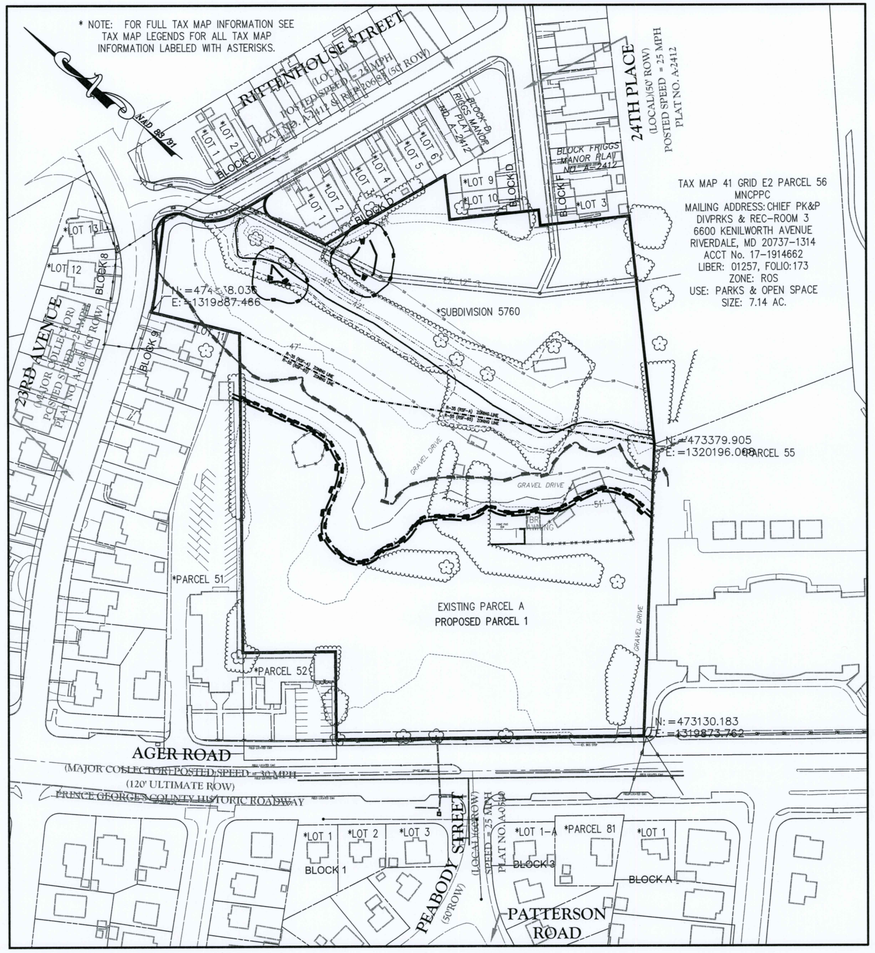
MOUNT ZION PENTECOSTAL CHURCH
THE HERMAN MULTI-FAMILY APARTMENTS
PRELIMINARY PLAN

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

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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 LATCHLEFT 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

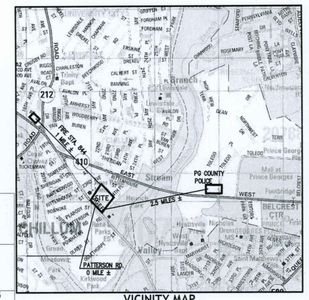
LOT/BLOCK/ PARCEL/PLAT/ SUBDIVISION IN PLAN VIEW	TAX MAP INFORMATION
*LOT 9 BLOCK D	TAX MAP 41 GRID D2 SUBDIVISION: 7800, LOT 9 MARTINEZHERNANDEZ TULIO E PREMISES: 6406 24TH PLACE HYATTSVILLE, MD 20782 ACCT No. 17–1911221 LIBER: 38072, FOLIO:008 ZONE: RSF–65 USE: TOWN HOUSE SIZE: 4,801 SF.
*LOT 10 BLOCK 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

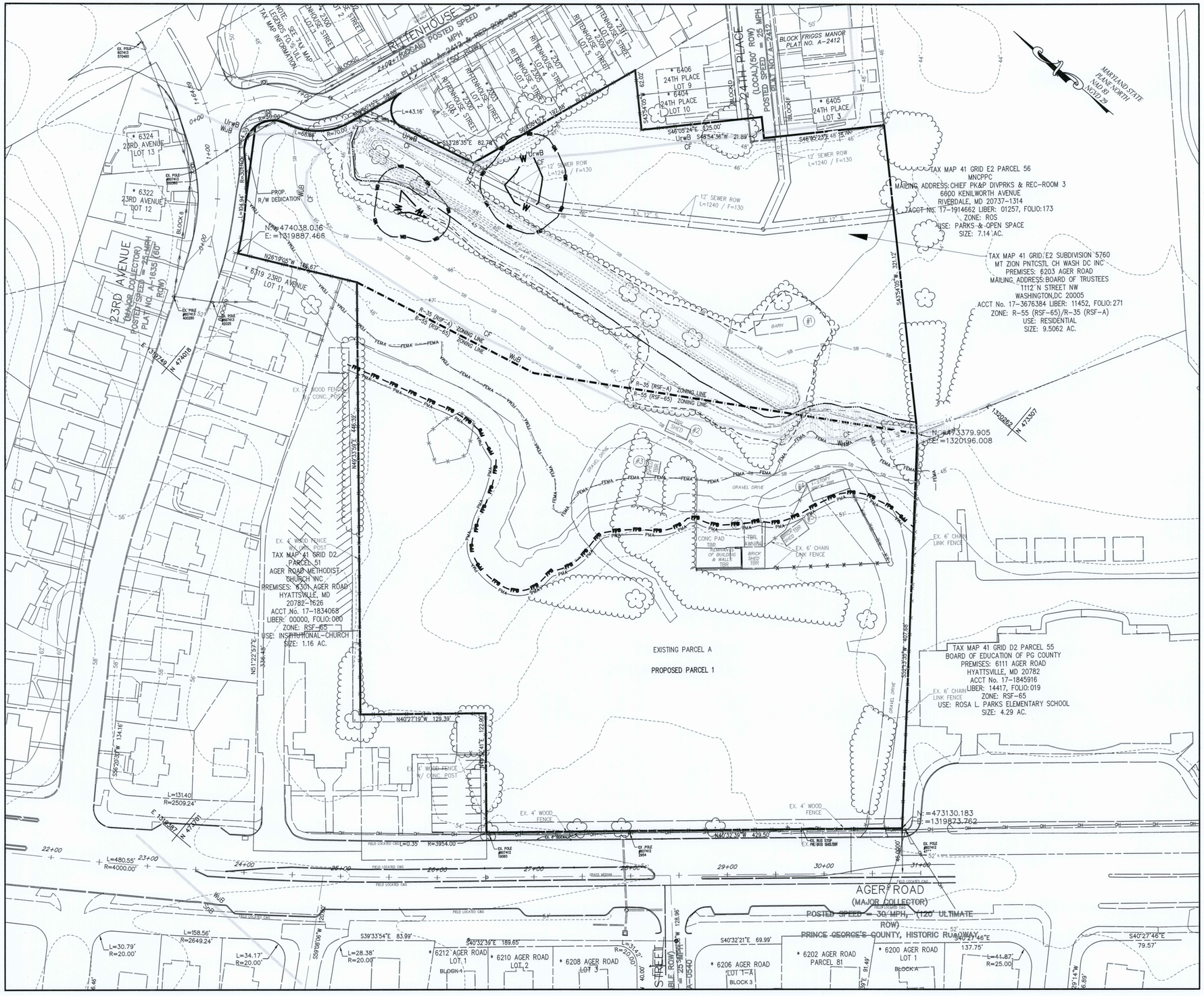
LOT/BLOCK/ PARCEL/PLAT/ SUBDIVISION IN PLAN VIEW	TAX MAP INFORMATION
*LOT 13 BLOCK 8	TAX MAP 41 GRID SUBDIVISION: 7800, LOT 13 FUNES BLANCA PREMISES: 6324 23RD AVENUE HYATTSVILLE, MD 20782 ACCT No. 17–1906379 LIBER: 37230, FOLIO:205, PLAT: A–1635 ZONE: RSF–65 USE: RESIDENTIAL SIZE: 5,425 SF.
*LOT 12 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. 17–1868221 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. 17–1892683 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 O & 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.


212
PG 73, B-4
MP 73, A-4
410
PG COUNTY POLICE
SITE
1.5 MILES E
CHILLUM
PATTERSON RD, 0 MILE E
Riverdale Park
Hyattsville
Takoma Park
Langley Park
Adelphi
Lewisdale
Mount Rainier
Colmar Manor
Cottage City
Bladensburg
Brentwood
North Brentwood
Edmonston
Landover Hills
Kenilworth
Fairmount Heights
Capitol Heights
Seat Pleasant
Glenarden
Forestville
Suitland
Morningside
Skyline
Walker Mill
Kettering
Largo
Lake Arbor
Upper Marlboro
Prince George's
Mall at Prince Georges
Fairchild
Belcrest Ctr
Northwest Branch
Anacostia River
Paint Branch
Indian Creek
Sligo Creek
Lake Artemesia
Lake Dogwood
Lake Arbor
Watkins Regional Park
Cabin John Regional Park
Greenbelt Park
Patuxent River Park
Walkers Choice Park
Fairmount Heights Park
Cedar Heights Park
Glenn Dale Park
Lake Kathleen Park
Lake Arbor Park
Lake Dogwood Park
Lake Artemesia Park
Northwest Branch Park
Paint Branch Park
Sligo Creek Park
Indian Creek Park
Anacostia River


RITTENHOUSE STREET
(LOCAL) 50' ROW
POSTED SPEED = 25 MPH
PLAT NO. A-2412 & REP 206-83 (50' ROW)
BLOCK FRIGGS MANOR PLAT NO. A-2412
2ND PLACE
(LOCAL) 50' ROW
POSTED SPEED = 25 MPH
PLAT NO. A-2412
23RD AVENUE
(MAJOR COLLECTOR) POSTED SPEED = 30 MPH
(80' ULTIMATE ROW)
PRINCE GEORGE'S COUNTY HISTORIC ROADWAY
AGER ROAD
(MAJOR COLLECTOR) POSTED SPEED = 30 MPH
(120' ULTIMATE ROW)
PRINCE GEORGE'S COUNTY HISTORIC ROADWAY
MARYLAND STATE PLANE NORTH NAD 83 NGVD 29
TAX MAP 41 GRID E2 PARCEL 56
MAILING ADDRESS: CHIEF PK&P DIVPRKS & REC-ROOM 3 6600 KENILWORTH AVENUE
RIVERDALE, MD 20737-1314 MNCPPC ACCT No. 17-1914662 LIBER: 01257, FOLIO: 173 ZONE: ROS
USE: PARKS & OPEN SPACE SIZE: 7.14 AC.
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: R-55 (RSF-65)/R-35 (RSF-A)
USE: RESIDENTIAL
SIZE: 9.5062 AC.
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.
EXISTING PARCEL A
*PARCEL 51
*PARCEL 52
*PARCEL 55
*PARCEL 81
*SUBDIVISION 5760
ROSA L. PARKS ELEMENTARY
N: =474038.036
E: =1319887.466
IRON PIPE FOUND
N: =473379.905
E: =1320196.008
CONCRETE MONUMENT FOUND
N: =473130.183
E: =1319873.762
IRON PIPE FOUND
FEMA ZONE AE LIMIT (TRACED FROM FEMA MAP)
EL=49.74
PG EL=50.74
25' FLOODPLAIN SETBACK
EXPANDED STREAM BUFFER CONSERVATION EASEMENT & 100 YEAR FLOODPLAIN EASEMENT
217,673 SQ. FT OR 4.9971 AC
PB REP. 206, PLAT NO. 83
R-35 (RSF-A) ZONING LINE
R-55 (RSF-65) ZONING LINE
ST-1
ST-2
ST-3
ST-4
ST-5
ST-6
ST-7
ST-8
ST-9
ST-10
ST-11
ST-12
ST-13
ST-14
ST-15
ST-16
ST-17
CAPPED REBAR SET
CAPPED REBAR FOUND
PK NAIL SET IN CONC
PK NAIL FOUND
2" OPEN 3" TALL PIPE FOUND
10' PUE PB REP. 206 PLAT NO. 83
12' SEWER ROW L=1240 / F=130
SAN MH TOP=45.69 INVERT INACCESSIBLE
SAN MH TOP=45.85 INVERT INACCESSIBLE
SAN MH TOP=46.86 IN=38.11 INV OUT=36.35
EX. 4' WOOD FENCE W/ CONC. POST
EX. 6' CHAIN LINK FENCE
EX. 8" WATER VALVE
EX. 18" RCP
EX. 12" RCP
EX. 15" RCP
EX. 12" W (#1924-01841)
EX. 12" W (#1925-01821)
EX. 8" W
EX. 6" S
EX. 4" S
EX. 12" S
EX. 8" S
EX. 4" W
EX. BUS STOP
EX. 6" SIDEWALK
GRAVEL DRIVE
CONC PAD TBR
REMOVAL OF BUILDING & WALLS TBR
BRICK SHED TBR
WOOD SHED TBR
BARN
FACTORY
FENCE CORNER ONLINE
FOUND REBAR SET
FIELD LOCATED C&G
FIELD LOCATED CMP
FIELD LOCATED INLET
FIELD LOCATED MH
FIELD LOCATED SIGN
FIELD LOCATED UTILITY POLE
FIELD LOCATED WATER VALVE
FIELD LOCATED WATER METER
FIELD LOCATED WELL
FIELD LOCATED YARD INLET
FIELD LOCATED GAS VALVE
FIELD LOCATED GAS METER
FIELD LOCATED GUY WIRE
FIELD LOCATED LIGHT
FIELD LOCATED SIGN
FIELD LOCATED TELEPHONE MANHOLE
FIELD LOCATED TELEPHONE PEDESTAL
FIELD LOCATED TELEPHONE RISER
FIELD LOCATED TRAFFIC SIGNAL
FIELD LOCATED TREE



LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOTS/PARCEL
- BRL
- PUE
- EASEMENTS
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- STREAMS
- SB — STREAM BUFFER
- WATERS OF THE U.S.
- WATERS OF THE U.S. BUFFER
- W — WETLAND 25'
- WB — WETLAND BUFFER
- FP — EX. FLOOD PLAIN
- FPB — EX. FLOOD PLAIN BUFFER
- PROP. STORM DRAIN
- FMA 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

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

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STATE OF MARYLAND CHARLES F. YOUNG 10392 PROFESSIONAL LAND SURVEYOR

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. #3676394 PARCEL A

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

C:\Users\fyoung\Documents\521040_AGER ROAD\DWG\SHEET 03\LAYOUT1 PRELIMINARY PLAN 4R5.DWG, 8/4/2023 9:05:05 AM, fyoung

MATCHLINE SEE SHEET 05

R-35 (RSF-A) ZONING LINE
R-55 (RSF-65) ZONING LINE

EXPANDED STREAM BUFFER CONSERVATION EASEMENT & 100 YEAR FLOODPLAIN EASEMENT 217,673 SQ. FT OR 4.9971 AC PB REP 206, PLAT NO. 83

N: 473379.905
E: 1320196.008

CONCRETE MONUMENT FOUND

E 1320282 / N 473307

EX. 4' WOOD FENCE W/ CONC. POST

EX. 4' WOOD FENCE W/ CONC. POST

GRAVEL DRIVE

1-STORY BRICK TBR

CONC PAD TBR

AWNING TBR

REMNANTS OF BUILDING & WALLS TBR

BRICK SHED 22.3' x 22.1'

BRICK SHED TBR 20.25' x 12'

EX. 6' CHAIN LINK FENCE

TAX MAP 41 GRID D2 PARCEL 51
AGER ROAD METHODIST CHURCH INC
PREMISES: 6301 AGER ROAD
HYATTSVILLE, MD 20782-1628
ACCT No. 17-1834068
LIBER: 00000, FOLIO:000
ZONE: RSF-65
USE: INSTITUTIONAL-CHURCH
SIZE: 1.16 AC.

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.

MARYLAND STATE PLANE NORTH NAD 83 NGVD 29

EXISTING PARCEL A
PROPOSED PARCEL 1

ST-1 ST-2 ST-3 ST-4 ST-5 ST-6 ST-7

FENCE CORNER ONLINE

N49°23'59"E 146.20'

N40°27'19"W 129.39'

CAPPED REBAR SET

N49°32'41"E 122.90'

S52°13'35"W 407.66'

ROSA L. PARKS ELEMENTARY

GRAVEL DRIVE

EX. 6' CHAIN LINK FENCE

EX. 4' WOOD FENCE

EX. 4' WOOD FENCE W/ CONC. POST

EX. 6' SIDEWALK

FIELD LOCATED C&G

L=0.35' R=3954.00'

N40°32'39"W 429.50'

10" PVC PB REP 206 PLAT NO. 83

EX. BUS STOP PR. BUS SHELTER

IRON PIPE FOUND

N: 473130.183
E: 1319873.762

EX. POLE #807412 19060

EX. POLE #807412 2954

EX. POLE #807412 4733

STR TOP ELEV=54.55 INV OUT=51.05

15" RCP

25+00 26+00 27+00 28+00 29+00 30+00 31+00

GRASS MEDIAN

EX. 12"W (#1924-0184)

EX. 12"W (#1925-0182)

EX. 12"X 8"T

AGER ROAD
(MAJOR COLLECTOR)
POSTED SPEED = 30 MPH, (120' ULTIMATE ROW)
PRINCE GEORGE'S COUNTY, HISTORIC ROADWAY

SDMH TOP ELEV=54.36 INV IN=50.66 (N) INV IN=50.76 (S) INV OUT=50.56 (E)

EX. 15" RCP

EX. 12" RCP

EX. 15" RCP

EX. 8"W WATER VALVE

SD STR TOP ELEV=53.15 INV IN=51.25 INV OUT=50.95

SMH TOP ELEV=53.84 INV IN=44.24 INV OUT=44.14

S39°33'54"E 83.99'

S40°32'39"E 189.65'

S40°32'21"E 69.99'

S40°27'46"E 137.75'

L=41.87'

L=214.2' R=2010.00'

* 6212 AGER ROAD LOT 1

* 6210 AGER ROAD LOT 2

* 6202 AGER ROAD PARCEL 81

* 6200 AGER ROAD LOT 1

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

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOTS/PARCEL
- BRL
- PUE
- EASEMENTS
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- STREAMS
- SB STREAM BUFFER
- WATERS OF THE U.S.
- WATERS OF THE U.S. BUFFER
- W WETLAND 25'
- WB WETLAND BUFFER
- FP EX. FLOOD PLAIN
- 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

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

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STATE OF MARYLAND CHARLES F. YOUNG 10932 PROFESSIONAL LAND SURVEYOR

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. 10932, EXP. DATE 06-17-2024

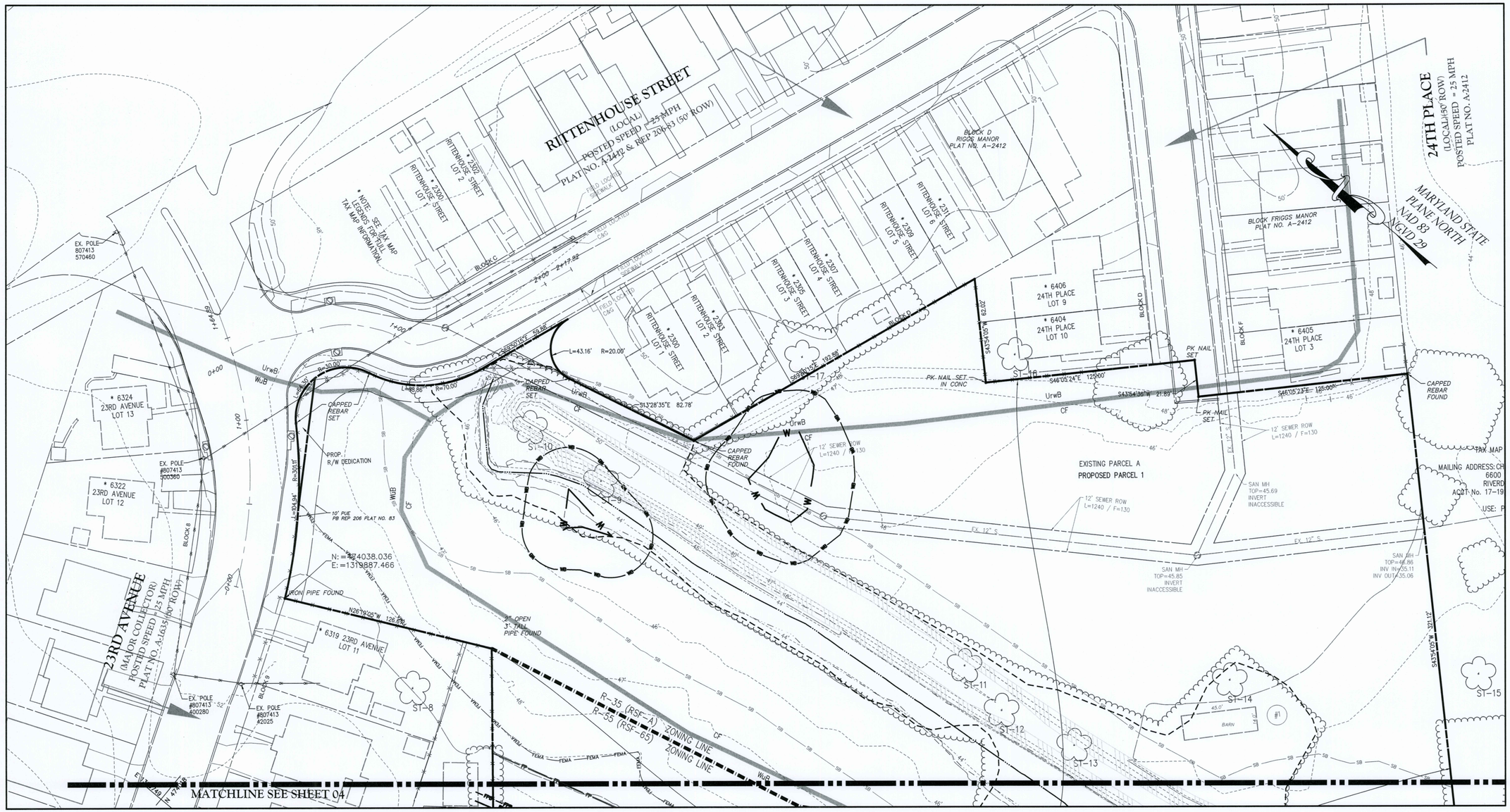
DEVELOPER
COMMUNITY HOUSING INITIATIVE
1123 ORMOND COURT
McLEAN VA 22101
PHONE: 703-556-9569
CONTACT: PATRICK BYRNE
EMAIL: PByrne@chidc.org

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

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