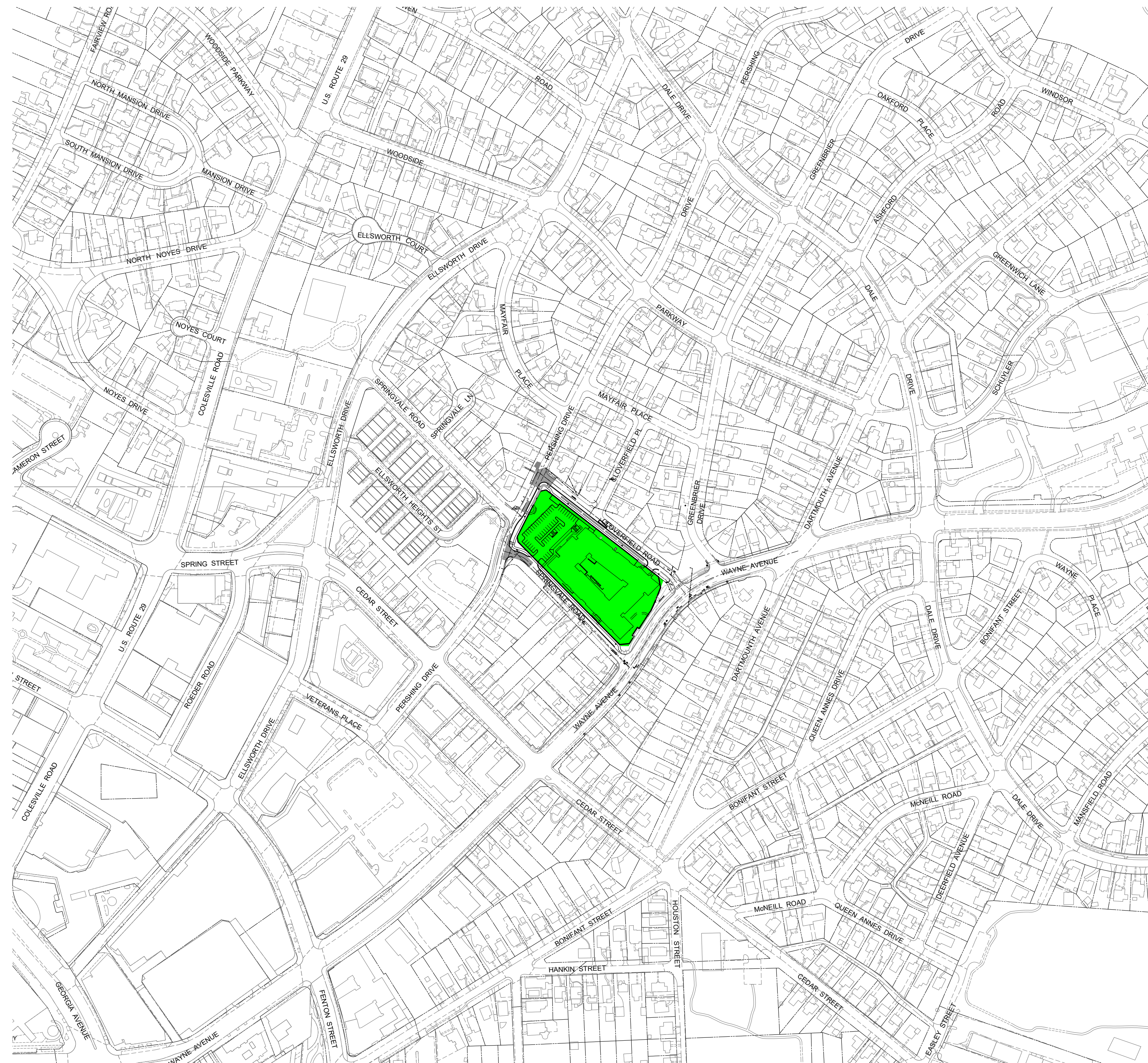


VICINITY MAP  
SCALE 1" = 2,000'

# SPRINGVALE TERRACE

## 8505 SPRINGVALE ROAD, SILVER SPRING, MD



**SHEET INDEX**

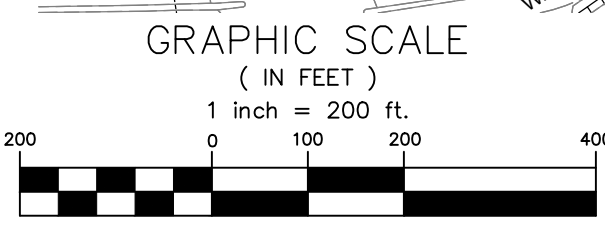
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C0.02	ZONING DATA SHEET
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C1.01	EXISTING CONDITIONS PLAN
C1.11	SITE DEMOLITION PLAN
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C7.08	TEMPORARY TRAFFIC CONTROL PLAN - PHASE 8
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C7.21	MD SHA DISTRICT OFFICE PERMIT PLAN - MAINTENANCE OF TRAFFIC PLAN

**SITE NOTES**

- THE TOPOGRAPHY SHOWN WITHIN THE DEVELOPMENT SITE AND ALONG PERSHING DRIVE, CLOVERFIELD ROAD AND SPRINGVALE ROAD, IS TAKEN FROM A FIELD RUN SURVEY PREPARED BY MHG, SUPPLEMENTED WITH AVAILABLE GIS RECORDS. THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD 83(2011) DATUM AS PROJECTED BY NCS. VERTICAL DATUM IS BASED ON NAVD 29.
- EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
- THE TOPOGRAPHY AND UTILITIES SHOWN WITHIN THE WAYNE AVENUE RIGHT OF WAY ARE BASED ON PLANS OF RECORD PROVIDED BY THE MARYLAND TRANSIT AUTHORITY (MTA).
- A STORMWATER MANAGEMENT CONCEPT FOR THIS DEVELOPMENT WAS APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES UNDER PLAN # 220511.
- A HYDRAULIC PLANNING ANALYSIS FOR THIS DEVELOPMENT WAS APPROVED BY WSSC UNDER PLAN # DA7606223. EXISTING WATER AND SEWER INFRASTRUCTURE WAS DEEMED ADEQUATE TO SERVE THE NEW DEVELOPMENT.
- ALL UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE; SEE APPROVED UTILITY DRAWINGS. SERVING UTILITIES COMPANIES INCLUDE:  
WATER & SEWER: WSSC  
NATURAL GAS: WASHINGTON GAS  
ELECTRIC: PERCO  
TELECOMMUNICATIONS: VERIZON & COMCAST
- PROPERTY LINES AND LOT/PARCEL AREAS ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SUBDIVISION RECORD PLAT COMPUTATION.
- M-NCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.
- MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT DRAWINGS BY THE AUTHORITIES HAVING JURISDICTION.
- THE APPLICANT MUST SCHEDULE A PRE-CONSTRUCTION MEETING (PRE-CON), PREFERABLY ON-SITE, WITH STAFF FROM THE DEPARTMENT OF PERMITTING SERVICES (DPS) RESPONSIBLE FOR CERTIFIED SITE PLAN CONFORMANCE AND COMPLIANCE. UPON APPROVAL OF THE CERTIFIED SITE PLAN (CSP), THE PRE-CON MUST OCCUR BEFORE ANY SITE DEVELOPMENT WORK COMMENCEMENT AND BEFORE ANY WORK THAT IS COVERED BY THE SITE PLAN SURETY AND MAINTENANCE AGREEMENT. THE APPLICANT, ALONG WITH THEIR REPRESENTATIVES, MUST ATTEND THE PRE-CON WITH DPS CSP STAFF. A COPY OF THE APPROVED CERTIFIED SITE PLAN ALONG WITH ANY SUBSEQUENT AMENDMENTS IS REQUIRED TO BE ON-SITE AT ALL TIMES.

**GENERAL CONSTRUCTION NOTES**

- CALL "MISS UTILITY" PHONE CALL AT 811 OR 1-800-957-7777, TWO FULL BUSINESS DAYS PRIOR TO BEGINNING ANY CONSTRUCTION. HOMEOWNERS & REGISTERED EXCAVATORS MAY FILE REQUESTS ONLINE AT <http://www.msutility.net>
- 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.
- ASPHALT PAVING AND CONCRETE FOR CURBS, WALKS AND RAMPS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION (MSHA) SPECIFICATIONS.
- ON-SITE CURB & GUTTER SHALL BE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION (MCPWPAT), STANDARD 100.01 UNLESS OTHERWISE INDICATED ON THE PLANS.
- 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.
- ALL EXPOSED METAL SURFACES ASSOCIATED WITH STORM, SEWER, WATER OR OTHER UTILITY APPURTENANCES (I.E. INLETS, GRATES, MANHOLE COVERS, ETC.) SHALL BE PAINTED WITH TWO (2) COATS OF BATTLESHIP GRAY PAINT (ZINC RICH).
- FINISHED GRADES REFER TO THE TOP OF SOIL, TOPSOIL, PAVEMENT OR WALKS. ALLOW FOR THICKNESS AS APPLICABLE WHEN GRADING.
- 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.
- ACCESSIBLE PARKING, HANDRAILS AND RAILINGS FOR DISABLED SHALL CONFORM TO THE "AMERICANS WITH DISABILITIES ACT," (ADA) REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING AND DOCUMENTING ALL REQUIRED INSPECTIONS AND CONSTRUCTION APPROVALS.
- 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.
- ALL CURB RADII ARE DIMENSIONED AT FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL ON-SITE CURB & GUTTER SHALL BE STANDARD EXCEPT WHERE OTHERWISE NOTED.
- 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 POINTS OF CROSSING. ALL SITE LIGHTING, ELECTRIC, COMMUNICATION AND GAS CONDUITS ARE TO REMAIN OUTSIDE OF ANY SWM FACILITY.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.



LOCAL AREA MAP  
1" = 200'



Professional Certification  
I hereby 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 Lic. No. 35186 Exp. Date: 01.05.2026

PREPARED FOR:  
ENTERPRISE COMMUNITY DEVELOPMENT  
8403 COLESVILLE ROAD  
SILVER SPRING, MD 20910

SEABURY RESOURCES FOR AGING  
555 WATER STREET, SW  
WASHINGTON, DC 20004

**REVISIONS**

NO.	DESCRIPTION	DATE
1	HUD SUBMISSION	10.15.24

TAX MAP JN 33 WSSC 210R01

L.2855 F.663

13TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

**PT. PARCEL 77  
SPRINGVALE TERRACE**

PROJ. MGR PGL

DRAWN BY PGL

SCALE 1"=200'

DATE 10.15.2024

**CIVIL COVER SHEET**

**C0.01**

PROJECT NO. 20.315.21

SHEET NO. 1 OF 1