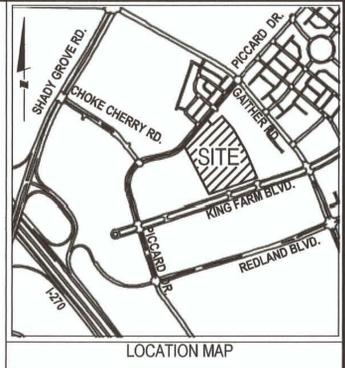


INGLESIDE AT KING FARM

PHASE 2

CITY OF ROCKVILLE



OWNER/DEVELOPER
 KING FARM PRESBYTERIAN RETIREMENT COMMUNITY, INC.
 3050 MILITARY ROAD, NW
 WASHINGTON, DC 20015
 202-363-8310

APPLICANT
 WING MANAGEMENT & DEVELOPMENT
 5121 BROAD BRANCH ROAD, NW
 WASHINGTON, DC 20008
 202-596-3114
 c/o THOMAS W. SEYBOLD, JD

CIVIL ENGINEER
 SOLTESZ
 2 RESEARCH PLACE, SUITE 100
 ROCKVILLE, MD 20850
 301-948-2750

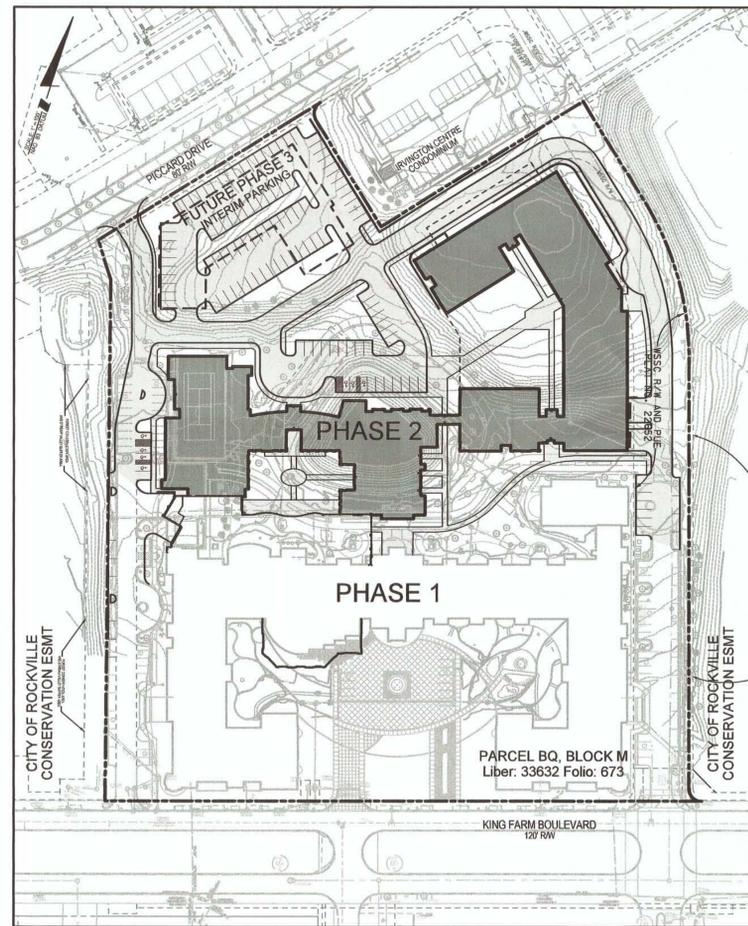
ARCHITECT
 PERKINS EASTMAN
 2121 WARD COURT, NW
 WASHINGTON, DC 20037
 202-861-1325

LANDSCAPE ARCHITECT
 PARKER RODRIGUEZ
 101 N. UNION STREET #320
 ALEXANDRIA, VA 22314
 703-548-5010

ATTORNEY
 LINOWES AND BLOCHER, LLP
 7200 WISCONSIN AVE., SUITE 800
 BETHESDA, MD 20814
 301-961-5157

GENERAL NOTES

- The existing zone is PD-KF.
- Boundary information is from a survey prepared by Soltesz.
- Design and construction of this site shall follow the "King Farm Governing Documents" approved by the City of Rockville. Plan Application, CPD 95-0002.
- This site lies within the Watts Branch watershed.
- Pepco, Washington Gas Light Co. of Md., The City of Rockville, Washington Suburban Sanitary Commission and Cable TV Montgomery are some of the public utility companies that will provide service to the proposed development.
- The proposed layout, parking, driveways, buildings and utilities are approximate and subject to final computations prior to record plat.
- Soltesz is not responsible for pavement markings and striping.
- MPDUs will be provided pursuant to the Ingleside "Senior Affordable Housing Program", as approved by the Mayor and Council in Resolution 6-05 on March 14, 2005.



	Required/Allowed Zoning Ordinance Development Standards for PD-KF	Existing (Phase 1) Provided	Proposed (Phase 2) Provided	Total Provided	Balance
Site Area:					
Net Lot Area:		11.54 AC (503,018 SF)	11.54 AC (503,018 SF)	11.54 AC (503,018 SF)	
Existing Zone	PD-KF	PD-KF	PD-KF		
Density of Development: (Council Resolution No. 10-96, King Farm Concept Plan & King Farm Design Guidelines)					
Max. Gross Square Footage (per CPD 2005-002AL)	1,200,000 GSF	602,392 GSF	374,614 GSF	977,006 GSF	222,994 GSF
Independent Living Units	N/A	246 DU	127 DU		
Assisted Living Units	N/A	32 DU	32 DU		
Skilled Nursing Units	N/A	45 Beds ³	N/A		
Total Units	N/A	278 DU	159 DU	437 DU	
Total Beds	N/A	45 Beds	-	45 Beds	
Zoning Standards (Council Resolution No. 10-96, King Farm Concept Plan & King Farm Design Guidelines)					
Min. Lot Area	N/A	11.54 AC	11.54 AC		
Min. Lot Width at Street Front	N/A	N/A	N/A		
Maximum Building Height	120'	119'	76'		
Building Setbacks: (Minimum)					
Front Setback:	0'	12'	158'		
Side Setback:	0'	71'	53'		
Parking - Phase 1 (Existing)					
Independent Living: 246 DU (1 space per 3 DU)	82	201	-		
Assisted Living: 32 DU (1 space per 3 DU)	11	11	-		
Nursing Beds: 34,650 SF (1 space per 1,000 sf)	35	35	-		
Employees: 69 (1 space per 2 employees)	35	74	-		
Staff doctors: 2 (1 space per staff doctor)	2	2	-		
Total Phase 1 Parking Spaces	165	323	-	323 parking spaces	
Parking - Phase 2 (Proposed)^{1,2}					
Independent Living: 59 1-bdrm DU (1 space per bdrm)	59	-	60		
Independent Living: 58 2-bdrm DU (1.5 space per bdrm)	87	-	88		
Independent Living: 10 3-bdrm DU (1.5 space per bdrm)	15	-	15		
Assisted Living: 32 beds (1 space per 4 beds)	8	-	8		
Employees: 11 (1 space per employee per major shift)	11	-	97		
Total Phase 2 Parking Spaces	180	-	268	268 parking spaces	
Total parking provided both phases		323	268	591 parking spaces	
Bicycle Parking - Phase 2					
Short term: 159 DU (1 space per 100 DU)	2	-	2		
Long term: 159 DU (1 space per 50 DU)	4	-	4		
Total bicycle parking spaces	6	-	6		

Notes:
 1. Maximum number of parking spaces proposed for garage. Actual number may be reduced, depending on demand.
 2. Parking requirements for Phase 2 are based on current City of Rockville standards. Parking requirements for Phase 1 are based on the standards in effect at the time of plan approval.
 3. Skilled nursing is measured as number of beds provided.
 4. Interim surface parking for Phase 2 may be located on site as shown on plans.

SHEET INDEX

- COVER SHEET
- SITE PLAN



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 Rockville, MD 20850
 P. 301.948.2750 F. 301.948.9067
 www.solteszco.com

Rockville
 Lanham
 Waldorf
 Leonardtown
 Frederick

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER
 KING FARM PRESBYTERIAN RETIREMENT COMMUNITY, INC.
 3050 MILITARY ROAD, NW
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 202-363-8310

TAX MAP
 FS 562
 GS 122
 ZONING CATEGORY:
 PD-KF
 WSSC 200' SHEET
 221 NW 9
 221 NW 8
 SITE DATUM
 HORIZONTAL: NAD 83/91
 VERTICAL: _____



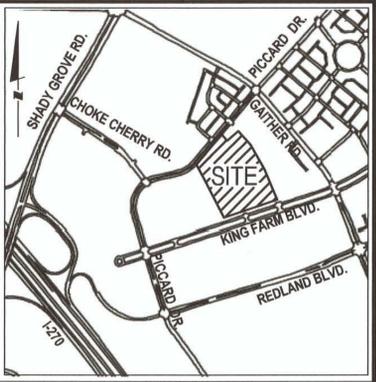
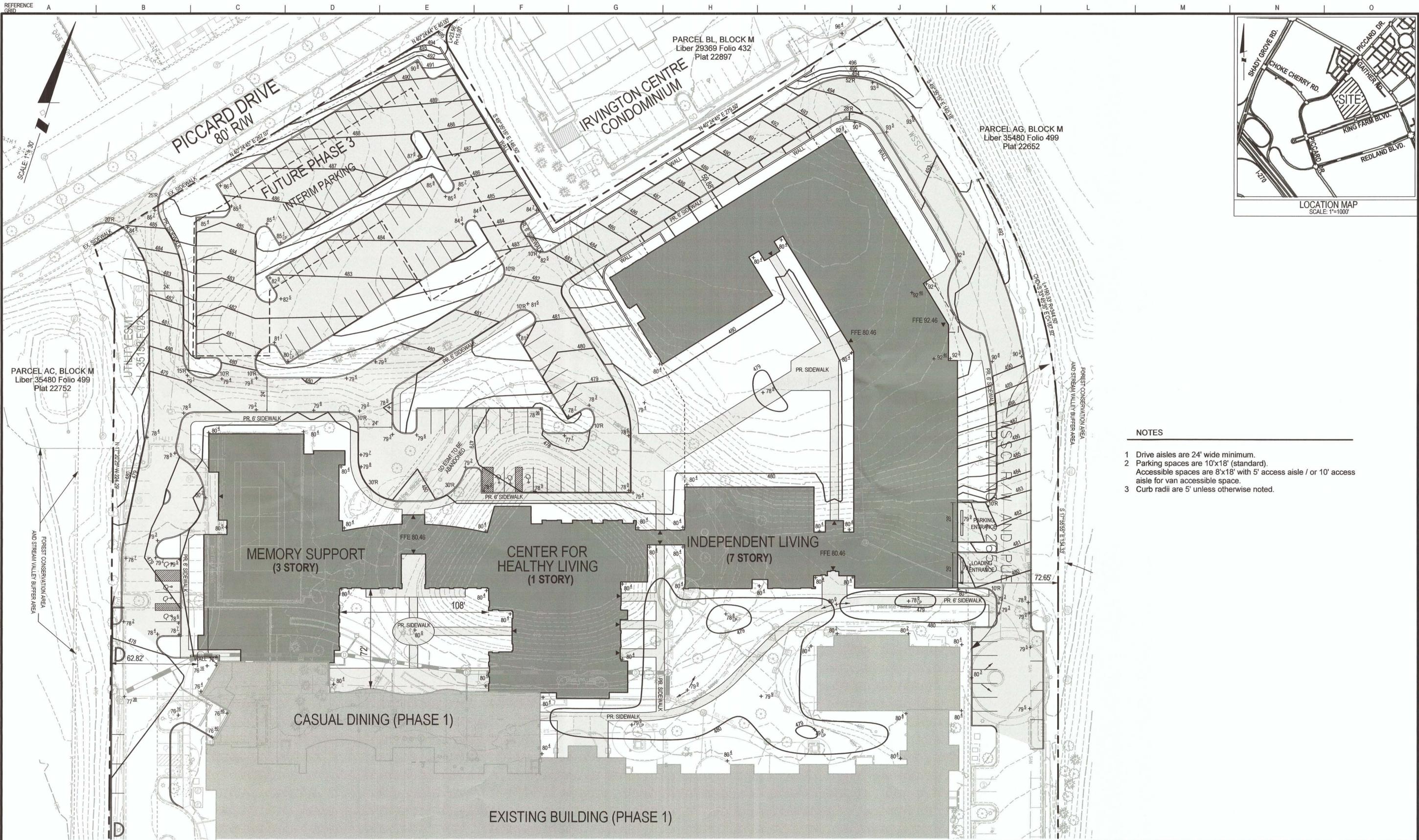
PRELIMINARY SITE PLAN

KING FARM
 INGLESIDE AT KING FARM
 PHASE 2
 CITY OF ROCKVILLE, MARYLAND
 4TH ELECTION DISTRICT

SHEET 1 OF 2

PROJECT NO. 1424-04-00

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LOCATION MAP
SCALE: 1"=1000'

NOTES

- 1 Drive aisles are 24' wide minimum.
- 2 Parking spaces are 10'x18' (standard). Accessible spaces are 8'x18' with 5' access aisle / or 10' access aisle for van accessible space.
- 3 Curb radii are 5' unless otherwise noted.



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. 31798 EXPIRATION DATE: 07/10/2017

PRELIMINARY SITE PLAN

KING FARM
INGLESIDE AT KING FARM
PHASE 2
CITY OF ROCKVILLE, MARYLAND
4TH ELECTION DISTRICT



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Rockville
Lanham
Waldorf
Leondartown
Frederick

NO.	REVISIONS	BY	DATE

DESIGNED: JLF CAD STANDARDS VERSION: V8 - 2000 TECHNICAL: AH CHECKED: JLF

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202-363-8310

TAX MAP FS 562 GS 122	ZONING CATEGORY: PD-KF
WSSC 200' SHEET 221 NW 9 221 NW 8	SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL:

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