

SPECIAL EXCEPTION
SPECIAL EXCEPTION NO. SE-4823
REVISED STATEMENT OF JUSTIFICATION
AUGUST 2019
RESURRECTION CEMETERY

I. INTRODUCTION

The Applicant, the Catholic Cemeteries of the Archdiocese of Washington DC (the “Archdiocese”), by its attorneys Linowes and Blocher LLP and pursuant to Section 27-296 et seq. of Subtitle 27 of the Prince George’s County Code (the “Zoning Ordinance”), hereby submits this Statement in Support of a new application for a Special Exception so that it can expand the site improvements at the existing Resurrection Cemetery (the “Application”). Resurrection Cemetery is located at 8000 Woodyard Road in Clinton (the “Property”), and functions as a cemetery pursuant to ROSP-1135-05 (the “Existing Special Exception”). Significantly, the Property has been used for a cemetery in accordance with the Existing Special Exception since 1965. The Property today is comprised of the same size and boundaries as the property that was the subject of the original Special Exception application in 1965. As was found in order to approve the original Special Exception and in all subsequent approvals constituting the Existing Special Exception today, the use of the Property is compatible and harmonious with the adjacent properties and general neighborhood.

As delineated below, the Property is comprised of just under 100 acres and is currently improved with approximately 236,363 square feet of land area covered by a structure other than a building. The Applicant is seeking to increase the pavement at the Property by approximately 105,211 square feet (with no new buildings proposed). Therefore, the Applicant is seeking to increase the total land area covered by a structure other than a building by approximately 44.5%. The proposed increase in land area covered by a structure other than a building is due to site improvements in the form of a new 20-foot drive aisle to access future grave sites and a surface parking lot, and additional proposed improvements include grading for the future grave site area and associated stormwater management facilities to accommodate an expansion at the Property (the “Proposed Special Exception”). The Applicant intends to phase implementation of these proposed improvements over the next 20 to 30 years, given the nature of the use.

In accordance with Section 27-323 of the Zoning Ordinance, “[a]ll alterations, enlargements, extensions or revisions of Special Exception uses (including enlargements of land area and area of improvements ...) shall require the filing and approval of a new application for the applicable Special Exception use, except as specifically provided for in this Subdivision.” Since Section 27-325 of the Zoning Ordinance would only permit a revision to the site plan associated with the Existing Special Exception that increases the land area covered by a structure other than a building by up to 15%, the Applicant is submitting this request for approval of a new Special Exception application for a cemetery use at the Property.

II. PROPERTY DESCRIPTION AND LOCATION

- A. Address – 8000 Woodyard Road, Clinton, Maryland 20735
- B. Existing Use – Cemetery with ancillary uses, including an administrative building, mausoleum, and maintenance building
- C. Proposed Special Exception – Additional paving (approximately 105,211 square feet) to allow for a 20-foot drive aisle and area for future grave sites, a surface parking lot, and associated stormwater management facilities
- D. Election District – 9
- E. Tax Map 108 / Grid D4 / Parcel 4
- F. Real Property Total Area – ±99.98 acres;
- G. Location – Located on the southeast side of Woodyard Road, approximately 0.7 miles southwest of Rosaryville Road
- H. Zoning – Open Space (O-S)
- I. Master Plan – Approved Subregion 5 Master Plan and Sectional Map Amendment (July 2013) (the “Master Plan”)

III. DEVELOPMENT APPROVAL HISTORY

The Existing Special Exception for the Property (SE-1135) was originally approved on January 15, 1965. Since no site plan was initially approved in connection with the Existing Special Exception, the “as-built” plans submitted for building permit No. 9649-94-CG were previously treated as the approved site plan for the Existing Special Exception. As outlined in the chart below, five revisions to the site plan for the Special Exception have been approved to date:

<u>Revision No.</u>	<u>Approval Date</u>	<u>Nature of Revision</u>
ROSP-1135-01	November 18, 2003	Addition of a 14-foot high granite shrine and a 6-foot chain link fence.
ROSP-1135-02	August 10, 2004	Addition of a maintenance building (30' x 83') and related access paving (1,375 sq. ft.).
ROSP-1135-03	January 8, 2007	Addition of 0.85-acre mausoleum site that includes nine structures and one columbaria.
ROSP-1135-04	January 11, 2009	Addition of two religious shrines to Section 7 of the Cemetery.

ROSP-1135-05	January 9, 2018	Addition of a 120 square-foot columbaria.
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All of the revisions to the Existing Special Exception referenced above were processed and approved as minor changes by the Planning Director. In connection with ROSP-1135-02, an Alternative Compliance application was approved (AC-04018) to allow for an exception to the landscape buffer required along the frontage of the adjoining historic site known as "His Lordship's Kindness." However, since the Proposed Special Exception contemplates an increase in land area covered by a structure other than a building that exceeds 15% of the existing improvements at the Property, the Applicant requests approval to accommodate the expansion of cemetery uses at the Property, pursuant to Section 27-323 of the Zoning Ordinance.

IV. NEIGHBORHOOD

The Property is located within Planning Area 81A (Clinton and Vicinity) and subject to the Approved Subregion 5 Master Plan and Sectional Map Amendment. The Property is surrounded by the following neighboring uses:

North: Single-family residential lots in the R-R Zone.

West: His Lordship's Kindness/Poplar Hill Historic Site and horse farm in the R-A Zone.

South: Undeveloped land in the R-O-S Zone and single-family homes in the R-R Zone.

East: Single-family homes in the R-R Zone.

V. THE PROPOSED SPECIAL EXCEPTION

As noted above, the Applicant proposes changes to the site plan for the Existing Special Exception to allow for the addition of grave sites with associated grading, site improvements, and stormwater management facilities. Since the Application proposes an increase of approximately 44.5% in land area covered by a structure other than a building, the Applicant is required to request approval of a new Special Exception in lieu of revising the site plan associated with the Existing Special Exception. This Application, consistent with the Existing Special Exception, is permitted as a Special Exception use in the O-S Zone pursuant to Section 27-441(b)(4) of the Zoning Ordinance. The Application proposes an additional 105,211 square feet of land covered by a structure other than a building in the form of a 20-foot drive aisle to access future grave sites, a surface parking lot, grading for the future grave site areas, and associated stormwater management facilities to accommodate the expansion at the Property.

As reflected on the phasing plan submitted with this Application, the Applicant intends to construct a portion of the drive aisle, the surface parking lot, and associated stormwater management facilities to allow for access to future burial sites in the near-term, with the remainder of the improvements identified in the Proposed Special Exception expected to be implemented in phases over the course of the next 20 to 30 years. The Stormwater Management

Concept Plan included with the Application reflects stormwater improvements for the full future build-out of the Proposed Special Exception. However, the Applicant will file for subsequent technical permits for stormwater management in phases as each phase indicated in the phasing plan is implemented.

VI. CONFORMANCE WITH THE ZONING ORDINANCE

Before the proposed Application can be approved, Section 27-317(a) of the Zoning Ordinance requires that the Zoning Hearing Examiner make several findings. In addition, pursuant to Section 27-341 of the Zoning Ordinance, the Zoning Hearing Examiner must make specific findings applicable to a cemetery use, in order to grant the Proposed Special Exception. The applicable general and specific requirements and the Proposed Special Exception's conformance to those requirements are outlined below:

Section 27-317. Required findings.

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

The Proposed Special Exception is in harmony with the purposes of the Zoning Ordinance (Section 27-102(a)) and the purposes of the O-S Zone (Section 27-425) as described below.

Sec. 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;

RESPONSE: The Proposed Special Exception will allow for additional grave sites, surface parking spaces, and associated stormwater management at the existing cemetery, which is buffered from all adjacent properties by forest. Further, a cemetery use by its very nature generates very little noise, traffic, or activity. Thus, the Application will protect and promote the health, safety, morals, comfort, convenience, and welfare of County residents.

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

RESPONSE: The adopted Prince George's General Plan 2035 (the "General Plan") identifies the Property within an established communities growth policy area and designates the generalized future land use as institutional. Additionally, the Master Plan designates the Property for institutional land uses. (Master Plan, p. 33). In summary, the addition of grave sites to the existing cemetery and approval of the Proposed Special Exception is consistent with the General Plan and Master Plan recommendations for the Property.

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

RESPONSE: Since the Property is already improved with a cemetery that is served by adequate public facilities and services, the Proposed Special Exception will promote conservation,

creation, and expansion of existing land uses without imposing any increased burden on public facilities.

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

RESPONSE: The Application will allow for an increase in grave sites and mausoleums at the Property, which will effectuate orderly growth and development of the County that supports the needs of residents.

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

RESPONSE: The Proposed Special Exception will be sufficiently setback from the neighboring properties to ensure that adequate, light, and privacy are provided.

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

RESPONSE: The Proposed Special Exception is compatible with the adjacent residential development, historic site, horse farm, and undeveloped properties. Approval of the Application will allow for additional pavement surface to access new graves that is designed in a manner that protects landowners from adverse impacts.

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

RESPONSE: The Application preserves the Property's environmental features, and there will be no increased effect from fire, flood, panic, or other dangers.

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

RESPONSE: The Proposed Special Exception will provide County residents with additional access to burial sites in a sanitary and safe environment.

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

RESPONSE: The Application allows for a phased expansion at an existing cemetery, which preserves the opportunity for vacant properties elsewhere in the County to be redeveloped in a manner that increases the County's tax base.

- (10) To prevent the overcrowding of land;

RESPONSE: Given that the Property is approximately 99.98 acres in size, the Proposed Special Exception can be implemented in a manner that prevents 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;

RESPONSE: The addition of grave sites, mausoleums, and surface parking spaces to the cemetery will not cause additional danger and congestion on the adjacent transportation network. Cemeteries by their very nature generate little traffic or activity. There are adequate transportation facilities to support the Application.

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

RESPONSE: As noted above, the Proposed Special Exception would permit the Archdiocese to expand the cemetery incrementally in several phases over the next 20 to 30 years, which will allow for other properties to remain available for redevelopment to enhance the County's commercial tax base.

(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;

RESPONSE: The proposal will preserve the Property's environmental features to the maximum extent practical. The Application incorporates stormwater management facilities and satisfies all applicable forest conservation requirements, which will protect against undue air and water pollution, and by their very nature cemeteries generate very little noise.

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

RESPONSE: The Property is primarily comprised of trees and lawn area, and thus the Application maximizes open space at the Property to ensure that the scenic beauty and natural features are protected.

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

RESPONSE: As noted above, the Application preserves the Property's natural resources to the maximum extent practical, while also allowing for a phased expansion with additional burial sites and parking and stormwater management facilities to serve these facilities.

Sec. 27-425 – O-S Zone (Open Space). (a) Purposes:

(1) The purposes of the O-S Zone are:

(A) To provide for low density and development intensity as indicated on the General or Area Master Plans;

(B) To provide for areas which are to be devoted to uses which preserve the County's ecological balance and heritage, while providing for the appropriate use and enjoyment of natural resources.

(2) The use of the O-S Zone is intended to promote the economic use and conservation of agriculture, natural resources, residential estates, nonintensive recreational uses, and similar uses.

RESPONSE: As described above, the Property is designated for institutional land uses by both the General Plan and Master Plan. The expansion to the existing cemetery through the Proposed Special Exception would allow for additional institutional uses at the Property. Moreover, the phased expansion at the cemetery will allow for greater opportunities to preserve the County's heritage through grave sites, while retaining the majority of the site as treed areas and lawn.

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

RESPONSE: As indicated on the site plan submitted with the Application, the proposal satisfies all applicable development regulations as specified Section 27-442 of the Zoning Ordinance. As detailed in the zoning requirements table on the site plan, the Application allows for a 50-foot front yard setback, 50-foot rear yard setback, and a cumulative side yard setback of up to 707 feet. The front yard setback meets the minimum required by Section 27-442 of the Zoning Ordinance, and the side yard and rear yard setbacks exceed the minimum requirements of the O-S Zone. Therefore, the Application allows for extensive buffering from several neighboring properties through increased setbacks. Lastly, the Application proposes a lot coverage of approximately 7.84%, which is well below the maximum lot coverage allowed for all other uses (i.e., 50%) pursuant to Section 27-442(c).

(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;

RESPONSE: The General Plan identifies the Property within an established communities growth policy area and designates the generalized future land use as institutional. Additionally, the Master Plan designates the Property for institutional land uses. (Master Plan, p. 33). In summary, the addition of grave sites, mausoleums, and associated improvements to the existing cemetery is consistent with the General Plan and Master Plan recommendations for the Property.

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

RESPONSE: The Proposed Special Exception will not alter the previous finding associated with the Existing Special Exception that satisfied this provision. Significantly, the Application ensures sufficient setbacks from the neighboring properties and ample tree buffering. All improvements that are proposed are contained within the existing Property boundaries, which boundaries are consistent with the property at the time of the original Special Exception

approval. While additional burial sites and drive aisles are included in the Proposed Special Exception, the Application will create minimal traffic impact to the surrounding transportation network. In summary, the existing cemetery will continue to function as it has for over 50 years, which will enhance the health, safety, and welfare of residents and workers in the vicinity of the Property.

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

RESPONSE: The Property has been continuously used as a cemetery since the Existing Special Exception was originally approved on January 15, 1965. To this end, the Existing Special Exception has functioned for over fifty (50) years in a compatible and harmonious manner with the adjacent properties and general neighborhood. While the Application proposes a new 20-foot drive aisle to access future grave sites and a surface parking lot (and additional proposed improvements include grading for the future grave site area and associated stormwater management facilities) to accommodate an incremental expansion at the Property, the Proposed Special Exception will not materially change the current operations of the cemetery to the detriment of adjacent properties or the general neighborhood. Significantly, the Proposed Special Exception will maintain sufficient setbacks from the neighboring properties and preserve and enhance the Property's environmental features to the benefit of the general neighborhood. As noted above, the adjacent transportation facilities are adequate to support the expansion to the existing cemetery. To this end, the Proposed Special Exception will not impose a material impact on traffic safety or congestion to the detriment of the adjacent properties and general neighborhood.

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

RESPONSE: The Existing Special Exception is subject to TCP2-027-98, which applies to redevelopment of the Property. The Applicant is concurrently processing a revision to TCP2-027-98 to account for all clearing associated with the Proposed Special Exception. The Proposed Special Exception is consistent with the proposed revisions to TCP2-027-98.

(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).

RESPONSE: The Proposed Special Exception demonstrates that the Archdiocese will preserve all regulated environmental features on the Property to the fullest extent practical. The Application will also provide additional stormwater management facilities that enhance the Property's environmental features. As discussed above, the Applicant is revising the approved Type 2 Tree Conservation Plan (TCP2-027-98) for the Property to ensure that all Woodland Conservation requirements are satisfied through the build-out of the Proposed Special Exception.

Section 27-341. – Cemetery or Crematory.

A cemetery (including an animal cemetery) or a crematory may be permitted, provided that the use shall not be located within any proposed street or other public right-of-way, notwithstanding Section 27-259.

RESPONSE: As reflected on the site plan submitted with this Application, the Proposed Special Exception does not include cemetery uses within any proposed street or other public right-of-way. Consistent with the Existing Special Exception, the Application does not alter or impair the Property's ability to meet the use specific requirements for a cemetery.

VII. CONCLUSION

Granting the Proposed Special Exception to allow for additional grave sites, mausoleums, paving, surface parking and stormwater management facilities is consistent with all requisite findings for approval of the Application by the Zoning Hearing Examiner, pursuant to Sections 27-323, 27-317, and 27-341 of the Zoning Ordinance. We respectfully request approval of the Application.

Respectfully submitted,

LINOWES AND BLOCHER LLP

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August 24, 2020

Via Email

Mr. Thomas Sievers
M-NCPPC
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: 8000 Woodyard Road, Clinton (the "Property"); Special Exception Application No. 4823 (SE-4823 – the "Application") for Resurrection Cemetery – Withdrawal of Specimen Tree Variance

Dear Mr. Sievers,

On behalf of The Catholic Cemeteries of the Archdiocese of Washington, Inc. (the "Applicant"), please accept this letter as our withdrawal of any previous proposal for a specimen tree variance as part of the above-referenced Application. There are no impacts proposed to any trees such that a variance would be required under the most recently submitted revised plans.

Please do not hesitate to contact us should you have any questions or require any additional information during your review.

Very truly yours,

Heather Dlhopolsky

Heather Dlhopolsky



Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
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301-952-3972

August 7, 2020

MEMORANDUM

TO: Thomas Sievers, Senior Planner Subdivision and Zoning Section, Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division *DA*

FROM: Wendy Irminger Planner Coordinator, Neighborhood Revitalization Section, Community Planning Division *WR*

SUBJECT: **SE-4823 Resurrection Cemetery**

FINDINGS

The Community Planning Division finds that, pursuant to Section 27-317(a)(3), this application will not substantially impair the integrity of the 2013 *Approved Subregion 5 Master Plan*.

BACKGROUND

Application Type: Special Exception for additional pavement in the O-S (Open Space) Zone.

Location: 8000 Woodyard Road, Clinton, Maryland 20735

Size: 99.98 acres

Existing Uses: Cemetery

Proposal: Additional paving to allow for a 20-foot drive aisle and area for future grave sites and a surface parking lot, and associated stormwater management facilities.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities. The vision for the Established Communities is context-sensitive infill and low- to medium-density development.

Master Plan: The 2013 *Approved Subregion 5 Master Plan* (CR-80-2013) recommends Institutional future land use on the subject property.

Planning Area: 81A

Community: Clinton and Vicinity

Aviation/MIOZ: This application is not within an Aviation Policy Area (APA). The property is located in the Military Installation Overlay Zone (MIOZ), Height Conical Surface E (20:1) – Right Runway; Height Inner Horizontal Surface D – Right Runway; and Noise Intensity Zone 60 db -74 db.

SMA/Zoning: The 2013 *Approved Subregion 5 Sectional Map Amendment* (CR-81-2013) retained the O-S (Open Space) Zone on the subject property.

c: Long-range Agenda Notebook



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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September 24, 2019

MEMORANDUM

TO: Ras Cannady, Subdivision and Zoning, Development Review Division

VIA: Howard Berger, Supervisor, Historic Preservation Section, Countywide Planning Division *RRB*

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division *JAS*
Tyler Smith, Historic Preservation Section, Countywide Planning Division *TAS*

SUBJECT: SE-4823: Resurrection Cemetery

The subject property comprises approximately 100 acres, located at 8000 Woodyard Road in Clinton. The subject property is currently used as an active cemetery. The applicant is proposing to increase the pavement at the property by approximately 105,211 square feet, with no new buildings. The application proposes a new 20-foot drive aisle to access future grave sites and a surface parking lot. The application also proposes grading for future grave sites and associated stormwater management facilities. The subject property is Zoned O-S.

Poplar Hill on His Lordship's Kindness Historic Site (81A-001) is adjacent to the subject property. Built from 1784-1786, Poplar Hill is a five-part Georgian brick mansion with hip roof, hyphens and wings; the walls are laid in Flemish bond, and the interior exhibits outstanding Federal decorative detail. This elegant mansion was built for Robert Darnall on a tract known as His Lordship's Kindness. In one wing of the house is a private Catholic chapel, and there is a family cemetery on the grounds. A smokehouse, washhouse and aviary are among the historic outbuildings. Poplar Hill is partially surrounded by an operating horse farm; it is a superb example of an elegant and carefully detailed plantation house. Protected by an easement held by the Maryland Historical Trust, the property was listed as a National Historic Landmark in 1970.

The subject property is currently used as an active cemetery. The proposed expansion of burial sites is located in the western portion of the subject property and not adjacent to the Poplar Hill Historic Site. Therefore, this proposal will not affect any historic or known archeological resources. Historic Preservation staff recommends approval of SE-4823: Resurrection Cemetery with no conditions.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
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November 1, 2019

MEMORANDUM

TO: Sherri Conner, Subdivision and Zoning Section, Development Review Division
VIA:  Tom Masog, Transportation Planning Section, Countywide Planning Division
FROM:  Iftin Thompson, Transportation Planning Section, Countywide Planning Division
SUBJECT: SE-4823: Resurrection Cemetery

The Transportation Planning Section has reviewed the special exception (SE) application referenced above. The subject property consists of approximately 99.98 acres of land in the Open Space (O-S) Zone. The applicant is proposing an expansion to the existing cemetery for additional paving in the form of a 20-feet drive aisle, surface parking lot and site improvements to allow access to future grave sites.

Background

The applicant is proposing to increase the pavement at the property by approximately 105,211 square feet with no new buildings proposed. There are five prior approvals (ROSP-1135-01, ROSP-1135-02, ROSP-1135-03, ROSP-1135-04, and ROSP-1135-05) associated with this site, none of which have transportation-related conditions. Section 27-317 of the Zoning Ordinance identifies several requirements for granting the special exception that must be met. Because there are no new buildings proposed, there are no traffic impacts associated with the site. The requirements for review of a special exception plan do not include a test of transportation adequacy; none is being done or recommended for this application.

Site Access Evaluation

Access to the site is from Woodyard Road. Existing access will remain. A new drive aisle and 34 proposed parking spaces are expected to improve accessibility and circulation within the site. Access and circulation are acceptable.

Master Plan Roads

Woodyard Road (MD 223) is a master plan arterial facility with proposed right-of-way of 120 to 150 feet and four to six lanes. No changes are proposed within or near the master plan right-of-way.

Conclusion

The Transportation Planning Section finds that the proposal would meet the requirements of Section 27-317 of the Zoning Ordinance for the approval of a special exception from the standpoint of vehicular circulation and transportation.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division
Prince George's County Planning Department

301-952-3650

August 17, 2020

MEMORANDUM

TO: Thomas Sievers, Senior Planner, Zoning Section, DRD
VIA: Megan Reiser, Supervisor, Environmental Planning Section, CWPD
FROM: Chuck Schneider, Planner Coordinator, Environmental Planning Section, CWPD
SUBJECT: Resurrection Cemetery; SE-4823 and TCPII-027-98-03 (8000 Woodyard Road)

The Environmental Planning Section has reviewed the above-referenced Special Exception Plan and Type II Tree Conservation Plan stamped as received by the Environmental Planning Section on August 29, 2019. Comments were provided in a Subdivision Development Review Committee meeting on September 20, 2019. Revised plans were submitted on July 30, 2020. The Environmental Planning Section recommends approval of SE-4823 and TCPII-027-98-03 subject to the conditions listed at the end of this memorandum.

Background

Review Case #	Associated Tree Conservation Plan and Natural Resource Inventory #	Authority	Status	Action Date	Resolution Number
SE-1135	N/A	District Council	Approved	1/15/1965	12 - 1965
N/A	TCPII-027-98	Staff	Approved	6/26/1998	
ROSP-1135-01	N/A	Planning Director	Approved	11/18/2003	
ROSP-1135-02	TCPII-027-98-01	Planning Director	Approved	8/10/2004	
ROSP-1135-03	TCPII-027-98-02	Planning Director	Approved	1/8/2007	
ROSP-1135-04		Planning Director	Approved	2/11/2009	
ROSP-1135-05		Planning Director	Approved	1/9/2018	
N/A	NRI-078-12	Staff	Approved	5/5/2012	
N/A	NRI-078-12-01	Staff	Approved	3/1/2019	
N/A	NRI-078-12-02	Staff	Approved	6/9/2020	
SE-4823	TCPII-027-98-03	Planning Board	Pending	Pending	Pending

Proposed Activity

This Special Exception Site Plan proposes the new impacts of additional driveway paving, new grave areas, surface parking and stormwater management at the existing Resurrection Cemetery property.

Grandfathering

In the original special exception case for the subject property, in 1965, the site was residentially zoned. All of the approved type II tree conservation plans for the subject property were reviewed and approved in conformance with the 1993 Woodland Conservation Ordinance (WCO) using residentially based thresholds. Then the site was rezoned with the 1993 Subregion 5 Master Plan and Sectional Map Amendment (CR-60-1993) to O-S. Because the site is grandfathered under the 1993 WCO and because the use of the site as a cemetery has not changed since the original approvals dating back to 1968, the woodland conservation threshold has remained in keeping with the original residential zoning shown on the previously approved TCPIIs.

This project is grandfathered from the requirements of Subtitle 25, Division 2 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and Subtitle 27 Zoning that became effective on September 1, 2010 and February 1, 2012, as this special exception application has had prior special exception approvals and previously approved TCPIIs to which minor impacts are now proposed.

Site Description

The subject property is located on Woodyard Road just north of Hunter Drive, in Clinton. This site is an existing cemetery with maintenance buildings, office building, columbaria structures, interior road network, surface parking, and a stormwater pond. There are woodland, maintained lawn areas, and Regulated Environmental Features (REF) (100-year floodplain, streams, wetlands, and their associated buffers) located on-site. Woodyard Road is identified as a master planned arterial roadway and is also identified as a historic road. The site topography is sloping from north to south towards off-site stream systems. The predominant soils found to occur, per the United States Department of Agriculture Natural Resources Conservation Services (USDA NRCS) Web Soil Survey (WSS), are Beltsville silt loam, Beltsville-Urban land complex, Croom gravelly sandy loam, Croom-Marr complex, Dodon fine sandy loam, Grosstown gravelly silt loam, Grosstown-Hoghole complex, Grosstown-Urban land complex, Hoghole-Grosstown complex, Marr-Dodon complex, Sassafras sandy loam, Sassafras-Urban land complex, and Widewater and Issue soils. According to available information, Marlboro clay and Christiana complex are not identified on the property. The site is located within the Piscataway River watershed, which drains to the Potomac River basin. According to the Sensitive Species Project Review Area (SSSPRA) map prepared by the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), there are no Rare, Threatened, or Endangered (RTE) species found to occur on or in the vicinity of this property. The approved 2017 *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan* shows that the parcel is over 75 percent covered with mapped Regulated and Evaluation Areas. The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

Master Plan Conformance

Subregion Master Plan Conformance

The site is located within *Subregion 5 Master Plan and Sectional Map Amendment and Sector Plan* (July 2013). In the *Approved Master Plan and Sectional Map Amendment and Sector Plan*, the Environmental Infrastructure section contains goals, policies, recommendations, and strategies. The following guidelines have been determined to be applicable to the current project. The text in bold is the text from the master plan and the non-bold text provides comments on plan conformance.

Policy 1: Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.

Ensure the new development incorporates open space, environmental sensitive design, and mitigation activities.

Protect, preserve, and enhance the identified green infrastructure network within Subregion 5.

The overall property has always been used as a cemetery and was rezoned from a residential use to an open space use. This property use has not changed since its inception as a cemetery. The project site contains REF, woodland areas, and elements of the *Countywide Green Infrastructure Plan* of the *Approved Prince George's Resource Conservation Plan* (May 2017). The site is required to provide bio-retention and infiltration according to the approved Stormwater Management (SWM) concept letter. Open Space requirement will be addressed by the Urban Design Section. Impacts to sensitive areas have been limited to those required or necessary for burial crypt expansion.

Conformance with the *Countywide Green Infrastructure Plan* will be discussed in a later section of this memorandum.

Policy 2: Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.

Protect and restore groundwater recharge areas such as wetlands and headwater areas of streams.

This proposal is for the expansion of the usable cemetery area and to improve the interior road network. The SWM design has been reviewed and approved by the Department of Permits, Inspections, and Enforcement (DPIE) to address surface water runoff issues in accordance with Subtitle 32 Water Quality Resources and Grading Code. This requires that the environmental site design be implemented to the maximum extent practicable. The site has an approved SWM Concept Plan and letter (#21240-2018-00) which was submitted with the subject application and proposes eight micro-bioretention ponds.

Policy 3: Ensure that, to the extent that is possible, land use policies support the protection of the Mattawoman Creek.

Conserve as much land as possible in the rural tier portion of the water shed as natural resource land (forest, mineral, and agriculture).

Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.

The site is not within the Mattawoman Creek watershed or the rural tier. The proposed development will be outside the environmentally sensitive areas.

Policy 4: Enhance the county's Critical Area protection management in response to local, regional, and statewide initiatives and legislative changes.

The subject property is not located in the Chesapeake Bay Critical Area.

Policy 5: Reduce air pollution through transportation demand management (TDM) projects and programs.

Promote "climate-friendly" development patterns through the planning processes and land use decisions.

Increase awareness of the sources of air pollution and green-house gas emissions.

Air quality is a regional issue that is currently being addressed by the Council of Governments.

Policy 6: Encourage the use of green building techniques that reduce resource and energy consumption.

The proposed development application will not require architectural approval or need to use green building techniques.

Policy 7: Ensure that excessive noise-producing uses are not located near uses that are particularly sensitive to noise intrusion.

The proposed development may initially have noise producing activities due to the removal of woodlands and grading of the site. A large wooded buffer will be left along the southern boundary adjacent to the existing residential subdivision. After this land preparation and infrastructure construction, the noise producing activities will return to the existing maintenance activities.

Conformance with the *Countywide Green Infrastructure Plan*

According to the approved *Countywide Green Infrastructure Plan*, most of the site is within mapped Regulated Area or Evaluation Area within the designated network of the plan. The Regulated Areas are located within the on-site intermittent and perennial streams, stream buffers, wetlands, wetland buffers, 100-year floodplain, and adjacent woodlands. Impacts are proposed for woodland clearing within the Evaluation Area for the cemetery expansion development.

The following policies support the stated measurable objectives of the *Countywide Green Infrastructure Plan*:

Policy 1: Preserve, protect, enhance, or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan.

Most of the application area is within either Regulated or Evaluation Area of the Green Infrastructure network, which includes both wooded and maintained lawn areas. The proposed development will impact on-site woodlands within the Evaluation Area. However, based on staff's review, the woodland preservation is focused on the areas of highest priority within both the Regulated and Evaluation Areas.

Policy 2: Preserve, protect, and enhance surface and ground water features and restore lost ecological functions.

As discussed in previous sections, the site has an approved SWM concept which addresses surface water runoff issues in accordance with Subtitle 32 Water Quality Resources and Grading Code. The Primary Management Areas (PMA) associated with this application are located along the eastern boundary and in the central area of the site. The application proposes no impacts to the PMA. The PMA within the application area will be preserved as woodlands.

Policy 3: Preserve existing woodland resources and replant woodland, where possible, while implementing the desired development pattern of the 2002 General Plan.

The 2002 General Plan has been superseded by *Plan 2035*. The property is subject to the 1993 Woodland Conservation Ordinance (WCO). The Master Plan identifies protecting, preserving, and enhancing on-site green infrastructure areas and preserving wooded REF. As part of this application and the previous approvals for the overall cemetery development, the existing on-site woodland preservation areas meet the Master Plans goals and requirements along with the proposed woodland conservation requirement.

Review of Previously Approved Conditions

The following text addresses previously approved environmental conditions to be considered with this application.

Special Exception, SE-1135, approved by the County Council on January 15, 1965: This application was to request an approval to maintain an existing cemetery in the R-R zone. The District Council approved the SE request with no environmental conditions.

Revision to Special Exception, SE-1135-01, approved by the Planning Director on November 18, 2003: This “01” application was for the addition of a 14-foot-high granite shrine and a six-foot-high chain link fence. No new woodland impacts were proposed, and the revision did not affect the approved Type II Tree Conservation Plan. The Planning Director approved the ROSP request with no environmental conditions.

Revision to Special Exception, SE-1135-02, approved by the Planning Director on August 18, 2004: This “02” application was to add an accessory maintenance building and access paving to the existing cemetery. Woodland impacts were proposed, and a revised Type II Tree Conservation Plan was approved. The Planning Director approved the ROSP request with no environmental conditions.

Revision to Special Exception, SE-1135-03, approved by the Planning Director on January 8, 2007: This “03” application was to add the phased development of the 0.85 acres mausoleum site, eight buildings and one columbarium. Woodland impacts were proposed, and a revised Type II Tree Conservation Plan was approved. The Planning Director approved the ROSP request with no environmental conditions.

Revision to Special Exception, SE-1135-04, approved by the Planning Director on February 11, 2009: This “04” application was to add two religious shrines in existing section seven of the

cemetery. No new woodland impacts were proposed, and the application was found to be in conformance with the approved Type II Tree Conservation Plan. The Planning Director approved the ROSP request with no environmental conditions.

Revision to Special Exception, SE-1135-05, approved by the Planning Director on January 9, 2018: This “05” application was to add one 120 square feet columbarium with 700 square feet of disturbance to the cemetery. No new woodland impacts were proposed, and the application was found to be in conformance with the approved Type II Tree Conservation Plan. The Planning Director approved the ROSP request with no environmental conditions.

Environmental Review

Natural Resources Inventory/Existing Conditions

A Natural Resources Inventory, NRI-078-12-02, was approved on June 9, 2020, and provided with this application. This “02” NRI revision was required because the application area within the existing cemetery has never been investigated for on-site stream systems. The overall site contains PMA and REF such as streams, wetlands, associated buffers, and 100-year floodplain. The NRI shows that the overall site contains 56.27 acres of woodlands outside of the floodplain and 1.93 acres of woodlands inside the floodplain. There are 84 specimen trees scattered throughout the property. The TCPII and the SE plan show all of the required information correctly in conformance with the NRI; however, the acreage of existing woodland shown on the NRI is slightly different than what is shown on the TCPII as submitted. These woodland numbers need to be evaluated and revised to the corrected numbers and the plans (TCPII or NRI) need to be revised to be consistent.

Woodland Conservation

This property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance (WCO) because it has previously approved Tree Conservation Plans. Because the site is grandfathered under the 1993 WCO and because the use of the site as a cemetery has not changed since the original approvals dating back to 1968, the woodland conservation threshold has remained in keeping with the original residential zoning. A Type II Tree Conservation Plan was originally submitted with the Special Exception application; however, during review of the application staff determined that a revised NRI would be required and a revised Type II Tree Conservation Plan (TCPII-027-98-03) was submitted on July 30, 2020.

Based on the grandfathered woodland conservation threshold, staff calculated the requirements to be 20.20 acres. The applicant proposes to meet the woodland conservation requirement by preserving 21.75 acres of on-site woodlands. These calculations may vary slightly based on the final determination of the existing woodlands on-site but should be in general conformance prior to certification of the TCPII plan. This TCPII shows the preservation of 69 specimen trees and the removal of 15 specimen trees. The woodland conservation worksheet must be revised to show the corrected numbers and threshold.

As stated in the NRI section above, the recently approved NRI has a different existing woodland and wooded floodplain number than what is listed on the TCPII. These woodland numbers need to be evaluated and revised to the corrected numbers and the plans (TCPII or NRI) need to be revised to be consistent.

Technical revisions to the TCPII are required prior to signature approval.

Specimen Trees

Based on the review of this special exception application, it was determined that the site is subject to the WCO and is grandfathered from the current specimen tree regulations. No variance application for the removal of specimen trees is required. A Subtitle 25 variance application and a statement of justification in support of a variance, and a tree removal plan was received on July 30, 2020; however, this variance application was later withdrawn by the applicant.

The plans show the removal of 15 specimen trees: ST-1 (33-inch White Oak), ST-2 (31.5-inch White Oak), ST-3 (39.5-inch White Oak), ST-4 (33 inch Tulip Poplar), ST-15 (30-inch White Oak), ST-17 (30-inch Red Oak), ST-18 (33-inch Red Oak), ST-26(32.5-inch Tulip Poplar), ST-27 (32.5-inch American Beech), ST-28 (30.5-inch White Oak), ST-29 (30-inch Red Oak), ST-31 (31.5-inch Red Oak), ST-32 (32.5-inch White Oak), ST-33 (36.5-inch White Oak), and ST-35 (33.5-inch Tulip Poplar), for the implementation of the project as submitted. While no variance is required, staff is in support of their removal for the site's continued use as a cemetery. The trees need to be removed for proper grading for grave vaults and the expansion of the cemetery.

Primary Management Area

The overall cemetery and proposed application area contain on-site REF and PMA. These overall features include intermittent and perennial streams, stream buffers, wetlands, wetland buffers, and 100-year floodplain. The application area is adjacent to an on-site intermittent stream and stream buffer. No impacts are proposed to this stream, its buffer, or any other REF as part of this application.

Stormwater Management

An approved Stormwater Management Concept plan and approval letter was submitted with the subject application (Concept approval #21240-2018-00). Proposed SWM features include eight micro-bioretention facilities. The site will be required to pay a SWM fee of \$12,960.00 in lieu of providing on-site attenuation/quality control measures. No further information pertaining to stormwater management is required.

Scenic and Historic Roads

Woodyard Road is a designated historic roadway in the *Master Plan of Transportation 2009* (MPOT). Adjacent to a historic road, the Landscape Manual, which became effective on December 13, 2010, requires a Section 4.6 landscape buffer (Buffering Development from Special Roadways) based on the development tier. The Urban Design Section should review for conformance to this requirement as part of the landscape plan. No additional information is required concerning the historic road for the subject property.

Soils

The predominant soils found to occur per the United States Department of Agriculture Natural Resources Conservation Services (USDA NRCS) Web Soil Survey (WSS) are Beltsville silt loam, Beltsville-Urban land complex, Croom gravelly sandy loam, Croom-Marr complex, Dodon fine sandy loam, Grosstown gravelly silt loam, Grosstown-Hoghole complex, Grosstown-Urban land complex, Hoghole-Grosstown complex, Marr-Dodon complex, Sassafras sandy loam, Sassafras-Urban land complex and Widewater and Issue soils. According to available information, Marlboro clay and Christiana complex are not identified on the property. No further action is needed as it relates to this application. The County may require a soils report in conformance with CB-94-2004 during permit review process.

Summary of Recommended Findings and Conditions

The Environmental Planning Section recommends approval of SE-4823 and TCPII-027-98-03 subject to the following finding and conditions:

Recommended Findings:

- 1.** The Regulated Environmental Features (REF) on the subject property have been preserved and/or restored in a natural state to the fullest extent possible based the limits of disturbance shown on the TCPII and the evaluation provided with Special Exception Plan, SE-4823.

Recommended Conditions:

- 1.** Prior to signature approval of the TCPII, the NRI and/ or the TCPII shall be revised as needed to ensure that consistent site statistics are shown on both plans.
- 2.** Prior to certification of the Special Exception plan, the TCPII shall be revised as follows:
 - a.** Add "TCPII-027-98" to the approval block and to the worksheet.
 - b.** Add to the approval block "00" signature line "J Stasz", "6/26/1998."
 - c.** Add to the approval block "01" signature line "J Stasz", "8/18/2004."
 - d.** Add to the approval block "02" signature line "J Stasz", "2/27/2007."
 - e.** Revise the woodland conservation worksheet to reflect the grandfathered woodland conservation threshold, as shown on previously approved TCPII's.
 - f.** Remove FSD data sample points from the plan view.
 - g.** Have the revised plan signed and dated by the qualified professional preparing the plan.

If you have any questions concerning these comments, please contact me at 301-883-3240, or by e-mail at Alwin.schneider@ppd.mncppc.org

APPLICATION FOR SPECIAL EXCEPTION
PRINCE GEORGE'S COUNTY, MARYLAND

September 2, 1964

Most Reverend Patrick A. O'Boyle, Archbishop
of Washington,
(Name of Applicant)

owner/agent, hereby make application for permission to use for the purposes
of maintaining a cemetery
(Intended use)

the premises of 100 acres of His Lordship's Kindness, on
(Description and location of property)

Woodyard Road, Prince George's County, Maryland, as
per plat of W. Stanley Machen, Surveyor, hereto
attached.

now zoned ----- R.R.
(Zoning Classification)

Most Reverend Patrick A. O'Boyle,
Archbishop of Washington
By: - *Caesar L. Aiello*
(Signature of Applicant)
Caesar L. Aiello, Agent

725-15th St., N.W., Wash. 5, D.C.
(Post Office address of applicant)

District 7-2004

(Telephone number of applicant)



SE 1135

Jan. 15 ~~March 19, 1965~~
11:30 P.M.

APPLICATION FOR SPECIAL EXCEPTION
PRINCE GEORGE'S COUNTY, MARYLAND

September 16, 1964

Group # 21-1965
see # 21-1965

I, Most Reverend Patrick A. O'Boyle, Archbishop of Washington,
(Name of Applicant)

owner/agent, hereby make application for permission to use for the purposes
of maintaining a cemetery
(Intended use)

the premises of "100 acres of His Lordship's Kindness," on Woodyard
Road, Prince George's County, Maryland, as per plat of W.
Stanley Machen, Surveyor, ~~hereby attached~~, save and excepting
those parcels indicated on the plat to be conveyed to J. M.
Walton, and including the parcel to be conveyed by said J. M.
Walton to the Most Reverend Patrick A. O'Boyle, Archbishop of
Washington.-----R.R.
now zoned

(Zoning Classification)

MOST REVEREND PATRICK A. O'BOYLE,
Archbishop of Washington
By: *Caesar L. Aiello*
Caesar L. Aiello, Agent
725-15th St., N.W., Washington 5, D.C.
(Post Office address of applicant)

District 7-2004

(Telephone number of applicant)

Received
9/17/67

SE 1135

(12)

APPROVED AS TO FORM AND LEGALITY
County Attorney

S.E. No. 1135 APPLICATION FOR SPECIAL EXCEPTION
PRINCE GEORGE'S COUNTY, MARYLAND

DATE.....

RECEIPT No.....

September 16, 1964

BY.....

DIST. COUN. ACTION: Approved

Most Reverend Patrick A. O'Boyle, Archbishop of Washington,

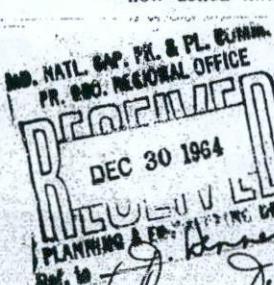
(Name of Applicant)

owner/agent, hereby make application for permission to use for the purposes

of maintaining a cemetery

(Intended use)

100 acres of "His Lordship's Kindness," on Woodyard
the premises of _____ Road, Prince George's County, Maryland, as per plat of W.
Stanley Machen, Surveyor. hereto attached, save and excepting
those parcels indicated on the plat to be conveyed to J. M.
Walton, and including the parcel to be conveyed by said J. M.
Walton to the Most Reverend Patrick A. O'Boyle, Archbishop of
Washington. _____ R.R.
now zoned _____



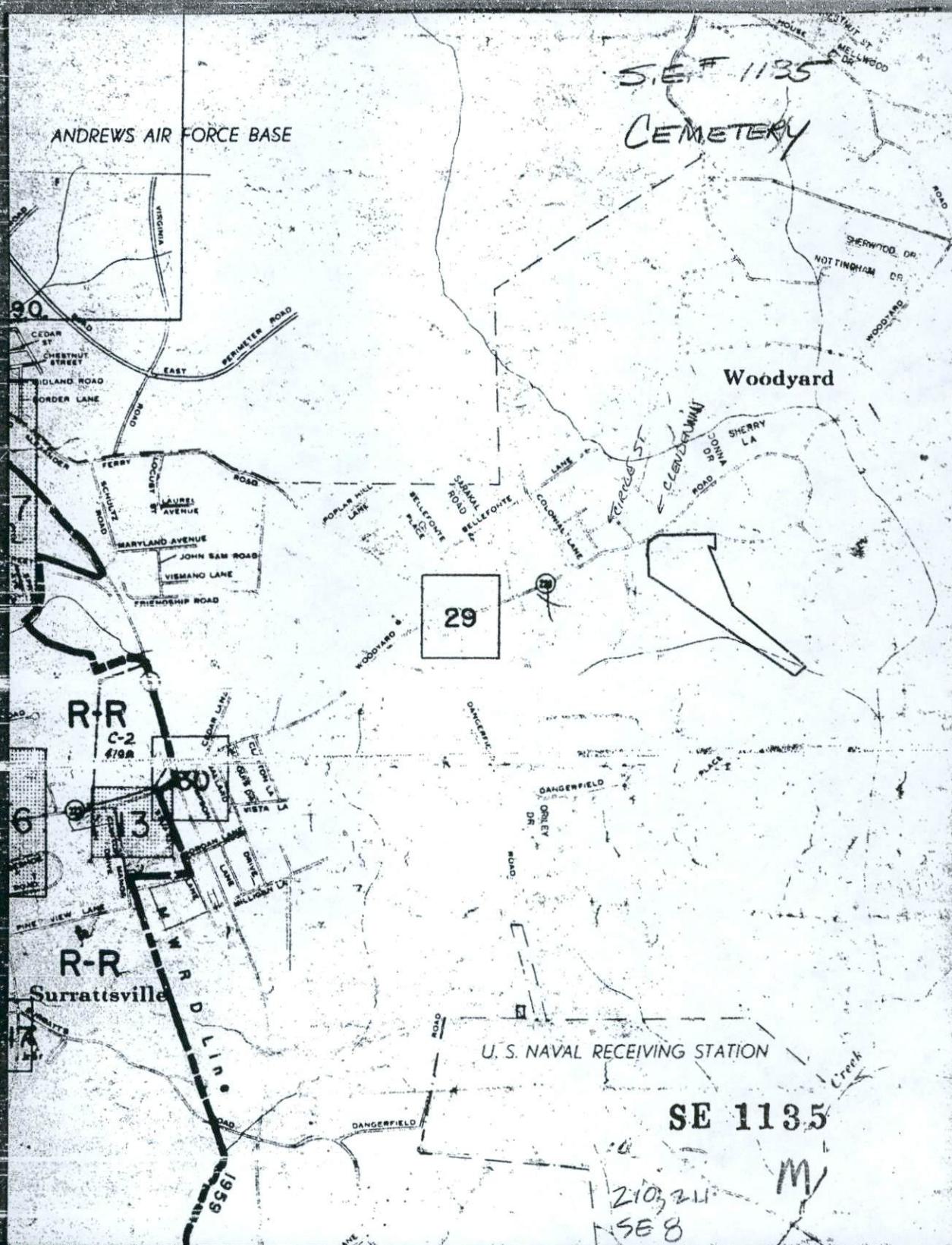
9/29/64
APPROVED AS TO FORM AND LEGALITY
John H. Murphy
County Attorney

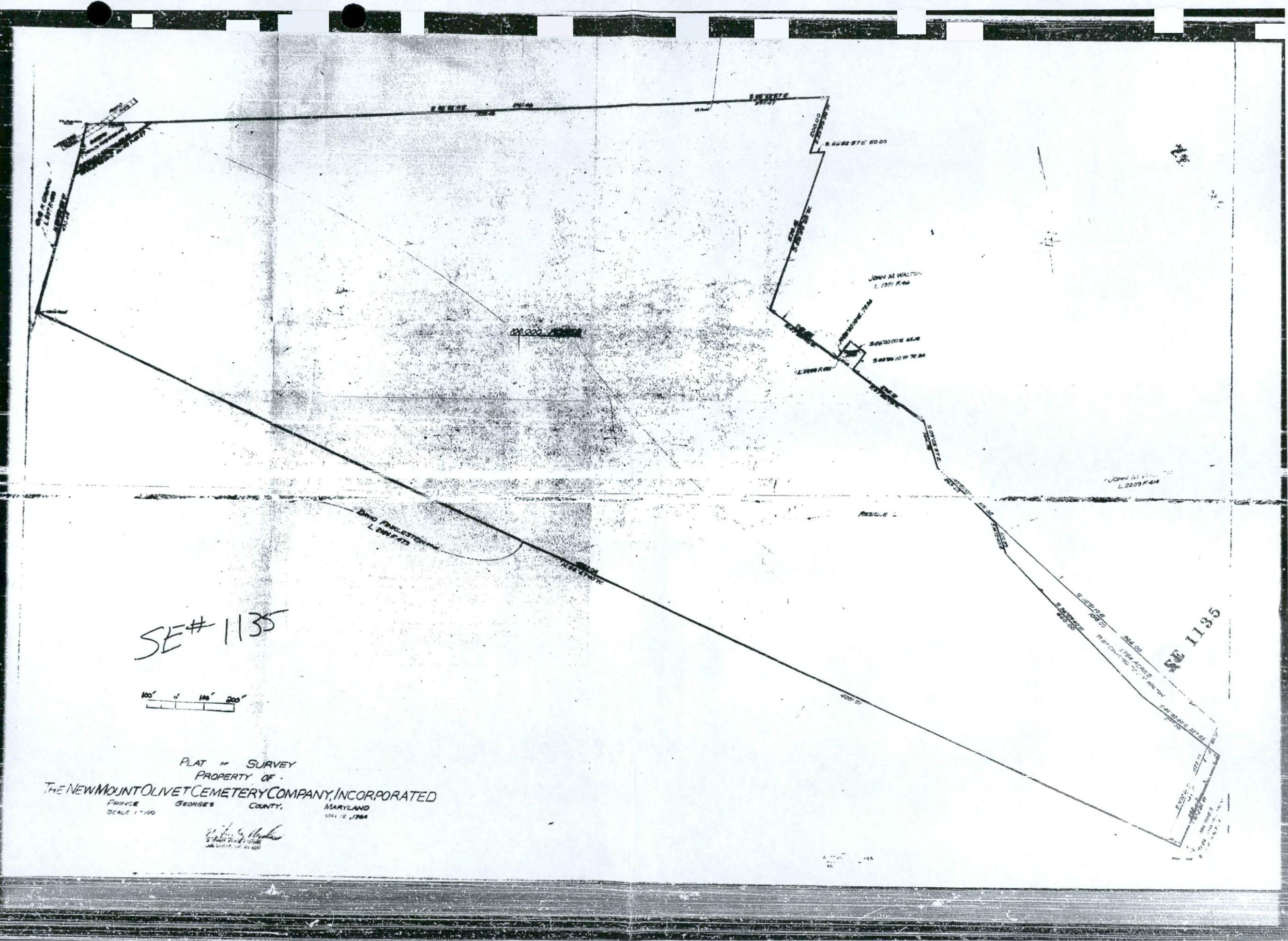
Most Reverend Patrick A. O'BOYLE,
Archbishop of Washington
By: Cesar L. Aiello
(Signature of Applicant)
Cesar L. Aiello, Agent
725-15th St., N.W., Washington 5, D.C.
(Post Office address of applicant)

District 7-2004

(Telephone number of applicant)

Received
9/17/67 SE 1135





DISTRICT COUNCIL FOR PRINCE GEORGE'S COUNTY, MARYLAND.

ZONING PROPOSAL NO. 21 1965

ZONING RESOLUTION NO. 21 1965

To grant a special exception to the zoning Regulations for the Maryland-Washington Regional District of Prince George's County.

WHEREAS a petition for a special exception to the Zoning Regulations has been filed by the Most Reverend Patrick A. O'Boyle, Archbishop of Washington, Caesar L. Aiello, attorney,

to use the property known as "the premises of one hundred acres of "His Lordship's Kindness" on Woodyard Road, Prince George's County, Maryland, as per plat of W. Stanley Machen, Surveyor, save and excepting those parcels indicated on the plat to be conveyed by the said J. M. Walton, to the Most Reverend Patrick A. O'Boyle, Archbishop of Washington, in the R-R zone for the purpose of maintaining a cemetery.

;and

WHEREAS after public hearing the County Commissioners for Prince George's County, sitting as the District Council of the Maryland-National Capital Park and Planning Commission, has found that the proposed use is in harmony with the purpose and intent of the general plan for the physical development of the District, and will not affect adversely the health and safety of the residents or workers in the area and will not be detrimental to the use of development of adjacent properties or the general neighborhood,

SECTION 1. Be it resolved by the County Commissioners for Prince George's County, sitting as the District Council of the Maryland-National Capital Park and Planning Commission. That the special exception as requested be and it is hereby granted.

SECTION 2. And be it further resolved. That this resolution shall take effect from the date of its adoption.

ADOPTED THIS 15th DAY OF January 1965

COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY,
MARYLAND.

ATTEST:

J. Leonard Rye *Jesse A. Bragott*
CLERK BY PRESIDENT

SE 1135

JANUARY 27, 1965

CAESAR L. AIELLO, ESQ.
725 - 15TH STREET, N.W.
WASHINGTON, D.C. 20005

RE: SPECIAL EXCEPTION FOR MAINTAINING A CEMETERY

PETITIONER: MOST REVEREND PATRICK A. O'BOYLE, ARCHBISHOP
HEARING DATE: JANUARY 15, 1965 /OF WASHINGTON

DEAR SIR:

THE BOARD OF COUNTY COMMISSIONERS SITTING AS
THE DISTRICT COUNCIL ON JANUARY 15, 1965
DID ~~GRANT~~ YOUR APPLICATION (19...
IDENTIFIED ABOVE) FOR A SPECIAL EXCEPTION TO USE THE
PREMISES OF "HIS LORDSHIP'S KINDNESS", ON
WOODYARD ROAD, PRINCE GEORGE'S COUNTY, MARYLAND, AS PER
PLAT OF W. STANLEY MACHEN, SURVEYOR, SAVE AND EXCEPTING
THOSE PARCELS INDICATED ON THE PLAT TO BE CONVEYED TO
J. M. WALTON, AND INCLUDING THE PARCEL TO BE CONVEYED BY
SAID J. M. WALTON TO THE MOST REVEREND PATRICK A. O'BOYLE,
ARCHBISHOP OF WASHINGTON, PROPERTY NOW ZONED R-R, FOR THE
PURPOSE OF MAINTAINING A CEMETERY.

THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE
PROVISIONS OF SECTION 79 (E), CHAPTER 780, LAWS OF
MARYLAND 1959 (1965 EDITION P. L. L. PRINCE GEORGE'S
COUNTY, SECTION 59-85).

VERY TRULY YOURS,

D. LEONARD DYER, CLERK
BOARD OF COUNTY COMMISSIONERS

MAILED: JANUARY 27, 1965

LHD

SE 1135

X

CRAIGHILL, AIELLO, GASCH & CRAIGHILL
725 FIFTEENTH STREET, WASHINGTON 5, D.C.

DISTRICT 7-2004

G. BOWDOIN CRAIGHILL
CAESAR L. AIELLO
OLIVER GASCH
G. BOWDOIN CRAIGHILL, JR.
LLEWELLYN C. THOMAS
RICHARD H. MAYFIELD
C. THOMAS McCALLY

FREDERIC D. MCKENNEY (1863-1949)
JOHN SPALDING FLANNERY (1870-1954)

September 1, 1964

Board of County Commissioners
Leonard Dyer, Esquire
Clerk
Court House
Upper Marlboro, Maryland

Dear Mr. Dyer:

Herewith I hand you application of the Most Reverend Patrick A. O'Boyle, Archbishop of Washington, for a special exemption for 100 acres of land known as His Lordship's Kindness, to be used as a cemetery. I have signed the application as his agent and attorney, and I find that this matter is covered by a letter from Robert B. Mathias, attorney to the Board, addressed to the Very Reverend Edward J. Herrmann, Vice Chancellor, dated November 5, 1963.

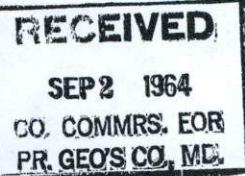
An early calendaring of this application would be very much appreciated.

Very truly yours,

Caesar L. Aiello

Caesar L. Aiello

CLA:rk
Encl.



SE 113.5

CRAIGHILL, AIELLO, GASCH & CRAIGHILL
725 FIFTEENTH STREET, WASHINGTON 5, D. C.

DISTRICT 7-2004

G. BOWDOIN CRAIGHILL
CAESAR L. AIELLO
OLIVER GASCH
G. BOWDOIN CRAIGHILL, JR.
LLEWELLYN C. THOMAS
RICHARD H. MAYFIELD
C. THOMAS MCALLY

FREDERIC D. MCKENNEY (1863-1949)
JOHN SPALDING FLANNERY (1870-1954)

September 16, 1964

Harry L. Durity, Esquire
Assistant County Attorney
Court House
Upper Marlboro, Maryland

Dear Mr. Durity:

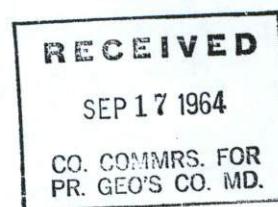
Referring to our recent telephone conversation, I am pleased to hand you herewith, in duplicate, a rewrite of the application for special exception of the Most Reverend Patrick A. O'Boyle, Archbishop of Washington, which contains a saving and excepting clause plus a reference to the parcel to be conveyed by J. M. Walton to the Archbishop. In addition, a copy of the map referred to is also enclosed, together with our firm check payable to the order of the Board of County Commissioners for \$22, to cover the filing fee.

~~Trusting that the application will now be found in order, I am, with best regards,~~

Sincerely yours,

Caesar L. Aiello
Caesar L. Aiello

CLA:rk
Encl.



SE 1135

X

PRINTER: GENEVA'S GROCERY

SELLING: BAKING

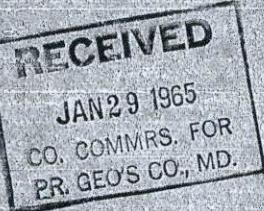
1135

X

Announcement of

Special Education

NAME: RICHARD PATRICK A. O'BRIEN



Jan. 1965

SE 1135

BOARD OF COUNTY COMMISSIONERS
FOR PRINCE GEORGE'S COUNTY
SITTING AS THE DISTRICT COUNCIL

ZONING HEARING

Owner

Friday, January 15, 1965
County Service Building
Hyattsville, Maryland

14 The application of the Most Reverend Patrick A.
15 O'Boyle, Archbishop of Washington, Owner, for permission to
16 use for the purposes of a CEMETERY the premises of 100
17 acres of His Lordship's Kindness, on Woodyard Road, save and
18 excepting those parcels to be conveyed to J. M. Walton, and
19 including the parcel to be conveyed by said J. M. Walton to
20 the Most Reverend Patrick A. O'Boyle, Archbishop of Washing-
21 ton, now zoned R-R, came on for hearing before the Board of
22 County Commissioners for Prince George's County, sitting as
23 the District Council, on Friday, January 15, 1965, County
24 Service Building, Hyattsville, Maryland, at 1:55 p.m.,
25 Chairman Jesse S. Baggett presiding.

SE 1135

1 PRESENT:

2 JESSE S. BAGGETT, Chairman
3 M. BAYNE BROOKE, Vice Chairman
4 GLADYS NOON SPELLMAN, Commissioner
5 ROBERT P. SUPHIN, Commissioner

6 STAFF MEMBERS:

7 D. LEONARD DYER, Clerk
8 LIONELL M. LOCKHART, Ass't County Attorney
9 MRS. KATHERINE PUMPHREY, Secretary

10 APPEARING ON BEHALF OF THE APPLICANT:

11 CESAR A. AIELLO

12 ALSO PRESENT:

13 JAMES M. HENNESSY
14 On behalf of the Maryland-National Capital
15 Park and Planning Commission.

16 - - - -

17 PROCEEDINGS

18 CHAIRMAN BAGGETT: Next is the application of
19 the Most Reverend Patrick A. O'Brien, Archbishop of Washington,
20 for a special exception, for the maintaining of a cemetery.

21 MR. AIELLO: My name is Cesary A. Aiello and I
22 appear for the applicant. We have testimony to present
23 but in view of the fact that there is no objection, I
24 respectfully request that the application be granted.

25 CHAIRMAN BAGGETT: Is there anyone objecting to
the application? Apparently there is not.

VICE CHAIRMAN BROOKE: I move that the application
for a special exception by the Most Reverend Patrick A.

SE 1135

1 O'Boyle, Archbishop of Washington, for the maintaining of
2 a cemetery be granted.

3 COMMISSIONER SUTPHIN: I second.

4 CHAIRMAN BAGGETT: It has been duly moved and
5 seconded that the application of the Most Reverend Patrick
6 A. O'Boyle, Archbishop of Washington, for a special exception
7 for the maintaining of a cemetery be granted.

8 All these in favor will signify by saying aye.

9 Opposed?

10 The ayes have it. It is so ordered.

11 (Whereupon, at 1:57 p.m. the hearing in the above-
12 entitled matter was concluded.)

13 TAKEN AND TRANSCRIBED BY

14 Donald J. Dunnett

15 - - -

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SE 1135

**CORRECTION AS TO
DATE OF HEARING**

OFFICE OF
COUNTY COMMISSIONERS

Prince George's County
UPPER MARLBORO, MARYLAND

November 17, 1965

PUBLIC HEARING on APPLICATION FOR SPECIAL EXCEPTION of
Meet Rev. Patrick A. O'Seyle, ~~Archbishop of Baltimore~~

for Cemetery

has been set for FRIDAY, JANUARY 15, 1965,

at 1:30 P.M., at the County Commissioners' Hearing Room,
County Service Building, Hyattsville, Maryland.

D. Leonard Dyer

cr

Clerk.

PLEASE BE PRESENT
AT THIS HEARING

M

Liber 2975 page 555

THIS DEED

Made this 26th day of March, 1964, by and between THE NEW MOUNT OLIVET CEMETERY COMPANY, a Maryland corporation, party of the first part, and THE MOST REVEREND PATRICK A. O'BOYLE, ARCHBISHOP OF WASHINGTON, and his successors in office, in accordance with the discipline and government of the Roman Catholic Church, a corporation sole, incorporated by Act of Congress approved May 29, 1948, party of the second part, -

WITNESSETH: That in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration, the party of the first part does grant and convey unto the party of the second part, in fee simple, all of the property situate in Prince George's County, State of Maryland, described as being part of a tract of land consisting of 236.52 acres in a deed from Royd R. Sayers, et ux, to The New Mount Olivet Cemetery Company, Inc., dated September 21, 1953, duly recorded in Liber 1775, at folio 1, all of the 0.0233 acre tract conveyed by John M. Walton, et ux, to The New Mount Olivet Cemetery Company, Inc. by deed dated April 1, 1953, and recorded in Liber 2209, at folio 421; and all of the 0.0857 acre Daingerfield family graveyard, the part herein conveyed being more particularly described as follows:

"Beginning for the same at a stone found on the northwesterly side of the public road known as Woodyard Road, said stone being the beginning point of the entire tract described in Liber 1775 at folio 1, thence running with the aggregate of the 1st and 2nd lines of Liber 1775 at folio 1, (1) South 85° 52' 13" East 2161.46' to a pipe found at the end of said 2nd line, said pipe also being the beginning point of the 30.00 acre tract previously conveyed to John M. Walton et ux by deed dated December 30, 1955 and recorded in Liber 1951 at folio 46, thence running reversely with the 23rd, 22nd, 21st and 20th lines of said 30.00 acre prior conveyance, the following four courses and distances, (2) South 85° 52'

Rm. C.R. Aiello, 725 15th St. NW, Wash. DC

May 15, 1964

Liber 2075 PAGE 556

57" East 397.47' to a pipe, thence (3) South 25° 55'
38" West 200.00' to a pipe, thence (4) South 85° 52'
57" East 50.00' to a pipe, thence (5) South 25° 55'
38" West 570.12' to a pipe found at the end of the 19th
line thereof, thence running reversely with part of
19th line of said 30.00 acre prior conveyance, (6) South
47° 25' 46" East 281.63' to a pipe found, said pipe
being the beginning point of the 0.0233 acre parcel
conveyed to the New Mt. Olivet Cemetery Company, Incor-
porated in Liber 2209 at folio 421, thence running with
the list line of said 0.0233 acre parcel and running
with the prolongation of said line in a northeasterly
direction (7) North 40° 56' 10" East 73.86' to the most
northerly corner of the Daingerfield family graveyard,
thence running (8) South 46° 00' 00" East 65.18' to
the most easterly corner of said graveyard, thence run-
ning (9) South 40° 56' 10" West 72.24' to a pipe set at
the end of the 3rd line of the 0.0233 acre parcel con-
veyed in Liber 2209 at folio 421, said pipe also being
in the 19th line of the 30.00 acre prior conveyance as
described in Liber 1951 at folio 46, thence running
reversely with part of said 19th line (10) South 47°
25' 46" East 295.31' to a pipe found at the end of the
18th line of said 30.00 acre prior conveyance, thence
running reversely with said 18th line, (11) South 09°
05' 57" East 164.98' to a pipe found at the end of the
17th line of said 30.00 acre prior conveyance, thence
running reversely with said 17th line and the prolonga-
tion of said line in a southeasterly direction (12)
South 40° 51' 10" East 1281.62' to a pipe set at the
end of the 14th line of a 106.5 acre tract previously
conveyed to John M. Walton et ux by deed dated May 6,
1958 and recorded in Liber 2209 at folio 414, thence
running with the 15th line of said 106.5 acre prior
conveyance, as now surveyed, (13) South 31° 12' 20"
West 423.75' to a pipe set at the end thereof, said
pipe being in the 27th line of the entire tract
described in Liber 1775 at folio 1 and distant North
58° 57' 40" West 126.20' from a planted stone found, thence
running with part of said 27th line (14) North 58° 47'
40" West 4232.04' to a planted stone found at the end
thereof, thence running with the 28th line of Liber
1775 at folio 1 (15) North 20° 58' 55" East 660.55' to
the beginning.

"Containing 101.828 acres of land more or less.

"Saving and excepting the Daingerfield family
graveyard containing 0.0857 acres and subject to the
right to enter said graveyard in accordance with the
will of the late Miss Ellen C. Daingerfield.

"Subject to the rights of the public to use any
part of the hereinbefore described 101.828 acre tract
that falls within the public road known as Woodyard
Road, as said road is now being used."

Liber 2975 PAGE 557

Together with the building and improvements therupon, erected, made, or being, and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in anywise appertaining.

To have and to hold the aforesaid piece or parcel of ground and premises above described or mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said party of the second part.

And the party of the first part covenants that it will warrant specially the property hereby conveyed; that it is seised of the land hereby conveyed; that it has the right to convey said land; that the party of the second part shall quietly enjoy said land; that it has done no act to encumber said land; and that it will execute such further assurances of said land as may be requisite.

IN WITNESS WHEREOF, the said Grantor and party of the first part has caused its corporate seal to be hereto affixed and these presents to be executed in its corporate name by Patrick A. O'Boyle, its President, attested by its Secretary, as of the day and year first above written, in pursuance of a resolution duly adopted for that purpose by its Board of Directors.

THE NEW MOUNT OLIVET CEMETERY COMPANY, INC.

By Patrick A. O'Boyle
President

Attest:

John B. Rehder
Secretary

DISTRICT OF COLUMBIA, ss:

LIBER 2975 PAGE 558

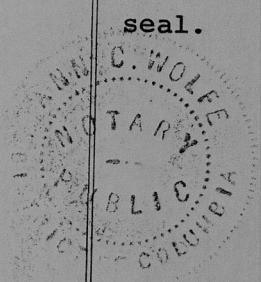
On this 26th day of March, 1964, before me, Ann
C. Wolfe, a notary public in and for the
District of Columbia, personally appeared Patrick A. O'Boyle, who
acknowledged himself to be the President of The New Mount Olivet
Cemetery Company, Inc.; and that he, as such President, being
authorized so to do, executed the foregoing deed for the purposes
therein specified, by signing the name of the corporation by
himself.

IN WITNESS WHEREOF, I have hereunto set my hand and
seal.

Ann S. Wolfe
Notary Public, D.C.

My commission expires:

January 31, 1968

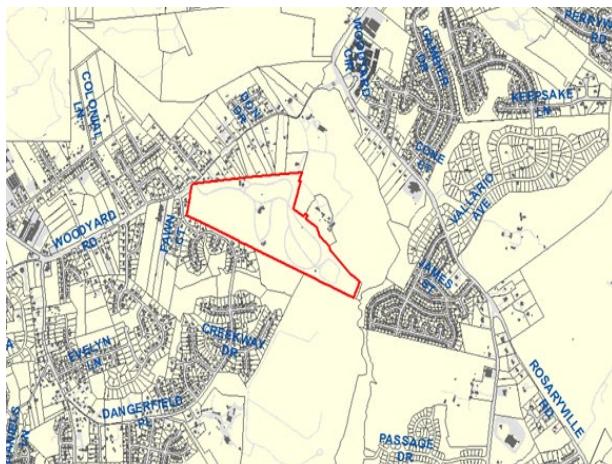




The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Special Exception Resurrection Cemetery

SE-4823

REQUEST	STAFF RECOMMENDATION
To permit expansion to the existing cemetery to allow for additional paving in the form of a 20-foot-wide drive aisle, surface parking lot, and site improvements for access to future grave sites.	APPROVAL with conditions
Location: Southeast side of Woodyard Road, approximately 215 feet from its intersection with Hunter Drive.	
Gross Acreage:	99.98
Zone:	O-S
Dwelling Units:	0
Gross Floor Area:	0
Lots:	0
Parcels:	1
Planning Area:	81A
Council District:	09
Election District:	09
Municipality:	N/A
200-Scale Base Map:	211SE08
Applicant/Address: Catholic Cemeteries of the Archdiocese 13801 Georgia Avenue Aspen Hill, MD 20906	
Staff Reviewer: Thomas Sievers Phone Number: 301-952-3994 Email: Thomas.Sievers@ppd.mncppc.org	
	
Planning Board Date:	09/10/2020
Planning Board Action Limit:	N/A
Staff Report Date:	08/25/2020
Date Accepted:	08/29/2019
Informational Mailing:	01/19/2018
Acceptance Mailing:	08/28/2019
Sign Posting Deadline:	N/A

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: Sherri Conner, Supervisor, Subdivision and Zoning Section
Development Review Division

FROM: Thomas Sievers, Senior Planner, Subdivision and Zoning Section
Development Review Division

SUBJECT: Special Exception SE-4823
Resurrection Cemetery

REQUEST: An expansion to the existing cemetery to allow for additional paving in the form of a 20-foot-wide drive aisle, surface parking lot, and site improvements for access to future grave sites.

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application on the consent agenda for transmittal to the Zoning Hearing Examiner on the agenda date of September 10, 2020.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. 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.

FINDINGS:

1. **Location and Site Description:** The subject property is located on the southeast side of Woodyard Road, approximately 0.7 mile southwest of Rosaryville Road. An existing cemetery occupies the property, with ancillary uses, including an administrative office building, mausoleums, and maintenance building. The existing buildings on-site total 16,648 square feet of gross floor area and the existing developed impervious surface, other than the buildings, totals 236,363 square feet.
2. **History and Previous Approvals:** The subject property is located on Tax Map 108 in Grid D4, consists of one parcel, and contains a total of 99.98 acres of land. The subject property is known as Parcel 4, recorded among the Prince George's County Land Records in Liber 2975 folio 555. The Existing Special Exception for the property (SE-1135) was originally approved on January 15, 1965 by the Prince George's County District Council without conditions. Since no site plan was initially approved in connection with the existing special exception, the as-built plans submitted for Building Permit No. 9649-94-CG were previously treated as the approved site plan for the existing special exception. Five minor revisions to the site plan for the special exception have been approved by the Planning Director to date:
 - a. Revision of Site Plan ROSP-1135-01, November 18, 2003, addition of a 14-foot-high granite shrine and a 6-foot-high chain-link fence.
 - b. Revision of Site Plan ROSP-1135-02 and Alternative Compliance AC-04018, August 10, 2004, addition of a maintenance building (30 feet by 83 feet) and related access paving (1,375 sq. ft.), and alternative compliance to the 2010 *Prince George's County Landscape Manual* for a Section 4.7 Type D bufferyard adjoining an historic property.
 - c. Revision of Site Plan ROSP-1135-03 and Alternative Compliance AC-04018-01, January 8, 2007, addition of an 0.85-acre mausoleum site that included nine structures and one columbaria, and revision of alternative compliance to the 2010 *Prince George's County Landscape Manual* for a Section 4.7 Type D bufferyard adjoining an historic property.
 - d. Revision of Site Plan ROSP-1135-04, January 11, 2009, addition of two religious shrines to Section 7 of the cemetery.
 - e. ROSP-1135-05, January 9, 2018, addition of a 120 square foot columbaria.
3. **Neighborhood and Surrounding Uses:** The general neighborhood is bounded to the north by Woodyard Road, MD 5 (Branch Avenue) to the west, the Piscataway Creek to the east, and Surratts Road to the south. The neighborhood primarily includes residential uses. The immediate uses surrounding the subject property are as follows:

North—	Single-family detached residential lots in the Rural Residential (R-R) Zone, and His Lordship's Kindness/Poplar Hill and Cemetery Historic Site (81A-001) and horse farm in the Residential-Agricultural (R-A) Zone.
---------------	--

East—	Woodland in the R-A and Reserved Open Space (R-O-S) Zones and single-family detached residential lots in the R-R and One-Family Detached Residential Zones.
South—	Undeveloped land in the R-O-S Zone and single-family homes in the R-R Zone.
West—	Woodyard Road and single-family detached residential lots in the R-R Zone.

4. **Request:** The applicant requests approval of a special exception to permit expansion to the existing cemetery, to allow for additional paving in the form of a 20-foot-wide drive aisle, surface parking lot, and site improvements, for access to future grave sites.

5. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	O-S	O-S
Use(s)	Cemetery	Cemetery
Acreage	99.98	99.98
Parcels	1	1
Gross Floor Area	16,648 sq. ft.	16,648 sq. ft.
Dwellings	0	0

6. Required Findings: A special exception is subject to the general findings for approval of all special exceptions contained in Section 27-317(a) of the Prince George's County Zoning Ordinance. Part 4 of the Zoning Ordinance also includes additional required findings for specific uses. A cemetery or crematory is subject to the additional findings of Section 27-341 of the Zoning Ordinance. The analysis of all the required findings for approval are provided below.

In support of the application, the applicant filed a statement of justification (SOJ) submitted August 13, 2019, incorporated by reference herein. This case was heard at the Subdivision and Development Review Committee (SDRC) meeting on September 20, 2019. The applicant submitted a revised site plan and landscape plans, and a Type II tree conservation plan, for the subject property, which was received on July 31, 2020, as requested by staff at the SDRC meeting.

General Special Exception Findings—Section 27-317(a) provides the following:

(a) A Special Exception may be approved if:

(1) The proposed use and site plan are in harmony with the purposes of this Subtitle.

The purposes of Subtitle 27 of the Prince George's County Code, as set forth in Sections 27-102(a)(1) through (15) of the 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. Specific to the Open Space (O-S) Zone, as set forth in Section 27-425 of the Zoning Ordinance, the purposes relate to providing low intensity uses consistent with the area master plan that promote the economic use and conservation of natural resources and heritage in the area. Staff finds that the use and the site plan, as proposed, will be in harmony with the purposes of this Subtitle, given the SOJ put forth by the applicant, and the analysis and recommended conditions contained herein.

The proposed special exception will allow for additional grave sites, surface parking spaces, and associated stormwater management (SWM) at the existing cemetery, which is buffered from all adjacent properties by existing woodland. Further, a cemetery use by its very nature generates very little noise, traffic, or activity. Thus, the use will protect and promote the health, safety, morals, comfort, convenience, and welfare of County residents.

Since the property is already improved with a cemetery that is served by adequate public facilities and services, the proposed special exception will promote conservation, creation, and orderly expansion of existing land uses without imposing any increased burden on public facilities.

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

As indicated on the site plan submitted with the application, the proposal satisfies all applicable development regulations as specified in Section 27-442 of the Zoning Ordinance. The application proposes a lot coverage of approximately 7.84 percent, which is well below the maximum lot coverage allowed for all other uses (50 percent) pursuant to Section 27-442(c).

(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 Map Plan, the General Plan.

The Plan Prince George's 2035 Approved General Plan (Plan 2035) identifies the property within an Established communities growth policy area and designates the generalized future land use as institutional. In addition, the *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* (Master Plan) designates the property for institutional land uses (Master Plan, page 33). The addition of grave sites, mausoleums, and associated improvements to the existing cemetery is consistent with Plan 2035 and Master Plan recommendations for the property.

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

The proposed special exception will not alter the previous finding associated with the existing special exception that satisfied this provision. The application ensures sufficient setbacks from the neighboring properties and ample tree buffering.

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

As noted above, the adjacent transportation facilities are adequate to support the expansion to the existing cemetery. To this end, the proposed special exception will not impose a material impact on traffic safety or congestion to the detriment of the adjacent properties and general neighborhood.

(6) The proposed site plan is in conformance with an approved Tree Conservation Plan.

As detailed in the site plan, the proposal is consistent with Type II tree conservation plan TCPII-078-12, which has been submitted with this application for the redevelopment of the property.

(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).

The proposed special exception demonstrates preservation of all regulated environmental features on the property to the fullest extent practical. The application will also provide additional SWM facilities that enhance the property's environmental features.

Specific Special Exception Requirements:

Section 27-341. – Cemetery or Crematory.

A cemetery (including an animal cemetery) or a crematory may be permitted, provided that the use shall not be located within any proposed street or other public right-of-way, notwithstanding Section 27-259.

As reflected on the site plan submitted with this application, the proposed special exception does not include cemetery uses within any proposed street or other public right-of-way. Consistent with the existing special exception, the application does not alter or impair the property's ability to meet the use-specific requirements for a cemetery.

7. **Parking Regulations:** In accordance with the parking and loading regulations contained in Section 27-568(a)(6) of the Zoning Ordinance, the existing office (6,000 square feet) is required to provide 18 spaces and the existing maintenance building (2,490 square feet) is required to provide 5 parking spaces, for a total of 23 parking spaces. The submitted site plan shows that a total of 36 parking spaces will be provided, including 34 regular parking

spaces and 2 standard handicap-accessible spaces. Section 27-582(a) of the Zoning Ordinance does not require loading spaces for an office building that has less than 10,000 square feet of gross floor area. Required parking will be accommodated around the site via several drive aisles, all of which are proposed to be at least 22 feet in width, as shown on the site plan.

8. **2010 Prince George's County Landscape Manual Requirements:** The application is subject to the following sections of the 2010 *Prince George's County Landscape Manual* (Landscape Manual): Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Special Roadways; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements.

Section 4.3 of the Landscape Manual requires parking lots that are between 7,000 to 49,999 square feet to provide 8 percent of the interior of the parking lot as planting area. The Section 4.3 schedules included on the landscape plan show conformance to the requirements.

Section 4.6 of the Landscape Manual requires special roadways to be buffered from development. Woodyard Road is a designated historic roadway in the 2009 *Approved Countywide Master Plan of Transportation*. Adjacent to a historic road, the Landscape Manual, which became effective on December 13, 2010, requires a Section 4.6 landscape buffer (Buffering Development from Special Roadways) based on the development tier. Conformance to this standard shall be established prior to certification of the special exception.

In accordance with Section 4.7 of the Landscape Manual, a Type C bufferyard is required when a low impact use is adjacent to single-family detached houses. A Type C bufferyard includes a minimum 30-foot-wide building setback and 20-foot-wide landscaped yard to be planted with 80 plant units per 100 linear feet of the property line. The requirements of the Type C bufferyards are fulfilled by existing woodlands. In addition, a Type D bufferyard is required to buffer incompatible uses adjacent to an historic site that includes a minimum 50-foot-wide building setback and 40-foot-wide landscaped yard to be planted with 160 plant units per 100 linear feet of property line. Alternative Compliance (AC-04018) was previously approved through ROSP-1135-01 and subsequent revision (AC-04018-01) in ROSP-1135-02 for the Type D bufferyard requirements. The landscape plan provides the appropriate schedules showing conformance with the requirements.

Section 4.9 of the Landscape Manual promotes sustainable landscaping as an environmentally sensitive design approach. A percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) shall be native species (or cultivars thereof) and shall be identified on a planting schedule on the landscape plan. Any existing trees and/or vegetation retained in fulfillment of the requirements shall not contain invasive species, which must also be reflected in the schedule. Trees proposed in fulfillment of the requirements shall not be planted on slopes steeper than three-to-one (3:1). Conformance to this standard shall be established prior to certification of the special exception.

9. **Tree Canopy Coverage:** In accordance with Section 25-127(b)(1)(D) of the Tree Canopy Coverage Ordinance, this application is exempt because it is located in the O-S Zone.

The regulated environmental features on the subject property have been preserved and/or restored in a natural state to the fullest extent possible based the limits of disturbance shown on the TCPII and the evaluation provided with Special Exception SE-4823.

10. **Signage:** No changes to the existing signage and no new signage are proposed with this application; therefore, this application does not require review of the sign regulations.
11. **Military Installation Overlay Zone:** This application is located within the Military Installation Overlay Zone. Pursuant to Section 27-548.54, Requirements for Height, of the Zoning Ordinance, the majority of the subject property is in the Conical Surface (20:1)-Right Runway, and the westernmost portion of the property is in the Inner Horizontal Surface-Right Runway. Structures proposed for this site must not exceed the maximum height of 477 feet and 150 feet, respectively. The maximum height of the proposed structure on the subject property is 30 feet, which is within the requirements for height for the subject property. Pursuant to Section 27-548.55, Requirements for Noise, the subject property is in the Noise Intensity Zone of 60 db to 74 db. Certain uses are prohibited within the noise intensity zone, however, the proposed cemetery is not affected by these limitations.
12. **Referral Comments:** The following referrals were received and are incorporated herein by reference; all of the comments are addressed on the site plan, or as part of this technical staff report:
 - a. Community Planning Division, dated August 7, 2020 (Irminger to Sievers)
 - b. Transportation Planning Section, dated August 6, 2020 (Masog to Sievers)
 - c. Environmental Planning Section, dated August 17, 2020 (Schneider to Sievers)
 - d. Historic Preservation Section, dated September 28, 2019 (Stabler to Cannady II)

RECOMMENDATION

A special exception use is considered compatible with uses permitted by-right within the Open Space (O-S) Zone if specific special exception criteria are met. Unless unique adverse impacts are identified, the special exception may be approved. The appropriate standard for determining whether the use would create an adverse impact upon surrounding properties is to show that the proposed use, at this particular location proposed, would not have adverse impacts above and beyond those inherently associated with the special exception use, regardless of its location within the O-S Zone.

Based on the applicant's revised 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 Section 27-317 (in general) and Section 27-341, for a cemetery or crematory, of the Zoning Ordinance in this instance. Therefore, staff recommends approval of Special Exception SE-4823, Resurrection Cemetery, subject to the following conditions of approval:

1. Prior to certification of the special exception, the site plan shall be revised, as follows:
 - a. Provide a 2010 *Prince George's County Landscape Manual* Section 4.6 landscape buffer along Woodyard Road (buffering development from special roadway), as it is an historic roadway as designated in the 2009 *Approved Countywide Master Plan of Transportation*, and add a Section 4.6 Schedule to the landscape plan.
 - b. Provide a 2010 *Prince George's County Landscape Manual* Section 4.9 Schedule on the landscape plan.
2. Prior to signature approval of the Type II tree conservation plan (TCPII), the Natural Resources Inventory and/or the TCPII shall be revised as needed to ensure that consistent site statistics are shown on both plans.
3. Prior to certification of the special exception plan, the Type II tree conservation plan shall be revised, as follows:
 - a. Add "TCPII-027-98" to the approval block and to the worksheet.
 - b. Add to the approval block "00" signature line "J Stasz", "6/26/1998."
 - c. Add to the approval block "01" signature line "J Stasz", "8/18/2004."
 - d. Add to the approval block "02" signature line "J Stasz", "2/27/2007."
 - e. Revise the woodland conservation worksheet to reflect the grandfathered woodland conservation threshold, as shown on previously approved Type II tree conservation plans.
 - f. Remove forest stand delineation data sample points from the plan view.
 - g. Have the revised plan signed and dated by the qualified professional preparing the plan.

ITEM: 4D

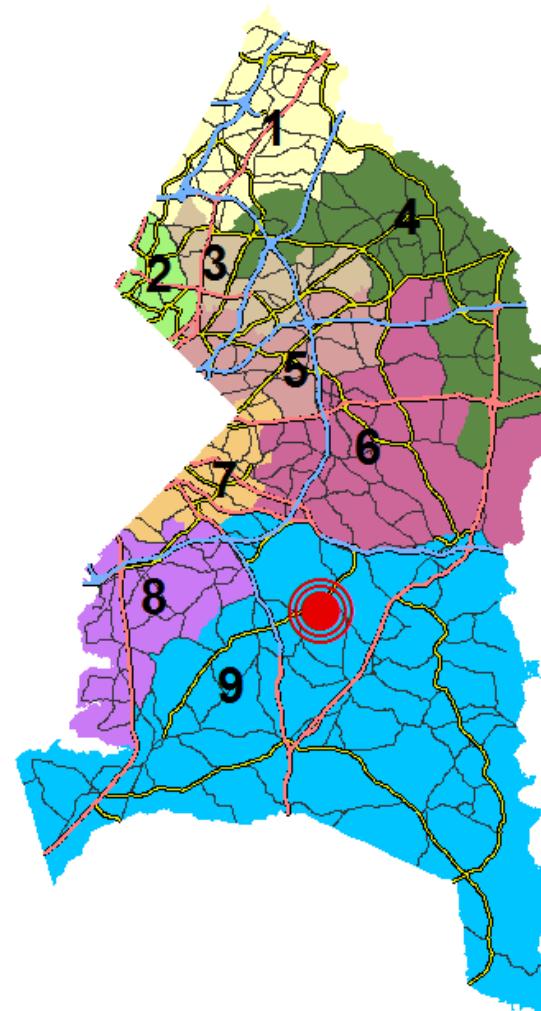
CASE: SE-4823

RESURRECTION CEMETERY

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



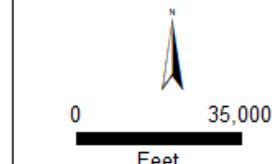
GENERAL LOCATION MAP



GENERAL LOCATION MAP

Legend

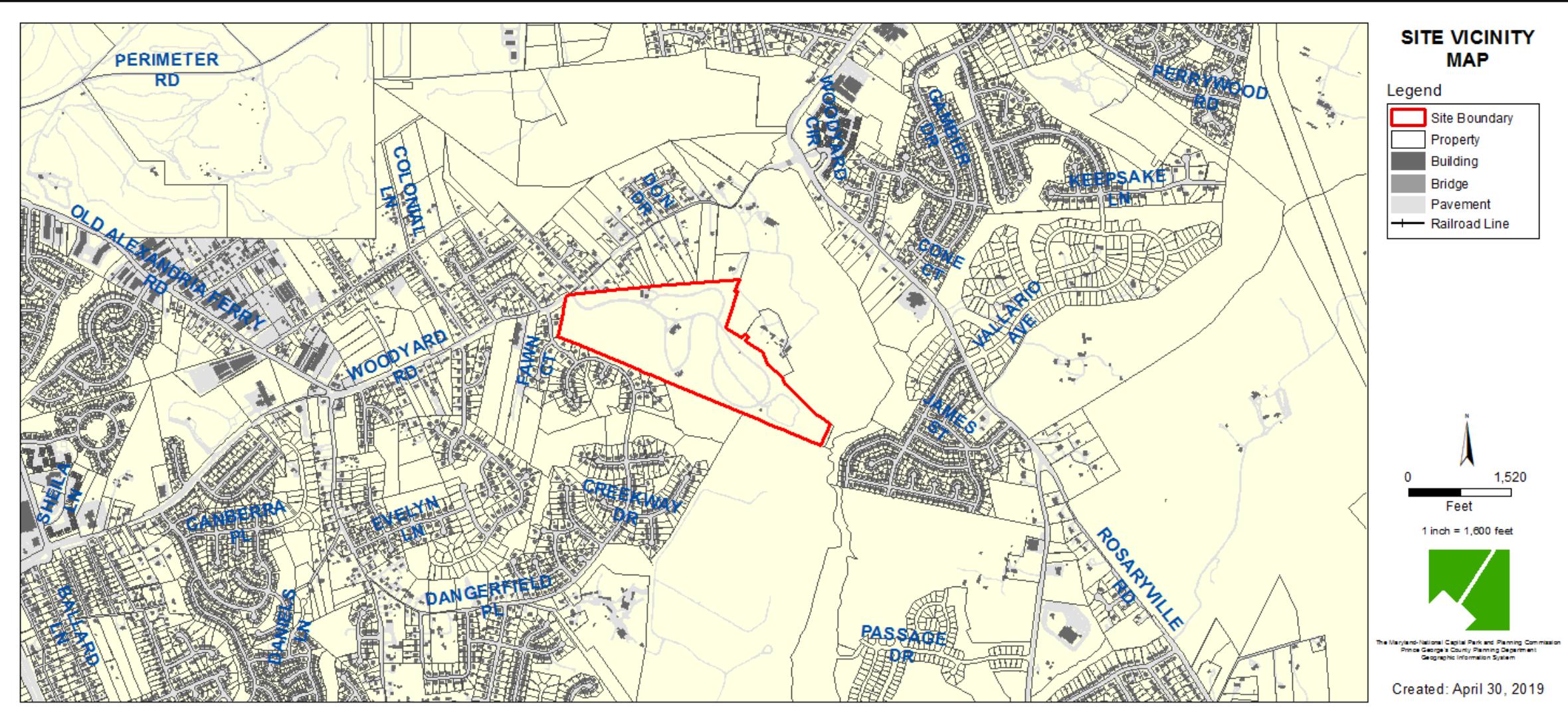
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—	Major Roads
Councilmanic Districts	
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2	7
3	8
4	9
5	



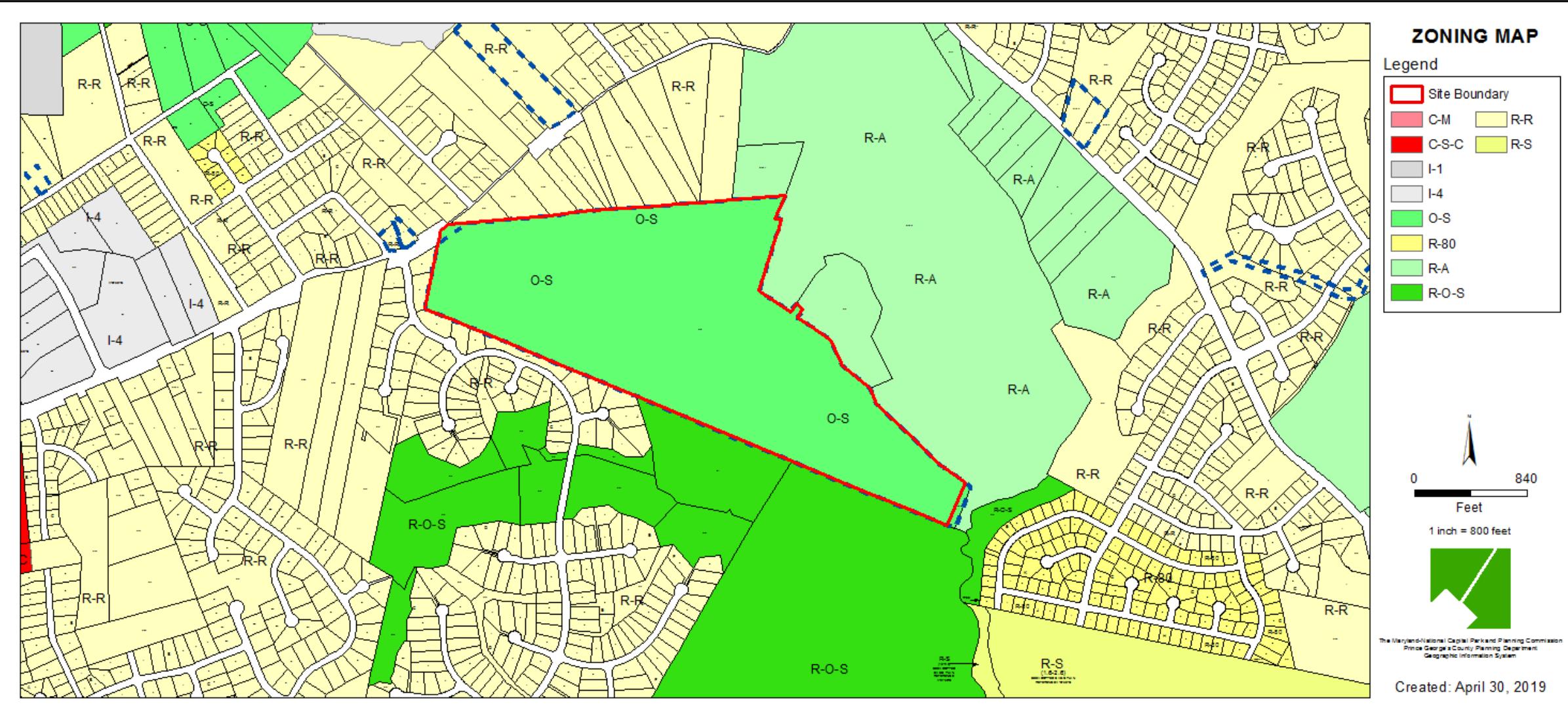
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: April 30, 2019

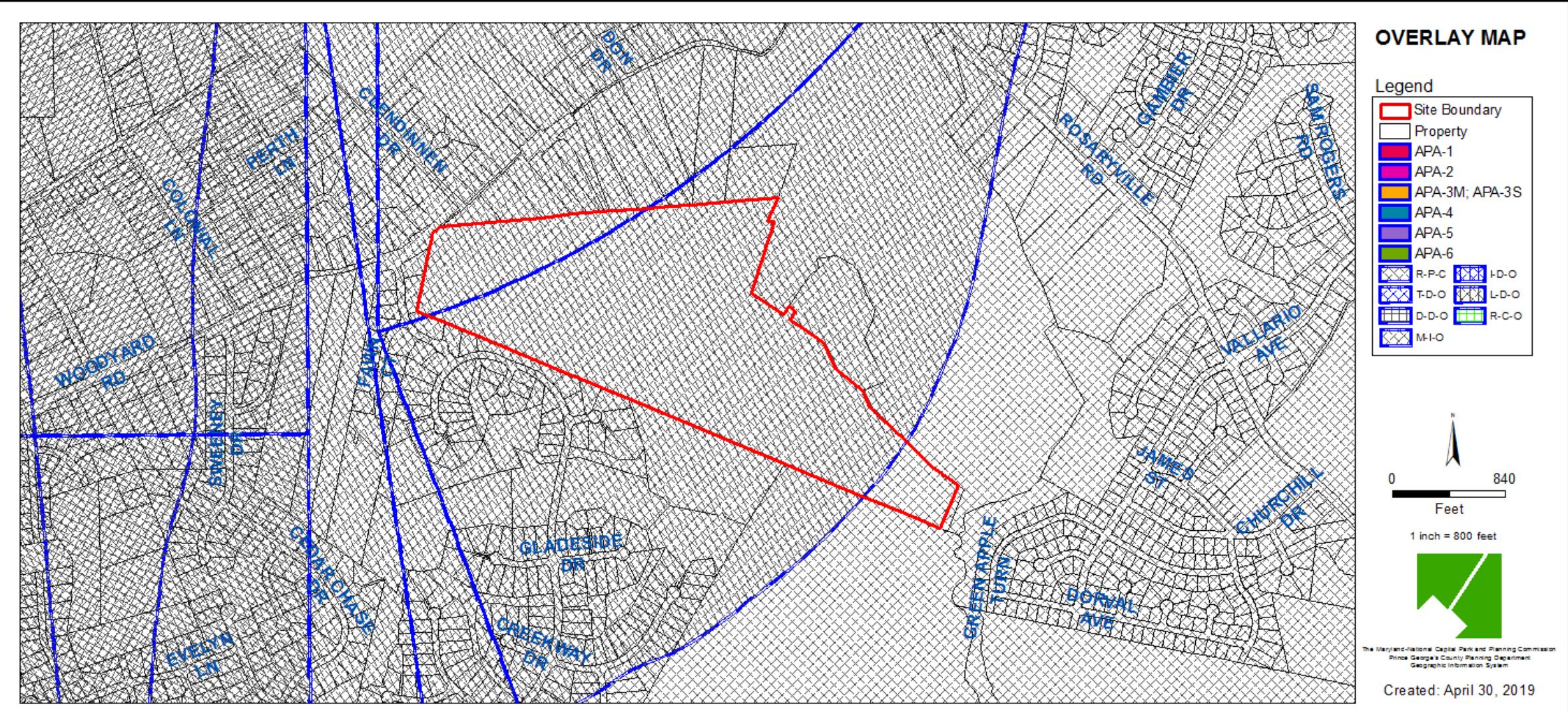
SITE VICINITY



ZONING MAP



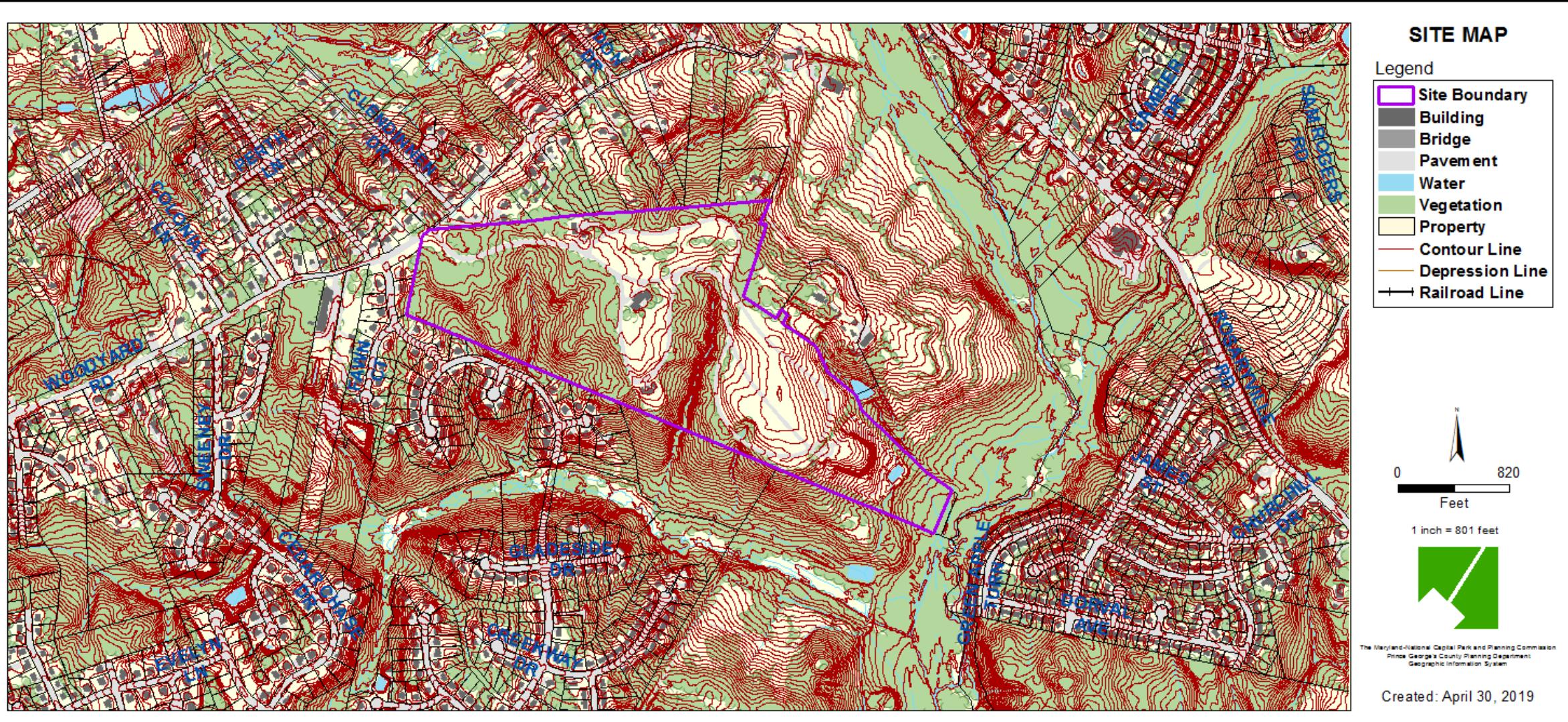
OVERLAY MAP



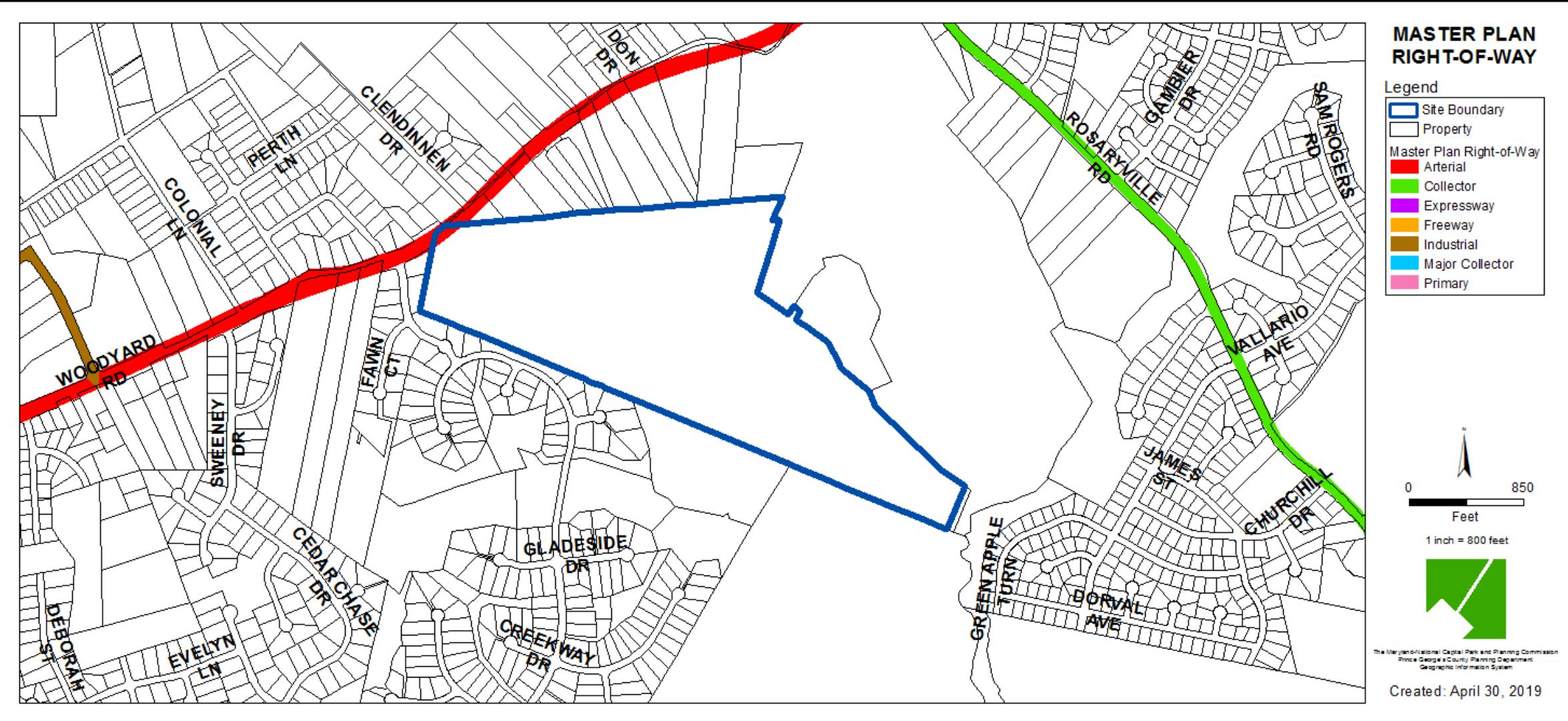
AERIAL MAP



SITE MAP



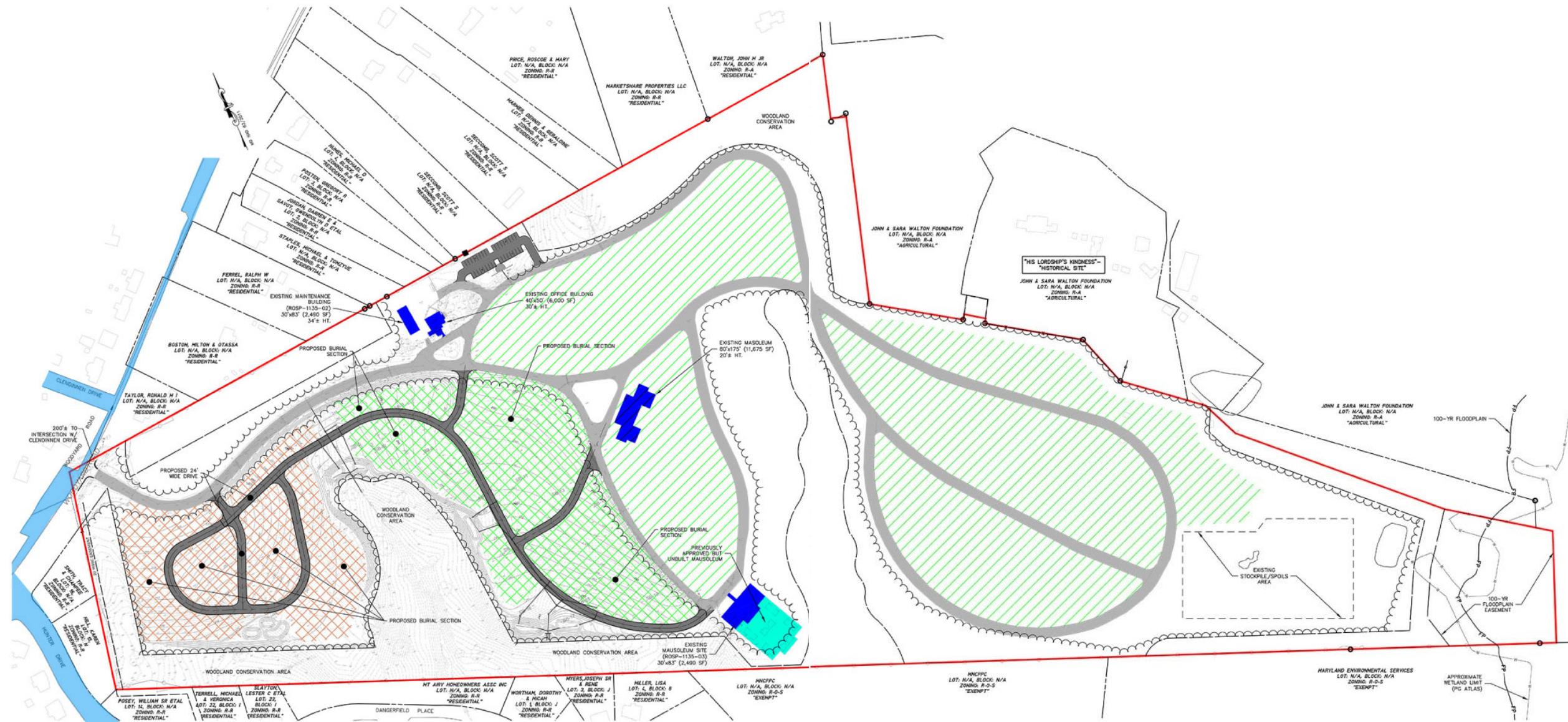
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

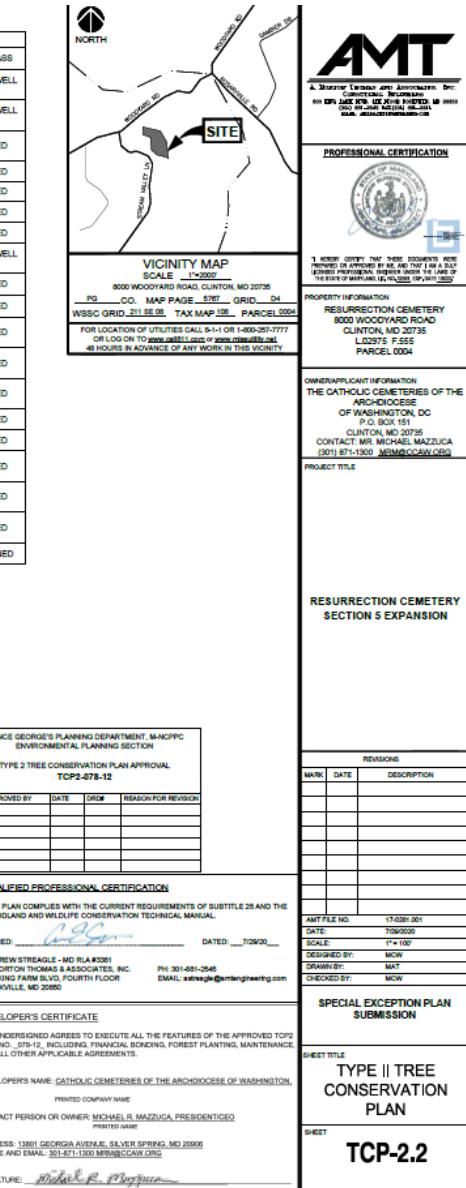
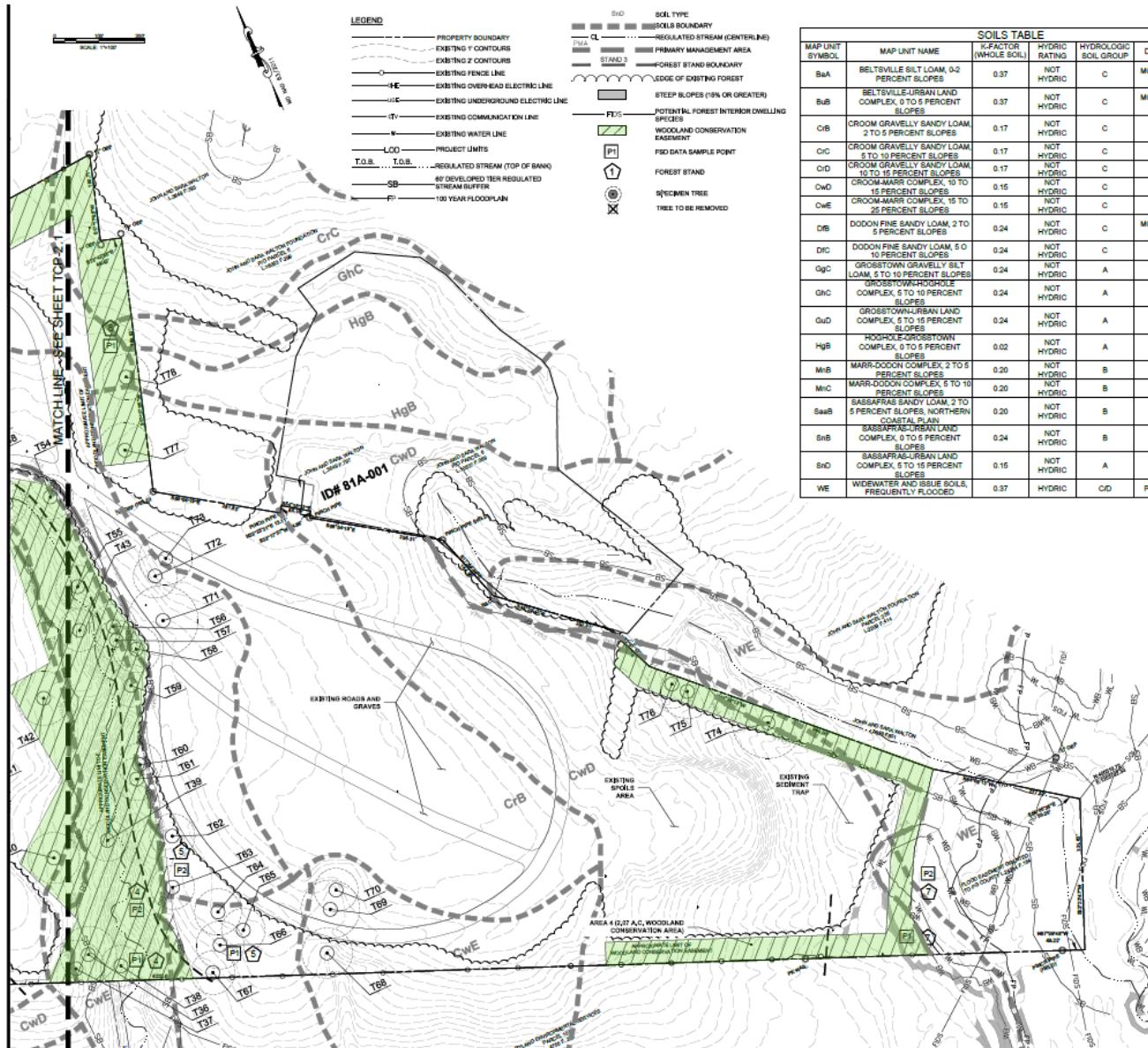


SPECIAL EXCEPTION PLAN

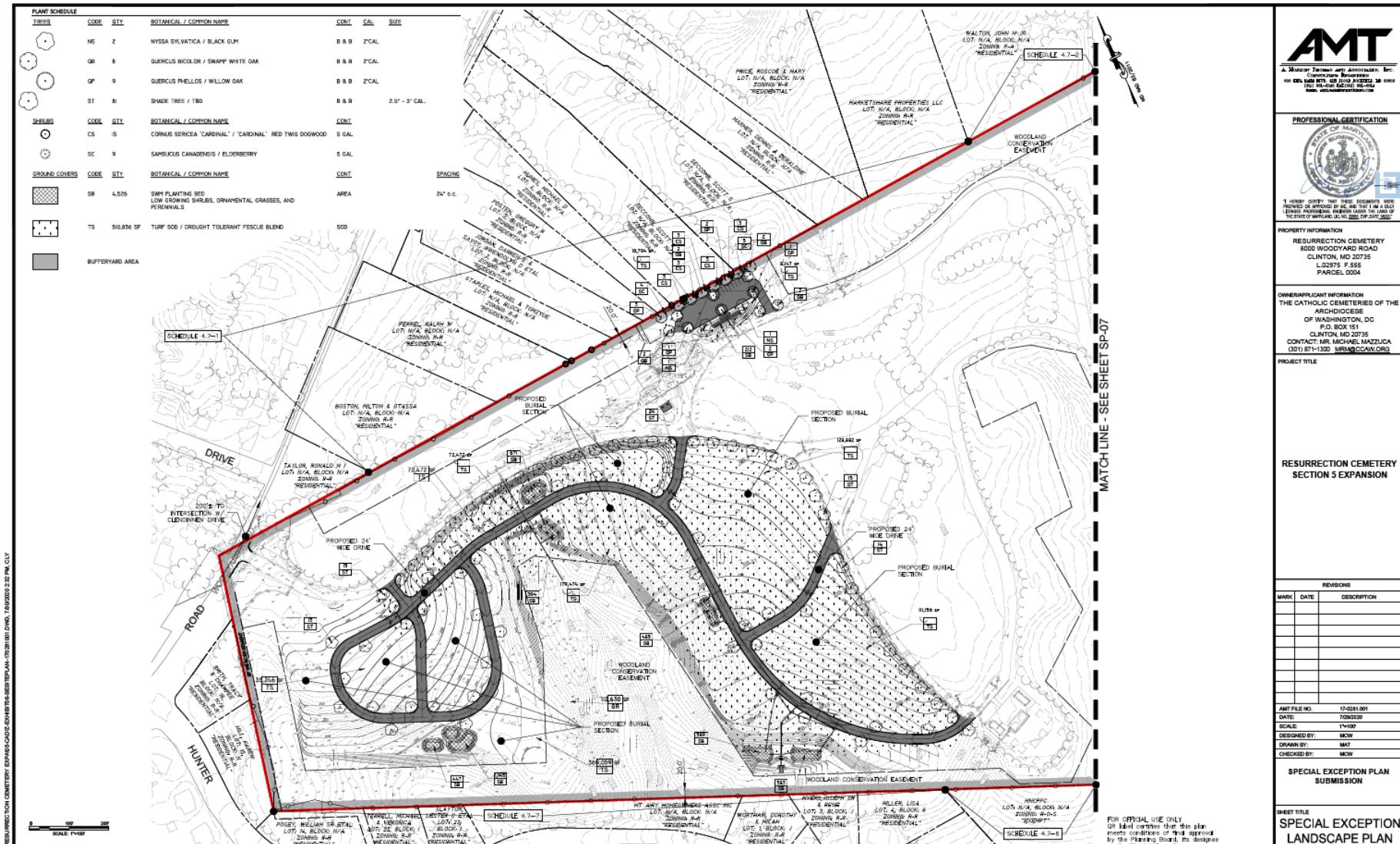


TREE CONSERVATION PLAN TYPE II

TREE CONSERVATION PLAN TYPE II (CONTINUED)



LANDSCAPE PLAN



LANDSCAPE PLAN (CONTINUED)



AMT		
J. MURRAY MCGOWAN AND ASSOCIATES INC.		
Architects • Engineers • Surveyors		
801 E. BOSTON AVENUE • BETHESDA, MD 20814		
301-961-4420 • FAX: 301-961-4421		
E-mail: info@mcgowan.org		
PROFESSIONAL CERTIFICATION		
		
<p>I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. (EXPIRES DECEMBER 2000)</p>		
PROPERTY INFORMATION		
<p>RESURRECTION CEMETERY 20000 RESURRECTION ROAD CLINTON, MD 20735 L02975 F.555 PARCEL 0004</p>		
OWNER/PROPERTY INFORMATION		
<p>THE CATHOLIC CEMETERIES OF THE ARCHDIOCESE OF WASHINGTON P.O. BOX 151 CLINTON, MD 20735</p>		
<p>CONTACT: MR. MICHAEL MAZZUCA (301) 571-1300 MMazzuca@CCW.org</p>		
PROJECT TITLE		
<p>RESURRECTION CEMETERY SECTION 5 EXPANSION</p>		
REVISIONS		
MARK	DATE	DESCRIPTION
<p>AMT FILE NO.: 17-0281.001 DATE: 10/29/2000 SCALE: 1"=100' DESIGNED BY: MCW DRAWN BY: MCW CHECKED BY: MCW</p>		
SPECIAL EXCEPTION PLAN SUBMISSION		
SHEET TITLE		
SPECIAL EXCEPTION		

LANDSCAPE PLAN SCHEDULES

WOODYARD ROAD TO WALTON FOUNDATION PROPERTY

SECTION 4.7-1 BUFFERING INCOMPATIBLE USES REQUIREMENTS					
1) GENERAL PLAN DESIGNATION	<input checked="" type="checkbox"/> DEVELOPED TIER, CORRIDOR NODE OR CENTER				
2) USE OF PROPOSED DEVELOPMENT:	<input type="checkbox"/> DEVELOPING OR RURAL TIER				
3) IMPACT OF PROPOSED DEVELOPMENT:	<input type="checkbox"/> CEMETERY				
4) USE OF ADJOINING DEVELOPMENT:	<input type="checkbox"/> L				
5) IMPACT OF ADJACENT DEVELOPMENT:	<input type="checkbox"/> S.F.D.				
6) MINIMUM REQUIRED BUFFERYARD (A, B, C, D OR E):	A	X	B	C	D
7) MINIMUM REQUIRED BUILDING SETBACK:	30 FEET				
8) MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD:	20 FEET				
(THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY FIFTY PERCENT (50%) IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)					
9) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY:	2000+ FEET				
10) PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	100 %				
11) IS A SIX (6) FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
(THE REQUIRED PLANT MATERIAL MAY BE REDUCED BY FIFTY PERCENT (50%) WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)					
12) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	N/A P.U.				
13) TOTAL NUMBER OF PLANT UNITS PROVIDED: SHADE TREES	0	X	10 P.U.=	0 P.U.	
EVERGREEN TREES	0	X	5 P.U.=	0 P.U.	
ORNAMENTAL TREES	0	X	5 P.U.=	0 P.U.	
SHRUBS	0	X	1 P.U.=	0 P.U.	
TOTAL <input type="checkbox"/> 0 P.U.					
N/A EXISTING WOODLANDS					

WALTON FOUNDATION PROPERTY: S.P.D., FARM USE (L) AND HORSE KEEPING (M)

SECTION 4.7-2 BUFFERING INCOMPATIBLE USES REQUIREMENTS					
1) GENERAL PLAN DESIGNATION:	<input checked="" type="checkbox"/> DEVELOPED TIER, CORRIDOR NODE OR CENTER				
2) USE OF PROPOSED DEVELOPMENT:	<input type="checkbox"/> DEVELOPING OR RURAL TIER				
3) IMPACT OF PROPOSED DEVELOPMENT:	<input type="checkbox"/> CEMETERY				
4) USE OF ADJOINING DEVELOPMENT:	<input type="checkbox"/> L				
5) IMPACT OF ADJACENT DEVELOPMENT:	<input type="checkbox"/> S.F.D.				
6) MINIMUM REQUIRED BUFFERYARD (A, B, C, D OR E):	A	X	B	C	D
7) MINIMUM REQUIRED BUILDING SETBACK:	30 FEET				
8) MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD:	20 FEET				
(THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY FIFTY PERCENT (50%) IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)					
9) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY:	1490.00 FEET				
10) PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	100 %				
11) IS A SIX (6) FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
(THE REQUIRED PLANT MATERIAL MAY BE REDUCED BY FIFTY PERCENT (50%) WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)					
12) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	1192 P.U.				
13) TOTAL NUMBER OF PLANT UNITS PROVIDED: SHADE TREES	0	X	10 P.U.=	0 P.U.	
EVERGREEN TREES	0	X	5 P.U.=	0 P.U.	
ORNAMENTAL TREES	0	X	5 P.U.=	0 P.U.	
SHRUBS	0	X	1 P.U.=	0 P.U.	
TOTAL <input type="checkbox"/> 0 P.U.					
N/A EXISTING WOODLANDS					

ADJACENT TO HISTORIC SITE

SECTION 4.7-3 BUFFERING INCOMPATIBLE USES REQUIREMENTS					
1) GENERAL PLAN DESIGNATION:	<input checked="" type="checkbox"/> DEVELOPED TIER, CORRIDOR NODE OR CENTER				
2) USE OF PROPOSED DEVELOPMENT:	<input type="checkbox"/> DEVELOPING OR RURAL TIER				
3) IMPACT OF PROPOSED DEVELOPMENT:	<input type="checkbox"/> CEMETERY				
4) USE OF ADJOINING DEVELOPMENT:	<input type="checkbox"/> L				
5) IMPACT OF ADJACENT DEVELOPMENT:	<input type="checkbox"/> HISTORIC				
6) MINIMUM REQUIRED BUFFERYARD (A, B, C, D OR E):	A	B	C	D	E
7) MINIMUM REQUIRED BUILDING SETBACK:	30 FEET				
8) MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD:	20 FEET				
(THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY FIFTY PERCENT (50%) IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)					
9) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY:	791.00 FEET				
10) PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	0 %				
11) IS A SIX (6) FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
(THE REQUIRED PLANT MATERIAL MAY BE REDUCED BY FIFTY PERCENT (50%) WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)					
12) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	1266 P.U.				
13) TOTAL NUMBER OF PLANT UNITS PROVIDED: SHADE TREES	0	X	10 P.U.=	0 P.U.	
EVERGREEN TREES	0	X	5 P.U.=	0 P.U.	
ORNAMENTAL TREES	0	X	5 P.U.=	0 P.U.	
SHRUBS	0	X	1 P.U.=	0 P.U.	
TOTAL <input type="checkbox"/> 0 P.U.					
N/A EXISTING WOODLANDS					

NOTE: ALL PLANTING REQUIRED BY THE PREVIOUSLY APPROVED CERTIFIED LANDSCAPE & GARDEN DESIGNER

AMT

AMERICAN LANDSCAPE ARCHITECTS, INC.
800 E. BOSTON BLVD., SUITE 200, BIRMINGHAM, AL 35203
WWW.ATLANTA.LANDSCAPE.COM

PROFESSIONAL CERTIFICATION

STATE OF MARYLAND

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME AND THAT I AM A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF MARYLAND, LICENSED FOR STATEWIDE PRACTICE.

PROPERTY INFORMATION

RESURRECTION CEMETERY
8000 WOODYARD ROAD
CLINTON, MD 20735
LOT#1, E 555
PARCEL 0004

OWNER/INVESTIGATOR INFORMATION

THE CATHOLIC CEMETERIES OF THE
OF WASHINGTON, DC
P.O. BOX 151
CLINTON, MD 20735
CONTACT: (301) 871-1300 NHCDC@CAW.DC.GOV

PROJECT TITLE

WALTON FOUNDATION PROPERTY (HISTORIC SITE TO M.E.S. PROPERTY)
USES: F.S.D., FARM USE (L) AND KEEPING OF HORSES (M)

SECTION 4.7-4 BUFFERING INCOMPATIBLE USES REQUIREMENTS					
1) GENERAL PLAN DESIGNATION:	<input checked="" type="checkbox"/> DEVELOPED TIER, CORRIDOR NODE OR CENTER				
2) USE OF PROPOSED DEVELOPMENT:	<input type="checkbox"/> DEVELOPING OR RURAL TIER				
3) IMPACT OF PROPOSED DEVELOPMENT:	<input type="checkbox"/> CEMETERY				
4) USE OF ADJOINING DEVELOPMENT:	<input type="checkbox"/> L				
5) IMPACT OF ADJACENT DEVELOPMENT:	<input type="checkbox"/> USE S.P.D.				
6) MINIMUM REQUIRED BUFFERYARD (A, B, C, D OR E):	A	X	B	C	D
7) MINIMUM REQUIRED BUILDING SETBACK:	30 FEET				
8) MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD:	20 FEET				
(THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY FIFTY PERCENT (50%) IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)					
9) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY:	1441.00 FEET				
10) PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	100 %				
11) IS A SIX (6) FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
(THE REQUIRED PLANT MATERIAL MAY BE REDUCED BY FIFTY PERCENT (50%) WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)					
12) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	1153 P.U.				
13) TOTAL NUMBER OF PLANT UNITS PROVIDED: SHADE TREES	0	X	10 P.U.=	0 P.U.	
EVERGREEN TREES	0	X	5 P.U.=	0 P.U.	
ORNAMENTAL TREES	0	X	5 P.U.=	0 P.U.	
SHRUBS	0	X	1 P.U.=	0 P.U.	
TOTAL <input type="checkbox"/> 0 P.U.					
N/A EXISTING WOODLANDS					

M.E.S. PROPERTY: FARM USE(L)

SECTION 4.7-5 BUFFERING INCOMPATIBLE USES REQUIREMENTS					
1) GENERAL PLAN DESIGNATION:	<input checked="" type="checkbox"/> DEVELOPED TIER, CORRIDOR NODE OR CENTER				
2) USE OF PROPOSED DEVELOPMENT:	<input type="checkbox"/> DEVELOPING OR RURAL TIER				
3) IMPACT OF PROPOSED DEVELOPMENT:	<input type="checkbox"/> CEMETERY				
4) USE OF ADJOINING DEVELOPMENT:	<input type="checkbox"/> FARM USE				
5) IMPACT OF ADJACENT DEVELOPMENT:	<input type="checkbox"/> L				
6) MINIMUM REQUIRED BUFFERYARD (A, B, C, D OR E):	A	X	B	C	D
7) MINIMUM REQUIRED BUILDING SETBACK:	30 FEET				
8) MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD:	20 FEET				
(THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY FIFTY PERCENT (50%) IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)					
9) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY:	1350.00 FEET				
10) PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	100 %				
11) IS A SIX (6) FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
(THE REQUIRED PLANT MATERIAL MAY BE REDUCED BY FIFTY PERCENT (50%) WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)					
12) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	1080 P.U.				
13) TOTAL NUMBER OF PLANT UNITS PROVIDED: SHADE TREES	0	X	10 P.U.=	0 P.U.	
EVERGREEN TREES	0	X	5 P.U.=	0 P.U.	
ORNAMENTAL TREES	0	X	5 P.U.=	0 P.U.	
SHRUBS	0	X	1 P.U.=	0 P.U.	
TOTAL <input type="checkbox"/> 0 P.U.					
N/A EXISTING WOODLANDS					

Schedule 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:	<input type="checkbox"/> Developed Tier, <input checked="" type="checkbox"/> Developing Tier, <input type="checkbox"/> Rural Tier
Corridor Node or Center:			
2) Option selected:	1, 2, or 3: <input type="checkbox"/> 1 or 2: <input type="checkbox"/> 1 or 2: <input type="checkbox"/>		
3) Width of perimeter strip required:	<input type="checkbox"/> 5 feet <input type="checkbox"/> 10 feet <input type="checkbox"/> 20 feet		
4) Width of perimeter strip provided:	<input type="checkbox"/> 5 feet <input type="checkbox"/> 10 feet <input type="checkbox"/> 20 feet		
5) Plant material required:	<input type="checkbox"/> shade trees <input type="checkbox"/> shrubs <input type="checkbox"/> shade trees <input type="checkbox"/> shrubs		
6) Total plant material provided:	<input type="checkbox"/> shade trees <input type="checkbox"/> shrubs <input type="checkbox"/> shade trees <input type="checkbox"/> shrubs <input type="checkbox"/> existing shade trees <input type="checkbox"/> existing shrubs trees shade trees		

PARCELL MOUNT AIRY ESTATES
MNCPPC PARK PARCEL (NO ACTIVE FACILITIES)

SECTION 4.7-6 BUFFERING INCOMPATIBLE USES REQUIREMENTS					
1) GENERAL PLAN DESIGNATION:	<input checked="" type="checkbox"/> DEVELOPED TIER, CORRIDOR NODE OR CENTER				
2) USE OF PROPOSED DEVELOPMENT:	<input type="checkbox"/> DEVELOPING OR RURAL TIER				
3) IMPACT OF PROPOSED DEVELOPMENT:	<input type="checkbox"/> CEMETERY				
4) USE OF ADJOINING DEVELOPMENT:	<input type="checkbox"/> PARK				
5) IMPACT OF ADJACENT DEVELOPMENT:	<input type="checkbox"/> L				
6) MINIMUM REQUIRED BUFFERYARD (A, B, C, D OR E):	A	X	B	C	D
7) MINIMUM REQUIRED BUILDING SETBACK:	30 FEET				
8) MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD:	20 FEET				
(THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY FIFTY PERCENT (50%) IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)					
9) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY:	1255.00 FEET				
10) PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	100 %				
11) IS A SIX (6) FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
(THE REQUIRED PLANT MATERIAL MAY BE REDUCED BY FIFTY PERCENT (50%) WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)					
12) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	1004 P.U.				
13) TOTAL NUMBER OF PLANT UNITS PROVIDED: SHADE TREES	0	X	10 P.U.=	0 P.U.	
EVERGREEN TREES	0	X	5 P.U.=	0 P.U.	
ORNAMENTAL TREES	0	X	5 P.U.=	0 P.U.	
SHRUBS	0	X	1 P.U.=	0 P.U.	
TOTAL <input type="checkbox"/> 0 P.U.					
N/A EXISTING WOODLANDS					

MOUNT AIRY ESTATES FROM
WOODYARD RD. TO PARCEL (PARK PARCEL)

SECTION 4.7-7 BUFFERING INCOMPATIBLE USES REQUIREMENTS					
1) GENERAL PLAN DESIGNATION:	<input checked="" type="checkbox"/> DEVELOPED TIER, CORRIDOR NODE OR CENTER				
2) USE OF PROPOSED DEVELOPMENT:	<input type="checkbox"/> DEVELOPING OR RURAL TIER				
3) IMPACT OF PROPOSED DEVELOPMENT:	<input type="checkbox"/> CEMETERY				
4) USE OF ADJOINING DEVELOPMENT:	<input type="checkbox"/> S.F.D. AND HOA OPEN SPACE PARCEL (PARK, NO ACTIVE FACILITIES)				
5) IMPACT OF ADJACENT DEVELOPMENT:	<input type="checkbox"/> L				
6) MINIMUM REQUIRED BUFFERYARD (A, B, C, D OR E):	A	X	B	C	D
7) MINIMUM REQUIRED BUILDING SETBACK:	30 FEET				
8) MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD:	20 FEET				
(THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY FIFTY PERCENT (50%) IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)					
9) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY:	2250.00 FEET				
10) PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	100 %				
11) IS A SIX (6) FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
(THE REQUIRED PLANT MATERIAL MAY BE REDUCED BY FIFTY PERCENT (50%) WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)					
12) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	1800 P.U.				
13) TOTAL NUMBER OF PLANT UNITS PROVIDED: SHADE TREES	0	X	10 P.U.=	0 P.U.	
EVERGREEN TREES	0	X	5 P.U.=	0 P.U.	
ORNAMENTAL TREES	0	X	5 P.U.=	0 P.U.	
SHRUBS	0	X	1 P.U.=	0 P.U.	
TOTAL <input type="checkbox"/> 0 P.U.					
N/A EXISTING WOODLANDS					

Schedule 4.3-2

Interior Planting for Parking Lots 7,000 Square Feet or Larger

1) Parking Lot Area (see Figure 4.3-7):	10,800 square feet
2) Interior landscaped area required:	8.4% <input type="checkbox"/> 9.6% <input type="checkbox"/> 9.5% <input type="checkbox"/>
3) Interior landscaped area provided:	100% <input type="checkbox"/>
4) Minimum number of shade trees required:	(1 per 300 square feet of interior planting area provided) <input type="checkbox"/> 3.2 shade trees
	or
	(1 per 200 square feet of interior planting area provided) <input type="checkbox"/> 4.8 shade trees
5) Number of shade trees provided:	<input type="checkbox"/> 4 shade trees
6) Is a minimum of 100 square feet of contiguous paved land area provided per shade tree?	<input type="checkbox"/> Yes <input type="checkbox"/> No
7) Is there a planting island on average every 10' spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No
8) Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?	<input type="checkbox"/> Yes <input type="checkbox"/> No
9) Are planting islands set on either parallel or perpendicular to parking spaces on both sides a minimum of 6' wide?	<input type="checkbox"/> Yes <input type="checkbox"/> No
10) Is a planting island that is perpendicular to parking spaces on one side a minimum of 6' wide?	<input type="checkbox"/> Yes <input type="checkbox"/> No
11) For parking lots over 8,000 square feet or larger:	<input type="checkbox"/> Is there a 9'-0-wide planting island perpendicular to parking for every 2 bays? <input type="checkbox"/> Yes <input type="checkbox"/> No
	or
12) Is the number of shade trees required increased (1 per 200 square feet of interior planting area provided):	<input type="checkbox"/> Yes <input type="checkbox"/> No

FOR OFFICIAL USE ONLY
OR I M.C. certify that this plan meets the conditions of that adopted by the Board of Zoning Adjustment of the District of Columbia
M-NCPPC APPROVAL

PROJECT NAME: Resurrection Cemetery - Section 5 Expansion

PROJECT NUMBER: SE-4823

For comments or questions on this plan, contact the Board of Zoning Adjustment or the Office of Planning.

SP-08

DRD

THE DEVELOPMENT REVIEW DIVISION

AMT FILE NO. 142081.001
DATE 2/26/2020
SCALE 1:100
DEIGNED BY MOW
DRAWN BY MOW
CHECKED BY MOW

SPECIAL EXCEPTION PLAN SUBMISSION

SHEET TITLE SPECIAL EXCEPTION LANDSCAPE PLAN SE-4823

SHEET SP-08



ATTORNEY AT LAW

Stan Brown, Esq.

Stan Derwin Brown Law Office, LLC
1300 Caraway Court, Suite 101 • Largo, Maryland 20774-5462
Telephone: 301.883.8888 • Fax: 301.883.8606
Website: StanBrown.law & CrimeVictim.law
E-mail: attorney@StanBrown.net
Licensed in Maryland & Washington, D.C.

To: Clerk of the Council
All Parties of Record
Zoning Hearing Examiner
Planning Board
District Council

Fr: Stan Brown, People's Zoning Counsel

Date: September 22, 2020

Re: Pending Zoning cases

Case names and numbers: **SE-4823, Resurrection Cemetery**

NOTICE OF INTENTION TO PARTICIPATE

Pursuant to Prince George's County Zoning Ordinance § 27-139.01 (C)(Powers & Duties), this memo is formal notification that the People's Zoning Counsel intends to participate in the above-noted pending zoning cases before the Prince George's County District Council, the Prince George's County Planning Board and/or the Prince George's County Zoning Hearing Examiner. Please file this memo in your official file for the record in the above-noted zoning cases.

A handwritten signature in blue ink that reads "Stan Brown". The signature is fluid and cursive, with a long horizontal line extending from the end of the "n" in "Stan" to the end of the "n" in "Brown".

Stan Brown, Esq.
People's Zoning Counsel



Heather Dlhopolsky
hdlhopolsky@wiregill.com
301-263-6275

September 25, 2020

Via Email to ZHE@co.pg.md.us

The Office of the Zoning Hearing Examiner
for Prince George's County, Maryland
Maurene E. McNeil, Zoning Hearing Examiner
County Administration Building
14741 Gov. Oden Bowie Drive, Suite L-200
Upper Marlboro, Maryland 20772

Re: 8000 Woodyard Road, Clinton (the "Property"); Special Exception Application No. 4823 (SE-4823 – the "Application") for Resurrection Cemetery – Pre-Hearing Submission for October 28, 2020 Zoning Hearing Examiner Hearing

Dear Madame Hearing Examiner:

On behalf of The Catholic Cemeteries of the Archdiocese of Washington, Inc. (the "Applicant"), please accept this letter including copies of additional documents that we intend to introduce as exhibits at the Zoning Hearing Examiner hearing on the Application scheduled for October 28, 2020. Please find the following documents enclosed:

1. Resume of Michael Mazzuca
2. Resume of Mike Wychulis
3. Resume of Andrew Streagle

Thank you for your consideration of these materials in connection with the above-captioned proceeding. We look forward to the Zoning Hearing Examiner hearing on October 28, 2020. Please do not hesitate to contact us should you have any questions or require any additional information in the interim.

Sincerely,

Wire Gill LLP

Heather Dlhopolsky

Heather Dlhopolsky

cc: Office of the People's Zoning Counsel (attorney@stanbrown.net)
Ms. Fatima Bah (FJBah@co.pg.md.us)
Ms. Mary Rawlings (mjrawlings@co.pg.md.us)

Michael R. Mazzuca
13108 Shamrock Glen Drive
Germantown, MD 20874
301-452-5776

Professional Experience:

- President/Chief Executive Officer, Catholic Cemeteries of the Archdiocese of Washington, Inc., Silver Spring, MD June 2018 – Present
- Director of Operations, Catholic Cemeteries of the Archdiocese of Washington, Inc., Silver Spring, MD July 2010 – June 2018
- Cemetery Manager, All Souls Cemetery, Germantown, MD July 2002 – July 2010
- Cemetery Manager, Resurrection Cemetery, Clinton, MD February 1998 – July 2002
- Counselor, Gate of Heaven Cemetery, Silver Spring, MD January 1988 – February 1998
- Mortgage Loan Officer, Suburban Financial Services, Inc. Rockville, MD 1986 – 1987
- Central Intelligence Agency, Langley, VA 1976 – 1986

Education:

- Catholic Cemetery Conference School of Leadership and Management Excellence John Carroll University – Graduate 2000, 2001, 2004, 2005
- International Cemetery, Crematory and Funeral Association University – Graduate 1991, 1992, 1993, 1996, 1997

Other:

- Member Mother Seton Catholic Church – Germantown, MD

References:

- Available upon Request

**Mike Wychulis, P.E.**

Senior Project Manager

EDUCATION

- BS, 2004, Civil Engineering, Drexel University

CERTIFICATIONS

- Professional Engineer: MD, DC, VA

EXPERIENCE

- 16 years (11 with AMT)

Mr. Wychulis has over 16 years of civil engineering design, management and permitting for projects located in Prince George's County, Maryland serving clients such as the University of Maryland and M-NCPPC as well as various federal agencies. He is an expert at site development, utilities and stormwater management. He is also well versed with Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), Soil Conservation District, WSSC and Maryland Department of Environment regulations and requirements.

RELEVANT PROJECTS

Prince George's Community College – Baseball Field Turf Conversion – Largo, MD: Civil Engineering Manager overseeing design services for the conversion of the Prince George's Community College baseball field from natural grass to turf. The project scope included the full replacement of the natural grass and dirt playing surface with a new artificial turf surface, a full underdrain system and replacement of the perimeter fencing. Stormwater management for the site was accomplished through the installation of an underground stone reservoir beneath a portion of the playing surface with a control/riser structure located outside of the field limits. AMT provided permit coordination with the Maryland-National Capital Park and Planning Commission; Prince George's County Department of Permitting, Inspections and Enforcement; and Prince George's County Soil Conservation District.

Prince George's Parks – College Park Woods Connector Trail – College Park, MD: Civil Engineer Manager responsible for design services for a new hiker/biker trail connecting the College Park Woods neighborhood with the existing Paint Branch Trail, and ultimately the University of Maryland College Park Campus. Design elements include 4,000+/- LF of new asphalt hike/bike trail and a 300 LF section of elevated boardwalk through environmentally sensitive areas. Design and engineering services included trail design and layout, site grading and drainage, erosion control and stormwater management. Site design services were coordinated directly with M-NCPPC's Prince George's County Parks Department. Low Impact Development (LID) measures were used for stormwater management treatment. Permitting services included woodland conservation through M-NCPPC, a fine grading and building permit through Prince George's County DPIE and erosion control approval through Prince George's County Soil Conservation District.

Gate of Heaven Cemetery Expansion – Silver Spring, MD: Civil Engineer Manager responsible for design services for a 10-acre expansion of the Gate of Heaven Cemetery. Design services included site layout and grading, erosion control, drainage design and stormwater management. Permitting and approvals through M-NCPPC, Montgomery County Department of Permitting Services, MDE and WSSC.

**Andrew Streagle, RLA**

Senior Project Manager Landscape Architect

EDUCATION

- BLA, 2003, Landscape Architecture, Penn State
- MNR, 2013, Natural Resources, Virginia Tech

CERTIFICATIONS

- Registered Landscape Architect: MD, VA, NC, WV, DE
- ISA Certified Arborist
- NALP Certified Landscape Technician - Exterior Installation
- Maryland Certified Professional Horticulturist
- Chesapeake Bay Landscape Professional - Level 1

EXPERIENCE

- 17 years (13 with AMT)

Mr. Streagle has over 17 years of landscape architecture design and permitting experience for projects

located in Prince George's County, Maryland. His expertise includes urban forestry, tree evaluation, tree protection, landscape construction, planting design, and site development design. He has served as an expert witness for the Montgomery County Board of Appeals, the City of Takoma Park Tree Commission, and is also well versed with M-NCPPC and Prince George's County regulations and requirements.

RELEVANT PROJECTS

Southern Regional Tec Rec Center and Aquatics Center, Prince George's County, MD: Lead Landscape Architect/Environmental Professional for Natural Resource Inventory, forest conservation, tree evaluation, tree protection measure design, and wetland delineation and permitting services. Provided design for extensive planting plans, featuring native plant materials for this new recreation and technology center and aquatics center for M-NCPPC in Prince George's County.

Central Avenue Connector Trail, Phase II – Prince George's County, MD: Environmental Planner for the design for a new 7-mile trail network, including bridges and retaining walls, road crossings, natural areas, parallel adjacencies along roadways, art in public spaces, and dedicated bike lanes.

Gate of Heaven Cemetery, Aspen Hill, MD: Lead landscape architect/environmental professional responsible for NRI/FSD, forest conservation exemption, planting plans, and tree protection plans for the development of a new section of the cemetery.

All Souls Cemetery, Germantown, MD: Lead landscape architect/environmental professional responsible for NRI/FSD, forest conservation exemption, planting plans, and tree protection plans for the development of a new section of the cemetery.

Spice Creek Forest Bank, Prince George's County, MD: Lead Environmental Specialist for the Spice Creek property is a 157-acre site. AMT to complete Natural Resource Inventory/Forest Stand Delineation and Tree Conservation Plan. The property is bounded on the east by the Patuxent River, Spice Creek, and a large wetland complex to the north, forests to the west, and agricultural lands to the south. Coordinated and supervised field staff over multiple days in the field collecting data on tree species, wetlands and stream delineation, and invasive plant species identification and mapping.

SIGN POSTING AND INSPECTION AFFIDAVIT

I, Autumn BUCK, hereby certify that the subject property was posted with
(print or type name)

_____ sign(s) on 09/25/2020
(4) 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: Autumn BUCK

Application Numbers: SE-4823 Name: Resurrection Cemetery

Date: 9/30/2020

Address: 8000 Woodyard Rd. Clinton, MD 20735

Telephone: 301 868 5741

Capacity in which you are acting: Cemetery Manager
(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.

HEARING

FOR INFORMATION
301-952-3644

RE: 200
Dove's Run Road
Point Loma, Maryland
20732

NOTICE HEARING

DEPARTMENT OF PLANNING
AND ZONING COMMISSION

1000 Rockville Pike, Suite 1000
Rockville, Maryland 20850

301-952-3644







JULY 30, 2020

**STATEMENT OF JUSTIFICATION
FOR SUBTITLE 25 VARIANCE**

**Resurrection Cemetery Expansion at
8000 Woodyard Road
Clinton, MD 20735 (TCP2-027-98)**

On behalf of The Catholic Cemeteries of the Archdiocese of Washington, and pursuant to Section 25-119(d) and Section 25-122(b)(1)(G) of the Prince George's County Code, we are writing to request a variance to remove the following specimen trees for the Resurrection Cemetery Expansion project.

Tree #	Species	D.B.H (inches)	Tree Condition	Comments
T1	<i>Quercus alba</i>	33	Good	
T2	<i>Quercus rubra</i>	31.5	Good/Avg.	Leaning
T3	<i>Quercus alba</i>	39.5	Avg.	Codominant leaders, some dieback
T4	<i>Liriodendron tulipifera</i>	33	Good	
T15	<i>Quercus alba</i>	30	Good	Codominant leaders
T17	<i>Quercus rubra</i>	30.5	Good/Avg.	Broken limb
T18	<i>Quercus alba</i>	33	Good	Codominant leaders
T26	<i>Liriodendron tulipifera</i>	32.5	Good	
T27	<i>Fagus grandifolia</i>	32.5	Good	
T28	<i>Quercus alba</i>	30.5	Good/Avg.	Some broken limbs
T29	<i>Quercus rubra</i>	30	Good	
T31	<i>Quercus rubra</i>	31.5	Good/Avg.	Some dead branches
T32	<i>Quercus alba</i>	32.5	Good/Avg.	Codominant leaders
T33	<i>Quercus alba</i>	36.5	Good/Avg.	Codominant leaders
T35	<i>Liriodendron tulipifera</i>	33.5	Good/Avg.	Broken leaders

This project involves the construction of new roads and burial plots. In order to minimize impacts to the forested area, the roads have been designed to avoid the most impact to the forest conservation areas.

Section 25-119(d) *Variances* states that the applicant must:

- (a) Describe the special conditions peculiar to the property which would cause unwarranted hardship;
- (b) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;
- (c) Describe how granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;
- (d) Describe how the variance is not based on conditions or circumstances which are a result of actions by the applicant;
- (e) Verify that the variance does not arise from a condition related to land or building use, either permitted or nonconforming, on a neighboring property; and
- (f) Verify that State water quality standards will not be violated or that measurable degradation in water quality will not occur as a result of the granting of the variance.

Pursuant to "(a) Describe the special conditions peculiar to the property which would cause unwarranted hardship and "(b) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas" the attached "Exhibit 1" and shows the project site and its surroundings, which is further described as follows:

The available areas for additional burial plots were limited due to the forest conservation easements in place. The roads and proposed burials are designed to minimize disturbance within these forested areas. In order to design an accessible connection between the existing cemetery and the new burial plots, the access roads are necessary. To minimize the clearing in the forest, the grading and the roads have been designed around the forested areas.

The unique requirements of the program and its use as a cemetery (a permitted use in the O-S zone) are **special conditions peculiar** to this site. Were the applicant to be denied the requested variance to remove the trees, it would be unable to proceed with the necessary improvements to provide expanded sections of burial plots, and access connections between new and existing burial plot sections. As such, this would cause an **unwarranted hardship and deprive The Catholic Cemeteries of the Archdiocese of Washington, as well as the community that it serves, the rights commonly found in similar areas.**

Pursuant to “(c) *Describe how granting the variance will not confer on the applicant a special privilege that would be denied to other applicants*” the use of this site for a cemetery is an established use, permitted in the O-S zone, and operated in a manner consistent with that of the other facilities operated by The Catholic Cemeteries of the Archdiocese of Washington. As such, this is not a **special privilege** to be conferred on the applicant.

Pursuant to “(d) *Describe how the variance is not based on conditions or circumstances which are a result of actions by the applicant*” the applicant has taken **no actions leading to the conditions or circumstances** that are the subject of this variance request.

Pursuant to “(e) *Verify that the variance does not arise from a condition related to land or building use, either permitted or nonconforming, on a neighboring property*” the surrounding land uses (residences and parkland) **do not have any inherent characteristics that have created this particular need** for a variance.

Pursuant to “(f) *Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance*” the surrounding forested areas that is to remain will continue to provide water quality and quantity benefits comparable to existing conditions. Furthermore, the Catholic Cemeteries of the Archdiocese will be planting shade trees in the new burial plots. These young, vigorously growing trees will replace and provide supplemental environmental benefits. In addition, a micro-bioretention facilities are proposed adjacent to the roads and burial plots. For the above reasons, the removal of these specimen trees **would not violate the aforementioned standards, nor would it result in a measurable degradation in water quality.**

For the above reasons, the applicant respectfully requests that the Development Review Division APPROVE its request for a variance from the provisions of Section 25-119(d) and Section 25-122(b)(1)(G) of the Prince George's County Code, and thereby, GRANTS permission to remove the specimen tree in order to allow construction of this project.

Sincerely,
A. MORTON THOMAS and Associates, Inc.



Christine Ly, AMT



Heather Dlhopolsky
hdlhopolsky@wiregill.com
301-263-6275

September 22, 2020

Via FedEx

The Office of the Zoning Hearing Examiner
for Prince George's County, Maryland
Maurene E. McNeil, Zoning Hearing Examiner
County Administration Building
14741 Gov. Oden Bowie Drive, Suite L-200
Upper Marlboro, Maryland 20772

Re: 8000 Woodyard Road, Clinton (the "Property"); Special Exception Application No. 4823 (SE-4823 – the "Application") for Resurrection Cemetery – Hard Copies of Plans

Dear Madame Hearing Examiner:

On behalf of The Catholic Cemeteries of the Archdiocese of Washington, Inc. (the "Applicant") and per my emails with Staff of the Zoning Hearing Examiner on September 17, 2020, we have enclosed a set of the hard copies of the plans most recently submitted to the Maryland-National Capital Park and Planning Commission for the above-referenced Application. We hope that these hard copies of the full-size plans are helpful to you in your review.

We look forward to the Zoning Hearing Examiner hearing on October 28, 2020. Please do not hesitate to contact us should you have any questions or require any additional information in the interim.

Sincerely,

Wire Gill LLP

Heather Dlhopolsky

Heather Dlhopolsky

Enclosure

cc: Office of the People's Zoning Counsel (Stan Brown, Esq., 1300 Caraway Court, Suite 101, Largo, MD 20774), with *enclosure*

LEGEND

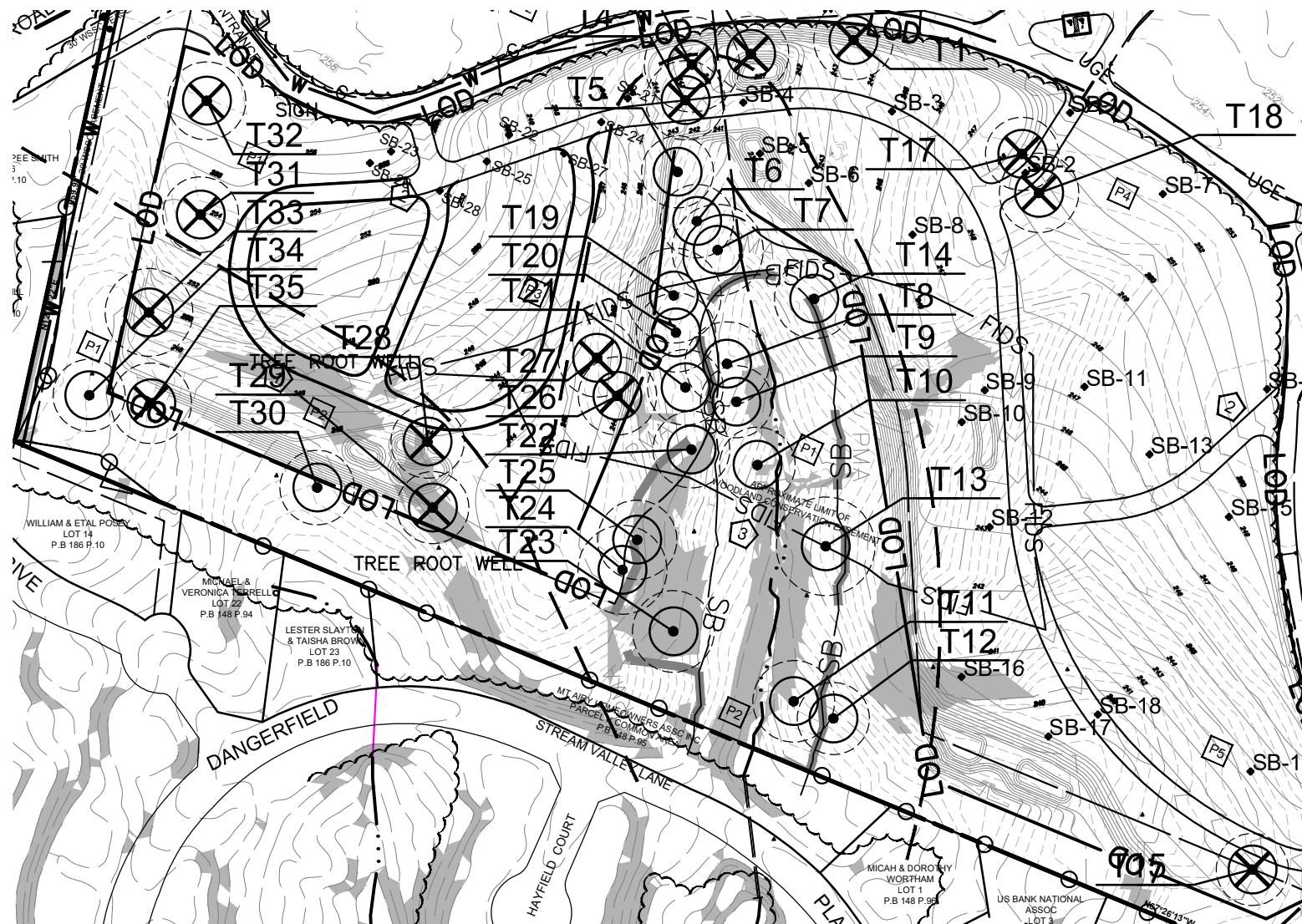
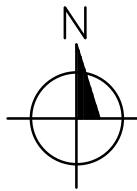


EXHIBIT 1:
SUBTITLE 25 VARIANCE REQUEST

RESURRECTION CEMETERY
JULY 2020

SCALE: 1" = 200'

AMT
A. Morton Thomas and Associates, Inc.
800 King Farm Blvd, Fourth Floor, Rockville, MD 20850
Tel: 301.881.2545 Fax: 301.881.0814

VARIANCE TREE SUMMARY TABLE FOR TREES TO BE REMOVED

TREE IDENTIFIER	COMMON NAME	SCIENTIFIC NAME	D.B.H (INCHES)	CRITICAL ROOT ZONE (SF)	CONDITION RATING	CONDITION COMMENTS
T1	White oak	<i>Quercus alba</i>	33	7698	GOOD	
T2	Northern red oak	<i>Quercus rubra</i>	31.5	7014	GOOD/AVG.	Leaning
T3	White oak	<i>Quercus alba</i>	39.5	11029	AVG.	Codominant leaders, some dieback
T4	Tulip poplar	<i>Liriodendron tulipifera</i>	33	7698	GOOD	
T15	White oak	<i>Quercus alba</i>	30	6362	GOOD	Codominant leaders
T17	Southern red oak	<i>Quercus falcata</i>	30.5	6576	GOOD/AVG.	Broken limb
T18	White oak	<i>Quercus alba</i>	33	7698	GOOD	Codominant leaders
T26	Tulip poplar	<i>Liriodendron tulipifera</i>	32.5	7466	GOOD	
T27	American beech	<i>Fagus grandifolia</i>	32.5	7466	GOOD	
T28	White oak	<i>Quercus alba</i>	30.5	6576	GOOD/AVG.	Some broken limbs
T29	Northern red oak	<i>Quercus rubra</i>	30	6362	GOOD	
T31	Northern red oak	<i>Quercus rubra</i>	31.5	7014	GOOD/AVG.	Some dead branches
T32	White oak	<i>Quercus alba</i>	35.5	8908	GOOD/AVG.	Codominant leaders
T33	White oak	<i>Quercus alba</i>	36.5	9417	GOOD/AVG.	Codominant leaders
T35	Tulip poplar	<i>Liriodendron tulipifera</i>	33.5	7933	GOOD/AVG.	Broken leaders

EXHIBIT 2:
SUBTITLE 25 VARIANCE REQUEST

RESURRECTION CEMETERY
JULY 2020

SCALE: 1" = 200'

AMT
A. Morton Thomas and Associates, Inc.
800 King Farm Blvd, Fourth Floor, Rockville, MD 20850
Tel: 301.881.2545 Fax: 301.881.0814

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	O-S
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Tax Grid (TMG)	108-D4
Administrative	WSSC Grid (Sheet 20)	211SE08
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	5
Administrative	Election District (ED)	9
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1334
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2674

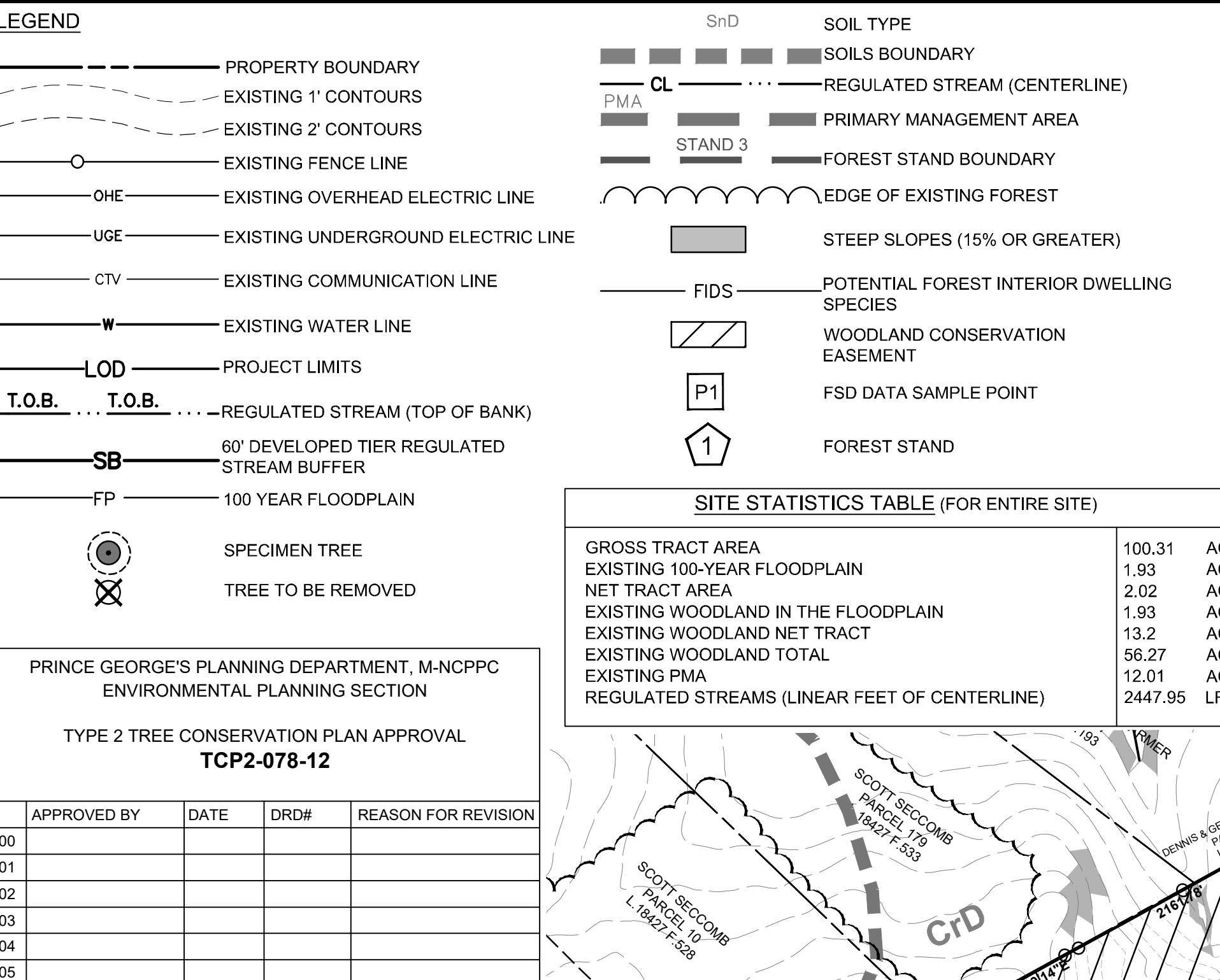
DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED TCP2 PLAN NO. 078-12, INCLUDING, FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: CATHOLIC CEMETERIES OF THE ARCHDIOCESE OF WASHINGTON, INC.
PRINTED COMPANY NAME

CONTACT PERSON OR OWNER: MICHAEL R. MAZZUCA, PRESIDENT/CEO
PRINTED NAME

ADDRESS: 13801 GEORGIA AVENUE, SILVER SPRING, MD 20906
PHONE AND EMAIL: 301-871-1300 MRM@CCAW.ORG

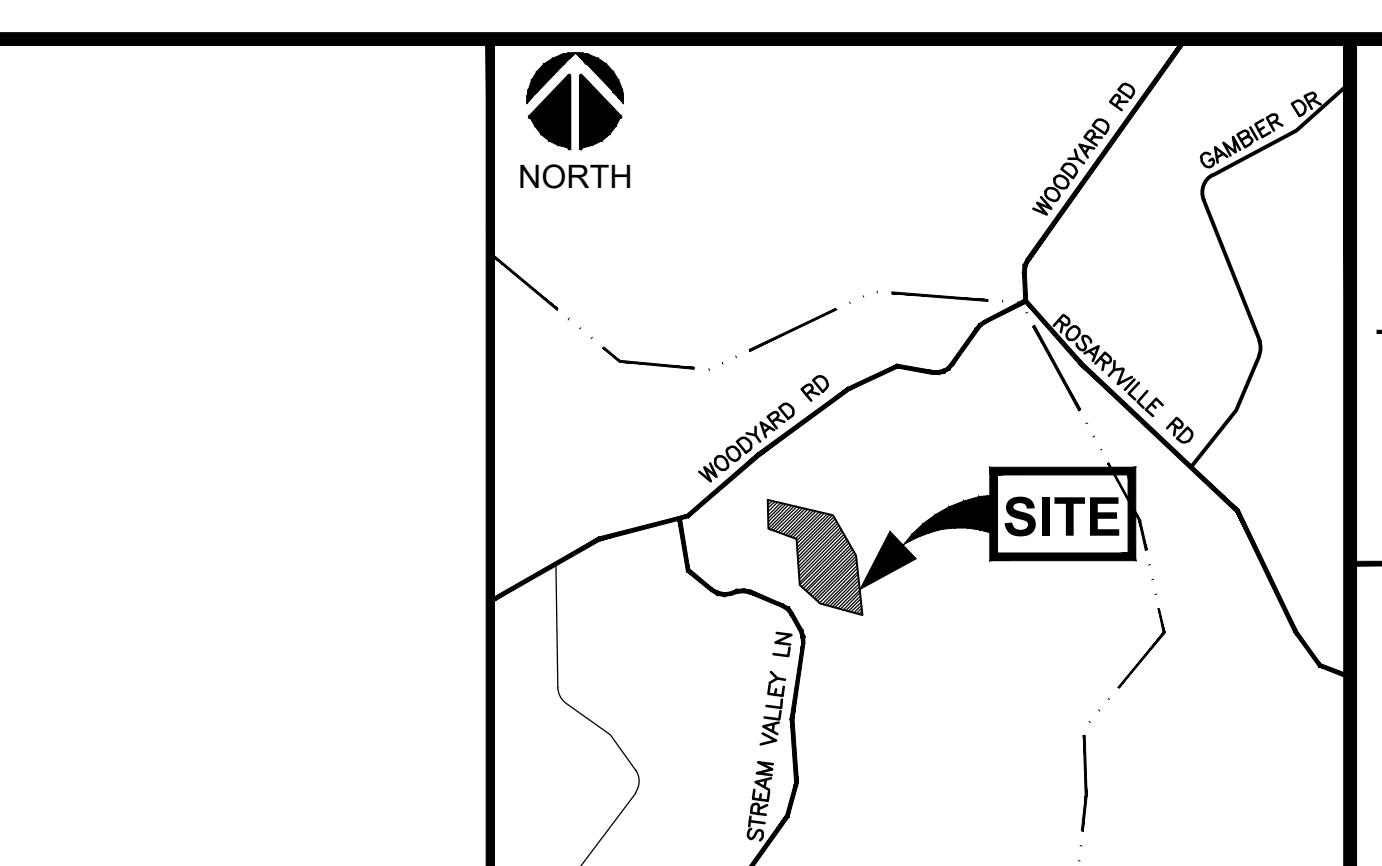
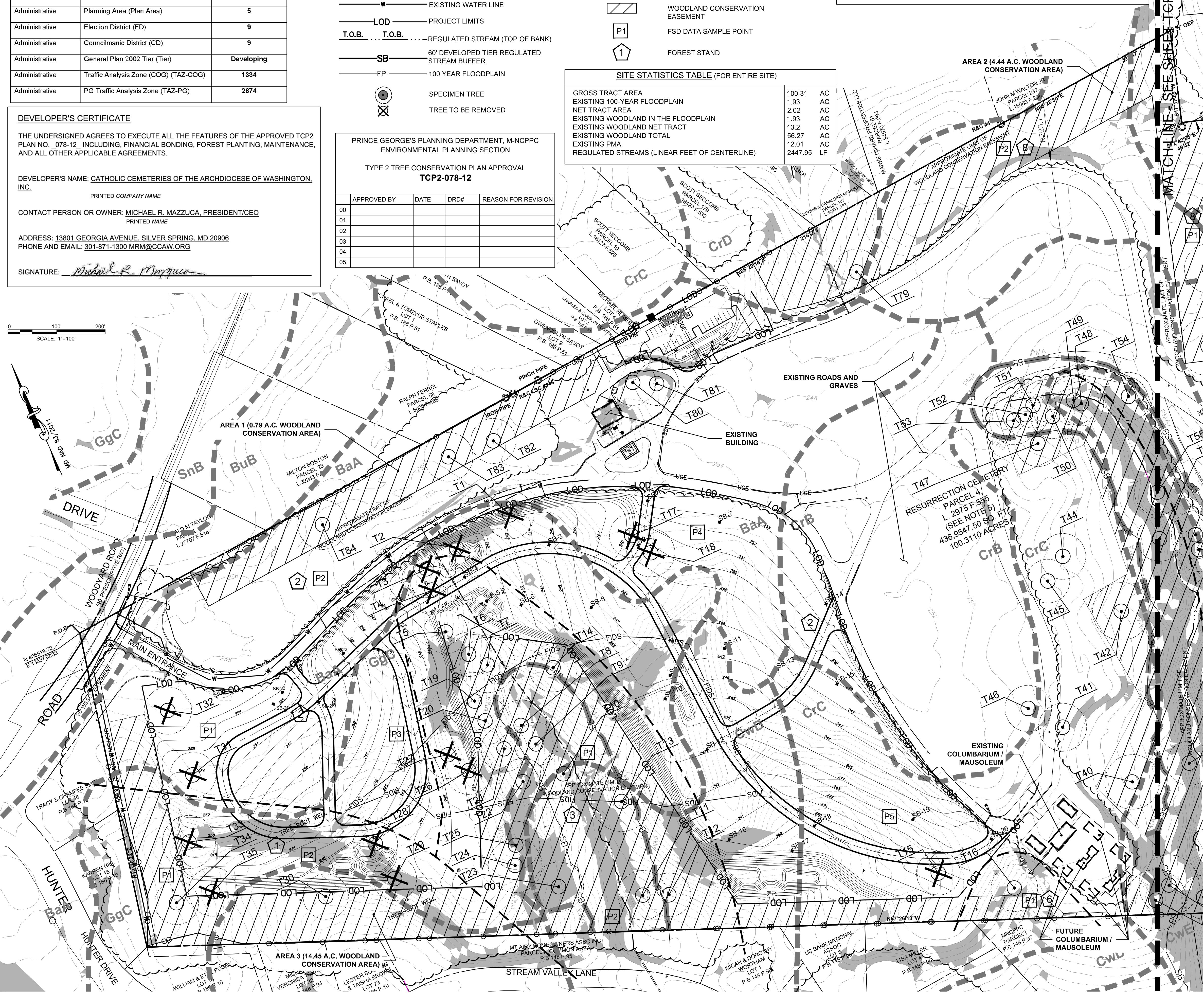
SIGNATURE: *Michael R. Mazzuca*



QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

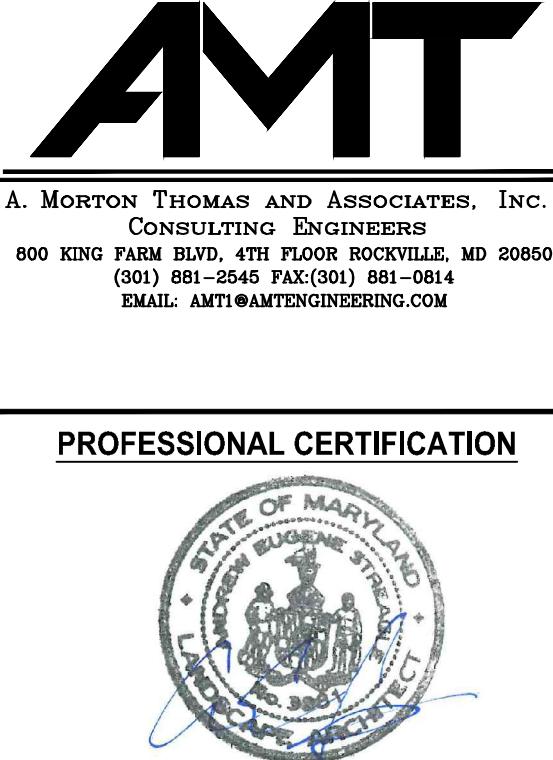
SIGNED: *Andrew Streagle* DATED: 7/29/20

ANDREW STREAGLE - MD RLA #3381
A. MORTON THOMAS & ASSOCIATES, INC.
800 KING FARM BLVD, FOURTH FLOOR
ROCKVILLE, MD 20850
PH: 301-881-2545
EMAIL: astreagle@amtengineering.com



VICINITY MAP
SCALE 1"=2000'
8000 WOODYARD ROAD, CLINTON, MD 20735
PG CO. MAP PAGE 5767 GRID D4
WSSC GRID 211SE08 TAX MAP 108 PARCEL 0004

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777
OR LOG ON TO www.call811.com or www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY



PROPERTY INFORMATION
RESURRECTION CEMETERY
8000 WOODYARD ROAD
CLINTON, MD 20735
L.02975 F.555
PARCEL 0004

OWNER/APPLICANT INFORMATION
THE CATHOLIC CEMETERIES OF THE ARCHDIOCESE OF WASHINGTON, DC
P.O. BOX 151
CLINTON, MD 20735
CONTACT: MR. MICHAEL MAZZUCA
(301) 871-1300 MRM@CCAW.ORG

PROJECT TITLE

RESURRECTION CEMETERY SECTION 5 EXPANSION

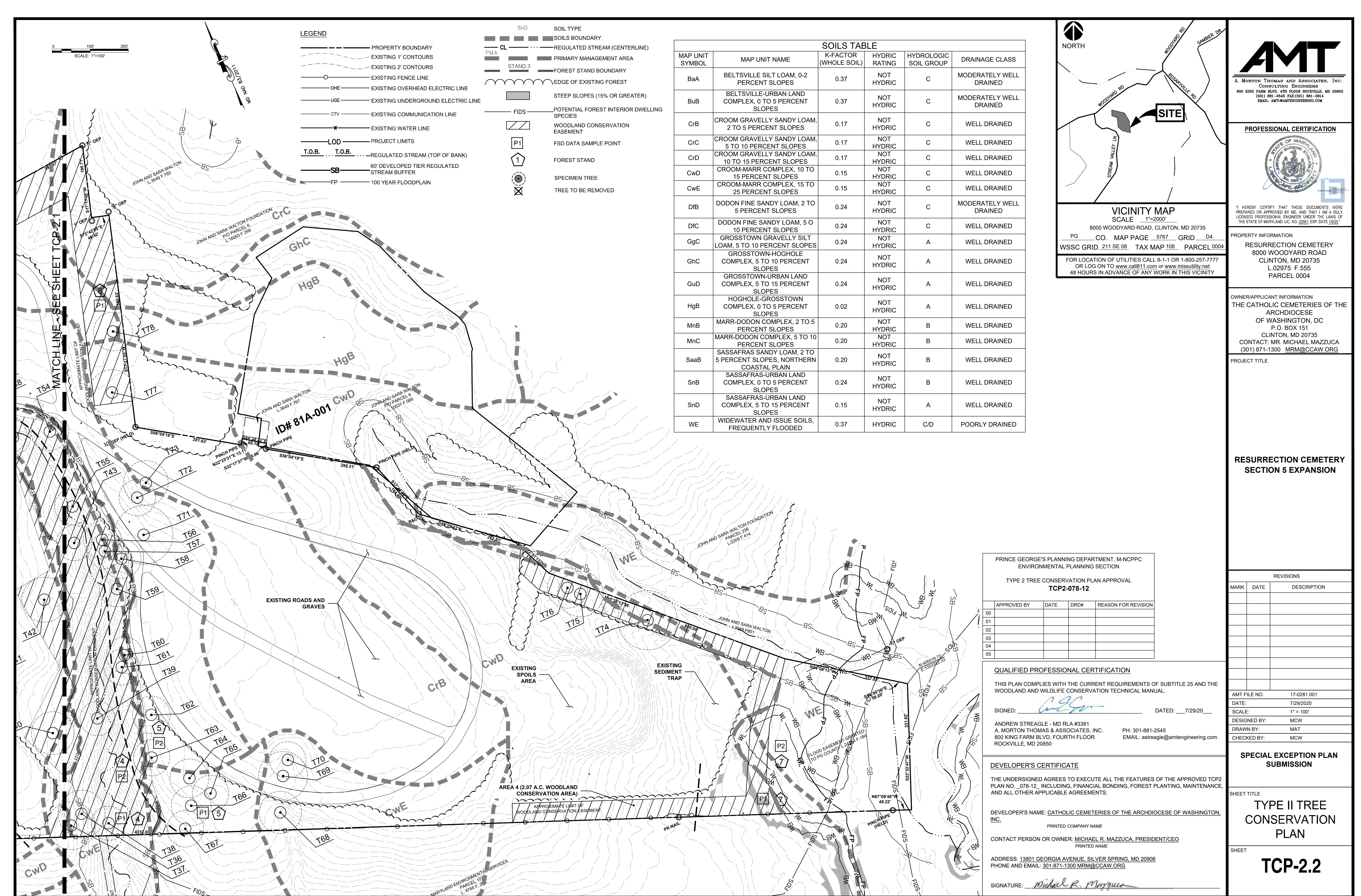
REVISIONS		
MARK	DATE	DESCRIPTION

AMT FILE NO. 17-0281.001
DATE: 7/29/2020
SCALE: 1" = 100'
DESIGNED BY: MCW
DRAWN BY: MAT
CHECKED BY: MCW

SPECIAL EXCEPTION PLAN SUBMISSION

SHEET TITLE
TYPE II TREE CONSERVATION PLAN

SHEET
TCP-2.1



SPECIMEN TREE TABLE

NO.	COMMON NAME	SCIENTIFIC NAME	D.B.H (INCHES)	LOCATED ON SHEET NO.	CONDITION RATING	CONDITION COMMENTS
T1	White oak	<i>Quercus alba</i>	33		GOOD	
T2	Northern red oak	<i>Quercus rubra</i>	31.5		GOOD/AVG.	Leaning
T3	White oak	<i>Quercus alba</i>	39.5		AVG.	Codominant leaders, some dieback
T4	Tulip poplar	<i>Liriodendron tulipifera</i>	33		GOOD	
T5	Tulip poplar	<i>Liriodendron tulipifera</i>	30		GOOD	
T6	Tulip poplar	<i>Liriodendron tulipifera</i>	30.5		GOOD	
T7	Northern red oak	<i>Quercus rubra</i>	38		GOOD	Multi-trunk, 27.5", 26.5"
T8	White oak	<i>Quercus alba</i>	35		GOOD/AVG.	Broken limb
T9	Tulip poplar	<i>Liriodendron tulipifera</i>	30		GOOD	
T10	Tulip poplar	<i>Liriodendron tulipifera</i>	31.5		GOOD	
T11	Tulip poplar	<i>Liriodendron tulipifera</i>	34		GOOD	
T12	Northern red oak	<i>Quercus rubra</i>	30		GOOD	
T13	Northern red oak	<i>Quercus rubra</i>	41		GOOD	Multi-trunk, 29", 29.5"
T14	Tulip poplar	<i>Liriodendron tulipifera</i>	33		GOOD	
T15	White oak	<i>Quercus alba</i>	30		GOOD	Codominant leaders
T16	Tulip poplar	<i>Liriodendron tulipifera</i>	32		GOOD	
T17	Southern red oak	<i>Quercus falcata</i>	30.5		GOOD/AVG.	Broken limb
T18	White oak	<i>Quercus alba</i>	33		GOOD	Codominant leaders
T19	Tulip poplar	<i>Quercus alba</i>	39.5		GOOD/AVG.	Codominant leaders, included bark
T20	White oak	<i>Quercus alba</i>	33		AVG.	Wound on lower trunk, fruitless bodies on lower trunk
T21	Northern red oak	<i>Quercus rubra</i>	31.5		GOOD	
T22	White oak	<i>Quercus alba</i>	32		GOOD/AVG.	Some dead branches
T23	White oak	<i>Quercus alba</i>	34		GOOD/AVG.	Some dead branches
T24	Tulip poplar	<i>Liriodendron tulipifera</i>	37		GOOD/AVG.	Codominant leaders, included bark
T25	Tulip poplar	<i>Liriodendron tulipifera</i>	33		GOOD	
T26	Tulip poplar	<i>Liriodendron tulipifera</i>	32.5		GOOD	
T27	American beech	<i>Fagus grandifolia</i>	32.5		GOOD	
T28	White oak	<i>Quercus alba</i>	30.5		GOOD/AVG.	Some broken limbs
T29	Northern red oak	<i>Quercus rubra</i>	30		GOOD	
T30	White oak	<i>Quercus alba</i>	31		GOOD	
T31	Northern red oak	<i>Quercus rubra</i>	31.5		GOOD/AVG.	Some dead branches
T32	White oak	<i>Quercus alba</i>	32.5		GOOD/AVG.	Codominant leaders
T33	White oak	<i>Quercus alba</i>	36.5		GOOD/AVG.	Codominant leaders
T34	White oak	<i>Quercus alba</i>	30		GOOD	
T35	Tulip poplar	<i>Liriodendron tulipifera</i>	33.5		GOOD/AVG.	Broken leaders
T36	Tulip poplar	<i>Liriodendron tulipifera</i>	41.5		GOOD	triple leader
T37	Tulip poplar	<i>Liriodendron tulipifera</i>	42		GOOD/AVG.	codominant leaders
T38	American beech	<i>Fagus grandifolia</i>	30		GOOD	
T39	Tulip poplar	<i>Liriodendron tulipifera</i>	30.5		GOOD	
T40	Tulip poplar	<i>Liriodendron tulipifera</i>	37.5		GOOD	codominant leaders
T41	Tulip poplar	<i>Liriodendron tulipifera</i>	33		GOOD	
T42	Tulip poplar	<i>Liriodendron tulipifera</i>	39.5		GOOD/AVG.	codominant leaders
T43	American beech	<i>Fagus grandifolia</i>	31		GOOD/AVG.	possible heart rot in base of trunk
T44	Northern red oak	<i>Quercus rubra</i>	31.5		GOOD	
T45	White oak	<i>Quercus alba</i>	30		GOOD	
T46	White oak	<i>Quercus alba</i>	32		GOOD	
T47	American beech	<i>Fagus grandifolia</i>	31.5		GOOD	
T48	Tulip poplar	<i>Liriodendron tulipifera</i>	30.5		GOOD	
T49	American beech	<i>Fagus grandifolia</i>	34		GOOD	
T50	Tulip poplar	<i>Liriodendron tulipifera</i>	30.5		GOOD	

SPECIMEN TREE TABLE

T51	Tulip poplar	<i>Liriodendron tulipifera</i>	31		GOOD	
T52	Tulip poplar	<i>Liriodendron tulipifera</i>	31		GOOD	
T53	White oak	<i>Quercus alba</i>	33		GOOD	
T54	Northern red oak	<i>Quercus rubra</i>	33		GOOD/AVG.	broken limbs
T55	American beech	<i>Fagus grandifolia</i>	31.5		GOOD	
T56	White oak	<i>Quercus alba</i>	33		GOOD	
T57	White oak	<i>Quercus alba</i>	30		AVG/POOR	epicormic growth in upper limbs
T58	White oak	<i>Quercus alba</i>	34.5		GOOD	
T59	American beech	<i>Fagus grandifolia</i>	31		GOOD/AVG.	codominant leaders
T60	White oak	<i>Quercus alba</i>	32		GOOD	
T61	American beech	<i>Fagus grandifolia</i>	31.5		GOOD	
T62	American beech	<i>Fagus grandifolia</i>	33		GOOD	
T63	Northern red oak	<i>Quercus rubra</i>	32		GOOD	
T64	White oak	<i>Quercus alba</i>	34		GOOD	
T65	Tulip poplar	<i>Liriodendron tulipifera</i>	32		GOOD	
T66	Northern red oak	<i>Quercus rubra</i>	35		GOOD	
T67	Tulip poplar	<i>Liriodendron tulipifera</i>	32		GOOD	
T68	Tulip poplar	<i>Liriodendron tulipifera</i>	37		GOOD/AVG.	broken limbs
T69	Red maple	<i>Acer rubrum</i>	43		AVG/POOR	heart rot in base of trunk
T70	Red maple	<i>Acer rubrum</i>	32		AVG	leaning form
T71	Northern red oak	<i>Quercus rubra</i>	51.5		GOOD/AVG.	codominant leaders
T72	American beech	<i>Fagus grandifolia</i>	32		GOOD	
T73	White oak	<i>Quercus alba</i>	39		AVG.	heart rot in base of trunk
T74	Tulip poplar	<i>Liriodendron tulipifera</i>	52		POOR	main leader dead, rotten at base of trunk
T75	Tulip poplar	<i>Liriodendron tulipifera</i>	40		GOOD	
T76	Tulip poplar	<i>Liriodendron tulipifera</i>	35.5		GOOD	
T77	White oak	<i>Quercus alba</i>	40		GOOD	
T78	White oak	<i>Quercus alba</i>	34		AVG/POOR	fissure in side of trunk
T79	White oak	<i>Quercus alba</i>	31.5		GOOD	
T80	White oak	<i>Quercus alba</i>	30		GOOD	
T81	Northern red oak	<i>Quercus rubra</i>	30		GOOD	
T82	White oak	<i>Quercus alba</i>	31		GOOD/AVG.	some broken limbs
T83	American beech	<i>Fagus grandifolia</i>	33.5		AVG.	codominant leaders
T84	White oak	<i>Quercus alba</i>	34		GOOD/AVG.	poison ivy on trunk

* SHADE DENOTES TREE TO BE REMOVED

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: *Andrew Streagle*

DATED: 7/29/20

ANDREW STREAGLE - MD RLA #3381
A. MORTON THOMAS & ASSOCIATES, INC. PH: 301-881-2545
800 KING FARM BLVD, FOURTH FLOOR EMAIL: astreagle@amtengineering.com

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED TCP2 PLAN NO. 078-12, INCLUDING, FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: CATHOLIC CEMETERIES OF THE ARCHDIOCESE OF WASHINGTON, INC.

CONTACT PERSON OR OWNER: MICHAEL R. MAZZUCA, PRESIDENT/CEO
PRINTED NAMEADDRESS: 13801 GEORGIA AVENUE, SILVER SPRING, MD 20906
PHONE AND EMAIL: 301-871-1300 MRM@CCAW.ORGSIGNATURE: *Michael R. Mazzuca*

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)	
1 Zone:	O-S
2 Gross Tract:	100.30
3 Floodplain:	1.93
4 Previously Dedicated Land:	0.00
5 Net Tract (NTA):	98.37 0.00 0.00

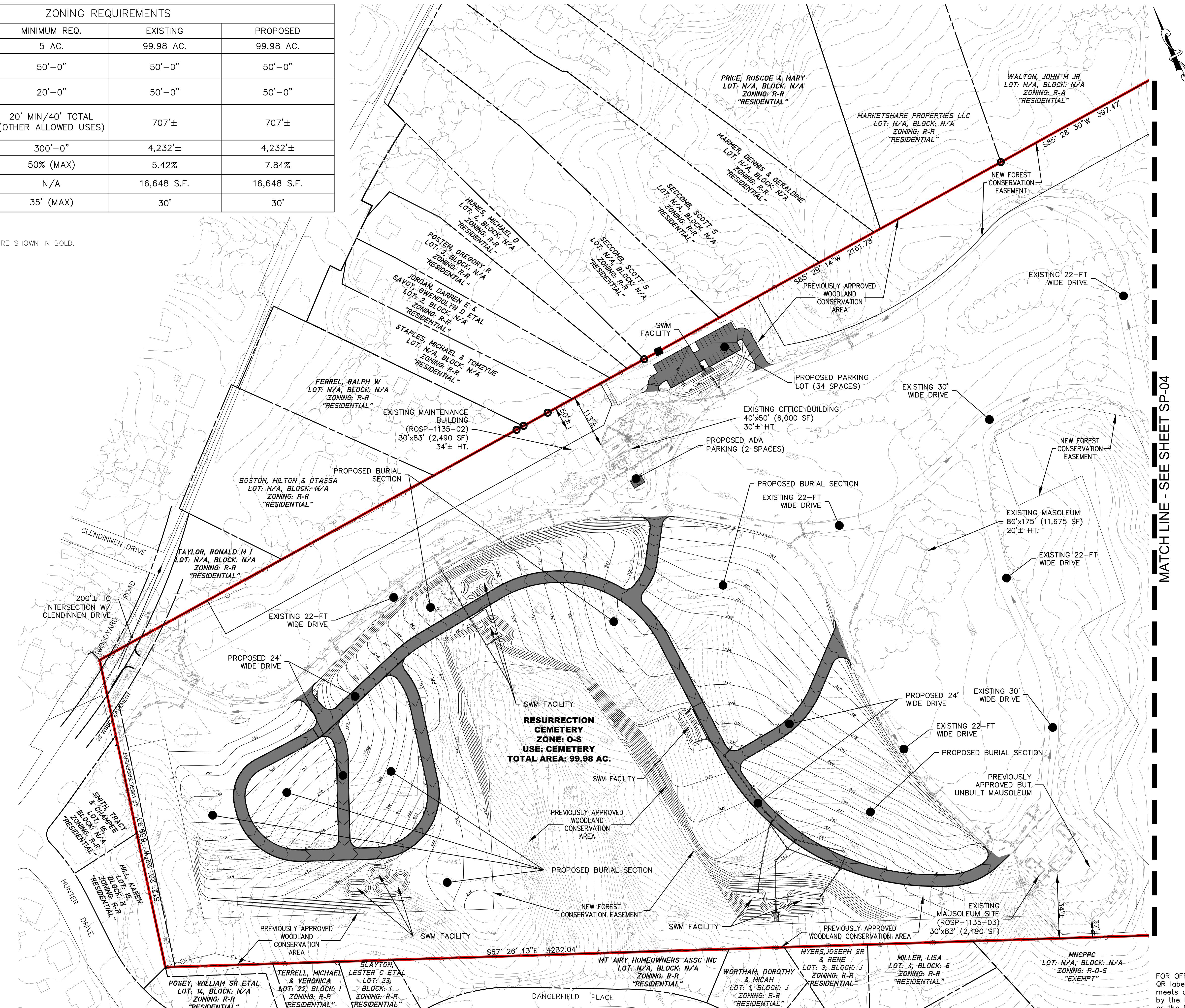
SECTION II-Determining Requirements (Enter acres for each corresponding column)	
Column A	Column B
WCT/AFT %	Net Tract
	Floodplain (1:1)
	Off-Site Impacts (1:1)
17 TCP Number	TCP2-xxx-xx
7 Property Description or Subdivision Name:	Resurrection Cemetery
8 Is this site subject to the 1989 or 1991 Ordinance	N
9 Is this site subject to the 2010 Ordinance and in PFA (Priority Funding Area)	Y
10 Are there prior TCP approvals which include a combination of these lots? (Y or N)	N
11 Is there any portion of the property in WC Bank? (Y or N)	N
12 Break-even Point (preservation) =	50.57 acres
13 Clearing permitted w/o reforestation =	5.54 acres

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)	
Column A	Column B
WCT/AFT %	Net Tract
	Floodplain (1:1)
	Off-Site Impacts (1:1)
29 Woodland Preservation	21

ZONING REQUIREMENTS			
	MINIMUM REQ.	EXISTING	PROPOSED
NET LOT AREA	5 AC.	99.98 AC.	99.98 AC.
FRONT YARD SETBACK	50'-0"	50'-0"	50'-0"
REAR YARD SETBACK	20'-0"	50'-0"	50'-0"
SIDE SETBACK	20' MIN/40' TOTAL (OTHER ALLOWED USES)	707'±	707'±
LOT WIDTH	300'-0"	4,232'±	4,232'±
LOT COVERAGE	50% (MAX)	5.42%	7.84%
GROSS FLOOR AREA	N/A	16,648 S.F.	16,648 S.F.
BUILDING HEIGHT	35' (MAX)	30'	30'

GENERAL NOTES

1. PROPOSED IMPROVEMENTS ARE SHOWN IN BOLD.



OFFICIAL USE ONLY
I, the undersigned, do hereby certify that this plan
has been prepared in accordance with the
conditions of final approval by the
Planning Board, its designee
or the District Council.

PROJECT NAME: Resurrection Cemetery - Section 5 Expansion
PROJECT NUMBER: SF-4823

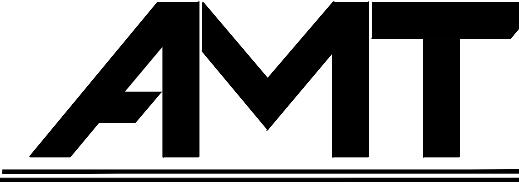
S

SP-03



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A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
800 KING FARM BLVD, 4TH FLOOR ROCKVILLE, MD 20850
(301) 881-2545 FAX:(301) 881-0814
EMAIL: AMT1@AMTENGINEERING.COM
Digitally signed by Michael C
Wychulis
DN: c=US, o=A. MORTON THOMAS
AND ASSOCIATES INC.,
ou=A01410C0000016C7169AD60
0008673, cn=Michael C Wychulis
Date: 2020.07.30 17:36:09 -04'00'

PROFESSIONAL CERTIFICATION



"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULUTH LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LIC. NO. 32561, EXP. DATE 1/6/2024.

PROPERTY INFORMATION

RESURRECTION CEMETERY
8000 WOODYARD ROAD
CLINTON, MD 20735
L.02975 F.555
PARCEL 0004

OWNER/APPLICANT INFORMATION
THE CATHOLIC CEMETERIES OF THE
ARCHDIOCESE
OF WASHINGTON, DC
P.O. BOX 151
CLINTON, MD 20735
CONTACT: MR. MICHAEL MAZZUCA

RESURRECTION CEMETERY SECTION 5 EXPANSION

REVISIONS

AMT FILE NO.	17-0281.0
DATE:	7/29/2020
SCALE:	1"=100'
DESIGNED BY:	MCW
DRAWN BY:	MAT
CHECKED BY	MOW

SPECIAL EXCEPTION PLAN SUBMISSION

SHEET TITLE

SPECIAL EXCEPTION PLAN

SE-1823

SP-03

AMT

A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
800 KING FARM BLVD, 4TH FLOOR ROCKVILLE, MD 20850
(301) 861-2545 FAX:(301) 861-0814
E-MAIL: info@amtmd.com
WEBSITE: www.amtmd.com
Michael C. Wychulis
Michael C. Wychulis
Date: 2020/07/30 10:37:07.0420

PROFESSIONAL CERTIFICATION



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PROPERTY INFORMATION
RESURRECTION CEMETERY
8000 WOODYARD ROAD
CLINTON, MD 20735
L.02975 F.555
PARCEL 0004

OWNER/APPLICANT INFORMATION
THE CATHOLIC CEMETERIES OF THE
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OF WASHINGTON, DC
P.O. BOX 151
CLINTON, MD 20735
CONTACT: MR. MICHAEL MAZZUCA
(301) 871-1300 MRM@CCAW.ORG

PROJECT TITLE

RESURRECTION CEMETERY
SECTION 5 EXPANSION

REVISIONS

MARK	DATE	DESCRIPTION

AMT FILE NO. 17-0281.001
DATE: 7/29/2020
SCALE: 1"=100'
DESIGNED BY: MCW
DRAWN BY: MAT
CHECKED BY: MOW

SPECIAL EXCEPTION PLAN SUBMISSION

SHEET TITLE
SPECIAL EXCEPTION
PLAN
SE-4823

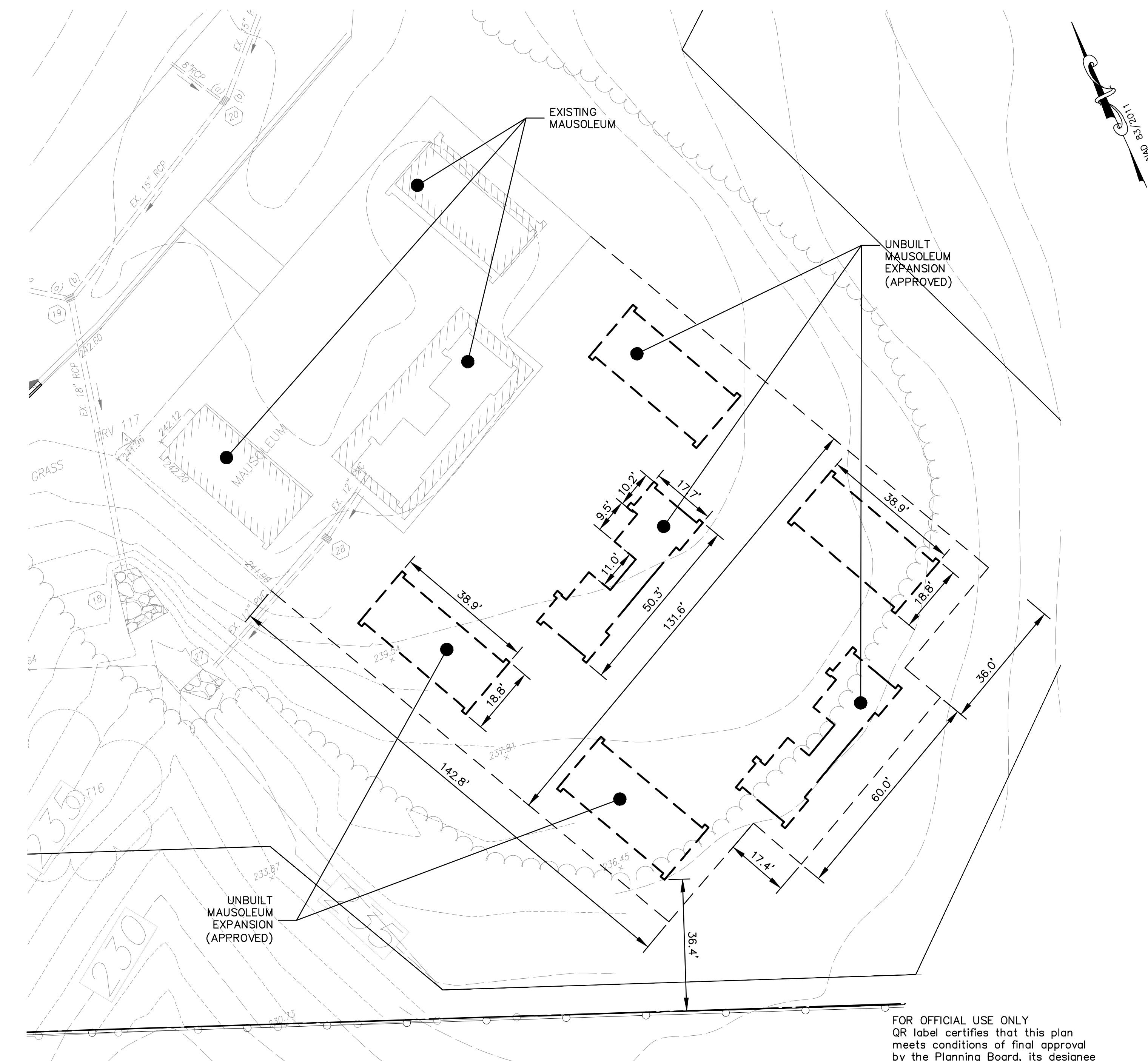
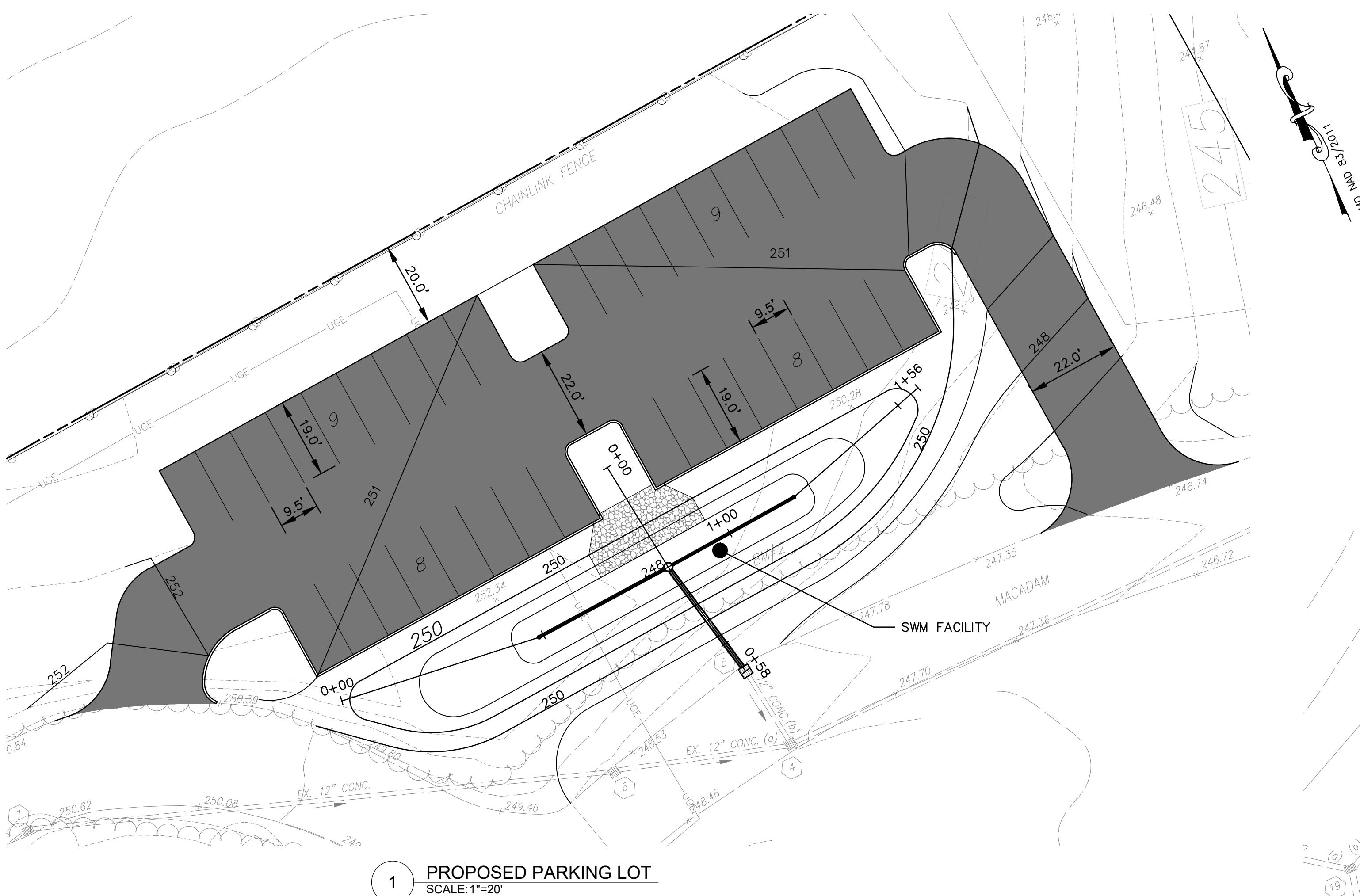
SHEET

SP-04

MATCH LINE - SEE SHEET SP-03



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(301) 881-2545 FAX:(301) 881-0814
EMAIL: AMT1@AMTENGINEERING.COM

Michael C
Wychulis

Digitally signed by Michael C Wychulis
DN: c=US, o=A. MORTON THOMAS
AND ASSOCIATES INC.,
ou=A01410C0000016C71609AD60000
8673, cn=Michael C Wychulis
Date: 2020.07.30 17:37:08-04'00'

PROFESSIONAL CERTIFICATION



"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DUL
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS O
THE STATE OF MARYLAND, LIC. NO. 32561, EXP. DATE 1/6/22."

PROPERTY INFORMATION

RESURRECTION CEMETERY
8000 WOODYARD ROAD
CLINTON, MD 20735
L.02975 F.555
PARCEL 0004

OWNER/APPLICANT INFORMATION

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OF WASHINGTON, DC
P.O. BOX 151
CLINTON, MD 20735
CONTACT: MR. MICHAEL MAZZUCA
(301) 871-1300 MRM@CCAW.ORG

PROJECT TITLE

RESURRECTION CEMETER SECTION 5 EXPANSION

AMT FILE NO.	17-0281.001
DATE:	7/29/2020
SCALE:	1"=20'
DESIGNED BY:	MCW
DRAWN BY:	MAT
CHECKED BY:	MCW

SPECIAL EXCEPTION PLAN SUBMISSION

SHEET TITLE

SPECIAL EXCEPTION DETAIL PLAN

SE-4823

SHEET

SP-05

卷之三

GRAPHIC SCALE

(IN FEET)

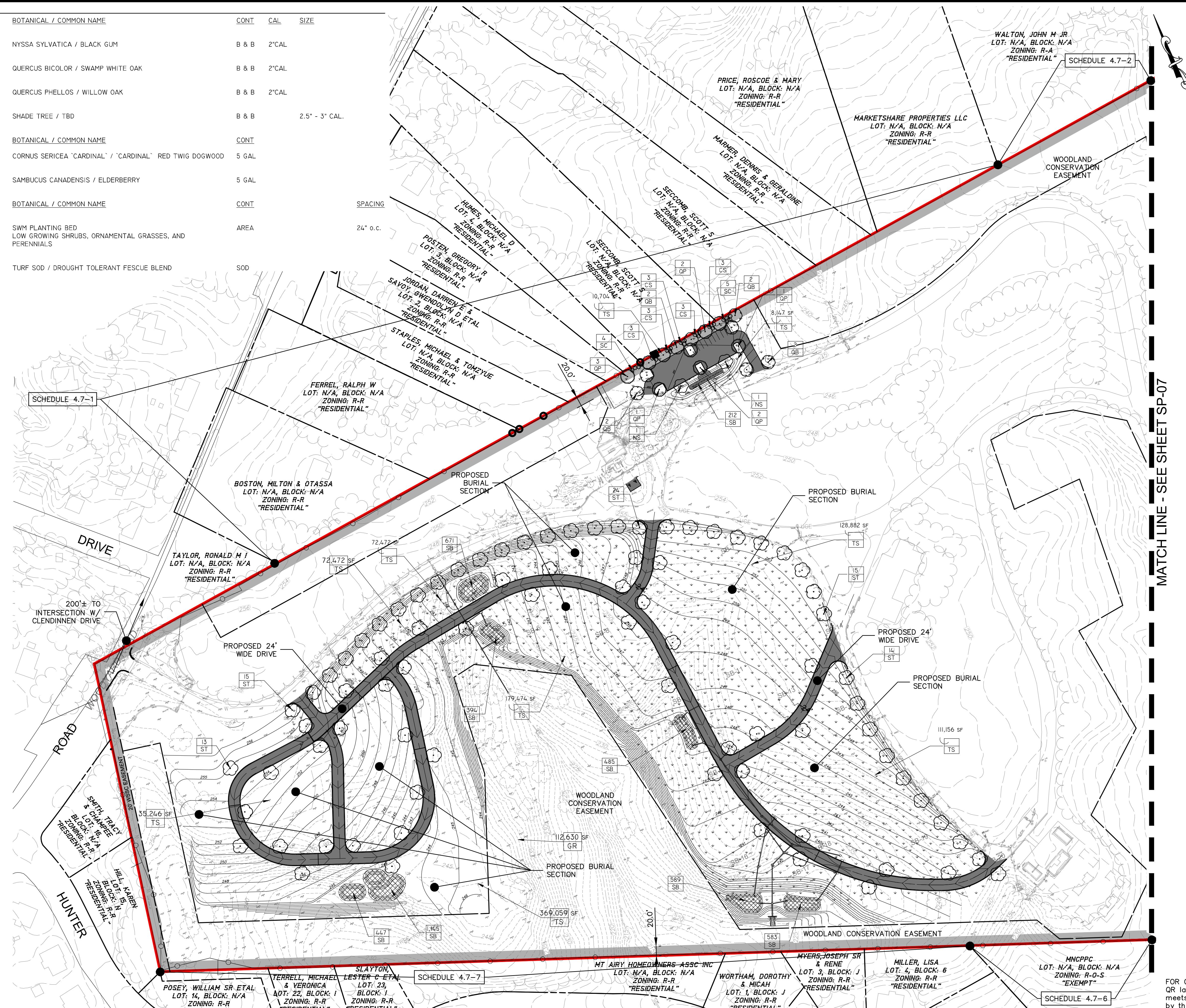
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2 APPROVED MASOLEUM ROSP-1135-03
SCALE: 1"=20'

OR OFFICIAL USE ONLY
R label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council

1-NCPPC APPROVAL
PROJECT NAME: Resurrection Cemetery - Section 5 Expansion
PROJECT NUMBER: SE-4823
For conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Amendment numbers must be included in the Project Number



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I, _____, do hereby certify that this plan
is in accordance with the conditions of final approval
by the Planning Board, its designee
or the District Council.

PROJECT NAME: Resurrection Cemetery - Section 5 Expansion
PROJECT NUMBER: SE-4823
For conditions of Approval see Site Plan, Cover Sheet or Approval Sheet



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LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
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PROPERTY INFORMATION
RESURRECTION CEMETERY
8000 WOODYARD ROAD
CLINTON, MD 20735
L.02975 F.555
PARCEL 0004

OWNER/APPLICANT INFORMATION
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OF WASHINGTON, DC
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CLINTON, MD 20735
CONTACT: MR. MICHAEL MAZZUCA
(301) 871-1300 MRM@CCAW.ORG

RESURRECTION CEMETERY SECTION 5 EXPANSION

AMT FILE NO.	17-0281.001
DATE:	7/29/2020
SCALE:	1"=100'
DESIGNED BY:	MCW
DRAWN BY:	MAT
CHECKED BY:	MCW

SPECIAL EXCEPTION PLAN SUBMISSION

HEET TITLE
**SPECIAL EXCEPTION
LANDSCAPE PLAN
SE-4823**

111

SP.06



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THE STATE OF MARYLAND, LIC. NO. 32561, EXP. DATE 1/6/20."

PROPERTY INFORMATION

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8000 WOODYARD ROAD
CLINTON, MD 20735
L.02975 F.555
PARCEL 0004

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OF WASHINGTON, DC
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CLINTON, MD 20735
CONTACT: MR. MICHAEL MAZZUCA
(301) 871-1300 MRM@CCAW.ORG

PROJECT TITLE

RESURRECTION CEMETERY
SECTION 5 EXPANSION

REVISIONS

MARK	DATE	DESCRIPTION

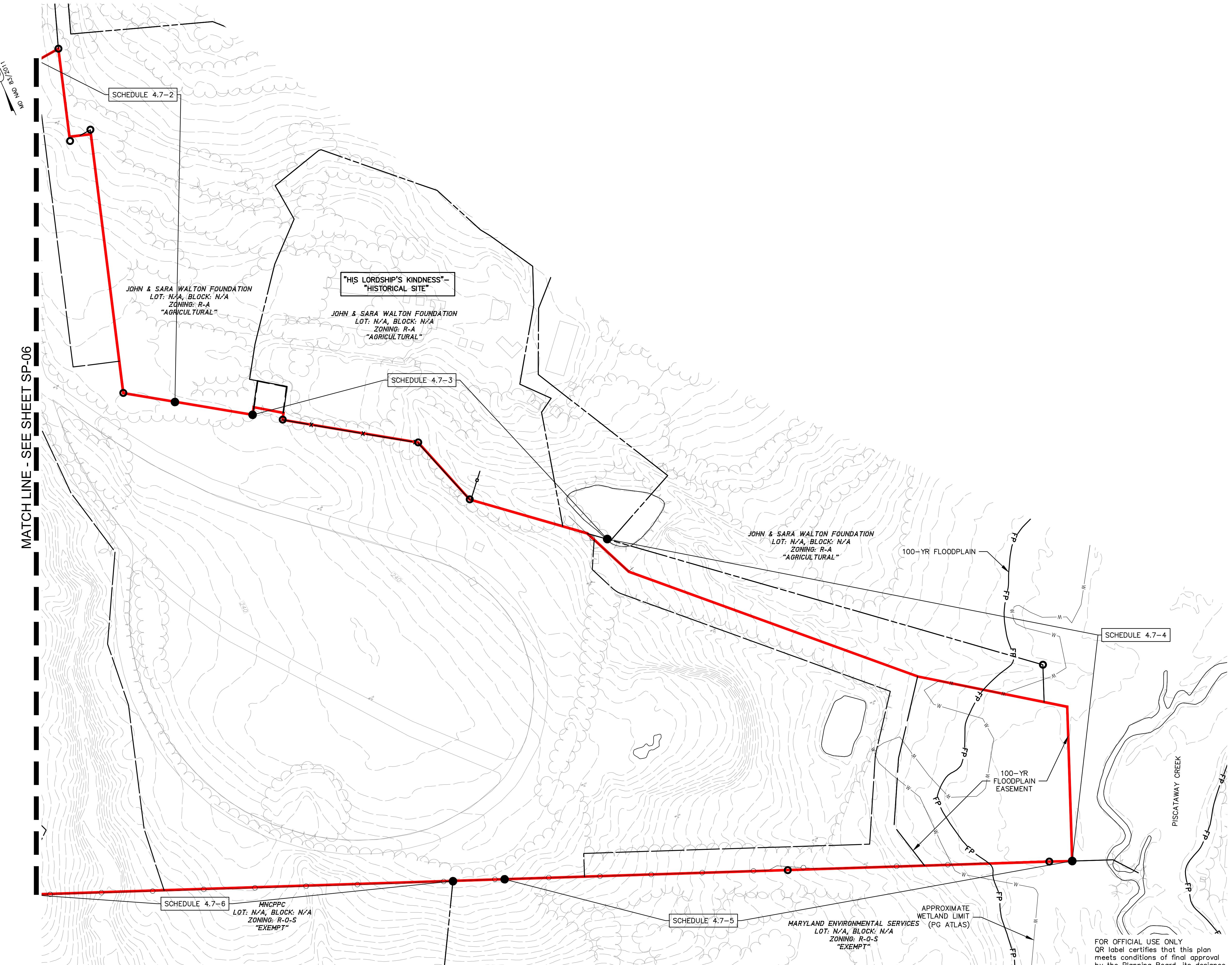
AMT FILE NO. 17-0281.001
DATE: 7/29/2020
SCALE: 1"=100'
DESIGNED BY: MCW
DRAWN BY: MAT
CHECKED BY: MOW

SPECIAL EXCEPTION PLAN
SUBMISSION

SHEET TITLE
SPECIAL EXCEPTION
LANDSCAPE PLAN
SE-4823

SHEET

SP-07



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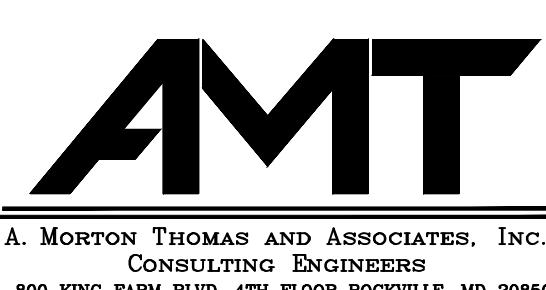
Know what's below.
Call before you dig.

WOODYARD ROAD TO WALTON FOUNDATION PROPERTY	
SECTION 4.7-1 BUFFERING INCOMPATIBLE USES REQUIREMENTS	
1) GENERAL PLAN DESIGNATION:	<input checked="" type="checkbox"/> DEVELOPED TIER, CORRIDOR NODE OR CENTER DEVELOPING OR RURAL TIER
2) USE OF PROPOSED DEVELOPMENT:	<u>CEMETERY</u>
3) IMPACT OF PROPOSED DEVELOPMENT:	<u>L</u>
4) USE OF ADJOINING DEVELOPMENT:	<u>S.F.D.</u>
5) IMPACT OF ADJACENT DEVELOPMENT:	<u>S.F.D.</u>
6) MINIMUM REQUIRED BUFFERYARD (A, B, C, D OR E):	<u>A X B C D E</u>
7) MINIMUM REQUIRED BUILDING SETBACK:	<u>30</u> FEET
8) MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD:	<u>20</u> FEET
(THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY FIFTY PERCENT (50%) IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)	
9) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY	<u>2000+</u> FEET
10) PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	<u>100</u> %
11) IS A SIX (6) FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (THE REQUIRED PLANT MATERIAL MAY BE REDUCED BY FIFTY PERCENT (50%) WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)
12) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	<u>N/A</u> P.U.
13) TOTAL NUMBER OF PLANT UNITS PROVIDED: SHADE TREES EVERGREEN TREES ORNAMENTAL TREES SHRUBS	<u>0 X 10 P.U.= 0 P.U.</u> <u>0 X 5 P.U.= 0 P.U.</u> <u>0 X 5 P.U.= 0 P.U.</u> <u>0 X 1 P.U.= 0 P.U.</u> TOTAL <u>0 P.U.</u>
N/A EXISTING WOODLANDS	

WALTON FOUNDATION PROPERTY: S.P.D., FARM USE (L) AND HORSE KEEPING (M)	
SECTION 4.7-2 BUFFERING INCOMPATIBLE USES REQUIREMENTS	
1) GENERAL PLAN DESIGNATION:	<input checked="" type="checkbox"/> DEVELOPED TIER, CORRIDOR NODE OR CENTER DEVELOPING OR RURAL TIER
2) USE OF PROPOSED DEVELOPMENT:	<u>CEMETERY</u>
3) IMPACT OF PROPOSED DEVELOPMENT:	<u>L</u>
4) USE OF ADJOINING DEVELOPMENT:	<u>S.F.D.</u>
5) IMPACT OF ADJACENT DEVELOPMENT:	<u>S.F.D.</u>
6) MINIMUM REQUIRED BUFFERYARD (A, B, C, D OR E):	<u>A X B C D E</u>
7) MINIMUM REQUIRED BUILDING SETBACK:	<u>30</u> FEET
8) MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD:	<u>20</u> FEET
(THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY FIFTY PERCENT (50%) IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)	
9) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY	<u>1490.00</u> FEET
10) PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	<u>100</u> %
11) IS A SIX (6) FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (THE REQUIRED PLANT MATERIAL MAY BE REDUCED BY FIFTY PERCENT (50%) WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)
12) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	<u>1192</u> P.U.
13) TOTAL NUMBER OF PLANT UNITS PROVIDED: SHADE TREES EVERGREEN TREES ORNAMENTAL TREES SHRUBS	<u>0 X 10 P.U.= 0 P.U.</u> <u>0 X 5 P.U.= 0 P.U.</u> <u>0 X 5 P.U.= 0 P.U.</u> <u>0 X 1 P.U.= 0 P.U.</u> TOTAL <u>0 P.U.</u>
N/A EXISTING WOODLANDS	

ADJACENT TO HISTORIC SITE	
SECTION 4.7-3 BUFFERING INCOMPATIBLE USES REQUIREMENTS	
1) GENERAL PLAN DESIGNATION:	<input checked="" type="checkbox"/> DEVELOPED TIER, CORRIDOR NODE OR CENTER DEVELOPING OR RURAL TIER
2) USE OF PROPOSED DEVELOPMENT:	<u>CEMETERY</u>
3) IMPACT OF PROPOSED DEVELOPMENT:	<u>L</u>
4) USE OF ADJOINING DEVELOPMENT:	<u>HISTORIC SITE</u>
5) IMPACT OF ADJACENT DEVELOPMENT:	<u>HISTORIC</u>
6) MINIMUM REQUIRED BUFFERYARD (A, B, C, D OR E):	<u>A B C D E</u>
7) MINIMUM REQUIRED BUILDING SETBACK:	<u>50</u> FEET
8) MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD:	<u>40</u> FEET
(THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY FIFTY PERCENT (50%) IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)	
9) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY	<u>791.00</u> FEET
10) PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	<u>0</u> %
11) IS A SIX (6) FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (THE REQUIRED PLANT MATERIAL MAY BE REDUCED BY FIFTY PERCENT (50%) WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)
12) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	<u>1266</u> P.U.
13) TOTAL NUMBER OF PLANT UNITS PROVIDED: SHADE TREES EVERGREEN TREES ORNAMENTAL TREES SHRUBS	<u>0 X 10 P.U.= 0 P.U.</u> <u>0 X 5 P.U.= 0 P.U.</u> <u>0 X 5 P.U.= 0 P.U.</u> <u>0 X 1 P.U.= 0 P.U.</u> TOTAL <u>0 P.U.</u>
14) AC 04018 WAS APPROVED FOR ROSP SE-1135/02	

NOTE: ALL PLANTING REQUIRED BY
THE PREVIOUSLY
APPROVED/CERTIFIED LANDSCAPE
PLAN ARE PRESENT AND LIVING



PROFESSIONAL CERTIFICATION



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
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PROPERTY INFORMATION
RESURRECTION CEMETERY
8000 WOODYARD ROAD
CLINTON, MD 20735
L.02975 F.555
PARCEL 0004

OWNER/APPLICANT INFORMATION
THE CATHOLIC CEMETERIES OF THE
ARCHDIOCESE
OF WASHINGTON, DC
P.O. BOX 151
CLINTON, MD 20735
CONTACT: MR. MICHAEL MAZZUCA
(301) 871-1300 MRM@CCAW.ORG

PROJECT TITLE

WALTON FOUNDATION PROPERTY (HISTORIC SITE TO M.E.S. PROP) USES: F.S.D., FARM USE (L) AND KEEPING OF HORSES (M)	
SECTION 4.7-4 BUFFERING INCOMPATIBLE USES REQUIREMENTS	
1) GENERAL PLAN DESIGNATION:	<input checked="" type="checkbox"/> DEVELOPED TIER, CORRIDOR NODE OR CENTER DEVELOPING OR RURAL TIER
2) USE OF PROPOSED DEVELOPMENT:	<u>CEMETERY</u>
3) IMPACT OF PROPOSED DEVELOPMENT:	<u>L</u>
4) USE OF ADJOINING DEVELOPMENT:	<u>USE S.P.D.</u>
5) IMPACT OF ADJACENT DEVELOPMENT:	<u>S.P.D.</u>
6) MINIMUM REQUIRED BUFFERYARD (A, B, C, D OR E):	<u>A X B C D E</u>
7) MINIMUM REQUIRED BUILDING SETBACK:	<u>30</u> FEET
8) MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD:	<u>20</u> FEET
(THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY FIFTY PERCENT (50%) IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)	
9) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY	<u>1441.00</u> FEET
10) PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	<u>100</u> %
11) IS A SIX (6) FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (THE REQUIRED PLANT MATERIAL MAY BE REDUCED BY FIFTY PERCENT (50%) WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)
12) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	<u>1153</u> P.U.
13) TOTAL NUMBER OF PLANT UNITS PROVIDED: SHADE TREES EVERGREEN TREES ORNAMENTAL TREES SHRUBS	<u>0 X 10 P.U.= 0 P.U.</u> <u>0 X 5 P.U.= 0 P.U.</u> <u>0 X 5 P.U.= 0 P.U.</u> <u>0 X 1 P.U.= 0 P.U.</u> TOTAL <u>0 P.U.</u>
N/A EXISTING WOODLANDS	

M.E.S. PROPERTY: FARM USE(L)	
SECTION 4.7-5 BUFFERING INCOMPATIBLE USES REQUIREMENTS	
1) GENERAL PLAN DESIGNATION:	<input checked="" type="checkbox"/> DEVELOPED TIER, CORRIDOR NODE OR CENTER DEVELOPING OR RURAL TIER
2) USE OF PROPOSED DEVELOPMENT:	<u>CEMETERY</u>
3) IMPACT OF PROPOSED DEVELOPMENT:	<u>L</u>
4) USE OF ADJOINING DEVELOPMENT:	<u>FARM USE</u>
5) IMPACT OF ADJACENT DEVELOPMENT:	<u>L</u>
6) MINIMUM REQUIRED BUFFERYARD (A, B, C, D OR E):	<u>A X B C D E</u>
7) MINIMUM REQUIRED BUILDING SETBACK:	<u>30</u> FEET
8) MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD:	<u>20</u> FEET
(THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY FIFTY PERCENT (50%) IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)	
9) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY	<u>1350.00</u> FEET
10) PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	<u>100</u> %
11) IS A SIX (6) FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (THE REQUIRED PLANT MATERIAL MAY BE REDUCED BY FIFTY PERCENT (50%) WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)
12) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	<u>1080</u> P.U.
13) TOTAL NUMBER OF PLANT UNITS PROVIDED: SHADE TREES EVERGREEN TREES ORNAMENTAL TREES SHRUBS	<u>0 X 10 P.U.= 0 P.U.</u> <u>0 X 5 P.U.= 0 P.U.</u> <u>0 X 5 P.U.= 0 P.U.</u> <u>0 X 1 P.U.= 0 P.U.</u> TOTAL <u>0 P.U.</u>
N/A EXISTING WOODLANDS	

Schedule 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:	<u>Developed Tier, <input checked="" type="checkbox"/> Developing Tier <input type="checkbox"/> Rural Tier</u>
2) Option selected:	<u>1, 2, or 3: <input type="checkbox"/> 1 or 2: <input checked="" type="checkbox"/> 1 or 2: <input type="checkbox"/></u>
3) Width of perimeter strip required:	<u>feet <input type="checkbox"/> 5 feet <input type="checkbox"/> feet</u>
4) Width of perimeter strip provided:	<u>feet <input type="checkbox"/> 20 feet <input type="checkbox"/> feet</u>
5) Plant material required:	<u>shade trees <input type="checkbox"/> 8 shade trees <input type="checkbox"/> shade trees</u> <u>shrubs <input type="checkbox"/> 24 shrubs <input type="checkbox"/> shrubs</u>
6) Total plant material provided:	<u>shade trees <input type="checkbox"/> 8 shade trees <input type="checkbox"/> shade trees</u> <u>shrubs <input type="checkbox"/> 24 shrubs <input type="checkbox"/> shrubs</u> <u>existing shade <input type="checkbox"/> 0 existing <input type="checkbox"/> existing shade</u> trees shade trees 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):	<u>10,800</u> square feet
2) Interior landscaped area required:	<u>8 %</u> <u>864</u> square feet
3) Interior landscaped area provided:	<u>11 %</u> <u>965</u> square feet
4) Minimum number of shade trees required:	<u>(1 per 300 square feet of interior planting area provided) <input type="checkbox"/> 3.2 shade trees</u> <u>(1 per 200 square feet of interior planting area provided) <input type="checkbox"/> 4.8 shade trees</u>
5) Number of shade trees provided:	<u>4 shade trees</u>
6) Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree?	<u>X yes <input type="checkbox"/> no</u>
7) Is there a planting island on average every 10 spaces?	<u>X yes <input type="checkbox"/> no</u>
8) Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?	<u>X yes <input type="checkbox"/> no</u>
9) Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide?	<u>X yes <input type="checkbox"/> no</u>
10) Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide?	<u>X yes <input type="checkbox"/> no</u>
11) For parking lots 50,000 square feet or larger:	<u>a) Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays? <input type="checkbox"/> yes <input type="checkbox"/> no</u> <u>or</u> <u>b) Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided) <input type="checkbox"/> yes <input type="checkbox"/> no</u>

AMT FILE NO. 17-0281.001
DATE: 7/10/2020
SCALE: N/A
DESIGNED BY: MCW
DRAWN BY: MAT
CHECKED BY: MOW

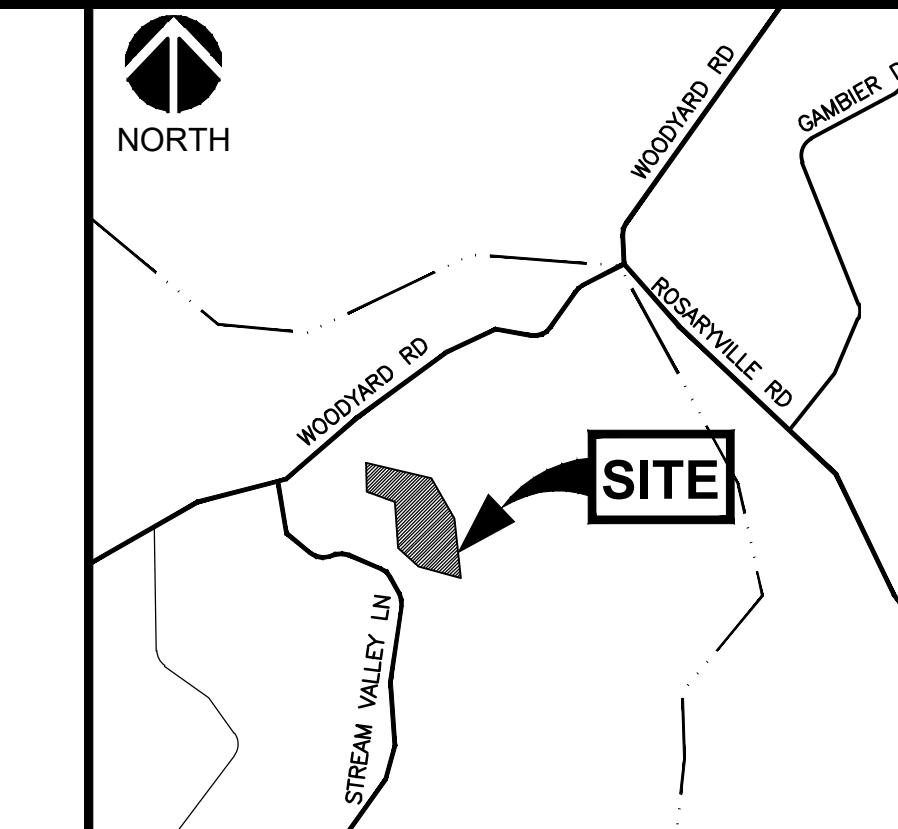
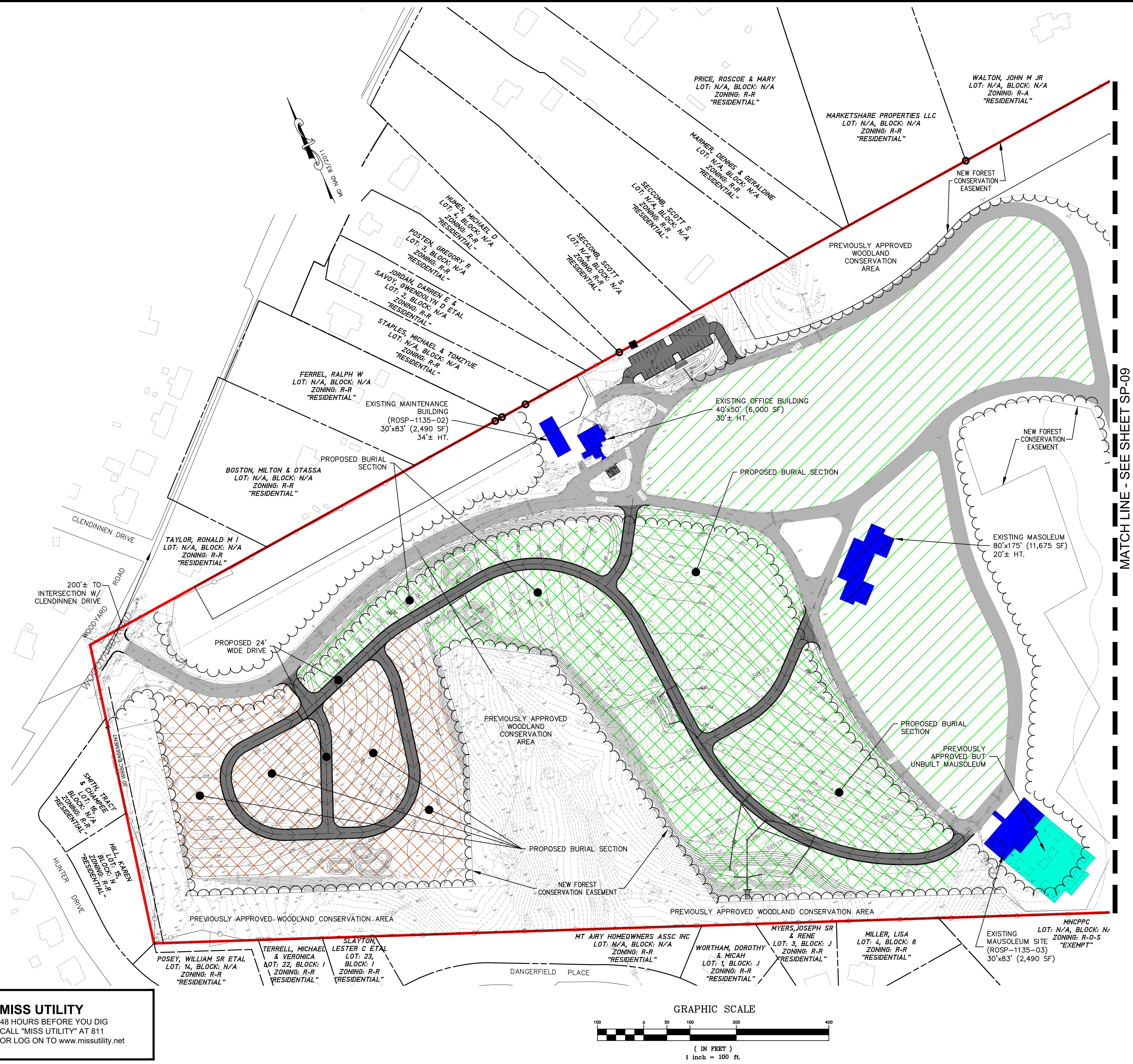
SPECIAL EXCEPTION PLAN SUBMISSION

SHEET TITLE
SPECIAL EXCEPTION LANDSCAPE PLAN
SE-4823

SHEET
SP-08

PARCEL I, MOUNT AIRY ESTATES MNCPPC PARK PARCEL (L)(NO ACTIVE FACILITIES)	
SECTION 4.7-6 BUFFERING INCOMPATIBLE USES REQUIREMENTS	
1) GENERAL PLAN DESIGNATION:	<input checked="" type="checkbox"/> DEVELOPED TIER, CORRIDOR NODE OR CENTER DEVELOPING OR RURAL TIER
2) USE OF PROPOSED DEVELOPMENT:	<u>CEMETERY</u>
3) IMPACT OF PROPOSED DEVELOPMENT:	<u>L</u>
4) USE OF ADJOINING DEVELOPMENT:	<u>PARK</u>
5) IMPACT OF ADJACENT DEVELOPMENT:	<u>L</u>
6) MINIMUM REQUIRED BUFFERYARD (A, B, C, D OR E):	<u>A X B C D E</u>
7) MINIMUM REQUIRED BUILDING SETBACK:	<u>30</u> FEET
8) MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD:	<u>20</u> FEET
(THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY FIFTY PERCENT (50%) IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)	
9) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY	<u>1255.00</u> FEET
10) PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	<u>100</u> %
11) IS A SIX (6) FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (THE REQUIRED PLANT MATERIAL MAY BE REDUCED BY FIFTY PERCENT (50%) WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)
12) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	<u>1004</u> P.U.
13) TOTAL NUMBER OF PLANT UNITS PROVIDED: SHADE TREES EVERGREEN TREES ORNAMENTAL TREES SHRUBS	<u>0 X 10 P.U.= 0 P.U.</u> <u>0 X 5 P.U.= 0 P.U.</u> <u>0 X 5 P.U.= 0 P.U.</u> <u>0 X 1 P.U.= 0 P.U.</u> TOTAL <u>0 P.U.</u>
N/A EXISTING WOODLANDS	

MOUNT AIRY ESTATES FROM WOODYARD RD. TO PARCEL I (PARK PARCEL)	
SECTION 4.7-7 BUFFERING INCOMPATIBLE USES REQUIREMENTS	
1) GENERAL PLAN DESIGNATION:	<input checked="" type="checkbox"/> DEVELOPED TIER, CORRIDOR NODE OR CENTER DEVELOPING OR RURAL TIER
2) USE OF PROPOSED DEVELOPMENT:	<u>CEMETERY</u>
3) IMPACT OF PROPOSED DEVELOPMENT:	<u>L</u>
4) USE OF ADJOINING DEVELOPMENT:	<u>S.F.D. AND HOA OPEN SPACE (PARCEL R) / PARK (NO ACTIVE FACILITIES)</u>
5) IMPACT OF ADJACENT DEVELOPMENT:	<u>USE S.F.D.</u>
6) MINIMUM REQUIRED BUFFERYARD (A, B, C, D OR E):	<u>A X B C D E</u>
7) MINIMUM REQUIRED BUILDING SETBACK:	<u>30</u> FEET
8) MINIMUM REQUIRED WIDTH OF LANDSCAPE YARD:	<u>20</u> FEET
(THE REQUIRED SETBACK AND LANDSCAPE YARD MAY BE REDUCED BY FIFTY PERCENT (50%) IN THE DEVELOPED TIER, CORRIDOR NODE OR CENTER WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)	
9) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND RIGHT-OF-WAY	<u>2250.00</u> FEET
10) PERCENTAGE OF REQUIRED BUFFERYARD OCCUPIED BY EXISTING TREES:	<u>100</u> %
11) IS A SIX (6) FOOT HIGH FENCE OR WALL INCLUDED IN BUFFERYARD?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (THE REQUIRED PLANT MATERIAL MAY BE REDUCED BY FIFTY PERCENT (50%) WHEN A SIX (6) FOOT HIGH FENCE OR WALL IS PROVIDED.)
12) TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP:	<u>1800</u> P.U.
13) TOTAL NUMBER OF PLANT UNITS PROVIDED: SHADE TREES EVERGREEN TREES ORNAMENTAL TREES SHRUBS	<u>0 X 10 P.U.= 0 P.U.</u> <u>0 X 5 P.U.= 0 P.U.</u> <u>0 X 5 P.U.= 0 P.U</u>



A. MORTON THOMAS AND ASSOCIATES, INC.
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EMAIL: AMTI@AMTEENGINEERING.COM

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, LIC. NO. 32561, EXP. DATE 1/6/22."

PROPERTY INFORMATION
RESURRECTION CEMETERY
8000 WOODYARD ROAD
CLINTON, MD 20735
L.02975 F.555

OWNER/APPLICANT INFORMATION
THE CATHOLIC CEMETERIES OF THE
ARCHDIOCESE
OF WASHINGTON, DC
P.O. BOX 151
CLINTON, MD 20735
CONTACT: MR. MICHAEL MAZZUCA
(301) 871-1300 MRM@CCAW.ORG

RESURRECTION CEMETERY SECTION 5 EXPANSION

AMT FILE NO.	17-0281.001
DATE:	7/29/2020
SCALE:	1"=100'
DESIGNED BY:	MCW
DRAWN BY:	MAT
CHECKED BY:	MCW

SPECIAL EXCEPTION PLAN

FOR OFFICIAL USE ONLY
QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.
M NCRPC APPROVAL

M-NCPPC APPROVAL

PROJECT NAME: Resurrection Cemetery - Section 5 Expansion
PROJECT NUMBER: SE-4823
For conditions of Approval see Site Plan, Cover Sheet, or Approval Sheet

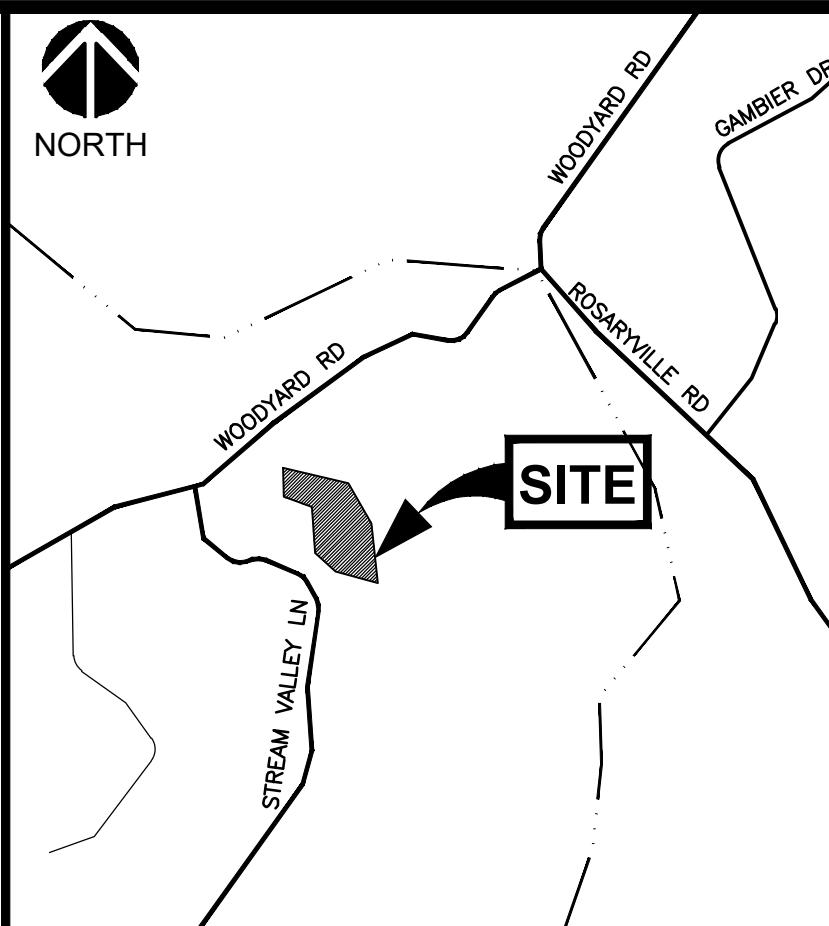
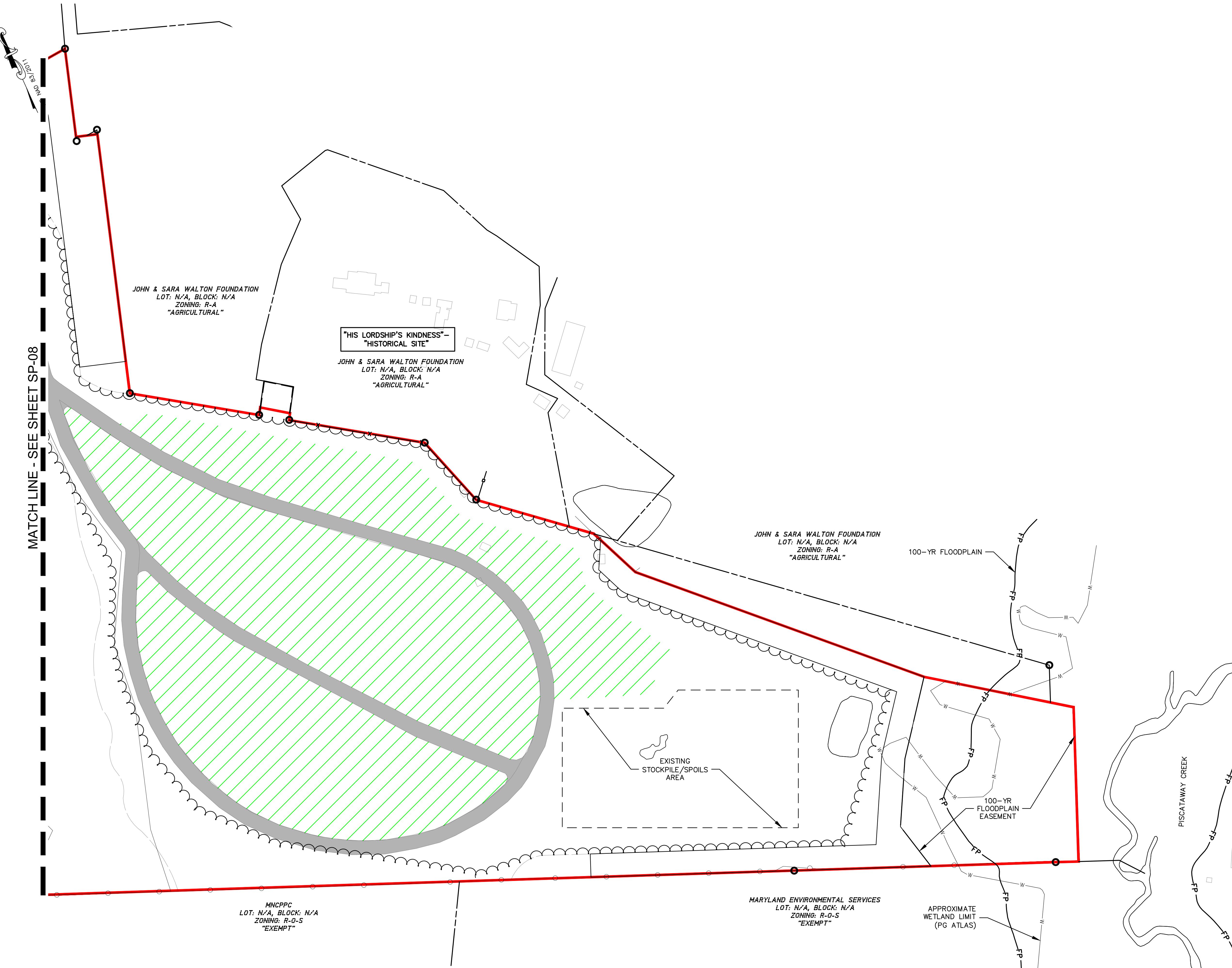
SHEET

SP-09



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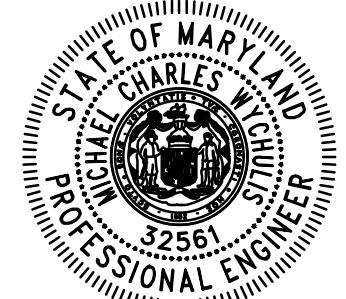


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Michael C. Wychulis
DN: c=US, o=A. MORTON THOMAS
AND ASSOCIATES INC,
ou=A01410000016C71609AD6000
08673, cn=Michael C Wychulis
Date: 2020.07.30 17:38:32-04'00'

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THE STATE OF MARYLAND, LIC. NO. 32561, EXP. DATE 1/6/22."

PROPERTY INFORMATION

RESURRECTION CEMETERY
8000 WOODYARD ROAD
CLINTON, MD 20735
L.02975 F.555
PARCEL 0004

OWNER/AP

THE CATHOLIC CEMETERIES OF THE
ARCHDIOCESE
OF WASHINGTON, DC
P.O. BOX 151
CLINTON, MD 20735
CONTACT: MR. MICHAEL MAZZUCA
(301) 871-1300 MRM@CCAW.ORG

PROJECT T

LEGEND

-  EXISTING CLEARED BURIAL PLOTS
-  PROPOSED CLEARING FOR BURIAL PLOTS*
(PHASE 1)
-  PROPOSED CLEARING FOR BURIAL PLOTS*
(PHASE 2)
-  EXISTING BUILDINGS/WALKWAYS
-  PREVIOUSLY APPROVED BUT UNBUILT
BUILDINGS/WALKWAYS
-  EXISTING ROAD
-  PROPOSED ROAD*

- * PROPOSED ROADS AND CLEARING FOR BURIAL PLOTS IS ANTICIPATED TO BE IMPLEMENTED IN PHASES OVER TIME AS DEMAND DICTATES

RESURRECTION CEMETERY SECTION 5 EXPANSION

Page 10 of 10

AMT FILE NO.	17-
DATE:	7/29
SCALE:	1"=
DESIGNED BY:	MC
DRAWN BY:	MA
CHECKED BY:	MC

SPECIAL EXCEPTION PLAN SUBMISSION

SHEET TITLE

SPECIAL EXCEPTION ILLUSTRATIVE PLAN

SE 1822

— 1 —

SP-10



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