

OZAH NO. CU 20-05

**APPLICATION OF SPECTRUM RETIREMENT COMMUNITIES, LLC
SENIOR CARE AND LIVING FACILITY
9545 RIVER ROAD
POTOMAC, MD**

EXHIBIT LIST

1. Application
2. Forest Conservation Waiver
3. Owners Authorization Letter
4. MNCPPC Transmittal Sheet
5. MNCPPC Checklist
6. Land Use Report
7. Zoning Vicinity Map
8. List of Adjoining and Confronting Property Owners and Local Citizens Assoc.
9. Traffic Statement
10. Tree Variance Request
11. Statement of Operations
12. Preliminary Forest Conservation Plan
 - a. Cover Sheet (Sheet No. PFCP 100)
 - b. Composite Preliminary FCP (Sheet No. PFCP 200)
13. Stormwater Management
 - a. Cover Sheet (Sheet No. CSWM-1 of 4)
 - b. Stormwater Management Concept Plan Drainage Area Map (Sheet No. CSWM -2 of 4)
 - c. Landscape Infiltration Specifications and Details (Sheet No. CSWM -3 of 4)
 - d. Micro Bio-Retention Specifications and Details (Sheet No. CSWM -4 of 4)
14. Layout Materials and Paving Plans
 - a. Layout Materials and Paving Plans (Sheet No. L100)
 - b. Layout Materials and Paving Plans (Sheet No. L101)
 - c. Layout Materials and Paving Plans (Sheet No. L102)
 - d. Layout Materials and Paving Plans (Sheet No. L103)
 - e. Landscape Plan (Sheet No. L110)
15. Conditional Use Plan
 - a. Cover Sheet (Sheet No. C-1)
 - b. Existing Conditions Plan (Sheet No. C-2)
 - c. Conditional Use Site Plan (Sheet No. C-3)
 - d. Surrounding Neighborhood Plan (Sheet No. C-4)
 - e. Green Area Exhibit (Sheet No. C-6)
16. Landscape & Lighting Plans
 - a. Planting Notes, Schedules and Details (Sheet L500)

- b. Courtyard Details (Sheet No. L502)
 - c. Landscape Plan (Sheet No. L111)
 - d. Landscape Plan (Sheet No. L113)
 - e. Landscape Plan (Sheet No. L112)
 - f. Site Details (Sheet No. L501)
17. Architectural Elevations
- a. Schematic Elevations (East and South)
 - b. Schematic Elevations (North and West)
 - c. Floor Plans & Renderings (Second and Third Floors)
 - d. Floor Plans & Renderings (Garage and First Floor)
18. NRI/FSD
- a. Cover (Sheet No. NRI 100)
 - b. (Sheet No. NRI 200)
19. MSHA Sight Distance Evaluation Plan Study
- 20. Not an Exhibit**
21. Photometric Plan
- a. Electrical Site Lighting Photometric Plan (E1.01)
 - b. Electrical Site Lighting Cut Sheets (E1.02)
22. Fire Access Plan
23. Composite Plan
24. Rough Grading Exhibit
25. Color Utility Plan
26. Resumes of Expert Witnesses
- a. Brian L Van Winkle, AIA
 - b. Joshua Sloan
 - c. Jeffrey Amateau, P.E.
 - d. Logan Kelso, P.E.
 - e. Anne M. Randal, AICP
27. Statement of Justification
28. 3/17/20- Email from Lynn Robeson to Steven Robins re: check for sign pick up.
29. 3/19/20- Applicant's acceptance of requirements of posting of signs.
30. 6/1/20- Request to be made party of record from Susanne Lee.
31. 6/5/20- Email Exchange between Lynn Robeson, Steve Robins; Re: No objection to Susanne Lee as a party of record.
32. 6/10/2020- Notice of Public Hearing
33. Requests to Continue July 17, 2020 Public Hearing
- a. Nancy Abramowitz and Mark Ellenberg
 - b. Peter Levine and Annette Fribourg
 - c. Alfred Leone and Hilda Riccombeni
34. Letters of Support
- a. Maxine Schwartzman.

- b. Robert Reiver
 - c. Erik Gaul
 - d. Harald Leuba
 - e. Stanley Smith
 - f. Dale Ross
 - g. Jonathan Spaeth
 - h. Brian Redman
 - i. Imran Sohrab
 - j. The Greater Bethesda Chamber of Commerce
35. 6/15/2020- Party of Record Request; Re: Nancy Abramowitz and Mark Ellenberg.
36. 6/17/2020- Letter from Steve Robbins and Elizabeth Rogers; Re: Supplemental Materials.
- a. Petitioner's Pre-Hearing Statement.
 - b. Updated Land Use Report
 - c. Updated Statement of Operations.
37. 6/18/20- Email Exchange between Elsabett Tesfaye and Lynn Robeson Hannan; Re: Elsabett requests hearing be rescheduled to Friday, August 21, 2020, Lynn Robeson asks if there are any objections.
38. 6/18/20- Email from Susanne Lee to Lynn Robeson: Opposing Rescheduling of Hearing to August 21, 2020, would prefer date in September.
39. 6/19/20- Letter from Elizabeth Rogers and Steve Robbins to Lynn Robeson Hannan; Re: Response to Opposition to Postponement Spectrum Retirement.
- a. Email from Elizabeth Rogers with exhibit 39 attached.
40. 6/19/20- Email from Lynn Robeson to Elizabeth Rogers; Re: Review upon the Conditional Use Application doesn't show a nursing home component.
- a. Advice on Residential Care Facilities.
41. 6/22/20- Email from Elizabeth Rogers; Re: No objection to Nancy Abramowitz and Mark Ellenberg being made parties of record.
42. 6/24/20- Entry of Appearance on behalf of the West Montgomery County Citizens Association filed by David Brown.
- a. Email from David Brown (sent after office hours).
43. 6/26/20- Email from Lynn Robeson to parties; Re: Parties should agree on a date that this case can be heard no later than July 3rd and inform OZAH of the date.
44. 7/2/20- Email from Elizabeth Rogers to Lynn Robeson; Re: Proposed Hearing Dates in September.
45. Letter from Elizabeth Rogers and Steve Robbins; Re: Supplemental Materials Enclosed Exhibits 46-52(Received 6/17/20).
46. Preliminary FCP
- a. Cover (PFCP 100)
 - b. Composite Preliminary FCP (PFCP 200)
47. Composite Plan (L000)
48. Landscaping Plan

- a. Layout, Materials and Paving Plan (L100)
 - b. Layout, Materials and Paving Plan (L101)
 - c. Layout, Materials and Paving Plan (L102)
 - d. Layout, Materials and Paving Plan (L103)
 - e. Landscape Plan (L110)
 - f. Landscape Plan (L111)
 - g. Landscape Plan (L112)
 - h. Landscape Plan (L113)
49. Lighting Plans
- a. Planting Notes, Schedules and Details (L500)
 - b. Site Details (L501)
 - c. Courtyard and Lighting Details (L502)
50. Impervious Exhibit Proposed Conditions.
- a. Layout-Proposed Layout
 - b. Layout:C-2.
51. Fire Access Plan.
52. Conditional Use Site Plan Cover Sheet
53. 7/7/20- Notice of Postponement and Motion to Amend Application.
54. 7/7/20- Letter from Elizabeth Rogers and Steve Robins to Lynn Robeson; Re: Motion to Amend Application (Amended Materials Enclosed) **Exhibits 55-62.**
55. Statement of Justification
56. Land Use Report
57. Statement of Operations
58. Conditional Use Plans
- a. Conditional Use Cover Sheet (C-1)
 - b. Conditional Use Site Plan (C-3)
 - c. Green Area Exhibit (C-6)
 - d. Preliminary Forest Conservation Plan Cover (PFCP 100)
 - e. Preliminary Forest Conservation Plan Composite (PFCP 200)
 - f. Stormwater Management Concept Plan Cover Sheet (CSWM-1)
 - g. Stormwater Management Concept Plan Drainage Area Map (CSWM-2)
 - h. Micro Bio-Retention Specifications and Details (CSWM-3)(previously CSWM-4)
 - i. Not an Exhibit**
 - j. Landscape and Lighting Composite Plan (L000)
 - k. Layout, Materials and Paving Plan (L100)
 - l. Layout, Materials and Paving Plan (L101)
 - m. Not an Exhibit**
 - n. Layout, Materials and Paving Plan (L102)
 - o. Layout, Materials and Paving Plan (L103)
 - p. Landscape Plan (L110)
 - q. Landscape Plan (L111)
 - r. Landscape Plan (L112)

- s. Landscape Plan (L113)
 - t. Planting Notes, Schedules and Details (L500)
 - u. Site Details (L501)
 - v. Courtyard and Lighting Details (L502)
 - w. Utility Plan (UTIL-1)
 - x. Rough Grading Exhibit
59. Architectural Plans
- a. Schematic Elevations (2 Sheets)
 - b. Floor Plans & Renderings (2 Sheets)
60. Traffic Statement
61. Approved Stormwater Management Concept Plan Approval Letter dated June 25,2020.
62. Fire Access Plan
63. 7/7/20- Email from Elizabeth Rogers to Lynn Robeson (Email sent after office hours);
Re: Exhibits 54-62 attached.
64. 7/9/20- Email from Elizabeth Rogers to Lynn Robeson; Re: a revised parking garage
layout plan depicting the motorcycle parking and bicycle parking attached.
- a. Revised Exhibit 59 (b).
65. 7/14/20- Notice of Motion to Amend
66. 7/17/20- Technical Staff Report.
67. 7/29/20- Letter from Masqood H. Mir; Re: Objection to the Conditional Use Application.
68. 8/31/20- Letter from David Brown; Re: Request to Postpone 9/21/2020 Hearing.
69. Applicant's Pre-Hearing Statement
- a. Email from Elizabeth Rogers with ex. 69 attached (email sent 8/21/20).
70. 8/31/20- Letter from Elizabeth Rogers; Re: Informal Reply to Exhibit 68.
- a. Email from Elizabeth Rogers with ex. 70 attached
71. 8/31/20- Email from Lynn Robeson to Elizabeth Rogers; Re: Confirms that David
Brown's Pre-Hearing Statement is due September 1st.
72. 9/1/20- Pre-Hearing Statement of Opposition WMCCA and Adjoining and Nearby
Property Owners.
73. 9/4/20- Planning Board Letter Unanimously Approving PFCP Plans.
- a. Final Power Point Presentation.
74. 9/10/20- Email Exchange between Liz Rogers, Steve Robins and Nana Johnson; Re: New
hearing date, November 2, 2020.
75. 9/10/20- **Order Granting Postponement and Notice of Rescheduled Public Hearing.**
76. 9/10/20- Applicant's Response to Opposition's Request for Postponement.
77. 9/10/20- Resolution for the Preliminary Forest Conservation Plan.
- a. Email sent from Elizabeth Rogers with ex. 77 attached (sent after hours 9/9/20).

