

### LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- EXISTING 10 FT CONTOUR
- EXISTING 2 FT CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREELINE
- CENTERLINE OF EXISTING ROAD
- PROPOSED ACCESS
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- FLOODPLAIN - EXISTING/PROPOSED
- WETLAND
- WETLAND BUFFER
- PRIMARY MANAGEMENT AREA
- PUBLIC UTILITY EASEMENT
- STEEP SLOPES (15% OR GREATER)

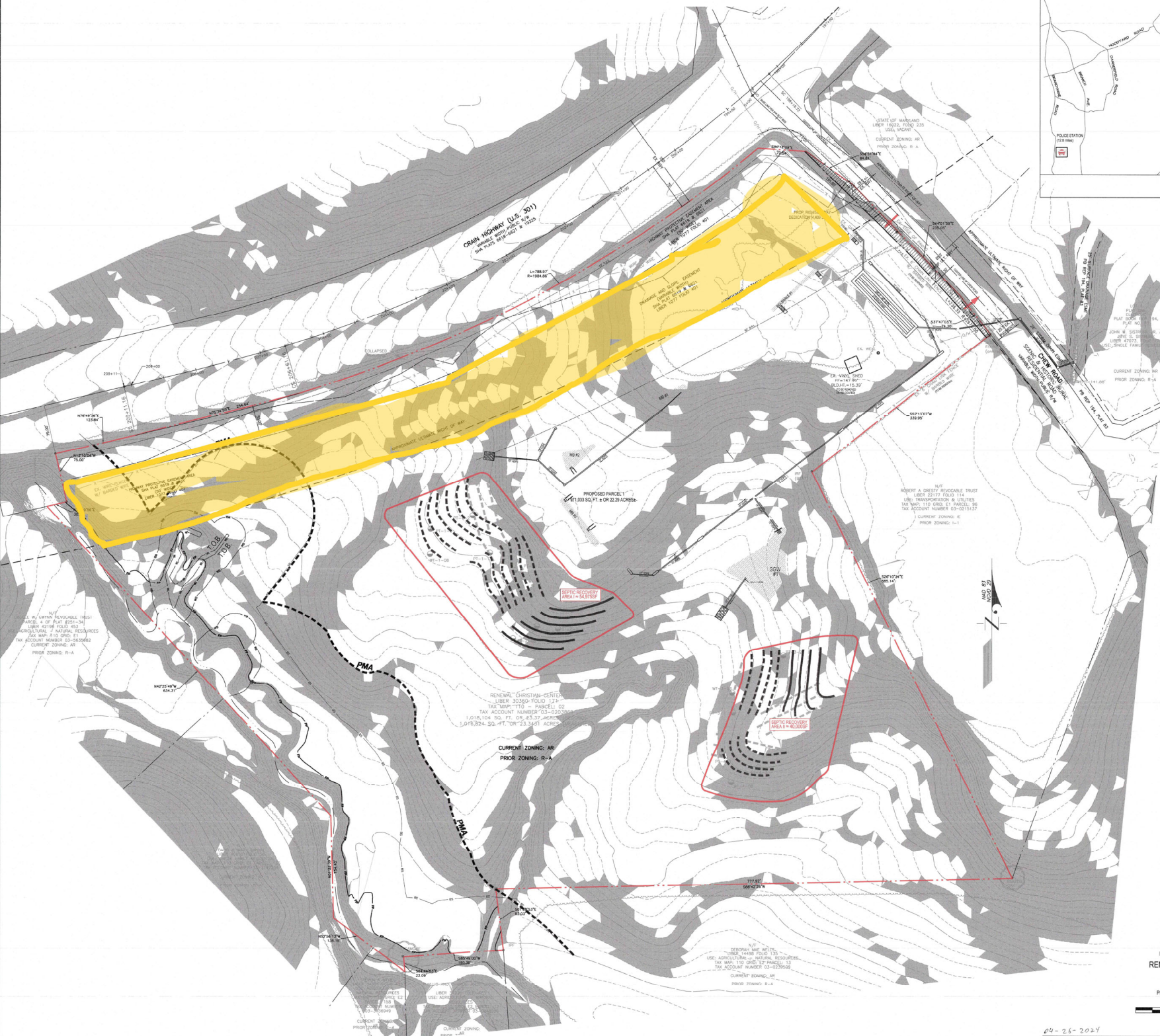
- ### GENERAL NOTES
- Existing parcel lot, sheet description/owner File and plot number:  
Existing Parcel Lot - Liber File - Plot Number  
Parcel 2 - L 30360 - F 171
  - Traffic Map - 110 004 E1
  - 200 foot map reference (NWSIC) - 205512
  - This plan is for the subdivision of one parcel for the development of a 24,000 SF institutional church with 500 seats.
  - Floor approval: NRI-08-2021; TCPS 183-03
  - Site Area: Gross: 23.34 Ac.  
Average of 100-year floodplain: 0.95 Ac.  
Average of road dedication: 0.10 Ac.  
Net: 22.29 Ac ±
  - Net developable area outside PMA: 13.81 Ac.
  - Average of Environmental Regulated Features: 4.53 Ac.
  - Existing zoning: Agricultural Residential (AR), Residential-Agriculture (P-A)
  - Floor zoning: Agricultural Residential (AR), Residential-Agriculture (P-A)
  - For sections 24-100 and 27-190(b) the applicant elects to have this application reviewed under the Subdivision Regulations and Zoning Ordinance prior to April 1, 2022.
  - Existing land use: Vacant
  - Proposed land use: Church (500 Seats)
  - Standards (Section 27-442)

STANDARD	REGULATION TABLE SEC 27-442	
	REQUIREMENT	PROVIDED
NET LOT AREA (MIN.)	81.05 SF	1,094.84 SF
NET OVERSEED AREA (MIN.)	68.41 SF	
LOT WIDTH AT BUILDING LINE (MIN.)	25.0 FT	
LOT WIDTH AT STREET LINE (MIN.)	25.0 FT	
FRONT YARD SETBACK (MIN.)	50.0 FT	
SIDE YARD SETBACK (MIN.)	50.0 FT	
CORNER LOT SIDE YARD (MIN.)	50.0 FT	
REAR YARD (MIN.)	50.0 FT	

- Sustainable Growth Tier: 4
- Center of Contour Location: No
- Existing Gross Floor Area: 400 SF
- Proposed Gross Floor Area: 24,000 GFA
- Stormwater Management Control number 24003-002 is currently under review
- Water/Sewer Category Designation Existing: 5 Proposed: 6  
(This property will be served by private well and septic.)
- Method of sewage disposal: On-site septic system
- Abandon Policy Area: No
- Mandatory Park Dedication Requirement: No
- Comparties on or contiguous to the property: No
- Historic Site on or in the vicinity of the property: No
- Type One Conservation Plan: No
- Within Chesapeake Bay Critical Area: No
- Wetlands: Yes
- Streams: Yes
- In or adjacent to an easement held by Maryland Environmental Trust, the Maryland Agricultural Land Preservation Foundation, or any land trust or organization: No

**4-23012**  
 PRELIMINARY PLAN OF SUBDIVISION  
**RENEWAL CHRISTIAN CENTER**  
 PROPOSED PARCEL 1  
 MARLBORO DISTRICT No. 3  
 PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=50'



STATE OF MARYLAND  
 LIBER FILE NO. 2021-124  
 USE: AGRICULTURE - RURAL RESIDENTIAL  
 TAX MAP: 110 004 E1  
 TAX ACCOUNT NUMBER: 03-223920  
 CURRENT ZONING: R-A

RENEWAL CHRISTIAN CENTER  
 LIBER 30360-POLLO 124  
 TAX MAP: 110 004 E1 - PARCELS 02  
 TAX ACCOUNT NUMBER: 03-223920  
 LOT: 104 SQ. FT. OR 2.37 ACRES  
 LOT: 324 SQ. FT. OR 7.43 ACRES

CURRENT ZONING: AR  
 PRIOR ZONING: R-A

STATE OF MARYLAND  
 LIBER FILE NO. 2021-124  
 USE: AGRICULTURE - RURAL RESIDENTIAL  
 TAX MAP: 110 004 E1 - PARCELS 03  
 TAX ACCOUNT NUMBER: 03-223920  
 CURRENT ZONING: AR