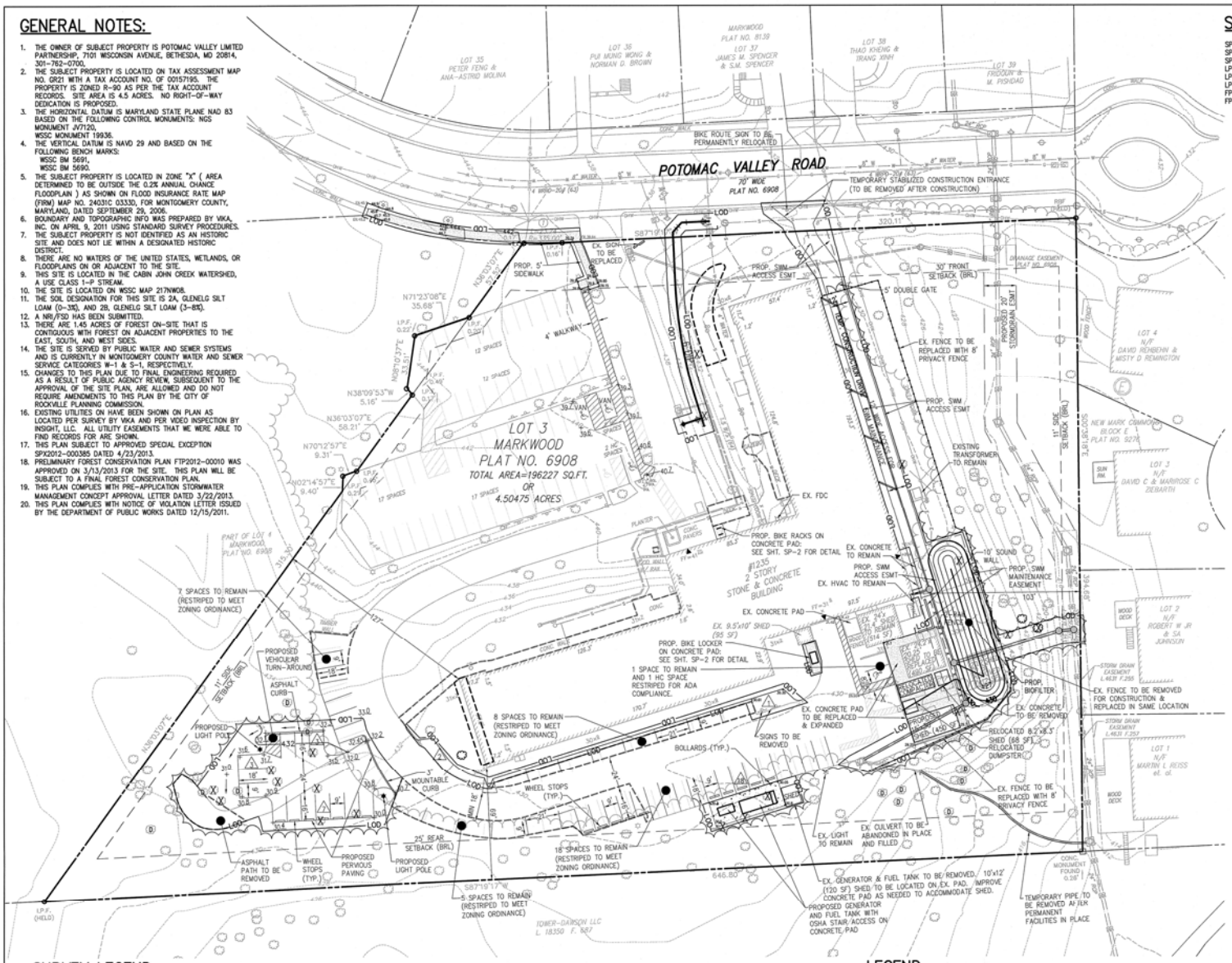
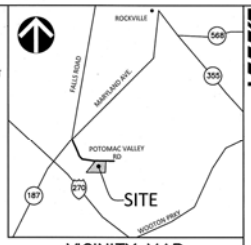
GENERAL NOTES:

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 I-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.
17. THIS PLAN SUBJECT TO APPROVED SPECIAL EXCEPTION SPX2012-000385 DATED 4/23/2013.
18. PRELIMINARY FOREST CONSERVATION PLAN FTP2012-00010 WAS APPROVED ON 3/13/2013 FOR THE SITE. THIS PLAN WILL BE SUBJECT TO A FINAL FOREST CONSERVATION PLAN.
19. THIS PLAN COMPLIES WITH PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT APPROVAL LETTER DATED 3/22/2013.
20. THIS PLAN COMPLIES WITH NOTICE OF VIOLATION LETTER ISSUED BY THE DEPARTMENT OF PUBLIC WORKS DATED 12/15/2011.



SHEET LIST:

SP-1 – SITE PLAN
SP-2 – DETAILS
SP-3 – CONSTRUCTION VEHICLE ACCESS EXHIBIT
LP-1 – LANDSCAPE & LIGHTING PLAN
LP-2 – NOTES AND DETAILS
LP-3 – PHOTOMETRIC PLAN
FP-1 – FIRE PROTECTION SITE PLAN
FP-2 – TRUCK TURNING EXHIBIT



VICINITY MAP
SCALE: 1" = 2000'

DEVELOPMENT DATA TABLE

R-90 ZONE		R-90 REQUIREMENTS	PROPOSED
LOT DIMENSIONS	(SF)	9,000 MINIMUM	196,227 **
	(AC)	0.20 MINIMUM	4.50
GROSS SQUARE FOOTAGE		-	N/A
BUILDING HEIGHT (FT)		35 FT	N/A
LOT FRONTAGE (FT)		25 FT	343 FT
SETBACKS (FT)	FRONT	30	30
	SIDE	11	103
	REAR	25	69
DENSITY:			175 BEDS
LOT COVERAGE			
MAX. LOT COVERAGE (ALL MAIN AND ACCESSORY BUILDINGS:		25%	(30,001/196,227) = 15%
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 (30 NEW EMPLOYEES)		30	30
1 SPACE PER NEW BED: (0 NEW BEDS)		0	0
TOTAL:		117	117
HANDICAP PARKING****			
ACCESSIBLE SPACES (60" WIDE ACCESS AISLE)		3	3
VAN ACCESSIBLE SPACES (96" WIDE ACCESS AISLE)		2	2
TOTAL ACCESSIBLE SPACES:		5	5
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.
**** Handicap Parking Requirement calculation is based on 117 total parking spaces and the ADA Standards for Accessible Design 4.1.2(5) which states that for a parking lot of 101-150 total spaces, 5 must be accessible. Van accessibility requirement is per Title 05 DHCD Maryland Accessibility Code which states that 1 in every 4 accessible parking spaces, but not less than one, must be designated Van Accessible and have a drive aisle with minimum 96" width.

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

PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR
PROPOSED LIMITS OF DISTURBANCE
EXISTING UNAPPROVED IMPERVIOUS AREA
EXISTING UNAPPROVED WORK
BUILDING RESTRICTION SETBACK LINES
PROPOSED PARKING QUANTITIES
EXISTING TREELINE
PROPOSED TREELINE
EXISTING TREE TO BE REMOVED
EXISTING DEAD / FALLEN TREE

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.

6-3-13
DATE
JEFFREY AMATEAU
PRINTED NAME
TITLE: PRINCIPAL ASSOCIATE
JULY 24, 2014
EXPIRATION DATE
LICENSE No. 20530

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA, MARYLAND, LLC
20251 CENTURY BOULEVARD, SUITE 400 GERMANTOWN, MD 20874
(301)916-7100 ■ FAX (301)916-2262
GERMANTOWN, MD MALCLAN, VA

POTOMAC VALLEY NURSING & WELLNESS CENTER

LOT 3, MARKWOOD L.16347 F.234
WSSC MAP 218NW08
ELECTION DISTRICT NO. 4
MONTGOMERY COUNTY, MARYLAND

STP # 2012-000385 SITE PLAN

VIKA REVISIONS

DATE: MAY 28, 2013
DES. MLB
DWN. CDM
SCALE: 1"=30'
PROJECT/FILE NO. M1684B
SHEET NO. SP-1

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