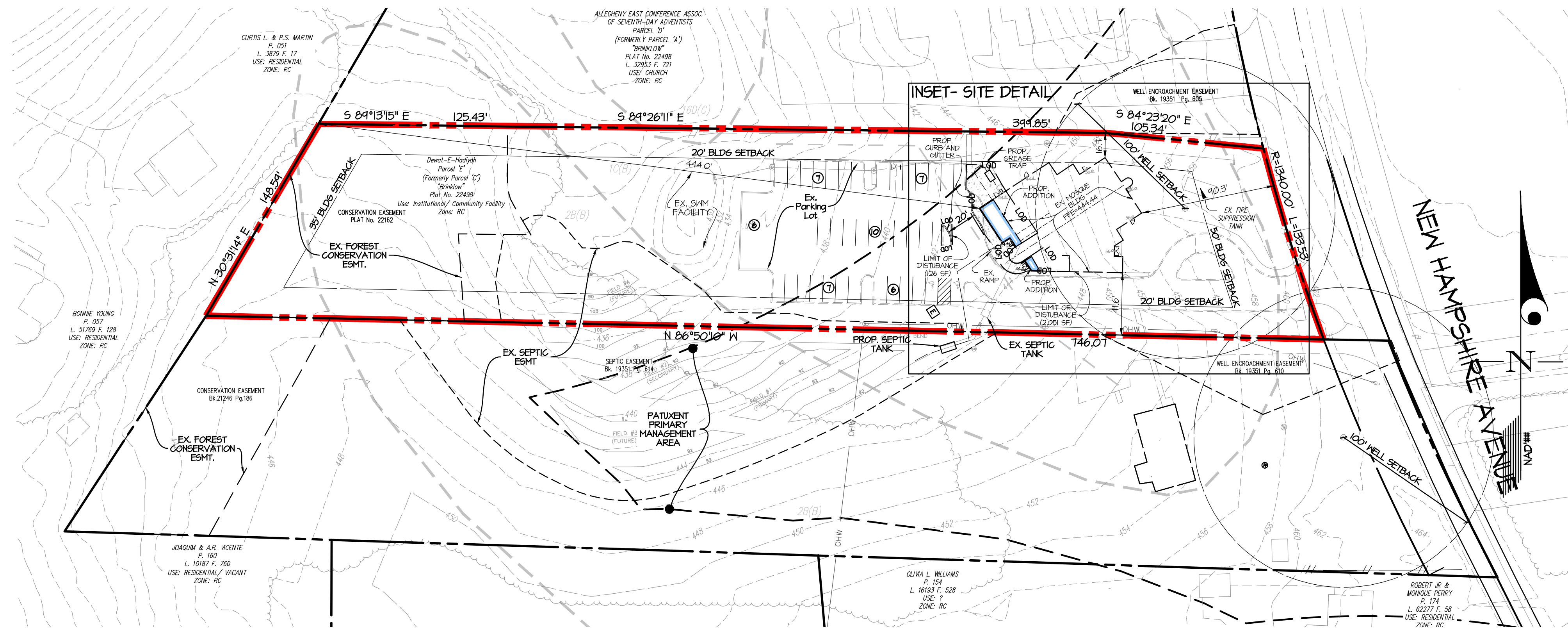
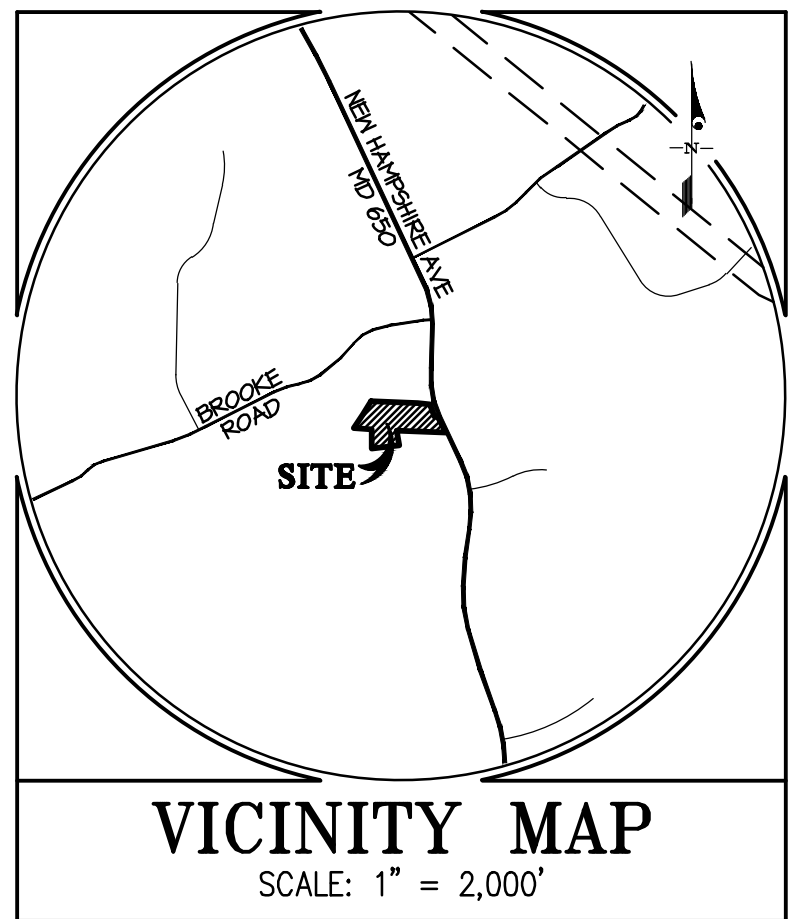




OVERALL SITE
SCALE 1" = 50'



- LEGEND**
- EX. PROPERTY LINE
 - EX. CONTOURS
 - EX. CURB
 - EX. SIDEWALK
 - EX. CURB
 - EX. ELECTRIC
 - EXISTING OVERHEAD WIRE
 - EX. SAN.
 - EX. WATER
 - PROP. WATER
 - EX. STORM DRAIN
 - SYB
 - STREAM BUFFER
 - EX. STREAM
 - EX. WETLANDS
 - EX. WETLAND BUFFER
 - EX. BUILDING/ STRUCTURE
 - PROP. BUILDING/ STRUCTURE
 - PROP. CONCRETE

GENERAL NOTES

- OWNER: DAWAT-E-HADIYAH
19550 SHADOW GLEN CIRCLE
NORTHBRIDGE, CA
- SITE ADDRESS: 18128 NEW HAMPSHIRE AVENUE
BRINKLOW, MD 20861
- TAX ID: PARCEL 'E' 08-03403386
- WATERSHED: LOWER HAMLINGS RIVER
WATERSHED USE CLASS: IVP
- BOUNDARY SURVEY BY: GLW 2024
- TOPOGRAPHY BY: GLW 2024
- THERE ARE NO STREAMS OR WETLANDS ON THE PROPERTY.
- WATER AND SEWER CATEGORIES: W-6 / S-6
- THERE IS NO FLOODPLAIN ON THE PROPERTY.
- THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON SITE.
- THE PROPERTY IS NOT LISTED ON THE LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES.
- THERE ARE NO COUNTY CHAMPION TREES LOCATED ON OR ADJACENT TO THE SITE AS PER THE 2014-2020 PUBLICATION OF CHAMPION TREES IN MONTGOMERY COUNTY, MARYLAND.
- THIS SITE IS NOT LOCATED IN A SPECIAL PROTECTION AREA.

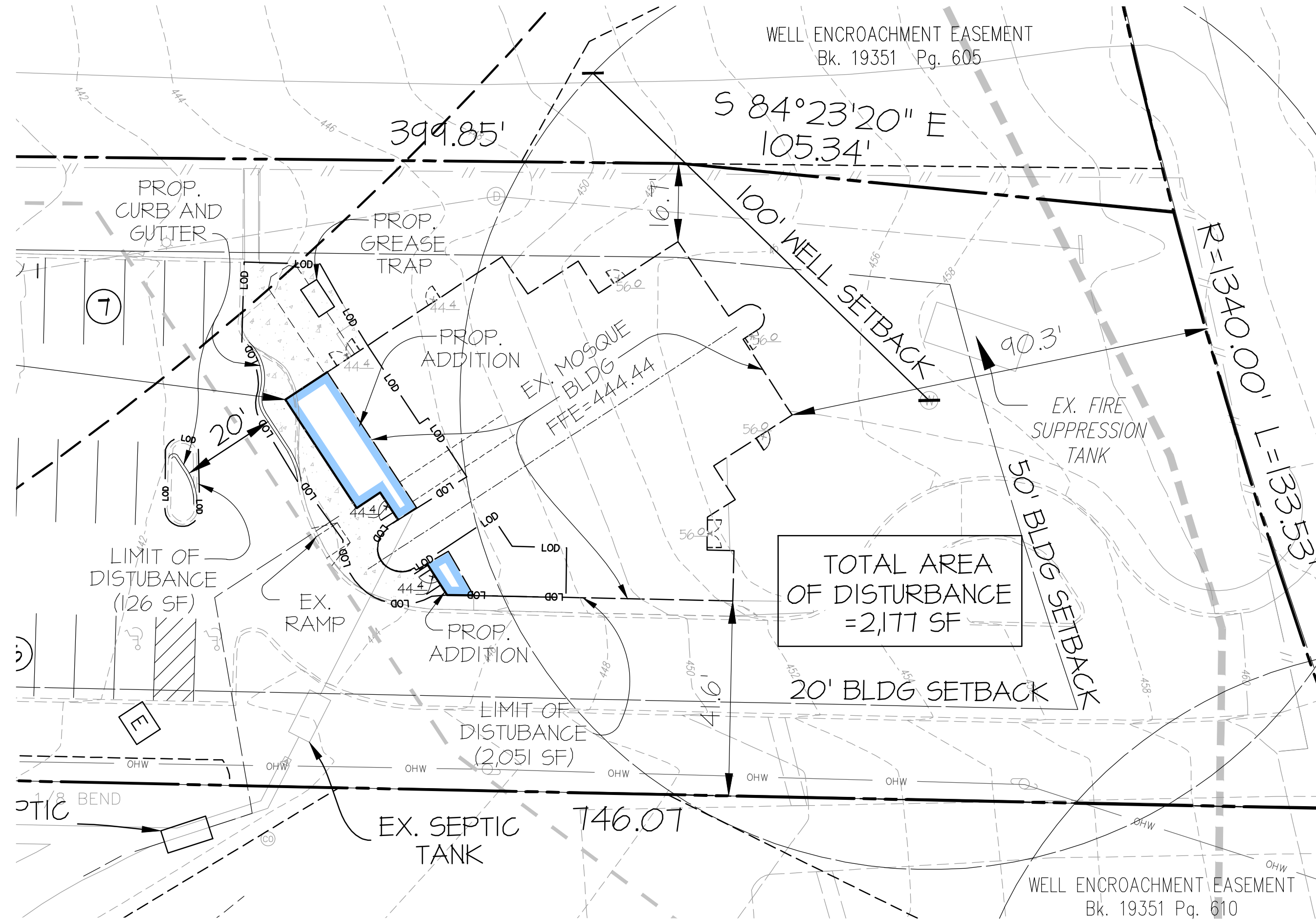
DEVELOPMENT STANDARDS RC ZONE

	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT SIZE:	5.0 ACRES*	2.01 ACRES
MINIMUM LOT WIDTH AT BUILDING:	300 FEET*	300 FEET
MINIMUM LOT WIDTH AT STREET:	300 FEET*	138.53'
MAXIMUM LOT COVERAGE:	10% (0.50 AC.)	0.134 AC. (6.5%)
PARKING CALCULATIONS		
20 SP. REQ. PER 1000 SF ASSEMBLY AREA	32 SPACES	43 SPACES
OR 0.25 SP. PER FIXED SEAT		
PRINCIPAL BUILDING SETBACKS		
MINIMUM FRONT SETBACK:	50 FEET	40.3'
MINIMUM SIDE YARD SETBACK:	20 FEET*	16.71/41.6'
SUM OF BOTH SIDES:	40 FEET	58.3'
MINIMUM REAR YARD SETBACK:	35 FEET	444.0'

MAXIMUM BUILDING HEIGHT
PRINCIPAL BUILDING

50 FEET	28'±
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*PER SECTION 1.7.1.D.8.c ANY PARCEL WITH AN EXISTING BUILDING ON OCTOBER 30, 2014 IS EXEMPT FROM THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT. ANY EXISTING BUILDING LOCATED ON ANY LOT OR PARCEL ON OCTOBER 30, 2014 IS EXEMPT FROM THE MINIMUM SIDE SETBACKS OF THE ZONE.



INSET- SITE DETAIL
SCALE 1" = 20'

PROFESSIONAL/ENGINEER'S CERTIFICATION
THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD SITE PLAN OPINION. IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. 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. 24914 EXPIRATION DATE: January 20, 2028.

Tim Longfellow
Tim Longfellow (Sep 2, 2028 15:30:04 EDT)

GLW
PLANNING | ENGINEERING | SURVEYING
3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BAL: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY:	KAF				
DRAWN BY:	HKJ				
CHECKED BY:	KAF				
DATE		REVISION		BY	APP'R

PREPARED FOR: DAWAT-E-HADIYAH 19550 SHADOW GLEN CIRCLE NORTHBRIDGE, CA. 91324	SCALE AS SHOWN	ZONING RC	SITE PLAN		G. L. W. FILE No.
	DATE SEPT., 2026	TAX MAP - GRID JT - 43	ANJUMAN E EZZI MOSQUE PARCEL 'E' BRINKLOW, PARCEL P. 059 & PARCEL P. 156		24036
			ELECTION DISTRICT No. 08		SHEET C-001
			L. 33319 F. 549 & L.67429 F. 29		MONTGOMERY COUNTY, MARYLAND