

CONSTRUCTION NOTES

1. CALL "MISS UTILITY" ("ONE CALL" AT 811 OR 1-800-257-7777) TWO FULL BUSINESS DAYS PRIOR TO BEGINNING ANY CONSTRUCTION. HOMEOWNERS & REGISTERED EXCAVATORS MAY FILE REQUESTS ONLINE AT <http://www.missutility.net>
2. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THIS OFFICE IS TO BE NOTIFIED IMMEDIATELY TO RESOLVE THE SITUATION. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT NOTIFYING THE ENGINEER, THEN THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THOSE CHANGES.
3. ASPHALT PAVING AND CONCRETE FOR CURB, WALKS AND RAMPS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION (MSHA) SPECIFICATIONS.
4. CURB & GUTTER SHALL BE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION (MCDPW&T), STANDARD 100.01 UNLESS OTHERWISE INDICATED ON THE PLANS.
5. WHEN TYING INTO EXISTING PAVING, SAW CUT PAVING EDGE TO PROVIDE A CLEAN, STRAIGHT AND VERTICAL JOINT. WHEN REMOVING EXISTING CURB OR SIDEWALK, REMOVE TO THE NEAREST JOINT.
6. STORM DRAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE MONTGOMERY COUNTY ROAD CODE AND THE MARYLAND STATE HIGHWAY ADMINISTRATION (SHA) SPECIFICATIONS.
7. ALL EXPOSED METAL SURFACES ASSOCIATED WITH STORM, SEWER, WATER OR OTHER UTILITY APPURTENANCES (I.E. INLETS, GRATES, MANHOLE COVERS, ETC.) SHALL BE HOT DIPPED GALVANIZED.
8. ALL PIPES ARE TO HAVE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION CLASS "C" BEDDING, UNLESS OTHERWISE NOTED.
9. WHERE ANY PART OF THE STORM DRAIN SYSTEM IS LOCATED IN A FILL SECTION, PROVIDE SELECT FILL MATERIAL COMPACTED TO 95% AASHTO T-99 DENSITY FROM APPROVED SUB-GRADE TO THE STRUCTURE BOTTOM SLAB AND/OR PIPE BEDDING.
10. FINISHED GRADES REFER TO THE TOP OF SOD, TOPSOIL, PAVEMENT OR WALKS. ALLOW FOR THICKNESS AS APPLICABLE WHEN GRADING.
11. SLOPE SMOOTHLY BETWEEN INDICATED ELEVATIONS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS GRADED OR DISTURBED BY THIS CONSTRUCTION. MAXIMUM SLOPE ON EARTH-BANKS SHALL BE NO GREATER THAN 3:1.
12. ACCESSIBLE PARKING, HANDRAILS AND RAILINGS FOR DISABLED SHALL CONFORM TO THE "AMERICAN'S WITH DISABILITIES ACT", (ADA) REQUIREMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING AND DOCUMENTING ALL REQUIRED INSPECTIONS AND CONSTRUCTION APPROVALS.
14. REFER TO SPECIFICATION SECTION 023200 FOR GRADING UNDERCUT AND SETTLEMENT PLATE REQUIREMENTS.
15. ANY SIDEWALK, RAMP OR PARKING AREA NOT CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ADA REGULATIONS AND REQUIREMENTS OF THESE PLANS SHALL BE REMOVED AND RECONSTRUCTED AT THE CONTRACTOR'S EXPENSE.
16. ALL CURB RADI ARE DIMENSIONED AT FACE OF CURB UNLESS OTHERWISE NOTED.
17. ALL ON-SITE CURB & GUTTER SHALL 6" STANDARD EXCEPT WHERE OTHERWISE NOTED.
18. PROPOSED SITE LIGHTING, ELECTRIC, COMMUNICATION, & GAS WORK IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO MECHANICAL, ELECTRICAL & PLUMBING PLANS. CONTRACTOR RESPONSIBLE FOR COORDINATING NEW WORK WITH UTILITY COMPANIES TO AVOID EXISTING AND PROPOSED UTILITIES AT POINT(S) OF CROSSING.
19. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.

ATTACHMENT 1



VICINITY MAP
SCALE 1" = 2,000'

Delmar Architects, P.A.

3025
Rolling
Drive
Silver Spring, Maryland
20906

301
774-2621

architecture
planning
interior design
urban design

ADDITIONS TO
**WILLIAM TYLER PAGE
ELEMENTARY SCHOOL**
13400 TAMARACK ROAD, SILVER SPRING, MARYLAND 20904
MONTGOMERY COUNTY PUBLIC SCHOOLS

PLANNING AND SPECIFICATIONS IS INFORMATION OF SERVICE AND THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE PROCEEDING WITH THE WORK.

REVISIONS

JOB NO.

002

SCALE

DATE

10-21-2021

DRAWN

KJH

CHECKED

KJH

C2.01

OF

SITE DEVELOPMENT PLAN

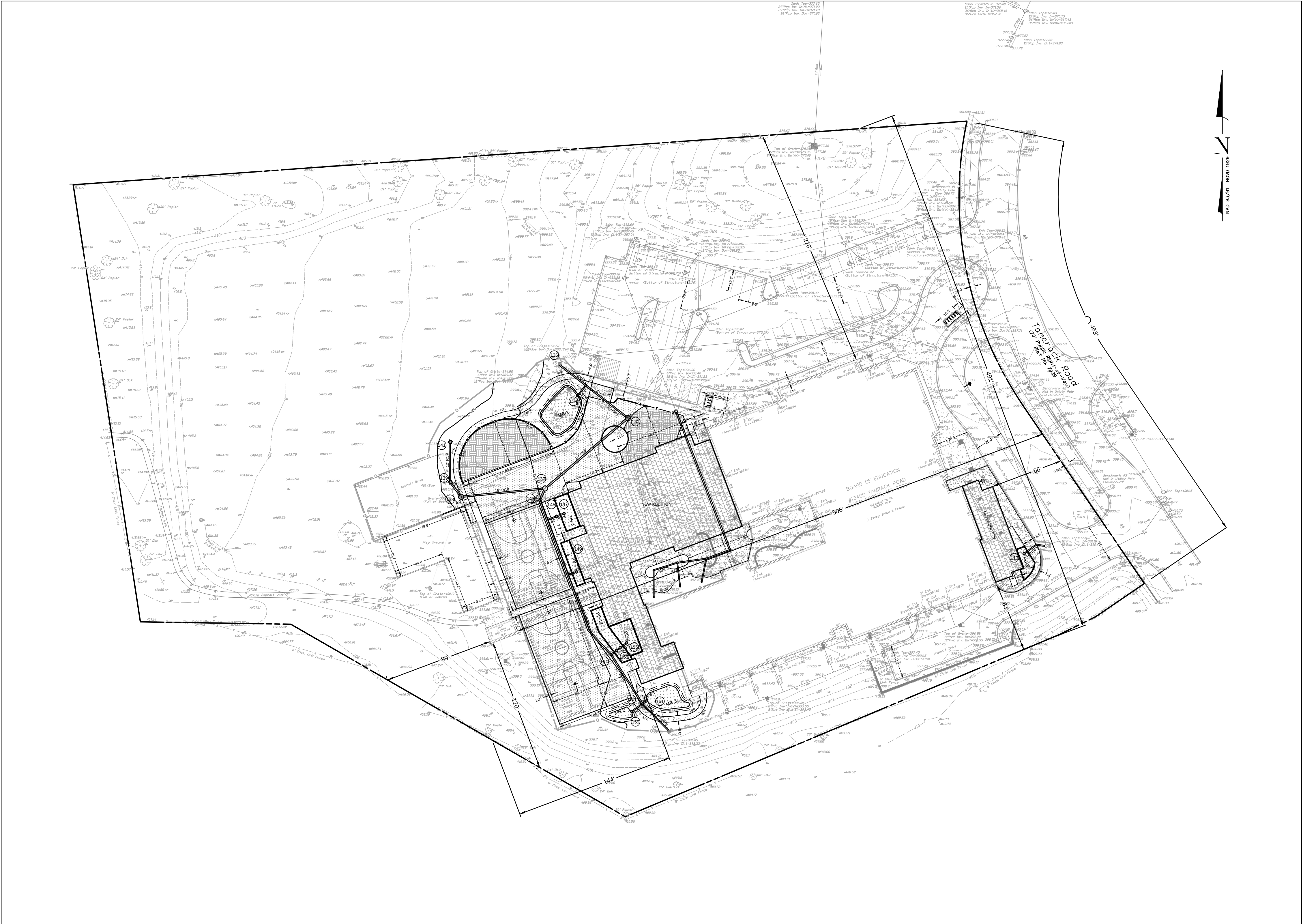
SITE NOTES

1. PROPERTY BOUNDARY AND TOPOGRAPHY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY TRIAD ENGINEERING, INC. DATED AUGUST 21, 2019.
2. EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES AND PAINT MARKINGS, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
3. THE PROPERTY IS WITHIN THE CITY OF GAITHERSBURG MUNICIPALITY
4. THE PROPERTY IS WITHIN THE MIDDLE GREAT SENECA CREEK - WHITESONE RUN WATERSHED.
5. THE EXISTING WATER SERVICE CATEGORY IS W-1.
6. THE EXISTING SEWER SERVICE CATEGORY IS S-1.
7. THE PROPERTY IS NOT IDENTIFIED IN THE LOCATION ATLAS AND INDEX OF HISTORICAL SITES, NOR IS IT IDENTIFIED IN THE MASTER PLAN FOR HISTORIC PRESERVATION.
13. REFER TO SM FILE NUMBER - 285890 FOR STORMWATER CONCEPT.
14. ALL UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE; SEE APPROVED UTILITY DRAWINGS. SERVICING UTILITY COMPANIES INCLUDE:
WATER & SEWER: WSSC
NATURAL GAS: WASHINGTON GAS
ELECTRIC: PEPCO
TELECOMMUNICATIONS: VERIZON & COMCAST

ZONING ANALYSIS FOR RE-90

ZONING REQUIREMENT/DESCRIPTION	PERMITTED / REQUIRED	PROVIDED PER PLAN	MEETS REQUIREMENTS (Y/N)
MIN. LOT AREA: 59-4.4.8.1	9,000 SF	416,652 SF	Y
MIN. LOT WIDTH AT FRONT BLDG. LINE: 59-4.4.8.1	75 FT	491 FT	Y
MIN. LOT WIDTH AT FRONT LOT LINE: 59-4.4.7.B.1	25 FT	463 FT	Y
MAX. DENSITY: 59-4.4.8.1	4.84 UNIT / ACRE	N/A	Y
MAXIMUM COVERAGE: 59-4.4.8.1	30 % (124,995 SF)	18 % (74,817 SF)	Y
MAX. BUILDING HEIGHT 59-4.4.8.2	35 FT	44.5 FT	Y ²⁴
PRINCIPAL BUILDING MIN FRONT SETBACK: 59-4.4.8.2	30 FT	66 FT	Y
PRINCIPAL BUILDING MIN SIDE SETBACK: 59-4.4.8.2	8 FT	63 FT	Y
PRINCIPAL BUILDING SUM OF BOTH SIDE SETBACK: 59-4.4.8.2	25 FT	281 FT	Y
PRINCIPAL BUILDING REAR SETBACK: 59-4.4.8.2	25 FT	144 FT	Y
ACCESSORY STRUCTURES MIN. FRONT SETBACK: 59-4.4.8.2	60 FT	506 FT	Y
ACCESSORY STRUCTURES MIN. SIDE SETBACK: 59-4.4.8.2	5 FT	120 FT	Y
ACCESSORY STRUCTURES MIN. REAR SETBACK: 59-4.4.8.2	10 FT	99 FT	Y
MIN. PARKING SPACES: 59-6.2.4	N/A ²	74 SPACES	Y
MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES: 59-6.2.3.B & COMAR 06.02.02	3 TOTAL WITH 1 BEING VAN ACCESSIBLE	4 TOTAL WITH 2 BEING VAN ACCESSIBLE	Y
MINIMUM NUMBER OF BICYCLE SPACES: 59-6.2.4.C	N/A	20	Y

- NOTES:
- 1) NO NEW ACCESSORY STRUCTURES ARE PROPOSED.
 - 2) MINIMUM SETBACKS, PARKING, BIKE PARKING AND LANDSCAPING REQUIREMENTS AND MAXIMUM BUILDING HEIGHT REQUIREMENTS ARE NOT REQUIRED FOR PUBLIC EDUCATIONAL INSTITUTIONS.
 - 3) 2 OF THE 4 SPACES ARE VAN ACCESSIBLE
 - 4) MAX HEIGHT OF BUILDING IS EXISTING CONDITION AND WILL NOT CHANGE WITH BUILDING ADDITIONS.



ZONING EXHIBIT
1" = 50'



FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION