Clintondale Townhomes DSP 04045/01
Development Program and Notes

Total Townhouses	19	units
Existing Zoning	RT	(all acreage)
Lots and Parcels	19*	lots, one parcel no outlots, no outparcels There is a Preliminary Plan condition that allows for adding the 19th lot
Gross Acreage	4.0	acres
Net Acreage	3.3	acres
(less flood plane and cul-de-sac areas)		
Density / Net Acreage	5.8	units per acre
Max Allowable Density	6.0	units per acre
Building Height	36'	max from fin driveway
Unit Lot Size	1800	SF min
Unit Width	varies	20' min
Unit Size	varies	2400 min sf
Separation between groups	15'	min
Private Road Width	22'	typical
Sewer Easement	20'	typical
Cul-de-sac	30'	radius
Townhome 20' -15 DU	2400 sf	Including 1 car garage
Townhome 22' - 3 DU	2640 sf	Including 1 car garage
Parking Required	37	Spaces (2.04 sp per unit)
Parking Provided	18	Garage spaces
	18	Driveway spaces
Visitor spaces	12	(with 1 handicapped sp)
Total Spaces	48	Spaces
County Tax Map	116	Grid B2. Lots 1-7 in Block A Lots 1,2, 6-8 in Block B
SWM Concept Plan	42265-2003-00	
Council District	9	
Water & Sewer	Public Water and Sewer	
WSSC Grid	212SE06	
Piscataway District	WSSC Category S-3 & W-3 Units to have individual taps to existing 8" sewer	
Historic Sites	None in Project Vicinity	
Topography	Field Verified	
Streams & Wetlands	Yes, As Shown	
100 yr Flood Plain	Yes, As Shown	
Park Dedication	None Required	
Cemeteraries	None	
10' PUE	Yes, As Shown	
Ches. Bay Critical Area	No	
Aviation Policy Area	No	
Watershed/Drainage	Piscataway	

Plan Description:
This revised plan is being to replace the expired DSP 04045 which was approved for 18 lots in 2005.

Michael Dzaman, owner
516 S. Hanover Street
Baltimore, MD 21201

T.E. Scott & Associates, Inc.
Landscape Stormwater
128 Cockeysville Road, Suite 200
Hunt Valley, Maryland 21030

Surveyor, deceased
John Kephart
Kephart & Company, Surveyors
9112 Spring Acres Rd
Clinton, MD 20735-2739

Wetland Scientist
Greenhorn and O'Mara
9001 Edmonston Road
Greenbelt, MD 20770

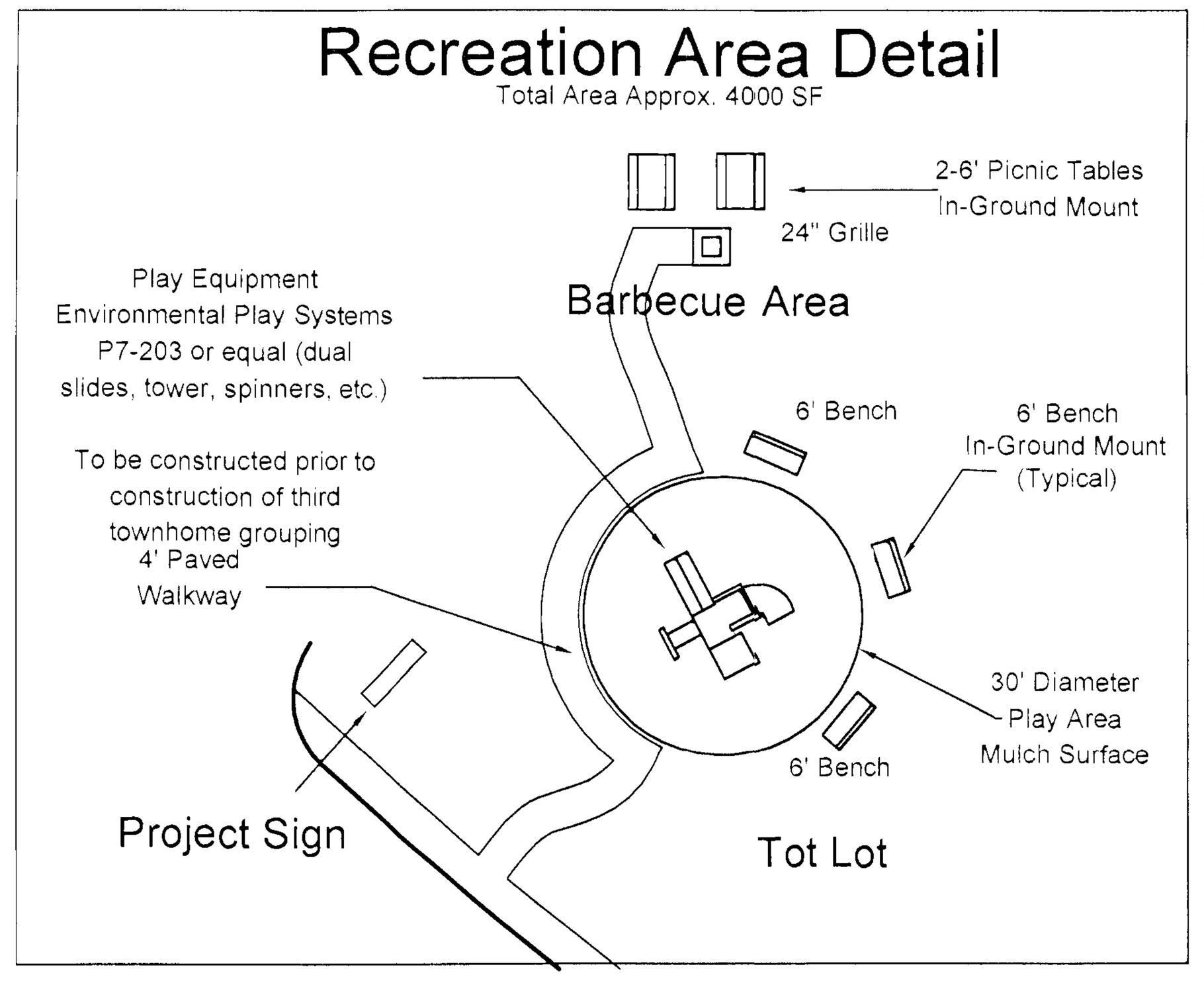
Lot Area Tabulations

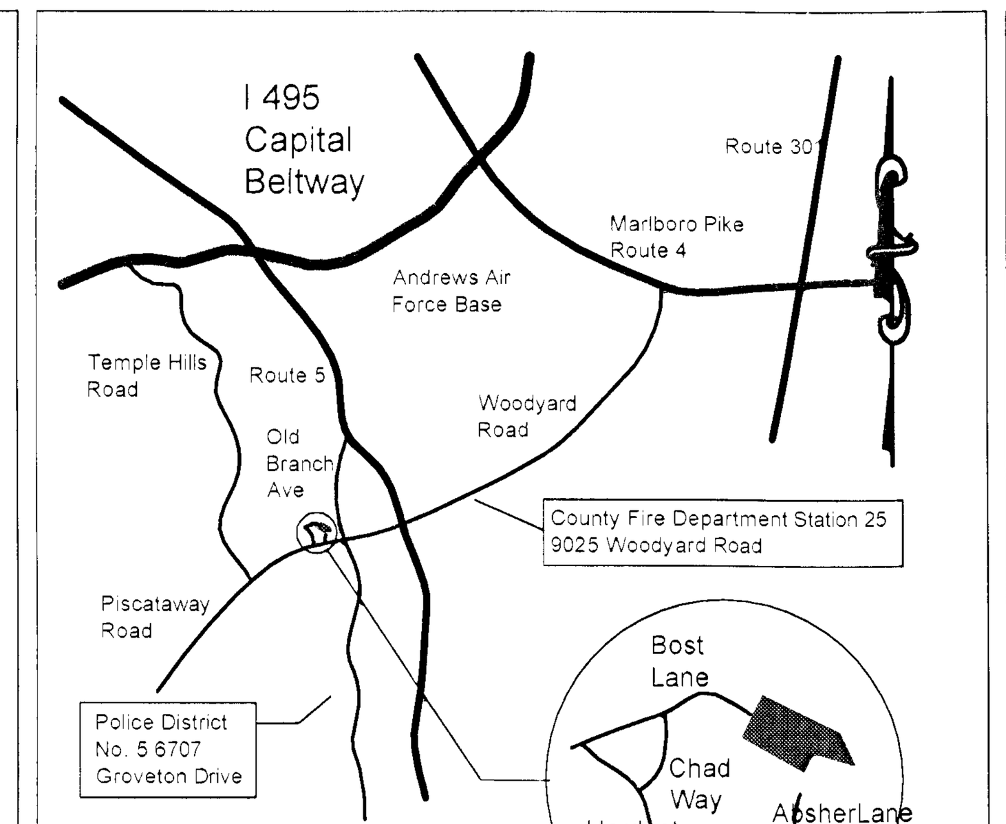
Lot No.	Area	Yard Area
LOT 1 =	2050 sf	840 sf
LOT 2 =	2082 sf	857 sf
LOT 3 =	1972 sf	852 sf
LOT 4 =	2102 sf	1024 sf
LOT 5 =	1982 sf	906 sf
LOT 6 =	1982 sf	876 sf
LOT 7 =	2045 sf	930 sf
LOT 8 =	2068 sf	964 sf
LOT 9 =	2043 sf	921 sf
LOT 10 =	2030 sf	933 sf
LOT 11 =	2011 sf	903 sf
LOT 12 =	1994 sf	876 sf
LOT 13 =	1976 sf	883 sf
LOT 14 =	1963 sf	856 sf
LOT 15 =	1936 sf	806 sf
LOT 16 =	1901 sf	800 sf
LOT 17 =	1894 sf	816 sf
LOT 18 =	1886 sf	801 sf
LOT 19 =	1933 sf	856 sf

Other Notes:
1. Units on Lot #6, #7 to be potentially accessible through Barrier Free Design
2. All recreational facilities have been designed in accordance with the Park and Recreation Facilities Guidelines.
3. All front facades shall have a stone wainscoting as shown on the elevation drawings.
4. Above-grade foundation walls shall either be clad with finish materials to match the building facade.
5. Detailed Elevation Drawings are being submitted with this application

Recreation Area Detail

Total Area Approx. 4000 SF





Clintondale Townhomes Vicinity Map

Woodland Conservation Worksheet   Non-Governmental Projects

Zone:	RT	Owner:	Michael Dzaman
Gross Site Area:	4.0 acres	Address:	516 S. Hanover St. Balt, MD
Flood Plain:	0.65 acres	Phone:	410 528 8111
Previously Dedicated:	0.0 acres	Tax Map:	116
Net Site Area:	3.35 acres		
Subdivision/Block/Lot:	1380/1/3		

Woodland Conservation Calculations:

	Net Area (acres)	Floodplain (acres)
Existing Woodland	a. 2.76	k. 0.65
WCT (20% x Net Site Area)	b. 0.67	
Smaller of a. or b.	c. 0.67	
Woodland above WCT (a-b), o if < 0	d. 2.09	
Woodland Cleared:	e. 1.17	l. 0
Smaller of d. or e.	f. 1.17	
Clearing below WCT (e-f), o if < 0	g. 0.0	
Replacement (f x 0.25)	h. 0.29	
(g x 2.0)	i. 0.0	
Afforestation: (if applicable) (Net Site Area x .2 -a), or (Net Site Area x .15 - a) 0 if<0	j. 0.0	
Woodland Conservation Required (c + h + i + j + l + g)	m. 0.96	

Woodland Conservation Calculations:

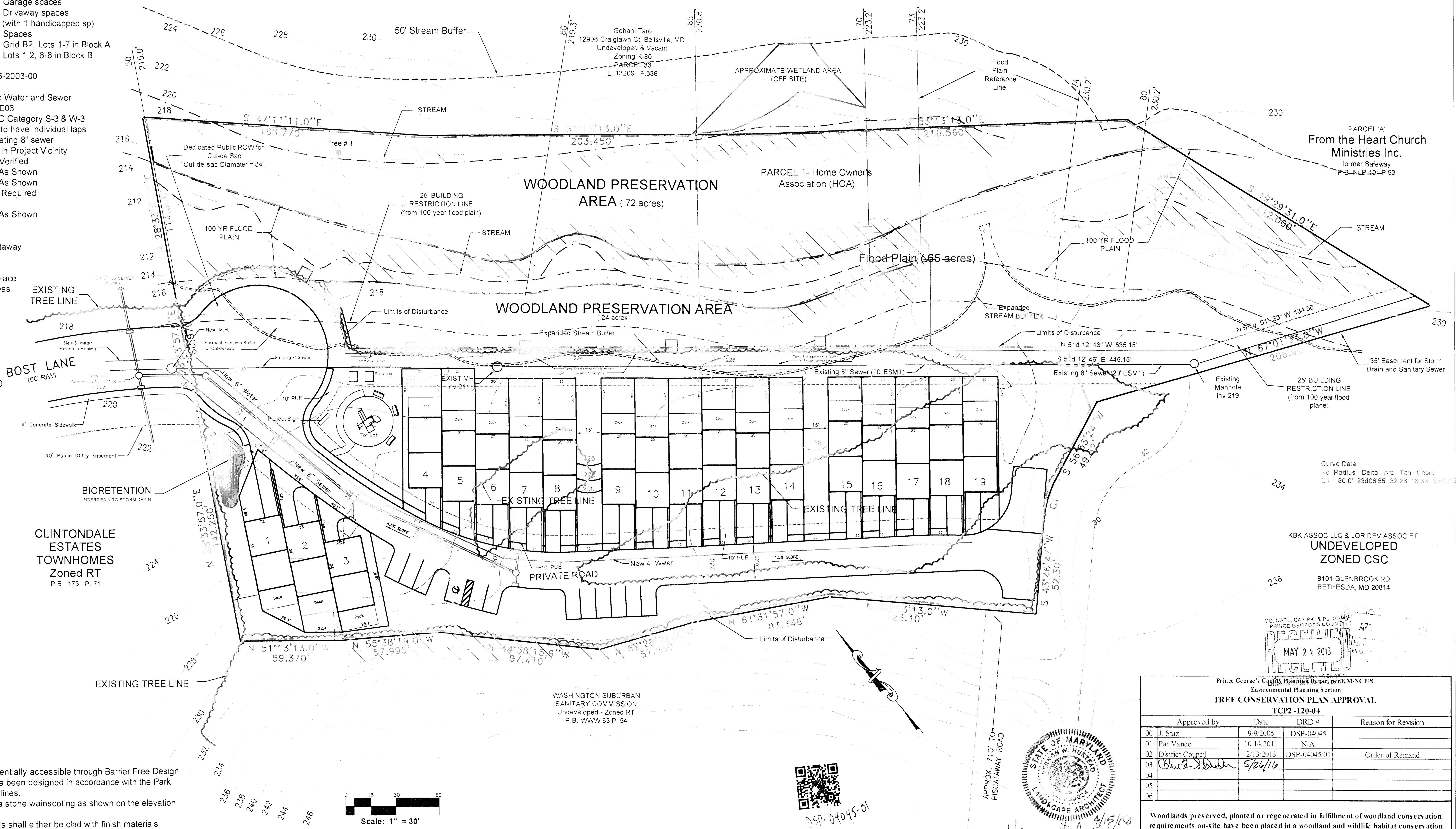
	Net Area (acres)	Floodplain (acres)
Woodland Preservation	0.96	
Reforestotion / Replacement	0.0	
Afforestation	0.0	
Area Approved for Fee-in-Lieu	0.0	
Off-Site Credits	0.0	
Woodland Conservation Provided (must equal or exceed item 'm' above)	0.97 and $0	
Add. Woodland Retained but not required:	0.0	

Plan Certified by: Cynthia Tuck, 8419 Poplar Hill Drive, Clinton, MD 207335   License 282

TCP LEGEND

SEVERE SLOPES (25% OR >)
STEEP SLOPES (15-25% on highly erodable soil K factor > .35
LIMIT OF DISTURBANCE and Tree Protective Device
TREE PROTECTION SIGN
EXISTING TREE LINE
TREE PRESERVATION AREA
WETLAND BUFFER
SPECIMEN TREE — Tree # 1

Property Line
Old Property Line
Proposed Contours
Existing Contours
Building Restriction Line
Flood Plain
Existing Soils Line
Flood Plane Ref. Line
Stream Buffer: 50"
Stream Center Line
Expanded Stream Buffe r



MD. NATL. CAP. PK. & PL. COMM
PRINCE GEORGE'S COUNTY
RECEIVED
MAY 24 2016
COUNTYWIDE PLANNING DIVISION

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2 -120-04

	Approved by	Date	DRD #	Reason for Revision
00	J. Staz	9/9/2005	DSP-04045	
01	Pat Vance	10/14/2011	N/A	
02	District Council	2/13/2013	DSP-04045/01	Order of Remand
03	[signature]	5/26/16		
04				
05				
06				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ____ Folio ____ . R

STATE OF MARYLAND — LANDSCAPE ARCHITECT
4/15/16

DSP-04045-01

Michael Dzaman
516 S. Hanover Street
Baltimore, MD 21201
410-528-8111

DATE	REVISION DESIGN APPROVAL
4-15-16	Approving Resolution Revisions

PROJECT: **Clintondale Townhomes**
Clinton, MD Prince George's County
DSP 04045/01

DRAWING TITLE: TREE CONSERVATION PLAN TYPE II
DATE: 2-8-11
SCALE: 1"=30'
DESIGNED BY: MD
CHECKED BY: MD
DRAWN BY: MD

SHEET IDENTIFICATION
TCP II

FOREST STAND DELINEATION SUMMARY

This 3.91-acre property lies between the dead ends of Absher Lane and Bost Lane. It is also approximately 700' north of the intersection of Absher Lane and Piscataway Road in southern Prince George's County, Maryland. It is bordered by woodland on the north side and a development with townhouses and single family homes on the west side. A small wooded area that abuts commercial development borders the east side. A wooded strip that abuts a grassy area and has a large water tower in the center borders the south side. The general area is considered suburban and the zoning is Townhouse (RT).

The vegetation on this property was inspected using a combination of the point sampling method and the plot method. The individual tree data was collected using the point sampling method. The forest structure data was collected using 1/10th, 1/20th, and 1/100th acre plots. Two stands were identified totaling 3.41 acres. Three grassy openings totaling 0.50 acres were found. The large and medium size openings were in the recent past one larger opening. A strip of trees has grown up to divide the two. Three sample points were taken in Stand 1. Only one sample point was take in Stand 2 due to its shape and size. Due to an error another sample point was taken off of the property. No cultural features, historic sites, or threatened or endangered species were found on the property. Slopes greater than 15% with highly erodible soils were found in both stands. One specimen tree was found in Stand 1 on the northeastern side of the property. A 0.65 acre 100-year floodplain cut almost the middle of the property. According to a wetland delineation report produced by Greenhorne & O'mara, one intermittent stream and one ephemeral stream/ditch run across the property. In addition one scrub-shrub wetland was identified on the eastern side of the property. The approximate location of this wetland is indicated on the map. Most if not all of this wetland is found on a neighboring property. Finally, a Washington Suburban Sanitary Commission sewer line was cut through the property years ago. Since it has not been maintained, it is overgrown with trees, shrubs, etc.

It must be noted that the stream, which runs the length of the property, has two pipe culverts. The culverts are clogged at one end with tires, bottles, and other debris. In addition almost the entire property has been disturbed in the past probably by digging and/or leveling with large equipment and runoff from neighboring properties.

The information used in drawing this map was gathered from approximately seven different maps. These maps did not always agree in size, shape, and substance. This map is a compilation of these maps and is only as accurate as the preceding maps.

STAND 1

Stand 1 is a 2.67 acre wooded bottomland and upland with east and west facing slopes. According to the United States Department of Agriculture, four soils are found in this stand. The first soil is the Sassafras gravelly, sandy loam with 10 - 15% slopes. The Sassafras soil is classified as type B1b according to the Natural Soils Groups of Maryland. The runoff potential is moderately low (hydrologic soil group B), with moderate erodibility (k factor = .35) and a pH between 4.5 and 6.5 making it strongly acid to medium acid. The second soil is the Beltsville silt loam with 2-5% slopes and moderately eroded. It is classified as type E2a. The runoff potential is moderately high (hydrologic soil group C), with very high erodibility (k factor = .43), and a pH between 4.0 and 6.5 making it extremely acid to medium acid. The next soil is the Croom gravelly, sandy loam with 8 - 15% slopes and severely eroded. It is classified as type B2b. The runoff potential is moderately high (hydrologic soil group C), with very high erodibility (k factor = .43), and a pH between 4.5 and 7.3 making it strongly acid to neutral. The final soil is the Mattapex silt loam with 0 - 2% slopes. The runoff potential is moderately high (hydrologic soil group C), with high erodibility (k factor = .37), and a pH between 4.5 and 5.5 making it strongly acid.

Stand 1 is dominated by red maple (42% at 12 - 17.9 inch average DBH), yellow poplar (23% at 12 - 17.9 inch average DBH), and box elder (17% at 6 - 11.9 inch average DBH). Other tree species include sweetgum, black cherry, quaking aspen, sycamore, and eastern redcedar. The understory covers approximately 73% of the stand. It is made up of red maple, boxelder, sweetgum, black cherry, eastern redcedar, American holly, pawpaw, and green ash. The herbaceous layer is made up of honeysuckle, greenbrier, English ivy, grass, wild onion, and multiflora rose and covers the entire stand. Honeysuckle, grass, English ivy, and greenbrier are the main invasive species. They are the thickest in the herbaceous layer with 87% coverage, but are also found in significant numbers in the understory and canopy layers. The basal area of this stand is 143 square feet per acre. According to the United States Forest Service it lies in the overstocked category.

There is one specimen size tree near the northeast border. It is a 30" DBH yellow poplar. It is in fair condition with several large, busted branches.

One intermittent stream cuts across the length of this stand. A stream/ditch is found just to the east of it. A wetland buffer lies on the eastern side of it. Moreover, a large portion of the stand is in a 100-year floodplain. An old sewer utility right-of-way also cuts across this stand. Finally, steep and severe slopes are also found in this stand. This factors combine to make this stand a complicated stand to disturb. However, if this stand is disturbed then it is recommended that only the relatively flat area be developed unless extra measures are taken to minimize erosion and protect the streams. The end result should be that the streams are left in as good as or preferably better condition than they are presently in and the largest portion of the stand has been protected.

STAND 2

Stand 2 is a 0.74 acre wooded upland with a long thin strip of steep slopes. According to the United States Department of Agriculture only two types of soil are found in this stand. The Beltsville silt loam covers over 90% of the stand. The Croom gravelly, sandy loam covers the remaining area. Both of these soils are described in the Stand 1 description.

Stand 2 is dominated by Virginia pine (50% at 6 - 11.9 inch average DBH). Sweetgum and red maple are the remaining canopy trees found in the stand. The understory is substantial with 100% coverage. It consists of red maple, sweetgum, eastern redcedar, and Virginia pine. The herbaceous layer covers only 40% of the stand. Part of it could possibly be shaded out by the dense understory. Honeysuckle, grass, greenbrier, red maple sweetgum, and American holly make up the herbaceous layer. Honeysuckle, greenbrier, and wisteria are the main invasive species. They are thickest in the herbaceous layer at 30% coverage. The basal area is 120 square feet per acre and it is overstocked.

The canopy of this stand reaches only approximately 35 feet. The southwestern side of this stand has a strip of steep slopes. It appears that the flat portion of this stand may have been an extension of the open area in the past. Also, the sewer utility right-of-way cuts across the northern edge.

If this stand is disturbed then it is recommended that only the flat area be developed unless extra precautions are taken to minimize erosion.

OPEN AREA

The open area is made up of three areas: large, medium, and small. It appears that in the past these fields may have been combined into one large field. The areas between and around the edge of the openings are growing in with mostly pioneer tree species. Due to the growth of these trees, the area is filling in. What was probably once one large field is now is divided into three smaller open areas. The open area totals 0.50 acres in size. These areas are overgrown with thick grass and multiflora rose.

FOREST STAND DELINEATION

STAND SUMMARY TABLE

STAND NUMBER	DOMINANT SPECIES	TOTAL # OF TREE SPECIES	BASAL AREA	SIZE CLASS OF DOMINANT SPECIES	TOTAL # OF SHRUB SPECIES	# OF TREES/ACRE	PRIORITY RATING
1	Red Maple, Yellow Poplar, and Boxelder	5/acre	143	12-17.9 12-17.9 6-11.9	5/acre	420	1
2	Sweetgum, & Red Maple	3/acre	120	6-11.9	4/acre	860/acre	1

TREE CONDITION CLASSES

GOOD: Healthy vigorous trees. Little or no apparent insect, corrective work required. Form representative of species.

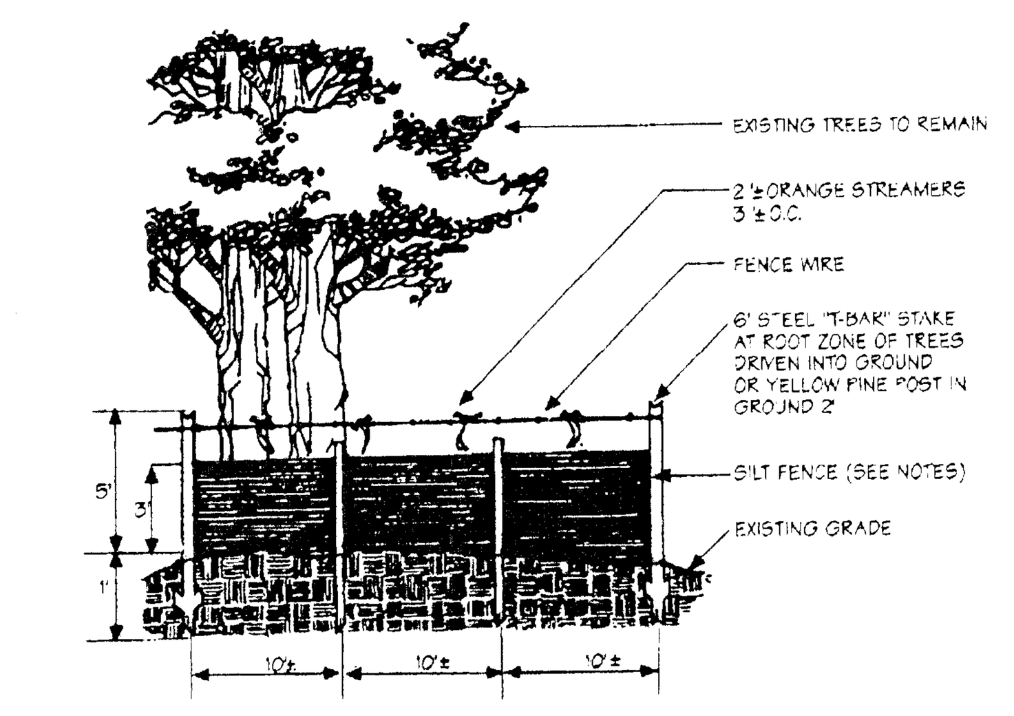
FAIR: Average condition and vigor for area. May need some corrective pruning or repair. May lack desirable form characteristic of species. May show minor insect disease or physiological.

POOR: General state of decline. May show severe mechanical, insect, or disease damage, but death not imminent. May require major repair or renovation.

DEAD or DYING: Dead, or death imminent from Dutch elm disease or other causes.

SPECIMEN TREES

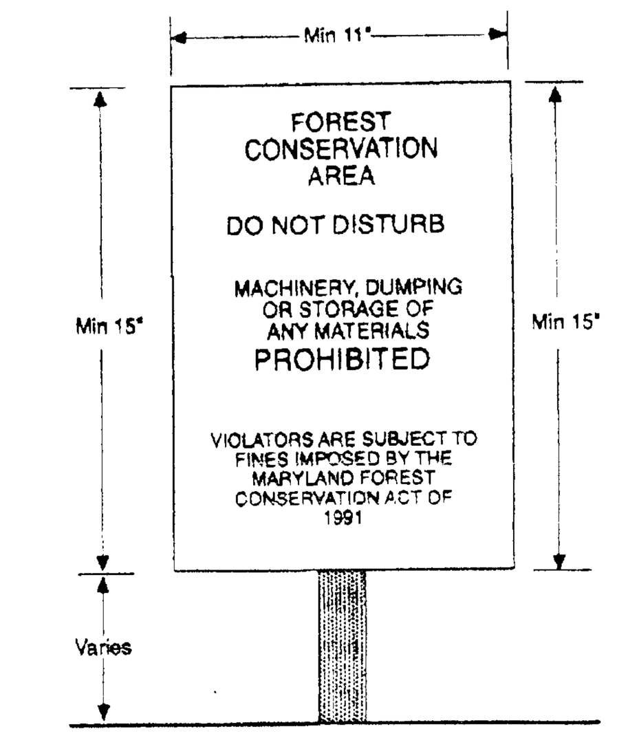
TREE NUMBER	SPECIES	SIZE INCHES (DBH)	CONDITION	SAVE OR REMOVE	REASON
1	Yellow Poplar	30	Fair	Save	



Notes:
1. Silt fence to be heeled into the soil.
2. Wire, snow fence, etc. for tree protection only.
3. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
4. Boundaries of Retention Area should be staked and flagged prior to installing device.
5. Avoid root damage when placing anchor posts.
6. Device should be properly maintained throughout construction.
7. Protection signs are also required.
8. Locate fence outside the Critical Root Zone.

Source: Adapted from Steve Clark & Associates/ACRT, Inc.

Silt Fence and Tree Protection
Tree Protection Device
Figure D:8



Notes:
1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.

Source: Adapted from Forest Conservation Manual, 1991

Construction Signs
Figure D-4

DSP-04045-01

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section

TREE CONSERVATION PLAN APPROVAL
TCP2 -120-04

	Approved by	Date	DRD #	Reason for Revision
00	J. Staz	9/9/2005	DSP-04045	
01	Pat Vance	10/14/2011	N/A	
02	District Council	2/13/2013	DSP-04045/01	Order of Remand
03	[signature]	5/26/16		
04				
05				
06				

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber ____ Folio ____ . R

TYPE II TREE CONSERVATION PLAN NOTES

1. Cutting or clearing of woodland 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.
2. The Department of Environmental Resources (DER) shall be contacted prior to the start of any work on the site to address implementation of woodland conservation measures shown on the plan.
3. **Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner / developer or owner's representative shall notify the purchaser of the property of any Woodland Conservation Areas.**
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
5. The location of all Tree Protective Devices (TPD's) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
6. Since work on this project will be initiated in several phases all TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.
7. Woodland Conservation - Tree Save Areas shall be posted as shown at the same time as Tree Protective Device installation. These signs shall remain in place until one year after project completion.
8. If installation of Tree Protective Devices require shallow trenching techniques up to 12 inches deep, care shall be taken to minimize root damage and protect the trunk of nearby trees. Roots 1 inch or larger, shall be sawed off close to the tree side of the trench. Clean cuts shall be made at all times. Trenching operations shall be completed in as short a time as possible to prevent the drying out of exposed roots. Trenches shall be filled to achieve and maintain original grade.
9. The information used in drawing this map was gathered from approximately several different maps. These maps did not always agree in size, shape, and substance. This map is a compilation of these maps and is only as accurate as the preceding maps.

Note: This Forest Stand Delineation Summary was prepared under the previous submission and is not being re-certified under this April 2016 submission.

STATE OF MARYLAND — VERNON W. HUSTEAD — LANDSCAPE ARCHITECT
4/15/16

MD. NAT'L CAP. PK. & PL. COMM. PRINCE GEORGE'S COUNTY
RECEIVED MAY 24 2016
COUNTYWIDE PLANNING DIVISION

KEPHART & COMPANY
9112 SPRING ACRES ROAD CLINTON, MARYLAND 20735

CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
548-5252
(301) 868-9688

STATE OF MARYLAND — CYNTHIA LEE TUCK — PROFESSIONAL FORESTER
Date 1/27/04

TREE CONSERVATION PLAN TYPE II & FOREST STAND DELINEATION
DETAILS

CLIENT

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

K & C REVISIONS	DATE
Approving Resolution Revisions	4-15-16
District Council Revisions	7-15-05

TAX MAP

DATE JAN. 25, 2004
SCALE 1" = 30'
DESIGNED BY
DRAWN BY
CHECKED BY
SHEET OF
K & C FILE No 33-057