HOLTON-ARMS SCHOOL

EXISTING CONDITIONS SITE PLAN

GENERAL NOTES:

1. TOTAL AREA SUBJECT TO THIS SPECIAL EXCEPTION IS IS 58.273 ACRES (2,538,370 SF).
2. THE PROPERTIES ASSOCIATED WITH THIS SPECIAL EXCEPTION ARE PARCEL 4 IN THE BURNING TREE VALLEY HOLTON-ARMS SCHOOL SUBDIVISION, AS SHOWN ON PLAT 24741 AND TWO PARCELS OF LAND (PARCELS 1 AND 2) DESCRIBED IN A DEED RECORDED AT L.15417 P.146 IN THE LAND RECORDS OF MONTGOMERY COUNTY, MD.
3. THE SUBJECT PROPERTIES ARE ZONED R-90 & R-200.
4. THE EXISTING USE OF THE PROPERTY IS A PRIVATE SCHOOL AND SUMMER CAMP.
5. THE PROPERTY IS SUBJECT TO PRELIMINARY PLAN 119871710.
6. THE PROPERTY IS LOCATED WITHIN THE BETHESDA/CHEVY CHASE PLANNING AREA.
7. EXISTING WATER AND SEWER CATEGORIES ARE W-1 & S-1.
8. THERE ARE NO HISTORIC SITES IN THE VICINITY OF THE PROPERTY.
9. THERE ARE NO KNOWN AREAS OF WETLANDS LOCATED ON THE PROPERTY.
10. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN ZONE "AE" (AREA DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 24031C0435D, FOR MONTGOMERY COUNTY, MD. DATE SEPTEMBER 29, 2006.
11. THE PROPERTY BOUNDARIES SHOWN ARE TAKEN FROM A BOUNDARY VERIFICATION SURVEY PREPARED BY MHG IN JANUARY 2026.
12. TOPOGRAPHY SHOWN IS A COMBINATION OF FIELD RUN SURVEYS PREPARED BY MHG IN FEBRUARY 2026 AND CURRENTLY AVAILABLE MONTGOMERY COUNTY GIS DATA.
13. THE SOIL DESIGNATION INCLUDE 2C, 16D, AND 53A
14. THE SITE IS LOCATED WITHIN THE CABIN JOHN CREEK WATERSHED.
15. THE SITE IS SUBJECT TO APPROVED FOREST CONSERVATION PLAN CBA-1174

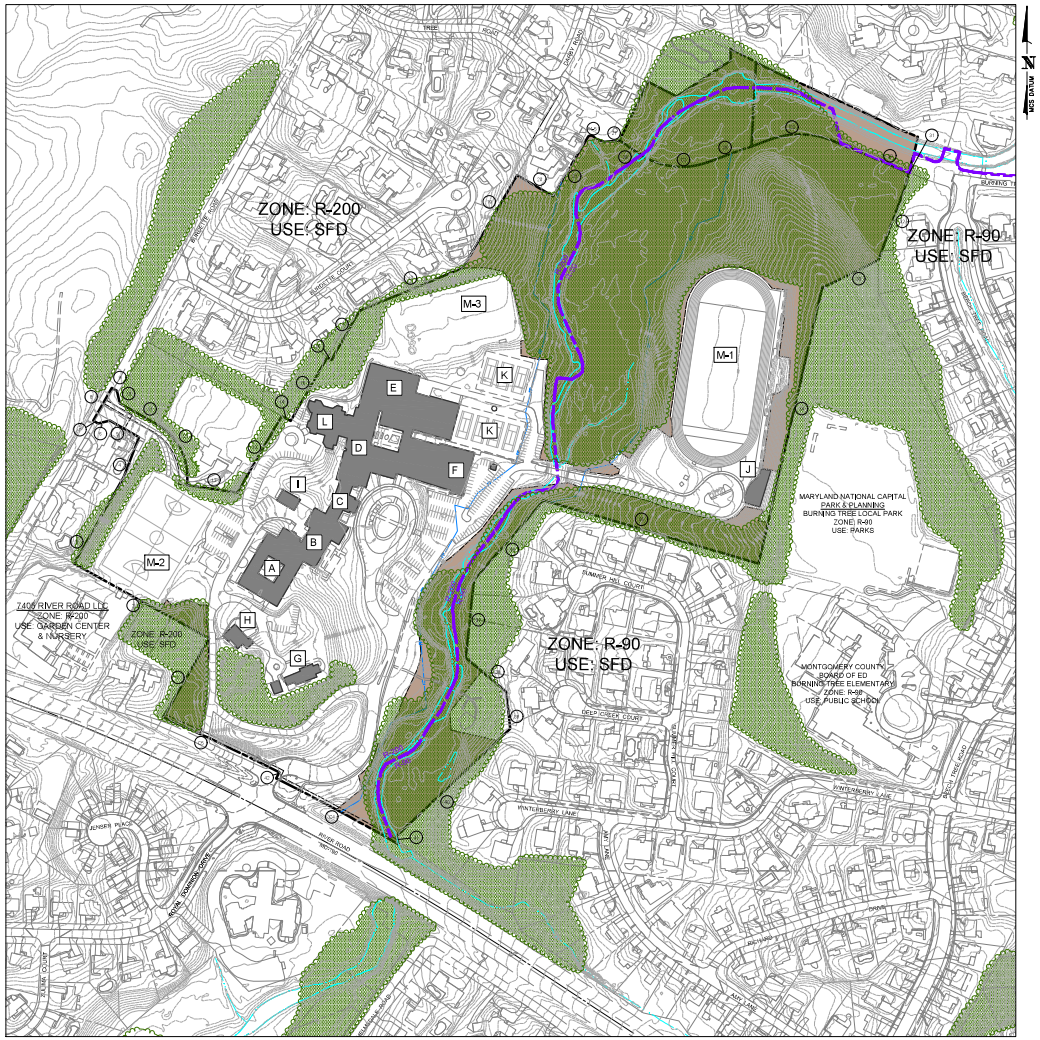
EXISTING CONDITIONS DATATABLE				
Address	7303 River Road, Bethesda, MD 20817-4640			
Property Description	PARCEL FOUR BURNING TREE VALLEY HOLTON-ARMS SCHOOL AND PARCELS 1 & 2 B.15417 P.146			
Tax Account / Plat	03743658, 01728481, 00953141			
CurrentZoning	R-90, R-200, AND SPECIAL EXCEPTION USE FOR PRIVATE EDUCATIONAL INSTITUTION AND CHILD CARE CENTER (SUMMER CAMP)			
TRACT AREA				
Tract Area	58.2729 ac.		2,538,369.64 s.f.	
EXISTING USE				
CurrentZoning				
DEVELOPMENT STANDARDS R-200 ZONE, SPECIAL EXCEPTION STANDARDS FOR PRIVATE EDUCATIONAL INSTITUTION & CHILD CARE CENTER (SUMMER CAMP)	Required/Permitted 59-C-1.32, 59-G-2.13.1& 59-G-2.19		Existing Condition	
Maximum Lot Coverage	25%	634,592.41 s.f.	6.31%	160,054.00 s.f.
Maximum Density (Private Education)	87 pupils per ac.		670 pupils (11.5 pupils per ac.)	
Maximum Density (Summer Camp)	500 sqfeet per child		665 children (3,817 s.f. per child)	
Minimum Lot Size	20,000 s.f.		2,379,632 s.f. [1]	
Min. Lot Width (front building line)	100 ft.		830 ft.	
Min. Lot Width (front lot line)	25 ft.		780 ft.	
Front Setback	40 ft.		202 ft.	
Side Street Setback (adj lot fronts)	40 ft.		40 ft.	
Side Setback	12 ft.		17 ft.	
Rear Setback	30 ft.		900 ft.	
Maximum Building Height	50 ft.		48'-3 3/4" [2]	
VEHICULAR PARKING	Required / Permitted 59-E-3		Existng Condition	
Private Educational Institution	1 per employee + 1 per student driver			
Max.number of faculty and student driver permits distributed			344 permits	
Parking Spaces	304 spaces		310 spaces	
Child Care (Summer Camp)	1 per employee + 1 per 6 children [3]			
Summer Camp Staff			161 employees	
Summer Camp Children			665 children	
Parking Spaces	280 spaces		310 spaces [3]	
Parking Setback (Front)	40 ft.		300 ft.	
Parking Setback (Side)	24 ft. [4]		29 ft.	
Parking Setback (Rear)	30 ft.		850 ft.	
(1) Lot area of Parcel 4				
(2) Existing maximum building height listed per plans of record.				
(3) In previous opinions, the Board of Appeals found the current number of available parking spaces, along with available on-site queuing space, provides adequate areas for discharge and pickup of the 665 children without adversely affecting the surrounding area or creating safety problems. In addition to the 310 parking spaces available on campus, there is approximately 5,780 linear feet of on-site drives providing queuing space for an additional 275 vehicles.				
(4) Per 59-E.2.83, side parking setback is twice the building side yard requirment in the zone.				

LINE TABLE

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	N 30° 01' 30" E	271.25'	47	S 55° 30' 10" E	5.22'
2	N 60° 56' 01" W	460.58'	48	S 32° 37' 05" E	5.48'
3	N 29° 56' 55" E	296.67'	49	S 69° 00' 25" E	29.80'
4	N 21° 06' 11" E	127.98'	50	N 84° 52' 48" E	34.60'
5	N 60° 06' 41" W	100.01'	51	N 77° 34' 04" E	10.44'
6	S 76° 06' 24" W	36.00'	28	S 85° 52' 04" E	72.23'
7	N 60° 06' 48" W	17.48'	C2	SEE CURVE TABLE	
8	N 29° 51' 14" E	112.25'	29	N 69° 54' 56" E	196.97'
9	S 61° 04' 46" E	17.13'	C3	SEE CURVE TABLE	
10	S 13° 53' 20" E	38.22'	30	S 67° 06' 04" E	242.44'
11	S 60° 06' 41" E	128.19'	31	S 82° 35' 19" W	33.18'
C1	SEE CURVE TABLE		32	S 18° 52' 03" W	241.80'
12	S 81° 55' 34" E	152.85'	33	S 63° 34' 00" W	187.98'
13	N 29° 56' 24" E	262.88'	34	S 13° 00' 03" W	844.51'
14	S 61° 06' 48" E	30.70'	35	N 73° 28' 54" W	668.06'
15	N 29° 56' 24" E	220.05'	36	S 41° 01' 33" W	316.38'
16	S 51° 54' 36" E	15.15'	37	S 08° 11' 45" W	232.97'
17	N 29° 56' 24" E	170.70'	38	S 49° 49' 46" E	158.46'
18	N 67° 36' 30" E	332.52'	39	S 03° 53' 44" E	110.00'
19	N 30° 26' 08" E	320.10'	40	S 46° 39' 44" W	465.92'
20	S 59° 36' 52" E	124.19'	41	S 18° 27' 04" E	26.38'
43	N 30° 16' 18" E	207.33'	C4	SEE CURVE TABLE	
44	N 53° 41' 29" E	3.48'	42	N 28° 47' 41" E	20.00'
45	N 83° 11' 48" E	5.12'	C5	SEE CURVE TABLE	
46	S 83° 06' 13" E	5.20'			

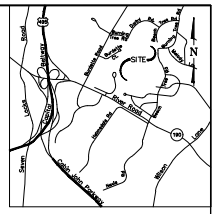
CURVE TABLE

NO	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	179.87'	214.09'	68° 11' 47"	121.77'	S 26° 02' 48" E		201.67'
C2	225.35'	213.24'	54° 13' 00"	115.36'	S 82° 58' 34" E		205.37'
C3	260.80'	195.65'	42° 59' 00"	102.69'	S 88° 35' 34" E		191.10'
C4	7739.44'	416.19'	03° 04' 52"	208.14'	N 61° 39' 53" W		416.14'
C5	7759.44'	382.52'	02° 49' 28"	191.30'	N 64° 37' 03" E		382.48'



SITE LOCATION MAP
SCALE: 1" = 150

GRAPHIC SCALE
(IN FEET)
1 inch = 150 ft.
50 0 75 150 300


SITE
Seven Locks Road
River Road
Bradley Blvd
Wisconsin Ave
Rockville Pike
Democracy Blvd
Tuckerman Lane
Bethesda Ave
Wilson Lane
Connecticut Ave
Jones Bridge Road
Manor Road
Beach Drive
Jones Mill Road
Western Ave
Grafton St
Rock Creek Park
Linkoln Park
Rock Creek Park
Kensington
Chevy Chase
Bethesda
Chevy Chase Village
Somerset
Friendship Heights
Tenleytown
Cleveland Park
Woodley Park
Adams Morgan
Dupont Circle
Georgetown
Foggy Bottom
Kalorama
Sheridan-Kalorama
Mt. Pleasant
Columbia Heights
Shaw
Logan Circle
Chinatown
Gallery Place
Penn Quarter
Navy Yard
Capitol Hill
Eastern Market
Potomac Park
Southwest Waterfront
Hill East
Anacostia
Congress Heights
Bellevue
Naylor Road
Suitland
Silver Hill
Hillcrest Heights
Marlow Heights
Skyline
Randle Highlands
Deanwood
Capitol Heights
Addison Road
Seat Pleasant
Capitol Heights
Benning Road
Minnesota Ave
Deanwood
Cheverly
Landover
Fort Totten
Takoma
Silver Spring
Takoma Park
Glenmont
Wheaton
Forest Glen
Rockville
Shady Grove
Twinbrook
Grosvenor
Medical Center
Bethesda
Friendship Heights
Tenleytown
Van Ness
Cleveland Park
Woodley Park
Dupont Circle
Farragut North
Farragut West
Foggy Bottom
Rosslyn
Arlington Cemetery
Pentagon City
Crystal City
Reagan National Airport
Braddock Road
King Street
Eisenhower Avenue
Huntington
Franconia-Springfield
Van Dorn Street
Pentagon
Ballston
Virginia Square
Clarendon
Court House