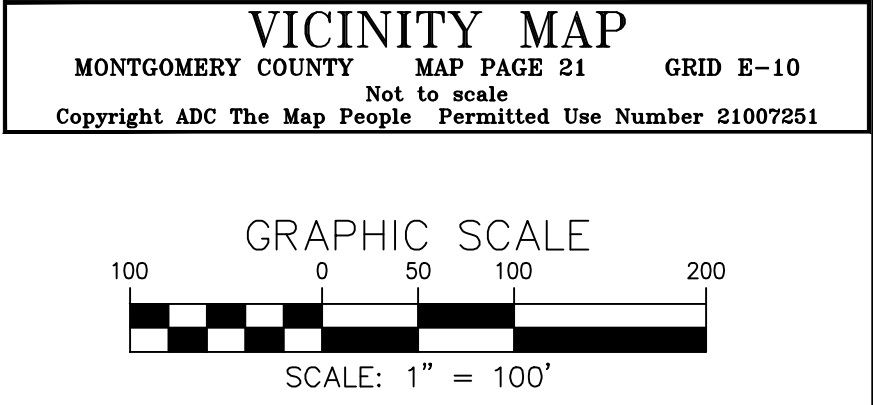
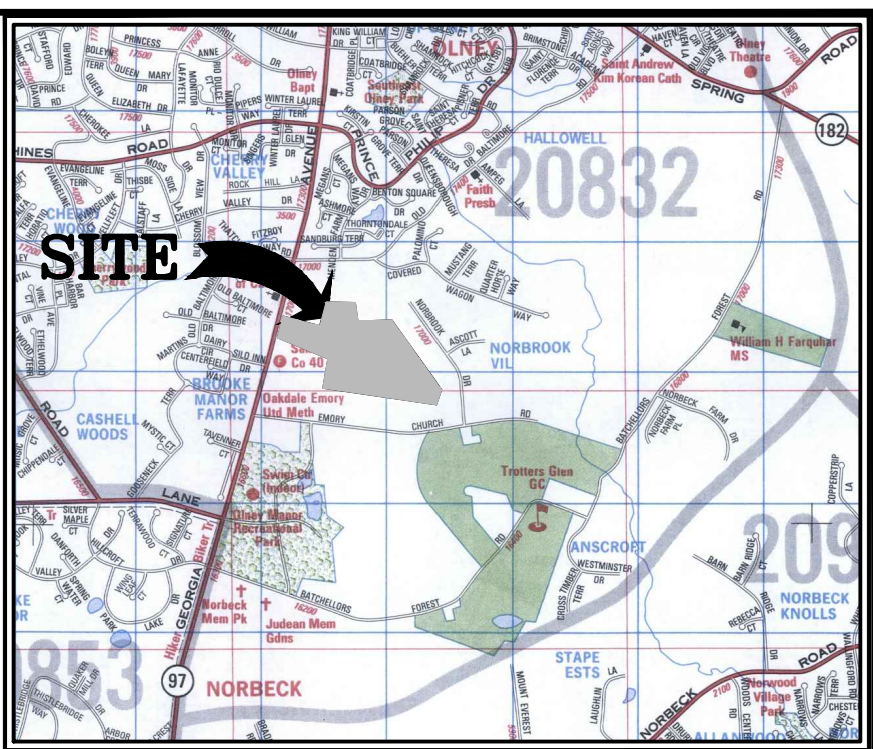


SPRING ARBOR - OLNEY

OLNEY (8th) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND



GENERAL NOTES

- Zone: RNC
Area: 37.68 Acre
- The site is located on Tax Map HT561 and WSSC grid 223NW03.
 - The site is Parcel 771, L. 22171 F. 555, Tax ID #160800723142.
 - The boundary is based on a Boundary Survey prepared by Rodgers Consulting, Inc. June 2013.
 - Topography was obtained by flown topo - 2' contours.
 - The soils were obtained by GIS data and the Soil Survey of Montgomery County dated July 1996, sheet 14.
 - The 100 year floodplain was prepared by Charles P. Johnson & Associates, Inc., and approved by Montgomery County DPS on March 16, 2011 FP #239725.
 - The wetlands were delineated by Klebasco Environmental LLC.
 - The site contains an unnamed First Order stream that drains into the Bachelors Forest tributary. This portion of the Northwest Branch Watershed is designated Class IV waters by the State of Maryland.
 - No Rare or Threatened species, Critical Habitats were observed during the site investigation.
 - Historic site "Berry-Mackall House, Site 23/104-00A" is located on adjacent Parcel 638.
 - On-site SWM Quality and Quantity to be provided.
 - NRI/FSD #4-20120150 approved December 22, 2011, expires December 22, 2013.



TABLE OF CONTENTS

SITE PLAN - COVER SHEET	SP-1
SITE PLAN - COMPOSITE 1"-50"	SP-2
SITE PLAN - 1"-30"	SP-3
SITE PLAN - 1"-30"	SP-4

LEGEND

	EX. TREELINE
	PROP. TREELINE
	EX. CONTOURS
	EX. STREAM
	100 YR FLOODPLAIN
	STREAM VALLEY BUFFER
	NON TIDAL WETLANDS
	40' WETLAND BUFFER
	LIMIT OF DISTURBANCE
	WETLANDS

DEVELOPMENT STANDARDS

Current Zone	RNC	
Gross Tract Area	37.68 ac.	
Area of Dedication	0.13 ac.	
Net Tract area	37.55 ac.	
Proposed Use	Nursing Home	

	Required	Proposed
Dwelling Units	0.2/du per ac. or 7 units	107 Beds/Units
WSSC Categories	W-1, S-3	*W-1, S-3 (1)
Setbacks		
Minimum Lot Area	25,000 sqft	37.55 ac. or 1,635,678 sqft
Minimum Lot Width		
Along Front BRL	100'	320'
Along Street	25'	320'
Front BRL	40'	*100' minimum from Georgia Avenue (2)
Side BRL	10'	40'
Rear BRL	35'	100' minimum
Maximum Lot Coverage	10%	8.00%
Maximum Building Height	35'	35'
Building Square Footage	-	136,736 sq ft

*Notes
1. Category changed approved Montgomery County DEP memo dated July 5, 2011.
2. Scenic Setback from Georgia Avenue per 2005 Adopted and Approved Olney Master Plan

Parking:

Parking Required - 59 - G-2.37 (d)		Required
1 sp per 4 Bed	102 divided by 4 = 25.5	26 spaces
1 sp per 2 employees-largest work shift	100 employees divided by 2 =	50 spaces
Total spaces required		76 spaces

Motorcycle spaces required	100 automobile spaces provided x 2% =	2 motorcycle spaces
Bicycle spaces or lockers required	1 space per 20 automobile spaces =	5 bicycle spaces

Parking Provided

	Provided
	100 spaces (including 8 HC spaces)
	3 motorcycle spaces
	5 bicycle spaces

Impervious Area:

Site Area =	37.55 ac.
Impervious Area =	4.07 ac. (10.85%)

Openspace Area:

Site Area =	37.55 ac.
-------------	-----------

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all features of the Site Plan Approval No. 800142100, including Approval Conditions and Development Program.
Developer's Name: HHHunt Corporation
Company
W. R. "Bo" Cook, Jr.
Contact Person
Address: 1401 Sunday Drive Suite 109 Raleigh, NC 27607
Phone / Email: Ph. 919-461-0587 / brook@hhhunt.com
Signature: *W. R. Cook, Jr.*

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

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. 13970. Expiration Date: 8/1/14."



REVISION	DATE	REVISION	DATE	REVISION	DATE

OWNER:
SONIA DANSHES, INDIVIDUALLY
SONIA DANSHES, TRUSTEE OF
THE RUBIN DANSHES
QTIP TRUST
2229 RICHLAND STREET
SILVER SPRING, MD 20910-2334

APPLICANT/DEVELOPER:
HHHUNT CORPORATION
1401 SUNDAY DRIVE
SUITE 109
RALEIGH, NC 27607
PHONE: (919) 461-0587
CONTACT: BO COOK

SITE PLAN COVER SHEET

RODGERS CONSULTING
Knowledge • Creativity • Enduring Values

19847 Century Boulevard
Suite 200
Germantown, Maryland 20874
Ph: 301-948-4700 (Main)
Ph: 301-293-6609 (Frederick)
F: 301-948-6256
www.rodgers.com

BY	DATE
BASE DATA	CPJ -
DESIGNED	TJS 8/12
DRAWN	CPJ/RCI 2012
REVIEWED	FGB -

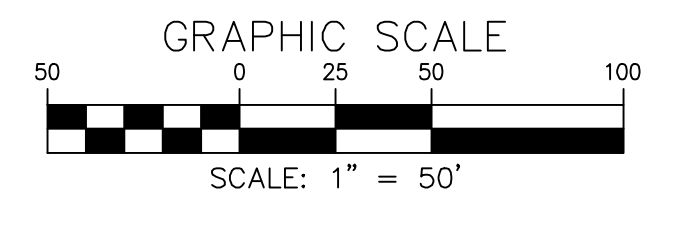
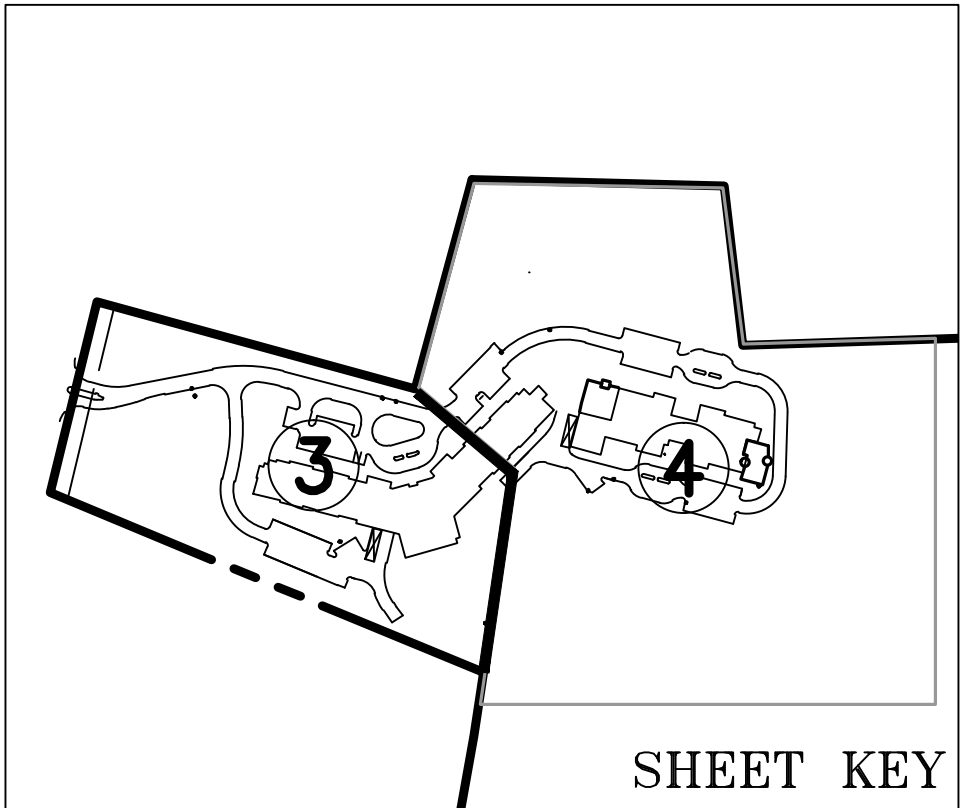
RODGERS CONTACT:
RELEASE FOR
BY: _____ DATE: _____

SPRING ARBOR - OLNEY

OLNEY - ELECTION DISTRICT No. 8
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 200'
JOB No. 1133A
DATE: MAR 2014
SP-1
SHEET No. 1 of 4

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND

- EX. TREELINE
- PROP. TREELINE
- EX. CONTOURS
- EX. STREAM
- 100 YR FLOODPLAIN
- STREAM VALLEY BUFFER
- NON TIDAL WETLANDS
- 40' WETLAND BUFFER
- LIMIT OF DISTURBANCE
- ALUMINUM PICKET FENCE
- VINYL FENCE
- FOREST CONSERVATION EASEMENT
- WETLANDS
- SEWER LINE
- FIRE HYDRANT
- FM METER VAULT

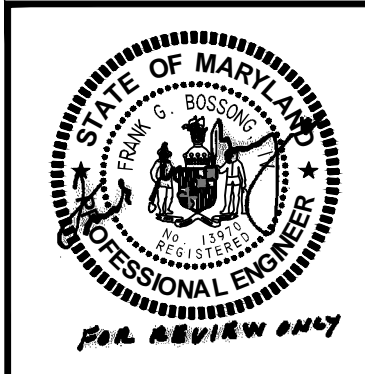
1"=50'
 MARYLAND STATE PLANE
 DATUM (NAD 83/91) (NAD 1929)

DEVELOPER'S CERTIFICATE
 The undersigned agrees to execute all features of the Site Plan Approval No. 820150100, including Approval Conditions and Development Program.
 Developer's Name: **Hill Hunt Corporation**
 W. R. "Bo" Cook, Jr.
 Contact Person
 Address: 1401 Sunday Drive Suite 108 Raleigh, NC 27607
 Phone / Email: Ph. 919-661-0587 / brookh@hillhunt.com
 Signature: *W.R. Cook*

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

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. 15970. Expiration Date: 6/1/14.



REVISION	DATE	REVISION	DATE	REVISION	DATE

OWNER:
 SONIA DANSHES, INDIVIDUALLY
 SONIA DANSHES, TRUSTEE OF
 THE RUBIN DANSHES
 QTIP TRUST
 2229 RICHLAND STREET
 SILVER SPRING, MD 20910-2334

APPLICANT/DEVELOPER:
 HHHUNT CORPORATION
 1401 SUNDAY DRIVE
 SUITE 109
 RALEIGH, NC 27607
 PHONE: (919) 461-0587
 CONTACT: BO COOK

SITE PLAN

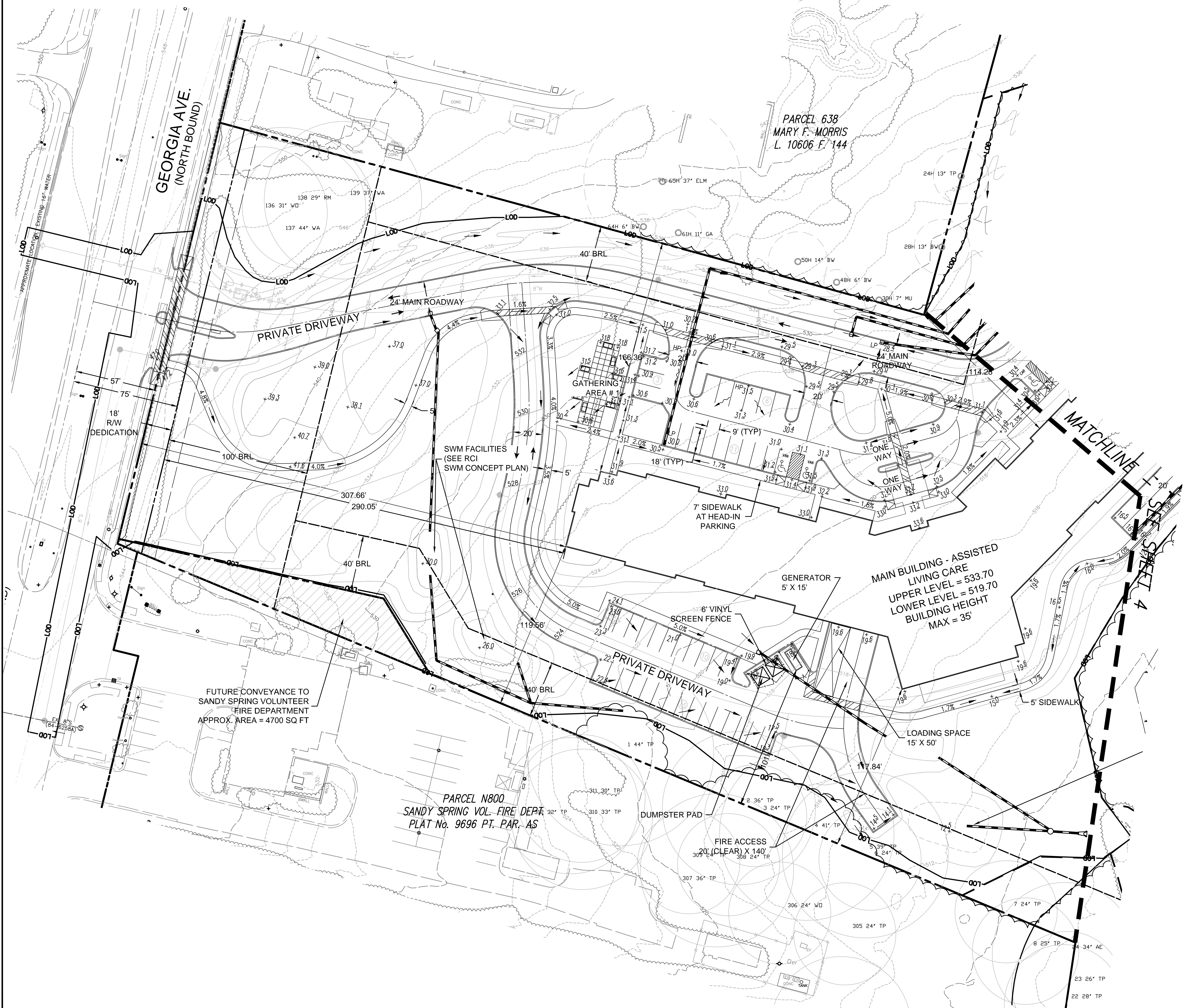
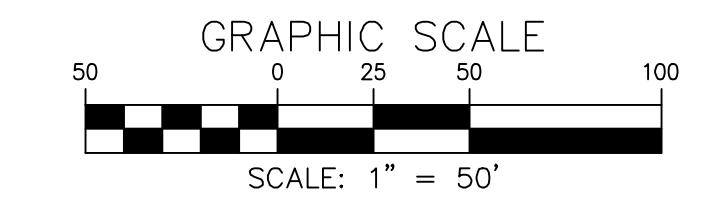
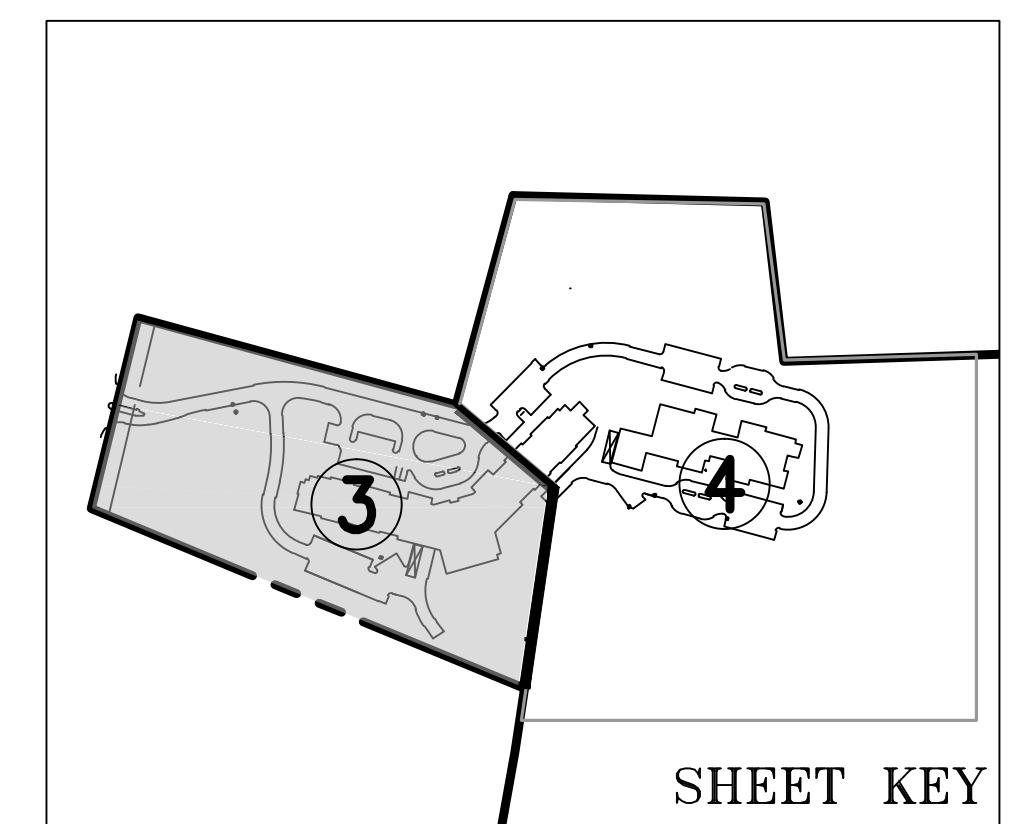


BY	DATE
BASE DATA	CPJ
DESIGNED	TJS 8/12
DRAWN	CPJ/RCI 2012
REVIEWED	FGB
RODGERS CONTACT:	
RELEASE FOR	
BY: _____	DATE: _____

SPRING ARBOR - OLNEY

OLNEY - ELECTION DISTRICT No. 8
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50'
 JOB No. 1133A
 DATE: MAR 2014
SP-2
 SHEET No. 2 of 4



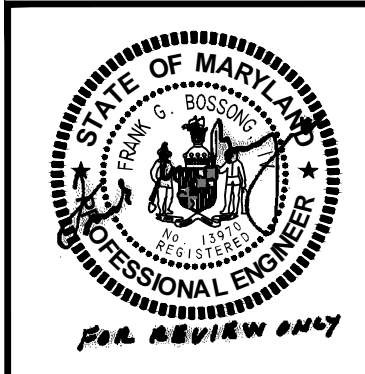
LEGEND

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- EX. CONTOURS
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- VINYL FENCE
- FOREST CONSERVATION EASEMENT
- WETLANDS
- SEWER LINE
- FIRE HYDRANT
- FM METER VAULT

DEVELOPER'S CERTIFICATE
 The undersigned agrees to execute all features of the Site Plan Approval No. 820140100, including Approval Conditions and Development Program.
 Developer's Name: HHHunt Corporation
 W. R. "Bo" Cook, Jr.
 Contact Person
 Address: 1401 Sunday Drive Suite 109 Raleigh, NC 27607
 Phone / Email: Ph. 919-561-5587 / bcook@hhhunt.com
 Signature: *W. R. Cook, Jr.*

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

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. 13970. Expiration Date: 6/1/14.



REVISION	DATE	REVISION	DATE	REVISION	DATE

OWNER:
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 SONIA DANSHES, TRUSTEE OF
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 QTIP TRUST
 2229 RICHLAND STREET
 SILVER SPRING, MD 20910-2334

APPLICANT/DEVELOPER:
 HHHUNT CORPORATION
 1401 SUNDAY DRIVE
 SUITE 109
 RALEIGH, NC 27607
 PHONE: (919) 461-0587
 CONTACT: BO COOK

SITE PLAN

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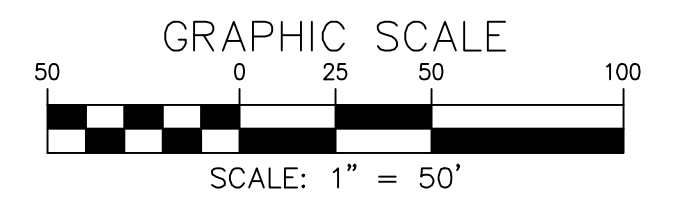
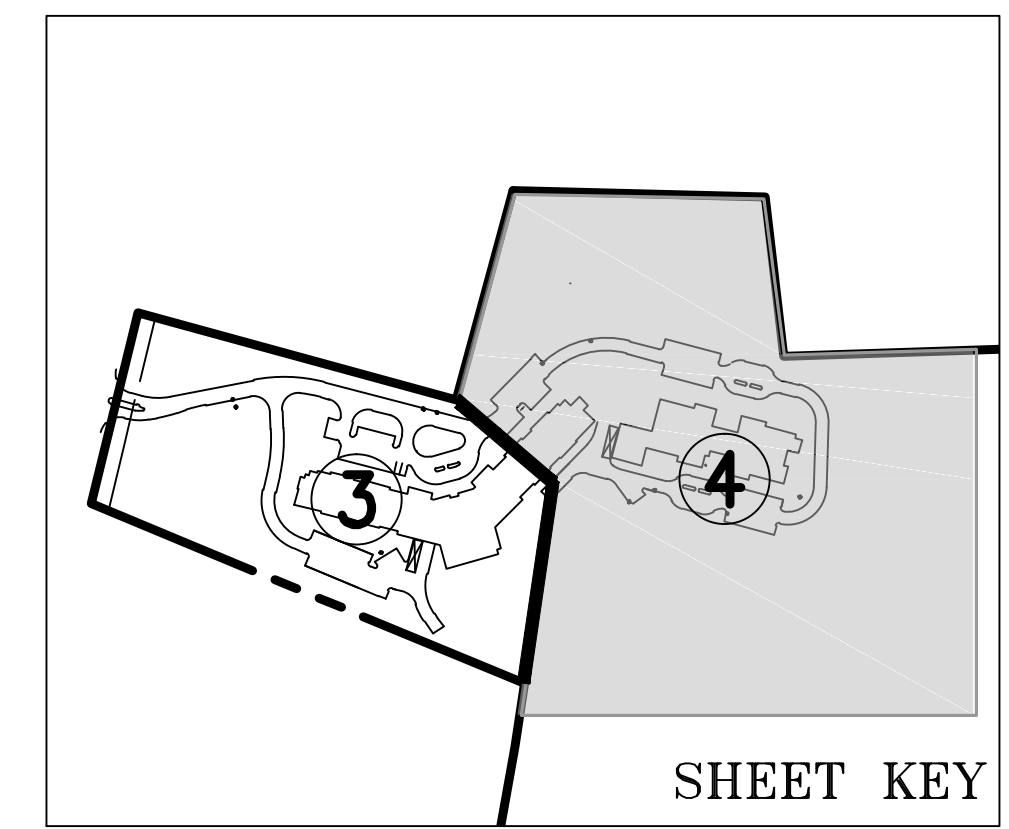
BY	DATE
BASE DATA	CPJ
DESIGNED	TJS 8/12
DRAWN	CPJ/RCI 2012
REVIEWED	FGB

RELEASE FOR: BY: _____ DATE: _____

SPRING ARBOR - OLNEY

OLNEY - ELECTION DISTRICT No. 8
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30'
 JOB No. 1133A
 DATE: MAR 2014
SP-3
 SHEET No. 3 OF 4



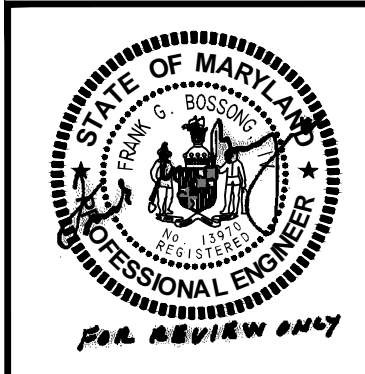
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 W. R. "BO" Cook, Jr.
 Contact Person
 Address: 1401 Sunday Drive Suite 109 Raleigh, NC 27607
 Phone / Email: Ph: 919-461-0587 / bcook@hhhunt.com
 Signature: *W.R. Cook*

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APPLICANT/DEVELOPER:
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RELEASE FOR _____
 BY: _____ DATE: _____

SPRING ARBOR - OLNEY

OLNEY - ELECTION DISTRICT No. 8
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30'
 JOB No. 1133A
 DATE: MAR 2014
SP-4
 SHEET No. 4 OF 4