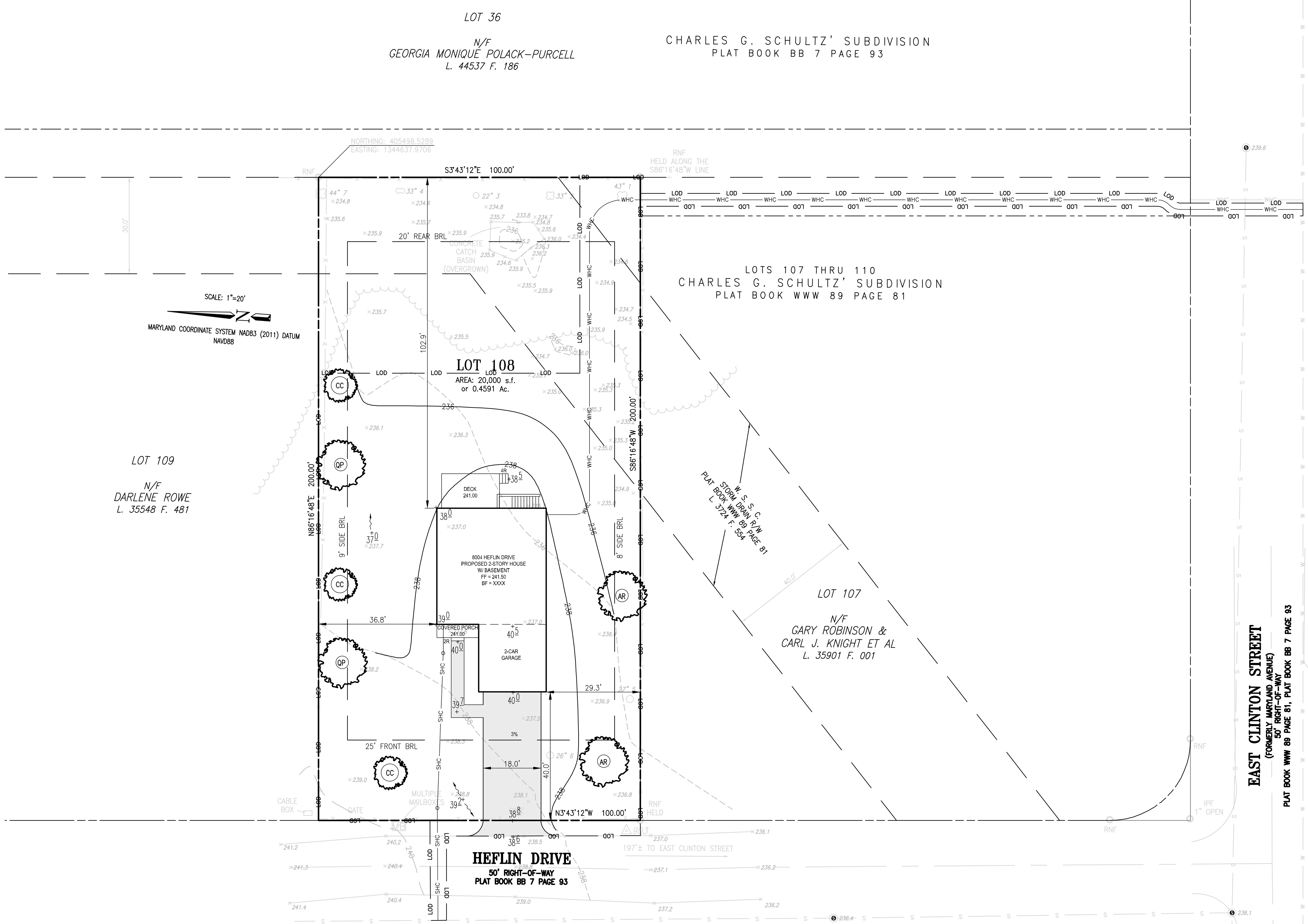
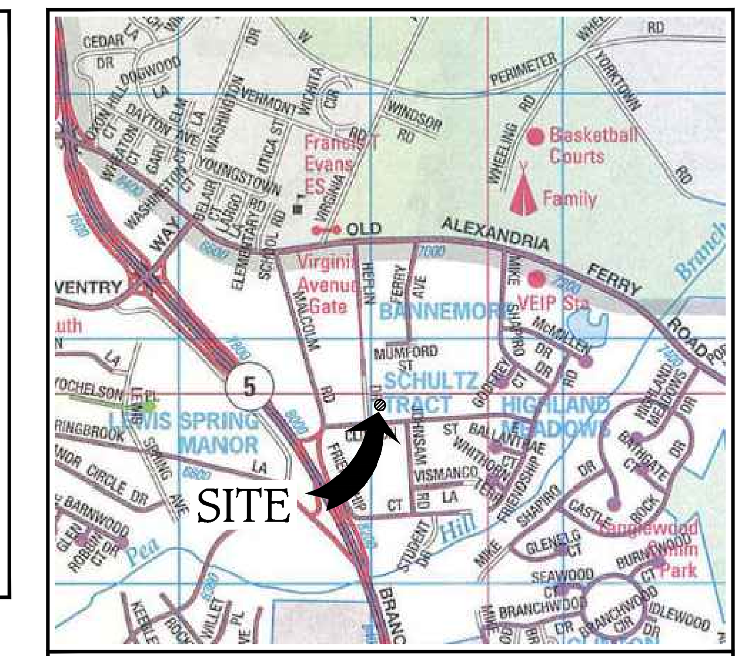


LEGEND

Symbol	Description	Symbol	Description
	EXISTING GRADE	SHC	APPROXIMATE LOCATION OF SEWER HOUSE CONNECTION
	PROPOSED GRADE	WHC	APPROXIMATE LOCATION OF WATER HOUSE CONNECTION
+51.8	FINISHED GRADE SPOT ELEVATION	G	APPROXIMATE LOCATION OF PROPOSED GAS CONNECTION
+349.6	EXISTING GRADE SPOT ELEVATION	E	APPROXIMATE LOCATION OF PROPOSED ELECTRIC CONNECTION
	PROPERTY BOUNDARY	LOD	PROPOSED LIMITS OF DISTURBANCE (THIS APPLICATION)
	PROPOSED SHADE TREE		ORIGINAL LIMITS OF DISTURBANCE FOR SITE
	PROPOSED ORNAMENTAL TREE		PROPOSED EVERGREEN TREE



VICINITY MAP
PRINCE GEORGE'S COUNTY
(SCALE: 1" = 2000')
MAP COPYRIGHT © KAPPA MAP GROUP, LLC (800) 829.6277
USED WITH PERMISSION

GENERAL NOTES

SITE:
- ADDRESS: 8004 HEFLIN DRIVE, CLINTON MD 20735
- LOT 108
- WATER/SEWER: W-3, S-3
- TAX MAP / GRID: 107 / E4
- FLOODPLAIN: NONE
- WSSC GRID: 210SE06
- COUNCIL DISTRICT: 9
- ELECTION DISTRICT: 9 – SURRATTS
- PLANNING AREA: 81A

SURVEY:
- HORIZONTAL DATUM BASED ON NAD83(2011)
- VERTICAL DATUM BASED ON NAVD88
- TOPOGRAPHY BASED ON FIELD RUN TOPO PERFORMED BY CPJ ON 12-03-2021 & SUPPLEMENTED WITH AVAILABLE GIS INFORMATION.
- TOPO AT 2' CONTOUR INTERVALS
- NO FLOODPLAIN ON-LOT.
- NO WETLANDS LOCATED WITHIN THE SITE.
- NO HISTORIC SITE LOCATED WITHIN/ADJACENT TO THE SITE.
- ~~NRI EQUIVALENCY LETTER NRI-XXX-XXX APPROVED XX-XX-XXXX.~~
- THIS LOT IS ASSOCIATED WITH WCO-EX S-235-2021 APPROVED 12-27-2021.

ZONING:
- SUBDIVISION: CHARLES G. SCHULTZ' SUBDIVISION
- PROPERTY ZONED: R-80
- MAIN STRUCTURE SETBACKS:
  - FRONT YARD: 25'
  - SIDE YARD: 8' / 9' (17')
  - REAR YARD: 20'
- LOT SIZE = 20,000 SQ. FT. (R)
- MAXIMUM COVERAGE: ALLOWED = 30%
- PROPOSED COVERAGE: 12.2% (INCLUDING DRIVEWAY)
- BUILDING HEIGHT: 26'-10"' FF TO ROOF PEAK (BASED ON ARCHITECTURE)
- PROPOSED DRIVEWAY WILL BE ASPHALT

GENERAL INFORMATION TABLE

LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	R-80 (1 FAMILY DETACHED RES.)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	107-E4
Administrative	WSSC Grid (Sheet 20)	210SE06
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	81A
Administrative	Election District (ED)	9 – SURRATTS
Administrative	Councilman District (CD)	9
Administrative	General 2002 Tier (TIER)	DEVELOPING
Administrative	Traffic Analysis Zone (COG) (TAG-COG)	1347
Administrative	PG Traffic Analysis Zone (TAZ-PG)	1347

Schedule for Section 4.1
Residential Requirements for One-Family Detached

1) Lot Size: **20,000 to 39,999 Square Feet**
2) Number of lots: 1 Lots
3) Total number of trees required per lot: 4 Shade; 3 Ornamental/Evergreen
4) Total number of trees provided: 4 Shade; 3 Ornamental; 0 Evergreen; 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
6) Total number of shade trees provided on the south and/or west side of the residential structures:* 1 Shade
7) Number of trees required per lot to be located in the front yards 1 Shade
8) Number of trees provided in front yards:* 1 Shade

*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.

Schedule for Section 4.9
Sustainable Landscaping Requirements

1) Percentage of native plant material in each category:

	Required			Provided		
shade trees:	4	trees x 50% =	2	4	trees =	100% native
ornamental trees:	3	trees x 50% =	2	3	trees =	100% native
evergreen trees:	0	trees x 30% =	0	0	trees =	0% native
shrubs:	0	shrubs x 30% =	0	0	shrubs =	0% native

2) Are invasive species proposed? **NO** Yes/No
3) Are existing invasive species on site in areas that are to remain undisturbed? **NO** Yes/No
4) If "yes" is checked for 3) above, is a note included on the plan requiring removal of invasive species priior to ceritifcation in accordance with Section 1.5 of the Prince George's County **YES** Yes/No
5) Are trees proposed to be planted on slopes greater than 3:1? **NO** Yes/No

NOTE: INVASIVE SPECIES ARE REQUIRED TO BE REMOVED PRIOR TO LANDSCAPE CERTIFICATION IN ACCORDANCE WITH SECTION 1.5 OF THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL.

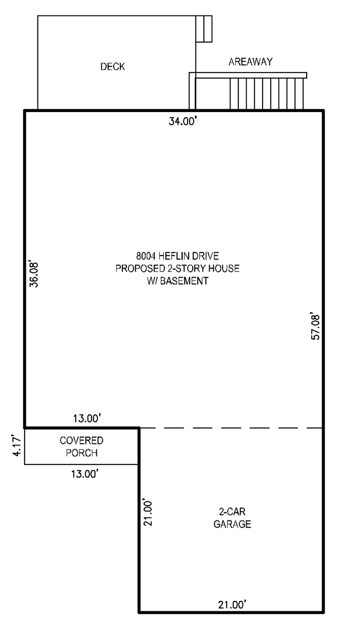
Tree Canopy Coverage Schedule for Sec. 25-128

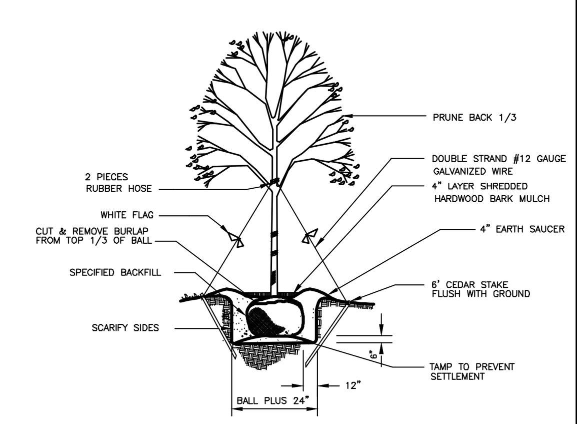
Project Name:	TCP2#:	DRD Case #:	Area (acres)
CHARLES G. SCHULTZ' SUBDIVISION - LOT 108			
Site Calculations:	Zone 1:	R-80	0.45
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		0.45
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
0.45	15.0%	0.07	2940
A. TOTAL ON-SITE WC PROVIDED (acres) =		acres	0
B. TOTAL AREA EXISTING TREES (non-WC acres) =	0.11	acres	4791.6
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			0
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			4792
E. TOTAL SQUARE FOOTAGE REQUIRED =			2940
			Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - **columnar** shade tree (50' or less height)	2-1/2 - 3" = 65		0
	3 - 3 1/2" = 75		0
Deciduous - **ornamental** tree (20' or less height with equal spread). Minimum planting size 7 - 9' in height	1-1/2 - 1-3/4" = 75		0
	2 - 2 1/2" = 100		0
	2 -1/2 - 3" = 110	0	0
Deciduous - **minor shade** tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2 -1/2 - 3" = 160		0
	3 - 3 1/2" = 175	0	0
Deciduous - **major shade** tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	2 -1/2 - 3" = 225		0
	3 - 3 1/2" = 250	0	0
Evergreen - **columnar** tree (less than 30' height with spread less than 15')	6 - 8' = 40	0	0
	8 - 10' = 50		0
	10 - 12' = 75		0
Evergreen - **small tree** (30-40' height with spread of 15-20')	6 - 8' = 75		0
	8 - 10' = 100		0
	10 - 12' = 125		0
Evergreen - **medium tree** (40-50' height with spread of 20-30')	6 - 8' = 125		0
	8 - 10' = 150		0
	10 - 12' = 175		0
Evergreen - **large tree** (50' height or greater with spread of over 30')	6 - 8' = 150		0
	8 - 10' = 200		0
	10 - 12' = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		0	0
(Manually enter information/figures into shaded areas)			
Prepared by		Date	

GRAPHIC SCALE
20 0 10 20 40
SCALE: 1" = 20'

HOUSE TEMPLATE





DETAIL – TREE PLANTING
NOT TO SCALE

PLANTING SCHEDULE

Shade Trees

Qty.	ID	Botanical Name	Common Name	Planting Size
2	AR	Acer rubrum 'October Glory'	October Glory Maple	2 1/2" - 3" cal. / 8'-10'
2	QP	Quercus palustris	Pin Oak	2 1/2" - 3" cal. / 8'-10'

Ornamental Trees

Qty.	ID	Botanical Name	Common Name	Planting Size
3	CC	Cercis canadensis	Eastern Redbud	7' - 9'

SITE GRADING CERTIFICATE

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 UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES. AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MARYLAND.

STATE OF MARYLAND · SALLIE PHILLIPS STEWART · LICENSED LANDSCAPE ARCHITECT · 612

DATE — SALLIE P. STEWART — 9/8/2023 EXP. DATE
REGISTERED LANDSCAPE ARCHITECT MD. #612

SEAL NOT VALID WITHOUT SIGNATURE

UPDATES/REVISIONS:

SITE & LANDSCAPE PLAN
8004 HEFLIN DRIVE
LOT 108
CHARLES G. SCHULTZ' SUBDIVISION
SURRATTS (9th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers · Planners · Landscape Architects · Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com · Silver Spring, MD · Gaithersburg, MD · Annapolis, MD · Greenbelt, MD · Frederick, MD · Fairfax, VA

CLIENT: EFFECT, INC.	TAX MAP/WSSC	SITE PLAN NO.
	DESIGN RPI	SHEET 1 OF 1
	DRAFT RPI	
	DATE JAN. 2022	FILE NO: 2021-1572-21 / 53
	SCALE AS NOTED	

COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED, UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

AREA OF DISTURBANCE: 16,329 SQ. FT.

MISS UTILITY

Call "Miss Utility" at 1-800-257-7777, 72 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

STABILIZATION PRACTICES ON ALL PROJECTS MUST BE IN COMPLIANCE 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: 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 SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.