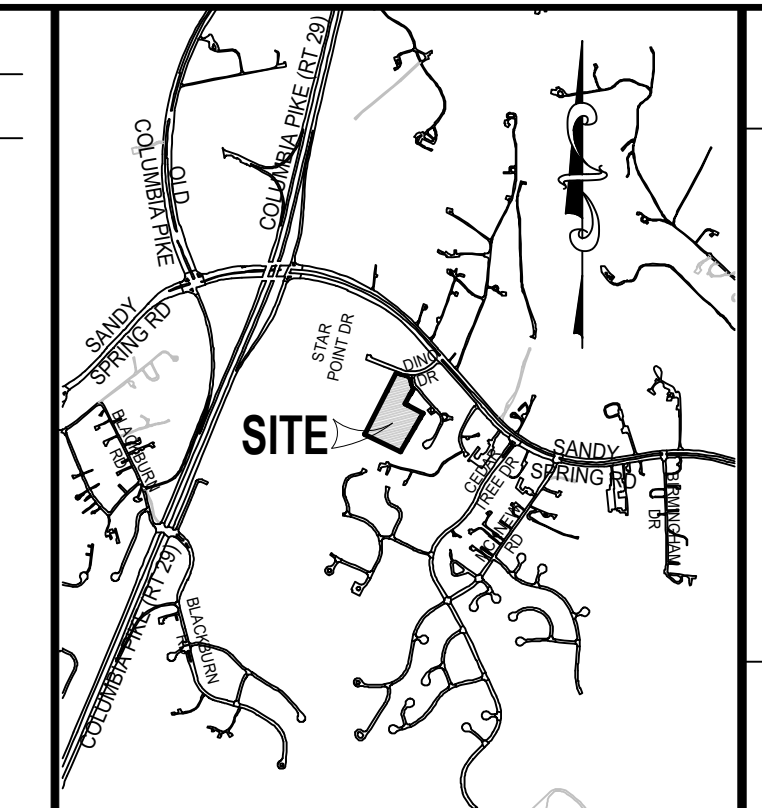


SPECIMEN TREE LIST					
NO.	COMMON NAME	SPECIES NAME	DBH	CONDITION	REMARKS
53(V)	TULIP POPLAR	LIRODENDRON TULIPIFERA	48"	GOOD	
54(V)	TULIP POPLAR	LIRODENDRON TULIPIFERA	41"	GOOD	
55(S)	RED MAPLE	ACER RUBRUM	25"	GOOD	
56(S)	RED MAPLE	ACER RUBRUM	24"	POOR	DEAD
57(V)	RED MAPLE	ACER RUBRUM	31"	GOOD	
64(V)	TULIP POPLAR	LIRODENDRON TULIPIFERA	32"	GOOD	
65(V)	BLACK GUM	NYSSA SYLVATICA	31"	GOOD	
66(S)	TULIP POPLAR	LIRODENDRON TULIPIFERA	27"	GOOD	

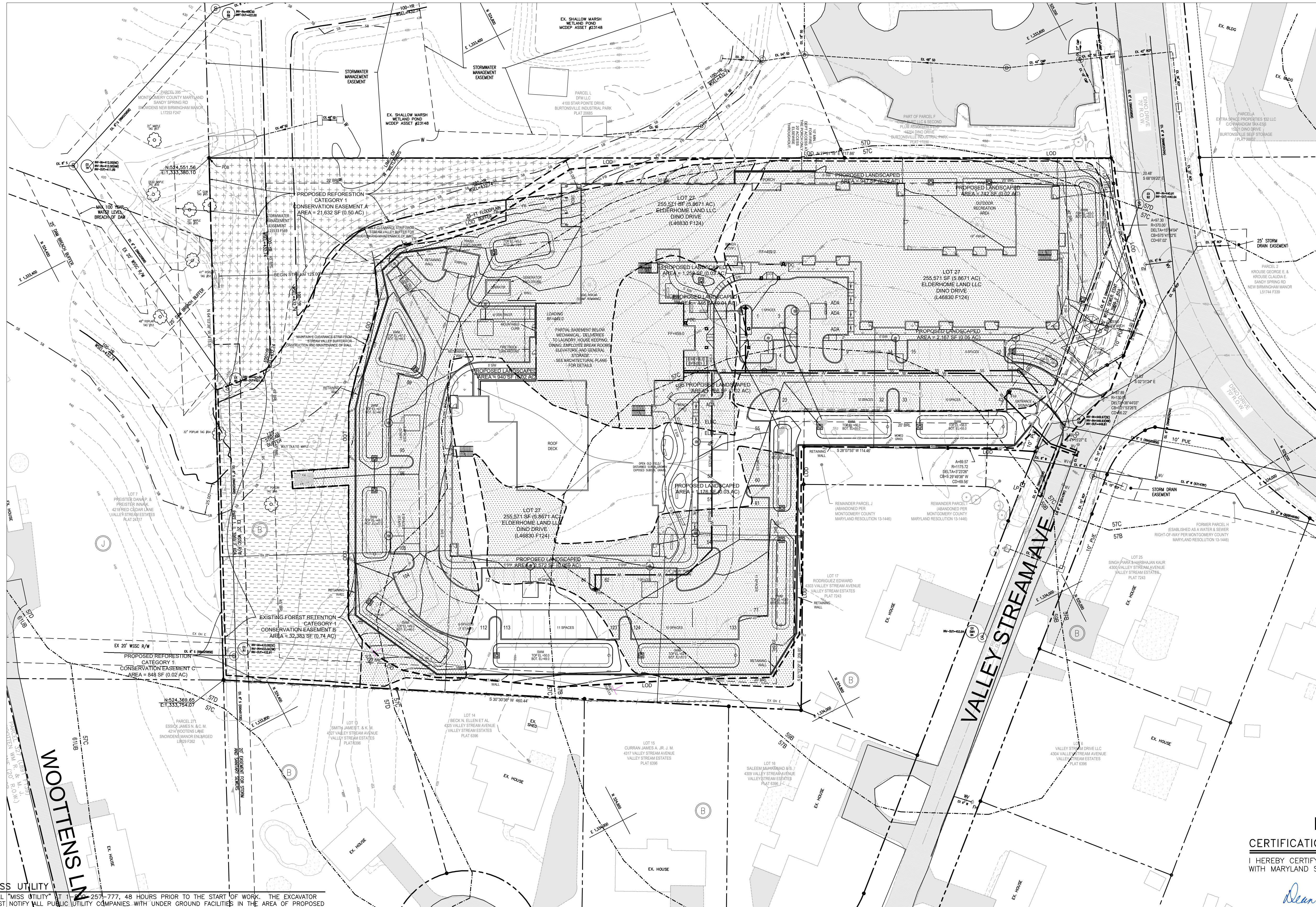
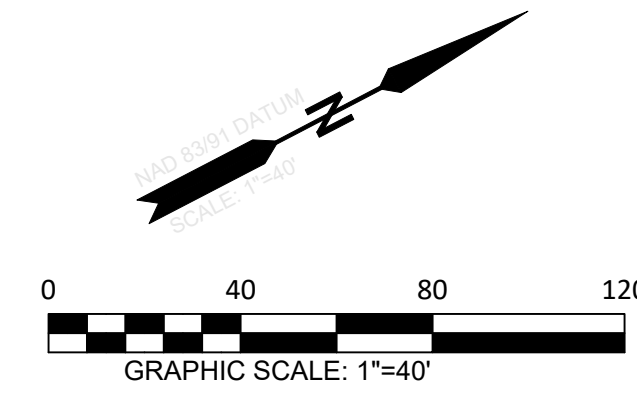
(S) SIGNIFICANT TREE  
(V) VARIANCE/SPECIMEN TREE

EXISTING RESOURCE DATA TABLE	
EXISTING FOREST	4.18 ACRES
NON-TIDAL WETLANDS	0.02 ACRES
FOREST WITHIN NON-TIDAL WETLANDS	0.00 ACRES
EXISTING FLOODPLAIN	0.40 ACRES
FOREST WITHIN FLOODPLAIN	0.01 ACRES
EXISTING STREAM BUFFER	0.84 ACRES
FOREST WITHIN STREAM BUFFER	0.30 ACRES

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



# Attachment A



LEGEND	
STREET RW LINES	---
EASEMENT LINES WATER AND SEWER	---
PROPERTY LINES (OTHER THAN STREETS, LOTS)	---
INTERNAL LOT LINES	---
PROP. SOIL BORING	ST#1
EX. CONTOURS	424
PROP. CONTOURS	404
LIMIT OF DISTURBANCE	LOD
EX. SIDEWALK LINES	---
PROP. SIDEWALK LINES	---
EX. ROAD EDGE OF PAVEMENT	---
EX. FENCE LINE	---
PROP. FENCE LINE	---
EX. WALLS (STONE, BRICK OR CONC.)	---
EX. TREES (LABEL SIZE AND TYPE)	6" MAP
EX. TREELINE	---
GAS MAINS	G
UNDERGROUND ELECTRIC CABLE OR CONDUIT	---
EX. STORM DRAINS	15" RCP
PROP. STORM DRAINS	SD
EX. STORM INLETS (ACTUAL SIZE)	---
EX. STORM MANHOLES (SD)	MH
EX. SEWER MAINS	EX. 8" SEWER
PROP. SANITARY SEWER	4" S
EX. SEWER MANHOLES (SMH)	SMH
EX. SEWER CLEAN OUTS (CO)	4" CO
EX. WATER MAINS	EX. 8" WATER
PROP. WATER MAINS	8" W
EX. WATER VALVES (V)	WV
EX. WATER FIRE HYDRANTS (FH)	FH
PROP. SPOT ELEVATIONS	X450.2 425.3X
EX. ASPHALT ROADWAY / DRIVEWAY HATCH	---
EX. CONCRETE PAVEMENT HATCH	---
PROP. ASPHALT PAVEMENT HATCH	---
FOREST CLEARING AREA	---
REFORESTATION / FOREST PLANTING AREA	---
FOREST RETENTION	---
LANDSCAPED AREAS	---
REMOVED TREES	RX
100-YR FLOODPLAIN WATER SURFACE ELEVATION	FB
100-YR FLOODPLAIN BUFFER	SB
STREAM VALLEY BUFFER	---

FCP PLAN NO. F20230060

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC, AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

*Dean Packard*  
DEAN PACKARD, P.E.

11/16/23  
DATE

MISS UTILITY  
CALL "MISS UTILITY" AT 1-800-267-777, 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.

PACKARD & ASSOCIATES LLC.  
CIVIL ENGINEERS \* SURVEYORS \* LAND PLANNERS  
204 MONROE STREET, SUITE 201  
ROCKVILLE, MARYLAND 20850  
PHONE (301) 208-0250 FAX (301) 208-1270

PRELIMINARY FOREST CONSERVATION PLAN  
FCP PLAN # F20230060  
CONDITIONAL USE  
BROOKSTONE SENIOR LIVING  
LOT 27, BLOCK B, VALLEY STREAM ESTATES  
RECORDED IN LIBER 46830 AT FOLIO 124  
MONTGOMERY COUNTY, MARYLAND

OWNER  
ELDERHOME LAND, LLC  
P.O. BOX 310  
ASHTON, MD 20861

SCALE  
1"=40'

CHECKED  
DP

DATE  
11/16/23

ACAD FILE NAME

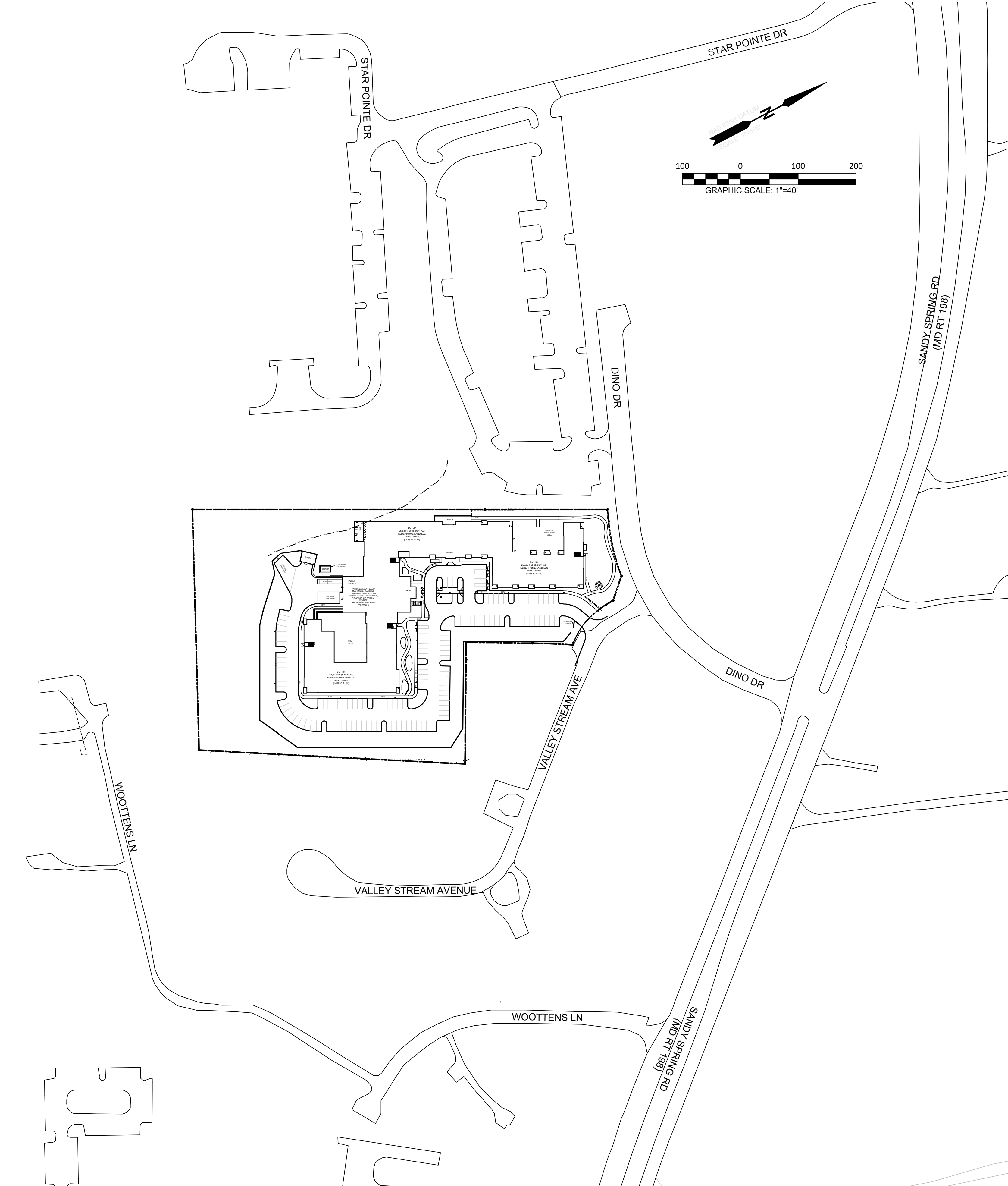
JOB NO.  
DRAWING NO.  
SHEET 2 OF 4

DATE

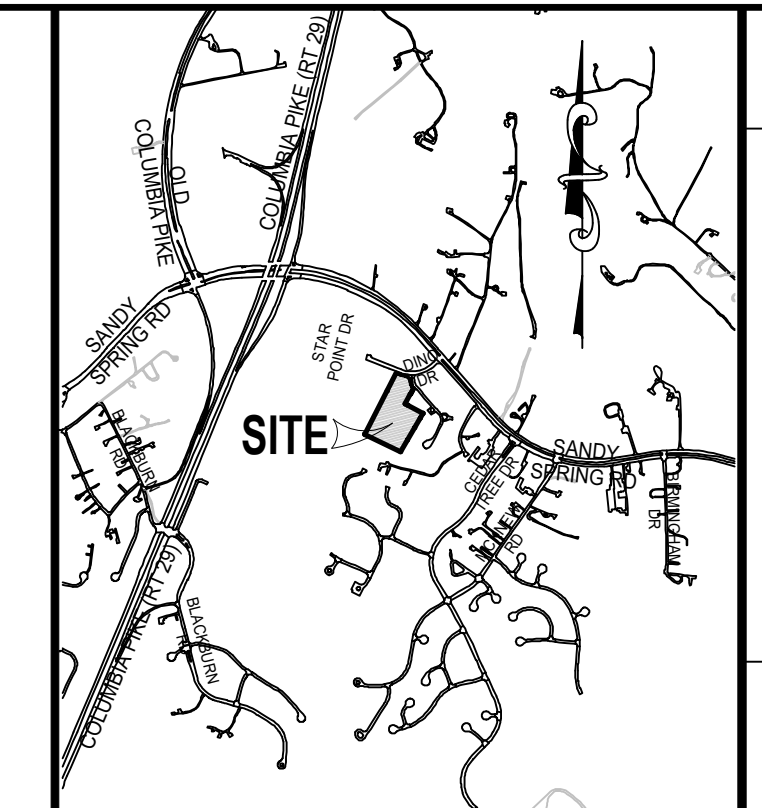
DESCRIPTION  
REVISIONS

**SHEET INDEX**

No.	DESCRIPTION
1 of 4	PRELIMINARY FOREST CONSERVATION PLAN - COVER SHEET
2 of 4	PRELIMINARY FOREST CONSERVATION PLAN
3 of 4	STAFF MEMOS AND APPROVALS SHEET
4 of 4	PRELIMINARY FOREST CONSERVATION PLAN NOTES



**LOCATION MAP**  
SCALE: 1" = 100'



**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP 5046 - GRID B-4

**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 24031 00385D 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.

**GENERAL FOREST CONSERVATION PLAN NOTES**

- BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY BY PACKARD & ASSOCIATES, LLC DATED FEBRUARY 28, 2022.
- TOPOGRAPHIC INFORMATION IS FROM A SURVEY PREPARED BY PACKARD & ASSOCIATES, LLC DATED FEBRUARY 28, 2022. SURROUNDING INFORMATION FROM AERIAL GIS DATA.
- THERE ARE EXISTING NONTIDAL WETLANDS FIELD IDENTIFIED ON THE SITE OR WITHIN 100' OF THE PROPERTY LINE.
- THERE ARE NO KNOWN RECORDS OR READILY OBSERVABLE ARCHAEOLOGICAL, HISTORICAL, AND NO THREATENED OR ENDANGERED SPECIES OR CRITICAL TERRESTRIAL HABITAT ON THIS SITE.
- FIELD WORK WAS CONDUCTED BY DEAN PACKARD, QP, ON MARCH 4, 2022, USING A D-TAPE.
- A LETTER TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WAS SENT REQUESTING WHETHER THE PRESENCE OF STATE AND/OR FEDERAL RARE, THREATENED, OR ENDANGERED SPECIES OR CRITICAL TERRESTRIAL HABITATS EXIST ON THE PROPERTY.
- THE SIGNIFICANT AND SPECIMEN TREES ON AND WITHIN 100 FEET OF THE PROPERTY ARE SHOWN ON THESE PLANS.
- THERE ARE NO MONTGOMERY COUNTY OR STATE CHAMPION TREES ON THE PROPERTY.
- THE PROPERTY IS NOT LOCATED IN A PRIMARY MANAGEMENT AREA.
- THE PROPERTY IS NOT LOCATED IN A SPECIAL PROTECTION AREA.
- NRI PLAN NO. 420222080 APPROVED 08/01/2022.

**FCP PLAN NO. F20230060**

**CERTIFICATION OF QUALIFIED PROFESSIONAL**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC, AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

*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.

DATE  
DESCRIPTION  
REVISIONS

**PACKARD & ASSOCIATES LLC.**

CIVIL ENGINEERS \* SURVEYORS \* LAND PLANNERS  
204 MONROE STREET, SUITE 201  
ROCKVILLE, MARYLAND 20850  
PHONE (301) 208-0250 FAX (301) 208-1270

PRELIMINARY FOREST CONSERVATION PLAN - COVER SHEET  
FCP PLAN # F20230060

**CONDITIONAL USE**

**BROOKSTONE SENIOR LIVING**

LOT 27, BLOCK B, VALLEY STREAM ESTATES  
RECORDED IN LIBER 46830 AT FOLIO 124  
MONTGOMERY COUNTY, MARYLAND  
BURTONSVILLE ELECTION DISTRICT No. 5

OWNER  
ELDERHOME LAND, LLC  
P.O. BOX 310  
ASHTON, MD 20861

SCALE  
1"=100'

CHECKED  
DP

DATE  
12/20/23

ACAD FILE NAME  
JOB NO.  
DRAWING NO.  
**SHEET 1 OF 4**

**Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans**

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

**Pre-Construction**

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
2. The property owner must arrange for the meeting and following people should must participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
  - a. Typical tree protection devices include:
    - i. Chain link fence (four feet high)
    - ii. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
    - iii. 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
  - b. Typical stress reduction measures may include, but are not limited to:
    - i. Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
    - ii. Crown Reduction or pruning
    - iii. Watering
    - iv. Fertilizing
    - v. Vertical mulching
    - vi. Root aeration systems

Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.
3. A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including

- photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.
4. Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.
  5. Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
    - a. Parking or driving of equipment, machinery or vehicles of any type.
    - b. Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
    - c. Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
    - d. Felling of trees into a protected area.
    - e. Trenching or grading for utilities, irrigation, drainage, etc.
  6. Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

**During Construction**

7. Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
8. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

**Post-Construction**

9. After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
  - a. Removal, and possible replacement, of dead, dying, or hazardous trees
  - b. Pruning of dead or declining limbs
  - c. Soil aeration
  - d. Fertilization
  - e. Watering
  - f. Wound repair

- g. Clean up of retention areas, including trash removal

10. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
11. Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

FOREST CONSERVATION WORKSHEET  
BROOKSTONE - (MNCPPC # 420222080, FCP #F20230060)

**NET TRACT AREA:**

A. Total tract area ...	5.87
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.04
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify) .....	0.00
G. Net Tract Area .....	5.91

**LAND USE CATEGORY:** (from Chapter 22A-3. Definitions)

Input the number "1" under the appropriate land use, limit to only one entry.

	ARA	MDR	IDA	HDR	MPD	CIA	
	0	0	1	0	0	0	
G. Afforestation Threshold ...					15%	x G =	0.89
H. Conservation Threshold ...					20%	x G =	1.18

**EXISTING FOREST COVER:**

I. Existing forest cover .....	4.18
J. Area of forest above afforestation threshold .....	3.29
K. Area of forest above conservation threshold .....	3.00

**BREAK EVEN POINT:**

L. Forest retention above threshold with no mitigation .....	1.78
M. Clearing permitted without mitigation .....	2.40

**PROPOSED FOREST CLEARING:**

N. Total area of forest to be cleared .....	3.44
O. Total area of forest to be retained .....	0.74

**PLANTING REQUIREMENTS:**

P. Reforestation for clearing above conservation threshold .....	0.75
Q. Reforestation for clearing below conservation threshold .....	0.88
R. Credit for retention above conservation threshold .....	0.00
S. Total reforestation required .....	1.63
T. Total afforestation required .....	0.00
U. Credit for landscaping (may not exceed 20% of "S") .....	0.00
V. Total reforestation and afforestation required .....	1.63

worksheet date 5/13/2019

**NOTE:**

1. TOTAL REFORESTATION PROVIDED = 0.52 ACRES
2. REQUIRED REFORESTATION/AFFORESTATION TO BE MITIGATED BY FEE-IN-LIEU FOR THIS PROJECT.

DESCRIPTION	REVISIONS
DATE	

**PACKARD & ASSOCIATES LLC.**  
CIVIL ENGINEERS \* SURVEYORS \* LAND PLANNERS  
204 MONROE STREET, SUITE 201  
ROCKVILLE, MARYLAND 20850  
PHONE (301) 208-0250 FAX (301) 208-1270

PRELIMINARY FOREST CONSERVATION PLAN NOTES  
FCP PLAN # F20230060

**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 NA	DRAWN PW
CHECKED DP	DATE 12/20/23
ACAD FILE NAME	
JOB NO.	
DRAWING NO. SHEET 4 OF 4	

**FCP PLAN NO. F20230060**

**CERTIFICATION OF QUALIFIED PROFESSIONAL**

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*Dean Packard*  
DEAN PACKARD, P.E.

12/20/23  
DATE

**NOTE**

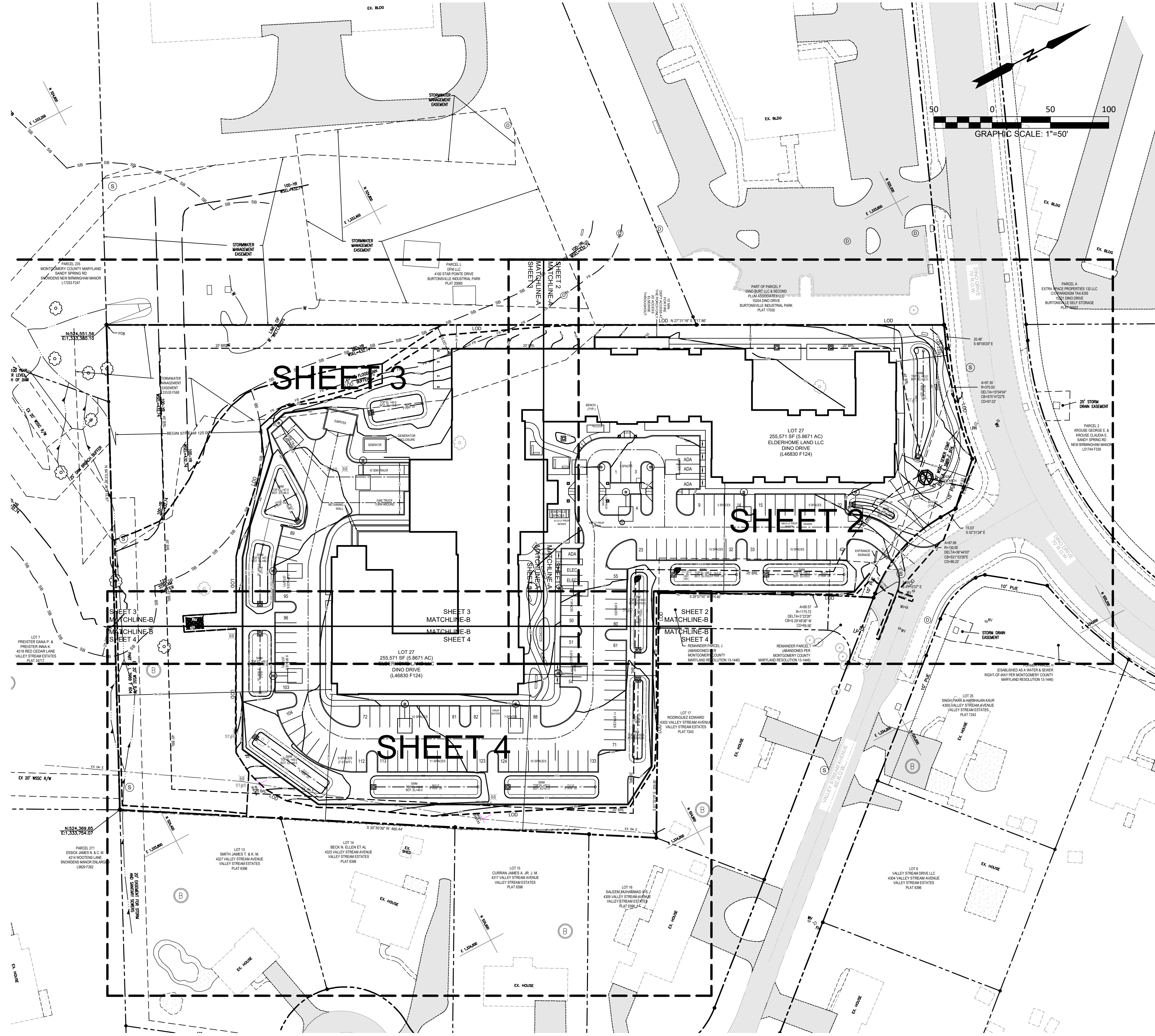
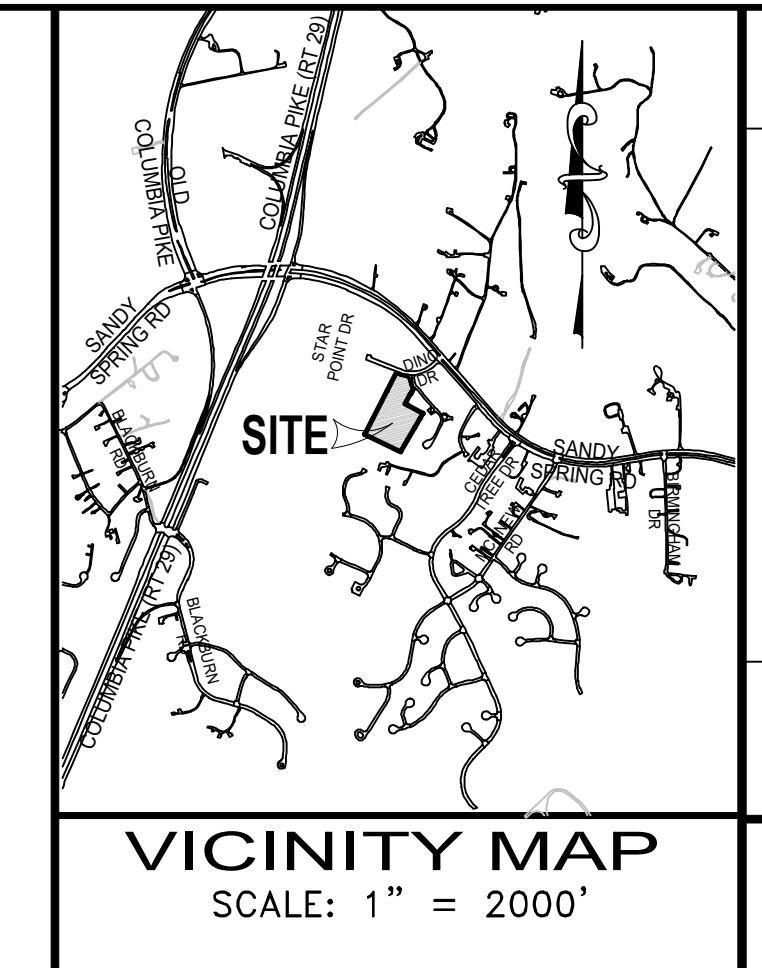
- UNLESS SPECIALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE.
- THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL 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.

# CONDITIONAL USE PLAN BROOKSTONE SENIOR LIVING

## Attachment B

**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)
<b>LOTS</b>		
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
<b>OPEN SPACE</b>		
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%
<b>PLACEMENT (SUBJECT TO SECTION 4.4.14.B.3 PURSUANT TO SECTION 3.3.2.E.2.c.ii.(e))</b>		
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
<b>VEHICLE PARKING</b>		
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
<b>OFF-STREET LOADING</b>		
GROUP LIVING (25,001-250,000 SF OF GFA)	1 SPACE	1 SPACE
<b>BICYCLE SPACES</b>		
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
1	CONDITIONAL USE PLAN - COVER SHEET(50 SCALE)
2	EXISTING CONDITIONS PLAN
3	NATURAL RESOURCE INVENTORY / FOREST DELINEATION PLAN
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* 12/20/23  
DEAN PACKARD, P.E. 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* 12/20/23  
DEAN PACKARD, P.E. 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.

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

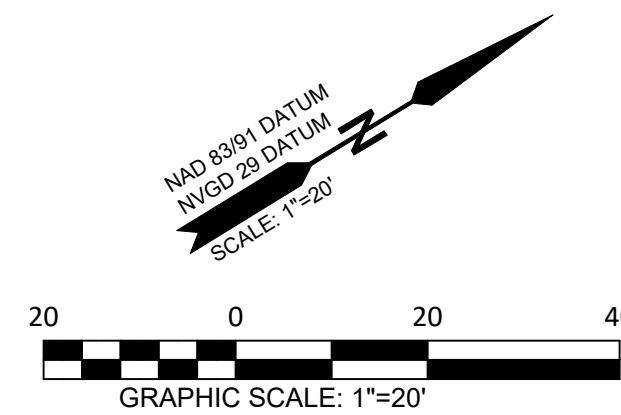


05/05/23  
CONDITIONAL USE PLAN - COVER SHEET  
CONDITIONAL USE  
BROOKSTONE SENIOR LIVING  
LOT 27, BLOCK B, VALLEY STREAM ESTATES  
RECORDED IN LIBER 46830 AT FOLIO 124  
BURTONSVILLE ELECTION DISTRICT No. 5 MONTGOMERY COUNTY, MARYLAND

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	

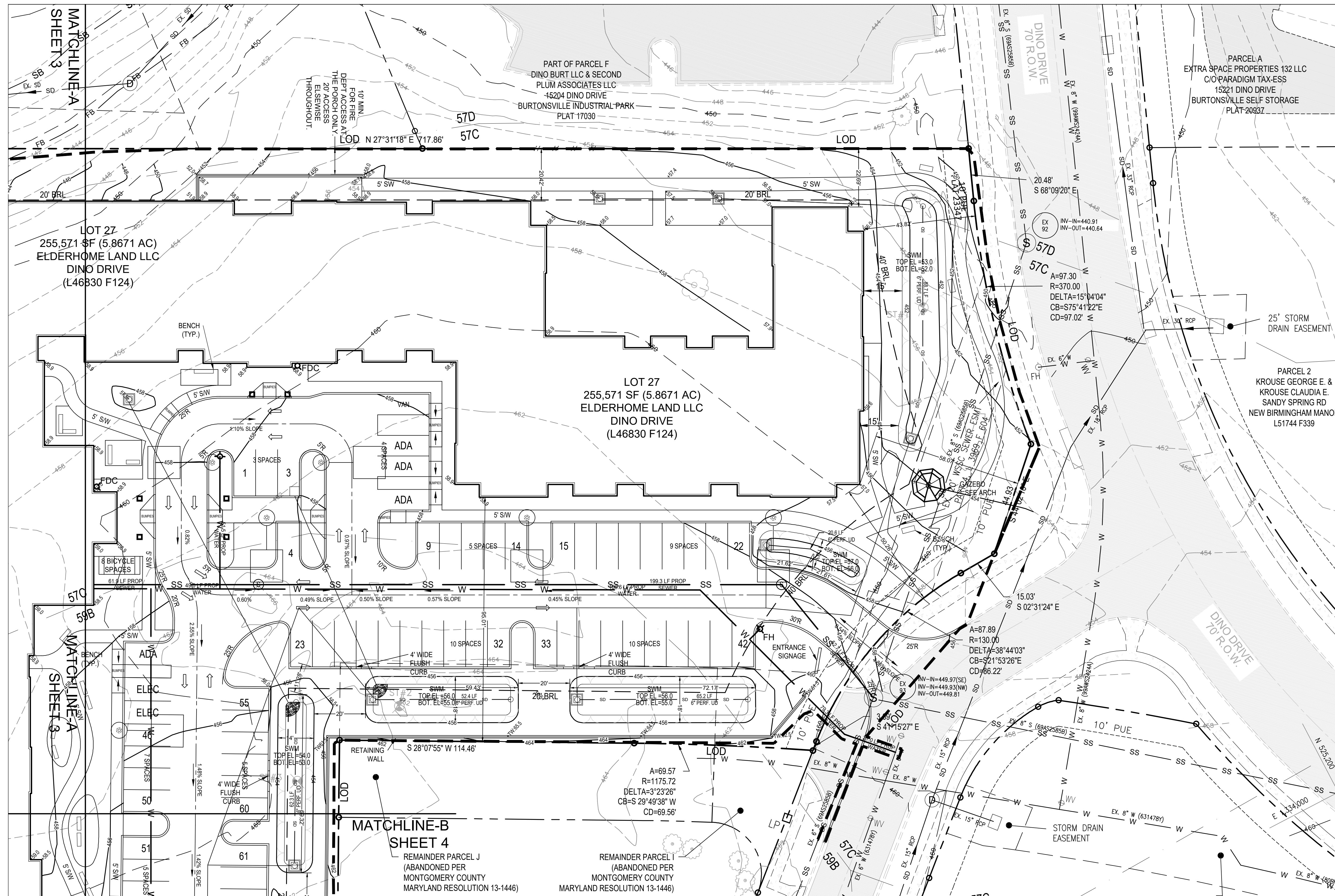
SOIL DATA				
SYMBOL	DESCRIPTION	PRIME FARMLAND	HIGHLY ERODIBLE	HYDRIC
5B	GLENELG SILT LOAM 3-8% SLOPES	YES	NO	NO
17B	OCCOQUAN LOAM 3-8% SLOPES	YES	NO	NO
17C	OCCOQUAN LOAM 8-15% SLOPES	YES	NO	NO

THE SOILS ON THIS AREA OF THE PROPERTY ARE 17B OCCOQUAN LOAM.



**LEGEND**

- STREET R/W LINES
- EASEMENT LINES WATER AND SEWER
- PROPERTY LINES (OTHER THAN STREETS, LOTS)
- INTERNAL LOT LINES
- PROP. SOIL BORING
- EX. CONTOURS
- PROP. CONTOURS
- LIMIT OF DISTURBANCE
- EX. SIDEWALK LINES
- PROP. SIDEWALK LINES
- EX. ROAD EDGE OF PAVEMENT
- EX. FENCE LINE
- PROP. FENCE LINE
- EX. WALLS (STONE, BRICK OR CONC.)
- EX. TREES (LABEL SIZE AND TYPE)
- TREE LINE
- GAS MAINS
- UNDERGROUND ELECTRIC CABLE OR CONDUIT
- EX. STORM DRAINS
- PROP. STORM DRAINS
- EX. STORM INLETS (ACTUAL SIZE)
- EX. STORM MANHOLES (SD)
- EX. SEWER MAINS
- PROP. SANITARY SEWER
- EX. SEWER MANHOLES (SMH)
- EX. SEWER CLEAN OUTS (CO)
- EX. WATER MAINS
- PROP. WATER MAINS
- EX. WATER VALVES (V)
- EX. WATER FIRE HYDRANTS (FH)
- PROP. SPOT ELEVATIONS
- EX. ASPHALT ROADWAY / DRIVEWAY HATCH
- EX. CONCRETE PAVEMENT HATCH
- EX. BRICK PAVEMENT HATCH
- PROP. ASPHALT PAVMENT HATCH
- PROP. PERVIOUS PAVEMENT HATCH
- SLOPES 15% TO 25%
- SLOPES 25% OR GREATER



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*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

**CONDITIONAL USE PLAN - SHEET 2**  
**CONDITIONAL USE**  
**BROOKSTONE SENIOR LIVING**  
 LOT 27, BLOCK B, VALLEY STREAM ESTATES  
 RECORDED IN LIBER 46830 AT FOLIO 124  
 MONTGOMERY COUNTY, MARYLAND

OWNER  
 ELDERHOME LAND, LLC  
 P.O. BOX 310  
 ASHTON, MD 20861

SCALE 1"=20' DRAWN PW

CHECKED DP DATE 12/20/23

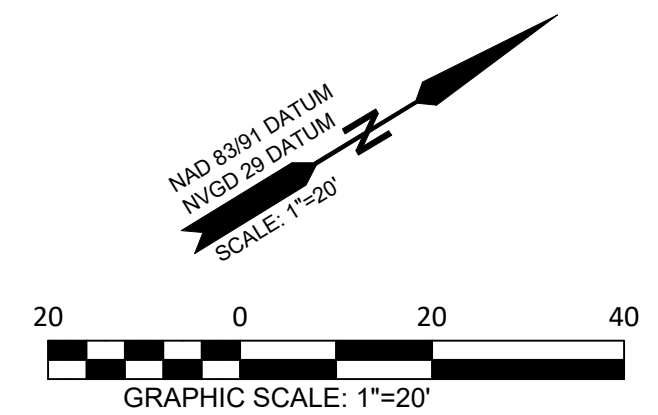
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JOB NO.

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**SHEET 5 OF 20**

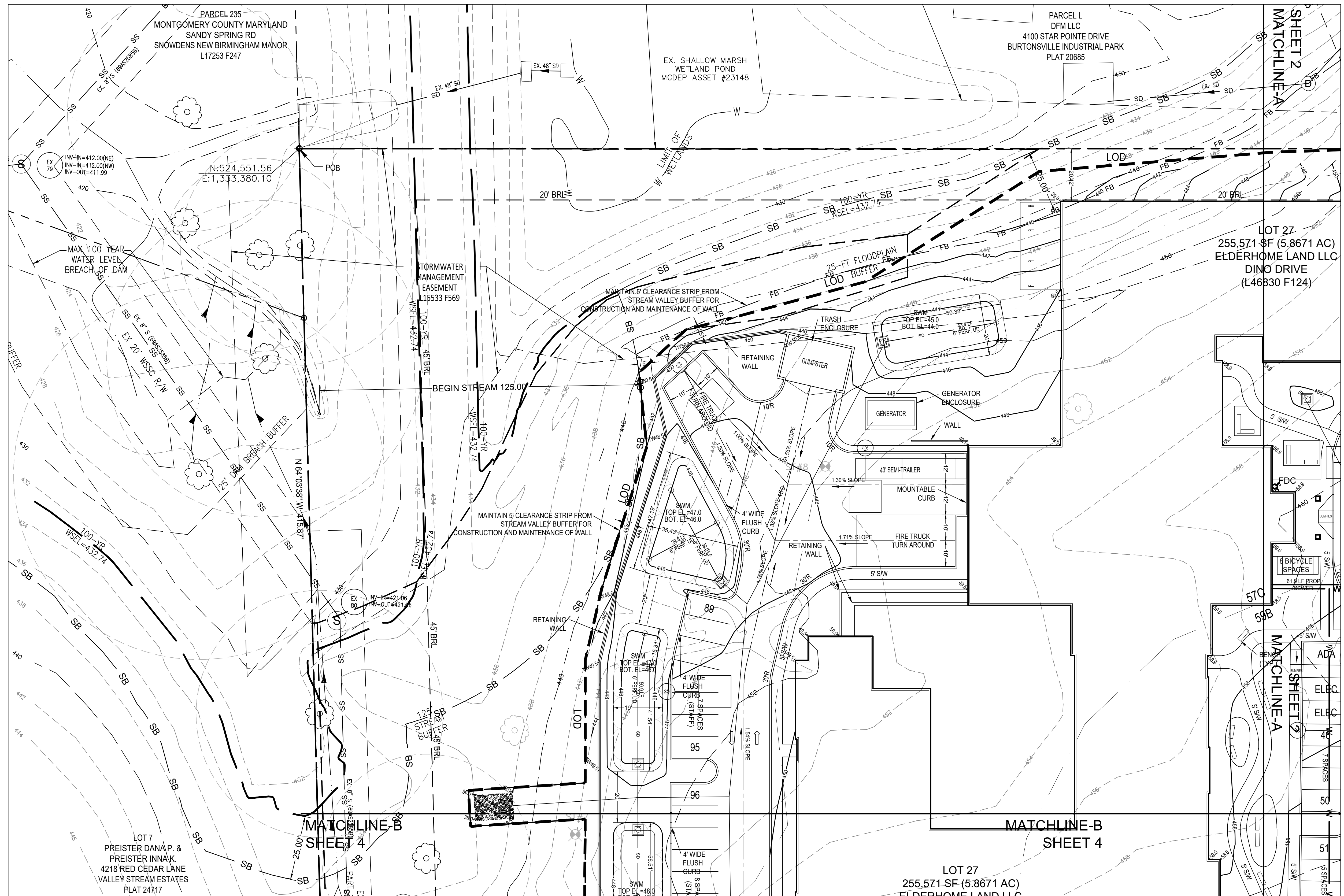
SOIL DATA				
SYMBOL	DESCRIPTION	PRIME FARMLAND	HIGHLY ERODIBLE	HYDRIC
5B	GLENELG SILT LOAM 3-8% SLOPES	YES	NO	NO
17B	OCOQUAN LOAM 3-8% SLOPES	YES	NO	NO
17C	OCOQUAN LOAM 8-15% SLOPES	YES	NO	NO

THE SOILS ON THIS AREA OF THE PROPERTY ARE 17B OCOQUAN LOAM.



**LEGEND**

- STREET R/W LINES
- EASEMENT LINES WATER AND SEWER
- PROPERTY LINES (OTHER THAN STREETS, LOTS)
- INTERNAL LOT LINES
- PROP. SOIL BORING
- EX. CONTOURS
- PROP. CONTOURS
- LIMIT OF DISTURBANCE
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- PROP. STORM DRAINS
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- EX. STORM MANHOLES (SD)
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- EX. WATER MAINS
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- EX. WATER FIRE HYDRANTS (FH)
- PROP. SPOT ELEVATIONS
- EX. ASPHALT ROADWAY / DRIVEWAY HATCH
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*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



**CONDITIONAL USE PLAN - SHEET 3**  
**CONDITIONAL USE**  
**BROOKSTONE SENIOR LIVING**  
 LOT 27, BLOCK B, VALLEY STREAM ESTATES  
 RECORDED IN LIBER 46830 AT FOLIO 124  
 MONTGOMERY COUNTY, MARYLAND

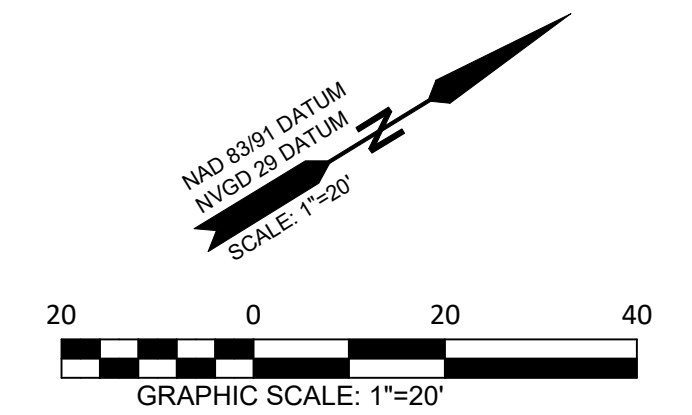
OWNER  
 ELDERHOME LAND, LLC  
 P.O. BOX 310  
 ASHTON, MD 20861

SCALE  
 1"=20'  
 DRAWN  
 PW  
 CHECKED  
 DP  
 DATE  
 12/20/23

ACAD FILE NAME  
 JOB NO.  
 DRAWING NO.  
**SHEET 6 OF 20**

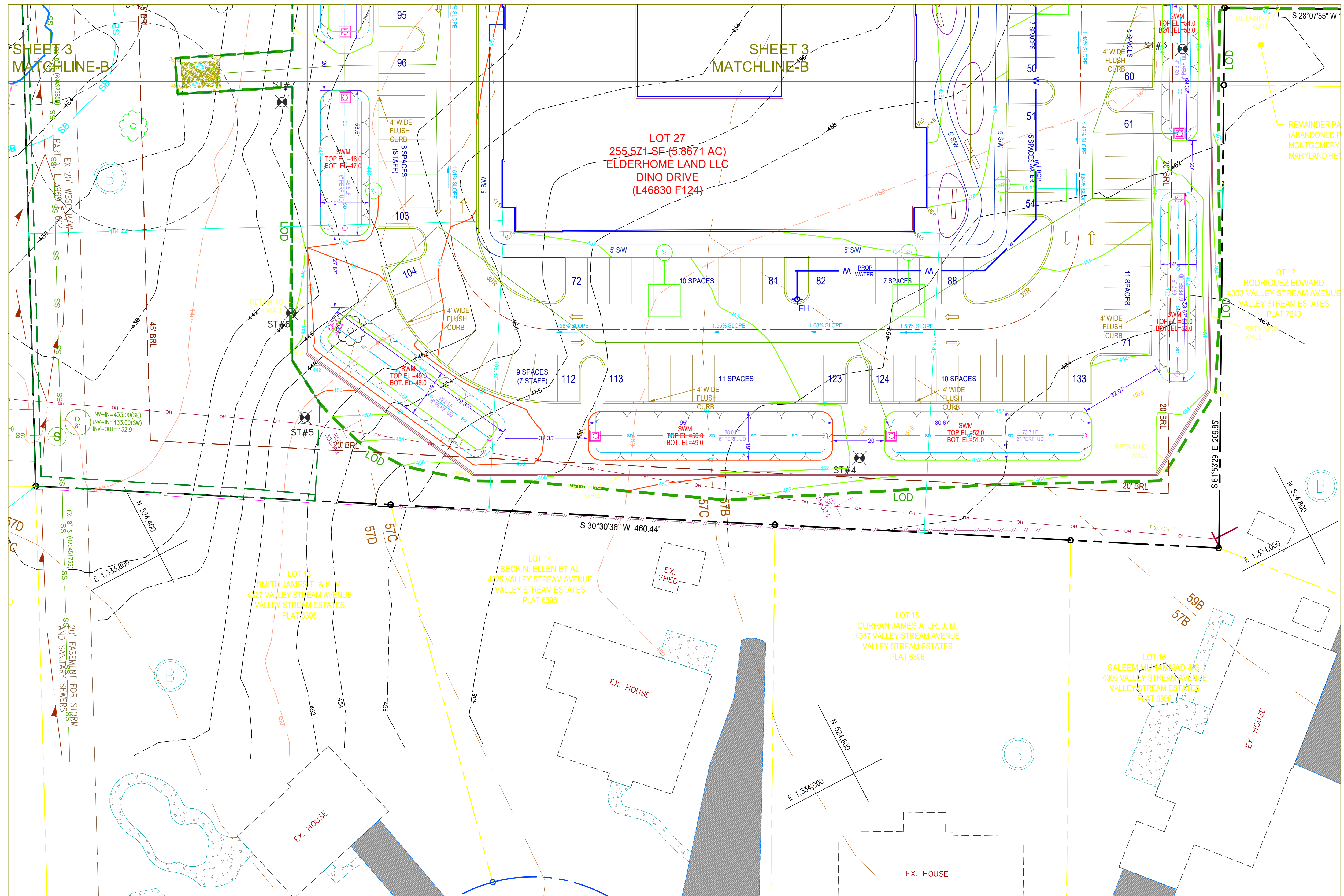
SOIL DATA				
SYMBOL	DESCRIPTION	PRIME FARMLAND	HIGHLY ERODIBLE	HYDRIC
5B	GLENELG SILT LOAM 3-8% SLOPES	YES	NO	NO
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- EASEMENT LINES WATER AND SEWER
- PROPERTY LINES (OTHER THAN STREETS, LOTS)
- INTERNAL LOT LINES
- PROP. SOIL BORING
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- SLOPES 15% TO 25%
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DEAN PACKARD, P.E. 12/20/23  
DATE

**PACKARD & ASSOCIATES LLC.**

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16220 FREDERICK ROAD, SUITE 300  
GAITHERSBURG, MARYLAND 20877  
PHONE (301) 208-0250 FAX (301) 208-1270



12/20/23

**CONDITIONAL USE PLAN - SHEET 4**  
**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"=20' DRAWN PW  
CHECKED DP DATE 12/20/23

ACAD FILE NAME

JOB NO.

DRAWING NO.  
SHEET 7 OF 20

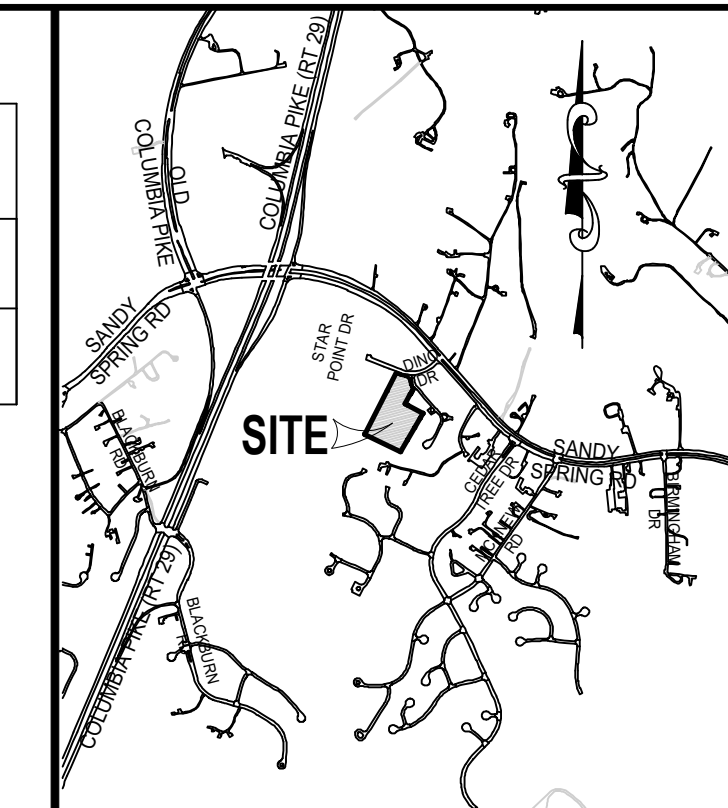
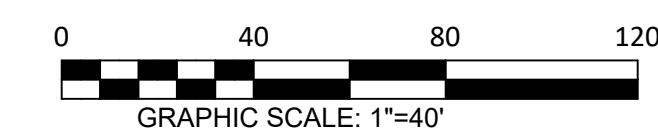
DESCRIPTION  
REVISIONS  
DATE

**GENERAL NOTES**

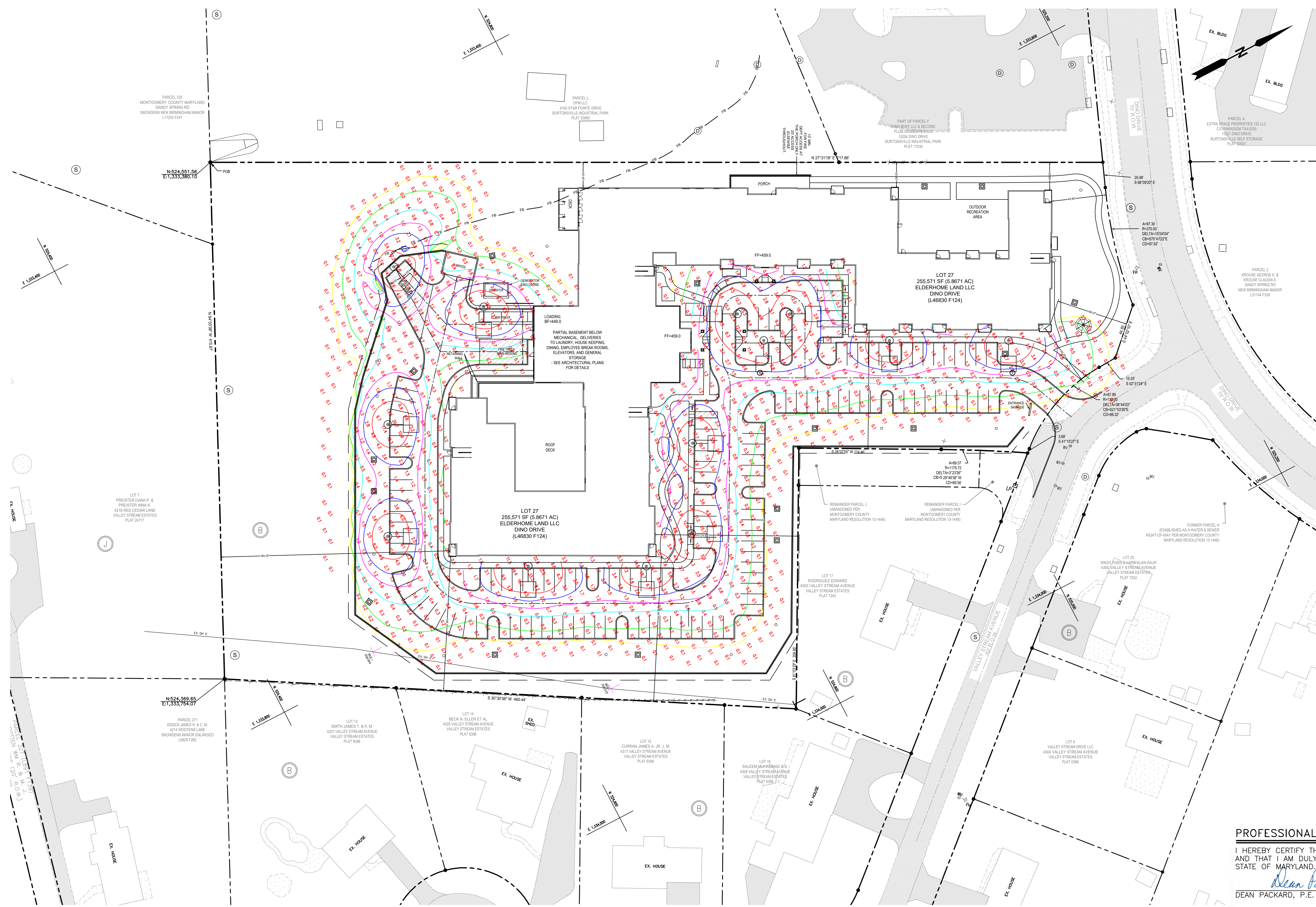
- SITE ADDRESS IS 0 DINO DRIVE, BURTONSVILLE, MD 20866
- TAX I.D. NUMBERS: 05-03552453
- PLAT REFERENCE: PLATS: 23347
- DEED REFERENCE: LIBER 46830 FOLIO 124.
- SITE IS LOCATED ON TAX MAP KS-561, BLOCK B, OUTLOT A.
- SITE IS LOCATED ON WSSC 200 SHEET No. 220-NE-04 AND 220-NE-05.
- EXISTING WATER AND 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 - 255,566 S.F. OR 5.867 AC.

**LUMINAIRE SCHEDULE**

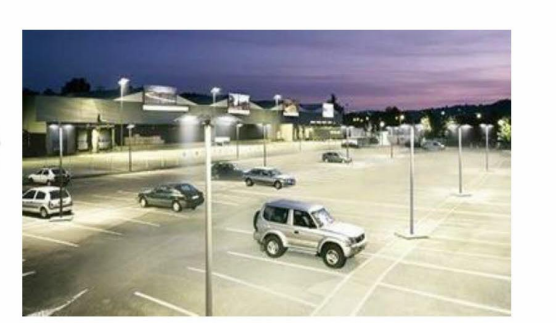
SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY	TOTAL LUMENS
	(1) 148.69W TYPE 3	AST-S-G07B-150WCT3A2-abcd40	ELECTRONIC	POLE	ASMA RT LIGHT CO., LTD.	120V 1P 2W	13	19052



**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP 5046 - GRID B-4



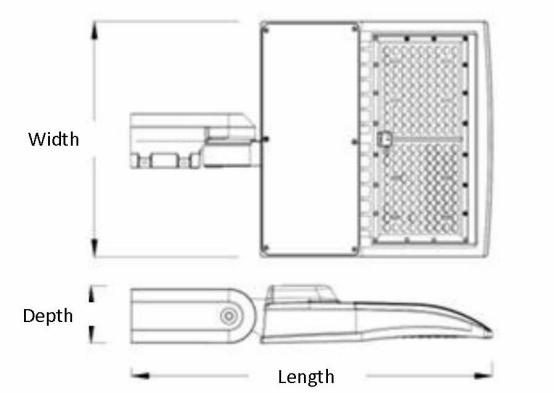
PROJECT NAME: \_\_\_\_\_ CATALOG NUMBER: \_\_\_\_\_  
NOTES: \_\_\_\_\_ FIXTURE SCHEDULE: \_\_\_\_\_



**PRODUCT DESCRIPTION**  
The Quasar / Quasar G2 LED shoebox floodlight lighting fixture is applicable for both commercial and residential illumination at the places where need a large amount light such as parking lots, driveways, outdoor courts (basketball, tennis, volleyball, etc.). With the dusk to dawn function (when using the optional twist lock photocell), the light would be on automatically at dusk and off when the dawn comes, which saves the trouble to switch manually for you.

**DIMENSIONS:**

Bracket	Length	Width	Depth
ASF	20.2"	13.11"	3.5"
APM	20.4"	13.11"	6.3"
AYM	19.0"	13.11"	3.6"



- FEATURES:**
- Wattage / Lumens:
    - 110W / 12500
    - 150W / 19400
  - CCT:
    - Bronze: 4000K or 5000K
    - White: 5000K
  - CRI: >70
  - Lifespan: minimum 50,000 hours
  - Manufacturer warranty: 5 Years
  - Aluminum housing
  - Dusk to Dawn with optional photocell
  - Ambient operating range: 4°F to 115°F
  - Finish: Bronze or White

Warehouse-Lighting.com  
2750 South 163<sup>rd</sup> St  
New Berlin, WI 53151  
Phone: 888-454-4480  
info@warehouse-lighting.com



150 Watt

**Luminaire Property**

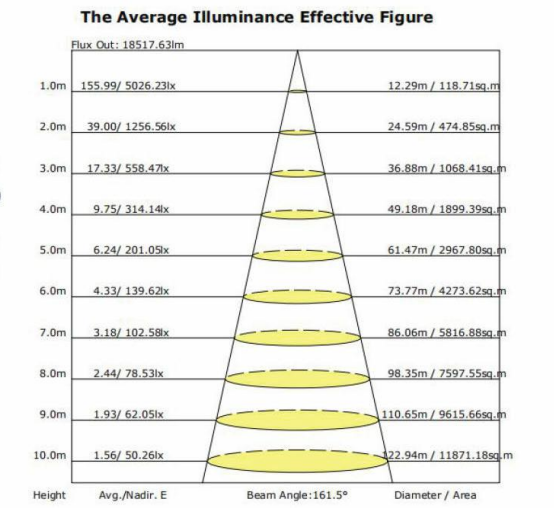
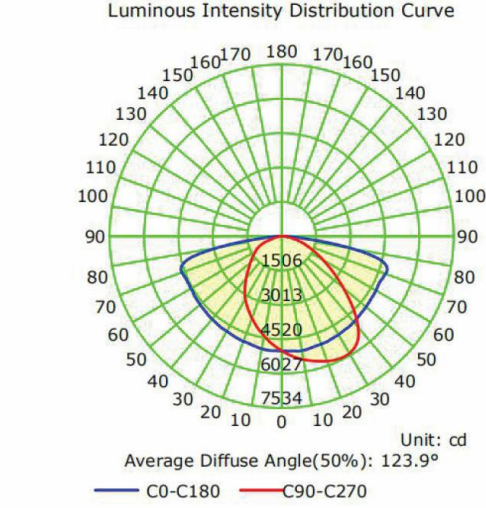
Luminaire Manufacturer:  
Voltage: 119.8 V  
Power: 148.69 W

Current: 1.2428 A  
Power Factor: 0.997

**Photometric Results**

IES Classification: Type III  
Total Rated Lamp Lumens: 19051.6 lm  
Efficiency: 100%  
Upward Ratio: 0%  
Central Intensity: 5026.23 cd  
Pos of Max. Intensity: H157.5 V73

Longitudinal Classification: Medium  
Measurement Flux: 19051.6 lm  
Downward Ratio: 100%  
Luminaire Efficacy Rating (LER): 128.13  
Max. Intensity: 6027.6 cd



Warehouse-Lighting.com  
2750 South 163<sup>rd</sup> St  
New Berlin, WI 53151  
Phone: 888-454-4480  
info@warehouse-lighting.com

**PROFESSIONAL CERTIFICATION**

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*Dean Packard*  
DEAN PACKARD, P.E.

12/20/23  
DATE

**PACKARD & ASSOCIATES LLC.**  
CIVIL ENGINEERS \* SURVEYORS \* LAND PLANNERS  
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PHONE (301) 208-0250 FAX (301) 208-1270



12/20/23

**LIGHTING 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

OWNER  
ELDERHOME LAND, LLC  
P.O. BOX 310  
ASHTON, MD 20861

SCALE: 1"=40'  
DRAWN: PW  
CHECKED: DP  
DATE: 12/20/23

ACAD FILE NAME

JOB NO.

DRAWING NO.  
SHEET 8 OF 19



**CONSULTANTS**

**PROJECT TITLE**

**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	05/11/2023	CONDITIONAL USE RE-SUBMISSION

**CERTIFICATION**



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.  
License No. 3809, Expiration Date: 5/15/2025

Brady Keith Halverson  
3809  
License Number Date

DRAWN BY: Author  
CHECKED BY: Checker  
COMMISSION NUMBER: XXXX-XXX

**SHEET TITLE**

**LANDSCAPE  
NOTES /  
GRAPHIC  
LEGEND**

**SHEET NUMBER**

**L-002**

**GENERAL NOTES:**

- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
- WHERE SOD ADJUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE 1" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
- ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
- SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
- STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
- REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
- REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.
- IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
- CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

**IRRIGATION NOTES:**

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SOD/SEED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.

**SURVEY NOTES:**

- ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
- ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

**SITE PLAN NOTES:**

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
- STREET TREE REQUIREMENTS NOT APPLICABLE AT THIS SITE AS NO STREET FRONTAGE CONDITION EXISTS.
- QUANTITIES LISTED IN MATERIAL SCHEDULE AND PLANTING SCHEDULE ARE NOT FOR CONSTRUCTION AND TO BE USED AS BROAD ESTIMATION PURPOSES. CONTRACTOR SHALL VERIFY ALL PLANT AND MATERIAL QUANTITIES FROM PLAN DRAWINGS.

**REFERENCE SYMBOLS**

**GENERAL**

**DETAIL CALLOUT:**  
INDICATES DETAIL CALLOUT NUMBER  
INDICATES SHEET WHERE DETAIL CALLOUT IS DRAWN

**REVISION:**  
REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

**DETAIL:**  
INDICATES AREA OF DETAIL CUT PARALLEL TO VIEW

**REVISION CLOUD:**  
REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

**KEYNOTE:**  
SEE CORRESPONDING NUMBERED KEY NOTE ON SHEET WHERE REFERENCE OCCURS

**DETAIL PLAN OR ELEVATION:**  
INDICATES AREA OF ENLARGED PLAN OR ENLARGED ELEVATION

**ELEVATION LEVEL:**  
INDICATES FLOOR LEVEL  
INDICATES FLOOR LEVEL ELEVATION

**DETAIL CALLOUT:**  
INDICATES DETAIL NUMBER  
INDICATES SHEET WHERE DETAIL IS DRAWN  
INDICATES AREA OF DETAIL CUT PERPENDICULAR TO VIEW

**EXTERIOR ELEVATION:**  
INDICATES EXTERIOR ELEVATION NUMBER  
INDICATES SHEET WHERE EXTERIOR ELEVATION IS DRAWN

**BUILDING SECTION:**  
INDICATES BUILDING SECTION NUMBER  
INDICATES SHEET WHERE BUILDING SECTION IS DRAWN

**ABBREVIATIONS**

AD = AREA DRAIN (HARDSCAPE)  
BS = BOTTOM STEP  
CL = CENTER LINE  
EJ = EXPANSION JOINT  
GB = GRADE BREAK  
HP = HIGH POINT  
LP = LOW POINT  
PD = AREA DRAIN (PLANTING)  
POB = POINT OF BEGINNING  
TC = TOP OF CURB  
TR = TOP OF RAMP  
TS = TOP STEP  
TW = TOP OF WALL

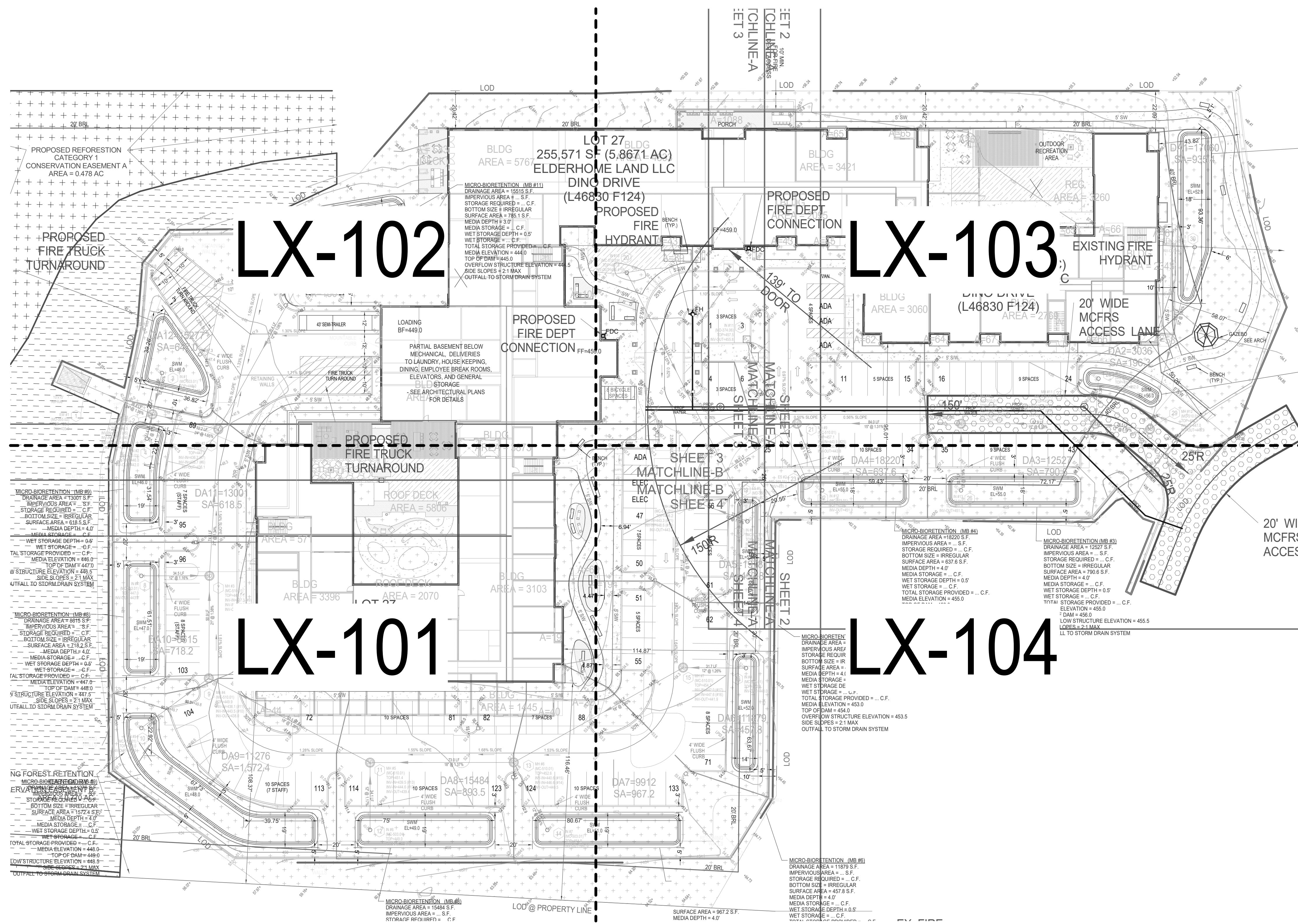
--- CL --- CENTER LINE  
--- LW --- LIMIT OF WORK  
--- ML --- MATCH LINE  
--- EJ --- EXPANSION JOINT  
--- CJ --- CONTROL JOINT  
--- SE --- STEEL EDGING  
--- GB --- GRADE BREAK

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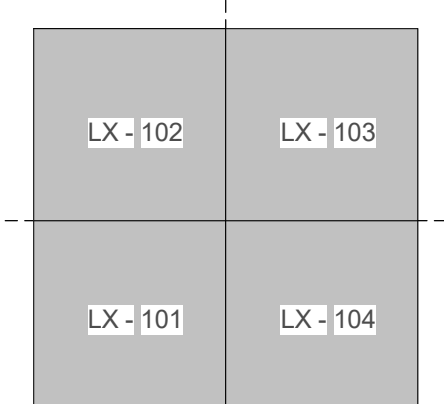
PROJECT TITLE

**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
1	05/11/2023	CONDITIONAL USE RE-SUBMISSION



**OVERALL SITE REFERENCE PLAN**  
1 L-003  
1" = 30'-0"



CERTIFICATION



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License No. 3800, Expiration Date: 5/15/2025

Brady Keith Halverson  
3800  
License Number Date

DRAWN BY: Author  
CHECKED BY: Checker  
COMMISSION NUMBER: XXXX-XXX

SHEET TITLE

**OVERALL SITE  
REFERENCE  
PLAN**

SHEET NUMBER

**L-003**

**MATERIALS SCHEDULE**

TAG	DESCRIPTION	MANUFACTURER	MATERIAL / PRODUCT	COLOR	FINISH / PATTERN	CONTACT INFO	NOTES
<b>Finishing</b>							
P03	GRAVEL	N/A	N/A	N/A	N/A		
P04	DECKING	BELGARD	NOON PORCELAIN TILE DECKING	DAYLIGHT		BELGARD.COM	PROVIDE MOCKUP FOR LA APPROVAL; REF. PLANS FOR LOCATIONS
P10	INTEGRAL COLORED CONCRETE	N/A	N/A	N/A			

TAG	DESCRIPTION	Manufacturer	MATERIAL / PRODUCT	COLOR	FINISH / PATTERN	CONTACT INFO	NOTE
<b>Site Furnishings</b>							
F01	BENCH	LANDSCAPE FORMS	NEOLIVIANO 6P' BACKED	ALUMINUM, NATURAL	THERMALLY MODIFIED ASH, NO FINISH	LARA MOFFAT W/ LANDSCAPE FORMS 800-430-6206 EXT 1309	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY CONTRACTOR)
F02	CHAIR	LANDSCAPE FORMS	CHIPMAN ARMED CHAIR	MERCURY	MERCURY	LARA MOFFAT W/ LANDSCAPE FORMS 800-430-6206 EXT 1309	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
F03	SITE TABLE	LOLL	LOLLYGAGGER COCKTAIL TABLE (30" ROUND)	CHARCOAL GREY	POWDER COATED ALUMINUM	LOLLDESIGNS.COM	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
F04	DINING TABLE	LOLL	ALFRESCO DINING TABLE (95")	CHARCOAL GREY	N/A	LOLLDESIGNS.COM	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
F08	FIRE PIT	N/A	BOL - CORTEN FIRE PIT 2'x6'	NATURAL STEEL	NATURAL	PALOFORM.COM	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
F17	BAR CHAIR	Emeco					REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
F18	LOUNGE CHAIR	LOLL	NISSWA LOUNGE CHAIR	FRAME: WHITE, CUSHION: NAVY	N/A	DOW O'NEAL @ DESIGN WITHIN REACH 415.816.0579	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
F27	OUTDOOR SOFA	SIXINCH Furniture	LOLL NISSWA SOFA	FRAME: WHITE, CUSHION: NAVY	N/A	LOLLDESIGNS.COM	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
F28	OUTDOOR LOUNGE (SOFA)	SIXINCH Furniture	LOLL NISSWA LOVESEAT	FRAME: WHITE, CUSHION: NAVY	N/A	LOLLDESIGNS.COM	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
F35	CAFE TABLE	LANDSCAPE FORMS	CHIPMAN TABLE 31"DIAMETER DINING	MERCURY	POWDER COATED ALUMINUM	LARA MOFFAT W/ LANDSCAPE FORMS 800-430-6206 EXT 1309	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
F42	RAIL TABLE	Loi	RAIL TABLE	N/A	N/A	LARA MOFFAT W/ LANDSCAPE FORMS 800-430-6206 EXT 1309	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
F48	PLANTER METAL COLOR	N/A	PLANTER METAL COLOR	N/A	N/A	N/A	REF. PLANS FOR LOCATIONS; SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)
F51	CUSTOM SHADE	N/A	SHADE STRUCTURE				REF. PLANS FOR LOCATIONS; SUBMIT SHOP DRAWINGS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE/BUILD

L01	DESCRIPTION	Manufacturer	MATERIAL / PRODUCT	COLOR	FINISH / PATTERN	CONTACT INFO	NOTE
<b>Lighting</b>							
L01	PARKING LOT LIGHT	BEGA	95515 POLE TOP LUMINAIRE, MOUNTED ON 22" ROUND POLE	POWDER COATED BLACK	3000 K		Reference Electrical schedule for Pole mounting detail, Lumens, wattage, controls, etc.
L03	EXTERIOR STRUCTURE MOUNTED DOWN LIGHT	BK	DENALI 3" DIA.	POWDER COATED BLACK	3000 K		Reference Electrical schedule for Pole mounting detail, Lumens, wattage, controls, etc.
L04	EXTERIOR TREE MOUNTED DOWN LIGHT	BK	ARTISTAR	POWDER COATED BLACK	3000 K		Reference Electrical schedule for Pole mounting detail, Lumens, wattage, controls, etc.

D01	DESCRIPTION	Manufacturer	MATERIAL / PRODUCT	COLOR	FINISH / PATTERN	CONTACT INFO	NOTE
<b>Drain</b>							
D01	ATRIUM DRAIN	N/A	TBD	N/A	N/A	N/A	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
D02	AREA DRAIN	N/A	TBD	N/A	N/A	N/A	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
D03	TRENCH DRAIN	N/A	TBD	N/A	N/A	N/A	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
D04	FRENCH DRAIN	N/A	TBD	N/A	N/A	N/A	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION

E01	DESCRIPTION	Manufacturer	MATERIAL / PRODUCT	COLOR	FINISH / PATTERN	CONTACT INFO	NOTE
<b>Miscellaneous</b>							
E01	4"x3/16" STEEL EDGE	JD RUSSEL OR EQUAL	3/16"x4" STEEL EDGING	BLACK	PAINTED	CONTRACTOR CHOICE	INSTALL AT ALL LANDSCAPE BEDS, REF. PLANS FOR LOCATIONS; ALL STRAIGHT RUNS TO RECEIVE ZX TYPICAL NUMBER OF STAKES
E02	5"x14ga STEEL EDGE	COYOTE LANDSCAPE PRODUCTS	TerraEdge 14GA OR EQUAL	NATURAL	GALVANIZED	1.800.321.1115 or COYOTELSP.COM	INSTALL IN STRAIGHT RUNS @ COURTYARD GRAVEL TRENCH, REF. DETAILS. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL
M01	ZAHNER GARAGE SCREENING	N/A	TBD	N/A	N/A	N/A	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
M02	JAKOB CABLE SYSTEM	N/A	TBD	N/A	N/A	N/A	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
M03	6" SECURITY BOLLARD	CALPIPE	SS BOLLARD ITEM # SSS06040	NATURAL	304 STAINLESS STEEL	1.562.803.4388 or CALPIPEBOLLARDS.COM	6" dia. SS FIXED SECURITY BOLLARD; INSTALL AS SHOWN ON PLAN/TRAFFIC CIRCLE FRONTAGE, REF. DETAILS. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL
M04	2"dia. STEEL HANDRAIL	N/A	2"x1/2" STAINLESS STEEL BAR RAIL	NATURAL	304 STAINLESS STEEL	CONTRACTOR CHOICE	CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION

**CONSULTANTS**

**PROJECT TITLE**

**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RE-SUBMISSION

**CERTIFICATION**



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License No. 3809, Expiration Date: 5/15/2025

Brady Keith Halverson  
3809  
License Number Date

DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXX-XXX

**SHEET TITLE**

**LANDSCAPE  
MATERIALS  
SCHEDULE**

**SHEET NUMBER**

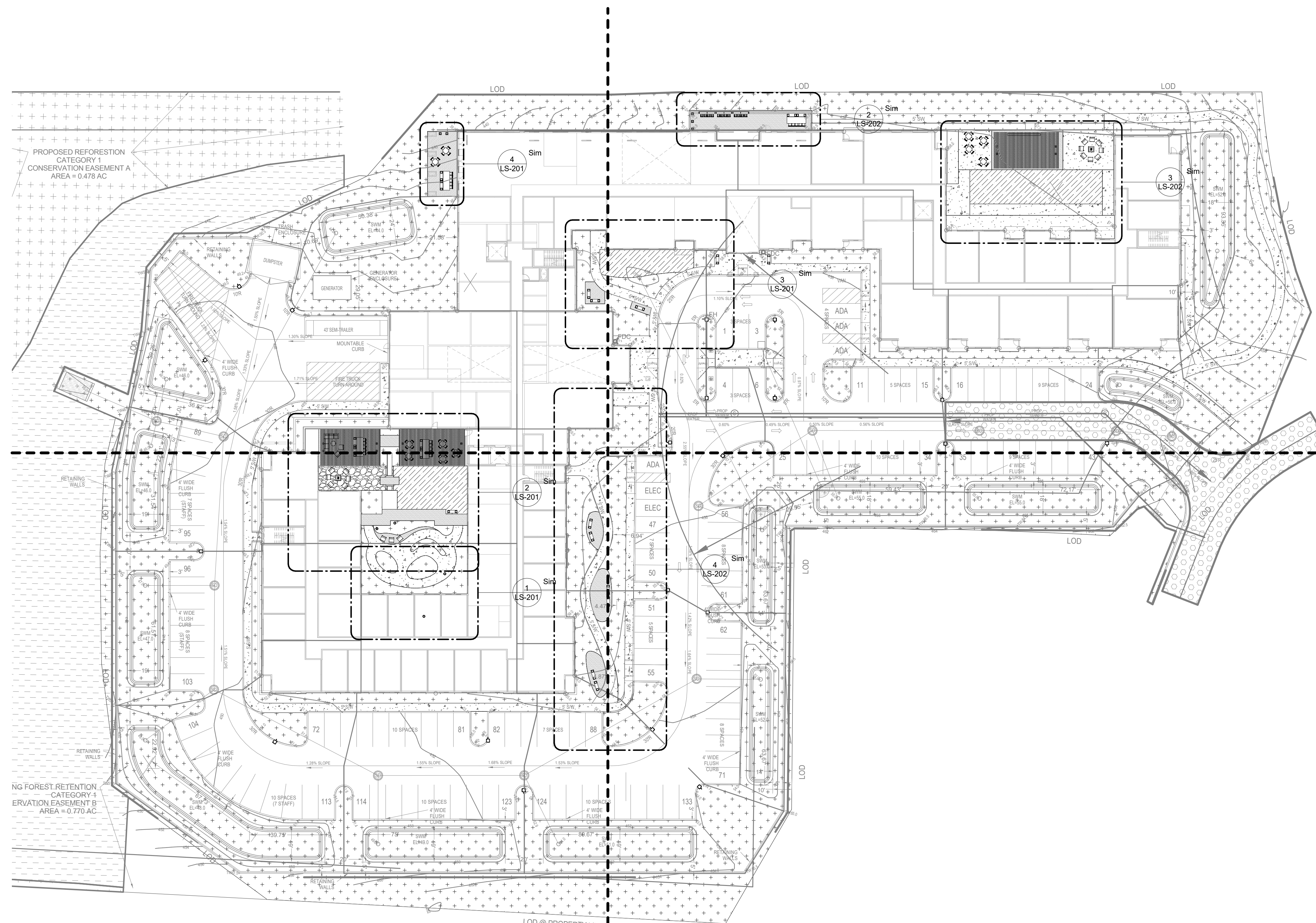
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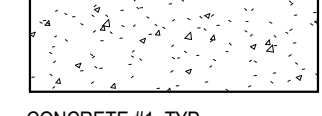
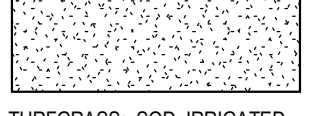
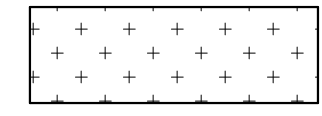
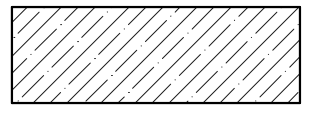
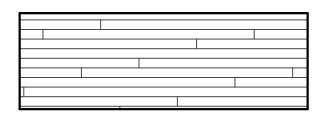
PROJECT TITLE

## BROOKSTONE SENIOR LIVING

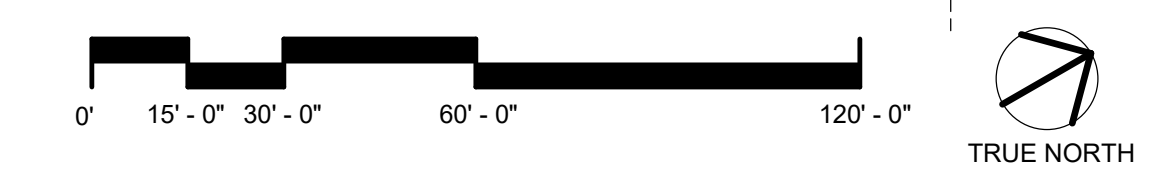
ISSUE #	DATE	DESCRIPTION
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	05/11/2023	CONDITIONAL USE RE-SUBMISSION



GRAPHIC LEGEND:

	
CONCRETE #1, TYP. (SEE SPEC)	TURFGRASS: 800, IRRIGATED (SEE SPEC)
	
PLANTING AREAS (SEE LP SERIES)	SYNTHETIC TURF (SEE SPEC)
	
	WOOD DECKING (SEE SPEC)

LX-102	LX-103
LX-101	LX-104



1 OVERALL SITE LANDSCAPE PLAN  
LS-100 1" = 30'-0"

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COMMISSION NUMBER: XXXX-XXXX  
SHEET TITLE

## OVERALL LANDSCAPE PLAN

SHEET NUMBER

# LS-100

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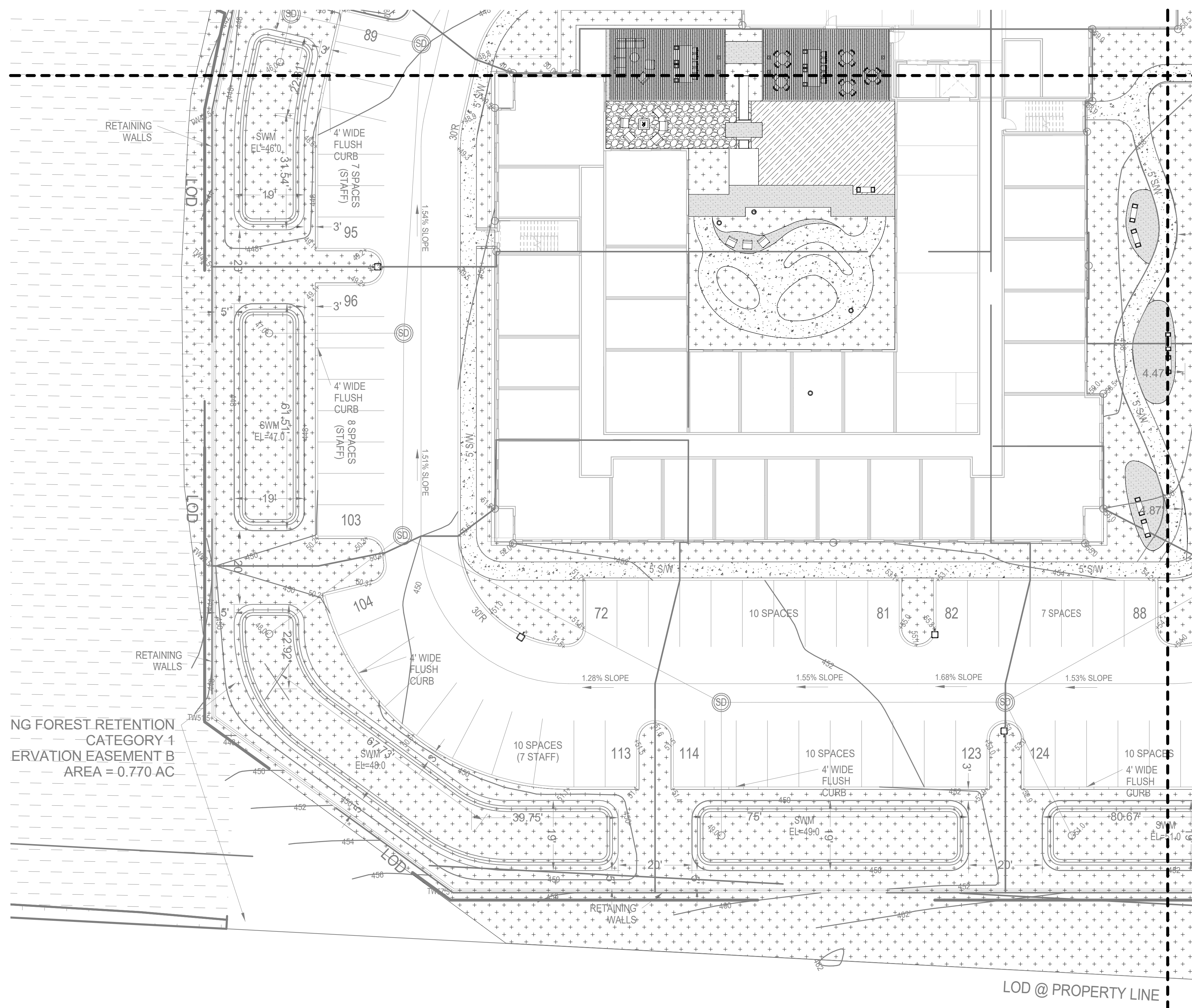
**KEY NOTES:**

**CONSULTANTS**

**PROJECT TITLE**

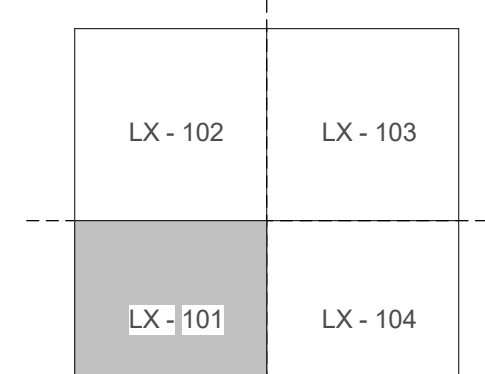
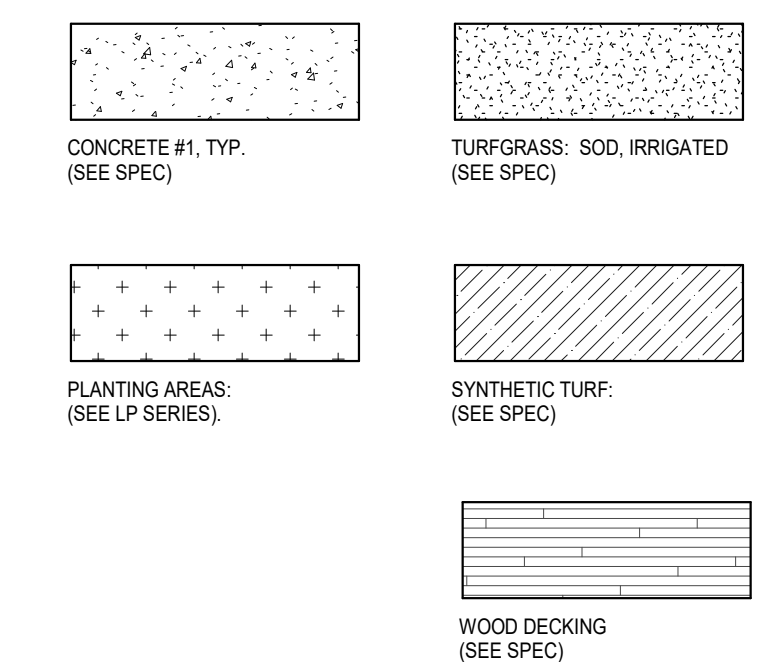
**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RE-SUBMISSION



NG FOREST RETENTION  
CATEGORY 1  
ERVATION EASEMENT B  
AREA = 0.770 AC

**GRAPHIC LEGEND:**



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COMMISSION NUMBER: XXXXXX

**SHEET TITLE**

**LANDSCAPE  
PLAN**

**SHEET NUMBER**

**LS-101**

**KEY NOTES:**

Architecture  
Interior Design  
Landscape Architecture  
Engineering

1054 31st Street NW  
Canal Square  
Suite 410  
Washington, DC  
20007  
202.595.3173

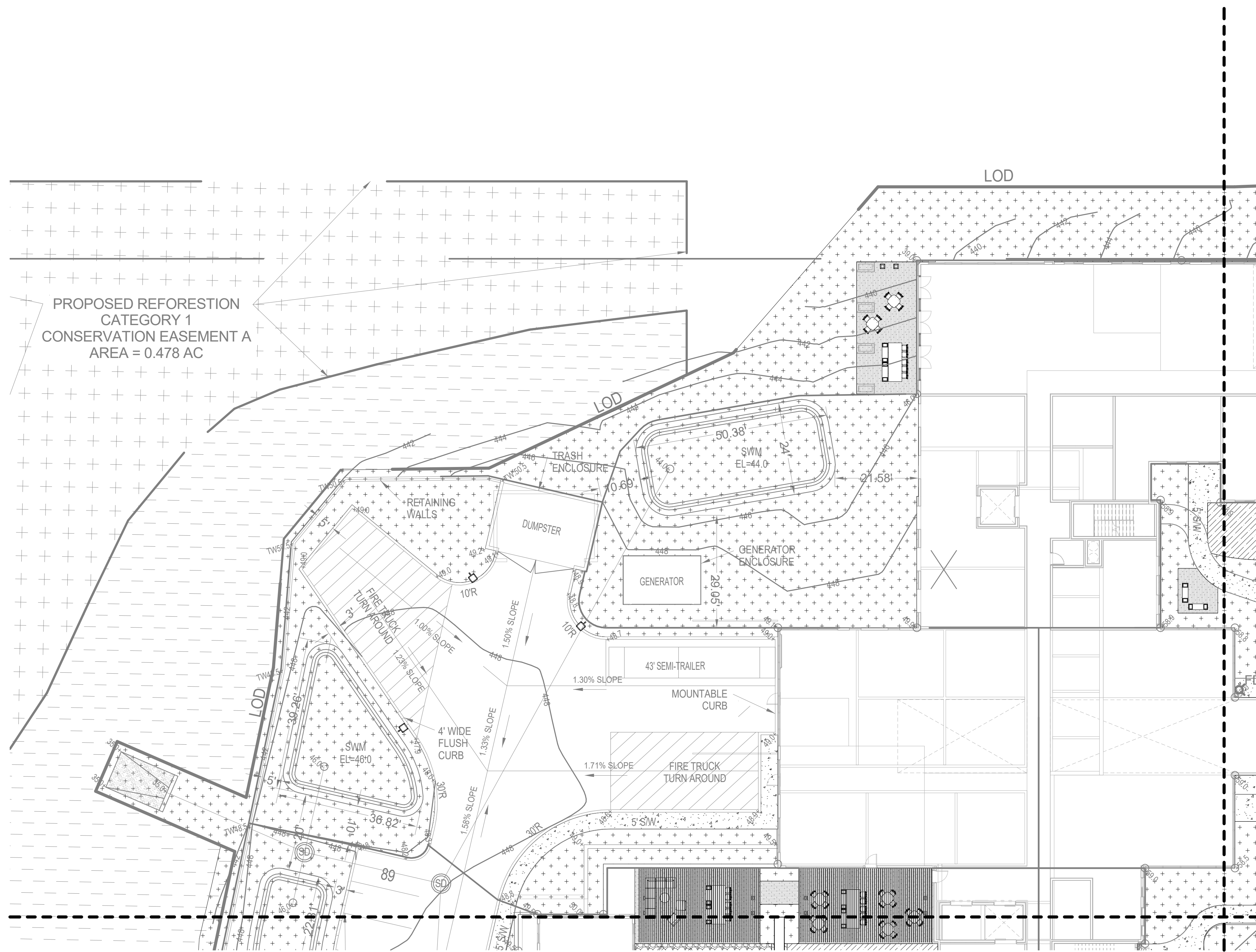
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**CONSULTANTS**

**PROJECT TITLE**

**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
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**GRAPHIC LEGEND:**

CONCRETE #1, TYP. (SEE SPEC)	TURFGRASS: 800, IRRIGATED (SEE SPEC)
PLANTING AREAS (SEE LP SERIES)	SYNTHETIC TURF (SEE SPEC)
	WOOD DECKING (SEE SPEC)

LX-102	LX-103
LX-101	LX-104



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COMMISSION NUMBER: XXXXXX

**SHEET TITLE**

**LANDSCAPE  
PLAN**

**SHEET NUMBER**

**LS-102**

**KEY NOTES:**

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Interior Design  
Landscape Architecture  
Engineering

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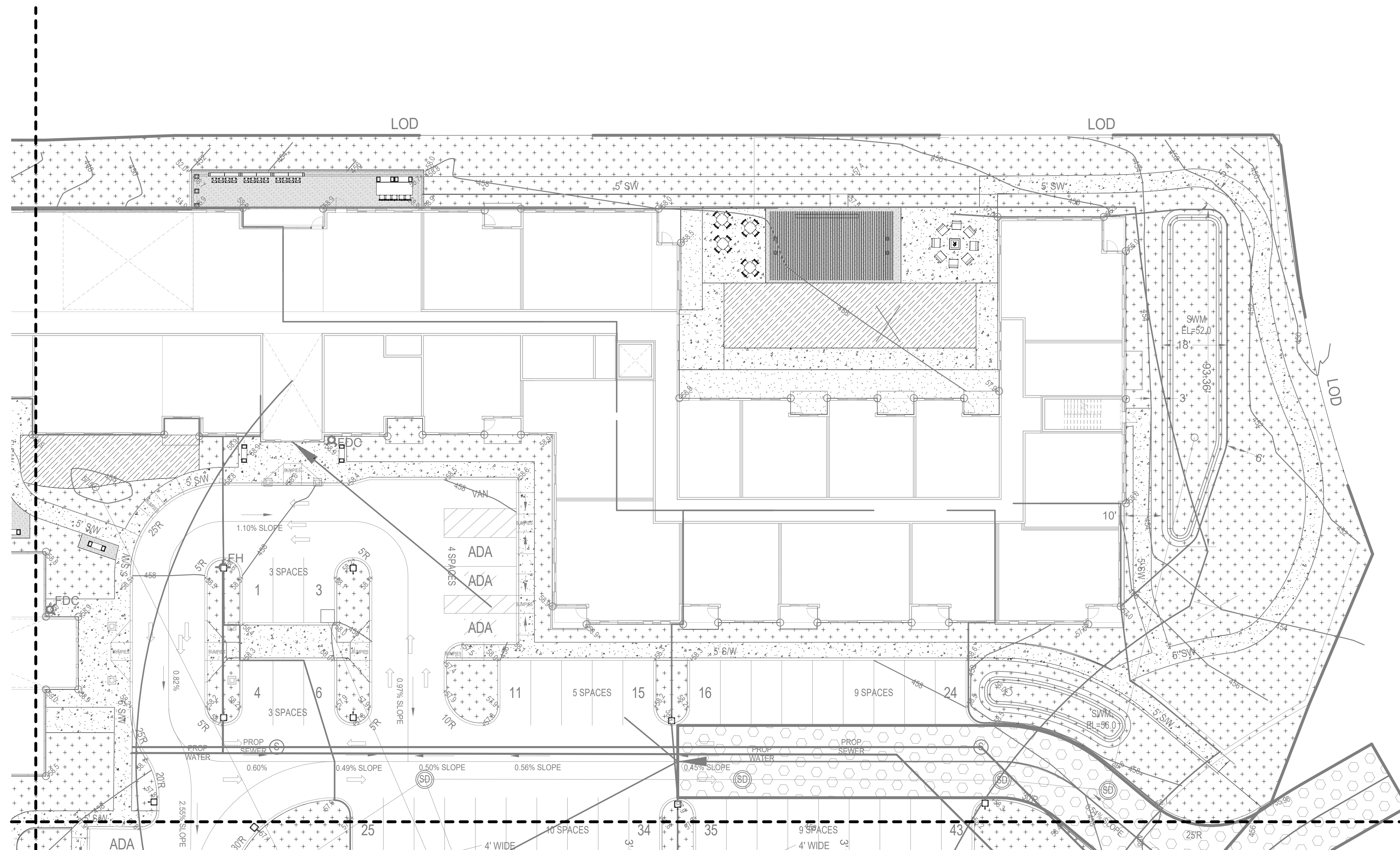
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**CONSULTANTS**

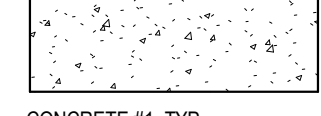
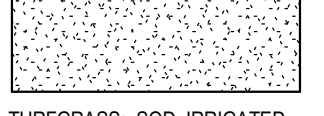
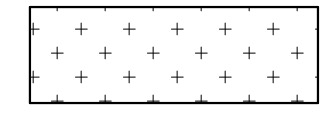
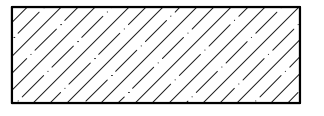
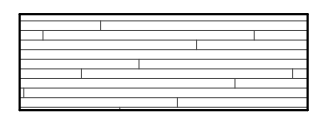
**PROJECT TITLE**

**BROOKSTONE  
SENIOR LIVING**

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**GRAPHIC LEGEND:**

 CONCRETE #1, TYP. (SEE SPEC)	 TURFGRASS: 800, IRRIGATED (SEE SPEC)
 PLANTING AREAS (SEE LP SERIES)	 SYNTHETIC TURF (SEE SPEC)
	 WOOD DECKING (SEE SPEC)

LX - 102	LX - 103
LX - 101	LX - 104



1  
LS-103  
LANDSCAPE PLAN - AREA LX-103  
1/16" = 1'-0"

**CERTIFICATION**



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Brady Keith Halverson  
3809  
License Number Date

DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXXXX

**SHEET TITLE**

**LANDSCAPE  
PLAN**

**SHEET NUMBER**

**LS-103**

**KEY NOTES:**

Architecture  
Interior Design  
Landscape Architecture  
Engineering

1054 31st Street NW  
Canal Square  
Suite 410  
Washington, DC  
20007  
202.595.3173

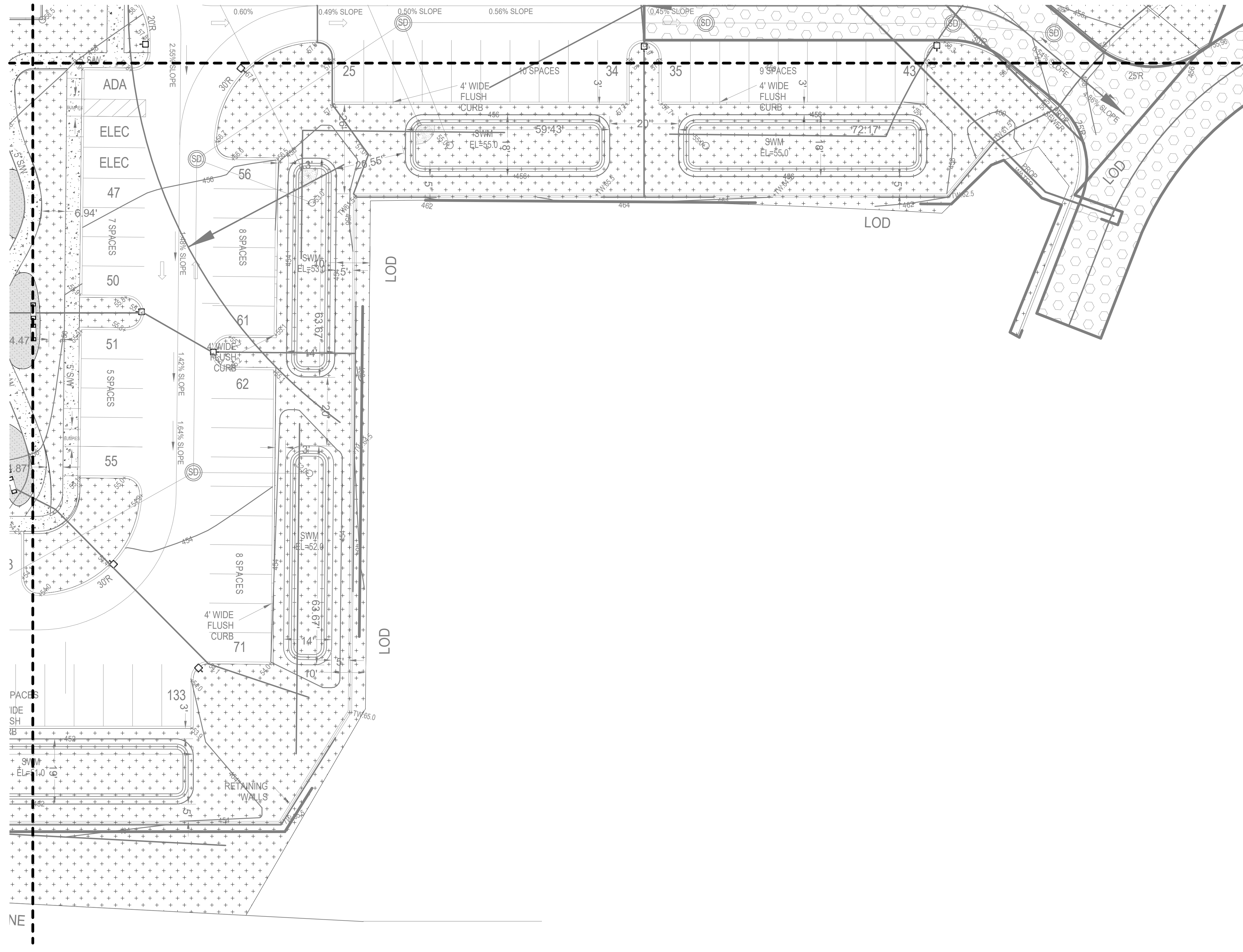
www.bkvgroup.com

**CONSULTANTS**

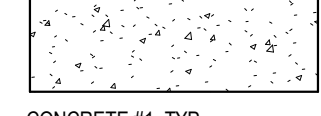
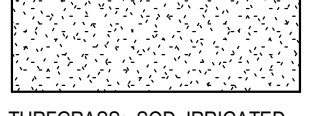
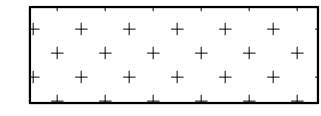
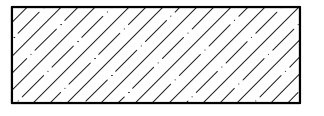
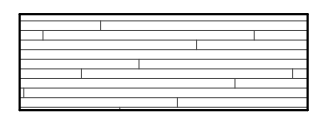
**PROJECT TITLE**

**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RE-SUBMISSION



**GRAPHIC LEGEND:**

	
CONCRETE #1, TYP. (SEE SPEC)	TURFGRASS: 800, IRRIGATED (SEE SPEC)
	
PLANTING AREAS (SEE LP SERIES)	SYNTHETIC TURF (SEE SPEC)
	
	WOOD DECKING (SEE SPEC)

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COMMISSION NUMBER: XXXXXX

**SHEET TITLE**

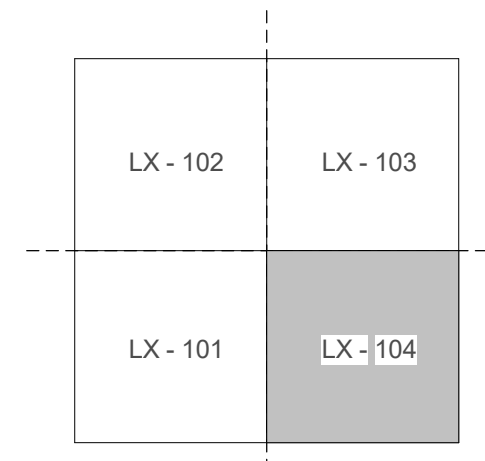
**LANDSCAPE  
PLAN**

**SHEET NUMBER**

**LS-104**

© 2019 BKV Group

**LANDSCAPE PLAN - AREA LX-104**  
1/1" = 1'-0"





**KEY NOTES:**

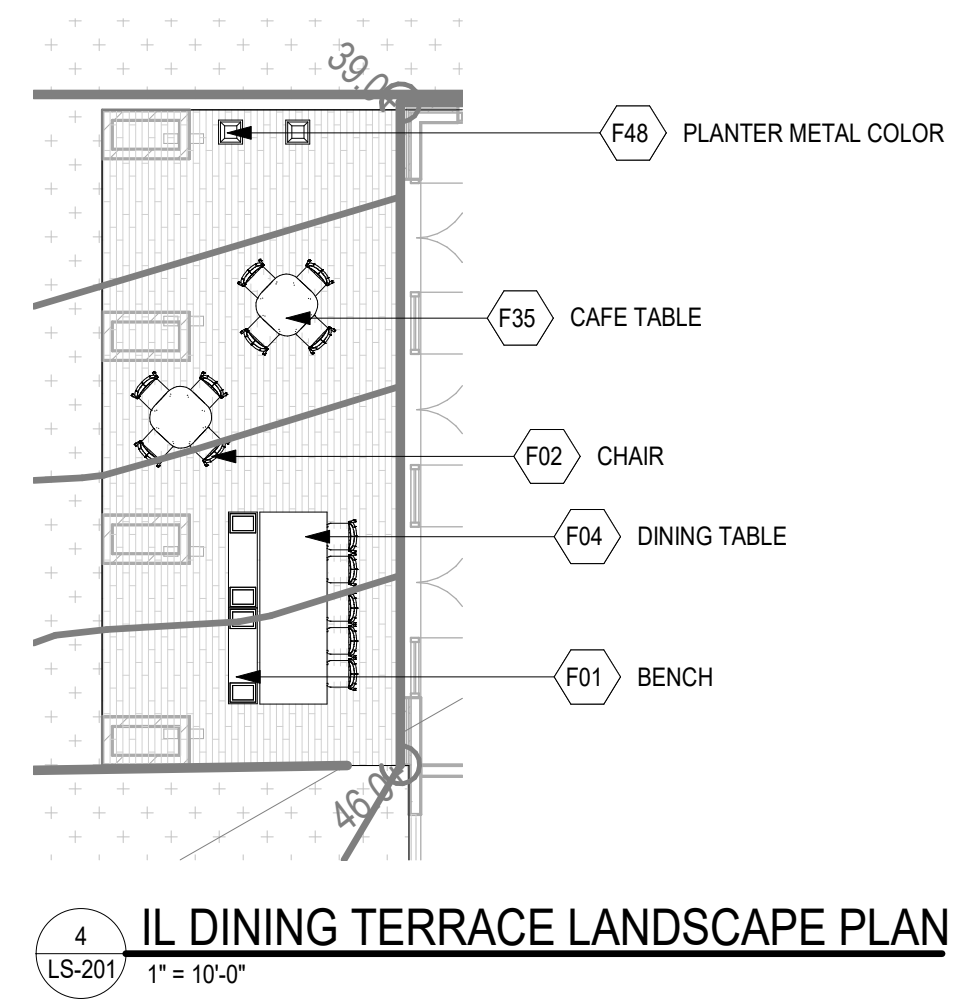
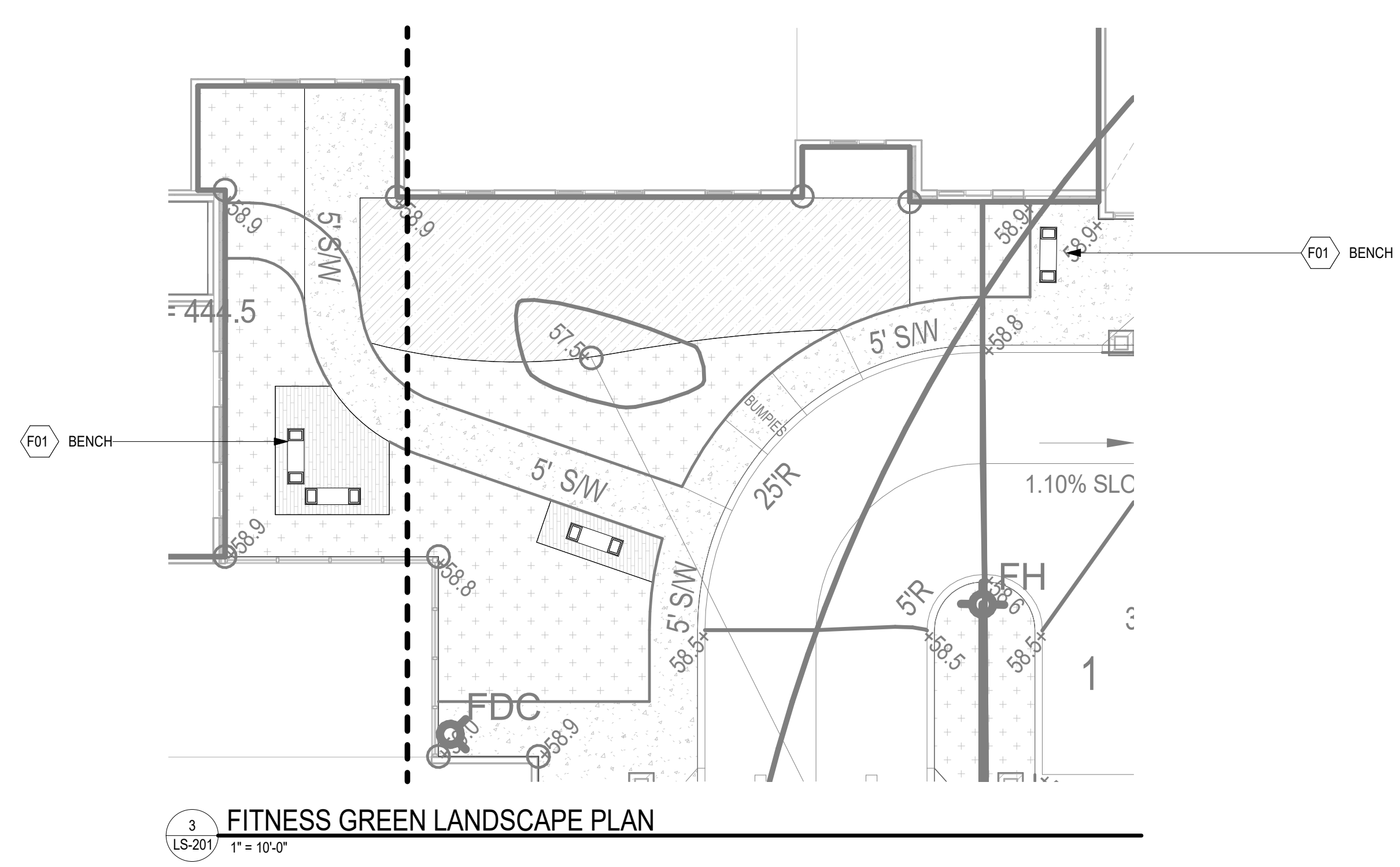
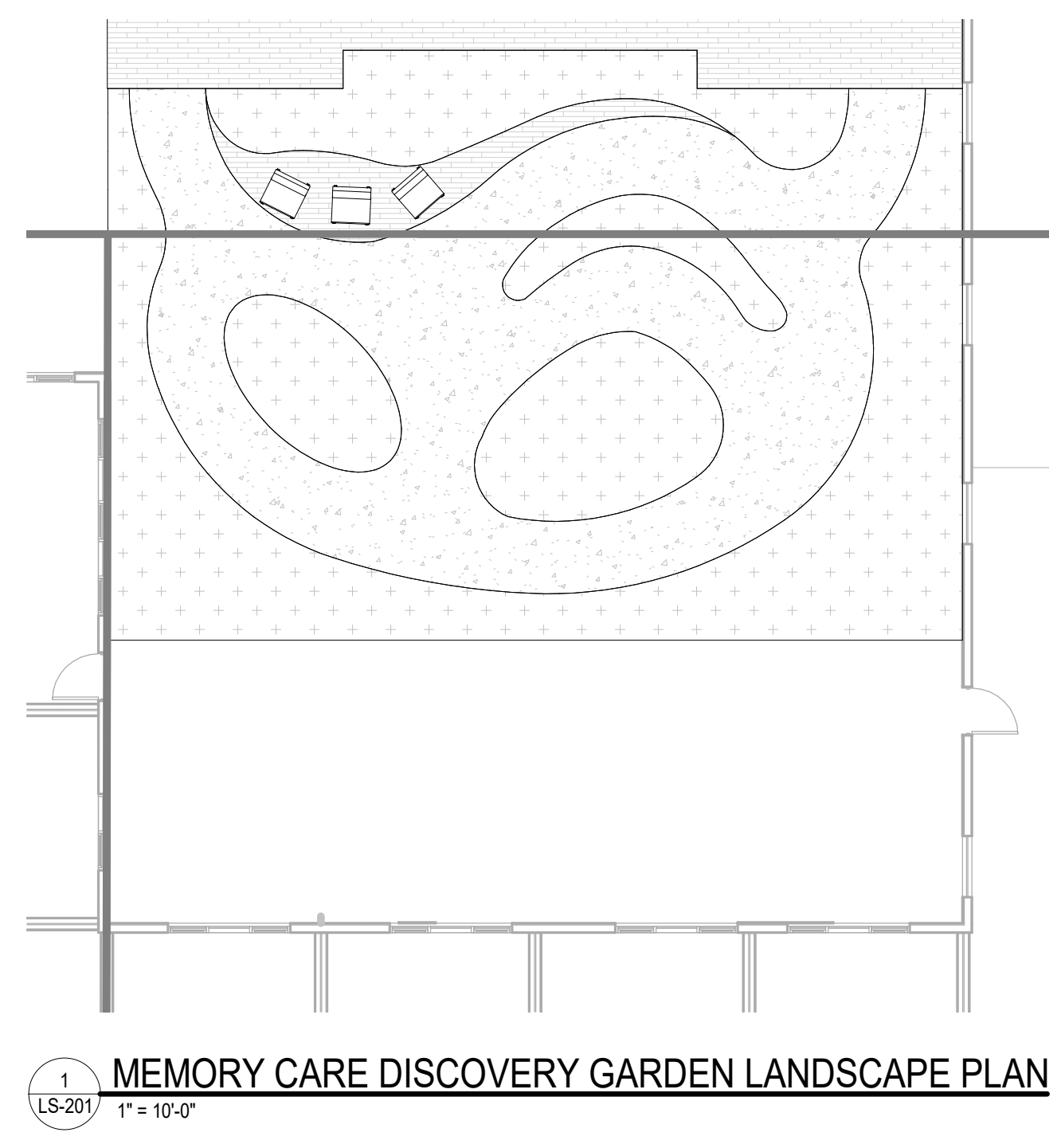
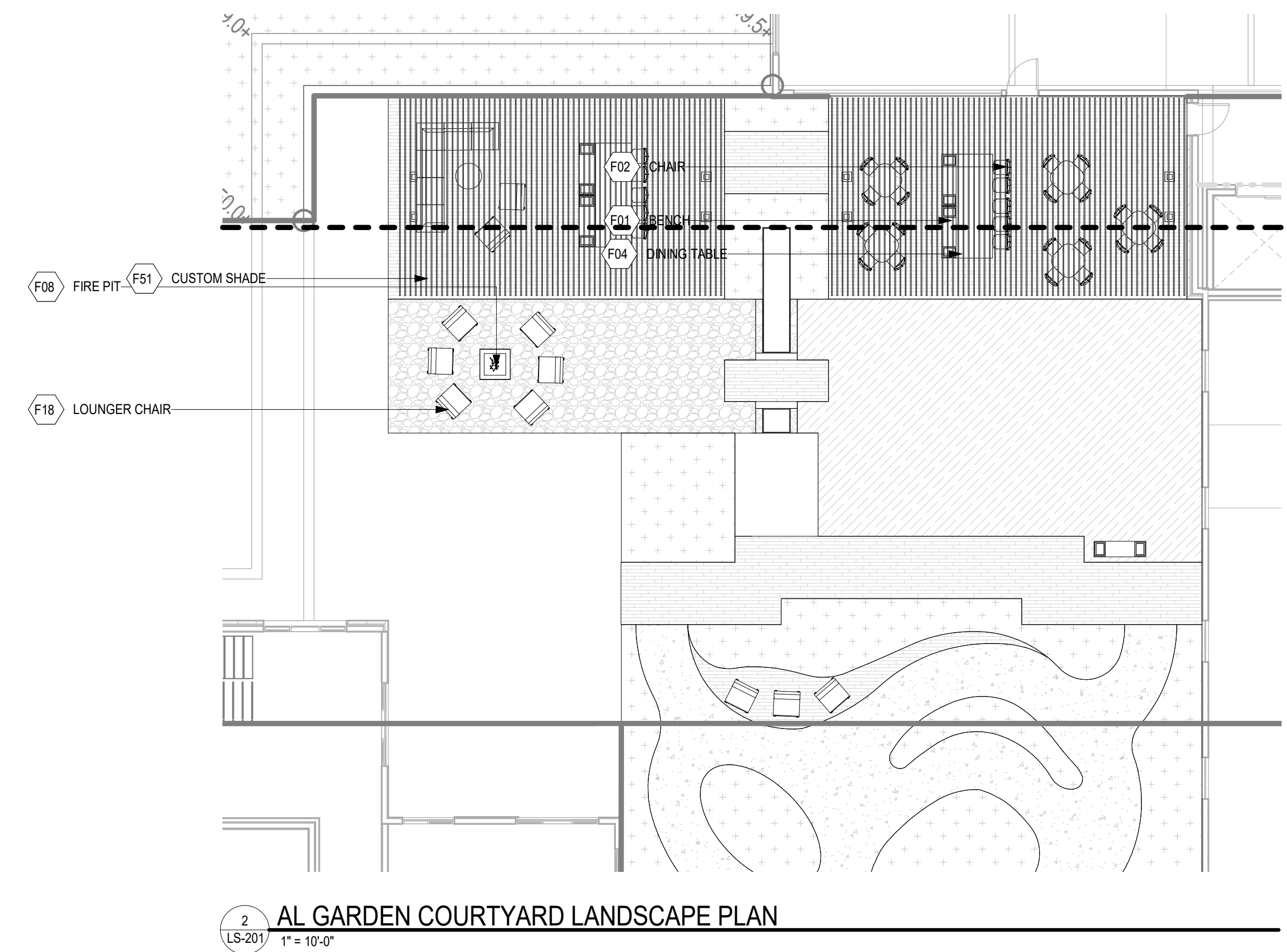
F01	BENCH
F02	CHAIR
F04	DINING TABLE
F08	FIRE PIT
F18	LOUNGER CHAIR
F35	CAFE TABLE
F48	PLANTER METAL COLOR
F51	CUSTOM SHADE

**CONSULTANTS**

**PROJECT TITLE**

**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RE-SUBMISSION



**GRAPHIC LEGEND:**

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PLANTING AREAS (SEE LP SERIES)	SYNTHETIC TURF: (SEE SPEC)
	WOOD DECKING (SEE SPEC)

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License Number Date

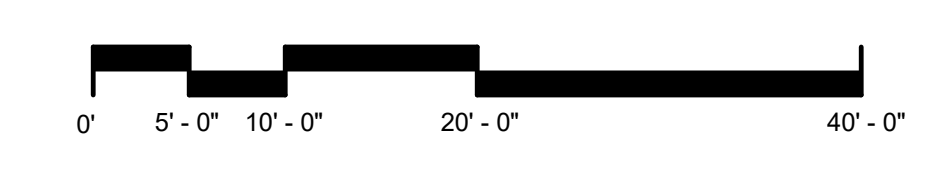
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CHECKED BY: CK  
COMMISSION NUMBER: XXXX-XXX

**SHEET TITLE**

**AMENITY DECK  
ENLARGEMENTS**

**SHEET NUMBER**

**LS-201**



**KEY NOTES:**

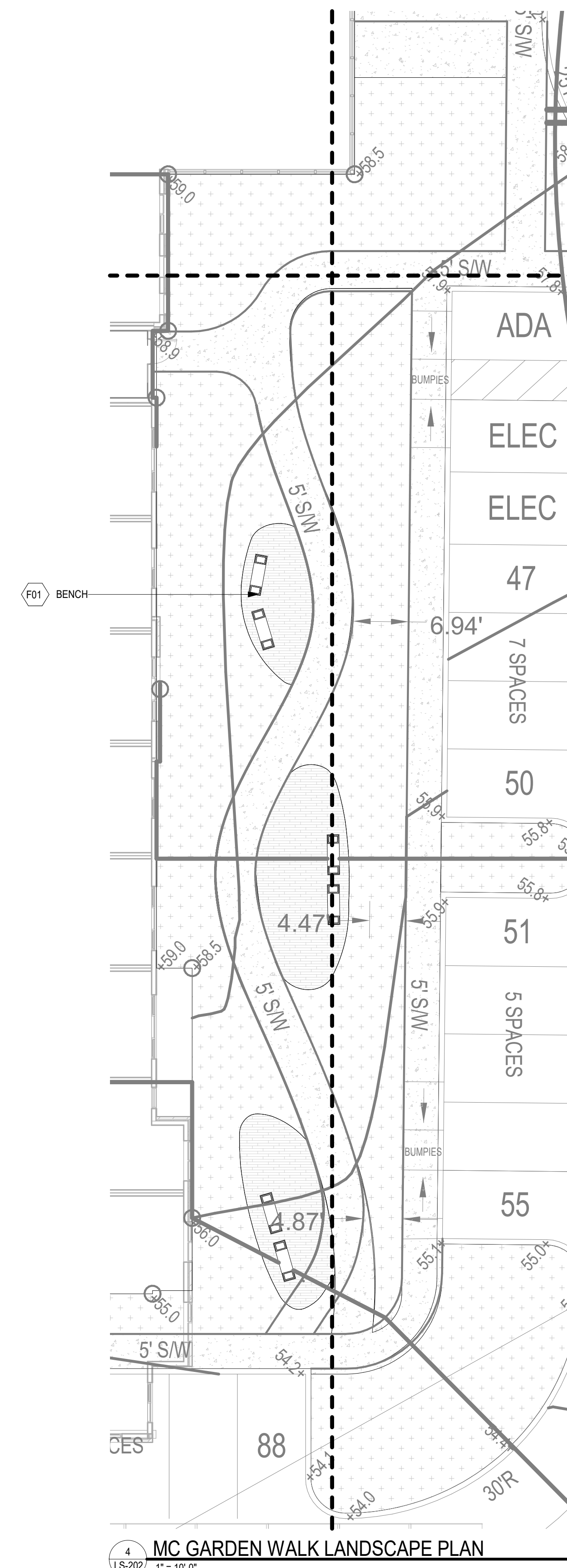
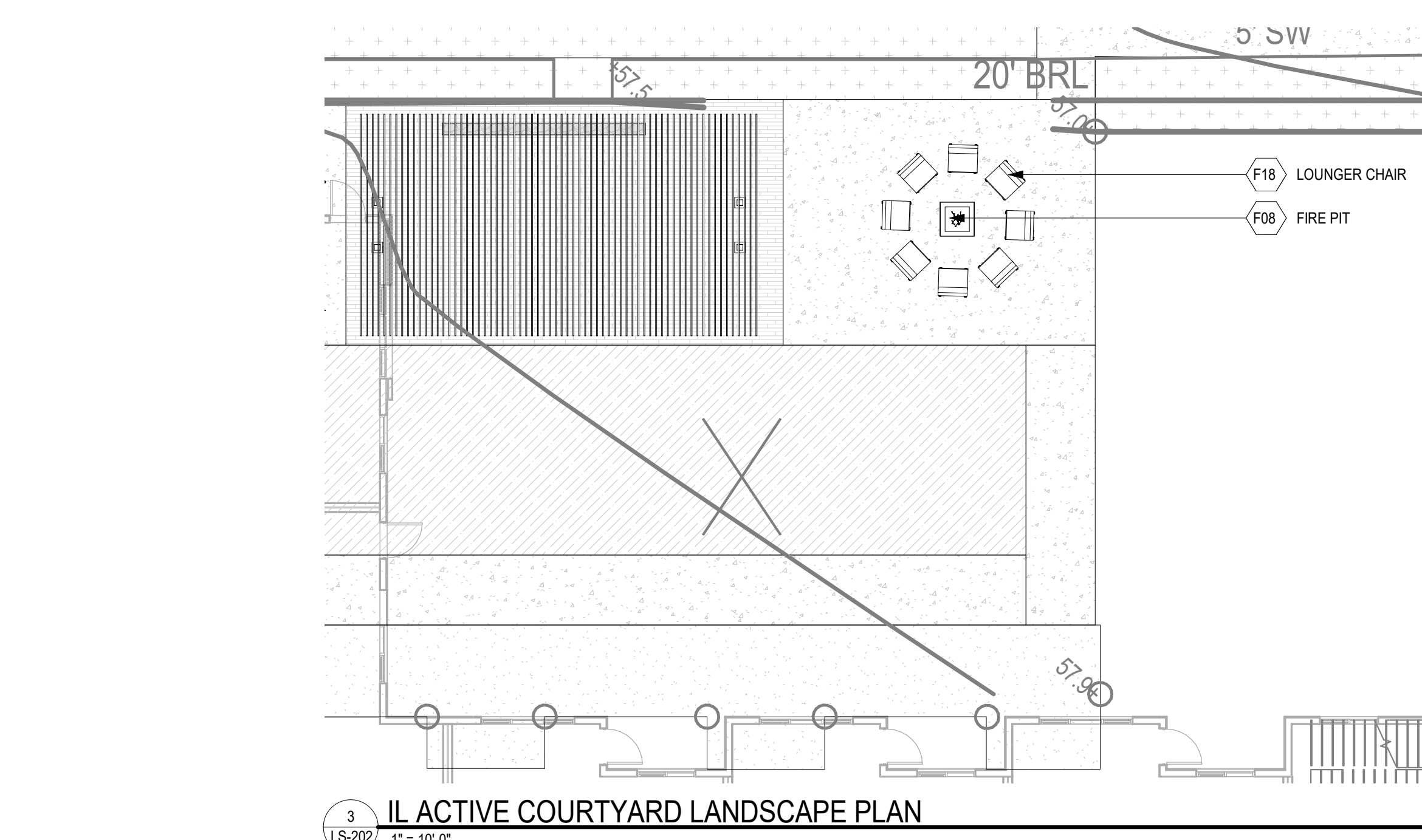
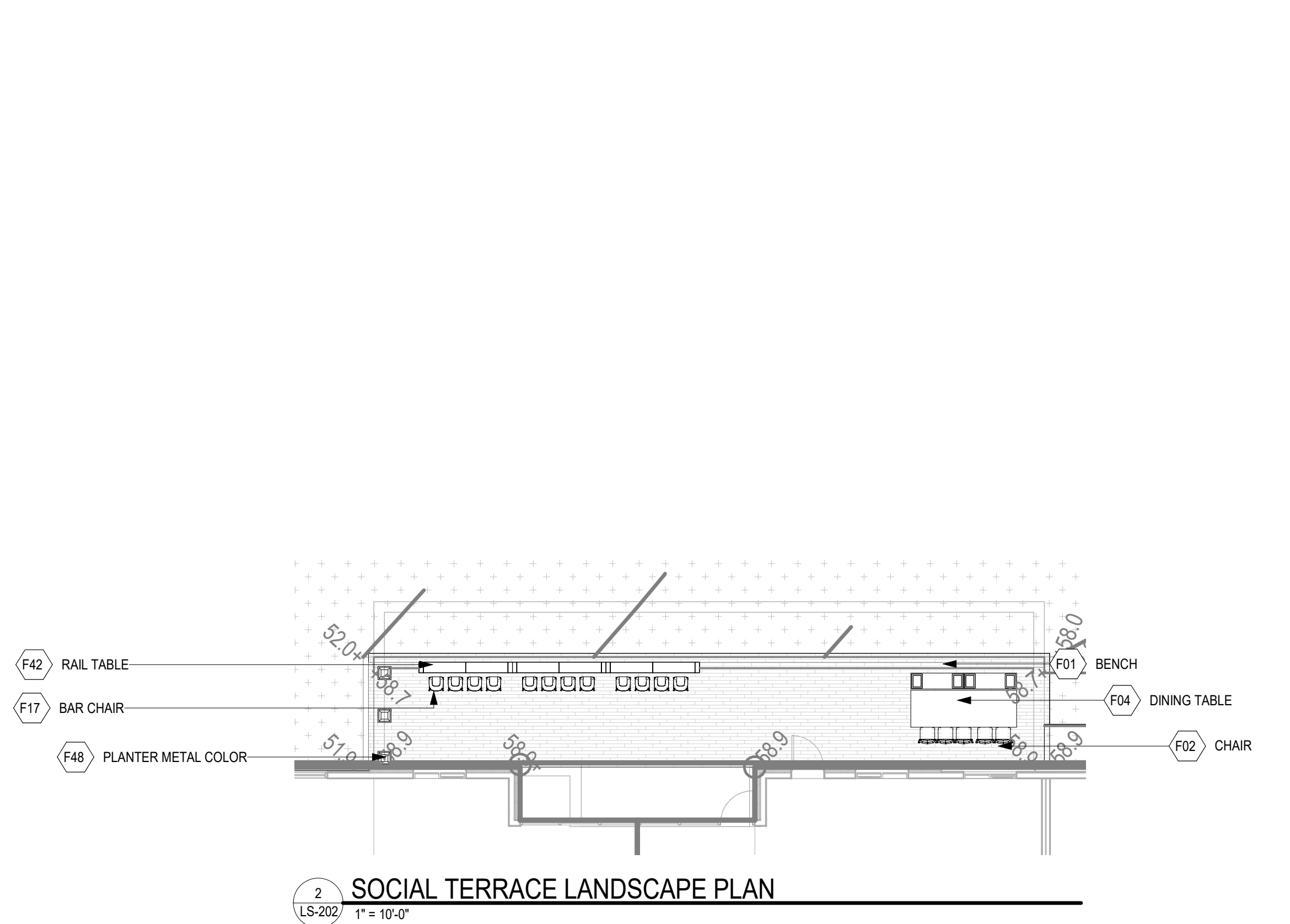
F01	BENCH
F02	CHAIR
F04	DINING TABLE
F08	FIRE PIT
F17	BAR CHAIR
F18	LOUNGER CHAIR
F42	RAIL TABLE
F48	PLANTER METAL COLOR

**CONSULTANTS**

**PROJECT TITLE**

**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RE-SUBMISSION



**GRAPHIC LEGEND:**

	CONCRETE #1, TYP. (SEE SPEC)		TURFGRASS: 800, IRRIGATED (SEE SPEC)
	PLANTING AREAS (SEE LP SERIES)		SYNTHETIC TURF: (SEE SPEC)
			WOOD DECKING (SEE SPEC)

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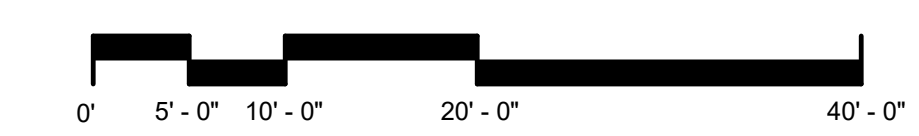
DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXX-XXX

**SHEET TITLE**

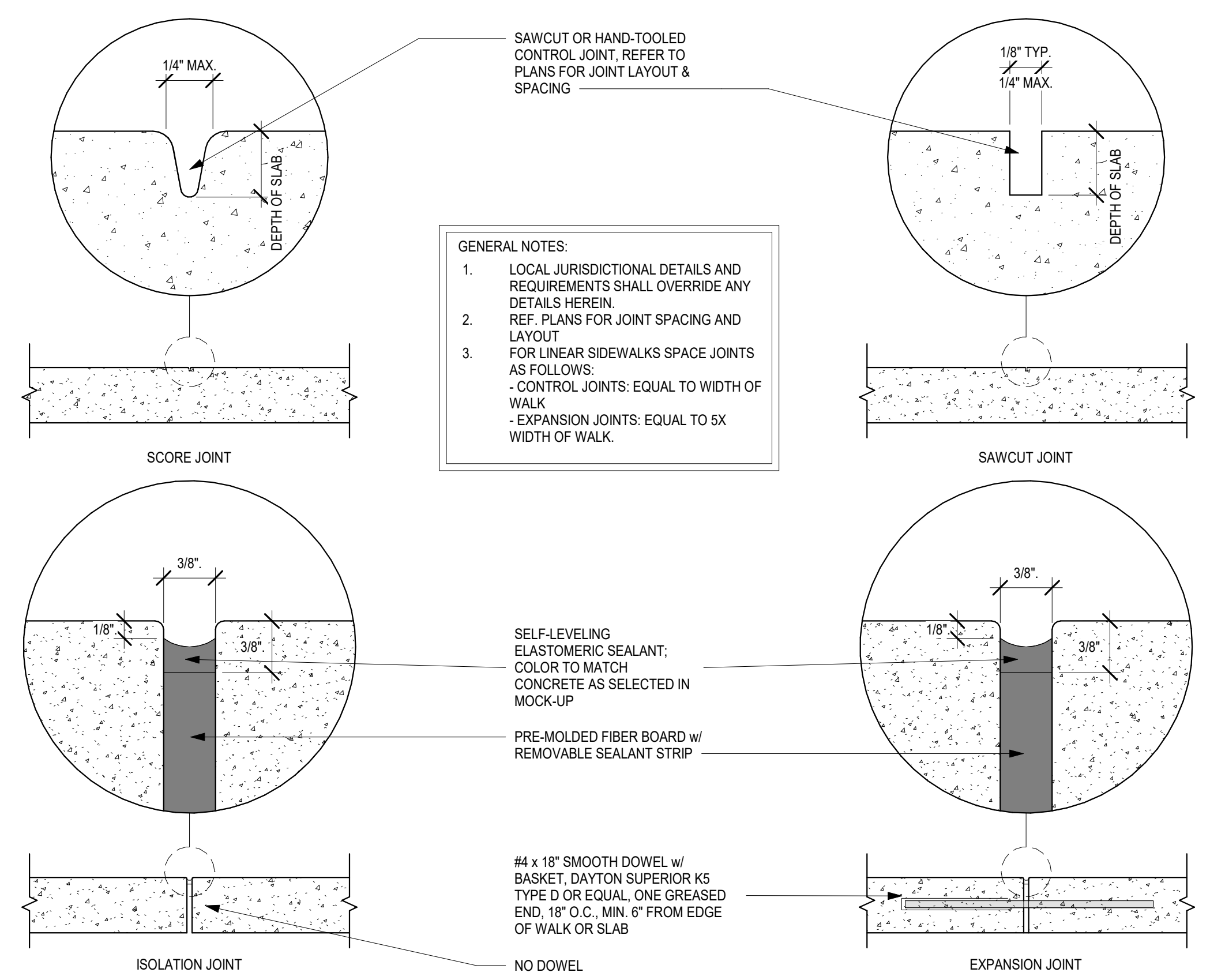
**AMENITY DECK  
ENLARGEMENTS**

**SHEET NUMBER**

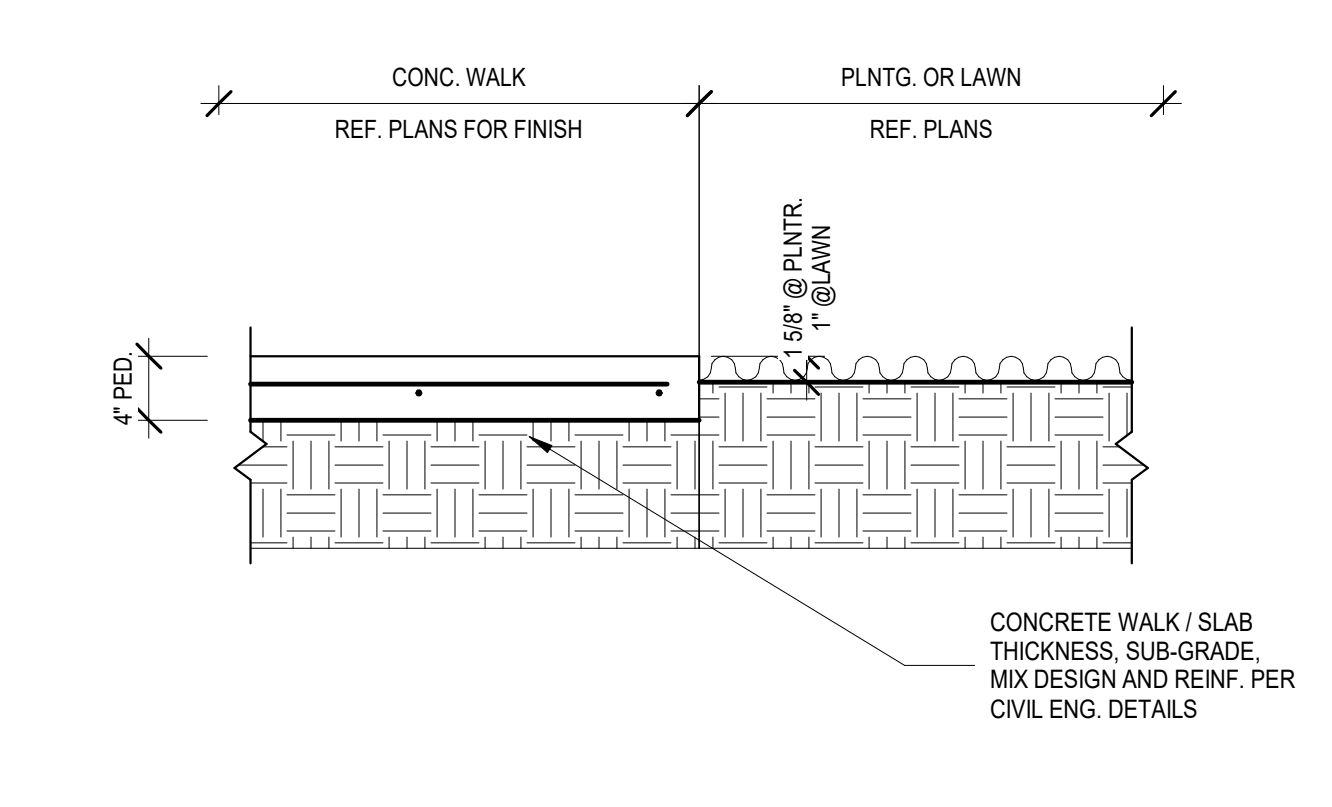
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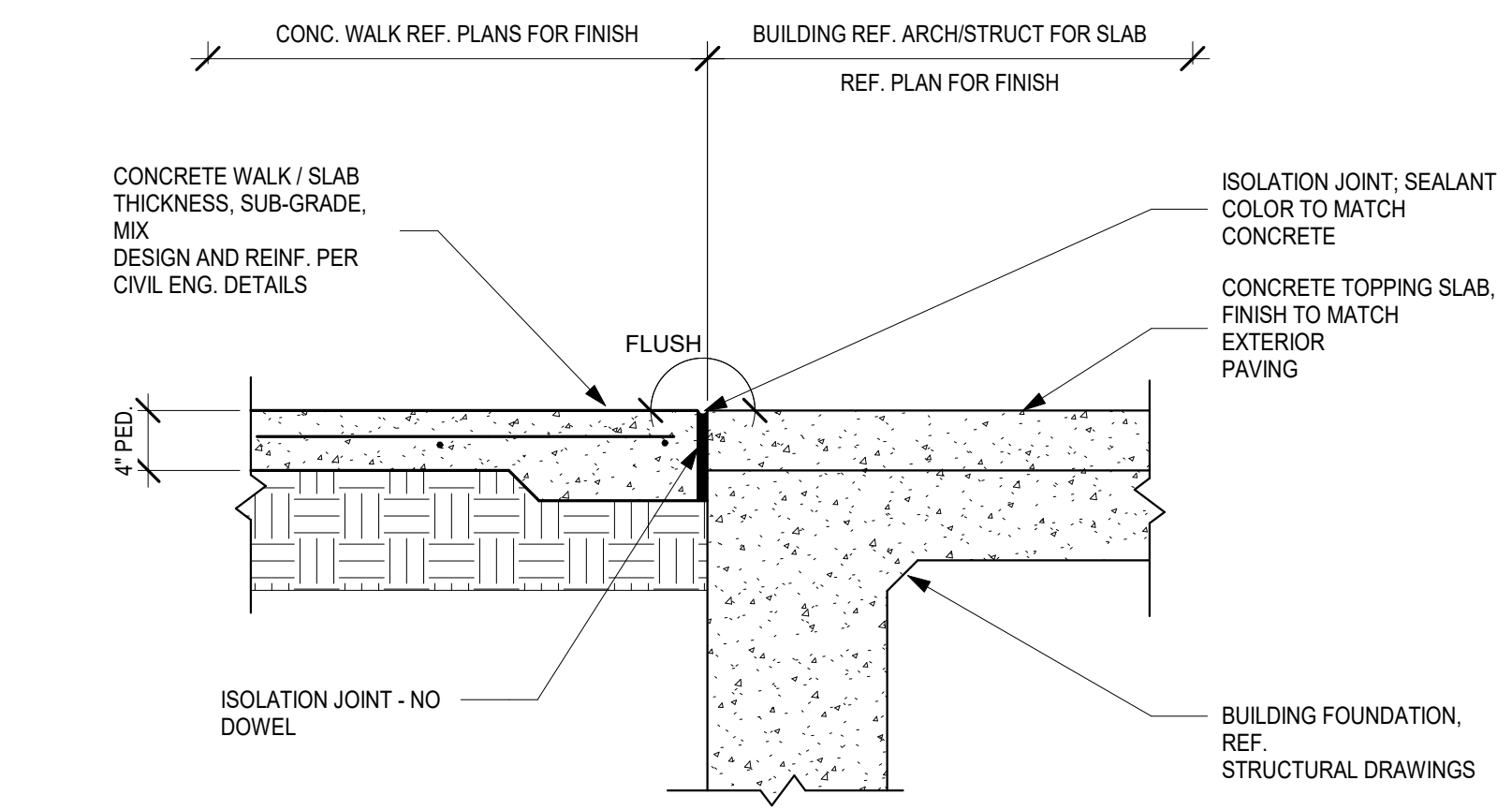
ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RE-SUBMISSION



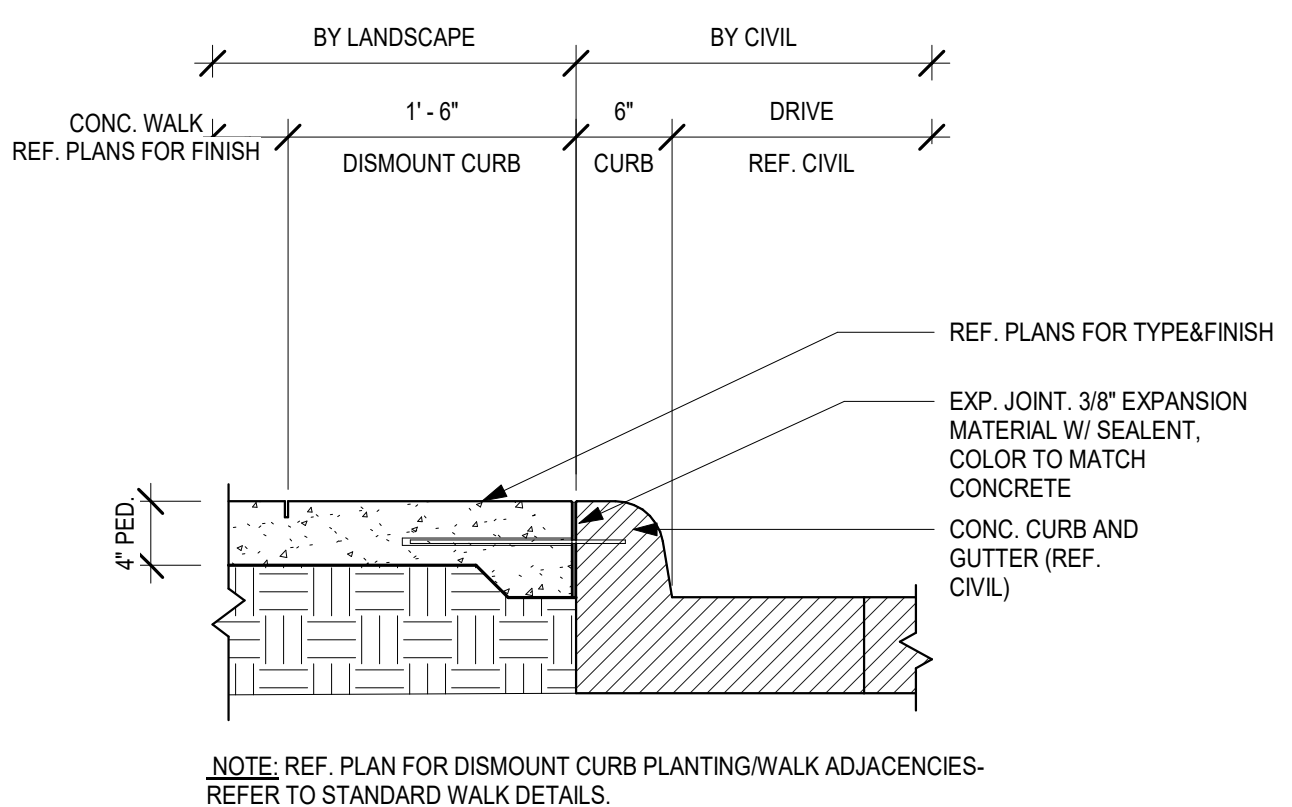
1 SIDEWALK TYP.  
1" = 1'-0"



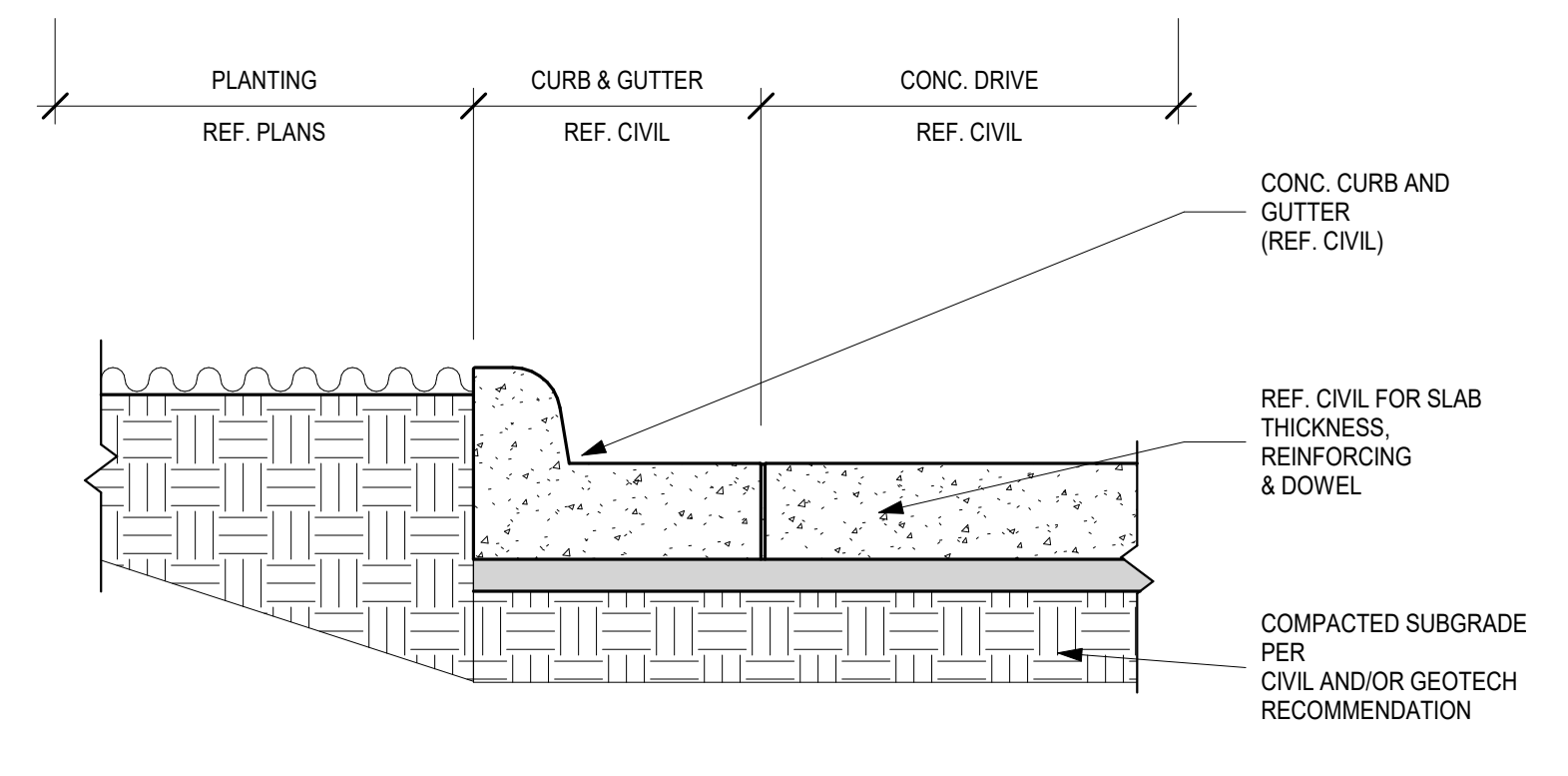
2 SIDEWALK PLANTER TYP.  
1" = 1'-0"



5 CONC TOPPING SLAB AT BLDG DROP SLAB TYP.  
1" = 1'-0"

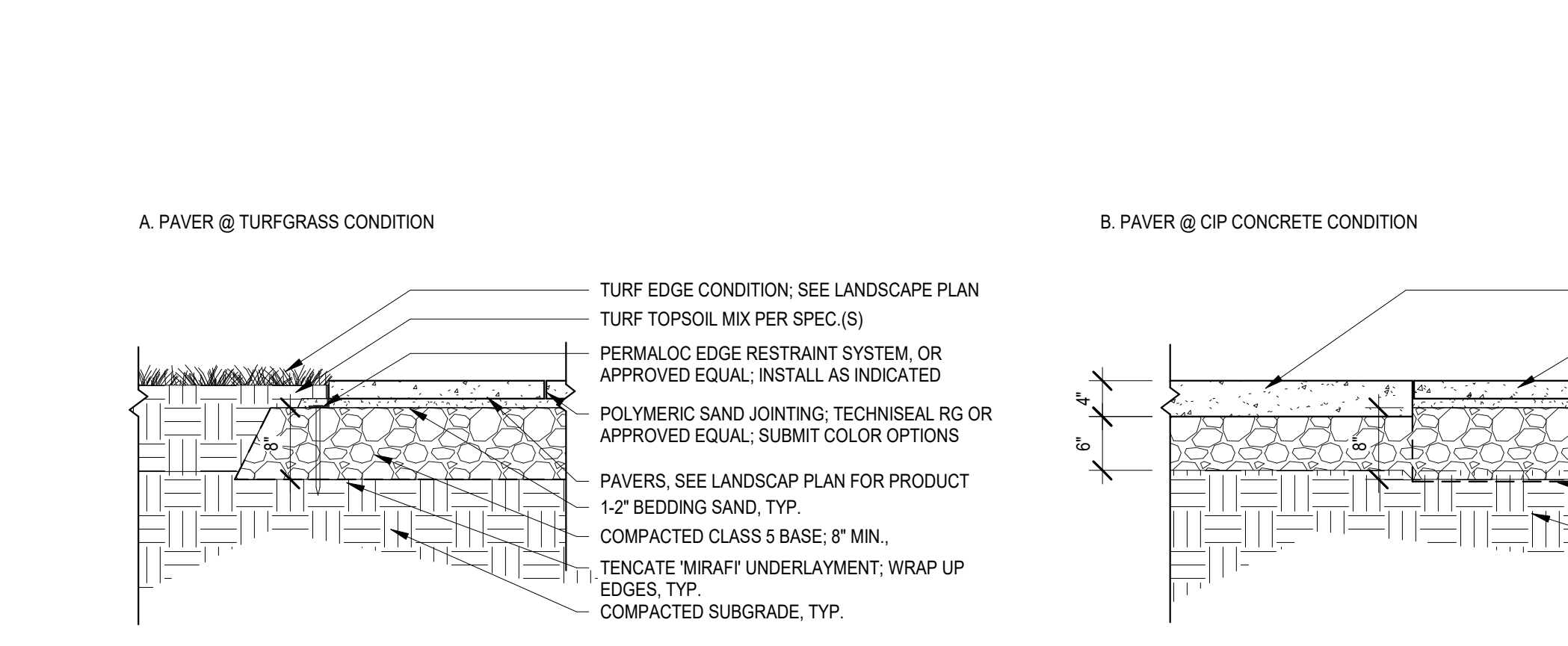


4 DISMOUNT CURB TYP.  
1" = 1'-0"

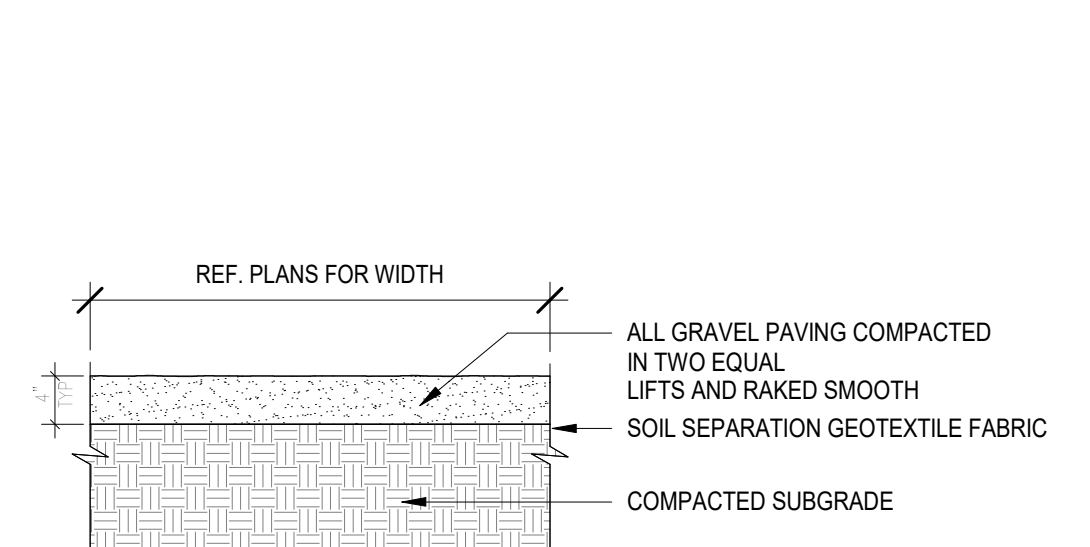


3 PLANTING AT CURB TYP.  
1" = 1'-0"

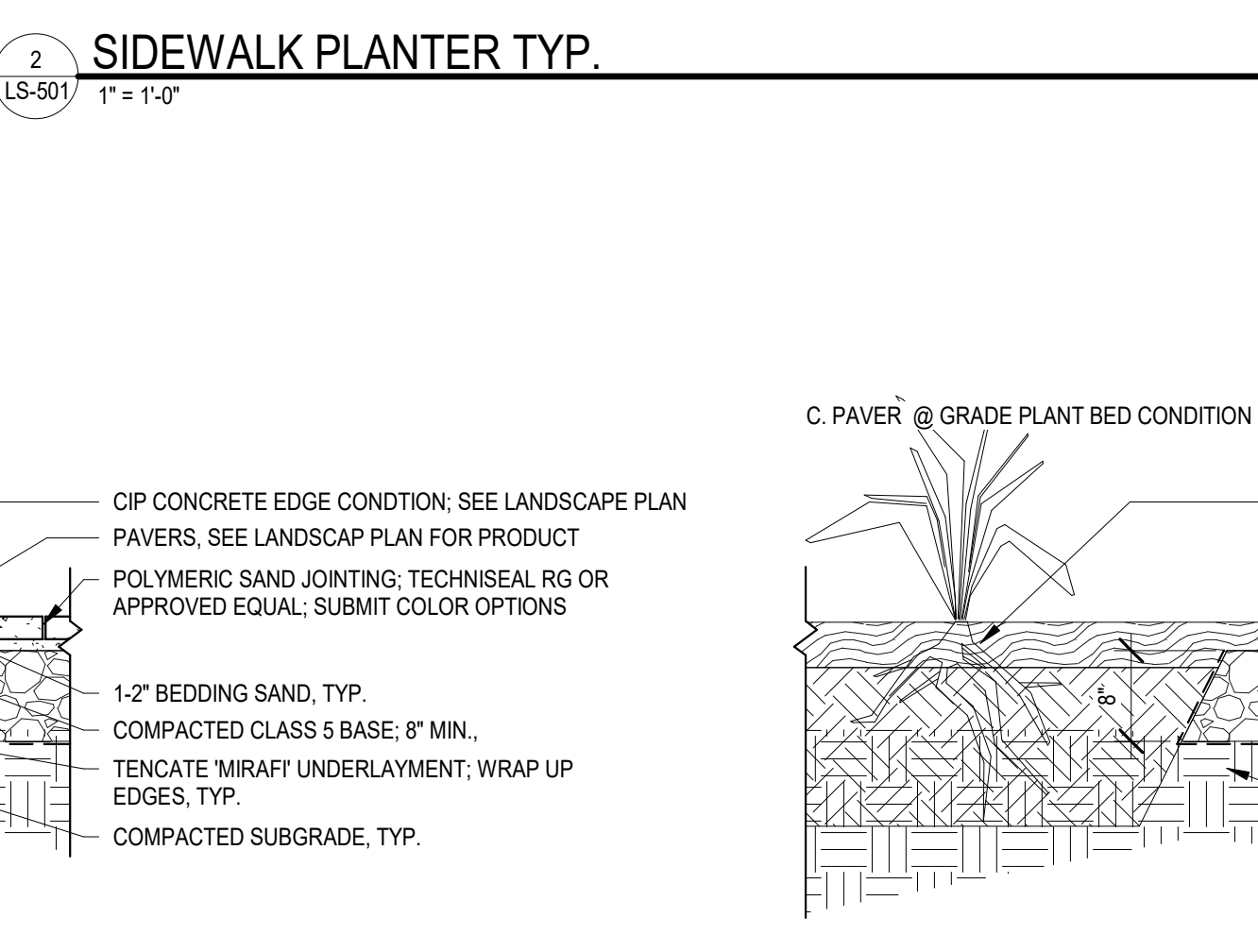
6 CONC SIDEWALK JOINT DETAILS TYP.  
1 1/2" = 1'-0"



9 PAVER PROFILE DETAILS - TYP. (ON-GRADE)  
3/4" = 1'-0"



10 GRAVEL - TYP.  
3/4" = 1'-0"



8 PAVER @ TURFGRASS CONDITION  
1" = 1'-0"

7 CONC AT CURB TYP.  
1" = 1'-0"

7 CONC AT CURB TYP.  
1" = 1'-0"

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SHEET TITLE

### LANDSCAPE DETAILS

SHEET NUMBER

# LS-501

**CONSULTANTS**

**PROJECT TITLE**

**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE

**MATERIAL SCHEDULE**

TAG	DESCRIPTION	MANUFACTURER	MATERIAL / PRODUCT	COLOR	FINISH / PATTERN	CONTACT INFO	NOTE	QUANTITY
F01	BENCH	LANDSCAPE FORMS	NEOLIVANO 69" BACKED	ALUMINUM, NATURAL	THERMALLY MODIFIED ASH, NO FINISH	LARA MOFFAT W/ LANDSCAPE FORMS 800-430-6206 EXT 1309	REF. PLANS FOR LOCATIONS. SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY CONTRACTOR)	26
F02	CHAIR	LANDSCAPE FORMS	CHIPMAN ARMED CHAIR	MERCURY	MERCURY	LARA MOFFAT W/ LANDSCAPE FORMS 800-430-6206 EXT 1309	REF. PLANS FOR LOCATIONS. SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)	73
F03	SITE TABLE	LOLL	LOLL YAGGER COCKTAIL TABLE (60" ROUND)	CHARCOAL GREY	POWDER COATED ALUMILUM	LOLLDESIGNS.COM	REF. PLANS FOR LOCATIONS. SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)	3
F04	DINING TABLE	LOLL	ALFRESCO DINING TABLE (65")	CHARCOAL GREY	N/A	LOLLDESIGNS.COM	REF. PLANS FOR LOCATIONS. SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)	5
F08	FIRE PIT	N/A	BOL - CORTEN FIRE PIT 24"	NATURAL STEEL	NATURAL	PALOFORM.COM	REF. PLANS FOR LOCATIONS. SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)	2
F17	BAR CHAIR	Emeco					REF. PLANS FOR LOCATIONS. SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)	12
F18	LOUNGE CHAIR	LOLL	NISSWA LOUNGE CHAIR	FRAME: WHITE, CUSHION: NAVY	N/A	DOW O'NEAL @ DESIGN WITHIN REACH 415.816.0579	REF. PLANS FOR LOCATIONS. SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)	21
F27	OUTDOOR SOFA	SIXINCH Furniture	LOLL NISSWA SOFA	FRAME: WHITE, CUSHION: NAVY	N/A	LOLLDESIGNS.COM	REF. PLANS FOR LOCATIONS. SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)	3
F28	OUTDOOR LOUNGE (SOFA)	SIXINCH Furniture	LOLL NISSWA LOVESEAT	FRAME: WHITE, CUSHION: NAVY	N/A	LOLLDESIGNS.COM	REF. PLANS FOR LOCATIONS. SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)	3
F35	CAFE TABLE	LANDSCAPE FORMS	CHIPMAN TABLE 31" DIAMETER DINING	MERCURY	POWDER COATED ALUMILUM	LARA MOFFAT W/ LANDSCAPE FORMS 800-430-6206 EXT 1309	REF. PLANS FOR LOCATIONS. SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)	12
F42	RAIL TABLE	Loll	RAIL TABLE	N/A	N/A	LARA MOFFAT W/ LANDSCAPE FORMS 800-430-6206 EXT 1309	REF. PLANS FOR LOCATIONS. SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)	3
F48	PLANTER METAL COLOR	N/A	PLANTER METAL COLOR	N/A	N/A	N/A	REF. PLANS FOR LOCATIONS. SUBMIT FINAL CUT SHEETS/ SPECS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE (BY OWNER)	6
F51	CUSTOM SHADE	N/A	SHADE STRUCTURE				REF. PLANS FOR LOCATIONS. SUBMIT SHOP DRAWINGS FOR L.A. AND OWNER APPROVAL PRIOR PURCHASE/BUILD	3
<b>Lighting</b>								
L01	PARKING LOT LIGHT	BEGA	85515 POLE TOP LUMINAIRE, MOUNTED ON 22" ROUND POLE	POWDER COATED BLACK	3000 K		Reference Electrical schedule for Pole mounting detail, Lumens, wattage, controls, etc.	20
L03	EXTERIOR STRUCTURE MOUNTED DOWN LIGHT	BK	DENALI 3" DIA.	POWDER COATED BLACK	3000 K		Reference Electrical schedule for Pole mounting detail, Lumens, wattage, controls, etc.	19
L04	EXTERIOR TREE MOUNTED DOWN LIGHT	BK	ARTISTAR	POWDER COATED BLACK	3000 K		Reference Electrical schedule for Pole mounting detail, Lumens, wattage, controls, etc.	3
<b>Paving</b>								
P01	DECKING	N/A	NOON PORCELAIN TILE DECKING	HONEY	N/A	BELGARD.COM	PROVIDE MOCKUP FOR LA APPROVAL. REF. PLANS FOR LOCATIONS	73
P03	GRAVEL	N/A	N/A	N/A	N/A			1094
P04	DECKING	BELGARD	NOON PORCELAIN TILE DECKING	DAYLIGHT		BELGARD.COM	PROVIDE MOCKUP FOR LA APPROVAL. REF. PLANS FOR LOCATIONS	4724
P10	INTEGRAL COLORED CONCRETE	N/A	N/A	N/A				10234

**GENERAL NOTES**

- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION/ MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
- SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "V" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 7 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL WARRANT NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
- ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
- SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
- STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
- REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
- REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.
- IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
- CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

**IRRIGATION NOTES**

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.

**SURVEY NOTES**

- ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
- ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

**SITE PLAN NOTES**

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
- STREET TREE REQUIREMENTS NOT APPLICABLE AT THIS SITE AS NO STREET FRONTAGE CONDITION EXISTS.
- QUANTITIES LISTED IN MATERIAL SCHEDULE AND PLANTING SCHEDULE ARE NOT FOR CONSTRUCTION AND TO BE USED AS BROAD ESTIMATION PURPOSES. CONTRACTOR SHALL VERIFY ALL PLANT AND MATERIAL QUANTITIES FROM PLAN DRAWINGS.

SHEET NUMBER	SHEET NAME	ISSUE 01	ISSUE 02	ISSUE 03	ISSUE 04	ISSUE 05	ISSUE 06
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L300	OVERALL SITE LIGHTING REFERENCE PLAN						
3 - STANDARD SHEETS							
L001	LANDSCAPE TITLE SHEET	X					
L100	OVERALL SITE LANDSCAPE PLANS	X					
L101	LANDSCAPE PLAN - AREA A	X					
L102	LANDSCAPE PLAN - AREA B	X					
L103	LANDSCAPE PLAN - AREA C	X					
L104	LANDSCAPE PLAN - AREA D	X					
L110	AMENITY DECK LANDSCAPE PLAN	X					
L111	AMENITY DECK LANDSCAPE PLAN	X					
L200	OVERALL PLANTING PLANS	X					
L201	PLANTING PLAN - AREA A	X					
L202	PLANTING PLAN - AREA B	X					
L203	PLANTING PLAN - AREA C	X					
L204	PLANTING PLAN - AREA D	X					
L210	AMENITY DECK PLANTING PLAN	X					
L211	AMENITY DECK PLANTING PLAN	X					
L500	PLANTING DETAILS	X					
L501	LANDSCAPE DETAILS	X					
L502	LANDSCAPE DETAILS	X					

**CERTIFICATION**



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License No. 3809, Expiration Date: 5/15/2023

Brady Keith Johnson  
3809  
License Number  
9/30/2022  
Date

DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXX-XXX

**SHEET TITLE**

**LANDSCAPE  
TITLE SHEET**

**SHEET NUMBER**

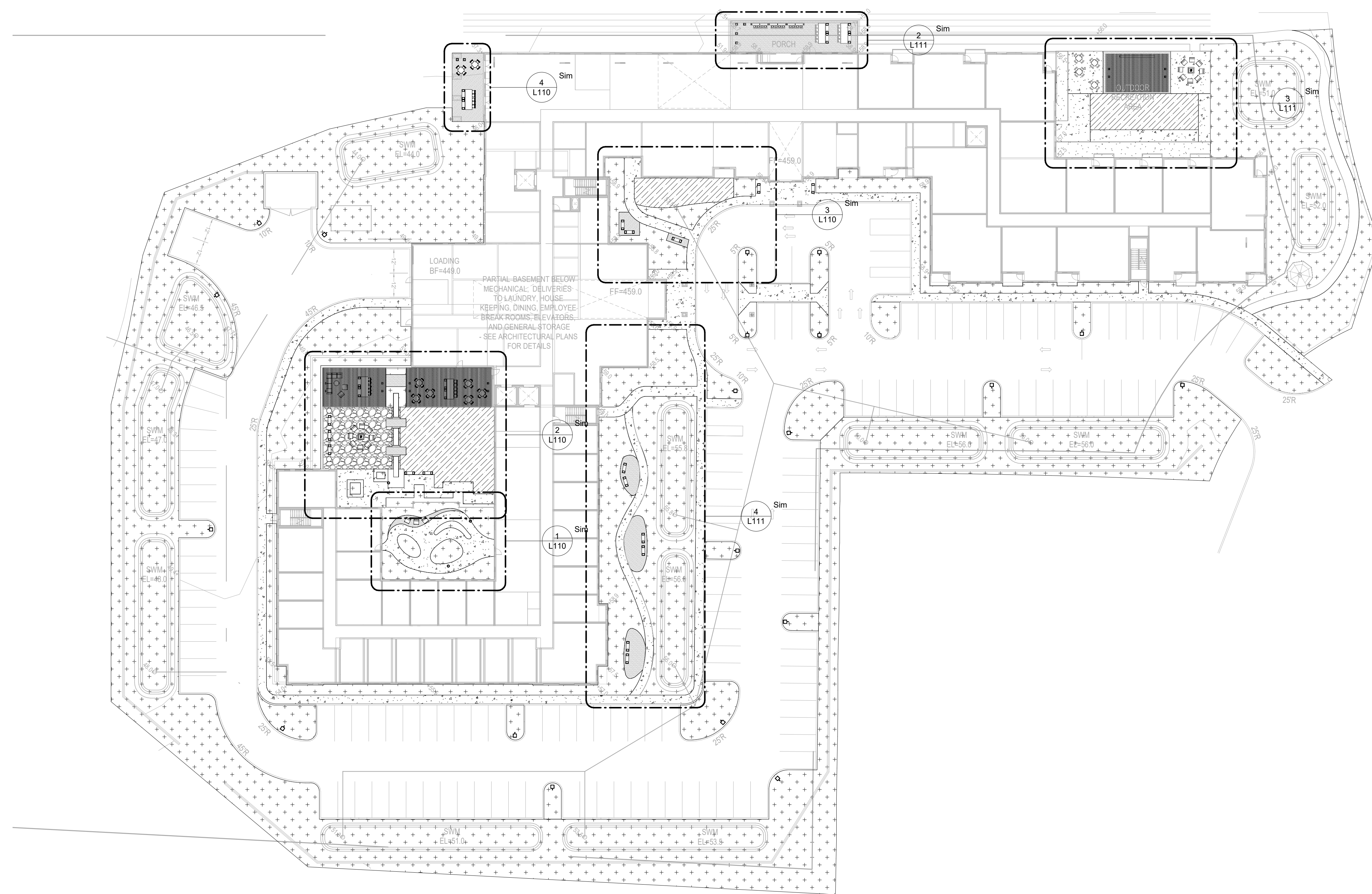
**L001**

**CONSULTANTS**

**PROJECT TITLE**

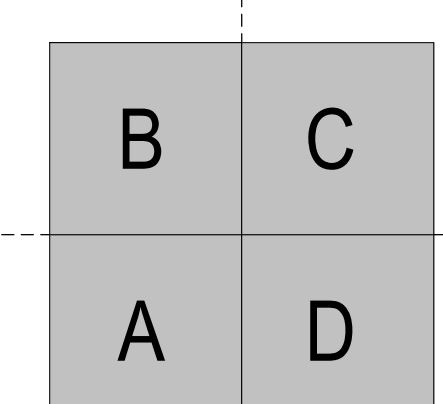
**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
1	09/30/2022	CONDITIONAL USE



**GRAPHIC LEGEND:**

CONCRETE #1, TYP. (SEE SPEC)	TURFGRASS: 800, IRRIGATED (SEE SPEC)
ROCK MULCH #1 (SEE SPEC)	GROUNDCOVER #1 (SEE PLANT SCHEDULE)
HARDWOOD MULCH, SHREDED (SEE SPEC)	WOOD DECKING (SEE SPEC)
PERENNIAL MIX (SEE PLANT SCHEDULE)	SYNTHETIC TURF (SEE SPEC)



1 OVERALL SITE LANDSCAPE REFERENCE PLAN  
L100 1" = 30'-0"

**CERTIFICATION**



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License No. 3800, Expiration Date: 5/15/2023

Brady Keith Halverson  
3800  
License Number 9/30/2022  
Date

DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXX-XXX

**SHEET TITLE**

**OVERALL  
SITE/LANDSCAPE  
PLANS**

**SHEET NUMBER**

**L100**

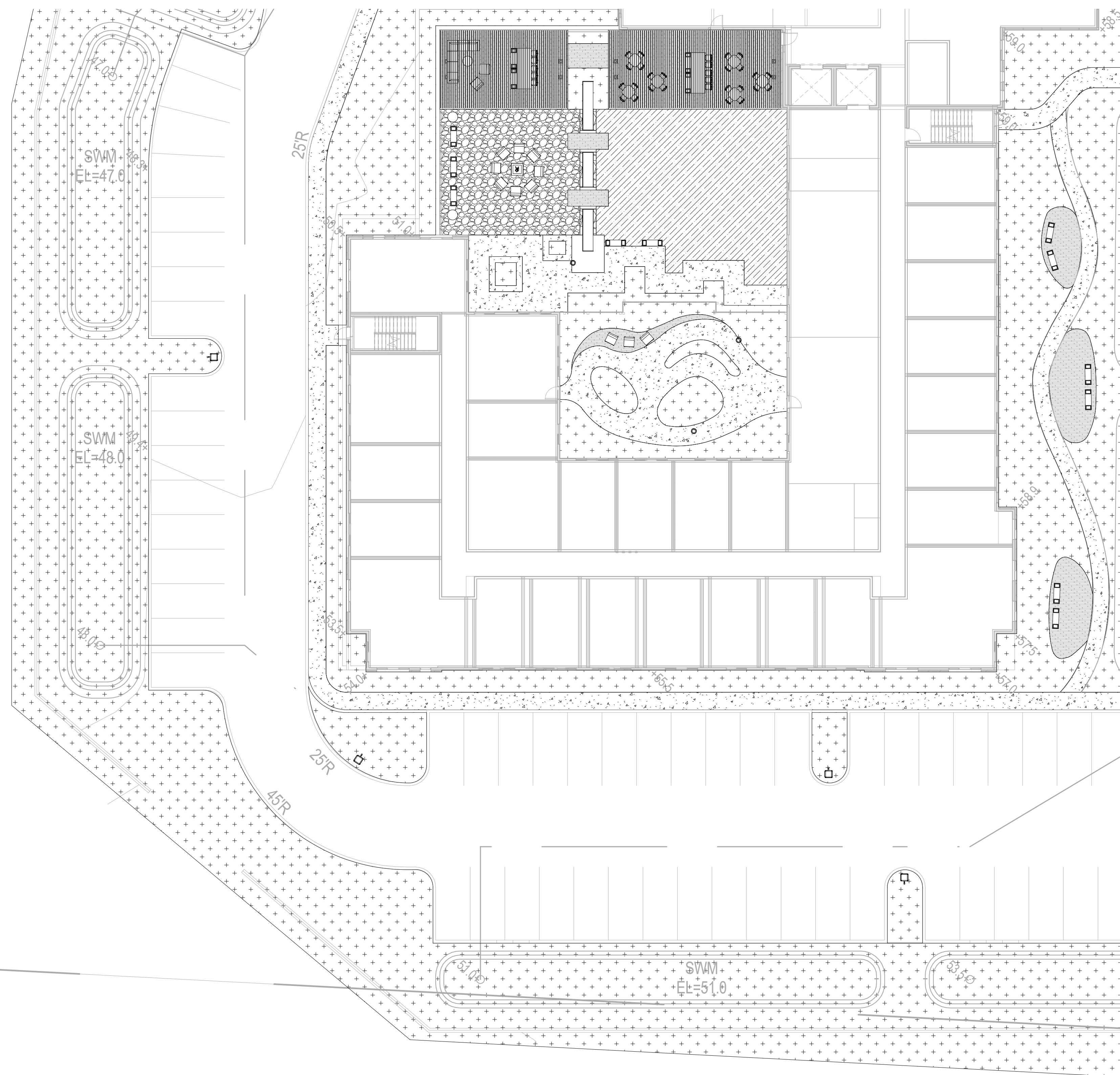
**KEY NOTES:**

**CONSULTANTS**

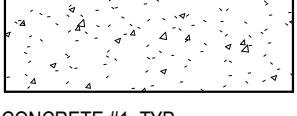
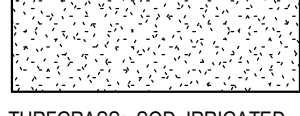
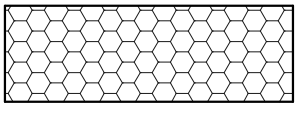
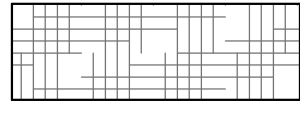
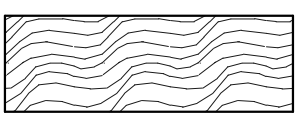
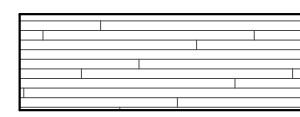
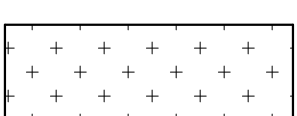
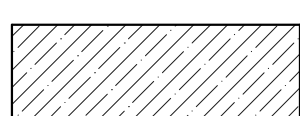
**PROJECT TITLE**

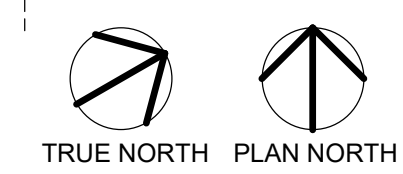
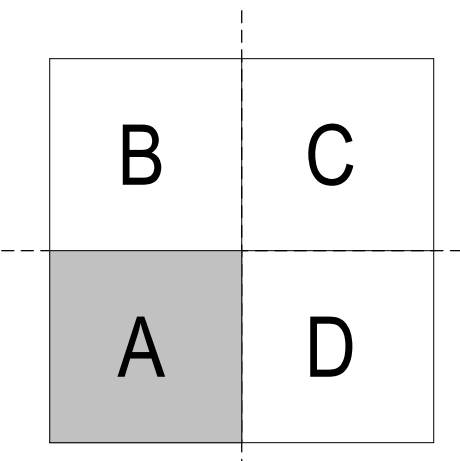
**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
1	09/30/2022	CONDITIONAL USE



**GRAPHIC LEGEND:**

 CONCRETE #1, TYP. (SEE SPEC)	 TURFGRASS: SOD, IRRIGATED (SEE SPEC)
 ROCK MULCH #1 (SEE SPEC)	 GROUNDCOVER #1 (SEE PLANT SCHEDULE)
 HARDWOOD MULCH, SHREDED (SEE SPEC)	 WOOD DECKING (SEE SPEC)
 PERENNIAL MIX (SEE PLANT SCHEDULE)	 SYNTHETIC TURF, (SEE SPEC)



**CERTIFICATION**



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.  
License No. 3809, Expiration Date: 5/15/2023

Brady Keith Johnson  
License Number: 3809 Date: 9/30/2022

DRAWN BY	EN
CHECKED BY	CK
COMMISSION NUMBER	XXXXXXX

**SHEET TITLE**

**LANDSCAPE  
PLAN - AREA A**

**SHEET NUMBER**

**L101**

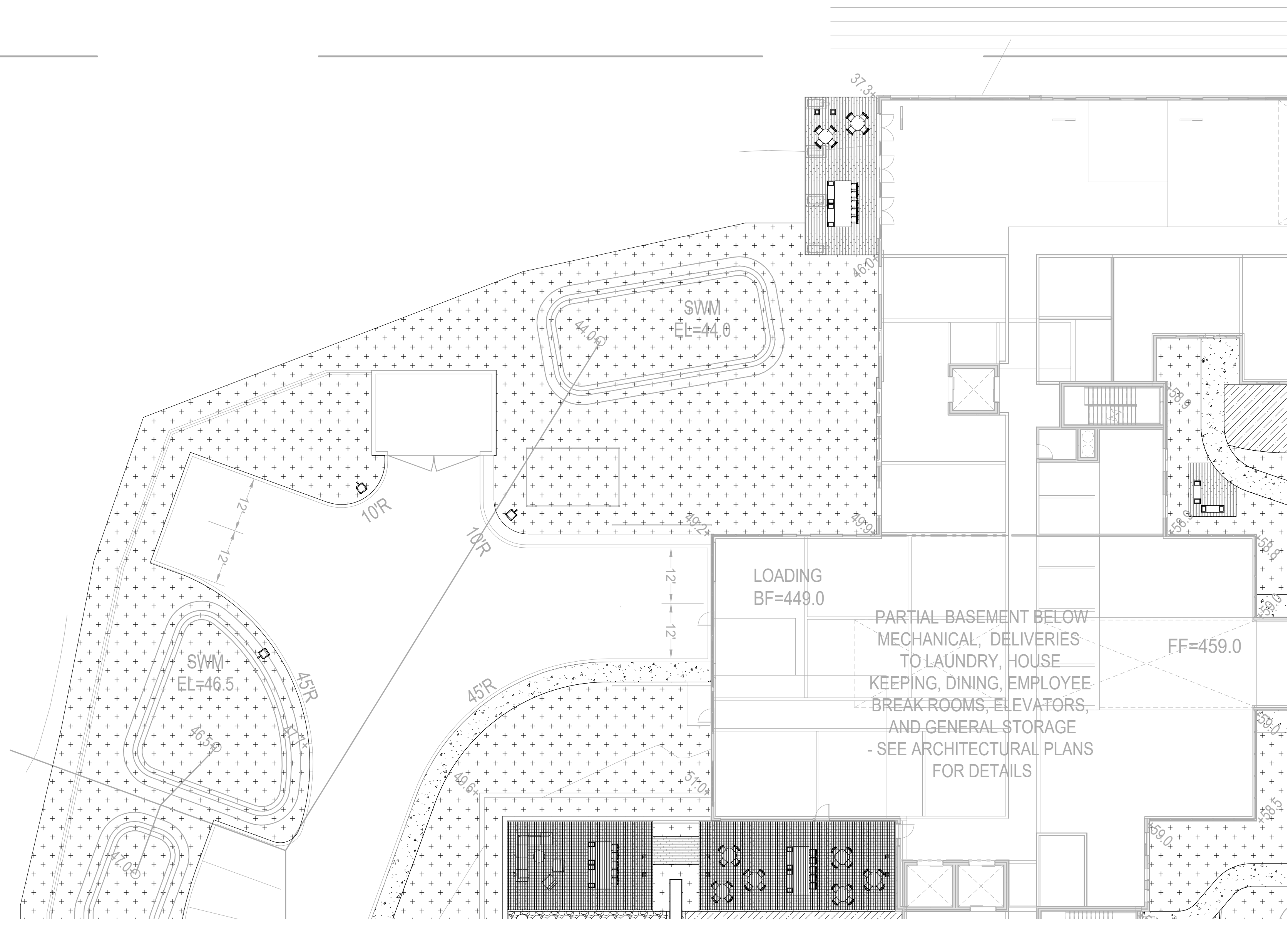
**KEY NOTES:**

**CONSULTANTS**

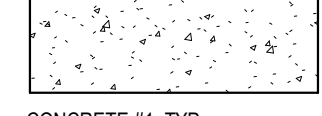
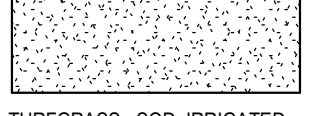
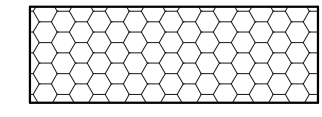
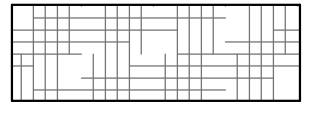
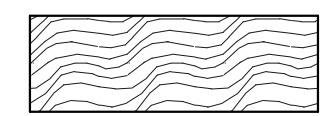
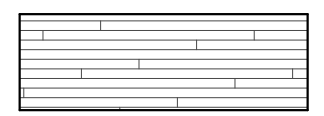
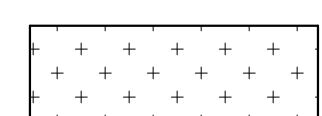
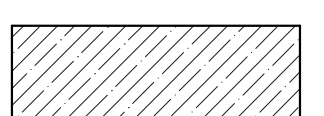
**PROJECT TITLE**

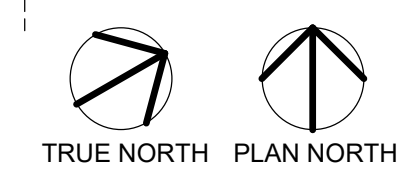
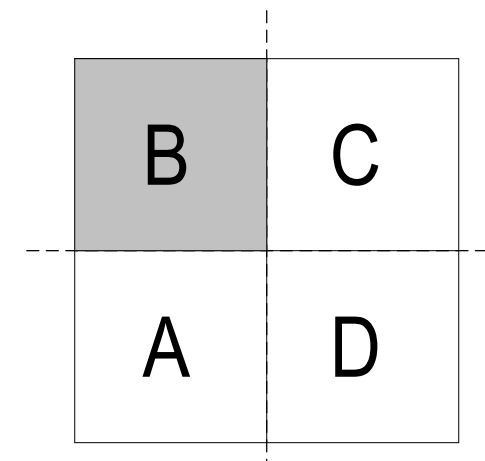
**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE



**GRAPHIC LEGEND:**

 CONCRETE #1, TYP. (SEE SPEC)	 TURFGRASS: SOG, IRRIGATED (SEE SPEC)
 ROCK MULCH #1 (SEE SPEC)	 GROUNDCOVER #1 (SEE PLANT SCHEDULE)
 HARDWOOD MULCH, SHREDED (SEE SPEC)	 WOOD DECKING (SEE SPEC)
 PERENNIAL MIX (SEE PLANT SCHEDULE)	 SYNTHETIC TURF, (SEE SPEC)



**CERTIFICATION**



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License No. 3809, Expiration Date: 5/15/2023

Brady Keith Halverson  
License Number 3809 Date 9/30/2022

DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXX-XXX

**SHEET TITLE**

**LANDSCAPE  
PLAN - AREA B**

**SHEET NUMBER**

**L102**

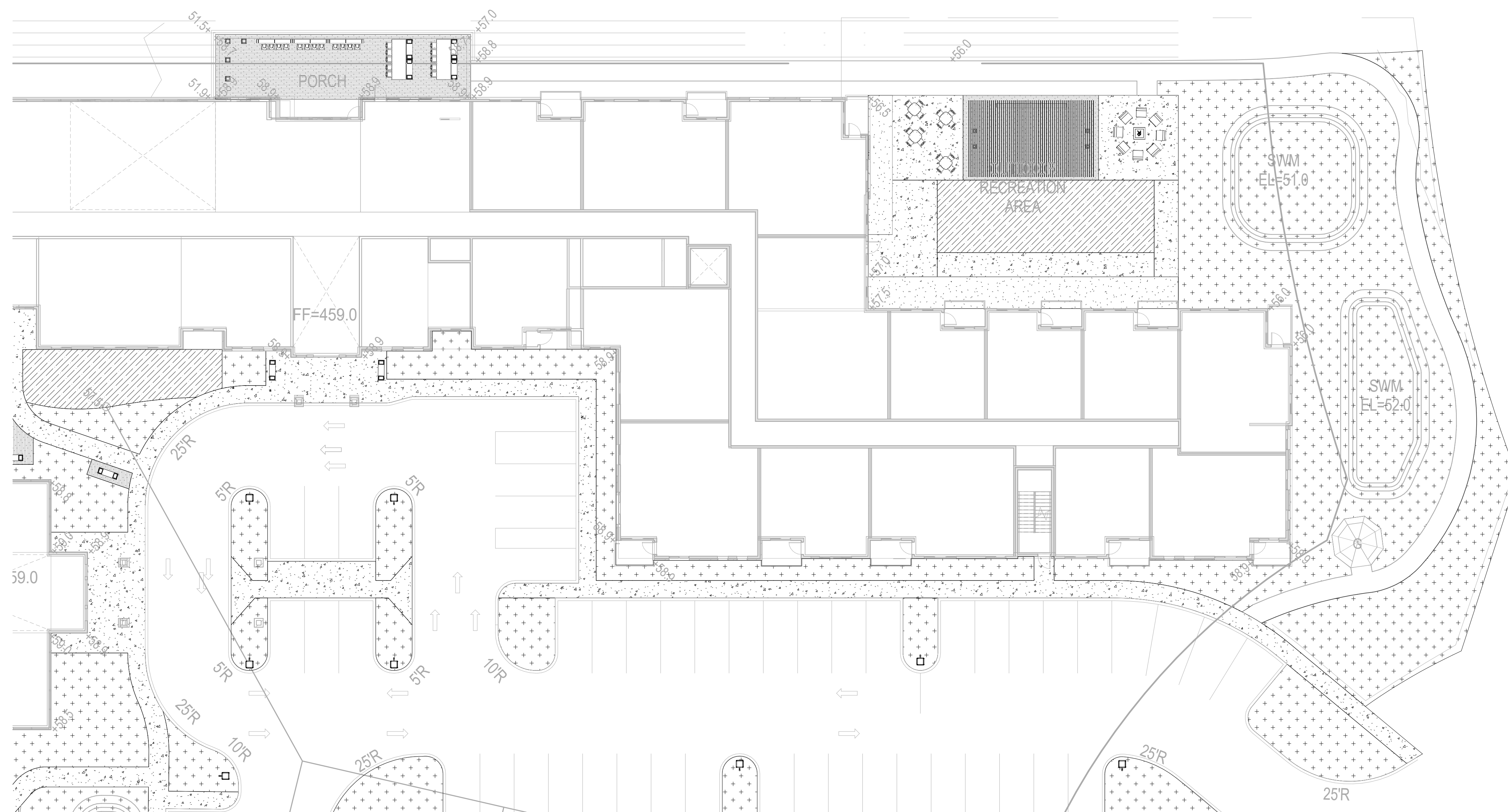
**CONSULTANTS**

**PROJECT TITLE**

**BROOKSTONE  
SENIOR LIVING**

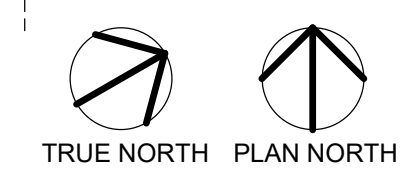
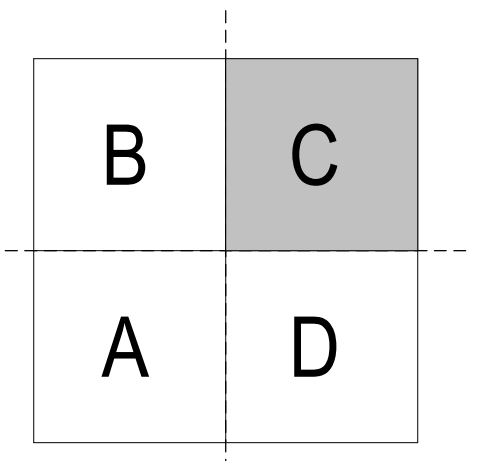
ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE

**KEY NOTES:**



**GRAPHIC LEGEND:**

CONCRETE #1, TYP. (SEE SPEC)	TURFGRASS: 800, IRRIGATED (SEE SPEC)
ROCK MULCH #1 (SEE SPEC)	GROUND COVER #1 (SEE PLANT SCHEDULE)
HARDWOOD MULCH, SHREDED (SEE SPEC)	WOOD DECKING (SEE SPEC)
PERENNIAL MIX (SEE PLANT SCHEDULE)	SYNTHETIC TURF, (SEE SPEC)



LANDSCAPE PLAN - AREA C  
1/16" = 1'-0"

**CERTIFICATION**

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License No. 3809, Expiration Date: 5/15/2023

Brady Keith Halverson  
License Number: 3809 Date: 9/30/2022

DRAWN BY	EN
CHECKED BY	CK
COMMISSION NUMBER	XXXX-XXX

**SHEET TITLE**  
**LANDSCAPE  
PLAN - AREA C**

**SHEET NUMBER**  
**L103**

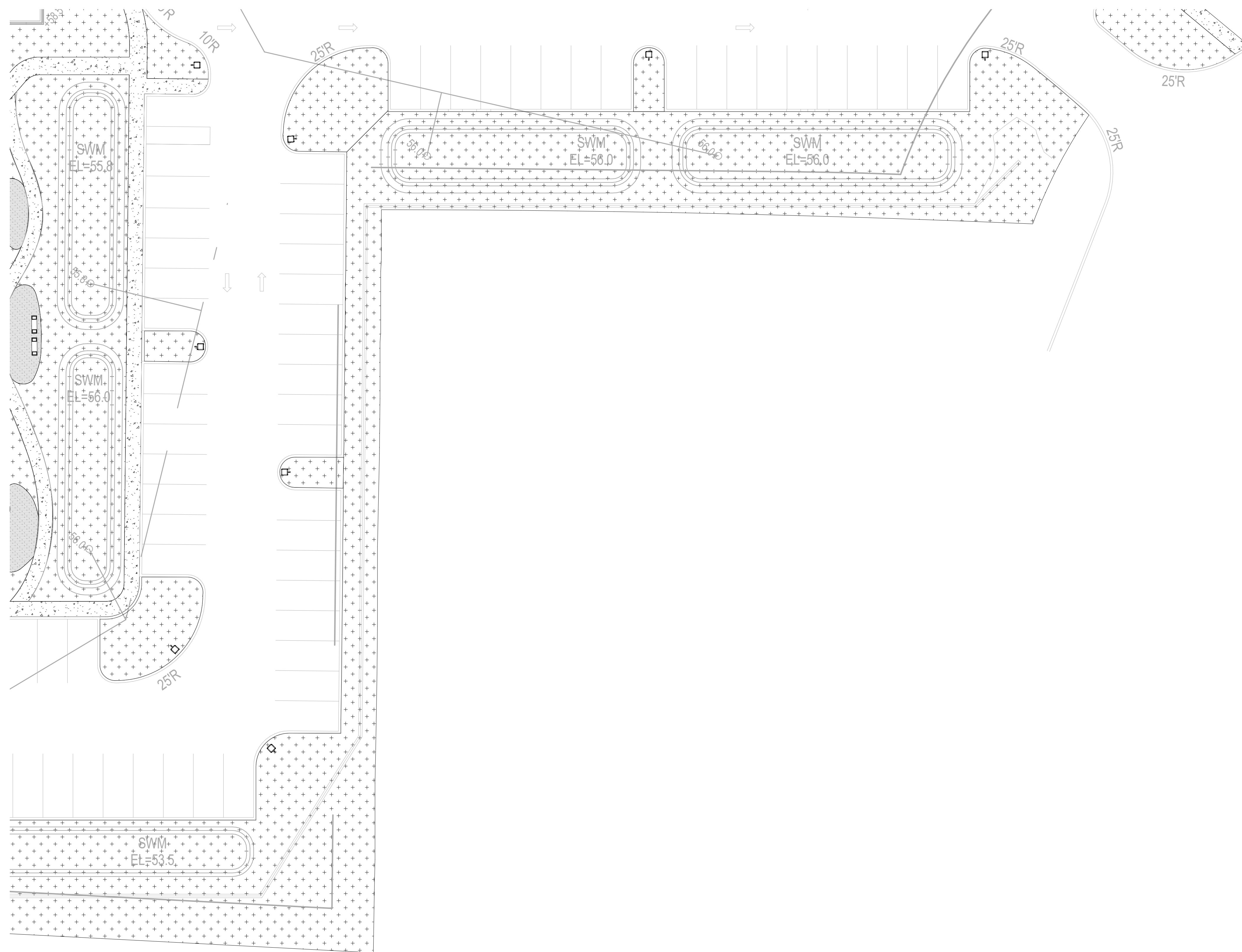


**CONSULTANTS**

**PROJECT TITLE**

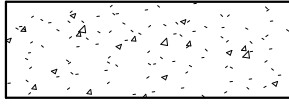

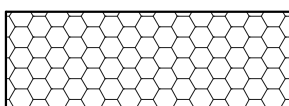
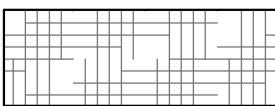
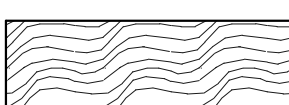
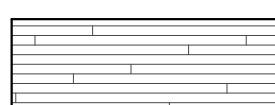
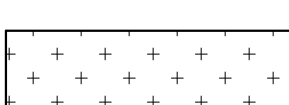

**BROOKSTONE  
SENIOR LIVING**

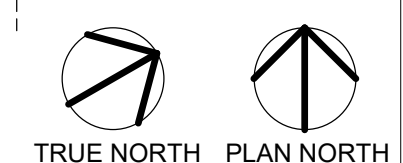
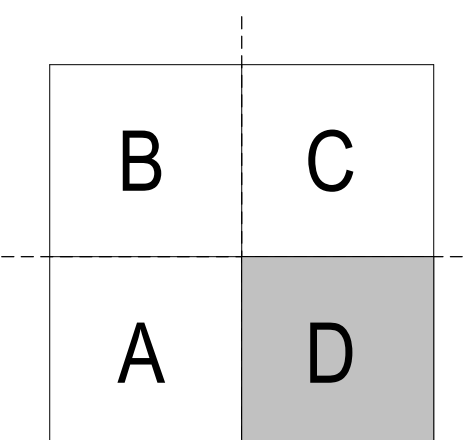
ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE



**KEY NOTES:**

**GRAPHIC LEGEND:**

 CONCRETE #1, TYP. (SEE SPEC)	 TURFGRASS: 800, IRRIGATED (SEE SPEC)
 ROCK MULCH #1 (SEE SPEC)	 GROUNDCOVER #1 (SEE PLANT SCHEDULE)
 HARDWOOD MULCH, SHREDED (SEE SPEC)	 WOOD DECKING (SEE SPEC)
 PERENNIAL MIX (SEE PLANT SCHEDULE)	 SYNTHETIC TURF, (SEE SPEC)



**CERTIFICATION**



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License No. 3809, Expiration Date: 5/15/2023

Brady Keith Harrison  
3809  
License Number  
9/30/2022  
Date

DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXX-XXX

**SHEET TITLE**

**LANDSCAPE  
PLAN - AREA D**

**SHEET NUMBER**

**L104**

**CONSULTANTS**

**PROJECT TITLE**

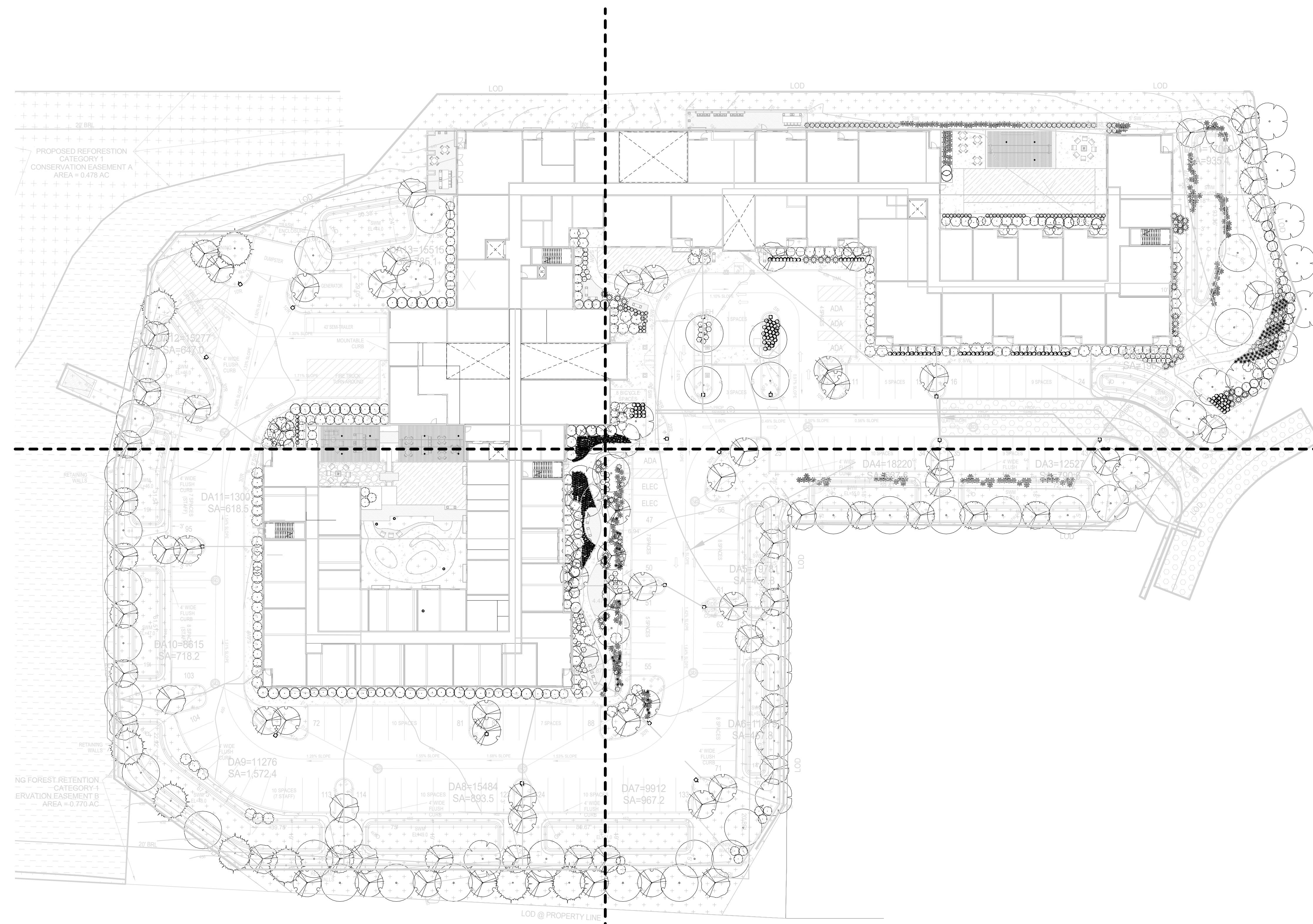
**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RESUBMISSION

**PROPOSED PLANT SCHEDULE:**

Type (img)	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	COMMENTS
<b>DECIDUOUS CANOPY TREE</b>					
	TAX DIS	BALD CYPRESS	Taxodium distichum	3" CAL. MIN. 14' HT.	B&B OR CONTAINER. FULL & MATCHED STRAIGHT LEADER
	JUN VIR	EASTERN REDCEDAR	Juniperus virginiana	3" CAL. MIN. 14' HT.	B&B OR CONTAINER. FULL & MATCHED STRAIGHT LEADER
	ACE RUB	RED MAPLE	Acer Rubrum 'Bowhall'	3" CAL. MIN. 14' HT.	B&B OR CONTAINER. FULL & MATCHED STRAIGHT LEADER
<b>ORNAMENTAL TREE</b>					
	AME SER	ALLEGHENY SERVICEBERRY	Amelanchier serviceberry	1.5" CAL. MIN. 10' HT.	B&B OR CONTAINER. FULL & MATCHED STRAIGHT LEADER
	MAG VIR	SWEETBAY MAGNOLIA	Magnolia virginiana	1.5" CAL. MIN. 10' HT.	B&B OR CONTAINER. FULL & MATCHED STRAIGHT LEADER
	CHI VIR	WHITE FRINGETREE	Chionanthus virginicus	1.5" CAL. MIN. 10' HT.	B&B OR CONTAINER. FULL & MATCHED STRAIGHT LEADER
<b>DECIDUOUS SHRUB</b>					
	RHU ARO	FRAGRANT SUMAC	Rhus aromatica	3 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
	VIB ACE	MAPLE LEAF VIBURNUM	Viburnum acerifolium	5 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
	LIN BEN	SPICEBUSH	Lindera benzoin	5 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
	COM PER	SWEET FERN	Comptonia peregrina	3 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
	LTE VIR	VIRGINIA SWEETSPIRE	Itea virginica 'Henry's Garnet'	3 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
<b>PERENNIAL/GROUNDCOVERS/GRASSES</b>					
	CAR PEN	PENNSYLVANIA SEDGE	Carex pensylvanica	5 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
	PAN VIR	SHEMANDOAH SWITCHGRASS	Panicum virgatum 'Shenandoah'	5 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
<b>EVERGREEN SHRUB</b>					
	ILE GLA	INKBERRY	Ilex glabra	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
	ILE VER	WINTERBERRY HOLLY	Ilex verticillata	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
<b>PERENNIAL/GROUNDCOVERS/GRASSES</b>					
	SYM OBL	AROMATIC ASTER	Symphoricarpos obtusifolium 'October Skies'	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
	PHL SUB	EMERALD BLUE CREEPING PHLOX	Phlox subulata 'Emerald Blue'	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
	EUT DUB	LITTLE JOE PYE WEED	Eutrochium dubium 'Little Joe'	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
	SPI TOM	STEEPLEBUSH	Spiraea tomentosa	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER

NOTE: CONTRACTOR RESPONSIBLE FOR QUANTITIES PER DRAWINGS AND SPECIFICATIONS. QUANTITIES PROVIDED BY THE LANDSCAPE ARCHITECT ARE FOR CONVENIENCE ONLY. CONTRACTORS SHALL BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.



**1 OVERALL SITE PLANTING PLAN**  
1/100 1" = 30'-0"



LX-102	LX-103
LX-101	LX-104

**CERTIFICATION**



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.  
License No. 3809, Expiration Date: 5/15/2025

Brady Keith Halverson  
3809  
License Number Date

DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXX-XXX  
**SHEET TITLE**

**OVERALL  
PLANTING PLAN**

**SHEET NUMBER**

**LP-100**

**CONSULTANTS**

**PROJECT TITLE**

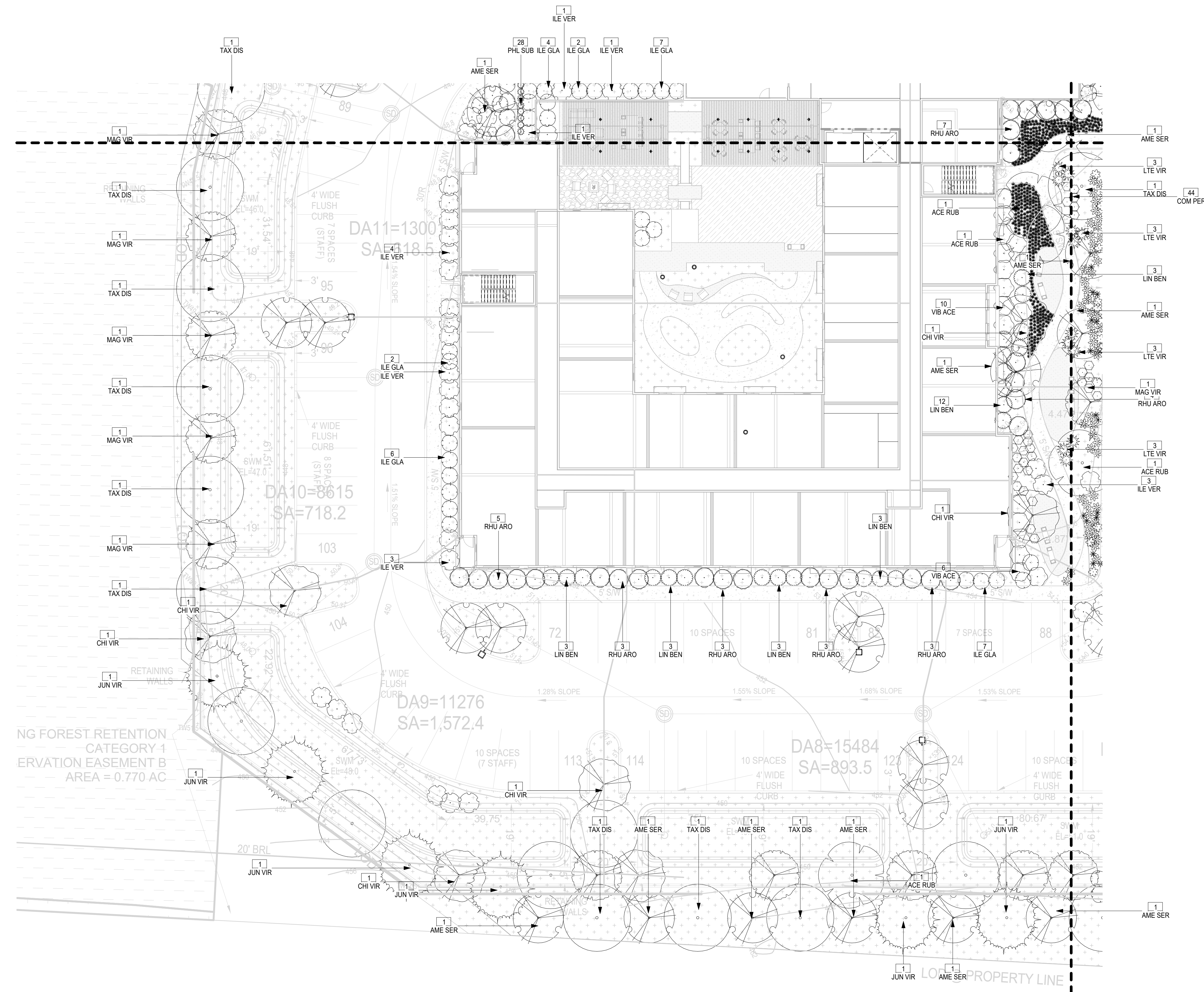
**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RE-SUBMISSION

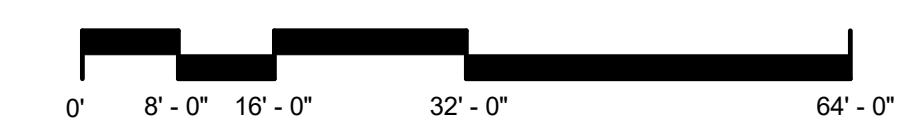
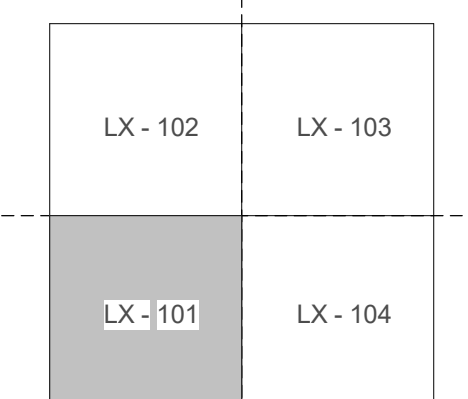
**PROPOSED PLANT SCHEDULE:**

Type Mag #	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	COMMENTS
<b>DECIDUOUS CANOPY TREE</b>					
	TAX DIS	BALD CYPRESS	Taxodium distichum	3" CAL. MIN. 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
	JUN VIR	EASTERN REDCEDAR	Juniperus virginiana	3" CAL. MIN. 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
	ACE RUB	RED MAPLE	Acer Rubrum 'Bowhall'	3" CAL. MIN. 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
<b>ORNAMENTAL TREE</b>					
	AME SER	ALLEGHENY SERVICEBERRY	Amelanchier serviceberry	1.5" CAL. MIN. 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
	MAG VIR	SWEETBAY MAGNOLIA	Magnolia virginiana	1.5" CAL. MIN. 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
	CHI VIR	WHITE FRINGETREE	Chionanthus virginicus	1.5" CAL. MIN. 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
<b>DECIDUOUS SHRUB</b>					
	RHU ARO	FRAGRANT SUMAC	Rhus aromatica	3 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
	VIB ACE	MAPLE LEAF VIBURNUM	Viburnum acerifolium	5 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
	LIN BEN	SPICEBUSH	Lindera benzoin	5 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
	COM PER	SWEET FERN	Comptonia peregrina	3 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
	LTE VIR	VIRGINIA SWEETSPICE	Itea virginica 'Henry's Garret'	3 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
<b>PERENNIALS/GROUNDCOVERS/GRASSES</b>					
	CAR PEN	PENNSYLVANIA SEDGE	Carex pennsylvanica	5 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
	PAN VIR	SHENANDOAH SWITCHGRASS	Panicum virgatum 'Shenandoah'	5 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
<b>EVERGREEN SHRUB</b>					
	ILE GLA	WINTERBERRY	Ilex glabra	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
	ILE VER	WINTERBERRY HOLLY	Ilex verticillata	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
<b>PERENNIALS/GROUNDCOVERS/GRASSES</b>					
	SYM OBL	AROMATIC ASTER	Symphoricarpos oblongifolium 'October Skies'	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
	PHL SUB	EMERALD BLUE CREEPING PHLOX	Phlox subulata 'Emerald Blue'	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
	EUT DUB	LITTLE JOE PEE WEEED	Eutrochium dubium 'Little Joe'	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
	SPI TOM	STEEPLEBUSH	Spiraea tomentosa	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER

NOTE: CONTRACTOR RESPONSIBLE FOR QUANTITIES PER DRAWINGS AND SPECIFICATIONS. QUANTITIES PROVIDED BY THE LANDSCAPE ARCHITECT ARE FOR CONVENIENCE ONLY. CONTRACTORS SHALL BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.



1 LP-101  
1/16" = 1'-0"  
**PLANTING PLAN - AREA LX-101**



**CERTIFICATION**



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.  
License No. 3805, Expiration Date: 5/15/2025

Brady Keith Halverson  
3805  
License Number Date

DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXX-XXX  
**SHEET TITLE**

**PLANTING PLAN**

**SHEET NUMBER**

**LP-101**

CONSULTANTS

PROJECT TITLE

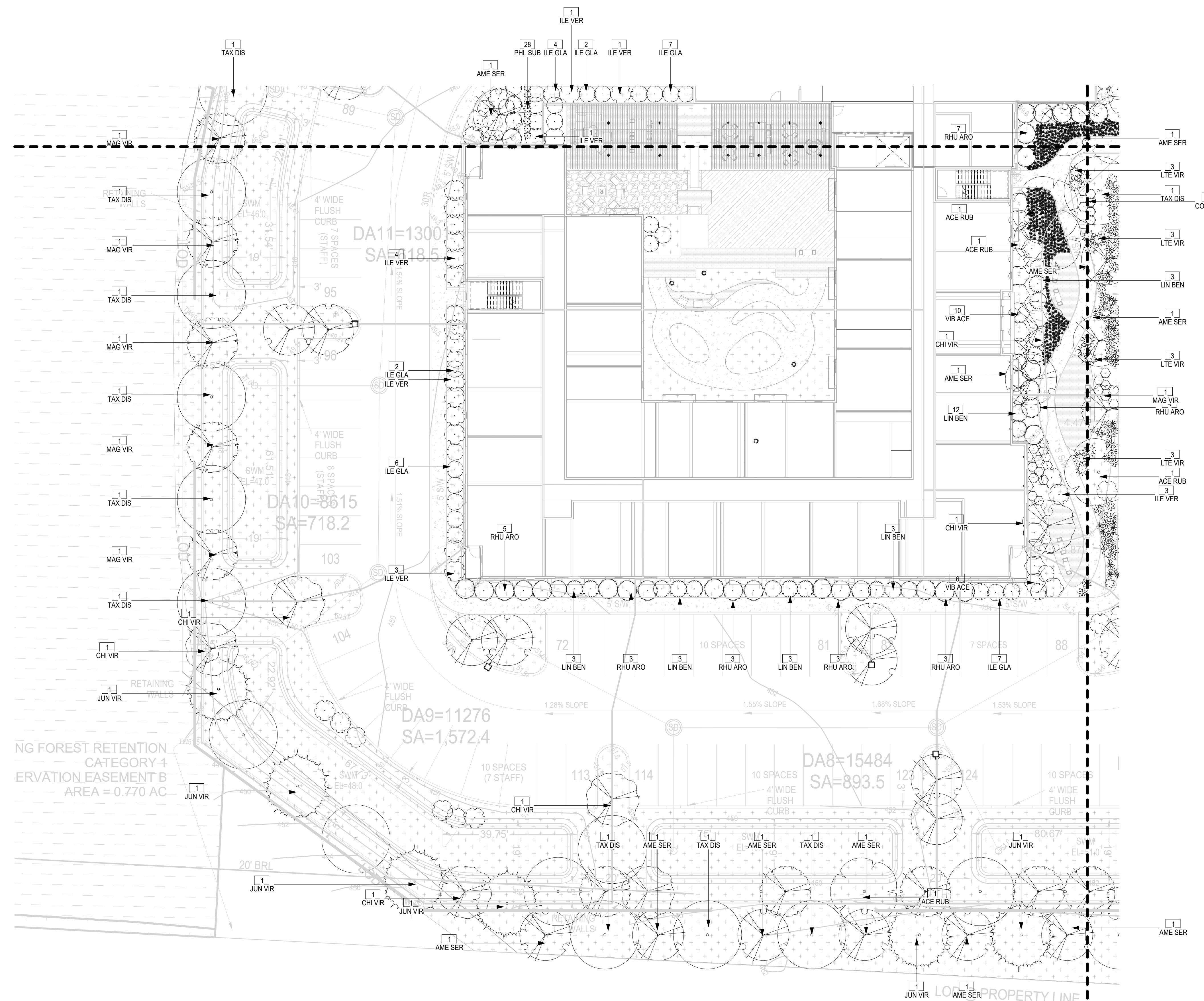
**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RE-SUBMISSION

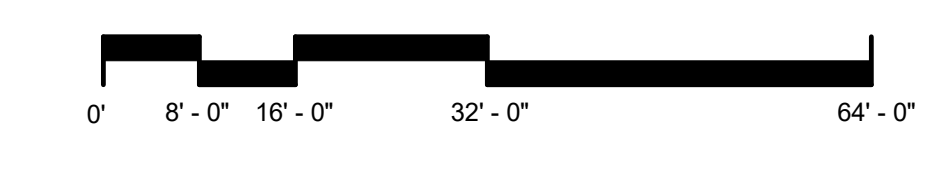
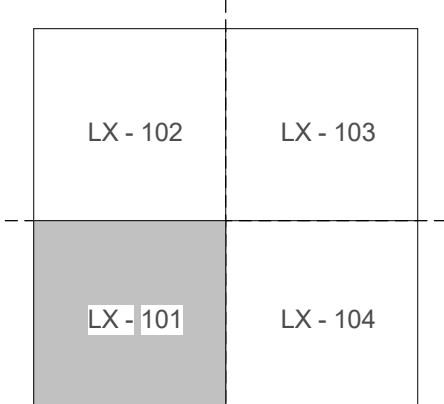
PROPOSED PLANT SCHEDULE:

Type Mag #	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	COMMENTS
<b>DECIDUOUS CANOPY TREE</b>					
	TAX DIS	BALD CYPRESS	<i>Taxodium distichum</i>	3" CAL. MIN. 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
	JUN VIR	EASTERN REDCEDAR	<i>Juniperus virginiana</i>	3" CAL. MIN. 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
	ACE RUB	RED MAPLE	<i>Acer Rubrum 'Bowhall'</i>	3" CAL. MIN. 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
<b>ORNAMENTAL TREE</b>					
	AME SER	ALLEGHENY SERVICEBERRY	<i>Amelanchier serviceberry</i>	1.5" CAL. MIN. 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
	MAG VIR	SWEETBAY MAGNOLIA	<i>Magnolia virginiana</i>	1.5" CAL. MIN. 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
	CHI VIR	WHITE FRINGETREE	<i>Chionanthus virginicus</i>	1.5" CAL. MIN. 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
<b>DECIDUOUS SHRUB</b>					
	RHU ARO	FRAGRANT SUMAC	<i>Rhus aromatica</i>	3 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
	VIB ACE	MAPLE LEAF VIBURNUM	<i>Viburnum acerifolium</i>	5 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
	LIN BEN	SPICEBUSH	<i>Lindera benzoin</i>	5 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
	COM PER	SWEET FERN	<i>Comptonia peregrina</i>	3 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
	LTE VIR	VIRGINIA SWEETSPICE	<i>Itea virginica 'Henry's Garret'</i>	3 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
<b>PERENNIALS/GROUNDCOVERS/GRASSES</b>					
	CAR PEN	PENNSYLVANIA SEDGE	<i>Carex pennsylvanica</i>	5 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
	PAN VIR	SHENANDOAH SWITCHGRASS	<i>Panicum virgatum 'Shenandoah'</i>	5 GAL. MIN. 12-24" HT. MIN. @ PLANTING	CONTAINER
<b>EVERGREEN SHRUB</b>					
	ILE GLA	WINTERBERRY	<i>Ilex glabra</i>	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
	ILE VER	WINTERBERRY HOLLY	<i>Ilex verticillata</i>	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
<b>PERENNIALS/GROUNDCOVERS/GRASSES</b>					
	SYM OBL	AROMATIC ASTER	<i>Symphoricarpos oblongifolium 'October Skies'</i>	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
	PHL SUB	EMERALD BLUE CREEPING PHLOX	<i>Phlox subulata 'Emerald Blue'</i>	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
	EUT DUB	LITTLE JOE PYE WEED	<i>Eutrochium dubium 'Little Joe'</i>	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
	SPI TOM	STEEPLEBUSH	<i>Spiraea tomentosa</i>	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER

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1 LP-101 1/16" = 1'-0"  
**PLANTING PLAN - AREA LX-101**



CERTIFICATION



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.  
License No. 3805, Expiration Date: 5/15/2025

Brady Keith Halverson  
3805  
License Number Date

DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXX-XXX  
**SHEET TITLE**

**PLANTING PLAN**

SHEET NUMBER

**LP-101**

**CONSULTANTS**

**PROJECT TITLE**

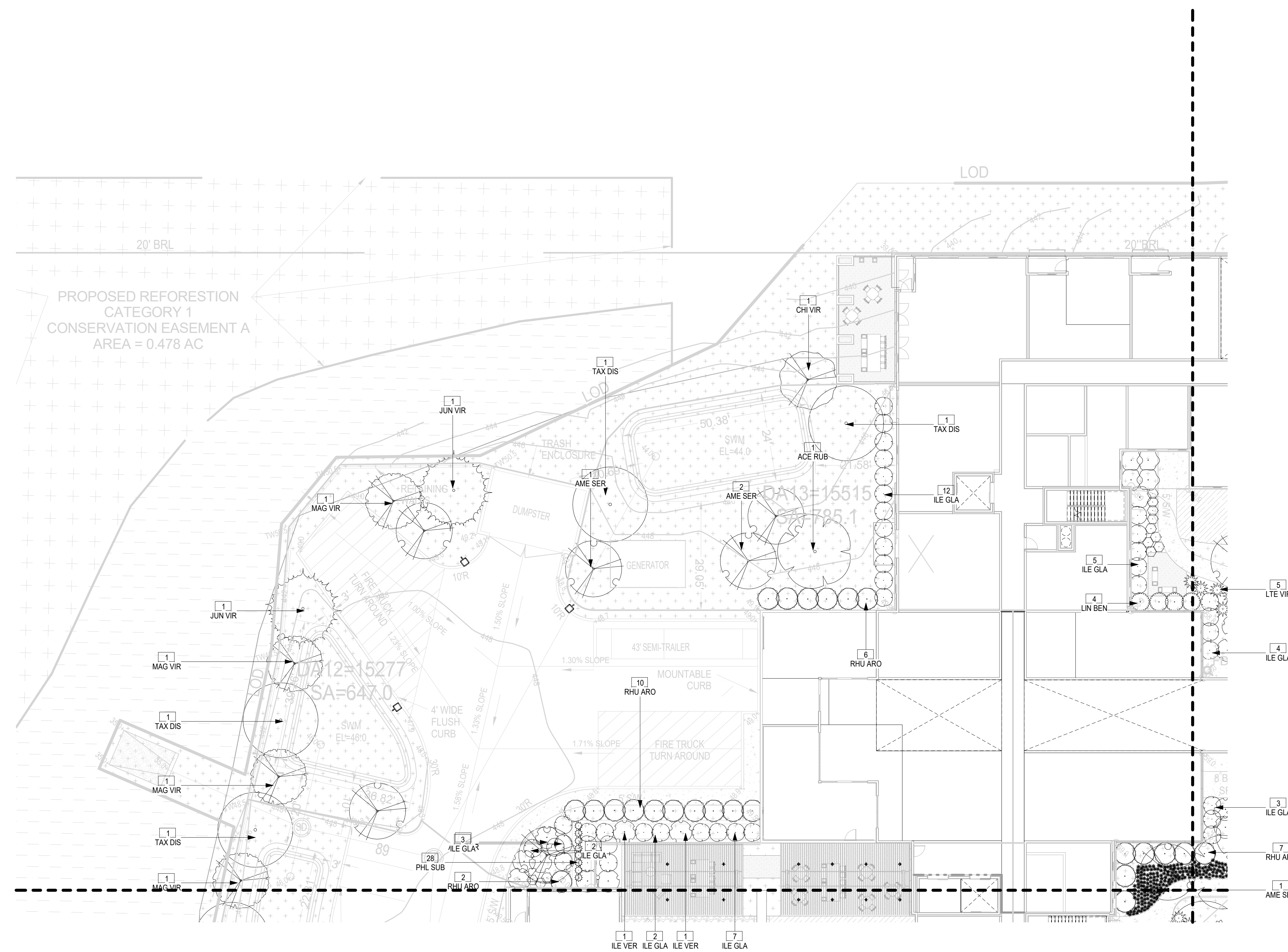
**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RE-SUBMISSION

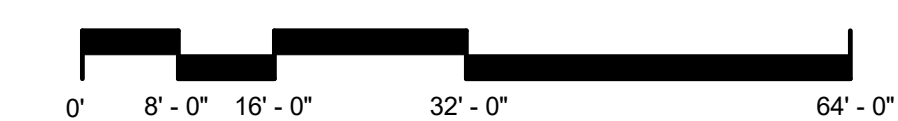
**PROPOSED PLANT SCHEDULE:**

Type Image	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	COMMENTS
<b>DECIDUOUS CANOPY TREE</b>					
○	TAX DIS	BALD CYPRESS	<i>Taxodium distichum</i>	3" CAL. MIN., 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
○	JUN VIR	EASTERN REDCEDAR	<i>Juniperus virginiana</i>	3" CAL. MIN., 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
○	ACE RUB	RED MAPLE	<i>Acer Rubrum</i> 'Bowhall'	3" CAL. MIN., 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
<b>ORNAMENTAL TREE</b>					
○	AME SER	ALLEGHENY SERVICEBERRY	<i>Amelanchier serviceberry</i>	1.5" CAL. MIN., 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
○	MAG VIR	SWEETBAY MAGNOLIA	<i>Magnolia virginiana</i>	1.5" CAL. MIN., 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
○	CHI VIR	WHITE FRINGETREE	<i>Chionanthus virginicus</i>	1.5" CAL. MIN., 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
<b>DECIDUOUS SHRUB</b>					
○	RHU ARO	FRAGRANT SUMAC	<i>Rhus aromatica</i>	3 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
○	VIB ACE	MAPLE LEAF VIBURNUM	<i>Viburnum acerifolium</i>	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
○	LIN BEN	SPICEBUSH	<i>Lindera benzoin</i>	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
○	COM PER	SWEET FERN	<i>Comptonia peregrina</i>	3 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
○	LTE VIR	VIRGINIA SWEETSPIRE	<i>Itea virginica</i> 'Henry's Garnet'	3 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
<b>PERENNIALS/GROUNDCOVERS/GRASSES</b>					
○	CAR PEN	PENNSYLVANIA SEDGE	<i>Carex pensylvanica</i>	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
○	PAN VIR	SHENANDOAH SWITCHGRASS	<i>Panicum virgatum</i> 'Shenandoah'	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
<b>EVERGREEN SHRUB</b>					
○	ILE GLA	INKBERRY	<i>Ilex glabra</i>	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
○	ILE VER	WINTERBERRY HOLLY	<i>Ilex verticillata</i>	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
<b>PERENNIALS/GROUNDCOVERS/GRASSES</b>					
○	SYM OBL	AROMATIC ASTER	<i>Symphyotrichum oblongifolium</i> 'October Skies'	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
○	PHL SUB	EMERALD BLUE CREEPING PHLOX	<i>Phlox subulata</i> 'Emerald Blue'	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
○	EUT DUB	LITTLE JOE PYE WEED	<i>Eutrochium dubium</i> 'Little Joe'	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER
○	SPI TOM	STEEPLEBUSH	<i>Spiraea tomentosa</i>	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER

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**PLANTING PLAN - AREA LX-102**  
1/16" = 1'-0"



**CERTIFICATION**



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.  
License No. 3809, Expiration Date: 5/15/2025

Brady Keith Halverson  
3809  
License Number Date

DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXX-XXX

**SHEET TITLE**

**PLANTING PLAN**

**SHEET NUMBER**

**LP-102**

**CONSULTANTS**

**PROJECT TITLE**

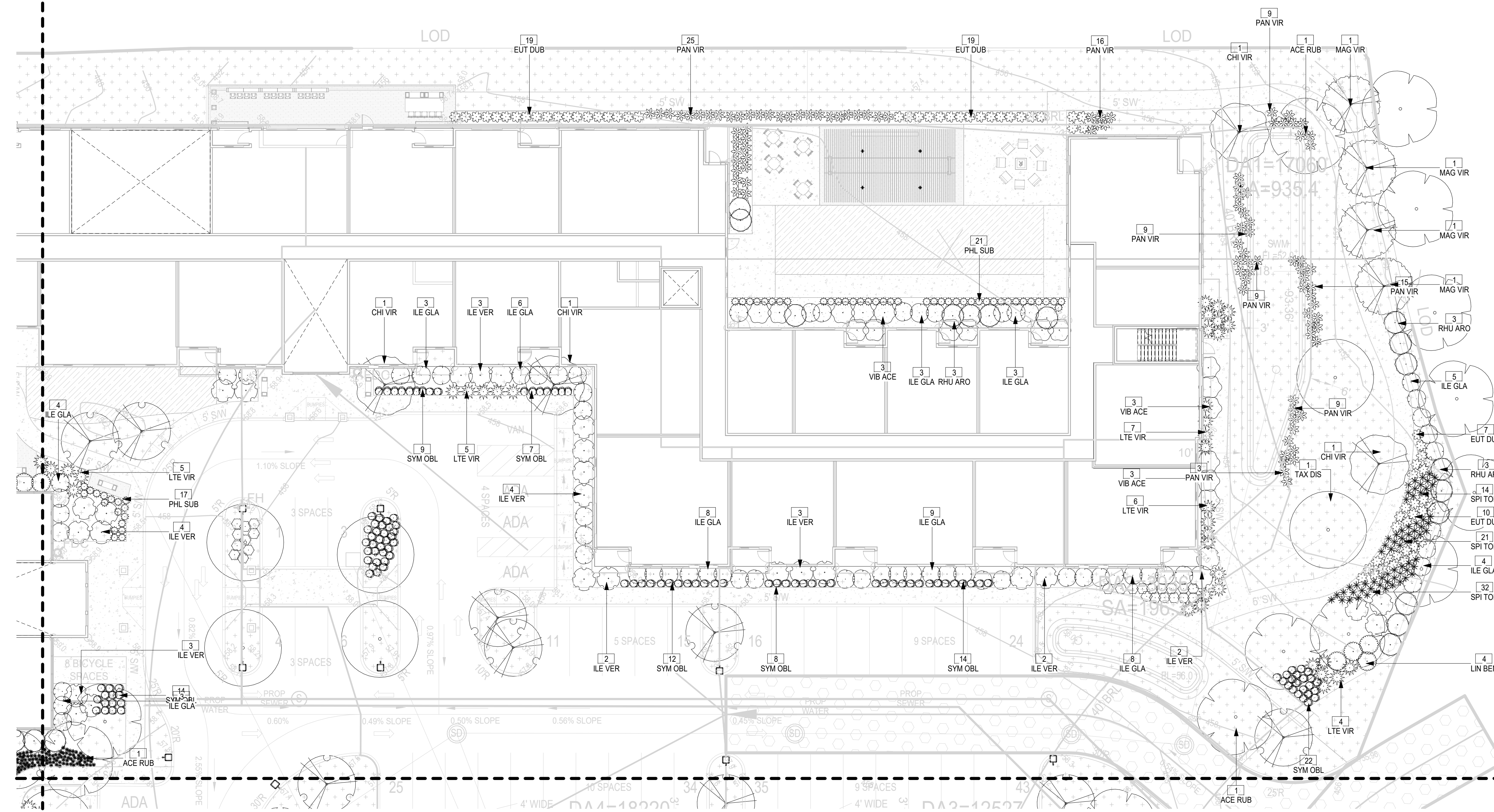
**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RE-SUBMISSION

**PROPOSED PLANT SCHEDULE:**

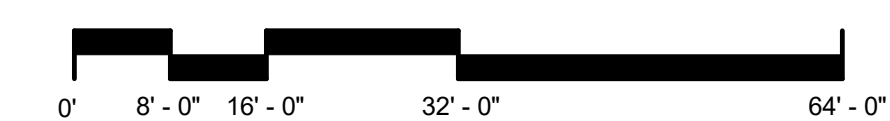
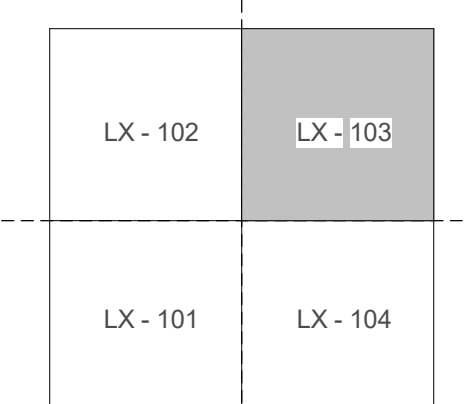
Type	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	COMMENTS
<b>DECIDUOUS CANOPY TREE</b>					
TAX DIS	BALD CYPRESS	Taxodium distichum	3" CAL. MIN., 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER	
JUN VIR	EASTERN REDCEDAR	Juniperus virginiana	3" CAL. MIN., 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER	
ACE RUB	RED MAPLE	Acer Rubrum 'Bowhall'	3" CAL. MIN., 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER	
<b>ORNAMENTAL TREE</b>					
AME SER	ALLEGHENY SERVICEBERRY	Amelanchier serviceberry	1.5" CAL. MIN., 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER	
MAG VIR	SWEETBAY MAGNOLIA	Magnolia virginiana	1.5" CAL. MIN., 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER	
CHI VIR	WHITE FRINGETREE	Chionanthus virginicus	1.5" CAL. MIN., 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER	
<b>DECIDUOUS SHRUB</b>					
RHU ARO	FRAGRANT SUMAC	Rhus aromatica	3 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER	
VIB ACE	MAPLE LEAF VIBURNUM	Viburnum acerifolium	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER	
LIN BEN	SPICEBUSH	Lindera benzoin	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER	
COM PER	SWEET FERN	Comptonia peregrina	3 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER	
LTE VIR	VIRGINIA SWEETSPIRE	Itea virginica 'Henry's Game'	3 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER	
<b>PERENNIALS/GROUNDCOVERS/GRASSES</b>					
CAR PEN	PENNSYLVANIA SEDGE	Carex pennsylvanica	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER	
PAN VIR	SHENANDOAH SWITCHGRASS	Panicum virgatum 'Shenandoah'	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER	
<b>EVERGREEN SHRUB</b>					
ILE GLA	INKBERRY	Ilex glabra	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER	
ILE VER	WINTERBERRY HOLLY	Ilex verticillata	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER	
<b>PERENNIALS/GROUNDCOVERS/GRASSES</b>					
SYM OBL	AROMATIC ASTER	Symphoricarpos ciliangulum 'October Skies'	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER	
PHL SUB	EMERALD BLUE CREEPING PHLOX	Phlox subulata 'Emerald Blue'	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER	
EUT DUB	LITTLE JOE PYE WEED	Eutrochium dubium 'Little Joe'	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER	
SPI TOM	STEEPLEBUSH	Spiraea tomentosa	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER	

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1 PLANTING PLAN - AREA LX-103

1/16" = 1'-0"



**CERTIFICATION**



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.  
License No. 3805, Expiration Date: 5/15/2025

Brady Keith Halverson  
3805  
License Number Date

DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXXXX  
**SHEET TITLE**

**PLANTING PLAN**

**SHEET NUMBER**

**LP-103**

**CONSULTANTS**

**PROJECT TITLE**

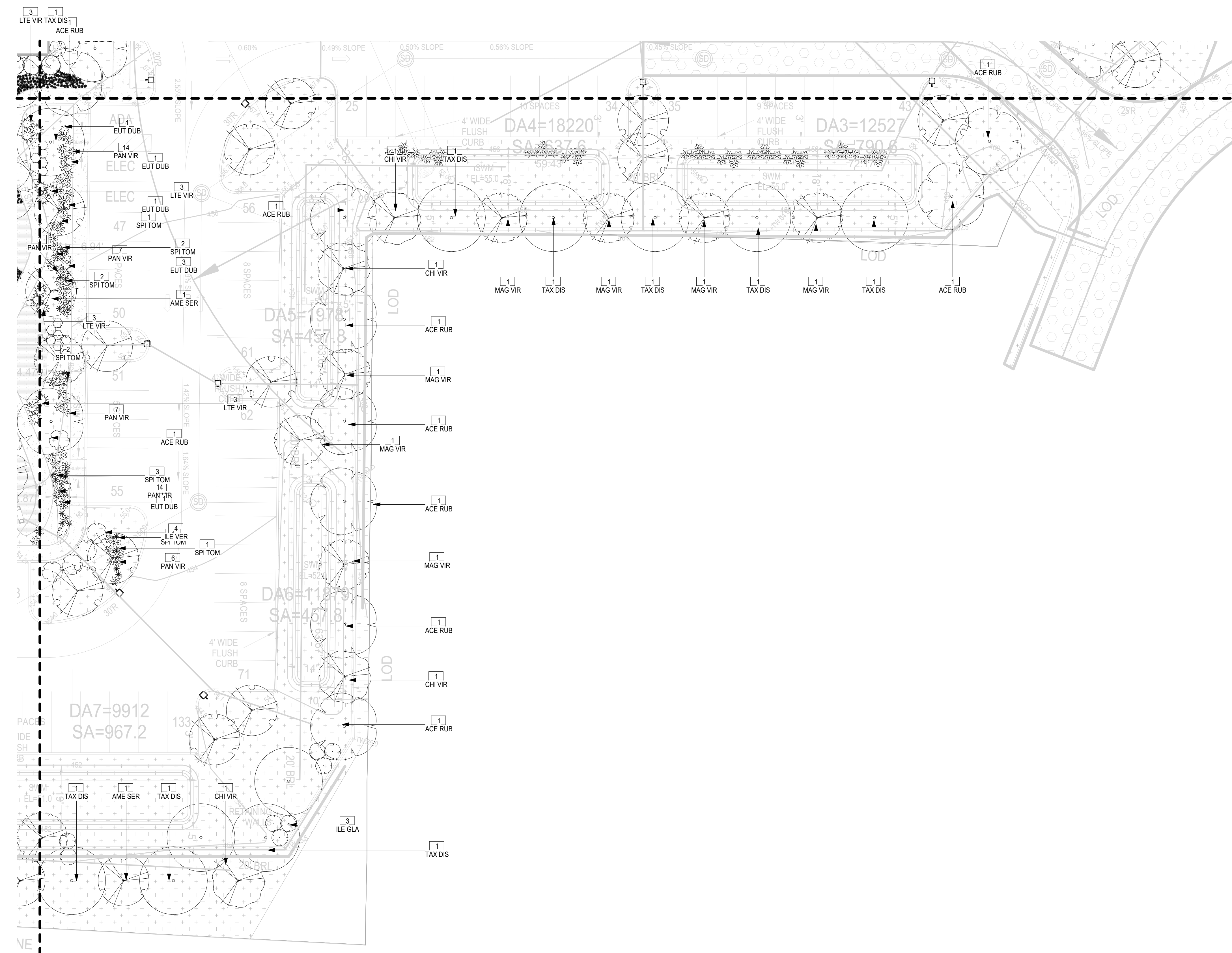
**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RE-SUBMISSION

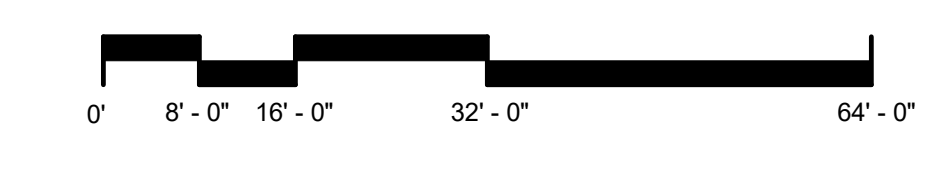
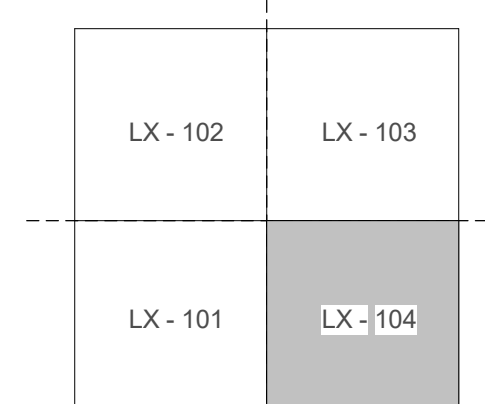
**PROPOSED PLANT SCHEDULE:**

Type	Image	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	COMMENTS
DECIDUOUS CANOPY TREE		TAX DIS	BALD CYPRESS	<i>Taxodium distichum</i>	3" CAL. MIN., 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
		JUN VIR	EASTERN REDCEDAR	<i>Juniperus virginiana</i>	3" CAL. MIN., 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
		ACE RUB	RED MAPLE	<i>Acer Rubrum 'Bowhall'</i>	3" CAL. MIN., 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
ORNAMENTAL TREE		AME SER	ALLEGHENY SERVICEBERRY	<i>Amelanchier serviceberry</i>	1.5" CAL. MIN., 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
		MAG VIR	SWEETBAY MAGNOLIA	<i>Magnolia virginiana</i>	1.5" CAL. MIN., 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
		CHI VIR	WHITE FRINGETREE	<i>Chionanthus virginicus</i>	1.5" CAL. MIN., 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
DECIDUOUS SHRUB		RHO ARO	FRAGRANT SUMAC	<i>Rhus aromatica</i>	3 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
		VIB ACE	MAPLE LEAF VIBURNUM	<i>Viburnum acerifolium</i>	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
		LIN BEN	SPICEBUSH	<i>Lindera benzoin</i>	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
		COM PER	SWEET FERN	<i>Comptonia peregrina</i>	3 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
		LTE VIR	VIRGINIA SWEETSPICE	<i>Itea virginica 'Henry's Gem'</i>	3 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
PERENNIALS/GROUNDCOVERS/GRASSES		CAR PEN	PENNSYLVANIA SEDGE	<i>Carex pensylvanica</i>	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
		PAN VIR	SHENANDOAH SWITCHGRASS	<i>Panicum virgatum 'Shenandoah'</i>	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
EVERGREEN SHRUB		ILE GLA	INKBERRY	<i>Ilex glabra</i>	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER
		ILE VER	WINTERBERRY HOLLY	<i>Ilex verticillata</i>	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER
PERENNIALS/GROUNDCOVERS/GRASSES		SYM OBL	AROMATIC ASTER	<i>Symphoricarpon oblongifolium 'October Skies'</i>	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER
		PHL SUB	EMERALD BLUE CREEPING PHLOX	<i>Phlox subulata 'Emerald Blue'</i>	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER
		EUT DUB	LITTLE JOE PYE WEED	<i>Euthyrium dubium 'Little Joe'</i>	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER
		SPI TOM	STEEPLEBUSH	<i>Spiraea tomentosa</i>	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER

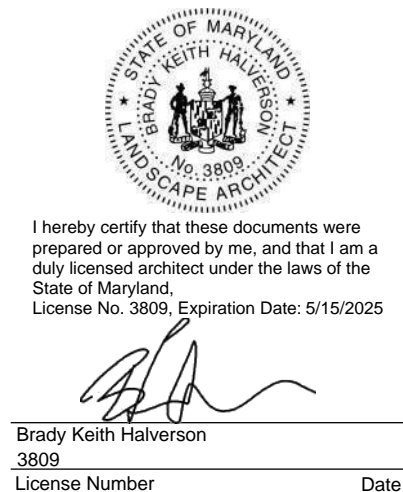
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**1 PLANTING PLAN - AREA LX-104**  
1/16" = 1'-0"



**CERTIFICATION**



DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXX-XXX

**SHEET TITLE**

**PLANTING PLAN**

**SHEET NUMBER**

**LP-104**

CONSULTANTS

PROJECT TITLE

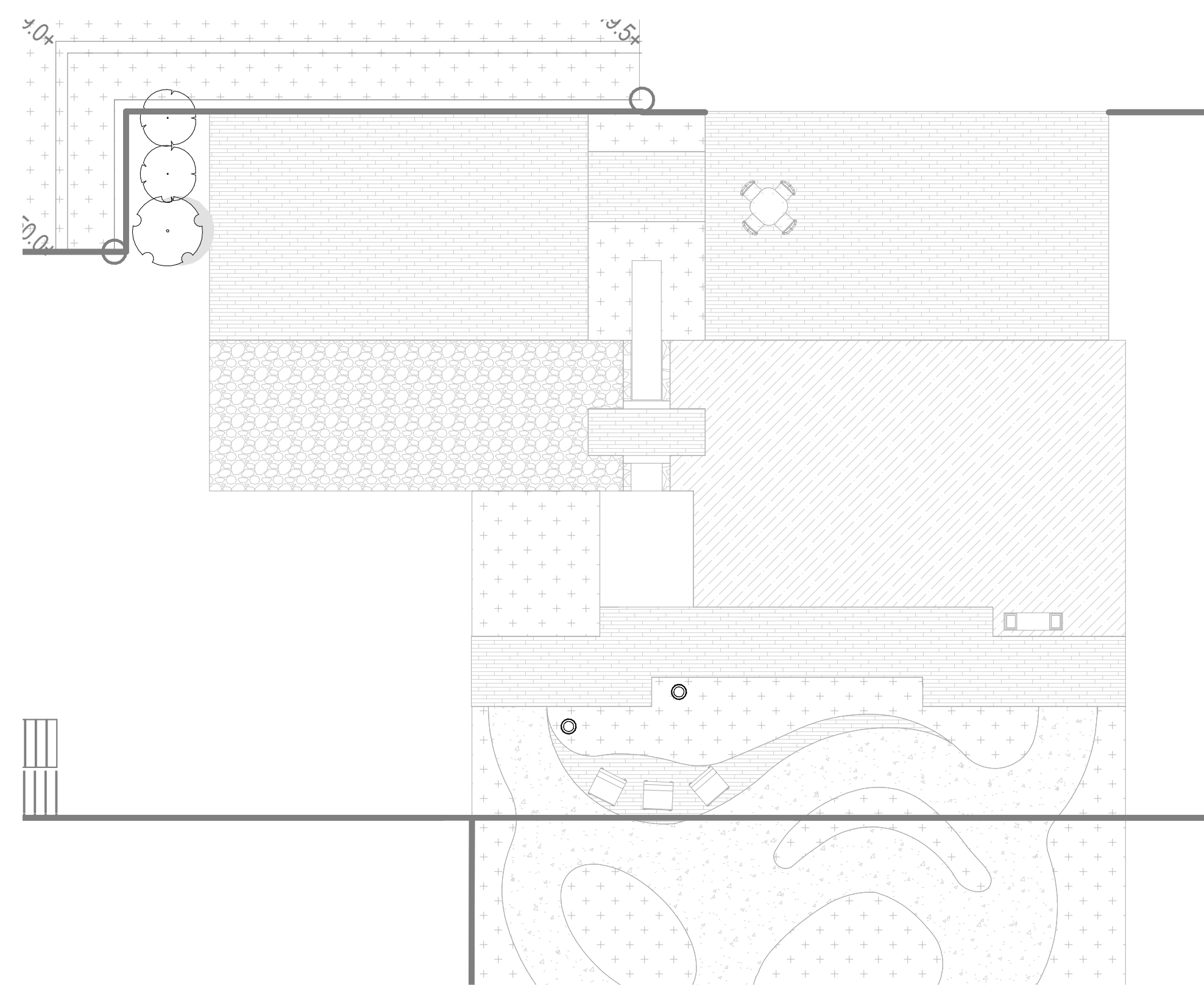
**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	RE-SUBMISSION

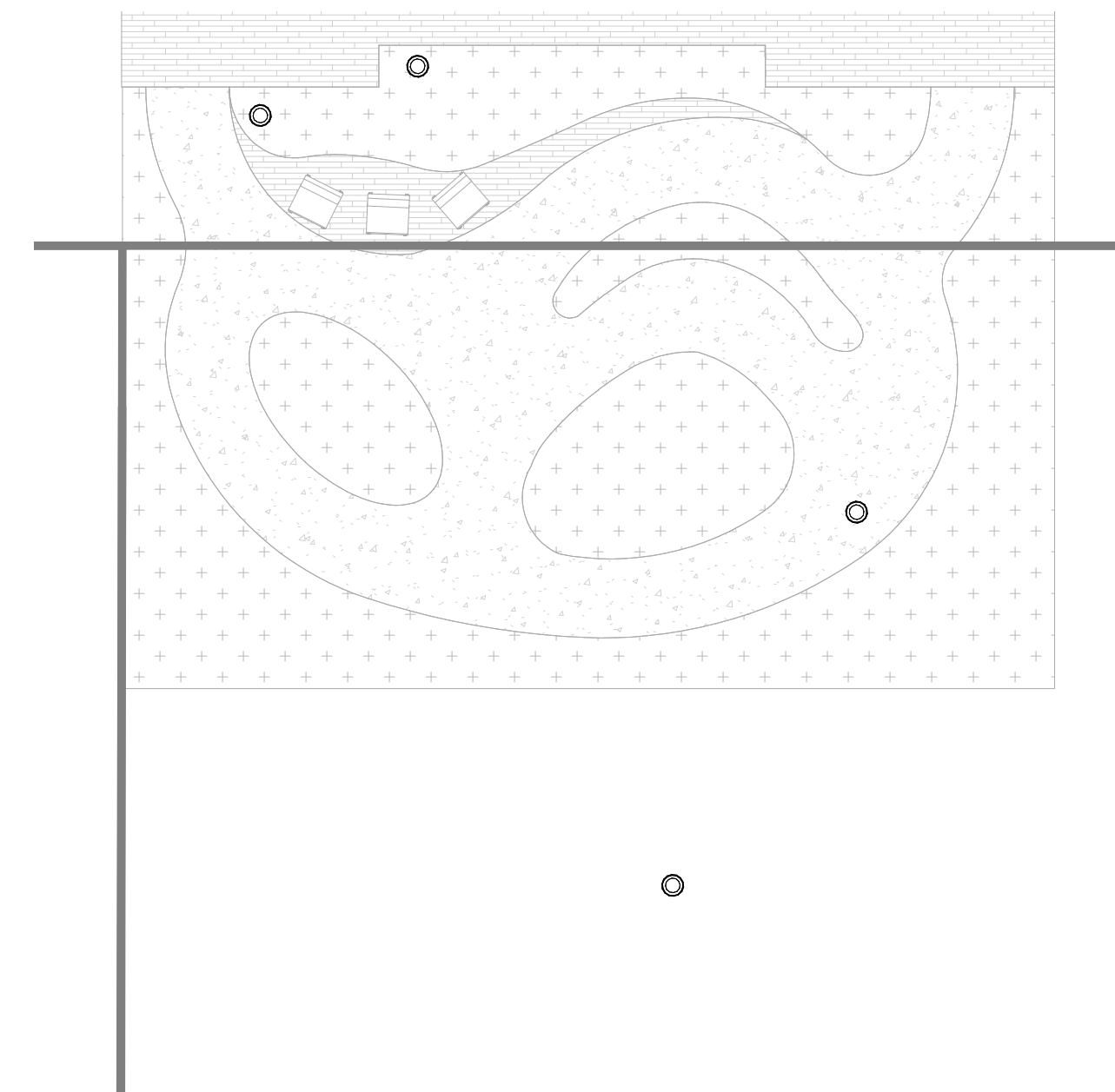
PROPOSED PLANT SCHEDULE:

Type	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	COMMENTS
<b>DECIDUOUS CANOPY TREE</b>					
○	TAX DIS	BALD CYPRESS	<i>Taxodium distichum</i>	3" CAL. MIN., 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
○	JUN VIR	EASTERN REDCEDAR	<i>Juniperus virginiana</i>	3" CAL. MIN., 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
○	ACE RUB	RED MAPLE	<i>Acer Rubrum 'Bowhall'</i>	3" CAL. MIN., 14' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
<b>ORNAMENTAL TREE</b>					
○	AME SER	ALLEGHENY SERVICEBERRY	<i>Amelanchier serviceberry</i>	1.5" CAL. MIN., 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
○	MAG VIR	SWEETBAY MAGNOLIA	<i>Magnolia virginiana</i>	1.5" CAL. MIN., 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
○	CHI VIR	WHITE FRINGETREE	<i>Chionanthus virginicus</i>	1.5" CAL. MIN., 10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
<b>DECIDUOUS SHRUB</b>					
○	RHU ARO	FRAGRANT SUMAC	<i>Rhus aromatica</i>	3 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
○	VIB ACE	MAPLE LEAF VIBURNUM	<i>Viburnum acerifolium</i>	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
○	LIN BEN	SPICEBUSH	<i>Lindera benzoin</i>	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
○	COM PER	SWEET FERN	<i>Comptonia peregrina</i>	3 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
○	LTE VIR	VIRGINIA SWEETSPIRE	<i>Itea virginica 'Henry's Game'</i>	3 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
<b>PERENNIALS/GROUNDCOVERS/GRASSES</b>					
☼	CAR PEN	PENNSYLVANIA SEDGE	<i>Carex pennsylvanica</i>	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
☼	PAN VIR	SHENANDOAH SWITCHGRASS	<i>Panicum virgatum 'Shenandoah'</i>	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER
<b>EVERGREEN SHRUB</b>					
○	ILE GLA	INKBERRY	<i>Ilex glabra</i>	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER
○	ILE VER	WINTERBERRY HOLLY	<i>Ilex verticillata</i>	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER
<b>PERENNIALS/GROUNDCOVERS/GRASSES</b>					
○	SYM OBL	AROMATIC ASTER	<i>Symphoricarpos oblongifolium 'October Skies'</i>	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER
○	PHL SUB	EMERALD BLUE CREEPING PHLOX	<i>Phlox subulata 'Emerald Blue'</i>	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER
○	EUT DUB	LITTLE JOE PYE WEED	<i>Euthochium dubium 'Little Joe'</i>	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER
☼	SPI TOM	STEEPLEBUSH	<i>Sprea tomentosa</i>	1 GAL. 8-18" MIN. HT. @ PLANTING	CONTAINER

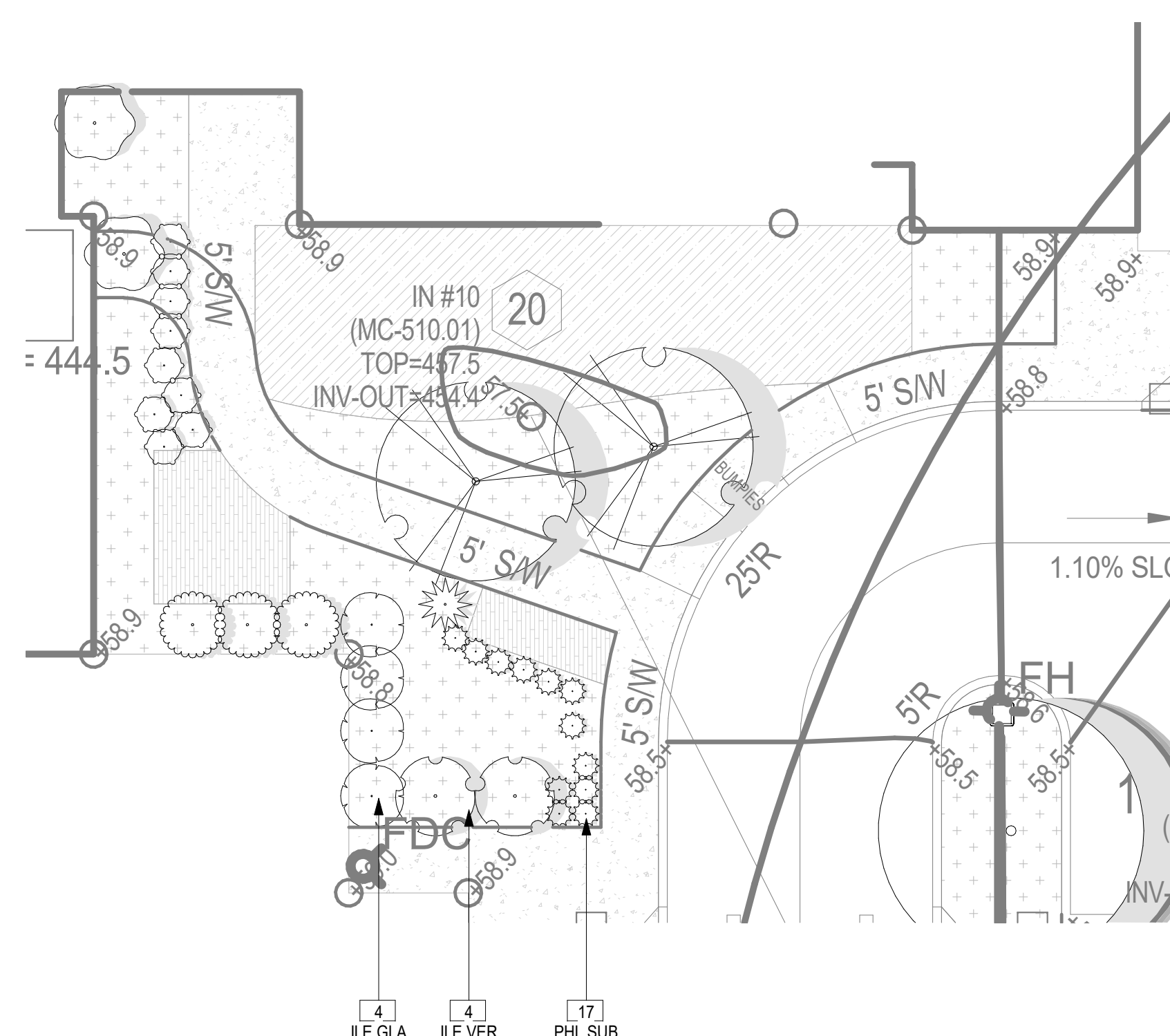
NOTE: CONTRACTOR RESPONSIBLE FOR QUANTITIES PER DRAWINGS AND SPECIFICATIONS. QUANTITIES PROVIDED BY THE LANDSCAPE ARCHITECT ARE FOR CONVENIENCE ONLY. CONTRACTORS SHALL BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.



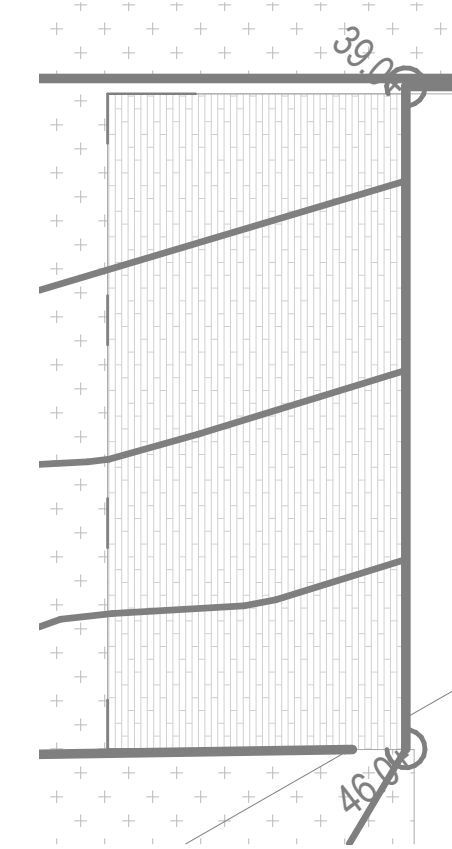
**3 AL GARDEN COURTYARD PLANTING PLAN**  
LP-201 1" = 10'-0"



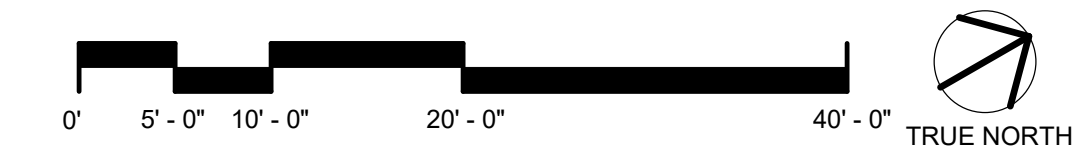
**2 MEMORY CARE DISCOVERY GARDEN PLANTING PLAN**  
LP-201 1" = 10'-0"



**1 FITNESS GREEN PLANTING PLAN**  
LP-201 1" = 10'-0"



**4 IL DINING TERRACE PLANTING PLAN**  
LP-201 1" = 10'-0"



CERTIFICATION



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.  
License No. 3809, Expiration Date: 5/15/2025

Brady Keith Halverson  
3809  
License Number Date

DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXXX-XXX

SHEET TITLE

**AMENITY DECK  
ENLARGEMENT  
PLANTING PLANS**

SHEET NUMBER

**LP-201**

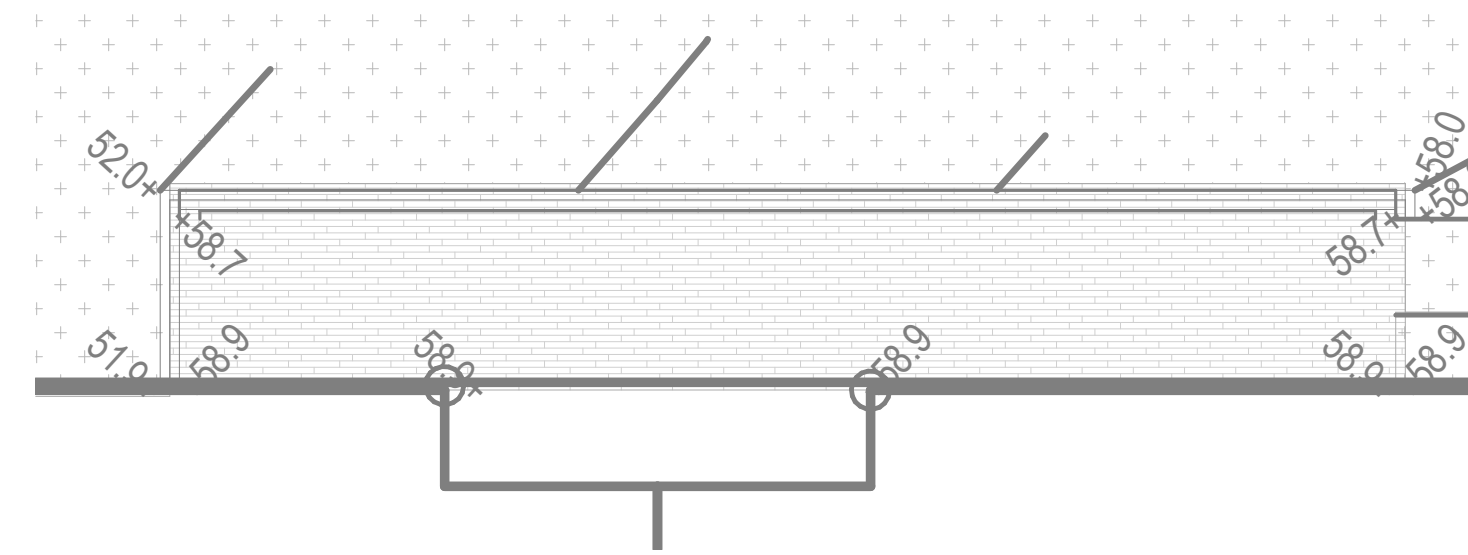


ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RE-SUBMISSION

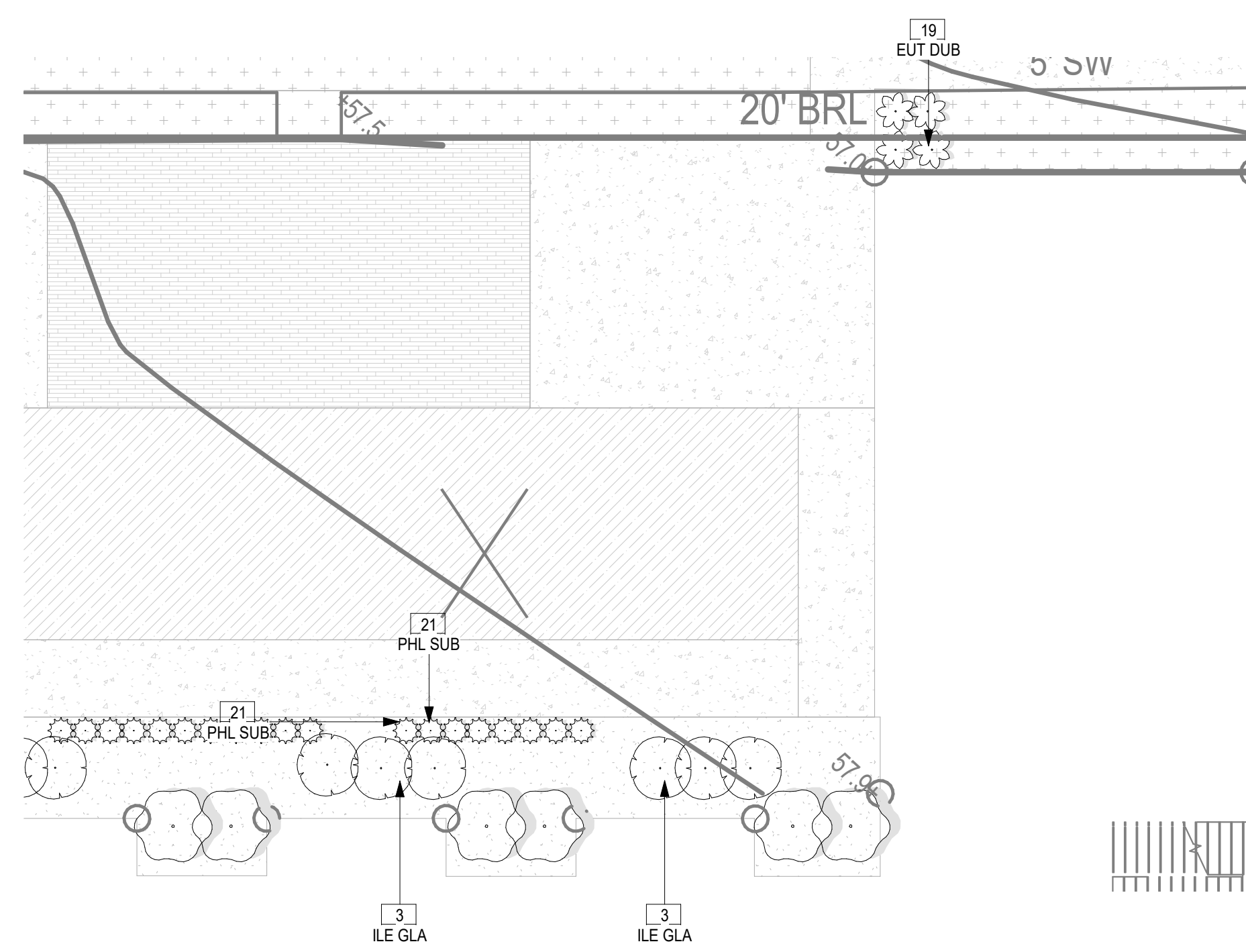
**PROPOSED PLANT SCHEDULE:**

Type img #	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	COMMENTS
<b>DECIDUOUS CANOPY TREE</b>					
TAX DIS	BALD CYPRESS	Taxodium distichum	3" CAL. MIN., 14 HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER	
JUN VIR	EASTERN REDCEDAR	Juniperus virginiana	3" CAL. MIN., 14 HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER	
ACE RUB	RED MAPLE	Acer Rubrum 'Bowfall'	3" CAL. MIN., 14 HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER	
<b>ORNAMENTAL TREE</b>					
AME SER	ALLEGHENY SERVICEBERRY	Amelanchier serviceberry	1.5" CAL. MIN., 10 HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER	
MAG VIR	SWEETBAY MAGNOLIA	Magnolia virginiana	1.5" CAL. MIN., 10 HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER	
CHI VIR	WHITE FRINGETREE	Chionanthus virginicus	1.5" CAL. MIN., 10 HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER	
<b>DECIDUOUS SHRUB</b>					
RHU ARO	FRAGRANT SUMAC	Rhus aromatica	3 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER	
VIB ACE	MAPLE LEAF VIBURNUM	Viburnum acerifolium	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER	
LIN BEN	SPICEBUSH	Lindera benzoin	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER	
COM PER	SWEET FERN	Comptonia peregrina	3 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER	
LTE VIR	VIRGINIA SWEETSPICE	Itea virginica 'Henry's Gem'	3 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER	
<b>PERENNIALS/GROUNDCOVERS/GRASSES</b>					
CAR PEN	PENNSYLVANIA SEDGE	Carex pensylvanica	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER	
PAN VIR	SHENANDOAH SWITCHGRASS	Panicum virgatum 'Shenandoah'	5 GAL. MIN., 12-24" HT. MIN. @ PLANTING	CONTAINER	
<b>EVERGREEN SHRUB</b>					
ILE GLA	INKBERRY	Ilex glabra	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER	
ILE VER	WINTERBERRY HOLLY	Ilex verticillata	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER	
<b>PERENNIALS/GROUNDCOVERS/GRASSES</b>					
SYM OBL	AROMATIC ASTER	Symphoricarpon oblongifolium 'October Skies'	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER	
PHL SUB	EMERALD BLUE CREEPING PHLOX	Phlox subulata 'Emerald Blue'	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER	
EUT DUB	LITTLE JOE PYE WEED	Euthyechium dubium 'Little Joe'	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER	
SPI TOM	STEEPLEBUSH	Spiraea tomentosa	1 GAL. 8-18" MIN. HT. @PLANTING	CONTAINER	

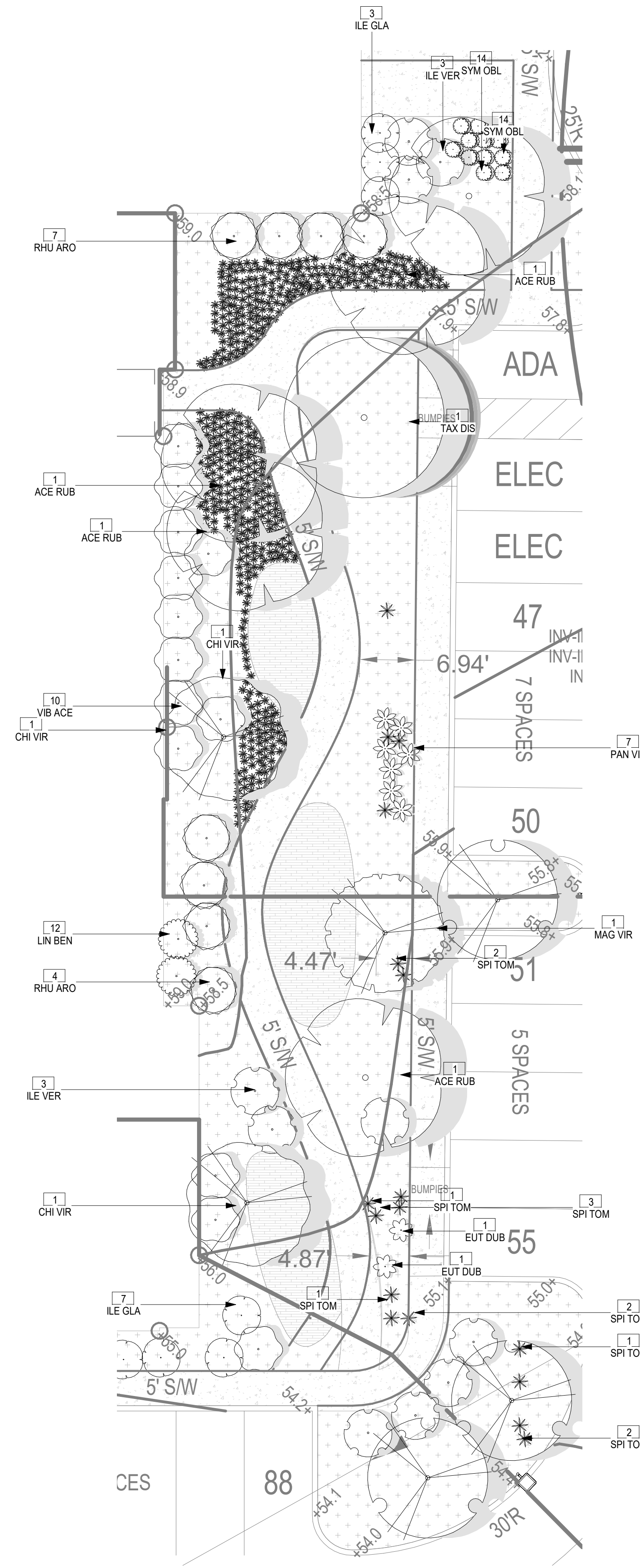
NOTE: CONTRACTOR RESPONSIBLE FOR QUANTITIES PER DRAWINGS AND SPECIFICATIONS. QUANTITIES PROVIDED BY THE LANDSCAPE ARCHITECT ARE FOR CONVENIENCE ONLY. CONTRACTORS SHALL BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.



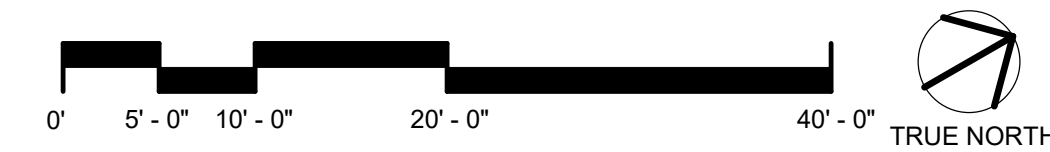
**2 SOCIAL TERRACE PLANTING PLAN**  
LP-202 1" = 10'-0"



**3 IL ACTIVE COURTYARD PLANTING PLAN**  
LP-202 1" = 10'-0"



**4 MC GARDEN WALK PLANTING PLAN**  
LP-202 1" = 10'-0"



**CERTIFICATION**



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.  
License No. 3809, Expiration Date: 5/15/2025

Brady Keith Halverson  
3809  
License Number Date

DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXX-XXX

**SHEET TITLE**  
**AMENITY DECK  
ENLARGEMENT  
PLANTING PLANS**

**SHEET NUMBER**

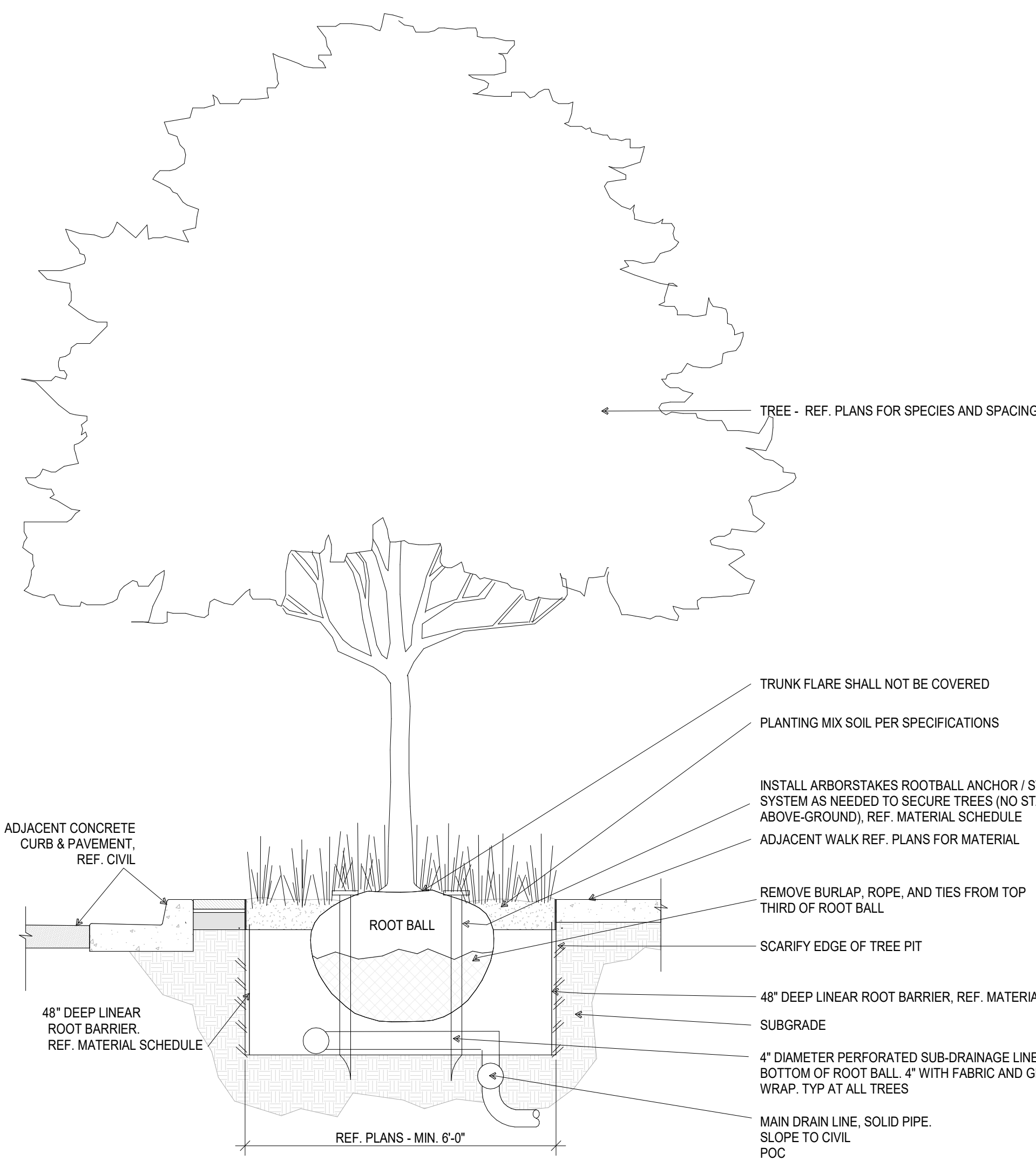
**LP-202**

CONSULTANTS

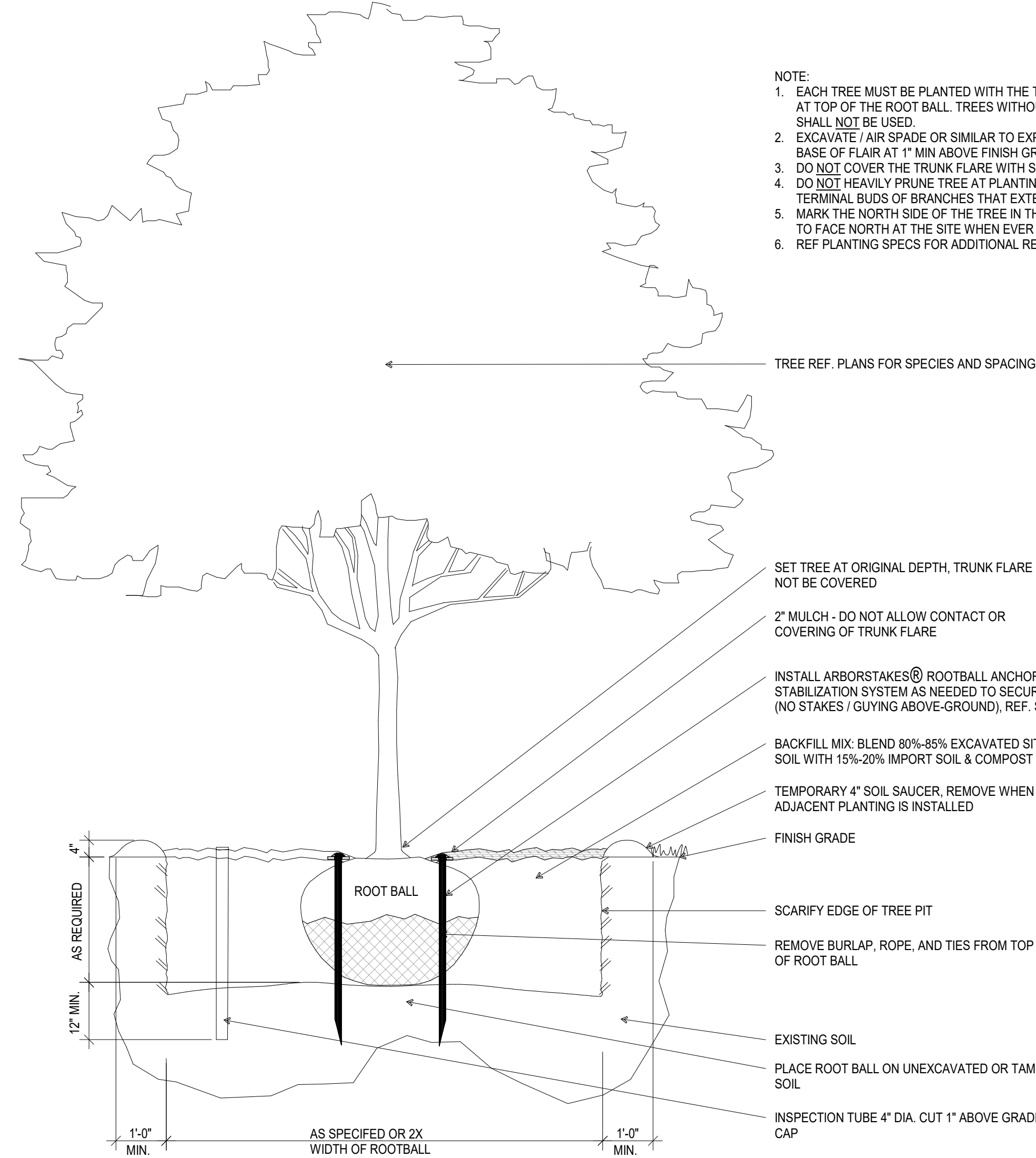
PROJECT TITLE

**BROOKSTONE  
SENIOR LIVING**

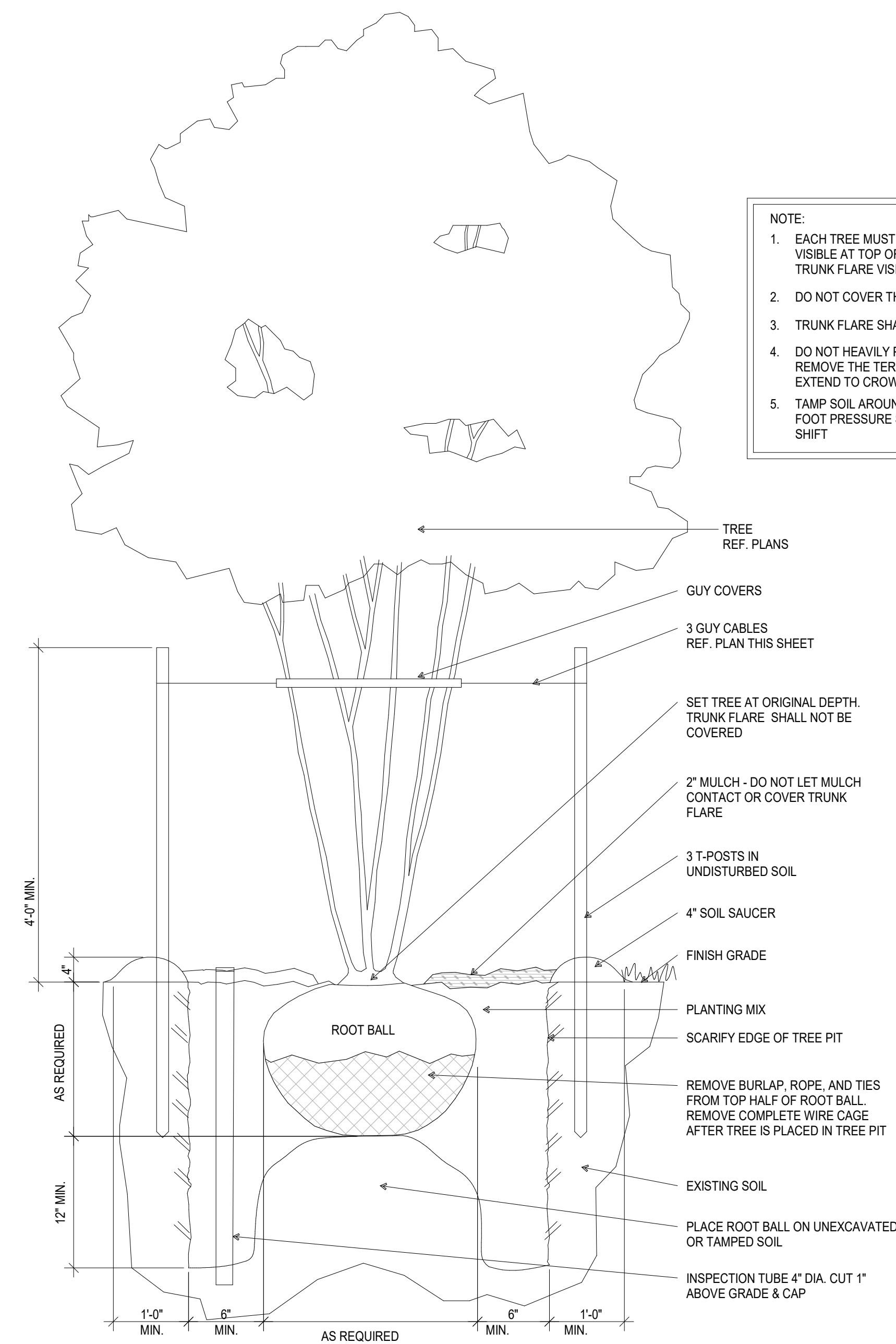
ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RE-SUBMISSION



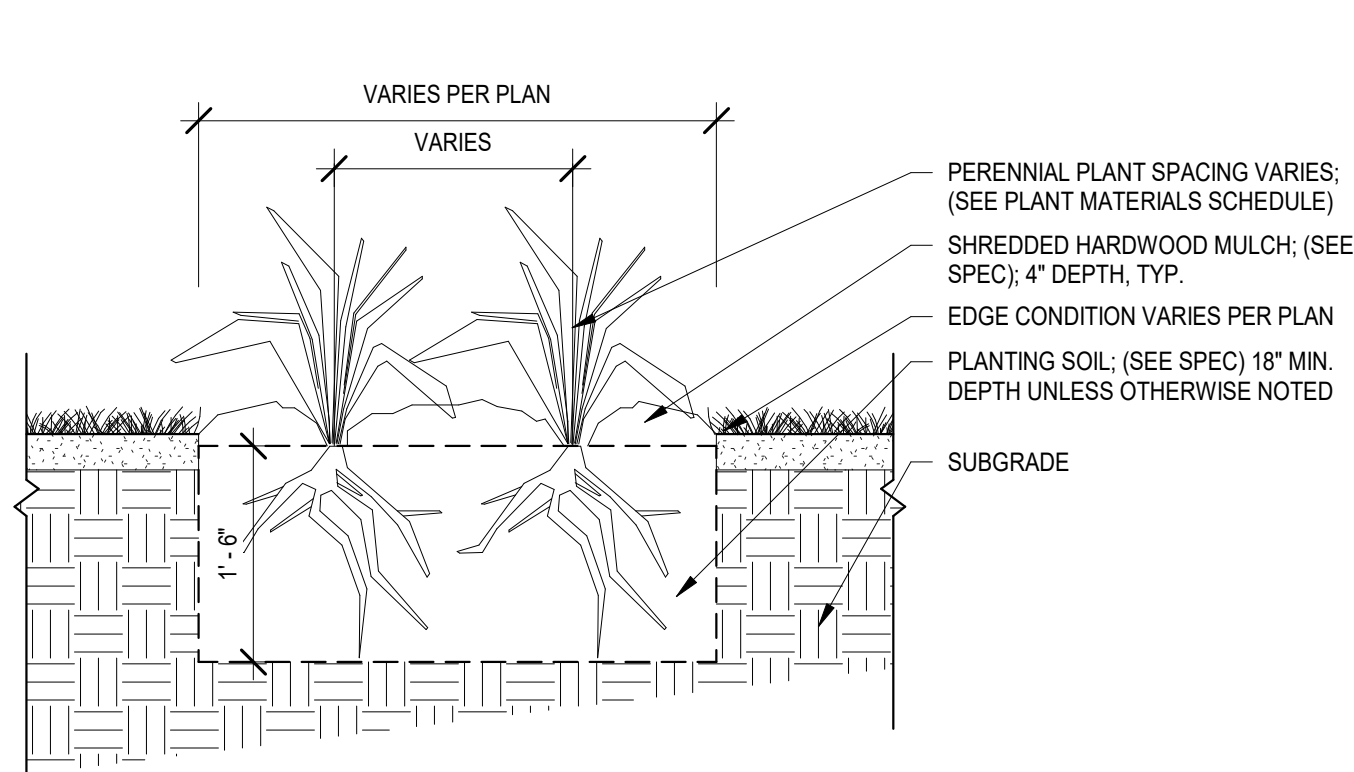
4 LP-501 1/2" = 1'-0"



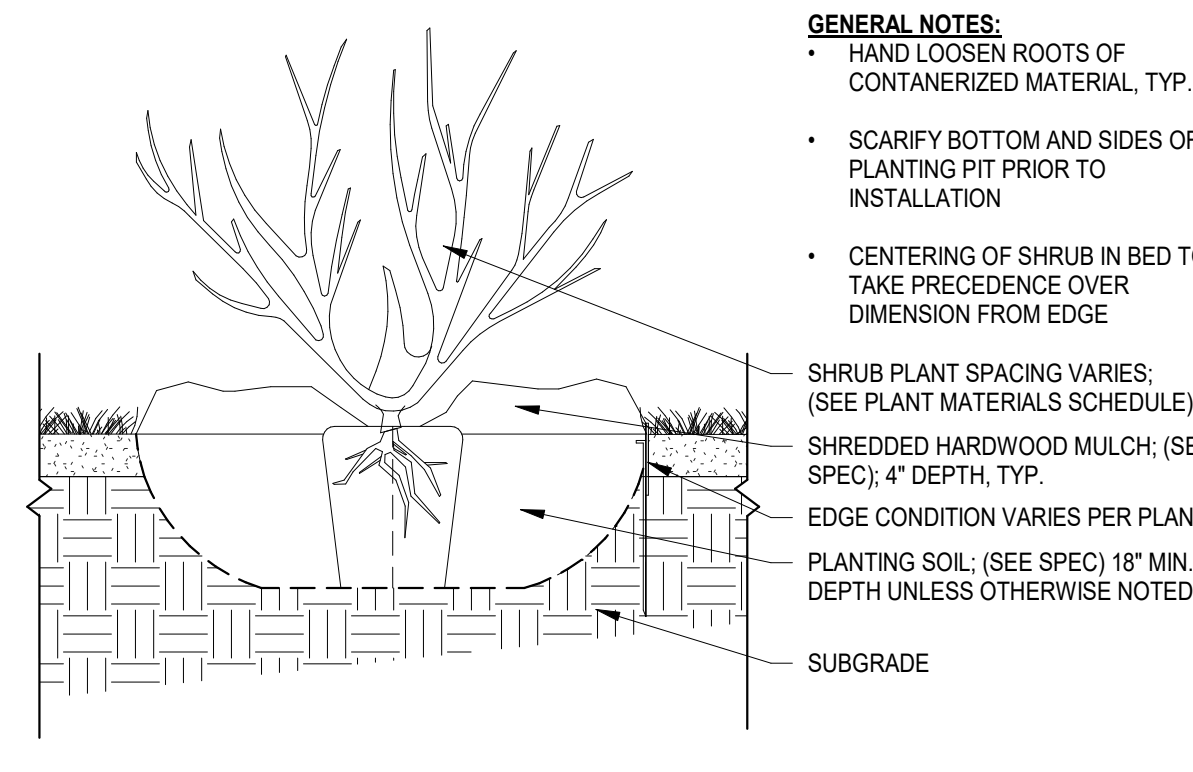
7 LP-501 1/2" = 1'-0"



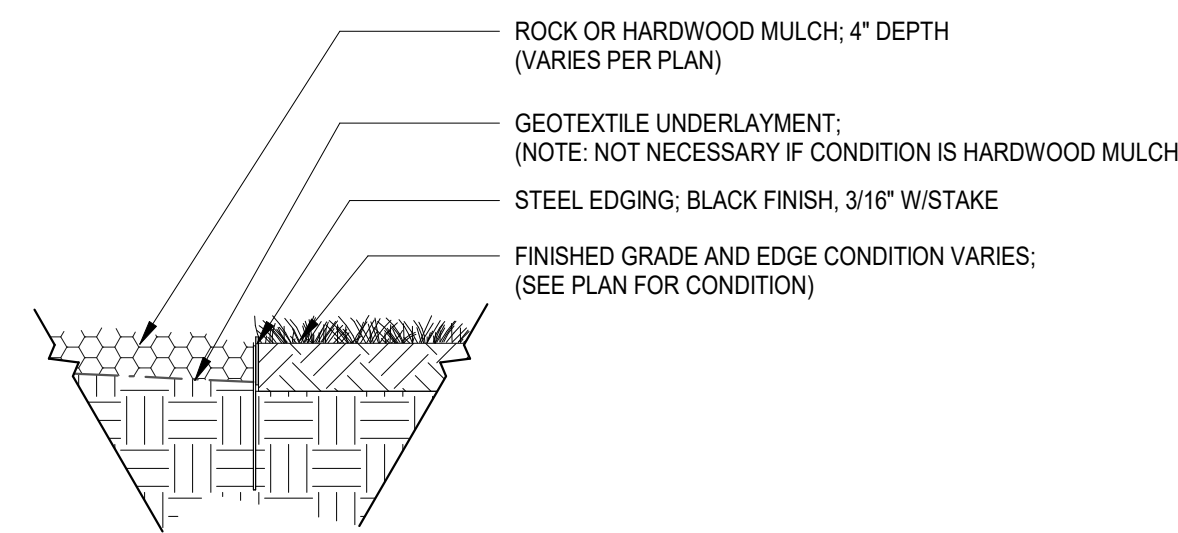
2 LP-501 3/4" = 1'-0"



1 LP-501 3/4" = 1'-0"



3 LP-501 3/4" = 1'-0"



6 LP-501 3/4" = 1'-0"

**GENERAL NOTES:**

- HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL, TYP.
- SCARIFY BOTTOM AND SIDES OF PLANTING PIT PRIOR TO INSTALLATION
- CENTERING OF SHRUB IN BED TO TAKE PRECEDENCE OVER DIMENSION FROM EDGE

- SHRUB PLANT SPACING VARIES: (SEE PLANT MATERIALS SCHEDULE)
- SHREDDED HARDWOOD MULCH: (SEE SPEC) 4" DEPTH, TYP.
- EDGE CONDITION VARIES PER PLAN
- PLANTING SOIL: (SEE SPEC) 18" MIN. DEPTH UNLESS OTHERWISE NOTED

- PERENNIAL PLANT SPACING VARIES: (SEE PLANT MATERIALS SCHEDULE)
- SHREDDED HARDWOOD MULCH: (SEE SPEC) 4" DEPTH, TYP.
- EDGE CONDITION VARIES PER PLAN
- PLANTING SOIL: (SEE SPEC) 18" MIN. DEPTH UNLESS OTHERWISE NOTED

CERTIFICATION



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License No. 3809, Expiration Date: 5/15/2025

Brady Keith Halverson  
3809  
License Number Date

DRAWN BY: EN  
CHECKED BY: CK  
COMMISSION NUMBER: XXXX-XXX

SHEET TITLE

**PLANTING  
DETAILS**

SHEET NUMBER

**LP-501**

BIM: 360/2485-01 Dino Drive\_Burtonsville2485-01 Dino Drive\_Burtonsville\_CL\_OUD\_2021.rvt  
5/9/2023 11:07:34 AM

**EXTERIOR MATERIAL LEGEND**

	FBR1
	FBR2
	FSDG-1
	FSDG-2
	FSDG-3
	FSDG-4
	MP-1
	MP-2

**BKV GROUP**  
Architecture  
Interior Design  
Landscape Architecture  
Engineering  
1054 31st Street NW  
Canal Square  
Suite 410  
Washington, DC  
20007  
202.595.3173  
www.bkvgroup.com

**CONSULTANTS**

**PROJECT TITLE**  
**BROOKSTONE SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RESUBMISSION



1 NORTH (FRONT) ELEVATION - OVERALL  
A401 1/16" = 1'-0"



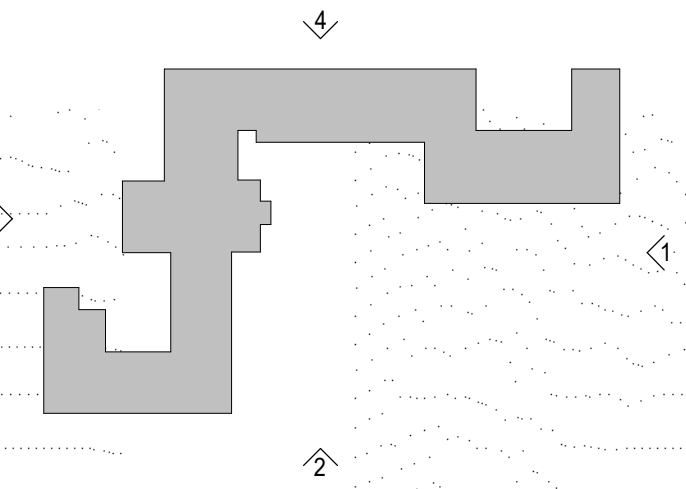
2 EAST ELEVATION - OVERALL  
A401 1/16" = 1'-0"



3 SOUTH ELEVATION - OVERALL  
A401 1/16" = 1'-0"



4 WEST ELEVATION - OVERALL  
A401 1/16" = 1'-0"



**CERTIFICATION**



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 9423, Expiration Date: 02/26/2023.

*David Leonard*  
David Leonard  
9423  
License Number  
05/11/2023  
Date

DRAWN BY: Author  
CHECKED BY: Checker  
COMMISSION NUMBER: 2485-01  
**SHEET TITLE**

**EXTERIOR ELEVATIONS**

**SHEET NUMBER**

**A401**

© 2021 BKV Group

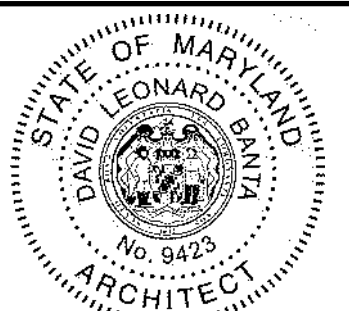
CONSULTANTS

PROJECT TITLE

**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE

CERTIFICATION



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 9423, Expiration Date: 02/26/2023.

*David Davis*  
David Davis  
9423  
License Number  
09/30/2022  
Date

DRAWN BY: Author  
CHECKED BY: Checker  
COMMISSION NUMBER: 2485-01

SHEET TITLE

**PERSPECTIVE  
VIEW W/  
MATERIALS**

SHEET NUMBER

**D2**



1 - MAIN ENRTY PERSPECTIVE VIEW  
W/ MATERIALS CALL OUTS

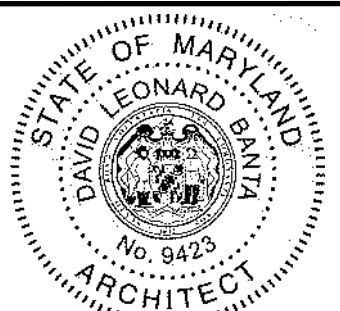
CONSULTANTS

PROJECT TITLE

**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE

CERTIFICATION



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 9423, Expiration Date: 02/26/2023.

*David Leonard*  
Date: 09/30/2022

David Leonard  
9423 License Number

DRAWN BY: Author  
CHECKED BY: Checker  
COMMISSION NUMBER: 2485-01

SHEET TITLE

**PERSPECTIVE  
VIEW**

SHEET NUMBER

**D3**



1 - MAIN ENRTY PERSPECTIVE VIEW



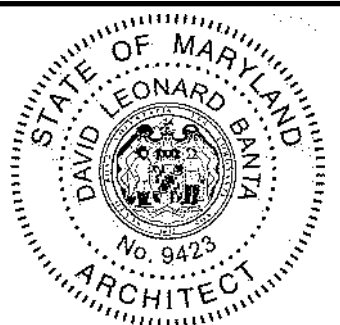
CONSULTANTS

PROJECT TITLE

**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE

CERTIFICATION



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 9423, Expiration Date: 02/26/2023.

*David 9423*  
Date: 09/30/2022

License Number: 9423

DRAWN BY: Author  
CHECKED BY: Checker  
COMMISSION NUMBER: 2485-01

SHEET TITLE

**PERSPECTIVE  
VIEW**

SHEET NUMBER

**D4**



2 - SITE ENTRY PERSPECTIVE VIEW



CONSULTANTS

PROJECT TITLE

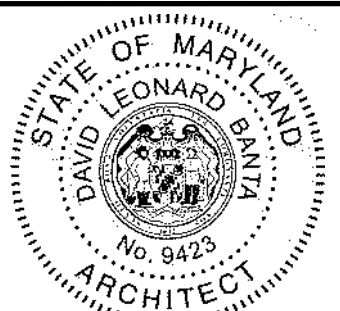
**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE

3 - DINO DRIVE PERSPECTIVE VIEW



CERTIFICATION



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 9423, Expiration Date: 02/26/2023.

*David Leonard*  
David Leonard  
9423  
License Number

09/30/2022  
Date

DRAWN BY: Author  
CHECKED BY: Checker  
COMMISSION NUMBER: 2485-01

SHEET TITLE

**PERSPECTIVE  
VIEW**

SHEET NUMBER

**D5**

CONSULTANTS

PROJECT TITLE

**BROOKSTONE  
SENIOR LIVING**

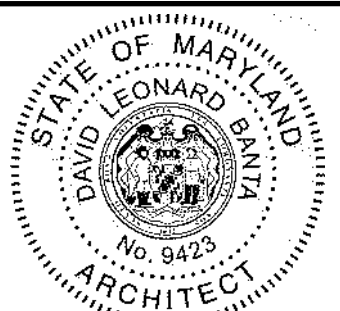
ISSUE #	DATE	DESCRIPTION
1	09/30/2022	CONDITIONAL USE



4 - REAR PERSPECTIVE VIEW



CERTIFICATION



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License No. 9423. Expiration Date: 02/26/2023.

*David Leonard*  
David Leonard  
9423  
09/30/2022  
License Number Date

DRAWN BY: Author  
CHECKED BY: Checker  
COMMISSION NUMBER: 2485-01

SHEET TITLE

**PERSPECTIVE  
VIEW**

SHEET NUMBER

**D6**



**CONSULTANTS**

**PROJECT TITLE**

**BROOKSTONE  
SENIOR LIVING**

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RE-SUBMISSION



**CERTIFICATION**



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 9423, Expiration Date: 12/26/2023.

*David Leonard*  
David Leonard  
9423  
License Number  
05/11/2023  
Date

DRAWN BY \_\_\_\_\_ Author  
CHECKED BY \_\_\_\_\_ Checker  
COMMISSION NUMBER 2485-01

**SHEET TITLE**

**PERSPECTIVE  
VIEW W/  
MATERIALS**

**SHEET NUMBER**

**D2**

# Attachment C



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Department of Permitting Services  
Fire Department Access and Water Supply Comments

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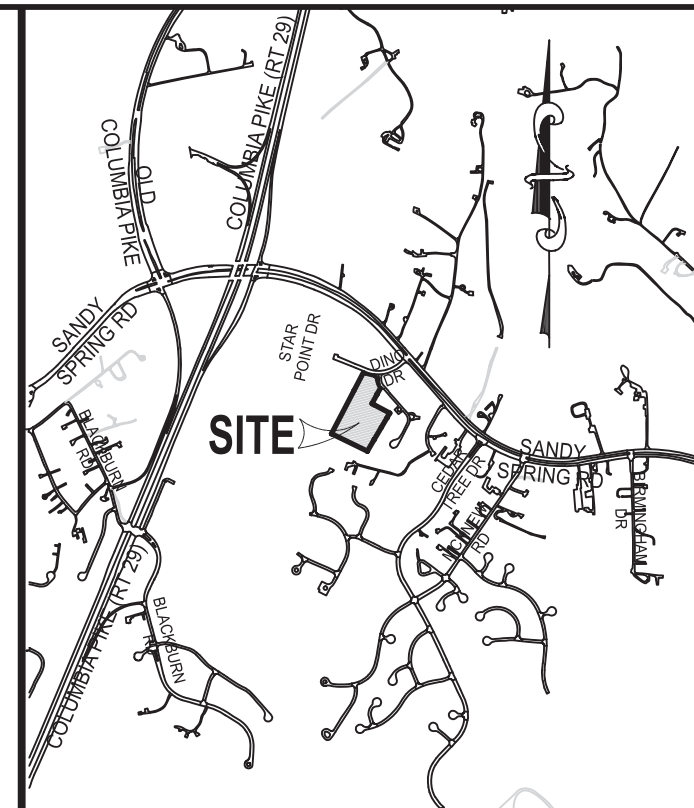
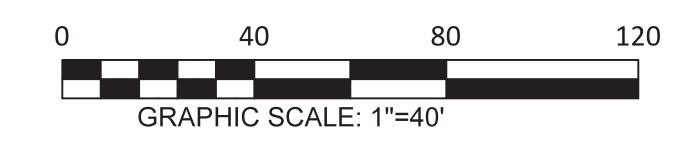
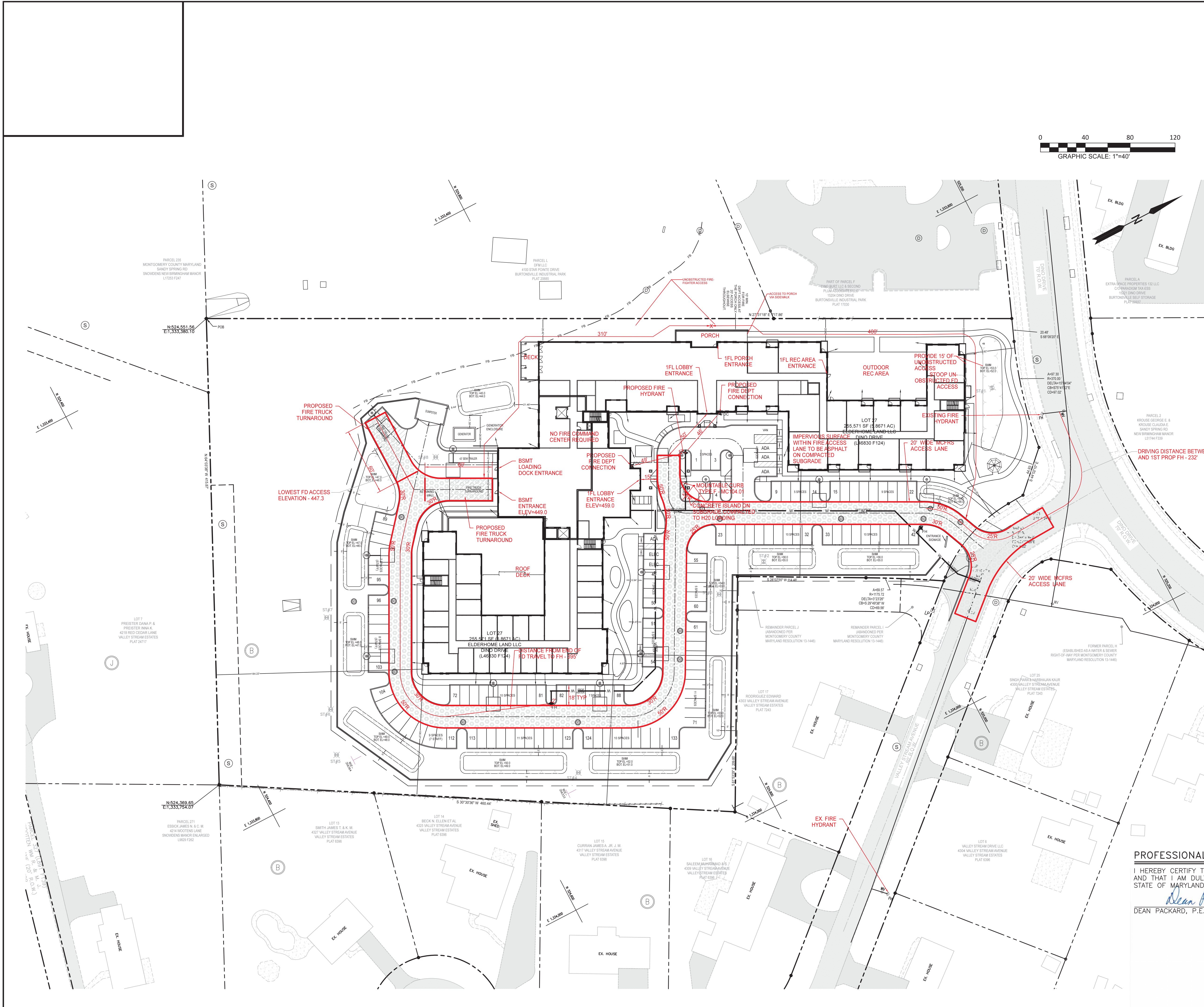
**DATE:** 22-Dec-23  
**TO:** Dean Packard - dean@packardassociatesllc.com  
P.G. Associates, Inc  
**FROM:** Marie LaBaw  
**RE:** Brookstone Senior Living  
CU23-12

---

## PLAN APPROVED

1. Review based only upon information contained on the plan submitted **19-Dec-23**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

**\*\*\* Fire lane order to be submitted for review and approval at preliminary plan \*\*\***



**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP 5046 - GRID B-4

**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 - 255,566 S.F. OR 5.867 AC.

**FIRE CODE ENFORCEMENT**  
Fire Department Access Review  
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.  
BY: *SNC* PM: 43 DATE: 12/22/2023

\*\*\* Fire lane order to be submitted for review and approval at preliminary plan \*\*\*

**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

DATE	DESCRIPTION	REVISIONS

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



12/15/2023

**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

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



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

June 1, 2023

Mr. Dean Packard, PE  
Packard and Associates, LLC  
16220 Frederick Road, Suite 300  
Gaithersburg, Maryland

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
Brookstone Senior Living  
Preliminary Plan #: None Provided  
Conditional Use Site Plan  
SM File #: 288605  
Tract Size: 255,571 sf/5.87 Acres  
Zone RMH-200  
Total Concept Area: 195,261 sf/4.48 Acres  
Lots/Block: 27/B  
Watershed: Little Paint Branch/Class I  
Type of Development: New Development

Dear Mr. Packard:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of micro-bioretenion.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Montgomery County Department of Permitting Services, Water Resources Section.
5. This approval is dependent on the proposed storm drain outfall to the unnamed tributary of the Little Paint Branch. If the storm drain outfall is redirected to DEP Asset #23148, then a revision to the approved concept will be required.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

*Mr. Dean Packard, PE*  
*June 1, 2023*  
*Page 2 of 2*

6. A flood plain district permit will be required for any disturbance in the flood plain and flood plain buffer at the final design stage.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Sherryl Mitchell at 240-777-5206 or [sherryl.mitchell@montgomerycountymd.gov](mailto:sherryl.mitchell@montgomerycountymd.gov).

Sincerely,

*Mark Etheridge*

Mark Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

cc: Neil Braunstein  
SM File # 288605

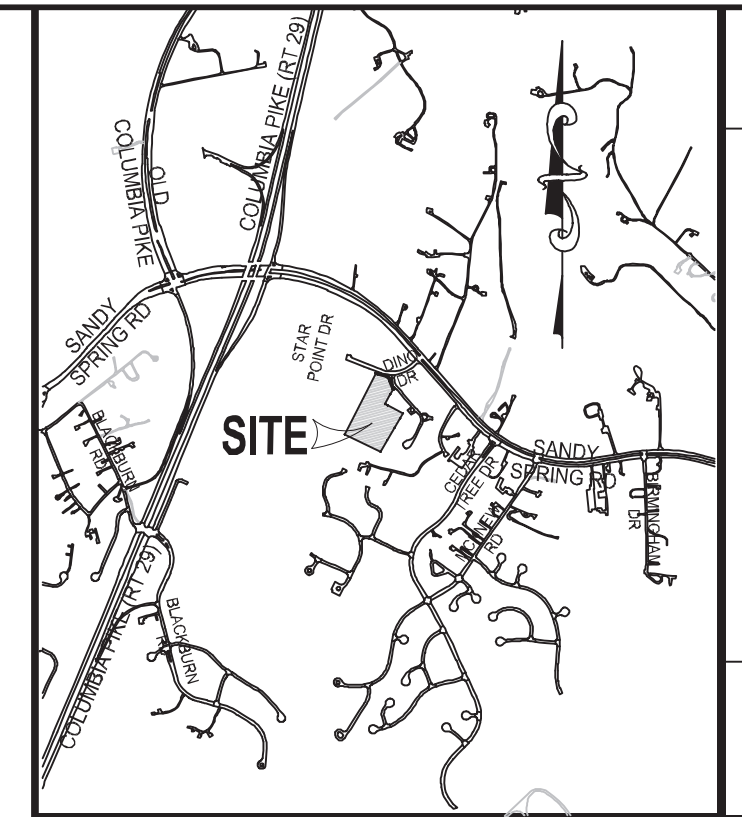
ESD: Required/Provided 18,427 cf / 18,437 cf  
PE: Target/Achieved: 1.80"/1.80"  
STRUCTURAL: N/A cf  
WAIVED: N/A cf.

# BROOKSTONE SENIOR LIVING

## COMBINED CONCEPT / SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN SENIOR HOUSING RESIDENTIAL FACILITY

### SHEET INDEX

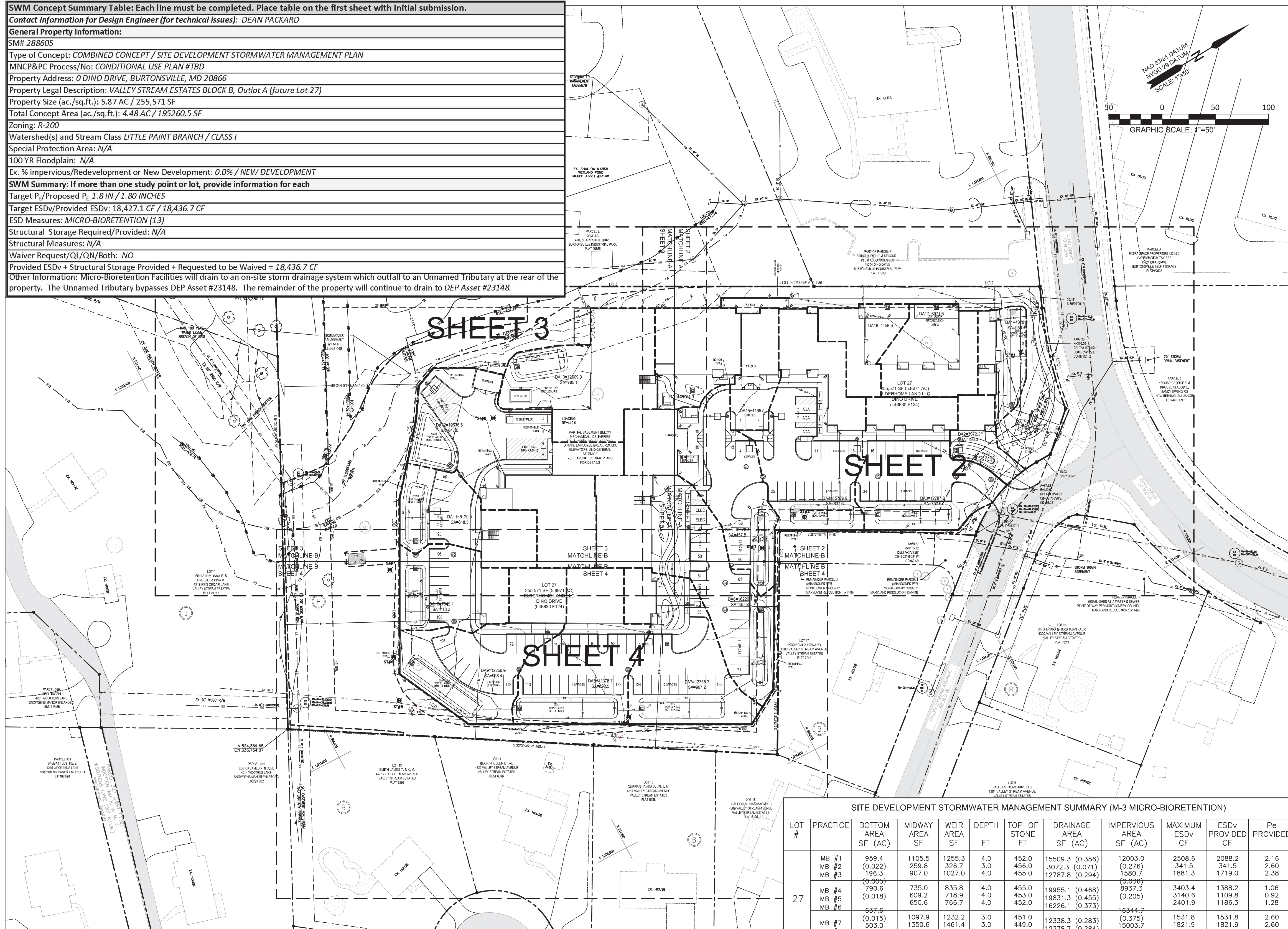
No.	DESCRIPTION
10 OF 20	COMBINED CONCEPT / SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN - COVER SHEET
11 OF 20	STORMWATER MANAGEMENT CONCEPT PLAN - SHEET 2 (20 SCALE)
12 OF 20	STORMWATER MANAGEMENT CONCEPT PLAN - SHEET 3 (20 SCALE)
13 OF 20	STORMWATER MANAGEMENT CONCEPT PLAN - SHEET 4 (20 SCALE)
14 OF 20	STORMWATER MANAGEMENT CONCEPT DETAILS



VICINITY MAP  
SCALE: 1" = 2000'

**SWM Concept Summary Table: Each line must be completed. Place table on the first sheet with initial submission.**  
**Contact Information for Design Engineer (for technical issues): DEAN PACKARD**

**General Property Information:**  
 SM# 288605  
 Type of Concept: COMBINED CONCEPT / SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN  
 MNC&PC Process/No: CONDITIONAL USE PLAN #TBD  
 Property Address: 0 DINO DRIVE, BURTONSVILLE, MD 20866  
 Property Legal Description: VALLEY STREAM ESTATES BLOCK B, Outlot A (future Lot 27)  
 Property Size (ac./sq.ft.): 5.87 AC / 255,571 SF  
 Total Concept Area (ac./sq.ft.): 4.48 AC / 195,260.5 SF  
 Zoning: R-200  
 Watershed(s) and Stream Class: LITTLE PAINT BRANCH / CLASS I  
 Special Protection Area: N/A  
 100 YR Floodplain: N/A  
 Ex. % impervious/Redevelopment or New Development: 0.0% / NEW DEVELOPMENT  
**SWM Summary: If more than one study point or lot, provide information for each**  
 Target P<sub>i</sub>/Proposed P<sub>c</sub>: 1.8 IN / 1.80 INCHES  
 Target ESDv/Provided ESDv: 18,427.1 CF / 18,436.7 CF  
 ESD Measures: MICRO-BIORETENTION (1.3)  
 Structural Storage Required/Provided: N/A  
 Structural Measures: N/A  
 Waiver Request/QL/QN/Both: NO  
 Provided ESDv + Structural Storage Provided + Requested to be Waived = 18,436.7 CF  
 Other Information: Micro-bioretenion facilities will drain to an on-site storm drainage system which outfall to an Unnamed Tributary at the rear of the property. The Unnamed Tributary bypasses DEP Asset #23148. The remainder of the property will continue to drain to DEP Asset #23148.



### GENERAL NOTES

- SITE ADDRESS IS 0 DINO DRIVE, BURTONSVILLE, MD 20866
- TAX ID. NUMBERS: 05-03552453
- PLAT REFERENCE: PLATS: 23347
- DEED REFERENCE: LIBER 46830 FOLIO 124.
- SITE IS LOCATED ON TAX MAP KS-661, 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: 06/10/2023.

*Dean Packard*  
DEAN PACKARD, P.E.

05/19/23  
DATE

SWM Concept Approved  
Sheryl Mitchell  
05/31/2023

### SITE DEVELOPMENT STORMWATER MANAGEMENT SUMMARY (M-3 MICRO-BIORETENTION)

LOT #	PRACTICE	BOTTOM AREA SF (AC)	MIDWAY AREA SF	WEIR AREA SF	DEPTH FT	TOP OF STONE FT	DRAINAGE AREA SF (AC)	IMPERVIOUS AREA SF (AC)	MAXIMUM ESDv CF	ESDv PROVIDED CF	Pe PROVIDED
27	MB #1	959.4	1105.5	1255.3	4.0	452.0	12003.0	2508.6	2088.2	2.18	
	MB #2	(0.022)	259.8	326.7	3.0	456.0	3072.3 (0.071)	(0.276)	341.5	2.60	
	MB #3	196.3	907.0	1027.0	4.0	455.0	12787.8 (0.294)	1580.7	1881.3	2.38	
	MB #4	(0.005)	735.0	835.8	4.0	455.0	19955.1 (0.468)	(0.036)	3403.4	1388.2	1.06
	MB #5	790.6	609.2	718.9	4.0	453.0	19831.3 (0.455)	8937.3	3140.6	1109.8	0.92
	MB #6	(0.018)	650.6	766.7	4.0	452.0	16226.1 (0.373)	(0.205)	2401.9	1186.3	1.28
	MB #7	637.6	1097.9	1232.2	3.0	451.0	16344.7	16344.7	1531.8	1531.8	2.60
	MB #8	(0.015)	503.0	1350.6	1461.4	3.0	449.0	12338.3 (0.283)	(0.375)	1821.9	2.60
	MB #9	(0.012)	1085.8	1218.8	3.0	448.0	12378.7 (0.284)	15003.7	1514.8	1514.8	2.60
	MB #10	537.8	747.6	845.6	3.0	447.0	11416.2	11416.2	987.9	987.9	2.60
	MB #11	(0.012)	751.5	849.9	4.0	446.0	7342.1 (0.169)	(0.262)	1181.3	1181.3	2.60
	MB #12	967.2	963.3	1061.6	4.0	446.0	8120.9 (0.186)	7169.8	3300.4	1871.7	1.47
	MB #13	(0.022)	875.3	969.0	4.0	444.0	19576.6 (0.449)	(0.165)	1714.6	1694.3	2.57
TOTAL									18436.7	1.80	
* COMPENSATION PROVIDED FOR WITHIN THE TOTAL ESDv STORAGE PROVIDED.									7087.3	(0.163)	

**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.

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



COMBINED CONCEPT / SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN - COVER SHEET  
CONDITIONAL USE  
BROOKSTONE SENIOR LIVING  
LOT 27, BLOCK B, VALLEY STREAM ESTATES  
RECORDED IN LIBER 46830 AT FOLIO 124  
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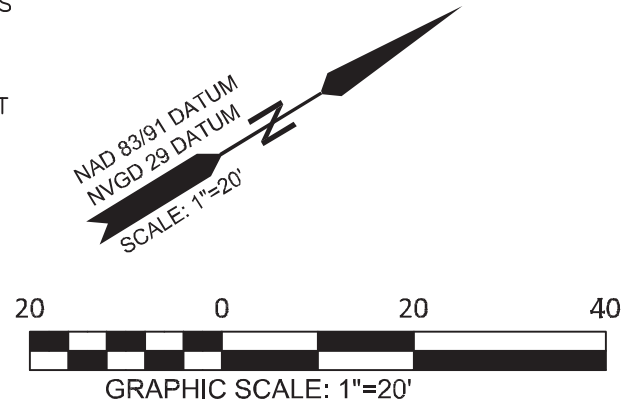
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SHEET 10 OF 20

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

BORING NO.	DEPTH OF PIPE BELOW GRADE (FT)	APPROXIMATE ELEVATION OF BOTTOM OF PIPE	AVERAGE INFILTRATION RATE (IN/HR)	USDA TEXTURE CLASS
ST-1	8.2	446.63	0.3	CLAY LOAM
ST-2	10.5	450.98	15.2	LOAMY SAND
ST-3	10.0	450.42	13.3	SANDY LOAM
ST-4	13.5	449.89	11.4	SANDY LOAM
ST-5	9.3	441.34	23.5	SANDY SANDY CLAY LOAM
ST-6	4.3	439.11	0.03*	SANDY SANDY CLAY LOAM
ST-7	9.5	435.77	12.1	SANDY LOAM
ST-8	10.3	443.43	20.4	SANDY LOAM

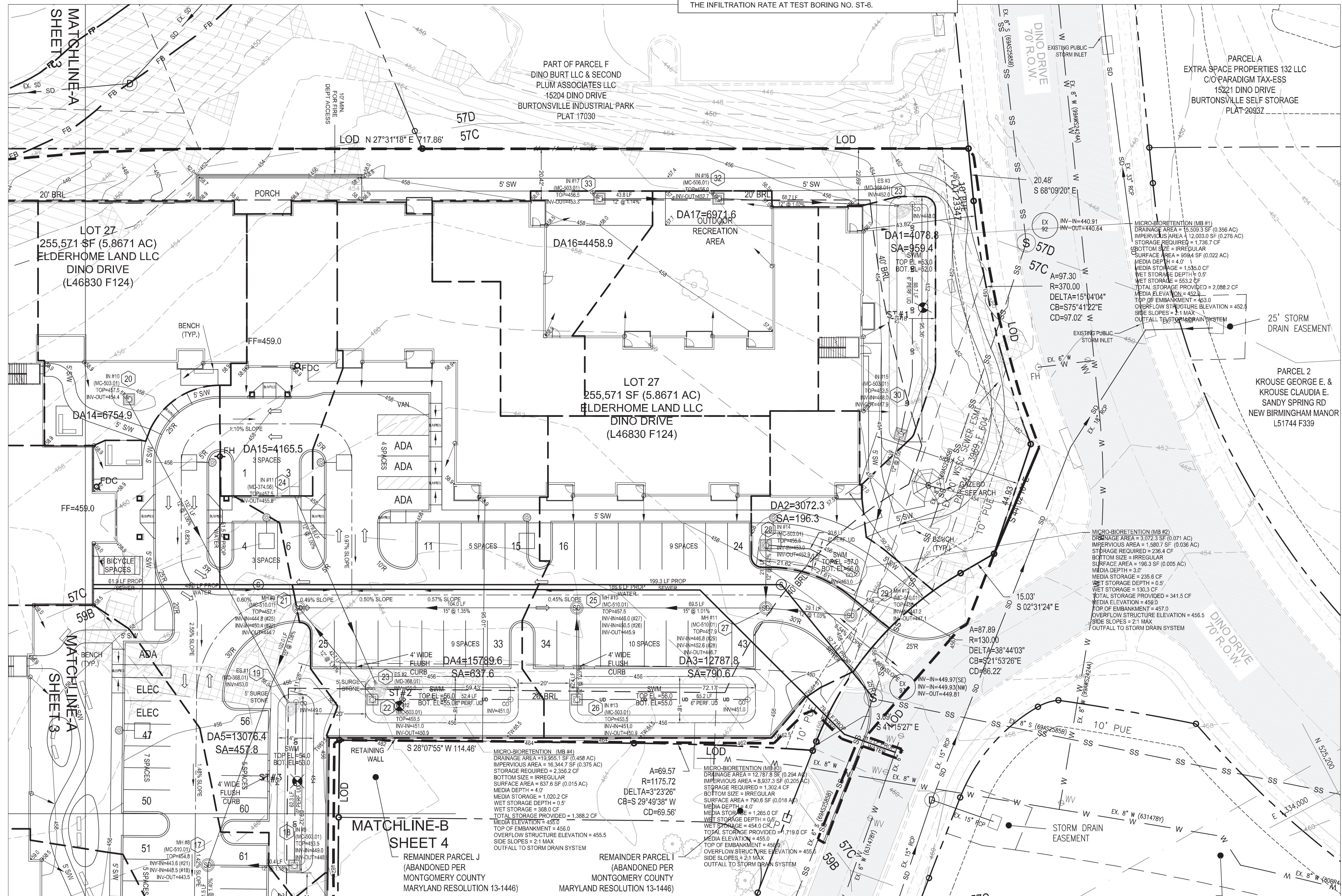
\* IT SHOULD BE NOTED THAT SURFACE RUNOFF MAY HAVE AFFECTED THE INFILTRATION RATE AT TEST BORING NO. ST-6.

**STORMWATER MANAGEMENT NOTE**  
 THE GEOTECH PROVIDED EIGHT (8) SOIL BORINGS THROUGHOUT THE PROPERTY AT LOCATIONS WHERE THE STORMWATER FACILITIES ARE BEING PROPOSED. SOIL BORING ST-1 AND ST-6 WERE NOT SUITABLE TO PROVIDE STORMWATER INFILTRATION PRACTICES IN THOSE AREAS. THIRTEEN MICRO-BIORETENTION FACILITIES ARE PROPOSED TO PROVIDE STORMWATER MANAGEMENT TO THE MAXIMUM EXTENT POSSIBLE.  
 THE OUTFALL FROM THE STORM DRAIN SYSTEM WILL NOT DRAIN TO THE EXISTING MCDEP ASSET #23148 SHALLOW MARSH WETLAND POND. THE MICRO-BIORETENTION PRACTICES WILL OUTFALL TO A STORM DRAIN SYSTEM THAT DRAINS TO AN EXISTING UNNAMED TRIBUTARY AT THE REAR OF THE PROPERTY, WHICH DRAINS TO LITTLE PAINT BRANCH, AND EVENTUALLY TO THE ANACOSTIA RIVER. THE UNNAMED TRIBUTARY BY PASSES MCDEP ASSET #23148 SHALLOW MARSH WETLAND POND.



**LEGEND**

- STREET R/W LINES
- EASEMENT LINES WATER AND SEWER
- PROPERTY LINES (OTHER THAN STREETS, LOTS)
- INTERNAL LOT LINES
- PROP. SOIL BORING
- EX. CONTOURS
- PROP. CONTOURS
- LIMIT OF DISTURBANCE
- EX. SIDEWALK LINES
- PROP. SIDEWALK LINES
- EX. ROAD EDGE OF PAVEMENT
- EX. CURB
- PROP. CURB
- EX. FENCE LINE
- PROP. FENCE LINE
- EX. WALLS (STONE, BRICK OR CONC.)
- EX. TREES (LABEL SIZE AND TYPE)
- TREE LINE
- GAS MAINS
- UNDERGROUND ELECTRIC CABLE OR CONDUIT
- EX. STORM DRAINS
- PROP. STORM DRAINS
- EX. STORM INLETS (ACTUAL SIZE)
- EX. STORM MANHOLES (SD)
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- PROP. SANITARY SEWER
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- EX. WATER MAINS
- PROP. WATER MAINS
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- PROP. SPOT ELEVATIONS
- EX. ASPHALT ROADWAY / DRIVEWAY HATCH
- EX. CONCRETE PAVEMENT HATCH
- SLOPES 15% TO 25%
- SLOPES 25% OR GREATER
- DRAINAGE DIVIDE
- DOWNSPOUT TO SPLASH BLOCK



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 GAITHERSBURG, MARYLAND 20877  
 PHONE (301) 208-0250 FAX (301) 208-1270



STORMWATER MANAGEMENT CONCEPT PLAN - SHEET 2  
 CONDITIONAL USE  
**BROOKSTONE SENIOR LIVING**  
 LOT 27, BLOCK B, VALLEY STREAM ESTATES  
 RECORDED IN LIBER 46830 AT FOLIO 124  
 MONTGOMERY COUNTY, MARYLAND

OWNER: ELDERHOME LAND, LLC  
 P.O. BOX 310  
 ASHTON, MD 20861

SCALE: 1"=20'  
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 DATE: 05/19/23  
 ACAD FILE NAME:  
 JOB NO.  
 SHEET 11 OF 20

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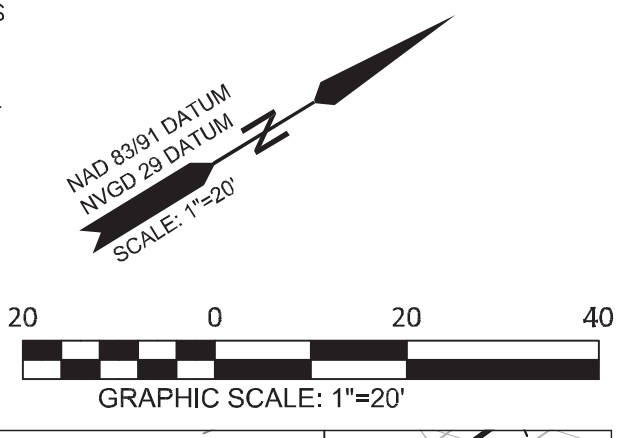
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SOIL BORINGS FIELD INFILTRATION RESULTS					
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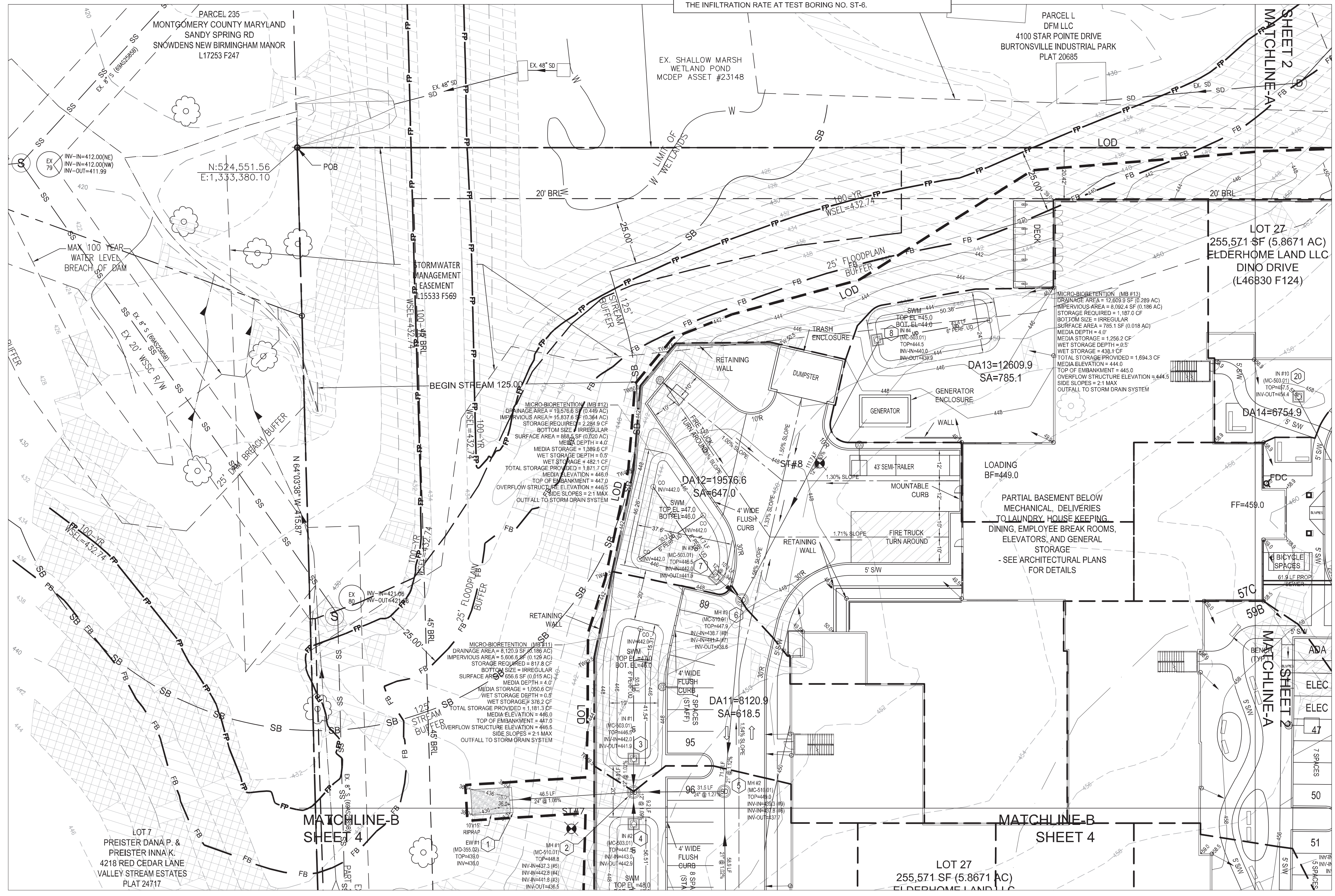
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05/19/23  
**STORMWATER MANAGEMENT CONCEPT PLAN - SHEET 3**  
**CONDITIONAL USE**  
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 DATE

**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.

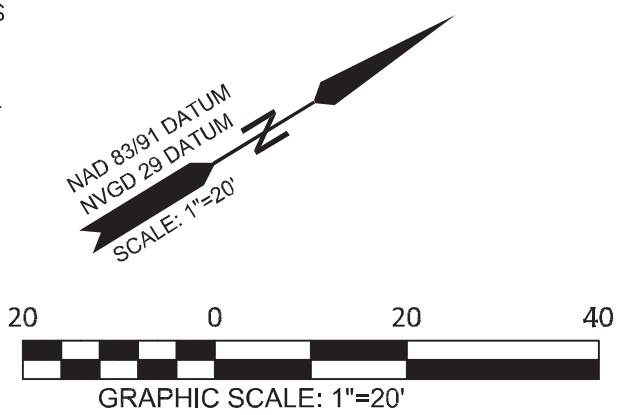


SYMBOL	DESCRIPTION	PRIME FARMLAND	HIGHLY ERODIBLE	HYDRIC	HSG
57B	CHILLUM SILT LOAM 3-8% SLOPES	YES	NO	NO	B
57C	CHILLUM SILT LOAM 8-15% SLOPES	YES	NO	NO	B
57D	CHILLUM SILT LOAM 15-25% SLOPES	NO	YES	NO	B
59B	BELTSVILLE SILT LOAM 3-8% SLOPES	YES	NO	NO	C

BORING NO.	DEPTH OF PIPE BELOW GRADE (FT)	APPROXIMATE ELEVATION OF BOTTOM OF PIPE	AVERAGE INFILTRATION RATE (IN/HR)	USDA TEXTURE CLASS
ST-1	8.2	446.63	0.3	CLAY LOAM LOAMY SAND
ST-2	10.5	450.98	15.2	SANDY LOAM SANDY LOAM
ST-3	10.0	450.42	13.3	SANDY LOAM SANDY LOAM
ST-4	13.5	449.89	11.4	SANDY LOAM SANDY LOAM
ST-5	9.3	441.34	23.5	SANDY SANDY CLAY LOAM
ST-6	4.3	439.11	0.03*	SANDY SANDY CLAY LOAM
ST-7	9.5	435.77	12.1	SANDY LOAM SANDY LOAM
ST-8	10.3	443.43	20.4	SANDY LOAM SANDY LOAM

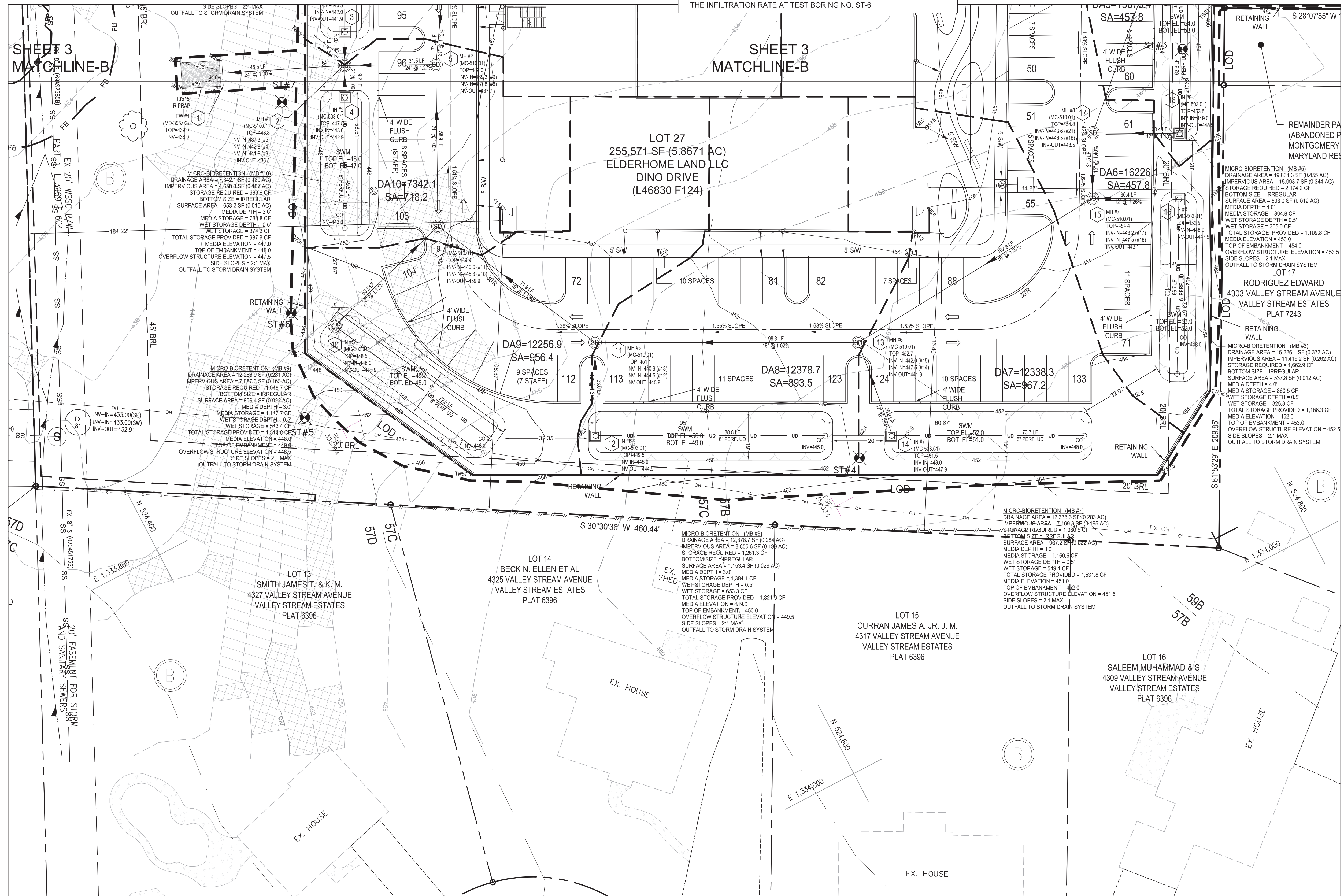
\* IT SHOULD BE NOTED THAT SURFACE RUNOFF MAY HAVE AFFECTED THE INFILTRATION RATE AT TEST BORING NO. ST-6.

**STORMWATER MANAGEMENT NOTE**  
 THE GEOTECH PROVIDED EIGHT (8) SOIL BORINGS THROUGHOUT THE PROPERTY AT LOCATIONS WHERE THE STORMWATER FACILITIES ARE BEING PROPOSED. SOIL BORING ST-1 AND ST-6 WERE NOT SUITABLE TO PROVIDE STORMWATER INFILTRATION PRACTICES IN THOSE AREAS. THIRTEEN MICRO-BIORETENTION FACILITIES ARE PROPOSED TO PROVIDE STORMWATER MANAGEMENT TO THE MAXIMUM EXTENT POSSIBLE.  
 THE OUTFALL FROM THE STORM DRAIN SYSTEM WILL NOT DRAIN TO THE EXISTING MCDEP ASSET #23148 SHALLOW MARSH WETLAND POND. THE MICRO-BIORETENTION PRACTICES WILL OUTFALL TO A STORM DRAIN SYSTEM THAT DRAINS TO AN EXISTING UNNAMED TRIBUTARY AT THE REAR OF THE PROPERTY, WHICH DRAINS TO LITTLE PAINT BRANCH, AND EVENTUALLY TO THE ANACOSTIA RIVER. THE UNNAMED TRIBUTARY PASSES MCDEP ASSET #23148 SHALLOW MARSH WETLAND POND.



**LEGEND**

- STREET R/W LINES
- EASEMENT LINES (WATER AND SEWER)
- PROPERTY LINES (OTHER THAN STREETS, LOTS)
- INTERNAL LOT LINES
- PROP. SOIL BORING
- EX. CONTOURS
- PROP. CONTOURS
- LIMIT OF DISTURBANCE
- EX. SIDEWALK LINES
- PROP. SIDEWALK LINES
- EX. ROAD EDGE OF PAVEMENT
- EX. CURB
- PROP. CURB
- EX. FENCE LINE
- PROP. FENCE LINE
- EX. WALLS (STONE, BRICK OR CONC.)
- EX. TREES (LABEL SIZE AND TYPE)
- TREE LINE
- GAS MAINS
- UNDERGROUND ELECTRIC CABLE OR CONDUIT
- EX. STORM DRAINS
- PROP. STORM DRAINS
- EX. STORM INLETS (ACTUAL SIZE)
- EX. STORM MANHOLES (SD)
- EX. SEWER MAINS
- PROP. SANITARY SEWER
- EX. SEWER MANHOLES (SMH)
- EX. SEWER CLEAN OUTS (CO)
- EX. WATER MAINS
- PROP. WATER MAINS
- EX. WATER VALVES (V)
- EX. WATER FIRE HYDRANTS (FH)
- PROP. SPOT ELEVATIONS
- EX. ASPHALT ROADWAY / DRIVEWAY HATCH
- EX. CONCRETE PAVEMENT HATCH
- SLOPES 15% TO 25%
- SLOPES 25% OR GREATER
- DRAINAGE DIVIDE
- DOWNSPOUT TO SPLASH BLOCK



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



05/19/23  
 STORMWATER MANAGEMENT CONCEPT PLAN - SHEET 4  
 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"=20'
CHECKED	DP
DATE	05/19/23
ACAD FILE NAME	
JOB NO.	
DRAWING NO.	SHEET 13 OF 20

**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.  
 Sean Packard  
 DEAN PACKARD, P.E.  
 05/19/23  
 DATE

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 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.



**MICRO-BIORETENTION**

The Micro-Bioretenion methods described in the following section are based on the Micro-Bioretenion design found in Chapter 5 of the Maryland Storm Water Design Manual and the ESD Process & Computations Supplement dated July 2010. Where deemed appropriate, the design specifications have been modified by the Montgomery County Department of Permitting Services (DPS). DPS requires that all Micro-Bioretenion devices shall include a PVC pipe underdrain system.

**A. Facility Description**

Micro-Bioretenion is a filtration system that treats runoff by passing it through a filter bed mixture of sand, soil, and organic matter. Principal components of the system include: a) surface planting with woody and herbaceous plant species, b) a surface 3 inch thick mulch layer, c) a 2-4 foot planting medium, d) a 6 inch thick sand layer, and e) perforated PVC pipe underdrain within a gravel bed. The facilities should be well landscaped to enhance their function and appearance. When providing additional storage for recharge below the underdrain, refer to the enhanced filter design specifications for additional requirements.

**B. System Design Considerations**

**1. Applicability**

The Micro-Bioretenion device is appropriate for both new and redevelopment applications. The entire system fits into a relatively small space, making it applicable to concave parking lot islands, linear roadway or median filters, terraced slope facilities, and urban planter boxes. Currently, Micro-Bioretenion devices are not permitted in residential cul-de-sac islands due to fire truck access concerns. The total drainage area to the facility, including pervious and impervious areas, is limited to 20,000 square feet. Micro-Bioretenion facilities should not be located in areas which contain mature trees or other environmentally sensitive site features, or where existing slopes exceed 15 percent.

**2. Conveyance**

Micro-Bioretenion facilities should be designed offline whenever possible. A flow splitter should be used to safely convey flows in excess of the design treatment volume around the facility. If bypassing the facility is impractical, an internal overflow device must be used to safely convey the runoff to a stable outfall while providing adequate freeboard within the facility, as discussed in section C.3. (Overflow Design Criteria). Runoff shall enter, flow through, and exit the facility in a non-erosive manner. All Micro-Bioretenion facilities shall include a PVC underdrain system to convey treated flows to a suitable outfall location.

**3. Groundwater**

Micro-Bioretenion facilities shall not be located where the water table is within 2 feet of the bottom of the facility. If the 2 ft. clearance requirement cannot be met, an alternative stormwater practice must be proposed. An impervious liner may be used in some cases.

**4. Setbacks**

Micro-Bioretenion practices shall be located at least 30 feet from water supply wells and 25 feet from septic systems. Practices should be located down gradient and setback at least 10 feet from building foundations. Micro-Bioretenion variants (e.g., planter boxes) that must be located within 10 ft of building foundations must include an impermeable liner and shall not be a structural component of the building. Structural design of concrete planter box enclosures is required.

**C. Specifications and Details**

**1. Sizing**

The facility shall be sized to capture and store 100% of the target treatment volume. A minimum of 6" and maximum of 12" of surface ponding must be provided above the filter media. The surface area (A) of a Micro-Bioretenion practice shall be at least 2% of the contributing drainage area. Planting media shall be between 24 and 48 inches deep. The total storage provided in the facility shall be computed as the storage provided in the temporary ponding area and the storage provided in the planting media and sand layers. Computations shall account for the porosity (n = 0.40) of the planting media and sand. Storage provided in excess of that required to treat the runoff for the 1 year, 24-hour design storm shall not be counted towards the total ESD provided.

See "Enhanced Filter" design guidelines if additional storage is proposed below the underdrain pipe.

To the extent possible, facilities should have irregular outlines to blend naturally into the environment. Rectangular is not natural.

**2. Inflow Design Criteria**

Runoff shall enter the Micro-Bioretenion facility in a non-erosive manner (less than 2 fps). Inflow may be through depressed curbs with wheel stops, curb cuts, level spreaders, bubblers, or conveyed directly using downspouts, covered drains, catch basins, over grass, or other acceptable conveyance methods. Particular care must be taken to prevent erosion of the surface mulch layer.

**3. Overflow Design Criteria**

If an internal overflow device is needed, a yard inlet or dome cap inlet may be used. Dome inlet caps may be stacked on top of clean-outs to serve as the overflow devices. When this method is used, the overflow invert of the domed cap must be set at the design storage level. Overflow devices cannot feed into perforated pipe sections.

A safe non-erosive outlet below the outfall must be provided. Safe conveyance of the developed 10-year storm through the facility must be demonstrated.

**4. Underdrain Pipe**

The underdrain pipe consists of 6-inch diameter schedule 40 or stronger perforated PVC pipe at 0.00% slope. The underdrain pipe will be placed within the gravel layer. A minimum of three inches of gravel must be placed under the pipe, with a minimum of 6 inches of gravel over the pipe. Perforations must be 3/8 inch in diameter and must be located 4 inches on center, every 90 degrees around the pipe. Perforated pipe must begin at least 12" inside the filter media. If this cannot be achieved, then sides of the filter media must be lined with filter fabric. Filter fabric must not be wrapped around the underdrain pipe. An acceptable alternative to perforated pipe is 6" diameter schedule 40 slotted PVC pipe with 0.125 inch slots. Slots shall be 0.125 inches wide and a minimum of 1.9 inches in length, with a minimum of 4 slots per row and 4 rows per linear foot of pipe.

Access for cleaning all underdrain piping is needed. Watertight clean-outs for each pipe shall be level with the top of the mulch. All cleanouts shall have a removable waterproof cap. Cleanouts must be capped immediately after the filter medium is in place.

The required number of perforated underdrain pipes is proportional to the surface area of the Micro-Bioretenion facility. The length of perforated pipe shall be 0.05 times the surface area of the facility, rounded to the nearest foot. In no case shall less than 2 ft. of perforated pipe be provided.

**5. Gravel Bed**

The gravel layer surrounding the underdrain pipe(s) must meet MSHA size #7 (Table 901A), and must provide a minimum of 6 inches cover over the pipe(s), and minimum 3 inches under the pipe. No geotextile or filter fabric is allowed to be placed horizontally anywhere within the filter media. The gravel must be clean and must be stored and installed in such a manner that it does not become contaminated with sediment before or after installation.

**6. Sand Bed**

A minimum 6-inch fine aggregate sand layer shall be provided below the planting medium. ASTM C33 or AASHTO M6 Fine Aggregate Concrete Sand is required per Montgomery County sand specifications.

**7. Planting Medium**

The planting medium shall be 24"-48" thick and shall consist of 1/3 perlite or Solite, 1/3 compost and 1/3 topsoil. The perlite shall be coarse grade horticultural perlite. The compost shall be high grade compost free of stones and partially composted woody material. The topsoil component shall meet the following criteria: contain no more than 10% clay, 10-25% silt and 60-75% sand and be free of stones, stumps, roots or other similar objects larger than 2 inches.

The first layer of the planting medium shall be lightly tilled to mix it into the 6-inch sand layer, so as not to create a definitive boundary. The planting bed shall be flooded after placement. Any settlement that occurs shall be filled back to the design elevation.

**8. Mulch**

The mulch layer is an important part of the Micro-Bioretenion device. Much of the pollutant removal capacity of the Micro-Bioretenion system is within the mulch layer. The surface mulch layer will consist of standard double shredded aged hardwood mulch. The mulch should be applied uniformly to a depth of 3 inches. Yearly replenishing may be necessary. Pine bark is not acceptable.

**9. Plant Materials**

Plants, through their pollutant uptake and evapo-transpiration of stormwater runoff, play a key role in the overall effectiveness of the Micro-Bioretenion device. Both the number and type of tree and shrub plantings for the system may vary, especially where aesthetics or other considerations are critical to site development. While native plants are encouraged, they are not always appropriate in all situations. While no hard planting rule exists, the plants should be a mix of trees, shrubs and herbaceous materials. However, there should be 2 to 3 shrubs planted per tree and herbaceous plantings shall make up 40% of the total number of plants. Trees shall be a minimum of 1 1/2 in. caliper, shrubs shall be minimum 2 gal. size and herbaceous plants shall be a minimum 1 gal size. Mature plant canopy should cover 85% of the Micro-Bioretenion device. Alternative planting schemes, including use of grasses, may be considered in some situations, so long as the planting plan is designed by a Registered Landscape Architect registered in the State of Maryland, however lawn grasses are not appropriate for these facilities. All plantings shall be in accordance with the Montgomery County landscape guidelines. All landscape plans must be sealed by a registered landscape architect. Since

the plants are an integral part of the Micro-Bioretenion system, no changes to the approved landscape plan will be allowed unless an alternate plant list, prepared by a registered landscape architect, has been approved by DPS prior to installation. Since plant availability can change, DPS suggests including an alternate plant list on the landscaping plans.

**D. Micro-Bioretenion Sizing Example**

A Micro-Bioretenion facility is being designed to treat the runoff from a parking lot that is part of a larger development. The target ESD<sub>v</sub> for the overall project has already been determined. The total treatment area to the facility is 20,000 square feet (17,500 square feet impervious area and 2,500 square feet of pervious area, yielding an impervious percentage of 88%).

Calculate the maximum volume that can be stored in the facility:

$$ESD_v(MAX) = [(Pe) (Rv) (A)]^{1/2} \quad Rv = 0.05 + (.009 \times i)$$

$$= [(2.6')(0.84)(20,000sf)]^{1/2} \quad = 0.05 + (.009 \times .88) = 84$$

$$= 3,640 \text{ cf}$$

Calculate the minimum volume that must be stored in the facility:

$$ESD_v(MIN) = [(Pe) (Rv) (A)]^{1/2} \quad Rv = 0.05 + (.009 \times i)$$

$$= [(1.0')(0.84)(20,000sf)]^{1/2} \quad = 0.05 + (.009 \times .88) = 84$$

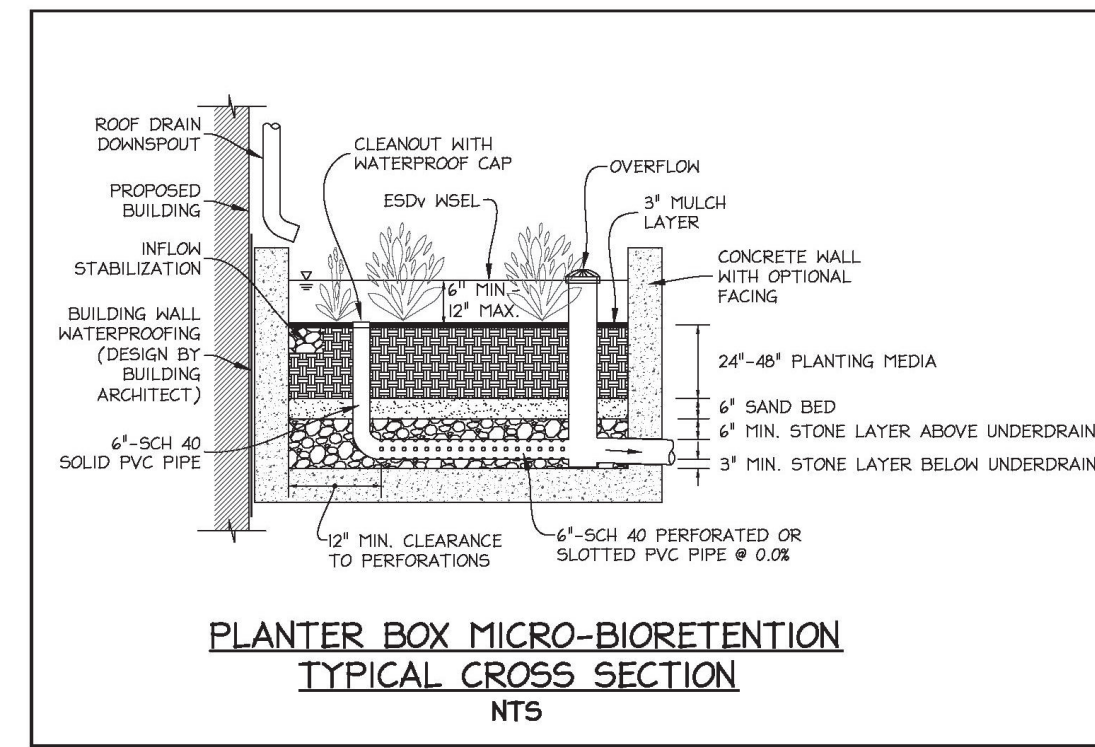
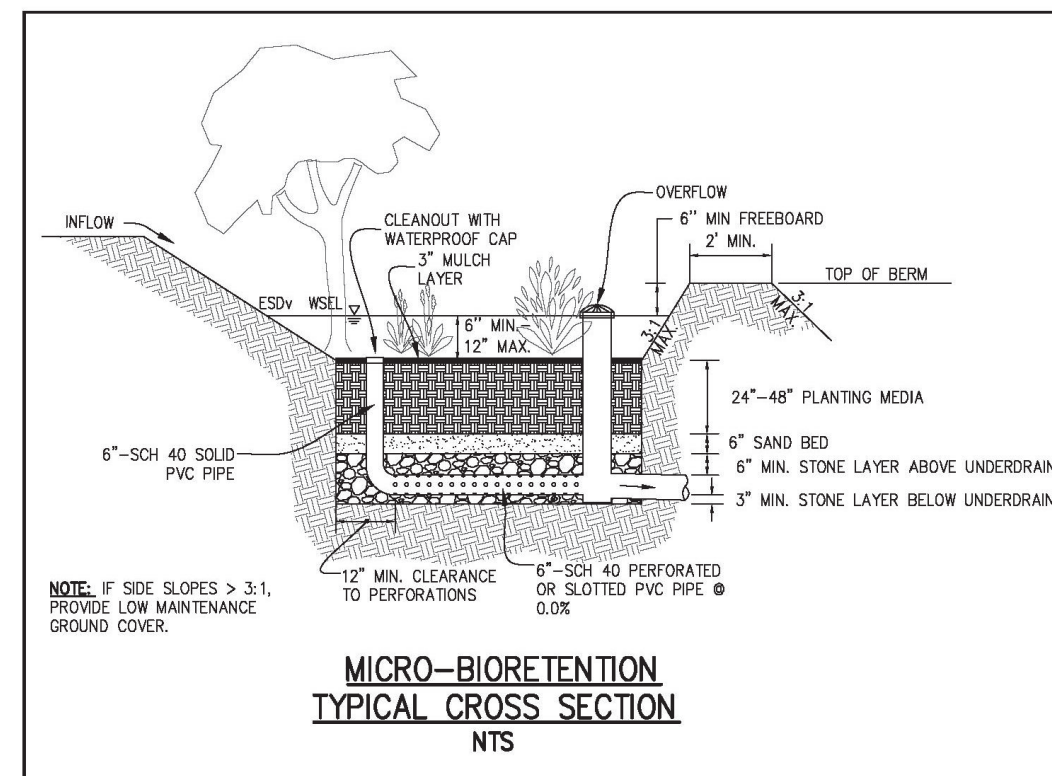
$$= 1,400 \text{ cf}$$

To calculate the ESD<sub>v</sub> provided by this facility we will assume a ponding depth of 0.75" and a 2.5" thick media layer (2" planting media and 0.5" sand). The porosity for the media layer is n = 0.40. Assume the area of the filter bed (A) is 2,500 sf.

$$ESD_v = \text{Ponding Depth} + \text{Storage in Filter Media}$$

$$= (2.500' \times 0.75) + [0.4'(2,500' \times 2.5)] = 4,375 \text{ cf}$$

Since the proposed ESD<sub>v</sub> exceeds the maximum allowable storage of 3,640 cf of the facility must be reduced in size. In this case, reducing the filter area to 1,500 sf will yield a treatment volume of 2,625 cf, which is larger than the minimum required storage in the facility. Therefore the design is acceptable.



**PROFESSIONAL CERTIFICATION**

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DEAN PACKARD, P.E. *Dean Packard* 05/19/23  
DATE

**PACKARD & ASSOCIATES LLC.**

CIVIL ENGINEERS \* SURVEYORS \* LAND PLANNERS  
16220 FREDERICK ROAD, SUITE 300  
GAITHERSBURG, MARYLAND 20877  
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05/19/23

STORMWATER MANAGEMENT CONCEPT DETAILS  
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"=20'  
DRAWN  
PW  
CHECKED  
DP  
DATE  
05/19/23

ACAD FILE NAME

JOB NO.

DRAWING NO.  
SHEET 14 OF 20

DESCRIPTION  
REVISIONS  
DATE