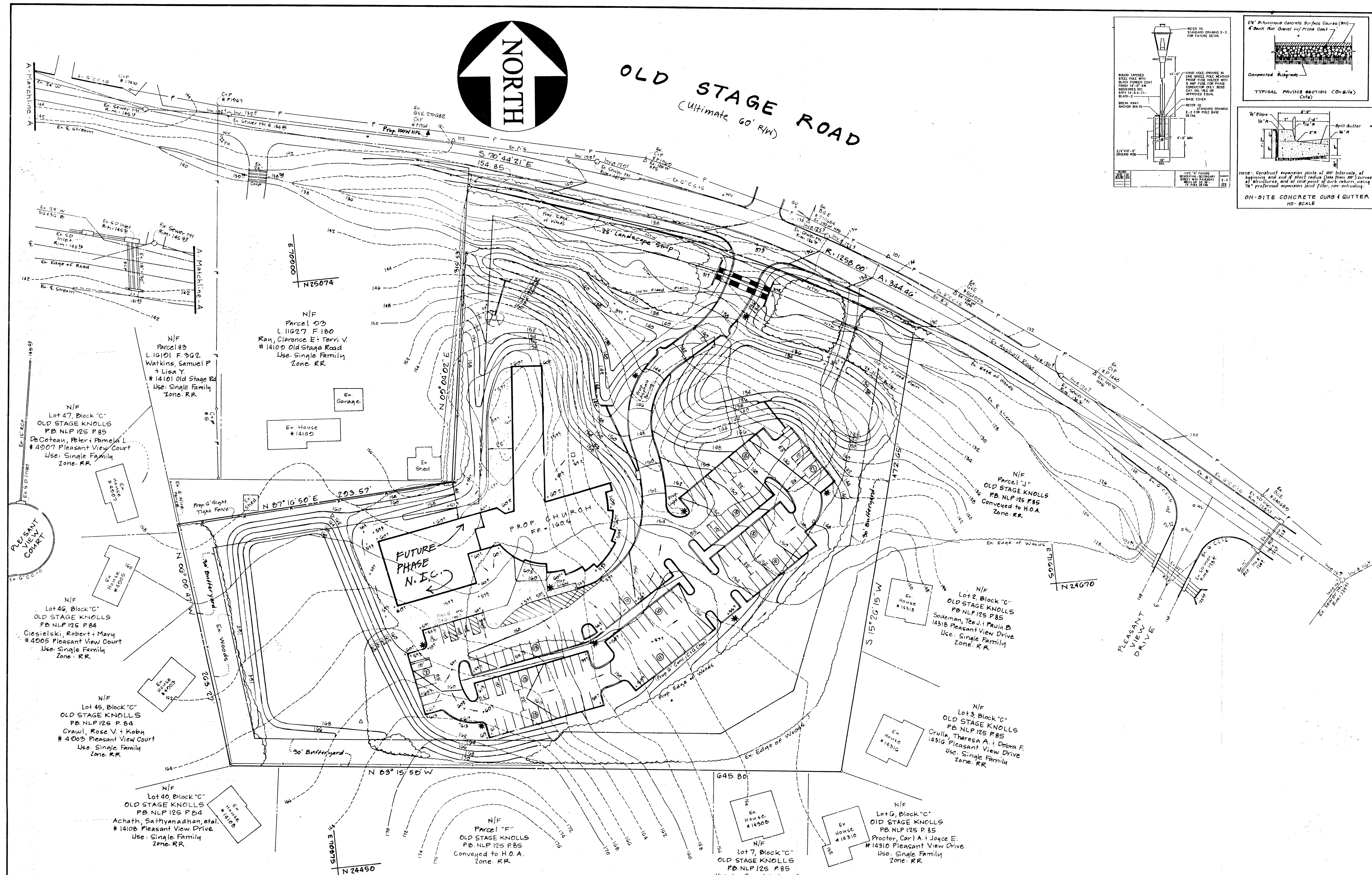
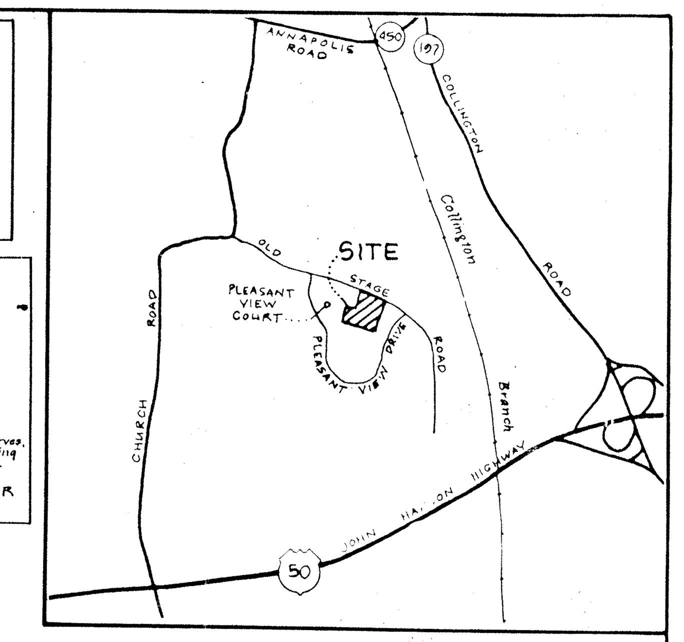
Professional Certification:
I certify that these documents were prepared or approved by me, and that I am a duly licenced architect under the law of the State of Maryland.
License Number: 6154 Expiration Date: 9-04-06





VICINITY MAP 1" = 2000'

GENERAL NOTES

1. Subject Site Legal Description: Parcels 23 & 122, Tax Map: 46
   Liber: 13095 Folio: 066
2. Site Area: 334,223 sq.ft. or 7.6727 acres (Existing Site Area)
   7,605 sq.ft. or 0.1746 acres (Proposed R/W Dedication)
   326,618 sq.ft. or 7.4981 acres (Proposed Site Area)
3. Existing Site Use: Undeveloped
4. Proposed Site Use: Church
5. Property Zoned: R-R
6. Property located on P.G. Co. Tax Map: 46 Grid: E-4
7. Property located on WSSC 200 sheet: 207 NE 12
8. Property located on P.G. Co. Street Map: Page 15 Grid A-3
9. Property located on P.G. Co. Soils Survey Maps: 14 & 15
10. Soil Types:
    40%- CmE2 : Collington fine sandy loam, 15 to 40 percent slopes, mod. eroded.
    20%- MyB2 : Monmouth fine sandy loam, 2 to 5 percent slopes, moderately eroded.
    20%- Mw : Mixed alluvial land,
    15%- WaD3 : Westphalia fine sandy loam, 12 to 20 percent slopes, mod. eroded.
    5%- WaB2 : Westphalia fine sandy loam, 2 to 6 percent slopes, mod. eroded.
11. Property located on P.G. Co. 200' scale topography: 207 NE 12
12. Property located on U.S.G.S. Map: Lanham Quadrangle
13. Electric service: BGE
14. Telephone service provided by: Verizon
15. Sewage disposal: public sewer
16. Water supply: public water
17. WSSC water and sewer category #4 per P.G. Atlas on 02/04/2005
18. Vertical datum per: WSSC
19. Horizontal datum per: Liber: 13095 Folio: 066
20. Property located in planning area: 71A
21. Property located in Councilmanic District No. 6
    Councilman: Samuel Dean
22. Topographic Survey Performed By Landesign, Inc. in May, 2003.
23. The subject site is located in Zone "C" of the Flood Insurance Program's Flood Insurance Rate Map on Community Panel #245208 0035C. This area has minimal flooding.
24. Footings are to extend to virgin soil.
25. Fill under building slabs to be Class No. I
26. Foundation drains shall outlet into existing storm drains or at a point remote from property lines and buildings. Gutter and downspouts shall outlet onto undisturbed ground.
27. Building Restrictions: (R-R)
    a. Proposed Use: Single Family Residence
    b. Minimum lot size: 20,000 sq. ft.
    c. Maximum lot coverage: 25%
    d. Minimum lot width at front building restriction line: 100'
    e. Minimum lot width at front street line: 70'
    f. Minimum building set back at front property line: 25'
    g. Minimum building setback at side property line: 17'/min. 8'
    h. Minimum building setback at rear of property: 20'
28. Environmental notes:
    a. A non-tidal wetland study and delineation was performed by others in April, 1997.
    b. There are no cemeteries located on this site.
    c. There are no historic structures located on or adjacent to this property.
29. Any existing wells found within the confines of the existing property that are to be abandoned must be backfilled and sealed in accordance with COMAR 26.04.04 by a licensed well driller and witnessed by a representative of the Health Department.
30. Any existing septic tank to be abandoned must be pumped out by a licensed scavenger and either removed or backfilled in place prior to record plat approval.
31. If any structures are found on site, a raze permit must be obtained through The Department of Environmental Resources, prior to the removal of any Structure. Any hazardous material located in the structure must be removed and properly stored or discarded prior to being razed.
32. Area Statement:

Total Site Area:	326,618 sq.ft.	or	7.4981	acres
Disturbed Area:	240,118 sq.ft.	or	5.5124	acres
Undisturbed Area:	86,500 sq.ft.	or	1.9858	acres
Lot Coverage:	77,405 sq.ft.	or	24	%

LIMITS OF DISTURBANCE INFO

EXISTING SITE AREA: 334,223 sq.ft. or 7.6727 acres
PROPOSED DISTURBED AREA: 247,723 sq.ft. or 5.6869 acres
PROPOSED UNDISTURBED AREA: 86,500 sq.ft. or 1.9858 acres

TOTAL R.O.W. DEDICATION: 7,605 sq.ft. or 0.1746 acres
PROPOSED DISTURBED AREA: 7,605 sq.ft. or 0.1746 acres
PROPOSED UNDISTURBED AREA: 0 sq.ft. or 0 acres

PROPOSED SITE AREA: 326,618 sq.ft. or 7.4981 acres
PROPOSED DISTURBED AREA: 240,118 sq.ft. or 5.5124 acres
PROPOSED UNDISTURBED AREA: 86,500 sq.ft. or 1.9858 acres

ENGINEER'S CERTIFICATE

I hereby certify that the plan shown hereon conforms to the requirements of Subtitle 4, Division 3 of the Prince George's County, Building Code, except for specific modifications and/or waivers, if any, as listed below.

I also certify that I have inspected this site and that drainage onto this site from other upgrade properties, and from this site onto other downgrade properties has been addressed in substantial accordance with applicable codes.

Date .... William J. Burrows
Reg. Prof. Engineer, MD #17263

PROVIDE CONCRETE WALKS FROM EMERGENCY EXITS TO PARKING LOT - SEE ARCH. FLOOR PLANS

CONTACT "MISS UTILITY"
48 HOURS PRIOR TO TRENCHING
1-800-257-7777

It is the applicant's responsibility to obtain any state permits, if required, for any construction activity covered by this plan which impacts a State regulated wetland. Any change to plans for this development whether required by the State or initiated by the applicant to meet State requirements, must be approved be PGSCD.

The location of all utilities shown hereon is from field investigation and available records and cannot be guaranteed. Contractor should dig test pits by hand at all utility crossings to verify exact location.

GRAPHIC SCALE
50 0 25 50 100 200
Scale: 1" = 50'

DATE	REVISIONS

landesign
ENGINEERS * SURVEYORS * PLANNERS
2905 MITCHELLVILLE ROAD SUITE NO. 111
BOWIE, MARYLAND 20716
(301) 249-8802 FAX: 249-8804

OWNER, DEVELOPER, APPLICANT:
Trinity Community Church of Bowie
1532G Pointer Ridge Place
Bowie, Maryland 20716-1874
301-391-1919
ATTN: Mike Morgan

SITE DEVELOPMENT PLAN

LOT 1
Trinity Community Church of Bowie
A Subdivision of Parcel 23 and Parcel 122
Liber: 13095 Folio: 66
Queen Anne District No. 7
Prince George's County, Maryland

DATE: FEB., 2005	SCALE: 1"=50'
DESIGN BY: J.C.	DRAWN BY: D.H.
CHECKED BY: W.B.	SHEET NO.:
PERMIT No:	JOB No.: 02-047

WALDON · SCOTT
ARCHITECTS & PLANNERS, PC
7061 Deepage Dr. Suite 201
Columbia, Maryland 21045
Tel. 443.656.1096 Fax 443.656.1065

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STRUCTURAL ENGINEER
The Watkins Partnership
North Oak Professional Park
Suite 202, 3032 Mitchellville Road
Bowie, Maryland 20716
Tel. (410) 741-1791

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER
Allen & Shariff Corporation
7061 Deepage Drive
Columbia, Maryland 21045
Tel. 410.381.7100
Fax 410.381.7110

CIVIL ENGINEER
Landesign
2905 Mitchellville Rd. Suite #111
Bowie Professional Center
Bowie, Maryland 20716
Tel. (301) 249-8802
Fax (301) 249-8804

Project:
TRINITY COMMUNITY CHURCH
OLD STAGE ROAD
BOWIE, MARYLAND 20715

Owner/Developer:
TRINITY COMMUNITY CHURCH

Sheet Title: SITE DEVELOPMENT PLAN

Drawn By.: SEAL:

Checked By:

Issue:
PRICING SET

PROJ. No.: 03001.00
DATE: MARCH 4, 2005
SCALE: NONE
SHEET No.: C-1