

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

- Lot Size Range: Between less than 9,500 square feet
- Number of lots: 1 lots
- Total number of trees required per lot: 2 shade trees, 2 ornamental/evergreen trees
- Total number of trees provided: 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)
- Number of shade trees required per lot to be located on the south and/or west side of the residential structure: 1 shade trees
- Total number of shade trees provided on the south and/or west side of structures: 1 shade trees
- Number of trees required per lot to be located in the front yard: 1 shade trees, 1 ornamental/evergreen trees
- 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.

**Section 49-1 Sustainable Landscaping Requirements**

- % of native plant material required in each category:
  - Shade trees: total 2 x 50% = 1 total number required, total number provided 2 = 100% native
  - Ornamental Trees: total 2 x 50% = 1 total number required, total number provided 2 = 100% native
  - Evergreen Trees: total 0 x 30% = 0 total number required, total number provided 0 = 0% native
  - Shrubs: total 0 x 30% = 0 total number required, total number provided 0 = 0% native
- Are invasive species proposed? Yes  No
- Are existing invasive species on site in areas that are to remain undisturbed? Yes  No
- 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  No
- Are trees proposed to be planted on slopes greater than 3:1? Yes  No

**\* LOT COVERAGE COMPUTATION**

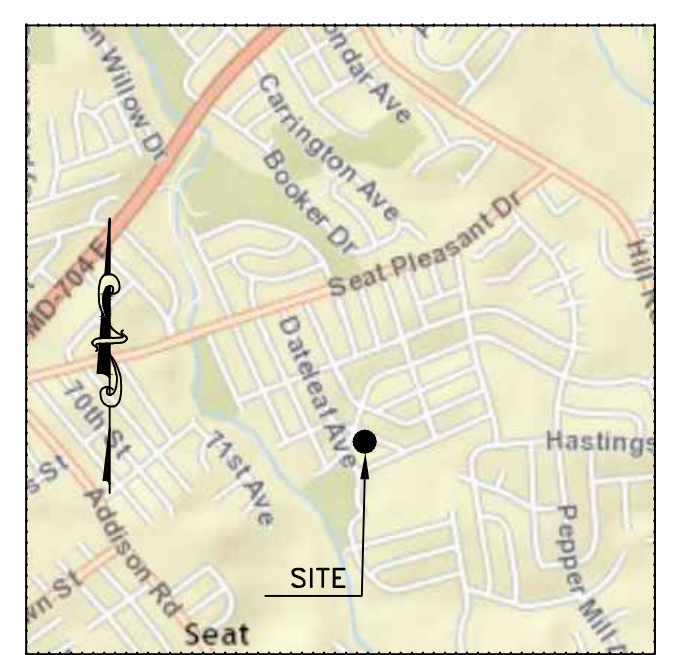
HOUSE= 888 SF  
DRIVEWAY= 10 x 38 = 380 SF  
COV PORCH= 260 SF  
TOTAL = 888+380+260 = 1,528 SF

LOT COV. = 1528/8142 = 19%

**SITE ANALYSIS**

- Gross area of site= 8,142 SF
- Net area of site= 8,142 SF
- Gross floor area= 888 SF
- Total lot coverage= ±19%\*

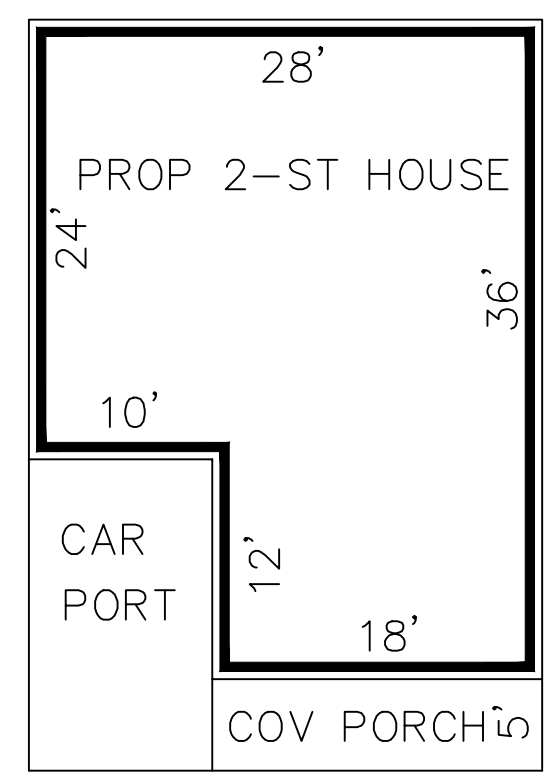
Height of Dwelling at its Peak ±29'



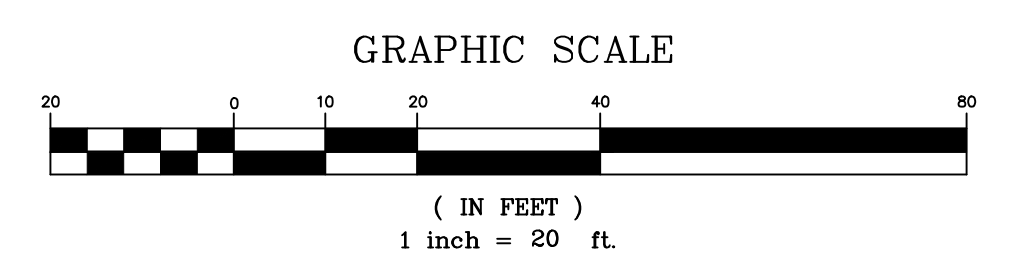
- GENERAL NOTES**
- Name of Subdivision: CARMODY HILLS
  - PG Co. Map # 19, Grid A2
  - Number of Lots: Four Lots "1-4", Block "T"
  - Existing Zoning: R-55
  - Property Use: Residential
  - Total Property Area: 8,142 SF Or 0.1870 Ac.
  - Aviation Policy Number: N/A
  - Soil Type: See Table
  - Water & Sewer: Public
  - Water & Sewer Category: 3
  - Tax Map: 66; Grid: D-3
  - W.S.S.C. 200' Sheet Number: 201 NE 06
  - Flood Plain Information: N/A
  - Easement Area: As shown on Plat
  - Public Area "Parkland": N/A
  - Wetlands Or Perennial Streams: None
  - Historic District: N/A
  - There are no scenic and/or historic roads adjacent to or on the subject property
  - Adjacent Cemetery: N/A
  - Gateway Sign Or Entrance Feature Proposed: N/A
  - Site in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any other land trust or organization: NO
  - Tax Acct. # 2054872

**LEGEND**

EXISTING CONTOUR	100	---
PROPOSED CONTOUR	100	---
PROPERTY LINE		---
R/W BASE LINE		---
EXISTING DRAIN PIPE		---
EXISTING WOOD LINE		---
DRYWELL		---
SOIL DIVIDE		---
SILT FENCE		---
LIMIT OF DISTURBANCE		---
STABILIZED CONSTRUCTION ENTRANCE		---



**HOUSE DETAIL**  
Scale 1"=10'



"I hereby certify that I have inspected this site and that drainage onto this site from other upgrade properties, and from this site onto other downgrade properties has been addressed in substantial accordance with applicable codes."

**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: 2016-09-06

**CERTIFICATE OF COMPLIANCE**

I hereby certify that this plan conforms to Subtitle 32, Division 2 of the Building Code of Prince George's County, Maryland.

TOTAL AREA BEING DISTURBED= 4,800 ±SF

DESIGNED:	DATE:	BY:	DATE:
ZS	July 2015		
DRAWN:	DATE:		
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**

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY  
9201 Basil Court  
Largo, MD 20774  
301 440-1855

**SITE DEVELOPMENT, SWM AND LANDSCAPE PLAN**

6503 Valley Park Road  
Lots 1-4, Block "T"

**CARMODY HILLS**

SEAT PLEASANT (18TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND