

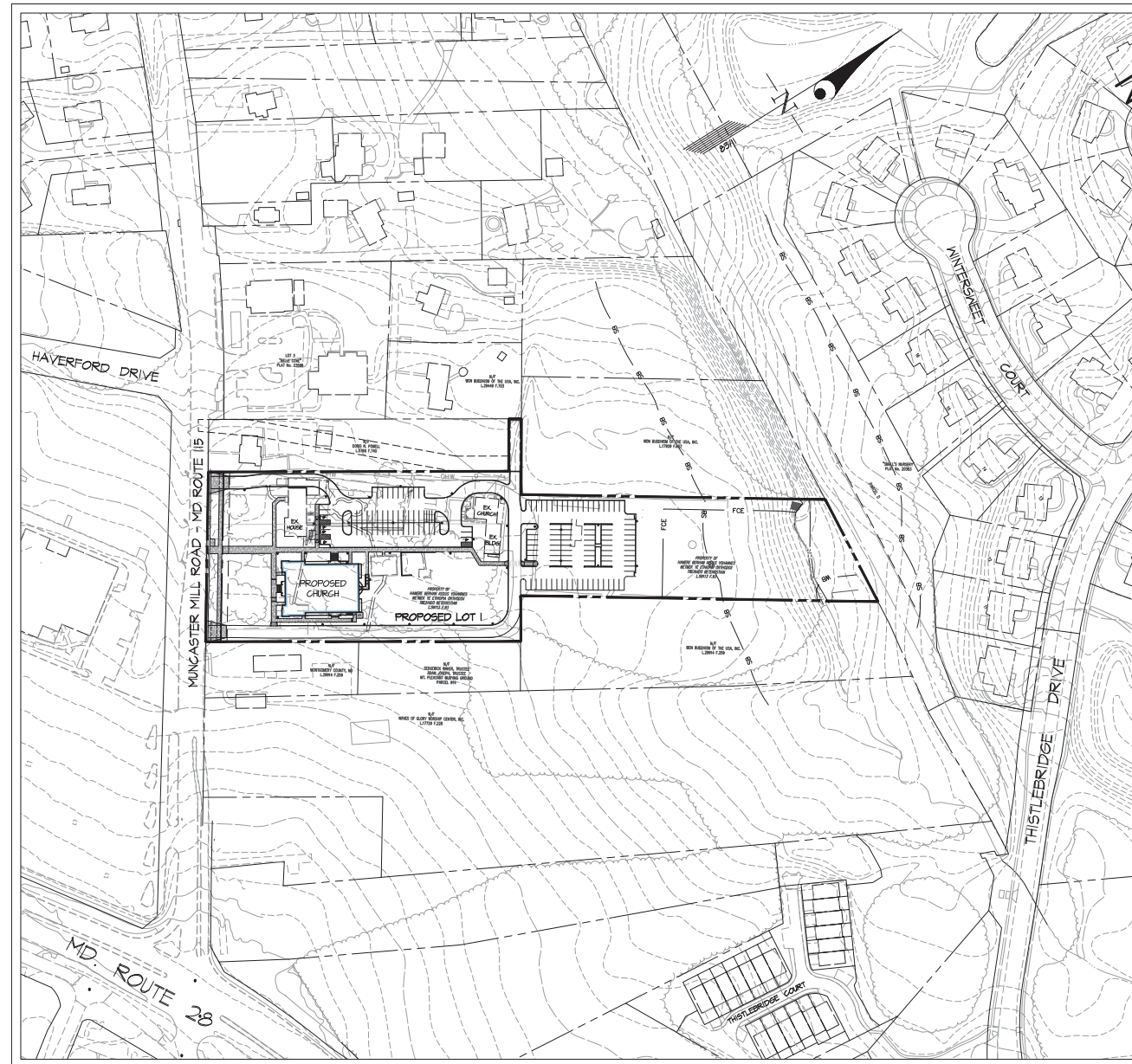
PRELIMINARY PLAN No. 120230080

HBKY Metmiq Ethiopian Orthodox Tewahedo Church



VICINITY MAP
SCALE: 1" = 2,000'

WSSC GRID: 221 NW 04 ADC MAP: 5165-03/H3



AREA MAP
SCALE: 1" = 100'

SHEET INDEX

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GENERAL NOTES

- OWNER: HAMERE BIRHAN KIDUS YOHANNES METMIQ ETHIOPIAN ORTHODOX CHURCH 4115 MUNCASTER MILL ROAD ROCKVILLE MD, 21111
- SITE ADDRESS: 4115 MUNCASTER MILL ROAD ROCKVILLE, MD 21111
- TAX ID: PARCEL P915 08-0010550 PARCEL P867 08-0012397 PARCEL P868 08-0268463 PARCEL P905 08-00121245
- WATERSHED: UPPER ROCK CREEK WATERSHED USE CLASS: IV/V-P
- BOUNDARY SURVEY BY: DILEY & ASSOCIATES, DATED 2012.
- TOPOGRAPHY: MONTGOMERY COUNTY GIS, 4 GLN 2022
- WETLAND/ STREAM DELINEATION: AMERICAN LAND CONCEPTS, 10/06/2021
- WATER AND SEWER SERVICE CATEGORY: W-1/S-1
- THERE IS NO FLOODPLAIN ON SITE.
- NR/PSD BY: GLN - NRI FSD NO.42022100, APPROVED:03/25/2022
- STORMWATER CONCEPT BY: GUTSCHICK, LITTLE AND WEBER, SWM CONCEPT NO.229121, APPROVED.
- THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON SITE.
- THE PROPERTY IS NOT LISTED ON THE LOGICAL ATLAS AND INDEX OF HISTORIC SITES.
- THIS SITE IS NOT LOCATED IN A SPECIAL PROTECTION AREA.
- THE SITE IS LOCATED WITHIN THE PLANNING BOUNDARIES OF THE 2005 OLNEY MASTER PLAN.
- MNCFPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.
- STREET TREES AND STREET LIGHTS WILL BE REVIEWED AND APPROVED BY MDOTTS-BOW SECTION AT THE TIME OF ROW PERMIT.
- ALL ITEMS IN SWM FACILITIES WILL BE REVIEWED, APPROVED AND INSPECTED BY DPS WATER RESOURCE SECTION.
- AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MNCFPC INSPECTION STAFF BEFORE ANY DEMO, CLEARING, OR GRADING OCCURS ON-SITE. THE OWNER OR HIS DESIGNER WHO HAS SIGNATURE AUTHORITY, AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCFPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MNCFPC STAFF, PLEASE CONTACT JOSH KAYE AT 301-465-4122.

SITE DATA

Existing Site Area:	5.41 Ac.
P. 867	0.91 Ac.
P. 868	0.44 Ac.
P. 915	1.41 Ac.
P. 905	2.01 Ac.
Right of Way Parcel:	0.41 Ac.
Existing Zoning:	RE-1 (Residential Estate)
Existing Use:	Residential & Religious Assembly
Existing Density:	±2,600 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:	5.25 Ac.
Proposed Use:	Residential & Religious Assembly
Proposed Density:	+22,600 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

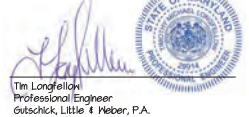
DEVELOPMENT STANDARDS RE-1 ZONE

	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	40,000 SF	228,740 SF (Lot 1-5.25 Ac)
LOT WIDTH AT FRONT BUILDING LINE	25'	125'
LOT WIDTH AT FRONT LOT LINE	25'	258'
LOT COVERAGE	15%	8.2%
PRINCIPAL BUILDING SETBACKS		
FRONT	50' min.	50' min.
SIDE	17' min./ 35' total	17' min./ 35' total
REAR	35' min.	35' min.
ACCESSORY SETBACKS		
FRONT	80' min.	80' min.
SIDE	15' min.	15' min.
REAR	10' min.	10' min.
MAXIMUM HEIGHT		
PRINCIPAL BUILDING	50' max.	50' max.
ACCESSORY STRUCTURE	50' max.	50' max.
PARKING CALCULATIONS		
1 SPACE REQUIRED PER 4 SEATS (450 SEATS X 25 = 113 SPACES)	113 SPACES	142 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
12 BICYCLE SPACE REQUIRED (Short Term) (1 per 2,000 SF GFA)	12 SPACES	12 SPACES
2 BICYCLE SPACE REQUIRED (Long Term) (1% of Short Term)	2 SPACES	2 SPACES

PROFESSIONAL CERTIFICATION

I hereby certify that to the best of my knowledge, information and belief that the plan shown herein 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. 24914
Expiration Date: January 20, 2024
8/15/2023
Date



MNCFPC PRELIMINARY PLAN No. 120230080

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

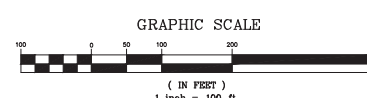
G. L. W. FILE No.
20151

SHEET
1 OF 5

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3900 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20869 | GLW.PA.COM
PHONE: 301-471-4034 | FAX: 301-471-4035 | EMAIL: SALES@GLW.COM

REVISION	DATE	BY	APPR.



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'
DATE: AUG. 2023

ZONING: RE-1
TAX MAP - GRID: HS-342

OLNEY ELECTION DISTRICT No. 8
MONTGOMERY COUNTY, MARYLAND