PROPOSED MONUMENT SIGN

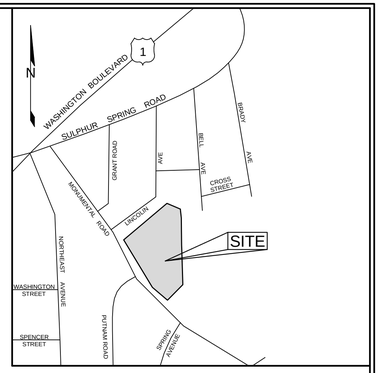
NOT TO SCALE

LEGEND

- EXISTING GIS CONTOUR — 382
- PROPOSED CONTOUR — 382
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FIRE HYDRANT
- EXISTING SPECIMEN TREE — ST#5
- PROPOSED TWO-WAY DRIVE AISLE
- POSSIBLE STORMWATER MANAGEMENT FACILITY

FLOOR USE AREA

NOT TO SCALE



VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES

1. OWNER: MARA EVANGELICAL CHURCH
   1407 LINCOLN WOODS DRIVE
   CATONSVILLE, MD 21228
2. PROPERTY INFORMATION:
   TAX ACCOUNT NUMBER: 1312740190
   AREA: 3.73 AC.Ñ(162,479 SF.Ñ)
   MAP: 109
   GRID: 7
   PARCEL: 382
   DEED REF: 45374/349
   PLAT REF: 7/23
   SUBDIVISION: OAK PARK
3. ZONING:
   DR 2
   EXISTING USE: RESIDENTIAL
   SETBACKS:
   FRONT = 60'
   SIDE = 30'
   REAR = 40'
   FLOOR AREA RATIO: EXISTING = 0 SF / 162,479 SF = 0.00
   PROPOSED = 9,600 SF / 162,479 SF = 0.06
4. UTILITIES:
   THE PROPERTY IS SERVED BY PUBLIC WATER & SANITARY SEWER.
   THE SITE IS NOT IN A FAILED SERVICE AREA PER THE BASIC SERVICES MAPS.
5. THERE ARE NO EXISTING BUILDINGS ON SITE.
   A PREVIOUSLY EXISTING BUILDING ON THE SITE WAS RAZED IN 2007 UNDER PERMIT B659984.
6. PARKING REQUIRED: 1 PER 4 SEATS IN THE PRINCIPAL PLACE OF WORSHIP
   REQUIRED PARKING SPACES = 100 SPACES (400 SEATS/4)
   PROPOSED PARKING SPACES = 106 SPACES (4 HANDICAP)
7. COUNCILMANIC DISTRICT: 1
8. REGIONAL PLANNING DISTRICT: ARBUTUS/LANDSDOWNE
9. CENSUS TRACT NO.: 4304
10. ELECTION DISTRICT: 13
11. WATERSHED: PATAPSCO RIVER
12. ZONING CASE HISTORY: NONE
13. THE PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
14. THE PROPOSED HEIGHT OF THE BUILDING IS 30'.
15. THE PROPERTY DOES NOT LIE WITHIN AN ENTERPRISE ZONE.
16. THERE ARE NO HISTORIC FEATURES ON THE SUBJECT PROPERTY NOR IS THE SITE ITSELF HISTORIC.
17. EXISTING USE: VACANT LOT
    PROPOSED USE: CHURCH
18. LANDSCAPING AND SCREENING SHALL CONFORM TO STANDARDS IN THE BALTIMORE COUNTY LANDSCAPE MANUAL ADOPTED PURSUANT TO SECTION 32-4-404 OF THE BALTIMORE COUNTY CODE.
19. PETITIONER SHALL LOCATE A 4FT WIDE BY 3FT HIGH DOUBLE SIDED MONUMENT SIGN NEAR THE FRONT ENTRANCE AS SHOWN ON THIS PLAN. THE SIGN WILL HAVE GROUND LIGHTS FOR ILLUMINATION.
20. THE PETITIONER IS SEEKING A WAIVER TO REDUCE THE RTA BUFFER REQUIREMENTS (1B01.1.B.1) AROUND THE USE AND PARKING AREA.
    Â ON THE NORTH SIDE OF THE PROPERTY FROM 100' TO 80'
    Â ON THE EAST SIDE OF THE PROPERTY FROM 100' TO 40' AT THE BUILDING
    Â ON THE EAST SIDE OF THE PROPERTY FROM 100' TO 14' FOR THE PARKING AREA
    Â ON THE SOUTHEAST SIDE OF THE PROPERTY FROM 100' TO 63' FOR THE PARKING AREA
21. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA WILL BE ARRANGED TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL PROPERTIES. THE LIGHT POLES WILL BE RESTRICTED TO 16' IN HEIGHT.
22. LIGHTING WILL BE ARRANGED ON SITE SO THAT IT WILL NOT EXCEED 0.2 FOOTCANDLES AT THE TRACT BOUNDARY, PURSUANT TO SECTION 1B01.1.B.1.(e)(4).
23. DUMPSTER WILL BE SCREENED PER THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.

PLAN VIEW

SCALE: 1=30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FEET

OWNER/APPLICANT

MARA EVANGELICAL CHURCH
ATTN: CHOU HLYCHHO
1407 LINCOLN WOODS DRIVE
CATONSVILLE, MARYLAND 21228
(240) 409-6511

PLAN TO ACCOMPANY SPECIAL HEARING

MARA EVANGELICAL CHURCH

2025 MONUMENTAL ROAD

TAX MAP 109 GRID 7 — PARCEL 382
13TH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

Sill Engineering Group, llc
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
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Civil Engineering for Land Development

DESIGN BY:	PS
DRAWN BY:	SZS
CHECKED BY:	PS
SCALE:	AS SHOWN
DATE:	MAY 5, 2022
PROJECT #:	21-038
SHEET #:	1 of 2

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE JUNE 20, 2023