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See Sheet 62 for detailed tracking information.

Any construction activity, grading or forest modifications on adjacent property per the Infrastructure Site Plan approved in 2008 or subsequent revisions per the conditions of approval, is subject to the property owner consent in conjunction with appropriate Montgomery County, MNCPPC, or Maryland State Highway permits and/or authorization to proceed with construction.

Attachment A



LOCATION MAP

SCALE: 1"=400'

CERTIFICATION OF QUALIFIED PROFESSIONAL*

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC, AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

4.5.2021

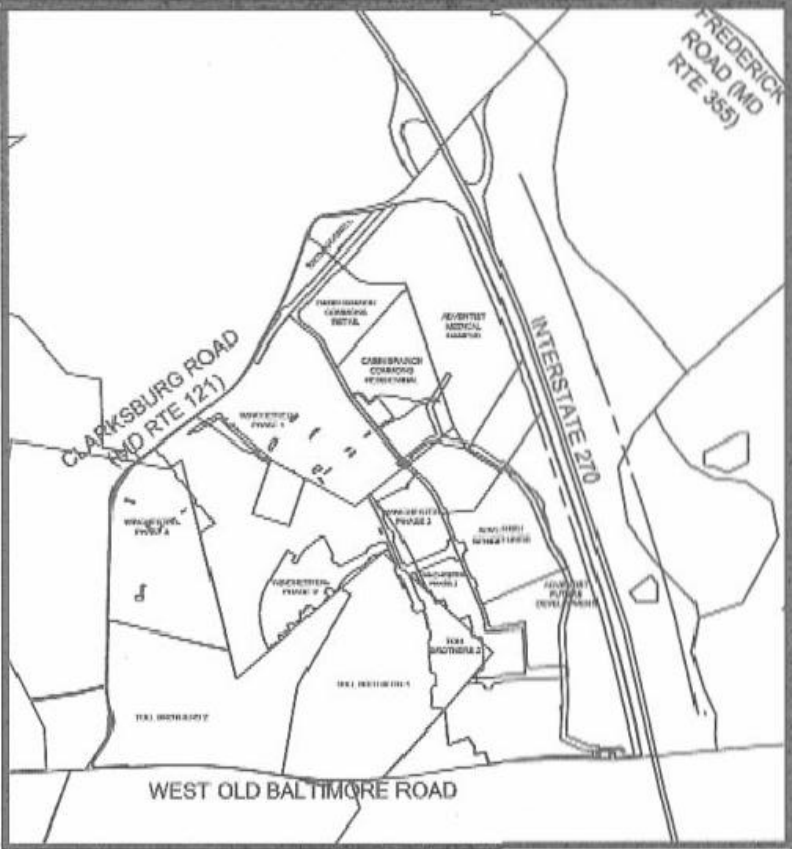
DATE

MICHAEL A. NORTON
MDNR / COMAR 08.19.06.01
QUALIFIED PROFESSIONAL
THIS CERTIFICATION IS FOR REDUPE PURPOSES ONLY

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN

APPROVAL

Plan No. 82005015D
Signature: [Signature] Date: 5/2/2013



VICINITY MAP
1"=2000'

OWNER/DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan
Approval No. 82005015D, including Approval
Conditions, Development Program, and Certified Site Plan.
Developer's Name: Cabin Branch Management, LLC - Sylke Knuppel
Contact Person
Address: 6905 Rockledge Drive #800 Bethesda, MD 20817
Phone: (301) 803-4855
Signature: [Signature]

M-NCPPC SITE PLAN # 82005015B
M-NCPPC SITE PLAN # 82005015C
M-NCPPC SITE PLAN # 820060240
M-NCPPC SITE PLAN # 82006029A
M-NCPPC SITE PLAN # 820110080
M-NCPPC SITE PLAN # 820120150

M-NCPPC SITE PLAN # 82005015D
M-NCPPC SITE PLAN # 820070140
M-NCPPC SITE PLAN # 820100030

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with
underground facilities in the area of proposed excavation
and have those facilities located by the utility companies
prior to commencing excavation. The excavator is
responsible for compliance with requirements of Chapter
36A of the Montgomery County Code.

REVISION	DATE	REVISION	DATE	REVISION	DATE
REVISED PER P&P COMMENTS-LSA	4/2/2007	REVISED FOR P&P-LSA	10/20/2011	UPDATED FOR D-AMENDMENT	3/20/2013
REVISED PER P&P COMMENTS FROM 8/30/07-LSA	9/2/2007	REVISED FOR SIGNATURE SET - RCJ/hrm	1/20/2012		
REVISED PER P&P COMMENTS FROM 11/20/07-LSA	12/2/2007	REVISED FOR COMBINED RCJ/LSA SHEETS - RCJ	3/20/2012		
REVISED PER P&P COMMENTS FROM 1/4/08-LSA	1/7/2008	REVISED FOR W&S SUBMITTAL - RCJ	2/20/2012		
REVISED PER DMS COMMENTS-LSA	9/2/2009	REVISED FOR W&S "D" ALIGNMENT CHANGE	5/20/2012		
REVISED PER P&P COMMENTS FROM 11/30/09-LSA	4/2/2010	REVISED FOR W&S "D" ALIGNMENT CHANGE	9/20/2012		
REVISED PER SP REVISIONS-LSA	4/2/2011	UPDATED PER WIN3 (ALL SHEETS)	2/20/2013		
REVISED FOR P&P-LSA	9/2/2011	UPDATED PER TOLL1 / TOLL2	3/20/2013		

Applicant: Cabin Branch Management LLC
6905 Rockledge Drive, Suite 800
Bethesda, Maryland 20817
Phone: (301) 803-4855
Fax: (301) 803-4929
Contact: Sylke Knuppel, P.E.

CABIN BRANCH

ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE • ENVIRONMENTAL PLANNING
5140 CORSEY HALL DRIVE, 2ND FLOOR
BETHESDA, MD 20814
TEL: 443.542.9199 DC 240.342.2329
WWW.NORTONLANDDESIGN.COM

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY	DATE

FINAL FOREST CONSERVATION PLAN
CABIN BRANCH

SCALE: 1" = 400'
JOB No.
NLD: 20-073
DATE:
APRIL, 2021
SHEET No.
1 of 63

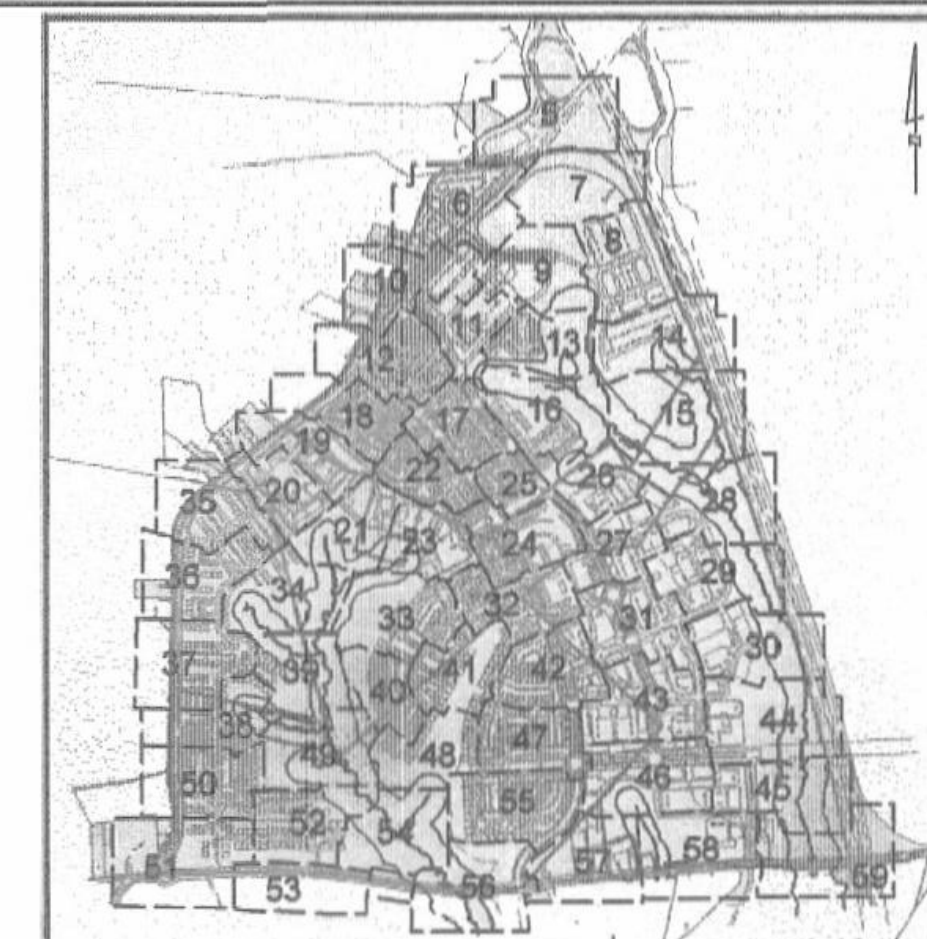
MATCH LINE SHEET 18

THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN

APPROVAL

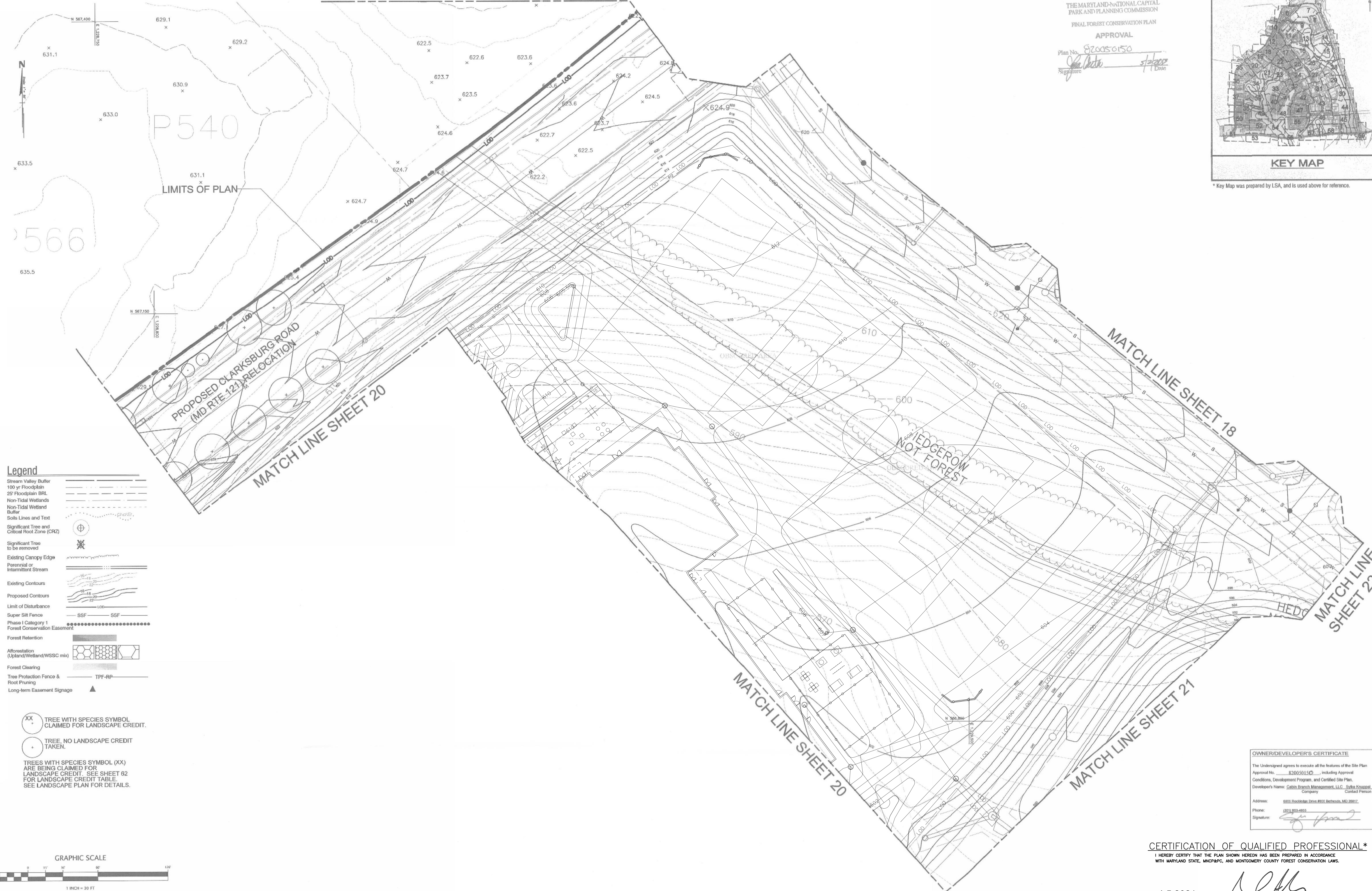
Plan No. 820050150

Signature: *[Signature]* Date: 5/3/2021



KEY MAP

* Key Map was prepared by LSA, and is used above for reference.

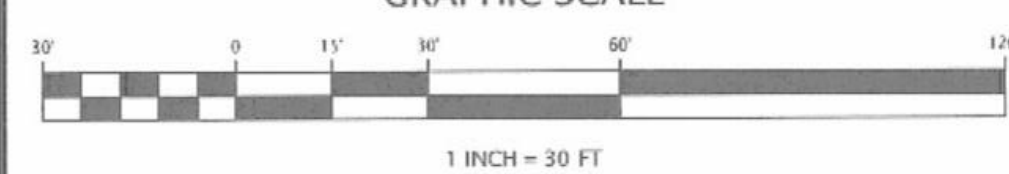


Legend

- Stream Valley Buffer
- 100 yr Floodplain
- 25' Floodplain BRL
- Non-Tidal Wetlands
- Non-Tidal Wetland Buffer
- Soils Lines and Text
- Significant Tree and Critical Root Zone (CRZ)
- Significant Tree to be removed
- Existing Canopy Edge
- Perennial or Intermittent Stream
- Existing Contours
- Proposed Contours
- Limit of Disturbance
- Super Silt Fence
- Phase I Category 1 Forest Conservation Easement
- Forest Retention
- Afforestation (Upland/Wetland/WSSC mix)
- Forest Clearing
- Tree Protection Fence & Root Pruning
- Long-term Easement Signage

- XX * TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.
- * TREE, NO LANDSCAPE CREDIT TAKEN.
- TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

GRAPHIC SCALE



CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

REVISION	DATE	REVISION	DATE	REVISION	DATE
Revised for construction approval - mass grading	2/9/12				
Revised for D contract amendment - hrm	5/22/12				
Revised for C amendment, revised alignment	9/4/12				
Revised for P&P comments	9/27/12				

Applicant: Cabin Branch Management LLC
6905 Rockledge Drive, Suite 800
Bethesda, Maryland 20817
Phone: (301) 803-4855
Fax: (301) 803-4929
Contact: Sylke Kruppel, P.E.

CABIN BRANCH
ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
5146 DORSEY HALL DRIVE, 2ND FLOOR
BALT 443 542 9199 DC 240 342 2329
WWW.NORTONLANDDESIGN.COM

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGER'S CONTACT:	
RELEASE FOR	
BY	DATE

FINAL FOREST CONSERVATION PLAN
CABIN BRANCH

4.5.2021
DATE

[Signature]
MICHAEL A. NORTON
MDNR / COMAR 08.19.06.01
QUALIFIED PROFESSIONAL
THIS CERTIFICATION IS FOR REDLINE PURPOSES ONLY

CERTIFICATION OF QUALIFIED PROFESSIONAL*

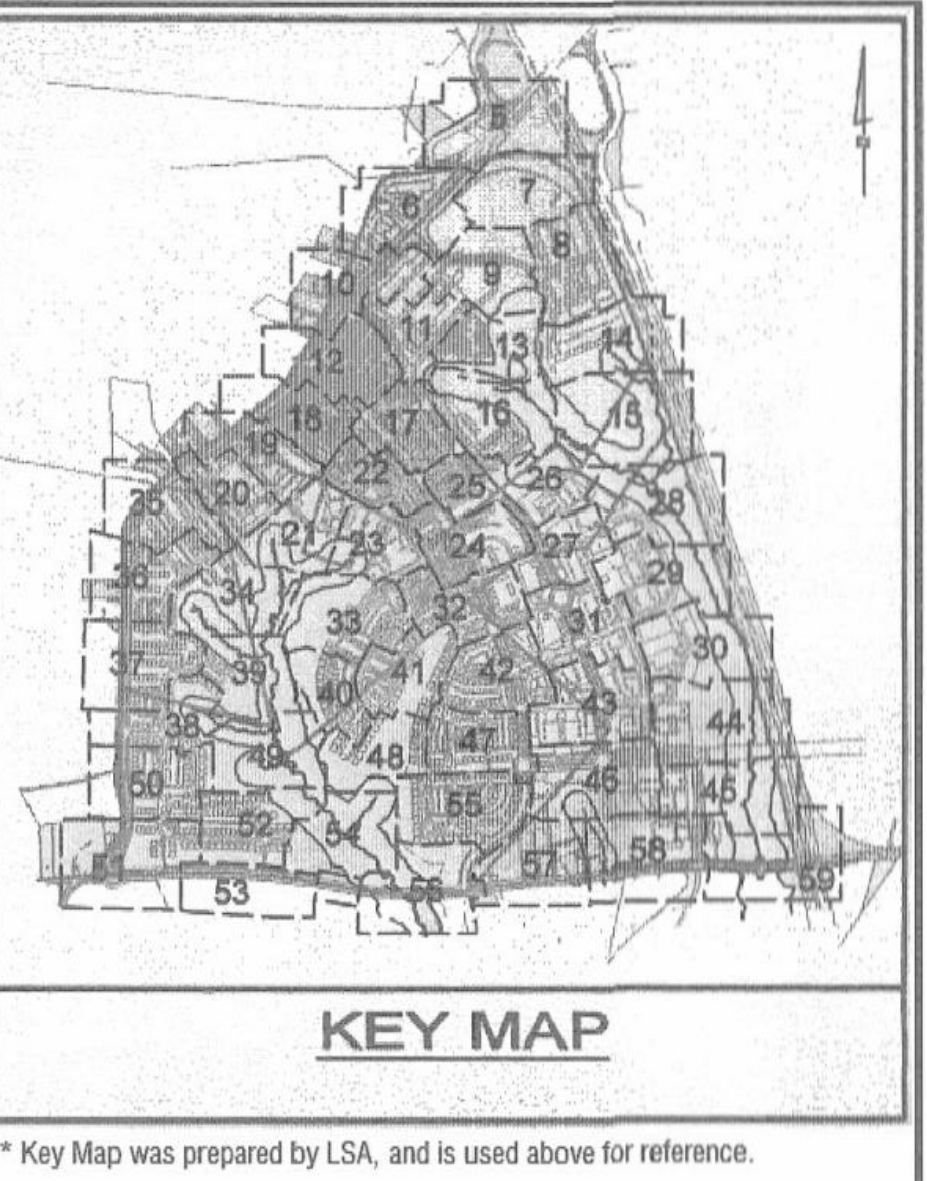
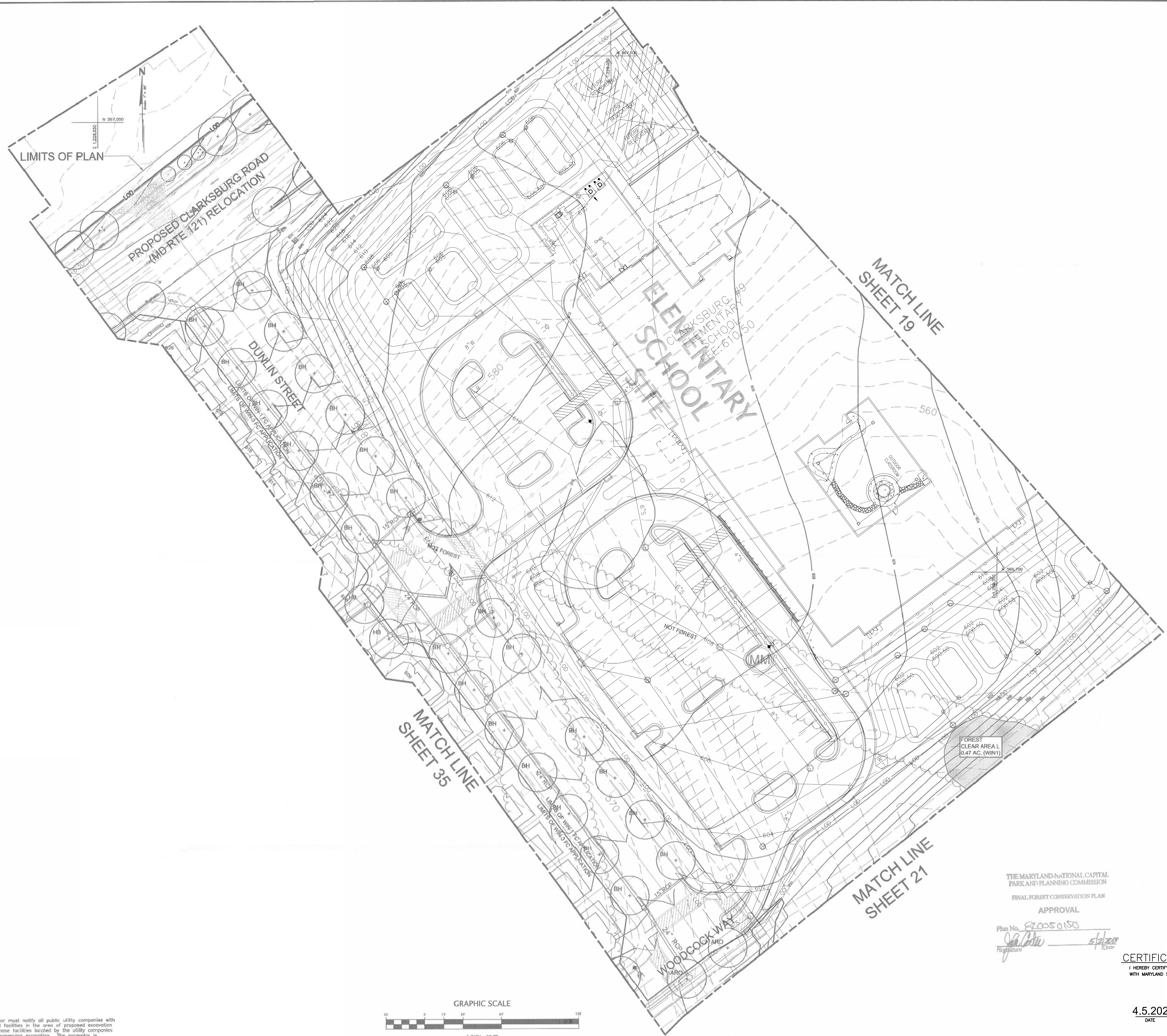
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNC&P/C, AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

OWNER/DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan.
Approval No. 820050150, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: Cabin Branch Management, LLC - Sylke Kruppel, Company Contact Person
Address: 6905 Rockledge Drive #800 Bethesda, MD 20817
Phone: (301) 803-4855
Signature: *[Signature]*

SCALE: 1" = 30'
JOB No. NLD: 20-073
DATE: APRIL 2021
SHEET No. 19 of 63

Legend

Stream Valley Buffer
100 yr Floodplain
25' Floodplain BRL
Non-Tidal Wetlands
Non-Tidal Wetland Buffer
Soils Lines and Text
Significant Tree and Critical Root Zone (CRZ)
Significant Tree to be removed
Existing Canopy Edge
Perennial or Intermittent Stream
Existing Contours
Proposed Contours
Limit of Disturbance
Super Silt Fence
Phase I Category 1 Forest Conservation Easement
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Long-term Easement Signage



* Key Map was prepared by LSA, and is used above for reference.

XX + TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.
+ TREE, NO LANDSCAPE CREDIT TAKEN.
TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN
APPROVAL
Plan No. 220050150
Signature: [Signature] Date: 5/2/2021

OWNER/DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 220050150, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: Cabin Branch Management, LLC
Contact Person: [Signature]
Address: 6905 Rockledge Drive #800 Bethesda, MD 20817
Phone: (301) 803-4855
Signature: [Signature]

CERTIFICATION OF QUALIFIED PROFESSIONAL*
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNC&PC, AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

4.5.2021
DATE
MICHAEL A. NORTON
MDNR / COMAR 08.19.06.01
QUALIFIED PROFESSIONAL
*THIS CERTIFICATION IS FOR REDLINE PURPOSES ONLY

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

REVISION	DATE	REVISION	DATE	REVISION	DATE
Revised for Win 3 Site Plan submittal	3/15/12				

Applicant: Cabin Branch Management LLC
6905 Rockledge Drive, Suite 800
Bethesda, Maryland 20817
Phone: (301) 803-4855
Fax: (301) 803-4929
Contact: Sylke Knuppel, P.E.

CABIN BRANCH
ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
5146 DORSEY HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042
BALT 1443 542 9199 DC 240 342 2329 WWW.NORTONLANDDESIGN.COM

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
WODGERS CONTACT:		
RELEASE FOR		
BY		DATE

**FINAL FOREST CONSERVATION PLAN
CABIN BRANCH**

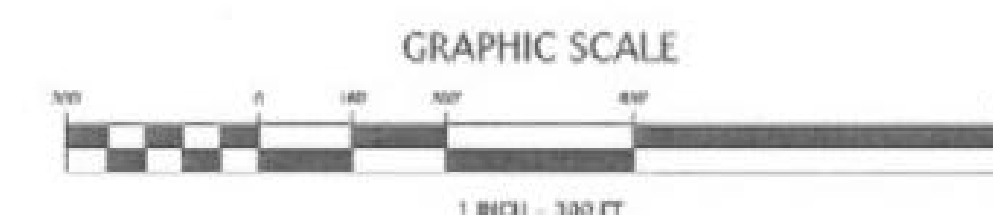
SCALE: 1" = 30'
JOB No. NLD- 20-073
DATE: APRIL 2021
SHEET No. 20 of 63



LEGEND

- AREAS APPROVED FOR MASS GRADING*
- AREAS WITH FINAL SITE PLAN APPROVAL AND INFRASTRUCTURE PLAN APPROVAL*
- PHASE 1 FOREST CONSERVATION EASEMENT

*THESE AREAS HAVE APPROVAL AND MNCPPC AUTHORIZATION TO COMMENCE CONSTRUCTION



CERTIFICATION OF QUALIFIED PROFESSIONAL*

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC, AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

4.5.2021
DATE

MICHAEL A. NORTON
MDNR / COMAR 08.18.06.01
QUALIFIED PROFESSIONAL
*THIS CERTIFICATION IS FOR REDLINE PURPOSES ONLY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVED
Plan No. 20-073
Signature: [Signature]
Date: 4/17/2021
for reference purposes only

OWNER/DEVELOPER'S CERTIFICATE
The undersigned agrees to receive all the benefits of the Site Plan Approval No. 20-073, including Approval, Conditions, Development Program, and Outflood Site Plan.
Developer's Name: Cabin Branch Management, LLC
Address: 6905 Rockledge Drive #200 Bethesda, MD 20817
Phone: (301) 803-4800
Signature: [Signature]



REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant: Cabin Branch Management LLC
6905 Rockledge Drive, Suite 800
Bethesda, Maryland 20817
Phone: (301) 803-4800
Fax: (301) 803-4929
Contact: Sylke Kauppel

CABIN BRANCH
ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
5146 DORSEY HALL DRIVE, 2ND FLOOR
BALT 443.542.9199 DC 240.342.2329
WWW.NORTONLANDDESIGN.COM

DATE	BY	DATE

FINAL FOREST CONSERVATION PLAN OF COMPLIANCE

SCALE: 1" = 300'
JOB No. NLD: 20-073
DATE: APRIL 2021
SHEET No. 1 of 1



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

August 27, 2020

Mr. James Barto
ADTEK Engineers Inc.
150 South East Street, Suite 200
Frederick, Maryland 21701

Re: **COMBINED PRELIMINARY AND FINAL
WATER QUALITY PLAN/SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
Clarksburg Elementary School #9
Preliminary Plan #: N/A
SM File #: 286166
Tract Size/Zone: 9.62 acres/CRT
Total Concept Area: 9.62 acres
Lots/Block: N/A
Parcel(s): N/A
Watershed: Little Seneca Cr. (Clarksburg SPA)

Dear Mr. Barto:

Based on a review by the Department of Permitting Services Review Staff, the Preliminary/Final Water Quality Plan and stormwater management concept for the above-mentioned site is **acceptable**. The water quality plan and stormwater management concept propose to meet required stormwater management goals via micro bioretention, vegetated roof and a bio swale.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to



255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingervices

Mr. James Barto
August 27, 2020
Page 2 of 2

reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Leo Galanko at 240-777-6242.

Sincerely,

Mark Etheridge

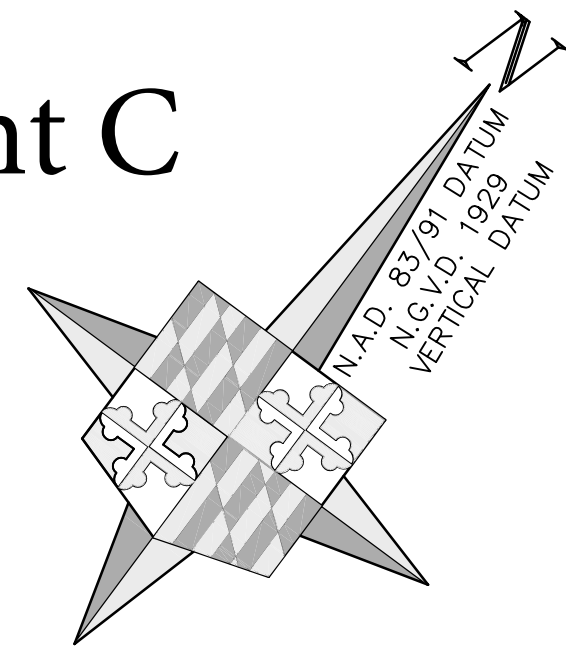
Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: lmg

cc: N. Braunstein
SM File # 286166

ESD: Required/Provided 27,266 cf / 27,962 cf
PE: Target/Achieved: 1.80"/1.85"
STRUCTURAL: 0 cf
WAIVED: 0 ac.

Attachment C



LEGEND

- PROP. BUILDING (SEE ARCH DWG'S)
- VEGETATIVE ROOF (SEE SHEET A-1.6A)
- CONCRETE SIDEWALK (SEE DETAIL 6 SHEET C-3B)
- LIGHT DUTY ASPHALT (SEE DETAIL 3 SHEET C-3B)
- REGULAR DUTY ASPHALT (SEE DETAIL 2 SHEET C-3B)
- HEAVY DUTY CONCRETE (SEE DETAIL 4 SHEET C-3B)
- RIGHT-OF-WAY ASPHALT
- 2" MILL AND OVERLAY
- MULCH PLAY AREA
- SWM FACILITY (SEE SHEETS C-4J, C-4K & C-4L)
- SITE LIGHT (SEE MEP DWG'S)
- ACCESSIBLE RAMP
- ROOF DRAIN CONNECTION (CONDENSATE LINES, AS LABELED PER PLAN)
- PERVIOUS AREA WITHIN PROPERTY

TOTAL AREA OF VEGETATIVE ROOF = 45,793 SF

Impervious Area summary

The design of the Clarksburg #9 Elementary School has been developed to meet the Educational Specifications (Ed Spec) provided by Montgomery County Public Schools. This document defines the minimum facilities required to meet the educational needs of MCPS for this elementary school as defined by the Board of Education.

The classroom wing of the building includes Kindergarten, Pre-K, Special Education (PEP) Pre-K programs and grade levels 1-5. The MCPS Education Specification (Ed Spec) includes paved and mulched play areas for different grade levels as described below.

For Kindergarten Classrooms, the Ed Spec includes a minimum 40' x 60' (but preferably 80' x 100') hard paved play area and 40' x 60' soft mulched playground. The current site plan includes a 40' x 60' paved play area and a 40' x 60' soft play provided adjacent to the Kindergarten Classrooms.

Pre-K and PEP Pre-Kindergarten programs require a 40' x 40' paved play area and a 40' x 40' mulched area with direct access to these classrooms. The current site plan provides both the 40' x 40' paved play area and a 40' x 40' mulched area adjacent to the classrooms.

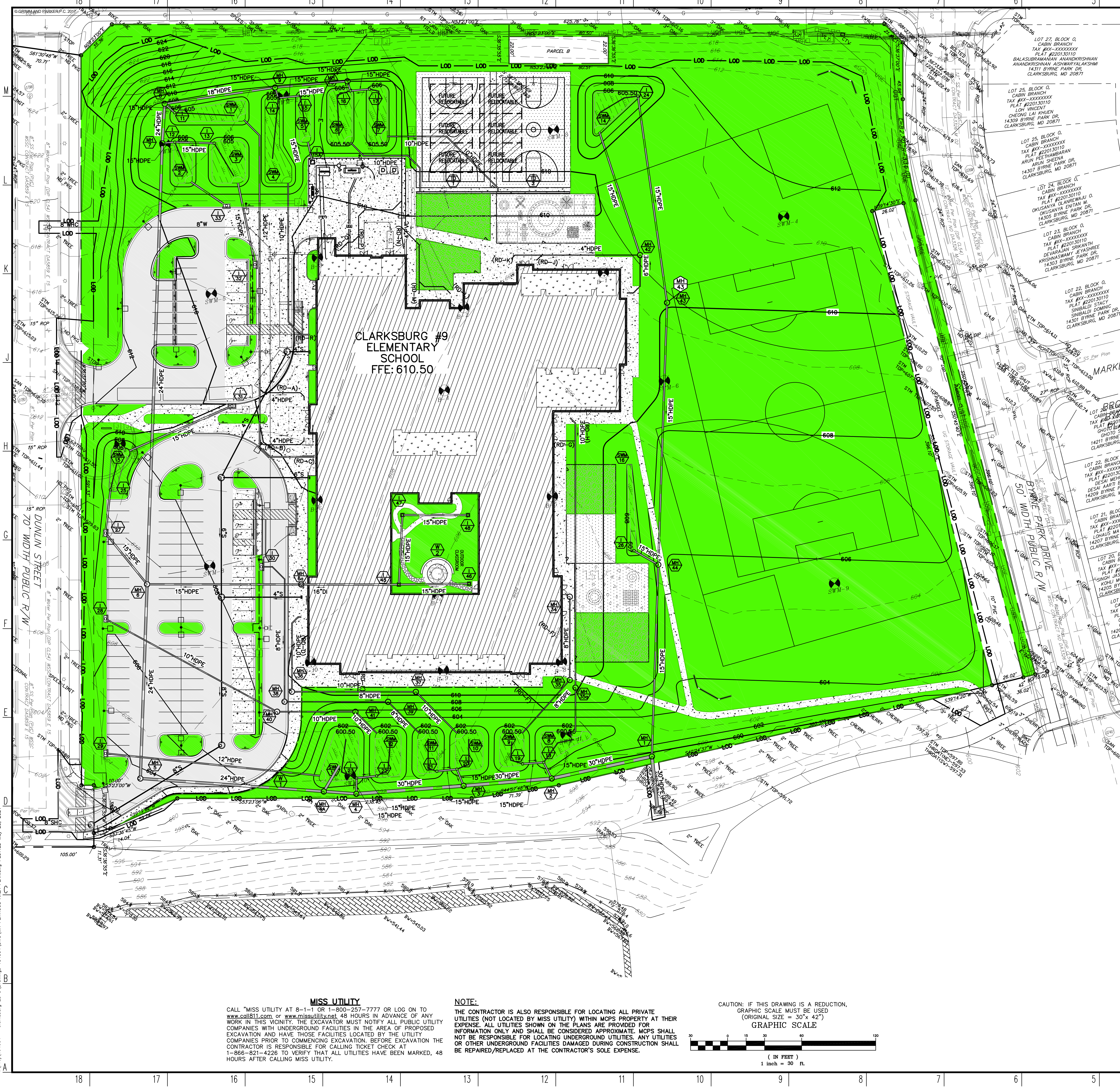
The Ed Spec also lists play area requirements for grade levels 1-5 and the Physical Education curriculum. This includes (2) 80' x 100' (16,000SF total) paved play areas with four basketball goals and Primary Grade level activity striping and (2) 40' x 40' soft mulched playgrounds adjacent to the paved play areas. The current design provides a 94' x 125' paved basketball courts and 40' x 80' paved Primary Play area, totaling 14,950 SF. (2) trapezoidal shaped soft mulched play totaling 3,466 SF are provided adjacent to the paved play areas. They are located with direct access from the Cafeteria and Gymnasium, used for recess and Physical Education classes, and are connected with concrete sidewalks.

A welcoming concrete sidewalk leading from Dunlin Street to the main entry plaza is provided. This connects the bus drop off loop, student drop off loop, and parking lots to the main entrance of the building.

The Ed Spec requires a minimum of 80 parking spots for Staff. This must be provided to satisfy the written agreement between the Teachers Union and MCPS. In addition, at least 20 additional parking spaces must be provided for visitors and para-educators who are not considered staff for safe access to the building. 98 standard parking spaces, and 6 handicapped accessible parking spaces have been provided. A service drive for access to the Kitchen, Boiler Room and general delivery area is also required.

A sidewalk is located along the entire perimeter of the building to connect the play areas, play fields, main building entrances, and classroom wing entrances on the site. This sidewalk system connects the adjacent neighborhoods and park. The size of the sidewalk around the building was determined by the Montgomery County Office of Life Safety for firefighter access in accordance with State and Local requirements.

Consistent with other new Elementary School projects (such as Clarksburg Elementary School #2), driving aisle widths are 24'.



MISS UTILITY
CALL "MISS UTILITY" AT 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.cdm111.com OR www.missutility.com 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LABELED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. BEFORE EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR CALLING TICKET CHECK AT 1-866-821-4226 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED, 48 HOURS AFTER CALLING MISS UTILITY.

NOTE:
THE CONTRACTOR IS ALSO RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES (NOT LABELED BY MISS UTILITY) WITHIN MCPS PROPERTY AT THEIR EXPENSE. ALL UTILITIES SHOWN ON THE PLANS ARE PROVIDED FOR INFORMATION ONLY AND SHALL BE CONSIDERED APPROXIMATE. MCPS SHALL NOT BE RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. ANY UTILITIES OR OTHER UNDERGROUND FACILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.

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

PERVIOUS AREA PLAN

CLARKSBURG ELEMENTARY SCHOOL #9
22215 DUNLIN STREET CLARKSBURG, MD, 20871, BLOCK: MM, TAX MAP: EV23

DATE	DESCRIPTION