



SITE DATA

- Zoning: R-75 (City of Rockville)
- Gross Tract Area: 9.918 Acres (432,045 sq.ft.)
- Existing & Proposed Land Use: Housing for the Elderly (Sec. 25-361, Rockville 2.0) Special Exception Number SPX 2001-00302
- Maximum Number of Units Permitted: 495 (1 unit / 1,000 sq.ft. of tract area)
- Number of Units Proposed: 328, as follows:
 - Ring House (Existing) = 250 units
 - Landow House (Existing) = 60 units
 - C R House (Proposed) = 18 units
- Minimum Lot Size Required: 2 Acres / Provided = 9.9 Acres
- Maximum Lot Coverage Permitted: 35% / Proposed = 22%
- Maximum Building Height Permitted: 35 feet / Existing = Landow House - 35' Ring House - 65' (per Variance) Proposed = C R House - 18'
- Parking Required: 110 Spaces (60 space per 3 units) / Proposed = 210 Spaces, as follows:
 - Ring House = 194 spaces
 - Landow House = 20 spaces
 - C R House = 6 spaces
- Internal Landscaping of Surface Parking (Sec. 25-417, Rockville 2.0)
 - Area required = 540 sq.ft. (216 spaces @ 2.5 sq.ft. per space)
 - Area provided = 13,180 sq.ft.

General Note

ALL CONSTRUCTION MUST MEET REQUIREMENTS OF THE CITY'S CONSTRUCTION, FIRE AND LIFE SAFETY CODES, AS WELL AS STATE OF MARYLAND ACCESSIBILITY CODE, AND THE "AMERICANS WITH DISABILITIES ACT" (ADA) REQUIREMENTS.

PARCEL "A" MONTROSE PB 98 P10908

B'NAI ISRAEL STORMWATER MANAGEMENT FACILITY

PARCEL "A" MONTROSE JEWISH DAY SCHOOL PB 99 P11130

Pedestrian & Vehicular Traffic Control

All the internal and external traffic control devices (i.e. signs, signals, markings, and devices placed on, over or adjacent to a roadway or pathway to regulate, warn or guide pedestrians and/or vehicular traffic) shall comply with the latest edition of the "Manual on Uniform Traffic Control Devices (MUTCD)", which is currently the Millennium Edition. A signing and pavement marking plan shall be submitted to the Department of Public Works and approved by the Chief of Traffic & Transportation before the issuance of a Public Works Permit.

SSI SITE SOLUTIONS, INC.
 20410 Observation Drive Suite 205
 Germantown, Maryland 20876-6000
 (301) 540-7890 Fax (301) 540-7891
 Planning Landscape Architecture
 Engineering Surveying

NOTICE: Plans not containing an agency approval are considered unapproved and should not be used for construction. Construction initiated prior to approval or information obtained from unapproved plans cannot be guaranteed by SSI and is the sole responsibility of the user.

NO.	REVISION	DATE

OWNER:
 Charles E. Smith Life Communities
 6121 Montrose Road
 Rockville, Maryland 20852
 Beth DeLacancy
 (301) 770-8421

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. 15156, Expiration 06-02-2011.

SITE PLAN AMENDMENT MODIFICATIONS TO LANDOW HOUSE (PHASE 2)
C R HOUSE at LANDOW HOUSE
 1799 East Jefferson Street, Rockville, MD 20852
 4th (ROCKVILLE) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

DESIGN	MID	SCALE	1"=30'
CHECKED	DWR	SHEET	1 OF 1
DATE	11/16/2010	PROJ. NO.	1742 E-

C R HOUSE at LANDOW HOUSE SITE PLAN for USE PERMIT