



Johnson ♦ Bernat ♦ Associates, Inc.

January 27, 2017

MNCPPC
Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Justification for Preliminary Plan Filing
4610 69th Avenue, Landover Hills, MD
Preliminary Plan Pre-Application #4-17001

On behalf of the owner, Iglesia Roca de la Eternidad, Johnson Bernat Associates is the engineer responsible for the filing of the Preliminary Plan for the property described above.

This Preliminary Plan is for the development of a portion of Iglesia Roca De La Eternidad Lot 11 Block A, per plat A-7600. The development will include the consolidation of adjacent parcels 83 and 84 for one (1) combined Lot. The properties are made up 6.47 acres and currently consist of a one story brick building with a basement, one story framed building, a one story single family dwelling unit, parking lot with asphalt pavement, grass, stream at the south end of the site, and a Bioretention facility constructed under previous DPW&T permit #33451-2008-01.

The development is for the removal of the one story framed building and existing one story single family dwelling unit for the addition of an approximately 11,185 sf multi-purpose building, additional parking, associated site features and utilities, and stormwater management facilities.

This concludes our justification of the filing of the Preliminary Plan. Please feel free to contact me once your review of the application is underway. Thanks again.

Sincerely,

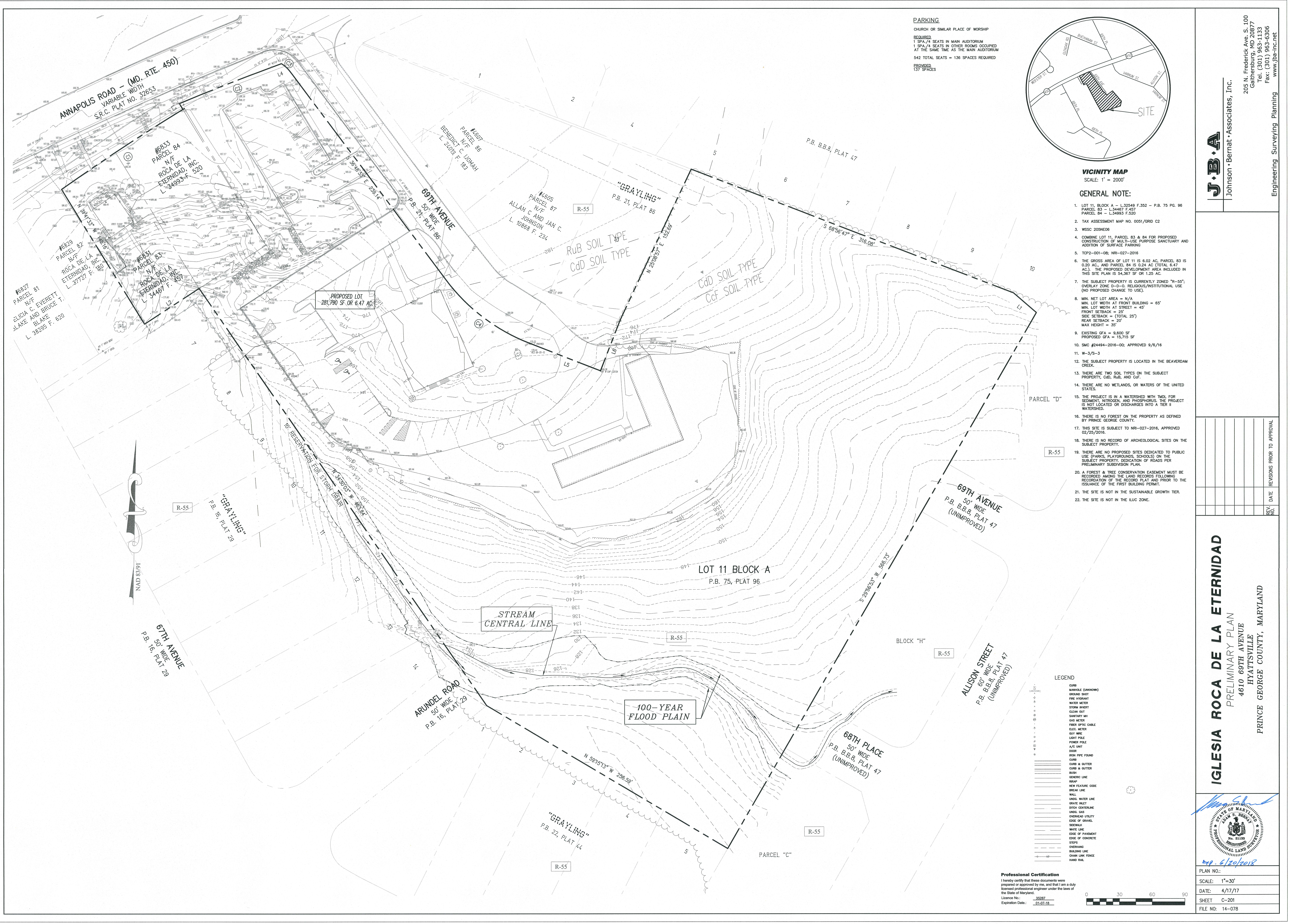
Johnson ♦ Bernat ♦ Associates, Inc.

A handwritten signature in black ink, appearing to read 'Andrew M. Bradshaw', is written over a horizontal line.

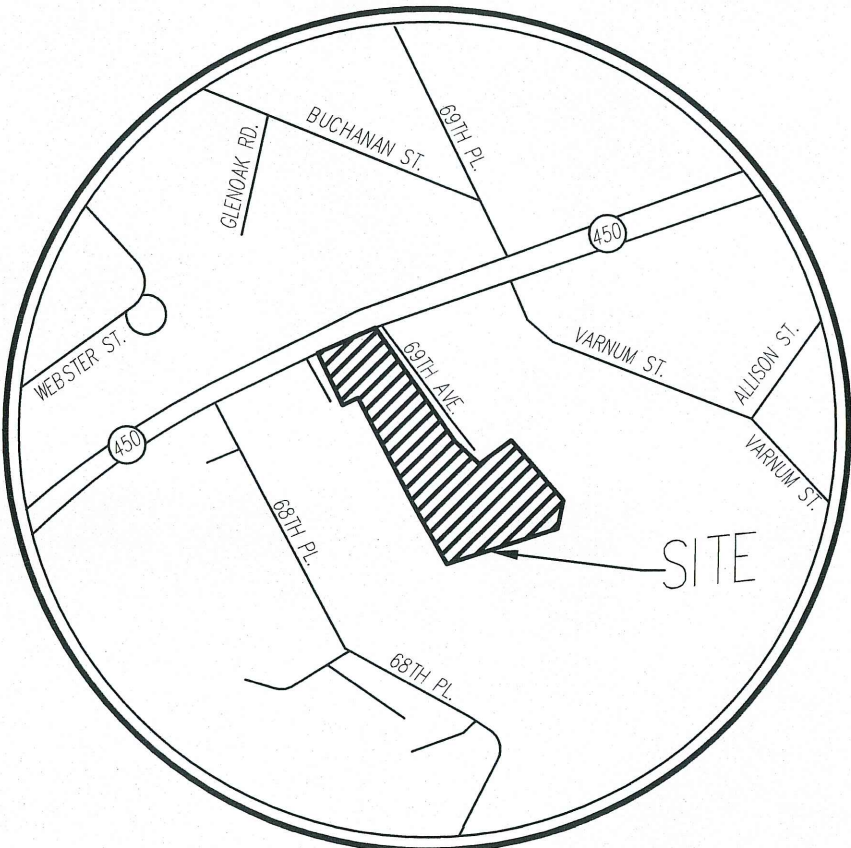
Andrew M. Bradshaw, P.E.

Engineering ♦ Surveying ♦ Planning

205 N. Frederick Ave., S. 100 ♦ Gaithersburg, MD 20877 ♦ (301) 963-1133 ♦ (301) 963-6306 Fax
www.jba-inc.net



PARKING
CHURCH OR SIMILAR PLACE OF WORSHIP
REQUIRED:
1 SPA/4 SEATS IN MAIN AUDITORIUM
1 SPA/4 SEATS IN OTHER ROOMS OCCUPIED
AT THE SAME TIME AS THE MAIN AUDITORIUM
542 TOTAL SEATS = 136 SPACES REQUIRED
PROVIDED:
137 SPACES



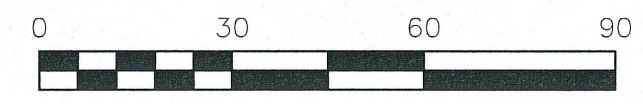
VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTE:

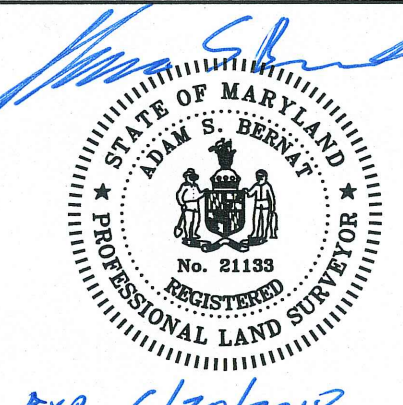
- LOT 11, BLOCK A - L.32248 F.352 - P.B. 75 PG. 96
PARCEL B3 - L.34467 F.457
PARCEL B4 - L.34993 F.520
- TAX ASSESSMENT MAP NO. 0051/GRID C2
- WSSC 205NE06
- COMBINE LOT 11, PARCEL B3 & B4 FOR PROPOSED
CONSTRUCTION OF MULTI-PURPOSE SANCTUARY AND
ADDITION OF SURFACE PARKING
- TOP2-001-06; NR-027-2016
- THE GROSS AREA OF LOT 11 IS 6.02 AC, PARCEL B3 IS
0.20 AC, AND PARCEL B4 IS 0.24 AC (TOTAL 6.47
AC). THE PROPOSED DEVELOPMENT AREA INCLUDED IN
THIS SITE PLAN IS 54,367 SF OR 1.25 AC.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED "R-55";
OVERLAY ZONE D-0-0; RELIGIOUS/INSTITUTIONAL USE
(NO PROPOSED CHANGE TO USE).
- MIN. NET LOT AREA = N/A
MIN. LOT WIDTH AT FRONT BUILDING = 65'
MIN. LOT WIDTH AT STREET = 45'
FRONT SETBACK = 25'
SIDE SETBACK = (TOTAL 25')
REAR SETBACK = 20'
MAX HEIGHT = 35'
- EXISTING GFA = 9,600 SF
PROPOSED GFA = 15,715 SF
- SMC #24494-2016-00; APPROVED 9/6/16
- W-3/5-3
- THE SUBJECT PROPERTY IS LOCATED IN THE BEAVERDAM
CREEK.
- THERE ARE TWO SOIL TYPES ON THE SUBJECT
PROPERTY, C&D, R&B, AND C&F.
- THERE ARE NO WETLANDS, OR WATERS OF THE UNITED
STATES.
- THE PROJECT IS IN A WATERSHED WITH TMDL FOR
SEDIMENT, NITROGEN, AND PHOSPHORUS. THE PROJECT
IS NOT LOCATED OR DISCHARGES INTO A TIER II
WATERSHED.
- THERE IS NO FOREST ON THE PROPERTY AS DEFINED
BY PRINCE GEORGE COUNTY.
- THIS SITE IS SUBJECT TO NR-027-2016, APPROVED
02/25/2016.
- THERE IS NO RECORD OF ARCHEOLOGICAL SITES ON THE
SUBJECT PROPERTY.
- THERE ARE NO PROPOSED SITES DEDICATED TO PUBLIC
USE (PARKS, PLAYGROUNDS, SCHOOLS) ON THE
SUBJECT PROPERTY. DEDICATION OF ROADS PER
PRELIMINARY SUBDIVISION PLAN.
- A FOREST & TREE CONSERVATION EASEMENT MUST BE
RECORDED AMONG THE LAND RECORDS FOLLOWING
RECORDATION OF THE RECORD PLAT AND PRIOR TO THE
ISSUANCE OF THE FIRST BUILDING PERMIT.
- THE SITE IS NOT IN THE SUSTAINABLE GROWTH TIER.
- THE SITE IS NOT IN THE LUC ZONE.

- LEGEND**
- CURB
 - MANHOLE (UNKNOWN)
 - GROUND SIGN
 - FIRE HYDRANT
 - WATER METER
 - STORM INVERT
 - CLEAN OUT
 - STORMY H
 - GAS METER
 - FIBER OPTIC CABLE
 - ELEC. METER
 - GOY WIRE
 - LIGHT POLE
 - POWER POLE
 - A/C UNIT
 - DOOR
 - IRON PIPE FOUND
 - CURB
 - CURB & GUTTER
 - CURB & GUTTER
 - BUSH
 - CONCRETE LINE
 - RUB
 - NEW FEATURE CODE
 - BREAK LINE
 - WALL
 - UNCLD. WATER LINE
 - GRATE INLET
 - DITCH CENTERLINE
 - UNCLD. GAS
 - OVERHEAD UTILITY
 - EDGE OF GRAVEL
 - SIDEWALK
 - WHITE LINE
 - EDGE OF PAVEMENT
 - EDGE OF CONCRETE
 - STOPS
 - OVERHANG
 - BACKING LINE
 - CHAIN LINK FENCE
 - HARD RAIL

Professional Certification
I hereby certify that these documents were
prepared or approved by me, and that I am a duly
licensed professional engineer under the laws of
the State of Maryland.
License No. 35887
Expiration Date: 01-27-18



IGLESIA ROCA DE LA ETERNIDAD
PRELIMINARY PLAN
4610 69TH AVENUE
HYATTSVILLE
PRINCE GEORGE COUNTY, MARYLAND



PLAN NO:
SCALE: 1"=30'
DATE: 4/17/17
SHEET: C-201
FILE NO: 14-078



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