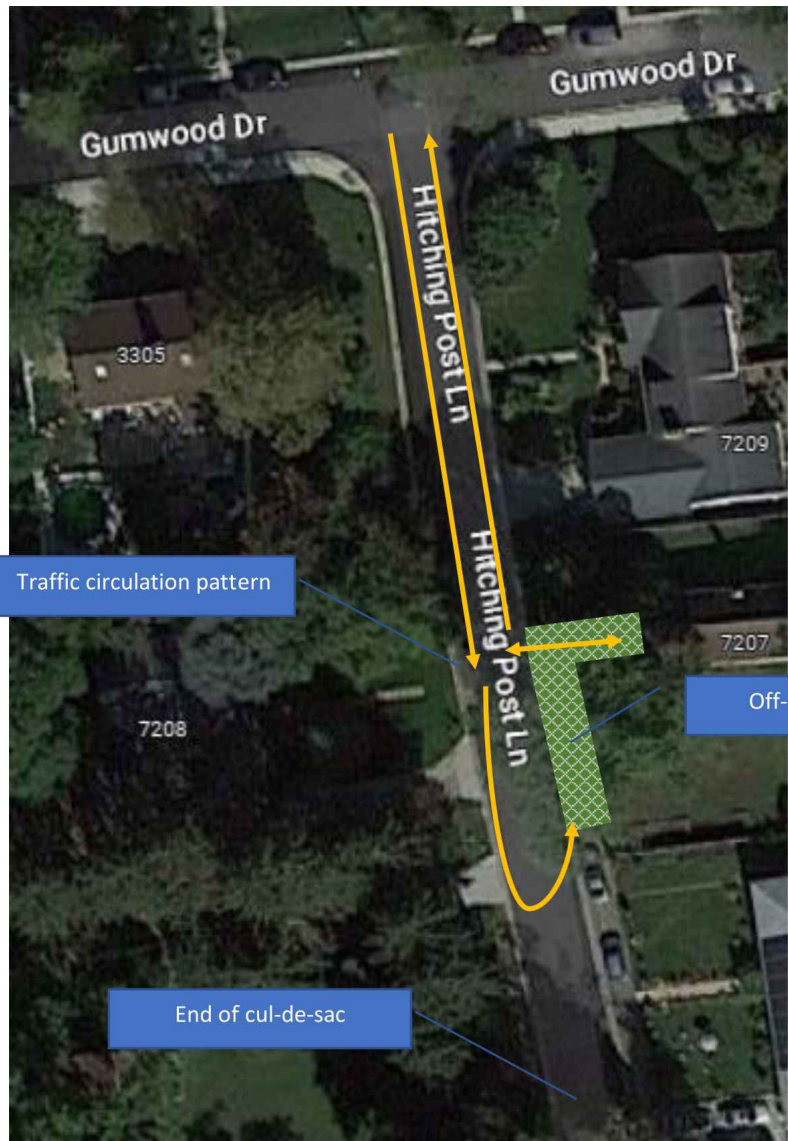
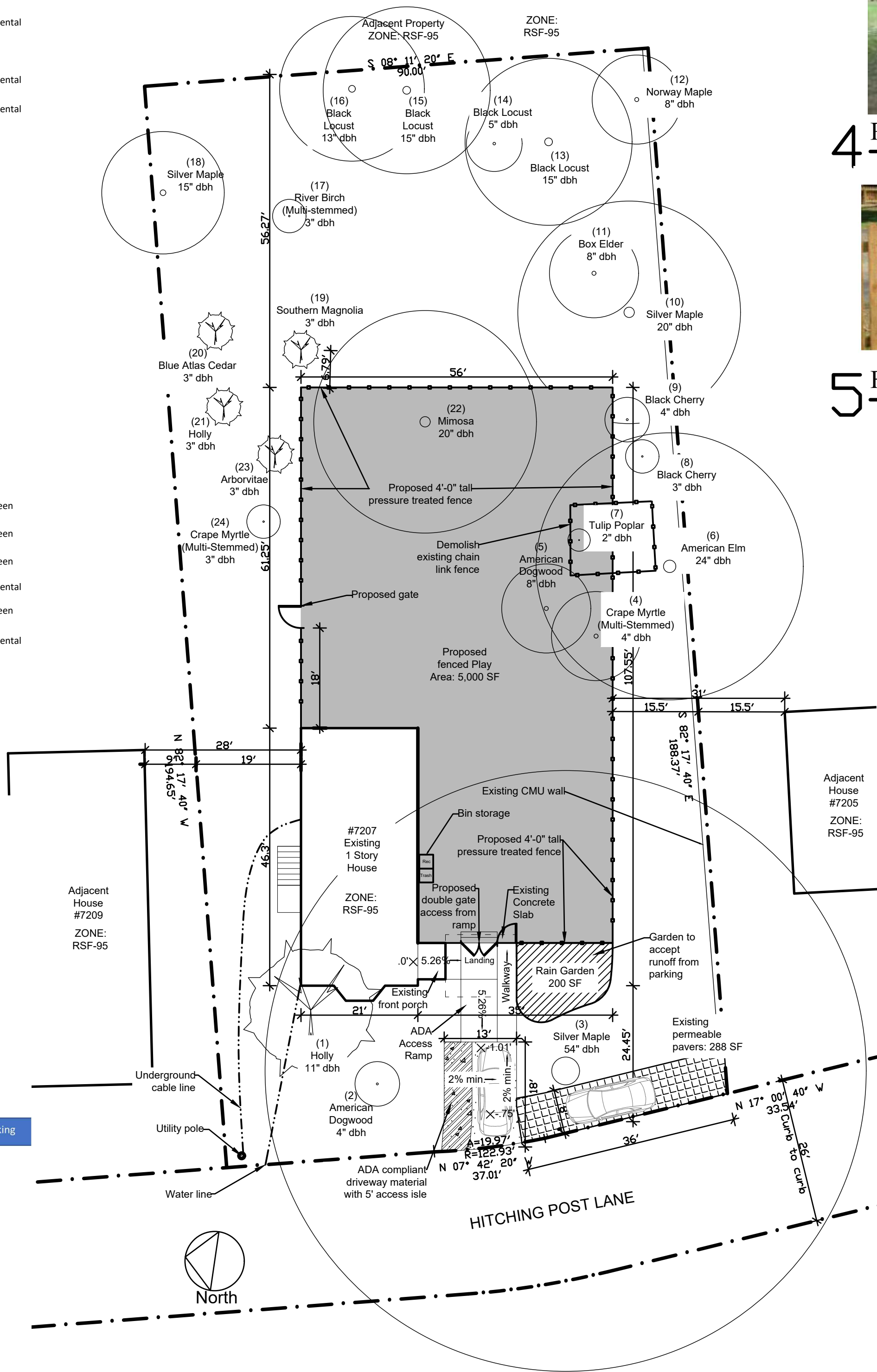


Sym.	Common Name	Botanical Name	Size	Qty.	Spacing	Native	Tree Type
1	Holly	Ilex opaca	11" dbh	1	As shown	North America	Evergreen
2	American Dogwood	Cornus florida	4" dbh	1	As shown	North America	Ornamental
3	Silver Maple	Acer saccharinum	54" dbh	1	As shown	North America	Shade
4	Crape Myrtle	Lagerstroemia indica	4" dbh	1	As shown	Asia	Ornamental
5	American Dogwood	Cornus florida	8" dbh	1	As shown	North America	Ornamental
6	American Elm	Ulmus americana	24" dbh	1	As shown	North America	Shade
7	Tulip Poplar	Liriodendron tulipifera	2" dbh	1	As shown	North America	Shade
8	Black Cherry	Prunus serotina	3" dbh	1	As shown	North America	Shade
9	Black Cherry	Prunus serotina	4" dbh	1	As shown	North America	Shade
10	Silver Maple	Acer saccharinum	20" dbh	1	As shown	North America	Shade
11	Box Elder	Acer negundo	8" dbh	1	As shown	North America	Shade
12	Norway Maple	Acer platanoides	8" dbh	1	As shown	Asia & Europe	Shade
13	Black Locust	Robinia pseudoacacia	15" dbh	1	As shown	North America	Shade
14	Black Locust	Robinia pseudoacacia	5" dbh	1	As shown	North America	Shade
15	Black Locust	Robinia pseudoacacia	15" dbh	1	As shown	North America	Shade
16	Black Locust	Robinia pseudoacacia	13" dbh	1	As shown	North America	Shade
17	River Birch	Betula nigra	3" dbh	1	As shown	North America	Shade
18	Silver Maple	Acer saccharinum	15" dbh	1	As shown	North America	Shade
18	Southern Magnolia	Magnolia grandiflora	3" dbh	1	As shown	North America	Evergreen
20	Blue Atlas Cedar	Cedrus atlantica 'Glauca'	3" dbh	1	As shown	Africa	Evergreen
21	Holly	Ilex opaca	3" dbh	1	As shown	North America	Evergreen
22	Mimosa	Albizia julibrissin	22" dbh	1	As shown	Asia	Ornamental
23	Arborvitae	Thuja 'Green Giant'	3" dbh	1	As shown	Denmark	Evergreen
24	Crape Myrtle	Lagerstroemia indica	3" dbh	1	As shown	Asia	Ornamental

3 Plant Schedule



2 Traffic Circulation Plan



1 Site Plan

1/16" = 1'-0"



Figure 4: Detail example of proposed ADA ramp

Slope: Max 1:12
Material: pressure treated wood with 32" tall railings

4 Ramp Detail



Figure 5: Detail example of proposed fence

Height: 4 feet
Material: pressure treated wood slats with 3" gaps between

5 Fence Detail

All data is approximate and has been taken from a house location survey prepared by Snider & Associates, Germantown, MD, Keith W. Leu, PLS #592 dated 08-18-22

Property Info:
Lot 5, Block A
Hitching Post Hill
Prince George's County
Plat Book 14, Plat No. 91
Zone RSF-95
All adjacent properties are Zone RSF-95

Lot area: 17,399 SF

Proposed Work:

The proposal is to use the existing single family home as a Montessori day care facility for a maximum of 16 children. The home will not be used as a dwelling.

Off-Street Parking Required:
One space per 10 children.
Enrollment: 16 children
1.6 off-street parking spaces required.
Proposed: 2 off-street parking spaces

Proposed and Required Parking Dimensions

Parking Area	Spaces	Parking Angle (degrees)	Stall Width	Stall Depth Perpendicular to curb	Stall Length Along Curb
Paved Driveway (handicap accessible)	1	90	Required: 9ft Proposed: 13ft	Required: 18ft Proposed: 18ft	Required: 9ft Proposed: 13ft
Permeable Pavers	1	0	Required: 8ft Proposed: 8ft	Required: 8ft Proposed: 8ft	Required: 22ft Proposed: 36ft

-No cemeteries on or contiguous to the property
-Historic Sites in the vicinity of the property: Hitching Post Hill Historic Site at 3308
-Rosemary Lane (Survey No. HABS MD-976), not adjacent and not depicted on Site Plan
-No Wetlands
-No 100-year floodplain
-Not within Chesapeake Bay Critical Area

MNCPPC Section 27-5402(x)(2)

Day Care Center for Children

(1) A day care center for children may be permitted, subject to the following:

- (A) The District Council may specify the maximum number of children to be enrolled, which may not be increased by State or local health, education, or fire regulations;
(B) An ample outdoor play or activity area shall be provided, in accordance with the following:
- (i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater. The Play Area is 5,000 SF which allows 312.5 SF of play space for each of the 16 children to use all at one time.
(ii) All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height. The Play Area fence is located 31' from the adjacent dwelling at 7205 Hitching Post Lane and 28' from the adjacent dwelling at 7209 Hitching Post Lane.
(iii) A greater set back from adjacent properties or uses or a higher fence may be required by the District Council if it determines that it is needed to protect the health and safety of the children utilizing the play area;
(iv) Any off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway;
(v) The play area shall contain sufficient shade during the warmer months to afford protection from the sun; There are numerous trees within the play area to provide shade.
(vi) Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; The play area will not be used after daylight hours.
(vii) Outdoor play shall be limited to the hours between 7 a.m. and 9 p.m.;

(C) In the CGO, CS, IE, and IH zones, a special exception for a day care center for children shall be allowed only if the Council finds that existing development and uses in the neighborhood (particularly on adjacent properties) will not adversely affect the proposed use.

(2) In addition to the requirements of Section 27-3604(c), Special Exception Submittal Requirements, the site plan shall show:

- (A) The proposed enrollment; The proposed enrollment is 16
(B) The location and use of all buildings located on adjoining lots; The existing single family home will be used as a day care facility only and not a dwelling.
(C) The location and size of outdoor play or activity areas. The location and size is shown on the Site Plan.

(3) Any day care center for children which has, on or before the effective date of this Ordinance, fully complied with the provisions of this Subtitle in effect at the time the use commenced shall not be required to meet the requirements of this Section, provided that the use has not been expanded or changed since that time. Any expansion or change shall be governed by the provisions of this Section, or of Section 27-5102(d)(2)(A), Day Care Center for Children.

(4) For the purposes of this Section, enrollment shall mean the largest number of children enrolled in the center in any one (1) session.



Professional Certification.

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 4252, expiration date 05-02-2024.

Espiraes
Montessori
Bilingual, LLC

7207 Hitching Post Lane
Hyattsville, MD 20783

DRAWING TITLE:

SITE PLAN

Scale: 1/16" = 1'

ISSUE DATE: 08.07.2023

DESIGNED BY: KO & JR

DRAWN BY: KO

CHECKED BY: KO

ISSUE FOR:

SHEET

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