SUBJECT PROPERTY:	LAKEWOOD HOUSE - PARCEL C (PLAT #23516)		
ZONING CLASSIFICATION:	R-400 (RESIDENTIAL ESTATE)		
PROPERTY ADDRESS:	9701 VEIRS DRIVE, ROCKVILLE, MD 20850		
PROPOSED USE:	LIFE CARE FACILITY		

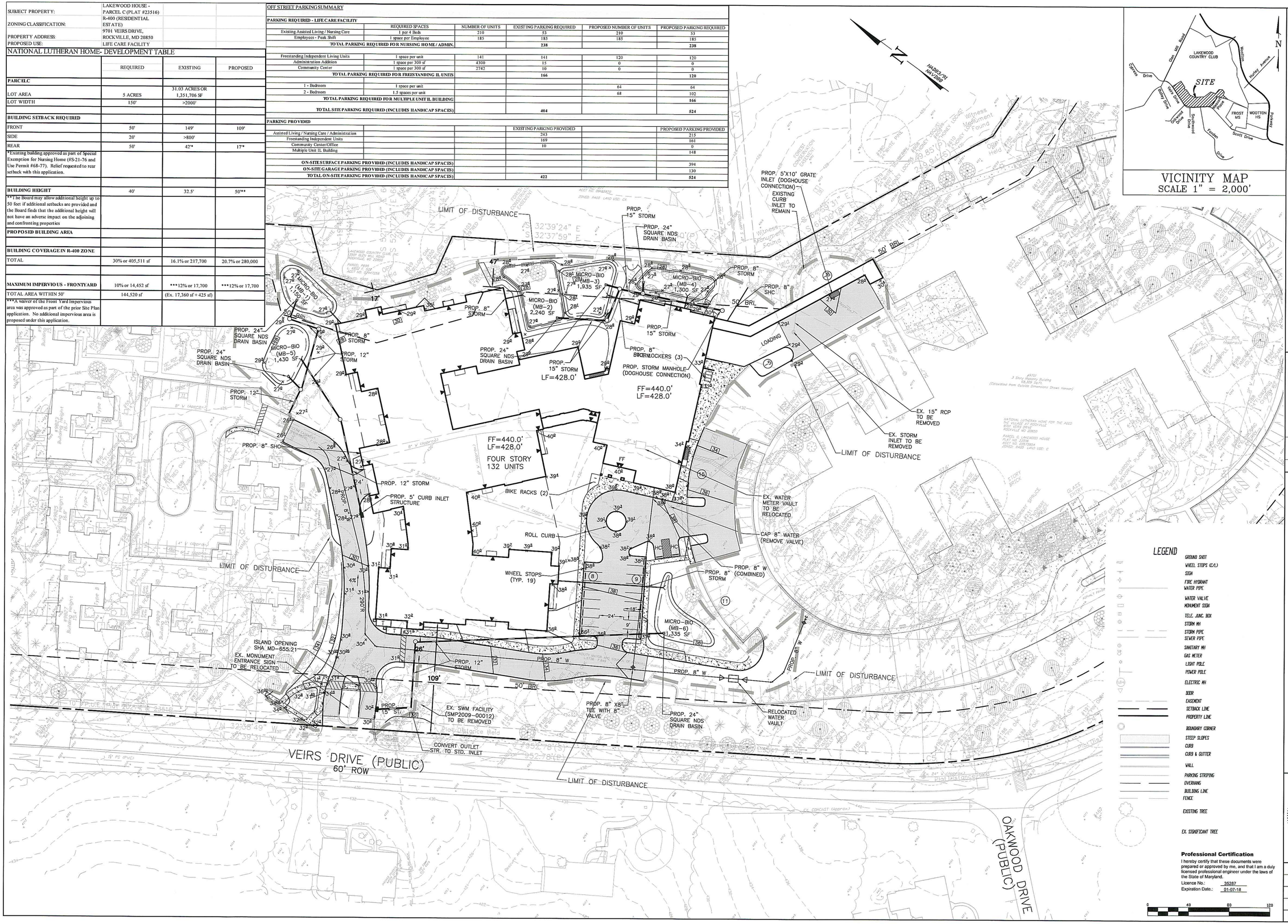
NATIONAL LUTHERAN HOME- DEVELOPMENT TABLE

	REQUIRED	EXISTING	PROPOSED
PARCEL C			
LOT AREA	5 ACRES	31.03 ACRES OR 1,351,706 SF	
LOT WIDTH	150'	>2000'	
BUILDING SETBACK REQUIRED			
FRONT	50'	149'	109'
SIDE	20'	>800'	
REAR	50'	42'*	17'*
*Existing building approved as part of Special Exemption for Nursing Home (#S-21-76 and Use Permit #68-77). Relief requested to rear setback with this application.			
BUILDING HEIGHT	40'	32.5'	50'**
**The Board may allow additional height up to 50 feet if additional setbacks are provided and the Board finds that the additional height will not have an adverse impact on the adjoining and confronting properties			
PROPOSED BUILDING AREA			
BUILDING COVERAGE IN R-400 ZONE			
TOTAL	30% or 405,511 sf	16.1% or 217,700	20.7% or 280,000
MAXIMUM IMPERVIOUS - FRONTYARD	10% or 14,452 sf	***12% or 17,700	***12% or 17,700
TOTAL AREA WITHIN 50'	144,520 sf	(Ex. 17,360 sf + 425 sf)	
***A waiver of the Front Yard Impervious area was approved as part of the prior Site Plan application. No additional impervious area is proposed under this application.			

OFF STREET PARKING SUMMARY

PARKING REQUIRED - LIFE CARE FACILITY					
	REQUIRED SPACES	NUMBER OF UNITS	EXISTING PARKING REQUIRED	PROPOSED NUMBER OF UNITS	PROPOSED PARKING REQUIRED
Existing Assisted Living / Nursing Care	1 per 4 Beds	210	53	210	53
Employees - Peak Shift	1 space per Employee	185	185	185	185
TOTAL PARKING REQUIRED FOR NURSING HOME / ADMIN.			**238**		**238**
Freestanding Independent Living Units	1 space per unit	141	141	120	120
Administration Addition	1 space per 300 sf	4300	15	0	0
Community Center	1 space per 300 sf	2742	10	0	0
TOTAL PARKING REQUIRED FOR FREESTANDING IL UNITS			**166**		**120**
1 - Bedroom	1 space per unit			64	64
2 - Bedroom	1.5 spaces per unit			68	102
TOTAL PARKING REQUIRED FOR MULTIPLE UNIT IL BUILDING					**166**
TOTAL SITE PARKING REQUIRED (INCLUDES HANDICAP SPACES)			**404**		**524**

PARKING PROVIDED			
		EXISTING PARKING PROVIDED	PROPOSED PARKING PROVIDED
Assisted Living / Nursing Care / Administration		243	215
Freestanding Independent Units		169	161
Community Center/Office		10	0
Multiple Unit IL Building			148
ON-SITE SURFACE PARKING PROVIDED (INCLUDES HANDICAP SPACES)			394
ON-SITE GARAGE PARKING PROVIDED (INCLUDES HANDICAP SPACES)			130
TOTAL ON-SITE PARKING PROVIDED (INCLUDES HANDICAP SPACES)		**422**	**524**



VICINITY MAP
SCALE 1" = 2,000'

LEGEND

GREENS SHOT
WHEEL STOPS (C/L)
SIGN
FIRE HYDRANT
WATER PIPE
WATER VALVE
MONUMENT SIGN
TELE. JUNC. BOX
STORM MH
STORM PIPE
SEWER PIPE
SANITARY MH
GAS METER
LIGHT POLE
POWER POLE
ELECTRIC MH
DOOR
EASEMENT
SETBACK LINE
PROPERTY LINE
BOUNDARY CORNER
STEEP SLOPES
CURB
CURB & GUTTER
WALL
PARKING STRIPING
OVERHANG
BUILDING LINE
FENCE
EXISTING TREE
EX. SIGNIFICANT TREE

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.

Licence No.: 35287
Expiration Date.: 01-07-18

0 40 80 120

JBA
Johnson • Bernat Associates, Inc.
205 N. Frederick Ave. S. 100
Gaithersburg, MD 20877
Tel. (301) 963-1133
Fax: (301) 963-6306
www.jba-inc.net
Engineering Surveying Planning

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

THE VILLAGE AT ROCKVILLE

SPECIAL EXCEPTION PLAN

LAKEWOOD HOME SUBDIVISION, PARCEL 'C', 4th ELECTION DISTRICT
9701 VEIRS DRIVE, ROCKVILLE, MARYLAND

STATE OF MARYLAND
ANDREW M BRANDENBURG
No. 35287
REGISTERED
PROFESSIONAL ENGINEER

ISSUE:	
SCALE:	1"=40'
DATE:	6/30/16
SHEET	1 OF 1
FILE NO:	13-062

I:\Proj\13-062 - NLH - TVAR\Plot\Preliminary Site Plan - Clean.dwg