

ITEM:

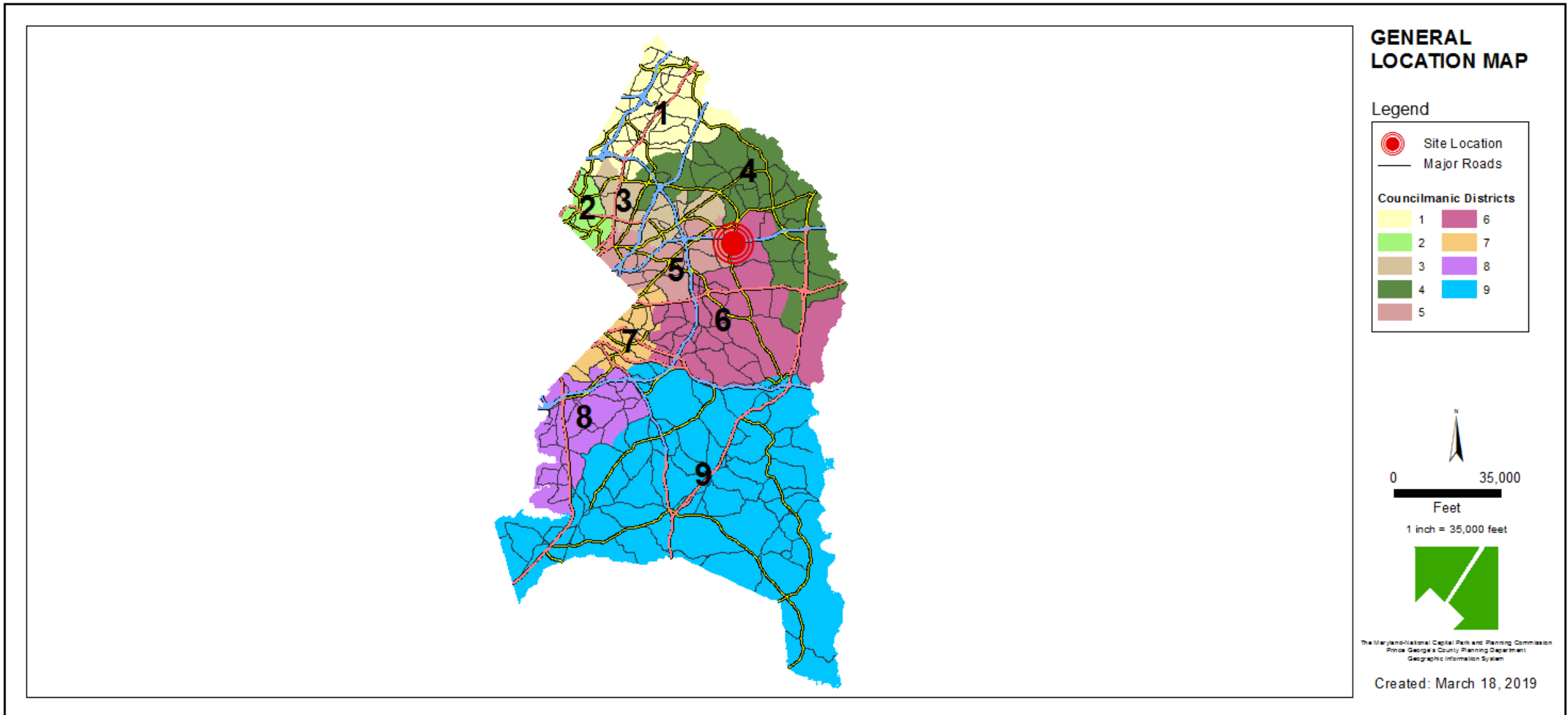
CASE: SE-4795

STRICKLAND FUNERAL HOME

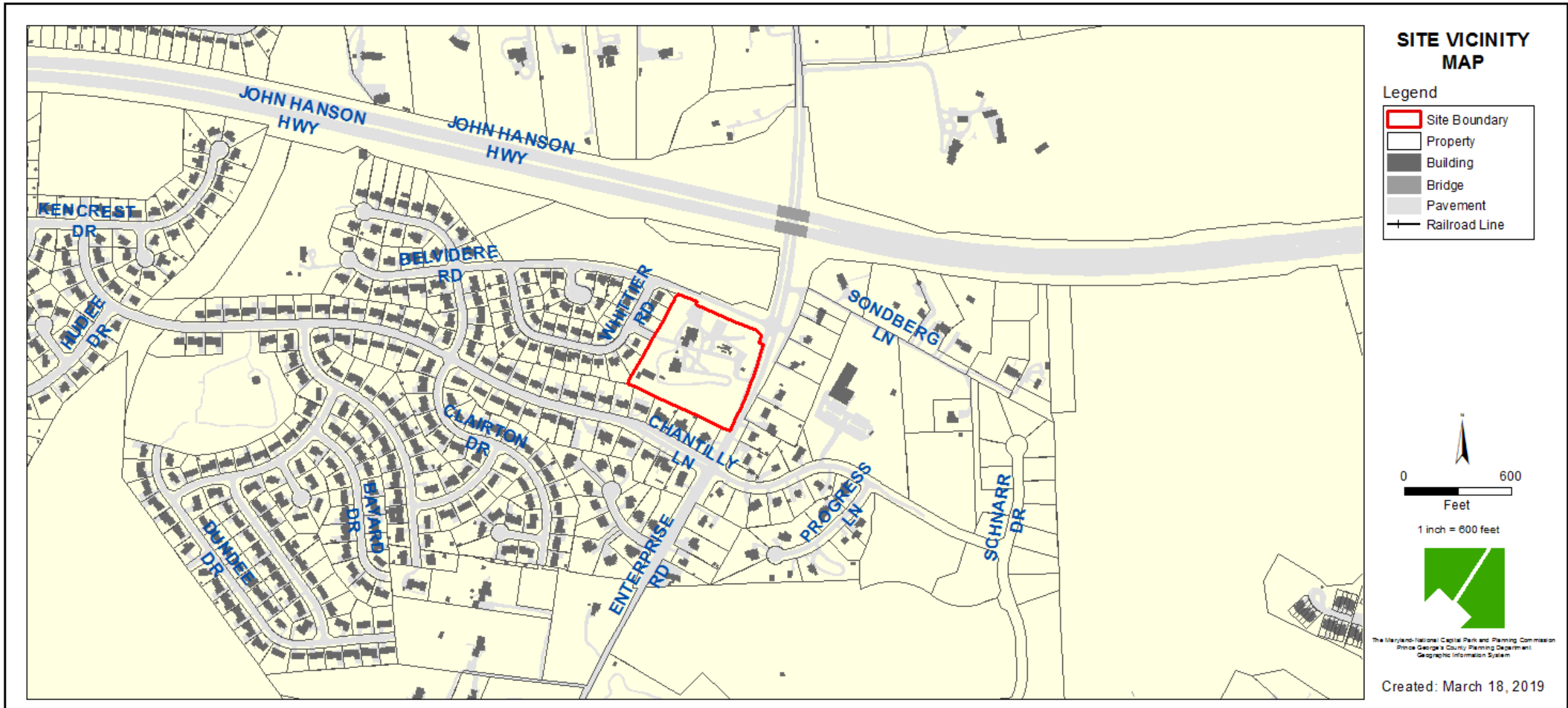
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



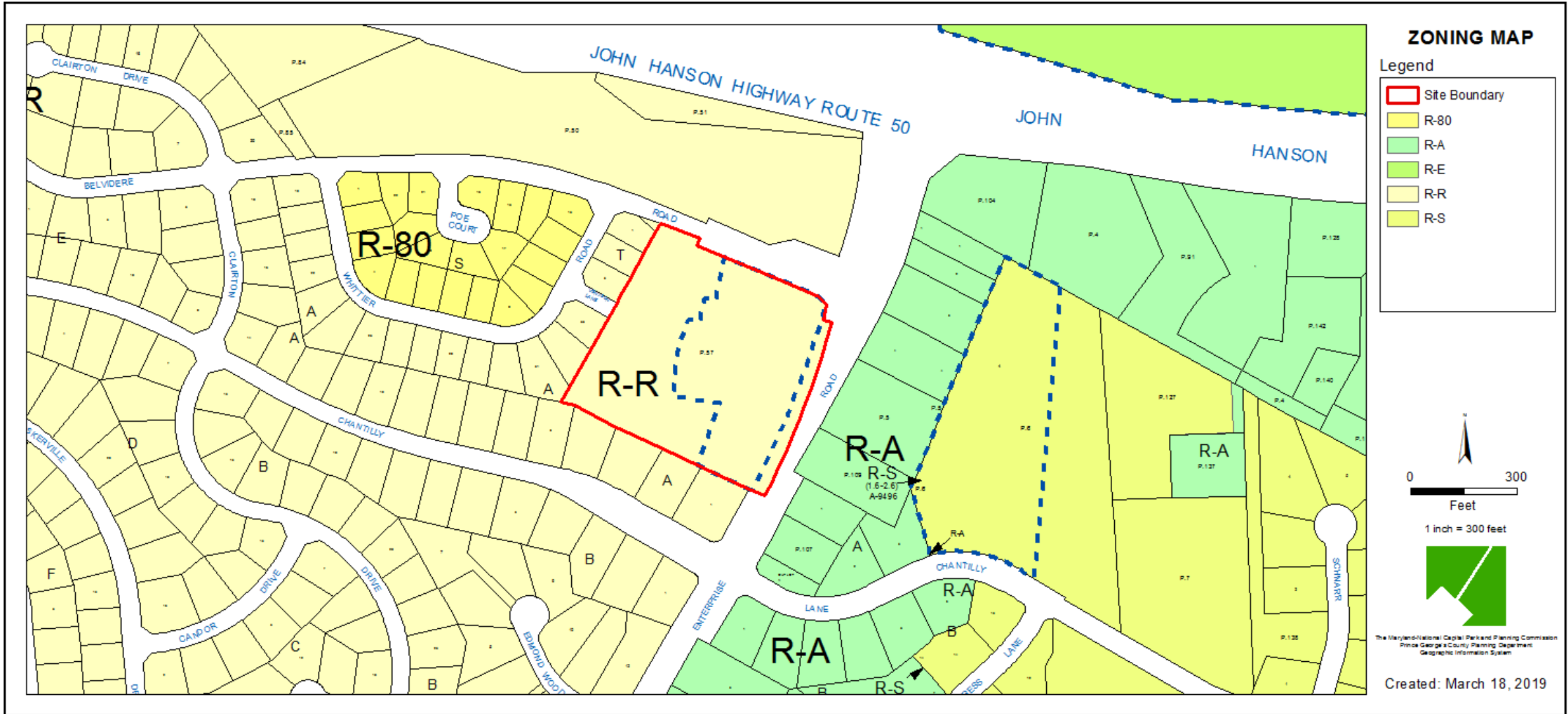
GENERAL LOCATION MAP



SITE VICINITY



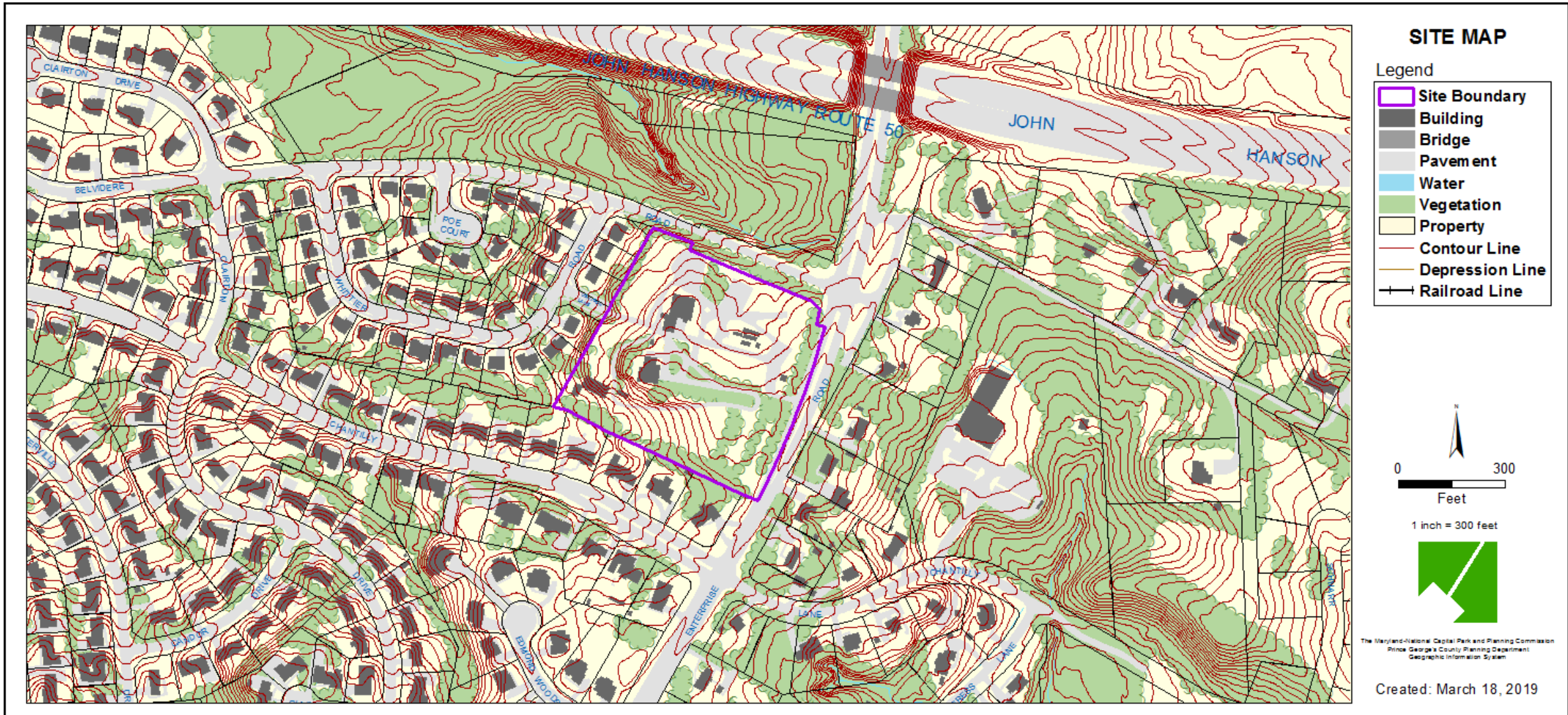
ZONING MAP



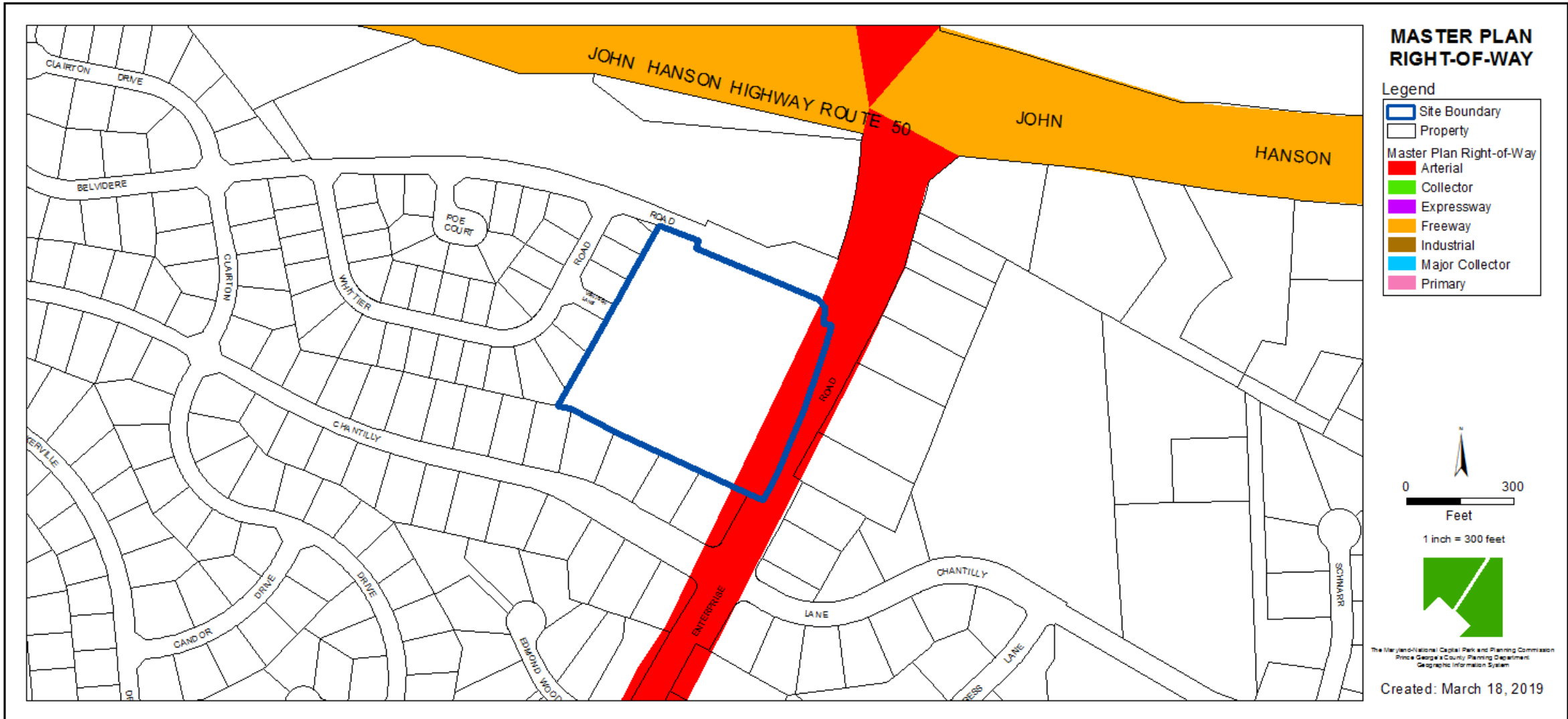
AERIAL MAP



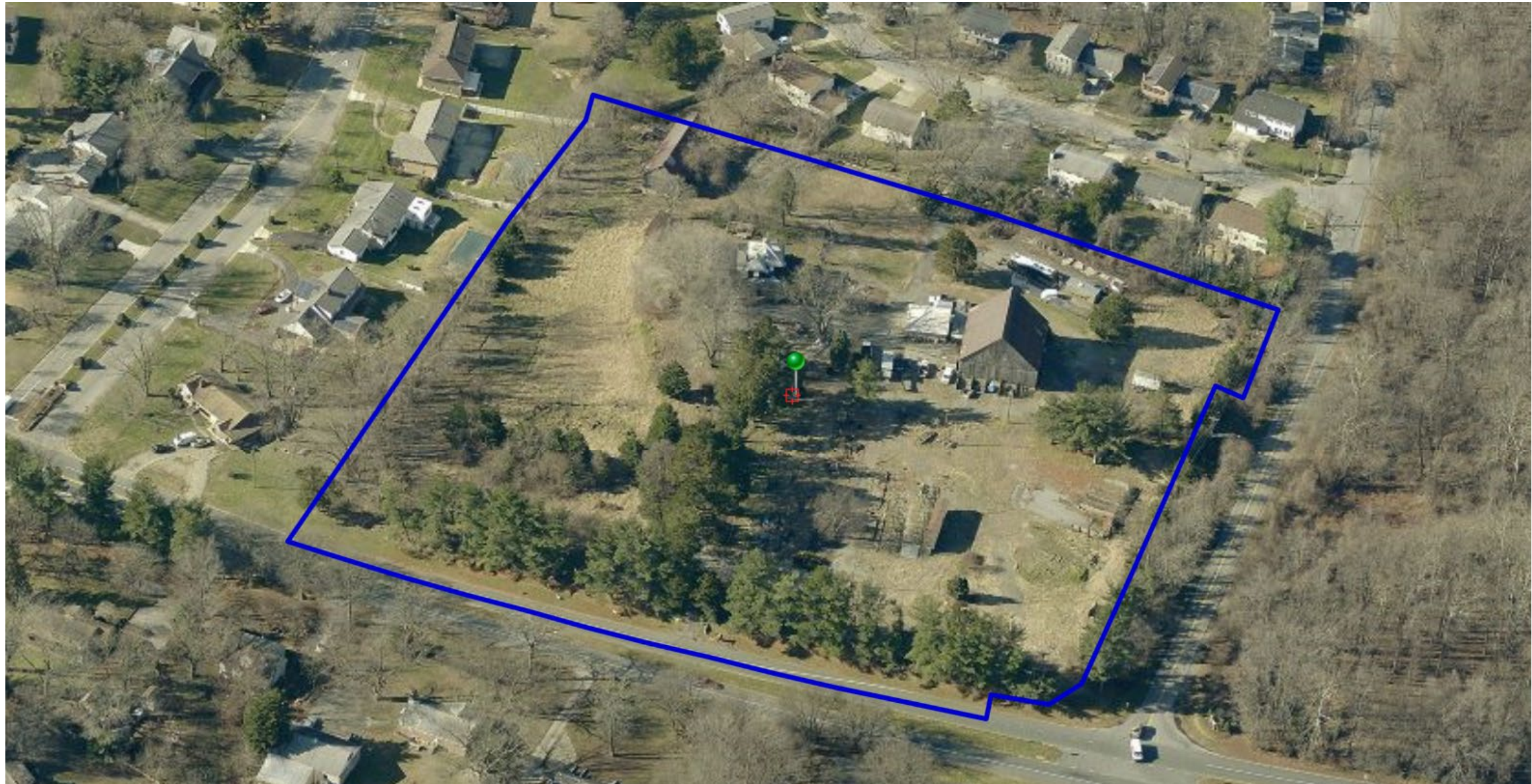
SITE MAP



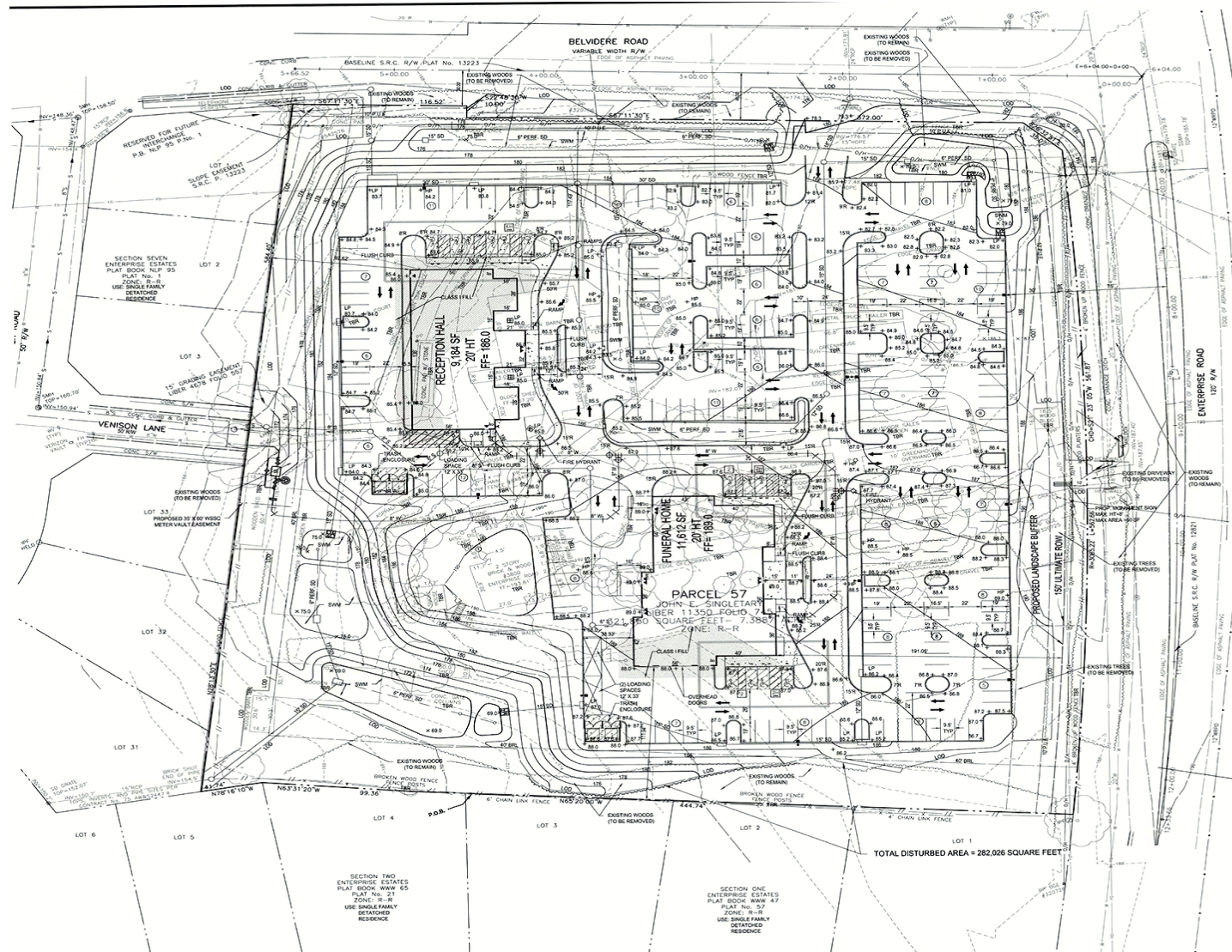
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



- GENERAL NOTES**
- This Special Exception Site Plan is for the development of a funeral home and an ancillary reception hall in accordance with sections 27-44-01(a) and 27-58 of the Prince Georges County zoning ordinance.
 - The subject property is identified as Parcel 57 on Tax Map 53, GH-E3, Liber 11350 Folio 745.
 - The subject property and all surrounding properties are zoned R-R, having the following setbacks:

Front	25'	15'-0"
Side	25'	15'-0"
Rear	25'	15'-0"
 - The area of Special Exception is the total site area - 331,800 SF (7.3887 Ac.)
 - Total Covered Area = 282,028 SF (6.474 Ac.) Total Uncovered Area = 2,845 SF (0.065 Ac.) Total On-Site Area to be Constructed = 284,873 SF (6.540 Ac.)
 - Parking

Area	250 spaces	Requirement	128 spaces
Use	Funeral Home Capacity	1 space per 4 persons	
	504 Persons Legal Occupancy	1 space per 3 seats	124 spaces
	Reception Hall		
			Total: 252 spaces*

*Or which at least 103 of requirements must be non-compliant
 - Provided 3 spaces as follows:

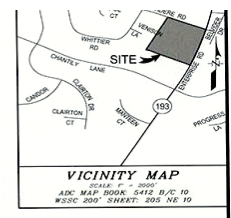
250 Standard Spaces @ 9.5 x 19 ft.	Requirement	128 spaces
30 Compact Spaces @ 8 x 18.5 ft.	1 space per 4 persons	
Standard Handicap Spaces @ 8 x 19 ft. with 5' access aisle	1 space per 300 - 500 SF GFA	2 spaces
10 Van Accessible Handicap Spaces @ 8 x 19 ft. with 8' access aisle	1 space for each additional 10,000 sq ft	2 spaces
	Total	3 spaces

*At least 1 must be handicap accessible, of which 2 at least must be van-accessible.
 - Loading

A. Required 3 spaces	Requirement	3 spaces
B. Provided 3 spaces at 12' x 37'		
 - Green Roof Area = 20,250 SF
 - The subject property appears on Washington Suburban Sanitary Commission Sheet ZONE10
 - The subject property appears on Tax Map 53, GH-E3
 - The subject property is not located within any Annapolis Policy Areas.
 - The subject property has an existing and proposed water/sewer category of W-35-3.
 - Stormwater Management Concept approval No. 0999-2016
 - A best management practice (BMP) is required for the subject property.
 - There is no evidence of a cemetery or contiguous to the subject property.
 - There are no historic structures on or near the subject property.
 - There are no wetlands or waters of the United States on the subject property.
 - There is no 100 year floodplain on the subject property.
 - The subject property is not located within the Chesapeake Bay Critical Area.
 - Boundary and topography information shown herein was prepared by Ben Dyer Associates, Inc.
 - Applicant: F.C. Strickland, Enclosed Funeral Home
 - Lot Coverage: Max. Allowed: 100.00% (Max. Lot Area) Provided: 143.95% SF (48.6% of Max Lot Area)
 - All vehicular surfaces on the site shall be paved with asphalt or heavy-duty concrete, as indicated.
 - All on-site concrete curb and gutter to be placed along all Enterprise Road and Belvidere Road.
 - All parking spaces shall be defined by 4" wide white painted striping.
 - Roads on islands and curb work to be 5' feet unless otherwise noted.
 - Maximum grade on any area not paved: 2.5% unless otherwise noted: 2% in events.
 - Maximum grade: 3:1
 - Vertical datum is based on NAVD 1988 datum.
 - Horizontal datum is based on NAD 83 datum.
 - No handicap parking spaces shall have a slope greater than 2.0% in any direction. No handicap ramp shall have a longitudinal slope greater than 8.3% or a cross slope greater than 2.0%.
 - Unless otherwise shown, all sidewalks shall have a cross slope no greater than 2%.
 - Dimensions shown in the parking and drive areas are to face of curb, where applicable.
 - All exterior light poles are to be set back at least 2' from the face of curb when located next to vehicular surfaces.
 - Areas shown on drive aisles indicate general direction of travel and are not intended to convey a requirement that areas be limited on the pavement.
 - All existing improvements within the Limits of Disturbance, including but not limited to buildings, pavement, fences, walls, sign poles and utility poles and all vegetation, shall be removed.
 - Section 27-57-03 compliance:
 - A fence or other barrier surrounding the establishment may be permitted subject to the following:
 - The minimum side and rear yard setbacks shall be at least 10' (5' for each), when adjoining land in any Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan or a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan.
 - The subject property is zoned R-R, 2.50 Acres, exceeding the minimum requirement.
 - The use shall not depreciate the value of neighboring properties.
 - Response: Please refer to the Statement of Justification for treatment of the item.
 - This use shall not depreciate the value of neighboring properties, and
 - Response: This use is buffered from adjoining residential properties and complies with the Landmarks Manual and will not adversely affect the character of the neighborhood.
 - The use shall not create undue traffic congestion.
 - Response: Please refer to the S.O.J. and traffic report for treatment of traffic flow.
 - Proposed Uses of the Ancillary Reception Hall:
 - General Reception
 - Funerals of Non-Profit Organizations ONLY - Hours of Operation 12:00 PM - 5:00 PM
 - Free Meeting Space for Community Non-Profit Groups - Civic Associations, Scouts of America, etc. Monday through Friday 10:00 AM - 6:00 PM. No social events permitted.

Prohibited Uses of the Ancillary Reception Hall:

 - Social Events - Parties, Dinners, Galas, etc.
 - Transient Residential, Out-of-State Parties, etc.
 - Events by Outside Groups or Entities



LEGEND

---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	PROPOSED CONCRETE PAVING
---	PROPOSED HEAVY DUTY CONCRETE PAVING
---	PROPOSED HEAVY DUTY ASPHALT PAVING
---	PROPOSED DRIVE LOCATIONS
---	LIMIT OF DISTURBANCE
---	EXISTING SEWER
---	EXISTING WATER
---	EXISTING STREAM BANK
---	EXISTING FIBER OPTIC
---	EXISTING OVERHEAD LINES
---	EXISTING FIRE LINES
---	TRAFFIC FLOW
---	STANDARD PARKING SPACES
---	COMMERCIAL PARKING SPACES
---	HANDICAPPED PARKING SPACES
---	LIGHT POOLS
---	PROPOSED CURB & GUTTER
---	CONCRETE CURB & GUTTER

THE CONTRACTOR SHALL NOTIFY MARYLAND STATE POLICE 1-800-257-7777, FOURTY EIGHT HOURS BEFORE STARTING WORK SHOW ON THESE DATES.

SE - 4795
SPECIAL EXCEPTION
SITE PLAN
STRICKLAND FUNERAL HOME
ON
TRIANGLE SEVEN FARMS PROPERTY
KENT DISTRICT No. #13
PRINCE GEORGE'S COUNTY, MARYLAND

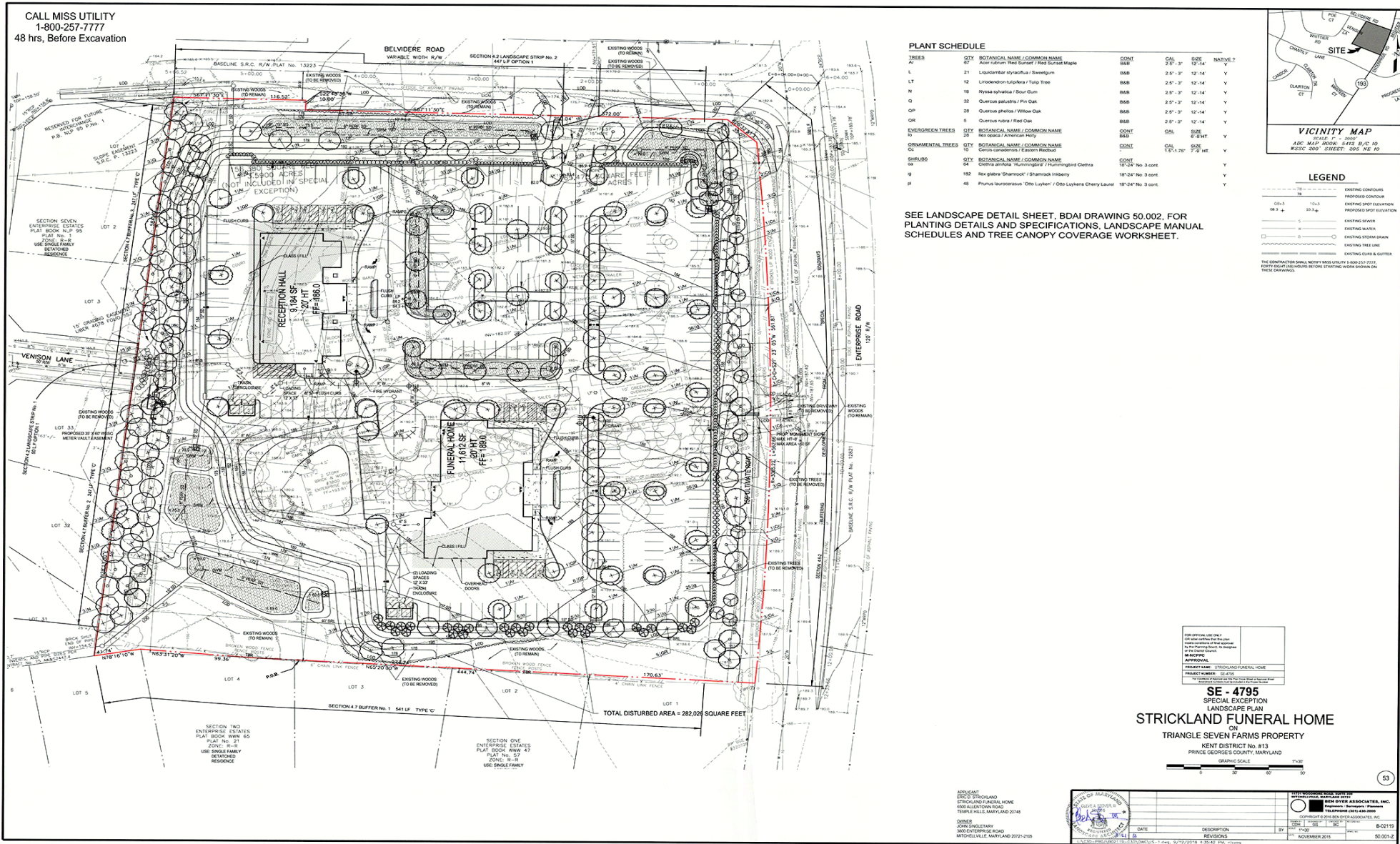
PREPARED BY:	DATE:
DESIGNED BY:	DATE:
CHECKED BY:	DATE:
APPROVED BY:	DATE:
PROJECT NUMBER:	SE-4795

DATE:	06/04/18	REVISION:	Revised per M-NCPPC comments dated 5/16/18	BY:	DAN
DATE:	06/04/18	REVISION:	Revised per M-NCPPC comments dated 5/23/18	BY:	DAN
DATE:		REVISION:		BY:	
DATE:		REVISION:		BY:	
DATE:		REVISION:		BY:	

CALL MISS UTILITY
1-800-257-7777
48 hrs. Before Excavation



LANDSCAPE PLAN



FRONT ELEVATIONS



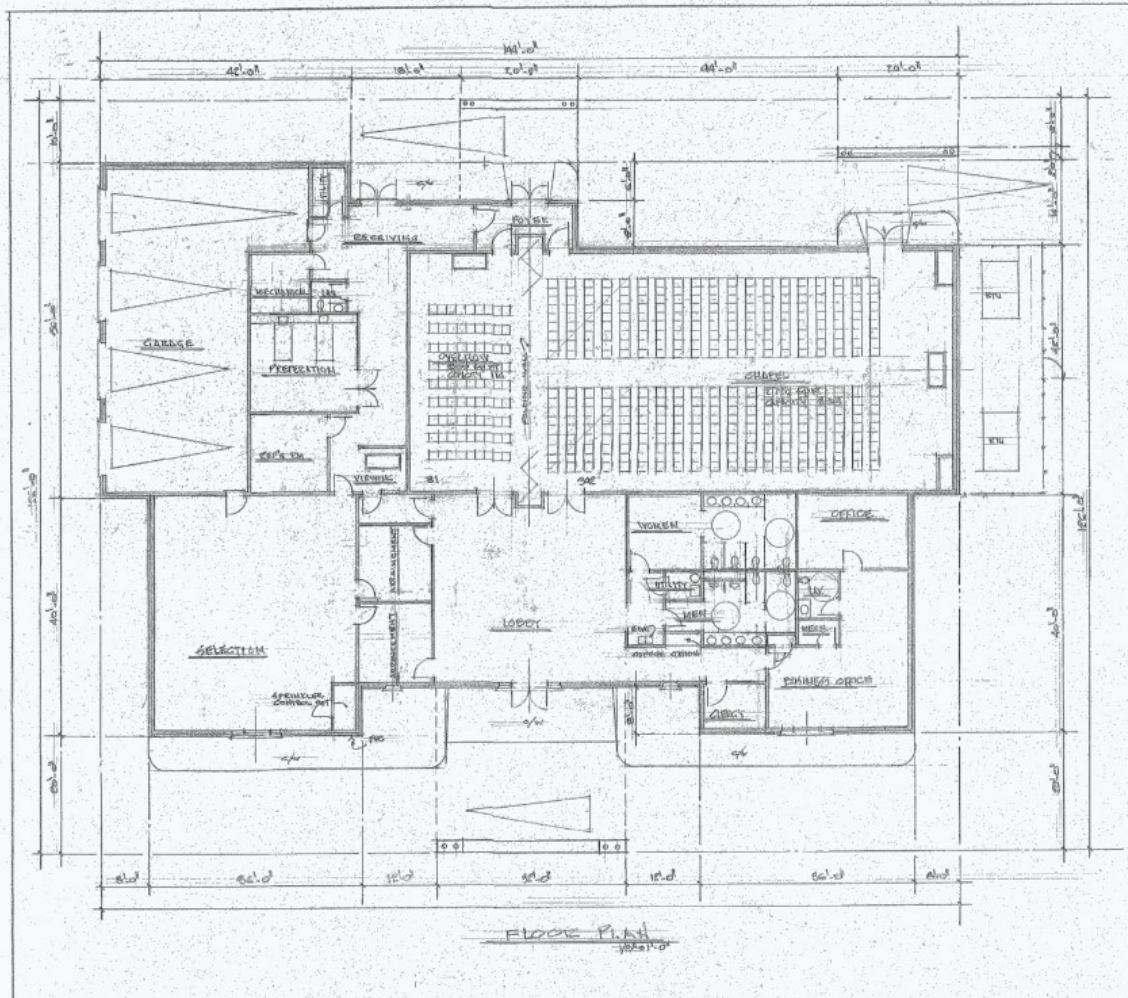
Funeral Home

Reception Hall



FLOOR PLANS

Funeral Home



Reception Hall

