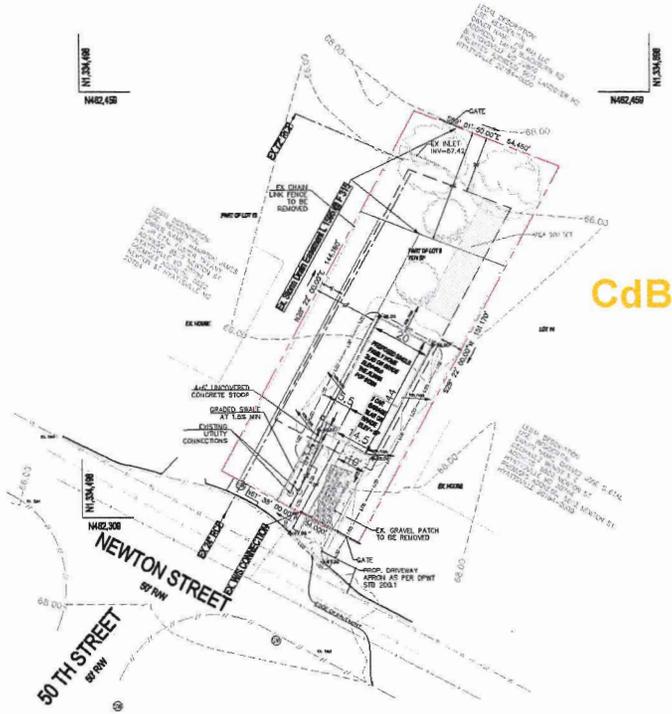


LEGEND	
EXIST. FIRE HYDRANT	
EXIST. UTILITY POLE	
EXIST. GAS VALVE	
SPOT ELEVATION	
EXIST. POWER POLE	
EXIST. PROPERTY LINE	
EXIST. CHAIN LINK FENCE	
EXIST. MAJOR CONTOUR LINE	
EXIST. MINOR CONTOUR LINE	
SETBACKS LINE	
PROP. MAJOR CONTOUR LINE	
PROP. MINOR CONTOUR LINE	
EXIST. SEWER LINE	
EXIST. WATER LINE	
PROP. SEWER HOUSE CONNECTION	
LIMITS OF DISTURBANCE	
OVERHEAD LINES	
PROP. 2-1/2" PIN OAK QUERCUS PALUSTRIS	
PROP. 1-3/4" AMERICAN HOLLY ILEX OPACA	
EXIST. SEWER MANHOLE	

Soil Boundary Type CdB

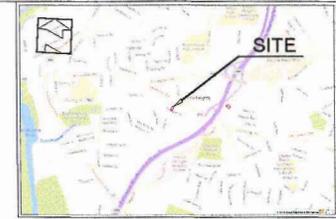
GENERAL NOTES	
1	
2	ZONING: RFP-85 (Residential, Single Family-85 Zone)
3	TAX ACCOUNT: D180849
4	TAX MAP: 0000, 0004, PARCEL 0000; (SUBDIVISION 040)
5	PLAT: A-4999
6	W.S.B.C GRID: 205 NE 05
SITE ANALYSIS	
1	GROSS AREA OF SITE 7.6155F OR 0.17 AC.
2	TOT. DISTURBED AREA 2363 SF OR 0.05 AC.
3	HEIGHT OF DWELLING AT THE PEAK 24'0"
4	MAX. COVERAGE BY STRUCTURES 35% OF NET LOT AREA
5	TOT. PROP. COVERAGE BY STRUCTURES 16.70%
	HOUSE 800 SF
	DECK 0 SF
	PORCH 0 SF
	GARAGE 200 SF
	SIDE WALK 0 SF
	CONC PAD 72 SF
	DRIVEWAY 400 SF
	WALL 0 SF
EARTHWORK	
	CUT 2.79 C.Y.
	FILL 82.59 C.Y.
	EXPORT/IMPORT 79.60 C.Y.
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURES	
	FRONT LOT LINE 25 FT
	REAR LOT LINE 20 FT
	SIDE LOT LINE 8 FT/16 FT
	CORNER SIDE LOT LINE 25 FT
	MAX HEIGHT 40 FT

SITE PLAN SCALE 1" = 10'

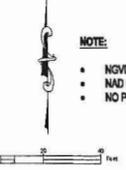


GENERAL NOTES:

- Any underground utilities information shown hereon is taken from available records. The contractor must determine the location and elevation of all existing utilities shown on plans and/or identified by field marking. Field marking to be conducted by MISS Utility (1-800-257-7777) prior to trenching. A conflict is encountered the site manager is to be notified prior to proceeding with construction.
- All tie-in marks and cross-over elevations must be verified prior to start of work.
- Contractor is responsible for removing structures, concrete foundations, and portions of roadways necessary to prepare site for construction of improvements shown hereon. The contractor is to ensure any tie-in utilities are inactive before removal.
- It shall be distinctly understood that failure to specifically mention any work which would normally be required to complete the project shall not relieve the contractor of his responsibility to perform such work.
- All work shall comply with applicable provisions of the Maryland Standards and Specifications for Soil Erosion and Sediment Control.

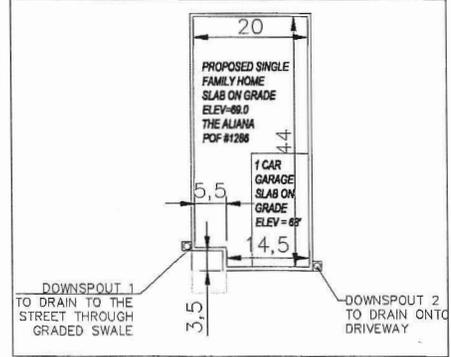


VICINITY MAP SCALE: 1"=2000'

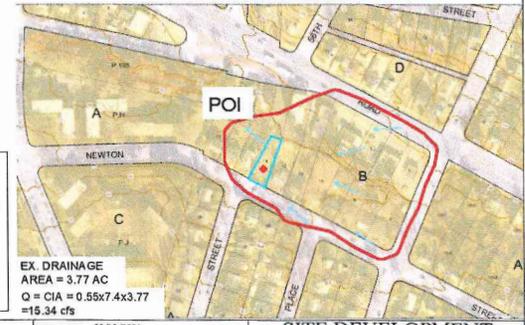


- NOTE:**
- NGVD29 DATUM USED FOR ELEVATIONS
 - NAD 83 DATUM USED AS HORIZONTAL DATUM
 - NO POWERLINES ON THE PROPERTY

TYPICAL HOUSE TEMPLATE NTS



DA MAP - 5600 NEWTON ST. SCALE 1" = 150'



EX. DRAINAGE AREA = 3.77 AC
Q = CIA = 0.55x7.4x3.77 = 15.34 cfs

CIVIL ENGINEER	DESIGN	PROFESSIONAL CERTIFICATION												
	<table border="1"> <tr> <td>Licensee/Architect</td> <td>Date</td> <td>Checked By</td> </tr> <tr> <td>Architect</td> <td>Date</td> <td>Checked By</td> </tr> <tr> <td>Engineer</td> <td>Date</td> <td>Checked By</td> </tr> <tr> <td>Surveyor</td> <td>Date</td> <td>Checked By</td> </tr> </table>	Licensee/Architect	Date	Checked By	Architect	Date	Checked By	Engineer	Date	Checked By	Surveyor	Date	Checked By	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. 22809 Expiration Date 10/22/2026
Licensee/Architect	Date	Checked By												
Architect	Date	Checked By												
Engineer	Date	Checked By												
Surveyor	Date	Checked By												



PROPRIETARY STATEMENT

THE INCLUDED DESIGN, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CYBORO MANAGEMENT GROUP INC. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND CONDITIONS AT JOB SITE, AS WELL AS BUILDING RULES, CODES AND REGULATIONS PRIOR TO CONSTRUCTION. ALL CLEARANCES AND DIMENSIONS SHOULD BE CHECKED WITH THE ENGINEER PRIOR TO FABRICATION OF SAID WORK. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR CORRECTING THE SAME AT HIS OWN EXPENSE. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL NOTES USE OF THESE DRAWINGS OR ANY OTHER PURPOSE IS UNAUTHORIZED.

OWNER/APPLICANT/DEVELOPER	ISSUED ON
SEPTEMBER PROPERTIES LLC 12138 Central, Ave, Suite 955 Micheleville, MD 20721 (202) 888-3697	06/12/2024

SITE DEVELOPMENT CONCEPT PLAN		
5600 NEWTON ST HYATTSVILLE 20748 Prince George's County, Maryland SCALE: AS SHOWN Libr: 38654 Folio: 439		
REV. NO.	DATE	DESCRIPTION

FP = FOR REVIEW, PA = FOR APPROVAL, PC = FOR CONSTRUCTION, AB = AS BUILT

WSSC Water Long-Form Permit for Abandonment, Service Connection, and Meter Vault Only (External)



Permit Number: SC-1443367-2023 **(Res) New/Upgrade**

Active Holds on the Permit:

Permit Details:

Permit Type:	Service Connection (Res)	Project Record:	Application Date:	07/27/2023
Work Class:	New/Upgrade	DSG Reviewer ID:	Issue Date:	08/04/2023
Permit Status:	Issued	RSG Reviewer ID:	Expiration Date:	
Description:		Licensee Name:	Last Inspection Date:	
		Licensee ID:	Finalized Date:	
County Building Permit #:				
Building Certification Release Date:	08/04/2023			
Building Certification Release Expiration Date:	08/04/2026			

Property Info:

Service Address (Number & Street Name):		5600 Newton St	
Property Type:	01 - Single-Family Dwelling	EGIS Property Info:	
Subdivision:	WEST CHEVERLY	Subdivision:	940000
Parcel:	n/a	Parcel:	
Lot:	9	Lot:	
Block:	n/a	Block:	
ADC Map Page:	0000	GIS X Coordinate:	1334582.188242240
ADC Map Grid:	C01	GIS Y Coordinate:	462380.999536680
200' Sheet #:	205NE05	200' Sheet #:	205NE05
County:	P		
Election District:	2	Election District:	02
Current Property Tax Account #:	00150649	Current Property Tax Account #:	00150649
Tax Account # (Other):			
Is Parent Tax Account #?:	No	AIS Property Info:	
City:	HYATTSVILLE	County:	
Zip Code:	20784	Election District:	
Building #:		Current Property Tax Account #:	
Building Name:			
Unit or Suite #:			
Parcel Record Info:		P0200150649	

Owner Info:

Name:	FEROZE ZAHID	Street Address:	5105 CORNELIAS PROSPECT DR	City:	BOWIE
State:	MD-Maryland	Zip:	20720	Telephone:	3014595932



PRINCE GEORGE'S
SOIL CONSERVATION DISTRICT

5301 Marlboro Race Track Road, Ste. 100 Upper Marlboro, MD 20772

Phone (301) 574-5162x3 Fax 1-855-416-9660

www.pgscd.org pgscd@co.pg.md.us

Date Issued: 11/04/2024

Expiration Date: N/A

Reference No.: EXP# 18-25

TO: Feroze Zahid
5105 Cornelias Prospect Drive
Bowie, Md 20720

Your request for exemption from erosion and sediment control under COMAR 26.17.01.05 has been reviewed and is hereby approved. This approval is based on the plan:

Project Name: Site Development Concept Plan – 5600 Newton Street, prepared by Applied Civil Engineering, INC.

It is the owner's responsibility to prevent creation of a nuisance or dangerous condition, to prevent sediment pollution, and not adversely affect the public safety and welfare.

The proposed activity is **exempt** from Prince George's Soil Conservation District Erosion and Sediment Control Approval for the following:

- 1. Agriculture land management practices and the construction of agriculture structures.
- 2. The construction of single family residences or their accessory building on lots of two acres or More where 1/2 acres or less is disturbed.
- 3. Clearing and grading activities that disturb less than 5,000 square feet of land and/or disturb less than 100 cubic yards of earth.
- 4. State and federal projects (should be submitted to MDE for review and determination).

Comments:

This project proposes to construct an onslab residential dwelling. The project is located at 5600 Newton Street, Hyattsville, MD 20784. The applicant and contractor shall employ such measures to ensure that excavate sediment is contained. This shall include but not limited to immediate backfilling of completed sections and stabilization. This waiver does not release the applicant from obligation of obtaining other local, state or federal permits, as applicable, or providing adequate and appropriate erosion and sediment control practices to address the possibility of sediment laden runoff migrating from the proposed work area.

Approved by: _____

J Miller

Approval (To Be Completed by EPS Staff)

Your request for a **Standard Letter of Exemption** from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby **approved**. This Standard Letter of Exemption is issued because the property has no previous TCP approvals and:

- Is less than 40,000 square feet in size; and/or
- The project is subject to the Maryland Forest Conservation Act and will be reviewed by Department of Natural Resources; and/or
- Other:

Your request for a **Numbered Letter of Exemption** from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby **approved**. This Letter of Exemption is issued because the site is over 40,000 square feet in size; however, the project has no previous TCP approvals and:

- Results in the cumulative clearing of less than 5,000 square feet of woodland over a five-year period. Proposed clearing is _____ ft². If application is for a revision, cumulative clearing to date (not including currently proposed) is _____ ft²; or
- The project is a government or linear project that results in the clearing of less than 20,000 square feet of woodland. Proposed clearing is _____ ft². Revisions: cumulative clearing to date (not including currently proposed) is _____ ft²; or
- The proposed activity is for a forest harvest and has a Forest Stewardship Management Plan prepared by a licensed professional.

This letter is valid for five years from approval or until such time as the cumulative woodland disturbance exceeds the minimum defined above during the validity period. If a development review application (preliminary plan, graded site plan, etc.) is required, the Numbered Exemption may be considered invalid in accordance with Section 25-119(b)(6). A copy of this letter must be submitted at the time of development activity or permit application.

Fields, Ernest Digitally signed by Fields, Ernest
Date: 2024.12.03 19:22:57 -05'00'

Planning Director or Designee:

12/03/2024
Approval:

12/03/2029
Expiration:

Office Use Only

Numbered Exemption Standard Exemption Exemption Number: S-143-2024
Staff Reviewer: Ernest Fields, Jr. Receipt Number: 8732 Filing Fee: \$50.00

Application for Woodland Conservation Letter of Exemption (WCO-Ex)

Email to PPD-EnvPlanning@ppd.mncppc.org

Helpful Online Resources: www.PGAtlas.com, [Environmental Planning webpage](#).

Property Owner Name(s), Address, Phone Number, & E-mail: Zahid Feroze 5105 Cornelia Prospect Drive, Bowie, MD 20720 Applicant Name(s), Address, Phone, & E-mail: Alicia Lopez 12138 Central Avenue, Unit 955, Bowie, MD 20721		Agent/Contact Person, Address, Phone, and E-mail: September Properties, LLC 12138 Central Avenue, Unit 955 Bowie, MD 20721 301-523-8781 allei18.ah@gmail.com	
PROJECT NAME: 5600 Newton Street, Lot 9			
Geographic Location (related to or near major intersection):			
Street Address (if available): 5600 Newton Street, Hyattsville, MD 20784			
Companion Case(s): (TCP1, TCP2, Preliminary Plan, Site Plan, or Special Exception)		N/A	
Total Area (acres): 0.18 ac.	Total Area Outside CBCA (acres): 0	Proposed Woodland Clearing (ft ²): 0	
Total Number of Lots 1 and/or Parcels 0	Lot/Block/Parcel(s): Lot 9	Tax Account #: 0150649	
Council District: 5	Election District: 2	Planning Area #: 69	Police Division #: -Hyattsville
General Plan Tier (2002, Archived): Developed	WSSC Grid: 205NE05	Tax Map/Grid: 50-F4	
Is this site in a Priority Funding Area (PFA)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	General Plan Growth Policy: Established Communities	Municipality(ies): Cheverly	
Zone(s): R-55	Overlay Zone(s): N/A	Aviation Policy Area: N/A	
Environmental Strategy Area (ESA) (Plan 2035): <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Watershed Name: Upper Anacostia River Watershed 8 Digit Code #: 02140205	Basin: <input checked="" type="checkbox"/> Anacostia <input type="checkbox"/> Potomac <input type="checkbox"/> Patuxent	
Is there a historic site or resource on the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Historic Site ID: N/A	
Has a Historic Area Work Permit (HAWP) application been filed with the Historic Preservation Commission? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Proposed Use, Activity, Revision, and/or Request: Construction of a single-family dwelling.			

Site Plan: Preparer's Qualifications: Engineer Date: 01/08/2024
 Prepared by: Ziyad Mohamad Shalabi ID#: 20444 Firm: SAFE Engineering Solutions

Site Plan in accordance with Section 4.9(c)(7) of the Landscape Manual (Only for projects subject to the current Zoning and/or Subdivision Regulations effective April 1, 2022)

Certified Arborist: _____ Prepared by: _____

Registered Landscape Architect: _____ ID#: _____ Firm: _____

Application fee: \$50.00. Payment by check, money order, or cashier's check only, made payable to M-NCPPC.
 Fee waived for government projects. Please indicate the name of project, address, or other identifying information on payment.

Check Name: Michelle Buckmire Check Number: 2996

Agent/Contact Signature: David M. Williams, Jr. Digitally signed by David M. Williams, Jr.
 Date: 2024.12.02 08:30:52 -05'00' Date: 12/02/2024

Office Use Only

Numbered Exemption Standard Exemption Exemption Number: S-143-2024

Staff Reviewer: Ernest Fields, Jr. Receipt Number: 8732 Filing Fee: \$50.00



← 17 Feet wide →

Actual House to be
Built