

ITEM # : 5

CASE NO: CP-89039-09

TANTALLON ON THE POTOMAC
LOT 14E
FEE WAIVER



SITE PLAN

Lot Coverage Table Calculations

Area of lot in square feet	41,001
% of CCA lot coverage allowed	3.00
Total SF of CCA lot coverage allowed	1,230

CCA Area Calculations

Lot area in square feet	41,001
% of CCA lot coverage allowed	3.00
Total SF of CCA lot coverage allowed	1,230

CCA Lot Coverage by Category

Existing	Proposed	Total
Harding	1,230	1,230
Lot Coverage		
Total (Existing CCA Lot Coverage from Table 1)		1,230
Total Additional CCA Lot Coverage from Table III	1,230	2,460
Total Proposed CCA Lot Coverage from Table III		2,460

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Total Proposed CCA Lot Coverage from Table III		2,460

Landscaping only (within area)

Surface	Percent Imperviousness	Proposed additional Lot Coverage Area	Proposed Total Coverage Area
Asphalt/Concrete	100%	1,230	1,230
Grass	5%	206	1,436
Wood/Asphalt	10%	118	1,554
Concrete	100%	118	1,672
Gravel	10%	118	1,790
Other	10%	118	1,908
Total Existing CCA Lot Coverage		1,230	1,230
Total Additional CCA Lot Coverage		1,230	2,460
Total Proposed CCA Lot Coverage		2,460	2,460

VICINITY MAP

SCALE: 1"=2000'

SYMBOLS

- BOUNDARY
- EXIST GAA
- PROPOSED
- EASEMENT
- CCA BUFFER
- LOG
- FLOODPLAIN
- UTL
- WETLAND BUFFER
- WETLAND EDGE
- REPLANT AREA
- SLOPES 15% +
- TREE LINE

TREE MITIGATION TABLE- LOT 14, BLK 'E'

- AREA OF EXISTING WOODLAND AREA= 36,561 SQ.FT.
- TOTAL AREA OF VEGETATION CLEARED= 13,929 SQ.FT./ 6.32 AC
- % OF WOODLAND DISTURBED & CLEARED= 45.6%
- MITIGATION RATE AT 1:51 RATIO
- AREA OF WOODLAND REPLACEMENT REQ= 13,929 SQ.FT. (X1.51)= 20,939 SQ.FT. REQUIRED
- CREDIT FOR ON-SITE PLANTING (SQ.FT.)= 13,080 SQ.FT. (SEE CHART)
- TOTAL AREA NOT REPLANTED (SQ.FT.)= 7,859 SQ.FT.
- FEF IN-LIEU REQUIRED (X 4040) 7,859 SQ.FT. X \$3.121 = \$24,528
- OR OFF-SITE MITIGATION FOR 7,859 SQ.FT.

NOTE: ALL PLANTINGS ARE IN CONFORMANCE WITH APPROVED CONSERVATION PLAN CP-89039. AS SHOWN ON SHEET 6 OF 6 WHICH COVERS THE ENTIRE SUBDIVISION AND ALLOWED FOR MITIGATION AT THE RATIO OF 1.5 TO 1

MITIGATION CREDIT (PLANTING)

SYMBOL	LATIN NAME	NAME	TYPE	SIZE	AMT	SF/F	SF	LOCATION
1	ACEA RUBRA	RED MAPLE	SHADE	SEEDLINGS 1 1/2" - 2" CAL.	18	218	3924	NEAR LOT
2	LAGERSTROMIA STRACAPILLA	SWEET GUM	SHADE	SEEDLINGS 1 1/2" - 2" CAL.	18	218	3924	NEAR LOT
3	QUERCUS PHELLO	WHITE OAK	SHADE	SEEDLINGS 1 1/2" - 2" CAL.	18	218	3924	NEAR LOT
4	CORDON FLORIDA CULTIVARS	SOLO DUNE	ORNAMENTAL	1 1/2" - 2" CAL.	8	218	1744	FRONT YARD
5	TRIALA OCCIDENTALIS	EMERALD GREEN ARBORESCENS	EVERGREEN	1 1/2" - 2" CAL.	2	218	436	FRONT YARD
6	SLEX ORNATA	JAPANESE HOLLY	SHADES	2" GAL. CONTN	10	218	2180	YARD
TOTAL (CREDIT)								13,080 SF

LANDSCAPE SCHEDULE

SYMBOL	NAME	TYPE	AMT.	SIZE
1	CORDON FLORIDA CULTIVARS	ORNAMENTAL	8	1 1/2" - 2" CAL.
2	SOLO DUNE	SHADE	8	1 1/2" - 2" CAL.

* CREDIT FOR EXISTING SHADE TREES WITHIN 75' OF HOUSE

CONSULTANT'S CERTIFICATION

I certify that a copy of this plan, as approved, has been submitted to the appropriate authorities and that the site plan complies with all applicable laws, codes, and regulations. This plan conforms to the requirements outlined in Division 3, Subtitle 4 of the Prince Georges County Code.

Signature: *[Signature]*
Date: 4-13-11

OWNER:
CARVER AND OLLIE POINDEXTER
1013 SERO ESTATES DR.
FT. WASHINGTON MD - 20744

APPLICANT:
KRAUSE DESIGN & CONSTRUCTION
CONTACT:
MICHAEL KRAUSE 301-440-1458



DESIGN & CONSTRUCTION

KRAUSE

301-440-1458

LOT 14 TANTALLON ON THE POTOMAC
BLOCK E SECTION 1 ELECTION DISTRICT 5
PRINCE GEORGES COUNTY MD.
704 MOYER CT. FT. WASHINGTON

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**If you wish to speak
and/or become a
Party of Record, please
sign in at the front desk**

**Note: Please turn off all
cell phones**