

CRAIG GAULDEN DAVIS

● Architecture

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I 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. LICENSE NUMBER: 31168 EXPIRATION DATE: 01/12/2025

CONSULTANT



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A Woman Owned Small Business

Montgomery County Public Schools

MONTGOMERY COUNTY PUBLIC SCHOOLS
Expanding Opportunity and Unlocking Potential

45 W. GUDE DRIVE, SUITE 4300
ROCKVILLE, MD 20850

JoAnn Leleck Elementary School At Broad Acres

710 BEACON RD, SILVER SPRING, MD 20903

DATE MARK DESCRIPTION

ISSUE: BID & PERMIT SET

DATE: 06/21/2024

PROJECT NO: 21086

PSCP NO: 15.035.24

DRAWN BY: LR

CHECKED BY: JA

SITE PLAN

C-200



ZONING			
	REQUIRED	EXISTING	PROPOSED
LOT AND DENSITY			
LOT AREA	6,000 SF	267,972 SF	267,972 SF
LOT WIDTH AT FRONT BUILDING LINE	60'	460'	374'
LOT WIDTH AT FRONT LOT LINE	25'	360'	360'
MAX. DENSITY (UNITS/ACRE)	7.26	0.16	0.16
MAX. COVERAGE	35%	33%	29%
PRINCIPAL BUILDING PLACEMENT			
MIN. FRONT SETBACK	25'	207'	145'
MIN. SIDE SETBACK	8'	26'	21'
MIN. SUM OF SIDE SETBACKS	18'	69'	252'
MIN. REAR SETBACK	20'	46'	27'
PRINCIPAL BUILDING HEIGHT			
MAX. HIGHEST POINT OF ROOF SURFACE	35'	25'	47.75'
MAX. MEAN HEIGHT OF ROOF	30'	22'	47.75'

PARKING TABULATION		
	EXISTING	PROPOSED
STANDARD PARKING SPACES	65	109
ADA PARKING SPACES	4	6
TOTAL	69	115
SPACES DESIGNATED FOR BROADACRES LOCAL PARK PATRONS		5

PARKING LOT LANDSCAPING	
PARKING AREA	36,433 SF
LANDSCAPED AREA REQUIRED (5%)	1,822 SF
LANDSCAPED AREA PROVIDED	3,208 SF
LANDSCAPED AREA % PROVIDED	8.8%

LEGEND

EXISTING SIDEWALK	EXISTING FENCE	EXISTING CURB	EXISTING ROAD MARKING	EXISTING PROPERTY LINE	EXISTING EDGE OF PAVEMENT	EXISTING BUILDING	LIMITS OF DISTURBANCE	EXISTING TREE LINE	EXISTING GRADE ELEVATION	EXISTING CURB INLET	EXISTING GRATE INLET	EXISTING MANHOLE	EXISTING TREE	EXISTING LIGHT POLE	EXISTING FIRE HYDRANT	EXISTING SIGN	PROPOSED CURB	PROPOSED CONCRETE PAVEMENT	PROPOSED ASPHALT PAVEMENT	PROPOSED CONCRETE	PROPOSED MICRO BIORETENTION AREA	PROPOSED MULCH PLAY AREA
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0 40' 80'
GRAPHIC SCALE