

ZONING : A-1 AGRICULTURAL DISTRICT

PROPOSED USE : CHURCH (REQUIRES A SPECIAL EXCEPTION)

SETBACKS : FRONT = 30'
SIDES = 30'
REAR = 30'

PARKING PROPOSED

18 - 10' X 30' SPACES
1 - 10' X 20' SPACES
1 - R/C SPACE
TOTAL = 19 SPACES

PROPOSED USES WITHIN THE STRUCTURE

FELLOWSHIP AREA = 54 SEATS
CHapel AREA (PERMANENT SEATING) = 54 SEATS
RECTORY

NOTE : THE FELLOWSHIP AND CHAPEL AREAS WILL NEVER BE USED SIMULTANEOUSLY

TRACT AREA = 15.088 ACRES

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT
AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL
NUMBER 540985 0305 A, DATED FEBRUARY 15, 1979,
THIS SUBDIVISION IS LOCATED IN ZONE C

CURRENT OWNER : JUAN C. MIRAS
DEED : 2080/361

SITE ADDRESS : 10015 CAREY ROAD
BERLIN, MD. 21011

TAX ACCOUNT NO. : 124029

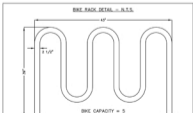
APPLICANT/DEVELOPER : CHRIST THE SAVIOR ORTHODOX CHURCH
C/O FATHER JOHN PARSELLS
35835 VINES CREEK ROAD
DAGSBORO, DEL. 19939
PHONE : 1-302-627-0555

NOTE : A SPECIAL EXCEPTION WAS GRANTED BY THE WORCESTER COUNTY
BOARD OF ZONING APPEALS TO LOCATE A CHURCH IN AN A-1 DISTRICT
ON 11-16-2011 BY CASE #11-05.

NOTE : PROPOSED SIGN LOCATIONS SHOWN ON SHEET 2
SIGN DESIGN AND LANDSCAPING TO BE SUBMITTED
AT TIME OF BUILDING PERMIT APPLICATION

NOTE : EXISTING TREES AND LANDSCAPING ARE SERVED BY AN
EXISTING SUBSURFACE IRRIGATION SYSTEM

GRAPHIC SCALE



REMARKS:

Proposed parking stalls shall be installed in a clearly designated curbed area close to the building entrance and each bicycle parking space shall be of least two feet by six feet. All proposed parking stalls shall be designed for use with U-shaped stanchions which enclose at least one wheel and the frame of the bicycle to be parked to the frame simultaneously. All roads shall be securely fastened to the ground.

PROPOSED LANDSCAPE NOTES

LANDSCAPE MINIMUMS

ALL PLANTING SHALL BE MAINTAINED IN A HEALTHY AND PRUNED STATE, WHEN POSSIBLE, ANY PLANTINGS THAT DO NOT MEET THE MINIMUMS SHALL BE REPLACED WITH THE SAME PLANT OR A SUITABLE ALTERNATIVE. SEEDS WILL BE SOWNED EARLY AND KEPT GENERALLY WET UNTIL PLANTINGS TAKE ROOT. MULCHING SHALL BE MAINTAINED AS NECESSARY. ALL PLANTINGS SHALL BE MAINTAINED AS NECESSARY UNTIL THEY ARE WELL ESTABLISHED AND FERTILIZED AS NECESSARY.

RE REQUIRED FILLING

FOR GRASS : GRAVEL FILL/STEPS = 10-12 FT (NATURE 10-12) + MINIMUM 1 1/2" CALUMIN + TREE REQUIREMENTS

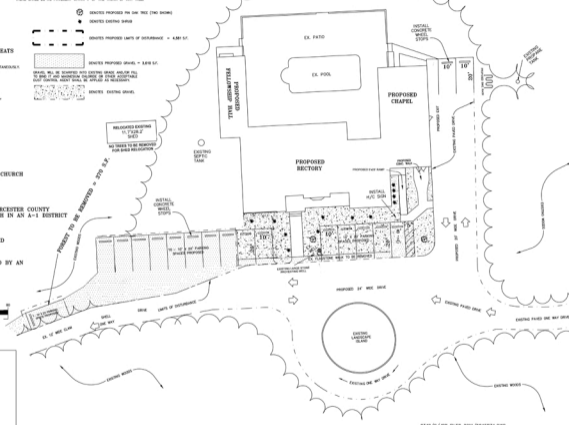
THESE SHALL BE NO FILL WITHIN 4' OF THE FRONT OF ANY TREE.



NO TREES TO BE REMOVED FOR THIS RELOCATION

PROPERTY TO BE REMOVED = 370 SQ. FT.

SHEET INDEX
SHEET 1 OF 2 SITE PLAN
SHEET 2 OF 2 LOCATION DRAWING (EXISTING CONDITIONS)



SITE PLAN
PROPOSED HOME OF "CHRIST THE SAVIOR ORTHODOX CHURCH"
LOT 5 - MINOR SUBDIVISION OF PROPERTY OF BRUCE H. AND CHERYL C. CLARK
PLATBOOK : W.C.L. 106/2
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND
TAX MAP 20, PARCEL 305

STA2/C/408 FILES 2011/04/02A.DWG

Frank G. Lynch, Jr.
& Associates, Inc.

SUBDIVISION LAND PLANNING
3555 BUCKTRACK ROAD - BERLIN, MARYLAND 21011
(410) 841-5363 841-0773

DESIGNED BY	N/A	SUPERVISED BY	B.O./JCL, 3	FILE AREA-11
DRAWN BY	F.C.L., JR.	DATE	1-02-2012	
ENGINEER BY	FRANK G. LYNCH	SCALE	1" = 30'	

SHEET 1 OF 2