	REQUIRED	PROPOSED
MAIN BUILDING SETBACK FROM STREET	50 FEET	69.9 FEET
SIDE YARD-ONE SIDE	17 FEET	73 FEET
SIDE YARD-SUM OF BOTH SIDES	35 FEET	175.8 FEET
REAR YARD	35 FEET	571.4 FEET
ACCESSORY BUILDING SETBACK FROM STREET	80 FEET	NA
ACCESSORY BUILDING SETBACK FROM SIDE	15 FEET	NA
ACCESSORY BUILDING SETBACK FROM REAR	10 FEET	NA
MAX. BUILDING HEIGHT	50 FEET	42.67 FEET
MAXIMUM COVERAGE	25%	14.3%

POTOMAC ELEMENTARY SCHOOL EXISTING PARKING TABULATION

STANDARD SPACES (9'x 18').....116
ACCESSIBLE SPACES (8'x 18').....2
TOTAL EXISTING 118

POTOMAC ELEMENTARY SCHOOL PROPOSED PARKING TABULATION

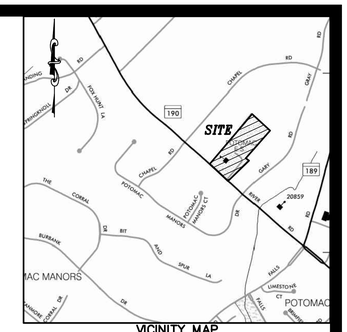
STANDARD SPACES (9'x 18').....93
ACCESSIBLE SPACES (8'x 18').....2
VAN ACCESSIBLE SPACES 2
TOTAL PROPOSED 97

BUILDING COVERAGE

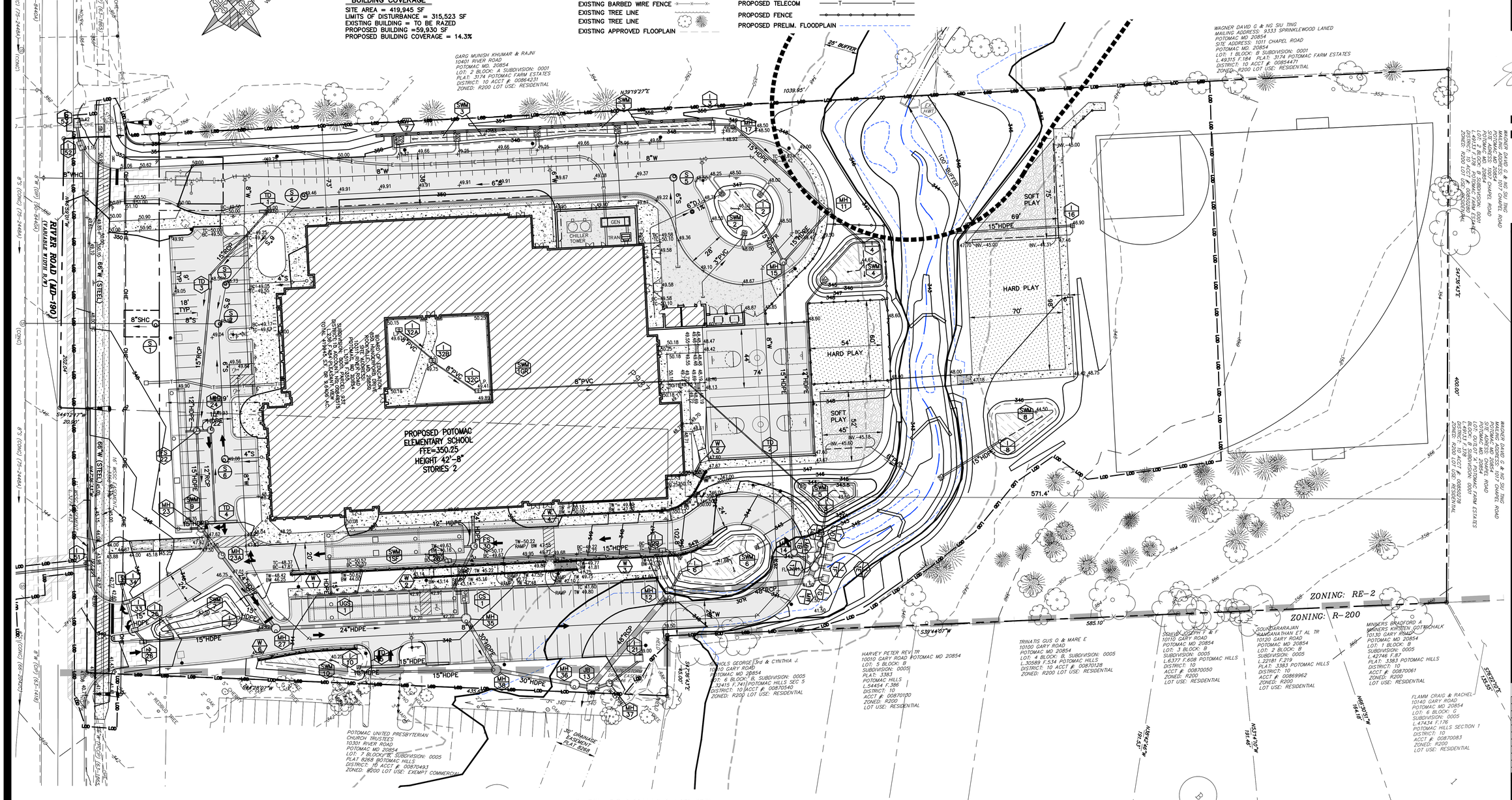
SITE AREA = 419,945 SF
LIMITS OF DISTURBANCE = 315,523 SF
EXISTING BUILDING = TO BE RAZED
PROPOSED BUILDING =59,930 SF
PROPOSED BUILDING COVERAGE = 14.3%

LEGEND

EXISTING BOUNDARY LINE
EXISTING PROPERTY LINE
EXISTING CONTOUR
EXISTING BENCHMARK
EXISTING SEWER MANHOLE
EXISTING WATER MANHOLE
EXISTING STORM MANHOLE
EXISTING TELEPHONE MANHOLE
EXISTING ELECTRIC MANHOLE
EXISTING GAS MANHOLE
EXISTING SANITARY SEWER
EXISTING WATER LINE
EXISTING STORM DRAIN
EXISTING UTILITY POLE
EXISTING OVHD UTILITY LINE
EXISTING U/G ELECTRIC LINE
EXISTING U/G GAS LINE
EXISTING U/G TELE LINE
EXISTING U/G CABLE LINE
EXISTING U/G FIBER OPTIC
EXISTING GAS VALVE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING LIGHT
EXISTING SIGN
EXISTING BOLLARD
EXISTING RIPRAP
EXISTING CHAIN LINK FENCE
EXISTING WOOD FENCE
EXISTING BARBED WIRE FENCE
EXISTING TREE LINE
EXISTING TREE LINE
EXISTING APPROVED FLOOPLAIN
BENCHMARK
PROPERTY LINE
CONC CURB & GUTTER
PROP. BUILDING (SEE ARCH DWG'S)
CONCRETE SIDEWALK
LIGHT DUTY ASPHALT
REGULAR DUTY ASPHALT
HEAVY DUTY CONCRETE
RIGHT-OF-WAY ASPHALT
2" MILL AND OVERLAY
MULCH PLAY AREA
SITE LIGHT (SEE MEP DWG'S)
ACCESSIBLE RAMP
PROPOSED STORM DRAIN
PROPOSED SEWER 6"S
PROPOSED WATER 8"W
PROPOSED ELECTRIC
PROPOSED GAS
PROPOSED TELECOM
PROPOSED FENCE
PROPOSED PRELIM. FLOODPLAIN



VICINITY MAP
SCALE: 1" = 1,000'±
(WSSC GRID: 212 & 213 NW 10)
MONTGOMERY COUNTY



CAUTION: IF THIS DRAWING IS A REDUCTION, GRAPHIC SCALE MUST BE USED (ORIGINAL SIZE = 30"x 42")

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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LICENSE NO 39924, EXPIRATION DATE: 19 JULY 2018.

POTOMAC ELEMENTARY SCHOOL MODERNIZATION

MONTGOMERY COUNTY PUBLIC SCHOOLS

10311 RIVER RD, POTOMAC, MD 20854

TAX MAP: FP343; PARCEL: 937; LIBER 1519 FOLIO 359; WSSC GRID: 213NW10 & 212NW10

PROJECT NO:	DATE:
121901	June 4, 2018

REVISIONS

DATE	DESCRIPTION

MANDATORY REFERRAL DRAWING PLAN

OWNER/APPLICANT
MONTGOMERY COUNTY PUBLIC SCHOOLS
45 WEST GUDE DRIVE, SUITE 4300
ROCKVILLE, MARYLAND 20850-4038
ATTN: ROBBIE S. BADSTIBNER
Robbie_S_Badstibner@mcpsmd.org
TEL: 240.314.1018 FAX: 240.279.3003

03-MRPLAN-MR201817-001

I:\Proj\121901 Potomac ES\Drawings 121901\C-0 Mandatory Referral Site Plan.dwg PLOTTED Aug 06, 2018