

FILE PATH: S:\Project\000892_Spirit of God\Civil\Design\Sheet\PP01_Cover.dwg PLOT DATE: 04/20/2020 10:30:09 AM BY: ALEX BASHNET

NARRATIVE:

THE PROPOSED PROJECT INCLUDES THE CREATION OF TWO LOTS – LOT 1 (159,040 SF, 3.6511 AC) WEST OF ROCK SPRING DRIVE AND LOT 2 (70,720 SF, 1.6235 AC) EAST OF ROCK SPRING DRIVE. THE SITE IS LOCATED AT THE INTERSECTION OF WESTPHALIA ROAD AND ROCK SPRING DRIVE (PER PLAT BOOK ME 251, PLAT 65). THE TOTAL SITE AREA IS 5.28 ACRES, THIS INCLUDES PARCEL A, PARCEL 67, PARCEL 211 EAST AND WEST OF ROCK SPRING DRIVE. THE PROJECT PROPOSES A SINGLE CHURCH BUILDING OF 18,112 SF GROSS FLOOR AREA. THERE WILL BE SURFACE PARKING ON BOTH SIDES OF THE BUILDING. THE ENTRANCE TO THE SITE IS BEING PROPOSED 450' WEST OF WESTPHALIA ROAD AND ROCK SPRING DRIVE INTERSECTION.

THE PROJECT SITE IS CURRENTLY ZONED AS RESIDENTIAL: R–R (TO VACATE), R–M AND COMMERCIAL: C–S–C. IN CURRENT CONDITION, MOST OF PARCEL A IS COVERED WITH TREES, PARCEL 67 IS CLEARED AND PARCEL 211 IS PARTLY COVERED WITH TREE AND PARTLY GRASSY.

THERE IS ONGOING DEVELOPMENT OF PUBLIC RIGHT OF WAY CALLED ROCK SPRING DRIVE ON THE EAST SIDE OF THE PROJECT. PARCEL 211 IS DIVIDED TO THE WEST AND EAST SIDE OF ROCK SPRING DRIVE. THERE WILL BE NO DEVELOPMENT ON PARCEL 211 LOCATED EAST OF ROCK SPRING DRIVE.

INCLUDED HEREIN IS PRELIMINARY PLAN DEPICTING PROPERTY BOUNDARIES SURVEYED BY DEWBERRY ON 02/20/2020 AND APPROVED PLAT FROM PLAT BOOK ME 251, PLAT 65. THIS PLAN INCLUDES THE DEDICATION OF PROW, THE VACATION OF MELWOOD, AND THE TRANSFER OF LAND TO COMPLETE ROCK SPRING DRIVE.

GENERAL NOTES:

- TAX MAP 82 GRID E4 PARCEL 211
TAX MAP 90 GRID D1 PARCEL A (COMMERCIAL USE)
TAX MAP 90 GRID D1 PARCEL 0067
TAX MAP 82 GRID E4 PLAT 2, OUTPARCEL 91
- PARCEL DB/PG # PLAT #
A (R–R) 30646/00081 A–8826
0067 (C–S–C) 21814/00001
211 (C–S–C) 21814/00001
PLAT 2 OUTPARCEL 91 (R–M) 21814/00001
- 200 FOOT MAP REFERENCE (WSSC): "205SE08"
- PURPOSE OF SUBDIVISION: THE SUBDIVISION IS FOR ONE PARCEL FOR INSTITUTIONAL DEVELOPMENT.
- PRIOR APPROVALS: NRI–197–2016,
NRI–123–2019

PROPERTY AREA: 5.27 AC
BY ZONE: R–R: PARCEL A: 82,779 SF (1.9003 AC)
C–S–C: PARCEL 67: 43,288 SF (0.9938 AC)
PARCEL 211 (WEST OF ROCK SPRING DRIVE): 30,923 SF (0.7099 AC)
PARCEL 211 (EAST OF ROCK SPRING DRIVE): 70,720 SF (1.6235 AC)
R–M: OUTPARCEL 91: 2,050 SF (0.0471 AC)
(TO BE CONVEYED TO PARCEL 211)

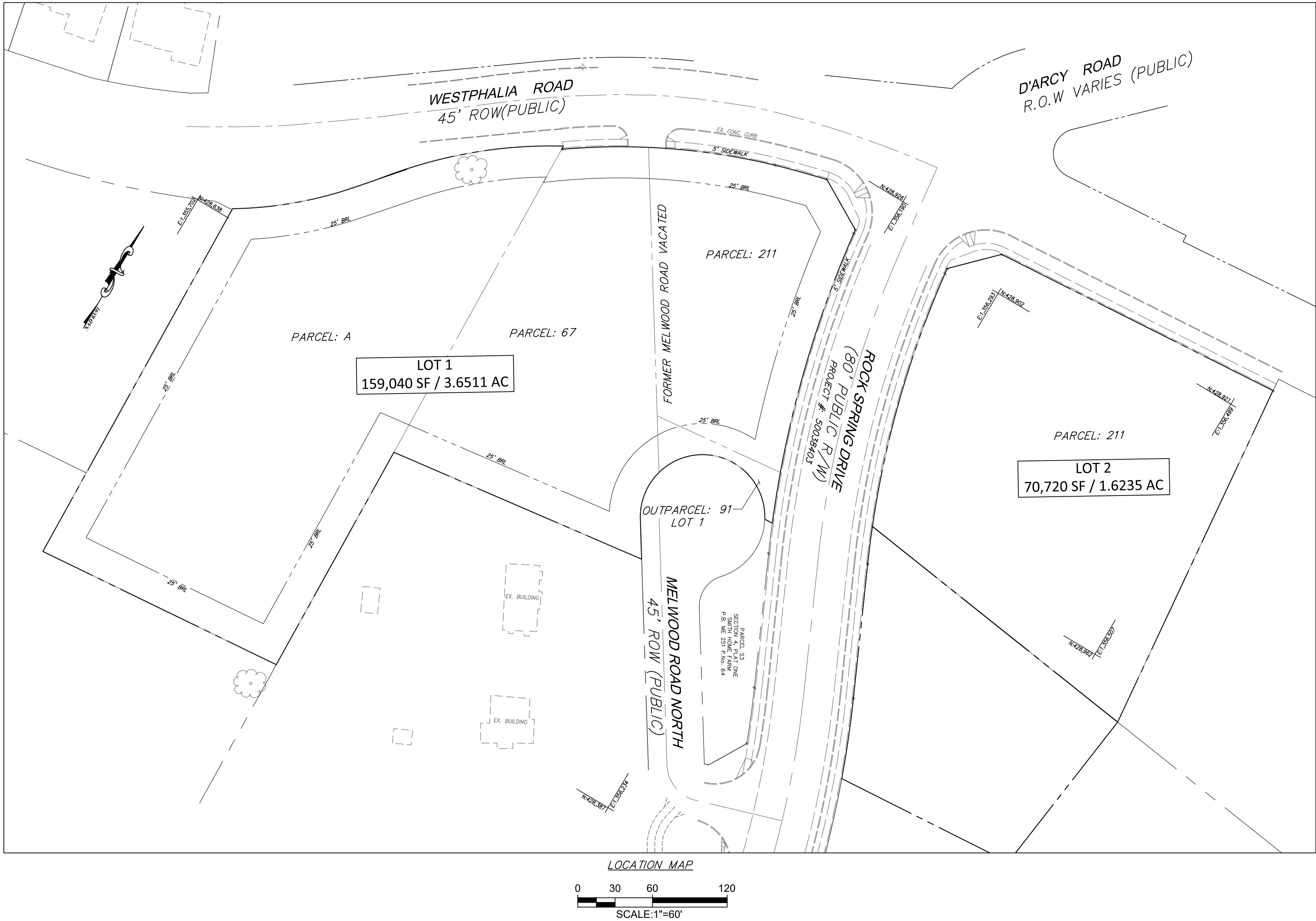
- NET DEVELOPMENT AREA OUTSIDE PMA: NONE
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: NONE
- ACREAGE OF 100–YEAR FLOODPLAIN: NONE
- ACREAGE OF ROAD DEDICATION: NONE
- EXISTING ZONING/USE: C–S–C, R–R & R–M

LOT REQUIREMENTS		
R–R RESIDENTIAL (1.90 AC)		
	REQUIRED	PROVIDED
MAXIMUM DENSITY	2.17	N/A
MINIMUM NET LOT AREA	10,000 SF	82,781 SF
MAXIMUM LOT COVERAGE	50%	49.70%
MINIMUM FRONT SETBACK	25'	78'
MINIMUM SIDE SETBACK	25'	142'
MINIMUM REAR SETBACK	25'	25'
MINIMUM LOT WIDTH (BRL)	200'	243'
MAXIMUM BUILDING HEIGHT	35'	55.17'
C–S–C COMMERCIAL (3.37 AC)		
MINIMUM FRONT SETBACK	25'	25'
MINIMUM SIDE SETBACK	25'	25'
MINIMUM REAR SETBACK	25'	25'

- PROPOSED USE OF PROPERTY: CHURCH
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE (RESIDENTIAL ONLY): N/A
- DENSITY CALCULATION (RESIDENTIAL ONLY): N/A
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATION (24–130):
R–R: 20,000 SF C–S–C: N/A
- MINIMUM LOT WIDTH (R–R ZONE) AT FRONT BUILDING LINE =200' AND FRONT STREET LINE=45'
- FRONT BUILDING LINE: 243' FRONT STREET LINE: 272'
- SUSTAINABLE GROWTH TIER: TIER 1
- MILITARY INSTALLATION OVERLAY ZONE: NO
- CENTER OR CORRIDOR LOCATION: NO
- EXISTING AND PROPOSED GROSS FLOOR AREA (NON–RESIDENTIAL ONLY):
EXISTING: N/A PROPOSED: 18,112 SF
- STORMWATER MANAGEMENT CONCEPT NUMBER AND APPROVAL DATE: 2314–2017 on 12/4/2019
- WATER/SEWER CATEGORY:
WATER CATEGORY: W–3 SEWER CATEGORY: S–4 AND S–5
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION AREA: NONE
- CEMETERIES: NO
- HISTORIC SITES: NO
- TYPE ONE CONSERVATION PLAN: PROVIDED
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: NO
- STREAMS: NO
- SOILS: SOILS INFORMATION OBTAINED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE'S (USDA–NRCS) WEB SOIL SURVEY.
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO

PRELIMINARY PLAN

SPIRIT OF GOD
DELIVERANCE CHURCH



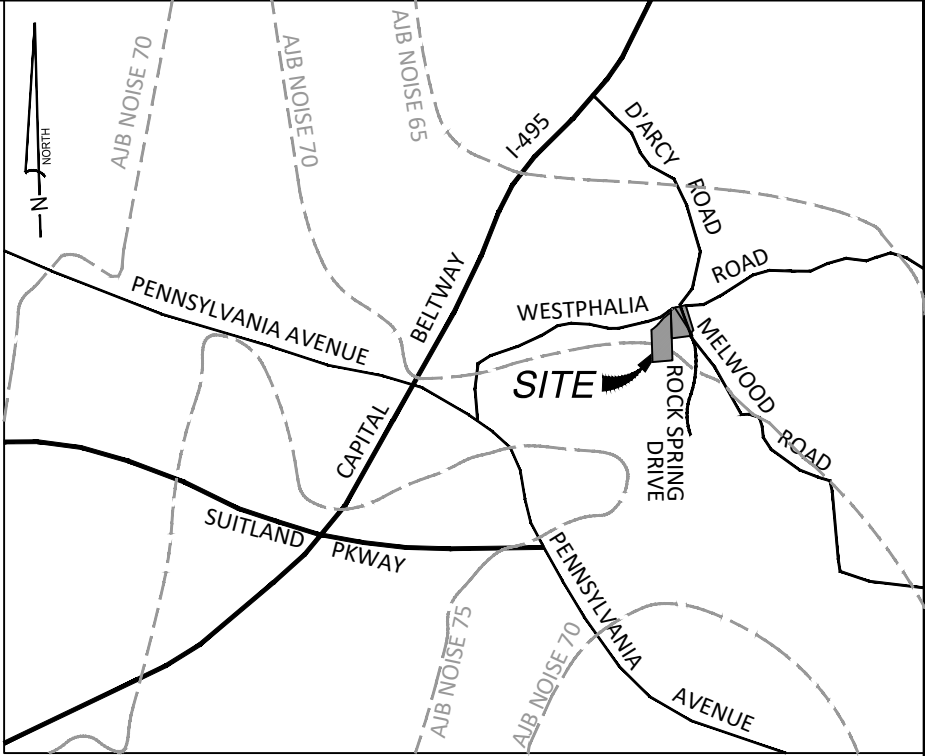
OWNER:
SPIRIT OF GOD DELIVERANCE CHURCH
9207 WESTPHALIA RD.,
UPPER MARLBORO, MD 20772

APPLICANT:
ANNETTE DREHER
601 KAWA CT.,
FT WASHINGTON, MD 20774

SURVEYOR:
MICHAEL B. DAVIS, PLS
DEWBERRY ENGINEERING INC.
4601 FORBES BOULEVARD, SUITE 300
LANHAM, MD 20706

ENGINEER:
VICTORIA BALLESTERO, PE
ATCS, P.L.C.
9500 MEDICAL CENTER DR.
SUITE 370
LARGO, MD 20774

NOT FOR CONSTRUCTION



VICINITY MAP
SCALE: 1" = 200'

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- BUILDING RESTRICTION LINE
- EASEMENT LINE
- EXISTING BUILDING
- ROAD CENTERLINE
- LOT LABEL

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	11/03/2017	1	COMMENTS RECEIVED
2	05/25/2018	2	COMMENTS RECEIVED
1	05/03/2019	1	COMMENTS RECEIVED
1	05/03/2019	1	COMMENTS RECEIVED
1	05/03/2019	1	COMMENTS RECEIVED
1	05/03/2019	1	COMMENTS RECEIVED



CLIENT
ANNETTE DREHER
601 KAWA CT.
FT WASHINGTON, MD 20744
301-445-5588

9500 MEDICAL CENTER DR. SUITE 370
LARGO, MARYLAND 20774
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HERNDON - BALTIMORE - BLACKSBURG
LARGO - NEWPORT NEWS - RALEIGH
RICHMOND - WASHINGTON, DC
WWW.ATCSPLC.COM

PRELIMINARY PLAN OF SUBDIVISION
SPIRIT OF GOD
DELIVERANCE CHURCH
PARCEL: A, 67, 211
LOCATION:
6907 WESTPHALIA RD. UPPER MARLBORO
PRINCE GEORGES COUNTY, MARYLAND

AUTHOR: AB
CHECK: VMB
PROJ#: 2692
DATE: 03/05/2020
SCALE: AS SHOWN

SHEET
COVER SHEET
SHEET: 1 OF 3

PRELIMINARY PLAN 4-17022

QR label certifies that this plan meets conditions of the final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: SPIRIT OF GOD DELIVERANCE CHURCH
PROJECT NUMBER: 4-17022

For Condition of Approval see the Plan Cover Sheet or Approval Sheet.
Revision numbers must be included in the Project Number.

FILE PATH: S:\Projects\000082_Spirit of God\Civil\Design\Sheets\PP102_Preliminary Plan.dwg PLOT DATE: 9/22/2020 2:53:20 PM BY: ALEX BASNET

CURVE DATA TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	532.98'	172.55'	N 63°33'41" E	171.80'	18°33'01"	87.04'
C2	676.20'	43.24'	N 74°40'06" E	43.23'	3°39'49"	21.63'
C3	865.00'	242.42'	S 14°59'25" E	241.63'	16°03'27"	122.01'
C4	50.00'	160.44'	S 59°22'41" W	99.94'	183°51'02"	1487.40'
C5	306.33'	96.31'	N 49°35'26" E	95.91'	18°00'47"	48.55'
C6	357.08'	127.81'	N 50°49'59" E	127.13'	20°30'29"	64.60'
C7	865.00'	65.19'	N 22°28'51" W	65.17'	4°19'05"	32.61'
C8	785.00'	242.21'	N 15°48'03" W	241.25'	17°40'42"	122.07'



LEGEND

---	PROPERTY BOUNDARY
---	LOT LABEL
---	ZONING BOUNDARY
---	PARCEL BOUNDARY
---	ADJACENT BOUNDARY
---	EXISTING PAVEMENT
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING BUILDING
---	AJB NOISE LINE
---	EXISTING BUILDING
---	EXISTING TOPO MINOR
---	EXISTING TOPO MAJOR
---	EXISTING EASEMENT
---	ROAD CENTERLINE
---	BUILDING RESTRICTION LINE
---	EXISTING TREELINE
---	15% < SLOPES < 25%
---	25% < SLOPES
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE

PRELIMINARY PLAN OF SUBDIVISION
PRELIMINARY PLAN
**SPIRIT OF GOD
DELIVERANCE CHURCH**
PARCEL: A, 67, 112
LOCATION:
9907 WESTPHALIA RD, UPPER MARLBORO
PRINCE GEORGES COUNTY, MARYLAND

9500 MEDICAL CENTER DR, SUITE 370
LARGO, MARYLAND 20774
(301) 870-4530 FAX (301) 843-1262
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LARGO - NEWPORT NEWS - RALEIGH
RICHMOND - WASHINGTON, DC
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ATCS

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301-446-5888

REVISION	DESCRIPTION	DATE	NO.
1	COMMENTS RECEIVED	11/08/2017	1
2	COMMENTS RECEIVED	08/21/2018	2
3	COMMENTS RECEIVED	05/03/2019	3

PROJECT NAME: SPIRIT OF GOD DELIVERANCE CHURCH
PROJECT NUMBER: 4-17022
1st Edition of Approval and Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

QR label certifies that this plan meets conditions of the final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

AUTHOR:	AB
CHECK:	VMB
PROJ#:	2692
DATE:	03/18/2019
SCALE:	AS SHOWN

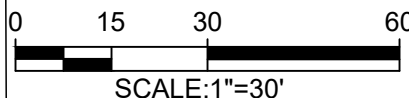
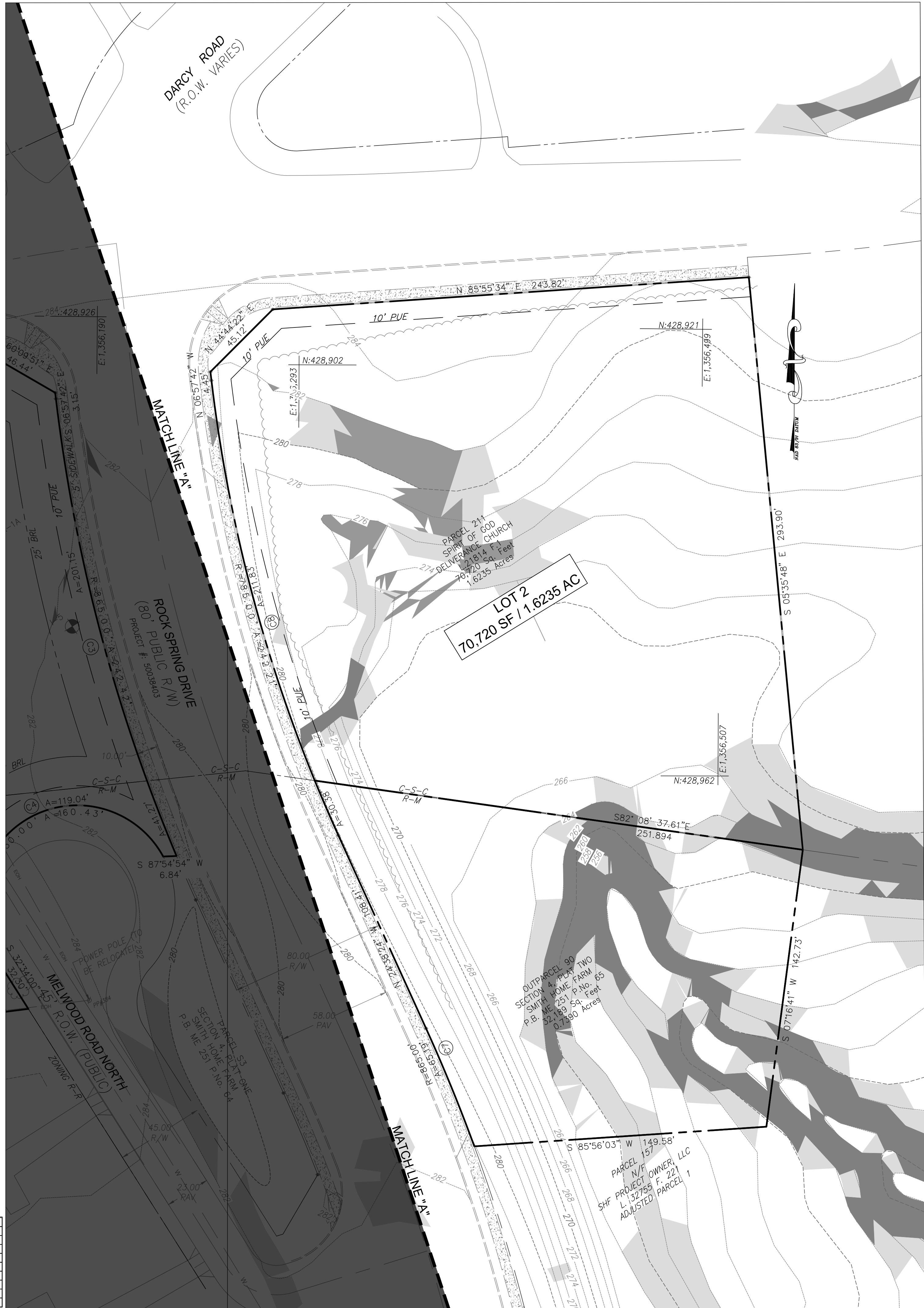
SHEET
PRELIMINARY PLAN
SHEET: 2 OF 3

NOT FOR CONSTRUCTION

PRELIMINARY PLAN 4-17022

FILE PATH: S:\Project\000892_Spirit of God\Civil\Design\Sheets\PP102_Preliminary Plan.dwg PLOT DATE: 9/4/2020 11:19:34 AM BY: ALEX BASNET

CURVE DATA TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	532.96'	172.55'	N 63°33'41" E	171.80'	18°33'01"	87.04'
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	PROPERTY BOUNDARY
	LOT LABEL
	ZONING BOUNDARY
	PARCEL BOUNDARY
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	EXISTING PAVEMENT
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NOT FOR CONSTRUCTION


PRELIMINARY PLAN 4-17022

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M-NCPPC APPROVAL

PROJECT NAME: SPIRIT OF GOD DELIVERANCE CHURCH
PROJECT NUMBER: 4-17022

100% Completion of Approval and Site Plan/Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

PRELIMINARY PLAN OF SUBDIVISION		9500 MEDICAL CENTER DR. SUITE 370 LARGO, MARYLAND 20774 (301) 870-4530 FAX (301) 843-1262 HERNDON - BALTIMORE LARGO - NEWPORT NEWS - RALEIGH RICHMOND - WASHINGTON, DC WWW.ATCSPLC.COM		CLIENT ANNETTE DREHER 601 KAWA CT. FT WASHINGTON, MD 20744 301-440-5588				SUBMISSION		REVISION	
AUTHOR: AB		SHEET		NO.		DATE		NO.		DATE	
CHECK: VMB		PRELIMINARY PLAN		-		11/03/2017		1		11/08/2017	
PROJ.#: 2692		SPIRIT OF GOD		-		06/21/2018		2		06/21/2018	
DATE: 03/18/2019		DELIVERANCE CHURCH		-		-		3		05/03/2019	
SCALE: AS SHOWN		PARCEL: A, 67, 112		-		-		-		-	
		LOCATION: 9207 WESTPHALIA RD, UPPER MARLBORO PRINCE GEORGES'S COUNTY, MARYLAND		-		-		-		-	
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