

SCALE:1"=2000'

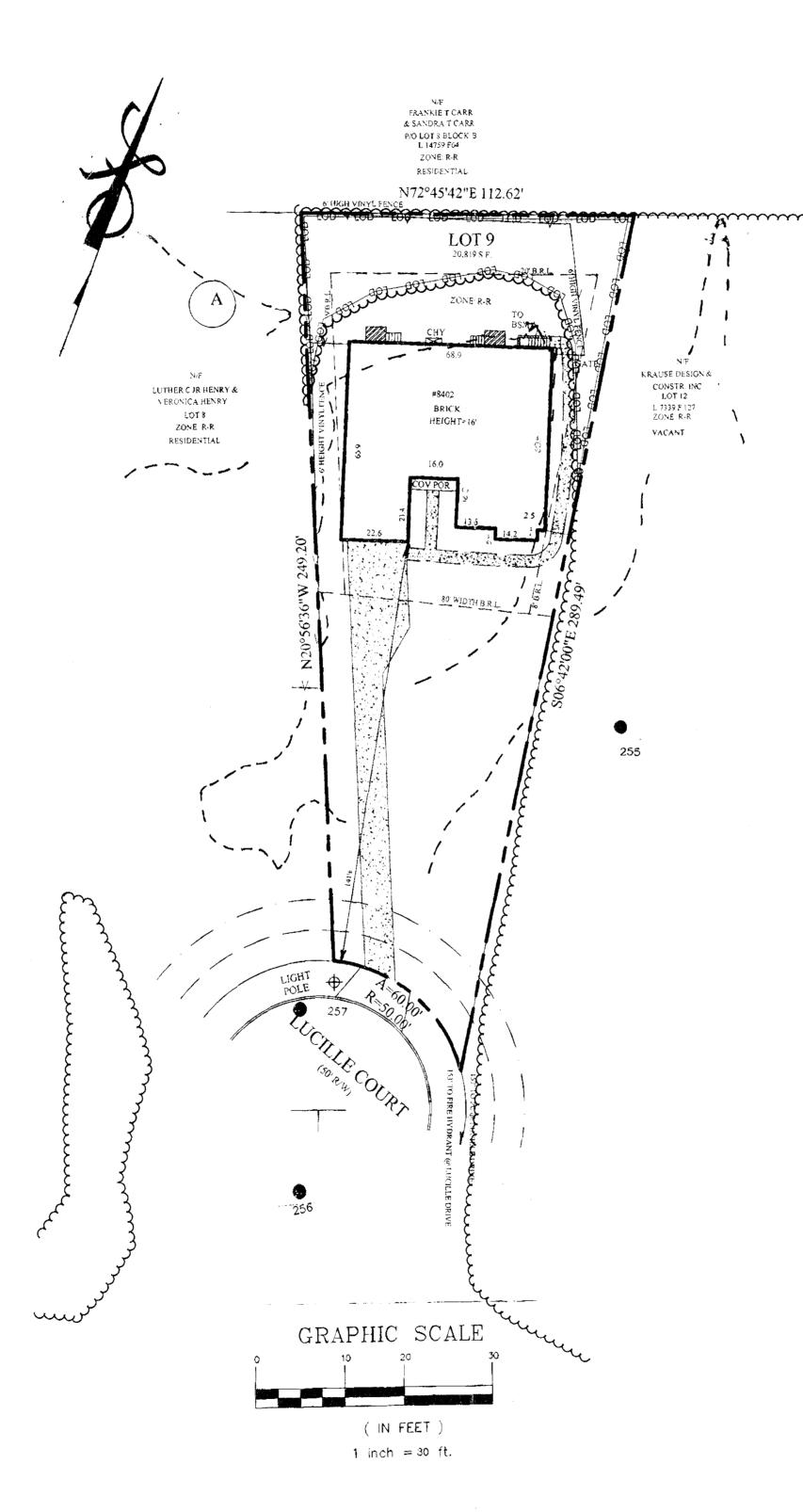
1. SUBDIVISION NAME: KRAUSE'S ADDITION TO BIRD LAWN 2. TOTAL PROPERTY AREA: 20,819 S.F. OR 0.47 ACRES LOT 9, BLOCK A, AND PLAT NO. 170 @ 80 3. EXISTING ZONING: R-R 4. PROPOSED USE OF PROPERTY: ASSISTED LIVING FOR 15 RESIDENTS 5. GROSS FLOOR AREA GFA 1ST FLOOR: 3584 S.F. (WITHOUT GARAGE) GFA BASEMENT: 3584 S.F. TOTAL GFA: 7168 S.F. NO INCREASE IN FLOOR AREA - NOTHING PROPOSED 6. 200 FOOT MAP REFERENCE#: MNCPPC 211SE03 7 TAX MAP 115 GRID A-1 8. AVIATION POLICY AREA # AND AJRPORT NAME: NO 9. EXISTING WATER/SEWER DESIGNATION: W-3/S-3 10. STORMWATER MANAGEMENT CONCEPT NUMBER: NO 11. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY: YES 12. MANDATORY PARK DEDICATION: NOT REQUIRED 13. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO 14. HISTORIC SITES ON OR IN THE VICINTY OF THE PROPERTY: NO 15. STREAMS: NO WETLANDS: NO 16. 100 YEAR FLOODPLAIN: NO 17. CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO 18. SOURCE OF TOPOGRAPHY: MNCPPC 211SE03 19. APPLICANT/OWNER IN LOVING HANDS ASSISTED LIVING

and the second s

20. ACP # - 11030 - REVIEWED BY AC COMMITTEE ON 12-06-2011

EXISTING BUILDING PROPERTY LINE \_\_\_\_ CENTER LINE LIGHT POLES \_\_\_\_\_ INDEX CONTOUR ----- INTERMEDIATE CONTOUR TREE LINE SPOT ELEVATION V-V-V- VINYL FENCE

<del>LIMIT OF DISBURANCE</del>



Per TCP2-074-94 as approved this site is not subject to the replacement requirements for woodland clearing. TCP2-079-94 complies with TCP1-003-92

## Single Lot TCP2 with Previously Approved TCP1 Woodland Conservation Worksheet

Prince George's County

Zone:	R-R				
Gross Tract:	0 48				
Floodplain:	0.00				
Previously Dedicated Land:	0 00				
Net Tract (NTA):	0.48	0.00	0.00		
Property Description or Subdivision Name:	Krause's Add tion	to Bird Law	n, Lot 9-A (8402	2 Lucille Ct.)	
Owner:					
Address:					
Phone:					
Previous TCP Number:	TCP2-079-94		TCP1-003-92		Flandalain
Woodland Conservation Calculations:			Net Tract		Floodplain
			(acres)		(acres)
Acreage of Existing Woodland			0.48		0.00
Woodland Conservation Required for Lot per	TC TCP1	16.74%	0.08		0.00
Area of Woodland Cleared per TCP1			0.40		0.00
Area of Woodland Cleared per TCP2			0.48		0.00
Area of Woodland above WCT not cleared b	y TCP1	,	1.12		0.00
Additional Woodland Cleared by TCP2	0.08				0.00
Does the TCPI show 2:1 replacement	N				0.0
Clearing above WCT			/4:1Replaceme		0.00
Clearing below WCT		Additional 2	:1Replacement	required =	0.00
Total Woodland Conseravtion Required for t	his Lot:		0.08		
			(acres)		
Woodland Conservation Provided:			0.00		
Woodland Preservation			0.00		
Reforestation / Replacement			0.00		
Afforestation			0.00	=	\$1,045.44
Area approved for fee-in-lieu			0.00		1 4 11 1
Credits Received for Off-site Mitigation on a	inother property		0.00		
Off-site Mitigation provided on this property			0.08		
Total Woodland Conservation Provided					

Per TCP2-074-94 as approved this site is not subject to the replacement requirements for woodland clearing. TCP2-079-94 complies with TCP1-003-92

## Standard Type 2 Tree Conservation Plan Notes

30 Woodland retained not part of requirements:

- 1. This plan is submitted to fulfill the woodland conservation requirements for <u>SE-4704</u>. If <u>SE-4704</u> 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 \$1.50 per square foot mitigation fee. 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 pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in 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 Developing Tier and is zoned R-R. 7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.

permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

- 8. The site is not adjacent to a roadway classified as arterial or greater.
- 9. This plan is grandfathered by CB27-2010, Section 25-119(g). 10. All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any

	M-NCPPC	
Prin	ce George's County Planning	Department
	Environmental Planning Se	
	APPROVAL	
	TREE CONSERVATION F	PLAN
	TCP2- 079 - 94	
	Approved by	Date
	H. S. Miller	9/15/1994
		2/1/2000

	Approved by	Date
	H. S. Miller	9/15/1994
01 Revision	H. S. Miller	3/16/2000
02 Revision	J. L. Stasz	10/1/2001
03 Revision	J. L. Stasz	5/2/2002
04 Revision	J. L. Stasz	7/18/2006
05 Revision	K. Shoulars	4/4/2008
06 Revision		

1	
	DATE: 5-01-2013
	SCALE: 1"=30'
	DRAWN: NE

SE-4704 DPLS-373 DDS818

JUL 25 2013

DEVELOPMENT REVIEW DIVISION

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	DATE: 5-01-2013
	SCALE: 1"=30"
	DRAWN: NE
	JOB NO.:
	SHEET SLP 1 OF 1
	DWG FILE NO. ME TCP 2-0501

48 Revised ICP 2

W STORES
SOMP MAF OF STATE OF
John C. Machorik