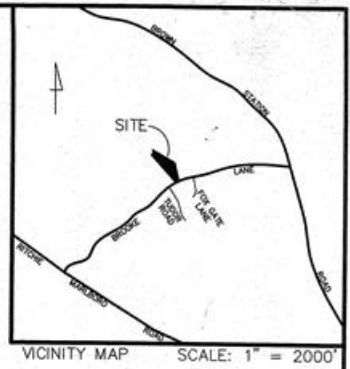


N/P
PARCEL 23
L 3746 F 60
PRINCE GEORGES COUNTY
ZONE: R-20-S
3210 BROWN STATION ROAD
USE: COUNTY LANDFILL
IMPACT: LOW

LOT - TRAY CRAY HORSE FARM
PLAT BOOK N/P 119 PLAT 19
WATKINS & HISE, C. MCKEOWN
2002 D-1-C
3210 BROOK LANE
USE: SINGLE FAMILY HOME



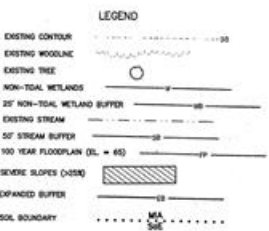
VICINITY MAP SCALE: 1" = 2000'

GENERAL NOTES

1. Subject Site Description
MULTICULTURAL WORSHIP CENTER'S ADDITION TO LOT 1 - HALL MANOR
PLAT BOOK N/P 150 PLAT 34
2. Total Site Area 267,272 sqft, 6.1307 acres
3. Existing Site Use Single Family Residential
4. Proposed Use Sanctuary
5. Property Zoned R-C
6. Property located on Prince George's County Tax Map 90 Grid A-1
7. Property located on Prince George's County Street Map 5652 Grid C-1
8. Property located on Prince George's County Soils Survey Map 50
9. Soils Types
802 M - Hard fine sandy loam, 0-2% slopes
802 SE - Sandy loam, steep
802 W - Mixed alluvial loam
10. Property located on Prince George's County 200' scale topography 800 SE 11
11. Property located on USGS Map Upper Marlboro Quadrangle
12. Electric service PEPCO
13. Telephone service Verizon
14. Sewage disposal Private septic system
15. Water supply Private well
16. Existing Water / Sewer Categories V-S, S-S
17. Proposed Water / Sewer Categories V-S, S-S
18. Vertical Datum MGS
19. Horizontal Datum Plat Book N/P 150 Plat 34
20. The subject site is located in Zones "A" & "C" of the Flood Insurance Program's Flood Insurance Rate Map on Community Panel 445008 2002 C
21. Area Statement
a. Total Site Area 267,272 sqft, 6.1307 acres
b. Disturbed Area sqft or acres
c. Undisturbed Area sqft or acres
22. Building Restrictions R-C Zone
a. Proposed Use Church, Parish Hall (MEDIUM IMPACT)
b. Minimum lot area 10,000 sqft
c. Maximum lot coverage 80%
d. Minimum lot width @ front BML 120'
e. Minimum lot width @ front street line 25'
f. Minimum building setback @ front property line 25'
g. Minimum building setback @ side property line 25' / 17'
h. Landscape Manual requirement for side yard Church Medium Impact to Single Family Home
i. "C" Buffering Required
j. Minimum Building Setback
k. Minimum Landscape Yard
l. Landscape Manual requirement for side yard Church Medium Impact to School Medium District
m. No Buffering Required
n. Minimum building setback @ rear property line 25'
o. Landscape Manual requirement for rear yard Church Medium Impact to Landscape Use Impact
p. "A" Buffering Required
q. Minimum Building Setback
r. Minimum Landscape Yard
23. Stormwater Management Concept Approval Number/Date: xxxxxxxx-xx, xxxxxxxx
24. The 20' FEE is existing and based upon N/P 150 # 34
25. Aviation Safety Area N/A per PGATLACDM
26. The Mandatory Park Dedication, if applicable, will be a Fee-in-lieu
27. There are no cemeteries on or contiguous to the subject site
28. There are no historic sites on or in the vicinity of this property
29. The wetlands shown hereon were identified by McCarthy and Associates in October, 2008 and located by Landesign in October, 2008
30. The limits of the 100 Year Floodplain shown hereon are based upon Flood Plain Study FPS 895008. The Floodplain easement shown hereon is based upon N/P 250-34
31. The subject property is not within the Chesapeake Bay Critical Area
32. The subject property is not in or adjacent to an easement held by the Maryland Environmental Trust, the Maryland Agricultural Land Preservation Foundation, or any land trust or organization
33. The source of the topography is a survey performed by Landesign in October, 2008 with a elevation based upon VSSC datum
34. Applicants see OWNER/DEVELOPER SDX
35. The slopes associated with the existing abandoned railroad bed are non-slopes and are not identified as severe slopes (SSS)
36. Parking Required
a. Proposed use Sanctuary 080 seats
b. 800 seats @ 1 space/4 seats = 200 spaces
c. Regular Parking Spaces (95'x19') = 206
d. Van Access Spaces (13'x21') = 1
e. TOTAL SPACES PROVIDED = 204 SPACES

CONTACT "MISS UTILITY"
48 HOURS PRIOR TO TRENCHING
1-800-267-7777

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DATE	REVISION



Landesign
ENGINEERS • SURVEYORS • PLANNERS
2905 MITCHELLVILLE ROAD SUITE NO. 111
BOWIE, MARYLAND 20716
(301) 249-5802

OWNER/DEVELOPER
MULTICULTURAL WORSHIP CENTER
7752 LANDOVER ROAD
LANDOVER, MD 20785
ATTN: PASTOR WILLIAM P. CABELL
301-583-1400

CONCEPTUAL SITE PLAN
VALUE ENGINEER, LIMITED SITE DEVELOPMENT AREA PLAN OVERLAY BY:
The Building Ideas Group, LLC • www.BIGPLANS.us • 301-520-8600 • July 7, 2014

MULTICULTURAL WORSHIP CENTER'S ADDITION TO LOT 1 - HALL MANOR
PLAT BOOK: N/P 150 PLAT: 34
ELECTION DISTRICT #15
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: Dec., 2008	SCALE: 1"=50'
DESIGN BY: J.C.	DRAWN BY: D.H.
CHECKED BY: V.B.	SHEET No 1 of 1
FIELD BOOK: 148	JOB No: 08-039
COMPUTER: C	