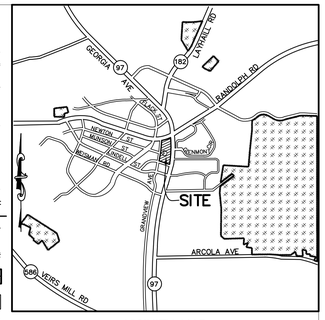
LEGEND

- EXISTING MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- UTILITY POLE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING CONTOUR
- RIPRAP
- EXISTING LIGHT
- SIGN
- EXISTING TREE LINE
- EXISTING FENCE
- PROPOSED STORM DRAIN
- PROPOSED CONTOUR
- EASEMENT
- CONC CURB & GUTTER SEE DETAIL 1, SHEET C-3B
- PROP. BUILDING (SEE ARCH DWG'S)
- CONCRETE SIDEWALK SEE DETAIL 3, SHEET C-3B
- HEAVY DUTY CONCRETE SEE DETAIL 5, SHEET C-3C
- STORMWATER MANAGEMENT FACILITY
- REGULAR DUTY ASPHALT SEE DETAIL 2, SHEET C-3B
- 2" MILL AND OVERLAY
- RIGHT-OF-WAY ASPHALT SEE DETAIL 1, THIS SHEET
- BOLLARD SEE DETAIL 8, SHEET C-3C
- ACCESSIBLE RAMP SEE DETAIL 11, SHEET C-3D



VICINITY MAP

SCALE: 1" = 2,000'±
(WSSC GRID: 216 NW 02)
MONTGOMERY COUNTY
ADC MAP PAGE: 5286
GRID: B-2
(2008 EDITION)

PRIVATE SITE NOTES

1. ALL PAVING SHALL BE INSTALLED FREE OF LOW PONDING AREAS AND SHALL BE GRADED TO DRAIN TO INLETS AND/OR OTHER DRAINAGE STRUCTURES.
2. ALL PAVEMENT STRIPING AND ACCESSIBLE RAMPS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT APPLICABLE ADA CODES, SPECIFICATIONS AND DETAILS SHOWN ON THE CONTRACT DOCUMENTS.
3. ALL STANDARD PARKING SPACES SHALL BE STRIPED @ 8.5'x 18' AND ACCESSIBLE SPACES STRIPED AS SHOWN.
4. SPOT ELEVATIONS ALONG A CURB LINE ARE TO THE FLOW LINE, UNLESS SPECIFICALLY NOTED OTHERWISE.
5. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY TOPS AS REQUIRED TO MEET NEW GRADES.
6. CURBS, GUTTERS, SIDEWALKS AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE FOR ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
7. REMOVE AND REPLACE DETERIORATED/DAMAGED CURB & GUTTER AND SIDEWALK ALONG PROPERTY FRONTAGE AS DIRECTED BY THE MCDPS RIGHT-OF-WAY INSPECTOR.
8. ALL MATERIALS AND METHODS AT CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE GENERAL SPECIFICATIONS OF THE MARYLAND STATE HIGHWAY ADMINISTRATION AND MONTGOMERY COUNTY.
9. ALL EXISTING UTILITIES, SIGNS, ETC. REQUIRING ADJUSTMENT/RELOCATION ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTACT MCDOT DIVISION OF TRAFFIC PRIOR TO ANY CHANGE/RELOCATION OF EXISTING STREET LIGHTS, STREET SIGNS, OR PAVEMENT MARKINGS IN THE RIGHT-OF-WAY.
10. ALL SIDEWALK AND CURB AT ALL DRIVEWAY ENTRANCES SHALL BE FLUSH WITH DRIVEWAY.

ZONING TABLE

SITE IS ZONED R-60

	REQUIREMENT	PROPOSED CONDITIONS
MAIN BLDG FROM STREET	25 FEET	72.6 FEET
SIDE YARD-ONE SIDE	8 FEET	83.0 FEET
SIDE YARD-SUM OF BOTH SIDES	18 FEET	543.8 FEET
REAR YARD	20 FEET	114.9 FEET
ACCESSORY BLDG FROM STREET	60 FEET	-----
ACCESSORY BLDG FROM REAR/SIDE	5 FEET	-----
MAX. BUILDING HEIGHT	2½ STORIES OR 35 FEET	1 STORY
REQUIRED PARKING SPACES	-----	29 + 2 HC

TOTAL SITE ACREAGE: 5.66 AC
EXISTING IMPERVIOUS: 0.55 AC
PROPOSED IMPERVIOUS 1.26 AC (IMPERVIOUS AT END OF CONSTRUCTION)
EXISTING IMPERVIOUS: 1.0%
PROPOSED IMPERVIOUS: 22.0%

EXISTING BUILDING SQUARE FOOTAGE (FOOTPRINT): 0 SQ.FT.
PROPOSED BUILDING SQUARE FOOTAGE (FOOTPRINT): 22,564 SQ.FT.

EXISTING BUILDING GROSS SQUARE FOOTAGE (INTERIOR): 0 SQ.FT.
PROPOSED BUILDING GROSS SQUARE FOOTAGE (INTERIOR):
FIRST FLOOR: 22,564 SQ.FT.
TOTAL: 22,564 SQ.FT.

PARKING TABULATION

STANDARD SPACES (8.5'x 18').....29
ACCESSIBLE SPACES (8'x 18').....1
ACCESSIBLE VAN SPACES (8'x 18').....1
TOTAL PROPOSED.....31

RIGHT-OF-WAY NOTES

1. PROPOSED ELEVATIONS ARE ABBREVIATED, REFER TO EXISTING CONTOURS FOR DATUM.
2. SPOT ELEVATIONS ALONG A CURB LINE ARE TO THE FLOW LINE, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. EXISTING PAVEMENT AND SITE IMPROVEMENTS OUTSIDE THE LIMIT OF DISTURBANCE ARE TO BE RETAINED. THE CONTRACTOR SHALL RESTORE ANY AND ALL AREAS DISTURBED DURING CONSTRUCTION TO ORIGINAL CONDITION OR BETTER.
4. CURBS, GUTTERS, SIDEWALKS AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE FOR ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
5. REMOVE AND REPLACE DETERIORATED/DAMAGED CURB & GUTTER AND SIDEWALK ALONG PROPERTY FRONTAGE AS DIRECTED BY THE MCDPS RIGHT-OF-WAY INSPECTOR.

RIGHT-OF-WAY BITUMINOUS CONCRETE SECTION (PER MC STD 212.01)

1 / C-3A NOT TO SCALE PRIMARY ROAD R/W VARIES

KEY NOTES FOR PUBLIC RIGHT-OF-WAY:

(A) INSTALL NEW MONT. CO. SIDEWALK RAMP PER MC-112.02 WITH MD-655.40
(B) INSTALL NEW MONT CO. RESIDENTIAL SIDEWALK CLOSED SECTION PER STD MC-110.01.
(C) INSTALL NEW MOUNTABLE CONC. CURB & GUTTER TYPE "F" PER STD MC-104.01. NEW MOUNTABLE CONC. CURB AND GUTTER TO TIE INTO EXISTING ONLINE AND AT GRADE.
(D) INSTALL PAVEMENT PER DETAIL 1, THIS SHEET. TIE INTO EXISTING ONLINE AND AT GRADE.
(E) PERFORM AND INSTALL 2" MILL AND OVERLAY
(F) INSTALL 7" THICK CONC. ENTRANCE PER PLAN. SECTION SHALL BE AS SHOWN ON MC-302.01.

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.

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DPS# XXXXXXX

MONTGOMERY COUNTY MARYLAND
DEPARTMENT OF PERMITTING SERVICES
RIGHT-OF-WAY PERMITTING & PLAN REVIEW

FINAL APPROVAL

* SUBJECT TO DEDICATION OF RIGHT OF WAY AND EASEMENTS PER COUNTY CODE SECTION 50.

OWNER/APPLICANT
MONTGOMERY COUNTY
DEPARTMENT OF GENERAL SERVICES
101 MONROE STREET, 11TH FLOOR
ROCKVILLE, MARYLAND 20850
ATTN: CHARLES EDWARDS
TEL: 240.777.6119 FAX: 240.777.6070

Copyright 2013 © Hughes Group Architects

ARCHITECT:
HUGHES GROUP ARCHITECTS
22630 DAVIS DRIVE, SUITE 175
STERLING, VIRGINIA 20164
703.437.6600

CONSULTANT:
ADTEK
CIVIL, STRUCTURAL, SPECIALTY ENGINEERING & LANDSCAPE ARCHITECTURE
Patrick East Business Center
97 Monocacy Blvd., Unit H
Frederick, Maryland 21701
Phone: 301-662-4408 Fax: 301-662-7484
www.adtekengineers.com

CLIENT:
MONTGOMERY COUNTY MARYLAND
DEPARTMENT OF GENERAL SERVICES
OFFICE OF PLANNING & DEVELOPMENT
101 MONROE STREET
11TH FLOOR
ROCKVILLE, MARYLAND 20850

PROJECT:
GLENMONT FIRE STATION #18

12210 GEORGIA AVENUE
SILVER SPRING, MD. 20902
TAX MAP: JQ13 PARCEL: P866
LIBER: 12551, F: 415

SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS ARE THE ORIGINAL WORK PRODUCT PREPARED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO 44054, EXPIRATION DATE: 09 JUNE 2015.

NO.	ISSUE DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	06.05.13
	100% DESIGN DEVELOPMENT	11.18.13
	50% CD	05.15.14

PROJECT NUMBER: 124401
DRAWN BY: BLO IV
CHECKED BY: JLF

KEY PLAN

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-3A

I:\Proj\124401 Glenmont FS\Drawings 124401\DWG\C-3A SITE PLAN.dwg PLOTTED May 08, 2014