7100 Columbia Gateway Drive Suite 220 Columbia Maryland 21046
Main: 877 627 3772

Colliers
Engineering & Design

January 30, 2025

**AFFIDAVIT**

The purpose of this affidavit is to certify that pursuant to The Process Guidelines for Development Review Applications, Informational Mailing letters regarding the application for Special Exception, SE-25003 for "901 & 903 Cypresstree Drive", were mailed to all adjoining property owners, including owners whose properties lie directly across a street, alley, or stream from the subject Property; municipalities located within one (1) mile of the applicant's Property; and/or registered homeowners or civic association registered with the Planning Director for the area which includes the subject Property.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of this paper are true.

David Lee, Assistant Project Manager

1/30/2025
Date

STATE OF MARYLAND :
COUNTY OF CARROLL :

I, **Susanne Maltby** , a Notary Public of said County, do certify that David Lee personally appeared before me and made known to me to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his free act and deed.

NOTARY PUBLIC

My Commission expires: April 03, 2026

7100 Columbia Gateway Drive Suite 220 Columbia Maryland 21046
Main: 877 627 3772

Colliers
Engineering & Design

March 25, 2025

**AFFIDAVIT**

The purpose of this affidavit is to certify that pursuant to The Process Guidelines for Development Review Applications, acceptance letters regarding the application for Special Exception, SE-25003 for "901 & 903 Cypresstree Drive", were mailed to all adjoining property owners, including owners whose properties lie directly across a street, alley, or stream from the subject Property; municipalities located within one (1) mile of the applicant's Property; and/or registered homeowners or civic association registered with the Planning Director for the area which includes the subject Property.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of this paper are true.

David Lee, Assistant Project Manager

3/25/25
Date

STATE OF MARYLAND :
COUNTY OF CARROLL :

I, Susanne Matthey, a Notary Public of said County, do certify that David Lee personally appeared before me and made known to me to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his free act and deed.

Susanne Matthey
NOTARY PUBLIC

My Commission expires: 4/3/2026

7100 Columbia Gateway Drive Suite 220 Columbia Maryland 21046
Main: 877 627 3772

Colliers Engineering & Design

*March 25, 2025*

***Via First Class Mail***

***RE: Project Name - 901 & 903 Cypresstree Drive***
***Special Exception Application, SE-25003***

*Dear Sir or Madam:*

*This letter is to inform you that The Maryland-National Capital Park and Planning Commission, MNCPPC is ready to accept the subject application. The address of the subject property is 813, 815, 901 and 903 Cypresstree Drive, Capitol Heights, MD 20743, which is located along the east side of Cypresstree Drive at its intersection with K Street. The nature of the review is for the approval of a special exception application for a church, which includes the expansion of the existing church building, and the provision of landscaping, stormwater management, and the required number of parking spaces on the subject property.*

*Once the application is formally accepted, it will be scheduled for a future Planning Board hearing. If you have not already registered to become a person of record, you are encouraged to do so at this time. As a Person of Record, you will be notified of the future Planning Board hearing and may be entitled to certain rights under the Zoning Ordinance, Subdivision Regulations, and Woodland and Wildlife Habitat Conservation Ordinance, but registration is required. You may register online at https://www.mncppcapps.org/planning/Person_of_Record/default.cfm, or you may submit your name, address, and the above referenced application number and name by mailing a written request to:*

*The Maryland-National Capital Park and Planning Commission*
*Development Review Division*
*1616 McCormick Drive*
*Largo, MD 20774*

*If you have already registered to become a person of record from an earlier mailing for this application [provide the application number here], you do not have to register again. Being a person of record on a separate application on the same property does not make you a person of record for the subject application. You must request to become a person of record for each separate application (separate applications have different application numbers).*

*If you have any questions or comments about this application, you may contact at David Lee, 1-443-316-6005, by email at david.lee@collierseng.com or the M-NCPPC at 301-952-3530.*

Sincerely,

David Lee, Assistant Project Manager

FOR PRIOR ORDINANCE ONLY



# APPLICATION FORM

**DO NOT WRITE IN THIS SPACE**

Application No.(s): _____ Planning Board Review ☐ Planning Director Review ☐

Acceptance Date: _____ 70-day limit: _____ Limit waived–New limit: _____

Posting Waived ☐ Posting Date: _____ No. of Signs Posted: ___ Agenda Date: _____

Application Fee: _____ Posting Fee: _____ Case Reviewer: _____

Subdivision Development Review Committee Date: _____

Referral Mail-Out Date: _____ Referral Due Date: _____

Date of Informational Mailing: _____ Date of Acceptance Mailing: _____

APPLICATION TYPE: _____ ☐ Revision of Case #_____ Companion Cases: SE-25003, AC-25002

**Payment option:** ☐ Check (payable to M-NCPPC) ☐ Credit Card General Plan Growth Policy: N/A

**PROJECT NAME:** 901 & 903 Cypresstree Drive

Complete address (if applicable) 901, 903, 813 and 815 Cypresstree Drive

Tax Account #: SEE ATTACHED

Geographic Location (distance related to or near major intersection)

Police District #: III -Landover

0 feet from the intersection between K Street and Cypresstree Drive

| | | |
|---|---|---|
| Total Acreage: 0.62 Acres | Aviation Policy Area: N/A | Election District: 18 |
| Tax Map/Grid: 66-B2 | Current Zone(s): R-55 (Prior), RSF-65 (Current) | Council District: 5 |
| WSSC Grid: 202NE05 | Existing Lots/Blocks/Parcels: 6 | Dev. Review District: |
| Planning Area: 4-72 | In Municipal Boundary: Seat Pleasant, Fairmount Heights, Cheverly, Capitol Heights | Is development exempt from grading permit pursuant to 32-127(a)(6)(A): ☐ Y ☑ N |

(2002) General Plan Tier: ☑ Developed ☐ Developing ☐ Rural Area of proposed LOD: 0.62 Acres

Proposed Use of Property and Request of Proposal:

Proposed Church/Place of Worship

Please list and provide copies of resolutions of previously approved applications affecting the subject property:

Applicant Name, Address & Phone:

Primera Iglesia Adventista Eben-ezer , Attn: Mr. Juver Portillo, Pastor
1109 Dunoon Road
Silver Spring, MD 20903
Email: PortilloJuver@Yahoo.com Phone: 240-398-0365

Owner Name, Address & Phone:

(if same as applicant indicate same/corporation see Disclosure)

Primera Iglesia Adventista Eben-ezer, Attn: Mr. Juver Portillo, Pastor
1109 Dunoon Road
Silver Spring, MD 20903
Email: PortilloJuver@Yahoo.com Phone: 240-398-0365

Consultant Name, Address & Phone:

David Lee
Colliers Engineering & Design
7001 Columbia Gateway Drive Suite 220
Columbia, MD 21046
phone: 443.316.6005
email: david.lee@collierseng.com

Contact Name, Phone & E-mail:

David Lee
Colliers Engineering & Design
7001 Columbia Gateway Drive Suite 220
Columbia, MD 21046
phone: 443.316.6005
email: david.lee@collierseng.com

**SIGNATURE** (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

| | | | |
|---|---|---|---|
| _____ Juver Portillo | 2/3/2025 | _____ Juver Portillo | 2/3/2025 |
| Owner's Signature typed & signed | Date | Applicant's Signature typed & signed | Date |
| _____ | _____ | _____ | _____ |
| Contract Purchaser's Signature typed& signed | Date | Applicant's Signature typed & signed | Date |

FOR PRIOR ORDINANCE ONLY

## SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:

**Type of Application (Check all that apply)**

| | | | |
|---|---|---|---|
| Conventional ☐ | Comprehensive Design ☐ | Conservation Sketch Plan ☐ | Pre-Preliminary Plan ☐ |

| | |
|---|---|
| Variation, Variance or Alternative Compliance Request(s)<br>Yes ☑ No ☐ | Applicable Zoning/Subdivision Regulation Section(s): |

Total Number of Proposed:

Lots _____ Outlots _____ Parcels _____ Outparcels _____

| | |
|---|---|
| Number of Dwelling Units:<br>Attached _____ Detached _____ Multifamily _____ | Gross Floor Area (Nonresidential portion only): |

## SUBDIVISION CASES – FINAL PLAT:

| | |
|---|---|
| Water/Sewer: DER ☐ Health Dept. ☐ | Number of Plats: |
| CSP/DSP/SDP No.: | WSSC Authorization No.: |

Preliminary Plan No.:

Approval Date of Preliminary Plan:

## URBAN DESIGN AND ZONING CASES:

| | |
|---|---|
| Details of Request:<br>Requesting assignment of a Special Exception (SE) application number under the zoning ordinance effective prior to April 1, 2022.<br><br>Requesting companion Alternative Compliance (AC) to address noncompliance with the bufferyard requirements specified in Section 4.7 of the Landscape Manual. | Zoning Ordinance Section(s):<br>Special Exception (SE) - Zoning Ordinance effective prior to April 1, 2022<br><br>Companion Alternative Compliance (AC) - Prior Landscape Manual Section 4.7 |

Total Number of Proposed:

Lots 6 Outlots _____ Parcels _____ Outparcels _____

| | |
|---|---|
| Number of Dwelling Units:<br>Attached _____ Detached _____ Multifamily _____ | Gross Floor Area (Nonresidential portion only):<br>3,919 sq.ft. |
| Variance Request<br>Yes ☐ No ☐ | Applicable Zoning/Subdivision Regulation Section(s): |
| Departure Request<br>Yes ☐ No ☐ | Application Filed<br>Yes ☐ No ☐ |
| Alternative Compliance Request<br>Yes ☑ No ☐ Prior Landscape Manual Section 4.7 | Application Filed<br>Yes ☐ No ☐ |

FOR PRIOR ORDINANCE ONLY

## APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property **ONLY required for Special Exception and Zoning Map Amendment Applications.**

| Owner(s) Name - printed | Signature and Date | Residence Address |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

**If the property is owned by a corporation, please fill in below.**

| Officers | Date Assumed Duties | Residence Address | Business Address |
|---|---|---|---|
| | | | |
| **Primera Iglesia Adventista Eben-ezer** | **3/7/2023** | **1109 Dunoon Rd, Silver Spring, MD 20903** | 901 Cypresstree Drive, Capitol Heights, MD 20743 |
| | | | |
| | | | |

| Board of Directors | Date Assumed Duties | Date Term Expires | Residence Address | Business Address |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**
**14741 GOVERNOR ODEN BOWIE DRIVE**
**UPPER MARLBORO, MD 20772**
**DEVELOPMENT REVIEW DIVISION**
**301-952-3530**

LOT AREA DATA

| ACCT# | ADDRESS | LOT# | LOT AREA IN ACRES |
|---|---|---|---|
| 18-2039063 | 903 CYPRESS DRIVE | 814-815 | 0.19734 |
| 18-2100501 | 901 CYPRESS DRIVE | 816-817 | 0.20911 |
| 18-2035830 | 813 CYPRESS DRIVE | 818 | 0.10785 |
| 18-2062271 | 815 CYPRESS DRIVE | 819 | 0.11006 |
| | | **TOTAL** | **0.62436** |

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

# Historic Preservation/Archeology Pre-Submittal Checklist for Development Applications

Project Name: 901 & 903 Cypresstree Drive

Applicant's Name: Primera Iglesia Adventista Ebenezer 1, Attn: Mr. Juver Portillo, Pastor

Application Type: Special Exception

Project Number (if applicable): SE-25003 + AC-25002

Contact/Agent: David Lee

Phone/Fax: 443.316.6005

E-mail Address: david.lee@collierseng.com

Associated/Previous Project Numbers:

YES • Provide photographs of all standing structures or structural remains, such as foundations or man-made landscape features, on the property.

YES • Provide chain of title information on the property to at least 1900.

N/A • Provide a list and location of any known historic resources or cemeteries on or adjacent to theproperty.

---

**To be completed by Historic Preservation Section staff.**

| Required Information | Yes | No | N/A | Requirement for this Applicant |
|---|---|---|---|---|
| Photographs of all structures or structural remains | ✓ | | | If checked Yes or N/A, no further information needed. |
| Chain of title | ✓ | | | If checked Yes or N/A, no further information needed. |
| List of known historic resources and cemeteries | | | ✓ | If checked Yes or N/A, no further information needed. |

Additional Information Required: Phase I archeology will not be required.

The property does not contain or is adjacent to a county Historic Site or Resource. No further information required.

Chisholm, Amelia Digitally signed by Chisholm, Amelia Date: 2025.03.13 09:53:39 -04'00' 3/13/25

Historic Preservation Staff Signature Date

Amelia Chisholm

Historic Preservation Staff Name (printed)

amelia.chisholm@ppd.mncppc.org 301-952-4326

Historic Preservation Staff Phone and E-mail

BUILDING FRONT

BUILDING SIDE - EAST

BUILDING REAR

BUILDING SIDE - WEST

BUILDING SIDE - WEST

# CHAIN OF TITLE

| | | |
|---|---|---|
| | | |
| **901 & 903 Cypresstree Dr** | | |
| **Lot 816, 817 Cedar Estates 1/29** | | |
| **Lots 814,815 Martin Dodge's Cedar Heights 1/29** | | |
| **Taxes: √** | | |
| **Wills: #92291 Eugene** | | |
| **N/A, F/S** | | |
| **Thru: 1/7/23** | | |
| | | |
| | | |
| | | |
| Est of J. Oliver Hill dod 4/30/64 | | |
| Marion Hill<br>Margaret Hill Stewart<br>Mary Emily Hill<br>Marion H. Bassett | | |
| **3807/58 D 2/16/70 R 2/24/70** | | |
| Mary Louise Harris | | |
| **3807/60 D 2/16/70 R 2/24/70** | | |
| Margaret B. Stewart s/t/e<br>John T. Stewart | | |
| **6536/464 D 1/13/87 R 1/16/87** | | **947/32 D 9/25/46 R 7/24/47** |
| Christine Y. Mitchell | | Lula Mae Robinson |
| **7658/146 D 5/25/90 R 5/30/90** | | **3386/424 D 8/30/66 R 9/14/66** |
| Marie Fletcher | | Lenard Harvey<br>Bernice harvey |
| **8276/544 D 4/14/92 R 4/17/92** | | **4998/296 D 9/22/78 R 10/3/78** |
| James Wilder | | Alberta wilder |
| **8276/546 D 4/14/92 R 4/17/92** | | **8276/548 D 4/15/92 R 4/17/92** |
| Lots 816 & 817 | James Wilder<br>Alberta Wilder 50%<br>Sallie Mae Bonds<br>Eigene Bonds 50% | Lots 814 & 815 |
| | **8414/965 D 7/29/92 R 8/14/92** | |
| | Sallie Mae Bonds s/t/e<br>Eugene Bonds | |
| | **36621/44 D 7/31/14 R 1/14/15** | |
| | Sallie Mae Bonds Revocable Trust | |

**ALTA OWNER'S POLICY OF TITLE INSURANCE**
**issued by**
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.**

**Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.**

## COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

**1.** The Title being vested other than as stated in Schedule A.

**2.** Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
- a. a defect in the Title caused by:
  - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
  - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
  - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
  - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
  - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
  - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
  - vii. a defective judicial or administrative proceeding; or
  - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
- b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
- c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

**3.** Unmarketable Title.

**4.** No right of access to and from the Land.

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**5.** A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
   a. the occupancy, use, or enjoyment of the Land;
   b. the character, dimensions, or location of an improvement on the Land;
   c. the subdivision of the Land; or
   d. environmental remediation or protection on the Land.

**6.** An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.

**7.** An exercise of the power of eminent domain, but only to the extent:
   a. of the exercise described in an Enforcement Notice; or
   b. the taking occurred and is binding on a purchaser for value without Knowledge.

**8.** An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.

**9.** The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
   a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
      i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
      ii. voidable transfer under the Uniform Voidable Transactions Act; or
   b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
      i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
      ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

**10.** Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

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## DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

***First American Title Insurance Company***

Kenneth D. DeGiorgio, President

Lisa W. Cornehl, Secretary

For Reference:

**File #:** 127237-24
**Policy #:** 50152424-0015563e

Issued By:

**Results Title & Escrow, LLC**
6020 Meadowridge Center Drive, Suite M
Elkridge, MD 21075

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## EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

**2.** Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

**3.** Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.

**4.** Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.

**5.** Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.

**6.** Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.

**7.** Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

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## CONDITIONS

**1.** DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

a. "Affiliate": An Entity:
   i. that is wholly owned by the Insured;
   ii. that wholly owns the Insured; or
   iii. if that Entity and the Insured are both wholly owned by the same person or entity.

b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.

c. "Date of Policy": The Date of Policy stated in Schedule A.

d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
   i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
   ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
   iii. asserts a right to enforce a PACA-PSA Trust.

f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.

g. "Insured":
   i. (a). The Insured named in Item 1 of Schedule A;
      (b). the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
      (c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
      (d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
      (e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
         (1). an Affiliate;
         (2). a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
         (3). a spouse who receives the Title because of a dissolution of marriage;
         (4). a transferee by a transfer effective on the death of an Insured as authorized by law; or
         (5). another Insured named in Item 1 of Schedule A.
   ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.

i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

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k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

**2.** CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:
a. retains an estate or interest in the Land;
b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

**3.** NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:
a. any litigation or other matter for which the Company may be liable under this policy; or
b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

**4.** PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

**5.** DEFENSE AND PROSECUTION OF ACTIONS

a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.
b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be

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necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

**6.** DUTY OF INSURED CLAIMANT TO COOPERATE

a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and

ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

**7.** OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

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ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

**8.** CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
   i. the Amount of Insurance; or
   ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.
b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.
d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
   i. the Amount of Insurance will be increased by 15%; and
   ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

**9.** LIMITATION OF LIABILITY

a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
   i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
   ii. cures the lack of a right of access to and from the Land; or
   iii. cures the claim of Unmarketable Title,

   all as insured. The Company may do so by any method, including litigation and the completion of any appeals.
b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.
d. The Company is not liable for the content of the Transaction Identification Data, if any.

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**10.** REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

**11.** LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

**12.** PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

**13.** COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.

c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

**14.** POLICY ENTIRE CONTRACT

a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.

b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
   i. modify any prior endorsement,
   ii. extend the Date of Policy,
   iii. insure against loss or damage exceeding the Amount of Insurance, or
   iv. increase the Amount of Insurance.

**15.** SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

**16.** CHOICE OF LAW AND CHOICE OF FORUM

a. *Choice of Law*

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

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The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*
Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

**17.** NOTICES
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: **First American Title Insurance Company, Attn: Claims National Intake Center, 5 First American Way, Santa Ana, California 92707. Phone: 888-632-1642 (claims.nic@firstam.com)**.

**18.** CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING.

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**Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:**

Issuing Agent: **RESULTS TITLE & ESCROW LLC**
Issuing Office: **6020 Meadowridge Center Drive, Suite M, Elkridge, MD 21075**
Issuing Office's ALTA® Registry ID:
Issuing Office File Number: **127237-24 RT**
Property Address: **813 Cypresstree Drive and, 815 Cypresstree Drive, Capitol Heights, MD 20743**

## SCHEDULE A

Name and Address of Title Insurance Company:

**First American Title Insurance Company, 1 First American Way, Santa Ana, California 92707**
Policy Number: **50152424-0015563e**

Amount of Insurance: $**145,000.00** Premium: $ **785.00**

Date of Policy: **November 11, 2024**
**(or the date and time of the recording of the instrument Vesting insured title, whichever is later)**

1. The estate or interest in the Land insured by this policy is:

   **Fee Simple**

2. The Title is vested in:

   **Primera Iglesia Adventista Eben-ezer LLC by virtue of a deed from Housing Authority of Prince George's County, dated May 15, 2024, and recorded August 26, 2024, in the Land Records of Prince George's County, Maryland, in Liber 50090, at Folio 93.**

3. The Land is described as follows:

   **SEE ATTACHED SCHEDULE C FOR LEGAL DESCRIPTION**

**RESULTS TITLE & ESCROW LLC**
**6020 Meadowridge Center Drive, Suite M**
**Elkridge, MD 21075**

By: _____
Authorized Signatory

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## SCHEDULE B

Policy No.: **50152424-0015563e** File No.: **127237-24 RT**

## EXCEPTIONS FROM COVERAGE

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.**

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any facts, rights, interests, or claims, which are not shown by the Public Records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, variation, adverse circumstance, boundary line overlap, or any other facts which a correct survey would disclose, and which are not shown by Public Records. The coverage afforded by covered matter 2(c) of the ALTA 2021 Policy is hereby deleted.
4. Any lien or right to a lien, for service, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Roads, ways, streams or easements, if any, not shown of record, riparian rights and the title to any filled-in lands.
6. Real estate taxes, municipal charges and other public charges, taxes and assessments for the year **2024** and all subsequent years, not due and payable at Date of Policy.
7. Covenants, conditions and restrictions, if any, appearing in the public records.
8. Easements or servitudes which are unrecorded or are apparent from an inspection of the premises and any variation in location or dimensions, conflict with lines of adjoining property, encroachments, projections or other matters which might be disclosed by an accurate survey of the premises.
9. Any taxes for the current or fiscal year of the applicable taxing bodies, which may be hereafter assessed, not yet due and payable.
10. Addresses referenced in this commitment/policy are for Informational Purposes Only.
11. This policy specifically excepts up to four (4) months worth of condominium or homeowner association assessments that have become due immediately preceding institution of an action to enforce or foreclose the insured mortgage, deed of trust or security agreement described in Schedule A of this policy.
12. Subject to the setback lines, utility easements, roads, rights of way and conditions appearing on the "Cedar Heights" which plat is recorded among the Land Records of Prince George's , Maryland in Plat Book BDS 1, folios 29.
13. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
14. Streams, riparian rights, littoral rights and the title to any filled-in-lands.
15. Any lease, grant, exception or reservation of minerals or mineral rights appearing in the public records.
16. Homeowner's or other association dues, assessments or fees for which no notice of delinquency, lien, claim of lien or assessment has been filed of record in the real property records.

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## SCHEDULE B
## Continued

Policy No.: **50152424-0015563e** File No.: **127237-24 RT**

17. Subject to the terms and conditions as set forth in a Right of Way Agreement dated June 20, 1950 with the Washington Suburban Sanitary Commission and recorded among the Land Records of Prince George's County in Liber 1269, folio 129 (as to 813 Cypresstree only).

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## SCHEDULE C
## LEGAL DESCRIPTION

Policy No.: **50152424-0015563e** File No.: **127237-24 RT**

The Land referred to herein below is situated in the County of Prince George's, State of Maryland, and is described as follows:

**Tax ID # 18-2035830**

BEING KNOWN AND DESIGNATED as Lot Numbered 818 entitled, "Cedar Heights" in the Martin Dodges Subdivision which Plat is recorded among the Land Records of Prince George's County, Maryland in Plat Book BDS 1, Folio 29.

**Tax ID # 18-2062271**

BEING KNOWN AND DESIGNATED as Lot Numbered 819 entitled, "Cedar Heights" in the Martin Dodges Subdivision which Plat is recorded among the Land Records of Prince George's County, Maryland in Plat Book BDS 1, Folio 29.

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The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

# M-NCPPC Development Review Application Environmental Submission Requirements

Project Name: 901 & 903 Cypresstree Drive

Applicant's Name: Primera Iglesia Adventista Ebenezer 1, Attn: Mr. Juver Portillo, Pastor

Project Number: SE-25003

Contact/Agent: David Lee Phone: 443.316.6005

E-mail address: david.lee@collierseng.com

Associated / Previous Project Number(s): AC-25002

Note: All appropriate boxes must be checked. Shaded boxes are not optional responses. Instructions are attached.

| Submission Requirements | Yes | No |
|---|---|---|
| 1. **Natural Resource Inventory** (always required; must be approved by EPS staff member and be at the same scale as the associated plan) | X | |
| 2. **Tree Conservation Plan or Standard Letter of Exemption** (always required; TCPs must be signed by a qualified professional and be at the same scale as the associated plan) | X | |
| 3. Impacts to **regulated environmental features** proposed? If yes, then a Letter of Justification is required that addresses how impacts have been avoided and/or minimized.See Part C of the Environmental Technical Manual for more information. | | X |
| 4. **Variance to Subtitle 25, Division 2**, Woodland and Wildlife Habitat Conservation Ordinance requested? If yes, then a variance application and a Letter of Justification arerequired to address the required findings of Section 25-119(d) for each variance requested. | | X |
| 5. **Variance to Subtitle 25, Division 3**, Tree Canopy Coverage Ordinance requested? If yes, then a variance application and a Letter of Justification are required to address the required findings of Section 25-119(d) for each variance requested. | | X |
| 6. **Stormwater Management Plan** (always required; an approved concept plan with CDP, CSP or PPS; proposed Site Development Stormwater Management Plan with other applications. | X | |
| 7. Are **Marlboro clays or Christiana complex soils** present on the site? If yes, then a geotechnical study is required. A waiver of this submittal requirement may be granted if no disturbance is proposed in the area. | X | |
| 8. Is this site **adjacent to a roadway** with an existing or proposed classification of arterial or greater or an existing or proposed railroad or transit right-of-way? | | X |
| If yes, a Phase I **Noise Study** or location of the 65 dBA Ldn noise contour is required. Is a study included or is the location of the 65dBA Ldn noise contour shown on the plan? | | X |

I solemnly affirm upon personal knowledge that the contents of the foregoing submissionchecklist are true and accurate.

2/3/2025

Applicant/Agent's Signature Date

Applicant/Agent's Name (printed)

# Development Review Application Environmental Submission Requirements Instructions

Note: All appropriate boxes must be checked. Shaded boxes are not optional responses. The Environmental PlanningSection reserves the right to request additional information later in the process if that information is essential to the review of the subject application for conformance with the County Code. Note that this information package is not required for pre-preliminary plan or departure applications.

1. **Natural Resource Inventory** – A Natural Resource Inventory approved by a member of the EnvironmentalPlanning Section (EPS) staff is required with all applications that are entering the development review application process except as noted above.

2. **Tree Conservation Plan or Standard Letter of Exemption** – Required with all applications, except as noted above, whether a previous TCP1 or TCP2 has been approved or not. If a previously approved TCP applies to the current application and the configuration of the proposal is exactly the same, then a copy of that plan may beused to meet this requirement. If an approved TCP for the subject property does not reflect the development proposed with the current application it will not be accepted. If the site has an approved Standard Letter of Exemption, it must be included in the application package; Numbered Letters of Exemption cannot be used for land development applications. For information regarding which TCP type is required with which application type, refer to the Environmental Technical Manual.

3. **Regulated Environmental Features** – If impacts to regulated environmental features are proposed, a Letter of Justification is required. The letter must address how the proposed impacts have been avoided and/or minimized. Refer to Part C of the Environmental Technical Manual for guidance and the thresholds for mitigation.

4. **Variance to Subtitle 25, Division 2** – If variances are proposed to the requirements of the Woodland and Wildlife Conservation Ordinance then a variance request must be submitted as part of the overall developmentreview application process. The standard application form for variance requests must be accompanied by a Letter of Justification that addresses the required findings of Section 25-119(d).

5. **Variance to Subtitle 25, Division 3 –** If variances are proposed to the requirements of the Tree Canopy Coverage Ordinance then a variance request must be submitted as part of the overall development review application process. The standard application form for variance requests must be accompanied by a Letter ofJustification that addresses the required findings of Section 25-119(d).

6. **Stormwater Management Plan** – A DPW&T approved Stormwater Concept Plan and the associated letter arerequired for CDP, CSP and preliminary plan application submittals; a proposed (not approved) Site Development Stormwater Management Plan is required for other application submittals.

7. **Marlboro clays or Christiana complex soils** – If Marlboro clays or Christiana complex soils are present; areasavailable for development may or may not be restricted for development. If either of these geologic features arepresent a geotechnical study is required to be submitted. A waiver to this submission requirement may be granted if no disturbance is proposed in the area of the problem soils. Contact the Environmental Planning Section with questions.

8. **Noise** – If a proposed development is adjacent to a roadway of a classification of arterial or higher, it is likely that noise levels are above the state noise standards. The noise standard of 65 dBA Ldn applies to residential and residential-type uses such as hotels or day care centers. Applicants can either request that EPS staff run the noise model and provide a location of the unmitigated 65 dBA Ldn noise contour, or the applicant can conduct aPhase I Noise Study and submit it with the application. When using either source of data, the unmitigated 65 dBA Ldn noise contour must be shown on all the plans as measured from the centerline of the roadway.

Other noise sources, such as Andrews Air Force Base, have specific studies that may require the placement of additional noise contours on the plans. This will be done during the review of specific cases and is not required to be provided prior to submittal. For commercial or industrial properties located next to a roadway classified asarterial or greater and the application proposes no residential-type uses such as a hotel or day care center, the "No" box may be checked.

7100 Columbia Gateway Drive Suite 220 Columbia Maryland 21046
Main: 877 627 3772

Colliers Engineering & Design

*January 30, 2025*

***Via First Class Mail***

***RE: Project Name - 901 & 903 Cypresstree Drive***
***Special Exception Application, SE-25003***

*Dear Sir or Madam:*

*This correspondence is being sent to you because you have been identified as one of the following: an adjoining property owner, including owners whose properties lie directly across a street, alley, or stream from the subject property; a municipality located within one (1) mile of the applicant's property; and/or a registered homeowners or civic association registered with the Planning Director for the area which includes the subject property. A Special Exception application for the above-referenced property will be submitted for review to the Development Review Division of The Maryland-National Capital Park and Planning Commission, M-NCPPC.*

*The address of the subject property is 813, 815, 901 and 903 Cypresstree Drive, Capitol Heights, MD 20743, which is located along the east side of Cypresstree Drive at its intersection with K Street. The nature of the review is for the approval of a special exception application for a church, which includes the expansion of the existing church building, and the provision of landscaping, stormwater management, and the required number of parking spaces on the subject property.*

*If you wish to become a Person of Record to this application, you are encouraged to do so at this time. As a Person of Record, you will be entitled to certain rights under the Zoning Ordinance and Subdivision Regulations, but registration is required. You may register online at https://www.mncppcapps.org/planning/Person_of_Record/default.cfm or you may submit your name, address, and the above-referenced application number and name by mailing a written request to:*

*The Maryland-National Capital Park and Planning Commission*
*Development Review Division*
*1616 McCormick Drive*
*Largo, MD 20774*

*Being a Person of Record on a separate application on the same property does not make you a Person of Record for this application. You must request to become a Person of Record for each separate application (separate applications have different application numbers). At this time no government agency has reviewed the application. **After** the application has been filed, you may contact the M-NCPPC at 301-952-3530.*

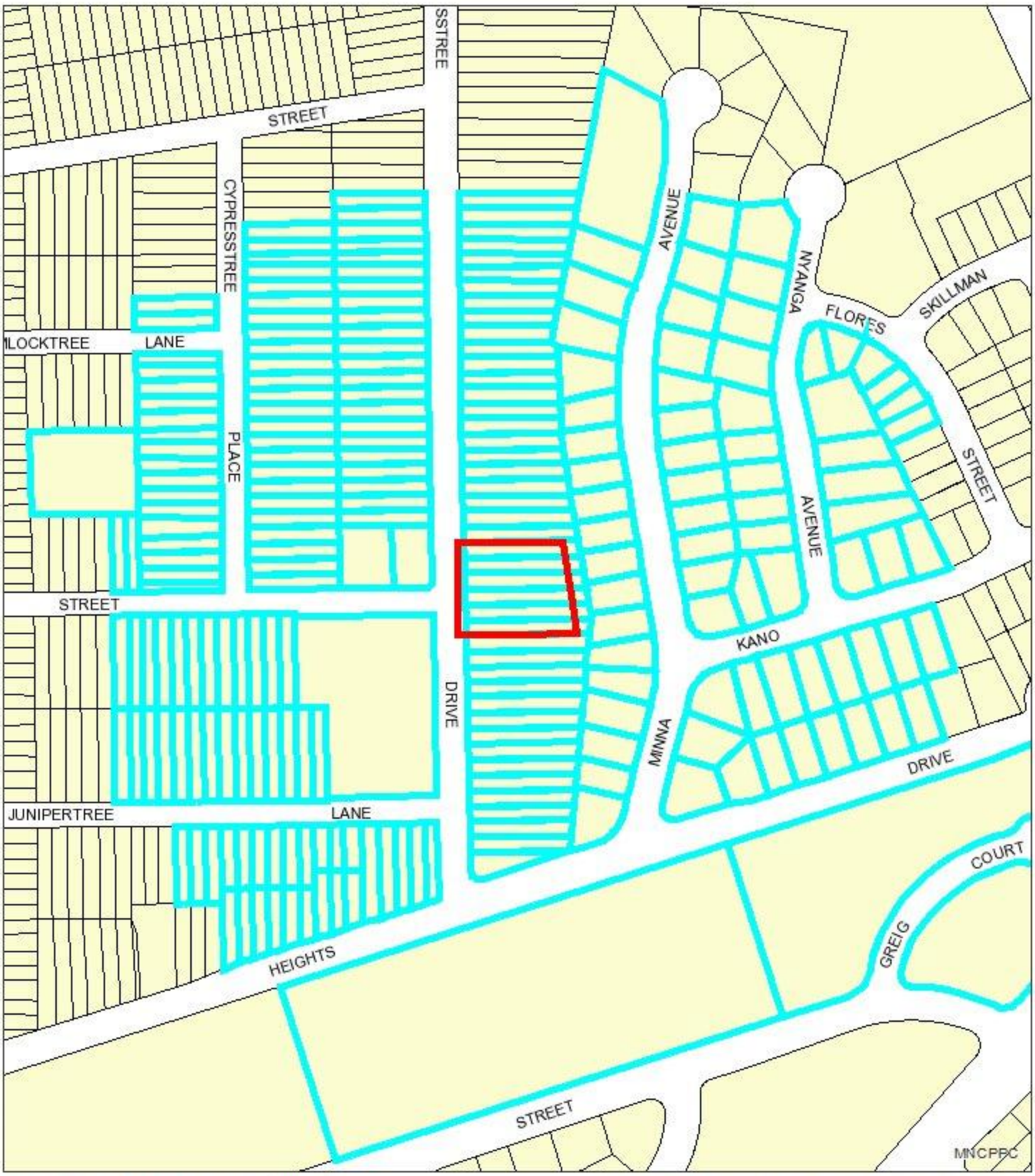
***IMPORTANT: This notice is your opportunity to interact with the applicant team prior to the acceptance of the subject application. Once an application is accepted, it may be subject to mandatory action time frames that are established by law. Contacting the applicant as soon as possible after receiving this notice will help facilitate your ability to receive information and/or establish a time when the applicant may meet with you or your civic group to provide information and answer questions about the development proposed. Any concerns regarding an applicant's failure to provide information or engage in dialogue about the proposed development should be directed in writing to the same mailing address listed for becoming a party of record. Please be sure to include the application number with any such correspondence.***

*If you are interested in receiving more information about this application, reviewing a copy of a site plan, or meeting to discuss the project, you may contact the undersigned at 1-877-627-3772, or by email at david.lee@collierseng.com.*

Sincerely,

David Lee, Assistant Project Manager

# SE-25003




Development Address & Sketchmap
Extract Adjoining Properties

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department Geographic Information System

0 0.07 mi

Map Date: 1/14/2025

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: SE-25003
Date: 1/14/2025
Time: 09:51:27 AM
Premise Address - Table Columns A-H
Owner Address - Table Columns I-N
==========
Total Records(s): 244
==========

| Tax Account | Premise House Number | Premise House Suffix | Premise Street Name | Premise Street Type | Premise Unit Number | Premise City | Premise ZIP Code | Owner Name | In Care Of Name | Mailing Street Address | Mailing City | Mailing State | Mailing ZIP Code |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2037257 | 5712 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | RICH EUGENIA M | | 5712 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 1997840 | 5800 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | JETZER MADELINE | | 5800 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2048064 | 5811 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | HOLLOWELL NATAEE | | 5811 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2072304 | 800 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | MURRAY MONICA M | | 800 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2062214 | 801 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | GUNTHER DEVELOPMENT LLC | | 8611 WESTPHALIA RD | UPPER MARLBORO | MD | 20774 |
| 2055556 | 809 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | PEAKS EMMANUEL LIVING TRUST | | 809 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2010767 | 6410 | | K | ST | | CAPITOL HEIGHTS | 20743 | SMITH NADINE | | 6410 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2001675 | 912 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | ALABI KIKELOMO ETAL | | 912 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2100998 | 1005 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | MEJIA RODOLFO & MARIA | | 1005 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2079648 | 901 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | JONES JOE F | | 803 61ST AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2063931 | 1010 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 2072312 | 1004 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | SLOLEY KEVIN ETAL | | 1004 CYRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2072320 | 1002 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | VINES BELINDA M | | 1002 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2023471 | 908 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R TRUST | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2082311 | 1001 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | QUEEN HELEN E | | 1001 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2065498 | 1007 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | BRYANT KENNETH A & JACQUELINE M | | 1007 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 1991470 | 1015 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | FERGUSON DAMEONE J | | 1015 CYPRESS TREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2035830 | 813 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | PEAKS EMMANUEL L | | 813 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2036564 | 916 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | CLINE JENNIFER LEE | | 916 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2043628 | 917 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | COX JANELLE | | 3203 KIRKPATRICK CT | CLINTON | MD | 20735 |
| 1990647 | 905 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | BELT WILLIAM A | | 905 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2843647 | 920 | | FLORES | ST | | CAPITOL HEIGHTS | 20743 | EFOBI PAULINE ETAL | | 920 FLORES ST | CAPITOL HEIGHTS | MD | 20743 |
| 1997840 | 5800 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | JETZER MADELINE | | 5800 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2119139 | 5802 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | GREEN PAUL E REVOCABLE TRUST | | 5802 JUNIPER TREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2108868 | 5803 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | BYERS HARRY JR | | 5803 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2022705 | 5805 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | RAY WILSON R JR & DEBORAH A | | 5805 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2048064 | 5811 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | HOLLOWELL NATAEE | | 5811 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2037547 | 5817 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | SMITH HOWARD L ETAL | | 5817 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 3274024 | 814 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | CORINTH BAPTIST CHURCH OF MARYLAND | | 814 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2062214 | 801 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | GUNTHER DEVELOPMENT LLC | | 8611 WESTPHALIA RD | UPPER MARLBORO | MD | 20774 |
| 1989375 | 811 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | CORINTH BAPTIST CHURCH OF WASHNG | | PO BOX 90507 | WASHINGTON | DC | 20090 |
| 1998335 | 6600 | | GREIG | ST | | CAPITOL HEIGHTS | 20743 | PLEASANT HOMES PRESERVATION LLC | HUDSON VALLEY PROPERY GROUP LL | 200 VESEY STREET 24TH FLOOR | NEW YORK | NY | 10281 |
| 2116382 | 5712 | | HEMLOCKTREE | LN | | CAPITOL HEIGHTS | 20743 | MING AND STEVEN COMPANY LLC | | 5562 LA VISTA DR | ALEXANDRIA | VA | 22310 |
| 2032613 | 910 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | VENTURA JOSE A ETAL | | 5207 MINEOLA RD | COLLEGE PARK | MD | 20740 |
| 2032613 | 910 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | VENTURA JOSE A ETAL | | 5207 MINEOLA RD | COLLEGE PARK | MD | 20740 |
| 2000180 | 906 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | WILLIAM CYPRESSTREE LLC | | 901 PLATTNER CT | ANNAPOLIS | MD | 21401 |
| 2013753 | 902 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | BOYD CHARLENE C | | 902 CYPRESS TREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2116192 | 909 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | ANDRADE RUBEN ANTONIO | | 909 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2063923 | 1010 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 2023471 | 908 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R TRUST | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2082063 | 907 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | LAWS ALFORD | SUITE 64 | 8297 CHAMPIONS GATE BLVD | DAVENPORT | FL | 33896 |
| 1991470 | 1015 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | FERGUSON DAMEONE J | | 1015 CYPRESS TREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2100501 | 901 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | EBEN EZER PRIMERA IGLESIA A | | 1109 DUNOON RD | SILVER SPRING | MD | 20903 |
| 2013035 | 912 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | GRAY LOIS & CHARLOTTE | | 912 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062842 | 1004 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | CLARK REGINALD JR & CANDACE A | | 1004 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2021863 | 6003 | | KANO | ST | | CAPITOL HEIGHTS | 20743 | FORBES MARY E & HARRY I DORSEY | | 6003 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2014637 | 6005 | | KANO | ST | | CAPITOL HEIGHTS | 20743 | JIMASON NATHANIEL M & RITA P A | | 6005 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2008597 | 6009 | | KANO | ST | | CAPITOL HEIGHTS | 20743 | HARDEN GENE L | | 6009 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2039816 | 6012 | | KANO | ST | | CAPITOL HEIGHTS | 20743 | NEAL ROBIN L | | 6012 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2013191 | 6413 | | K | ST | | CAPITOL HEIGHTS | 20743 | LUCKETT DAVID A & ROSE J | | 14709 KENT DR | UPPER MARLBORO | MD | 20772 |
| 2036218 | 6419 | | K | ST | | CAPITOL HEIGHTS | 20743 | GUERRERO ANDRADE EFRAIN A ETAL | | 6419 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2022705 | 5805 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | RAY WILSON R JR & DEBORAH A | | 5805 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2106524 | 6421 | | K | ST | | CAPITOL HEIGHTS | 20743 | CASH PAULA W | | 6421 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2092518 | 6423 | | K | ST | | CAPITOL HEIGHTS | 20743 | WILKINSON WEBSTER A LIVING TRUST | | 2373 FERNVIEW DR | ORANGE PARK | FL | 32065 |
| 2092518 | 6423 | | K | ST | | CAPITOL HEIGHTS | 20743 | WILKINSON WEBSTER A LIVING TRUST | | 2373 FERNVIEW DR | ORANGE PARK | FL | 32065 |
| 2039568 | 5808 | | JEFFERSON HEIGHTS | DR | | CAPITOL HEIGHTS | 20743 | CAMPOS JOSE N ETAL | | 5808 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2072304 | 800 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | MURRAY MONICA M | | 800 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2055556 | 809 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | PEAKS EMMANUEL LIVING TRUST | | 809 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2055556 | 809 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | PEAKS EMMANUEL LIVING TRUST | | 809 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 1989375 | 811 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | CORINTH BAPTIST CHURCH OF WASHNG | | PO BOX 90507 | WASHINGTON | DC | 20090 |
| 1989375 | 811 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | CORINTH BAPTIST CHURCH OF WASHNG | | PO BOX 90507 | WASHINGTON | DC | 20090 |
| 2032720 | 900 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | HALL ERIC P SR ETAL | | 900 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2045862 | 803 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | REYES JOSUE N | | 803 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2007185 | 5711 | | HEMLOCKTREE | LN | | CAPITOL HEIGHTS | 20743 | BATTLE CAPTORIA | | 5711 HEMLOCKTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2080455 | 908 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | PHILLPS ANGELA M | | 908 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2016814 | 915 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | SYKES HERMAN | | 915 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2101004 | 905 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | JONES JOE F | | 905 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2063915 | 1010 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 1990639 | 904 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2084671 | 913 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | VELASQUEZ BULMARO | | 913 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 1987437 | 911 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | LAWS ALFORD | | 8297 CHAMPIONS GATE BLVD | DAVENPORT | FL | 33896 |
| 1987437 | 911 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | LAWS ALFORD | | 8297 CHAMPIONS GATE BLVD | DAVENPORT | FL | 33896 |
| 1987411 | 909 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | ZANDNIAPOUR LILY | | 20755 QUIET BROOK PL | STERLING | VA | 20165 |
| 2116010 | 1017 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | WILDER DIANE & ALISA | | 1017 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2039063 | 903 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | EBEN EZER PRIMERA IGLESIA A | | 1109 DUNOON RD | SILVER SPRING | MD | 20903 |
| 2116572 | 908 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | WINDLEY KENNETH F | | 908 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2019396 | 915 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | AKG LLC | | 907 JESSICA DR | FORT WASHINGTON | MD | 20744 |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2061380 | 911 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | ADAMS CATHERINE | | 911 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062180 | 907 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | VASQUEZ HUINIL ANIBAL YOBANY ETAL | | 907 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062966 | 1007 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | RAYNOR KEVIN D | | 1007 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2080307 | 903 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | ENKAY MANAGEMENT LLC ETAL | SUIT 120 | 42020 VILLAGE CENTER PLAZA | ALDIE | VA | 20105 |
| 2116374 | 908 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | GAMEZ JULIAN CALIX ETAL | | 908 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2058584 | 906 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | JONES JOE F | | 905 CYRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2048601 | 902 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | HORTON ARIEL J ETAL | | 902 NYANGA AVENUE | CAPITOL HEIGHTS | MD | 20743 |
| 2072072 | 6010 | KANO | ST | CAPITOL HEIGHTS | 20743 | COATES JEREL CHASE | | 6010 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2015055 | 905 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | BARROSO MANUEL PEREA ETAL | | 905 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2843670 | 914 | FLORES | ST | CAPITOL HEIGHTS | 20743 | WALKER JOYELLE SHANTEE ETAL | | 914 FLORES ST | CAPITOL HEIGHTS | MD | 20743 |
| 2119139 | 5802 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | GREEN PAUL E REVOCABLE TRUST | | 5802 JUNIPER TREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2058667 | 5804 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | JONES ANNIE LOUISE LIVING TRUST | | 5804 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2050102 | 5804 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | FOWLER CALVIN | | 5804 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2082113 | 5809 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | DANIELS DYSON CRYSTALYN | | 5809 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2106185 | 5810 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | MELGAR FERDI A ETAL | | 13801 KINGS ISLE CT | BOWIE | MD | 20721 |
| 2072338 | 5808 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | ESTATE OF BETTY RUTH NICHOLS | | 5808 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2117349 | 5816 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | MURRAY MONICA M | | 800 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2116390 | 807 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | SHELTON JAMES A & PATRICIA A | | 807 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2013209 | 807 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | SHELTON JAMES A SR ETAL | | 807 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2085827 | 808 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | SPRIGGS ALTHEA E | | 808 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2045847 | 6000 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | CRYER CHANEL R & PATRICE | | 6000 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2116382 | 5712 | HEMLOCKTREE | LN | CAPITOL HEIGHTS | 20743 | MING AND STEVEN COMPANY LLC | | 5562 LA VISTA DR | ALEXANDRIA | VA | 22310 |
| 2000180 | 906 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | WILLIAM CYPRESSTREE LLC | | 901 PLATTNER CT | ANNAPOLIS | MD | 21401 |
| 2013753 | 902 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | BOYD CHARLENE C | | 902 CYPRESS TREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2056794 | 1003 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | FUENTES LIDYA M | | 1003 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2110484 | 1001 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | QUATTLEBAUM TERRY C & VIOLET M | | 1001 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2016814 | 915 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | SYKES HERMAN | | 915 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2101004 | 905 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | JONES JOE F | | 905 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2079648 | 901 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | JONES JOE F | | 803 61ST AVE | CAPITOL HEIGHTS | MD | 20743 |
| 1998145 | 6420 | K | ST | CAPITOL HEIGHTS | 20743 | CARTER ANGELA | | 6420 K STREET | CAPITOL HEIGHTS | MD | 20743 |
| 2063931 | 1010 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 2093243 | 1000 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | WILLIAMS DAISIA ETAL | | 1000 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2023471 | 908 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R TRUST | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2023471 | 908 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R TRUST | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2065498 | 1007 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | BRYANT KENNETH A & JACQUELINE M | | 1007 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2084671 | 913 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | VELASQUEZ BULMARO | | 913 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2065506 | 1007 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | BRYANT KENNETH A & JACQUELINE M | | 1007-CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 5554588 | 0 | RAILROAD | AVE | CAPITOL HEIGHTS | 20743 | WILDER DIANE ETAL | | 1017 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2100493 | 905 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | MCNEIL QUENTIN A | | 905 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2116010 | 1017 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | WILDER DIANE & ALISA | | 1017 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2032928 | 914 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | RECINOS EFRAIN R | | 914 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 1991637 | 906 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | BLACK JAMES F & GLADYS A | | 906 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062859 | 1006 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | MJ&S ENTERPRISES INC | | 2109 WATERLEAF WAY | BOWIE | MD | 20721 |
| 2021863 | 6003 | KANO | ST | CAPITOL HEIGHTS | 20743 | FORBES MARY E & HARRY I DORSEY | | 6003 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2072296 | 6014 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | SANCHEZ MARIA E ETAL | | 6014 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2843654 | 918 | FLORES | ST | CAPITOL HEIGHTS | 20743 | THOMAS VICTOR A ETAL | | 918 FLORES ST | CAPITOL HEIGHTS | MD | 20743 |
| 2078939 | 907 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | TATE ALPHONSO | | 907 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2843696 | 910 | FLORES | ST | CAPITOL HEIGHTS | 20743 | NORMAN EDITH A | | 910 FLORES ST | CAPITOL HEIGHTS | MD | 20743 |
| 2013191 | 6413 | K | ST | CAPITOL HEIGHTS | 20743 | LUCKETT DAVID A & ROSE J | | 14709 KENT DR | UPPER MARLBORO | MD | 20772 |
| 2033801 | 5710 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | WELDEANENIA MICHAEL | | 5710 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2037257 | 5712 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | RICH EUGENIA M | | 5712 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2013191 | 6413 | K | ST | CAPITOL HEIGHTS | 20743 | LUCKETT DAVID A & ROSE J | | 14709 KENT DR | UPPER MARLBORO | MD | 20772 |
| 2022713 | 5806 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | MARTINEZ JEOVANI E ETAL | | 5806 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2022705 | 5805 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | RAY WILSON R JR & DEBORAH A | | 5805 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2037265 | 5807 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | LUCKETT WILLIAM & MARSHAE B | | 5807 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2039568 | 5808 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | CAMPOS JOSE N ETAL | | 5808 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2048072 | 5812 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | WILLIAMSON SARITA L | | 5812 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 3274040 | 5812 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | CORINTH BAPTIST CHURCH OF WASH DC | | 814 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2013209 | 807 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | SHELTON JAMES A SR ETAL | | 807 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2055556 | 809 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | PEAKS EMMANUEL LIVING TRUST | | 809 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2082402 | 805 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | SALAZAR JOHN | | 860 59TH ST | BROOKLYN | NY | 11220 |
| 2007185 | 5711 | HEMLOCKTREE | LN | CAPITOL HEIGHTS | 20743 | BATTLE CAPTORIA | | 5711 HEMLOCKTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2001675 | 912 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | ALABI KIKELOMO ETAL | | 912 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2001675 | 912 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | ALABI KIKELOMO ETAL | | 912 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2000180 | 906 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | WILLIAM CYPRESSTREE LLC | | 901 PLATTNER CT | ANNAPOLIS | MD | 21401 |
| 2016814 | 915 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | SYKES HERMAN | | 915 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2116192 | 909 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | ANDRADE RUBEN ANTONIO | | 909 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2023471 | 908 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R TRUST | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2082063 | 907 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | LAWS ALFORD | SUITE 64 | 8297 CHAMPIONS GATE BLVD | DAVENPORT | FL | 33896 |
| 2062271 | 815 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | PEAKS EMMANUEL L | | 809 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2062958 | 1005 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | MORTON STEVEN E & THERESA | | 1005 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2013027 | 6011 | KANO | ST | CAPITOL HEIGHTS | 20743 | DAWKINS VIVIAN E & JEANNETTE BROWN | | 6011 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2062917 | 1002 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | CANNON ETHEL & CARMILLA DAVIS | | 1002 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062909 | 1004 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | NICHOLS LEON E & EVELYN T | | 1004 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 1987510 | 6004 | KANO | ST | CAPITOL HEIGHTS | 20743 | REYES MARIO | | 6004 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2081677 | 6014 | KANO | ST | CAPITOL HEIGHTS | 20743 | JONES LAUREN M | | 6014 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2119147 | 6417 | K | ST | CAPITOL HEIGHTS | 20743 | WATERS CLARENCE T & BERNICE M | | 6417 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2113595 | 5801 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | HAMILTON LUTHER J SR ETAL | | 5801 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2106524 | 6421 | K | ST | CAPITOL HEIGHTS | 20743 | CASH PAULA W | | 6421 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2050102 | 5804 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | FOWLER CALVIN | | 5804 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 3119740 | 5806 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | NICHOLS BETTY R ETAL | | 613 CABIN BRANCH RD | CAPITOL HEIGHTS | MD | 20743 |
| 2037265 | 5807 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | LUCKETT WILLIAM & MARSHAE B | | 5807 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 3274032 | 814 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | CORINTH BAPTIST CHURCH | | PO BOX 90507 | WASHINGTON | DC | 20090 |
| 2013209 | 807 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | SHELTON JAMES A SR ETAL | | 807 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 1989375 | 811 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | CORINTH BAPTIST CHURCH OF WASHNG | | PO BOX 90507 | WASHINGTON | DC | 20090 |
| 2015477 | 923 | CEDAR HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | ST MATTHEW CHRS METH EPISC CH I | | 923 CEDAR HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2013753 | 902 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | BOYD CHARLENE C | | 902 CYPRESS TREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2110484 | 1001 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | QUATTLEBAUM TERRY C & VIOLET M | | 1001 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2110484 | 1001 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | QUATTLEBAUM TERRY C & VIOLET M | | 1001 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2079648 | 901 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | JONES JOE F | | 803 61ST AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2063915 | 1010 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 2072312 | 1004 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | SLOLEY KEVIN ETAL | | 1004 CYRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2023471 | 908 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R TRUST | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 1990639 | 904 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2082394 | 1003 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | ANINTA NNAEMEKA CY | | 840 VARNUM ST NW | WASHINGTON | DC | 20011 |
| 2082311 | 1001 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | QUEEN HELEN E | | 1001 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 1987411 | 909 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | ZANDNIAPOUR LILY | | 20755 QUIET BROOK PL | STERLING | VA | 20165 |
| 1991470 | 1015 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | FERGUSON DAMEONE J | | 1015 CYPRESS TREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2100493 | 905 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | MCNEIL QUENTIN A | | 905 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2039063 | 903 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | EBEN EZER PRIMERA IGLESIA A | | 1109 DUNOON RD | SILVER SPRING | MD | 20903 |
| 2100501 | 901 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | EBEN EZER PRIMERA IGLESIA A | | 1109 DUNOON RD | SILVER SPRING | MD | 20903 |
| 2081461 | 910 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | RODAS RECINOS MARTIN | | 910 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062933 | 1001 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | HANSBERRY JOHN JR & THERESA | | 1001 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2110955 | 909 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | VIDES CLAUDIA M FLORES | | 909 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2013217 | 901 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | MARKHAM LENORA ETAL | | 917 PORTIA CT | LANDOVER | MD | 20785 |
| 2062925 | 1000 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | WILSON LONELL C | | 1000 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2050516 | 6008 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | RAYFIELD MICHELLE | | 6008 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2110716 | 6010 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | LEIVA DOMINGO T | | 6010 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2005106 | 903 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | JACKSON JOHN J & WYLETHA J | | 903 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2021491 | 6409 | K | ST | CAPITOL HEIGHTS | 20743 | PRECIOUS PROPERTIES LLC | | 8780 GEORGIA AVE | SILVER SPRING | MD | 20910 |
| 2033801 | 5710 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | WELDEANENIA MICHAEL | | 5710 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2036218 | 6419 | K | ST | CAPITOL HEIGHTS | 20743 | GUERRERO ANDRADE EFRAIN A ETAL | | 6419 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2072338 | 5808 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | ESTATE OF BETTY RUTH NICHOLS | | 5808 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2082113 | 5809 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | DANIELS DYSON CRYSTALYN | | 5809 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2070381 | 802 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | HENDERSON SUSAN | | 802 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2022291 | 804 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | MCCOTTRY WESLEY | | 6918 BARTON RD | HYATTSVILLE | MD | 20784 |
| 2022903 | 806 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | PINEDA MORIS O | | 3807 PALMIRA LN | SILVER SPRING | MD | 20906 |
| 2080455 | 908 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | PHILLPS ANGELA M | | 908 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2013753 | 902 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | BOYD CHARLENE C | | 902 CYPRESS TREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2110484 | 1001 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | QUATTLEBAUM TERRY C & VIOLET M | | 1001 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2013530 | 911 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | LOPEZ YEIMY PORTILLO | | 911 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2116192 | 909 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | ANDRADE RUBEN ANTONIO | | 909 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2101004 | 905 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | JONES JOE F | | 905 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2063907 | 1010 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 2063923 | 1010 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 2093243 | 1000 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | WILLIAMS DAISIA ETAL | | 1000 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 1998152 | 900 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | RAMOS MIGUEL ANGEL III ETAL | | 900 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2065498 | 1007 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | BRYANT KENNETH A & JACQUELINE M | | 1007 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2000016 | 1000 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | DANIELS AUDREY ETAL | | 1000 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062834 | 1002 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | RAINEY DARLENE L | | 1002 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062222 | 904 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | MORENO VENTURA MILAGRO D ETAL | | 904 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062826 | 1010 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | PRINCE GEORGES COUNTY | DPW&T R/W DIV RM 310 | 9400 PEPPERCORN PL | UPPER MARLBORO | MD | 20774 |
| 2075851 | 6012 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | SHERARD LAURA | | 6012 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 1998343 | 6610 | GREIG | ST | CAPITOL HEIGHTS | 20743 | PLEASENT HOMES PRESERVATION LLC | HUDSON VALLEY PROPERTY GROUP L | 200 VESEY STREET 24TH FLOOR | NEW YORK | NY | 10281 |
| 2116507 | 6002 | KANO | ST | CAPITOL HEIGHTS | 20743 | ALEXANDER KERRY ETAL | | 6002 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2062206 | 910 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | GUNTHER DEVELOPMENT LLC | | 8611 WESTPHALIA RD | UPPER MARLBORO | MD | 20774 |
| 2062891 | 1006 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | KING DARRELL A | | 1006 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2115392 | 909 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | WILLIAMS EDDIE L & ELIZABETH | | 909 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2843688 | 912 | FLORES | ST | CAPITOL HEIGHTS | 20743 | JACKSON SARAH E | | 912 FLORES ST | CAPITOL HEIGHTS | MD | 20743 |
| 2119147 | 6417 | K | ST | CAPITOL HEIGHTS | 20743 | WATERS CLARENCE T & BERNICE M | | 6417 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2108868 | 5803 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | BYERS HARRY JR | | 5803 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2022713 | 5806 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | MARTINEZ JEOVANI E ETAL | | 5806 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 3119740 | 5806 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | NICHOLS BETTY R ETAL | | 613 CABIN BRANCH RD | CAPITOL HEIGHTS | MD | 20743 |
| 2106185 | 5810 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | MELGAR FERDI A ETAL | | 13801 KINGS ISLE CT | BOWIE | MD | 20721 |
| 2048072 | 5812 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | WILLIAMSON SARITA L | | 5812 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2037547 | 5817 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | SMITH HOWARD L ETAL | | 5817 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2080828 | 0 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | PRINCE GEORGES COUNTY | RIGHT OF WAY SECTION | ROOM 3020 C A B | UPPER MARLBORO | MD | 20772 |
| 2014298 | 800 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | GARVIA OBENIEL BENITEZ ETAL | | 800 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2010767 | 6410 | K | ST | CAPITOL HEIGHTS | 20743 | SMITH NADINE | | 6410 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2100998 | 1005 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | MEJIA RODOLFO & MARIA | | 1005 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2056786 | 1003 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | PRINCE GEORGES COUNTY (TX) | BILL BUCKLIN PROP ACQ/REAL EST | 3415 NORTH FORESTEDGE RD | DISTRICT HEIGHTS | MD | 20747 |
| 2016814 | 915 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | SYKES HERMAN | | 915 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2013530 | 911 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | LOPEZ YEIMY PORTILLO | | 911 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2116176 | 907 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | JONES JOE F & BEATRICE | | 905 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2116176 | 907 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | JONES JOE F & BEATRICE | | 905 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2063907 | 1010 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 2072320 | 1002 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | VINES BELINDA M | | 1002 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2082394 | 1003 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | ANINTA NNAEMEKA CY | | 840 VARNUM ST NW | WASHINGTON | DC | 20011 |
| 2013522 | 902 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | MEJIA WILLIAMS C | APT 201 | 717 KENYON ST NW | WASHINGTON | DC | 20010 |
| 2062941 | 1003 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | RIVAS WILLIAM A | | 1003 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2045854 | 6002 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | BROWN ALEXANDER III | | 6002 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2050540 | 6004 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | OLIVER KEVIN A | | 6004 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2032837 | 6006 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | DUGGARD CHARLES W JR & CONETTIA W | | 6006 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2110724 | 0 | KANO | ST | CAPITOL HEIGHTS | 20743 | JIMASON NATHANIEL ETAL | | 6005 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2111490 | 6013 | KANO | ST | CAPITOL HEIGHTS | 20743 | LOUQUE PAIGE E | | 6013 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2062198 | 904 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | MUNEMO OWEN | | 904 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2843662 | 916 | FLORES | ST | CAPITOL HEIGHTS | 20743 | ALSTON MICHAEL D | | 916 FLORES ST | CAPITOL HEIGHTS | MD | 20743 |

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: SE-25003
Date: 1/14/2025
Time: 09:51:27 AM

Total Records(s): 38

| Registered Association Name | First Name | Last Name | Address Number | Street Name & Type | Suite Number | City | State | Zip Code |
|---|---|---|---|---|---|---|---|---|
| FAIRWOOD COMMUNITY ASSOCIATION, INC. | GENERAL | MANAGER | 12600 | FAIRWOOD PARKWAY | | BOWIE | MD | 20720 |
| WOODLAWN COMMUNITY ASSOCIATION, INC. | INA | FELLS | 6913 | EMERSON STREET | | HYATTSVILLE | MD | 20784 |
| PALISADES HOMEOWNERS ASSOCIATION | | | 14106 | JONES BRIDGE ROAD | C/O ANDREA CLARK-CHAMBERS MGMT | UPPER MARLBORO | MD | 20774 |
| CHEVERLY GREEN INFRASTRUCTURE COMMITTEE | SHEILA | SALO | 5607 | GREENLEAF ROAD | | HYATTSVILLE | MD | 20785 |
| VISTA ESTATES WEST HOMEOWNERS ASSOCIATION | | | 1296 | CRONSON BLVD. | C/O CASTER MANAGEMENT, LLC, #4284 | CROFTON | MD | 21114 |
| COLUMBIA PARK CIVIC ASSOCIATION | DIANA | BULLOCK | 1616 | EAST WASHINGTON AVENUE | | HYATTSVILLE | MD | 20785 |
| ENTERPRISE ESTATES CIVIC ASSOCIATION | | | 11704 | WHITTIER ROAD | | BOWIE | MD | 20721 |
| CHEVERLY RECREATION COUNCIL | BARBARA | PEJOKOVICH | 3012 | PARK WAY | | HYATTSVILLE | MD | 20785 |
| CARSONDALE CIVIC ASSOCIATION | LULA | BEATTY | 9007 | WALLACE ROAD | | LANHAM | MD | 20706 |
| CHAPEL OAKS COMMUNITY ASSOCIATION | DONNIE | JOYNER | 1111 | CURLED OAKS PLACE | | CAPITOL HEIGHTS | MD | 20743 |
| RESIDENCES @ VICTORY PROMENADE HOMEOWNERS ASSOCIATION, INC | RESIDENCES @ VICTORY | PROMENADE HOA | 625 | TOUCHDOWN DRIVE | | HYATTSVILLE | MD | 20785 |
| WHITFIELD GARDENS CIVIC ASSOCIATION | BEVERLY | BALL | 4508 | HAVELOCK ROAD | | LANHAM | MD | 20706 |
| RIDGES AT LANDOVER COMMUNITY ASSOCIATION | JESSE | JAMES | 955 | RUSSELL AVENUE | STE. A | GAITHERSBURG | MD | 20879 |
| CENTENNIAL VILLAGE HOA | | | 400 | SERENDIPITY DRIVE | | MILLERSVILLE | MD | 21108 |
| COALITION OF CENTRAL PGC COMMUNITY ASSOCIATIONS | | | 708 | QUARRY AVENUE | | CAPITOL HEIGHTS | MD | 20743 |
| LAKEVIEW HOMEOWNERS ASSOCIATION | ROBERT | KEE | 11103 | SUPERIOR LANDING | | BOWIE | MD | 20720 |
| 4TH WARD CIVIC ASSOCIATION (TOWN OF CHEVERLY) | | | 1709 | 62ND AVENUE | | HYATTSVILLE | MD | 20785 |
| RADIANT VALLEY CIVIC ASSOCIATION | MAMIE | SMALL | 6821 | BARTON ROAD | | HYATTSVILLE | MD | 20784 |
| PALMER PARK CITIZENS ASSOCIATION | | | 1920 | RAY LEONARD ROAD | | HYATTSVILLE | MD | 20785 |
| HOLMEHURST SOUTH CIVIC ASSOCIATION | JAMES | TRENT | 4523 | WOODGATE WAY | | BOWIE | MD | 20720 |
| LAKE ARBOR CIVIC ASSOCIATION | THELMA | FISHER | 1603 | PEBBLE BEACH DR | | BOWIE | MD | 20721 |
| BLADENWOODS CONDOMINIUMS | | | 5211 | NEWTON STREET | #303 | BLADENSBURG | MD | 20710 |
| SENIORS R US | | | 1918 | GOLDEN MORNING DRIVE | | BOWIE | MD | 20721 |
| HOLMEHURST WEST CIVIC ASSOCIATION | CAROLYN | WOOD | 11808 | PARALLEL ROAD | | BOWIE | MD | 20720 |
| GREATER LANDOVER KNOLLS CIVIC ASSOCIATION | PAULA | DAVIS | 6442 | OTIS STREET | | HYATTSVILLE | MD | 20784 |
| GLENARDEN TOWNS HOMEOWNERS ASSOCIATION | | | 2200 | DEFENSE HIGHWAY | C/O SENTRY MANAGEMENT, SUITE 405 | CROFTON | MD | 21114 |
| WOODMORE NORTH HOMEOWNERS ASSOCIATION | | | 1296 | CRONSON BLVD | #4284 | CROFTON | MD | 21114 |
| LANHAM STATION AREA CITIZENS ASSOCIATION | | | 5308 | LANHAM STATION ROAD | | LANHAM | MD | 20706 |
| LEWISDALE CITIZENS' ASSOCIATION | | | 6613 | 22ND PLACE | | HYATTSVILLE | MD | 20782 |
| WILLOW GROVE CITIZENS ASSOCIATION | | | | P. O. BOX 310 | | GLENN DALE | MD | 20769 |
| SILVERBROOK HOMEOWNERS ASSOCIATION | | | 4900 | FOREST CREEK COURT | | BOWIE | MD | 20720 |
| ARDMORE SPRINGDALE CIVIC ASSOCIATION | TERRY | HAMLIN | 3108 | BARCROTT DRIVE | | UPPER MARLBORO | MD | 20774 |
| RANDOLPH VILLAGE CIVIC ASSOCIATION | HERMAN | PRIVOTT, JR. | 8422 | DUNBAR AVENUE | | HYATTSVILLE | MD | 20785 |
| GLENN ESTATES HOMEOWNERS ASSOCIATION | | | | P.O. BOX 893 | C/O FRONT STREET MANAGEMENT-TIMOTHY SMITH | LANHAM | MD | 20703 |
| GREATER CAPITOL HEIGHTS IMPROVEMENT CORPORATION INC. | BRADLEY | HEARD | 415 | ZELMA AVE | | CAPITOL HEIGHTS | MD | 20743 |
| WILLOW WOOD ESTATES CIVIC ASSOCIATION | JOAN | OXENDINE | 10205 | BALD HILL ROAD | | BOWIE | MD | 20721 |
| GABRIEL'S RUN HOA | DAVID | WEBSTER | 14435 | CHERRY LANE COURT | #210 | LAUREL | MD | 20707 |
| WILLOW WOOD ESTATES | WILLIAM | TOLLIVER | 10101 | BALD HILL ROAD | | BOWIE | MD | 20721 |

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: SE-25003
Date: 1/14/2025
Time: 09:51:27 AM

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Total Records(s): 8

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| Name of the Municipaltiy | Officials Name | Officials Title | In Care Of | Address | Sub Address | City | State | Zip Code |
|---|---|---|---|---|---|---|---|---|
| CAPITOL HEIGHTS | Linda D. Monroe | Mayor | | One Capitol Heights Boulevard | | Capitol Heights | MD | 20743 |
| FAIRMOUNT HEIGHTS | Akiaba A. Stewart | Mayor | | 6100 Jost Street | | Fairmount Heights | MD | 20743 |
| SEAT PLEASANT | Kelly Porter Jr. | Mayor | | 6301 Addison Road | | Seat Pleasant | MD | 20743 |
| CHEVERLY | Kayce Simmons Munyeneh | Mayor | | 6401 Forest Road | | Cheverly | MD | 20785 |
| | Lakisha Hull | Planning Director | Prince George's County Planning Department | 1616 McCormick Drive | | Largo | MD | 20774 |
| | | Council Member, District 5 | | 1301 McCormick Drive | County Council, 2nd Floor | Largo | MD | 20774 |
| | Jolene Ivey | Council Member-At-Large Ivey | | 1301 McCormick Drive | County Council, 2nd Floor | Largo | MD | 20774 |
| | Calvin S. Hawkins, II | Council Member-At-Large Hawkins | | 1301 McCormick Drive | County Council, 2nd Floor | Largo | MD | 20774 |

The Maryland-National Capital Park & Planning Commission
Planning Department Prince George's County
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774
www.pgplanning.org

Date: 1/14/2025

# MAILING LIST - RECEIPT

[X] Development Application **SE-25003**
[ ] County Application

This receipt is to acknowledge that David Lee received the following lists as described by the categories below:

| | |
|---|---|
| [X] Registered community organization list | Total Records: 38 |
| [X] Adjoining property owners list | Total Records: 244 |
| [X] Municipalities within one mile list | Total Records: 4 |
| [X] Additional government contacts | Total Records: 4 |

This list is valid for 180 days from the date referenced above. Applicants must obtain an updated mailing list if notifications are not sent within 180 days.

This property is located on WSSC Grid: 202NE05

Ashley Celestin
Development Review Division

Download Extracts:
SE-25003_01142025095127_Reg_Assoc.xlsx
SE-25003_01142025095127_Adjoining_Property_Premise_Owner_Address.xlsx
SE-25003_01142025095127_GovernmentContact.xlsx

A copy of the adjoining properties map has been included for your reference:
SE-25003_01142025095127_Adjoining_Property.jpg

A mailing list archive has been generated for your reference:
SE-25003_01142025095127_MailingListArchive.zip

The download extract links above will be available for 3 months. You must download the extracts if you need access to the data in the future.

Data extract may include duplicate address records.

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: SE-25003
Date: 1/14/2025
Time: 09:51:27 AM
Premise Address - Table Columns A-H
Owner Address - Table Columns I-N
==========
Total Records(s): 244
==========

| Tax Account | Premise House Number | Premise House Suffix | Premise Street Name | Premise Street Type | Premise Unit Number | Premise City | Premise ZIP Code | Owner Name | In Care Of Name | Mailing Street Address | Mailing City | Mailing State | Mailing ZIP Code |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2037257 | 5712 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | RICH EUGENIA M | | 5712 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 1997840 | 5800 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | JETZER MADELINE | | 5800 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2048064 | 5811 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | HOLLOWELL NATAEE | | 5811 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2072304 | 800 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | MURRAY MONICA M | | 800 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2062214 | 801 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | GUNTHER DEVELOPMENT LLC | | 8611 WESTPHALIA RD | UPPER MARLBORO | MD | 20774 |
| 2055556 | 809 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | PEAKS EMMANUEL LIVING TRUST | | 809 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2010767 | 6410 | | K | ST | | CAPITOL HEIGHTS | 20743 | SMITH NADINE | | 6410 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2001675 | 912 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | ALABI KIKELOMO ETAL | | 912 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2100998 | 1005 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | MEJIA RODOLFO & MARIA | | 1005 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2079648 | 901 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | JONES JOE F | | 803 61ST AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2063931 | 1010 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 2072312 | 1004 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | SLOLEY KEVIN ETAL | | 1004 CYRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2072320 | 1002 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | VINES BELINDA M | | 1002 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2023471 | 908 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R TRUST | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2082311 | 1001 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | QUEEN HELEN E | | 1001 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2065498 | 1007 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | BRYANT KENNETH A & JACQUELINE M | | 1007 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 1991470 | 1015 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | FERGUSON DAMEONE J | | 1015 CYPRESS TREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2035830 | 813 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | PEAKS EMMANUEL L | | 813 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2036564 | 916 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | CLINE JENNIFER LEE | | 916 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2043628 | 917 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | COX JANELLE | | 3203 KIRKPATRICK CT | CLINTON | MD | 20735 |
| 1990647 | 905 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | BELT WILLIAM A | | 905 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2843647 | 920 | | FLORES | ST | | CAPITOL HEIGHTS | 20743 | EFOBI PAULINE ETAL | | 920 FLORES ST | CAPITOL HEIGHTS | MD | 20743 |
| 1997840 | 5800 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | JETZER MADELINE | | 5800 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2119139 | 5802 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | GREEN PAUL E REVOCABLE TRUST | | 5802 JUNIPER TREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2108868 | 5803 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | BYERS HARRY JR | | 5803 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2022705 | 5805 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | RAY WILSON R JR & DEBORAH A | | 5805 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2048064 | 5811 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | HOLLOWELL NATAEE | | 5811 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2037547 | 5817 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | SMITH HOWARD L ETAL | | 5817 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 3274024 | 814 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | CORINTH BAPTIST CHURCH OF MARYLAND | | 814 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2062214 | 801 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | GUNTHER DEVELOPMENT LLC | | 8611 WESTPHALIA RD | UPPER MARLBORO | MD | 20774 |
| 1989375 | 811 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | CORINTH BAPTIST CHURCH OF WASHNG | | PO BOX 90507 | WASHINGTON | DC | 20090 |
| 1998335 | 6600 | | GREIG | ST | | CAPITOL HEIGHTS | 20743 | PLEASANT HOMES PRESERVATION LLC | HUDSON VALLEY PROPERY GROUP LL | 200 VESEY STREET 24TH FLOOR | NEW YORK | NY | 10281 |
| 2116382 | 5712 | | HEMLOCKTREE | LN | | CAPITOL HEIGHTS | 20743 | MING AND STEVEN COMPANY LLC | | 5562 LA VISTA DR | ALEXANDRIA | VA | 22310 |
| 2032613 | 910 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | VENTURA JOSE A ETAL | | 5207 MINEOLA RD | COLLEGE PARK | MD | 20740 |
| 2032613 | 910 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | VENTURA JOSE A ETAL | | 5207 MINEOLA RD | COLLEGE PARK | MD | 20740 |
| 2000180 | 906 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | WILLIAM CYPRESSTREE LLC | | 901 PLATTNER CT | ANNAPOLIS | MD | 21401 |
| 2013753 | 902 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | BOYD CHARLENE C | | 902 CYPRESS TREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2116192 | 909 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | ANDRADE RUBEN ANTONIO | | 909 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2063923 | 1010 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 2023471 | 908 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R TRUST | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2082063 | 907 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | LAWS ALFORD | SUITE 64 | 8297 CHAMPIONS GATE BLVD | DAVENPORT | FL | 33896 |
| 1991470 | 1015 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | FERGUSON DAMEONE J | | 1015 CYPRESS TREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2100501 | 901 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | EBEN EZER PRIMERA IGLESIA A | | 1109 DUNOON RD | SILVER SPRING | MD | 20903 |
| 2013035 | 912 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | GRAY LOIS & CHARLOTTE | | 912 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062842 | 1004 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | CLARK REGINALD JR & CANDACE A | | 1004 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2021863 | 6003 | | KANO | ST | | CAPITOL HEIGHTS | 20743 | FORBES MARY E & HARRY I DORSEY | | 6003 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2014637 | 6005 | | KANO | ST | | CAPITOL HEIGHTS | 20743 | JIMASON NATHANIEL M & RITA P A | | 6005 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2008597 | 6009 | | KANO | ST | | CAPITOL HEIGHTS | 20743 | HARDEN GENE L | | 6009 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2039816 | 6012 | | KANO | ST | | CAPITOL HEIGHTS | 20743 | NEAL ROBIN L | | 6012 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2013191 | 6413 | | K | ST | | CAPITOL HEIGHTS | 20743 | LUCKETT DAVID A & ROSE J | | 14709 KENT DR | UPPER MARLBORO | MD | 20772 |
| 2036218 | 6419 | | K | ST | | CAPITOL HEIGHTS | 20743 | GUERRERO ANDRADE EFRAIN A ETAL | | 6419 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2022705 | 5805 | | JUNIPERTREE | LN | | CAPITOL HEIGHTS | 20743 | RAY WILSON R JR & DEBORAH A | | 5805 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2106524 | 6421 | | K | ST | | CAPITOL HEIGHTS | 20743 | CASH PAULA W | | 6421 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2092518 | 6423 | | K | ST | | CAPITOL HEIGHTS | 20743 | WILKINSON WEBSTER A LIVING TRUST | | 2373 FERNVIEW DR | ORANGE PARK | FL | 32065 |
| 2092518 | 6423 | | K | ST | | CAPITOL HEIGHTS | 20743 | WILKINSON WEBSTER A LIVING TRUST | | 2373 FERNVIEW DR | ORANGE PARK | FL | 32065 |
| 2039568 | 5808 | | JEFFERSON HEIGHTS | DR | | CAPITOL HEIGHTS | 20743 | CAMPOS JOSE N ETAL | | 5808 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2072304 | 800 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | MURRAY MONICA M | | 800 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2055556 | 809 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | PEAKS EMMANUEL LIVING TRUST | | 809 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2055556 | 809 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | PEAKS EMMANUEL LIVING TRUST | | 809 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 1989375 | 811 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | CORINTH BAPTIST CHURCH OF WASHNG | | PO BOX 90507 | WASHINGTON | DC | 20090 |
| 1989375 | 811 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | CORINTH BAPTIST CHURCH OF WASHNG | | PO BOX 90507 | WASHINGTON | DC | 20090 |
| 2032720 | 900 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | HALL ERIC P SR ETAL | | 900 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2045862 | 803 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | REYES JOSUE N | | 803 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2007185 | 5711 | | HEMLOCKTREE | LN | | CAPITOL HEIGHTS | 20743 | BATTLE CAPTORIA | | 5711 HEMLOCKTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2080455 | 908 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | PHILLPS ANGELA M | | 908 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2016814 | 915 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | SYKES HERMAN | | 915 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2101004 | 905 | | CYPRESSTREE | PL | | CAPITOL HEIGHTS | 20743 | JONES JOE F | | 905 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2063915 | 1010 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 1990639 | 904 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2084671 | 913 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | VELASQUEZ BULMARO | | 913 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 1987437 | 911 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | LAWS ALFORD | | 8297 CHAMPIONS GATE BLVD | DAVENPORT | FL | 33896 |
| 1987437 | 911 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | LAWS ALFORD | | 8297 CHAMPIONS GATE BLVD | DAVENPORT | FL | 33896 |
| 1987411 | 909 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | ZANDNIAPOUR LILY | | 20755 QUIET BROOK PL | STERLING | VA | 20165 |
| 2116010 | 1017 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | WILDER DIANE & ALISA | | 1017 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2039063 | 903 | | CYPRESSTREE | DR | | CAPITOL HEIGHTS | 20743 | EBEN EZER PRIMERA IGLESIA A | | 1109 DUNOON RD | SILVER SPRING | MD | 20903 |
| 2116572 | 908 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | WINDLEY KENNETH F | | 908 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2019396 | 915 | | MINNA | AVE | | CAPITOL HEIGHTS | 20743 | AKG LLC | | 907 JESSICA DR | FORT WASHINGTON | MD | 20744 |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2061380 | 911 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | ADAMS CATHERINE | | 911 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062180 | 907 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | VASQUEZ HUINIL ANIBAL YOBANY ETAL | | 907 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062966 | 1007 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | RAYNOR KEVIN D | | 1007 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2080307 | 903 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | ENKAY MANAGEMENT LLC ETAL | SUIT 120 | 42020 VILLAGE CENTER PLAZA | ALDIE | VA | 20105 |
| 2116374 | 908 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | GAMEZ JULIAN CALIX ETAL | | 908 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2058584 | 906 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | JONES JOE F | | 905 CYRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2048601 | 902 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | HORTON ARIEL J ETAL | | 902 NYANGA AVENUE | CAPITOL HEIGHTS | MD | 20743 |
| 2072072 | 6010 | KANO | ST | CAPITOL HEIGHTS | 20743 | COATES JEREL CHASE | | 6010 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2015055 | 905 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | BARROSO MANUEL PEREA ETAL | | 905 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2843670 | 914 | FLORES | ST | CAPITOL HEIGHTS | 20743 | WALKER JOYELLE SHANTEE ETAL | | 914 FLORES ST | CAPITOL HEIGHTS | MD | 20743 |
| 2119139 | 5802 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | GREEN PAUL E REVOCABLE TRUST | | 5802 JUNIPER TREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2058667 | 5804 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | JONES ANNIE LOUISE LIVING TRUST | | 5804 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2050102 | 5804 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | FOWLER CALVIN | | 5804 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2082113 | 5809 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | DANIELS DYSON CRYSTALYN | | 5809 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2106185 | 5810 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | MELGAR FERDI A ETAL | | 13801 KINGS ISLE CT | BOWIE | MD | 20721 |
| 2072338 | 5808 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | ESTATE OF BETTY RUTH NICHOLS | | 5808 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2117349 | 5816 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | MURRAY MONICA M | | 800 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2116390 | 807 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | SHELTON JAMES A & PATRICIA A | | 807 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2013209 | 807 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | SHELTON JAMES A SR ETAL | | 807 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2085827 | 808 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | SPRIGGS ALTHEA E | | 808 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2045847 | 6000 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | CRYER CHANEL R & PATRICE | | 6000 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2116382 | 5712 | HEMLOCKTREE | LN | CAPITOL HEIGHTS | 20743 | MING AND STEVEN COMPANY LLC | | 5562 LA VISTA DR | ALEXANDRIA | VA | 22310 |
| 2000180 | 906 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | WILLIAM CYPRESSTREE LLC | | 901 PLATTNER CT | ANNAPOLIS | MD | 21401 |
| 2013753 | 902 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | BOYD CHARLENE C | | 902 CYPRESS TREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2056794 | 1003 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | FUENTES LIDYA M | | 1003 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2110484 | 1001 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | QUATTLEBAUM TERRY C & VIOLET M | | 1001 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2016814 | 915 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | SYKES HERMAN | | 915 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2101004 | 905 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | JONES JOE F | | 905 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2079648 | 901 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | JONES JOE F | | 803 61ST AVE | CAPITOL HEIGHTS | MD | 20743 |
| 1998145 | 6420 | K | ST | CAPITOL HEIGHTS | 20743 | CARTER ANGELA | | 6420 K STREET | CAPITOL HEIGHTS | MD | 20743 |
| 2063931 | 1010 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 2093243 | 1000 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | WILLIAMS DAISIA ETAL | | 1000 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2023471 | 908 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R TRUST | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2023471 | 908 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R TRUST | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2065498 | 1007 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | BRYANT KENNETH A & JACQUELINE M | | 1007 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2084671 | 913 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | VELASQUEZ BULMARO | | 913 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2065506 | 1007 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | BRYANT KENNETH A & JACQUELINE M | | 1007-CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 5554588 | 0 | RAILROAD | AVE | CAPITOL HEIGHTS | 20743 | WILDER DIANE ETAL | | 1017 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2100493 | 905 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | MCNEIL QUENTIN A | | 905 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2116010 | 1017 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | WILDER DIANE & ALISA | | 1017 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2032928 | 914 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | RECINOS EFRAIN R | | 914 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 1991637 | 906 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | BLACK JAMES F & GLADYS A | | 906 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062859 | 1006 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | MJ&S ENTERPRISES INC | | 2109 WATERLEAF WAY | BOWIE | MD | 20721 |
| 2021863 | 6003 | KANO | ST | CAPITOL HEIGHTS | 20743 | FORBES MARY E & HARRY I DORSEY | | 6003 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2072296 | 6014 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | SANCHEZ MARIA E ETAL | | 6014 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2843654 | 918 | FLORES | ST | CAPITOL HEIGHTS | 20743 | THOMAS VICTOR A ETAL | | 918 FLORES ST | CAPITOL HEIGHTS | MD | 20743 |
| 2078939 | 907 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | TATE ALPHONSO | | 907 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2843696 | 910 | FLORES | ST | CAPITOL HEIGHTS | 20743 | NORMAN EDITH A | | 910 FLORES ST | CAPITOL HEIGHTS | MD | 20743 |
| 2013191 | 6413 | K | ST | CAPITOL HEIGHTS | 20743 | LUCKETT DAVID A & ROSE J | | 14709 KENT DR | UPPER MARLBORO | MD | 20772 |
| 2033801 | 5710 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | WELDEANENIA MICHAEL | | 5710 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2037257 | 5712 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | RICH EUGENIA M | | 5712 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2013191 | 6413 | K | ST | CAPITOL HEIGHTS | 20743 | LUCKETT DAVID A & ROSE J | | 14709 KENT DR | UPPER MARLBORO | MD | 20772 |
| 2022713 | 5806 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | MARTINEZ JEOVANI E ETAL | | 5806 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2022705 | 5805 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | RAY WILSON R JR & DEBORAH A | | 5805 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2037265 | 5807 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | LUCKETT WILLIAM & MARSHAE B | | 5807 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2039568 | 5808 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | CAMPOS JOSE N ETAL | | 5808 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2048072 | 5812 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | WILLIAMSON SARITA L | | 5812 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 3274040 | 5812 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | CORINTH BAPTIST CHURCH OF WASH DC | | 814 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2013209 | 807 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | SHELTON JAMES A SR ETAL | | 807 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2055556 | 809 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | PEAKS EMMANUEL LIVING TRUST | | 809 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2082402 | 805 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | SALAZAR JOHN | | 860 59TH ST | BROOKLYN | NY | 11220 |
| 2007185 | 5711 | HEMLOCKTREE | LN | CAPITOL HEIGHTS | 20743 | BATTLE CAPTORIA | | 5711 HEMLOCKTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2001675 | 912 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | ALABI KIKELOMO ETAL | | 912 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2001675 | 912 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | ALABI KIKELOMO ETAL | | 912 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2000180 | 906 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | WILLIAM CYPRESSTREE LLC | | 901 PLATTNER CT | ANNAPOLIS | MD | 21401 |
| 2016814 | 915 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | SYKES HERMAN | | 915 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2116192 | 909 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | ANDRADE RUBEN ANTONIO | | 909 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2023471 | 908 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R TRUST | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2082063 | 907 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | LAWS ALFORD | SUITE 64 | 8297 CHAMPIONS GATE BLVD | DAVENPORT | FL | 33896 |
| 2062271 | 815 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | PEAKS EMMANUEL L | | 809 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2062958 | 1005 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | MORTON STEVEN E & THERESA | | 1005 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2013027 | 6011 | KANO | ST | CAPITOL HEIGHTS | 20743 | DAWKINS VIVIAN E & JEANNETTE BROWN | | 6011 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2062917 | 1002 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | CANNON ETHEL & CARMILLA DAVIS | | 1002 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062909 | 1004 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | NICHOLS LEON E & EVELYN T | | 1004 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 1987510 | 6004 | KANO | ST | CAPITOL HEIGHTS | 20743 | REYES MARIO | | 6004 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2081677 | 6014 | KANO | ST | CAPITOL HEIGHTS | 20743 | JONES LAUREN M | | 6014 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2119147 | 6417 | K | ST | CAPITOL HEIGHTS | 20743 | WATERS CLARENCE T & BERNICE M | | 6417 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2113595 | 5801 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | HAMILTON LUTHER J SR ETAL | | 5801 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2106524 | 6421 | K | ST | CAPITOL HEIGHTS | 20743 | CASH PAULA W | | 6421 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2050102 | 5804 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | FOWLER CALVIN | | 5804 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 3119740 | 5806 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | NICHOLS BETTY R ETAL | | 613 CABIN BRANCH RD | CAPITOL HEIGHTS | MD | 20743 |
| 2037265 | 5807 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | LUCKETT WILLIAM & MARSHAE B | | 5807 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 3274032 | 814 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | CORINTH BAPTIST CHURCH | | PO BOX 90507 | WASHINGTON | DC | 20090 |
| 2013209 | 807 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | SHELTON JAMES A SR ETAL | | 807 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 1989375 | 811 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | CORINTH BAPTIST CHURCH OF WASHNG | | PO BOX 90507 | WASHINGTON | DC | 20090 |
| 2015477 | 923 | CEDAR HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | ST MATTHEW CHRS METH EPISC CH I | | 923 CEDAR HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2013753 | 902 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | BOYD CHARLENE C | | 902 CYPRESS TREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2110484 | 1001 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | QUATTLEBAUM TERRY C & VIOLET M | | 1001 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2110484 | 1001 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | QUATTLEBAUM TERRY C & VIOLET M | | 1001 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2079648 | 901 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | JONES JOE F | | 803 61ST AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2063915 | 1010 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 2072312 | 1004 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | SLOLEY KEVIN ETAL | | 1004 CYRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2023471 | 908 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R TRUST | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 1990639 | 904 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | GALLION CHARLES R | | 908 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2082394 | 1003 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | ANINTA NNAEMEKA CY | | 840 VARNUM ST NW | WASHINGTON | DC | 20011 |
| 2082311 | 1001 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | QUEEN HELEN E | | 1001 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 1987411 | 909 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | ZANDNIAPOUR LILY | | 20755 QUIET BROOK PL | STERLING | VA | 20165 |
| 1991470 | 1015 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | FERGUSON DAMEONE J | | 1015 CYPRESS TREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2100493 | 905 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | MCNEIL QUENTIN A | | 905 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2039063 | 903 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | EBEN EZER PRIMERA IGLESIA A | | 1109 DUNOON RD | SILVER SPRING | MD | 20903 |
| 2100501 | 901 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | EBEN EZER PRIMERA IGLESIA A | | 1109 DUNOON RD | SILVER SPRING | MD | 20903 |
| 2081461 | 910 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | RODAS RECINOS MARTIN | | 910 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062933 | 1001 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | HANSBERRY JOHN JR & THERESA | | 1001 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2110955 | 909 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | VIDES CLAUDIA M FLORES | | 909 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2013217 | 901 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | MARKHAM LENORA ETAL | | 917 PORTIA CT | LANDOVER | MD | 20785 |
| 2062925 | 1000 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | WILSON LONELL C | | 1000 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2050516 | 6008 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | RAYFIELD MICHELLE | | 6008 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2110716 | 6010 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | LEIVA DOMINGO T | | 6010 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2005106 | 903 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | JACKSON JOHN J & WYLETHA J | | 903 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2021491 | 6409 | K | ST | CAPITOL HEIGHTS | 20743 | PRECIOUS PROPERTIES LLC | | 8780 GEORGIA AVE | SILVER SPRING | MD | 20910 |
| 2033801 | 5710 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | WELDEANENIA MICHAEL | | 5710 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2036218 | 6419 | K | ST | CAPITOL HEIGHTS | 20743 | GUERRERO ANDRADE EFRAIN A ETAL | | 6419 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2072338 | 5808 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | ESTATE OF BETTY RUTH NICHOLS | | 5808 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2082113 | 5809 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | DANIELS DYSON CRYSTALYN | | 5809 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2070381 | 802 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | HENDERSON SUSAN | | 802 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2022291 | 804 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | MCCOTTRY WESLEY | | 6918 BARTON RD | HYATTSVILLE | MD | 20784 |
| 2022903 | 806 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | PINEDA MORIS O | | 3807 PALMIRA LN | SILVER SPRING | MD | 20906 |
| 2080455 | 908 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | PHILLPS ANGELA M | | 908 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2013753 | 902 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | BOYD CHARLENE C | | 902 CYPRESS TREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2110484 | 1001 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | QUATTLEBAUM TERRY C & VIOLET M | | 1001 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2013530 | 911 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | LOPEZ YEIMY PORTILLO | | 911 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2116192 | 909 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | ANDRADE RUBEN ANTONIO | | 909 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2101004 | 905 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | JONES JOE F | | 905 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2063907 | 1010 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 2063923 | 1010 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 2093243 | 1000 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | WILLIAMS DAISIA ETAL | | 1000 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 1998152 | 900 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | RAMOS MIGUEL ANGEL III ETAL | | 900 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2065498 | 1007 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | BRYANT KENNETH A & JACQUELINE M | | 1007 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2000016 | 1000 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | DANIELS AUDREY ETAL | | 1000 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062834 | 1002 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | RAINEY DARLENE L | | 1002 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062222 | 904 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | MORENO VENTURA MILAGRO D ETAL | | 904 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2062826 | 1010 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | PRINCE GEORGES COUNTY | DPW&T R/W DIV RM 310 | 9400 PEPPERCORN PL | UPPER MARLBORO | MD | 20774 |
| 2075851 | 6012 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | SHERARD LAURA | | 6012 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 1998343 | 6610 | GREIG | ST | CAPITOL HEIGHTS | 20743 | PLEASENT HOMES PRESERVATION LLC | HUDSON VALLEY PROPERTY GROUP L | 200 VESEY STREET 24TH FLOOR | NEW YORK | NY | 10281 |
| 2116507 | 6002 | KANO | ST | CAPITOL HEIGHTS | 20743 | ALEXANDER KERRY ETAL | | 6002 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2062206 | 910 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | GUNTHER DEVELOPMENT LLC | | 8611 WESTPHALIA RD | UPPER MARLBORO | MD | 20774 |
| 2062891 | 1006 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | KING DARRELL A | | 1006 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2115392 | 909 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | WILLIAMS EDDIE L & ELIZABETH | | 909 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2843688 | 912 | FLORES | ST | CAPITOL HEIGHTS | 20743 | JACKSON SARAH E | | 912 FLORES ST | CAPITOL HEIGHTS | MD | 20743 |
| 2119147 | 6417 | K | ST | CAPITOL HEIGHTS | 20743 | WATERS CLARENCE T & BERNICE M | | 6417 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2108868 | 5803 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | BYERS HARRY JR | | 5803 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2022713 | 5806 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | MARTINEZ JEOVANI E ETAL | | 5806 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 3119740 | 5806 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | NICHOLS BETTY R ETAL | | 613 CABIN BRANCH RD | CAPITOL HEIGHTS | MD | 20743 |
| 2106185 | 5810 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | MELGAR FERDI A ETAL | | 13801 KINGS ISLE CT | BOWIE | MD | 20721 |
| 2048072 | 5812 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | WILLIAMSON SARITA L | | 5812 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2037547 | 5817 | JUNIPERTREE | LN | CAPITOL HEIGHTS | 20743 | SMITH HOWARD L ETAL | | 5817 JUNIPERTREE LN | CAPITOL HEIGHTS | MD | 20743 |
| 2080828 | 0 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | PRINCE GEORGES COUNTY | RIGHT OF WAY SECTION | ROOM 3020 C A B | UPPER MARLBORO | MD | 20772 |
| 2014298 | 800 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | GARVIA OBENIEL BENITEZ ETAL | | 800 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2010767 | 6410 | K | ST | CAPITOL HEIGHTS | 20743 | SMITH NADINE | | 6410 K ST | CAPITOL HEIGHTS | MD | 20743 |
| 2100998 | 1005 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | MEJIA RODOLFO & MARIA | | 1005 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2056786 | 1003 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | PRINCE GEORGES COUNTY (TX) | BILL BUCKLIN PROP ACQ/REAL EST | 3415 NORTH FORESTEDGE RD | DISTRICT HEIGHTS | MD | 20747 |
| 2016814 | 915 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | SYKES HERMAN | | 915 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2013530 | 911 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | LOPEZ YEIMY PORTILLO | | 911 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2116176 | 907 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | JONES JOE F & BEATRICE | | 905 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2116176 | 907 | CYPRESSTREE | PL | CAPITOL HEIGHTS | 20743 | JONES JOE F & BEATRICE | | 905 CYPRESSTREE PL | CAPITOL HEIGHTS | MD | 20743 |
| 2063907 | 1010 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | MNCPPC | CHIEF PK&P DIVPKS & REC-ROOM 303 | 6600 KENILWORTH AVE | RIVERDALE | MD | 20737 |
| 2072320 | 1002 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | VINES BELINDA M | | 1002 CYPRESSTREE DR | CAPITOL HEIGHTS | MD | 20743 |
| 2082394 | 1003 | CYPRESSTREE | DR | CAPITOL HEIGHTS | 20743 | ANINTA NNAEMEKA CY | | 840 VARNUM ST NW | WASHINGTON | DC | 20011 |
| 2013522 | 902 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | MEJIA WILLIAMS C | APT 201 | 717 KENYON ST NW | WASHINGTON | DC | 20010 |
| 2062941 | 1003 | MINNA | AVE | CAPITOL HEIGHTS | 20743 | RIVAS WILLIAM A | | 1003 MINNA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2045854 | 6002 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | BROWN ALEXANDER III | | 6002 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2050540 | 6004 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | OLIVER KEVIN A | | 6004 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2032837 | 6006 | JEFFERSON HEIGHTS | DR | CAPITOL HEIGHTS | 20743 | DUGGARD CHARLES W JR & CONETTIA W | | 6006 JEFFERSON HEIGHTS DR | CAPITOL HEIGHTS | MD | 20743 |
| 2110724 | 0 | KANO | ST | CAPITOL HEIGHTS | 20743 | JIMASON NATHANIEL ETAL | | 6005 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2111490 | 6013 | KANO | ST | CAPITOL HEIGHTS | 20743 | LOUQUE PAIGE E | | 6013 KANO ST | CAPITOL HEIGHTS | MD | 20743 |
| 2062198 | 904 | NYANGA | AVE | CAPITOL HEIGHTS | 20743 | MUNEMO OWEN | | 904 NYANGA AVE | CAPITOL HEIGHTS | MD | 20743 |
| 2843662 | 916 | FLORES | ST | CAPITOL HEIGHTS | 20743 | ALSTON MICHAEL D | | 916 FLORES ST | CAPITOL HEIGHTS | MD | 20743 |

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: SE-25003
Date: 1/14/2025
Time: 09:51:27 AM

Total Records(s): 38

| Registered Association Name | First Name | Last Name | Address Number | Street Name & Type | Suite Number | City | State | Zip Code |
|---|---|---|---|---|---|---|---|---|
| FAIRWOOD COMMUNITY ASSOCIATION, INC. | GENERAL | MANAGER | 12600 | FAIRWOOD PARKWAY | | BOWIE | MD | 20720 |
| WOODLAWN COMMUNITY ASSOCIATION, INC. | INA | FELLS | 6913 | EMERSON STREET | | HYATTSVILLE | MD | 20784 |
| PALISADES HOMEOWNERS ASSOCIATION | | | 14106 | JONES BRIDGE ROAD | C/O ANDREA CLARK-CHAMBERS MGMT | UPPER MARLBORO | MD | 20774 |
| CHEVERLY GREEN INFRASTRUCTURE COMMITTEE | SHEILA | SALO | 5607 | GREENLEAF ROAD | | HYATTSVILLE | MD | 20785 |
| VISTA ESTATES WEST HOMEOWNERS ASSOCIATION | | | 1296 | CRONSON BLVD. | C/O CASTER MANAGEMENT, LLC, #4284 | CROFTON | MD | 21114 |
| COLUMBIA PARK CIVIC ASSOCIATION | DIANA | BULLOCK | 1616 | EAST WASHINGTON AVENUE | | HYATTSVILLE | MD | 20785 |
| ENTERPRISE ESTATES CIVIC ASSOCIATION | | | 11704 | WHITTIER ROAD | | BOWIE | MD | 20721 |
| CHEVERLY RECREATION COUNCIL | BARBARA | PEJOKOVICH | 3012 | PARK WAY | | HYATTSVILLE | MD | 20785 |
| CARSONDALE CIVIC ASSOCIATION | LULA | BEATTY | 9007 | WALLACE ROAD | | LANHAM | MD | 20706 |
| CHAPEL OAKS COMMUNITY ASSOCIATION | DONNIE | JOYNER | 1111 | CURLED OAKS PLACE | | CAPITOL HEIGHTS | MD | 20743 |
| RESIDENCES @ VICTORY PROMENADE HOMEOWNERS ASSOCIATION, INC | RESIDENCES @ VICTORY | PROMENADE HOA | 625 | TOUCHDOWN DRIVE | | HYATTSVILLE | MD | 20785 |
| WHITFIELD GARDENS CIVIC ASSOCIATION | BEVERLY | BALL | 4508 | HAVELOCK ROAD | | LANHAM | MD | 20706 |
| RIDGES AT LANDOVER COMMUNITY ASSOCIATION | JESSE | JAMES | 955 | RUSSELL AVENUE | STE. A | GAITHERSBURG | MD | 20879 |
| CENTENNIAL VILLAGE HOA | | | 400 | SERENDIPITY DRIVE | | MILLERSVILLE | MD | 21108 |
| COALITION OF CENTRAL PGC COMMUNITY ASSOCIATIONS | | | 708 | QUARRY AVENUE | | CAPITOL HEIGHTS | MD | 20743 |
| LAKEVIEW HOMEOWNERS ASSOCIATION | ROBERT | KEE | 11103 | SUPERIOR LANDING | | BOWIE | MD | 20720 |
| 4TH WARD CIVIC ASSOCIATION (TOWN OF CHEVERLY) | | | 1709 | 62ND AVENUE | | HYATTSVILLE | MD | 20785 |
| RADIANT VALLEY CIVIC ASSOCIATION | MAMIE | SMALL | 6821 | BARTON ROAD | | HYATTSVILLE | MD | 20784 |
| PALMER PARK CITIZENS ASSOCIATION | | | 1920 | RAY LEONARD ROAD | | HYATTSVILLE | MD | 20785 |
| HOLMEHURST SOUTH CIVIC ASSOCIATION | JAMES | TRENT | 4523 | WOODGATE WAY | | BOWIE | MD | 20720 |
| LAKE ARBOR CIVIC ASSOCIATION | THELMA | FISHER | 1603 | PEBBLE BEACH DR | | BOWIE | MD | 20721 |
| BLADENWOODS CONDOMINIUMS | | | 5211 | NEWTON STREET | #303 | BLADENSBURG | MD | 20710 |
| SENIORS R US | | | 1918 | GOLDEN MORNING DRIVE | | BOWIE | MD | 20721 |
| HOLMEHURST WEST CIVIC ASSOCIATION | CAROLYN | WOOD | 11808 | PARALLEL ROAD | | BOWIE | MD | 20720 |
| GREATER LANDOVER KNOLLS CIVIC ASSOCIATION | PAULA | DAVIS | 6442 | OTIS STREET | | HYATTSVILLE | MD | 20784 |
| GLENARDEN TOWNS HOMEOWNERS ASSOCIATION | | | 2200 | DEFENSE HIGHWAY | C/O SENTRY MANAGEMENT, SUITE 405 | CROFTON | MD | 21114 |
| WOODMORE NORTH HOMEOWNERS ASSOCIATION | | | 1296 | CRONSON BLVD | #4284 | CROFTON | MD | 21114 |
| LANHAM STATION AREA CITIZENS ASSOCIATION | | | 5308 | LANHAM STATION ROAD | | LANHAM | MD | 20706 |
| LEWISDALE CITIZENS' ASSOCIATION | | | 6613 | 22ND PLACE | | HYATTSVILLE | MD | 20782 |
| WILLOW GROVE CITIZENS ASSOCIATION | | | | P. O. BOX 310 | | GLENN DALE | MD | 20769 |
| SILVERBROOK HOMEOWNERS ASSOCIATION | | | 4900 | FOREST CREEK COURT | | BOWIE | MD | 20720 |
| ARDMORE SPRINGDALE CIVIC ASSOCIATION | TERRY | HAMLIN | 3108 | BARCROTT DRIVE | | UPPER MARLBORO | MD | 20774 |
| RANDOLPH VILLAGE CIVIC ASSOCIATION | HERMAN | PRIVOTT, JR. | 8422 | DUNBAR AVENUE | | HYATTSVILLE | MD | 20785 |
| GLENN ESTATES HOMEOWNERS ASSOCIATION | | | | P.O. BOX 893 | C/O FRONT STREET MANAGEMENT-TIMOTHY SMITH | LANHAM | MD | 20703 |
| GREATER CAPITOL HEIGHTS IMPROVEMENT CORPORATION INC. | BRADLEY | HEARD | 415 | ZELMA AVE | | CAPITOL HEIGHTS | MD | 20743 |
| WILLOW WOOD ESTATES CIVIC ASSOCIATION | JOAN | OXENDINE | 10205 | BALD HILL ROAD | | BOWIE | MD | 20721 |
| GABRIEL'S RUN HOA | DAVID | WEBSTER | 14435 | CHERRY LANE COURT | #210 | LAUREL | MD | 20707 |
| WILLOW WOOD ESTATES | WILLIAM | TOLLIVER | 10101 | BALD HILL ROAD | | BOWIE | MD | 20721 |

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: SE-25003
Date: 1/14/2025
Time: 09:51:27 AM

==========

Total Records(s): 8

==========

| Name of the Municipaltiy | Officials Name | Officials Title | In Care Of | Address | Sub Address | City | State | Zip Code |
|---|---|---|---|---|---|---|---|---|
| CAPITOL HEIGHTS | Linda D. Monroe | Mayor | | One Capitol Heights Boulevard | | Capitol Heights | MD | 20743 |
| FAIRMOUNT HEIGHTS | Akiaba A. Stewart | Mayor | | 6100 Jost Street | | Fairmount Heights | MD | 20743 |
| SEAT PLEASANT | Kelly Porter Jr. | Mayor | | 6301 Addison Road | | Seat Pleasant | MD | 20743 |
| CHEVERLY | Kayce Simmons Munyeneh | Mayor | | 6401 Forest Road | | Cheverly | MD | 20785 |
| | Lakisha Hull | Planning Director | Prince George's County Planning Department | 1616 McCormick Drive | | Largo | MD | 20774 |
| | | Council Member, District 5 | | 1301 McCormick Drive | County Council, 2nd Floor | Largo | MD | 20774 |
| | Jolene Ivey | Council Member-At-Large Ivey | | 1301 McCormick Drive | County Council, 2nd Floor | Largo | MD | 20774 |
| | Calvin S. Hawkins, II | Council Member-At-Large Hawkins | | 1301 McCormick Drive | County Council, 2nd Floor | Largo | MD | 20774 |

3CASE NO: SE-25003
CASE NAME: 901 & 903 CYPRESSTREE DRIVE
PARTY OF RECORD: 3
PB DATE:

MS.LILY ZANDNIAPOUR
AMERICORPS
20755 QUIET BROOK PLACE
STERLING VA 20165
(CASE NUMBER: SE-25003)

MRS.DENISE PONDER
NORI NET
7100 WILLOW HILL DRIVE
CAPITOL HEIGHTS MD 20743
(CASE NUMBER: SE-25003)

MR.MIGUEL RAMOS III
900 CYPRESSTREE DRIVE
CAPITOL HEIGHTS MD 20743
(CASE NUMBER: SE-25003)

The Maryland-National Capital Park & Planning Commission
Planning Department Prince George's County
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774
www.pgplanning.org

Date: 1/14/2025

# MAILING LIST - RECEIPT

[X] Development Application **SE-25003**
[ ] County Application

This receipt is to acknowledge that David Lee received the following lists as described by the categories below:

| | |
|---|---|
| [X] Registered community organization list | Total Records: 38 |
| [X] Adjoining property owners list | Total Records: 244 |
| [X] Municipalities within one mile list | Total Records: 4 |
| [X] Additional government contacts | Total Records: 4 |

This list is valid for 180 days from the date referenced above. Applicants must obtain an updated mailing list if notifications are not sent within 180 days.

This property is located on WSSC Grid: 202NE05

Ashley Celestin
Development Review Division

Download Extracts:
SE-25003_01142025095127_Reg_Assoc.xlsx
SE-25003_01142025095127_Adjoining_Property_Premise_Owner_Address.xlsx
SE-25003_01142025095127_GovernmentContact.xlsx

A copy of the adjoining properties map has been included for your reference:
SE-25003_01142025095127_Adjoining_Property.jpg

A mailing list archive has been generated for your reference:
SE-25003_01142025095127_MailingListArchive.zip

The download extract links above will be available for 3 months. You must download the extracts if you need access to the data in the future.

Data extract may include duplicate address records.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

## Pre-application Conference Meeting Date: 1/27/2025

***The Pre-application Conference is intended both for the applicant to seek guidance on the development proposal AND for staff to seek basic information about the project.***

### 1. General Project Information

| | | |
|---|---|---|
| **Case Number/s: AC-25002** | **Municipal boundary:** | **Master Plan:** |
| **Project Name: 901 & 903 CYPRESSTREE DRIVE** | **Metro Station:** | **Planning Area: 72** |
| **Project Location: 0 FEET FROM THE INTERSECTION BETWEEN K STREET AND CYPRESSTREE DRIVE** | **Police District: 11** | **Water/Sewer:** |
| **Project Description: THE EXISTING CHURCH BUILDING WILL BE RAZED, A NEW BUILDING ADDITION CONSISTING OF APPROX 3,095.67 SQFT, EXPANDED PARKING COMPOUND** | **Center or Corridor:** | |

### 2. Follow-up Actions to Pre-application Conference

| | | | | |
|---|---|---|---|---|
| Items prepared and included with this summary: | **Zoning sketch map, mailing lists and receipt** | Informational Mailing & Notice of Neighborhood meeting template | Sign Posting for neighborhood meeting template | Application filing instructions |
| | | | | Sent on 1-29-2025 |

| 3. Planners Comments | Planners Name | Planners Email Address |
|---|---|---|
| **Subdivision** | Mahsa Vatandoost | Mahsa.Vatandoost@ppd.mncppc.org |
| **Zoning** | Evan King | Evan.king@ppd.mncppc.org |
| **Urban Design** | Angele L. Bynum | Angele.bynum@ppd.mncppc.org |
| **Community Planning** | Anusree Nair | Anusree.nair@ppd.mncppc.org |
| **Transportation Planning**<br>**Pedestrian & Bicycle Facilities** | Noelle Smith | Noelle.smith@ppd.mncppc.org |
| **Historic Preservation**<br>**Archeology** | Jennifer Stabler | Jennifer.stabler@ppd.mncppc.org |
| **Environmental Planning**<br>**Geotech/Soils** | Mary Rea<br>Don Sinn | Mary.rea@ppd.mncppc.org<br>Donggeun.sinn@ppd.mncppc.org |
| **Special Projects** | | |
| **Parks** | | |

### 4. Application Submission

| | |
|---|---|
| Agent - *Please submit this form with your complete application package on first submission for pre-acceptance review.* | Date: (MM/DD/YYYY) |
| Agent Name: COLLIERS ENGINEERING & DESIGN | |
| Agent Phone #: 443-316-6005 | Agent E-mail: DAVID.LEE@COLLIERSENG.COM |

*NOTE: Per Sections 24-3302(d) and 27-3404(d), Pre-Application Conference (Effect of Conference), the pre-application conference is ONLY meant to facilitate the application review process. Discussions at the pre-application conference are neither binding nor final. Furthermore, a pre-application conference request does not constitute the filing of an application. Processing time for application review does not begin until and application is submitted and determined to be complete in accordance with Section 24-3305 and 27-3404, Determination of Completeness.*

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

**Pre-application Conference Meeting Date**:
**1/27/2025**

| **Subdivision:** | **Additional Referral Comments** |
|---|---|

**Reviewer: Mahsa Vatandoost**

The development on the subject property (Lots 814-819) is restricted to that allowed under Section 24-111(c)(2) of the prior Subdivision Regulations.
The site plan should show and label the existing lots and their recording reference.

**Zoning:**

**Reviewer: Evan King**

Current Zoning: RSF-65

Previous Zoning: R-55

The proposed project, partial replacement and enlargement of an existing church with a parking expansion, is permitted in the R-55 zone under the previous zoning ordinance by special exception. Moving forward, please ensure these expansions satisfy special exception requirements as specified in section 27-341.02 of the previous ordinance.

**Urban Design:**

**Reviewer: Angele L. Bynum**

No major issue to note currently. No DSP required. The proposed use is permitted in the R-55 zone by special exception. Additional comments may arise upon submission and a more in-depth review of the proposed AC. Comment will be updated after evaluation of applicants concerns presented during the preapplication meeting.

**Community Planning:**

**Reviewer: Anusree Nair**

General Plan:
Plan Prince George's 2035 Approved General Plan (Plan 2035) places this application within the Established Communities Growth Policy Area. Plan 2035 describes Established Communities as areas appropriate for context-sensitive infill and low-to-medium density development (page 20).

Master Plan:
The 2010 Approved Subregion 4 Master Plan and Endorsed Sectional Map Amendment (Master Plan) recommends institutional land use on the subject property. The proposed addition to the existing church conforms with the recommended land use. One of the Master Plan goals for institutional land use is to "direct public and private institutional uses to designated institutional areas to limit the impact on the existing tax base". The proposed use will not substantially impair the integrity of the Master Plan.

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1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

**Pre-application Conference Meeting Date**:
**1/27/2025**

| **Transportation Planning:** | **Additional Referral Comments** |
|---|---|
| **Reviewer:** | |

Confirm if the 48 seats will increase?
Ensure proper right-of-way is identified on the plan sheets.
Provide parking schedule on plan sheets.

**Pedestrian & Bicycle Facilities:**

Provide crosswalk at access point and ADA curb ramps.

Provide bicycle parking on site.

**Historic Preservation:**

**Reviewer: Jennifer Stabler**

There are no Historic Sites or resources on or adjacent to the property. No effect on any Historic Sites or resources. Please submit photographs of the building on the property with the application prior to demolition.

**Archeology:** Phase I archaeology survey will not be recommended on the property.

**Environmental Planning:**

**Reviewer: Mary Rea/Don Sinn**

1. This application is subject to the 2024 Woodland Conservation Ordinance requirements which went into effect on July 1, 2024. The following documents/plans are required for a special exception under the prior zoning ordinance.
a. The valid approved natural resources inventory plan which details the existing conditions of the site.
b. This project should qualify for a woodland conservation ordinance exemption letter as the site is less than 40,000 square feet. If not, a Type 2 tree conservation plan which details the woodland conservation methods and the final development, and includes the locations of utilities, stormwater facilities, and woodland conservation.
c. A statement of justification for how the proposed development meets the goals of the Green Infrastructure Plan, and a statement of justification for how the proposed development meets the environmental goals, policies, and strategies of the Approved Subregion 4 Master Plan and Sectional Map Amendment.
d. The approved stormwater management concept plan and associated letter.
e. The draft sediment and erosion control plan.

**Geotechnical:** No major issues.

**Special Projects:**

**Reviewer:**

| |
|---|
| SPS has no comments for this case type |
| **Parks:** |
| **Reviewer:** |
| |

## Pre-application Conference Meeting Date: 1/27/2025

***The Pre-application Conference is intended both for the applicant to seek guidance on the development proposal AND for staff to seek basic information about the project.***

| **1. General Project Information** | | |
|---|---|---|
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| **2. Follow-up Actions to Pre-application Conference** | | | | |
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| | | | | |
| Items prepared and included with this summary: | **Zoning sketch map, mailing lists and receipt** | Informational Mailing & Notice of Neighborhood meeting template | Sign Posting for neighborhood meeting template | Application filing instructions |
| | | | | |

| **3. Planners Comments** | **Planners Name** | **Planners Email Address** |
|---|---|---|
| **Subdivision** | | |
| **Zoning** | | |
| **Urban Design** | | |
| **Community Planning** | | |
| **Transportation Planning**<br><br>**Pedestrian & Bicycle Facilities** | | |

| | | |
|---|---|---|
| **Historic Preservation**<br><br>**Archeology** | | |
| **Environmental Planning**<br><br>**Geotech/Soils** | | |
| **Special Projects** | | |
| **Parks** | | |

## 4. Application Submission

| | |
|---|---|
| Agent - *Please submit this form with your complete application package onfirst submission for pre-acceptance review.* | Date: (MM/DD/YYYY) |
| Agent Name: COLLIERS ENGINEERING & DESIGN | |
| Agent Phone #: 4438964001 | Agent E-mail: CEDMDCIVILSITE@COLLIERSENG.COM |

*NOTE: Per Sections 24-3302(d) and 27-3404(d), Pre-Application Conference (Effect of Conference), the pre-application conference is ONLY meant to facilitate the application review process. Discussions at the pre-application conference are neither binding nor final. Furthermore, a pre-application conference request does not constitute the filing of an application. Processing time for application review does not begin until and application is submitted and determined to be complete in accordance with Section 24-3305 and 27-3404, Determination of Completeness.*

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Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

**Pre-application Conference Meeting Date**:
**1/27/2025**

| **Subdivision:** | **Additional Referral Comments** |
|---|---|
| **Reviewer:** | |
| | |
| **Zoning:** | |
| **Reviewer:** | |
| | |
| **Urban Design:** | |
| **Reviewer:** | |
| | |
| **Community Planning:** | |
| **Reviewer:** | |
| | |

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
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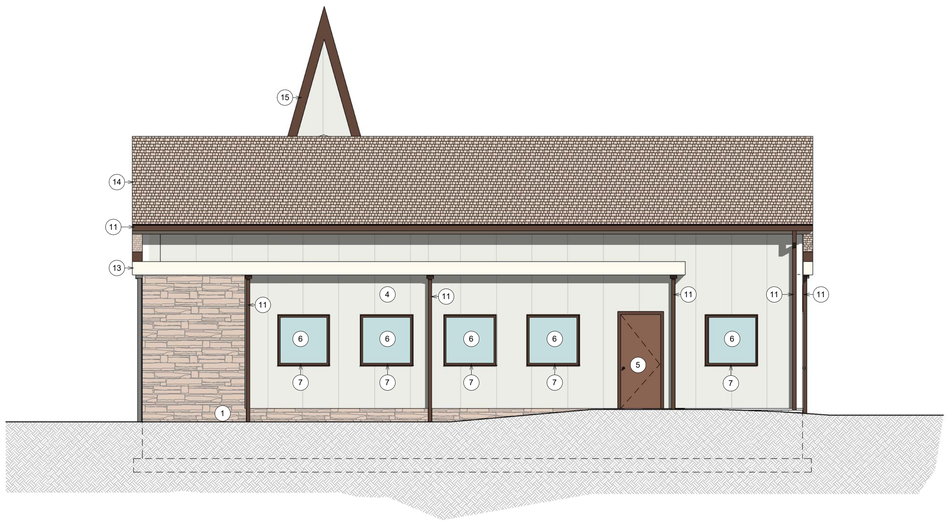
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

**Pre-application Conference Meeting Date**:
**1/27/2025**

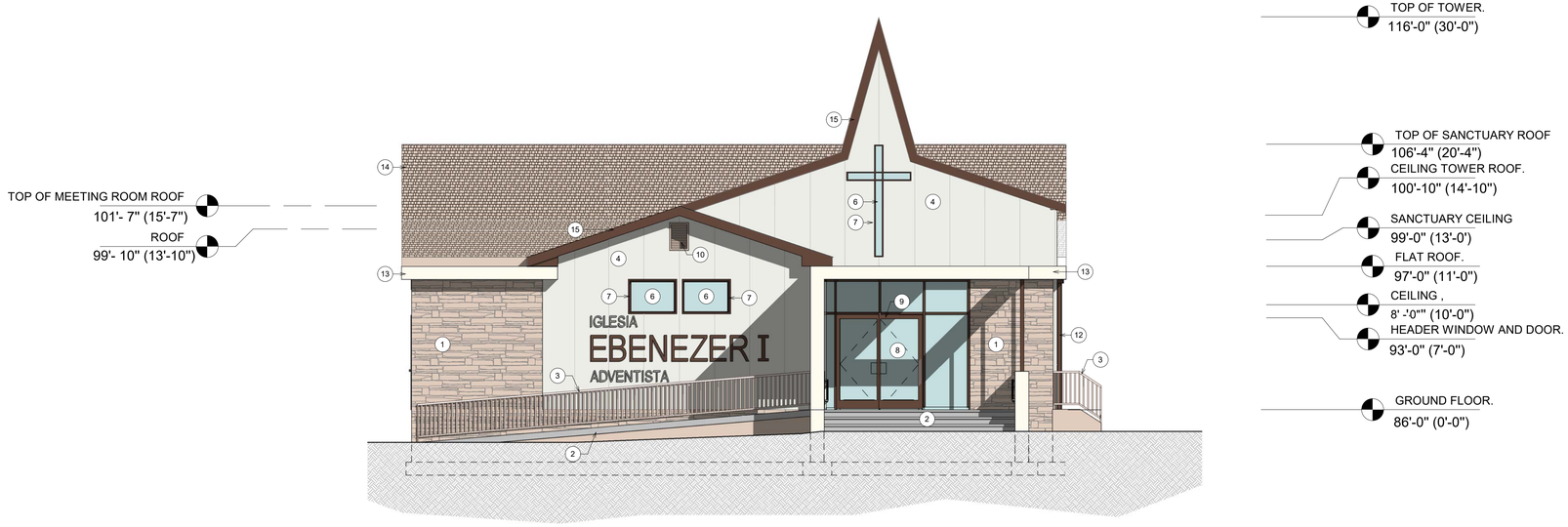
| **Transportation Planning:** | **Additional Referral Comments** |
|---|---|
| **Reviewer:** | |
| **Pedestrian & Bicycle Facilities:** | |
| **Historic Preservation:** | |
| **Reviewer:** | |
| **Archeology:** | |
| **Environmental Planning:** | |
| **Reviewer:** | |
| **Geotechnical:** | |
| **Special Projects:** | |
| **Reviewer:** | |
| | |
| **Parks:** | |
| **Reviewer:** | |
| | |

## MATERIAL LEGEND:

1. SLATE PANEL (VENEER WALL) - LIGHT BROWN (RGB 225-204-189)
2. CONCRETE STAIRS AND RAMP - GRAY (RGB 192-192-192)
3. RAILING - DARK BROWN (RGB 100-072-060)
4. HARDIE PLANK SIDING - ALABASTRO (RGB 237-237-231)
5. SINGLE DOOR - DARK BROWN (RGB 138-100-83)
6. WINDOWS (GLASS) - LIGHT BLUE (RGB 196-222-223)
7. WINDOWS (FRAME) - DARK BROWN (RGB 100-072-060)
8. STOREFRONT (GLASS) - LIGHT BLUE (RGB 196-222-223)
9. STOREFRONT (FRAME) - DARK BROWN (RGB 100-072-060)
10. LOUVER - DARK BROWN (RGB 100-072-060)
11. ALUMINUM GUTTER - DARK BROWN (RGB 100-072-060)
12. DOWNSPOUT - DARK BROWN (RGB 100-072-060)
13. EPDM (FLAT ROOF) - IVORY COLOR (RGB 254-252-239)
14. ASPHALT SHINGLES ROOF - LIGHT BROWN (RGB 225-204-189)
15. ROOF EDGE - DARK BROWN (RGB 100-072-060)




2 EAST ELEVATION-
SCALE: 3/16" = 1'-0"




1 WEST ELEVATION -
SCALE: 3/16" = 1'-0"


BUILD & DESIGN CONSTRUCTION INC.
5824 HUBBARD DRIVE
ROCKVILLE MD, 20852
OFFICE: 240-669-4897
CELL: 240-802-6059
FAX:240-334-4750
builddesigninc@gmail.com


STATE OF MARYLAND
MIGUEL ANGEL TRIANA
17145
ARCHITECT
RENEWAL DATE
11 · 29 · 2026

I CERTIFY THAT THESE DOCUMENTS WHERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULLY LICENSE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No.: 17145

EXPIRATION DATE: 11-29-2026

# EBENEZER 1 (CHURCH EXPANSION)

903 CYPRESSTREE DR.
CAPITOL HEIGHTS, MD 20743

OWNER: EBENEZER 1

| REMARK | REVISION DATE |
|---|---|
| | |
| | |
| | |
| | |

| | |
|---|---|
| ISSUED: | **02/07/25 3:44:03 PM** |
| SCALE: AS NOTED | |
| DRAWN BY: L.N | CHECKED BY: J.C. |
| PROJECT NO. | 24-1008 JC |

**ELEVATIONS RENDER (W & E)**

SHEET: **A7.0**

## MATERIAL LEGEND:

1. SLATE PANEL (VENEER WALL) - LIGHT BROWN (RGB 225-204-189)
2. CONCRETE STAIRS AND RAMP - GRAY (RGB 192-192-192)
3. RAILING - DARK BROWN (RGB 100-072-060)
4. HARDIE PLANK SIDING - ALABASTRO (RGB 237-237-231)
5. SINGLE DOOR - DARK BROWN (RGB 138-100-83)
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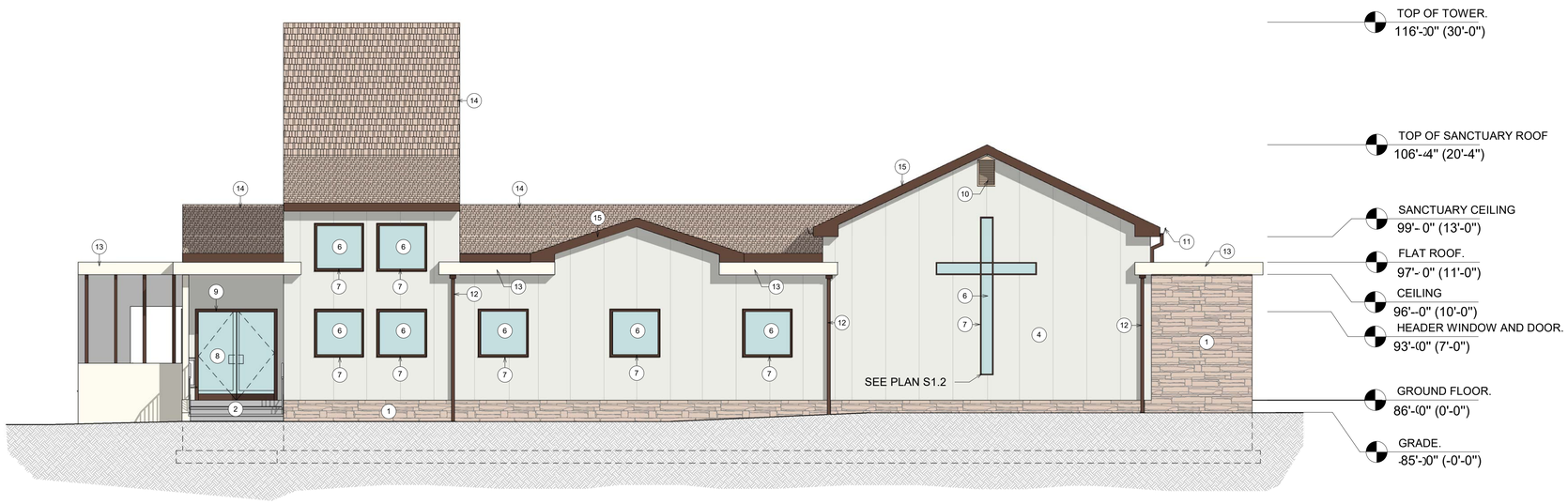
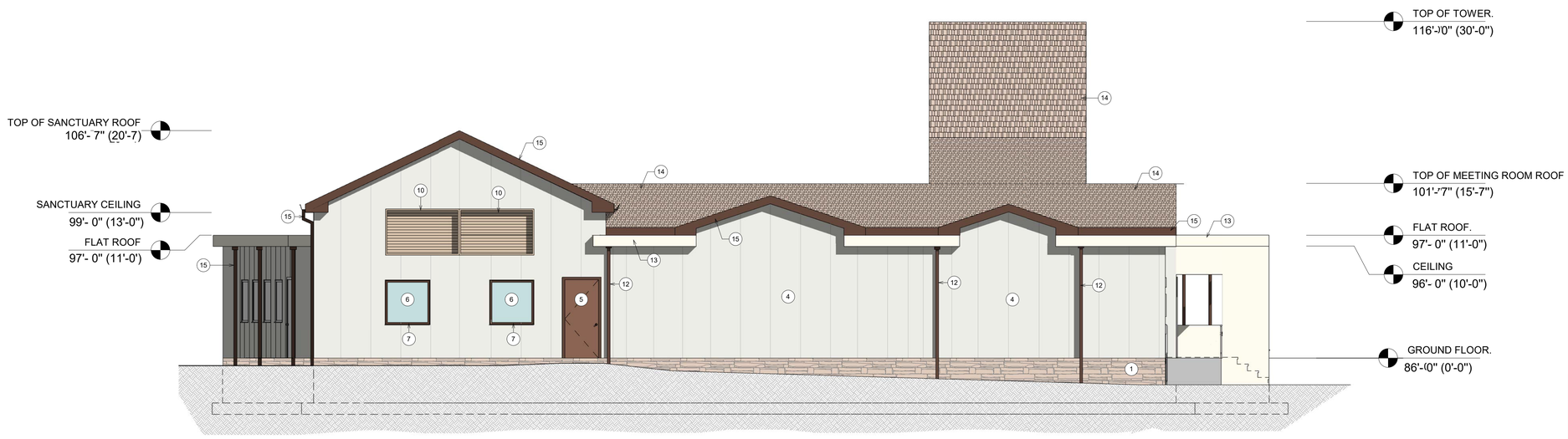
14. ASPHALT SHINGLES ROOF - LIGHT BROWN (RGB 225-204-189)
15. ROOF EDGE - DARK BROWN (RGB 100-072-060)




2 SOUTH ELEVATION -
SCALE: 3/16" = 1'-0"




1 NORTH ELEVATION-
SCALE: 3/16" = 1'-0"


BUILD & DESIGN CONSTRUCTION INC.
5824 HUBBARD DRIVE
ROCKVILLE MD, 20852
OFFICE: 240-669-4897
CELL: 240-802-6059
FAX:240-334-4750
builddesigninc@gmail.com


STATE OF MARYLAND
MIGUEL ANGEL TRIANTE
17145
ARCHITECT

RENEWAL DATE
11 · 29 · 2026

I CERTIFY THAT THESE DOCUMENTS WHERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULLY LICENSE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No.: 17145

EXPIRATION DATE: 11-29-2026

# EBENEZER 1 (CHURCH EXPANSION)

903 CYPRESSTREE DR.
CAPITOL HEIGHTS, MD 20743

OWNER: EBENEZER 1

| REMARK | REVISION DATE |
|---|---|
| | |
| | |
| | |
| | |

ISSUED: **02/07/25 3:44:18 PM**

SCALE: AS NOTED

DRAWN BY: L.N | CHECKED BY: J.C.

PROJECT NO. 24-1008 JC

**ELEVATIONS RENDER ( N & S)**

SHEET: **A7.1**

1 WALL MOUNTED

SCALE: 3/4" = 1'-0"

**EXTERIOR SIGN ANALYSIS**

| MARK | QUANTITY | TYPE | WIDTH | HEIGHT | AREA |
|---|---|---|---|---|---|
| A | 1 | WALL MOUNTED | 13'-8" | 5'-1" | 69.5 SF |

| | |
|---|---|
| SECTION 27-617 MAXIMUM AREA FOR EACH SIGN 48 SF<br>SECTION 27-591(a) 50% AREA REDUCTION: TOTAL CALCULATED WALL- MOUNTED SIGN AREA | |
| TOTAL PROPOSED BUILDING SIGNAGE - WALL MOUNTED | 69.5 SF/2 = 34.7 SF |
| MAXIMUM AREA ALLOWED FOR EACH SIGN | 48 SF |

NOTE: SECTION 27-591 (a) ALLOWS A 50% REDUCTION FOR LETTERS , FIGURES, AND DESIGNS THAT ARE MOUNTED DIRECTLY ON THE ARCHITECTURAL FACE OF A BUILDING WITH NO OTHER DECORATIVE WALL WORK

BUILD & DESIGN CONSTRUCTION INC.
5824 HUBBARD DRIVE
ROCKVILLE MD, 20852
OFFICE: 240-669-4897
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builddesigninc@gmail.com

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**(CHURCH EXPANSION)**
903 CYPRESSTREE DR.
CAPITOL HEIGHTS, MD 20743
OWNER: EBENEZER 1

| REMARK | REVISION DATE |
|---|---|
| | |
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ISSUED: **02/18/25 3:25:54 PM**

SCALE: AS NOTED

DRAWN BY: L.N | CHECKED BY: J.C.

PROJECT NO. 24-1008 JC

**SIGNAGE PLAN**

SHEET: **A8.0.**

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

This Form Is To Be Filed With:
CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

# Individual Applicant Affidavit

**(Form PG 1)**

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires applicants to file this affidavit with applications filed with the District Council. This form should be submitted only by an individual who is: (i) a title owner or contract purchaser of land that is the subject of an application; (ii) a trustee who holds an interest in land that is the subject of an application, excluding a trustee described in a mortgage or deed of trust; or (iii) a holder of at least a 5% interest in a business entity that has an interest in the land that is the subject of an application, provided the individual has substantive involvement in directing the affairs of the business entity regarding the disposition of the land, or is engaged in substantive activities specifically pertaining to land development in Prince George's County as a regular part of the business entity's business activities. **In short, this form should be used whenever an individual, rather than a business entity[1], is required to file an affidavit as part of an application. All other applicants should file the Business Entity Applicant Affidavit (Form PG 2).**

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions of the Public Ethics Law include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that a single application may result in the filing of one or more affidavits. For example, if the application involves a partnership, one or more partners may be required to file. As another example, if the applicant filer has a corporate interest attributable to him making the corporation also an applicant, then the corporation must file a Business Entity Applicant Affidavit. You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, to the State Ethics Commission at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf that contains additional filing information, including timing requirements.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You should file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the filing of the original affidavit and prior to the Council's consideration. Please note that under §5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

Identifying Information

Name of Applicant Juver Portillo Case No. (where applicable) SE-25003

Address of Applicant 1109 Dunoon Road, Silver Spring, MD 20903

Identity of the Property/Subject of Application 813, 815, 901 & 903 Cypresstree Drive, Capitol Heights, MD 20743, comprising Lots 814 thru 819 in the Cedar Heights Subdivision

Type of Application Special Exception (see §5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? _____ Yes ___✓___ No

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

| Name of Member | Date |
|---|---|
| N/A | |
| | |
| | |
| | |
| | |

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

| | |
|---|---|
| N/A | |
| | |

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes ___✓___ No

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

| Name of Member | Date | Name of Contributor |
|---|---|---|
| N/A | | |
| | | |
| | | |

3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ____ Yes ___✓___ No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

| Name of Member | Date | Name of Contributor |
|---|---|---|
| N/A | | |
| | | |
| | | |

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk)

2/18/2025
Date

Juver Portillo
Printed Name of Signer

Pastor
Title of Signer (if applicable)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

# Business Entity[1] Affidavit

**(Form PG 2)**

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

## PART A. Business Entity Applicant

Identifying Information

Name of Applicant Primera Iglesia Adventista Eben-ezer Case No. (where applicable) SE-25003

Address of Applicant 1109 Dunoon Road, Silver Spring, MD 20903

Identity of the Property/ Subject of Application 813, 815, 901 & 903 Cypresstree Drive, Capitol Heights, MD 20743, comprising Lots 814 thru 819 in the Cedar Heights Subdivision. Type of Application Special Exception (see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __✓__ No

   If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

| Name of Member | Date |
|---|---|
| N/A | |
| | |
| | |
| | |

   If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

| | |
|---|---|
| N/A | |
| | |

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
   _____ Yes __✓__ No

   If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

| Name of Member | Date | Name of Contributor |
|---|---|---|
| N/A | | |
| | | |
| | | |

## PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. __✓__ All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

   N/A - Not for profit corporation. No individual owns a 5% or greater interest.

2. __✓__ Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk) — 2/18/2025 Date

Juver Portillo
Printed Name of Signer

Pastor
Title of Signer (Authorized to sign for the business entity)

LAW OFFICES
**SHIPLEY & HORNE, P.A.**
1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shhpa.com

**Russell W. Shipley**
**Arthur J. Horne, Jr.***
**Dennis Whitley, III ***
**Robert J. Antonetti, Jr.**

**Bradley S. Farrar**
**L. Paul Jackson**

*Also admitted in the District of Columbia

February 22, 2025

**VIA FIRST CLASS AND ELECTRONIC MAIL**
Mr. Jeremy Hurlbutt
Development Review Division
Prince George's County Planning Department
1616 McCormick Drive, 2nd Floor
Largo, MD 20774

**RE: STATEMENT OF JUSTIFICATION**
**Primera Iglesia Adventista Eben-ezer**
**Special Exception, SE-25003,**
**Alternative Compliance, AC-25002**
**(Church in R-55 Zone with up to 80 Seats)**

Dear Mr. Hurlbutt:

This firm represents **Primera Iglesia Adventista Eben-ezer** (the "Applicant"), and owner of the existing church or similar place of worship located at 813, 815, 901 & 903 Cypresstree Drive, Capitol Heights, MD 20743, (the "Property"). The Property is further located on the east side of Cypresstree Dive at its intersection with K Street and consists of approximately 0.62 acres in the RSF-65, (Residential, Single-Family 65), Zone. The Property is comprised of Lots 814 thru 819 within the Cedar Heights Subdivision and is currently developed with a church. The Cedar Heights Subdivision was recorded in Land Records as BDS 1-29. The Property is located in Planning Area 72, (Landover & Vicinity), Councilmanic District 5, and is further located on Tax Map 66, in Grid B2.

As previously stated, the Property is currently located in the RSF-65 (Residential, Single-Family 65) Zone. Notwithstanding, the Applicant elects to process SE-25003 by utilizing the applicable provisions of the prior Zoning Ordinance and the Property's prior R-55, (One-Family Detached Residential), Zoning pursuant to Section 27-1903 and Section 27-1904 of the New Zoning Ordinance. Due to site constraints associated with the Property, the full requirements of Section 4.7 of the Landscape Manual are also unable to be met. As a result, the Applicant has requested a companion Alternative Compliance from Section 4.7 of the Landscape Manual, (AC-25002). A separate Statement of Justification has been prepared by Collier's Engineering for AC-25002 which has been submitted with this application.

**A. ELECTION TO UTILIZE PRIOR ZONING ORDINANCE (SECTION 27-1903 AND SECTION 27-1904(b)):**

On April 1, 2022, the approved Countywide Sectional Map Amendment ("CMA") and the updated Prince George's County Zoning Ordinance ("New Zoning Ordinance") became effective and rezoned the Property to the newly created RSF-65, (Residential, Single-Family 65), Zone. Notwithstanding, the Applicant elects to process this special exception by utilizing the applicable provisions of the prior Zoning Ordinance and the Property's prior R-55, (One-Family Detached Residential), Zoning pursuant to Section 27-1903 and Section 27-1904(b) of the New Zoning Ordinance, which states in the pertinent part:

***Section 27-1903. Applicability***

***(b) Except as otherwise provided in this Section, development applications of any type for properties in all other zones of the County may utilize the prior Zoning Ordinance for development of the subject property.***

**COMMENT:** The Applicant is electing to utilize the prior Zoning Ordinance in accordance with the section provided above.

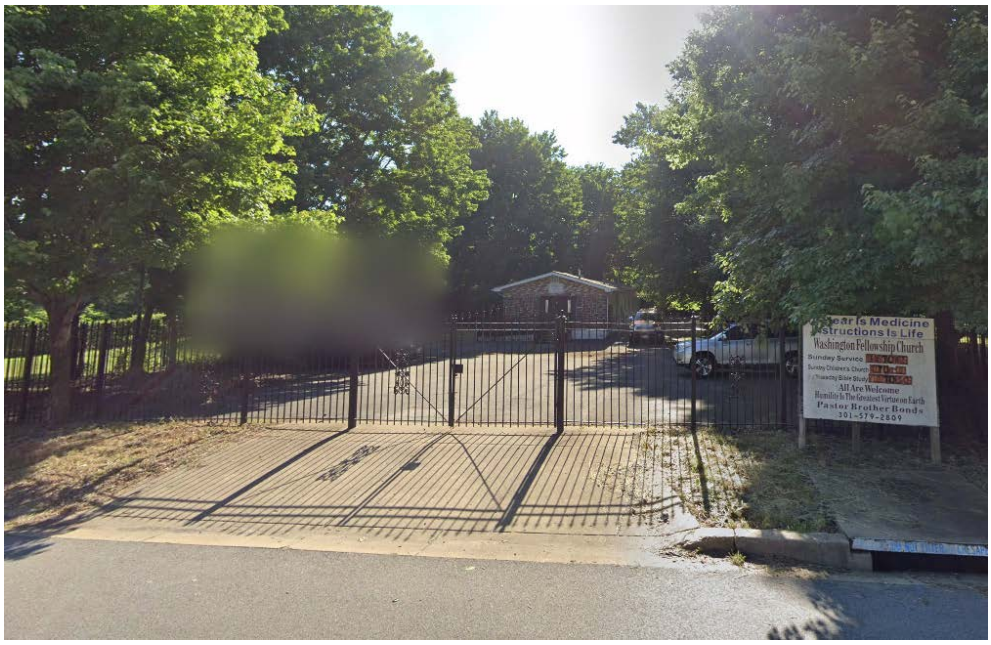
***Section 27-1904. Procedures***

***(b) The applicant shall provide a statement of justification which shall explain why the Applicant has elected not to develop a specific property pursuant to the provisions of this Zoning Ordinance.***

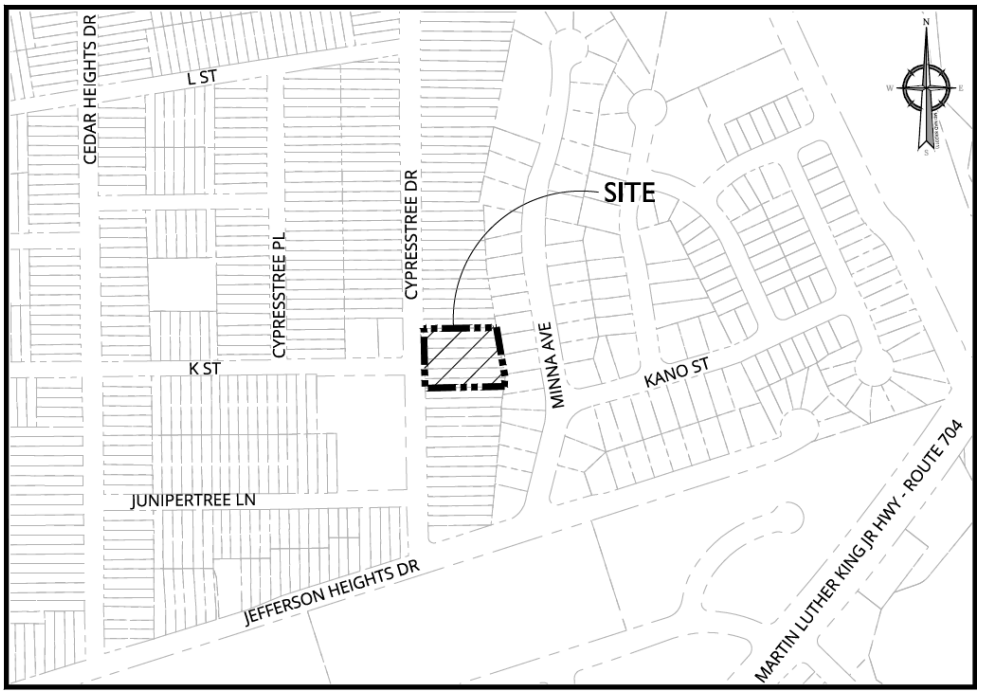
**COMMENT:** The Applicant elects to utilize the prior Zoning Ordinance since it has spent significant time and money preparing a special application for a church or similar place of worship, (including all accompanying supporting plans and documents), to meet all the requirements of said regulations. As such, the prior Zoning Ordinance offers the most efficient and established procedures for review and approval of the Applicant's desired special exception use at this time.

A Street View Exhibit and Vicinity Map of the Property are provided below:

**Existing Street View Exhibit**




**Vicinity Map**



## B. PROPERTY ADDRESS AND TAX ACCOUNTS

As mentioned above, the Property has a premises address of 813, 815, 901 & 903 Cypresstree Drive, Capitol Heights, MD 20743. The Property is less than 1-acre in size and consists of the following lots:

TOTAL ACREAGE:

| ACCT# | ADDRESS | LOT# | LOT AREA IN ACRES |
|---|---|---|---|
| 18-2039063 | 903 CYPRESS DRIVE | 814-815 | 0.19734 |
| 18-2100501 | 901 CYPRESS DRIVE | 816-817 | 0.20911 |
| 18-2035830 | 813 CYPRESS DRIVE | 818 | 0.10785 |
| 18-2062271 | 815 CYPRESS DRIVE | 819 | 0.11006 |
| | | TOTAL | 0.62436 |

## C. BACKGROUND HISTORY

**1906 to 1920** - The Cedar Heights Subdivision is recorded in Land Records as BDS 1-29. There is no date on this plat. However, the Maryland Department of Assessments & Taxation "Plat Index by Reference" shows all BDS-1 plats were recorded sometime between 1906 to 1920, which is prior to zoning being implemented in Prince George's County

**1940 -** The existing building is constructed per Information derived from the Maryland Department of Assessments & Taxation

**August 31, 1993** - Council Bill, CB-23-1993, is enacted amending the Zoning Ordinance to require the approval of a special exception application for churches, or similar places of worship, in certain residential zones located on a lot less than one (1) acre in size

**November 4, 1993** - Permit No. 8376-1992-GU is issued for the Property by the Department of Environmental Resources (DER) for a church with 48 seats

**January 7, 2025** - Natural resources Inventory, NRI-140-2024, is approved by the Environmental Planning Section

**February 20, 2025** - Woodland Conservation Letter of Exemption (WCO-Ex), S-013-2025 is approved by the Environmental Planning Section

**January 27, 2025** - Pre-Application Conference Meeting is held with Planning Department for SE-25003

**February 3, 2025** - Site Development Concept Plan No. SIT-00649-2024-00, is submitted to DPIE

## D. DESCRIPTION OF REQUEST

The Property is currently improved with a 1,337.67 square-foot church and its associated parking compound. Information derived from the Maryland Department of Assessments & Taxation indicates that the existing building was constructed in approximately 1940. As part of the requested special exception application, approximately 514.34 square feet of the existing church building will be razed, and a new building addition consisting of approximately 3,095.67 square feet is proposed that would result in a total gross floor area of 3,919 square feet. This newly prosed church building will be able to accommodate up to 80 total seats. The existing parking compound will be expanded to comply with the parking and driveway aisle width requirements in Part 11 of the Zoning Ordinance. The required parking for the physically handicapped will also be provided in accordance with ADA requirements.

It should be noted that Permit No. 8376-1992-GU was previously issued for the Property by the Department of Environmental Resources (DER) for a church with 48 seats. However, due to the proposed building addition, a special exception application is now required for a church or similar place of worship located on a lot less than one acre in size in the prior R-55 Zone in accordance with the Table of Uses provided in Section 27-441(b) of the prior Zoning Ordinance. The subject application will also be required to meet the specific special exception requirements contained in Section 27-341.02 for a church or similar place of worship.

The development data for the existing and proposed building are as follows:

| | |
|---|---|
| Total GFA of existing building: | 1,337.67 sf |
| Portion of existing building to be razed: | - 514.34 sf |
| Portion of existing building to remain: | 823.33 sf |
| Proposed new building addition: | 3,095.67 sf |
| **Total proposed GFA** (823.33 + 3,095.67): | **3,919 sf** |

## E. NEIGHBORING USES AND ZONES:

The Property is located on the eastern side of Cypresstree Dive at its intersection with K Street, and consists of approximately 0.62 acres in the RSF-65, (Residential, Single-Family 65), Zone. The Property is comprised of Lots 814 thru 819 within the Cedar Heights Subdivision. The Property is further located on Tax Map 66, in Grid B2, and within Planning Area 72, (Landover & Vicinity), and Councilmanic District 5. The subject Property is surrounded to the north, south, east, and west by the following uses:

**North:** Detached Single-Family Dwellings in the RSF-65, (Residential, Single-Family 65), Zone in the Cedar Heights Subdivision

**South:** Detached Single-Family Dwellings in the RSF-65, (Residential, Single-Family 65), Zone in the Cedar Heights Subdivision

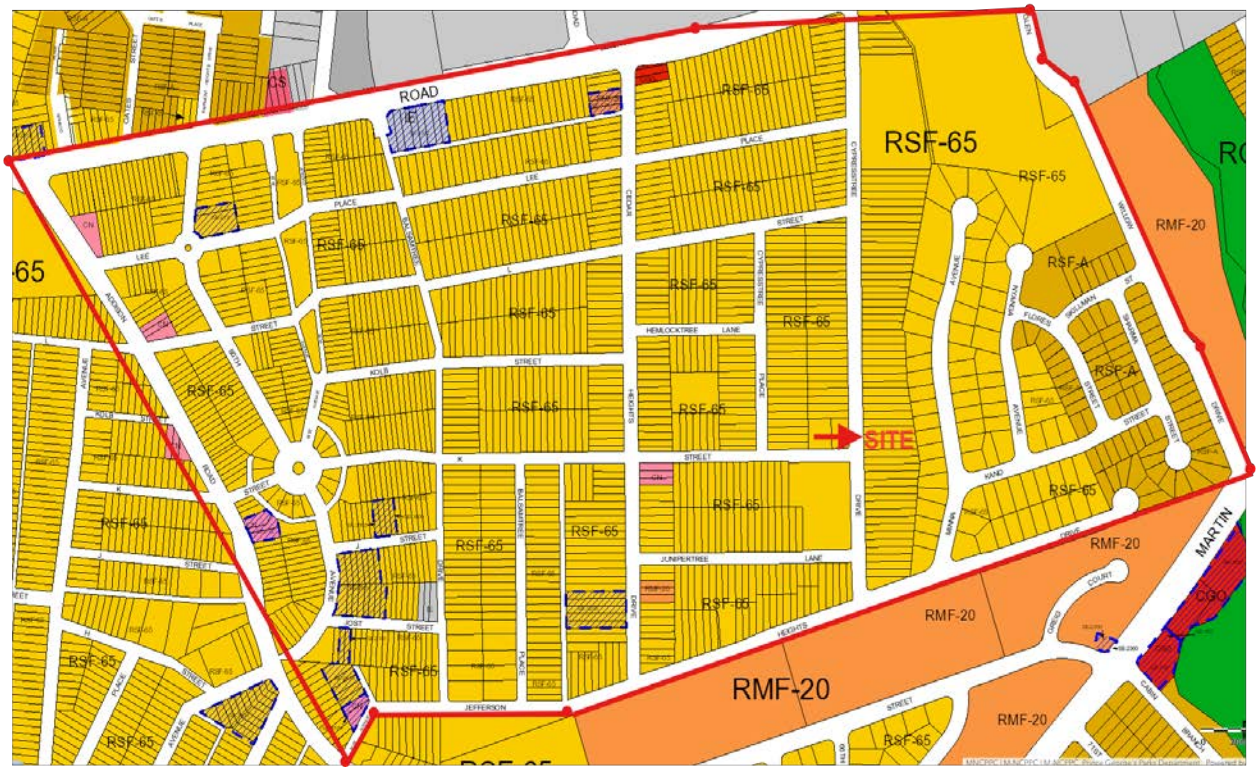
**East:** Detached Single-Family Dwellings in the RSF-65, (Residential, Single-Family 65), Zone in the Jefferson Heights Subdivision

**West:** The Cypresstree Drive Public Right-of-Way, and beyond, Detached Single-Family Dwellings in the Cedar Heights Subdivision

## F. NEIGHBORHOOD BOUNDARIES:

As shown on the Neighborhood Boundaries Map below, the Applicant would describe the neighborhood of the Property as being the area located between Sheriff Road (**to the North**), Jefferson Heights Drive, (**to the South**), Glen Willow Drive, (**to the East**), and Addison Road (**to the West**).

**Neighborhood Boundaries Map**


SITE
RSF-65
RMF-20
RMF-20
RMF-20
RMF-20
RSF-A
RSF-A
RSF-65
RSF-65
RSF-65

Kenilworth Auto Salvage, and a small apartment building). Some isolated lots located in the CN, RMF-20 & IE Zones are scattered throughout the interior of the neighborhood, and the Cedar Heights Community Center, (owned and operated by M-NCPPC), is located along the northeastern corner of the neighborhood. Along the southeastern area of the neighborhood, there is a portion of the Jefferson Heights Subdivision that is located in the RSF-A Zone, and developed with one-family semidetached dwelling units. However, the overall neighborhood is described as being primarily residential in nature, and developed with detached single-family dwellings in the in the RSF-65, (Residential, Single-Family 65), Zone.

**G. DEVELOPMENT DATA SUMMARY:**

| DEVELOPMENT DATA SUMMARY | | |
|---|---|---|
| | **Existing** | **Proposed (SE-25003)** |
| **Zones:** | RSF-65 | RSF-65 (Former R-55 Zone applies) |
| **Uses:** | Church or Similar Place of Worship with up to 48 Seats (per Permit No. 8376-1992-GU) | Church or Similar Place of Worship with up to 80 Seats |
| **Gross Floor Area:** | 1,337.67 sf | 3,919 sf |
| **Total Gross Acreage:** | 0.62 acres | 0.62 acres |
| **100-Year Floodplain** | 0.0 acres | 0.0 acres |
| **Net Acreage:** | 0.62 acres | 0.62 acres |

**H. COMPLIANCE WITH SECTION 27-317 - REQUIRED FINDINGS FOR APPROVAL OF A SPECIAL EXCEPTION:**

The submitted Special Exception satisfies all required criteria of approval set for in the Zoning Ordinance as follows:

***Section 27-317. Required findings.***

***(a) A Special Exception may be approved if:***

***(1) The proposed use and site plan are in harmony with the purpose of this Subtitle;***

**COMMENT:** The General Purposes of Subtitle 27 are contained in Section 27-102(a) of the Zoning Ordinance and are as follows:

***Section 27-102. - Purposes.***

***(a) The purposes of the Zoning Ordinance are:***

***(1) To protect and promote the health, safety, morals comfort, convenience, and welfare of the present and future inhabitants of the County;***

***(2) To implement the General Plan, Area Master Plans, and Functional Master Plans;***

***(3) To promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;***

***(4) To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;***

***(5) To provide adequate light, air, and privacy;***

***(6) To promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;***

***(7) To protect the County from fire, flood, panic, and other dangers;***

***(8) To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;***

***(9) To encourage economic development activities that provide desirable employment and a broad, protected tax base;***

***(10) To prevent the overcrowding of land;***

***(11) To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;***

***(12) To insure the social and economic stability of all parts of the County;***

***(13) To protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features;***

***(14) To provide open space to protect scenic beauty and natural features of the County, as well as to provide recreational space; and***

***(15) To protect and conserve the agricultural industry and natural resources.***

**COMMENT:** The subject Property has been used for institutional purposes (i.e., a church) for decades. As such, the continued use of the Property for a church, or similar place of worship on the Property would not negatively impact the health, safety, and welfare of the public, or have a negative impact on the existing character of the neighborhood.

Because a church use has been operating on the Property for many years, the relationship with the surrounding land uses will remain unchanged. By providing full compliance with the setback requirements in Section 27-442(e) of the Zoning Ordinance the adjacent landowners will be fully protected from any adverse impacts associated with the proposed development. The continuation and expansion of the existing church use on the Property is also in harmony with the generalized future land use recommendation in the *2010 Subregion 4 Master Plan and Sectional Map Amendment* which recommends an institutional land use for the subject Property.

As further demonstrated below, the subject application is in full compliance with the specific special exception requirements contained in Section 27-341.02(a), for a church or similar place of worship, the Tree Canopy Coverage requirements in Section 25-128, the parking, loading and signage requirements in Part 11 and Part 12 of the Zoning Ordinance, the lot coverage requirements in Section 27-442(c), and the setback requirements in Section 27-442(e) of the Zoning Ordinance. The subject application also meets all requirements of the Woodland and Wildlife Habitat Conservation Ordinance.

Further, the existing on-site parking compound will be expanded so that all required parking and loading will be fully met on-site, which will lessen the danger and

congestion of traffic on the streets by eliminating the need for any on-street parking. The expansion of the existing church use on the Property will also be in full compliance with all current state stormwater management requirements and will be conducted in accordance with an approved Site Development Concept Plan that will ensure improved water quality and the prevention of any on-site or downstream flooding. As a result, proposed use and site plan are in full harmony with the purposes of this Subtitle.

***(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;***

**COMMENT:** The subject application is in full compliance with the specific special exception requirements contained in Section 27-341.02(a), for a church or similar place of worship, the Tree Canopy Coverage requirements in Section 25-128, the parking, loading and signage requirements in Part 11 and Part 12 of the Zoning Ordinance, the lot coverage requirements in Section 27-442(c), and the setback requirements in Section 27-442(e) of the Zoning Ordinance. The subject application also meets all requirements of the Woodland and Wildlife Habitat Conservation Ordinance.

The expansion of the existing church use on the Property will also be in full compliance with all current state stormwater management requirements and be conducted in accordance with an approved Site Development Concept Plan that will ensure improved water quality and the prevention of any on-site or downstream flooding. Further, the application includes all required forms, contents, and other submission requirements provided in Section 27-296, and is in full compliance with the public notice procedures provided in Section 27-305. As a result, the proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.

***(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;***

**COMMENT:** The continuation and expansion of the existing church use on the Property is in perfect harmony with the generalized future land use recommendations in the *2010 Subregion 4 Master Plan and Sectional Map Amendment* (the "Master Plan") which recommends an institutional land use for the Property. The 2035 General Plan identifies the subject Property as being within the Established Communities Growth Area, and a Priority Funding Area, and further recommends a Residential Medium generalized future land use for the subject Property as would be expected for the current RSF-65, (Residential, Single-Family 65), Zoning of the subject Property, and the prior R-55, (One-Family Detached Residential) Zoning designation of the Property. A church use is permitted in the underlying zoning for the Property and is deemed inherently compatible with the zone provided the Applicant can satisfies the applicable criteria of approval for a special exception in the Zoning Ordinance (which the proposed use certainly does)

The existing building on the Property was constructed in approximately 1940, (per Information derived from the Maryland Department of Assessments & Taxation). It wasn't until August 31, 1993, that Council Bill, CB-23-1993, was enacted which amended the Zoning Ordinance to require the approval of a special exception application for churches, or similar places of worship, in certain residential zones that are located on a lot less than one (1) acre in size. On November 4, 1993, the Department of Environmental Resources (DER), issued Permit No. 8376-1992-GU for the subject Property for a church with 48 seats.

The building addition that is currently proposed to the existing church building will have the positive effect of bringing the site in full compliance with all current building code requirements, (including ADA, electrical, and fire code requirements), zoning code requirements, (including parking, landscaping, lighting, lot coverage, and tree canopy requirements), and stormwater management requirements, (to include the use of low impact development techniques and Environmental Site Design in the handling of stormwater runoff, to the maximum extent practicable). As a result, the continuation and expansion of the existing church use on the Property would not result in any disharmony or impairment to the purposes of Subtitle 27 or the Master Plan.

***(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;***

**COMMENT:** Both the existing and proposed portions of the church building will be in full compliance with all required setbacks in the zone, as well as the setbacks within the specific special exception requirements contained in Section 27-341.02(a) for a church or similar place of worship. All parking, loading, stormwater management, and tree canopy coverage requirements will be fully met on site, and the architectural elevations submitted for this application demonstrate that the proposed building will be constructed of attractive, high-quality building materials that will be complementary to the existing neighborhood. The church use has been in existence on the Property for numerous years without any adverse impacts to the health, safety, or welfare of residents or workers in the area.

As previously stated above, the addition that is currently proposed to the existing church building will have the positive effect of requiring the entire site to be in full compliance with all current building, fire, electrical, zoning, tree canopy coverage, and stormwater management requirements, (to include the use of low impact development techniques and Environmental Site Design in the handling of stormwater runoff, to the maximum extent practicable). As such, the proposed use will have no adverse effects to the health, safety, or welfare of residents or workers in the area.

***(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and***

**COMMENT:** Because a church use has been in operation on the Property for many years, the relationship with the surrounding land uses will remain unchanged. By providing full compliance with the setback requirements in Section 27-442(e) of the Zoning Ordinance, the adjacent landowners will be fully protected from any adverse impacts associated with the proposed development.

Further, the existing on-site parking compound will be expanded so that all required parking and loading will be fully met on-site, which will lessen the danger and congestion of traffic on the streets by eliminating the need for any on-street parking. The expansion of the existing church use on the Property will also be in full compliance with all current state stormwater management requirements, and be conducted in accordance with an approved Site Development Concept Plan that will ensure improved water quality and the prevention of any on-site or downstream flooding.

The grounds will be well manicured and professionally landscaped in accordance with the requirements of the Landscape Manual, (or an approved Alternative Compliance application). The architectural elevations submitted for this application demonstrate that the proposed building will be constructed of attractive, high-quality, building materials that will provide pleasing views from Cypresstree Dive, and be complementary to the existing neighborhood.

The existing building on the Property was constructed in approximately 1940, (per Information derived from the Maryland Department of Assessments & Taxation). It wasn't until August 31, 1993, that Council Bill, CB-23-1993, was enacted which amended the Zoning Ordinance to require the approval of a special exception application for churches, or similar places of worship, in certain residential zones that are located on a lot less than one (1) acre in size. On November 4, 1993, the Department of Environmental Resources (DER), issued Permit No. 8376-1992-GU for the subject Property for a church with 48 seats.

The approval of this application will allow the existing 85-year-old building on the Property to be expanded and upgraded to an attractive, modern church that will improve the aesthetics of the general neighborhood and be in full compliance with all current building, electrical, fire safety, stormwater management, and zoning regulations. The church has existed on the Property for many years and there is no evidence that the use has been detrimental to the use or development of adjacent properties or the general neighborhood. As such, the continuation and expansion of the existing church use on the subject Property would pose no detriment to adjacent properties or the general neighborhood.

***(6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and***

**COMMENT:** Section 25-119(a)(2)(B) of the County Code states the following concerning special exception applications;

> ***(B) Applications for a Special Exception, Detailed Site Plan (including Minor and Major Detailed Site Plans), Specific Design Plan, grading permit or other similarly detailed plans shall include a Type 2 Tree Conservation Plan (TCP2) or a Standard Letter of Exemption.***

In this case, the Planning Staff found that the site was not subject to the approval of a tree conservation plan because the site contained less than 10,000 square feet of existing woodland and has no specimen trees. On February 3, 2025, Site Development Concept Plan No. SIT-00649-2024-00, was submitted to DPIE and is currently pending approval. A Woodland Conservation Letter of Exemption, S-013-2025, was also approved by the Environmental Planning Section on February 20, 2025. As a result, the subject application is in full conformance with the Woodland and Wildlife Habitat Conservation Ordinance contained in Subtitle 25 of the County Code.

> ***(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).***

**COMMENT:** The subject Property contains no sensitive or regulated environmental features such as streams or 100-year floodplain, and no steep slopes or highly erodible soils (such as Marlboro Clays), exist on the Property. The Property is not located in, or near, the Chesapeake Bay Critical Area (CBCA).

On February 3, 2025, Site Development Concept Plan No. SIT-00649-2024-00, was submitted to DPIE and is currently pending approval. Stormwater from the proposed development will be treated through the use of Environmental Site Design (ESD) practices. Two micro-bioretention facilities will treat the water before it leaves the site. In addition, 100-year control is provided through the provision of an underground storage system. These facilities have been designed in accordance with the State of Maryland's latest stormwater management requirements, and will ensure that the proposed development will not result in any on-site or downstream flooding.

Further, on January 7, 2025, Natural Resources Inventory, NRI-140-2024, was approved by the Environmental Planning Section. Because the subject Property contains no sensitive or regulated environmental features such as streams or 100-year floodplain, the above finding is not applicable to the review of the application.

> ***(b) In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay Zone, a Special Exception shall not be granted:***

***(1) where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle, or***

***(2) where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.***

**COMMENT:** The Property is not located in a Chesapeake Bay Critical Area (CBCA) Overlay Zone. As a result, the above finding is not applicable to the review of the subject application.

## I. COMPLIANCE WITH SECTION 27-341.02 – ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL EXCEPTIONS:

The specific special exception requirements for a church or similar place of worship are contained in Section 27-341.02 of the Zoning Ordinance and are as follows;

***Section 27-341.02. Church or similar place of worship.***

***(a) A church or similar place of worship may be permitted, subject to the following:***

***(1) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;***

**COMMENT:** In compliance with the above requirement, the submitted site plan demonstrates that all buildings will be setback twenty-five (25) feet from each lot line.

***(2) When possible, ingress and egress should be located so as to direct traffic away from streets that are internal to a residential subdivision;***

**COMMENT:** The existing Property has its sole street frontage on Cypresstree Drive, and has had one existing driveway entrance along the roadway for several decades. Improvements to the site access point will be required by DPIE to comply with their required commercial driveway specifications and frontage improvements. However, The submitted site plan demonstrates that only one access point will continue along the roadway. Cypresstree Drive is the only possible access point for the subject Property. Notwithstanding, adequate parking will be provided onsite and the proposed use will generate only 2 AM and 2PM peak hour trips during the weekday. Thus, ingress and egress into the site via Cypresstree Drive will not be problematic for the proposed use or surrounding properties.

***(3) The applicant shall satisfactorily demonstrate that parking and traffic will not adversely affect adjacent residential neighborhoods;***

**COMMENT:** The existing on-site parking compound will be expanded so that all required parking and loading will be fully met on-site, which will lessen the danger and congestion of traffic on the streets by eliminating the need for any on-street parking. All required driveway aisle widths will be provided within the parking compound to ensure safe and efficient on-site circulation.

A trip generation analysis was further conducted by Lenhart Traffic Consulting, Inc. for the subject Property using the applicable trip generation rates from the *Prince George's County Transportation Review Guidelines*. A Trip Generation Letter was then prepared by Lenhart Traffic Consulting, Inc. and submitted with the subject application that outlines their findings. The submitted letter demonstrates that the proposed 3,919 square-foot church with 80 seats would generate only 2 AM and 2 PM peak hour trips during a typical weekday. As such, the analysis from Lenhart Traffic Consulting, Inc. concludes that all traffic impacts to nearby roadways and properties are considered to be de minimis.

***(4) When possible, there should be no parking spaces or loading areas located in the front yard; and***

**COMMENT***:* As mentioned above, the Property contains an existing church building which will be expanded per this application. The parking lot locational guidance Section 27-341.02(a)(4) is permissive (by invoking the words "when possible" and "should"). The Applicant strongly contends that it is not reasonably possible to locate all proposed parking in the side and rear yards of the Property. Specifically, the location of the existing structure requires a portion of the proposed parking lot to be in the front yard. In this case, the portion of the parking compound is located in the front yard area to allow the parking for the physically handicapped to be as close as possible to the handicapped ramp and main entrance into the building. The Property is only 0.62 acres in size, and contains an existing building, (which portions of will continue to remain). While a majority of the parking compound will be located in the side yard area, there isn't sufficient land area on this smaller Property to provide parking in the rear yard. In this case, no loading spaces are required to serve the use due to the proposed institutional building being less than 10,000 square feet in size, (in accordance with Section 27-582(a) of the Zoning Ordinance).

The church Property is surrounded by detached single-family dwellings. As such, landscape bufferyards are required along each property line in accordance with Sections 4.2 & 4.7 of the Landscape Manual. With the Property being just over a half-acre in size, and landscape bufferyards being required along all property lines as well as on-site stormwater management facilities, there is no ability for the Applicant to relocate all parking from the front yard area and still meet the number of spaces that are required to serve the use in accordance with Part 11 of the Zoning Ordinance.

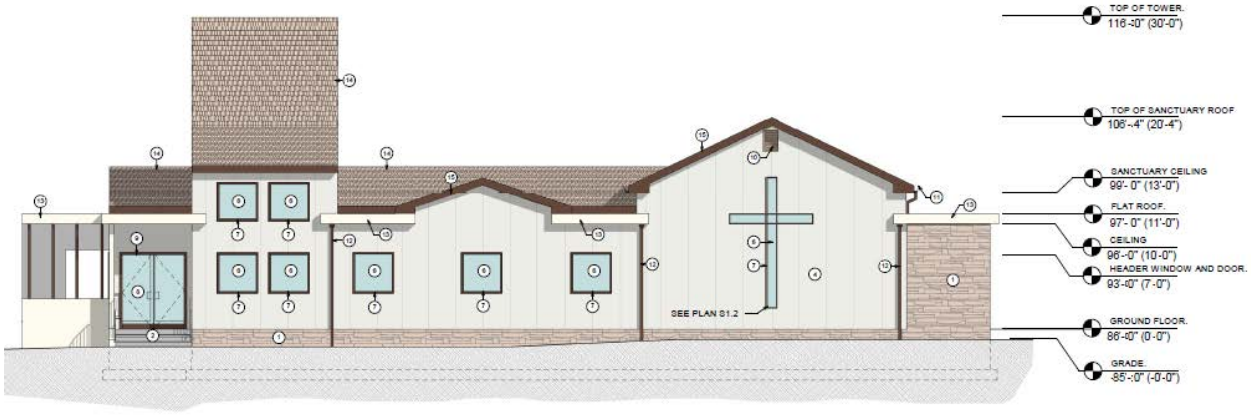
***(5) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.***

**COMMENT:** The submitted plan demonstrates full compliance with the 60 % maximum lot coverage requirement for other allowed uses in the R-55 Zone, (in accordance with Section 27-442(c), Table II, of the Zoning Ordinance). Sheet C200 of the submitted plan demonstrates that 50.2% lot coverage is proposed. As a result, the maximum allowable lot coverage for the zone in which the use is proposed will not be increased.

## J. ARCHITECTURAL ELEVATIONS:

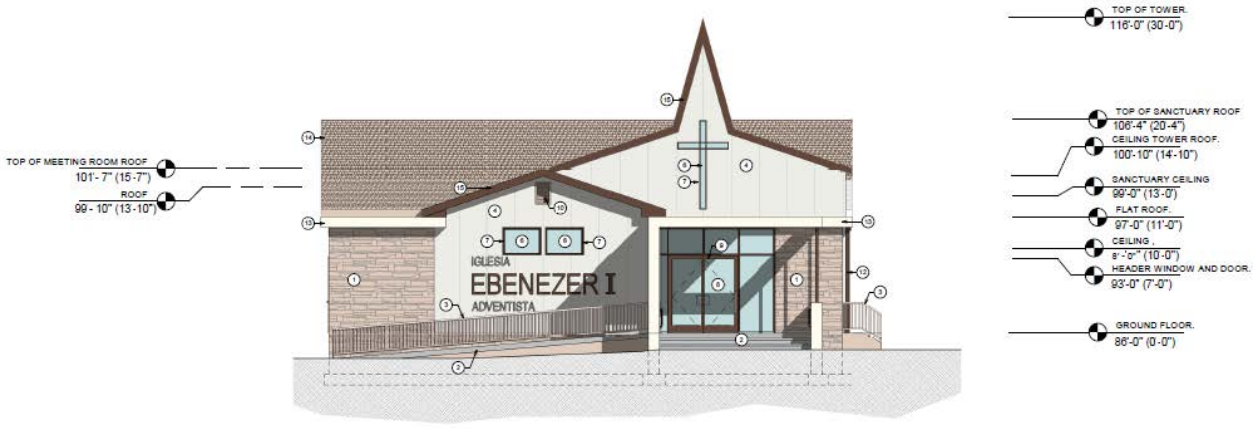
The proposed architectural elevations for the church use are provided below:

1 NORTH ELEVATION-
SCALE: 3/16" = 1'-0"




2 SOUTH ELEVATION -
SCALE: 3/16" = 1'-0"

2 EAST ELEVATION-
SCALE: 3/16" = 1'-0"




1 WEST ELEVATION -
SCALE: 3/16" = 1'-0"

## MATERIAL LEGEND:

1. SLATE PANEL (VENEER WALL) - LIGHT BROWN (RGB 225-204-189)
2. CONCRETE STAIRS AND RAMP - GRAY (RGB 192-192-192)
3. RAILING - DARK BROWN (RGB 100-072-060)
4. HARDIE PLANK SIDING - ALABASTRO (RGB 237-237-231)
5. SINGLE DOOR - DARK BROWN (RGB 138-100-83)
6. WINDOWS (GLASS) - LIGHT BLUE (RGB 196-222-223)
7. WINDOWS (FRAME) - DARK BROWN (RGB 100-072-060)
8. STOREFRONT (GLASS) - LIGHT BLUE (RGB 196-222-223)
9. STOREFRONT (FRAME) - DARK BROWN (RGB 100-072-060)
10. LOUVER - DARK BROWN (RGB 100-072-060)
11. ALUMINUM GUTTER - DARK BROWN (RGB 100-072-060)
12. DOWNSPOUT - DARK BROWN (RGB 100-072-060)
13. EPDM (FLAT ROOF) - IVORY COLOR (RGB 254-252-239)
14. ASPHALT SHINGLES ROOF - LIGHT BROWN (RGB 225-204-189)
15. ROOF EDGE - DARK BROWN (RGB 100-072-060)

## K. BUILDING SIGNAGE - COMPLIANCE WITH SECTION 27-617

The submitted Signage Plan demonstrates that one building sign is proposed along the western elevation of the proposed building that will be 34.7 square feet in size. The details and signage calculations for this building sign are provided below:

| BUILDING SIGNAGE TABLE | |
|---|---|
| **Allowed Building Signage** | **Proposed Building Signage** |
| Section 27-617(a)(1)<br>Institutional - Other than Temporary.<br><br>Maximum area for each sign = **48 sf** | *Iglesia Ebenezer 1 Adventista<br>Wall Mounted Sign<br>(13'-8" x 5'-1") = 69.5 sf (1 proposed)<br><br>**Note - Section 27-591(a) allows a 50% reduction for letters, figures, and designs that are mounted directly on the architectural face of a building with no other decorative wall work*<br><br>Total Proposed Building Signage =<br>(69.5 sf less 50% reduction) = **34.7 sf** |

***Section 27-617. Institutional - Other than Temporary.***

***(a) In any zone (except Comprehensive Design and Mixed Use Zones) where a church; library; school; hospital; fire station; community center; day care center for children; service, fraternal, or civic organizations; or other similar institution is allowed, a sign may be erected. Institutional signs shall meet the following design standards:***

***(1) Maximum area for each sign - 48 square feet.***

***(2) Maximum height - 8 feet above finished grade at base of sign.***

***(3) Minimum setback - 15 feet from adjoining land in any Residential Zone (or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone).***

***(4) Type allowed - freestanding or attached to a building.***

***(5) Maximum number - 1 per street the property fronts on (must face street frontage).***

**COMMENT:** No freestanding signage is proposed with the subject application. The submitted Signage Plan demonstrates that only one building sign is proposed along the western elevation of the proposed building that will be 34.7 square feet in size. As such, the submitted application is in full compliance with Section 27-617(a) provided above.

***(b) In the Mixed Use Zones, the Design Standards for institutional signs shall be determined and approved by the Planning Board for each development at the time of Detailed Site Plan review. Each Detailed Site Plan shall be accompanied by plans, sketches, or photographs indicating the design, size, methods of sign attachment or support, and other information the Planning Board requires. In approving these signs, the Planning Board shall find that the proposed signs are appropriate in size, type, and design, given the proposed location and the uses to be served, and are in keeping with the remainder of the Mixed Use Zone development, and in the M-X-C Zone are in conformance with the sign program as set forth in Section 27-546.04(j).***

**COMMENT:** The subject Property is not located in a Mixed Use Zone. Therefore, the above finding is not applicable to the review of the application.

***(c) In the Comprehensive Design Zones, the Design Standards for institutional signs shall be determined by the Planning Board for each individual development at the time of Specific Design Plan review. Each Specific Design Plan shall be accompanied by plans, sketches, or photographs indicating the design, size, methods of sign attachment or support, and other information the Planning Board requires. In approving these signs, the Planning Board shall find that the proposed signs are appropriate in size, type, and design, given the proposed location and the uses to be served, and are in keeping with the remainder of the development. As a guide, the Planning Board shall consider how on-site signs are regulated in the Commercial and Industrial Zones.***

**COMMENT:** The subject Property is not located in a Comprehensive Design Zone. Therefore, the above finding is not applicable to the review of the application.

## L. CONCLUSION

Based on the above reasons, the Applicant believes that its special exception request meets all requirements for approval set forth in the prior Zoning Ordinance for a church, or similar place of worship, located on a lot less than one (1) acre in size. As such, we would respectfully request the approval of Special Exception, SE-25003, and Alternative Compliance, AC-25002. Thank you in advance for your favorable consideration of this application. If you have any questions or comments, please do not hesitate to contact the undersigned.

Sincerely,

Robert J. Antonetti, Jr.

RJA/jjf

Cc: Primera Iglesia Adventista Eben-ezer
Colliers Engineering & Design
Lenhart Traffic Consulting, Inc.

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department

14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

# Transportation Pre-Submittal Checklist for Development Applications

**The Checklist is for the purpose of determining whether a traffic study or counts will be needed in support of an application, and to ensure that basic access issues are considered early in the process. This Checklist is required ONLY for the following:**

- Subdivisions (4-/PPS applications, or 5-/FPS applications pursuant to 24-111(c))
- Rezoning requests for a comprehensive design or a mixed-use zone (A-/ZMA applications)
- Comprehensive Design Plans (CDP- applications) • Conceptual Site Plans (CSP- applications)
- Detailed Site Plans ONLY within the Central US 1 Corridor Sector Plan area
- Special Exceptions involving the following uses:
  - Amusement Park
  - Asphalt Mixing Plant
  - Concrete Batching Plant
  - Concrete Mixing Plant
  - Surface Mining
  - Sand & Gravel Wet Processing Plant

**In lieu of a signed Checklist, a signed Scoping Agreement may be provided to the Development Review Division.**

Project Name: 901 & 903 Cypresstree Drive

Applicant's Name: Primera Iglesia Adventista Ebenezer 1, Attn: Mr. Juver Portillo, Pastor

Site Address or Tax ID: 901 & 903 Cypresstree Drive

Case Number (if available): SE-25003

Application Type: Special Exception

Phone No.: 410-980-2367

Contact/Agent E-mail: mlenhart@lenharttraffic.com

**Please provide a concept plan on letter-sized paper. The concept plan must show a general layout of the proposed uses, proposed points of access, and sufficient detail of nearby public streets, properties, and/or environmental features to allow the property to be located and assessed by staff.**

Please describe the current development proposal in terms of size and access:

**Residential:**

| | | | |
|---|---|---|---|
| | Single family residences (number) | | Townhouse residences (number) |
| | Apartment or Condominium residences (number) | | |
| | Number of residences that will be age-restricted (limited to elderly persons or families) | | |

**Non-Residential:**

| | | |
|---|---|---|
| | Square feet office | (describe) |
| | Square feet retail | (describe) |
| | Square feet industrial | (describe) |

**Other Uses:**

This includes places of worship, day care facilities, private schools, hotels, and other types of proposals. Please describe the size of the proposal using square footage, number of units or students, or any other appropriate measure.

The site is currently developed with a 1,338 SF church. It is proposed that the existing church be partially razed to accomodate a a 3,919 SF church. The future site will generate 2 AM and 2 PM peak hour trips using County rates.

**Access to the Site:**

Describe how the site will be accessed. Indicate the number of access points, where they are proposed, if existing streets or aprons will be used, and if any streets or aprons will be modified. This should match your concept plan.

Existing access is provided via Cypresstree Drive.

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department

14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

# DO NOT COMPLETE – For Staff Use Only

| Estimated Trip Generation | AM: 2 | | PM: 2 | Other: 41 (sun) |
|---|---|---|---|---|
| **Data Need** | **Yes** | **No** | **Requirement for this Application** | |
| Traffic Study | | X | If YES, have a traffic consultant scope the study using the Scoping Agreement and standards provided in "Transportation Review Guidelines, Part 1." The traffic study must be submitted during the pre-application review process. | |
| Traffic Count | | X | If YES, counts in lieu of a full study are required at the intersection(s) identified on the comment line below. Counts must be taken in accordance with the procedures in "Transportation Review Guidelines, Part 1." Any required counts must be submitted during the pre-application review process. | |
| Other Transportation Study | | x | If YES, please see comment line below. | |
| Transportation Adequacy Finding Not Required by Application or De Minimus | | X | None, unless other information is requested by comments above. | |
| The site is proposed to have driveways accessing an arterial or higher-classification facility | | X | If YES, it is recommended that the plan be revised to minimize access to the high-classification facility, as noted below. If that is not possible, a variation from Section 24-121(a)(3) must be reviewed and granted by the Planning Board during the subdivision process. | |
| Insufficient information to make determination | | x | If YES, please see comment line below and resubmit with sufficient information. | |

TPS Comments:

Subject application is for a Special Exception. Pls provide a trip generation matrix for the proposed development.

Noelle Smith 3/13/2025

Transportation Staffperson Signature Date

Noelle Smith

Transportation Staffperson's Name (printed)

noelle.smith@ppd.mncppc.org

Transportation Staffperson's Phone and E-mail

This is an initial assessment of the data required to complete review of the application. However, if the development proposal changes or if new information is determined during a detailed review of the application after its formal acceptance, the transportation staff shall reserve the right to request additional information in accordance with the findings required for the application.

**NOTE**

Please submit this Checklist (both pages with the required concept plan) and any Scoping Agreements to the Transportation Planning Section. Please submit as a PDF by email, and send to noelle.smith@ppd.mncppc.org.

The rear side of this page should be completed by the Transportation Planning Section and returned to the applicant within five (5) working days.

# Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

**Memorandum:** ***Date:*** **February 13, 2025**

TO: M-NCPPC
6611 Kenilworth Avenue
Riverdale, MD 20737

FROM: Mike Lenhart

RE: 901 & 903 Cypresstree Drive

The purpose of this memo is to provide documentation confirming that the proposed development located at 901 & 903 Cypresstree Drive is exempt from the requirements of resubdivision and satisfies the criteria of approval for a Special Exception under the previous Zoning Ordinance. The site is currently developed with a 1,338 square-foot church. It is proposed that the existing church be partially razed to accommodate a 3,919 square-foot church with 80 seats. A map showing the location of the proposed site is contained on **Exhibit 1**.

**Exemption from Resubdivision**

Per Section 24-111(c) of Prince George's County's previous Subdivision Regulations:

> *(c) A final plat of subdivision approved prior to October 27, 1970, shall be subdivided prior to the issuance of a building permit unless:*
>
> *(1) The proposed uses if for a single-family detached dwelling(s) and uses accessory thereto; or*
>
> *(2) The total development proposed for the final plat on a property that is not subject to a Regulating Plan approved in accordance with Subtitle 27A of the County Code and does not exceed five thousand (5,000) square feet of gross floor area; or*
>
> *(3) The development proposed is in addition to a development in existence prior to January 1, 1990, and does not exceed five thousand (5,000) square feet of gross floor area; or*
>
> *(4) The development of more than five thousand (5,000) square feet of gross floor area, which constitutes at least ten percent (10%) of the total area of a site that is not subject to a Regulating Plan approved in accordance with Subtitle 27A of the County Code, has been constructed pursuant to a building permit issued on or before December 31, 1991.*

As stated previously, the site is currently developed with a 1,338 square-foot church and is proposed to be redeveloped to accommodate a 3,919 square-foot church with 80 seats. The proposed development is less than 5,000 square feet and therefore, satisfies Section 24-111(c)(3) of the previous Subdivision Regulations and resubdivision is not required as part of this application.

**Evaluation of Special Exception**

The proposed church expansion is being filed as part of a special exception under the previous Zoning Ordinance and must satisfy Section 27-317 which states the following:

> *(a) A Special Exception may be approved if:*
>
> *(1) The proposed use and site plan are in harmony with the purpose of this Subtitle;*

*(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;*
*(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;*
*(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;*
*(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and*
*(6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and*
*(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).*

In order to evaluate traffic impacts to nearby roadways and properties (Section 27-317(a)(3) through (5)), a trip generation analysis has been conducted using applicable trip generation rates from the Prince George's County Transportation Review Guidelines. This analysis is shown on **Exhibit 2** and indicates that the proposed 3,919 square-foot church will generate 2 AM and 2 PM peak hour trips during a typical weekday. Therefore, it can be concluded that traffic impacts to nearby roadways and properties are de minimis.

From a transportation perspective, the proposed special exception for the church satisfies the criteria of approval in Section 27-317(a)(3) through (5). Specifically, the proposed special exception will not impair the integrity of any approved Master Plan or the General Plan (as no master planned roads are shown impacting the subject property). Further, the proposed special exception is for a small church use with a projected trip generation having a de minimis impact on surrounding roads. From a transportation perspective, the proposed special exception will also not adversely impact the health, safety, and welfare of residents or workers in the area, nor will it be detrimental to the use or development of adjacent properties or the general neighborhood.

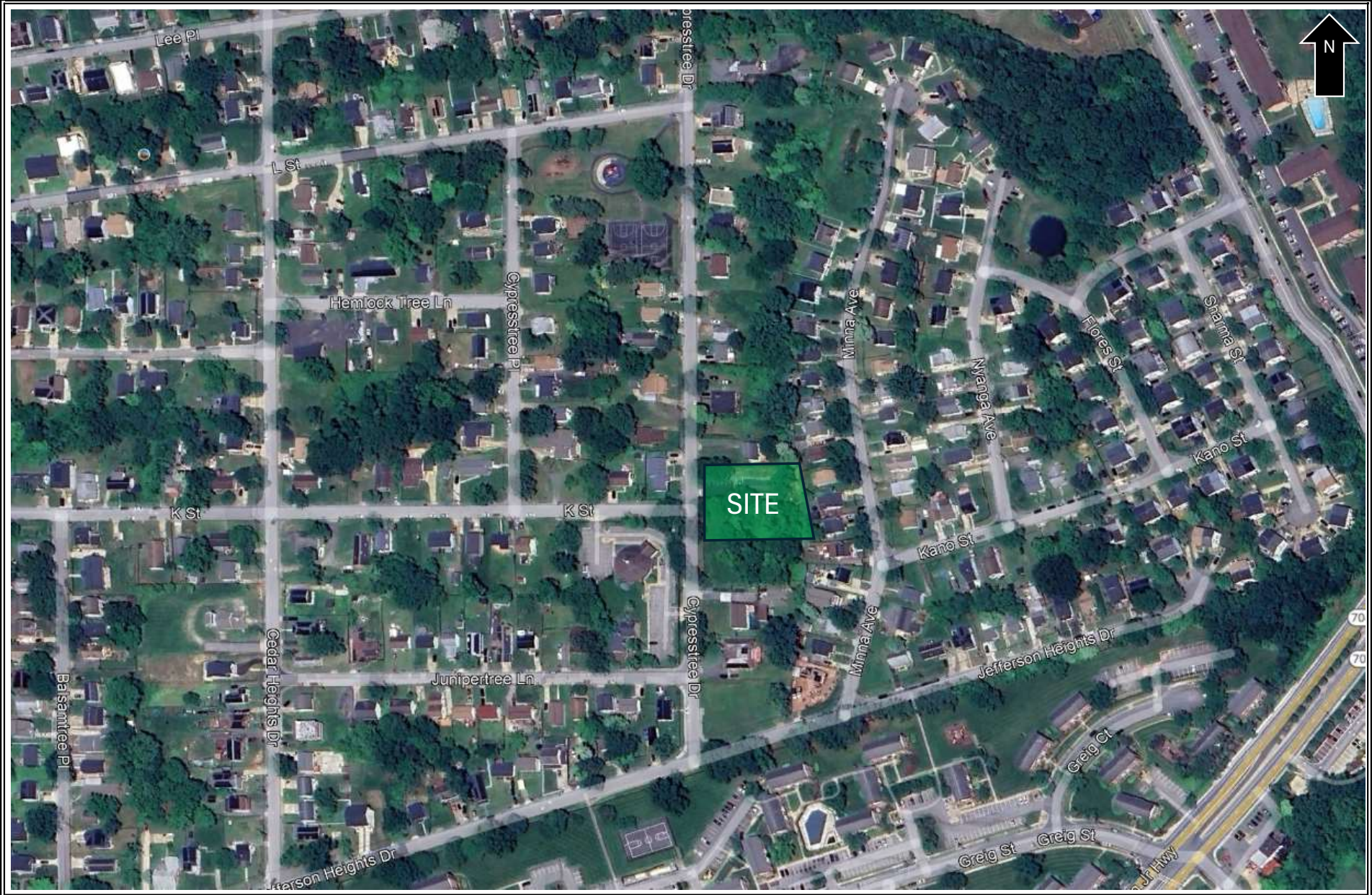
**Conclusion**

The purpose of this memo is to provide documentation confirming that the proposed development located at 901 & 903 Cypresstree Drive is exempt from the requirements of resubdivision and satisfies the criteria of approval for a Special Exception under the previous Zoning Ordinance. The site is currently developed with a 1,338 square-foot church. It is proposed that the existing church be partially razed to accommodate a 3,919 square-foot church with 80 seats.

Based on the information contained in this memo, the proposed development does not require resubdivision per Section 24-111(c)(3) of the previous Subdivision Regulations and satisfies the criteria of approval for special exception in Sections 27-317(a)(3) through (5) of the previous Zoning Ordinance. Please do not hesitate to contact me if you have any questions or need any additional information regarding the above.

Thank you,

Michael Lenhart
P.E., PTOE




| | | |
|---|---|---|
| Trip Generation Analysis<br>**LENHART TRAFFIC CONSULTING, INC.**<br>645 BALTIMORE ANNAPOLIS BLVD, SUITE 214<br>SEVERNA PARK, MD 21146<br>www.lenharttraffic.com | Site Location Map | **Exhibit 1** |

## Trip Generation Rates

| Church (under 25,000 square feet (Prince George's County Rates)) | Trip Distribution (In/Out) |
|---|---|
| Morning Trips = 0.56 x ksf | 62/38 |
| Evening Trips = 0.55 x ksf | 47/53 |

## Trip Generation for Proposed Uses

| Proposed Development | | AM Peak | | | PM Peak | | |
|---|---|---|---|---|---|---|---|
| | | In | Out | Total | In | Out | Total |
| Church (under 25,000 square feet (Prince George's County Rates)) | 3,919 sq. ft. | 1 | 1 | 2 | 1 | 1 | 2 |
| | | **1** | **1** | **2** | **1** | **1** | **2** |

**NOTE:**

1. **A trip credit for the existing building was not applied in order to provide a conservative analysis.**
2. **Trip Generation Rates were obtained from the County's Transportation Review Guidelines.**

| Traffic Generation Analysis | Trip Generation for Site using Prince George's County Guidelines | **Exhibit 2** |
|---|---|---|

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

# PRIOR ZONING SKETCH MAP

APP NO: SE-25003
EXISTING ZONE: _____
PLANNING AREA: 72
WSSC GRID: 202NE05
TAX MAP: 66
TAX GRID: B2
COUNCIL DISTRICT: 5

0 260
ft

1 inch = 250 feet

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 1/14/2025

# ZONING SKETCH MAP

APP NO: SE-25003
EXISTING ZONE: _____
PLANNING AREA: 72
WSSC GRID: 202NE05
TAX MAP: 66
TAX GRID: B2
COUNCIL DISTRICT: 5

0 260
ft

1 inch = 250 feet

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 1/14/2025

# SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
# M-NCPPC# SE-25003 & AC-25002
FOR
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
# 901 & 903 CYPRESSTREE DRIVE
LOTS 814, 815, 816, 817, 818 & 819
DISTRICT 18
PRINCE GEORGE'S COUNTY, MD

OWNER/DEVELOPER: PRIMERA IGLESIA ADVENTISTA EBEN-EZER
901 & 903 CYPRESSTREE DRIVE, CAPITOL HEIGHTS, MD 20743
PHONE: (240) 398-0365

## GENERAL NOTES:

1. PREVIOUS SUBDIVISION NAME: CEDAR HEIGHTS
2. TOTAL ACREAGE:

| ACCT# | ADDRESS | LOT# | LOT AREA IN ACRES |
|---|---|---|---|
| 18-2039063 | 903 CYPRESS DRIVE | 814-815 | 0.19734 |
| 18-2100501 | 901 CYPRESS DRIVE | 816-817 | 0.20911 |
| 18-2035830 | 813 CYPRESS DRIVE | 818 | 0.10785 |
| 18-2062271 | 815 CYPRESS DRIVE | 819 | 0.11006 |
| | | TOTAL | 0.62436 |

3. CURRENT ZONING: RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65), INSIDE THE CAPITAL BELTWAY
   PRIOR ZONING: R-55 (ONE-FAMILY DETACHED RESIDENTIAL)

   EXISTING USE : CHURCH WITH 48 SEATS
   PROPOSED USE: CHURCH WITH 80 SEATS

4. NUMBER OF LOTS: 6

5. EXISTING BUILDING TO REMAIN = 823.33 SF
   EXISTING BUILDING TO BE DEMOLISHED = 514.34 SF
   TOTAL EXISTING BUILDING = 1,337.67 SF

   EXISTING BUILDING TO REMAIN = 823.33 SF
   BUILDING ADDITION TO EXISTING = 3,095.67 SF
   TOTAL PROPOSED BUILDING GROSS FLOOR AREA = 3,919 SF

6. 200 FO200 FOOT MAP REFERENCE (WSSC): 202NE05

7. TAX MAP NUMBER AND GRID: 66-B2

8. AVIATION POLICY AREA: N/A

9. EXISTING WATER / SEWER DESIGNATION: W-3 / S-3
   PROPOSED WATER / SEWER DESIGNATION: W-3 / S-3

10. STORMWATER MANAGEMENT CONCEPT NUMBER: SIT-00649-2024, APPROVAL DATE: PENDING

11. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: NO

12. MANDATORY PARK DEDICATION REQUIREMENT : NO

13. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO

14. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO

15. WETLANDS: NO

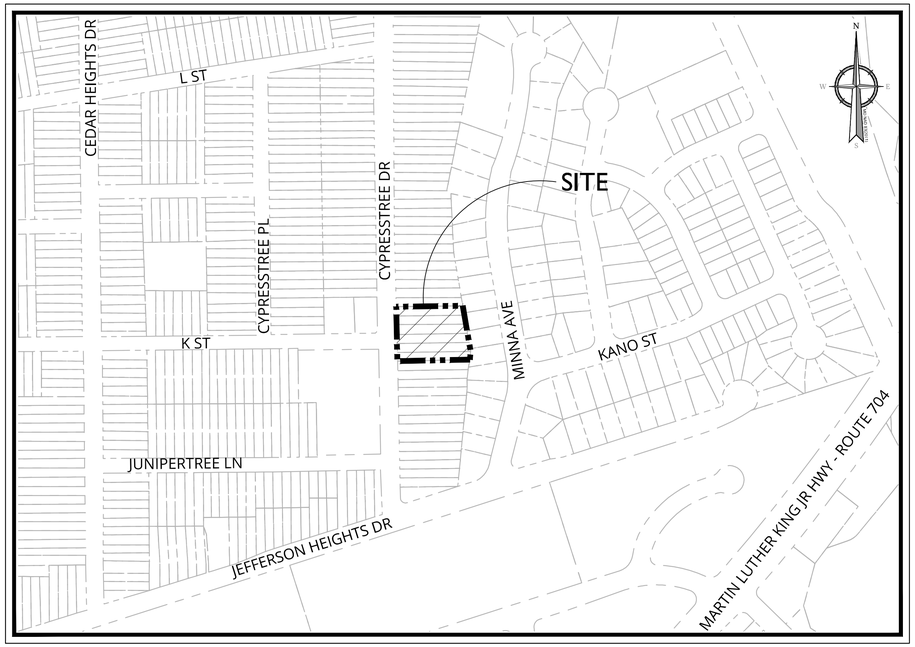
16. 100-YEAR FLOODPLAIN: NO

17. CHESAPEAKE BAY CRITICAL AREA: NO

18. SOURCE OF TOPOGRAPHY: THE TOPOGRAPHY SHOWN ON THIS PLAN WAS FIELD SURVEYED BY UNGER SURVEYING & CONSTRUCTION CORP. ON NOVEMBER, 2024. THE OFFSITE TOPOGRAPHY SHOWN ON THIS PLAN WAS DERIVED FROM M-NCPPC, PRINCE GEORGE'S COUNTY GIS DATA.

19. APPLICANT: COLLIERS ENGINEERING & DESIGN
    7001 COLUMBIA GATEWAY DRIVE SUITE 220
    COLUMBIA, MD 21046
    PHONE: 443.316.6005

    OWNER/DEVELOPER: PRIMERA IGLESIA ADVENTISTA EBEN-EZER , ATTN: MR. JUVER PORTILLO, PASTOR
    1109 DUNOON ROAD
    SILVER SPRING, MD 20903
    PHONE: 240.398.0365




## LOCATION MAP
SCALE: 1" = 200'

200 0 200
SCALE : 1" = 200'
SELECT LINEAR UNIT OF MEASURE

## INDEX OF SHEETS



| SHT. No. | DESCRIPTION |
|---|---|
| C100 | COVER SHEET |
| C101 | APPROVAL SHEET |
| C102 | EXISTING CONDITIONS PLAN |
| C200 | SITE PLAN |
| C201 | SITE DETAILS |
| C202 | SITE DETAILS |
| C300 | LANDSCAPE PLAN |
| C301 | LANDSCAPE PLAN-NOTES & DETAILS |
| C302 | LANDSCAPE PLAN-NOTES & DETAILS |
| C400 | LIGHTING PLAN-PHOTOMETRIC |
| C401 | LIGHTING PLAN-NOTES & DETAILS |



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3/13/2025
DATE:

NAME: TED S. JEONG, PE
MD REGISTERED # 60582
EXP. DATE: 2/9/25


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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM


| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| | | | |

STATE OF MARYLAND · SEONWOO TED JEONG · 60582 · PROFESSIONAL ENGINEER


Seonwoo Ted Jeong
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.


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SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
M-NCPPC#
SE-25003 & AC-25002

901 & 903
CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND


Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING


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|---|---|---|---|
| AS SHOWN | 11/04/24 | DHL | SRW |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-COVR

SHEET TITLE: COVER SHEET

SHEET NUMBER: C100

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024/24009070A/Engineering/Sheet of Exception/C-SPEX-COVR.dwg/C100-COVER SHEET By: DAVID LEE

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60582
PROFESSIONAL ENGINEER

Seonwoo Ted Jeong
MARYLAND PROFESSIONAL ENGINEER
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# SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE M-NCPPC# SE-25003 & AC-25002

## 901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
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|---|---|---|---|
| AS SHOWN | 11/04/24 | DHL | SRW |

| PROJECT NUMBER: | DRAWING NAME: |
|---|---|
| 24009070A | C-SPEX-COVR |

SHEET TITLE:
APPROVAL SHEET

SHEET NUMBER:
C101

2024-24009070A\Engineering\Special Exception\C-SPEX-COVR.dwg|C101 APPROVAL SHEET By: DAVID.LEE

**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.**

EX. HOUSE

905 CYPRESS DRIVE
TAX ACCT# 18-2100493
QUENTIN A. MCNEIL
LOTS 812 & 813
B.38933 P.555
PRIOR ZONE: R-55/CURRENT ZONE: RSF-65
USE: RESIDENTIAL

908 MINNA AVE
TAX ACCT# 18-2116572
KENNETH F. WINDLEY
LOT 10 BLOCK A
PLAT# A18-0381
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: RESIDENTIAL

EXISTING CHAIN LINK AND WOOD FENCES TO BE REPLACED TO A DECORATIVE STEEL FENCE, SEE SHEET C200 FOR PROPOSED FENCE LOCATION AND SHEET C402 FOR DETAIL

N89°28'49"E 170.80'

6' CHAIN LINK FENCE

6' WOOD FENCE

900 CYPRESSTREE DR
TAX ACCT# 18-1998152
RAMOS MIGUEL ANGEL III ETAL
LOT 848
PLAT# 18126088
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: RESIDENTIAL

GRASS

903 CYPRESS DRIVE
TAX ACCT# 18-2039063
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOTS 814 & 815
8,596 SQ.FT./0.19734 ACRES
PLAT A-0042 (PB.1 P.29)
B.48621 P.190
PRIOR ZONE: R-55/CURRENT ZONE: RSF-65
USE: CHURCH

6' CHAIN LINK FENCE

EXISTING ASPHALT PARKING LOT EDGE

LOT 814

34.29'

35.58'

S09°13'39"E 100.40'

CYPRESSTREE DRIVE
(FORMALLY DODGE STREET)
(50' WIDE) PUBLIC RIGHT-OF-WAY
PLAT A-0042 (PB.1 P.29)

8"S (PER WSSC PLANS)

CONC. WALK

STORM DRAIN EASEMENT B.5050 P.164

LOT 815

EXISTING RAMP AND STAIRS TO BE DEMOLISHED IN CONSTRUCTION PHASE

METAL RAMP

38.00'

36.43'

AC UNIT

CONC

30.98'

1-STORY BRICK
EXISTING CHURCH BUILDING
1,337.67 SF
FF=86.0'

GAS METER

ELE. METER

LIMIT OF DEMOLITION

906 MINNA AVE
TAX ACCT# 18-1991637
JAMES F. BLACK &
GLADYS A. BLACK
LOT 9 BLOCK A
PLAT# A18-0381
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: RESIDENTIAL

80.39'

CONC. APRON

EXISTING ASPHALT PARKING TO BE RECONFIGURED AND RE-STRIPED

LOT 816

EXISTING BUILDING (823.33 SF) TO REMAIN

EXISTING BUILDING (514.34 SF)TO BE RAZED IN CONSTRUCTION PHASE

GRASS

99.24'

K ST.
(40' WIDE)
PUBLIC RIGHT-OF-WAY
PLAT A-0042

N00°31'11"W

EXISTING STORM DRAIN MANHOLE TO REMAIN

901 CYPRESS DRIVE
TAX ACCT# 18-2100501
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOTS 816 & 817
9,109 SQ.FT./0.20911 ACRES
PLAT A-0042 (PB.1 P.29)
B.48621 P.190
PRIOR ZONE: R-55/CURRENT ZONE: RSF-65
USE: CHURCH

LOT 817

6' WOOD FENCE

S09°13'39"E 50.58'

904 MINNA AVE
TAX ACCT# 18-2062222
MORENO VENTURA MILAGRO D
ETAL
LOT 8 BLOCK A
PLAT# A18-0381
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: RESIDENTIAL

EXISTING FENCE TO BE REMOVED

FEN ON P

6' METAL RAIL FENCE

93.55'

92.34'

813 CYPRESS DRIVE
TAX ACCT# 18-2035830
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOT 818
4,698 SQ.FT. / 0.10785 ACRES
PLAT A-0042 (PB.1 P.29)
PB.1 P.29
PRIOR ZONE: R-55/CURRENT ZONE: RSF-65
USE: VACANT

GRASS

SHED

POWER POLE

LOT 818

EXISTING ASPHALT PARKING LOT EDGE

8"S (PER WSSC PLANS)

902 MINNA AVE
TAX ACCT# 18-2013522
WILLIAMS C. MEJIA
LOT 7 BLOCK A
PLAT# A18-0381
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: RESIDENTIAL

815 CYPRESS DRIVE
TAX ACCT# 18-2062271
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOT 819
4,794 SQ.FT. / 0.11006 ACRES
PLAT A-0042 (PB.1 P.29)
PB.1 P.29
PRIOR ZONE: R-55/CURRENT ZONE: RSF-65
USE: CHURCH

LOT 819

814 CYPRESSTREE DR
TAX ACCT# 18-3274032
CORINTH BAPTIST CHURCH
PT OF PARCEL A
PLAT# 18188029
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: CHURCH

6' WOOD FENCE

N00°31'11"W 50.00'

S89°28'49"W 193.66'

STORM DRAIN EASEMENT B.5050 P.164

811 CYPRESS DRIVE
TAX ACCT# 18-1989375
CORINTH BAPTIST CHURCH OF WASHNG
LOTS 820-823
PLAT# A18-0042
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: VACANT

GRASS

GRASS

SHED

GRASS

8"W (PER WSSC PLANS)

8"S (PER WSSC PLANS)

8"W (PER WSSC PLANS)

CONC. WALK

POLE

## VICINITY MAP

1" = 1000'

## LEGEND

- PROPERTY BOUNDARY
- PARCEL LINE
- ADJOINING PROPERTY LINE
- EXISTING CONTOURS
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN INLET AND PIPE
- EXISTING TREE
- EXISTING UTILITY POLE
- EXISTING FENCE LINE
- EXISTING OVERHANG WIRE
- EXISTING ASPHALT PARKING LOT
- EXISTING BUILDING TO REMAIN
- LIMIT OF DISTURBANCE

## LOT AREA TABLE

| ACCT# | ADDRESS | LOT# | LOT AREA IN ACRES | LOT AREA IN SQ.FT. |
|---|---|---|---|---|
| 18-2039063 | 903 CYPRESS DRIVE | 814-815 | 0.19734 | 8,596 |
| 18-2100501 | 901 CYPRESS DRIVE | 816-817 | 0.20911 | 9,109 |
| 18-2035830 | 813 CYPRESS DRIVE | 818 | 0.10785 | 4,698 |
| 18-2062271 | 815 CYPRESS DRIVE | 819 | 0.11006 | 4,794 |
| | | TOTAL | 0.62436 | 30,197 |

N

W E

S

(NAD 83/2011)

10 0 10 20

SCALE : 1" = 10'
SELECT LINEAR UNIT OF MEASURE

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

By: DAVID.LEE

2024\24009070A\Engineering\Sheets\Exception\C-SPEX-EXIST.dwg\C102-EXISTING CONDITIONS PLAN


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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
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SEONWOO TED JEONG
60582
PROFESSIONAL ENGINEER


Seonwoo Ted Jeong
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.


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SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
M-NCPPC#
SE-25003 & AC-25002

# 901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND


Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING


| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/04/24 | DHL | SRW |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-EXIST

SHEET TITLE: EXISTING CONDITIONS PLAN

SHEET NUMBER: C102

STORM DRAIN EASEMENT B.5050 P.164

LIMIT OF 6' HEIGHT DECORATIVE STEEL FENCE

6' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

4' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

LIMIT OF DISTURBANCE =27,522 SF

(2) COMPACT VEHICLE PARKING SPACES

905 CYPRESS DRIVE
TAX ACCT# 18-2100493
QUENTIN A. MCNEIL
LOTS 812 & 813
B.38933 P.555
PRIOR ZONE:R-55/CURRENT ZONE:RSF-65
USE:RESIDENTIAL

908 MINNA AVE
TAX ACCT# 18-2116572
KENNETH F. WINDLEY
LOT 10 BLOCK A
PLAT# A18-0381
PRIOR ZONE:R-55
CURRENT ZONE:RSF-65
USE:RESIDENTIAL

N89°28'49"E 170.80'

PROPOSED MICRO-BIO RETENTION

900 CYPRESSTREE DR
TAX ACCT# 18-1998152
RAMOS MIGUEL ANGEL W ETAL
LOT 848
PLAT# 18126088
PRIOR ZONE:R-55
CURRENT ZONE:RSF-65
USE:RESIDENTIAL

903 CYPRESS DRIVE
TAX ACCT# 18-2039063
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOTS 814 & 815
8,596 SQ.FT./0.19734 ACRES
PLAT A-0042 (PB.1 P.29)
B.48621 P.190
PRIOR ZONE:R-55/CURRENT ZONE:RSF-65
USE: CHURCH

Rim=83.0'
20LF Perf. 4" PVC
8" Atrium Grate
Rim=82.5'
ESDv Overflow

LANDSCAPE BUFFER (SEC. 4.7-2 ) - REQUIRED 30' / PROPOSED 15'

LOT 814

LOT 815

LOT 816

LOT 817

LOT 818

LOT 819

CYPRESSTREE DRIVE
(FORMALLY DODGE STREET)
(50' WIDE) PUBLIC RIGHT-OF-WAY
PLAT A-0042 (PB.1 P.29)

8"W (PER WSSC PLANS)

FIELD PAINT

CONC. WALK

PROP. WATER METER

6" W

(1) VAN ACCESSIBLE ADA PARKING SPACE

90 LF 6" SAN. PVC @ 2%

(1) POLE LIGHT - DOUBLE

(4) 6' BENCH,

BRICK PAVER, TYP.

DEPRESSED CURB, FLUSH

10' LANDSCAPE STRIP (SEC. 4.2-1)

SAN. MH S-1

N00°31'11"W 99.24'

BLDG. SETBACK (SEC. 4.7-2 & SEC.27-341.01) -REQUIRED 40'/ PROPOSED 25'

8" Outlet or orifice plate

UTILITY ROOM

ELECT. ROOM

EXISTING BUILDING (823.33 SF) TO REMAIN

LIMIT OF DEMOLITION

PROPOSED BUILDING

GFA = 3,919 SF

BUILDING HEIGHT = 30' - 0"

FFE=86.00

ADA ACCESSIBLE RAMP

ADA VAN ACCESSIBLE SIGNAGE

ADA VAN ACCESSIBLE SIGNAGE

HANDRAIL, TYP.

EXISTING STORM DRAIN MANHOLE TO REMAIN

(2) INVERTED U SHAPE BIKE RACKS FOR(4) BIKE SPACES, SEE SHEET C202 FOR DETAIL

FDC

3R@6.2"

3R@7.5"

(3) POLE LIGHTS - SINGLE, TYP.

PROPOSED CURB

WHEEL STOP TYP.

5' SIDEWALK

901 CYPRESS DRIVE
TAX ACCT# 18-2100501
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOTS 816 & 817
9,109 SQ.FT./0.20911 ACRES
PLAT A-0042 (PB.1 P.29)
B.48621 P.190
PRIOR ZONE:R-55/CURRENT ZONE:RSF-65
USE: CHURCH

BLDG. SETBACK (SEC. 4.7-2 & SEC.27-341.01) -REQUIRED 40' PROPOSED 25'

LANDSCAPE BUFFER (SEC. 4.7-2 ) - REQUIRED 30' / PROPOSED 15'

100' x 8' Sidewalk w/ 8" Offset

100LF 60" CMP

S09°13'39"E 100.40'

906 MINNA AVE
TAX ACCT# 18-1991637
JAMES F. BLACK & GLADYS A. BLACK
LOT 9 BLOCK A
PLAT# A18-0381
PRIOR ZONE:R-55
CURRENT ZONE:RSF-65
USE:RESIDENTIAL

904 MINNA AVE
TAX ACCT# 18-2062222
MORENO VENTURA MILAGRO D ETAL
LOT 8 BLOCK A
PLAT# A18-0381
PRIOR ZONE:R-55
CURRENT ZONE:RSF-65
USE:RESIDENTIAL

10.67' x 9.33' ENCLOSED TRASH PICK-UP AREA WITH 6' HT. SIGHT-TIGHT FENCE, SEE SHEET C302 FOR DETAIL

S09°13'39"E 50.58'

902 MINNA AVE
TAX ACCT# 18-2013522
WILLIAMS C. MEJIA
LOT 7 BLOCK A
PLAT# A18-0381
PRIOR ZONE:R-55
CURRENT ZONE:RSF-65
USE:RESIDENTIAL

6' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

K ST.
(40' WIDE) PUBLIC RIGHT-OF-WAY PLAT A-0042

25' K ST. AND CYPRESSTREE DR. INTERSECTION TO PL

EX:85.9

5' SIDEWALK

PROPOSED NEW ENTRANCE

PROPOSED CROSSWALK

N00°31'11"W 50.00'

EX:85.42

HP:84.42

4' HEIGHT STEEL GATE, SEE SHEET C302 FOR DETAIL

814 CYPRESSTREE DR
TAX ACCT# 18-3274032
CORINTH BAPTIST CHURCH
PT OF PARCEL A
PLAT# 18188029
PRIOR ZONE:R-55
CURRENT ZONE:RSF-65
USE: CHURCH

815 CYPRESS DRIVE
TAX ACCT# 18-2062271
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOT 819
4,794 SQ.FT. / 0.11006 ACRES
PLAT A-0042 (PB.1 P.29)
PB1 P.29
PRIOR ZONE:R-55/CURRENT ZONE:RSF-65
USE: CHURCH

LANDSCAPE BUFFER (SEC. 4.7-2 ) - REQUIRED 30' / PROPOSED 15'

Rim=82.3', Redundant Overflow
80LF Perf. 6" PVC
8" Atrium Grate
Rim=81.5'
ESDv Overflow

Inv. ±76.0

S89°28'49"W 193.66'

4' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

LIMIT OF 6' HEIGHT DECORATIVE STEEL FENCE

811 CYPRESS DRIVE
TAX ACCT# 18-1989375
CORINTH BAPTIST CHURCH OF WASHING
LOTS 820-823
PLAT# A18-0042
PRIOR ZONE:R-55
CURRENT ZONE:RSF-65
USE: VACANT

PROPOSED MICRO-BIO RETENTION PLANTERS

6' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

813 CYPRESS DRIVE
TAX ACCT# 18-2035830
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOT 818
4,698 SQ.FT. / 0.10785 ACRES
PLAT A-0042 (PB.1 P.29)
PB.1 P.29
PRIOR ZONE:R-55/CURRENT ZONE:RSF-65
USE: VACANT

(4) COMPACT VEHICLE PARKING SPACES

RAILING FOR FALL PROTECTION THIS SIDE OF MB2

BLDG. SETBACK (SEC. 4.7-2 & SEC.27-341.01) -REQUIRED 40'/ PROPOSED 25'

GENERAL NOTES:

1. ALL EXISTING BUILDINGS ON ABUTTING PROPERTIES WITHIN 200 FEET OF A PROPERTY LINE MOSTLY RESIDENTIAL. A CHURCH EXIST ACROSS THE CYPRESSTREE DRIVE.

N

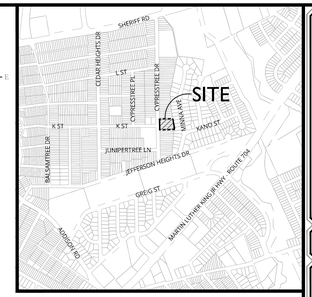
W E S

NAD 83 (2011)

10 0 10 20

SCALE : 1" = 10'

SELECT LINEAR UNIT OF MEASURE




VICINITY MAP
1" = 1000'

## DEVELOPMENT STANDARDS - PRIOR ZONE: R-55

**Development Standards Table**
Zone: R-55 (One-Family Detached Residential)

| USE: CHURCH | RATE | MIN. REQUIRED | MAX. ALLOWED | PROPOSED |
|---|---|---|---|---|
| **Area and Bulk Requirements** | | | | |
| *Sec. 27-442 & Sec. 27-341.02* | | | | |
| Lot Size | | 6,500 sf | -- | 27,197 sf 0.62 ac |
| Lot Width | | 0 feet | -- | 170.8 feet |
| Lot Width at Frontage | | 45 feet | -- | 149.2 feet |
| Lot Coverage | | -- | 60% | 50.2% |
| Front Yard Setbacks | | 25 feet [1] | -- | 25 feet |
| Side Yard Setbacks | | 25 feet [1] | -- | 25 feet |
| Rear Yard Setbacks | | 25 feet [1] | -- | 25 feet |
| Building Height | | -- | 35 feet [2] | 30 feet |

| USE: CHURCH | RATE | MIN. REQUIRED | MAX. ALLOWED | PROPOSED |
|---|---|---|---|---|
| **Parking Space Requirements** | | | | |
| *Sec. 27-568* | | | | |
| Vehicle Parking Spaces (Standard) | 1.0 sp per 4 seats in main | 13 spaces | -- | 13 spaces |
| Vehicle Parking Spaces (Compact) | 1/3 of the required number of parking spaces | -- | 6 spaces [4] | 6 spaces |
| Vehicle Parking Spaces (Handicap) | 1.0 sp per 25 sp | 1 spaces | -- | 1 spaces |
| **Total Vehicle Parking Spaces** | **1.0 sp per 4 seats in main** | **20 spaces** | | **20 spaces [3]** |
| **Loading Space Requirements** | | | | |
| *Sec. 27-568* | | | | |
| Vehicle Parking Spaces | | None | -- | 0 spaces |

[1] The minimum setback for all buildings shall be twenty-five (25) feet from each lot line per Sec. 27-341.02 due to the Church Use requires the Special Exception.
[2] The height of churches or similar places of worship may be increased to eighty (80) feet, provided that, for each one (1) foot increase in height, every yard is increased by one (1) foot.
[3] Total 20 parking spaces to be allocated for proposed 80 seats. The parking spaces to the north and south encroach into the landscape buffer area, and a waiver may be required to address this issue.
[4] Up to one-third (1/3) of the required number of parking spaces in any parking lot may be compact car spaces per Sec. 27-559.

## LEGEND

- SPECIAL EXCEPTION/ PROPERTY BOUNDARY
- PARCEL LINE
- ADJOINING PROPERTY LINE
- EXISTING CONTOURS
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN INLET AND PIPE
- EXISTING UTILITY POLE
- EXISTING FENCE LINE
- EXISTING OVERHANG WIRE
- LIMIT OF DISTURBANCE
- PROP. DOOR
- PROP. 6' HEIGHT STEEL FENCE
- PROP. 4' HEIGHT STEEL FENCE
- PARKING STALL COUNT
- ADA VAN ACCESSIBLE STALL
- COMPACT VEHICLE PARKING SPACE
- PROP. CONTOUR
- VEHICLE CIRCULATION
- 6' BENCH
- STEEP SLOPES GREATER THAN 15% SLOPES
- POLE LIGHT - SINGLE
- POLE LIGHT - DOUBLE
- EXISTING BUILDING TO REMAIN
- PROP. STORM PIPE
- PROP. STORM DRAIN STRUCTURE
- PROP. STORM DRAIN INTLET
- PROP. 6" WATER LINE
- PROP. 6" SEWER LINE
- PROP. SEWER MANHOLE
- PROP. MICRO-BIO RETENTION FACILITY

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SEONWOO TED JEONG
60582
PROFESSIONAL ENGINEER

Seonwoo Ted Jeong
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.

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SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE M-NCPPC# SE-25003 & AC-25002

# 901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND

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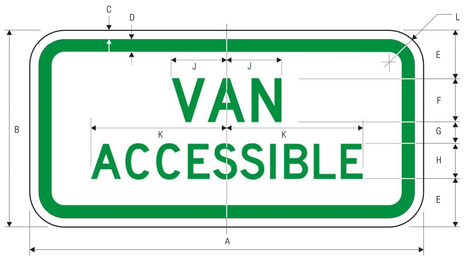
PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-SITE

SHEET TITLE: SITE PLAN

SHEET NUMBER: C200

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024\24009070A\Engineering\Sheet Files\Exports\C-SPEX-SITE.dwg\C200-SITE PLAN By: DAVID LEE




R7-8a
VAN ACCESSABLE

SHA REFERENCES
MdMUTCD SECTION - 2B.39, 2B.40, 7B.14

| | A | B | C | D | E | F | G | H | J | K | L |
|---|---|---|---|---|---|---|---|---|---|---|---|
| C | 12 | 6 | .375 | .438 | 1.5 | 1.5 D | .5 | 1 D | 1.871 | 3.859 | 1.5 |
| | 18 | 9 | .375 | .438 | 2.25 | 2 D | 1 | 1.5 D | 2.493 | 5.784 | 1.5 |

PARKING APPLICATION

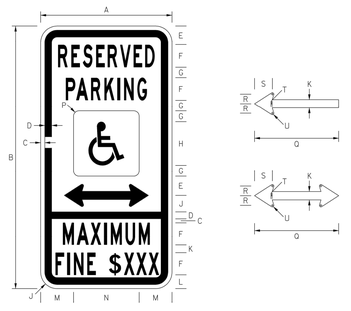
COLORS: LEGEND — GREEN (RETROREFLECTIVE) OR BLACK
BACKGROUND — WHITE (RETROREFLECTIVE)

DIRECTIONAL APPLCATION

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — BLUE (RETROREFLECTIVE)

## VAN ACCESSIBLE SIGNAGE (MDSHA STANDARD NO. R7-8a )

SCALE: NTS




NOTES:
1. ARROW MAY BE REMOVED IF NECESSARY.
2. FOR SYMBOL DESIGN REFER TO THE APPENDIX-GRID SECTION FROM FHWA'S STANDARD HIGHWAY SIGNS BOOK-APPENDIX SECTION.

| SIGN SIZE | DIMENSIONS (INCHES) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | A | B | C | D | E | F | G | H | J | K |
| STD | 12 | 24 | 3/8 | 5/8 | 1-3/4 | 2B | 1 | 4 | 1-1/2 | 3/4 |

| SIGN SIZE | DIMENSIONS (INCHES) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | L | M | N | P | Q | R | S | T | U |
| STD | 1-1/4 | 3 | 6 | 1/2 | 7-11/16 | 7/8 | 1-5/8 | 1/8 | 9/64 |

REFERENCES
MdMUTCD SECTION - 2B.39, 2B.40, 2B.41, 7B.14

COLORS
LEGEND - GREEN
BACKGROUND - WHITE
HANDICAP INLAY - WHITE ON BLUE

APPROVED Tom Hicks (signature on file)
DIRECTOR - OFFICE OF TRAFFIC AND SAFETY

| APPROVAL • SHA REVISIONS | APPROVAL • FEDERAL HIGHWAY ADMINISTRATION |
|---|---|
| APPROVAL 03/27/2009 | APPROVAL |
| REVISED | REVISED |
| REVISED | REVISED |
| REVISED | REVISED |

**Maryland Department of Transportation**
**STATE HIGHWAY ADMINISTRATION**
MARYLAND STANDARD HIGHWAY SIGNS
**RESERVED PARKING (HANDICAP SYMBOL)**
**MAXIMUM FINE $XXX**

SIGN NUMBER R7-8(3)

## ADA ACCESSIBLE SIGNAGE (MDSHA STANDARD NO. R7-8(3))

SCALE: NTS

D9-6
HANDICAPPED ACCESSIBLE

SHA "FOR SYMBOL DESIGN REFER TO THE APPENDIX-GRID SECTION FROM FHWA'S STANDARD HIGHWAY SIGNS BOOK -APPENDIX SECTION
Smaller size panels may be used as applicable within terminal areas

| A | B | C | D | E |
|---|---|---|---|---|
| 18 | .5 | 1.5 | 15 | 1.5 |
| 24 | .5 | 2 | 20 | 1.5 |
| 30 | .75 | 2.5 | 25 | 1.875 |

SHA REFERENCES
MdMUTCD SECTION - 2D.45, 2E.51, 2E.52

COLORS: SYMBOL WHITE (RETROREFLECTIVE)
BACKGROUND BLUE (RETROREFLECTIVE)

## ADA ACCESSIBLE SIGN FOR PAVEMENT (MDSHA STANDARD NO. D9-6 )

SCALE: NTS

NOTE: ARROW PLATE IS OPTIONAL. MAY BE USED WHEN IT IS NECESSARY TO OFFSET SIGN LOCATION DUE TO ACCESS RAMP.

| SIGN SIZE | DIMENSIONS (INCHES) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | A | B | C | D | E | F | G | H | J |
| STANDARD | 12 | 18 | 3/8 | 1-3/4 | 2-1/20 | 1 | 2C | 1-1/2 | 6 |

| SIGN SIZE | DIMENSIONS (INCHES) | | | | | | |
|---|---|---|---|---|---|---|---|
| | K | L | M | N | P | Q | R |
| STANDARD | 6-1/2 | 1-5/8 | 7/8 | 1/8 | 3/4 | 9/64 | 30° |

REFERENCES
MdMUTCD SECTION - 2B.39, 2B.40, 2B.41, 5B.05, 7B.14

COLORS
LEGEND - RED
BACKGROUND - WHITE

APPROVED Tom Hicks (signature on file)
DIRECTOR - OFFICE OF TRAFFIC AND SAFETY

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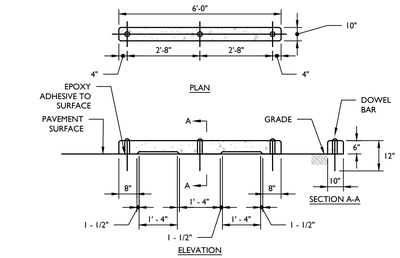
|---|---|
| APPROVAL 03/27/2009 | APPROVAL |
| REVISED | REVISED |
| REVISED | REVISED |
| REVISED | REVISED |

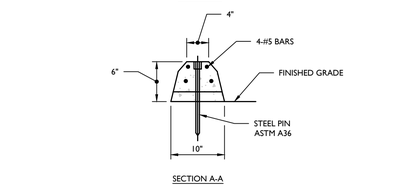
**Maryland Department of Transportation**
**STATE HIGHWAY ADMINISTRATION**
MARYLAND STANDARD HIGHWAY SIGNS
**NO PARKING IN ACCESS AISLE**

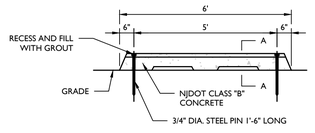
SIGN NUMBER R8-1(2)

## NO PARKING IN ACCESSIBLE AISLE SIGNAGE (MDSHA STANDARD NO. R8-1(2))

SCALE: NTS

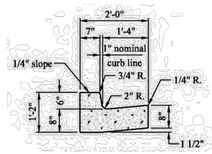


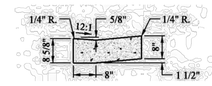




## CONCRETE WHEEL STOP DETAIL

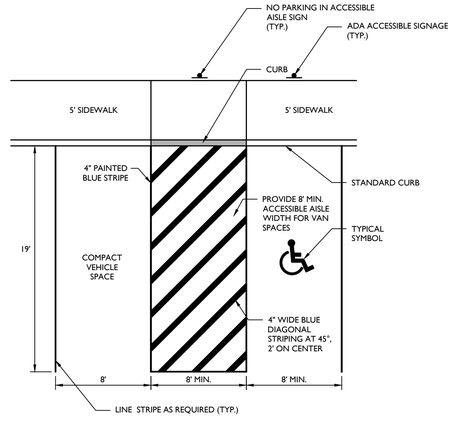
SCALE: NTS




STANDARD CURB AND GUTTER (DPWT.STD-300.01)
SCALE: NTS

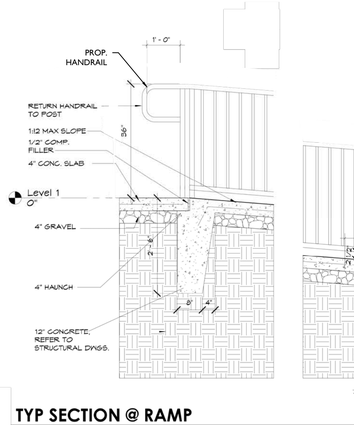



DEPRESSED CURB AND GUTTER (DPWT.STD-300.01)
SCALE: NTS



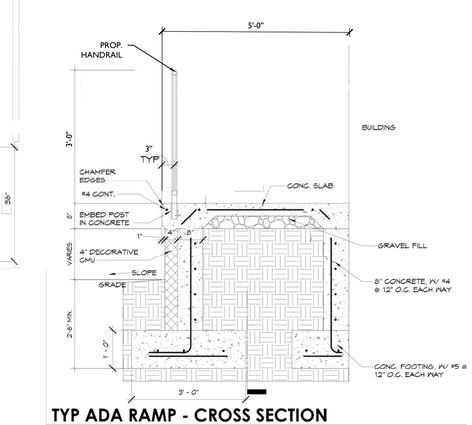

## PARKING STRIP DETAIL

SCALE: NTS




## TYP SECTION @ RAMP

SCALE: 3/4" = 1'-0"




## TYP ADA RAMP - CROSS SECTION

SCALE: 3/4" = 1'-0"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MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.


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M-NCPPC#
SE-25003 & AC-25002

901 & 903
CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

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PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-SITE

SHEET TITLE: SITE PLAN - DETAILS

SHEET NUMBER: C201

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.


2024\24009070A\Engineering\Special Exception\C-SPEX-SITE.dwg By: DAVID.LEE

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Bike racks, lockers, benches and architectural site furnishings since 1980.
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× 2

# THE RAMBLER WIDE

The Rambler Wide is the the more spacious big brother to the Rambler, its wider spacing allows for easier bike placement.

**CONSTRUCTION/MATERIAL**

- ☐ 2" Sch. 40 Round Steel Pipe (shown)
- ☐ 1.5" Sch. 40 Round Steel Pipe
- ☐ 2" x 2" Square Steel Tubing (Pipecutter Proof)
- ☐ 5/8" x 2 1/2" Steel Flat Bar (Pipecutter Proof)
- ☐ 1 1/2" Sch. 40 Steel Pipe (22" outside pipe length)
- – Steel Flanges (Varies)

**DIMENSIONS**

- – 20.4" Length
- – 5.5" Width
- – 36" Height

**MOUNTING OPTIONS**

- ☐ Flange Mount (Shown) (6) .63" Mounting Holes
- ☐ In-Ground 11" Leg Extensions

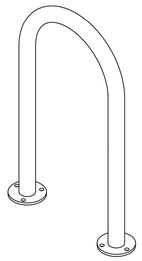
**FINISH OPTIONS**

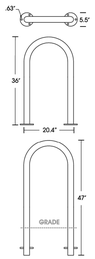
- ☐ 1304 Stainless Steel #4 Satin Finish
- ☐ 316 Stainless Steel #4 Satin Finish (available at additional cost)
- ☐ Hot Dipped Galvanized
- ☐ Powder Coating #
- ☐ Thermoplastic Coating #

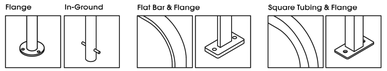
**ADDITIONAL OPTIONS**

- ☐ Flange Cover (available at addtl. cost, round pipe only)

Manufactured in the Pacific Northwest

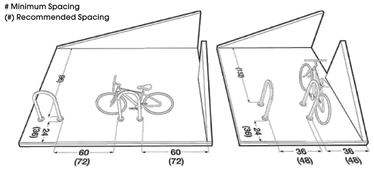





**RECOMMENDED LAYOUT**

**NOTES:**
"Bike" is 70"
# Minimum Spacing
(#) Recommended Spacing




**CONTRACTOR:**

**JOB:**

**NOTES:**

INVERTED U SHAPE BIKE RACK
APPROVAL OR EQUAL

SPECIFICATIONS:

MANUFACTURER: ANOVA
PRODUCT LINE: MADISON

DIMENSIONS: 35"H X 28"W X 79"L

MATERIAL: RECYCLED PLASTIC
COLOR: CEDAR

6' BENCH
APPROVAL OR EQUAL

SPECIFICATIONS:

MANUFACTURER: HANOVER
PRODUCT LINE: TRADITIONAL® PREST® BRICK

DIMENSIONS: 4"T X 4"W X 8"L

MATERIAL: CONCRETE BRICK
COLOR: TAN/CHARCOAL BLEND /NATURAL

BRICK PAVERS
APPROVAL OR EQUAL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| AS SHOWN | 11/04/24 | DHL | SRW |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-SITE

SHEET TITLE:
SITE PLAN - DETAILS

SHEET NUMBER:
C202


NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



2024/24009070A/Engineering/Special Exception/C-SPEX-SITE.dwg/C202-SITE DETAILS By: DAVID.LEE

# CONCEPT EROSION SEDIMENT CONTROL PLAN

## TAX MAP 66, PLAT A18-42, LOTS 814-817
## 901 & 903 CYPRESSTREE DRIVE
## DISTRICT HEIGHTS MD 20743
## PRINCE GEORGE'S COUNTY, MD
## XXXXX-XXXX-CSC

## NARRATIVE

The site is located at 901 & 903 Cypresstree Drive, Capitol Heights, MD 20743, within Prince George's County's North District (DPWT District #2). The property includes parcels 814, 815, 816, 8178, 818, and 819 and is currently improved with a church, a parking lot, a storm drain within a Storm Drain Easement, and other minor site elements.

This project seeks to redefine the property's use under the Former Zoning Ordinance by applying for a Special Exception (SPE) through M-NCPPC. The proposed use as a Place of Worship requires SPE approval due to the site's location within a Residential Zone. To gain this approval, a Site Development Concept Plan (SDCP) from DPIE must also be approved. The SPE application must be accepted no later than March 31, 2025.

The project's Limit of Disturbance (LOD) encompasses _____ SF ( _____ Acres), qualifying it as a "Redevelopment." Planned improvements include a new church building, a redesigned parking lot layout, and associated on-site sidewalk, grading, and stormwater management facilities. Located within the 100-year SWM Control Zone, the stormwater management plan will address both Environmental Site Design (ESD) and 100-year control requirements.

Existing right-of-way improvements include pavement, curb and gutter, street trees, street lights, and driveway access, within a 50-foot-wide right-of-way. DPWT Standard Detail 100.07 specifies an "Urban Secondary Residential Road" section for Cypresstree Drive, which are shown on the SPE and SDCP. However, the project will request a waiver from these requirements as part of the Site Development Fine Grading (SDFG) permit, with the justification to match the aesthetic of surrounding properties. Additionally, the project proposes to retain the existing 22-foot-wide entrance. A waiver will also be requested from DPWT Standard Detail 200.03, which mandates a minimum entrance width of 30 feet for commercial driveways.

1. PREVIOUS SUBDIVISION NAME: CEDAR HEIGHTS
2. CURRENT ZONING: RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65), INSIDE THE CAPITAL BELTWAY
   PRIOR ZONING: R-55 (ONE-FAMILY DETACHED RESIDENTIAL)

   EXISTING USE : CHURCH WITH 48 SEATS
   PROPOSED USE: CHURCH WITH 80 SEATS
3. NUMBER OF LOTS: 6
4. EXISTING BUILDING TO REMAIN = 823.33 SF
   EXISTING BUILDING TO BE DEMOLISHED = 514.34 SF
   TOTAL EXISTING BUILDING = 1,337.67 SF

   EXISTING BUILDING TO REMAIN = 823.33 SF
   BUILDING ADDITION TO EXISTING = 3,095.67 SF
   TOTAL PROPOSED BUILDING GROSS FLOOR AREA = 3,919 SF
5. 200 FOOT MAP REFERENCE (WSSC): 202NE05
6. TAX MAP NUMBER AND GRID: 66-B2
7. AVIATION POLICY AREA: N/A
8. EXISTING WATER / SEWER DESIGNATION: W-3 / S-3
   PROPOSED WATER / SEWER DESIGNATION: W-3 / S-3
9. STORMWATER MANAGEMENT CONCEPT NUMBER: SIT-00649-2024, APPROVAL DATE: PENDING
10. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: NO
11. MANDATORY PARK DEDICATION REQUIREMENT : NO
12. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
13. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
14. WETLANDS: NO
15. 100-YEAR FLOODPLAIN: NO
16. CHESAPEAKE BAY CRITICAL AREA: NO
17. SOURCE OF TOPOGRAPHY: THE TOPOGRAPHY SHOWN ON THIS PLAN WAS FIELD SURVEYED BY UNGER SURVEYING & CONSTRUCTION CORP. ON NOVEMBER, 2024. THE OFFSITE TOPOGRAPHY SHOWN ON THIS PLAN WAS DERIVED FROM M-NCPPC, PRINCE GEORGE'S COUNTY GIS DATA.
18. APPLICANT: COLLIERS ENGINEERING & DESIGN
    7001 COLUMBIA GATEWAY DRIVE SUITE 220
    COLUMBIA, MD 21046
    PHONE: 443.316.6005

    OWNER/DEVELOPER: PRIMERA IGLESIA ADVENTISTA EBEN-EZER , ATTN: MR. JUVER PORTILLO, PASTOR
    1109 DUNOON ROAD
    SILVER SPRING, MD 20903
    PHONE: 240.398.0365

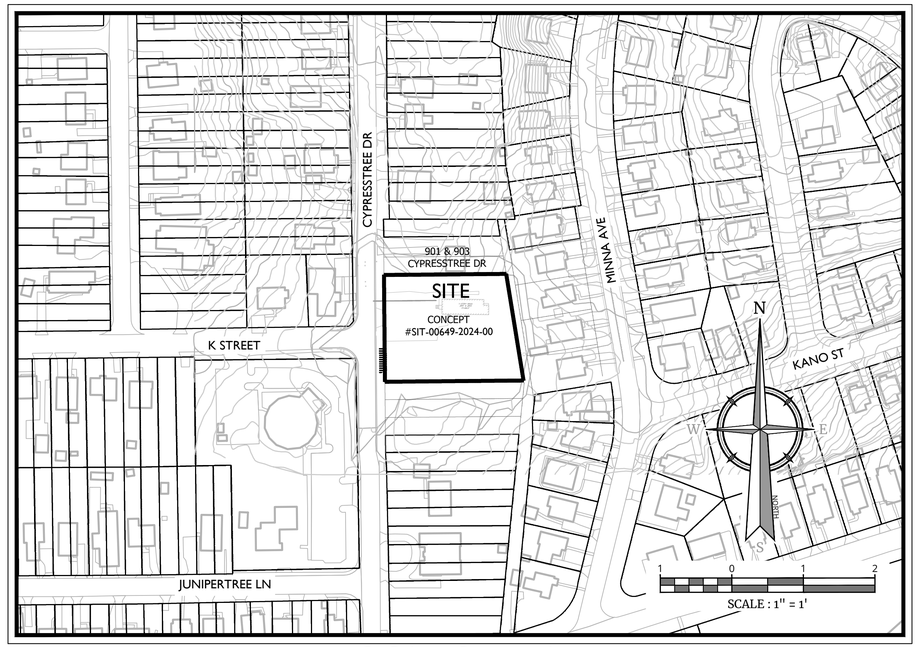
## MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING GROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGLING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

*CALL "MISS UTILITY" AT 1-800-257-7777*
48 Hours Before Start Of Construction

## PERMIT TABLE

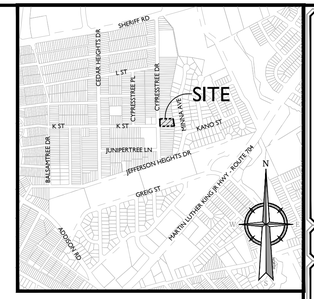
| DEPARTMENT PERMIT NUMBER | PARCEL AND/OR LOT AND BLOCK IDENTIFIERS |
|---|---|
| XXXXX-2025-SDC | PARCEL A |




## LOCATION MAP

SOURCE:

| SHEET INDEX | |
|---|---|
| **SDC SHEET NUMBER** | **PLAN SHEET NAME** |
| 1 | COVER SHEET |
| 2 | CONCEPT EROSION AND SEDIMENT CONTROL PLAN |
| 3 | CONCEPT EROSION AND SEDIMENT CONTROL DETAILS |




## VICINITY MAP

SCALE: 1" = 2,000'
WSSC 200-FT SHEET # ___SE__
PG CO ADC MAP #5651, GRID A6

## CONSULTANTS CERTIFICATION

"I certify that this plan of erosion and sediment control represents a practicable and workable plan based on my personal knowledge of the site, and that this plan was designed and prepared in accordance with the requirements of the Prince George's Soil Conservation District and "Standards and Specifications for Soil Erosion and Sediment Control". I have reviewed this erosion and sediment control plan with the owner/developer".

Signature _____ MD License# 60582 Date 3/21/2024
Name Ted Jeong, PE

SEDIMENT AND EROSION CONTROL REGULATIONS WILL BE STRICTLY ENFORCED DURING CONSTRUCTION.

## STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND

B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

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Doing Business as MASER CONSULTING

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| | | | |

STATE OF MARYLAND
SEUNGWOO TED JEONG
60582
PROFESSIONAL ENGINEER
02/21/2025

Ted S. Jeong, PE, M.ASCE
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.

*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. 60582 EXPIRATION DATE: 02-9-25.*

CONCEPT EROSION SEDIMENT CONTROL PLAN

FOR

901 & 903 CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 220
Columbia, MD 21046
Phone: 443.316.6004
COLLIERS ENGINEERING & DESIGN, INC.

| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 01/31/25 | PJS | AN |

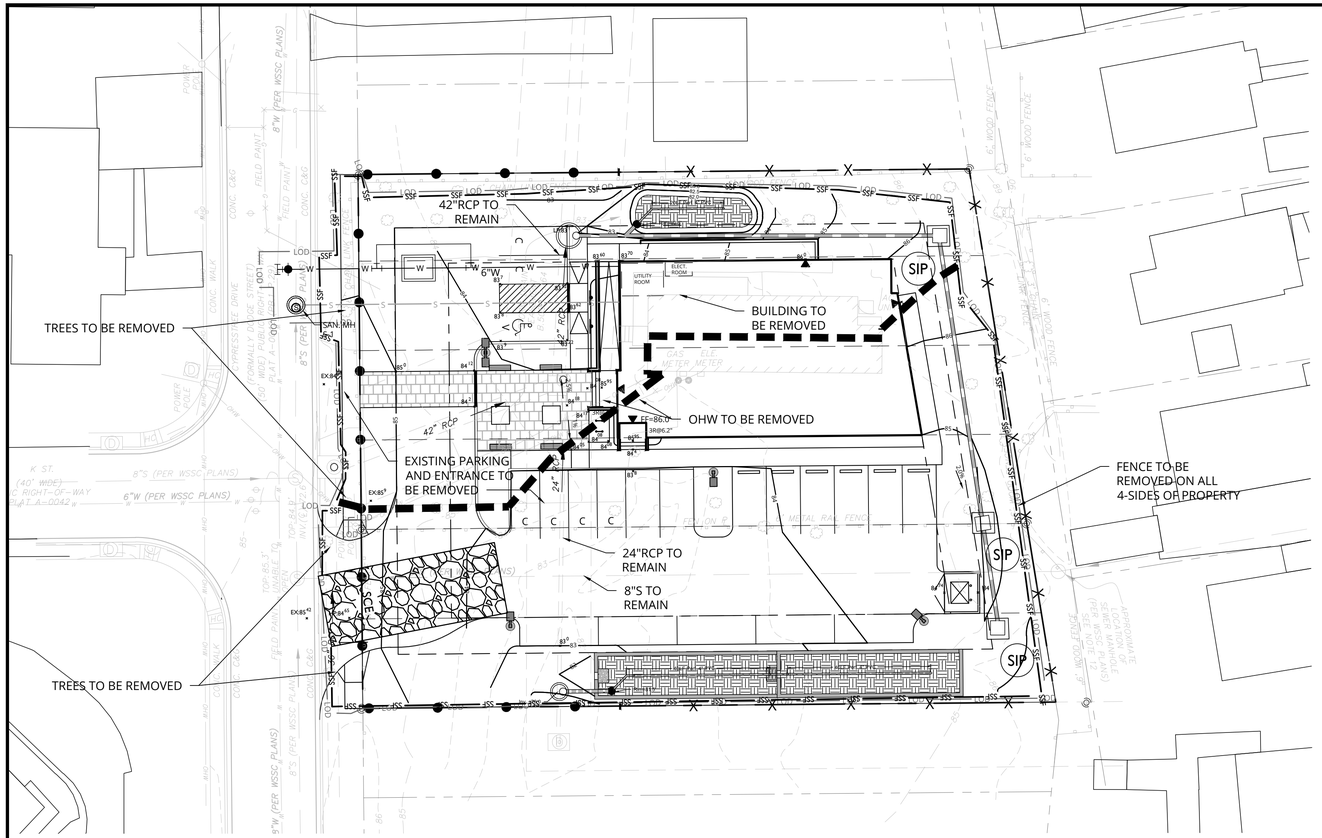
PROJECT NUMBER: 24009070A
DRAWING NAME: C-DPIE-SESC-CVER

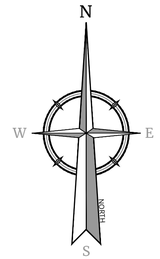
SHEET TITLE: COVER SHEET

SHEET NUMBER: 1 of 3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024\24009070A\Engineering\CESC Concept Sediment Control\C-DPIE-SESC-CVER.dwg\C-01-CESC-CVER By:ANTHONY.NARDO




20 0 20 40

SCALE : 1" = 20'
SELECT LINEAR UNIT OF MEASURE

## LEGEND

- EXISTING CONTOUR
- LOD — LOD — LIMIT OF DISTURBANCE
- SSF — SSF — SUPER SILT FENCE
- EXISTING DRAINAGE DIVIDE
- SIP — STANDARD INLET PROTECTION
- SCE — STABILIZED CONSTRUCTION ENTRANCE

## PRE-CONSTRUCTION NOTES:

PRIOR TO STARTING DEMOLITION PLAN AND/OR CONSTRUCTION ACTIVITIES, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE WITH THE EROSION AND SEDIMENT CONTROL INSPECTOR (PRINCE GEORGE'S DEPARTMENT OF PERMITTING, INSPECTION AND ENFORCEMENT (DPIE) - FOR BUILDING AT 301-883-5390; FOR SITE DEVELOPMENT AT 301-883-3820).
ADDITIONALLY, PRIOR TO INSTALLING SEDIMENT AND CONTROL MEASURES OR TO LAND DISTURBANCE, PLEASE REFER TO NOTE 'C' OF THE EROSION AND SEDIMENT CONTROL GENERAL NOTES ON SHEET 1.

## SEQUENCE OF CONSTRUCTION

1. CONTACT PRINCE GEORGE'S COUNTY INSPECTOR AT LEAST 48 HOURS PRIOR OR STARTING CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING. DAY 1 TO DAY 2
2. INSTALL SUPER SILT FENCE, STOCK PILE AND STABILIZED CONSTRUCTION ENTRANCE, AS SHOWN ON THE PLAN. DAY 3 TO DAY 7
3. CLEAR AND GRUB THE SITE. DAY 8 TO DAY 10
4. STABILIZE THE SITE AND PREPARE FOR CONSTRUCTION. DAY 11 TO DAY 12
5. INSTALL SUPER SILT FENCE. DAY 13 TO DAY15
6. INSTALL REST OF STORM DRAINS AND STRUCTURES AS SHOW ON THE PLAN WITH STANDARD INLET PROTECTION DAY 16 TO DAY 27
7. REMOVE STOCKPILES, CONSTRUCT SUBGRADE AND PAVEMENT FOR THE PARKING LOTS AND STABILIZE THE SITE DAY 28 TO DAY 40
8. INSTALL MICRO-BIORETENTION AND UNDERGROUND STORAGE AS SHOW ON THE PLAN.
   a) EXCAVATE EARTH FOR INSTALL MICRO-BIORETETION. DAY 41 TO DAY 51
   b) INSTALL UNDERDRAINS FOR MICRO-BIORETETION. DAY 52 TO DAY 56
   c) INSTALL PLANTING SOIL FOR THE MICRO-BIORETETION. DAY 57 TO DAY 62.
   d) INSTALL LANDSCAPING FOR MICRO-BIORETETION DAY 70 TO DAY 75
   e) INSTALL UNDERGROUND STORAGE DAY 76 TO DAY 82.
9. AFTER THE CONSTRUCTION HAS BEEN COMPLETED, STABILIZE THE REMAINDER OF SITE WITH VEGETATION, AND WITH THE WRITTEN APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR REMOVE THE EROSION AND SEDIMENT CONTROL MEASURES DAY 83 TO 86 DAY
10. UTILIZE PERMANENT SEEDING MEASURES TO STABILIZE ALL DISTURBED AREAS AT SITE. DAY 87 TO DAY 88
11. PERMANENTLY STABILIZE THE REMAINING AREAS OF THE SITE DAY 89 TO 90

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. _____-202_-00

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

| PERMIT TABLE | |
|---|---|
| **DEPARTMENT PERMIT NUMBER** | **PARCEL AND/OR LOT AND BLOCK IDENTIFIERS** |
| SIT-006202000 | PARCEL A |

By ANTHONY.NARDO
2024\24009070A\Engineering\CEDC Concept Sediment Control\C-DPIE-SESC-SITE.dwg\C-D2-SESC-SITE

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| | | | |

STATE OF MARYLAND
SEONGWOO TED JEONG
60582
PROFESSIONAL ENGINEER
02/21/2025

Ted S. Jeong, PE, M.ASCE
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.

*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. 60582, EXPIRATION DATE: 02-9-25.*

# CONCEPT EROSION SEDIMENT CONTROL PLAN

FOR

901 & 903 CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 220
Columbia, MD 21046
Phone: 443.316.6004
COLLIERS ENGINEERING & DESIGN, INC.

| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 01/31/25 | PJS | AN |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-DPIE-SESC-SITE

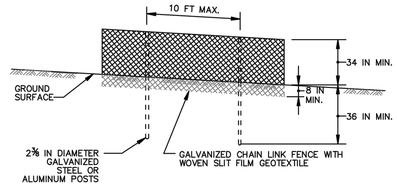
SHEET TITLE: CONCEPT EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER: 2 of 3

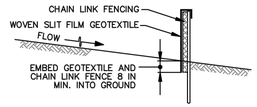
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

## DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL: SSF




ELEVATION




CROSS SECTION

CONSTRUCTION SPECIFICATIONS

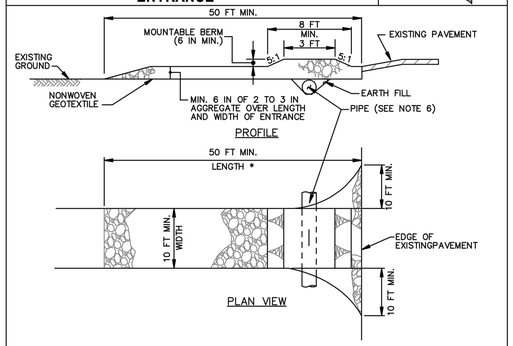
1. INSTALL 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2⅜ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

| MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL | | |
|---|---|---|
| U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE | 2011 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION |

E.7

## DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE




CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

| MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL | | |
|---|---|---|
| U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE | 2011 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION |

## DETAIL E-9-1 STANDARD INLET PROTECTION

STANDARD SYMBOL: SIP

CONSTRUCTION SPECIFICATIONS

1. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. EXCAVATE COMPLETELY AROUND THE INLET TO A DEPTH OF 18 INCHES BELOW THE NOTCH ELEVATION.
3. FOR TYPE A, USE NOMINAL 2 INCH X 4 INCH CONSTRUCTION GRADE LUMBER POSTS, DRIVEN 1 FOOT INTO THE GROUND AT EACH CORNER OF THE INLET. PLACE NAIL STRIPS BETWEEN THE POSTS ON THE ENDS OF THE INLET, ASSEMBLE THE TOP PORTION OF THE 2X4 FRAME AS SHOWN. STRETCH ½ INCH GALVANIZED HARDWARE CLOTH TIGHTLY AROUND THE FRAME AND FASTEN SECURELY. FASTEN GEOTEXTILE SECURELY TO THE HARDWARE CLOTH WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND HARDWARE CLOTH A MINIMUM OF 18 INCHES BELOW THE WEIR CREST. THE ENDS OF THE GEOTEXTILE MUST MEET AT A POST, BE OVERLAPPED AND FOLDED, THEN FASTENED TO THE POST.

   FOR TYPE B, USE 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND 6 FOOT LENGTH, DRIVEN A MINIMUM OF 36 INCHES BELOW THE WEIR CREST AT EACH CORNER OF THE STRUCTURE. FASTEN 9 GAUGE OR HEAVIER CHAIN LINK FENCE, 42 INCHES IN HEIGHT, SECURELY TO THE FENCE POSTS WITH WIRE TIES. FASTEN GEOTEXTILE SECURELY TO THE CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 18 INCHES BELOW THE WEIR CREST.
4. BACKFILL AROUND THE INLET IN LOOSE 4 INCH LIFTS AND COMPACT UNTIL SOIL IS LEVEL WITH THE NOTCH ELEVATION ON THE ENDS AND TOP ELEVATION ON THE SIDES.
5. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.



| MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL | | |
|---|---|---|
| U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE | 2011 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION |

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024

*CALL "MISS UTILITY" AT 1-800-257-7777*
48 Hours Before Start Of Construction

**PERMIT TABLE**

| DEPARTMENT PERMIT NUMBER | PARCEL AND/OR LOT AND BLOCK IDENTIFIERS |
|---|---|
| SIT-00649-2024 | PARCEL A |

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| | | | |

STATE OF MARYLAND — STEPHANIE TED JEONG — 60582 — PROFESSIONAL ENGINEER

02/21/2025

Ted S. Jeong, PE, M.ASCE
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.

*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. 60582 EXPIRATION DATE: 02-9-25.*

# CONCEPT EROSION SEDIMENT CONTROL PLAN

FOR

901 & 903
CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 220
Columbia, MD 21046
Phone: 443.316.6004
COLLIERS ENGINEERING & DESIGN, INC.

| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 01/31/25 | PJS | AN |

| PROJECT NUMBER: | DRAWING NAME: |
|---|---|
| 24009070A | C-DPIE-SESC-DETL |

SHEET TITLE:
CONCEPT SEDIMENT CONTROL PLAN DETAILS

SHEET NUMBER:
3 of 3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024\24009070A\Engineering\CESC Concept Sediment Control\C-DPIE-SESC-DETL.dwg|C-03-SESC-DETL By: ANTHONY MARDO

| | | |
|---|---|---|
| **901 & 903 Cypresstree Dr** | | |
| **Lot 816, 817 Cedar Estates 1/29** | | |
| **Lots 814,815 Martin Dodge's Cedar Heights 1/29** | | |
| **Taxes: √** | | |
| **Wills: #92291 Eugene** | | |
| **N/A, F/S** | | |
| **Thru: 1/7/23** | | |
| | | |
| | | |
| | | |
| Est of J. Oliver Hill dod 4/30/64 | | |
| Marion Hill<br>Margaret Hill Stewart<br>Mary Emily Hill<br>Marion H. Bassett | | |
| **3807/58 D 2/16/70 R 2/24/70** | | |
| Mary Louise Harris | | |
| **3807/60 D 2/16/70 R 2/24/70** | | |
| Margaret B. Stewart s/t/e<br>John T. Stewart | | |
| **6536/464 D 1/13/87 R 1/16/87** | | **947/32 D 9/25/46 R 7/24/47** |
| Christine Y. Mitchell | | Lula Mae Robinson |
| **7658/146 D 5/25/90 R 5/30/90** | | **3386/424 D 8/30/66 R 9/14/66** |
| Marie Fletcher | | Lenard Harvey<br>Bernice harvey |
| **8276/544 D 4/14/92 R 4/17/92** | | **4998/296 D 9/22/78 R 10/3/78** |
| James Wilder | | Alberta wilder |
| **8276/546 D 4/14/92 R 4/17/92** | | **8276/548 D 4/15/92 R 4/17/92** |
| Lots 816 & 817 | James Wilder<br>Alberta Wilder 50%<br>Sallie Mae Bonds<br>Eigene Bonds 50% | Lots 814 & 815 |
| | **8414/965 D 7/29/92 R 8/14/92** | |
| | Sallie Mae Bonds s/t/e<br>Eugene Bonds | |
| | **36621/44 D 7/31/14 R 1/14/15** | |
| | Sallie Mae Bonds Revocable Trust | |

# ALTA OWNER'S POLICY OF TITLE INSURANCE
# issued by
# FIRST AMERICAN TITLE INSURANCE COMPANY

**This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.**

**Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.**

## COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

**1.** The Title being vested other than as stated in Schedule A.

**2.** Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
- a. a defect in the Title caused by:
  - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
  - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
  - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
  - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
  - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
  - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
  - vii. a defective judicial or administrative proceeding; or
  - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
- b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
- c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

**3.** Unmarketable Title.

**4.** No right of access to and from the Land.

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**5.** A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
   a. the occupancy, use, or enjoyment of the Land;
   b. the character, dimensions, or location of an improvement on the Land;
   c. the subdivision of the Land; or
   d. environmental remediation or protection on the Land.

**6.** An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.

**7.** An exercise of the power of eminent domain, but only to the extent:
   a. of the exercise described in an Enforcement Notice; or
   b. the taking occurred and is binding on a purchaser for value without Knowledge.

**8.** An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.

**9.** The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
   a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
      i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
      ii. voidable transfer under the Uniform Voidable Transactions Act; or
   b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
      i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
      ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

**10.** Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

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## DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

***First American Title Insurance Company***

Kenneth D. DeGiorgio, President

Lisa W. Cornehl, Secretary

For Reference:

**File #:** 127237-24
**Policy #:** 50152424-0015563e

Issued By:

**Results Title & Escrow, LLC**
6020 Meadowridge Center Drive, Suite M
Elkridge, MD 21075

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## EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

**2.** Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

**3.** Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.

**4.** Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.

**5.** Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.

**6.** Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.

**7.** Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

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## CONDITIONS

**1.** DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

a. "Affiliate": An Entity:
   i. that is wholly owned by the Insured;
   ii. that wholly owns the Insured; or
   iii. if that Entity and the Insured are both wholly owned by the same person or entity.

b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.

c. "Date of Policy": The Date of Policy stated in Schedule A.

d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
   i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
   ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
   iii. asserts a right to enforce a PACA-PSA Trust.

f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.

g. "Insured":
   i. (a). The Insured named in Item 1 of Schedule A;
      (b). the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
      (c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
      (d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
      (e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
         (1). an Affiliate;
         (2). a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
         (3). a spouse who receives the Title because of a dissolution of marriage;
         (4). a transferee by a transfer effective on the death of an Insured as authorized by law; or
         (5). another Insured named in Item 1 of Schedule A.
   ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.

i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

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k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

**2.** CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:
a. retains an estate or interest in the Land;
b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

**3.** NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:
a. any litigation or other matter for which the Company may be liable under this policy; or
b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

**4.** PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

**5.** DEFENSE AND PROSECUTION OF ACTIONS

a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.
b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be

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necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

**6.** DUTY OF INSURED CLAIMANT TO COOPERATE

a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and

ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

**7.** OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

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ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

**8.** CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
   i. the Amount of Insurance; or
   ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.
b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.
d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
   i. the Amount of Insurance will be increased by 15%; and
   ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

**9.** LIMITATION OF LIABILITY

a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
   i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
   ii. cures the lack of a right of access to and from the Land; or
   iii. cures the claim of Unmarketable Title,

   all as insured. The Company may do so by any method, including litigation and the completion of any appeals.
b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.
d. The Company is not liable for the content of the Transaction Identification Data, if any.

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**10.** REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

**11.** LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

**12.** PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

**13.** COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.

c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

**14.** POLICY ENTIRE CONTRACT

a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.

b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
   i. modify any prior endorsement,
   ii. extend the Date of Policy,
   iii. insure against loss or damage exceeding the Amount of Insurance, or
   iv. increase the Amount of Insurance.

**15.** SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

**16.** CHOICE OF LAW AND CHOICE OF FORUM

a. *Choice of Law*

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

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The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*
Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

**17.** NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: **First American Title Insurance Company, Attn: Claims National Intake Center, 5 First American Way, Santa Ana, California 92707. Phone: 888-632-1642 (claims.nic@firstam.com)**.

**18.** CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING.

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**Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:**

Issuing Agent: **RESULTS TITLE & ESCROW LLC**
Issuing Office: **6020 Meadowridge Center Drive, Suite M, Elkridge, MD 21075**
Issuing Office's ALTA® Registry ID:
Issuing Office File Number: **127237-24 RT**
Property Address: **813 Cypresstree Drive and, 815 Cypresstree Drive, Capitol Heights, MD 20743**

## SCHEDULE A

Name and Address of Title Insurance Company:

**First American Title Insurance Company, 1 First American Way, Santa Ana, California 92707**
Policy Number: **50152424-0015563e**

Amount of Insurance: $**145,000.00** Premium: $ **785.00**

Date of Policy: **November 11, 2024**
**(or the date and time of the recording of the instrument Vesting insured title, whichever is later)**

1. The estate or interest in the Land insured by this policy is:

   **Fee Simple**

2. The Title is vested in:

   **Primera Iglesia Adventista Eben-ezer LLC by virtue of a deed from Housing Authority of Prince George's County, dated May 15, 2024, and recorded August 26, 2024, in the Land Records of Prince George's County, Maryland, in Liber 50090, at Folio 93.**

3. The Land is described as follows:

   **SEE ATTACHED SCHEDULE C FOR LEGAL DESCRIPTION**

**RESULTS TITLE & ESCROW LLC**
**6020 Meadowridge Center Drive, Suite M**
**Elkridge, MD 21075**

By: _____
Authorized Signatory

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## SCHEDULE B

Policy No.: **50152424-0015563e** File No.: **127237-24 RT**

### EXCEPTIONS FROM COVERAGE

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.**

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any facts, rights, interests, or claims, which are not shown by the Public Records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, variation, adverse circumstance, boundary line overlap, or any other facts which a correct survey would disclose, and which are not shown by Public Records. The coverage afforded by covered matter 2(c) of the ALTA 2021 Policy is hereby deleted.
4. Any lien or right to a lien, for service, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Roads, ways, streams or easements, if any, not shown of record, riparian rights and the title to any filled-in lands.
6. Real estate taxes, municipal charges and other public charges, taxes and assessments for the year **2024** and all subsequent years, not due and payable at Date of Policy.
7. Covenants, conditions and restrictions, if any, appearing in the public records.
8. Easements or servitudes which are unrecorded or are apparent from an inspection of the premises and any variation in location or dimensions, conflict with lines of adjoining property, encroachments, projections or other matters which might be disclosed by an accurate survey of the premises.
9. Any taxes for the current or fiscal year of the applicable taxing bodies, which may be hereafter assessed, not yet due and payable.
10. Addresses referenced in this commitment/policy are for Informational Purposes Only.
11. This policy specifically excepts up to four (4) months worth of condominium or homeowner association assessments that have become due immediately preceding institution of an action to enforce or foreclose the insured mortgage, deed of trust or security agreement described in Schedule A of this policy.
12. Subject to the setback lines, utility easements, roads, rights of way and conditions appearing on the "Cedar Heights" which plat is recorded among the Land Records of Prince George's , Maryland in Plat Book BDS 1, folios 29.
13. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
14. Streams, riparian rights, littoral rights and the title to any filled-in-lands.
15. Any lease, grant, exception or reservation of minerals or mineral rights appearing in the public records.
16. Homeowner's or other association dues, assessments or fees for which no notice of delinquency, lien, claim of lien or assessment has been filed of record in the real property records.

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## SCHEDULE B
## Continued

Policy No.: **50152424-0015563e** File No.: **127237-24 RT**

17. Subject to the terms and conditions as set forth in a Right of Way Agreement dated June 20, 1950 with the Washington Suburban Sanitary Commission and recorded among the Land Records of Prince George's County in Liber 1269, folio 129 (as to 813 Cypresstree only).

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## SCHEDULE C
## LEGAL DESCRIPTION

Policy No.: **50152424-0015563e** File No.: **127237-24 RT**

The Land referred to herein below is situated in the County of Prince George's, State of Maryland, and is described as follows:

**Tax ID # 18-2035830**

BEING KNOWN AND DESIGNATED as Lot Numbered 818 entitled, "Cedar Heights" in the Martin Dodges Subdivision which Plat is recorded among the Land Records of Prince George's County, Maryland in Plat Book BDS 1, Folio 29.

**Tax ID # 18-2062271**

BEING KNOWN AND DESIGNATED as Lot Numbered 819 entitled, "Cedar Heights" in the Martin Dodges Subdivision which Plat is recorded among the Land Records of Prince George's County, Maryland in Plat Book BDS 1, Folio 29.

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PRINCE GEORGE'S COUNTY, MD
APPROVED BY: # 30
DATE: JAN 0 9 2025
$ 797.50 RECORDATION TAX PAID
$ 2,030.00 TRANSFER TAX PAID

**Results Title & Escrow LLC**
File No. **127237-24RT**
Tax ID # **18-2035830 & 18-2062271**

This Deed, made this 11th day of **November, 2024**, by and between **Emmanuel L. Peaks**, GRANTOR, and **Primera Iglesia Adventista Eben-ezer LLC**, GRANTEE.

## - Witnesseth -

That in consideration of the sum of One Hundred Forty-Five Thousand And 00/100 Dollars ($145,000.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Grantee its successors and assigns, in Fee Simple, in all that lot of ground situate in the County of Prince George's, State of Maryland, and described as follows, that is to say:

**Tax ID # 18-2035830**

BEING KNOWN AND DESIGNATED as Lot Numbered 818 entitled, "Cedar Heights" in the Martin Dodges Subdivision which Plat is recorded among the Land Records of Prince George's County, Maryland in Plat Book BDS 1, Folio 29.

**Tax ID # 18-2062271**

BEING KNOWN AND DESIGNATED as Lot Numbered 819 entitled, "Cedar Heights" in the Martin Dodges Subdivision which Plat is recorded among the Land Records of Prince George's County, Maryland in Plat Book BDS 1, Folio 29.

(ADDRESS REFERENCE IS FOR INFORMATIONAL PURPOSES ONLY)
The improvements thereon being known as 813 Cypresstree Drive and, 815 Cypresstree Drive, Capitol Heights, MD 20743.

BEING all and the same lot of ground which by Deed dated May 15, 2024, and recorded August 26, 2024 among the Land Records of Prince George's County, Maryland, in Liber 50090, Folio 93, was granted and conveyed by Housing Authority of Prince George's County unto Emmanuel L. Peaks.

Tax Account No. 18-2035830 & 18-2062271

By the execution of this Deed, the Grantor hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

To Have and To Hold the said described lot of ground and premises to the said Primera Iglesia Adventista Eben-ezer LLC, its successors and assigns, , in Fee Simple.

And the said Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 50502, p. 0253, MSA_CE64_50811. Date available 01/24/2025. Printed 02/17/2025.

Witness the hand and seal of the said Grantor.

WITNESS:

Casey Jo Taylor

Emmanuel L. Peaks (Seal)

Emmanuel L. Peaks

STATE OF MARYLAND }
COUNTY OF PRINCE GEORGE'S } ss

On this the 14th day of November, 2024, before me, a Notary Public, in the jurisdiction aforesaid, the undersigned Officer, personally appeared Emmanuel L. Peaks, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in my presence for the purposes therein contained.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Casey Jo Taylor

Notary Public
My commission expires 4/13/2026

CASEY JO TAYLOR NOTARY PUBLIC EXPIRES: 4-13-2026 BALTIMORE COUNTY, MD

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 50502, p. 0254, MSA_CE64_50811. Date available 01/24/2025. Printed 02/17/2025.

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Supreme Court of Maryland.

David L. Thurston, Attorney

AFTER RECORDING, PLEASE RETURN TO:

**Results Title & Escrow LLC**
**6020 Meadowridge Center Drive**
**Suite M**
**Elkridge, MD 21075**

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 50502, p. 0255, MSA_CE64_50811. Date available 01/24/2025. Printed 02/17/2025.

**MARYLAND FORM WH-AR**

# Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

**2024**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

**1. Transferor Information**

Name of Transferor Emmanuel L. Peaks

**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).

813 Cypresstree Drive and, 815 Cypresstree Drive, Capitol Heights, MD 20743

**3. Reasons for Exemption**

**Resident Status**

☒ As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☐ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

**Principal Residence**

☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

**Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.**

**3a. Individual Transferors**

Witness

Emmanuel L. Peaks — 11/11/24
Name — **Date

Signature

**3b. Entity Transferors**

Witness/Attest

Name of Entity

By

Name — **Date

Title

** Form must be dated to be valid.

**Note:** Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

**To the Clerk of the Court:** Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

01/22

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 50502, p. 0256, MSA_CE64_50811. Date available 01/24/2025. Printed 02/17/2025.

BOOK: 50502 PAGE: 257

# State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Prince George's

*Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.*

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

**1 Type(s) of Instruments** (☐ Check Box if addendum Intake Form is Attached.)

| | | | |
|---|---|---|---|
| X Deed / Deed of Trust | ☐ Mortgage / Lease | ☐ Other | ☐ Other |

**2 Conveyance Type Check Box**

| | | | |
|---|---|---|---|
| X Improved Sale Arms-Length *[1]* | ☐ Unimproved Sale Arms-Length *[2]* | ☐ Multiple Accounts Arms-Length *[3]* | ☐ Not an Arms-Length Sale *[9]* |

**3 Tax Exemptions** (if applicable) Cite or Explain Authority

| | |
|---|---|
| Recordation | |
| State Transfer | |
| County Transfer | |

**4 Consideration and Tax Calculations**

| Consideration Amount | | Finance Office Use Only Transfer and Recordation Tax Consideration | |
|---|---|---|---|
| Purchase Price/Consideration | $ 145,000.00 | Transfer Tax Consideration | $ |
| Any New Mortgage | $ | X ( . ) % = | $ |
| Balance of Existing Mortgage | $ | Less Exemption Amount − | $ |
| Other: | $ | Total Transfer Tax = | $ |
| Other: | $ | Recordation Tax Consideration | $ |
| | | X ( ) per $500 = | $ |
| Full Cash Value: | $ | TOTAL DUE | $ |

**5 Fees**

| Amount of Fees | Doc. 1 | Doc. 2 |
|---|---|---|
| Recording Charge | $ 20.00 | $ |
| Surcharge | $ 40.00 | $ |
| State Recordation Tax | $ 797.50 | $ |
| State Transfer Tax | $ 725.00 | $ |
| County Transfer Tax | $ 2,030.00 | $ |
| Other | $ | $ |
| Other | $ | $ |

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

**6 Description of Property**

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

| District | Property Tax ID No. (1) | Grantor Liber/Folio | Map | Parcel No. | Var. LOG |
|---|---|---|---|---|---|
| | 18-2035830 & 18-2062271 | 50090/93 | | | ☐ (5) |

| Subdivision Name | Lot (3a) | Block (3b) | Sect/AR (3c) | Plat Ref. | SqFt/Acreage (4) |
|---|---|---|---|---|---|
| | | | | 50090/93 | |

Location/Address of Property Being Conveyed (2): 813 Cypresstree Drive and, 815 Cypresstree Drive, Capitol Heights, MD 20743

Other Property Identifiers (if applicable): | Water Meter Account No.:

Residential [X] or Non-Residential [ ] | Fee Simple [X] or Ground Rent [ ] | Amount: N/A

Partial Conveyance? [ ] Yes [X] No | Description/Amt. of SqFt/Acreage Transferred: N/A

If Partial Conveyance, List Improvements Conveyed: N/A

**7 Transferred From**

| Doc. 1 – Grantor(s) Name(s) | Doc. 2 – Grantor(s) Name(s) |
|---|---|
| Emmanuel L. Peaks | |
| **Doc. 1 – Owner(s) of Record, if Different from Grantor(s)** | **Doc. 2 – Owner(s) of Record, if Different from Grantor(s)** |
| | |

**8 Transferred To**

| Doc. 1 – Grantee(s) Name(s) | Doc. 2 – Grantee(s) Name(s) |
|---|---|
| Primera Iglesia Adventista Eben-ezer LLC | |

New Owner's (Grantee) Mailing Address: 813 Cypresstree Drive and, 815 Cypresstree Drive, Capitol Heights, MD 20743

**9 Other Names to Be Indexed**

| Doc. 1 – Additional Names to be Indexed (Optional) | Doc. 2 – Additional Names to be Indexed (Optional) |
|---|---|
| | |

**10 Contact/Mail Information**

Instrument Submitted By or Contact Person

Name: Stacy Chandler

Firm: Results Title & Escrow LLC

Address: 6020 Meadowridge Center Drive, Suite M

Elkridge, MD 21075 Phone: (667) 701-0100

☒ Return to Contact Person

☐ Hold for Pickup

☐ Return Address Provided

**11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTCOPY MUST ACCOMPANY EACH TRANSFER**

**Assessment Information**

| | | |
|---|---|---|
| ☐ Yes | X No | Will the property being conveyed be the grantee's principal residence? |
| ☐ Yes | X No | Does transfer include personal property? If yes, identify: |
| X Yes | ☐ No | Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). |

Space Reserved for County Validation

**Assessment Use Only – Do Not Write Below This Line**

Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification

Transfer Number | Date Received: | Deed Reference: | Assigned Property No.:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year | 20 | 20 | Geo. | Map | Sub | Block |
| Land | | | Zoning | Grid | Plat | Lot |
| Buildings | | | Use | Parcel | Section | Occ. Cd. |
| Total | | | Town Cd. | Ex. St. | Ex. Cd. | |

REMARKS:

Distribution: ☐ Clerk's Office ☐ Office of Finance ☐ SDAT ☐ Preparer

AOC-CC-300 (5/2007)

127237-24RT

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 50502, p. 0257, MSA_CE64_50811. Date available 01/24/2025. Printed 02/17/2025.

# CLERK VALIDATION SHEET

LR - Deed (w Taxes)
Recording only ST20.00
Name: PRIMERA IGLESIA ADVENTISTA EBEN-EZER LLC
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State Transfer Tax 725.00
==========
SubTotal: 785.00
==========
Total: 785.00
01/14/2025 11:12 CC16-InN
#18644135 CC0703 - Prince George's County/CC07.03.01 - Register 01

Mahasin El Amin – Clerk
Prince George's County Circuit Court

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 50502, p. 0258, MSA_CE64_50811. Date available 01/24/2025. Printed 02/17/2025.

OMB Approval No. 2502-0265

# A. Settlement Statement (HUD-1)

**B. Type of Loan**

| 1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins. | 6. File Number: 127237-24RT | 7. Loan Number: | 8. Mortgage Insurance Case Number: |
|---|---|---|---|

**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agents are shown. Items marked "(p.o.c)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

| D. Name & Address of Borrower: | E. Name & Address of Seller: | F. Name & Address of Lender: |
|---|---|---|
| Primera Iglesia Adventista Eben-ezer LLC | Emmanuel L. Peaks<br>809 Cypresstree Drive, Capitol Heights, MD 20743 | |
| G. Property Location:<br>813 Cypresstree Drive and, 815 Cypresstree Drive<br>Capitol Heights, MD 20743 | H. Settlement Agent:<br>Results Title & Escrow LLC<br>6020 Meadowridge Center Drive, Suite M, Elkridge, MD 21075<br>Phone: 667-701-0100 Fax: 410-719-9772 | I. Settlement Date: 11/11/2024<br>Disbursement Date: 11/11/2024 |
| | Place of Settlement:<br>6020 Meadowridge Center Drive, Suite M, Elkridge, MD 21075 | TitleExpress<br>Printed 11/11/2024 at 10:05 am<br>by SDC |

## J. Summary of Borrower's Transaction

| | | |
|---|---|---|
| **100.** | **Gross Amount Due from Borrower** | |
| 101. | Contract sales price | 145,000.00 |
| 102. | Personal property | |
| 103. | Settlement charges to borrower (line 1400) | 8,986.25 |
| 104. | | |
| 105. | | |
| | **Adjustments for items paid by seller in advance** | |
| 106. | City/town taxes to | |
| 107. | County taxes 11/11/2024 to 06/30/2025 | 498.40 |
| 108. | Assessments to | |
| 109. | 2nd Parcel Property T 11/11/2024 to 06/30/2025 | 498.40 |
| 110. | | |
| 111. | | |
| 112. | | |
| **120.** | **Gross Amount Due from Borrower** | **154,983.05** |
| **200.** | **Amounts Paid by or in Behalf of Borrower** | |
| 201. | Deposit or earnest money | |
| 202. | Principal amount of new loan(s) | |
| 203. | Existing loan(s) taken subject to | |
| 204. | | |
| 205. | | |
| 206. | | |
| 207. | | |
| 208. | | |
| 209. | | |
| | **Adjustments for items unpaid by seller** | |
| 210. | City/town taxes to | |
| 211. | County taxes to | |
| 212. | Assessments to | |
| 213. | | |
| 214. | | |
| 215. | | |
| 216. | | |
| 217. | | |
| 218. | | |
| 219. | | |
| **220.** | **Total Paid by/for Borrower** | **0.00** |
| **300.** | **Cash at Settlement from/to Borrower** | |
| 301. | Gross amount due from borrower (line 120) | 154,983.05 |
| 302. | Less amounts paid by/for borrower (line 220) | 0.00 |
| **303.** | **Cash ☒ From ☐ To Borrower** | **154,983.05** |

## K. Summary of Seller's Transaction

| | | |
|---|---|---|
| **400.** | **Gross Amount Due to Seller** | |
| 401. | Contract sales price | 145,000.00 |
| 402. | Personal property | |
| 403. | | |
| 404. | | |
| 405. | | |
| | **Adjustments for items paid by seller in advance** | |
| 406. | City/town taxes to | |
| 407. | County taxes 11/11/2024 to 06/30/2025 | 498.40 |
| 408. | Assessments to | |
| 409. | 2nd Parcel Property T 11/11/2024 to 06/30/2025 | 498.40 |
| 410. | | |
| 411. | | |
| 412. | | |
| **420.** | **Gross Amount Due to Seller** | **145,996.80** |
| **500.** | **Reductions In Amount Due to Seller** | |
| 501. | Excess deposit (see instructions) | |
| 502. | Settlement charges to seller (line 1400) | 3,890.87 |
| 503. | Existing loan(s) taken subject to | |
| 504. | Payoff of first mortgage loan | |
| 505. | Payoff of second mortgage loan | |
| 506. | | |
| 507. | | |
| 508. | | |
| 509. | | |
| | **Adjustments for items unpaid by seller** | |
| 510. | City/town taxes to | |
| 511. | County taxes to | |
| 512. | Assessments to | |
| 513. | | |
| 514. | | |
| 515. | | |
| 516. | | |
| 517. | | |
| 518. | | |
| 519. | | |
| **520.** | **Total Reduction Amount Due Seller** | **3,890.87** |
| **600.** | **Cash at Settlement to/from Seller** | |
| 601. | Gross amount due to seller (line 420) | 145,996.80 |
| 602. | Less reductions in amount due seller (line 520) | 3,890.87 |
| **603.** | **Cash ☒ To ☐ From Seller** | **142,105.93** |

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

## L. Settlement Charges

| | | | | Paid From Borrower's Funds at Settlement | Paid From Seller's Funds at Settlement |
|---|---|---|---|---|---|
| **700. Total Real Estate Broker Fees** | $ 5,000.00 | | | | |
| Division of commission (line 700) as follows: | | | | | |
| 701. $0.00 | to | | | | |
| 702. $5,000.00 | to Exit Results Realty | | | | |
| 703. Commission paid at settlement | | | | 5,000.00 | |
| 704. | to | | | | |
| 705. | to | | | | |
| **800. Items Payable in Connection with Loan** | | | | | |
| 801. Our origination charge (Includes Origination Point 0.000% or $0.00) | | $ | (from GFE #1) | | |
| 802. Your credit or charge (points) for the specific interest rate chosen | | $ | (from GFE #2) | | |
| 803. Your adjusted origination charges | | | (from GFE A) | | |
| 804. Appraisal fee | to | | (from GFE #3) | | |
| 805. Credit report | to | | (from GFE #3) | | |
| 806. Tax service | to | | (from GFE #3) | | |
| 807. Flood certification | to | | (from GFE #3) | | |
| 808. | to | | | | |
| **900. Items Required by Lender to be Paid in Advance** | | | | | |
| 901. Daily interest charges from | from 11/11/2024 to 12/01/2024 @ $0.00/day | | (from GFE #10) | | |
| 902. Mortgage insurance premium | months to | | (from GFE #3) | | |
| 903. Homeowner's insurance | months to | | (from GFE #11) | | |
| 904. | months to | | (from GFE #11) | | |
| **1000. Reserves Deposited with Lender** | | | | | |
| 1001. Initial deposit for your escrow account | | | (from GFE #9) | | |
| 1002. Homeowner's insurance | months @ $ /month | | | | |
| 1003. Mortgage insurance | months @ $ /month | | | | |
| 1004. Property taxes | months @ $ /month | | | | |
| 1005. County taxes | months @ $ 65.34/month | $ | | | |
| 1006. Assessments | months @ $ 0.00/month | $ | | | |
| 1007. Aggregate Adjustment | | $ | | | |
| **1100. Title Charges** | | | | | |
| 1101. Title services and lender's title insurance | | $ | (from GFE #4) | 1,365.00 | |
| 1102. Settlement or closing fee | to Results Title & Escrow LLC | $450.00 | | | 295.00 |
| 1103. Owner's title insurance - First American Title Insurance Company | | $ | (from GFE #5) | 785.00 | |
| 1104. Lender's title insurance - First American Title Insurance Company | | $ | | | |
| 1105. Lender's title policy limit $0.00 Lender's Policy | | | | | |
| 1106. Owner's title policy limit $145,000.00 Owner's Policy | | | | | |
| 1107. Agent's portion of the total title insurance premium to Results Title & Escrow LLC | | $690.80 | | | |
| 1108. Underwriter's portion of the total title insurance premium to First American Title Insurance Company | | $94.20 | | | |
| 1109. Abstract Fee | to Performance Abstractors | $295.00 | | | |
| 1110. Deed Preparation Fee | to Law Offices of David L. Thurston | $195.00 | | | |
| 1111. Recording Processing Fee | to Results Title | $75.00 | | | |
| 1112. Courier/Wire Fee | to Results Title & Escrow LLC | | | | 50.00 |
| 1113. Title Examination Fee | to Results Title & Escrow LLC | $350.00 | | | |
| 1114. CPL\CPL | to First American Title Insurance Company | $ | | | |
| **1200. Government Recording and Transfer Charges** | | | | | |
| 1201. Government recording charges | | $ | (from GFE #7) | 60.00 | |
| 1202. Deed $60.00 | Mortgage $ | Release $ | | | |
| 1203. Transfer taxes | | $ | (from GFE #8) | 1,776.25 | |
| 1204. State Recordation Tax | Deed $797.50 | Mortgage $ | | | 398.75 |
| 1205. State Transfer Tax | Deed $725.00 | Mortgage $ | | | 362.50 |
| 1206. County Transfer Tax | Deed $2,030.00 | Mortgage $ | | | 1,015.00 |
| **1300. Additional Settlement Charges** | | | | | |
| 1301. Required services that you can shop for | | | (from GFE #6) | | |
| 1302. | to | | | | |
| 1303. | to | | | | |
| 1304. EST Property Taxes-2025- Acct# 20 | to Prince George's County | $ | | | 784.12 |
| 1305. EST Property Taxes-2024- Acct# 20 | to Prince George's County | $ | | | 100.69 |
| 1306. EST Property Taxes-2025- Acct# 20 | to Prince George's County | $ | | | 784.12 |
| 1307. EST Property Taxes-2024- Acct# 20 | to Prince George's County | $ | | | 100.69 |
| **1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)** | | | | **8,986.25** | **3,890.87** |

*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvestor, Bro(K)er. **Credit by lender shown on page 1. ***Credit by seller shown on page 1.

## Signature Page

**HUD CERTIFICATION OF BUYER AND SELLER**

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

### Buyers

PRIMERA IGLESIA ADVENTISTA EBEN-EZER LLC

Juver Portillo President

Juver Portillo, Pastor/President

### Sellers

Emmanuel Peaks

Emmanuel L. Peaks

### Settlement Agent

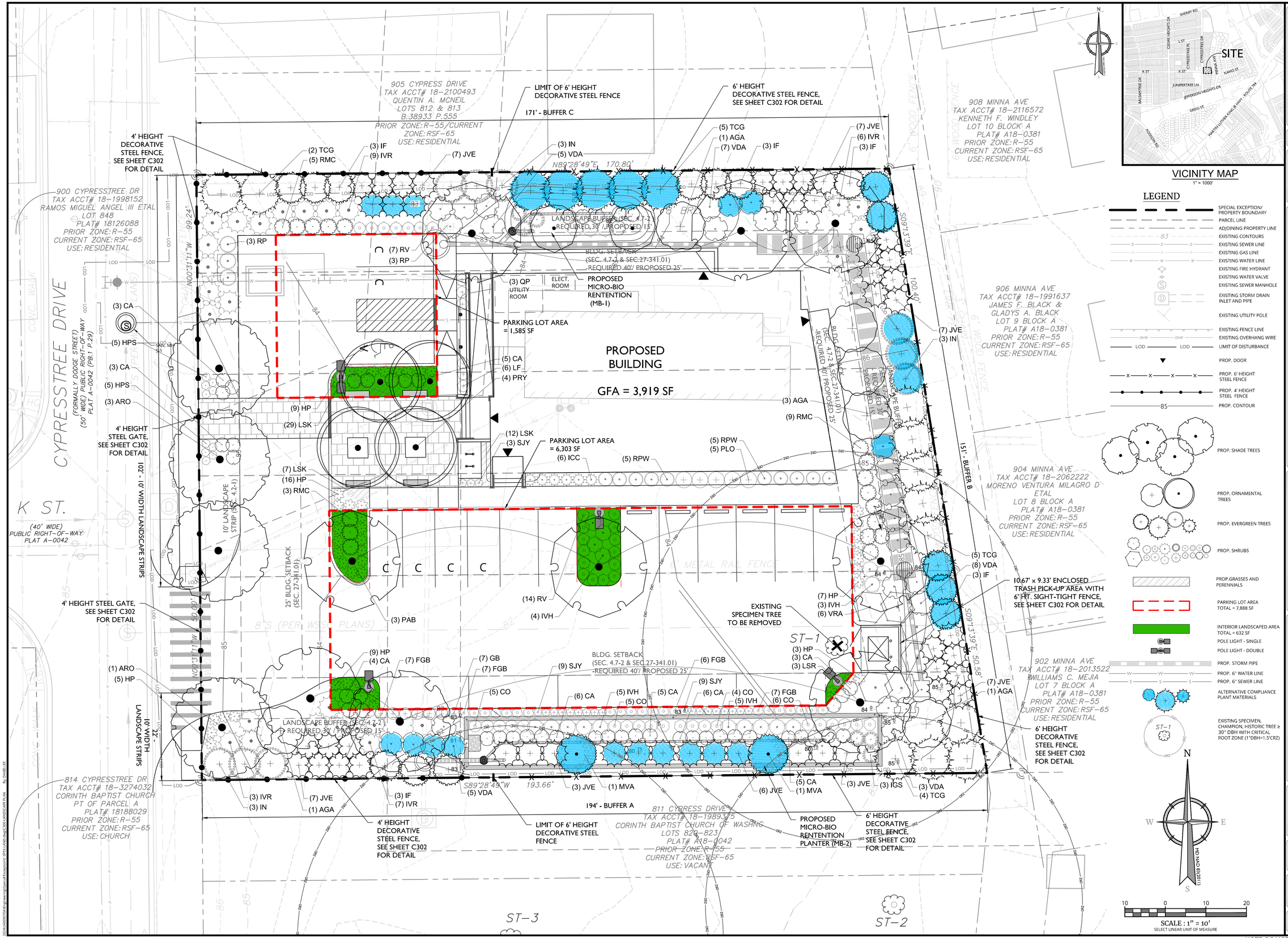
The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT

11/11/24

DATE

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.




## VICINITY MAP

1" = 1000'




## LEGEND

- SPECIAL EXCEPTION/ PROPERTY BOUNDARY
- PARCEL LINE
- ADJOINING PROPERTY LINE
- 83 — EXISTING CONTOURS
- S — EXISTING SEWER LINE
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN INLET AND PIPE
- EXISTING UTILITY POLE
- OHW — EXISTING FENCE LINE
- EXISTING OVERHANG WIRE
- LOD — LIMIT OF DISTURBANCE
- PROP. DOOR
- PROP. 6' HEIGHT STEEL FENCE
- PROP. 4' HEIGHT STEEL FENCE
- 85 — PROP. CONTOUR
- PROP. SHADE TREES
- PROP. ORNAMENTAL TREES
- PROP. EVERGREEN TREES
- PROP. SHRUBS
- PROP.GRASSES AND PERENNIALS
- PARKING LOT AREA TOTAL = 7,888 SF
- INTERIOR LANDSCAPED AREA TOTAL = 632 SF
- POLE LIGHT - SINGLE
- POLE LIGHT - DOUBLE
- PROP. STORM PIPE
- PROP. 6" WATER LINE
- PROP. 6" SEWER LINE
- ALTERNATIVE COMPLIANCE PLANT MATERIALS
- ST-1 — EXISTING SPECIMEN, CHAMPION, HISTORIC TREE ≥ 30" DBH WITH CRITICAL ROOT ZONE (1'DBH=1.5'CRZ)

N

W E

S

MD.NAD 83(2011)

10 0 10 20

SCALE : 1" = 10'

SELECT LINEAR UNIT OF MEASURE

**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.**


Colliers Engineering & Design

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| | | | |

STATE OF MARYLAND — JONATHAN M. JOLLEY — 3497 — REGISTERED LANDSCAPE ARCHITECT


Jonathan M. Jolley
MARYLAND PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3497 EXPIRATION DATE: 9-30-26.

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE M-NCPPC# SE-25003 & AC-25002

# 901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND


Colliers Engineering & Design

COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING


| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/04/24 | XXXXXX | XXXXXX |

| PROJECT NUMBER: | DRAWING NAME: |
|---|---|
| 24009070A | C-SPEX-LAND |

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: C300

By: DAVID.EF

2024/24009070A/Engineering/Sheets/Exception/C-SPEX-LAND.dwg/C300 LANDSCAPE PLAN

# GENERAL PLANTING NOTES

## A. GENERAL

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES MARKOUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK..

3. OWNER OR HIS/HER REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.

## B. PLANT MATERIAL

1. PLANT MATERIAL:

1.1. PLANT MATERIAL SHALL CONFORM WITH THE ANSI Z60.1-2014 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY AMERICANHORT IN REGARD TO QUALITY, SIZE OF PLANTING, SPREAD OF ROOTS, SIZE OF ROOTBALL, AND BRANCHING PATTERN.

1.2. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND FREE FROM DEFECTS, INJURY, DISEASE, AND/OR INFESTATION, WITH ROOT BALLS INTACT.

1.3. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AT THE NURSERY. THE PLANT MATERIAL SHALL BE PLANTED AT THE SAME LEVEL WHEN PLANTED.

1.4. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY TO THE SITE. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PROTECT THE PLANT MATERIAL FROM DAMAGE PRIOR TO INSTALLATION.

1.5. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATION, TO REJECT ANY AND ALL PLANT MATERIAL WHICH IN THEIR OPINION DOES NOT MEET THE REQUIREMENTS OF THESE PLANS.

2. PLANT QUANTITIES: THE LANDSCAPE PLAN SHOULD TAKE PRECEDENCE OVER THE PLANT SCHEDULE IF ANY PLANT DISCREPANCIES OCCUR.

3. PLANT SIZE: THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN THE CALIPER, HEIGHT, SIZE OR SPREAD INDICATED IN THE PLANT SCHEDULE.

4. SUBSTITUTIONS: NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSIONS OF THE MUNICIPALITY, LANDSCAPE ARCHITECT, OR OWNER. WRITTEN PROOF OF THE PLANT MATERIAL UNAVAILABILITY MUST BY DOCUMENTED BY THE CONTRACTOR.

5. GUARANTEE: PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT IS DEAD WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING STUMP, AND REPLACED WITH A SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR WITHIN ONE YEAR OF ONE GROWING SEASON. TREE STAKES, AND PLASTIC CHAINS SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

## C. PLANTING PROCEDURES

1. PLANTING BEDS:

1.1. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH WELL DRAINING AND FERTILE SOILS. SOILS SHALL BE SANDY LOAM, FREE FROM DEBRIS, ROCKS, ETC. SOIL TO BE ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.

1.2. PLANTING BEDS SHALL RECEIVE FOUR (4) TO SIX (6) INCHES OF DOUBLE SHREDDED HARDWOOD MULCH AND TREATED WITH A PRE-EMERGENT HERBICIDE. NO MULCH SHALL COME IN DIRECT CONTACT WITH ROOT FLARE/COLLAR; UNDER NO CIRCUMSTANCES SHALL THE ROOT CROWN BE BURIED.

1.3. SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.

2. PLANT LOCATIONS: THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BEDLINES SHALL BE DETERMINED IN THE FIELD AT THE TIME OF INSTALLATION FOLLOWING THE BASIC INTENT OF THE APPROVED PLANS, UNLESS THERE IS A SPECIFIC DIMENSION OR LOCATION SHOWN.

3. PLANTING DATES: PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTING SEASONS ARE DEFINED AS MARCH 15 THROUGH MAY 15 AND SEPT 15 THROUGH NOV 15. PLANTING IS ACCEPTABLE DURING THE WINTER MONTHS IF WEATHER PERMITS AND THE GROUND IS NOT FROZEN, AND IN THE SUMMER IF SUPPLEMENTAL WATERING IS PROVIDED. SOIL MUST BE FROST FREE, FRIABLE, AND NOT MUDDY AT TIME OF PLANTING.

4. PLANTING METHODS:

4.1. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS.

4.1.1. STAKES SHALL BE EIGHT TO TEN FEET LONG, OF SOUND, DURABLE UNFINISHED LUMBER CAPABLE OF WITHSTANDING ABOVEGROUND AND UNDERGROUND CONDITIONS DURING THE PERIOD OF GUARANTEE WITH TOP AND BOTTOM DIMENSIONS OF TWO INCHES BY TWO INCHES IN DIAMETER

4.1.2. THREE STAKES SHALL BE EQUALLY SPACED ABOUT THE TREE IN A TRIANGULAR FASHION AND SHALL BE DRIVEN VERTICALLY INTO THE GROUND 2 ½ TO 3 FEET IN A MANNER THAT DOES NOT INJURE THE ROOT BALL.

4.1.3. TREES SHALL BE FASTENED TO EACH STAKE AT A HEIGHT OF FIVE FEET BY MEANS OF ARBOR TIE TREE TIE ($\frac{7}{8}$" WIDE RECOMMENDED FOR TREES UP TO 2 ½ INCHES IN CALIPER).

4.2. SET PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT AFTER SETTLEMENT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN CENTER OF PIT.

4.3. AT TIME OF INSTALLATION, THE CONTRACTOR SHALL WATER NEWLY INSTALLED PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE REGULAR WATERING TO ENSURE THE ESTABLISHMENT, GROWTH, AND SURVIVAL OF ALL PLANTS.

4.4. B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOTBALL ONLY. PLANTS WITH BROKEN, SPLIT, OR DAMAGED ROOTBALLS SHALL BE REJECTED.

4.5. CORD BINDING OF ALL B&B PLANTS SHALL BE CUT AND REMOVED, ALONG WITH THE BURLAP OF THE UPPER ⅓ OF THE ROOT BALL. ALL WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING PLANTING PIT.

## D. MAINTENANCE

1. PRUNING:

1.1. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

1.2. SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT TO HAVE BRANCHES BELOW 7'-0".

1.3. THE CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.

2. LAWN AREAS:

2.1. THE LANDSCAPE CONTRACTOR SHALL TEST THE SOIL TO CONFIRM SUITABILITY FOR THE PROPOSED SEED MIX AND SUPPLEMENT AS REQUIRED TO MEET THE REQUIRED PH & NUTRIENT LEVELS.

2.2. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLANS. SEED SHALL BE IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DISTRICT'S SEED SPECIFICATIONS AS NOTED ON THE SOIL EROSION AND SEDIMENT CONTROL DETAILS SHEET.

2.3. SOD. IF SPECIFIED, SHALL CONSIST OF A STATE CERTIFIED MIXTURE. ALL DISTURBED AREAS INDICATED AS LAWN OR SOD SHALL BE TOPSOILED, LIMED, AND FERTILIZED & FINE GRADED PRIOR TO LAWN INSTALLATION.

3. EXISTING VEGETATION: EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING, OR CLEARING. EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DAMAGED, OR DISEASED BRANCHES.

4. SITE CLEANUP: PLANTING DEBRIS (WIRE, TWINE, RUBBERHOSE, BACKFILL, ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. THE PROPERTY IS TO BE LEFT IN A NEAT, ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.

**Tree Canopy Coverage Schedule for Sec. 25-128**

| Project Name: | TCP2#: | DRD Case #: | Area (acres) |
|---|---|---|---|
| 901 & 903 Cypresstree Drive | | | |
| Site Calculations: | Zone 1: | R-55 | 0.62 |
| | Zone 2: | | |
| | Zone 3: | | |
| | Zone 4: | | |
| | Total Acres: | | 0.62 |

| Total Acres (gross acres) | % of TCC required | TCC Required (Acres) | TCC Required in (SF) |
|---|---|---|---|
| 0.62 | 20.0% | 0.12 | 5439 |
| A. TOTAL ON-SITE WC PROVIDED (acres) = | 0.00 | acres | 0 |
| B. TOTAL AREA EXISTING TREES (non-WC acres) = | 0.00 | acres | 0 |
| C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES = | | | 17475 |
| D. TOTAL TREE CANOPY COVERAGE PROVIDED = | | | 17475 |
| E. TOTAL SQUARE FOOTAGE REQUIRED = | | | 5439 |
| | | | Requirement Satisfied |

| Credit Categories for Landscape Trees | TCC Credit per Tree Based on Size at Planting (SF) | Number of Trees | TCC Credit (SF) |
|---|---|---|---|
| Deciduous - **columnar** shade tree (50 ' or less height) | **2 -1/2 - 3" = 65** | | 0 |
| | **3 - 3 1/2" = 75** | | 0 |
| Deciduous - **ornamental** tree (20' or less height with equal spread). Minimum planting size 7 - 9 ' in height | **1-1/2 - 1-3/4"= 75** | | 0 |
| | **2 - 2 1/2" = 100** | 12 | 1200 |
| Deciduous - **minor shade** tree (25-50' height wth equal spread or greater). Minimum planting size 8-10' in height | **2 -1/2 - 3" = 110** | | 0 |
| | **2 -1/2 - 3" = 160** | | 0 |
| | **3 - 3 1/2" = 175** | | 0 |
| Deciduous - **major shade** tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height | **2 -1/2 - 3" = 225** | 13 | 2925 |
| | **3 - 3 1/2" = 250** | | 0 |
| | **6 - 8' = 40** | | 0 |
| Evergreen - **columnar** tree (less than 30' height with spread less than 15') | **8 - 10' = 50** | | 0 |
| | **10 - 12' = 75** | | 0 |
| Evergreen - **small tree** (30-40' height with spread of 15-20') | **6 - 8' = 75** | | 0 |
| | **8 - 10' = 100** | | 0 |
| | **10 - 12' = 125** | | 0 |
| Evergreen - **medium tree** (40-50' height with spread of 20 30') | **6 - 8' = 125** | | 0 |
| | **8 - 10' = 150** | 89 | 13350 |
| | **10 - 12' = 175** | | 0 |
| Evergreen - **large tree** (50' height or greater with spread of over 30') | **6 - 8' = 150** | | 0 |
| | **8 - 10' = 200** | | 0 |
| | **10 - 12' = 250** | | 0 |
| TOTAL NUMBER OF TREES/TCC CREDIT (SF) | | 114 | 17475 |
| (Manually enter information/figures into shaded areas) | | | |

Prepared by Johnathan M. Jolley — Date 3/13/2025

Revised June 2011

**Schedule for Section 4.2-1**
**Requirements for Landscape Strips Along Streets**

Linear feet of street frontage, excluding driveway entrances:

| | General Plan designation: | | Devloped Tier, Corridor Node or Center | | Developing Tier | | Rural Tier |
|---|---|---|---|---|---|---|---|
| 1) | | X | | | | | |
| 2) | Option selected: | 1,2,3 or 4: | 1 | 1 or 2: | | | |
| 3) | Is there a public utility easement along the frontage of the property? | X | yes | | no | | |
| 4) | Number of plants required: | 4 | shade trees | | shade trees | | |
| | Total LF = 124 | 18 | shrubs | | shrubs | | |
| | (1) shade tree and (5) shrubs per (35) linear feet of frontage | | 25-foot-wide strip of existing trees | | 25-foot-wide strip of existing trees | | |
| 5) | Total plant material provided: | 4 | shade trees | | shade trees | | |
| | | 0 | ornamental/evergreen trees | | ornamental/evergreen trees | | |
| | | 27 | shrubs | | shrubs | | |
| | | | 25-foot-wide strip of existing trees | | 25-foot-wide strip of existing trees | | |

**Schedule for Section 4.3-1**
**Parking Lot Perimeter Landscape Strip for Parking Lots 7,000 Square Feet or Larger**

Linear feet of parking lot perimeter adjacent to property line:

| | General Plan designation: | | Devloped Tier, Corridor Node or Center | | Developing Tier | | Rural Tier |
|---|---|---|---|---|---|---|---|
| 1) | | X | | | | | |
| 2) | Option selected: | 1,2, or 3: | 1 | 1 or 2: | | 1 or 2: | |
| 3) | Width of perimeter strip required: | 3 | feet | | feet | | feet |
| 4) | Width of perimeter strip provided: | 5 | feet | | feet | | feet |
| 5) | Plant material required: | | shade trees | | shade trees | | shade trees |
| | Parking Area LF = 378 LF | 162 | shrubs | | shrubs | | shrubs |
| | (15 Shrubs per 35 LF) | | | | | | |
| 6) | Total plant material provided: | | shade trees | | shade trees | | shade trees |
| | | 165 | shrubs | | shrubs | | shrubs |
| | | | existing shade trees | | existing shade trees | | existing shade trees |

**Schedule 4.3-2**
**Interior Planting for Parking Lots 7,000 Square Feet or Larger**

| | | | | | |
|---|---|---|---|---|---|
| 1) | Parking Lot Area (see Figure 4.3-7): | 7,888 | square feet | | |
| 2) | Interior landscaped area required: | 8 | % | 632 | square feet |
| 3) | Interior landscaped area provided: | 8.0 | % | 632 | square feet |
| 4) | Minimum number of shade trees required: | | | | |
| | (1 per 300 square feet of interior planting area provided) | 3 | shade trees | | |
| | or | | | | |
| | (1 per 200 square feet of interior planting area provided) | N/A | shade trees | | |
| 5) | Number of shade trees provided: | 3 | shade trees | | |
| 6) | Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree? | X | yes | | no |
| 7) | Is there a planting island on average every 10 spaces? | X | yes | | no |
| 8) | Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area? | X | yes | | no |
| 9) | Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide? | X | yes | | no |
| 10) | Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide? | X | yes | | no |
| 11) | For parking lots 50,000 square feet or larger: | | | | |
| a) | Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays? | N/A | yes | | no |
| | or | | | | |
| b) | Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided) | N/A | yes | | no |

**Buffer 'A' Schedule 4.7-1**
**Buffering Incompatible Uses Requirements**

| | | | | | | |
|---|---|---|---|---|---|---|
| 1) | General Plan designation: | DEVELOPED | Developed Tier, Cooridor Node or Center | | | |
| 2) | Use of proposed development: | CHURCH | | | | |
| 3) | Impact of proposed development: | M | | | | |
| 4) | Use of adjoining development: | RESIDENTIAL | | | | |
| 5) | Impact of adjoining development: | C | | | | |
| 6) | Minimum required bufferyard (A, B, C, D or E): | | | A | | B |
| | | X | | C | | D |
| | | | | E | | NONE |
| 7) | Minimum required building setback: | | | | 40 | feet |
| 8) | Building setback provided: | | | | 25* | feet |
| 9) | Minimum required width of landscape yard: | | | | 30 | feet |
| 10) | Width of landscape yard provided: | | | | 15* | feet |
| 11) | Linear feet of buffer strip required along property line and right-of-way: | | | | 194 | linear feet |
| 12) | Percentage of required bufferyard occupied by existing trees: | | | | 0 | % |
| 13) | Is a six (6) foot high fence or wall included in bufferyard? | X | yes | | | no |
| 14) | Total number of plant units required in buffer strip: | | | | 233 | p.u. |
| | (120 PU per 100 LF) | | | | | |
| 15) | Total number of plant units provided: | shade trees | 4 | x 10 p.u.= | 40 | p.u. |
| | | evergreen trees | 30 | x 5 p.u.= | 150 | p.u. |
| | | ornamental trees | 2 | x 5 p.u.= | 10 | p.u. |
| | | shrubs | 77 | x 1 p.u.= | 77 | p.u. |
| | | | | Total | 277 | p.u. |
| | | | | Total | 119% | % |

*A request for alternative compliance has been submitted for Section 4.7 of the Landscape Manual.

**Buffer 'B' Schedule 4.7-1**
**Buffering Incompatible Uses Requirements**

| | | | | | | |
|---|---|---|---|---|---|---|
| 1) | General Plan designation: | DEVELOPED | Developed Tier, Cooridor Node or Center | | | |
| 2) | Use of proposed development: | CHURCH | | | | |
| 3) | Impact of proposed development: | M | | | | |
| 4) | Use of adjoining development: | RESIDENTIAL | | | | |
| 5) | Impact of adjoining development: | C | | | | |
| 6) | Minimum required bufferyard (A, B, C, D or E): | | | A | | B |
| | | X | | C | | D |
| | | | | E | | NONE |
| 7) | Minimum required building setback: | | | | 40 | feet |
| 8) | Building setback provided: | | | | 25* | feet |
| 9) | Minimum required width of landscape yard: | | | | 30 | feet |
| 10) | Width of landscape yard provided: | | | | 15* | feet |
| 11) | Linear feet of buffer strip required along property line and right-of-way: | | | | 151 | linear feet |
| 12) | Percentage of required bufferyard occupied by existing trees: | | | | 0 | % |
| 13) | Is a six (6) foot high fence or wall included in bufferyard? | X | yes | | | no |
| 14) | Total number of plant units required in buffer strip: | | | | 182 | p.u. |
| | (120 PU per 100 LF) | | | | | |
| 15) | Total number of plant units provided: | shade trees | 2 | x 10 p.u.= | 20 | p.u. |
| | | evergreen trees | 31 | x 5 p.u.= | 155 | p.u. |
| | | ornamental trees | 4 | x 5 p.u.= | 20 | p.u. |
| | | shrubs | 28 | x 1 p.u.= | 28 | p.u. |
| | | | | Total | 223 | p.u. |
| | | | | Total | 123% | % |

*A request for alternative compliance has been submitted for Section 4.7 of the Landscape Manual.

**Buffer 'C' Schedule 4.7-1**
**Buffering Incompatible Uses Requirements**

| | | | | | | |
|---|---|---|---|---|---|---|
| 1) | General Plan designation: | DEVELOPED | Developed Tier, Cooridor Node or Center | | | |
| 2) | Use of proposed development: | CHURCH | | | | |
| 3) | Impact of proposed development: | M | | | | |
| 4) | Use of adjoining development: | RESIDENTIAL | | | | |
| 5) | Impact of adjoining development: | C | | | | |
| 6) | Minimum required bufferyard (A, B, C, D or E): | | | A | | B |
| | | X | | C | | D |
| | | | | E | | NONE |
| 7) | Minimum required building setback: | | | | 40 | feet |
| 8) | Building setback provided: | | | | 25* | feet |
| 9) | Minimum required width of landscape yard: | | | | 30 | feet |
| 10) | Width of landscape yard provided: | | | | 15* | feet |
| 11) | Linear feet of buffer strip required along property line and right-of-way: | | | | 171 | linear feet |
| 12) | Percentage of required bufferyard occupied by existing trees: | | | | 0 | % |
| 13) | Is a six (6) foot high fence or wall included in bufferyard? | X | yes | | | no |
| 14) | Total number of plant units required in buffer strip: | | | | 206 | p.u. |
| | (120 PU per 100 LF) | | | | | |
| 15) | Total number of plant units provided: | shade trees | 3 | x 10 p.u.= | 30 | p.u. |
| | | evergreen trees | 33 | x 5 p.u.= | 165 | p.u. |
| | | ornamental trees | 3 | x 5 p.u.= | 15 | p.u. |
| | | shrubs | 46 | x 1 p.u.= | 46 | p.u. |
| | | | | Total | 256 | p.u. |
| | | | | Total | 124% | % |

*A request for alternative compliance has been submitted for Section 4.7 of the Landscape Manual.

**Schedule for Section 4.9**
**Sustainable Landscaping Requirements**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1) | Percentage of native plant material in each category: | **Required** | | | | **Provided** | | | |
| | shade trees: | 13 | trees x 50% = | 7 | | 13 | trees = | 100% | native |
| | ornamental trees: | 12 | trees x 50% = | 6 | | 8 | trees = | 67% | native |
| | evergreen trees: | 89 | trees x 30% = | 27 | | 65 | trees = | 73% | native |
| | shrubs: | 326 | shrubs x 30% = | 98 | | 181 | shrubs = | 56% | native |
| 2) | Are invasive species proposed? | N | Yes/No | | | | | | |
| 3) | Are existing invasive species on site in areas that are to remain undisturbed? | | | | | N | Yes/No | | |
| 4) | If "yes" is checked for 3) above, is a note included on the plan requiring removal of invasive species prior to ceritification in accordance with Section 1.5 of the Prince George's County | | | | | N | Yes/No | | |
| 5) | Are trees proposed to be planted on slopes greater than 3:1? | | | | | N | Yes/No | | |

## PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | CONDITION | SIZE | HEIGHT | SPACING |
|---|---|---|---|---|---|---|---|
| EVERGREEN TREES | | | | | | | |
| * IN | 9 | Ilex x `Nellie R. Stevens` | Nellie R. Stevens Holly | B & B | | 8-10' HT. | AS SHOWN |
| * IF | 15 | Ilex x attenuata `Fosteri` | Foster`s Holly | B & B | | 8-10' HT. | AS SHOWN |
| JVE | 35 | Juniperus virginiana `Emerald Sentinal` | Red Cedar Juniper | B & B | | 8-10' HT. | AS SHOWN |
| TCG | 16 | Tsuga canadensis 'Golden Splendor' | Golden Splendor Eastern Hemlock | B & B | | 8-10' HT. | AS SHOWN |
| ORNAMENTAL TREES | | | | | | | |
| AGA | 6 | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Apple Serviceberry | B & B | | 7'-9' HT. | AS SHOWN |
| * PRY | 4 | Prunus x yedoensis | Yoshino Cherry | B & B | | 7'-9' HT. | AS SHOWN |
| SHADE TREES | | | | | | | |
| ARO | 4 | Acer rubrum `October Glory` | October Glory Red Maple | B & B | 2.5" - 3" Cal. | | AS SHOWN |
| LSR | 3 | Liquidambar styraciflua `Rotundiloba` | Seedless American Sweetgum | B & B | 2.5" - 3" Cal. | | AS SHOWN |
| PAB | 3 | Platanus X acerifolia `Bloodgood` | Bloodgood London Plane Tree | B & B | 2.5" - 3" Cal. | | AS SHOWN |
| QP | 3 | Quercus phellos | Willow Oak | B & B | 2.5" - 3" Cal. | | AS SHOWN |
| SHRUBS | | | | | | | |
| CA | 18 | Clethra alnifolia `Hummingbird` | `Hummingbird` Summersweet | B & B | 3 gal. | | AS SHOWN |
| FGB | 21 | Fothergilla gardenii 'Blue Mist' | Blue Mist Dwarf Fothergilla | B & B | 3 gal. | | AS SHOWN |
| * GB | 7 | Gaylussacia baccata | Black Huckleberry | B & B | 3 gal. | | AS SHOWN |
| HPS | 10 | Hypericum patulum 'Sungold' | Sungold St. John`s Wort | B & B | 3 gal. | | AS SHOWN |
| * HP | 45 | Hypericum prolificum | Shrubby St. John's Wort | B & B | 3 gal. | | AS SHOWN |
| ICC | 6 | Ilex Crenata `Compacta` | Compact Japanese Holly | B & B | 3 gal. | | AS SHOWN |
| * IVR | 28 | Ilex verticillata 'Red Sprite' | Red Sprite Winterberry | B & B | 3 gal. | | AS SHOWN |
| IVH | 7 | Ilea virginica 'Henry's Garnet' | Henry's Garnet Sweetspire | B & B | 3 gal. | | AS SHOWN |
| LF | 6 | Leucothoe fontanesiana 'Zeblid' | Scarlette® Drooping Leucothoe | B & B | 3 gal. | | AS SHOWN |
| PLO | 5 | Prunus laurocerasus 'Otto Luyken' | Otto Luyken English Laurel | B & B | 3 gal. | | AS SHOWN |
| RP | 3 | Rhododendron `PJM` | PJM Rhododendron | B & B | 3 gal. | | AS SHOWN |
| RPW | 10 | Rhododendron `Pleasant White` | Girard Pleasant White Azalea | B & B | 3 gal. | | AS SHOWN |
| * RMC | 17 | Rhododendron maximum `Compacta` | Compact Rosebay Rhododendron | B & B | 3 gal. | | AS SHOWN |
| * RV | 21 | Rhododendron viscosum | Swamp Azalea | B & B | 3 gal. | | AS SHOWN |
| * SJY | 21 | Spiraea japonica 'Yan' | Double Play® Gold Spirea | B & B | 3 gal. | | AS SHOWN |
| VDA | 28 | Viburnum dentatum 'Arrowwood' | Arrowwood Viburnum | B & B | 5 gal. | | AS SHOWN |
| * VRA | 6 | Viburnum x rhytidophyllum `Alleghany` | Leatherleaf Viburnum | B & B | | 6-8` HT. | AS SHOWN |

| CODE | QTY | BOTANICAL NAME | COMMON NAME | CONDITION | SIZE | FIELD3 | SPACING |
|---|---|---|---|---|---|---|---|
| ORNAMENTAL GRASSES & PERENNIALS | | | | | | | |
| LSK | 48 | Liatris spicata 'Kobold' | Kobold Blazing Star | Cont. | 1 gal. | | 18" o.c. |

* DENOTES NON-NATIVE PLANTS

## MICRO-BIO PLANT SCHEDULE

| CODE | QTY | MB-1 | MB-2 | BOTANICAL NAME | COMMON NAME | CONDITION | SIZE | HEIGHT | SPACING |
|---|---|---|---|---|---|---|---|---|---|
| EVERGREEN TREES | | | | | | | | | |
| JVE | 12 | | 12 | Juniperus virginiana `Emerald Sentinal` | Red Cedar Juniper | B & B | | 8-10` HT. | AS SHOWN |
| MVA | 2 | | 2 | Magnolia virginiana australis 'Perry Paige' | Sweet Thing® Sweetbay Magnolia | B & B | | 7'-9' HT. | AS SHOWN |
| ORNAMENTAL TREES | | | | | | | | | |
| CV | 2 | 2 | | Chionanthus virginicus | White Fringetree | B & B | | 7'-9' HT. | AS SHOWN |
| SHRUBS | | | | | | | | | |
| CO | 20 | | 20 | Cephalanthus occidentalis 'SMCOSS' | Sugar Shack® Buttonbush | B & B | 3 gal. | | AS SHOWN |
| CA | 28 | 6 | 22 | Clethra alnifolia `Hummingbird` | `Hummingbird` Summersweet | B & B | 3 gal. | | AS SHOWN |
| IGS | 6 | 3 | 3 | Ilex glabra `Shamrock` | Inkberry | B & B | 3 gal. | | AS SHOWN |
| IVH | 13 | 3 | 10 | Itea virginica 'Henry's Garnet' | Henry's Garnet Sweetspire | B & B | 3 gal. | | AS SHOWN |


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|---|---|---|---|
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Jonathan M. Jolley
MARYLAND PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3497 EXPIRATION DATE: 9–30–24.

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE M-NCPPC# SE-25003 & AC-25002

901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND


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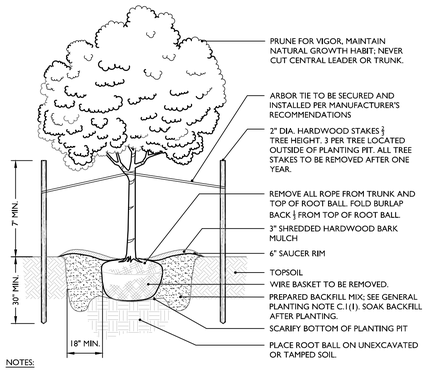
PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-LAND

SHEET TITLE: LANDSCAPE PLAN - NOTES & DETAILS

SHEET NUMBER: C301

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

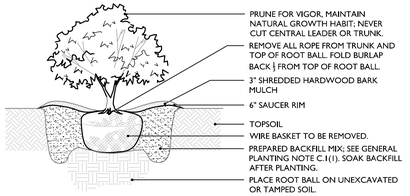

2024\24009070A\Engineering\[Sheet].pdf exported on 11/4/2024 By: DAVID LEE




NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

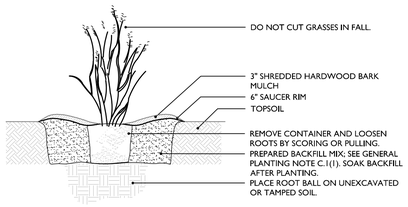
## DECIDUOUS TREE PLANTING DETAIL




NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

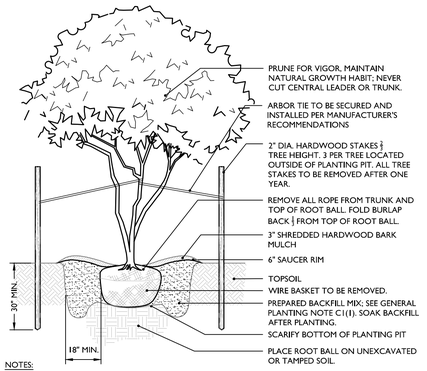
## SHRUB PLANTING DETAIL




NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

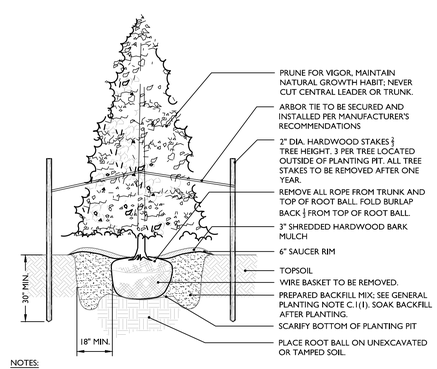
## ORNAMENTAL GRASS PLANTING DETAIL




NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

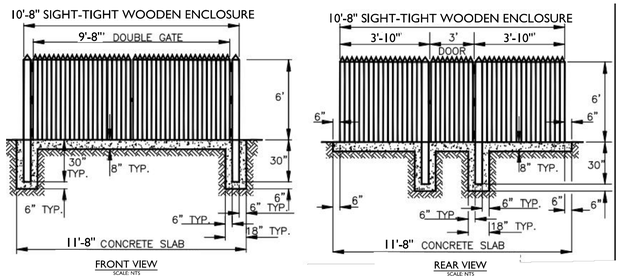
## MULTI-LEADER TREE PLANTING DETAIL

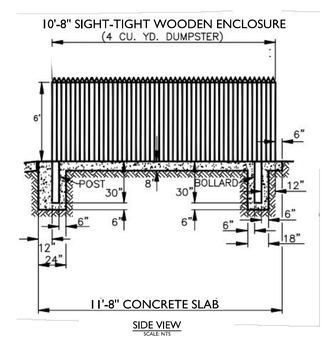



NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

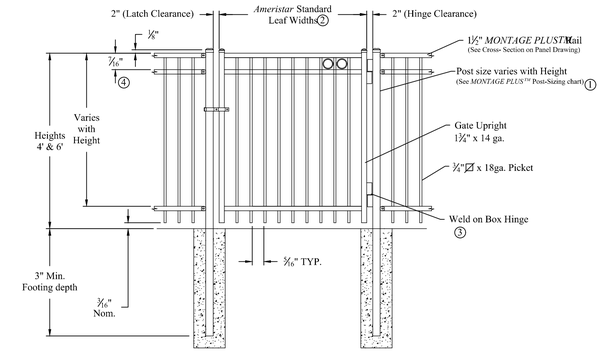
## EVERGREEN TREE PLANTING DETAIL




## TRASH ENCLOSURE DETAIL

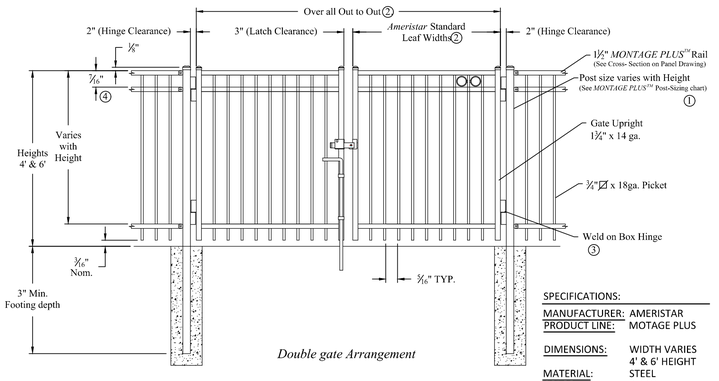
SCALE: NTS




*Single gate Arrangement*

**NOTES:**

1.) Post size depends on fence height, weight and wind loads. See *MONTAGE PLUS™* specifiations for post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4.) Third rail required for *Double Rings*.



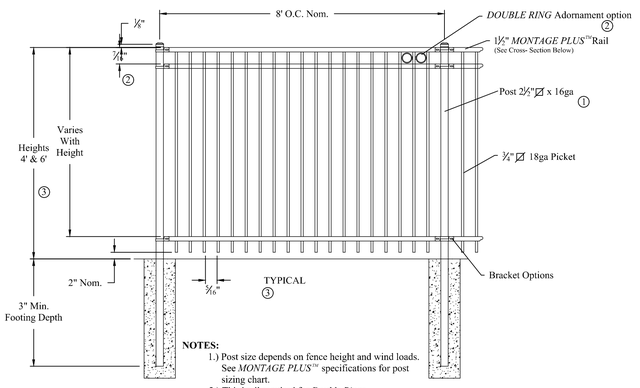

*Double gate Arrangement*

SPECIFICATIONS:

| | |
|---|---|
| MANUFACTURER: | AMERISTAR |
| PRODUCT LINE: | MOTAGE PLUS |
| DIMENSIONS: | WIDTH VARIES<br>4' & 6' HEIGHT |
| MATERIAL: | STEEL |
| COLOR: | BLACK |

## DECORATIVE STEEL GATE

SCALE: NTS




**NOTES:**

1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.

SPECIFICATIONS:

| | |
|---|---|
| MANUFACTURER: | AMERISTAR |
| PRODUCT LINE: | MOTAGE PLUS |
| DIMENSIONS: | 8' PANEL WIDTH<br>4' & 6' HEIGHT |
| MATERIAL: | STEEL |
| COLOR: | BLACK |

## DECORATIVE STEEL FENCE

SCALE: NTS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STATE OF MARYLAND — JONATHAN M. JOLLEY — LANDSCAPE ARCHITECT — No. 3497


Jonathan M. Jolley
MARYLAND PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3497 EXPIRATION DATE: 9–30–24.

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
M-NCPPC#
SE-25003 & AC-25002

# 901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

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|---|---|
| 24009070A | C-SPEX-LAND |

SHEET TITLE:

LANDSCAPE PLAN - NOTES & DETAILS

SHEET NUMBER:

C302

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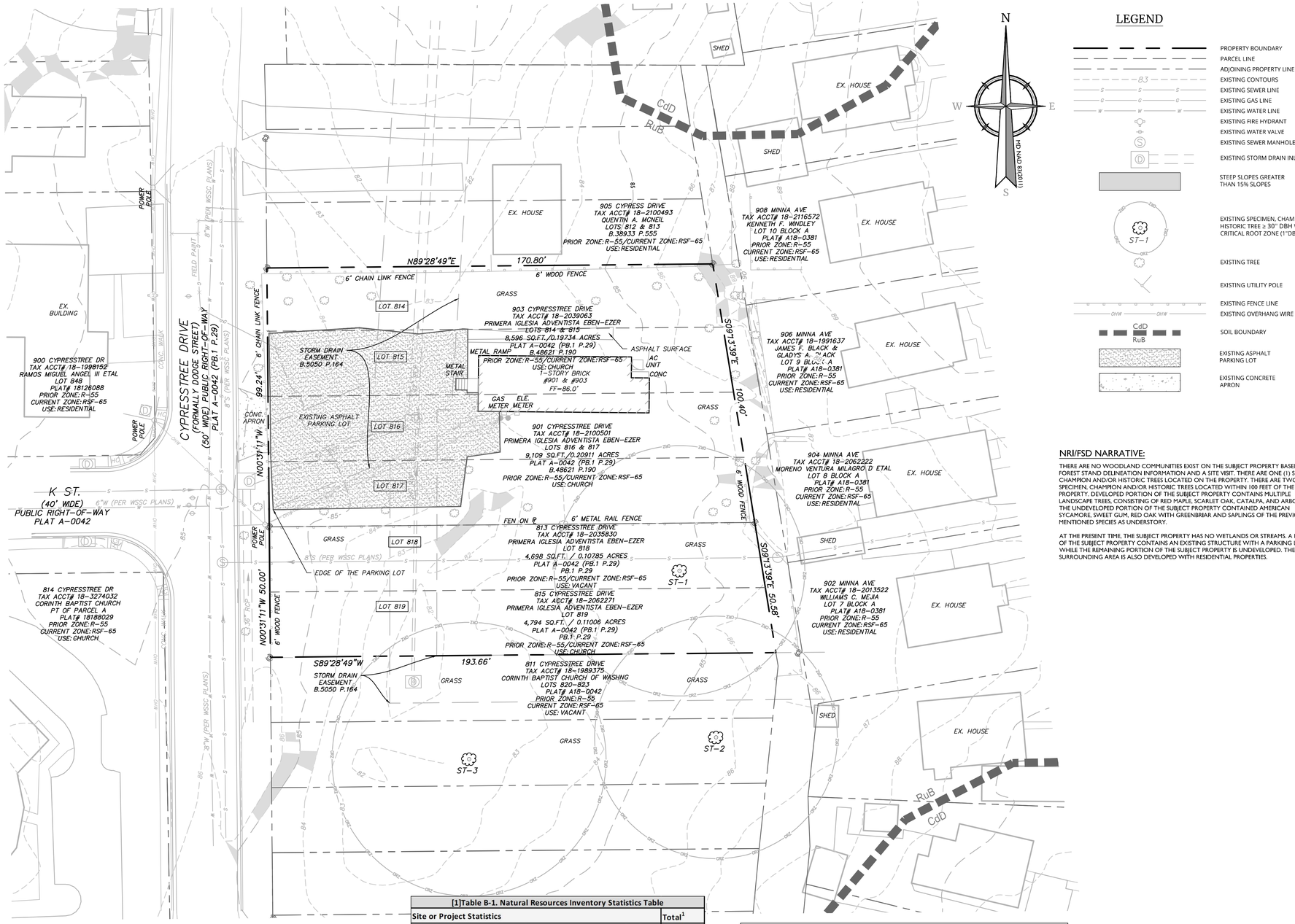
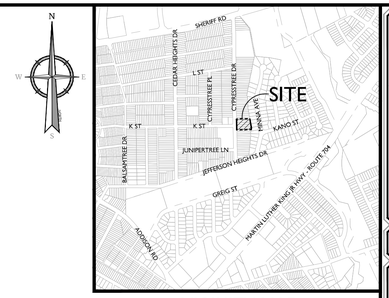
2024\24009070A\Engineering\Design\Consult Exception\C-SPEX-LAND.dwg\C302 LANDSCAPE PLAN NOTES & DETAILS By: DAVID.EIF




## LEGEND

- PROPERTY BOUNDARY
- PARCEL LINE
- ADJOINING PROPERTY LINE
- EXISTING CONTOURS
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN INLET AND PIPE
- STEEP SLOPES GREATER THAN 15% SLOPES
- EXISTING SPECIMEN, CHAMPION, HISTORIC TREE ≥ 30" DBH WITH CRITICAL ROOT ZONE (1"DBH=1.5 CRZ)
- EXISTING TREE
- EXISTING UTILITY POLE
- EXISTING FENCE LINE
- EXISTING OVERHANG WIRE
- SOIL BOUNDARY
- EXISTING ASPHALT PARKING LOT
- EXISTING CONCRETE APRON




## VICINITY MAP

1" = 1000'

## GENERAL NOTES:

1. THIS SITE IS CURRENTLY ZONED RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65), INSIDE THE CAPITAL BELTWAY AND IS LOCATED IN ENVIRONMENTAL STRATEGY AREA 1 IN ACCORDANCE WITH PLAN 2035. THE PRIOR ZONE FOR THE SITE IS R-55 (ONE-FAMILY DETACHED RESIDENTIAL).
2. THE SOURCE OF THE PROPERTY BOUNDARIES ON THIS PLAN IS FROM A BOUNDARY SURVEY PREPARED BY LINGER SURVEYING & CONSTRUCTION. (NOVEMBER, 2024).
3. THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM A SURVEY DATA PREPARED BY LINGER SURVEYING & CONSTRUCTION ON (NOVEMBER, 2024). OFFSITE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM PRINCE GEORGE'S COUNTY GIS DATA.
4. THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM THE USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCE REPORT FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE SUBJECT SITE ONLY AND GENERATED ON NOVEMBER 18, 2024.
5. IN A LETTER DATED NOVEMBER 21, 2024, THE PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT STATED THAT NO COUNTY REGULATED 100-YEAR FLOODPLAIN IS LOCATED ON-SITE.
6. NO WETLANDS OR STREAMS ARE LOCATED ON-SITE AS FIELD VERIFIED BY AUSTIN YOUNG FROM COLLIERS ENGINEERING AND DESIGN.
7. THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01.
8. THIS SITE IS NOT CONTAIN A TIER II CATCHMENT AREA AND DOES NOT CONTAIN A TIER II WATERBODY AS DEFINED IN COMAR 26.08.02.04. THIS SITE IS NOT LOCATED WITHIN AN IMPAIRED WATER BODY WITH A TOTAL MAXIMUM DAILY LOAD (TMDL) ALLOCATED FOR SEDIMENT, WHICH ARE AFFORDED SPECIAL PROTECTION UNDER MARYLAND'S ANTI-DEGRADATION POLICY.
9. THIS SITE IS NOT LOCATED WITHIN A STRONGHOLD WATERSHED AS ESTABLISHED BY THE MD DNR.
10. IN A LETTER DATED DECEMBER 12, 2024, THE MARYLAND DEPARTMENT OF NATURAL RESOURCE NATURAL HERITAGE PROGRAM HAS DETERMINED THAT THERE ARE NO OFFICIAL RECORDS FOR STATE OR FEDERAL LISTED, CANDIDATE, PROPOSED, OR RARE PLANT OR ANIMAL SPECIES WITHIN THE PROJECT AREA. AS A RESULT, THE MARYLAND DEPARTMENT OF NATURAL RESOURCE NATURAL HERITAGE HAVE NO SPECIFIC CONCERNS REGARDING POTENTIAL IMPACTS TO SUCH SPECIES OR RECOMMENDATIONS FOR PROTECTION MEASURES AT THIS TIME.
11. THE SITE DOES NOT INCLUDE FOREST INTERIOR DWELLING SPECIES HABITAT.
12. THE SITE IS NOT SUBJECT TO A PREVIOUSLY APPROVED TCP.
13. THERE ARE ONE (1) SPECIMEN, CHAMPION AND/OR HISTORIC TREES LOCATED ON THE PROPERTY. THESE TREES WERE LOCATED USING SURVEYED LOCATIONS. THERE ARE TWO (2) SPECIMEN, CHAMPION AND/OR HISTORIC TREES LOCATED WITHIN 100 FEET OF THE PROPERTY. THESE TREES WERE LOCATED PER OCULAR OBSERVATION ONLY.
14. THE SUBJECT SITE IS NOT WITHIN A SCENIC RESOURCES POLICY AREA.
15. THERE ARE NO SCENIC OR HISTORIC ROADS LOCATED ON OR ADJACENT TO THIS PROPERTY.
16. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT.
17. THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY; HOWEVER, THE SUBJECT PROPERTY HAS NOT BEEN SURVEYED FOR ARCHEOLOGICAL RESOURCES AND A PHASE I ARCHEOLOGY REPORT MAY BE REQUIRED DURING SUBSEQUENT DEVELOPMENT REVIEW PROCESSES. THERE ARE NO PRINCE GEORGE'S COUNTY HISTORIC SITES OR RESOURCES ON OR ADJACENT TO THE PROPERTY.
18. MARLBORO CLAY IS NOT FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY. CHRISTIANA CLAY IS FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY. A GEOTECHNICAL REPORT IN ACCORDANCE WITH THE DPIE'S GEOTECHNICAL GUIDELINES FOR SOIL INVESTIGATIONS AND REPORTS FOR SITE/ROAD GRADING PERMITS IN OR NEAR OVER-CONSOLIDATED CLAYS MAY BE REQUIRED DURING SUBSEQUENT DEVELOPMENT PROCESSES.
19. THE SITE IS NOT LOCATED IN THE VICINITY OF ANY MASTER PLANNED ROADWAY DESIGNATED AS ARTERIAL OR HIGHER.
20. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2009 JOINT BASE ANDREWS NOISE CONTOURS.
21. THE SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA (APA).
22. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
23. AN APPROVED NRI IS VALID FOR FIVE YEARS FROM THE DATE OF SIGNATURE BY STAFF, OR UNTIL INFORMATION USED TO PREPARE THE NRI CHANGES. NRIS WILL BE REQUIRED TO BE REVISED AND RE-APPROVED IF THE BASE INFORMATION CHANGES SIGNIFICANTLY. APPROVAL OF THIS NRI IN NO WAY IMPARTS ANY OTHER DEVELOPMENT APPLICATION APPROVALS.

## NRI/FSD NARRATIVE:

THERE ARE NO WOODLAND COMMUNITIES EXIST ON THE SUBJECT PROPERTY BASED ON FOREST STAND DELINEATION INFORMATION AND A SITE VISIT. THERE ARE ONE (1) SPECIMEN, CHAMPION AND/OR HISTORIC TREES LOCATED ON THE PROPERTY. THERE ARE TWO (2) SPECIMEN, CHAMPION AND/OR HISTORIC TREES LOCATED WITHIN 100 FEET OF THE PROPERTY. DEVELOPED PORTION OF THE SUBJECT PROPERTY CONTAINS MULTIPLE LANDSCAPE TREES, CONSISTING OF RED MAPLE, SCARLET OAK, CATALPA, AND ARBORVITAES. THE UNDEVELOPED PORTION OF THE SUBJECT PROPERTY CONTAINED AMERICAN SYCAMORE, SWEET GUM, RED OAK WITH GREENBRIAR AND SAPLINGS OF THE PREVIOUS MENTIONED SPECIES AS UNDERSTORY.

AT THE PRESENT TIME, THE SUBJECT PROPERTY HAS NO WETLANDS OR STREAMS. A PORTION OF THE SUBJECT PROPERTY CONTAINS AN EXISTING STRUCTURE WITH A PARKING LOT, WHILE THE REMAINING PORTION OF THE SUBJECT PROPERTY IS UNDEVELOPED. THE SURROUNDING AREA IS ALSO DEVELOPED WITH RESIDENTIAL PROPERTIES.

| General Information Table | | |
|---|---|---|
| **Layer Category** | **Layer Name** | **Value** |
| Zone | Current Zoning (Zone) | RSF-65 |
| Zone | Prior Zoning (Zone) | R-55 |
| Zone | Aviation Policy Area (APA) | N/A |
| Administrative | Tax Grid (TMG) | 66-B2 |
| Administrative | WSSC Grid (Sheet 20) | 202NE05 |
| Administrative | Planning Area (Plan Area) | 4-72 |
| Administrative | Election District (ED) | 18 |
| Administrative | Councilmanic District (CD) | 5 |
| Administrative | General Plan 2002 Tier (Tier) | Developed |
| Administrative | General Plan Growth Policy (2035) | Established Communities |
| Administrative | Police District | III |

| [1]Table B-1. Natural Resources Inventory Statistics Table | | |
|---|---|---|
| **Site or Project Statistics** | **Total[1]** | |
| Gross tract or project area (LOD) | 0.62 | |
| Existing 100-year floodplain | 0.00 | |
| Net tract or project area | 0.62 | |
| **Existing woodland [2] in net tract or project area** | | |
| Existing woodland [2] in the floodplain | 0.00 | |
| Existing woodland [2] total | 0.00 | |
| Delineated Primary Management Area (PMA) | 0.00 | |
| Primary Buffer (CBCA only) | 0.00 | |
| Secondary Buffer (CBCA only) | 0.00 | |
| **Regulated Stream Buffers in Transit-Oriented Centers (T-O-C) 3** | | |
| Regulated Streams (linear feet of centerline) | 0 | l.f. |
| Regulated Stream Buffer (75-feet-wide) | 0.00 | |
| Unforested Regulated Stream Buffer | 0.00 | |
| **Regulated Stream Buffers not in Transit-Oriented Centers (T-O-C) 3** | | |
| Regulated Streams (linear feet of centerline) | 0 | l.f. |
| Regulated Stream Buffer (100-feet-wide) | 0.00 | |
| Unforested Regulated Stream Buffer | 0.00 | |

***Effective:* July 1, 2024 *CB-20-2024 and CB-22-2024***

1. Figures are to be rounded in acres rounded to the nearest 0.01 ± unless otherwise indicated
2. For woodland within the CBCA, this also applies to developed woodland
3. Acreage of on-site woodland up to 100 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams

| SOILS TABLE | | | | | |
|---|---|---|---|---|---|
| **MAP UNIT SYMBOL** | **MAP UNIT NAME** | **K FACTOR (WHOLE SOIL)** | **HYDRIC RATING** | **HYDROLOGICAL SOIL GROUP** | **DRAINAGE CLASS** |
| RuB | Russett-Christiana-Urban land complex, 0 to 5 percent slopes | .49 | 0 | D | MODERATELY WELL DRAINED |
| CdD | Christiana-Downer-Urban land complex, 5 to 15 percent slopes | .49 | 0 | D | MODERATELY WELL DRAINED |

| SPECIMEN TREE TABLE | | | | | |
|---|---|---|---|---|---|
| **NO.** | **COMMON NAME** | **SCIENTIFIC NAME** | **DBH (inches)** | **CONDITION RATING** | **CONDITION COMMENTS** |
| ST-1 | American Sycamore | *Platanus occidentalis* | 32 | Poor | Vine covered, leaning, poor form |
| ST-2 | Red Maple | *Acer rubrum* | 31 | Fair | Offsite |
| ST-3 | Red Maple | *Acer rubrum* | 35 | Poor | Offsite |

20 0 20 40

SCALE : 1" = 20'

SELECT LINEAR UNIT OF MEASURE

NRI/FSD PLAN CERTIFIED BY:

I here certify that this NRI complies with the current requirements of Prince George's County Code and the Environmental Technical Manual. I hereby certify that I have either personally prepared the plans or reviewed the work of others for accuracy and completeness.

1/2/2025
Date:

Name: Jonathan M. Jolley
MD Registered Landscape Architect # 3497
Exp. Date: 09/30/2026
Phone number: 571.287.8931
Email:jonathan.jolley@collierseng.com
Seal not valid without signature

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
NATURAL RESOURCES INVENTORY PLAN APPROVAL
NRI-140-2024

| | Approved by | Date | Reason for Revision |
|---|---|---|---|
| 00 | Mary Rea | 1/7/2025 | N/A |
| 01 | | | |
| 02 | | | |
| 03 | | | |
| 04 | | | |
| 05 | | | |
| 06 | | | |

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| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| 1 | 11/25 | CED | ADDRESS 1ST COMMENTS. |

STATE OF MARYLAND
JONATHAN M. JOLLEY
No. 3497
LANDSCAPE ARCHITECT

Jonathan M. Jolley
MARYLAND PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3497 EXPIRATION DATE: 9-30-26.

# NATURAL RESOURCES INVENTORY AND FOREST STAND DELINEATION PLAN M-NCPPC# NRI-140-2024

## 901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr
Suite 220
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/04/24 | DHL | SRW |

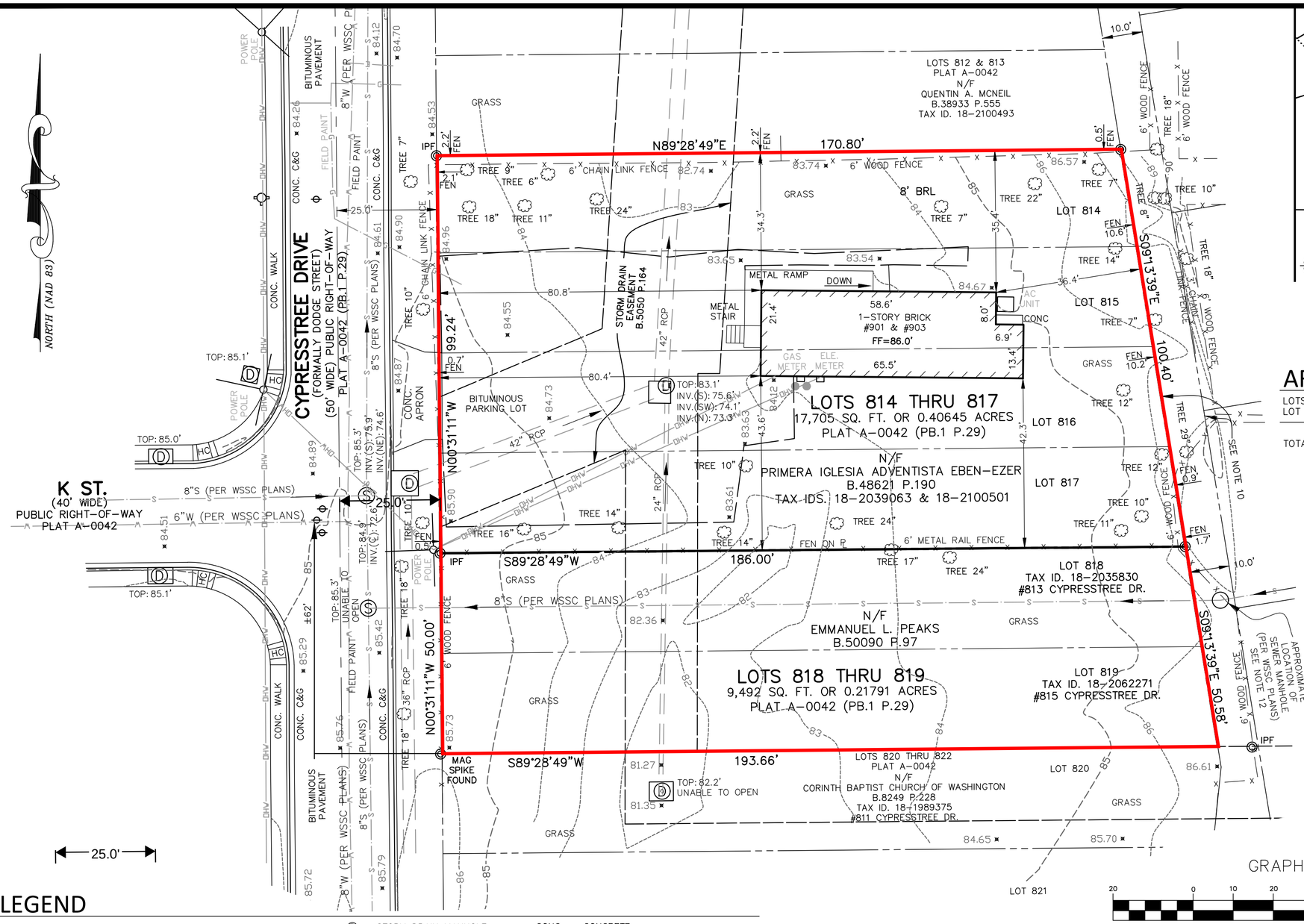
PROJECT NUMBER: 24009070A
DRAWING NAME: G-FSDP

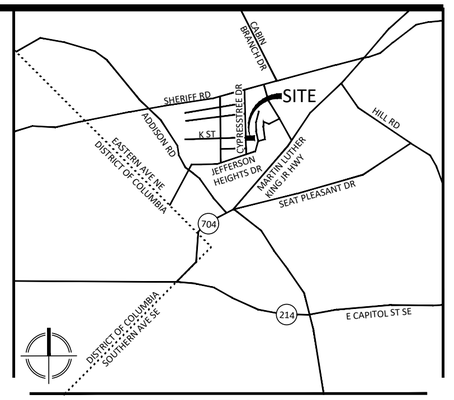
SHEET TITLE: NATURAL RESOURCES INVENTORY AND FOREST STAND DELINEATION PLAN

SHEET NUMBER: C001

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024\24009070A\Engineering\Civil\FSD\C-FSDP.dwg\C001 MSB.FSD By: DAVID LEE




VICINITY MAP
SCALE: 1" = 1000'

## AREA TABULATION

LOTS 814, 815, 816, 817..... 17,705 SQ.FT. OR 0.40645 ACRES
LOT 818, 819 ..... 9,492 SQ.FT. OR 0.21791 ACRES

TOTAL AREA ..... 27,197 SQ.FT. OR 0.62436 ACRES

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

## LEGEND

- E E E E E — ELECTRICAL CONDUIT
- G G — NATURAL GAS CONDUIT
- DHW DHW — OVERHEAD WIRES
- S S — SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- W W — WATER CONDUIT
- EDGE OF PAVEMENT
- x x x x — FENCE LINE
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS

- STORM DRAIN MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- SIGN POST
- TREE
- BOLLARD
- CATCH BASIN

CONC.....CONCRETE
RCP.....REINFORCED CONCRETE PIPE
BRL.....BUILDING RESTRICTION LINE
IPF.....IRON PIPE FOUND
FF.....FINISH FLOOR
PB.....PLAT BOOK
B.....BOOK
P.....PAGE
HC.....HANDICAP
C&G .....CURB & GUTTER
SQ FT.....SQUARE FEET

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS CORRECT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS BASED ON A FIELD RUN SURVEY USING ACCEPTED SURVEYING METHODS AND THAT IS MEETS THE MARYLAND MINIMUM STANDARDS FOR SURVEYING AS ESTABLISHED BY (COMAR), DEPARTMENT OF LABOR, LICENSING AND REGULATION PER SUBTITLE 13, CHAPTER 06, SECTION 03. THE PROPERTY SHOWN HEREON IS ALL OF LOTS 814 THRU 819, CEDAR ESTATES, RECORDED AS PLAT NO. PLAT BOOK BDS 1 AT PAGE 29 (PLAT A-0042) AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

MARCH 12, 2025
DATE

STATE OF MARYLAND · MATTHEW B. UNGER · 21997 · PROFESSIONAL LAND SURVEYOR

*Matthew Unger*

MATTHEW UNGER
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21997
LICENSE EXPIRES: FEBRUARY 2, 2027
EMAIL: MUNGER@UNGERSC.COM

## NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 0066 WITH THE FOLLOWING TAX ACCOUNT NOS.
901 CYPRESSTREE = 18-2100501
903 CYPRESSTREE = 18-2039063
813 CYPRESSTREE = 18-2035830
815 CYPRESSTREE = 18-2062271

2.) THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE PLANE (NAD 83), BASED ON GPS OBSERVATIONS.

3.) THE VERTICAL DATUM IS NADV 29, BASED ON GPS OBSERVATIONS AND ADJUSTED TO MATCH WSSC SEWER INVERTS PER PLANS.

4.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" ( AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24033C0144E, FOR PRINCE GEORGE'S COUNTY COUNTY, MARYLAND, DATED SEPTEMBER 16, 2016.

5.) LOTS 814 THROUGH 817 WERE ACQUIRED BY PRIMERA IGLESIA ADVENTISTA EBEN-EZER BY DEED DATED JANUARY 31, 2023, AND RECORDED IN BOOK 48621 AT PAGE 190. LOTS 818 AND 819 WERE ACQUIRED BY EMMANUEL L. PEAKS BY DEED DATED MAY 15, 2024, AND RECORDED IN BOOK 50090 AT PAGE 97.

6.) TREE SIZES SHOWN HEREON WERE FIELD MEASURED BY THE UNGER SURVEYING & CONSTRUCTION CORP.

7.) NO TITLE REPORT FURNISHED TO AS OF NOVEMBER 8, 2024

8.) THE SUBJECT PROPERTY IS ZONED RESIDENTIAL, SINGLE FAMILY-65 "RSF-65" AS SHOWN ON THE PRINCE GEORGE'S COUNTY ZONING MAP, DATED 4/1/2022.

9.) SETBACK (BRL) PER PRINCE GEORGE'S COUNTY ZONING ORDINANCE: SUBTITLE 27, PART 4, SECTION 4202 (e)
FRONT YARD: 25', SIDE YARD: 8', READ YARD: 20', MAX. HEIGHT: 35'.

10.) POSSIBLE 10' EASEMENT OR UNKNOWN OWNERSHIP. UNABLE TO LOCATE RECORDED DEED OR PLAT.

11.) INITIAL FIELD OBSERVATIONS FOR LOTS 814 THROUGH 817 WERE CONDUCTED ON APRIL 19, 2023, WHILE OBSERVATIONS FOR LOTS 818 AND 819 TOOK PLACE ON NOVEMBER 5, 2024.

12.) THE SEWER MANHOLE IS SHOWN IN AN APPROXIMATE LOCATION BASED ON WSSC PLANS. THE AREA IS COVERED WITH DENSE BRUSH AND DEBRIS.


**UNGER SURVEYING & CONSTRUCTION**

WAYNESBORO, PA 17268
301.991.9547
MUNGER@UNGERSC.COM
UNGERSC.COM


# #901, 903, 813, 815 CYPRESSTREE DRIVE

CAPITOL HEIGHTS,
MARYLAND 20903
PRINCE GEORGE'S COUNTY
ALL OF

# LOTS 814-819

PLAT A-0042 OR
PLAT BOOK 1 AT PAGE 29
N/F
PRIMERA IGLESIA ADVENTISTA
EBEN-EZER
BOOK 48621 AND PAGE 190
N/F
EMMANUEL L. PEAKS
BOOK 50090 AT PAGE 97

## BOUNDARY AND TOPOGRAPHIC SURVEY

| REVISIONS | DATE |
|---|---|
| FIELD DATE | 2023-0419 |
| FIELD DATE | 2023-1105 |
| | |
| | |
| | |

DRAWN BY: MBU
CHECKED BY: DFU
DATE ISSUED: 2024-1108
FIELD DATE: 2024-1105

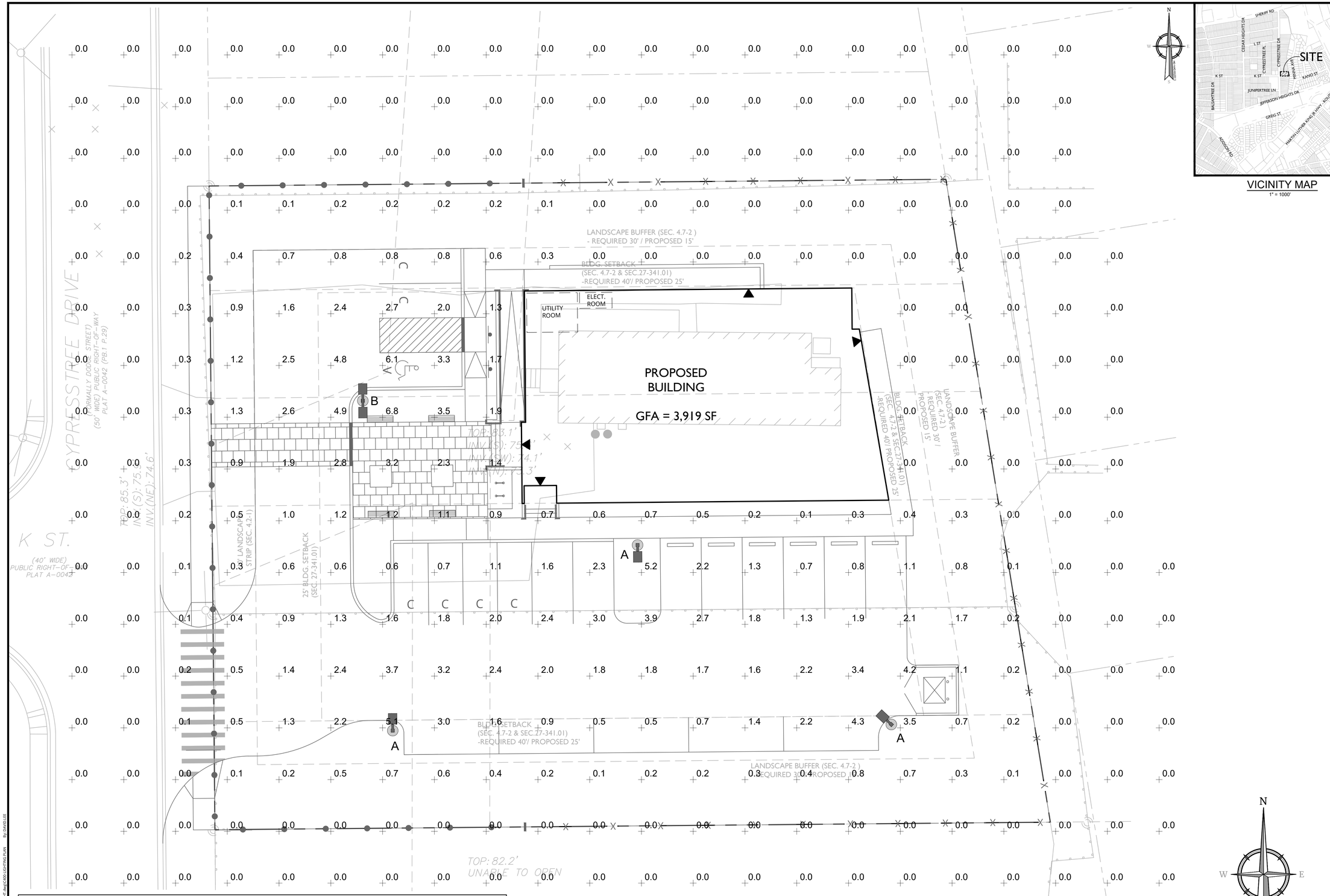
PROJECT No. 288

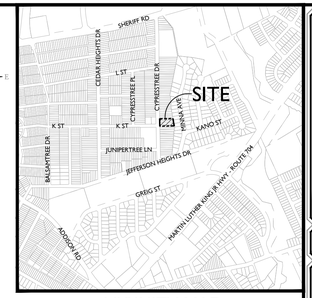
SCALE 1" = 20'

SHEET 1 OF 1

LAYOUT: SURVEY SHEETS, Plotted By: munge

G:\My Drive\UngerSC_Projects\1-999\288-901 and 903 Cypresstree Dr\288-903 Cypresstree Dr-2024-1107.dwg ~ Thursday, March 13, 2025 6:14:25 AM




VICINITY MAP
1" = 1000'

| Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage |
| | A | 3 | Lithonia Lighting | DSX1 LED P3 30K 80CRI T4M HS EGS-F | D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield Forward External Glare Shield | 1 | 6078 | 1 | 102.17 |
| | B | 1 | Lithonia Lighting | DSX1 LED P3 30K 80CRI T4M HS EGS-F | D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield Forward External Glare Shield | 1 | 6078 | 1 | 204.34 |

| Statistics | | | | | | |
|---|---|---|---|---|---|---|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| New Parking Lot | + | 1.9 fc | 5.4 fc | 0.3 fc | 18.0:1 | 6.3:1 |
| Overall Zone | + | 0.6 fc | 6.8 fc | 0.0 fc | N/A | N/A |

10 0 10 20
SCALE : 1" = 10'
SELECT LINEAR UNIT OF MEASURE

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| | | | |

STATE OF MARYLAND · JONATHAN M. JOLLEY · 3497 · REGISTERED LANDSCAPE ARCHITECT

Jonathan M. Jolley
MARYLAND PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3497 EXPIRATION DATE: 9-30-24.

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
M-NCPPC#
SE-25003 & AC-25002

901 & 903
CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

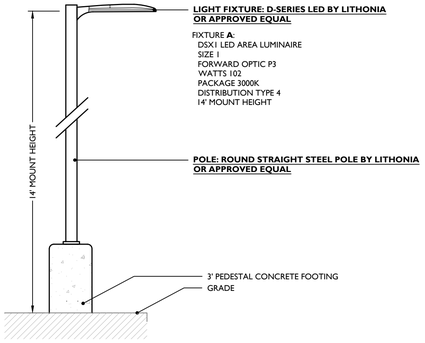
| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/04/24 | DHL | SRW |

| PROJECT NUMBER: | DRAWING NAME: |
|---|---|
| 24009070A | C-SPEX-LGHT |

SHEET TITLE:
LIGHTING PLAN - PHOTOMETRIC

SHEET NUMBER:
C400

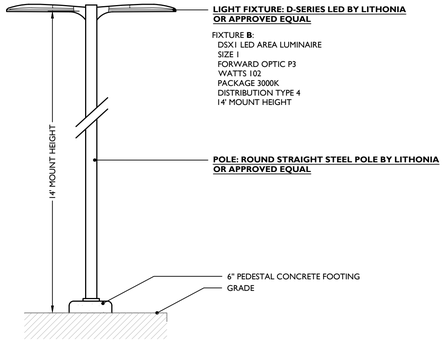
2024\24009070A\Engineering\Special Exception\C-SPEX-LGHT.dwg\C400 LIGHTING PLAN By: DAVID LEE




NOTES:

1. LIGHT AND POLE TO BE MANUFACTURED BY LITHONIA OR APPROVED EQUAL.
2. LIGHT AND POLE FINISH TO BE STANDARD POWDER-COAT. LIGHT AND POLE COLOR TO BE BLACK.
3. MOUNTING HEIGHT TO BE MEASURED FROM EXTERIOR FINISHED GRADE TO LIGHT SOURCE.

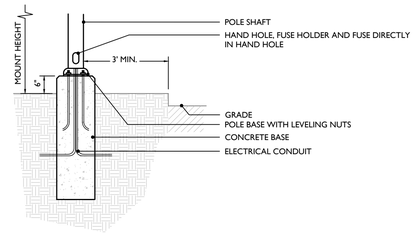
## POLE MOUNTED LUMINAIRE DETAIL - SINGLE




NOTES:

1. LIGHT AND POLE TO BE MANUFACTURED BY LITHONIA OR APPROVED EQUAL.
2. LIGHT AND POLE FINISH TO BE STANDARD POWDER-COAT. LIGHT AND POLE COLOR TO BE BLACK.
3. MOUNTING HEIGHT TO BE MEASURED FROM EXTERIOR FINISHED GRADE TO LIGHT SOURCE.

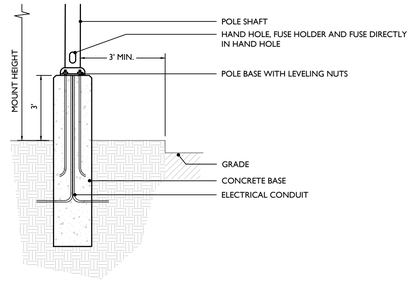
## POLE MOUNTED LUMINAIRE DETAIL - DOUBLE




NOTES:

1. FOOTING SHOWN IS SCHEMATIC ONLY.
2. SHOP DRAWINGS AND CALCULATIONS FOR THE DESIGN AND SIZING OF THE CONCRETE FOOTING SHALL BE PREPARED BY A PROFESSIONAL ENGINEER, AND SHALL BE PROVIDED BY THE CONTRACTOR FOR THE APPROVAL PRIOR TO CONSTRUCTION.
3. SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATED OF EASEMENTS, UNDERGROUND UTILITIES, AND DRAINAGE AREAS BEFORE DRILLING POLE BASES.

## 6"" PEDESTAL CONCRETE FOOTING SCHEMATIC DETAIL




NOTES:

1. FOOTING SHOWN IS SCHEMATIC ONLY.
2. SHOP DRAWINGS AND CALCULATIONS FOR THE DESIGN AND SIZING OF THE CONCRETE FOOTING SHALL BE PREPARED BY A PROFESSIONAL ENGINEER, AND SHALL BE PROVIDED BY THE CONTRACTOR FOR THE APPROVAL PRIOR TO CONSTRUCTION.
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## 3' PEDESTAL CONCRETE FOOTING SCHEMATIC DETAIL

# D-Series Size 1
## LED Area Luminaire

d^series

Catalog Number

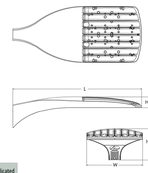
Notes

Type

Fill the Tab key or mouse over the page to see all interactive elements.

### Specifications

| | | |
|---|---|---|
| EPA: | 0.69 ft² | (0.06 m²) |
| Length: | 32.71" | (83.1 cm) |
| Width: | 14.26" | (36.2 cm) |
| Height H1: | 7.88" | (20.0 cm) |
| Height H2: | 2.73" | (6.9 cm) |
| Weight: | 34 lbs | (15.4 kg) |




Design Select options indicated by this color background.

### Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life at over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

## Ordering Information

**EXAMPLE:** DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

| Series | LEDs | Color temperature[2] (this section 70CRI only) | Color Rendering Index | Distribution | | Voltage | Mounting |
|---|---|---|---|---|---|---|---|
| DSX1 LED | **Forward optics** | 30K 3000K | 70CRI | AFR Automotive front row | T5M Type V medium | MVOLT (120V-277V)[1] | **Shipped included** |
| | P1 P6 | 40K 4000K | 70CRI | T1S Type I short | T5LG Type V low glare | HVOLT (347V-480V)[1,3] | SPA Square pole mounting (#8 drilling) |
| | P2 P7 | 50K 5000K | 70CRI | T2M Type II medium | T5W Type V wide | XVOLT (277V - 480V)[1,3] | RPA Round pole mounting (#8 drilling) |
| | P3 P8 | (this section 80CRI only, extended lead times apply) | | T3M Type III medium | BLC3 Type III backlight control[4] | 120[16,20] | SPAS Square pole mounting #5 drilling[4] |
| | P4 P9 | | | T3LG Type III low glare[3] | BLC4 Type IV backlight control[4] | 208[16,20] | RPA5 Round pole mounting #5 drilling[4] |
| | P5 | | | T4M Type IV medium | LCCO Left corner cutoff[4] | 240[16,20] | SPA8N Square narrow pole mounting #8 drilling |
| | **Rotated optics** | 27K 2700K | 80CRI | T4LG Type IV low glare[3] | RCCO Right corner cutoff[4] | 277[16,20] | WBA Wall bracket[5] |
| | P10[3] P12[3] | 30K 3000K | 80CRI | T FTM Forward throw medium | | 347[16,20] | MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon) |
| | P11[3] P13[3] | 35K 3500K | 80CRI | | | 480[16,20] | |
| | | 40K 4000K | 80CRI | | | | |
| | | 50K 5000K | 80CRI | | | | |

| Control options | | Other options | | Finish required |
|---|---|---|---|---|
| **Shipped installed** | PER7 Seven-pin receptacle only (controls ordered separate)[14,21] | **Shipped installed** | SPD20KV 20KV surge protection | DDBXD Dark Bronze |
| NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21] | FAO Field adjustable output[15,21] | | HS Houseside shield (black finish standard)[22] | DBLXD Black |
| | BL30 Bi-level switched dimming, 30%[16,21] | | L90 Left rotated optics[1] | DNAXD Natural Aluminum |
| PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[11,20,21] | BL50 Bi-level switched dimming, 50%[16,21] | | R90 Right rotated optics[1] | DWHXD White |
| | DMG 0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] | | CCE Coastal Construction[23] | DDBTXD Textured dark bronze |
| PER NEMA twist-lock receptacle only (controls ordered separate)[14] | DS Dual switching[18,19,21] | | HA 50°C ambient operation[24] | DBLBXD Textured black |
| PERS Five-pin receptacle only (controls ordered separate)[14,21] | | | BAA Buy America(n) Act and/or Build America Buy America Qualified | DNATXD Textured natural aluminum |
| | | | SF Single fuse (120, 277, 347V)[26] | DWHGXD Textured white |
| | | | DF Double fuse (208, 240, 480V)[26] | |
| | | **Shipped separately** | | |
| | | EGSR External Glare Shield (reversible, field install required, matches housing finish) | | |
| | | BSDB Bird Spikes (field install required) | | |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## POLE LIGHT

## Ordering Information

### Accessories

*Ordered and shipped separately.*

| | |
|---|---|
| DLL127F 1.5 JU | Photocell - SSL twist-lock (120-277V)[7] |
| DLL347F 1.5 CUL JU | Photocell - SSL twist-lock (347V)[7] |
| DLL480F 1.5 CUL JU | Photocell - SSL twist-lock (480V)[7] |
| DSHORT SBK | Shorting cap[8] |
| DSX1HS FY | House-side shield (ester package number 1-13 in place of F) |
| DSXRPA (FINISH) | Round pole adapter (#8 drilling, specify finish) |
| DSXSPA5 (FINISH) | Square pole adapter #5 drilling (specify finish) |
| DSXRPA5 (FINISH) | Round pole adapter #5 drilling (specify finish) |
| DSXEGSR (FINISH) | External glare shield (specify finish) |
| DSXBSDB (FINISH) | Bird spike deterrent bracket (specify finish) |

NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. HVOLT or 347V, 480V, XVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9. SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10. WBA cannot be combined with Type 5 distributions plus photocell (P5R).
11. NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link].
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13. PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
14. PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18. DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19. DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with 120V, 208V, 240V, 277V, 347V or 480V.
20. Reference Motion Sensor Default Settings table on page 4 to see functionality.
21. Reference Controls Options table on page 4.
22. HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23. CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24. Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25. Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26. Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

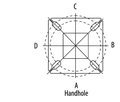
## Shield Accessories

External Glare Shield (EGSR)

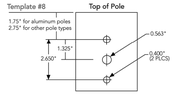
House Side Shield (HS)

## Drilling

**HANDHOLE ORIENTATION**




Template #8




### Tenon Mounting Slipfitter

| Tenon O.D. | Mounting | Single Unit | 2 @ 180 | 2 @ 90 | 3 @ 90 | 3 @ 120 | 4 @ 90 |
|---|---|---|---|---|---|---|---|
| 2-3/8" | RPA | AS3-5190 | AS3-5280 | AS3-5290 | AS3-5390 | AS3-5320 | AS3-5490 |
| 2-7/8" | RPA | AST25-190 | AST25-280 | AST25-290 | AST25-390 | AST25-320 | AST25-490 |
| 4" | RPA | AST35-190 | AST35-280 | AST35-290 | AST35-390 | AST35-320 | AST35-490 |

| Mounting Option | Drilling Template | Single | 2 @ 180 | 2 @ 90 | 3 @ 90 | 3 @ 120 | 4 @ 90 |
|---|---|---|---|---|---|---|---|
| Head Location | | Side B | Side B & D | Side B & C | Side B, C & D | Round Pole Only | Side A, B, C & D |
| Drill Nomenclature | #8 | DM19AS | DM28AS | DM29AS | DM39AS | DM32AS | DM49AS |
| | | Minimum Acceptable Outside Pole Dimension | | | | | |
| SPA | #8 | 3.5" | 3.5" | 3.5" | 3.5" | | 3.5" |
| RPA | #8 | 3" | 3" | 3" | 3" | 3" | 3" |
| SPA5 | #5 | 3" | 3" | 3" | 3" | 3" | 3" |
| RPA5 | #5 | 3" | 3" | 3" | 3" | 3" | 3" |
| SPA8N | #8 | 3" | 3" | 3" | 3" | | 3" |

### DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

| Fixture Quantity & Mounting Configuration | Single DM19 | 2 @ 180 DM28 | 2 @ 90 DM29 | 3 @ 90 DM39 | 3 @ 120 DM32 | 4 @ 90 DM49 |
|---|---|---|---|---|---|---|
| Mounting Type | | | | | | |
| DSX1 with SPA | 0.69 | 1.38 | 1.23 | 1.54 | — | 1.58 |
| DSX1 with SPA5, SPA8N | 0.70 | 1.40 | 1.30 | 1.66 | — | 1.68 |
| DSX1 with RPA, RPA5 | 0.70 | 1.40 | 1.30 | 1.66 | 1.60 | 1.68 |
| DSX1 with MA | 0.83 | 1.66 | 1.50 | 2.09 | 2.09 | 2.09 |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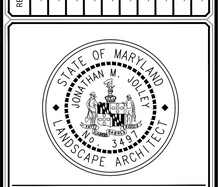
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| | | | |




Jonathan M. Jolley
MARYLAND PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.
*I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3497 EXPIRATION DATE: 9–30–24.*

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE M-NCPPC# SE-25003 & AC-25002

901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/04/24 | DHL | SRW |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-LGHT

SHEET TITLE:
LIGHTING PLAN - NOTES & DETAILS

SHEET NUMBER:
C401

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024-24009070A\Engineering\Special Exception\C-SPEX-LGHT.dwg\C401 LIGHTING PLAN NOTES & DETAILS By: DAVID LEE

7001 Columbia Gateway Suite 220 Columbia Maryland 21046
Main: 877 627 3772

Colliers Engineering & Design

March 25, 2025

Mr. Even King
Prince Goerge's County Planning Department
1616 McCormick Drive
Largo, MD 20774

**Subject: Special Exception and Alternative Compliance – 901 & 903 Cypresstree Drive**
**Case No. SE-25003 + AC-25002**

Colliers Engineering & Design Project No. 24009070A

Dear Mr. King,

In response to the pre-application comments received via email dated March 24, 2025, for the above referenced project, we offer the following responses for the application acceptance.

- Identify list: *Review attached Checklist*
    - Zoning Supervisor: Provide a stormwater management concept plan or exemption letter from DPIE.

      **Response: Stormwater Management Concept Plan #SDCP-SIT-00649-2024 is currently under review and we will provide as soon as it gets approved.**

    - Zoning Reviewer: include visible signature on property boundary survey, include distances to street/intersection.

      **Response: The signed boundary survey, including distances from the property to the street/intersection, was provided in the last submission.**

- *Submit Acceptance Package (all approved documents from staff review + acceptance mailing) and Fee.*

Colliers Engineering & Design

**Response: Stormwater Management Concept Plan #SDCP-SIT-00649-2024 is currently under review and we will provide as soon as it gets approved. The acceptance mailing documents are included in this submission. The Filing fee will be paid after we make the acceptance package submission per the email from Ashley Celestin.**

If there are any questions regarding these responses, please contact us at your earliest convenience.

Sincerely,

**David Lee**
Assistant Project Manager | Civil/Site
david.lee@collierseng.com
Direct: 443 316 6005 | Main: 877 627 3772
7001 Columbia Gateway Suite 200 | Columbia, Maryland 21046

# *STATE OF MARYLAND*
# *Department of Assessments and Taxation*

I, DANIEL K. PHILLIPS OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO THE FORFEITURE OR SUSPENSION OF CORPORATIONS, OR THE RIGHTS OF CORPORATIONS TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT PRIMERA IGLESIA ADVENTISTA EBEN-EZER (D15052376), INCORPORATED JANUARY 01, 2013, IS A CORPORATION DULY INCORPORATED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF MARYLAND AND THE CORPORATION HAS FILED ALL
ANNUAL REPORTS REQUIRED, HAS NO OUTSTANDING LATE FILING PENALTIES ON THOSE REPORTS, AND HAS A RESIDENT AGENT. THEREFORE, THE CORPORATION IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING WITH THIS DEPARTMENT AND DULY AUTHORIZED TO EXERCISE ALL THE POWERS RECITED IN ITS CHARTER OR CERTIFICATE OF INCORPORATION, AND TO TRANSACT BUSINESS IN MARYLAND.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS JANUARY 27, 2025.

Daniel K. Phillips
Director

*700 East Pratt Street, 2nd Flr, Ste 2700, Baltimore, Maryland 21202*
*Telephone Baltimore Metro (410) 767-1344 / Outside Baltimore Metro (888) 246-5941*
*MRS (Maryland Relay Service) (800) 735-2258 TT/Voice*

Online Certificate Authentication Code: qUBR7TStrE2-gc9oSVhQMw
To verify the Authentication Code, visit http://dat.maryland.gov/verify

# SITE DEVELOPMENT CONCEPT PLAN
# TAX MAP 66, PLAT A18-42, LOTS 814-817
# 901 & 903 CYPRESSTREE DRIVE
# DISTRICT HEIGHTS MD 20743
# PRINCE GEORGE'S COUNTY, MD
# CONCEPT #SIT-00649-2024-00

## NARRATIVE

### I- EXISTING SITE

THE EXISTING SITE IS SITUATED AT 901 & 902 CYPRESSTREE DRIVE, CAPITOL HEIGHTS, PRINCE GEORGE'S COUNTY, MD. EXISTING SITE CONSISTS OF LOTS 815 & 816 WITH EXISTING BUILDING AND LOTS 815 & 817. THE SITE CONTAINS 100% "D" SOIL.

### II-PROPOSED SITE

THE SITE IS LOCATED AT 901 & 903 CYPRESSTREE DRIVE, CAPITOL HEIGHTS, MD 20743, WITHIN PRINCE GEORGE'S COUNTY'S NORTH DISTRICT (DPWT DISTRICT #2). THE PROPERTY INCLUDES PARCELS 814, 815, 816, 8178, 818, AND 819 AND IS CURRENTLY IMPROVED WITH A CHURCH, A PARKING LOT, A STORM DRAIN WITHIN A STORM DRAIN EASEMENT, AND OTHER MINOR SITE ELEMENTS.

THIS PROJECT SEEKS TO REDEFINE THE PROPERTY'S USE UNDER THE FORMER ZONING ORDINANCE BY APPLYING FOR A SPECIAL EXCEPTION (SPE) THROUGH M-NCPPC. THE PROPOSED USE AS A PLACE OF WORSHIP REQUIRES SPE APPROVAL DUE TO THE SITE'S LOCATION WITHIN A RESIDENTIAL ZONE. TO GAIN THIS APPROVAL, A SITE DEVELOPMENT CONCEPT PLAN (SDCP) FROM DPIE MUST ALSO BE APPROVED. THE SPE APPLICATION MUST BE ACCEPTED NO LATER THAN MARCH 31, 2025.

EXISTING RIGHT-OF-WAY IMPROVEMENTS INCLUDE PAVEMENT, CURB AND GUTTER, STREET TREES, STREET LIGHTS, AND DRIVEWAY ACCESS, WITHIN A 50-FOOT-WIDE RIGHT-OF-WAY. DPWT STANDARD DETAIL 100.07 SPECIFIES AN "URBAN SECONDARY RESIDENTIAL ROAD" SECTION FOR CYPRESSTREE DRIVE, WHICH ARE SHOWN ON THE SPE AND SDCP. THE PROJECT PROPOSES a 32-FOOT-WIDE ENTRANCE. THIS PROJECT PROPOSES DPWT STANDARD DETAIL 200.03, FOR COMMERCIAL DRIVEWAYS.

### III- DESIGN CONSIDERATIONS

THE TARGET ENVIRONMENTAL SITE DESIGN VOLUME (ESDv) WILL BE CALCULATED BASED UPON THE PROPOSED LIMIT OP DISTURBANCE (LOD.). THE PROPOSED PROJECT WILL HAVE ONE LOD.

### IV-GRADING, EROSION AND SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROLS FOR THIS SITE WILL ADHERE TO THE 2013 PGSCD'S "SOIL EROSION & SEDIMENT CONTROL-POND SAFETY REFERENCE MANUAL". THE SITE HAS A DISTURBED AREA OF APPROXIMATELY 1.83 AC. SITE ACCESS FOR CONSTRUCTION WILL BE AVAILABLE THROUGH EXISTING SITE ENTRANCES AND ACCESSED FROM WEST HAMPTON AVENUE.
THE FINAL IMPERVIOUS AREA WITHIN THE LOD IS EQUAL TO 1.19 AC. TREATMENT WILL OCCUR BY MEANS OF IMPLEMENTING A GRASS SWALE TO THE SOUTH AND A SUBMERGED GRAVEL WETLAND TO THE EAST TO TREAT RUNOFF OF IMPERVIOUS AREAS.

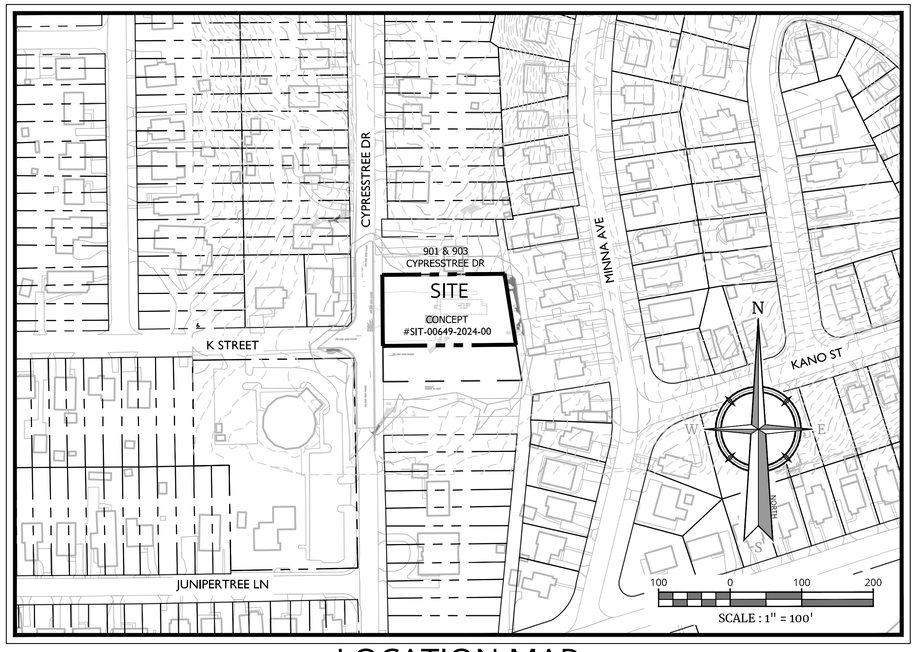
THERE ARE NO HIGHLY ERODIBLE SOILS (HES) PRESENT IN THE SITE. SILT FENCE WILL BE USED AS PERIMETER CONTROL DEVICE. THE SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN. THE SITE DOES NOT CONTAIN WETLANDS.

EROSION AND SEDIMENT CONTROL PRACTICES PER PGSCD STANDARDS WILL BE IMPLEMENTED ONSITE IN ORDER TO MINIMIZE IMPACT TO EXISTIIG WATERWAYS OR ENVIRONMENTAL PROTECTED AREAS. THE FOLLOWING TECHNIQUES HAVE BEEN UTILIZED FOR THIS PURPOSE:

a. SILT FENCE TO BE ESTABLISHED AS PERIMETER CONTROL.
b. PROVIDING 3 DAYS SEDIMENT CONTROL FOR ALL SLOPES STEEPER THAN 3:1.
c. PROVIDING 7 DAYS SEDIMENT CONTROL FOR ALL OTHER DISTURBED OR GRADED AREAS.

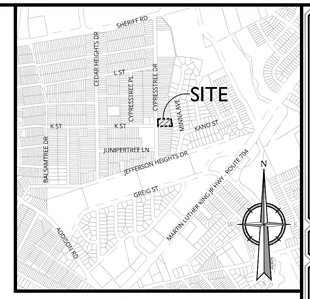
THE SITE DOES NOT LIE WITHIN TIER 11 WATERSHED AND CHESAPEAKE BAY CRITICAL AREA.

BASED ON THE AFOREMENTIONED METHODS WE PROPOSE THAT WE HAVE PROVIDED FULL INTEGRATION OF EROSION AND SEDIMENT CONTROL WITH THE COUNTY'S ESD TO THE MEP.




## LOCATION MAP

SOURCE:




## VICINITY MAP

1" = 1000'

WSSC 200' SHEET: ___SE__

## GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 0066 WITH THE FOLLOWING TAX ACCOUNT NOS.
   901 CYPRESSTREE = 18-2100501
   903 CYPRESSTREE = 18-20239063
2. THE TOPOGRAPHY AND BOUNDARY SHOWN ON THIS PLAN WAS FIELDSURVEYED BY UNGER SURVEYING & CONSTRUCTION ON SEPEMBER 2024.
3. THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE PLANE (NAD 83), BASED ON GPS OBSERVATIONS. THE VERTICAL DATUM IS NADV 88, BASED ON GPS OBSERVATIONS.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" ( AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24033C0144E, FOR PRINCE GEORGE'S COUNTY COUNTY, MARYLAND, DATED SEPTEMBER 16, 2016.
5. THE SUBJECT PROPERTY WAS ACQUIRED BY PRIMERA IGLESIA ADVENTISTA EBEN-EZER BY DEED DATED JANUARY 31, 2023 AND RECORDED IN BOOK 48621 AT PAGE 190.
6. THE SITE ADDRESS PER THE TAX ASSESSMENT RECORDS IS 901 AND 903 CYPRESSTREE DRIVE, CAPITOL HEIGHTS, MD 20743.
7. TREE SIZES SHOWN HEREON WERE FIELD MEASURED BY THE UNGER SURVEYING & CONSTRUCTION CORP.
8. NO TITLE REPORT FURNISHED TO AS OF MAY 2, 2023.
9. THE SUBJECT PROPERTY IS ZONED RESIDENTIAL, SINGLE FAMILY-65 "RSF-65" AS SHOWN ON THE PRINCE GEORGE'S COUNTY ZONING MAP, DATED 4/1/2022.
10. POSSIBLE 10' EASEMENT OR UNKNOWN OWNERSHIP. UNABLE TO LOCATE RECORDED DEED OR PLAT.

## INDEX OF SHEETS

| SHT. No. | DESCRIPTION | LATEST REVISION |
|---|---|---|
| 1 | COVER SHEET | |
| 2 | EXISTING CONDITIONS AND DEMOLITION PLAN | |
| 3 | SITE DEVELOPMENT CONCEPT PLAN | |
| 4 | STORMWATER MANAGEMENT CONTROL DETAILS | |
| 5 | EXISTING DRAINAGE AREA MAP | |
| 6 | PROPOSED DRAINAGE AREA MAP | |
| | | |
| | | |

APPLICANT: COLLIERS ENGINEERING & DESIGN
7001 COLUMBIA GATEWAY DRIVE SUITE 220
COLUMBIA, MD 21046
PHONE: 443.316.6005

OWNER/DEVELOPER: PRIMERA IGLESIA ADVENTISTA EBENEZER 1, ATTN: MR. JUVER PORTILLO, PASTOR
1109 DUNOON ROAD
SILVER SPRING, MD 20903
PHONE: 240.398.0365

## MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING GROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGLING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

## WETLAND NOTE

IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ANY STATE PERMITS, IF REQUIRED, FOR ANY CONSTRUCTION ACTIVITY COVERED BY THIS PLAN WHICH IMPACTS A STATE REGULATED WETLAND. ANY CHANGES TO PLAINS FOR THIS DEVELOPMENT, WHETHER REQUIRED BY THE STATE OR INITIATED BY THE APPLICANT TO MEET STATE REQUIREMENTS, MUST BE APPROVED BY PGSCD.

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024-00

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

## PERMIT TABLE

| DEPARTMENT PERMIT NUMBER | PARCEL AND/OR LOT AND BLOCK IDENTIFIERS |
|---|---|
| SIT-00649-2024-00 | PARCEL A |

**Prince George's County Government**
**Department of Permitting, Inspections and Enforcement**
**Site/Road Plan Review Division**
**9400 Peppercorn Place, Suite 230**
**Largo, Maryland 20774**

## Final Plan BMP SUMMARY TABLE

**Revision Date: January 10th 2025**

**Project Name: 901 & 903 Cypresstree Drive Concept No.:TBD** **Permit No.:** **Pmt Issue Date:** **Cons Cmpl Date:** **Maint Agrmt L/F:** **Total Site Acreage: 0.62**

| POI | LABEL | NAME | MD NORTH | MD EAST | LAND USE | CONSTRUCTION PURPOSE | DRAINAGE AREA (AC) | TOTAL IMPERVIOUS AREA (AC) | NEW IMPERVIOUS AREA (AC) | EXISTING IMPERVIOUS AREA (AC) | PERCENT IMPERVIOUS | TARGET $P_I$ (IN) | TARGET VOL ($FT^3$) | DESIGN VOL ($FT^3$) | WQV Treating Existing Impervious | WQV Treating New Impervious | Total Nitrogen Reduced | Total Phosphorus Rduced | Total Sediment Reduced | RCN | ON_OFF_SITE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | MB1 | Micro-Bioretention | 1339390 | 450149 | Institutional | NEWD | 0.2 | 0.16 | 0.06 | 0.1 | 80 | 1.8 | 1009 | 597 | | | | | | 94 | On Site |
| 2 | MB2 | Micro-Bioretention | 1339390 | 450149 | Institutional | NEWD | 0.32 | 0.24 | 0.18 | 0.06 | 75 | 1.8 | 1522 | 2283 | | | | | | 94 | On Site |

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
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SITE DEVELOPMENT CONCEPT PLAN
FOR
901 & 903
CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND

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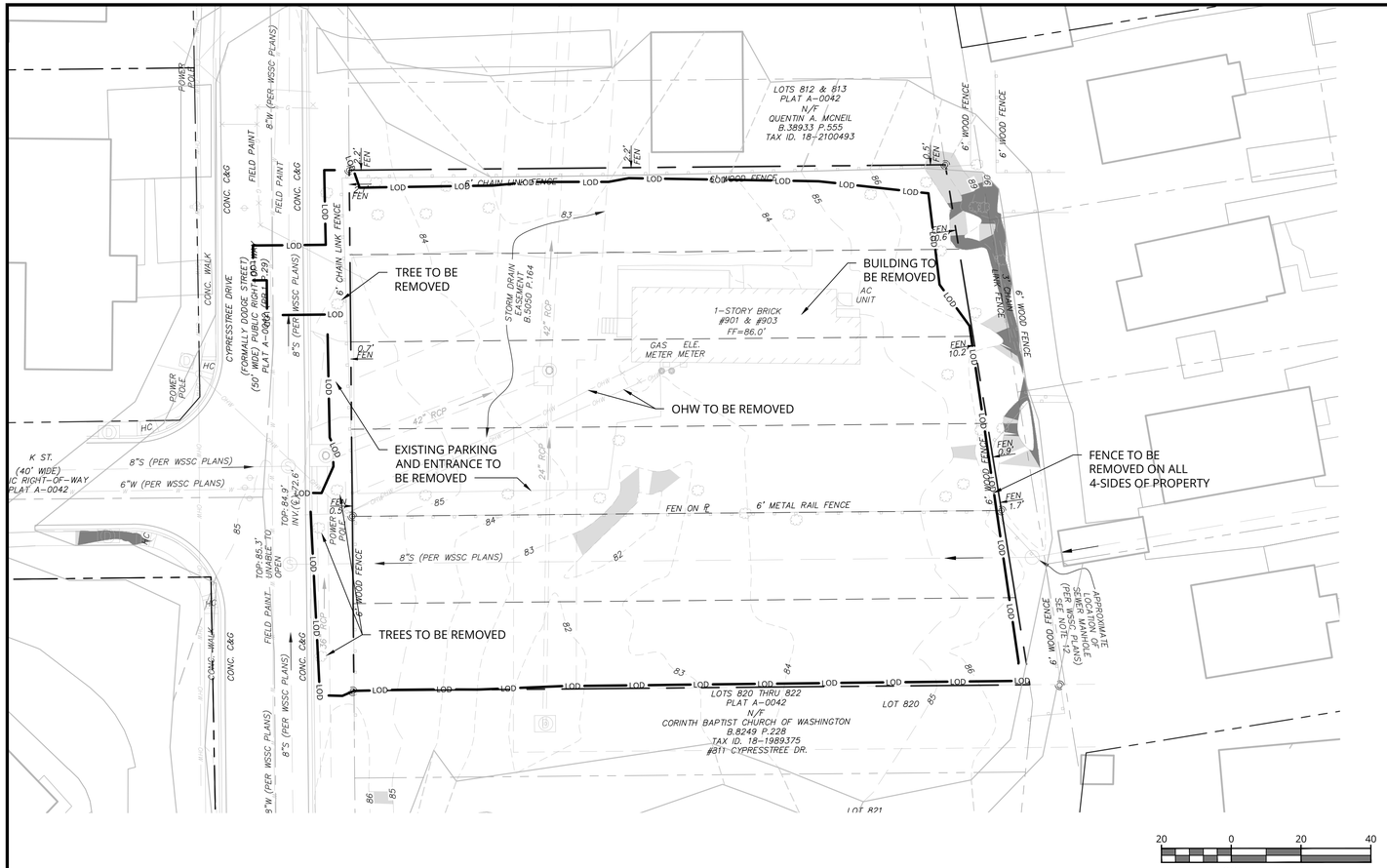
PROJECT NUMBER: 24009070A
DRAWING NAME: C-CSWM-CVER

SHEET TITLE: COVER SHEET

SHEET NUMBER: 1

2024\24009070A\Engineering\Concept SWM\C-CSWM-CVER.dwg(C-01-CSWM-CVER By: ANTHONY.NARDO




20 0 20 40

SCALE : 1" = 20'
SELECT LINEAR UNIT OF MEASURE

## LEGEND

- DEVELOPED DRAINAGE DIVIDE
- EXISTING DRAINAGE DIVIDE
- STORM DRAIN SYSTEM
- HYDROLOGIC SOIL GROUP (B)
- GRASSED SWALE
- BIO RETENTION DEVICE NUMBER (B6)
- INFILTRATION DEVICE NUMBER (I6)
- BIORETENTION FACILITY
- EXISTING SANITARY MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SPRINKLER CONTROL VALVE
- EXISTING WATER METER
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING TREE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING OVER HEAD WIRES (OHW)
- EXISTING WATER LINE (W)
- EXISTING WATER LINE (S)
- EXISTING CLEAN OUT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED ON FIELD SURVEY BY COLLIERS ENGINEERING AND DESIGN, PROJECT #22003193A, DATED 4/20/22.
2. THE PROPERTY DELINEATION ON THIS PLAN IS ACCOUNT # 06-3509346 IN PRINCE GEORGE'S COUNTY, MD.

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024-00

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

| PERMIT TABLE | |
|---|---|
| DEPARTMENT PERMIT NUMBER | PARCEL AND/OR LOT AND BLOCK IDENTIFIERS |
| SIT-00649-2024-00 | PARCEL A |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# SITE DEVELOPMENT CONCEPT PLAN

FOR

901 & 903
CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND


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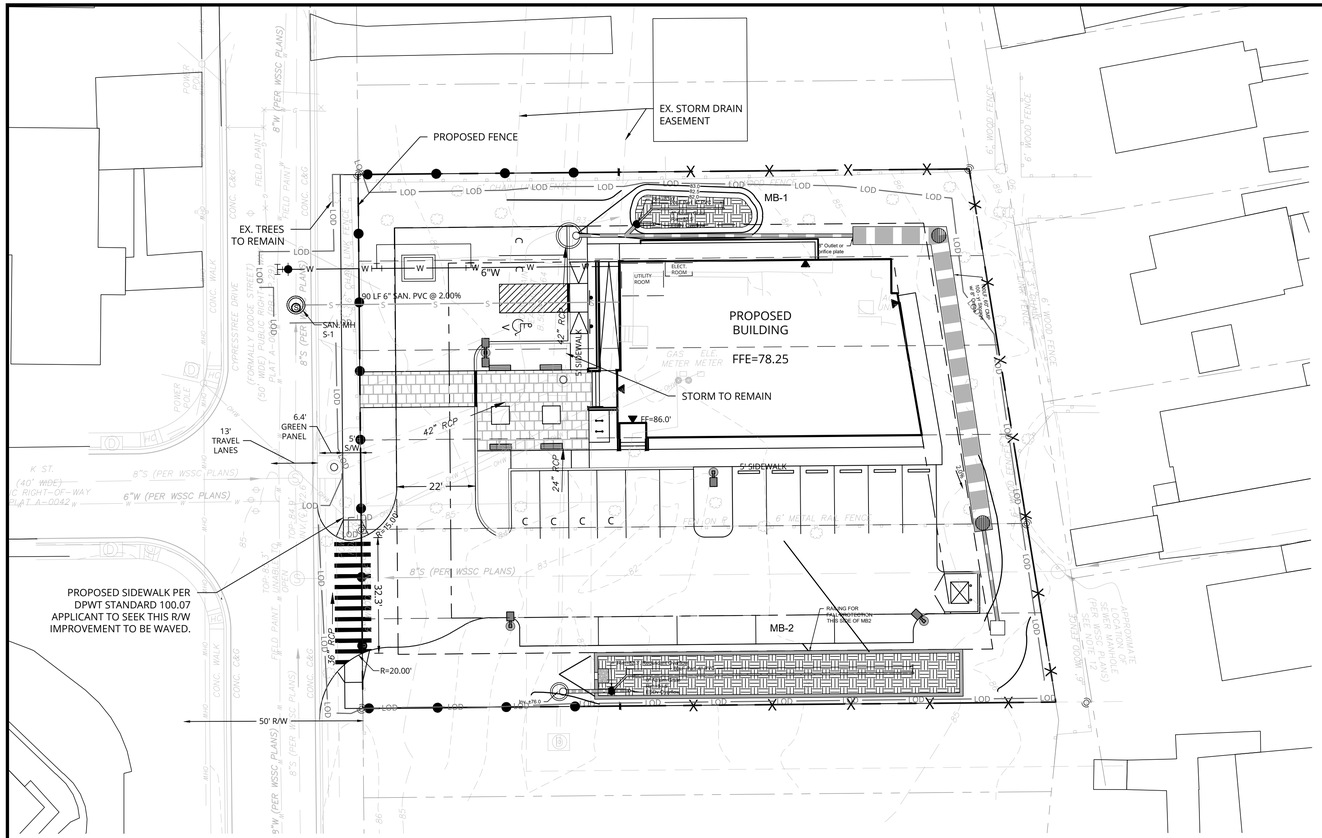
| PROJECT NUMBER: | DRAWING NAME: |
|---|---|
| 24009070A | C-CSWM-EXST |

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:
2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.


2024\24009070A\Engineering\Concept SWM\C-CSWM-EXST.dwg/C-CSWM-EXST By: ANTHONY.NARDO




## LEGEND

- Ex. Contour — 86
- Prop. Contour — 85
- Ex. Spot Elevation — 83.65 ×
- Prop. Spot Elevation — 84.24
- POI
- Ex. Drainage Divide
- New Drainage Divide
- Flow Direction
- Ex. Impervious within POI1
- Ex. Impervious within POI2
- New Impervious within POI1
- New Impervious within POI2
- New ESD

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. _____-202_-00

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48 Hours Before Start Of Construction

## PERMIT TABLE

| DEPARTMENT PERMIT NUMBER | PARCEL AND/OR LOT AND BLOCK IDENTIFIERS |
|---|---|
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By: ANTHONY NARDO
2024\24009070A\Engineering\Concept SWM\C-CSWM-SITE.dwg|C-CSWM-SITE


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# SITE DEVELOPMENT CONCEPT PLAN

FOR

901 & 903 CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
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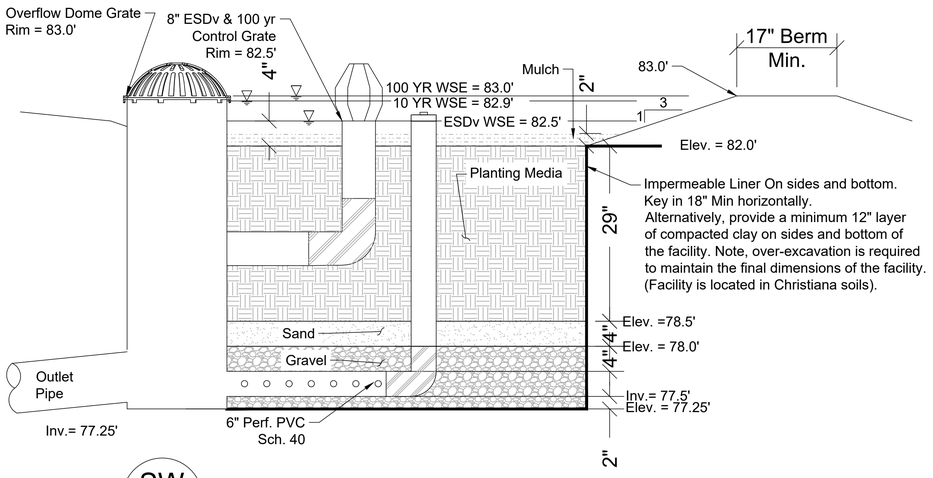
PROJECT NUMBER: 24009070A
DRAWING NAME: C-CSWM-SITE

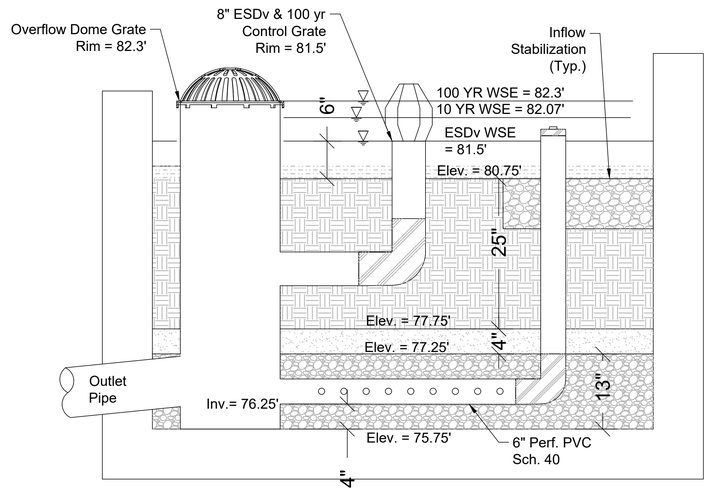
SHEET TITLE: SITE DEVELOPMENT CONCEPT PLAN

SHEET NUMBER: 3

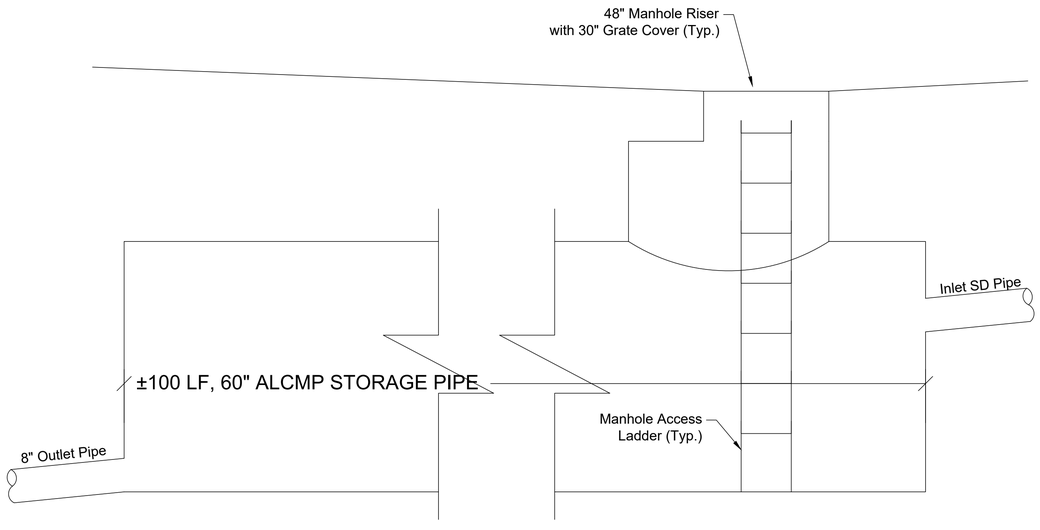
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.




SW 1 MB-1: MICRO-BIORETENTION SECTION w/ UNDERDRAIN
N.T.S.




SW 2 MB-2: MICRO-BIORETENTION SECTION w/ UNDERDRAIN
N.T.S.




SW 3 UG-1: UNDERGROUND DETENTION - 100-YR Control
N.T.S.

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024

*CALL "MISS UTILITY" AT 1-800-257-7777*
48 Hours Before Start Of Construction

| PERMIT TABLE | |
|---|---|
| **DEPARTMENT PERMIT NUMBER** | **PARCEL AND/OR LOT AND BLOCK IDENTIFIERS** |
| SIT-00649-2024 | PARCEL A |

2024\24009070A\Engineering\Concept SWM\C-CSWM-DETL.dwg|C-04-CSWM-DETL By: ANTHONY MARDO

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# SITE DEVELOPMENT CONCEPT PLAN

FOR

901 & 903
CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND

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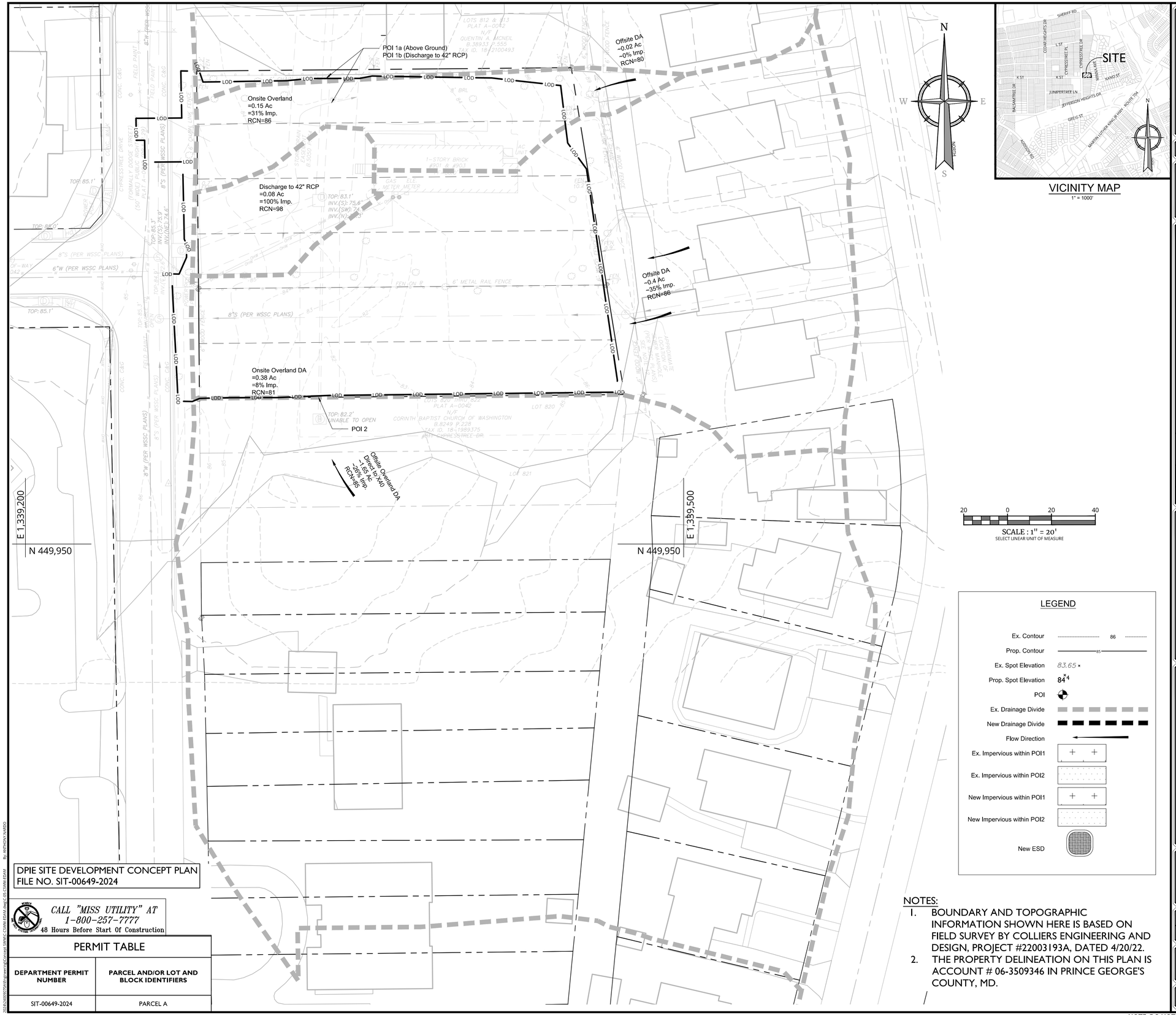
PROJECT NUMBER: 24009070A
DRAWING NAME: C-CSWM-DETL

SHEET TITLE: STORMWATER MANAGEMENT CONTROL DETAILS

SHEET NUMBER: 4

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.




LEGEND

| | |
|---|---|
| Ex. Contour | 86 |
| Prop. Contour | 85 |
| Ex. Spot Elevation | 83.65 |
| Prop. Spot Elevation | 84 |
| POI | |
| Ex. Drainage Divide | |
| New Drainage Divide | |
| Flow Direction | |
| Ex. Impervious within POI1 | |
| Ex. Impervious within POI2 | |
| New Impervious within POI1 | |
| New Impervious within POI2 | |
| New ESD | |

NOTES:

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2. THE PROPERTY DELINEATION ON THIS PLAN IS ACCOUNT # 06-3509346 IN PRINCE GEORGE'S COUNTY, MD.

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

PERMIT TABLE

| DEPARTMENT PERMIT NUMBER | PARCEL AND/OR LOT AND BLOCK IDENTIFIERS |
|---|---|
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SEUNWOO TED JEONG
60582
PROFESSIONAL ENGINEER

Ted S. Jeong, P.E., M.ASCE
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# SITE DEVELOPMENT CONCEPT PLAN

FOR

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DISTRICT HEIGHTS MD 20743
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|---|---|---|---|
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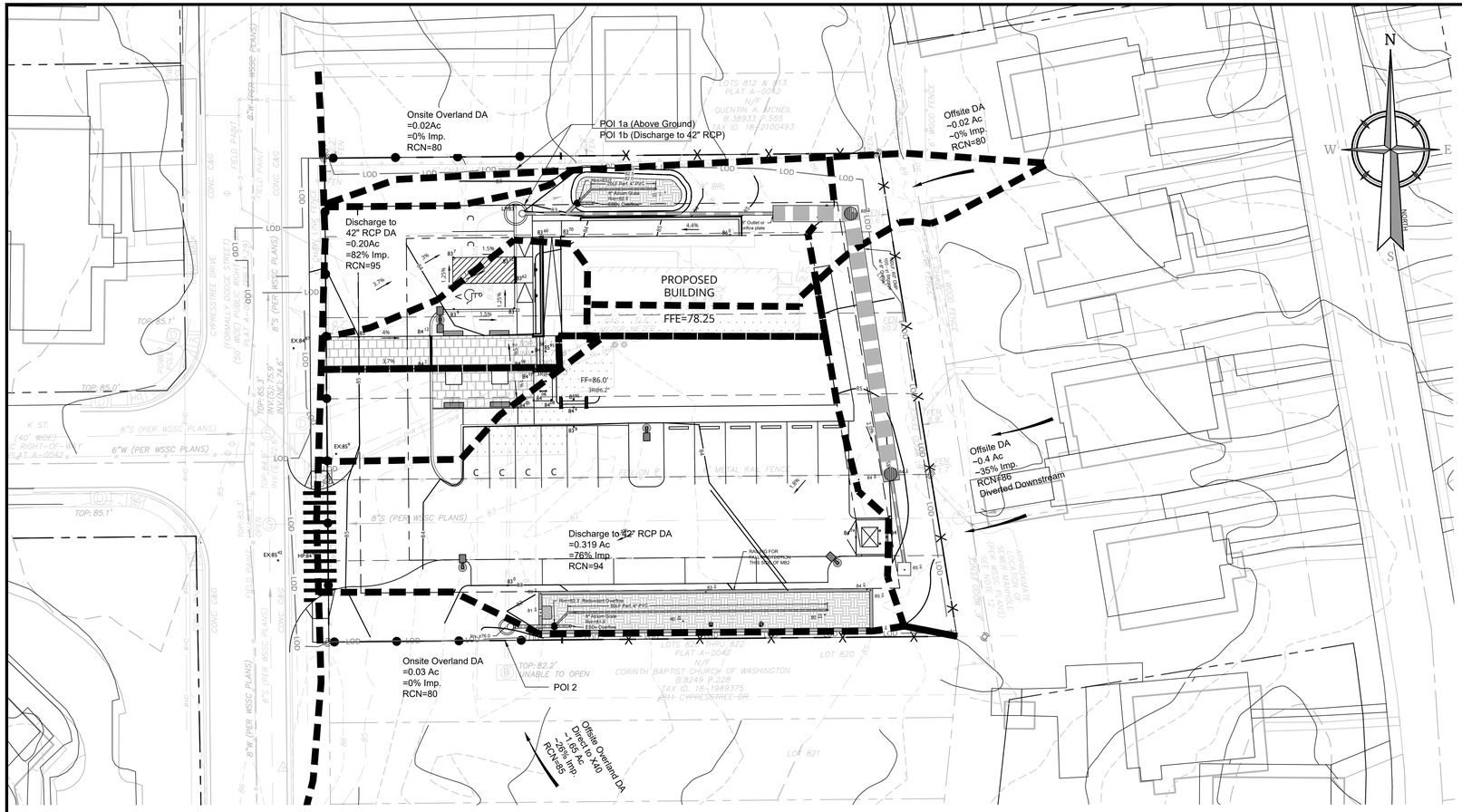
PROJECT NUMBER: 24009070A
DRAWING NAME: C-CSWM-EDAM

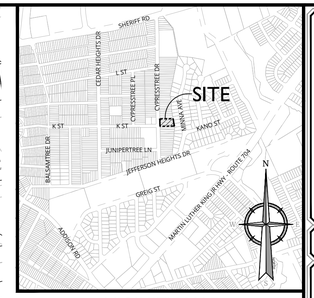
SHEET TITLE:
EXISTING SITE
DRAINAGE AREA MAP

SHEET NUMBER:
5

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024\24009070A\Engineering\Concept SWM\C-CSWM-EDAM.dwg C-06-CSWM-EDAM By: ANTHONY.NARSO




VICINITY MAP
1" = 1000'

20 0 20 40

SCALE : 1" = 20'
SELECT LINEAR UNIT OF MEASURE

POINT OF INTEREST ANALYSIS

| POI 1a | DA (Ac.) | RCN (10yr/100yr) | Tc (hr) | 10-yr | 100-yr |
|---|---|---|---|---|---|
| Existing | 0.17 | 85/78 | 0.1 | 0.92 cfs | 1.66 cfs |
| Proposed | 0.02 | 80 | 0.1 | 0.09 cfs | 0.20 cfs |
| Change | -0.15 | | N/A | -0.83 cfs | -1.46 cfs |
| % Change | -88% | | N/A | -90% | -88% |

| POI 1b | DA (Ac.) | RCN (10yr/100yr) | Tc (hr) | 10-yr | 100-yr |
|---|---|---|---|---|---|
| Existing | 0.08 | 98/78 | 0.1 | 0.54 cfs | 0.78 cfs |
| Ex. w/Offsite | 0.5 | N/A/78 | 0.1 | N/A | 5.88 cfs |
| Proposed | 0.615 | 89 | 0.1 | 4.02 cfs | 7.59 cfs |
| Change | 0.115 | | | | 1.71 cfs |
| % Change | 23% | | | | 29% |
| Prop. w/SWM | 0.615 | 86.3*/89 | | 2.88 cfs | 5.29 cfs |
| Change | 0.115 | | | | -0.59 cfs |
| % Change | 23% | | | | -10% |

*RCN based on Reduced Curve Number Methodology for 10-yr Storms
Prop Q shown is based on routing through BMPs w/o reduced curve numbers

| POI 2 | DA (Ac.) | RCN (10yr/100yr) | Tc (hr) | 10-yr | 100-yr |
|---|---|---|---|---|---|
| Existing | 0.78 | 84/78 | 0.1 | 4.14 cfs | 8.07 cfs |
| Ex. w/o Offsite | 0.349 | N/A / 78 | 0.1 | | 3.40 cfs |
| Proposed | 0.349 | 92 | 0.1 | 2.21 cfs | 4.01 cfs |
| Change | 0 | | | | 0.61 cfs |
| % Change | 0% | | | | 8% |
| Prop. w/SWM | 0.349 | 74.5*/92 | | 1.38 cfs | 3.34 cfs |
| Change | 0 | | | | -0.06 cfs |
| % Change | 0% | | | | -2% |

*RCN based on Reduced Curve Number Methodology for 10-yr Storms
Prop Q shown is based on routing through BMPs w/o reduced curve numbers

| TOTAL SITE* | DA (Ac.) | | | 10-yr | 100-yr |
|---|---|---|---|---|---|
| Existing | 1.0 | | | 5.60 cfs | 10.51 cfs |
| Proposed | 1.0 | | | 6.32 cfs | 11.80 cfs |
| Change | 0 | | | 0.72 cfs | 1.29 cfs |
| % Change | 0% | | | 13% | 12% |
| Prop. w/SWM | 1.0 | | | 4.35 cfs | 8.83 cfs |
| Change | 0 | | | -1.25 cfs | -1.68 cfs |
| % Change | 0% | | | -22% | -16% |

* Values are the direct summation of all POI results

LEGEND

- Ex. Contour
- Prop. Contour
- Ex. Spot Elevation
- Prop. Spot Elevation
- POI
- Ex. Drainage Divide
- New Drainage Divide
- Flow Direction
- Ex. Impervious within POI1
- Ex. Impervious within POI2
- New Impervious within POI1
- New Impervious within POI2
- New ESD

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024

CALL "MISS UTILITY" AT
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48 Hours Before Start Of Construction

PERMIT TABLE

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|---|---|
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| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| | | | |

STATE OF MARYLAND
SEONGWOO TED JEONG
60582
PROFESSIONAL ENGINEER

Ted S. Jeong, P.E., M.ASCE
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.

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. 60582 EXPIRATION DATE: 02-09-25

# SITE DEVELOPMENT CONCEPT PLAN

FOR

901 & 903
CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers
Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 220
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/05/24 | COLLIERS | COLLIERS |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-CSWM-PDAM

SHEET TITLE:
PROPOSED SITE DRAINAGE AREA MAP

SHEET NUMBER:
6

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024\24009070A\Engineering\Concept SWM\C-CSWM-PDAM.dwg|C-06 CSWM-PDAM By: ANTHONY.NARDO

The Maryland-National Capital Park and Planning Commission Prince George's County Planning Department
Environmental Planning, Countywide Planning Division, 1616 McCormick Drive, Largo, MD 20774

# 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: | Agent/Contact Person, Address, Phone, and E-mail: |
|---|---|
| Primera Iglesia Adventista Eben-ezer LLC, Attn: Pastor uver Portillo<br>1109 Dunoon Road<br>Silver Spring, MD 20903<br>240-398-0365 / PortilloJuver@yahoo.com<br><br>Applicant Name(s), Address, Phone, & E-mail:<br>Primera Iglesia Adventista Eben-ezer 1, Attn: Pastor Juver Portillo<br>1109 Dunoon Road<br>Silver Spring, MD 20903<br>240-398-0365 / PortilloJuver@yahoo.com | David Lee<br>Colliers Engineering & Design<br>7001 Columbia Gateway Drive, Suite 220<br>Columbia, MD 21046<br>443-316-6005 / david.lee@collierseng.com |

| | | | |
|---|---|---|---|
| **PROJECT NAME:** | 901 & 903 Cypresstree Drive | | |
| Geographic Location (related to or near major intersection): | east of the intersection of K Street and Cypresstree Drive | | |
| Street Address (if available): | 901, 903, 813 and 815 Cypresstree Drive, Capitol Heights, MD 20743 | | |
| Companion Case(s): (TCP1, TCP2, Preliminary Plan, Site Plan, or Special Exception) | SE-25003 & NRI-140-2024 | | |
| Total Area (acres): 0.62 ac. | Total Area Outside CBCA (acres): N/A | Proposed Woodland Clearing ($ft^2$): 0 | |
| Total Number of Lots 6 and/or Parcels 0 | Lot/Block/Parcel(s): 814, 815, 816, 817, 818 & 819 | Tax Account #: 2039063, 2100501, 2035830 & 2062271 | |
| Council District: 5 / Election District: 18 | Planning Area #: 72 | Police Division #: III -Landover | |
| General Plan Tier (2002, Archived): Developed | WSSC Grid: 202NE05 | Tax Map/Grid: 66-B2 | |
| Is this site in a Priority Funding Area (PFA)? ☑ Yes ☐ No | General Plan Growth Policy: Established Communities | Municipality(ies): N/A | |
| Zone(s): R-55 | Overlay Zone(s): N/A | Aviation Policy Area: N/A | |
| Environmental Strategy Area (ESA) (Plan 2035): ☑ 1 ☐ 2 ☐ 3 ☐ 4 | Watershed Name: Lower Beaverdam Creek<br>Watershed 8 Digit Code #: 02140205 | Basin: ☑ Anacostia ☐ Potomac ☐ Patuxent | |
| Is there a historic site or resource on the subject property? ☐ Yes ☑ No | Historic Site ID: N/A | | |
| Has a Historic Area Work Permit (HAWP) application been filed with the Historic Preservation Commission? ☐ Yes ☑ No | | | |
| Proposed Use, Activity, Revision, and/or Request: construction of a new building addition and an expanded parking compound for a church | | | |

**Site Plan:** Preparer's Qualifications: Engineer Date: 01/15/2025

Prepared by: Seonwoo Ted Jeong ID#: 60582 Firm: Colliers Engineering & Design

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)** N/A, Applying under the Prior Zoning Ordinance

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: Primera Iglesia Adventista Eben-Ezer Check Number: 563

Agent/Contact Signature: David Lee Digitally signed by David Lee DN: E=david.lee@collierseng.com, CN=David Lee, OU=MD Columbia, OU=Users by Office, DC=corp, DC=collierseng, DC=com Date: 2025.01.15 13:37:21-05'00' Date: 01/10/2025

## Office Use Only

☐ Numbered Exemption ☑ Standard Exemption Exemption Number: S-013-2025

Staff Reviewer: WRC Receipt Number: 8772 Filing Fee: $50.00

## 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 _____ $ft^2$. Revisions: cumulative clearing to date (not including currently proposed) is _____ $ft^2$; 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 specified above during the validity period. If a development review application (preliminary plan, detailed site plan, etc. is required, the Numbered Exemption may be considered invalid in accordance with Section 25-119(b)(6)(A). A copy of this letter must be submitted at the time of development activity or permit application.

| Contee, Wendy Digitally signed by Contee, Wendy Date: 2025.02.20 12:43:42 -05'00' | 02/20/2025 | 02/20/2030 |
|---|---|---|
| Planning Director or Designee: | Approval: | Expiration: |

### Office Use Only

☐ Numbered Exemption ☑ Standard Exemption Exemption Number: S-013-2025

Staff Reviewer: WRC Receipt Number: 8772 Filing Fee: $50.00

LOT AREA DATA

| ACCT# | ADDRESS | LOT# | LOT AREA IN ACRES |
|---|---|---|---|
| 18-2039063 | 903 CYPRESS DRIVE | 814-815 | 0.19734 |
| 18-2100501 | 901 CYPRESS DRIVE | 816-817 | 0.20911 |
| 18-2035830 | 813 CYPRESS DRIVE | 818 | 0.10785 |
| 18-2062271 | 815 CYPRESS DRIVE | 819 | 0.11006 |
| | | **TOTAL** | **0.62436** |

T PLEASANT

HEIGHTS.

SHERIFF ROAD

HERGHANT STREET

HURON AVENUE

LEE PLACE

STREET

STREET

STREET

HIGH KOLB ST.

SPRING KOLB ST.

6th Place

ERIE STREET

STREET

DODGE STREET

"J" CANFIELD ST STREET

CEDAR 64th Ave

64th STREET Ave

PLACE

AVENUE

CHAPEL

Chesapeake Beach R.R.

Pennsylvania R.R.

Capitol Heights

Central Ave

Branch Ave

Addison Rd

Church St

Berning

Proposed Electric Ry.

Proposed Electric Ry.

Proposed Electric Ry.

Proposed Electric Ry.

SCA

THIS PLAT SUPPLIED BY
COUNTY ASSESSOR
TO REPLACE CLERK'S
MISSING ORIGINAL

PROPERTY OF THE
WASHINGTON SUBURBAN SANITARY DIST.
HYATTSVILLE, MD.

P62001

MSACSU2382-8

EXISTING STORM DRAIN EASEMENT TO REMAIN B.5050 P.164

905 CYPRESS DRIVE
TAX ACCT# 18-2100493
QUENTIN A. MCNEIL
LOTS 812 & 813
B.38933 P.555
PRIOR ZONE: R-55/CURRENT ZONE: RSF-65
USE: RESIDENTIAL

171' - BUFFER C

LIMIT OF 6' HEIGHT DECORATIVE STEEL FENCE

6' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

4' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

900 CYPRESSTREE DR
TAX ACCT# 18-1998152
RAMOS MIGUEL ANGEL III ETAL
LOT 848
PLAT# 18126088
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: RESIDENTIAL

PROP. WATER METER EASEMENT

CYPRESSTREE DRIVE
(FORMALLY DODGE STREET)
(50' WIDE) PUBLIC RIGHT-OF-WAY
PLAT A-0042 (PB.1 P.29)

K ST.
(40' WIDE)
PUBLIC RIGHT-OF-WAY
PLAT A-0042

10' WIDTH LANDSCAPE STRIPS

10' LANDSCAPE STRIP (SEC. 4.2-1)

25' BLDG. SETBACK (SEC. 27-341.01)

N89°28'49"E 170.80'

N00°31'11"W 99.24'

N00°31'11"W 90.00'

S89°28'49"W 193.66'

S09°13'39"E 100.40'

S09°13'39"E 50.58'

LANDSCAPE BUFFER (SEC. 4.7-2)
REQUIRED 30' / PROPOSED 15'

BLDG. SETBACK
(SEC. 4.7-2 & SEC.27-341.01)
-REQUIRED 40' PROPOSED 25'

PROPOSED MICRO-BIO RENTENTION (MB-1)

PROPOSED BUILDING

GFA = 3,919 SF

PARKING LOT AREA = 1,962 SF

PARKING LOT AREA = 6,303 SF

(3) QP UTILITY ROOM

ELECT. ROOM

(3) RP
(7) RV
(3) RP
(3) CA
(5) HPS
(3) CA
(5) HPS
(3) ARO
(9) HP
(29) LSK
(12) LSK
(3) SJY
(6) ICC
(5) RPW
(7) LSK
(16) HP
(3) RMC
(5) CA
(6) LF
(4) PRY
(3) AGA
(9) RMC
(5) RPW
(5) PLO
(14) RV
(4) IVH
(3) PAB
(1) ARO
(5) HP
(9) HP
(4) CA
(7) FGB
(7) GB
(7) FGB
(9) SJY
(5) CO
(6) CA
(5) IVH
(5) CO
(5) CA
(9) SJY
(6) CA
(4) CO
(5) IVH
(7) FGB
(6) CO
(6) FGB
(3) IVR
(3) IN
(7) JVE
(1) AGA
(3) IF
(7) IVR
(5) VDA
(3) JVE
(1) MVA
(6) JVE
(5) CA
(1) MVA
(3) JVE
(3) IGS
(3) VDA
(4) TCG
(2) TCG
(5) RMC
(3) IF
(9) IVR
(7) JVE
(3) IN
(5) VDA
(5) TCG
(1) AGA
(7) VDA
(3) IF
(7) JVE
(6) IVR
(3) IF
(7) JVE
(3) IN
(5) TCG
(8) VDA
(3) IF
(7) HP
(3) IVH
(6) VRA
(7) JVE
(1) AGA
(3) HP
(3) CA
(3) LSR

ST-1

EXISTING SPECIMEN TREE TO BE REMOVED

LANDSCAPE BUFFER (SEC. 4.7-2)
REQUIRED 30' / PROPOSED 15'

BLDG. SETBACK
(SEC. 4.7-2 & SEC.27-341.01)
-REQUIRED 40' PROPOSED 25'

8"S (PER WSSC PLANS)

CS METAL RAIL FENCE

6' WOOD FENCE

814 CYPRESSTREE DR
TAX ACCT# 18-3274032
CORINTH BAPTIST CHURCH
PT OF PARCEL A
PLAT# 18188029
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: CHURCH

811 CYPRESS DRIVE
TAX ACCT# 18-1989335
CORINTH BAPTIST CHURCH OF WASHING
LOTS 820-823
PLAT# A18-0042
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: VACANT

908 MINNA AVE
TAX ACCT# 18-2116572
KENNETH F. WINDLEY
LOT 10 BLOCK A
PLAT# A18-0381
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: RESIDENTIAL

906 MINNA AVE
TAX ACCT# 18-1991637
JAMES F. BLACK &
GLADYS A. BLACK
LOT 9 BLOCK A
PLAT# A18-0381
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: RESIDENTIAL

904 MINNA AVE
TAX ACCT# 18-2062222
MORENO VENTURA MILAGRO D ETAL
LOT 8 BLOCK A
PLAT# A18-0381
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: RESIDENTIAL

902 MINNA AVE
TAX ACCT# 18-2013522
WILLIAMS C. MEJIA
LOT 7 BLOCK A
PLAT# A18-0381
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: RESIDENTIAL

151' - BUFFER B

20' WIDTH STORMWATER MANAGEMENT EASEMENT

10.67' x 9.33' ENCLOSED TRASH PICK-UP AREA WITH 6' HT. SIGHT-TIGHT FENCE, SEE SHEET C302 FOR DETAIL

6' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

4' HEIGHT STEEL GATE, SEE SHEET C302 FOR DETAIL

4' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

LIMIT OF 6' HEIGHT DECORATIVE STEEL FENCE

PROPOSED MICRO-BIO RENTENTION PLANTER (MB-2)

6' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

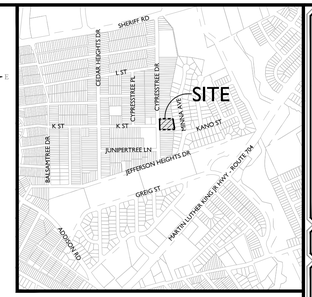
194' - BUFFER A

ST-3

ST-2

## VICINITY MAP

1" = 1000'




## LEGEND

- SPECIAL EXCEPTION/ PROPERTY BOUNDARY
- PARCEL LINE
- RIGHT-OF-WAY LINE
- ADJOINING PROPERTY LINE
- EXISTING CONTOURS
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN INLET AND PIPE
- EXISTING UTILITY POLE
- EXISTING FENCE LINE
- EXISTING OVERHANG WIRE
- LIMIT OF DISTURBANCE
- PROP. DOOR
- PROP. 6' HEIGHT STEEL FENCE
- PROP. 4' HEIGHT STEEL FENCE
- PROP. CONTOUR
- PROP. SHADE TREES
- PROP. ORNAMENTAL TREES
- PROP. EVERGREEN TREES
- PROP. SHRUBS
- PROP.GRASSES AND PERENNIALS
- PARKING LOT AREA TOTAL = 8,265 SF
- INTERIOR LANDSCAPED AREA TOTAL = 632 SF
- POLE LIGHT - SINGLE
- POLE LIGHT - DOUBLE
- PROP. STORM PIPE
- PROP. 6" WATER LINE
- PROP. 6" SEWER LINE
- ALTERNATIVE COMPLIANCE PLANT MATERIALS
- EXISTING SPECIMEN, CHAMPION, HISTORIC TREE ≥ 30" DBH WITH CRITICAL ROOT ZONE (1'DBH=1.5'CRZ)

N

W E

S

NAD 83/2011

10 0 10 20

SCALE : 1" = 10'
SELECT LINEAR UNIT OF MEASURE

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.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Engineering & Design
www.colliersengineering.com



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| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| 1 | 5/9/25 | CED | REVISE THE SE AND AC PLANS PER SSRC COMMENTS |

STATE OF MARYLAND
JONATHAN M. JOLLEY
No. 3497
REGISTERED LANDSCAPE ARCHITECT
5/9/2025

Jonathan M. Jolley
MARYLAND PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3497 EXPIRATION DATE: 9-30-26.

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE M-NCPPC# SE-25003 & AC-25002

# 901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND


Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING


| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 5/8/25 | XXXXXX | XXXXXX |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-LAND

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: C300


2024/24009070A/Engineering/[Special Exception/C300-LANDSCAPE PLAN.dwg, By: DAVID.EE

# GENERAL PLANTING NOTES

## A. GENERAL

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES MARKOUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.

3. OWNER OR HIS/HER REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.

## B. PLANT MATERIAL

1. PLANT MATERIAL:

1.1. PLANT MATERIAL SHALL CONFORM WITH THE ANSI Z60.1-2014 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY AMERICANHORT IN REGARD TO QUALITY, SIZE OF PLANTING, SPREAD OF ROOTS, SIZE OF ROOTBALL, AND BRANCHING PATTERN.

1.2. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND FREE FROM DEFECTS, INJURY, DISEASE, AND/OR INFESTATION, WITH ROOT BALLS INTACT.

1.3. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AT THE NURSERY. THE PLANT MATERIAL SHALL BE PLANTED AT THE SAME LEVEL WHEN PLANTED.

1.4. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY TO THE SITE. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PROTECT THE PLANT MATERIAL FROM DAMAGE PRIOR TO INSTALLATION.

1.5. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATION, TO REJECT ANY AND ALL PLANT MATERIAL WHICH IN THEIR OPINION DOES NOT MEET THE REQUIREMENTS OF THESE PLANS.

2. PLANT QUANTITIES: THE LANDSCAPE PLAN SHOULD TAKE PRECEDENCE OVER THE PLANT SCHEDULE IF ANY PLANT DISCREPANCIES OCCUR.

3. PLANT SIZE: THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN THE CALIPER, HEIGHT, SIZE OR SPREAD INDICATED IN THE PLANT SCHEDULE.

4. SUBSTITUTIONS: NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSIONS OF THE MUNICIPALITY, LANDSCAPE ARCHITECT, OR OWNER. WRITTEN PROOF OF THE PLANT MATERIAL UNAVAILABILITY MUST BY DOCUMENTED BY THE CONTRACTOR.

5. GUARANTEE: PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT IS DEAD WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING STUMP, AND REPLACED WITH A SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR WITHIN ONE YEAR OF ONE GROWING SEASON. TREE STAKES, AND PLASTIC CHAINS SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

## C. PLANTING PROCEDURES

1. PLANTING BEDS:

1.1. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH WELL DRAINING AND FERTILE SOILS. SOILS SHALL BE SANDY LOAM, FREE FROM DEBRIS, ROCKS, ETC. SOIL TO BE ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.

1.2. PLANTING BEDS SHALL RECEIVE FOUR (4) TO SIX (6) INCHES OF DOUBLE SHREDDED HARDWOOD MULCH AND TREATED WITH A PRE-EMERGENT HERBICIDE. NO MULCH SHALL COME IN DIRECT CONTACT WITH ROOT FLARE/COLLAR; UNDER NO CIRCUMSTANCES SHALL THE ROOT CROWN BE BURIED.

1.3. SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.

2. PLANT LOCATIONS: THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BEDLINES SHALL BE DETERMINED IN THE FIELD AT THE TIME OF INSTALLATION FOLLOWING THE BASIC INTENT OF THE APPROVED PLANS, UNLESS THERE IS A SPECIFIC DIMENSION OR LOCATION SHOWN.

3. PLANTING DATES: PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTING SEASONS ARE DEFINED AS MARCH 15 THROUGH MAY 15 AND SEPT 15 THROUGH NOV 15. PLANTING IS ACCEPTABLE DURING THE WINTER MONTHS IF WEATHER PERMITS AND THE GROUND IS NOT FROZEN, AND IN THE SUMMER IF SUPPLEMENTAL WATERING IS PROVIDED. SOIL MUST BE FROST FREE, FRIABLE, AND NOT MUDDY AT TIME OF PLANTING.

4. PLANTING METHODS:

4.1. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS.

4.1.1. STAKES SHALL BE EIGHT TO TEN FEET LONG, OF SOUND, DURABLE UNFINISHED LUMBER CAPABLE OF WITHSTANDING ABOVEGROUND AND UNDERGROUND CONDITIONS DURING THE PERIOD OF GUARANTEE WITH TOP AND BOTTOM DIMENSIONS OF TWO INCHES BY TWO INCHES IN DIAMETER

4.1.2. THREE STAKES SHALL BE EQUALLY SPACED ABOUT THE TREE IN A TRIANGULAR FASHION AND SHALL BE DRIVEN VERTICALLY INTO THE GROUND 2 ½ TO 3 FEET IN A MANNER THAT DOES NOT INJURE THE ROOT BALL.

4.1.3. TREES SHALL BE FASTENED TO EACH STAKE AT A HEIGHT OF FIVE FEET BY MEANS OF ARBOR TIE TREE TIE (⅞" WIDE RECOMMENDED FOR TREES UP TO 2 ½ INCHES IN CALIPER).

4.2. SET PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT AFTER SETTLEMENT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN CENTER OF PIT.

4.3. AT TIME OF INSTALLATION, THE CONTRACTOR SHALL WATER NEWLY INSTALLED PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE REGULAR WATERING TO ENSURE THE ESTABLISHMENT, GROWTH, AND SURVIVAL OF ALL PLANTS.

4.4. B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOTBALL ONLY. PLANTS WITH BROKEN, SPLIT, OR DAMAGED ROOTBALLS SHALL BE REJECTED.

4.5. CORD BINDING OF ALL B&B PLANTS SHALL BE CUT AND REMOVED, ALONG WITH THE BURLAP OF THE UPPER ⅓ OF THE ROOT BALL. ALL WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING PLANTING PIT.

## D. MAINTENANCE

1. PRUNING:

1.1. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

1.2. SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT TO HAVE BRANCHES BELOW 7'-0".

1.3. THE CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.

2. LAWN AREAS:

2.1. THE LANDSCAPE CONTRACTOR SHALL TEST THE SOIL TO CONFIRM SUITABILITY FOR THE PROPOSED SEED MIX AND SUPPLEMENT AS REQUIRED TO MEET THE REQUIRED PH & NUTRIENT LEVELS.

2.2. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLANS. SEED SHALL BE IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DISTRICT'S SEED SPECIFICATIONS AS NOTED ON THE SOIL EROSION AND SEDIMENT CONTROL DETAILS SHEET.

2.3. SOD, IF SPECIFIED, SHALL CONSIST OF A STATE CERTIFIED MIXTURE. ALL DISTURBED AREAS INDICATED AS LAWN OR SOD SHALL BE TOPSOILED, LIMED, AND FERTILIZED & FINE GRADED PRIOR TO LAWN INSTALLATION.

3. EXISTING VEGETATION: EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING, OR CLEARING. EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DAMAGED, OR DISEASED BRANCHES.

4. SITE CLEANUP: PLANTING DEBRIS (WIRE, TWINE, RUBBERHOSE, BACKFILL, ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. THE PROPERTY IS TO BE LEFT IN A NEAT, ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.

**Tree Canopy Coverage Schedule for Sec. 25-128**

| Project Name: | TCP2#: | DRD Case #: | Area (acres) |
|---|---|---|---|
| 901 & 903 Cypressstree Drive | | | |
| Site Calculations: | Zone 1: | R-55 | 0.62 |
| | Zone 2: | | |
| | Zone 3: | | |
| | Zone 4: | | |
| | Total Acres: | | 0.62 |
| Total Acres (gross acres) | % of TCC required | TCC Required (Acres) | TCC Required in (SF) |
| 0.62 | 20.0% | 0.12 | 5439 |
| A. TOTAL ON-SITE WC PROVIDED (acres) = | 0.00 | acres | 0 |
| B. TOTAL AREA EXISTING TREES (non-WC acres) = | 0.00 | acres | 0 |
| C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES = | | | 17475 |
| D. TOTAL TREE CANOPY COVERAGE PROVIDED = | | | 17475 |
| E. TOTAL SQUARE FOOTAGE REQUIRED = | | | 5439 |
| | | | Requirement Satisfied |

| Credit Categories for Landscape Trees | TCC Credit per Tree Based on Size at Planting (SF) | Number of Trees | TCC Credit (SF) |
|---|---|---|---|
| Deciduous - **columnar** shade tree (50 ' or less height) | 2 -1/2 - 3" = 65 | | 0 |
| | 3 - 3 1/2" = 75 | | 0 |
| Deciduous - **ornamental** tree (20' or less height with equal spread). Minimum planting size 7 - 9 ' in height | 1-1/2 - 1-3/4"= 75 | | 0 |
| | 2 - 2 1/2" = 100 | 12 | 1200 |
| | 2 -1/2 - 3" = 110 | | 0 |
| Deciduous - **minor shade** tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height | 2 -1/2 - 3" = 160 | | 0 |
| | 3 - 3 1/2" = 175 | | 0 |
| Deciduous - **major shade** tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height | 2 -1/2 - 3" = 225 | 13 | 2925 |
| | 3 - 3 1/2" = 250 | | 0 |
| Evergreen - **columnar** tree (less than 30' height with spread less than 15') | 6 - 8' = 40 | | 0 |
| | 8 - 10' = 50 | | 0 |
| | 10 - 12' = 75 | | 0 |
| Evergreen - **small tree** (30-40' height with spread of 15-20') | 6 - 8' = 75 | | 0 |
| | 8 - 10' = 100 | | 0 |
| | 10 - 12' = 125 | | 0 |
| Evergreen - **medium tree** (40-50' height with spread of 20-30') | 6 - 8' = 125 | | 0 |
| | 8 - 10' = 150 | 89 | 13350 |
| | 10 - 12' = 175 | | 0 |
| Evergreen - **large tree** (50' height or greater with spread of over 30') | 6 - 8' = 150 | | 0 |
| | 8 - 10' = 200 | | 0 |
| | 10 - 12' = 250 | | 0 |
| TOTAL NUMBER OF TREES/TCC CREDIT (SF) | | 114 | 17475 |
| (Manually enter information/figures into shaded areas) | | | |

Prepared by: Jonathan M. Jolley — Date: 5/9/2025

Revised June 2011

**Schedule for Section 4.2-1**
**Requirements for Landscape Strips Along Streets**

Linear feet of street frontage, excluding driveway entrances:

| | | | | | | |
|---|---|---|---|---|---|---|
| 1) | General Plan designation: | X | Devloped Tier, Corridor Node or Center | | Developing Tier | Rural Tier |
| 2) | Option selected: | 1,2,3 or 4: | 1 | 1 or 2: | | |
| 3) | Is there a public utility easement along the frontage of the property? | X | yes | | no | |
| 4) | Number of plants required: | 4 | shade trees | | shade trees | |
| | Total LF = 124 | 18 | shrubs | | shrubs | |
| | (1) shade tree and (5) shrubs per (35) linear feet of frontage | | 25-foot-wide strip of existing trees | | 25-foot-wide strip of existing trees | |
| 5) | Total plant material provided: | 4 | shade trees | | shade trees | |
| | | 0 | ornamental/evergreen trees | | ornamental/evergreen trees | |
| | | 27 | shrubs | | shrubs | |
| | | | 25-foot-wide strip of existing trees | | 25-foot-wide strip of existing trees | |

**Schedule for Section 4.3-1**
**Parking Lot Perimeter Landscape Strip for Parking Lots 7,000 Square Feet or Larger**

Linear feet of parking lot perimeter adjacent to property line:

| | | | | | | |
|---|---|---|---|---|---|---|
| 1) | General Plan designation: | X | Devloped Tier, Corridor Node or Center | | Developing Tier | Rural Tier |
| 2) | Option selected: | 1,2, or 3: | 1 | 1 or 2: | | 1 or 2: |
| 3) | Width of perimeter strip required: | 3 | feet | | feet | feet |
| 4) | Width of perimeter strip provided: | 5 | feet | | feet | feet |
| 5) | Plant material required: | | shade trees | | shade trees | shade trees |
| | Parking Area LF = 378 LF | 162 | shrubs | | shrubs | shrubs |
| | (15 Shrubs per 35 LF) | | | | | |
| 6) | Total plant material provided: | | shade trees | | shade trees | shade trees |
| | | 165 | shrubs | | shrubs | shrubs |
| | | | existing shade trees | | existing shade trees | existing shade trees |

**Schedule 4.3-2**
**Interior Planting for Parking Lots 7,000 Square Feet or Larger**

| | | | | |
|---|---|---|---|---|
| 1) | Parking Lot Area (see Figure 4.3-7): | 8,265 | square feet | |
| 2) | Interior landscaped area required: | 8 | % | 662 square feet |
| 3) | Interior landscaped area provided: | 7.6* | % | 632* square feet |
| 4) | Minimum number of shade trees required: | | | |
| | (1 per 300 square feet of interior planting area provided) | 3 | shade trees | |
| | or | | | |
| | (1 per 200 square feet of interior planting area provided) | N/A | shade trees | |
| 5) | Number of shade trees provided: | 3 | shade trees | |
| 6) | Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree? | X | yes | no |
| 7) | Is there a planting island on average every 10 spaces? | X | yes | no |
| 8) | Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area? | X | yes | no |
| 9) | Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide? | X | yes | no |
| 10) | Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide? | X | yes | no |
| 11) | For parking lots 50,000 square feet or larger: | | | |
| a) | Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays? | N/A | yes | no |
| or | | | | |
| b) | Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided) | N/A | yes | no |

* A request for alternative compliance has been submitted for Section 4.3-2 of the Landscape Manual

**Buffer 'A' Schedule 4.7-1**
**Buffering Incompatible Uses Requirements**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1) | General Plan designation: | DEVELOPED | Developed Tier, Coordor Node or Center | | | | |
| 2) | Use of proposed development: | CHURCH | | | | | |
| 3) | Impact of proposed development: | M | | | | | |
| 4) | Use of adjoining development: | RESIDENTIAL | | | | | |
| 5) | Impact of adjoining development: | C | | | | | |
| 6) | Minimum required bufferyard (A, B, C, D or E): | | | A | | B | |
| | | | X | C | | D | |
| | | | | E | | NONE | |
| 7) | Minimum required building setback: | | | | 40 | feet | |
| 8) | Building setback provided: | | | | 25* | feet | |
| 9) | Minimum required width of landscape yard: | | | | 30 | feet | |
| 10) | Width of landscape yard provided: | | | | 15* | feet | |
| 11) | Linear feet of buffer strip required along property line and right-of-way: | | | | 194 | linear feet | |
| 12) | Percentage of required bufferyard occupied by existing trees: | | | | 0 | % | |
| 13) | Is a six (6) foot high fence or wall included in bufferyard? | | X | yes | | no | |
| 14) | Total number of plant units required in buffer strip: (120 PU per 100 LF) | | | | 233 | p.u. | |
| 15) | Total number of plant units provided: | shade trees | 4 | x 10 p.u.= | 40 | p.u. | |
| | | evergreen trees | 30 | x 5 p.u.= | 150 | p.u. | |
| | | ornamental trees | 2 | x 5 p.u.= | 10 | p.u. | |
| | | shrubs | 77 | x 1 p.u.= | 77 | p.u. | |
| | | | | Total | 277 | p.u. | |
| | | | | Total | 119% | % | |

*A request for alternative compliance has been submitted for Section 4.7 of the Landscape Manual.

**Buffer 'B' Schedule 4.7-1**
**Buffering Incompatible Uses Requirements**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1) | General Plan designation: | DEVELOPED | Developed Tier, Coordor Node or Center | | | | |
| 2) | Use of proposed development: | CHURCH | | | | | |
| 3) | Impact of proposed development: | M | | | | | |
| 4) | Use of adjoining development: | RESIDENTIAL | | | | | |
| 5) | Impact of adjoining development: | C | | | | | |
| 6) | Minimum required bufferyard (A, B, C, D or E): | | | A | | B | |
| | | | X | C | | D | |
| | | | | E | | NONE | |
| 7) | Minimum required building setback: | | | | 40 | feet | |
| 8) | Building setback provided: | | | | 25* | feet | |
| 9) | Minimum required width of landscape yard: | | | | 30 | feet | |
| 10) | Width of landscape yard provided: | | | | 15* | feet | |
| 11) | Linear feet of buffer strip required along property line and right-of-way: | | | | 182 | linear feet | |
| 12) | Percentage of required bufferyard occupied by existing trees: | | | | 0 | % | |
| 13) | Is a six (6) foot high fence or wall included in bufferyard? | | X | yes | | no | |
| 14) | Total number of plant units required in buffer strip: (120 PU per 100 LF) | | | | 182 | p.u. | |
| 15) | Total number of plant units provided: | shade trees | 2 | x 10 p.u.= | 20 | p.u. | |
| | | evergreen trees | 31 | x 5 p.u.= | 155 | p.u. | |
| | | ornamental trees | 4 | x 5 p.u.= | 20 | p.u. | |
| | | shrubs | 28 | x 1 p.u.= | 28 | p.u. | |
| | | | | Total | 223 | p.u. | |
| | | | | Total | 123% | % | |

*A request for alternative compliance has been submitted for Section 4.7 of the Landscape Manual.

**Buffer 'C' Schedule 4.7-1**
**Buffering Incompatible Uses Requirements**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1) | General Plan designation: | DEVELOPED | Developed Tier, Coordor Node or Center | | | | |
| 2) | Use of proposed development: | CHURCH | | | | | |
| 3) | Impact of proposed development: | M | | | | | |
| 4) | Use of adjoining development: | RESIDENTIAL | | | | | |
| 5) | Impact of adjoining development: | C | | | | | |
| 6) | Minimum required bufferyard (A, B, C, D or E): | | | A | | B | |
| | | | X | C | | D | |
| | | | | E | | NONE | |
| 7) | Minimum required building setback: | | | | 40 | feet | |
| 8) | Building setback provided: | | | | 25* | feet | |
| 9) | Minimum required width of landscape yard: | | | | 30 | feet | |
| 10) | Width of landscape yard provided: | | | | 15* | feet | |
| 11) | Linear feet of buffer strip required along property line and right-of-way: | | | | 171 | linear feet | |
| 12) | Percentage of required bufferyard occupied by existing trees: | | | | 0 | % | |
| 13) | Is a six (6) foot high fence or wall included in bufferyard? | | X | yes | | no | |
| 14) | Total number of plant units required in buffer strip: (120 PU per 100 LF) | | | | 206 | p.u. | |
| 15) | Total number of plant units provided: | shade trees | 3 | x 10 p.u.= | 30 | p.u. | |
| | | evergreen trees | 33 | x 5 p.u.= | 165 | p.u. | |
| | | ornamental trees | 3 | x 5 p.u.= | 15 | p.u. | |
| | | shrubs | 46 | x 1 p.u.= | 46 | p.u. | |
| | | | | Total | 256 | p.u. | |
| | | | | Total | 124% | % | |

*A request for alternative compliance has been submitted for Section 4.7 of the Landscape Manual.

**Schedule for Section 4.9**
**Sustainable Landscaping Requirements**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1) | Percentage of native plant material in each category: | Required | | | | Provided | | |
| | shade trees: | 13 | trees x 50% = | 7 | 13 | trees = | 100% | native |
| | ornamental trees: | 12 | trees x 50% = | 6 | 8 | trees = | 67% | native |
| | evergreen trees: | 89 | trees x 30% = | 27 | 65 | trees = | 73% | native |
| | shrubs: | 326 | shrubs x 30% = | 98 | 181 | shrubs = | 56% | native |
| 2) | Are invasive species proposed? | N | Yes/No | | | | | |
| 3) | Are existing invasive species on site in areas that are to remain undisturbed? | | | | N | Yes/No | | |
| 4) | If "yes" is checked for 3) above, is a note included on the plan requiring removal of invasive species prior to ceritification in accordance with Section 1.5 of the Prince George's County | | | | N | Yes/No | | |
| 5) | Are trees proposed to be planted on slopes greater than 3:1? | | | | N | Yes/No | | |

## PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | CONDITION | SIZE | HEIGHT | SPACING |
|---|---|---|---|---|---|---|---|
| **EVERGREEN TREES** | | | | | | | |
| * IN | 9 | Ilex x `Nellie R. Stevens` | Nellie R. Stevens Holly | B & B | | 8-10' HT. | AS SHOWN |
| * IF | 15 | Ilex x attenuata `Fosteri` | Foster`s Holly | B & B | | 8-10' HT. | AS SHOWN |
| JVE | 35 | Juniperus virginiana `Emerald Sentinal` | Red Cedar Juniper | B & B | | 8-10' HT. | AS SHOWN |
| TCG | 16 | Tsuga canadensis 'Golden Splendor' | Golden Splendor Eastern Hemlock | B & B | | 8-10' HT. | AS SHOWN |
| **ORNAMENTAL TREES** | | | | | | | |
| AGA | 6 | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Apple Serviceberry | B & B | | 7'-9' HT. | AS SHOWN |
| * PRY | 4 | Prunus x yedoensis | Yoshino Cherry | B & B | | 7'-9' HT. | AS SHOWN |
| **SHADE TREES** | | | | | | | |
| ARG | 4 | Acer rubrum `October Glory` | October Glory Red Maple | B & B | 2.5" - 3" Cal. | | AS SHOWN |
| LSR | 3 | Liquidambar styraciflua `Rotundiloba` | Seedless American Sweetgum | B & B | 2.5" - 3" Cal. | | AS SHOWN |
| PAB | 3 | Platanus X acerifolia `Bloodgood` | Bloodgood London Plane Tree | B & B | 2.5" - 3" Cal. | | AS SHOWN |
| QP | 3 | Quercus phellos | Willow Oak | B & B | 2.5" - 3" Cal. | | AS SHOWN |
| **SHRUBS** | | | | | | | |
| CA | 18 | Clethra alnifolia `Hummingbird` | `Hummingbird` Summersweet | B & B | 3 gal. | | AS SHOWN |
| FGB | 21 | Fothergilla gardenii 'Blue Mist' | Blue Mist Dwarf Fothergilla | B & B | 3 gal. | | AS SHOWN |
| * GB | 7 | Gaylussacia baccata | Black Huckleberry | B & B | 3 gal. | | AS SHOWN |
| HPS | 10 | Hypericum patulum 'Sungold' | Sungold St. John`s Wort | B & B | 3 gal. | | AS SHOWN |
| * HP | 45 | Hypericum prolificum | Shrubby St. John's Wort | B & B | 3 gal. | | AS SHOWN |
| ICC | 6 | Ilex Crenata `Compacta` | Compact Japanese Holly | B & B | 3 gal. | | AS SHOWN |
| * IVR | 28 | Ilex verticillata 'Red Sprite' | Red Sprite Winterberry | B & B | 3 gal. | | AS SHOWN |
| IVH | 7 | Itea virginica 'Henry's Garnet' | Henry's Garnet Sweetspire | B & B | 3 gal. | | AS SHOWN |
| LF | 6 | Leucothoe fontanesiana 'Zeblid' | Scarletta® Drooping Leucothoe | B & B | 3 gal. | | AS SHOWN |
| PLO | 5 | Prunus laurocerasus 'Otto Luyken' | Otto Luyken English Laurel | B & B | 3 gal. | | AS SHOWN |
| RP | 3 | Rhododendron `PJM` | PJM Rhododendron | B & B | 3 gal. | | AS SHOWN |
| RPW | 10 | Rhododendron `Pleasant White` | Girard Pleasant White Azalea | B & B | 3 gal. | | AS SHOWN |
| * RMC | 17 | Rhododendron maximum 'Compacta' | Compact Rosebay Rhododendron | B & B | 3 gal. | | AS SHOWN |
| * RV | 21 | Rhododendron viscosum | Swamp Azalea | B & B | 3 gal. | | AS SHOWN |
| * SJY | 21 | Spiraea japonica 'Yan' | Double Play® Gold Spirea | B & B | 3 gal. | | AS SHOWN |
| VDA | 28 | Viburnum dentatum 'Arrowwood' | Arrowwood Viburnum | B & B | 5 gal. | | AS SHOWN |
| * VRA | 6 | Viburnum x rhytidophyllum `Alleghany` | Leatherleaf Viburnum | B & B | | 6-8` HT. | AS SHOWN |

| CODE | QTY | BOTANICAL NAME | COMMON NAME | CONDITION | SIZE | FIELD3 | SPACING |
|---|---|---|---|---|---|---|---|
| **ORNAMENTAL GRASSES & PERENNIALS** | | | | | | | |
| LSK | 48 | Liatris spicata 'Kobold' | Kobold Blazing Star | Cont. | 1 gal. | | 18" o.c. |

* DENOTES NON-NATIVE PLANTS

## MICRO-BIO PLANT SCHEDULE

| CODE | QTY | MB-1 | MB-2 | BOTANICAL NAME | COMMON NAME | CONDITION | SIZE | HEIGHT | SPACING |
|---|---|---|---|---|---|---|---|---|---|
| **EVERGREEN TREES** | | | | | | | | | |
| JVE | 12 | | 12 | Juniperus virginiana `Emerald Sentinal` | Red Cedar Juniper | B & B | | 8-10' HT. | AS SHOWN |
| MVA | 2 | | 2 | Magnolia virginiana australis 'Perry Paige' | Sweet Thing® Sweetbay Magnolia | B & B | | 7'-9' HT. | AS SHOWN |
| **ORNAMENTAL TREES** | | | | | | | | | |
| CV | 2 | 2 | | Chionanthus virginicus | White Fringetree | B & B | | 7'-9' HT. | AS SHOWN |
| **SHRUBS** | | | | | | | | | |
| CO | 20 | | 20 | Cephalanthus occidentalis 'SMCOSS' | Sugar Shack® Buttonbush | B & B | 3 gal. | | AS SHOWN |
| CA | 28 | 6 | 22 | Clethra alnifolia `Hummingbird` | `Hummingbird` Summersweet | B & B | 3 gal. | | AS SHOWN |
| IGS | 6 | 3 | 3 | Ilex glabra `Shamrock` | Inkberry | B & B | 3 gal. | | AS SHOWN |
| IVH | 13 | 3 | 10 | Itea virginica 'Henry's Garnet' | Henry's Garnet Sweetspire | B & B | 3 gal. | | AS SHOWN |


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Doing Business as MASER CONSULTING

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| 1 | 5/9/25 | CSD | REVISE THE SE AND AC PLANS PER SSWC COMMENTS |

STATE OF MARYLAND — JONATHAN M. JOLLEY — 3497 — LANDSCAPE ARCHITECT

5/9/2025


Jonathan M. Jolley
MARYLAND PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3497 EXPIRATION DATE: 9–30–24.

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
M-NCPPC#
SE-25003 & AC-25002

901 & 903
CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND


Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING


| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 5/8/25 | DHL | SRW |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-LAND

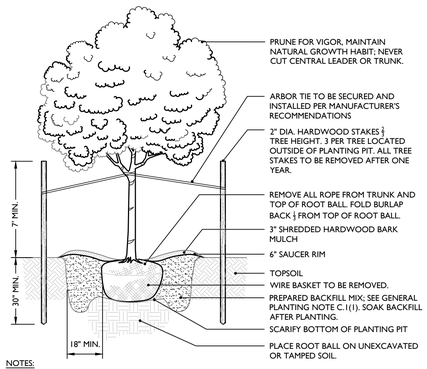
SHEET TITLE: LANDSCAPE PLAN - NOTES & DETAILS

SHEET NUMBER: C301


NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



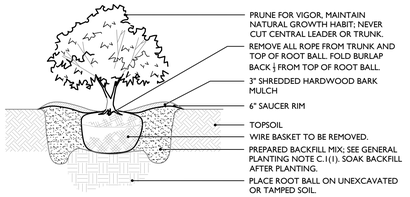
2024\24009070A\Engineering\Special Exception\C-SPEX-LAND.dwg C301-LANDSCAPE PLAN NOTES & DETAILS By: DMB\LEE




NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

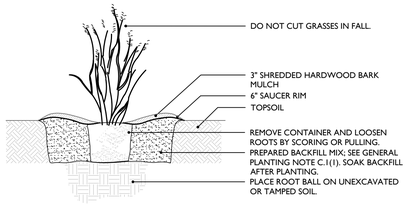
## DECIDUOUS TREE PLANTING DETAIL




NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

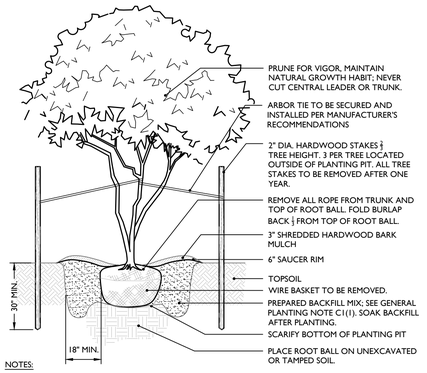
## SHRUB PLANTING DETAIL




NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

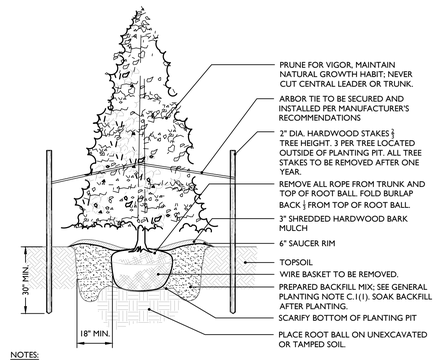
## ORNAMENTAL GRASS PLANTING DETAIL




NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

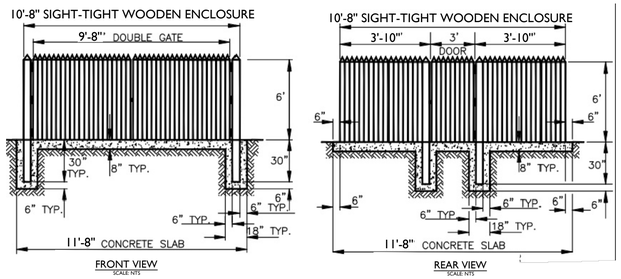
## MULTI-LEADER TREE PLANTING DETAIL

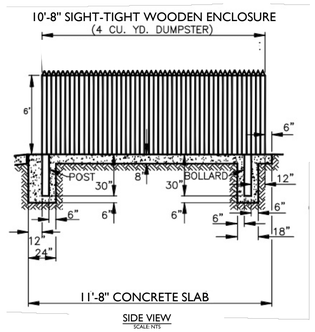



NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

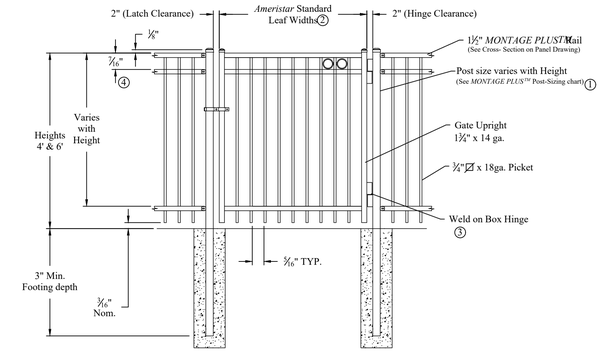
## EVERGREEN TREE PLANTING DETAIL




## TRASH ENCLOSURE DETAIL

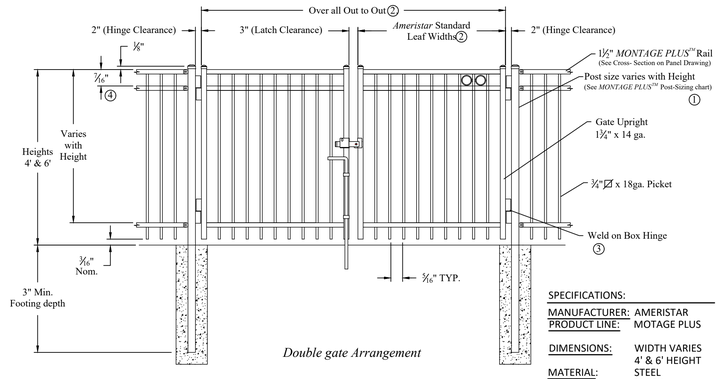
SCALE: NTS




*Single gate Arrangement*

**NOTES:**

1.) Post size depends on fence height, weight and wind loads. See *MONTAGE PLUS™* specifiations for post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4.) Third rail required for *Double Rings*.



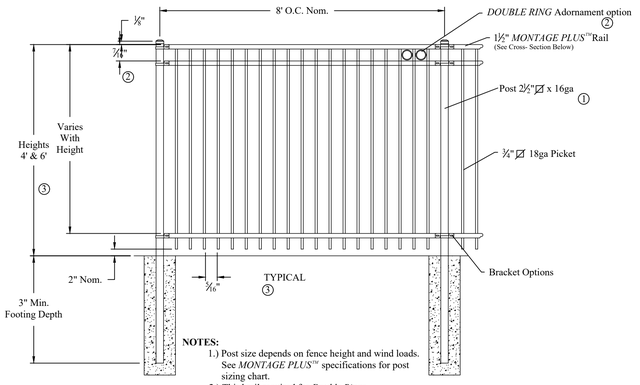

*Double gate Arrangement*

SPECIFICATIONS:

| | |
|---|---|
| MANUFACTURER: | AMERISTAR |
| PRODUCT LINE: | MOTAGE PLUS |
| DIMENSIONS: | WIDTH VARIES<br>4' & 6' HEIGHT |
| MATERIAL: | STEEL |
| COLOR: | BLACK |

## DECORATIVE STEEL GATE

SCALE: NTS




**NOTES:**

1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.

SPECIFICATIONS:

| | |
|---|---|
| MANUFACTURER: | AMERISTAR |
| PRODUCT LINE: | MOTAGE PLUS |
| DIMENSIONS: | 8' PANEL WIDTH<br>4' & 6' HEIGHT |
| MATERIAL: | STEEL |
| COLOR: | BLACK |

## DECORATIVE STEEL FENCE

SCALE: NTS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| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| 1 | 5/9/25 | CED | REVISE THE SE AND AC PLANS PER SDRC COMMENTS |

STATE OF MARYLAND — JONATHAN M. JOLLEY — 3497 — LANDSCAPE ARCHITECT

5/9/2025


Jonathan M. Jolley
MARYLAND PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.


*I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3497 EXPIRATION DATE: 9–30–26.*

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
M-NCPPC#
SE-25003 & AC-25002

# 901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND


Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING


| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 5/8/25 | DHL | SRW |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-LAND

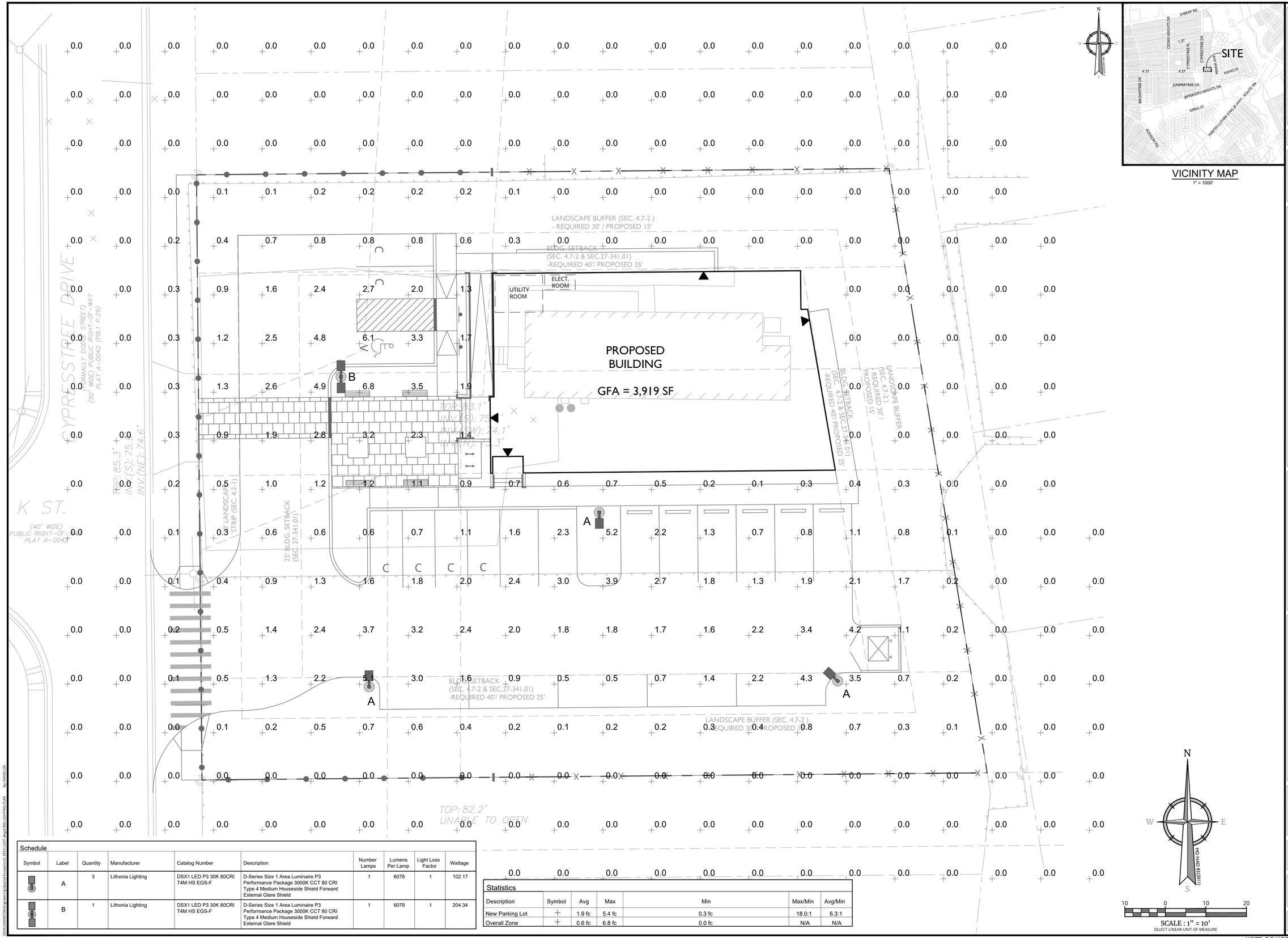
SHEET TITLE:
LANDSCAPE PLAN - NOTES & DETAILS

SHEET NUMBER:
C302


NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



2024\24009070A\Engineering\Special Exception\C-SPEX-LAND.dwg/C302-LANDSCAPE PLAN NOTES & DETAILS By:DAVID.LEE







VICINITY MAP
1" = 1000'

| Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage |
| | A | 3 | Lithonia Lighting | DSX1 LED P3 30K 80CRI T4M HS EGS-F | D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield Forward External Glare Shield | 1 | 6078 | 1 | 102.17 |
| | B | 1 | Lithonia Lighting | DSX1 LED P3 30K 80CRI T4M HS EGS-F | D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield Forward External Glare Shield | 1 | 6078 | 1 | 204.34 |

| Statistics | | | | | | |
|---|---|---|---|---|---|---|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| New Parking Lot | + | 1.9 fc | 5.4 fc | 0.3 fc | 18.0:1 | 6.3:1 |
| Overall Zone | + | 0.6 fc | 6.8 fc | 0.0 fc | N/A | N/A |

10 0 10 20
SCALE : 1" = 10'
SELECT LINEAR UNIT OF MEASURE

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| | | | |

STATE OF MARYLAND · JONATHAN M. JOLLEY · 3497 · LANDSCAPE ARCHITECT
5/9/2025
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SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
M-NCPPC#
SE-25003 & AC-25002

901 & 903
CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
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COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

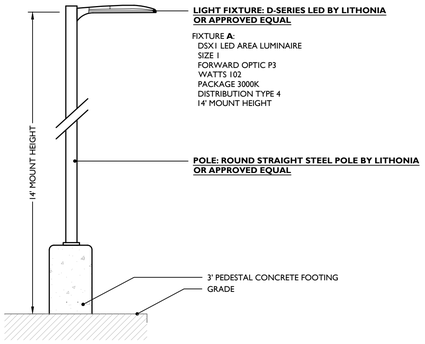
| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/04/24 | DHL | SRW |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-LGHT

SHEET TITLE:
LIGHTING PLAN - PHOTOMETRIC

SHEET NUMBER:
C400

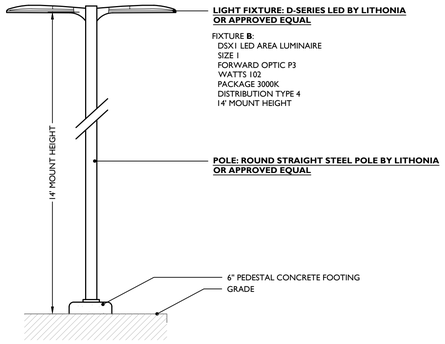
2024\24009070A\Engineering\Special Exception\C-SPEX-LGHT.dwg\C400-LIGHTING PLAN By: DAVID LEE




NOTES:

1. LIGHT AND POLE TO BE MANUFACTURED BY LITHONIA OR APPROVED EQUAL.
2. LIGHT AND POLE FINISH TO BE STANDARD POWDER-COAT. LIGHT AND POLE COLOR TO BE BLACK.
3. MOUNTING HEIGHT TO BE MEASURED FROM EXTERIOR FINISHED GRADE TO LIGHT SOURCE.

## POLE MOUNTED LUMINAIRE DETAIL - SINGLE




NOTES:

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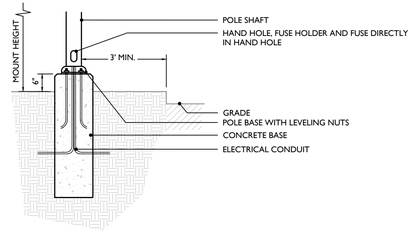
2. LIGHT AND POLE FINISH TO BE STANDARD POWDER-COAT. LIGHT AND POLE COLOR TO BE BLACK.
3. MOUNTING HEIGHT TO BE MEASURED FROM EXTERIOR FINISHED GRADE TO LIGHT SOURCE.

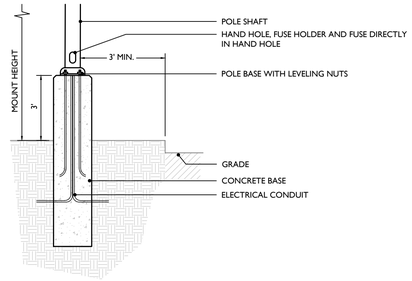
## POLE MOUNTED LUMINAIRE DETAIL - DOUBLE




NOTES:

1. FOOTING SHOWN IS SCHEMATIC ONLY.
2. SHOP DRAWINGS AND CALCULATIONS FOR THE DESIGN AND SIZING OF THE CONCRETE FOOTING SHALL BE PREPARED BY A PROFESSIONAL ENGINEER, AND SHALL BE PROVIDED BY THE CONTRACTOR FOR THE APPROVAL PRIOR TO CONSTRUCTION.
3. SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATED OF EASEMENTS, UNDERGROUND UTILITIES, AND DRAINAGE AREAS BEFORE DRILLING POLE BASES.

## 6"" PEDESTAL CONCRETE FOOTING SCHEMATIC DETAIL

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## 3' PEDESTAL CONCRETE FOOTING SCHEMATIC DETAIL

# D-Series Size 1
## LED Area Luminaire

d^series

Catalog Number

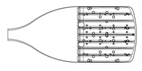
Notes

Type

Fill the Tab key or mouse over the page to see all interactive elements.

### Specifications

| | | |
|---|---|---|
| EPA: | 0.69 ft² (0.06 m²) | |
| Length: | 32.71" (83.1 cm) | |
| Width: | 14.26" (36.2 cm) | |
| Height H1: | 7.88" (20.0 cm) | |
| Height H2: | 2.73" (6.9 cm) | |
| Weight: | 34 lbs (15.4 kg) | |




Design Select options indicated by this color background.

### Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life at over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

## Ordering Information

**EXAMPLE:** DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

**DSX1 LED**

| Series | LEDs | Color temperature[2] (this section 70CRI only) | Color Rendering Index | Distribution | | Voltage | Mounting |
|---|---|---|---|---|---|---|---|
| DSX1 LED | **Forward optics** | 30K 3000K | 70CRI | AFR Automotive front row | T5M Type V medium | MVOLT (120V-277V)[1] | **Shipped included** |
| | P1 P6 | 40K 4000K | 70CRI | T1S Type I short | T5LG Type V low glare | HVOLT (347V-480V)[1,3] | SPA Square pole mounting (#8 drilling) |
| | P2 P7 | 50K 5000K | 70CRI | T2M Type II medium | T5W Type V wide | XVOLT (277V - 480V)[1,3] | RPA Round pole mounting (#8 drilling) |
| | P3 P8 | (this section 80CRI only, extended lead times apply) | | T3M Type III medium | BLC3 Type III backlight control[4] | 120[16,20] | SPAS Square pole mounting #5 drilling[4] |
| | P4 P9 | | | T3LG Type III low glare[3] | BLC4 Type IV backlight control[4] | 208[16,20] | RPA5 Round pole mounting #5 drilling[4] |
| | P5 | | | T4M Type IV medium | LCCO Left corner cutoff[5] | 240[16,20] | SPA5N Square narrow pole mounting #8 drilling |
| | **Rotated optics** | 27K 2700K | 80CRI | T4LG Type IV low glare[3] | RCCO Right corner cutoff[5] | 277[16,20] | WBA Wall bracket[6] |
| | P10[7] P12[7] | 30K 3000K | 80CRI | TFTM Forward throw medium | | 347[16,20] | MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon) |
| | P11[7] P13[7] | 35K 3500K | 80CRI | | | 480[16,20] | |
| | | 40K 4000K | 80CRI | | | | |
| | | 50K 5000K | 80CRI | | | | |

| Control options | | Other options | | Finish required |
|---|---|---|---|---|
| **Shipped installed** | PER7 Seven-pin receptacle only (controls ordered separate)[14,21] | **Shipped installed** | SPD20KV 20KV surge protection | DDBXD Dark Bronze |
| NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21] | FAO Field adjustable output[15,21] | HS Houseside shield (black finish standard)[22] | DBLXD Black | |
| | BL30 Bi-level switched dimming, 30%[16,21] | L90 Left rotated optics[1] | DNAXD Natural Aluminum | |
| PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[11,20,21] | BL50 Bi-level switched dimming, 50%[16,21] | R90 Right rotated optics[1] | DWHXD White | |
| | DMG 0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] | CCE Coastal Construction[23] | DDBTXD Textured dark bronze | |
| PER NEMA twist-lock receptacle only (controls ordered separate)[14] | DS Dual switching[18,19,21] | HA 50°C ambient operation[24] | DBLBXD Textured black | |
| PERS Five-pin receptacle only (controls ordered separate)[14,21] | | BAA Buy America(n) Act and/or Build America Buy America Qualified | DNATXD Textured natural aluminum | |
| | | SF Single fuse (120, 277, 347V)[25] | DWHGXD Textured white | |
| | | DF Double fuse (208, 240, 480V)[25] | | |
| | | **Shipped separately** | | |
| | | EGSR External Glare Shield (reversible, field install required, matches housing finish) | | |
| | | BSDB Bird Spikes (field install required) | | |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## POLE LIGHT

## Ordering Information

### Accessories
*Ordered and shipped separately.*

| | |
|---|---|
| DLL127F 1.5 JU | Photocell - SSL twist-lock (120-277V)[7] |
| DLL347F 1.5 CUL JU | Photocell - SSL twist-lock (347V)[7] |
| DLL480F 1.5 CUL JU | Photocell - SSL twist-lock (480V)[7] |
| DSHORT SBK | Shorting cap[8] |
| DSX1HS FY | House-side shield (ester package number 1-13 in place of F) |
| DSXRPA (FINISH) | Round pole adapter (#8 drilling, specify finish) |
| DSXSPA5 (FINISH) | Square pole adapter #5 drilling (specify finish) |
| DSXRPA5 (FINISH) | Round pole adapter #5 drilling (specify finish) |
| DSXEGSR (FINISH) | External glare shield (specify finish) |
| DSXBSDB (FINISH) | Bird spike deterrent bracket (specify finish) |

NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. HVOLT or 347V, 480V, XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz).
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9. SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10. WBA cannot be combined with Type 5 distributions plus photocell (P5R).
11. NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link.
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13. PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
14. PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18. DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19. DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with 120V, 208V, 240V, 277V, 347V or 480V.
20. Reference Motion Sensor Default Settings table on page 4 to see functionality.
21. Reference Controls Options table on page 4.
22. HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23. CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24. Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25. Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26. Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

## Shield Accessories

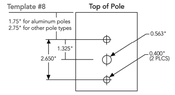
External Glare Shield (EGSR)

House Side Shield (HS)

## Drilling

**HANDHOLE ORIENTATION**

Template #8




### Tenon Mounting Slipfitter

| Tenon O.D. | Mounting | Single Unit | 2 @ 180 | 2 @ 90 | 3 @ 90 | 3 @ 120 | 4 @ 90 |
|---|---|---|---|---|---|---|---|
| 2-3/8" | RPA | AS3-5 190 | AS3-5 280 | AS3-5 290 | AS3-5 390 | AS3-5 320 | AS3-5 490 |
| 2-7/8" | RPA | AST25-190 | AST25-280 | AST25-290 | AST25-390 | AST25-320 | AST25-490 |
| 4" | RPA | AST35-190 | AST35-280 | AST35-290 | AST35-390 | AST35-320 | AST35-490 |

| Mounting Option | Drilling Template | Single | 2 @ 180 | 2 @ 90 | 3 @ 90 | 3 @ 120 | 4 @ 90 |
|---|---|---|---|---|---|---|---|
| Head Location | | Side B | Side B & D | Side B & C | Side B, C & D | Round Pole Only | Side A, B, C & D |
| Drill Nomenclature | #8 | DM19AS | DM28AS | DM29AS | DM39AS | DM32AS | DM49AS |
| | | Minimum Acceptable Outside Pole Dimension | | | | | |
| SPA | #8 | 3.5" | 3.5" | 3.5" | 3.5" | | 3.5" |
| RPA | #8 | 3" | 3" | 3" | 3" | 3" | 3" |
| SPA5 | #5 | 3" | 3" | 3" | 3" | 3" | 3" |
| RPA5 | #5 | 3" | 3" | 3" | 3" | 3" | 3" |
| SPA5N | #8 | 3" | 3" | 3" | 3" | | 3" |

### DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

| Fixture Quantity & Mounting Configuration | Single DM19 | 2 @ 180 DM28 | 2 @ 90 DM29 | 3 @ 90 DM39 | 3 @ 120 DM32 | 4 @ 90 DM49 |
|---|---|---|---|---|---|---|
| Mounting Type | | | | | | |
| DSX1 with SPA | 0.69 | 1.38 | 1.23 | 1.54 | — | 1.58 |
| DSX1 with SPA5, SPA5N | 0.70 | 1.40 | 1.30 | 1.66 | — | 1.68 |
| DSX1 with RPA, RPA5 | 0.70 | 1.40 | 1.30 | 1.66 | 1.60 | 1.68 |
| DSX1 with MA | 0.83 | 1.66 | 1.50 | 2.09 | 2.09 | 2.09 |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Doing Business as MASER CONSULTING

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| | | | |

STATE OF MARYLAND — JONATHAN M. JOLLEY — 3497 — LANDSCAPE ARCHITECT
5/9/2025

Jonathan M. Jolley
MARYLAND PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3497 EXPIRATION DATE: 9–30–24.

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE M-NCPPC# SE-25003 & AC-25002

901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/04/24 | DHL | SRW |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-LGHT

SHEET TITLE: LIGHTING PLAN - NOTES & DETAILS

SHEET NUMBER: C401

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024-24009070A/Engineering/Special Exception/C-SPEX-LGHT.dwg/C401 LIGHTING PLAN NOTES & DETAILS By: DAVID LEE

7001 Columbia Gateway Suite 220 Columbia Maryland 21046
Main: 877 627 3772

Colliers Engineering & Design

May 9, 2025

Mr. King Evan
Prince Goerge's County Planning Department
1616 McCormick Drive
Largo, MD 20774

**Subject: Special Exception and Alternative Compliance – 901 & 903 Cypresstree Drive**
**Case No. SE-25003**

Colliers Engineering & Design Project No. 24009070A

Dear Mr. King,

In response to the pre-application comments received via email dated April 25, 2025, for the above referenced project, we offer the following responses for the application acceptance.

**Agency:** Community Planning

See attached memorandum

Pursuant to Section 27-317 (a)(3), the proposed use will not substantially impair the integrity of the Master Plan.

The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (Master Plan) recommends **institutional** land use on the subject property. The proposed addition to the existing church conforms with the recommended land use. One of the Master Plan goals for institutional land use is to "direct public and private institutional uses to designated institutional areas to limit the impact on the existing tax base".

**Policy 3**: Encourage institutional uses to locate in appropriate neighborhood areas.

• **Strategy:** Encourage religious institutions to locate to residential or institutional land use areas, rather than commercial or industrial sites, to preserve the subregion's tax base (page 65).

*Analysis: The Master Plan recommends institutional land use for the subject property. There is an existing church on the proposed property, and the application is to raze a portion of the existing building, expand the church building and reconfigure the existing parking lot to accommodate the additional parking spaces needed due to increase in the building capacity. The site is a designated institutional land use and is located in a residential neighborhood that has single family detached dwellings in the RSF-65 Zone and is consistent with the Master Plan recommendation. The continued use of the property as a church would not negatively impact the health, safety, and welfare of the public, or have a negative impact on the existing character of the neighborhood.*

**Response: Acknowledged.**

**Agency:** Transportation

1. Update the plan sheets to include the following items
    a. Show Right of Way (ROW)
    b. Include Parking Schedule

**Response: Parking schedule was included in the Development Standards table on sheet C200. The Right of Way (ROW) line has been modified for its legibility.**

**Agency:** Environmental Planning/Geotechnical

*(See attached memorandum)*

**Green Infrastructure:**

**Policy 1** Protect, preserve and enhance the green infrastructure network in Subregion 4.
*Analysis: As per the approved Natural Resources Inventory (NRI-140-2024), the subject property does not have any sensitive or regulated environmental areas such as wetlands, stream, 100-year flood plain and steep slopes or highly erodible soils. The property is also not located in or near Chesapeake Bay Critical Area (CBCA).*

**Response: Acknowledged.**

Colliers Engineering & Design

**Water Quality and Stormwater Management**

Policy 3: Require on-site management of stormwater through the use of environmentally sensitive stormwater management techniques (i.e., fully implement the requirements of ESD) for all development and redevelopment activities (page 205).

• Strategy: Require the use of shared environmentally sensitive stormwater management facilities where appropriate (page 205).

*Analysis: As evident in the Site Development Concept Plan No. SIT-00649-2024-00, Environmental Site Design (ESD) practices are proposed to treat storm water. This includes two micro-bio retention facilities and an underground storage system for 100-year control. The Site Development Concept Plan No. SIT-00649-2024-00 will be evaluated and approved by the Department of Permitting Inspections and Enforcement (DPIE).*

**Response: After three rounds of site development concept review and peer review approval, DPIE has introduced additional stormwater management comments that we need to address. Despite our efforts to get an approval letter with conditions for these minor issues at the fine grading permit stage, they have not agreed. We expect concept SWM approval in the next 3-4 weeks, but for the 5/16 Special Exception resubmission deadline. Please consider the plan approval is now being delayed. The Approved Site Development Concept Plan No. SIT-00649-2024-00 and letter to be provided as soon it becomes available. The following is the latest comments from DPIE:**

1. ***The offsite DA. The plans show 0.4 ac drainage entering the site. The plans are not clear how this DA been captured. In this case you have two options: Capture the offsite drainage with SD inlet at the property line and bypass through the site to the outfall. The system to pass 100-year storm with SD Easement. OR Capture, treat and attenuate the office drainage onsite.***

2. ***From the site plans is not clear how the UG system works. Not clear how the two MB facilities outfall the flow to the UG to be attenuated before releasing it back to the system.***

**Green Buildings/ Sustainability**

• Policy 1: Implement environmentally sensitive building techniques that reduce overall energy consumption (page 208).

**Strategies:**

o Require the use of the latest environmental technologies in building and site designs.

o Encourage the reuse and redesign of existing buildings when redevelopment occurs to incorporate energy and building material efficiencies

• Policy 2: Implement land use policies that encourage infill and support TOD and walkable neighborhoods (page 208). o Strategy: Direct development and infill to existing areas rather than "greenfields."

*Analysis: This application is an expansion of an existing church in a residential neighborhood and can be considered an infill development thereby being consistent with the Master Plan recommendation to "direct development and infill to existing areas rather than greenfields". The application also incorporates Environmental Site Design (ESD) practices to treat storm water. With the expansion of the existing building, the application will have the opportunity to improve the energy efficiency of an otherwise aged building. Staff recommend that the application consider using green building techniques for energy and building material efficiencies.*

**Response: Acknowledged.**

**Tree Canopy and Green Space**

• Policy 1: Preserve, restore, and enhance the existing tree canopy.

Strategies:

• Policy 2: Improve the county's capacity to support increases in the tree canopy.

Strategies:

o Support community- and site-based strategies to increase the tree canopy.

o Increase landscape buffers in common areas and along curbs and sidewalks.

*Analysis: The proposed site is not subject to Woodland and Wildlife Habitat Conservation Ordinance (WCO)as the site is less than 40,000 square feet in size and has an approved Woodland Conservation Letter of Exemption (S-013-2025). However, as evident from LSLP-AC-25002, the site design proposes to have evergreen trees and deciduous trees on site along landscape buffers. Due to site constraints the applicant is requesting Alternative Compliance for the landscape buffer requirements and is subject to approval.*

**Response: Acknowledged.**

1. Show the specimen trees on the site plan and mark the tree to be removed.

   **Response: Specimen trees are added to the site plan. Removal mark also has been added to the plan.**

2. Provide an approved stormwater management concept letter and plan, if available.

   **Response: After three rounds of site development concept review and peer review approval, DPIE has introduced additional stormwater management comments that we need to address. Despite our efforts to get an approval letter with conditions for these minor issues at the fine grading permit stage, they have not agreed. We expect concept SWM approval in the next 3-4 weeks, but for the 5/16 Special Exception resubmission deadline. Please consider the plan approval is now being delayed. The Approved Site Development Concept Plan No. SIT-00649-2024-00 and letter to be provided as soon it becomes available. The following is the latest comments from DPIE:**

   1. ***The offsite DA. The plans show 0.4 ac drainage entering the site. The plans are not clear how this DA been captured. In this case you have two options: Capture the offsite drainage with SD inlet at the property line and bypass through the site to the outfall. The system to pass 100-year storm with SD Easement. OR Capture, treat and attenuate the office drainage onsite.***

   3. ***From the site plans is not clear how the UG system works. Not clear how the two MB facilities outfall the flow to the UG to be attenuated before releasing it back to the system.***

Note: This project has an approved and valid woodland conservation ordinance exemption letter and therefore a variance request to remove the specimen tree is not required.

**Response: Acknowledged.**

**Agency:** Subdivision

Show lot lines for different parcels clearly, show parking spaces

**Response: Lot lines have been changed to black from gray. Existing parking spaces also have been added to sheet C100.**

1. *The subject property is known as Lots 814 through 819, recorded in the Land Records in Plat Book BDS 1, plat 29. Lots 814-817 are also described in deed recorded in Book 48621 page 190. Lots 818 & 819 are also described in deed recorded in Book 50502 page 253.*

   **Response: Acknowledged.**

2. *There is no prior preliminary plan of subdivision (PPS) applicable to the property.*

   **Response: Acknowledged.**

3. *The property is currently developed with one single-family detached dwelling unit. The existing structure was constructed in or around 1940. A portion of the existing building is proposed to be razed, and an addition proposed for construction, with the total gross floor area on the property to be 3,919 square feet.*

   **Response: Acknowledged.**

4. *The development on the subject property (Lots 814-819) is restricted to that allowed under Section 24-111(c)(2) of the prior Subdivision Regulations.*

   **Response: Acknowledged.**

5. *The site plan should show and label the existing lots and their recording reference*

   **Response: The Site Plan has been revised to show the correct recording reference.**

**Agency:** Historic Preservation

See attached memorandum

The subject property comprises 0.62 acres and is located on the east side of the intersection of K Street and Cypresstree Drive, in Capitol Heights. The subject property was zoned One-Family Detached Residential (R-55), per the prior Zoning Ordinance, and is located in the 2010 Approved Subregion 4 Master Plan area. The subject application proposes the enlargement of a place of worship from 2,337 square feet to 3,919 square feet, in the R-55 zone. The subject Alternative Compliance (AC) application requests a

reduction of the landscape yard width required by Section 4.7(c)(4) of the 2010 Prince George's County Landscape Manual from 30 feet to 20 feet, and a reduction of the building setback from 40 feet to 25 feet on the north, east, and south property boundaries.

The 2010 Approved Subregion 4 Master Plan area contains goals and policies related to historic preservation (pp. 287-296). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. There are no Prince George's County Historic Sites or resources on or adjacent to the subject property.

Historic Preservation staff recommends approval of SE-25003 and AC-25002, 901 and 903 Cypresstree Drive, with no conditions.

**Response: Acknowledged.**

**Agency:** Parks & Recreation

No comments

**Response: Acknowledged.**

**Agency:** Permits

No comments

**Response: Acknowledged.**

**Agency**: Special Projects

No Comments

**Response**: **Acknowledged.**

**Agency:** DPIE/DPW&T

No major issues

**Response**: **Acknowledged.**

**Agency:** Fire

No comments

**Response**: **Acknowledged.**

**Agency:** Police

No comments

**Response**: **Acknowledged.**

**Agency:** Health

No comments

**Response**: **Acknowledged.**

**Agency:** Housing & Community Dev.

No comments

**Response**: **Acknowledged.**

**Agency:** WSSC

No comments

**Response**: **Acknowledged.**

**Agency:** Verizon/Comcast/AT&T

No comments

**Response**: **Acknowledged.**

**Agency:** Md. State Highway Administration

No comments

**Response**: **Acknowledged.**

**Agency:** Municipality Name

N/A

**Response**: **Acknowledged.**

**Planning:**

Pursuant to Section 27-317 (a)(3), the proposed use will not substantially impair the integrity of the Master Plan.

The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (Master Plan) recommends **institutional** land use on the subject property. The proposed addition to the existing church conforms with the recommended land use. One of the Master Plan goals for institutional land use is to "direct public and private institutional uses to designated institutional areas to limit the impact on the existing tax base".

**Policy 3**: Encourage institutional uses to locate in appropriate neighborhood areas.

• **Strategy:** Encourage religious institutions to locate to residential or institutional land use areas, rather than commercial or industrial sites, to preserve the subregion's tax base (page 65).

*Analysis: The Master Plan recommends institutional land use for the subject property. There is an existing church on the proposed property, and the application is to raze a portion of the existing building, expand the church building and reconfigure the existing parking lot to accommodate the additional parking spaces needed due to increase in the building capacity. The site is a designated institutional land use and is located in a residential neighborhood that has single family detached dwellings in the RSF-65 Zone and is consistent with the Master Plan recommendation. The continued use of the property as a church would not negatively impact the health, safety, and welfare of the public, or have a negative impact on the existing character of the neighborhood.*

**Response**: **Acknowledged.**

Colliers Engineering & Design

**Urban Design Section – SDRC Major Issues**

Urban Design Reviewer: Evan King

1. Show the specimen trees on the site plan and mark the tree to be removed

   **Response:**

2. Provide an approved stormwater management concept letter and plan if available

Note: This project has an approved and valid woodland conservation ordinance exemption letter and therefore a variance request to remove the specimen tree is not required.

**Response:**

**Tree Canopy Coverage Conformance:** See Environmental Planning Section comment

ISSUES:

AC committee recommends approval of Landscape Manual Section 4.7 AC request, but request for reduction of interior parking lot landscaping requirements must be added to the AC.

**Response: Statement of justification for Alternative Compliance has been modified to include the request for reduction of interior parking lot landscaping requirements.**

Provide DPIE stormwater management concept approval or exemption letter.

**Response: After three rounds of site development concept review and peer review approval, DPIE has introduced additional stormwater management comments that we need to address. Despite our efforts to get an approval letter with conditions for these minor issues at the fine grading permit stage, they have not agreed. We expect concept SWM approval in the next 3-4 weeks, but for the 5/16 Special Exception resubmission deadline. Please consider the plan approval**

**is now being delayed. The Approved Site Development Concept Plan No. SIT-00649-2024-00 and letter to be provided as soon it becomes available. The following is the latest comments from DPIE:**

1. ***The offsite DA. The plans show 0.4 ac drainage entering the site. The plans are not clear how this DA been captured. In this case you have two options: Capture the offsite drainage with SD inlet at the property line and bypass through the site to the outfall. The system to pass 100-year storm with SD Easement. OR Capture, treat and attenuate the office drainage onsite.***
2. ***From the site plans is not clear how the UG system works. Not clear how the two MB facilities outfall the flow to the UG to be attenuated before releasing it back to the system.***

NOTE: *Major revisions to the reviewed plans may result in additional comments.*

**Response: Acknowledged.**

If there are any questions regarding these responses, please contact us at your earliest convenience.

Sincerely,

**David Lee**
Assistant Project Manager | Civil/Site
david.lee@collierseng.com
Direct: 443 316 6005 | Main: 877 627 3772
7001 Columbia Gateway Suite 200 | Columbia, Maryland 21046

# SITE DEVELOPMENT CONCEPT PLAN
# TAX MAP 66, PLAT A18-42, LOTS 814-817
# 901 & 903 CYPRESSTREE DRIVE
# DISTRICT HEIGHTS MD 20743
# PRINCE GEORGE'S COUNTY, MD
# CONCEPT #SIT-00649-2024-00

## NARRATIVE

### I- EXISTING SITE

THE EXISTING SITE IS SITUATED AT 901 & 902 CYPRESSTREE DRIVE, CAPITOL HEIGHTS, PRINCE GEORGE'S COUNTY, MD. EXISTING SITE CONSISTS OF LOTS 815 & 816 WITH EXISTING BUILDING AND LOTS 815 & 817. THE SITE CONTAINS 100% "D" SOIL.

### II-PROPOSED SITE

THE SITE IS LOCATED AT 901 & 903 CYPRESSTREE DRIVE, CAPITOL HEIGHTS, MD 20743, WITHIN PRINCE GEORGE'S COUNTY'S NORTH DISTRICT (DPWT DISTRICT #2). THE PROPERTY INCLUDES PARCELS 814, 815, 816, 8178, 818, AND 819 AND IS CURRENTLY IMPROVED WITH A CHURCH, A PARKING LOT, A STORM DRAIN WITHIN A STORM DRAIN EASEMENT, AND OTHER MINOR SITE ELEMENTS.

THIS PROJECT SEEKS TO REDEFINE THE PROPERTY'S USE UNDER THE FORMER ZONING ORDINANCE BY APPLYING FOR A SPECIAL EXCEPTION (SPE) THROUGH M-NCPPC. THE PROPOSED USE AS A PLACE OF WORSHIP REQUIRES SPE APPROVAL DUE TO THE SITE'S LOCATION WITHIN A RESIDENTIAL ZONE. TO GAIN THIS APPROVAL, A SITE DEVELOPMENT CONCEPT PLAN (SDCP) FROM DPIE MUST ALSO BE APPROVED. THE SPE APPLICATION MUST BE ACCEPTED NO LATER THAN MARCH 31, 2025.

EXISTING RIGHT-OF-WAY IMPROVEMENTS INCLUDE PAVEMENT, CURB AND GUTTER, STREET TREES, STREET LIGHTS, AND DRIVEWAY ACCESS, WITHIN A 50-FOOT-WIDE RIGHT-OF-WAY. DPWT STANDARD DETAIL 100.07 SPECIFIES AN "URBAN SECONDARY RESIDENTIAL ROAD" SECTION FOR CYPRESSTREE DRIVE, WHICH ARE SHOWN ON THE SPE AND SDCP. THE PROJECT PROPOSES a 32-FOOT-WIDE ENTRANCE. THIS PROJECT PROPOSES DPWT STANDARD DETAIL 200.03, FOR COMMERCIAL DRIVEWAYS.

### III- DESIGN CONSIDERATIONS

THE TARGET ENVIRONMENTAL SITE DESIGN VOLUME (ESDv) WILL BE CALCULATED BASED UPON THE PROPOSED LIMIT OP DISTURBANCE (LOD.). THE PROPOSED PROJECT WILL HAVE ONE LOD.

### IV-GRADING, EROSION AND SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROLS FOR THIS SITE WILL ADHERE TO THE 2013 PGSCD'S "SOIL EROSION & SEDIMENT CONTROL-POND SAFETY REFERENCE MANUAL". THE SITE HAS A DISTURBED AREA OF APPROXIMATELY 1.83 AC. SITE ACCESS FOR CONSTRUCTION WILL BE AVAILABLE THROUGH EXISTING SITE ENTRANCES AND ACCESSED FROM WEST HAMPTON AVENUE.
THE FINAL IMPERVIOUS AREA WITHIN THE LOD IS EQUAL TO 1.19 AC. TREATMENT WILL OCCUR BY MEANS OF IMPLEMENTING A GRASS SWALE TO THE SOUTH AND A SUBMERGED GRAVEL WETLAND TO THE EAST TO TREAT RUNOFF OF IMPERVIOUS AREAS.

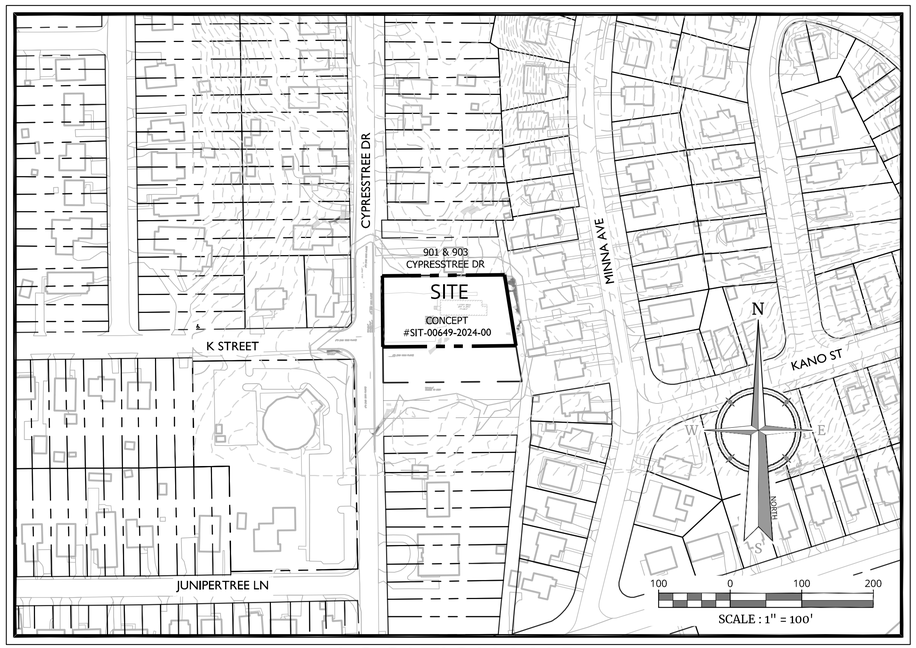
THERE ARE NO HIGHLY ERODIBLE SOILS (HES) PRESENT IN THE SITE. SILT FENCE WILL BE USED AS PERIMETER CONTROL DEVICE. THE SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN. THE SITE DOES NOT CONTAIN WETLANDS.

EROSION AND SEDIMENT CONTROL PRACTICES PER PGSCD STANDARDS WILL BE IMPLEMENTED ONSITE IN ORDER TO MINIMIZE IMPACT TO EXISTIIG WATERWAYS OR ENVIRONMENTAL PROTECTED AREAS. THE FOLLOWING TECHNIQUES HAVE BEEN UTILIZED FOR THIS PURPOSE:

a. SILT FENCE TO BE ESTABLISHED AS PERIMETER CONTROL.
b. PROVIDING 3 DAYS SEDIMENT CONTROL FOR ALL SLOPES STEEPER THAN 3:I.
c. PROVIDING 7 DAYS SEDIMENT CONTROL FOR ALL OTHER DISTURBED OR GRADED AREAS.

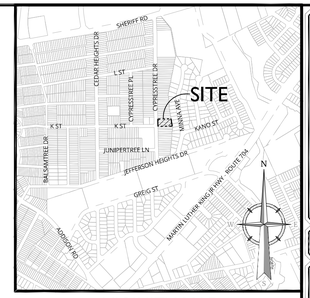
THE SITE DOES NOT LIE WITHIN TIER 11 WATERSHED AND CHESAPEAKE BAY CRITICAL AREA.

BASED ON THE AFOREMENTIONED METHODS WE PROPOSE THAT WE HAVE PROVIDED FULL INTEGRATION OF EROSION AND SEDIMENT CONTROL WITH THE COUNTY'S ESD TO THE MEP.




## LOCATION MAP

SOURCE:




## VICINITY MAP

1" = 1000'

WSSC 200' SHEET: ___SE__

## GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 0066 WITH THE FOLLOWING TAX ACCOUNT NOS.
   901 CYPRESSTREE = 18-2100501
   903 CYPRESSTREE = 18-20239063
2. THE TOPOGRAPHY AND BOUNDARY SHOWN ON THIS PLAN WAS FIELDSURVEYED BY UNGER SURVEYING & CONSTRUCTION ON SEPEMBER 2024.
3. THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE PLANE (NAD 83), BASED ON GPS OBSERVATIONS. THE VERTICAL DATUM IS NADV 88, BASED ON GPS OBSERVATIONS.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" ( AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24033C0144E, FOR PRINCE GEORGE'S COUNTY COUNTY, MARYLAND, DATED SEPTEMBER 16, 2016.
5. THE SUBJECT PROPERTY WAS ACQUIRED BY PRIMERA IGLESIA ADVENTISTA EBEN-EZER BY DEED DATED JANUARY 31, 2023 AND RECORDED IN BOOK 48621 AT PAGE 190.
6. THE SITE ADDRESS PER THE TAX ASSESSMENT RECORDS IS 901 AND 903 CYPRESSTREE DRIVE, CAPITOL HEIGHTS, MD 20743.
7. TREE SIZES SHOWN HEREON WERE FIELD MEASURED BY THE UNGER SURVEYING & CONSTRUCTION CORP.
8. NO TITLE REPORT FURNISHED TO AS OF MAY 2, 2023.
9. THE SUBJECT PROPERTY IS ZONED RESIDENTIAL, SINGLE FAMILY-65 "RSF-65" AS SHOWN ON THE PRINCE GEORGE'S COUNTY ZONING MAP, DATED 4/1/2022.
10. POSSIBLE 10' EASEMENT OR UNKNOWN OWNERSHIP. UNABLE TO LOCATE RECORDED DEED OR PLAT.

## INDEX OF SHEETS

| SHT. No. | DESCRIPTION | LATEST REVISION |
|---|---|---|
| 1 | COVER SHEET | |
| 2 | EXISTING CONDITIONS AND DEMOLITION PLAN | |
| 3 | SITE DEVELOPMENT CONCEPT PLAN | |
| 4 | STORMWATER MANAGEMENT CONTROL DETAILS | |
| 5 | EXISTING DRAINAGE AREA MAP | |
| 6 | PROPOSED DRAINAGE AREA MAP | |
| | | |
| | | |

APPLICANT: COLLIERS ENGINEERING & DESIGN
7001 COLUMBIA GATEWAY DRIVE SUITE 220
COLUMBIA, MD 21046
PHONE: 443.316.6005

OWNER/DEVELOPER: PRIMERA IGLESIA ADVENTISTA EBENEZER 1, ATTN: MR. JUVER PORTILLO, PASTOR
1109 DUNOON ROAD
SILVER SPRING, MD 20903
PHONE: 240.398.0365

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT (DPIE)
PRINCE GEORGE'S COUNTY, MARYLAND
PEER REVIEW APPROVAL STAMP

"I hereby certify that I have successfully completed participation in DPIE's Peer Review Program. I have reviewed these plans in detail and they are in conformance with the county's Code, General Specifications and Standards."

APPROVAL DATE: May 12, 2025
PEER REVIEWER:
COMPANY NAME: NEAR SHORE ENGINEERING LLC
PERMIT NUMBER: SIT-00649-2024

DPIE
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

## MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING GROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGLING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

## WETLAND NOTE

IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ANY STATE PERMITS, IF REQUIRED, FOR ANY CONSTRUCTION ACTIVITY COVERED BY THIS PLAN WHICH IMPACTS A STATE REGULATED WETLAND. ANY CHANGES TO PLAINS FOR THIS DEVELOPMENT, WHETHER REQUIRED BY THE STATE OR INITIATED BY THE APPLICANT TO MEET STATE REQUIREMENTS, MUST BE APPROVED BY PGSCD.

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024-00

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

## PERMIT TABLE

| DEPARTMENT PERMIT NUMBER | PARCEL AND/OR LOT AND BLOCK IDENTIFIERS |
|---|---|
| SIT-00649-2024-00 | PARCEL A |

Prince George's County Government
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division
9400 Peppercorn Place, Suite 230
Largo, Maryland 20774

## Final Plan BMP SUMMARY TABLE

Revision Date: January 10th 2025

**Project Name: 901 & 903 Cypresstree Drive Concept No.:TBD** **Permit No.:** **Pmt Issue Date:** **Cons Cmpl Date:** **Maint Agrmt L/F:** **Total Site Acreage: 0.62**

| POI | LABEL | NAME | MD NORTH | MD EAST | LAND USE | CONSTRUCTION PURPOSE | DRAINAGE AREA (AC) | TOTAL IMPERVIOUS AREA (AC) | NEW IMPERVIOUS AREA (AC) | EXISTING IMPERVIOUS AREA (AC) | PERCENT IMPERVIOUS | TARGET $P_I$ (IN) | TARGET VOL ($FT^3$) | DESIGN VOL ($FT^3$) | WQV Treating Existing Impervious | WQV Treating New Impervious | Total Nitrogen Reduced | Total Phosphorus Rduced | Total Sediment Reduced | RCN | ON_OFF_SITE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | MB1 | Micro-Bioretention | 1339390 | 450149 | Institutional | NEWD | 0.2 | 0.16 | 0.06 | 0.1 | 80 | 1.8 | 1009 | 597 | | | | | | 94 | On Site |
| 2 | MB2 | Micro-Bioretention | 1339390 | 450149 | Institutional | NEWD | 0.32 | 0.24 | 0.18 | 0.06 | 75 | 1.8 | 1522 | 2283 | | | | | | 94 | On Site |

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.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| REV | DESCRIPTION | DRAWN BY | DATE |
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| | | | |

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SEDGWOOD TED JEONG
60582
PROFESSIONAL ENGINEER


Ted S. Jeong, P.E., M.ASCE
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.


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SITE DEVELOPMENT CONCEPT PLAN

FOR

901 & 903 CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND


Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 220
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING


| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/05/24 | COLLIERS | COLLIERS |

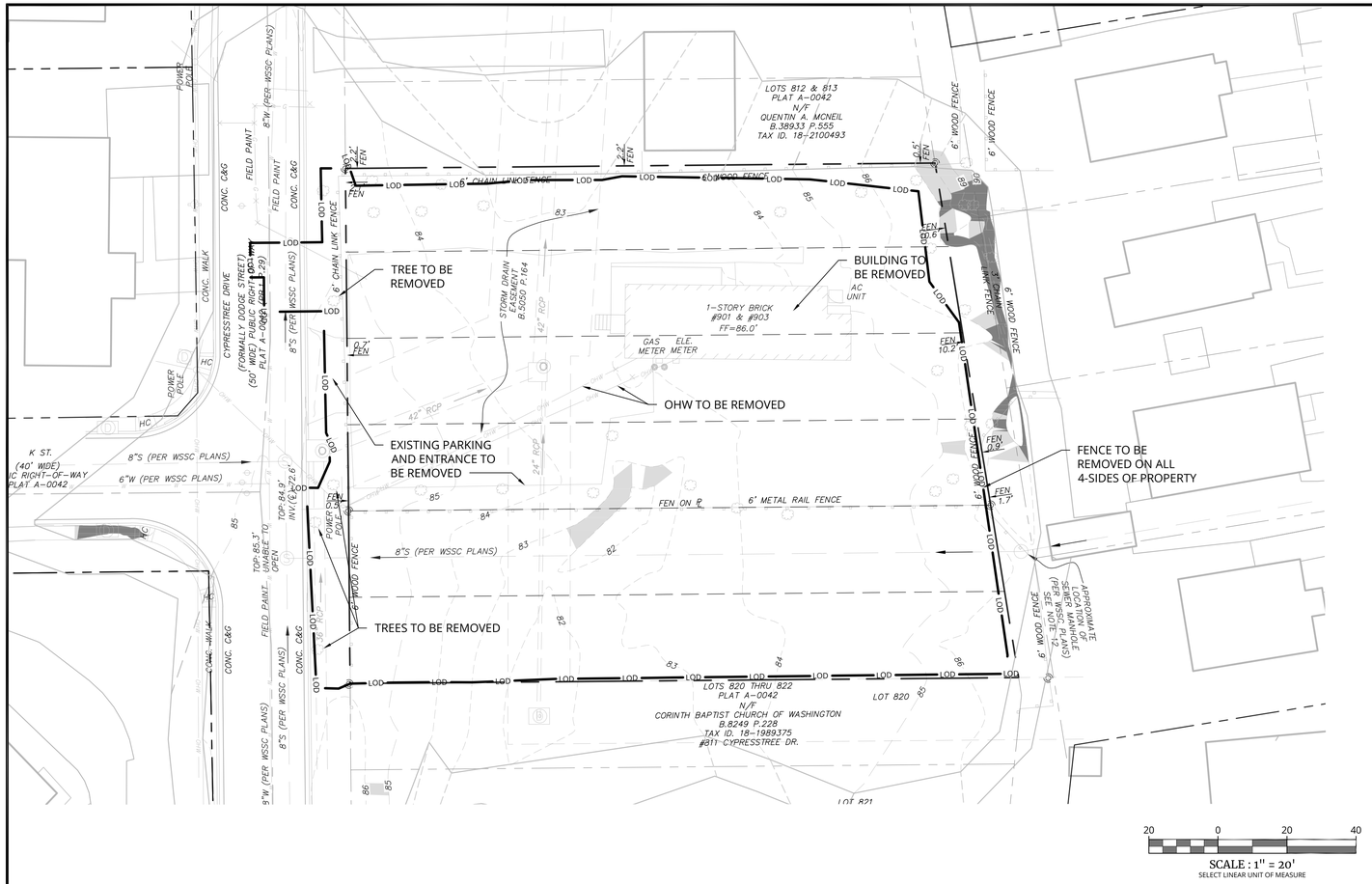
PROJECT NUMBER: 24009070A
DRAWING NAME: C-CSWM-CVER

SHEET TITLE: COVER SHEET

SHEET NUMBER: 1

Prince George's County, Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PLAN SET
The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.
Case Name: Peer Review - CEDAR HEIGHTS-Church
Application Number (Plan Approval #): SIT-00649-2024
Permit Number: SIT-00649-2024
Issuance Date: 05/29/25
Address: 903 CYPRESSTREE DR CAPITOL HEIGHTS MD 20743
Lot(s) and Block(s): Lots 814-817
Reviewed by:
DPIE


2024/24009070A/Engineering/Concept SWM/C-CSWM-CVER.dwg/C-01-CSWM-CVER By: ANTHONY.NARDO




N

W E

S

NORTH

20 0 20 40

SCALE : 1" = 20'

SELECT LINEAR UNIT OF MEASURE

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024-00

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

## PERMIT TABLE

| DEPARTMENT PERMIT NUMBER | PARCEL AND/OR LOT AND BLOCK IDENTIFIERS |
|---|---|
| SIT-00649-2024-00 | PARCEL A |

## LEGEND

- DEVELOPED DRAINAGE DIVIDE
- EXISTING DRAINAGE DIVIDE
- STORM DRAIN SYSTEM
- HYDROLOGIC SOIL GROUP — B
- GRASSED SWALE
- BIO RETENTION DEVICE NUMBER — B6
- INFILTRATION DEVICE NUMBER — I6
- BIORETENTION FACILITY
- EXISTING SANITARY MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SPRINKLER CONTROL VALVE
- EXISTING WATER METER
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING TREE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING OVER HEAD WIRES — OHW
- EXISTING WATER LINE — W
- EXISTING WATER LINE — S
- EXISTING CLEAN OUT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED ON FIELD SURVEY BY COLLIERS ENGINEERING AND DESIGN, PROJECT #22003193A, DATED 4/20/22.
2. THE PROPERTY DELINEATION ON THIS PLAN IS ACCOUNT # 06-3509346 IN PRINCE GEORGE'S COUNTY, MD.

Peer Reviewed By:
Carl R. Corse, P.E.
Discipline:
SITE / ROAD
Date:
May 12, 2025

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STATE OF MARYLAND — SEONGWOO TED JEONG — 60582 — PROFESSIONAL ENGINEER

Ted S. Jeong, P.E., M.ASCE
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
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# SITE DEVELOPMENT CONCEPT PLAN

FOR

901 & 903 CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
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|---|---|---|---|
| AS SHOWN | 11/05/24 | COLLIERS | COLLIERS |

| PROJECT NUMBER: | DRAWING NAME: |
|---|---|
| 24009070A | C-CSWM-EXST |

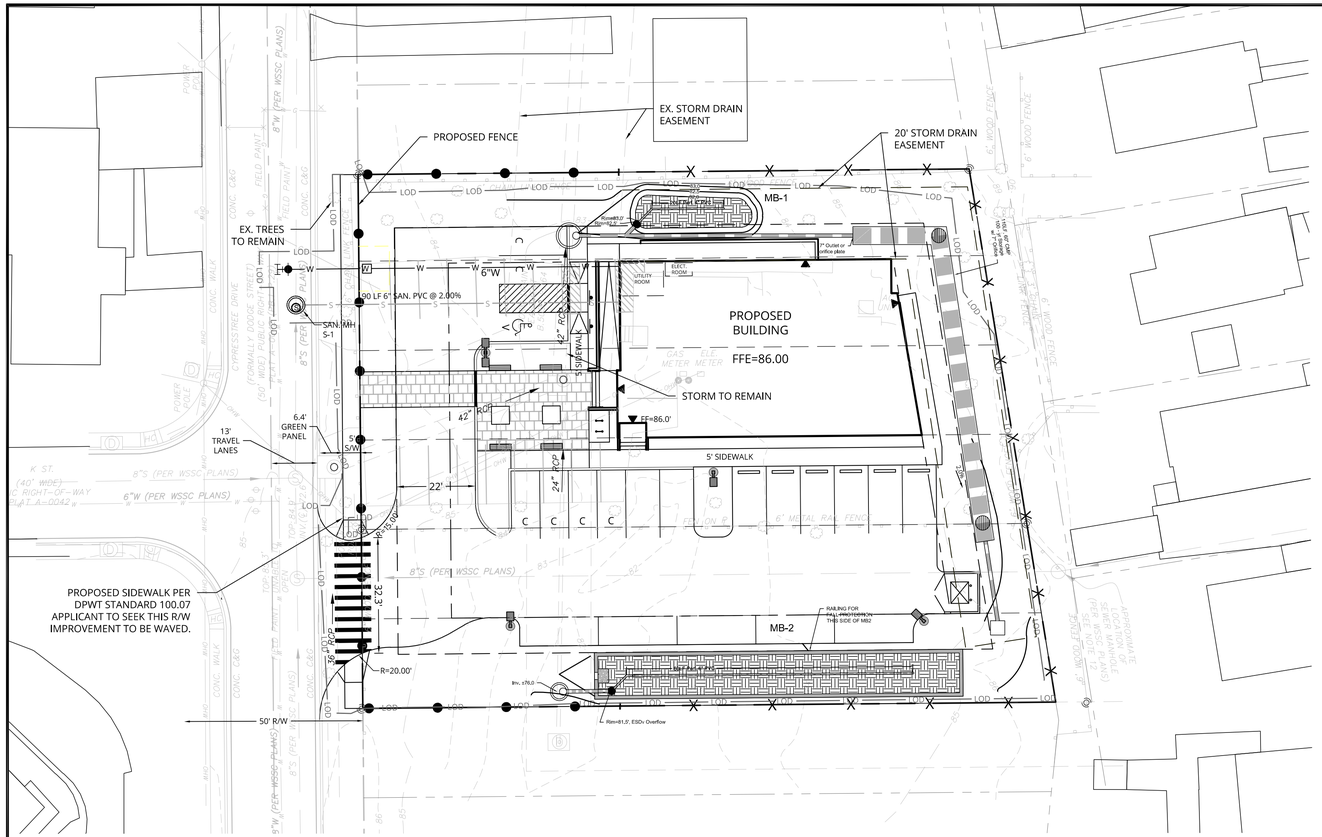
SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

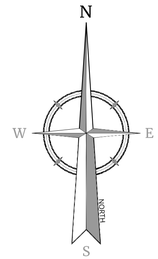
SHEET NUMBER:
2

Prince George's County, Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PLAN SET
The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.
Case Name: Peer Review - CEDAR HEIGHTS-Church
Application Number (Plan Approval #): SIT-00649-2024
Permit Number: SIT-00649-2024
Issuance Date: 05/29/25
Address: 903 CYPRESSTREE DR CAPITOL HEIGHTS MD 20743
Lot(s) and Block(s): Lots 814-817
Reviewed by:
DPIE

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

By: ANTHONY.NARDO
2024/24009070A/Engineering/Concept SWM/C-CSWM-EXST.dwg/C-02-CSWM-EXST



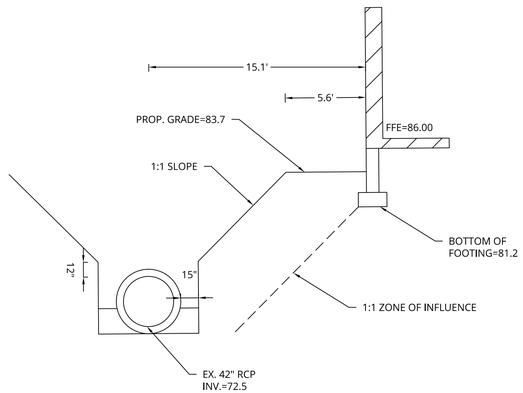

20 0 20 40

SCALE : 1" = 20'

SELECT LINEAR UNIT OF MEASURE

## LEGEND

- Ex. Contour — 86
- Prop. Contour — 85
- Ex. Spot Elevation — 83.65 ×
- Prop. Spot Elevation — 84
- POI
- Ex. Drainage Divide
- New Drainage Divide
- Flow Direction
- Ex. Impervious within POI1
- Ex. Impervious within POI2
- New Impervious within POI1
- New Impervious within POI2
- New ESD




EX. 42" RCP TRENCH DETAIL
(SD 130.0)

SCALE= 1"=5'

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. _____-202_-00

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

| PERMIT TABLE | |
|---|---|
| DEPARTMENT PERMIT NUMBER | PARCEL AND/OR LOT AND BLOCK IDENTIFIERS |
| SIT-006202000 | PARCEL A |

Peer Reviewed By:
Carl R. Corse, P.E.
Discipline:
SITE / ROAD
Date:
May 12, 2025

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Ted S. Jeong, P.E., M.ASCE
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.

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# SITE DEVELOPMENT CONCEPT PLAN

FOR

901, 903, 813 & 815 CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-819
901, 903, 813 & 815
CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND

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Columbia, MD 21046
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| AS SHOWN | 11/05/24 | COLLIERS | COLLIERS |

| PROJECT NUMBER: | DRAWING NAME: |
|---|---|
| 24009070A | C-CSWM-SITE |

SHEET TITLE: SITE DEVELOPMENT CONCEPT PLAN

SHEET NUMBER: 3

Prince George's County, Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PLAN SET
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Case Name: Peer Review - CEDAR HEIGHTS-Church
Application Number (Plan Approval #): SIT-00649-2024
Permit Number: SIT-00649-2024
Issuance Date: 05/29/25
Address: 903 CYPRESSTREE DR CAPITOL HEIGHTS MD 20743
Lot(s) and Block(s): Lots 814-817
Reviewed by:
DPIE

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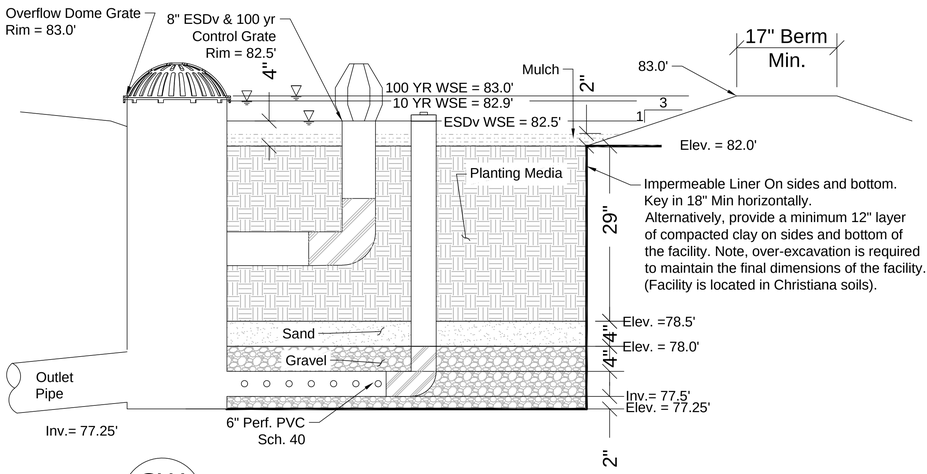
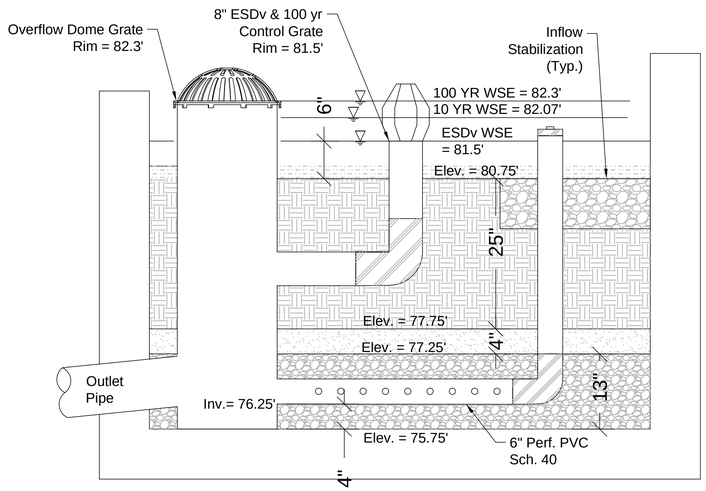
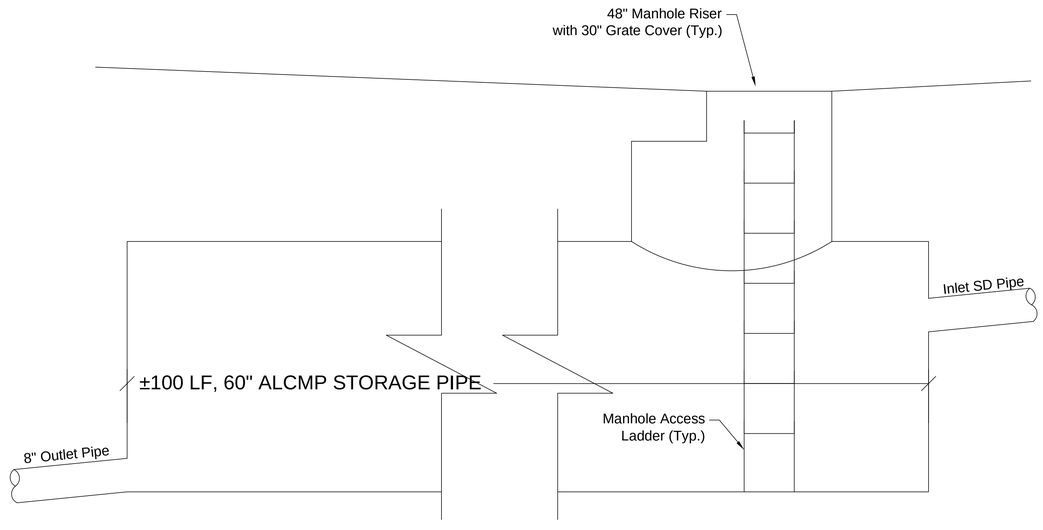
20242409070A\Engineering\Concept SWM\C-CSWM-SITE.dwg\C-SS-CSWM-SITE By: ANTHONY.NARDO




SW 1 — MB-1: MICRO-BIORETENTION SECTION w/ UNDERDRAIN
N.T.S.




SW 2 — MB-2: MICRO-BIORETENTION SECTION w/ UNDERDRAIN
N.T.S.




SW 3 — UG-1: UNDERGROUND DETENTION - 100-YR Control
N.T.S.

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

| PERMIT TABLE | |
|---|---|
| DEPARTMENT PERMIT NUMBER | PARCEL AND/OR LOT AND BLOCK IDENTIFIERS |
| SIT-00649-2024 | PARCEL A |

Peer Reviewed By:
Carl R. Corse, P.E.
Discipline:
SITE / ROAD
Date:
May 12, 2025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SEUNWOO TED JEONG
60582
PROFESSIONAL ENGINEER


Ted S. Jeong, P.E., M.ASCE
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# SITE DEVELOPMENT CONCEPT PLAN

FOR

901 & 903
CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND


Colliers Engineering & Design
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Columbia, MD 21046
Phone: 443.393.6021
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|---|---|---|---|
| AS SHOWN | 11/05/24 | COLLIERS | COLLIERS |

| PROJECT NUMBER: | DRAWING NAME: |
|---|---|
| 24009070A | C-CSWM-DETL |

SHEET TITLE:
STORMWATER MANAGEMENT CONTROL DETAILS

SHEET NUMBER:
4

Prince George's County, Maryland
Department of Permitting, Inspections and Enforcement
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Case Name: Peer Review - CEDAR HEIGHTS-Church
Application Number (Plan Approval #): SIT-00649-2024
Permit Number: SIT-00649-2024
Issuance Date: 05/29/25
Address: 903 CYPRESSTREE DR CAPITOL HEIGHTS MD 20743
Lot(s) and Block(s): Lots 814-817
Reviewed by:
DPIE


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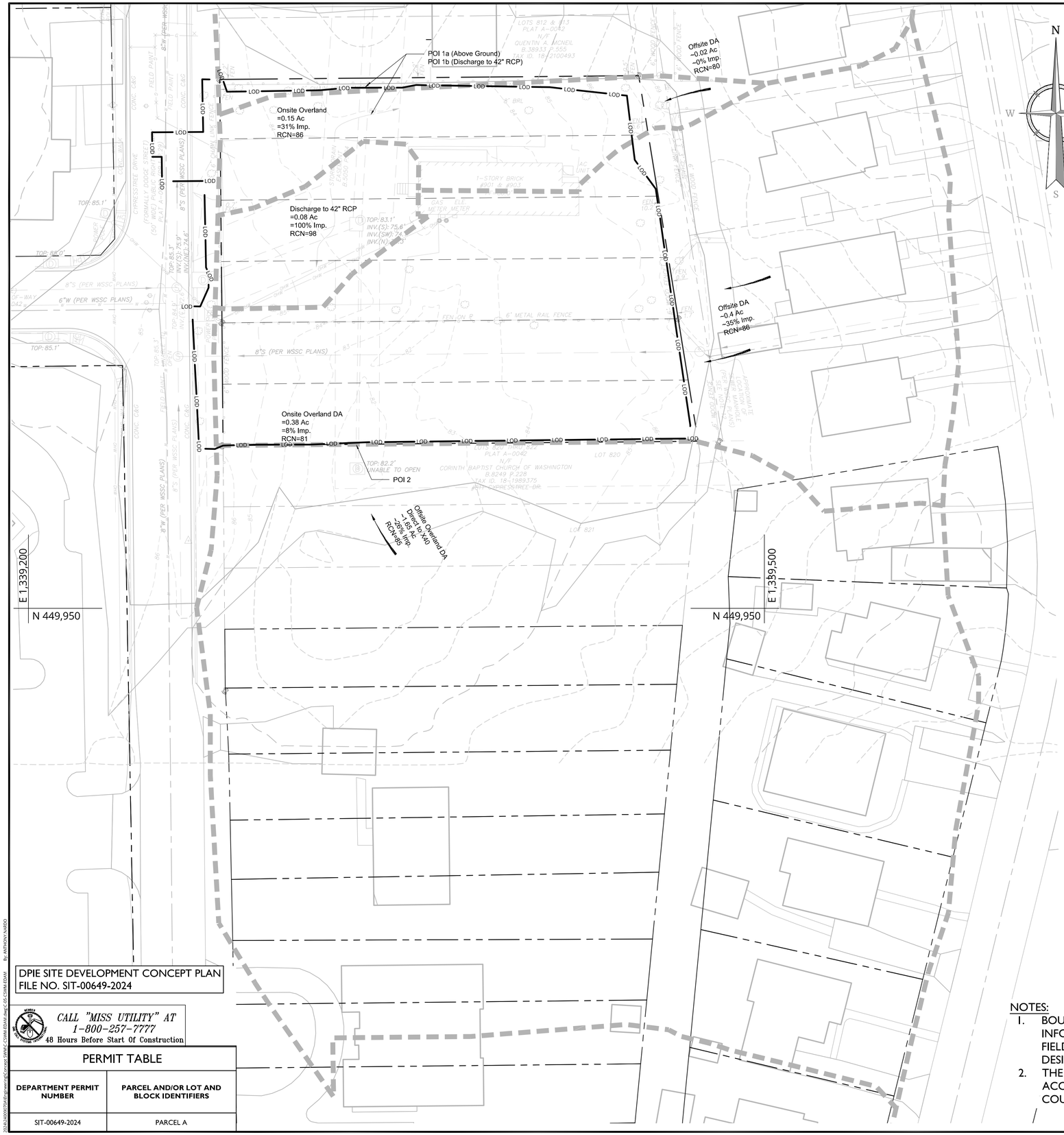
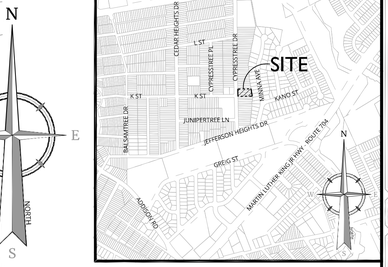
2024/24009070A\Engineering\Concept SWM\C-CSWM-DETL.dwg|C-04 CSWM-DETL By: ANTHONY NARDO







VICINITY MAP
1" = 1000'

Peer Reviewed By:
Carl R. Corse, P.E.
Discipline:
SITE / ROAD
Date:
May 12, 2025

20 0 20 40
SCALE : 1" = 20'
SELECT LINEAR UNIT OF MEASURE

LEGEND

| | |
|---|---|
| Ex. Contour | 86 |
| Prop. Contour | 85 |
| Ex. Spot Elevation | 83.65 × |
| Prop. Spot Elevation | 84^4 |
| POI | |
| Ex. Drainage Divide | |
| New Drainage Divide | |
| Flow Direction | |
| Ex. Impervious within POI1 | |
| Ex. Impervious within POI2 | |
| New Impervious within POI1 | |
| New Impervious within POI2 | |
| New ESD | |

NOTES:
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2. THE PROPERTY DELINEATION ON THIS PLAN IS ACCOUNT # 06-3509346 IN PRINCE GEORGE'S COUNTY, MD.

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

PERMIT TABLE

| DEPARTMENT PERMIT NUMBER | PARCEL AND/OR LOT AND BLOCK IDENTIFIERS |
|---|---|
| SIT-00649-2024 | PARCEL A |

By: ANTHONY.NARSO
2024\24009070A\Engineering\Concept SWM\C-CSWM-EDAM.dwg\C-05-CSWM-EDAM

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| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
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# SITE DEVELOPMENT CONCEPT PLAN

FOR

## 901 & 903 CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 220
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/05/24 | COLLIERS | COLLIERS |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-CSWM-EDAM

SHEET TITLE:
EXISTING SITE
DRAINAGE AREA MAP

SHEET NUMBER:
5

Prince George's County, Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PLAN SET
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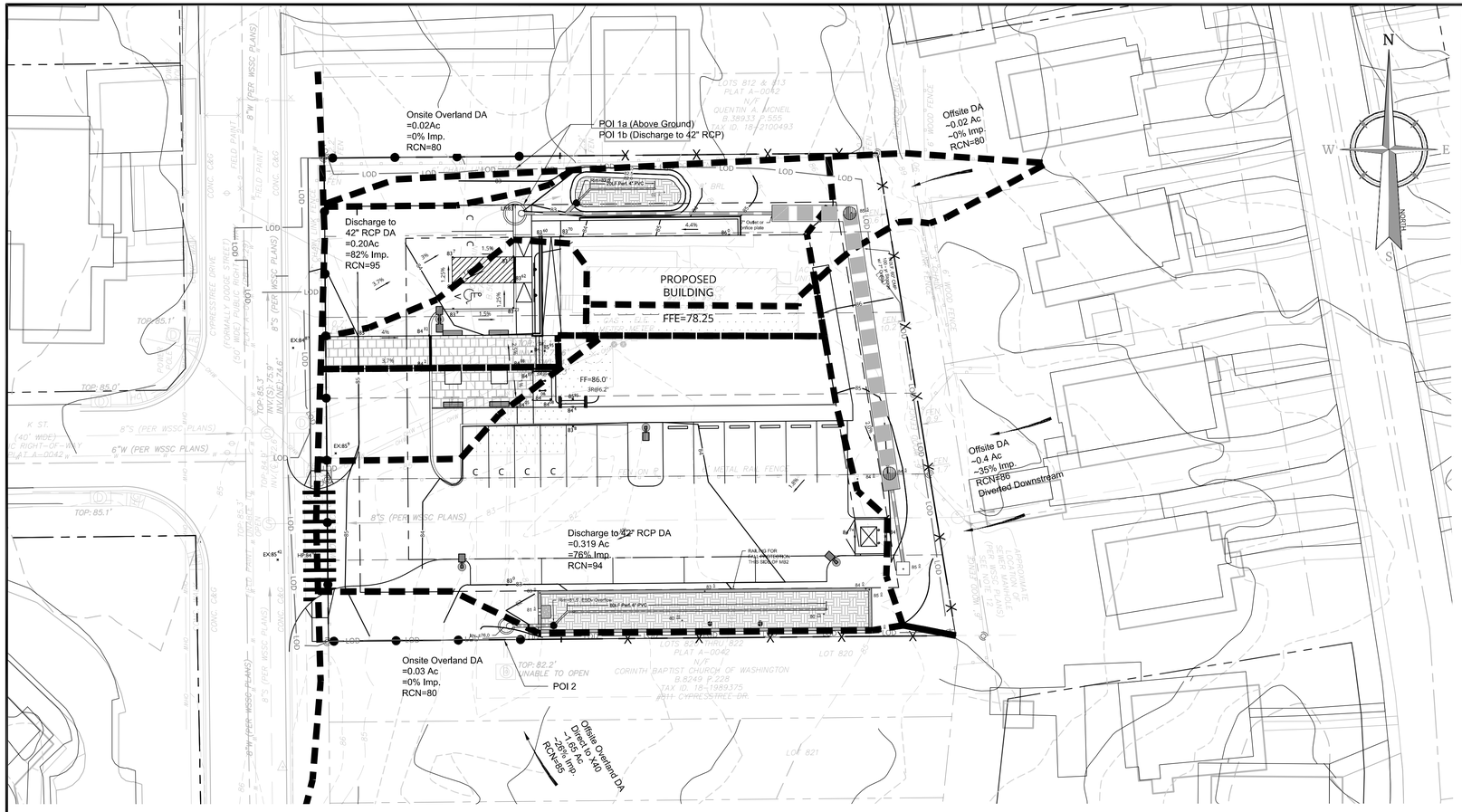
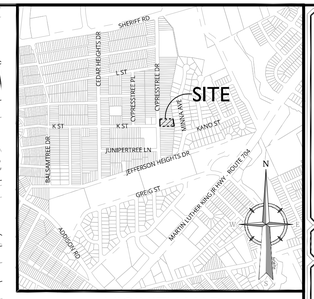
Application Number (Plan Approval #): SIT-00649-2024
Permit Number: SIT-00649-2024
Issuance Date: 05/29/25
Address: 903 CYPRESSTREE DR CAPITOL HEIGHTS MD 20743
Lot(s) and Block(s): Lots 814-817
Reviewed by:
DPIE

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.




VICINITY MAP
1" = 1000'

20 0 20 40
SCALE : 1" = 20'
SELECT LINEAR UNIT OF MEASURE

| POI 1a | DA (Ac.) | RCN | 10-yr | 100-yr |
|---|---|---|---|---|
| Existing | 0.17 | 85 | 0.92 cfs | 1.81 cfs |
| Proposed | 0.02 | 80 | 0.09 cfs | 0.20 cfs |
| Change | -0.15 | -5 | -0.83 cfs | -1.61 cfs |
| % Change | -88% | -6% | -90% | -89% |

| POI 1b | DA (Ac.) | RCN | 10-yr | 100-yr |
|---|---|---|---|---|
| Existing | 0.08 | 98 | 0.54 cfs | 0.93 cfs |
| Proposed | 0.615 | 89 | 3.66 cfs | 6.82 cfs |
| Change | 0.535 | -9 | 3.12 cfs | 5.89 cfs |
| % Change | 669% | -9% | 578% | 633% |
| Prop. w/SWM | 0.615 | 86.3/86.7* | 3.45 cfs | 6.66 cfs |
| Change | 0.535 | -11.7/-11.3 | 2.91 cfs | 5.73 cfs |
| % Change | 669% | -12%/-12% | 539% | 616% |

*RCNs based on Reduced Curve Number Methodology for 10 and 100-yr Storms

| POI 2 | DA (Ac.) | RCN | 10-yr | 100-yr |
|---|---|---|---|---|
| Existing | 0.78 | 84 | 4.14 cfs | 8.19 cfs |
| Proposed | 0.349 | 92 | 2.19 cfs | 3.97 cfs |
| Change | -0.431 | 8 | -1.95 cfs | -4.22 cfs |
| % Change | -55% | 10% | -47% | -52% |
| Prop. w/SWM | 0.349 | 74.5/78.2* | 1.39 cfs | 3.36 cfs |
| Change | -0.431 | -9.5/-5.8 | -2.75 cfs | -4.83 cfs |
| % Change | -55% | -11%/-7% | -66% | -59% |

*RCNs based on Reduced Curve Number Methodology for 10 and 100-yr Storms

| TOTAL SITE* | DA (Ac.) | | 10-yr | 100-yr |
|---|---|---|---|---|
| Existing | 1.0 | | 5.60 cfs | 10.93 cfs |
| Proposed | 1.0 | | 5.94 cfs | 10.99 cfs |
| Change | 0 | | 0.34 cfs | 0.06 cfs |
| % Change | 0% | | 6% | 1% |
| Prop. w/SWM | 1.0 | | 4.93 cfs | 10.22 cfs |
| Change | 0 | | -0.67 cfs | -0.71 cfs |
| % Change | 0% | | -12% | -6% |

* Values are the direct summation of all POI results

LEGEND

- Ex. Contour — 86
- Prop. Contour — 85
- Ex. Spot Elevation — 83.65 ×
- Prop. Spot Elevation — 84
- POI
- Ex. Drainage Divide
- New Drainage Divide
- Flow Direction
- Ex. Impervious within POI1
- Ex. Impervious within POI2
- New Impervious within POI1
- New Impervious within POI2
- New ESD

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

PERMIT TABLE

| DEPARTMENT PERMIT NUMBER | PARCEL AND/OR LOT AND BLOCK IDENTIFIERS |
|---|---|
| SIT-00649-2024 | PARCEL A |

Peer Reviewed By:
Carl R. Corse, P.E.
Discipline:
SITE / ROAD
Date:
May 12, 2025

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.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| | | | |

STATE OF MARYLAND
SEUNGWOO TED JEONG
60582
PROFESSIONAL ENGINEER


Ted S. Jeong, P.E., M.ASCE
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.


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. 60582 EXPIRATION DATE: 12-09-25.

# SITE DEVELOPMENT CONCEPT PLAN

FOR

901 & 903
CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND


Colliers
Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 220
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING


| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/05/24 | COLLIERS | COLLIERS |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-CSWM-PDAM

SHEET TITLE:
PROPOSED SITE DRAINAGE AREA MAP

SHEET NUMBER:
6

Prince George's County, Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PLAN SET
The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.
Case Name: Peer Review - CEDAR HEIGHTS-Church
Application Number (Plan Approval #): SIT-00649-2024
Permit Number: SIT-00649-2024
Issuance Date: 05/29/25
Address: 903 CYPRESSTREE DR CAPITOL HEIGHTS MD 20743
Lot(s) and Block(s): Lots 814-817
Reviewed by:
DPIE


By: ANTHONY.NARDO
2024/24009070A/Engineering/Concept SWM/C-CSWM-PDAM.dwg/C-06-CSWM-PDAM

STORMWATER SHOPPE

In partnership with: Colliers Engineering & Design

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410.804.6366
19225 Chandlee Mill Road
Sandy Spring, MD 20860

# STORMWATER REPORT

# 901 & 903 CYPRESSTREE DRIVE

Prince George's County, Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: Peer Review - CEDAR HEIGHTS-Church
Application Number (Plan Approval #): SIT-00649-2024
Permit Number: SIT-00649-2024
Issuance Date: 05/29/25
Address: 903 CYPRESSTREE DR CAPITOL HEIGHTS MD 20743

Lot(s) and Block(s): Lots 814-817
Reviewed by:

DPIE
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

1.13.2025

Revised 03.05.2025

Revised 03.18.2025

Prepared for:
Collier's Engineering & Design
7001 Columbia Gateway Drive, Suite 220
Columbia, MD 21046
Attn: Ted Jeong, PE
443.316.6004

Pearce Wroe Digitally signed by Pearce Wroe
Date: 2025.03.19 14:07:37 -04'00'

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT (DPIE)
PRINCE GEORGE'S COUNTY, MARYLAND
PEER REVIEW APPROVAL STAMP

"I hereby certify that I have successfully completed participation in DPIE's Peer Review Program. I have reviewed these plans in detail and they are in conformance with the county's Code, General Specifications and Standards."

APPROVAL DATE: May 12, 2025
PEER REVIEWER:
COMPANY NAME: NEAR SHORE ENGINEERING LLC
PERMIT NUMBER: SIT-00649-2024

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. 39878, Expiration Date 1.16.2027

1% FOR THE PLANET

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# A. BACKGROUND

## 1. EXISTING SITE (location, natural features or lack, ex improvements)

The project is located at 813, 815, 901, and 903 Cypresstree Drive in Capital Heights, MD totaling approximately 0.62 acres. The site includes an existing church building, parking lot, and other associated site improvements over roughly one quarter of the site. The remainder of the site is lawn panel and trees. There are no wetlands, floodplains, critical area, natural steep slopes, or other environmentally sensitive areas.

## 2. PROJECT OVERVIEW

The scope of work for this stormwater concept submittal includes the demolition and reconstruction of a building and surface parking lot used as a place of worship. The project will also include new public sidewalk and onsite utilities necessary for the proposed use. The total property area is roughly 0.62 acres and is 26% impervious under existing conditions. Therefore, the project will be managed as a "new development" project for the purpose of determining stormwater management requirements. Site improvements will increase the site impervious area from approximately 7,120 square feet to approximately 16,200 square feet.

## 3. SOILS

The project site consists entirely of soil mapped as Russett-Christiana-urban land complex (Map unit RuB, HSG "D"). Because the site includes Christiana soil, all stormwater practices will include an impermeable liner.

## 4. DRAINAGE

The subject property drains to an existing public storm drain system that bisects the subject property and is contained within an existing storm drain easement. In general, runoff flows from south to north. Runoff from the site flows to two general point-of-interest locations, one to the north (POI1) and one to the south (POI2). Due to the overall flow patterns, runoff to POI2 ultimately contributes to POI1. The discharge to the north is further resolved into sub-catchments to define the site runoff that discharges overland directly to the adjacent property (POI1a) and the site runoff that is collected into the public storm drain system (POI1b). An existing inlet immediately south of the site minimizes the effect of overland discharge versus closed system discharge to the existing storm drain system so this POI was not further divided.

Offsite runoff enters the project area from the west so that under existing conditions a relatively small offsite drainage area at the northwest boundary contributes to POI1 and a relatively large offsite drainage area at the southwest boundary contributes to POI2.

### 4.a POI 1

POI 1 is defined by the site's northern drainage area, which leaves the site both overland and within an existing public storm drain system that flows in a northly direction. The overland flow is defined to the

sub-catchment POI1a while the closed system drainage is defined to the sub-catchment POI1b, both being further described below.

#### *4.a.i POI1a*

POI1a is defined at the point where runoff leaves the site overland. This point is located along the northern property boundary almost directly over the public storm drain system. The existing drainage area to POI1a includes half of the existing building, portions of the existing parking area, access walkways, onsite vegetated area, and offsite vegetated area. The proposed drainage area to POI1a is significantly reduced to only the vegetated area immediately adjacent to POI1a because the proposed site tends to collect onsite and offsite runoff in a closed system connected to POI1b.

#### *4.a.ii POI1b*

POI1b is defined as the point where the site's northern runoff enters the existing 42" storm drain system. Under existing conditions this location is an existing inlet within the public system and the existing drainage area to POI1b is the surface parking area immediately surrounding this inlet. Under proposed conditions POI1b is located at a new manhole that connects onsite private storm drain and upstream off-site bypass to the public system. The proposed drainage area to POI1b includes half of the proposed building, a portion of new parking and walkway area, the entire offsite drainage area and other miscellaneous onsite vegetated area. The offsite area routed to POI1b previously flowed to an upstream location near POI2 so that the routing of the offsite area to POI1b does not increase the total flow to location POI1b. Notably, two new stormwater facilities are proposed within POI1b to provide management of the project's proposed impervious area and offsite runoff.

### 4.b POI 2

POI2 is defined by the site's southern drainage area. An existing off-site inlet is located less than 10 feet from the project's boundary so that there is no significant difference between runoff that leaves the site overland and runoff that enters the public storm drain system directly. Runoff captured within POI2 ultimately contributes to POI1b.

The existing drainage area to POI2 includes half of the existing building, a portion of existing parking area, substantial onsite vegetated area, and most of the offsite drainage area from the residential properties to the west of the project. Under proposed conditions the drainage area includes half of the new building and most of the proposed parking area. The offsite drainage areas are routed through a new private storm drain system to POI1b. A new stormwater facility is located within the drainage area to POI2 to manage the new onsite impervious area.

## 5. SAFE CONVEYANCE

The project layout is designed to maintain existing drainage patterns such that the site is roughly divided between northern and southern drainage areas and runoff leaves the site at the same locations under both existing and proposed conditions. Stormwater runoff up to the 100-yr 24-hr design storm is routed through the onsite private closed system to the onsite public closed system. An underground detention

pipe is proposed to provide quantity management for the 100-yr event so that 100-yr flow rates are reduced to predevelopment levels at the most downstream POI.

Overland flood event runoff is accounted for in the proposed stormwater management facilities and furthermore it follows the same path between existing and proposed conditions should there be a failure in the stormwater practices. No sump areas are created that would threaten structures or public infrastructure.

Under proposed conditions with consideration of the proposed ESD practices and quantity practice, the total site runoff is reduced for both the 10-yr and 100-yr design storms. The reduced curve number methodology was used to assess the effect of ESD storage on 10-yr quantity control in accordance with the Maryland Department of the Environment guidance titled "Stormwater Design Guidance – Addressing Quantity Control Requirements." The 100-yr storm was analyzed using routing methods with a combination of detention and orifice release.

# B. STORMWATER MANAGEMENT REQUIREMENTS

## 1. NARRATIVE

Development Standard: The project is considered new development and thus stormwater management for the project is proposed using Environmental Site Design (ESD) techniques to the Maximum Extent Practicable (MEP) to manage the entire calculated ESD volume.

Better Site Design: Prior to implementing ESD devices, the project used better site design techniques to reduce impervious areas and preserve natural features. The site's layout minimizes the construction of impervious area to that which is necessary to meet program requirements and minimum zoning regulations. It is not practical to implement structured parking to reduce the surface parking footprint or to increase the building height to reduce the building footprint further.

ESD to the MEP: Environmental Site Design is used to the maximum extent practicable to provide stormwater management for the proposed project. The underlying soils are categorized as Hydrologic Soil Group D, which limits the effectiveness of infiltration-based practices. Furthermore, the onsite mapping unit is a Christiana soil, which requires impermeable liners for all ESD practices. The proposed use and site layout are such that the site density is prohibitive of non-structural disconnection or sheetflow practices. A complete review of ESD practices considered for this project is located at the end of this section.

Erosion and Sediment Control: The project will integrate an erosion and sediment control strategy that is compatible with the stormwater management strategy to provide a comprehensive approach to runoff management. The erosion and sediment control design will include construction access measures, perimeter controls, onsite inlet protection, and advanced stabilization measures to limit the site's exposure to erosive forces. The installation of ESD materials will be closely coordinated with the site stabilization measures to avoid contamination. Where sequencing alone cannot protect the ESD material, measures will be implemented to bypass the stormwater systems entirely.

## 2. ESDv Requirements

Stormwater management is required to treat the new impervious area within the limits of disturbance. The impervious area requiring treatment includes the new building, new parking lot, new walkways, new dumpster pad, and other hardscape site improvements. Based on the hydrologic soil group and the density of the impervious area, the project is required to provide treatment for 1.8" of rainfall ($P_E$) over the project area per MDE methodology. This rainfall amount equates to roughly 2,500 cubic feet of runoff that must be managed onsite.

## 3. ESDv Provided

Two micro-scale ESD practices are applied to the project to meet the treatment requirement.

### *3.1 MB-1*

Micro-bioretention "MB-1" is located within POI 1 to capture and manage site runoff from half of the proposed building and a portion of the proposed parking lot. MB-1 is designed with an impermeable liner to provide separation from the underlying "Christiana" soils. The micro-bioretention facility includes a shallow ponding area, engineered soil media, a bridging layer, and a drainage layer of gravel with an under drain. The facility will be landscaped with native plants and is located to enable routine maintenance. Overflow runoff from the facility enters an internal riser structure that is connected to the public storm drain system.

### *3.2 MB-2*

Micro-bioretention "MB-2" is located within POI 2 to capture and manage site runoff from half of the proposed building and most of the proposed parking lot. MB-2 is designed within a structural box to both provide separation from the underlying "Christiana" soils and to maximize the system's management within a limited footprint. Like MB-1, each of the facilities cells includes a shallow ponding area, engineered soil media, a bridging layer, and a drainage layer of gravel with an under drain. The facility will be landscaped with native plants and is located to enable routine maintenance and to provide separation from the adjacent parallel parking spaces. Overflow runoff from the facility enters an internal riser structure that is connected to the public storm drain system.

## 4. ESD PRACTICES CONSIDERED

The following environmental site design practices were considered as part of this stormwater concept.

### Alternative Surfaces

#### *A-1 Green Roof*

The project scope is not sufficient to support the increased costs to structurally enhance the proposed building and provide a vegetated roof. The entire proposed roof area is being managed by other ESD practices.

#### *A-2 Permeable Pavements*

The presence of Hydrologic Soil Group "D" soils and specifically "Christiana" soils preclude the use of infiltration-based practices.

*A-3 Reinforced Turf*

The proposed pavement areas are expected to receive regular traffic that would make maintenance of reinforced turf systems impractical.

## Nonstructural Practices

*N-1 Disconnection of Rooftop Runoff*

The proposed site is prohibitively dense to provide sufficient disconnection area for this practice to be effective. Alternative ESD practices with higher treatment efficiencies are proposed in lieu of this practice.

*N-2 Disconnection of Non-Rooftop Runoff*

The proposed site is prohibitively dense to provide sufficient disconnection area for this practice to be effective. Alternative ESD practices with higher treatment efficiencies are proposed in lieu of this practice.

*N-3 Sheetflow to Conservation Areas*

No conservation areas exist onsite.

## Micro-Scale Practices

*M-1 Rainwater Harvesting*

The proposed site has insufficient demand for re-use water to make this practice effective for stormwater management purposes.

*M-2 Submerged Gravel Wetlands*

The proposed site is not sufficiently large to maintain a permanent pool within the submerged gravel wetland. Alternative ESD practices with more reliable performance are proposed.

*M-3 Landscape Infiltration*

The presence of Hydrologic Soil Group “D” soils and specifically “Christiana” soils preclude the use of infiltration-based practices.

*M-4 Infiltration Berms*

The proposed site is prohibitively dense to provide sufficient open space to make infiltration berms an effective practice. Where berms can be implemented, they are used as a functional element of another ESD practice.

*M-5 Dry wells*

The presence of Hydrologic Soil Group “D” soils and specifically “Christiana” soils preclude the use of infiltration-based practices.

*M-6 Micro-Bioretention*

Micro-bioretention facilities with modifications to ensure separation from the underlying soils are proposed as part of this project. The facilities are further modified to accommodate the site’s spatial constraints.

*M-7 Rain Gardens*

Modified rain gardens could be implemented on this project; however, alternative ESD practices are proposed to provide increased performance within a similar footprint.

*M-8 Swales*

A bio-swale was considered along the proposed parking lot to address the grade change and available linear space. However, a stepped micro-bioretention facility was determined to provide higher performance, which is needed to meet the full site stormwater requirements.

*M-9 Enhanced Filters*

The presence of Hydrologic Soil Group “D” soils and specifically “Christiana” soils preclude the use of infiltration-based practices.

# APPENDIX A
# ESD COMPUTATIONS

STORMWATER SHOPPE, LLC

SWM DESIGN
ESD REQUIREMENTS
3/05/2025

**901 & 903 Cypresstree Drive**
**PROJECT SITE**

TREATMENT AREA(S)

| | |
|---|---|
| On-Site | X |
| Off-Site | |
| ROW | |

SITE INFORMATION

| | | |
|---|---|---|
| Site Area - Property (SF) = | 27,197 | |
| Project Area LOD (SF) = | 27,000 | |
| Ex. Imp. Area (SF) = | 7,412 | |
| % Impervious = | 27% | |
| Redevelopment? | No | |
| Prop. Imp. Area (SF) = | 17,325 | |
| % Impervious = | 64% | (use 65%) |
| HSG = | "D" | |

| I | RCN* | 1.8" | 2.0" |
|---|---|---|---|
| 60% | 78 | 77 | |
| 65% | 78 | 77 | |
| 70% | 78 | 77 | |

SWM REQUIREMENTS

| | | |
|---|---|---|
| Target $P_E$ (in) = | 1.8 | |
| Runoff Coefficient, $R_V$ = | 0.62 | ($R_V = 0.05 + 0.009(I)$ where I is percent impervious cover) |
| Runoff Depth, $Q_E$ (in) = | 1.116 | ($Q_E = P_E \times R_V$) |
| oil Specific Recharge Factor 'S' = | 0.07 | (for HSG "D" Soils) |
| $RE_V$ (CF) = | 98 | ($RE_V = (1/12)(S)(R_V)(LOD)$) |
| $WQ_V$ (CF) = | 1405 | ($WQ_V = (1/12)(1.0")(R_V)(LOD)$) |
| $ESD_V$ (CF) = | 2529 | ($ESD_V = (1/12)(P_E)(R_V)(LOD)$) |

SWM TREATMENT PROVIDED

| BMP | VOLUME TREATED |
|---|---|
| MB1 | 597 CF |
| MB2 | 2283 CF |
| TOTAL | **2880 CF** |

$P_E$ Provided (Averaged Over Site) = **2.05 "**

# APPENDIX A1
# ESD Requirements

# APPENDIX A2
# MB-1 Computations

STORMWATER SHOPPE, LLC

MICRO-BIORETENTION DESIGN
3/05/2025

## 901 & 903 Cypresstree Drive
## MB-1: Micro-Bioretention

### SITE INFORMATION

| HSG | (S) | DA (SF) | Imp. (SF) |
|---|---|---|---|
| A | 0.38 | | |
| B | 0.26 | | |
| C | 0.13 | | |
| D | 0.06 | 8,500 | 7,000 |
| Total | 0.06 | 8,500 | 7,000 |

### FORUMLA BANK

| |
|---|
| $R_V$ = 0.05 + 0.009(I) where I is % imp. cover |
| $ESDv = \frac{(P_E)(R_V)(A)}{12}$ |
| $P_E = \frac{(ESDv)(12)}{(Rv)(A)}$ |
| Temp. Ponding Vol. = $\frac{(A_f + A_{PONDING}) * D_{PONDING}}{(2) * (12\ in/ft)}$ |
| Media Storage Vol. = $\frac{A_f * (D_{SOIL} + D_{SAND}) * 0.4}{(12\ in/ft)}$ |
| Final Design ESDV = Temp Ponding + Media Storage |

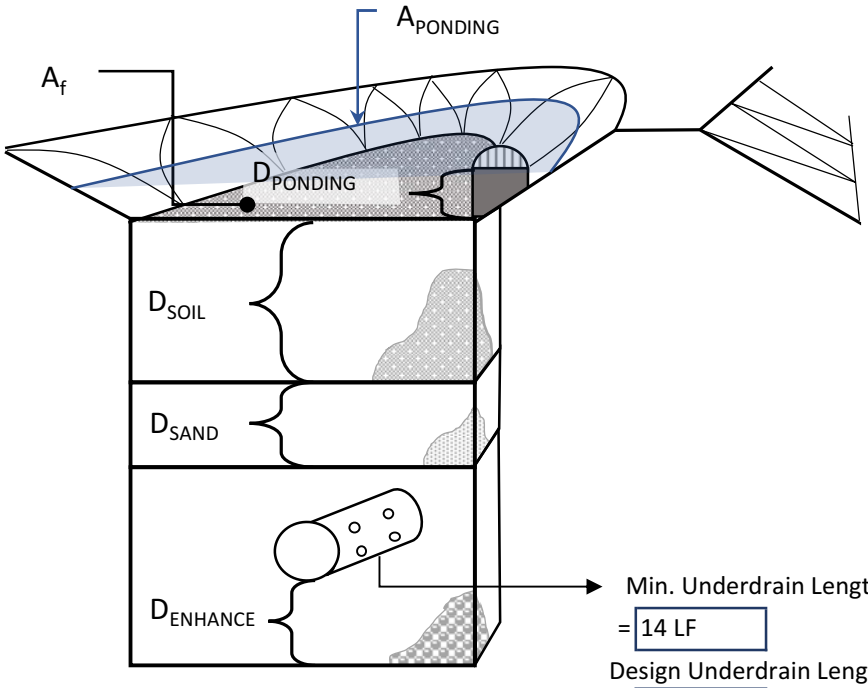
### FACILITY INFORMATION

| | |
|---|---|
| $R_V$ = | 0.791 |
| $Re_V$ = | 34 CF |
| Min $ESD_V$ (1" $P_E$) = | 560 CF |
| Max $ESD_V$ (2.7" $P_E$) = | 1,513 CF |

| | Design | As-Built |
|---|---|---|
| $A_f$ (SF) = | 270 SF | |
| $A_{PONDING}$ (SF) = | 390 SF | |
| $D_{PONDING}$ (in) = | 6.0" | |
| Temp. Ponding Volume = | 165 CF | |

| | Design | As-Built |
|---|---|---|
| $D_{SOIL}$ (in) = | 42.0" | |
| $D_{SAND}$ (in) = | 6.0" | |
| Porosity (*n* ) = | 0.4 | |
| Media Storage Volume = | 432 CF | |

| | Design | As-Built |
|---|---|---|
| Total $ESD_V$ Provided = | 597 CF | |
| > Min. $ESD_V$? | OK | |
| < Max. $ESD_V$? | OK | |
| **Final Design $ESD_V$ =** | **597 CF** | |
| **Final Design $P_E$ =** | **1.07"** | |




Min. Underdrain Length
= 14 LF

Design Underdrain Length
= 20 LF

As-Built Underdrain Length
=

### OVERFLOW DESIGN (SCS Methodology)

| | | |
|---|---|---|
| Design Storm = | 10 yr, 24-hr event | |
| Rainfall Depth = | 4.87" = 4.29 " runoff depth | Rainfall Data from NRCS WIN TR-55 |
| **Peak Discharge Rate =** | **1.32 cfs** | Note: For WSEs see HydroCAD Reporting |

## 901 & 903 Cypresstree Drive
## 10-YR REDUCED CURVE NUMBER COMPUTATION: POI#1b / MB-1

| | | |
|---|---|---|
| $ESD_V$ Provided = | 597 | CF |
| DA = | 0.195 | AC. |
| Unmanaged RCN = | 95 | |
| 10-YR, 24-HR P = | 4.87 | inches (NOAA Atlas 14, PDF) |
| $Q_{post}$ = | 4.29 | inches |

$Q_{stored}$ (in) = $V_{provided}$/DA

= 597 CFx12in/ft / 0.195 Ac. X 43560sf/Ac.

= 0.84"

Reduced CN = $200 / [(P+2Q+2)- SQRT(5PQ+4Q^2)]$

Q = $Q_{post} - Q_{stored}$

Q = 3.45"

P = 4.87"

**RCN = 87**

Formulas:

$V = Q \times LOD$

$$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

$S = (1000/RCN) - 10$

# APPENDIX A3
# MB-2 Computations

STORMWATER SHOPPE, LLC

MICRO-BIORETENTION DESIGN
1/07/2025

# 901 & 903 Cypresstree Drive
## MB-2: Micro-Bioretention

### SITE INFORMATION

| HSG | (S) | DA (SF) | Imp. (SF) |
|---|---|---|---|
| A | 0.38 | | |
| B | 0.26 | | |
| C | 0.13 | | |
| D | 0.06 | 13,900 | 10,500 |
| Total | 0.06 | 13,900 | 10,500 |

### FORUMLA BANK

| |
|---|
| $R_V$ = 0.05 + 0.009(I) where I is % imp. cover |
| $ESDv = \frac{(P_E)(R_V)(A)}{12}$ |
| $P_E = \frac{(ESDv)(12)}{(Rv)(A)}$ |
| Temp. Ponding Vol. = $\frac{(A_f + A_{PONDING}) * D_{PONDING}}{(2) * (12\ in/ft)}$ |
| Media Storage Vol. = $\frac{A_f * (D_{SOIL} + D_{SAND}) * 0.4}{(12\ in/ft)}$ |
| Final Design ESDV = Temp Ponding + Media Storage |

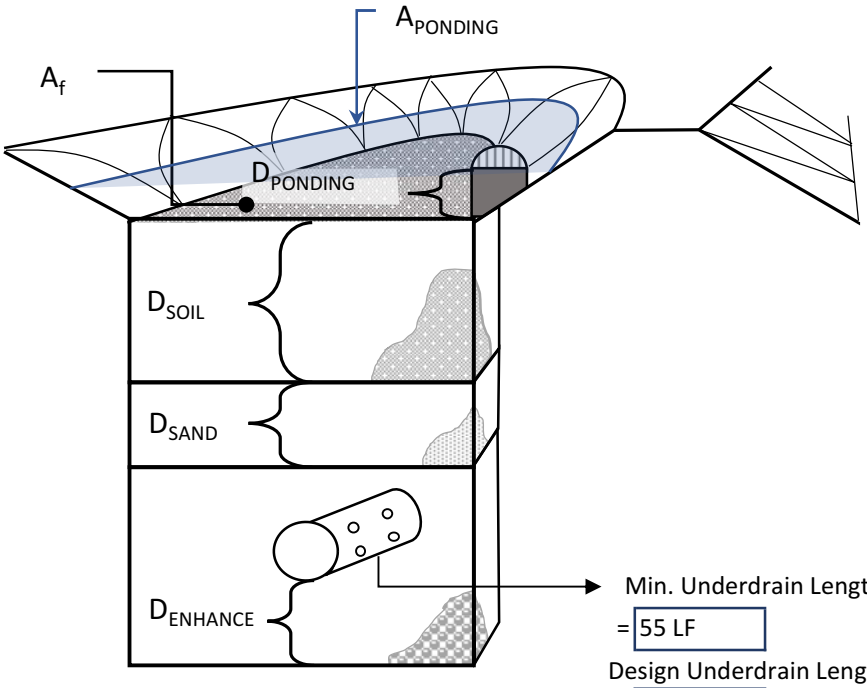
### FACILITY INFORMATION

| | |
|---|---|
| $R_V$ = | 0.73 |
| $Re_V$ = | 51 CF |
| Min $ESD_V$ (1" $P_E$) = | 846 CF |
| Max $ESD_V$ (2.7" $P_E$) = | 2,283 CF |

| | Design | As-Built |
|---|---|---|
| $A_f$ (SF) = | 1,100 SF | |
| $A_{PONDING}$ (SF) = | 1,100 SF | |
| $D_{PONDING}$ (in) = | 9.0" | |
| Temp. Ponding Volume = | 825 CF | |

| | Design | As-Built |
|---|---|---|
| $D_{SOIL}$ (in) = | 36.0" | |
| $D_{SAND}$ (in) = | 6.0" | |
| Porosity (*n*) = | 0.4 | |
| Media Storage Volume = | 1,540 CF | |

| | Design | As-Built |
|---|---|---|
| Total $ESD_V$ Provided = | 2,365 CF | |
| > Min. $ESD_V$? | OK | |
| < Max. $ESD_V$? | No | |
| **Final Design $ESD_V$ =** | **2,283 CF** | |
| **Final Design $P_E$ =** | **2.70"** | |




Min. Underdrain Length
= 55 LF

Design Underdrain Length
= 80 LF

As-Built Underdrain Length
=

### OVERFLOW DESIGN (SCS Methodology)

| | | |
|---|---|---|
| Design Storm = | 10 yr, 24-hr event | |
| Rainfall Depth = | 4.87" = 4.18 " runoff depth | Rainfall Data from NRCS WIN TR-55 |
| **Peak Discharge Rate =** | **2.1 cfs** | Note: For WSEs see HydroCAD Reporting |

## 901 & 903 Cypresstree Drive
## 10-YR REDUCED CURVE NUMBER COMPUTATION: POI#2 / MB-2

| | | |
|---|---|---|
| $ESD_V$ Provided = | 2283 | CF |
| DA = | 0.319 | AC. |
| Unmanaged RCN = | 94 | |
| 10-YR, 24-HR P = | 4.87 | inches (NOAA Atlas 14, PDF) |
| $Q_{post}$ = | 4.18 | inches |

$Q_{stored}$ (in) = $V_{provided}$/DA

= 2283 CFx12in/ft / 0.319 Ac. X 43560sf/Ac.

= 1.97"

Reduced CN = 200 / [(P+2Q+2)- SQRT($5PQ+4Q^2$)]

Q = $Q_{post}$ - $Q_{stored}$

Q = 2.21"

P = 4.87"

**RCN = 73.4**

Formulas:

V = Q x LOD

$$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

S = (1000/RCN) - 10

# APPENDIX B
# H&H COMPUTATIONS

# APPENDIX B1
# POI SUMMARY

POINT OF INTEREST ANALYSIS: 100 YR, 24 HR

PRE DEVELOPMENT CONDITIONS

| Location | DA (Ac.) | RCN | Tc (hr) | 100-yr |
|---|---|---|---|---|
| POI-1A | 0.17 | 78 | 0.1 | 1.66 cfs |
| POI-1B | 0.08 | 78 | 0.1 | 0.78 cfs |
| POI-2 | 0.349 | 78 | 0.1 | 3.40 cfs |
| Offsite | 0.42 | 86 | 0.1 | 5.31 cfs |
| TOTAL | 1.02 | | | 11.15 cfs |

POINT OF INTEREST ANALYSIS: 100 YR, 24 HR

POST DEVELOPMENT CONDITIONS

| Location | DA (Ac.) | RCN | Tc (hr) | 100-yr | |
|---|---|---|---|---|---|
| POI-1A | 0.02 | 80 | 0.1 | 0.20 cfs | |
| POI-1B | 0.195 | 95 | 0.1 | 2.28 cfs | |
| POI-2 | 0.349 | 96 | 0.1 | 4.10 cfs | |
| Offsite* | 0.46 | 85 | 0.1 | 2.79 cfs | (5.76 cfs unmanaged) |
| TOTAL | 1.02 | | | 9.37 cfs | |

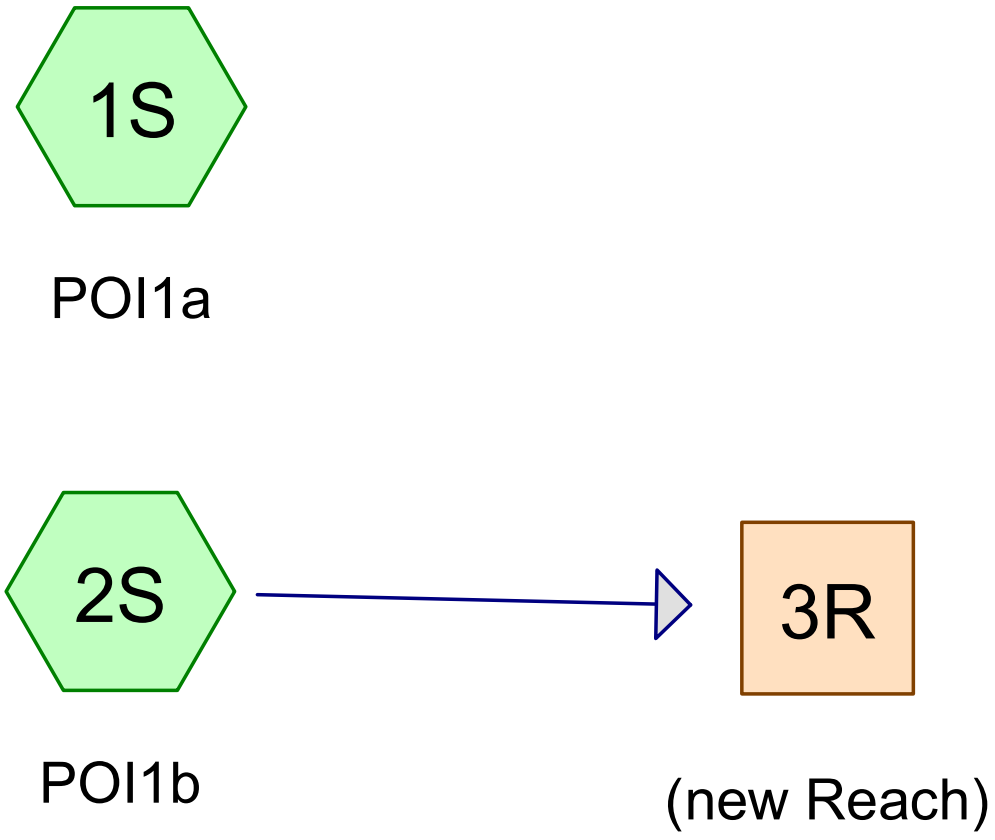
* Offsite area includes onsite grass area near property boundary

POINT OF INTEREST ANALYSIS: 100 YR, 24 HR

PRE to POST CHANGE

| Location | DA (Ac.) | RCN | Tc (hr) | 100-yr |
|---|---|---|---|---|
| POI-1A | -0.15 | 2 | 0 | -1.46 cfs |
| POI-1B | 0.115 | 17 | 0 | 1.50 cfs |
| POI-2 | 0 | 18 | 0 | 0.70 cfs |
| Offsite | 0.04 | -1 | 0 | -2.52 cfs |
| TOTAL | 0.01 | 0 | 0 | -1.78 cfs |

# APPENDIX B2
# EXISTING CONDITIONS
# 10-YR COMPS




Subcat Reach Pond Link

**Routing Diagram for EX POI1_HYDROCAD**

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## Project Notes

Defined 4 rainfall events from PG-CypresstreeDr IDF
Defined 4 rainfall events from PG-CypresstreeDr IDF

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## Rainfall Events Listing (selected events)

| Event# | Event Name | Storm Type | Curve | Mode | Duration (hours) | B/B | Depth (inches) | AMC |
|---|---|---|---|---|---|---|---|---|
| 1 | 10-yr | Type II 24-hr | | Default | 24.00 | 1 | 4.87 | 2 |

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## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.124 | 80 | >75% Grass cover, Good, HSG D (1S) |
| 0.126 | 98 | Paved parking, HSG D (1S, 2S) |
| **0.250** | **89** | **TOTAL AREA** |

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## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.250 | HSG D | 1S, 2S |
| 0.000 | Other | |
| **0.250** | | **TOTAL AREA** |

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## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.124 | 0.000 | 0.124 | >75% Grass cover, Good | 1S |
| 0.000 | 0.000 | 0.000 | 0.126 | 0.000 | 0.126 | Paved parking | 1S, 2S |
| **0.000** | **0.000** | **0.000** | **0.250** | **0.000** | **0.250** | **TOTAL AREA** | |

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---

Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: POI1a** Runoff Area=0.170 ac 27.06% Impervious Runoff Depth>3.24"
Tc=6.0 min CN=85 Runoff=0.92 cfs 0.046 af

**Subcatchment 2S: POI1b** Runoff Area=0.080 ac 100.00% Impervious Runoff Depth>4.63"
Tc=6.0 min CN=98 Runoff=0.54 cfs 0.031 af

**Reach 3R: (new Reach)** Inflow=0.54 cfs 0.031 af
Outflow=0.54 cfs 0.031 af

**Total Runoff Area = 0.250 ac Runoff Volume = 0.077 af Average Runoff Depth = 3.69"**
**49.60% Pervious = 0.124 ac 50.40% Impervious = 0.126 ac**

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## Summary for Subcatchment 1S: POI1a

Overland Flow directly to adjacent property

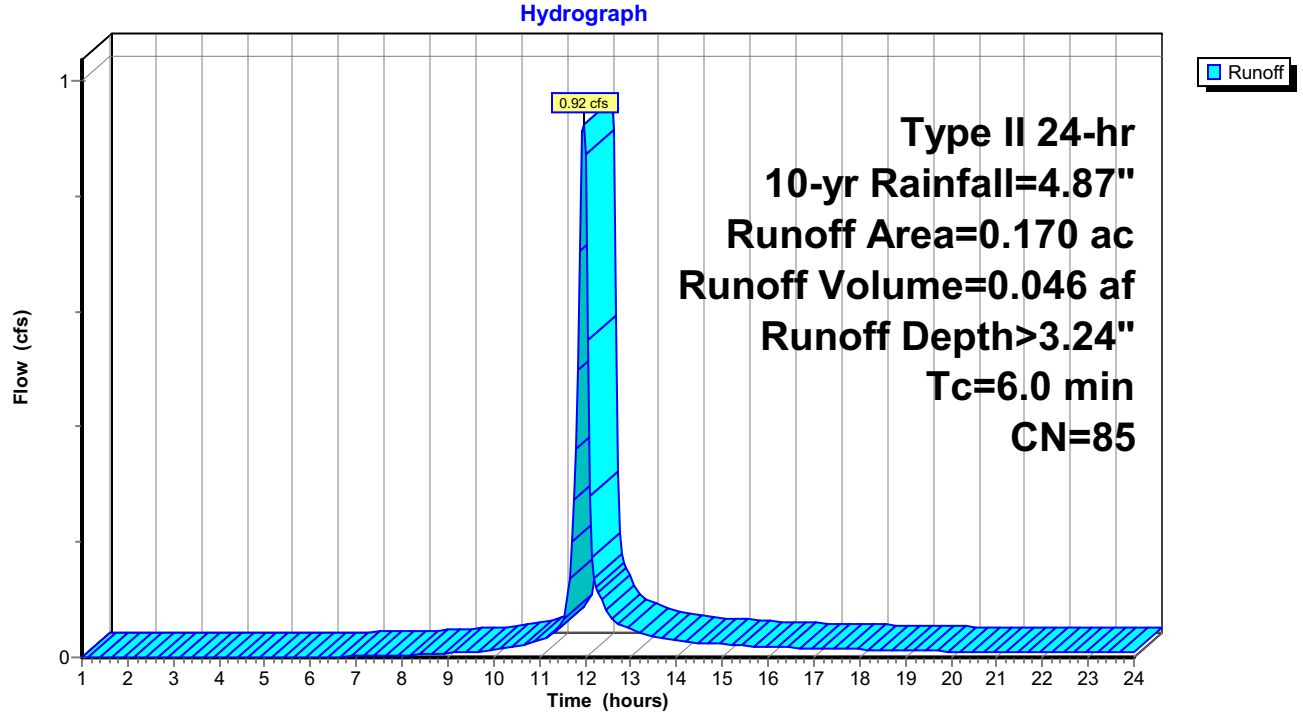
Runoff = 0.92 cfs @ 11.97 hrs, Volume= 0.046 af, Depth> 3.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.87"

| Area (ac) | CN | Description |
|---|---|---|
| 0.124 | 80 | >75% Grass cover, Good, HSG D |
| 0.046 | 98 | Paved parking, HSG D |
| 0.170 | 85 | Weighted Average |
| 0.124 | | 72.94% Pervious Area |
| 0.046 | | 27.06% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Micro-watershed minimum** |

### Subcatchment 1S: POI1a



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## Summary for Subcatchment 2S: POI1b

Flow to Existing Inlet. Discharge to 42" RCP

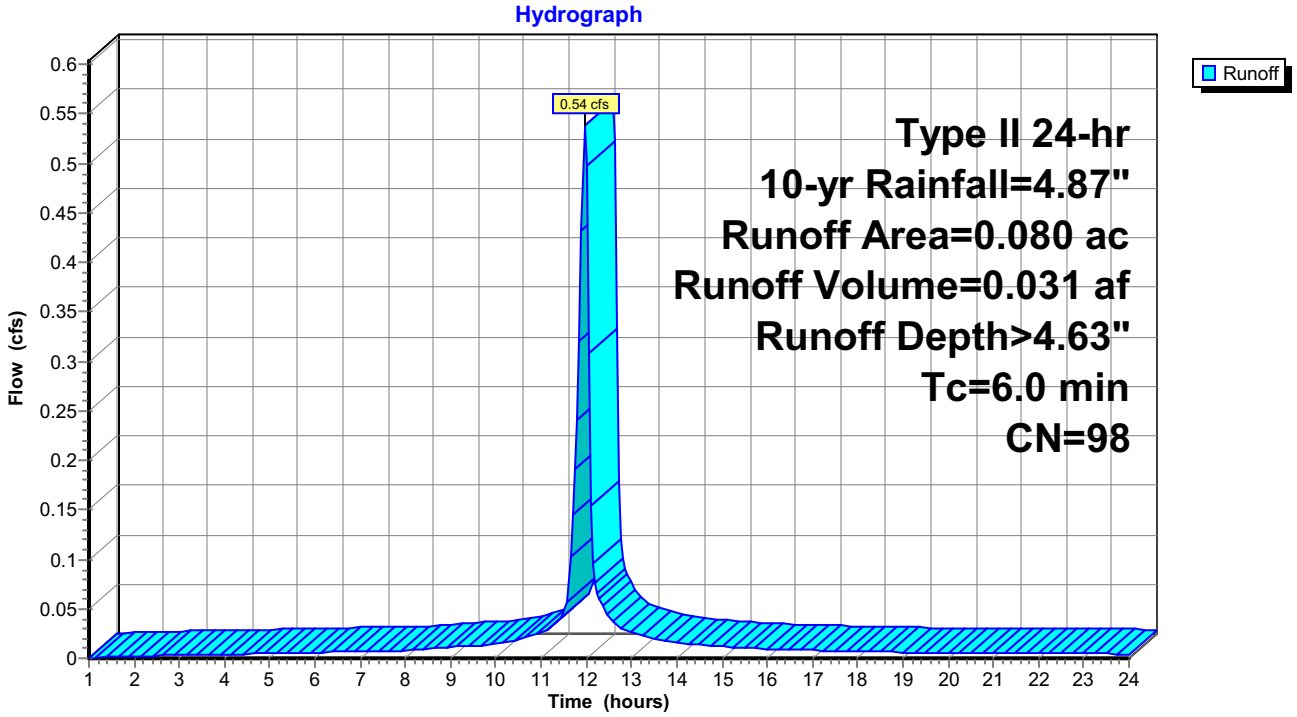
Runoff = 0.54 cfs @ 11.96 hrs, Volume= 0.031 af, Depth> 4.63"
Routed to Reach 3R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.87"

| Area (ac) | CN | Description |
|---|---|---|
| 0.080 | 98 | Paved parking, HSG D |
| 0.080 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Micro-watershed, minimum** |

### Subcatchment 2S: POI1b



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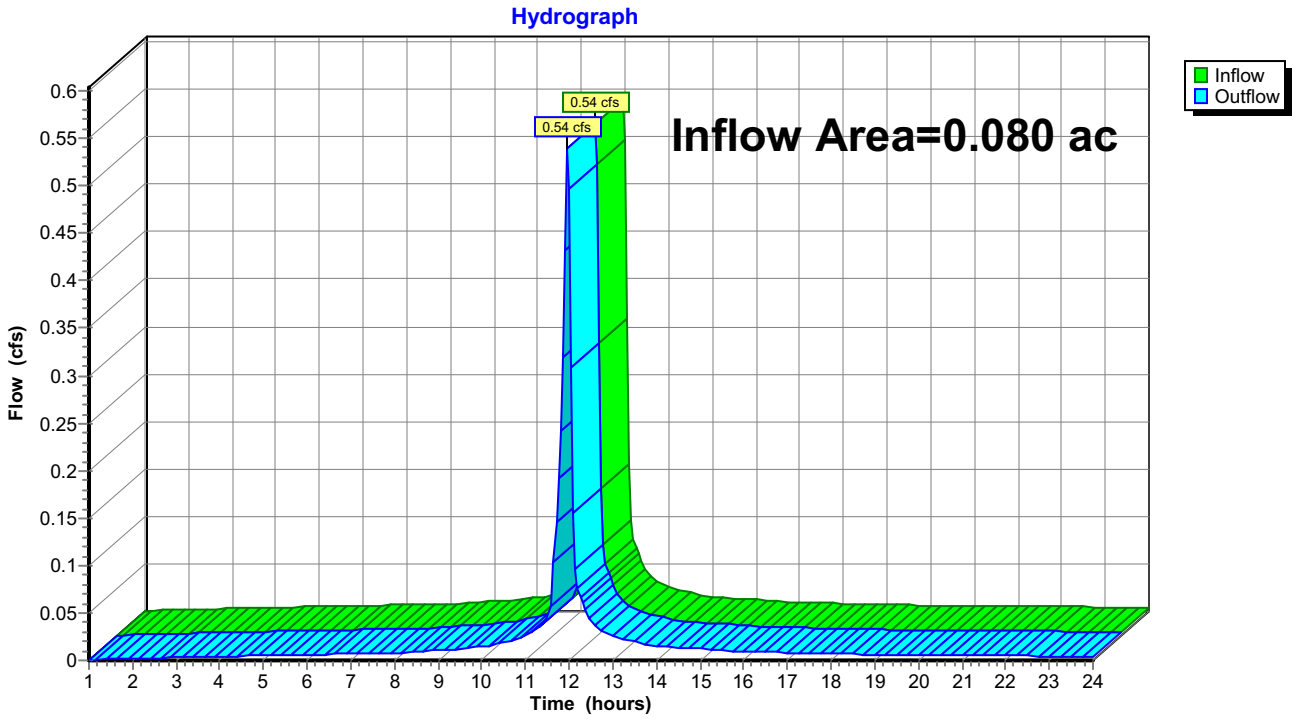
## Summary for Reach 3R: (new Reach)

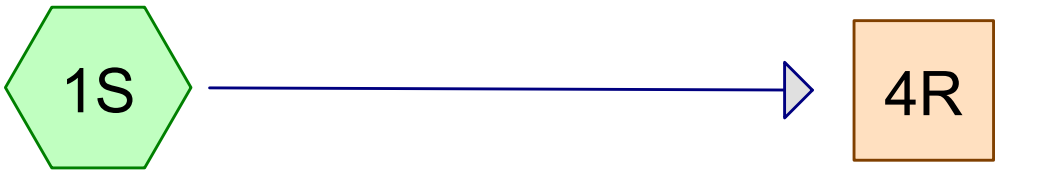
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.080 ac,100.00% Impervious, Inflow Depth > 4.63" for 10-yr event
Inflow = 0.54 cfs @ 11.96 hrs, Volume= 0.031 af
Outflow = 0.54 cfs @ 11.96 hrs, Volume= 0.031 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

### Reach 3R: (new Reach)






POI2

(new Reach)

Subcat Reach Pond Link

**Routing Diagram for EX POI2_HYDROCAD**

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## Project Notes

Defined 4 rainfall events from PG-CypresstreeDr IDF
Defined 4 rainfall events from PG-CypresstreeDr IDF

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## Rainfall Events Listing (selected events)

| Event# | Event Name | Storm Type | Curve | Mode | Duration (hours) | B/B | Depth (inches) | AMC |
|---|---|---|---|---|---|---|---|---|
| 1 | 10-yr | Type II 24-hr | | Default | 24.00 | 1 | 4.87 | 2 |

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## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.610 | 80 | >75% Grass cover, Good, HSG D (1S) |
| 0.170 | 98 | Paved parking, HSG D (1S) |
| **0.780** | **84** | **TOTAL AREA** |

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## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.780 | HSG D | 1S |
| 0.000 | Other | |
| **0.780** | | **TOTAL AREA** |

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## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.610 | 0.000 | 0.610 | >75% Grass cover, Good | 1S |
| 0.000 | 0.000 | 0.000 | 0.170 | 0.000 | 0.170 | Paved parking | 1S |
| **0.000** | **0.000** | **0.000** | **0.780** | **0.000** | **0.780** | **TOTAL AREA** | |

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---

Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: POI2** Runoff Area=0.780 ac 21.79% Impervious Runoff Depth>3.15"
Tc=6.0 min CN=84 Runoff=4.14 cfs 0.205 af

**Reach 4R: (new Reach)** Inflow=4.14 cfs 0.205 af
Outflow=4.14 cfs 0.205 af

**Total Runoff Area = 0.780 ac Runoff Volume = 0.205 af Average Runoff Depth = 3.15"**
**78.21% Pervious = 0.610 ac 21.79% Impervious = 0.170 ac**

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## Summary for Subcatchment 1S: POI2

Existing flow to POI 2

Runoff = 4.14 cfs @ 11.97 hrs, Volume= 0.205 af, Depth> 3.15"
Routed to Reach 4R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.87"

| Area (ac) | CN | Description |
|---|---|---|
| 0.350 | 80 | >75% Grass cover, Good, HSG D |
| 0.030 | 98 | Paved parking, HSG D |
| 0.260 | 80 | >75% Grass cover, Good, HSG D |
| 0.140 | 98 | Paved parking, HSG D |
| 0.780 | 84 | Weighted Average |
| 0.610 | | 78.21% Pervious Area |
| 0.170 | | 21.79% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Micro-watershed minimum** |

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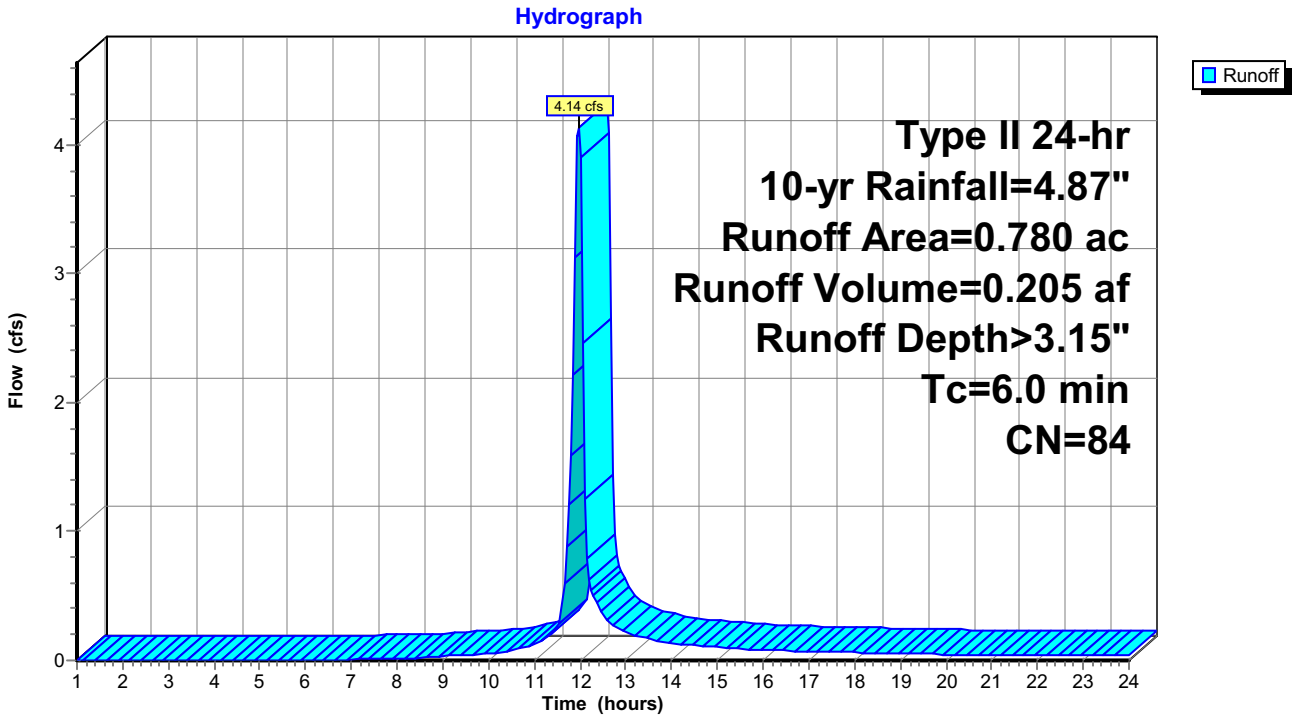
## Subcatchment 1S: POI2



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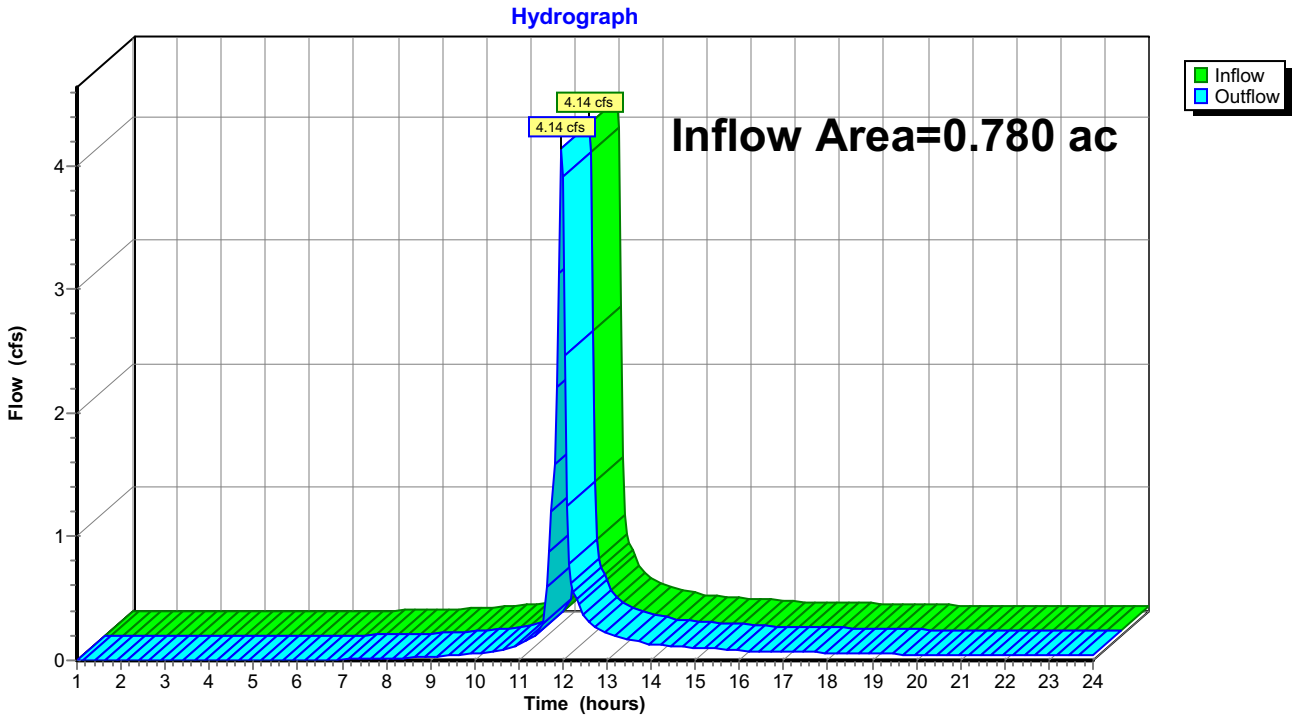
## Summary for Reach 4R: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

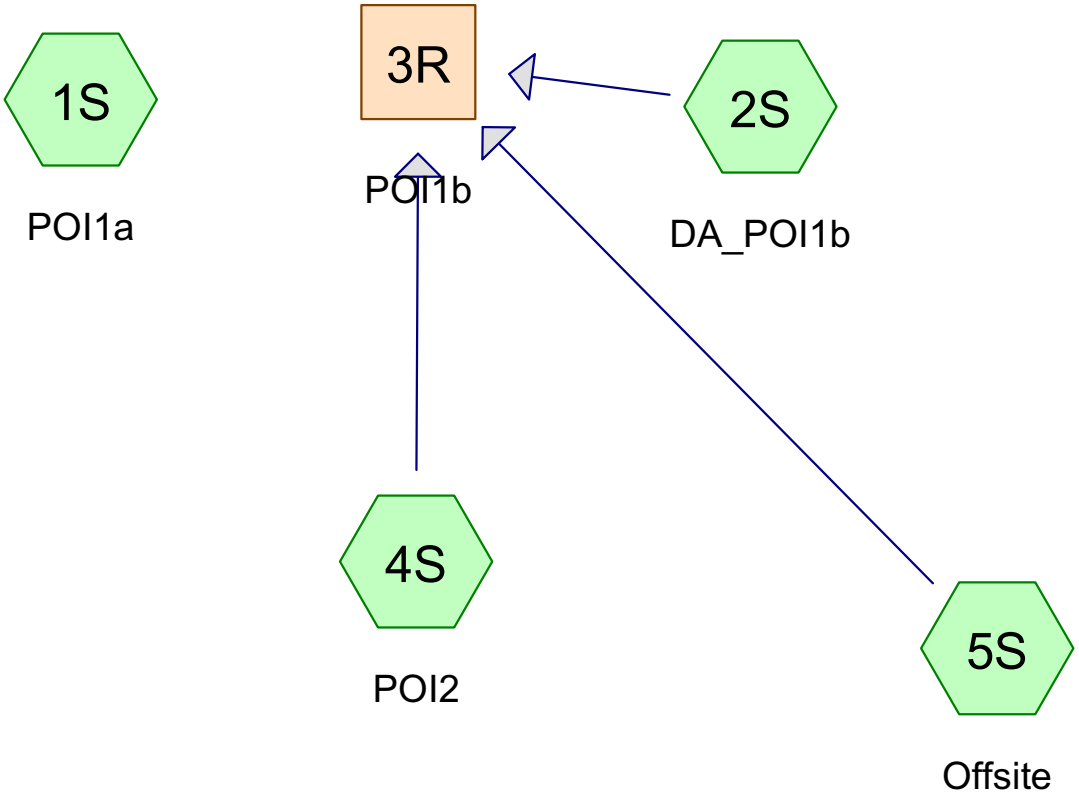
Inflow Area = 0.780 ac, 21.79% Impervious, Inflow Depth > 3.15" for 10-yr event
Inflow = 4.14 cfs @ 11.97 hrs, Volume= 0.205 af
Outflow = 4.14 cfs @ 11.97 hrs, Volume= 0.205 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

### Reach 4R: (new Reach)



# APPENDIX B3
# EXISTING CONDITIONS
# 100-YR COMPS




Subcat Reach Pond Link

**Routing Diagram for EX POI1_100_HYDROCAD**

Prepared by HydroCAD SAMPLER 1-800-927-7246 www.hydrocad.net, Printed 3/19/2025

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## Project Notes

Defined 4 rainfall events from PG-CypresstreeDr IDF
Defined 4 rainfall events from PG-CypresstreeDr IDF

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## Rainfall Events Listing (selected events)

| Event# | Event Name | Storm Type | Curve | Mode | Duration (hours) | B/B | Depth (inches) | AMC |
|---|---|---|---|---|---|---|---|---|
| 1 | 100-yr | Type II 24-hr | | Default | 24.00 | 1 | 8.50 | 2 |

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## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.020 | 80 | >75% Grass cover, Good, HSG D (5S) |
| 0.599 | 78 | Meadow, non-grazed, HSG D (1S, 2S, 4S) |
| 0.400 | 86 | User Entry (5S) |
| **1.019** | **81** | **TOTAL AREA** |

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## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.619 | HSG D | 1S, 2S, 4S, 5S |
| 0.400 | Other | 5S |
| **1.019** | | **TOTAL AREA** |

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## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.020 | 0.000 | 0.020 | >75% Grass cover, Good | 5S |
| 0.000 | 0.000 | 0.000 | 0.599 | 0.000 | 0.599 | Meadow, non-grazed | 1S, 2S, 4S |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.400 | 0.400 | User Entry | 5S |
| **0.000** | **0.000** | **0.000** | **0.619** | **0.400** | **1.019** | **TOTAL AREA** | |

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---

Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: POI1a** Runoff Area=0.170 ac 0.00% Impervious Runoff Depth>5.85"
Tc=6.0 min CN=78 Runoff=1.66 cfs 0.083 af

**Subcatchment 2S: DA_POI1b** Runoff Area=0.080 ac 0.00% Impervious Runoff Depth>5.85"
Tc=6.0 min CN=78 Runoff=0.78 cfs 0.039 af

**Subcatchment 4S: POI2** Runoff Area=0.349 ac 0.00% Impervious Runoff Depth>5.85"
Tc=6.0 min CN=78 Runoff=3.40 cfs 0.170 af

**Subcatchment 5S: Offsite** Runoff Area=0.420 ac 0.00% Impervious Runoff Depth>6.82"
Tc=0.0 min CN=86 Runoff=5.31 cfs 0.239 af

**Total Runoff Area = 1.019 ac Runoff Volume = 0.531 af Average Runoff Depth = 6.25"**
**100.00% Pervious = 1.019 ac 0.00% Impervious = 0.000 ac**

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## Summary for Subcatchment 1S: POI1a

Overland Flow directly to adjacent property

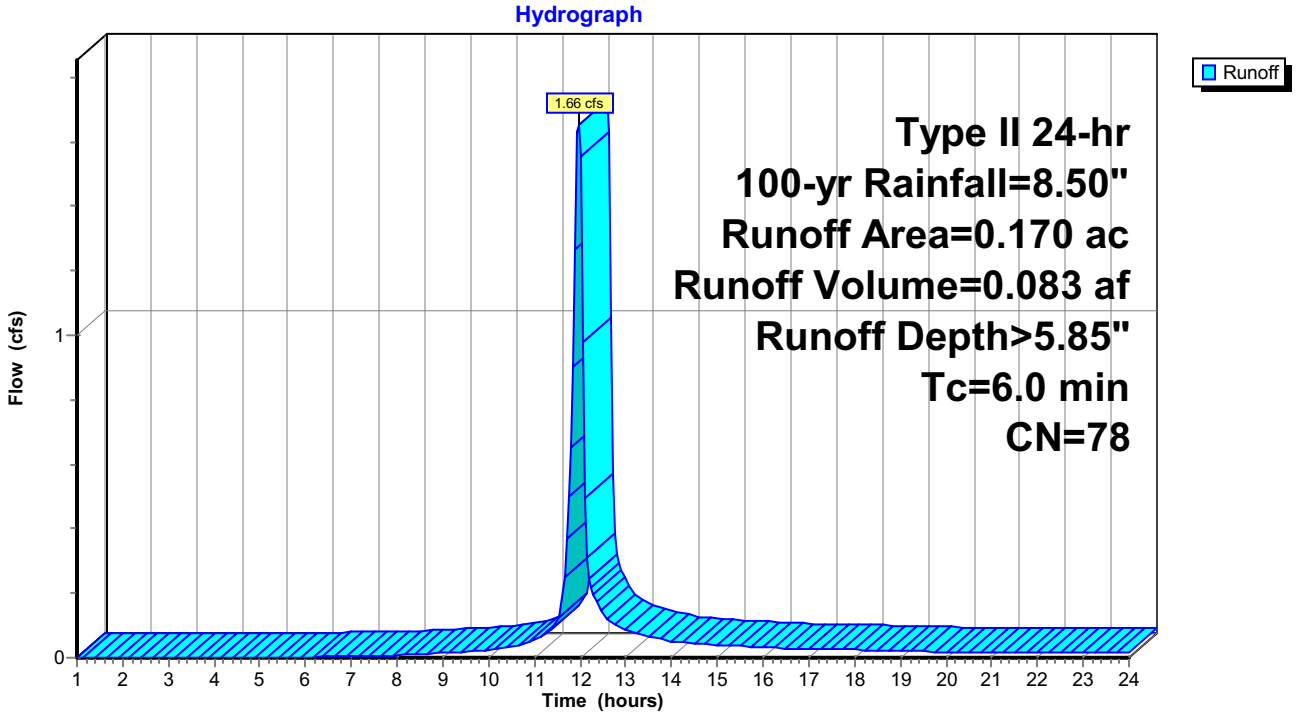
Runoff = 1.66 cfs @ 11.97 hrs, Volume= 0.083 af, Depth> 5.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.50"

| Area (ac) | CN | Description |
|---|---|---|
| 0.170 | 78 | Meadow, non-grazed, HSG D |
| 0.170 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Micro-watershed minimum** |

### Subcatchment 1S: POI1a



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## Summary for Subcatchment 2S: DA_POI1b

Flow to Existing Inlet. Discharge to 42" RCP

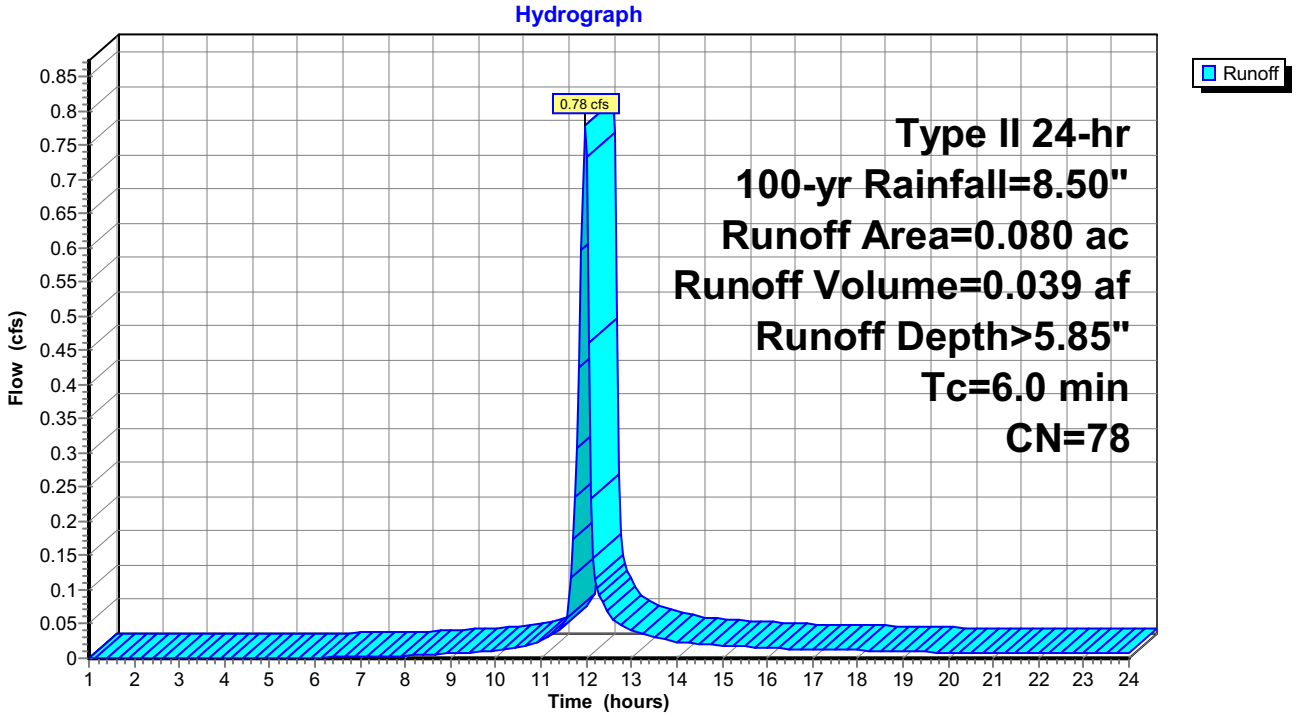
Runoff = 0.78 cfs @ 11.97 hrs, Volume= 0.039 af, Depth> 5.85"
Routed to Reach 3R : POI1b

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.50"

| Area (ac) | CN | Description |
|---|---|---|
| 0.080 | 78 | Meadow, non-grazed, HSG D |
| 0.080 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Micro-watershed, minimum** |

### Subcatchment 2S: DA_POI1b



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## Summary for Subcatchment 4S: POI2

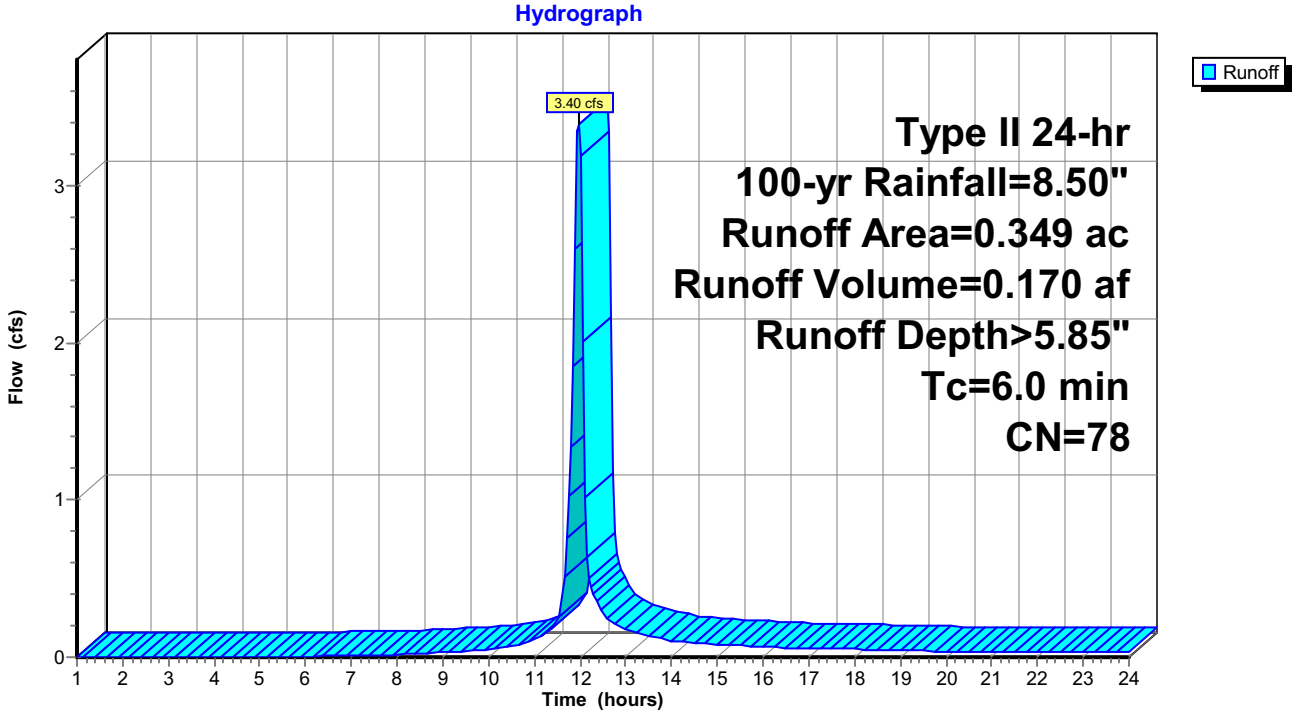
Runoff = 3.40 cfs @ 11.97 hrs, Volume= 0.170 af, Depth> 5.85"
Routed to Reach 3R : POI1b

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.50"

| Area (ac) | CN | Description |
|---|---|---|
| 0.349 | 78 | Meadow, non-grazed, HSG D |
| 0.349 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, micro watershed minimum** |

### Subcatchment 4S: POI2



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## Summary for Subcatchment 5S: Offsite

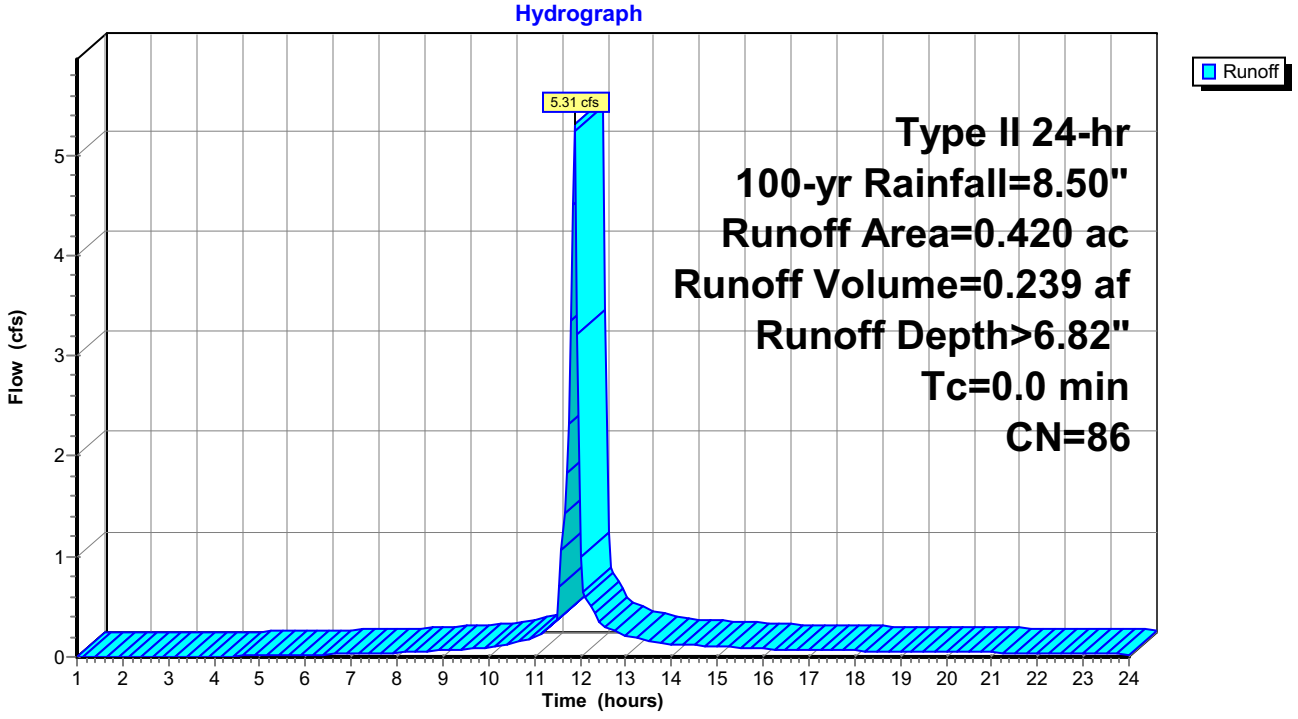
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 5.31 cfs @ 11.89 hrs, Volume= 0.239 af, Depth> 6.82"
Routed to Reach 3R : POI1b

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.50"

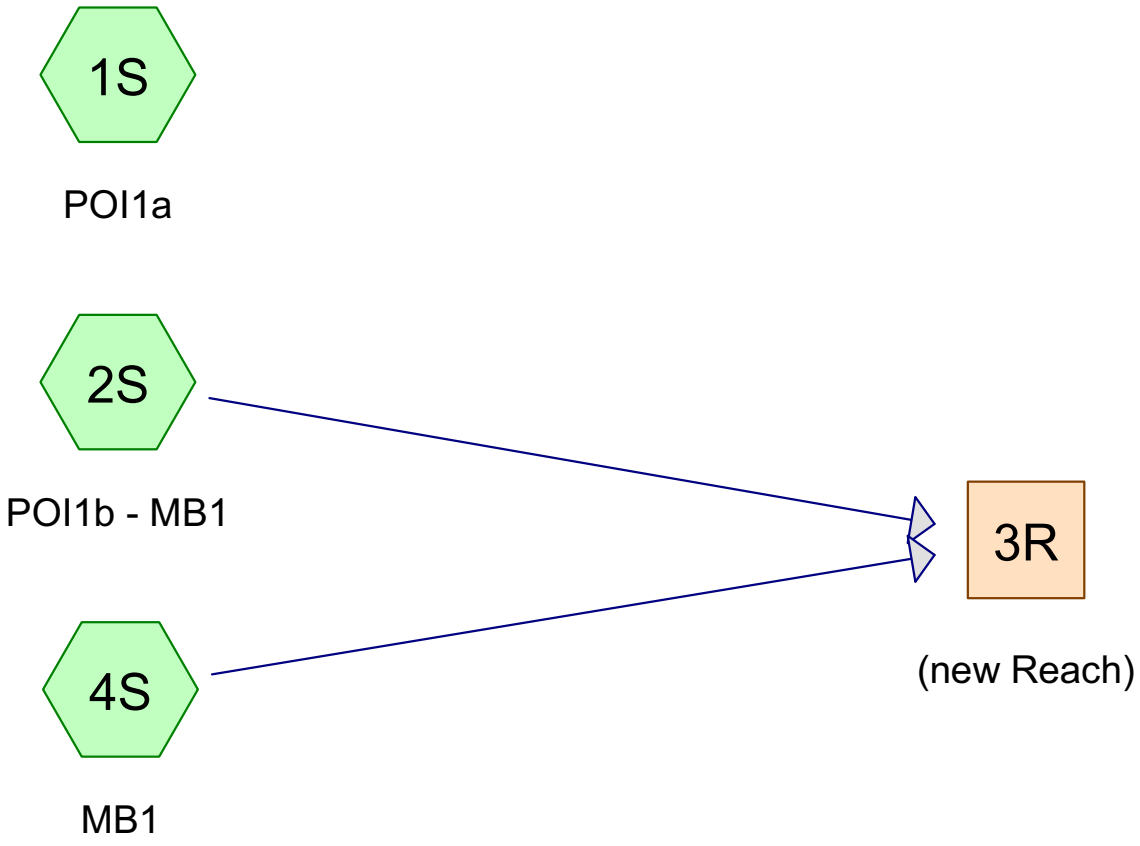
| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 0.400 | 86 | User Entry |
| | 0.020 | 80 | >75% Grass cover, Good, HSG D |
| | 0.420 | 86 | Weighted Average |
| | 0.420 | | 100.00% Pervious Area |

### Subcatchment 5S: Offsite



# APPENDIX B4
# PROP CONDITIONS
# 10-YR COMPS

# POI 1
# PROPOSED CONDITIONS
# w/SWM, 10-YR STORM




Subcat Reach Pond Link

**Routing Diagram for PROP_SWM POI1_RCN 10_HYDROCAD**

Prepared by HydroCAD SAMPLER 1-800-927-7246 www.hydrocad.net, Printed 1/16/2025
HydroCAD® 10.20-6a Sampler s/n S21018 © 2024 HydroCAD Software Solutions LLC

## Project Notes

Defined 4 rainfall events from PG-CypresstreeDr IDF
Defined 4 rainfall events from PG-CypresstreeDr IDF

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.300 | 80 | >75% Grass cover, Good, HSG D (1S, 2S) |
| 0.140 | 98 | Paved parking, HSG D (2S) |
| 0.195 | 87 | Reduced Curve Number (10yr) (4S) |
| **0.635** | **86** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.440 | HSG D | 1S, 2S |
| 0.195 | Other | 4S |
| **0.635** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.300 | 0.000 | 0.300 | >75% Grass cover, Good | 1S, 2S |
| 0.000 | 0.000 | 0.000 | 0.140 | 0.000 | 0.140 | Paved parking | 2S |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.195 | 0.195 | Reduced Curve Number (10yr) | 4S |
| **0.000** | **0.000** | **0.000** | **0.440** | **0.195** | **0.635** | **TOTAL AREA** | |

---

Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: POI1a** Runoff Area=0.020 ac 0.00% Impervious Runoff Depth>2.78"
Tc=6.0 min CN=80 Runoff=0.09 cfs 0.005 af

**Subcatchment 2S: POI1b - MB1** Runoff Area=0.420 ac 33.33% Impervious Runoff Depth>3.34"
Tc=6.0 min CN=86 Runoff=2.34 cfs 0.117 af

**Subcatchment 4S: MB1** Runoff Area=8,500 sf 0.00% Impervious Runoff Depth>3.44"
Tc=6.0 min CN=87 Runoff=1.11 cfs 0.056 af

**Reach 3R: (new Reach)** Inflow=3.45 cfs 0.173 af
Outflow=3.45 cfs 0.173 af

**Total Runoff Area = 0.635 ac Runoff Volume = 0.178 af Average Runoff Depth = 3.36"**
**77.96% Pervious = 0.495 ac 22.04% Impervious = 0.140 ac**

## Summary for Subcatchment 1S: POI1a

Overland Flow directly to adjacent property

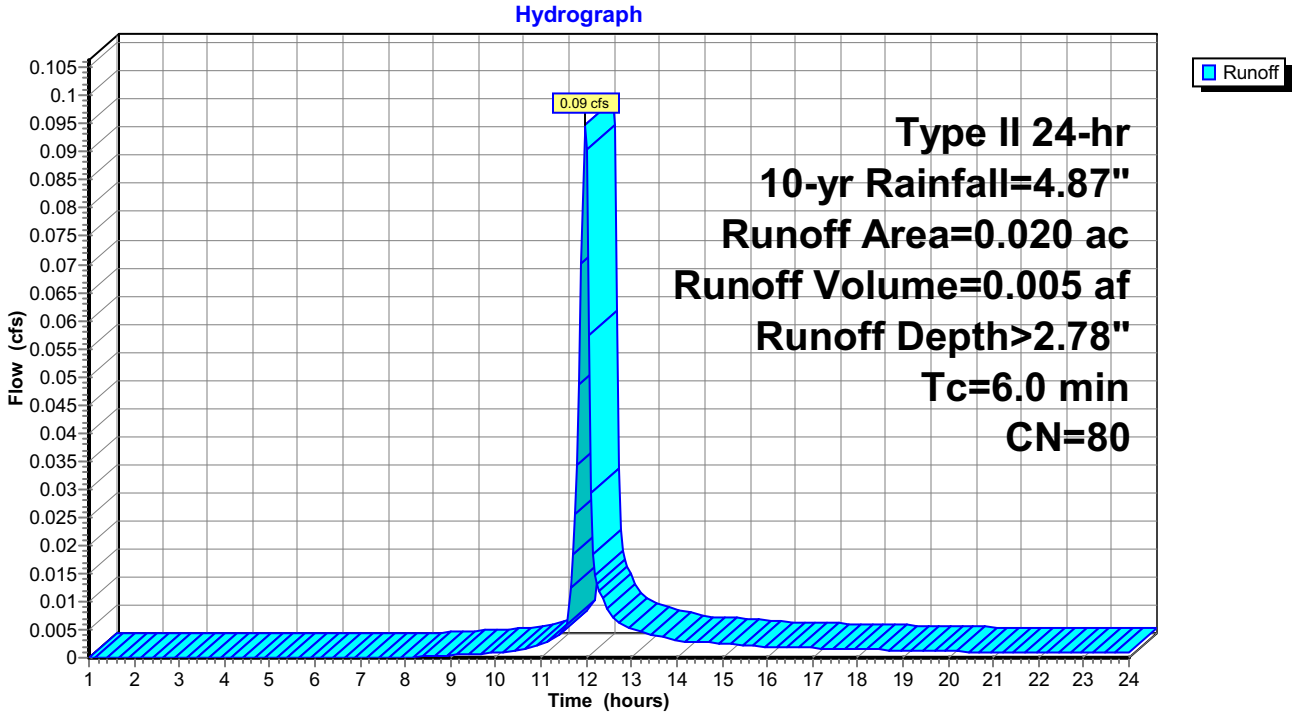
Runoff = 0.09 cfs @ 11.97 hrs, Volume= 0.005 af, Depth> 2.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.87"

| Area (ac) | CN | Description |
|---|---|---|
| 0.020 | 80 | >75% Grass cover, Good, HSG D |
| 0.020 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Micro-watershed minimum** |

### Subcatchment 1S: POI1a



## Summary for Subcatchment 2S: POI1b - MB1

Direct Discharge to 42" RCP without MB-1 Drainage Area

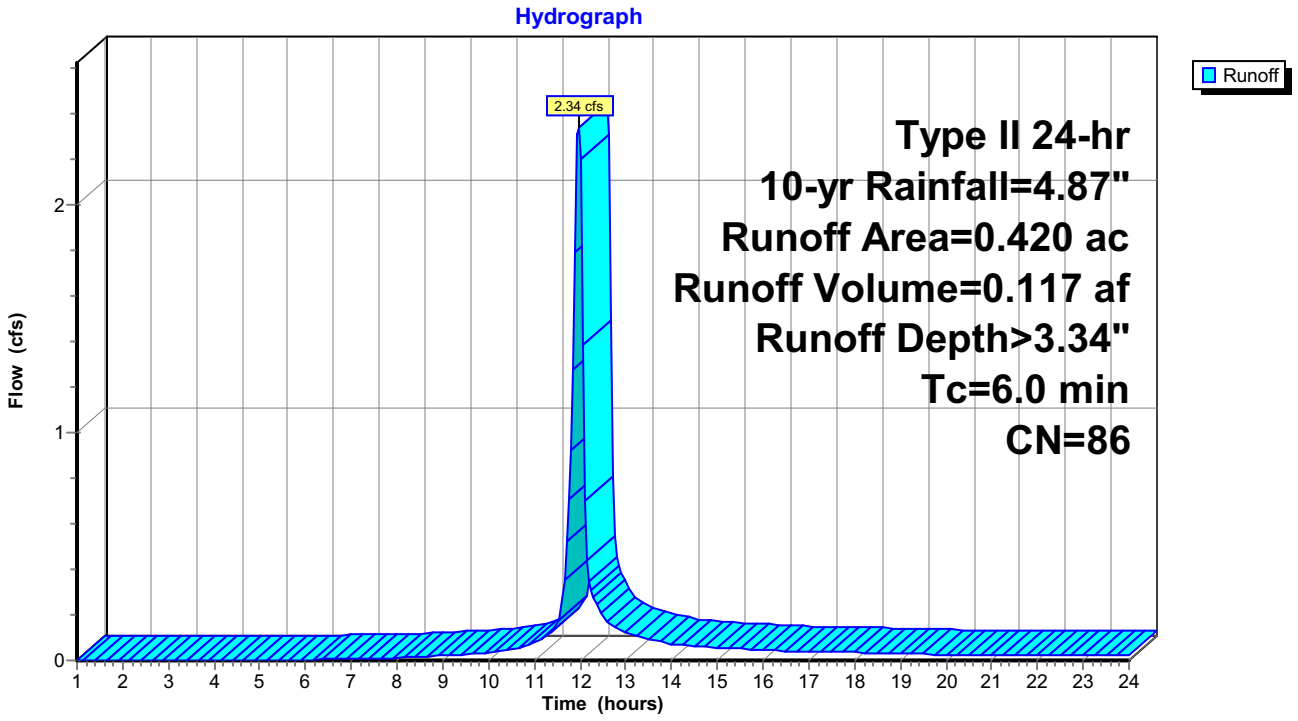
Runoff = 2.34 cfs @ 11.97 hrs, Volume= 0.117 af, Depth> 3.34"
Routed to Reach 3R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.87"

| Area (ac) | CN | Description |
|---|---|---|
| 0.020 | 80 | >75% Grass cover, Good, HSG D |
| 0.260 | 80 | >75% Grass cover, Good, HSG D |
| 0.140 | 98 | Paved parking, HSG D |
| 0.420 | 86 | Weighted Average |
| 0.280 | | 66.67% Pervious Area |
| 0.140 | | 33.33% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Micro-watershed, minimum** |

## Subcatchment 2S: POI1b - MB1



## Summary for Subcatchment 4S: MB1

Reduced Curve Number Method. No BMP Routing. 10 Year storm

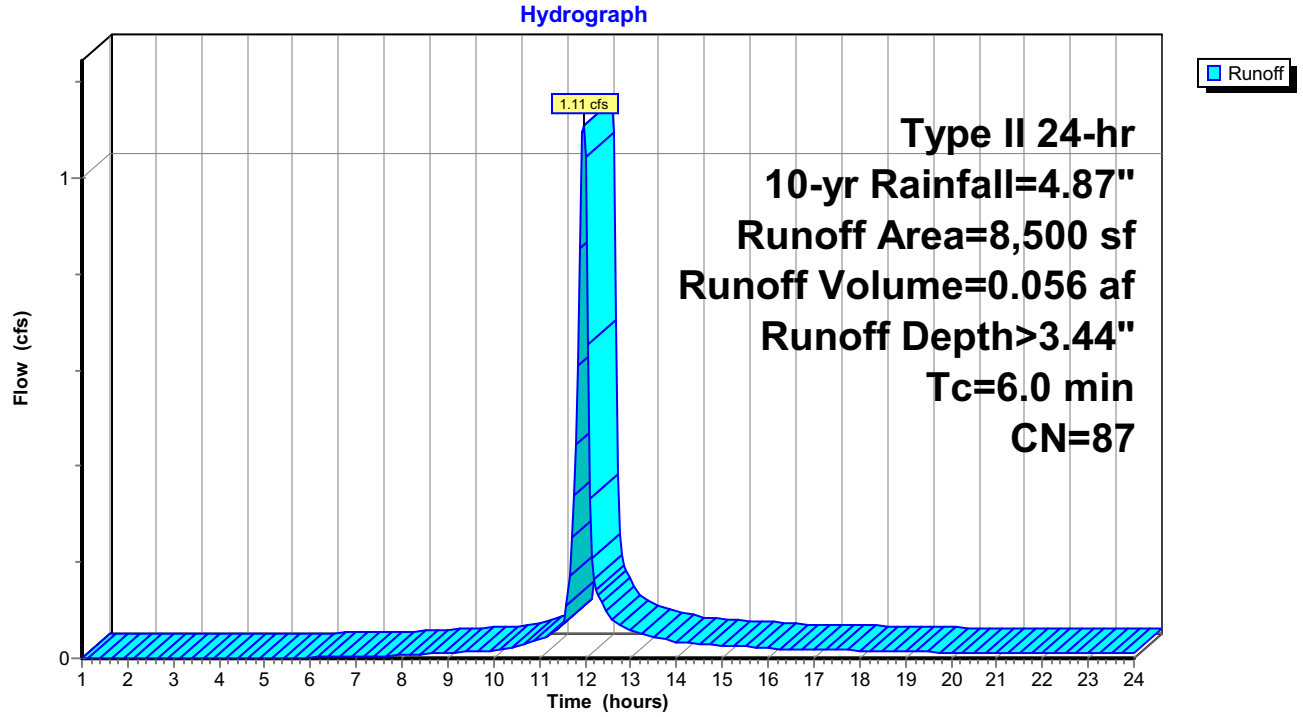
Runoff = 1.11 cfs @ 11.97 hrs, Volume= 0.056 af, Depth> 3.44"
Routed to Reach 3R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.87"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 8,500 | 87 | Reduced Curve Number (10yr) |
| | 8,500 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Micro-watershed, minimum value** |

### Subcatchment 4S: MB1



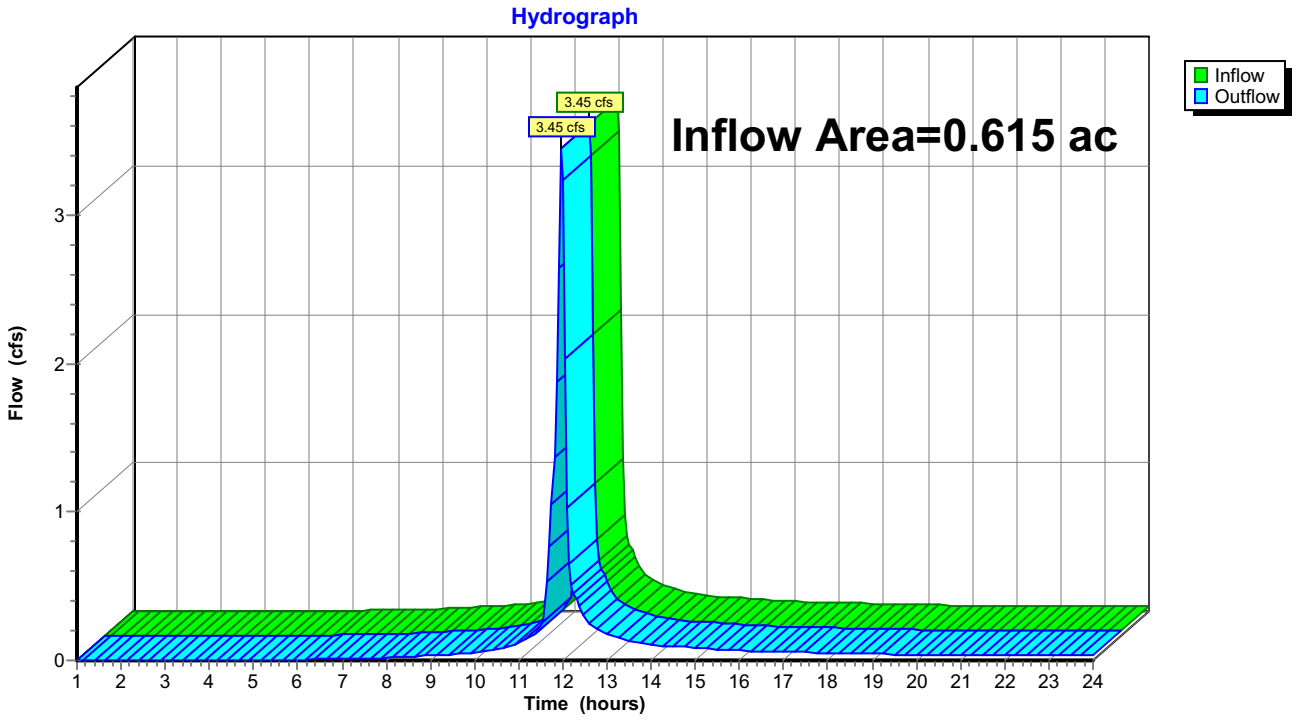
## Summary for Reach 3R: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

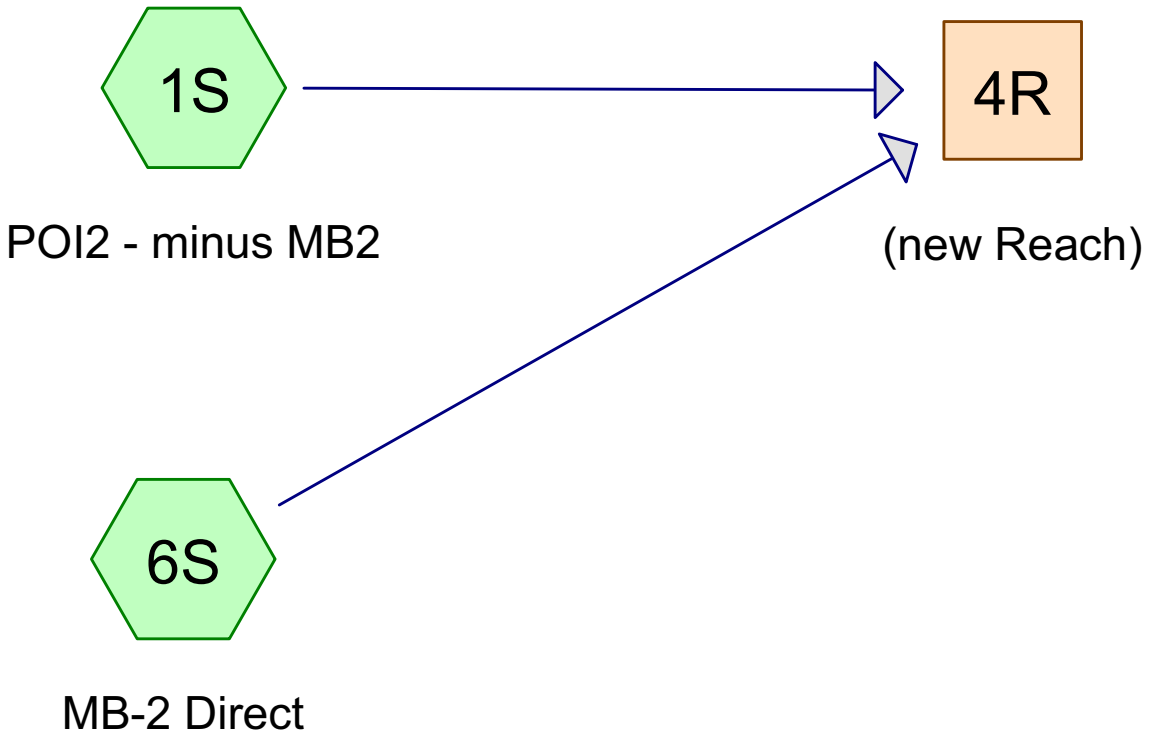
Inflow Area = 0.615 ac, 22.76% Impervious, Inflow Depth > 3.37" for 10-yr event
Inflow = 3.45 cfs @ 11.97 hrs, Volume= 0.173 af
Outflow = 3.45 cfs @ 11.97 hrs, Volume= 0.173 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

### Reach 3R: (new Reach)



# POI 2
# PROPOSED CONDITIONS
# w/SWM, 10-YR STORM




Subcat Reach Pond Link

**Routing Diagram for PROP_SWM POI2_RCN 10_HYDROCAD**
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HydroCAD® 10.20-6a Sampler s/n S21018 © 2024 HydroCAD Software Solutions LLC

## Project Notes

Defined 4 rainfall events from PG-CypresstreeDr IDF
Defined 4 rainfall events from PG-CypresstreeDr IDF

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.030 | 80 | >75% Grass cover, Good, HSG D (1S) |
| 0.319 | 74 | Reduced Curve Number (10yr) (6S) |
| **0.349** | **75** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.030 | HSG D | 1S |
| 0.319 | Other | 6S |
| **0.349** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.030 | 0.000 | 0.030 | >75% Grass cover, Good | 1S |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.319 | 0.319 | Reduced Curve Number (10yr) | 6S |
| **0.000** | **0.000** | **0.000** | **0.030** | **0.319** | **0.349** | **TOTAL AREA** | |

Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: POI2 - minus MB2** Runoff Area=0.030 ac 0.00% Impervious Runoff Depth>2.78"
Tc=6.0 min CN=80 Runoff=0.14 cfs 0.007 af

**Subcatchment 6S: MB-2 Direct** Runoff Area=13,900 sf 0.00% Impervious Runoff Depth>2.26"
Tc=6.0 min CN=74 Runoff=1.24 cfs 0.060 af

**Reach 4R: (new Reach)** Inflow=1.39 cfs 0.067 af
Outflow=1.39 cfs 0.067 af

**Total Runoff Area = 0.349 ac Runoff Volume = 0.067 af Average Runoff Depth = 2.30"**
**100.00% Pervious = 0.349 ac 0.00% Impervious = 0.000 ac**

## Summary for Subcatchment 1S: POI2 - minus MB2

Existing flow to POI 2

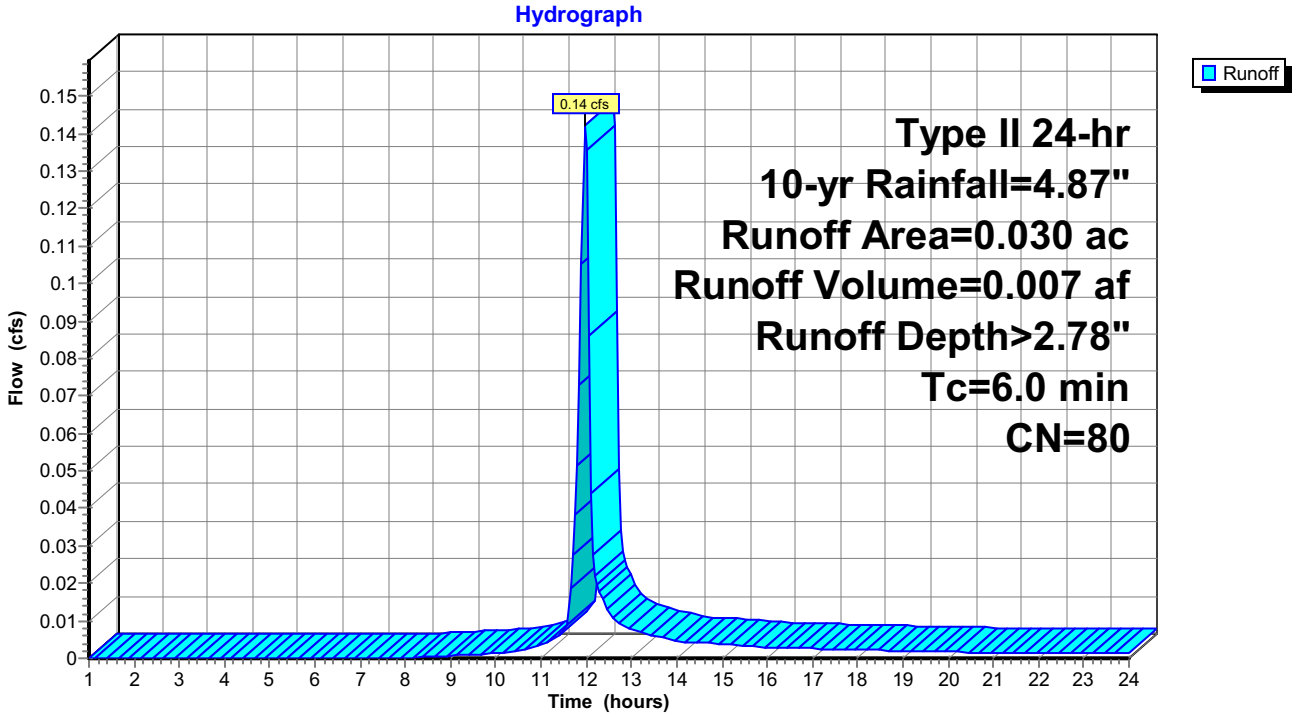
Runoff = 0.14 cfs @ 11.97 hrs, Volume= 0.007 af, Depth> 2.78"
Routed to Reach 4R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.87"

| Area (ac) | CN | Description |
|---|---|---|
| 0.030 | 80 | >75% Grass cover, Good, HSG D |
| 0.030 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Micro-watershed minimum** |

### Subcatchment 1S: POI2 - minus MB2



## Summary for Subcatchment 6S: MB-2 Direct

DA to MB-2. Reduced Curve Number. 10-yr Storm

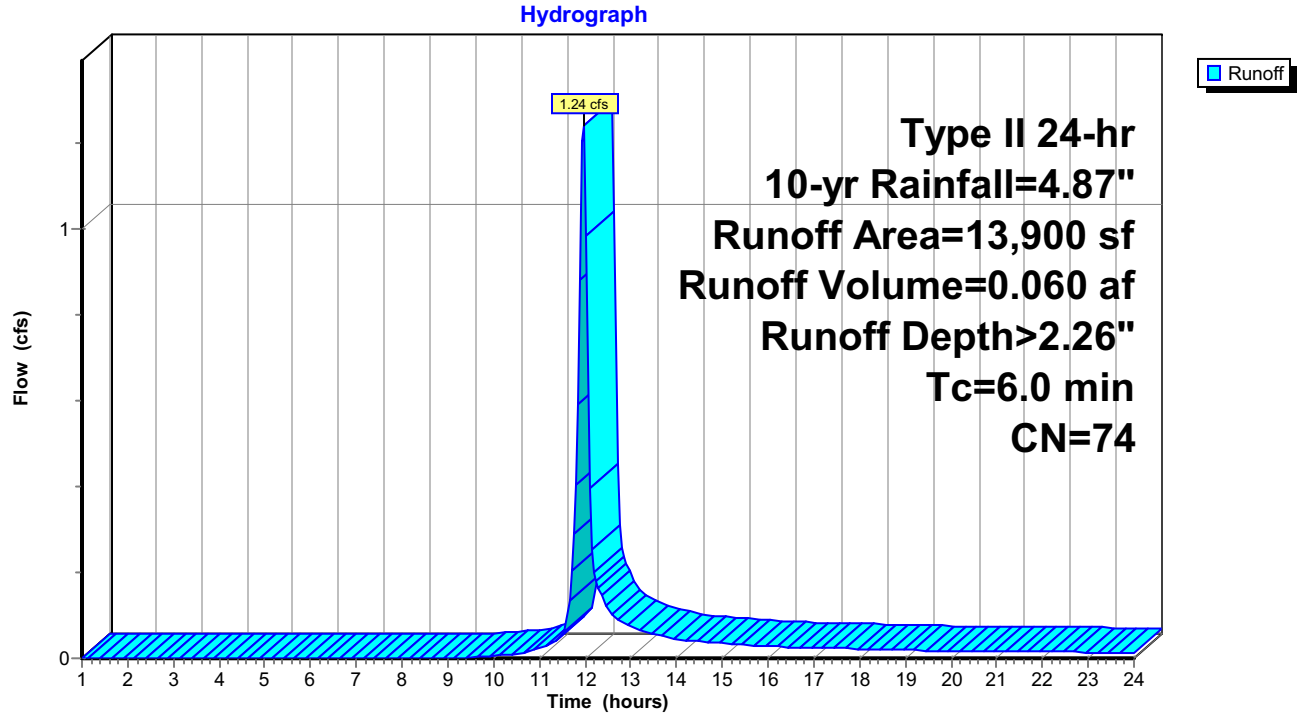
Runoff = 1.24 cfs @ 11.97 hrs, Volume= 0.060 af, Depth> 2.26"
Routed to Reach 4R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.87"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 13,900 | 74 | Reduced Curve Number (10yr) |
| | 13,900 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Micro-watershed, minimum value** |

### Subcatchment 6S: MB-2 Direct



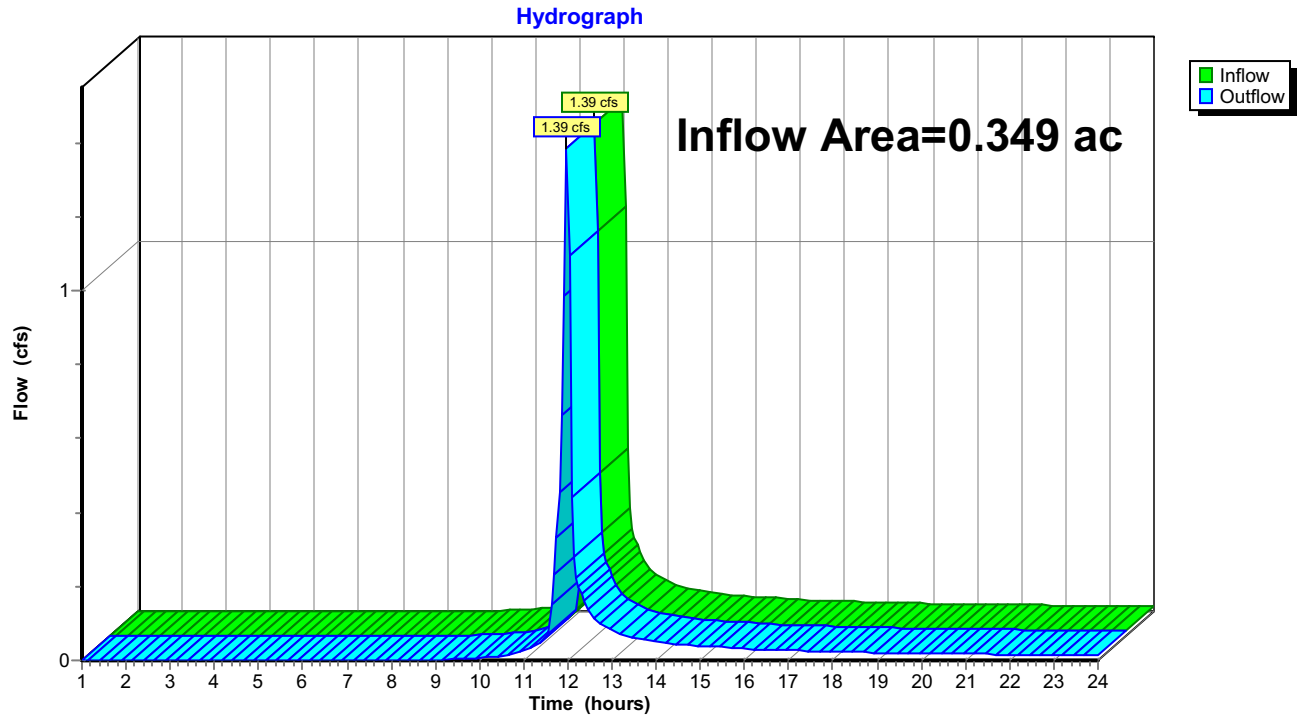
## Summary for Reach 4R: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.349 ac, 0.00% Impervious, Inflow Depth > 2.30" for 10-yr event
Inflow = 1.39 cfs @ 11.97 hrs, Volume= 0.067 af
Outflow = 1.39 cfs @ 11.97 hrs, Volume= 0.067 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

### Reach 4R: (new Reach)



# APPENDIX B5
# PROP CONDITIONS
# 100-YR COMPS

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## Project Notes

Defined 4 rainfall events from PG-CypresstreeDr IDF
Defined 4 rainfall events from PG-CypresstreeDr IDF

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## Rainfall Events Listing (selected events)

| Event# | Event Name | Storm Type | Curve | Mode | Duration (hours) | B/B | Depth (inches) | AMC |
|---|---|---|---|---|---|---|---|---|
| 1 | 100-yr | Type II 24-hr | | Default | 24.00 | 1 | 8.41 | 2 |

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## Summary for Subcatchment 1S: POI1a

Overland Flow directly to adjacent property

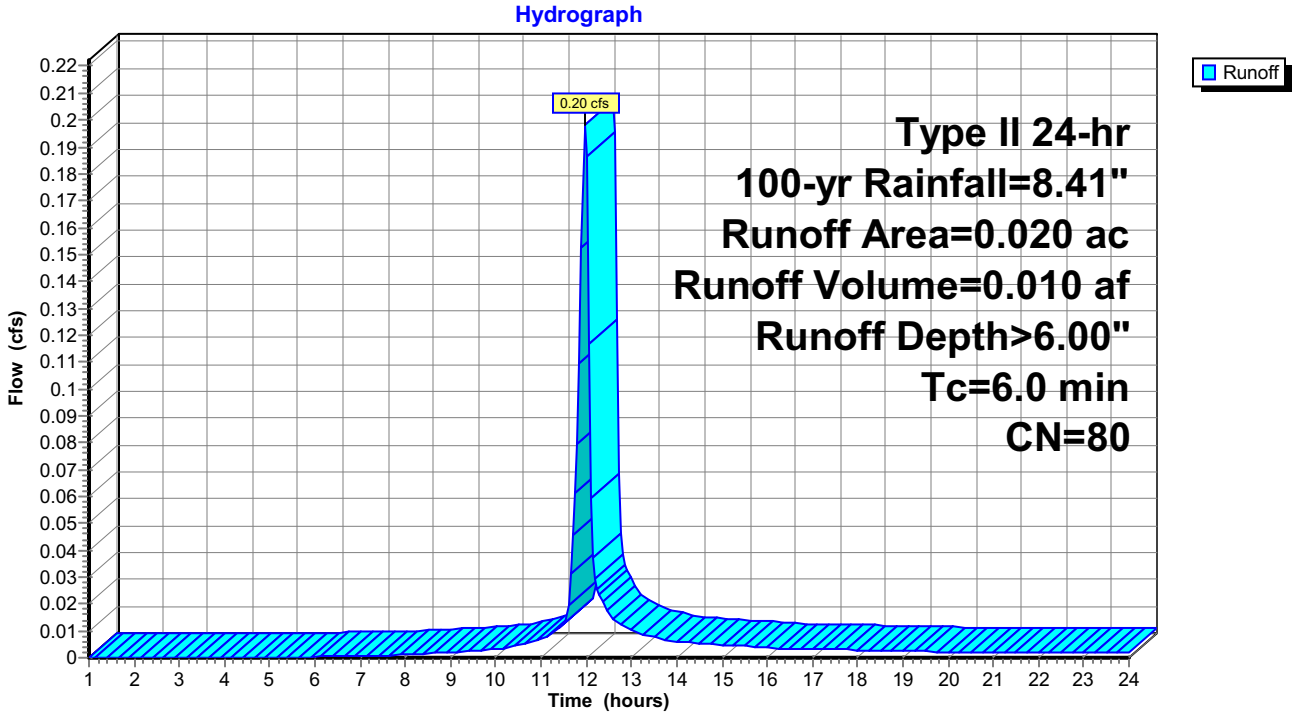
Runoff = 0.20 cfs @ 11.97 hrs, Volume= 0.010 af, Depth> 6.00"

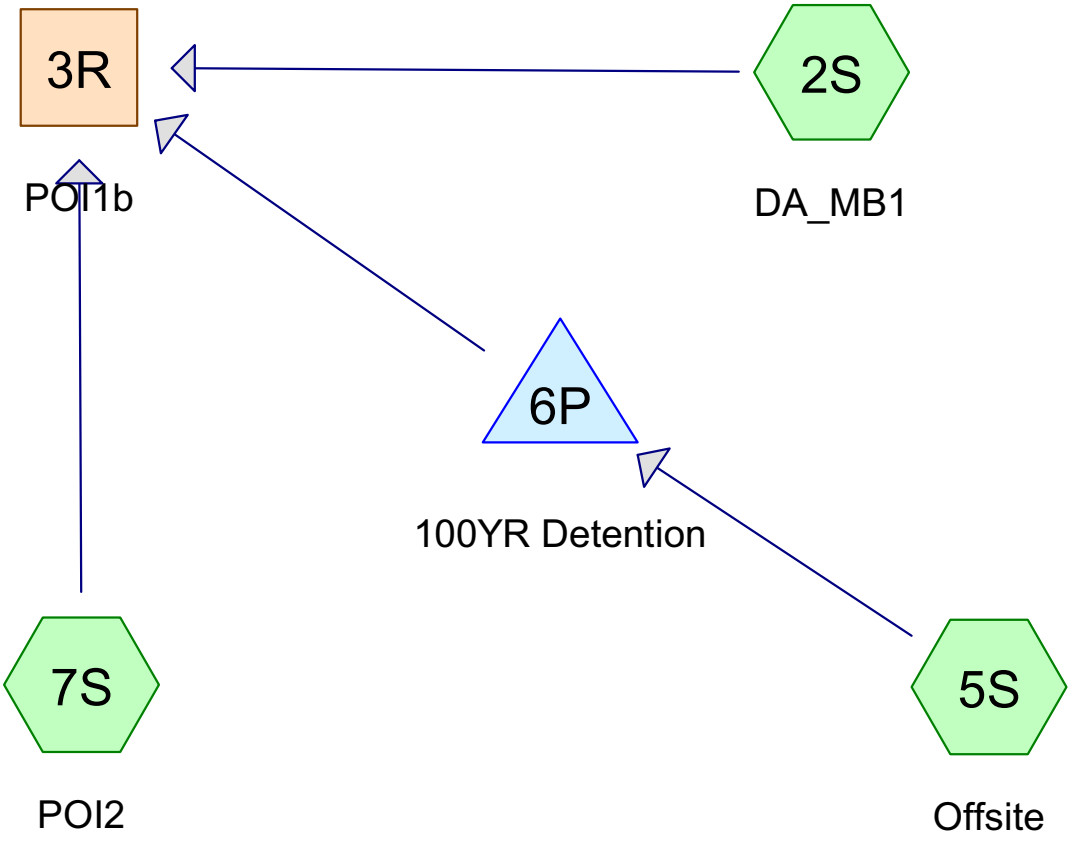
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.41"

| Area (ac) | CN | Description |
|---|---|---|
| 0.020 | 80 | >75% Grass cover, Good, HSG D |
| 0.020 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Micro-watershed minimum** |

### Subcatchment 1S: POI1a






Subcat Reach Pond Link

**Routing Diagram for PROP POI1_100 onsite_noESD**

Prepared by HydroCAD SAMPLER 1-800-927-7246 www.hydrocad.net, Printed 3/19/2025
HydroCAD® 10.20-6a Sampler s/n S21018 © 2024 HydroCAD Software Solutions LLC

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## Project Notes

Defined 4 rainfall events from PG-CypresstreeDr IDF
Defined 4 rainfall events from PG-CypresstreeDr IDF

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## Rainfall Events Listing (selected events)

| Event# | Event Name | Storm Type | Curve | Mode | Duration (hours) | B/B | Depth (inches) | AMC |
|---|---|---|---|---|---|---|---|---|
| 1 | 100-yr | Type II 24-hr | | Default | 24.00 | 1 | 8.50 | 2 |

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## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.124 | 80 | >75% Grass cover, Good, HSG D (2S, 5S, 7S) |
| 0.480 | 98 | Paved parking, HSG D (2S, 7S) |
| 0.400 | 86 | User Entry (5S) |
| **1.004** | **91** | **TOTAL AREA** |

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## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 0.000 | HSG B | |
| 0.000 | HSG C | |
| 0.604 | HSG D | 2S, 5S, 7S |
| 0.400 | Other | 5S |
| **1.004** | | **TOTAL AREA** |

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## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.124 | 0.000 | 0.124 | >75% Grass cover, Good | 2S, 5S, 7S |
| 0.000 | 0.000 | 0.000 | 0.480 | 0.000 | 0.480 | Paved parking | 2S, 7S |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.400 | 0.400 | User Entry | 5S |
| **0.000** | **0.000** | **0.000** | **0.604** | **0.400** | **1.004** | **TOTAL AREA** | |

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---

Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 2S: DA_MB1** Runoff Area=0.195 ac 82.56% Impervious Runoff Depth>7.89"
Tc=6.0 min CN=95 Runoff=2.28 cfs 0.128 af

**Subcatchment 5S: Offsite** Runoff Area=0.460 ac 0.00% Impervious Runoff Depth>6.70"
Tc=0.0 min CN=85 Runoff=5.76 cfs 0.257 af

**Subcatchment 7S: POI2** Runoff Area=0.349 ac 91.40% Impervious Runoff Depth>8.01"
Tc=6.0 min CN=96 Runoff=4.10 cfs 0.233 af

**Total Runoff Area = 1.004 ac Runoff Volume = 0.618 af Average Runoff Depth = 7.39"**
**52.19% Pervious = 0.524 ac 47.81% Impervious = 0.480 ac**

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## Summary for Subcatchment 2S: DA_MB1

Flow to proposed manhole. Discharge to 42" RCP

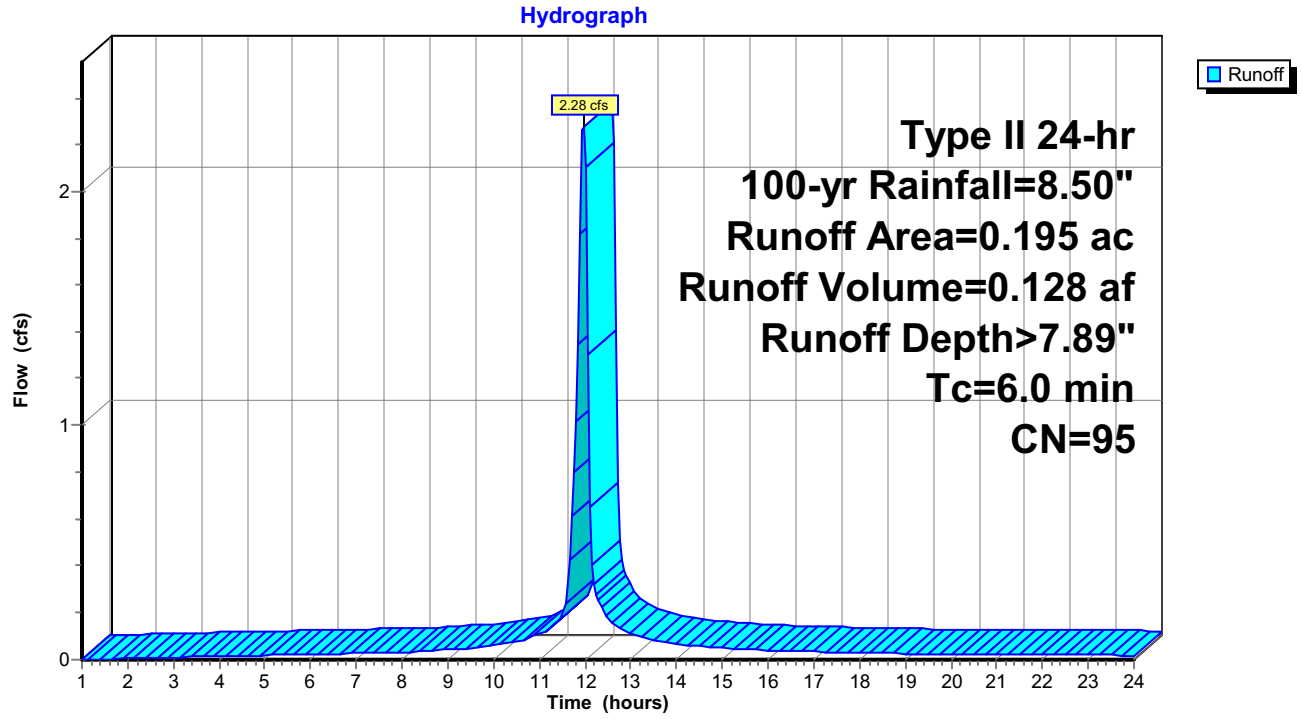
Runoff = 2.28 cfs @ 11.96 hrs, Volume= 0.128 af, Depth> 7.89"
Routed to Reach 3R : POI1b

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.50"

| Area (ac) | CN | Description |
|---|---|---|
| 0.161 | 98 | Paved parking, HSG D |
| 0.034 | 80 | >75% Grass cover, Good, HSG D |
| 0.195 | 95 | Weighted Average |
| 0.034 | | 17.44% Pervious Area |
| 0.161 | | 82.56% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Micro-watershed, minimum** |

### Subcatchment 2S: DA_MB1



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## Summary for Subcatchment 5S: Offsite

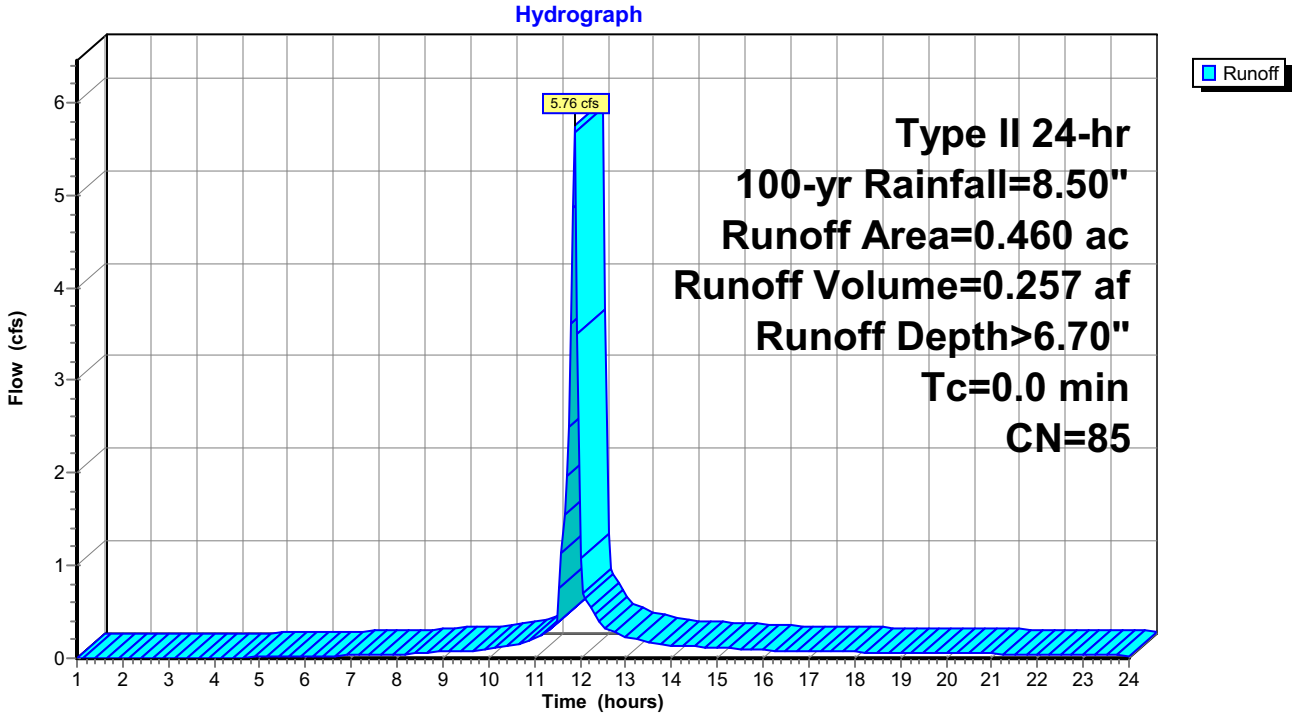
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 5.76 cfs @ 11.89 hrs, Volume= 0.257 af, Depth> 6.70"
Routed to Pond 6P : 100YR Detention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.50"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 0.400 | 86 | User Entry |
| | 0.020 | 80 | >75% Grass cover, Good, HSG D |
| | 0.040 | 80 | >75% Grass cover, Good, HSG D |
| | 0.460 | 85 | Weighted Average |
| | 0.460 | | 100.00% Pervious Area |

### Subcatchment 5S: Offsite



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## Summary for Subcatchment 7S: POI2

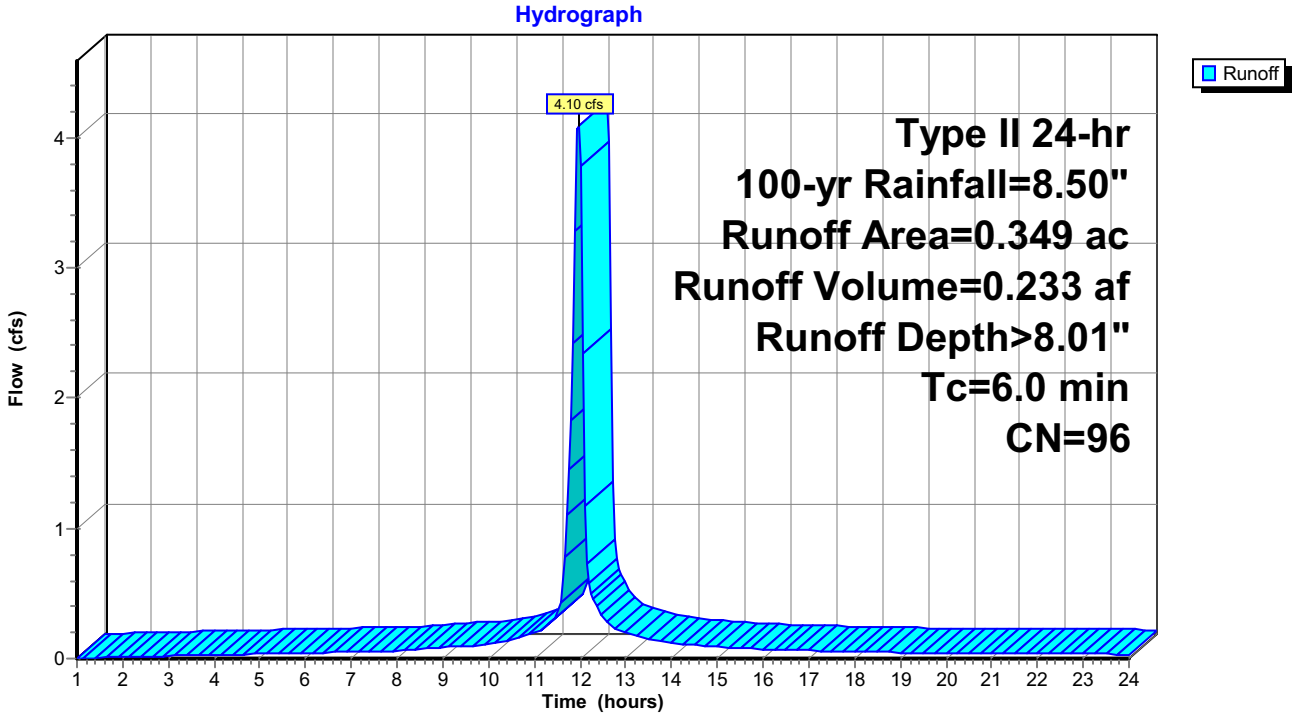
Runoff = 4.10 cfs @ 11.96 hrs, Volume= 0.233 af, Depth> 8.01"
Routed to Reach 3R : POI1b

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.50"

| Area (ac) | CN | Description |
|---|---|---|
| 0.030 | 80 | >75% Grass cover, Good, HSG D |
| 0.319 | 98 | Paved parking, HSG D |
| 0.349 | 96 | Weighted Average |
| 0.030 | | 8.60% Pervious Area |
| 0.319 | | 91.40% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, micro watershed minimum** |

### Subcatchment 7S: POI2



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## Project Notes

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Defined 4 rainfall events from PG-CypresstreeDr IDF

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## Rainfall Events Listing (selected events)

| Event# | Event Name | Storm Type | Curve | Mode | Duration (hours) | B/B | Depth (inches) | AMC |
|---|---|---|---|---|---|---|---|---|
| 1 | 100-yr | Type II 24-hr | | Default | 24.00 | 1 | 8.50 | 2 |

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## Summary for Pond 6P: 100YR Detention

Inflow Area = 0.460 ac, 0.00% Impervious, Inflow Depth > 6.70" for 100-yr event
Inflow = 5.76 cfs @ 11.89 hrs, Volume= 0.257 af
Outflow = 2.79 cfs @ 11.96 hrs, Volume= 0.256 af, Atten= 52%, Lag= 4.5 min
Primary = 2.79 cfs @ 11.96 hrs, Volume= 0.256 af
Routed to Reach 3R : POI1b

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 81.98' @ 11.96 hrs Storage= 2,155 cf

Plug-Flow detention time= 7.8 min calculated for 0.256 af (100% of inflow)
Center-of-Mass det. time= 6.5 min ( 786.2 - 779.6 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 77.00' | 2,161 cf | **Custom Stage Data** Listed below |

| Elevation (feet) | Cum.Store (cubic-feet) |
|---|---|
| 77.00 | 0 |
| 77.50 | 112 |
| 78.00 | 308 |
| 78.50 | 545 |
| 79.00 | 807 |
| 79.50 | 1,080 |
| 80.00 | 1,353 |
| 80.50 | 1,615 |
| 81.00 | 1,852 |
| 81.50 | 2,047 |
| 82.00 | 2,160 |
| 88.00 | 2,161 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 77.00' | **7.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |

**Primary OutFlow** Max=2.74 cfs @ 11.96 hrs HW=81.84' (Free Discharge)
**1=Orifice/Grate** (Orifice Controls 2.74 cfs @ 10.27 fps)

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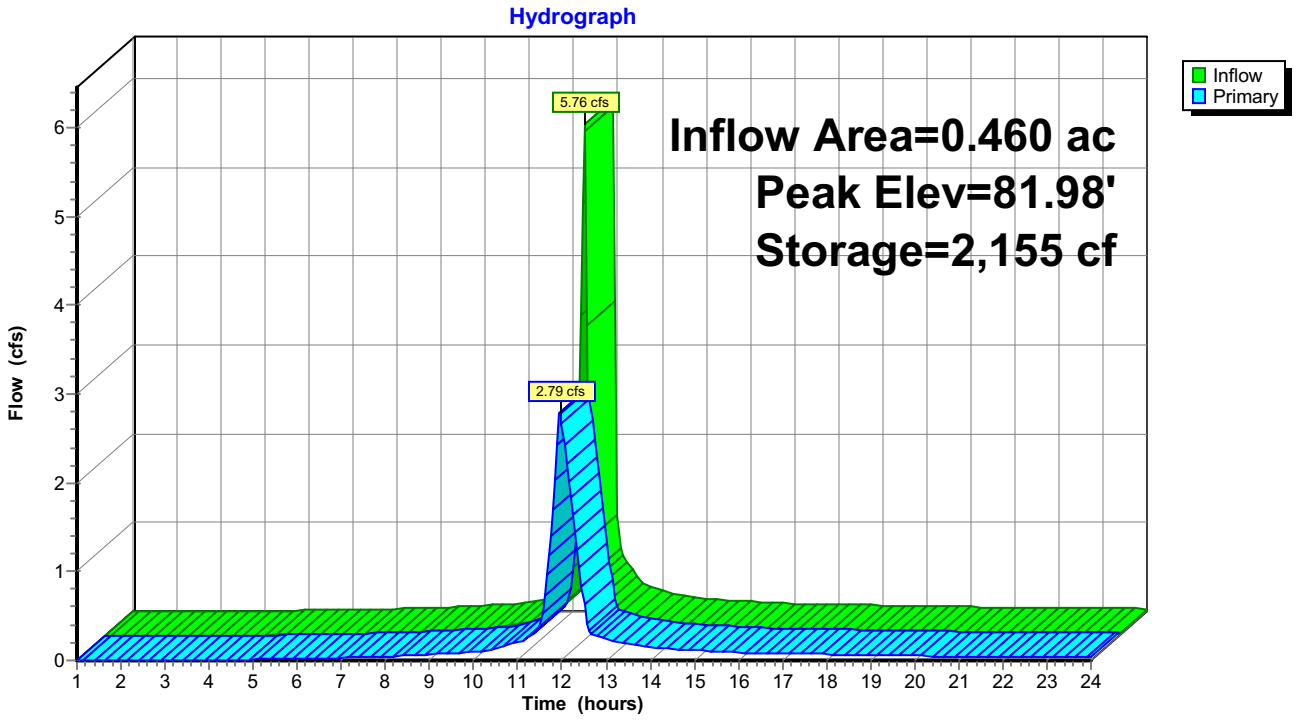
## Pond 6P: 100YR Detention



# PRINCE GEORGE'S COUNTY, MARYLAND

**DEPARTMENT OF PERMITTING , INSPECTIONS AND ENFORCEMENT**
**SITE/ROAD PLAN REVIEW DIVISION**
**9400 Peppercorn Place, Suite 230**
**Largo, Maryland 20774**
**(301) 636 - 2080**

# SITE DEVELOPMENT CONCEPT APPROVAL

| | | | |
|---|---|---|---|
| PERMIT PROJECT NAME: | **901 & 903 Cypresstree Drive** | APPLICATION NUMBER: | |
| CASE NAME: | **Peer Review - CEDAR HEIGHTS-Church** | APPROVAL NUMBER: | **SIT-00649-2024** |
| PERMITEE'S NAME: | **TED JEONG** | PERMIT TYPE: | **Site Development Concept Approval** |
| ENGINEER: | **Colliers Engineering & Design** | | |

**REQUIREMENTS:**
**Technical Review is required for PUBLIC /PRIVATE Storm Drain /SWM Construction.**

Type of Storm Drainage/SWM Construction is **PRIVATE**.

These additional approvals are required: .

These fees apply: **Permit Fees; Review Fees**.

These bonds apply: **Public Road Construction; Grading**.

Required water quality controls: **Micro-bioretention**.

Required water quantity controls: **100-year ; Underground storage**.

A maintenance agreement is **required**.

Required easements: **Storm Drain**.

Storm Water Management fee payment of **$0.00** in lieu of providing on-site attenuation/quality control measures.
(Fee-In-Lieu subject to change during technical review.)

**CONDITIONS OF APPROVAL:**

***Please see second page.***

APPROVED BY:

Rey De Guzman

APPROVAL DATE: **May-29-2025**
EXPIRATION DATE: **May-29-2028**

**FOR OFFICE USE ONLY**

| | |
|---|---|
| ADC MAP: | **5530** |
| WSSC 200' GRID: | **202NE05** |
| WORK LOCATION: | **Please see last page.** |
| 12-DIGIT WATERSHED: | **021402050815** |
| 8-DIGIT WATERSHED: | **02140205** |
| TOTAL NUMBER OF LOTS + PARCELS: | **6** |

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**Largo, Maryland 20774**
**(301) 636 - 2080**

## CONDITIONS OF APPROVAL:

**1) PROPOSED DEVELOPMENT INCLUDES DEMOLITION AND RECONSTRUCTION OF A BUILDING AND SURFACE PARKING FOR WORSHIP SERVICES**

**2) ESD TO THE MEP PROPOSED USING TWO (2) MICROBIORETENTIONS**

**3) 100-YR QUANTITY CONTROL PROPOSED USING UNDERGROUND PIPE STORAGE. DPIE HAS AGREED TO ALLOW APPLICANT TO MANAGE OFFSITE DRAINAGE AREA (0.4 ACRES) AND BALANCE ONSITE FLOWS FOR A NET REDUCTION AT POI #1.**

**4) DEMOLITION DEBRIS SHALL NOT BE BURIED ON SITE.**

**5) ALL UTILITY PIPES THAT WILL BE ABANDONED SHALL BE REMOVED AND HAVE THEIR TRENCHES BACKFILLED WITH COMPACTED LEAN CLAY (CL).**

**6) CHRISTIANA CLAY IS POSSIBLE SO IN-GROUND WATER INFILTRATION IS NOT PERMITTED ON THIS SITE. PROPOSED MICRO-BIO SHALL HAVE A 12" THICK CLAY LINER (CL).**

**7) A GEOTECHNICAL REPORT IS REQUIRED FOR THE UPCOMING GRADING PERMIT. IT SHALL INCLUDE AT LEAST ONE SOIL TEST BORING IN THE FOOTPRINT OF THE PROPOSED BUILDING EXTENDING 6 FEET OR MORE BELOW THE LOWEST SLAB-ON-GRADE.**

**8) IF CHRISTIANA CLAY PRESENCE IS CONFIRMED, FOOTINGS OF THE PROPOSED BUILDING SHALL EXTEND MORE THAN 4 FEET BELOW THE LOWEST PROPOSED GRADE AROUND THE BUILDING. EXACT FOOTING LOCATIONS AND DEPTH SHALL BE DETERMINED BY THE APPLICANT'S GEOTECH ENGINEER.**

**9) EXISTING STORM DRAIN PASSING THROUGH SITE WILL REQUIRE PUBLIC EASEMENTS WITH PRIVATE MAINTENANCE AGREEMENTS**

**10) PROPOSED STORAGE PIPE WILL REQUIRE PUBLIC EASEMENTS TO CONVEY OFF-SITE RUNOFF WITH PRIVATE MAINTENANCE AGREEMENTS.**

**11) LANDSCAPE PLANS ARE REQUIRED AT TECHNICAL REVIEW.**

**12) AT THE TIME OF TECHNICAL REVIEW, APPLICANT SHALL PROVIDE COPY OF EXISTING AND PROPOSED STORM DRAIN EASEMENTS FOR EXISTING AND PROPOSED STORM DRAIN SYSTEMS.**

**13) SITE DEVELOPMENT PERMIT REQUIRED TO INCLUDE ULTIMATE R/W FRONTAGE IMPROVEMENTS, INCLUDING RIGHT OF WAY DEDICATION, ROAD WIDENING, SIDEWALK, CURB AND GUTTER, MILL/OVERLAY, STORM DRAINAGE, STREET TREES, STREET LIGHTING, AND/OR OTHER REQUIREMENTS AS REQUIRED.**

**14) RESTORATION BOND IS REQUIRED FOR THE EXISTING IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY ALONG FRONTAGE OF THE SITE.**

**15) THIS PROJECT WILL REQUIRE A SITE DEVELOPMENT FINE GRADING PERMIT.**

**16) ADEQUACY ANALYSIS OF THE RECEIVING STORM DRAIN CONVEYANCE SYSTEM IS REQUIRED.**

**17) PROJECT NEEDS TO BE ADA COMPLIANT.**

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**Largo, Maryland 20774**
**(301) 636 - 2080**

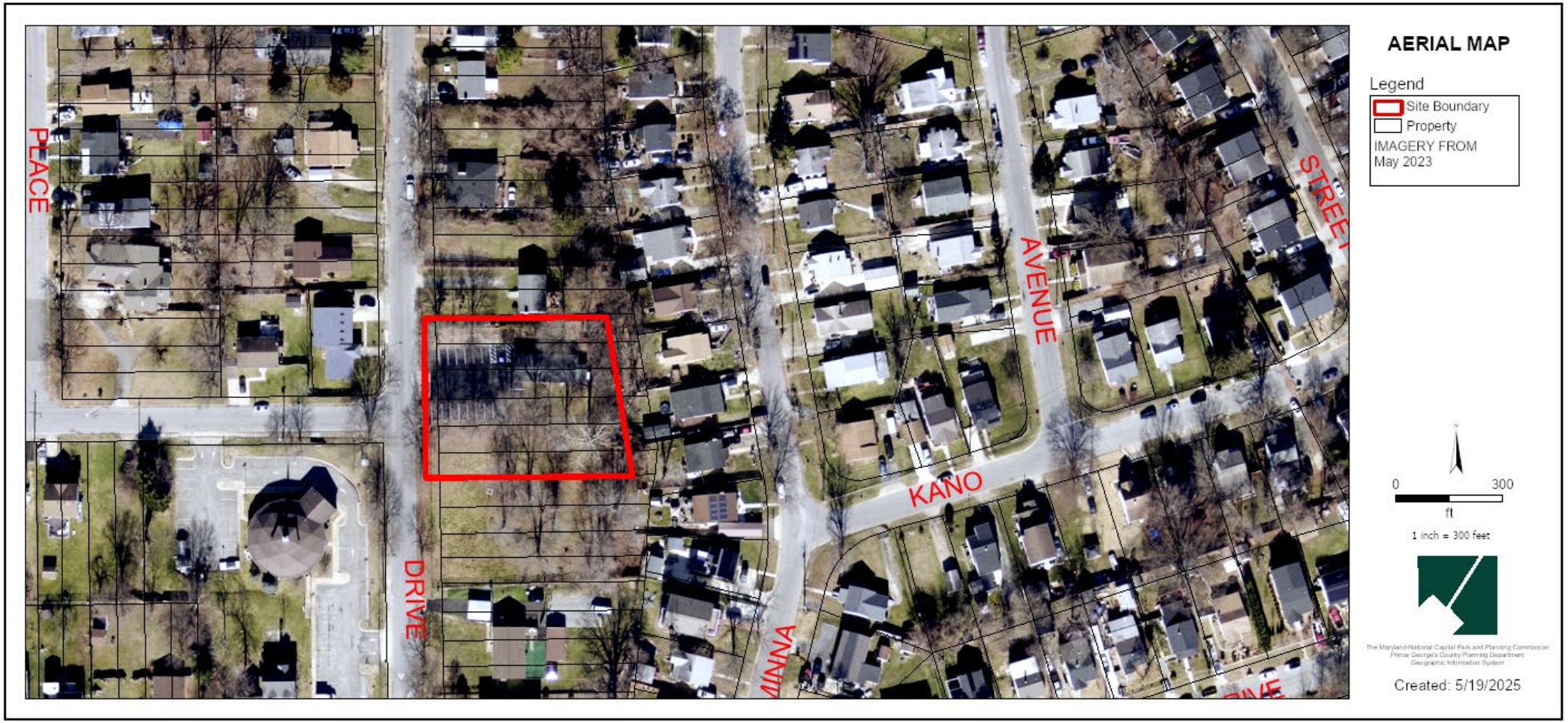
| BUILDING NUMBER | STREET NAME | STREET SUFFIX | CITY / TOWN | TAX ACCOUNT | START STATION | END STATION |
|---|---|---|---|---|---|---|
| 901 | Cypresstree | DR | Capitol Heights | 2100501 | | |
| 903 | Cypresstree | DR | Capitol Heights | 2039063 | | |

# 901 & 903 CYPRESSTREE DRIVE

Special Exception SE-25003

Alternative Compliance AC-25002

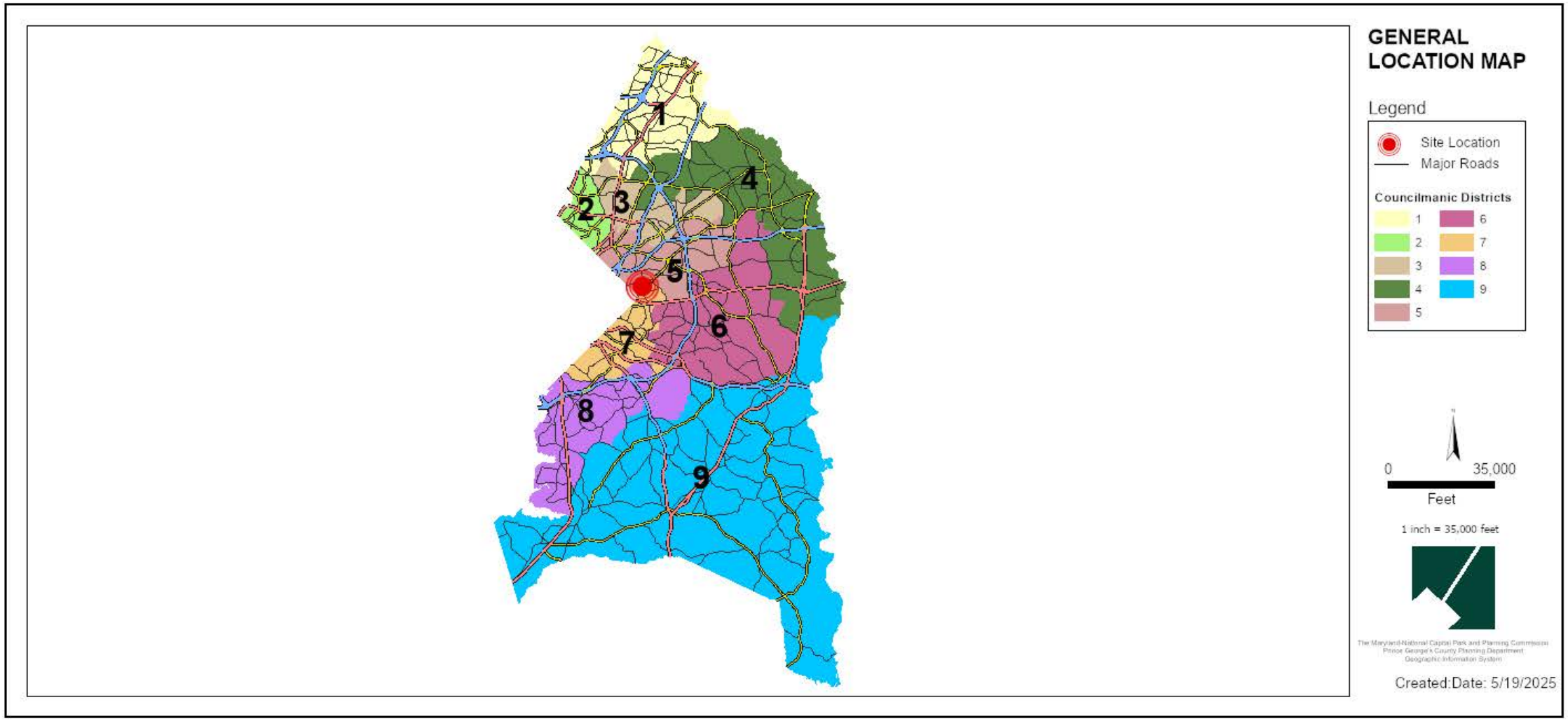
**Staff Recommendation**: APPROVAL with conditions



# GENERAL LOCATION MAP

Council District: 05

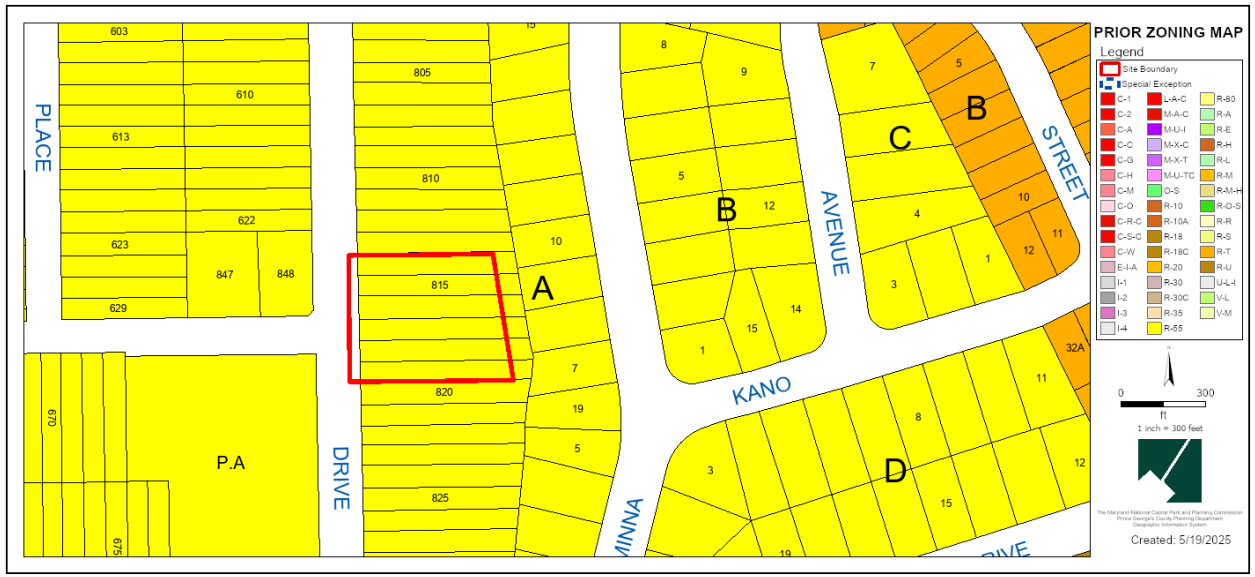
Planning Area: 072



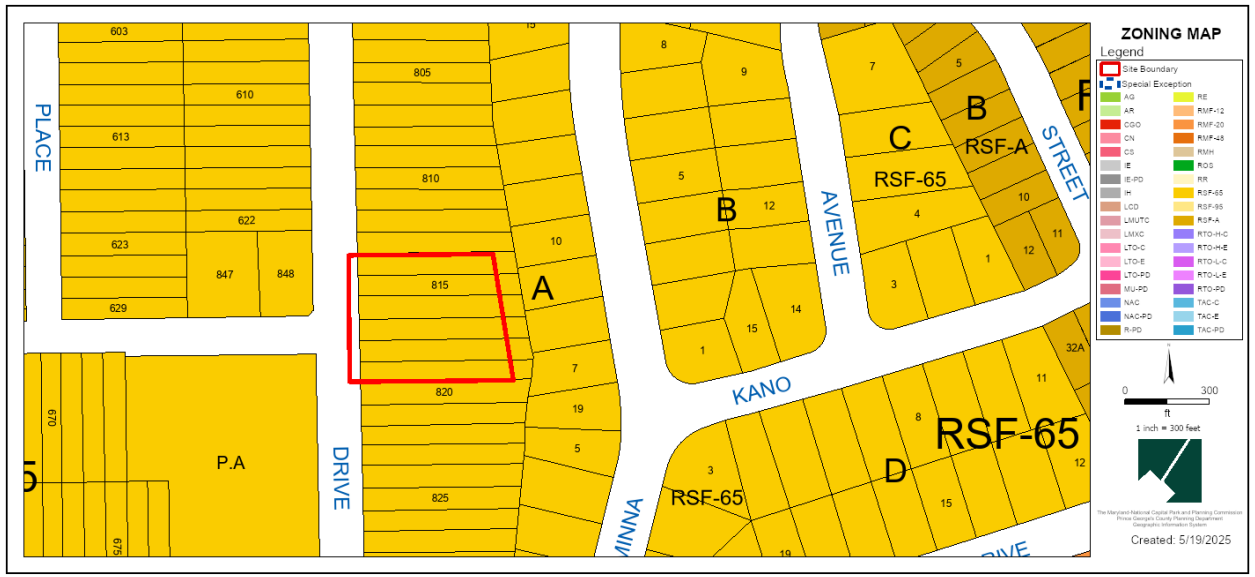
# SITE VICINITY MAP

# ZONING MAP (PRIOR AND CURRENT)

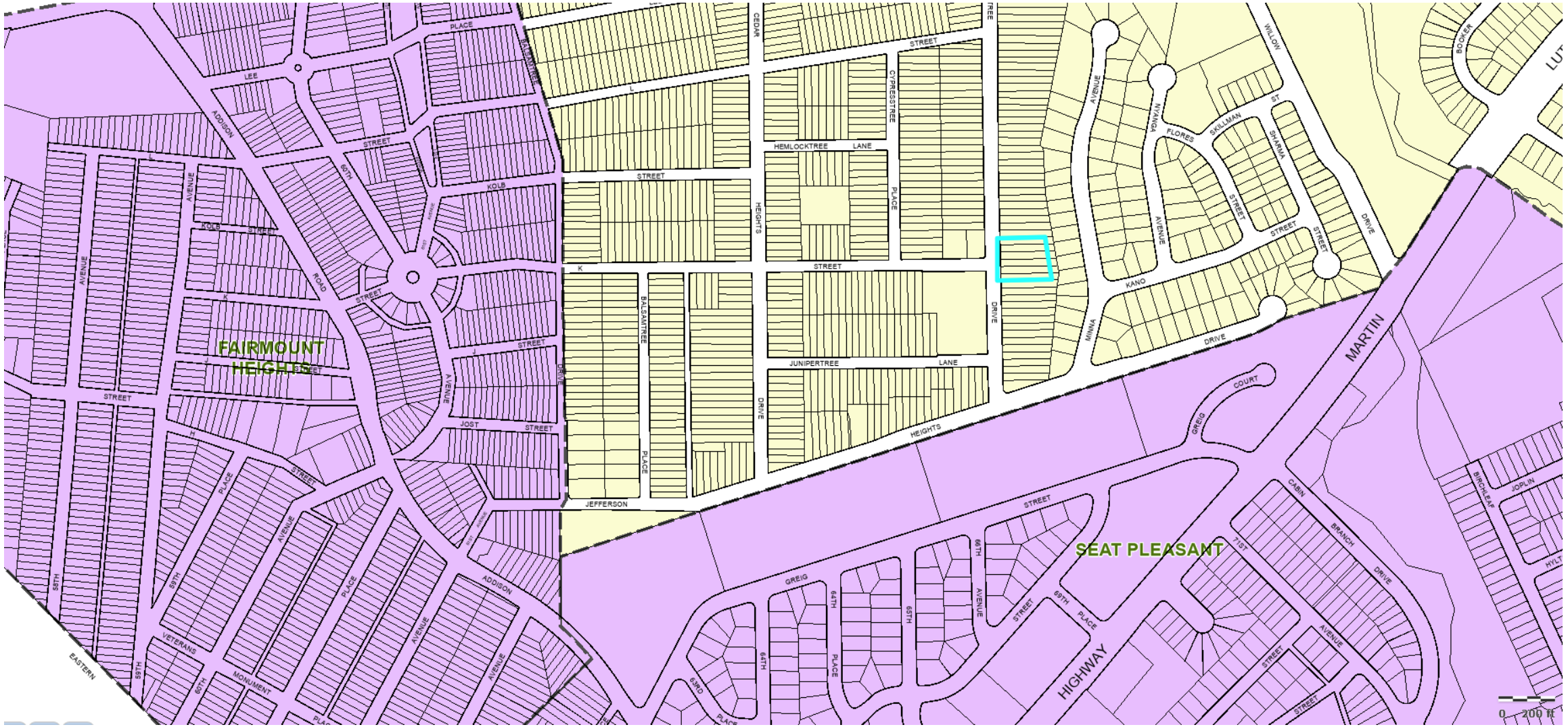
Prior Zoning Map: R-55



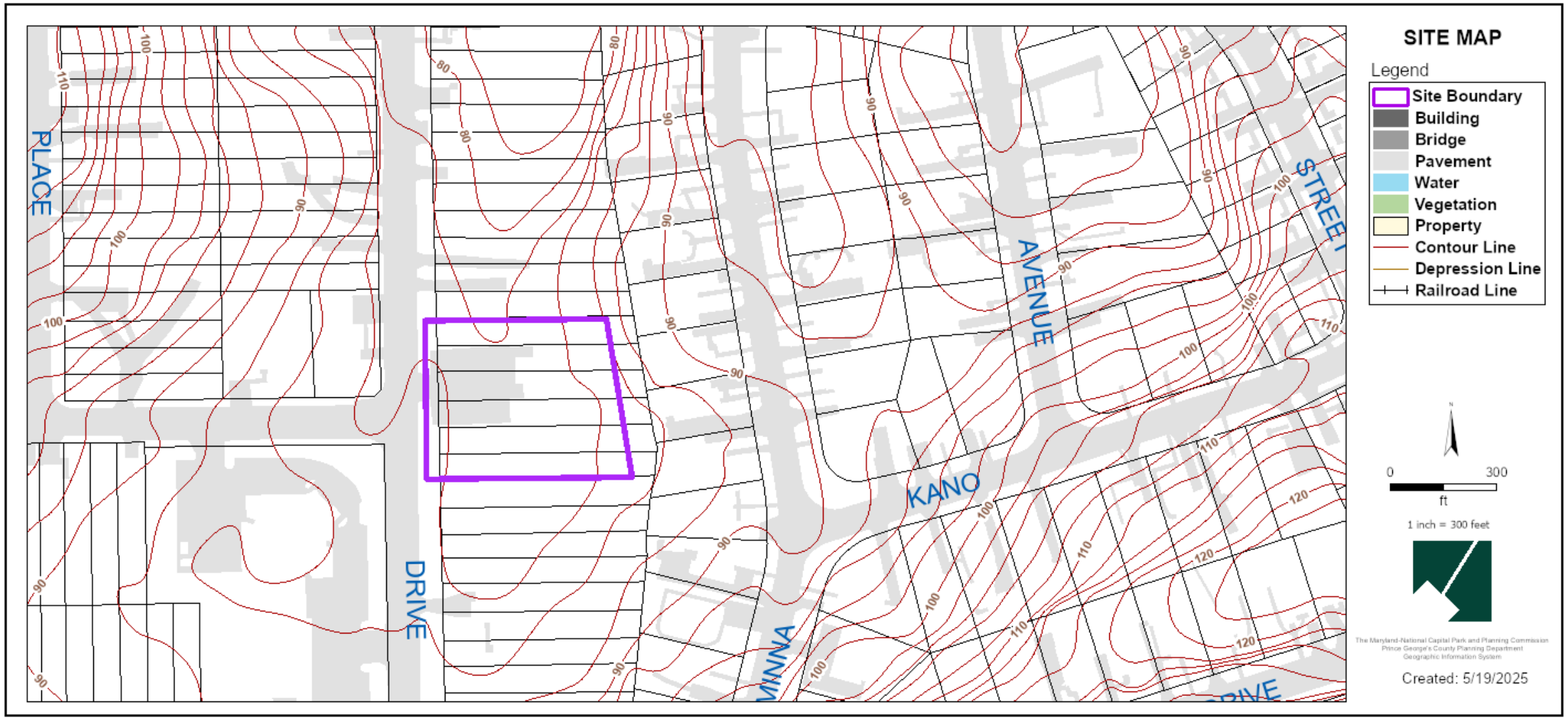

Current Zoning Map: RSF-65



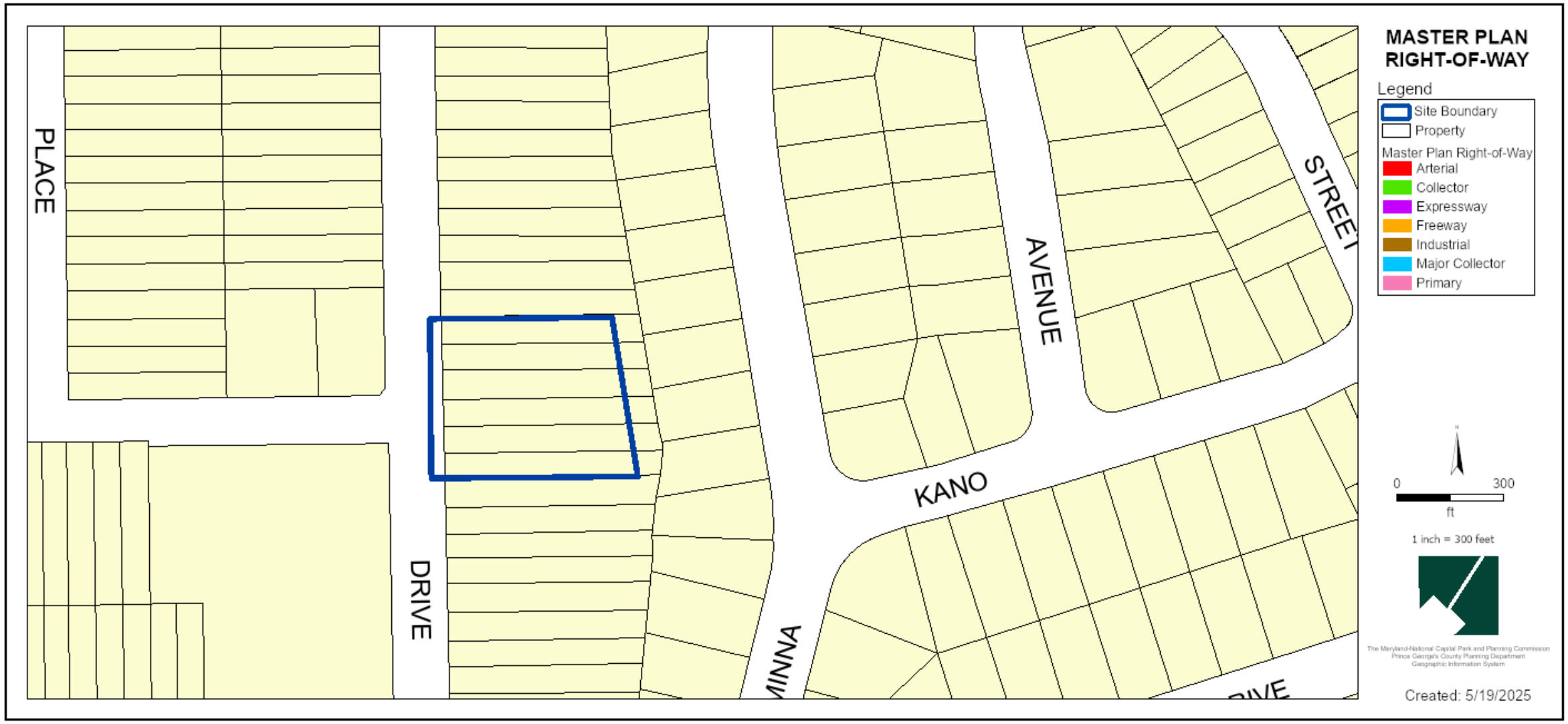
# MUNICIPAL BOUNDARY



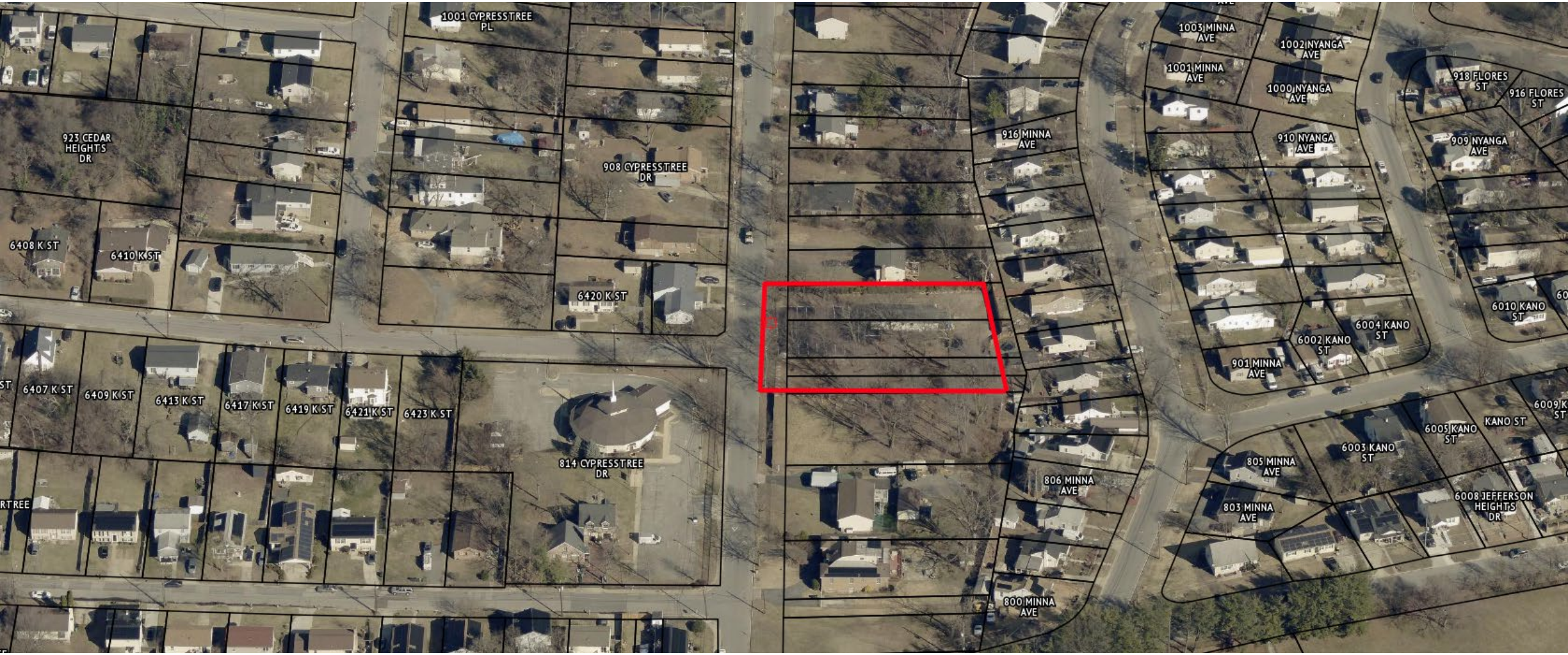
# SITE MAP


PLACE
DRIVE
KANO
AVENUE
STREET
SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
300
ft
1 inch = 300 feet
Created: 5/19/2025

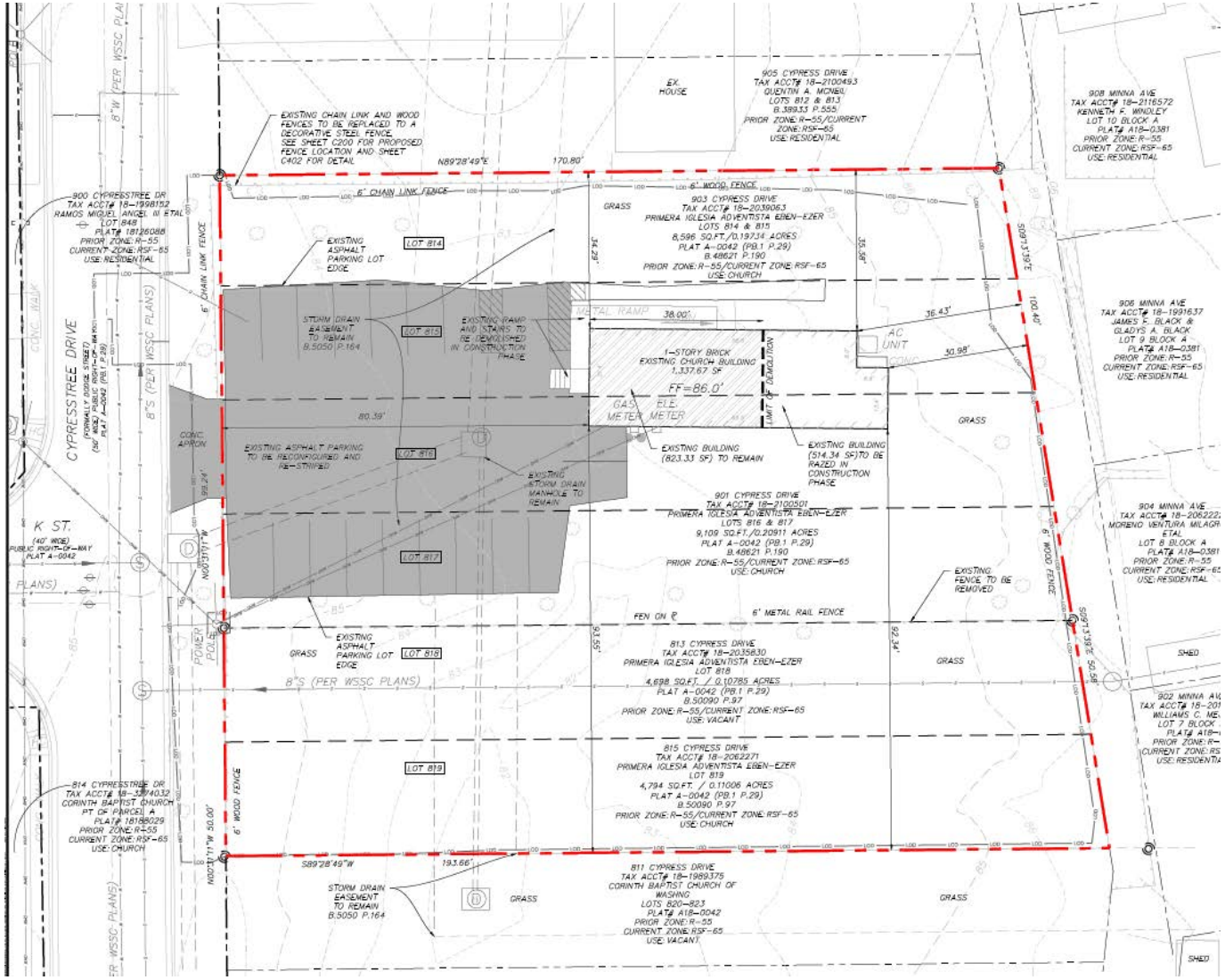
# MASTER PLAN RIGHT-OF-WAY MAP



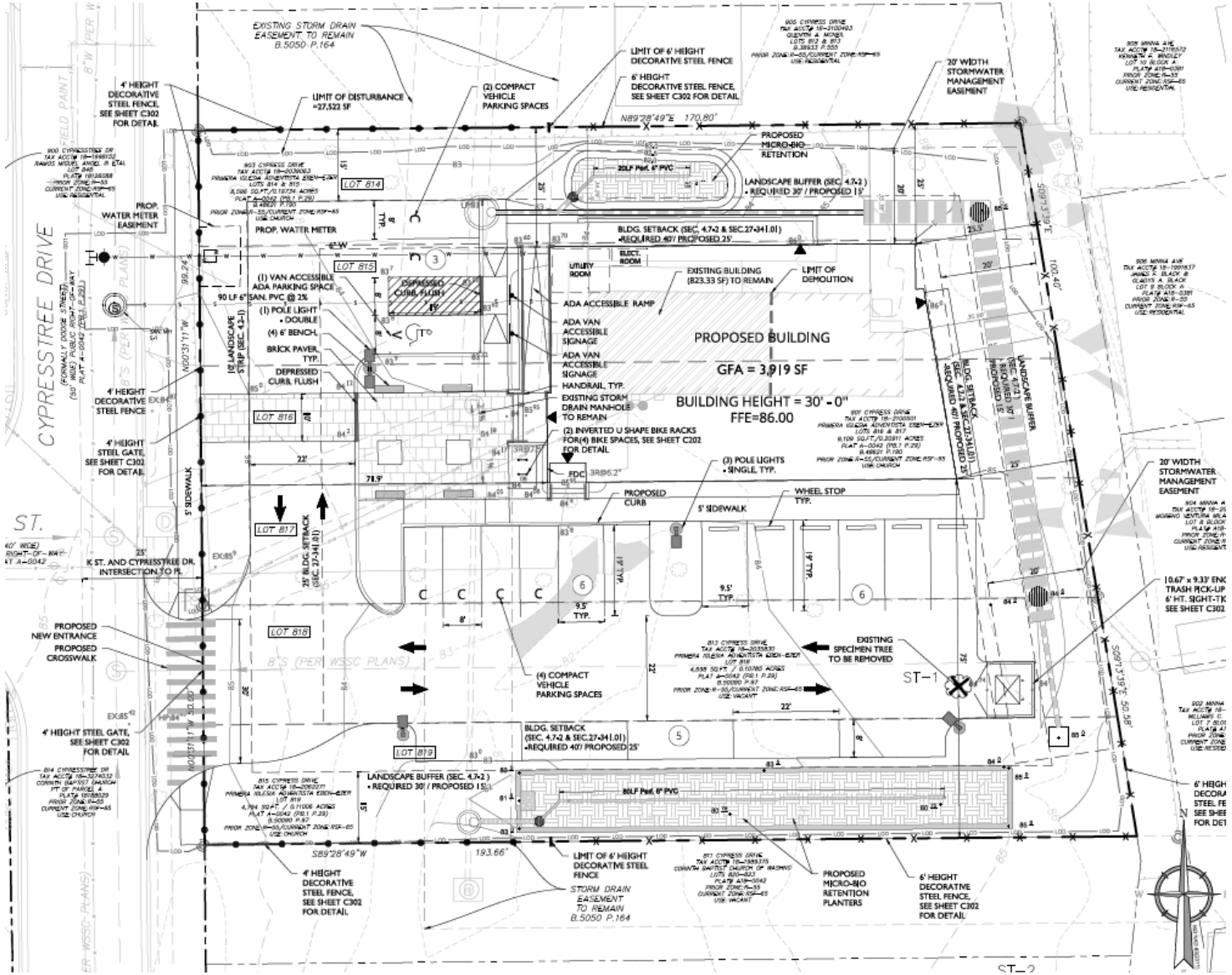
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



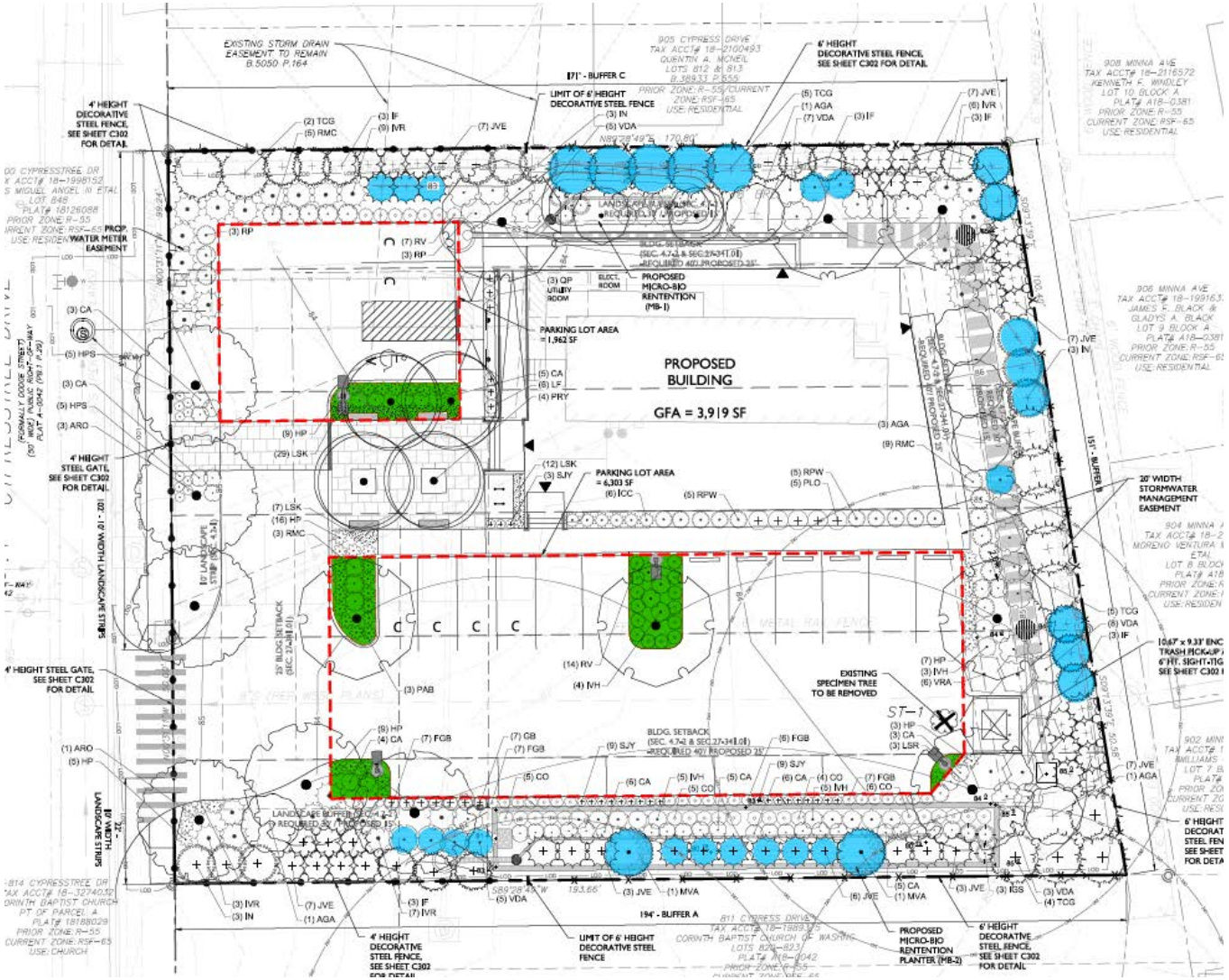
# EXISTING CONDITIONS PLAN



# SITE PLAN


EXISTING STORM DRAIN EASEMENT TO REMAIN B.5050 P.164
LIMIT OF 6' HEIGHT DECORATIVE STEEL FENCE
6' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL
20' WIDTH STORMWATER MANAGEMENT EASEMENT
4' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL
LIMIT OF DISTURBANCE =27,522 SF
(2) COMPACT VEHICLE PARKING SPACES
N89°28'49"E 170.80'
PROPOSED MICRO-BIO RETENTION
20LF Pvd. 6" PVC
LANDSCAPE BUFFER (SEC. 4.7-2) • REQUIRED 30' / PROPOSED 15'
PROP. WATER METER EASEMENT
PROP. WATER METER
BLDG. SETBACK (SEC. 4.7-2 & SEC.27-341.01) •REQUIRED 40' PROPOSED 25'
LOT 814
LOT 815
LOT 816
LOT 817
LOT 818
LOT 819
CYPRESSTREE DRIVE
ST.
(1) VAN ACCESSIBLE ADA PARKING SPACE
90 LF 6" SAN. PVC @ 2%
(1) POLE LIGHT • DOUBLE
(4) 6' BENCH
BRICK PAVER, TYP.
DEPRESSED CURB, FLUSH
10' LANDSCAPE STRIP (SEC. 4.2-1)
4' HEIGHT STEEL GATE, SEE SHEET C302 FOR DETAIL
5' SIDEWALK
UTILITY ROOM
ELECT. ROOM
EXISTING BUILDING (823.33 SF) TO REMAIN
LIMIT OF DEMOLITION
ADA ACCESSIBLE RAMP
ADA VAN ACCESSIBLE SIGNAGE
HANDRAIL, TYP.
EXISTING STORM DRAIN MANHOLE TO REMAIN
PROPOSED BUILDING
GFA = 3,919 SF
BUILDING HEIGHT = 30' - 0"
FFE=86.00
(2) INVERTED U SHAPE BIKE RACKS FOR(4) BIKE SPACES, SEE SHEET C202 FOR DETAIL
(3) POLE LIGHTS • SINGLE, TYP.
FDC
PROPOSED CURB
WHEEL STOP TYP.
25' BLDG. SETBACK (SEC. 27-341.01)
K ST. AND CYPRESSTREE DR. INTERSECTION TO PL
PROPOSED NEW ENTRANCE
PROPOSED CROSSWALK
(4) COMPACT VEHICLE PARKING SPACES
EXISTING SPECIMEN TREE TO BE REMOVED
ST-1
BLDG. SETBACK (SEC. 4.7-2 & SEC.27-341.01) •REQUIRED 40' PROPOSED 25'
LANDSCAPE BUFFER (SEC. 4.7-2) • REQUIRED 30' / PROPOSED 15'
80LF Pvd. 6" PVC
S89°28'49"W
193.66'
LIMIT OF 6' HEIGHT DECORATIVE STEEL FENCE
STORM DRAIN EASEMENT TO REMAIN B.5050 P.164
PROPOSED MICRO-BIO RETENTION PLANTERS
6' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL
4' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL
4' HEIGHT STEEL GATE, SEE SHEET C302 FOR DETAIL
20' WIDTH STORMWATER MANAGEMENT EASEMENT
10.67' x 9.33' ENC
TRASH PICK-UP
6' HT. SIGHT-TIC
SEE SHEET C302
6' HEIGH
DECORA
STEEL FE
SEE SHE
FOR DET
ST-2

# LANDSCAPE PLAN



# ELEVATIONS

MATERIAL LEGEND:

1. SLATE PANEL (VENEER WALL) - LIGHT BROWN (RGB 225-204-189)
2. CONCRETE STAIRS AND RAMP - GRAY (RGB 192-192-192)
3. RAILING - DARK BROWN (RGB 100-072-060)
4. HARDIE PLANK SIDING - ALABASTRO (RGB 237-237-231)
5. SINGLE DOOR - DARK BROWN (RGB 138-100-83)
6. WINDOWS (GLASS) - LIGHT BLUE (RGB 196-222-223)
7. WINDOWS (FRAME) - DARK BROWN (RGB 100-072-060)
8. STOREFRONT (GLASS) - LIGHT BLUE (RGB 196-222-223)
9. STOREFRONT (FRAME) - DARK BROWN (RGB 100-072-060)
10. LOUVER - DARK BROWN (RGB 100-072-060)
11. ALUMINUM GUTTER - DARK BROWN (RGB 100-072-060)
12. DOWNSPOUT - DARK BROWN (RGB 100-072-060)
13. EPDM (FLAT ROOF) - IVORY COLOR (RGB 254-252-239)
14. ASPHALT SHINGLES ROOF - LIGHT BROWN (RGB 225-204-189)
15. ROOF EDGE - DARK BROWN (RGB 100-072-060)

2 EAST ELEVATION-
SCALE: 3/16" = 1'-0"

1 WEST ELEVATION -
SCALE: 3/16" = 1'-0"

# ELEVATIONS

MATERIAL LEGEND:

1. SLATE PANEL (VENEER WALL) - LIGHT BROWN (RGB 225-204-189)
2. CONCRETE STAIRS AND RAMP - GRAY (RGB 192-192-192)
3. RAILING - DARK BROWN (RGB 100-072-060)
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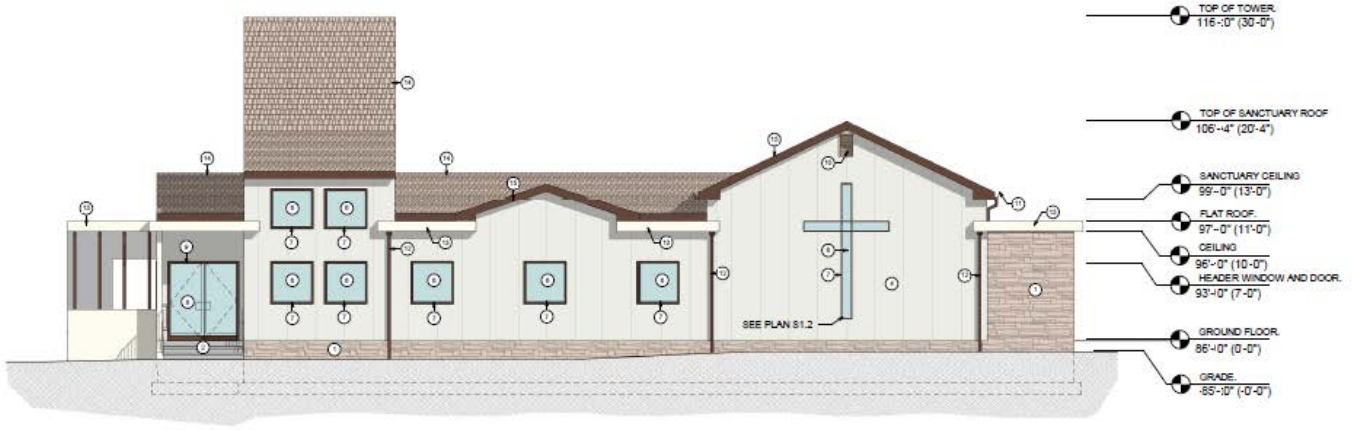


2 SOUTH ELEVATION -
SCALE: 3/16" = 1'-0"

1 NORTH ELEVATION-
SCALE: 3/16" = 1'-0"

# STAFF RECOMMENDATION

**APPROVAL** with conditions

- Label the tree canopy coverage schedule with requirements for the current Residential, Single-Family-65 (RSF-65) Zone, rather than the prior One Family Detached Residential (R-55) Zone on the landscape plan.
- Determine the correct tree counts by type, to clarify the discrepancies between those in the tree canopy coverage (TCC) and planting schedules on the landscape plan. Apply the correct counts to TCC calculations.

**Major Issues**:

- N/A

**Applicant Required Mailings**:

- Informational Mailing: 01/30/2025
- Acceptance Mailing: 03/25/2025

AGENDA ITEM: 4D
AGENDA DATE: 6/26/2025

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

*Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings*

# Special Exception SE-25003
# Alternative Compliance AC-25002
# 901 and 903 Cypresstree Drive

| REQUEST | STAFF RECOMMENDATION |
|---|---|
| **SE-25003:** For a building expansion of 2,581.33 square feet of gross floor area and other associated site improvements to an existing church or similar place of worship use.<br><br>**AC-25002:** Alternative compliance from Section 4.7 of the 2010 *Prince George's County Landscape Manual*. | With the conditions recommended herein:<br><br>• Approval of Special Exception SE-25003<br><br>• Approval of Alternative Compliance AC-25002 |

**Location:** On the east side of Cypresstree Drive, at its intersection with K Street.

| | |
|---|---|
| Gross Acreage: | 0.62 |
| Zone: | RSF-65 |
| Prior Zone: | R-55 |
| Reviewed per prior Zoning Ordinance: | Section 27-1903(b) |
| Dwelling Units: | N/A |
| Gross Floor Area: | 3,919 sq. ft. |
| Lots: | 6 |
| Parcels: | 0 |
| Planning Area: | 72 |
| Council District: | 05 |
| Municipality: | N/A |

**Applicant/Address:**
Primera Iglesia Adventista Ebenezer 1
1109 Dunoon Road
Silver Spring, MD 20903

**Staff Reviewer**: Evan King
**Phone Number:** 301-952-3554
**Email:** Evan.King@ppd.mncppc.org

| | |
|---|---|
| Planning Board Date: | 06/26/2025 |
| Planning Board Action Limit: | N/A |
| Staff Report Date: | 06/12/2025 |
| Date Accepted: | 03/31/2025 |
| Informational Mailing: | 01/30/2025 |
| Acceptance Mailing: | 03/25/2025 |
| Sign Posting Deadline: | TBD |

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

**TECHNICAL STAFF REPORT:**

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section,
Development Review Division

FROM: Evan King, Planner II, Zoning Section,
Development Review Division

SUBJECT: Special Exception SE-25003 and Alternative Compliance AC-25002
901 and 903 Cypresstree Drive

REQUEST: **SE-25003:** Special exception for a building expansion of 2,581.33 square feet of gross floor area and other associated site improvements to an existing church, or similar place of worship use.

**AC-25002:** Alternative compliance from Section 4.7 of the 2010 *Prince George's County Landscape Manual*.

RECOMMENDATION: **APPROVAL, with conditions**

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**NOTE:**

The Prince George's County Planning Board has scheduled this application on the consent agenda, for transmittal to the Zoning Hearing Examiner, on the agenda date of June 26, 2025.

You are encouraged to become a person of record in this application. Requests to become Persons of Record should be submitted electronically, by email to: ZHE@co.pg.md.us. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

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The Zoning staff have reviewed the subject application and present the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

## I. EVALUATION CRITERIA

**A. Prince George's County Zoning Ordinance.** This property is located within the Residential, Single-Family-65 (RSF-65) Zone. However, this application has been submitted and reviewed under the applicable provisions of the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance), pursuant to Section 27-1900 *et seq.* of the current Zoning Ordinance. Under the prior Zoning Ordinance, the site was in the One-Family Detached Residential (R-55) Zone, which was effective prior to April 1, 2022. Pursuant to Section 27-1903(b) of the Zoning Ordinance, development applications of any type for properties not in the Legacy Comprehensive Design (LCD), Legacy Mixed-Use Community (LMXC), and Legacy Mixed-Use Town Center (LMUTC) Zones may utilize the prior Zoning Ordinance. The subject application qualifies for review under the prior Zoning Ordinance because the subject property is not in the LCD, LMXC, or LMUTC Zones. The applicant complied with the requirements of Section 27-1904 of the Zoning Ordinance, and this application was accepted for review on March 31, 2025, prior to the abrogation date (April 1, 2025) of Section 27-1900, for use of the prior Zoning Ordinance.

A special exception is reviewed and decided by the Prince George's County Zoning Hearing Examiner. Pursuant to Section 27-317(a) of the prior Zoning Ordinance, a special exception may only be approved upon a finding that all of the following standards are met:

**(1) The proposed use and site plan are in harmony with the purpose of this Subtitle;**

**(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**

**(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**

**(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**

**(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**

**(6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

**(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5).**

**B. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.** Pursuant to Section 25-119(a)(2)(B) of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), special exception applications shall include a Type 2 tree conservation plan or a standard letter of exemption.

**C. Prince George's County Tree Canopy Coverage Ordinance.** The property is subject to a minimum percentage of tree canopy coverage, per requirements set forth in Section 25-128, Tree Canopy Coverage Requirements, of the Prince George's County Code.

## II. BACKGROUND

**A. Summary and Request:** A special exception for a building expansion of 2,581.33 square feet of gross floor area and other associated site improvements to an existing church, or similar place of worship use.

**B. Development Data Summary:**

| | EXISTING | EVALUATED |
|---|---|---|
| Zone(s) | RSF-65 (prior R-55) | R-55 |
| Use | Church or similar place of worship | Church or similar place of worship |
| Gross Acreage | 0.62 | 0.62 |
| 100-Year Floodplain (acres) | 0 | 0 |
| Net Lot Acreage | 0.62 | 0.62 |
| Lot(s) | 6 | 6 |
| Parcel(s) | 0 | 0 |
| Dwelling Units | 0 | 0 |
| Gross Floor Area (square feet) | 1,337.67 sq. ft. | 3,919 sq. ft. |

**C. Location and Site Description:** The subject property is located on the east side of Cypresstree Drive, directly across from its intersection with K Street. The 0.62-acre property consists of six lots known as Lot 814, Lot 815, Lot 816, Lot 817, Lot 818, and Lot 819. It is adjacent to single-family detached residential units and another church or similar place of worship. This application requests to expand the existing building used for a church or similar place of worship from Lots 815, 816, and 817 to Lots 814, 818, and 819.

**D. Proposed Use(s):** The subject application proposes to raze 514.34 square feet of the existing building and construct a 3,095.67-square-foot addition. This application is for the expansion of an existing building for a church or similar place of worship

use, from 1,337.67 square feet to 3,919 square feet. Lots 815, 816, and 817 are currently surrounded by a fence which the applicant proposes to raze. In accordance with Section 27-441 of the prior Zoning Ordinance, a church or similar place of worship on a lot less than one acre in size requires a special exception. As detailed below, a use and occupancy permit was issued for a church use prior to the requirement for a special exception becoming effective, which would make the church or other place of worship eligible to certify as a lawful nonconforming use. However, the church has not been certified as a nonconforming use. Accordingly, this special exception application was filed in order to comply with the requirements of Section 27-441.

**E.** **Neighborhood and Surrounding Uses:** The general neighborhood is bordered by Martin Luther King Jr Highway to the south, Sheriff Road to the north, Glen Willow Drive to the east, and Addison Road to the west. The neighborhood is primarily residential, consisting mostly of single-family detached housing in the RSF-65 (prior R-55) Zone. The neighborhood includes other churches in the RSF-65, Commercial, Neighborhood, and Residential, Multifamily-20 (RMF-20) (prior Multifamily Medium Density Residential) Zones distributed throughout the predominantly RSF-65-zoned area, and a community center. The neighborhood also includes a medium-density multifamily residential area zoned RMF-20 along Greig Street; a small area of townhomes zoned Residential, Single-Family-Attached (RSF-A) in its southeast corner; and an area of government offices, a school, and commercial uses in its southwest corner zoned Reserved Open Space (ROS), Commercial, General and Office (CGO) and RMF-20.

The immediate uses surrounding the subject property are as follows:

**North—** Single-family detached dwellings in the RSF-65 (previous R-55) Zone.

**West—** Cypresstree Drive, with single-family detached dwellings and a church or similar place of worship in the RSF-65 (previous R-55) Zone.

**South—** Five vacant lots, with a single-family detached dwelling beyond, in the RSF-65 (previous R-55) Zone.

**East—** Rear yards of single-family detached residential dwellings in the RSF-65 (previous R-55) Zone.

**F.** **History and Previous Approvals:** Prior history of this church or similar place of worship, of which this application is requesting an expansion, is detailed below:

The building is visible in aerial imagery from 1965 onward. Aerial imagery prior to 1965 is available only for 1938 and earlier. The building was constructed in 1940, according to the Maryland Department of Assessments and Taxation.

Prince George's County Council Bill CB-23-1993 became effective on August 31, 1993, requiring special exception approval for a church or similar place of worship use in the R-55 Zone, on a lot less than one acre in size. Prior to that bill's

effective date, a church or similar place of worship was a permitted use irrespective of the lot size.

Council Bill CB-76-1993 became effective on December 31, 1993. This bill altered the special exception requirement to apply only to a church or similar place of worship use in the R-55 Zone, on a lot less than one acre in size.

Permit No. 8376-1992-GU-00, for the use and occupancy of a church in the existing building, was approved by the Prince George's County Department of Permitting, Inspections and Enforcement in 1992, before the effective date of CB-23-1993 and CB-76-1993. The permit was mailed to the applicant after the effective date of CB-23-1993 and CB-76-1993, on November 4, 1993. Since the property's use and occupancy as a church were established through an approved permit before CB-23-1993 went into effect, a special exception was not previously required. However, the proposed expansion and site improvements now necessitate a special exception per the requirements enacted in CB-23-1993 and imposed by Section 27-442 of the prior Zoning Ordinance.

## III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

This application, for the expansion of a building for a church or similar place of worship use through a special exception, is being reviewed in accordance with the prior Zoning Ordinance. The analysis of all required findings for approval are provided below.

**Required Findings**—Section 27-317 of the prior Zoning Ordinance provides the following applicable findings:

**(a) A Special Exception may be approved if:**

**(1) The proposed use and site plan are in harmony with the purpose of this Subtitle.**

The purposes of Subtitle 27 of the Prince George's County Code, as set forth in Section 27-102(a)(1–15) of the prior Zoning Ordinance, are generally to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development; and to ensure adequate public facilities and services.

Staff find that the proposed use is in harmony with the purposes of this subtitle, and will not negatively impact the health, safety, and welfare of the public. The proposed church or similar place of worship expansion will be adequately buffered from surrounding residential uses, in accordance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), which is evaluated further below. The proposed project will bring the current building and its addition into compliance with Americans with Disabilities Act, building code, and zoning requirements. It will also allow more congregants without substantial impact to public facilities. The project also promotes orderly development by

expanding the existing facility, in adherence with the regulations of the prior Zoning Ordinance, as outlined in this technical staff report.

**(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**

As outlined within this technical staff report, this application has demonstrated conformance with the requirements and regulations of the Zoning Ordinance. Specifically, the general findings for approval of all special exceptions contained in Section 27-317(a); additional requirements for specific special exceptions contained in Section 27-341 of the prior Zoning Ordinance; and requirements of the R-55 Zone contained in Part 5, Division 1 and Sections 27-430, 27-441, and 27-442 of the prior Zoning Ordinance are evaluated further in this technical staff report and addressed with recommended conditions of approval, as appropriate.

The application has also demonstrated conformance with the Landscape Manual, the WCO, and the Prince George's County Tree Canopy Coverage Ordinance, as evaluated further in this technical staff report and addressed with recommended conditions of approval, as appropriate.

**(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**

The proposed addition to the church or similar place of worship will not substantially impair the integrity of the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (master plan).

The master plan recommends institutional land uses on the subject property (page 380). This special exception proposes a church or similar place of worship use, which per Section 27-441(b) of the prior Zoning Ordinance, is an institutional use. This special exception conforms to the master plan's land use recommendations for the subject property. The subject property lies in Living Area B, as designated by the master plan. Expansion of a church or similar place of worship use does not impair any of the policies and strategies enumerated for Living Area B, on pages 105 and 106 of the master plan.

Historic Preservation staff noted that the master plan contains goals and policies related to historic preservation (pages 287–296). However, these are not specific to the subject site, or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of

archeological sites within the subject property is low. There are no Prince George's County historic sites or resources on or adjacent to the subject property.

Transportation Planning staff also determined that vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, and consistent with the 2009 *Approved Countywide Master Plan of Transportation*.

**(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**

The proposed use will not have adverse effects on the health, safety, or welfare of residents. Only one additional parking space is proposed, which will provide adequate parking on-site per Section 27-568 of the prior Zoning Ordinance. The safety of vehicular circulation is improved with defined drive aisles, appropriate dimensions for perpendicular and parallel spaces, and pedestrian walks separated from vehicular circulation, in accordance with Sections 27-556, 27-558, and 27-560 of the prior Zoning Ordinance. The use will also be adequately buffered from surrounding residential uses by compliance with the standards of the Landscape Manual, by measures deemed sufficient by the Alternative Compliance Committee, as documented in the recommended Alternative Compliance AC-25002.

**(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**

The proposed use will not be detrimental to the use of surrounding properties. As discussed above, the site will be designed with the required parking and circulation to serve the proposed use. The use will be adequately buffered from surrounding residential uses per the standards of the Landscape Manual, by measures of AC-25002.

**(6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

This project meets the exemption criteria in Section 25-119(b)(5)(A) of the WCO because the site is less than 40,000 square feet in size and does not have a previously approved tree conservation plan. The site received a Standard Letter of Exemption (S-013-2025) from the WCO on February 20, 2025, and it remains valid until February 20, 2030. No additional information is required regarding woodland conservation.

**(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5).**

In conformance with Section 27-296(c)(1)(J) of the prior Zoning Ordinance, an approved Natural Resources Inventory (NRI-140-2024) was submitted with the application. The site contains no regulated environmental features to preserve and/or restore as defined in the prior Prince George's County Subdivision Regulations. Accordingly, this finding is met.

**Additional Requirements for Specific Special Exceptions**—Section 27-341.02 (1-5) of the prior Zoning Ordinance provides the following applicable requirements:

**(a) A church or similar place of worship may be permitted, subject to the following:**

**(1) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;**

The minimum setback requirement of 25 feet, per this section, is met from all lot lines. However, as discussed elsewhere, Section 4.7, Buffering Incompatible Uses, of the Landscape Manual, prescribes more stringent (40-foot) setback requirements, which will apply to the northern, eastern, and southern property lines. Per Section 27-103(a) of the prior Zoning Ordinance, in the case of multiple applicable dimensional standards, the stricter ones must be applied. The front yard setback requirement remains 25 feet, however, in accordance with this section and Section 27-442(e) of the prior Zoning Ordinance, there is no required bufferyard on the property's front yard imposed by the requirements of Section 4.7 of the Landscape Manual. The applicant requested alternative compliance for these bufferyards, in part, to reduce the required building setback to 25 feet along the eastern and northern property lines. The Planning Director recommended approval of the requested alternative compliance, as detailed further in this technical staff report. All other requirements of the Landscape Manual are also evaluated further in this technical staff report.

**(2) When possible, ingress and egress should be located so as to direct traffic away from streets that are internal to a residential subdivision;**

Ingress and egress to the property is via Cypresstree Drive. There is no feasible alternative to the proposed access, as the property only fronts on Cypresstree Drive.

**(3) The applicant shall satisfactorily demonstrate that parking and traffic will not adversely affect adjacent residential neighborhoods;**

All parking is internal to the subject site and will not adversely affect the adjacent residential neighborhoods. Traffic impacts will be minimal, as parking capacity is proposed to be expanded by only one space.

**(4) When possible, there should be no parking spaces or loading areas located in the front yard; and**

The majority of on-site parking will be located to the side of the proposed building. There are three proposed parking spaces in front of the proposed building, as landscape bufferyards and planting islands required by Sections 4.3 and 4.7 of the Landscape Manual limit the number of spaces possible to fit in the main portion of the lot. These spaces will not negatively impact the aesthetic along Cypresstree Drive, as the front parking area will be screened from the street by a required landscape strip. All other parking spaces are located to the side of the building.

**(5) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.**

Per Section 27-442 of the prior Zoning Ordinance, the maximum allowable lot coverage for a church or similar place of worship in the R-55 Zone is 60 percent. The proposed lot coverage is 50.2 percent (13,653 square feet).

**Regulations of the R-55 Zone:** The following regulations of the R-55 Zone are applicable to the proposed project.

**Section 27-420. – Fences and walls**

The existing fence on the property will be razed and replaced with a decorative steel fence. Staff have reviewed the provisions of Section 27-420 of the prior Zoning Ordinance and found that only Section 27-420(a) and (d) apply to the applicant's proposed fence.

**(a) Unless otherwise provided, fences and walls (including retaining walls) more than six (6) feet high shall not be located in any required yard, and shall meet the setback requirements for main buildings. (See Figure 42.) On lots consisting of one (1) acre or less, fences in the front yard shall not be more than four (4) feet high unless a variance is approved by the Board of Appeals. In the case of a corner lot consisting of one (1) acre or less, fences in the front yard or side yard shall not be more than four (4) feet high unless a variance is approved by the Board of Appeals. Fences constructed pursuant to a validly issued building permit prior to October 1, 2008, shall not be**

**deemed nonconforming; however, replacement of an existing fence must comply with the four (4) foot limitation.**

The proposed fence will not exceed 6 feet in height in the rear and side yards, and 4 feet in the front yard. Accordingly, the fence need not comply with the applicable setbacks for main buildings, and no variance is required.

**(d) Walls and fences more than four (4) feet high (above the finished grade, measured from the top of the fence to grade on the side of the fence where the grade is the lowest) shall be considered structures requiring building permits.**

Portions of the proposed fence exceed 4 feet in height, and therefore, will require a building permit.

**Section 27-421.01. – Frontage**

**Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code. Additional provisions are contained in Sections 27-431(d) and (e) and 27-433(e) and (f).**

The proposed project has frontage on and direct vehicular access to Cypresstree Drive.

**Section 27-442. – Regulations**

| | Required | Proposed |
|---|---|---|
| Minimum net lot area | 6,500 square feet | 27,197 square feet |
| Maximum lot coverage | 60 percent | 50.2 percent |
| Minimum lot width at street frontage | 45 feet* | 149.2 feet |
| Minimum lot width at front building line | 65 feet | 170.8 feet |
| Minimum front yard depth | 25 feet** | 25 feet** |
| Minimum side yard depth | 17'/8' (total of both/minimum of either)** | 25 feet* |
| Minimum rear yard depth | 20 feet** | 25 feet** |
| Maximum building height | 35 feet | 30 feet |

**Notes:** *The minimum lot width at street frontage for all other uses in the R-55 Zone is shown as 454 feet in the prior Zoning Ordinance. A copy of the 1991 Zoning Ordinance shows this requirement to be 45 feet, followed by a footnote (Footnote 4) in superscript, with this footnote applying to other lot width standards for the R-55 Zone in the same table. For these reasons, staff

have determined that the standard of 454 feet in the most current copy of the prior Zoning Ordinance was intended to be 45 feet.

**Section 4.7 of the Landscape Manual prescribes a minimum 40-foot building setback, which will apply to the northern, eastern, and southern property lines (i.e., the side and rear yards). The R-55 Zone requires side (17/8 feet (total of both/minimum of either)) and rear (20 feet) yard setbacks. These setbacks required in the R-55 Zone are less than the 40 feet required by the Landscape Manual. Per Section 27-103(a) of the prior Zoning Ordinance, in the case of multiple applicable dimensional standards, the stricter ones must be applied. Therefore, the 40-foot setback requirements apply. However, as discussed below, the applicant has requested alternative compliance from Section 4.7 of the Landscape Manual, to allow for 25-foot building setbacks, and the Planning Director recommends approval. If the alternative compliance is approved, the applicant's proposed setbacks will comply with the applicable setback requirements.

**Section 27-568 – Schedule (number) of spaces required, generally**

In accordance with the parking and loading regulations contained in Section 27-568 of the prior Zoning Ordinance, for churches or similar places of worship, there is one space required for every four seats in the main auditorium, and one space for every four seats in other rooms occupied at the same time as the main auditorium. The church currently has 48 seats, with no seating in additional rooms being occupied at the same time as the main auditorium. The total number of parking spaces required for the church would be 12, based on the current number of seats. Currently, the site contains 19 parking spaces which demonstrates conformance with the requirements of Part 11 of the prior Zoning Ordinance.

The proposed building expansion will increase the number of auditorium seats from 48 to 80, and the number of required parking spaces from 12 to 20. The proposed project will have 20 parking spaces, fulfilling the minimum parking requirements per Section 27-568. Per Section 27-566 of the prior Zoning Ordinance, parking lots with space requirements below 25 overall are required to have one space reserved for the physically handicapped. The proposed project provides one handicap parking space in front of the building. Therefore, the site will continue to comply with Part 11.

## IV. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL

The proposed development is subject to the requirements of the Landscape Manual. Specifically, conformance is required to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. Analysis of conformance with these sections is discussed below:

**Section 4.2, Requirements for Landscape Strips Along Streets**
The proposed project is subject to requirements in Section 4.2 of the Landscape Manual, as the increase in gross floor area will be greater than 10 percent. These applicability criteria are listed in Section 1.1(d) and (f) of the Landscape Manual.

The proposed project meets the requirements of Section 4.2, as demonstrated on Sheet C301 of the submitted landscape plan, by providing above the required numbers of shade trees and shrubs given the property's designation according to the 2014 *Plan Prince George's 2035 Approved General Plan* and linear footage of landscape strip along the street.

**Section 4.3, Parking Lot Requirements**
The proposed project is subject to requirements in Section 4.3 of the Landscape Manual, as it involves an increase in impervious surface, an increase in parking spaces, and a total parking lot area above 7,000 square feet. These applicability criteria are listed in Section 1.1(d) and (g) of the Landscape Manual.

The proposed project meets the requirements of Section 4.3, for parking lot perimeter landscape strips, as demonstrated on Sheet C301 of the submitted landscape plan, by providing above the required numbers of plants and above the required strip width for the site's designation, as stated in Plan 2035.

The proposed project addresses the requirements of Section 4.3, for interior planting for parking lots, as demonstrated on Sheet C301 of the submitted landscape plan, by providing the required number of shade trees, sufficient pervious surface for each shade tree, and an appropriate concentration and distribution of sufficiently-sized planting islands in the parking lot oriented appropriately to parking spaces, as required for the site's designation, as stated in Plan 2035.

The project proposes an insufficient percentage of the total interior landscape area of the parking lot for this requirement. Alternative Compliance AC-25002 addresses this requirement, as described in the Alternative Compliance section below, and has been recommended for approval by the Alternative Compliance Committee and the Planning Director.

**Section 4.7, Buffering Incompatible Uses**
The proposed project is subject to requirements in Section 4.7 of the Landscape Manual, as church or similar places of worship uses are considered incompatible with residential uses by this section. These applicability criteria are listed in Section 1.1(d) and (i) of the Landscape Manual. The proposed project addresses compliance with this section in three separate areas of the subject property, listed below as Bufferyards A, B, and C.

Section 27-103(a) states that in the case of multiple standards applicable to the same aspect of a proposed project, the strictest standard shall apply. At 40 feet each, all 3 bufferyards required by this section of the Landscape Manual are required to be wider than setback requirements imposed by Section 27-341.02(a) of the prior Zoning Ordinance (requirements for church or similar place of worship), and Section 27-442(e) (requirements of the R-55 Zone). Therefore, the requirements for bufferyard width imposed by the Landscape Manual are the applicable setback requirements for the northern, eastern, and southern borders of the property.

Bufferyard A, required by this section to buffer the residential use bordering the property along the southern property boundary, falls short of setback and width requirements. AC-25002 addresses this requirement, as described in the Alternative Compliance section below, and has been recommended for approval by the Alternative Compliance Committee and the Planning Director.

Bufferyard B, required by this section to buffer the residential uses bordering the property along the eastern property boundary, falls short of setback and width requirements. AC-25002 addresses this requirement, as described in the Alternative Compliance section below, and has been recommended for approval by the Alternative Compliance Committee and the Planning Director.

Bufferyard C, required by this section to buffer the residential use bordering the property along the northern property boundary, falls short of setback and width requirements. AC-25002 addresses this requirement, as described in the Alternative Compliance section below, and has been recommended for approval by the Alternative Compliance Committee and the Planning Director.

**Section 4.9, Sustainable Landscaping Requirements**
The proposed project is subject to the requirements of Section 4.9 of the Landscape Manual, as it does not meet exemption requirements specified in Section 1.1(d) of the Landscape Manual. The proposed project meets the requirements of Section 4.9, as demonstrated on Sheet C301 of the submitted landscape plan, by proposing plants in excess of minimum count requirements for each required category, by proposing no invasive species, and by proposing no planting on slopes greater than 3:1.

## V. ALTERNATIVE COMPLIANCE

**Section 4.3, Parking Lot Requirements**
The applicant requests alternative compliance from the requirements of Section 4.3, Parking Lot Requirements, of the Landscape Manual, specifically from the interior parking lot planting requirements. Table 4.3-1, Parking Lot Interior Planting Requirements, requires eight percent of interior planting area for parking lots between 7,000–49,999 square feet in size. The subject property has 8,265 square feet of parking area, and as such, is required to provide 8 percent, or 662 square feet of interior planting area. The applicant proposes 7.6 percent, or 632 square feet of internal planting area.

**REQUIRED: Section 4.3, Interior Planting for Parking Lots 7,000 Square Feet or Larger**

| | |
|---|---|
| Parking lot area | 8,265 square feet |
| Interior planting area required | 8 percent/662 square feet |
| Minimum number of shade trees | 3 |

**PROVIDED: Section 4.3, Interior Planting for Parking Lots 7,000 Square Feet or Larger**

| | |
|---|---|
| Parking lot area | 8,265 square feet |
| Interior planting area provided | 7.6 percent/632 square feet |
| Shade trees provided | 4 |

**Justification of Recommendation**
The proposed plans show 30 square feet less interior planting area than required, for a reduction of 0.4 percent. As an alternative, the applicant has provided an additional shade tree within the provided interior planting area. The parking lot is separated into two areas and the planting areas are distributed throughout both and include shrub and groundcover plantings in addition to the three shade trees required with AC-25002. Both portions of the parking lot are also surrounded by additional tree and shrub plantings, creating an enhanced appearance and visual relief within the parking lot.

The Planning Director finds that given the minor reduction in planting area, provision of the additional shade tree, and additional shrub and groundcover plantings, the applicant's proposal is equally effective as normal compliance, with respect to Section 4.3 of the Landscape Manual.

**Section 4.7, Buffering Incompatible Uses**
The applicant requests alternative compliance from the requirements of Section 4.7, Buffering Incompatible Uses, along the north, east, and south property lines adjacent to single-family detached residential uses. To the south, the property is adjacent to vacant land zoned RSF-65, prior R-55 Zone. Table 4.7-2, Minimum Bufferyard Requirements, requires a Type C bufferyard for a place of worship, which is medium impact, adjoining single-family detached dwellings. Table 4.7-3, Bufferyard Types, requires a minimum building setback of 40 feet, a minimum landscape yard width of 30 feet, and 120 plant units per 100 linear feet of property line for a Type C bufferyard. The applicant proposes an alternative design from these requirements, as follows: along all three bufferyards, the applicant proposes to reduce the required landscape yard from 30 feet to 15 feet; and along northern and eastern bufferyards, reduce the required building setback from 40 feet to 25 feet. The southern bufferyard does not require a decrease in building setback, as the building is set back 75 feet. However, the applicant still proposes to reduce the landscaped yard to 15 feet.

**REQUIRED: Section 4.7, Buffering Incompatible Uses, southern property line, adjacent to a vacant single-family detached residential property (Lots 820–823)**

| | |
|---|---|
| Length of bufferyard | 194 linear feet |
| Minimum building setback | 40 feet |
| Minimum landscape yard | 30 feet |
| Existing trees | 0 percent |
| Fence or wall | 0 linear feet |
| Plant units (120 per 100 linear feet) | 233 |

**PROVIDED: Section 4.7, Buffering Incompatible Uses, southern property line, adjacent to a vacant single family detached residential property (Lots 820–823)**

| | |
|---|---|
| Length of bufferyard | 194 linear feet |
| Minimum building setback | 75 feet |
| Minimum landscape yard | 15 feet |
| Existing trees | 0 percent |
| Fence or wall | 194 linear feet |
| Plant units | 277 |

**Justification of Recommendation**
The proposed place of worship is 75 feet from the southern property line, and the proposed landscape yard is 15 feet wide. To render the proposed bufferyard equally as compliant as the required bufferyard, the applicant has proposed a 6-foot-high, ornamental steel fence along the property line, and a total of 277 plant units, which is 44 more than required. The Planning Director finds that, given the provision of the ornamental fence and additional plant units as well as the configuration of proposed improvements, the applicant's proposal is equally effective as normal compliance, with respect to Section 4.7 of the Landscape Manual for the southern property line.

**REQUIRED: Section 4.7, Buffering Incompatible Uses, eastern property line, adjacent to single-family detached dwellings on Lots 7–10**

| | |
|---|---|
| Length of bufferyard | 151 linear feet |
| Minimum building setback | 40 feet |
| Minimum landscape yard | 30 feet |
| Existing trees | 0 percent |
| Fence or wall | N/A |
| Plant units (120 per 100 linear feet) | 182 |

**PROVIDED: Section 4.7, Buffering Incompatible Uses, eastern property line, adjacent to single-family detached dwellings on Lots 7–10**

| | |
|---|---|
| Length of bufferyard | 151 linear feet |
| Minimum building setback | 25 feet |
| Minimum landscape yard | 15 feet |
| Existing trees | 0 percent |
| Fence or wall | 151 linear feet |
| Plant units | 223 |

**Justification of Recommendation**
The proposed place of worship is 25 feet from the eastern property line, and the proposed landscape yard is 15 feet wide. To render the proposed bufferyard equally as compliant as the required bufferyard, the applicant has proposed a 6-foot-high, ornamental steel fence along the property line, and a total of 223 plant units, which is 41 more than required.

The Planning Director finds that given the provision of the fence and additional plant units, as well as the configuration of proposed improvements, the applicant's proposal is equally effective as normal compliance, with respect to Section 4.7 of the Landscape Manual for the eastern property line.

**REQUIRED: Section 4.7, Buffering Incompatible Uses, northern property line, adjacent to a single-family detached dwelling on Lots 812 and 813**

| | |
|---|---|
| Length of bufferyard | 171 linear feet |
| Minimum building setback | 40 feet |
| Minimum landscape yard | 30 feet |
| Existing trees | 0 percent |
| Fence or wall | N/A |
| Plant units (120 per 100 linear feet) | 206 |

**PROVIDED: Section 4.7, Buffering Incompatible Uses, adjacent to a single-family detached residential use on Lots 812 and 813**

| | |
|---|---|
| Length of bufferyard | 171 linear feet |
| Minimum building setback | 25 feet |
| Minimum landscape yard | 15 feet |
| Existing trees | 0 percent |
| Fence or wall | 171 linear feet |
| Plant units | 256 |

**Justification of Recommendation**
The proposed place of worship is 25 feet from the northern property line, and the proposed landscape yard is 15 feet wide. To render the proposed bufferyard equally as compliant as the required bufferyard, the applicant has proposed a 6-foot-high, ornamental steel fence along the property line, and a total of 256 plant units, which is 50 more than required.

The Planning Director finds that given the provision of the fence and additional plant units, as well as the configuration of proposed improvements, the applicant's proposal is equally effective as normal compliance, with respect to Section 4.7 of the Landscape Manual for the northern property line.

**Recommendation**
The Planning Director recommends APPROVAL of Alternative Compliance AC-25002, for 901 and 903 Cypresstree Drive, from the requirements of Section 4.3, Interior Planting Requirements, and Section 4.7, Buffering Incompatible Uses, of the Landscape Manual, along the northern, eastern, and southern property lines.

## VI. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2024 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

This project meets the exemption criteria in Section 25-119(b) of the WCO because the site is less than 40,000 square feet in size and does not have a previously approved tree conservation plan. The site received a Standard Letter of Exemption (S-013-2025) from the WCO on February 20, 2025, and it remains valid until February 20, 2030. No additional information is required regarding woodland conservation.

There is one specimen tree on the subject property, near the southeast corner. The specimen tree is proposed to be removed to allow for construction of the parking lot. The site is exempt from and is not subject to the specimen tree conservation requirements contained in the WCO.

## VII. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE PRINCE GEORGE'S COUNTY TREE CANOPY COVERAGE ORDINANCE

Prince George's County Council Bill CB-21-2024, for the Tree Canopy Coverage Ordinance, became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, of the Prince George's County Code, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than

2,500 square feet of gross floor area, or disturbance, and requires a grading permit. The subject site is located within the RSF-65 Zone. The Tree Canopy Coverage Ordinance is not subject to the current Zoning Ordinance grandfathering provisions and does not contain any grandfathering provisions for using the prior zoning, except for specified legacy zones or developments that had a previously approved landscape plan demonstrating conformance to tree canopy coverage (TCC) requirements. Therefore, this application is being reviewed for conformance with the TCC requirements for the current property zone, which is RSF-65.

Staff find that the proposed project is in conformance with the applicable provisions of the Tree Canopy Coverage Ordinance for the RSF-65 Zone, which is subject to a minimum TCC of 20 percent, per the requirements set forth in Section 25-128 of the Tree Canopy Coverage Ordinance. The subject site is 0.62 acre in size, requiring 0.12 acre, or 5,439 square feet of TCC. The project proposes 15,175 square feet of TCC on the site, exceeding and satisfying the requirement.

The submitted landscape plan reflects conformance of the site with former TCC requirements for the prior R-55 Zone, which are the same as current requirements for the RSF-65 Zone. The applicant will need to reference the current RSF-65 Zone on the landscape plan, rather than the former R-55 Zone, as the Tree Canopy Coverage Ordinance is separate from the Zoning Ordinance. A condition requiring reference to the RSF-65 Zone in the TCC schedule on the landscape plan has been included in the Recommendation section of this technical staff report.

The submitted landscape plan has a discrepancy between the TCC and planting schedules, with the TCC schedule showing 12 ornamental trees and 89 evergreen trees, and the planting schedule showing 10 ornamental trees and 75 evergreen trees. With the planting schedule's lower counts of trees, the plan still meets TCC requirements, but the applicant will need to clarify which counts are correct and apply them to the TCC calculations. A condition requiring this clarification has been included in the Recommendation section of this technical staff report.

## VIII. SIGNAGE

The following regulations, in Part 12 of the prior Zoning Ordinance, are applicable to the sign proposed with this project. One sign is proposed and will be attached to the front façade of the building.

**Section 27-617. - Institutional – Other than Temporary**

**(a) In any zone (except Comprehensive Design and Mixed Use Zones) where a church; library; school; hospital; fire station; community center; day care center for children; service, fraternal, or civic organizations; or other similar institution is allowed, a sign may be erected. Institutional signs shall meet the following design standards:**

**(1) Maximum area for each sign - 48 square feet.**

The area of the proposed sign is 34.7 square feet, which meets this requirement. Since the sign is attached to the building's front façade, the area of the sign is determined by reducing that of its entire face by

50 percent, to eliminate the spaces between letters, in accordance with Section 27-591(a) of the prior Zoning Ordinance.

**(2) Maximum height - 8 feet above finished grade at base of sign.**

The sign's height is 5 feet and 1 inch, which is less than the maximum of 8 feet above finished grade at base of sign.

**(3) Minimum setback - 15 feet from adjoining land in any Residential Zone (or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone).**

The proposed sign will be set back 25 feet, as it will be attached to the front façade of the building.

**(4) Type allowed - freestanding or attached to a building.**

The proposed sign will be attached to a building.

**(5) Maximum number - 1 per street the property fronts on (must face street frontage).**

The applicant proposes a single sign.

## IX. REFERRAL COMMENTS

The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and are summarized as follows:

A. **Subdivision Section**—In a memorandum dated May 30, 2025 (Gupta to King), the Subdivision Section identified no prior preliminary plan of subdivision (PPS) applicable to the property and stated that the proposed project is exempt from filing a PPS and new final plat. The Subdivision Section also stated that in accordance with Section 24-4503(a)(1) and (3) of the Prince George's County Subdivision Regulations, the property does not have a certificate of adequacy.

B. **Transportation Planning**—In a memorandum dated May 23, 2025 (Udeh to King), the Transportation Planning Section determined that vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, and consistent with the master plan and the 2009 *Approved Countywide Master Plan of Transportation*.

C. **Environmental Planning**—In a memorandum dated May 23, 2025 (Rea to King), the Environmental Planning Section provided an analysis of the special exception and noted that there are no regulated environmental features on the subject property, and that the proposed project is exempt from the WCO.

D. **Historic Preservation**—In a memorandum dated April 24, 2025 (Stabler, Chisholm, and Smith to King), Historic Preservation staff noted that the master plan contains goals and policies related to historic preservation (pages 287–296). However, these are not specific to the subject site, or applicable to the proposed

development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. There are no Prince George's County historic sites or resources on or adjacent to the subject property.

E. **Community Planning**—In a memorandum dated May 21, 2025 (Nair to King), the Community Planning Division found that pursuant to Section 27-317(a)(3) of the prior Zoning Ordinance, this special exception application will not impair the integrity of the master plan.

F. **Permit Review—**In a memorandum dated May 23, 2025 (Jacobs to King), the Permit Review Section provided an analysis of the application and provided the following conditions which have been included in the Recommendation section of this technical staff report:

1. The dimensions of the final building footprint need to be added to Sheet C200 of the special exception site plan.

2. The method of erecting the channel letters of the building sign should be added to the signage sheet.

## X. COMMUNITY FEEDBACK

As of the writing of this technical staff report, no correspondence has been received from the surrounding community.

## XI. RECOMMENDATION

Based on the applicant's statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the required special exception findings, as set forth in the prior Prince George's County Zoning Ordinance. Staff find that the proposed application satisfies the requirements for approval, and that the application will be in conformance with the prior Zoning Ordinance requirements.

Therefore, staff recommend APPROVAL of Special Exception SE-25003 and Alternative Compliance AC-25002, for 901 and 903 Cypresstree Drive, subject to the following condition:

1. Prior to certification of the special exception site plan, the following revisions shall be made:

   a. Label the tree canopy coverage schedule with requirements for the current Residential, Single-Family-65 (RSF-65) Zone, rather than the prior One-Family Detached Residential (R-55) Zone on the landscape plan.

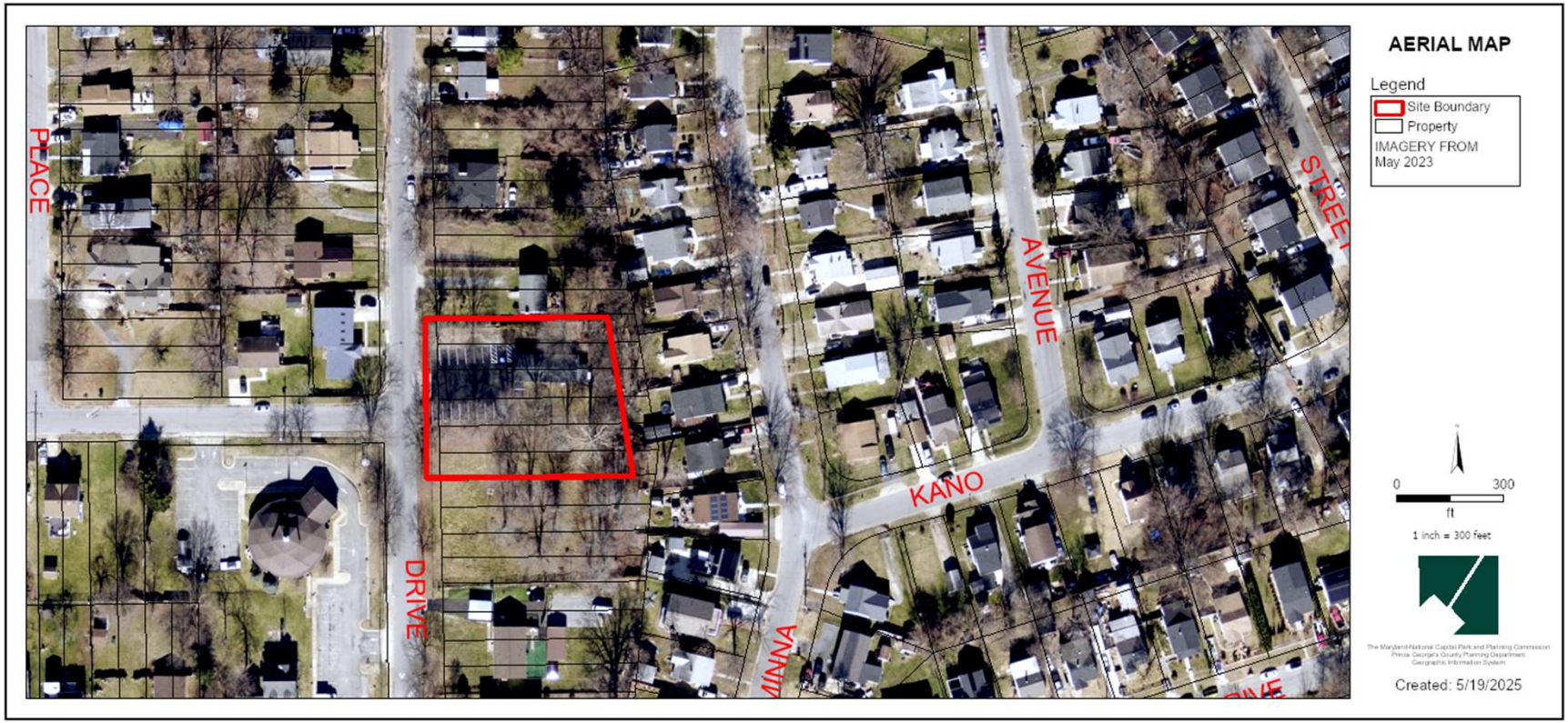
   b. Determine the correct tree counts by type, to clarify the discrepancies between those in the tree canopy coverage (TCC) and planting schedules on the landscape plan. Apply the correct counts to TCC calculations.

# 901 & 903 CYPRESSTREE DRIVE

Special Exception SE-25003

Alternative Compliance AC-25002

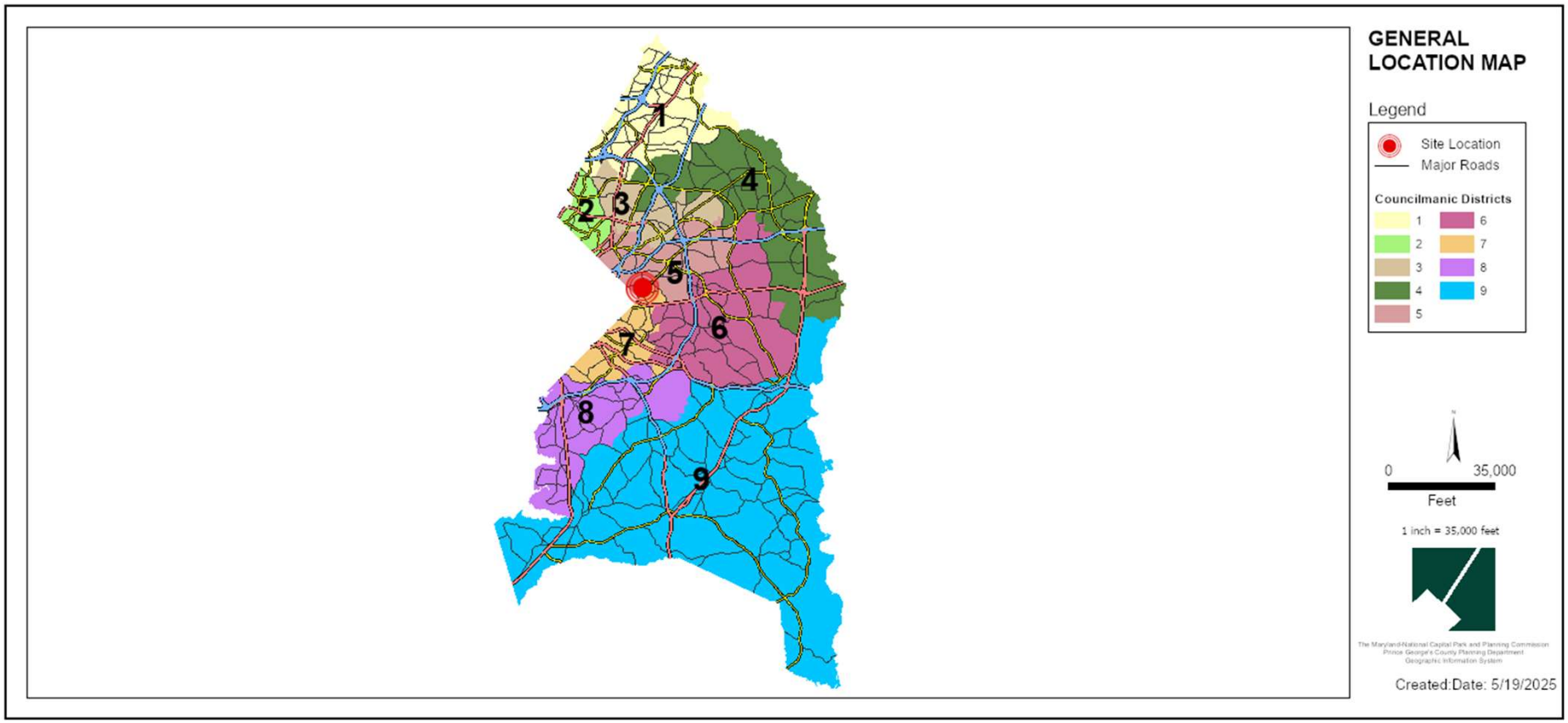
**Staff Recommendation**: APPROVAL with conditions



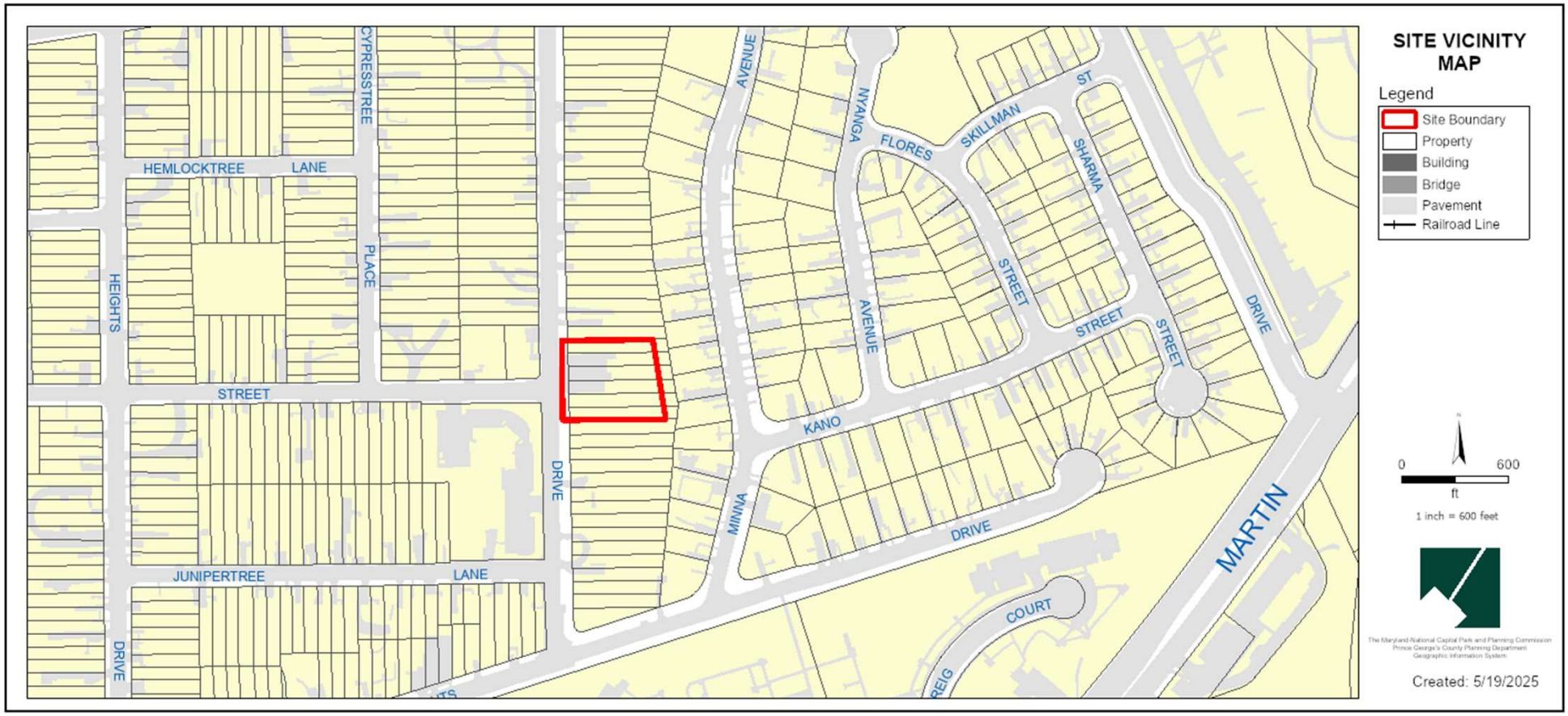
# GENERAL LOCATION MAP

Council District: 05

Planning Area: 072

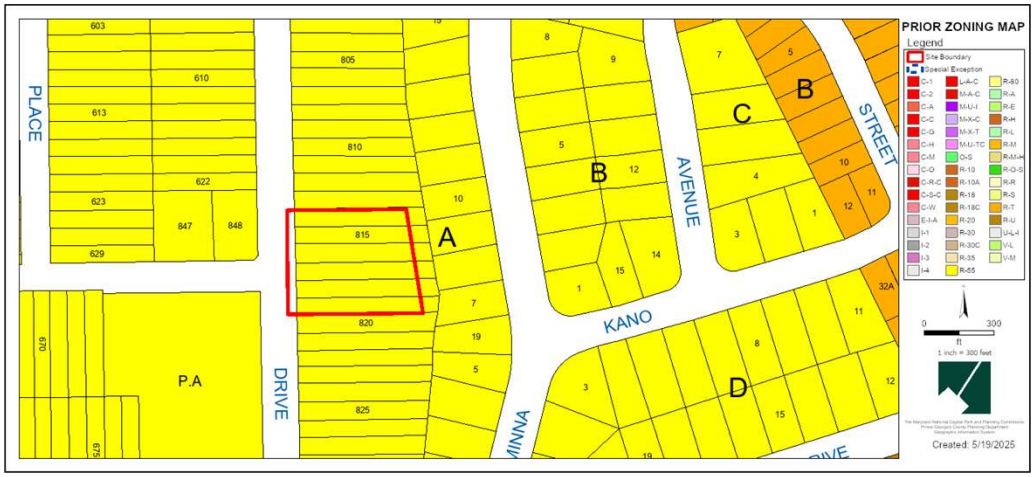


# SITE VICINITY MAP

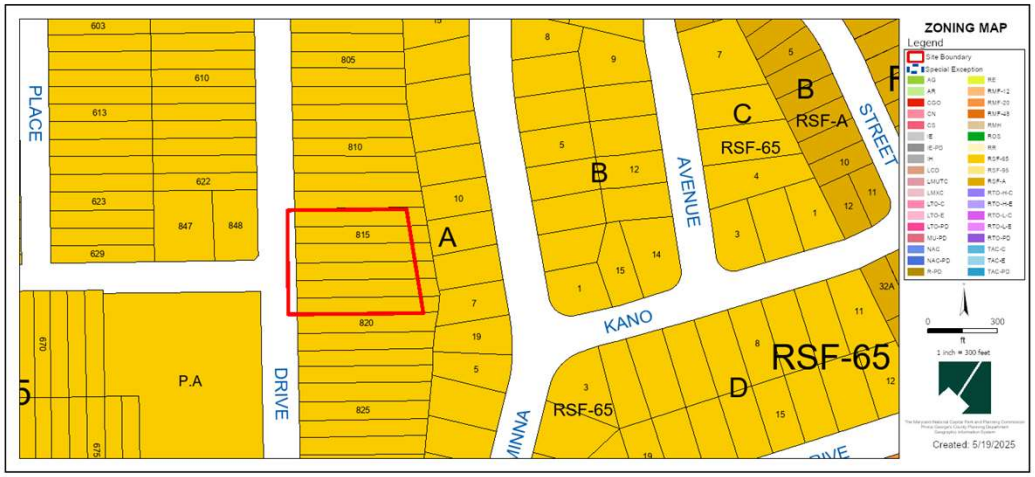


# ZONING MAP (PRIOR AND CURRENT)

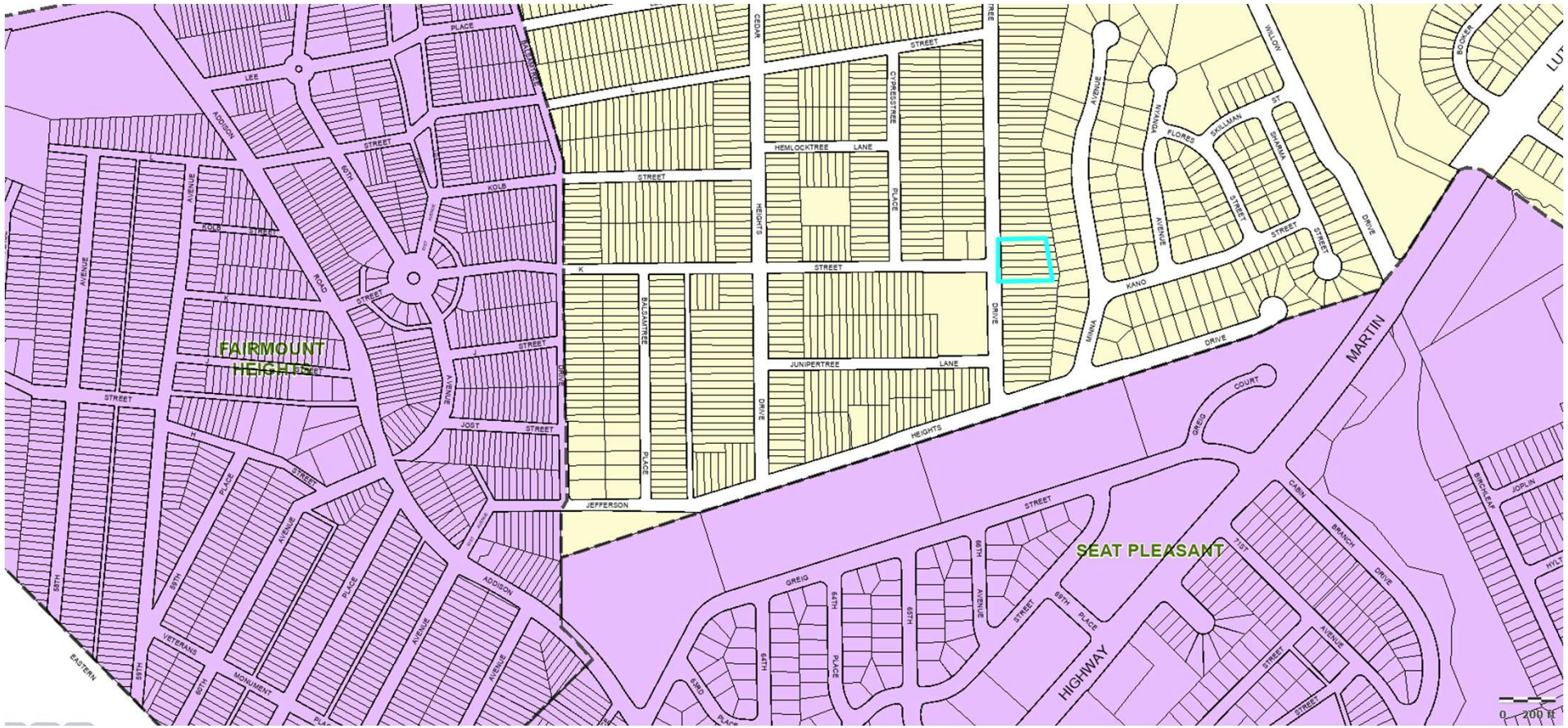
Prior Zoning Map: R-55



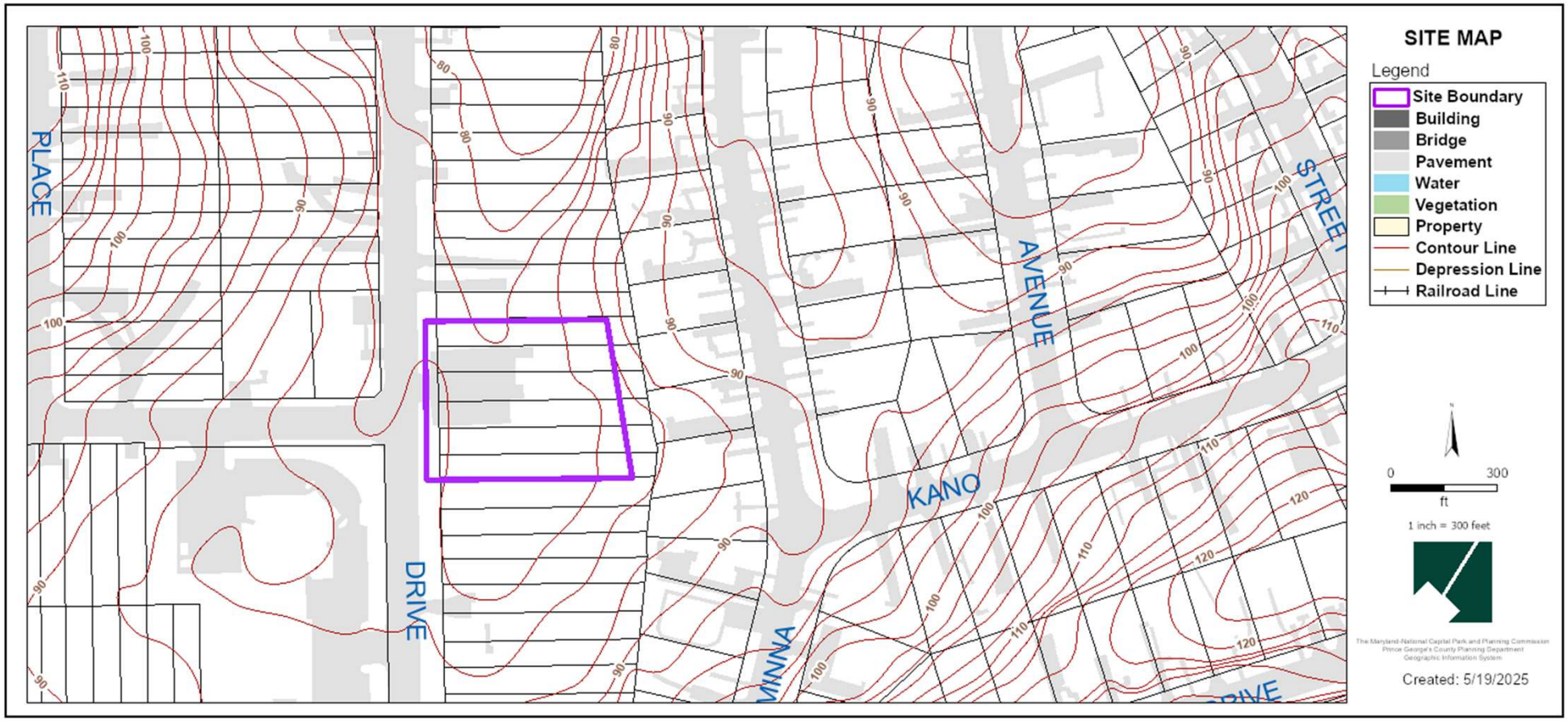

Current Zoning Map: RSF-65



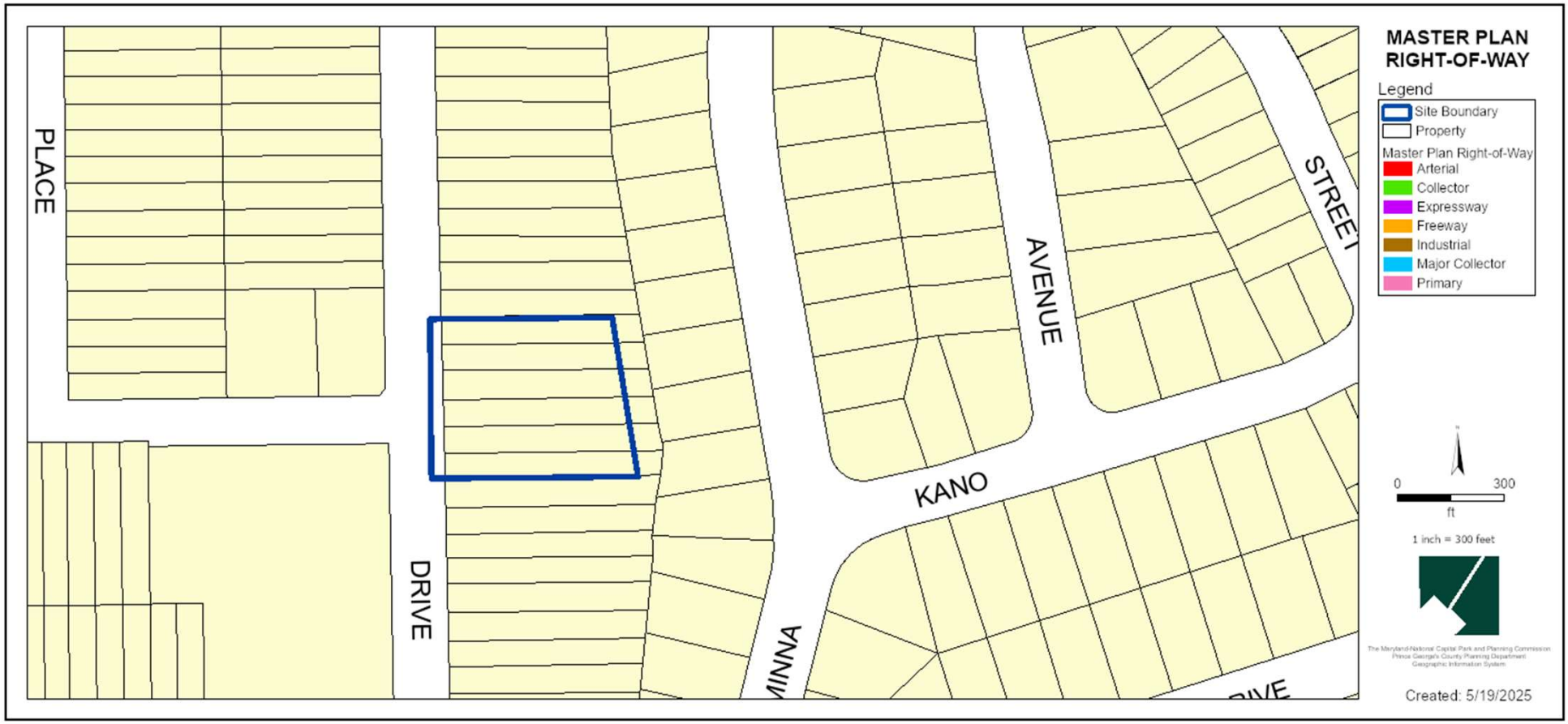
# MUNICIPAL BOUNDARY



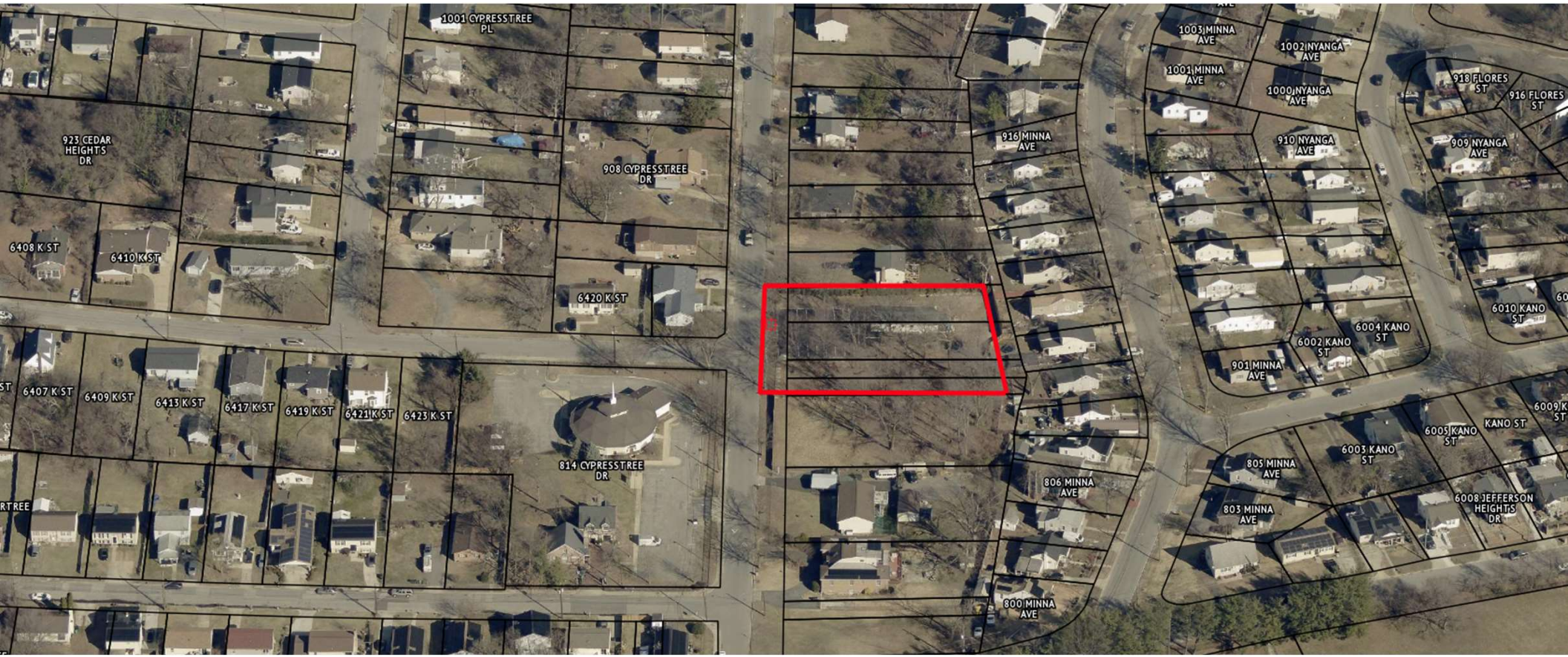
# SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
PLACE
DRIVE
AVENUE
KANO
MINNA
STREET
0
300
ft
1 inch = 300 feet
Created: 5/19/2025

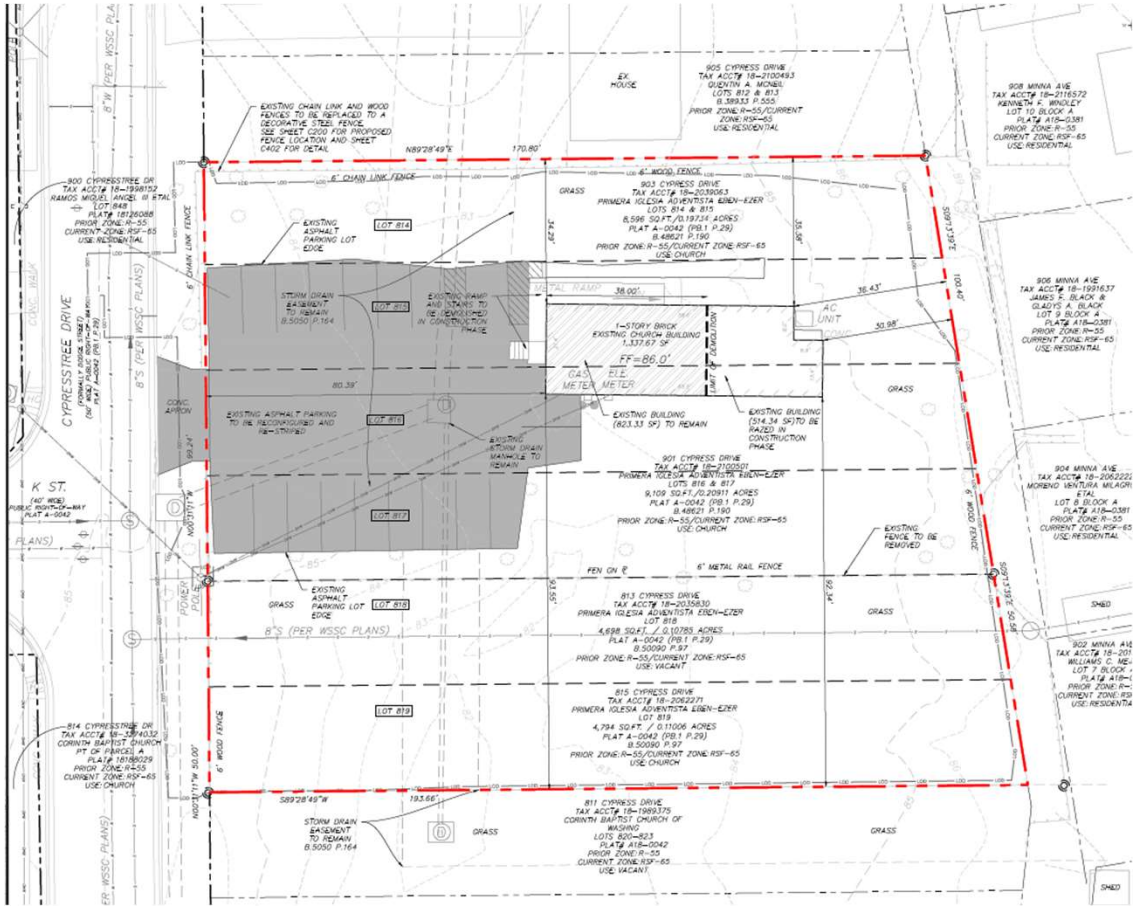
# MASTER PLAN RIGHT-OF-WAY MAP



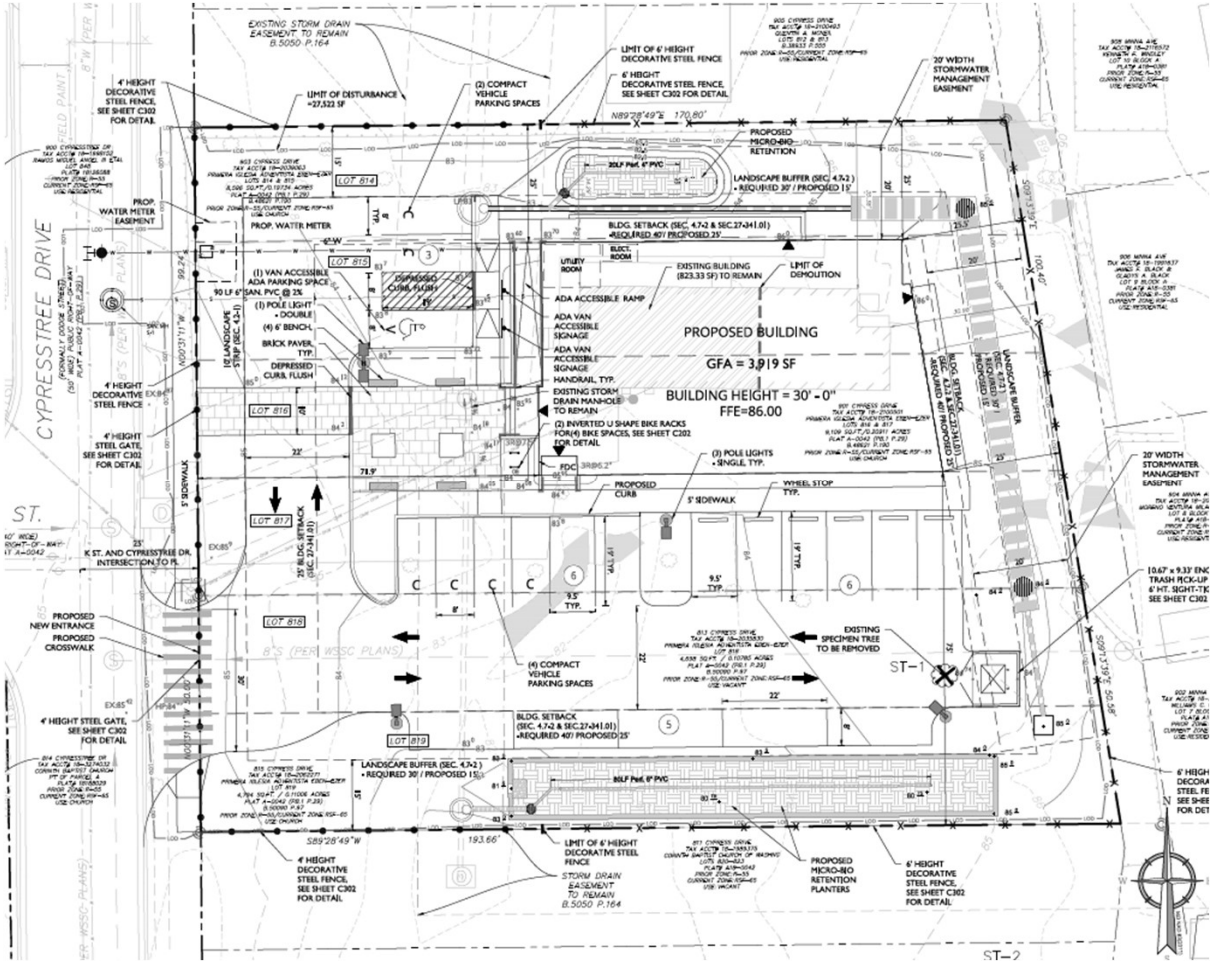
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



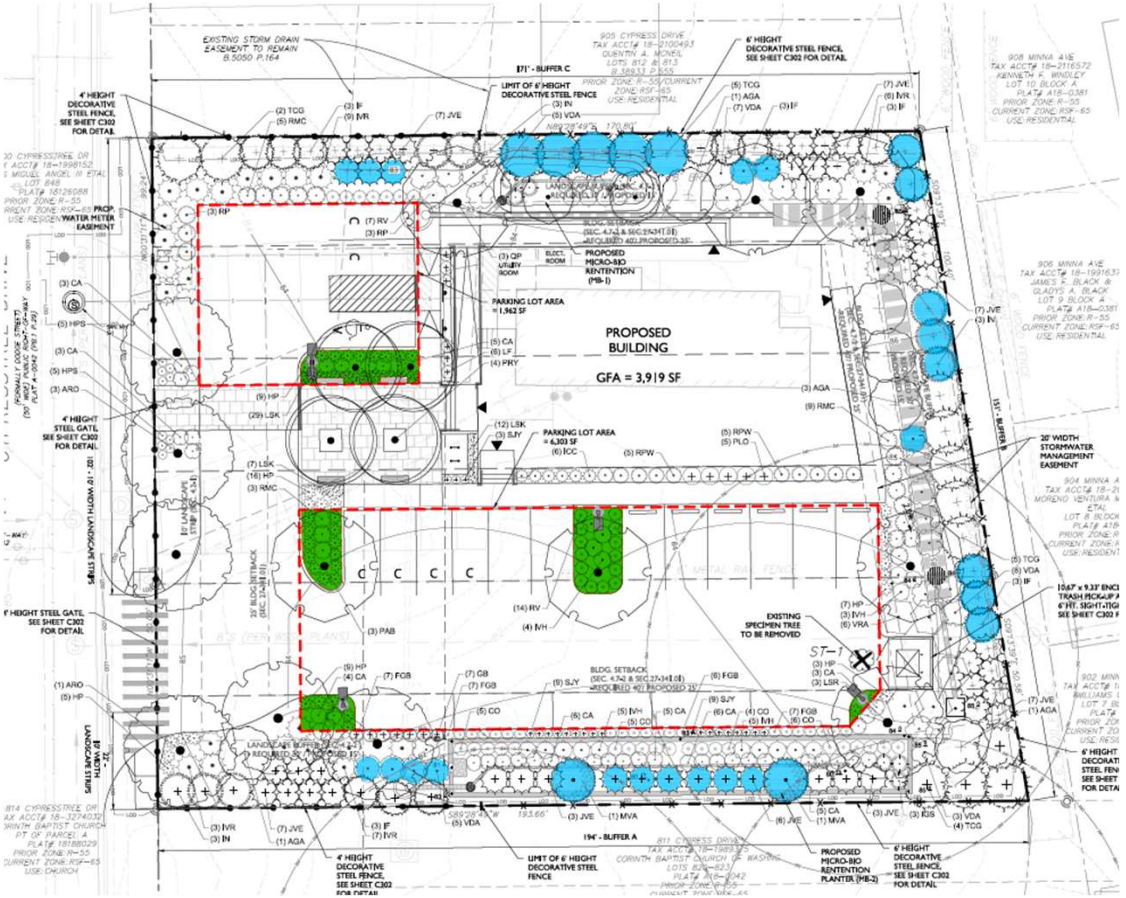
# EXISTING CONDITIONS PLAN



# SITE PLAN


CYPRESSTREE DRIVE
PROPOSED BUILDING
GFA = 3,919 SF
BUILDING HEIGHT = 30' - 0"
FFE=86.00
EXISTING BUILDING (823.33 SF) TO REMAIN
LIMIT OF DEMOLITION
ADA ACCESSIBLE RAMP
ADA VAN ACCESSIBLE SIGNAGE
HANDRAIL, TYP.
EXISTING STORM DRAIN MANHOLE TO REMAIN
(2) INVERTED U SHAPE BIKE RACKS FOR(4) BIKE SPACES, SEE SHEET C202 FOR DETAIL
(3) POLE LIGHTS • SINGLE, TYP.
PROPOSED CURB
5' SIDEWALK
WHEEL STOP TYP.
(4) COMPACT VEHICLE PARKING SPACES
EXISTING SPECIMEN TREE TO BE REMOVED
PROPOSED NEW ENTRANCE
PROPOSED CROSSWALK
4' HEIGHT STEEL GATE, SEE SHEET C302 FOR DETAIL
BLDG. SETBACK (SEC. 4.7-2 & SEC.27-341.01) •REQUIRED 40' PROPOSED 25'
LANDSCAPE BUFFER (SEC. 4.7-2) • REQUIRED 30' / PROPOSED 15'
80LF Pad, 6" PVC
LIMIT OF 6' HEIGHT DECORATIVE STEEL FENCE
STORM DRAIN EASEMENT TO REMAIN B.5050 P.164
PROPOSED MICRO-BIO RETENTION PLANTERS
6' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL
4' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL
20' WIDTH STORMWATER MANAGEMENT EASEMENT
EXISTING STORM DRAIN EASEMENT TO REMAIN B.5050 P.164
LIMIT OF DISTURBANCE =27,523 SF
(2) COMPACT VEHICLE PARKING SPACES
PROPOSED MICRO-BIO RETENTION
PROP. WATER METER EASEMENT
PROP. WATER METER
(1) VAN ACCESSIBLE ADA PARKING SPACE
90 LF 6" SAN. PVC @ 2%
(1) POLE LIGHT • DOUBLE
(4) 6' BENCH
BRICK PAVER, TYP.
DEPRESSED CURB, FLUSH
10' LANDSCAPE STRIP (SEC. 4.2-1)
4' HEIGHT DECORATIVE EXISTING STEEL FENCE
4' HEIGHT STEEL GATE, SEE SHEET C302 FOR DETAIL
5' SIDEWALK
25' BLDG. SETBACK (SEC. 27-341.01)
K ST. AND CYPRESSTREE DR. INTERSECTION, TO FS
ST.
LOT 814
LOT 815
LOT 816
LOT 817
LOT 818
LOT 819
ST-1
ST-2
N89°28'49"E 170.80'
S89°28'49"W 193.66'
N00°31'11"W 99.24'
S00°31'11"E 349.65'
8"S (PER WSSC PLANS)
8"W (PER WSSC PLANS)

# LANDSCAPE PLAN



# ELEVATIONS

MATERIAL LEGEND:

1. SLATE PANEL (VENEER WALL) - LIGHT BROWN (RGB 226-204-189)
2. CONCRETE STAIRS AND RAMP - GRAY (RGB 192-192-192)
3. RAILING - DARK BROWN (RGB 100-072-060)
4. HARDIE PLANK SIDING - ALABASTRO (RGB 237-237-231)
5. SINGLE DOOR - DARK BROWN (RGB 138-100-83)
6. WINDOWS (GLASS) - LIGHT BLUE (RGB 196-222-223)
7. WINDOWS (FRAME) - DARK BROWN (RGB 100-072-060)
8. STOREFRONT (GLASS) - LIGHT BLUE (RGB 196-222-223)
9. STOREFRONT (FRAME) - DARK BROWN (RGB 100-072-060)
10. LOUVER - DARK BROWN (RGB 100-072-060)
11. ALUMINUM GUTTER - DARK BROWN (RGB 100-072-060)
12. DOWNSPOUT - DARK BROWN (RGB 100-072-060)
13. EPDM (FLAT ROOF) - IVORY COLOR (RGB 254-252-239)
14. ASPHALT SHINGLES ROOF - LIGHT BROWN (RGB 226-204-189)
15. ROOF EDGE - DARK BROWN (RGB 100-072-060)

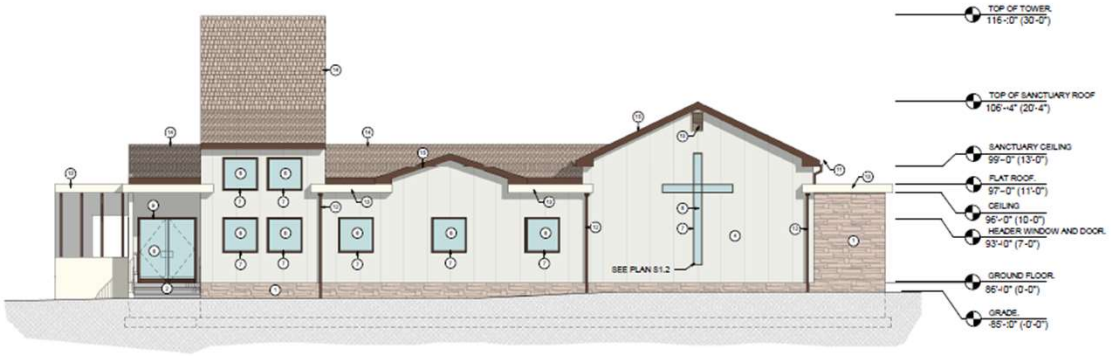
2 EAST ELEVATION-
SCALE: 3/16" = 1'-0"

1 WEST ELEVATION -
SCALE: 3/16" = 1'-0"

# ELEVATIONS

MATERIAL LEGEND:

1. SLATE PANEL (VENEER WALL) - LIGHT BROWN (RGB 225-204-189)
2. CONCRETE STAIRS AND RAMP - GRAY (RGB 192-192-192)
3. RAILING - DARK BROWN (RGB 100-072-060)
4. HARDIE PLANK SIDING - ALABASTRO (RGB 237-237-231)
5. SINGLE DOOR - DARK BROWN (RGB 138-100-63)
6. WINDOWS (GLASS) - LIGHT BLUE (RGB 196-222-223)
7. WINDOWS (FRAME) - DARK BROWN (RGB 100-072-060)
8. STOREFRONT (GLASS) - LIGHT BLUE (RGB 196-222-223)
9. STOREFRONT (FRAME) - DARK BROWN (RGB 100-072-060)
10. LOUVER - DARK BROWN (RGB 100-072-060)
11. ALUMINUM GUTTER - DARK BROWN (RGB 100-072-060)
12. DOWNSPOUT - DARK BROWN (RGB 100-072-060)
13. EPDM (FLAT ROOF) - IVORY COLOR (RGB 254-252-239)
14. ASPHALT SHINGLES ROOF - LIGHT BROWN (RGB 225-204-189)
15. ROOF EDGE - DARK BROWN (RGB 100-072-060)




2 SOUTH ELEVATION -
SCALE: 3/16" = 1'-0"

1 NORTH ELEVATION-
SCALE: 3/16" = 1'-0"

# STAFF RECOMMENDATION

**APPROVAL** with conditions

- Label the tree canopy coverage schedule with requirements for the current Residential, Single-Family-65 (RSF-65) Zone, rather than the prior One Family Detached Residential (R-55) Zone on the landscape plan.
- Determine the correct tree counts by type, to clarify the discrepancies between those in the tree canopy coverage (TCC) and planting schedules on the landscape plan. Apply the correct counts to TCC calculations.

**Major Issues**:

- N/A

**Applicant Required Mailings**:

- Informational Mailing: 01/30/2025
- Acceptance Mailing: 03/25/2025

Colliers Engineering & Design

**VIA ELECTRONIC MAIL**

Ms. Angele L. Bynum
Urban Design Section
Prince George's County Planning Department
Development Review Division
1616 McCormick Drive
Largo, MD 20774

**Case Name, Application (Case) Number:**

901 & 903 Cypress tree Drive
Special Exception: SE-25003
Alternative Compliance: AC-25002

**RE: STATEMENT OF JUSTIFICATION**
**- ALTERNATIVE COMPLIANCE**

Dear Ms. Bynum:

On behalf of our client, Primera Iglesia Adventista Ebenezer 1 (the "Applicant"), David Lee and Colliers Engineering and Design submits this letter in support of Alternative Compliance, AC-25002 and Special Exception, SE-25003. The existing church, or similar place of worship is located at 813, 815, 901, and 903 Cypresstree Drive, Capitol Heights, MD 20743 (the "Property"). The Property is situated on the east side of Cypresstree Drive at its intersection with K Street and encompasses approximately 0.62 acres within the RSF-65 (Residential, Single-Family 65) Zone. It consists of Lots 814 through 819 within the Cedar Heights Subdivision, which was recorded in Land Records as BDS 1-29.

As previously stated, the Property is currently located in the RSF-65 (Residential, Single-Family 65) Zone. Notwithstanding, the Applicant elects to process this Special Exception by utilizing the applicable provisions of the prior Zoning Ordinance and the Property's prior R-55, (One-Family Detached Residential), Zoning pursuant to Section 27-1903 and Section 27-1904 of the New Zoning Ordinance. Due to the site constraints associated with the Property, the full requirements of Section 4.7 of the Landscape Manual are unable to be met. As a result, the Applicant further requests that a companion Alternative Compliance application for the project can be processed with the requested Special Exception application.

**Description of proposed use/request:**

The Property is currently improved with a 1,337.67 square-foot church and its associated parking compound. Information derived from the Maryland Department of Assessments & Taxation indicate that the existing building was constructed in approximately 1940. As part of the requested Special Exception application, approximately 514.34 square feet of the existing church building will

be razed and a new building addition consisting of approximately 3,095.67 square feet is proposed that would result in a total gross floor area of 3,919 square feet. The existing parking compound will be expanded to comply with the parking and driveway aisle width requirements in Part 11 of the Zoning Ordinance. The required parking for the physically handicapped will also be provided in accordance with ADA requirements.

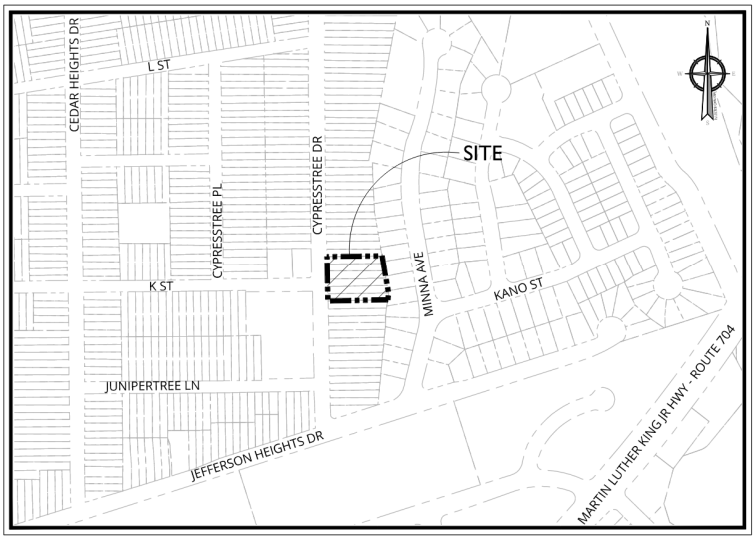
It should be noted that Permit No. 8376-1992-GU was previously issued for the Property by DPIE for a church with 48 seats. However, due to the proposed building addition, a Special Exception application is now required for a church, or similar place of worship under one acre in size in the prior R-55 Zone, in accordance with the use tables provided in Section 27-441(b) of the prior Zoning Ordinance. The subject application will also be required to meet the specific Special Exception requirements contained in Section 27-341.02 for a church, or similar place of worship.

The square footages of the existing and proposed building are as follows:

| | |
|---|---|
| Total GFA of existing building: | 1,337.67 sf |
| Portion of existing building to be razed: | - 514.34 sf |
| Portion of existing building to remain: | 823.33 sf |
| | |
| Proposed new building addition: | 3,095.67 sf |
| Total proposed GFA (823.33 + 3,095.67): | 3,919 sf |

**Description and location of the subject property:**

The property, located at 813, 815, 901, and 903 Cypresstree Drive, Capitol Heights, MD 20743, is situated on the east side of Cypresstree Drive at its intersection with K Street. It encompasses approximately 0.62 acres within the RSF-65 (Residential, Single-Family 65) Zone. The property consists of Lots 814 through 819 within the Cedar Heights Subdivision, which is recorded in Land Records as BDS 1-29.



**Relationship to Requirements in the 2010 Landscape Manual and Variance Request:**

**Section 4.7.(c)(4) –** Consult Table 4.7-3, Bufferyard Types, to determine minimum building setback, minimum landscaped yard, and plant requirements for each bufferyard type.

**Table 4.7-3**

**Bufferyard Types**

| Type | Minimum Building Setback | Minimum Landscaped Yard | Number of Plant Units Required per 100 Linear Feet of Property Line |
|---|---|---|---|
| A | 20 feet | 10 feet | 40 |
| B | 30 feet | 20 feet | 80 |
| C | 40 feet | 30 feet | 120 |
| D | 50 feet | 40 feet | 160 |
| E | 60 feet | 50 feet | 180 |

**RESPONSE:**

We respectfully request a reduction in the required Type C Bufferyards for the north, east, and south property boundaries, decreasing the landscape buffer width from 30 feet to 20 feet and the building setback from 40 feet to 25 feet, in accordance with the 2010 Landscape Manual, Section 4.7(c)(4).This request is based on the constraints of the existing infill lot, the need for functional site access, the incorporation of best practices in accessibility, stormwater management, and aesthetic enhancements. While the proposed modifications deviate from the standard requirements, the site design implements alternative measures to ensure compliance with the intent of the regulations while maintaining functionality, safety, and environmental responsibility.

The site is an existing infill lot, meaning it is surrounded by developed properties, limiting the available space for new construction and requiring a design that carefully balances regulatory requirements with functional needs. Due to the site's size constraints, strict adherence to the standard 30-foot landscape buffer and 40-foot building setback would significantly reduce the buildable area, making it difficult to accommodate essential site features while maintaining compliance with accessibility and safety standards. To ensure efficient use of the site, all vehicular and pedestrian access has been designed to fit within the available space without compromising functionality. All parking spaces are strategically placed in front of the proposed building, which allows for better site circulation and maximizes the available area for landscaping and stormwater management. Additionally, the design incorporates an ADA-accessible parking space and an ADA ramp to facilitate access to the building for individuals with mobility impairments. This ensures compliance with the Americans with Disabilities Act (ADA) and provides an inclusive environment for all users of the site.

Recognizing the importance of maintaining the intent of the landscape buffer, the proposed design includes landscaping enhancements that exceed the minimum requirements. The landscape buffer will incorporate approximately 120% of the required planting units, ensuring that the reduced width does not compromise the visual screening and environmental benefits intended by the regulation. The buffer yards will primarily feature a mix of evergreen trees, complemented by some deciduous trees as well as a combination of deciduous and evergreen shrubs. Furthermore, the site will integrate stormwater management (SWM) micro-bioretention facilities within the landscape buffer to effectively control runoff, reduce impervious surface impacts, and enhance water quality. These facilities will help mitigate any potential stormwater issues caused by the site's constraints while providing additional environmental benefits such as pollutant filtration and groundwater recharge. By including these measures, the proposed design maintains the function and aesthetic quality of the landscape buffer despite the reduced width, ensuring compliance with the intent of the 2010 Landscape Manual.

To further enhance the site's security and visual appeal, a 4-foot-high decorative steel fence and gate will be installed in the front yard, while a 6-foot-high decorative steel fence will be provided along the remaining property boundary. This 6-foot-tall fence will be installed to enhance security for both the property and its neighbors. These enhancements not only contribute to the site's visual appeal and security but also serve as a functional alternative to the full-width buffer, helping to delineate the site while maintaining compliance with local development standards.

**Summary/conclusion of request:**

The proposed reductions in the landscape buffer width and building setback are necessary due to the constraints of the existing infill lot and the need to accommodate essential site functions such as vehicular circulation, pedestrian access, and ADA compliance. Despite these reductions, the site design includes enhanced landscaping, increased planting density, integrated stormwater management facilities, and decorative fencing to ensure that the development remains visually appealing, environmentally responsible, and functionally efficient.

Given these considerations, we respectfully request approval of the proposed modifications, as they align with the intent of the 2010 Landscape Manual while ensuring a well-designed, accessible, and sustainable development.

If there are any questions regarding these responses, please contact us at your earliest convenience.

Sincerely,

**David Lee**
Assistant Project Manager | Civil/Site
david.lee@collierseng.com
Direct: 443 316 6005 | Main: 877 627 3772
7001 Columbia Gateway Suite 200 | Columbia, Maryland 21046

# SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
# M-NCPPC# SE-25003 & AC-25002
FOR
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
# 901 & 903 CYPRESSTREE DRIVE
LOTS 814, 815, 816, 817, 818 & 819
DISTRICT 18
PRINCE GEORGE'S COUNTY, MD

OWNER/DEVELOPER: PRIMERA IGLESIA ADVENTISTA EBEN-EZER
901 & 903 CYPRESSTREE DRIVE, CAPITOL HEIGHTS, MD 20743
PHONE: (240) 398-0365

## GENERAL NOTES:

1. PREVIOUS SUBDIVISION NAME: CEDAR HEIGHTS
2. TOTAL ACREAGE:

| ACCT# | ADDRESS | LOT# | LOT AREA IN ACRES |
|---|---|---|---|
| 18-2039063 | 903 CYPRESS DRIVE | 814-815 | 0.19734 |
| 18-2100501 | 901 CYPRESS DRIVE | 816-817 | 0.20911 |
| 18-2035830 | 813 CYPRESS DRIVE | 818 | 0.10785 |
| 18-2062271 | 815 CYPRESS DRIVE | 819 | 0.11006 |
| | | TOTAL | 0.62436 |

3. CURRENT ZONING: RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65), INSIDE THE CAPITAL BELTWAY
   PRIOR ZONING: R-55 (ONE-FAMILY DETACHED RESIDENTIAL)

   EXISTING USE : CHURCH WITH 48 SEATS
   PROPOSED USE: CHURCH WITH 80 SEATS

4. NUMBER OF LOTS: 6

5. EXISTING BUILDING TO REMAIN = 823.33 SF
   EXISTING BUILDING TO BE DEMOLISHED = 514.34 SF
   TOTAL EXISTING BUILDING = 1,337.67 SF

   EXISTING BUILDING TO REMAIN = 823.33 SF
   BUILDING ADDITION TO EXISTING = 3,095.67 SF
   TOTAL PROPOSED BUILDING GROSS FLOOR AREA = 3,919 SF

6. 200 FO200 FOOT MAP REFERENCE (WSSC): 202NE05

7. TAX MAP NUMBER AND GRID: 66-B2

8. AVIATION POLICY AREA: N/A

9. EXISTING WATER / SEWER DESIGNATION: W-3 / S-3
   PROPOSED WATER / SEWER DESIGNATION: W-3 / S-3

10. STORMWATER MANAGEMENT CONCEPT NUMBER: SIT-00649-2024, APPROVAL DATE: PENDING

11. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: NO

12. MANDATORY PARK DEDICATION REQUIREMENT : NO

13. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO

14. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO

15. WETLANDS: NO

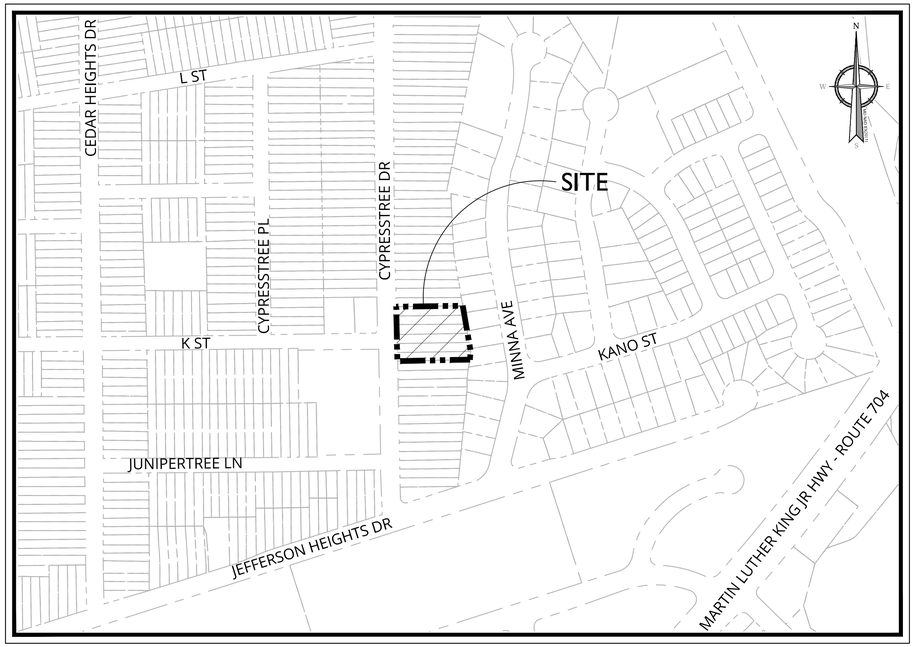
16. 100-YEAR FLOODPLAIN: NO

17. CHESAPEAKE BAY CRITICAL AREA: NO

18. SOURCE OF TOPOGRAPHY: THE TOPOGRAPHY SHOWN ON THIS PLAN WAS FIELD SURVEYED BY UNGER SURVEYING & CONSTRUCTION CORP. ON NOVEMBER, 2024. THE OFFSITE TOPOGRAPHY SHOWN ON THIS PLAN WAS DERIVED FROM M-NCPPC, PRINCE GEORGE'S COUNTY GIS DATA.

19. APPLICANT: COLLIERS ENGINEERING & DESIGN
    7001 COLUMBIA GATEWAY DRIVE SUITE 220
    COLUMBIA, MD 21046
    PHONE: 443.316.6005

    OWNER/DEVELOPER: PRIMERA IGLESIA ADVENTISTA EBEN-EZER , ATTN: MR. JUVER PORTILLO, PASTOR
    1109 DUNOON ROAD
    SILVER SPRING, MD 20903
    PHONE: 240.398.0365




# LOCATION MAP
SCALE: 1" = 200'

200 0 200
SCALE : 1" = 200'
SELECT LINEAR UNIT OF MEASURE

## INDEX OF SHEETS



| SHT. No. | DESCRIPTION |
|---|---|
| C100 | COVER SHEET |
| C101 | APPROVAL SHEET |
| C102 | EXISTING CONDITIONS PLAN |
| C200 | SITE PLAN |
| C201 | SITE DETAILS |
| C202 | SITE DETAILS |
| C300 | LANDSCAPE PLAN |
| C301 | LANDSCAPE PLAN-NOTES & DETAILS |
| C302 | LANDSCAPE PLAN-NOTES & DETAILS |
| C400 | LIGHTING PLAN-PHOTOMETRIC |
| C401 | LIGHTING PLAN-NOTES & DETAILS |



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3/13/2025
DATE:

NAME: TED S. JEONG, PE
MD REGISTERED # 60582
EXP. DATE: 2/9/25


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| REV | DATE | DESCRIPTION |
|---|---|---|
| | | |


STATE OF MARYLAND
SEONWOO TED JEONG
60582
PROFESSIONAL ENGINEER

Seonwoo Ted Jeong
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.


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. 60582 EXPIRATION DATE: 02-09-25

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
M-NCPPC#
SE-25003 & AC-25002

901 & 903
CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND


Colliers
Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
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| PROJECT NUMBER: | DRAWING NAME: |
|---|---|
| 24009070A | C-SPEX-COVR |

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C100

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.


2024/24009070A/Engineering/Site\Civil Exception\C-SPEX-COVR.dwg/C100-COVER SHEET By: DAVID.LEE

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|---|---|---|---|
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STATE OF MARYLAND
SEONWOO TED JEONG
60582
PROFESSIONAL ENGINEER

Seonwoo Ted Jeong
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.

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# SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE M-NCPPC# SE-25003 & AC-25002

## 901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
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| PROJECT NUMBER: | DRAWING NAME: |
|---|---|
| 24009070A | C-SPEX-COVR |

SHEET TITLE:
APPROVAL SHEET

SHEET NUMBER:
C101

2024-24009070A\Engineering\Special Exception\C-SPEX-COVR.dwg(C101 APPROVAL SHEET By:DAVID.LEE

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

EXISTING CHAIN LINK AND WOOD FENCES TO BE REPLACED TO A DECORATIVE STEEL FENCE, SEE SHEET C200 FOR PROPOSED FENCE LOCATION AND SHEET C402 FOR DETAIL

EX. HOUSE

905 CYPRESS DRIVE
TAX ACCT# 18-2100493
QUENTIN A. MCNEIL
LOTS 812 & 813
B.38933 P.555
PRIOR ZONE: R-55/CURRENT ZONE: RSF-65
USE: RESIDENTIAL

908 MINNA AVE
TAX ACCT# 18-2116572
KENNETH F. WINDLEY
LOT 10 BLOCK A
PLAT# A18-0381
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: RESIDENTIAL

N89°28'49"E 170.80'

6' CHAIN LINK FENCE

6' WOOD FENCE

900 CYPRESSTREE DR
TAX ACCT# 18-1998152
RAMOS MIGUEL ANGEL III ETAL
LOT 848
PLAT# 18126088
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: RESIDENTIAL

6' CHAIN LINK FENCE

CYPRESSTREE DRIVE
(FORMALLY DODGE STREET)
(50' WIDE) PUBLIC RIGHT-OF-WAY
PLAT A-0042 (PB.1 P.29)

8"S (PER WSSC PLANS)

8"W (PER WSSC PLANS)

CONC. WALK

POLE

GRASS

903 CYPRESS DRIVE
TAX ACCT# 18-2039063
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOTS 814 & 815
8,596 SQ.FT./0.19734 ACRES
PLAT A-0042 (PB.1 P.29)
B.48621 P.190
PRIOR ZONE: R-55/CURRENT ZONE: RSF-65
USE: CHURCH

LOT 814

EXISTING ASPHALT PARKING LOT EDGE

34.29'

35.58'

S09°13'39"E

100.40'

906 MINNA AVE
TAX ACCT# 18-1991637
JAMES F. BLACK &
GLADYS A. BLACK
LOT 9 BLOCK A
PLAT# A18-0381
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: RESIDENTIAL

STORM DRAIN EASEMENT B.5050 P.164

LOT 815

EXISTING RAMP AND STAIRS TO BE DEMOLISHED IN CONSTRUCTION PHASE

METAL RAMP

38.00'

36.43'

AC UNIT

CONC

30.98'

1-STORY BRICK
EXISTING CHURCH BUILDING
1,337.67 SF
FF=86.0'

GAS METER

ELE. METER

LIMIT OF DEMOLITION

80.39'

CONC. APRON

EXISTING ASPHALT PARKING TO BE RECONFIGURED AND RE-STRIPED

LOT 816

EXISTING BUILDING (823.33 SF) TO REMAIN

EXISTING BUILDING (514.34 SF)TO BE RAZED IN CONSTRUCTION PHASE

GRASS

99.24'

K ST.
(40' WIDE)
PUBLIC RIGHT-OF-WAY
PLAT A-0042

N00°31'11"W

EXISTING STORM DRAIN MANHOLE TO REMAIN

901 CYPRESS DRIVE
TAX ACCT# 18-2100501
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOTS 816 & 817
9,109 SQ.FT./0.20911 ACRES
PLAT A-0042 (PB.1 P.29)
B.48621 P.190
PRIOR ZONE: R-55/CURRENT ZONE: RSF-65
USE: CHURCH

LOT 817

904 MINNA AVE
TAX ACCT# 18-2062222
MORENO VENTURA MILAGRO D ETAL
LOT 8 BLOCK A
PLAT# A18-0381
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: RESIDENTIAL

EXISTING FENCE TO BE REMOVED

6' WOOD FENCE

S09°13'39"E 50.58'

FEN ON P

6' METAL RAIL FENCE

93.55'

92.34'

813 CYPRESS DRIVE
TAX ACCT# 18-2035830
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOT 818
4,698 SQ.FT. / 0.10785 ACRES
PLAT A-0042 (PB.1 P.29)
PB.1 P.29
PRIOR ZONE: R-55/CURRENT ZONE: RSF-65
USE: VACANT

GRASS

SHED

902 MINNA AVE
TAX ACCT# 18-2013522
WILLIAMS C. MEJIA
LOT 7 BLOCK A
PLAT# A18-0381
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: RESIDENTIAL

EXISTING ASPHALT PARKING LOT EDGE

LOT 818

8"S (PER WSSC PLANS)

POWER POLE

815 CYPRESS DRIVE
TAX ACCT# 18-2062271
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOT 819
4,794 SQ.FT. / 0.11006 ACRES
PLAT A-0042 (PB.1 P.29)
PB.1 P.29
PRIOR ZONE: R-55/CURRENT ZONE: RSF-65
USE: CHURCH

LOT 819

814 CYPRESSTREE DR
TAX ACCT# 18-3274032
CORINTH BAPTIST CHURCH
PT OF PARCEL A
PLAT# 18188029
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: CHURCH

6' WOOD FENCE

N00°31'11"W 50.00'

S89°28'49"W 193.66'

STORM DRAIN EASEMENT B.5050 P.164

811 CYPRESS DRIVE
TAX ACCT# 18-1989375
CORINTH BAPTIST CHURCH OF WASHNG
LOTS 820-823
PLAT# A18-0042
PRIOR ZONE: R-55
CURRENT ZONE: RSF-65
USE: VACANT

GRASS

GRASS

SHED

GRASS

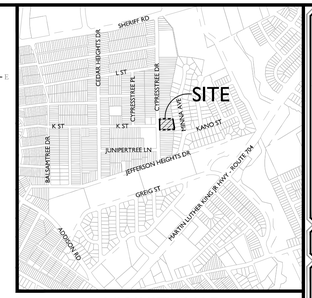
8"W (PER WSSC PLANS)

CONC. WALK

By: DAVID.LEE

2024\24009070A\Engineering\Sheets\Exception\C-SPEX-EXIST.dwg\C102-EXISTING CONDITIONS PLAN

## VICINITY MAP
1" = 1000'




## LEGEND

- PROPERTY BOUNDARY
- PARCEL LINE
- ADJOINING PROPERTY LINE
- EXISTING CONTOURS
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN INLET AND PIPE
- EXISTING TREE
- EXISTING UTILITY POLE
- EXISTING FENCE LINE
- EXISTING OVERHANG WIRE
- EXISTING ASPHALT PARKING LOT
- EXISTING BUILDING TO REMAIN
- LIMIT OF DISTURBANCE

## LOT AREA TABLE

| ACCT# | ADDRESS | LOT# | LOT AREA IN ACRES | LOT AREA IN SQ.FT. |
|---|---|---|---|---|
| 18-2039063 | 903 CYPRESS DRIVE | 814-815 | 0.19734 | 8,596 |
| 18-2100501 | 901 CYPRESS DRIVE | 816-817 | 0.20911 | 9,109 |
| 18-2035830 | 813 CYPRESS DRIVE | 818 | 0.10785 | 4,698 |
| 18-2062271 | 815 CYPRESS DRIVE | 819 | 0.11006 | 4,794 |
| | | TOTAL | 0.62436 | 30,197 |

N
W E
S
(NAD 83/2011)

10 0 10 20
SCALE : 1" = 10'
SELECT LINEAR UNIT OF MEASURE

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| | | | |

STATE OF MARYLAND
SEONWOO TED JEONG
60582
PROFESSIONAL ENGINEER

Seonwoo Ted Jeong
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.

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. 60582 EXPIRATION DATE: 02-09-25

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
M-NCPPC#
SE-25003 & AC-25002

# 901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/04/24 | DHL | SRW |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-EXIST

SHEET TITLE: EXISTING CONDITIONS PLAN

SHEET NUMBER: C102

STORM DRAIN EASEMENT B.5050 P.164

LIMIT OF 6' HEIGHT DECORATIVE STEEL FENCE

6' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

4' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

LIMIT OF DISTURBANCE =27,522 SF

(2) COMPACT VEHICLE PARKING SPACES

N89°28'49"E 170.80'

905 CYPRESS DRIVE
TAX ACCT# 18-2100493
QUENTIN A. MCNEIL
LOTS 812 & 813
B.38933 P.555
PRIOR ZONE:R-55/CURRENT ZONE:RSF-65
USE:RESIDENTIAL

908 MINNA AVE
TAX ACCT# 18-2116572
KENNETH F. WINDLEY
LOT 10 BLOCK A
PLAT# A18-0381
PRIOR ZONE:R-55
CURRENT ZONE:RSF-65
USE:RESIDENTIAL

900 CYPRESSTREE DR
TAX ACCT# 18-1998152
RAMOS MIGUEL ANGEL W ETAL
LOT 848
PLAT# 18126088
PRIOR ZONE:R-55
CURRENT ZONE:RSF-65
USE:RESIDENTIAL

903 CYPRESS DRIVE
TAX ACCT# 18-2039063
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOTS 814 & 815
8,596 SQ.FT./0.19734 ACRES
PLAT A-0042 (PB.1 P.29)
B.48621 P.190
PRIOR ZONE:R-55/CURRENT ZONE:RSF-65
USE: CHURCH

PROPOSED MICRO-BIO RETENTION

Rim=83.0'
20LF Perf. 4" PVC
8" Atrium Grate
Rim=82.5'
ESDv Overflow

LANDSCAPE BUFFER (SEC. 4.7-2 ) - REQUIRED 30' / PROPOSED 15'

LOT 814

LOT 815

LOT 816

LOT 817

LOT 818

LOT 819

PROP. WATER METER

6" W

(1) VAN ACCESSIBLE ADA PARKING SPACE

90 LF 6" SAN. PVC @ 2%

(1) POLE LIGHT - DOUBLE

(4) 6' BENCH,

BRICK PAVER, TYP.

DEPRESSED CURB, FLUSH

10' LANDSCAPE STRIP (SEC. 4.2-1)

BLDG. SETBACK (SEC. 4.7-2 & SEC.27-341.01) -REQUIRED 40'/ PROPOSED 25'

8" Outlet or orifice plate

UTILITY ROOM

ELECT. ROOM

EXISTING BUILDING (823.33 SF) TO REMAIN

LIMIT OF DEMOLITION

ADA ACCESSIBLE RAMP

ADA VAN ACCESSIBLE SIGNAGE

ADA VAN ACCESSIBLE SIGNAGE

HANDRAIL, TYP.

EXISTING STORM DRAIN MANHOLE TO REMAIN

PROPOSED BUILDING

GFA = 3,919 SF

BUILDING HEIGHT = 30' - 0"

FFE=86.00

(2) INVERTED U SHAPE BIKE RACKS FOR(4) BIKE SPACES, SEE SHEET C202 FOR DETAIL

(3) POLE LIGHTS - SINGLE, TYP.

FDC

3R@6.2"

3R@7.5"

PROPOSED CURB

WHEEL STOP TYP.

5' SIDEWALK

19' TYP.

9.5' TYP.

8'

22'

71.9'

25' BLDG. SETBACK (SEC. 27-341.01)

25' K ST. AND CYPRESSTREE DR. INTERSECTION TO PL

PROPOSED NEW ENTRANCE

PROPOSED CROSSWALK

4' HEIGHT STEEL GATE, SEE SHEET C302 FOR DETAIL

(4) COMPACT VEHICLE PARKING SPACES

RAILING FOR FALL PROTECTION THIS SIDE OF MB2

813 CYPRESS DRIVE
TAX ACCT# 18-2035830
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOT 818
4,698 SQ.FT. / 0.10785 ACRES
PLAT A-0042 (PB.1 P.29)
PB.1 P.29
PRIOR ZONE:R-55/CURRENT ZONE:RSF-65
USE: VACANT

815 CYPRESS DRIVE
TAX ACCT# 18-2062271
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOT 819
4,794 SQ.FT. / 0.11006 ACRES
PLAT A-0042 (PB.1 P.29)
PB.1 P.29
PRIOR ZONE:R-55/CURRENT ZONE:RSF-65
USE: CHURCH

814 CYPRESSTREE DR
TAX ACCT# 18-3274032
CORINTH BAPTIST CHURCH
PT OF PARCEL A
PLAT# 18188029
PRIOR ZONE:R-55
CURRENT ZONE:RSF-65
USE: CHURCH

BLDG. SETBACK (SEC. 4.7-2 & SEC.27-341.01) -REQUIRED 40'/ PROPOSED 25'

LANDSCAPE BUFFER (SEC. 4.7-2 ) - REQUIRED 30' / PROPOSED 15'

Rim=82.3', Redundant Overflow
80LF Perf. 6" PVC
8" Atrium Grate
Rim=81.5'
ESDv Overflow

Inv. ±76.0

S89°28'49"W 193.66'

4' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

LIMIT OF 6' HEIGHT DECORATIVE STEEL FENCE

811 CYPRESS DRIVE
TAX ACCT# 18-1989375
CORINTH BAPTIST CHURCH OF WASHING
LOTS 820-823
PLAT# A18-0042
PRIOR ZONE:R-55
CURRENT ZONE:RSF-65
USE: VACANT

PROPOSED MICRO-BIO RETENTION PLANTERS

6' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

901 CYPRESS DRIVE
TAX ACCT# 18-2100501
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
LOTS 816 & 817
9,109 SQ.FT./0.20911 ACRES
PLAT A-0042 (PB.1 P.29)
B.48621 P.190
PRIOR ZONE:R-55/CURRENT ZONE:RSF-65
USE: CHURCH

906 MINNA AVE
TAX ACCT# 18-1991637
JAMES F. BLACK & GLADYS A. BLACK
LOT 9 BLOCK A
PLAT# A18-0381
PRIOR ZONE:R-55
CURRENT ZONE:RSF-65
USE:RESIDENTIAL

904 MINNA AVE
TAX ACCT# 18-2062222
MORENO VENTURA MILAGRO D ETAL
LOT 8 BLOCK A
PLAT# A18-0381
PRIOR ZONE:R-55
CURRENT ZONE:RSF-65
USE:RESIDENTIAL

902 MINNA AVE
TAX ACCT# 18-2013522
WILLIAMS C. MEJIA
LOT 7 BLOCK A
PLAT# A18-0381
PRIOR ZONE:R-55
CURRENT ZONE:RSF-65
USE:RESIDENTIAL

S09°13'39"E 100.40'

100' LF 60" CMP w/ 8" Outlet

100' +/- Swale

S09°13'39"E 50.58'

10.67' x 9.33' ENCLOSED TRASH PICK-UP AREA WITH 6' HT. SIGHT-TIGHT FENCE, SEE SHEET C302 FOR DETAIL

6' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

LANDSCAPE BUFFER (SEC. 4.7-2 ) - REQUIRED 30' / PROPOSED 15'

BLDG. SETBACK (SEC. 4.7-2 & SEC.27-341.01) -REQUIRED 40' PROPOSED 25'

N00°31'11"W 50.00'

EX:85.42

HP:84.42

K ST. (40' WIDE) PUBLIC RIGHT-OF-WAY PLAT A-0042

CYPRESSTREE DRIVE (50' WIDE) PUBLIC RIGHT-OF-WAY PLAT A-0042 (PB.1 P.29)

8"W (PER WSSC PLANS)

8"S (PER WSSC PLANS)

CONC. WALK

FIELD PAINT

SAN. MH S-1

99.24'

N00°31'11"W

## VICINITY MAP

1" = 1000'

SITE

SHERIFF RD
CEDAR HEIGHTS DR
L ST
CYPRESSTREE DR
MINNA AVE
K ST
KANO ST
JUNIPERTREE LN
JEFFERSON HEIGHTS DR
BALSAMTREE DR
GREG ST
MARTIN LUTHER KING JR HWY
ROUTE 704
ANDERSON RD

## DEVELOPMENT STANDARDS - PRIOR ZONE: R-55

**Development Standards Table**
Zone: R-55 (One-Family Detached Residential)

| USE: CHURCH | RATE | MIN. REQUIRED | MAX. ALLOWED | PROPOSED |
|---|---|---|---|---|
| **Area and Bulk Requirements** | | | | |
| *Sec. 27-442 & Sec. 27-341.02* | | | | |
| Lot Size | | 6,500 sf | -- | 27,197 sf 0.62 ac |
| Lot Width | | 0 feet | -- | 170.8 feet |
| Lot Width at Frontage | | 45 feet | -- | 149.2 feet |
| Lot Coverage | | -- | 60% | 50.2% |
| Front Yard Setbacks | | 25 feet [1] | -- | 25 feet |
| Side Yard Setbacks | | 25 feet [1] | -- | 25 feet |
| Rear Yard Setbacks | | 25 feet [1] | -- | 25 feet |
| Building Height | | -- | 35 feet [2] | 30 feet |

| USE: CHURCH | RATE | MIN. REQUIRED | MAX. ALLOWED | PROPOSED |
|---|---|---|---|---|
| **Parking Space Requirements** | | | | |
| *Sec. 27-568* | | | | |
| Vehicle Parking Spaces (Standard) | 1.0 sp per 4 seats in main | 13 spaces | -- | 13 spaces |
| Vehicle Parking Spaces (Compact) | 1/3 of the required number of parking spaces | -- | 6 spaces [4] | 6 spaces |
| Vehicle Parking Spaces (Handicap) | 1.0 sp per 25 sp | 1 spaces | -- | 1 spaces |
| **Total Vehicle Parking Spaces** | **1.0 sp per 4 seats in main** | **20 spaces** | | **20 spaces [3]** |
| **Loading Space Requirements** | | | | |
| *Sec. 27-568* | | | | |
| Vehicle Parking Spaces | | None | -- | 0 spaces |

[1] The minimum setback for all buildings shall be twenty-five (25) feet from each lot line per Sec. 27-341.02 due to the Church Use requires the Special Exception.
[2] The height of churches or similar places of worship may be increased to eighty (80) feet, provided that, for each one (1) foot increase in height, every yard is increased by one (1) foot.
[3] Total 20 parking spaces to be allocated for proposed 80 seats. The parking spaces to the north and south encroach into the landscape buffer area, and a waiver may be required to address this issue.
[4] Up to one-third (1/3) of the required number of parking spaces in any parking lot may be compact car spaces per Sec. 27-559.

## LEGEND

- SPECIAL EXCEPTION/ PROPERTY BOUNDARY
- PARCEL LINE
- ADJOINING PROPERTY LINE
- EXISTING CONTOURS
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN INLET AND PIPE
- EXISTING UTILITY POLE
- EXISTING FENCE LINE
- EXISTING OVERHANG WIRE
- LIMIT OF DISTURBANCE
- PROP. DOOR
- PROP. 6' HEIGHT STEEL FENCE
- PROP. 4' HEIGHT STEEL FENCE
- PARKING STALL COUNT
- ADA VAN ACCESSIBLE STALL
- COMPACT VEHICLE PARKING SPACE
- PROP. CONTOUR
- VEHICLE CIRCULATION
- 6' BENCH
- STEEP SLOPES GREATER THAN 15% SLOPES
- POLE LIGHT - SINGLE
- POLE LIGHT - DOUBLE
- EXISTING BUILDING TO REMAIN
- PROP. STORM PIPE
- PROP. STORM DRAIN STRUCTURE
- PROP. STORM DRAIN INTLET
- PROP. 6" WATER LINE
- PROP. 6" SEWER LINE
- PROP. SEWER MANHOLE
- PROP. MICRO-BIO RETENTION FACILITY

## GENERAL NOTES:

1. ALL EXISTING BUILDINGS ON ABUTTING PROPERTIES WITHIN 200 FEET OF A PROPERTY LINE MOSTLY RESIDENTIAL. A CHURCH EXIST ACROSS THE CYPRESSTREE DRIVE.

10 0 10 20
SCALE : 1" = 10'
SELECT LINEAR UNIT OF MEASURE

N 0°31'11" W 50.00' (PLAT)

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| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| | | | |

STATE OF MARYLAND
SEONWOO TED JEONG
60582
PROFESSIONAL ENGINEER

Seonwoo Ted Jeong
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LICENSE NUMBER: 60582
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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. 60582 EXPIRATION DATE: 02-09-25

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE M-NCPPC# SE-25003 & AC-25002

# 901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, PC DOING BUSINESS AS MASER CONSULTING

| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/04/24 | DHL | SRW |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-SITE

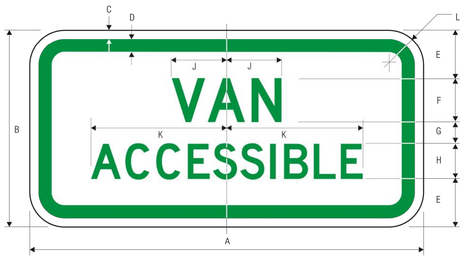
SHEET TITLE: SITE PLAN

SHEET NUMBER: C200

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



2024\24009070A\Engineering\Sheet Files\Exports\C-SPEX-SITE.dwg|C200-SITE PLAN By: DAVID LEE




R7-8a
VAN ACCESSABLE

SHA REFERENCES
MdMUTCD SECTION - 2B.39, 2B.40, 7B.14

| | A | B | C | D | E | F | G | H | J | K | L |
|---|---|---|---|---|---|---|---|---|---|---|---|
| C | 12 | 6 | .375 | .438 | 1.5 | 1.5 D | .5 | 1 D | 1.871 | 3.859 | 1.5 |
| | 18 | 9 | .375 | .438 | 2.25 | 2 D | 1 | 1.5 D | 2.493 | 5.784 | 1.5 |

PARKING APPLICATION

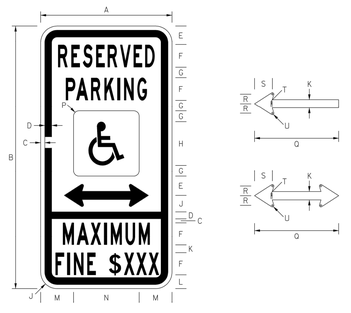
COLORS: LEGEND — GREEN (RETROREFLECTIVE) OR BLACK
BACKGROUND — WHITE (RETROREFLECTIVE)

DIRECTIONAL APPLCATION

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — BLUE (RETROREFLECTIVE)

## VAN ACCESSIBLE SIGNAGE (MDSHA STANDARD NO. R7-8a )

SCALE: NTS




NOTES:
1. ARROW MAY BE REMOVED IF NECESSARY.
2. FOR SYMBOL DESIGN REFER TO THE APPENDIX-GRID SECTION FROM FHWA'S STANDARD HIGHWAY SIGNS BOOK-APPENDIX SECTION.

| SIGN SIZE | DIMENSIONS (INCHES) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | A | B | C | D | E | F | G | H | J | K |
| STD | 12 | 24 | 3/8 | 5/8 | 1-3/4 | 2B | 1 | 4 | 1-1/2 | 3/4 |

| SIGN SIZE | DIMENSIONS (INCHES) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | L | M | N | P | Q | R | S | T | U |
| STD | 1-1/4 | 3 | 6 | 1/2 | 7-11/16 | 7/8 | 1-5/8 | 1/8 | 9/64 |

REFERENCES
MdMUTCD SECTION - 2B.39, 2B.40, 2B.41, 7B.14

COLORS
LEGEND - GREEN
BACKGROUND - WHITE
HANDICAP INLAY - WHITE ON BLUE

APPROVED Tom Hicks (signature on file)
DIRECTOR - OFFICE OF TRAFFIC AND SAFETY

| APPROVAL • SHA REVISIONS | APPROVAL • FEDERAL HIGHWAY ADMINISTRATION |
|---|---|
| APPROVAL 03/23/2009 | APPROVAL |
| REVISED | REVISED |
| REVISED | REVISED |
| REVISED | REVISED |

**Maryland Department of Transportation**
**STATE HIGHWAY ADMINISTRATION**
MARYLAND STANDARD HIGHWAY SIGNS
**RESERVED PARKING (HANDICAP SYMBOL)**
**MAXIMUM FINE $XXX**

SIGN NUMBER R7-8(3)

## ADA ACCESSIBLE SIGNAGE (MDSHA STANDARD NO. R7-8(3))

SCALE: NTS

D9-6
HANDICAPPED ACCESSIBLE

SHA "FOR SYMBOL DESIGN REFER TO THE APPENDIX-GRID SECTION FROM FHWA'S STANDARD HIGHWAY SIGNS BOOK -APPENDIX SECTION
Smaller size panels may be used as applicable within terminal areas

| A | B | C | D | E |
|---|---|---|---|---|
| 18 | .5 | 1.5 | 15 | 1.5 |
| 24 | .5 | 2 | 20 | 1.5 |
| 30 | .75 | 2.5 | 25 | 1.875 |

SHA REFERENCES
MdMUTCD SECTION - 2D.45, 2E.51, 2E.52

COLORS: SYMBOL WHITE (RETROREFLECTIVE)
BACKGROUND BLUE (RETROREFLECTIVE)

## ADA ACCESSIBLE SIGN FOR PAVEMENT (MDSHA STANDARD NO. D9-6 )

SCALE: NTS

NOTE: ARROW PLATE IS OPTIONAL. MAY BE USED WHEN IT IS NECESSARY TO OFFSET SIGN LOCATION DUE TO ACCESS RAMP.

| SIGN SIZE | DIMENSIONS (INCHES) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | A | B | C | D | E | F | G | H | J |
| STANDARD | 12 | 18 | 3/8 | 1-3/4 | 2-1/20 | 1 | 2C | 1-1/2 | 6 |

| SIGN SIZE | DIMENSIONS (INCHES) | | | | | | |
|---|---|---|---|---|---|---|---|
| | K | L | M | N | P | Q | R |
| STANDARD | 6-1/2 | 1-5/8 | 7/8 | 1/8 | 3/4 | 9/64 | 30° |

REFERENCES
MdMUTCD SECTION - 2B.39, 2B.40, 2B.41, 5B.05, 7B.14

COLORS
LEGEND - RED
BACKGROUND - WHITE

APPROVED Tom Hicks (signature on file)
DIRECTOR - OFFICE OF TRAFFIC AND SAFETY

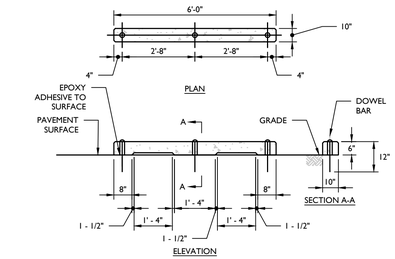
| APPROVAL • SHA REVISIONS | APPROVAL • FEDERAL HIGHWAY ADMINISTRATION |
|---|---|
| APPROVAL 03/23/2009 | APPROVAL |
| REVISED | REVISED |
| REVISED | REVISED |
| REVISED | REVISED |

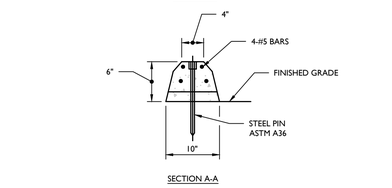
**Maryland Department of Transportation**
**STATE HIGHWAY ADMINISTRATION**
MARYLAND STANDARD HIGHWAY SIGNS
**NO PARKING IN ACCESS AISLE**

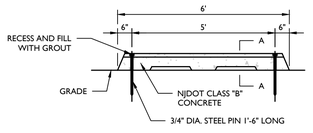
SIGN NUMBER R8-1(2)

## NO PARKING IN ACCESSIBLE AISLE SIGNAGE (MDSHA STANDARD NO. R8-1(2))

SCALE: NTS

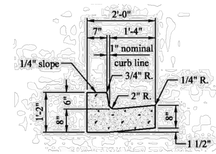


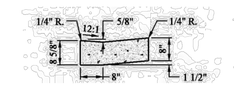

## CONCRETE WHEEL STOP DETAIL

SCALE: NTS



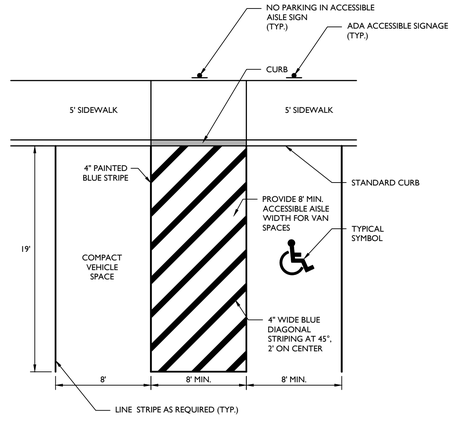

## STANDARD CURB AND GUTTER (DPWT.STD-300.01)

SCALE: NTS



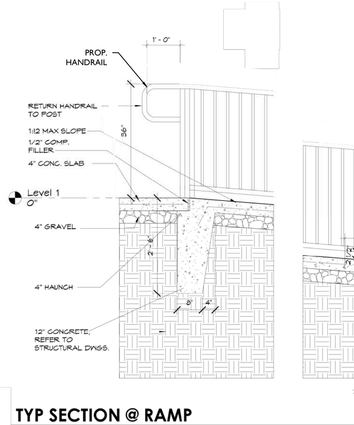

## DEPRESSED CURB AND GUTTER (DPWT.STD-300.01)

SCALE: NTS



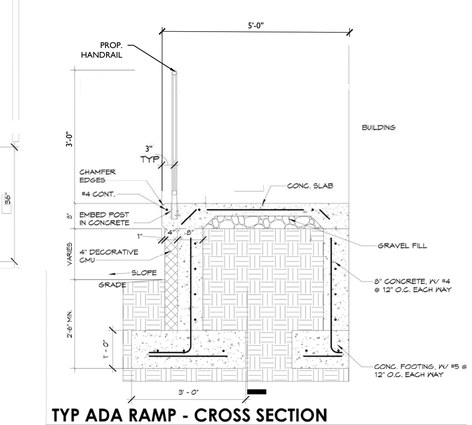

## PARKING STRIP DETAIL

SCALE: NTS




## TYP SECTION @ RAMP

SCALE: 3/4" = 1'-0"




## TYP ADA RAMP - CROSS SECTION

SCALE: 3/4" = 1'-0"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STATE OF MARYLAND · SEONWOO TED JEONG · 60582 · PROFESSIONAL ENGINEER


Seonwoo Ted Jeong
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.


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. 60582 EXPIRATION DATE: 02-09-25

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
M-NCPPC#
SE-25003 & AC-25002

901 & 903
CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND


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PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-SITE

SHEET TITLE: SITE PLAN - DETAILS

SHEET NUMBER: C201

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.




2024\24009070A\Engineering\Special Exception\C-SPEX-SITE.dwg\C201 SITE DETAILS By: DAVID.LEE

**HUNTCO**
SITE FURNISHINGS

Bike racks, lockers, benches and architectural site furnishings since 1980.

**Tradition & Innovation**

**PHONE** 503.224.8700
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**EMAIL** Sales@Huntco.com
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**MAIL** P.O. Box 10385 Portland, Or. 97296-0385

× 2

# THE RAMBLER WIDE

The Rambler Wide is the the more spacious big brother to the Rambler, its wider spacing allows for easier bike placement.

**CONSTRUCTION/MATERIAL**

- ☐ 2" Sch. 40 Round Steel Pipe (shown)
- ☐ 1.5" Sch. 40 Round Steel Pipe
- ☐ 2" x 2" Square Steel Tubing (Pipecutter Proof)
- ☐ 5/8" x 2 1/2" Steel Flat Bar (Pipecutter Proof)
- ☐ 1 1/2" Sch. 40 Steel Pipe (22" outside pipe length)
- – Steel Flanges (Varies)

**DIMENSIONS**

- – 20.4" Length
- – 5.5" Width
- – 36" Height

**MOUNTING OPTIONS**

- ☐ Flange Mount (Shown) (6) .63" Mounting Holes
- ☐ In-Ground 11" Leg Extensions

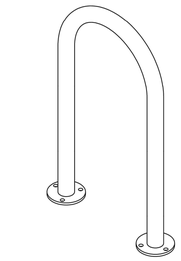
**FINISH OPTIONS**

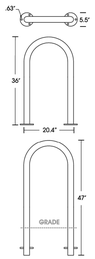
- ☐ 1304 Stainless Steel #4 Satin Finish
- ☐ 316 Stainless Steel #4 Satin Finish (available at additional cost)
- ☐ Hot Dipped Galvanized
- ☐ Powder Coating #
- ☐ Thermoplastic Coating #

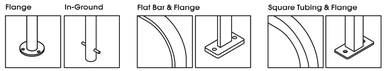
**ADDITIONAL OPTIONS**

- ☐ Flange Cover (available at additi. cost, round pipe only)

Manufactured in the Pacific Northwest

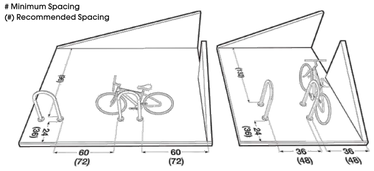





**RECOMMENDED LAYOUT**

**NOTES:**
"Bike" is 70"
# Minimum Spacing
(#) Recommended Spacing




**CONTRACTOR:**

**JOB:**

**NOTES:**

INVERTED U SHAPE BIKE RACK
APPROVAL OR EQUAL

SPECIFICATIONS:

MANUFACTURER: ANOVA
PRODUCT LINE: MADISON

DIMENSIONS: 35"H X 28"W X 79"L

MATERIAL: RECYCLED PLASTIC
COLOR: CEDAR

6' BENCH
APPROVAL OR EQUAL

SPECIFICATIONS:

MANUFACTURER: HANOVER
PRODUCT LINE: TRADITIONAL® PREST® BRICK

DIMENSIONS: 4"T X 4"W X 8"L

MATERIAL: CONCRETE BRICK
COLOR: TAN/CHARCOAL BLEND /NATURAL

BRICK PAVERS
APPROVAL OR EQUAL

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STATE OF MARYLAND
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M-NCPPC#
SE-25003 & AC-25002

901 & 903
CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

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PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-SITE

SHEET TITLE:
SITE PLAN - DETAILS

SHEET NUMBER:
C202

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024/24009070A/Engineering/Special Exception/C-SPEX-SITE.dwg/C202-SITE DETAILS By: DAVID.LEE

905 CYPRESS DRIVE
TAX ACCT# 18–2100493
QUENTIN A. MCNEIL
LOTS 812 & 813
B.38933 P.555
PRIOR ZONE: R–55/CURRENT ZONE: RSF–65
USE: RESIDENTIAL

LIMIT OF 6' HEIGHT DECORATIVE STEEL FENCE

171' - BUFFER C

6' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

4' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

N89°28'49"E 170.80'

900 CYPRESSTREE DR
TAX ACCT# 18–1998152
RAMOS MIGUEL ANGEL III ETAL
LOT 848
PLAT# 18126088
PRIOR ZONE: R–55
CURRENT ZONE: RSF–65
USE: RESIDENTIAL

N00°31'11"W 99.24'

CYPRESSTREE DRIVE
(FORMALLY DODGE STREET)
(50' WIDE) PUBLIC RIGHT–OF–WAY
PLAT A–0042 (PB.1 P.29)

K ST.
(40' WIDE)
PUBLIC RIGHT–OF–WAY
PLAT A–0042

10' WIDTH LANDSCAPE STRIPS

10' LANDSCAPE STRIP (SEC. 4.2-1)

25' BLDG. SETBACK (SEC. 27-341.01)

4' HEIGHT STEEL GATE, SEE SHEET C302 FOR DETAIL

LANDSCAPE BUFFER (SEC. 4.7-2)
REQUIRED 30' / PROPOSED 15'

BLDG. SETBACK
(SEC. 4.7-2 & SEC.27-341.01)
-REQUIRED 40'/ PROPOSED 25'

PROPOSED MICRO-BIO RENTENTION (MB-1)

PARKING LOT AREA = 1,585 SF

PROPOSED BUILDING

GFA = 3,919 SF

PARKING LOT AREA = 6,303 SF

PROPOSED MICRO-BIO RENTENTION PLANTER (MB-2)

6' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

4' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL

LIMIT OF 6' HEIGHT DECORATIVE STEEL FENCE

194' - BUFFER A

S89°28'49"W 193.66'

S09°13'39"E 100.40'

151' - BUFFER B

S09°13'39"E 50.58'

EXISTING SPECIMEN TREE TO BE REMOVED

ST–1

ST–2

ST–3

908 MINNA AVE
TAX ACCT# 18–2116572
KENNETH F. WINDLEY
LOT 10 BLOCK A
PLAT# A18–0381
PRIOR ZONE: R–55
CURRENT ZONE: RSF–65
USE: RESIDENTIAL

906 MINNA AVE
TAX ACCT# 18–1991637
JAMES F. BLACK & GLADYS A. BLACK
LOT 9 BLOCK A
PLAT# A18–0381
PRIOR ZONE: R–55
CURRENT ZONE: RSF–65
USE: RESIDENTIAL

904 MINNA AVE
TAX ACCT# 18–2062222
MORENO VENTURA MILAGRO D ETAL
LOT 8 BLOCK A
PLAT# A18–0381
PRIOR ZONE: R–55
CURRENT ZONE: RSF–65
USE: RESIDENTIAL

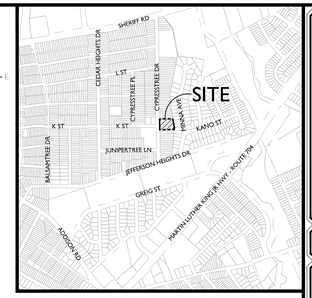
902 MINNA AVE
TAX ACCT# 18–2013522
WILLIAMS C. MEJIA
LOT 7 BLOCK A
PLAT# A18–0381
PRIOR ZONE: R–55
CURRENT ZONE: RSF–65
USE: RESIDENTIAL

814 CYPRESSTREE DR
TAX ACCT# 18–3274032
CORINTH BAPTIST CHURCH
PT OF PARCEL A
PLAT# 18188029
PRIOR ZONE: R–55
CURRENT ZONE: RSF–65
USE: CHURCH

811 CYPRESS DRIVE
TAX ACCT# 18–1989335
CORINTH BAPTIST CHURCH OF WASHING
LOTS 822–823
PLAT# A18–0042
PRIOR ZONE: R–55
CURRENT ZONE: RSF–65
USE: VACANT

(2) TCG
(5) RMC
(3) IF
(9) IVR
(7) JVE
(3) IN
(5) VDA
(5) TCG
(1) AGA
(7) VDA
(3) IF
(7) JVE
(6) IVR
(3) IF
(3) RP
(7) RV
(3) RP
(3) QP
UTILITY ROOM
ELECT. ROOM
(3) CA
(5) HPS
(3) CA
(5) HPS
(3) ARO
(9) HP
(29) LSK
(12) LSK
(3) SJY
(6) ICC
(5) RPW
(5) CA
(6) LF
(4) PRY
(3) AGA
(9) RMC
(5) RPW
(5) PLO
(7) LSK
(16) HP
(3) RMC
(14) RV
(4) IVH
(3) PAB
(7) JVE
(3) IN
(5) TCG
(8) VDA
(3) IF
10.67' x 9.33' ENCLOSED TRASH PICK-UP AREA WITH 6' HT. SIGHT-TIGHT FENCE, SEE SHEET C302 FOR DETAIL
(7) HP
(3) IVH
(6) VRA
(3) HP
(3) CA
(3) LSR
(9) HP
(4) CA
(7) FGB
(7) GB
(7) FGB
(9) SJY
(6) FGB
(5) CO
(6) CA
(5) IVH
(5) CO
(5) CA
(9) SJY
(6) CA
(4) CO
(5) IVH
(7) FGB
(6) CO
(1) ARO
(5) HP
(7) JVE
(1) AGA
6' HEIGHT DECORATIVE STEEL FENCE, SEE SHEET C302 FOR DETAIL
(3) IVR
(3) IN
(7) JVE
(1) AGA
(3) IF
(7) IVR
(5) VDA
(3) JVE
(1) MVA
(6) JVE
(5) CA
(1) MVA
(3) JVE
(3) IGS
(3) VDA
(4) TCG

## VICINITY MAP
1" = 1000'




## LEGEND

- SPECIAL EXCEPTION/ PROPERTY BOUNDARY
- PARCEL LINE
- ADJOINING PROPERTY LINE
- 83 EXISTING CONTOURS
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN INLET AND PIPE
- EXISTING UTILITY POLE
- EXISTING FENCE LINE
- EXISTING OVERHANG WIRE
- LOD LIMIT OF DISTURBANCE
- PROP. DOOR
- PROP. 6' HEIGHT STEEL FENCE
- PROP. 4' HEIGHT STEEL FENCE
- 85 PROP. CONTOUR
- PROP. SHADE TREES
- PROP. ORNAMENTAL TREES
- PROP. EVERGREEN TREES
- PROP. SHRUBS
- PROP.GRASSES AND PERENNIALS
- PARKING LOT AREA TOTAL = 7,888 SF
- INTERIOR LANDSCAPED AREA TOTAL = 632 SF
- POLE LIGHT - SINGLE
- POLE LIGHT - DOUBLE
- PROP. STORM PIPE
- PROP. 6" WATER LINE
- PROP. 6" SEWER LINE
- ALTERNATIVE COMPLIANCE PLANT MATERIALS
- ST–1 EXISTING SPECIMEN, CHAMPION, HISTORIC TREE ≥ 30" DBH WITH CRITICAL ROOT ZONE (1"DBH=1.5'CRZ)

N
W E
S
MD.NAD 83(2011)

10 0 10 20
SCALE : 1" = 10'
SELECT LINEAR UNIT OF MEASURE

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STATE OF MARYLAND · JONATHAN M. JOLLEY · 3497 · LANDSCAPE ARCHITECT

Jonathan M. Jolley
MARYLAND PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3497 EXPIRATION DATE: 9–30–26.

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| AS SHOWN | 11/04/24 | XXXXXX | XXXXXX |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-LAND

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: C300

2024/24009070A/Engineering/Sheets/Special Exception/C-SPEX-LAND.dwg/C300 LANDSCAPE PLAN By: DAVID.EF

# GENERAL PLANTING NOTES

## A. GENERAL

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES MARKOUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK..

3. OWNER OR HIS/HER REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.

## B. PLANT MATERIAL

1. PLANT MATERIAL:

1.1. PLANT MATERIAL SHALL CONFORM WITH THE ANSI Z60.1-2014 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY AMERICANHORT IN REGARD TO QUALITY, SIZE OF PLANTING, SPREAD OF ROOTS, SIZE OF ROOTBALL, AND BRANCHING PATTERN.

1.2. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND FREE FROM DEFECTS, INJURY, DISEASE, AND/OR INFESTATION, WITH ROOT BALLS INTACT.

1.3. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AT THE NURSERY. THE PLANT MATERIAL SHALL BE PLANTED AT THE SAME LEVEL WHEN PLANTED.

1.4. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY TO THE SITE. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PROTECT THE PLANT MATERIAL FROM DAMAGE PRIOR TO INSTALLATION.

1.5. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATION, TO REJECT ANY AND ALL PLANT MATERIAL WHICH IN THEIR OPINION DOES NOT MEET THE REQUIREMENTS OF THESE PLANS.

2. PLANT QUANTITIES: THE LANDSCAPE PLAN SHOULD TAKE PRECEDENCE OVER THE PLANT SCHEDULE IF ANY PLANT DISCREPANCIES OCCUR.

3. PLANT SIZE: THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN THE CALIPER, HEIGHT, SIZE OR SPREAD INDICATED IN THE PLANT SCHEDULE.

4. SUBSTITUTIONS: NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSIONS OF THE MUNICIPALITY, LANDSCAPE ARCHITECT, OR OWNER. WRITTEN PROOF OF THE PLANT MATERIAL UNAVAILABILITY MUST BY DOCUMENTED BY THE CONTRACTOR.

5. GUARANTEE: PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT IS DEAD WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING STUMP, AND REPLACED WITH A SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR WITHIN ONE YEAR OF ONE GROWING SEASON. TREE STAKES, AND PLASTIC CHAINS SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

## C. PLANTING PROCEDURES

1. PLANTING BEDS:

1.1. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH WELL DRAINING AND FERTILE SOILS. SOILS SHALL BE SANDY LOAM, FREE FROM DEBRIS, ROCKS, ETC. SOIL TO BE ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.

1.2. PLANTING BEDS SHALL RECEIVE FOUR (4) TO SIX (6) INCHES OF DOUBLE SHREDDED HARDWOOD MULCH AND TREATED WITH A PRE-EMERGENT HERBICIDE. NO MULCH SHALL COME IN DIRECT CONTACT WITH ROOT FLARE/COLLAR; UNDER NO CIRCUMSTANCES SHALL THE ROOT CROWN BE BURIED.

1.3. SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.

2. PLANT LOCATIONS: THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BEDLINES SHALL BE DETERMINED IN THE FIELD AT THE TIME OF INSTALLATION FOLLOWING THE BASIC INTENT OF THE APPROVED PLANS, UNLESS THERE IS A SPECIFIC DIMENSION OR LOCATION SHOWN.

3. PLANTING DATES: PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTING SEASONS ARE DEFINED AS MARCH 15 THROUGH MAY 15 AND SEPT 15 THROUGH NOV 15. PLANTING IS ACCEPTABLE DURING THE WINTER MONTHS IF WEATHER PERMITS AND THE GROUND IS NOT FROZEN, AND IN THE SUMMER IF SUPPLEMENTAL WATERING IS PROVIDED. SOIL MUST BE FROST FREE, FRIABLE, AND NOT MUDDY AT TIME OF PLANTING.

4. PLANTING METHODS:

4.1. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS.

4.1.1. STAKES SHALL BE EIGHT TO TEN FEET LONG, OF SOUND, DURABLE UNFINISHED LUMBER CAPABLE OF WITHSTANDING ABOVEGROUND AND UNDERGROUND CONDITIONS DURING THE PERIOD OF GUARANTEE WITH TOP AND BOTTOM DIMENSIONS OF TWO INCHES BY TWO INCHES IN DIAMETER

4.1.2. THREE STAKES SHALL BE EQUALLY SPACED ABOUT THE TREE IN A TRIANGULAR FASHION AND SHALL BE DRIVEN VERTICALLY INTO THE GROUND 2 ½ TO 3 FEET IN A MANNER THAT DOES NOT INJURE THE ROOT BALL.

4.1.3. TREES SHALL BE FASTENED TO EACH STAKE AT A HEIGHT OF FIVE FEET BY MEANS OF ARBOR TIE TREE TIE (⅞" WIDE RECOMMENDED FOR TREES UP TO 2 ½ INCHES IN CALIPER).

4.2. SET PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT AFTER SETTLEMENT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN CENTER OF PIT.

4.3. AT TIME OF INSTALLATION, THE CONTRACTOR SHALL WATER NEWLY INSTALLED PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE REGULAR WATERING TO ENSURE THE ESTABLISHMENT, GROWTH, AND SURVIVAL OF ALL PLANTS.

4.4. B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOTBALL ONLY. PLANTS WITH BROKEN, SPLIT, OR DAMAGED ROOTBALLS SHALL BE REJECTED.

4.5. CORD BINDING OF ALL B&B PLANTS SHALL BE CUT AND REMOVED, ALONG WITH THE BURLAP OF THE UPPER ⅓ OF THE ROOT BALL. ALL WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING PLANTING PIT.

## D. MAINTENANCE

1. PRUNING:

1.1. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

1.2. SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT TO HAVE BRANCHES BELOW 7'-0".

1.3. THE CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.

2. LAWN AREAS:

2.1. THE LANDSCAPE CONTRACTOR SHALL TEST THE SOIL TO CONFIRM SUITABILITY FOR THE PROPOSED SEED MIX AND SUPPLEMENT AS REQUIRED TO MEET THE REQUIRED PH & NUTRIENT LEVELS.

2.2. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLANS. SEED SHALL BE IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DISTRICT'S SEED SPECIFICATIONS AS NOTED ON THE SOIL EROSION AND SEDIMENT CONTROL DETAILS SHEET.

2.3. SOD. IF SPECIFIED, SHALL CONSIST OF A STATE CERTIFIED MIXTURE. ALL DISTURBED AREAS INDICATED AS LAWN OR SOD SHALL BE TOPSOILED, LIMED, AND FERTILIZED & FINE GRADED PRIOR TO LAWN INSTALLATION.

3. EXISTING VEGETATION: EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING, OR CLEARING. EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DAMAGED, OR DISEASED BRANCHES.

4. SITE CLEANUP: PLANTING DEBRIS (WIRE, TWINE, RUBBERHOSE, BACKFILL, ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. THE PROPERTY IS TO BE LEFT IN A NEAT, ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.

**Tree Canopy Coverage Schedule for Sec. 25-128**

| Project Name: | TCP2#: | DRD Case #: | Area (acres) |
|---|---|---|---|
| 901 & 903 Cypresstree Drive | | | |
| Site Calculations: | Zone 1: | R-55 | 0.62 |
| | Zone 2: | | |
| | Zone 3: | | |
| | Zone 4: | | |
| | Total Acres: | | 0.62 |

| Total Acres (gross acres) | % of TCC required | TCC Required (Acres) | TCC Required in (SF) |
|---|---|---|---|
| 0.62 | 20.0% | 0.12 | 5439 |

| | | | |
|---|---|---|---|
| A. TOTAL ON-SITE WC PROVIDED (acres) = | 0.00 | acres | 0 |
| B. TOTAL AREA EXISTING TREES (non-WC acres) = | 0.00 | acres | 0 |
| C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES = | | | 17475 |
| D. TOTAL TREE CANOPY COVERAGE PROVIDED = | | | 17475 |
| E. TOTAL SQUARE FOOTAGE REQUIRED = | | | 5439 |
| | | | Requirement Satisfied |

| Credit Categories for Landscape Trees | TCC Credit per Tree Based on Size at Planting (SF) | Number of Trees | TCC Credit (SF) |
|---|---|---|---|
| Deciduous - **columnar** shade tree (50 ' or less height) | 2 -1/2 - 3" = 65 | | 0 |
| | 3 - 3 1/2" = 75 | | 0 |
| Deciduous - **ornamental** tree (20' or less height with equal spread). Minimum planting size 7 - 9 ' in height | 1-1/2 - 1-3/4"= 75 | | 0 |
| | 2 - 2 1/2" = 100 | 12 | 1200 |
| Deciduous - **minor shade** tree (25-50' height wth equal spread or greater). Minimum planting size 8-10' in height | 2 -1/2 - 3" = 110 | | 0 |
| | 2 -1/2 - 3" = 160 | | 0 |
| | 3 - 3 1/2" = 175 | | 0 |
| Deciduous - **major shade** tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height | 2 -1/2 - 3" = 225 | 13 | 2925 |
| | 3 - 3 1/2" = 250 | | 0 |
| | 6 - 8' = 40 | | 0 |
| Evergreen - **columnar** tree (less than 30' height with spread less than 15') | 8 - 10' = 50 | | 0 |
| | 10 - 12' = 75 | | 0 |
| | 6 - 8' = 75 | | 0 |
| Evergreen - **small tree** (30-40' height with spread of 15-20') | 8 - 10' = 100 | | 0 |
| | 10 - 12' = 125 | | 0 |
| | 6 - 8' = 125 | | 0 |
| Evergreen - **medium tree** (40-50' height with spread of 20-30') | 8 - 10' = 150 | 89 | 13350 |
| | 10 - 12' = 175 | | 0 |
| | 6 - 8' = 150 | | 0 |
| Evergreen - **large tree** (50' height or greater with spread of over 30') | 8 - 10' = 200 | | 0 |
| | 10 - 12' = 250 | | 0 |
| TOTAL NUMBER OF TREES/TCC CREDIT (SF) (Manually enter information/figures into shaded areas) | | 114 | 17475 |

Prepared by Johnathan M. Jolley — Date 3/13/2025

Revised June 2011

**Schedule for Section 4.2-1**
**Requirements for Landscape Strips Along Streets**

Linear feet of street frontage, excluding driveway entrances:

| | General Plan designation: | X | Devloped Tier, Corridor Node or Center | | Developing Tier | | Rural Tier |
|---|---|---|---|---|---|---|---|
| 2) | Option selected: | 1,2,3 or 4: | 1 | 1 or 2: | | | |
| 3) | Is there a public utility easement along the frontage of the property? | X | yes | | no | | |
| 4) | Number of plants required: | 4 | shade trees | | shade trees | | |
| | Total LF = 124 | 18 | shrubs | | shrubs | | |
| | (1) shade tree and (5) shrubs per (35) linear feet of frontage | | 25-foot-wide strip of existing trees | | 25-foot-wide strip of existing trees | | |
| 5) | Total plant material provided: | 4 | shade trees | | shade trees | | |
| | | 0 | ornamental/evergreen trees | | ornamental/evergreen trees | | |
| | | 27 | shrubs | | shrubs | | |
| | | | 25-foot-wide strip of existing trees | | 25-foot-wide strip of existing trees | | |

**Schedule for Section 4.3-1**
**Parking Lot Perimeter Landscape Strip for Parking Lots 7,000 Square Feet or Larger**

Linear feet of parking lot perimeter adjacent to property line:

| | General Plan designation: | X | Devloped Tier, Corridor Node or Center | | Developing Tier | | Rural Tier |
|---|---|---|---|---|---|---|---|
| 2) | Option selected: | 1,2, or 3: | 1 | 1 or 2: | | 1 or 2: | |
| 3) | Width of perimeter strip required: | 3 | feet | | feet | | feet |
| 4) | Width of perimeter strip provided: | 5 | feet | | feet | | feet |
| 5) | Plant material required: | | shade trees | | shade trees | | shade trees |
| | Parking Area LF = 378 LF | 162 | shrubs | | shrubs | | shrubs |
| | (15 Shrubs per 35 LF) | | | | | | |
| 6) | Total plant material provided: | | shade trees | | shade trees | | shade trees |
| | | 165 | shrubs | | shrubs | | shrubs |
| | | | existing shade trees | | existing shade trees | | existing shade trees |

**Schedule 4.3-2**
**Interior Planting for Parking Lots 7,000 Square Feet or Larger**

| | | | | | |
|---|---|---|---|---|---|
| 1) | Parking Lot Area (see Figure 4.3-7): | 7,888 | square feet | | |
| 2) | Interior landscaped area required: | 8 | % | 632 | square feet |
| 3) | Interior landscaped area provided: | 8.0 | % | 632 | square feet |
| 4) | Minimum number of shade trees required: | | | | |
| | (1 per 300 square feet of interior planting area provided) | 3 | shade trees | | |
| | or | | | | |
| | (1 per 200 square feet of interior planting area provided) | N/A | shade trees | | |
| 5) | Number of shade trees provided: | 3 | shade trees | | |
| 6) | Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree? | X | yes | | no |
| 7) | Is there a planting island on average every 10 spaces? | X | yes | | no |
| 8) | Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area? | X | yes | | no |
| 9) | Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide? | X | yes | | no |
| 10) | Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide? | X | yes | | no |
| 11) | For parking lots 50,000 square feet or larger: | | | | |
| a) | Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays? | N/A | yes | | no |
| | or | | | | |
| b) | Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided) | N/A | yes | | no |

**Buffer 'A' Schedule 4.7-1**
**Buffering Incompatible Uses Requirements**

| | | | | | | |
|---|---|---|---|---|---|---|
| 1) | General Plan designation: | DEVELOPED | Developed Tier, Cooridor Node or Center | | | |
| 2) | Use of proposed development: | CHURCH | | | | |
| 3) | Impact of proposed development: | M | | | | |
| 4) | Use of adjoining development: | RESIDENTIAL | | | | |
| 5) | Impact of adjoining development: | C | | | | |
| 6) | Minimum required bufferyard (A, B, C, D or E): | | | A | | B |
| | | | X | C | | D |
| | | | | E | | NONE |
| 7) | Minimum required building setback: | | | | 40 | feet |
| 8) | Building setback provided: | | | | 25* | feet |
| 9) | Minimum required width of landscape yard: | | | | 30 | feet |
| 10) | Width of landscape yard provided: | | | | 15* | feet |
| 11) | Linear feet of buffer strip required along property line and right-of-way: | | | | 194 | linear feet |
| 12) | Percentage of required bufferyard occupied by existing trees: | | | | 0 | % |
| 13) | Is a six (6) foot high fence or wall included in bufferyard? | X | yes | | | no |
| 14) | Total number of plant units required in buffer strip: | | | | 233 | p.u. |
| | (120 PU per 100 LF) | | | | | |
| 15) | Total number of plant units provided: | shade trees | 4 | x 10 p.u.= | 40 | p.u. |
| | | evergreen trees | 30 | x 5 p.u.= | 150 | p.u. |
| | | ornamental trees | 2 | x 5 p.u.= | 10 | p.u. |
| | | shrubs | 77 | x 1 p.u.= | 77 | p.u. |
| | | | | Total | 277 | p.u. |
| | | | | Total | 119% | % |

*A request for alternative compliance has been submitted for Section 4.7 of the Landscape Manual.

**Buffer 'B' Schedule 4.7-1**
**Buffering Incompatible Uses Requirements**

| | | | | | | |
|---|---|---|---|---|---|---|
| 1) | General Plan designation: | DEVELOPED | Developed Tier, Cooridor Node or Center | | | |
| 2) | Use of proposed development: | CHURCH | | | | |
| 3) | Impact of proposed development: | M | | | | |
| 4) | Use of adjoining development: | RESIDENTIAL | | | | |
| 5) | Impact of adjoining development: | C | | | | |
| 6) | Minimum required bufferyard (A, B, C, D or E): | | | A | | B |
| | | | X | C | | D |
| | | | | E | | NONE |
| 7) | Minimum required building setback: | | | | 40 | feet |
| 8) | Building setback provided: | | | | 25* | feet |
| 9) | Minimum required width of landscape yard: | | | | 30 | feet |
| 10) | Width of landscape yard provided: | | | | 15* | feet |
| 11) | Linear feet of buffer strip required along property line and right-of-way: | | | | 151 | linear feet |
| 12) | Percentage of required bufferyard occupied by existing trees: | | | | 0 | % |
| 13) | Is a six (6) foot high fence or wall included in bufferyard? | X | yes | | | no |
| 14) | Total number of plant units required in buffer strip: | | | | 182 | p.u. |
| | (120 PU per 100 LF) | | | | | |
| 15) | Total number of plant units provided: | shade trees | 2 | x 10 p.u.= | 20 | p.u. |
| | | evergreen trees | 31 | x 5 p.u.= | 155 | p.u. |
| | | ornamental trees | 4 | x 5 p.u.= | 20 | p.u. |
| | | shrubs | 28 | x 1 p.u.= | 28 | p.u. |
| | | | | Total | 223 | p.u. |
| | | | | Total | 123% | % |

*A request for alternative compliance has been submitted for Section 4.7 of the Landscape Manual.

**Buffer 'C' Schedule 4.7-1**
**Buffering Incompatible Uses Requirements**

| | | | | | | |
|---|---|---|---|---|---|---|
| 1) | General Plan designation: | DEVELOPED | Developed Tier, Cooridor Node or Center | | | |
| 2) | Use of proposed development: | CHURCH | | | | |
| 3) | Impact of proposed development: | M | | | | |
| 4) | Use of adjoining development: | RESIDENTIAL | | | | |
| 5) | Impact of adjoining development: | C | | | | |
| 6) | Minimum required bufferyard (A, B, C, D or E): | | | A | | B |
| | | | X | C | | D |
| | | | | E | | NONE |
| 7) | Minimum required building setback: | | | | 40 | feet |
| 8) | Building setback provided: | | | | 25* | feet |
| 9) | Minimum required width of landscape yard: | | | | 30 | feet |
| 10) | Width of landscape yard provided: | | | | 15* | feet |
| 11) | Linear feet of buffer strip required along property line and right-of-way: | | | | 171 | linear feet |
| 12) | Percentage of required bufferyard occupied by existing trees: | | | | 0 | % |
| 13) | Is a six (6) foot high fence or wall included in bufferyard? | X | yes | | | no |
| 14) | Total number of plant units required in buffer strip: | | | | 206 | p.u. |
| | (120 PU per 100 LF) | | | | | |
| 15) | Total number of plant units provided: | shade trees | 3 | x 10 p.u.= | 30 | p.u. |
| | | evergreen trees | 33 | x 5 p.u.= | 165 | p.u. |
| | | ornamental trees | 3 | x 5 p.u.= | 15 | p.u. |
| | | shrubs | 46 | x 1 p.u.= | 46 | p.u. |
| | | | | Total | 256 | p.u. |
| | | | | Total | 124% | % |

*A request for alternative compliance has been submitted for Section 4.7 of the Landscape Manual.

**Schedule for Section 4.9**
**Sustainable Landscaping Requirements**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1) | Percentage of native plant material in each category: | **Required** | | | | **Provided** | | | |
| | shade trees: | 13 | trees x 50% = | 7 | | 13 | trees = | 100% | native |
| | ornamental trees: | 12 | trees x 50% = | 6 | | 8 | trees = | 67% | native |
| | evergreen trees: | 89 | trees x 30% = | 27 | | 65 | trees = | 73% | native |
| | shrubs: | 326 | shrubs x 30% = | 98 | | 181 | shrubs = | 56% | native |
| 2) | Are invasive species proposed? | N | Yes/No | | | | | | |
| 3) | Are existing invasive species on site in areas that are to remain undisturbed? | | | | | N | Yes/No | | |
| 4) | If "yes" is checked for 3) above, is a note included on the plan requiring removal of invasive species prior to ceritification in accordance with Section 1.5 of the Prince George's County | | | | | N | Yes/No | | |
| 5) | Are trees proposed to be planted on slopes greater than 3:1? | | | | | N | Yes/No | | |

## PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | CONDITION | SIZE | HEIGHT | SPACING |
|---|---|---|---|---|---|---|---|
| EVERGREEN TREES | | | | | | | |
| * IN | 9 | Ilex x `Nellie R. Stevens` | Nellie R. Stevens Holly | B & B | | 8-10' HT. | AS SHOWN |
| * IF | 15 | Ilex x attenuata `Fosteri` | Foster`s Holly | B & B | | 8-10' HT. | AS SHOWN |
| JVE | 35 | Juniperus virginiana `Emerald Sentinal` | Red Cedar Juniper | B & B | | 8-10' HT. | AS SHOWN |
| TCG | 16 | Tsuga canadensis 'Golden Splendor' | Golden Splendor Eastern Hemlock | B & B | | 8-10' HT. | AS SHOWN |
| ORNAMENTAL TREES | | | | | | | |
| AGA | 6 | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Apple Serviceberry | B & B | | 7'-9' HT. | AS SHOWN |
| * PRY | 4 | Prunus x yedoensis | Yoshino Cherry | B & B | | 7'-9' HT. | AS SHOWN |
| SHADE TREES | | | | | | | |
| ARO | 4 | Acer rubrum `October Glory` | October Glory Red Maple | B & B | 2.5" - 3" Cal. | | AS SHOWN |
| LSR | 3 | Liquidambar styraciflua `Rotundiloba` | Seedless American Sweetgum | B & B | 2.5" - 3" Cal. | | AS SHOWN |
| PAB | 3 | Platanus X acerifolia `Bloodgood` | Bloodgood London Plane Tree | B & B | 2.5" - 3" Cal. | | AS SHOWN |
| QP | 3 | Quercus phellos | Willow Oak | B & B | 2.5" - 3" Cal. | | AS SHOWN |
| SHRUBS | | | | | | | |
| CA | 18 | Clethra alnifolia `Hummingbird` | `Hummingbird` Summersweet | B & B | 3 gal. | | AS SHOWN |
| FGB | 21 | Fothergilla gardenii 'Blue Mist' | Blue Mist Dwarf Fothergilla | B & B | 3 gal. | | AS SHOWN |
| * GB | 7 | Gaylussacia baccata | Black Huckleberry | B & B | 3 gal. | | AS SHOWN |
| HPS | 10 | Hypericum patulum 'Sungold' | Sungold St. John`s Wort | B & B | 3 gal. | | AS SHOWN |
| * HP | 45 | Hypericum prolificum | Shrubby St. John's Wort | B & B | 3 gal. | | AS SHOWN |
| ICC | 6 | Ilex Crenata `Compacta` | Compact Japanese Holly | B & B | 3 gal. | | AS SHOWN |
| * IVR | 28 | Ilex verticillata 'Red Sprite' | Red Sprite Winterberry | B & B | 3 gal. | | AS SHOWN |
| IVH | 7 | Itea virginica 'Henry's Garnet' | Henry's Garnet Sweetspire | B & B | 3 gal. | | AS SHOWN |
| LF | 6 | Leucothoe fontanesiana 'Zeblid' | Scarletta® Drooping Leucothoe | B & B | 3 gal. | | AS SHOWN |
| PLO | 5 | Prunus laurocerasus 'Otto Luyken' | Otto Luyken English Laurel | B & B | 3 gal. | | AS SHOWN |
| RP | 3 | Rhododendron `PJM` | PJM Rhododendron | B & B | 3 gal. | | AS SHOWN |
| RPW | 10 | Rhododendron `Pleasant White` | Girard Pleasant White Azalea | B & B | 3 gal. | | AS SHOWN |
| * RMC | 17 | Rhododendron maximum `Compacta` | Compact Rosebay Rhododendron | B & B | 3 gal. | | AS SHOWN |
| * RV | 21 | Rhododendron viscosum | Swamp Azalea | B & B | 3 gal. | | AS SHOWN |
| * SJY | 21 | Spiraea japonica 'Yan' | Double Play® Gold Spirea | B & B | 3 gal. | | AS SHOWN |
| VDA | 28 | Viburnum dentatum 'Arrowwood' | Arrowwood Viburnum | B & B | 5 gal. | | AS SHOWN |
| * VRA | 6 | Viburnum x rhytidophyllum `Alleghany` | Leatherleaf Viburnum | B & B | | 6-8` HT. | AS SHOWN |

| CODE | QTY | BOTANICAL NAME | COMMON NAME | CONDITION | SIZE | FIELD3 | SPACING |
|---|---|---|---|---|---|---|---|
| ORNAMENTAL GRASSES & PERENNIALS | | | | | | | |
| LSK | 48 | Liatris spicata 'Kobold' | Kobold Blazing Star | Cont. | 1 gal. | | 18" o.c. |

* DENOTES NON-NATIVE PLANTS

## MICRO-BIO PLANT SCHEDULE

| CODE | QTY | MB-1 | MB-2 | BOTANICAL NAME | COMMON NAME | CONDITION | SIZE | HEIGHT | SPACING |
|---|---|---|---|---|---|---|---|---|---|
| EVERGREEN TREES | | | | | | | | | |
| JVE | 12 | | 12 | Juniperus virginiana `Emerald Sentinal` | Red Cedar Juniper | B & B | | 8-10` HT. | AS SHOWN |
| MVA | 2 | | 2 | Magnolia virginiana australis 'Perry Paige' | Sweet Thing® Sweetbay Magnolia | B & B | | 7'-9' HT. | AS SHOWN |
| ORNAMENTAL TREES | | | | | | | | | |
| CV | 2 | 2 | | Chionanthus virginicus | White Fringetree | B & B | | 7'-9' HT. | AS SHOWN |
| SHRUBS | | | | | | | | | |
| CO | 20 | | 20 | Cephalanthus occidentalis 'SMCOSS' | Sugar Shack® Buttonbush | B & B | 3 gal. | | AS SHOWN |
| CA | 28 | 6 | 22 | Clethra alnifolia `Hummingbird` | `Hummingbird` Summersweet | B & B | 3 gal. | | AS SHOWN |
| IGS | 6 | 3 | 3 | Ilex glabra `Shamrock` | Inkberry | B & B | 3 gal. | | AS SHOWN |
| IVH | 13 | 3 | 10 | Itea virginica 'Henry's Garnet' | Henry's Garnet Sweetspire | B & B | 3 gal. | | AS SHOWN |


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STATE OF MARYLAND — JONATHAN M. JOLLEY — 3497 — REGISTERED LANDSCAPE ARCHITECT

Jonathan M. Jolley
MARYLAND PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3497 EXPIRATION DATE: 9–30–24.

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE M-NCPPC# SE-25003 & AC-25002

901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND


Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, Md 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING


| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/04/24 | DHL | SRW |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-LAND

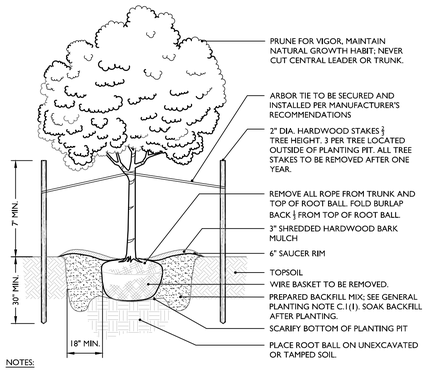
SHEET TITLE: LANDSCAPE PLAN - NOTES & DETAILS

SHEET NUMBER: C301

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



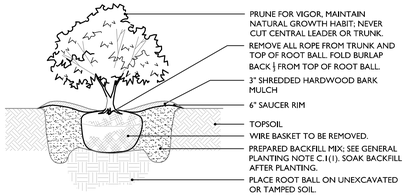
2024\24009070A\Engineering\03Gen\dft\exports\C-SPEX-LAND.dwg/C301 LANDSCAPE PLAN NOTES & DETAILS By: DAVID.LEE




NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

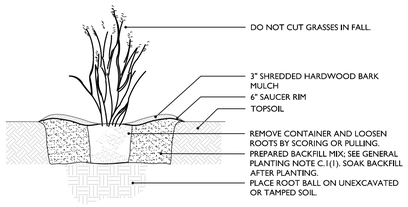
## DECIDUOUS TREE PLANTING DETAIL




NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

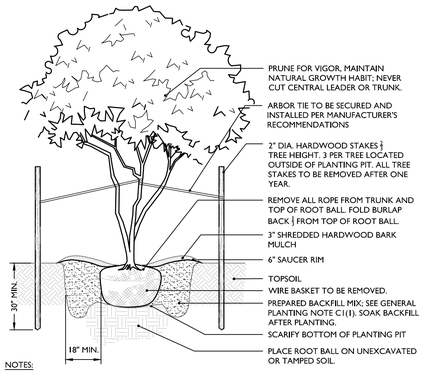
## SHRUB PLANTING DETAIL




NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

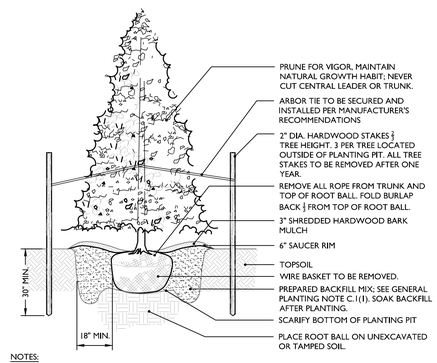
## ORNAMENTAL GRASS PLANTING DETAIL




NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

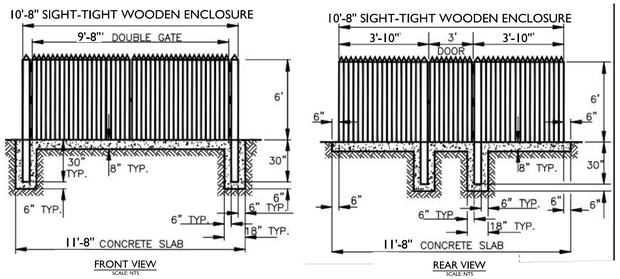
## MULTI-LEADER TREE PLANTING DETAIL

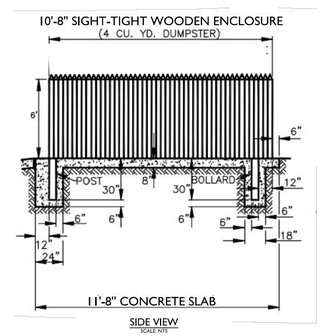



NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

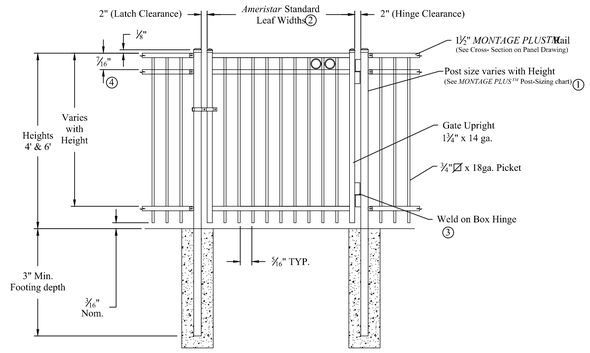
## EVERGREEN TREE PLANTING DETAIL




## TRASH ENCLOSURE DETAIL

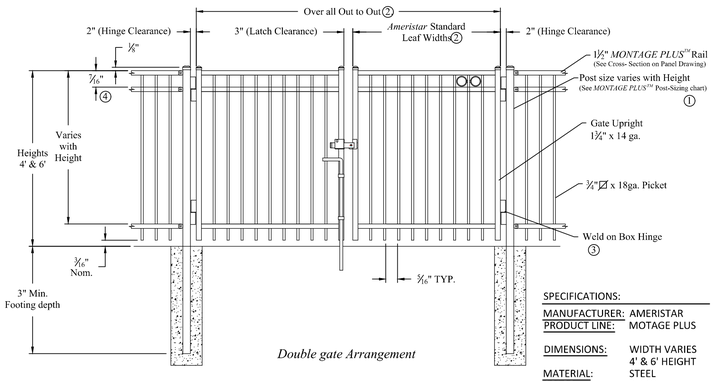
SCALE: NTS




*Single gate Arrangement*

**NOTES:**

1.) Post size depends on fence height, weight and wind loads. See *MONTAGE PLUS™* specifiations for post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4.) Third rail required for *Double Rings*.



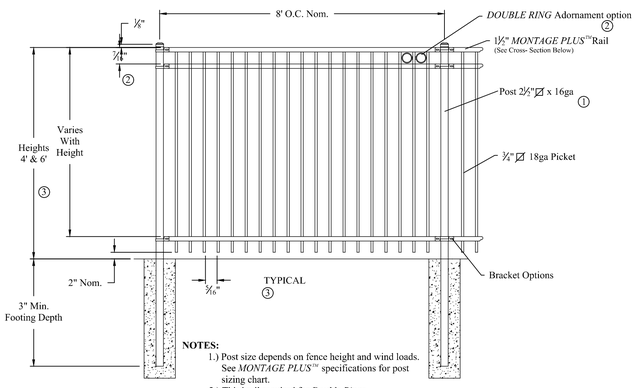

*Double gate Arrangement*

SPECIFICATIONS:

| | |
|---|---|
| MANUFACTURER: | AMERISTAR |
| PRODUCT LINE: | MOTAGE PLUS |
| DIMENSIONS: | WIDTH VARIES<br>4' & 6' HEIGHT |
| MATERIAL: | STEEL |
| COLOR: | BLACK |

## DECORATIVE STEEL GATE

SCALE: NTS




**NOTES:**

1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.

SPECIFICATIONS:

| | |
|---|---|
| MANUFACTURER: | AMERISTAR |
| PRODUCT LINE: | MOTAGE PLUS |
| DIMENSIONS: | 8' PANEL WIDTH<br>4' & 6' HEIGHT |
| MATERIAL: | STEEL |
| COLOR: | BLACK |

## DECORATIVE STEEL FENCE

SCALE: NTS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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

| REV | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| | | | |

STATE OF MARYLAND — JONATHAN M. JOLLEY — LANDSCAPE ARCHITECT — No. 3497


Jonathan M. Jolley
MARYLAND PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.


*I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3497 EXPIRATION DATE: 9–30–24.*

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
M-NCPPC#
SE-25003 & AC-25002

# 901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND


Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING


| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/04/24 | DHL | SRW |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-LAND

SHEET TITLE:
LANDSCAPE PLAN - NOTES & DETAILS

SHEET NUMBER:
C302

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.


2024\24009070M\Engineering\Design\Exercise\C-SPEX-LAND.dwg\C302-LANDSCAPE PLAN NOTES & DETAILS By: DAVID.EIF

# SITE DEVELOPMENT CONCEPT PLAN
# TAX MAP 66, PLAT A18-42, LOTS 814-817
# 901, 903, 813 & 815 CYPRESSTREE DRIVE
# DISTRICT HEIGHTS MD 20743
# PRINCE GEORGE'S COUNTY, MD
# CONCEPT #SIT-00649-2024-00

## NARRATIVE

### I- EXISTING SITE

THE EXISTING SITE IS SITUATED AT 901 & 902 CYPRESSTREE DRIVE, CAPITOL HEIGHTS, PRINCE GEORGE'S COUNTY, MD. EXISTING SITE CONSISTS OF LOTS 815 & 816 WITH EXISTING BUILDING AND LOTS 814, 815, 816, 817, 818 & 819. THE SITE CONTAINS 100% "D" SOIL.

### II-PROPOSED SITE

THE SITE IS LOCATED AT 901 & 903 CYPRESSTREE DRIVE, CAPITOL HEIGHTS, MD 20743, WITHIN PRINCE GEORGE'S COUNTY'S NORTH DISTRICT (DPWT DISTRICT #2). THE PROPERTY INCLUDES PARCELS 814, 815, 816, 8178, 818, AND 819 AND IS CURRENTLY IMPROVED WITH A CHURCH, A PARKING LOT, A STORM DRAIN WITHIN A STORM DRAIN EASEMENT, AND OTHER MINOR SITE ELEMENTS.

THIS PROJECT SEEKS TO REDEFINE THE PROPERTY'S USE UNDER THE FORMER ZONING ORDINANCE BY APPLYING FOR A SPECIAL EXCEPTION (SPE) THROUGH M-NCPPC. THE PROPOSED USE AS A PLACE OF WORSHIP REQUIRES SPE APPROVAL DUE TO THE SITE'S LOCATION WITHIN A RESIDENTIAL ZONE. TO GAIN THIS APPROVAL, A SITE DEVELOPMENT CONCEPT PLAN (SDCP) FROM DPIE MUST ALSO BE APPROVED. THE SPE APPLICATION MUST BE ACCEPTED NO LATER THAN MARCH 31, 2025.

EXISTING RIGHT-OF-WAY IMPROVEMENTS INCLUDE PAVEMENT, CURB AND GUTTER, STREET TREES, STREET LIGHTS, AND DRIVEWAY ACCESS, WITHIN A 50-FOOT-WIDE RIGHT-OF-WAY. DPWT STANDARD DETAIL 100.07 SPECIFIES AN "URBAN SECONDARY RESIDENTIAL ROAD" SECTION FOR CYPRESSTREE DRIVE, WHICH ARE SHOWN ON THE SPE AND SDCP. THE PROJECT PROPOSES a 32-FOOT-WIDE ENTRANCE. THIS PROJECT PROPOSES DPWT STANDARD DETAIL 200.03, FOR COMMERCIAL DRIVEWAYS.

### III- DESIGN CONSIDERATIONS

THE TARGET ENVIRONMENTAL SITE DESIGN VOLUME (ESDv) WILL BE CALCULATED BASED UPON THE PROPOSED LIMIT OP DISTURBANCE (LOD.). THE PROPOSED PROJECT WILL HAVE ONE LOD.

### IV-GRADING, EROSION AND SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROLS FOR THIS SITE WILL ADHERE TO THE 2013 PGSCD'S "SOIL EROSION & SEDIMENT CONTROL-POND SAFETY REFERENCE MANUAL". THE SITE HAS A DISTURBED AREA OF APPROXIMATELY 0.62 AC. SITE ACCESS FOR CONSTRUCTION WILL BE AVAILABLE THROUGH EXISTING SITE ENTRANCES AND ACCESSED FROM CYPRESSTREE DRIVE
THE FINAL IMPERVIOUS AREA WITHIN THE LOD IS EQUAL TO 0.37 AC. TREATMENT WILL OCCUR BY MEANS OF TWO MICRO-BIORETENTION FACILITIES TO TREAT RUNOFF OF IMPERVIOUS AREAS. ONE GRADED FACILITY TO THE NORTH AND ONE PLANTER BOX FACILITY TO THE SOUTH

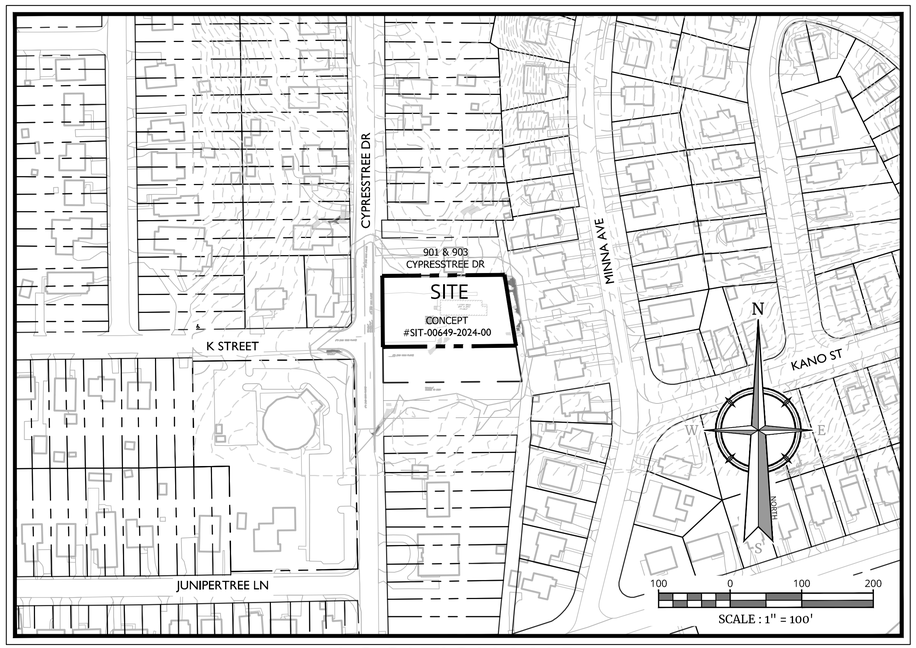
THERE ARE NO HIGHLY ERODIBLE SOILS (HES) PRESENT IN THE SITE. SILT FENCE WILL BE USED AS PERIMETER CONTROL DEVICE. THE SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN. THE SITE DOES NOT CONTAIN WETLANDS.

EROSION AND SEDIMENT CONTROL PRACTICES PER PGSCD STANDARDS WILL BE IMPLEMENTED ONSITE IN ORDER TO MINIMIZE IMPACT TO EXISTIIG WATERWAYS OR ENVIRONMENTAL PROTECTED AREAS. THE FOLLOWING TECHNIQUES HAVE BEEN UTILIZED FOR THIS PURPOSE:

a. SILT FENCE TO BE ESTABLISHED AS PERIMETER CONTROL.
b. PROVIDING 3 DAYS SEDIMENT CONTROL FOR ALL SLOPES STEEPER THAN 3:1.
c. PROVIDING 7 DAYS SEDIMENT CONTROL FOR ALL OTHER DISTURBED OR GRADED AREAS.

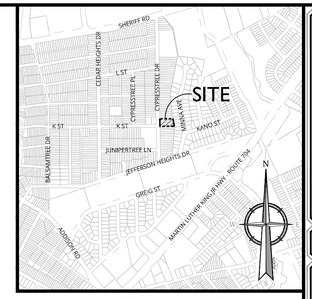
THE SITE DOES NOT LIE WITHIN TIER 11 WATERSHED AND CHESAPEAKE BAY CRITICAL AREA.

BASED ON THE AFOREMENTIONED METHODS WE PROPOSE THAT WE HAVE PROVIDED FULL INTEGRATION OF EROSION AND SEDIMENT CONTROL WITH THE COUNTY'S ESD TO THE MEP.




## LOCATION MAP

SOURCE:




## VICINITY MAP

1" = 1000'

WSSC 200' SHEET: ___SE__

## GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 0066 WITH THE FOLLOWING TAX ACCOUNT NOS.
   903 CYPRESSTREE = 18-2039063
   901 CYPRESSTREE = 18-2100501
   813 CYPRESSTREE = 18-2035830
   815 CYPRESSTREE = 18-2062271
2. THE TOPOGRAPHY AND BOUNDARY SHOWN ON THIS PLAN WAS FIELDSURVEYED BY UNGER SURVEYING & CONSTRUCTION ON SEPEMBER 2024.
3. THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE PLANE (NAD 83), BASED ON GPS OBSERVATIONS. THE VERTICAL DATUM IS NADV 88, BASED ON GPS OBSERVATIONS.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" ( AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24033C0144E, FOR PRINCE GEORGE'S COUNTY COUNTY, MARYLAND, DATED SEPTEMBER 16, 2016.
5. THE SUBJECT PROPERTY WAS ACQUIRED BY PRIMERA IGLESIA ADVENTISTA EBEN-EZER BY DEED DATED JANUARY 31, 2023 AND RECORDED IN BOOK 48621 AT PAGE 190.
6. THE SITE ADDRESS PER THE TAX ASSESSMENT RECORDS IS 901 AND 903 CYPRESSTREE DRIVE, CAPITOL HEIGHTS, MD 20743.
7. TREE SIZES SHOWN HEREON WERE FIELD MEASURED BY THE UNGER SURVEYING & CONSTRUCTION CORP.
8. NO TITLE REPORT FURNISHED TO AS OF MAY 2, 2023.
9. THE SUBJECT PROPERTY IS ZONED RESIDENTIAL, SINGLE FAMILY-65 "RSF-65" AS SHOWN ON THE PRINCE GEORGE'S COUNTY ZONING MAP, DATED 4/1/2022.
10. POSSIBLE 10' EASEMENT OR UNKNOWN OWNERSHIP. UNABLE TO LOCATE RECORDED DEED OR PLAT.

## INDEX OF SHEETS

| SHT. No. | DESCRIPTION | LATEST REVISION |
|---|---|---|
| 1 | COVER SHEET | |
| 2 | EXISTING CONDITIONS AND DEMOLITION PLAN | |
| 3 | SITE DEVELOPMENT CONCEPT PLAN | |
| 4 | STORMWATER MANAGEMENT CONTROL DETAILS | |
| 5 | EXISTING DRAINAGE AREA MAP | |
| 6 | PROPOSED DRAINAGE AREA MAP | |
| | | |
| | | |

APPLICANT: COLLIERS ENGINEERING & DESIGN
7001 COLUMBIA GATEWAY DRIVE SUITE 220
COLUMBIA, MD 21046
PHONE: 443.316.6005

OWNER/DEVELOPER: PRIMERA IGLESIA ADVENTISTA EBENEZER 1, ATTN: MR. JUVER PORTILLO, PASTOR
1109 DUNOON ROAD
SILVER SPRING, MD 20903
PHONE: 240.398.0365

## MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING GROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGLING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

## WETLAND NOTE

IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ANY STATE PERMITS, IF REQUIRED, FOR ANY CONSTRUCTION ACTIVITY COVERED BY THIS PLAN WHICH IMPACTS A STATE REGULATED WETLAND. ANY CHANGES TO PLAINS FOR THIS DEVELOPMENT, WHETHER REQUIRED BY THE STATE OR INITIATED BY THE APPLICANT TO MEET STATE REQUIREMENTS, MUST BE APPROVED BY PGSCD.

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024-00

*CALL "MISS UTILITY" AT 1-800-257-7777* 48 Hours Before Start Of Construction

**Prince George's County Government**
**Department of Permitting, Inspections and Enforcement**
**Site/Road Plan Review Division**
**9400 Peppercorn Place, Suite 230**
**Largo, Maryland 20774**

## Final Plan BMP SUMMARY TABLE

**Revision Date: January 10th 2025**

**Project Name: 901 & 903 Cypresstree Drive Concept No.:TBD** **Permit No.:** **Pmt Issue Date:** **Cons Cmpl Date:** **Maint Agrmt L/F:** **Total Site Acreage: 0.62**

| POI | LABEL | NAME | MD NORTH | MD EAST | LAND USE | CONSTRUCTION PURPOSE | DRAINAGE AREA (AC) | TOTAL IMPERVIOUS AREA (AC) | NEW IMPERVIOUS AREA (AC) | EXISTING IMPERVIOUS AREA (AC) | PERCENT IMPERVIOUS | TARGET $P_E$ (IN) | TARGET VOL ($FT^3$) | DESIGN VOL ($FT^3$) | WQV Treating Existing Impervious | WQV Treating New Impervious | Total Nitrogen Reduced | Total Phosphorus Rduced | Total Sediment Reduced | RCN | ON_OFF_SITE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | MB1 | Micro-Bioretention | 1339390 | 450149 | Institutional | NEWD | 0.2 | 0.16 | 0.06 | 0.1 | 80 | 1.8 | 1009 | 597 | | | | | | 94 | On Site |
| 2 | MB2 | Micro-Bioretention | 1339390 | 450149 | Institutional | NEWD | 0.32 | 0.24 | 0.18 | 0.06 | 75 | 1.8 | 1522 | 2283 | | | | | | 94 | On Site |

## PERMIT TABLE

| DEPARTMENT PERMIT NUMBER | PARCEL AND/OR LOT AND BLOCK IDENTIFIERS |
|---|---|
| SIT-00649-2024-00 | PARCEL A |

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

| REV | DESCRIPTION | DRAWN BY | DATE |
|---|---|---|---|

STATE OF MARYLAND — SEDGWOOD TED JEONG — 60582 — PROFESSIONAL ENGINEER

Ted S. Jeong, P.E., M.ASCE
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.

*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. 60582 EXPIRATION DATE: 02-09-25*

SITE DEVELOPMENT CONCEPT PLAN
FOR
901, 903, 813 & 815 CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-819
901, 903, 813 & 815
CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 220
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/05/24 | COLLIERS | COLLIERS |

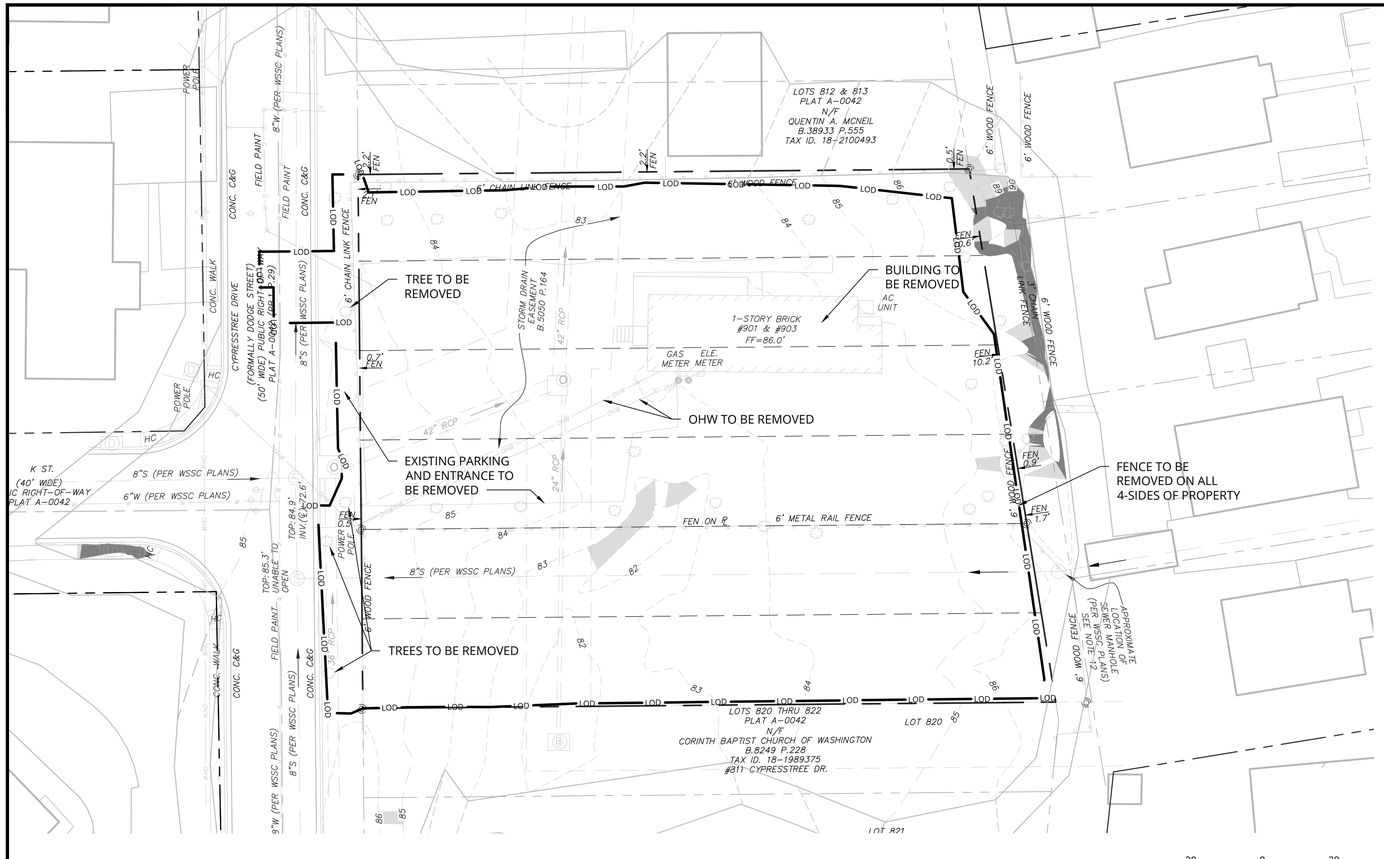
PROJECT NUMBER: 24009070A
DRAWING NAME: C-CSWM-CVER

SHEET TITLE: COVER SHEET

SHEET NUMBER: 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024/24009070A/Engineering/Concept SWM/C-CSWM-CVER.DWG/C-01-CSWM-CVER By: PETER.SCHELLIN




N

W E

S

20 0 20 40

SCALE : 1" = 20'
SELECT LINEAR UNIT OF MEASURE

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024-00

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

| PERMIT TABLE | |
|---|---|
| **DEPARTMENT PERMIT NUMBER** | **PARCEL AND/OR LOT AND BLOCK IDENTIFIERS** |
| SIT-00649-2024-00 | PARCEL A |

## LEGEND

- DEVELOPED DRAINAGE DIVIDE
- EXISTING DRAINAGE DIVIDE
- STORM DRAIN SYSTEM
- HYDROLOGIC SOIL GROUP (B)
- GRASSED SWALE
- BIO RETENTION DEVICE NUMBER (B 6)
- INFILTRATION DEVICE NUMBER (I 6)
- BIORETENTION FACILITY
- EXISTING SANITARY MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SPRINKLER CONTROL VALVE (SC)
- EXISTING WATER METER (M)
- EXISTING UTILITY POLE
- EXISTING GAS VALVE (GV)
- EXISTING TREE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING OVER HEAD WIRES (OHW)
- EXISTING WATER LINE (W)
- EXISTING WATER LINE (S)
- EXISTING CLEAN OUT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED ON FIELD SURVEY BY COLLIERS ENGINEERING AND DESIGN, PROJECT #22003193A, DATED 4/20/22.
2. THE PROPERTY DELINEATION ON THIS PLAN IS ACCOUNT # 06-3509346 IN PRINCE GEORGE'S COUNTY, MD.

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Ted S. Jeong, P.E., M.ASCE
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.

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# SITE DEVELOPMENT CONCEPT PLAN

FOR

901 & 903
CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 220
Columbia, MD 21046
Phone: 443.393.6021
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| AS SHOWN | 11/05/24 | COLLIERS | COLLIERS |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-CSWM-EXST

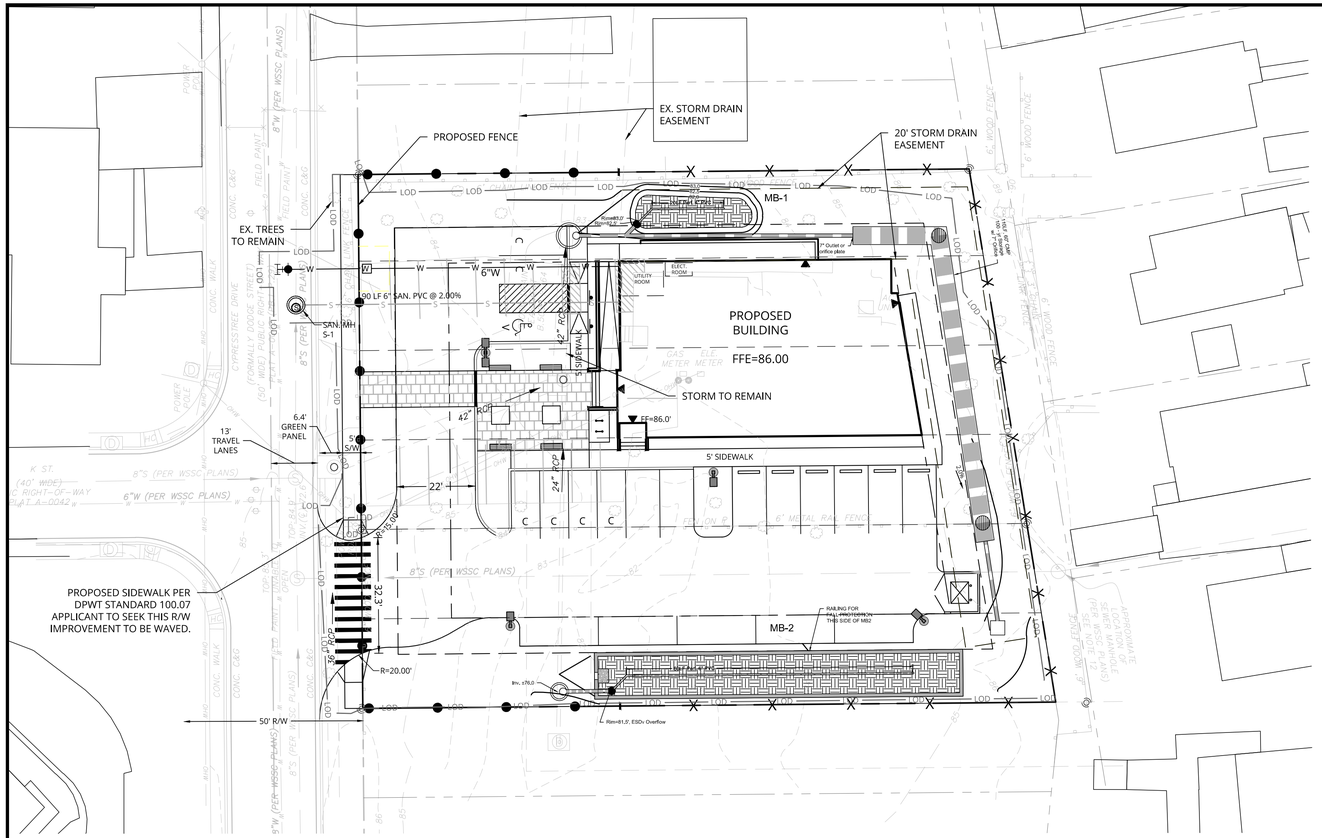
SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

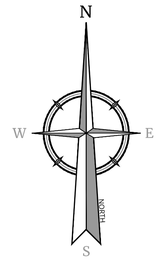
SHEET NUMBER:
2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



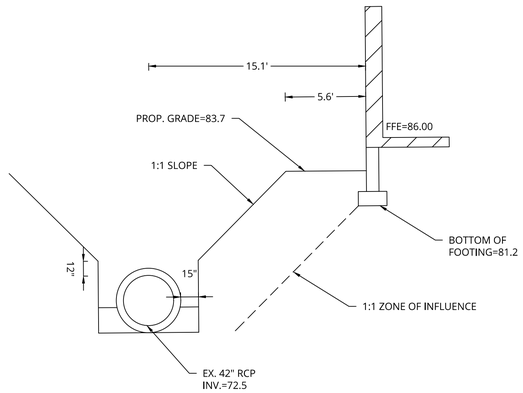
2024\24009070A\Engineering\Concept SWM\C-CSWM-EXST.dwg|C-02-CSWM-EXST By: ANTHONY.NARDO



## LEGEND

- Ex. Contour — 86
- Prop. Contour — 85
- Ex. Spot Elevation — 83.65
- Prop. Spot Elevation — 84
- POI
- Ex. Drainage Divide
- New Drainage Divide
- Flow Direction
- Ex. Impervious within POI1
- Ex. Impervious within POI2
- New Impervious within POI1
- New Impervious within POI2
- New ESD




## EX. 42" RCP TRENCH DETAIL (SD 130.0)

SCALE= 1"=5'

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. _____-202_-00

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

## PERMIT TABLE

| DEPARTMENT PERMIT NUMBER | PARCEL AND/OR LOT AND BLOCK IDENTIFIERS |
|---|---|
| SIT-006202020 | PARCEL A |

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Ted S. Jeong, P.E., M.ASCE
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
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# SITE DEVELOPMENT CONCEPT PLAN

FOR

901, 903, 813 & 815 CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-819
901, 903, 813 & 815
CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
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Columbia, MD 21046
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PROJECT NUMBER: 24009070A
DRAWING NAME: C-CSWM-SITE

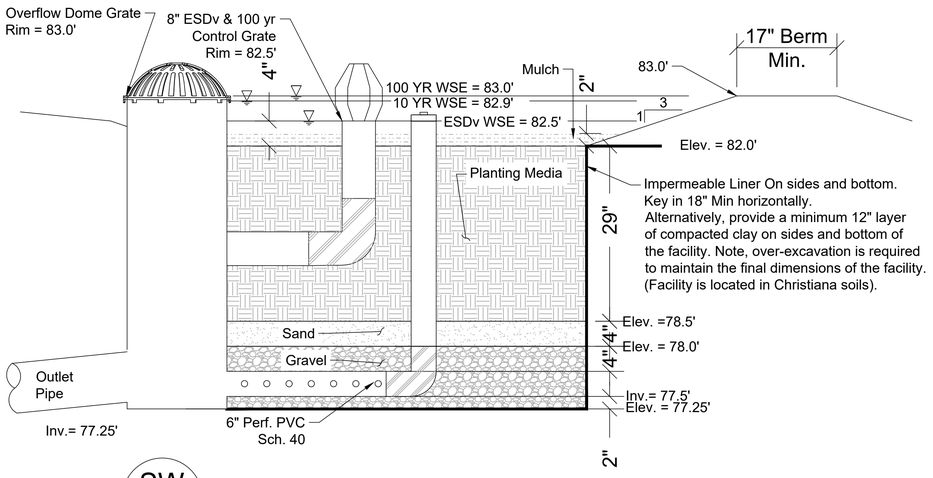
SHEET TITLE: SITE DEVELOPMENT CONCEPT PLAN

SHEET NUMBER: 3

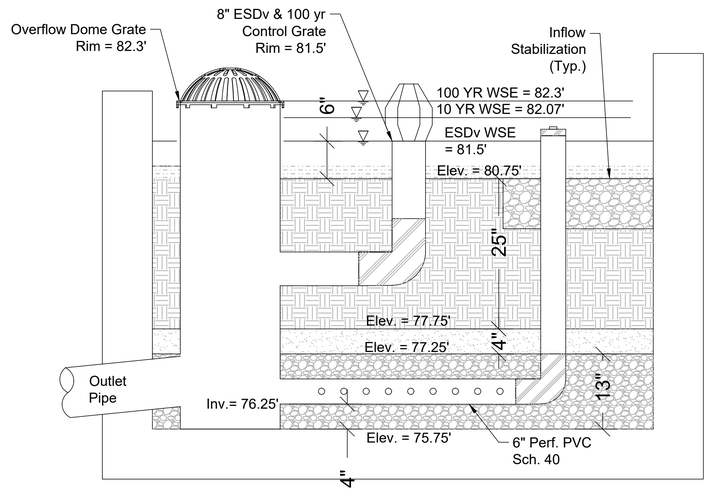
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



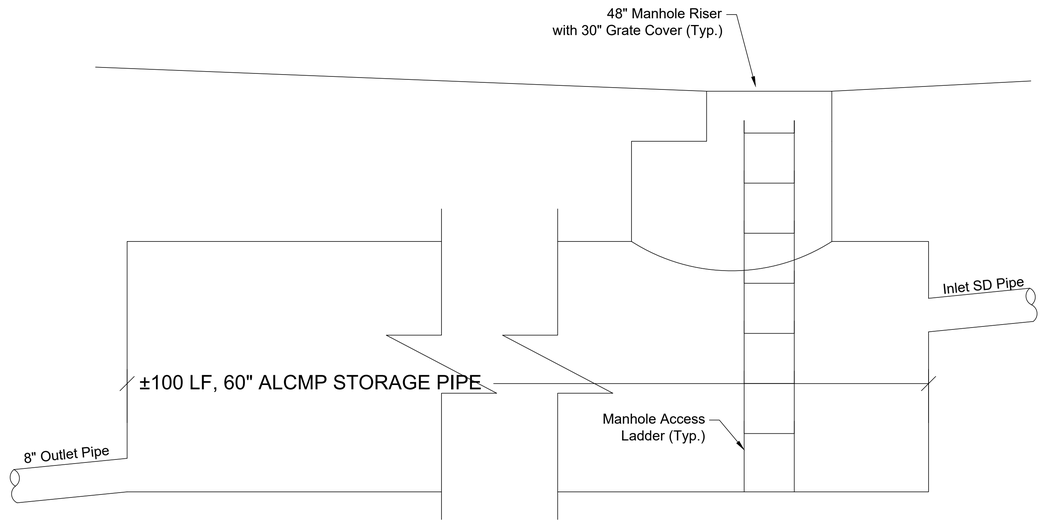
2024\24009070A\Engineering\Concept SWM\C-CSWM-SITE.dwg|C-CSWM-SITE| By: ANTHONY.NARDO




SW 1 MB-1: MICRO-BIORETENTION SECTION w/ UNDERDRAIN
N.T.S.




SW 2 MB-2: MICRO-BIORETENTION SECTION w/ UNDERDRAIN
N.T.S.




SW 3 UG-1: UNDERGROUND DETENTION - 100-YR Control
N.T.S.

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024

*CALL "MISS UTILITY" AT 1-800-257-7777*
48 Hours Before Start Of Construction

| PERMIT TABLE | |
|---|---|
| **DEPARTMENT PERMIT NUMBER** | **PARCEL AND/OR LOT AND BLOCK IDENTIFIERS** |
| SIT-00649-2024 | PARCEL A |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Ted S. Jeong, P.E., M.ASCE
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# SITE DEVELOPMENT CONCEPT PLAN

FOR

901 & 903
CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND


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| PROJECT NUMBER: | DRAWING NAME: |
|---|---|
| 24009070A | C-CSWM-DETL |

SHEET TITLE:
STORMWATER MANAGEMENT CONTROL DETAILS

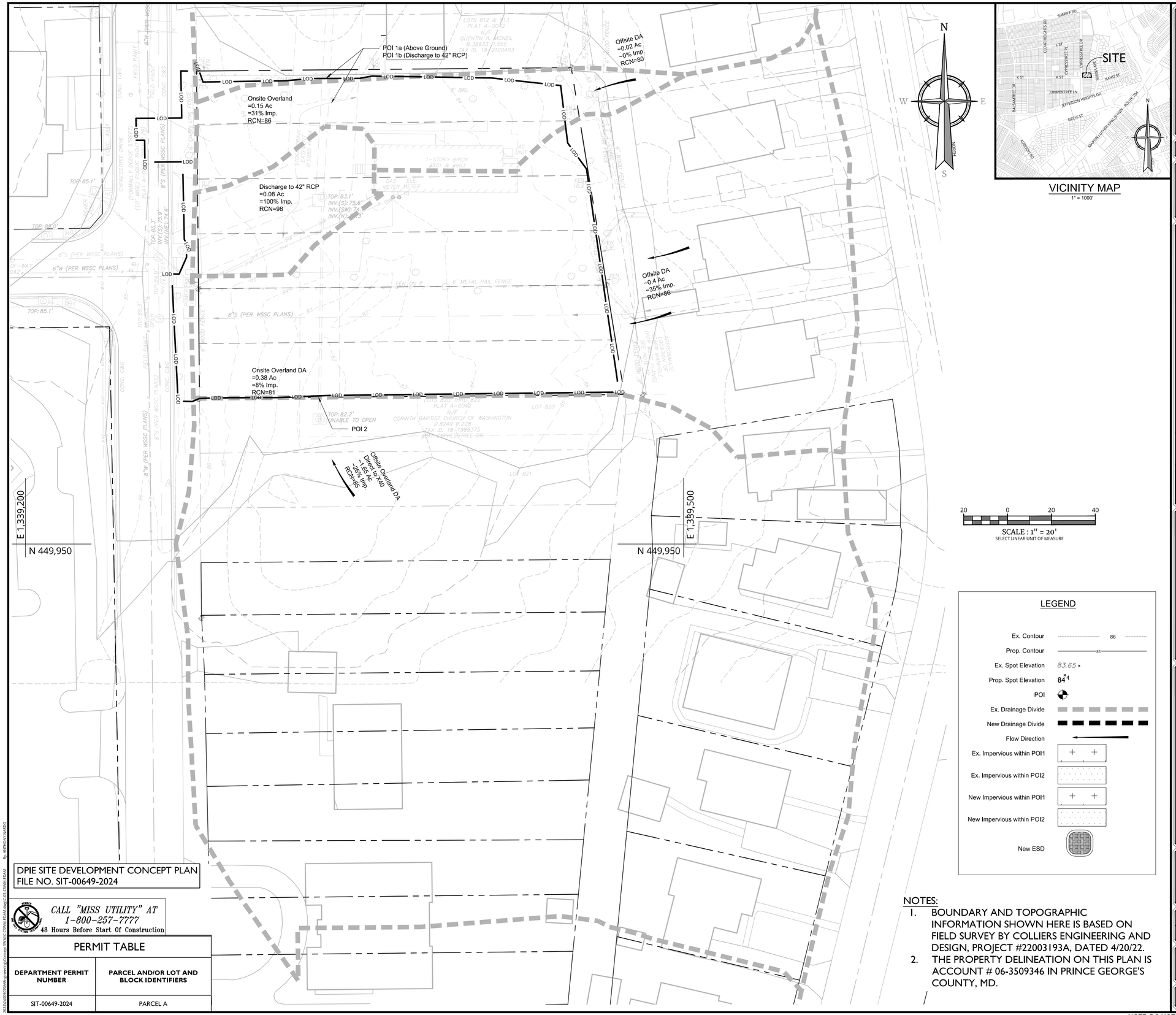
SHEET NUMBER:
4


NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





2024\24009070A\Engineering\Concept SWM\C-CSWM-DETL.dwg|C-04-CSWM-DETL By: ANTHONY MARDO







VICINITY MAP
1" = 1000'

SCALE : 1" = 20'
SELECT LINEAR UNIT OF MEASURE

## LEGEND

- Ex. Contour — 86
- Prop. Contour — 85
- Ex. Spot Elevation — 83.65 x
- Prop. Spot Elevation — 84
- POI
- Ex. Drainage Divide
- New Drainage Divide
- Flow Direction
- Ex. Impervious within POI1
- Ex. Impervious within POI2
- New Impervious within POI1
- New Impervious within POI2
- New ESD

## NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED ON FIELD SURVEY BY COLLIERS ENGINEERING AND DESIGN, PROJECT #22003193A, DATED 4/20/22.
2. THE PROPERTY DELINEATION ON THIS PLAN IS ACCOUNT # 06-3509346 IN PRINCE GEORGE'S COUNTY, MD.

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024

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## PERMIT TABLE

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# SITE DEVELOPMENT CONCEPT PLAN

FOR

901 & 903
CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
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| AS SHOWN | 11/05/24 | COLLIERS | COLLIERS |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-CSWM-EDAM

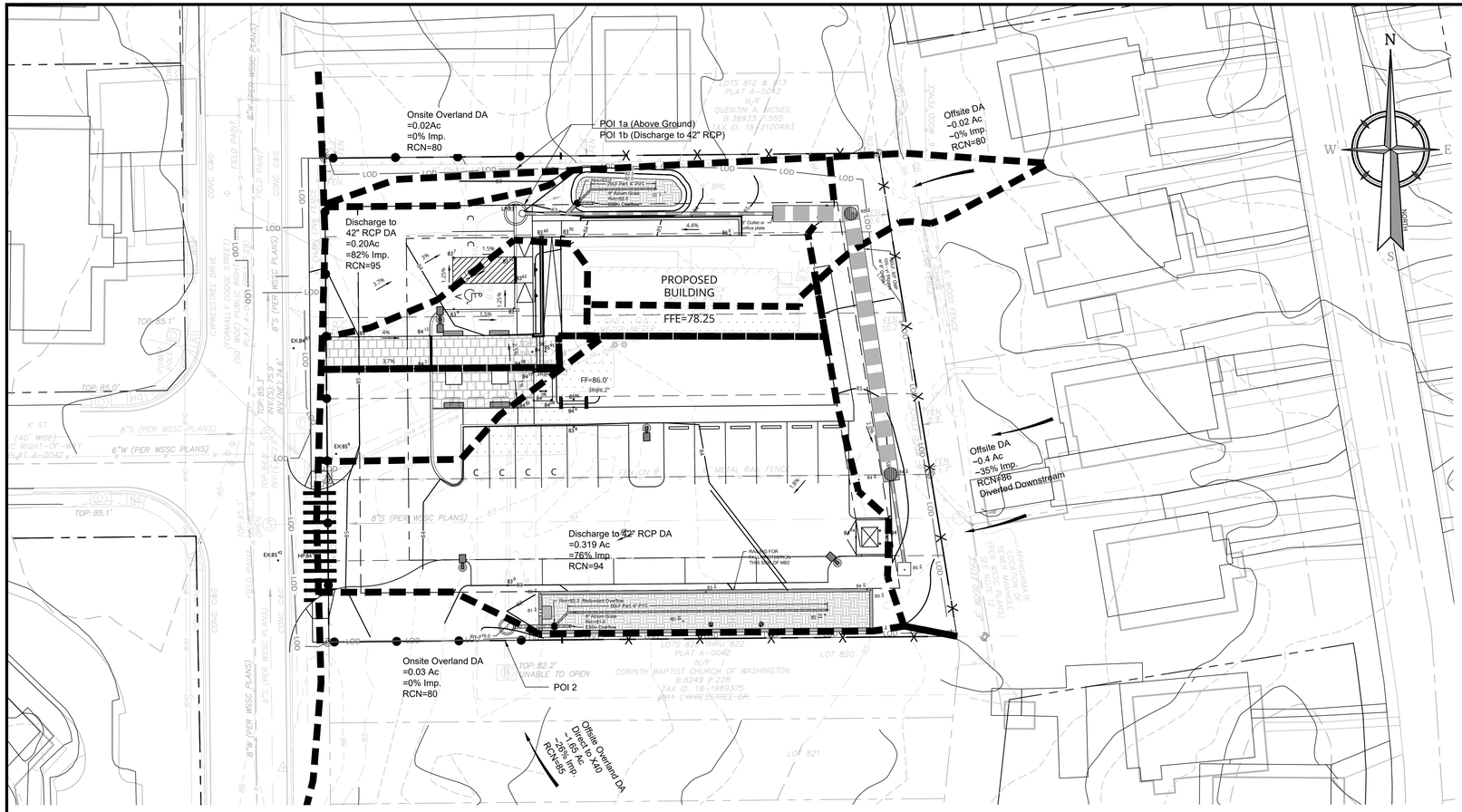
SHEET TITLE:
EXISTING SITE
DRAINAGE AREA MAP

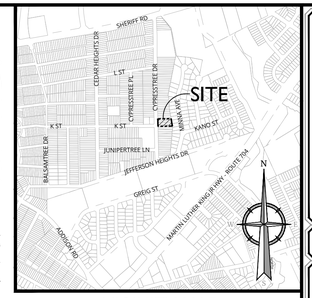
SHEET NUMBER: 5

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



2024\24009070A\Engineering\Concept SWM\C-CSWM-EDAM.dwg|C-06-CSWM-EDAM By: ANTHONY.NARDO




VICINITY MAP
1" = 1000'

20 0 20 40

SCALE : 1" = 20'
SELECT LINEAR UNIT OF MEASURE

POINT OF INTEREST ANALYSIS

| POI 1a | DA (Ac.) | RCN (10yr/100yr) | Tc (hr) | 10-yr | 100-yr |
|---|---|---|---|---|---|
| Existing | 0.17 | 85/78 | 0.1 | 0.92 cfs | 1.66 cfs |
| Proposed | 0.02 | 80 | 0.1 | 0.09 cfs | 0.20 cfs |
| Change | -0.15 | | N/A | -0.83 cfs | -1.46 cfs |
| % Change | -88% | | N/A | -90% | -88% |

| POI 1b | DA (Ac.) | RCN (10yr/100yr) | Tc (hr) | 10-yr | 100-yr |
|---|---|---|---|---|---|
| Existing | 0.08 | 98/78 | 0.1 | 0.54 cfs | 0.78 cfs |
| Ex. w/Offsite | 0.5 | N/A/78 | 0.1 | N/A | 5.88 cfs |
| Proposed | 0.615 | 89 | 0.1 | 4.02 cfs | 7.59 cfs |
| Change | 0.115 | | | | 1.71 cfs |
| % Change | 23% | | | | 29% |
| Prop. w/SWM | 0.615 | 86.3*/89 | | 2.88 cfs | 5.29 cfs |
| Change | 0.115 | | | | -0.59 cfs |
| % Change | 23% | | | | -10% |

*RCN based on Reduced Curve Number Methodology for 10-yr Storms
Prop Q shown is based on routing through BMPs w/o reduced curve numbers

| POI 2 | DA (Ac.) | RCN (10yr/100yr) | Tc (hr) | 10-yr | 100-yr |
|---|---|---|---|---|---|
| Existing | 0.78 | 84/78 | 0.1 | 4.14 cfs | 8.07 cfs |
| Ex. w/o Offsite | 0.349 | N/A / 78 | 0.1 | | 3.40 cfs |
| Proposed | 0.349 | 92 | 0.1 | 2.21 cfs | 4.01 cfs |
| Change | 0 | | | | 0.61 cfs |
| % Change | 0% | | | | 8% |
| Prop. w/SWM | 0.349 | 74.5*/92 | | 1.38 cfs | 3.34 cfs |
| Change | 0 | | | | -0.06 cfs |
| % Change | 0% | | | | -2% |

*RCN based on Reduced Curve Number Methodology for 10-yr Storms
Prop Q shown is based on routing through BMPs w/o reduced curve numbers

| TOTAL SITE* | DA (Ac.) | | | 10-yr | 100-yr |
|---|---|---|---|---|---|
| Existing | 1.0 | | | 5.60 cfs | 10.51 cfs |
| Proposed | 1.0 | | | 6.32 cfs | 11.80 cfs |
| Change | 0 | | | 0.72 cfs | 1.29 cfs |
| % Change | 0% | | | 13% | 12% |
| Prop. w/SWM | 1.0 | | | 4.35 cfs | 8.83 cfs |
| Change | 0 | | | -1.25 cfs | -1.68 cfs |
| % Change | 0% | | | -22% | -16% |

* Values are the direct summation of all POI results

LEGEND

- Ex. Contour — 86
- Prop. Contour — 85
- Ex. Spot Elevation — 83.65 ×
- Prop. Spot Elevation — 84.4
- POI
- Ex. Drainage Divide
- New Drainage Divide
- Flow Direction
- Ex. Impervious within POI1
- Ex. Impervious within POI2
- New Impervious within POI1
- New Impervious within POI2
- New ESD

DPIE SITE DEVELOPMENT CONCEPT PLAN
FILE NO. SIT-00649-2024

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

PERMIT TABLE

| DEPARTMENT PERMIT NUMBER | PARCEL AND/OR LOT AND BLOCK IDENTIFIERS |
|---|---|
| SIT-00649-2024 | PARCEL A |

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SEONGWOO TED JEONG
60582
PROFESSIONAL ENGINEER

Ted S. Jeong, P.E., M.ASCE
MARYLAND PROFESSIONAL ENGINEER
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# SITE DEVELOPMENT CONCEPT PLAN

FOR

901 & 903
CYPRESSTREE DRIVE

PLAT A18-42, LOTS 814-817
901 & 903 CYPRESSTREE DR.
DISTRICT HEIGHTS MD 20743
PRINCE GEORGE'S COUNTY
MARYLAND

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PROJECT NUMBER: 24009070A
DRAWING NAME: C-CSWM-PDAM

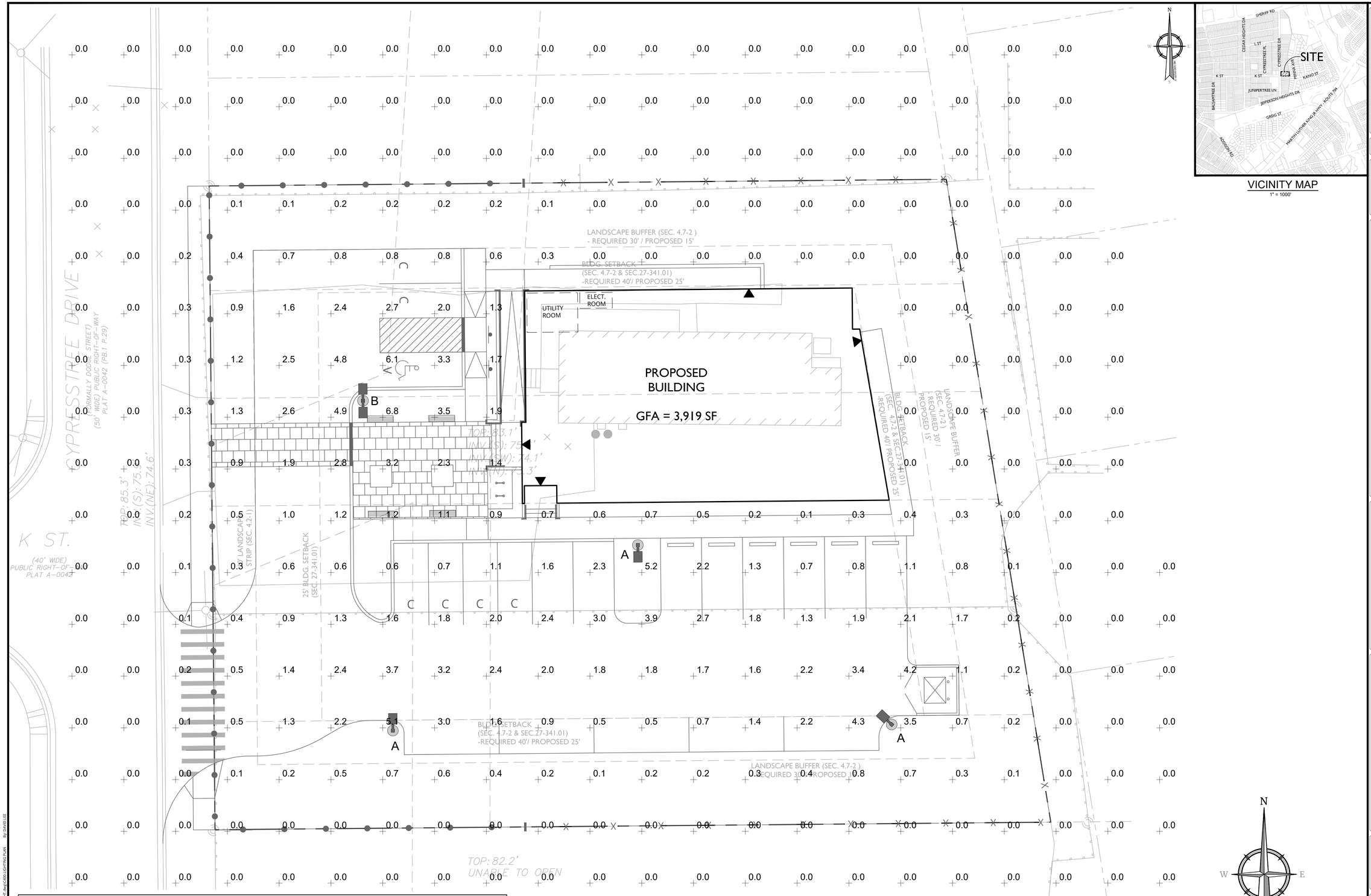
SHEET TITLE:
PROPOSED SITE DRAINAGE AREA MAP

SHEET NUMBER:
6

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



2024\24009070A\Engineering\Concept SWM\C-CSWM-PDAM.dwg|C-06 CSWM-PDAM By: ANTHONY.NARDO







VICINITY MAP
1" = 1000'

| Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage |
| | A | 3 | Lithonia Lighting | DSX1 LED P3 30K 80CRI T4M HS EGS-F | D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield Forward External Glare Shield | 1 | 6078 | 1 | 102.17 |
| | B | 1 | Lithonia Lighting | DSX1 LED P3 30K 80CRI T4M HS EGS-F | D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield Forward External Glare Shield | 1 | 6078 | 1 | 204.34 |

| Statistics | | | | | | |
|---|---|---|---|---|---|---|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| New Parking Lot | + | 1.9 fc | 5.4 fc | 0.3 fc | 18.0:1 | 6.3:1 |
| Overall Zone | + | 0.6 fc | 6.8 fc | 0.0 fc | N/A | N/A |

10 0 10 20
SCALE : 1" = 10'
SELECT LINEAR UNIT OF MEASURE

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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STATE OF MARYLAND · JONATHAN M. JOLLEY · 3497 · LANDSCAPE ARCHITECT
5/9/2025
Jonathan M. Jolley
MARYLAND PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.
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SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
M-NCPPC#
SE-25003 & AC-25002

901 & 903
CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers Engineering & Design
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7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
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| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 11/04/24 | DHL | SRW |

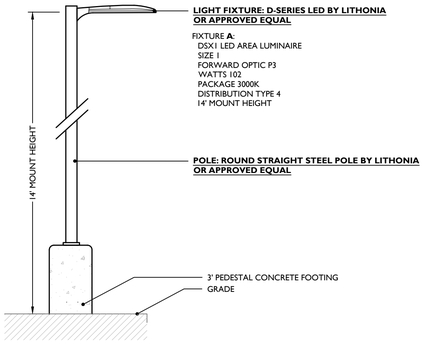
| PROJECT NUMBER: | DRAWING NAME: |
|---|---|
| 24009070A | C-SPEX-LGHT |

SHEET TITLE:
LIGHTING PLAN - PHOTOMETRIC

SHEET NUMBER:
C400



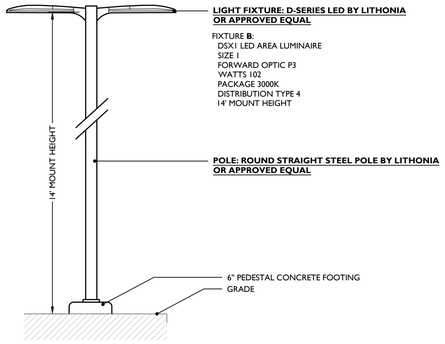
2024\24009070A\Engineering\Special Exception\C-SPEX-LGHT.dwg(C400 LIGHTING PLAN By: DAVID LEE




NOTES:

1. LIGHT AND POLE TO BE MANUFACTURED BY LITHONIA OR APPROVED EQUAL.
2. LIGHT AND POLE FINISH TO BE STANDARD POWDER-COAT. LIGHT AND POLE COLOR TO BE BLACK.
3. MOUNTING HEIGHT TO BE MEASURED FROM EXTERIOR FINISHED GRADE TO LIGHT SOURCE.

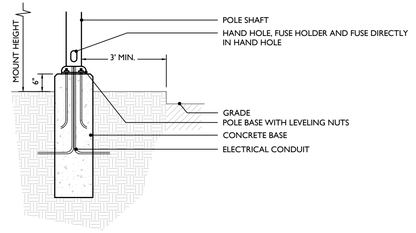
## POLE MOUNTED LUMINAIRE DETAIL - SINGLE




NOTES:

1. LIGHT AND POLE TO BE MANUFACTURED BY LITHONIA OR APPROVED EQUAL.
2. LIGHT AND POLE FINISH TO BE STANDARD POWDER-COAT. LIGHT AND POLE COLOR TO BE BLACK.
3. MOUNTING HEIGHT TO BE MEASURED FROM EXTERIOR FINISHED GRADE TO LIGHT SOURCE.

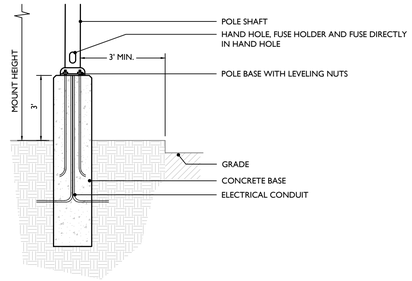
## POLE MOUNTED LUMINAIRE DETAIL - DOUBLE




NOTES:

1. FOOTING SHOWN IS SCHEMATIC ONLY.
2. SHOP DRAWINGS AND CALCULATIONS FOR THE DESIGN AND SIZING OF THE CONCRETE FOOTING SHALL BE PREPARED BY A PROFESSIONAL ENGINEER, AND SHALL BE PROVIDED BY THE CONTRACTOR FOR THE APPROVAL PRIOR TO CONSTRUCTION.
3. SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATED OF EASEMENTS, UNDERGROUND UTILITIES, AND DRAINAGE AREAS BEFORE DRILLING POLE BASES.

## 6''' PEDESTAL CONCRETE FOOTING SCHEMATIC DETAIL




NOTES:

1. FOOTING SHOWN IS SCHEMATIC ONLY.
2. SHOP DRAWINGS AND CALCULATIONS FOR THE DESIGN AND SIZING OF THE CONCRETE FOOTING SHALL BE PREPARED BY A PROFESSIONAL ENGINEER, AND SHALL BE PROVIDED BY THE CONTRACTOR FOR THE APPROVAL PRIOR TO CONSTRUCTION.
3. SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATED OF EASEMENTS, UNDERGROUND UTILITIES, AND DRAINAGE AREAS BEFORE DRILLING POLE BASES.

## 3' PEDESTAL CONCRETE FOOTING SCHEMATIC DETAIL

# D-Series Size 1
## LED Area Luminaire

Catalog Number

Notes

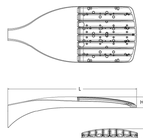
Type

Fill the Tab key or mouse over the page to see all interactive elements.

d^series

### Specifications

| | | |
|---|---|---|
| EPA: | 0.69 ft² | (0.06 m²) |
| Length: | 32.71" | (83.1 cm) |
| Width: | 14.26" | (36.2 cm) |
| Height H1: | 7.88" | (20.0 cm) |
| Height H2: | 2.73" | (6.9 cm) |
| Weight: | 34 lbs | (15.4 kg) |




Design Select options indicated by this color background.

### Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life at over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

## Ordering Information

**EXAMPLE:** DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

| Series | LEDs | Color temperature[2] (this section 70CRI only) | Color Rendering Index | Distribution | | Voltage | Mounting |
|---|---|---|---|---|---|---|---|
| DSX1 LED | **Forward optics** | 30K 3000K | 70CRI | AFR Automotive front row | T5M Type V medium | MVOLT (120V-277V)[1] | **Shipped included** |
| | P1 P6 | 40K 4000K | 70CRI | T1S Type I short | T5LG Type V low glare | HVOLT (347V-480V)[1,3] | SPA Square pole mounting (#8 drilling) |
| | P2 P7 | 50K 5000K | 70CRI | T2M Type II medium | T5W Type V wide | XVOLT (277V - 480V)[1,3] | RPA Round pole mounting (#8 drilling) |
| | P3 P8 | (this section 80CRI only, extended lead times apply) | | T3M Type III medium | BLC3 Type III backlight control[4] | 120[16,20] | SPAS Square pole mounting #5 drilling[4] |
| | P4 P9 | | | T3LG Type III low glare[4] | BLC4 Type IV backlight control[4] | 208[16,20] | RPA5 Round pole mounting #5 drilling[4] |
| | P5 | | | T4M Type IV medium | LCCO Left corner cutoff[4] | 240[16,20] | SPA5N Square narrow pole mounting #8 drilling |
| | **Rotated optics** | 27K 2700K | 80CRI | T4LG Type IV low glare[4] | RCCO Right corner cutoff[4] | 277[16,20] | WBA Wall bracket[5] |
| | P10[7] P12[7] | 30K 3000K | 80CRI | T FTM Forward throw medium | | 347[16,20] | MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon) |
| | P11[7] P13[7] | 35K 3500K | 80CRI | | | 480[16,20] | |
| | | 40K 4000K | 80CRI | | | | |
| | | 50K 5000K | 80CRI | | | | |

| Control options | | Other options | | Finish required |
|---|---|---|---|---|
| **Shipped installed** | PER7 Seven-pin receptacle only (controls ordered separate)[14,21] | **Shipped installed** | SPD20KV 20KV surge protection | DDBXD Dark Bronze |
| NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21] | FAO Field adjustable output[15,21] | | HS Houseside shield (black finish standard)[22] | DBLXD Black |
| | BL30 Bi-level switched dimming, 30%[16,21] | | L90 Left rotated optics[1] | DNAXD Natural Aluminum |
| PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[11,20,21] | BL50 Bi-level switched dimming, 50%[16,21] | | R90 Right rotated optics[1] | DWHXD White |
| | DMG 0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] | | CCE Coastal Construction[23] | DDBTXD Textured dark bronze |
| PER NEMA twist-lock receptacle only (controls ordered separate)[14] | DS Dual switching[18,19,21] | | HA 50°C ambient operation[24] | DBLBXD Textured black |
| PERS Five-pin receptacle only (controls ordered separate)[14,21] | | | BAA Buy America(n) Act and/or Build America Buy America Qualified | DNATXD Textured natural aluminum |
| | | | SF Single fuse (120, 277, 347V)[25] | DWHGXD Textured white |
| | | | DF Double fuse (208, 240, 480V)[25] | |
| | | **Shipped separately** | | |
| | | EGSR External Glare Shield (reversible, field install required, matches housing finish) | | |
| | | BSDB Bird Spikes (field install required) | | |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## POLE LIGHT

## Ordering Information

### Accessories

*Ordered and shipped separately.*

| | |
|---|---|
| DLL127F 1.5 JU | Photocell - SSL twist-lock (120-277V)[3] |
| DLL347F 1.5 CUL JU | Photocell - SSL twist-lock (347V)[3] |
| DLL480F 1.5 CUL JU | Photocell - SSL twist-lock (480V)[3] |
| DSHORT SBK | Shorting cap[9] |
| DSX1HS PX | House-side shield (ester package number 1-13 in place of P) |
| DSXRPA (FINISH) | Round pole adapter (#8 drilling, specify finish) |
| DSXSPA5 (FINISH) | Square pole adapter #5 drilling (specify finish) |
| DSXRPA5 (FINISH) | Round pole adapter #5 drilling (specify finish) |
| DSXEGSR (FINISH) | External glare shield (specify finish) |
| DSXBSDB (FINISH) | Bird spike deterrent bracket (specify finish) |

NOTES

1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. HVOLT or XVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9. SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10. WBA cannot be combined with Type 5 distributions plus photocell (PER).
11. NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link].
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT.
13. PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
14. PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PERS, PER7, BL30, BL50, DMG and DS.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, BL30, BL50, FAO and DS.
18. DS not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, BL30, BL50, FAO and DMG.
19. DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with 120V, 208V, 240V, 277V, 347V or 480V.
20. Reference Motion Sensor Default Settings table on page 4 to see functionality.
21. Reference Controls Options table on page 4.
22. HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23. CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24. Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25. Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26. Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

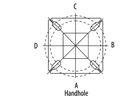
## Shield Accessories

External Glare Shield (EGSR)

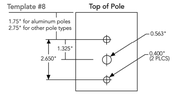
House Side Shield (HS)

## Drilling

**HANDHOLE ORIENTATION**




Template #8




### Tenon Mounting Slipfitter

| Tenon O.D. | Mounting | Single Unit | 2 @ 180 | 2 @ 90 | 3 @ 90 | 3 @ 120 | 4 @ 90 |
|---|---|---|---|---|---|---|---|
| 2-3/8" | RPA | AS3-5 190 | AS3-5 280 | AS3-5 290 | AS3-5 390 | AS3-5 320 | AS3-5 490 |
| 2-7/8" | RPA | AST25-190 | AST25-280 | AST25-290 | AST25-390 | AST25-320 | AST25-490 |
| 4" | RPA | AST35-190 | AST35-280 | AST35-290 | AST35-390 | AST35-320 | AST35-490 |

| Mounting Option | Drilling Template | Single | 2 @ 180 | 2 @ 90 | 3 @ 90 | 3 @ 120 | 4 @ 90 |
|---|---|---|---|---|---|---|---|
| Head Location | | Side B | Side B & D | Side B & C | Side B, C & D | Round Pole Only | Side A, B, C & D |
| Drill Nomenclature | #8 | DM19AS | DM28AS | DM29AS | DM39AS | DM32AS | DM49AS |
| | | Minimum Acceptable Outside Pole Dimension | | | | | |
| SPA | #8 | 3.5" | 3.5" | 3.5" | 3.5" | | 3.5" |
| RPA | #8 | 3" | 3" | 3" | 3" | 3" | 3" |
| SPA5 | #5 | 3" | 3" | 3" | 3" | 3" | 3" |
| RPA5 | #5 | 3" | 3" | 3" | 3" | 3" | 3" |
| SPA5N | #8 | 3" | 3" | 3" | 3" | | 3" |

### DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

| Fixture Quantity & Mounting Configuration | Single DM19 | 2 @ 180 DM28 | 2 @ 90 DM29 | 3 @ 90 DM39 | 3 @ 120 DM32 | 4 @ 90 DM49 |
|---|---|---|---|---|---|---|
| Mounting Type | | | | | | |
| DSX1 with SPA | 0.69 | 1.38 | 1.23 | 1.54 | — | 1.58 |
| DSX1 with SPA5, SPA5N | 0.70 | 1.40 | 1.30 | 1.66 | — | 1.68 |
| DSX1 with RPA, RPA5 | 0.70 | 1.40 | 1.30 | 1.66 | 1.60 | 1.68 |
| DSX1 with MA | 0.83 | 1.66 | 1.50 | 2.09 | 2.09 | 2.09 |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STATE OF MARYLAND — JONATHAN M. JOLLEY — No. 3497 — REGISTERED LANDSCAPE ARCHITECT
5/9/2025

Jonathan M. Jolley
MARYLAND PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER: 3497 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.
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SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE M-NCPPC# SE-25003 & AC-25002

901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND

COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
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PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-LGHT

SHEET TITLE: LIGHTING PLAN - NOTES & DETAILS

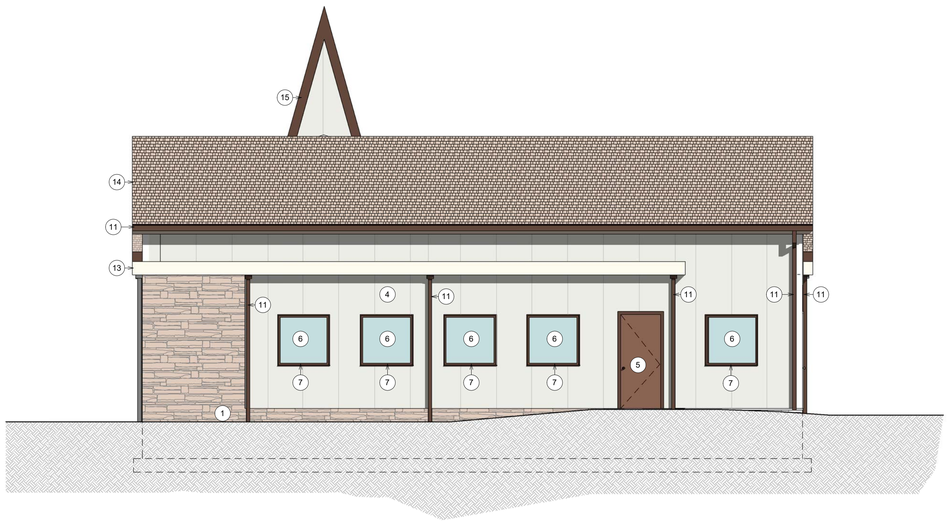
SHEET NUMBER: C401

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

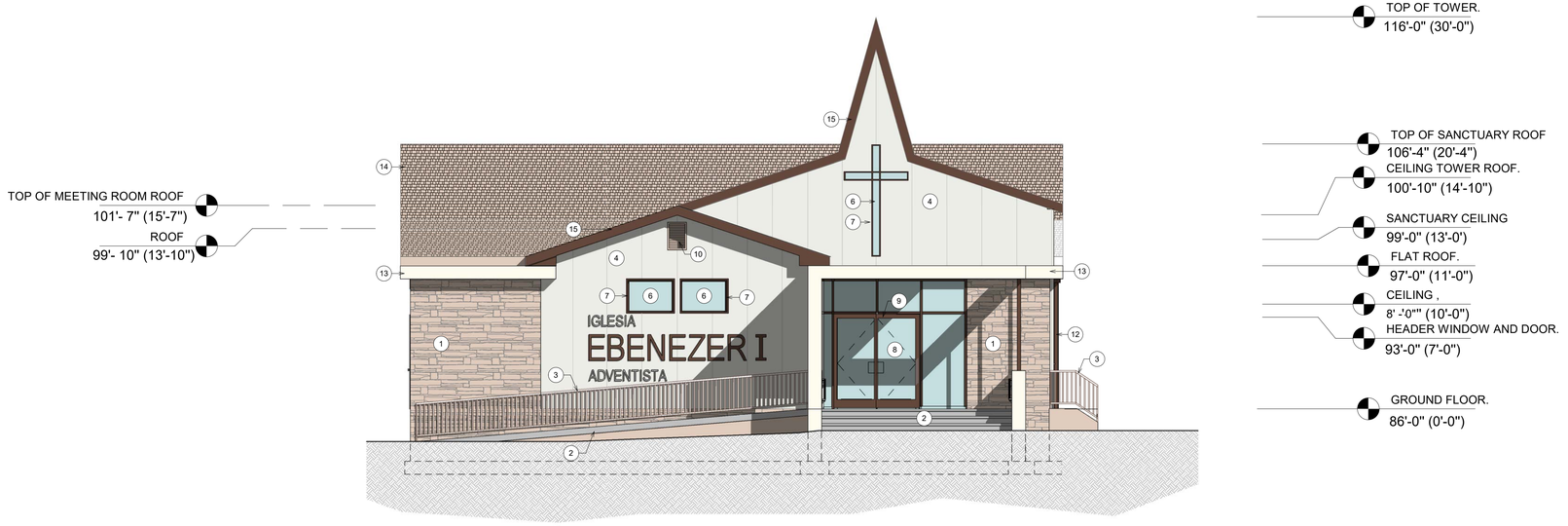

2024-24009070A\Engineering\Special Exception\C-SPEX-LGHT.dwg\C401 LIGHTING PLAN NOTES & DETAILS By: DAVID LEE

## MATERIAL LEGEND:

1. SLATE PANEL (VENEER WALL) - LIGHT BROWN (RGB 225-204-189)
2. CONCRETE STAIRS AND RAMP - GRAY (RGB 192-192-192)
3. RAILING - DARK BROWN (RGB 100-072-060)
4. HARDIE PLANK SIDING - ALABASTRO (RGB 237-237-231)
5. SINGLE DOOR - DARK BROWN (RGB 138-100-83)
6. WINDOWS (GLASS) - LIGHT BLUE (RGB 196-222-223)
7. WINDOWS (FRAME) - DARK BROWN (RGB 100-072-060)
8. STOREFRONT (GLASS) - LIGHT BLUE (RGB 196-222-223)
9. STOREFRONT (FRAME) - DARK BROWN (RGB 100-072-060)
10. LOUVER - DARK BROWN (RGB 100-072-060)
11. ALUMINUM GUTTER - DARK BROWN (RGB 100-072-060)
12. DOWNSPOUT - DARK BROWN (RGB 100-072-060)
13. EPDM (FLAT ROOF) - IVORY COLOR (RGB 254-252-239)
14. ASPHALT SHINGLES ROOF - LIGHT BROWN (RGB 225-204-189)
15. ROOF EDGE - DARK BROWN (RGB 100-072-060)




2 EAST ELEVATION-
SCALE: 3/16" = 1'-0"




1 WEST ELEVATION -
SCALE: 3/16" = 1'-0"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ROCKVILLE MD, 20852
OFFICE: 240-669-4897
CELL: 240-802-6059
FAX:240-334-4750
builddesigninc@gmail.com


STATE OF MARYLAND
MIGUEL ANGEL TRIANA
17145
ARCHITECT
RENEWAL DATE
11 · 29 · 2026

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LICENSE No.: 17145

EXPIRATION DATE: 11-29-2026

# EBENEZER 1 (CHURCH EXPANSION)

903 CYPRESSTREE DR.
CAPITOL HEIGHTS, MD 20743

OWNER: EBENEZER 1

| REMARK | REVISION DATE |
|---|---|
| | |
| | |
| | |
| | |

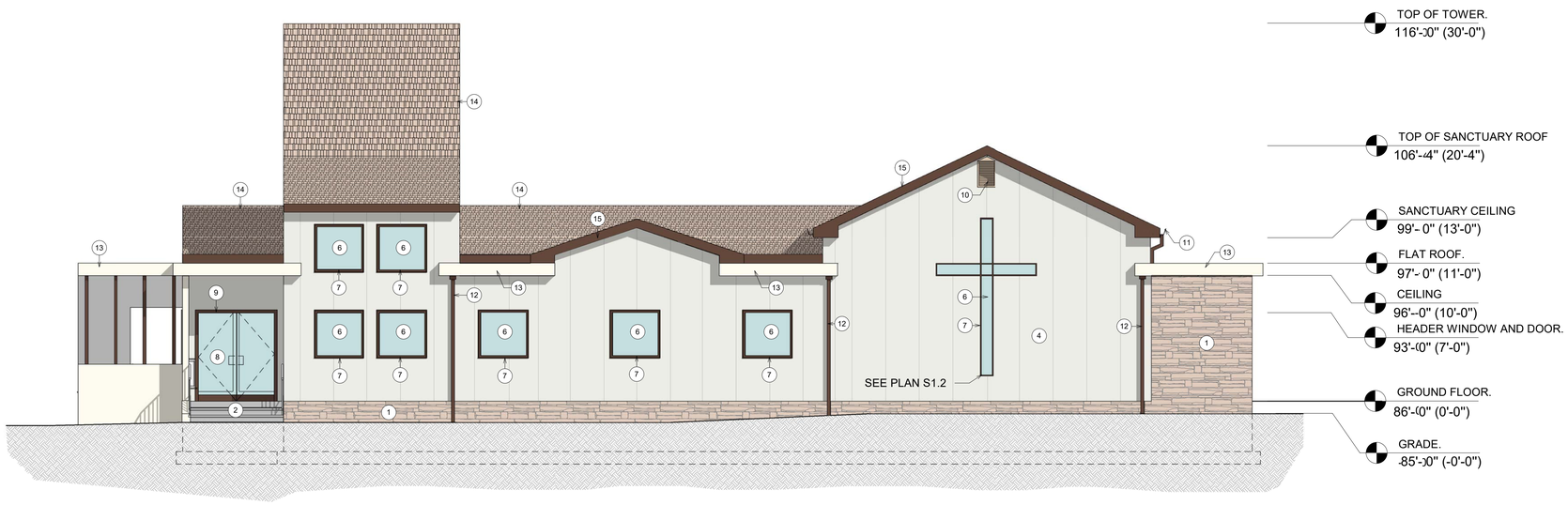
| | |
|---|---|
| ISSUED: | **02/07/25 3:44:03 PM** |
| SCALE: AS NOTED | |
| DRAWN BY: L.N | CHECKED BY: J.C. |
| PROJECT NO. | 24-1008 JC |

**ELEVATIONS RENDER (W & E)**

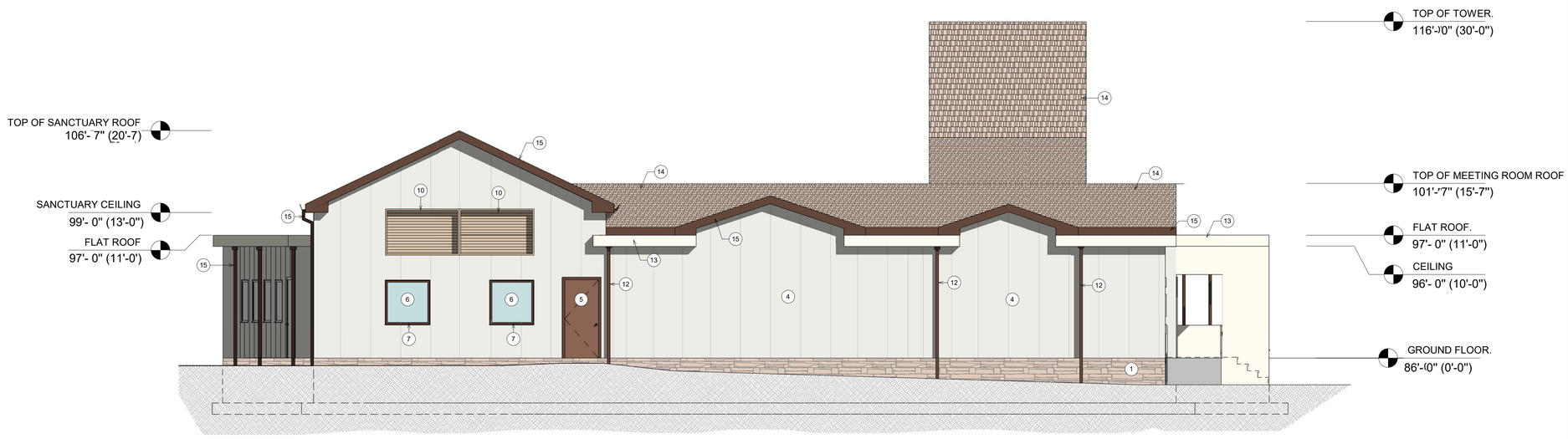
SHEET: **A7.0**

## MATERIAL LEGEND:

1. SLATE PANEL (VENEER WALL) - LIGHT BROWN (RGB 225-204-189)
2. CONCRETE STAIRS AND RAMP - GRAY (RGB 192-192-192)
3. RAILING - DARK BROWN (RGB 100-072-060)
4. HARDIE PLANK SIDING - ALABASTRO (RGB 237-237-231)
5. SINGLE DOOR - DARK BROWN (RGB 138-100-83)
6. WINDOWS (GLASS) - LIGHT BLUE (RGB 196-222-223)
7. WINDOWS (FRAME) - DARK BROWN (RGB 100-072-060)
8. STOREFRONT (GLASS) - LIGHT BLUE (RGB 196-222-223)
9. STOREFRONT (FRAME) - DARK BROWN (RGB 100-072-060)
10. LOUVER - DARK BROWN (RGB 100-072-060)
11. ALUMINUM GUTTER - DARK BROWN (RGB 100-072-060)
12. DOWNSPOUT - DARK BROWN (RGB 100-072-060)
13. EPDM (FLAT ROOF) - IVORY COLOR (RGB 254-252-239)
14. ASPHALT SHINGLES ROOF - LIGHT BROWN (RGB 225-204-189)
15. ROOF EDGE - DARK BROWN (RGB 100-072-060)




2 SOUTH ELEVATION -
SCALE: 3/16" = 1'-0"




1 NORTH ELEVATION-
SCALE: 3/16" = 1'-0"


BUILD & DESIGN CONSTRUCTION INC.
5824 HUBBARD DRIVE
ROCKVILLE MD, 20852
OFFICE: 240-669-4897
CELL: 240-802-6059
FAX:240-334-4750
builddesigninc@gmail.com


STATE OF MARYLAND
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RENEWAL DATE
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LICENSE No.: 17145

EXPIRATION DATE: 11-29-2026

# EBENEZER 1 (CHURCH EXPANSION)

903 CYPRESSTREE DR.
CAPITOL HEIGHTS, MD 20743

OWNER: EBENEZER 1

| REMARK | REVISION DATE |
|---|---|
| | |
| | |
| | |
| | |

ISSUED: **02/07/25 3:44:18 PM**

SCALE: AS NOTED

DRAWN BY: L.N | CHECKED BY: J.C.

PROJECT NO. 24-1008 JC

**ELEVATIONS RENDER ( N & S)**

SHEET: **A7.1**

1 WALL MOUNTED

SCALE: 3/4" = 1'-0"

**EXTERIOR SIGN ANALYSIS**

| MARK | QUANTITY | TYPE | WIDTH | HEIGHT | AREA |
|---|---|---|---|---|---|
| A | 1 | WALL MOUNTED | 13'-8" | 5'-1" | 69.5 SF |

| | |
|---|---|
| SECTION 27-617 MAXIMUM AREA FOR EACH SIGN 48 SF<br>SECTION 27-591(a) 50% AREA REDUCTION: TOTAL CALCULATED WALL- MOUNTED SIGN AREA | |
| TOTAL PROPOSED BUILDING SIGNAGE - WALL MOUNTED | 69.5 SF/2 = 34.7 SF |
| MAXIMUM AREA ALLOWED FOR EACH SIGN | 48 SF |

NOTE: SECTION 27-591 (a) ALLOWS A 50% REDUCTION FOR LETTERS , FIGURES, AND DESIGNS THAT ARE MOUNTED DIRECTLY ON THE ARCHITECTURAL FACE OF A BUILDING WITH NO OTHER DECORATIVE WALL WORK

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903 CYPRESSTREE DR.
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OWNER: EBENEZER 1

| REMARK | REVISION DATE |
|---|---|
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ISSUED: **02/18/25 3:25:54 PM**

SCALE: AS NOTED

DRAWN BY: L.N | CHECKED BY: J.C.

PROJECT NO. 24-1008 JC

**SIGNAGE PLAN**

SHEET: **A8.0.**

The Maryland-National Capital Park and Planning Commission Prince George's County Planning Department
Environmental Planning, Countywide Planning Division, 1616 McCormick Drive, Largo, MD 20774

# 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: | Agent/Contact Person, Address, Phone, and E-mail: |
|---|---|
| Primera Iglesia Adventista Eben-ezer LLC, Attn: Pastor uver Portillo<br>1109 Dunoon Road<br>Silver Spring, MD 20903<br>240-398-0365 / PortilloJuver@yahoo.com<br><br>Applicant Name(s), Address, Phone, & E-mail:<br>Primera Iglesia Adventista Eben-ezer 1, Attn: Pastor Juver Portillo<br>1109 Dunoon Road<br>Silver Spring, MD 20903<br>240-398-0365 / PortilloJuver@yahoo.com | David Lee<br>Colliers Engineering & Design<br>7001 Columbia Gateway Drive, Suite 220<br>Columbia, MD 21046<br>443-316-6005 / david.lee@collierseng.com |

| | | | |
|---|---|---|---|
| **PROJECT NAME:** | 901 & 903 Cypresstree Drive | | |
| Geographic Location (related to or near major intersection): | east of the intersection of K Street and Cypresstree Drive | | |
| Street Address (if available): | 901, 903, 813 and 815 Cypresstree Drive, Capitol Heights, MD 20743 | | |
| Companion Case(s): (TCP1, TCP2, Preliminary Plan, Site Plan, or Special Exception) | SE-25003 & NRI-140-2024 | | |
| Total Area (acres): 0.62 ac. | Total Area Outside CBCA (acres): N/A | Proposed Woodland Clearing ($ft^2$): 0 | |
| Total Number of Lots 6 and/or Parcels 0 | Lot/Block/Parcel(s): 814, 815, 816, 817, 818 & 819 | Tax Account #: 2039063, 2100501, 2035830 & 2062271 | |
| Council District: 5 / Election District: 18 | Planning Area #: 72 | Police Division #: III -Landover | |
| General Plan Tier (2002, Archived): Developed | WSSC Grid: 202NE05 | Tax Map/Grid: 66-B2 | |
| Is this site in a Priority Funding Area (PFA)? ☑ Yes ☐ No | General Plan Growth Policy: Established Communities | Municipality(ies): N/A | |
| Zone(s): R-55 | Overlay Zone(s): N/A | Aviation Policy Area: N/A | |
| Environmental Strategy Area (ESA) (Plan 2035): ☑ 1 ☐ 2 ☐ 3 ☐ 4 | Watershed Name: Lower Beaverdam Creek<br>Watershed 8 Digit Code #: 02140205 | Basin: ☑ Anacostia ☐ Potomac ☐ Patuxent | |
| Is there a historic site or resource on the subject property? ☐ Yes ☑ No | Historic Site ID: N/A | | |
| Has a Historic Area Work Permit (HAWP) application been filed with the Historic Preservation Commission? ☐ Yes ☑ No | | | |
| Proposed Use, Activity, Revision, and/or Request: construction of a new building addition and an expanded parking compound for a church | | | |

**Site Plan:** Preparer's Qualifications: Engineer Date: 01/15/2025

Prepared by: Seonwoo Ted Jeong ID#: 60582 Firm: Colliers Engineering & Design

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)** N/A, Applying under the Prior Zoning Ordinance

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: Primera Iglesia Adventista Eben-Ezer Check Number: 563

Agent/Contact Signature: David Lee Digitally signed by David Lee DN: E=david.lee@collierseng.com, CN=David Lee, OU=MD Columbia, OU=Users by Office, DC=corp, DC=collierseng, DC=com Date: 2025.01.15 13:37:21-05'00' Date: 01/10/2025

## Office Use Only

☐ Numbered Exemption ☑ Standard Exemption Exemption Number: S-013-2025

Staff Reviewer: WRC Receipt Number: 8772 Filing Fee: $50.00

## 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 _____ $ft^2$. Revisions: cumulative clearing to date (not including currently proposed) is _____ $ft^2$; 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 specified above during the validity period. If a development review application (preliminary plan, detailed site plan, etc. is required, the Numbered Exemption may be considered invalid in accordance with Section 25-119(b)(6)(A). A copy of this letter must be submitted at the time of development activity or permit application.

| Contee, Wendy Digitally signed by Contee, Wendy Date: 2025.02.20 12:43:42 -05'00' | 02/20/2025 | 02/20/2030 |
|---|---|---|
| Planning Director or Designee: | Approval: | Expiration: |

### Office Use Only

☐ Numbered Exemption ☑ Standard Exemption Exemption Number: S-013-2025

Staff Reviewer: WRC Receipt Number: 8772 Filing Fee: $50.00

LOT AREA DATA

| ACCT# | ADDRESS | LOT# | LOT AREA IN ACRES |
|---|---|---|---|
| 18-2039063 | 903 CYPRESS DRIVE | 814-815 | 0.19734 |
| 18-2100501 | 901 CYPRESS DRIVE | 816-817 | 0.20911 |
| 18-2035830 | 813 CYPRESS DRIVE | 818 | 0.10785 |
| 18-2062271 | 815 CYPRESS DRIVE | 819 | 0.11006 |
| | | **TOTAL** | **0.62436** |

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

May 30, 2025

# MEMORANDUM

**TO:** Evan King, Planner II, Zoning Section

**FROM:** Mridula Gupta, Acting Supervisor, Subdivision Division MG

**SUBJECT:** SE-25003; 901 & 903 Cypresstree Drive

The property subject to this special exception SE-25003 is known as Lots 814 through 819, recorded in the Prince George's County Land Records in Plat Book BDS 1, plat 29. Lots 814-817 are also described in a deed recorded in the aforementioned Land Records in Book 48621 page 190. Lots 818 and 819 are also described in a deed recorded in Book 50502 page 253. This special exception application proposes to expand an existing institutional use on the property. The application was accepted for review on March 31, 2025. Comments were provided to the applicant during the SDRC meeting on April 25, 2025. This memo is based upon revised submittal received on May 9, 2025.

The subject property lies within the Residential, Single-Family - 65 (RSF-65) Zone. However, this application has been submitted for review in accordance with the prior Prince George's County Zoning Ordinance and prior Subdivision Regulations, and the property's prior One-Family Detached Residential (R-55) zoning.

There is no prior preliminary plan of subdivision (PPS) applicable to the property. The property is currently developed with one single-family detached dwelling unit, which is approximately 1,338 square feet in gross floor area (GFA). The existing structure was constructed in or around 1940 and is currently used as a church. A portion of the existing building, approximately 514 square feet, is proposed to be razed, and a 3,096-square-foot addition is proposed for construction, with the total proposed gross floor area on the property to be 3,919 square feet.

The property is subject to a final plat of subdivision approved prior to October 27, 1970. The total development proposed for the property does not exceed 5,000 square feet of gross floor area. The development on the subject property (Lots 814-819) is exempt from filing a PPS and a new final plat pursuant to Section 24-111(c)(2) of the prior Subdivision Regulations. Any future development on the property may be subject to the requirement of filing a PPS and final plat.

**Additional Comments:**

1. In accordance with Section 24-4503(a)(1) and (3) of the current Subdivision Regulations, the property does not have a certificate of adequacy (ADQ).

**Recommended Conditions:**

1. None.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. This SE site plan must be in conformance with the approved final plat. All bearings and distances must be clearly shown on the site plan and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

May 23, 2025

**MEMORANDUM**

TO: Evan King, Development Review Division

FROM: Chidera Udeh, Transportation Planning Section, Countywide Planning Division

VIA: Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

Crystal Hancock, Transportation Planning Section, Countywide Planning Division

**SUBJECT: SE-25003 901 & 903 Cypresstree Drive**

**Prior Conditions of Approval**
There are no prior approvals applicable to this site.

**Master Plan Compliance**
This site is subject to the 2009 *Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Subregion 4 Sector Plan and Sectional Map Amendment*.

***Master Plan Right of Way (ROW)***
The property fronts Cypresstree Drive and is not impacted by master planned roadways. However, the plan sheets identify Cypresstree Drive as a 50-foot public right-of-way.

***Master Plan Pedestrian and Bike Facilities***
There are no master planned bicycle or pedestrian facilities that impact the site.

***Recommendations, Policies and Goals***
MPOT Complete Streets Policies (p. 10):

> **Policy 2: All road frontage improvements and road capital improvement projects, within the Developed and Developing Tiers, shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

**Comment:** The site plan includes a five-foot-wide sidewalk, crosswalk and ADA curb ramp crossing the vehicle access point along the frontage of Cypresstree Drive to meet the intent of the policy.

The 2010 *Approved Subregion 4 Sector Plan and Sectional Map Amendment* provides guidance for multi-modal circulation through the planning area (p. 16):

**Improve walkability and pedestrian facilities, including sidewalks, crosswalks, pedestrian lighting, and special pavement**

**Comment:** To meet the policy's intent, the site plan includes a five-foot-wide sidewalk, crosswalk, and ADA curb ramp crossing the vehicle access point along the frontage of Cypress Tree Drive.

**Transportation Planning Review**

**Zoning Ordinance Compliance**

Section 27-317 of the Prince George's County Zoning Ordinance (Ordinance) details the required findings for a special exception. For the purposes of transportation review, Section 27-317 (a) (3) is copied and analyzed below:

**(a) A special exception may be permitted if:**

**(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan.**

**Comment:** There are no master planned facilities that impact the site to which the development would impair the integrity. The site plan includes a five-foot-wide sidewalk, crosswalk, and ADA curb ramp crossing the vehicle access point along the frontage of Cypress Tree Drive. The access driveway is proposed as 30 feet wide, exceeding the minimum requirement. The plan sheets also include designated space for two inverted U-style bicycle racks. Staff find the plans to be sufficient.

**Conclusion**

Based on the findings presented above, staff conclude that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Section 27, and meet the findings for pedestrian and bicycle transportation.

Countywide Planning Division
Prince George's County Planning Department 301-952-3650

May 23, 2025

**MEMORANDUM**

**TO:** Evan King, Planner II, Zoning Section, DRD

**VIA:** Tom Burke, Supervisor, Environmental Planning Section, CWPD *TB*

**FROM:** Mary Rea, Planner II, Environmental Planning Section, CWPD *MR*

**SUBJECT:** **901 and 903 Cypresstree Drive: SE-25003**

The Environmental Planning Section (EPS) has reviewed the above-referenced special exception (SE) application, accepted on March 31, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on April 25, 2025. Revised plans were received on May 9, 2025. The EPS finds the application in conformance with Sections 27-317(a)(3), 27-317(a)(7), 27-296(c)(1)(J), 27-296(c)(1)(K), and 24-131 of the prior County Code and recommends approval of SE-25003 based on the findings listed at the end of this memorandum.

**BACKGROUND**
The EPS has reviewed this site previously with the review of the following applications:

| Development Review Case | Associated TCP(s) | Authority | Status | Action Date | Resolution Number |
|---|---|---|---|---|---|
| NRI-140-2024 | N/A | Staff | Approved | 01/7/2025 | N/A |
| N/A | S-013-2025 | Staff | Approved | 2/20/2025 | N/A |
| SE-25003 | S-013-2025 | Planning Board | Pending | Pending | Pending |

**PROPOSED ACTIVITY**
The current application is an SE for the enlargement of a place of worship and expansion of the parking lot, including associated site improvements.

**APPLICABLE ENVIRONMENTAL REGULATIONS**
The project is subject to 2024 Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO) and the environmental regulations contained in Subtitle 25 and prior Subtitles 24, and 27 because this is an expansion in use, that incorporates new land area into the development. This application is also subject to meeting the requirements of the 2018 Environmental Technical Manual.

**SITE DESCRIPTION**
The current zoning for the site is Residential, Single-Family-65 (RSF-65); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the One-Family Detached Residential (R-55) Zone.

This 0.62-acre site is located on the east side of Cypresstree Drive at its intersection with K Street. A review of the available information indicates that no regulated environmental features (REF) are present on-site. According to the Sensitive Species Project Review Area map received from the Maryland Department of Natural Resources Natural Heritage Program and provided on PGAtlas, there are no rare, threatened, or endangered (RTE) species found to occur on or near this property.

**REVIEW OF PREVIOUSLY APPROVED CONDITIONS**
There are no prior development review applications for this site.

**MASTER PLAN CONFORMANCE**
In conformance with Section 27-317(a)(3) of the prior zoning regulations, the SE shall not substantially impair the integrity of any applicable master plans.

***PLAN PRINCE GEORGE'S* 2035 *APPROVED GENERAL PLAN* (2014)**
The site is located within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's* 2035 *Approved General Plan* (Plan 2035), and within the Established Communities of the General Plan Growth Policy of Plan 2035. This project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

**APPROVED SUBREGION 4 MASTER PLAN AND SECTIONAL MAP AMENDMENT (2010)**
In the *Subregion 4 Master Plan and Sectional Map Amendment,* the Environmental Infrastructure Section contains goals, policies, and strategies. The text in **BOLD** is the text from the master plan, and the plain text provides comments on the plan's conformance.

**Green Infrastructure Section:**

**Policy 1: Protect, preserve and enhance the green infrastructure network in Subregion 4. (page 200)**

According to the approved Natural Resource Inventory (NRI-140-2024), there are no REF within or adjacent to the subject property. Regulated and Evaluation Areas as part of the green infrastructure network are not present on-site.

**Policy 2: Minimize the impacts of development on the green infrastructure network and SCA's. (page 200)**

This site is not within a special conservation area (SCA) and does not feature any Regulated or Evaluation Areas as defined in the green infrastructure network.

**Water Quality and Stormwater Management:**

**Policy 1: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded. (page 205)**

An unapproved site development concept plan was submitted with this application. Environmental site design practices are proposed to treat stormwater. This includes micro-bioretention facilities and an underground storage system for 100-year control.

**Policy 3: Require on-site management of stormwater through the use of environmentally sensitive stormwater management techniques (i.e., fully implement the requirements of ESD) for all development and redevelopment projects. (page 205)**

The unapproved site development concept plan shows micro-bioretention facilities and an underground storage system to meet the environmental site design to the maximum extent practicable (ESD to the MEP) goals.

**Policy 4: Assure that adequate stream buffers are maintained and enhanced and utilize design measures to protect water quality. (page 205)**

The approved NRI shows that no streams are present on or near the site.

**Green Buildings/Sustainability**

**Policy 1: Implement environmental sensitive building techniques that reduce overall energy consumption. (page 208)**

The development applications for the subject property should incorporate the use of environmentally sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques should be encouraged and implemented to the greatest extent possible. Building techniques and materials will be evaluated with development applications.

**CONFORMANCE WITH THE GREEN INFRASTRUCTURE PLAN**

The 2017 Countywide Green Infrastructure Plan (GI Plan) was approved with the adoption of the Resource Conservation Plan: A Countywide Functional Master Plan (CR-11-2017) on March 7, 2017. According to the GI Plan, the site is not within the Green Infrastructure Network as no Regulated or Evaluation Areas exist on-site; therefore, the proposed development is in conformance with the GI Plan.

**ENVIRONMENTAL REVIEW**

**Natural Resources Inventory**

In conformance with Section 24-120(a)(22) of the prior Subdivision Regulations, an approved Natural Resource Inventory (NRI-140-2024) was submitted with the application. The site has no woodlands and contains no regulated environmental features as defined in the prior Subdivision Regulations. No additional information is required for conformance to the NRI.

**Woodland Conservation**
This project meets the exemption criteria in Section 25-119 (b) of the 2024 WCO, because the site is less than 40,000 square feet in size and does not have a previously approved tree conservation plan. The site received a letter of exemption from the 2024 WCO (S-013-2025) on February 20, 2025, and it remains valid until February 20, 2030. No additional information is required with regard to woodland conservation.

**Specimen Trees**
This project is exempt from Division 2 of Subtitle 25, which includes an exemption from the specimen tree criteria described in 25-122(b)(1)(G).

**Soils**
In accordance with Section 24-131 of the prior Subdivision Regulations, this application was reviewed for unsafe land restrictions. Section 24-131(a) states "The Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to natural conditions, such as, but not confined to, flooding, erosive stream action, high water table, unstable soils, or severe slopes, or to man-made conditions on the property, such as, but not confined to, unstable fills or slopes."

According to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service Web Soil Survey, soils present include Russett-Christina-Urban land complex soils. There are no geotechnical concerns with this application.

**Stormwater Management**
In accordance with Section 27-317(a)(5) and (7) of the prior County Code, an unapproved Concept Plan (SIT-00649-2024) was submitted with this application, identifying environmental site design (ESD) to the maximum extent practical (MEP) practices proposed to treat stormwater. This includes two micro-bioretention facilities and an underground storage system for 100-year control. The Site Development Concept Plan No. SIT-00649-2024 will be evaluated and approved by the Department of Permitting, Inspections, and Enforcement (DPIE).

**Erosion and Sediment Control**
Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the Prince George's County Code. The County requires the approval of an Erosion and Sediment Control Plan prior to approving a permit.

**SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS**

The EPS has completed the review of SE-25003, and recommends approval, subject to the following findings:

**Recommended Findings**

1. There are no regulated environmental features (REF) on the subject property.
2. The site is exempt from Subtitle 25 and is not subject to the specimen tree conservation requirements contained in Section 25-122(b)(1)(G).

Countywide Planning Division
Historic Preservation Section
301-952-3680

April 24, 2025

**MEMORANDUM**

**TO:** Evan King, Zoning Section, Development Review Division

**VIA:** Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division ***TWG***

**FROM:** Jennifer Stabler, Historic Preservation Section, Countywide Planning Division ***JAS***
Tyler Smith, Historic Preservation Section, Countywide Planning Division ***TAS***
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division ***AGC***

**SUBJECT**: **SE-25003 + AC-25002 901 and 903 Cypresstree Drive**

The subject property comprises 0.62 acres and is located on the east side of the intersection of K Street and Cypresstree Drive, in Capitol Heights. The subject property was zoned One-Family Detached Residential (R-55), per the prior Zoning Ordinance, and is located in the 2010 *Approved Subregion 4 Master Plan* area. The subject application proposes the enlargement of a place of worship from 2,337 square feet to 3,919 square feet, in the R-55 zone. The subject Alternative Compliance (AC) application requests a reduction of the landscape yard width required by Section 4.7(c)(4) of the 2010 *Prince George's County Landscape Manual* from 30 feet to 20 feet, and a reduction of the building setback from 40 feet to 25 feet on the north, east, and south property boundaries.

The 2010 *Approved Subregion 4 Master Plan* area contains goals and policies related to historic preservation (pp. 287-296). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. There are no Prince George's County Historic Sites or resources on or adjacent to the subject property.

Historic Preservation staff recommends approval of SE-25003 and AC-25002, 901 and 903 Cypresstree Drive, with no conditions.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

May 21, 2025

**MEMORANDUM**

**TO:** Evan King, Planner II, Zoning Section, Development Review Division

**VIA:** N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division NAB

**VIA:** Fred Stachura, Supervisor, Neighborhood Revitalization Section, Community Planning Division KM (for FCS)

**FROM:** Anusree Nair, Planner II, Neighborhood Revitalization Section, Community Planning Division

**SUBJECT:** **SE-25003 (AC-25002) - 901 & 903 Cypresstree Drive**

**FINDINGS**

The Community Planning Division finds that, pursuant to Section 27-317(a)(3) of the prior zoning ordinance, this application to raze 514 square feet of the existing church building and add an approximately 3,095 square foot addition to the building with an expansion of the existing parking lot will not substantially impair the integrity of the 2010 Approved Subregion 4 Master Plan (Master Plan).

**BACKGROUND**

**Application Type:** Special Exception

**Planning Area:** 72

**Community:** Landover & Vicinity

**Applicable Zoning Ordinance:** Prior Zoning Ordinance

**Location:** East side of Cypresstree Drive at its intersection with K Street.

**Size:** 0.62 acres

**Existing Uses:** 1,337 Square foot church and its associated parking.

**Future Land Use:** Institutional

**Proposal:** To raze approximately 514 square feet of the existing church building, construct a 3,095 square feet addition to the existing building and expand the parking lot.

**Zoning:** Residential, Single-Family – 65 (RSF-65) Zone

**Prior Zoning:** One-Family Detached Residential (R-55) Zone

**GENERAL PLAN, MASTER PLAN**

**General Plan:** The 2014 *Plan Pince Georges 2035 Approved General Plan* (Plan 2035) places this application in the Established Communities. Plan 2035 states that, "Established communities are most appropriate for context-sensitive infill and low-to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met." (p. 20)

*Analysis: The proposed church and parking lot expansion is consistent with the recommendations of the General Plan for Established Communities. The development is a context-sensitive infill and promotes maintaining and enhancing existing public services and infrastructure in the area thereby meeting the needs of existing residents.*

**Master Plan:** The 2010 *Approved Subregion 4 Master Plan* (Master Plan) recommends **institutional land use** on the subject property. The proposed addition to the existing church conforms with the recommended land use.

Pursuant to 27-317(a), Required Findings, of the prior Zoning Ordinance, the requested Special Exception must not substantially impair the integrity of any validly approved Mater Plan or Functional Master Plan, or, in absence of a master Plan, the General Plan. Community Planning staff finds that approval of the Special Exception to raze 514 square feet of the existing church building, construct an approximately 3,095 square foot addition to the existing building, and expand existing parking lot will not substantially impair the integrity of the Master Plan.

To support the approval of the Special Exception, the applicant must demonstrate conformance with the following master plan recommended policies and strategies that are relevant to the application:

One of the Master Plan goals for institutional land use is to "direct public and private institutional uses to designated institutional areas to limit the impact on the existing tax base" (page 63).

**Policy 3**: Encourage institutional uses to locate in appropriate neighborhood areas.

- **Strategy:** Encourage religious institutions to locate to residential or institutional land use areas, rather than commercial or industrial sites, to preserve the subregion's tax base (page 65).

*Analysis: The Master Plan recommends institutional land use for the subject property. There is an existing church on the proposed property, and the application is to raze a portion of the existing building, expand the church building and reconfigure the existing parking lot to accommodate the additional parking spaces needed due to the increase in the building capacity. The site is a designated institutional land use and is located in a residential neighborhood that has single family detached dwellings in the RSF-65 Zone and is consistent with the Master Plan recommendation. The continued use of the property as a church would not negatively impact the health, safety, and welfare of the public, or have a negative impact on the existing character of the neighborhood.*

**Environment**

**Green Infrastructure:**

**Policy 1** Protect, preserve and enhance the green infrastructure network in Subregion 4.

*Analysis: As per the approved Natural Resources Inventory (NRI-140-2024), the subject property does not have any sensitive or regulated environmental areas such as wetlands, stream, 100-year flood plain and steep slopes or highly erodible soils. The property is also not located in or near Chesapeake Bay Critical Area (CBCA).*

**Water Quality and Stormwater Management**

**Policy 3**: Require on-site management of stormwater through the use of environmentally sensitive stormwater management techniques (i.e., fully implement the requirements of ESD) for all development and redevelopment activities (page 205).

- **Strategy:** Require the use of shared environmentally sensitive stormwater management facilities where appropriate (page 205).

*Analysis: As evident in the Site Development Concept Plan No. SIT-00649-2024-00, Environmental Site Design (ESD) practices are proposed to treat storm water. This includes two micro-bio retention facilities and an underground storage system for 100-year control. The Site Development Concept Plan No. SIT-00649-2024-00 will be evaluated and approved by the Department of Permitting Inspections and Enforcement (DPIE).*

**Green Buildings/ Sustainability**

- **Policy 1:** Implement environmentally sensitive building techniques that reduce overall energy consumption (page 208).

  **Strategies:**

  - Require the use of the latest environmental technologies in building and site designs.
  - Encourage the reuse and redesign of existing buildings when redevelopment occurs to incorporate energy and building material efficiencies
- **Policy 2**: Implement land use policies that encourage infill and support TOD and walkable neighborhoods (page 208).

- **Strategy:** Direct development and infill to existing areas rather than "greenfields."

*Analysis: This application is an expansion of an existing church in a residential neighborhood and can be considered an infill development thereby being consistent with the Master Plan recommendation to "direct development and infill to existing areas rather than greenfields". The application also incorporates Environmental Site Design (ESD) practices to treat storm water. With the expansion of the existing building, the application will have the opportunity to improve the energy efficiency of an otherwise aged building. Staff recommend that the application consider using green building techniques for energy and building material efficiencies.*

**Tree Canopy and Green Space**

- **Policy 1**: Preserve, restore, and enhance the existing tree canopy.
  - **Strategies**
- **Policy 2:** Improve the county's capacity to support increases in the tree canopy.

  **Strategies:**

  - Support community- and site-based strategies to increase the tree canopy.
  - Increase landscape buffers in common areas and along curbs and sidewalks.

*Analysis: The proposed site is not subject to Woodland and Wildlife Habitat Conservation Ordinance (WCO) as the site is less than 40,000 square feet in size and has an approved Woodland Conservation Letter of Exemption* (*S-013-2025). However, as evident from LSLP-AC-25002, the site design proposes evergreen trees and deciduous trees on site along landscape buffers. Due to the spatial constraints of the property, this application cannot meet the requirements of the landscape manual and will require alternative compliance. This request has been submitted and is under review.*

**Aviation/MIOZ:** This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

**SMA/Zoning**: The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* retained the subject property in the One-Family Detached Residential (R-55) Zone.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from the One-Family Detached Residential (R-55) Zone to the Residential, Single-Family – 65 (RSF-65) Zone, effective April 1, 2022.

**MASTER PLAN SUBSTANTIAL IMPAIRMENT ISSUES**

None

Cc: Long-Range Agenda Notebook

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

May 23, 2025

**MEMORANDUM**

TO: Evan King, Planner II, Urban Design Section

FROM: Alice Jacobs, Planning Technician III, Permit Review Section

SUBJECT: SE-25003 (AC-25002) – 901 & 903 Cypresstree Drive

1. The dimensions of the final building footprint need to be added to Sheet C200 of the special exception plan.

2. The method of erecting the channel letters of the building sign should be added to the signage sheet.

3. The Permit Review Section offers no further comments at this time on this development application with Alternative Compliance AC-25002.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

**DATE:** May 27, 2025

**TO:** Lakisha Hull, AICP, LEED AP BD+C, Planning Director

**FROM:** Jill Kosack, Chair, Alternative Compliance Committee

**PROJECT NAME:** 901 & 903 Cypresstree Drive

**PROJECT NUMBER:** Alternative Compliance AC-25002

**COMPANION CASE:** Special Exception SE-25003

**ALTERNATIVE COMPLIANCE**

**Recommendation:** __X__ **Approval** ____ **Denial**

**Justification: SEE ATTACHED**

**David E. Myerholtz**

Jill Kosack

**Reviewer's Signature**

**PLANNING DIRECTOR'S REVIEW**

___ **Final Decision** ____ **Approval** ____ **Denial**

__X__ **Recommendation** __X__ **Approval** ____ **Denial**

___ **To Planning Board**

__X__ **To Zoning Hearing Examiner**

**Planning Director's Signature** Lakisha Hull (May 21, 2025 15:24 EDT) 05/21/2025

**DATE**

**APPEAL OF PLANNING DIRECTOR'S DECISION**

**Appeal Filed:**

**Planning Board Hearing Date:**

**Planning Board Decision:** ____ **Approval** ____ **Denial**

**Resolution Number:**

Alternative Compliance: AC-25002
Name of Project: 901 & 903 Cypresstree Drive
Companion Case: Special Exception SE-25003
Date: May 27, 2025

Alternative compliance is requested from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) for Section 4.3, Parking Lot Requirements, and Section 4.7, Buffering Incompatible Uses.

This alternative compliance request is a companion to Special Exception SE-25003, for 901 & 903 Cypresstree Drive, which proposes to expand a place of worship from 1,337 square feet to 3,919 square feet in the One-Family Detached Residential (R-55) Zone under the prior Prince George's County Zoning Ordinance.

**Location**
The subject property is located on the east side of Cypresstree Drive, at the terminus of K Street. It is within Planning Area 72 and Council District 5. The application consists of approximately 0.62 acres and six parcels within the Residential, Single-Family-65 (RSF-65) Zone.

The property is also located within the geography previously designated as the Developed Tier of the 2014 *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (see Prince George's County Council Resolution CR-26-2014, Revision No. 31).

**Section 4.3, Parking Lot Requirements**
The applicant requests alternative compliance from the requirements of Section 4.3, Parking Lot Requirements, specifically from the interior parking lot planting requirements. Table 4.3-1 Parking Lot Interior Planting Requirements requires eight percent of interior planting area for parking lots between 7,000—49,999 square feet in size. The subject property has 8,265 square feet of parking area, and as such, is required to provide eight percent, or 662 square feet of interior planting area.

**REQUIRED: Section 4.3, Interior Planting for Parking Lots 7,000 Square Feet or Larger**

| | |
|---|---|
| Parking Lot Area | 8,265 square feet |
| Interior planting area required | 8 percent/662 square feet |
| Minimum number of shade trees | 3 |

**PROVIDED: Section 4.3, Interior Planting for Parking Lots 7,000 Square Feet or Larger**

| | |
|---|---|
| Parking Lot Area | 8,265 square feet |
| Interior landscape area provided | 7.6 percent/632 square feet |
| Shade trees provided | 4 |

**Justification of Recommendation**
The proposed plans show 30 square feet less interior planting area than required, for a reduction of 0.4 percent. As an alternative, the applicant has provided an additional shade tree within the provided interior planting area. The parking lot is separated into two areas and the planting areas are distributed throughout both and include shrub and groundcover plantings in addition to the

required shade trees. Both portions of the parking lot are also surrounded by additional tree and shrub plantings, creating an enhanced appearance and visual relief within the parking lot.

The Alternative Compliance Committee finds that given the minor reduction in planting area, provision of the additional shade tree, and additional shrub and groundcover plantings, the applicant's proposal is equally effective as normal compliance, with respect to Section 4.3 of the Landscape Manual.

**Section 4.7, Buffering Incompatible Uses**

The applicant requests alternative compliance from the requirements of Section 4.7, Buffering Incompatible Uses, along the north, east, and south property lines adjacent to single-family detached residential uses. To the south, the property is adjacent to vacant land zoned RSF-65, prior R-55 Zone. Table 4.7-2, Minimum Bufferyard Requirements, requires a Type C bufferyard for a place of worship, which is medium impact, adjoining single-family detached dwellings. Table 4.7-3, Bufferyard Types, requires a minimum building setback of 40 feet, a minimum landscape yard width of 30 feet, and 120 plant units per 100 linear feet of property line for a Type C bufferyard. The applicant seeks relief from these requirements, as follows: along all three bufferyards, reduce the required landscape yard from 30 feet to 15 feet; and along northern and eastern bufferyards, reduce the required building setback from 40 feet to 25 feet.

**REQUIRED: Section 4.7, Buffering Incompatible Uses, southern property line, adjacent to a vacant single-family detached residential property (Lots 820-823)**

| | |
|---|---|
| Length of bufferyard | 194 linear feet |
| Minimum building setback | 40 feet |
| Minimum landscape yard | 30 feet |
| Existing trees | 0 percent |
| Fence or wall | Yes, for 121 linear feet |
| Plant units (120 per 100 linear feet) | 233 |

**PROVIDED: Section 4.7, Buffering Incompatible Uses, southern property line, adjacent to a vacant single family detached residential property (Lots 820-823)**

| | |
|---|---|
| Length of bufferyard | 194 linear feet |
| Minimum building setback | 75 feet |
| Minimum landscape yard | 15 feet |
| Existing trees | 0 percent |
| Fence or wall | Yes, for 121 linear feet |
| Plant units | 277 |

**Justification of Recommendation**

The proposed place of worship is 75 feet from the southern property line and the proposed landscape yard is 15 feet wide. As an alternative to this reduction in bufferyard width, the applicant has proposed a 6-foot-high, ornamental steel fence along the property line, and a total of 277 plant units, which is 44 more than required.

The Alternative Compliance Committee finds that, given the provision of the ornamental fence and additional plant units as well as the configuration of proposed improvements, the applicant's proposal is equally effective as normal compliance, with respect to Section 4.7 of the Landscape Manual for the southern property line.

**REQUIRED: Section 4.7, Buffering Incompatible Uses, eastern property line, adjacent to single-family detached dwellings on Lots 7-10**

| | |
|---|---|
| Length of bufferyard | 151 linear feet |
| Minimum building setback | 40 feet |
| Minimum landscape yard | 30 feet |
| Existing trees | 0 percent |
| Fence or wall | Yes, for 151 linear feet |
| Plant units (120 per 100 linear feet) | 182 |

**PROVIDED: Section 4.7, Buffering Incompatible Uses, eastern property line, adjacent to single-family detached dwellings on Lots 7-10**

| | |
|---|---|
| Length of bufferyard | 151 linear feet |
| Minimum building setback | 25 feet |
| Minimum landscape yard | 15 feet |
| Existing trees | 0 percent |
| Fence or wall | Yes, for 151 linear feet |
| Plant units | 223 |

**Justification of Recommendation**
The proposed place of worship is 25 feet from the eastern property line and the proposed landscape yard is 15 feet wide. As an alternative to this reduction in bufferyard width, the applicant has proposed a 6-foot-high, ornamental steel fence along the property line, and a total of 223 plant units, which is 41 more than required.

The Alternative Compliance Committee finds that given the provision of the fence and additional plant units, as well as the configuration of proposed improvements, the applicant's proposal is equally effective as normal compliance, with respect to Section 4.7 of the Landscape Manual for the eastern property line.

**REQUIRED: Section 4.7, Buffering Incompatible Uses, northern property line, adjacent to a single-family detached dwelling on Lots 812 and 813**

| | |
|---|---|
| Length of bufferyard | 171 linear feet |
| Minimum building setback | 40 feet |
| Minimum landscape yard | 30 feet |
| Existing trees | 0 percent |
| Fence or wall | Yes, for 98 linear feet |
| Plant units (120 per 100 linear feet) | 206 |

**PROVIDED: Section 4.7, Buffering Incompatible Uses, adjacent to a single-family detached residential use on Lots 812 and 813**

| | |
|---|---|
| Length of bufferyard | 171 linear feet |
| Minimum building setback | 25 feet |
| Minimum landscape yard | 15 feet |
| Existing trees | 0 percent |
| Fence or wall | Yes, for 98 linear feet |
| Plant units | 256 |

**Justification of Recommendation**
The proposed place of worship is 25 feet from the northern property line and the proposed landscape yard is 15 feet wide. As an alternative to this reduction in bufferyard width, the applicant has proposed a 6-foot-high, ornamental steel fence along the property line, and a total of 256 plant units, which is 50 more than required.

The Alternative Compliance Committee finds that given the provision of the fence and additional plant units, as well as the configuration of proposed improvements, the applicant's proposal is equally effective as normal compliance, with respect to Section 4.7 of the Landscape Manual for the northern property line.

**Recommendation**
The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance AC-25002, for 901 and 903 Cypresstree Drive, from the requirements of Section 4.3, Interior Planting Requirements, and Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual*, along the northern, eastern, and southern property lines.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

June 30, 2025

Maurene Epps-McNeil
Zoning Hearing Examiner
County Administration Building
Upper Marlboro, MD 20772

**RE: SE-25003 - 901 & 903 Cypresstree Drive**

Dear Ms. Epps-McNeil:

On June 26, 2025, after review of the technical staff report, the Prince George's County Planning Board approved the transmittal of the recommendation. Therefore, the application is hereby transmitted directly to the District Council/Zoning Hearing Examiner.

Very truly yours,

Sherri Conner

Sherri Conner, Acting Chief
Development Review

Enclosure

cc: Persons of Record

LAW OFFICES
**SHIPLEY & HORNE, P.A.**

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Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
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**Russell W. Shipley**
**Arthur J. Horne, Jr.***
**Dennis Whitley, III***
**Robert J. Antonetti, Jr.**

**Bradley S. Farrar**
**L. Paul Jackson, II***

* Also admitted in the District of Columbia

July 17, 2025

**VIA EMAIL ONLY**
The Honorable Maurene Epps McNeil
Chief Zoning Hearing Examiner
Office of the Zoning Hearing Examiner
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo MD 20774

RE: **Special Exception, SE-25003**
**Alternative Compliance, AC-25002**
**Primera Iglesia Adventista Eben-ezer (901 & 903 Cypresstree Drive)**
**REQUEST FOR CONTINUANCE OF ZONING HEARING EXAMINER PUBLIC HEARING**

Dear Madam Examiner:

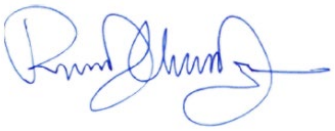
This firm represents Iglesia Adventista Eben-ezer, the Applicant in the above-referenced special exception application for the expansion of an existing church or similar place of worship located at 813, 815, 901 & 903 Cypresstree Drive, Capitol Heights, MD 20743. Please accept this letter as a request for a continuance of the Zoning Hearing Examiner's public hearing currently scheduled for July 30, 2025, in accordance with Sections 27-302(a) and 27-303(b) of the prior Zoning Ordinance.

The Applicant respectfully requests that the currently scheduled public hearing be continued until **September 10, 2025,** to allow the Applicant the ability to secure the appearance and testimony of all needed expert witnesses at the public hearing. Further, the continuance will also allow the Applicant the opportunity to obtain and submit additional information into the record in support of the application, including a land use analysis from the Applicant's land planner demonstrating that the special exception request is in conformance with the relevant recommendations of the applicable Master Plan and the requirements of the prior Zoning Ordinance. Based on the above, the Applicant contends that this continuance request is for good cause and is not based on mere inconvenience or undue delay.

It should be noted that this special exception application was accepted by M-NCPPC on March 31, 2025. Section 27-302(a) of the prior Zoning Ordinance requires that the Zoning Hearing Examiner conduct a hearing within 150 days of acceptance of the application (i.e. August 28, 2025) unless a request to delay the hearing is granted pursuant to Section 27-303(b). If this continuance request is granted, a public hearing cannot occur within 150 days of acceptance of the application per Section 27-302(a). Therefore, in accordance with Section 27-303(b), the Applicant would respectfully request that the Zoning Hearing Examiner approve this continuance request and schedule a public hearing for September 10, 2025.

Thank you for your consideration of this request. Additionally, I have copied all Parties of Record of this correspondence. Should you have any questions or concerns, please feel free to call me at 301-925-1800.

Sincerely,



Robert J. Antonetti, Jr., Esq.

cc: Parties of Record
Stan D. Brown, Esq. (via electronic mail)
Iglesia Adventista Eben-ezer
Prince George's County Planning Board (via electronic mail)
Mr. Evan King (via electronic mail)
Mr. Jeremy Hurlbutt (via electronic mail)
Ms. Sherri Conner (via electronic mail)

Date: 3/25/2025
Revised: 4/28/2025

Colliers Engineering & Design

**VIA ELECTRONIC MAIL**
Ms. Angele L. Bynum
Urban Design Section
Prince George's County Planning Department
Development Review Division
1616 McCormick Drive
Largo, MD 20774

**Case Name, Application (Case) Number:**
901 & 903 Cypress tree Drive
Special Exception: SE-25003
Alternative Compliance: AC-25002

**RE: STATEMENT OF JUSTIFICATION**
**- ALTERNATIVE COMPLIANCE**

Dear Ms. Bynum:

On behalf of our client, Primera Iglesia Adventista Ebenezer 1 (the "Applicant"), David Lee and Colliers Engineering and Design submits this letter in support of Alternative Compliance, AC-25002 and Special Exception, SE-25003. The existing church, or similar place of worship is located at 813, 815, 901, and 903 Cypresstree Drive, Capitol Heights, MD 20743 (the "Property"). The Property is situated on the east side of Cypresstree Drive at its intersection with K Street and encompasses approximately 0.62 acres within the RSF-65 (Residential, Single-Family 65) Zone. It consists of Lots 814 through 819 within the Cedar Heights Subdivision, which was recorded in Land Records as BDS 1-29.

As previously stated, the Property is currently located in the RSF-65 (Residential, Single-Family 65) Zone. Notwithstanding, the Applicant elects to process this Special Exception by utilizing the applicable provisions of the prior Zoning Ordinance and the Property's prior R-55, (One-Family Detached Residential), Zoning pursuant to Section 27-1903 and Section 27-1904 of the New Zoning Ordinance. Due to the site constraints associated with the Property, the full requirements of Section 4.3 and 4.7 of the Landscape Manual are unable to be met. As a result, the Applicant further requests that a companion Alternative Compliance application for the project can be processed with the requested Special Exception application.

**Description of proposed use/request:**

The Property is currently improved with a 1,337.67 square-foot church and its associated parking compound. Information derived from the Maryland Department of Assessments & Taxation indicate that the existing building was constructed in approximately 1940. As part of the requested Special Exception application, approximately 514.34 square feet of the existing church building will

be razed and a new building addition consisting of approximately 3,095.67 square feet is proposed that would result in a total gross floor area of 3,919 square feet. The existing parking compound will be expanded to comply with the parking and driveway aisle width requirements in Part 11 of the Zoning Ordinance. The required parking for the physically handicapped will also be provided in accordance with ADA requirements.

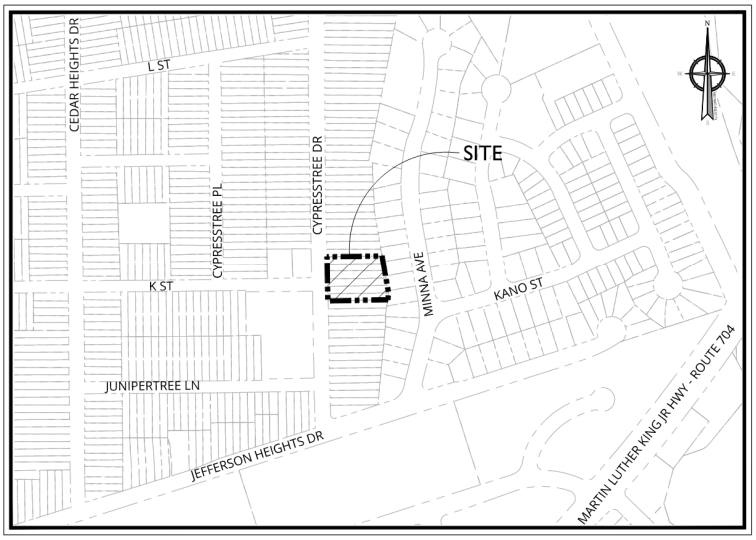
It should be noted that Permit No. 8376-1992-GU was previously issued for the Property by DPIE for a church with 48 seats. However, due to the proposed building addition, a Special Exception application is now required for a church, or similar place of worship under one acre in size in the prior R-55 Zone, in accordance with the use tables provided in Section 27-441(b) of the prior Zoning Ordinance. The subject application will also be required to meet the specific Special Exception requirements contained in Section 27-341.02 for a church, or similar place of worship.

The square footages of the existing and proposed building are as follows:

| | |
|---|---|
| Total GFA of existing building: | 1,337.67 sf |
| Portion of existing building to be razed: | - 514.34 sf |
| Portion of existing building to remain: | 823.33 sf |
| | |
| Proposed new building addition: | 3,095.67 sf |
| Total proposed GFA (823.33 + 3,095.67): | 3,919 sf |

**Description and location of the subject property:**

The property, located at 813, 815, 901, and 903 Cypresstree Drive, Capitol Heights, MD 20743, is situated on the east side of Cypresstree Drive at its intersection with K Street. It encompasses approximately 0.62 acres within the RSF-65 (Residential, Single-Family 65) Zone. The property consists of Lots 814 through 819 within the Cedar Heights Subdivision, which is recorded in Land Records as BDS 1-29.



Colliers Engineering & Design

**Relationship to Requirements in the 2010 Landscape Manual and Variance Request:**

**Section 4.3-2 –** The landscape plan shall include a schedule as provided below demonstrating compliance with the requirements of this section.

**Schedule 4.3-2**
**Interior Planting for Parking Lots 7,000 Square Feet or Larger**

| | | | | |
|---|---|---|---|---|
| 1) Parking Lot Area (see Figure 4.3-7): | 8,265 | square feet | | |
| 2) Interior landscaped area required: | 8 | % | 662 | square feet |
| 3) Interior landscaped area provided: | 7.6 | % | 632 | square feet |
| 4) Minimum number of shade trees required: | | | | |
| (1 per 300 square feet of interior planting area provided) | 3 | shade trees | | |
| or | | | | |
| (1 per 200 square feet of interior planting area provided) | N/A | shade trees | | |
| 5) Number of shade trees provided: | 3 | shade trees | | |
| 6) Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree? | X | yes | | no |
| 7) Is there a planting island on average every 10 spaces? | X | yes | | no |
| 8) Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area? | X | yes | | no |
| 9) Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide? | X | yes | | no |
| 10) Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide? | X | yes | | no |
| 11) For parking lots 50,000 square feet or larger: | | | | |
| a) Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays? | N/A | yes | | no |
| or | | | | |
| b) Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided) | N/A | yes | | no |

* A request for alternative compliance has been submitted for Section 4.3-2 of the Landscape Manual

**RESPONSE:**

On behalf of the applicant, we respectfully submit this Statement of Justification in support of a request for a minor reduction in the required interior landscape area for the proposed development, consistent with Section 4.3-2 of the 2010 Prince George's County Landscape Manual. The applicant seeks approval of a reduction of 0.4%, or approximately 30 square feet, in the required interior landscaped area. This request arises from the constraints associated with the site's status as an existing infill lot, the need to satisfy functional requirements related to site access, parking, and accessibility, and the applicant's commitment to maintaining high standards of environmental design and aesthetic enhancement.

The proposed development consists of a new church building designed to accommodate 80 seats, which triggers a requirement for 20 vehicular parking spaces in accordance with applicable parking regulations. Due to the limited size and configuration of the site, satisfying the full interior

landscaped area requirement within the parking lot proves infeasible without compromising essential site functions. Nevertheless, the applicant has taken deliberate steps to ensure that the overall landscaping plan not only meets, but in many respects exceeds, the broader objectives of the Landscape Manual.

Specifically, the site design incorporates substantial perimeter landscaping enhancements, including a 15-foot-wide landscape buffer along the northern, eastern, and southern property boundaries. These landscaped areas feature dense plantings intended to enhance privacy, provide effective visual screening, and contribute to the aesthetic quality of the surrounding area. In addition, a 10-foot-wide landscape strip is provided along the site's frontage, where the proposed shrub plantings exceed minimum requirements, further enhancing the streetscape and providing an attractive transition from the public right-of-way to the interior of the site.

Vehicular and pedestrian circulation within the site has been carefully planned to promote safe, efficient movement while preserving as much space as possible for landscaping and stormwater management. All parking spaces are located to the front of the proposed building, allowing for maximum site functionality and landscape integration. Furthermore, the site plan includes an ADA-compliant accessible parking space and an accessible route to the building entrance, ensuring full compliance with the Americans with Disabilities Act (ADA) and promoting an inclusive, accessible environment for all visitors.

Although a minor deviation from the prescribed interior landscaping requirement is requested, the overall site design achieves the intent of the Landscape Manual by creating a safe, functional, and environmentally responsible development. The requested reduction is minimal in scope and is offset by enhanced landscaping elsewhere on the site, thereby maintaining the visual, environmental, and functional quality expected under County standards. We respectfully request the Planning Board's approval of this minor reduction in the required interior landscaped area as proposed.

**Section 4.7.(c)(4) –** Consult Table 4.7-3, Bufferyard Types, to determine minimum building setback, minimum landscaped yard, and plant requirements for each bufferyard type.

**Table 4.7-3**

**Bufferyard Types**

| Type | Minimum Building Setback | Minimum Landscaped Yard | Number of Plant Units Required per 100 Linear Feet of Property Line |
|---|---|---|---|
| A | 20 feet | 10 feet | 40 |
| B | 30 feet | 20 feet | 80 |
| C | 40 feet | 30 feet | 120 |
| D | 50 feet | 40 feet | 160 |
| E | 60 feet | 50 feet | 180 |

**RESPONSE:**

We respectfully request a reduction in the required Type C Bufferyards for the north, east, and south property boundaries, decreasing the landscape buffer width from 30 feet to 20 feet and the building setback from 40 feet to 25 feet, in accordance with the 2010 Landscape Manual, Section 4.7(c)(4).This request is based on the constraints of the existing infill lot, the need for functional site access, the incorporation of best practices in accessibility, stormwater management, and aesthetic enhancements. While the proposed modifications deviate from the standard requirements, the site design implements alternative measures to ensure compliance with the intent of the regulations while maintaining functionality, safety, and environmental responsibility.

The site is an existing infill lot, meaning it is surrounded by developed properties, limiting the available space for new construction and requiring a design that carefully balances regulatory requirements with functional needs. Due to the site's size constraints, strict adherence to the standard 30-foot landscape buffer and 40-foot building setback would significantly reduce the buildable area, making it difficult to accommodate essential site features while maintaining compliance with accessibility and safety standards. To ensure efficient use of the site, all vehicular and pedestrian access has been designed to fit within the available space without compromising functionality. All parking spaces are strategically placed in front of the proposed building, which allows for better site circulation and maximizes the available area for landscaping and stormwater management. Additionally, the design incorporates an ADA-accessible parking space and an ADA ramp to facilitate access to the building for individuals with mobility impairments. This ensures compliance with the Americans with Disabilities Act (ADA) and provides an inclusive environment for all users of the site.

Recognizing the importance of maintaining the intent of the landscape buffer, the proposed design includes landscaping enhancements that exceed the minimum requirements. The landscape buffer will incorporate approximately 120% of the required planting units, ensuring that the reduced width does not compromise the visual screening and environmental benefits intended by the regulation. The buffer yards will primarily feature a mix of evergreen trees, complemented by some deciduous trees as well as a combination of deciduous and evergreen shrubs. Furthermore, the site will integrate stormwater management (SWM) micro-bioretention facilities within the landscape buffer to effectively control runoff, reduce impervious surface impacts, and enhance water quality. These facilities will help mitigate any potential stormwater issues caused by the site's constraints while providing additional environmental benefits such as pollutant filtration and groundwater recharge. By including these measures, the proposed design maintains the function and aesthetic quality of the landscape buffer despite the reduced width, ensuring compliance with the intent of the 2010 Landscape Manual.

To further enhance the site's security and visual appeal, a 4-foot-high decorative steel fence and gate will be installed in the front yard, while a 6-foot-high decorative steel fence will be provided along the remaining property boundary. This 6-foot-tall fence will be installed to enhance security for both the property and its neighbors. These enhancements not only contribute to the site's visual

appeal and security but also serve as a functional alternative to the full-width buffer, helping to delineate the site while maintaining compliance with local development standards.

**Summary/conclusion of request:**

The proposed reductions in the landscape buffer width and building setback are necessary due to the constraints of the existing infill lot and the need to accommodate essential site functions such as vehicular circulation, pedestrian access, and ADA compliance. Despite these reductions, the site design includes enhanced landscaping, increased planting density, integrated stormwater management facilities, and decorative fencing to ensure that the development remains visually appealing, environmentally responsible, and functionally efficient.

Given these considerations, we respectfully request approval of the proposed modifications, as they align with the intent of the 2010 Landscape Manual while ensuring a well-designed, accessible, and sustainable development.

If there are any questions regarding these responses, please contact us at your earliest convenience.

Sincerely,

**David Lee**
Assistant Project Manager | Civil/Site
david.lee@collierseng.com
Direct: 443 316 6005 | Main: 877 627 3772
7001 Columbia Gateway Suite 200 | Columbia, Maryland 21046

# SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
# M-NCPPC# SE-25003 & AC-25002
FOR
PRIMERA IGLESIA ADVENTISTA EBEN-EZER
# 901 & 903 CYPRESSTREE DRIVE
LOTS 814, 815, 816, 817, 818 & 819
DISTRICT 18
PRINCE GEORGE'S COUNTY, MD

OWNER/DEVELOPER: PRIMERA IGLESIA ADVENTISTA EBEN-EZER
901 & 903 CYPRESSTREE DRIVE, CAPITOL HEIGHTS, MD 20743
PHONE: (240) 398-0365

## GENERAL NOTES:

1. PREVIOUS SUBDIVISION NAME: CEDAR HEIGHTS
2. TOTAL ACREAGE:

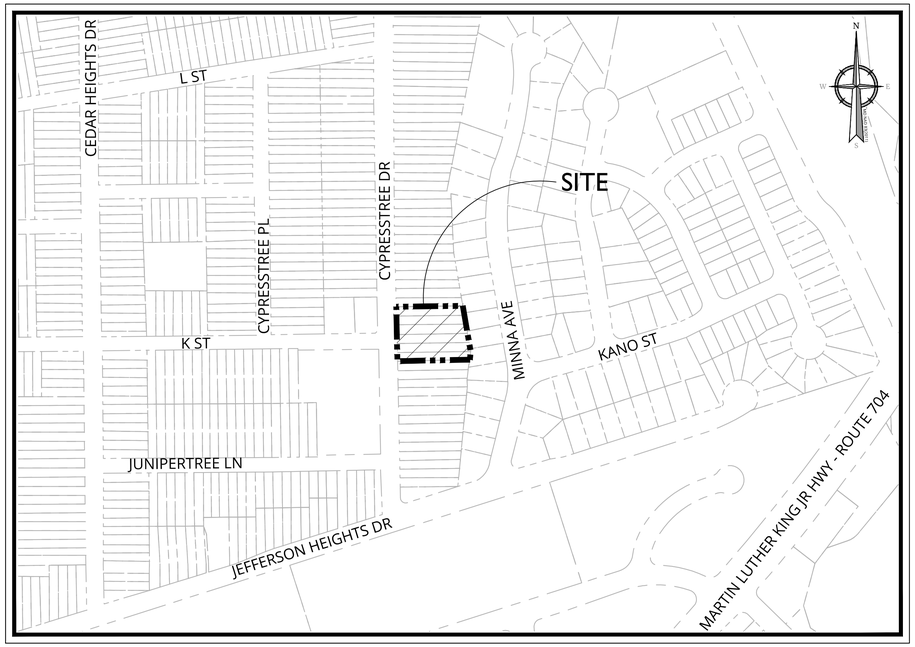
| ACCT# | ADDRESS | LOT# | LOT AREA IN ACRES |
|---|---|---|---|
| 18-2039063 | 903 CYPRESS DRIVE | 814-815 | 0.19734 |
| 18-2100501 | 901 CYPRESS DRIVE | 816-817 | 0.20911 |
| 18-2035830 | 813 CYPRESS DRIVE | 818 | 0.10785 |
| 18-2062271 | 815 CYPRESS DRIVE | 819 | 0.11006 |
| | | TOTAL | 0.62436 |

3. CURRENT ZONING: RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65), INSIDE THE CAPITAL BELTWAY
   PRIOR ZONING: R-55 (ONE-FAMILY DETACHED RESIDENTIAL)

   EXISTING USE : CHURCH WITH 48 SEATS
   PROPOSED USE: CHURCH WITH 80 SEATS
4. NUMBER OF LOTS: 6
5. EXISTING BUILDING TO REMAIN = 823.33 SF
   EXISTING BUILDING TO BE DEMOLISHED = 514.34 SF
   TOTAL EXISTING BUILDING = 1,337.67 SF

   EXISTING BUILDING TO REMAIN = 823.33 SF
   BUILDING ADDITION TO EXISTING = 3,095.67 SF
   TOTAL PROPOSED BUILDING GROSS FLOOR AREA = 3,919 SF
6. 200 FO200 FOOT MAP REFERENCE (WSSC): 202NE05
7. TAX MAP NUMBER AND GRID: 66-B2
8. AVIATION POLICY AREA: N/A
9. EXISTING WATER / SEWER DESIGNATION: W-3 / S-3
   PROPOSED WATER / SEWER DESIGNATION: W-3 / S-3
10. STORMWATER MANAGEMENT CONCEPT NUMBER: SIT-00649-2024, APPROVAL DATE: PENDING
11. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: NO
12. MANDATORY PARK DEDICATION REQUIREMENT : NO
13. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
14. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
15. WETLANDS: NO
16. 100-YEAR FLOODPLAIN: NO
17. CHESAPEAKE BAY CRITICAL AREA: NO
18. SOURCE OF TOPOGRAPHY: THE TOPOGRAPHY SHOWN ON THIS PLAN WAS FIELD SURVEYED BY UNGER SURVEYING & CONSTRUCTION CORP. ON NOVEMBER, 2024. THE OFFSITE TOPOGRAPHY SHOWN ON THIS PLAN WAS DERIVED FROM M-NCPPC, PRINCE GEORGE'S COUNTY GIS DATA.
19. APPLICANT: COLLIERS ENGINEERING & DESIGN
    7001 COLUMBIA GATEWAY DRIVE SUITE 220
    COLUMBIA, MD 21046
    PHONE: 443.316.6005

    OWNER/DEVELOPER: PRIMERA IGLESIA ADVENTISTA EBEN-EZER , ATTN: MR. JUVER PORTILLO, PASTOR
    1109 DUNOON ROAD
    SILVER SPRING, MD 20903
    PHONE: 240.398.0365




## LOCATION MAP
SCALE: 1" = 200'

200 0 200
SCALE : 1" = 200'
SELECT LINEAR UNIT OF MEASURE

## INDEX OF SHEETS



| SHT. No. | DESCRIPTION |
|---|---|
| C100 | COVER SHEET |
| C101 | APPROVAL SHEET |
| C102 | EXISTING CONDITIONS PLAN |
| C200 | SITE PLAN |
| C201 | SITE DETAILS |
| C202 | SITE DETAILS |
| C300 | LANDSCAPE PLAN |
| C301 | LANDSCAPE PLAN-NOTES & DETAILS |
| C302 | LANDSCAPE PLAN-NOTES & DETAILS |
| C400 | LIGHTING PLAN-PHOTOMETRIC |
| C401 | LIGHTING PLAN-NOTES & DETAILS |



SPECIAL EXCEPTION PLANS CERTIFIED BY:

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.

5/9/2025
DATE:

NAME: TED S. JEONG, PE
MD REGISTERED # 60582
EXP. DATE: 2/9/27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STATE OF MARYLAND · SEONWOO TED JEONG · 60582 · PROFESSIONAL ENGINEER

5/9/2025


Seonwoo Ted Jeong
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.


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SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE M-NCPPC# SE-25003 & AC-25002

901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND


Colliers Engineering & Design
COLUMBIA
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Columbia, MD 21046
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|---|---|---|---|
| AS SHOWN | 5/8/25 | DHL | SRW |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-COVR

SHEET TITLE: COVER SHEET

SHEET NUMBER: C100


NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



2024/24009070A/Engineering/Special Exception/C-SPEX-COVR.dwg/C100-COVER SHEET By: DAVID.LEE

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SEONWOO TED JEONG
60582
PROFESSIONAL ENGINEER

5/9/2025

Seonwoo Ted Jeong
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M-NCPPC#
SE-25003 & AC-25002

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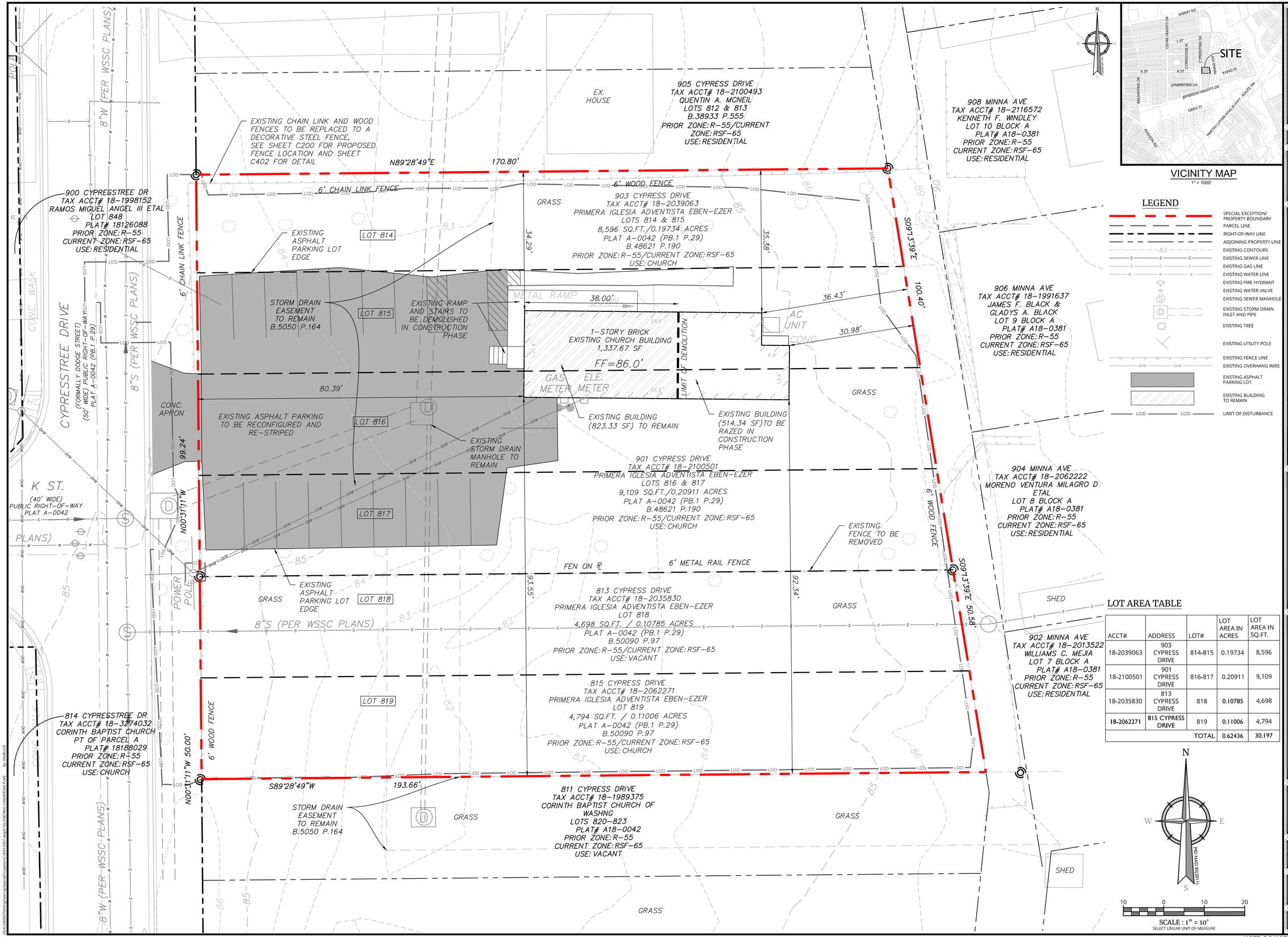
| PROJECT NUMBER: | DRAWING NAME: |
|---|---|
| 24009070A | C-SPEX-COVR |

SHEET TITLE:
APPROVAL SHEET

SHEET NUMBER:
C101

2024\24009070A\Engineering\Special Exception\C-SPEX-COVR.dwg|C101-APPROVAL SHEET By: DAVID.LEE

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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5/9/2025
Seonwoo Ted Jeong
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SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
M-NCPPC#
SE-25003 & AC-25002

# 901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

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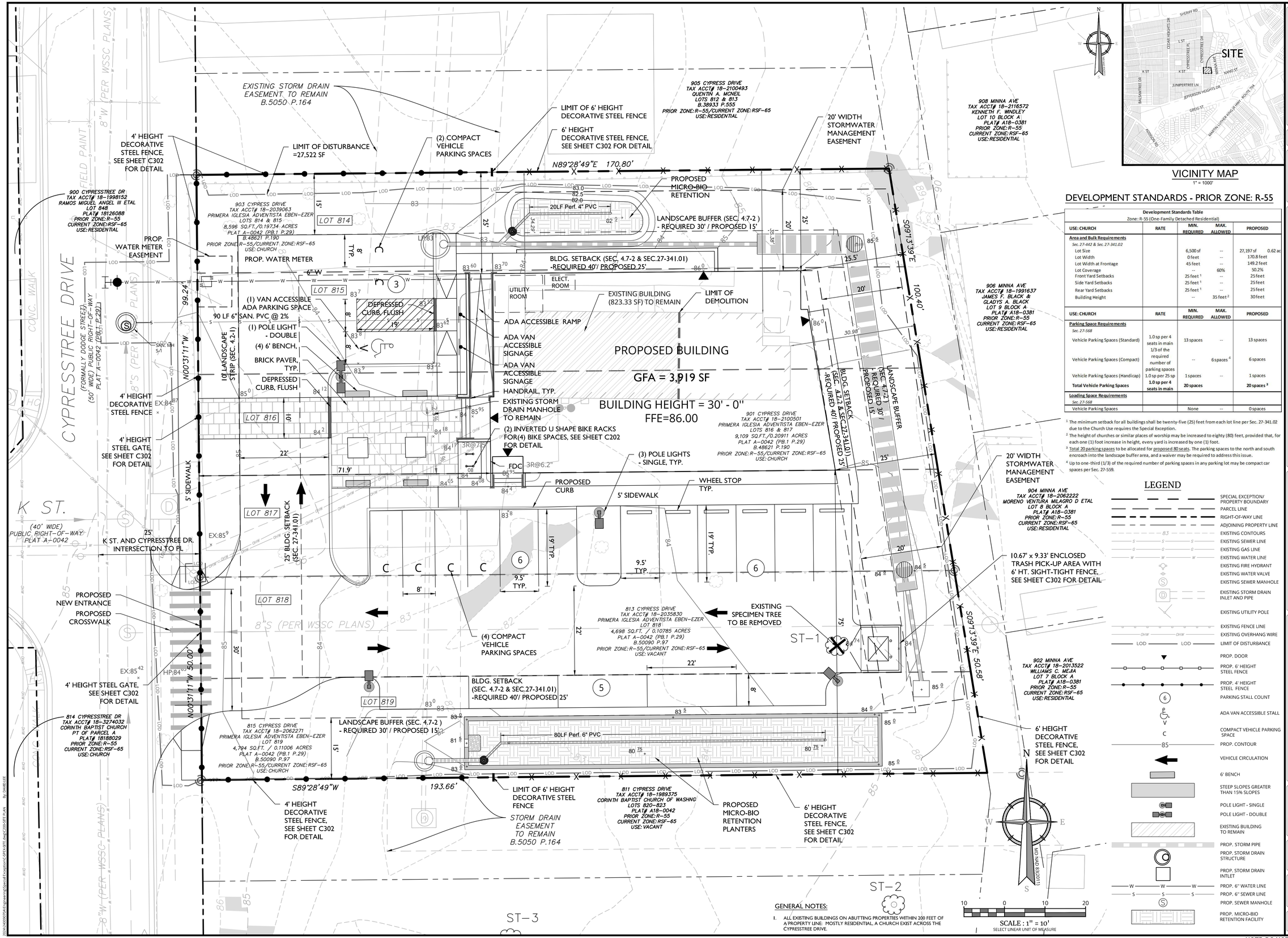
PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-EXST

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
C102

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024\24009070A\Engineering\Special Exception\C-SPEX-EXST.dwg\C102-EXISTING CONDITIONS PLAN By: DAVID.LEE




## VICINITY MAP

1" = 1000'




## DEVELOPMENT STANDARDS - PRIOR ZONE: R-55

**Development Standards Table**
Zone: R-55 (One-Family Detached Residential)

| USE: CHURCH | RATE | MIN. REQUIRED | MAX. ALLOWED | PROPOSED |
|---|---|---|---|---|
| **Area and Bulk Requirements** | | | | |
| *Sec. 27-442 & Sec. 27-341.02* | | | | |
| Lot Size | | 6,500 sf | -- | 27,197 sf 0.62 ac |
| Lot Width | | 0 feet | -- | 170.8 feet |
| Lot Width at Frontage | | 45 feet | -- | 149.2 feet |
| Lot Coverage | | -- | 60% | 50.2% |
| Front Yard Setbacks | | 25 feet [1] | -- | 25 feet |
| Side Yard Setbacks | | 25 feet [1] | -- | 25 feet |
| Rear Yard Setbacks | | 25 feet [1] | -- | 25 feet |
| Building Height | | -- | 35 feet [2] | 30 feet |

| USE: CHURCH | RATE | MIN. REQUIRED | MAX. ALLOWED | PROPOSED |
|---|---|---|---|---|
| **Parking Space Requirements** | | | | |
| *Sec. 27-568* | | | | |
| Vehicle Parking Spaces (Standard) | 1.0 sp per 4 seats in main 1/3 of the required number of parking spaces | 13 spaces | -- | 13 spaces |
| Vehicle Parking Spaces (Compact) | | -- | 6 spaces [4] | 6 spaces |
| Vehicle Parking Spaces (Handicap) | 1.0 sp per 25 sp | 1 spaces | -- | 1 spaces |
| **Total Vehicle Parking Spaces** | **1.0 sp per 4 seats in main** | **20 spaces** | | **20 spaces [3]** |
| **Loading Space Requirements** | | | | |
| *Sec. 27-568* | | | | |
| Vehicle Parking Spaces | | None | -- | 0 spaces |

[1] The minimum setback for all buildings shall be twenty-five (25) feet from each lot line per Sec. 27-341.02 due to the Church Use requires the Special Exception.
[2] The height of churches or similar places of worship may be increased to eighty (80) feet, provided that, for each one (1) foot increase in height, every yard is increased by one (1) foot.
[3] Total 20 parking spaces to be allocated for proposed 80 seats. The parking spaces to the north and south encroach into the landscape buffer area, and a waiver may be required to address this issue.
[4] Up to one-third (1/3) of the required number of parking spaces in any parking lot may be compact car spaces per Sec. 27-559.

## LEGEND

- SPECIAL EXCEPTION/ PROPERTY BOUNDARY
- PARCEL LINE
- RIGHT-OF-WAY LINE
- ADJOINING PROPERTY LINE
- EXISTING CONTOURS
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN INLET AND PIPE
- EXISTING UTILITY POLE
- EXISTING FENCE LINE
- EXISTING OVERHANG WIRE
- LIMIT OF DISTURBANCE
- PROP. DOOR
- PROP. 6' HEIGHT STEEL FENCE
- PROP. 4' HEIGHT STEEL FENCE
- PARKING STALL COUNT
- ADA VAN ACCESSIBLE STALL
- COMPACT VEHICLE PARKING SPACE
- PROP. CONTOUR
- VEHICLE CIRCULATION
- 6' BENCH
- STEEP SLOPES GREATER THAN 15% SLOPES
- POLE LIGHT - SINGLE
- POLE LIGHT - DOUBLE
- EXISTING BUILDING TO REMAIN
- PROP. STORM PIPE
- PROP. STORM DRAIN STRUCTURE
- PROP. STORM DRAIN INTLET
- PROP. 6" WATER LINE
- PROP. 6" SEWER LINE
- PROP. SEWER MANHOLE
- PROP. MICRO-BIO RETENTION FACILITY

## GENERAL NOTES:

1. ALL EXISTING BUILDINGS ON ABUTTING PROPERTIES WITHIN 200 FEET OF A PROPERTY LINE: MOSTLY RESIDENTIAL, A CHURCH EXIST ACROSS THE CYPRESSTREE DRIVE.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5/9/2025


Seonwoo Ted Jeong
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M-NCPPC# SE-25003 & AC-25002

# 901 & 903 CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
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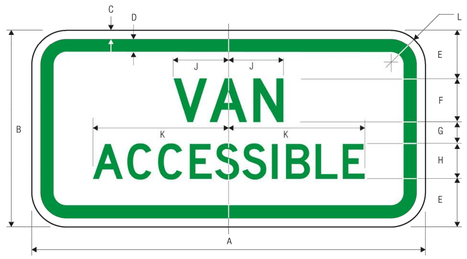
PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-SITE

SHEET TITLE: SITE PLAN

SHEET NUMBER: C200


NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.


2024\24009070A\Engineering\Special Exception\C-SPEX-SITE.dwg[C200-SITE PLAN] By: DAVID LEE




R7-8a
VAN ACCESSABLE

SHA REFERENCES
MdMUTCD SECTION - 2B.39, 2B.40, 7B.14

C

| | A | B | C | D | E | F | G | H | J | K | L |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 12 | 6 | .375 | .438 | 1.5 | 1.5 D | .5 | 1 D | 1.871 | 3.859 | 1.5 |
| C | 18 | 9 | .375 | .438 | 2.25 | 2 D | 1 | 1.5 D | 2.493 | 5.784 | 1.5 |

PARKING APPLICATION

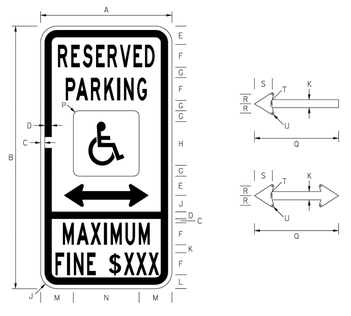
COLORS: LEGEND — GREEN (RETROREFLECTIVE) OR BLACK
BACKGROUND — WHITE (RETROREFLECTIVE)

DIRECTIONAL APPLCATION

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — BLUE (RETROREFLECTIVE)

## VAN ACCESSIBLE SIGNAGE (MDSHA STANDARD NO. R7-8a )

SCALE: NTS




NOTES:
1. ARROW MAY BE REMOVED IF NECESSARY.
2. FOR SYMBOL DESIGN REFER TO THE APPENDIX-GRID SECTION FROM FHWA'S STANDARD HIGHWAY SIGNS BOOK -APPENDIX SECTION.

| SIGN SIZE | DIMENSIONS (INCHES) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | A | B | C | D | E | F | G | H | J | K |
| STD | 12 | 24 | 3/8 | 5/8 | 1-3/4 | 2B | 1 | 4 | 1-1/2 | 3/4 |

| SIGN SIZE | DIMENSIONS (INCHES) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | L | M | N | P | Q | R | S | T | U |
| STD | 1-1/4 | 3 | 6 | 1/2 | 7-11/16 | 7/8 | 1-5/8 | 1/8 | 9/64 |

REFERENCES
MdMUTCD SECTION - 2B.39, 2B.40, 2B.41, 7B.14

COLORS
LEGEND - GREEN
BACKGROUND - WHITE
HANDICAP INLAY - WHITE ON BLUE

APPROVED Tom Hicks (signature on file)
DIRECTOR - OFFICE OF TRAFFIC AND SAFETY

| APPROVAL • SHA REVISIONS | APPROVAL • FEDERAL HIGHWAY ADMINISTRATION |
|---|---|
| APPROVAL 03/03/2009 | APPROVAL |
| REVISED | REVISED |
| REVISED | REVISED |
| REVISED | REVISED |

**Maryland Department of Transportation**
**STATE HIGHWAY ADMINISTRATION**
MARYLAND STANDARD HIGHWAY SIGNS
**RESERVED PARKING (HANDICAP SYMBOL)**
**MAXIMUM FINE $XXX**

SIGN NUMBER R7-8(3)

## ADA ACCESSIBLE SIGNAGE (MDSHA STANDARD NO. R7-8(3))

SCALE: NTS

D9-6
HANDICAPPED ACCESSIBLE

SHA "FOR SYMBOL DESIGN REFER TO THE APPENDIX-GRID SECTION FROM FHWA'S STANDARD HIGHWAY SIGNS BOOK -APPENDIX SECTION
Smaller size panels may be used as applicable within terminal areas

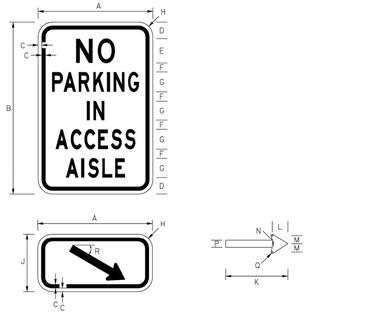
| A | B | C | D | E |
|---|---|---|---|---|
| 18 | .5 | 1.5 | 15 | 1.5 |
| 24 | .5 | 2 | 20 | 1.5 |
| 30 | .75 | 2.5 | 25 | 1.875 |

SHA REFERENCES
MdMUTCD SECTION - 2D.45, 2E.51, 2E.52

COLORS: SYMBOL WHITE (RETROREFLECTIVE)
BACKGROUND BLUE (RETROREFLECTIVE)

## ADA ACCESSIBLE SIGN FOR PAVEMENT (MDSHA STANDARD NO. D9-6 )

SCALE: NTS




NOTE: ARROW PLATE IS OPTIONAL. MAY BE USED WHEN IT IS NECESSARY TO OFFSET SIGN LOCATION DUE TO ACCESS RAMP.

| SIGN SIZE | DIMENSIONS (INCHES) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | A | B | C | D | E | F | G | H | J |
| STANDARD | 12 | 18 | 3/8 | 1-3/4 | 2-1/2D | 1 | 2C | 1-1/2 | 6 |

| SIGN SIZE | DIMENSIONS (INCHES) | | | | | | |
|---|---|---|---|---|---|---|---|
| | K | L | M | N | P | Q | R |
| STANDARD | 6-1/2 | 1-5/8 | 7/8 | 1/8 | 3/4 | 9/64 | 30° |

REFERENCES
MdMUTCD SECTION - 2B.39, 2B.40, 2B.41, 5B.05, 7B.14

COLORS
LEGEND - RED
BACKGROUND - WHITE

APPROVED Tom Hicks (signature on file)
DIRECTOR - OFFICE OF TRAFFIC AND SAFETY

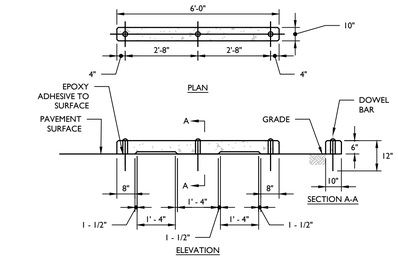
| APPROVAL • SHA REVISIONS | APPROVAL • FEDERAL HIGHWAY ADMINISTRATION |
|---|---|
| APPROVAL 03/03/2009 | APPROVAL |
| REVISED | REVISED |
| REVISED | REVISED |
| REVISED | REVISED |

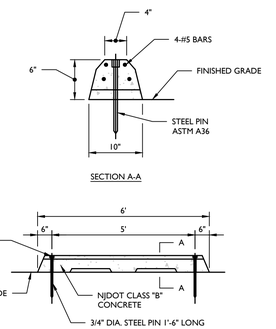
**Maryland Department of Transportation**
**STATE HIGHWAY ADMINISTRATION**
MARYLAND STANDARD HIGHWAY SIGNS
**NO PARKING IN ACCESS AISLE**

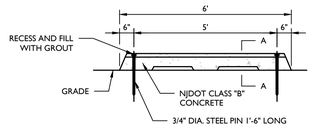
SIGN NUMBER R8-1(2)

## NO PARKING IN ACCESSIBLE AISLE SIGNAGE (MDSHA STANDARD NO. R8-1(2))

SCALE: NTS

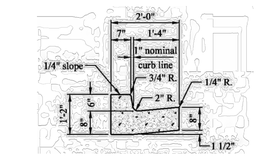


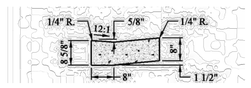




## CONCRETE WHEEL STOP DETAIL

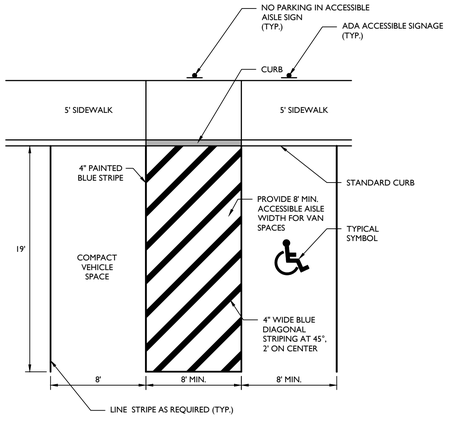
SCALE: NTS




STANDARD CURB AND GUTTER (DPWT.STD-300.01)
SCALE: NTS

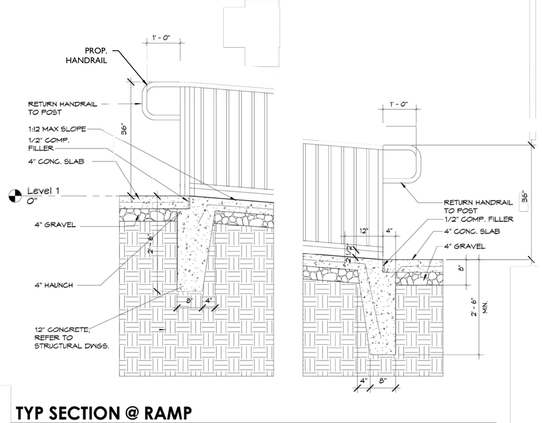



DEPRESSED CURB AND GUTTER (DPWT.STD-300.01)
SCALE: NTS



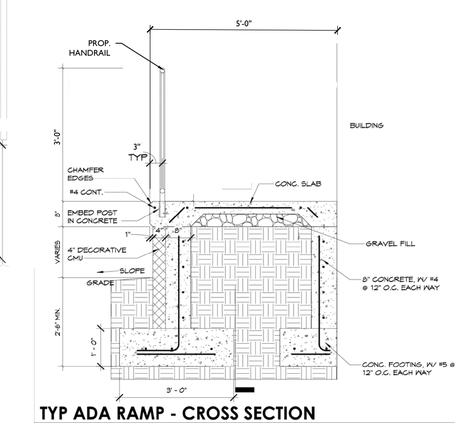

## PARKING STRIP DETAIL

SCALE: NTS




## TYP SECTION @ RAMP

SCALE: 3/4" = 1'-0"




## TYP ADA RAMP - CROSS SECTION

SCALE: 3/4" = 1'-0"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STATE OF MARYLAND — SEONWOO TED JEONG — 60582 — PROFESSIONAL ENGINEER

5/9/2025


Seonwoo Ted Jeong
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 60582
COLLIERS ENGINEERING & DESIGN, INC.


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. 60582 EXPIRATION DATE: 02-09-27

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
M-NCPPC#
SE-25003 & AC-25002

901 & 903
CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND


Colliers Engineering & Design
COLUMBIA
7001 Columbia Gateway Dr, Suite 2202
Columbia, MD 21046
Phone: 443.393.6021
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PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-SITE

SHEET TITLE: SITE PLAN - DETAILS

SHEET NUMBER: C201

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.


2024\24009070A\Engineering\Special Exception\C-SPEX-SITE.dwg By: DAVID.LEE

**HUNTCO**
SITE FURNISHINGS

Bike racks, lockers, benches and architectural site furnishings since 1980.
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× 2

# THE RAMBLER WIDE

The Rambler Wide is the the more spacious big brother to the Rambler, its wider spacing allows for easier bike placement.

**CONSTRUCTION/MATERIAL**

- ☐ 2" Sch. 40 Round Steel Pipe (shown)
- ☐ 1.5" Sch. 40 Round Steel Pipe
- ☐ 2" x 2" Square Steel Tubing (Pipecutter Proof)
- ☐ 5/8" x 2 1/2" Steel Flat Bar (Pipecutter Proof)
- ☐ 1 1/2" Sch. 40 Steel Pipe (22" outside pipe length)

– Steel Flanges (Varies)

**DIMENSIONS**

– 20.4" Length
– 5.5" Width
– 36" Height

**MOUNTING OPTIONS**

- ☐ Flange Mount (Shown) (6) .63" Mounting Holes
- ☐ In-Ground 11" Leg Extensions

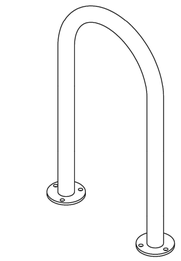
**FINISH OPTIONS**

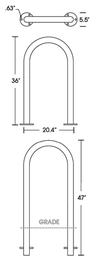
- ☐ T304 Stainless Steel #4 Satin Finish
- ☐ 316 Stainless Steel #4 Satin Finish (available at additional cost)
- ☐ Hot Dipped Galvanized
- ☐ Powder Coating #
- ☐ Thermoplastic Coating #

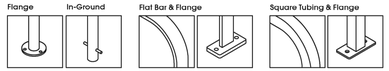
**ADDITIONAL OPTIONS**

- ☐ Flange Cover (available at additi. cost, round pipe only)

Manufactured in the Pacific Northwest

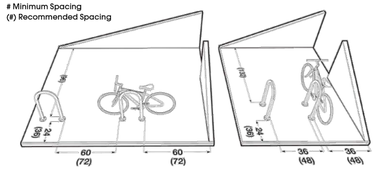





**RECOMMENDED LAYOUT**

**NOTES:**
"Bike" is 70"
# Minimum Spacing
(#) Recommended Spacing




**CONTRACTOR:**

**JOB:**

**NOTES:**

INVERTED U SHAPE BIKE RACK
APPROVAL OR EQUAL

SPECIFICATIONS:

MANUFACTURER: ANOVA
PRODUCT LINE: MADISON

DIMENSIONS: 35"H X 28"W X 79"L

MATERIAL: RECYCLED PLASTIC
COLOR: CEDAR

6' BENCH
APPROVAL OR EQUAL

SPECIFICATIONS:

MANUFACTURER: HANOVER
PRODUCT LINE: TRADITIONAL® PREST® BRICK

DIMENSIONS: 4"T X 4"W X 8"L

MATERIAL: CONCRETE BRICK
COLOR: TAN/CHARCOAL BLEND /NATURAL

BRICK PAVERS
APPROVAL OR EQUAL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STATE OF MARYLAND
SEONWOO TED JEONG
60582
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Seonwoo Ted Jeong
MARYLAND PROFESSIONAL ENGINEER
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*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. 60582 EXPIRATION DATE: 02-09-27.*

SPECIAL EXCEPTION & ALTERNATIVE COMPLIANCE
M-NCPPC#
SE-25003 & AC-25002

901 & 903
CYPRESSTREE DRIVE

LOT 814, 815, 816, 817, 818 & 819

DISTRICT# 18
PRINCE GEORGE'S COUNTY
MARYLAND


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| AS SHOWN | 5/8/25 | DHL | SRW |

PROJECT NUMBER: 24009070A
DRAWING NAME: C-SPEX-SITE

SHEET TITLE:
SITE PLAN - DETAILS

SHEET NUMBER:
C202


NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



2024\24009070A\Engineering\Special Exception\C-SPEX-SITE.dwg\C202-SITE DETAILS By: DAVID.LEE

LAW OFFICES
**SHIPLEY & HORNE, P.A.**

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
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**Russell W. Shipley**
**Arthur J. Horne, Jr.***
**Dennis Whitley, III***
**Robert J. Antonetti, Jr.**

**Bradley S. Farrar**
**L. Paul Jackson, II***
* Also admitted in the District of Columbia

January 7, 2025

**VIA ELECTRONIC DELIVERY**
Ms. Cheryl Summerlin
Applications Supervisor
M-NCPPC, Development Review Division
Prince George's County Planning Department
1616 McCormick Drive
Largo, MD 20774

**RE: PROJECT NARRATIVE**
**Primera Iglesia Adventista Ebenezer 1**
**(Special Exception & Alternative Compliance)**
**Church in R-55 Zone with 80 Seats**

Dear Ms. Summerlin:

This firm represents Primera Iglesia Adventista Ebenezer 1 (the "Applicant"), the owner of the existing church or similar place of worship located at 813, 815, 901 & 903 Cypresstree Drive, Capitol Heights, MD 20743, (the "Property"). The Property is further located on the east side of Cypresstree Dive at its intersection with K Street, and consists of approximately 0.62 acres in the RSF-65, (Residential, Single-Family 65), Zone. The property is comprised of Lots 814 thru 819 within the Cedar Heights Subdivision. The Cedar Heights Subdivision was recorded in Land Records as BDS 1-29.

As previously stated, the Property is currently located in the RSF-65 (Residential, Single-Family 65) Zone. Notwithstanding, the Applicant elects to process this special exception by utilizing the applicable provisions of the prior Zoning Ordinance and the Property's prior R-55, (One-Family Detached Residential), Zoning pursuant to Section 27-1903 and Section 27-1904 of the New Zoning Ordinance. Due to site constraints associated with the Property, the full requirements of Section 4.7 of the Landscape Manual are unable to be met. As a result, the Applicant further requests that a companion Alternative Compliance application number be assigned to the project that can be processed with the requested special exception application.

**PROPERTY ADDRESS AND TAX ACCOUNTS**

As mentioned above, the Property has a premise address of 813, 815, 901 & 903 Cypresstree Drive, Capitol Heights, MD 20743. The Property consists of the following lots:

TOTAL ACREAGE:

| ACCT# | ADDRESS | LOT# | LOT AREA IN ACRES |
|---|---|---|---|
| 18-2039063 | 903 CYPRESS DRIVE | 814-815 | 0.19734 |
| 18-2100501 | 901 CYPRESS DRIVE | 816-817 | 0.20911 |
| 18-2035830 | 813 CYPRESS DRIVE | 818 | 0.10785 |
| 18-2062271 | 815 CYPRESS DRIVE | 819 | 0.11006 |
| | | TOTAL | 0.62436 |

**DESCRIPTION OF REQUEST**

The Property is currently improved with a 1,337.67 square-foot church and its associated parking compound. Information derived from the Maryland Department of Assessments & Taxation indicate that the existing building was constructed in approximately 1940. As part of the requested special exception application, approximately 514.34 square feet of the existing church building will be razed and a new building addition consisting of approximately 3,095.67 square feet is proposed that would result in a total gross floor area of 3,919 square feet. The existing parking compound will be expanded in order to comply with the parking and driveway aisle width requirements in Part 11 of the Zoning Ordinance. The required parking for the physically handicapped will also be provided in accordance with ADA requirements.

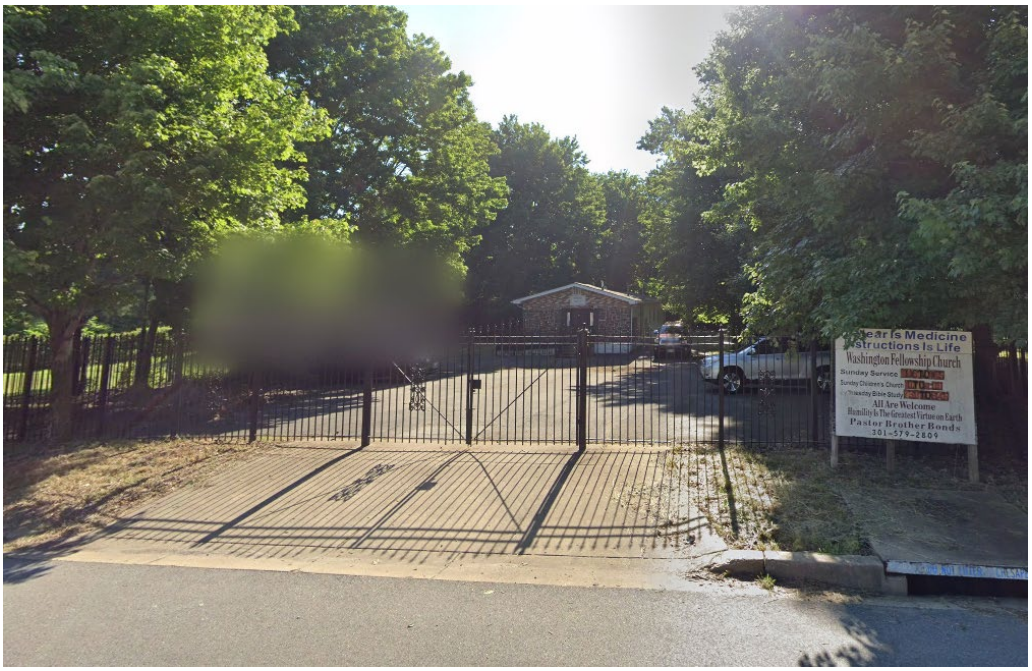
It should be noted that Permit No. 8376-1992-GU was previously issued for the Property by DPIE for a church with 48 seats. However, due to the proposed building addition, a special exception application is now required for a church or similar place of worship under one acre in size in the prior R-55 Zone in accordance with the use tables provided in Section 27-441(b) of the prior Zoning Ordinance. The subject application will also be required to meet the specific special exception requirements contained in Section 27-341.02 for a church or similar place of worship.

The square footages of the existing and proposed building are as follows:

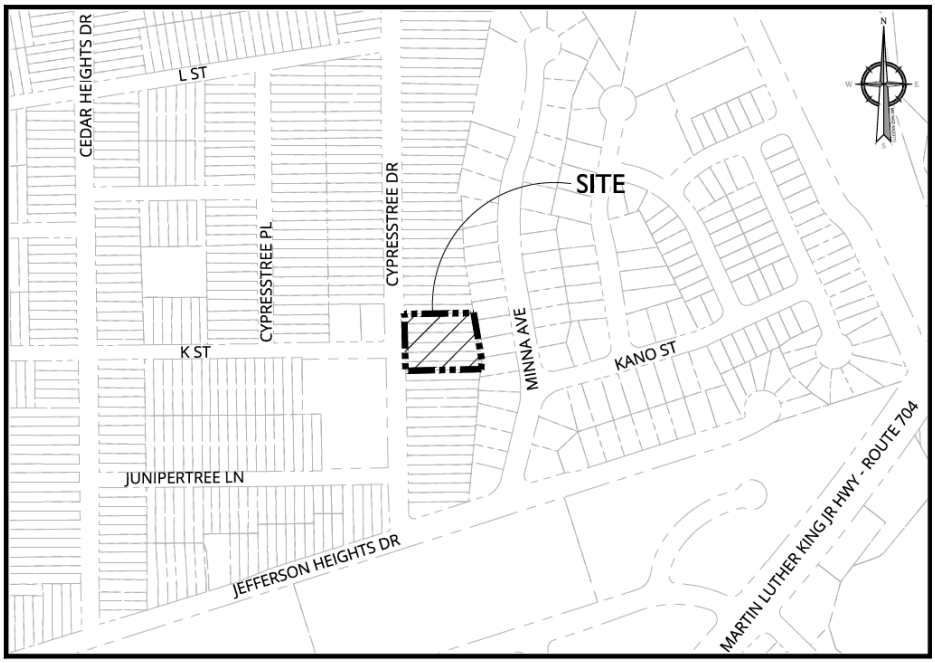
| | |
|---|---|
| Total GFA of existing building: | 1,337.67 sf |
| Portion of existing building to be razed: | - 514.34 sf |
| Portion of existing building to remain: | 823.33 sf |
| Proposed new building addition: | 3,095.67 sf |
| **Total proposed GFA** (823.33 + 3,095.67): | **3,919 sf** |

A Street View Exhibit, Vicinity Map, and Site Plan Exhibit of the Property are provided below:

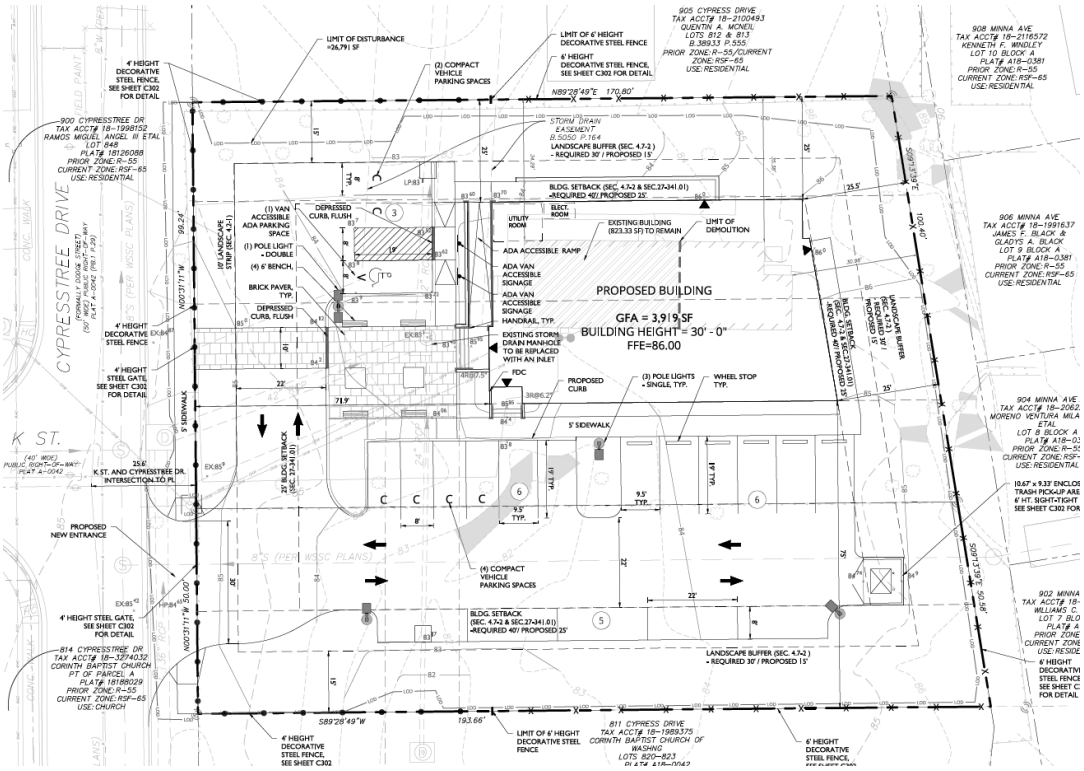
## Existing Street View Exhibit




## Vicinity Map



## Site Plan Exhibit




## ELECTION TO UTILIZE PRIOR ZONING ORDINANCE (Section 27-1903 and Section 27-1904(b)):

On April 1, 2022, the approved Countywide Sectional Map Amendment ("CMA") and the updated Prince George's County Zoning Ordinance ("New Zoning Ordinance") became effective and rezoned the property to the newly created RSF-65, (Residential, Single-Family 65), Zone. Notwithstanding, the Applicant elects to process this special exception by utilizing the applicable provisions of the prior Zoning Ordinance and the Property's prior R-55, (One-Family Detached Residential), Zoning pursuant to Section 27-1903 and Section 27-1904(b) of the New Zoning Ordinance, which states in the pertinent part:

***Section 27-1903. Applicability***

***(b) Except as otherwise provided in this Section, development applications of any type for properties in all other zones of the County may utilize the prior Zoning Ordinance for development of the subject property.***

**RESPONSE:** The Applicant is electing to utilize the prior Zoning Ordinance in accordance with the section provided above.

***Section 27-1904. Procedures***

***(b) The applicant shall provide a statement of justification which shall explain why the Applicant has elected not to develop a specific property pursuant to the provisions of this Zoning Ordinance.***

**RESPONSE:** The Applicant elects to utilize the prior Zoning Ordinance since it has spent significant time and money preparing a special application for a church or similar place of worship, (including all accompanying supporting plans and documents), to meet all the requirements of said regulations. As such, the prior Zoning Ordinance offers the most efficient and established procedures for review and approval of the Applicant's desired special exception use at this time.

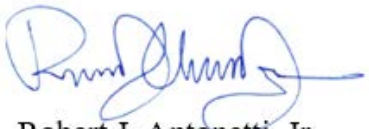
**MASTER PLAN CONFORMANCE**

The proposed special exception will not result in a substantial impairment of the 2010 Approved Subregion 4 Master Plan which recommends a Generalized Future Institutional Land Use for the subject Property.

**CONCLUSION**

Based on the above reasons, the Applicant believes that its special exception request will meet all requirements for approval set forth in the prior Zoning Ordinance for a church or similar place of worship. We would respectfully request that Special Exception and Alternative Compliance application numbers be assigned to the project and that informational mailing lists and a zoning sketch map be provided to the Applicant. The Applicant also elects to have a Pre-Application Conference scheduled with the Planning Staff. Thank you in advance for your time and your assistance. If you have any questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Robert J. Antonetti, Jr.

RJA/jjf

Cc: Primera Iglesia Adventista Ebenezer 1
Colliers Engineering & Design
Lenhart Traffic Consulting, Inc.

**VIA ELECTRONIC MAIL**

Ms. Angele L. Bynum
Urban Design Section
Prince George's County Planning Department
Development Review Division
1616 McCormick Drive
Largo, MD 20774

**Case Name, Application (Case) Number:**

901 & 903 Cypress tree Drive
Special Exception: SE-25003
Alternative Compliance: AC-25002

**RE: STATEMENT OF JUSTIFICATION**
**- ALTERNATIVE COMPLIANCE**

Dear Ms. Bynum:

On behalf of our client, Primera Iglesia Adventista Ebenezer 1 (the "Applicant"), David Lee and Colliers Engineering and Design submits this letter in support of Alternative Compliance, AC-25002 and Special Exception, SE-25003. The existing church, or similar place of worship is located at 813, 815, 901, and 903 Cypresstree Drive, Capitol Heights, MD 20743 (the "Property"). The Property is situated on the east side of Cypresstree Drive at its intersection with K Street and encompasses approximately 0.62 acres within the RSF-65 (Residential, Single-Family 65) Zone. It consists of Lots 814 through 819 within the Cedar Heights Subdivision, which was recorded in Land Records as BDS 1-29.

As previously stated, the Property is currently located in the RSF-65 (Residential, Single-Family 65) Zone. Notwithstanding, the Applicant elects to process this Special Exception by utilizing the applicable provisions of the prior Zoning Ordinance and the Property's prior R-55, (One-Family Detached Residential), Zoning pursuant to Section 27-1903 and Section 27-1904 of the New Zoning Ordinance. Due to the site constraints associated with the Property, the full requirements of Section 4.7 of the Landscape Manual are unable to be met. As a result, the Applicant further requests that a companion Alternative Compliance application for the project can be processed with the requested Special Exception application.

**Description of proposed use/request:**

The Property is currently improved with a 1,337.67 square-foot church and its associated parking compound. Information derived from the Maryland Department of Assessments & Taxation indicate that the existing building was constructed in approximately 1940. As part of the requested Special Exception application, approximately 514.34 square feet of the existing church building will

be razed and a new building addition consisting of approximately 3,095.67 square feet is proposed that would result in a total gross floor area of 3,919 square feet. The existing parking compound will be expanded to comply with the parking and driveway aisle width requirements in Part 11 of the Zoning Ordinance. The required parking for the physically handicapped will also be provided in accordance with ADA requirements.

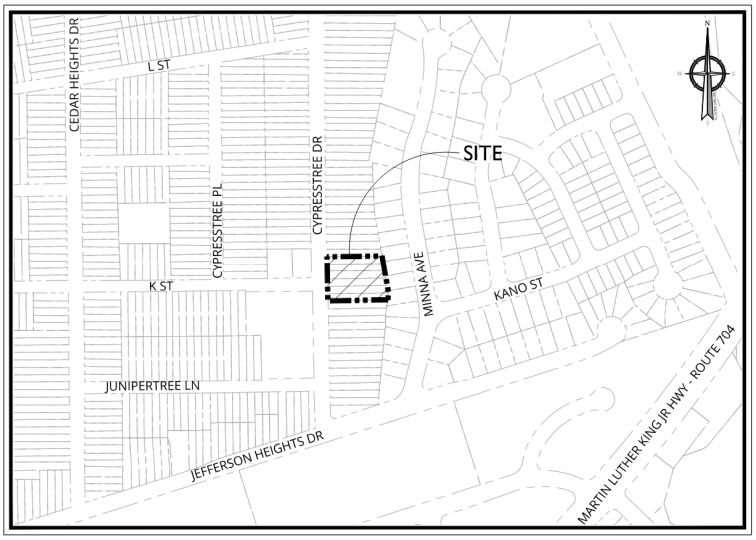
It should be noted that Permit No. 8376-1992-GU was previously issued for the Property by DPIE for a church with 48 seats. However, due to the proposed building addition, a Special Exception application is now required for a church, or similar place of worship under one acre in size in the prior R-55 Zone, in accordance with the use tables provided in Section 27-441(b) of the prior Zoning Ordinance. The subject application will also be required to meet the specific Special Exception requirements contained in Section 27-341.02 for a church, or similar place of worship.

The square footages of the existing and proposed building are as follows:

| | |
|---|---|
| Total GFA of existing building: | 1,337.67 sf |
| Portion of existing building to be razed: | - 514.34 sf |
| Portion of existing building to remain: | 823.33 sf |
| | |
| Proposed new building addition: | 3,095.67 sf |
| Total proposed GFA (823.33 + 3,095.67): | 3,919 sf |

**Description and location of the subject property:**

The property, located at 813, 815, 901, and 903 Cypresstree Drive, Capitol Heights, MD 20743, is situated on the east side of Cypresstree Drive at its intersection with K Street. It encompasses approximately 0.62 acres within the RSF-65 (Residential, Single-Family 65) Zone. The property consists of Lots 814 through 819 within the Cedar Heights Subdivision, which is recorded in Land Records as BDS 1-29.



**Relationship to Requirements in the 2010 Landscape Manual and Variance Request:**

**Section 4.7.(c)(4) –** Consult Table 4.7-3, Bufferyard Types, to determine minimum building setback, minimum landscaped yard, and plant requirements for each bufferyard type.

**Table 4.7-3**

**Bufferyard Types**

| Type | Minimum Building Setback | Minimum Landscaped Yard | Number of Plant Units Required per 100 Linear Feet of Property Line |
|---|---|---|---|
| A | 20 feet | 10 feet | 40 |
| B | 30 feet | 20 feet | 80 |
| C | 40 feet | 30 feet | 120 |
| D | 50 feet | 40 feet | 160 |
| E | 60 feet | 50 feet | 180 |

**RESPONSE:**

We respectfully request a reduction in the required Type C Bufferyards for the north, east, and south property boundaries, decreasing the landscape buffer width from 30 feet to 20 feet and the building setback from 40 feet to 25 feet, in accordance with the 2010 Landscape Manual, Section 4.7(c)(4).This request is based on the constraints of the existing infill lot, the need for functional site access, the incorporation of best practices in accessibility, stormwater management, and aesthetic enhancements. While the proposed modifications deviate from the standard requirements, the site design implements alternative measures to ensure compliance with the intent of the regulations while maintaining functionality, safety, and environmental responsibility.

The site is an existing infill lot, meaning it is surrounded by developed properties, limiting the available space for new construction and requiring a design that carefully balances regulatory requirements with functional needs. Due to the site's size constraints, strict adherence to the standard 30-foot landscape buffer and 40-foot building setback would significantly reduce the buildable area, making it difficult to accommodate essential site features while maintaining compliance with accessibility and safety standards. To ensure efficient use of the site, all vehicular and pedestrian access has been designed to fit within the available space without compromising functionality. All parking spaces are strategically placed in front of the proposed building, which allows for better site circulation and maximizes the available area for landscaping and stormwater management. Additionally, the design incorporates an ADA-accessible parking space and an ADA ramp to facilitate access to the building for individuals with mobility impairments. This ensures compliance with the Americans with Disabilities Act (ADA) and provides an inclusive environment for all users of the site.

Recognizing the importance of maintaining the intent of the landscape buffer, the proposed design includes landscaping enhancements that exceed the minimum requirements. The landscape buffer will incorporate approximately 120% of the required planting units, ensuring that the reduced width does not compromise the visual screening and environmental benefits intended by the regulation. The buffer yards will primarily feature a mix of evergreen trees, complemented by some deciduous trees as well as a combination of deciduous and evergreen shrubs. Furthermore, the site will integrate stormwater management (SWM) micro-bioretention facilities within the landscape buffer to effectively control runoff, reduce impervious surface impacts, and enhance water quality. These facilities will help mitigate any potential stormwater issues caused by the site's constraints while providing additional environmental benefits such as pollutant filtration and groundwater recharge. By including these measures, the proposed design maintains the function and aesthetic quality of the landscape buffer despite the reduced width, ensuring compliance with the intent of the 2010 Landscape Manual.

To further enhance the site's security and visual appeal, a 4-foot-high decorative steel fence and gate will be installed in the front yard, while a 6-foot-high decorative steel fence will be provided along the remaining property boundary. This 6-foot-tall fence will be installed to enhance security for both the property and its neighbors. These enhancements not only contribute to the site's visual appeal and security but also serve as a functional alternative to the full-width buffer, helping to delineate the site while maintaining compliance with local development standards.

**Summary/conclusion of request:**

The proposed reductions in the landscape buffer width and building setback are necessary due to the constraints of the existing infill lot and the need to accommodate essential site functions such as vehicular circulation, pedestrian access, and ADA compliance. Despite these reductions, the site design includes enhanced landscaping, increased planting density, integrated stormwater management facilities, and decorative fencing to ensure that the development remains visually appealing, environmentally responsible, and functionally efficient.

Given these considerations, we respectfully request approval of the proposed modifications, as they align with the intent of the 2010 Landscape Manual while ensuring a well-designed, accessible, and sustainable development.

If there are any questions regarding these responses, please contact us at your earliest convenience.

Sincerely,

**David Lee**
Assistant Project Manager | Civil/Site
david.lee@collierseng.com
Direct: 443 316 6005 | Main: 877 627 3772
7001 Columbia Gateway Suite 200 | Columbia, Maryland 21046

# 901 & 903 Cypresstree Dr

Data provided by Prince George's County Planning Department - 1

SITE PHOTOS

903

903

BUILDING FRONT

BUILDING SIDE - EAST

BUILDING REAR

BUILDING SIDE - WEST

BUILDING SIDE - WEST

CASE NO: SE-25003
CASE NAME: 901 & 903 CYPRESSTREE DRIVE
PARTY OF RECORD: 7
PB DATE: 6-26-2025

PRIMERA IGLESIA ADVENTISTA EBENEZER 1,
ATTN: MR. J
1109 DUNOON ROAD
SILVER SPRING MD 20903
(CASE NUMBER: SE-25003)

COLLIERS ENGINEERING & DESIGN
7001 COLUMBIA GATEWAY DRIVE SUITE 220
COLUMBIA MD 20721
(CASE NUMBER: SE-25003)

KEITH PIERCE
807 SANGERVILLE CIRCLE CIRCLE
UPPER MARLBORO MD 20774
(CASE NUMBER: SE-25003)

MS. BELINDA M VINES
1002 CYPRESSTREE DRIVE
CAPITOL HEIGHTS MD 20743
(CASE NUMBER: SE-25003)

MRS. DENISE PONDER
NORI NET
7100 WILLOW HILL DRIVE
CAPITOL HEIGHTS MD 20743
(CASE NUMBER: SE-25003)

MR.MIGUEL RAMOS III
900 CYPRESSTREE DRIVE
CAPITOL HEIGHTS MD 20743
(CASE NUMBER: SE-25003)

MS.LILY ZANDNIAPOUR
AMERICORPS
20755 QUIET BROOK PLACE
STERLING VA 20165
(CASE NUMBER: SE-25003)

LAW OFFICES
**SHIPLEY & HORNE, P.A.**

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**Russell W. Shipley**
**Arthur J. Horne, Jr.***
**Dennis Whitley, III***
**Robert J. Antonetti, Jr.**

**Bradley S. Farrar**
**L. Paul Jackson, II***
* Also admitted in the District of Columbia

# TRANSMITTAL

**VIA ELECTRONIC DELIVERY**

DATE: September 3, 2025

TO: Hon. Maurene Epps McNeil
Chief Zoning Hearing Examiner
Office of Zoning Hearing Examiner
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, Maryland 20774

CLIENT NO.: 4159.0001

CASE NAME: Primera Iglesia Adventista Eben-ezer
(901 & 903 Cypresstree Drive)
Special Exception No., SE-25003
Alternative Compliance No. AC-25002)

**Reason for Sending:** Submission of Exhibits for the September 10, 2025, ZHE Hearing for SE-25003 & AC-25002.

| No. Copies: | Description: |
|---|---|
| 1 | **Resume** – Michael M. Lenhart, P,E., P.T.O.E. – Lenhart Traffic Consulting, Inc. |
| 1 | **Resume** – Mark G.L. Ferguson, R.A. – Site Design, Inc./RDA |
| 1 | **Resume** – Scott R. Wolford, AICP, R.L.A. – Colliers Engineering & Design |
| 1 | **Planning Report** – Mark G.L. Ferguson, R.A. |
| 1 | **Business Entity State Ethics Affidavit** – Primera Iglesia Adventista Eben-ezer |
| 1 | **Sign Posting Affidavit, Sign Posting Map, & Photos of Posted Signs** |
| 1 | **Resolution of Primera Iglesia Adventista Eben-ezer** |
| 1 | **SDAT Certificate of Good Standing, 7-8-2025** – Primera Iglesia Adventista Eben-ezer |
| 1 | **Amended Zoning Hearing Examiner Document List** – (for SE-25003 & AC-25002) |

Sent Via: _____ Pick Up: _____ Courier: _____ Deliver: _____ Email: X

Respectfully submitted,

John J. Ferrante
Senior Land Planner

# Lenhart Traffic Consulting, Inc.

Traffic Engineering & Transportation Planning

## MICHAEL M. LENHART, P.E., P.T.O.E.

### PRESIDENT

Mike Lenhart is a professional traffic engineer with over 28 years of combined technical and academic experience. Responsibilities with the firm include, but are not limited to, proposal preparation, various traffic engineering and managerial tasks in the areas of traffic impact analysis, traffic safety studies, and transportation planning, as well as providing expert witness testimony at public hearings and community meetings.

Mr. Lenhart has worked as a transportation professional in the private sector since 1999 and has provided traffic engineering and transportation planning services for over one thousand projects in numerous jurisdictions across Maryland. Previously, Mr. Lenhart served as the Chief of the Engineering Access Permits Department for the Maryland State Highway Administration (SHA). During his tenure at the SHA, Mr. Lenhart also served as the Traffic Engineer overseeing Southern Maryland. During his career, he has performed various traffic engineering tasks, including traffic signal design, highway and intersection capacity analysis, maintenance and protection of traffic design, and transportation planning. He has also participated in engineering training programs and researched transportation related topics.

### Job History

**2005 - Present**
*President* – Lenhart Traffic Consulting, Inc.

**2002 - 2005**
*Senior Project Manager* - The Traffic Group, Inc.

**2000 – 2002**
*Independent Consultant* - The Traffic Group, Inc.

**1999 - 2000**
*Senior Associate* - The Traffic Group, Inc.

**1998 – 1999**
*Division Chief – Engineering Access Permits*
Maryland State Highway Administration

**1990 - 1998**
*Traffic Engineer*
Maryland State Highway Administration

### Educational Background

- *Bachelors of Science in Civil Engineering -1990 (U of MD @ College Park)*
- *Masters of Science in Traffic Engineering& Transportation Planning -1998 (U of MD @ College Park)*

### Affiliations

- Registered Professional Engineer (P.E.) – MD, DE
- Professional Traffic Operations Engineer (PTOE) - ITE
- Member ITE

### Places where Mr. Lenhart has testified as an expert witness

Allegany County – Board of Appeals, Planning Commission
Annapolis - Planning Commission, Board of Appeals
Anne Arundel County – Board of Appeals, Administrative Hearing Officer
Baltimore County – Zoning Commissioner, Planning Board
Calvert County – Planning Commission, Board of Appeals, County Commissioners
Carroll County – Board of Zoning Appeals; Planning Board
Charles County – County Commissioners, Circuit Court, Board of Appeals, Planning Commission, Town of LaPlata Planning Commission, Town Council, Board of Appeals
City of Frederick – Planning Commission
Frederick County – Planning Commission, County Commissioners
Harford County – Circuit Court
Prince George's County – District Council, Planning Board, Zoning Examiner, Bowie City Council & Planning Commission, City of Laurel

Montgomery County – Planning Board, Zoning Examiner
Queen Anne's County – Planning Commission
St. Mary's County – Planning Commission; County Commissioners
Sussex County, DE – Planning Commission, Board of County Commissioners
Talbot County – Planning Commission
Town of Leesburg, VA – Planning Commission
Washington County – Board of County Commissioners
Worcester County – Planning Commission

**MARYLAND STATE HIGHWAY ADMINISTRATION-ENGINEERING SERVICES, DISTRICT 5**
High Accident Sections
Traffic Safety Studies
Traffic Signal Warrant Studies
Highway Design Consultation
Project Planning Consultation
Traffic Impact Study Review

Lenhart Traffic Consulting, Inc.
231 Najoles Road, Suite 250
Millersville, MD 21108

Phone (410) 216-3333
Fax (443) 782-2288
email: mlenhart@lenharttraffic.com

## Mark G. L. Ferguson, R.A.

**Senior Land Planner**
Site Design, Inc./RDA
5407 Water Street, Suite 206
Upper Marlboro, Maryland 20772
(301) 952-8200
mglferguson@engsite.tech


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**Education:**

Bachelor of Architecture
University of Maryland, College Park, 1985

**Licensure:**

Registered Architect
Maryland Registration #7621, 1987

**Employment:**

| | |
|---|---|
| 5/05 to Present: | Senior Land Planner<br>RDA Engineering Company, Inc./Site Design, Inc.<br>Upper Marlboro & Largo, Maryland |
| 5/99 to 5/05: | Principal<br>Mark G. L. Ferguson, R.A., Architect & Planner<br>Hyattsville, Maryland |
| 5/89 to 5/99: | Architect/Planner<br>Robertson-Dhalwala Associates, LLC<br>Upper Marlboro, Maryland<br>Prince Frederick, Maryland |
| 9/87 to 5/89 | Architect<br>AIP Architects<br>Adelphi, Maryland |
| 6/85 to 9/87 | Intern Architect<br>AIP Architects<br>Adelphi, Maryland |
| 2/84 to 6/85 | Intern<br>AIP Architects<br>Adelphi, Maryland |

**Professional Experience:**

Mr. Ferguson has broad experience in the fields of architecture, land planning and civil engineering, with projects ranging in scope from small residential additions to community planning. He has provided expert planning testimony before the Circuit Court for Prince George's County, the Prince George's District Council, Planning Board, Zoning Hearing Examiner and Board of Zoning Appeals for numerous planning cases, as well as testimony before similar boards in other Southern Maryland jurisdictions. Cases on which Mr. Ferguson has provided expert testimony or litigative assistance include:

- RST New Carrollton
  New Carrollton, Maryland
  Expert planning testimony in in application ZMA-2024-003, requesting rezoning from the NAC base zone to the NAC-PD planned development zone.

- The Mark at College Park
  College Park, Maryland
  Expert planning testimony in in application ZMA-2024-002, requesting rezoning from the RTO-L-E base zone to the RTO-PD planned development zone.

- Marianne Davis Trust
  Greenbelt, Maryland
  Expert planning testimony in in application ZMA-2022-001, requesting rezoning from the RR zone to the RMF-48 zone.

- Oak Creek Club
  Mitchellville, Maryland
  Expert planning testimony in in application A-8427/02, 8578/02 & 8579/02, requesting to amend conditions of the zoning approval to allow additional dwelling units in the R-L and L-A-C Zones.

- Kenwood Village
  Upper Marlboro, Maryland
  Expert planning testimony in in application A-9802-C/01 & A-9803-C/01, requesting to amend the Basic Plan and conditions of the zoning approval in the R-S Zone.

- Queens Chapel Town Center
  Hyattsville, Maryland
  Expert planning testimony in a request to amend the conditions of the zoning approval allowing continuation of an existing restaurant with drive-through service in the C-S-C (T-D-O) zone in the West Hyattsville Local Center.

- National Capital Business Park (formerly Willowbrook)
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9968/03, requesting revision of the Basic Plan and prior conditions of the zoning approval for a planned community in the R-S comprehensive design zone being developed under the E-I-A Zone's table of uses and standards.

- Signature Club at Manning Village
  Accokeek, Maryland
  Expert planning testimony in a request to amend conditions of the zoning approval A-9960-C for a tract in the M-X-T mixed use zone.

- Clay Property
  Hyattsville, Maryland
  Expert planning testimony in application CSP-20001, requesting rezoning from the R-80 (T-D-O) zone to the R-20 (T-D-O) zone in the Prince George's Plaza Regional Transit District.

- Vista95 Logistics Center
  Camp Springs, Maryland
  Expert planning testimony in a request to amend conditions of zoning approval A-9706-C for a tract in the I-1 industrial zone.

- Signature Club at Manning Village
  Accokeek, Maryland
  Expert planning testimony in a request to amend conditions of the zoning approval A-9960-C for a tract in the M-X-T mixed use zone.

- National View
  Oxon Hill, Maryland
  Expert planning testimony in application A-10055, requesting rezoning from the R-55 and R-R residential zones to the M-X-T mixed use zone.

- National Capital Business Park (formerly Willowbrook)
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9968/02, requesting approval of a new Basic Plan and revision of the conditions of the zoning approval for a planned community in the R-S comprehensive design zone, to allow it to be developed under the E-I-A Zone's table of uses and standards.

- Wintergreen Tract
  Bryantown, Maryland
  Expert Planning testimony in Charles County zoning map amendment application 20-01, requesting rezoning from the RC residential zone to the CV commercial zone.

- Cecil Real Properties, LLC Tract
  Elkton, Maryland
  Expert Planning testimony in Cecil County zoning map amendment application 2020-02, requesting rezoning from the ST suburban transition residential zone to the M2 heavy industrial zone.

- Timothy Branch
  Brandywine, Maryland
  Expert planning testimony in application A-9988/01, requesting approval of a new Basic Plan and revision of the conditions of the zoning approval for a planned community in the L-A-C comprehensive design zone.

- Sears Parcel, Bowie Town Center
  Bowie, Maryland
  Expert planning testimony in application A-8589/04, requesting approval of a new Basic Plan and revision of the conditions of the zoning approval for a tract in a planned community in the M-A-C comprehensive design zone.

- Callicott Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-10054, requesting rezoning from the C-S-C commercial zone to the R-80 residential zone.

- Khan Property
  Brandywine, Maryland
  Expert planning testimony in application A-10049, requesting rezoning from the R-R residential zone to the C-M commercial zone.

- Saint Barnabas Mixed-Use Park
  Temple Hills, Maryland
  Expert planning testimony in application A-10047, requesting rezoning from the C-S-C commercial and I-1 industrial zones to the M-X-T mixed use zone.

- Locust Hill
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9975/01, requesting approval of a new Basic Plan and revision of prior conditions of rezoning approval for a planned community in the R-L comprehensive design zone.

- Willowbrook
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9968/01, requesting approval of a new Basic Plan and revision of prior conditions of rezoning approval for a planned community in the R-S comprehensive design zone.

- Renard Lakes
  Brandywine, Maryland
  Expert planning testimony in application A-10046, requesting rezoning from the R-S comprehensive design zone to the I-1 industrial zone.

- Moore's Corner
  Brandywine, Maryland
  Expert planning testimony in application A-10044, requesting rezoning from the R-R residential zone to the M-X-T mixed use zone.

- Linda Lane Commercial Park
  Camp Springs, Maryland
  Expert planning testimony in application A-10043, requesting rezoning from the R-80 residential and C-S-C commercial zones to the M-X-T mixed use zone.

- Brandywine-Waldorf Medical Clinic
  Brandywine, Maryland
  Expert planning testimony in application A-10042, requesting rezoning from the C-O commercial zone to the M-X-T mixed use zone.

- Glenn Dale Commons
  Glenn Dale, Maryland
  Expert planning testimony in application A-10038, requesting rezoning from the I-1 industrial zone to the M-X-T mixed use zone.

- American Rescue Workers
  Capitol Heights, Maryland
  Expert planning testimony in application A-10037, requesting rezoning from the R-R residential zone to the I-2 heavy industrial zone.

- Donnell Drive
  Forestville, Maryland
  Expert planning testimony in application A-10036, requesting rezoning from the R-T townhouse zone to the C-M commercial zone.

- Virginia Linen
  Capitol Heights, Maryland
  Expert planning testimony in application A-10033, requesting rezoning from the I-3 planned industrial zone to the I-1 light industrial zone.

- Amber Ridge
  Bowie, Maryland
  Expert planning testimony in application A-10031, requesting rezoning from the C-S-C commercial zone to the M-X-T mixed use zone.

- Oakcrest
  Laurel, Maryland
  Expert planning testimony in application A-10030, requesting rezoning from the R-55 residential zone to the C-S-C commercial zone.

- Fairview Commercial Property
  Lanham, Maryland
  Expert planning testimony in application A-10024, requesting rezoning from the R-80 residential zone to the C-S-C commercial zone.

- King Property
  Largo, Maryland
  Expert planning testimony in application A-10020, requesting rezoning from the I-3 planned industrial zone to the M-X-T mixed use zone.

- Cafritz Tract
  Riverdale Park, Maryland
  Expert planning testimony in application A-10018, requesting rezoning from the R-55 residential zone to the M-U-TC mixed use zone.

- Jemal's Post
  Forestville, Maryland
  Expert planning testimony in application A-10003, requesting rezoning from the I-1 industrial zone to the C-S-C commercial zone.

- Defiance Drive
  Fort Washington, Maryland
  Expert planning testimony in application A-10000, requesting rezoning from the R-E estate zone to the R-R residential zone.

- Sauerwein Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9977, requesting approval of rezoning from the R-R residential zone to the R-T (townhouse) residential zone.

- Renard Lakes
  Brandywine, Maryland
  Expert planning testimony in application A-9970, requesting approval of a Basic Plan and rezoning from the I-1 industrial zone to the R-S comprehensive design zone.

- Bevard East
  Piscataway, Maryland
  Expert planning testimony in application A-9967, requesting approval of a Basic Plan and rezoning from the R-E residential zone to the R-L comprehensive design zone.

- Smith Home Farm
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9965 and A-9966, requesting approval of a Basic Plan and rezoning from the R-A residential zone to the R-M and L-A-C comprehensive design zones.

- Boone Property
  Largo, Maryland
  Expert planning testimony in application A-9957, requesting rezoning from the R-E estate zone to the R-R residential zone.

- Edwards Property
  Adelphi, Maryland
  Expert planning testimony in application A-9954, requesting approval of a Basic Plan and rezoning from the R-R residential zone to the L-A-C comprehensive design zone.

- Buck Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9952, requesting approval of a Basic Plan and rezoning from the R-A residential zone and the E-I-A comprehensive design zone to the R-S comprehensive design zone.

- Nicowski Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9939, requesting rezoning from the C-O commercial zone to the C-S-C commercial zone.

- Parcel B, Largo Town Center
  Largo, Maryland
  Expert planning testimony in application A-9280, requesting an amendment to the Basic Plan for a site in the M-A-C comprehensive design zone.
- Rod & Reel, Inc., et al. v. Town of Chesapeake Beach
  Expert planning testimony in Case# C-04-CV-24-000310, seeking just compensation for income lost due to a moratorium.

- Queenstown Apartments
  Mount Rainier, Maryland
  Litigative Assistance in State Highway Administration Project PG3645I84, Item #110255, seeking just compensation for the State's condemnation of property for construction of the Queens Chapel Road improvements.

- State Roads Commission of the State Highway Administration v. Crescent Cities Jaycees
  Expert planning testimony in Case# CAL-94-20084, seeking just compensation for the State's condemnation of property for the expansion of Maryland Route 5.

- Millard Property
  Camp Springs, Maryland
  Expert planning testimony in State Highway Administration Project PG209A31, Item #89084, seeking just compensation for the State's condemnation of property for road improvements to Naylor Road associated with the construction of the Naylor Road Metro Station.

- Brandywine-Waldorf Medical Clinic
  Brandywine, Maryland
  Expert report in State Highway Administration Project PG175A31, Item #106368, seeking just compensation for the State's condemnation of property for road improvements to Branch Avenue associated with the construction of the interchange of Maryland Route 5 with various roads in the vicinity of T.B.

- University Place Center
  Langley Park, Maryland
  Expert report in State Highway Administration Project 10420130, Item #900576, seeking just compensation for the State's condemnation of property for construction of the Purple Line.

- *Washington Metropolitan Area Transit Authority v. 119,593 Square Feet of Land, More or Less, Situate in Landover, Prince George's County and Landover Beverage Realty LLC, et al.,* Case No. 8:20-cv-3468 TDC
  Landover, Maryland
  Expert rebuttal report in a case seeking just compensation for the State's condemnation of property for construction of a subway maintenance facility.

- *United States v. Makowsky*, Case #01-2096 D/Bre (D. Tenn)
  Litigative consultation to the U.S. Department of Justice on a case seeking remedies to accessibility barriers at an apartment complex in Shelby County, Tennessee.

- *United States v. Rose, et al.*, Case #02-73518 (E.D. Mich)
  Expert testimony for the U.S. Department of Justice on a case seeking remedies to accessibility barriers at apartment complexes in Van Buren Township, Michigan and in Batavia Ohio.

- *United States v. Rose, et al.*, Case #3:01cv0040AS (N.D. Ind)
  Expert testimony for the U.S. Department of Justice on a case seeking remedies to accessibility barriers at apartment complexes in Elkhart City, Indiana and in Fort Wayne, Indiana.

- *Weatherburn Associates, LLC, et al. v. County Commissioners for Charles County, Maryland*, Case #08-C-16-002422
  Expert report for the defendant in a proceeding seeking compensation for losses arising out of the alleged failure of the defendant to pursue environmental approvals of a certain formerly-planned road improvement in Charles County, Maryland.

- *Varsity Investment Group, LLC, et al. v. Prince George's County, Maryland*, Case #CAL-18-41277
  Expert report for the plaintiff in a proceeding seeking enforcement of a County Council Resolution granting remission of impact fees for the conversion of an office building to multifamily dwellings in Oxon Hill, Maryland.

- *Jackson v. Sumby*, Case #CAE-18-01785
  Expert testimony for the plaintiff in an proceeding alleging adverse possession of a shared driveway between two houses in Capitol Heights, Maryland.

- *Scaggs v. Barrett, et al.*, AAA Case #04-C-10-000151CN
  Expert testimony for the defendant in an arbitration proceeding alleging negligence in the preparation of a feasibility study in connection with a proposed subdivision in Calvert County, Maryland.

- Washington Gas Liquefied Natural Gas Storage Facility
  Hyattsville, Maryland
  *Pro bono e*xpert planning testimony in application SE-245/06, opposing the approval of a Special Exception to permit a regional liquefied natural gas storage facility in the O-S Zone, adjacent to a planned high-density mixed-use development around the West Hyattsville Metro station.

- Westside Shoppes Starbucks
  Laurel, Maryland
  Expert planning testimony in City of Laurel application SE No. 921, requesting approval of a Special Exception for a coffee shop with drive-through service in the M-X-T Zone.

- Westside Shoppes Wawa
  Laurel, Maryland
  Expert planning testimony in City of Laurel application SE No. 920, requesting approval of a Special Exception for a gas station complex in the M-X-T Zone.

- South Bowie Self Storage
  Bowie, Maryland
  Expert planning testimony in application SE-2022-015, requesting approval of a Special Exception for Consolidated Storage in the CS Zone.

- LOL Daycare
  Greenbelt, Maryland
  Expert planning testimony in application SE-2022-012, requesting approval of a day care center for children in the CGO Zone.

- Glenn Dale Self Storage
  Greenbelt, Maryland
  Expert planning testimony in application SE-2022-002, requesting approval of a Special Exception for Consolidated Storage in the CS Zone.

- Gaslight III
  Brandywine, Maryland
  Expert planning testimony in application SE-22007, requesting approval of surface mine in the R-A Zone.

- Dash-In Mill Branch
  Bowie, Maryland
  Expert planning testimony in application SE-22006, requesting approval of a Special Exception for a car wash in the C-S-C Zone.

- Stewart Property
  Bowie, Maryland
  Expert planning testimony in application SE-22002, requesting approval of a Special Exception for a Planned Retirement Community in the R-R Zone, including a variance from the minimum development area requirement.

- 301 Tobacco
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4859, requesting approval of a Special Exception for a tobacco shop in the C-S-C Zone.

- Alexander Landing
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4856, requesting approval of a Special Exception for Elderly housing (attached dwellings) in the R-R Zone.

- McDonald's Restaurant
  Forest Heights, Maryland
  Expert planning testimony in application ROSP-4196/01, requesting approval of a revised Special Exception Site Plan for a nonconforming restaurant in the C-S-C Zone.

- ACE Eastover Square Check Cashing
  Forest Heights, Maryland
  Expert planning testimony in application SE-4847, requesting approval of a Special Exception for a occupancy by a check cashing business in the C-S-C Zone.

- Royal Farms #393
  Hyattsville, Maryland
  Expert planning testimony in application SE-4846, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- 7-Eleven Brightseat Road
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4845, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the I-3 Zone.

- Children's Guild Preschool
  Clinton, Maryland
  Expert planning testimony in application SE-4836, requesting approval of a Special Exception for the alteration of an existing church to accommodate a private school in the R-55 Zone.

- Royal Farms #411
  Landover, Maryland
  Expert planning testimony in application SE-4834, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone, including a request for variance approval.

- 7-Eleven Boone's Lane
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4832, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.

- Schultz Road Senior Living
  Clinton, Maryland
  Expert planning testimony in application SE-4830, requesting approval of a Special Exception for the construction of apartment dwellings for the elderly in the R-80 Zone.

- Resurrection Cemetery
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4823, requesting approval of a new Special Exception for the expansion of an existing cemetery in the R-R Zone.

- 7-Eleven Marlboro Pike
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4822, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.

- Enterprise Rent-A-Car
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4819, requesting approval of a Special Exception for a vehicle rental facility in the C-S-C Zone.

- Royal Farms #220
  Accokeek, Maryland
  Expert planning testimony in application SE-4816, requesting approval of a Special Exception for the

construction of a new gas station and food & beverage store in the C-S-C Zone, including a request for permission to construct in a master-planned right-of-way.

- Hunt Real Estate Development
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4815, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.

- SMO Gas Station & Car Wash
  Clinton, Maryland
  Expert planning testimony in application SE-4812, requesting approval of a Special Exception for the rebuild of an existing gas station with the addition of a car wash in the C-S-C Zone.

- Contee Estate Senior Living
  Laurel, Maryland
  Expert planning testimony in application SE-4811, requesting approval of a Special Exception for a congregate living facility for the elderly in the R-R Zone, including a request for Alternative Compliance.

- Uptown Suites
  Lanham, Maryland
  Expert planning testimony in application SE-4794, requesting approval of a Special Exception for a hotel in the I-2 Zone.

- Ernest Maier Concrete Batching Plant
  Bladensburg, Maryland
  Expert planning testimony in application SE-4792, requesting approval of a Special Exception for a concrete batching plant in the I-2 Zone.

- Smith Property Surface Mine
  Brandywine, Maryland
  Expert planning testimony in application SE-4517, requesting approval of a Special Exception for an extension in the validity period for an existing surface mine in the O-S Zone.

- Aggregate Industries Sand & Gravel Wet Processing Facility
  Brandywine, Maryland
  Expert planning testimony in application SE-4790, requesting approval of a Special Exception for an extension in the validity period for an existing wash plant in the R-A and R-E Zones.

- Traditions at Beechfield
  Mitchellville, Maryland
  Expert planning testimony in application SE-4785, requesting approval of a Special Exception for a planned retirement community in the R-E Zone.

- Chuck's Used Auto Parts
  Marlow Heights, Maryland
  Expert planning testimony in application SE-4783, requesting approval of a Special Exception for a vehicle salvage yard in the I-1 Zone.

- Dollar General
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4778, requesting approval of a Special Exception for a department or variety store in the I-1 Zone.

- Sunoco Gas Station and Car Wash
  Camp Springs, Maryland
  Expert planning testimony in application SE-4778, requesting approval of a Special Exception for a car wash addition to an existing gas station in the C-S-C Zone, including approval of Alternative Compliance for landscape buffers.

- Forestville Auto Service
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4768, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Sheriff Road Seventh Day Adventist Church
  Fairmount Heights, Maryland
  Expert planning testimony in application SE-4750, requesting approval of a Special Exception for a church on a tract of land of less than one acre in the R-55 Zone.

- E&R Services, Inc.
  Lanham, Maryland
  Expert planning testimony in application ROSP-4464/02, requesting approval of an expansion to an existing Special Exception for a contractor's office with outdoor storage in the C-A Zone.

- Word Power Baptist Tabernacle
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4694, requesting approval of a Special Exception for a church on a lot less than one acre in size in the R-18 Zone.

- Hotel at the Cafritz Property at Riverdale Park
  Riverdale Park, Maryland
  Expert planning testimony in application SE-4775, requesting approval of a Special Exception for a hotel in the M-U-TC Zone.

- SMO Gas Station & Car Wash
  Glenn Dale, Maryland
  Expert planning testimony in application SE-4757, requesting approval of a Special Exception for a gas station and a convenience store in the I-1 Zone.

- SMO Gas Station & Car Wash
  Beltsville, Maryland
  Expert planning testimony in application SE-4756, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Liberty Motors
  Accokeek, Maryland
  Expert planning testimony in application ROSP-4575/02, requesting modification of two conditions of a Special Exception for a gas station in the C-S-C Zone.

- Rock Hill Sand & Gravel/Anthony George Project
  Brandywine, Maryland
  Expert planning testimony in application SE-4646, requesting approval of a Special Exception for a surface mining operation in the C-S-C Zone.

- SMO Gas Station & Car Wash
  Laurel, Maryland
  Expert planning testimony in application SE-4730, requesting approval of a Special Exception for a gas station and a car wash in the C-S-C Zone.

- Model Prayer Ministries
  Bladensburg, Maryland
  Expert planning testimony in application SE-4723, requesting approval of a Special Exception for a church on a tract of less than one acre in size in the R-55 Zone, including grant of variance.

- Dash-In Food Stores
  Clinton, Maryland
  Expert planning testimony in application SE-4654, requesting approval of a Special Exception for a gas station in the C-S-C Zone, including grant of variance.

- Cabin Branch
  Clarksville, Maryland
  Expert planning testimony for the opposition in Development Plan Amendment SPA 13-02, requesting approval of an outlet mall in the MXPD Zone.

- In Loving Hands
  Friendly, Maryland
  Expert planning testimony in application SE-4704, requesting approval of a Special Exception for a congregate living facility in the R-R Zone.

- A-1 Vehicle Salvage Yard
  Bladensburg, Maryland
  Expert planning testimony in application SE-4698, requesting approval of a Special Exception for a vehicle salvage yard in the I-1 Zone.

- Kreative Kids Child Care
  Beltsville, Maryland
  Expert planning testimony in application SE-4388/01, requesting revision to a prior approval of a Special Exception for a day care center in the R-R Zone to increase occupancy.

- Little Workers of the Sacred Heart Nursery
  Riverdale Park, Maryland
  Expert planning testimony in application SE-3473/01, requesting revision to a prior approval of a Special Exception for a day care center in the R-55 Zone to increase occupancy, including grant of variance.

- Six Flags Amusement Park
  Mitchellville, Maryland
  Expert planning testimony in application SE-2635 & SE-3400, requesting approval of modified conditions to allow for extended hours of operation on limited occasions for certain events, additional firework displays, modified noise limitations, and removing a stipulated height limit to allow for approval of new rides by Detailed Site Plan review and approval.

- American Legion Beltway Post #172
  Glenn Dale, Maryland
  Expert planning testimony in application SE-4725, requesting approval of a Special Exception for alterations to an existing private club in the R-80 Zone.

- CarMax
  Brandywine, Maryland
  Expert planning testimony in application SE-4697, requesting approval of a Special Exception for a used car sales lot in the C-S-C Zone, including testimony to justify construction in a planned transit right-of-way.

- McDonald's
  Adelphi, Maryland
  Expert planning testimony in application SE-4686, requesting approval of a Special Exception for alteration of a nonconforming fast food restaurant in the C-S-C Zone.

- Tires R Us
  Riverdale Park, Maryland
  Expert planning testimony in application SE-4675, requesting approval of a Special Exception for a tire store with installation facilities in the C-S-C Zone.

- The Tire Depot
  District Heights, Maryland
  Expert planning testimony in application SE-4673, requesting approval of a Special Exception for a tire store with installation facilities in the C-S-C Zone.

- 7-11 Store
  Lanham, Maryland
  Expert planning testimony in application SE-4670, requesting approval of a Special Exception for a food or beverage store in the C-M Zone.

- Beall Funeral Home
  Bowie, Maryland
  Expert planning testimony in application SE-4662, requesting approval of a Special Exception to add a crematorium to an existing funeral home in the R-E Zone.

- Fort Foote Barber & Beauty Shop
  Fort Washington, Maryland
  Expert planning testimony in application SE-4658, requesting approval of a Special Exception for a barber and beauty shop in the R-R Zone.

- Little People's Place Day Care Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4639, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Young World Family Day Care Center
  Cheltenham, Maryland
  Expert planning testimony in application SE-4635, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Star Wash Car Wash
  Laurel, Maryland
  Expert planning testimony in application SE-4630, requesting approval of a Special Exception for a car wash in the C-S-C Zone.

- Jock's Liquors
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4626, requesting approval of a Special Exception for the reconstruction of an existing nonconforming liquor store in the C-O Zone.

- Little People U Day Care Center
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4624, requesting approval of a Special Exception for a day care center in the R-55 Zone.

- Cherry Hill Park
  College Park, Maryland
  Expert planning testimony in application SE-4619, requesting approval of a Special Exception for the expansion of an existing recreational campground in the R-R Zone.

- Safeway Fuel Station
  Brandywine, Maryland
  Expert planning testimony in application SE-4612, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Behr Apartments
  College Park, Maryland
  Expert planning testimony in application SE-4611, requesting approval of a Special Exception for an apartment building in the R-55 Zone.

- Barnabas Road Concrete Recycling Facility
  Temple Hills, Maryland
  Expert planning testimony in application SE-4605, requesting approval of a Special Exception for a concrete recycling facility in the I-1 Zone.

- Rose Child Development Center
  Temple Hills, Maryland
  Expert planning testimony in application SE-4601, requesting approval of a Special Exception for the expansion of an existing day care center in the R-80 Zone.

- Shell Oil Station
  Laurel, Maryland
  Expert planning testimony in application SE-4597, requesting approval of a Special Exception for a gas station in the C-S-C Zone, including revisions to a prior Special Exception under ROSP-1673/06.

- Catherine's Christian Learning Center
  Brandywine, Maryland
  Expert planning testimony in application SE-4592, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Panda Restaurant
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4574, requesting approval of a Special Exception for a fast food restaurant in the I-1 Zone.

- Manor Care of Largo
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4573, requesting approval of a Special Exception for the expansion of an existing nursing home in the R-R Zone.

- Bowie Assisted Living
  Bowie, Maryland
  Expert planning testimony in application SE-4569, requesting approval of a Special Exception to expand an existing congregate living facility in the R-R Zone.

- 7604 South Osborne Road
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4567, requesting approval of a Special Exception for a day care center in the R-A Zone.

- Superior Car Wash
  Bowie, Maryland
  Expert planning testimony in application SE-4565, requesting approval of a Special Exception for a car wash in the C-S-C Zone.

- Kinder Explorers Day Care Center
  Lanham, Maryland
  Expert planning testimony in application SE-4566, requesting approval of a Special Exception for a day care center in the R-R Zone, and subsequently in SE-4681 requesting approval for its expansion.

- Rita's Water Ice
  Clinton, Maryland
  Expert planning testimony in application SE-4535, requesting approval of a Special Exception for a fast-food restaurant in the C-S-C Zone.

- Chen's Apartments
  College Park, Maryland
  Expert planning testimony in application SE-4533, requesting approval of a Special Exception to alter a nonconforming apartment building in the R-55 Zone.

- Future Scholars Learning & Art Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4516, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Renee's Day Care Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4507, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Generations Early Learning Center
  Fort Washington, Maryland
  Expert planning testimony in application SE-4515, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Latchkey Day Care Center
  Oxon Hill, Maryland
  Expert planning testimony in application SE-4496, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Marvil Property
  Adelphi, Maryland
  Expert planning testimony in application SE-4494, requesting approval of a Special Exception for a nursery and garden center with an accessory arborist's operation in the R-R Zone.

- Jericho Senior Living
  Landover, Maryland
  Expert planning testimony in application SE-4483, requesting approval of a Special Exception for the adaptive use of a historic site as apartment dwellings for the elderly in the C-O Zone.

- WaWa
  Beltsville, Maryland
  Expert planning testimony in application SE-4477, requesting approval of a Special Exception for a convenience commercial store in the C-M Zone.

- Fun-Damentals Early Learning Center
  Friendly, Maryland
  Expert planning testimony in application SE-4476, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Good News Day Care Center
  Temple Hills, Maryland
  Expert planning testimony in application SE-4473, requesting approval of a Special Exception for a day care center in the R-80 Zone.

- Wishy Washy Car Wash
  Accokeek, Maryland
  Expert planning testimony in application SE-4472, requesting approval of a Special Exception for a car wash in the C-S-C Zone.

- John Vitale & Sons
  Lanham, Maryland
  Expert planning testimony in application SE-4464, requesting approval of a Special Exception for a contractor's office in the C-A Zone.

- St. Paul Senior Living
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4463, requesting approval of a Special Exception for apartment dwellings for the elderly in the R-R Zone.

- Safeway Gas Station
  Fort Washington, Maryland
  Expert planning testimony in application SE-4448, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- BP Amoco Gas Station
  Temple Hills, Maryland
  Expert planning testimony in application SE-4445, requesting approval of a Special Exception for a convenience commercial store in the C-M Zone.

- WaWa
  Camp Springs, Maryland
  Expert planning testimony in application SE-4436, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Quarles Petroleum
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4410, requesting approval of a Special Exception for a gas station in the I-1 Zone.

- Brown Station Early Learning Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4393, requesting approval of a Special Exception for a day care center in the R-R Zone.

As principal of his own architecture and planning firm, Mr. Ferguson was involved with the following diverse residential, commercial and institutional architectural and planning projects:

- Franklin's General Store and Delicatessen
  Hyattsville, Maryland
  Consulting services for the preparation of construction documents and construction contract administration for a 11,000-square foot addition to a historic commercial structure on U.S. Route One. Also, land planning services involving necessary waivers of parking and loading requirements, variances from setbacks and landscaping requirements, and permission to build in planned right-of-way of U.S. Rte One.

- King Farm Village Center
  Rockville, Maryland
  Inspection services for five mixed-use buildings in the village center of the 500-acre New Urbanist development in Rockville, Maryland

- Trinity Church
  Upper Marlboro, Maryland
  Full architectural services for the construction of a portico to the fellowship hall on the site of a National Register-listed historic site

- Publick Playhouse
  Bladensburg, Maryland
  Land planning services for the redevelopment and expansion of an existing community theater building.

- Transnational Law and Business University
  Brandywine, Maryland
  Master planning of a university campus on a 342-acre site

- Balmoral
  Upper Marlboro, Maryland
  Planning of a comprehensively-designed 357 lot residential subdivision immediately to the south of and connected with the 2,400-unit Beech Tree development

- Fred Lynn Middle School
  Woodbridge, Virginia
  Consulting services for the preparation of construction documents for a 131,000-square foot renovation

- Graham Park Middle School
  Dumfries, Virginia
  Consulting services for the preparation of construction documents for a 99,000-square foot renovation and four-classroom addition.

- Elizabeth Graham Elementary School
  Woodbridge, Virginia
  Consulting services for the preparation of construction documents for a classroom addition.

- Dale City Elementary School
  Dale City, Virginia
  Consulting services for the preparation of construction documents for a classroom addition.

- Occoquan Elementary School
  Woodbridge, Virginia
  Consulting services for the preparation of construction documents for a four-classroom addition that tied together three of the four buildings at the oldest school in Prince William County.

- 4912 St. Barnabas Road
  Temple Hills, Maryland
  Consulting services on the design preparation of construction documents and permits processing for a 1,500-square foot tenant fit-out for an attorney's office.

- 6100 Executive Boulevard
  Bethesda, Maryland
  Full architectural services from space planning through construction documents preparation for a 1,500-square foot tenant fit-out for a technology consulting firm.

- Parking Lot Rehabilitation, Bureau of Prisons
  Washington, D.C.
  Consulting services on construction documents preparation for rehabilitation of the parking and service area in the central courtyard of the old Federal Home Loan Bank Board building at 320 First Street, N.W.

- Covenant Creek Subdivision
  Owings, Maryland
  Land planning services for the subdivision of 161 acres crossing the Calvert/Anne Arundel County border into 47 clustered lots, involving the use of Transferable Development Rights and development of public road access across a wetland area into a landlocked tract.

- Welch Property
  Accokeek, Maryland
  Land planning services for the development of a 326-unit planned retirement community on a 41-acre tract.

- Phase II, Boyd & Margaret Shields King Memorial Park
  Prince Frederick, Maryland
  Land planning and engineering services for the design and construction of the second phase of development of a 7.5-acre park adjacent to the Courthouse in the heart of the Prince Frederick Town Center

- White Sands Community Center
  Lusby, Maryland
  Feasibility analysis for conversion of existing stable facility into a community building.

- Good Hope Hills Condemnation
  Temple Hills, Maryland

Land planning services during condemnation proceedings against a one-acre commercial property.

- Additions and alterations to a private residence
  Washington Grove, Maryland
  Consulting services on the structural design, preparation of construction documents and construction observation for the construction of an award-winning 750-square foot, $150,000 addition and renovation to a historic structure in a National Register district.

- Additions and alterations to a private residence
  Chevy Chase, Maryland
  Consulting services from schematic design through the construction phases of an award-winning 1,700-square foot, $1.4 million dollar addition and renovation, which involved the relocation of a public sewer main from beneath the existing building.

- Additions and alterations to a private residence
  Hyattsville, Maryland
  Full architectural services for the construction of a large kitchen and bathroom addition to a Prince George's County listed historic site

- Additions and alterations to a private residence
  Silver Spring, Maryland
  Consulting schematic design services for a 2,000-square foot addition and renovation.

- Private residence
  Avenue, Maryland
  Architectural and planning services for the construction of a private residence on a 24-acre site on St. Clement's Bay

- Private residence
  Avenue, Maryland
  Full architectural services for the design of a private residence on a one-acre site on St. Clement's Bay

- Additions and alterations to a private residence
  University Park, Maryland
  Full architectural services for the construction of a 350-square foot addition.

At RDA his activities are concentrated in the following fields:

- Land use studies, feasibility analyses and detailed project planning for hundreds of various residential, commercial and industrial developments in Prince George's, Calvert, Montgomery, Charles, St Mary's and Anne Arundel Counties. This work requires intimate knowledge of the relevant master and/or comprehensive plans and zoning ordinances and other land development regulations in many jurisdictions.

- Hydrologic and hydraulic analyses of urban watersheds in connection with the development of drainage and stormwater management systems for various residential subdivisions and commercial and industrial projects. Tools used in these analyses included the TR-20, HEC-1 and HEC-2 hydraulic

analysis programs, USDA/SCS hydrologic analysis methods, as well as the Maryland State Highway Administration's and other rational hydrologic analysis methods.

- Hydraulic and structural design of storm drainage and stormwater management systems, including wet ponds, dry detention and retention basins, underground detention systems, vegetative and structural infiltration systems, oil/grit separators, and conventional open and enclosed drainage systems. Analysis of theoretical breach events in earthen embankment structures to determine possible effects of downstream flooding caused by dam failures.

Mr. Ferguson served from 1991 to 1996 as the Town Engineer for the Town of Edmonston, Maryland. In this capacity, Mr. Ferguson advised the Town Council on the effects of legislation, assisted in the preparation of ordinances, assisted in the planning process during the development of the Master Plans for Planning Areas 68 and 69, and advised the Town on the selection of project proposals for funding under the Community Development Block Grant program.

During his tenure at AIP Architects, Mr. Ferguson was responsible for the entire scope of the project development process for numerous architectural projects, including:

- Project feasibility and financial analysis
- Project planning and schematic design
- Management and development of construction documentation
- Specifications writing
- Construction contract documents preparation and administration of bidding
- Coordination with regulatory authorities and permit processing
- Construction contract administration and project observation

Some of the projects Mr. Ferguson had intensive involvement with at AIP Architects include:

Office/Commercial Building (54,000 sf)
1815 University Boulevard, Adelphi, Maryland

Comfort Inn (202 rooms)
Ocean Highway, Ocean City, Maryland

Commercial Building (22,000 sf)
7931 Georgia Avenue, Silver Spring, Maryland

Office Commercial Building (58,000 sf)
4915 St. Elmo Avenue, Bethesda, Maryland

Office/Condominium Park (14,000 sf)
Old Largo Road, Largo, Maryland

Office Building (18,000 sf)
801 Wayne Avenue, Silver Spring, Maryland

**Other Professional Activities:**

Chairman, Hyattsville Community Development Corporation, 2001-2007
Treasurer, Hyattsville Community Development Corporation, 2010-2018
Board Member, Hyattsville Community Development Corporation, 2001-2025

This local development corporation was created to undertake the revitalization of commercial areas in the city of Hyattsville, to encourage the arts, and act together with the Gateway CDC in the establishment of the Gateway Arts District. Among many other works, the Hyattsville CDC has sponsored the installation of multiple works of public art, administered the creation of two generations of Hyattsville's Community Sustainability Plans, secured and disseminated market studies for development in the Route One corridor, and managed the renovation of the former Arcade Theater into the City of Hyattsville's Municipal Annex.

Vice Chairman, City of Hyattsville Planning Committee, 2000-2005

This committee advises the Mayor, City Council and City Administrator on both external planning issues which impact the City, as well as redevelopment and revitalization issues within the City.

Member, City of Hyattsville Planning Committee, 1992-2005

Member, Neighborhood Design Center Project Review Committee, 1995-1998

This committee reviews and provides guidance for the work of less-experienced design professionals on their *pro bono* projects for the Neighborhood Design Center.

Member, Prince George's County Zoning Ordinance Review Task Force, 1994-1995

This task force, chaired by former Prince George's County Council chairman William B. Amonett, was formed by order of the Prince George's County Council, and met over a period of four months to review the County's entire Zoning Ordinance and the make recommendations on streamlining the 1200-page ordinance.

Member, Prince George's County Task Force to study the creation of U-L-I and M-U-TC zones, 1993-1994

This task force, chaired by Prince George's County Council member Stephen J. Del Giudice, was formed by order of the Prince George's County Council, and met over a period of three months to revise the legislation which was proposed to create the innovative U-L-I (Urban Light Industrial) and M-U-TC (Mixed-Use Town Center) zoning district regulations, which were proposed by the American Planning Association-award winning *Adopted Master Plan for Planning Area 68 (Avondale, Brentwood, Colmar Manor, Cottage City, Edmonston, Hyattsville, Mount Rainier, North Brentwood, Riverdale, University Hills)* as a means to encourage redevelopment and revitalization of existing urbanized areas of Prince George's County. The work of this task force led directly to the passage of the legislation.

Resume

# Scott R. Wolford, AICP, RLA

Mid-Atlantic Regional Manager

Colliers Engineering & Design

## Education

M.S. Landscape Architect and Environmental Planning, Utah State University, 1985

B.S. Landscape Architecture, Pennsylvania State University, 1978

## Professional Registrations

Registered Landscape Architect (RLA) Maryland

American Institute of Certified Planners

## Professional Affiliations & Memberships

Poolesville, Maryland Planning Commission, Vice Chairman, 1997-2004

Urban Land Institute

American Society of Landscape Architects

American Planning Association

## Experience

Mr. Wolford, who serves as Mid-Atlantic Regional Director at Colliers Engineering & Design, has an extensive background in early project entitlement, landscape architecture, and environmental planning, spanning four decades. He has worked across multiple market sectors, including municipal, healthcare, education, residential, commercial, retail, recreation, and hospitality, and has coordinated the activities of a staff of 130 engineers, planners, landscape architects, utility designers, environmentalists, and surveyors. He has directed design consultants and team professionals through specific tasks including participation in County Master Plans, Rezoning and Special Exceptions, Variances and Departures, and Zoning Relief. His leadership and coordination skills were an integral component of preparing unified presentations to build cases for favorable approval.

With a background in planning and landscape architecture, Mr. Wolford specializes in the Special Exception process and subdivision process, as well as Planning Board, Zoning Hearing Examiner, and Board of Zoning Appeal presentations. His responsibilities have included development of feasibility studies, participation in master plan preparation, rezoning and special exceptions, public presentations, conceptual and final designs, construction documents, specifications, environmental analysis, wetland investigation, forest stand delineation, and tree conservation plans. He has worked on several projects for elderly housing, golf courses, residential communities, office parks, and commercial and industrial facilities.

## Representative Projects

### Municipal

- Glenwood Library, Howard County, MD
- Rockville Fire Station, Montgomery County, MD
- Glenwood Community Center, Lisbon, MD
- Miller Branch Library, Ellicott City, MD
- Takoma Park Municipal Facility, Takoma Park, MD

### Financial

- Wachovia Bank Bowie Corporate Center, Bowie, MD
- Chevy Chase Bank, 32 Various Locations, MD
- Bank of America, Columbia, MD
- Security Plus Federal Credit Union, Rockville, MD
- Commerce Bank, 62 Various Locations, MD

Resume

**Federal**

- National Institutes of Health Master Plan, Bethesda, MD
- National Cancer Institute Master Plan, Fort Detrick, MD
- National Army Base Housing Initiative, Fort Detrick, MD
- United States Military Academy Golf Course, West Point, NY
- National Archives Records Attainment Facility, Woodyard, MD
- Fort Monmouth Golf Course, Monmouth, NJ

**International**

- International Food Center Processing and Distribution Center, Moscow, RU
- International Food Center Processing and Distribution Center, Ukraine, RU
- International Food Center Processing and Distribution Center, Georgia, RU
- International Studies Office Building, Moscow, RU
- Remodel for the State Department Embassy, Department Sana, Yemen

**Streetscape**

- Georgia Avenue, Silver Spring, MD
- Main Street, Laurel, MD
- Pamlico Racetrack, Baltimore, MD

**Active Adult Communities**

- Cameron Grove, Prince George's County, MD
- Wakefield Plantation, Cary, NC
- Ballenger Run, Frederick County, MD
- Victoria Falls, Laurel, MD

**Moderate Income Communities**

- King's Overlook, Germantown, MD
- Olney Manor, Montgomery County, MD
- Sterling Village, Sterling, VA
- The Willows of Randolph, Montgomery County, MD
- Cloppers Mill Village, Montgomery County, MD
- Windsor Crossing Prince, George's County, MD

**Education**

- Woodmont Academy, Howard County, MD
- Sandy Spring Friends School, Olney, MD
- Spencerville Academy, Burtonsville, MD
- Friends Community School, Greenbelt, MD
- Arts & Humanities Building, Howard County, MD

Resume

**Master Planning**

- Aventine Crown Farm, Montgomery County, MD
- Howard Community College, Columbia, MD
- Marlboro Community, Marlboro, NJ
- John Hopkins Montgomery County Campus, Montgomery County, MD
- John Hopkins Belward Campus, Montgomery County, MD
- Gwynn Falls Pathway Master Plan, Baltimore City, MD

**Recreation**

- Beech Tree Greg Norman Golf Course, Prince George's County, MD
- Cromwell Valley Master Plan, Baltimore County, MD
- Matthew Henson Trail, Silver Spring, MD
- Gillis Falls Park, Carroll County, MD
- Soccer Association of Columbia, Howard County, MD
- North Laurel Recreation Complex, Howard County, MD

**Hospitality**

- Savage Mill Hotels, Savage, MD
- Sleep Inn, Howard County, MD
- Days Inn, Annapolis, MD
- Belmont Conference Center, Ellicott City, MD
- Fairfield Inn and Suites, Baltimore City, MD
- Germantown Center Fairfield Inn, Germantown, MD

**LEED Projects**

- Bowie Corporate Center
- Friends Community School
- Spencerville Academy
- North Laurel Park and Community Center
- Glenwood Community Center
- Brew Master's Hotel-Fairfield Inn and Suites
- Hampton Inn
- Takoma Park Public Works Facility
- Howard Hughes Medical Institute
- Miller Branch Library

Resume

## Award Winning Projects

- **Schrom Hills Park-Master Plan, Construction Documents, and Construction Services, Greenbelt City, Prince George's County, MD**
  Outstanding project of the year from the American Society of Landscape Architects and the Maryland Recreation and Park Association
- **Joe Cannon Stadium-Master Plan, Construction Documents, and Construction Services, Hanover, Anne Arundel County, MD**
  Outstanding project of the year from the American Society of Landscape Architects and the Maryland Recreation and Park Association
- **Quiet Waters Park-Master Plan, Construction Documents, and Construction Services, Annapolis City, Anne Arundel County, MD**
  Outstanding project of the year from the American Society of Landscape Architects and the Maryland Recreation and Park Association
- **Havre De Grace Promenade-Master Plan, Construction Documents, and Construction Services, City of Havre De Grace, Harford County, MD**
  Outstanding project of the year from the American Society of Landscape Architects and the Maryland Recreation and Park Association
- **Mariner Point Park-Master Plan, Construction Documents, and Construction Services, Harford County, MD**
  Outstanding project of the year from the American Society of Landscape Architects and the Maryland Recreation and Park Association
- **Laurel Riverfront Park-Master Plan, Construction Documents, and Construction Services, City of Laurel, Prince George's County, MD**
  Outstanding project of the year from the American Society of Landscape Architects and the Maryland Recreation and Park Association

## Additional Projects Involving Right-Of-Way Acquisition

| | |
|---|---|
| • Rexford Parcel | City of Greenbelt |
| • Obar Property | Maryland State Highway Administration |
| • School House Property | Maryland State Highway Administration |
| • 301 Property | Maryland State Highway Administration |
| • Roswell Parcel | Maryland State Highway Administration |
| • Carlin Property | Maryland State Highway Administration |
| • Free State Parcel | Maryland State Highway Administration |
| • Nash/301 Property | Maryland State Highway Administration |
| • Jamison Property | Washington Suburban Sanitary Commission |
| • Moshkelgosha Property | Washington Suburban Sanitary Commission |
| • Brightseat Road Property | City Corporation |
| • Maryland Route 32 | Maryland State Highway Administration |

## Resume

### Recent Testimony

**Circuit Court of Montgomery County, MD**
**Case No: 301748-6**
**Applicant:** **Morris & Ritchie Associates, Inc.**
**3445-A Box Hill Corporate Center Drive**
**Abington, MD 21009**

Provided expert testimony regarding landscape architecture standards, applicable codes, and regulations related to landscape architecture design, review and analysis of other expert report opinions and conclusions, the process of obtaining approval of a detailed site plan in Prince George's County, and issues in conjunction with the design of projects in Prince George's County and the City of Hyattsville.

**Baltimore County Planning Board, Baltimore County, MD**
**Applicant:** **J. Kirby Development, LLC**
**3410 Hickory Drive**
**Ellicott City, MD 21043**

Planned Unit Development Hearing for Patapsco Overlook, an age-restricted (minimum age requirement of 55 years) residential condominium development of 80 units. Review of the proposed development was in conformance with the Optional Planned Unit Development process 430.1.A Baltimore County Zoning Regulations and 34-4-402 Baltimore County Code.

**Zoning Commissioner Hearing - Office of Administrative Hearings, Anne Arundel County, MD**
**Applicant:** **Shelter Development, LLC**
**218 North Charles Street, Suite 220**
**Baltimore, MD 21201**

Special Exception to allow 158 assisted-living units in the R5 Zone in conformance with Article 18-11-104 and Article 18-16-304 of the Anne Arundel County Zoning Ordinance.

**Board of Zoning Appeals, Montgomery County, MD**
**Applicant:** **Avalon Education Group, Inc.**
**7000 Radnor Road**
**Bethesda, MD 20817**

Special Hearing No. S-2685 for a private educational institution in the R200 Zone in conformance with section 59-G-2.19 of the Montgomery County Zoning Ordinance.

## Resume

**Zoning Commissioner Hearing, Hearing Officer for Baltimore County, MD**
**Applicant:** **Commerce Bank/Mars, LLC**
**9000 Atrium Way**
**Mount Laurel, NJ 08054**

Special Hearing Case No. 08-259-A pursuant to Section 307.1 and 450.4.5 (a) of the Baltimore County Zoning Regulations to allow more than three wall-mounted signs and to fill in the 100 Year Floodplain.

**Zoning Commissioner Hearing, Hearing Officer for Baltimore County, MD**
**Applicant:** **Commerce Bank/Mars, LLC**
**9000 Atrium Way**
**Mount Laurel, NJ 08054**

Special Hearing Case No. 08-191-A pursuant to Section 307.1 and 450.4.5 (a) of the Baltimore County Zoning Regulations to allow more than three wall-mounted signs.

**Commissioner Hearing, Board of Commissioners of Frederick County, MD**
**Applicant:** **Chesapeake Realty Partners**
**CRP Operations, LLC**
**4750 Owings Mills Boulevard**
**Owings Mills, MD 21117**

Rezoning Hearing to allow 970 active adult units on 184 acres in a planned unit development within the Agriculture Zone.

**Board of Zoning Appeals, Montgomery County, MD**
**Applicant:** **J. Kirby Development, LLC**
**3410 Hickory Drive**
**Ellicott City, MD 21043**

Local Map Amendment/Development Plan No. G-836 to rezone land from the RE-2 Zone to the PD-2 Zone for a 38-unit residential subdivision and the expansion of a worship center.

**Deputy Zoning Commissioner, Hearing Officer for Baltimore County, MD**
**Applicant:** **Esplanade Development, LLC**
**4750 Owings Mills Boulevard**
**Owings Mills, MD 21117**

Special Hearing pursuant to Section 209.2 of the Baltimore County Zoning Ordinance to develop 493 condominiums and 100,000 SF of office space.

**Resume**

**Zoning Hearing Examiner, Prince George's County, MD**
**Applicant:** **Poretsky Palmer LLC**
**Palmer Land LLC**
**6939 Georgia Avenue, NW**
**Washington, DC 20012-2456**

Special Exception Application No. S.E. 4467, a Special Exception for a planned retirement community.

**Board of Zoning Appeals, Montgomery County, MD**
**Applicant:** **J. Kirby Development, LLC**
**2205 Warwick Way**
**Suite 210**
**Marriottsville, MD 21104**

Local Map Amendment/Development Plan No. G-803 to the PD-9 Zone for a four-story, 104-dwelling unit senior adult living facility.

**Board of Zoning Appeals, Montgomery County, MD**
**Applicant:** **Howard Hughes Medical Institute**
**4000 Jones Bridge Road**
**Chevy Chase, MD 20815**

Special Exception Application No. S-1565-A Special Exception Modification to increase the land area and construct a headquarters building with underground parking for a charitable or philanthropic institution.

**Board of Zoning Appeals, Montgomery County, MD**
**Applicant:** **J. Kirby Development, LLC**
**2205 Warwick Way**
**Suite 210**
**Marriottsville, MD 21004**

Special Exception Application No. S-2554 for Special Exception for housing for the elderly for 86 independent apartment units.

**Board of Appeals, Calvert County, MD**
**Applicant:** **Patuxent Companies**
**2124 Priest Bridge Road**
**Suite 18**
**Crofton, MD 21114**

Special Exception Application No. 02-2842 to install a drip irrigation wastewater treatment facility for the Calvert Gateway Town Center in Dunkirk, MD.

**Resume**

**Board of Zoning Appeals, Montgomery County, MD**
**Applicant:** **Norbeck Village Association Limited Partnership**
**Stavrou Senior Communities, LLC**
**5100 Forbes Boulevard, Suite 101**
**Lanham, MD 20706**

Special Exception Application No. S-2459 for Special Exception for housing for the elderly for 130 independent apartment units.

**Board of Zoning Appeals, Montgomery County, MD**
**Applicant:** **Norbeck Village Association Limited Partnership**
**Victory Housing**
**5430 Grosvenor Lane, Suite 210**
**Bethesda, MD 20814**

Special Exception Application No. S-2460 for Special Exception for domiciliary care home for 30 assisted living apartment units.

**Board of Appeals, Calvert County, MD**
**Applicant:** **Safeway, Inc.**
**4551 Forbes Boulevard**
**Lanham, MD 20706**

Special Exception Application No. 00.2676 for Special Exception for construction and operation of an automobile filling station.

**Zoning Hearing Examiner, Montgomery County, MD**
**Applicant:** **IDI Maryland, Inc.**
**14901 Pennfield Circle**
**Silver Spring, MD 20906**

Zoning Application No. G-782 to rezone property from RE to PRC and to be included in Leisure World.

**Prince George's County District Council**
**Applicant:** **Ryko Development, Inc.**
**8133 Leesburg Pike**
**Suite 300**
**Vienna, VA 22182**

Basic Plan Amendment No. 4-98063 for 1,209.01 acres of R5 1.6 – 2.6 for 2,400 single family homes with an 18-hole golf course.

## Resume

**Zoning Hearing Examiner, Prince George's County, MD**
**Prince George's County District Council**
**Applicant:** **Stavrou Senior Communities, LLC**
**5100 Forbes Boulevard**
**Suite 101**
**Lanham, MD 20706**

Zoning Map Amendment No. 4-9935 and Zoning Map Amendment A-9839-C for a comprehensive design plan for 856 units in a mixed retirement development.

**Zoning Hearing Examiner, Prince George's County, MD**
**Applicant:** **National Harmony Memorial Park**
**Capital Heights, MD 20785**

Special Exception No. 4313 for cemetery expansion, funeral home, and crematorium.

**Board of Zoning Appeals, City of Laurel, MD**
**Applicant:** **Louise V. Donaldson**
**313 Talbot Avenue**
**Laurel, MD 20707**

Special Exception No. 604 for expansion of a funeral home in the R55 zone.

**Zoning Hearing Examiner, Prince George's County, MD**
**Applicant:** **Washington Homes, Inc.**
**1802 Brightseat Road**
**Landover, MD 20785**

Zoning Map Amendment No. A9774.

**Zoning Hearing Examiner, Prince George's County, MD**
**Applicant:** **Washington Homes, Inc.**
**1802 Brightseat Road**
**Landover, MD 20785**

Zoning Map Amendment No. A9775.

**Zoning Hearing Examiner, Prince George's County, MD**
**Applicant:** **City of Greenbelt**
**25 Crescent Road**
**Greenbelt, MD 20770**

Special Exception No. SE-4202 for adult day care in accordance with Sections 27-317 and 27-332 of the zoning ordinances.

**Resume**

**Zoning Hearing Examiner, Prince George's County, MD**
**Applicant:** **Curtis Regency, LLC**
**49 Old Solomon's Island Road**
**Suite 301**
**Annapolis, MD 21041**

Special Exception amendment SE-3270 for a medical/residential campus.

Zoning Map Amendment No. PC17-323ZMA

**Mayor and Board of City Alderman Frederick, MD**
**Applicant:** **Community Housing Initiative**
**Largent, LLC**
**1123 Ormond Court**
**Mclean, VA 22101**

Zoning Map Amendment to remove institutional zone from 12.74 acres located at 515 South Market Street, Frederick, MD.

**Zoning Hearing Examiner, Montgomery County, MD**
**Applicant:** **Layhill Properties, LLC**
**Primrose School**
**11815 Piney Glen Lane**
**Potomac, MD 20845**

Conditional use application CU 17-16 for a Day Care Center (over 30 persons), a conditional use allowed pursuant to Montgomery County Zoning Ordinance Section 59-3.4.4.

**Zoning Hearing Examiner - Montgomery County, MD**
**Applicant:** **Primrose Schools Franchising Corporation**
**7430 Needwood Road**
**Rockville, MD 20855**

Conditional use application CU 17-18 for a Day Care Center (over 30 persons), a conditional use allowed pursuant to Montgomery County Zoning Ordinance Section 59-3.4.4.

## Resume

**Zoning Hearing Examiner, Howard County, MD**
**Applicant:** **Columbia Association**
**c/o Jessica duHoffman**
**Miles & Stockbridge PC**
**11 North Washington Street**
**Suite 700**
**Rockville, MD 20350**

Appeal of the Department of Planning's decision of October 23, 2020 to exempt or waive the temporary use permitting process, for It's My Amphitheater, Inc's operation of a drive through holiday light display (10475 Little Patuxent Parkway, Merriweather Post Pavilion)

**Circuit Court of Virginia, Loudoun County**
**Case No. CL0005667200**
**Applicant:** **Rockland Farm LLC, et al**
**c/o Libby Devlin, Manager**
**Historic Rockland**
**16306 Rockland Lane**
**Leesburg, VA 20176**

Provided testimony to support land ownership for the White's Ferry Landing on the Rockland Farm property.

**Zoning Hearing Examiner, Prince George's County, MD**
**Applicant:** **CHI, Inc. First Baptist Church of Glenarden**
**1123 Ormond Court**
**McLean, VA 22101**

Special Exception SE-4838 for 150 Tax Credit Financed Independent Rental Housing Units in the RE Zone in accordance with the provisions of Section 27-312 of the Zoning Ordinance of Prince George's County, MD.

**Zoning Hearing Examiner, Montgomery County, MD**
**Applicant:** **Craftsman Homes**
**1355 Beverly Road, #330**
**McLean, VA 22101**

Conditional Use OZAH Case No: CU24-07 to develop townhome units that comply with the Design for Life 59.3.3.1.b construction standards and requirements in the R200 zone.

# LAND PLANNING ANALYSIS
# Primera Iglesia Adventista Eben-ezer

Prepared in connection with
Special Exception SE-25003

Prepared by:
Mark G. L. Ferguson, R.A.

Site Design Inc
LAND PLANNING ⊕ LAND SURVEYING ⊕ ENGINEERING

September 3, 2025

**LAND PLANNING ANALYSIS**
**Primera Iglesia Adventista Eben-ezer**
**Cedar Heights, Maryland**

This report is written to consider the planning matters relevant to Special Exception application SE-25003 for approval of a place of worship, pursuant to the provisions of Section 27-1903(b) of the Zoning Ordinance allowing for a review under the provisions of the prior zoning ordinance. This report will also consider a request for Alternative Compliance for landscaped bufferyards.

**THE PROPERTY**

| | |
|---|---|
| Location - | The east side of Cypresstree Drive, at the eastern terminus of K street. |
| Address - | 901 Cypresstree Drive |
| Municipality - | None; the corporate limits of the Town of Fairmount Heights are a quarter-mile to the west and those of the City of Seat Pleasant are 450 feet to the south |
| Current Zoning - | RSF-65 (Residential, Single-Family-65) |
| Prior Zoning - | R-55 (One-Family Detached Residential) |
| Gross Acreage - | 0.6244 Acres |
| Rights-of-Way - | Cypresstree Drive – 50' |
| Frontages - | Cypresstree Drive – 149.24' |
| Zoning Map - | 202NE5 |
| Tax Map - | Tax Map 66, Grid B-2 |
| Subdivision - | Lots 814-819, "Cedar Heights," recorded in Plat Book BDS 1 at plat 29 |
| Historic Sites - | None within 1,000' |
| Councilmanic District - | 5 |
| Master Plan & SMA - | The subject property is located in Planning Area 72. The applicable Master Plan is the *Approved Subregion 4 Master Plan and Endorsed Sectional Map Amendment*, approved on June 1, 2010.<br><br>The Master Plan's Appended Land Use Map designated the subject property for "Institutional" and "Residential Medium" future land uses. |

The most recent Sectional Map Amendment in May, 2010 retained the subject property in the previously-existing R-55 Zone, and the 2022 Countywide Map Amendment reclassified it to the comparable RSF-65 Zone.

The Growth Policy Map in the May, 2014 General Plan placed the property in the Established Communities growth policy area. The printed Generalized Future Land Use Map in the General Plan designated it for "Residential Medium" land use.

The subject property is not within a Priority Preservation Area.

**NEIGHBORHOOD DEFINITION**

The neighborhood of the subject property was defined in the Technical Staff Report by the following boundaries:

North – Sheriff Road

East – Glen Willow Drive

South – Jefferson Heights Drive

West – Addison Road

This planner agrees with this neighborhood definition.

**PROPERTY LOCATION AND NEIGHBORHOOD INSPECTION**

The subject property comprises six recorded subdivided lots. There is an existing church structure and its associated parking lot on the northern portion of the subject property, while the southern portion is open lawn with a number of trees scattered throughout. The property is enclosed on the north and west by a six-foot iron fence; the fence also extends across a portion of the southern boundary of the property. The subject property is located on the east side of Cypresstree Drive, a local roadway. The existing church structure has its access from Cypresstree Drive via a single entrance point. The topography of the subject property is generally level, but a swale runs across the front of the existing church structure, which is also the location for an enclosed public storm drainage system. A sanitary sewer draining the southern portion of the abutting Jefferson Heights subdivision also runs across the subject property.

Surrounding the subject property on all sides are single-family detached dwellings in the RSF-65 Zone, with single-family dwellings in the RSF-65 Zone (and two-family dwellings in the RSF-A Zone in the eastern part of the Jefferson Heights subdivision) also occupying the vast majority of the remainder of the defined neighborhood area. Exceptions to this consistent character of land use are scattered throughout the neighborhood on individual sites in the CN and IE zones, and include a number of

churches on sub-acre-sized parcels, including the Corinth Baptist Church in the southeast quadrant (trident?) of the intersection of Cypresstree Drive with K Street; the MNCPPC-owned Cedar Heights Community Center and Community Park on Cypresstree Drive, Sheriff Road and Glen Willow Drive; a small junkyard/vehicle salvage yard on Sheriff Road; a County police substation; and a few scattered commercial and industrial uses in the older and more eclectic Town of Fairmount Heights in the western part of the defined neighborhood.

**DESCRIPTION OF THE PROPOSED USE**

The proposed use for Special Exception application SE-25003 is the construction of an expansion to the existing church structure to a new gross floor area of 3,919 square feet and 80 seats, including an attendant expansion of the parking and associated stormwater management systems, and a relocated driveway entrance to minimize the number of parking spaces in front of the existing (and proposed) church structure.

**CRITERIA FOR APPROVAL**

While the subject property has been used as a church since prior to CB-23-1993, when the requirement was first enacted to require approval of a Special Exception to allow churches to occupy smaller lots in Residential Zones[1], the requirements for an expansion of a nonconforming use and for the construction of a new church both require the approval of a Special Exception. Accordingly, the Applicant has chosen to pursue the approval for the use as a new Special Exception rather than for the expansion of a nonconforming use.

The criteria for approval of a Special Exception for a church or similar place of worship on a parcel of less than one acre in area in the prior R-55 Zone are the general criteria for approval of a Special Exception of §27-317(a) of the prior zoning ordinance, and the Additional Requirements of Section 27-341.02 for a church or similar house of worship. The criteria for approval of the Alternative Compliance will be discussed, following.

**Compliance With Section 27-317:**

Section 27-317(a) of the prior zoning ordinance provides that a Special Exception may be approved if:

*27-317(a)(1) The proposed use and site plan are in harmony with the purpose of this Subtitle;*

The prior zoning ordinance has a hierarchy of Purposes, for the Ordinance as a whole, and for the prior R-55 Zone in specific. Each of these series of purposes is addressed, following.

[1] The passage of CB-23-1993 initially instituted a requirement for a Special Exception on lots of less than two acres in size in Residential Zones; this requirement was soon amended by CB-76-1993 to moderate the requirement to a requirement for a Special Exception on lots of less than one acre in size, and a Detailed Site Plan requirement for churches on lots of between one and two acres in size.

The fifteen purposes of the prior zoning ordinance are laid out in section 27-102(a). The harmony of the subject project with these purposes is as follows:

*(1) To protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County;*

The proposed expanded place of worship will be developed in accordance with modern development regulations to provide modern stormwater management and landscaping, protecting the public health and safety. The proposed development will include landscaping to meet the Landscape Manual and tree canopy coverage requirements, and will thus provide a comfortable and convenient environment for its congregants and promote the comfort and welfare of the present and future inhabitants of the County.

*(2) To implement the General Plan, Area Master Plans, and Functional Master Plans;*

The relevant plans which apply to this site are the 2014 General Plan, the 2010 *Approved Subregion 4 Master Plan and Endorsed Sectional Map Amendment*, and a number of Functional Master Plans, including the Resource Conservation Plan (which includes the Green Infrastructure Plan), the County Master Plan of Transportation, the Public Safety Facilities Master Plan, The Historic Sites and Districts Plan, and the Water Resources Functional Master Plan.

**General Plan**

As noted above, the General Plan classified the subject site in its Growth Policy Map[2] in the Established Communities category. The printed Generalized Future Land Use Map[3] designated it for Residential Medium land use.

"Established Communities" are described by the General Plan as "the County's heart – its established neighborhoods, municipalities and unincorporated areas outside designated centers,"[4] and recommends that, "Established communities are most appropriate for context-sensitive infill and low- to medium-density development…."[5]

It is this planner's opinion that the approval of the subject application would be context-sensitive infill development by virtue of (1) the modest scale of the proposed house of worship; (2) by virtue of the existence of a modest number of other similarly-scaled houses of worship in the neighborhood; and (3) by virtue of the subject property's location on Cypresstree Drive, which runs directly from Sheriff Road to the subject property.

**Master Plan**

As noted above, the applicable Master Plan is the *Approved Subregion 4 Master Plan and Endorsed Sectional Map Amendment*, approved on June 1, 2010. The appended "Land Use" map recommends the

[2] M-NCP&PC, *Plan Prince George's 2035 – Approved General Plan* (May, 2014), p. 107.
[3] *General Plan*, p. 101.
[4] *Ibid.,* p. 106.
[5] *Ibid.,* p. 20.

subject property for "Institutional" and “Residential Medium” land uses.[6] The Land Use Map's land use recommendations generally match the historic land uses described in the discussion of the neighborhood, above.

The Master Plan contains a number of more specific goals, policies and strategies which are relevant to the proposed development. These are discussed as follows:

The substantive recommendation of the 2010 Subregion 4 Master Plan to the instant Application is Policy 3 of the Plan's Development Pattern – Land Use and Urban Design Element, which is to, "encourage institutional uses to locate in appropriate neighborhood areas."[7] This Policy is proposed to be implemented through nine Strategies, two of which are particularly applicable here:

- "Encourage religious institutions to locate to residential or institutional land use areas, rather than commercial or industrial sites, to preserve the subregion's tax base.
- Discourage additional churches from locating in business parks and commercial areas."[8]

This policy is echoed in the Plan's Living Areas and Industrial Centers Element, which includes in its recommendations for Zone 2 and Living Area B (in which the subject property is located:

- "Steer churches/religious institutions to residential or institutional land use/zoning areas, rather than commercial or industrial sites to keep from losing additional tax base."[9]

The location of this proposed expanded church, with the neighborhood protections provided for by the additional requirements of Section 27-341.02 of the prior zoning ordinance, will implement these policies, strategies and recommendations of the Master Plan's Land Use and Urban Design Element.

Policy 2 for transportation systems in Zone 2 is, "improve pedestrian connectivity throughout Zone 2 by installing sidewalks."[10] The Special Exception Site Plan illustrates the construction of a new sidewalk along the property's Cypresstree Drive frontage in accordance with this recommendation.

Policy 3 for water quality and stormwater management in the Plan's Environment Element is to, "require on-site management of stormwater through the use of environmentally sensitive stormwater management techniques (i.e., fully implement the requirements of ESD) for all development and redevelopment activities."[11] The Special Exception Site Plan illustrates the construction of a new stormwater management system for the proposed expansion, which includes the use of bioretention facilities and underground stormwater management for flood control in accordance with this Policy.

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[6] M-NCP&PC, *Approved Subregion 4 Master Plan and Endorsed Sectional Map Amendment* (June, 2010), appended map.
[7] *Master Plan,* p. 65.
[8] *Ibid.*
[9] *Ibid.,* p. 100.
[10] *Ibid.,* p. 103.
[11] *Ibid.,* p. 205.

Policy 2 for green buildings/sustainability in the Plan's Environment Element is to, "implement land use policies that encourage infill and support TOD and walkable neighborhoods."[12] Because the subject property is an infill site and will propose new sidewalks, the approval of this Application will implement this Policy of the Subregion 4 Master Plan.
Policy 1 for tree canopy and green space in the Plan's Environment Element is to, "preserve, restore, and enhance the existing tree canopy."[13] This Policy is proposed to be implemented through a number of Strategies, including:

- "Require a minimum of ten percent tree canopy coverage on all new development and redevelopment projects.
- Increase the percentage of urban tree canopy by planting trees and other vegetation in public and private open spaces, along roadways, in median strips, and in residential communities.
- Ensure that root space is sufficient for longterm survival.
- Require a diversity of native stock trees when planting street, landscape, and lawn trees to promote ecosystem health and resiliency against disease and insects."[14]

These policies will be fulfilled by the proposed Special Exception Site Plan through its conformance with the requirements of the County's Tree Canopy Coverage Ordinance, and the Sustainable Landscaping provisions of the Landscape Manual.

Finally, Policy 2 of the Plan's Housing and Neighborhood Conservation Element is to, "ensure that infill is compatible with surrounding neighborhoods."[15] Through its modest scale and its conformance with the neighborhood protections provided for by the additional requirements of Section 27-341.02 of the prior zoning ordinance, the approval of the instant Application will implement this Policy of the Master Plan's Housing and Neighborhood Conservation Element.

In summary, through the conformance of the Special Exception Site Plan for the proposed church expansion with these policies, strategies and recommendations of the Master Plan, this planner finds that the approval of the proposed church expansion is in conformance with the 2010 Subregion 4 Master Plan.

**Other Applicable Functional Master Plans**

The subject property does not contain any Regulated Areas of the County's Green Infrastructure Network. In the Technical Staff Report and its supplemental memorandum[16], staff reviewed the Green Infrastructure Plan element of the County's 2017 Resource Conservation Plan, finding that because the subject property does not contain any regulated environmental features, the instant Application does not impair the Green Infrastructure Plan. This planner agrees.

Further, however, the stormwater management proposed in connection with proposed church expansion will also implement the fifth policy of the Green Infrastructure Plan, which is to, "improve

[12] *Ibid.,* p. 208.
[13] *Ibid.,* p. 210.
[14] *Ibid.*
[15] *Ibid.,* p. 282.
[16] Rea to King, *Memorandum* (May 25, 2025), Technical Staff Report Backup pp. 32-35 of 47.

water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands."[17]

With regard to the Historic Sites and Districts Plan, no historic sites are located within 1,000 feet of the subject property (though a number do exist in the historic center of Fairmount Heights, at the western edge of the defined neighborhood), and thus will not substantially impair the integrity of this Functional Master Plan.

The Water Resources Functional Master Plan addresses broad regulatory policy and large-scale watershed planning, and as such makes no recommendations which are directly applicable to the subject application.

No proposed sites for Public Safety facilities are in the area affected by the subject application.

The 2009 Countywide Master Plan of Transportation, as amended by the 2010 Subregion 4 Master Plan does not propose any facilities in the vicinity of the subject property.

In conclusion, because the proposed church is in keeping with the General Plan's land use policies for the Established Communities areas, actively implements the Master Plan's many applicable policies, strategies and recommendations, and is in harmony with the applicable Functional Master Plans, approval of the subject application will be in harmony with the Ordinance's purpose of implementing those plans.

*(3) To promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;*

This Application proposes the development of a small project is below the threshold that requires the approval of a preliminary plan of subdivision to confirm the adequacy of public facilities and services. Because of its small scale, approval of the subject Application would not be in conflict with this purpose of promoting the conservation of a community which will be developed with adequate public facilities.

*(4) To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;*

Approval of the subject church would provide for the orderly growth and development of the County by providing for a modest expansion to a long-existing use in an established neighborhood with the neighborhood protections provided for by the additional requirements of Section 27-341.02, abetting the orderly growth and development of the County.

*(5) To provide adequate light, air, and privacy;*

The expansion of the subject church will be in harmony with this Purpose of the prior zoning ordinance as it will be developed in conformance with the regulations to govern height, lot coverage, frontage and setbacks to ensure the provision of adequate light, air and privacy, both for the occupants of the subject

[17] *Resource Conservation Plan,* p. 53.

site and for its neighbors. The Special Exception Site Plan will also conform to the provisions of the Landscape Manual which require landscaped bufferyards to provide additional privacy to its neighbors.

*(6) To promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;*

This proposed church expansion would be in harmony with this Purpose of the prior zoning ordinance as it will be developed in accordance with the various principles that have been codified in the prior zoning ordinance to promote the beneficial relationships between land and buildings. These principles include conformance with the tables of permitted uses for the various zones as laid out in the Ordinance, providing modern stormwater management, by conformance with the provisions of the Landscape Manual which provide for buffering of its neighbors, and through its conformance with the neighborhood protections provided for by the additional requirements of Section 27-341.02.

*(7) To protect the County from fire, flood, panic, and other dangers;*

The approval of the subject application would be in harmony with this Purpose of the prior zoning ordinance as it will be developed in conformance with regulations established in the body of the prior zoning ordinance, as well as other County Ordinances, which are intended to protect from fire, flood, panic and other dangers, namely: the floodplain regulations, stormwater management regulations, the fire prevention code, the building code, and the tables of permitted uses for the various zones.

*(8) To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;*

Because the proposed use is institutional use rather than a residential use, the proposed church expansion will nevertheless protect the suitable and healthy living environment for the surrounding residents through its modest scale and its conformance with the neighborhood protections provided for by the additional requirements of Section 27-341.02.

*(9) To encourage economic development activities that provide desirable employment and a broad, protected tax base;*

Because of the subject church's small scale and institutional character this purpose is not materially applicable to the instant Application, though its construction will require the desirable employment of a number of construction workers in a number of trades.

*(10) To prevent the overcrowding of land;*

The approval of the subject church expansion would be in harmony with this Purpose as it will conform to the provisions of the prior zoning ordinance which were codified to ensure the prevention of overcrowding, including setback requirements; lot coverage limits; and building height limits, and further through its conformance with the neighborhood protections provided for by the additional requirements of Section 27-341.02.

*(11) To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;*

The approval of the subject church expansion home would be in harmony with this Purpose because it will be developed in accordance with the regulations established in the body of the prior zoning ordinance (and other County ordinances) which are intended to lessen the danger and congestion of traffic on roads, such as the requirements for the provision of adequate off-street parking.

*(12) To insure the social and economic stability of all parts of the County;*

As a zoning ordinance is the principal tool for the implementation of the planning process by enacting legal requirements which implement the planning goals that strive to maintain the social and economic stability of the County, this planner believes that conformance with the requirements and regulations of the prior zoning ordinance will be prima facie evidence of the Application's harmony with this purpose.

*(13) To protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features;*

The subject application will generate no new air or water pollution, and will disturb no stream valleys, lands of natural beauty, large areas of dense forest, scenic vistas and other similar features. As such, approval of this Application will be in harmony with this Purpose of the prior zoning ordinance.

*(14) To provide open space to protect scenic beauty and natural features of the County, as well as to provide recreational space;*

(15) *To protect and conserve the agricultural industry and natural resources.*

Because the subject property does not contain regulated environmental features and is not located in an agricultural area, these final two Purposes of the prior zoning ordinance are not applicable to the approval of this Application, except to the extent that the proposed expansion, located on an existing, developed site, will not consume greenfields elsewhere in the County.

In addition to the purposes of the broader Ordinance, there are four Purposes for the prior R-55 (One-Family Detached Residential) Zone specifically, which are laid out in Section 27-430(a)(1), as follows:

*(1) The purposes of the R-55 Zone are:*
*(A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;*
*(B) To facilitate the planning of higher density one-family residential developments with small lots and dwellings of various sizes and styles;*

Because the proposed use is for a specialized institutional use that is provided for in the Table of Uses for the R-55 Zone, these two purposes are not directly applicable to the instant Application, except to the extent that the proposed church will meet the neighborhood protections provided for by the additional requirements of Section 27-341.02, which require a larger side and rear setbacks and a limit

to the maximum lot coverage which are compatible with these purposes of the R-55 Zone for residential development.

*(C) To encourage the preservation of trees and open spaces; and*

The proposed church will be in conformance with this purpose of the R-55 Zone by virtue of its compliance with the requirements of Subtitle 25 for Tree Canopy Coverage.

*(D) To prevent soil erosion and stream valley flooding.*

The proposed Special Exception Site Plan proposes to provide 100-year stormwater management, and will be constructed in accordance with the requirements of an approved Sediment and Erosion Control Plan, thus being in harmony with this Purpose of the R-55 Zone.

The other criteria for approval of a Special Exception laid out in Section 27-317(a) of the prior zoning ordinance continue as follows:

**Compliance With Section 27-317, continued:**

*(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;*

Based upon an inspection of the proposed Special Exception Site Plan and Landscape Plan, and to the best of this planner's professional knowledge, information and belief, that, with the grant of Alternative Compliance AC-25002, that the proposed use will be in conformance with all of the applicable requirements and regulations of the prior zoning ordinance.

While the contents of the proposed plan are conforming, however the following minor corrections should be made:

1. In the development Standards Table on Sheet C200, the minimum required lot width shall be amended to 65', and the proposed lot width amended to 149.2 feet;
2. the proposed building height should be corrected from the 30' depicted on the plan to the approximate 17' building height depicted on the elevations included in the backup to the Technical Staff Report;
3. the area of the parking lot on Schedule 4-3.2 of Sheet C300 be amended to 8,213 square feet, the area of interior landscaped area required be amended to 657 square feet, and the area of interior landscaped area provided amended to 701 square feet.

*(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;*

As discussed at length above, it is the Applicant's belief that the subject Application is in harmony with the Purposes of the prior zoning ordinance generally to implement the General Plan, Master Plans and Functional Master Plans, and to provide for the efficient and desirable use of land in accordance with

those Plans. Accordingly, the approval of the subject application will not impair the integrity of either the approved Master Plan or any of the County's Functional Master Plans.

*(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;*

As this planner believes to have been amply demonstrated, the conformance of the subject application with the principles laid out in the purposes of the prior zoning ordinance, its compliance with the provisions of the prior zoning ordinance, its compliance with the provisions of other State and County regulations for environmental protection, site construction and building construction represent a high level of protection against adverse effects to the public health, safety and welfare.

Beyond those basic principles, however, the because of the modest scale of the proposed church expansion, and its conformance with the neighborhood protections provided for by the additional requirements of Section 27-341.02, the approval of the instant Application will not adversely affect the health, safety and welfare of residents and workers in the area beyond what is generally expected of churches on lots of land less than an acre in size, regardless of their location in the R-55 Zone.

*(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and*

Because of its long existence in the neighborhood, the relatively low traffic generation and relatively low impact generally, the expansion of the existing church will not adversely affect the use or development of the adjacent properties or the general neighborhood.

*(6) The proposed site plan is in conformance with an approved Tree Conservation Plan.*

Because the subject property is less than 40,000 square feet in area, it is exempt from the requirement to have a Tree Conservation Plan.

*(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible.*

As discussed above, the subject property does not contain any regulated environmental features.

Finally, this planner notes that because the site is not located within the Chesapeake Bay Critical Area, the provisions of §27-317(b) are not applicable to the subject application.

In summary, this planner believes that the general findings discussed above which are required for approval of a Special Exception are met. There are, however, further additional requirements for approval of a church or similar place of worship, which are laid out in section 27-341.02.

**Compliance With Section 27-341.02:**

Section 27-341.02 provides the additional requirements for approval of a Special Exception for a church or similar place of worship.

*(a) A church or similar place of worship may be permitted, subject to the following:*
*(1) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;*

The Special Exception Site Plan indicates that no part of the proposed building will be closer than twenty-five feet from any lot line.

*(2) When possible, ingress and egress should be located so as to direct traffic away from streets that are internal to a residential subdivision;*

Because the subject property only fronts on Cypresstree Drive, which is internal to the Cedar Heights subdivision, it is not possible to have traffic enter the site in any other way. This is, however, a permissive standard, and because of the subject property's location, has been met to the extent practicable.

*(3) The applicant shall satisfactorily demonstrate that parking and traffic will not adversely affect adjacent residential neighborhoods;*

Unlike many of the long-established places of worship in the defined neighborhood, the Special Exception Site Plan proposes to provide all required parking for the proposed church in a parking lot on site. The Applicant also notes in its Statement of Justification that,

> "…A trip generation analysis was further conducted by Lenhart Traffic Consulting, Inc. for the subject Property using the applicable trip generation rates from the *Prince George's County Transportation Review Guidelines*. A Trip Generation Letter was then prepared by Lenhart Traffic Consulting, Inc. and submitted with the subject application that outlines their findings. The submitted letter demonstrates that the proposed 3,919 square foot church with 80 seats would generate only 2 AM and 2 PM peak hour trips during a typical weekday. As such, the analysis from Lenhart Traffic Consulting, Inc. concludes that all traffic impacts to nearby roadways and properties are considered to be *de minimis.*"

*(4) When possible, there should be no parking spaces or loading areas located in the front yard;*

Section 27-107.01(a)(261) provides that the front yard is the, "yard extending across the width of a lot, between the front street line and the nearest part of a main building (or its enclosed or covered projection)."

All sixteen of the currently-existing parking spaces are located in front of the existing church structure. The proposed Special Exception Site Plan proposes to relocate most of these spaces to the side yard to the south of the expanded structure, but seven of the proposed twenty spaces (and parts of two others) will be located in the defined front yard in the proposed condition, although only three spaces will be physically in front of the proposed expanded church, and the remaining seventeen will be located to the side of the church, though not all will be in the defined side yard.

This planner notes that this is a permissive standard, and that the proposed condition will have fewer spaces in the front yard than what currently exists.

> *(5) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.*

The prior zoning ordinance allows 60% lot coverage for "other allowed uses" in the prior R-55 Zone; the proposed Special Exception Site Plan shows 50.2% lot coverage for the proposed expanded church and parking area.

In summary, this planner believes that all of the prescriptive additional requirements which are required for approval of a Special Exception for a church or similar place of worship are met, and the permissive requirements are met to the extent possible or practicable.

**Alternative Compliance AC-25002:**

The instant application proposes Alternative Compliance for the provisions of Section 4.7 of the prior Landscape Manual for Buffering Incompatible Uses.

Because churches are classified as Medium Impact uses, a Type "C" bufferyard is required between the proposed use and abutting single-family detached dwellings, which in turn requires a 40-foot building setback and a 30-foot landscaped bufferyard. The provisions of Section 4.7(c)(4)(F) do not allow for standard reductions in setback, landscape yard and plant units through the use of a 6-foot opaque fence or wall for properties in the prior Developed Tier which are adjacent to existing residentially-developed lots.

The Special Exception Site Plan proposes building setbacks of 25 feet in accordance with the additional requirement of Section 27-341.02(a)(1), which requirement is greater than the base regulations for the R-55 Zone of an 8' side setback and 20' rear setback. The Special Exception Site Plan proposes planted landscaped bufferyards of variable depth ranging down to as little as 15'.

Section 1.3a of the Landscape Manual provides that, *"Requests for alternative compliance may be approved for any application to which the requirements of this manual apply, when one or more of the following conditions are present:*

> *"(1) Topography, soil, vegetation, or other site conditions are such that full compliance with the requirements of this manual is impossible or impractical; or improved environmental quality would result from the alternative compliance.*
> *"(2) Space limitations, unusually shaped lots, prevailing practices in the surrounding neighborhood, in-fill sites, and for improvements and redevelopment in older communities.*
> *"(3) Change of use on an existing site increases the buffer required by Section 4.7, Buffering Incompatible Uses, of this manual, more than it is feasible to provide.*
> *"(4) Safety considerations make alternative compliance necessary.*
> *"(5) An alternative compliance proposal is equal or better than normal compliance in its ability to fulfill the design criteria in Section 3, Landscape Elements and Design Criteria, of this manual."*

Section 1.3b further provides that, *"A proposed alternative compliance measure must be equally effective than normal compliance in terms of quality, durability, hardiness, and ability to fulfill the design criteria in Section 3."*

In this case, the conditions which apply to the approval of alternative compliance is provision (2), namely that redevelopment on an infill site in an older community is proposed.

Alternative compliance is proposed to be provided by exceeding the total planting requirement across the entire buffer's width, providing denser planting in compensation for the reduced building setback and bufferyard depth. The impact of the reduced building setback will be further ameliorated by the comparatively low building height proposed.

Staff opined that the proposed Alternative Compliance would be acceptable, and the Planning Director accordingly forwarded a recommendation of approval to the Zoning Hearing Examiner. This planner concurs with staff's analysis and recommendation.

This planner notes that the report of the Alternative Compliance Committee also analyzed and recommended approval for Alternative Compliance from the Parking Lot Landscaping provisions of Section 4.3 of the Landscape Manual, despite no request being included in the Applicant's Alternative Compliance Statement of Justification, apparently because the Committee observed that the delineated extent of the parking lot area did not include some areas which should have been included.

Accordingly, there were a number of different areas floating around between the plan and the staff report. To attempt to resolve these conflicts, a full-scale plot of the Landscape Plan was printed out, and the relevant areas were independently measured by this planner, using a corrected extent of the parking lot area. A parking lot area of 8,213 square feet was thus obtained (against the 7,888 square feet noted on the Section 4-3.2 Schedule on Sheet C301 of the landscape plan, and 8,265 square feet noted in the report of the Alternative Compliance Committee), which would be associated with a parking lot interior planting requirement of 657 square feet.

The report of the Alternative Compliance Committee and the schedule on the landscape plan each indicated that 632 square feet of interior planting area was provided, indicating a shortfall of 30 square feet against the Alternative Compliance Committee's area, and meeting the requirement per the area on the schedule on the landscape plan. The area measured by this planner of the interior planting area provided, however, is 701 square feet, exceeding all requirements, and indicating that Alternative Compliance for the parking lot interior landscaping requirement is not required.

**CONCLUSION**

In summary, this planner finds that, with the grant of Alternative Compliance AC-25002 for the requirement of Table 4-7.3 of the prior Landscape Manual for a 40-foot building setback and a 30-foot landscaped bufferyard from the property lines of the abutting residential development, the approval of the instant Application would be in compliance with the general criteria for approval of a Special Exception found in §27-317(a), and the additional requirements for approval of a church or similar place of worship found in §27-341.02 of the prior zoning ordinance.

Additionally, it is this planner's opinion that because of its long-established existence in the neighborhood, the comparatively low building height, and the lesser lot coverage proposed than what is permitted, that the approval of this particular application therefore would not entail a more adverse impact on the public health, safety and welfare than those inherently associated with churches or similar places of worship, irrespective of their location in the R-55 Zone.

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

# Business Entity[1] Affidavit

**(Form PG 2)**

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

## PART A. Business Entity Applicant

Identifying Information

Name of Applicant Primera Iglesia Adventista Eben-ezer Case No. (where applicable) SE-25003

Address of Applicant 1109 Dunoon Road, Silver Spring, MD 20903

Identity of the Property/ Subject of Application 813, 815, 901 & 903 Cypresstree Drive, Capitol Heights, MD 20743, comprising Lots 814 thru 819 in the Cedar Heights Subdivision. Type of Application Special Exception (see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __✓__ No

   If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

| Name of Member | Date |
|---|---|
| N/A | |
| | |
| | |
| | |

   If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

| | |
|---|---|
| N/A | |
| | |

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
   _____ Yes __✓__ No

   If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

| Name of Member | Date | Name of Contributor |
|---|---|---|
| N/A | | |
| | | |
| | | |

## PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. __✓__ All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

   N/A - Not for profit corporation. No individual owns a 5% or greater interest.

2. __✓__ Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk) — 2/18/2025 Date

Juver Portillo
Printed Name of Signer

Pastor
Title of Signer (Authorized to sign for the business entity)

## SIGN POSTING INFORMATION

**Application Number:** SE-25002/ AC-25002

**Applicant(s) Name:** (901 And 903 Cypresstree Drive) Primera Iglesia Adventista Eben-ezer (Applicant)

**Date sign(s) were transmitted to applicant or applicant' s agent:** August 6, 2025

**Number of signs transmitted:** Two (2)

**Person to whom signs were transmitted:** Juver Portillo **(Print)**

Juver Portillo **(Signature)**

**Capacity in which that person was acting:** Applicant
**(owner, applicant, agent)**

**Date of scheduled Zoning Hearing Examiner meeting:** September 10, 2025

**Last date sign(s) can be posted:** August 10, 2025

## SIGN POSTING AND INSPECTION AFFIDAVIT

I, Juver Portillo, hereby certify that the subject property was posted with
(Print or type name)

(2) sign(s) on August 7, 2025
(Specify number)
(date)

I further certify that the signs were inspected no later than the 15th day of posting and were maintained in a reasonable manner.

Signature: Juver Portillo

Application Numbers: SE-25003/AC-25002 Name: Primera Iglesia Adventista Ebenezer I

Date: August 7, 2025

Address: 901 and 903 Cypresstree Drive, Capitol Heights MD 20743

Telephone: 240-398-0365

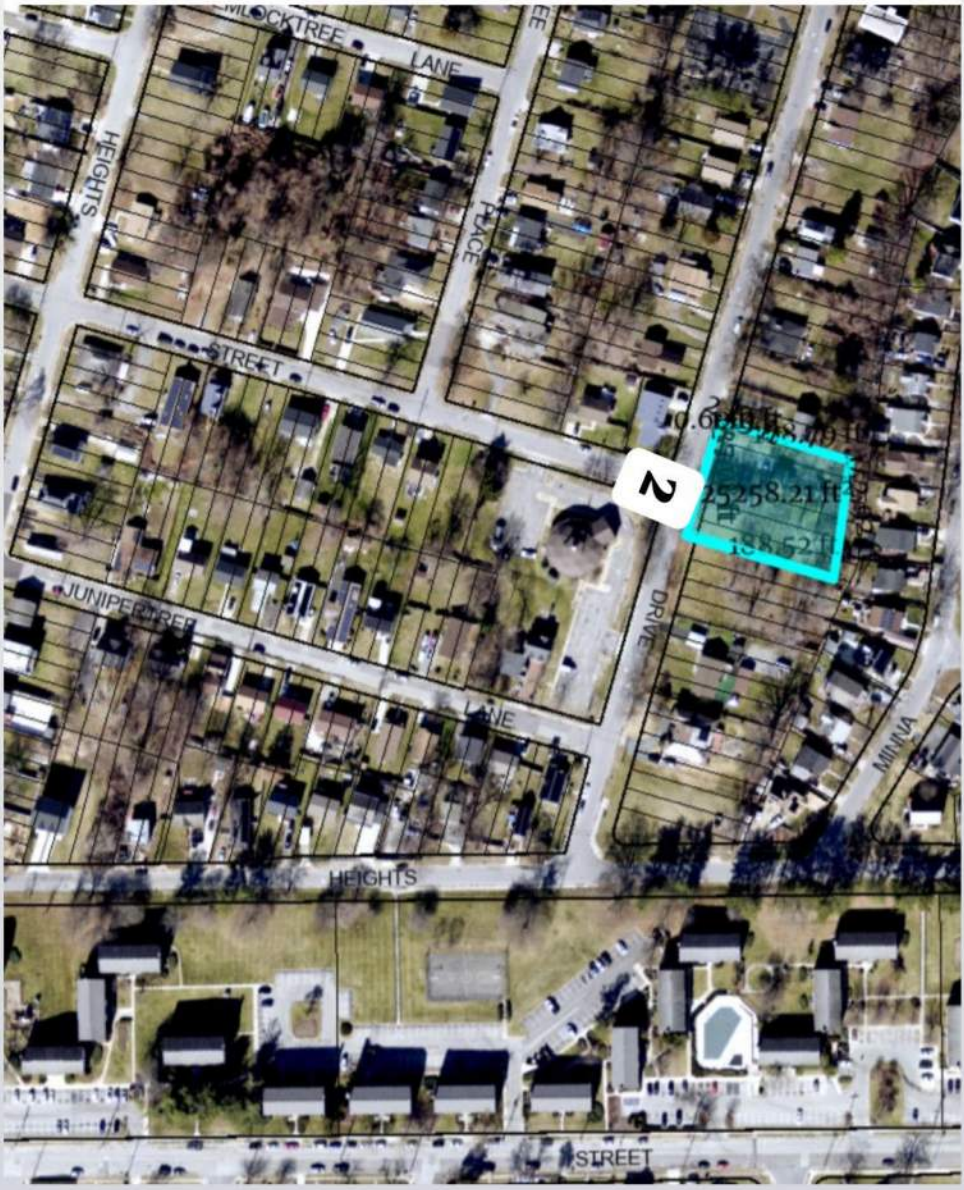
Capacity in which you are acting: Applicant
(Owner, Applicant, Agent)

**NOTE:** Attach **legible** photograph(s) showing sign(s) in place. Return this affidavit and photographs to the Zoning Hearing Examiner no later than 15 days prior to the scheduled Zoning Hearing Examiner meeting (see attached map for posting locations).

* * * * * *

**The affidavit must be received no later than 15 days prior to the Zoning Hearing Examiner hearing. Failure to deliver the affidavit may result in rescheduling your hearing date or a recommendation for denial of the application.**

Atlas.com (https://www.pgatlas.com/)



Virtual
ZONING HEARING EXAMINER

# HEARING

## 301-952-3644

Email: ZHE@co.pg.md.us

HEARING INFORMATION:

SE-25003/
AC-25002

DATE/TIME: 9-10-25 9:30 A.M.

REQUEST: To expand an existing church to 3,919 sq ft. and alt Compliance from Section 4.7 of the landscape manual

PROPERTY:

0.62 Acres and Consists of Lots 814, 815, 816, 817, 813, 815, 901, 903 818, 819

Cypress Tree Drive, Capitol Heights, MD 20743

PLEASE CONTACT US IF YOU WISH TO ATTEND/SPEAK AT THE HEARING

Wayne K. Curry Administration Building
1301 McCormick Drive, Largo, Maryland, 20774
https://www.pgccouncil.us/175/Office-of-the-Zoning-Hearing-Examiner

903
HEARING
301-952-3644
Email: ZHE@co.pg.md.us
HEARING INFORMATION:
SE-25003
AC-25002
DATE/TIME: 9-10-25 9:30AM
REQUEST:
PROPERTY:
PLEASE CONTACT US IF YOU WISH TO ATTEND/SPEAK AT THE HEARING
Wayne K. Curry Administration Building

DO NOT LITTER
CHESAPEAKE BAY DRAINAGE

**RESOLUTION OF**
**PRIMERA IGLESIA ADVENTISTA EBEN-EZER**

The undersigned persons, being the President and Secretary of Primera Iglesia Adventista Eben-Ezer, a Maryland religious corporation ("Company"), do hereby acknowledge the adoption of the following resolution with the same force and effect as though said resolution was adopted at an organizational meeting of the Company and duly noticed and convened as follows:

WHEREAS, the Company owns approximately .62 +/- acres of real property more specifically shown on County Tax Map 66, Grids B2 and B3; Tax Account No. 2039063, 2100501, 2035830 and 2062271 (the "Subject Property").

WHEREAS, the Subject Property is currently part of an assemblage that is developed with a church in the RSF-65 (residential, Single-Family - 65) Zone.

WHEREAS, the Subject Property was classified in the R-55 (One-Family Detached Residential) Zone under the prior Zoning Ordinance in effect before April 1, 2022.

WHEREAS, on or around March 31, 2025, the Company filed for acceptance, a Special Exception application (to wit: SE-25003) with the Development Review Division of The Maryland-National Capital Park and Planning Commission (the "M-NCPPC") requesting an approval of a special exception for a church or similar place of worship pursuant to the regulations and procedures of the prior R-55 Zone to accommodate the expansion of the existing church on the Subject Property.

WHEREAS, the Company now wishes to authorize and direct **Juver Portillo** to act on behalf of the Company and take whatever steps necessary and enter into any future agreements required to accommodate the approval of SE-25003 for the

Subject Property. This authorization shall include, but is not limited to, testifying on behalf of the Company at any hearing (evidentiary or otherwise) before the Prince George's County Planning Board, the Zoning Hearing Examiner, and/or the County Council for Prince George's County, sitting as the District Council.

WHEREAS, **Juver Portillo** is qualified and has agreed to act on behalf of the Company and take whatever steps necessary to accommodate the approval of SE-25003 for the Subject Property.

NOW THEREFORE, RESOLVED, **Juver Portillo** is hereby approved, authorized, and directed to act on behalf of the Company and take any and all steps necessary to accommodate the approval of SE-25003 for the Subject Property. This authorization and direction to act on behalf of the Company includes, but is not limited to, appearing before any boards, municipalities, administrative agencies, hearing examiners, county, or district councils, etc.; entering into or accepting any agreement(s)/condition(s) necessary to accommodate the development of the Subject Property; and to provide testimony or evidence by the Company.

APPROVED AND EXECUTED by the President and Secretary of Primera Iglesia Adventista Eben-Ezer as of the 31st day of August 2025.

**PRIMERA IGLESIA ADVENTISTA EBEN-EZER**

By: _____
Name: Juver Portillo
Title: President

By: _____

Name: Sandra Martinez
Title: Secretary

# *STATE OF MARYLAND*
# *Department of Assessments and Taxation*

I, DANIEL K. PHILLIPS OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO THE FORFEITURE OR SUSPENSION OF CORPORATIONS, OR THE RIGHTS OF CORPORATIONS TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT PRIMERA IGLESIA ADVENTISTA EBEN-EZER (D15052376), INCORPORATED JANUARY 01, 2013, IS A CORPORATION DULY INCORPORATED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF MARYLAND AND THE CORPORATION HAS FILED ALL
ANNUAL REPORTS REQUIRED, HAS NO OUTSTANDING LATE FILING PENALTIES ON THOSE REPORTS, AND HAS A RESIDENT AGENT. THEREFORE, THE CORPORATION IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING WITH THIS DEPARTMENT AND DULY AUTHORIZED TO EXERCISE ALL THE POWERS RECITED IN ITS CHARTER OR CERTIFICATE OF INCORPORATION, AND TO TRANSACT BUSINESS IN MARYLAND.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS JULY 08, 2025.

Daniel K. Phillips
Director

*700 East Pratt Street, 2nd Flr, Ste 2700, Baltimore, Maryland 21202*
*Telephone Baltimore Metro (410) 767-1344 / Outside Baltimore Metro (888) 246-5941*
*MRS (Maryland Relay Service) (800) 735-2258 TT/Voice*

Online Certificate Authentication Code: ig8fhwNAMEi5iCP22mYFSg
To verify the Authentication Code, visit http://dat.maryland.gov/verify

# Primera Iglesia Adventista Eben-ezer

# SE-25003 & AC-25002

# (Zoning Hearing Examiner)

# September 10, 2025

## Proposed Revised Conditions

1. Prior to certification of the special exception site plan, the following revisions shall be made:

    a. Label the tree canopy coverage schedule with requirements for the current Residential, Single-Family-65 (RSF-65) Zone, rather than the prior One-Family Detached Residential (R-55) Zone on the landscape plan.

    b. Determine the correct tree counts by type, to clarify the discrepancies between those in the tree canopy coverage (TCC) and planting schedules on the landscape plan. Apply the correct counts to TCC calculations.

    c. Revise plan to reflect minimum lot width to be 65 feet and the proposed lot width to be 149.2 feet.

    d. Revise plan to reflect building height of 17.2 feet.

    e. Revise landscape plan sheets to reflect compliance with Schedule 4.3-2 (Interior Planting for Parking Lots) of the Landscape Manual and remove reference to Alternative Compliance request for Section 4.3.

~~Strikethrough~~ represents deleted language

Underline represents added language