

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

Ren Serey  
Executive Director

STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401

(410) 260-3460 Fax: (410) 974-5338

[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

April 17, 2008

Mr. Jim Stasz  
M-NCPPC – Planning Department  
Countywide Planning Division  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Re: CP89039; Tantallon on the Potomac, Lot 13  
702 Moyer Court, Fort Washington

Dear Mr. Stasz:

Thank you for forwarding the stormwater management and sediment and erosion control plans of the above referenced project for review and comment. The applicant is seeking to develop a lot with a new single family dwelling. The lot is located within the Limited Development Area (LDA) and is not grandfathered. Based on the information provided, I have the following comments:

1. Please provide this office with a copy of CP-89039 and CP-89039/01.
2. Is the applicant required to file a separate plan labeled as CP-89039/07 that reflects all the requirements of a Conservation Plan, or is simply providing the CP number of the stormwater management and sediment and erosion control plans sufficient?
3. If providing the CP number is all that is required, than the submitted plans must be modified to include a series of Critical Area notes which indicate the Critical Area overlay and all applicable development standards, including impervious surface limits and the forest clearing limits for this lot.
4. The gross site area is indicated as 61,493 square feet. However, the lot boundaries appear to extend over wetlands and open water. Annotated Code of Maryland Section 16-101 defines state wetlands as any land under navigable waters of the State below the mean high tide. Therefore, the acreage of open water (State tidal wetlands) cannot be used in impervious surface and forest clearing calculations.

TTY for the Deaf

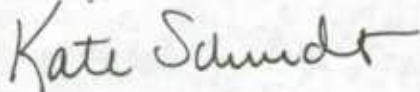
Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

Mr. Jim Stasz  
CP89039/07  
April 17, 2008  
Page 2 of 2

5. It is unclear whether the 100-foot Buffer has been expanded properly. It would appear that the Buffer has been expanded to include the adjacent 100-year floodplain and then an area of slopes 15% or greater. However, in order to ensure that the Secondary Buffer was drawn properly, the area of steep slopes should be shaded.
6. The rear Building Restriction Line (BRL) is extended into the expanded Buffer. This is misleading as it appears to indicate disturbance may occur within the Buffer. The BRL should be revised to coincide with the Buffer and a note should be added to the plans stating that disturbance to the Buffer is prohibited.
7. The plans do not indicate the amount of existing forest vegetation or the amount of proposed clearing. What is the original amount of forest clearing allowed on this lot from CP-89039? How much forest has been cleared to date from those lots that have been developed? Since the subdivider has sold the lots separately, how will mitigation be provided for clearing of common elements such as for Moyer Court? Where has the mitigation for the previous lots been provided?

Thank you for the opportunity to comment. Please provide this office with a revised CP-89039/07 that addresses the comments above. If you have any questions, please contact me at (410) 260-3475.

Sincerely,

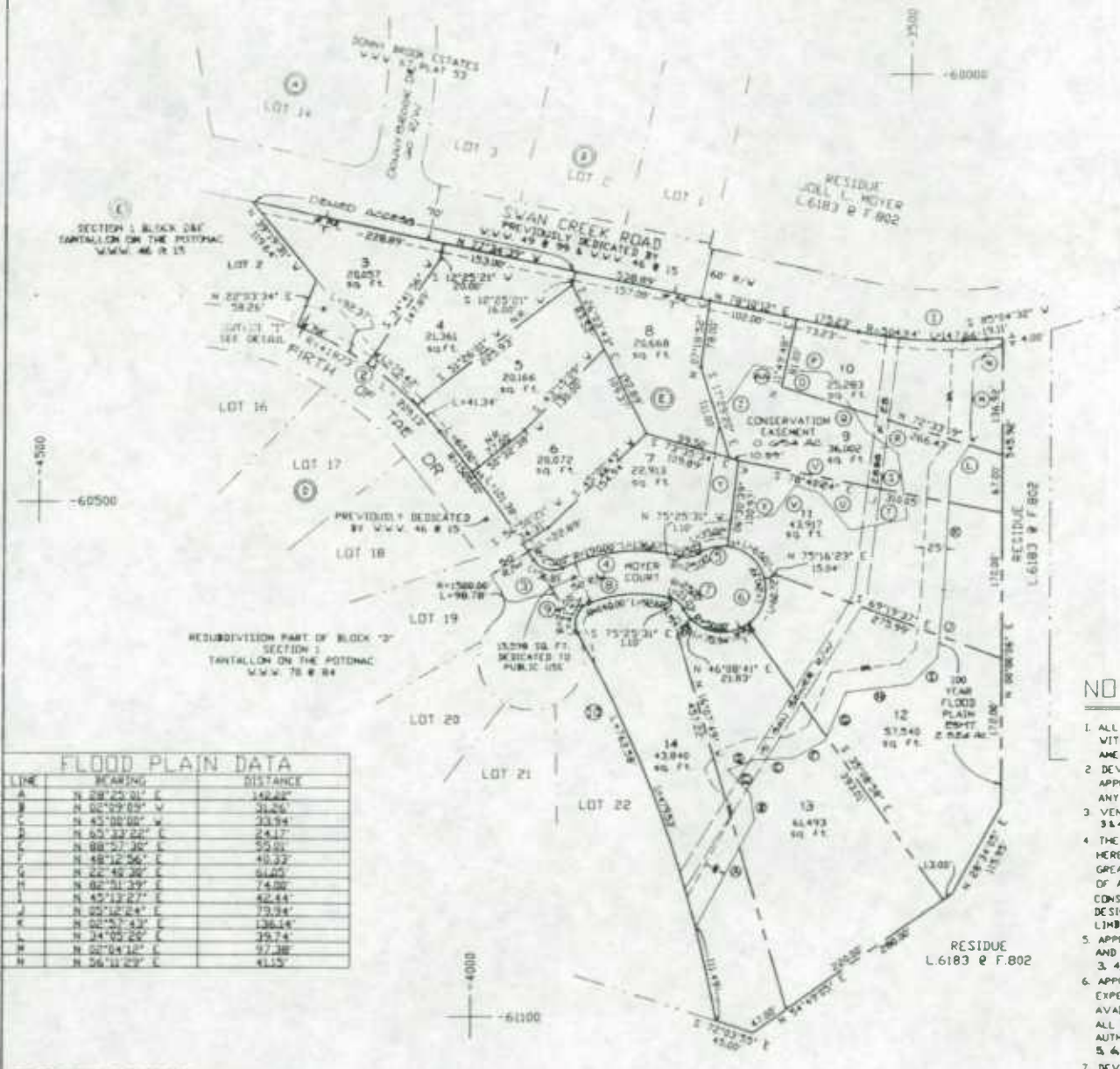
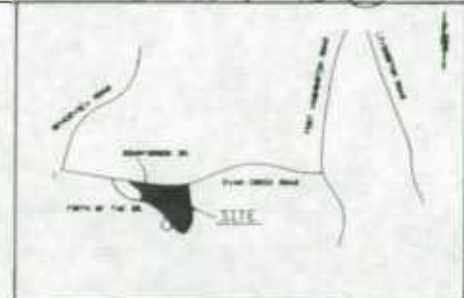
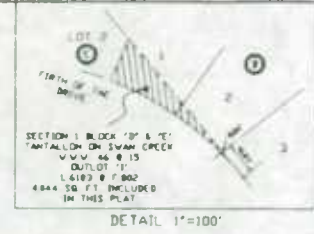


Kate Schmidt  
Natural Resource Planner  
PG211-08

Cc: CJ Lammers, M-NCPPC Countywide Planning Division

V.J-157-36

CURVE DATA						LOT			CONSERVATION EASEMENT				
No.	RADIUS	DELTA	ARC	TAN	CHORD	CH BEARING	LOT	GROSS LOT AREA	FLOOD PLAIN	NET LOT AREA	LINE	BEARING	DISTANCE
1	504.94'	16°45'16"	147.66'	74.36'	147.13'	S 86°32'50" E	9E	36,002 SQ. FT.	3,829 SQ. FT.	32,173 SQ. FT.	Q	S 88°15'51" E	19.43'
2	418.73'	20°36'55"	209.13'	106.79'	206.96'	N 50°00'29" W	10E	25,283 SQ. FT.	4,146 SQ. FT.	21,137 SQ. FT.	P	S 35°49'18" E	40.54'
3	25.00'	84°21'11"	36.81'	22.65'	33.57'	N 74°27'47" W	11E	43,917 SQ. FT.	10,861 SQ. FT.	33,056 SQ. FT.	Q	S 32°16'56" E	80.40'
4	190.00'	41°12'51"	136.67'	71.44'	133.74'	S 83°58'04" W	12E	37,540 SQ. FT.	7,674 SQ. FT.	29,866 SQ. FT.	R	S 54°08'45" E	45.54'
5	25.00'	48°11'23"	21.03'	11.18'	20.41'	S 80°28'48" W	13E	61,493 SQ. FT.	4,481 SQ. FT.	57,012 SQ. FT.	S	S 08°26'53" E	76.33'
6	50.00'	27°22'46"	24.19'	12.66'	24.19'	S 14°34'29" W	14E	43,840 SQ. FT.	12,454 SQ. FT.	31,386 SQ. FT.	T	S 70°27'33" W	67.37'
7	25.00'	48°11'23"	21.03'	11.18'	20.41'	S 51°19'49" E	15E				U	N 38°57'03" W	54.26'
8	140.00'	37°55'51"	92.68'	48.11'	91.00'	N 85°36'32" E	16E				V	N 70°28'59" W	20.62'
9	25.00'	95°09'24"	41.52'	27.36'	36.91'	N 19°03'53" E	17E				W	S 35°51'41" W	43.29'
10	1500.00'	29°07'42"	762.58'	309.72'	754.39'	N 19°21'19" W	18E				X	S 83°18'45" W	80.51'
											Y	N 08°22'14" E	130.37'
											Z	N 34°00'07" E	67.88'
											AA	S 77°26'00" E	27.72'
TOTAL FLOODPLAIN ESHY. AREA = 10,994.5 SQ. FT. OR 2.22 AC.											EASEMENT AREA = 30,211 SQ. FT.		



LINE	BEARING	DISTANCE
A	N 28°22'01" E	149.27'
B	N 82°32'02" W	31.26'
C	N 45°00'00" W	33.94'
D	N 65°33'22" E	24.17'
E	N 88°57'30" E	55.01'
F	N 48°12'56" E	49.32'
G	N 22°42'30" E	61.00'
H	N 82°31'39" E	74.00'
I	N 45°12'27" E	42.44'
J	N 29°32'24" E	73.94'
K	N 20°47'43" E	128.64'
L	N 34°02'22" E	39.74'
M	N 52°04'10" E	97.38'
N	N 36°11'22" E	41.52'

NOTES:

- ALL DEVELOPMENT IN THIS SUBDIVISION WILL BE IN CONFORMANCE WITH THE APPROVED DETAILED SITE PLAN RSP-90076 OR AS AMENDED BY ANY SUBSEQUENT REVISIONS THERETO.
- DEVELOPMENT OF THIS SITE SHALL BE IN COMPLIANCE WITH THE APPROVED CONSERVATION PLAN # CP-89039, OR AS AMENDED BY ANY SUBSEQUENT REVISIONS THERETO.
- VEHICULAR ACCESS IS DENIED TO SWAN CREEK RD. FOR LOTS 3 & 4 BLOCK 'E'.
- THE CONSERVATION EASEMENT IS DESCRIBED BY LIMITS AS SHOWN HEREON AND PRECLUDES ANY DISTURBANCE TO PLANT MATERIALS GREATER THAN TWO INCHES IN CALIPER OR ANY INSTALLATION OF ANY STRUCTURE WITHIN SAID AREA WITHOUT PRIOR WRITTEN CONSENT FROM THE NNCP, B.P.C. PLANNING DIRECTOR OR HIS/HER DESIGNEE. THE REMOVAL OF ANY DEAD MATERIAL (I.E., BRANCHES, LIMBS, TRUNKS) IS ALLOWED.
- APPROVAL OF THIS PLAN IS PREDICATED UPON PUBLIC WATER AND SEWER BEING AVAILABLE PRIOR TO CONSTRUCTION FOR LOTS 3, 4, & 8 THRU 10 BLOCK 'E'.
- APPROVAL OF THIS PLAN IS BASED UPON A REASONABLE EXPECTATION THAT PUBLIC WATER AND SEWER SERVICE WILL BE AVAILABLE WHEN NEEDED AND IS CONDITIONED ON FULFILLING ALL OF THE WASHINGTON SUBURBAN SANITARY COMMISSION AUTHORIZATION # 91-3101-A COMMITMENTS FOR LOTS 5, 6, 7 & 11 THRU 14 BLOCK 'E'.
- DEVELOPMENT OF THIS SITE SHALL BE IN CONFORMANCE WITH THE APPROVED STORMWATER MANAGEMENT CONCEPT PLAN # CSO-B7376-70 OR AMENDED BY ANY SUBSEQUENT REVISIONS THERETO.

\* AS APPROVED ON OCT 18, 1990

SURVEYOR'S AND ENGINEER'S CERTIFICATION

WE HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY SENIOR CORPORATION A DELAWARE CORPORATION TO JOEL L. MOYER, BY DEED DATED AUGUST 16, 1985 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 6183 AT FOLIO 802 AND ALSO A RESUBDIVISION OF PART OF OUTLOT 'I' BLOCK 'E' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED 'SECTION L BLOCKS D & E, TANTALLON ON THE POTOMAC' AS RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK W.W. 46 AS PLAT NO. 15 AND THAT THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 9.3873 ACRES.

AS TO SURVEYING  
 DATE 1/30/91  
 GARY L. COOPER  
 REGISTERED PROPERTY LINE SURVEYOR  
 MARYLAND NO. 359

AS TO ENGINEERING  
 DATE 1/30/91  
 BOLLING V. HAYALL, JR.  
 REGISTERED PROFESSIONAL ENGINEER  
 MARYLAND NO. 10242

OWNER'S DEDICATION

I, JOEL L. MOYER, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S AND ENGINEER'S CERTIFICATION, HEREBY ADOPT THIS PLAN OF SUBDIVISION ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, EXCEPT AS SHOWN, ESTABLISH THE CONSERVATION & FLOODPLAIN EASEMENTS, ESTABLISH THE 10' WIDE PUBLIC UTILITY EASEMENT AS SUBJECT TO THE DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703 AT FOLIO 748 AND FURTHER CERTIFY THAT PROPERTY LINE MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-120 (M&G) (M&B), SUBDIVISION REGULATIONS, PRINCE GEORGE'S COUNTY CODE. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT THOSE SHOWN OR NOTED BELOW AND ALL PARTIES IN INTEREST THERETO HAVE HERETO AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

Witness: Gary L. Cooper 1/30/91  
 Witness: Lawrence C. Abell 1/30/91  
 JOEL L. MOYER, OWNER  
 LAWRENCE C. ABELL, TRUSTEE

SECTION 1  
 TANTALLON ON THE POTOMAC  
 BLOCK 'E'  
 LOTS 3 THRU 14  
 INCLUDING A RESUBDIVISION  
 OF OUTLOT 'I' BLOCK 'E'  
 SECTION 1 - BLOCK 'D' & 'E'  
 TANTALLON ON THE POTOMAC  
 W.W. 46 P. 18  
 5th ELECTION DISTRICT  
 PRINCE GEORGE'S COUNTY, MARYLAND  
 1"=100'

DEPARTMENT OF ASSESSMENTS  
 AND RECORDS  
 APPROVED  
 2/22/91  
 G.T.P.  
 BY

FSI DESIGN GROUP  
 ARCHITECTS - ENGINEERS - PLANNERS - SURVEYORS  
 200 PROSPECT SQUARE  
 10903 INDIAN HEAD HIGHWAY  
 FORT WASHINGTON, MARYLAND 20744  
 (301) 292-0200 (301) 932-1900

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 PRINCE GEORGE'S COUNTY PLANNING BOARD  
 February 16, 1991  
 Assistant Secretary

DEPARTMENT OF ENVIRONMENTAL RESOURCES PRINCE GEORGE'S COUNTY, MARYLAND  
 APPROVED on January 4, 1991  
 Director of Design

RECORDED 2-25-1991  
 PLAT BOOK V.J-157  
 PLAT PAGE 36

TOTAL LOT AREA = 9.0292 ACRES  
 TOTAL DEDICATION = 0.3581 ACRES  
 TOTAL PLAT AREA = 9.3873 ACRES

PRELIMINARY PLAN NO. 4-89176

M3A SSU 1250-3313

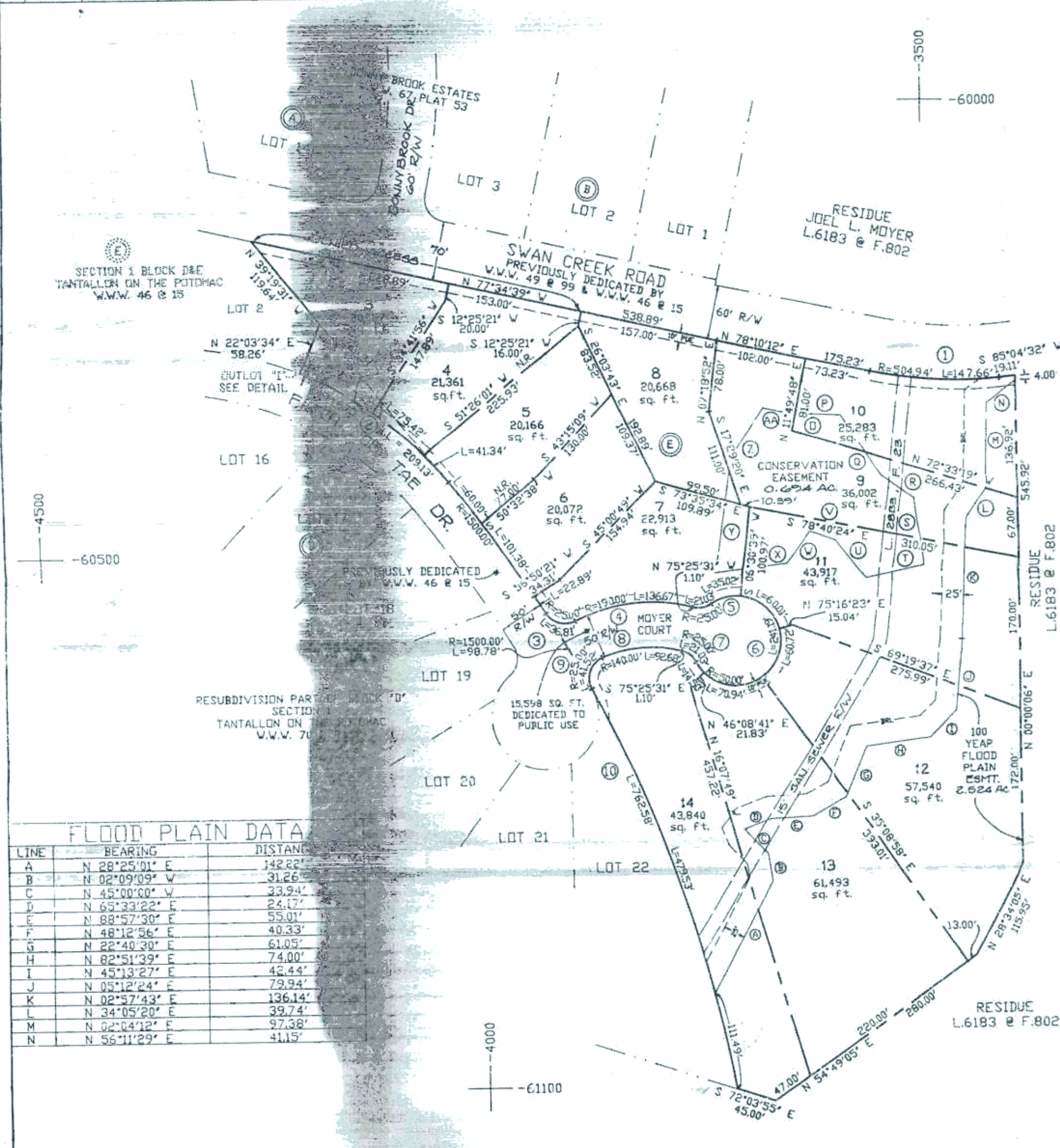
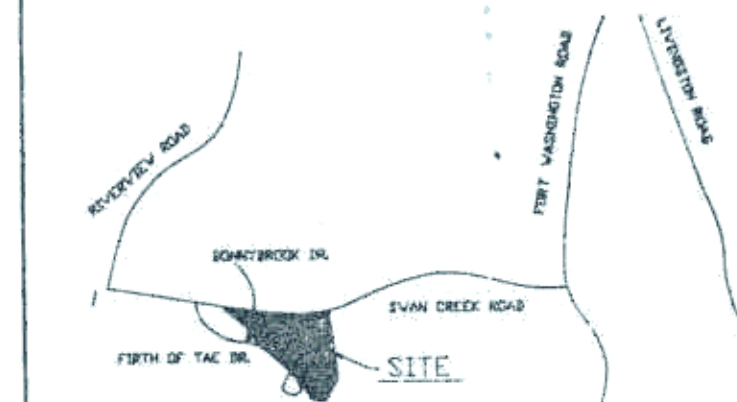
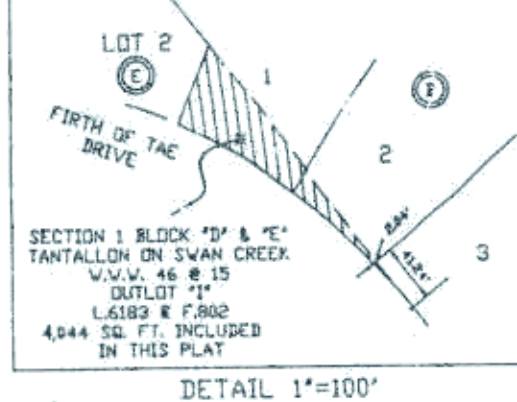
**CURVE DATA**

No.	RADIUS	DELTA	ARC	TAN	CHORD	CH. BEARING
1	504.94'	16°45'16"	147.66'	74.36'	147.13'	S 86°32'50" E
2	418.73'	28°36'55"	209.13'	106.79'	206.96'	N 50°08'29" W
3	25.00'	84°21'11"	36.81'	22.65'	33.57'	N 74°27'47" W
4	190.00'	41°12'51"	136.67'	71.44'	133.74'	S 83°58'04" W
5	25.00'	48°11'23"	21.03'	11.18'	20.41'	S 80°28'48" W
6	50.00'	276°22'46"	241.19'	0	66.67'	S 14°34'29" W
7	25.00'	48°11'23"	21.03'	11.18'	20.41'	S 51°19'49" E
8	140.00'	37°55'54"	92.68'	48.11'	91.00'	N 85°36'32" E
9	25.00'	95°09'24"	41.52'	27.36'	36.91'	N 19°03'53" E
10	1500.00'	29°07'42"	762.58'	389.72'	754.39'	N 19°21'19" W

**CONSERVATION EASEMENT**

LINE	BEARING	DISTANCE
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P	S 85°49'18" E	40.54'
Q	S 32°16'56" E	80.40'
R	S 54°08'45" E	45.54'
S	S 08°26'53" E	76.33'
T	S 78°27'33" W	67.37'
U	N 38°57'03" W	54.76'
V	N 70°28'59" W	30.62'
W	S 35°51'41" W	43.79'
X	S 83°18'45" W	80.51'
Y	N 08°22'14" E	130.37'
Z	N 34°00'07" E	67.88'
AA	S 77°26'00" E	27.72'

EASEMENT AREA = 30,211 SQ. FT.



**FLOOD PLAIN DATA**

LINE	BEARING	DISTANCE
A	N 28°25'01" E	142.22'
B	N 02°09'09" W	31.26'
C	N 45°00'00" W	33.94'
D	N 65°33'22" E	24.17'
E	N 88°57'30" E	55.01'
F	N 48°12'56" E	40.33'
G	N 22°40'30" E	61.05'
H	N 82°51'39" E	74.00'
I	N 45°13'27" E	42.44'
J	N 05°12'24" E	79.94'
K	N 02°57'43" E	136.14'
L	N 34°05'20" E	39.74'
M	N 02°04'12" E	97.38'
N	N 56°11'29" E	41.15'

FOR PUBLIC WATER & SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
PRINCE GEORGE'S COUNTY PLANNING BOARD  
APPROVED February 14, 1991  
Chairman: [Signature]  
Assistant Secretary: [Signature]

DEPARTMENT OF ENVIRONMENTAL RESOURCES PRINCE GEORGE'S COUNTY, MARYLAND  
APPROVED ON February 4, 1991  
Director or Designer: [Signature]

RECORDED February 25, 1991  
PLAT BOOK Vol 157  
PLAT PAGE 36

TOTAL LOT AREA = 9.0292 ACRES  
TOTAL DEDICATION = 0.3581 ACRES  
TOTAL PLAT AREA = 9.3873 ACRES

**NOTES:**

- ALL DEVELOPMENT IN THIS SUBDIVISION WILL BE IN CONFORMANCE WITH THE APPROVED DETAILED SITE PLAN #SP-90076 OR AS AMENDED BY ANY SUBSEQUENT REVISIONS THERETO.
- DEVELOPMENT OF THIS SITE SHALL BE IN COMPLIANCE WITH THE APPROVED CONSERVATION PLAN # CP-89039, OR AS AMENDED BY ANY SUBSEQUENT REVISIONS THERETO.
- VEHICULAR ACCESS IS DENIED TO SWAN CREEK RD. FOR LOTS 8 & 4 BLOCK 'E'.
- THE CONSERVATION EASEMENT IS DESCRIBED BY LIMITS AS SHOWN HEREON AND PRECLUDES ANY DISTURBANCE TO PLANT MATERIALS GREATER THAN TWO INCHES IN CALIPER OR ANY INSTALLATION OF ANY STRUCTURE WITHIN SAID AREA WITHOUT PRIOR WRITTEN CONSENT FROM THE M.N.C.P. & P.C. PLANNING DIRECTOR OR HIS/HER DESIGNEE. THE REMOVAL OF ANY DEAD MATERIAL (i.e. BRANCHES, LIMBS, TRUNKS) IS ALLOWED.
- APPROVAL OF THIS PLAT IS PREDICATED UPON PUBLIC WATER AND SEWER BEING AVAILABLE PRIOR TO CONSTRUCTION FOR LOTS 3, 4, & 8 THRU 10 BLOCK 'E'.
- APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT PUBLIC WATER AND SEWER SERVICE WILL BE AVAILABLE WHEN NEEDED AND IS CONDITIONED ON FULFILLING ALL OF THE WASHINGTON SUBURBAN SANITARY COMMISSION AUTHORIZATION # 91-9101 A COMMITMENTS FOR LOTS 5, 6, 7 & 11 THRU 14 BLOCK 'E'.
- DEVELOPMENT OF THIS SITE SHALL BE IN CONFORMANCE WITH THE APPROVED STORMWATER MANAGEMENT CONCEPT PLAN # CSD-87376-70 OR AMENDED BY ANY SUBSEQUENT REVISIONS THERETO.

\* AS APPROVED ON OCT. 18, 1990

**SURVEYOR'S AND ENGINEER'S CERTIFICATION**

WE HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY SENIOR CORPORATION, A DELAWARE CORPORATION, TO JOEL L. MOYER, BY DEED DATED AUGUST 16, 1985 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 6183 AT FOLIO 802, AND ALSO A RESUBDIVISION OF PART OF OUTLOT 'I', BLOCK 'E', AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED 'SECTION 1, BLOCKS D & E, TANTALLON ON THE POTOMAC' AS RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK W.W.W. 46 AS PLAT NO. 15, AND THAT THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 9.3873 ACRES.

AS TO SURVEYING  
1-30-91  
DATE: [Signature]  
GARY L. ZOOPEP  
REGISTERED PROPERTY LINE SURVEYOR  
MARYLAND NO. 359

AS TO ENGINEERING  
1/30/91  
DATE: [Signature]  
BOLLING W. HAXALL, JR.  
REGISTERED PROFESSIONAL ENGINEER  
MARYLAND NO. 10242

**OWNER'S DEDICATION**

I, JOEL L. MOYER, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S AND ENGINEER'S CERTIFICATION, HEREBY ADOPT THIS PLAN OF SUBDIVISION ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES, EXCEPT AS SHOWN, ESTABLISH THE CONSERVATION & FLOODPLAIN EASEMENTS, ESTABLISH THE 10' WIDE PUBLIC UTILITY EASEMENT AT SUBJECT TO THE DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703 AT FOLIO 748 AND FURTHER CERTIFY THAT PROPERTY LINE MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-120 (b)(6)(F)(G), SUBDIVISION REGULATIONS, PRINCE GEORGE'S COUNTY CODE. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT THOSE SHOWN OR NOTED BELOW AND ALL PARTIES IN INTEREST THERETO HAVE HEREUNTO AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

[Signature] 1/30/91 [Signature]  
WITNESS DATE JOEL L. MOYER, OWNER

FEDCO SYSTEMS INC. HEREBY ASSENT TO THIS PLAN OF SUBDIVISION  
[Signature] 1/30/91 [Signature]  
WITNESS DATE LAWRENCE C. ABELL, TRUSTEE

SECTION 1  
TANTALLON ON THE POTOMAC  
BLOCK E  
LOTS 3 THRU 14  
INCLUDING A RESUBDIVISION  
OF OUTLOT "I" BLOCK "E"  
SECTION 1 - BLOCK "D" & "E"  
TANTALLON ON THE POTOMAC  
W.W.W. 46 @ 15

5th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND  
1"=100'  
JAN 1991

FSI DESIGN GROUP  
ARCHITECTS - ENGINEERS - PLANNERS - SURVEYORS  
200 PROSPECT SQUARE  
10903 INDIAN HEAD HIGHWAY  
FORT WASHINGTON, MARYLAND 20744  
(301) 292-0200 (301) 932-1900

PRELIMINARY PLAN NO. 4-89176

98-157-36

48 Hours  
Before You Dig  
Call  
"MISS UTILITY"  
Service Protection Center  
MEMBER  
ONE CALL SYSTEMS INTERNATIONAL  
CALL TOLL FREE  
1-800-257-7777

GENERAL NOTES

- All footings are to be extended to virgin soil.
- All fill under buildings to be Class 1.
- All fill under driveways and walks to be Class 2.
- All remaining fill areas to be Class 3.
- Foundation drains to be piped to a point remote from the house, and to be of rigid pipe.
- Refer to approved Structural Plans for exact house dimensions, before ordering house stakeout.
- Call "miss Utility" Telephone 1-800-257-7777 for utility location at least 48 hours before construction.
- It shall be the contractor's responsibility to check the location and elevation of Sanitary Sewer house connection from the proposed lower level prior to construction.
- No title report furnished, Plan subject to restriction and easements record or otherwise.

RESIDENTIAL LANDSCAPE SCHEDULE

- ZONE: R-R
- NUMBER OF LOTS: 1
- NUMBER OF TREES REQUIRED PER LOT:
  - 3 SHADE TREES
  - 2 ORNAMENTAL TREES
  - NONE EVERGREEN TREES
- TOTAL NUMBER OF TREES PROVIDED:
  - 3 SHADE TREES
  - 2 ORNAMENTAL TREES
  - NONE EVERGREEN TREES

PLANT SCHEDULE

KEY	QTY	Botanical Name/Common Name	SIZE	SPACING	METHOD
A	3	Acer Rubrumcultivara /Red Maple	2.5-3"	As shown	B & B
B	2	Quercus Phellos /Willow Oak	2.5-3"	As shown	B & B

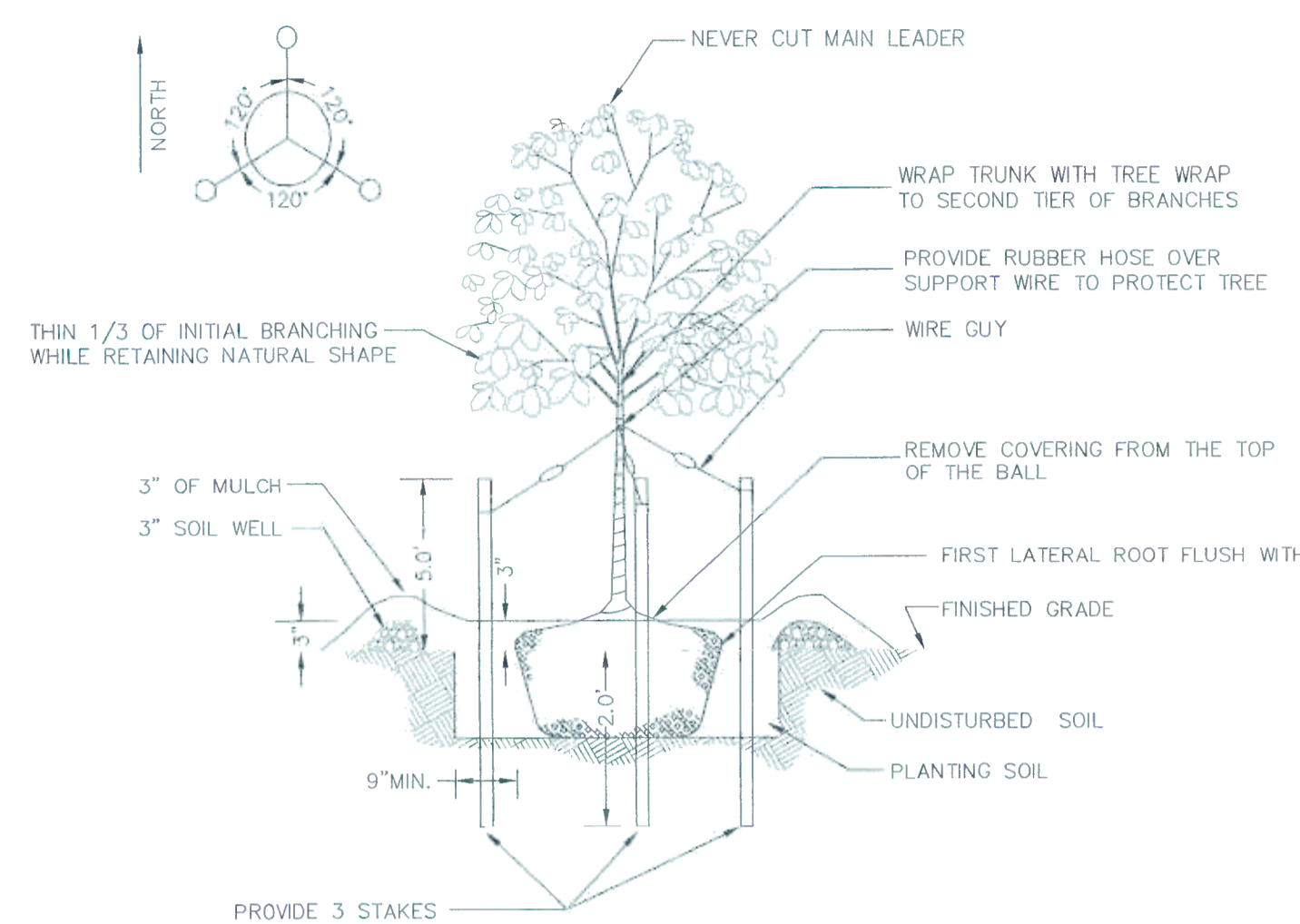
LEGEND:

- EXISTING CONTOUR
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EX. TREE 10" DIAM. AND GREATER
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- 100-YR FLOODPLAIN
- SOIL TYPE
- WETLANDS
- WETLANDS BUFFER
- CHESAPEAKE BAY CRITICAL AREA BUFFER
- PROPOSED DRAINAGE DIVIDE
- EX. ELECTRIC
- PROP. ELECTRIC

ABBREVIATIONS:

- AC. ACRES
- ARCH'L ARCHITECTURAL
- B.F. BASEMENT FLOOR
- BRL BUILDING RESTRICTION LINE
- C/O CLEAN OUT
- CONC CONCRETE
- DIST. DISTRIBUTION
- D.L. DISCONNECTION LENGTH
- D.S. DOWN SPOUT
- DWG DRAWING
- E ELECTRIC
- EX/EXIST. EXISTING
- FF. FINISH FLOOR
- GAR GARAGE
- L.O.D. LIMIT OF DISTURBANCE
- OBS. OBSERVATION
- PERF. PERFORATED
- PROP. PROPOSED
- R. RADIUS
- SAN. SANITARY
- S.C.E. STABILIZED CONSTRUCTION ENTRANCE
- SD EXISTING STORM DRAIN
- SQ.FT. SQUARE FEET
- SHC SANITARY HOUSE CONNECTION
- SRA SEPTIC RECOVERY AREA
- S/W SIDEWALK
- TYP. TYPICAL
- WHC WATER HOUSE CONNECTION
- W.M. WATER METER
- W.V. WATER VALVE

PLAN VIEW OF TREE STAKING LAYOUT

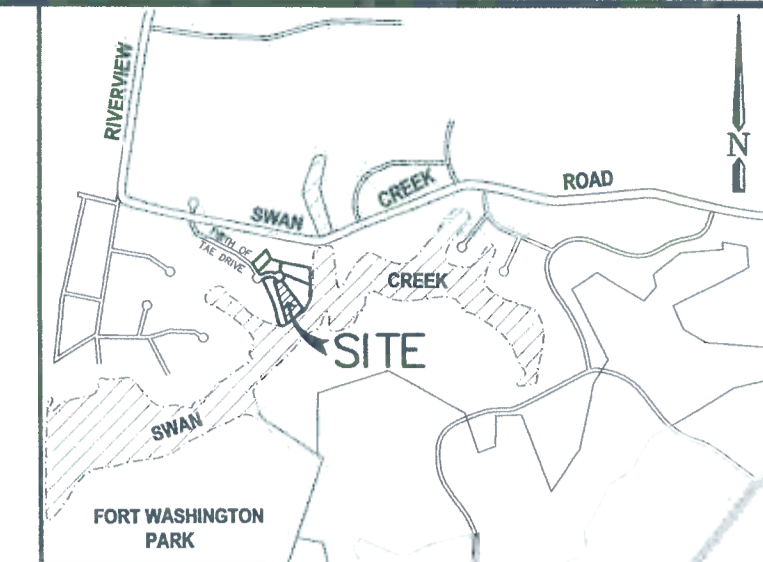


B&B TREE PLANTING DETAIL

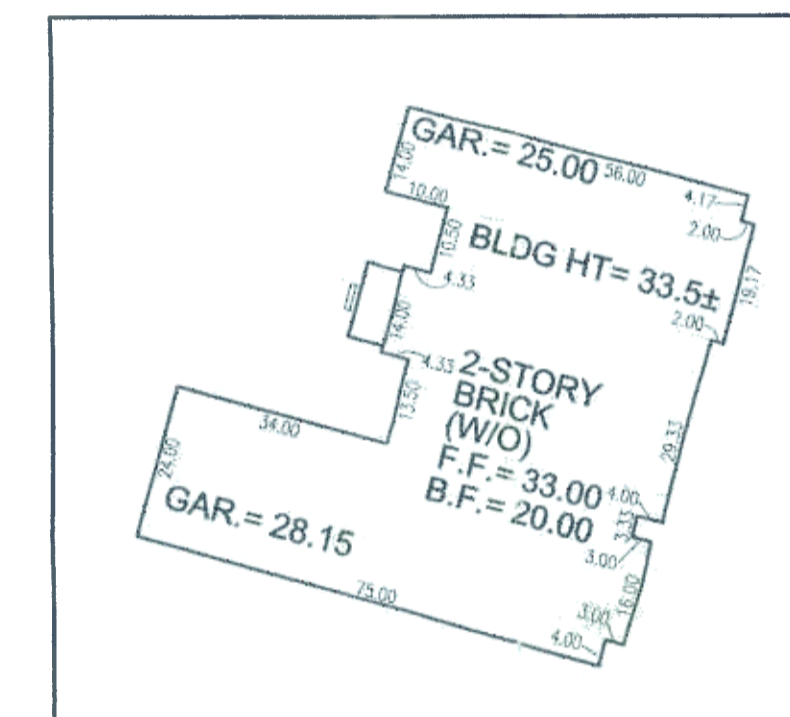
N.T.S. (FOR TREES 2.5" CALIPER OR GREATER)

GENERAL SITE NOTES

- Property Address: FORT MOYER CT FORT WASHINGTON, MD 20744
- Deed Reference: L25345 F.591
- Existing Zoning: R-R
- Proposed Use: Single Family Detached Residential Lot
- Gross Tract Area: 1.4117 Ac./61,493 S.F.  
Road Dedication: 0.0000 Ac.  
Flood Plain: 0.95 Ac./41,481 S.F.  
Net Tract Area: 0.4594 Ac./20,012 S.F.
- Number of lots proposed: one (1) Lot
- Lot Information:
  - Existing Zoning: R-R
  - Minimum net lot area= 20,000 S.F.
  - Maximum % of net lot area coverage= 25%
  - Lot/Width Frontage (min.)  
At Front Building Line= 100'  
At Front Street Line= 70' (60' on cul-de-sacs)
  - Setbacks (min.)  
Front Yard= 25'  
Side Yard= 8' Min/17' (Combined total)  
Rear Yard= Est. Per PB.157 @ P36
  - Max. Building Height= 35'
- Water Category: W-3 (Community system)
- Sewer Category: S-3 (Community system)
- Tax Map: 131; Grid: C2
- W.S.S.C. 200 Sheet Number: 216 SW 01
- Topographic information taken from (FSI) Fedco System Incorporated date on 6/12/90 and Approved on 10/18/90.
- Contour intervals: 2ft.
- Excess spoil material to be hauled off site approved fill site with an approved, current Erosion and Sediment Control Permit.
- SWM Technical Plan (Case No. 36529-2003) for Moyer Court was approved on 10/18/07.
- If the contractor and/or subcontractor has any questions relating to the approved civil engineering plans, it shall be cleared by the engineer prior to commencement of construction. No liability shall be incurred by the engineer or Land & Compass, Inc.



PG. CO. ADC MAP NO. 30 GRID B7



BUILDING FOOTPRINT

SCALE: 1"= 30'

LOT COVERAGE & SUMMARY

NET LOT AREA	= 31,186 Sq.Ft.
MAX. ALLOWABLE	= 225% (7,796 Sq.Ft.)
PROP. BLDG. FOOTPRINT	= 4,430 Sq.Ft.
PROP. GARAGE FOOTPRINT	= 0 Sq.Ft.
COVERED PORCH	= 68 Sq.Ft.
PAVED AREA	= 1,050 Sq.Ft.
PROVIDED LOT COVERAGE	= 17.80% (5,548 Sq.Ft.)

DISTURBED AREA = 0.32 Ac.

SITE PLAN CERTIFICATE

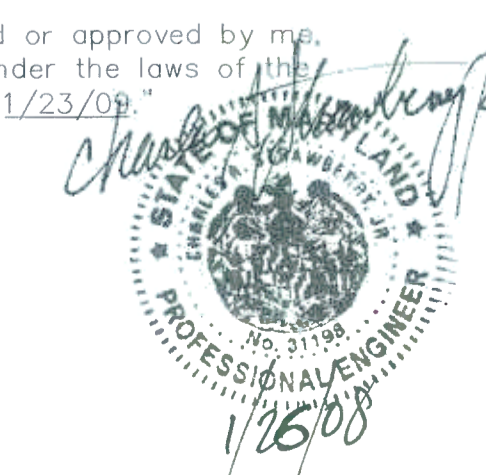
I hereby certify that grading shown hereon conforms with Subtitle Four, Division Three of the Prince George's County Building Code.

I certify that I have inspected this site and that drainage flows from other uphill properties on this site and from this site onto other downhill properties, have been addressed in substantial accordance with applicable codes.

1/26/08 Charles A. Strawberry, Jr.  
DATE: CHARLES A. STRAWBERRY, JR., M.S., LIC. PROF. ENGINEER No. 31198

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. 31198, Expiration Date: 1/23/09"



OWNER/DEVELOPER  
VAUGHN T. &  
KELLY J. GOURDIN  
12805 HALLWOOD PLACE  
FORT WASHINGTON, MD 20744  
PHONE: (301) 203-8089

SITE, GRADING & LANDSCAPE PLAN

LOT 13  
TANTALLON on the POTOMAC  
BLOCK 'E', SECTION ONE  
P.B. 157 @ P. 36

Piscataway Election District No.05  
Prince George's County, Maryland



A LAND DEVELOPMENT CONSULTING COMPANY  
4210 ST. BARBARAS ROAD, SUITE 201  
TEMPLE HILLS, MARYLAND 20748  
PHONE: 301.899.0314 FAX: 301.899.0315  
PG08030 DWG NO. SP-00 SHEET: 1 of 1  
SCALE: 1"=30' DATE: NOVEMBER 2007

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