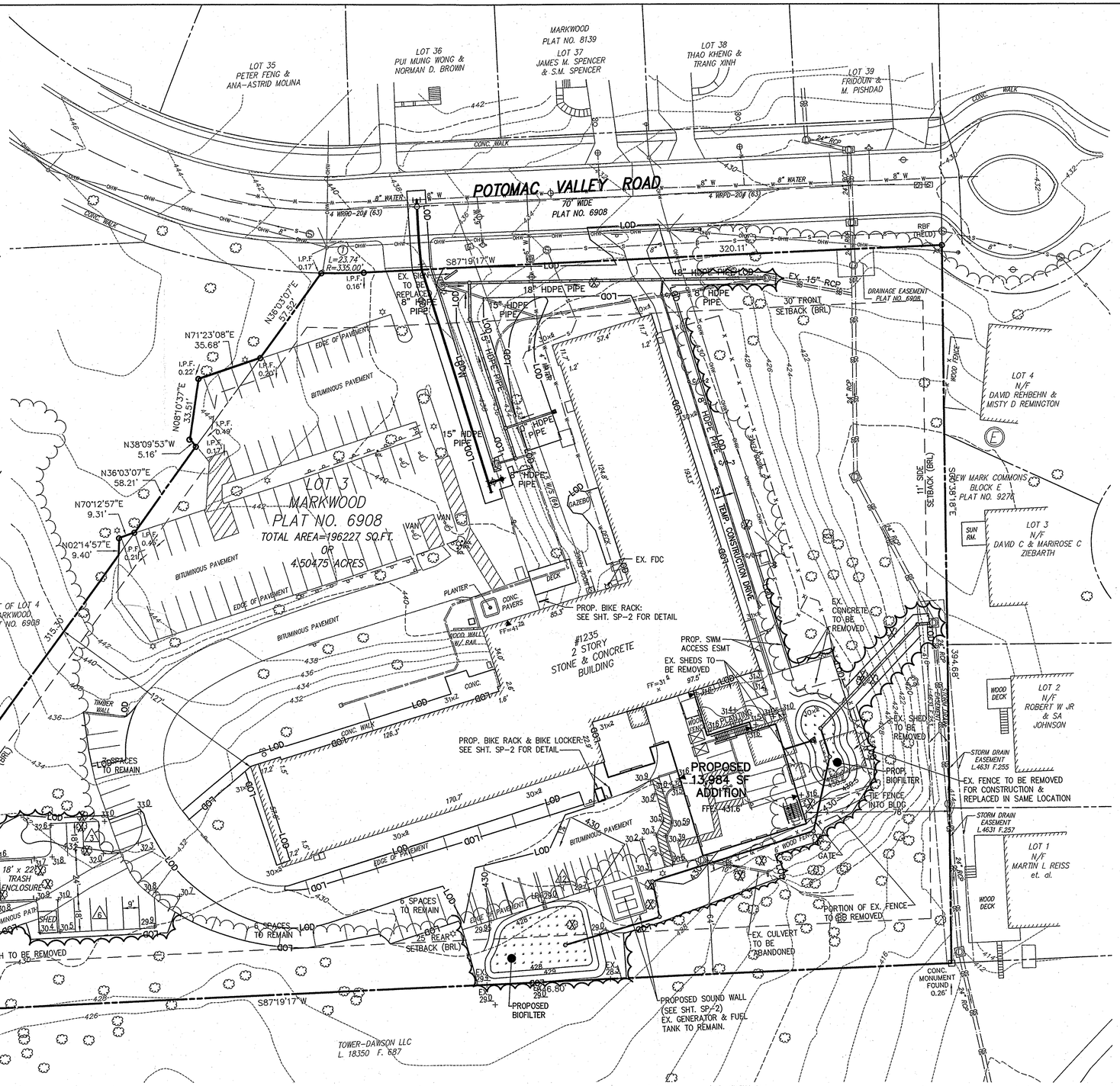
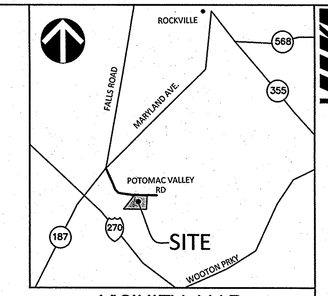
GENERAL NOTES:

1. THE OWNER OF SUBJECT PROPERTY IS POTOMAC VALLEY LIMITED PARTNERSHIP, 7101 WISCONSIN AVENUE, BETHESDA, MD 20814, 301-762-0700.
2. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GR21 WITH A TAX ACCOUNT NO. OF 00157195. THE PROPERTY IS ZONED R-90 AS PER THE TAX ACCOUNT RECORDS. SITE AREA IS 4.5 ACRES. NO RIGHT-OF-WAY DEDICATION IS PROPOSED.
3. THE HORIZONTAL DATUM IS MARYLAND STATE PLANE NAD 83 BASED ON THE FOLLOWING CONTROL MONUMENTS: NGS MONUMENT JV7120, WSSC MONUMENT 19936.
4. THE VERTICAL DATUM IS NAVD 29 AND BASED ON THE FOLLOWING BENCH MARKS:
   WSSC BM 5691,
   WSSC BM 5690.
5. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24031C 0333D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
6. BOUNDARY AND TOPOGRAPHIC INFO WAS PREPARED BY VIKA, INC. ON APRIL 9, 2011 USING STANDARD SURVEY PROCEDURES.
7. THE SUBJECT PROPERTY IS NOT IDENTIFIED AS AN HISTORIC SITE AND DOES NOT LIE WITHIN A DESIGNATED HISTORIC DISTRICT.
8. THERE ARE NO WATERS OF THE UNITED STATES, WETLANDS, OR FLOODPLAINS ON OR ADJACENT TO THE SITE.
9. THIS SITE IS LOCATED IN THE CABIN JOHN CREEK WATERSHED, A USE CLASS 1-P STREAM.
10. THE SITE IS LOCATED ON WSSC MAP 217NW08.
11. THE SOIL DESIGNATION FOR THIS SITE IS 2A, GLENELG SILT LOAM (0-3%), AND 2B, GLENELG SILT LOAM (3-8%).
12. A NRI/FSD HAS BEEN SUBMITTED.
13. THERE ARE 1.45 ACRES OF FOREST ON-SITE THAT IS CONTIGUOUS WITH FOREST ON ADJACENT PROPERTIES TO THE EAST, SOUTH, AND WEST SIDES.
14. THE SITE IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN MONTGOMERY COUNTY WATER AND SEWER SERVICE CATEGORIES W-1 & S-1, RESPECTIVELY.
15. CHANGES TO THIS PLAN DUE TO FINAL ENGINEERING REQUIRED AS A RESULT OF PUBLIC AGENCY REVIEW, SUBSEQUENT TO THE APPROVAL OF THE SITE PLAN, ARE ALLOWED AND DO NOT REQUIRE AMENDMENTS TO THIS PLAN BY THE CITY OF ROCKVILLE PLANNING COMMISSION.
16. EXISTING UTILITIES ON HAVE BEEN SHOWN ON PLAN AS LOCATED PER SURVEY BY VIKA AND PER VIDEO INSPECTION BY INSIGHT, LLC. ALL UTILITY EASEMENTS THAT WE WERE ABLE TO FIND RECORDS FOR ARE SHOWN.





VICINITY MAP
SCALE: 1" = 2000'

DEVELOPMENT DATA TABLE

TABLE FOR SPECIAL EXCEPTION NURSING HOME IN R-90 ZONE		
	R-90 REQUIREMENTS	PROPOSED MAJOR AMENDMENT
LOT DIMENSIONS (SF)	9,000 MINIMUM	196,227 **
(AC)	0.20 MINIMUM	4.50
GROSS SQUARE FOOTAGE		13,984 SF ADDITION *
BUILDING HEIGHT (FT)	35 FT	28 FT
LOT FRONTAGE (FT)	25 FT	343 FT
SETBACKS (FT) FRONT	30	30
SIDE	11	78
REAR	25	64
DENSITY:		175 BEDS
LOT COVERAGE		
MAX LOT COVERAGE (ALL MAIN AND ACCESSORY BUILDINGS:	25%	(31,528/196,227) = 16%
MAX IMPERVIOUS SURFACE IN FRONT YARD:	30%	(804/10,639) = 8%
PARKING		
	REQ. PARKING RATE	TOTAL SPACES PROVIDED
PREVIOUS PARKING PER 1996 SPECIAL EXCEPTION ***	87	87
1 SPACE PER NEW EMPLOYEE ON THE MAJOR SHIFT: (23 NEW EMPLOYEES)	23	23
1 SPACE PER NEW BED: (0 NEW BEDS)	0	0
TOTAL:	110	110
BICYCLE PARKING:		
SHORT TERM (2 PER 40,000 SF GFA): ([66,105/40,000] SF x 2 SPACES)	4	4
LONG TERM: (2 PER 75,000 SF GFA) ([66,105/75,000] SF X 1 SPACE)	1	1
TOTAL:	5	5

* Previous special exception for nursing home in R-90 zone approved in 1996.
** NOTE: AS PER ROCKVILLE CITY ORDINANCE, NURSING HOMES MUST HAVE ONE THOUSAND (1,000) SQUARE FEET OF NET LOT AREA PER BED.
*** 1996 Special Exception Parking Requirement was based on nursing home sq. ft.: (1 per 1000 sf + 1 per Medical Doctor + 1 per 2 employees)
1996 Special Exception declared 75 total employees and 175 total beds.
NOTE: Handicap Parking Requirement calculation is based on 110 total parking spaces.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SURVEY LEGEND

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- CURB INLET

CONC..... CONCRETE
C&G ..... AND GUTTER
BLDG..... BUILDING
STY..... STORY
TRV ..... ELECTRICAL TRANSFORMER
ASPH. ..... ASPHALT
ESMT. ..... EASEMENT
RCP..... REINFORCED CONCRETE PIPE
CMP..... CORRIGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY
FF. ..... FINISHED FLOOR ELEVATION

LEGEND

- 500 — PROPOSED 10' CONTOUR
- 498 — PROPOSED 2' CONTOUR
- LOD — PROPOSED LIMITS OF DISTURBANCE
- BUILDING RESTRICTION SETBACK LINES
- 6 — PROPOSED PARKING QUANTITIES
- EXISTING TREELINE
- PROPOSED TREELINE

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE — 3.15.12 DATE
MEREDITH L. BYER, RLA — PRINTED NAME
TITLE: ASSOCIATE
SEPT. 3, 2013 — EXPIRATION DATE
LICENSE No. 3108

STATE OF MARYLAND — MEREDITH LEE BYER — NO. 3108 — REGISTERED LANDSCAPE ARCHITECT

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA MARYLAND, LLC.
20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MD 20874
(301)916-4100 ■ FAX (301)916-2262
GERMANTOWN, MD McLEAN, VA

POTOMAC VALLEY NURSING & WELLNESS CENTER
LOT 3, MARKWOOD L.16347 F.234
WSSC MAP 218NW08
ELECTION DISTRICT NO. 4
MONTGOMERY COUNTY, MARYLAND

SPECIAL EXCEPTION: SITE PLAN

VIKA REVISIONS

DATE: NOV. 2011	
DES. MLB	DWN. CDM
SCALE: 1"=30'	
PROJECT/FILE NO. M1684B	
SHEET NO. SP-1	

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LAYOUT: SP-1 - SITE PLAN, Plotted By: monamara