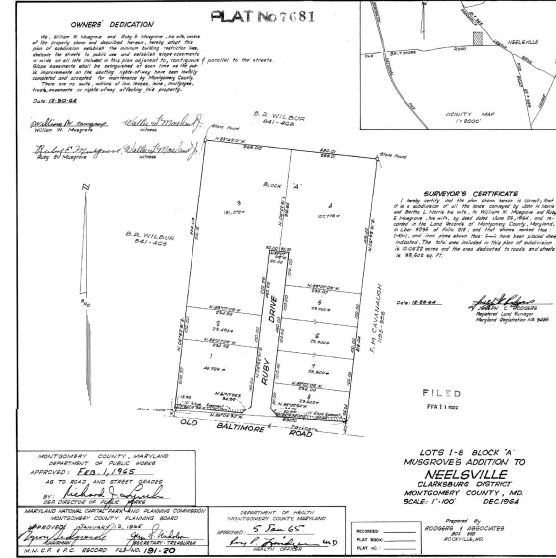
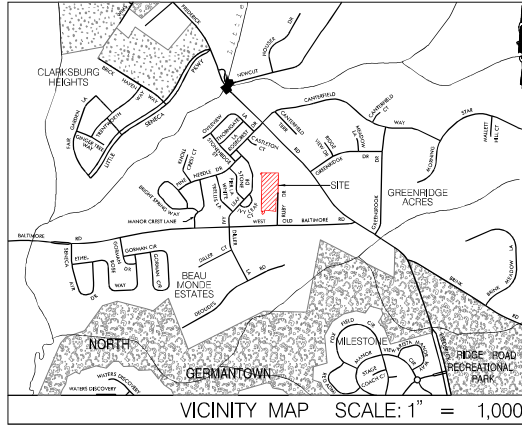


# CONDITIONAL USE PLAN RUBY SENIOR HOMES

## SHEET INDEX:

- CPP-1 COVER SHEET
- CPP-2 CONDITIONAL USE PLAN
- CPP-3 EXISTING CONDITIONS AND DEMOLITION PLAN
- CPP-4 SITE UTILITY PLAN
- CPP-5 FIRE PROTECTION PLAN
- CPP-6 FOREST CONSERVATION PLAN-1
- CPP-7 FOREST CONSERVATION PLAN-2
- CPP-8 LANDSCAPE PLAN-1
- CPP-9 LANDSCAPE PLAN-2
- CPP-10 LIGHTING PLAN
- CPP-11 STORMWATER MANAGEMENT CONCEPT PLAN-1
- CPP-12 STORMWATER MANAGEMENT CONCEPT PLAN-2
- CPP-13 ARCHITECTURE PLAN-1
- CPP-14 ARCHITECTURE PLAN-2
- CPP-15 ARCHITECTURE PLAN-3



EXISTING SUBDIVISION PLAT NO. 7681

- SURVEY NOTES:**
1. HORIZONTAL DATUM - NAD 83 - MARYLAND STATE PLANE
  2. VERTICAL DATUM - NAVD 88
  3. CONTOUR INTERVAL IS 2 FOOT
  4. THIS SURVEY WAS PERFORMED BY LEGISE SURVEYS, INC.
  5. UNDERGROUND UTILITY MARKINGS PERFORMED BY MISS UTILITY

### DATA TABLE

ZONING DISTRICT	R-700 (RESIDENTIAL-ONE FAMILY)	
TAX ACCOUNT NO.	00021024, 00021035, 00026857, 05-00028252	
ELECTION DISTRICT	02	
<b>BUILDING SETBACKS</b>		
TYPE	REQUIRED	PROVIDED
FRONT	20'	120'
SIDE	20' (MIN.), 40'	40'
REAR	20' (MIN.), 25'	25'
MIN. LOT AREA	20,000 SF	9,000 SF
MAX. BEDS	148 BEDS	120 BEDS
RESIDENT PARKING	30 (0.25/BEDE)	30
PEAK TIME STAFF PARKING (4 STAFF)	20 (0.25/EMPLOYEE)	22
OFF STREET PARKING	50	52
ON STREET PARKING	0	0
ADA PARKING	0	4
BICYCLE PARKING	0	4
UNITS/ACRE	8	8
COVERAGE	25%	14%
BUILDING HEIGHT	50' (MAX.)	40'
EXISTING SITE SIZE:	4.66 ACRES	
PROPOSED SITE SIZE:	4.66 ACRES	
TOTAL LOD AREA:	4.92 ACRES	

### GENERAL NOTES & ZONING ANALYSIS

1. PROJECT NAME: RUBY SENIOR HOMES, BOYDS MONTGOMERY COUNTY, MARYLAND
2. OWNER / DEVELOPER: WORLDSHINE HOME, LLC  
9280 CORPORATE BLVD, SUITE 330  
ROCKVILLE, MD 20850  
PHONE: (240) 261-6678
3. CIVIL ENGINEER: ENDESCO, INC.  
15245 SHADY GROVE RD, SUITE 335  
ROCKVILLE, MD 20850  
CONTACT: MR. KEVIN HUANG  
PHONE: (301) 987-8776, FAX: (301) 987-8777
4. LEGAL DESCRIPTION: MUSGROVES ADDITION TO NEELSVILLE LOT 1, LOT 2, & LOT 3
5. SURVEY: ORIGINAL TOPOGRAPHIC SURVEY PREPARED BY LEGISE SURVEYS, INC. IN OCTOBER 2018
6. PROPOSED USE: CONDITIONAL USE - RESIDENTIAL CARE FACILITY (OVER 16 PERSONS)
7. CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY: ONE ENTRANCE ROADS AND UTILITY CONNECTIONS
8. STORMWATER MANAGEMENT: STORMWATER MANAGEMENT IS BEING PROVIDED IN ACCORDANCE WITH MCDPS REQUIREMENTS.
9. NOTIFY MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION AND MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES 48 HOURS BEFORE BEGINNING CONSTRUCTION OF PROPOSED IMPROVEMENTS.
10. WSSC 200 SCALE SHEET NO. 230RW12
11. NRI / FSD PLAN #420191830
12. PUBLIC UTILITY COMPANIES:  
WATER AND SANITARY SEWER: WSSC PH: 800-826-6349  
ELECTRICITY: PEPCO PH: 202-833-7500  
NATURAL GAS: WASHINGTON GAS PH: 703-750-1000
13. WATERSHED: LITTLE SENECA CREEK
14. ROADWAY AND PAVEMENT SECTION IS PER MCD DOT STANDARD MC-211.03

**ENDESCO, INC.**  
ENGINEERS, DESIGNERS &  
CONSULTANTS  
15245 SHADY GROVE RD  
SUITE 335  
ROCKVILLE, MD 20850  
TEL: (301) 987-8776  
FAX: (301) 987-8777



PT LOT 1, LOTS 2 AND 3  
**RUBY SENIOR HOMES**  
MONTGOMERY COUNTY, MARYLAND

NO.	DATE	REVISIONS DESCRIPTION
1.		
2.		
3.		
4.		

DATE	TITLE	DRAWN:	DESIGNED:	CHECKED:
NOV 2023	COVER SHEET	GJ	GJ	KH
SHEET			CPP-1	

**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

23093  
License No.

05/06/2025  
Expiration Date