

**Plat Name:** Rockville Evangelical Mission  
**Plat #:** 220160460

**Location:** Located on the south side of Central Avenue 1000 feet from its intersection with South Frederick Avenue (MD 355)

**Master Plan:** Shady Grove Sector Plan

**Plat Details:** R-200 zone, 1 parcel

**Applicant:** Rockville Evangelical Mission, Inc.

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120130210 (MCPB Resolution No. 13-76), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

**GENERAL NOTES:**

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROPOSED FLOOD MAP, OR FLOOD EASEMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO BE INCORPORATED INTO THE PLAN. THE PLAN IS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND IS SUBJECT TO THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. PROPERTY MARKERS FOUND SHOWN THIS --O-- AND HELD
3. THIS RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION, HOWEVER, IS TO BE CONSIDERED AS A COMPLETE AND EXHAUSTIVE STATEMENT OF TITLE REPORT OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
5. THIS PROPERTY IS ZONED RB20 AND IS SHOWN ON TAX MAPS FT361 AND FS363.
6. THIS PROPERTY IS SHOWN ON VSSC 800 SHEET 2226009.
7. THIS PROPERTY LIES WITHIN ZONE X PER FEMA FLOOD MAPS, COMMUNITY PANEL NO. 2403101930.
8. THE PARCEL SHOWN HEREON ARE LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120303010. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
9. THE PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THAT CERTAIN RESOLUTION DATED AUGUST 10, 2005, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.
10. COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND STATE COORDINATE SYSTEM NAD83/91, VSSC CONTROL MONUMENT # 22, COORDINATES IN 534124.62 E, 234124.62 N, 234124.62 E, 234124.62 N, VSSC CONTROL MONUMENT 20334, COORDINATES IN 534124.62 E, 234124.62 N, 234124.62 E, 234124.62 N, APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED FEBRUARY 9, 2015 FOR THE HOUDY BRANCH WATERSHED AS FLOOD PLAIN STUDY 242528.

**OWNER'S CERTIFICATE**

ROCKVILLE EVANGELICAL MISSION, INC., OWNERS OF THE PROPERTY HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING EASEMENT LINES, AND DEDICATE THE AREA AS SHOWN HEREON TO PUBLIC USE. THE OWNERS HEREBY GRANT A PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON TO THE UTILITY EASEMENT THAT BEING BOUND AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. THIS EASEMENT IS SUBJECT TO THE CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE, AND LOCAL GOVERNMENTS AND AGENCIES. FURTHER, ROCKVILLE EVANGELICAL MISSION, INC., THEIR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS, TRUST, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, AND THE PARTIES THERETO HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

OWNERS: ROCKVILLE EVANGELICAL MISSION, INC.  
 DATE: 4/24/2016  
 ATTEST: [Signature]

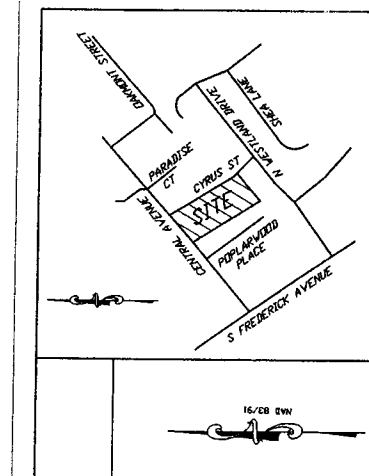
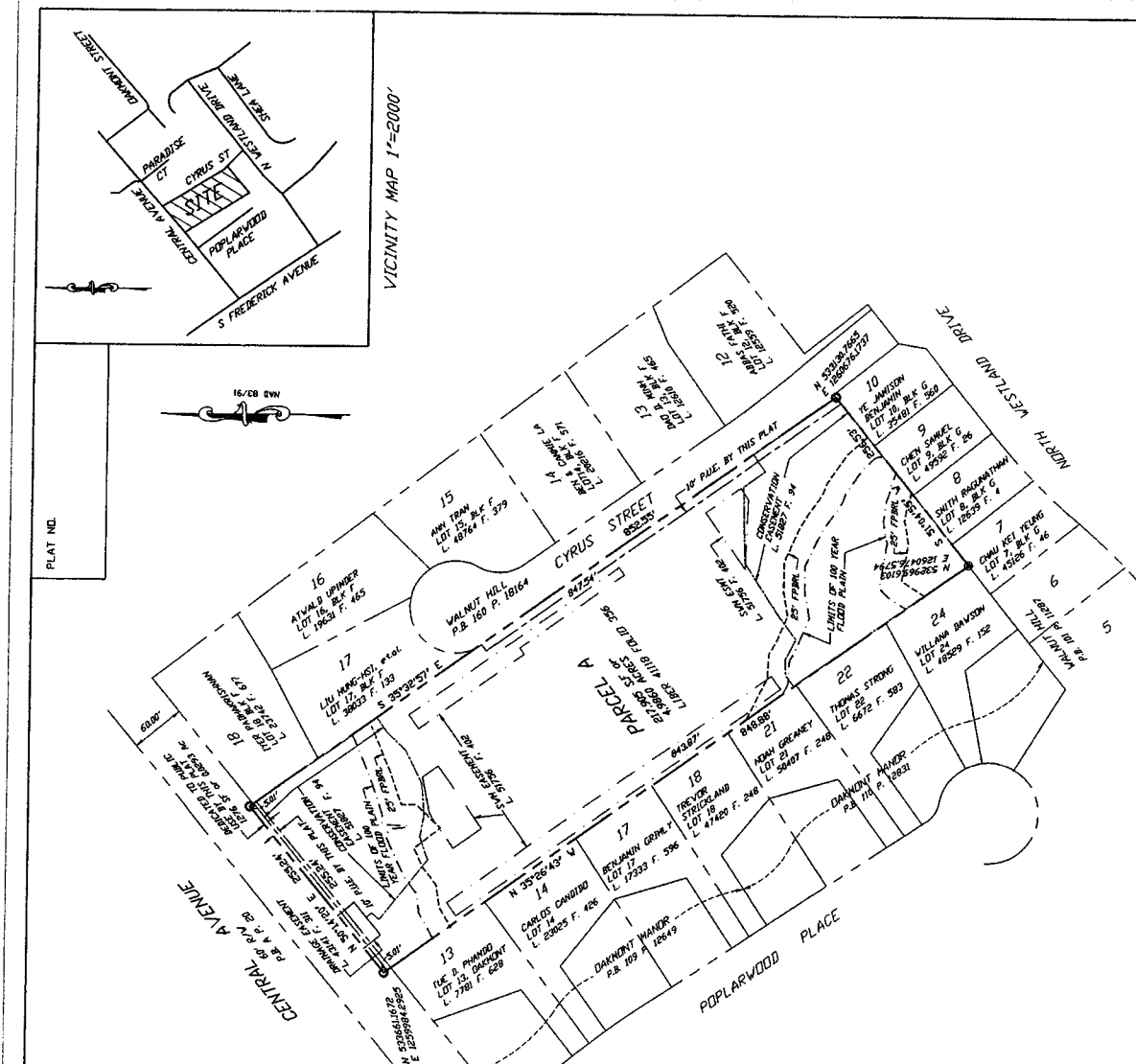
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT, THAT THE SUBDIVISION OF THE LAND ACQUIRED BY ROCKVILLE EVANGELICAL MISSION, INC. BY DEED DATED FEBRUARY 4, 2011 AT FOLIO 356, AND I FURTHER CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY CORNERS SHOWN THIS --O-- WERE FOUND AND HELD AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAT IS 217,190 SQUARE FEET OR 4.986 ACRES OF LAND, OF WHICH 1.276 SQUARE FEET OR 0.0293 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

DATE: 4/24/2016  
 [Signature]  
 MERIDIAN SURVEYS, INC.  
 STEPHEN J. WENTHOLD  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REG. NO. 10767  
 EXPIRES 2-10-2018

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	LEGEND O REBAR & CAP FOUND #277 P.B. DENOTES PLAT BOOK P. DENOTES PLAT NO. © MAIL FOUND IN FENCE FPBRL FLOOD PLAIN BUILDING RESRECTION LINE
DIRECTOR: <u>[Signature]</u>	RECORDED: _____
DATE: <u>April 26, 2016</u>	PLAT NUMBER: _____
MARLAND NATIONAL CAPITOL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	ASST. SECRETARY TREASURER
APPROVED: _____	CHAIRMAN
MALCP & P.C. RECORD FILE NO.	

SUBDIVISION RECORD PLAT  
 PARCEL A  
 ROCKVILLE EVANGELICAL MISSION  
 ELECTION DISTRICT NO. 9  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=100' OCTOBER 2015



VICINITY MAP 1"=2000'

PLAT NO.

16/28 ENH

GRAPHIC SCALE: 1"=100'

REVISIONS	
NO.	DESCRIPTION
1	COUNTY REVIEW
2	OFFICE CHECK
3	COUNTY COMMENTS

DATE	APRVD
4-9-16	S.J.W.
4-11-16	S.J.W.
4-13-16	S.J.W.



**GENERAL NOTES:**

- PROJECT NAME: ROCKVILLE EVANGELICAL MISSION, 110 CENTRAL AVE, GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND
- OWNER/DEVELOPER: ROCKVILLE EVANGELICAL MISSION, 110 CENTRAL AVE, GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND, PHONE: (301) 281-1008
- CIVIL ENGINEER: ENDESICO, INC., 4000 ROCKCROFT AVE, SUITE 405, GAITHERSBURG, MD 20877, CONTACT: MR. KEVIN HUANG, PHONE: (301) 361-4176, FAX: (301) 361-4177

**DEVELOPMENT STANDARD**

DEVELOPMENT STANDARD	REQUIRED	APPROVED
TOTAL SITE AREA (AC)	20.00	5.024
MIN. NET LOT AREA (SF)		21,740
MINIMUM LOT WIDTH OF BUILDING AT STREET	100 FEET	256 FEET
MINIMUM BUILDING SETBACKS (FT.) FROM THE STREET - CENTRAL AVE.	48 FEET	370 FEET
FROM THE STREET - CITRUS ST.	40 FEET	40 FEET
REAR YARD	30 FEET	260 FEET
SIDE YARD	12 FEET	80 FEET
MAXIMUM BUILDING COVERAGE (%)	25	6.5
MAXIMUM BUILDING HEIGHT (FT.)		14.80
MAXIMUM FIRST FLOOR (SF)		7,640
MAXIMUM SECOND FLOOR (SF)		22,000
TOTAL BUILDING SQUARE FOOTAGE (SF)	54,480 (25%)	
MAXIMUM BUILDING HEIGHT (FT.)	50	48
PARKING SPACES	600+/-50	101
ADDITIONAL OVERFLOW PARKING**		27

\*\* THE SITE IS A LOT WITH DOUBLE FRONTAGE AND HAS TWO FRONT YARDS BOTH WITH A 40' BFL. OVERFLOW PARKING PROVIDES ADDITIONAL 27 OVERFLOW PARKING SPACES DURING GREAT CHURCH EVENTS.

**ZONE: R-200 RESIDENTIAL ONE-FAMILY DETACHED**

**LEGEND**

EXISTING WATER LINE	---
EXISTING SANITARY SEWER	---
EXISTING GAS LINE	---
EXISTING ELECTRIC	---
PROPOSED WATER LINE	---
PROPOSED SANITARY SEWER	---
PROPOSED GAS LINE	---
PROPOSED ELECTRIC	---
PROPOSED UTILITY EASEMENT	---
STREAM VALLEY BUFFER	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
100-YR FLOODPLAIN	---
LIMIT OF DISTURBANCE	---
BUILDING RESTRICTION LINE	---
RIGHT-OF-WAY	---
EX. STORM DRAIN PIPE	---
NEW STORM DRAIN PIPE	---
NEW STORM DRAIN INLET	---
NEW STORM DRAIN JUNCTION BOX	---
FOREST CONSERVATION EASEMENT	---
EXISTING WATER LINE (12")	---

**KEY NOTES**

- NEW 12" RAMP PER ADA STANDARD
- SEE DETAIL ON SHEET C-11, MAX. SLOPE 8.33%
- NEW 100-YR CHURCH SIGN
- NEW STORMWATER MANAGEMENT BMP'S
- NEW WHEEL STOPS (TYP)
- NEW DRIVEWAY ENTRANCE WITH MOUNTABLE CURB PER MCDOT-300.02
- NEW 5' WIDE CONCRETE SIDEWALK
- NEW GATE
- NEW MOUNTABLE CURB PER MCDOT-300.01
- NEW BENCH
- NEW TRASH RECEPTACLE
- NEW 10' WIDE CROSSWALK

**VICINITY MAP**

**PRELIMINARY PLAN**

120130210

ENDESICO, INC. ENGINEERS, DESIGNERS & CONSULTANTS  
10111 MILLWOOD DR, SUITE 202  
ROCKVILLE, MD 20857  
PHONE: (301) 361-4176  
FAX: (301) 361-4177

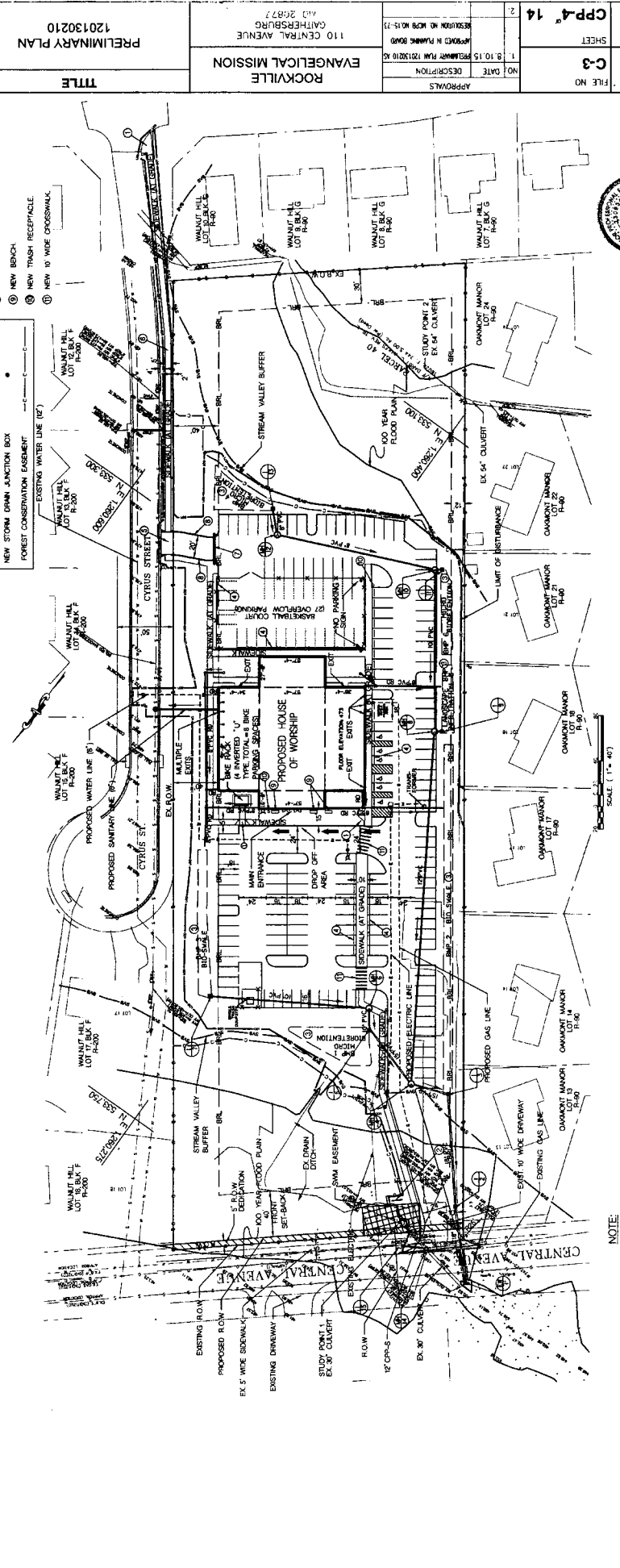
**APPROVALS**

NO.	DATE	DESCRIPTION
1	8.10.15	PRELIMINARY PLAN (20130210)
2		REVISION NO. M28 (05-15)

CPP4 14  
SHEET

**DATE** Dec, 2015  
**SCALE** 1"=40'

**PROJECT NAME:** ROCKVILLE EVANGELICAL MISSION  
**OWNER/DEVELOPER:** ROCKVILLE EVANGELICAL MISSION  
**CIVIL ENGINEER:** ENDESICO, INC.



**NOTE:** UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINT, BUILDING HEIGHT, SITE COVERAGE, AND LOT COVERAGE SHALL BE AS SHOWN ON THIS PLAN. THE BUILDING HEIGHT SHALL BE DETERMINED AT THE TIME OF THE BUILDING PERMIT REVIEW PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

**1. THESEY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23283, EXPIRATION DATE: 09/05/2017.**