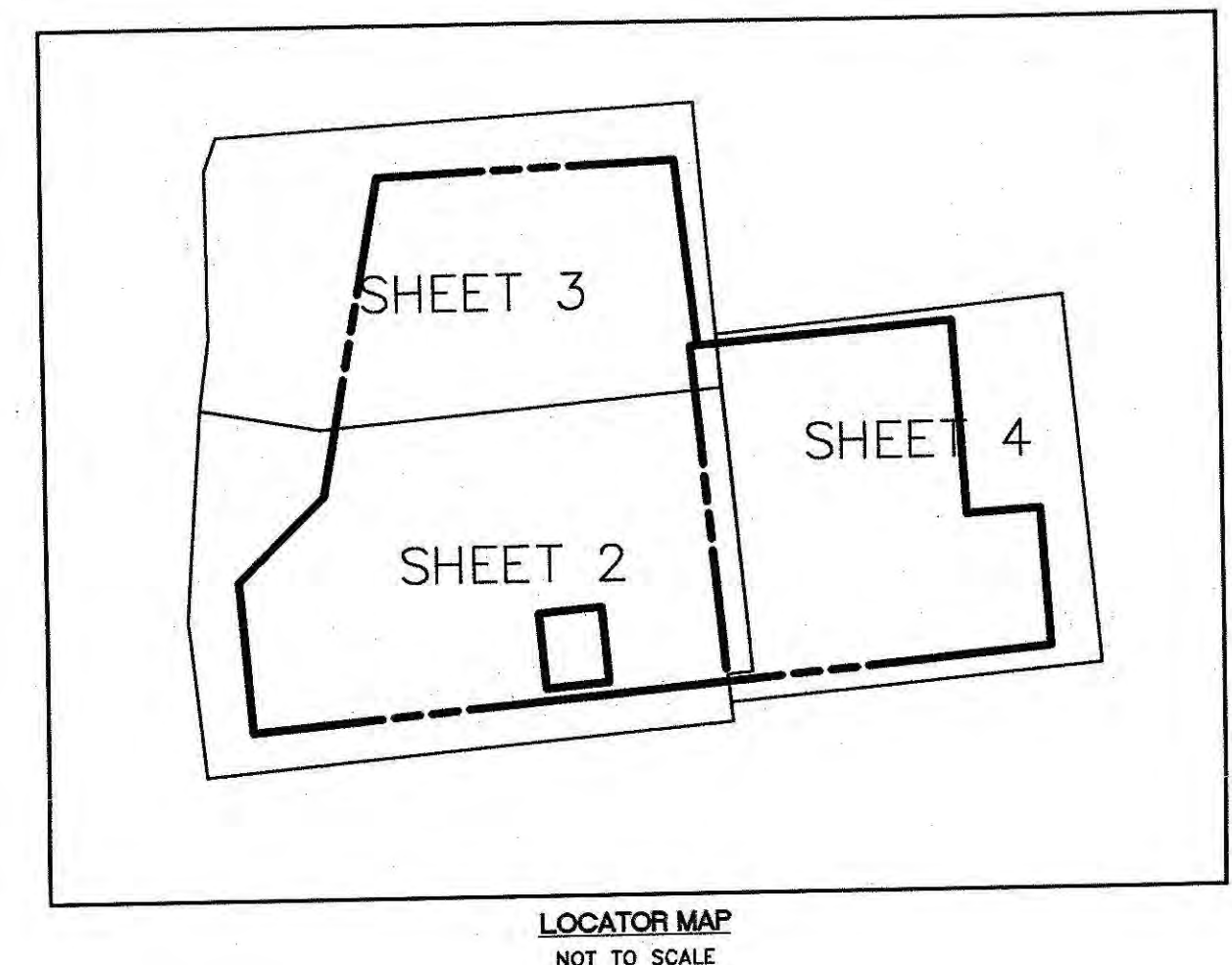
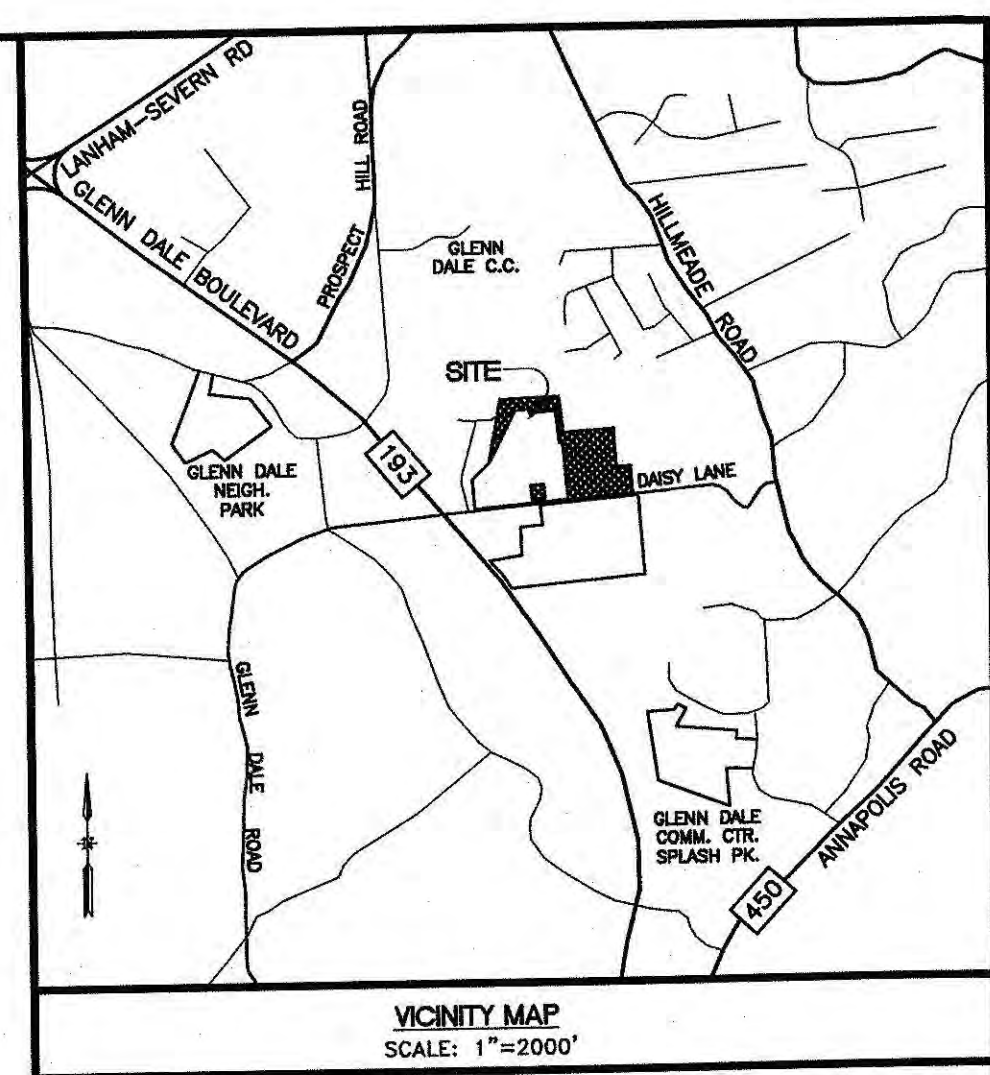


BOWIE (14TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

VARIANCE GRANTED
A VARIANCE HAS BEEN GRANTED FROM SECTION 27-433(a)(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
- LD LIMIT OF DISTURBANCE
- P PROPERTY LINE
- EXISTING SHADE TREE
- M EXISTING EVERGREEN/ORNAMENTAL TREE
- M PROPOSED EVERGREEN/ORNAMENTAL TREE
- M PROPOSED SHADE TREE
- 100 100 YEAR FLOOD PLAIN
- N NON-TIDAL WETLANDS
- 25 25' WETLANDS BUFFER
- EXISTING WETLANDS
- W PROP. WATER
- S PROP. SEWER
- SD PROP. STORM DRAIN
- REFORESTATION AREA
- FOREST PRESERVATION AREA
- REGENERATION AREA
- REFORESTATION AND PRESERVATION SIGN
- X 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
01	Megan Reiser	1/15/01
02	Megan & Defer	9/19/01
03		
04		
05		
06		

[illegible]

C20

GENERAL NOTES

1. EXISTING ZONING:	O-S
2. PROPOSED DEVELOPMENT:	O-S
3. MASTER PLAN AREA:	GLENN DALE- SEABROOK- LANHAM & VICINITY, P.A. 70
4. TAX MAP:	MAP 36, GRIDS E-3, F-4
5. NISC MAP:	MAP 209NE10
6. ADC MAP:	MAP 9, GRIDS E-12 & F-12 (PERMITTED USE No. 20897489)
7. WATER CATEGORY:	W-3
8. SEWER CATEGORY:	W-3
9. OWNER - DEVELOPER:	S-3
	HOLY TRINITY EPISCOPAL DAY SCHOOL

10. PLANNER – ENGINEER:

11. 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

12. THERE ARE NO CEMETERIES LOCATED ON OR ADJACENT TO THE SITE.
13. NO DESIGNATED HISTORIC PROPERTIES ON OR ADJACENT TO SITE.
14. 10' PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC RIGHT OF WAY.
15. BOUNDARY AND TOPOGRAPHY BY WINGS AERIAL MAPPING CO., INC.
16. ALTERNATIVE COMPLIANCE VARIANCE: VO-9800GA, (RELATED TO SETBACKS FROM FUCHSINA LANE) AC-98019, (RELATED TO BUFFER YARD # 2 PLANTINGS)
17. TREE CONSERVATION PLAN TYPE II: 14/98.
18. EXISTING SOIL TYPES: (PGSCD SOILS MAP #14)

F# FALLSINGTON SANDY LOAM, 0% TO 5% SLOPES
M#A MATAPEACE SILT LOAM, 0% TO 5% SLOPES, SEVERELY ERODED
SG#3 SASSAFRASS GRAVELY SANDY LOAM, 10% TO 15% SLOPES, MODERATELY ERODED
SHA SASSAFRASS SANDY LOAM, 0% TO 2% SLOPES, MODERATELY ERODED
SH#2 SASSAFRASS SANDY LOAM, 0% TO 5% SLOPES, MODERATELY ERODED
SH#3 SASSAFRASS SANDY LOAM, 5% TO 10% SLOPES, SEVERELY ERODED
W#A WOODSTOWN SANDY LOAM, 0% TO 5% SLOPES
W#2 WOODSTOWN SANDY LOAM, 2% TO 5% SLOPES, MODERATELY ERODED

19. CONCEPTUAL STORM WATER CONCEPT NUMBER: CSD# 469-2008-00 DATE: 1/29/2008

20. 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".

21. FILL TO BE EXTENDED TO EXISTING GROUND WHERE NECESSARY.

22. ROOF AND FOOTING DRAINAGE TO BE DISCHARGED INTO ON-SITE STORM DRAIN SYSTEM.

23. MAX. SLOPE: 2:1 MIN. SLOPE: 2% GRASSED, 1% PAVED.

24. CONCRETE CURB AND GUTTER SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAIL #1.

25. SPILL GUTTERS ON ALL HIGH SIDE CURB & GUTTER.

26. ALL STRUCTURES SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH ARTICLE 13 OF THE NATION FIRE PROTECTION ASSOCIATION AND ALL OTHER APPLICABLE LAWS.

27. WATER AND SEWER SERVICE FOR THIS SITE WILL BE PROVIDED BY AN ON-SITE SYSTEM CONNECTED TO THE EXISTING PUBLIC WATER AND SEWER.

28. 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-98/006-02. THE DOME STRUCTURE WILL NOT BE UTILIZED AS A COMMERCIAL ENTITY.

SEQUENCE OF CONSTRUCTION

- SEQUENCE OF CONSTRUCTION
1. OBTAIN PERMIT FROM THE PRINCE GEORGE'S COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES.
 2. INSTALLATION OF APPLICABLE SEDIMENT CONTROL MEASURES TO BEGIN WITHIN 5 DAYS OF THE DATE OF ISSUANCE OF THE BUILDING PERMIT.
 3. BEGIN ROUGH GRADING AND BUILDING CONSTRUCTION.*
 4. UPON COMPLETION OF ROUGH GRADING, ALL DISTURBED AREAS ARE TO BE FINE GRADED, STABILIZED AND "TURNED GREEN". TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE CHAINED, 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

1. GREEN SPACE IN PARKING COMPOUND:
- | | |
|-----------------------------|----------------------------|
| A. COMPOUND SIZE= | 102,858 S.F. OR 2.36 ACRES |
| B. 8% GREEN SPACE REQUIRED= | 8,228 S.F. OR 0.189 ACRES |
| C. GREEN SPACE PROVIDED= | 11,690 S.F. OR .268 ACRES |

OVERALL SITE

- | <div> <div></div> <div> <div></div> <div></div> </div> </div> | | 805,965.65 S.F. OR 18.10 ACRES |
|---|-------------------------------------|--------------------------------|
| 1. | ADJUSTED GROSS TRACT AREA: | 748,793.51 S.F. OR 17.19 ACRES |
| 2. | NET TRACT AREA: | |
| 3. | EXISTING BUILDING AREA: | 3,487 S.F. OR 0.08 ACRES |
| 4. | EXISTING SCHOOL: | 3,500 S.F. OR 0.081 ACRES |
| 5. | EXISTING MUSIC ROOM: | 3,504 S.F. OR 0.080 ACRES |
| 6. | EXISTING MULTI-PURPOSE ROOM: | 25,575 S.F. OR 0.585 ACRES |
| 7. | PROPOSED ADDITIONS: | 12,432 S.F. OR 0.285 ACRES |
| 8. | PROPOSED PLAY AREA: | 19,456 S.F. OR 0.447 ACRES |
| 9. | PROPOSED TEMPORARY INFLATABLE DOME: | 101,992 S.F. OR 2.34 ACRES |
| 10. | EXISTING PAVED AREA: | 11,415 S.F. OR 0.262 ACRES |
| 11. | PAVING ROAD, SIDE WALK: | 47,449 S.F. OR 1.083 ACRES |
| 12. | LOW PAVING, SIDE WALK: | 5,971 ACRES (32%) |
| 13. | LOT COVERAGE PROVIDED: | |

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 U.S.: 9,961 S.F. OR 0.23 AC.
JURISDICTIONAL NON-TIDAL WETLANDS: 31,810 S.F. OR 0.73 AC.

- NON-JURISDICTIONAL WETLANDS: 3,878 S.F. OR 0.08 AC.
 1. PRIVATE SCHOOLS PER SUBTITLE 27, DIVISION 5, SEC.27-143 AND 27-241 ARE:
 A. A PERMITTED USE IN THIS SECTION IN ACCORDANCE WITH MARYLAND
 STATE DEPARTMENT OF EDUCATION.
 2. 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
 400 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.
 3. SETBACK REQUIREMENTS PER SUBTITLE 27-442(e), TABLE IV-YARDS, FOOTNOTE 7 MET AS FOLLOWS:
 4. APPLICANT TO ACCEPTING RESOLUTION.

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

REQUIRED

FRONT: 25'
SIDE: 17'8" (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.)

ENGINEER / PLANNER:

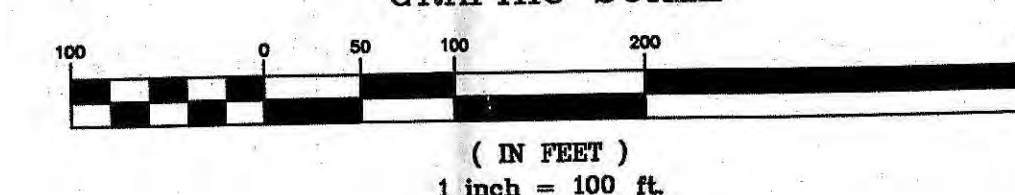
ENGINEER / PLANNER.
GREENMAN-PEDERSEN, INC.

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

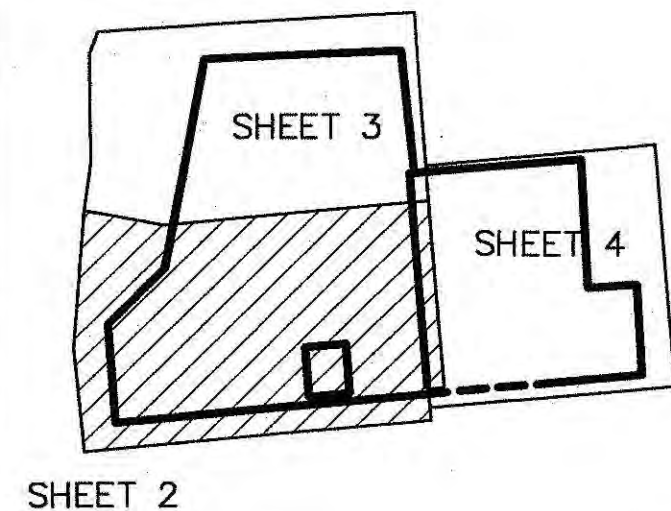
OWNER / DEVELOPER:

HOLY TRINITY EPISCOPAL DAY SCHOOL
c/o SYNTHESIS, INC.
9175 GUILFORD ROAD, SUITE 214
COLUMBIA, MD 21046
(410) 792-4447

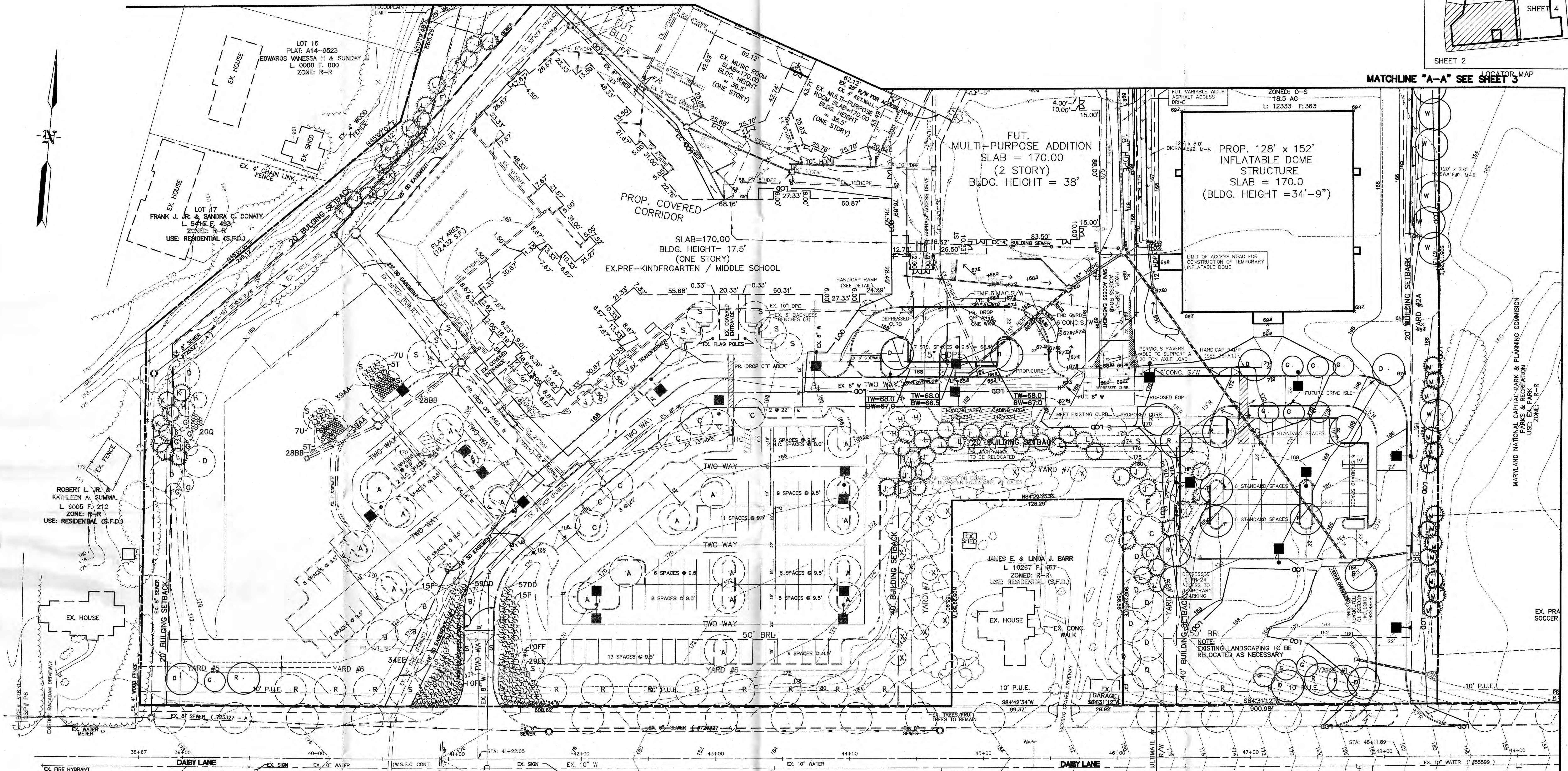
GRAPHIC SCALE



MATCHLINE SEE SHEET 3



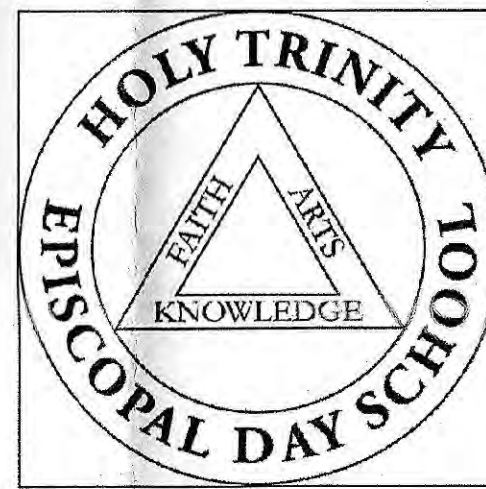
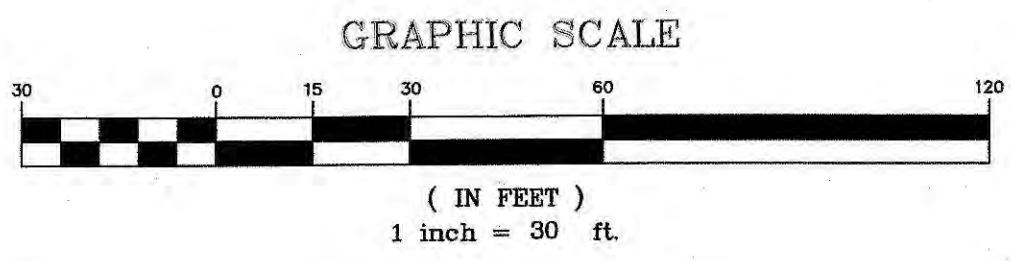
MATCHLINE "A-A" SEE SHEET 3



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREE LINE
- LOD - LIMIT OF DISTURBANCE
- PROPERTY LINE
- EXISTING SHADE TREE
- EXISTING EVERGREEN/ORNAMENTAL TREE
- PROPOSED EVERGREEN/ORNAMENTAL TREE
- PROPOSED SHADE TREE
- PROP. LIGHT POLE
- 100 YEAR FLOOD PLAN
- 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

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 Conditions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
00	4/9/98	S. LAREUSE	5/29/98
01	10/18/99	S. LAREUSE	10/20/99
02	7/10/08	J.S.	1/28/09



DUPLICATE	
M-NCPCC	
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 Reiser	1/15/09
01	
02	
03	
04	
05	



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

GREENMAN-PEDERSEN, INC.
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HOLY TRINITY
EPISCOPAL DAY SCHOOL

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

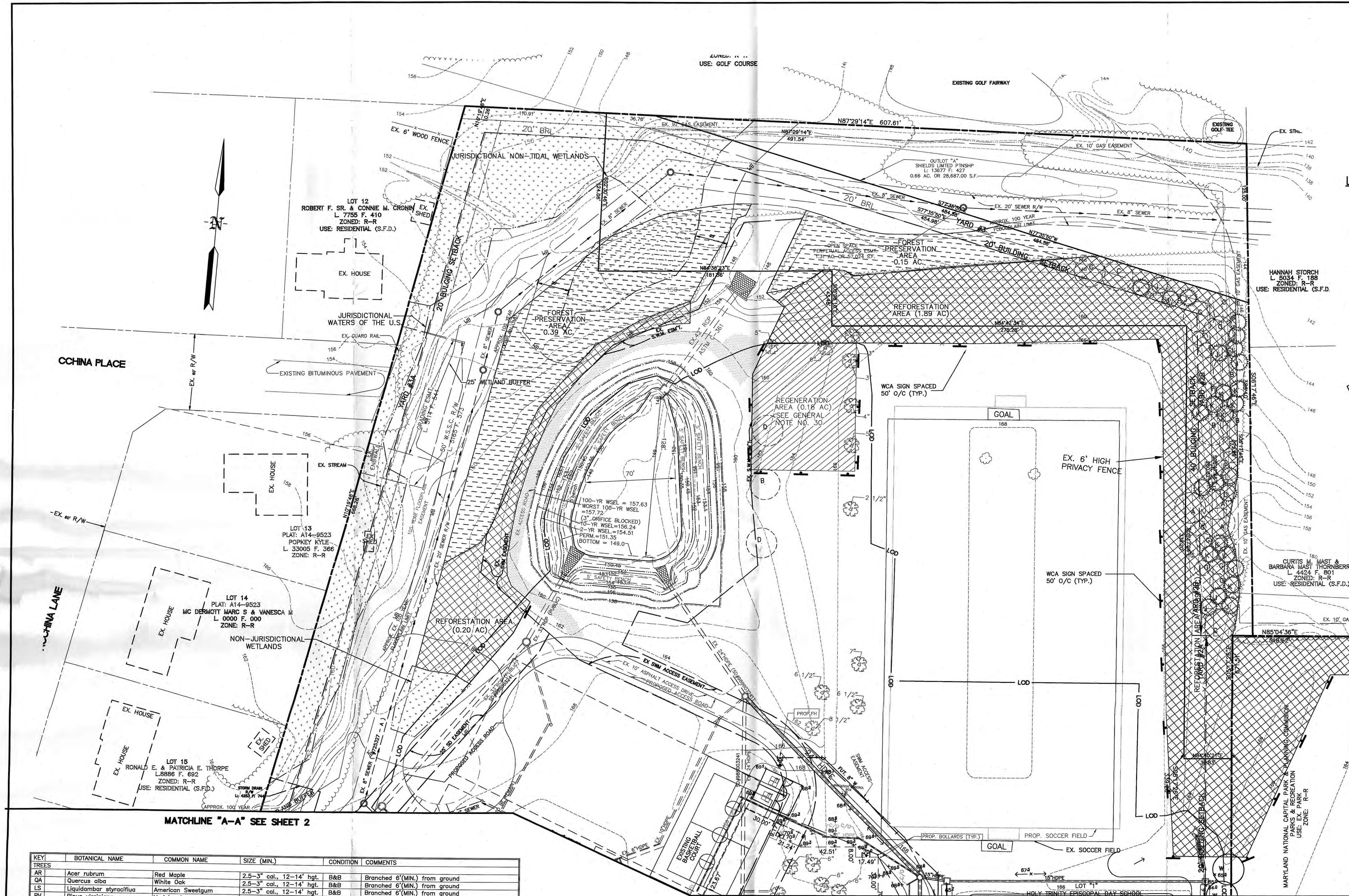
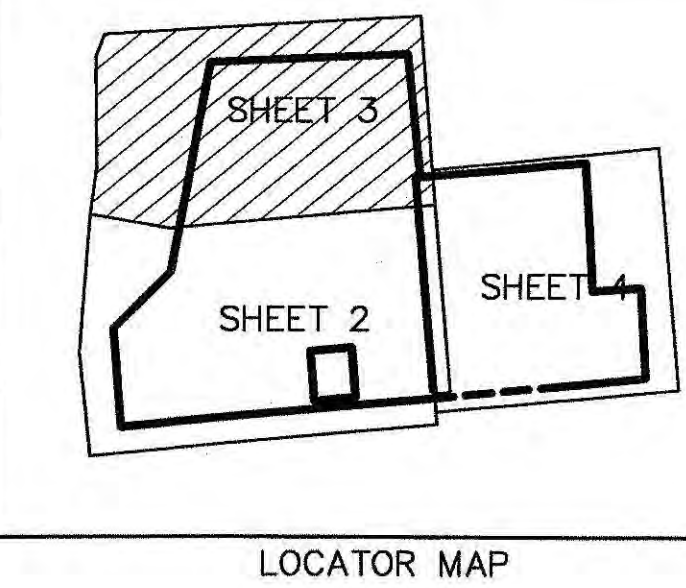
TREE CONSERVATION PLAN

TYPE II

C21

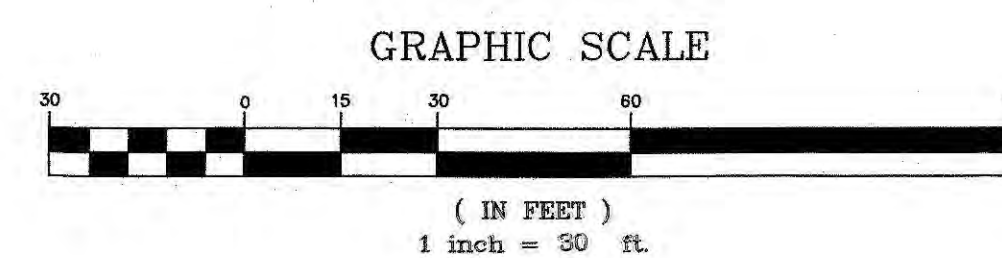
DATE	PROJECT No.
7/2012	2007041
SCALE	SHEET
1"=30'	2
	OF
	5

N:\2007041\DWG\TCPO2TH.DWG

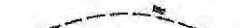
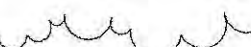
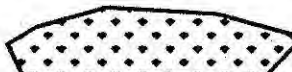
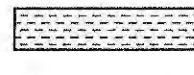
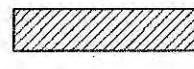


KEY TREES	BOTANICAL NAME	COMMON NAME	SIZE (MIN.)	CONDITION	COMMENTS
AR	<i>Acer rubrum</i>	Red Maple	2.5-3' col., 12-14' hgt.	B&B	Branched 6'(MIN.) from ground
QA	<i>Quercus alba</i>	White Oak	2.5-3' col., 12-14' hgt.	B&B	Branched 6'(MIN.) from ground
LV	<i>Liquidambar styraciflua</i>	American Sweetgum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



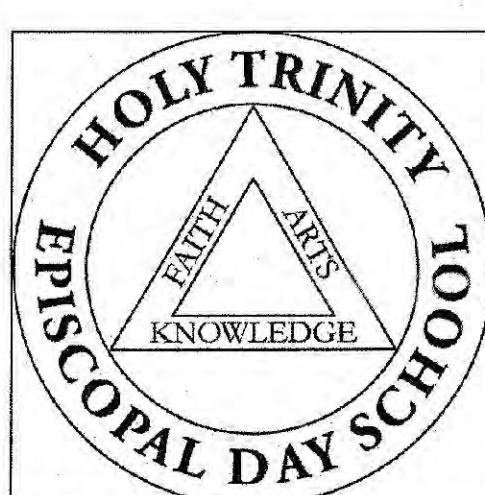
LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
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	LIMIT OF DISTURBANCE
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	PROP. LIGHT POLE
	EXISTING PRIVACY FENCE

[illegible]

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
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<i>Megan Reiser</i>	7/19/12
01	
02	
03	
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05	
06	

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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

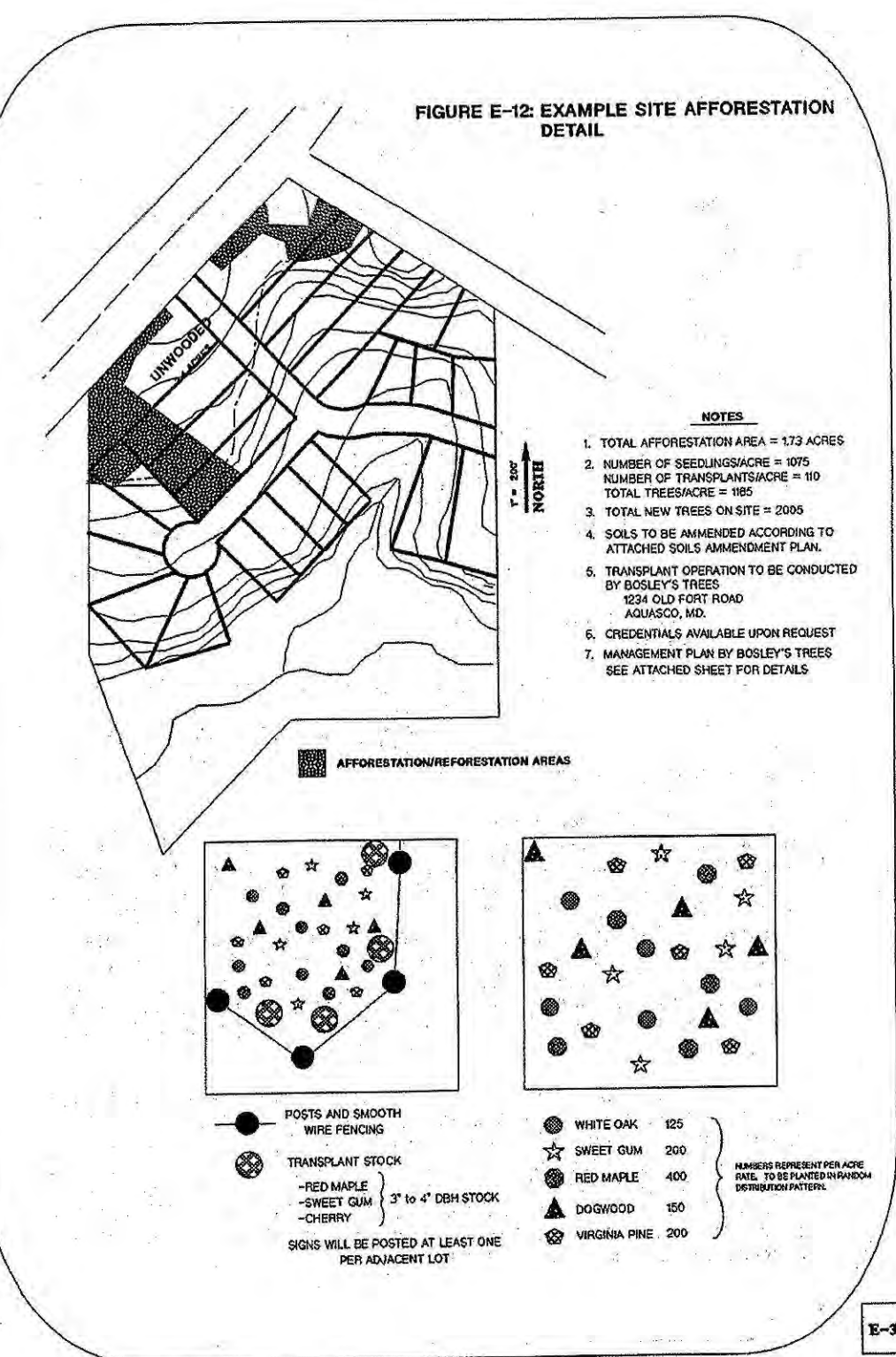
DATE	PROJECT No.
7/2012	2007041
SCALE	SHEET
	3
1"=30'	OF
	5

Woodland Conservation Worksheet for Prince George's County			
Zone:	R-R		
Gross Tract:	28.61		
Floodplain:	1.84		
Previously Dedicated Land:	26.77	0.00	0.00
Net Tract (NTA):			
*Include acreage in the corresponding columns for each category.			
Property Description or Subdivision Name:	HOLY TRINITY DLC		
Is this site subject to the 1989 Ordinance?	N		
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y/n)	N		
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)	N		
Is this a Mitigation Bank	N		
Break-even Point (preservation) =	5.35 acres		
Clearing permitted w/o reforestation =	2.19 acres		
Woodland Conservation Calculations:		Net Tract (acres)	Floodplain Impacts (acres)
Existing Woodland	3.16	1.64	
Woodland Conservation Threshold (NTA) =	0.20	5.35	
Smaller of a or b	3.16		
Woodland above WCT	0.00		
Woodland cleared	0.00	0.00	0.00
Smaller of d or e	0.00		
Clearing above WCT (0.25 : 1) replacement requirement	0.00		
Clearing below WCT (2:1 replacement requirement)	1.64		
Afforestation Threshold (AFT) =	0.15	0.86	
Woodland Conservation Required	5.66		
Woodland Conservation Provided:		(acres)	
Woodland Preservation	1.06		
Reforestation / Replacement	2.27		
Afforestation	0.00		0.00
Area approved for fee-in-lieu	0.00		
Credits for Off-site Mitigation on another property	2.33		
Off-site Mitigation provided on this property	0.00		
Total Woodland Conservation Provided	5.66		
Area of woodland not cleared	1.52 acres		
Woodland retained not part of requirements:	0.46 acres		
Prepared by:			
Signed			Date

*PURSUANT TO CR-23-2006 WE ARE SHOWING R-R SETBACK AND TREE PRESERVATION DESPITE OF THE PROPERTY BEING RE-ZONED O-S

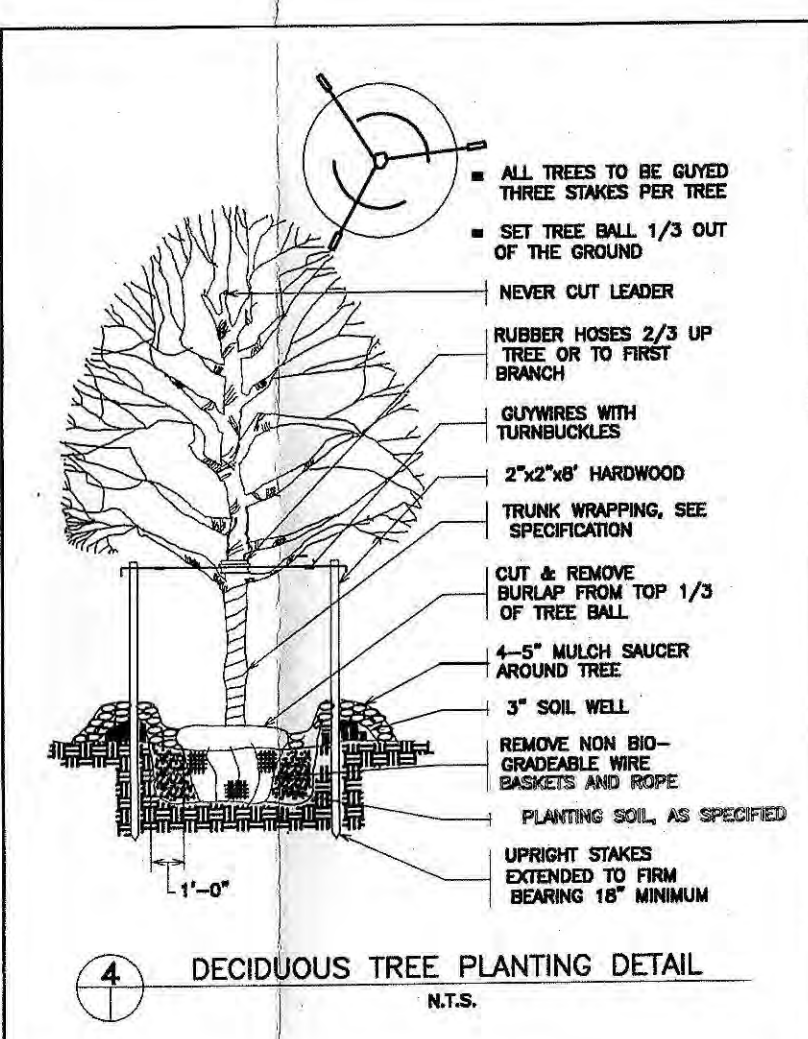
2.15 ACRES OF OFF-SITE MITIGATION HAVE BEEN MET TCP/63/98 AND RECORDED UNDER L 12267 F. 474. ADDITIONAL OFF-SITE REQUIREMENT FOR THE 01-REVISION MUST BE MET PRIOR TO THE ISSUANCE OF A PERMIT.

PLAN CERTIFIED BY: CHRISTOPHER MASON RIZZI, R.L.A.
GREENMAN-PEDERSEN, INC.
10977 GUILFORD ROAD
ANNAPOLIS JUNCTION, MD 20701
MD #3066 R.L.A.



* PREVIOUSLY PLANTED AREAS FROM THIS PLAN INCLUDE ALL AREAS REGENERATION ADJACENT TO THE SWM POND (0.24 AC.)

3 TYP SEEDLING SPACING AND GROUPING DETAIL



N.T.S.

1'-0"

4'

6"

8"

10"

12"

14"

16"

18"

20"

22"

24"

26"

28"

30"

32"

34"

36"

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