NATIONAL LUTHERAN HOME & VILLAGE AT ROCKVILLE

PARCEL C

CITY OF ROCKVILLE, MARYLAND

MINOR AMENDMENT TO SPECIAL EXCEPTION

DESIGN TEAM:

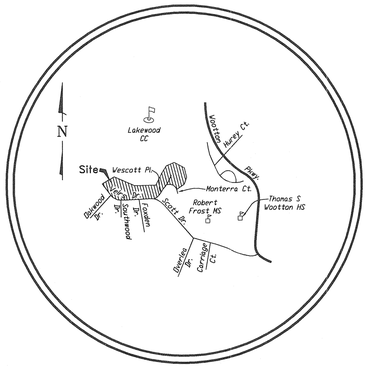
Owner / Applicant:
National Lutheran Home
9701 Veirs Drive
Rockville, MD 20850
Contact: Frank McGovern
Phone: 301-424-9560

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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M 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)	40'	32.5' (Existing)
Proposed Administration Addition		20' (2)
Proposed Nursing Addition		32.5' (2)
Building Area		
Proposed Administration Addition		14,000 SF (2)
Proposed Nursing Addition		4,300 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 – Font Yard	10% or 14,452 SF	16.1% or 17,700 (Total) (3)
Existing Building Coverage		213,400 SF (2)
Proposed Administrative Addition		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:
(1) 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)
(2) Previously approved under Special Exception SPX2010-00379 and Site Development Plan STP2010-00018
(3) Waiver for Front Yard impervious area per Section 25.10.05(d) approved under SPX2010-00379

OFF STREET PARKING CALCULATIONS

Parking Required – Life Care Facility	**Required**	**Proposed**
Ex. Assisted Living/Nursing Care (1 per 4 Beds)		
Employees – Peak Shift (1 per Employee)		
300 Beds	75	No Change
185 Employees	185	No Change
Total Parking For Nursing Home/Admin:		260 Spaces
Parking Required – Free Standing Independent Living Units		
Freestanding Units (1 per unit)		
Reduction from 144 Units to 141 Units	144	141
Parking Required – Administrative Addition		
Administrative Addition (1 per 300 SF)		
4,300 SF	14	No Change
Parking Required – Community Center / Office		
Office (1 per 300 SF)		
1,000 SF	4	
Total Site Parking Required (Including Accessible Spaces)		**419 Spaces**

Parking Provided – Life Care Facility	**Existing**	**Proposed**
Assisted Living/Nursing Care/Administration	243	No Change
Free Standing Independent Living Units	179	No Change
Total Site Parking Provided (Including Accessible Spaces)		**422 Spaces**

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

Bicycle Parking	**Required**	**Proposed**
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

STATE OF MARYLAND — JAMES WILLIAM HENDRICKS — 21610 — REGISTERED — PROFESSIONAL ENGINEER
11/22/10

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

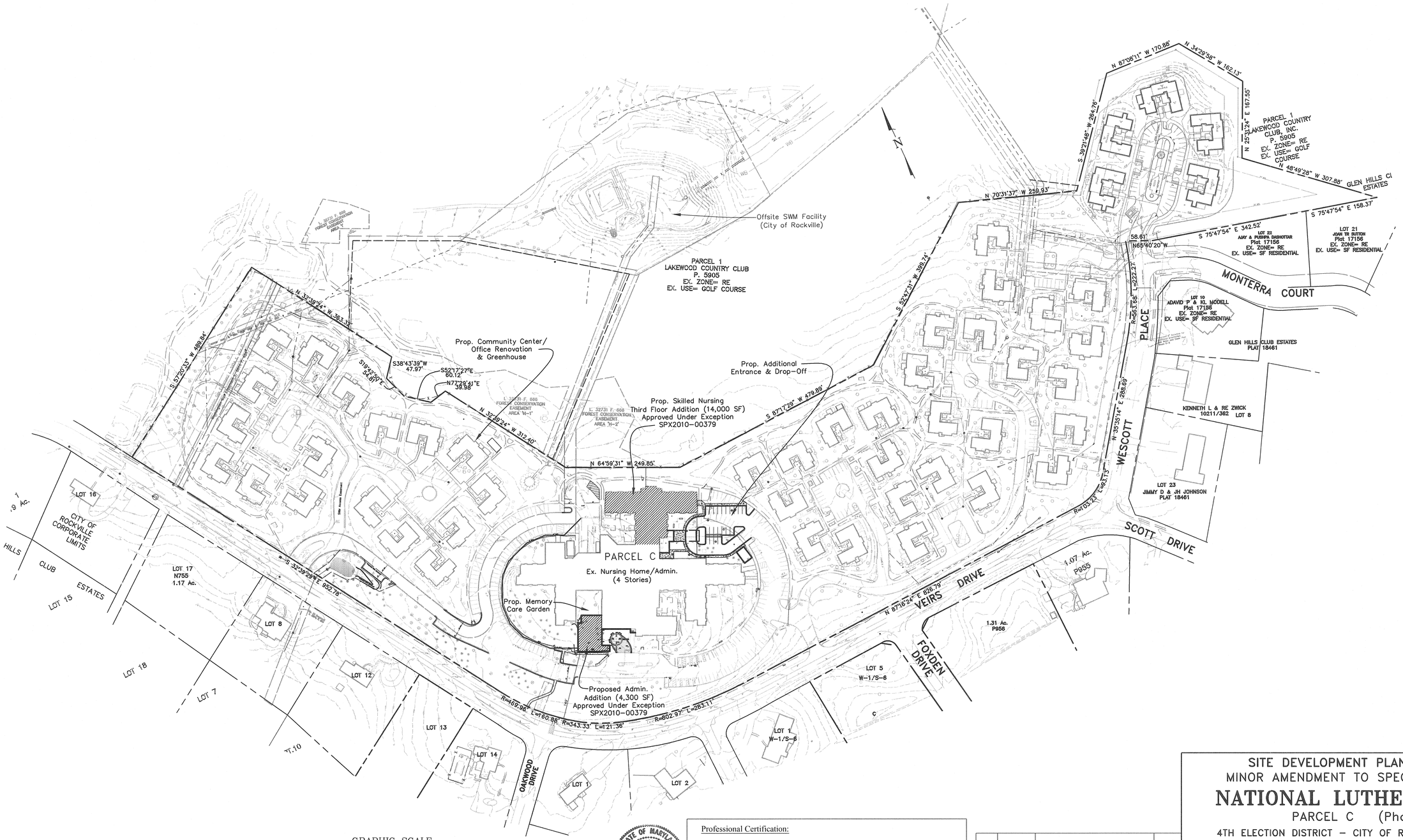
REVISIONS		
NO.	DATE	DESCRIPTION

SP-1

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

MHG Macris, Hendricks & Glascock, P.A.
Engineers ▪ Planners
Landscape Architects ▪ Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr.	Designer
MWP	MWP
Date	Scale
11-19-10	N.T.S.
Project No.	Sheet
2006.135.14	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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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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PROFESSIONAL ENGINEER

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MWP	MWP
Date	Scale
11-19-10	1"=100'
Project No.	Sheet
2006.135.14	2 of 5

SP-3

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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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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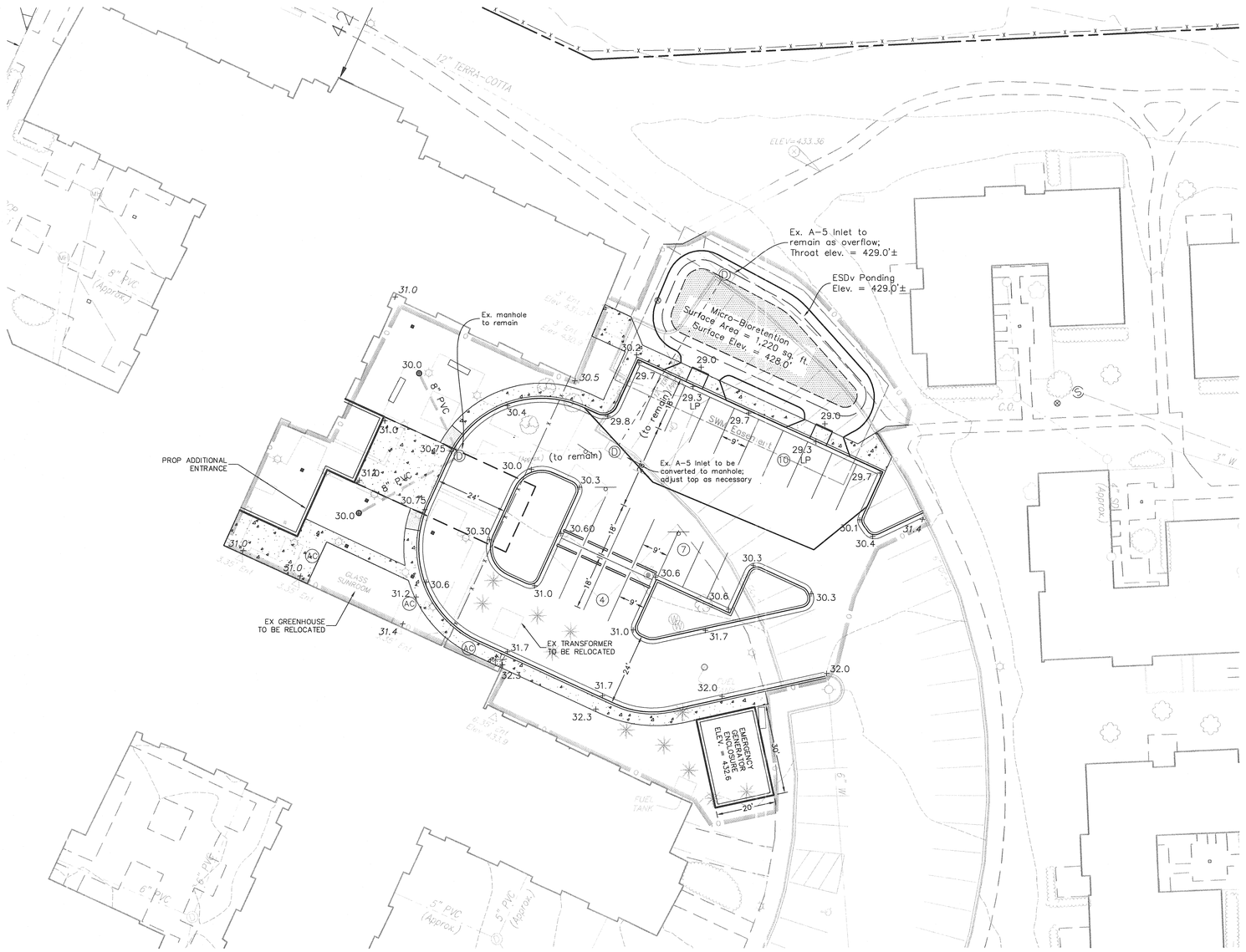

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NO.	DATE	DESCRIPTION	BY

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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MWP	MWP
Date	Scale
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Project No.	Sheet
2006.135.14	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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