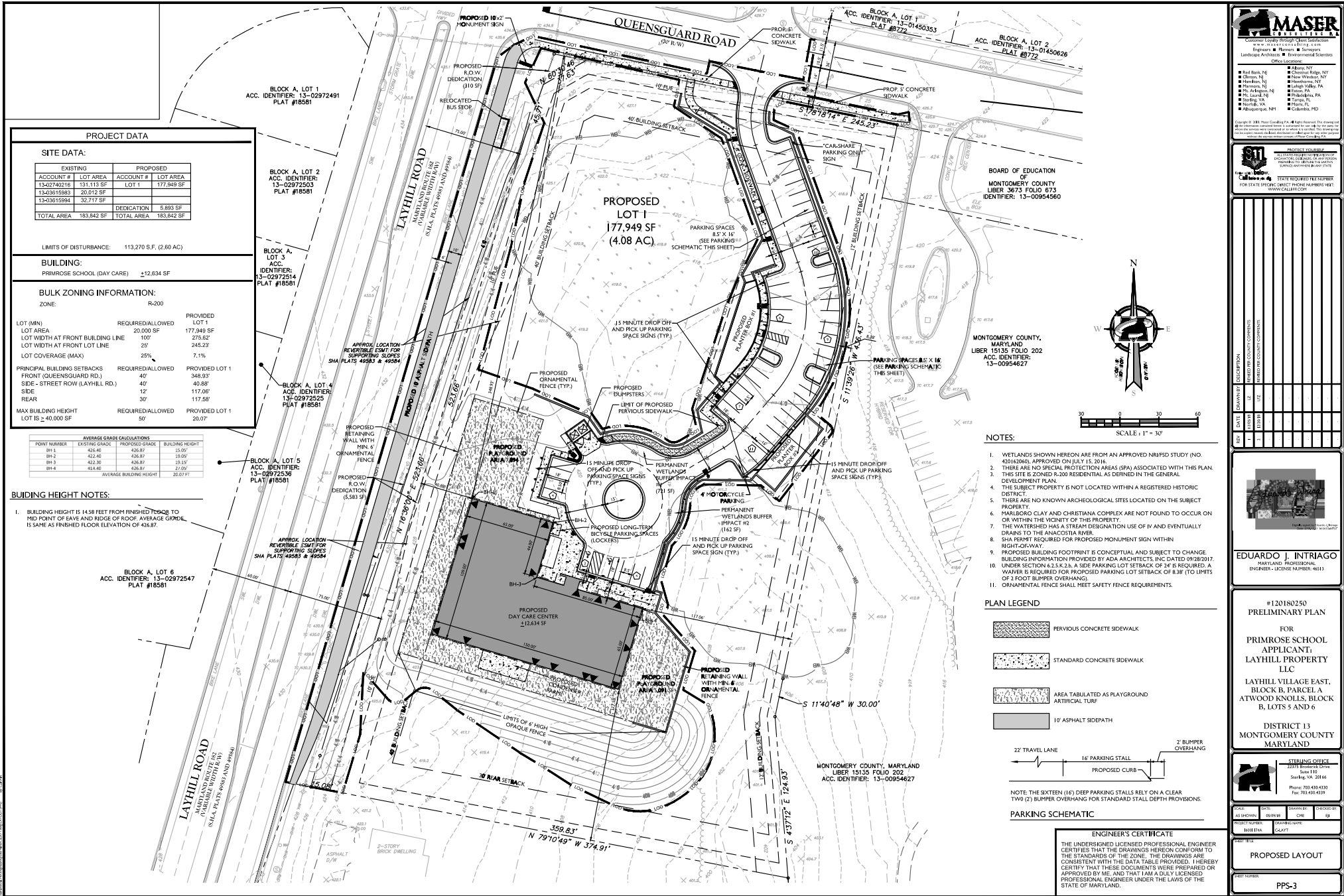


ATTACHMENT 2



PROJECT DATA

SITE DATA:

EXISTING	PROPOSED		
ACCOUNT #	LOT AREA	ACCOUNT #	LOT AREA
13-0272491	177,949 SF	LOT 1	177,949 SF
13-0272503	20,012 SF		
13-0272503	32,717 SF		
TOTAL AREA	183,942 SF	TOTAL AREA	183,942 SF

LIMITS OF DISTURBANCE: 113,270 S.F. (2.60 AC)

BUILDING:
PRIMROSE SCHOOL (DAY CARE) ±12,634 SF

BULK ZONING INFORMATION:
ZONE: R-200

LOT (MIN)	REQUIRED/ALLOWED	PROVIDED
LOT AREA	20,000 SF	LOT 1
LOT WIDTH AT FRONT BUILDING LINE	100'	275.62'
LOT WIDTH AT FRONT LOT LINE	25'	245.23'
LOT COVERAGE (MAX)	25%	7.1%
PRINCIPAL BUILDING SETBACKS	REQUIRED/ALLOWED	PROVIDED LOT 1
FRONT (QUEENSGUARD RD.)	40'	346.93'
SIDE - STREET ROW (LAYHILL RD.)	40'	40.88'
SIDE	12'	117.06'
REAR	30'	117.58'
MAX BUILDING HEIGHT	REQUIRED/ALLOWED	PROVIDED LOT 1
LOT 1S ± 40,000 SF	50'	20.07'

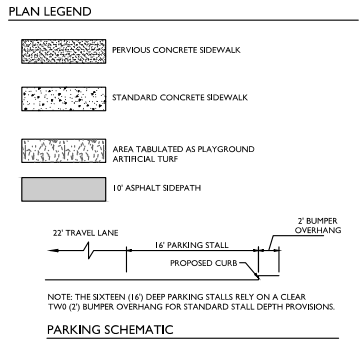
AVERAGE GRADE CALCULATIONS

POINT NUMBER	EXISTING GRADE	PROPOSED GRADE	BUILDING HEIGHT
BH-1	426.46	426.87	33.95
BH-2	422.46	426.87	33.95
BH-3	422.30	426.87	33.15
BH-4	424.46	426.87	27.99
AVERAGE BUILDING HEIGHT			20.07 FT

BUILDING HEIGHT NOTES:

- BUILDING HEIGHT IS 14.58 FEET FROM FINISHED TROUG TO MID POINT OF EAVE AND RIDGE OF ROOF. AVERAGE GRADE IS SAME AS FINISHED FLOOR ELEVATION OF 426.87.

- NOTES:**
- WETLANDS SHOWN HEREON ARE FROM AN APPROVED NR10FS STUDY (NO. 401804). APPROVED ON JULY 15, 2016.
 - THERE ARE NO SPECIAL PROTECTION AREAS (SPA) ASSOCIATED WITH THIS PLAN.
 - THIS SITE IS ZONED R-200 RESIDENTIAL AS DEFINED IN THE GENERAL DEVELOPMENT PLAN.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT.
 - THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.
 - PARLIAMOND CLAY AND CHRISTINA COMPLEX ARE NOT FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY.
 - THE WATERSHED HAS A STREAM DESIGNATION USE OF IV AND EVENTUALLY DRAINS TO THE ANACOSTIA RIVER.
 - SHA PERMIT REQUIRED FOR PROPOSED MONUMENT SIGN WITHIN RIGHT-OF-WAY.
 - PROPOSED BUILDING FOOTPRINT IS CONCEPTUAL AND SUBJECT TO CHANGE. BUILDING INFORMATION PROVIDED BY ADA ARCHITECTS, INC. DATED 09/28/2017.
 - UNDER SECTION 6.2.3.2.1, A SIDE PARKING LOT SETBACK OF 24' IS REQUIRED. A WAIVER IS REQUIRED FOR PROPOSED PARKING LOT SETBACK OF 0.38' (TO LIMITS OF 2' FOOT BUFFER OVERHANG).
 - ORNAMENTAL FENCE SHALL MEET SAFETY FENCE REQUIREMENTS.



ENGINEER'S CERTIFICATE

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE DRAWINGS HEREON CONFORM TO THE STANDARDS OF THE ZONE. THE DRAWINGS ARE CONSISTENT WITH THE DATA TABLE PROVIDED. 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.

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 ■ St. Louis, MO
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PROJECT INFORMATION:
 PROJECT: PROPOSED LAYOUT FOR PRIMROSE SCHOOL, BLOCK A, LOT 1
 CLIENT: LAYHILL PROPERTY LLC
 DATE: 09/28/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NUMBER: [Number]
 SHEET NUMBER: PPS-3

EDUARDO J. INTRIAGO
MARYLAND PROFESSIONAL ENGINEER - LICENSE NUMBER: 4633

#120180250
PRELIMINARY PLAN
FOR
PRIMROSE SCHOOL APPLICANT,
LAYHILL PROPERTY LLC
LAYHILL VILLAGE EAST,
BLOCK B, PARCEL A
ATWOOD KNOLLS, BLOCK B,
LOTS 5 AND 6

DISTRICT 13
MONTGOMERY COUNTY
MARYLAND

STERLING OFFICE
2270 BROADWAY
SUITE 110
STERLING, VA 20166
Phone: 703-430-4330
Fax: 703-430-4339

DATE: []/ []/ []
PROJECT NUMBER: []
SHEET NUMBER: []

PROPOSED LAYOUT

PAGE NUMBER: PPS-3