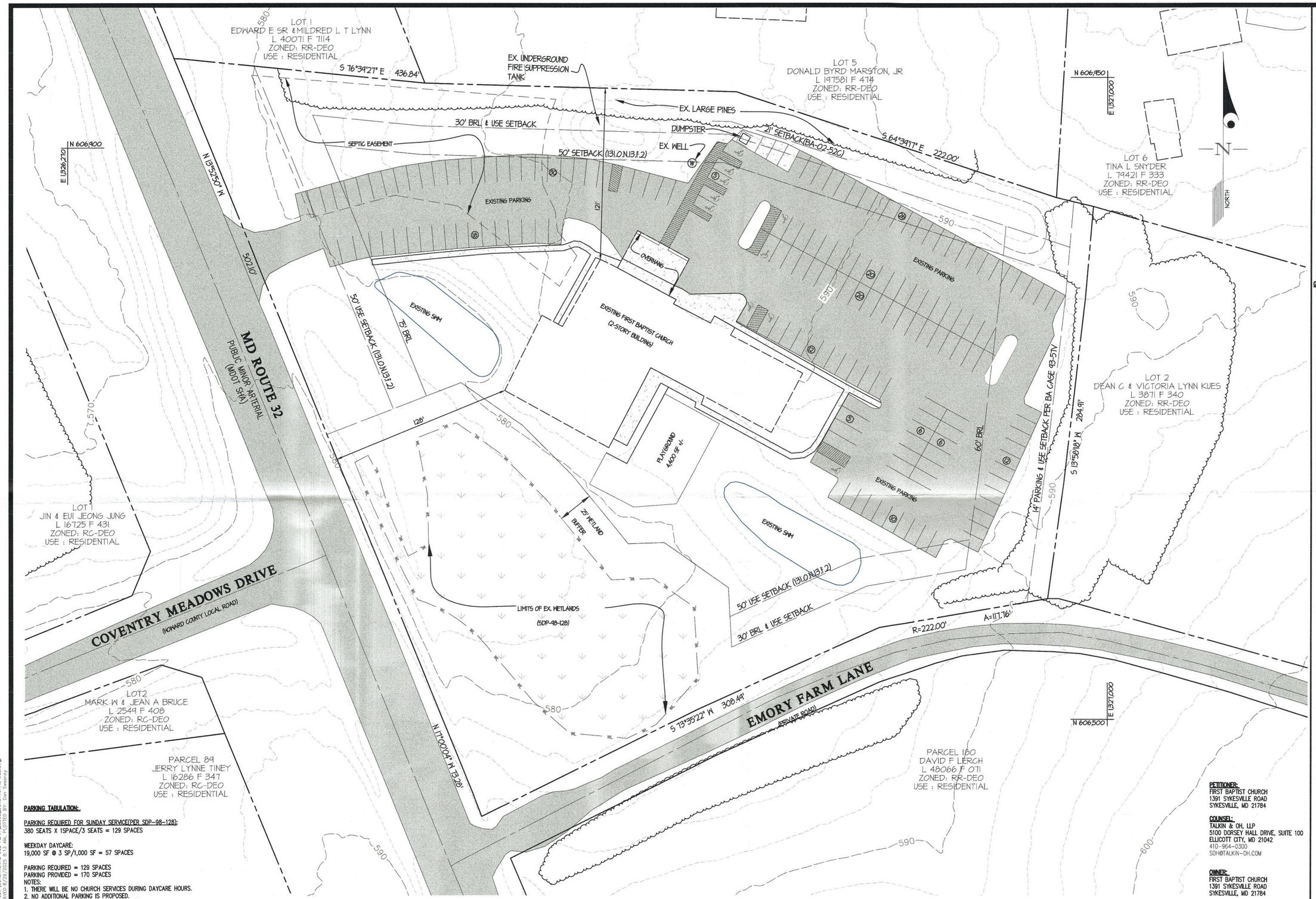

VICINITY MAP

SCALE: 1" = 2,000'

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 2013 COMPREHENSIVE ZONING PLAN.
2. THE PROPOSED IMPROVEMENTS WILL BE AN EXPANSION OF AN EXISTING DAYCARE WITHIN A RELIGIOUS FACILITY, UTILIZING THE CONDITIONAL USE PROVISIONS OF THE HOWARD COUNTY ZONING CODE (131.N.13).
3. RELATED DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: SDP-89-161, SDP-95-022, SDP-98-128, BA-86-03E, BA 93-34E, BA 93-51V, BA 97-30E & BA 02-52C.
4. LANDSCAPING FOR THE SITE HAS BEEN PREVIOUSLY ADDRESSED BY SDP-98-128. NO ADDITIONAL LANDSCAPING IS REQUIRED.
5. PARCEL 178 = 5.06 AC.
6. MAXIMUM BUILDING HEIGHT PER RR ZONING – 40 FEET
7. EXISTING BUILDING HEIGHT – 36 FEET +/-
8. THERE ARE NO 100-YEAR FLOODPLAIN, STREAMS, FORESTS OR THEIR BUFFERS WITHIN THE SITE.
9. WETLANDS SHOWN PER SDP-98-128.
10. SITE ACCESS IS PROVIDED FROM MD RTE 32, A PUBLIC ROAD.
11. THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES WITHIN OR ADJACENT TO THE SITE.
12. EXISTING AND PROPOSED USE: RELIGIOUS FACILITY & DAYCARE.
13. THE SITE IS SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM.
14. BUILDING AREA (2 LEVELS)
    -EXISTING: 12,590 SF X 2= 25,180 SF
15. LOT COVERAGE
    MAXIMUM LOT COVERAGE = 25%
    EXISTING LOT COVERAGE = 12,590 SF (5.7%)
16. GREEN AREA WITHIN BUILDING ENVELOPE 131.0.N.f(3) = 39,504 SF (36.3%),
17. DAYCARE CAPACITY
    EXISTING – 2 SHIFTS OF 39 STUDENTS (BA 02-52C)
    PROPOSED – 150 STUDENTS.

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GRAPHIC SCALE

PARKING TABULATION:

PARKING REQUIRED FOR SUNDAY SERVICE(PER SDP-98-128):
380 SEATS X 1SPACE/3 SEATS = 129 SPACES

WEEKDAY DAYCARE:
19,000 SF @ 3 SP/1,000 SF = 57 SPACES

PARKING REQUIRED = 129 SPACES
PARKING PROVIDED = 170 SPACES
NOTES:
1. THERE WILL BE NO CHURCH SERVICES DURING DAYCARE HOURS.
2. NO ADDITIONAL PARKING IS PROPOSED.

PETITIONER:
FIRST BAPTIST CHURCH
1391 SYKESVILLE ROAD
SYKESVILLE, MD 21784

COUNSEL:
TALKIN & OH, LLP
5100 DORSEY HALL DRIVE, SUITE 100
ELLICOTT CITY, MD 21042
410-964-0300
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OWNER:
FIRST BAPTIST CHURCH
1391 SYKESVILLE ROAD
SYKESVILLE, MD 21784

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DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			
DATE	REVISION	BY	APP'R.

PREPARED FOR:
FRIENDSHIP BAPTIST CHURCH
1391 SYKESVILLE ROAD
SYKESVILLE, MD 21784

CONDITIONAL USE PLAN

FRIENDSHIP BAPTIST CHURCH
1391 SYKESVILLE ROAD
Parcel 178

ELECTION DISTRICT No. 3 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	RR-DEO	25063
DATE	TAX MAP – GRID	SHEET
AUG., 2025	9 – 12	1 OF 1

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BA-25-023C