

ZONING NOTES

1. THIS PLAN PROPOSES FOR APPROVAL IN THE R80 ZONE CONSTRUCTION OF AN 1,543 SF CHURCH WITH 348 SEATINGS AND WITH 348 SEATS IN THE PROPOSED SANITARY, UTILITIES, AND LANDSCAPING IN ACCORDANCE WITH APPLICABLE COUNTY, STATE, AND FEDERAL REQUIREMENTS.
2. THE PROPERTY DELINEATED HEREON IS LOCATED ON RICHIE ROAD, IN PRINCE GEORGE'S COUNTY, MARYLAND ON TAX MAP 082 PARCELS 38 AND 171, AND IS ZONED R80.
3. AREA TABULATION
 MINIMUM NET LOT AREA REQUIRED= 9,500 S.F. OR 0.2181 AC. (PER R80 ZONE)
 MAXIMUM LOT COVERAGE= 50% NET LOT AREA (PER R80 ZONE)
 MINIMUM GREEN AREA REQUIRED= N/A (PER R80 ZONE)
 PARCEL 38 LOT AREA= 125,163 S.F. OR 2.8733 AC.
 PARCEL 171 LOT AREA= 15,871 S.F. OR 0.3643 AC.
 R-O-W DEDICATION= 5,474 S.F. OR 0.1257 AC.
 LOT AREA WITHIN 100 YEAR FLOOD PLAIN= 23,420 S.F. OR 0.5376 AC.
 NET LOT AREA= 112,140 S.F. OR 2.5743 AC.
 TOTAL ON-SITE IMPERVIOUS AREA= 1,07 AC.
 PROPOSED TOTAL LOT COVERAGE= $(1.07/2,5743)(100\%) = 42\% < 50\% \text{ MAX.}$
4. LOT WIDTH, DEPTH AND FRONTAGE
 MINIMUM REQUIRED LOT WIDTH= 75 FT. (AT FRONT BUILDING LINE PER R80 ZONE)
 MINIMUM REQUIRED LOT WIDTH= 50 FT. (AT FRONT STREET LINE PER R80 ZONE)
 LOT WIDTH AT FRONT BUILDING LINE= 235 FT.
 LOT WIDTH AT FRONT STREET LINE= 235 FT.
5. PROPOSED USE: PLACE OF WORSHIP
6. BUILDING HEIGHT
 MAXIMUM ALLOWABLE BUILDING HEIGHT= 40 FT. (PER R80 ZONE)
 PROPOSED CHURCH= 40 FT. MAX
7. FRONT YARD: PROPOSED FRONT SETBACK= 27 FT.
 SIDE YARD: 10 FT. MIN. (PER R80 ZONE)
 REAR YARD: 20 FT. MIN. (PER R80 ZONE)
8. MINIMUM YARD SETBACK REQUIREMENTS
 PROPOSED CHURCH= 40 FT. MAX
 MAXIMUM ALLOWABLE BUILDING HEIGHT= 40 FT. (PER R80 ZONE)
9. SCREENING AND TREES:
 1. BUFFER YARD TYPE 'C', 30' WIDTH, IS PROVIDED ALONG NORTH LOT LINE. [PER 4.7 LANDSCAPE MANUAL]
 2. A 10' LANDSCAPE STRIP IS PROVIDED ALONG THE EASTERN LOT LINE [PER 4.2 OF THE LANDSCAPE MANUAL]
 3. A 25' LANDSCAPE STRIP OF EXISTING WOODLANDS IS PROVIDED ALONG THE WESTERN LOT LINE [PER 4.2 OF THE LANDSCAPE MANUAL].
10. PARKING REQUIREMENTS: (27-568 2.0.)
 CHURCH SEATING= 348 SEATS
 REQUIRED PARKING:
 1 SPACE/4 SEATS (CHURCH)
 (1 SPACE/4 SEATS)(348 SEATS)= 87 SPACES
 TOTAL REQUIRED PARKING= 87 SPACES
 HC SPACES REQUIRED= 4 (FOR 76-100 SPACES PROVIDED)
 HC VAN SPACES REQUIRED= (1 SPACE/4 HC SPACES)(4 HC SPACES)= 1 SPACE
 PROPOSED STD. SPACES PROVIDED= 55 SPACES
 PROPOSED COMPACT SPACES PROVIDED= 29 SPACES (33%)
 PROPOSED HC VAN SPACES PROVIDED= 1 SPACE
 PROPOSED TOTAL SPACES PROVIDED= 88 SPACES
 REQUIRED LOADING SPACES PROVIDED= 1 SPACE
 USE NEW SERVICES.
11. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. THE PROPOSED CHURCH WILL

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AND TO VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

CURVE TABLE

CURVE BEARING	CHORD	DELTA	TANGENT	CHORD	CHORD BEARING
C2	236.13'	135.95°11'	118.62'	235.58'	S19.46°02'E
C1	120.02'	60.90°33'	60.07'	119.96'	N24°04'09"E

AREA TABLE

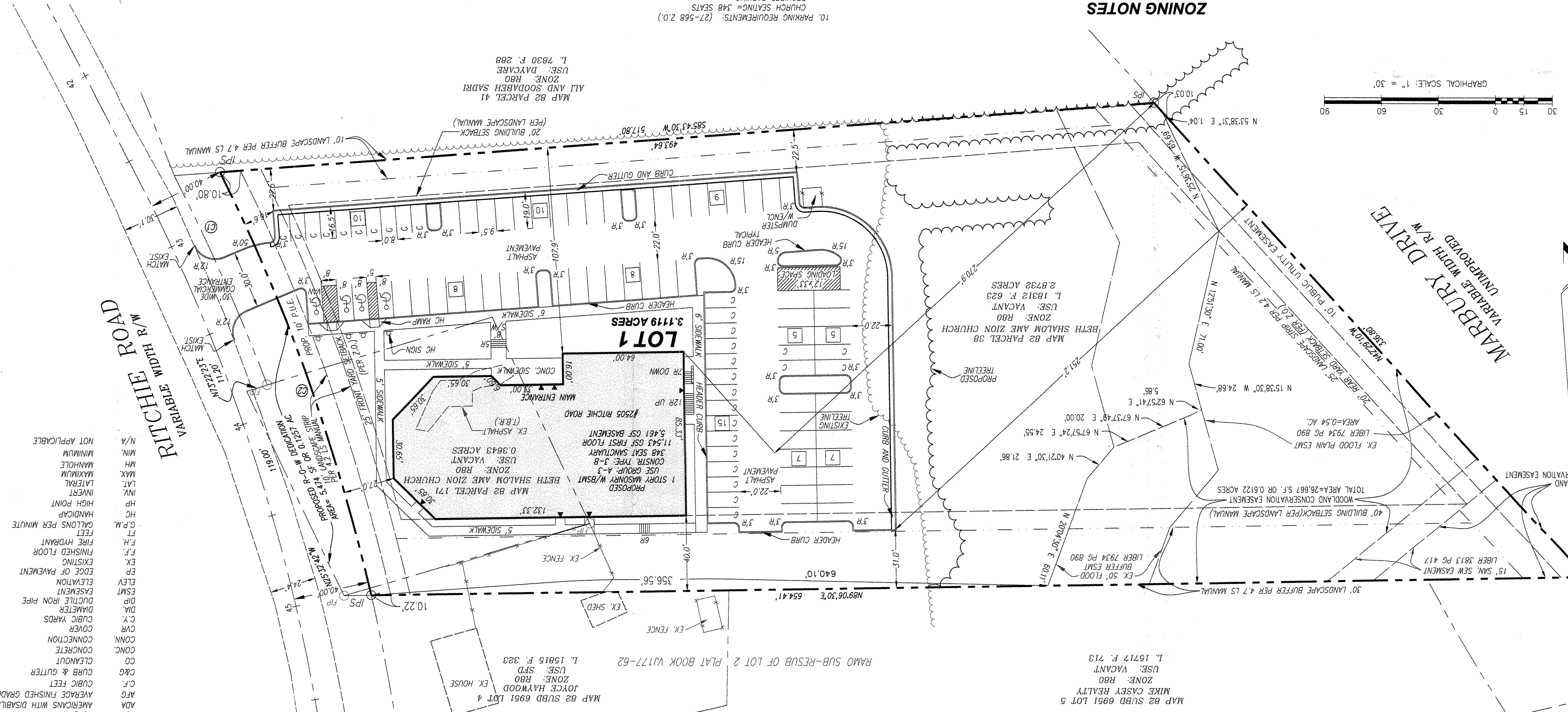
PARCEL	AREA	PERMITS
PARCEL 38=	125,163 S.F. OR 2.8733 AC.	5,461 S.F.
PARCEL 171=	15,871 S.F. OR 0.3643 AC.	11,543 S.F.
R-O-W DEDICATION=	5,474 S.F. OR 0.1257 AC.	
NET LOT AREA=	135,560 S.F. OR 3,119 AC.	

ABBREVIATIONS

- AC ACRE
- ADA AMERICANS WITH DISABILITIES ACT
- AFD AREAS FINISHED GRADE
- CFD CUBIC FEET
- CKG CURB & GUTTER
- CO CLEANOUT
- PCC POLYMER MODIFIED PORTLAND CEMENT CONCRETE
- CONC CONCRETE
- CONN CONNECTION
- RET RETAINING
- COVER COVER
- CRB CURB
- CX CUBIC YARDS
- DA DIA. DUCTILE IRON PIPE
- R/W RIGHT OF WAY
- SAN SANITARY
- SEW SEWER
- SF SQUARE FEET
- SAMS SAMS
- S/W SIDEWALK
- STN STORM
- SVC SERVICE
- TO BE REMOVED
- F.H. FIRE HYDRANT
- G.P.M. GALLONS PER MINUTE
- HC HANDICAP
- HP HIGH POINT
- TR TYPICAL
- VAR VARIABLE
- WV WATER WAIVE
- W/M WATER MAIN
- WSE WATER SURFACE ELEVATION
- XING CROSSING
- Z.O. ZONING ORDINANCE
- N.T.S. NOT TO SCALE
- O.D. ON CENTER
- A.P. AVERAGE FINISHED GRADE
- PROPOSED PROPOSED
- POUNDS PER SQUARE INCH
- P.C. POLYMER MODIFIED PORTLAND CEMENT CONCRETE
- RAIS RADIUS
- CONC CONCRETE
- CONC CONNECTION
- RET RETAINING
- COVER COVER
- CRB CURB
- CX CUBIC YARDS
- DA DIA. DUCTILE IRON PIPE
- R/W RIGHT OF WAY
- SAN SANITARY
- SEW SEWER
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REVISIONS:

NO.	DATE	DESCRIPTION



APPROVED
 for rough grading only
 for 2 3/4' grading approval
 to VPK approval

PROJECT: **BETH SHALOM AME ZION CHURCH**
 6TH ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NUMBER: **M.N.C.P.P.C. APPROVALS**

SHEET: **1 OF 1**

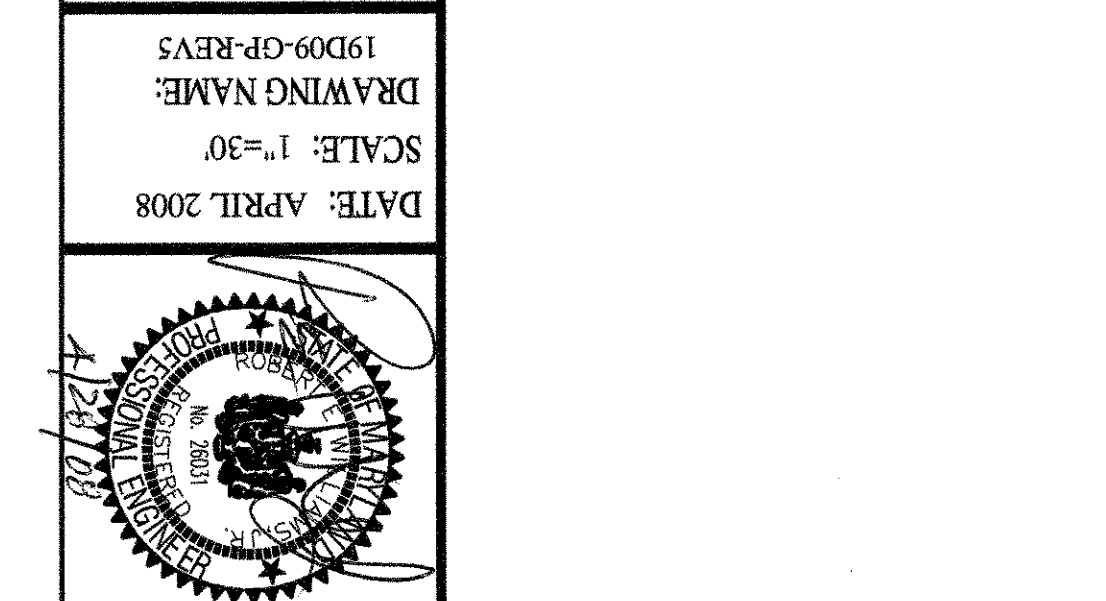
FILE NO: **MDPG-19D09-01**

GEOMETRY PLAN

DRAWING NAME: **19D09-GP-REV5**

SCALE: **1"=30'**

DATE: **APRIL 2008**



WE Inc.
 Williams Enterprises Incorporated
 18 Mosby Lane Stafford, Virginia 22556
 540-286-3710 and 540-286-0345 Fax

WARDER
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Phone: (301) 868-5900
 Toll Free: (800) 732-7266
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REVISIONS:

NO.	DATE	DESCRIPTION