

# NATIONAL LUTHERAN HOME & VILLAGE AT ROCKVILLE

## PARCEL C

### CITY OF ROCKVILLE, MARYLAND

### MINOR AMENDMENT TO SPECIAL EXCEPTION

#### DESIGN TEAM:

##### Owner / Applicant:

National Lutheran Home  
9701 Veirs Drive  
Rockville, MD 20850

Contact: Frank McGovern  
Phone: 301-424-9560

##### Attorney:

Lerch, Early & Brewer  
3 Bethesda Metro Center, Suite 460  
Bethesda, MD 20140

Contact: Stuart Barr  
Phone: 301-961-6095

##### Architect:

RLPS Architects  
1910 Harrington Drive  
Lancaster, PA 17601

Contact: Quinn de Menna, AIA  
Phone: 717-560-9501

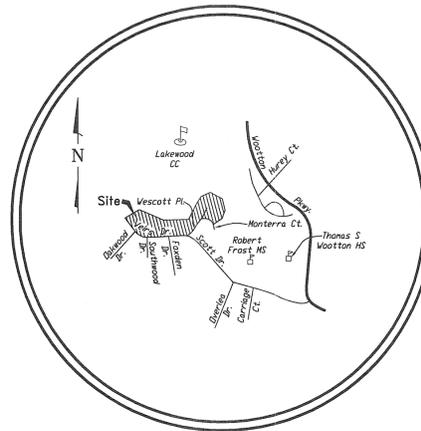
##### Civil Engineer:

Macris, Hendricks, & Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886

Contact: Matthew Pohlhaus  
Phone: 301-670-0840

##### Landscape Architect:

Macris, Hendricks, & Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
Phone: 301-670-0840



VICINITY MAP  
SCALE 1" = 2,000'

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#### SITE DATA

**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

#### DEVELOPMENT STANDARDS

	(Required)/Allowed	(Existing)/Proposed
Lot Area [25.15.02(k)(3)(a)]:	5 Acres	31.03 Acres or 1,351,706 SF
Lot Width:	150'	>2000'

Building Setback Requirements - Administration and Nursing Building		
Front:	50'	149'
Side [25.15.02(k)(3)(c)]:	20'	>800'
Rear [25.15.02(k)(3)(c)]:	50'	42' (1)

Building Height (Front)		
Proposed Administration Addition	40'	32.5' (Existing)
Proposed Nursing Addition		20' (2)
		32.5' (2)

Building Area		
Proposed Administration Addition		4,300 SF (2)
Proposed Nursing Addition		14,000 SF (2)
Proposed Additional Entrance		1,792 SF
Total		20,092 SF

Building Coverage in R-400 Zone [25.15.02(k)(3)(d)]		
Total	30% or 405,511 SF	16.2% or 218,772 SF
Existing Building Coverage		213,400 SF (2)
Proposed Administrative Addition		4,300 SF (2)
Proposed Additional Entrance		1,072 SF

Maximum Impervious - Front Yard		
Existing Building Coverage	10% or 14,452 SF	16.1% or 17,700 (Total) (3)
Proposed Administrative Addition		213,400 SF (2)
		4,300 SF (2)

#### Previous Approvals

- Special Exception for 4,300 SF Administration Addition and 14,000 SF Nursing Home Addition approved October 3, 2009 (SPX-2010-00379) and Site Development Plan STP-2010-00018
- Variance for rear yard setback approved October 3, 2009 (VAR-2010-00005)
- Waiver from the School Capacity Test of the APFO approved as part of SPX-2010-00379
- Concept Stormwater Management approval, June 2, 2009 (SMP-2009-00012), (PAM-2009-00003)
- Natural Resource Inventory approved, April 29, 2009 (FTPO #2009-00020)

#### Notes:

- Existing Building approved as part of Special Exception for Nursing Home (#S-21-76, A-36-76, Use Permit #68-77, and VAR-2010-00005)
- Previously approved under Special Exception SPX2010-00379 and Site Development Plan STP2010-00018
- Waiver for Front Yard impervious area per Section 25.10.05(d) approved under SPX2010-00379

#### OFF STREET PARKING CALCULATIONS

	Required	Proposed
<b>Parking Required - Life Care Facility</b>		
Ex. Assisted Living/Nursing Care (1 per 4 Beds)		
Employees - Peak Shift (1 per Employee)		
210 Beds	53	
185 Employees	185	No Change
<b>Total Parking For Nursing Home/Admin:</b>		238 Spaces

Parking Required - Free Standing Independent Living Units		
Freestanding Units (1 per unit)		
Reduction from 144 Units to 141 Units		141

Parking Required - Administrative Addition		
Administrative Addition (1 per 300 SF)		
4,300 SF	15	No Change

Parking Required - Community Center / Office		
Office (1 per 300 SF)		
2,742 SF	10	

**Total Site Parking Required (Including Accessible Spaces) 404 Spaces**

	Existing	Proposed
<b>Parking Provided - Life Care Facility</b>		
Assisted Living/Nursing Care/Administration	243	No Change
Free Standing Independent Living Units	179	169
Community Center / Office		10
<b>Total Site Parking Provided (Including Accessible Spaces)</b>		422 Spaces

	Required	Provided
<b>Accessible Parking Summary</b>		
Assisted Living / Nursing Care	7	11
Free Standing Independent Living Units	6	10
<b>Total Site Accessible Spaces</b>	13	21 (7 Van)

	Required	Proposed
<b>Bicycle Parking</b>		
Short Term - 2 per 40,000 SF New Construction	2	2
Long Term - 2 per 10,000 SF New Construction	2	2
(Short and Long term bicycle spaces shall be installed as part of the administration addition)		

Note: Nursing addition does not increase the employee peak hour shift and will not require additional parking. The proposed drop-off lane has a net increase/decrease of 0 spaces.

FOR LOCATIONS OF CITY WATER AND SEWER CALL "CITY UTILITIES SUPERINTENDENT" AT 240-314-8567. FOR LOCATIONS OF OTHER UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

#### 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. 10660, Expiration Date: 10-30-11

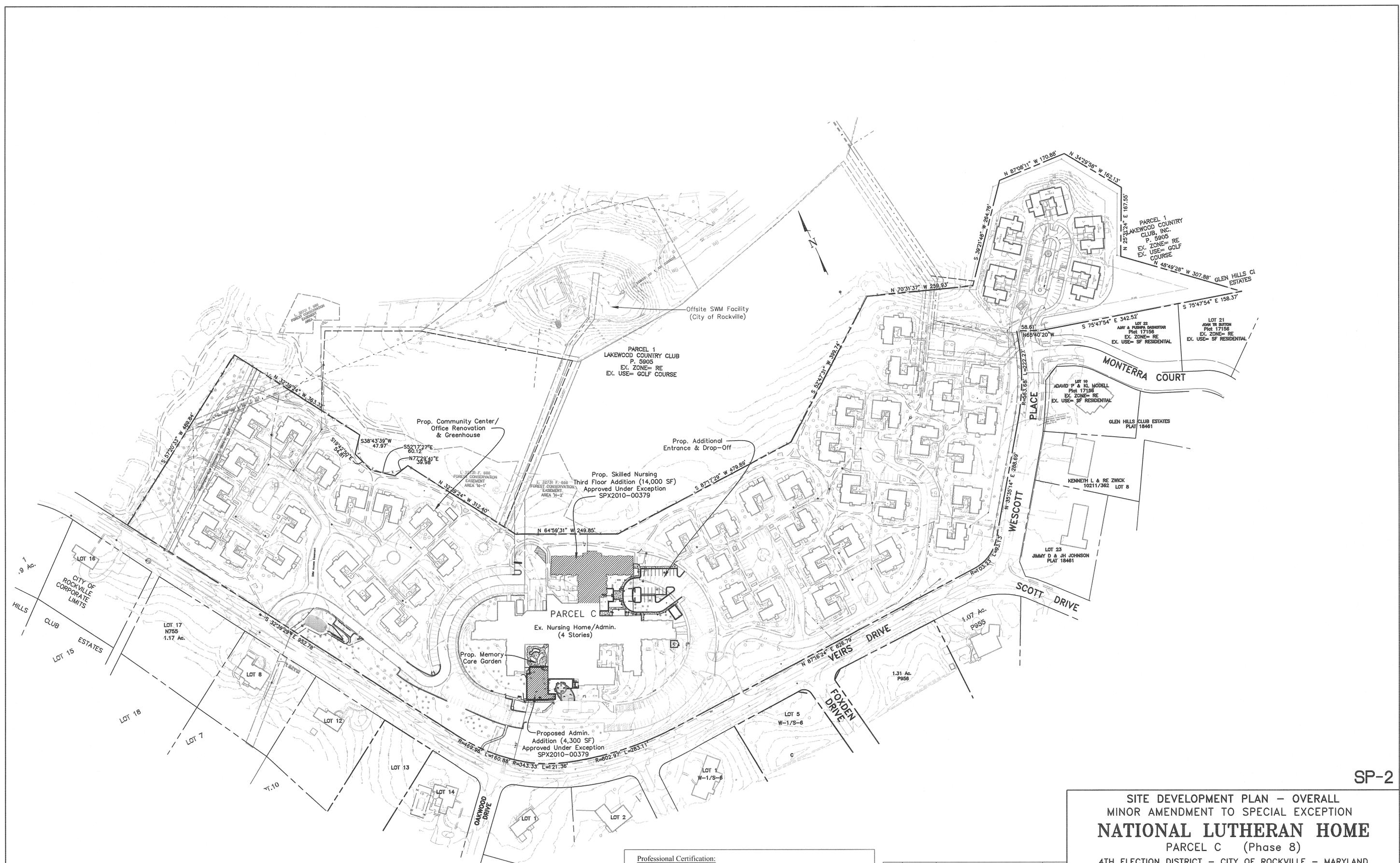
James W. Hendricks

REVISIONS		
NO.	DATE	DESCRIPTION

SP-1

SITE DEVELOPMENT PLAN - COVER  
MINOR AMENDMENT TO SPECIAL EXCEPTION  
**NATIONAL LUTHERAN HOME**  
PARCEL C  
4TH ELECTION DISTRICT - CITY OF ROCKVILLE - MARYLAND

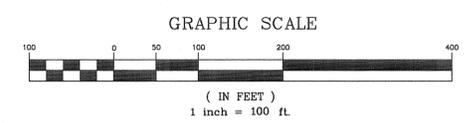
	Macris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors	Proj. Mgr. MWP	Designer MWP
	9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Phone 301.670.0840 Fax 301.948.0693 www.mhga.com	Date 1-28-11
		Project No. 2006.135.14	Sheet 1 of 5



SP-2

SITE DEVELOPMENT PLAN - OVERALL  
 MINOR AMENDMENT TO SPECIAL EXCEPTION  
**NATIONAL LUTHERAN HOME**  
 PARCEL C (Phase 8)  
 4TH ELECTION DISTRICT - CITY OF ROCKVILLE - MARYLAND

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 James W. Hendricks

NO.	DATE	DESCRIPTION	BY

**MHG** Macris, Hendricks & Glascock, P.A.  
 Engineers ■ Planners  
 Landscape Architects ■ Surveyors

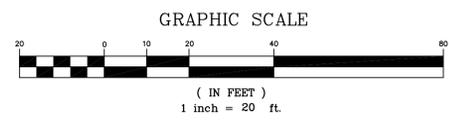
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Proj. Mgr. MWP	Designer MWP
Date 1-28-11	Scale 1"=100'
Project No. 2006.135.14	Sheet 2 of 5



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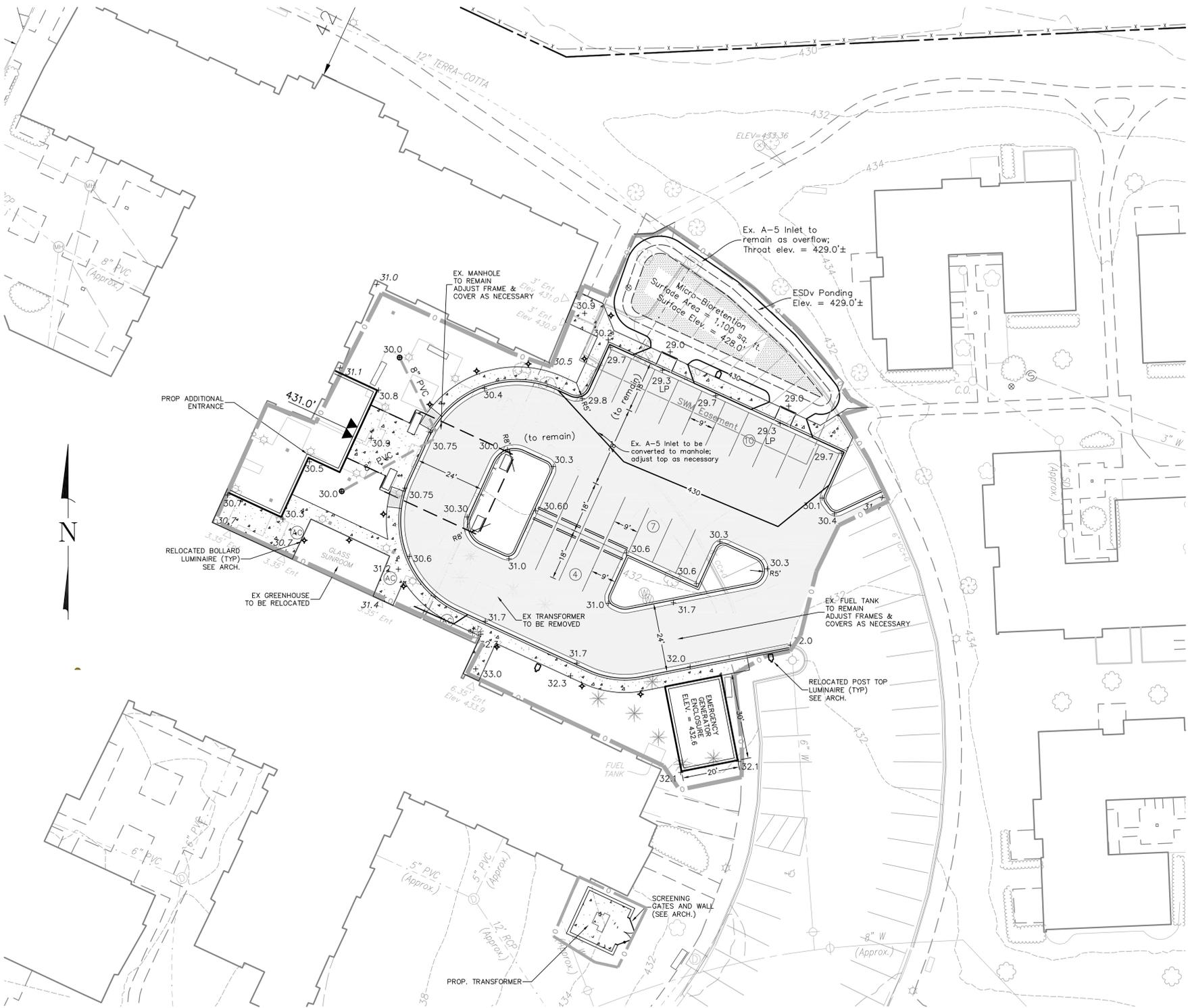
**SITE DEVELOPMENT PLAN – EXISTING CONDITIONS  
 MINOR AMENDMENT TO SPECIAL EXCEPTION  
 NATIONAL LUTHERAN HOME  
 PARCEL C (Phase 8)  
 4TH ELECTION DISTRICT – CITY OF ROCKVILLE – MARYLAND**

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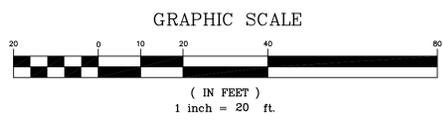
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 20886-1279

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 Fax 301.948.0693  
 www.mhgpa.com

Proj. Mgr. MWP	Designer MWP
Date 1-28-11	Scale 1" = 20'
Project No. 2006.135.14	Sheet 3 of 5



EXISTING		PROPOSED	
	Paving		Mill & Overlay
	Curb & Gutter		
	Sign		
	Utility Pole		
	Lamp Post		
	Post or Bollard		
	Tree		
	Electric		ELEC.
	Overhead Wires		
	Sanitary Sewer		6" SEWER CLEAN OUT
	Storm Drain		15" RCP
	Water Line		3" WATER VALVE
	Fire Hydrant		
	Gas		4" GAS
	Telephone		TELE
	Buildings		
	Concrete		
	Spot Elevation		75.5+
	Contour		470



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 James W. Hendricks

NO.	DATE	DESCRIPTION	BY

**SP-4**

**SITE DEVELOPMENT PLAN – PROPOSED IMPROVEMENTS  
 MINOR AMENDMENT TO SPECIAL EXCEPTION  
 NATIONAL LUTHERAN HOME  
 PARCEL C (Phase 8)  
 4TH ELECTION DISTRICT – CITY OF ROCKVILLE – MARYLAND**

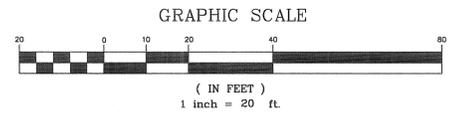
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	Date 1-28-11 Scale 1" = 20' Project No. 2006.135.14 Sheet 4 of 5



SP-5

SITE DEVELOPMENT PLAN – MEMORY GARDEN  
 MINOR AMENDMENT TO SPECIAL EXCEPTION  
**NATIONAL LUTHERAN HOME**  
 PARCEL C (Phase 8)  
 4TH ELECTION DISTRICT – CITY OF ROCKVILLE – MARYLAND

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