MATCH LINE – SEE SHEET 2 OF 2

N 522,350

EX. D.A.=7.21 Ac.

EX. D.A.=1.96 Ac.

INTERSTATE 270
SHA PLAT NO. 49939

MAYOR AND COUNCIL OF ROCKVILLE
L. 3178 F. 232
AREA= 283,469 SF

MAYOR AND COUNCIL OF ROCKVILLE
L. 3135 F. 356
AREA= 136,511 SF

CAHOON, DAVID L & MC
L. 05506 F. 0062
12

SHAW, GEORGE & DAWN
L. 34602 F. 0343
2

GLEDHILL, JAMES H & CS
L. 03039 F. 0004
6

HYMAN BARBARA
L. 14520 F. 0113
1

CARNATION DRIVE
60' R/W

NOTE: INDIVIDUAL TREES NOT SHOWN IN THIS AREA FOR CLARITY.

PROVIDE CURB AND GUTTER

RE ALIGN 4' PATH

PROVIDE POROUS PAVING

RESTRIPE PARKING

REMOVE EXISTING PLAYGROUND EQUIPMENT (PLAYGROUND EQUIPMENT RENOVATIONS BY OTHERS)

One Story
Existing Building
First Floor=456.16
Height=11'-8"

EXISTING PLAYGROUND EQUIPMENT TO BE REPLACED BY OTHERS

RE ALIGN 4' PATH

EXISTING PLAYGROUND EQUIPMENT TO BE REPLACED BY OTHERS

PRUNE BRANCHES AS APROPRIATE TO MAINTAIN CLEARANCE OF 13'-6"

POROUS PAVING PROVIDES PATH CONNECTIONS TO BUILDING ADDITION DOORS

BUILDING ADDITION (6,070 SF)
FF=456.16
HEIGHT=21'-8"(GRAVEL STOP)
HEIGHT=23'-8"(PARAPET)

PROVIDE 6' PATH (PROVIDE POROUS CONCRETE IN PATH)

PROVIDE PICNIC TABLES (TO BE FIELD LOCATED BY OWNER & ENGINEER)

REMOVE EXISTING WOOD FENCE

EX. BASKETBALL COURT (TO BE REMOVED AND REPLACED WITH WOOD CHIPS)

PROVIDE LANDSCAPING ON BOTH SIDES OF PATH

EXTEND 4' PATH (PROVIDE POROUS PAVING)

PROVIDE CROSSWALK STRIPING

PROVIDE MOUNTABLE CURB AROUND ISLAND

PEPCO POLE #749461-8446

PEPCO POLE #749461-9232

PEPCO POLE #749461-9527

PROVIDE 9 SPACE BIKE RACK

EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT

STRIPE PARALLEL PARKING SPACES ALONG RIGHT SIDE OF DRIVEWAY

TWO WAY

ONE WAY

Ex. 6" P.V.C.

Ex. 18" R.C.P.

Ex. 15" R.C.P.

N 521,900 E 1,262,450

N 521,800 E 1,261,650

SCALE: 1"=30'

MARYLAND STATE PLANE (NAD 83 (NSRS 2007) NVGD 88

VICINITY MAP

SCALE = 1"=2,000'

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PERMITTED USE NUMBER 20903121
ADC MONTGOMERY CO. MAP PAGE # 5164-B5

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOURS
- PROPOSED 2' CONTOURS
- PROPOSED BUILDING ADDITION
- PROPOSED PAVING
- POROUS PAVING
- IMPERVIOUS SURFACE TO BE REMOVED
- EXISTING TREE LINE
- PROPOSED L.O.D.
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING OVERHEAD WIRE
- EXISTING CABLE LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING WATER MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING UTILITY MANHOLE
- EXISTING WATER LINE VALVE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING GUARDRAIL
- HANDICAPPED PARKING
- PARKING WHEEL BLOCK
- PROPOSED STRIPING
- EXISTING STRIPING
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- PROPOSED ORNIMENTAL TREE

PARKING TABULATION

PARKING REQ'D FOR EXISTING SENIOR CENTER (32,637 SF/200) = 164 SPACES

PARKING PROVIDED FOR EXISTING SENIOR CENTER
90 STANDARD SPACES
19 HC SPACES
109 TOTAL

EXISTING SENIOR CENTER DEFERRED PARKING (164–109 SPACES) = 55 SPACES

PARKING REQUIRED FOR SENIOR CENTER/ FITNESS CENTER ADDITION (6070 SF/200) =
30 STANDARD SPACES
1 HC SPACE
31 TOTAL

TOTAL PARKING REQUIRED = 195 SPACES

TOTAL PARKING PROVIDED = 140 SPACES
TOTAL PARKING DEFERRED = 55 SPACES

TRACT INFORMATION

SUBDIVISION	WOODLEY GARDENS
TAX MAP	GS–11
BLOCK	J,K
PARCEL	12907 (PLAT 9)
LOT NO.	N/A
DEED REFERENCES	L.3135, F.356 L.3178, F.232

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,

LICENSE NUMBER: 19908

EXPIRATION DATE: JANUARY 6, 2011

STATE OF MARYLAND · BRIAN KEITH DAVIS · 19908 · PROFESSIONAL ENGINEER · 11/30/09

ARCHITECT

SWSG SHAFFER WILSON SARVER & GRAY
A PROFESSIONAL CORPORATION
Engineering • Architecture • Construction Management
1821 Michael Faraday Drive • Suite 302 • Reston, VA 20190
703-471-6803, Fax 703-742-3975, www.swsgpc.com

SITE DEVELOPMENT PLAN
BUILDING ADDITION
ROCKVILLE SENIOR CENTER
ROCKVILLE (4th) ELECTION DISTRICT
ROCKVILLE, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301.434.7000 Fax: 301.434.9394
www.cpja.com • Gaithersburg, MD • Frederick, MD • Stevensville, MD • Fairfax, VA

CLIENT: CITY OF ROCKVILLE
111 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850
TEL: (240) 314-8627
CONTACT: MS. BETSY THOMPSON

PRELIMINARY PLAN NO: 2010-00014
SITE PLAN NO:
DESIGN JBB
DRAFT GC
DATE NOV., 2009
SCALE 1" = 30'
SHEET 1 OF 2
FILE NO: 38-289-21.4 B

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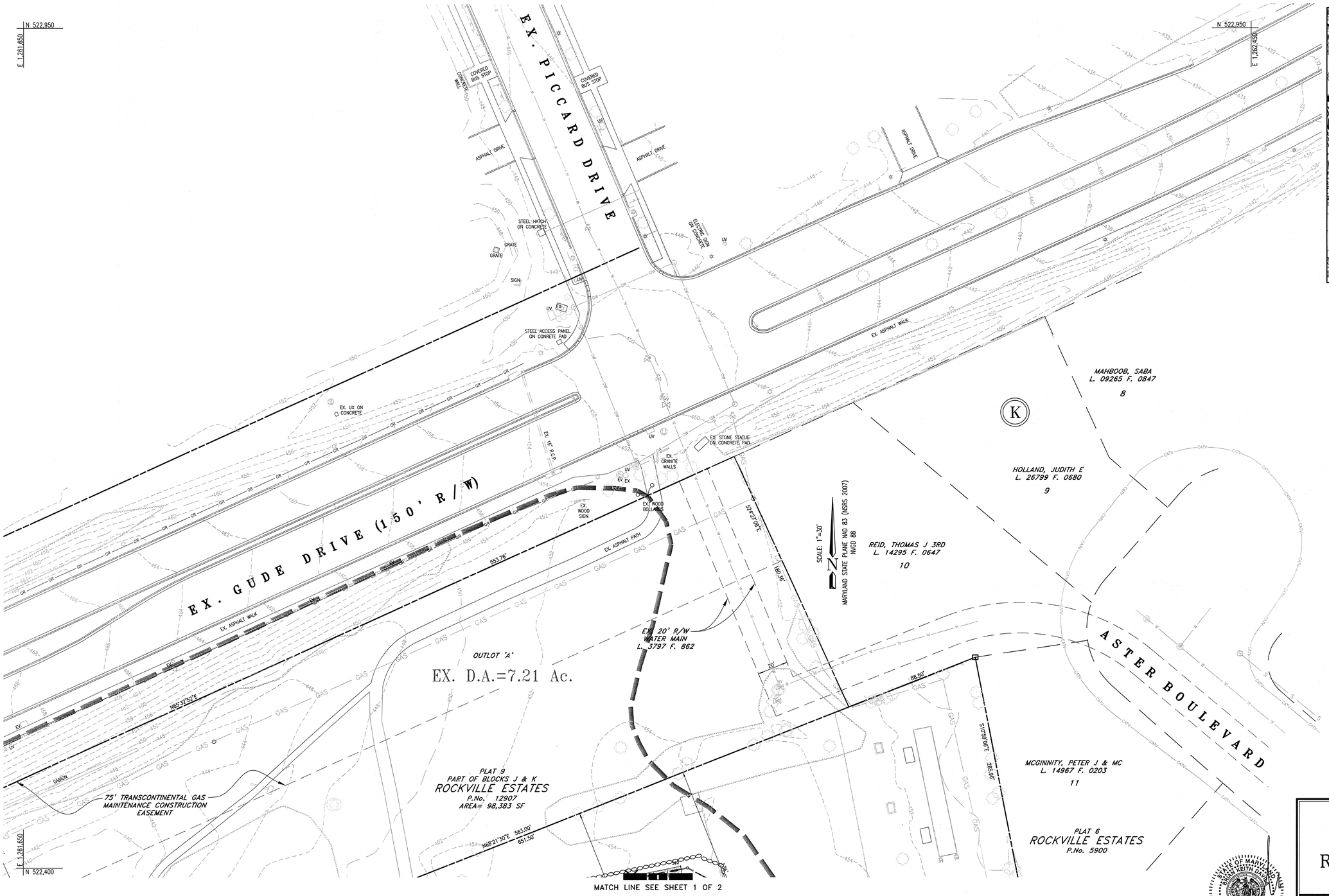
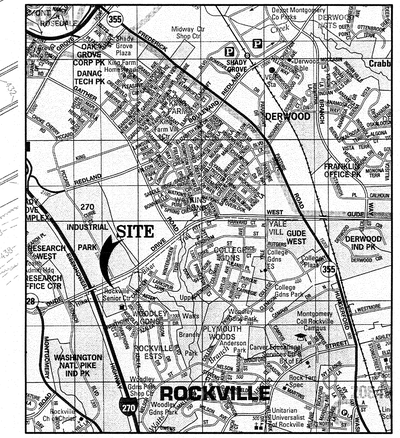
Attached Xrefs: _TB24x36/TB24x36/SITE BASE/38-01





VICINITY MAP

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STATE OF MARYLAND BRIAN KEITH DAVIS 19908 PROFESSIONAL ENGINEER
11/30/09

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