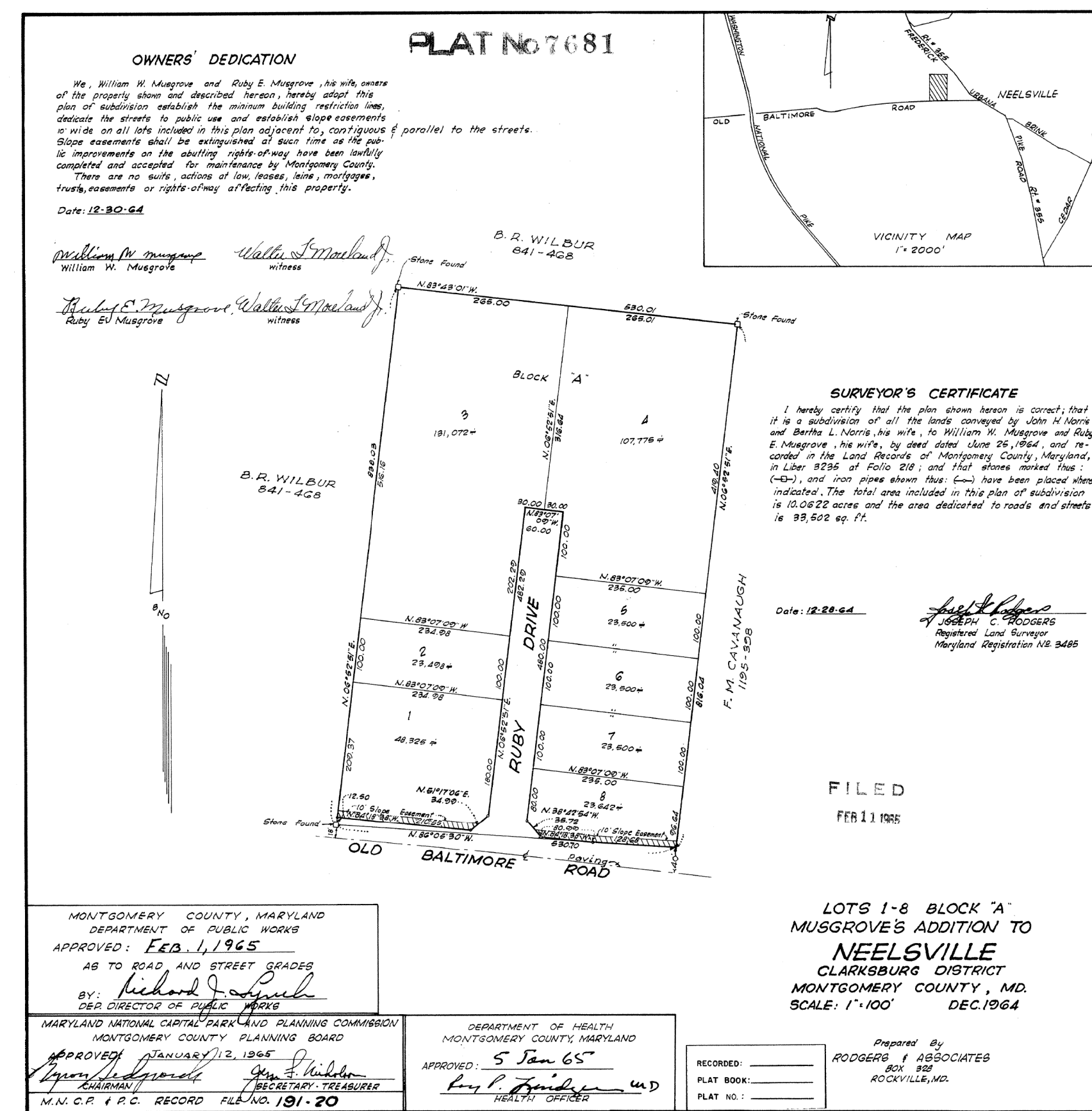
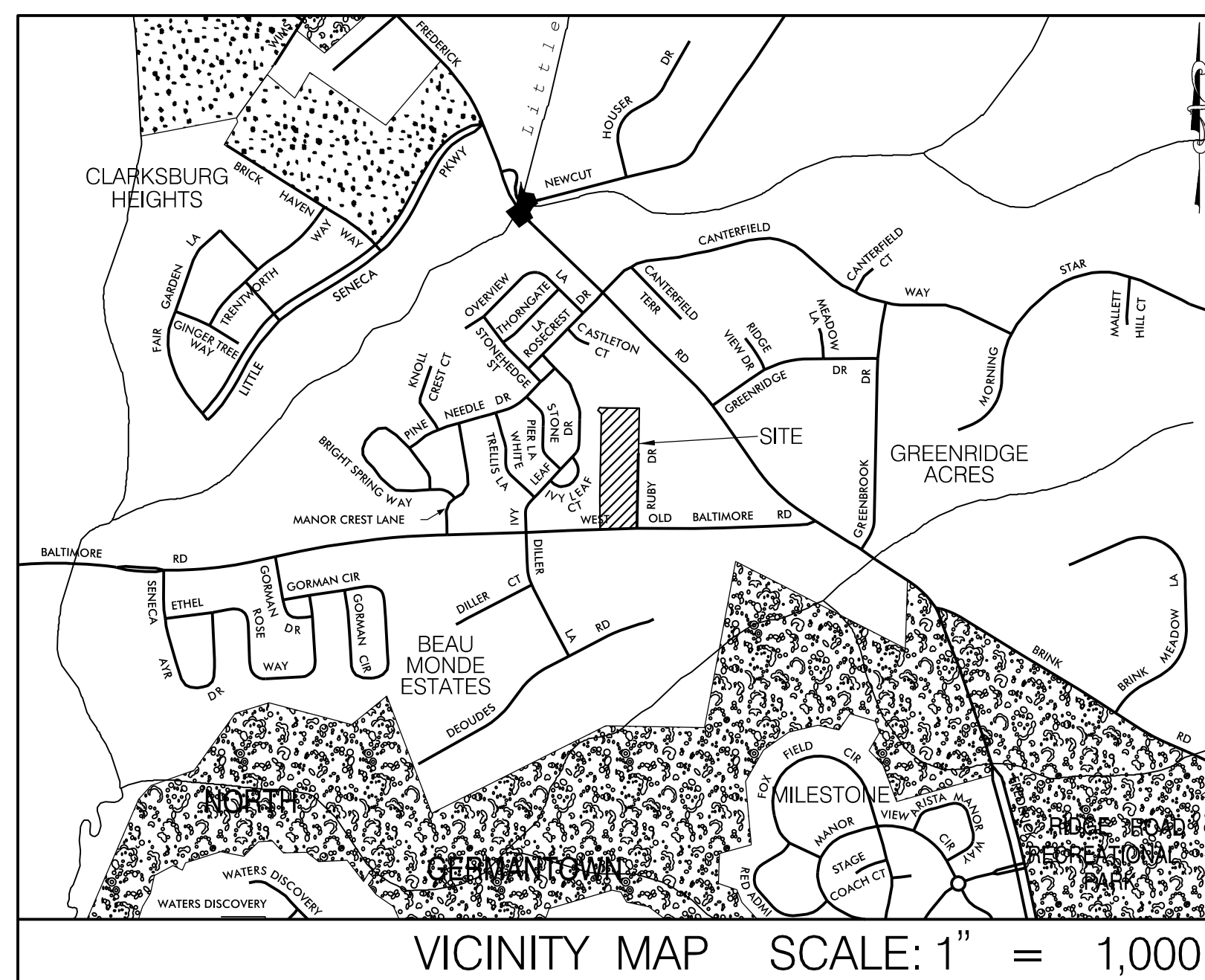


# PRELIMINARY PLAN RUBY SENIOR HOMES

## 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	
<b>BUILDING SETBACKS:</b>		
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	199,802 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	5 (LONG TERM)
UNITS/ACRE	2.18	N/A**
COVERAGE	25%	14%
BUILDING HEIGHT	50' (MAX.)	40'
EXISTING SITE SIZE:		4.66 ACRES
PROPOSED SITE SIZE:		4.58 ACRES
TOTAL LOD AREA:		4.66 ACRES

\*THIS PLAN IS APPROVED UNDER CONDITIONAL USE PLAN #202311  
 \*\*THIS REQUIREMENT IS NOT APPLICABLE AS THERE ARE NO "DWELLING UNITS" PROPOSED BY THIS PROJECT. RATHER, THE PROPOSED USE IS GOVERNED BY THE LOT AREA REQUIREMENT UNDER SECTION 3.3.2.E.2.C.II.(D), THAT REQUIRES A MINIMUM OF 1,200 SQUARE FEET PER BED. HOWEVER, THE APPLICANT HAS DEMONSTRATED THAT FOR PURPOSES OF COMPATIBILITY, IF THIS REQUIREMENT WERE TO APPLY, THE PROJECT WOULD COMPLY AS THERE ARE 8 INDIVIDUAL COTTAGES PROPOSED.

### 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 #42040140
- 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

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**

MONTGOMERY COUNTY, MARYLAND

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

DATE  
OCT 2024

SCALE  
NTS

SHEET  
CPP-1

TITLE  
COVER SHEET

DRAWN:  
GJ

DESIGNED:  
GJ

CHECKED:  
KH