

GIAC SON BUDDHIST TEMPLE

Detailed Site Plan

AC-22009

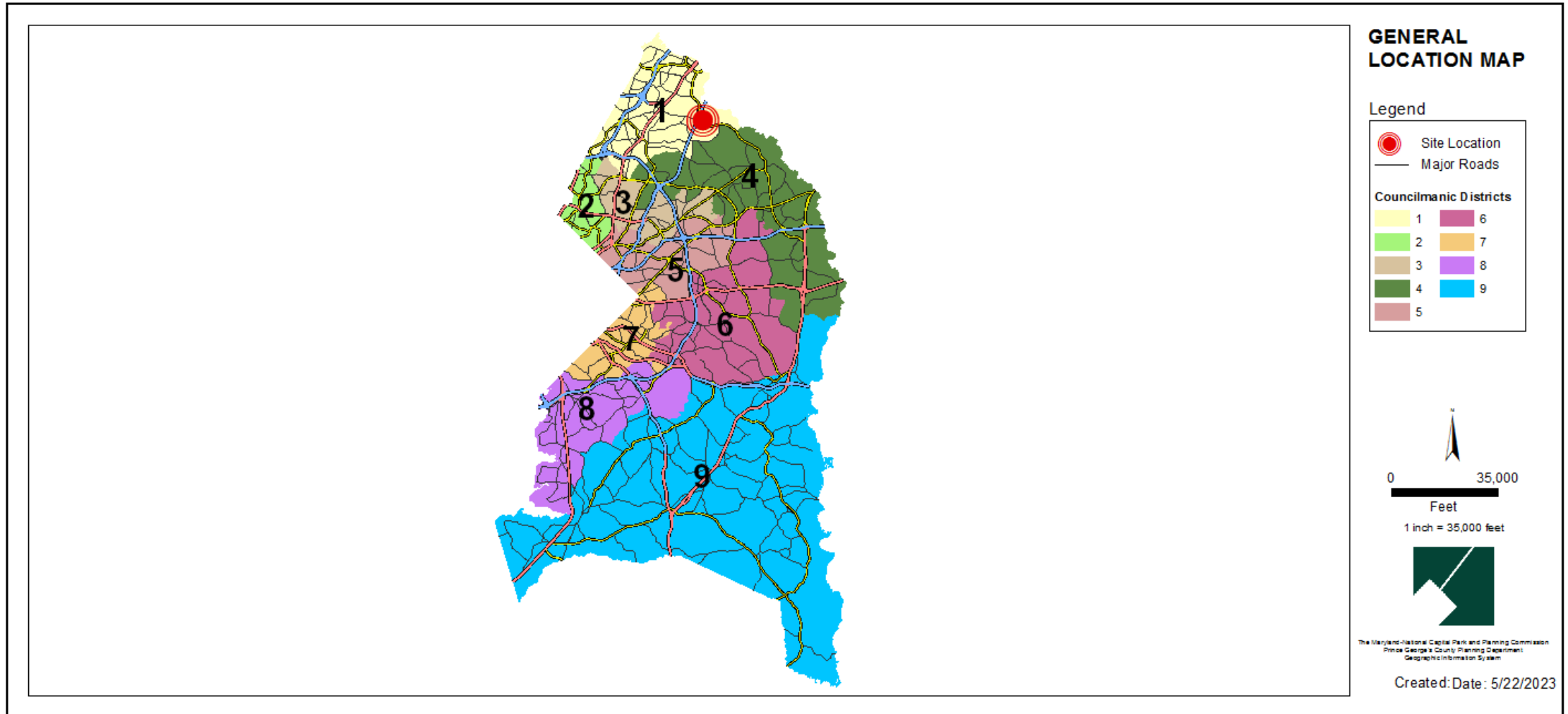
Staff Recommendation: Approval with Conditions



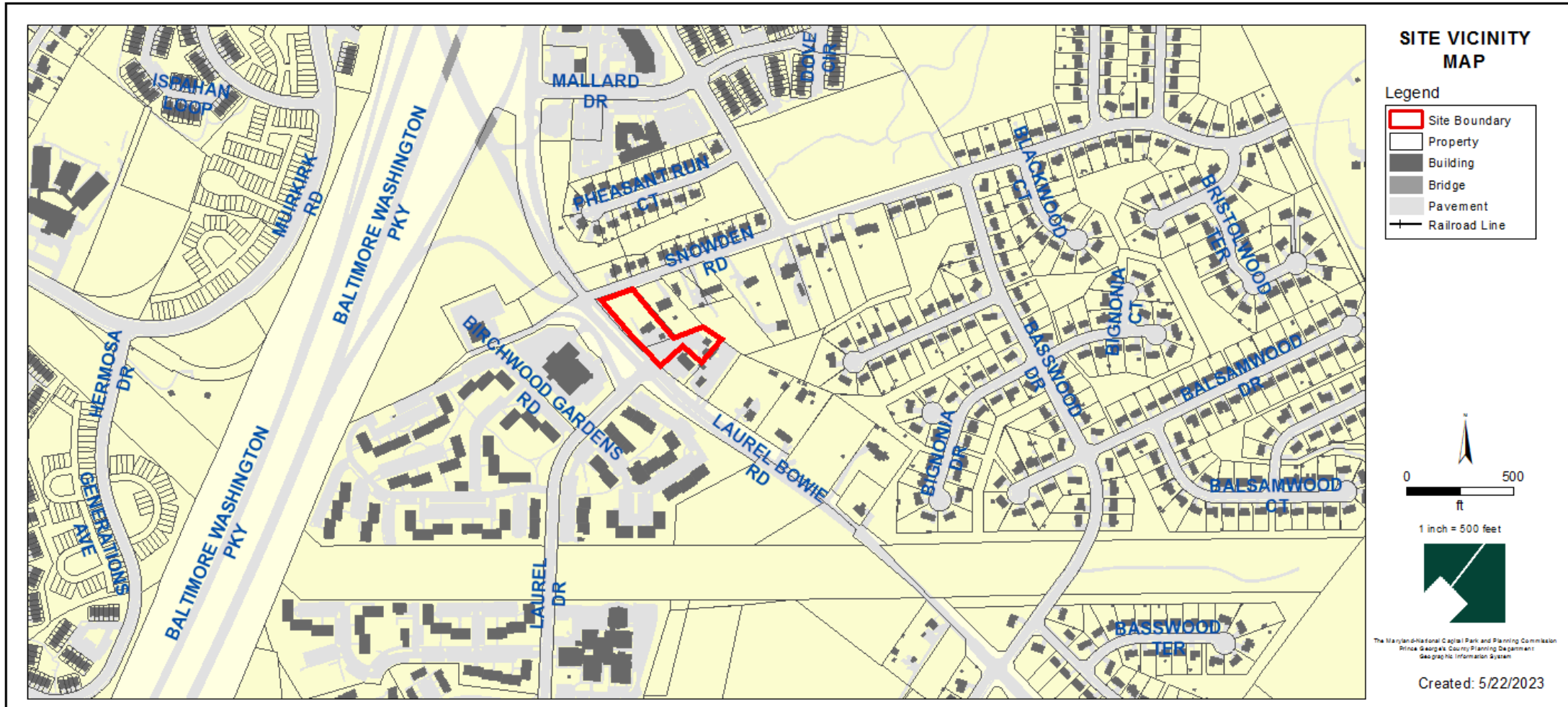
GENERAL LOCATION MAP

Council District: 01

Planning Area: 62



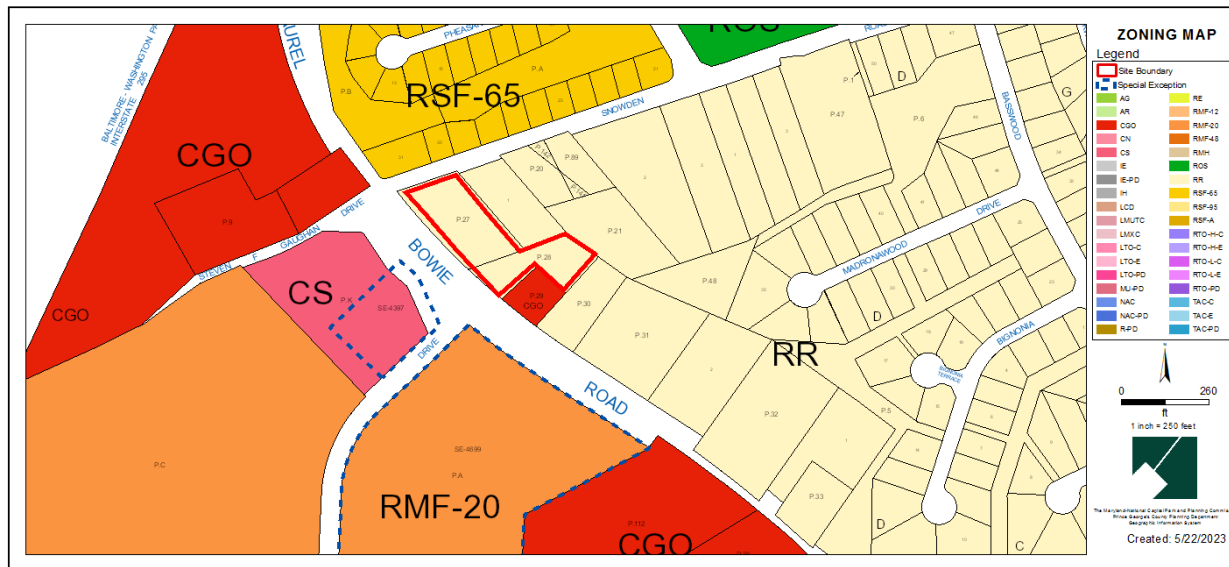
SITE VICINITY MAP



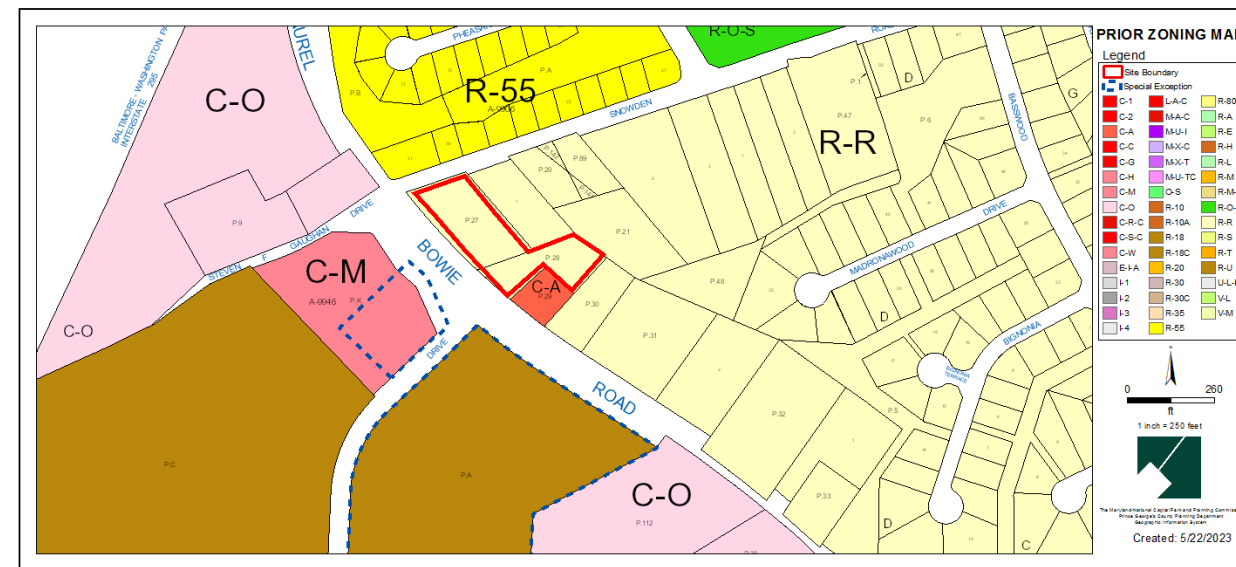
ZONING MAP (CURRENT & PRIOR)

Property Zone: RR (Prior R-R)

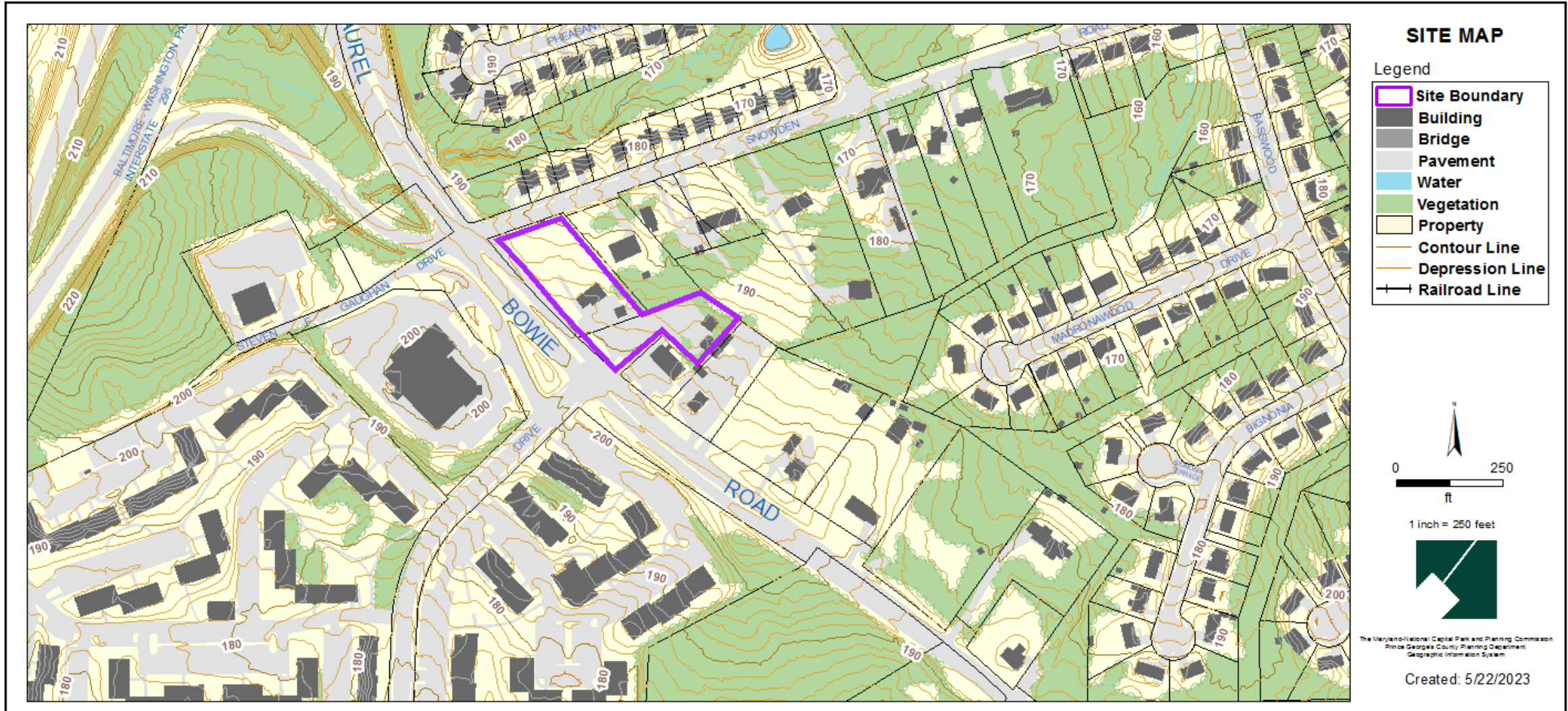
CURRENT ZONING MAP



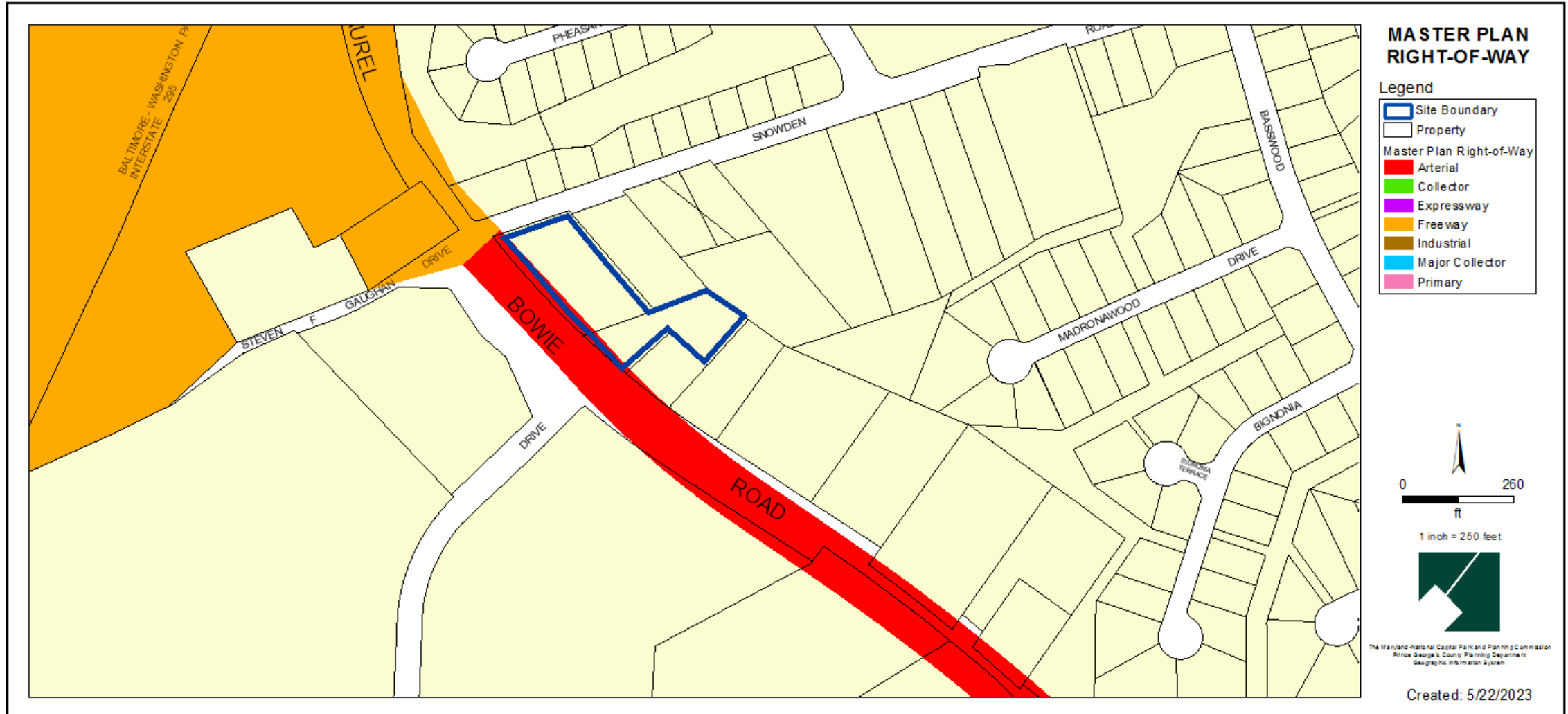
PRIOR ZONING MAP



SITE MAP



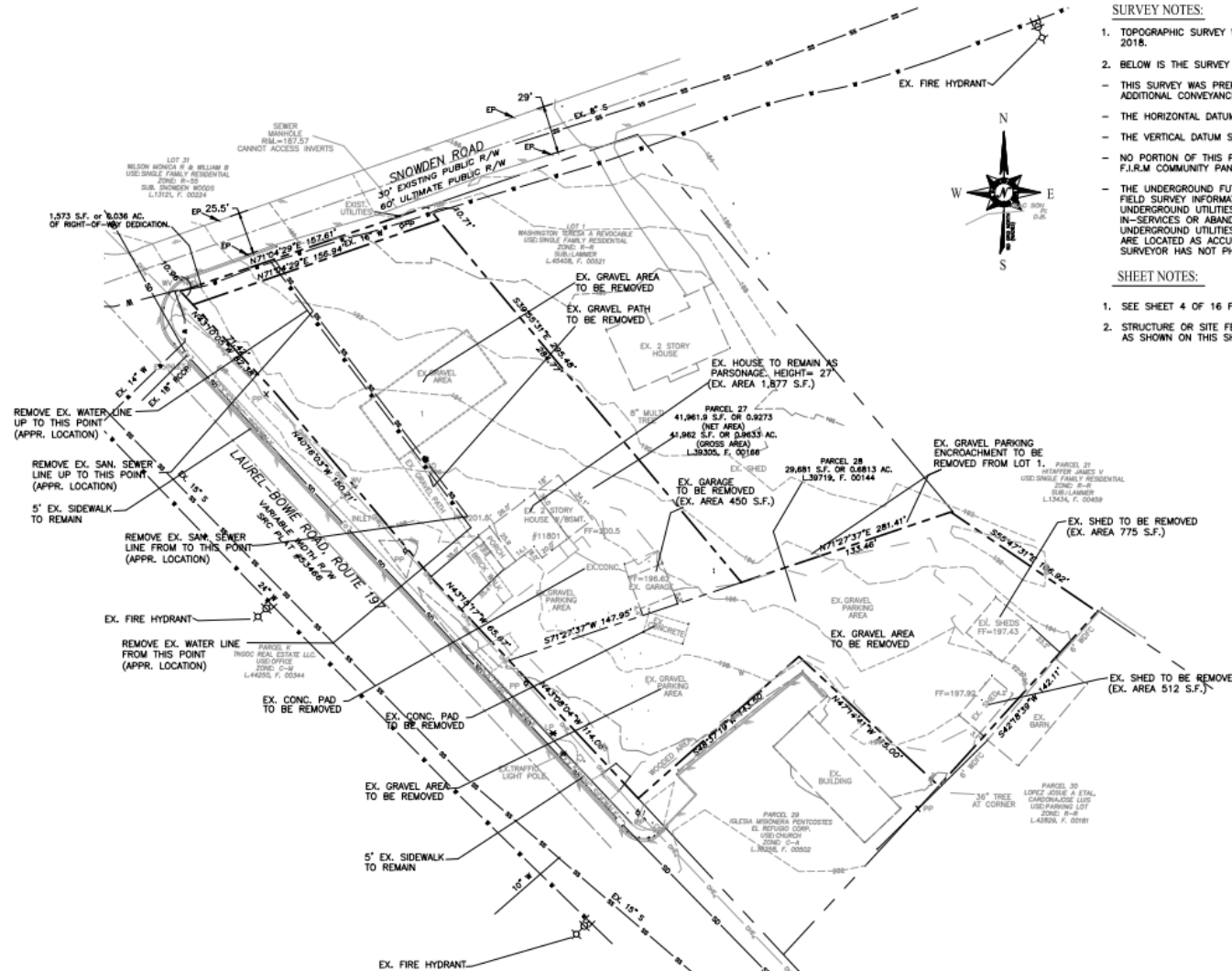
MASTER PLAN RIGHT-OF-WAY MAP



**BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY
OUTLINED**



EXISTING SITE CONDITIONS



SURVEY NOTES:

1. TOPOGRAPHIC SURVEY WAS PROVIDED BY POINT TO POINT LAND SURVEYOR ON JAN 19, 2018.
2. BELOW IS THE SURVEY NOTES PROVIDED BY "POINT TO POINT LAND SURVEYOR"
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHT-OF-WAY NOT SHOWN HEREON.
 - THE HORIZONTAL DATUM SHOWN HEREON IS BASED ON MARYLAND GRID NORTH NAD83.
 - THE VERTICAL DATUM SHOWN HEREON IS BASED ON NAVD88 PER GPS OBSERVATIONS.
 - NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 2452080020C DATED 6-18-1987.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SHEET NOTES:

1. SEE SHEET 4 OF 16 FOR ABBREVIATIONS AND LEGEND.
2. STRUCTURE OR SITE FEATURE, WHICH IS NOT INDICATED TO BE REMOVED AS SHOWN ON THIS SHEET, SHALL REMAIN.



UTILITY CERTIFICATION:

FROM UTILITY COMPANY RECORDS, FURTHER THAT THIS PROJECT HAS BEEN CAREFULLY COORDINATED WITH EACH INVOLVED UTILITY COMPANY, AND ALL AVAILABLE UNDERGROUND UTILITY INFORMATION RELATIVE TO THIS PLAN HAS BEEN OBTAINED FROM THEM.

RAM L. SHRESTHA, P.E.
DATE: 05/16/2023
MD. REG. # 41016

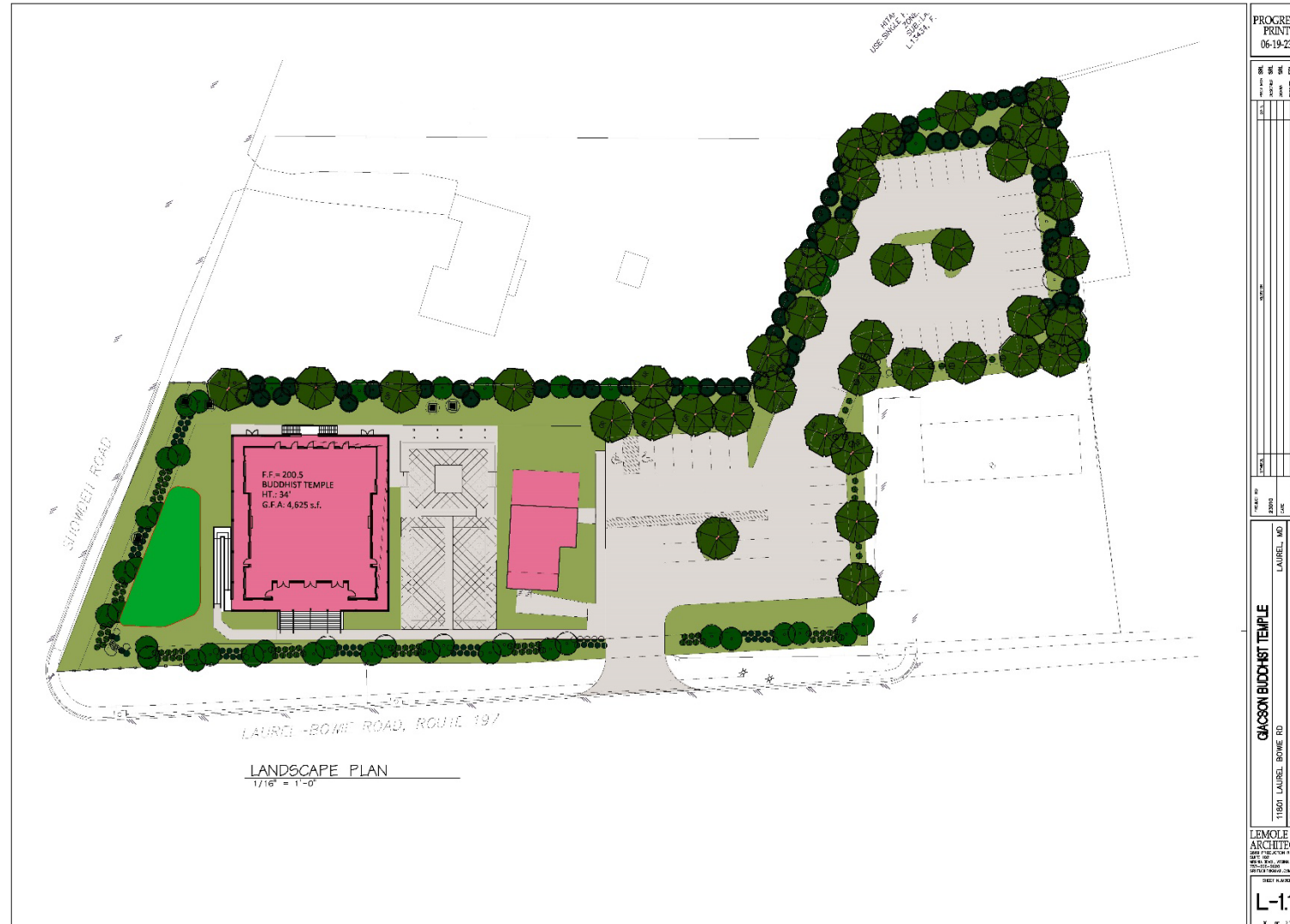
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS WITH SUBTITLE 20, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE, AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES, AND SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND.

RAM L. SHRESTHA, P.E.
DATE: 05/16/2023
MD. REG. #41016

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF STATE OF MARYLAND.

LICENSE NO: 41016, EXPIRATION DATE: 8-11-2023



ALTERNATIVE COMPLIANCE REQUEST

REQUIRED: Section 4.7(c)(4), Buffering incompatible Uses, adjacent to single-family detached dwellings, Tables 1-4

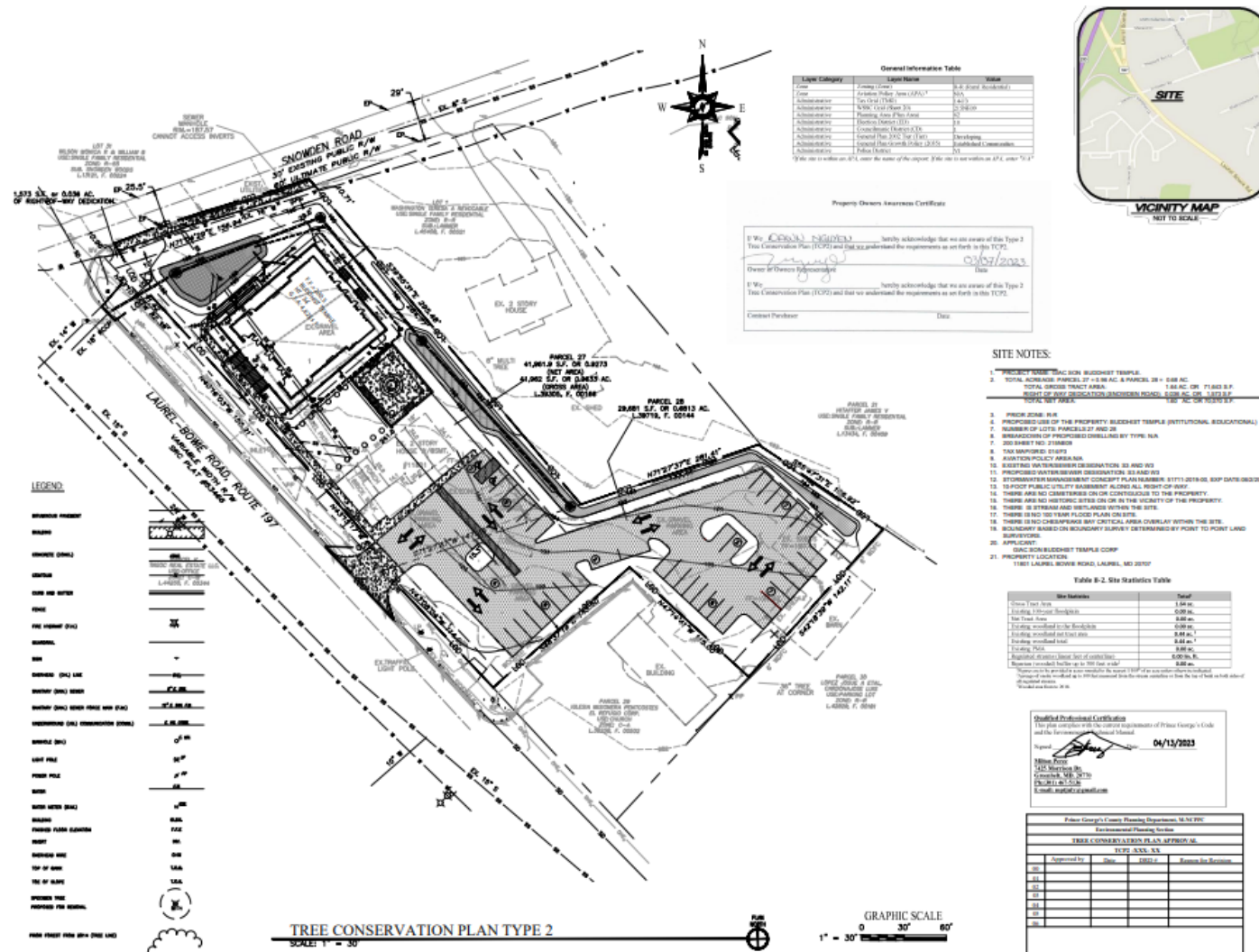
Minimum Building Setback	40 feet
Minimum Landscape Yard	30 feet
Linear Feet of Property Line	667.26 feet
Plant Units (with 6-foot fence)	402

PROVIDED: Section 4.7(c)(4), Buffering Incompatible Uses, adjacent to single-family detached dwellings, Tables 1-4

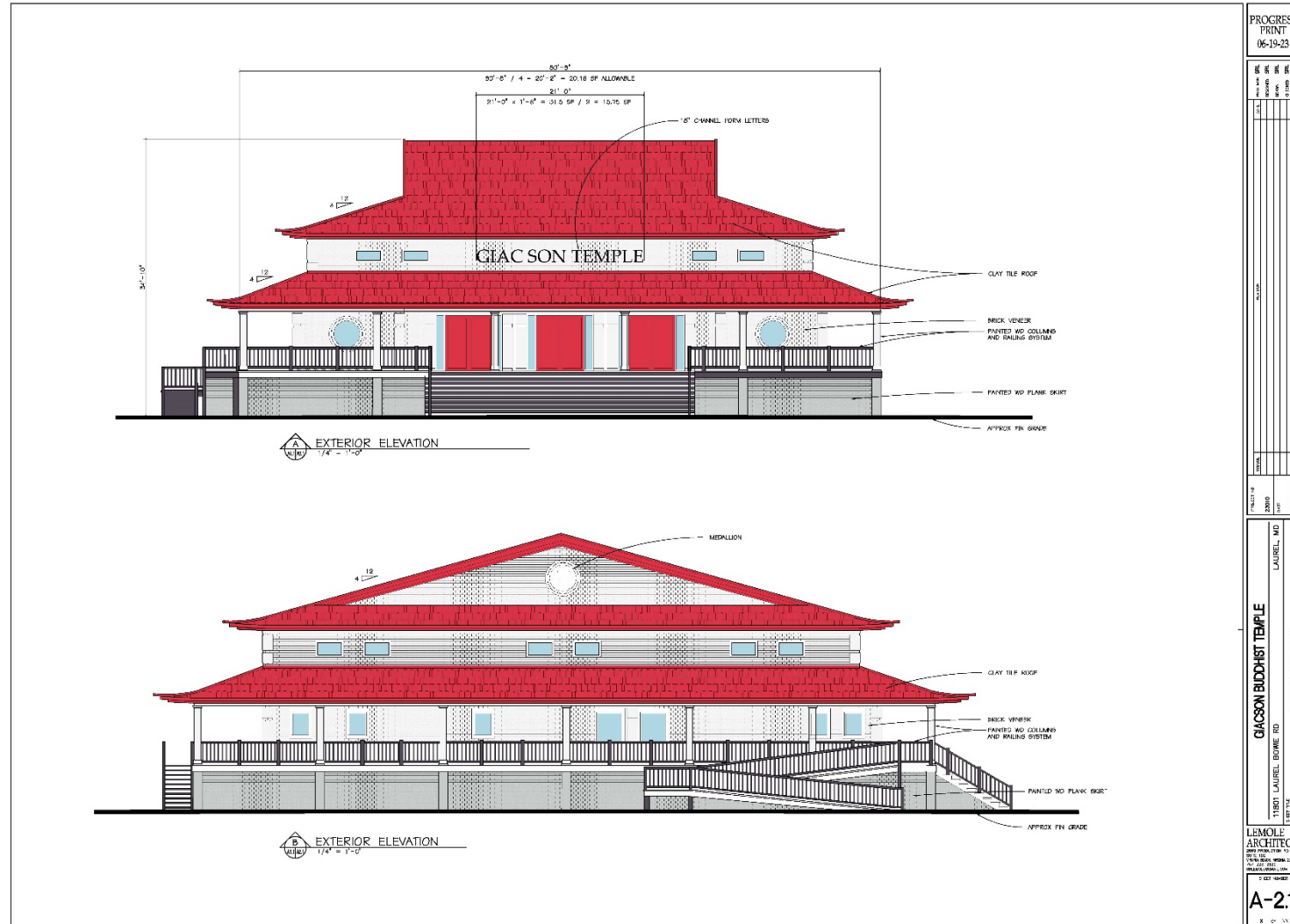
Building Setback	26.2 feet
Landscape Yard	Variable (12 feet – 22 feet)
Linear Feet of Property Line	667.26 feet
Plant Units (with 6-foot fence)	630

SPECIMEN TREE VARIANCE REQUEST

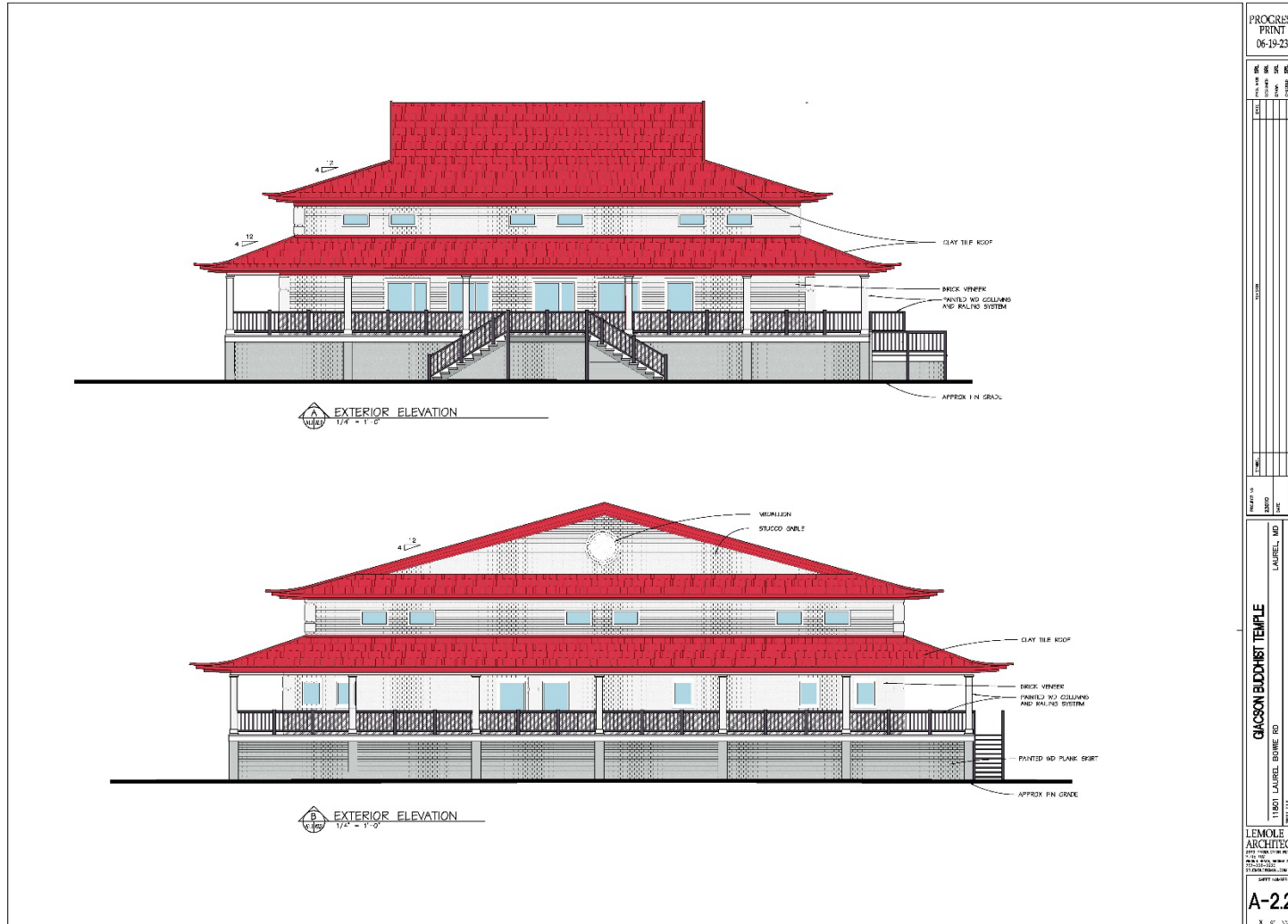
Specimen Tree Variance SOJ Table							
Specimen Tree Number	DBH	Common Name	Location	Rating	Impact	Condition Comments	Construction Tolerance
1	38"	White oak	Southeast corner	Fair	Within proposed grading of parking lot.	Lower trunk injury, some dead branches.	Good to medium tolerance. Limiting factors include root zone impacts and climatic intolerance.
2	36"	White oak	Southeast corner	Good	SWM facility construction and grading for both the SWM facility and the parking lot.	Some bark damage.	Good to medium tolerance. Limiting factors include root zone impacts and climatic intolerance.

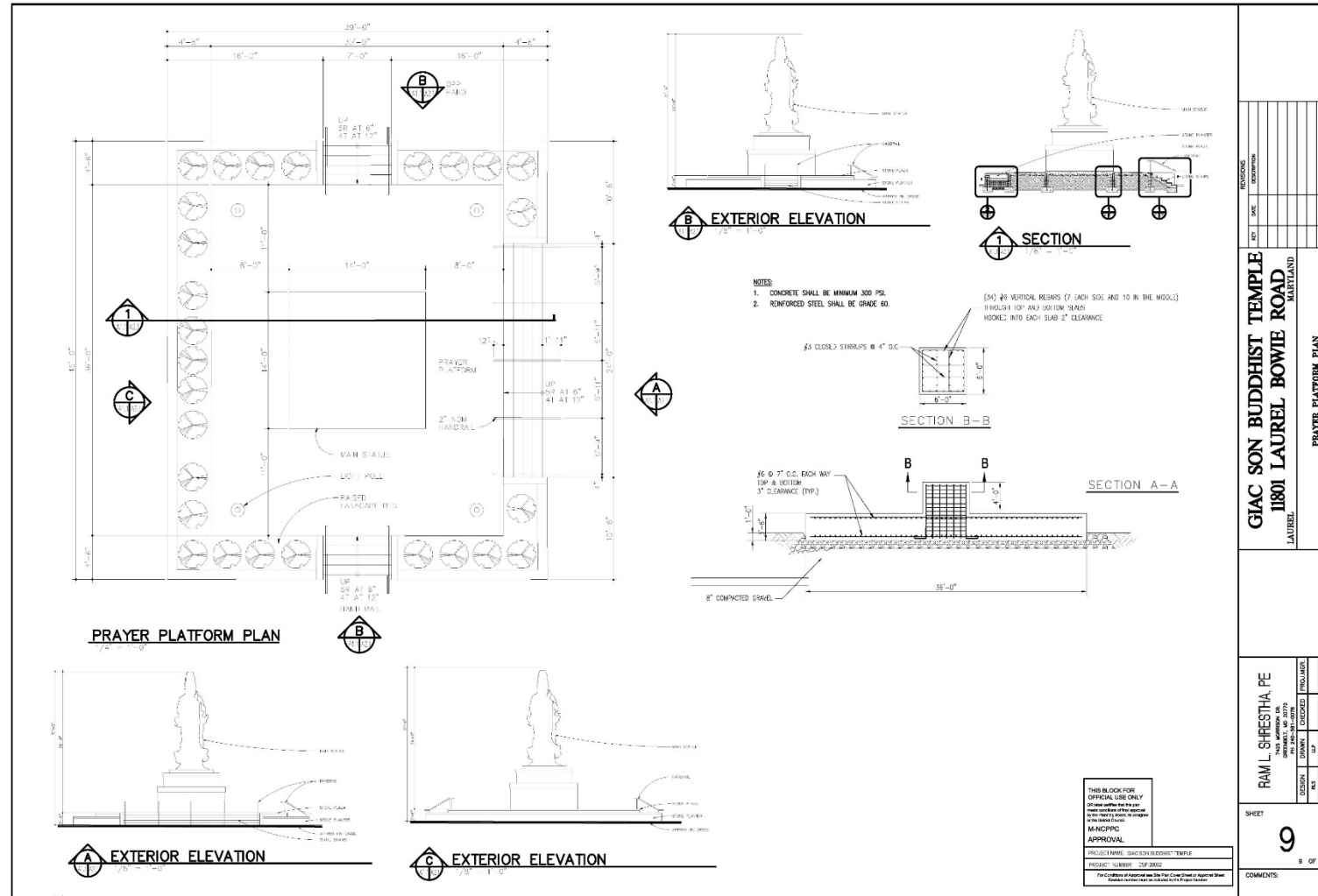


ARCHITECTURAL ELEVATIONS (FRONT & SIDE)

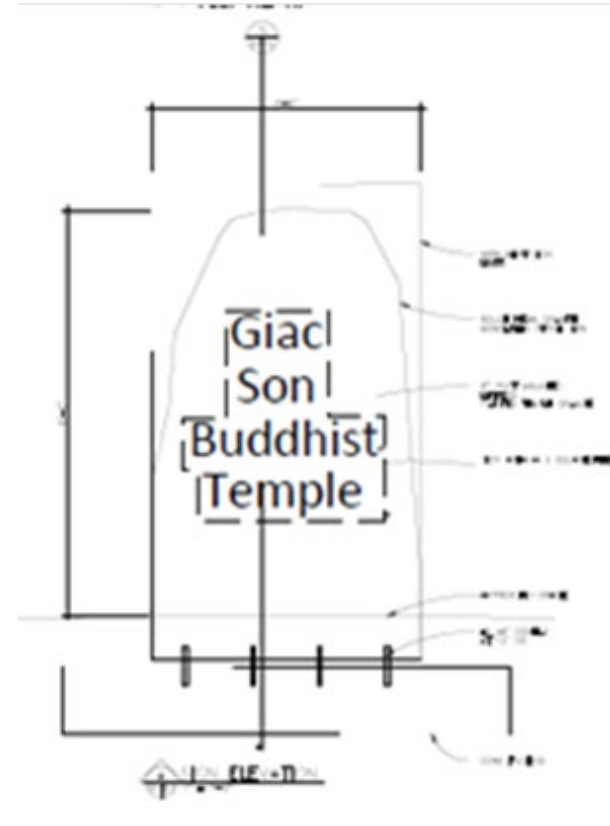
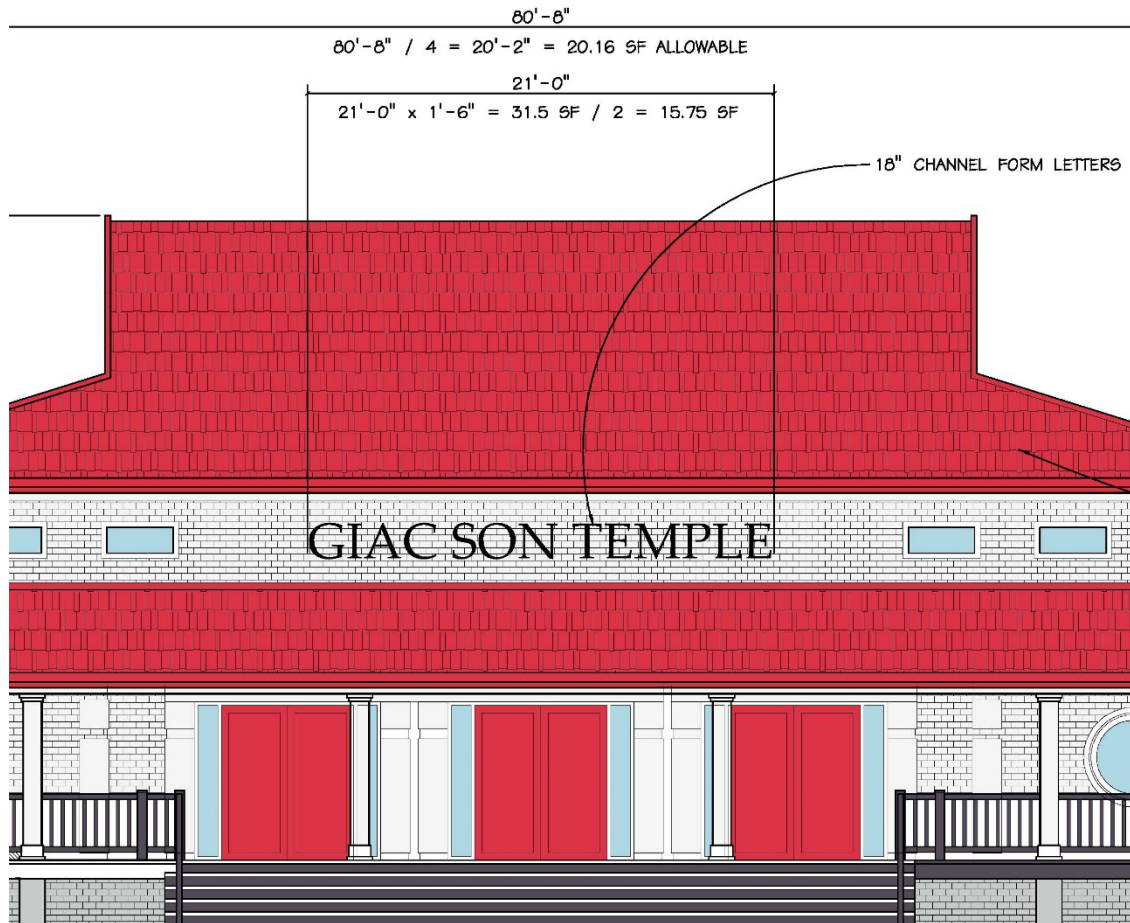


ARCHITECTURAL ELEVATIONS (REAR & SIDE)





SIGNAGE DETAILS



STAFF RECOMMENDATION

APPROVAL of DSP-20002 with Conditions

APPROVAL of TCP22-018-2023 with Conditions

APPROVAL of AC-22009 with Conditions

APPROVAL of a Variance to Section 25-119(d) of the Prince George's County Code

Major Issues:

- Community Opposition

Applicant Required Mailings:

- Informational Mailing: 03/17/2022
- Acceptance Mailing: 01/17/2023