

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Henry M. Volz and Lorraine Volz, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a convalescent home as permitted in Section 1 BO 1.1C4

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Manor Care/Rossville Inc.
10000 Lockwood Drive
Silver Spring, Md. 20901
Whiteford, Taylor, Preston,
Trimble and Johnston,
BY Edward D. Seidel
305 W. Pennsylvania Avenue
Towson, Maryland 21204 (825-5512)
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of December, 1973, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 196, County Office Building in Towson, Baltimore County, on the 12th day of December, 1973, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EX-
CEPTION
NW/4 of Ridge Road, 140' N of
Philadelphia Road - 14th District
Henry M. Volz - Petitioner
NO. 74-140-X (Item No. 85)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a Convalescent Home on a four acre tract of ground located on the northwest side of Ridge Road, in the Fourteenth Election District of Baltimore County.

Testimony and evidence submitted on behalf of the Petitioner indicated that the presently undeveloped site is serviced with Metropolitan water and sewer and that no traffic problems exist along Ridge Road. The Petitioner plans to construct a 200 bed nursing home and improve the property with a 84 space parking lot, service driveways, screening, landscaping and the necessary widening and improvements along their frontage on Ridge Road.

Letters from Franklin Square Hospital, Baltimore County Department of Soc. Services, Baltimore County Chamber of Commerce, and the Essex Community College were submitted as evidence to support the need for the service facilities.

There were no Protestants and no adverse comments from the County Agencies who reviewed the Petitioner's proposed development plans for compliance with their standards and requirements.

After reviewing the above testimony and evidence, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, and that there is a need for the proposed facilities which would be of benefit to the community, and the Special Exception can be granted without being detrimental to the health, safety and general welfare of the area involved.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 11th day of December 1973, that a Special Exception

for a Convalescent Home should be and the same is GRANTED from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of
Baltimore County

ESSEX COMMUNITY COLLEGE

Division of Nursing

June 1, 1973

Mr. Marc Rubinger
Health Planner
Manor Care, Inc.
10800 Lockwood Drive
Silver Spring, Maryland 20901

Dear Mr. Rubinger:

I was pleased to learn that Manor Care is planning a nursing facility on Ridge Road.

We are, I believe, in need of such a facility in the Rossville area, and yours will, I am sure, provide quality long-term care as an adjunct to the services of Franklin Square Hospital.

Currently the Nursing Division of Essex Community College graduates approximately 60 students yearly with an Associate Degree.

We anticipate that this number will level off to 85 graduates by 1976. Our nursing graduates are eligible to write the state board licensing examinations for Registered Nurses.

In an effort to educate our nursing students to become safe practitioners to serve the health needs of the community, it is becoming more apparent that they have some clinical experience in a quality long-term facility such as Manor Care would provide.

The Division of Nursing would welcome the opportunity of having a cooperative agreement with Manor Care for the accomplishments of our immediate educational and long-term service goals.

Since we are annually producing a considerable number of qualified nursing graduates, I believe it is realistic to predict that there will be sufficient nurses in the area to adequately staff your facility.

I look forward to a close cooperative relationship between the Division of Nursing and your proposed Manor Care facility.

Please keep me informed of your progress and do contact me if I can be of further assistance.

Sincerely,

Helen V. Kramer
Helen V. Kramer, Chairman

Baltimore County, Maryland 21227 (301) 427-6222

BALTIMORE COUNTY
DEPARTMENT OF SOCIAL SERVICES

670 YORK ROAD - TOWSON, MD. 21206

MRS. LOUISE R. MAKOFSKY, ACSW, DIRECTOR

TELEPHONE 444-2280

July 27, 1973

Mr. Marc Rubinger
Health Planner
Manor Care, Inc.
10800 Lockwood Drive
Silver Spring, Maryland 20901

Dear Mr. Rubinger:

The experience of the Baltimore County Chamber of Commerce with the Manor Care, Inc., has been most favorable. Our reports indicate Manor Care to be one of the finer publicly owned corporations operating nursing homes.

Further study and investigation indicates, that a real need could be answered by the construction of a long term care facility in the Rossville area of Baltimore County.

Other facilities in the immediate area provide excellent education and medical links with a long term care facility, specifically, Franklin Square Hospital and Essex Community College.

The Baltimore County Chamber of Commerce is pleased to endorse a proposal such as Manor Care, Inc., is suggesting and recognize such a development will be a definite plus factor in the Essex area of Baltimore County.

Sincerely yours,

Edward D. Seidel
Executive Vice-President

EDS/csl

cc: Howard C. Shanklin

Mr. Marc Rubinger
Health Planner
Manor Care, Inc.
10800 Lockwood Drive
Silver Spring, Maryland 20901

Dear Mr. Rubinger:

We are pleased to learn of your intent to construct a 120 bed, long-term care nursing home near the Franklin Square Hospital in Essex. We believe that there is a great need for such a facility in the Essex area of the county. We hope that you will plan your facility so that a minimum number of beds can be made available to patients holding a Medical Assistance card. It will also be advantageous if the facility can be so equipped as to be licensed for both skilled and intermediate care so that a patient need not move if his need for skilled care changes.

We certainly encourage and endorse your proposal and will appreciate being notified when your facility is available for referrals.

Sincerely yours,

Louise R. Makofsky
(Mrs.) Louise R. Makofsky, ACSW
Director

LDH:CH

MEMO MAY 29 1973

TRANSFER AGREEMENT

This agreement is made and effective as of June 1, 1973 between Franklin Square Hospital, an active care hospital organized and existing under the laws of the State of Maryland and Manor Care Rossville, Inc., a nursing facility organized and existing under the laws of the State of Maryland.

Whereas, both parties to this agreement desire to ensure continuity of care and treatment appropriate to the needs of each patient in the hospital and the extended care facility, and to use the skill, resources, and physical plant of both parties in a coordinated and cooperative fashion to improve patient care at both the acute and post-acute stages of illness.

Now, THEREFORE, IN CONSIDERATION of the mutual advantages, occurring to the parties, hereto, Franklin Square Hospital and Manor Care Rossville, Inc. hereby covenant and agree with each other as follows:

The Executive Director of the Franklin Square Hospital and the Administrator of the Manor Care Rossville, Inc. shall have exclusive control of the management, care, and activities of their respective institutions. Neither party by virtue of this agreement assumes any liability for any debts or obligations of either a financial or a legal nature incurred by the other party to this agreement.

When a patient's need for transfer from one of the above institutions to another has been determined by the patient's physician, the institution to which transfer is to be made agrees to admit the patient as promptly as possible, provided all conditions of eligibility are met.

The Franklin Square Hospital agrees to provide necessary inpatient hospital services when suitable accommodations are available for those patients of the Manor Care Rossville, Inc. when such hospitalization is deemed necessary by the patient's attending physician. It is understood and agreed that the Franklin Square Hospital will, to the extent possible, grant to patients of the extended care institution a priority for bed availability. The Franklin Square Hospital agrees to provide any and all diagnostic services required by the patient.

In order to facilitate the transfer of patients between said institutions, and appropriate and mutually acceptable patient referral form shall be drawn up and shall be transmitted with each patient being transferred from one facility to the other, and shall contain such information as is necessary to provide a continuity of care of said patient. When said form is adopted, a copy shall be attached to this agreement and shall then be deemed a part thereof.

Procedures for effecting the transfer of patients and their personal effects and valuables shall be developed by the institutions and shall be agreed to by both parties. A standard form shall be adopted and used by both parties for effecting the transfer of patient's personal effects and valuables.

Neither the Franklin Square Hospital or the Manor Care Rossville, Inc. shall assume any responsibility for the collection of any accounts receivable, other than those incurred as a result of rendering services directly to the patient; and neither institution shall be liable for any debts, obligations, or claims of a financial or legal nature incurred by the other institution, and each institution assumes full responsibility for its own maintenance and operation.

This agreement shall remain in effect for one year from such effective date, unless the license of either facility be revoked by the State, or accreditation or approval be revoked, which shall automatically terminate the agreement. After the effective date, this agreement may be terminated by either party upon thirty (30) days written notice to the other, or at any time by mutual agreement of both parties.

Neither party shall use the name of the other party in any promotional or advertising material unless review and approval of the intended use shall first be obtained from the party whose name is to be used.

Nothing in this agreement shall be construed as limiting the right of either party to affiliate or contract with any other hospital or extended care facility, on either a limited or general basis, while the agreement is in effect.

This agreement may be modified or amended from time to time by mutual agreement of the parties, and any such modification or amendment shall be attached to and become part of this agreement.

THIS AGREEMENT has been approved by resolution of the governing body of the Franklin Square Hospital on 5/29/73 and by the governing body of the Manor Care Rossville, Inc. on 6/1/73

Anthony H. Hines
Executive Director
By: Franklin Square Hospital
June 1, 1973
John H. Hines
Administrator
By: Manor Care Rossville, Inc.
June 1, 1973



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

December 12, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 86 - ZAC - November 6, 1973
Property Owner: Henry & Lorraine Volz
Ridge Road & Philadelphia Road
S.E. for a convalescent home
District 14

Dear Mr. DiNenna:

This department has reviewed the submitted site plan and suggests the driveway to the site be located as close to the north property line as possible.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MS:nic



October 2, 1973

Description of property to accompany special exception for:

MANOR CARE NURSING HOME

Beginning at a point in the centerline of Ridge Road 922 feet north of the centerline intersection of Philadelphia Road (Md. Rte. 7) and Ridge Road said point also being the beginning of the (3) third line of deed 5301/291 from HENRY M. VOLZ to FREDERICK F. VOLZ (being part of 1027/269) thence binding on said line S 82°-22'-30" W, 100.12 two hundred point twelve feet thence binding on reversely a line of deed 4485/445 JOHN I. TEFKE to CARL T. JULIO S 35°-45' W (462') four hundred and sixty two feet. Thence binding for two lines on the right of way of Rossville Boulevard (120' W) S 1°-50'-45" E (61.28) sixty one point twenty eight feet thence for a curve with a radius of (894.95) eight hundred and ninety four point ninety five feet for a length of (90.80) ninety point eighty feet for a chord S 4°-45'-07" E, (90.76) ninety point seventy six feet thence S 41°-00' E, (75.53) seventy five point fifty three feet thence S 58°-30' E, (97.50) ninety seven point fifty feet thence for a line of division N 35°-45' E, (660.0) six hundred and sixty feet to the centerline of Ridge Road thence N 15°-00' W, (152.10) one hundred and fifty two point ten feet to the point of beginning containing 4.0 acres plus or minus. Being part of deed 5329/610 leaving 5.94 acres plus or minus.



INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 14, 1973

FROM: William D. From, Director of Planning

SUBJECT: Petitione 874-140-X, Northwest side of Ridge Road 740 feet North of Philadelphia Road.
Petition for Special Exception for a Convalescent Home
Petitioner - Henry N. Volz and Lorraine Volz

14th District

HEARING: Wednesday, December 12, 1973 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

Screening must be provided in compliance with Section 409 of the Baltimore County Zoning Regulations. Lighting should be limited to 8 feet in height.

If the proofs of Section 502.1 are met, any construction should be conditioned to conformance to an approved site plan.

William D. From, Director of Planning

WDF:JH:rv

BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 7, 1973

Ernest C. Trimble, Esq.
305 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Item 86
Special Exception
Henry N. & Lorraine Volz

Dear Mr. Trimble:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the westside of Ridge Road, 122 feet north of the centerline of Philadelphia Road, in the 14th District of Baltimore County. The property is zoned S.R.16, and is requesting a Special Exception for a convalescent home on 5.94 acres of land, which is currently undeveloped. There are existing dwellings on the opposite side of the property, as well as an existing apartment development under construction.

The site plan should be revised to show a better landscape and lighting plan.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

John J. Jirib
Chairman, Zoning Advisory Committee

JOJ:jirib

Enclosure

cc: Carroll Engineering, Inc.
1800 North Charles Street
Baltimore, Maryland 21201

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLENORTH N. LIVER, P.E. CHIEF

November 26, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 86 (1973-1974)
Property Owner: Henry & Lorraine Volz
W/S of Ridge Rd., 122' north of the centerline intersection of Philadelphia Rd. & Ridge Rd.
Existing Zoning: S.R. 16
Proposed Zoning: Special Exception for a convalescent home
No. of Acres: 5.94 Districts: 14th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Rossville Boulevard is under construction as indicated on the submitted plan. Ridge Road is proposed to be improved in the future as a 40-foot closed-type roadway cross-section on a 20-foot right-of-way. Highway improvements including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drainage

Provision for accommodating storm water or drainage have not been indicated on the submitted plan.

Item 86 (1973-1974)
Property Owner: Henry & Lorraine Volz
Page 2
November 26, 1973

Storm Drainage (Cont'd)

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent causing any nuisances or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water and Sanitary Sewers

Public water supply and sanitary sewerage exist in Ridge Road. Additional fire hydrant protection may be required in the vicinity.

Very truly yours,

George P. Dier
Chief, Bureau of Engineering

END:GPD/PB:SS

cc: George P. Dier

1-01 Key Sheet
17 W/ 24 & 25 Top. Sheets
W/ 50 Top
90 Top Top

REF. 2

MANOR CARE INC. 

We have established
national recognition
of the Manor Care
name as synonymous
with the ultimate
in nursing home care

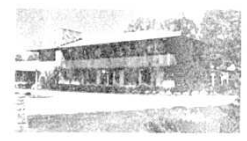
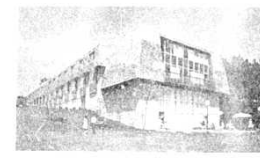


the manor care concept



Biographical Sketches
of the Corporation Directors
and Executive Officers

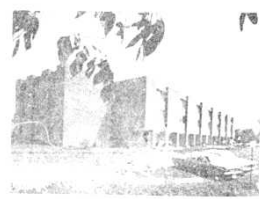
GENERAL BUILDING



MANOR CARE



MANOR CARE



 the men behind manor care



...offering the ultimate

in nursing home care.



nursing home operations

The Manor Care nursing homes operate in a non-institutional atmosphere to provide inpatient care ranging from basic nursing care for ambulatory patients to acute nursing care for bedfast patients. The greatest percentage of patients is over 65 years of age requiring inpatient care on a long-term basis. A few patients in each nursing home are short-term patients who are recovering from illness or operation, who have escalated hospitalization, and who are transferred to the nursing home during the latter stages of their recuperation. Services provided to all patients include the required type of nursing care, room and board, special diets as prescribed by physicians, occupational, physical and recreational therapy, social services, prescription drugs as directed by the patient's physician and other services which may be specified by the patient's physician. While none of the nursing homes has a resident physician, each has consulting staff physicians on call 24 hours a day. The admission, treatment and discharge of a patient are under the direct control of a personal physician.

property

Manor Care nursing homes, designed and operated to provide high quality care, are modern one, two or three-story structures of well-heating masonry with improved fire resistance protected floor and roof support systems. They have been designed generally to permit private and semi-private patient rooms as accommodations, although a number of rooms in each facility may be converted to accommodate up to four beds. Most rooms are convertible as required or designed into private or semi-private accommodations. Each facility is centrally heated and most rooms in each home are air conditioned. Each facility is centrally heated and most rooms in each home are air conditioned. Rooms are provided for personal grooming purposes and recreational therapy. Each facility contains a fully equipped kitchen, patient therapy room, isolation room, day room areas, and administrative offices.

licensing requirements

All nursing homes are subject to regulatory licensing requirements by state and local authorities. Each of the Manor Care facilities is licensed by and meets the requirements of the state and local agencies having jurisdiction.

Under the Federal Health Insurance for the Aged Act (commonly referred to as Medicare), as adopted on January 1, 1967, "extended care facilities" may be entitled to participate in the benefits provided by Medicare if compliance with the provisions contained in the Act is achieved. Services included under Medicare consist of nursing care, room and board, social services, physical and occupational therapies, drugs, biologicals, supplies and other necessary services of the type provided by extended care facilities. All of the Manor Care homes are entitled to receive Medicare benefits and are deemed to be "extended care facilities" as that term is defined under Medicare.

administration and employees

Centralized management control of the Manor Care nursing homes is provided through the Corporation's executive offices. Such controls include accounting, financial and data processing services, governmental and statutory reporting, patient services, corporate planning, centralized nursing, development and personnel administration. Each home submits daily, weekly and monthly reports which include such information as patient census, income and expenses.

Each nursing home is supervised by a full-time Administrator. In each home at all hours of the day, and night there is on duty at least one registered nurse who is in charge of nursing services. The number of full-time and part-time employees working for the nursing homes varies. Professional staff, including nurses, are regulated by law. The remainder of the employees includes administrative and clerical personnel, physical and occupational therapists, maintenance and housekeeping employees, dietary personnel and social workers. While there exists a nationwide shortage of a skilled nursing help, Manor Care has experienced no serious difficulties in staffing its nursing homes.

professional accreditation

In addition to being licensed to participate in both the Medicare and Medicaid Programs, all of the Manor Care Homes currently are accredited by the Joint Commission of Accreditation of Hospitals (JCAH).

This Commission is an independent, voluntary, nonprofit corporation organized in 1950 by representatives of the American College of Surgeons, American College of Physicians, American Medical Association, and the American Hospital Association to render a public service by assisting hospitals in improving and assuring constant quality of care. Accreditation by the JCAH is the highest peer evaluation which can be made for voluntary hospitals.

In 1966 the Commission, together with the American Association of Homes for the Aging and the American Nursing Home Association, inaugurated a program for extended care facilities for the same reasons of quality assurance in care that was demanded by hospitals.

Development-Hospital and Corporate Mergers

This newly formed branch of the development arm of Manor Care, Inc., has been created to launch the company into the hospital field. We believe that our professional management expertise can help fulfill the tremendous need for adequate hospital care and service in communities throughout the United States.

Nursing homes today . . .

are a significant and important part of modern medical care and represent a substantial growth industry.

The most important element in the greater need to extend care facilities is the advance in medical technology which has increased longevity and added considerably to the number of senior citizens. Recent estimates put the total number of Americans over 65 years of age at about 19 million, almost one-tenth of the total population.

The majority of this large and growing segment of the population is eligible for Medicare payments when nursing home residence follows a hospital stay. Manor Care facilities have followed and will continue to follow a policy of preserving a balance between Medicare and private-pay patients.

Several social and economic factors are contributing to the increase in the demand for accommodations for private patients. Not the least of these is the higher level of personal income and the more widespread financial ability to place an elderly family member in an accredited facility. Another family determinant is the greater mobility of a large sector of the total population. More than one-tenth of all Americans are now mobile each year and find it increasingly difficult to personally provide the type of care their aging relatives require.

There is also in most parts of the country a shortage of hospital beds, leading to the early discharge of many patients who have progressed beyond the acute stage but are not yet well enough to be in their own homes. Post-hospital and post-surgical care, for example, often find that nursing homes are an excellent bridge between a hospital stay and their full recuperation.

We at Manor Care are dedicated to providing the best possible care for the physical and emotional well-being of the residents of our facilities. We are motivated towards the extension of such care to other communities as rapidly as sound business practices permit.

It is widely recognized that the progress of a nursing home resident is affected by his emotional acceptance of his surroundings as well as by the physical care he receives.

With this concept in mind, all Manor Care facilities have been designed to preserve a homelike rather than an institutional atmosphere.

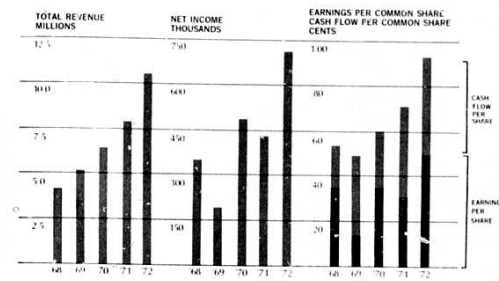
Each of our facilities is architecturally attractive and is set in spacious, well-landscaped grounds which not only add to their appearance but provide a pleasant setting for guests. Reception rooms, floor classrooms, dining rooms and other public areas are all arranged to encourage conversation and to make both residents and visitors feel at home. Visiting restrictions and regulations are kept to the minimum, consistent with efficient operation.

Recreational therapy, such as art classes, instruction in handicrafts and the like, is available at all Manor Care homes. Religious services are held. There are also regular entertainment programs, individual and group television viewing, library facilities and a supply of personal files. Guests are encouraged to participate in all activities to the extent their physical condition will allow. Their response is gratifying and in many cases we find that the interest in others and its events so engendered is itself very effective therapy.

We believe the personal care for each guest provided by Manor Care personnel has been largely responsible for the excellent reputation the company enjoys in each of the communities it serves. The grateful letters we receive from the families of our guests and former guests attest to the success of our total approach to patient care.

YEAR ENDED MAY 31,	1972	1971
Property, Plant and Equipment	\$ 8,561,045	\$ 7,626,410
Total Assets	15,112,793	13,022,206
Stockholders' Equity	6,088,632	5,371,826
Total Revenue	10,489,936	7,831,122
Net Income	\$ 714,809	\$ 441,078
Average Shares Outstanding*	1,470,653	1,478,246
Cash Flow Per Common Share	92	70
Net Earnings Per Common Share	49	30

*Shares of common stock increased by 697.46 shares in 1972 and 1971 for comparative purposes to reflect the issuance of a 5% stock dividend paid September 21, 1972.



M facts about manor care.

M manor care is needed

M financial highlights

EXECUTIVE OFFICE	NURSING HOMES
MANOR CARE, INC. 3800 Lockwood Drive Silver Spring, Maryland	COLTON MANOR NURSING HOME 720 Dual Hwy. Hagerstown, Maryland
TRANSFER AGENT	MANOR CARE NURSING HOME 3801 Metzger Road Adelphi, Maryland
EQUITABLE TRUST COMPANY Munsey Building Calvert & Fayette Baltimore, Maryland	MANOR CARE NURSING HOME 1412 Marlton Pike Cherry Hill, New Jersey
AUDITORS	MANOR CARE NURSING HOME 7305 Bellevue Houston, Texas
HARRIS, KERR, FORSTER & COMPANY 1725 K St., N.W. Washington, D.C.	MANOR CARE NURSING HOME 7001 N. Charles Street Towson, Maryland
SUBSIDIARY	MANOR CARE NURSING HOME 509 E. Joppa Road Towson, Maryland
PNEUMATIC CONCRETE, INC. John I. Simmons President 3070 Lorna Road Birmingham, Alabama	MANOR CARE NURSING HOME 1350 Silas Creek Parkway Winston-Salem, North Carolina
	MANOR CARE NURSING HOME 6500 Ridge Road Havattsville, Maryland
	MANOR CARE NURSING HOME 1901 Georgia Avenue Wheaton, Maryland
	STRATFORD HALL NURSING HOME 2125 Holland Road Richmond, Virginia
	MANOR CARE NURSING HOME 2000 South 36th St. Wilmington, North Carolina
	MANOR CARE NURSING HOME 2401 Forest Drive Columbia, South Carolina
	MANOR CARE NURSING HOME 2250 Banning Rd. Cincinnati, Ohio

M address information

ROSSVILLE BOULEVARD
120' RIGHT OF WAY
DUE TO CONSTRUCTION

FIELD

BALTIMORE CONFERENCE HEALTH CARE
AGENCY OF THE METHODIST CHURCH
4700/280
ZONED DR-10

HENRY M. H.
LORRAINE VOLZ
5220/510
ZONED DR-10

PLAN
SCALE 1"=50'

JOSEPH M. KANE
8830/540
ZONED DR-10

PARTURE

PROPOSED 200 BED NURSING HOME

LIGHTING

JOSEPH M. KANE
8830/540
ZONED DR-10

REPAIR ROAD
5301/201
ZONED DR-10

11-87-11-11-11
HOUSE

ROAD

TOWN AND
COUNTRY RIDGE
APARTMENT SITE
UNDER CONSTRUCTION

NOTES

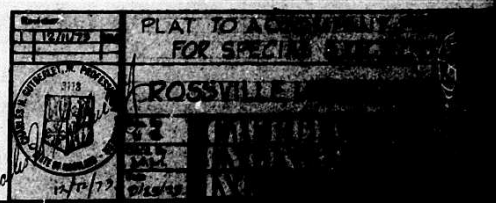
EXISTING ZONING DR-10
NO PARKING SPACES REQUIRED TO
NO. OF PARKING SPACES PROVIDED 84
PARKING SPACES TO BE 10'x20'
SURFACING TO BE BITUMINOUS MACADAM
SCREENING TO BE EVERGREEN PLANTING

EXISTING RIDGE ROAD 20' WIDE TO 20' WIDE
PROPOSED RIDGE ROAD 20' WIDE TO 20' WIDE
PROPOSED EXTERIOR LIGHTING TO BE LEVEL AND NOT
TO EXCEED 8' IN HEIGHT AND DIRECTED AWAY FROM
ADJOINING PROPERTY



LOCATION MAP

REVISED PLAN
SUBMITTED AT HEARING
12/12/73



ROSSVILLE BOULEVARD
20' RIGHT OF WAY
UNDER CONSTRUCTION

CARL T. DOLIO
4485/448
ZONED DR-1G

WOODS

555'45" W 46'

FREDERICK F. VOLZ
5501/201
ZONED DR-1G



LOCATION MAP

REVERTIBLE FILL EASEMENT
AREA 12,000 SQ. FT. 0.28 AC.

FIELD

15' PRIVATE LAKE

BALTIMORE CONFERENCE HEALTH CARE
AGENCY OF THE METHODIST CHURCH
4706/227
ZONED DR-1G

HENRY M. H.
LORRAINE VOLZ
5520/1610
ZONED DR-1G

PASTURE

PLAN
SCALE 1"=50'

HENRY M. H.
LORRAINE VOLZ
FLOT OF 5520/1610
COUTH D. 44.4 ACRES ± 11
147 ELECTION DISTRICT
ZONED DR-1G

PASTURE

PROPOSED 200 BED NURSING HOME

4' HIGH SUCCESSION

PROPOSED DRIVE

WESTY SHIELD
HOUSE

ROAD

TOWN AND
COUNTRY RIDGE
APARTMENT SITE
UNDER CONSTRUCTION

NOTES

- EXISTING ZONING DR-1G
- NO GRADING SPACES REQUIRED TO
- NO. OF PARKING SPACES PROVIDED 84
- PARKING SPACES TO BE 10'x20'
- SURFACING TO BE BITUMINOUS MACADAM
- SCREENING TO BE ONE OF THE FOLLOWING
- 1) STOCKADE FENCE
- 2) UPRIGHT VIEWS
- 3) PRIVATE HEDGE
- EXISTING RIDGE ROAD 20' PMT 100' R/W
- PROPOSED RIDGE ROAD 40' PMT 100' R/W

RIDGE

JOSEPH M. KANE
5538/546
ZONED DR-1G

WILLIAM G. GRAY
4570/101
ZONED DR-1G

HOME

HOME



PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
ROSSVILLE NURSING HOME

old Plat

CARROLL
INC.





LOCATION MAP

REVISED PLAN SUBMITTED
AT HEARING 12/12/73
#74-140-X
#86

TOWN AND
COUNTRY RIDGE
APARTMENT SITE
UNDER CONSTRUCTION

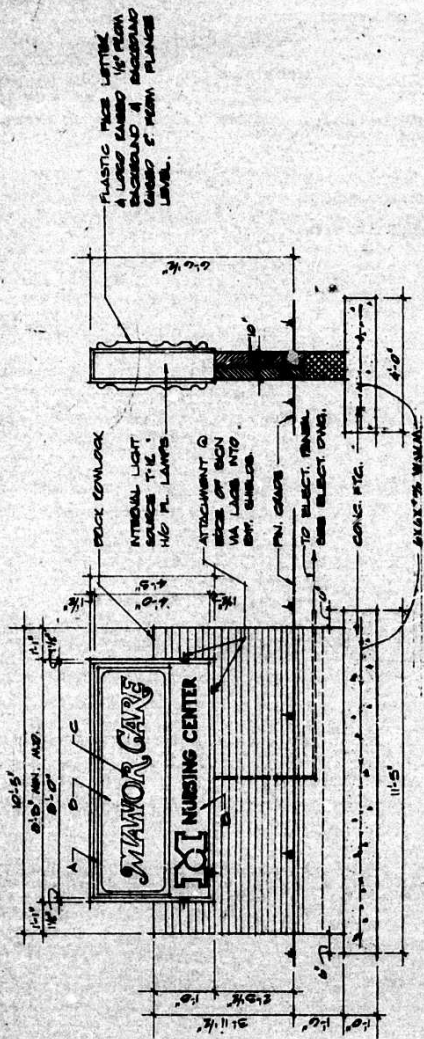
NOTES

EXISTING ZONING DR-16
NO. OF PARKING SPACES REQUIRED 20
NO. OF PARKING SPACES PROVIDED 24
PARKING SPACES TO BE 10'X20'
SURFACING TO BE BITUMINOUS MACADAM
SCREENING TO BE EVERGREEN PLANTING

EXISTING RIDGE ROAD (20' PVI TO 25' R/W)
PROPOSED RIDGE ROAD (40' PVI TO 50' R/W)
PROPOSED EXTERIOR LIGHTING TO BE LEVEL AND NOT
TO EXCEED 8'-0" IN HEIGHT AND DIRECTED AWAY FROM
ADJOINING PROPERTY.

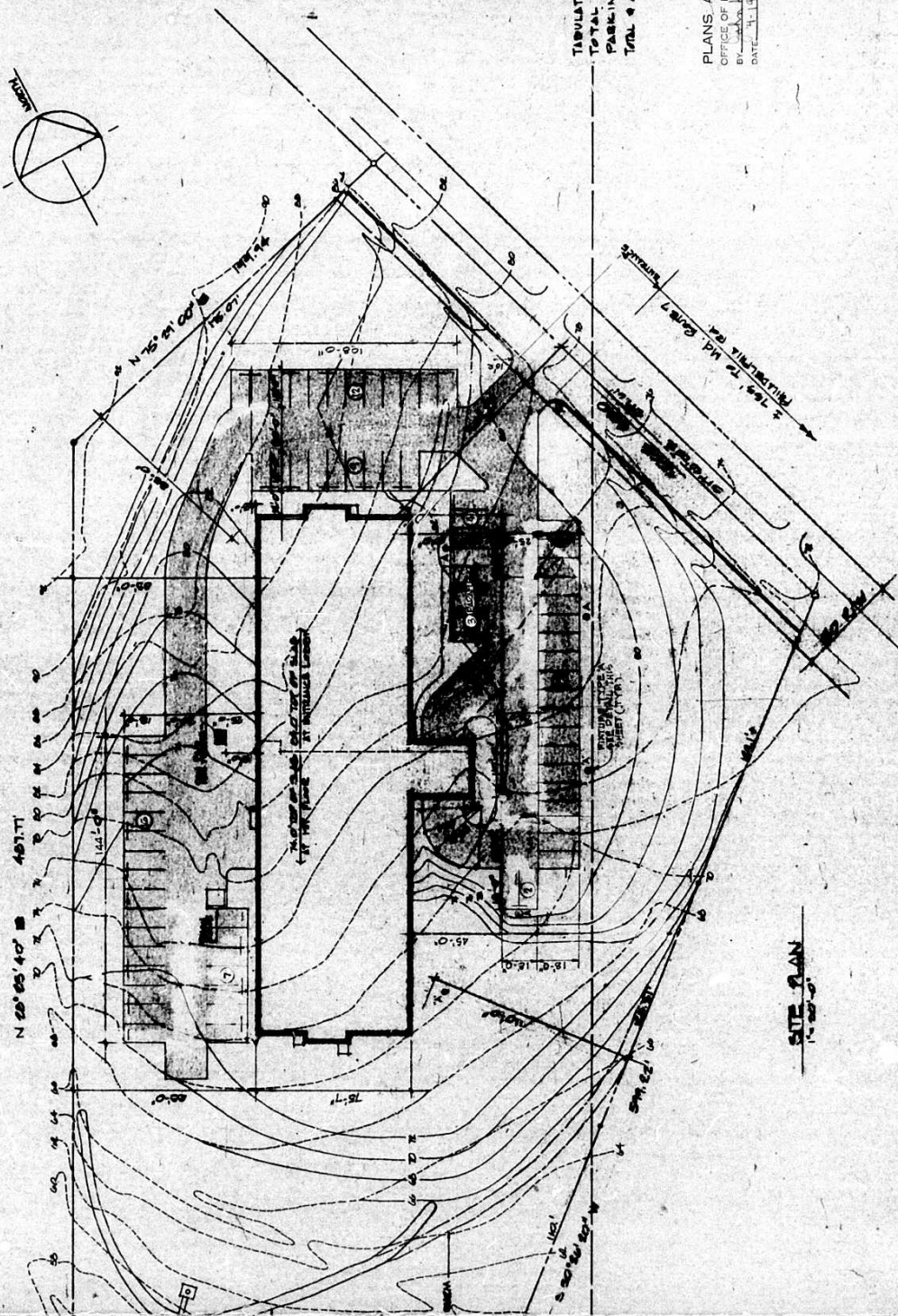
PLAN
SCALE: 1"=30'





SECTION DETAILS
NO SCALE

NOTE:
COLORS IN ARCHIT. PLANS TO BE MATCHED TO SECOND SURFACE OF
COLORLESS PAPER TO MATCH, MATCHING NUMBERS.
A - 1/2\"/>



SITE PLAN
1/4\"/>

TOTAL 8 OF 100
PARKING SPACES BASED ON 100
TOTAL 8 OF PARKING SPACES BASED ON 100

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 7-13-76
74-140-X

AMERICAN HOSPITAL BUILDING CORP.

10000 LOCKWOOD DRIVE
SILVER SPRING, MARYLAND 20901 TEL. (301) 588-9000

200 CED NURSING HOME
BALTIMORE COUNTY
ECONOMY, MARYLAND

SITE PLAN

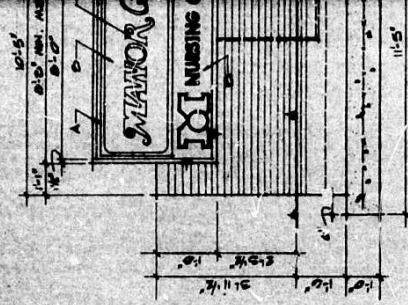
DATE: 7-13-76

74-140-X

PROJECT TITLE & LOCATION

DATE: 7-13-76

74-140-X



SIGN DETAIL 5
NO SCALE



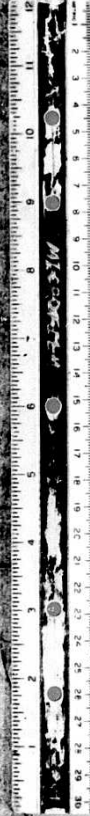
WILLIAM H. MILLER

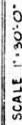
AB

PO BOX 600 LOCKWOOD DRIVE
SILVER SPRING MARYLAND 20901 TEL NO (301) 583-0900

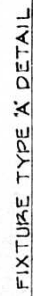
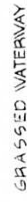
DISCOUNT

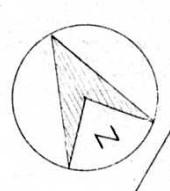
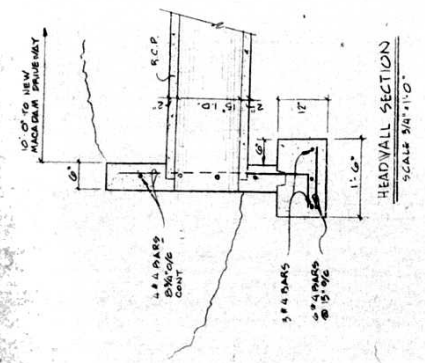
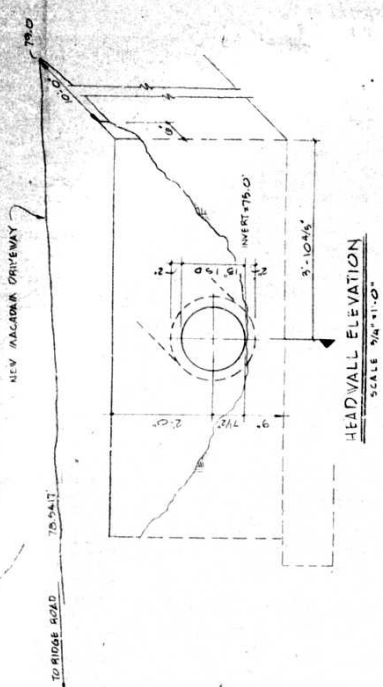
Executive Summary





PAVED AREA COEFFICIENT = .9
NON-PAVED AREA COEFFICIENT = .3
INCREASED RUN-OFF DUE TO SITE CONSTRUCTION = 3.56 CFS
DETERMINED RUN-OFF = 4.46 CFS
VOLUME OF FLOW TO RETENTION POND (5 MIN. DURATION)
DUE TO RUN-OFF OF AREA = 1.37 5 FTS





CARL T. JULIO
ZONED DR-10
(VACANT LOT)

HENRY M. H.
ZONED DR-10
(VACANT LOT)

HENRY M. H.
ZONED DR-10
(VACANT LOT)

GRADING PLAN
SCALE 1"=30'-0"

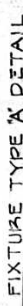
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 4-11-76

TABULATION
TOTAL # OF DEEDS: 200
PURSUING SPACED: 68
TOTAL # OF PARKING SPACES: 12
SEE LANDSCAPE DWS FOR SCREEN PLANTING.

REVISIONS	SEAL	DRAWING TITLE	SCALE
		GRADING & SITE UTILITY PLAN	1"=30'-0"
		PROJECT	
		ZOOBED NURSING HOME	
		LOCATION	
		BALTIMORE COUNTY	
		ROSSVILLE, MARYLAND	

JOHN H.
75-25
C-1
J.M. 12-76

REVISIONS
SEAL
DRAWING TITLE
SCALE



GENERAL CONDITIONS

Materials shall be of the highest quality and shall conform to the requirements of the Landscape Architect. The contractor shall be responsible for the selection of materials and for the completion of the work. The contractor shall be responsible for the selection of materials and for the completion of the work. The contractor shall be responsible for the selection of materials and for the completion of the work.

CLEAN UP, GUARANTEE, AND THE LANDSCAPE ARCHITECT'S RESPONSIBILITY

The contractor shall be responsible for the selection of materials and for the completion of the work. The contractor shall be responsible for the selection of materials and for the completion of the work. The contractor shall be responsible for the selection of materials and for the completion of the work. The contractor shall be responsible for the selection of materials and for the completion of the work.

PLANTING MATERIALS

The contractor shall be responsible for the selection of materials and for the completion of the work. The contractor shall be responsible for the selection of materials and for the completion of the work. The contractor shall be responsible for the selection of materials and for the completion of the work. The contractor shall be responsible for the selection of materials and for the completion of the work.

SEEDING & SODDING

The contractor shall be responsible for the selection of materials and for the completion of the work. The contractor shall be responsible for the selection of materials and for the completion of the work. The contractor shall be responsible for the selection of materials and for the completion of the work. The contractor shall be responsible for the selection of materials and for the completion of the work.

FINISH GRADE MATERIALS

The contractor shall be responsible for the selection of materials and for the completion of the work. The contractor shall be responsible for the selection of materials and for the completion of the work. The contractor shall be responsible for the selection of materials and for the completion of the work. The contractor shall be responsible for the selection of materials and for the completion of the work.

PLANS: APPROVED

OFFICE OF PLANNING
DATE: 11-11-11

SEEDING & SODDING

FINISH GRADE MATERIALS

Topsoil shall be loose, friable and shall contain ordinary amounts of humus. It shall not contain lumps of soil, clods, rocks, stones, roots, nor other debris. It shall be of the best quality available and shall be of uniform character. The topsoil shall be delivered in an unbroken and undisturbed condition and must meet the approval of the Landscape Architect. It shall not have a pH value higher than 7.0 or lower than 6.0.

Removal of surplus topsoil or the furnishing of additional topsoil shall be the Contractor's responsibility.

FINISH GRADE PROCEDURE

Have clean all debris and stones larger than 3 inches before depositing topsoil. Scarify to a depth of 4 inches. Topsoil, after subgrade has been checked and approved by the Landscape Architect, shall be spread, raked, compacted, or otherwise manipulated until it is of uniform character. The topsoil shall be delivered in an unbroken and undisturbed condition and must meet the approval of the Landscape Architect. It shall not have a pH value higher than 7.0 or lower than 6.0.

Finish grading shall be one inch lower than surface elevations, curbs, and sidewalks. The finish grade shall be one inch lower than 10 feet at a slope not less than 4 inch per foot.

Unless otherwise noted, tops and bottoms of all banks shall have 10-foot vertical curves. Grading shall be accomplished to assume smooth, natural, and pleasing appearances of the finish grade.

MATERIALS

Limbs shall be a ground age cultural limestone and shall contain not less than 95% total carbonates. It shall be stored in a weatherproof place so as not to impair its effectiveness.

Fertilizer shall be delivered to the site in unopened containers that show weight, analysis, and manufacturer's name. Fertilizer shall be stored in a weatherproof place so as not to impair its effectiveness.

APPROVED BY: [Signature]

DATE: 11-11-11

REVISIONS

CONSULTANTS

soerge! associates

LANDSCAPE ARCHITECTS - PLANNERS

13311 NEW HAVEN AVENUE, SUITE 4

SHAWNEE, OKLAHOMA 74704

PHONE: 405/234-1111

FAX: 405/234-1111

WWW.SOERGE!ASSOCIATES.COM

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TEL NO. (301) 593-9800

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