

TREE CONSERVATION PLAN TYPE II

FOR

CERRITO PROPERTY

12th ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

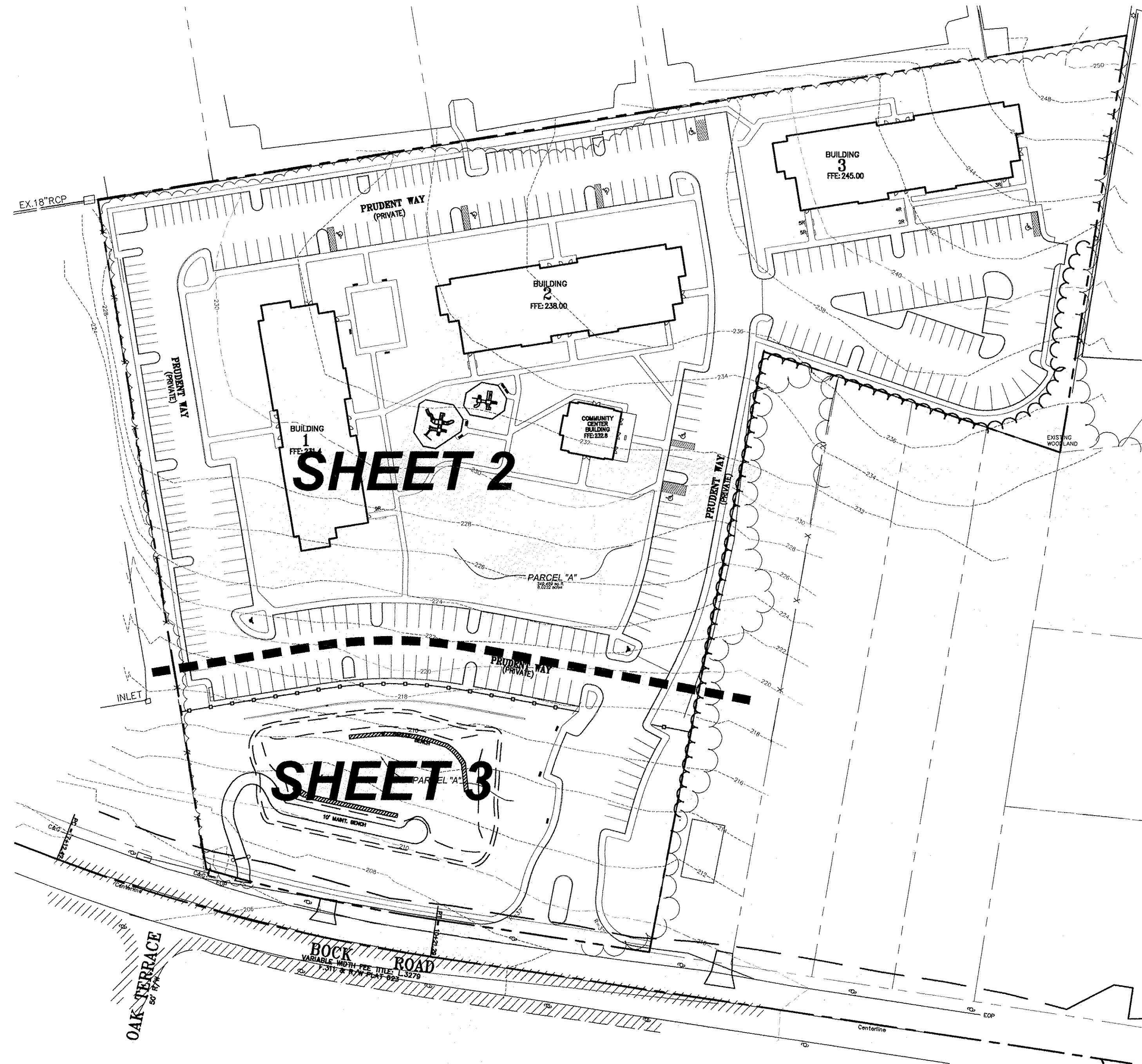
GENERAL NOTES

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 = 36 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 (L.I. 1648 & 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

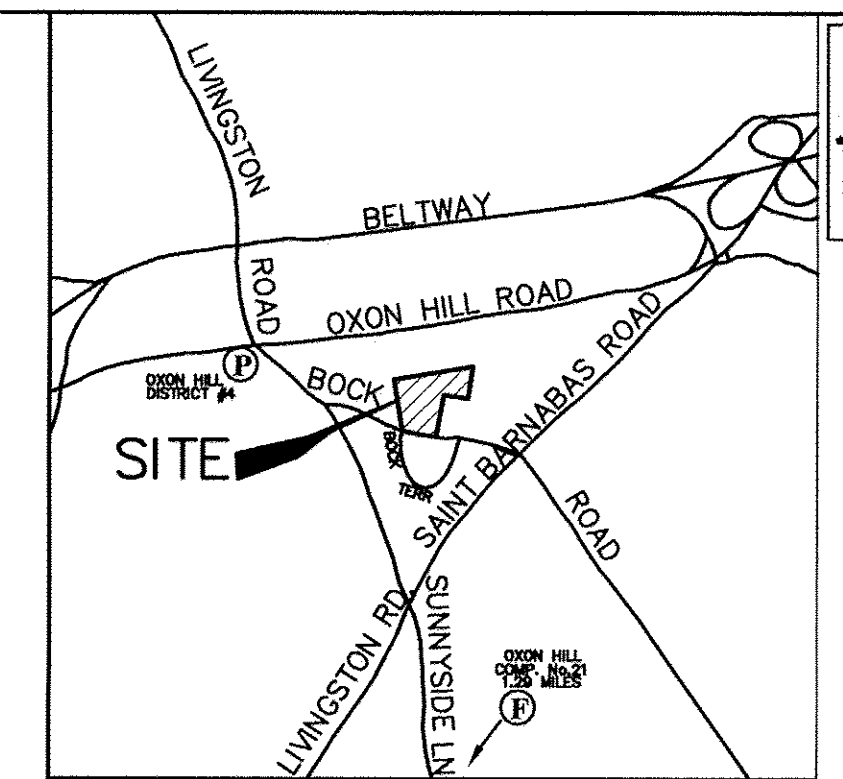
DEVELOPMENT NOTES

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 = 211,674 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
6. 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'

Woodland Conservation Worksheet for Prince George's County

Zone:	R-18C		
Gross Tract:	8.11		
Floodplain:			
Previously Dedicated Land:			
Net Tract (NTA):	8.11	0.00	0.00

*Include acreage in the corresponding columns for each zone.
CERRITO PROPERTY

Property Description or Subdivision Name:

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? (y,n)	N
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n)	N

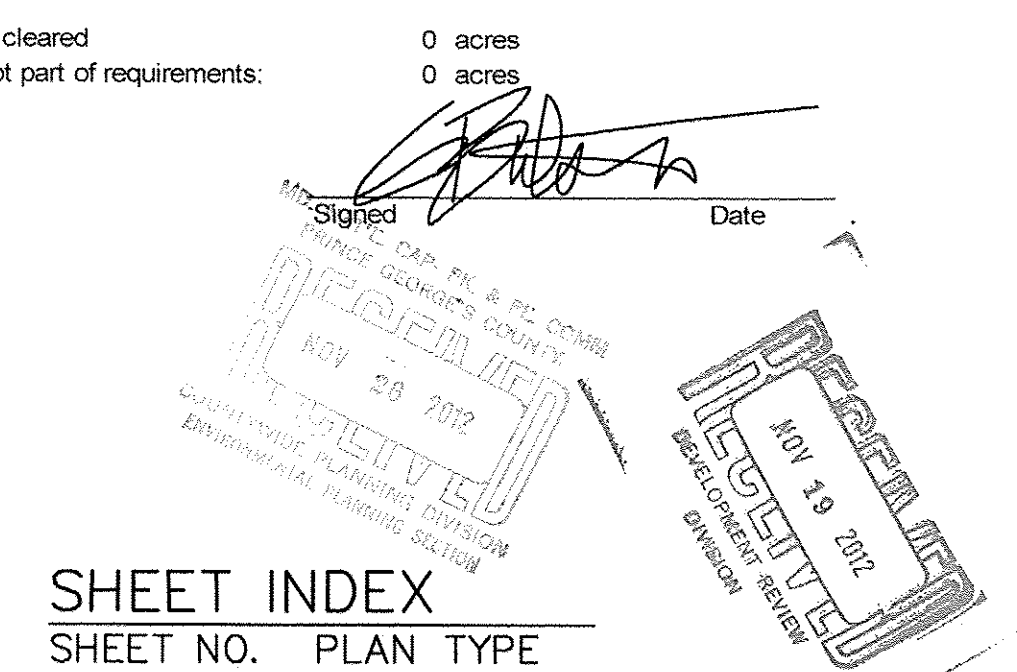
Break-even Point (preservation) =	2.8576 acres
Clearing permitted w/o reforestation =	4.9424 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland		7.80	0.00	
Woodland Conservation Threshold (NTA) =	20.00%	1.622		
Smaller of a or b		1.622		
Woodland above WCT		6.178		
Woodland cleared		7.8	0.00	0.00
Smaller of d or e		6.178		
Clearing above WCT (0.25 : 1) replacement requirement		1.54		
Clearing below WCT (2:1 replacement requirement)		1.62		
Afforestation Threshold (AFT) =	15.00%	0.00		
Woodland Conservation Required		4.79		

Woodland Conservation Provided:		(acres)	
Woodland Preservation		0.00	
Reforestation / Replacement		0.00	
Afforestation		0.00	
Area approved for fee-in-lieu		0.00	\$0.00
Credits for Off-site Mitigation on another property		4.79	
Off-site Mitigation provided on this property		0.00	
Total Woodland Conservation Provided		4.79	

Area of woodland not cleared	0 acres
Woodland retained not part of requirements:	0 acres

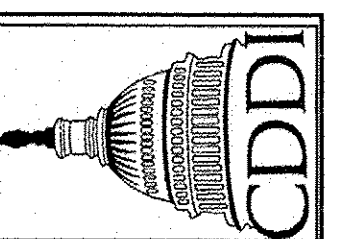
Prepared by:



SHEET INDEX

SHEET NO.	PLAN TYPE
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- 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) 982-1781

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.

DATE: NOV., 2012
DWN. TK
CHECKED GB

SCALE: N/A

PROJECT/FILE NO.
03-077

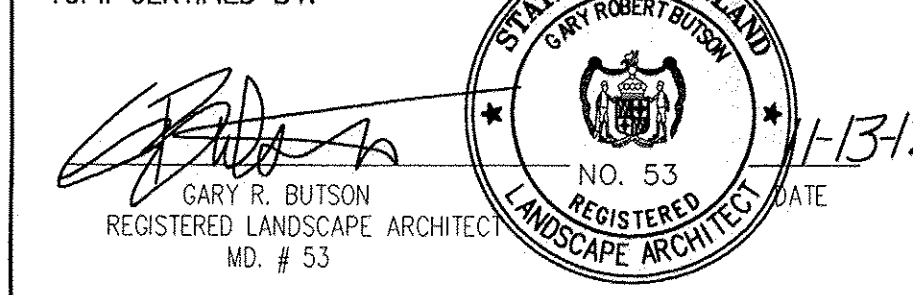
SHEET NO.
1 OF 4

OWNER/APPLICANT

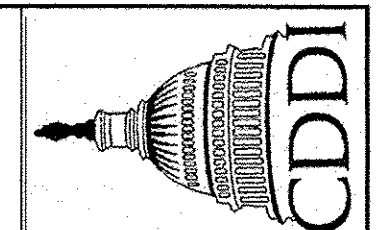
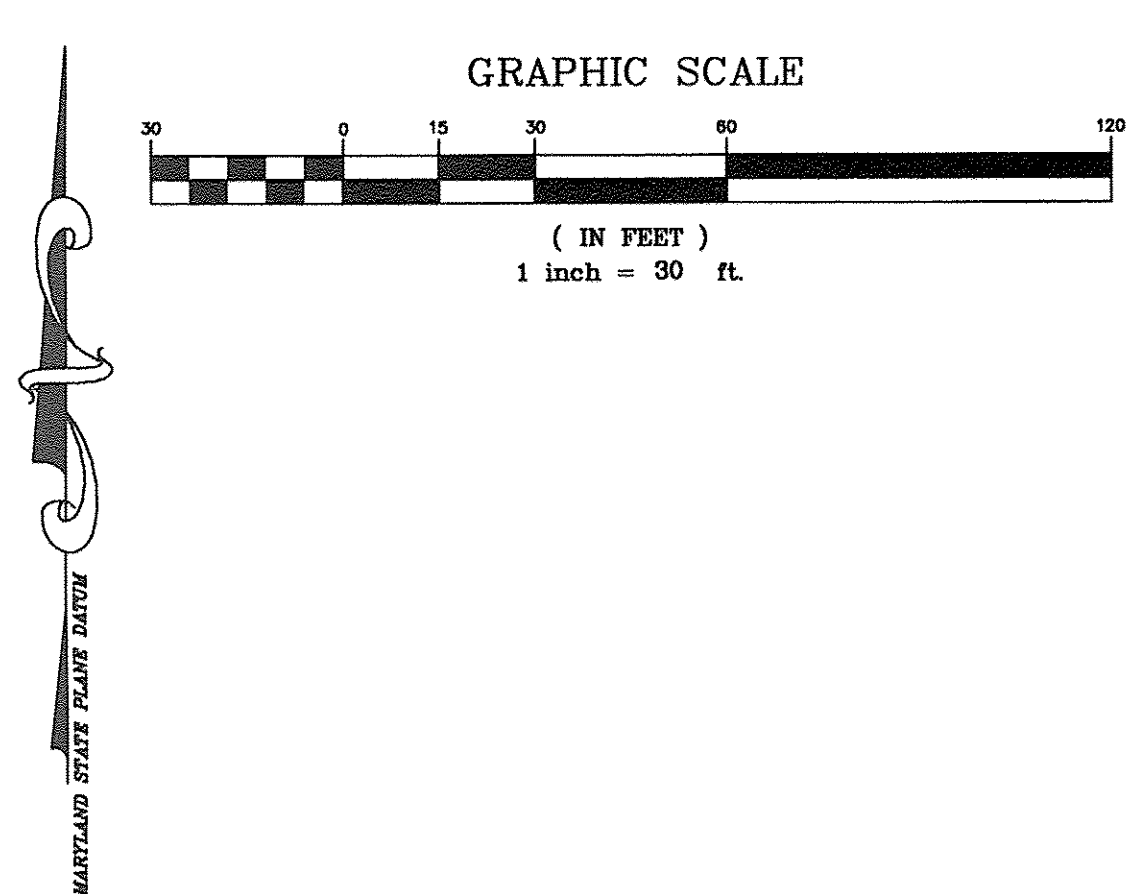
VILLAS AT RIVERVIEW LLC.
C/O J. WEBB INC.
7857 HERITAGE DR. STE. 300
ANNANDALE, VA 22003

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.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
01	Charles Schmitt	11/28/12
02		
03		
04		
05		
06		



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TCPII

REVISIONS

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

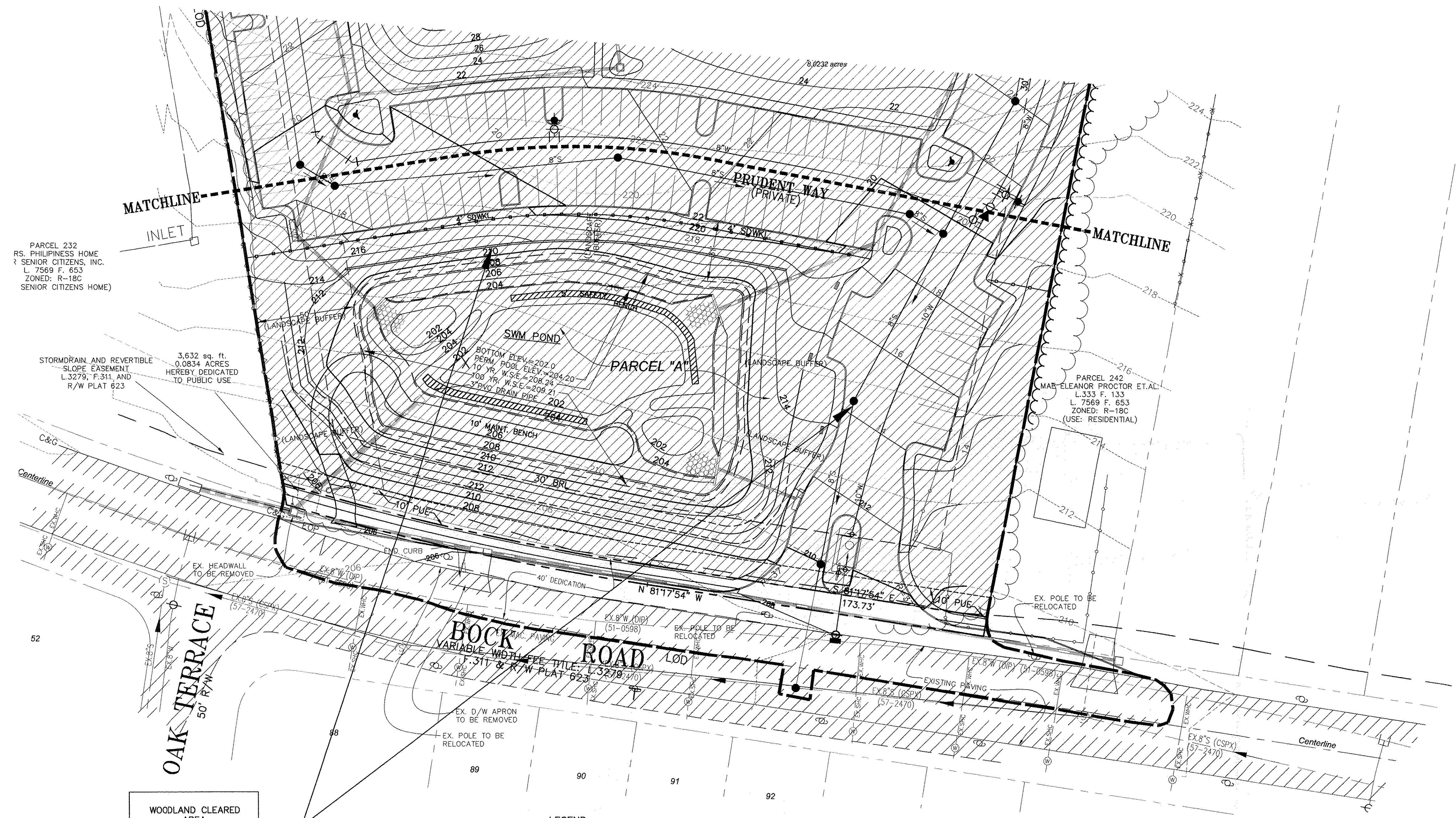
DATE: NOV. 2012

DWN.	CHECKED
TK	CB

SCALE: 1"=30'

PROJECT/FILE NO. 03-077

SHEET NO. 3 OF 4



WOODLAND CLEARED AREA
7.80 AC

LEGEND:

- | | |
|-------------------------------|-------------------------------|
| EXISTING: | PROPOSED: |
| ● 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 |
| --- FENCE LINE | --- FENCE LINE |
| --- OHW --- OVER HEAD WIRES | --- OHW --- OVER HEAD WIRES |
| ○ T12 SPECIMEN TREE | ○ T12 SPECIMEN TREE |
| --- TREE LINE | --- TREE LINE |
| --- INTER. 2' CONTOUR | --- INTER. 2' CONTOUR |
| --- INDEX 10' CONTOUR | --- INDEX 10' CONTOUR |
| --- PROPERTY LINE | --- PROPERTY LINE |
| --- STORM DRAIN PIPE | --- STORM DRAIN PIPE |
| --- BUILDING RESTRICTION LINE | --- BUILDING RESTRICTION LINE |
| --- LIMIT OF DISTURBANCE | --- LIMIT OF DISTURBANCE |
| 20 CONTOUR | 20 CONTOUR |
| --- CLEARED AREAS | --- CLEARED AREAS |

OWNER/APPLICANT
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ANNANDALE, VA 22003

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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	
01		
02		
03		
04		
05		
06		

STANDARD TYPE II TREE CONSERVATION PLAN NOTES:

- 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.
- 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.
- 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.
- 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.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the *Developing* Tier and is zoned R-18C.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is grandfathered under CB-27-2010, Section 25-117 (g).

TREE PRESERVATION AND RETENTION NOTES:
Tree Preservation and Retention Notes

Removal of Hazardous Trees or Limbs by Developers or Builders

- 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.
- 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 high use area and result in personal injury or property damage.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring 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.
- 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 high use area and may 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 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.

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:

- 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:

- Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land for 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:

- 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.

OFFSITE WOODLAND CONSERVATION NOTES:

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 plant 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)

- 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:

- 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.
- 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/or 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:

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall 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.

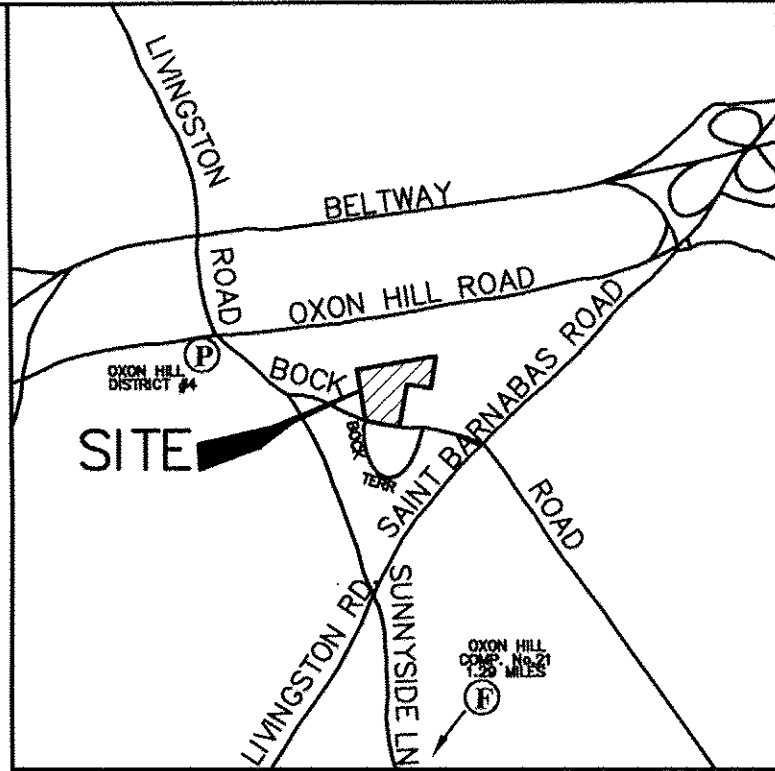
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, 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.

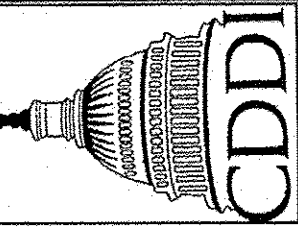
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- 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'


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ENGINEERS - PLANNERS - SURVEYOR'S
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OXON HILL (12th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCPII NOTES

REVISIONS
11/13/12 REV. NOTES
MP.

DATE: NOV., 2012
DWN. TK CHECKED GB

SCALE: N/A

PROJECT/FILE NO. 03-077
SHEET NO. 4 OF 4

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
01		
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C/O J WEBB INC.
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ANNANDALE , VA 22003