LEISURE WORLD
Administration Building and Clubhouse I
Site Plan #820170120

Development Standards Data Table for the PRC Zone

Parking Tabulation (59.6.2.4.B)

Parking spaces required:

38,860 s.f. GFA	Private Club - existing	@	2.50 ps/1k s.f. min. =	97 spaces	
1,462 s.f. GFA	Private Club - prop. addit.	@	2.50 ps/1k s.f. min. =	4 spaces	
40,322 s.f. GFA	Subtotal floor area		Private club parking required =	101 spaces	
4,000 s.f. GFA	Golf Course	@	10.00 ps/1k s.f. min. =	40 spaces	
21,389 s.f. GFA	Offices (incl. bank)	@	2.25 ps/1k s.f. min. =	48 spaces	
65,711 s.f. GFA	Total floor area		**Total parking required =**	**189 spaces**	

Motorcycle/scooter spaces required in facility > 50 spaces (59.6.2.3.C):

372 total vehicle parking spaces	@	2% mc/ps (10 max. req'd) =	8 m'cycle spaces	[1]

Car-share spaces required in facility > 50 spaces (6.2.3.D):

372 parking spaces	@	1 CS space + 1/100 ps > 14	4 carshare spaces	[2]

Electric vehicle charging station required in facility > 100 spaces (6.2.3.E):

372 parking spaces	@	1 EV space/100 ps =	4 E vehicle spaces	[3]

Bicycle spaces: [4]

Bicycle spaces required (59.6.2.4.C)				
65,711 s.f. GFA "private club" use group	@	0.5 bs/10k s.f. (10 max. req'd)	4 bicycle spaces	
Bicycle spaces provided		=	9 bicycle spaces (3 lockers, 3 inv. 'U')	

Off-street Loading Space:

Loading spaces required (59-6.2.8): 1 space min.

Loading spaces provided: 1 space

Footnotes:

[1] A maximum of 10 included in minimum parking required, not in addition to the number required.

[2] A maximum of 5 included in minimum parking required, not in addition to the number required.

[3] The parking space must be ready to be converted to a station for charging electric vehicles.

[4] Changing facilities also required [illegible] > 20,000 s.f. GFA.

Total parking spaces provided:		Existing		Removed		Added		Provided
Regular parking spaces	=	369 spaces	-	98 spaces	+	53 spaces	=	324 spaces
ADA parking spaces	=	15 spaces	-	15 spaces	+	30 spaces	=	30 spaces
Motorcycle/scooter spaces	=	0 spaces	-	0 spaces	+	4 spaces	=	8 spaces
Car-share spaces	=	0 spaces	-	0 spaces	+	4 spaces	=	4 spaces
Electric vehicle spaces	=	0 spaces	-	0 spaces	+	4 spaces	=	4 spaces
Total parking spaces	=	384 spaces	-	113 spaces	+	95 spaces	=	**370 spaces**

New Administration Building and Clubhouse 1 Additions in PRC Zone

		Required	Provided	
Tract area	(59.8.3.5.C.1)	25 ac. min.	636.37 ac.	
Setbacks	(59.8.3.5.C.3.b)	n/a Subject property surrounded by PRC		
Green Area	(59.8.3.5.C.4.b)	50 % of GTA min.	67 % +/-	[1]
Building Height	(59.8.3.5.C.4.b)	100 ft. max.	36 ft.	[2]
Parking Lot				[3]
Driveway width	(59-6.1.4.A)	n/a. No public r/w.	24 ft.	
# of driveways/300 ft. frontage	(59-6.1.4.D)	n/a. No public r/w.	3	
Size of perpendicular spaces	(59-6.2.5.E)			[4]
Standard width		8.5 ft. min.	9 ft. min.	
Standard length		18 ft. min.	18 ft. min.	
Compact width		7.5 ft. min.	n/a	
Compact length		17 ft. min.	n/a	
Landscaped Area	(59-6.2.9.C.1.a)	5% of facility	12% of new facility	
Spaces between islands	(59-6.2.9.C.1.b)	20 spaces max.	14 spaces	
Tree Canopy	(59-6.2.9.C.2)	25% of facility	41% of new facility	
Perimeter planting area width	(59-6.2.9.C.3.b)	n/a. Surrounding uses in common ownership		

Footnotes:

[1] Per [illegible] for LW PRC Age Restricted area.

[2] As measured from lower level finished floor elevation to highest peak of roof.

[3] For the existing portion of the facility, all existing departures from standards are either reduced or eliminated by the proposed development. The new portion of the facility fully complies with all standards.

[4] Outside of a Parking Lot District, a maximum of 35% of all required spaces may be compact spaces.

Tract Area Tabulation:

Age-restricted PRC Zone:

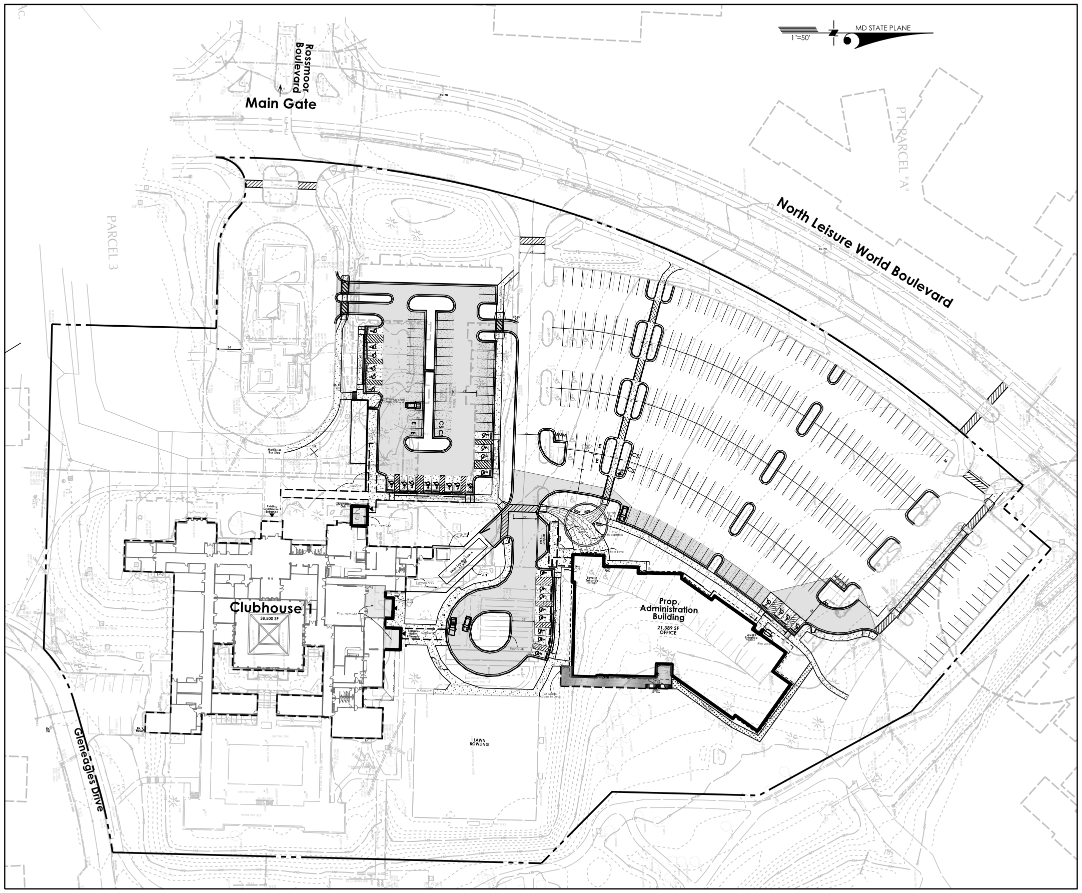
Gross Tract Area (GTA)	=	636.37 ac.	
- Previous dedications to public use		0.00 ac.	[1]
Existing tract area	=	636.37 ac.	
- Proposed dedication to public use		0.00 ac.	
Net Lot Area (NLA) of Leisure World	=	636.37 ac.	

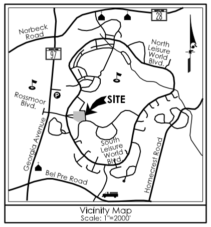
Subject Area:		Parcel (Plat 7814)		Parcel A3 (Plat 25219)		Total Subject Area
Gross Tract Area (GTA)	=	151,375 s.f.	+	354,619 s.f.	=	505,994 s.f. or 11.62 ac.
- Previous dedications to public use		0 s.f.	+	0 s.f.	=	0 s.f. or 0.00 ac.
Existing lot area	=	151,375 s.f.	+	354,619 s.f.	=	505,994 s.f. or 11.62 ac.
- Proposed dedication to public use		0 s.f.	+	0 s.f.	=	0 s.f. or 0.00 ac.
Net Lot Area (NLA) of subject prope	=	151,375 s.f.	+	354,619 s.f.	=	505,994 s.f. or 11.62 ac.

[1] Possible previous dedications not identified. Further determination of Gross Tract Area is unnecessary for this application.

Notes:

1. The purpose of this plan is for the the addition of 21,870 s.f. for community use.
2. Boundary information shown is based on Plats 7814 and 24219 for Parcels 4 and A3 recorded in Montgomery County Land Records.
3. Topographic information is two foot contour interval from topographic survey prepared by Stantec in 2016. Surrounding property information is from M-NCPPC GIS.
4. Forest Conservation Exemption Exhibit 4-2016039E has been approved for this site on 09/24/2015. The proposed development is exempt from Article 2 of the Forest Conservation Law confirmed on 09/24/2015 by M-NCPPC staff.
5. Water and Sewer Category: W-1 & S-1 respectively.
6. This site is within the Aspen Hill Master Plan area.
7. This site is within the Northwest Branch Watershed (Class IV).
8. This plan is not for construction purposes.
9. The site's Planned Retirement Community (PRC) Zone was retained in the current Montgomery County Zoning Ordinance. Per Section 59.8.3.5.D. Procedure of Development 1., site plan approval is required under Section 7.3.4. Site Plan.
10. All requirements per Section 59.6.2.5.H are met by providing curbing around parking areas and wheel stops where flush curb is proposed.
11. All drive aisle widths for parking areas are in compliance with Sec. 59.6.2.5.G, and are labeled on the Site Plan.





Vicinity Map
Scale: 1"=2000'

Legend

Property Boundary	— - —
Existing Grade	400
Existing Trees	○
Existing Buildings	┌ ┐
Proposed Grade	400
Proposed Buildings	▭

SHEET INDEX

CS-1:	Cover Sheet
AS-1:	Approval Sheet
SP-1:	Site Plan
LS-1:	Landscape Plan
LP-1:	Lighting Plan
LP-2:	Photometrics Plan
LP-3:	Site, Landscape and Lighting Details
LP-4:	Site, Landscape and Lighting Details

ARCHITECTURAL DRAWINGS:

A1.01	Level 1 Floor Plan (Admin)
A1.02	Level 2 Floor Plan (Admin)
A1.03	Level 1 Roof Plan (Admin)
A1.04	Level 2 Roof Plan (Admin)
A1.05	Vestibule Floor Plans
A1.06	Clubhouse Roof Plan
A2.01	Administration Building Elevations
A2.02	Administration Building Elevations
A2.03	Vestibule Elevations

50 25 0 50 100
SCALE: 1"=50'

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Plan Approval No. 820170120, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Leisure World of Maryland Corporation (Printed Name)
Contact Person: Kevin Flannery, President (Printed Name)
Address: 3701 Rossmoor Blvd.
Silver Spring, MD 20906
Phone and Email: 301-598-1000, kflannery@lwmc.com
Signature:

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 No. 25768, expiration date: 06/21/2019

Attachment 6

Owner/Developer:
LEISURE WORLD OF MARYLAND CORPORATION
3301 North Leisure World Boulevard, Silver Spring, Maryland 20906
Phone: (301) 598-1026
Contact: Nicole A. Gerke, AIA, LEED AP, MBA

COVER SHEET
LEISURE WORLD - ADMINISTRATION BUILDING AND CLUBHOUSE I

13th Election District
Montgomery County, Maryland

No.	Revision	Date	By
4	Revised per Staff comments	12/18/18	DK
3	Revised per Planning Board comments	8/30/18	DK
2	Revised per Staff comments	9/25/17	DK
1	Revised per DRC comments	8/25/17	DK

Stantec

20440 Century Boulevard, Suite 240
Germantown, Maryland 20874
Phone: (301) 444-8282 Fax: (301) 444-8181
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
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Seal
12/21/18

Project No. 2029072421	Scale 1"=50'
Design	Checked
Drawn DK	Date Apr. 2017
Sheet	CS-1

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Attachment 6

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Germantown, Maryland 20874
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No.	Revision	Date	By
1	Revised per DRC comments	08/25/17	DK
2	Revised per Staff comments	09/25/17	DK
3	Revised per Planning Board comments	8/30/18	DK
4	Revised per Staff comments	12/18/18	DK

Montgomery County, Maryland
13th Election District

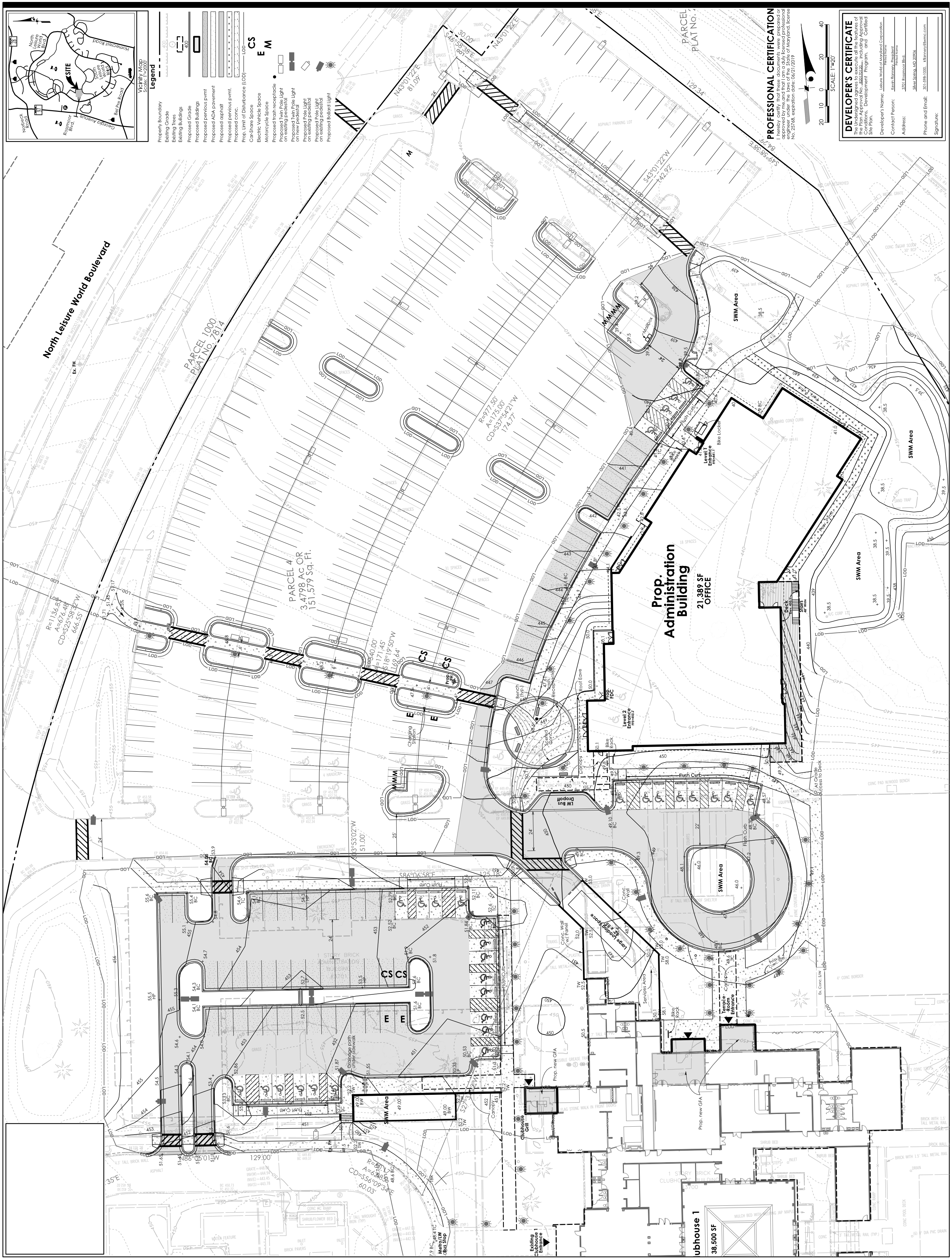
SITE PLAN
LEISURE WORLD - ADMINISTRATION BUILDING AND CLUBHOUSE I

Owner/Developer:
LEISURE WORLD OF MARYLAND CORPORATION
3301 North Leisure World Boulevard, Silver Spring, Maryland 20906
Phone: (301) 598-1026
Contact: Nicole A. Geske, AIA, LEED AP, MBA

Sec

12/21/18

Project No.	2029072421
Scale	1"=20'
Design	
Checked	
Drawn	DK
Date	Apr. 2017
Sheet	SP-1


North Leisure World Boulevard
Ex. FH
PARCEL 1000
PLAT No. 7814
PARCEL 4
3.4798 Ac OR
151,579 Sq. Ft.
R=1136.85'
A=676.48'
CD=S25°58'32"W
666.55'
R=977.50'
A=175.00'
CD=S37°54'21"W
174.77'
R=840.00'
A=171.45'
CD=S18°19'50"W
169.64'
N43°01'22"E
81.09'
S46°58'38"E
30.00'
N43°01'22"E
S43°01'22"W
142.92'
S49°58'38"E
84.29'
129.34'
S03°53'02"W
51.00'
S86°06'58"E
125.18'
N86°05'01"W
129.00'
R=6...
A=6...
CD=S56°09'34"E
60.03'
PARCEL
PLAT No.
Prop. Administration Building
21,389 SF
OFFICE
Level 1 Entrance
FFE=441.1'
Level 2 Entrance
FFE=450.2'
Bike Locker
Bike Rack
Prop. FDC
Deck
Elev. 450.1'
Stairs
48" Wide
Roof Eave
Canopy
LW Bus Dropoff
Flush Curb
At Grade Access to Deck
Scored Conc.
Bench (typ.)
Trash Receptacle
Mailbox
Charging Station
Prop. FH
SWM Area
Large Loading Space
Conc. Wall
Conc. Wall w/ Panel
Services Area
Terrace Room Entrance
Prop. Conc. S/W
Ex. Conc. S/W
Clubhouse Grill
Prop. new GFA
Existing Clubhouse 1 Entrance
Clubhouse 1
38,500 SF
Drainage path under sidewalk
Metro/LW Bus Stop
CS
E
M
LOD
24'
25'
22'
26'

Vicinity Map
Scale: 1"=2000'

North Leisure World Blvd.
South Leisure World Blvd.
SITE
Homecrest Road
Georgia Avenue
Norbeck Road
Rossmoor Blvd.
Bel Pre Road
28
97

Legend

- Property Boundary
- Existing Grade
- Existing Trees
- Existing Buildings
- Proposed Grade
- Proposed Buildings
- Proposed pervious pvmt
- Proposed ADA pavement
- Proposed asphalt
- Proposed pervious pvmt.
- Proposed conc.
- Prop. Limit of Disturbance (LOD)
- CS Car-Share Space
- E Electric Vehicle Space
- M Motorcycle Space
- Proposed trash receptacle
- Proposed Twin Pole Light on existing pedestal
- Proposed Twin Pole Light on new pedestal
- Proposed Pole Light on existing pedestal
- Proposed Pole Light on existing pedestal
- Proposed Bollard Light

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 No. 25768, expiration date: 06/21/2019

SCALE: 1"=20'
20 10 0 20 40

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Plan Approval No. 820170120, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Leisure World of Maryland Corporation
Printed Name
Contact Person: Kevin Flannery, President
Printed Name
Address: 3701 Rossmoor Blvd.
Silver Spring, MD 20906
Phone and Email: 301-598-1000, kflannery@lwmc.com
Signature:

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