

# TREE CONSERVATION PLAN TYPE II

## FOR

# CERRITO PROPERTY

### 12th ELECTION DISTRICT

### PRINCE GEORGE'S COUNTY, MARYLAND

#### GENERAL NOTES

1. ZONING: R-18C
2. PROPOSED USE: MULTIFAMILY
3. TRACT AREA: 353,121 S.F. or 8.1065 AC.
4. DENSITY, MULTIFAMILY DWELLINGS: 20 D.U. PER ACRE  
20 x 8.11 = 162 UNITS PERMITTED  
112 UNITS PROPOSED: BUILDING 1 = 37 UNITS  
BUILDING 2 = 37 UNITS  
BUILDING 3 = 38 UNITS  
TOTAL = 112 UNITS
5. SURROUNDING USES AND ZONES: COMMERCIAL AND RESIDENTIAL (CO,C2, AND R18C)
6. PROPOSED HEIGHT OF BUILDINGS: 46'. ALL BUILDINGS WILL BE 4 STORIES AND WILL HAVE ELEVATORS.
7. ADC MAP: 23, G6 # H6
8. 200 SHEET MAP: 208 SE 02 # 209 SE 02
9. CONTOUR INTERVAL: 2'
10. W.S.S.C. DATUM USED: 20479 # 20480
11. TAX MAP REFERENCE: 96, GRID C4, PARCEL 241
12. TOPOGRAPHICAL INFORMATION FROM OTHERS
13. BOUNDARY INFORMATION FROM: RECORDED DEED (L11848 # F.126). PREPARED BY CDDI, INC.
14. STORM WATER MANAGEMENT CONCEPT: #3123-2004-00
15. WATER/SEWER CATEGORIES: W-3; S-3
16. THERE ARE NO KNOWN SLOPES OF 25% OR GREATER, OR SLOPES BETWEEN 15% AND 25% THAT ARE ASSOCIATED WITH ERODIBLE SOILS ON-SITE.
17. THERE ARE NO KNOWN CEMETERIES WITHIN THIS SITE.
18. THERE ARE NO KNOWN CULTURAL FEATURES OR HISTORIC SITES WITHIN OR ADJACENT TO THIS SITE.
19. ALL INTERNAL ROADWAYS PROPOSED TO BE PRIVATE.
20. THERE IS NO 100 YR FLOOD PLAIN AND NO NON-TIDAL WETLANDS ON-SITE.
21. ANY EXISTING STRUCTURES SHALL BE REMOVED.
22. MANDATORY PARKLAND DEDICATION SHALL BE FULFILLED WITH ON-SITE PRIVATE RECREATIONAL FACILITIES.
23. FIRE: OXON HILL STATION NO. 21 - 1.2 MILES
24. POLICE: OXON HILL DISTRICT 4 - 1.44 MILES

#### DEVELOPMENT NOTES

1. ZONING: R-18C (MULTIFAMILY MEDIUM DENSITY RESIDENTIAL)
2. TOTAL TRACT AREA = 353,121 S.F. or 8.1065 AC.
3. PROPOSED USE: MULTIFAMILY
4. LOT COVERAGE: MULTIFAMILY; ALLOWABLE: 40% MAX (141,248 S.F. OR 3.24 AC.)  
PROVIDED: 40.5% (143,127 S.F. OR 3.29 AC.)

A VARIANCE WAS APPROVED UNDER DSP-05015  
5. GREEN AREA REQUIRED = 211,874 S.F. OR 4.86 AC. - 60% MIN.  
GREEN AREA PROVIDED = 209,994 S.F. OR 4.82 AC. - 59.4%  
A VARIANCE WAS APPROVED UNDER DSP-05015

#### MIN. REQUIREMENTS:

- LOT WIDTH FRONTAGE: 85'  
AT STREET LINE: 85'  
FRONT YARD: 30'  
SIDE: 30' 10'  
REAR: 30'

#### 7. DENSITY: MULTIFAMILY DWELLINGS

- 20.00  
20.00 x 8.02 = 160 UNITS PERMITTED  
112 UNITS PROPOSED

#### 8. BUILDING HEIGHT: 49.5'

#### 9. DISTANCE BETWEEN UNATTACHED MULTIFAMILY DWELLINGS:

REQUIRED: MINIMUM 50 F.T. (2 FEET FOR EACH ONE FOOT, FOR A TOTAL OF 77 F.T.)

#### 10. PARKING REQUIREMENTS

##### BUILDING REQUIREMENTS:

2.0 PER UNIT

+0.5 BEDROOM IN EXCESS OF ONE PER UNIT

17 ONE BEDROOM UNITS X 2 = 34 SPACES REQ.

78 TWO BEDROOM UNITS X 2.5 = 195 SPACES REQ.

17 THREE BEDROOM UNITS X 3 = 51 SPACES REQ.

REQUIRED = 280 SPACES REQ.

##### COMMUNITY BUILDING REQUIREMENTS:

1 PER 80 S.F. OF PATRON SERVICE

BUILDING AREA 1,880 S.F.

414 S.F. (22%) TO BE USED AS A STORAGE

1,466 S.F. (78%) TO BE USED AS A PATRON SERVICE

1,466 S.F. / 80 S.F. = 18.3 REQUIRED

TOTAL PARKING SPACES REQUIRED: 298 PARKING SPACES

TOTAL PARKING SPACES PROVIDED:

HANDICAPPED SPACES: 7 HANDICAPPED (1 VAN ACCESSIBLE)

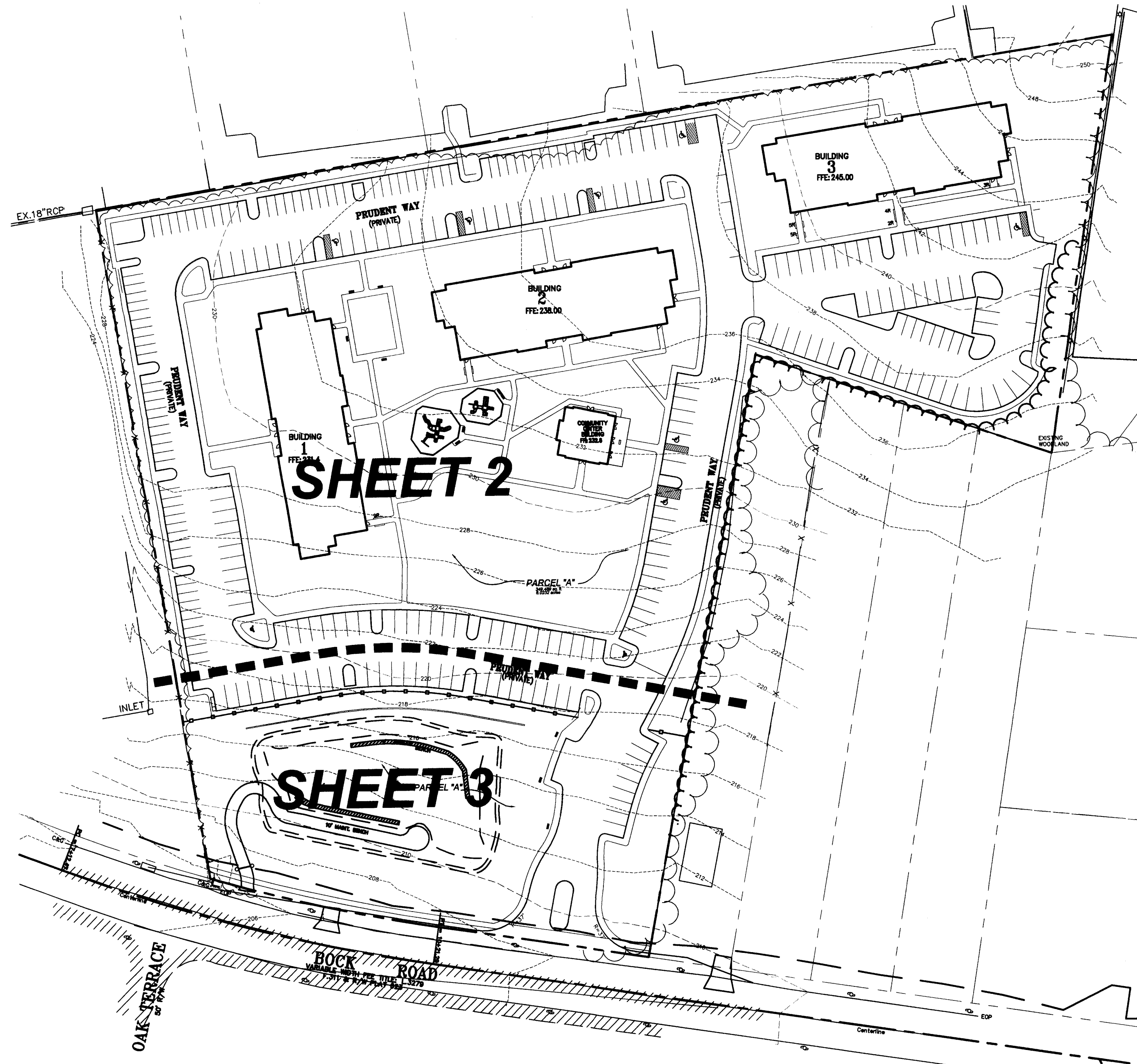
REGULAR SPACES: 195 SPACES

COMPACT SPACES: 99 SPACES

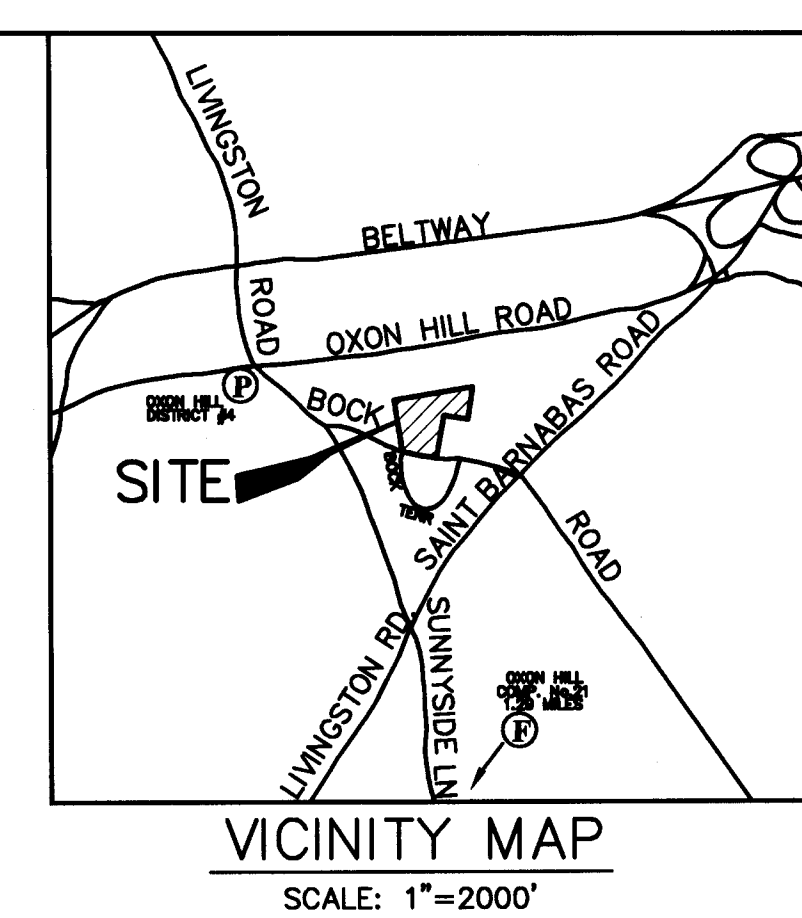
TOTAL 301 SPACES

#### SPECIMEN TREE LIST

Tree#	Common Name	Species Name	DBH (inches)	Condition	Disposition
T-7	White Oak	Quercus alba	32	Poor	Remove
T-9	Pin Oak	Quercus velutina	31	Fair	Remove
T-12	Willow Oak	Quercus phellos	32	Poor	Remove



KEY PLAN  
SCALE: 1"=60'



VICINITY MAP  
SCALE: 1"=2000'

#### Zone:

Gross Tract:

Floodplain:

Previously Dedicated Land:

Net Tract (NTA):

Property Description or Subdivision Name:

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? (y/n)

Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)

Break-even Point (preservation) =

Clearing permitted w/o reforestation =

Woodland Conservation Calculations:

Existing Woodland

Woodland Conservation Threshold (NTA) =

Smaller of a or b

Woodland above WCT

Woodland cleared

Smaller of d or e

Clearing above WCT (0.25 : 1) replacement requirement

Clearing below WCT (2:1 replacement requirement)

Afforestation Threshold (AFT) =

Woodland Conservation Required

Woodland Conservation Provided:

Woodland Preservation

Reforestation / Replacement

Afforestation

Area approved for fee-in-lieu

Credits for Off-site Mitigation on another property

Off-site Mitigation provided on this property

Total Woodland Conservation Provided

Area of woodland not cleared

Woodland retained not part of requirements:

Prepared by:

#### Woodland Conservation Worksheet

for

Prince George's County

R-18C

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#### SHEET INDEX

SHEET NO. PLAN TYPE

1

COVER SHEET

2

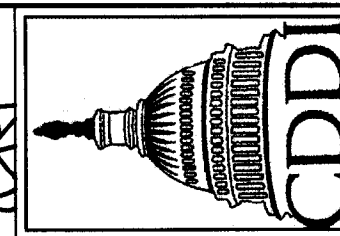
TCPII PLAN SHEET

3

TCPII PLAN SHEET

4

NOTES AND DETAILS



CAPITOL DEVELOPMENT DESIGN, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
5010 SUNNYSIDE AVENUE - SUITE 200 - BELTSVILLE, MD 20705  
OFFICE (301) 982-1781  
FAX (301) 982-1994

CERRITO PROPERTY  
L. 2366 F. 572  
OXON HILL (12th) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

TCPII COVER SHEET

#### REVISIONS

09-09-05 REV.

GENERAL NOTES M.P.

11-13-12 Update

site information and

general notes. MP.

#### OWNER/APPLICANT

VILLAS AT RIVERVIEW LLC.

C/O J WEBB INC.

7857 HERITAGE DR. STE. 300

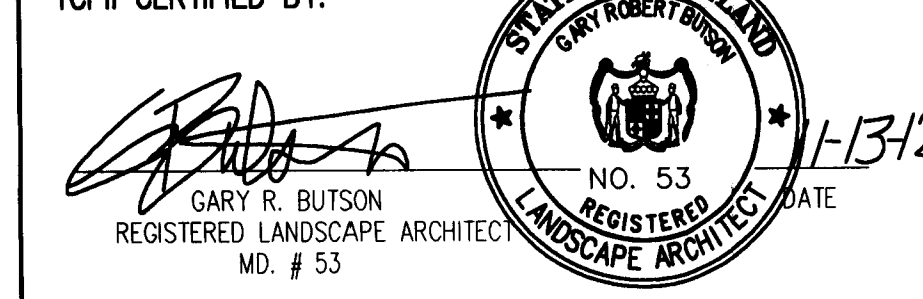
ANNANDALE, VA 22003

#### MISS UTILITY

FOR LOCATION OF UTILITIES CALL 1-800-257-7777

48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

TCPII CERTIFIED BY:



M.N.C.P.P.C.

Prince George's County Planning Department

Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCP II/ 127 / 05

Approved by

JL. STATZ

5/31/08

11/20/12

01

02

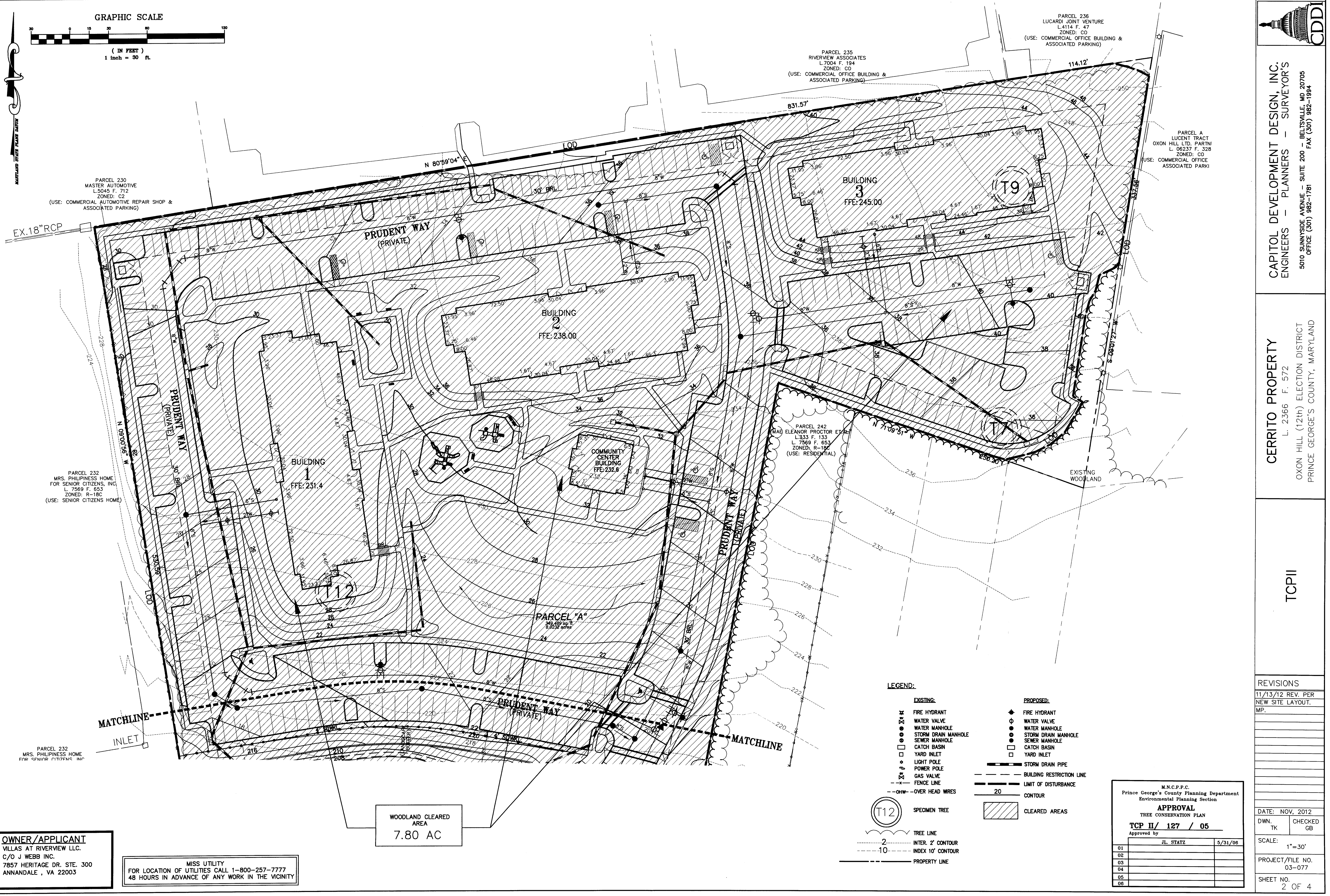
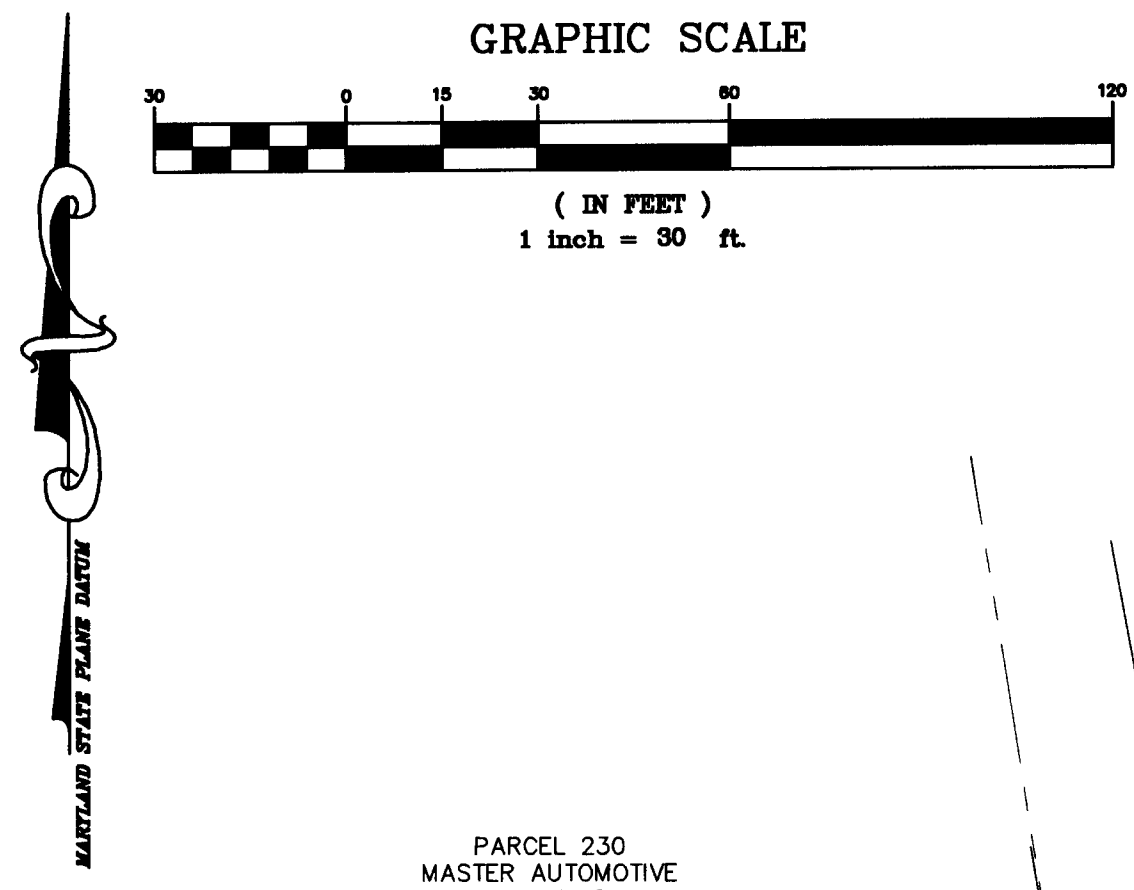
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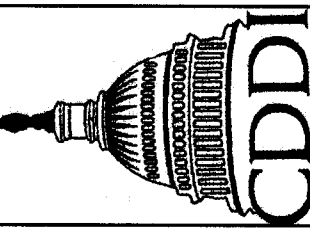
**OWNER/APPLICANT**  
VILLAS AT RIVERVIEW LLC.  
C/O J WEBB INC.  
7857 HERITAGE DR. STE. 300  
ANNANDALE, VA 22003

MISS UTILITY  
FOR LOCATION OF UTILITIES CALL 1-800-257-7777  
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

WOODLAND CLEARED  
AREA  
7.80 AC

- LEGEND:**
- |                         |                                     |
|-------------------------|-------------------------------------|
| <b>EXISTING:</b>        | <b>PROPOSED:</b>                    |
| ● FIRE HYDRANT          | ● FIRE HYDRANT                      |
| ○ WATER VALVE           | ○ WATER VALVE                       |
| ○ WATER MANHOLE         | ○ WATER MANHOLE                     |
| ○ STORM DRAIN MANHOLE   | ○ STORM DRAIN MANHOLE               |
| ○ SEWER MANHOLE         | ○ SEWER MANHOLE                     |
| □ CATCH BASIN           | □ CATCH BASIN                       |
| □ YARD INLET            | □ YARD INLET                        |
| ○ LIGHT POLE            | ○ LIGHT POLE                        |
| ○ POWER POLE            | ○ POWER POLE                        |
| ○ GAS VALVE             | ○ GAS VALVE                         |
| —x— FENCE LINE          | —x— FENCE LINE                      |
| —OHW— OVER HEAD WIRES   | —OHW— OVER HEAD WIRES               |
| ○ SPECIMEN TREE         | ○ SPECIMEN TREE                     |
| —2— TREE LINE           | —2— TREE LINE                       |
| —10— INTER. 2' CONTOUR  | —10— INTER. 2' CONTOUR              |
| —10— INDEX 10' CONTOUR  | —10— INDEX 10' CONTOUR              |
| — — — — — PROPERTY LINE | — — — — — PROPERTY LINE             |
|                         | — — — — — STORM DRAIN PIPE          |
|                         | — — — — — BUILDING RESTRICTION LINE |
|                         | — — — — — LIMIT OF DISTURBANCE      |
|                         | 20 CONTOUR                          |
|                         | CLEARED AREAS                       |

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section		
<b>APPROVAL</b>		
TREE CONSERVATION PLAN		
<b>TCP II/ 127 / 05</b>		
Approved by		
JL. STATZ	5/31/06	
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02		
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**CAPITOL DEVELOPMENT DESIGN, INC.**  
ENGINEERS — PLANNERS — SURVEYOR'S  
5010 SUNNYSIDE AVENUE — SUITE 200 — BELTSVILLE, MD 20705  
OFFICE (301) 982-1781 FAX (301) 982-1781

**CERRITO PROPERTY**  
L. 2366 F. 572  
OXON HILL (12th) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**TCPII**

**REVISIONS**

NO.	DATE	DESCRIPTION
11/13/12	REV. PER	NEW SITE LAYOUT.
MP.		

DATE: NOV, 2012

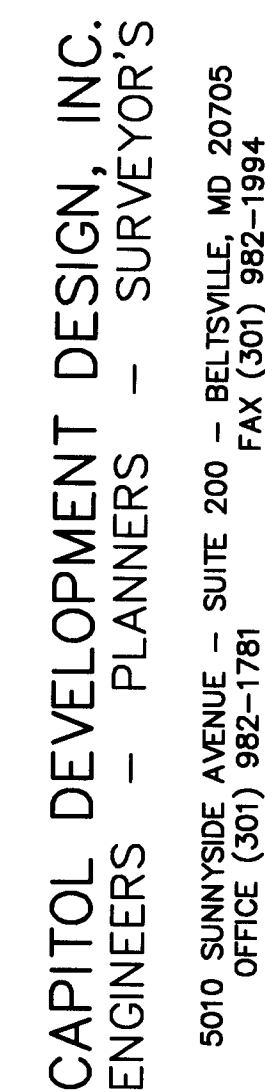
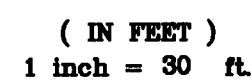
DWN.	CHKD.
TK	GB

SCALE: 1"=30'

PROJECT/FILE NO. 03-077

SHEET NO. 2 OF 4





**CERRITO PROPERTY**  
L. 2366 F. 572  
OXON HILL (12th) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY MARY AND

TCP11

REVISIONS

11/13/12 REV. PER  
NEW SITE LAYOUT.  
MP.

DATE: NOV. 2012

DWN. TK	CHECKE GB
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SCALE: 1"=30'

PROJECT/FILE NO. 25-277

SHEET NO. 3 OF 4



PARCEL 232  
RS. PHILIPPINE HOME  
SENIOR CITIZENS, INC.  
L. 7569 F. 653  
ZONED: R-18C  
SENIOR CITIZENS HOME)

STORMDRAIN AND REVERTIBLE  
SLOPE EASEMENT  
L3279, F-311, AND  
R/W PIAT 623

3,632 sq. ft.  
0.0834 ACRES  
HEREBY DEDICATED  
TO PUBLIC USE

**OAK TERRACE**  
50' R/W

WOODLAND CLEARED  
AREA  
7.80 AC

**LEGEND:**

**EXISTING:**











- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- YARD INLET
- LIGHT POLE
- POWER POLE
- GAS VALVE
- FENCE LINE
- OVER HEAD WIRES

**SPECIMEN TREE**

- ✓ TREE LINE
- INTER. 2' CONTOUR
- INDEX 10' CONTOUR

- PROPERTY LINE

**PROPOSED:**

 FIRE HYDRANT  
 WATER VALVE  
 WATER MANHOLE  
 STORM DRAIN MANHOLE  
 SEWER MANHOLE  
 CATCH BASIN  
 YARD INLET  
 STORM DRAIN PIPE  
 BUILDING RESTRICTION LINE  
 LIMIT OF DISTURBANCE

CLEARER

M.N.C.P.P.C.  
Prince George's County Planning Department  
Environmental Planning Section

**APPROVAL**  
TREE CONSERVATION PLAN

TCP II/ 127 / 05

Approved by	JL. STATZ	5/31/06
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01		
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**OWNER/APPLICANT**  
VILLAS AT RIVERVIEW LLC.  
C/O J WEBB INC.  
7857 HERITAGE DR. STE. 300  
ANNANDALE, VA 22003

MISS UTILITY  
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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit expires, then this TCP2 also expires and is no longer valid.
2. 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 \$9.00 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 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 *Developing* Tier and is zoned R-18C.
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 grandfathered under CB-27-2010, Section 25-117 (g).

### Tree Preservation and Retention Notes

f. The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.

- g. A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other use high area and result in personal injury or property damage.
- h. During the initial stages of clearing and grading, if hazardous trees are present, or trees are present which are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees in a timely fashion. Corrective measures regarding the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- i. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other use high area and result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the trees shall be fully documented by the permittee and submitted to the county as part of the project. The photos shall be submitted to the inspector for documentation of the damage.

If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the Inspector for documentation of the damage.

Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

*If development is proposed to be completed in phases:*

- j. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

*If existing trees are proposed for use as protection for preservation areas:*

- k. Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land /or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.

*If debris piles are noted on the FSD and located in preservation areas:*

- I. Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining vegetation.

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 issuance of any permit for the associated plan.

Add the applicable invasive plan removal notes if afforestation is used on an off-site woodland conservation bank.

**When the use of fee-in-lieu is proposed:**

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

**When Invasive plant species are to be removed by the permittee:  
(use the applicable notes based on the Invasive plant removal plan)**

- a. Invasive plant removal shall be completed prior to \_\_\_\_\_ (insert timing mechanism) and conform to the recommendations of the invasive plant removal plan shown on the plan prepared by \_\_\_\_\_ (insert the qualified professional's name who prepared the invasive plant removal recommendations) dated \_\_\_\_\_.

**When Virginia pines are present within 40 feet of the limits of disturbance in a preservation area:**

- a. The subject property contains Virginia pines (*Pinus virginiana*) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.
- b. After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and other details for the management of natural regeneration to fully restock the site must be shown on the plan.

### POST DEVELOPMENT NOTES

**When woodlands and/or specimen, historic or champion trees are to remain:**

- a. If the developer or builders no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner must obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

- b. The removal of nonnoxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- c. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to control sprouts or resprouting of noxious, invasive, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
- d. The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

### Protection of Reforestation and Afforestation Areas by Individual Homeowners


- e. Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- f. Reforestation areas shall not be mowed; however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.

**VICINITY MAP**

SCALE: 1"=2000'

**CAPITOL DEVELOPMENT DESIGN, INC.**  
ENGINEERS - PLANNERS - SURVEYORS

5000 SUNNYSIDE AVENUE - SUITE 200 - BELTSVILLE, MD. 20705  
OFFICE (301) 982-1781  
FAX (301) 982-1994



**CERRITO PROPERTY**  
L. 2366 F. 572  
OXON HILL (12th) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

## TCP/II NOTES

[illegible]

**OWNER/APPLICANT**  
VILLAS AT RIVERVIEW LLC.  
C/O J WEBB INC.  
7857 HERITAGE DR. STE. 300  
ANNANDALE , VA 22003