

- GENERAL NOTES
- EXISTING ZONING: O-S
 - PROPOSED DEVELOPMENT: O-S
 - MASTER PLAN AREA: GLENN DALE- SEABROOK- LANHAM & VICINITY, P.A. 70
 - TAX MAP: MAP 36, GRIDS E-3, E-4
 - WSSC MAP: MAP 209NE10
 - ADC MAP: MAP 9, GRIDS E-12 & F-12 (PERMITTED USE No. 20897489)
 - WATER CATEGORY: W-3
 - SEWER CATEGORY: S-3
 - OWNER - DEVELOPER: HOLY TRINITY EPISCOPAL DAY SCHOOL
C/O SYNTHESIS, INC.
9175 GUILFORD ROAD, SUITE 214
COLUMBIA, MARYLAND 21046
ATTN: MR. JIM TRUBY
(410) 792-4447
 - PLANNER - ENGINEER: GREENMAN - PEDERSEN, INC.
10977 GUILFORD ROAD
ANNAPOLIS JUNCTION, MD 20701
(301) 470-2772
 - GROSS TRACT AREA: 805,965.65 S.F. OR 18.50 ACRES
 - 100 YEAR FLOODPLAIN: 57,172.14 S.F. OR 1.31 ACRES
 - NET TRACT AREA: 748,793.51 S.F. OR 17.19 ACRES

- THERE ARE NO CEMETERIES LOCATED ON OR ADJACENT TO THE SITE.
- NO DESIGNATED HISTORIC PROPERTIES ON OR ADJACENT TO SITE.
- 10' PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC RIGHT OF WAY.
- BOUNDARY AND TOPOGRAPHY BY WINGS AERIAL MAPPING CO., INC.
- ALTERNATIVE COMPLIANCE VARIANCE: VD-98006A, (RELATED TO SETBACKS FROM FUCHINA LANE) AC-98019, (RELATED TO BUFFER YARD # 2 PLANTINGS)
- TREE CONSERVATION PLAN TYPE II: 14/98
- EXISTING SOIL TYPES: (PSSD SOILS MAP #14)
 - FS FALLSINGTON SANDY LOAM
 - MnA MATAPENAK SILT LOAM, 0% TO 5% SLOPES
 - SgD3 SASSAFRASS GRAVELLY SANDY LOAM, 10% TO 15% SLOPES, SEVERELY ERODED
 - ShA SASSAFRASS SANDY LOAM, 0% TO 2% SLOPES
 - ShB2 SASSAFRASS SANDY LOAM, 2% TO 5% SLOPES, MODERATELY ERODED
 - ShC3 SASSAFRASS SANDY LOAM, 5% TO 10% SLOPES, SEVERELY ERODED
 - WnA WOODSTOWN SANDY LOAM, 0% TO 5% SLOPES
 - WnB2 WOODSTOWN SANDY LOAM, 2% TO 5% SLOPES, MODERATELY ERODED
- CONCEPTUAL STORM WATER CONCEPT NUMBER: CSD# 469-2008-00 DATE: 1/29/2008
- FILL AREAS:
 - A. CLASS I FILL TO BE PLACED BELOW ALL BUILDINGS.
 - B. CLASS II FILL TO BE PLACED BELOW ALL PAVED AREAS INCLUDING PARKING LOTS, DRIVES, AND SIDEWALKS.
 - C. CLASS III FILL TO BE PLACED IN AREAS THAT WILL REMAIN "GREEN".
- FOOTINGS TO BE EXTENDED TO EXISTING GROUND WHERE NECESSARY.
- ROOF AND FOOTING DRAINAGE TO BE DISCHARGED INTO ON-SITE STORM DRAIN SYSTEM.
- MAX. SLOPE: 2:1 MIN. SLOPE: 2% GRASSSED, 1% PAVED.
- CONCRETE CURB AND GUTTER SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAIL #1.
- SPILL GUTTERS ON ALL HIGH SIDE CURB & GUTTER.
- ALL STRUCTURES SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH ARTICLE 13 OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND ALL OTHER APPLICABLE LAWS.
- WATER AND SEWER SERVICE FOR THIS SITE WILL BE PROVIDED BY AN ON-SITE SYSTEM CONNECTED TO THE EXISTING PUBLIC WATER AND SEWER.
- AVIATION POLICY AREA: N/A
- PER CR-23-2006, THE SITE IS SUBJECT TO R-R ZONE REQUIREMENTS REGARDING SETBACKS AND TREE CONSERVATION REQUIREMENTS.
- INFLATABLE DOME STRUCTURE IS TEMPORARY IN NATURE AND IS INTENDED TO BE DISMANTLED UPON COMPLETION OF CONSTRUCTION OF THE PERMANENT MULTI-PURPOSE BUILDING APPROVED UNDER DSP-98006/02. THE DOME STRUCTURE WILL NOT BE UTILIZED AS A COMMERCIAL ENTITY.

- SEQUENCE OF CONSTRUCTION
- OBTAIN PERMIT FROM THE PRINCE GEORGE'S COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES.
 - INSTALLATION OF APPLICABLE SEDIMENT CONTROL MEASURES TO BEGIN WITHIN 5 DAYS OF THE DATE OF ISSUANCE OF THE BUILDING PERMIT.
 - BEGIN ROUGH GRADING AND BUILDING CONSTRUCTION.
 - UPON COMPLETION OF ROUGH GRADING, ALL DISTURBED AREAS ARE TO BE FINE GRADED, STABILIZED AND "TURNED GREEN". TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE CLEARED, FILLED, REGRADED, STABILIZED AND "TURNED GREEN".
- * PRIOR TO PLACING FILLS IN AREAS OF SLOPES STEEPER THAN 4:1, THE CONTRACTOR SHALL FIRST FLATTEN THE AREAS TO A MORE STABLE SLOPE (LESS THAN 4:1).

- GREEN SPACE
- GREEN SPACE IN PARKING COMPOUND:
 - A. COMPOUND SIZE: 102,858 S.F. OR 2.36 ACRES
 - B. 5% GREEN SPACE REQUIRED: 5,143 S.F. OR 0.118 ACRES
 - C. GREEN SPACE PROVIDED: 11,690 S.F. OR .268 ACRES

- OVERALL SITE
- ADJUSTED GROSS TRACT AREA: 805,965.65 S.F. OR 18.50 ACRES
 - NET TRACT AREA: 748,793.51 S.F. OR 17.19 ACRES
 - BUILDING AREA:
 - EXISTING SCHOOL ROOM: 34,867 S.F. OR 0.80 ACRES
 - EXISTING MUSIC ROOM: 3,520 S.F. OR 0.081 ACRES
 - EXISTING MULTI-PURPOSE ROOM: 3,504 S.F. OR 0.080 ACRES
 - PROPOSED ADDITION: 25,575 S.F. OR 0.587 ACRES
 - PROPOSED PLAY AREA: 12,432 S.F. OR 0.285 ACRES
 - PROPOSED TEMPORARY INFLATABLE DOME: 19,456 S.F. OR 0.447 ACRES
 - EXISTING PAVED AREA: 101,992 S.F. OR 2.34 ACRES
 - PAVING REMOVAL: 11,415 S.F. OR 0.262 ACRES
 - NEW PAVING, SIDEWALK: 47,449 S.F. OR 1.089 ACRES
 - LOT COVERAGE PROVIDED: 5.971 ACRES (32%)

- ONCE TEMPORARY INFLATABLE DOME REMOVED THE PROPOSED LOT COVERAGE WILL BE 5.524 ACRES (30%)
- DEVELOPMENT DATA:
- ZONE: O-S
- ADJUSTED GROSS TRACT AREA: 805,965.65 S.F. OR 18.50 AC.
- AREA WITH SLOPES GREATER THAN 25%: 0.00 S.F.
- AREA WITHIN PRELIMINARY 100 YEAR FLOODPLAIN: 57,172.14 S.F. OR 1.31 AC.
- AREA OF WETLANDS:
- WATERS OF THE US: 9,961 S.F. OR 0.23 AC.
- JURISDICTIONAL NON-TIDAL WETLANDS: 31,810 S.F. OR 0.73 AC.
- NON-JURISDICTIONAL WETLANDS: 3,578 S.F. OR 0.08 AC.
- PRIVATE SCHOOLS PER SUBTITLE 27, DIVISION 5, SEC.27-443 AND 27-541 ARE:
 - A. A PERMITTED USE IN THIS SECTION IN ACCORDANCE WITH MARYLAND STATE DEPARTMENT OF EDUCATION.
 - REQUIREMENTS:
 - A. THE SCHOOL PARCEL EXCEEDS THE MINIMUM 5 AC. PARCEL AND WILL BE LOCATED ON A PARCEL OF 805,965.65 S.F. OR 18.50 AC. IN SIZE ALLOWING MAXIMUM STUDENTS OF: 400 STUDENTS @ 5 AC.-400 STUDENTS 100 STUDENTS EACH 1 AC. ABOVE 5 AC. @ REMAINING 13.50 AC.=1,350 STUDENTS TOTAL ALLOWED STUDENTS: 744 TOTAL PROPOSED STUDENTS: 380
 - B. THE PROPERTY FRONTS ON AN ULTIMATE 80' R/W WITH PAVEMENT WIDTHS OF 36' TO 46'.
 - C. AN OUTDOOR PLAYGROUND IS PROVIDED AT NO LESS THAN 11,355 S.F.
 - SETBACK REQUIREMENTS PER SUBTITLE 27-442(e), TABLE IV-YARDS, FOOTNOTE 7 MET AS FOLLOWS: PURSUANT TO THE ADOPTING RESOLUTION.

THE 5 OUT OF 8 HOUSES ON THE NORTH SIDE OF DAISEY LANE BETWEEN FUCHINA LANE AND HILLMEADE ROAD WERE BUILT PRIOR TO APRIL 17, 1928. THE AVERAGE FRONT YARD SETBACK IS APPROXIMATELY 45 FEET.

REQUIRED:

FRONT: 25'

SIDE: 17'6" (PLUS 1/2" ADDITIONAL SETBACK PER 1' OF BUILDING HEIGHT OVER 35')

REAR: 20'

PROVIDED:

AS SHOWN

PARKING REQUIREMENTS

PROPOSED STUDENTS: 380 STUDENTS

REQUIRED PARKING:

380 STUDENTS @ 1 SPACE PER 6 STUDENTS = 64 SPACES REQUIRED

51 TO 75 SPACES REQUIRED = 3 ACCESSIBLE SPACES REQUIRED.

PROVIDED PARKING:

143 PARKING SPACES PROVIDED (9.5'x19', TYP.)

6 ACCESSIBLE SPACES PROVIDED (13'x19', TYP.)

HOLY TRINITY

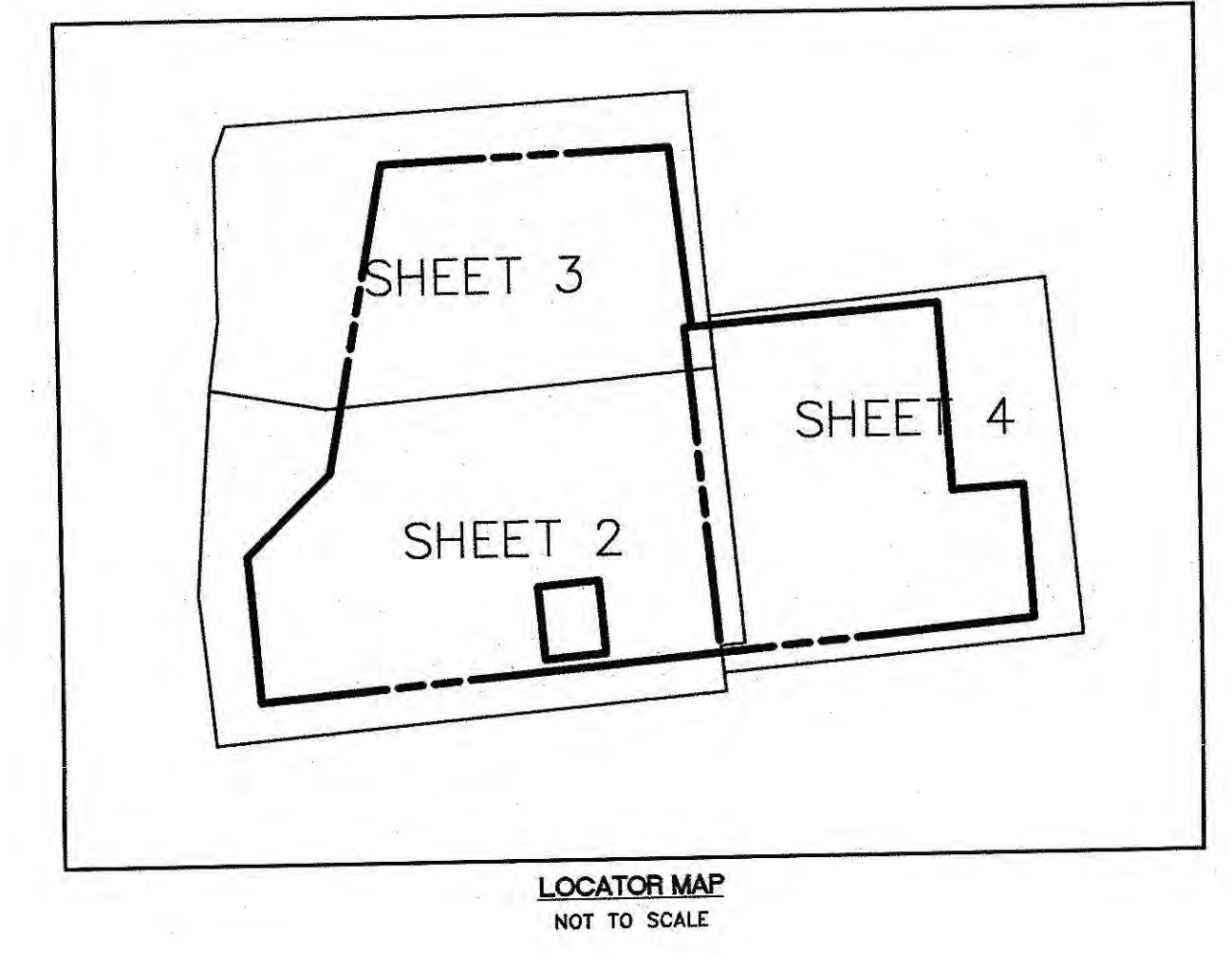
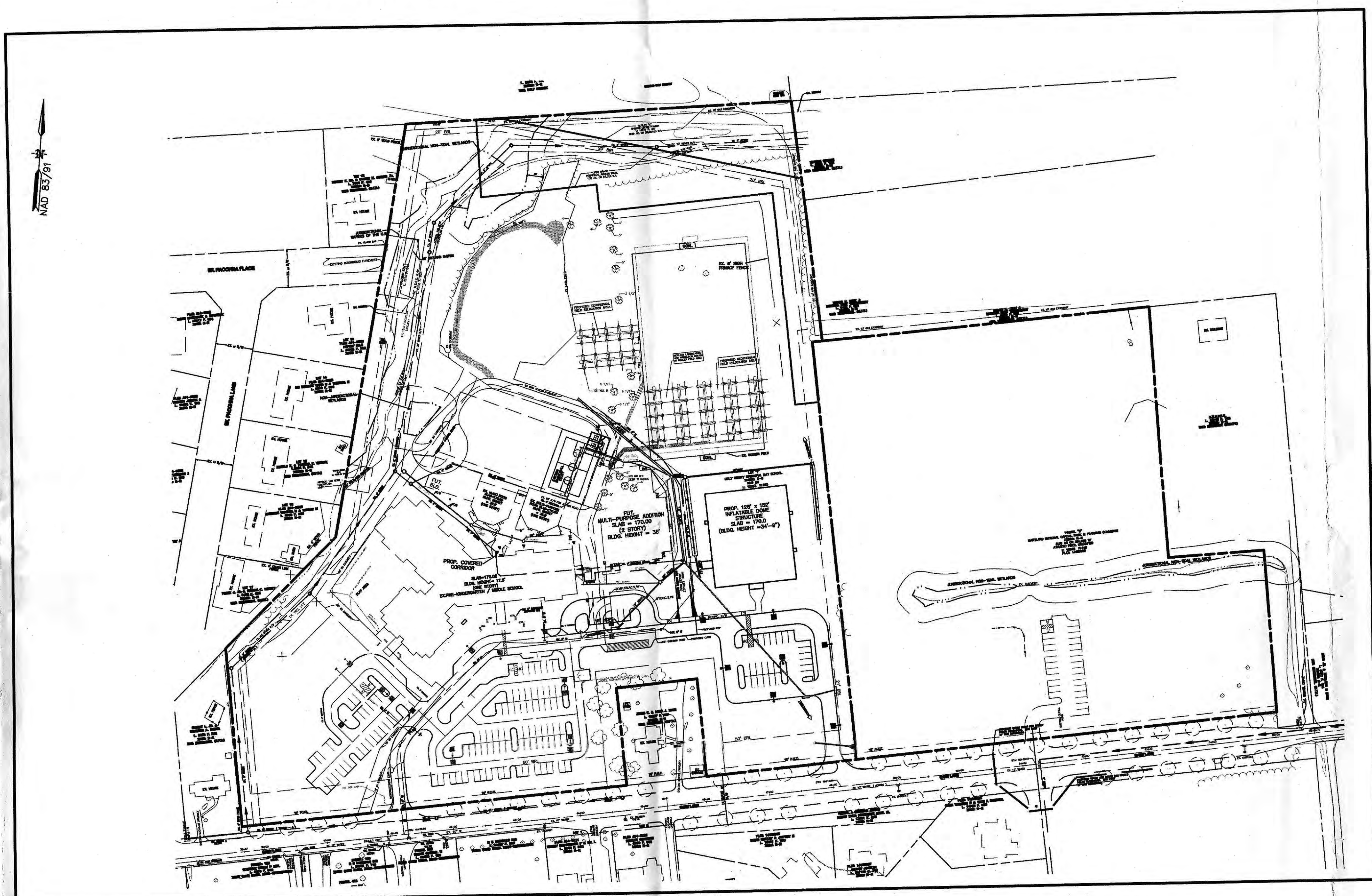
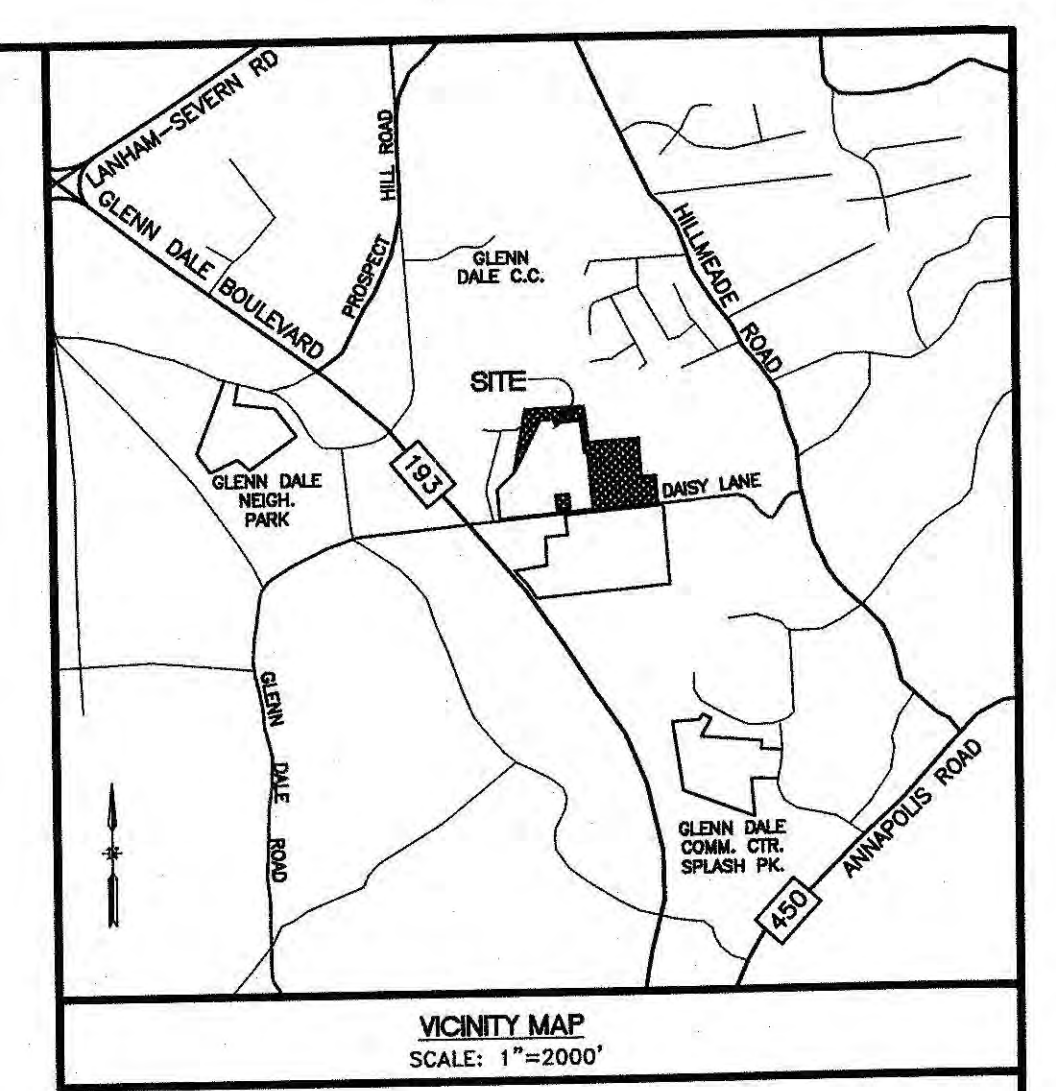
EPISCOPAL DAY SCHOOL

BOWIE (14TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD

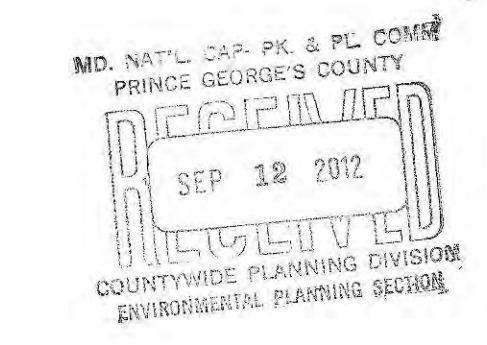
VARIANCE GRANTED

A VARIANCE HAS BEEN GRANTED FROM SECTION 27-433(d)(1)(c) TO ALLOW A FENCE ENCLOSED PLAY AREA OF 11,355 S.F. FROM REQUIRED ENCLOSED AREA OF 63,045 S.F.



- LEGEND
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING TREE LINE
 - LIMIT OF DISTURBANCE
 - PROPERTY LINE
 - EXISTING SHADE TREE
 - EXISTING EVERGREEN/ORNAMENTAL TREE
 - PROPOSED EVERGREEN/ORNAMENTAL TREE
 - PROPOSED SHADE TREE
 - 100 YEAR FLOOD PLAIN
 - NON-TIDAL WETLANDS
 - 25' WETLANDS BUFFER
 - EXISTING WETLANDS
 - PROP. WATER
 - PROP. SEWER
 - PROP. STORM DRAIN
 - REFORESTATION AREA
 - FOREST PRESERVATION AREA
 - REGENERATION AREA
 - REFORESTATION AND PRESERVATION SIGN
 - EXISTING PRIVACY FENCE

TREE CONSERVATION PLAN



M-NCPPC			
Prince George's County Planning Department			
Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCPII / 14 / 98			
Approved by	Date		
DIANA F. WOOD	June/98		
Megan Rafter	1/15/09		
Megan Rafter	9/18/12		
01			
02			
03			
04			
05			
06			

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: HOLY TRINITY SCHOOL			
PROJECT NUMBER: DSP - 98006			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
The Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	4/9/98	S. LAREUSE	5/29/98
02	10/18/99	S. LAREUSE	10/20/99
03	7/10/08	J.S.	1/28/09

ENGINEER / PLANNER:

GREENMAN - PEDERSEN, INC.

ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS

10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701

WASH. (301) 470-2772 BALT. (410) 880-3055

FAX: (301) 490-2649 www.gpinet.com

OWNER / DEVELOPER:

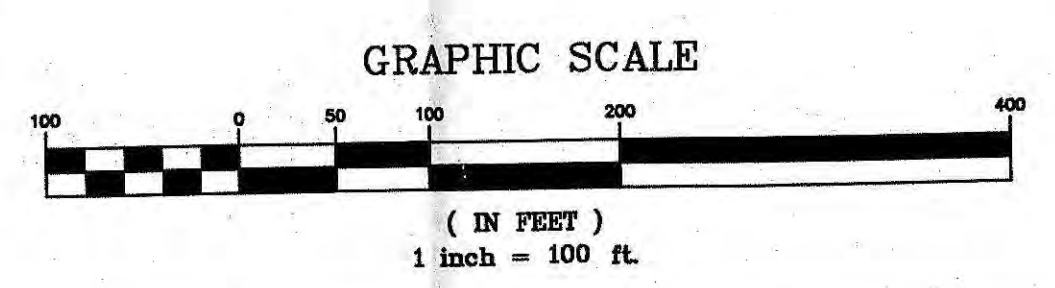
HOLY TRINITY EPISCOPAL DAY SCHOOL

C/O SYNTHESIS, INC.

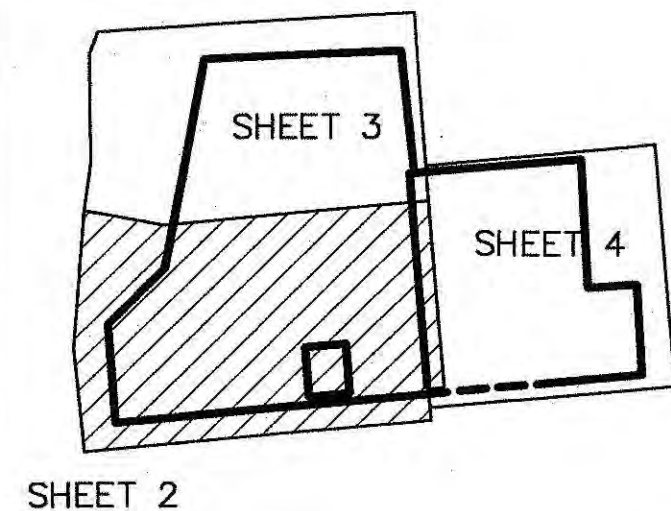
9175 GUILFORD ROAD, SUITE 214

COLUMBIA, MD 21046

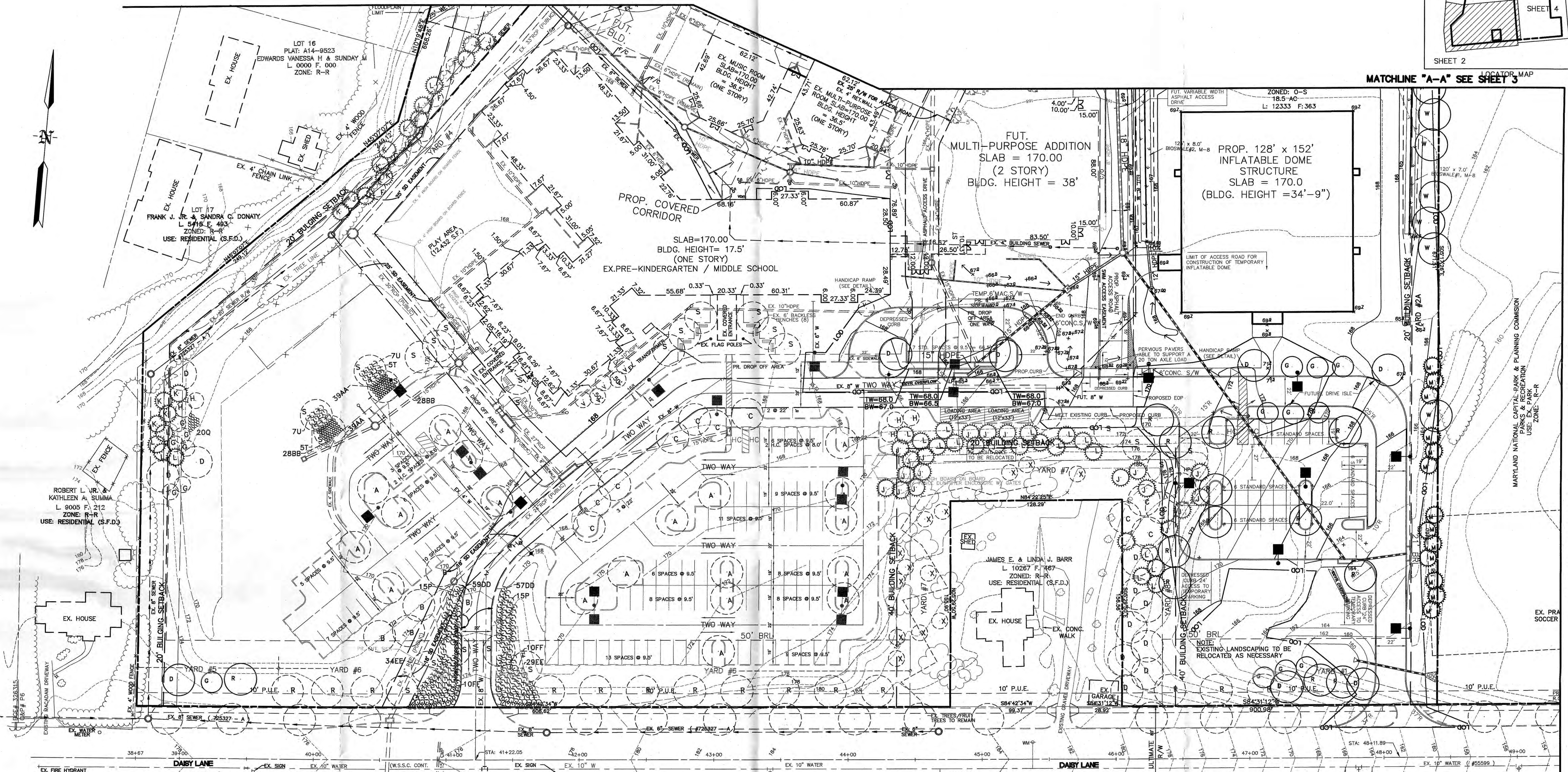
(410) 792-4447



MATCHLINE SEE SHEET 3



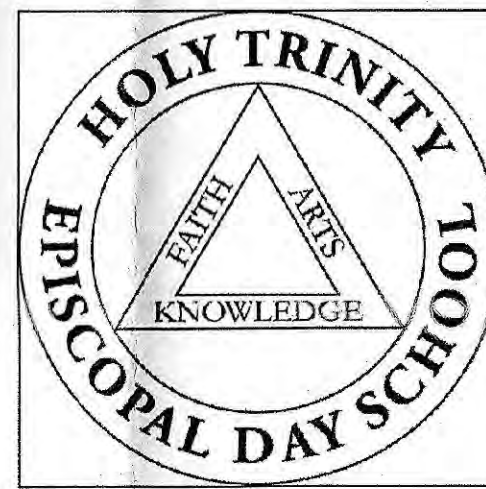
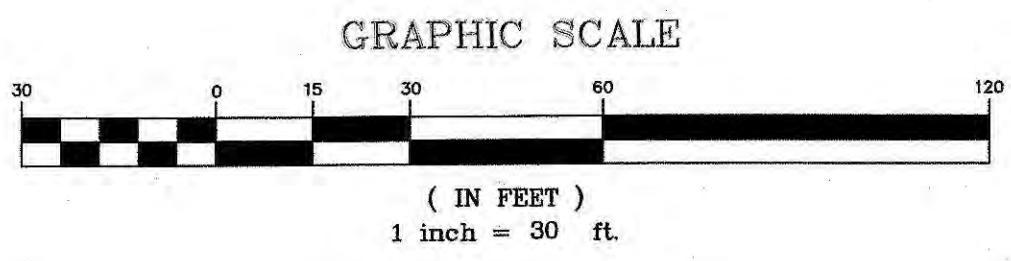
MATCHLINE "A-A" SEE SHEET 3



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREE LINE
- LOD - LIMIT OF DISTURBANCE
- PROPERTY LINE
- EXISTING SHADE TREE
- EXISTING EVERGREEN/ORNAMENTAL TREE
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M.N.C.P.P.C. APPROVALS			
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01	10/18/99	S. LAREUSE	10/20/99
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DUPLICATE	
M-NCPCC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCPIII / 14 / 98	
Approved by	Date
DIANA F. WOOD	June/98
Megan Reiser	1/15/09
01	
02	
03	
04	
05	



PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
EAE						
DESIGNED						
CR						
DRAWN						
RH						
CHECKED						
DJ						

GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GULFORD ROAD ANNAPOLIS, JUNCTION, MD 20701
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HOLY TRINITY
EPISCOPAL DAY SCHOOL

BOWIE (14th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

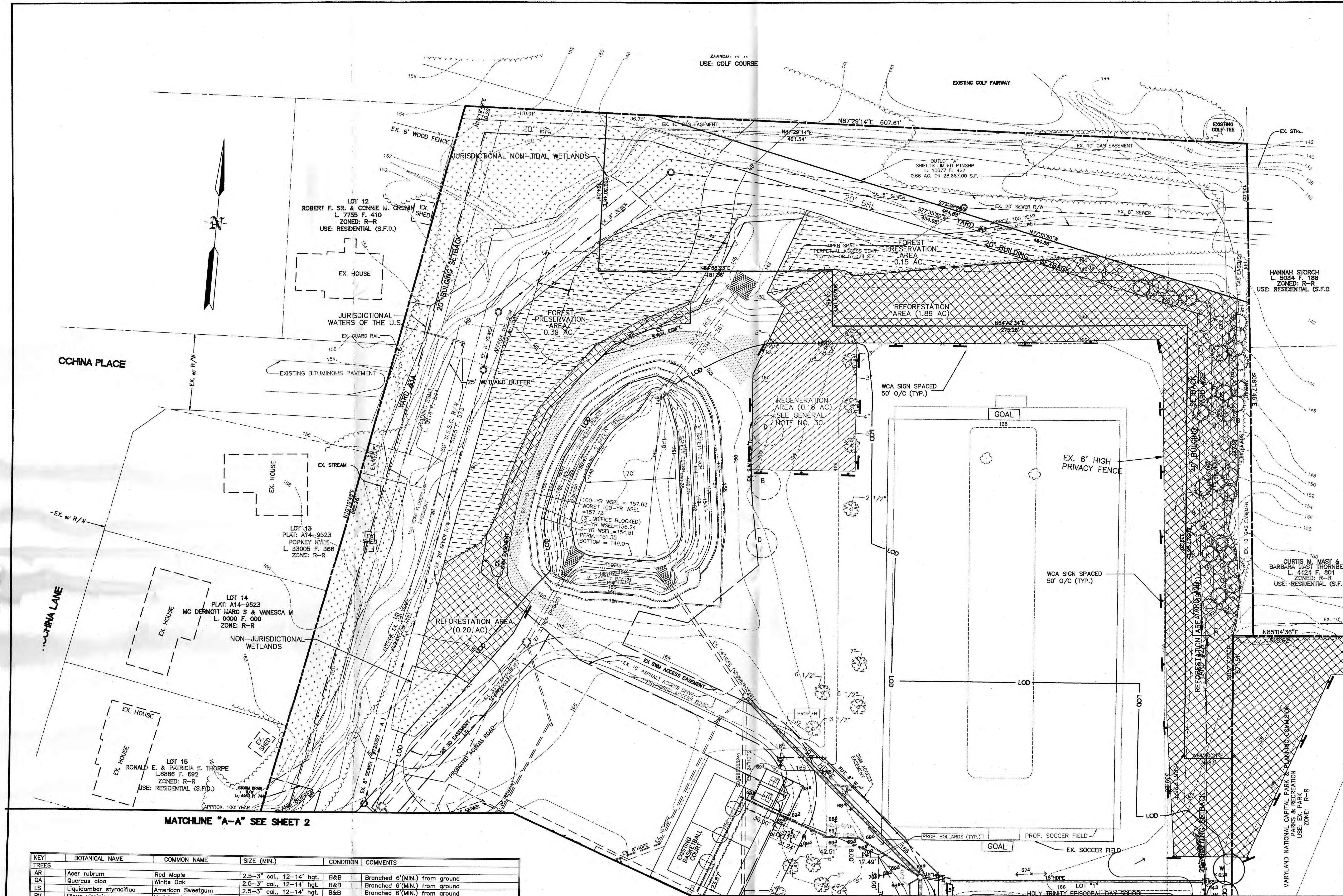
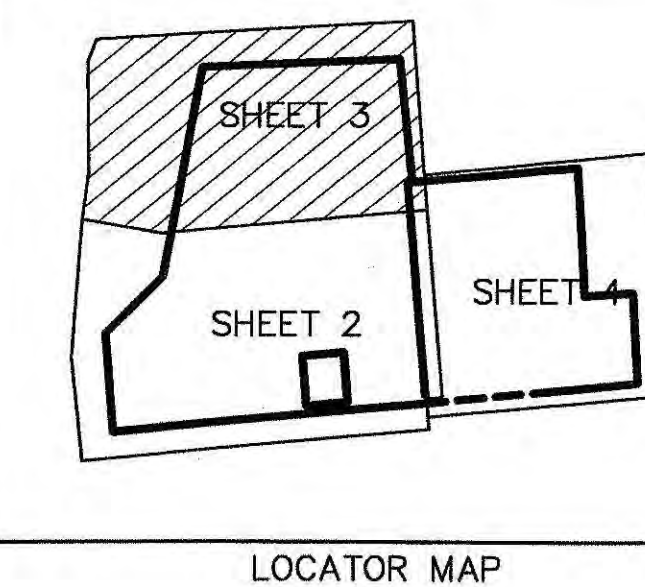
TREE CONSERVATION PLAN

TYPE II

C21

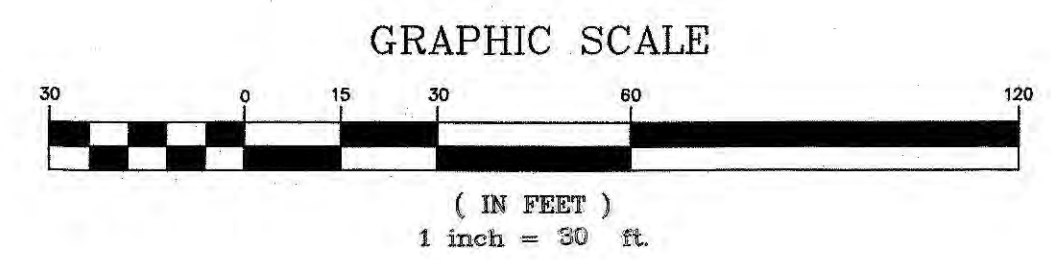
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SCALE	SHEET
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	OF
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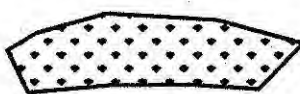
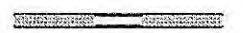
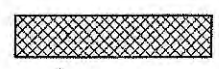
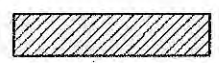


KEY	BOTANICAL NAME	COMMON NAME	SIZE (MIN.)	CONDITION	COMMENTS
TREES					
AR	Acer rubrum	Red Maple	2.5-3" cal., 12-14' hgt.	B&B	Branched 6'(MIN.) from ground
QA	Quercus alba	White Oak	2.5-3" cal., 12-14' hgt.	B&B	Branched 6'(MIN.) from ground
LS	Liquidambar styraciflua	American Sweetgum	2.5-3" cal., 12-14' hgt.	B&B	Branched 6'(MIN.) from ground
PV	Pinus virginiana	Virginia pine	2.5-3" cal., 12-14' hgt.	B&B	Branched 6'(MIN.) from ground
CF	Cornus florida	Flowering Dogwood	2.5-3" cal., 12-14' hgt.	B&B	Branched 6'(MIN.) from ground

AN EQUAL MIX OF THE NOTED PLANT SPECIES WILL BE UTILIZED IN CONJUNCTION WITH WITH TRANSPLANTED TREE MATERIAL TO ACHIEVE THE REQUIRED CALIPER INCHES WITHIN THE REGENERATION AREA.
TOTAL CALIPER INCHES REQUIRED AS SHOWN ON DETAIL MAY BE MET BY COMBINATION OF TRANSPLANTED & NEW STOCK.



LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING TREE LINE
	LIMIT OF DISTURBANCE
	PROPERTY LINE
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	EXISTING EVERGREEN/ORNAMENTAL TREE
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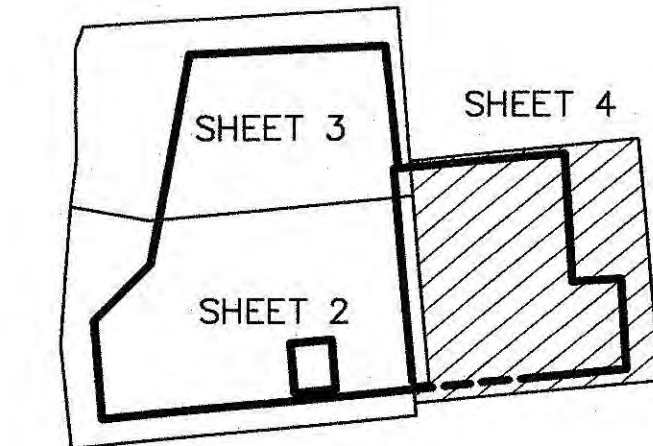
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GPI **GREENMAN-PEDERSEN, INC.**
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HOLY TRINITY
EPISCOPAL DAY SCHOOL
BOWIE (14th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION PLAN **TYPE II** **C22**

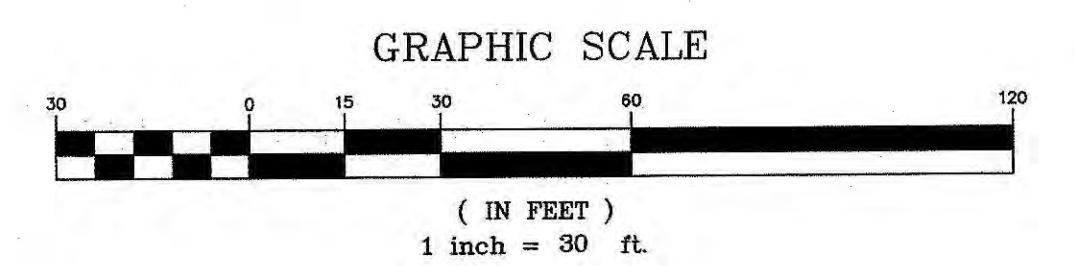
DATE	PROJECT No.
7/2012	2007041
SCALE	SHEET
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1"=30'	OF
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LOCATOR MAP

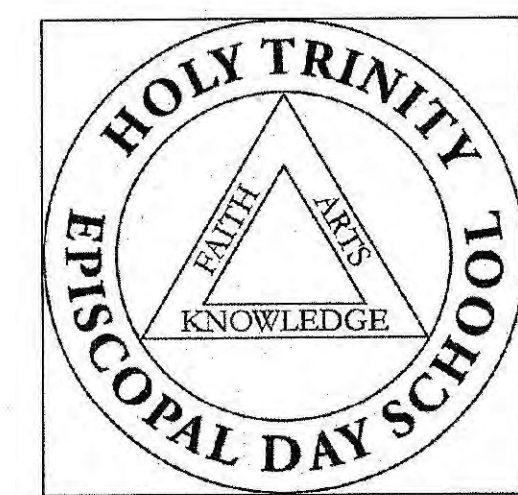
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
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DUPLICATE

M-NCPPC		
Prince George's County Planning Department		
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APPROVAL		
TREE CONSERVATION PLAN		
TCPII / 14 / 98		
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DIANA F. WOOD	June/98	
Megan Reiser	1/15/09	
01		
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M.N.C.P.P.C. APPROVALS			
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02	7/10/08	J.S.	1/28/09



PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
EAE						
DESIGNED						
OR						
DRAWN						
RH						
CHECKED						
DJ						

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HOLY TRINITY
EPISCOPAL DAY SCHOOL
BOWIE (14th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION PLAN
TYPE II

C23

DATE	PROJECT No.
7/7/08	2007041
SCALE	SHEET
1"=30'	4
	OF
	5

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