APPLICANT

OLIVE BRANCH COMMUNITY CHURCH, INC.
416 OLNEY-SANDY SPRING ROAD
SANDY SPRING, MD 20860

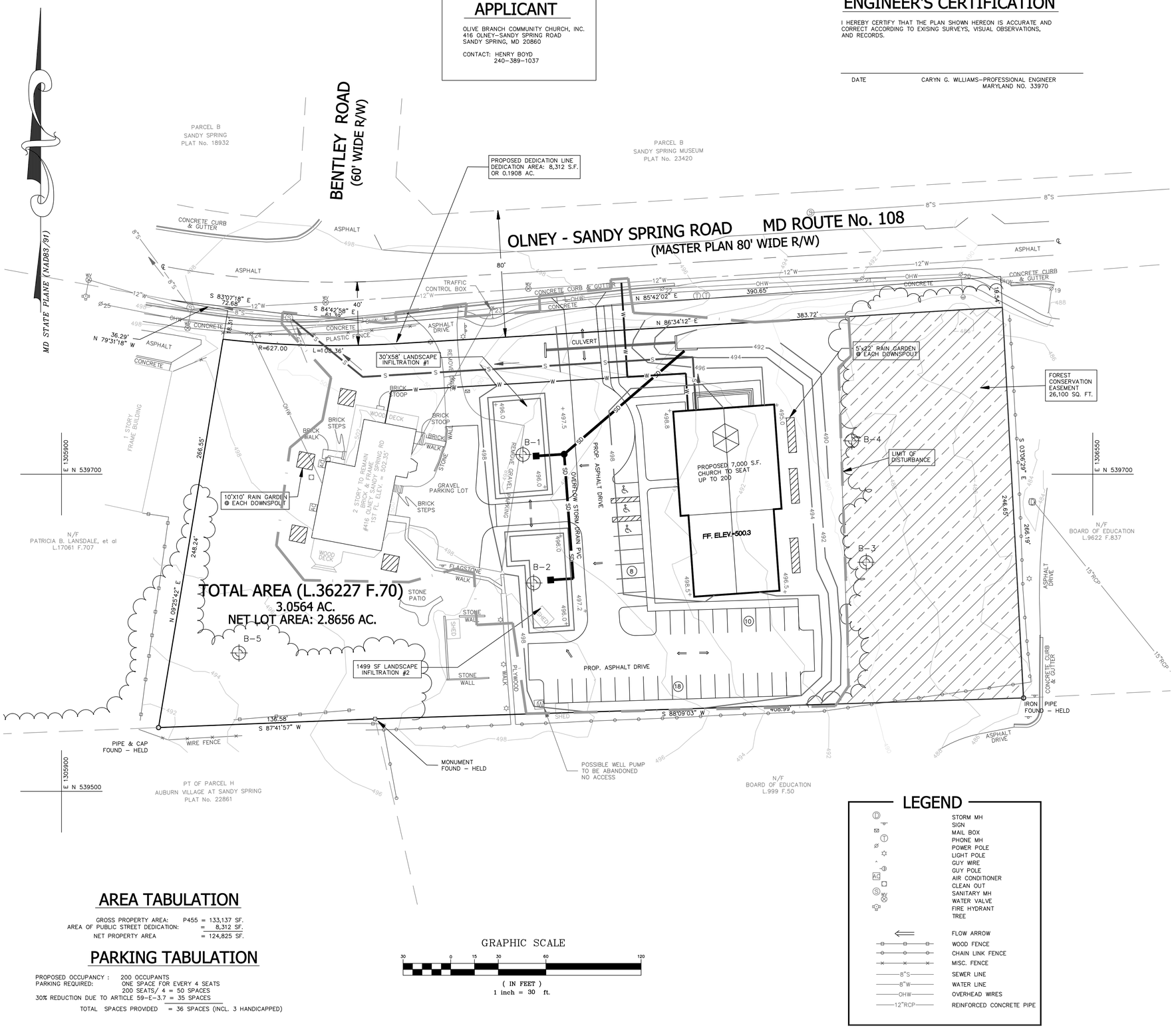
CONTACT: HENRY BOYD
240-389-1037

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS ACCURATE AND CORRECT ACCORDING TO EXISING SURVEYS, VISUAL OBSERVATIONS, AND RECORDS.

DATE

CARYN G. WILLIAMS-PROFESSIONAL ENGINEER
MARYLAND NO. 33970



TOTAL AREA (L.36227 F.70)

3.0564 AC.
NET LOT AREA: 2.8656 AC.

AREA TABULATION

GROSS PROPERTY AREA:	P455 = 133,137 SF.
AREA OF PUBLIC STREET DEDICATION:	= 8,312 SF.
NET PROPERTY AREA	= 124,825 SF.

PARKING TABULATION

PROPOSED OCCUPANCY : 200 OCCUPANTS
PARKING REQUIRED: ONE SPACE FOR EVERY 4 SEATS
200 SEATS/ 4 = 50 SPACES
30% REDUCTION DUE TO ARTICLE 59-E-3.7 = 35 SPACES
TOTAL SPACES PROVIDED = 36 SPACES (INCL. 3 HANDICAPPED)

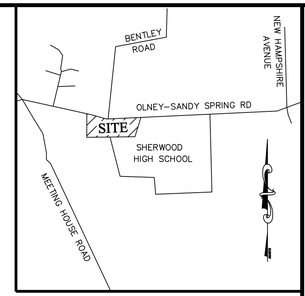
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

	STORM MH
	SIGN
	MAIL BOX
	PHONE MH
	POWER POLE
	LIGHT POLE
	GUY WIRE
	GUY POLE
	AIR CONDITIONER
	CLEAN OUT
	SANITARY MH
	WATER VALVE
	FIRE HYDRANT
	TREE
	FLOW ARROW
	WOOD FENCE
	CHAIN LINK FENCE
	MISC. FENCE
8"S	SEWER LINE
8"W	WATER LINE
OHW	OVERHEAD WIRES
12"RCP	REINFORCED CONCRETE PIPE



VICINITY MAP

SCALE: 1" = 2,000

GENERAL NOTES:

1. THIS PROPERTY IS RECORDED BY DEED AT LIBER 36227 AT FOLIO 70.
2. TOTAL AREA OF PARCEL P455 = 3.0564 AC.
3. TOTAL AREA OF PUBLIC STREET DEDICATION = 0.1908 AC
4. ZONING = RESIDENTIAL (RE-2) AND LIES WITHIN THE SANDY SPRING-ASHTON RURAL VILLAGE OVERLAY ZONE..

   REQUIRED ZONING STANDARDS:
   MINIMUM LOT SIZE: 87,120 SQUARE FEET
   FRONT YARD SETBACK: 50 FEET
   SIDE YARD SETBACK: 17 FEET MIN. / 35 FEET SUM OF BOTH SIDES
   REAR YARD SETBACK: 35 FEET
   LOT WIDTH AT BUILDING RESTRICTION LINE: 150 FEET
   LOT WIDTH AT PROPOSED STREET LINE: 25 FEET

   THIS PROJECT IS SUBJECT TO SITE PLAN REVIEW.
5. TAX MAP: JT32; W.S.S.C. SHEET 224 NW 01
6. METHOD OF SEWAGE DISPOSAL: CONNECTION TO EXISTING PUBLIC SEWER LINE.
7. PROPOSED USE OF PROPERTY: PLACE OF WORSHIP (CHURCH)
8. PROPOSED OCCUPANCY (MAIN GATHERING AREA): 200 OCCUPANTS
9. PARKING PROVIDED: 36 (INCLUDES 3 HANDICAPPEDACES)
10. EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY BY MADDOX ENGINEERS AND SURVEYORS, INC. DATED SEPTEMBER 9, 2009, EXISTING PLAN DATA AND VISUAL OBSERVATION.
11. HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/1991) PER OPUS OBSERVATIONS PERFORMED BY THIS OFFICE.
12. VERTICAL DATUM IS WASHINGTON SUBURBAN SANITARY COMMISSION (W.S.S.C.) PER BENCHMARKS #8 (ALUMINUM DISC ELEV. 483.88) AND #A-6 (BONNET BOLT OF F.H. ELEV. 477.24) FROM CONTRACT NO. 70AS4196A.
13. THIS PROPERTY IS LOCATED IN THE NORTHWEST BRANCH WATERSHED.
14. A STORMWATER MANAGEMENT CONCEPT PLAN (SM# 238545) HAS BEEN APPROVED BY MCDPS OCTOBER 5, 2010.
15. ELECTIC SERVICE TO BE PROVIDED BY PEPCO.
    TELEPHONE SERVICE TO BE PROVIDED BY COMCAST.
16. EXISTING WSSC WATER AND SEWER CATAGORY IS W-1 AND S-1.

MADDOX Engineers & Surveyors
100 Park Avenue, Rockville, MD 20850
(301) 762-9001 www.maddoxinc.com

PRELIMINARY PLAN

No.416 OLNEY -SANDY SPRING RD
TAX MAP JT32; W.S.S.C. 224 NW 01

OLIVE BRANCH COMMUNITY CHURCH

LIBER 36227 FOLIO 70
ELECTION DISTRICT No. 8
MONTGOMERY COUNTY, MARYLAND

DATE	REVISION

SCALE 1" = 30'
DRAWN C.G.W.
DATE FEBRUARY 15, 2011
SHEET 1 OF 1
FILE NO. 09021PP