

PARKING TABULATION (25.16.03.d)

PRIVATE EDUCATIONAL INSTITUTION: 35 EMPLOYEES @ 1 SPACE PER 2 EMPLOYEES 0 DRIVING AGE STUDENTS	REQUIRED = 17.5 SPACES (18.0 SPACES) = 0.0 SPACES = 18.0 SPACES
COMMUNITY POOL, NON-ACCESSORY: 406 PERSONS @ 1 SPACE PER 1 PERSONS 6 EMPLOYEES @ 1 SPACE PER 2 EMPLOYEES	REQUIRED = 50.0 SPACES = 3.0 SPACES = 61.0 SPACES
TOTAL PARKING SPACES REQUIRED: SCHOOL & COMMUNITY POOL (18.0 + 61.0 = 79.0 SPACES)	REQUIRED = 79 SPACES
PARKING SPACES PROVIDED: REGULAR PARKING SPACES ADA PARKING SPACES (8' x 18' w/ 8' AISLE MIN)	PROVIDED = 63 SPACES = 2 SPACES = 65 SPACES

SCHOOL BICYCLE SPACES: 2 CLASSROOMS (2nd-5th) 2 SHORT TERM PER CLASSROOM 2 CLASSROOMS (2nd-5th) 1 LONG TERM PER CLASSROOM	REQUIRED = 4 SPACES = 2 SPACES = 6 SPACES
COMMUNITY POOL BICYCLE SPACES: 20,634 SF @ BLDG/POOL/ 2 SHORT TERM PER 2,000 SF 20,634 SF @ BLDG/POOL/ 1 LONG TERM PER 4,000 SF	REQUIRED = 21 SPACES = 6 SPACES = 27 SPACES

TOTAL BICYCLE SPACES REQUIRED: SCHOOL & POOL SHORT-TERM (4 + 21 = 25 SPACES) SCHOOL & POOL LONG-TERM (2 + 6 = 8 SPACES)	REQUIRED = 26 SPACES = 8 SPACES = 34 SPACES
BICYCLE SPACES PROVIDED: SCHOOL & POOL SHORT-TERM SCHOOL & POOL LONG-TERM	PROVIDED = 26 SPACES = 8 SPACES = 34 SPACES

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PARKING DESIGN STANDARDS (25.16.06)

DRIVE AISLE WIDTH: TWO WAY ONE WAY	REQUIRED 24 FT MIN. 14 FT MIN.	PROVIDED 24 FT MIN. 14 FT MIN.
PARKING SPACES: WIDTH LENGTH - PERPENDICULAR LENGTH - PARALLEL	REQUIRED 9 FT MIN. 18 FT MIN. 21 FT MIN.	PROVIDED 9 FT MIN. 18 FT MIN. 21 FT MIN.

DEVELOPMENT STANDARDS

PRIVATE EDUCATIONAL INSTITUTION (PEI) IN THE R-90 ZONE

METRIC	CODE REF.	REQUIRED	PROPOSED
LOT AREA - PEI (LEGAL CAPACITY 198 STUDENTS):	25.15.02.p.2.11.A	140,160 SF MIN.	140,515 SF
LOT FRONTAGE - PEI	25.15.02.p.2.11.B	200 LF MIN.	441 LF
LOT WIDTH AT FRONT SETBACK LINE:	25.10.05.a	80 LF MIN.	445 LF
LOT WIDTH AT FRONT LOT LINE:	25.10.05.a	25 FT MIN.	441 FT
FRONT BUILDING SETBACK:	25.10.05.a	50 FT MIN.	+/- 100 FT
SIDE BUILDING SETBACK (EAST SIDE):	25.10.05.g.11.C	28 FT MIN.	+/- 133 FT
REAR BUILDING SETBACK:	25.10.05.g.11.C	50 FT MIN.	+/- 53 FT
BUILDING HEIGHT:	25.10.05.a	35 FT MAX.	35 FT
LOT COVERAGE (BUILDINGS):	25.10.05.a	25% MAX. OR 35/124 SF MAX.	11.1% OR (2) 15,541 SF 0.140 3% OR
IMPERVIOUS SURFACE IN THE FRONT YARD (51,226 SF):	25.10.05.a	30% MAX. OR +/- 15,368 SF MAX.	11.1% OR (2) 15,541 SF 0.140 3% OR
SCHOOL DISTANCE TO PROPERTY LINE AND DWELLING: NORTH (NELSON STREET RIGHT-OF-WAY) EAST (DWELLING) SOUTH (PARKLAND PROPERTY LINE) WEST (PARKLAND PROPERTY LINE)	25.15.02.p.3	75 FT MIN. 125 FT MIN. 25 FT MIN. 25 FT MIN.	+/- 100 FT +/- 175 FT +/- 53 FT +/- 134 FT

- [1] EXISTING CONDITION AFFIRMED FOR DECADES. NONCONFORMING ALTERATION APPLICATION SUBMITTED FOR CONSIDERATION WITH SITE PLAN APPROVAL.
- [2] DOES NOT INCLUDE PREVIOUSLY APPROVED BUT UNBUILT POOLHOUSE SPX2023-00405.
- [3] FRONT YARD IMPERVIOUS SURFACE IS EXISTING & INCREASES TO PROVIDE PEDESTRIAN ACCESS TO SCHOOL.

DEVELOPMENT STANDARDS

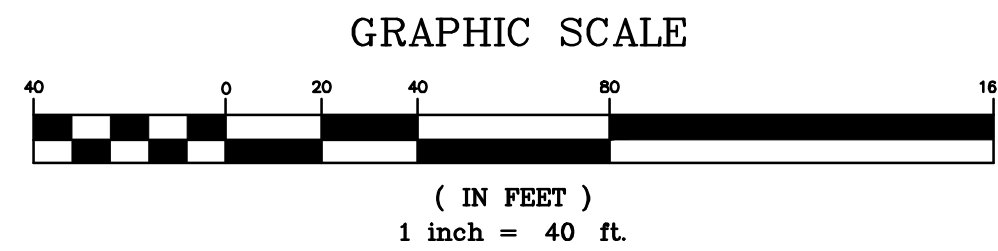
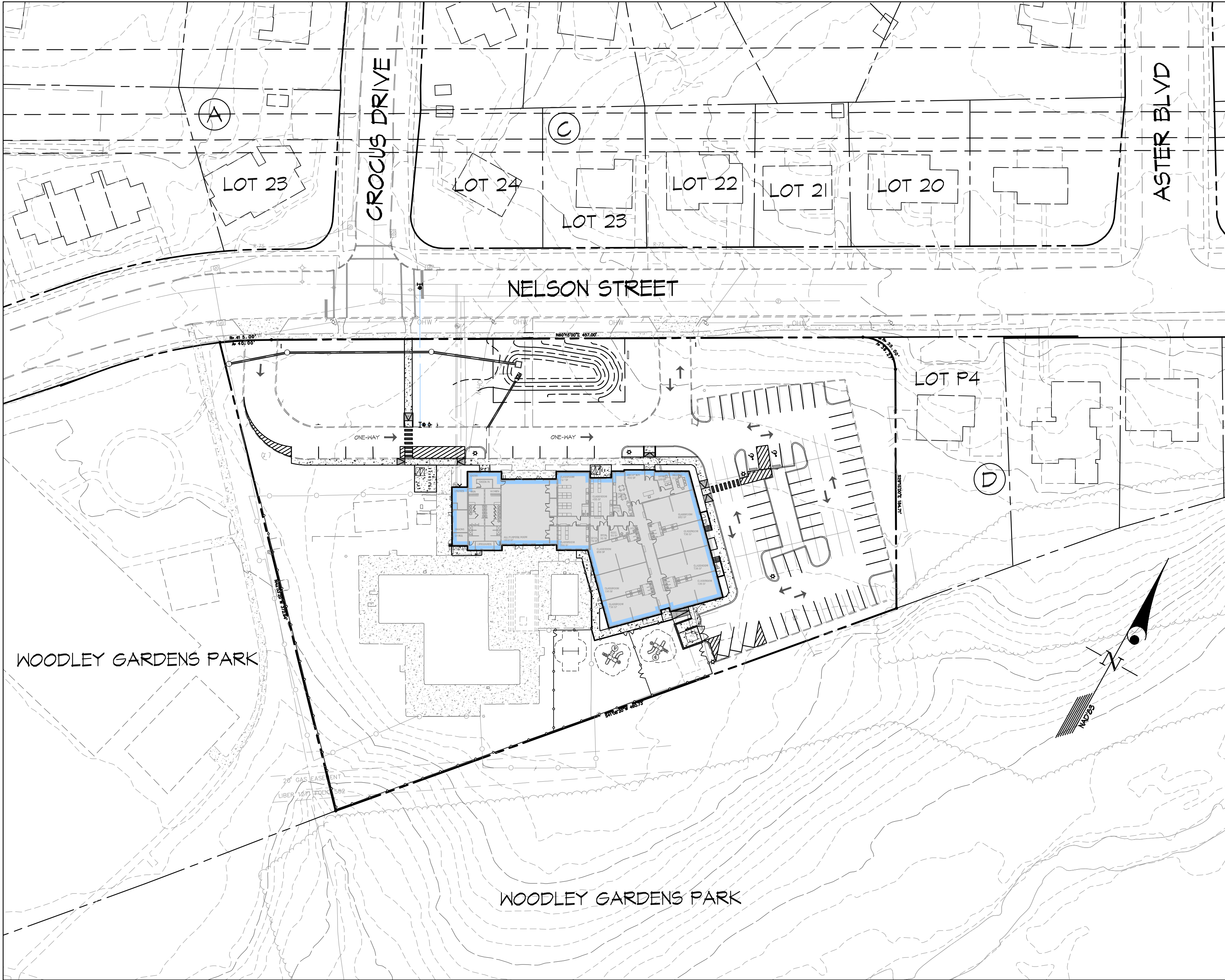
NON-ACCESSORY SWIMMING POOL IN THE R-90 ZONE

METRIC	CODE REF.	REQUIRED	PROPOSED
LOT AREA - POOL (LEGAL CAPACITY 406 PERSONS):	25.15.02.p.2(a)	35 AC. MIN.	13.23 AC.
LOT FRONTAGE - POOL	25.10.05.a	80 LF MIN.	445 LF
LOT WIDTH AT FRONT SETBACK LINE:	25.10.05.a	25 LF MIN.	441 LF
LOT WIDTH AT FRONT LOT LINE:	25.10.05.a	30 FT MIN.	+/- 100 FT
FRONT BUILDING SETBACK:	25.10.05.a	11 FT MIN.	+/- 133 FT
SIDE BUILDING SETBACK:	25.10.05.a	25 FT MIN.	+/- 53 FT
REAR BUILDING SETBACK:	25.10.05.a	35 FT MAX.	176 FT
BUILDING HEIGHT:	25.10.05.a	25% MAX. OR 35/124 SF MAX.	11.1% OR 15,541 SF
LOT COVERAGE (BUILDINGS):	25.10.05.a	30% MAX. OR +/- 15,368 SF MAX.	0.140 3% OR (2) 15,541 SF
IMPERVIOUS SURFACE IN THE FRONT YARD (51,226 SF):	25.10.05.a	40% PERSONS 8/20 SF MIN.	10,883 SF
POOL LEGAL CAPACITY:	25.03.03.c.b	406 PERSONS	406 PERSONS
POOL DECK SIZE (20 SF/PERSON @ 406 PERSONS):	25.03.03.c.1	8,120 SF MIN.	10,883 SF
POOL DISTANCE TO PROPERTY LINE AND DWELLING: NORTH (NELSON STREET RIGHT-OF-WAY) EAST (DWELLING) SOUTH (PARKLAND PROPERTY LINE) WEST (PARKLAND PROPERTY LINE)	25.15.02.p.3	75 FT MIN. 125 FT MIN. 25 FT MIN. 25 FT MIN.	180 FT 275 FT 43 FT 65 FT
NUMBER OF PERSONS ALLOWED ON LOT:	25.15.05.a	406 PERSONS	406 PERSONS

- [1] PREVIOUSLY AFFIRMED EXISTING CONDITIONS. ANY NECESSARY NONCONFORMING ALTERATION (25.08.06.b.3.d) APPLICATION WILL BE FILED AT TIME OF PROPOSED SCHOOL DEVELOPMENT.
- [2] FRONT YARD IMPERVIOUS SURFACE IS EXISTING & SLIGHTLY INCREASED TO PROVIDE ADA ACCESS TO THE FRONT DOOR AND STREET.
- [3] THE WOODLEY GARDENS POOL HAS OPERATED AND RECEIVED PREVIOUS ENTITLEMENTS (SE/SP) AT A MAXIMUM CAPACITY OF 406 PERSONS. MCDHHS HAS INDICATED THAT THEIR RECORDS LIMIT CAPACITY AT 405 PERSONS WHICH MAY BE DUE TO ROUNDING. CITY CODE SECTION 25.03.03.c.b ALLOW 414 PERSONS (3,861 SF < 5 FT POOL DEPTH, 1,281 SF >= 5 FT DEPTH AND TWO DIVING BOARDS FOR MAIN POOL) REGARDLESS, THIS APPLICATION REFLECTS, AND THE APPLICATION ACCEPTS, THE PREVIOUSLY APPROVED LIMITATION OF 406 PERSONS.

# WOODLEY GARDENS

## MAJOR SPECIAL EXCEPTION AMENDMENT SPX2024-XXXXX MINOR SPECIAL EXCEPTION AMENDMENT SPX2024-XXXXX LEVEL II SITE PLAN STP2024-XXXXX



SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	APPROVAL SHEET
3	SPECIAL EXCEPTION SITE PLAN
4-5	SITE DETAIL SHEET
6	SPECIAL EXCEPTION LANDSCAPE PLAN
7	LANDSCAPE DETAIL SHEET
8	FIRE ACCESS PLAN

Community Planning & Development Services  
Received  
February 22, 2024

TRACT AREA TABULATION

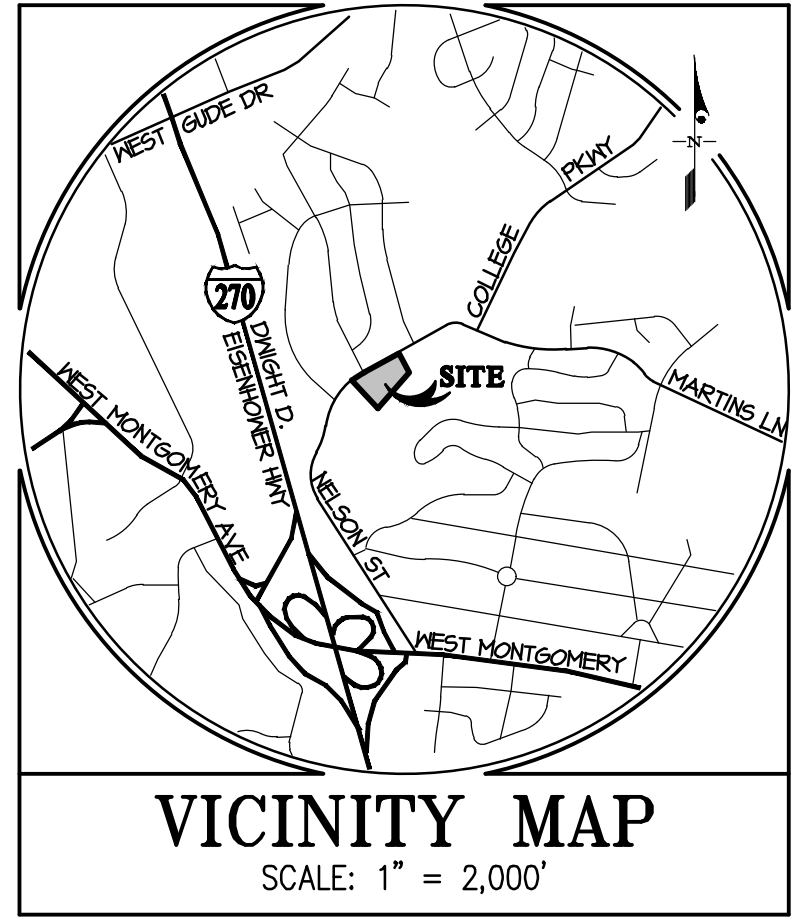
GROSS TRACT AREA (GTA)	= 140,515 SF OR 3.23 AC.
- PREVIOUS DEDICATIONS TO PUBLIC USE	= 0 SF OR 0.00 AC.*
EXISTING LOT 6, BLOCK D (PLAT 11221)	= 140,515 SF OR 3.23 AC.
- PROPOSED DEDICATION TO PUBLIC USE	= 0 SF OR 0.00 AC.
NET LOT AREA (NLA) OF SUBJECT PROPERTY	= 140,515 SF OR 3.23 AC.

\* POSSIBLE PREVIOUS DEDICATIONS NOT IDENTIFIED. FURTHER DETERMINATION OF GROSS TRACT AREA IS UNNECESSARY FOR THIS APPLICATION.

PREPARED FOR:	SCALE	ZONING
WOODLEY WAVES LLC 236 ANDERSON AVENUE ROCKVILLE, MD, 20850 ATTN: PETER CROMWELL EMAIL: petercromwell@georgetownhill.com	1" = 50'	R-90
DATE	TAX MAP - GRID	
FEB., 2024	GR - 13	

COVER SHEET	G. L. W. FILE No.
WOODLEY GARDENS 850 NELSON STREET BLOCK "D", LOT 6 ROCKVILLE ESTATES	23100
	SHEET 1 OF 8

48 Hours  
Before You Dig  
Call  
"MISS UTILITY"  
Service Protection Center  
MEMBER  
ONE CALL SYSTEMS INTERNATIONAL  
CALL TOLL FREE  
1-800-257-7777



- EXISTING UTILITY NOTES
- FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
  - INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES WHEN NOT SPECIFIED, CONTACT THE ENGINEER AND THE OWNER OF THE OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.
  - FOR FIELD LOCATION OF GAS LINE SERVICES, NOTIFY WASHINGTON GAS LIGHT CO., 703-750-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
  - OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A. SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
  - DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

SITE PLAN NOTES

- THE PURPOSE OF THIS PLAN:  
A. MAJOR SPECIAL EXCEPTION AMENDMENT SPX2024-XXXX  
PRIVATE EDUCATIONAL INSTITUTION.  
B. MINOR SPECIAL EXCEPTION AMENDMENT SPX2024-XXXX  
NON- ACCESSORY SWIMMING POOL.  
C. LEVEL II SITE PLAN STP2024-XXXX  
IMPLEMENTATION OF SPECIAL EXCEPTION SPX2024-XXXX & SPX2024-XXXX.
- THE PROPERTY IS SUBJECT TO TWO PREVIOUS AND CURRENT SPECIAL EXCEPTION USES: 5-54-62 (SWIM CLUB) APPROVED IN 1962 AND SPX98-0214 (PEI) APPROVED IN 1991 AND MODIFIED SIX TIMES, MOST RECENTLY IN 2014 BY SPX2014-00388.
- PROPERTY ADDRESS IS 850 NELSON STREET AND CURRENTLY IDENTIFIED AS LOT 6, BLOCK D, ROCKVILLE ESTATES ON PLAT 11221 RECORDED IN 1916.
- BOUNDARY BY GLW 2023 AND BEST AVAILABLE GIS DATA.
- TOPOGRAPHIC INFORMATION SHOWN IS BASED ON THE COMPILATION OF FIELD SURVEY BY STANTEC, OCTOBER 2022, GLW 2024 AND BEST AVAILABLE GIS DATA.
- THE PLANS HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A RECENT TITLE INVESTIGATION.
- NATURAL RESOURCE INVENTORY CASE NUMBER FTP2007-00012 APPROVED 05/31/2022.
- THE USE SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- THIS SITE IS IDENTIFIED AS FOCUS AREA A1 IN THE WOODLEY GARDENS AND COLLEGE GARDENS PLANNING AREA (AREA 5) OF THE 2021 COMPREHENSIVE PLAN OF THE CITY OF ROCKVILLE.
- THIS SITE IS WITHIN THE WATTS BRANCH WATERSHED (CLASS I-P).
- THERE ARE NO LOCALLY DESIGNATED HISTORIC SITES OR DISTRICTS CURRENTLY ON OR NEAR THE SUBJECT PROPERTY.
- THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.

PROJECT TEAM

OWNER/APPLICANT: WOODLEY WAVES, LLC 236 ANDERSON AVENUE ROCKVILLE, MD 20850	CONTACT: MR. PETER CROMWELL PHONE: 240-271-4532
PLANNER/ENGINEER/LANDSCAPE ARCHITECT/SURVEYOR: GLW 3404 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866	CONTACT: KEVIN FOSTER, RLA TIM LONGFELLOW, P.E. BILL GRUENINGER, L.S. PHONE: (301) 421-4024
ARCHITECT: PROJECT 308 DESIGN, PLLC 1731 KING STREET SUITE 308 ALEXANDRIA, VA 22314	CONTACT: CHRIS PENNDORF, AIA, NCARB MILL NORTON, AIA, CDI, LEED AP BD+C PHONE: (571) 458-1308
ATTORNEYS: SHULMAN ROGERS 12505 PARK POTOMAC AVENUE POTOMAC, MD 20854	CONTACT: NANCY REGELIN, ESQ. PHONE: (301) 230-5200

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 24914  
EXPIRATION DATE: JANUARY 20, 2026



3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM  
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	RLG				
DRAWN BY:	RLG				
CHECKED BY:	KAF				
DATE		REVISION		BY	APP'R.

GLW

PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
PHONE: 301-421-4024 | BALT: 410-880-1620 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:					
RLG					
DRAWN BY:					
RLG					
CHECKED BY:					
KAF					
DATE		REVISION		BY	APP'R.

Community Planning & Development Services  
Received  
February 22, 2024

PREPARED FOR:  
  
WOODLEY WAVES LLC  
236 ANDERSON AVENUE  
ROCKVILLE, MD. 20850  
ATTN: PETER CROMWELL  
EMAIL: petercromwell@georgetownhill.com

SCALE  
AS SHOWN

DATE  
FEB., 2024

ZONING  
R-90

TAX MAP - GRID  
GR - 13

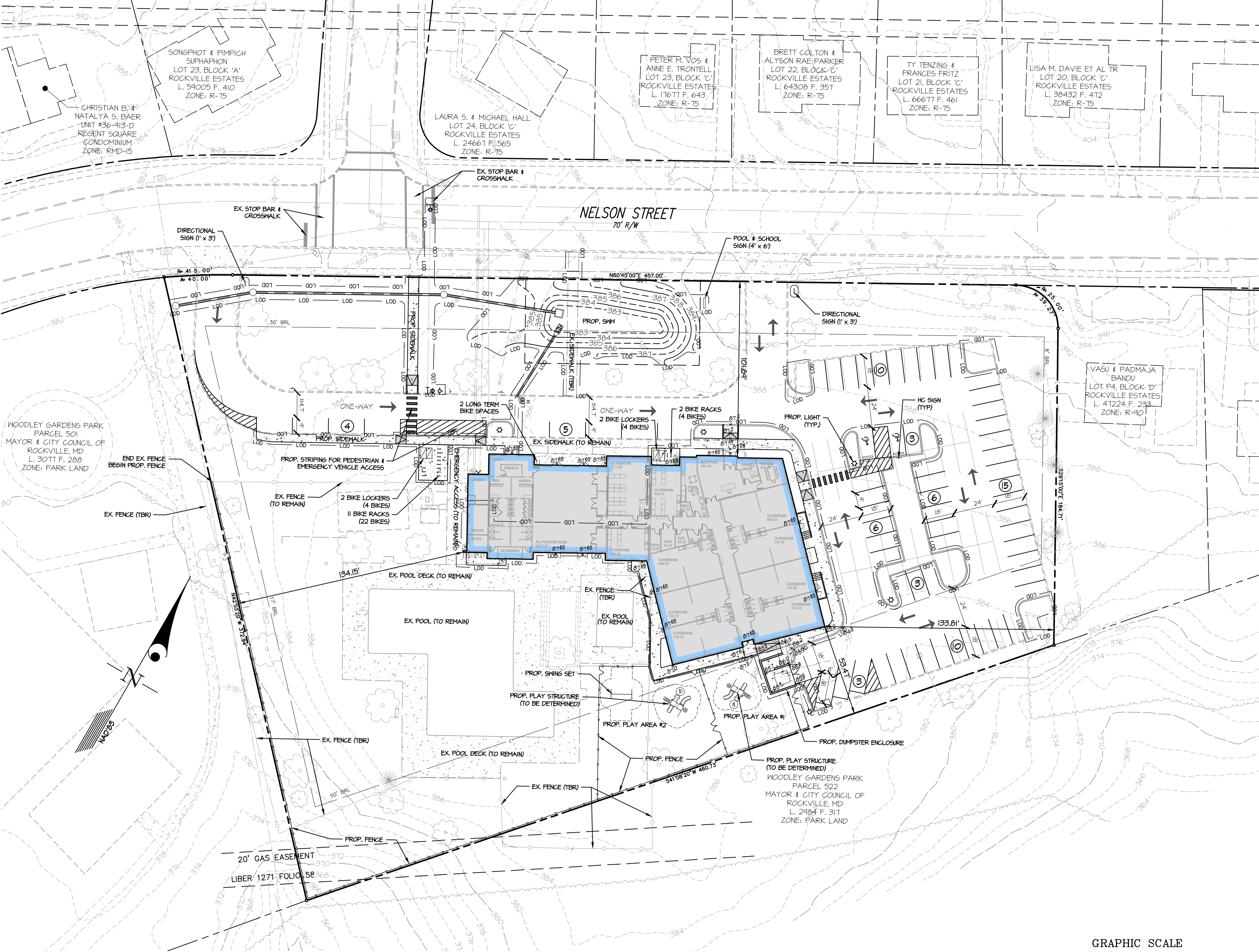
APPROVAL SHEET  
  
WOODLEY GARDENS  
850 NELSON STREET  
BLOCK "D", LOT 6  
ROCKVILLE ESTATES

ROCKVILLE ELECTION DISTRICT No. 06

G. L. W. FILE No.
23100
SHEET 2 OF 8

MONTGOMERY COUNTY, MARYLAND

L:\CAD\DRAWINGS\23100\PLANS BY GLW\SE SITE PLAN\23100SE-SP-02.dwg  
PLOTTED: 2/16/2024 8:08 AM, LAST SAVED: 2/16/2024 1:03 PM, PLOTTED BY: Robert L. Goss



48 Hours

Before You Dig  
Call

"MISS UTILITY"

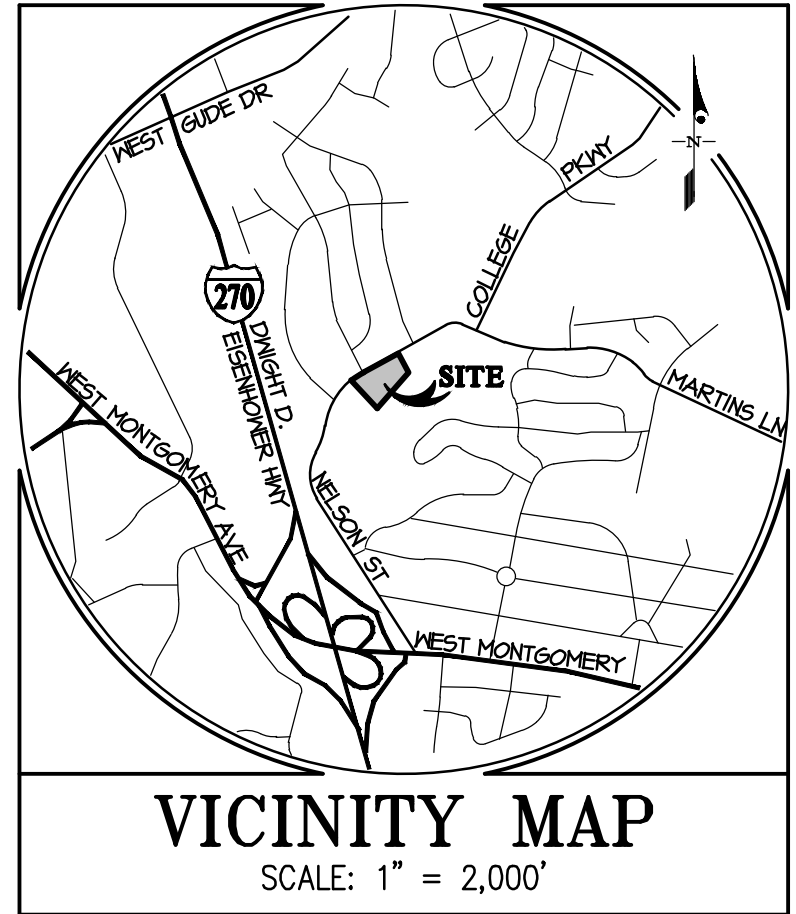
Service Protection Center

MEMBER

ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE

1-800-257-7777



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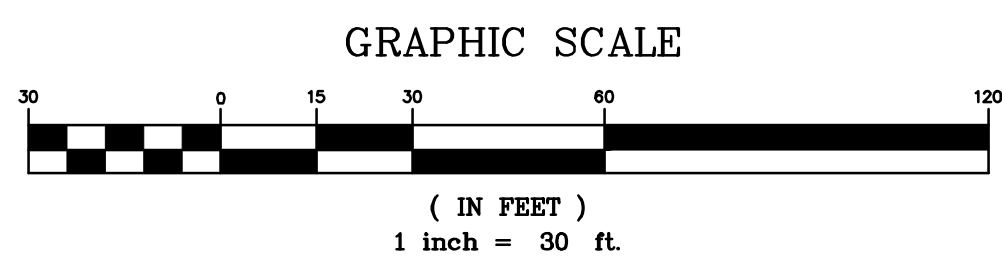
LEGEND

- EX. PROPERTY LINE
- EX. CONTOURS
- EX. CURB
- EX. SIDEWALK
- EX. CURB
- EX. ELECTRIC
- EXISTING OVERHEAD WIRE
- EX. SAN.
- EX. WATER
- PROP. WATER
- EX. STORM DRAIN
- STREAM BUFFER
- EX. STREAM
- EX. WETLANDS
- EX. WETLAND BUFFER
- EX. BUILDING/ STRUCTURE
- PROP. BUILDING/ STRUCTURE
- PROP. CONCRETE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 24914

EXPIRATION DATE: JANUARY 20, 2026



GLW

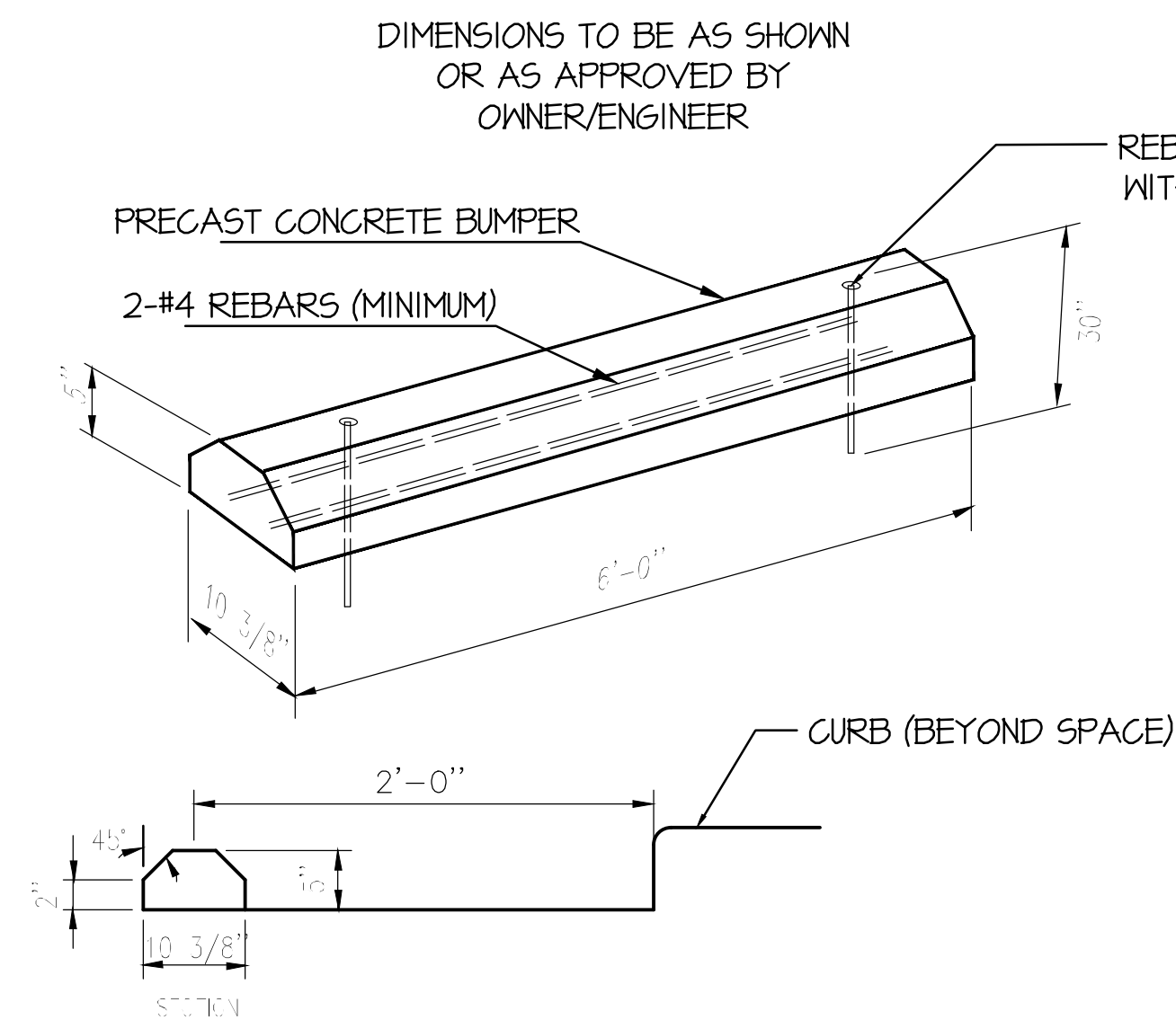
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
PHONE: 301-421-4024 | BAL: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY	RLG				
DRAWN BY	RLG				
CHECKED BY	KAF				
DATE		REVISION		BY	APP'R.

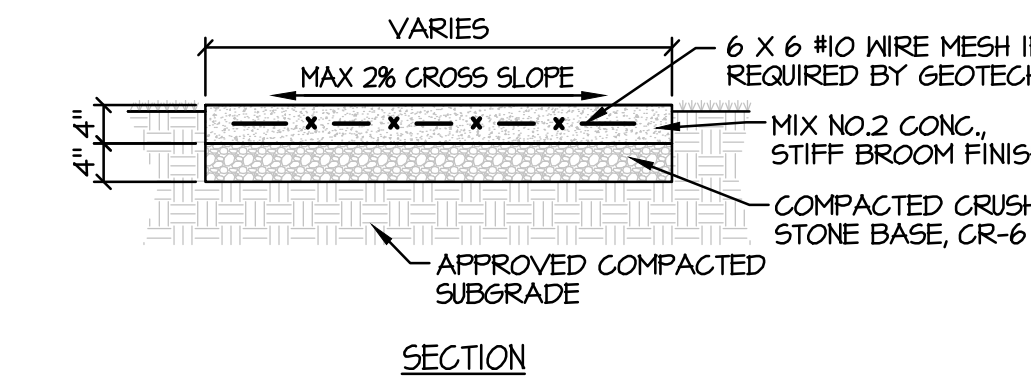
Community Planning & Development Services  
Received  
February 22, 2024

PREPARED FOR:	SCALE	ZONING	SPECIAL EXCEPTION SITE PLAN			G. L. W. FILE NO.
WOODLEY WAVES LLC 236 ANDERSON AVENUE ROCKVILLE, MD. 20850 ATTN: PETER CROMWELL EMAIL: petercromwell@georgetownhill.com	1" = 30'	R-90				23100
	DATE	TAX MAP - GRID	WOODLEY GARDENS 850 NELSON STREET BLOCK "D", LOT 6 ROCKVILLE ESTATES			SHEET
	FEB., 2024	GR - 13				3 OF 8
			ROCKVILLE ELECTION DISTRICT No. 06			MONTGOMERY COUNTY, MARYLAND

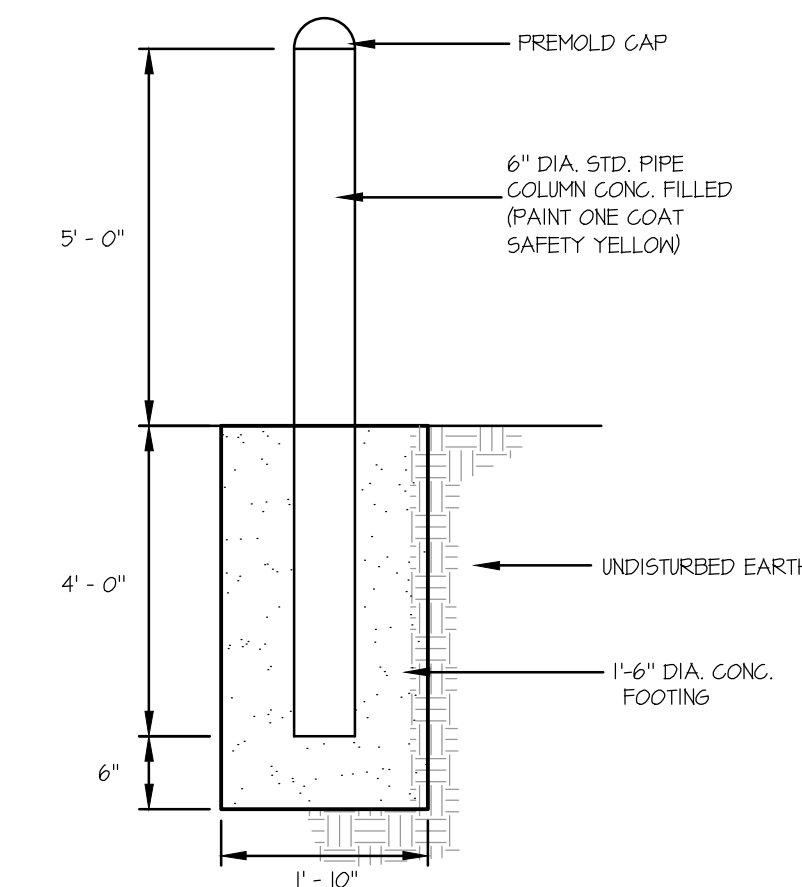
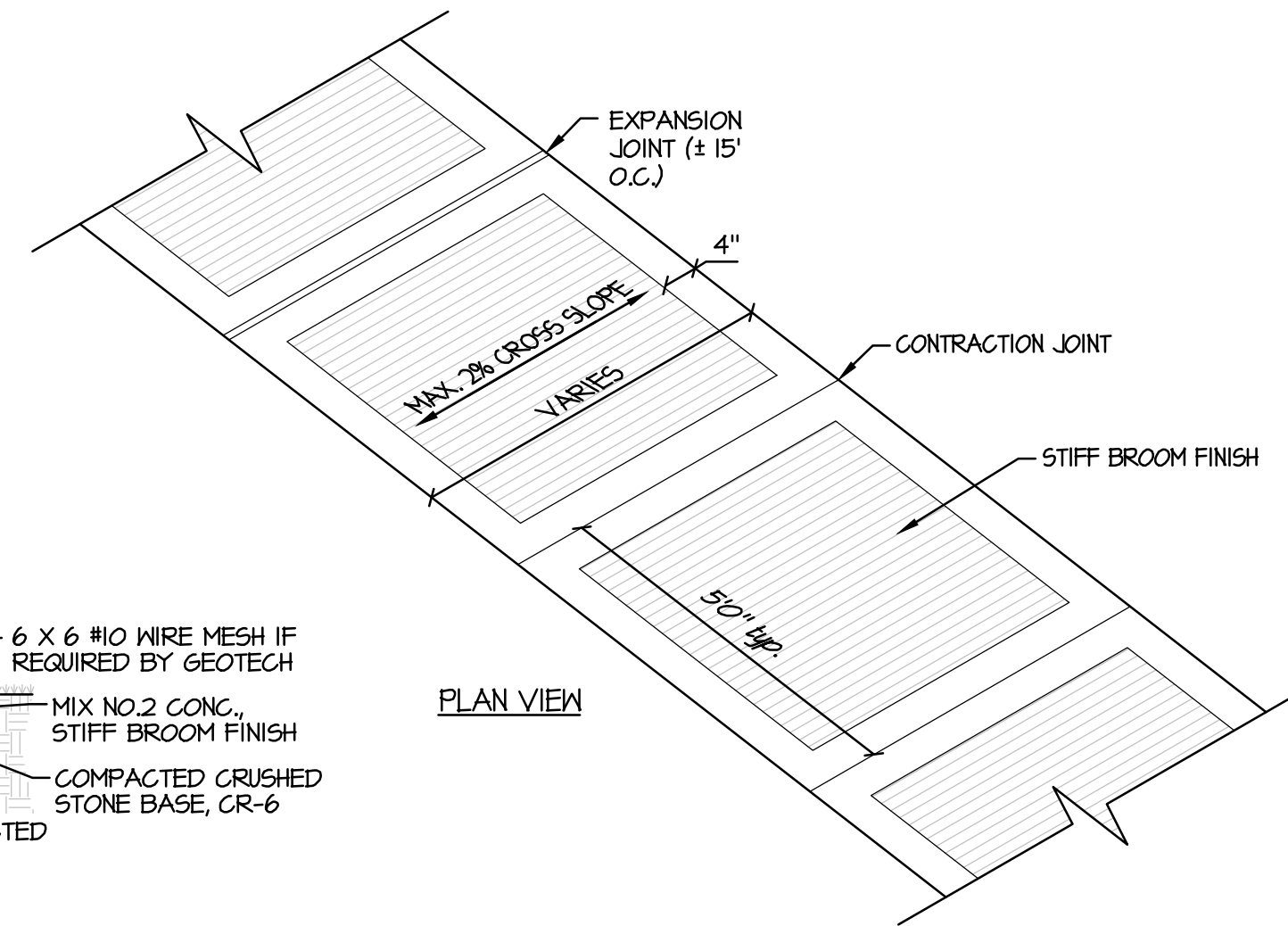


① WHEEL STOP DETAIL  
SCALE: N.T.S.

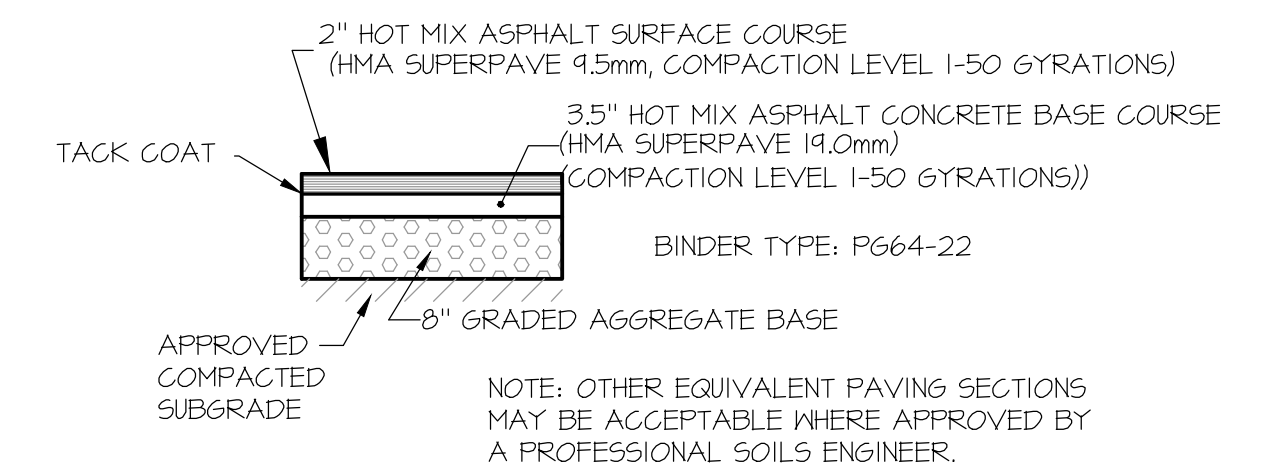
NOTES: PROVIDE LATITUDINAL EXPANSION JOINTS AT 15' O.C. (MAX.). PROVIDE CONTRACTION JOINTS AT 5' O.C. INTERVALS BETWEEN EXPANSION JOINTS. ALL HANDICAPPED RAMPS TO BE PRINCE GEORGE'S COUNTY STANDARD.



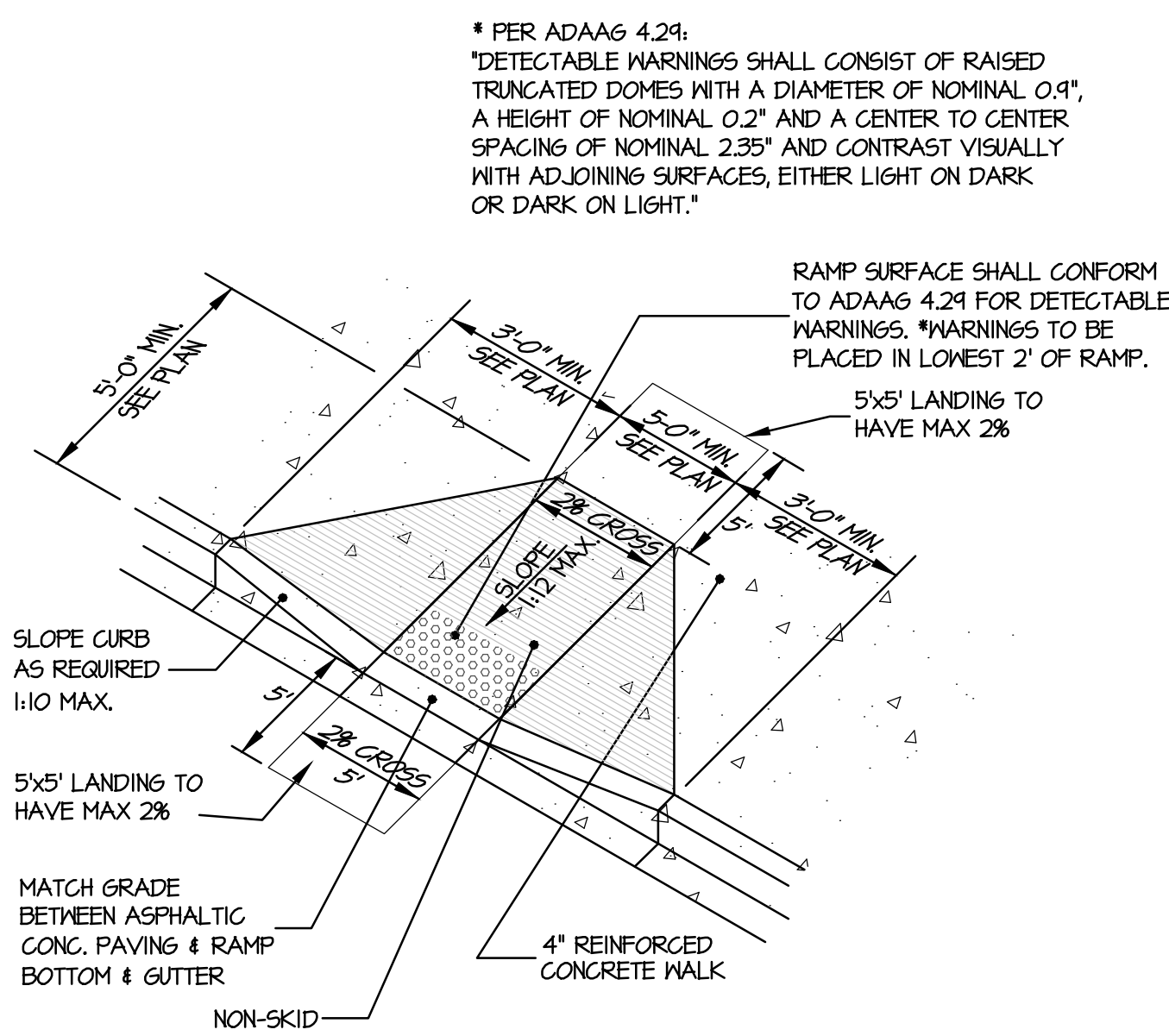
2 CONCRETE SIDEWALK DETAILS (SEE ARCH. PLANS FOR SIDEWALK DETAILS ADJACENT TO BUILDINGS)  
SCALE: N.T.S.



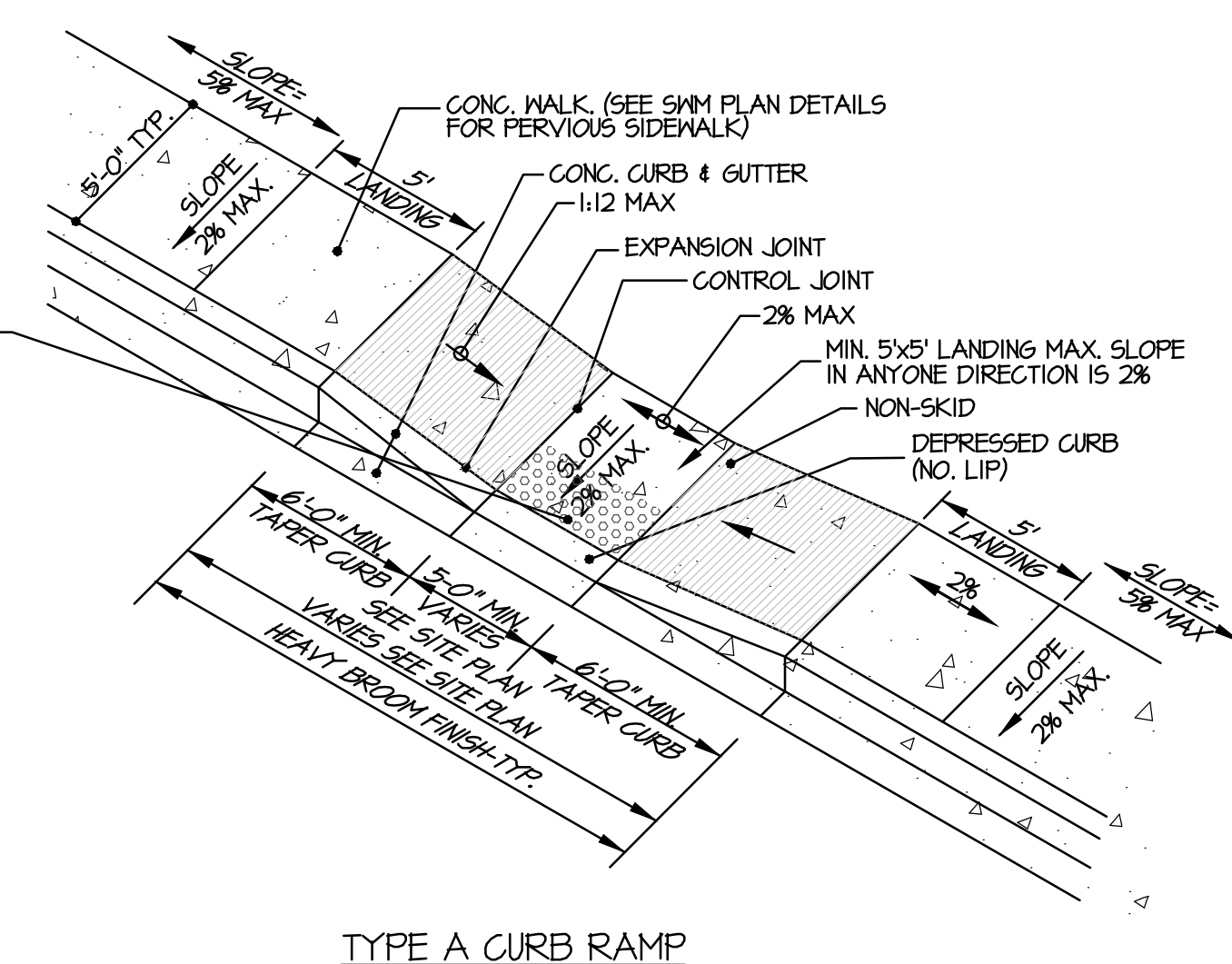
3 BOLLARD DETAIL  
SCALE: N.T.S.



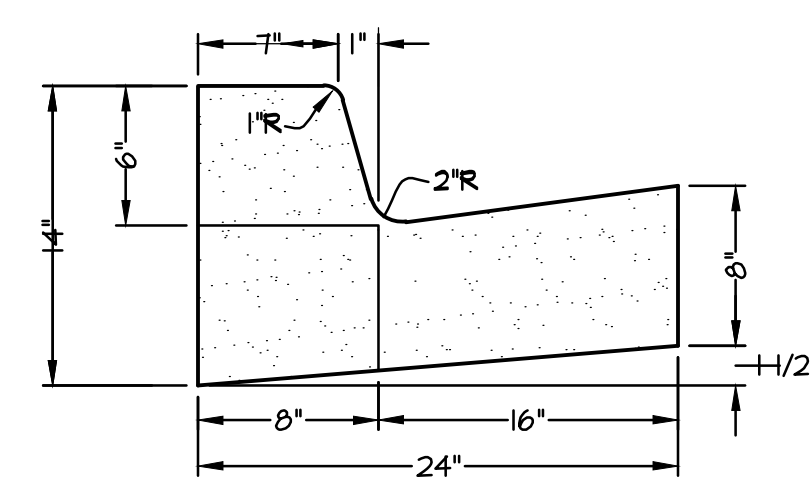
4 BITUMINOUS PAVING SECTION  
SCALE: N.T.S.



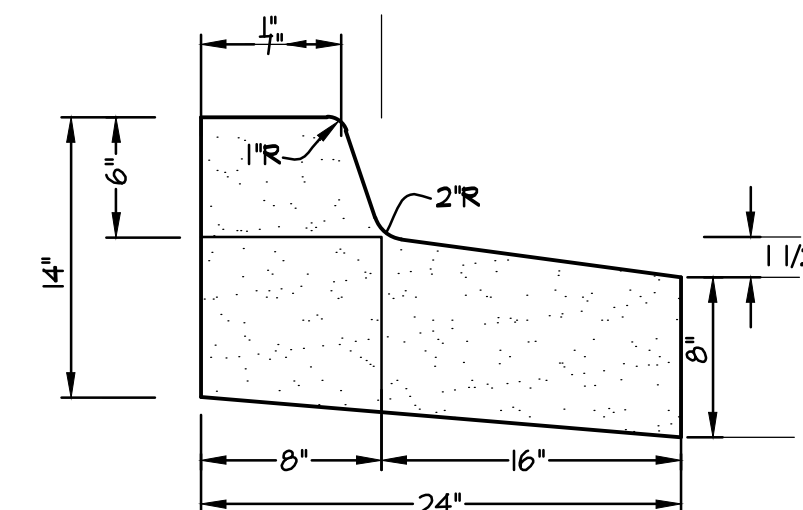
5 CURB RAMP DETAILS  
SCALE: N.T.S.



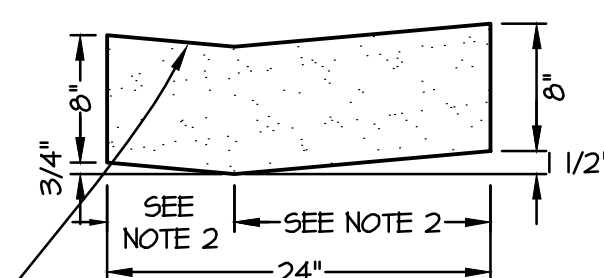
### TYPE A CURB RAMP



COMBINATION CONCRETE  
CURB AND GUTTER TYPE A  
STANDARD NO. MC-100.01

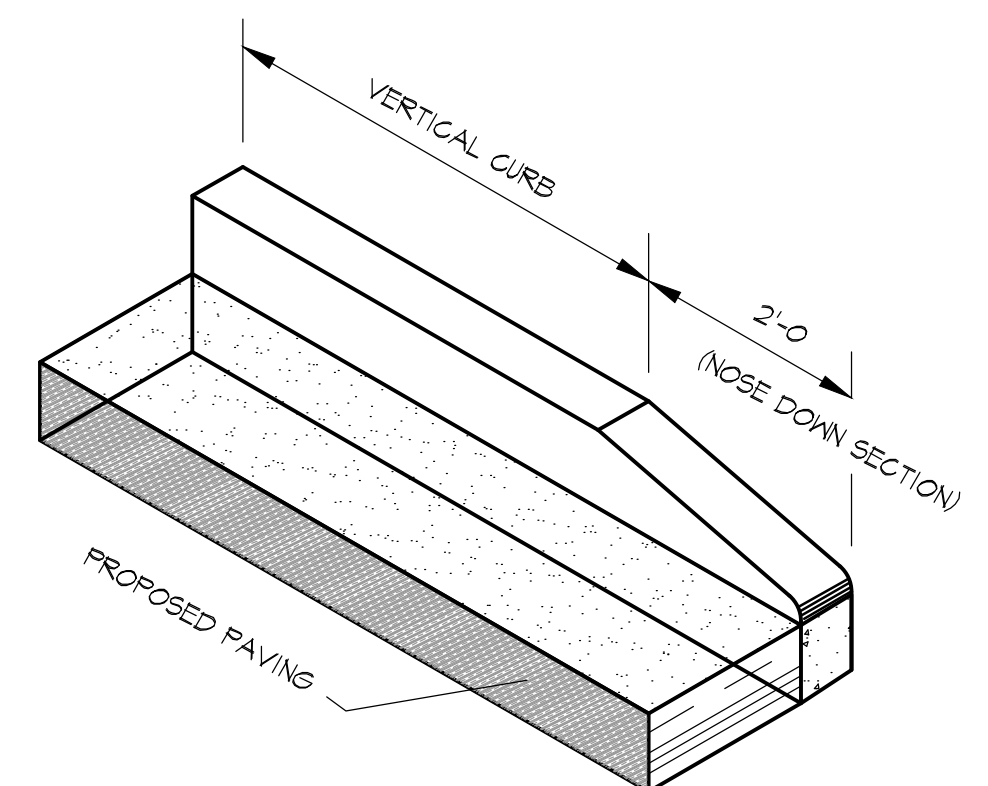


REVERSE COMBINATION CONCRETE  
CURB AND GUTTER TYPE A

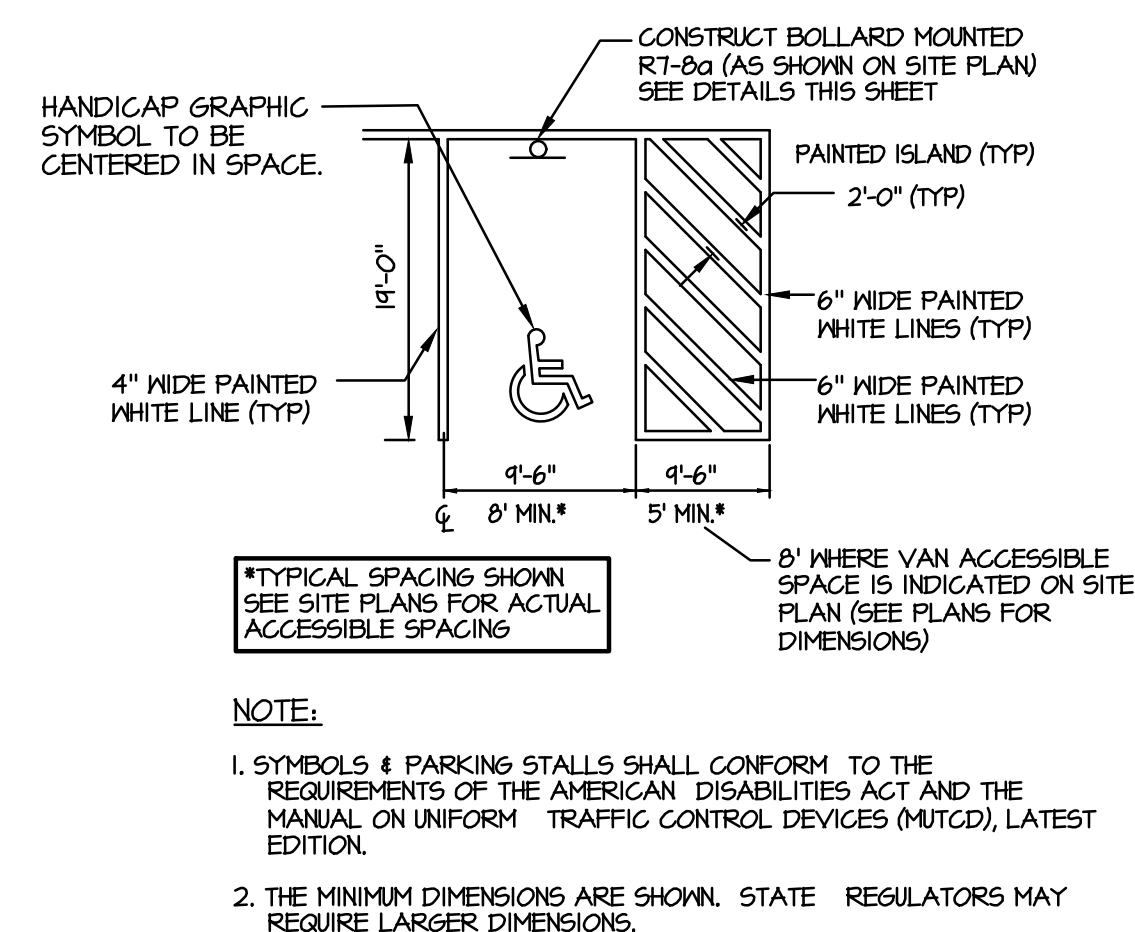


DEPRESSED CURB ENTRANCE  
STANDARD NO. MC-102.01

NOTE: ALL GUTTER PANS ALONG HC ACCESSIBLE ROUTES SUCH AS DEPRESSED CURB TO HAVE A RUNNING SLOPE ( IN THE DIRECTION OF TRAVEL) OF NO MORE THAN 5%, AND A CROSS SLOPE ( PERPENDICULAR TO THE DIRECTION OF TRAVEL) OF NO MORE THAN 2%

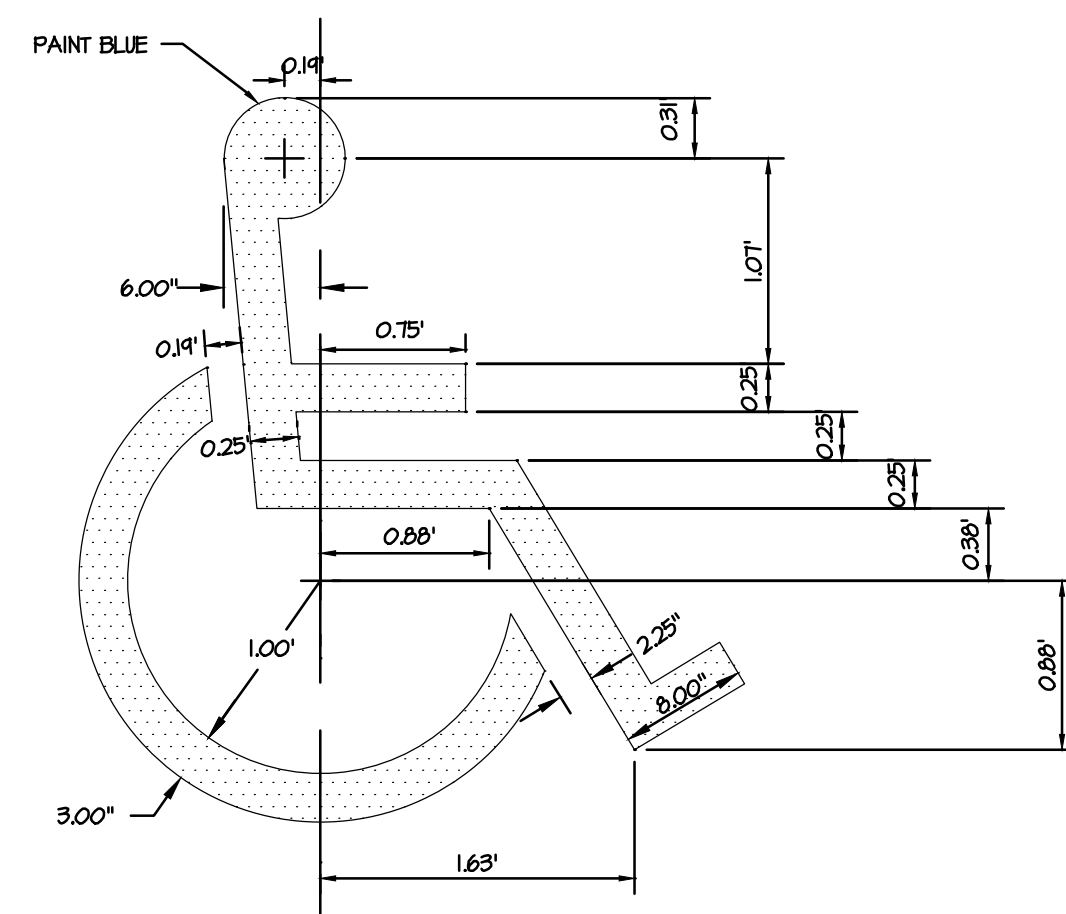


6 CONCRETE CURB DETAILS  
SCALE: N.T.S.



## 8 HANDICAP PARKING STRIPING DETAILS

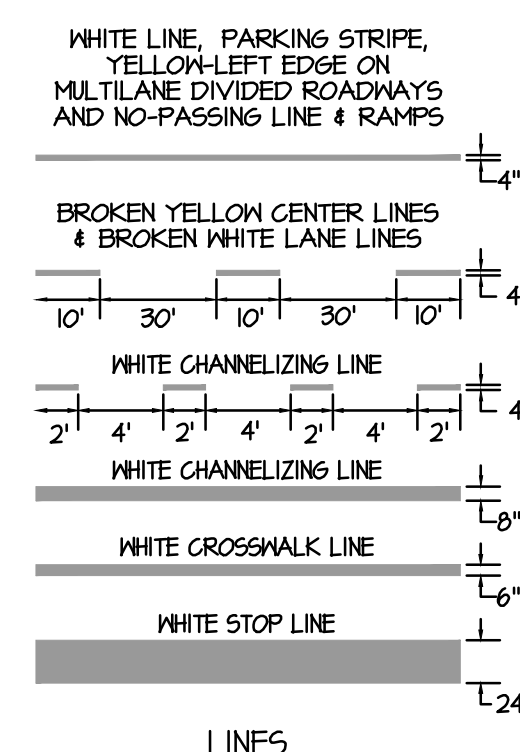
SCALE: N.T.S.



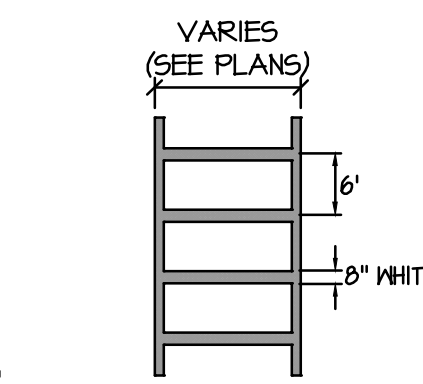
9 PAVEMENT MARKING/STRIPING DETAILS  
SCALE: N.T.S.

NOTE:

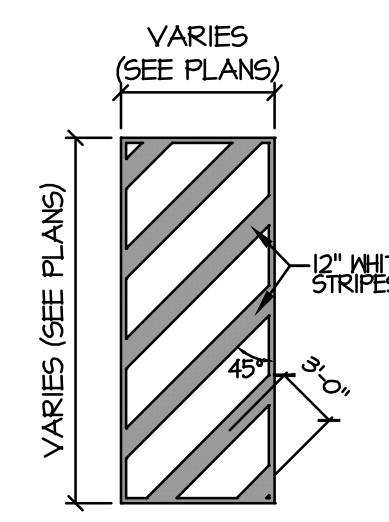
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
2. APPLY 2 COATS OF TRAFFIC PAINT. ALLOW FOR MINIMUM CURE TIME OF 24 HOURS BETWEEN APPLICATIONS.



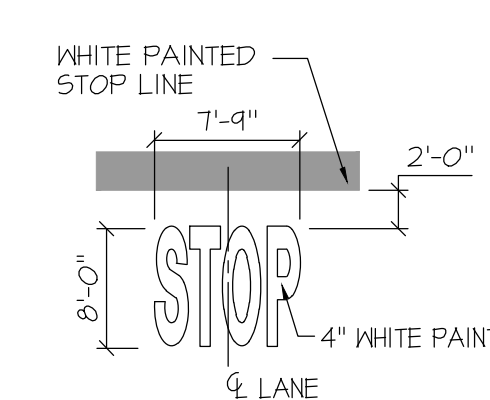
LINES



CONTINENTAL CROSSWALK

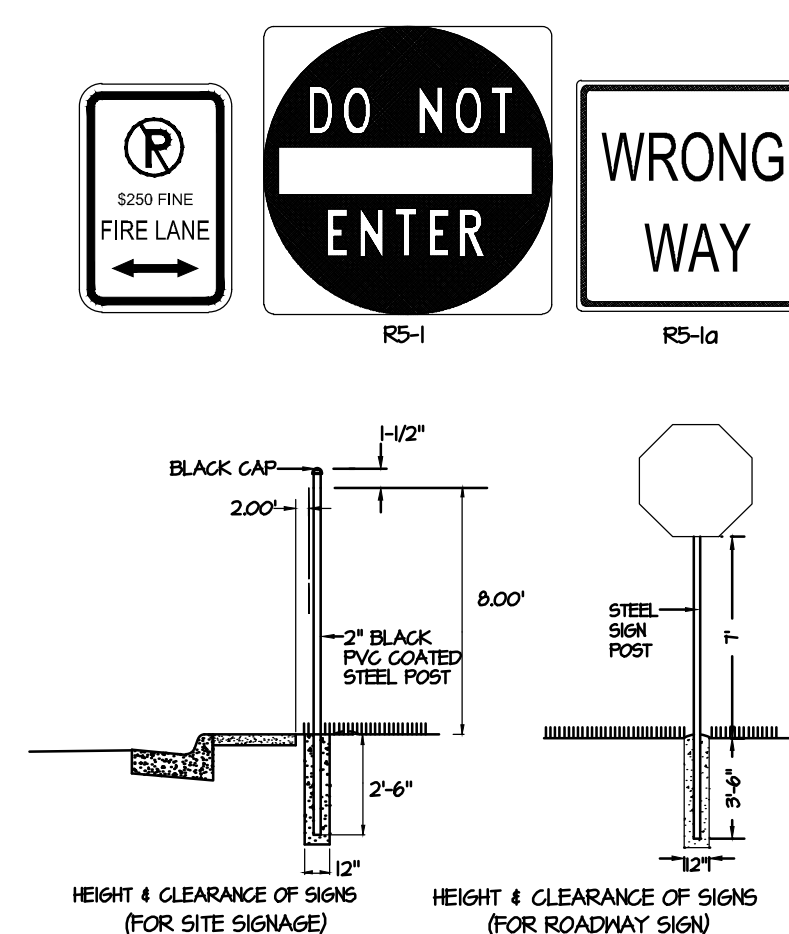


"NO PARKING ZONE

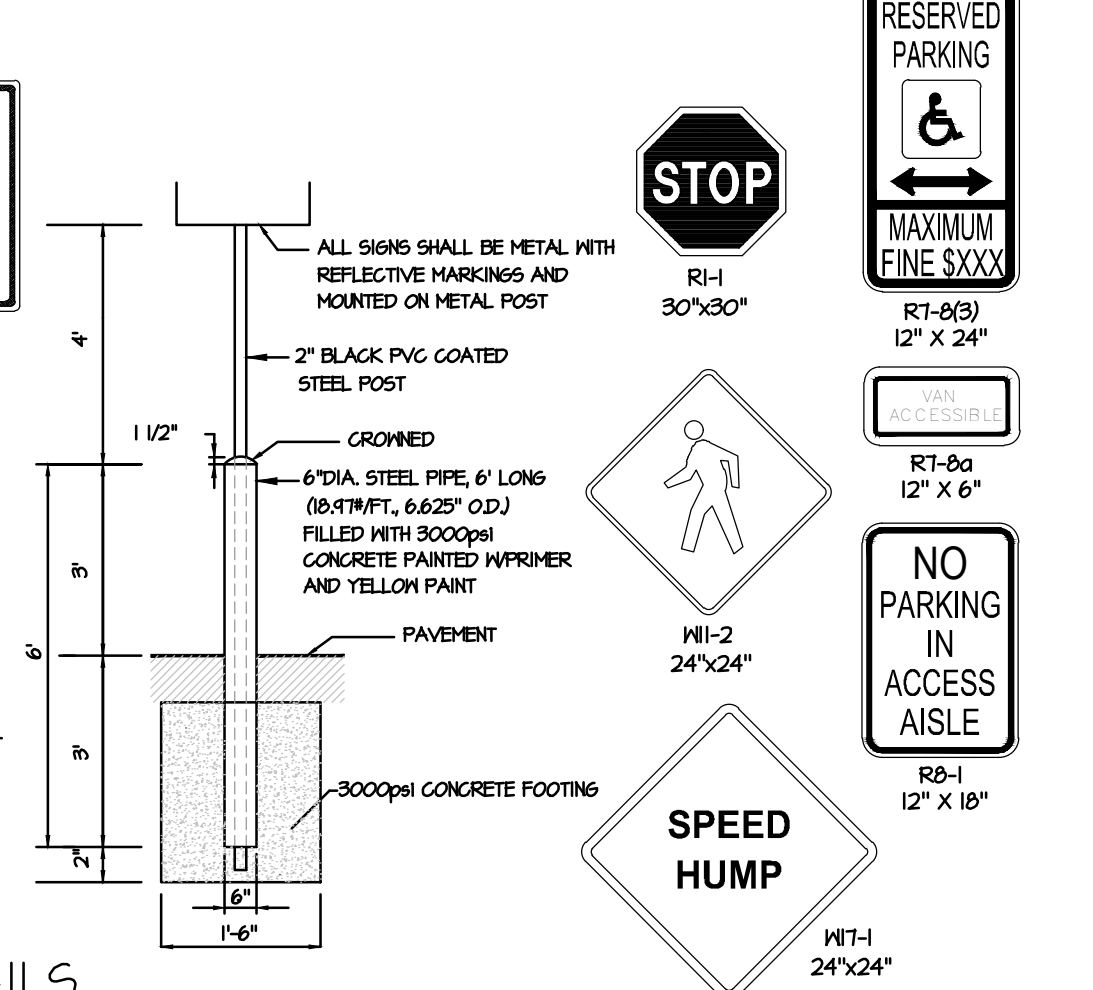


NOTE:  
PAVEMENT MARKINGS TO BE INSTALLED  
IN LOCATIONS SHOWN ON THE PLANS

STOP BAR & LEGEND



10 SIGN AND SIGN POST DETAILS  
SCALE: N.T.S.



7 TRANSITION CURB DETAIL  
SCALE: N.T.S.

DESIGNED BY:				
<b>RLG</b>				
DRAWN BY:				
<b>RLG</b>				
CHECKED BY:				
<b>KAP</b>				
	DATE	REVISION	BY	APP'R

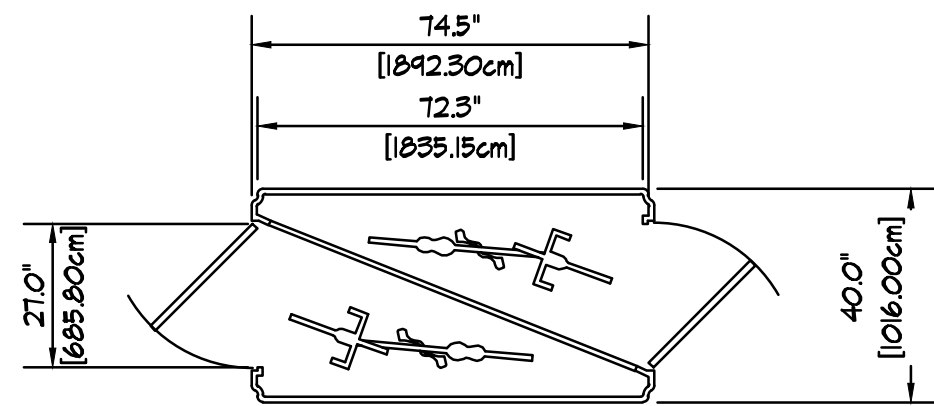
**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE PLANS WERE  
PREPARED OR APPROVED BY ME, AND THAT I  
AM A DULY LICENSED PROFESSIONAL ENGINEER  
UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 29914  
EXPIRATION DATE: JANUARY 20, 2026

PREPARED FOR:

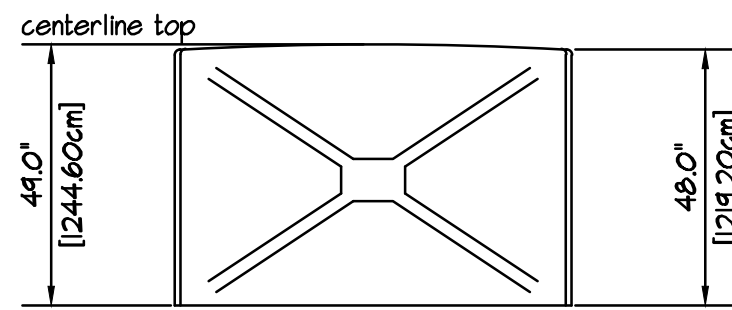
WOODLEY WAVES LLC  
236 ANDERSON AVENUE  
ROCKVILLE, MD. 20850  
ATTN: PETER CROMWELL  
EMAIL: petercromwell@georgetownhill.com

SCALE	ZONING
AS SHOWN	R-90
DATE	TAX MAP - GR
FEF 2024	GR - 13

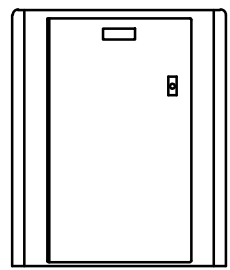
SITE DETAIL SHEET		G. L. W. FILE No.
D	WOODLEY GARDENS 850 NELSON STREET BLOCK "D", LOT 6 ROCKVILLE ESTATES	23100
	ROCKVILLE ELECTION DISTRICT No. 06 MONTGOMERY COUNTY, MARYLAND	SHEET 4 OF 8



PLAN

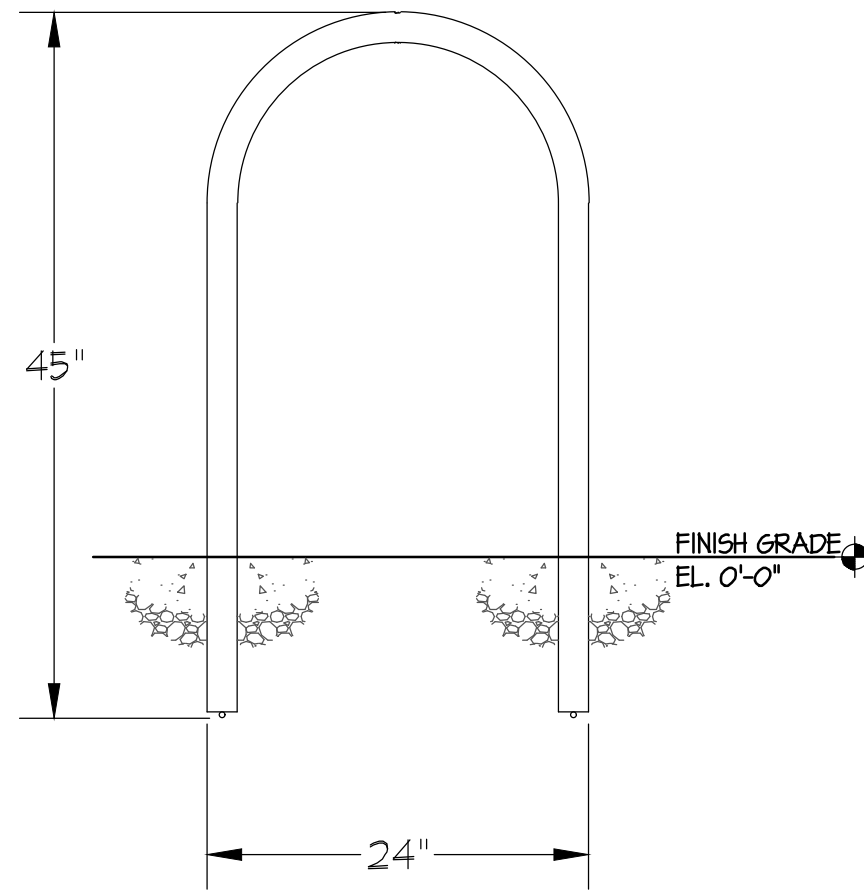
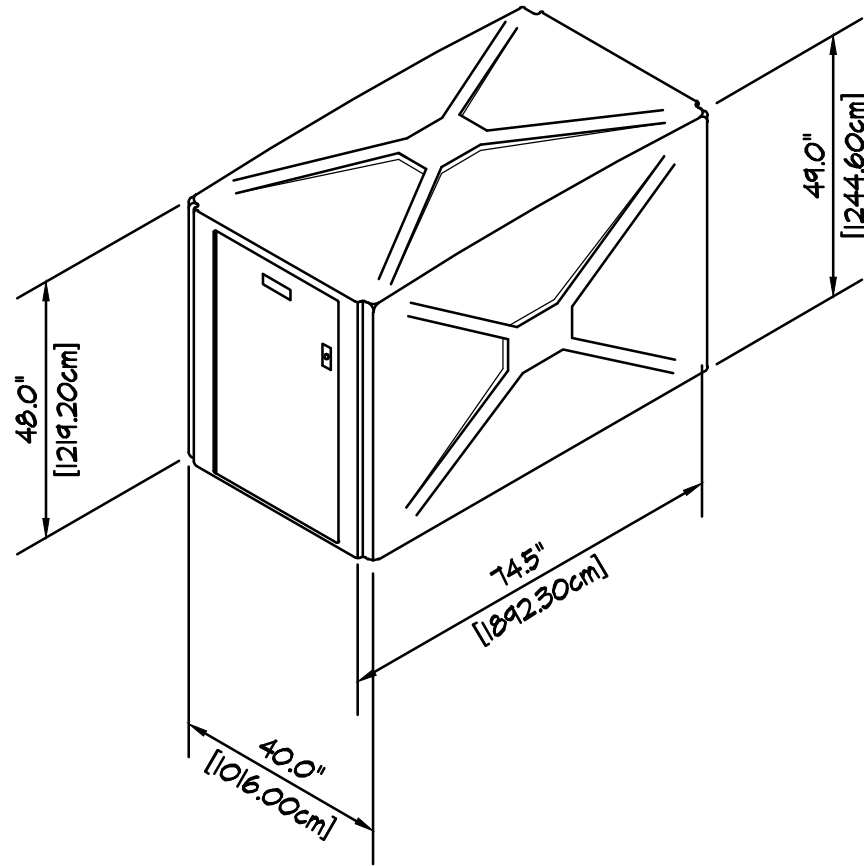


SIDE

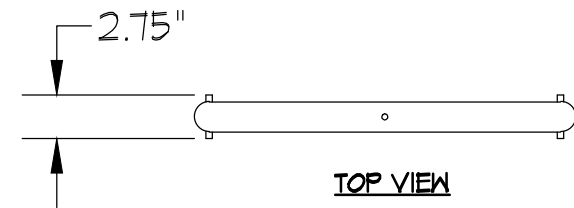


END

AMERICAN BICYCLE SECURITY COMPANY  
P.O. BOX 7359  
VENTURA, CA 93006  
PHONE: 1-800-245-3723, 805-433-3688  
FAX: 805-433-1865  
WWW.AMERIBIKE.COM



SECTION  
NOT TO SCALE



TOP VIEW

DERO BIKE RACK CO.  
www.dero.com

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. FREESTANDING RAIL MOUNT MODEL ALSO AVAILABLE. CONTACT THE MANUFACTURER.
4. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) REFERENCE NUMBER 118-004.

① BIKE LOCKERS INSTALLED PER MANUFACTURES DETAILS  
SCALE: N.T.S. BIKE SHELL MODEL 302 - SURFACE MOUNT OR APPROVED EQUAL

② HOOP BIKERACK INSTALLED PER MANUFACTURES DETAILS  
SCALE: N.T.S. MODEL HRHD-16 OR APPROVED EQUAL

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE  
PREPARED OR APPROVED BY ME, AND THAT I  
AM A DULY LICENSED PROFESSIONAL ENGINEER  
UNDER THE LAWS OF THE STATE OF MARYLAND,  
LICENSE NO. 29914  
EXPIRATION DATE: JANUARY 20, 2026

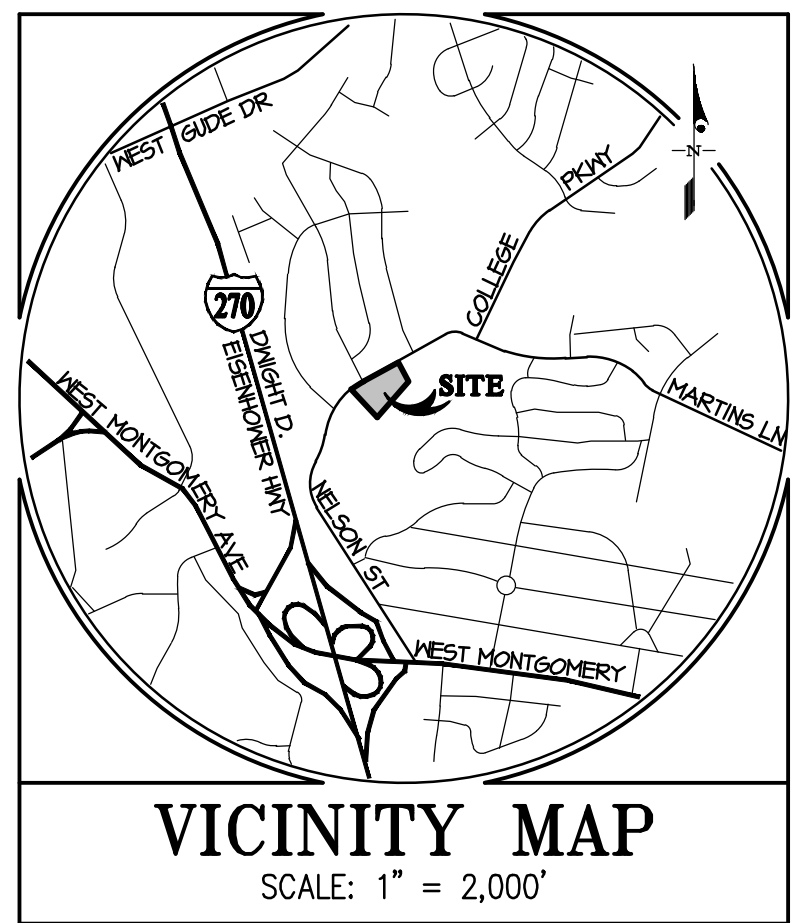


3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM  
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	RLG				
DRAWN BY:	RLG				
CHECKED BY:	KAF				
DATE		REVISION		BY	APP'R.

Community Planning & Development Services  
Received  
February 22, 2024

PREPARED FOR:	SCALE	ZONING	SITE DETAIL SHEET		G. L. W. FILE No.
WOODLEY WAVES LLC 236 ANDERSON AVENUE ROCKVILLE, MD. 20850 ATTN: PETER CROMWELL EMAIL: <a href="mailto:petercromwell@georgetownhill.com">petercromwell@georgetownhill.com</a>	AS SHOWN	R-90	WOODLEY GARDENS 850 NELSON STREET BLOCK "D", LOT 6 ROCKVILLE ESTATES		23100
	DATE	TAX MAP - GRID	ROCKVILLE ELECTION DISTRICT No. 06		SHEET
	FEB., 2024	GR - 13	MONTGOMERY COUNTY, MARYLAND		5 OF 8



- 
- PROP. DECIDUOUS SHADE TREE
- PROP. ORNAMENTAL TREE
- APPROX. LOCATION OF FUTURE STREET TREES





### INSTALLATION OF PLANT MATERIAL

- NOTES:**  
PRUNE TO REMOVE DEAD, BROKEN OR CRACKING BRANCHES AND TO IMPROVE FORM

**STAKES ARE OPTIONAL**

**STAKES INTO UNDISTURBED SOIL AT EDGE OF PLANTING PIT**

**BACKFILL WITH EXCAVATED SOIL- REFER TO THE FIVE TREE PLANTING SOIL SPECIFICATIONS PAGE 3**

**WATER AT PLANTING WHEN SOIL PIT IS 1/2 BACKFILLED. SUPPLEMENT WEEKLY WITH 1 GALL. PER CAL. MEASURE OF TREE DIAMETER**

**2" x 4" HIGH MULCH SAUCER AT EDGE OF PLANTING PIT**

**SLOPE SIDES OF THE PLANTING PIT SCARPY SIDES DO NOT DIG PIT WHEN SOIL IS SATURATED**

**USE NYLON, POLYPROPYLENE, OR SIMILAR 3/4" x 1/2" WOVEN CLOTH TREE STRAP, OR APPROVED EQUAL.**

**DO NOT USE ROPE AND WIRE OUTFR OR CHAIN LOCK.**

**FIGURE 8 STRAP AROUND TRUNK ALLOW 1/2" - 1" TRUNK MOVEMENT**

**NAUTICALS: GUY STRAP TO STAKE; DO NOT TIE STRAP TIGHTLY TO THE STRAP**

**REMOVE ALL STAKES AND OUTFR AFTER 6 MONTHS**

**EXPLORE ROOT FLARE LEVEL WITH OR MAXIMUM 3" ABOVE FINAL GRADE. SITUATE ROOT BALL AT CORRECT HEIGHT IN PLANTING HOLE, BASED ON ROOT BALL GIRTH.**

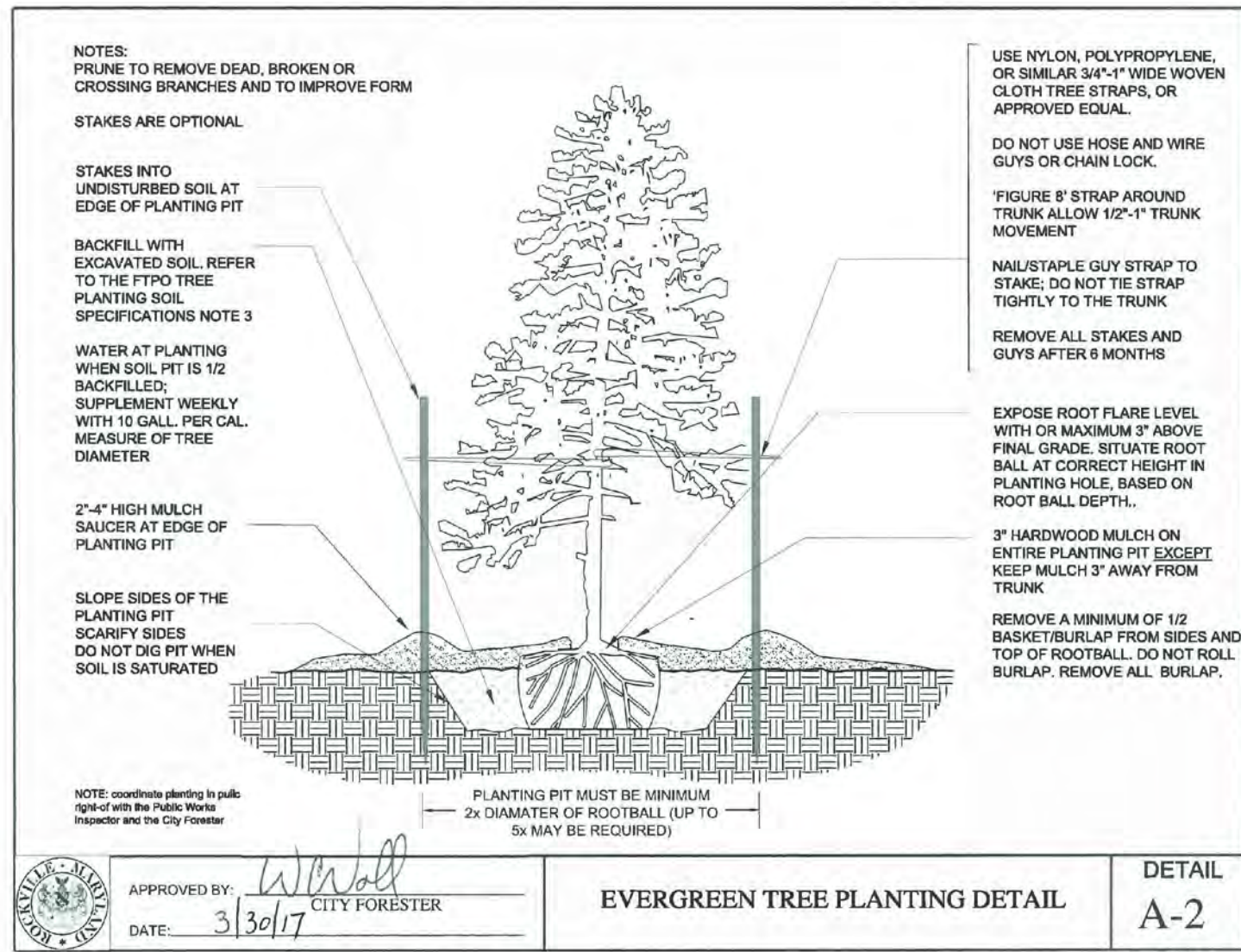
**3" HARDWOOD MULCH ON ENTIRE PLANTING PIT EXCEPT KEEP MULCH 3" AWAY FROM TRUNK**

**REMOVE A MINIMUM OF 1/2 BASKET BURLAP FROM SIDES AND TOP OF ROOTBALL. DO NOT ROLL BURLAP. REMOVE ALL BURLAP.**

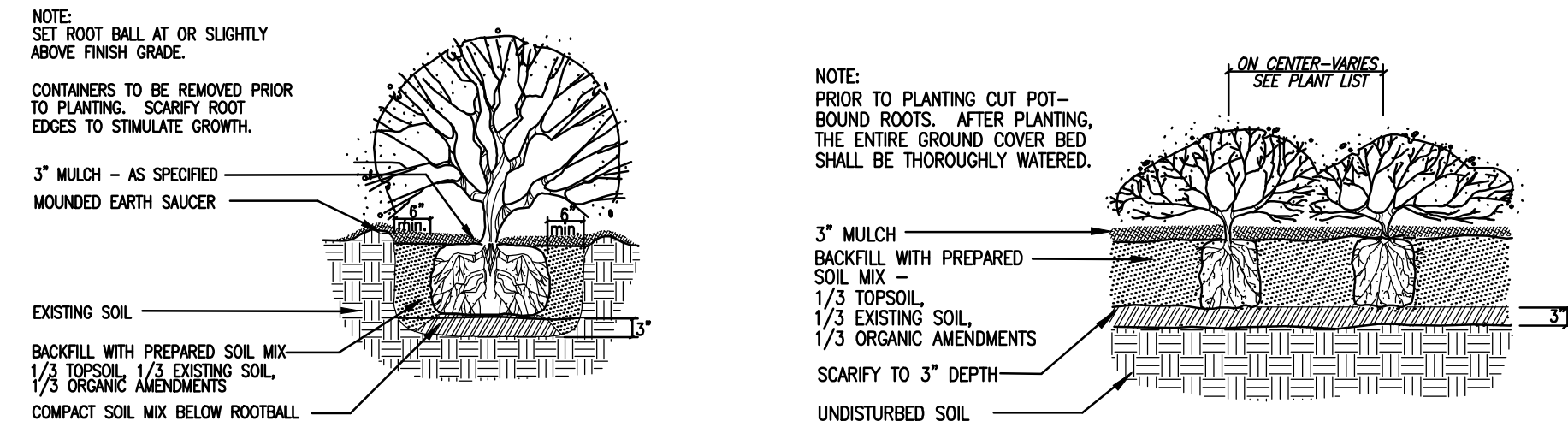
**PLANTING PIT MUST BE 1/2 MINIMUM 2x (DIAMETER OF ROOTBALL (UP TO 6x MAY BE REQUIRED))**

**NOTE: coordinate planting by public right-of-way with the Public Works Department and the City Forester**

## NTS



## NTS



## NTS

NTS

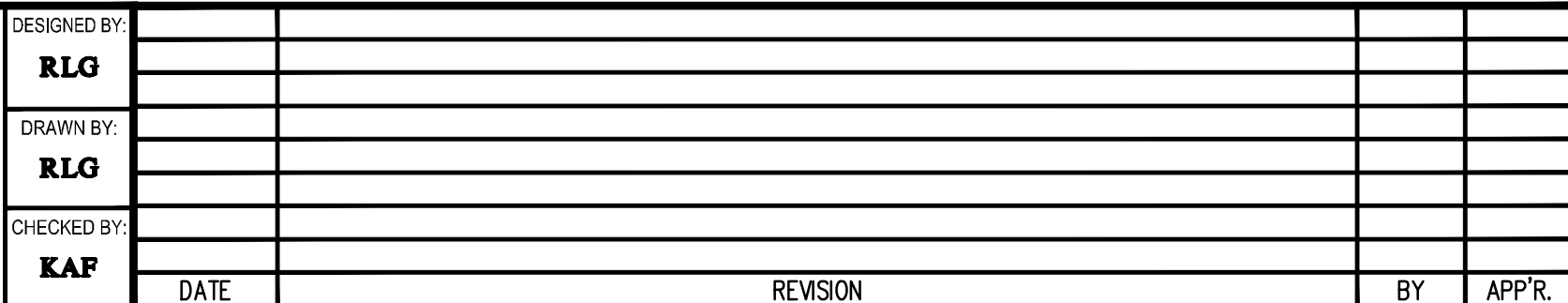
SHADE TREES (14)							
KEY	QTY.	BOTANICAL NAME		COMMON NAME	SIZE	CONTAINER	COMMENTS
AR	6	Acer rubrum 'October Glory'	NATIVE	October Glory Red Maple	2-1/2"-3" cal., 12-14' ht.	B4B	Min. 6' branching ht.
QP	4	Quercus phellos	NATIVE	Willow Oak	2-1/2"-3" cal., 12-14' ht.	B4B	Min. 6' branching ht.
TA	4	Tilia americana	NATIVE	American Linden	2-1/2"-3" cal., 12-14' ht.	B4B	Min. 6' branching ht.
ORNAMENTAL TREES (5)							
KEY	QTY.	BOTANICAL NAME		COMMON NAME	SIZE	CONTAINER	COMMENTS
CC	2	Cercis canadensis	NATIVE	Eastern Redbud	1-1/2"-1-3/4" cal., 7-9' ht.	B4B	Multi-Stem
LN	1	Lagerstroemia indica x 'Natchez'		Natchez Crape Myrtle	1-1/2"-1-3/4" cal., 7-9' ht.	B4B	
LT	2	Lagerstroemia indica x 'Tuscarora'		Tuscarora Crape Myrtle	1-1/2"-1-3/4" cal., 7-9' ht.	B4B	
SHRUBS (14)							
KEY	QTY.	BOTANICAL NAME		COMMON NAME	SIZE	CONTAINER	COMMENTS
BM	24	Buxus microphylla		Wintergreen/Korean Boxwood	30-36" ht.	Cont.	
BG	5	Buxus microphylla var. japonica 'Green Beauty'		Green Beauty Boxwood	36-48" ht.	Cont.	
IG	113	Ilex alabrica 'Compacta'	NATIVE	Compacta Holly	30-36" ht.	Cont.	
IN	16	Ilex x 'Nellie R. Stevens'		Nellie Stevens Holly	30-36" ht.	Cont.	
MS	12	Miscanthus sinensis 'Morning Light'		Morning Light Miscanthus	36-48" ht.	Cont.	
RK	21	Rosa 'Knock Out'		Knock Out Rose	30-36" ht.	Cont.	

I. PARKING LOT AREA (SOUTH LOT LINE) 135': REQUIRED: 4 SHADE TREES, 50 SHRUBS  
PROVIDED: 4 SHADE TREES, 50 SHRUBS

ID	COMMON NAME	SCIENTIFIC NAME	SIZE (DBH ) inches	CRITICAL ROOT ZONE (CRZ) radius in feet	CONDITION/REMARKS	CTLA Rating
	Scarlet Oak	Quercus coccinea	31	46.5	Some cavities in trunk, significant branch shedding, no response wood	75
1*						
3	White Pine	Pinus strobus	26	39.0	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	15.0	Irregular form, poor structure, moderate decay	41
9*	Northern Red Oak	Quercus rubra	33	49.5	Shallow roots, mower damage, large deadwood 4", > previous branch failure	85
10	Scarlet Oak	Quercus coccinea	25	37.5	Significant decay at bole and structural roots. large deadwood 6"/ REMOVED	57
11	Silver Maple	Acer saccharinum	MS 24, 18, 12, 10.8	36.0	Half buried root flare, heavy load on base	82
12	White Pine	Pinus strobus	26	39.0	Girdling root internal decay, minor deadwood/ REMOVED	85
13	Red Maple	Acer rubrum	25	37.5	Compacted roots, cavities poor structure, previous branch failure	75
14	Red Maple	Acer rubrum	26	39.0	Some poor branch connections. Small girdling roots	88
15	Red Maple	Acer rubrum	20	30.0	Half buried root flare some trunk cavities good response wood /TBR	88
20*	Southern Red Oak	Quercus falcata	33	49.5	Compacted root zone	94
21*	Southern Red Oak	Quercus falcata	33	49.5	Compacted root zone	91
22	Southern Red Oak	Quercus falcata	27	40.5	Irregular form	78
23	Southern Red Oak	Quercus falcata	29	43.5	Mower damage	91
25*	Southern Red Oak	Quercus falcata	30	45.0	Minor deadwood	97
27*	Southern Red Oak	Quercus falcata	39	58.5	Minor deadwood	97
28*	Southern Red Oak	Quercus falcata	35	52.5		97
30*	Southern Red Oak	Quercus falcata	38	57.0	Minor deadwood	97
31	Southern Red Oak	Quercus falcata	23	34.5	Compacted root zone, decayed topped trunk, dead	41
32	Pin Oak	Quercus palustris	19	28.5	Lopped canopy, half dead	50
33*	Scarlet Oak	Quercus coccinea	33	49.5	Minor deadwood	88
34	Scarlet Oak	Quercus coccinea	24	36.0	Poor root flare and growing space, half gone canopy, Dead	44
35	Scarlet Oak	Quercus coccinea	28	42.0	Half pruned on power line-side/ REMOVED	88
37	Northern Red Oak	Quercus rubra	28	42.0	Mower damage, pruning on power line side	82
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	18.0	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	36.0	Half gone topped, image amount of decay/ REMOVED	32
53	Red Maple	Acer rubrum	25	37.5	In planter box, large cavity, irregular form, dieback/ TBR	75
59*	Scarlet Oak	Quercus coccinea	46	69.0	Minor dead wood	88
62*	Scarlet Oak	Quercus coccinea	46	69.0	Shallow roots large leader failure minor dead wood	78
63*	Red Maple	Acer rubrum	39	58.5	Good root flare, deck over root zone	82
65*	White Pine	Pinus strobus	28	42.0	Debris over root zone, irregular form/ TBR	88
67	Redbud	Cercis canadensis	5	7.5	SIGNIFICANT REPLACEMENT TREE	100
68	Northern Red Oak	Quercus rubra	8	12.0	Half buried root zone, possible girdling root/ SIGNIFICANT TREE REPLACEMENT	94
69	Scarlet Oak	Quercus coccinea	12	18.0	Compacted root zone, slightly irregular form	91
70	Black Locust	Robinia pseudoacacia	14	21.0	Slightly buried root zone, phototropic lean, irregular form.	82
71	Tree of Heaven	Ailanthus altissima	10	15.0	Slightly buried root zone, phototropic lean, isome deadwood	60
72	Black Locust	Robinia pseudoacacia	10	15.0	Slightly buried root zone, phototropic lean, irregular form	57
73	Tree of Heaven	Ailanthus altissima	14	21.0	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	33.0	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	75
77	London Planetree	Platanus x acerifolia	7	10.5	Small girdling roots	97
78	Scarlet Oak	Quercus coccinea	26	39.0	Covered in debris, vines, deadwood, poor branch connections	66
79	Pin Oak	Quercus palustris	10	15.0	Large girdling roots	97

\* Meets specimen criteria for DBH, (>30"), per MNCPPC Trees technical manual

\* Meets specimen criteria for DBH, (>30"), per MNCPPC Trees technical manual



PREPARED FOR:

WOODLEY WAVES LLC  
236 ANDERSON AVENUE  
ROCKVILLE, MD. 20850  
ATTN: PETER CROMWELL

EMAIL: [petercromwell@georgetownhill.com](mailto:petercromwell@georgetownhill.com)

SCALE	ZONING
AS SHOWN	R-90
DATE	TAX MAP - GR
FEB., 2024	GR - 13

WOODLEY GARDENS  
850 NELSON STREET  
BLOCK "D", LOT 6  
ROCKVILLE ESTATES

ROCKVILLE ELECTION DISTRICT No. 06

G. L. W. FILE No.

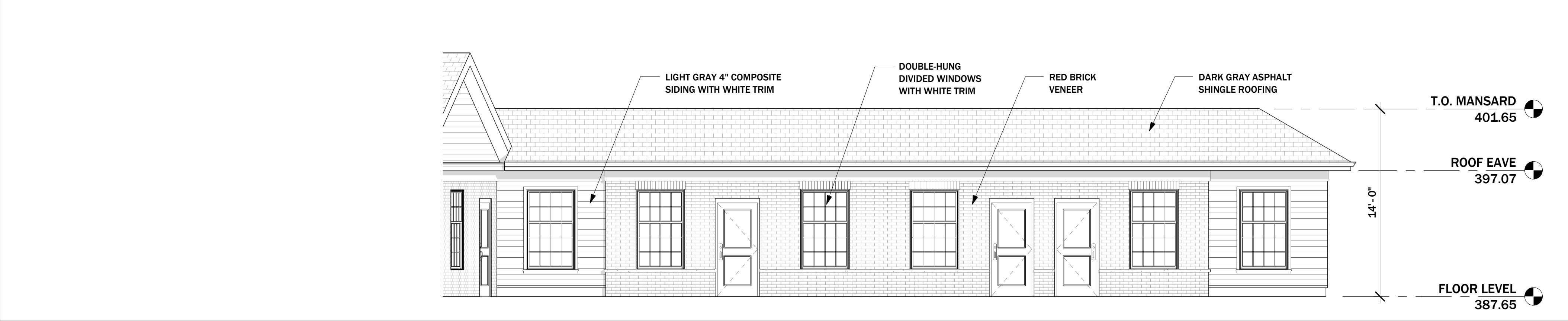
23100

SHEET  
7 OF 8

MONTGOMERY COUNTY, MARYLAND







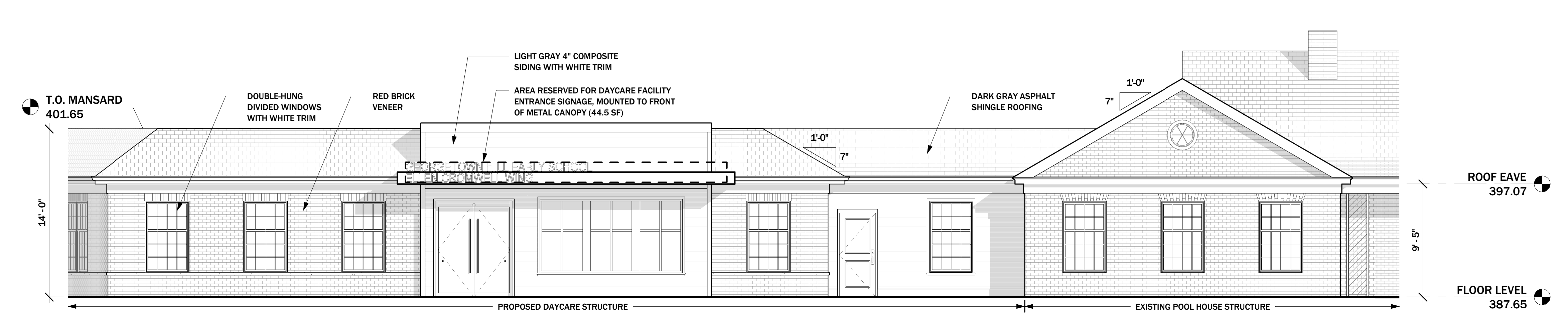
4 | WEST ELEVATION A  
A201 | 3/16" = 1'-0"



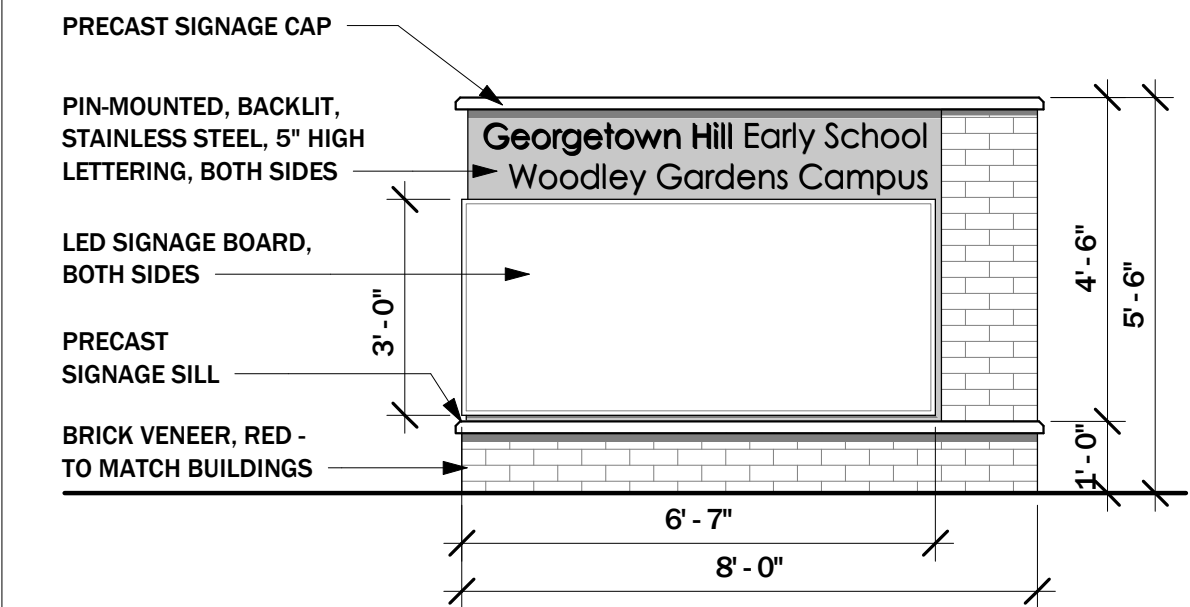
3 | SOUTH ELEVATION A  
A201 | 3/16" = 1'-0"



2 | EAST ELEVATION  
A201 | 3/16" = 1'-0"



1 | NORTH ELEVATION A  
A201 | 3/16" = 1'-0"



5 | MONUMENT SIGNAGE  
A201 | 3/8" = 1'-0"


No.	DESCRIPTION	DATE
-----	-------------	------

REVISIONS

PROFESSIONAL SEAL

PROJECT NUMBER  
24E001

PROJECT STATUS  
CONCEPT DESIGN

PROJECT ISSUE DATE  
02/19/2024

SHEET NAME  
EXTERIOR  
ELEVATIONS

SHEET NUMBER

A201



