

LAW OFFICES  
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**Bradley S. Farrar**  
**L. Paul Jackson, II\***  
\* Also admitted in the District of Columbia

June 27, 2017

**VIA HAND DELIVERY**

Ms. Christina R. Pompa  
Prince George's County Planning Department  
Development Review Division  
14701 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

**RE: Statement of Justification for Reid Temple Christian Academy,  
Staff Level Minor Subdivision (4-17020)**

Dear Ms. Pompa,

On behalf of our client, Reid Temple A.M.E. Church ("Applicant"), Arthur J. Horne, Jr. and Shipley & Horne, P.A., hereby submits this Statement of Justification in support of a Limited Minor/Staff Level Amendment to the above captioned Preliminary Plan of Subdivision ("PPS") application, in accordance with the standards of Section 24-117 of the Zoning Ordinance. Following closely in succession behind this application, Shipley & Horne, P.A. will be submitting the Applicant's Detailed Site Plan application DSP-03059/01 to address compliance with those trip cap conditions associated with the original DSP-03059 approval, as well as any associated urban design matters.

**I. Nature of Request**

Due to the academic success of the Reid Temple Christian Academy ("RTCA") and the great reception the school has received from the community, the Applicant is proposing with this application is to expand the student enrollment of its private school from the current 300 student base to 400 students. The intent of this application is to increase the enrollment of the school to accommodate increased interest from both younger siblings of existing older students and past graduates of RTCA, as well as from other families within the surrounding community. In support of the increased student enrollment, the Applicant proposing to provide an increase in the amount outdoor play area to accommodate the needs of the students, and possible revisions to the onsite landscaping that may be required to meet current 2010 Landscape Manual standards. Other than the minor revisions to the site plan discussed above, there will not be any increase in building square footage, footprint, or site coverage associated with this application.

## II. Site Location and Property Description

The subject site is in Planning Area 70, Council District 4, and is located on the northwest quadrant of the intersection of Glenn Dale Boulevard (MD Rte. 193) and Prospect Hill Road. The property has a street address of 11400 Glenn Dale Boulevard, Maryland 20769. The property consists of approximately 32-acres within Open Space (O-S) Zone, and is currently improved with a 3,000-seat church, and Reid Temple Christian Academy (RTCA) within the existing 133,500 square foot building (Church and School). Since 2005, RTCA has been focused on provided an education with emphasis in science, technology, engineering, and mathematics (STEM) to its students. The school serves approximately 300 students in Pre-K (age two) through grade eight at their one campus located in Glenn Dale, Maryland. RTCA is a registered 501(c)3 non-profit organization sponsored and supported in part by the Reid Temple African Methodist Episcopal Church located on the same campus.

## III. Surrounding Uses

The subject property is bounded to the east by Prospect Hill Road, which provides direct access to the site and to the south by Glenn Dale Boulevard (MD Rte. 193), which provides indirect access to the site through Holladay Tyler Road. A triangularly shaped property in the R-R Zone, owned by M-NCPPC (formerly known as the Kagle property), wedges into the subject property approximately 140-feet from the intersection from Prospect Hill Road. To the west of the site is improved industrial warehouse property in the I-1 Zone, and to the north of the site is property in the single-family detached residential Glendale Forest Subdivision in the R-R Zone.

## IV. Development Data Summary:

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	O-S	O-S
Use(s)	Church & Private School	Church & Private School
Acreage	31.981	31.981
Square Footage/GFA	133,500	133,500
Church Seating Capacity	3,000	3,000
Private School Enrollment	300	400

## Other Development Data

	<b>REQUIRED</b>	<b>PROPOSED</b>
Total Parking Spaces	817	1,022
Handicapped Spaces	19	20
Spaces for Church	750	750
Spaces for Private School	67	67
Total Loading Spaces	1	1
Lot Coverage (Maximum % of Net Lot Area)	60 (Allowed)	42
Outdoor Play Area for Private School (sq. ft.)	30,000	41,000

## **V. Zoning and Development History:**

The subject site has a Detailed Site Plan DSP-03059, which was approved by the Planning Board (Resolution PGCPB No.01-36) on February 19, 2004, for the existing private school for 300 children. Prior to the approval of DSP-03059, Preliminary Plan of Subdivision, 4-00071, was approved by the Planning Board (Resolution PGCPB No.01-36) on March 22, 2001, for one parcel and one outparcel, subject to 12 conditions. The plan was subsequently recorded as Final Plat REP 194@82 on August 7, 2002. Per the Final Plat, the development of the subject site is subject to the conditions of approval attached to Preliminary Plan of Subdivision, 4-00071. Other previous approvals for the site include TCPI/20/00, a Stormwater Management Concept Approval #8316162-2000-00 and, TCPII/124/01, a Natural Resource Inventory NRI-031-15. Due to actions taken by the Prince George's County in association with the passage of the 2006 East Glenn Dale Sector Plan and Sectional Map Amendment pursuant to CR-23-2006, the subject property was comprehensively rezoned from R-R (Rural-Residential) Zone to the current O-S (Open Space) Zone.

## **VI. Relationship to County Plans and Policies:**

### **General Plan:**

This proposal is consistent with the vision, policies and strategies contained within the 2002 Prince George's County Approved General Plan and the Plan Prince George's 2035 Approved General Plan (Plan Prince George's 2035). The subject property in this application is in the Developing Tier of the 2002 General Plan. The vision for the Developing Tier was to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. Much of the developing tier did not meet the goals for growth envisioned by the 2002 plan, and the Plan Prince George's 2035 Plan established a growth boundary within which growth would be encouraged. The Plan Prince George's 2035 designates the property within an established community within the Growth Boundary. The plan describes established communities as most appropriate for context sensitive infill and low- to medium-density development. The existing church and school are permitted uses that contribute to the fulfillment of the General Plan goals.

### **Approved 2006 East Glenn Dale Sector Plan and Sectional Map Amendment:**

The subject property is located within the boundaries of the Approved 2006 East Glenn Dale Sector Plan and Sectional Map Amendment pursuant to CR-23-2006. The Master Plan which identified the subject property as an existing church and school recommended and ultimately implemented as part of the Sectional Map Amendment process, the rezoning of the property from R-R to O-S. The Applicant's request as represented by this instant application, as well as the aforementioned Detailed Site Plan (DSP-03059/01) application remains fully in compliance with the 2006 East Glenn Dale Sector Plan and Sectional Map Amendment

**2005 Approved Countywide Green Infrastructure Plan:**

The subject property is not within the boundaries of the 2005 Approved Countywide Green Infrastructure Plan and does not contain any regulated environmental features. Therefore, this standard does not apply. No on-site wetlands or areas within the 100-year floodplain are impacted by the proposed development.

**County's Ten Year Water and Sewerage Plan:**

The 2010 Water Resources Functional Master Plan amends the 2002 General Plan, and provides growth guidance expressed as goals, policies, and strategies to address water quality impacts associated with land use in the county. The Plan references the Ten-year Water and Sewer Plan and specifically addresses: Drinking Water Supply, Water Treatment, and Stormwater Management.

The subject property is within water and sewer categories W-3 and S-3 and is currently served by the public water and sewer system operated by WSSC.

**2008 Public Safety Facilities Master Plan:**

A review of the Approved March 2008 Public Safety Facilities Master Plan reveals that the proposed site is within the northern central portion of Police District II. The subject site has sufficient access to public facilities. The nearest fire/EMS station is .5 miles to the south of the property on Glenn Dale Boulevard and the site is within a 5-mile radius of the New Carrollton Police Station. The Public Safety Plan recommends one new police station in District II (Woodmore - Glenn Dale) and 3 other fire stations within near proximity of the subject property, which will serve to improve public facility access.

**2009 Master Plan of Transportation:**

According to the 2009 Master Plan of Transportation, the site is adjacent to Arterial roadway, Glenn Dale Boulevard (Maryland Route 193) as designated by the 2009 Prince George's County Master Plan of Transportation. Adequate right-of-way consistent with master plan recommendations is currently in place along this roadway section. The applicant submitted a site plan illustrating the location of existing buildings, parking areas, and driveways. The subject property is bounded to the east by Prospect Hill Road, which provides direct access to the site and to the south by Glenn Dale Boulevard, which provides an indirect access to the site through Holladay Tyler Road.

**VII. Preliminary Plan of Subdivision, 4-00071, and Detailed Site Plan DSP-16045:**

**Preliminary Plan of Subdivision 4-00071:** was approved by the Planning Board on March 22, 2001, subject to 12 conditions. Two of said conditions of approval carried over to the subsequent review of detailed site plan DSP-03059, and are as follows:

3. *Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan #8316162-2000-00.*

**RESPONSE:** At the time of the DSP-03059 plan review, the approved Stormwater Management Concept Plan #8316162-2000-00 was determined to be valid through January 16, 2004. Following said approval, the Applicant has obtained a new Stormwater Management Concept Plan #42271-2014-00 valid through April 25, 2018.

7. *Total development on Parcel C shall be limited to a 104,000-square-foot church with approximately 3,000 seats, or equivalent development which generates no more than 75 AM, 68 PM, and 986 Sunday peak-hour vehicle trips. Development of up to 5,000 additional square feet shall not constitute a significant change in trip generation. Any development in excess of that identified herein shall require the approval of a new Preliminary Plat of Subdivision with a new determination of the adequacy of transportation facilities.*

**RESPONSE:** As discussed previously in this statement, the Applicant is proposing with this application is to expand the student enrollment of its private school from the current 300 student base to 400 students. The intent of this application is to increase the enrollment of the school to accommodate increased interest from both younger siblings of existing older students and past graduates of RTCA, as well as from other families within the surrounding community. In support of the increased student enrollment, the Applicant proposing to provide an increase in the amount outdoor play area to accommodate the needs of the students, and possible revisions to the onsite landscaping that may be required to meet current 2010 Landscape Manual standards. Other than the minor revisions to the site plan discussed above, there will not be any increase in building square footage, footprint, or site coverage associated with this application. The subject property is in total compliance with all conditions associated with the Preliminary Plan approval. The Applicant has filed a separate Detailed Site Plan application DSP-03059/01 to address compliance with those trip cap conditions associated with the original DSP-03059 approval, as well as any associated urban design matters.

**Detailed Site Plan DSP- DSP-03059:** was approved by the Planning Board on January 15, 2004, subject to the following three (3) conditions:

1. *Prior to certificate approval of the Detailed Site Plan, the applicant shall:*
  - a. *Revise the plan to provide an enlarged layout for the proposed outdoor play area. The layout shall show how the play area will serve the children in different age groups, for review and approval by the Urban Design Section as the designee of the Planning Board;*
  - b. *Secure approval of DPW&T for the provision of the needed acceleration and deceleration lanes along Prospect Hill Road at both entrances, along with an extension of the right-turn lane on the Prospect Hill Road approach to MD 193. In most cases, these types of modifications will be enforced by DPW&T as a part of the road code.*
2. *The applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$210 to the Department of Public Works and Transportation*

*(DPW&T) for the placement of a bikeway sign on Prospect Hill Road. The payment shall be received prior to the issuance of the first building permit for the private school.*

3. *The proposed school shall accommodate a maximum of 300 students. The applicants, its heirs, successors and/or assignees shall incorporate trip reduction measures to include the use of church-owned buses that would ultimately accommodate approximately 30 percent of the students, and the implementation of a carpool/ridesharing program for students being transported by personal vehicles. These measures shall ensure that the proposed total development shall not generate more than 75 AM, 68 PM and 986 Sunday peak-hour vehicle trips as required by Condition 7 of Planning Board Resolution No. 01-36. Alternative measures having the equivalent effect will be considered as satisfying this condition.*

**RESPONSE:** All three conditions relating to the Detailed Site Plan approval have been met and/or completed, and the subject property remains in full compliance with both the Preliminary Plan of Subdivision, and the Detailed Site Plan conditions of approval.

Furthermore, in referenced to this instant application, the Applicant is proposing to expand the student enrollment of their private school from the current 300 student base to 400 students. Therefore, in accordance with the above-reference DSP-03059 Trip Cap condition 3, the Applicant's Consultant team engaged in extensive discussions and communications with the staff of the M-NCPPC Development Review Division over a two-year period prior to submission of the application. This process culminated in a Scoping Agreement with the Transportation Planning Section, and a detailed Traffic Impact Analysis, (*see* attached agreement Dated March 20, 2017) was prepared fully in accordance with the Commission's "Guidelines for the Analysis of the Traffic Impact of Development Proposals".

The traffic study included data from the Maryland State Highway Administration (covering the period 2007-2016). The data showed that traffic volumes on the State roadways within the study area have been quite stable, and in some cases declining. However, the traffic study took the conservative (i.e., high side) approach in its projections, and assumed increasing growth in traffic through the assumed 2020 design years. The study also used the County's trip generation rates for the expanded RTCA student enrollment from 300 to 400 students, and the analysis demonstrated that levels of service for the roadway network will be comfortably within the County's planning standards. The study therefore concluded that the County's Adequate Public Facilities requirements for transportation would be satisfied.

With respect to the trip cap issue in Item 3, surveys conducted at the site entrances show that current trips exceed the trip cap established as part of the 2001 Preliminary Plan approval. It is also relevant to note that this trip cap was carried forward into the Detailed Site Plan approval of 2004, and the Church was required to develop trip reduction measures, that would include the use of church-owned buses "that would ultimately accommodate approximately 30% of the students, along with a carpool/rideshare program for students being transported by personal vehicles." It was anticipated at the time that these measures would enable the Church to adhere to the established trip cap trip cap established in 2002.

The Applicant's Statement of Justification provides substantial information regarding the current operational situation of the school, and includes discussions regarding why these trip reduction measures have not achieved their objective. For convenience, the primary contravening circumstances are highlighted below:

- a) The Applicant's initial programming for the Academy anticipated that most of its clients would be attracted from among the church's membership. Furthermore, it was anticipated that the regional distribution of where members lived, and the common affiliation with the Church would contribute to a "working relationship" that would be conducive to ridesharing. The Academy's growing reputation and standards of excellence achieved, has resulted in considerable public acceptance, such that its clientele include a considerable percentage of families who are not affiliated with the Church.
- b) The Academy initially developed a transportation program utilizing 12-15 church-owned buses and a route pattern targeted at providing a good quality of service for pick-up and drop-off of students at a nominal cost. However, a considerable number of the School's clients come from fairly close-in areas such as Greenbelt, Bowie, Lanham, and Mitchellville, and use of the Church's bus service has not been attractive.
- c) A significant number of the Academy's students are from families with two (2) or more students enrolled; and about 10% of the students travel with parents who already work at the Church and the Academy. These considerations have further reduced the attractiveness of the Academy's transportation program.

In connection with Item b above, it is relevant to note that the Church site is served by major regional State roadways, such as MD 193 (Glenn Dale Boulevard/Greenbelt Road), MD 450 (Annapolis Road), MD 564 (Lanham Severn Road), all of which are major commuter routes. As such these roadways provide a convenience factor that promotes pass-by traffic patterns. It is noted that the Scoping Agreement accepts that up to 35% of trips destined for the Academy would be attracted from trips already on the nearby roadways (i.e., constituting pass-by traffic). Since assessment of Adequate Public Facilities is based primarily on the number of new (or destination) trips generated by the land use in question, the favorable pass-by assumption would imply a reduced impact on the study area road network. These factors and considerations are incorporated within the submitted Traffic Impact Analysis.

## **VIII. Conclusion:**

The Applicant submits that this Minor Preliminary Plan request for a change in the trip cap for the existing Reid Temple A.M.E. Church to permit the expansion of their existing Reid Temple Christian Academy from 300 to 400 students, in compliance with all relevant criteria set forth in the Subdivision Ordinance. This request complies with the required findings for Preliminary Plans of Subdivision, the Approved 2006 East Glenn Dale Sector Plan and Sectional Map Amendment, and the applicable County plans and policies. Development proposed will be reviewed in accordance with 24-121 (Planning and Design Requirements), 24-122 (Public Facilities Requirements) 24-123 (General Transportation and

June 27, 2017

4-17021

Page 8

Circulation Requirements), and 24-124 (Adequate Roads Required). For all the above-stated reasons, I respectfully request M-NCPPC Planning Director/Staff Level approval of this instant minor 4-17021 application.

Please call me if additional information is required.

Sincerely,

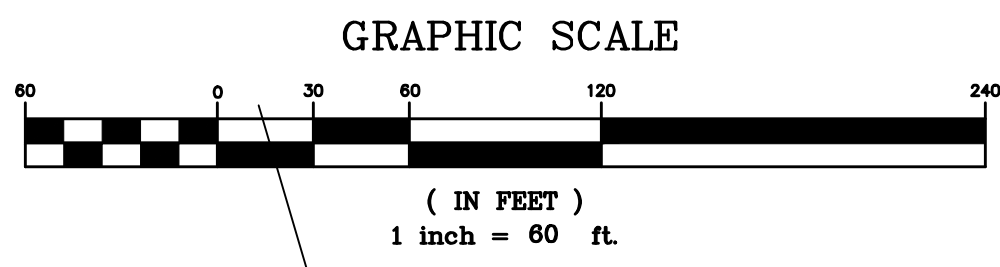


Arthur J. Horne, Jr.

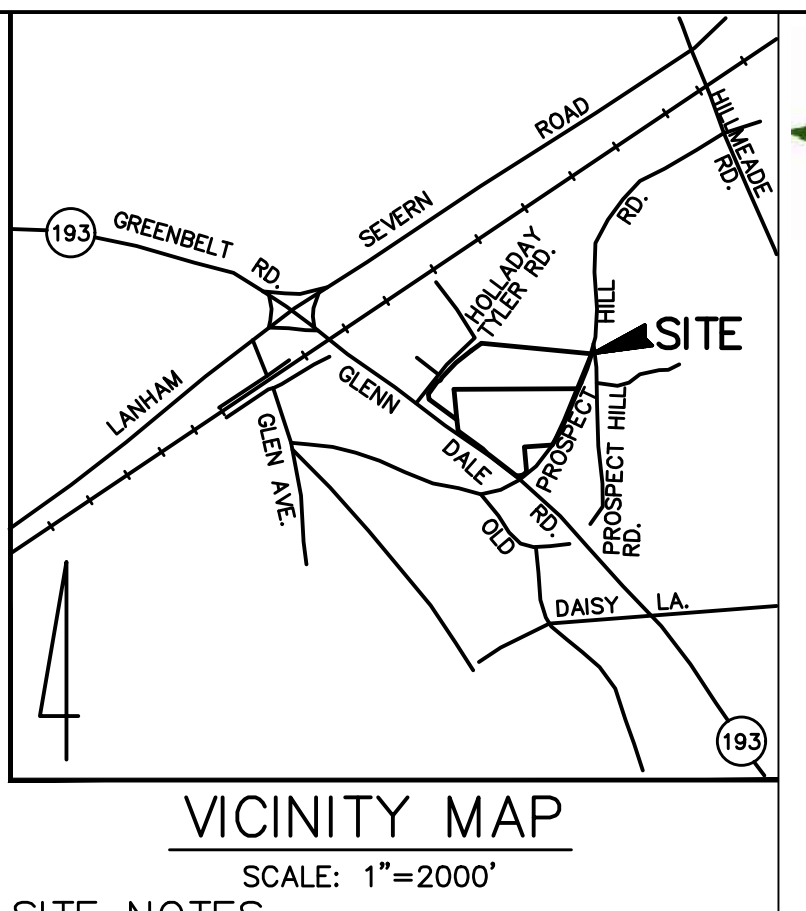
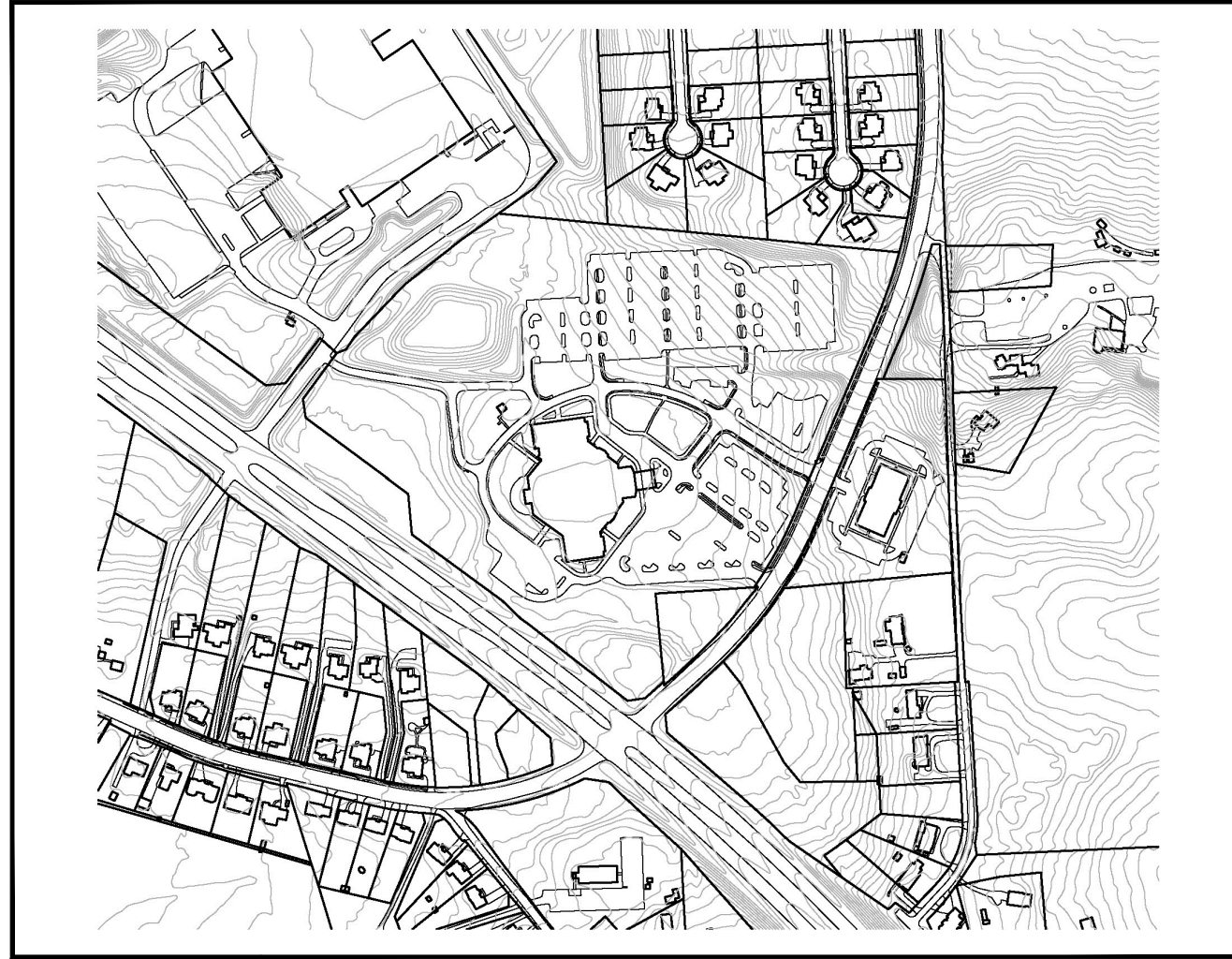
cc: Whitney Chellis  
Joseph Dehuarte

AJH/fms





PT PARCEL "B"  
ICON MARS PRO GENR POOL 4  
L. 37126 F. 011  
USE: OFFICE  
ZONING: 1-1



- REID TEMPLE A.M.E. PROPERTY SITE NOTES
- EXISTING LOTS: PARCEL A
  - TAX MAP/GRID: 036/D3
  - 200 SHEET NO: 209NE10
  - PURPOSE OF SUBDIVISION: CHURCH/PRIVATE SCHOOL
  - EXISTING STUDENT ENROLLMENT: 300 STUDENTS
  - PROPOSED: STUDENT ENROLLMENT: 400 STUDENTS
  - PRIOR APPROVALS ON RECORDS: DSP-03059, NRI-031-2015, 4-00071
  - PROPOSED NUMBER OF LOTS/PARCELS: 1
  - THERE IS P.M.A. ON SITE.
  - THERE ARE REGULATED ENVIRONMENTAL FEATURES ON SITE.
  - THERE IS 100 YEAR FLOOD PLAIN ON SITE (SEE PLAT BOOK 194/PLAT No. 82)
  - ROAD DEDICATION: SEE PLAT BOOK 194/PLAT No. 82
  - EXISTING ZONE: O-S (OPEN SPACE)
  - PROPOSED USE OF THE PROPERTY: CHURCH/PRIVATE SCHOOL
  - BREAKDOWN OF PROPOSED DWELLING BY TYPE: N/A
  - DENSITY CALCULATIONS: N/A
  - MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATION: N/A
  - MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: 1,133 FEET
  - SUSTAINABLE GROWTH TIER: 1
  - MILITARY INSTALLATION OVERLAY ZONE (MIOZ): NO MIOZ EXIST ON THE PROPERTY.
  - CENTER OF CORRIDOR LOCATION: NO
  - GROSS FLOOR AREA:
    - EXISTING: (CHURCH & PRIVATE SCHOOL) 133,500 s.f.
    - PROPOSED: (CHURCH AND PRIVATE SCHOOL) 133,500 s.f.
  - STORM WATER MANAGEMENT APPROVAL DATE: 42271-2014-00, APPROVAL DATE: 03/25/15
  - SEWER/WATER CATEGORIES: S-3/W-3
  - AVIATION POLICY AREA: NONE
  - MANDATORY PARK REQUIREMENT: N/A
  - THERE ARE NO CENTERS FOR OR CONTIGUOUS TO THE PROPERTY.
  - THERE ARE NO KNOWN HISTORICAL SITES IN THE VICINITY OF THE PROPERTY.
  - THIS SITE HAS AN APPROVED TOP2 (TOP2124-01).
  - THIS PROPERTY IS NOT WITH IN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
  - THERE ARE NO WETLANDS ON SITE.
  - THE SITE CONTAINS REGULATED WATERS OF THE USA.
  - SOIL TYPES ARE AS FOLLOW:
    - URBAN LAND-RUSSETT-CHRISTIANA (UrRb)
    - RUSSETT-CHRISTIANA COMPLEX (RcB)
    - ELKTON SILT LOAM (Eka)
    - UDORTHENTS, HIGHWAY (Udof)
    - CHRISTIAN-DOWNER COMPLEX (CoC)
  - THIS SITE IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
  - PROPERTY ADDRESS: 11400 GLENN DALE BLVD., GLENN DALE MARYLAND 20769.
  - BOUNDARY BASED ON BOUNDARY SURVEY DETERMINED BY C.D.D.I.
  - ELECTION DISTRICT: 14
  - COUNCILMANIC DISTRICT: 4
  - MUNICIPALITY: N/A
  - FIRE: GLENN DALE CO.-18 1/2 MILE
  - POLICE: GLENN DALE-1/2 MILE
  - STEEP SLOPES SHOWN ON THE PROPERTY.
  - PARKING SPACE REQUIREMENTS:
    - PRIVATE SCHOOL: 1 SPACE REQUIRED FOR EVERY 6 STUDENTS = 67 SPACES
    - CHURCH: 1 SPACE REQUIRED FOR EVERY 4 SEATS
    - CHURCH SPACES REQUIRED: 3,000 SEATS = 750
    - TOTAL SPACES REQUIRED: 817 SPACES
    - TOTAL SPACE PROVIDED: 1,022 (INCLUDES 20 HANDICAP SPACES)
  - TOTAL HANDICAP SPACES REQUIRED: 19
  - TOTAL HANDICAP SPACES PROVIDED: 20
  - (2% OF THE TOTAL SPACE REQUIRED)
  - AREA 1
    - 19,642 S.F. PAVING
    - 80 (19' X 9 1/2') PARKING SPACES PROVIDED
  - AREA 2
    - 108,747 S.F. PAVING
    - 264 (19' X 9 1/2') PARKING SPACES PROVIDED
    - 20 (19' X 13') HANDICAP SPACES PROVIDED
  - AREA 3
    - 24,071 S.F. PAVING
    - 74 (19' X 9 1/2') PARKING SPACES PROVIDED
  - AREA 4
    - 219,074 S.F. PAVING
    - 557 (19' X 9 1/2') PARKING SPACES PROVIDED
  - AREA 5
    - 8,789 S.F. PAVING
    - 27 (19' X 9 1/2') PARKING SPACES PROVIDED
  - LOADING SPACES REQUIREMENTS:
    - 1 SPACE REQUIRED (10,000 - 100,000 GFA)
    - SIZE REQUIRED: LENGTH: 33 FEET WIDTH: 12'
    - PROVIDED: 1 LOADING SPACE 33' X 12' W
- \*\*\*SUNDAY SCHOOL WILL NOT OPERATE AT THE SAME TIME AS CHURCH SERVICE.

- LEGEND:
- EXISTING:
- SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - WATER MANHOLE
  - UTILITY POLE
  - GUY WIRE
  - WATER METER
  - GATE VALVE
  - FIRE HYDRANT
  - WATER VALVE
  - TEST VALVE
  - MISC VALVE
  - LAMP POST
  - GROUND LIGHT
  - ELECTRICAL BOX
  - SIGNBOARD
  - TRAVERSE / FLY
  - MAIL BOX
  - GATE
  - TELEPHONE BOX
  - MONITORING WELL
  - EOP EDGE OF PAVEMENT
  - EOC EDGE OF CONCRETE
- PROPOSED:
- PROPERTY LINE
  - ADJOINING PROPERTY
  - BUILDING LINE
  - EXISTING CURB
  - EDGE OF PAVEMENT
  - SIDEWALK
  - OVERHEAD UTILITIES
  - TREE LINE
  - EXISTING CHAIN LINK FENCE
  - EXISTING WOOD FENCE
  - UNDERGROUND WASHINGTON GAS
  - UNDERGROUND ELECTRIC
  - UNDERGROUND WATER
  - UNDERGROUND COMMUNICATION CABLE
  - STEEP SLOPE BETWEEN 15%-25%
  - STEEP SLOPE GREATER THAN 25%
  - STREAM BUFFER
  - WATERS OF USA
  - PRIMARY MANAGEMENT AREA
  - 100YR FLOODPLAIN

The Maryland-National Capital  
Park and Planning Commission

PRELIMINARY PLAN: \_\_\_\_\_

TCP: \_\_\_\_\_

PLANNING BOARD ACTION: \_\_\_\_\_

PER PGCPB RESOLUTION #: \_\_\_\_\_

ADOPTION DATE: \_\_\_\_\_

SIGNATURE APPROVAL DATE: \_\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_

THIS BLOCK FOR  
OFFICIAL USE ONLY

GR label certifies that this plan  
meets conditions of final approval  
by the Planning Board, its designee  
or the District Council.

M-NCPPC  
APPROVAL

PROJECT NAME: REID TEMPLE A.M.E. PROPERTY

PROJECT NUMBER: PRELIMINARY PLAN 4-17020

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet.  
Revision number must be included in the Project Number.

REVISIONS

DATE: JUNE 2017

DWN. JK

CHECKED MT

SCALE: 1"=100'

PROJECT/FILE NO. 99004

SHEET NO. 1 OF 1

REID TEMPLE A.M.E. PROPERTY

P/O L. 13200 F. 589 AND L. 13200 F. 600

BOWIE (14th) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

PRELIMINARY PLAN

4-17020

CAPITOL DEVELOPMENT DESIGN, INC.

ENGINEERS - PLANNERS - SURVEYORS

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705

OFFICE (301) 937-3501

FAX (301) 937-3501



OWNER/APPLICANT  
REID TEMPLE A.M.E. CHURCH  
6705 GOOD LUCK ROAD  
GREENBELT, MD-20707  
ATTN. MR. JIM SIMPSON  
T.NO. (301)731-2820  
FAX (301)220-4129

MISS UTILITY  
FOR LOCATION OF UTILITIES CALL 1-800-257-7777  
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

492 S.F. TO BE  
DEDICATED TO PUBLIC  
USE BY THIS PLAT

P 119  
MNCPPC  
L. 00000 F. 000  
USE: VACANT  
ZONING: R-A

P 423  
REID TEMPLE A.M.E. CHURCH  
L. 2766 F. 315  
USE: VACANT LOT  
ZONING: R-A

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 20007, Expiration Date: 09/25/2018."

MARWAN F. MUSTAFA P.E. L.S.  
REG. PROFESSIONAL LAND SURVEYOR,  
MD # 20007

6-29-2017  
DATE

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

6-29-2017  
DATE



I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

6-29-2017  
DATE



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. 19644, Expiration Date: 04/18/2019."

6-29-2017  
DATE

PROSPECT HILL ROAD  
(80' ULTIMATE R/W)

EXISTING SLOPE ESMT R/W PLAT 889

7769 S.F. TO BE DEDICATED TO PUBLIC USE BY THIS PLAT

EXISTING SLOPE ESMT R/W PLAT 888

EXISTING SLOPE ESMT R/W PLAT 888

EXISTING SLOPE ESMT R/W PLAT 888

EXISTING SLOPE ESMT R/W PLAT 888

EXISTING SLOPE ESMT R/W PLAT 888

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