

MARYLAND COORDINATE SYSTEM (MDCS) DATUM  
SCALE: 1"=30'

SITE DATA	
Category	
Zoning	R-40 (Residential-40)
Proposed Use	Residential
Planning Area	37- Takoma Park
Existing Water/Sewer Categories	W-1/S-1
Method of Stormwater Management	Bioretention
Watershed	Sligo Creek
Source of Topographical Information	Charles P. Johnson & Associates & Montgomery County GIS Data
Contour Interval	2-foot
Source of Boundary Information	Charles P. Johnson & Associates
Maryland State Grid Datum	NAD83 (2011)
Tax Map Reference	JN562
WSSC Base Map	209NE01
Number of Proposed Lots	2

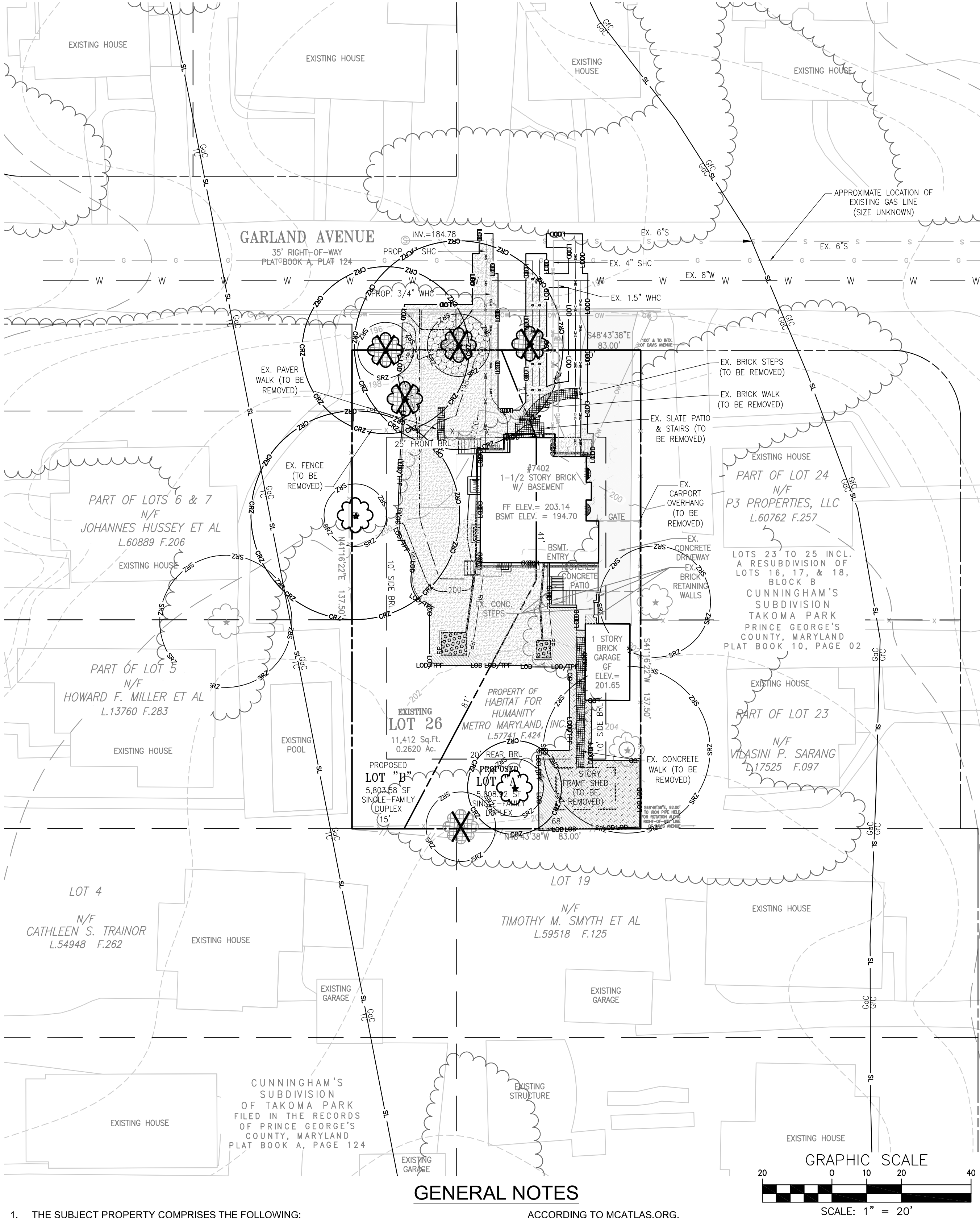
AREA TABULATION	
Category	
Area within the R-40 Zone	0.26 acres
Gross Tract Area	0.26 acres
Street Dedication	0.00 acres
Net Tract Area	0.26 acres
Area within 100-year Floodplain	0.00 acres
Area within Stream Valley Buffer	0.00 acres
Area of Wetlands	0.00 acres

DENSITY TABULATION	
Category	
Gross Tract Area	0.26 acres (11,412 sf)
Existing Density	1 d.u./0.26 ac = 3.85 d.u./1 ac
Base Density (R-60)	10.89 d.u./1 ac
Duplex-Side = 4,000sf lot area	
Total Permitted Dwelling Units	2.85 d.u.
Proposed Density	2 d.u./0.26 ac = 7.70 d.u./ac

VEHICLE PARKING SPACES				
USE	RESIDENTIAL			
	Baseline Minimum	Required	Provided	
Two-Unit Household Living	2 spaces /dwelling unit	4 spaces	4 spaces	

DEVELOPMENT STANDARDS		
Residential-40 / Duplex-Side	Required/Allowable	Provided
Site Area (min)		
Site	8,000 sf	11,412 sf
Lot (min)		
Lot area	4,000 sf	4,000 sf
Lot width at front building line	40'	40'
Lot width at front lot line	10'	10'
Frontage on street or open space	Required	Yes
Density (max)		
Density (units/acre)	10.89	10.89
Coverage (max)		
Lot	40%	40%
Principal Building Setbacks (min)		
Front setback	25'	25' (min)
Side setback	10'	10' (min)
Sum of side setbacks	n/a	n/a
Rear setback	20'	20' (min)
Accessory Structure Setbacks (min) <sup>4,5</sup>		
Front setback <sup>1</sup>	60'	60' (min)
Side setback <sup>2,3</sup>	5'	3' <sup>6</sup>
Rear setback <sup>2,3</sup>	5'	5' (min)
Height (max)		
Principal building		
Measured to highest point of roof surface, regardless of roof type; or	35'	Existing
Measured to mean height between the eaves and ridge of a gable, hip, mansard, or gambrel roof	35'	Existing
Accessory structure	20'	Existing
Allowed Building Elements		
Gallery/Awning	n/a	No
Porch/Stoop	Yes	Yes
Balcony	Yes	No

<sup>1</sup> - In addition to the front setback minimum, any accessory structure must be located behind the rear building line of the principal building  
<sup>2</sup> - For any accessory structure with a height greater than 15', the minimum side and rear setback must be increased at a ratio of 2' of additional setback for each foot of height in excess of 15'  
<sup>3</sup> - For any accessory structure with a length along a rear or side lot line that is longer than 24', the minimum side or rear setback must be increased at a ratio of 2' for every 2' that the dimension exceeds 24 linear feet. A swimming pool is exempt from this limit.  
<sup>4</sup> - The maximum footprint of an accessory building on a lot where the main building is a detached house is 50% of the footprint of the main building or 600 square feet, whichever is greater.  
<sup>5</sup> - Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.  
<sup>6</sup> - Existing garage setbacks were different at the time of construction.



## GENERAL NOTES

- THE SUBJECT PROPERTY COMPRISES THE FOLLOWING:  
LOT/PARCEL NO. BLOCK TAX ACCT. NO. LIBER & FOLIO  
LOT 25 B 03162096 L. 57741, F. 0424
- THE SIZE OF THE LOT IS 11,412 SF (0.26 ac).
- THE SUBJECT PROPERTY IS ZONED R-40 (RESIDENTIAL - 40).
- THE SUBJECT PROPERTY IS WITHIN THE MUNICIPAL BOUNDARIES OF THE TOWN OF TAKOMA PARK.
- WSSC PROVIDES WATER AND SANITARY SEWER SERVICE TO THE PROPERTY, AND PEPCO PROVIDES ELECTRIC SERVICE.
- THE EXISTING HOUSE AND GARAGE ON THE SITE ARE TO REMAIN. THE ONE-STORY FRAME SHED SHALL BE REMOVED.
- UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINT, BUILDING HEIGHT, ON-SITE PARKING, AND SIDEWALKS SHOWN ON THIS PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS AND CONFIGURATIONS OF THE BUILDING, STRUCTURES, AND HARDSCAPES WILL BE DETERMINED AT TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE DEVELOPMENT STANDARDS TABLE FOR SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD APPROVAL.
- THE NUMBER, CONFIGURATIONS, AND SIZE OF THE LOTS TO BE DETERMINED AT PLANNING BOARD.
- THE SITE IS SUBJECT TO APPROVAL OF SNRI 42021138E APPROVED BY MNCPPC ON 3/25/2021.
- THERE ARE NO MAPPED FEMA OR MNCPPC 100 YEAR FLOODPLAIN LOCATED WITHIN THE SITE
- PER U.S. FISH & WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (HTTP://WWW.FWS.GOV/WETLANDS/DATAMAPPER.HTML) AND MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN)(HTTP://WWW.MDMERLIN.NET), THERE ARE NO WETLANDS LOCATED ON THE SITE.
- THIS SITE CONTAINS NO SPECIAL PROTECTION (SPA) OR PRIMARY MANAGEMENT (PMA) AREAS.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER.
- IN A LETTER DATED DECEMBER 31, 2020 THE MARYLAND DEPARTMENT OF NATURAL RESOURCES HERITAGE PROGRAM HAS DETERMINED THAT "THERE ARE NO OFFICIAL, STATE OR FEDERAL RECORDS FOR LISTED PLANT OR ANIMAL SPECIES WITHIN THE DELINEATED AREA SHOWN ON THE MAP PROVIDED" BY CHARLES P. JOHNSON ASSOCIATES. "AS A RESULT, [THE WILDLIFE AND HERITAGE SERVICE] HAVE NO SPECIFIC CONCERNS REGARDING POTENTIAL IMPACTS OR RECOMMENDATIONS FOR PROTECTION MEASURES AT THIS TIME."
- ALL STORMWATER MANAGEMENT FACILITIES ARE REVIEWED, APPROVED, AND INSPECTED BY MCDPS WATER RESOURCES SECTION.
- ALL GRADING WITHIN THE PUBLIC RIGHT-OF-WAY IS REVIEWED, APPROVED, AND INSPECTED BY MCDPS RIGHT-OF-WAY SECTION.
- MNCPPC MUST INSPECT ALL TREE SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.
- MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT DRAWINGS BY THE DEPARTMENT OF PERMITTING SERVICES.

## SITE DESCRIPTION

THIS 0.26 ACRE SITE IS BOUNDED BY GARLAND AVENUE TO THE NORTH AND RESIDENTIAL PROPERTIES TO THE EAST, WEST, AND SOUTH.

THE SITE CONSISTS OF ONE RESIDENTIAL HOUSE, A GARAGE, A WOOD FRAME SHED, AND A PAVED DRIVEWAY. A MOWED LAWN AREA IS BEHIND AND WEST OF THE EXISTING HOUSE.

THE SITE TOPOGRAPHY IS MOSTLY FLAT, WITH A GENTLE SLOPE TOWARDS GARLAND AVENUE.

THERE IS ONE (1) SOIL TYPE IN THE STUDY AREA AS DETAILED IN THE SOILS TABLE.

OVERALL THE VEGETATION IS LIMITED TO A FEW TREES LOCATED AT THE RIGHT-OF-WAY AND IN THE SIDE- AND REAR-YARDS, THE MOWED LAWN, FOUNDATION SHRUBS, AND ORNAMENTAL PLANTINGS ALONG THE REAR FENCE. THERE ARE INVASIVE SPECIES LOCATED WITHIN THE ORNAMENTAL PLANTINGS.

THERE ARE THREE (3) SIGNIFICANT TREES ON THE SUBJECT PROPERTY, TWO OF WHICH ARE SPECIMEN TREES (>= 24" DBH), AS WELL AS A STANDING DEAD TREE. THERE ARE THREE STREET TREES BETWEEN 14" AND 20" DBH INSIDE THE STREET RIGHT-OF-WAY. PLEASE SEE THE SIGNIFICANT AND SPECIMEN TREES TABLE AS WELL AS THE TREE CONDITION RATINGS WORKSHEET FOR MORE INFORMATION.

EXAMPLES OF THE ORNAMENTAL AND INVASIVE PLANTINGS INCLUDE AUCUBA, AZALEA, HAZELNUT, LEYLAND CYPRESS, ENGLISH IVY, AND HONEYSUCKLE.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE DEEDS AND RECORDS.

STEVEN W. JONES  
PROFESSIONAL LAND SURVEYOR  
MD # 21072

DATE: 2/8/23  
EXP. DATE: 2/8/23

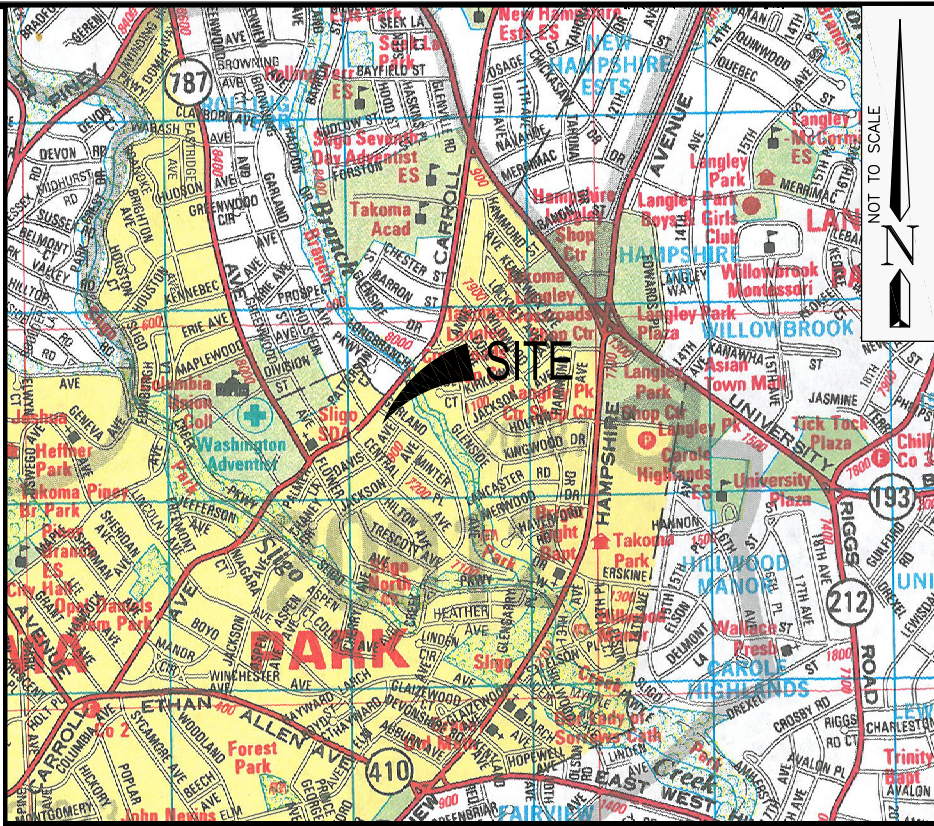


## PROFESSIONAL CERTIFICATION

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 NUMBER : 49288

EXPIRATION DATE : 5/12/2022



## VICINITY MAP

SCALE: 1"=2000'  
ADC Map Pages 5650, Grids 8H  
Map copyright © Kappa Map Group LLC, (800) 829-6277.  
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## LEGEND

- EXISTING SIGNIFICANT TREE (14+\" DBH) TO REMAIN
- EXISTING SIGNIFICANT TREE (14+\" DBH) TO BE REMOVED
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING WATER METER
- PROPERTY LINE
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- ADJACENT SUBDIVISION LINE
- BUILDING RESTRICTION LINE (BRL)
- PROPOSED LOT LINE
- EXISTING CURB
- CHAIN LINK FENCE
- STOCKADE FENCE
- EXISTING OVERHEAD WIRE
- EXISTING SEWER LINE
- PROPOSED SEWER HOUSE CONNECTION
- EXISTING WATER LINE
- PROPOSED WATER HOUSE CONNECTION
- EXISTING GAS LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED SWALE
- SOILS BOUNDARY
- PROPOSED LIMITS OF DISTURBANCE
- EXISTING SIDEWALK TO BE REMOVED
- PROPOSED SIDEWALK
- EXISTING DRIVEWAY/SIDEWALK TO REMAIN
- PROPOSED DRYWELL
- PROPOSED 4\" PVC ROOF DRAIN

UPDATES/REVISIONS :	
05/10/2021	INTAKE COMMENT REVISIONS - CRS

PRELIMINARY PLAN  
PREL 120210220  
7402 Garland Avenue, Takoma Park  
7402 GARLAND AVENUE  
WHEATON (13th) DISTRICT  
MONTGOMERY COUNTY, MD

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394  
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: HABITAT FOR HUMANITY 8380 Colesville Road, Suite 700 Silver Spring, MD 20910	TAX MAP/WSSC 209NE01		SITE PLAN NO.	
	DESIGN	CRS	SHEET	OF
	DRAFT	CRS	1	2
	DATE	JAN 19, 2021	FILE NO:	2020-1446-11

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