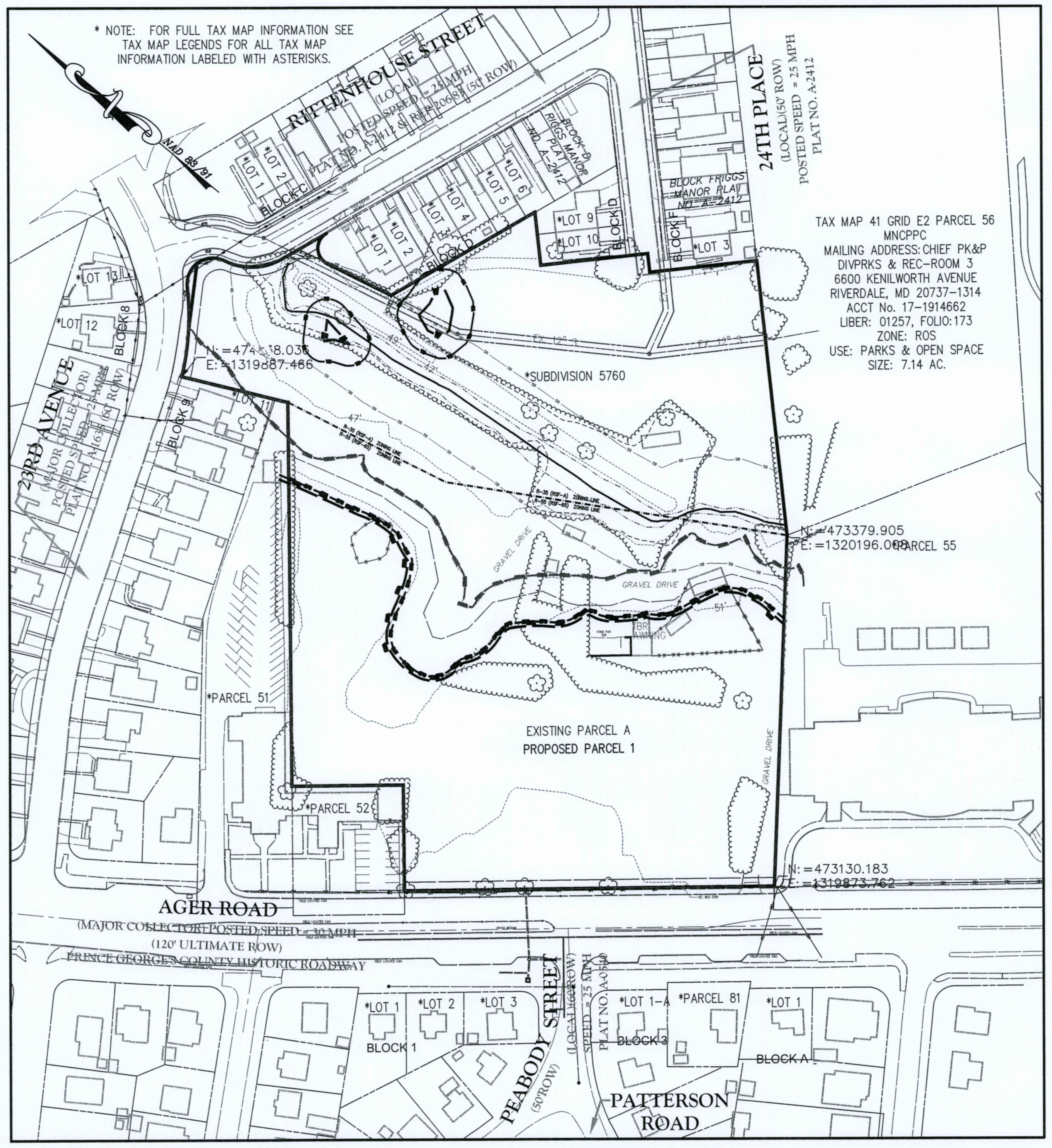
MOUNT ZION PENTECOSTAL CHURCH
THE HERMAN MULTI-FAMILY APARTMENTS
PRELIMINARY PLAN

GENERAL NOTES

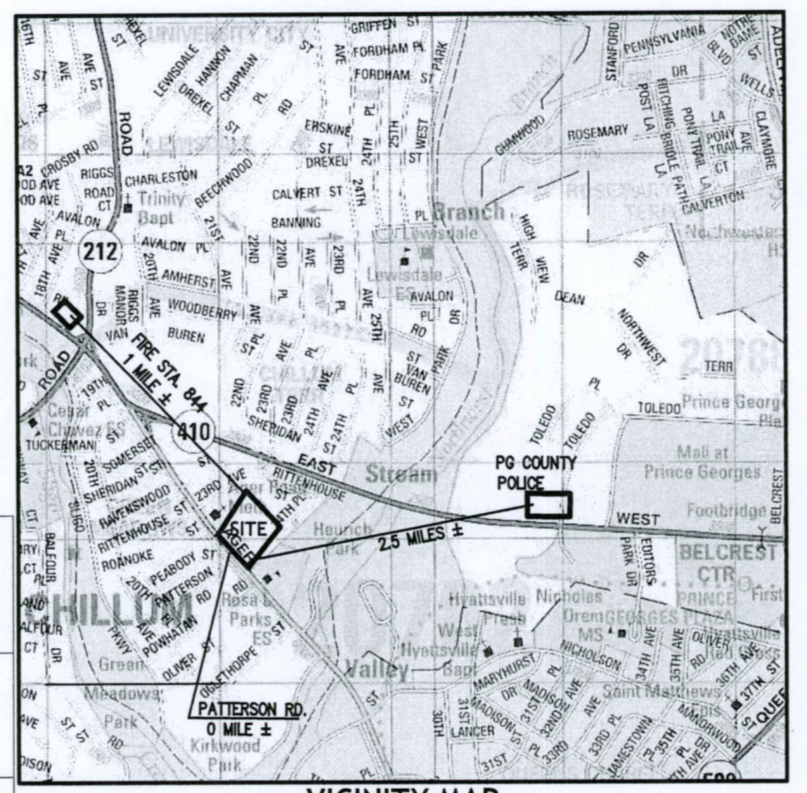
1. PARCEL A, RECORD PLAT BOOK REP – 206, PLAT NO. 83 RECORDED 05/31/2005/LIBER 11452, FOLIO 271–274.
2. TAX MAP 41, GRID D2
3. 200 FOOT WSSC MAP REFERENCE 207NE052 & 208NE02.
4. THIS IS A PROPOSED 100 % AFFORDABLE MULTI–FAMILY RENTAL APARTMENT DEVELOPMENT.
5. PRIOR APPROVALS:
   PRELIMINARY PLAN 4–04089 PGCPB NO. 04–235.
   TCP I/046/02
   TCP 2/106/05
   NRI–193–2021
   RECORD PLAT: 5–05120 RECORDED IN PLAT BOOK REP 206, BOOK 83
6. TOTAL GROSS SITE AREA = 9.5062 AC
   TOTAL NET SITE AREA = 4.14 AC
   TOTAL 100 YEAR FLOODPLAIN = 5.36 AC
   TOTAL AREA OF THE R–35 ZONE IS 164,403 SF – (3.8 ACRES). (CURRENT ZONE RSF–A SINGLE FAMILY ATTACHED)
   TOTAL AREA OF THE R–55 ZONE IS 249,681 SF – (5.7 ACRES). (CURRENT ZONE RSF–65 RESIDENTIAL, SINGLE FAMILY 65)
7. NET DEVELOPABLE OUTSIDE OF PMA IS 180,338 SF – (4.14 ACRES)
8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES:
   TOTAL AREA OF FLOODPLAIN: 233,482 SF, 5.36 AC
   TOTAL AREA OF FLOODPLAIN BUFFER: 23,183 SF, 0.53 ACRES
   TOTAL AREA OF PMA: 5.36 ACRES
9. TOTAL ACREAGE OF 100 YEAR FLOODPLAIN = 5.36 AC
10. THERE IS 0.02 ACERAGE OF ROAD DEDICATION ALONG 23RD AVE. THERE IS NO ADDITIONAL R/W DEDICATION REQUIRED OR PROVIDED ALONG THE FRONTAGE OF THE PROPERTY WITH AGER ROAD.
11. THE CURRENT ZONING IS RSF–A AND RSF–65. THE PREVIOUS ZONING WAS R–35 AND R–55. THE EXISTING USE IS VACANT.
12. THE PROPOSED USE OF THE PROPERTY IS THE CONSTRUCTION OF 145 AFFORDABLE MULTI–FAMILY RENTAL APARTMENTS.
13. THE PROPOSED BREAKDOWN BY DWELLING UNIT IS AS FOLLOWS:
   63 1 BEDROOM APARTMENTS
   77 2 BEDROOM APARTMENTS
   05 3 BEDROOM APARTMENTS

14. THE PROPOSED DENSITY FOR THIS PROJECT IS IN ACCORDANCE WITH CB–69–2020 FOOTNOTE 139.D WHICH STATES "ALL REGULATIONS FOR THE R–18 ZONE SET FORTH IN SECTION 27–442 SHALL APPLY, EXCEPT IF THE MULTIFAMILY HOUSING IS CONSTRUCTED WITH LOW INCOME HOUSING TAX CREDITS, THE MAXIMUM DENSITY SHALL BE FORTY (40) DWELLING UNITS PER ACRE AND THE MAXIMUM HEIGHT SHALL BE 110 FEET. ALL OTHER REGULATIONS SHALL BE THOSE APPROVED BY THE PLANNING BOARD OR DISTRICT COUNCIL PURSUANT TO PART 3, DIVISION 9 OF THIS SUBTITLE".
   - THE PROPOSED DENSITY IS 145 UNITS/4.14 NET ACRES = 35 UNITS/ACRE.
   - THE PROPOSED HEIGHT OF THE BUILDING IS 55 FEET.
15. MINIMUM LOT SIZE FOR THE R–35 ZONE FOR A MULTI–FAMILY DEVELOPMENT NO REQUIREMENT.
   MINIMUM LOT SIZE FOR THE RSF–A IS 6,500 SF.
   MINIMUM LOT SIZE FOR THE R–55 ZONE FOR A MULTI–FAMILY DEVELOPMENT NO REQUIREMENT.
   MINIMUM LOT SIZE FOR THE RSF–65 IS 6,500 SF.
16. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET FOR THE R–35 ZONE IS 0.
   THE MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET FOR THE RSF–A IS 45 FT.
   THE MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET FOR THE R–55 ZONE IS 0.
   THE MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET FOR THE RSF–65 IS 45 FT.
17. THE PROPERTY IS LOCATED IN SUSTAINABLE GROWTH TIER 1.
18. MILITARY INSTALLATION OVERLVAY ZONE: NO
19. CENTER OR CORRIDOR LOCATION: NO
20. EXISTING AND PROPOSED GROSS FLOOR AREA: N/A
21. THE SITE DEVELOPMENT CONCEPT PLAN #27161–2022–0 WAS SUBMITTED TO PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT IN RESPONSE TO COMMENTS ON 10/18/2022.
22. WSSC WATER AND SEWER CATEGORY:
   EXISTING: W–3, S–3
   PROPOSED: W–3, S–3
23. THE PROPERTY IS NOT LOCATED WITHIN AN AVIATION POLICY AREA.
24. MANDATORY PARK DEDICATION: IS (4.14 NET ACRES) (15%) = 0.62 ACRES. DEDICATION OF A PORTION OF THE FLOODPLAIN AREA WILL BE DISCUSSED WITH MNCPPC, PARK & RECREATION DEPARTMENT AS PART OF THE PROCESSING OF THE PRELIMINARY PLAN. THE TOTAL AREA OF FLOODPLAIN IS 5.64 ACRES.
25. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO.
26. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO.
27. TYPE ONE CONSERVATION PLAN: YES.
28. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
29. THERE ARE TWO ISOLATED WETLAND POCKETS WITHIN THE EXPANDED STREAM BUFFER CONSERVATION EASEMENT & 100 YEAR FLOODPLAIN EASEMENT. THE WETLAND AREA IS 0.04 AC. THE WETLAND BUFFER AREA IS 0.26 AC.
30. STREAMS: YES, NORTHWEST BRANCH.
31. SOILS: SEE APPROVED NRI–193–2021
32. THE PROPERTY IS NOT LOCATED ADJACENT TO OR WITHIN AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION OR ANY LAND TRUST OR ORGANIZATION.
33. THE BOUNDARY AND TOPOGRAPHY FOR THIS PROJECT WERE INITIALLY COMPLETED BY MASER CONSULTING AND FIELD VERIFIED BY THE LANDTECH CORPORATION DATED JANUARY 2022.
34. PATTERSON STREET INTERSECTION WITH AGER ROAD IS LOCATED DIRECTLY ACROSS THE STREET FROM OUR PROPOSED ENTRANCE TO THE SITE. THE NEXT CLOSEST INTERSECTION IS ROANOKE ST NORTHWEST OF THE PROPERTY.
35. THE NORTH ARROW IS NVGD 29 AND THE SCALE OF THE PRELIMINARY PLAN IS 1 INCH = 30 FEET AND 1 INCH = 50 FEET.
36. THE FEMA FLOODPLAIN IS ZONE AE.
37. THE PROPERTY IS LOCATED AT 6203 AGER ROAD, HYATTSVILLE, MD 20782.
38. ONE PARCEL IS PROPOSED FOR THIS PROJECT UNLESS THE FLOODPLAIN AREA IS DEDICATED TO MNCPPC. IF SO, THE PROPERTY WILL BE SUBDIVIDED INTO 2 PARCELS.



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



VICINITY MAP
SCALE: 1" = 2000'
ADC PG. CO. MAP 5409, GRID E 6
200' SHEET 207 NE 2
PRINCE GEORGE'S COUNTY
TAX MAP 41 GRID D-2

TAX MAP LEGEND ADJACENT PROPERTY OWNERS FOR AGER ROAD

LOT/BLOCK/ PARCEL/PLAT/ SUBDIVISION IN PLAN VIEW	TAX MAP INFORMATION
*PARCEL 51	TAX MAP 41 GRID D2 PARCEL 51 AGER ROAD METHODIST CHURCH INC PREMISES: 6301 AGER ROAD HYATTSVILLE, MD 20782–1626 ACCT No. 17–1834068 LIBER: 00000, FOLIO: 000 ZONE: RSF–65 USE: INSTITUTIONAL–CHURCH SIZE: 1.16 AC.
*PARCEL 52	TAX MAP 41 GRID D2 PARCEL 52 AGER ROAD METHODIST CHURCH PREMISES: 6301 AGER ROAD HYATTSVILLE, MD 20782–1626 ACCT No. 17–1834050 LIBER: 00000, FOLIO: 000 ZONE: RSF–65 USE: INSTITUTIONAL–CHURCH SIZE: 19,410 SF.
*SUBDIVISION 5760	TAX MAP 41 GRID E2 SUBDIVISION 5760 MT ZION PNTCSTL CH WASH DC INC PREMISES: 6203 AGER ROAD MAILING ADDRESS: BOARD OF TRUSTEES 1112 N STREET NW, WASHINGTON,DC 20005 ACCT No. 17–3676384 LIBER: 11452, FOLIO: 271, ZONE: RSF–65/RSF–A USE: RESIDENTIAL, SIZE: 9.5 AC.
*PARCEL 55	TAX MAP 41 GRID D2 PARCEL 55 BOARD OF EDUCATION OF PG COUNTY PREMISES: 6111 AGER ROAD HYATTSVILLE, MD 20782 ACCT No. 17–1845916 LIBER: 14417, FOLIO: 019 ZONE: RSF–65 USE: ROSA L. PARKS ELEMENTARY SCHOOL SIZE: 4.29 AC.
*LOT 1 BLOCK 1	TAX MAP 41 GRID D2 LOT 1 BARNES TERRY SR, MARSHALLBARNES BRENDA PREMISES: 6212 AGER ROAD HYATTSVILLE, MD 20782 ACCT No. 17–1871201, LIBER: 32551, FOLIO: 025 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 7,000 SF.
*LOT 2 BLOCK 1	TAX MAP 41 GRID D2 LOT 2 HAROON SHAHEED PREMISES: 6210 AGER ROAD MAILING ADDRESS: 6229 LATCHLIFT CT., ELKRIDGE, MD 21075 ACCT No. 17–1850254 LIBER: 46590, FOLIO: 483, ZONE: RSF–65 USE: RESIDENTIAL, SIZE: 5,800 SF.
*LOT 3 BLOCK 1	TAX MAP 41 GRID D2 LOT 3 ARIAS JOSE L PREMISES: 6208 AGER ROAD HYATTSVILLE, MD 20782–1605 ACCT No. 17–1977594 LIBER: 06638, FOLIO: 635 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 5,700 SF.
*LOT 1–A BLOCK 3	TAX MAP 41 GRID D2 SUBDIVISION: 900, LOT 1–A RAMIREZ JUAN & JULIA L PREMISES: 6206 AGER ROAD HYATTSVILLE, MD 20782–1604 ACCT No. 17–1933357 LIBER: 30471, FOLIO: 157 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 5,778 SF.
*PARCEL 81	TAX MAP 41 GRID D2 PARCEL 81 COZIER ESTELLE & MALESIA ETAL, COZIER DEBBIE PREMISES: 6202 AGER ROAD HYATTSVILLE, MD 20782–1604 ACCT No. 17–1918721 LIBER: 00000, FOLIO: 000 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 9,051 SF.
* LOT 1 BLOCK A	TAX MAP 41 GRID D2 SUBDIVISION: 220, LOT 1 CHOTEKA HUSSEIN M PREMISES: 6200 AGER ROAD HYATTSVILLE, MD 20782–1604 ACCT No. 17–1967777 LIBER: 31781, FOLIO: 290 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 6,380 SF.

TAX MAP LEGEND ADJACENT PROPERTY OWNERS FOR 24TH PLACE

LOT/BLOCK/ PARCEL/PLAT/ SUBDIVISION IN PLAN VIEW	TAX MAP INFORMATION
*LOT 9 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 9 MARTINEZHERNANDEZ TULIO E PREMISES: 6406 24TH PLACE HYATTSVILLE, MD 20782 ACCT No. 17–1911221 LIBER: 38072, FOLIO: 008 ZONE: RSF–65 USE: TOWN HOUSE SIZE: 4,801 SF.
*LOT 10 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 10 JULIAN JULIE PREMISES: 6404 24TH PLACE HYATTSVILLE, MD 20782–1745 ACCT No. 17–1896463 LIBER: 10629, FOLIO: 001 ZONE: RSF–65 USE: TOWN HOUSE SIZE: 3,600 SF.
*LOT 3 BLOCK F	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 3 JOVA ANGEL L & NEREYDA PREMISES: 6405 24TH PLACE HYATTSVILLE, MD 20782 ACCT No. 17–1892462 LIBER: 04414, FOLIO: 740 ZONE: RSF–65 USE: TOWN HOUSE SIZE: 3,500 SF.

TAX MAP LEGEND ADJACENT PROPERTY OWNERS FOR 23RD AVENUE

LOT/BLOCK/ PARCEL/PLAT/ SUBDIVISION IN PLAN VIEW	TAX MAP INFORMATION
*LOT 13 BLOCK 8	TAX MAP 41 GRID SUBDIVISION: 7800, LOT 13 FUNES BLANCA PREMISES: 6324 23RD AVENUE HYATTSVILLE, MD 20782 ACCT No. 17–1906379 LIBER: 37230, FOLIO: 205, PLAT: A–1635 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 5,425 SF.
*LOT 12 BLOCK 8	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 12 HIDER EVELYN L REV TRUST PREMISES: 6322 23RD AVENUE HYATTSVILLE, MD 20782–1743 ACCT No. 17–1930171 LIBER: 32618, FOLIO: 020 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 5,900 SF.
*LOT 11 BLOCK 9	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 11 PAULINO PEDRO AMAYA PREMISES: 6319 23RD AVENUE HYATTSVILLE, MD 20782 ACCT No. 17–1902238 LIBER: 42322, FOLIO: 107 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 6,900 SF.

TAX MAP LEGEND ADJACENT PROPERTY OWNERS FOR RITTENHOUSE STREET

LOT/BLOCK/ PARCEL/PLAT/ SUBDIVISION IN PLAN VIEW	TAX MAP INFORMATION
*LOT 1 BLOCK C	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 1 YARL NANCY PREMISES: 2300 RITTENHOUSE STREET HYATTSVILLE, MD 20782 ACCT No. 17–1833656 LIBER: 41356, FOLIO: 051 ZONE: RSF–A USE: TOWN HOUSE SIZE: 7,261 SF.
LOT 2 BLOCK C	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 2 MARTINEZ RUTILIO PREMISES: 2302 RITTENHOUSE STREET HYATTSVILLE, MD 20782 ACCT No. 17–1866532 LIBER: 00000, FOLIO: 000 ZONE: RSF–A USE: TOWN HOUSE SIZE: 3,800 SF.
*LOT 1 BLOCK D	TAX MAP 41 GRID E2 SUBDIVISION 7800, LOT 1 FLORES JOSE H ETAL, FLORES GERTRUDIS PREMISES: 2301 RITTENHOUSE STREET MAILING ADDRESS: 2300 FORDHAM STREET HYATTSVILLE, MD 20783 ACCT No. 17–1944651 LIBER: 32180, FOLIO: 469, ZONE: RSF–A USE: RESIDENTIAL, SIZE: 5,921 SF.
*LOT 2 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 2 RODRIGUEZ PEDRO E ETAL, MARIA FLORES–BATRES PREMISES: 2303 RITTENHOUSE STREET HYATTSVILLE, MD 20782 ACCT No. 17–1968221 LIBER: 21256, FOLIO: 055 ZONE: RSF–A USE: TOWN HOUSE SIZE: 3,800 SF.
*LOT 3 BLOCK D	TAX MAP 41 GRID E2 SUBDIVISION 7800, LOT 3 LU MING CHUN PREMISES: 2305 RITTENHOUSE STREET MAILING ADDRESS: 4521 TONQUIL STREET BELTSVILLE, MD 20705 ACCT No. 17–1957018 LIBER: 41819, FOLIO: 102, ZONE: RSF–A USE: RESIDENTIAL, SIZE: 3,800 SF.
*LOT 4 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 4 ROGERS MARY A PREMISES: 2307 RITTENHOUSE STREET HYATTSVILLE, MD 20782–1748 ACCT No. 17–1892983 LIBER: 00000, FOLIO: 000 ZONE: RSF–A USE: TOWN HOUSE SIZE: 3,800 SF.
*LOT 5 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 5 ALVEY VIRGINIA PREMISES: 2309 RITTENHOUSE STREET HYATTSVILLE, MD 20782 ACCT No. 17–1918010 LIBER: 00000, FOLIO: 000 ZONE: RSF–A USE: TOWN HOUSE SIZE: 3,800 SF.
*LOT 6 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION 7800, LOT 6 MORRIS WINSTON G & CAROL S PREMISES: 2311 RITTENHOUSE STREET HYATTSVILLE, MD 20782–1748 ACCT No. 17–1926997 LIBER: 12384, FOLIO: 024 ZONE: RSF–A USE: TOWN HOUSE SIZE: 3,800 SF.

LEGEND

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- RIGHT–OF–WAY
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- PUE
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- EX. 10' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
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- STREAM BUFFER
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- EX. FLOOD PLAIN BUFFER
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- EX. GAS MAIN
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- MB 2 MICRO–BIORETENTION STR. No.'S
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- ← 100 YR OVERFLOW ARROW
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- PR. SEWER

SHEET INDEX

1. PRELIMINARY PLAN COVER SHEET 1" = 100'
2. EXISTING CONDITIONS VIEW 1" = 50'
3. PRELIMINARY PLAN VIEW 1" = 50'
4. PRELIMINARY PLAN VIEW 1" = 30'
5. PRELIMINARY PLAN VIEW 1" = 30'

CALL "MISS UTILITY"
TELEPHONE: 1–800–257–7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

DESIGNED	FA	08/2023 DATE
DRAWN	FA/ERW	08/2023 DATE
CHECKED	KLM	08/2023 DATE
APPROVED	CFY	08/2023 DATE

REVISIONS

DATE	BY	DESCRIPTIONS
02/2023	CFY	ADDRESSED M–NCPPC COMMENTS DATED 01/13/2023

LANDTECH CORPORATION
A FALCON COMPANY

201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

CHARLES F. YOUNG 10932

Charles F. Young
8/8/23

CHARLES F. YOUNG
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. 10392 EXP. DATE 06–17–2024

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COMMUNITY HOUSING INITIATIVE
1123 ORMOND COURT
McLEAN VA 22101
PHONE: 703–556–9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

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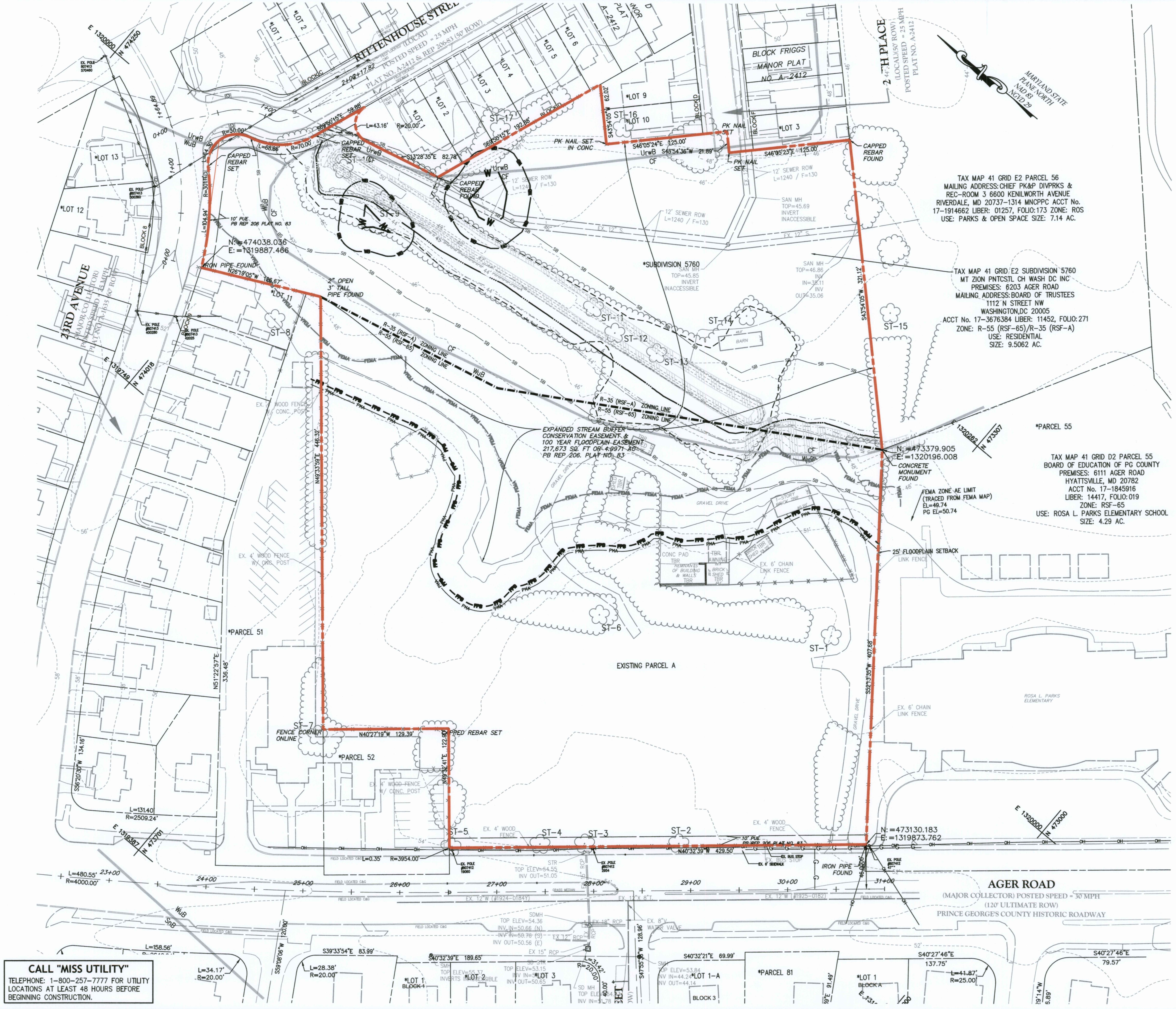
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713–702–2169
EMAIL: PastorOBJ@gmail.com

PRELIMINARY PLAN - 4-22012
COVER SHEET
MOUNT ZION PENTECOSTAL CHURCH
THE HERMAN MULTI-FAMILY APARTMENTS
6203 AGER ROAD
HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2. TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 100' | DATE: AUGUST 2023 | TTG PROJECT No. 521040 | SHEET 1 OF 5



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***NOTE:**
PLEASE REFER TO TAX MAP LEGENDS ON COVER SHEET FOR FULL ADJACENT PROPERTY INFORMATION.

Soils Legend

Map Unit Symbol	Map Unit Name	K-factor (Whole Soil)	Hydric Rating	Hydrologic Soil Group	Drainage Class
CF	Codorus and Hatboro soils, frequently flooded		Not Hydric	C	Moderately well drained
UrwB	Urban land-Woodstown complex, 0 to 5 percent slopes		Not Hydric	D	
WuB	Woodstown-Urban land complex, 0 to 5 percent slopes	0.28	Not Hydric	C	Well drained

GRAPHIC SCALE
0 50 100 200
SCALE: 1" = 50'

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SCALE: 1" = 50'
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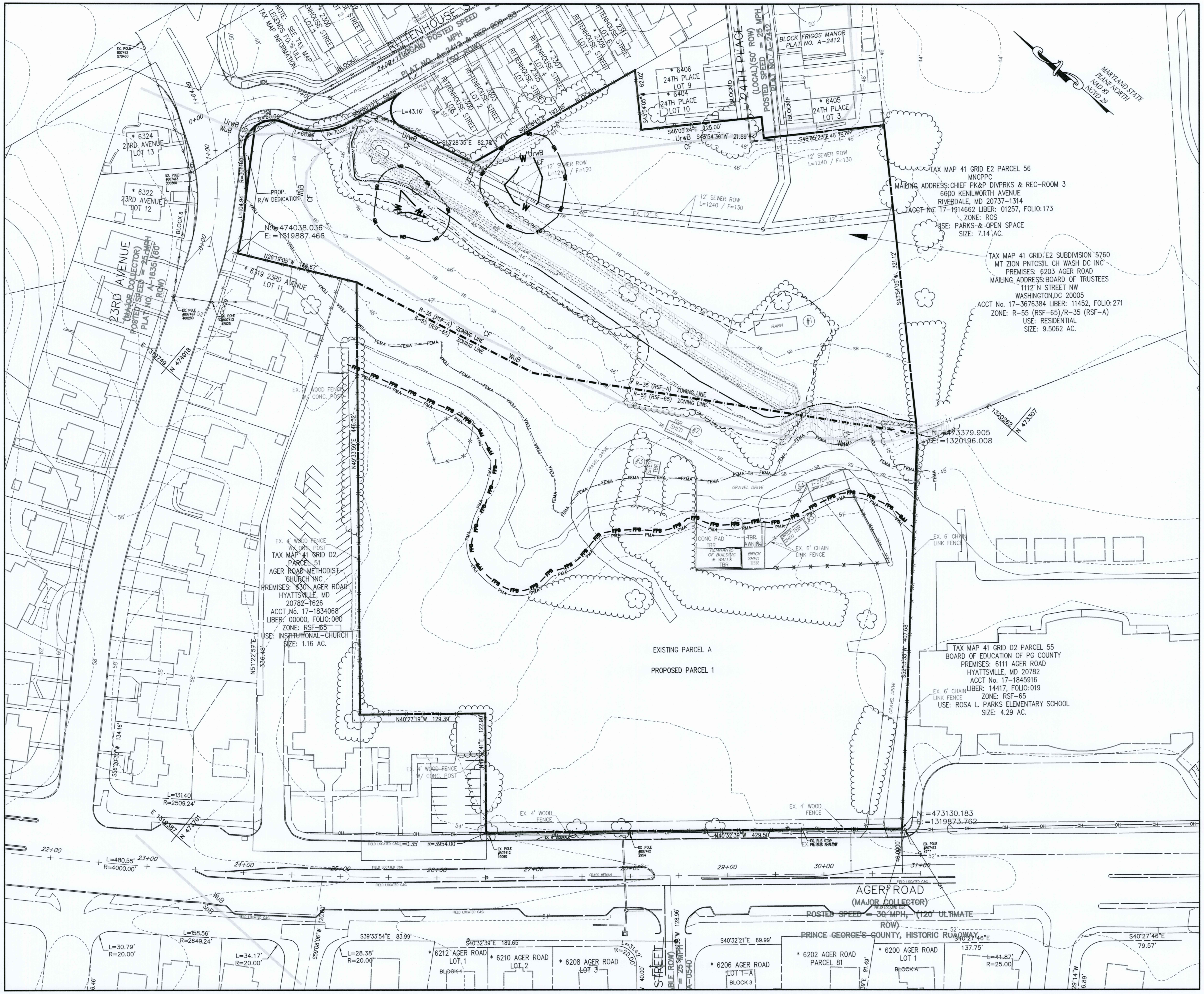
SHEET 2 OF 5



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- PR. SEWER

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CALL "MISS UTILITY"

TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

DESIGNED	FA	08/2023 DATE
DRAWN	FA/ERW	08/2023 DATE
CHECKED	KLM	08/2023 DATE
APPROVED	CFY	08/2023 DATE

REVISIONS

DATE	BY	DESCRIPTIONS
02/2023	CFY	ADDRESSED M-NCPPC COMMENTS DATED 01/13/2023

LANDTECH
CORPORATION
A FALCON COMPANY

201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

CHARLES F. YOUNG
10932

Charles F. Young
8/8/23

CHARLES F. YOUNG
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. 10392 EXP. DATE 06-17-2024

DEVELOPER
COMMUNITY HOUSING INITIATIVE
1123 ORMOND COURT
McLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

OWNER
MT. ZION PENTECOSTAL CHURCH OF WASHINGTON, D.C., INC.
1112 N STREET N.W.
WASHINGTON, D.C. 20005
CONTACT: ORIN BOYD JR.
PHONE: 713-702-2169
EMAIL: PastorOBJ@gmail.com

PRELIMINARY PLAN - 4-22012

MOUNT ZION PENTECOSTAL CHURCH
THE HERMAN MULTI-FAMILY APARTMENTS

6203 AGER ROAD
HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2. TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 50'
DATE: AUGUST 2023
TTG PROJECT No. 521040
SHEET 3 OF 5

*NOTE: PLEASE REFER TO TAX MAP LEGENDS ON COVER SHEET FOR FULL ADJACENT PROPERTY OWNER & TAX MAP INFORMATION.

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THE HERMAN MULTI-FAMILY APARTMENTS

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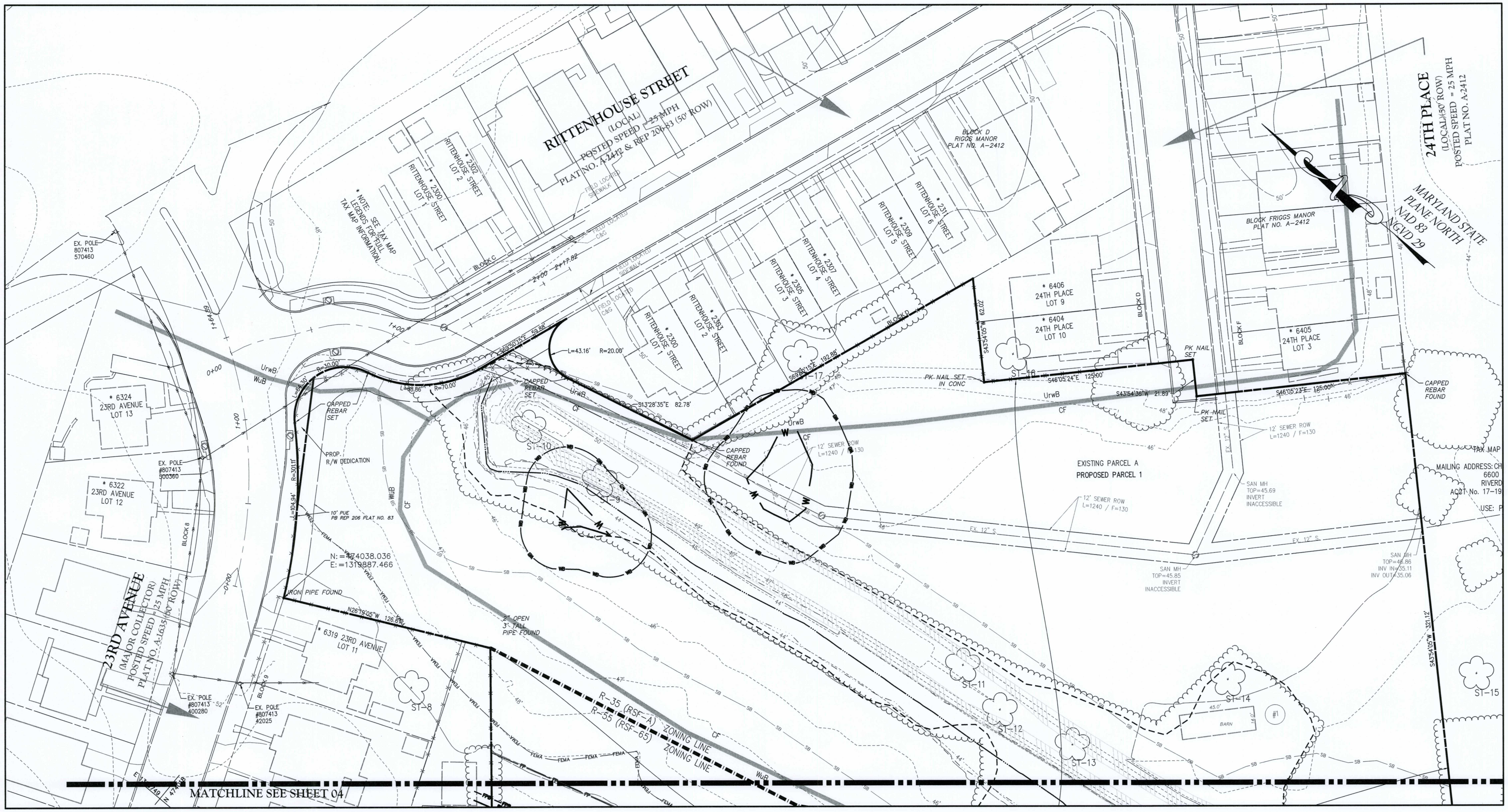
PRINCE GEORGE'S COUNTY, MARYLAND
17TH CONGRESSIONAL ELECTION DISTRICT
TAX MAP 41, GRID D2. TAX ACCT. #3676384 PARCEL A

SCALE: 1" = 30'
DATE: AUGUST 2023
TTG PROJECT No. 521040
SHEET 4 OF 5



LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOTS/PARCEL
- BRL
- PUE
- EASEMENTS
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- STREAMS
- SB — SB STREAM BUFFER
- WATERS OF THE U.S.
- WATERS OF THE U.S. BUFFER
- W — W WETLAND 25'
- WB — WB WETLAND BUFFER
- FP — FP EX. FLOOD PLAIN
- FPB — FPB — FPB EX. FLOOD PLAIN BUFFER
- PROP. STORM DRAIN
- PMA LIMITS (PRIMARY MANAGEMENT AREA)
- SOILS
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. & PROP. TREE LINE
- EX. STRUCTURES
- GAS EX. GAS MAIN
- OH EX. OVERHEAD ELECTRIC LINE
- UC EX. UNDERGROUND CABLE
- UE EX. UNDERGROUND ELECTRIC
- UT EX. UNDERGROUND TELEPHONE
- EX. ROAD
- CENTERLINE
- EX. SIDEWALK
- EX. WSSC RIGHT-OF-WAYS OR EASEMENT
- ▨ >25% SLOPES w/ 25' BUFFER
- ▨ MILL AND OVERLAY
- LIMIT OF DISTURBANCE
- B-07 SOIL BORINGS
- MB 2 MICRO-BIORETENTION STR. No.'S
- 1 PR. SEWER STRUCTURES
- 1C PR. PARKING SPACES
- ← 100 YR OVERFLOW ARROW
- PR. WATER
- PR. SEWER

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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