

Brookside 23/96

I spoke to
Katherine Nelson on
5/4/98. She'll work
w/ Carol ~~Beaman~~ ^{Wartman} set
up a group meeting -
R



Loiederman Associates, Inc.

Engineers
Planners
Surveyors

April 3, 1998

Mrs. Gwen Marcus
MNCP&PC
Historic Preservation Coordinator
8787 Georgia Avenue
Silver Spring, Maryland 20910

23/96

Re: Brooke Grove Environmental Setting
LAI No.: 572-00

Dear Gwen:

We are writing to you as a follow-up to our July 31, 1997 letter (attached) concerning the Environmental Setting at Brooke Grove Foundation. We have received several rounds of agency comments on the Stormwater Management & Sediment Control Plans for the 100 Bed Sharon Nursing Home expansion, and expect to have completed all of the requirements related to issuance of permits by May 15, 1998.

The Site Plan will be submitted with the Architectural Plans within the next several days. We have attached an advanced copy, for your review, the latest Site and Landscape Plans, which are in conformance with the design criteria discussed in the July 31, 1997 letter.

We would appreciate your assistance in reviewing and processing the plan to obtain permission from the Historic Preservation Commission, if it is required.

Please feel free to call us directly at (301) 948-2750, if you have any questions or concerns.

Sincerely,

LOIEDERMAN ASSOCIATES, INC.

John L. Brundage, RLA
Project Manager

cc: Dennis Hunter-Brooke Grove Foundation

Encl.

ask him to mail Carol Martin a Site Plan (April)

*I called 5/27 & asked him to mail ↑ to Carol
also call me*

1390 Piccard Drive
Rockville, MD 20850

(301) 948-2750 • Fax: (301) 948-9067



Loiederman Associates, Inc.

Engineers
Planners
Surveyors

July 31, 1997

Ms. Gwen Wright
MNCP&PC
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Brooke Grove Environmental Setting
LAI NO.: 572-00

Dear Ms. Wright:

I am writing to inform you of the revisions we have made to the Site and Stormwater Management Plans that impacted the Environmental Setting and historic structures at the Brooke Grove Foundation site.

On June 6, 1997, we met on-site to discuss the impact of stormwater management and the proposed location of a stormwater pond within the Environmental Setting. As you may recall, we had proposed two ponds that would outfall into the swale running through the Environmental Setting with one of the ponds proposed to be located within the setting. During our meeting, discussions occurred concerning the aesthetics of the pond in the setting and the potential of designing the new pond utilizing the design features of the existing pond on the Montgomery Mutual Insurance site in Sandy Spring.

During the design process, to try to achieve the requested pond aesthetics, we determined that the space available for the pond was limited by numerous constraints. Recently, we underwent a major revision to the Site Plan to reduce the impacts of stormwater entering the Environmental Setting. By revising the access drive, grading, storm drain and roof drainage systems, we were able to remove the pond from the Environmental Setting and design a pond behind the maintenance facility, which uses surface sand filters and meets the current requirements of SCS MD Pond Code 378.

In addition to relocating and resizing the pond, we relocated and regraded the Sharon Nursing Home rear access drive and the maintenance parking area, consistent with our discussion at the previous site meeting. Also, by adding an additional retaining wall, we reduced our grading limit of disturbance in the Environmental Setting.

Enclosed for your records is a preliminary copy of the revised Site Plan. We hope you will agree with us that the current plan is a better solution to the impact on the Environmental Setting.

1390 Piccard Drive
Rockville, MD 20850
(301) 948-2750 • Fax: (301) 948-9067



Ms. Gwen Wright
July 31, 1997
Page 2

Please direct any questions or concerns to my attention at 301-948-2750 ext 142. I look forward to talking to you in the near future.

Sincerely,

LOIEDERMAN ASSOCIATES, INC.

A handwritten signature in cursive script that reads "John L. Brundage".

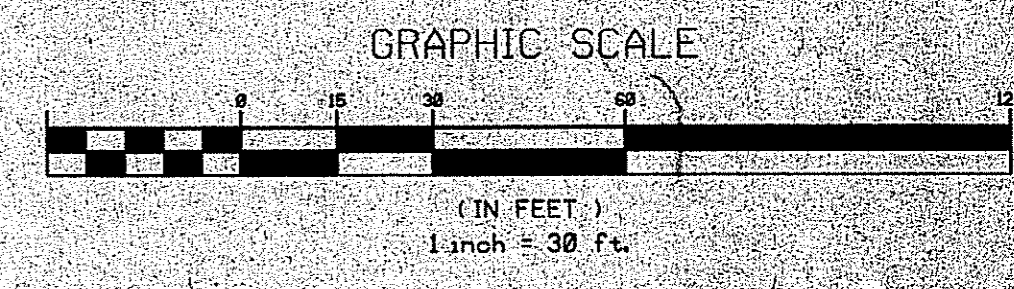
John L. Brundage, RLA
Project Manager

JLB:cam

Enclosure

cc: Dennis Hunter - Brooke Grove Foundation
Catherine Nelson - MNCP&PC

A handwritten signature in cursive script that reads "Carol Bergman".



W.S.C. Datum

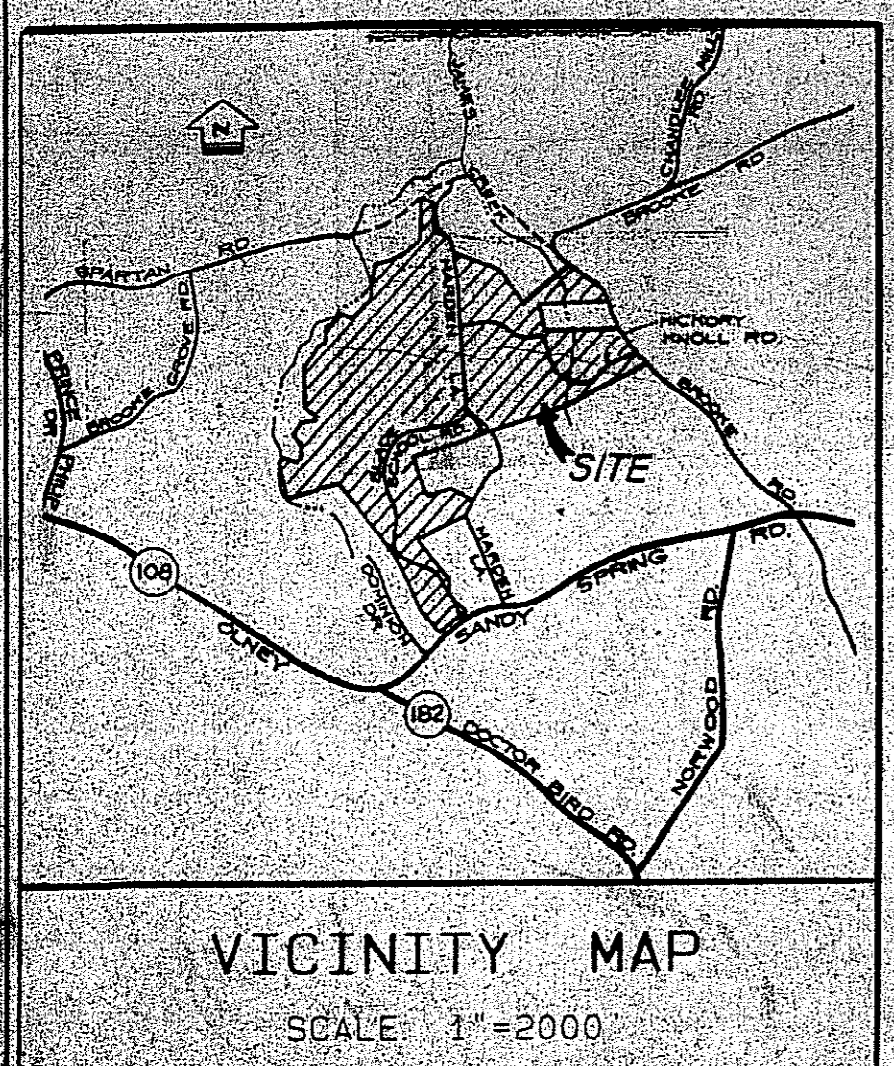


- GENERAL NOTES:
1. THERE IS A NEW NURSING HOME ADDITION CONTAINING 100 BEDS PROPOSED BY THIS PLAN, WHICH IS IN PHASE 2 OF THE PRELIMINARY PLAN STAGION.
 2. THE 100 BED NURSING HOME IS LOCATED WITHIN RECORDED LOTS 2 AND 3.
 3. BROOKE GROVE FOUNDATION, FOLIO 420, 369, 602, CONTAINING 14.3459 ACRES.
 4. THE AREA OF THE ENTIRE SITE IS 17.04 ACRES.
 5. THE PRELIMINARY AND FOREST CONSERVATION PLAN # 1-10822 WAS APPROVED ON SEPTEMBER 11, 1995.
 6. THE SPECIAL EXCEPT APPROVED OCTOBER 14, 1994 INCLUDES:
 - a. A 4-UNIT GROUP HOME FOR THE ELDERLY OR RESIDENTIAL.
 - b. A 20-UNIT NURSING HOME TO EXISTING SHARON NURSING HOME.
 - c. A 20-UNIT NURSING HOME TO EXISTING SHARON NURSING HOME.
 - d. 20-UNIT NURSING HOME TO EXISTING SHARON NURSING HOME.
 7. WATER AND SEWER CATEGORIES ARE W-1 AND S-1.
 8. BOUNDARY INFORMATION IS FROM A FIELD SURVEY DATED APRIL 1994.
 9. COMPLETED BY:
 - LOIEDERMAN & ASSOCIATES
 - SURVEYORS & ENGINEERS
 - 12 PROFESSIONAL OFFICE SUITE 216
 - GATHERSBURG, MD 20879
 10. THE 100 BED NURSING HOME IS FROM A STUDY BY LOIEDERMAN & ASSOCIATES INC. APPROVED, DATED APRIL 1994.
 11. EX. MAINT. ROAD IS A PRIVATE ROAD.
 12. THE 100 BED NURSING HOME WAS APPROVED ON 4/22/94.
 13. THE 100 BED NURSING HOME IS PROPOSED TO EXISTING SHARON NURSING HOME. THE 100 BED NURSING HOME IS PROPOSED TO EXISTING SHARON NURSING HOME. THE 100 BED NURSING HOME IS PROPOSED TO EXISTING SHARON NURSING HOME.
 14. THE CONTRACTOR SHALL CONTACT LAI (301) 444-2788 IMMEDIATELY IF ANY EXISTING CONDITIONS OR PLAN DISCREPANCIES ARE ENCOUNTERED PRIOR TO COMMENCING THAT PORTION OF THE WORK.
 15. CALL THE UTILITY AT 1-800-367-7777 48 HOURS PRIOR TO COMMENCING WORK.
 16. PARKING CALCULATION:

REQUIREMENT	REQUIREMENT	PROVIDED
NEW NURSING HOME - 100 BEDS	25	33
EXISTING SHARON - 38 BEDS	0	8
EXISTING MAINT. BLDG. - 10 SPACES	0	19
TOTALS	43	60
 17. REFER TO MONTGOMERY COUNTY STANDARDS FOR CONSTRUCTION DETAILS.

LEGEND

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- - - PROPOSED SPOT ELEVATION
- - - PROPOSED CURB
- EXISTING TREE
- SPOT ELEV. AT BOTTOM OF CURB



SITE PLAN

BROOKE GROVE FOUNDATION
LIBER 1852, 11766, 10981 FOLIO 420, 369, 602
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

PRINTED
APR - 6 1998
LOIEDERMAN ASSOCIATES

SCALE 1" = 30'

SHEET 1 OF 1 SHEETS

JOB NO. 572-00

LOIEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERING LAND PLANNING LAND SURVEYING ENVIRONMENTAL STUDIES

1390 Pigeon Ct. #200
Rockville, Maryland 20850
(301) 946-2788

4487 Forbes Boulevard
Lanham, Maryland 20786
(301) 794-7655

258 West Potomac Street
Frederick, Maryland 21781
(301) 696-1249
Metro (301) 621-4644

DATE	BY	REVISIONS
MARCH 1997	DH	DESIGNED
	EAP	DRAFTED
	DH	CHECKED
	ECW	PREP. ENG.
		OFFICE
		DATE

LOT 2 & 3
PARCEL N907

See Queen's Notes

Reforestation
- similar to what's here -

Possible hole for drainage system

GENERAL CONDITIONS

- SCOPE
 - The landscape contractor shall provide all materials, labor and equipment to complete all landscape work as shown on the plans, plant list and specifications.
 - Total number of plants shall be as shown on the landscape plan. If this total differs from the plant list, the landscape contractor is to notify the landscape architect before the bid date.
- STANDARDS
 - All plant material will conform to the current issue of the American Standard for Nursery Stock published by the American Association of Nurserymen and conform to general representative standards.
 - Plant material must be selected from nurseries that have been inspected by state or federal agencies. Any certificate required must be provided to owner or representative upon delivery of material.
 - Collected material may be used only when approved in writing.
 - Propagators will be in accordance with Article III.
- SUBSTITUTIONS
 - If a plant is found not to be suitable or available, the landscape contractor is to notify the landscape architect before bidding.
 - The owner or landscape architect is then required to select a replacement substitute or to refer to the landscape contractor of the availability of the original plant.
 - If a substitute is selected, it must be of the same size, value and quality as the original plant.
 - Substitutions to be made with written approval of landscape architect.
- UTILITIES
 - The landscape contractor shall notify utility companies prior to construction and call "TIE UP LINES" to locate utility lines.
 - If there is a conflict with the utilities and the planting, the landscape contractor shall notify the landscape architect or owner immediately. Any cost of reworking caused by contractor failure to notify will be borne by the contractor.
- IRRIGATION
 - Plants shall not be planted in situations that show obvious poor drainage. Such situations shall be brought to the attention of the landscape architect and owner and if they are necessary, the plants shall be relocated or the contractor shall be adjusted to allow for drainage correction or a reworked area.
- WEEDS/WEEDING
 - During planting, all areas shall be kept neat and clean, and all reasonable precautions shall be taken to avoid damage to existing plants, turf and structures.
 - Upon completion, all debris and waste material resulting from planting operations shall be removed from the project and the area cleaned up.
 - Any damaged areas shall be restored to their original condition or the cost of the contractor.

PLANT MATERIALS

- SCOPE
 - The landscape contractor shall furnish and plant all plants listed in the plant list as shown on the plan according to the specifications.
- STANDARDS
 - Roots
 - Rooted shrubs shall be dug with adequate fibrous roots.
 - Roots shall be protected during handling and transit and planted to guard against drying-out and damage. If not planted soon after arrival, material must be heated in and maintained.
 - Balled and Burlapped
 - Balled and burlapped plants shall be dug with firm natural balls of earth.
 - Ball sizes shall be in accordance with A.S.N. specifications.
 - Container grown stock shall have been grown in a container long enough for the root system to have developed sufficiently to hold soil in container together.
 - All plant material shall be nursery grown unless otherwise specified. Pruning shall be done before planting or during the planting operation.
 - All plant material to be transported in covered containers. Locally available material may be covered with a burlap or similar cover to keep from drying out, provided the transporting vehicle maintains a minimum 35 mph average.
 - Anti-desiccant shall be applied on all material dug while in foliage.
 - Container stock may require 80% as long as all other methods are met.
 - Some plant material for location near water shall be similar in appearance, judge material will be similar enough in size and shape, etc. to create a uniform hedge.
- INSPECTION
 - Plants may be subject to inspection and approval by the owner or owner's representative at the place of growth for conformity with specification requirements as to quality, size and variety. This will be at the owner's expense.
 - Plants damaged in handling or transportation may be rejected by the owner or owner's representative.
 - State or federal nursery inspection certificates shall be furnished to the landscape architect upon request.

PROCEDURE FOR BRACING TREES

- TREES BRACED BY STAKES
 - Choose the correct size and number of stakes and size of hose and wire according to the tree support schedule. Staking shall be completed within 48 hours of planting the tree.
 - Stake stakes evenly and vertically on the outside of the tree ball and drive firmly into the ground between the tree ball and the soil. The stakes should be driven 6 to 8 inches into the ground.
 - NOTE: NEVER drive a stake through the tree ball or into the trunk of a tree.
 - Cut pieces of reinforced hose long enough to loop around the curve of the tree.
 - Place the hose around the trunk of the height required to provide optimum support. Then run the hose over wire which runs both ends both ends horizontally beyond the stake by 2'.
 - Cut the wire to sufficient length and then twist the wire or the rubber hose to keep it in place.
 - Run both ends of the wire together around the stake twice and then twist wire back onto itself to secure it. Cut off excess wire and stake.
 - The above procedure are to be followed for each stake.
- ANTI-TRANSPIRANTS
 - Anti-transpirants shall be an emulsifiable concentrate used to retard excess water loss without harming normal transpiration.
 - BACK FILL MIXTURE
 - Back fill mixture shall be a 50% peat moss, 50% organic material (or perlite) by volume.
 - If any other additive or found to be needed at the time of planting, it shall be with the approval of the landscape contractor, landscape architect and owner or owner's representative.
 - Fertilizer is to be added depending on the size of the plant and the manufacturer's recommendation.
 - Trees - Use tree fertilizer as required by particular species.
 - Shrubs - Use tree fertilizer as required by particular species.
 - Ground Cover, Vines & Herbaceous Plants - Use tree fertilizer as required by particular species.
- CABLE
 - Cable shall be 3/16" or 3/8" galvanized steel, depending on size of tree.
- CLAMPS
 - Clamps shall be galvanized or stainless steel and large enough to hold wire or cable used.
- COMPOST
 - To be organic matter composed and used by accepted methods to be used only when specified or by approval of landscape architect.
- DELIMITE LINE
 - This is agricultural grade ground limestone containing total carbonate of 85% with a minimum of 30% magnesium carbonate.
- FERTILIZER
 - Fertilizer shall be granular, water or pellet with 35 to 40% of the total nitrogen in a slowly available form. To be applied by manufacturer's methods.
 - Fertilizer shall be a complete fertilizer with a minimum analysis as required by soil test and plant material.
- HOLE
 - Hole shall be circular, uniform in color and either 16" to 18" in diameter, depending on the size of the tree.
- LEAF MOLD
 - This is a composed leaf material to be used with the approval of landscape architect.
- MESH
 - Material shall be double stranded coated hardware cloth such as "allweave" or approved equivalent.
 - Material shall be matching grade, uniform in size and free of foreign or harmful matter.
- ORGANIC MATTER
 - Organic matter used in back fill mix shall be peat or other material approved by the landscape architect or owner.
- PEAT MOSS
 - Type 1 - sphagnum peat moss - is finely divided with a pH of 4.0 to 5.0.
- STAKES
 - Stakes shall be 2" x 2" hardwood, reasonably free of knots to be long enough for 1/2 to be driven into the soil and 1/2 above the soil surface.
- TOP SOIL
 - If used, top soil shall be a sandy loam and uniform in color composition.
 - It shall be free of stones, roots, lumps, plants and other debris over 1/2" in size.
 - Top soil shall have a pH range of 5.5 to 7.0 and the organic matter shall be a minimum content of 10%.
- TRAIL ELEMENTS
 - These commercially available low phosphorus materials containing zinc, iron, molybdenum, boron, iron, iron, copper, calcium, boron, iron, and potassium (etc.) to be applied as per manufacturer's directions as deemed necessary by soil test.
- WIRE
 - Wire shall be 12 or 14 gauge galvanized steel or stainless steel, depending on size of tree.

PLANTING PROCEDURES FOR GROUND COVER

- PREPARING GROUND COVER BED
 - The ground cover bed shall be prepared prior to planting by one of the following methods: rototilling, backhoeing and rototilling or by plowing (generally done on small areas or on slopes). Ball shall be loosened to a depth of 4 to 6 inches.
 - Soil additives for the ground cover bed shall be peat or perlite 1:2 (loam) deep after the soil has been loosened and then worked into the bed by one of the following methods: rototilling, backhoeing and rototilling or by plowing (generally done on small areas or on slopes). Ball shall be loosened to a depth of 4 to 6 inches.
 - Fertilize in planting hole or water soluble at base of plants after planting.
 - Mulch the entire ground cover bed to a minimum 2" in depth and not to exceed 3" in depth.
- PLANTING GROUND COVER
 - The ground cover planting holes shall be dug through the mulch with one of the following hand tools: shovel, bulb planter or hoe.
 - Before planting, biodegradable pots shall be crushed and the top edges broken down below soil surface and non-biodegradable pots shall be removed. Unwrap any banded roots, do not break rootball.
 - The ground cover (either perched or bare root) shall be spaced:
 - So that the roots of the plant are surrounded by soil below the mulch surface.
 - So that the roots of the plant are surrounded by soil below the mulch surface.
 - When spacing plants being set so that the top of the ball in the pot is even with the existing grade and bare.
 - NEVER COVER TOP OF TREE BALL WITH SOIL. Top of root ball should be 1/2" for typical height above the final grade.
 - Form a 2" edge above existing grade and around the outer rim of the tree pit.
 - Mulch top of root ball and space within 48 hours to a minimum depth of 2" and not to exceed 3".
 - Water thoroughly on the interior of the tree above until it is filled. EVEN IF IT IS RAINING. Provide enough water to insure saturation of the root ball.
 - Prune out any dead or broken branches, see pruning detail.
 - In extremely poor soil, reduce foliage surface by pruning or shearing of foliage.
- PREPARING SHRUB PIT
 - For a single shrub, the pit shall be dug large enough for the proper setting of the root ball (4" wider than root ball of base, 2 to 3 times the width of the root ball at the top).
 - For a shrub mass planting, the entire bed area shall be rototilled 3 to 4 inches deep. Each shrub pit shall be excavated for the proper setting of the root ball.
 - For a hedge, a trench shall be dug large enough for the proper setting of all of the plants. Root balls (the trench shall be 2 times wider than the root ball).
 - Form a suspended berm in the bottom of the hole to adjust plant height to proper location. Compact sufficiently to prevent settling.
- PLANTING SINGLE SHRUBS AND BACKFILLING PIT
 - Remove all plastic wraps, felts, containers, etc.
 - Place the plant in the pit by lifting and carrying it by the root ball.
 - Set the plant straight and in the center of the pit with the most desirable side facing toward the prominent view.
 - Use a soil mixture as specified.
 - Make sure the plant remains straight during backfilling procedure.
 - Backfill sides of the pit halfway with soil mixture and top of the pit is being filled.
 - Pull the burlap back 1/2" the way down root ball. Make sure burlap does not become exposed above soil surface.
 - Water thoroughly on the interior of the shrub pit and top firmly.
 - Form a 2" edge above existing grade and around the planting pit.
 - Mulch top of root ball and space a minimum of 2" in depth and not to exceed 3" in depth.
 - Water the entire planting bed thoroughly. EVEN IF IT IS RAINING. To wet top 2" soil.
 - Prune out any dead or broken branches.
 - Remove all tags, labels, strings, etc. from the plants.
- PLANTING PROCEDURES FOR TREES
 - PREPARING TREE PIT
 - Hole of tree pit shall be dug so that they are vertical and centered.
 - The tree pit must be a minimum of 2 times the size of the root ball (if double ball).
 - The tree pit shall be deep enough to allow 1/2" of the ball to be above the existing grade. Any loose soil at the bottom of the pit shall be repaid by hand or with the backer of the loader.
 - Dig pit 2" deeper than depth required of root ball. Fill bottom of pit with 4" supported soil six surrounding depth to insure top of root ball is 1/2" above the surface of the soil.
 - TEMPORARY SEEDING MIXTURE
 - Annual Ryegrass - Winter 200-300 lbs./ac. (50 lbs./1000 sq. ft.)
 - Jerusalem Artichoke - Summer 120 lbs./ac.
 - Because native species may not compete well with certain grass species:
 - If seed mixtures used one other than those preferred may occur be from table 26 of "Standards and Specifications for Soil Erosion and Sediment Control" by the Maryland Department of Environmental Protection. Temporary Plant Material must be removed prior to seeding of other material.
 - For sites being Soil Tests performed, the seedling & establishment shall be done as a "Standards and Specifications for Soil Erosion and Sediment Control" shall be detailed and the rules recommended by the testing agency shall be written in. Soil tests are not required for Temporary Seeding.
 - PERMANENT SEEDING
 - Seeding grasses and requires to establish ground cover for a minimum period of one year on disturbed areas generally requiring low maintenance.
 - Seed Mixture - Permanent Seeding
 - For specific Seed Mixture, see those listed below.
 - If Seed Mixture used must be similar or approved of by the Maryland Department of Environmental Protection for Soil Erosion and Sediment Control by the Maryland Department of Environmental Protection. Additional planting specifications for specific sites such as shorelines, streambanks or banks, or for special purposes such as wildlife or aesthetic treatment may be found in US-600.
 - Technical Field Office Guide, Section 342 - Critical Area Planting, for specific low maintenance areas, see Sections 1.100 and 1.110 progress.
 - For sites having disturbed areas over 5 acres, the rates shown on Table 26 of "Standards and Specifications for Soil Erosion and Sediment Control" recommended by the soil testing agency shall be written in.
 - For areas receiving low maintenance, apply uniform fertilizer (40-0-0) at 3 1/2 lbs./1000 sq. ft. (3.5 lbs./1000 sq. ft.) in addition to recommended amounts as shown in soil test to be performed at the time of seeding.
 - Do not fertilize areas to be seeded in and around storm water Management Facility Area.

PLACING TREES IN THE PIT

- Place the tree in the pit by lifting and carrying the tree by the ball (never lift by branches or trunk) and then lowering it into the pit. Contractor is responsible for providing any machinery necessary to lift and move plant material to insure it is not dropped.
- Set the tree straight and in the center of the pit with the most desirable side of the tree facing toward the prominent view (landscape, building, street, etc.).
- Any excess material may be rejected by owner or representative. Any dropped material should be disposed with no flapping on the trunk and notes on a sign. Should plant die, it will be replaced by the contractor at no cost to the owner.
- BACKFILLING TREE PIT
 - Carry soil or wire on ball of tree and pull burlap back to the edge of the root ball. Remove all plastic wraps and felts. Roll burlap 1/2" of the way down the root ball.
 - Backfill tree pit with a soil mixture stated in the specifications.
 - Mix soil thoroughly in mixture either prior to filling pit or as pit is being filled.
 - Make sure plant remains straight during backfilling procedure.
 - Backfill sides of the pit halfway with soil mixture and top of pit is being filled.
 - When spacing plants being set so that the top of the ball in the pot is even with the existing grade and bare.
 - NEVER COVER TOP OF TREE BALL WITH SOIL. Top of root ball should be 1/2" for typical height above the final grade.
 - Form a 2" edge above existing grade and around the outer rim of the tree pit.
 - Mulch top of root ball and space within 48 hours to a minimum depth of 2" and not to exceed 3".
 - Water thoroughly on the interior of the tree above until it is filled. EVEN IF IT IS RAINING. Provide enough water to insure saturation of the root ball.
 - Prune out any dead or broken branches, see pruning detail.
 - In extremely poor soil, reduce foliage surface by pruning or shearing of foliage.
- CONTRACTOR TO perform soil test as per accepted methods authorized by the local agricultural extension service.
- Contractor will be held responsible for notifying owner of any problems or deficiencies determined by the test results.
- Contractor will be held responsible for notifying owner of any problems or deficiencies determined by the test results.
- Plant failure based on deficiencies or problems due to failure of contractor to take soil samples will be replaced at the cost of the contractor after the correction has been made.

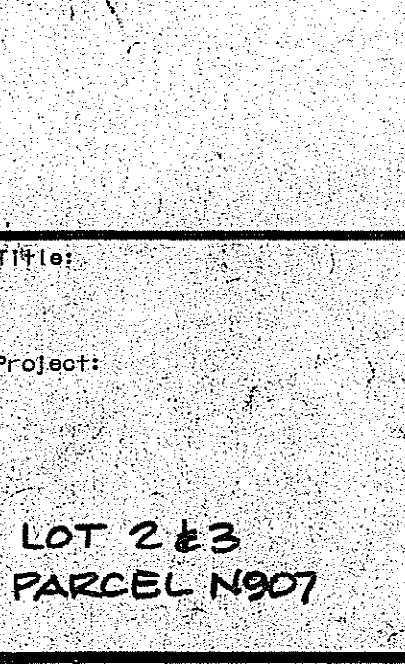
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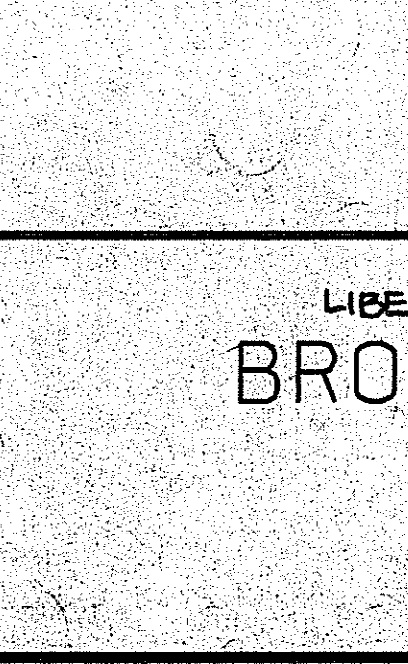
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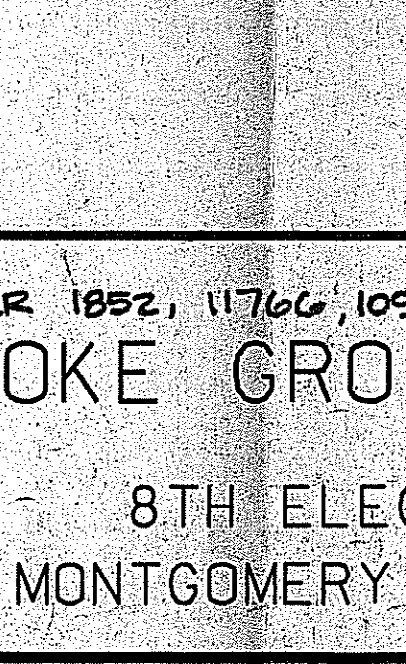
CONIFEROUS TREE PLANTING DETAIL



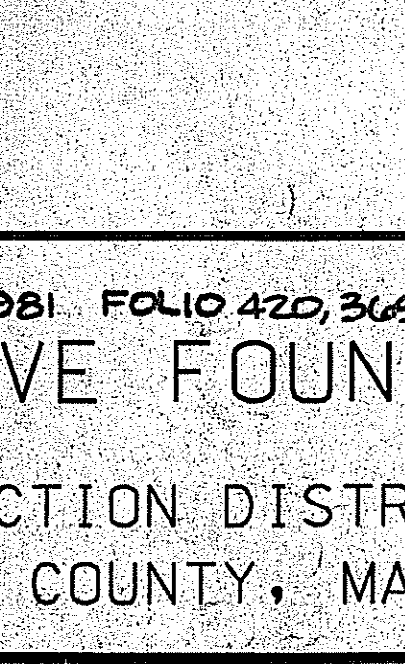
CONIFEROUS TREE PLANTING DETAIL



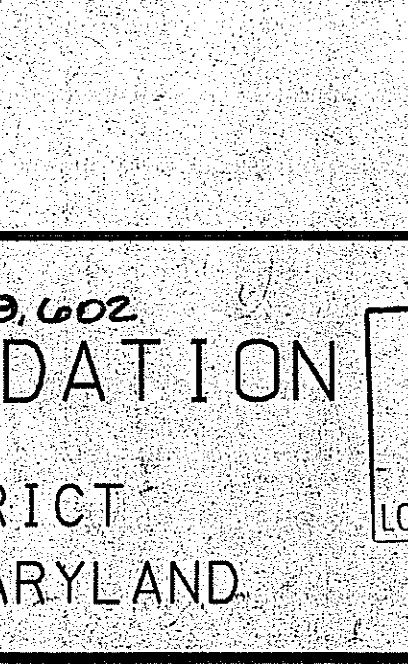
DECIDUOUS TREE PLANTING DETAIL



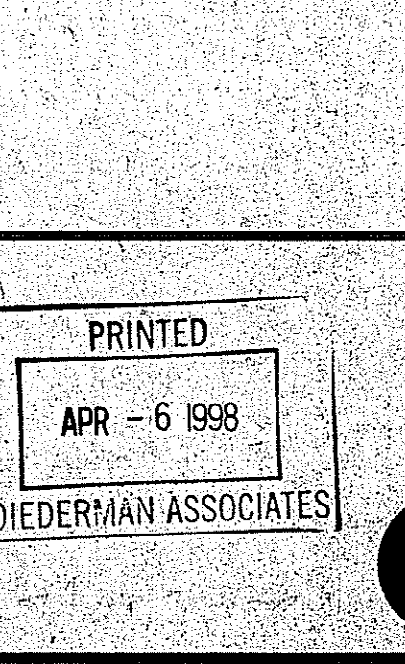
DECIDUOUS TREE PLANTING DETAIL



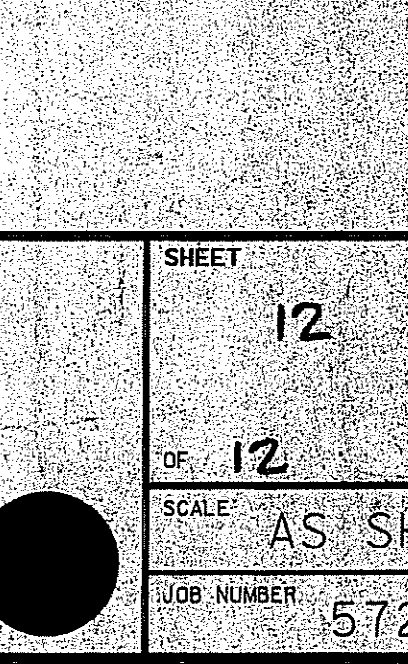
SHRUB PLANTING DETAIL



SHRUB PLANTING DETAIL



MULTI-STEMMED PLANTING



ISSUED FOR BUILDING PERMIT PROCESSING
DATE: 02/10/98 BY: JLB SHEET 4 OF 4

LOIEDERMAN ASSOCIATES, INC.
Civil/Engineering Land Planning Land Surveying Environmental Scientists
1390 Piccard Drive, Rockville, Maryland 20850
4407 Forbes Boulevard, Lanham, Maryland 20706
256 West Patrick Street, Frederick, Maryland 21701
66 Industrial Park Drive, Waldorf, Maryland 20602
Internet: adas@net http://www.loiederman.com

Project Manager: ECW
Designed: JKG
Technician: JKC
Checked: JKG
CAD System: JKG
Date: AUG. 1997
OFFICE: ROCKVILLE

NO.	REVISIONS	BY	DATE

LANDSCAPE NOTES & DETAILS

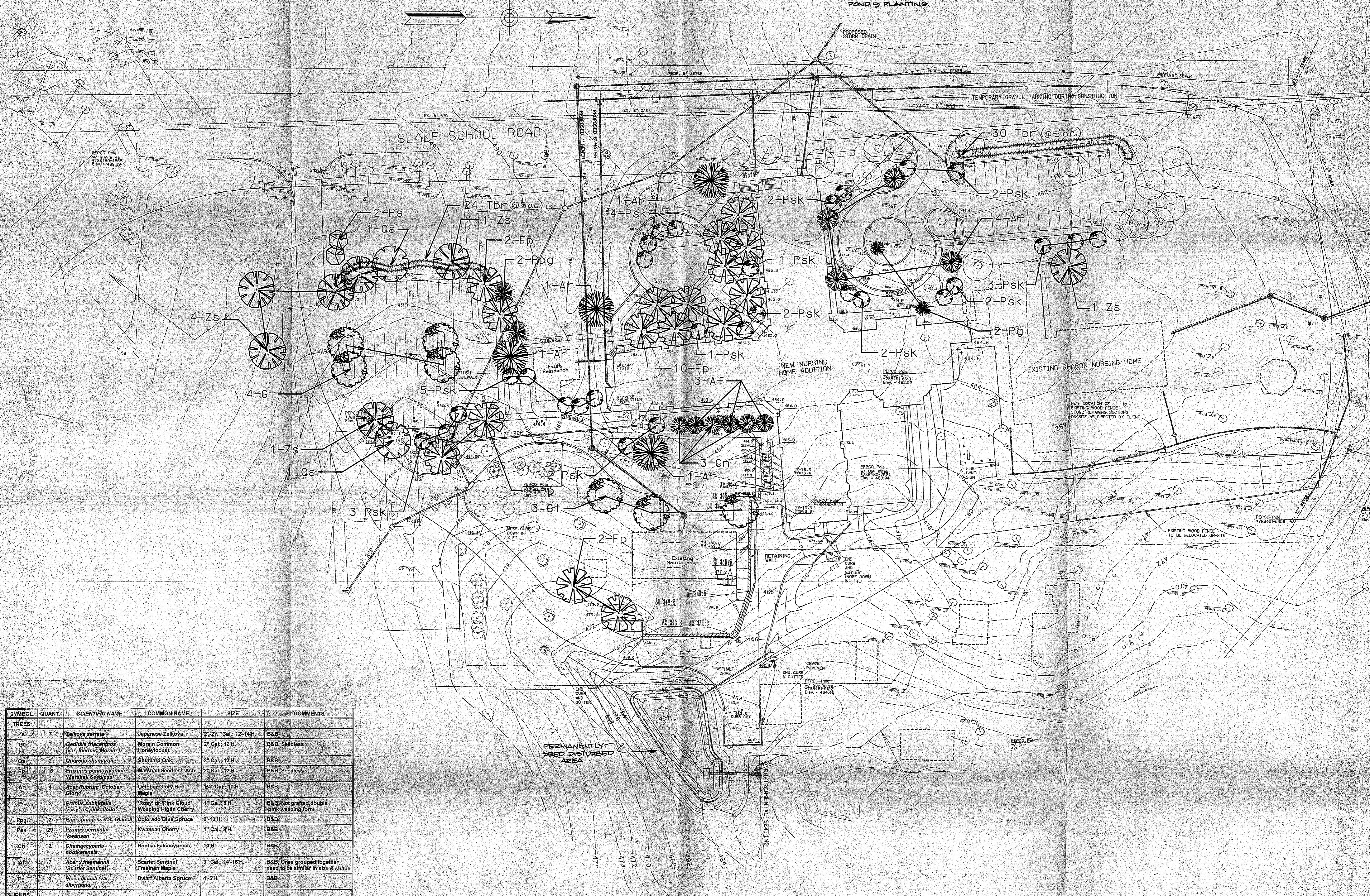
Title: LIBER 1852, 11766, 10981, FOLIO 422, 369, 602
Project: BROOKE GROVE FOUNDATION
LOT 2 & 3 PARCEL N907

Project: BROOKE GROVE FOUNDATION
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND.

PRINTED APR - 6 1998
LOIEDERMAN ASSOCIATES

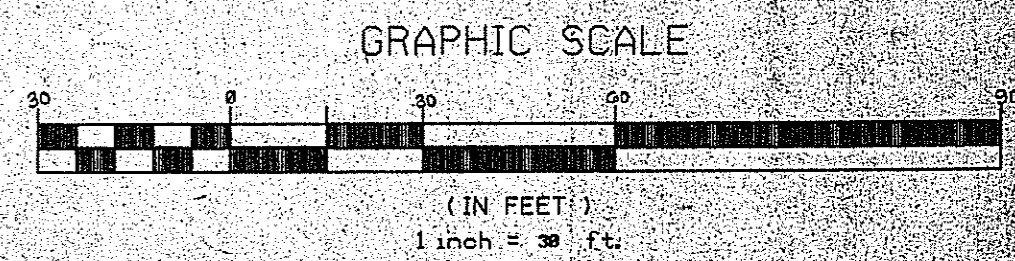
SHEET 12 OF 12
SCALE: AS SHOWN
JOB NUMBER 572-00

NOTE:
SEE SHEET 5 FOR
POND & PLANTING



SYMBOL	QUANT.	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
Zk	7	<i>Zelkova serrata</i>	Japanese Zelkova	2"-2 1/2" Cal.; 12'-14'H.	B&B
Gt	7	<i>Gedditia triacanthos</i> (var. <i>ifermis</i> 'Morain')	Morain Common Honeylocust	2" Cal.; 12'H.	B&B, Seedless
Qs	2	<i>Quercus shumardii</i>	Shumard Oak	2" Cal.; 12'H.	B&B
Fp	16	<i>Fraxinus pennsylvanica</i> 'Marshall Seedless'	Marshall Seedless Ash	2" Cal.; 12'H.	B&B, Seedless
Ar	4	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	4 1/2" Cal.; 10'H.	B&B
Pc	2	<i>Prunus subhirtella</i> 'rosy' or 'pink cloud'	'Rosy' or 'Pink Cloud' Weeping Higan Cherry	1" Cal.; 8'H.	B&B, Not grafted, double pink weeping form
Ppg	2	<i>Picea pungens</i> var. <i>Glauca</i>	Colorado Blue Spruce	8'-10'H.	B&B
Psk	29	<i>Prunus serrulata</i> 'Kwansan'	Kwansan Cherry	1" Cal.; 8'H.	B&B
Cn	3	<i>Chamaecyparis nootkatensis</i>	Nootka Falsecypress	10'H.	B&B
AF	7	<i>Acer x freemanii</i> 'Scarlet Sentinel'	Scarlet Sentinel Freeman Maple	3" Cal.; 14'-16'H.	B&B, Ones grouped together need to be similar in size & shape
Pg	2	<i>Picea glauca</i> (var. <i>albertiana</i>)	Dwarf Alberta Spruce	4'-5'H.	B&B
SHRUBS					
Tbr	54	<i>Taxus baccata</i> 'repandens'	Spreading English Yew	24"H.; 30" Spread	B&B, to make hedges - do not shear until installed, then shear as hedge, not individually

ISSUED FOR BUILDING PERMIT PROCESSING
DATE: 02/10/98 BY: JLB SHEET 3 OF 4



LOIEDERMAN ASSOCIATES, INC.
Civil Engineering Land Planning Land Surveying Environmental Scientists
1390 Piccard Drive, Rockville, Maryland 20850 301-948-2750 Fax: 301-948-4067
4407 Forbes Boulevard, Lanham, Maryland 20706 301-794-7555 Fax: 301-794-7556
256 West Patrick Street, Frederick, Maryland 21701 301-696-1240 Fax: 301-631-4803
6E Industrial Park Drive, Waldorf, Maryland 20602 301-870-2166 Fax: 301-870-2884
Internet address: http://www.loiederma.com

Project Manager: ECW
Designed: JKG
Technician: RMC
Checked: JLB
CAD System: SDA, Inc.
P: Eng/Landscape/Land.s
Date: AUG., 1997
OFFICE: ROCKVILLE

LANDSCAPE PLAN

Project: LOT 2 & 3 PARCEL N907

LIBER 1852, 11766, 10981 FOLIO 420, 369, 602
BROOKE GROVE FOUNDATION
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

PRINTED APR - 6 1998
LOIEDERMAN ASSOCIATES

SHEET: 11
OF 12
SCALE: 1" = 30'
JOB NUMBER: 572-00



Loiederman Associates, Inc.

1390 Piccard Drive
Rockville, Maryland 20850

TRANSMITTAL

Project No. 572-00

301-948-2750

To MNCP+PC

Date 6/9/88

8787 Georgia Ave

Subject Browse Grove

Silver Spring MD 20910

Foundation

Attn Robin Ziek
Historic Preservation

The following items are transmitted: Herewith Under Separate Cover Via:

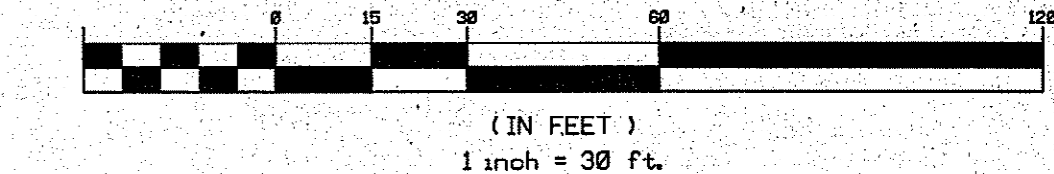
No. of Copies	Description
1	site plan sheet 1 of 1
1	landscape plan sheet 11 of 12

The above items are submitted At your request For your approval For your review For your action For your files For your information

General Remarks

Copies To Carol Martin
MNCP+PC
Env. Section

By John Brundage



W.S.S.C. Datum

ABOUT 3000 FT. TO MD. RTE. 108

LOT 3
14.3459 Acres
ZONED RE-2

LOT 2
35.9697 Acres
ZONED RE-2

- GENERAL NOTES:**
1. THERE IS A NEW NURSING HOME ADDITION CONTAINING 100 BEDS PROPOSED BY THIS PLAN WHICH IS IN PHASE 2 OF THE PRELIMINARY PLAN STAGING.
 2. THE 100 BED NURSING HOME IS LOCATED WITHIN POLICED LOTS 2 AND 3 BROOKE GROVE FOUNDATION LIBER.
 3. THE AREA OF THE ENTIRE SITE IS 179.0 ACRES.
 4. THE PRELIMINARY AND FOREST CONSERVATION PLAN # 1-90822 WAS APPROVED ON SEPTEMBER 11, 1995.
 5. THE SPECIAL EXCEPTION APPROVED DECEMBER 14, 1994 INCLUDES: S-NBA GROUP HOME FOR THE ELDERLY (40 RESIDENTS) CBA-7584 MODIFICATION TO EXISTING SHARON NURSING HOME CBA-1858 MODIFICATION TO EXISTING SHARON NURSING HOME S-20% INDEPENDENT LIVING APARTMENTS AND VILLAS
 6. EXISTING ZONING IS RE-2
 7. WATER AND SEWER CATEGORIES ARE W-1 AND S-1.
 8. BOUNDARY INFORMATION IS FROM A FIELD SURVEY DATED APRIL 1994, COMPLETED BY: SNIDER & ASSOCIATES SURVEYORS & ENGINEERS 3 PROFESSIONAL DRIVE, SUITE 216 DATHERSBURG, MD 20827
 9. 100 YR FLOOD PLAIN LIMITS ARE FROM A STUDY BY LOIEDERMAN ASSOCIATES, INC., APPROVAL DATED MARCH 22, 1998.
 10. SLADE SCHOOL ROAD IS A PRIVATE ROAD.
 11. NRI/FSD NUMBER 4-94284 WAS APPROVED ON 4/22/94.
 12. DEV. STANDARD PERMITTED REQUIRED: PROPOSED MAX. DENSITY: 100 SKILLED NURSING BEDS 100 SKILLED NURSING BEDS, 38 CONCIULIARY CARE BEDS 38 CONCIULIARY CARE BEDS.
 13. BUILDING ROOF DRAINS ARE TO BE ATTACHED TO THE STORM DRAIN SYSTEM.
 14. THE CONTRACTOR SHALL CONTACT LAI (301-948-2750) IMMEDIATELY IF ANY EXISTING CONDITIONS OR PLAN DISCREPANCIES ARE ENCOUNTERED PRIOR TO COMMENS THAT PORTION OF THE WORK.
 15. CALL M&S UTILITY AT 1-800-257-7777 48 HOURS PRIOR TO COMMENSING WORK.
 16. PARKING CALCULATION:

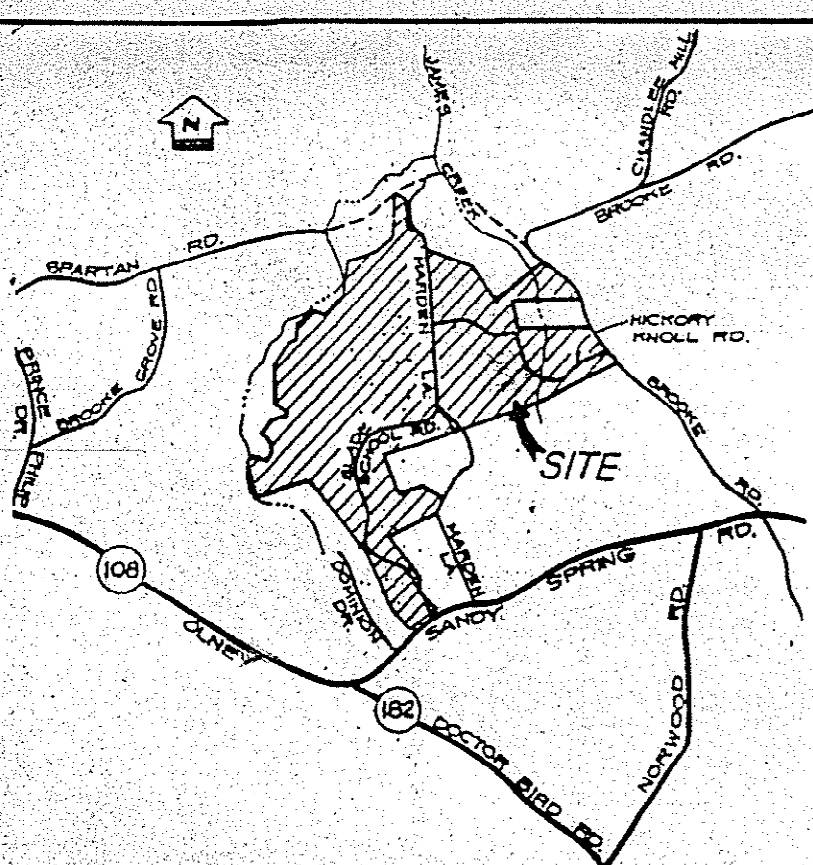
	REQ'D	PROVIDED
NEW NURSING HOME - 100 BEDS (1 space / 4 beds) + visitor spaces	25	33
CONVERTED SHARON - 38 BEDS (1 space / 4 beds) + visitor spaces	8	8
EMPLOYEES (1 space / 2 employees)	18	19
HANDICAPPED / RESERVED (2 spaces / 28 to 50 Spaces)	2	5
TOTALS	43	65
 17. REFER TO MONTGOMERY COUNTY STANDARDS FOR CONSTRUCTION DETAILS.
 18. COMBINED CONCRETE CURB AND GUTTER TYPE "A" MONTGOMERY COUNTY STANDARD MC-189.01

TYPICAL PAVEMENT SECTION

4/4/2 PAVEMENT	4/2/2 PAVEMENT
2" BITUMINOUS CONCRETE SURFACE COURSE	2" BITUMINOUS CONCRETE SURFACE COURSE
4" BITUMINOUS CONCRETE BASE COURSE	2" BITUMINOUS CONCRETE BASE COURSE
4" CR-6 BASE COURSE	4" CR-6 BASE COURSE
APPROVED SUBGRADE	APPROVED SUBGRADE

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CURB
- EXISTING TREE
- SPOT ELEV. AT BOTTOM OF CURB



VICINITY MAP
SCALE: 1" = 2000'

LOIEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERING LAND PLANNING LAND SURVEYING ENVIRONMENTAL STUDIES

1390 Picoard Drive
Rockville, Maryland 20859
(301) 948-2750

4487 Forbes Boulevard
Lanham, Maryland 20706
(301) 794-7556

268 West Patrick Street
Frederick, Maryland 21701
(301) 696-1248
Metro (301) 831-4544

DATE	NO.	REVISIONS	BY	DATE
MARCH 1997				

PARCELS: 200,228,303,6675,745,900,N907 (LOT 1), AND LOTS 5, 6, 7, AND 8, SLADE PROPERTY SUBDIVISION, LOCATED AT 18100 SLADE SCHOOL ROAD, OLNEY, MD.

SITE PLAN

LOT 2 & 3
PARCEL N907

BROOKE GROVE FOUNDATION
LIBER 1852, 11766, 10981 FOLIO 420, 369, 602
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SC PERMIT NO. 9709090009 SM FILE # NS95057/1-96022

SCALE
1" = 30'

SHEET 1

OF 1 SHEETS

JOB NO.
572-00

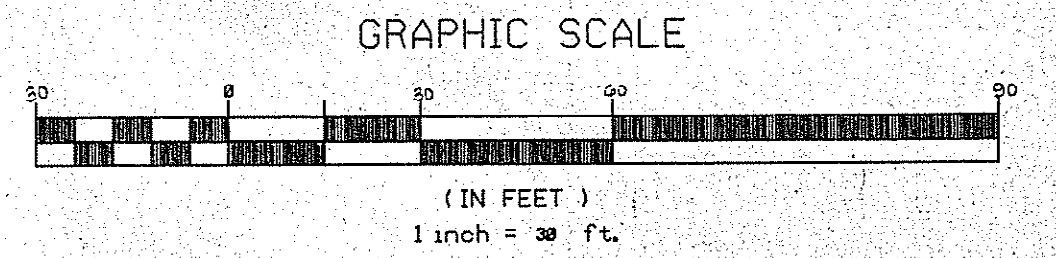
572-00 (enphase) (sheet) (plotplan) (sh)

NOTE:
SEE SHT. 5 FOR
POND & PLANTING.



SYMBOL	QUANT.	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
Zs	7	<i>Zelkova serrata</i>	Japanese Zelkova	2"-2 1/2" Cal.; 12'-14'H.	B&B
Gt	7	<i>Geditsia triacanthos (var. Inermis 'Morain')</i>	Morain Common Honeylocust	2" Cal.; 12'H.	B&B; Seedless
Qs	2	<i>Quercus shumardii</i>	Shumard Oak	2" Cal.; 12'H.	B&B
Fp	16	<i>Fraxinus pennsylvanica 'Marshall Seedless'</i>	Marshall Seedless Ash	2" Cal.; 12'H.	B&B; Seedless
Ar	4	<i>Acer Rubrum 'October Glory'</i>	October Glory Red Maple	1 1/2" Cal.; 10'H.	B&B
Ps	2	<i>Prunus subhirtella 'rosy' or 'pink cloud'</i>	'Rosy' or 'Pink Cloud' Weeping Higan Cherry	1" Cal.; 8'H.	B&B; Not grafted double pink weeping form.
Ppg	2	<i>Picea pungens var. Glauca</i>	Colorado Blue Spruce	8'-10'H.	B&B
Psk	20	<i>Prunus serrulata 'kwansan'</i>	Kwansan Cherry	1" Cal.; 8'H.	B&B
Cn	3	<i>Chamaecyparis nootkatensis</i>	Nootka Falsecypress	10'H.	B&B
Af	7	<i>Acer x freemanni 'Scarlet Sentinel'</i>	Scarlet Sentinel Freeman Maple	3" Cal.; 14'-16'H.	B&B; Ones grouped together need to be similar in size & shape
Pg	2	<i>Picea glauca (var. albertiana)</i>	Dwarf Alberta Spruce	4'-5'H.	B&B
SHRUBS					
Tbr	54	<i>Taxus baccata 'repandens'</i>	Spreading English Yew	24"H.; 30" Spread	B&B; to make hedges - do not shear until installed, then shear as hedges, not individually.

ISSUED FOR BUILDING PERMIT PROCESSING
DATE: 02/10/98 BY: JLB SHEET 3 OF 4



LOIEDERMAN ASSOCIATES, INC.
Civil Engineering Land Planning Land Surveying Environmental Scientists

1390 Piccard Drive, Rockville, Maryland 20850 301-948-2750 Fax: 301-948-9067
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256 West Patrick Street, Frederick, Maryland 21701 301-696-1240 Fax: 301-831-4865
6E Industrial Park Drive, Waldorf, Maryland 20602 301-870-2166 Fax: 301-870-2884
Internet address: http://loiederman.com

Project Manager	ECW
Designed	JKG
Technician	RMC
Checked	JLB
CAD System	SPS, Var.
DWG. System	PT/Eng/Landscape/land.s
Date	AUG., 1997
OFFICE	ROCKVILLE

LANDSCAPE PLAN

Title:
Project:
LOT 2 & 3
PARCEL N907

LIBER 1852, 11766, 10981 FOLIO 420, 369, 602
BROOKE GROVE FOUNDATION
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SHEET 11
OF 12
SCALE 1"=30'
JOB NUMBER 572-00



Loiederman Associates, Inc.

1390 Piccard Drive
Rockville, Maryland 20850

301-948-2750

TRANSMITTAL

Project No. 572-00

To MNCP+PC
8787 Georgia Ave
Silver Spring MD 20910
Attn Robin Zick
Historic Preservation

Date 6/4/78
Subject Brook Grove
Foundation

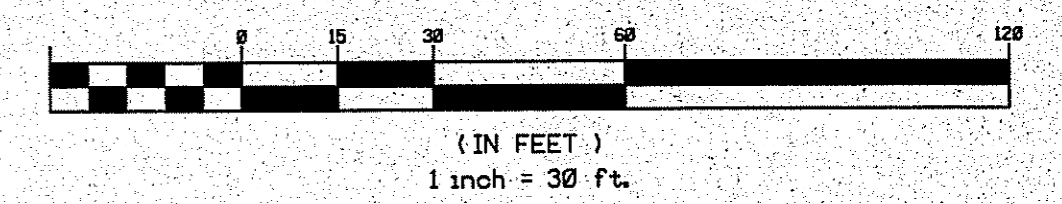
The following items are transmitted: Herewith Under Separate Cover Via:

No. of Copies	Description
1	site plan sheet 1 of 1
1	landscape plan sheet 11 of 12

The above items are submitted At your request For your review For your files
For your approval For your action For your information

General Remarks Card -
Robin asked me to send this to you
JB

Copies To Carol Martin ✓
MNCP+PC
Env. Section
By John Brundage



W.S.S.C. Datum

ABOUT 3 000 FT. TO MD R.TE. 108

LOT 3
14.3459 Acres
ZONED RE-2

LOT 2
35.9697 Acres
ZONED RE-2

GENERAL NOTES:

1. THERE IS A NEW NURSING HOME ADDITION CONTAINING 100 BEDS PROPOSED BY THIS PLAN WHICH IS IN PHASE 2 OF THE PRELIMINARY PLAN STAGING.
2. THE 100 BED NURSING HOME IS LOCATED WITHIN RECORDED LOTS 2 AND 3 BROOK GROVE FOUNDATION LIBER. FOLIO 420, 369, 602 CONTAINING CONSERVATION EASEMENT L. 10407 F. 615 CATEGORY I CONSERVATION EASEMENT
3. THE AREA OF THE ENTIRE SITE IS 179.8 ACRES.
4. THE PRELIMINARY AND FOREST CONSERVATION PLAN # 1-98822 WAS APPROVED ON SEPTEMBER 11, 1976.
5. THE SPECIAL EXCEPTION APPROVED DECEMBER 14, 1994 INCLUDES: SB-808A GROUP HOME FOR THE ELDERLY (16 RESIDENTS) CBA-798A MODIFICATION TO EXISTING SHARON NURSING HOME CBA-798B MODIFICATION TO EXISTING SHARON NURSING HOME S-2892C INDEPENDENT LIVING APARTMENTS AND VILLAS
6. EXISTING ZONING IS RE-2
7. WATER AND SEWER CATEGORIES ARE W-1 AND S-1.
8. BOUNDARY INFORMATION IS FROM A FIELD SURVEY DATED APRIL 1994, COMPLETED BY SINDER & ASSOCIATES SURVEYORS & ENGINEERS 2 PROFESSIONAL DRIVE, SUITE 216 GAITHERSBURG, MD 20878
9. 100 YR FLOOD PLAIN LIMITS ARE FROM A STUDY BY LOIEDERMAN ASSOCIATES, INC., APPROVED DATED MARCH 22, 1976.
10. SLADE SCHOOL ROAD IS A PRIVATE ROAD.
11. W/1/FSD NUMBER 4-9484 WAS APPROVED ON 4/22/94.
12. DEV. STANDARD PERMITTED/REQUIRED PROPOSED MAX. DENSITY 100 SKILLED NURSING BEDS 100 SKILLED NURSING BEDS 30 DOMICILIARY CARE BEDS 30 DOMICILIARY CARE BEDS.
13. BUILDING ROOF DRAINS ARE TO BE ATTACHED TO THE STORM DRAIN SYSTEM.
14. THE CONTRACTOR SHALL CONTACT LAI (301-949-2760) IMMEDIATELY IF ANY EXISTING CONDITIONS OR PLAN DISCREPANCIES ARE ENCOUNTERED PRIOR TO COMMENCING THAT PORTION OF THE WORK.
15. CALL HIS UTILITY AT 1-800-257-7777 48 HOURS PRIOR TO COMMENCING WORK.
16. PARKING CALCULATION:

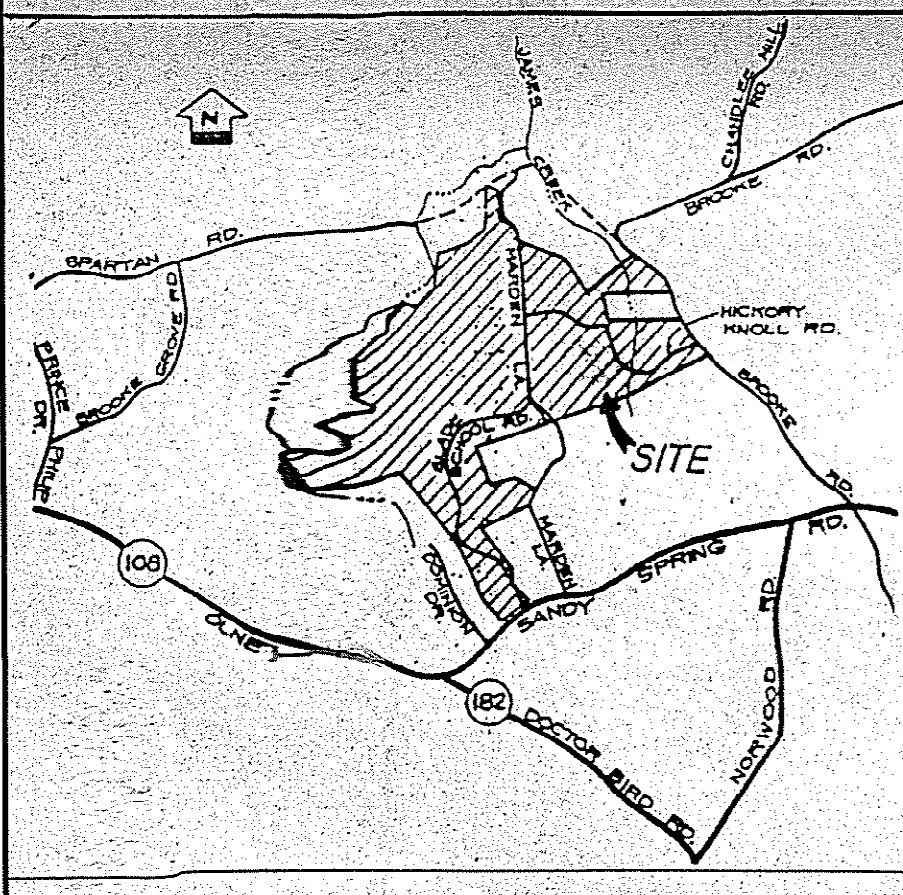
	REQ'D	PROVIDED
NEW NURSING HOME - 100 BEDS		
(1 space / 2 beds) + visitor spaces	25	38
CONVERTED SHARON - 50 BEDS		
(1 space / 1 bed) + visitor spaces	8	8
EMPLOYEES		
(1 Space / 2 employees)	18	19
HANDICAP / RESERVED		
(2 Spaces / 26 to 50 Spaces)	2	5
TOTALS	43	65
17. REFER TO MONTGOMERY COUNTY STANDARDS FOR CONSTRUCTION DETAILS
18. COMBINED CONCRETE CURB AND GUTTER TYPE "M" MONTGOMERY COUNTY STANDARD MC-100.01

TYPICAL PAVEMENT SECTION

4 1/2 PAVEMENT	4 1/2 PAVEMENT
2" BITUMINOUS CONCRETE SURFACE COURSE	2" BITUMINOUS CONCRETE SURFACE COURSE
4" BITUMINOUS CONCRETE BASE COURSE	2" BITUMINOUS CONCRETE BASE COURSE
4" CR-6 BASE COURSE	4" CR-6 BASE COURSE
APPROVED SUBGRADE	APPROVED SUBGRADE

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED CURB
	EXISTING TREE
	SPOT ELEV. AT BOTTOM OF CURB



VICINITY MAP SCALE: 1" = 2000'

LOIEDERMAN ASSOCIATES, INC.
 CIVIL ENGINEERING LAND PLANNING LAND SURVEYING
 ENVIRONMENTAL STUDIES

1390 Plowden Drive
 Rockville, Maryland 20850
 (301) 948-2760

4407 Forbes Boulevard
 Lanham, Maryland 20786
 (301) 794-7556

259 West Patrick Street
 Frederick, Maryland 21701
 (301) 696-1248
 Metro (301) 831-4544

DESIGNED	DH
DRAWN	LAP
CHECKED	DH
PROJ. ENO.	EDW
OFFICE	ROCKVILLE
DATE	MARCH 1997

PARCELS: 200,228,303,6675,745,900,N907 (LOT 1), AND LOTS 5, 6, 7, AND 8, SLADE PROPERTY SUBDIVISION, LOCATED AT 18100 SLADE SCHOOL ROAD, OLNEY, MD.

SITE PLAN

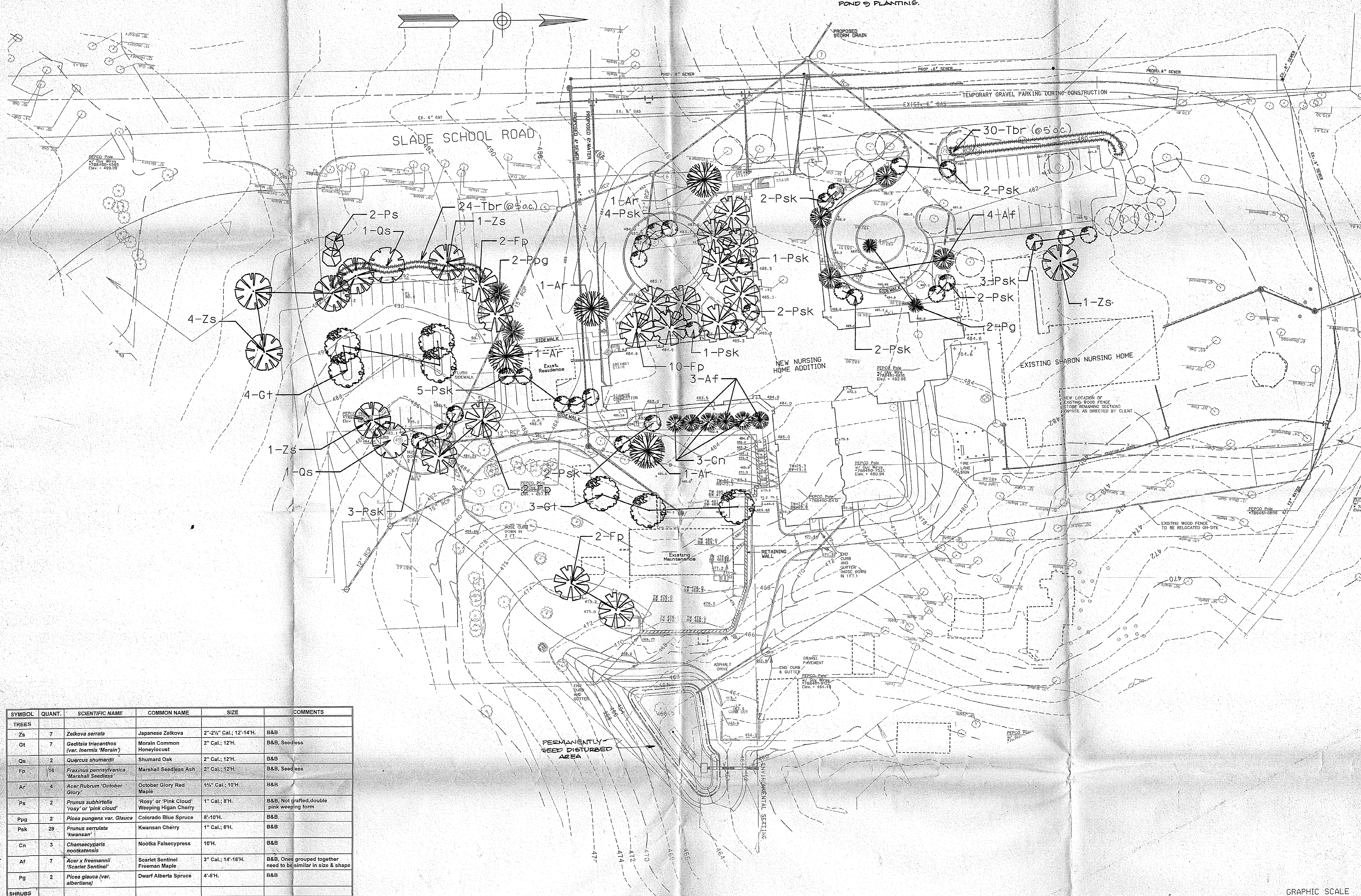
LOT 2 & 3
PARCEL N907

BROOKE GROVE FOUNDATION
 LIBER 1852, 11766, 10981 FOLIO 420, 369, 602
 8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SC PERMIT NO. 9709090009 SM FILE # NS95057/1-96022

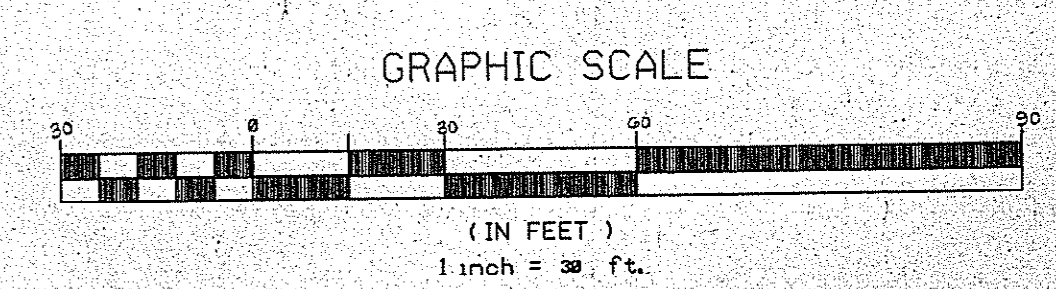
SCALE	1" = 30'
SHEET	1
OF 1 SHEETS	
JOB NO.	572-00

NOTE:
SEE SHT. 5 FOR
POND & PLANTING.



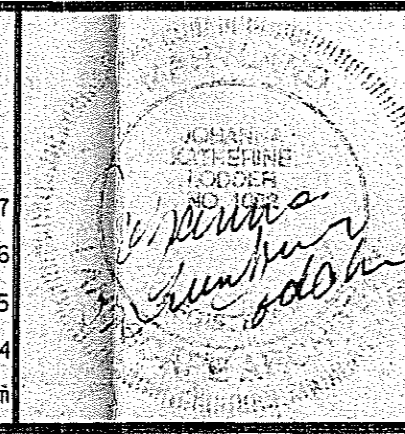
SYMBOL	QUANT.	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
Zs	7	<i>Zelkova serrata</i>	Japanese Zelkova	2"-2 1/2" Cal.; 12'-14'H.	B&B
Gt	7	<i>Gedalia tricanthos</i> (var. <i>Inermis</i> 'Morain')	Morain Common Honeylocust	2" Cal.; 12'H.	B&B, Seedless
Qs	2	<i>Quercus shumardi</i>	Shumard Oak	2" Cal.; 12'H.	B&B
Fp	16	<i>Fraxinus pennsylvanica</i> 'Marshall Seedless'	Marshall Seedless Ash	2" Cal.; 12'H.	B&B, Seedless
Ar	4	<i>Acer Rubrum</i> 'October Glory'	October Glory Red Maple	1 1/2" Cal.; 10'H.	B&B
Ps	2	<i>Prunus subhirtella</i> 'rosy' or 'pink cloud'	'Rosy' or 'Pink Cloud' Weeping Higan Cherry	1" Cal.; 8'H.	B&B, Not grafted, double pink weeping form
Ppg	2	<i>Picea pungens</i> var. <i>Glauca</i>	Colorado Blue Spruce	8'-10'H.	B&B
Psk	29	<i>Prunus serrulata</i> 'Kwansan'	Kwansan Cherry	1" Cal.; 8'H.	B&B
Cn	3	<i>Chamaecyparis nootkatensis</i> 'Kwansan'	Nootka Falsecypress	10'H.	B&B
Af	7	<i>Acer x freemannii</i> 'Scarlet Sentinel'	Scarlet Sentinel Freeman Maple	3" Cal.; 14'-16'H.	B&B, Ones grouped together need to be similar in size & shape
Pg	2	<i>Picea glauca</i> (var. <i>albertiana</i>)	Dwarf Alberta Spruce	4'-5'H.	B&B
SHRUBS					
Tbr	54	<i>Taxus baccata</i> 'repandens'	Spreading English Yew	24"H.; 30" Spread	B&B, to make hedges - do not shear until installed, then shear as hedge, not individually.

ISSUED FOR BUILDING PERMIT PROCESSING
DATE: 02/10/98 BY: JLB SHEET 3 OF 4



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Civil Engineering Land Planning Land Surveying Environmental Scientists

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256 West Patrick Street, Frederick, Maryland 21701 301-696-1240 Fax: 301-631-4865
6E Industrial Park Drive, Waldorf, Maryland 20602 301-870-2166 Fax: 301-870-2884
Internet address: <http://loiederma.com>



Project Manager	ECW
Designed	JKG
Technical	RMC
Checked	JLB
CD System	See Var. p1/Eng/Landscape/land.s
Date	AUG., 1997
OFFICE	ROCKVILLE

LANDSCAPE PLAN

Project: LOT 2 & 3 PARCEL N907

LIBER. 1852, 11766, 10981 FOLD 420,369,602
BROOKE GROVE FOUNDATION
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SHEET 11
OF 12
SCALE 1"=30'
JOB NUMBER 572-00