



## THE PRINCE GEORGE'S COUNTY GOVERNMENT Department of Permitting, Inspections and Enforcement Office of the Director



April 4, 2017

Mr. Michael Lyles Joyce Engineering 10766 Baltimore ave, Beltsville, MD 20705

Re: Neal Property Case No. 5394-2017 FPS No. 201705 CR: Tuxedo Road

Dear Mr. Lyles:

This letter is in response to the January 22, 2017, letter requesting a waiver for building a truck dealership facility on the subject property.

Staff reviewed your request and offers the following observations:

- 1. The proposed work is located at 5000 Tuxedo Road in Hyattsville.
- 2. This site contains a defined Lower Beaver Dam Creek. It is recognized as a County and FEMA designated special flood hazard area.
- 3. The National Flood Insurance Rate Map, Community-Panel Number 24033C0141E, indicates that the site is in the 100-year flooding area designated as Zone AE.
- 4. FEMA floodplain governs. FEMA base flood elevation is 24.5' (NAVD88).
- 5. Based on the plans provided by Joyce Engineering, the finished floor slab elevation will be at 28.6' NAVD88.

9400 Peppercorn Place, 5th Floor, Largo, Maryland 20774 Phone: 301.636.2020 • http://dpie.mypgc.us • FAX: 301.636.2021

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> 6. The effective FEMA HEC-2 model is for the Lower Beaver Dam Creek. Based on our review of the FEMA model, the property at 5000 Tuxedo Road in Hyattsville (subject site) falls between HEC-2 Cross Section 5.6 (100-year WSEL is 24.45') and Cross Section 5.8 (100-year WSEL is 24.5'). The model indicates that the site is in an ineffective flow area so grading in this area would not impact the 100-year WSEL. The proposed project as shown in the plan would not necessitate a detailed hydraulic analysis.

The County's Floodplain Ordinance states that in order to develop a property in the County's floodplain, other than as permitted by the Ordinance, the applicant is required to obtain a waiver from the Director of the Department of Permitting, Inspections and Enforcement (DPIE) or the Director's designee.

The following information was submitted by the applicant as part of the waiver request:

- 100-year floodplain delineation for the existing and proposed site conditions including cut and fill calculations.
- Fill is proposed in the floodplain area. The compensatory storage is to be provided by excavation.
- The total proposed fill in floodplain is 3,583 cubic yards. The total proposed compensatory storage is 3,943 cubic yards.
- The Justification of Waiver Conditions for Development in Floodplain as per Section 32-206.

Based on the information submitted and the corresponding summary response to the waiver conditions, the applicant has demonstrated compliance with the waiver requirement. Therefore, the waiver request is hereby approved with the following conditions:

1. This approval does not relieve the applicant of responsibility for obtaining any other approvals, license or permits in accordance with Federal, State or local requirements and does not authorize commencement of the proposed project.

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT TIME OF THE BASE PLAN PREPARATION. DUE TO CONFIDENTIAL INFORMATION DISCLOSURE RESTRICTIONS, JOYCE ENGINEERING CORP. SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITY MAINS, LINES AND/OR SERVICES THAT MAY OR COULD BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREON. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY RECORD UTILITY MAINS, LINES, AND/OR SERVICES AND PERFORM TEST PIT EXCAVATIONS BY HAND AS REQUIRED.

ELECTRONIC FILE DISCLAIMER: THE INFORMATION CONTAINED HEREON WAS PREPARED AS AN ELECTRONIC "CAD" FILE BY JOYCE ENGINEERING CORPORATION (JEC). JEC HAS TAKEN REASONABLE STEPS TO ASSURE THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE, HOWEVER, JEC CANNOT GUARANTEE THAT CHANGES AND/OR ALTERATIONS HAVE NOT BEEN MADE TO THE FILE. NO RELIANCE ON THE INFORMATION CONTAINED HERON SHALL BE MADE LINLESS THE INFORMATION IS FIRST COMPARED TO THE SIGNED ORIGINAL DOCUMENT. JEC SHALL ASSUME NO LIABILITY OR RESPONSIBILITY, AND DOES NOT GRANT ANY WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF ANY INFORMATION THAT HAS BEEN TRANSMITTED OR RECEIVED VIA COMPUTER OR OTHER ELECTRONIC MEANS. F VERIFICATION OF THE INFORMATION CONTAINED HEREON, OR IF THE ELECTRONIC FILE USED TO CREATE THIS DOCUMENT IS REQUIRED. PLEASE CONTACT JEC DIRECTLY. THIS DOCUMENT. CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE REPRODUCED. STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM INCLUDING ELECTRONIC OR PHOTO REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF JEC. BY ACCEPTANCE OF THIS NOTED IN THE TITLE BLOCK. OCUMENT, THE RECIPIENT ACKNOWLEDGES ACCEPTANCE OF THE ABOVE TERMS AND CONDITIONS.

ATTENTION:

THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS

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- 2. The flood protection elevation (finished floor elevation) should be at least two feet above the 100-year elevation.
- 3. The waiver is based on the condition that the permit drawings will match the computations and exhibits submitted for floodplain study. This request for FEMA map revision would occur no later than 6 months after the final grade is as-built.
- 4. The property owner would be required to submit to FEMA a map revision request (LOMR) if the proposed grading modifies the FEMA floodplain boundary.

If you have any questions or need additional information, feel free to contact Ms. Mary Giles, Associate Director of our Site/Road Plan Review Division, at 301-636-2060.

Sincerely,

Howle A Her M.

Haitham A. Hijazi Director

HAH:SB:dar

cc: Gary Cunningham, Deputy Director, DPIE Mary C. Giles, P.E., Associate Director, S/RPRD, DPIE Rey de Guzman, P.E., Chief, S/RPRD, DPIE Steve Snyder, P.E., District Engineer, S/RPRD, DPIE Steve Darcey, District Manager, Soil Conservation District Mike Colgan, Water Resources Engineer, DoE Salman Babar, Engineer, S/RPRD, DPIE

K. Neal Properties, LLC Attn: Stephen W. Neal 5000 Tuxedo Road Hyattsville, Maryland 20781 Phone: 301-772-4300 Email: sneal@knealinternational.com

Owner:

Applicant:

K. Neal International Trucks, Inc Attn: Stephen W. Neal 5000 Tuxedo Road Hyattsville, Maryland 20781 Phone: 301-772-4300 Email: sneal@knealinternational.com

## Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for ea	ich zone)			
1 Zone:	I-2			
2 Gross Tract:	6.09			
3 Floodplain:	4.72			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	1.37	0.00	0.00	
6 TCP Number			Revision #	
7 Property Description or Subdivision Name:		ternational Harv	ester Company	Prop. & P 52
8 Is this site subject to the 1989 Ordinance?(Y/N)	N			
9 Is this one (1) single family lot? (Y,N)	N			
0 Are there prior TCP approvals which include a	N			
1 combination of this lot/s? (Y,N)				
2 Is any portion of the property in a WC Bank?	N			
3 Break-even Point (preservation) =	0.21	acres		
4 Clearing permitted w/o reforestion=	-0.09	acres		
SECTION II-Determining Requirements (Enter acres for each	corresponding	r column)		
Section in-Determining frequirements (Effici acres for each	Column A	Column B	Column C	Column D
	WCT/AFT %	Net Tract	Floodplain	Off-Site
	110171111179	not made	(1:1)	Impacts (1:1)
5 Existing Woodland	1	0.12	0.75	impaoto (1.1)
6 Woodland Conservation Threshold (WCT) =	15.00%	0.21	0.70	l
7 Smaller of 13 or 14	10.0076	0.12		
8 Woodland above WCT	•	0.00		
9 Woodland cleared	•	0.12	0.75	0.0
0 Woodland cleared above WCT (smaller of 16 or 17)	}	0.00	0.75	0.0
1 Clearing above WCT (0.25 : 1) replacement requirement	}	0.00		
2 Woodland cleared below WCT	-	0.00		
3 Clearing below WCT (2:1 replacement requirement)	}	0.12		
	15.00%			
4 Afforestation Required Threshold (AFT) = 5 Off-site WCA being provided on this property	15.00%	0.09		
6 Woodland Conservation Required		200 2000 200	acres	
Woodiand Conservation Required		1.00	acres	
SECTION III-Meeting the Requirements (Enter acres for each	corresponging	g column)		
7 Woodland Preservation		0.00		
8 Afforestation / Reforestation		0.00	Bond amount:	\$ -
9 Natural Regeneration		0.00		
0 Landscape Credits		0.00		
0 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
1 Forest Enhancement Credit (Area * .25)	0.00	0.00	1	
2 Street Tree Credit (Existing or 10-year canopy coverage)		0.00	1	
3 Area approved for fee-in-lieu/PFA	ļ	0.00	Fee amount:	\$0.0
4 Area approved for fee-in-lieu/non-PFA	ļ		Fee amount:	\$0.0
5 Off-site Woodland Conservation Credits Required	ŀ	1.08		
6 Off-site WCA (preservation) being provided on this property	ļ	0.00	1	
7 Off-site WCA (afforestation) being provided on this property	ŀ	0.00		
8 Woodland Conservation Provided		1.08	acres	
9 Area of woodland not cleared		acres		
Net tract woodland retained not part of requirements:	0.00	acres		

44 John P. Markovich

41 100-floodplain woodland retained

12 On-site woodland conservation provided

13 On-site woodland retained not credited

NOTE: The Woodland Conservation requirements for this site are being satisfied off-site at TCP 2- - as recorded by the Certificate of Transfer in the Land Records of Prince George's County, Maryland at Book:\_\_\_\_\_

**Property Owners Awareness Certificate** 

set forth in this TCP 2.

Mr. Stephen W. Neal

John P. Markovich

Waldorf, MD 20601

Phone: 301-645-4977

JM Forestry Services, LLC

11552 Timberbrook Drive

E-mail: jpmarkovich@comcast.net

Owner or Owners Representative

the Environmental Technical Manual.

**OUALIFIED PROFESSIONAL CERTIFICATION** 

This complies with the current requirements of Subtitle 25 and

I / We K. Neal International Trucks, Inc. hereby acknowledge that we are aware of this

Date

Date: 11/13/2017

Type 2 Tree Conservation Plan (TCP 2) and that we understand the requirements as

0.00 acres

0.00 acres

0.00 acres

**Standard Type 2 Tree Conservation Plan Notes** 

1. This plan is submitted to fulfill the woodland conservation requirements for \_\_\_\_\_. If \_\_\_\_ expires, then this TCP2 also expires and is no longer valid. 2. Cutting or clearing woodlands not in conformance with this plan or without the expressed written

consent of the Planning Director or designee shall be subject to a \$9.00 per square foot mitigation

3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a preconstruction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.

4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.

5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.

6. The property is within the ESA-1 (Formerly the Developed Tier) and is zoned I-2.

7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.

8. The site is not adjacent to a roadway classified as arterial or greater. 9. This plan is/is not grandfathered by CB27-2010, Section 25-119(g).

When off-site woodland conservation is proposed:

Urban land-Russett-Christiana complex, 0-

Map Unit

10. Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to the issuance of any permit for the associated plan.

Web Soils Survey Soils Table Prince George's County, Maryland Map Unit Name K-Factor | Hydrologic Drainage Class Hydric (Whole (Rating) Group Christiana-Downer-Urban land complex, 5-Moderately well drained Udorthents, highway, 0-65% slopes Moderately well drained

Taken from: USDA, NRCS, Web Soil Survey (WSS) available online at http://websoilsurvey.nrcs.usda.gov \* Soils designated with an asterisk are found within 100-foot of the property boundary but not within the limits of

<sup>1</sup> Soils identified on this property do not have a K-factor rating and therefore the WSS has no K-factor rating table.

Prince George's County Planning Department, M-NCP&PC **Environmental Planning Section** TREE CONSERVATION PLAN APPROVAL TCP 2-031-17

Approved By: Date: DRD# Reason for Revision Original Our 2 Souder 11/16/17 01 Revision 02 Revision 03 Revision 04 Revision

## TYPE 2 TREE CONSERVATION NOTES & SPECIFICATIONS PLAN PARCEL "A"

"INTERNATIONAL HARVESTER COMPANY PROPERTY" PLAT BOOK: 40 @ PLAT NO: 71 PARCEL 52

LIBER: 32630 & FOLIO: 61

K. NEAL PROPERTIES, LLC BLADENSBURG ELECTION DISTRICT NUMBER 2 PRINCE GEORGE'S COUNTY, MARYLAND

IM Forestry Services, LLC 11552 Timberbrook Drive Waldorf, MD 20601 Phone: 301-645-4977 E-mail: ipmarkovich@comcast.nct

REVISIONS:		
	JOY CIVIL ENG	CE EN INEERING 10 TEL:
	DESIGN: WAJ	DATE:
	DRAFT: HAL	COMP
	CHECK: JEC □	SURVE

NGINEERING CORPORATION LAND SURVEYING LAND PLANNING CONSTRUCTION M 0766 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20705 (301) 595-4353 FAX: (301) 595-4650 WEB: www.joyceeng.com ♠ 2003 JOYCE ENGINEERING CORPORATION July, 2017 JOB No.: 014040 SCALE: 1"=30' CIW 'EY: JR-LC SHEET: 2 OF 2

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