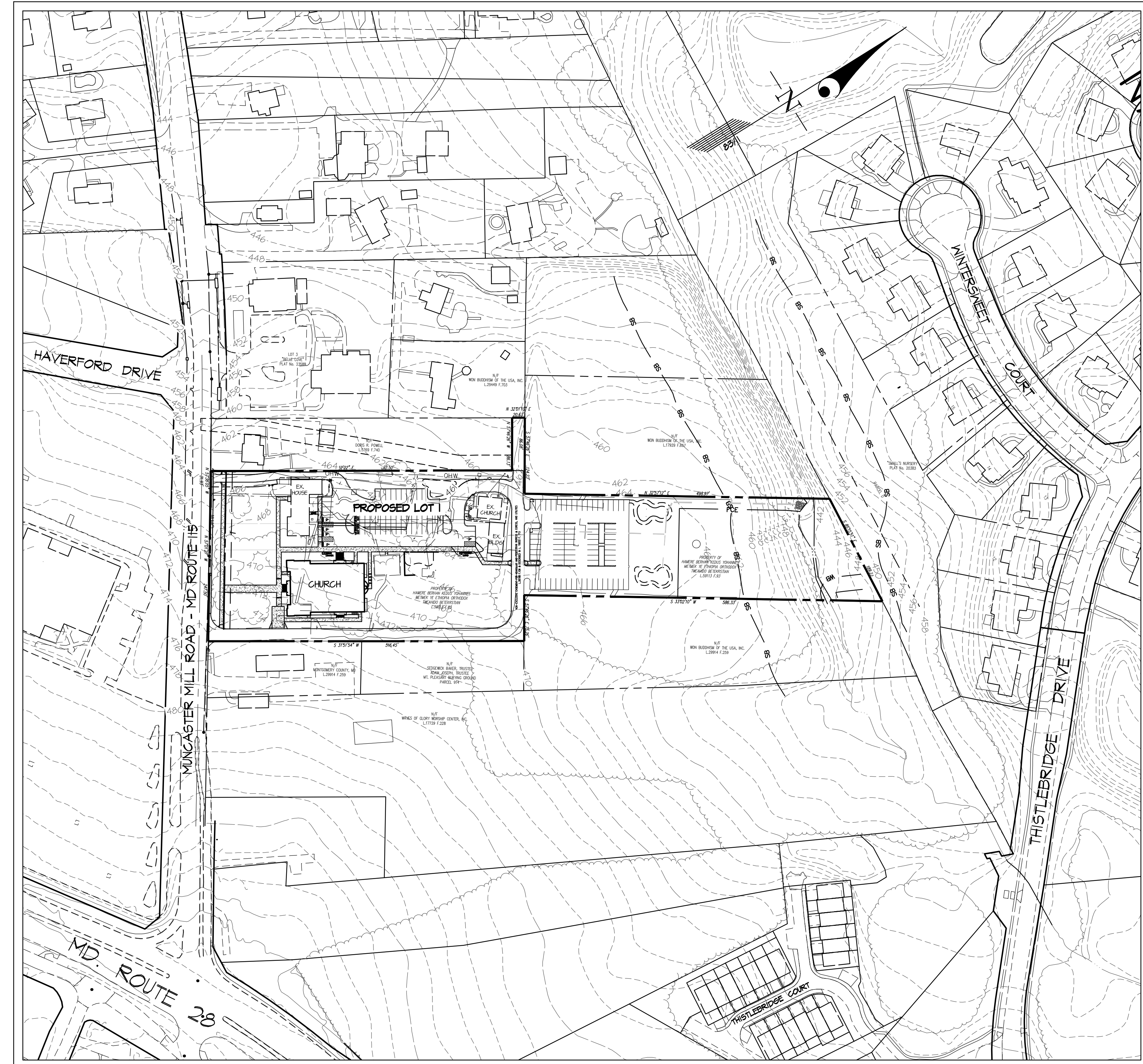
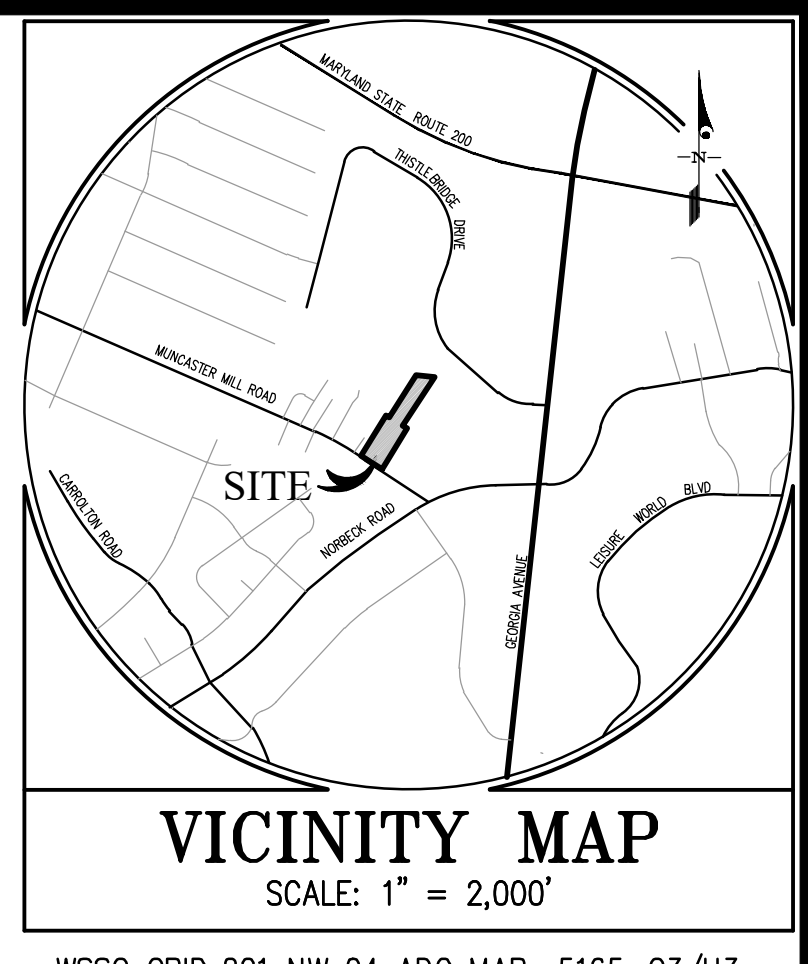


# PRELIMINARY PLAN

## HBKY Metmiq Ethiopian Orthodox Tewahedo Church

### PRELIMINARY PLAN NO. 120230080



**GENERAL NOTES**

1. OWNER: HAMERE BIRHAN KIDUS YOHANNES METMIQ  
ETHIOPIAN ORTHODOX CHURCH  
4115 MUNCASTER MILL ROAD  
ROCKVILLE, MD. 20771
2. SITE ADDRESS: 4115 MUNCASTER MILL ROAD  
ROCKVILLE, MD 20771
3. TAX ID:  
PARCEL P867 08-00710950  
PARCEL P866 08-00723951  
PARCEL P805 08-02689613  
PARCEL P805 08-00721245
4. WATERSHED: UPPER ROCK CREEK  
WATERSHED USE CLASS: IWN/4P
5. BOUNDARY SURVEY BY: DULEY & ASSOCIATES, DATED 2012.
6. TOPOGRAPHY: MONTGOMERY COUNTY GIS, 4 GLN 2022
7. WETLAND/STREAM DELINEATION: AMERICAN LAND CONCEPTS, 10/06/2021
8. WATER AND SEWER SERVICE CATEGORY: W-15-1
9. THERE IS NO FLOODPLAIN ON SITE.
10. NRI/FSD BY: GLW - NRI FSD NO. 420221100, APPROVED: 03/25/2022
11. STORMWATER CONCEPT BY: GUTSCHICK LITTLE AND WEBER, SHM CONCEPT NO. 284121, APPROVED.
12. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON SITE.
13. THE PROPERTY IS NOT LISTED ON THE LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES.
14. THIS SITE IS NOT LOCATED IN A SPECIAL PROTECTION AREA.
15. THE SITE IS LOCATED WITHIN THE PLANNING BOUNDARIES OF THE 2005 OLNEY MASTER PLAN.
16. MNCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.
17. STREET TREES AND STREET LIGHTS WILL BE REVIEWED AND APPROVED BY MDCPS-RON SECTION AT THE TIME OF ROW PERMIT.
18. ALL ITEMS IN SWM FACILITIES WILL BE REVIEWED, APPROVED AND INSPECTED BY DPS WATER RESOURCE SECTION.
19. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MNCPPC INSPECTION STAFF BEFORE ANY DEMO, CLEARING, OR GRADING OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCPPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MNCPPC STAFF, PLEASE CONTACT JOSH KATY AT 301-445-4122.

**SITE DATA**

Existing Site Area.....	5.41 Ac.
P. 867.....	0.97 Ac.
P. 866.....	0.44 Ac.
P. 915.....	1.41 Ac.
P. 805.....	2.01 Ac.
Right of Way Parcel.....	0.15 Ac.
Existing Zoning.....	RE-1 (Residential Estate)
Existing Use.....	Residential & Religious Assembly
Existing Density.....	12,600 SF Church & 1 Dwelling Unit
Existing Parsonage.....	1 Dwelling Unit
Existing Sanctuary.....	1,260 SF
Existing Church Building.....	1,340 SF
Proposed Site Area - Lot 1.....	5.26 Ac.
Proposed Use.....	Residential & Religious Assembly
Proposed Density.....	12,200 SF Church & 1 Dwelling Unit
Existing Parsonage.....	1 Dwelling Unit
Existing Church.....	1,260 SF
Existing Building.....	1,340 SF
Proposed Church.....	20,000 SF
Sanctuary Level.....	10,000 SF (450 Seats)
Basement Level.....	10,000 SF

**DEVELOPMENT STANDARDS RE-1 ZONE**

	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	40,000 SF	121,046 SF (Lot 1-2.78 Ac)
LOT WIDTH AT FRONT BUILDING LINE	125'	258'
LOT WIDTH AT FRONT LOT LINE	25'	258'
LOT COVERAGE	15%	8.2 %
<b>PRINCIPAL BUILDING SETBACKS</b>		
FRONT	50' min.	50' min.
SIDE	17 min./25' total	17 min./25' total
REAR	35' min.	35' min.
<b>ACCESSORY SETBACKS</b>		
FRONT	80' MIN.	80' min.
SIDE	15' MIN.	15' min.
REAR	10'	10' min.
<b>MAXIMUM HEIGHT</b>		
PRINCIPAL BUILDING	50' max	50' max.
ACCESSORY STRUCTURE	50' max	50' max.
<b>PARKING CALCULATIONS</b>		
1 SPACE REQUIRED PER 4 SEATS (450 Seats X .25 = 113 Spaces)	113 Spaces	124 Spaces
5 HC SPACES REQUIRED (FOR 101-150 TOTAL SPACES)	5 Spaces	5 Spaces
1 ELECTRIC CAR CHARGING SPACE REQUIRED (FOR 100 SPACES OR MORE)	1 Space	1 Space
1 CAR SHARE SPACE REQUIRED (FOR 50-144 SPACES)	1 Space	1 Space
3 MOTORCYCLE SPACES REQUIRED (2% OF TOTAL VEHICLE SPACES)	3 Spaces	4 Spaces
1 BICYCLE SPACE REQUIRED (0.5 FOR EVERY 10,000 SF GFA)	1 Space	1 Space

**AREA MAP**  
SCALE: 1" = 100'

**SHEET INDEX**

SHEET No.	TITLE
1	COVER SHEET
2	APPROVAL SHEET
3	PRELIMINARY PLAN

**PROFESSIONAL CERTIFICATION**

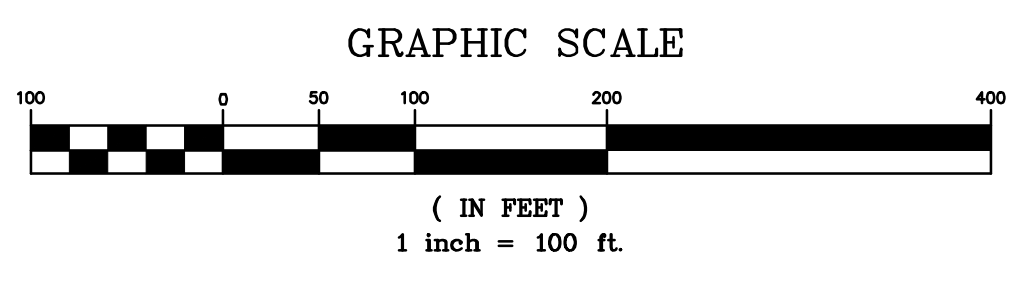
I hereby certify that to the best of my knowledge, information and the belief that the plan shown hereon is true and correct; has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland; and the boundary has been field surveyed. I hereby certify that these plans were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

License No.: 29114  
Expiration Date: January 20, 2024

Date: \_\_\_\_\_  
Tim Longfellow  
Professional Engineer  
Gutschick, Little & Weber, P.A.

MNCPPC PRELIMINARY PLAN No. 120230080

DESIGNED BY	CHKD BY	DATE	REVISION	BY	APPR.
HKJ					
HKJ					
TML					



PREPARED FOR: Hamere Birhan Kidus Yohannes Metmiq Ethiopian Orthodox Tewahedo Church 4115 MUNCASTER MILL ROAD ROCKVILLE, MD. 20853 ATTN.: MR. GIZACHEW TIRUNEH PH: 301-924-4259	SCALE: 1"=100'	ZONING: RE-1
DATE: FEB. 2022	TAX MAP - GRID: HS-342	

**COVER SHEET**

**HBKY Metmiq Ethiopian Orthodox Tewahedo Church**  
4115 MUNCASTER MILL ROAD  
PARCELS P. 915, P. 867, P. 868, P. 805  
& A MAJORITY OF PRIVATE RIGHT-OF-WAY

OLNEY ELECTION DISTRICT No. 8  
MONTGOMERY COUNTY, MARYLAND