

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

NOTES:

- 1) TOTAL TRACT AREA: 4.09 ACRES
- 2) CURRENT ZONING: R-200
- 3) WATERSHED: LITTLE SENECA CREEK
- 4) STREAM USE CLASS: NONE ON SITE
- 5) SPECIAL PROTECTION AREA: CLARKSBURG
- 6) FLOODPLAIN SOURCE: FEMA MAP 24031C0160D 9/29/2006
 ZONE X - AREA OF MINIMAL FLOOD HAZARD
- 7) WETLANDS SOURCE: NWI, NONE ON SITE
- 8) RARE, THREATENED, OR ENDANGERED SPECIES: NONE ON SITE
- 9) HISTORIC SITE: NONE
- 10) SIGNIFICANT TREES: 18
- 11) TREE MEASURING TOOL: FORESTRY DIAMETER TAPE
- 12) FIELD WORK CONDUCTED BY: LIGGIE SURVEYS, INC. 10/2019
- 13) NO SLOPES >15% ON SITE.

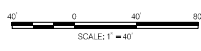


GENERAL NOTES & ZONING ANALYSIS

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| <p>1. PROJECT NAME: RUBY SENIOR HOMES, BOYDS MONTGOMERY COUNTY, MARYLAND</p> <p>2. OWNER / DEVELOPER: WORLDSHINE HOME, LLC 9200 CORPORATE BLVD, SUITE 330 ROCKVILLE, MD 20850 PHONE: (240) 201-6678</p> <p>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</p> <p>4. LEGAL DESCRIPTION: MUSGROVES ADDITION TO NEELSVILLE PART OF LOT 1, LOT 2, & LOT 3</p> <p>5. SURVEY: ORIGINAL TOPOGRAPHIC SURVEY PREPARED BY LIGGIE SURVEYS, INC. IN OCTOBER 2018</p> <p>6. PROPOSED USE: CONDITIONAL USE - GROUP HOMES</p> | <p>7. CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY: ONE ENTRANCE ROAD AND UTILITY CONNECTIONS</p> <p>8. STORMWATER MANAGEMENT: STORMWATER MANAGEMENT IS BEING PROVIDED IN ACCORDANCE WITH MCDPS REQUIREMENTS.</p> <p>9. NOTIFY MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION AND MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES 48 HOURS BEFORE BEGINNING CONSTRUCTION OF PROPOSED IMPROVEMENTS.</p> <p>10. WSSC 200 SCALE SHEET NO. 250NW12</p> <p>11. NRI / FSD PLAN # 420191830</p> <p>12. PUBLIC UTILITY COMPANIES:
 WATER AND SANITARY SEWER: WSSC PH: 800-826-6149
 ELECTRICITY: PERCO PH: 202-433-7500
 NATURAL GAS: WASHINGTON GAS PH: 703-750-1000</p> <p>13. WATERSHED: LITTLE SENECA CREEK</p> <p>14. THE ROADWAY IS PER MC DOT STANDARD MC-2001.01</p> |
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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. 23093, EXPIRATION DATE 05/06/2023



DATE	EXISTING CONDITIONS AND DEMOLITION PLAN	REVISIONS	
		NO.	DESCRIPTION
APR 2022		1.	
		2.	
		3.	
		4.	

TITLE	DATE	DRAWN:	DESIGNED:	CHECKED:
EXISTING CONDITIONS AND DEMOLITION PLAN	APR 2022	GJ	GJ	KH
SHEET	SCALE 1"=40'			
CPP-3				