

**SILVER SPRING INTERNATIONAL MIDDLE SCHOOL
EXISTING PARKING TABULATION**

STANDARD SPACES (8' x 18')179
 ACCESSIBLE SPACES (8' x 18') 8
 VAN ACCESSIBLE SPACES 3
 TOTAL EXISTING187

**SILVER SPRING INTERNATIONAL MIDDLE SCHOOL
PROPOSED PARKING TABULATION**

STANDARD SPACES (8' x 18')176
 ACCESSIBLE SPACES (8' x 18')11
 VAN ACCESSIBLE SPACES 3
 TOTAL PROPOSED187

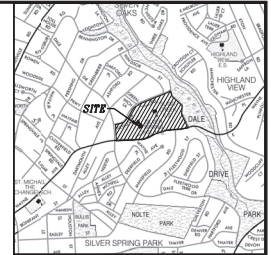
BUILDING COVERAGE

SITE AREA = 718,575 SF (16.49 AC)
 EXISTING BUILDING TO REMAIN = 217,950 SF (BOTH FLOORS)
 AREA OF DEMOLITION = 33,400 SF (BOTH FLOORS)
 NEW CONSTRUCTION = 22,523 SF (BOTH FLOORS)
 PROPOSED BUILDING COVERAGE = 21%
 EXISTING GROSS BUILDING SQ. FT. = 221,350 SF
 PROPOSED GROSS BUILDING SQ. FT. = 240,473 SF
 EXISTING BUILDING FOOTPRINT = 16,661 SF
 PROPOSED BUILDING FOOTPRINT = 16,892 SF

STUDENT DATA

EXISTING ENROLLMENT: 1,125
 PROJECTED ENROLLMENT: 1,139

	REQUIRED	PROVIDED
MAIN BUILDING SETBACK FROM STREET	30 FEET	75 FEET
SIDE YARD-ONE SIDE	8 FEET	208 FEET
SIDE YARD-SUM OF BOTH SIDES	25 FEET	177 FEET
REAR YARD	25 FEET	436 FEET
MAX. BUILDING HEIGHT	35 FEET	47' (43'-6" EXISTING)
MAXIMUM COVERAGE	30%	21%



MARK DATE	BY	DESCRIPTION



DATE	DESIGNED	DRAWN	CHECKED
7/6/2022	MURCW	MURCW	SFB
18202	MURCW	MURCW	SFB



RRM ARCHITECTS, P.C.
 3030 South Dury Street, Suite 111
 Arlington, Virginia 22202
 (703)958-0101

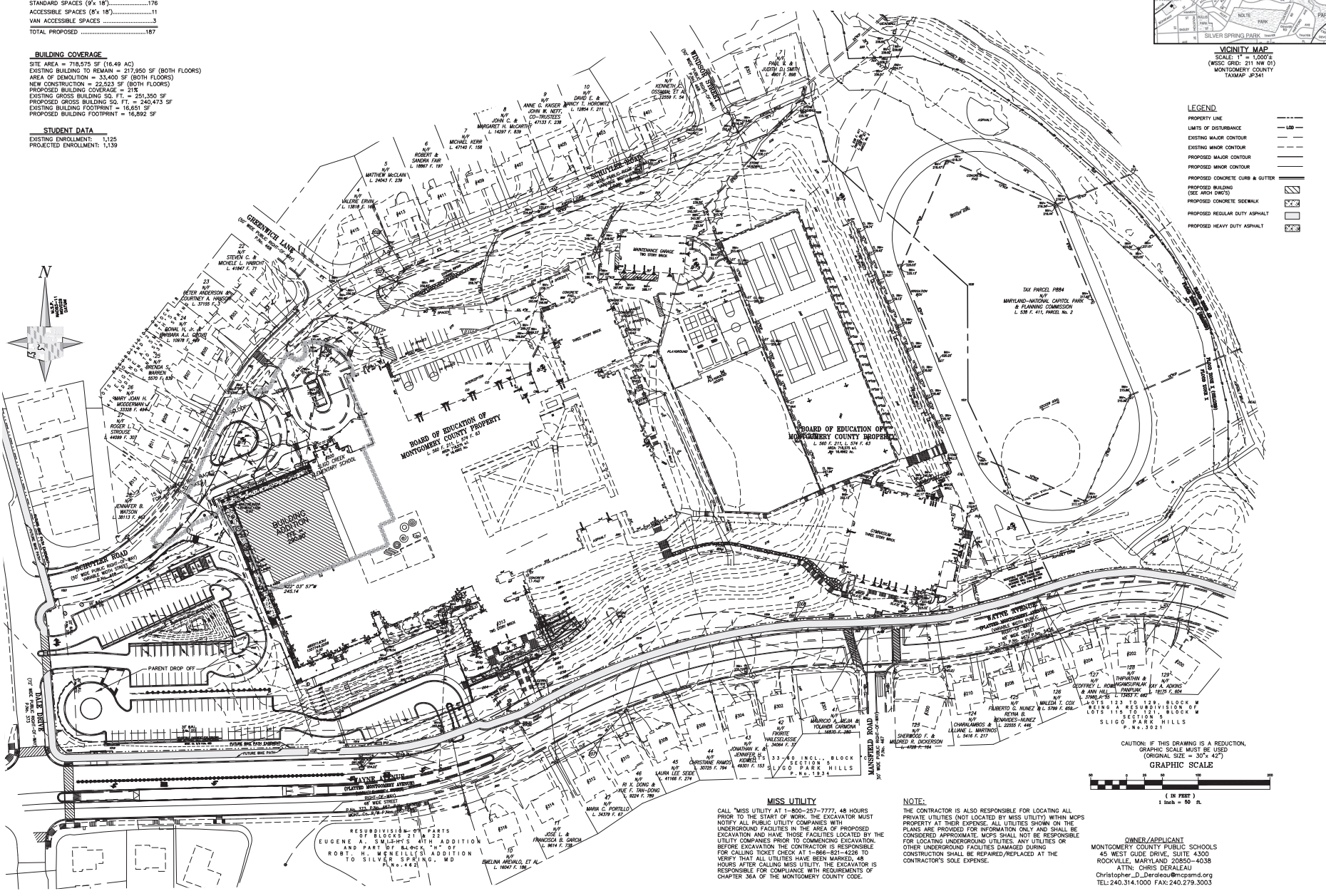


COORD
 8/17/2022

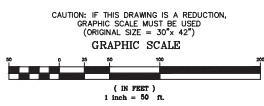
PROJECT
 MONTGOMERY COUNTY PUBLIC SCHOOLS
 SILVER SPRING INTERNATIONAL MIDDLE SCHOOL
 313 WAYNE AVENUE SILVER SPRING, MARYLAND, 20910
 ACCOUNT # 0103551, TAX MAP # J41, V535C GRID 211NW03 / 210NW01

DRAWING
 MANDATORY REFERRAL
 SITE PLAN

SHEET
 MR-03



- LEGEND**
- PROPERTY LINE
 - LIMITS OF DISTURBANCE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED CONCRETE CURB & GUTTER
 - PROPOSED BUILDING (SEE ARCH DWGS)
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED REGULAR DUTY ASPHALT
 - PROPOSED HEAVY DUTY ASPHALT



MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. 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. 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. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

NOTE:

THE CONTRACTOR IS ALSO RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES (NOT LOCATED BY MISS UTILITY) WITHIN MOP'S PROPERTY AT THEIR EXPENSE. ALL UTILITIES SHOWN ON THE PLANS ARE PROVIDED FOR INFORMATION ONLY AND SHALL BE CONSIDERED APPROXIMATE. MOP'S 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.

OWNER/APPLICANT
 MONTGOMERY COUNTY PUBLIC SCHOOLS
 45 WEST GIDE DRIVE, SUITE 4300
 ROCKVILLE, MARYLAND 20850-4038
 ATTN: CHRIS DERALEAU
 Chris@mcps.d21edf68b@mcpsmd.org
 TEL:240.314.1000 FAX:240.279.3003

2/2/2022 1:55:51 AM B:\300718250.D Silver Spring International\MS 1226\0227 Silver Spring International\MS - ARCH.DWG



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

August 29, 2022

Ms. Katherine Mencarini, Planner Coordinator
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 13th floor,
Wheaton, MD 20902

RE: Mandatory Referral
Mandatory Referral No. MR2022022
Silver Spring International Middle School
REVISED Letter

Dear Ms. Mencarini:

This letter supersedes the previous Mandatory Referral letter dated June 15, 2021. We have completed our review of the revised Mandatory Referral Plan uploaded to eplans on August 16, 2022. Based on our review, we have the following recommendations:

Mandatory Referral Plan Comments

1. Applicant should be mindful that Complete Streets is currently in development & is anticipated to go into effect in the near future. Applicant should consider designing based on the current Complete Streets draft, particularly affecting the cross-sections and strategies toward achieving the target speeds.
2. We defer to Maryland State Highway Administration (MDSHA) for any improvements along the Wayne Avenue site frontage as this road is maintained by the State Highway.
3. MCDOT cannot require MCPS to complete the following public improvements within the right-of-way or along public streets; however, for the safety of students and others accessing the site we recommend they complete the following improvements:

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

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- a. The Bicycle Master Plan proposes 10-ft sidepath along the Wayne Avenue and Dale Drive. The applicant should comply with the Master Plan.
 - b. Access from the school to the sidewalk and bus stop on the eastern end of the campus is currently by staircase that is non-ADA compliant. The school should consider installing ADA ramps.
4. MCDOT cannot require MCPS to plat the property; however, we recommend that they do so as part of this application. In addition, they should dedicate right-of-way to the back of the sidewalk along the Schuyler Road frontage.
 5. The applicant should provide a roadway cross section for Wayne Avenue, Dale Drive and Schuyler Road. The cross section may require additional dedication along all roadways in order to comply with Complete Streets.
 6. Please coordinate with Mr. Wayne Miller of our Division of Transit Services to coordinate any impacts to the RideOn bus facilities due to any frontage improvements in the vicinity of this project. Mr. Miller may be contacted at 240-777-5836.
 7. The applicant shall coordinate with Ms. Christina Contreras, the Purple Line Implementation Manager for Montgomery County regarding the Purple Line project. Ms. Christina Contreras can be reached at christina.contreras@montgomerycountymd.gov.

Standard Comments:

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services (MCDPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.
2. Show all existing topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, utilities, rights of way and easements, etc.).
3. Storm Drain Study: Submit a storm drain study if any portion of the subject site drains to the Montgomery County public storm drain system.
4. Underground utilities and ensure adequate Public Utility Easements.
5. Please show the adjacent and opposite driveways on the plan.
6. No steps, stoops, roof overhangs or retaining walls for the development are allowed in County right-of-way. No door swings into county ROW.
7. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.

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8. Upgrade pedestrian facilities at intersections along the site frontage & at adjacent intersections to comply with current ADA standards.
9. Ensure adequate corner truncation, noting master planned protected intersections. If Planning Staff oppose truncation, see if obtaining truncation in an easement may be an acceptable alternative. Truncation is important for ensuring adequate intersection design for signal infrastructure, protected intersections, ADA design, and sight distances.
10. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
11. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
12. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
13. Permit and bond will be required for any public improvements within the County public right-of-way.

If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Team Engineer for this project, at (240) 777-7170 or at deepak.somarajan@montgomerycountymd.gov.

Sincerely,



Deepak Somarajan, Engineer III
Development Review
Office of Transportation Policy

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cc: Sharepoint Correspondence folder FY 22

cce:	Seth Feriano	MCPS
	Kwesi Woodroffe	MDSHA District 3
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Mark Terry	MCDOT DTEO
	Kamal Hamud	MCDOT DTEO
	Wayne Miller	MCDOT DTS
	Christina Contreras	MCDOT DO
	Rebecca Torma	MCDOT OTP