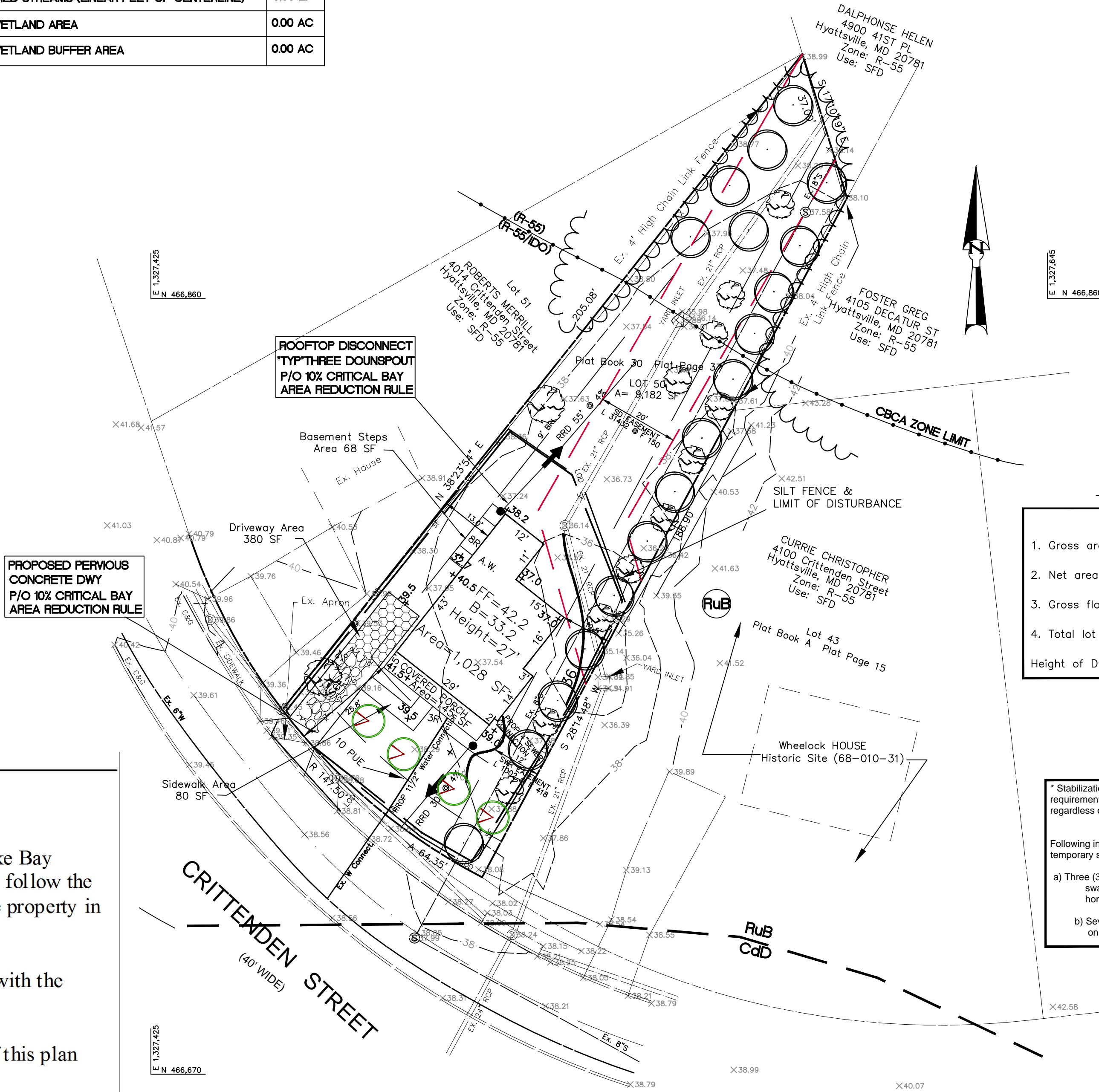


Chesapeake Bay Critical Area – General Notes

1. The site lies within "IDO" overlay zone of the Chesapeake Bay Critical Area (CBCA).
2. This site is zoned (R-55) and is located in the (Developed) Tier as defined in the Approved 2002 General Plan.
3. The existing use of the property is (Residential).
4. The site area is 0.21 ac and only 0.17 acres (not all) of this site lie within the CBCA. Any and all development activities proposed within this area are subject to CBCA regulations and will not be permitted until all appropriate local, state, and federal agencies have conducted a thorough environmental review and have approved the conservation plan and associated permits. Activities that are conducted without the required plan approvals and permits are subject to substantial penalties.
5. The site does not contain Critical Area buffer.
6. The source of the property boundaries on this plan is from (Plat Book 30 @ Page 37 and boundary survey.
7. The topography shown on this plan is from field survey by Applied Civil Engineering, dated Feb. 2019.
8. The source of the soils information on this plan is from the USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on Feb., 2019.
9. The property will be served by public Water and sewer, and it is within W-3/S-3 Catagory
10. No wetlands or streams are located on-site as field verified by Ziyad Shalabi, Qualified Professional.
11. No county regulated 100-year floodplain is located on-site per Department of Permitting, Inspection and Enforcement (DPIE) letter dated 04/08/2019.
12. All existing vegetation shown here-on shall remain undisturbed except as shown on this plan and as permitted under the provisions of Section 5B-121. Any and all afforested or reforested areas preserved and/or created under the provisions of the Ordinance and designated on this plan shall be preserved from future disturbance.
13. This site is not within a Sensitive Species Protection Review Area based on a review of the SSPRA GIS layer prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources.
14. This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
15. This site does not contain a Tier II waterbody as defined in COMAR 26.08.02.04.
16. This site is located within a Stronghold Watershed as established by the MD DNR.
17. The site does not include Forest Interior Dwelling Species habitat.
18. The site is not subject to a previously approved TCP.
19. There are no specimen, champion and/or historic trees located on the property.
20. Existing lot coverage within the 100-foot Critical Area Buffer is 0.00 square feet.
21. Proposed increase of lot coverage within the 100-foot Critical Area Buffer is 0.00 square feet.
22. There is a historic roads located on or adjacent to this property "Crittenden Street .
23. The subject property is within the Hyattsville Historic District.
24. There are no known archeological sites located on the subject property; however, the subject property has not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent development review processes.
25. Christiana complex are found to occur on or within the vicinity of this property.
26. The site is not located within an Aviation Policy Area (APA).

SITE DATA	
GROSS TRACT AREA	0.21 AC
EXISTING 100-YR FLOOD PLAIN	0.00 AC
NET TRACT AREA	0.21 AC
EXISTING WOODLAND IN THE FLOOD PLAIN	0.00 AC
EXISTING WOODLAND IN THE NET TRACT AREA	0.00 AC
EXISTING WOODLAND TOTAL	0.00AC
EXISTING PMA	0.00 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0.00 LF
TOTAL WETLAND AREA	0.00 AC
TOTAL WETLAND BUFFER AREA	0.00 AC

GENERAL INFORMATION TABLE	
Zoning (Zone)	R-55/IDO/DDO
Aviation Policy Area (APA)	N/A
Tax Grid (TMG)	50 B-2
WSSC Grid (Sheet 200)	206 NE 03
Planning Area (Plan Area)	68
Election District (ED)	16st
Councilmanic District (CD)	2st
General Plan 2002 Tier (Tier)	Developed
Traffic Analysis Zone (COG) (TAZ-COG)	753
PG Traffic Analysis Zone (TAZ-PG)	961



GENERAL NOTES

1. Number of Lots Proposed: (1) SINGLE FAMILY DETACHED
2. Existing Zoning: R-55 ; Overlay Zone: Chesapeake Critical Bay "I-D-0"
3. Property Use : Residential
4. Property Area for entire site: 9,182 SF OR 0.2108 AC.
Area within IDO: 7,260 SF OR 0.17 AC.
5. Tax Accounts: Lot 50: 1825694
6. Water Supply : Public ; Water Catagory : W-3
7. Sewer Supply : Public ; Sewer Catagory : S-3
8. Tax Map : 50 ; Grid : B-2
9. W.S.S.C. 200' Sheet Number : 206 NE 03
10. PG Map: 23 ; Grid : F-2
11. Topographic Information : Field Topo By Applied Civil Engineering
12. Deed Reference : L. 40508 @ F. 521
- Owner of Record: HYATTSVILLE COMMUNITY DEV CORP
13. This site is exempt from the Woodland Conservation Ordinance, Area < 40,000 SF. Subject to Critical Bay Regulations

LOT 50

SITE ANALYSIS	
1. Gross area of site=	9,182 SF
2. Net area of site=	9,182 SF
3. Gross floor area=	1,567 SF
4. Total lot coverage=	17.1%
Height of Dwelling at its Peak $\pm 27'$	

ZONING SCHEDULE	
REQUIRED	PROVIDED
1. Minimum Lot Area: 6,500 SF	1. Net Lot Area: 9,182 SF
2. Minimum Street Frontage: 35'*	2. Street Frontage: 64.35'
3. Minimum Front Building Line: 55'	3. Front Building Line: 60.09'
4. Setback	4. Setback
Minimum Front: 25'	Front: 25.8'
Minimum Side: 8'/17'	Side: 12.5'(R)-13'(L)/25.5'
Minimum Rear: 20'	Rear: 112.7'
5. Maximum Building Heights 35'	5. Building Heights $\pm 27'$
6. Maximum Lot Coverage: 30%	6. Lot Coverage: 17.1%
* Recorded Prior to Sep. 1957	

* Stabilization practices on all projects must be in accordance with the requirements of COMAR 26.17.1.08 G regulations by January 9, 2013, regardless of when an erosion and sediment control plan was approved.

Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:

a) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and

b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

THIS BLOCK IS FOR OFFICIAL USE ONLY

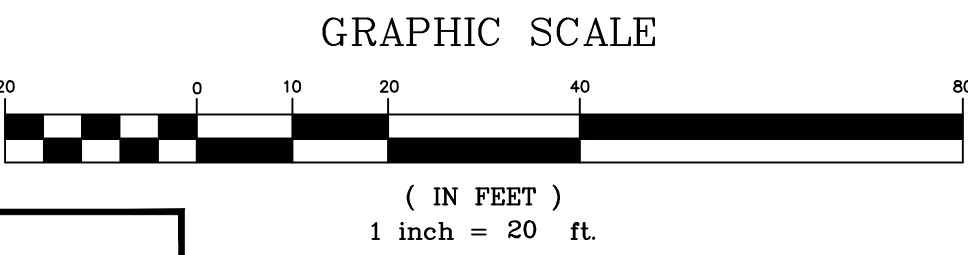
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: HYATT ADD. TO HYATTSVILLE, LOT 50

PROJECT NUMBER: CP-19001

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number



PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20444 .

Expiration Date: 9/6/20 .

UTILITY NOTE

ALL UTILITY ADJUSTMENT AND/OR RELOCATION ,i.e., ELECTRIC POLES, FIRE HYDRENT, etc.. SHALL BE THE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/ BUILDER TO BE DONE DURING CONSTRUCTION.

SOIL CHARACTERISTICS					
Map Symbol	Map Unit Name	K-Factor	Hydric Rating	Hydrological Soil Group	Drainage Class
RuB	Russett-Christiana Urban Land Complex, 0-5% Slope	--	Partially-Hydric	"D"	Moderately Drained

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE; AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM THIS SITE ONTO DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUB-STANTIAL ACCORDANCE WITH APPLICABLE CODES.

TOTAL AREA BEING DISTURBED= 0.1AC or 4,500 SF

LEGEND	
EXISTING CONTOUR	100
PROPOSED CONTOUR	
PROPERTY LINE	
R/W BASE LINE	
EXISTING DRAIN PIPE	
LIMIT OF DISTURBANCE	100
SILT FENCE	SF
EXISTING SEWER	
EXISTING WATER	
EXISTING EDGE OF PAVING	
STABILIZED CONSTRUCTION ENTERANCE	
SOIL DIVIDE	
SOIL TYPE	
ZONING LIMIT	
PERVIOUS CONCRETE DRIVEWAY	

Property Owner's Certification

Werrlein Property
C/o John Werrlein,
I hereby certify that I have reviewed this Chesapeake Bay Critical Area Conservation Plan (CP- 19001) and agree to follow the approved plan during the construction phase and to maintain the property in accordance with the requirements of this plan.

A Conservation Planting and Plan Agreement *is not* associated with the approval of this plan (CP- 19001).

A Conservation Easement *is not* associated with the approval of this plan (CP- 19001).

Signed (Name, Property Owner)

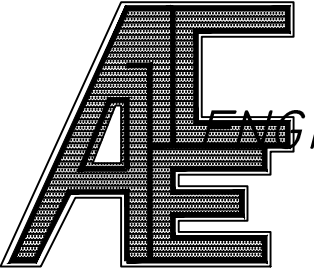
12-11-2019
Date

TREE CONSERVATION CERTIFICATION

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARER IS A LICENSED PROFESSIONAL AND/OR A QUALIFIED PROFESSIONAL UNDER COMAR 08.19.06.01.

Ziyad Shalabi
NAME SIGNATURE DATE

EF NAME:		REVISIONS	
DESIGNED:	ZMS	DATE	BY
DRAWN:	ZMS		
CHECKED:	DATE:		
APPROVED:	DATE:		



APPLIED CIVIL ENGINEERING INC.

ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT & PERMIT PROCESSING

9470 ANNAPOLIS ROAD, SUITE 414
LANHAM, MARYLAND 20706
TEL. (301) 459-5932

OWNER/APPLICANT/DEVELOPER		CONSERVATION PLAN	
HYATTSVILLE COMMUNITY DEV CORP 4312 HAMILTON ST Hyattsville, MD 20781 443-510-1274		4016 CRITTENDEN STREET LOT "50" HYATT'S ADDITION TO HYATTSVILLE Hyattsville (16, th) Election District Prince George's County, Maryland	
SCALE: 1" = 20'		CONTRACT No.: 19-16 SHEET 1 OF 2	

LANDSCAPING SCHEDULE						
SYMBOL	NO.	COMMON NAME	BOTONICAL NAME	SIZE/METHOD	SPACING	NATIVE SPECIES
	18	Red Sunset Maple	Acer Rubrum Red Sunset	2.5"—3" / BB	AS SHOWN	Yes
	4	Pin Oak	Quercus Palustris	2.5"—3" / BB	±20	Yes
	11	American Holly	Ilex Opaca	2" — 2 1/2"	±15'	Yes

Schedule 47-1
Buffering Incompatible Uses Requirements
"East Side, Lot 45"

1) General Plan Designation: X Developed Tier, Corridor
Nose or Center
 Developing or Rural Tier

2) Use of Proposed Development: Single Family Detached

3) Impact of proposed development: Residential

4) Use of adjoining Development: Single Family Detached "Historic"

5) Impact of adjoining development: Residential

6) Minimum required bufferyard (A,B,C, Dor E): A B C X D E

7) Minimum required building setback: 50' feet

8) Building setback provided: 95' feet

9) Minimum required width of landscape yard: 40' feet

10) Width of landscape yard provided: 8-10' feet
(The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center When a six (6) foot high fence or wall is provided.)

11) Linear feet of buffer strip required along property line and right of way: 130' linear feet

12) Percentage of required bufferyard occupied by existing trees: 0 %

13) Is a six-foot high fence or wall included in bufferyard? yes X no
(The required plant material may be reduced by fifty percent (50%) When a six (6) foot high fence or wall is provided.)

14) Total number of plant units required in buffer strip: 209 p.u.

15) Number of shade trees provided: Shade Trees 18 x 10 p.u.= 180 p.u.
evergreen trees 11 x 5 p.u.= 55 p.u.
ornamental trees x 5 p.u.= p.u.
shrubs: x 1 p.u.= p.u.
Total 295 p.u.

• An Alternative of Compliance will be filed to meet the requirements

Section 46-2
Buffering Development from Special Roadways
"Crittenden Street"

1) Name of special roadway: "Crittenden Street"

2) Type of special roadway: "Historic"

3) General Plan Designation: X Developed Tier
 Developing Tier
 Rural Tier

4) Linear feet of street frontage not including driveway openings: 5435 feet

5) Minimum width of required buffer: 10' feet

6) Minimum width of provided buffer: 10' feet

7) % of required buffer strip occupied by existing trees: 0 %

8) Invasive species in the buffer area? Yes X No

9) Number of plants required: 2 shade trees
 evergreen trees
 20 shrubs

10) Total number of plants provided: 4 shade trees
 evergreen trees
 shrubs

VICINITY MAP

SCALE: 1"=2000'

Section 49-1
Sustainable Landscaping Requirements

1) % of native plant material required in each category:

Shade trees: total 22 x 50%= 11 total number required
total number provided 22 = 100 % native

Ornamental Trees: total 11 x 50%= 5.5 total number required
total number provided 11 = 100 % native

Evergreen Trees: total x 30%= total number required
total number provided = % native

Shrubs: total x 30%= total number required
total number provided = % native

2) Are invasive species proposed? Yes X No

3) Are existing invasive species on site in areas that are to remain undisturbed? Yes X No

4) If "yes" is checked in numbers 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Materials, of this manual? Yes X No

5) Are trees proposed to be planted on slopes greater than 3:1? Yes X No

Sample Schedule for Section 4.1-1
Residential Requirements for One-Family Detached Lots

1) Lot Size Range Under 9,500 Square feet

2) Number of lots: 1 lot

3) Total number of trees required per lot: 2 shade trees
 2 ornamental/evergreen trees

4) Total number of trees provided: per lot 2 shade trees
 2 ornamental trees
 0 evergreen trees
 0 existing shade trees (min. 2.5" dbh and located within 75' of a dwelling unit)

5) Number of shade trees required per lot to be located on the south and/or west side of the residential structure: 1 shade trees

6) Total number of shade trees provided on the south and/or west side of structures*: 1 shade trees

7) Number of trees required per lot to be located in the front yard: 1 shade trees
 ornamental/evergreen trees

8) Total number of trees provided in front yards*: 1 shade trees
 1 ornamental/evergreen trees

*Shade trees planted on the south and/or west side and within 30 feet of a residential structure, which are also located in the front yard may be counted in both 6 and 8 above.

Property Owner's Certification

Werrlein Property
C/o John Werrlein
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Signed (Name, Property Owner) _____
Date 12-11-2019

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Ziyad Shalabi 12-11-2019
NAME SIGNATURE DATE

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DESIGNED: <u> ZMS </u> DATE: March 2019	DATE	BY									
DRAWN: <u> ZMS </u> DATE: March 2019											
CHECKED: _____ DATE: _____											
APPROVED: _____ DATE: _____											
				SCALE: <u> 1" = 20' </u>		CONTRACT No.: <u> 19-16 </u>	SHEET <u> 2 </u> OF <u> 2 </u>				