

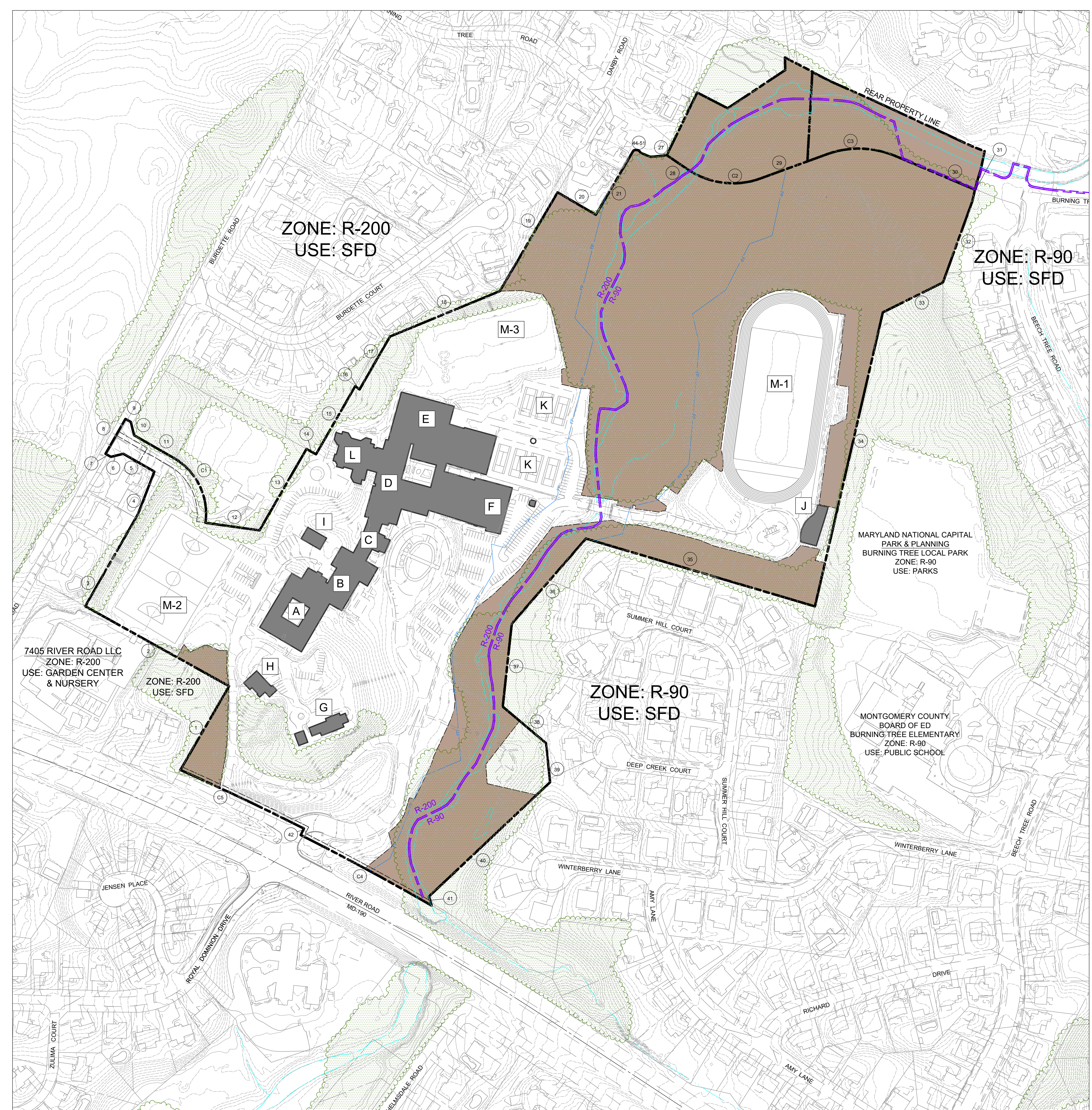
- GENERAL NOTES:
- TOTAL AREA SUBJECT TO THIS SPECIAL EXCEPTION IS 58.273 ACRES (2,538,370 SF).
  - THE PROPERTIES ASSOCIATED WITH THIS SPECIAL EXCEPTION ARE PARCEL 4 IN THE BURNING TREE VALLEY HOLTON-ARMS SCHOOL SUBDIVISION, AS SHOWN ON PLAT 24741 AND TWO PARCELS OF LAND (PARCELS 1 AND 2) DESCRIBED IN A DEED RECORDED AT L.15417 P.146 IN THE LAND RECORDS OF MONTGOMERY COUNTY, MD.
  - THE SUBJECT PROPERTIES ARE ZONED R-90 & R-200.
  - THE EXISTING USE OF THE PROPERTY IS A PRIVATE SCHOOL AND SUMMER CAMP.
  - THE PROPERTY IS SUBJECT TO PRELIMINARY PLAN 1198717.10.
  - THE PROPERTY IS LOCATED WITHIN THE BETHESDA/CHEVY CHASE PLANNING AREA.
  - EXISTING WATER AND SEWER CATEGORIES ARE W-1 & S-1.
  - THERE ARE NO HISTORIC SITES IN THE VICINITY OF THE PROPERTY.
  - THERE ARE NO KNOWN AREAS OF WETLANDS LOCATED ON THE PROPERTY.
  - 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.
  - THE PROPERTY BOUNDARIES SHOWN ARE TAKEN FROM A BOUNDARY VERIFICATION SURVEY PREPARED BY MHG IN JANUARY 2026.
  - TOPOGRAPHY SHOWN IS A COMBINATION OF FIELD RUN SURVEYS PREPARED BY MHG IN FEBRUARY 2026 AND CURRENTLY AVAILABLE MONTGOMERY COUNTY GIS DATA.
  - THE SOIL DESIGNATION INCLUDE 2C, 16D, AND 53A.
  - THE SITE IS LOCATED WITHIN THE CABIN JOHN CREEK WATERSHED.
  - THE SITE IS SUBJECT TO APPROVED FOREST CONSERVATION PLAN CBA-1174

# HOLTON-ARMS SCHOOL EXISTING CONDITIONS SITE PLAN

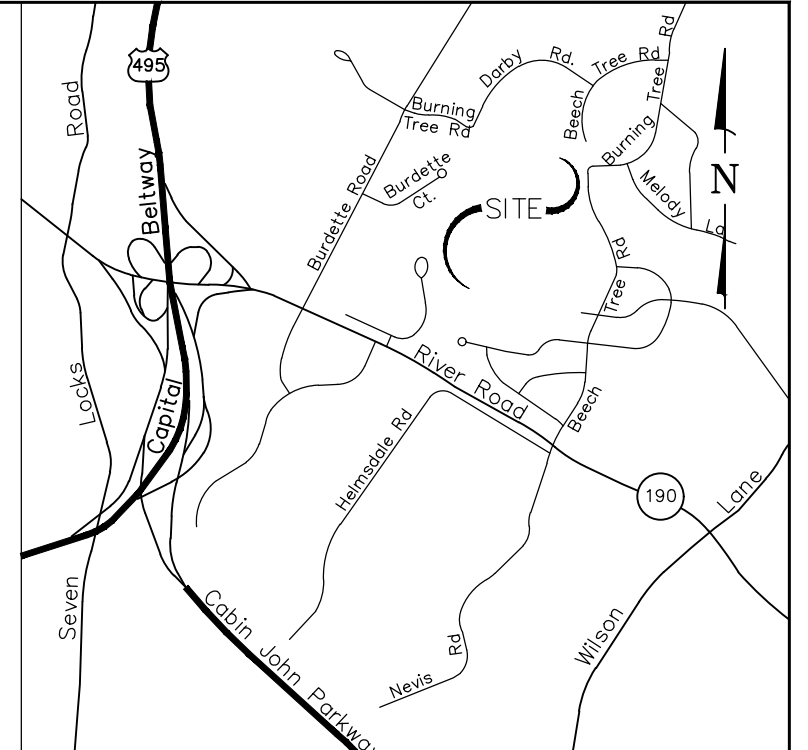
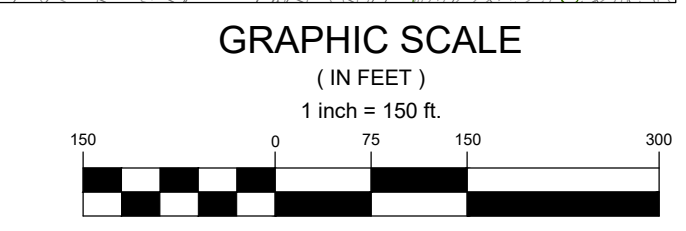
EXISTING CONDITIONS DATA TABLE			
Address	7303 River Road, Bethesda, MD 20817-4640		
Property Description	PARCEL FOUR BURNING TREE VALLEY HOLTON-ARMS SCHOOL AND PARCELS 1 & 2 B.15417 P.146		
Tax Account / Plat	03743658, 01728481, 00653141		
Current Zoning	R-90, R-200, AND SPECIAL EXCEPTION USE FOR PRIVATE EDUCATIONAL INSTITUTION AND CHILD CARE CENTER (SUMMER CAMP)		
TRACT AREA		Required/Permitted	Existing Condition
Tract Area (R-90)	24.7316 ac.	59-C-1.32, 59-G-2.13.1, 59-G-2.19	1,077,307.64 s.f.
Tract Area (R-200)	33.5414 ac.		1,461,062.00 s.f.
Tract Area (Total)	58.2729 ac.		2,538,369.64 s.f.
DEVELOPMENT STANDARDS R-200 & R-90 ZONES, SPECIAL EXCEPTION STANDARDS FOR PRIVATE EDUCATIONAL INSTITUTION & CHILD CARE CENTER (SUMMER CAMP)		Required/Permitted	Existing Condition
Maximum Lot Coverage (R-90)	30%	323,192.29 s.f.	0.45%
Maximum Lot Coverage (R-200)	25%	365,265.50 s.f.	10.67%
Maximum Density (Private Education)		87 pupils per ac.	670 pupils (11.5 pupils per ac.)
Maximum Density (Summer Camp)		500 safe per child	665 children (3,817 s.f. per child)
Minimum Lot Size <sup>(8)</sup>		20,000 s.f.	2,379,632 s.f. <sup>(1)</sup>
Min. Lot Width (front building line) <sup>(5)</sup>		100 ft.	830 ft.
Min. Lot Width (front lot line)		25 ft.	780 ft.
Front Setback (R-90)		30 ft.	N/A <sup>(7)</sup>
Front Setback (R-200)		40 ft.	202 ft.
Side Setback (R-90)		8 ft.	26 ft.
Side Setback (R-200)		12 ft.	17 ft.
Rear Setback (R-90)		25 ft.	1,086 ft.
Rear Setback (R-200)		30 ft.	1,335 ft.
Maximum Building Height (R-90)		35 ft.	25 ft. <sup>(8)</sup>
Maximum Building Height (R-200)		50 ft.	48'-3 3/4" <sup>(2)</sup>
VEHICULAR PARKING		Required / Permitted 59-E-3	Existing Condition
Private Educational Institution		1 per employee + 1 per student driver	
Max. number of faculty and student driver permits distributed			304 permits
Parking Spaces		304 spaces	310 spaces <sup>(3)</sup>
Child Care (Summer Camp)		1 per employee + 1 per 6 children <sup>(3)</sup>	
Summer Camp Staff			169 employees
Summer Camp Children			665 children
Parking Spaces		280 spaces	310 spaces <sup>(3)</sup>
Accessible Parking		8 spaces	9 spaces
Bicycle Parking		16 spaces	16 spaces
Parking Setback (Front)		40 ft.	300 ft.
Parking Setback (Side)		24 ft. <sup>(4)</sup>	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 requirement in the zone.			
(5) Existing bus parking is not included in the number of parking spaces provided.			
(6) The more restrictive standard between R-90 and R-200 is listed as the minimum required.			
(7) There are no structures in the R-90 portion of the front yard.			
(8) Height of Field House is an approximation from field visits. No record height listed in plans of record.			

LINE TABLE					
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	N 30° 07' 30" E	271.25'	47	S 65° 30' 10" E	5.22'
2	N 60° 58' 01" W	460.85'	48	S 32° 37' 05" E	5.48'
3	N 29° 50' 55" E	288.67'	49	S 68° 00' 25" E	28.90'
4	N 21° 05' 11" E	127.96'	50	N 84° 52' 48" E	34.60'
5	N 60° 08' 41" W	100.91'	51	N 77° 34' 04" E	10.44'
6	S 76° 06' 24" W	36.09'	52	S 55° 52' 04" E	72.23'
7	N 60° 08' 46" W	17.48'	C2	SEE CURVE TABLE	
8	N 29° 55' 24" E	262.88'	53	N 68° 54' 58" 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° 08' 41" E	128.19'	31	S 12° 35' 19" W	33.16'
C1	SEE CURVE TABLE		32	S 19° 52' 03" W	241.80'
12	S 81° 59' 34" E	152.85'	33	S 63° 34' 00" W	187.98'
13	N 29° 55' 24" E	262.88'	34	S 13° 00' 03" W	844.51'
14	S 61° 00' 46" E	30.70'	35	N 73° 28' 54" W	668.08'
15	N 29° 55' 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° 55' 24" E	170.79'	38	S 49° 49' 46" E	156.46'
18	N 67° 30' 30" E	332.92'	39	S 05° 53' 44" E	110.00'
19	N 30° 20' 08" E	320.10'	40	S 46° 39' 44" W	465.92'
20	S 59° 39' 52" E	124.19'	41	S 16° 27' 04" E	26.38'
43	N 30° 18' 18" E	207.33'	C4	SEE CURVE TABLE	
44	N 57° 47' 29" E	3.48'	42	N 28° 47' 41" E	20.00'
45	N 83° 17' 48" E	5.12'	C5	SEE CURVE TABLE	
46	S 83° 09' 13" E	5.20'			

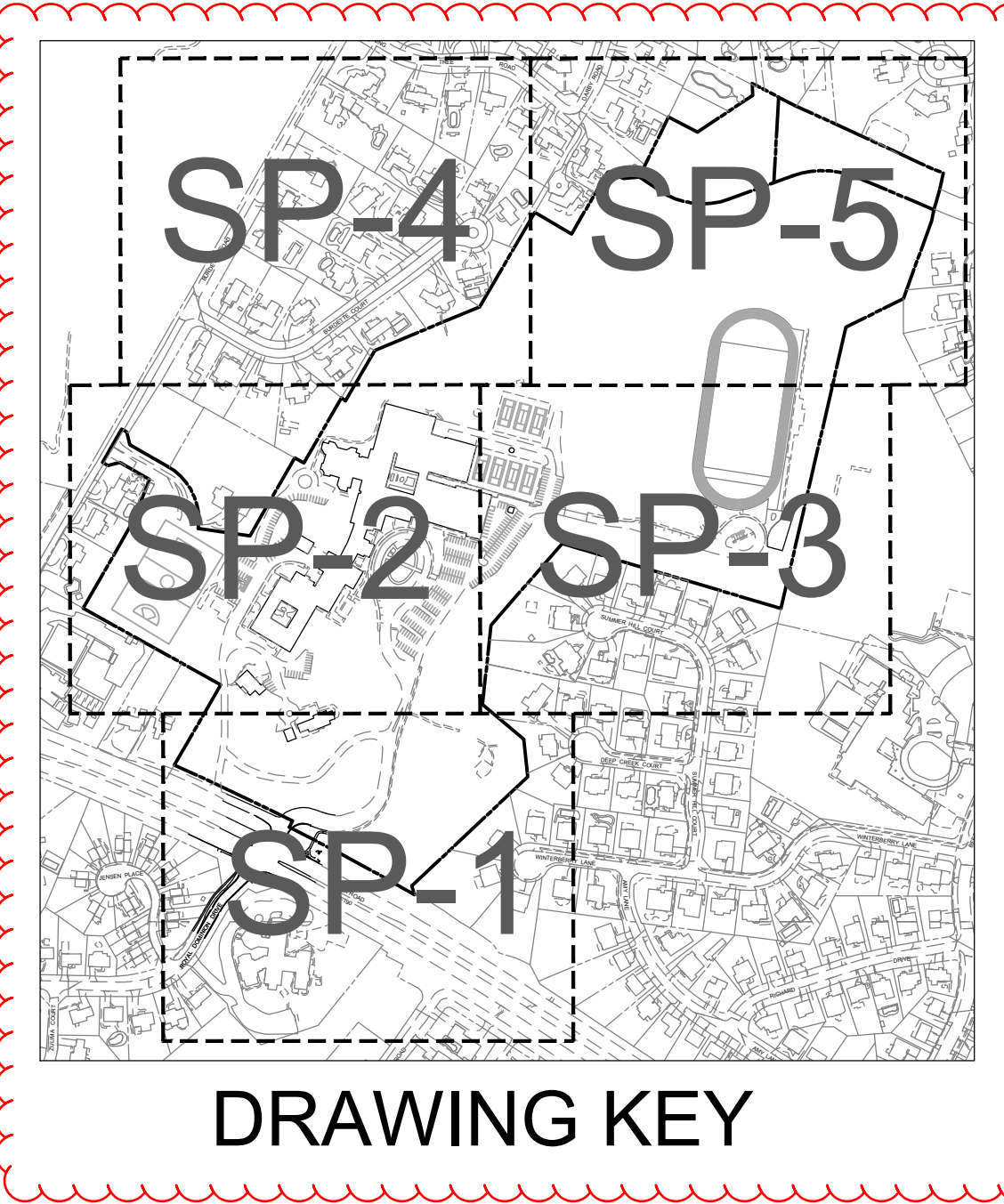
CURVE TABLE						
NO	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	179.87'	214.09'	68° 11' 47"	121.77'	S 28° 02' 48" E	201.67'
C2	225.35'	213.24'	54° 13' 00"	116.36'	S 32° 58' 34" E	203.37'
C3	260.80'	195.65'	42° 59' 00"	102.69'	S 88° 35' 34" E	191.10'
C4	7739.44'	416.19'	03° 04' 52"	208.14'	N 61° 39' 53" W	416.14'
C5	7739.44'	382.52'	02° 49' 28"	191.30'	N 64° 37' 03" E	382.48'



SITE LOCATION MAP  
SCALE: 1" = 150'



VICINITY MAP  
SCALE 1" = 2,000'



SHEET INDEX

SP0.01	COVER SHEET & SITE LOCATION PLAN
SP1.01	EXISTING CONDITIONS SITE PLAN
SP1.02	EXISTING CONDITIONS SITE PLAN
SP1.03	EXISTING CONDITIONS SITE PLAN
SP1.04	EXISTING CONDITIONS SITE PLAN
SP1.05	EXISTING CONDITIONS SITE PLAN

LEGEND

(Dashed line)	PROPERTY LINE (SITE)
(Dotted line)	PROPERTY LINE (ADJACENT)
(Blue line)	FLOODPLAIN (PLAT 17165)
(Brown area)	CATEGORY I CONSERVATION EASEMENT (B.4789 P.25)
(Green line)	CONTOUR
(Green area)	TREE CANOPY
(Purple line)	ZONING BOUNDARY

KEY OF EXISTING FACILITIES

- A LOWER SCHOOL BUILDING
- B DINING BUILDING
- C ADMIN BUILDING
- D UPPER/LOWER SCHOOL BUILDING
- E GYMNASIUM BUILDING
- F PERFORMING ARTS BUILDING
- G GRANGER HOUSE
- H BROWN HOUSE
- I MAINTENANCE BUILDING
- J FIELD HOUSE
- K TENNIS COURTS
- L LIBRARY
- M-1 TRACK & FIELD
- M-2 TURF FIELD
- M-3 SOFTBALL FIELD

**MHG**

CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
LAND PLANNING

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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. 35196 Exp. Date: 01/05/2028

OWNER/APPLICANT  
HOLTON-ARMS SCHOOL  
7303 RIVER ROAD  
BETHESDA, MD 20817  
CONTACT: TRACEY FUDGE  
301.365.6034  
TRACEY.FUDGE@HOLTON-ARMS.EDU

REVISIONS

NO	DESCRIPTION	DATE

TAX MAP GNS3 W88C 210R07

PLAT 24741

7TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

PARCEL 4  
BURNING TREE VALLEY  
HOLTON-ARMS SCHOOL &  
PARCELS 1 & 2  
B.15417 P.146

PROJ. MGR PGL  
DRAWN BY PGL  
SCALE 1" = 150'  
DATE 03.31.2026

COVER SHEET &  
SITE LOCATION MAP

SP0.01  
PROJECT NO. 05.133.21  
SHEET NO. 1 OF 1