ZONING NOTES

1. THIS PLAN PROPOSES FOR APPROVAL IN THE R80 ZONE CONSTRUCTION OF AN 11,000 SF CHURCH WITH 384 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 PARCEL 38, AND IS ZONED R80.
3. AREA TABULATION
   MINIMUM NET LOT AREA REQUIRED= 9,500 S.F. OR 0.218 AC. (PER R80 ZONE)
   MAXIMUM LOT COVERAGE= 60%~~50%~~ NET LOT AREA (PER R80 ZONE) other allowed uses
   MINIMUM GREEN AREA REQUIRED= N/A (PER R80 ZONE)
   TOTAL LOT AREA= 125,163 S.F. OR 2.87 AC.
   LOT AREA WITHIN 100 YEAR FLOOD PLAIN= 23,420 S.F. OR 0.54 AC.
   NET LOT AREA= 101,743 S.F. OR 2.34 AC. ✓
   TOTAL ON-SITE IMPERVIOUS AREA= 51,200 S.F. OR 1.18 AC.
   PROPOSED TOTAL LOT COVERAGE= (51,200/101,743)(100%)= 50%=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)
   EXISTING LOT WIDTH AT FRONT BUILDING LINE= 110 FT.
   EXISTING LOT WIDTH AT FRONT STREET LINE= 120 FT. ✓
5. PROPOSED USE: PLACE OF WORSHIP
6. BUILDING HEIGHT
   MAXIMUM ALLOWABLE BUILDING HEIGHT= 40 FT. ✓ (PER R80 ZONE)
   PROPOSED CHURCH= 24 FT. ✓
8. MINIMUM YARD SETBACK REQUIREMENTS
   FRONT YARD: 25 FT. MIN. [PER R80 ZONE]
   PROPOSED FRONT SETBACK= 140 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= 10 FT. [EAST LOT LINE]
   PROPOSED SIDE SETBACK= 114 FT. [SOUTH LOT LINE]
   PROPOSED SIDE SETBACK= 40 FT. [NORTH LOT LINE]
   REAR YARD: 20 FT. MIN. [PER R80 ZONE]
   PROPOSED REAR SETBACK= 194 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= 384 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/8 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.
12. SITE IMPERVIOUS COVER:
    EX. SITE AREA= 125,163 S.F. OR 2.87 AC.
    EX. IMPERVIOUS AREA= 0 S.F. OR 0 AC.
    EX. PERVIOUS AREA= 125,163 S.F. OR 2.87 AC.
    PROP. IMPERVIOUS AREA= 51,200 S.F. OR 1.18 AC. (41%)
    PROP. PERVIOUS AREA= 79,963 S.F. OR 1.70 AC. (59%)
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.

ZONING NOTES

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.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST PRINCE GEORGE'S COUNTY STANDARDS AND SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT COUNTY ORDINANCES.
2. THE PERMITTEE SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING THE COUNTY OR MDOT RIGHT-OF-WAY, AND IT IS THE PERMITTEE'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR ALLAY DUST AND TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE KEPT CLEAN AND DUST FREE AT ALL TIMES.
3. ALL LAND, ON OR OFF-SITE, WHICH IS DISTURBED BY THIS DEVELOPMENT, AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION.
4. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
5. CONTROLLED FILLS:
   A. CONTROLLED COMPACTION SHALL OCCUR IN ALL FILL SECTIONS FOR PAVEMENT, TRENCHES FOR UTILITIES, AND IN ANY AREA OTHERWISE DESIGNATED ON THE DRAWINGS.
   B. CONTROLLED FILLS MUST BE COMPACTED TO 95% DENSITY AS DETERMINED BY MDOT METHODS. DENSITY MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER.
   C. CONTROLLED FILLS SHALL BE COMPACTED IN 8 INCH LIFTS (LOOSE THICKNESS) TO THE SPECIFIED DENSITY, BEGINNING FROM THE EXISTING GROUND SURFACE, UNLESS OTHERWISE APPROVED IN WRITING BY A QUALIFIED SOILS ENGINEER.
   D. THE SURFACE AREA DIRECTLY BENEATH AREAS TO RECEIVE CONTROLLED FILLS OF LESS THAN 5.0' IN DEPTH IS TO BE DENUDED OF ALL VEGETATION AND SCARIFIED AND COMPACTED TO A DEPTH OF 6 INCHES TO THE SAME DENSITY AS THE CONTROLLED FILL TO BE PLACED THEREON.
6. ALL EXISTING UTILITIES TO BE RELOCATED SHALL BE AT THE DEVELOPER'S EXPENSE, INCLUDING ALL UTILITY POLES. POLES TO BE RELOCATED PRIOR TO CONSTRUCTION.
7. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WITHIN OR CONTIGUOUS TO EXISTING R-O-W. WHICH OCCURS AS A RESULT OF THIS CONSTRUCTION PROJECT.
8. ALL UTILITIES WHICH WILL BE PLACED IN EXISTING STREETS ARE TO BE BORED OR JACKED.
9. ANY RETAINING WALLS GREATER THAN 24" IN HEIGHT REQUIRE A SEPARATE REVIEW AND PERMIT.
10. ANY SCREEN WALLS OR FENCES GREATER THAN 48" IN HEIGHT REQUIRE A SEPARATE REVIEW AND PERMIT.
11. ANY FENCES WITHIN REQUIRED YARDS CANNOT BE GREATER THAN 6 FEET HIGH.
12. CONTRACTOR IS RESPONSIBLE FOR CONTACTING PRINCE GEORGE'S COUNTY 24 HOURS PRIOR TO THE START OF ALL CONSTRUCTION IN ACCORDANCE TO ALL PERMITS ISSUED.

CONTRACTOR'S NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO AND/OR DURING CONSTRUCTION AND TO NOTIFY WILLIAMS ENTERPRISES, INC. (540) 286-3710 IMMEDIATELY IF NOT IN CONFORMANCE WITH THE APPROVED PLAN. FURTHER, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY WILLIAMS ENTERPRISES, INC. IF A FIELD DESIGN PROBLEM OCCURS.
2. CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT (800) 257-7777, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION FOR THE MARKING OF EXISTING UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL IDENTIFIED TREES AND SHALL COORDINATE TREE PRESERVATION WITH THE OWNER PRIOR TO ANY CONSTRUCTION.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE WORK IN SUCH A MANNER TO PREVENT THE WASHING OF ANY TOPSOIL, SILT, OR DEBRIS ONTO ADJACENT PROPERTIES.
5. MAXIMUM SLOPES SHALL BE NOT GREATER THAN THREE (3) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL. SLOPES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE NOT GREATER THAN TWO (2) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL, OR AS SPECIFIED IN THE COUNTY ROAD ORDINANCE.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY AND ALL SEDIMENT CONTROL DEVICES THAT ARE REQUIRED BY THIS OR OTHER APPROVED PLANS.
7. THE CONTRACTOR SHALL CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION AT (301) 974-2641. CERTIFIED COMPACTION TESTS ARE REQUIRED FOR ALL TRENCH/FILL WORK ON-SITE IN ACCORDANCE WITH THE CURRENT PRINCE GEORGE'S COUNTY GRADING AND SEDIMENT CONTROL ORDINANCE. COUNTY INSPECTORS SHALL HAVE DAILY ACCESS TO SOILS TEST DATA.

WATERMAIN CONSTRUCTION NOTES

1. ALL WATERMAIN CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND PLANS OF WSSC.
2. NO WATERMAIN VALVES ARE TO BE CLOSED PRIOR TO NOTIFICATION OF WSSC.
3. THE DEVELOPER SHALL REQUEST INSPECTION BY THE PUBLIC WATER SUPPLY AGENCY THREE (3) DAYS PRIOR TO COMMENCING CONSTRUCTION OF ANY WATERMAIN.
4. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY RELOCATION OR REMOVAL OF WATER MAINS AND APPURTENANCE DUE TO THE DEVELOPMENT OF THIS PROPERTY.

GENERAL NOTES FOR TRANSPORTATION INSPECTION AND ACCEPTANCE

A. ALL CONSTRUCTION WORK OR IMPROVEMENTS HEREIN SHALL BE SUBJECT TO INSPECTION DURING AND UPON COMPLETION OF CONSTRUCTION BY THE HIGHWAY ENGINEER OR HIS/HER DESIGNATED REPRESENTATIVE. THE COUNTY HIGHWAY ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY WORK IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. BEFORE AND DURING PLACEMENT OF ENTRY PAVING SUBASE.
2. BEFORE AND DURING PLACEMENT OF ENTRY PAVING BASE MATERIAL.
3. BEFORE AND DURING PLACEMENT OF ENTRY PAVING SURFACE.
4. AS DRAINAGE WORK PROGRESSES.

B. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO ARRANGE FOR INSPECTION OF STREETS AND ENTRANCES BY THE COUNTY HIGHWAY ENGINEER. THE COUNTY MAY REQUIRE THAT ANY WORK DONE WITHOUT AN INSPECTION BE REMOVED AND REDONE AT THE DEVELOPER'S EXPENSE.

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	
G	GAS LINE	G
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
(A) 8" SAN.	SANITARY SEWER	(A) 8" SAN
(3) (4)	STORM SEWER	(3) 15" RCP (4)
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	
92	CONTOUR LINE	92
+98.5	SPOT ELEVATION	+98.5
	LIMITS OF CLEARING & GRADING	LCG

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.

The Maryland-National Capital Park and Planning Commission
APPROVED BEZ 5-6-08
PERMIT # 45052-2006-G
ok for Rough Grading only for 348 seats church. Off-site grading subject to DER approval.

M.N.C.P.P.C. APPROVALS

PROJECT NAME:
PROJECT NUMBER:

APPROVAL OR REVISION #	APPROVAL 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
weinc@hughes.net

STATE OF MARYLAND ROBERT ... WILLIAMS, JR. No. 26031 REGISTERED PROFESSIONAL ENGINEER 10/24/06

DATE: SEPT, 2006
SCALE: N/A
DRAWING NAME: 19D09-NT

SITE NOTES

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

SHEET 2 OF 8

FILE No. MDPG-19D09-01