

PG 659-07 Escobar, Rafael  
Bldg. Permit

57829-6691



Chesapeake Bay Critical Area  
Staff Level Review Worksheet

Project Address: 4818 48<sup>th</sup> Ave, Hyattsville, MD 20781

Property Owner: Rafael Escobar  
Address: 4818 48<sup>th</sup> Ave, Hyattsville, MD 20781

Telephone # Home: 301-927-3594  
Work: \_\_\_\_\_  
Cell: 301-204-4830  
Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

Applicant: same as above

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone # Home: \_\_\_\_\_  
Work: \_\_\_\_\_  
Cell: \_\_\_\_\_  
Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Information:

Lot# 6 Block: \_\_\_\_\_ Parcel: \_\_\_\_\_  
Subdivision: \_\_\_\_\_ Tax Map: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Plat: 19  
Tax Account #: 1795723

Proposed Project: \_\_\_\_\_

Extend bedroom and kitchen

Grandfathered Lot of Record

YES NO 1925

1. Critical Area Overlay: IDO LDO RCO Zone R-55

2. Total Site Area: \_\_\_\_\_ acres 4,000 square feet

3. Area of Disturbance: 487 square feet

**4. Total Impervious Surface:**

<i>Existing</i>		<i>Proposed</i>	
House:	<u>624</u>	Existing Impervious:	<u>624</u>
Driveway:	<u>          </u>	+Proposed Impervious:	<u>487</u>
All Other Structures:	<u>          </u>	-Removed Impervious:	<u>          </u>
<b>TOTAL:</b>	<b><u>624</u></b>	<b>TOTAL</b>	<b><u>1111</u></b>

*Percent Impervious Surface:*

	Total Impervious Area (x)	Total Site Area (y)	%
<i>Existing:</i>	<u>624</u>	<u>4000</u>	<u>15.6%</u>
<i>Proposed:</i>	<u>1111</u>	<u>4000</u>	<u>27.8%</u>

**5. Impervious Surface Allowed (LDO/RCO Only)**

Impervious Area Allowed	Impervious Area Proposed
-------------------------------	--------------------------------

Will the Parcel Meet the Impervious Surface Limit?      YES      NO

**Impervious Surface Limits for LDO & RCO (Grandfathered Lots Only)**

Lot/Parcel Size in Square Feet	Impervious Surface Limit
0-8,000	25% of Parcel + 500 square feet
8,001 - 21,780	31.25% of Parcel
21,781 - 36,300	5,445 square feet
36,301 - 43,560	15% of Parcel

**6. 10% Pollutant Reduction Compliance (IDO Only)**

\*For disturbance between 250-500 square feet, the project must comply with the 10% pollutant reduction rule. Provide a short description on how compliance will be achieved per guidance manual.

Residential Planting Plan: 5 trees or equivalents

Commercial/Industrial BMPs: \_\_\_\_\_

**7. Natural Vegetation**

- a. Will any natural vegetation be cleared? YES  NO
  - b. Is the vegetation part of a forest area 1 acre in size or greater? YES  NO
- If yes, project disqualified  
 If no, complete the following:

- a. Removed Area of Trees/Shrubs: \_\_\_\_\_
- b. Existing Area of Trees/Shrubs: \_\_\_\_\_
- c. Required Mitigation: \_\_\_\_\_

**8. 100-foot Buffer**

\*Identify the Buffer from tidal waters & tributary streams & attach documentation. Be sure to expand the Buffer for steep slopes or highly erodible soils.

- a. Is work in the 100-foot Buffer or expanded Buffer? YES  NO
- If YES, project is disqualified unless parameters below are met:
- b. Is the project a water-dependent facility? YES  NO
  - c. Identify type of water-dependent facility: \_\_\_\_\_

**9. Shore Erosion Control Measures**

- a. Does the work have an MDE permit? YES  NO
- b. Area of Disturbance above MHW: \_\_\_\_\_
- c. Required Mitigation: \_\_\_\_\_

10. Identify Threatened and Endangered Species: \_\_\_\_\_

11. Identify Plant and Wildlife Habitat Protection Areas: \_\_\_\_\_

12. Identify Anadromous Fish Propagation Waters: \_\_\_\_\_

13. Will any slopes 15% or greater be affected? YES  NO

14. Are highly erodible soils present? YES  NO

15. Will any wetlands be affected? YES  NO

16. Is there a current violation on this property? YES  NO

*If there is a current violation, the application may not be approved until the violation has been resolved.*

Attach all supporting documentation, including GIS layers, pictures, or site visit details to this review form.

**Please answer the following questions:**

- |  |     |                                     |
|--|-----|-------------------------------------|
| 1. Is the area of disturbance more than 500 square feet?     | YES | <input checked="" type="radio"/> NO |
| 2. Will the 100-foot Buffer or expanded Buffer be disturbed? | YES | <input checked="" type="radio"/> NO |
| 3. Will any forest area be cleared?                          | YES | <input checked="" type="radio"/> NO |
| 4. Will any steep slopes be affected?                        | YES | <input checked="" type="radio"/> NO |
| 5. Will any tributary streams be affected?                   | YES | <input checked="" type="radio"/> NO |
| 6. Will any habitat protection areas be affected?            | YES | <input checked="" type="radio"/> NO |
| 7. Will any tidal or non-tidal wetlands be affected?         | YES | <input checked="" type="radio"/> NO |

If you answered **YES** to any of the above, the project does not qualify for Staff Level Review. Please direct the applicatn to obtain a Conservation Plan and Agreement with M-NCPPC to proceed with the proposed project.

If you answered **NO** to all of the above, the project may proceed with the required mitigation noted below:

**MITIGATION REQUIREMENT**

IDO Compliance: 5 trees or eq.

Clearing of Vegetation: \_\_\_\_\_

Shore Erosion Mitigation: \_\_\_\_\_

4818 48<sup>th</sup> Avenue, Hyattsville



South view



North view



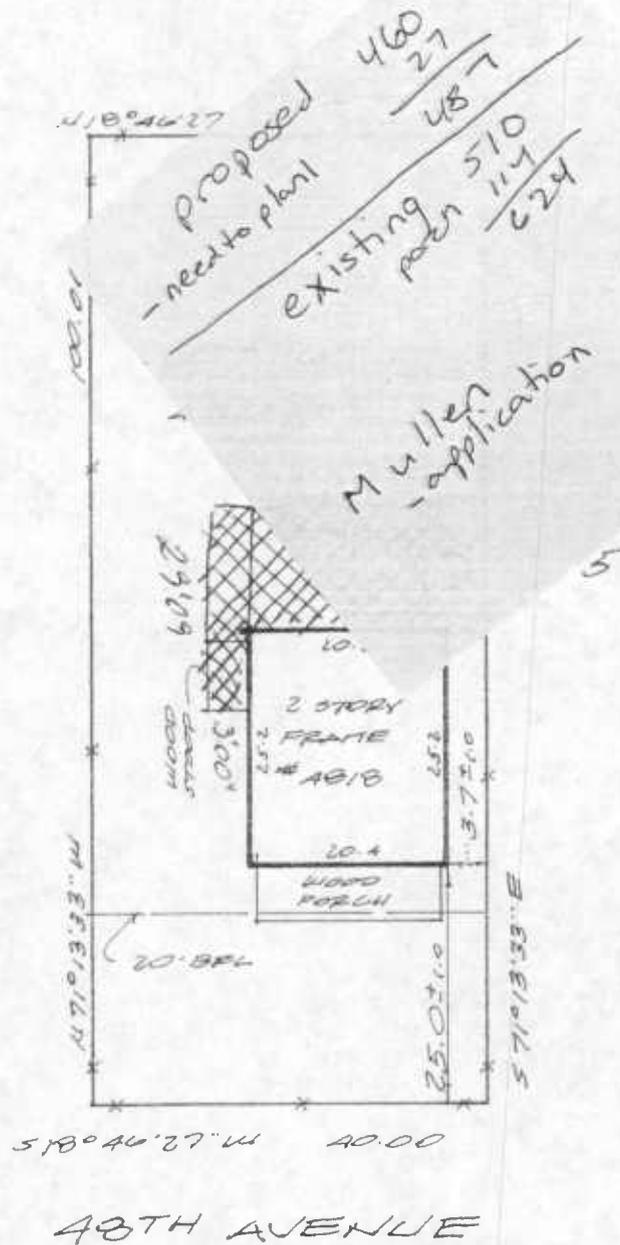
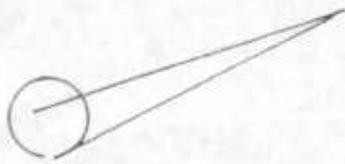
East view





West view





No evidence of property corners was found. Apparent occupation is shown.

Date: 1-13-03 Scale: 1"=20' Dwn: B.D.  
 Plat Book: 3  
 Plat No.: 19 NO TITLE REPORT FURNISHED  
 Work Order: 03-1081  
 Address: 4818 48<sup>TH</sup> AVENUE  
 District: 16  
 Jurisdiction: PRINCE GEORGES COUNTY, MD

**Surveyor's Certification**

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

LOCATION DRAWING  
 LOT 6  
 FUNKHOUSER ADDITION TO  
 HYATTSVILLE

*Stephen J. Wenthold*

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.  
 811 Russell Avenue  
 Suite #303  
 Gaithersburg, MD 20879  
 (301) 721-9400

4818 48<sup>th</sup> Avenue, Hyattsville



South view



North view



East view



West view

# PGAtlas Map

Information deemed reliable but not guaranteed. Maps are for information purposes only.



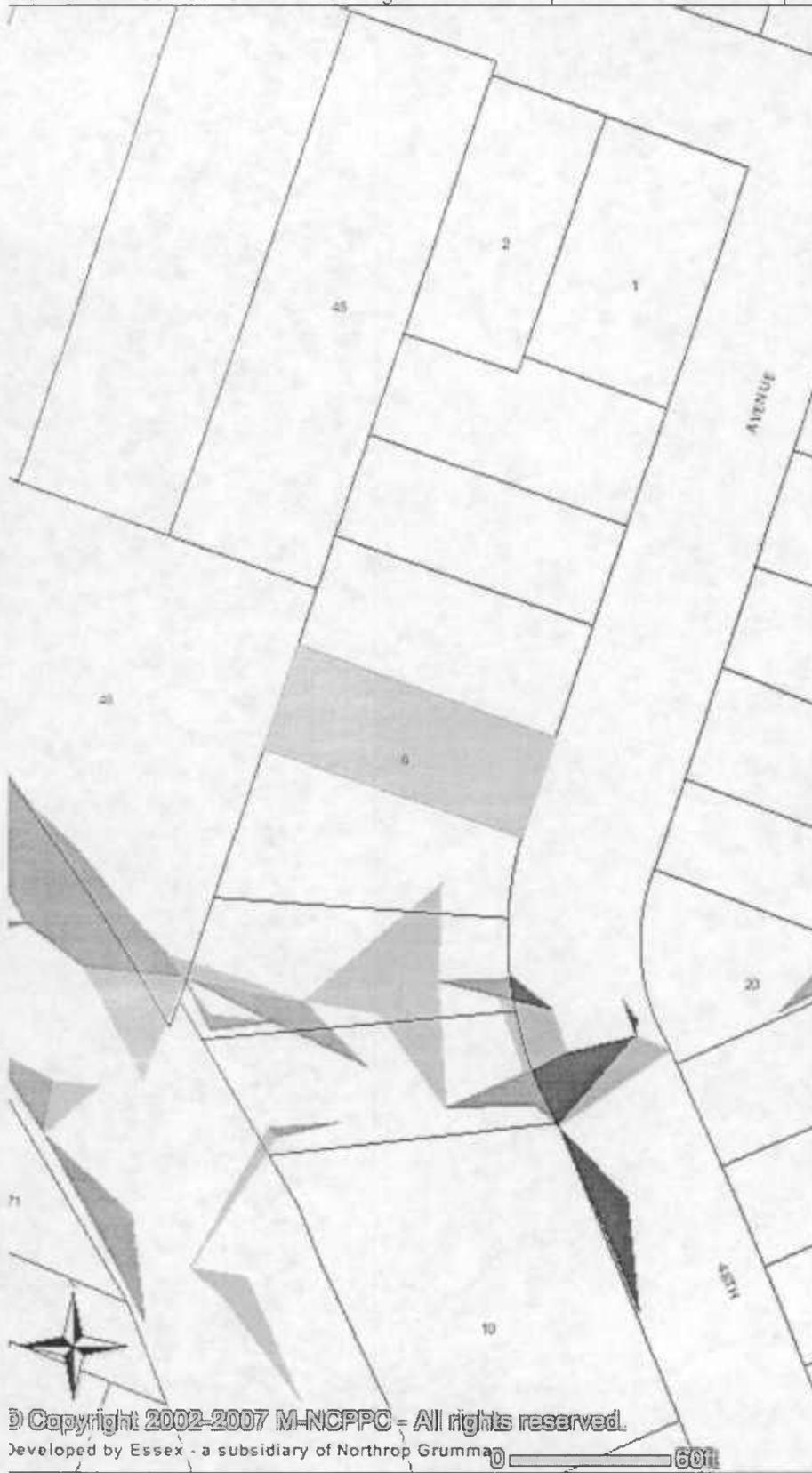
- |  |                    |  |                 |
|--|--------------------|--|-----------------|
|  | Blanks             |  | Libraries       |
|  | Day Care Centers   |  | Liquore Stores  |
|  | DMVs               |  | Nursing Homes   |
|  | Fire Departments   |  | Pawn Shops      |
|  | Gas Stations       |  | Police Stations |
|  | Golf Courses       |  | Post Offices    |
|  | Grocery Stores     |  | Rec Centers     |
|  | Historic - Nat Reg |  | Religious Inst  |
|  | Historic - Res     |  | Restaurants     |
|  | Historic - Sites   |  | Schools         |
|  | Hospitals          |  | Shopping        |
|  | Hotels             |  | Train Stations  |
- 
- Selected Features
  - Property Research
  - Property
  - 2005 Color Imagery

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- |                    |                 |
|--------------------|-----------------|
| Banks              | Libraries       |
| Day Care Centers   | Liquore Stores  |
| DMVs               | Nursing Homes   |
| Fire Departments   | Pawn Shops      |
| Gas Stations       | Police Stations |
| Golf Courses       | Post Offices    |
| Grocery Stores     | Rec Centers     |
| Historic - Nat Reg | Religious Inst  |
| Historic - Res     | Restaurants     |
| Historic - Sites   | Schools         |
| Hospitals          | Shopping        |
| Hotels             | Train Stations  |
- 
- |   |
|---|
| Selected Features                       |
| FEMA Flood Plain                        |
| Streams                                 |
| Property Research                       |
| Property                                |
| Marlboro Clay                           |
| None Present                            |
| Present                                 |
| Evaluation Zone                         |
| Slopes                                  |
| 15% - 24.9%                             |
| 25% and Above                           |
| Tree Conservation Plan 1 Submitted      |
| Tree Conservation Plan 2 Submitted      |
| Tree Conservation Plan Submitted Exempt |
| Vegetation                              |
| Wetlands                                |

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