

# DEVELOPMENT PROGRAM

PARCEL/BUILDING	UNIT	UNIT TYPE	PHASE	UNITS	EXISTING TO REMAIN	EX. TO BE REMOVED	TOTAL EXISTING
E WING	80 D.U.S	INDEPENDENT LIVING APARTMENT	I	80 D.U.S	0 D.U.S	25 D.U.S	25 D.U.S
B WING	5 D.U.S	INDEPENDENT LIVING APARTMENT	III	5 D.U.S	0 D.U.S	25 D.U.S	25 D.U.S
C/D WING	7 D.U.S	INDEPENDENT LIVING APARTMENT	III	7 D.U.S	0 D.U.S	55 D.U.S	55 D.U.S
HAVIL AND HALL	3 D.U.S	INDEPENDENT LIVING APARTMENT	III	3 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
NEW APARTMENT BUILDING	107 D.U.S	INDEPENDENT LIVING APARTMENT	II	106 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
TOTAL APARTMENTS	202 D.U.S			202 D.U.S	0 D.U.S	105 D.U.S	105 D.U.S
LODGE #1	8 D.U.S	L.L. LODGE APARTMENT (3 STORY)	III	8 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
LODGE #2	8 D.U.S	L.L. LODGE APARTMENT (3 STORY)	III	8 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
LODGE #3	8 D.U.S	L.L. LODGE APARTMENT (3 STORY)	III	8 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
LODGE #4	13 D.U.S	L.L. LODGE APARTMENT (3 STORY)	I	13 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
LODGE #5	5 D.U.S	L.L. LODGE APARTMENT (3 STORY)	III	5 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
LODGE #6	5 D.U.S	L.L. LODGE APARTMENT (3 STORY)	III	5 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
LODGE #7	5 D.U.S	L.L. LODGE APARTMENT (3 STORY)	III	5 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
LODGE #8	5 D.U.S	L.L. LODGE APARTMENT (3 STORY)	III	5 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
LODGE #9	5 D.U.S	L.L. LODGE APARTMENT (2 STORY)	III	5 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
LODGE #10	10 D.U.S	L.L. LODGE APARTMENT (2 STORY)	I	10 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
LODGE #11	10 D.U.S	L.L. LODGE APARTMENT (2 STORY)	I	10 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
TOTAL LODGES	82 D.U.S			82 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
COTTAGE A	4 D.U.S		III	4 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
COTTAGE B	20 D.U.S		I	20 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
TOTAL COTTAGES	24 D.U.S			24 D.U.S	0 D.U.S	0 D.U.S	0 D.U.S
EXISTING DUPLEXES	8 D.U.S	L.L. DUPLEXES		0 D.U.S	8 D.U.S	0 D.U.S	8 D.U.S
TOTAL D.U.S	316 D.U.S			308 D.U.S	8 D.U.S	135 D.U.S	143 D.U.S
HAVIL AND HALL	0 UNITS	ASSISTED LIVING	III	0 UNITS	0 UNITS	21 UNITS	21 UNITS
NEW A.L. WING	48 UNITS	ASSISTED LIVING	III	48 UNITS	0 UNITS	0 UNITS	0 UNITS
STABLER/THOMAS HALL	82 UNITS	SKILLED NURSING	III	0 UNITS	82 UNITS	0 UNITS	82 UNITS
TOTAL RES CARE	130 I.U.S			48 I.U.S	82 I.U.S	21 I.U.S	103 I.U.S
TOTAL LIVING UNITS	446 I.U.			356 I.U.S	90 I.U.S	156 I.U.S	246 I.U.S

# PARKING TABULATIONS

PARKING TABULATION (6.2.4.B)			
PARKING SPACES REQUIRED (6.2.4.B):			
80 D.U.S. INDEPENDENT LIVING APT - E WING (MPDU)	@ 1.00 P.S./D.U. MIN. =	80 PARKING SPACES	REQUIRED
5 D.U.S. INDEPENDENT LIVING APT - B WING	@ 1.00 P.S./D.U. MIN. =	5 PARKING SPACES	REQUIRED
7 D.U.S. INDEPENDENT LIVING APT - C/D WING (MR)	@ 1.00 P.S./D.U. MIN. =	7 PARKING SPACES	REQUIRED
107 D.U.S. INDEPENDENT LIVING APT - NORTH FOREST	@ 1.00 P.S./D.U. MIN. =	107 PARKING SPACES	REQUIRED
3 HAVILAND HALL INDEPENDENT LIVING APT	@ 1.00 P.S./D.U. MIN. =	3 PARKING SPACES	REQUIRED
82 D.U.S. LODGE	@ 1.00 P.S./D.U. MIN. =	82 PARKING SPACES	REQUIRED
24 D.U.S. COTTAGE	@ 1.00 P.S./D.U. MIN. =	24 PARKING SPACES	REQUIRED
8 D.U.S. EXISTING DUPLEX UNITS TO REMAIN	@ 1.00 P.S./D.U. MIN. =	8 PARKING SPACES	REQUIRED
316 D.U.S. TOTAL		316 PARKING SPACES	
PARKING ADJUSTMENTS FOR SPECIAL USES - RESTRICTED HOUSING TYPES (6.2.3.1.2.b):			
0 MPDUS AND WORKFORCE HOUSING D.U.S	0.50 ADJUSTMENT FACTOR =	0 PARKING SPACES	
0 AGE-RESTRICTED HOUSING (55+)	0.75 ADJUSTMENT FACTOR =	79 PARKING SPACES	
0 SENIOR HOUSING (62+)	0.50 ADJUSTMENT FACTOR =	0 PARKING SPACES	
TOTAL REQUIRED FOR INDEPENDENT LIVING		237 PARKING SPACES	
RESIDENTIAL CARE FACILITIES:			
48 BEDS. RES. CARE FACILITY - ASSISTED LIVING	@ 0.25 PS/BED MIN. =	12 PARKING SPACES	
82 BEDS. RES. CARE FACILITY - SKILLED NURSING	@ 0.25 PS/BED MIN. =	21 PARKING SPACES	
35 RESIDENTIAL CARE FACILITY EMPLOYEES	@ 0.50 PS/EMP MIN. =	18 PARKING SPACES	
TOTAL REQUIRED FOR RESIDENTIAL CARE FACILITIES		50 PARKING SPACES	
TOTAL MINIMUM PARKING REQUIRED		284 PARKING SPACES	
MOTORCYCLE/SCOOTER SPACES REQUIRED (6.2.3.C):			
150 PARKING SPACES	@ 2% MS/PS (10 MAX. REQ'D)=	3 MOTORCYCLE SPACES	
CAR-SHARE SPACES REQUIRED (6.2.3.D):			
150 PARKING SPACES	@ 1 SP/FACILITY > 50 & <149=	1 SPACE REQUIRED	
PARKING PROVIDED:			
REGULAR PARKING SPACES	=	496 PARKING SPACES	
ADA PARKING SPACES	=	37 PARKING SPACES (1 SPACE EV AND ADA)	
COMPACT SPACES	=	10 PARKING SPACES	
EV SPACES	=	13 PARKING SPACES (12 SPACES ARE COVERED)	
MOTORCYCLE SPACES	=	5 PARKING SPACES	
CAR-SHARE SPACES	=	2 PARKING SPACE	
TOTAL PARKING SPACES PROVIDED		553 PARKING SPACES	
BICYCLE SPACES:			
BICYCLE SPACES REQUIRED (6.2.4.C):	@ 0.25 BS/D.U. (50 MAX. REQ'D)	= 50 BICYCLE SPACES	
446 D.U.S	LONG TERM (95% OF TOTAL REQUIRED)	= 48 BICYCLE SPACES	
BICYCLE SPACES PROVIDED:	SHORT TERM	= 2 BICYCLE SPACES	
	TOTAL	= 50 BICYCLE SPACES	
OFF-STREET LOADING SPACES:			
LOADING SPACES REQUIRED AND PROVIDED (6.2.8.B.1):	1 LOADING SPACE		

- FOOTNOTES:
- (1) ADJUSTMENTS TO THE MIN. NUMBER OF REQUIRED SPACES MUST NOT RESULT IN A REDUCTION BELOW 50% OF THE BASELINE PARKING MINIMUM.
  - (2) BASED ON THE TOTAL NUMBER OF FHRC EMPLOYEES AT THE TIME WHEN THE MAXIMUM NUMBER OF EMPLOYEES IS PRESENT.
  - (3) NUMBER INCLUDED IN MINIMUM PARKING REQUIRED, NOT IN ADDITION TO THE NUMBER REQUIRED.
  - (4) INCLUDING AN ASSUMED ONE LONG-TERM BICYCLE SPACE PER COTTAGE GARAGE AT COTTAGES

# DEVELOPMENT STANDARDS

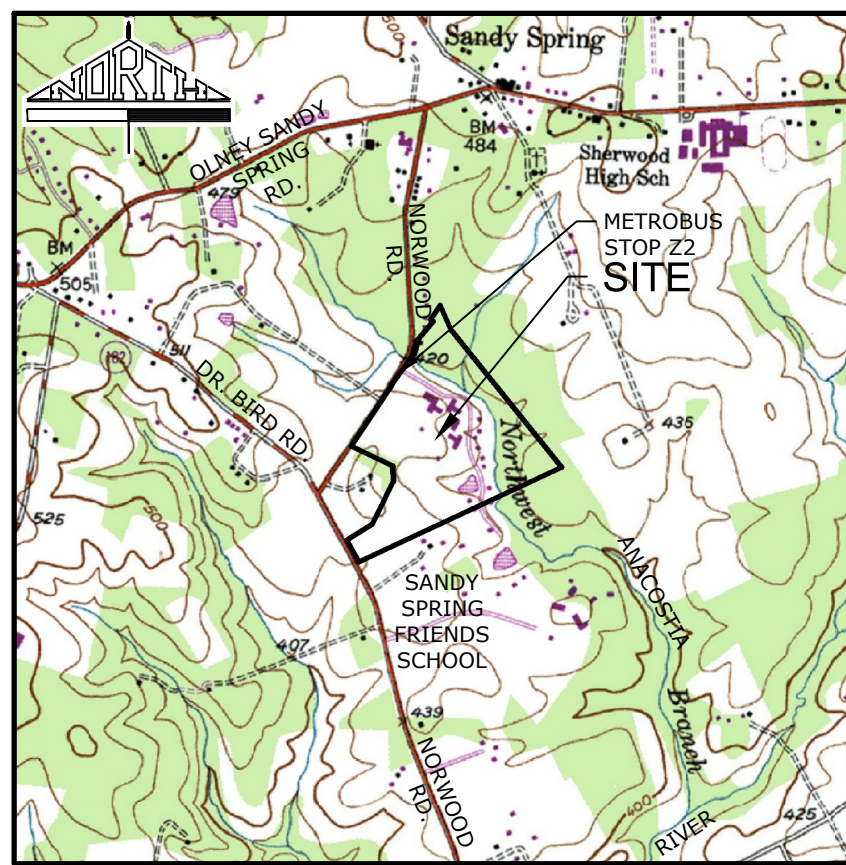
2014 CODE DEVELOPMENT STANDARDS TABULATION (FOR HOUSING AND RELATED FACILITIES FOR SENIOR ADULTS AND PERSONS WITH DISABILITIES (HRS/SPD) AND FOR NURSING HOME AND DOMICILIARY CARE HOMES (NHOCH) IN THE RE-2 ZONE):			
LOT AREA	REQUIRED	PROVIDED	
59-C-1.322(a):	87,123 SF MIN.	62.2 AC.	
59-G-2.37(c)(2)(4):	1,200 SF/NURSING BED @ 82 BEDS = 2.3 AC.	62.2 AC.	
LOT WIDTH	REQUIRED	PROVIDED	
- AT FRONT BUILDING LINE	59-C-1.322(b):	159 FT MIN.	1,600 FT.
- AT STREET LINE	59-C-1.322(b):	25 FT MIN.	1,518 FT.
BLDG. SETBACK FROM STREET	REQUIRED	PROVIDED	
59-C-1.323(a):	50 FT MIN.	50 FT MIN.	
59-G-2.35(c)(1)(A):	50 FT MIN.	50 FT MIN.	
BUILDING SETBACK FROM ADJOINING LOT:	REQUIRED	PROVIDED	
- ONE SIDE	59-C-1.323(b)(1):	17 FT MIN.	17 FT MIN.
- SUM OF BOTH SIDES	59-C-1.323(b)(1):	35 FT MIN.	35 FT MIN.
- REAR	59-C-1.323(b)(2):	35 FT MIN.	35 FT MIN.
- SIDE AND REAR	59-G-2.35(c)(1)(B):	25 FT MIN.	25 FT MIN.
- SIDE	59-G-2.37(c)(3):	20 FT MIN.	20 FT MIN.
BUILDING HEIGHT	REQUIRED	PROVIDED	
59-C-1.327:	50 FT MAX. *	64 FT	
59-C-1.328:	25% MAX. OF NLA	12%	
PARKING SETBACK FROM ADJOINING LOT:	REQUIRED	PROVIDED	
- FRONT YARD	59-E-2.83(b):	50 FT MIN.	225 FT MIN.
- SIDE YARD	59-E-2.83(b):	34 FT MIN.	34 FT MIN.
- REAR YARD	59-E-2.83(b):	35 FT MIN.	35 FT MIN.
GREEN AREA/OPEN SPACE**	REQUIRED	PROVIDED	
59-G-2.35(c)(4)(C):	60% MIN.	60% MIN.**	

\*ADDITIONAL HEIGHT UP TO SIX STORIES IS PERMITTED IF THE ADDITIONAL HEIGHT IS IN CONFORMITY WITH THE GENERAL CHARACTER OF THE NEIGHBORHOOD CONSIDERING POPULATION DENSITY, DESIGN, SCALE AND BULK OF THE PROPOSED BUILDING, TRAFFIC, AND PARKING CONDITIONS.

\*\*SECTION 59-6.2.35(c)(4)(C) ALLOWS FOR AN ALTERNATE GREEN AREA WHERE ESTABLISHED BY A MASTER PLAN. THE SANDY SPRING/ASHTON MASTER PLAN ALLOWS 10% GREEN AREA/OPEN SPACE.

# GENERAL NOTES

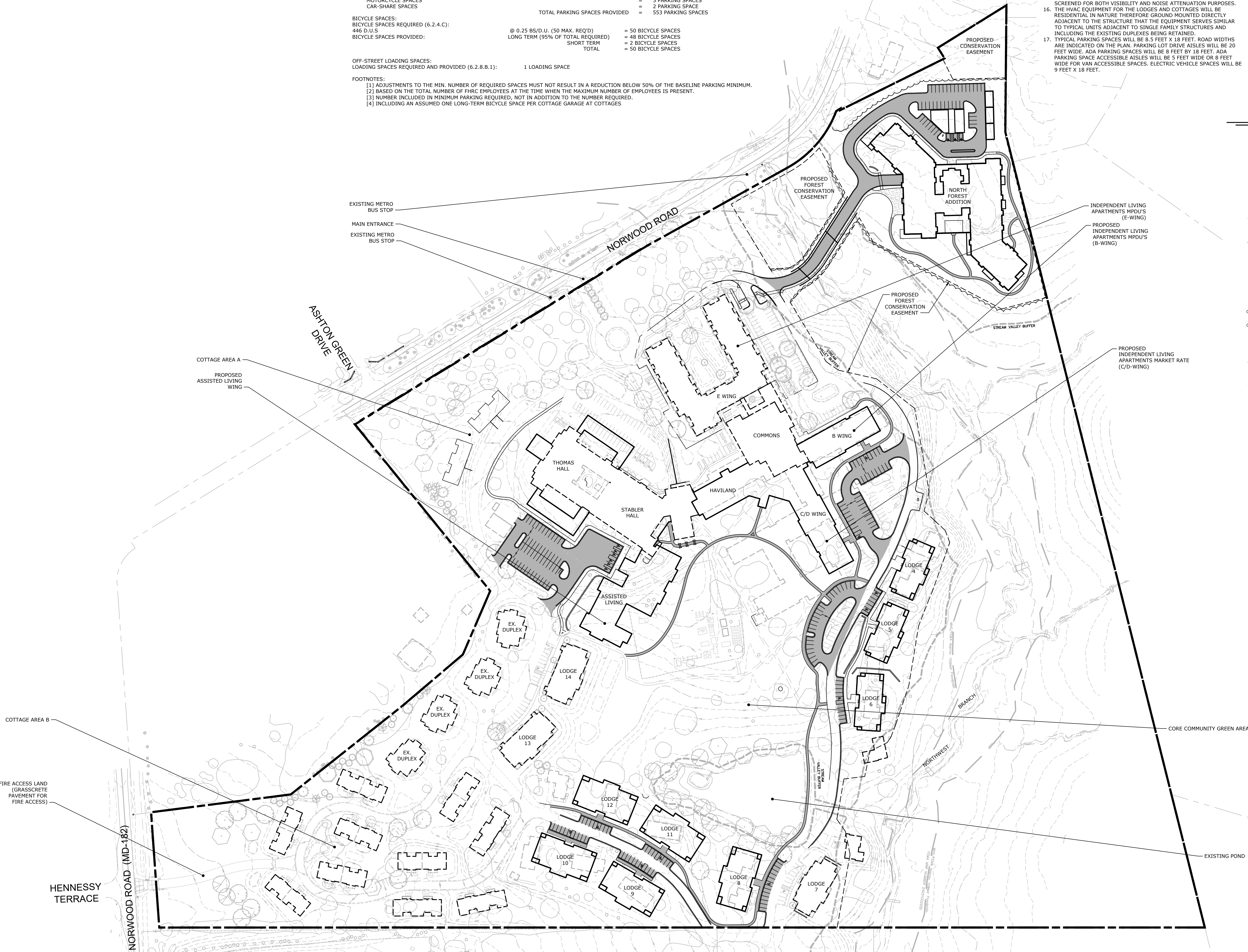
- THE PURPOSE OF THIS PLAN IS FOR THE MODIFICATION OF THE EXISTING SPECIAL EXCEPTIONS, HOUSING AND RELATED FACILITIES FOR SENIOR ADULTS AND PERSONS WITH DISABILITIES (S-452-C) AND NURSING HOME AND DOMICILIARY CARE HOMES (S-856-A).
- BOUNDARY INFORMATION SHOWN IS BASED ON BOUNDARY SURVEY PREPARED BY MARCIS, HENDRICKS, AND GLASCOCK, P.A.
- TOPOGRAPHIC INFORMATION IS TWO FOOT CONTOUR INTERVAL FROM TOPOGRAPHIC SURVEY PREPARED BY MARCIS, HENDRICKS, AND GLASCOCK, P.A. SURROUNDING PROPERTY INFORMATION IS FROM M-NCPPC GIS.
- NRI/PSD 4-97071 HAS BEEN APPROVED FOR THIS SITE ON 10/24/03. THE PROPERTY IS SUBJECT TO FINAL FOREST CONSERVATION PLAN S-1855, LAST UPDATED MAY 15, 2018.
- WATER AND SEWER CATEGORY: W-1 & S-1 RESPECTIVELY.
- THIS SITE IS WITHIN THE 1996 SANDY SPRING/ASHTON MASTER PLAN AREA.
- THIS SITE IS WITHIN THE PATUXENT ANNUAL GROWTH POLICY AREA.
- THIS SITE IS WITHIN THE NORTHWEST BRANCH WATERSHED (CLASS IV).
- THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.
- THE 100-YEAR FLOODPLAIN SHOWN HEREIN REPRESENTS THE EFFECTIVE FEMA FLOODPLAIN ELEVATIONS REMAPPED ON UPDATED SITE TOPOGRAPHY (SEE ABOVE FOR TOPOGRAPHIC INFORMATION). FEMA ELEVATIONS WERE TAKEN FROM THE FLOOD INSURANCE STUDY (FIS) FOR MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS (FIS NUMBER 2403LCV001A, EFFECTIVE SEPTEMBER 29, 2006).
- PORTIONS OF THIS SITE ARE IN THE 100-YEAR FEMA FLOODPLAIN AS SHOWN ON FIRM 2403LCV002D EFFECTIVE 9/29/2006.
- DUPLEX COTTAGES SHOWN IN THE 'COTTAGE AREA A' AND 'COTTAGE AREA B' INDICATE TWO SIZES OF FOOTPRINTS, A LARGER THAT INCLUDES 2-TWO BEDROOM UNITS AND A SMALLER THAT INCLUDES 1-TWO BEDROOM UNIT & 1-ONE BEDROOM PLUS DEN UNIT COMBINATION. THE UNIT SIZES ARE VERY SIMILAR IN SIZE. THE APPLICANT REQUESTS FLEXIBILITY TO PLACE EITHER OF THE TWO UNIT SIZES OF THE DUPLEX MODEL DEPENDING ON MARKET AND DEMAND. ALL DUPLEXES WOULD STILL MAINTAIN THE CHARACTER AND ORIENTATION AS APPROVED PER THE SPECIAL EXCEPTION AMENDMENT.
- THE INTENT OF THIS APPLICATION IS TO SEEK AMENDMENT TO A SPECIAL EXCEPTION FOR FHRC'S OVERALL CAMPUS MASTER PLAN AND IN DETAIL APPROVAL FOR THE PHASE II OF THE CAMPUS MASTER PLAN. FHRC WILL BE REQUESTING SUBSEQUENT MINOR OR MAJOR AMENDMENTS AS NECESSARY/APPROPRIATE FOR PHASE III.
- DUMPSTERS WILL INCLUDE A 6.5-FOOT-HIGH ENCLOSURE.
- THE HVAC EQUIPMENT WILL BE LOCATED ON THE ROOF OF THE NEW NORTH FOREST ADDITION BUILDING. ROOFTOP EQUIPMENT WILL BE SCREENED FOR BOTH VISIBILITY AND NOISE ATTENUATION PURPOSES.
- THE HVAC EQUIPMENT FOR THE LODGES AND COTTAGES WILL BE RESIDENTIAL IN NATURE THEREFORE GROUND MOUNTED DIRECTLY ADJACENT TO THE STRUCTURE THAT THE EQUIPMENT SERVES SIMILAR TO TYPICAL UNITS ADJACENT TO SINGLE FAMILY STRUCTURES AND INCLUDING THE EXISTING DUPLEXES BEING RETAINED.
- TYPICAL PARKING SPACES WILL BE 8.5 FEET X 18 FEET. ROAD WIDTHS ARE INDICATED ON THE PLAN. PARKING LOT DRIVE AISLES WILL BE 20 FEET WIDE. ADA PARKING SPACES WILL BE 8 FEET BY 18 FEET. ADA PARKING SPACE ACCESSIBLE AISLES WILL BE 5 FEET WIDE OR 8 FEET WIDE FOR VAN ACCESSIBLE SPACES. ELECTRIC VEHICLE SPACES WILL BE 9 FEET X 18 FEET.



LOCATION MAP  
SCALE: 1" = 200'

# SITE FEATURE LEGEND

EXISTING FEATURES	
	GRADE CONTOUR
	GRADE INDEX CONTOUR
	IRON PIN
	BOUNDARY LINE
	ADJOINER
	LOT LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	BUILDING
	CURB AND GUTTER
	EDGE OF GRAVEL/DRIVEWAY
	SIDEWALK
	WALL
	SIGN
	GUIDERAIL
	CHAINLINK FENCE
	PLANTING BED
	POND
	EDGE OF FLOODPLAIN
	EDGE OF WETLANDS
	STREAM
	STREAM VALLEY BUFFER
	TREELINE
	UTILITY POLE
PROPOSED FEATURES	
	FOREST CONSERVATION LINE
	EASEMENT LINE
	BUILDING
	CURB AND GUTTER
	GRAVEL
	SIDEWALK & RAMP - CONCRETE
	WALL
	POND & BMP EXTENTS
	TREELINE



<b>PROFESSIONAL CERTIFICATION</b> I, JAMES KRIEGER, RLA, DESIGNER, HAVE PREPARED THIS PLAN AND THE INFORMATION CONTAINED HEREIN TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE ENGINEERING PROFESSION. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND. LICENSE NO. 17340 EXPIRATION DATE: 12/31/2025	<b>SEAL</b> JAMES KRIEGER, RLA DESIGNER 17340 DIAMER LANE SAND SPRING, MD 21155-1800 410-735-8600	<b>MANAGER</b> JAMES KRIEGER, RLA DESIGN BY: JPK DRAWN BY: KER	<b>CLIENT</b> FRIENDS HOUSE RETIREMENT COMMUNITY 17340 DIAMER LANE SAND SPRING, MD 21155-1800 410-735-8600	<b>NORTH FOREST ADDITION</b> <b>FRIENDS HOUSE RETIREMENT COMMUNITY</b> CBA-1855 ZONED RE-2 - TAMPAP 42 - GRD JT3 - PARCEL 225 8TH ELECTION DISTRICT MONTGOMERY COUNTY, MD	<b>SHEET TITLE</b> CAMPUS MASTER PLAN	SCALE 1" = 100' 0' 100' 200' 300'
DATE: DECEMBER 5, 2025 PROJECT NO.: 2022033-001 SHEET NO: SE-2 OF 9						

Civil Engineering  
 50 N. ...  
 Suite 101, ...  
 (717) 716-1396 FAX: (717) 455-8277  
 E-mail: info@raasassociates.com  
 www.raasassociates.com

**RAAS** ENGINEERING