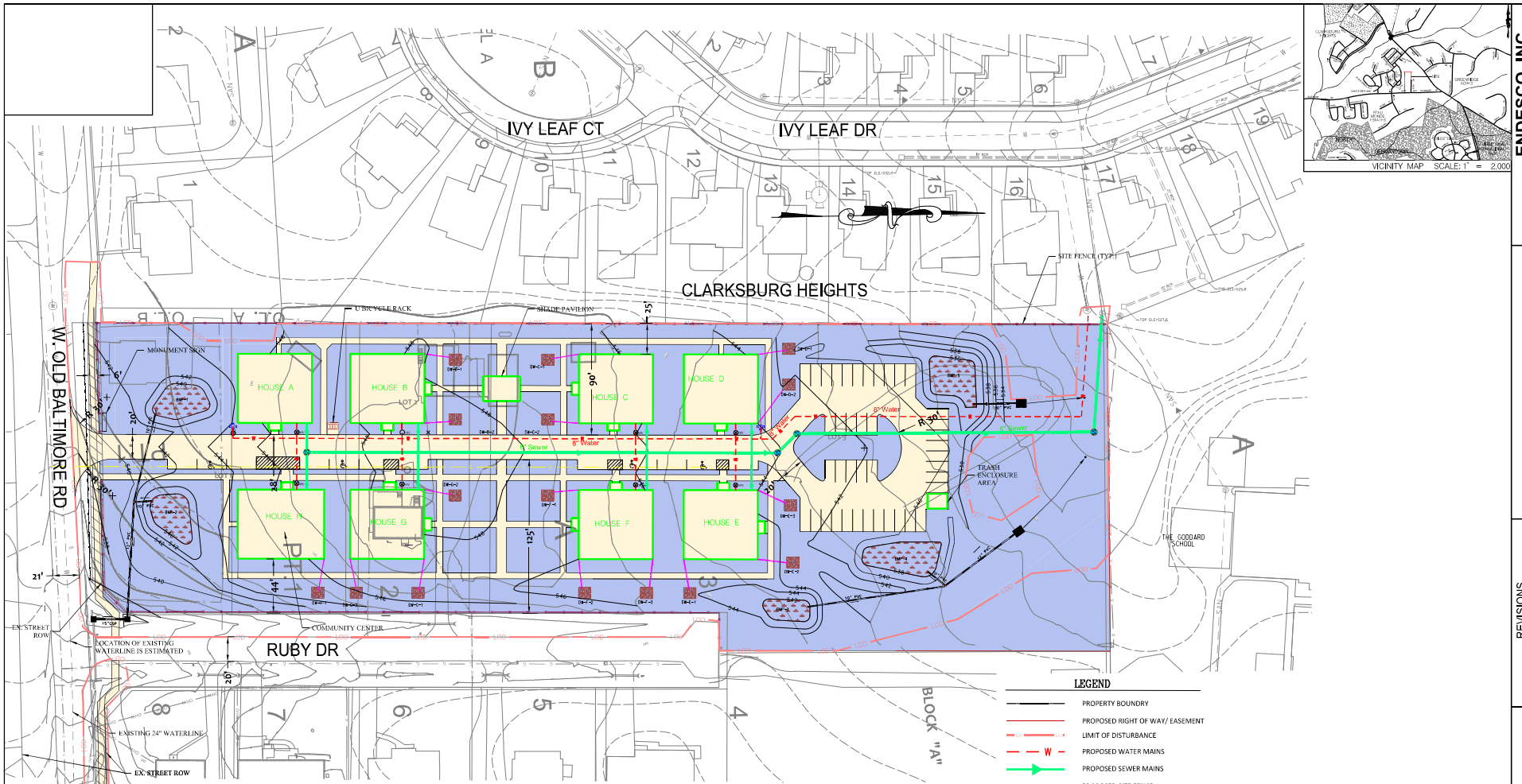

LEGEND

- PROPERTY BOUNDRY
- PROPOSED RIGHT OF WAY/ EASEMENT
- LIMIT OF DISTURBANCE
- PROPOSED WATER MAINS
- PROPOSED SEWER MAINS
- PROPOSED SITE FENCE
- BUILDING FOOTPRINT
- FOREST CONSERVATION AREA
- MICRO-BIORETENTION
- IMPERVIOUS AREA
- OPEN SPACE

40' 0 40' 80'
SCALE: 1" = 40'

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 LIGGIE SURVEYS INC.
5. UNDERGROUND UTILITY MARKINGS PERFORMED BY MISS UTILITY

DATA TABLE

ZONING DISTRICT	R-200 (RESIDENTIAL-ONE FAMILY)	
TAX ACCOUNT NO:	00021024, 00021035, 00026857, 02-00028253	
ELECTION DISTRICT:	02	
BUILDING SETBACKS:		
TYPE	REQUIRED	PROVIDED
FRONT	20'	120'
SIDE	20' (MIN.)	40'
REAR	20' (MIN.)	25'
MIN. LOT AREA	20,000 SF	9,000 SF
MAX. BEDS	148 BEDS	120 BEDS
RESIDENT PARKING	30 (0.25/BED)	30
PEAK TIME STAFF PARKING(44 STAFF)	20 (0.5/EMPLOYEE)	22
OFF STREET PARKING	50	52
ON-STREET PARKING	0	0
ADA PARKING	0	4
BICYCLE PARKING	0	4
UNITS/ACRE	8.9	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 / DEVLOPER: WORLDSHINE HOME, LLC 9200 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: MUSGROVE'S ADDITION TO NEELSVILLE LOT 1, LOT 2, & LOT 3
5. SURVEY: ORIGINAL TOPOGRAPHIC SURVEY PREPARED BY LIGGIE 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 ROAD 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. 230NW12
11. NRI / FSD PLAN #420191830
12. PUBLIC UTILITY COMPANIES:

WATER AND SANITARY SEWER:	WSSC	PH: 800-828-6349
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 MC DOT STANDARD MC-211.03

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, LICENSED NO. 23093, EXPIRATION DATE 05/06/2025

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

REVISIONS

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

TITLE: CONDITIONAL USE PLAN
DATE: OCT 2023
SCALE: 1"=40'
DRAWN: GJ
DESIGNED: GJ
SHEET: CPP-2
CHECKED: KH