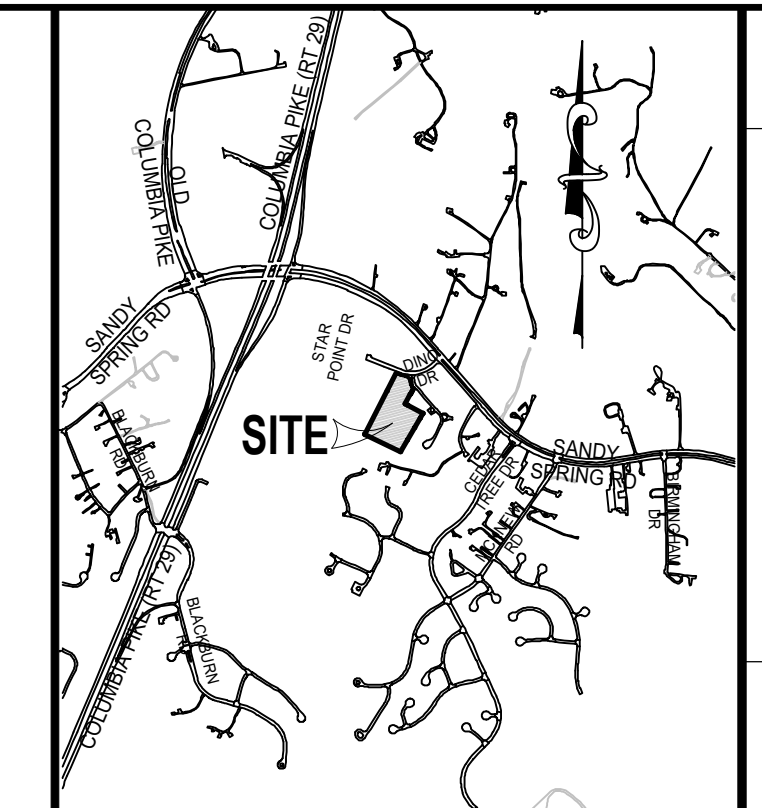


BROOKSTONE SENIOR LIVING

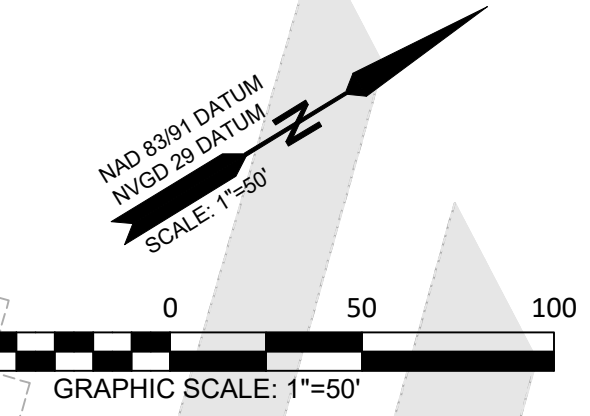
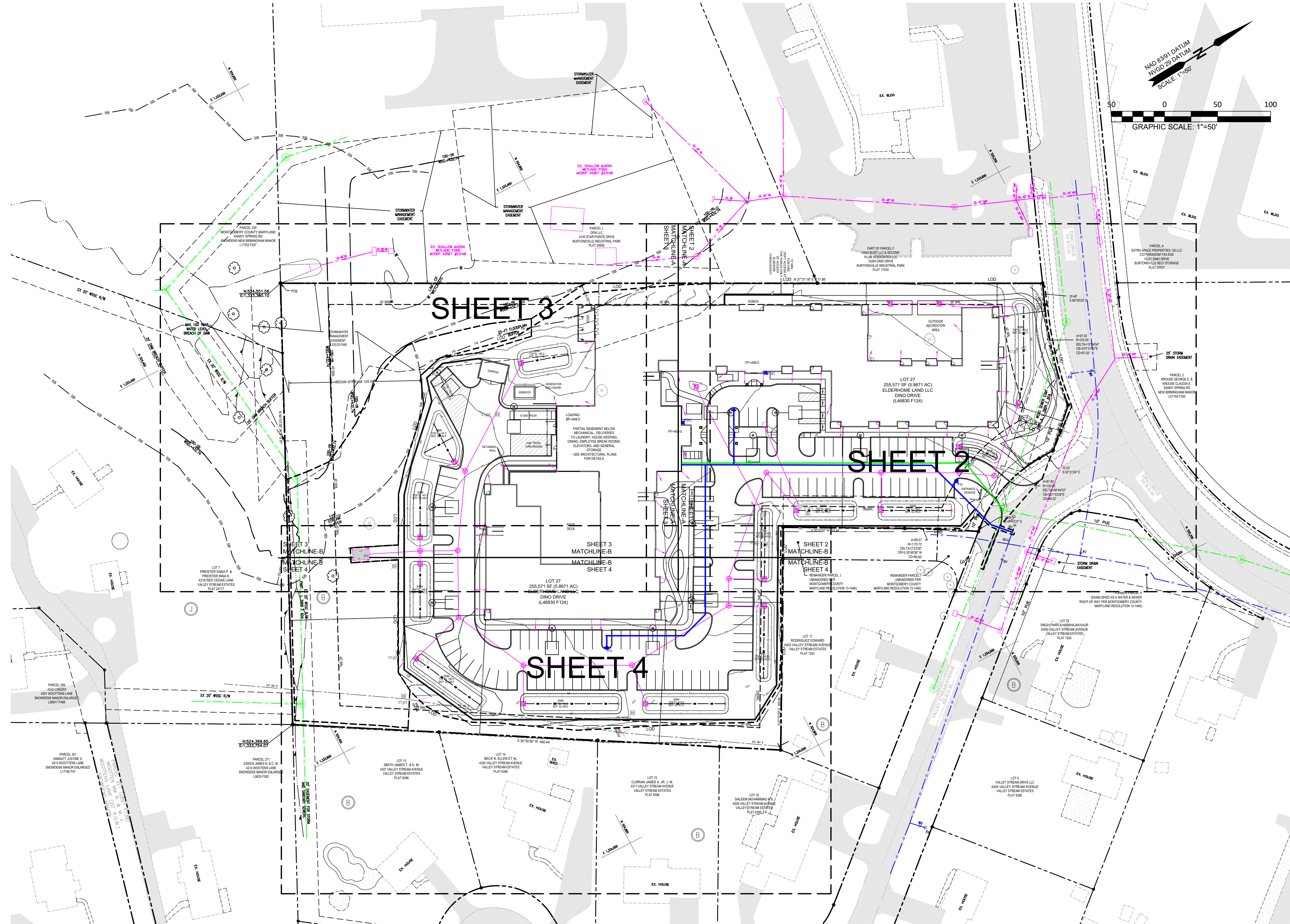
UTILITY PLAN SENIOR HOUSING RESIDENTIAL FACILITY

SHEET INDEX

No.	DESCRIPTION
1	UTILITY PLAN - COVER SHEET
2	UTILITY PLAN - SHEET 2 (20 SCALE)
3	UTILITY PLAN - SHEET 3 (20 SCALE)
4	UTILITY PLAN - SHEET 4 (20 SCALE)



VICINITY MAP
SCALE: 1" = 2000'



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 24031C0385D 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

SOIL DATA

SYMBOL	DESCRIPTION	PRIME FARMLAND	HIGHLY ERODIBLE	HYDRIC	HSG
57B	CHILLUM SILT LOAM 3-8% SLOPES	YES	NO	NO	B
57C	CHILLUM SILT LOAM 8-15% SLOPES	YES	NO	NO	B
57D	CHILLUM SILT LOAM 15-25% SLOPES	NO	YES	NO	B
59B	BELTSVILLE SILT LOAM 3-8% SLOPES	YES	NO	NO	C

NOTE

- UNLESS SPECIFICALLY 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.

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

PACKARD & ASSOCIATES LLC.

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



12/20/23

UTILITY 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

SCALE
1"=50'

CHECKED
DP

DATE
12/20/23

ACAD FILE NAME

JOB NO.

DRAWING NO.
SHEET 16 OF 19

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 31(a)
OZAH Case No: CU 23-12