

Minor Special Exception Amendment & Level I Site Plan

Vicinity Map
Scale: 1"=2000'

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[illegible]

This topographic map illustrates the site's location and terrain. Nelson Street (70' R/W) runs horizontally across the upper portion of the map. To the left, a road is labeled 'CROCODUS DRIVE'. The central focus is 'LOT 4, BLOCK D, LOTS 4/400', which contains a building footprint and a parking area. To the right of the lot, a note reads: 'LOT 4 IS A 100% DEVELOPED LOT WITH EXISTING BUILDING AND PARKING'. The map features numerous contour lines indicating elevation changes. A north arrow is positioned in the upper left corner. A scale bar at the bottom right shows distances of 60, 30, 0, 60, and 120 feet, with the text 'Scale: 1"=60'' below it.

Phase 1 (New Pool House locker room facilities only)
Minor Special Circulation Amendment & Level 1 Site Plan
 1 of 9 - Cover Sheet
 2 of 9 - Site Plan
 3 of 9 - Landscape Plan
 4 of 9 - Forest Conservation Plan Amendment - 1 of 2
 5 of 9 - Forest Conservation Plan Amendment - 2 of 2
 6 of 9 - Fire Protection Site Plan
 7 of 9 - Preliminary Sediment Control Plan
 8 of 9 - Preliminary Building Elevations and Floor Plan
 9 of 9 - Comprehensive Site Plan

Phase 1

- Construct main portion of new pool house
- Install street trees within Nelson Street right-of-way

Phase 2 (not a part of this SE or Level 1 Site Plan)

Interior renovation of existing pool house building for adaptation as all-purpose room for future school and before/after care.

Phase 3A (not a part of this SE or Level 1 Site Plan)

- Construct snack and office wings of pool house
- Reconstruct pools and pool deck areas.

Phase 3B (not a part of this SE or Level 1 Site Plan)

- Construct new school classroom wings and gym
- Install ADA spaces and pervious pavement in front drive
- Mill, overlay, and restripe existing parking lot
- Install sign

Metric	Code Ref.	Required	Provided
Lot Area - Pool (Legal Capacity 406 persons):	25.10.02.p.2.(g)	3.5 ac. min.	3.23 ac. [1]
Lot Width at Front Setback Line:	25.10.05.a.	80 l.f. min.	495 l.f.
Lot Width at Front Lot Line:	25.10.05.a.	25 l.f. min.	497 l.f.
Front Building Setback:	25.10.05.a.	30 ft. min.	108 ft.
Side Building Setback:	25.10.05.a.	11 ft. min.	57 ft.
Rear Building Setback:	25.10.05.a.	25 ft. min.	195 ft.
Building Height:	25.10.05.a.	35 ft. max.	17.1 ft.
Lot Coverage (buildings):	25.10.05.a.	25% max. or 35.129 s.f. max.	4% or 5.888 s.f. [2]
Impervious Surface in Front Yard (51,500 s.f.):	25.10.05.a.	30% max. or 15,175 s.f. max.	42% or [1] 21,735 s.f. [3]
Pool Deck Size (20 s.f./person @ 406 persons):	25.03.03.c.9.	8,120 s.f. min.	9,325 s.f.
Pool Distance to Property Line and Dwelling:	25.15.02.p.3.		
North (Nelson Street right-of-way)		75 ft. min.	180 ft.
East (dwelling)		125 ft. min.	270 ft.
South (parkland property line)		25 ft. min.	43 ft.
West (parkland property line)		25 ft. min.	65 ft.
Number of persons allowed on lot:	25.15.02.p.1.(c)	406 persons	406 prsns

COVER SHEET - Minor Special Exception Amendment Plan & Level I Site Plan
WOODLEY GARDENS -COMMUNITY POOL HOUSE (PHASE I)

City of Rockville, Maryland

Seal

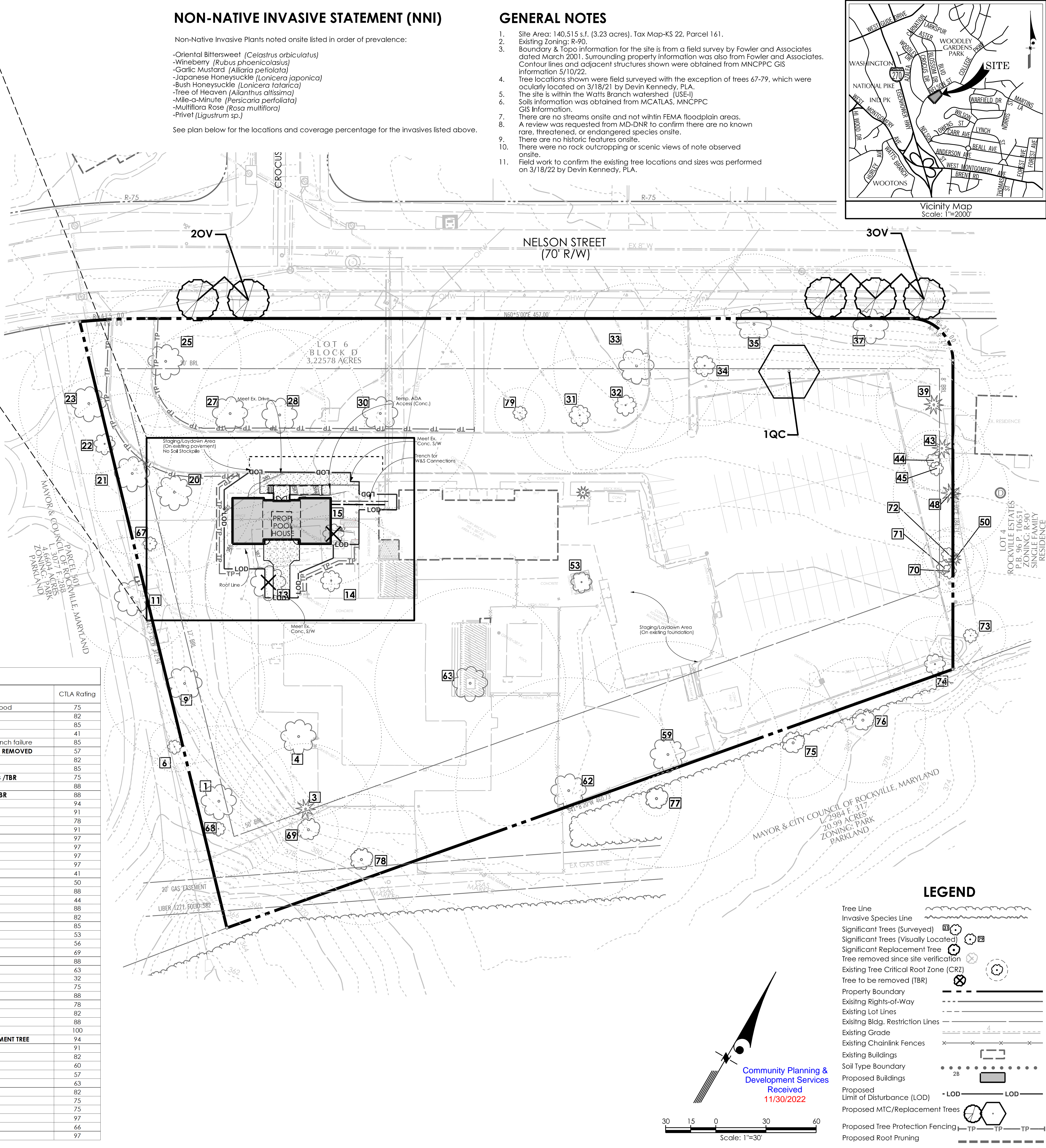


Project No.	Scale
2026262207	1"=60'

Design	Checked
DK	JS
Drawn	Date
DK	Nov. 2022

Sheet





Soils Chart						
SYMBOL	NAME	K-factor	HYDRIC	SLOPE	SEEDLING MORTALITY	COMMENTS
2B	Glencg	0.32	No	3-8%	Slight	very deep & well drained
1C	Galla	0.3	No	8-12%	Slight	very deep & well drained
54A	Hatboro	0.49	Yes	8-12%	Slight	very deep & poorly drained

TREE LIST						
ID	COMMON NAME	SCIENTIFIC NAME	SIZE(DBH) in inches	CRITICAL ROOT ZONE (CRZ) radius in feet	CONDITION/REMARKS	CTLA Rating
1*	Scarlet Oak	Quercus coccinea	30	45	Some cavities in trunk, significant branch shedding, no response wood	75
3	White Pine	Pinus strobus	26	39	15% LCR, significant branch shedding	82
4*	Silver Maple	Acer saccharinum	33	49.5	Large cavity in trunk, good response wood	85
6	Red Mulberry	Morus rubra	Multi-Stem 8, 10, 6	15	Irregular form, poor structure, moderate decay	41
9*	Northern Red Oak	Quercus rubra		32	Shallow roots, mower damage, large deadwood 4", previous branch failure	85
10	Scarlet Oak	Quercus coccinea	25	37.5	Significant decay of bole and structural roots, large deadwood 6" / REMOVED	57
11	Silver Maple	Acer saccharinum	MS 24, 18, 12, 10, 8	36	Half buried root flare, heavy load on base	82
12	White Pine	Pinus strobus		26	Girdling root, internal decay, minor deadwood / REMOVED	85
13	Red Maple	Acer rubrum	25	37.5	Compacted roots, cavities, poor structure, previous branch failures / TBR	75
14	Red Maple	Acer rubrum	26	39	Some poor branch connections, Small girdling roots	88
15	Red Maple	Acer rubrum	20	30	Half buried root flare, some trunk cavities, good response wood / TBR	88
20*	Southern Red Oak	Quercus falcata	32	48	Compacted root zone	94
21*	Southern Red Oak	Quercus falcata	32	48	Compacted root zone	91
22	Southern Red Oak	Quercus falcata	27	40.5	Irregular form	78
23	Southern Red Oak	Quercus falcata	28	42	Mower damage	91
25*	Southern Red Oak	Quercus falcata	30	45	Minor deadwood	97
27*	Southern Red Oak	Quercus falcata	38	57	Minor deadwood	97
28*	Southern Red Oak	Quercus falcata	34	51	Minor deadwood	97
30*	Southern Red Oak	Quercus falcata	38	57	Minor deadwood	97
31	Southern Red Oak	Quercus falcata	23	34.5	Compacted root zone, decayed topped trunk, half dead	41
32	Pin Oak	Quercus palustris	19	28.5	Topped canopy, half dead	50
33*	Scarlet Oak	Quercus coccinea	33	49.5	Minor deadwood	88
34	Scarlet Oak	Quercus coccinea	24	36	Poor root flare and growing space, half gone canopy and trunk	44
35	Scarlet Oak	Quercus coccinea	28	42	Half pruned on power line side	88
37	Northern Red Oak	Quercus rubra	28	42	Mower damage, pruning on power line side	88
39	White Pine	Pinus strobus	23	34.5	Root zone crowded, irregular trunk, significant deadwood	85
43	White Pine	Pinus strobus	17	25.5	Girdling roots, debris, significant dieback, 15% LCR	53
44	Black Cherry	Prunus serotina	12	18	Buried root flare, phototropic lean, poor scaffold branches	56
45	Black Cherry	Prunus serotina	13	19.5	Buried root flare, phototropic lean	69
48	White Pine	Pinus strobus	23	34.5	Slightly irregular form	88
50	White Pine	Pinus strobus	13	19.5	Girdling roots, 10% LCR	63
52	Southern Red Oak	Quercus falcata	24	36	Half gone, topped, large amount of decay / REMOVED	32
53	Red Maple	Acer rubrum	25	37.5	In planter box, large cavity, irregular form, dieback	75
59*	Scarlet Oak	Quercus coccinea	45	67.5	Minor deadwood	88
62*	Scarlet Oak	Quercus coccinea	45	67.5	Shallow roots, large leader failure, minor dead wood	78
63*	Red Maple	Acer rubrum	38	57	Good root flare, dieck over root zone	82
65	White Pine	Pinus strobus	28	42	Debris over root zone, irregular form / REMOVED	88
67	Redbud	Cercis canadensis	5	7.5	SIGNIFICANT REPLACEMENT TREE	100
68	Northern Red Oak	Quercus rubra	8	12	Half buried root zone, possible girdling root / SIGNIFICANT REPLACEMENT TREE	94
69	Scarlet Oak	Quercus coccinea	12	18	Crowded root zone, slightly irregular form	91
70	Black Locust	Robinia pseudoacacia	14	21	Slightly buried root zone, phototropic lean, irregular form	82
71	Tree of Heaven	Ailanthus altissima	10	15	Slightly buried root zone, phototropic lean, some deadwood	60
72	Black Locust	Robinia pseudoacacia	10	15	Slightly buried root zone, phototropic lean, irregular form	57
73	Tree of Heaven	Ailanthus altissima	14	21	Slightly buried root zone, phototropic lean	63
74	Tree of Heaven	Ailanthus altissima	19	28.5	Buried root zone	82
75	Silver Maple	Acer saccharinum	22	33	Buried root flare, debris, phototropic lean, vines, irregular form	75
76	Red Maple	Acer rubrum	25	37.5	Debris over root zone, irregular form, vines, some deadwood	85
77	London Plane Tree	Platanus x acerifolia	7	10.5	Small girdling roots	97
78	Scarlet Oak	Quercus coccinea	26	39	Covered in debris, vines, deadwood, poor branch connections	66
79	Pin Oak	Quercus palustris	10	15	Large girdling roots	97
Meets specimen criteria for DBH, (>30"), per MNCPPC Trees Technical Manual						

