

### Legend

	EXISTING Paving		PROPOSED Paving
	EXISTING Curb & Gutter		PROPOSED Curb & Gutter
	EXISTING Sign		PROPOSED Sign
	EXISTING Utility Pole		PROPOSED Utility Pole
	EXISTING Lamp Post		PROPOSED Lamp Post
	EXISTING Post or Bollard		PROPOSED Post or Bollard
	EXISTING Tree		PROPOSED Tree
	EXISTING Electric		PROPOSED Electric
	EXISTING Sanitary Sewer		PROPOSED Sanitary Sewer
	EXISTING Storm Drain		PROPOSED Storm Drain
	EXISTING Water Line		PROPOSED Water Line
	EXISTING Fire Hydrant		PROPOSED Fire Hydrant
	EXISTING Gas		PROPOSED Gas
	EXISTING Telephone		PROPOSED Telephone
	EXISTING Buildings		PROPOSED Buildings
	EXISTING Concrete		PROPOSED Concrete
	EXISTING Spot Elevation		PROPOSED Spot Elevation
	EXISTING Contour		PROPOSED Contour

#### SITE PLAN NOTES

- The topography is from an aerial topographic survey supplemented with field survey and available utility records.
- The boundary is from deeds and plans of record. Boundary Survey is needed for construction documents.
- This Use Permit includes a new building addition and utility upgrades. Parking rates have been modified based on current parking surveys taken during scheduled services and classroom activities.
- The site is being considered redevelopment, and therefore Stormwater Management (SWM) Quality control is being satisfied by compensatory removal of existing on-site impervious areas. SWM Quality control is proposed to be provided within the MSHA ROW of I-270 as part of a programmed and authorized joint City/State SWM retrofit project.

#### FUTURE PHASE NOTES

- The areas shown and labeled Future Phase Two is master planning purposes only. Its construction is not expected to occur sooner than ten years. The future expansion has not been fully engineered, and it is expected that some tree save measures would be required to construct the lot as shown, including techniques such as site walls, tree wells, aeration matting, selective root pruning, and fertilization.

#### SITE DATA

**SUBJECT PROPERTY:** PARCEL A ROXBORO  
**LOT AREA:** 384,199 S.F., PARCEL A = 8,820 AC.  
**ZONING CLASSIFICATION:** R-200, SUBURBAN RESIDENTIAL  
**PROPERTY ADDRESS:** 55 ADCLARE ROAD, ROCKVILLE, MD 20850  
**TAX ACCOUNT Nos.:** 04-00146066  
**PROPOSED USE:** CHURCH AND ACCESSORY USES  
**PREVIOUS USE PERMIT AND SITE PLAN REFERENCE NO.:** USE-487-70, USE -547-71, USE-449-89, USE2004-00678, USE2005-00678, STP2010-00037

#### DEVELOPMENT STANDARDS

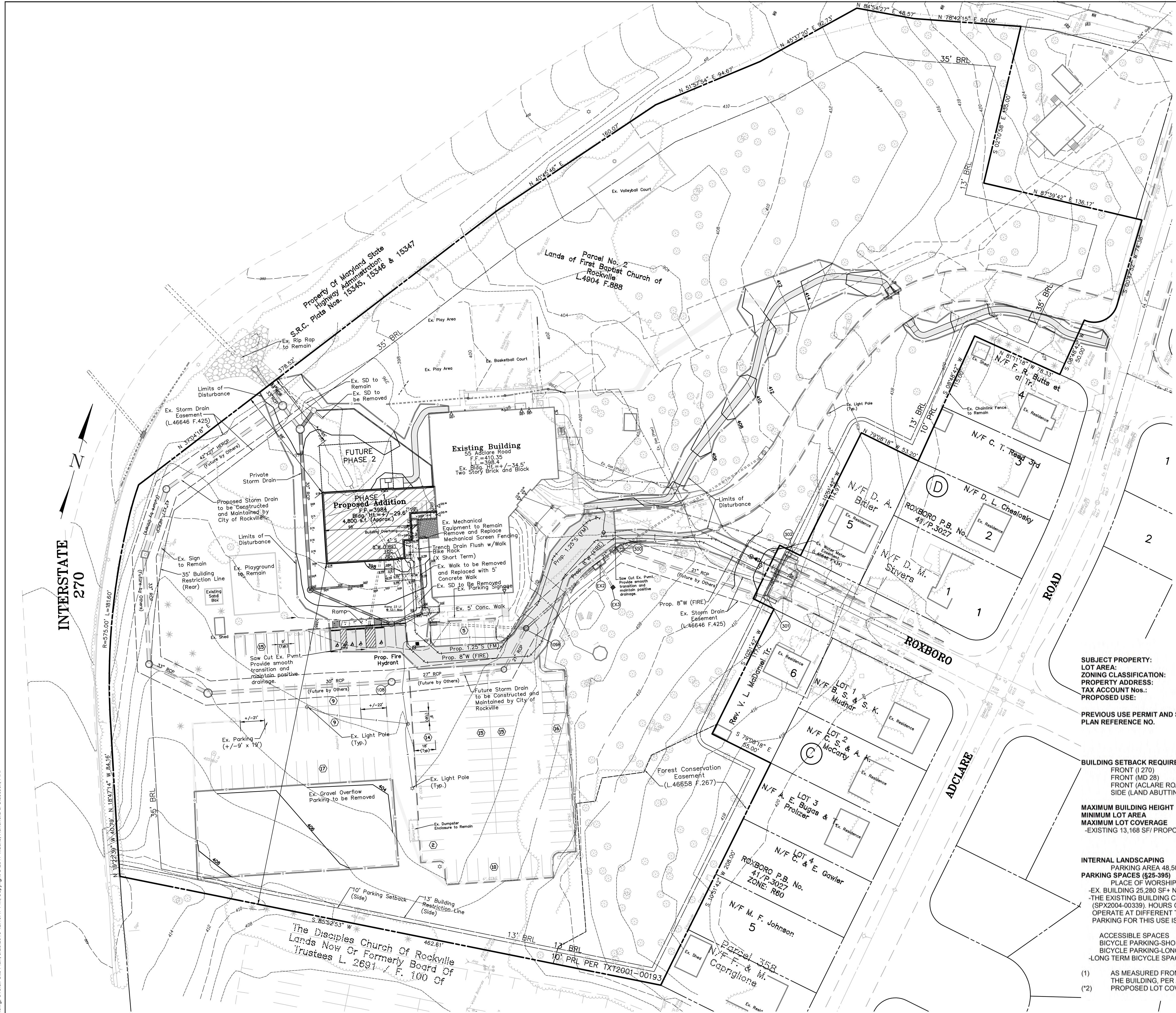
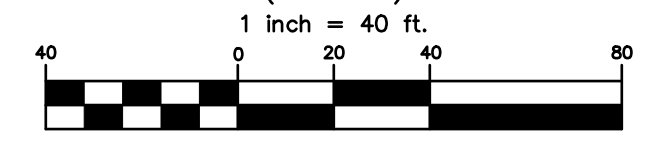
	REQUIRED/ALLOWED	PROPOSED ADDITION
<b>BUILDING SETBACK REQUIREMENTS</b>		
FRONT (I 270)	35'	+/-98'
FRONT (MD 28)	35'	N/A
FRONT (ADCLARE ROAD)	35'	N/A
SIDE (LAND ABUTTING)	13'	>285'
<b>MAXIMUM BUILDING HEIGHT</b>	40'	+/-34.5'(*1)
<b>MINIMUM LOT AREA</b>	20,000 SF	384,199 SF
<b>MAXIMUM LOT COVERAGE</b>	25% OR 100,623 SF	5% OR 17,868 SF(*2)
<b>OFF STREET PARKING AND LOADING</b>	5.0% OR 2,425 SF	6.9% OR 3,375 SF

**INTERNAL LANDSCAPING**  
 PARKING AREA 48,500 SF  
**PARKING SPACES (\$25-395)**  
 PLACE OF WORSHIP 101 SPACES 127 SPACES (TOTAL)  
 EX. BUILDING 25,280 SF + NEW ADDITION 4,800 = 30,080 SF X 1 SPACE PER 300 SF  
 \*THE EXISTING BUILDING CONTAINS A LICENSED CHILDCARE FACILITY FOR 66 CHILDREN AND 10 EMPLOYEES (SP2004-00339). HOURS OF OPERATION 7:00 AM UNTIL 6:00 PM. M.F. THE CHILDCARE CENTER AND CHURCH OPERATE AT DIFFERENT TIME PERIODS. THE MOST INTENSE USE OF PARKING IS THE CHURCH; THEREFORE PARKING FOR THIS USE IS PROVIDED.

**ACCESSIBLE SPACES**  
 BICYCLE PARKING-SHORT TERM 1 PER 2,000 SF 5 (2 VAN SPACES) 5 (2 VAN SPACES)  
 BICYCLE PARKING-LONG TERM 1 PER 4,000 SF 8 8  
 \*LONG TERM BICYCLE SPACES LOCATED WITHIN PROPOSED BUILDING ADDITION

(1) AS MEASURED FROM THE AVERAGE ELEVATION OF FINISHED GRADE ALONG THE FRONT OF THE BUILDING, PER ARCHITECTURAL DRAWINGS  
 (\*2) PROPOSED LOT COVERAGE TOTAL IS SUM OF EXISTING BUILDING AND PHASE 1

#### GRAPHIC SCALE



FOR UTILITY LOCATIONS  
CONTACT "ONE CALL" AT 811  
AT LEAST 48 HOURS  
PRIOR TO CONSTRUCTION

1/02/18/IDwg/PANL31\_1.dwg, Overall Site Plan, 5/26/2018 12:19:47 PM, Copyright © 2017 Macris, Hendricks & Glascock, P.A.