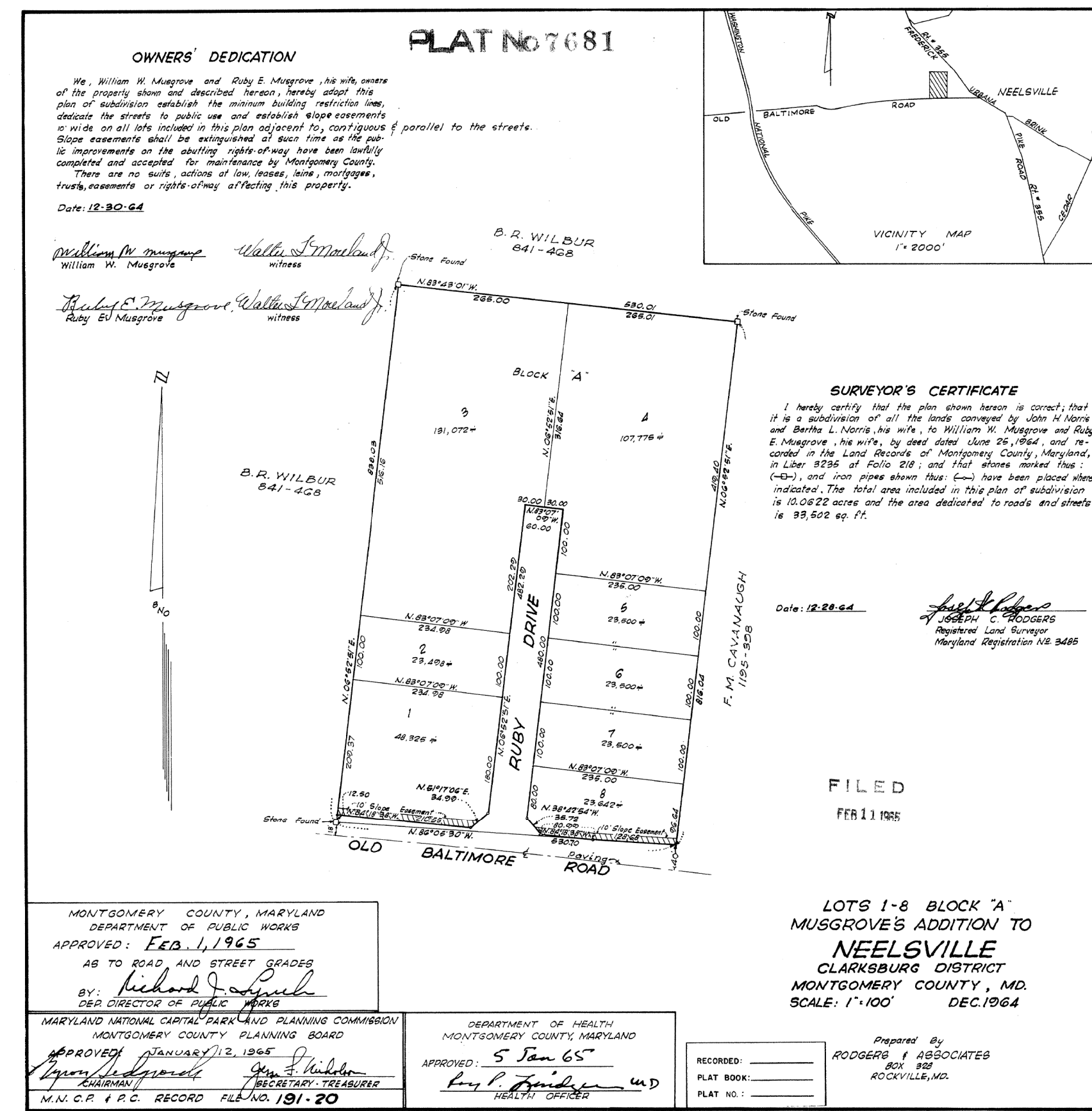
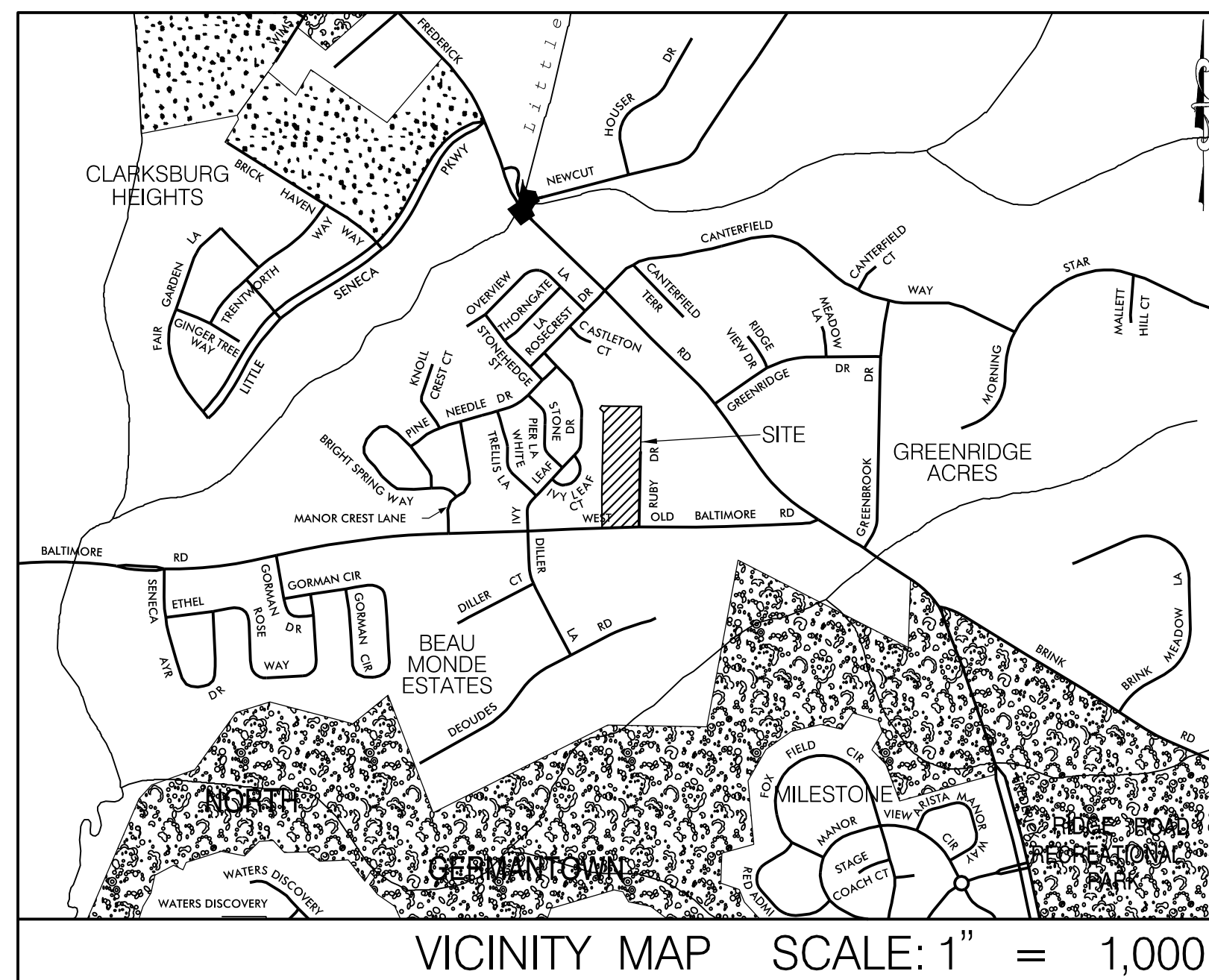


PRELIMINARY PLAN RUBY SENIOR HOMES

PLAN NUMBER: 120250030

SHEET INDEX:

- CPP-1 COVER SHEET
- CPP-2 PLAN APPROVAL SHEET
- CPP-3 PRELIMINARY PLAN



EXISTING SUBDIVISION PLAT NO. 7681

- SURVEY NOTES:**
- HORIZONTAL DATUM :NAD 83 - MARYLAND STATE PLANE
 - VERTICAL DATUM - NAVD 88
 - CONTOUR INTERVAL IS 2 FOOT
 - THIS SURVEY WAS PERFORMED BY LIGGIE SURVEYS, INC.
 - 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 (W. BALT)	40' (MIN.)	100'
SIDE STREET (RUBY)	40' (MIN.)	40'
SIDE (WEST PL)	20' (MIN.)	22'
REAR (NORTH PL)	20' (MIN.)	280'
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

- PROJECT NAME: RUBY SENIOR HOMES, BOYDS MONTGOMERY COUNTY, MARYLAND
- OWNER / DEVELOPER: WORLDSHINE HOME, LLC
700 PROFESSIONAL DR.
GAITHERSBURG, MD 20879
CONTACT: BECKY JIA
PHONE: (202) 903-4530
- 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
- LEGAL DESCRIPTION: MUSGROVE'S ADDITION TO NEELSVILLE LOT 1, LOT 2, & LOT 3
- SURVEY: ORIGINAL TOPOGRAPHIC SURVEY PREPARED BY LIGGIESURVEYS, INC. IN OCTOBER 2018
- PROPOSED USE: CONDITIONAL USE - RESIDENTIAL CARE FACILITY (OVER 16 PERSONS)
- CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY: ONE ENTRANCE ROADS AND UTILITY CONNECTIONS
- STORMWATER MANAGEMENT: STORMWATER MANAGEMENT IS BEING PROVIDED IN ACCORDANCE WITH MCDPS REQUIREMENTS.
- NOTIFY MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION AND MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES 48 HOURS BEFORE BEGINNING CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- WSSC 200 SCALE SHEET NO. 230NW12
- NRI / FSD PLAN #420240140
- 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
- WATERSHED: LITTLE SENECA CREEK
- ROADWAY AND PAVEMENT SECTION IS PER MC DOT STANDARD MC-211.03
- THREE EXISTING LOTS WILL BE COMBINED INTO ONE.

An on-site pre-construction meeting is required to be set up with the MNCPPC inspection staff before any demo, clearing, or grading occurs on-site. The owner or his designee who has signature authority, and the general contractor must attend the pre-construction meeting with the MNCPPC inspector. A copy of the approved Certified Preliminary Plan is required to be on-site at all times. To schedule an inspection with MNCPPC staff, please contact Josh Kaye at 301-495-4722.

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

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

PLAN NUMBER: 120250030

MONTGOMERY COUNTY, MARYLAND

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

DATE
JUN 2024

SCALE
NTS

SHEET
CPP-1

TITLE
COVER SHEET

DRAWN:
GJ

DESIGNED:
GJ

CHECKED:
KH