

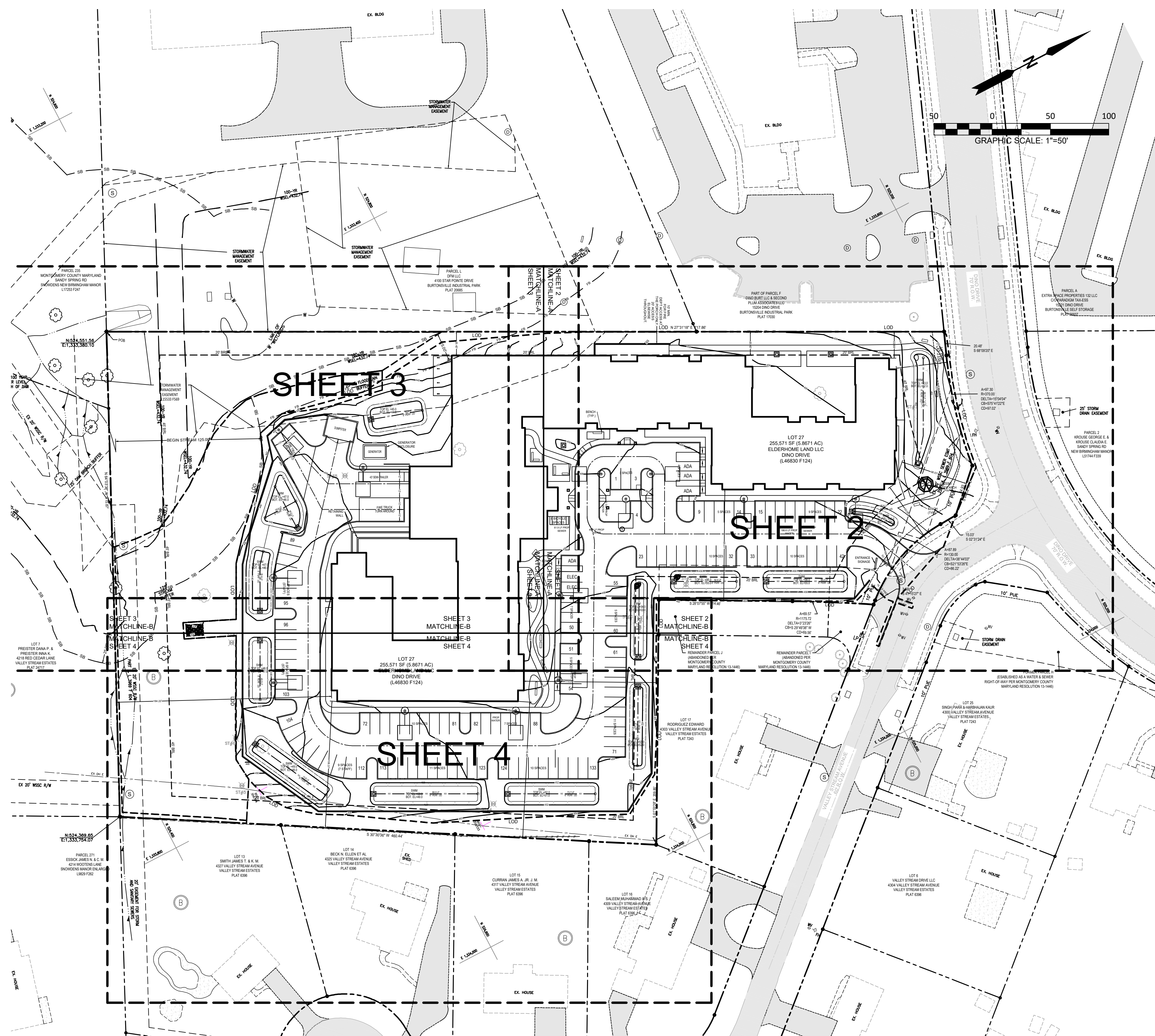
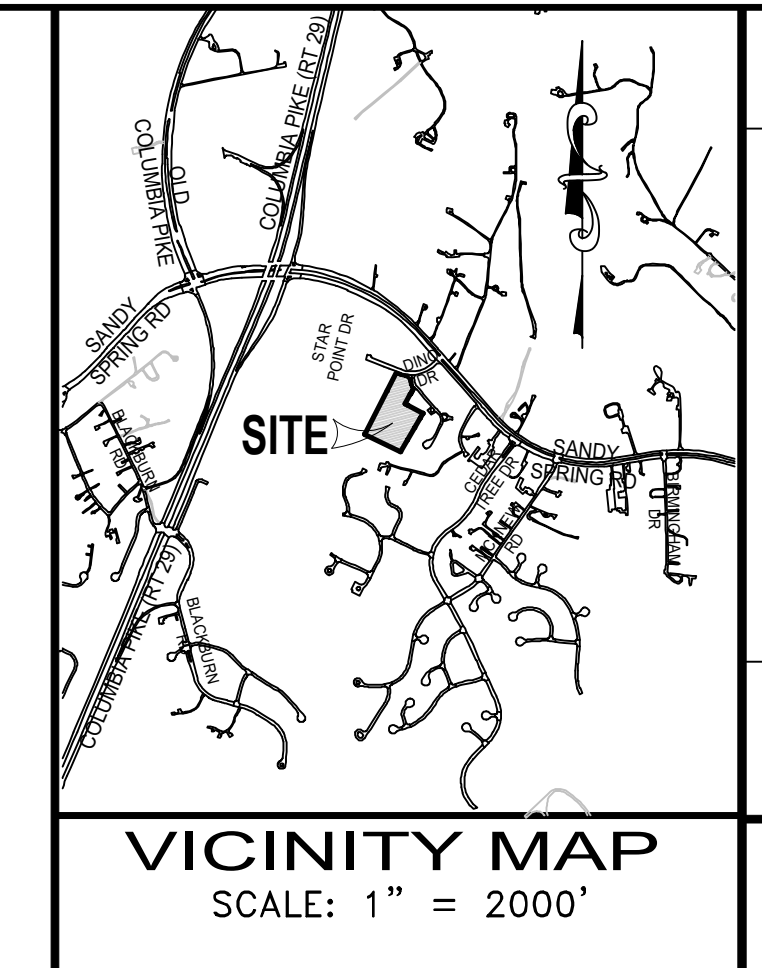
CONDITIONAL USE PLAN BROOKSTONE SENIOR LIVING

NOTE

- UNLESS SPECIALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE.
- THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF ISSUANCE OF BUILDING PERMIT(S).
- PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT.

GENERAL NOTES

- SITE ADDRESS IS 0 DINO DRIVE, BURTONSVILLE, MD 20866
- TAX I.D. NUMBERS: 05-03552453
- PLAT REFERENCE: PLATS: 23347
- DEED REFERENCE: LIBER 46830 FOLIO 124.
- SITE IS LOCATED ON TAX MAP KS-561, BLOCK B, OUTLOT A.
- SITE IS LOCATED ON WSSC 200 SHEET No. 220-NE-04 AND 220-NE-05.
- EXISTING WATER AND SEWER CATEGORY IS W-1 & S-1.
- SITE HAS EXISTING WATER AND SEWER AVAILABLE.
- EXISTING ZONING IS R-200.
- EXISTING SOILS ARE:
57B, CHILLUM SILT LOAM, 3-8% SLOPES,
57C, CHILLUM SILT LOAM, 8-15% SLOPES,
57D, CHILLUM SILT LOAM, 15-25% SLOPES, AND
59B, BELTSVILLE SILT LOAM, 3-8% SLOPES
- BOUNDARY SHOWN FROM SURVEY PREPARED BY PACKARD & ASSOCIATES, LLC DATED FEBRUARY 28, 2022.
- SITE TOPOGRAPHY BY FIELD SURVEY BY PACKARD & ASSOCIATES, LLC, FEBRUARY 28, 2022. SURROUNDING INFORMATION FROM AERIAL GIS DATA.
- WATERSHED: LITTLE PAINT BRANCH CLASS I.
- THERE ARE NO FLOODPLAIN OR WETLANDS ON THIS SITE, PER FEMA FIRM PANEL 24031C03850 DATED 09/29/2006
- UTILITY COMPANIES:
ELECTRIC: BALTIMORE GAS AND ELECTRIC
WATER & SEWER: WSSC
TELEPHONE: VERIZON
CATV: COMCAST
- OWNER / APPLICANT
ELDERHOME LAND LLC
P.O. BOX 310, ASHTON, MD 20861
CONTACT: THOMAS NORRIS (301) 675-1525
EMAIL: TNORRIS@TLGROUP1.COM
- TRACT AREA:
OUTLOT A - 255.571 S.F. OR 5.867 AC.



SITE DATA

GROSS TRACT AREA	= 255,571 S.F. / 5.867 ACRES
DEDICATION TO PUBLIC USE	= 0.0 S.F. / 0.0 ACRES
BUILDING & PORCHES	= 64,158.8 S.F. / 1.473 ACRES
DRIVEWAY & PARKING	= 50,162.7 S.F. / 1.152 ACRES
OPEN SPACE	= 141,249.5 S.F. / 3.243 ACRES

DEVELOPMENT DATA STANDARDS

R-200 ZONE / TDR 3.0, LOT 27, BLOCK B (STANDARD METHOD / CONDITIONAL USE)
RESIDENTIAL CARE FACILITY - SECTION 3.3.2.E.2.c

ELEMENTS	REQUIRED / ALLOWED	PROPOSED
DENSITY (MAX)		
INDEPENDENT LIVING (IL) - 15 UNITS PER ACRE (5,8671 AC)	15 X 5.8671 = 88 UNITS	88 UNITS (121 BEDS)
ASSISTED LIVING (AL) + MEMORY CARE (MC) - 1200 SF PER BED	255,571 / 1200 = 213 BEDS	64 BEDS (AL) 27 BEDS (MC)
LOTS		
LOT AREA (MIN)	20,000 SF	255,571 SF
LOT WIDTH AT FRONT BLDG LINE (MIN)	100 FT	180 FT
LOT WIDTH AT FRONT LOT LINE (MIN)	25 FT	180 FT
OPEN SPACE		
GREEN AREA (MIN) - 50% (SECTION 3.3.2.E.2.c.ii.(c),(2))	255,571 X 0.50 = 127,786 SF	141,250/255,571=55.3%
PLACEMENT (SUBJECT TO SECTION 4.4.14.B.3 PURSUANT TO SECTION 3.3.2.E.2.c.ii.(e))		
FRONT SETBACK FROM PUBLIC STREET	20 FT	40 FT
SIDE SETBACK - FROM ABUTTING LOTS NOT INCLUDED IN APPLICATION (SECTION 3.3.2.E.2.c.ii.(f))	20 FT	20 FT
REAR SETBACK - FROM ABUTTING RESIDENTIAL DETACHED ZONE (SUBJECT TO SECTION 4.1.3.A.2) HEIGHT (PRINCIPAL STRUCTURE)	20 FT 50 FT	45 FT 50 FT
VEHICLE PARKING		
RESIDENTIAL CARE FACILITY - 1 SPACE PER DWELLING UNIT (IL, 88 UNITS) - 0.25 SPACE PER BED (AL + MC, 91 BEDS) - 0.50 PER EMPLOYEE (44 FULLTIME EQUIVALENT)	88 SPACES 23 SPACES 22 SPACES	133 SPACES
TOTAL HANDICAPPED (INCL.) ELECTRIC VEHICLE (INCL.)	5 SPACES 2 SPACES	5 SPACES 2 SPACES
OFF-STREET LOADING		
GROUP LIVING (25,001-250,000 SF OF GFA)	1 SPACE	1 SPACE
BICYCLE SPACES		
RESIDENTIAL CARE FACILITY - 0.25 SPACE PER DWELLING UNIT (IL ONLY) - 0.10 SPACE PER EMPLOYEE (AL + MC ONLY) (95% LONG-TERM (LT) + 5% SHORT-TERM (ST))	22 SPACES 4 SPACES	25 SPACES (LT), 1 SPACE (ST)

SHEET INDEX

No.	DESCRIPTION
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2	EXISTING CONDITIONS PLAN
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4	NATURAL RESOURCE INVENTORY / FOREST DELINEATION PLAN
5	CONDITIONAL USE PLAN - SHEET 2 (20 SCALE)
6	CONDITIONAL USE PLAN - SHEET 3 (20 SCALE)
7	CONDITIONAL USE PLAN - SHEET 4 (20 SCALE)
8	LIGHTING PLAN
9	FIRE ACCESS PLAN
10	COMBINED CONCEPT / SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN - COVER SHEET
11	STORMWATER MANAGEMENT CONCEPT PLAN - SHEET 2 (20 SCALE)
12	STORMWATER MANAGEMENT CONCEPT PLAN - SHEET 3 (20 SCALE)
13	STORMWATER MANAGEMENT CONCEPT PLAN - SHEET 4 (20 SCALE)
14	STORMWATER MANAGEMENT CONCEPT DETAILS
15	PRELIMINARY FOREST CONSERVATION PLAN
16	PRELIMINARY FOREST CONSERVATION NOTES
17	UTILITY PLAN - COVER SHEET
18	UTILITY PLAN - SHEET 2 (20 SCALE)
19	UTILITY PLAN - SHEET 3 (20 SCALE)
20	UTILITY PLAN - SHEET 4 (20 SCALE)

NOTES:

- THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 16518, EXPIRATION DATE: 06/10/2025.

Dean Packard
DEAN PACKARD, P.E. 12/20/23
DATE

ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SHOWN HEREON IS CORRECT BASED ON EXISTING DEEDS AND PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO CHANGE UPON FINAL SURVEY. TOPOGRAPHY FROM SOURCES NOTED.

Dean Packard
DEAN PACKARD, P.E. 12/20/23
DATE

MISS UTILITY
CALL "MISS UTILITY" AT 1-800-257-777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND 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 THE REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

Exhibit 12 (a)
OZAH case No. CU 23-12

PACKARD & ASSOCIATES LLC.
CIVIL ENGINEERS * SURVEYORS * LAND PLANNERS
16220 FREDERICK ROAD, SUITE 300
GAITHERSBURG, MARYLAND 20877
PHONE (301) 208-0250 FAX (301) 208-1270



05/05/23
CONDITIONAL USE PLAN - COVER SHEET
CONDITIONAL USE
BROOKSTONE SENIOR LIVING
LOT 27, BLOCK B, VALLEY STREAM ESTATES
RECORDED IN LIBER 46830 AT FOLIO 124
BURTONSVILLE ELECTION DISTRICT No. 5 MONTGOMERY COUNTY, MARYLAND

OWNER ELDERHOME LAND, LLC P.O. BOX 310 ASHTON, MD 20861	DRAWN PW
SCALE 1"=50'	DATE 12/20/23
CHECKED DP	ACAD FILE NAME
JOB NO.	DRAWING NO.
SHEET 1 OF 20	