



- GENERAL NOTES**
1. SITE ADDRESS IS 0 DINO DRIVE, BURTONSVILLE, MD 20866
 2. TAX I D NUMBERS: 05-0355243
 3. PLAT REFERENCE: PLATS: 23347
 4. DEED REFERENCE: LIBER 46830 FOLIO 124
 5. SITE IS LOCATED ON TAX MAP KS-961, BLOCK B, OUTLOT A.
 6. SITE IS LOCATED ON WSSC 200 SHEET No. 220-NE-04 AND 220-NE-05.
 7. EXISTING WATER AND SEWER CATEGORY IS W-1 & S-1.
 8. SITE HAS EXISTING WATER AND SEWER AVAILABLE.
 9. EXISTING ZONING IS R-200
 10. 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
 11. BOUNDARY SHOWN FROM SURVEY PREPARED BY PACKARD & ASSOCIATES, LLC DATED FEBRUARY 28, 2022.
 12. SITE TOPOGRAPHY BY FIELD SURVEY BY PACKARD & ASSOCIATES, LLC, FEBRUARY 28, 2022. SURROUNDING INFORMATION FROM AERIAL GIS DATA.
 13. WATERSHED: LITTLE PAINT BRANCH CLASS I
 14. THERE ARE NO FLOODPLAIN OR WETLANDS ON THIS SITE, PER FEMA FIRM PANEL 240310285D DATED 09/29/2006
 15. UTILITY COMPANIES:
 - ELECTRIC: BALTIMORE GAS AND ELECTRIC
 - WATER & SEWER: WSSC
 - TELEPHONE: VERIZON
 - CATV: COMCAST
 16. OWNER / APPLICANT: ELDERHOME LAND LLC
 P.O. BOX 310, ASHTON, MD 20861
 CONTACT: THOMAS MORRIS (301) 675-1525
 EMAIL: TMORRIS@ELGROUP.COM
 17. TRACT AREA:
 - OUTLOT A - 255,596 S.F. OR 5.867 AC.

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: 06/10/2023.

Dean Packard
 DEAN PACKARD, P.E. 12/15/23 DATE

PACKARD & ASSOCIATES LLC
 CIVIL ENGINEERS & SURVEYORS * LAND PLANNERS
 19220 FREDERICK ROAD, SUITE 500
 GAITHERSBURG, MARYLAND 20877
 PHONE (301) 208-0250 FAX (301) 208-1270

MCFRS ACCESS PLAN
 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

12/15/2023

OWNER	ELDERHOME LAND, LLC
P.O. BOX	310
CITY	ASHTON, MD 20861
SCALE	1"=40'
DRAWN	PJM
CHECKED	DP
DATE	12/15/23
ADD FILE NAME	
JOB NO.	
SHEET NO.	9 OF 19

Exhibit 14
 OZA Case No: CU 23-12