

- GENERAL NOTES**
1. Lots & Blocks: Lot 51, Block 20
 2. Address & Tax Accounts: 8525 58TH AVE // 5678285
 3. Tax Map : 34 ; Grid : A-2
 4. W.S.S.C. 200' Sheet Number : 210 NE 05
 5. ADC Map: P5410D02
 6. ESD Measure Provided: N/A "Infill under 5000 SF"
 7. Watershed 12 Digit Code: 021402050822
 8. Approved NRI Case # : NRI-
 9. Water Quantity Measure: Exempt, Under 5000 SF
 10. Proposed Impervious Area : 0.033 Ac
 11. Proposed LOD : 0.11 Ac
 12. Site Area : 0.214 Ac
 13. No Class I Fill Required
 14. Offsite grading, If Any, must obtain permission prior.

Map Symbol	Map Unit Name	K-Factor	Hydric Rating	Hydrological Soil Group	Drainage Class
RuB	Russett-Christiana-Urban land complex, 0-5% slopes	0.49	Non-Hydric	D	Moderately Well Drained

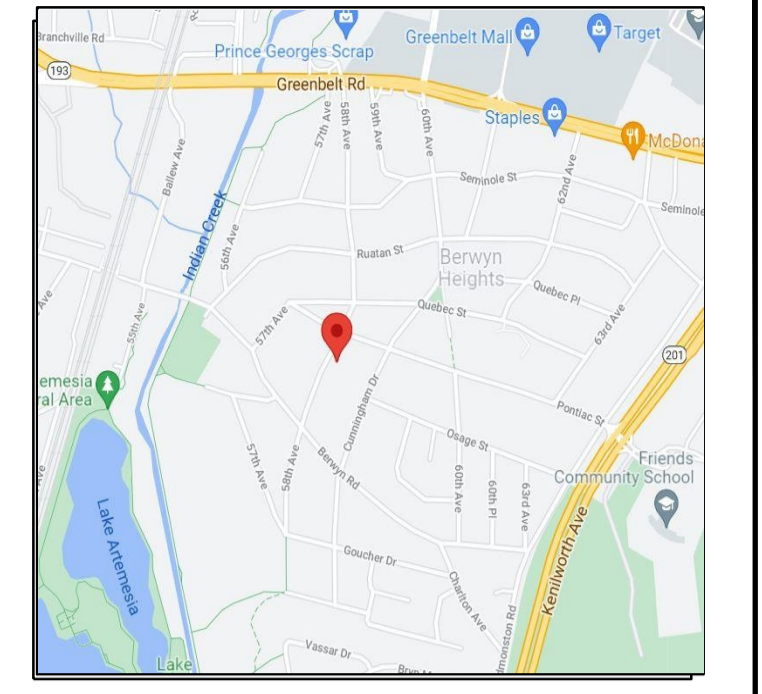
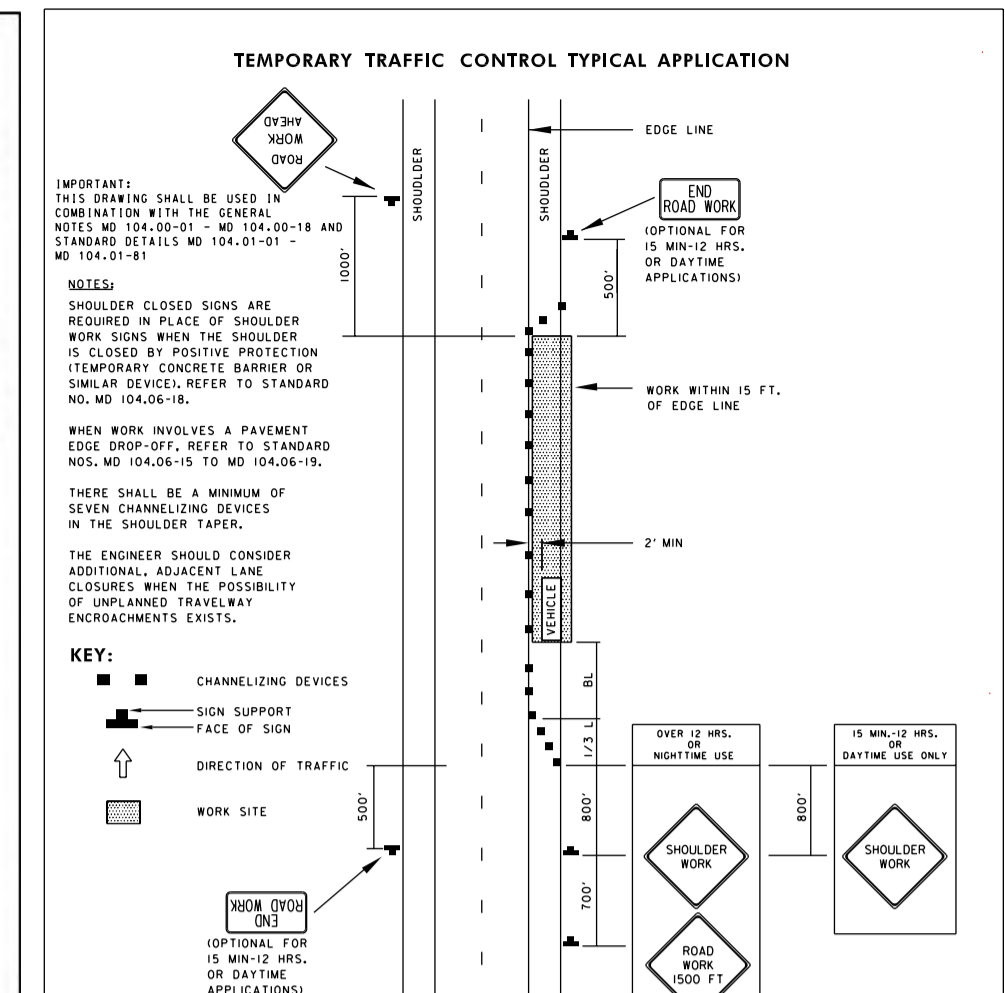
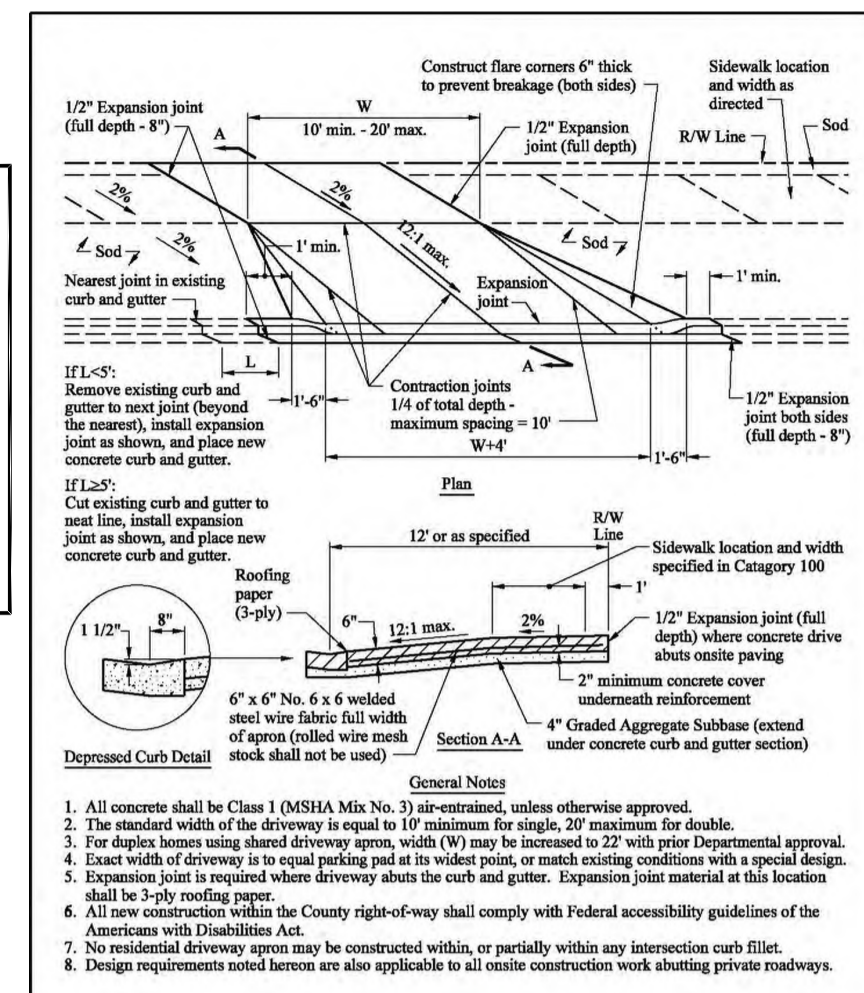
SITE ANALYSIS

1. Gross area of site= **9,341 SF**
2. Net area of site= **9,341 SF**
3. Gross floor area= **853 SF**
4. Total lot coverage= **14.3%**

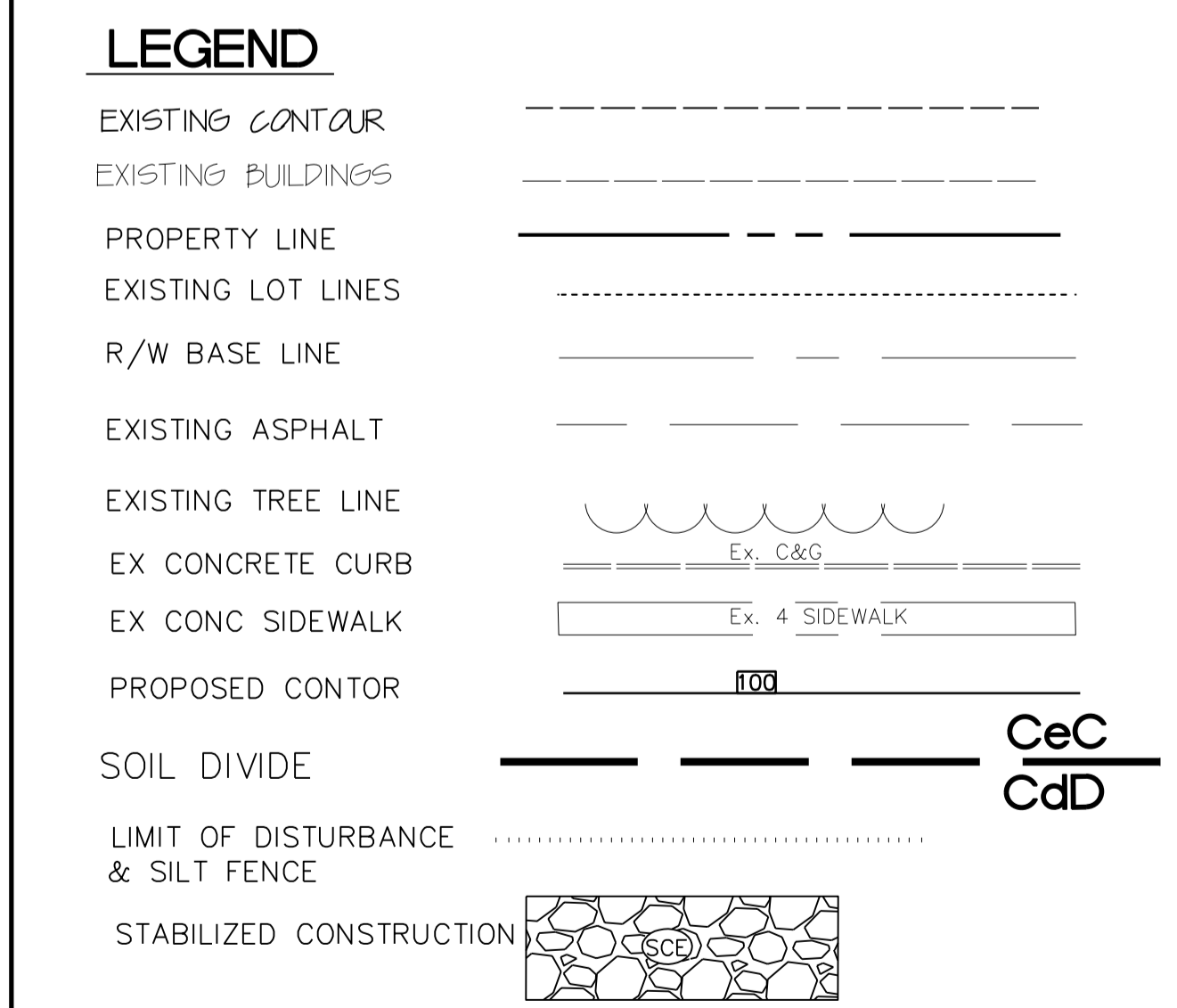
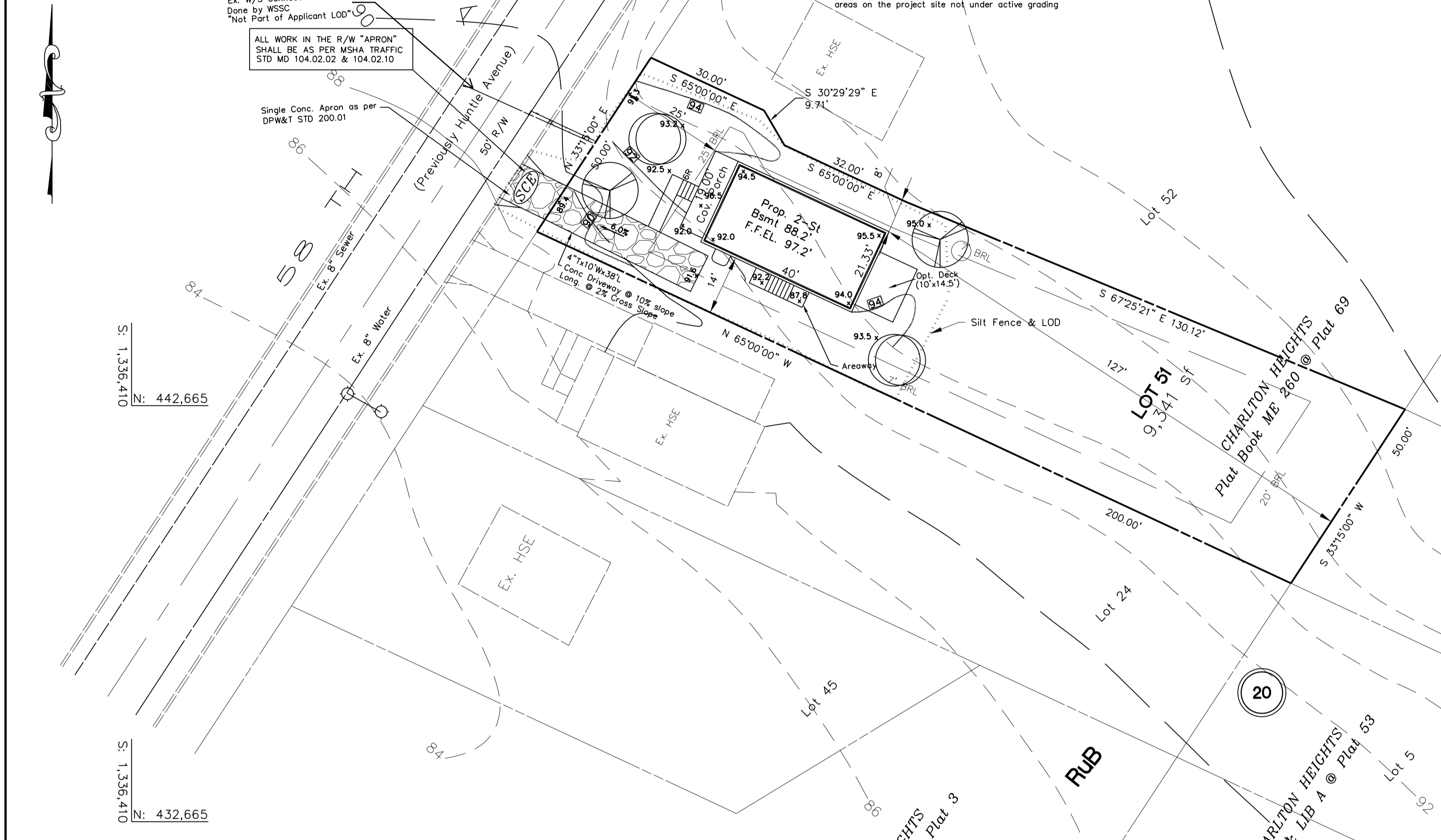
Height of Dwelling at its Peak **27'**

15. 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 CODES, 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 LICENSED IN THE STATE OF MARYLAND.

16. Stabilization practices on all projects must be in compliance with the requirements of COMAR 26.17.08 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.



- TRAFFIC CONTROL PLAN NOTES**
- C-1: All proposed lane closures shall occur between the hours of 9 AM and 3 PM, unless otherwise coordinated with the permitting agency.
 - C-2: Roadway must be fully restored at end of each workday.
 - C-3: A minimum of 10' lanes must be maintained through the work zone.
 - C-4: Access to all driveways must be maintained.
 - C-5: If steel plates are used to temporarily restore the roadway, then steel plate warning signs shall be installed on all approaches.
 - C-6: During the period between November 15 of each year and March 15 of the following year, steel plates are not permitted except in emergency cases. When any steel plate is installed, the permittee shall notify the Department's dispatcher by phone, at (301) 324-2710 and the DPW&T Inspector, within the first 4 hours of installation of said plates. When installed, steel plates shall be appropriately identified by permittee for traffic and pedestrian safety. In addition, a minimum of four 4-foot tall wooden survey stakes (painted bright pink) placed behind the face of curb, or in rural areas, placed beyond road shoulder, shall be required to denote beginning and end of steel plates.
 - C-7: Any conflicting pavement markings shall be covered and temporary pavement markings as necessary.
 - C-8: Any removal of pavement markings must be done with mill and overlay. Grinding is not permitted.
 - C-9: Traffic control devices must be in compliance with the latest edition of the MUTCD and the MD SHA Book of Standards.
 - C-10: All warning signs not in use shall be fully covered with opaque material.
 - C-11: Traffic signs shall not be placed where they will impede the path of pedestrians or motorists.
 - C-12: All excavation which results in a pavement edge drop-off shall be in accordance with MD STD nos. MD 104.06-15 to MD 104.06-19.
 - C-13: This plan approval is only for County maintained roadways. The road work should be coordinated, reviewed and approved by any other jurisdiction impacted.
 - C-14: Any physical or operational impacts to a traffic signal must be addressed and coordinated with the County DPW&T Signal Shop.
 - C-15: If the road work impacts the operation of a traffic signal, the contractor may be required to provide additional detection devices to facilitate the maintenance of traffic operations. This shall be determined by the permitting agency and/or the County DPW&T Signal Shop.
 - C-16: Pedestrian facilities must be maintained or a clear, detectable, traversable, safe and handicap accessible alternative path must be provided.
 - C-17: Flaggers shall be Maryland State Highway Administration or ATSSA approved/certified flaggers. Radio communication shall be required between flaggers cannot see each other or if the lane closure exceeds 200 ft.



APPROVED: [Signature] DATE: [Date]

DIRECTOR DATE: [Date] APPROVED BY: [Signature]

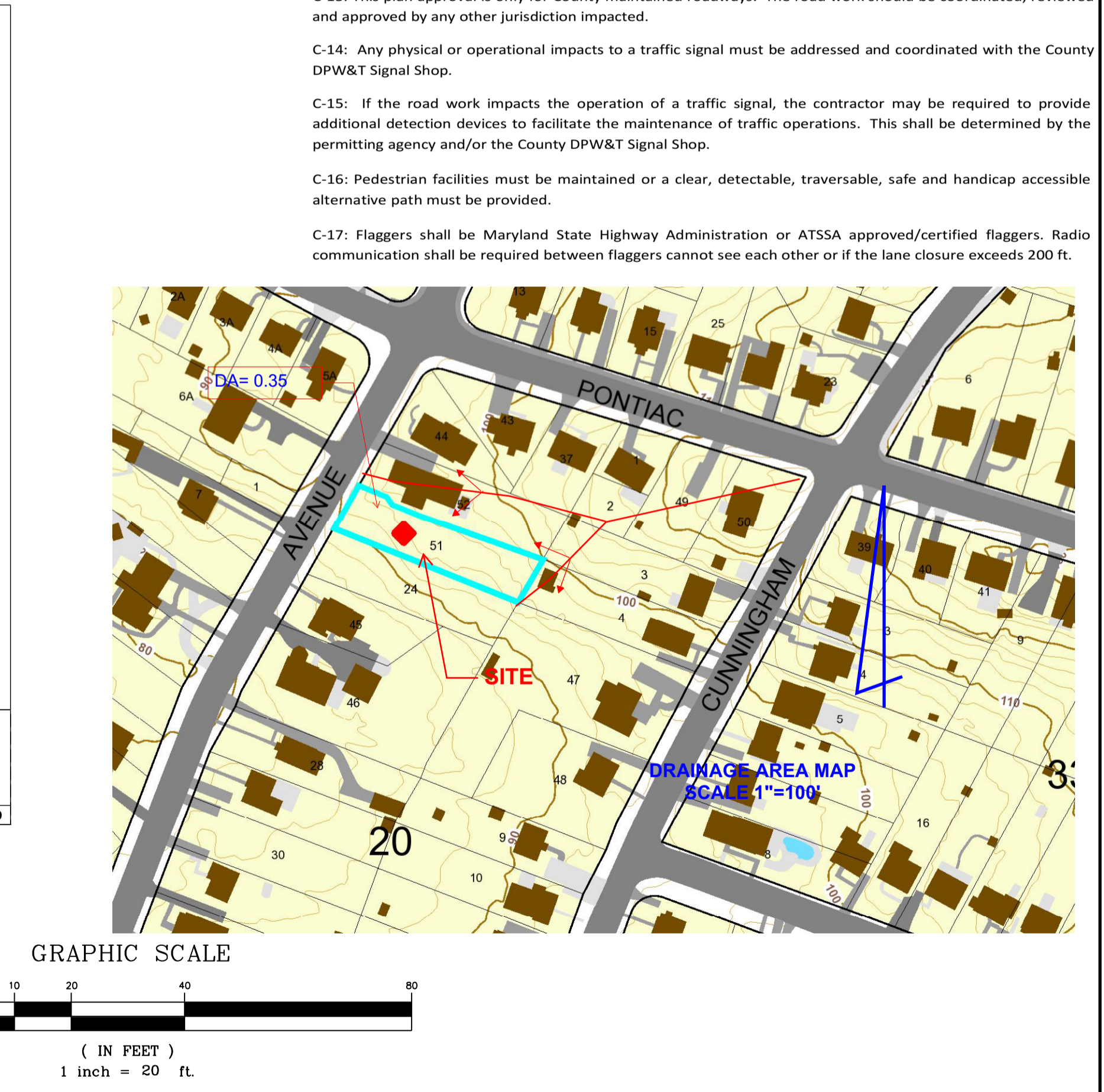
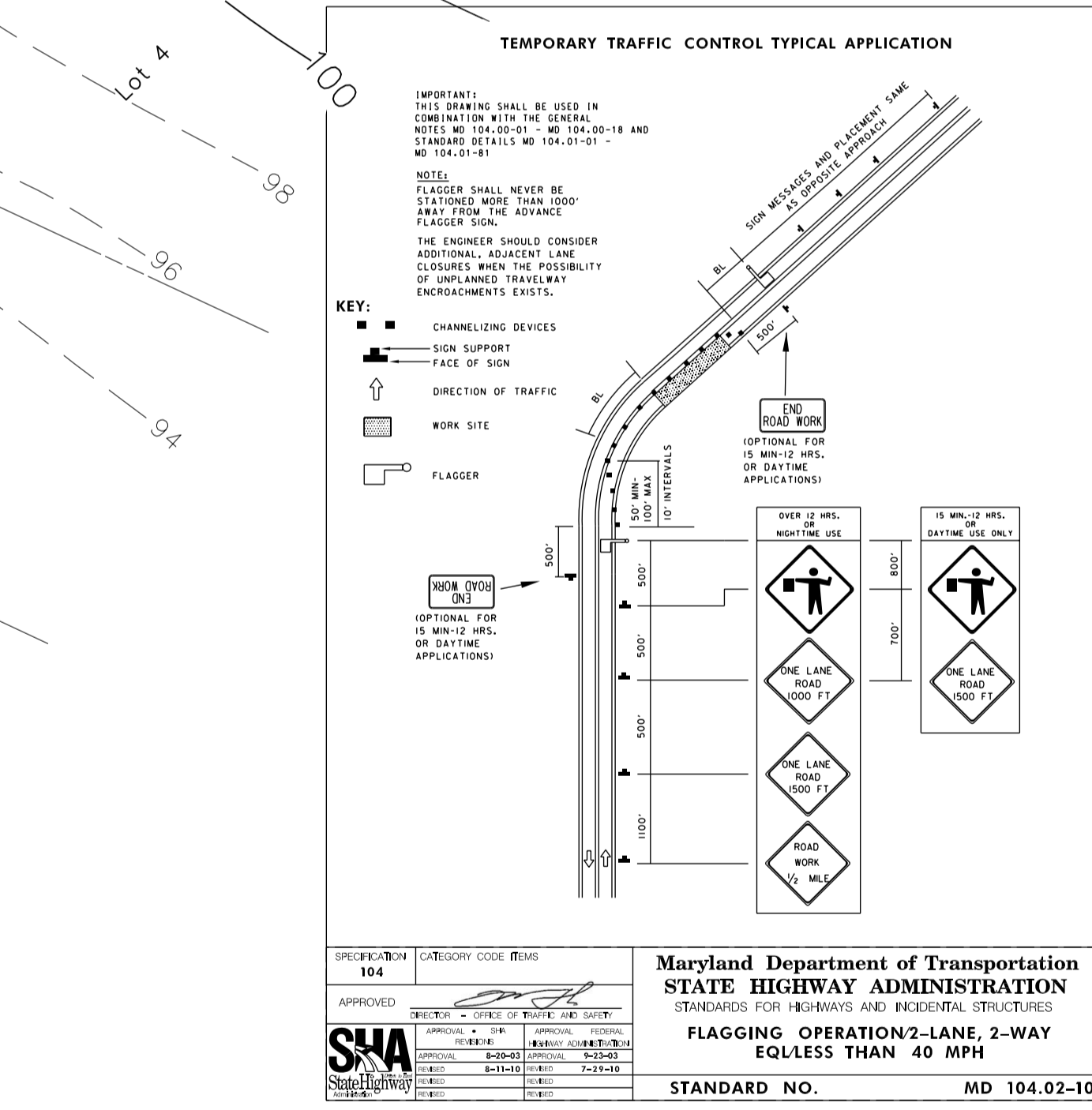
REVISION DATE: [Date]

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 Prince George's County, MD
 Urban Residential Driveway Entrance STD. 200.01

APPROVED: [Signature] DATE: [Date]

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 Prince George's County, MD
 Urban Residential Driveway Entrance STD. 200.01

Maryland Department of Transportation
 STATE HIGHWAY ADMINISTRATION
 STANDARDS FOR HIGHWAYS AND FEDERAL STRUCTURES
 SHOULDER WORK-2-LANE, 2-WAY
 EQL/LESS THAN 40 MPH
 STANDARD NO. MD 104.02-02



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 CODES, AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM THIS SITE ONTO DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

TOTAL AREA BEING DISTURBED= 4500 SF

DESIGNED:	DATE:	BY:	DATE:
MS	Sep. 2023		
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	SITE DEVELOPMENT CONCEPT PLAN
KW PROPERTIES 8701 FALLS RD POTOMAC MD 20854 301 704-6465	8525 58TH AVE. Lot 51, Block 20 CHARLTON HEIGHTS BERWYN (21TH) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1"=20'	CONTRACT No.: 21-28 SHEET 1 OF 1