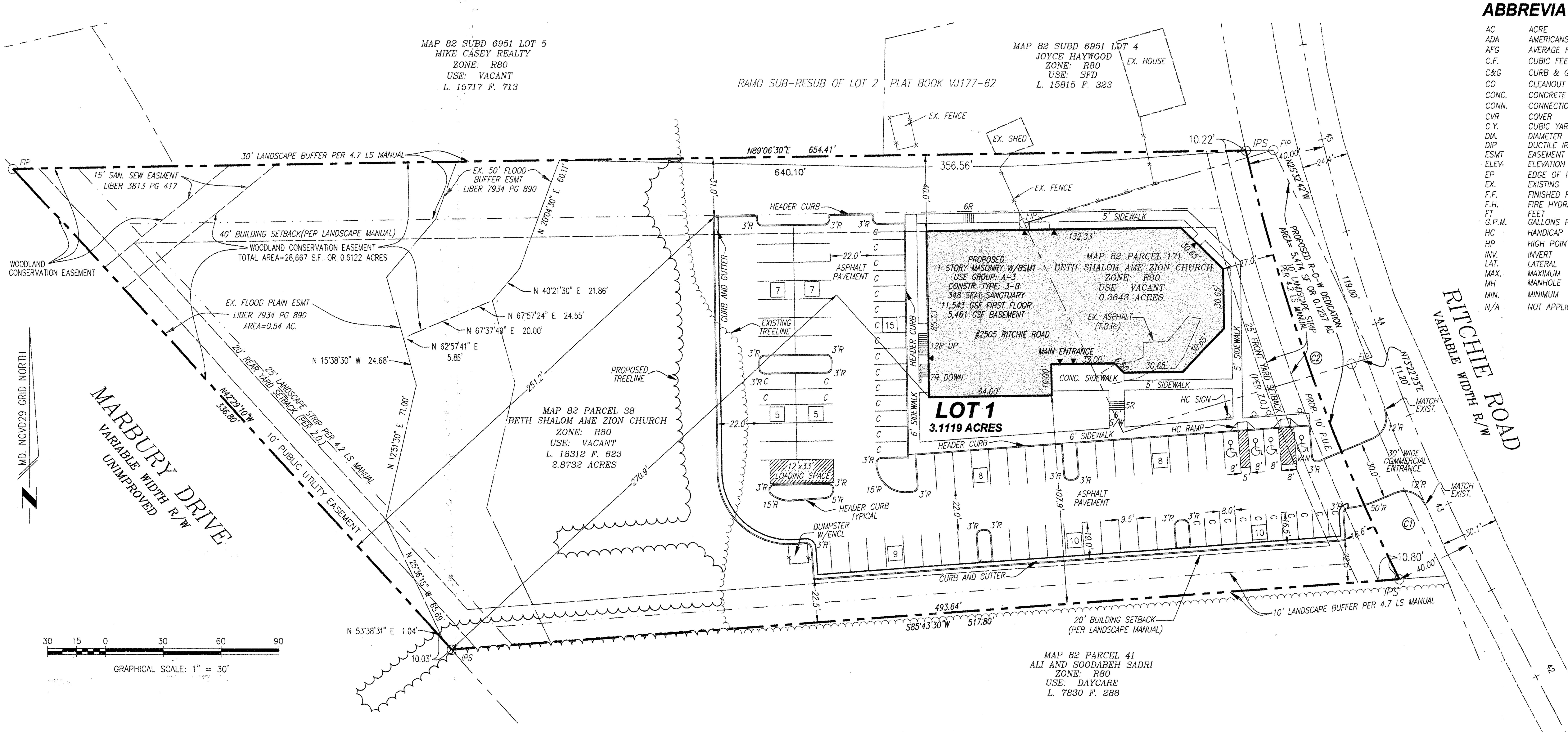

ABBREVIATIONS

AC	ACRE	N.T.S.	NOT TO SCALE
ADA	AMERICANS WITH DISABILITES ACT	O.C.	ON CENTER
AFG	AVERAGE FINISHED GRADE	O.D.	OUTER DIAMETER
C.F.	CUBIC FEET	PROP.	PROPOSED
C&G	CURB & GUTTER	PSI	POUNDS PER SQUARE INCH
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE
CONC.	CONCRETE	R	RADIUS
CONN.	CONNECTION	RCP	REINFORCED CONCRETE PIPE
CVR	COVER	RET.	RETAINING
C.Y.	CUBIC YARDS	R/W	RIGHT OF WAY
DIA.	DIAMETER	SAN	SANITARY
DIP	DUCTILE IRON PIPE	SEW	SEWER
ESMT	EASEMENT	SF	SQUARE FEET
ELEV.	ELEVATION	SIAM.	SIAMESE
EP	EDGE OF PAVEMENT	S/W	SIDEWALK
EX.	EXISTING	STM	STORM
F.F.	FINISHED FLOOR	SVC.	SERVICE
F.H.	FIRE HYDRANT	T.B.R.	TO BE REMOVED
FT	FEET	TC	TOP OF CURB
G.P.M.	GALLONS PER MINUTE	TRANS.	TRANSFORMER
HC	HANDICAP	TW	TOP OF WALL
HP	HIGH POINT	TYP.	TYPICAL
INV.	INVERT	VAR.	VARIABLE
LAT.	LATERAL	WV	WATER VALVE
MAX.	MAXIMUM	W/M	WATER MAIN
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
MIN.	MINIMUM	XING	CROSSING
N/A	NOT APPLICABLE	Z.O.	ZONING ORDINANCE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT LINE	
	EDGE PAVEMENT	
	CENTERLINE	
	FENCE LINE	
	GAS LINE	
EX. 8" W/M	WATER MAIN	PROP. 8" W/M
	BUILDINGS	
	RETAINING WALL	
EX. CONC. S/W	SIDEWALK	PROP. CONC. S/W
EX. C&G	CURB & GUTTER	CG-6 TRANS CG-6R
8" SAN.	SANITARY SEWER	8" SAN
	STORM SEWER	15" RCP
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC LINE	UE
OT	OVERHEAD TELEPHONE LINE	OT
UT	UNDERGROUND TELEPHONE LINE	UT
	TREE LINE	
T.B.R. SAVE 30" OAK	TREES	
	CONTOUR LINE	92
+98.5	SPOT ELEVATION	+98.5
92	LIMITS OF CLEARING & GRADING	LCG

ZONING NOTES

1. THIS PLAN PROPOSES FOR APPROVAL IN THE R80 ZONE CONSTRUCTION OF AN 11,543 SF CHURCH WITH 5,461 SF BASEMENT AND WITH 348 SEATS IN THE PROPOSED SANCTUARY. THIS CONSTRUCTION WILL ALSO INCLUDE ALL THE ASSOCIATED PARKING, SIDEWALKS, UTILITIES, AND LANDSCAPING IN ACCORDANCE WITH APPLICABLE COUNTY, STATE, AND FEDERAL REQUIREMENTS.
2. THE PROPERTY DELINEATED HEREON IS LOCATED ON RITCHIE 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% 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
8. MINIMUM YARD SETBACK REQUIREMENTS
   FRONT YARD: 25 FT. MIN. [PER R80 ZONE]
   PROPOSED FRONT SETBACK= 27 FT.
   SIDE YARD: 10 FT. MIN. (PER R80 ZONE)
   40 FT. MIN. [NORTH, PER 4.7 LANDSCAPE MANUAL]
   20 FT. MIN. [SOUTH, PER 4.7 LANDSCAPE MANUAL]
   PROPOSED SIDE SETBACK= 107.9 FT. [SOUTH LOT LINE]
   PROPOSED SIDE SETBACK= 40 FT. [NORTH LOT LINE]
   REAR YARD: 20 FT. MIN. [PER R80 ZONE]
   PROPOSED REAR SETBACK= 270.9 FT.
9. SCREENING AND TREES:
   1. BUFFER YARD TYPE 'C', 30' WIDTH, IS PROVIDED ALONG NORTH LOT LINE. [PER 4.7 LANDSCAPE MANUAL].
      BUFFER YARD TYPE 'A', 10' WIDTH, IS PROVIDED ALONG SOUTH 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 Z.O.)
    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 SPACES PROVIDED= 3 SPACES
    PROPOSED HC VAN SPACES PROVIDED= 1 SPACES
    PROPOSED TOTAL SPACES PROVIDED= 88 SPACES
    REQUIRED LOADING SPACES= 1 SPACE
    PROPOSED LOADING SPACES PROVIDED= 1 SPACE
11. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. THE PROPOSED CHURCH WILL USE NEW SERVICES.
13. GROSS FLOOR AREA:
    PROPOSED CHURCH= 11,543 S.F.
    PROPOSED BASEMENT= 5,461 S.F.
14. FLOOR AREA RATIO:
    PERMITTED F.A.R.= N/A
15. TOPOGRAPHY DELINEATED HEREON IS BASED ON A FIELD SURVEY BY WILLIAMS ENTERPRISES, INC. DATED, SEPTEMBER, 2004 AND EXISTING RECORDS. CONTOURS ARE AT A 2 FOOT CONTOUR INTERVAL. THE BOUNDARY SURVEY IS BASED ON FIELD LOCATIONS AND EXISTING RECORDS.
16. THIS SITE IS LOCATED IN FLOOD ZONE 'C' (AREAS OF MINIMAL FLOODING) AS SHOWN ON F.I.R.M. MAP NO. 245208 0060c, DATED JUNE 18, 1987.
17. THERE ARE NO NON-TIDAL WETLANDS LOCATED ON-SITE.
18. THERE ARE NO VISIBLE GRAVESITES OR BURIAL GROUNDS LOCATED ON THIS PROPERTY.
19. THERE ARE NO HIGHLY ERODIBLE OR HYDRIC SOILS LOCATED WITHIN THE DEVELOPMENT AREA.
20. THIS SITE IS NOT LOCATED WITHIN A HISTORIC OVERLAY DISTRICT.
21. THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA.
23. THIS SITE IS NOT LOCATED WITHIN A AIRPORT NOISE IMPACT OVERLAY DISTRICT.
24. THIS SITE IS NOT LOCATED WITHIN A SIGN CONTROL OVERLAY DISTRICT.
25. THIS SITE IS NOT LOCATED WITHIN A CHESAPEAKE BAY CRITICAL AREA OVERLAY ZONE.
26. THIS SITE IS NOT LOCATED WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT.
27. THIS SITE IS LOCATED WITHIN A NATURAL RESERVE AREA (100 YR FLOOD PLAIN) PER PRINCE GEORGE'S COUNTY MASTER PLAN.
28. THIS SITE IS NOT LOCATED WITHIN A TRANSIT DISTRICT OVERLAY ZONE.
29. THIS SITE IS NOT LOCATED WITHIN A DEVELOPMENT DISTRICT OVERLAY ZONE.
30. THIS SITE IS LOCATED WITHIN THE SUITLAND-DISTRICT HEIGHTS & VICINITY, PLANNING AREA 75A, OF THE PRINCE GEORGE'S COUNTY MASTER PLAN.
31. RITCHIE ROAD IS CLASSIFIED AS A PROPOSED COLLECTOR ROAD PER PRINCE GEORGE'S COUNTY MASTER PLAN.
32. NO TITLE REPORT FURNISHED. PROPERTY IS SUBJECT TO ENCUMBRANCES OF RECORD.
33. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS/TOXIC SUBSTANCES OR WASTE AND/OR PETROLEUM PRODUCTS TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON-SITE.
34. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HABITATS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES IN NEED OF CONSERVATION ON OR ADJACENT TO THE SITE.

AREA TABLE

PARCEL 38=	125,163 S.F. OR 2.8733 AC.
PARCEL 171=	15,871 S.F. OR 0.3643 AC.
R-O-W DEDICATION=	-5,474 S.F. OR 0.1257 AC.
NET LOT AREA=	135,560 S.F. OR 3.1119 AC.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	120.02'	1118.00'	6°09'03"	60.07'	119.96'	N24°04'09"E
C2	236.13'	995.00'	13°35'51"	118.62'	235.58'	S19°46'02"E

The Maryland-National Capital Park and Planning Commission
APPROVED RZL 5-6-08
PERMIT # 45053-2006G
ok for Rough Grading only for a 348 seat church. Off-site grading subject to BEA approval.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY 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 EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

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

REVISION #, APPROVAL OR	DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE

REVISIONS:

WARDER
Your Church Builder
Phone: (301) 868-5900
Toll Free: (800) 732-7266
Fax: (301) 868-8740
www.wardergroup.com

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

DATE: APRIL 2008
SCALE: 1"=30'
DRAWING NAME: 19D09-GP-REV5

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

SHEET 1 OF 1
FILE No. MDPG-19D09-01