

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

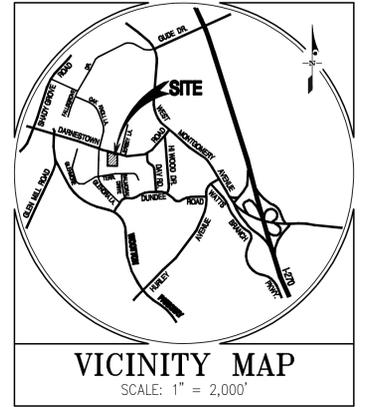
MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777

EXISTING UTILITY NOTES

- For marking locations of existing utilities, notify "MISS UTILITY" at 1-800-257-7777, 48 hours prior to any excavation or construction.
- Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the utilities by digging test pits by hand at all utility crossings well in advance of trenching. If clearances are less than specified on this plan or less than 12 inches when not specified, contact the Engineer, and the owner of the other involved utility before proceeding with construction.
- For field location of gas line services, notify Washington Gas Light Co., 703-750-1000, 48 hours prior to the start of any excavation or construction.
- Omissions and/or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Gutschick, Little & Weber, P.A., shall be notified immediately of any and all utility information, omissions and additions found by any contractor.
- Due to the proximity of live underground and overhead utilities, we are not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.

BRIGHTVIEW OF ROCKVILLE SITE PLAN

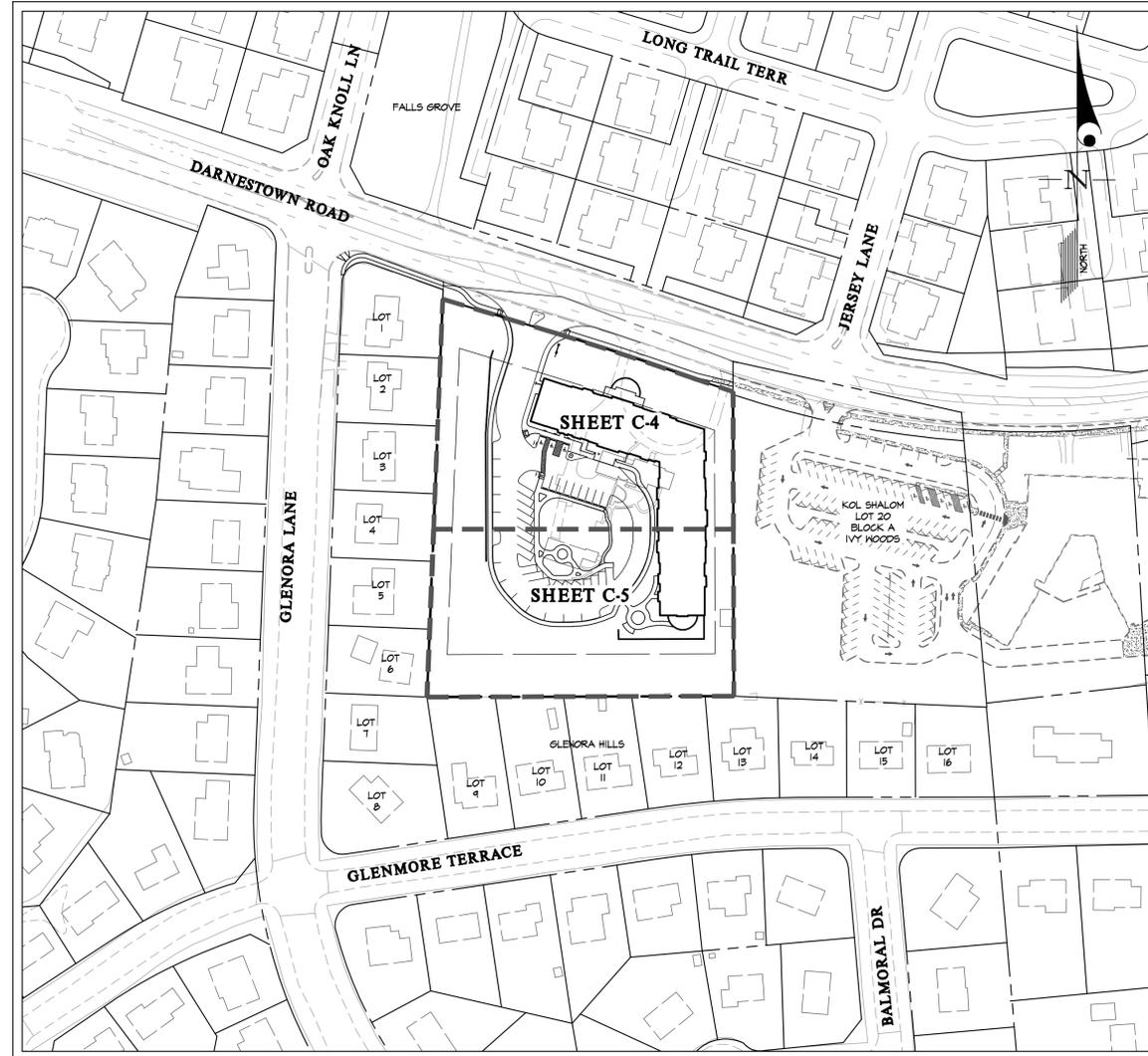


SITE DATA:

- DEVELOPER: SHELTER DEVELOPMENT, LLC
210 N. CHARLES STREET, STE. 220
BALTIMORE, MD 21201
- OWNER: VEIRS, THOMAS M JR, ET AL TR
9200 DARNESTOWN RD
ROCKVILLE MD 20850-3107
- TAX MAP/PARCEL: TM: FR53 P: T20 & P: T03
- MISC MAP GRID: 219 NN 04
- DEED REFERENCE: T341/230 & T341/233
- SITE AREA: 3.64 ACRES EXISTING
3.34 ACRES AFTER R/W DEDICATION
- EXISTING ZONE: R-40
- PROPOSED USE: HOUSING FOR SENIOR ADULTS AND PERSONS WITH DISABILITIES - 40 UNITS

GENERAL NOTES:

- THE PROPERTY IS LOCATED AT 9200 DARNESTOWN ROAD, EAST OF THE INTERSECTION WITH GLENORA LANE.
- BOUNDARY: GUTSCHICK, LITTLE & WEBER, P.A. - JANUARY, 2004.
- FIELD SURVEYED TOPOGRAPHY: GUTSCHICK, LITTLE & WEBER, P.A. - JANUARY, 2004.
- THERE IS NO EXISTING FOREST ON SITE. APPROVED NRIFSD.
- THIS SITE DRAINS TO WATTS BRANCH TRIBUTARY. THIS PORTION OF THE WATTS BRANCH WATERSHED IS DESIGNATED AS CLASS I-P WATERS BY THE STATE OF MARYLAND.
- NO WETLANDS, STREAMS, SEEPS, SPRINGS, FLOODPLAIN, OR STREAM VALLEY BUFFERS EXIST ON SITE.
- THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES OCCURRING ON THIS PROPERTY.
- THERE ARE NO KNOWN HISTORIC SITES ON THIS PROPERTY.
- PROPOSED WATER AND SEWER SERVICE WILL BE PUBLIC. THE EXISTING WATER & SEWER CATEGORIES: W-1, S-1.
- NR/ FSD BY: ZIMAR AND ASSOC, INC. - #2004-00019, APPROVED: 05/22/2004
- STORMWATER CONCEPT PLAN CASE #SNM 2004-00013, APPROVED: 02/25/2010
- ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE FINAL UTILITY CONSTRUCTION PLANS.
- THE PLANIMETRIC INFORMATION SHOWN ON THIS PLAN IS BASED IN PART ON COPYRIGHTED GIS DATA FROM M-NCPPC, AND MAY NOT BE COPIED OR REPRODUCED FOR A DIFFERENT PROJECT SITE WITHOUT EXPRESS WRITTEN PERMISSION FROM M-NCPPC.
- SPECIAL EXCEPTION - HOUSING FOR SENIOR ADULT AND PERSONS WITH DISABILITIES, SPX 2010-00381 APPROVED 7-10-2010.



SITE MAP
SCALE: 1" = 100'

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT SIZE (25.15.02.1.3.(a)) Development must be on a recorded lot of a least (2) acres	2 Acres	3.64 Acres
MINIMUM STREET FRONTAGE (25.15.02.1.3.(B)) The lot must have at least 100 feet of frontage on a public street	100'	360'
MINIMUM BUILDING SETBACK (25.15.02.1.3.(b)) All structures on the site must be set back at least as follows: Front Side - (Twice the minimum required in the zone) West Side East Side Rear - (Twice the minimum required in the zone)	50' 22' (2 X 11') 22' (2 X 11') 50' (2 X 25')	50' min. 110' min. 31' min. 97' min.
MAXIMUM BUILDING HEIGHT (25.15.02.1.3.(e) & Settlement Agreement) South & West ends (measured to top of flat roof) Mid-point of gable roof Top of gable roof	22' and 2 Stories 35 and 3 Stories 40'	22' and 2 Stories 35' and 3 Stories 40'
- 25.03.03.2.3.(a) & (b) If a building is set back 35 feet or more from the street line, the building height is measured from the average elevation of the finished grade along the front of the building. The height is measured to: (i) The highest point of roof surface of a flat roof; (ii) The deck line of a mansard roof; or (iii) The mean height level between the eaves and ridge or peak of a gable, hip, or gambrel roof, except as set forth in Section 25.10.04		
MAXIMUM LOT COVERAGE (25.10.05) (The percentage of lot area covered by buildings, including covered porches.)	25% max.	13% 41%
AUTOMOBILE OFF-STREET PARKING (25.16.03) Minimum Off-street Parking Required (One space for every 3 dwelling units, 40 Units / 3 = 30 Spaces) Accessible Spaces Required Loading Spaces - Delivery Vehicles / Trash Trucks	30 Spaces 2 Spaces 1 Space	43 Spaces 3 Spaces 1 Space

SHEET INDEX	
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GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES.	TMR	DRN	JW	CHK.	DATE	REVISION	BY	APP'R.

PREPARED FOR:
SHELTER GROUP
218 N. CHARLES STREET
SUITE 220
BALTIMORE, MARYLAND 21202
ANDREW TEETERS
410.246.7486

SCALE	ZONING
AS SHOWN	R-90
DATE	TAX MAP - GRID
SEPT., 2010	FR-53

COVER SHEET	
BRIGHTVIEW OF ROCKVILLE PROPOSED LOT 21, BLOCK A, IVY WOODS	
CITY OF ROCKVILLE, MARYLAND	G. L. W. FILE No. 08073
	SHEET C-1

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