

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Val Lazdins
Department of Planning and Zoning

FROM: Jeff Williams 
Program Supervisor, Well & Septic Program

RE: Erickson Living General Plan Amendments

DATE: February 2, 2018

The Health Department has reviewed the General Amendment request for Erickson Living and there are no objections to the amendments. We do have the following comments regarding the overall project.

- Prior to Health Department approval of a building permit, demolition permit, or record plat on the subject property, any existing wells or sewage disposal systems must be properly abandoned with documentation submitted to the Health Department. Also, any existing underground fuel storage tanks associated with the existing gas station must be properly removed by certified personnel in coordination with the Maryland Department of the Environment Oil Control Program.



Subject: *Proposed Erickson Living General Plan Amendments*

To: *Department of Community Resources and Services
Department of Fire and Rescue
Department of Housing and Community Development
Department of Inspections, Licenses and Permits
Department of Public Works
Department of Recreation and Parks
Office of Community Sustainability
Offices of Transportation
Police Department*

*Howard County Health Department
Howard County Public School System
State Highway Administration*

From: *✓ Valdis Lazdins, Director
Department of Planning and Zoning*

Date: November 20, 2017

The Department of Planning and Zoning (DPZ) has received a request from Erickson Living for three amendments to the General Plan: 1) change the Planned Service Area boundary to include approximately 61 acres in Clarksville, west of Clarksville Pike (MD Route 108) and Sheppard Lane- currently in the no planned service area; 2) change the Growth Tier designation from Tier IV to Tier I; and 3) amend the Designated Place Type map from a Rural Resource designation to a Growth and Revitalization area.

As part of the review process, DPZ distributes General Plan Amendment proposals to internal and external agencies for review and comment. I have attached Erickson's concept plan and am requesting your comments by **January 1, 2018**. Please let us know as soon as possible if you need additional time or if you or your staff have any questions, please contact Kristin O'Connor at 410-313-4321 or koconnor@howardcountymd.gov.

cc: Amy Gowan, Deputy Director, Department of Planning and Zoning
Kristin O'Connor, Chief, Department of Planning and Zoning

Attachment: Draft Council Bill
Initial Submission Development Concept Plan, Erickson Living Properties II, LLC

CEIV

SEP 20 2017

MARYLAND
PENNSYLVANIA
VIRGINIA
NEW JERSEY
NEW YORK
DELAWARE
WASHINGTON, DC

DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

William E. Erskine
Tel: 301-575-0363
WErskine@offitkurman.com

September 19, 2017

The Honorable Jon Weinstein, Chair
Howard County Council
3430 Court House Drive
Ellicott City, Maryland 21043

RE: General Plan Amendment to
Revise the Planned Service Area;
Tier Maps & Designated Place Types
of Howard County

Dear Chairperson Weinstein:

I am writing to you today on behalf of my client, Erickson Living Properties II, LLC (the "Petitioner"), for the purpose of petitioning for the introduction of legislation providing for an amendment to the General Plan of Howard County to revise the Planned Service Area (PSA); Growth Tier Maps; and Designated Place Types as reflected in PlanHoward 2030. By way of background, my client is the contract purchaser of approximately 61 acres of land consisting of two adjoining parcels located in Clarksville and identified as Tax Map 34, Parcel 185 and p/o Map 28, Parcel 100 (the "Subject Property"). On July 28, 2017, my client submitted an Initial Community Enhancement Floating District Proposal with the Department of Planning and Zoning. This initial submission was made for the purpose of proposing a Community Enhancement Floating District ("CEF-M District") for three adjoining properties located in Clarksville, Howard County, Maryland (the Subject Property as well as an additional property containing the Free State Gasoline Service Station and identified as Tax Map 35, Parcel 259). The purpose of the CEF-M rezoning submission is to begin the process of seeking zoning approval for a continuing care retirement community (CCRC) and to permit the expansion/relocation and architectural enhancement of the existing Freestate Gasoline Service Station currently located on Parcel 259. Please see the copy of the Initial CEF Proposal submitted to the Department of Planning and Zoning on July 28, 2017 attached hereto as Exhibit A.

As you are aware, Section 121.0.I of the Howard County Zoning Regulations (HCZR) sets forth certain criteria for determining locations where the establishment of a CEF district may be approved. HCZR Sec. 121.0.I.1 further provides that a CEF District may be established at a particular location if the following criteria are met:

Jon Weinstein, Chairperson
September 19, 2017
Page 2 of 2

1. The proposed CEF District is located within the planned service area for both public water and sewer service.


Presently, of the three parcels proposed for CEF zoning, only Parcel 259 (the Free State parcel) is currently located within the PSA for public water and sewer service. The other two parcels, although they directly adjoin the PSA, are not served by public water and sewer. Therefore, in order for the Zoning Board for Howard County to grant final approval of the proposed CEF zoning the Subject Property must also be incorporated into the PSA for both public water & sewer service. Accordingly, my client is submitting this petition for the introduction of legislation to amend the General Plan to revise the PSA; Growth Tier Maps; and Designated Place Types for Howard County so that the Zoning Board of Howard County may if it deems it appropriate and in the public interest establish a CEF-M district on the Subject Property.

To facilitate this undertaking, I have taken the liberty of drafting proposed legislation to effectuate the above stated purpose (attached hereto as **Exhibit B**).

On behalf of my client, I would like to thank you in advance for consideration of this request. Please be assured that my client is fully cognizant and understands that the Chairperson of the Council is often requested to introduce legislation at the request of a constituent so that it may be considered by the full County Council. My client further understands that any decision to introduce the proposed legislation in your capacity as Chairperson of the Council should not be construed in any way as an endorsement of the proposed amendment to PlanHoward 2030.

If you require additional information or if you have any questions, please feel free to have a member of your staff contact me.

Sincerely,


William E. Erskine

Enclosures

cc: Calvin Ball
Greg Fox
Mary Kay Sigaty
Jennifer Terrasa
Val Lazdins
Adam Kane
Steve Montgomery

July 28, 2017

Valdis Lazdins
Director, Department of Planning and Zoning
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Re: Initial Community Enhancement Floating (CEF-M) District Submission
Erickson at Limestone Valley
Erickson Living Properties II, LLC

On behalf of the development team of Erickson Living Properties II, LLC (the "Applicant"), the following narrative and plans are submitted for the purpose of proposing a Community Enhancement Floating District – M ("CEF District") for the properties located in Clarksville, Howard County, Maryland (Map 34, Parcel 185; p/o Map 28, Parcel 100; and Map 35, Parcel 259) (collectively, the "Site"). The purpose of this CEF proposal is to seek zoning approval for a continuing care retirement community and to permit the expansion/relocation and architectural enhancement of the existing Freestate Gasoline Service Station currently located on Parcel 259.

In accordance with Howard County Zoning Regulations (the "Regulations") Section 121.0.I, a CEF District may be established at a particular location if the following criteria are met:

1. **The proposed CEF District is located within the planned service area for both public water and sewer service.**

The Site abuts and adjoins the existing boundary of the Planned Service Area ("PSA") along the Route 108 corridor, but is not located within such PSA for public water and sewer service at the time of this initial CEF District submission. Applicant's proposed CEF District shall require an amendment to the General Plan of Howard County, Plan Howard 2030 (the "General Plan"), to extend the PSA to allow for public water and sewer service to the Site as a condition precedent to final approval. Applicant's proposed CEF District is consistent with the General Plan and fulfills the criteria set forth in Chapter 6 relating to the expansion of the PSA. As such, the Applicant is reasonably confident that an appropriate expansion of the PSA will be adopted.

2. **A proposed CEF-M District shall have frontage on and access to an arterial or collector roadway, or a local road if access to the local road is safe based on road conditions and accident history and the local road is not internal to a residential development**

As a development consisting of a mix of residential and commercial uses, the subject Site falls under the criteria for a CEF-M District. The Site has frontage and direct access onto Route 108 which is designated as a minor arterial roadway in the General Plan. See, *PlanHoward 2030 Map 7-3*. The Site is also proposed to feature a secondary public access road extending from Route 108 along the western boundary of the proposed CEF District.

- 3. For all properties, the minimum development size for any CEF District shall be five acres.**

The Site is approximately 62.709 acres and therefore, it meets this criteria.

- 4. The proposed CEF District is not located in an existing M-2, TOS, NT, MXD, or PGCC District.**

The properties comprising the Site are currently zoned RC-DEO (Map 34, Parcel 185; p/o Map 28, Parcel 100) and B-2 (Map 35, Parcel 259).

- 5. The proposed CEF District is not permitted within the interior of a neighborhood comprising only single-family detached dwellings.**

The properties comprising the Site are not within the interior of a neighborhood comprising only single-family dwellings.

- 6. A CEF development at the proposed location shall be compatible with surrounding residential neighborhoods, existing land uses in the vicinity of the site in terms of providing a transitional use between different zoning districts and/or land uses and the scale, height, mass and architectural detail of proposed structures.**

The Applicant's proposed CEF District shall consist of an integrated continuing care retirement community ("CCRC") composed of 1,200 independent living units and 240 health care units, consisting of assisted living, memory care, and skilled nursing facilities, resident accessory spaces and buildings, and accessory uses necessary for the operation of the community or for the benefit or convenience of the residents and their guests (See Applicant's Initial Submission Development Concept Plan (the "Plan") attached hereto).

The primary purpose of the proposed CCRC is to provide housing and continuing care for people over the age of 62. As shown and depicted on the Plan, the Applicant's proposed CCRC is sited in 2 development "neighborhoods" upon the eastern and western portions of the Site, each consisting of a series of 1 story to 5 story buildings with underground parking and accessory spaces with private internal roadways and enclosed pedestrian connections throughout. The Site, itself, is bordered to the southwest by a mix of B-1 and B-2 commercial properties, undeveloped RC-DEO agricultural land under preservation easements to the west and north, single-family dwellings across Sheppard Lane to the northeast, and the existing River Hill Garden and Landscape Design Center and the Linden-Linthicum United Methodist Church to the immediate east. A section of the Village of River Hill developed as single-family detached dwellings is located to the east and

southeast of the River Hill Garden and Landscape Design Center and Linden-Linthicum United Methodist Church properties approximately 400' from the boundary of the Site. The Applicant has intentionally sited buildings of 1 to 3 stories along the portions of the Site adjoining Sheppard Lane and buildings of 4 or fewer stories along Route 108 to limit the visual impact of the proposed CCRC community on the surrounding area. The architecture of the CCRC buildings is proposed to acknowledge the traditional and diverse nature of the neighborhood aesthetic and will complement the surrounding residential and commercial uses. (See the Applicant's Plan attached hereto). The location of the CCRC buildings and uses throughout the Site and the compatible architectural designs proposed by the Applicant hereunder allow for an appropriate transition between the surrounding mix of commercial, institutional, residential, and agricultural uses in terms of scale, height, mass, and architectural detail.

As set forth in greater detail on the Plan, the Applicant's proposed CEF District shall also include the existing motor vehicle fueling facility located at Tax Map 35, Parcel 259. The motor vehicle fueling facility site currently consists of eight double-sided fuel pumps and one standalone diesel pump and kerosene dispenser, lighted canopy overhang, and accessory convenience store. The inclusion of the site within the proposed CEF District will allow (i) the motor vehicle fueling facility to be redeveloped under architecturally enhanced standards (including, but not limited to, recessed lighting fixtures, environmental controls, and enhanced circulation and pedestrian safety features) with enhanced landscaping and streetscape features which would otherwise not occur absent this proposed CEF District and (ii) relocate the existing motor vehicle fueling facility to allow for the secondary public access road (see Section 7 below) serving as a potential connection to the adjoining commercial properties to the west of the Site along with signalized access to such properties.

7. The proposed CEF District shall include enhancements as provided in Section 121.0.G. Enhancements shall be proportionate to the scale of the CEF development.

As set forth above and shown in greater detail on the Plan, the Applicant's proposed CEF District provides a variety of Community Enhancements under Section 121.0.G, all of which are beneficial to the community and the County as a whole and far exceed those which would be required to be provided under the current development standards applicable to the several properties constituting the Site were they to be developed independently of each other.

The Site consists of an existing motor vehicle fueling facility and two undeveloped RC-DEO parcels located along Route 108. Each of the RC-DEO parcels is currently outside of the PSA and, alone, neither would satisfy the criteria for the expansion of public water and sewer services. As such, these RC-DEO zoned parcels would remain within the Tier IV growth tier for development purposes and would be limited to a single minor residential subdivision upon each property. Under such a limited scheme of development, the road improvements required under either SHA design standards or Howard County's Adequate Public Facilities Ordinance would be limited to nominal fee-in-lieu payments and would not result in any immediate relief from traffic congestion to the residents of the area. In addition, the development of these parcels independent of each other would drastically limit the potential to present a unified streetscape presence in full conformity with the Clarksville Pike Streetscape Plan and Design Manual.

Under the Applicant's proposed CEF District, all of these underutilized subject properties are aggregated and integrated into a single connected design which allows for these sites to be developed to a more appropriate and socially beneficial use while simultaneously allowing the Applicant to provide Community Enhancements under Section 121.0.G far in excess of those which would be possible without the implementation of the flexible standards of the CEF District. Specifically, the Applicant is proposing the following as Community Enhancements:

Streetscape Enhancements:

- Streetscape enhancements along the entire frontage of Route 108 in accordance with the Clarksville Pike Streetscape Plan and Design Manual, including, but not limited to, a multi-use pathway with connecting crosswalks, seating areas, and flowering and shade trees.

Transportation Enhancements:

- Route 108 Corridor, west of Linden-Linthicum Lane
 - (i) Construct Public Access Road with the potential ability to connect to adjoining commercial properties to the west of the Site to provide a signalized access to such properties to Route 108.
- Linden Linthicum Lane at intersection with Route 108
 - (i) Provide funding for signalization at intersection with Route 108 when approved by SHA;
 - (ii) Convert the eastbound and westbound turn lanes to a shared thru/right lanes;
 - (iii) Provide additional lanes on east side of the intersection.
- Access to Site
 - (i) Install a separate dedicated left turn lane from Route 108 into Site;
 - (ii) Provide an acceleration lane for vehicles exiting west from site onto Route 108;
 - (iii) Install a channelization to restrict exiting left turns from the Site onto Route 108;
 - (iv) Install a deceleration lane for traffic entering the Site from the east;
- Sheppard Lane
 - (i) Provide continuous eastbound left turn lane on Route 108;
 - (ii) Realign intersection at Route 108 to improve safety;
 - (iii) Widen Sheppard Lane to provide 2 lanes at the approach to Route 108;
 - (iv) Widen the westbound approach to provide two thru lanes and a right turn lane along Route 108;
 - (v) Provide traffic signal interconnection from Sheppard Lane to the Route 32 interchange.

These proposed Community Enhancements provide much needed infrastructure improvements aimed at alleviating existing issues relating to traffic congestion, signalization, and safety along this section of the Route 108 corridor. The Community Enhancements set forth above would not be possible but for the implementation of the integrated design proposal set for in the Applicant's proposed CEF District and are proportionate to the scale of the development proposed by the Applicant hereunder.

8. The proposed CEF District shall meet the criteria of the purpose statement.

Under the Regulations, the CEF District was established to encourage the creative development and redevelopment of commercial and residential properties through flexible zoning so that the proposed development complements and enhances the surrounding uses and creates a more coherent, connected development.

The Applicant's proposed CEF District is intended to provide a truly integrated continuing care retirement community experience within Howard County for people over the age of 62. As stated above, the CCRC proposed by the Applicant would result in 1,200 much needed independent living units and 240 health care units, consisting of assisted living, memory care, and skilled nursing facilities, resident amenity spaces and buildings, and accessory uses necessary for the operation of the community or for the benefit or convenience of the residents and their guests.

The development of the Site in accordance with Applicant's proposed CEF District fulfills a number of stated land use policies within the General Plan and satisfies a growing and documented need for a continuing care retirement community within Howard County for people over the age of 62. The presence of such a CCRC will allow the County's aging population the flexibility to age in place within the County.

Chapter 6 (Growth) of the Howard County General Plan notes the following:

[w]hereas the total U.S. population grew by 9.7% from 2000 to 2010, those entering the 45 to 64 year age cohort, the approximate ages of the baby boomers, increased by 31.5% during that time period. Baby boomers currently make up about 29% of the countywide population and are starting to move into the 65-plus age cohort.

PlanHoward, Chapter 6 (Growth), pg. 66

Furthermore, the Howard County General Plan makes the pertinent finding that

[w]hereas the overall County population increased by 16%, those 65 and over increased by 57%. There are now 10,577 more residents 65 and older compared to ten years ago – 29,045 total in 2010 compared to 18,468 in 2000. Almost 27% of the total increase of 39,243 residents over the decade was comprised of those aged 65 and older. The very old, 85 and over, increased by 47%. This trend will continue as the baby boomers continue to age.

These proposed Community Enhancements provide much needed infrastructure improvements aimed at alleviating existing issues relating to traffic congestion, signalization, and safety along this section of the Route 108 corridor. The Community Enhancements set forth above would not be possible but for the implementation of the integrated design proposal set for in the Applicant's proposed CEF District and are proportionate to the scale of the development proposed by the Applicant hereunder.

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PlanHoward, Chapter 6 (Growth), pg. 66

As such, Policy 9.4 of the Howard County General Plan aims to “expand housing options to accommodate the County’s senior population who prefer to age in place and people with special needs.” In support of that Policy Goal, the Howard County General Plan finds that the

County’s housing stock should support the aging population and will need to continue General Plan 2000 policies to promote diverse senior housing for those that wish or need to downsize to more easily maintained units as they age. The policies should also continue to support seniors who choose to age in place in their own homes or in their own communities...The County also recognizes that as older residents’ ability to live independently diminishes, they often need to move to housing that provides support services. There are both nursing and assisted living options for seniors in the County, offering a continuum of services, from acute care to congregate and group housing to in-home services. In order to accommodate the projected 19% of residents age 65 or older by 2030, the County’s support of continuing care housing and services must be maintained.

PlanHoward, Chapter 9 (Housing), pp. 130-131

A. Allow greater design flexibility and a broader range of development alternatives than the existing zoning district.

As stated above, the Site consists of an existing motor vehicle fueling facility and two undeveloped RC-DEO parcels located along Route 108. Each of the RC-DEO parcels is currently outside of the PSA and, alone, neither would be capable of satisfying the criteria for the expansion of public water and sewer services under the General Plan. As such, these RC-DEO zoned parcels would remain within the Tier IV growth tier for development purposes and would be limited to a single minor residential subdivision on each such property. Under the Applicant’s proposed CEF District, all of these underutilized properties are aggregated and integrated into a single connected design which fulfills a stated land use policy goal of the General Plan and allows for these sites to be developed to their highest and best uses while simultaneously allowing the Applicant to provide Community Enhancements under Section 121.0.G far in excess of those which would be possible without the implementation of the flexible standards of the CEF District.

B. Provide features and enhancements which are beneficial to the community in accordance with Section 121.0.G.

As set forth above and shown in greater detail on the Plan, and in addition to those public benefits noted elsewhere herein, the Applicant’s proposed CEF District shall provide those

Community Enhancements under Section 121.0.G stated in Section 7 above, all of which are beneficial to the community and the County as a whole.

C. Provide a higher quality of site design and amenities than is possible to achieve under the standard provisions of existing zoning district requirements.

The Applicant's proposed CEF District will result in an integrated CCRC providing much needed independent living units, 240 health care units, consisting of assisted living, memory care, and skilled nursing facilities, resident amenity spaces and buildings, and accessory uses necessary for the operation of the community or for the benefit or convenience of the residents and their guests, all in a well-developed and coordinated campus setting (See Applicant's Plan attached hereto). The site design proposed by the Applicant hereunder utilizes the entire Site and takes advantage of the existing topography and environmental features to create a vibrant interconnected senior community which would not be possible under the underlying zoning. In addition, the inclusion of the existing motor vehicle fueling facility within the Site, will allow this use to be redeveloped under modern standards (including, but not limited to, recessed lighting fixtures, environmental controls, and enhanced circulation and pedestrian safety features) with enhanced landscaping and streetscape features which would otherwise not be possible under the underlying zoning.

The development of the Site as an integrated design under the Applicant's proposed CEF District allows for the creation of amenity spaces and buildings, walkways and bike paths, gardens, and open space areas throughout the project on a scale which would not be possible under the underlying zoning.

D. Encourage creative architectural design with the most favorable arrangement of site features, based on physical site characteristics and contextual sensitivity to surrounding developments.

As shown and depicted on the Plan, the Applicant's proposed CCRC is sited in 2 development "neighborhoods" upon the eastern and western portions of the Site, each consisting of series of 1-5 story buildings and amenity spaces with internal roadways throughout. The separation of the improved areas of the Site into these 2 development areas integrates those stream and wetland features and buffers located through the middle of the Site as well as those specimen trees located throughout while simultaneously limiting the disturbance of those features in the development of the CCRC.

Furthermore, by providing underground parking in each of these two development areas for the vast majority of the parking needs of the residents as well as guests and employees, the Applicant proposed CEF District takes an unprecedented approach to reducing impervious surfaces on site resulting from surface parking.

The architecture of the CCRC buildings is proposed to acknowledge the traditional and diverse nature of the neighborhood aesthetic and will complement the surrounding residential and commercial uses.

E. Serve as a transitional area by providing a mix of uses compatible with the surrounding community.

As stated above, the Site, itself, is bordered to the southwest by a mix of B-1 and B-2 commercial properties, undeveloped RC-DEO agricultural land under preservation easements to the west and north, single-family dwellings across Sheppard Lane to the northeast, and the existing River Hill Garden and Landscape Design Center and Linden-Linthicum United Methodist Church to the immediate east. A section of the Village of River Hill developed as single-family detached dwellings is located to the east of the River Hill Garden and Landscape Design Center and Linden-Linthicum United Methodist Church properties approximately 400' from the boundary of the Site. The Applicant has intentionally sited buildings of 1 to 3 stories along the portions of the Site adjoining Sheppard Lane and buildings of 4 or fewer stories along Route 108 to limit the visual impact on proposed CCRC community on the surrounding area. The proposed use of the Site under this CEF District provides a mix of commercial and residential uses in a campus-like setting which serves as an appropriate transition between the surrounding mix of commercial, institutional, residential, and agricultural uses in terms of scale, height, mass, and architectural detail.

F. Encourage aggregation of underutilized properties.

See Section 8(A) above.

9. The proposed CEF Development does not comprise parcels which were added to the Planned Service Area to achieve Bay Restoration goals articulated in the Plan Howard 2030.

The proposed Sites does not comprise such parcels.

NEIGHBORHOOD BOUNDARY

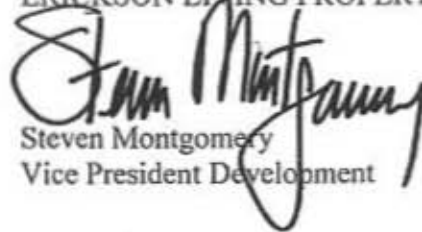
The boundary of the neighborhood consists of the neighboring commercial, institutional, residential, and agricultural uses surrounding the Site and is composed of a mix of B-1, B-2, NT, R-20, and RC-DEO properties (See Applicant's Plan attached hereto). As set forth above, the Applicant's proposed CEF-M District includes properties within the RC-DEO and B-2 zoning districts. The limits of the neighborhood as set forth above reflect the mix of commercial, institutional, residential, and agricultural development in the surrounding area northeast of Route 32 along the Route 108 corridor (See Applicant's Plan, Neighborhood Boundary).

CONCLUSION

Erickson Living's network of communities has been providing an unparalleled lifestyle to seniors for over 30 years. With 19 communities across 11 states, over 24,000 seniors now call our communities home. As one of the nation's most respected leaders in building and managing continuing care retirement communities, we've perfected our approach to helping seniors enjoy their independence and live a longer, happier, and healthier life. We are very excited about the

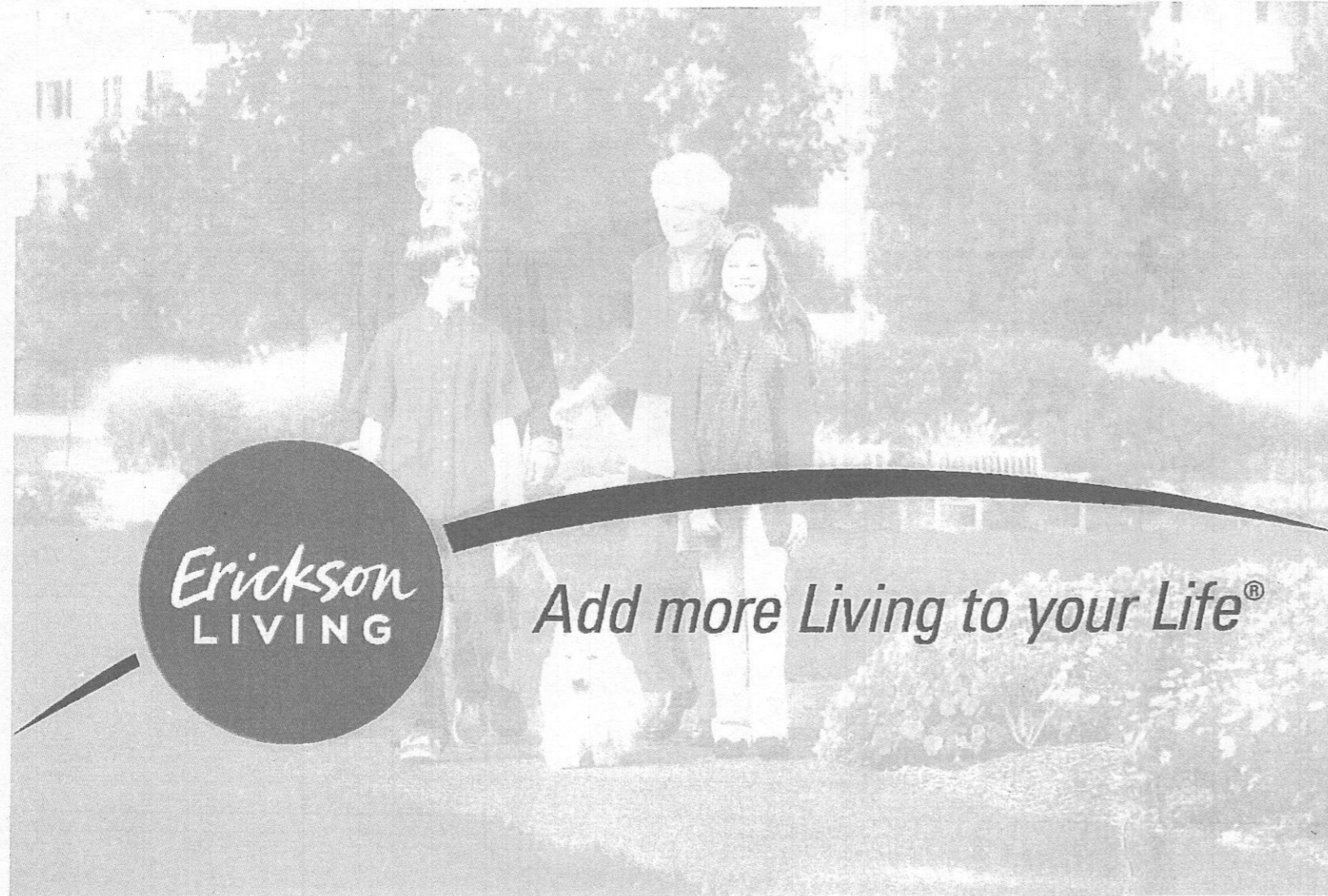
opportunity to bring our decades of experience in this industry to Howard County and look forward to working with community stakeholders and the Zoning Board through this CEF development process to make Erickson Living at Limestone Valley a reality.

Best Regards,
ERICKSON LIVING PROPERTIES II, LLC



Steven Montgomery
Vice President Development

Enclosure: Initial Submission Development Concept
Adequate Road Facilities Test Evaluation and Traffic Study



PROPOSED COMMUNITY AT LIMESTONE VALLEY CLARKSVILLE, MARYLAND

INITIAL SUBMISSION DEVELOPMENT CONCEPT PLAN

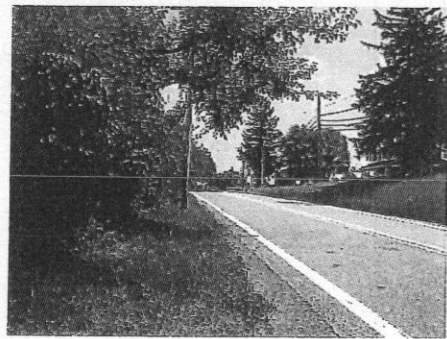
APPLICANT: ERICKSON LIVING PROPERTIES II, LLC
JULY 28, 2017

APPLICANT	ERICKSON LIVING PROPERTIES II, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228
LAND USE ATTORNEY	OFFIT KURMAN 8171 MAPLE LAWN BOULEVARD, SUITE 200 MAPLE LAWN, MD 20759
CIVIL ENGINEER AND LANDSCAPE ARCHITECT	BOHLER ENGINEERING 901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MD 21204
ARCHITECT	MARKS THOMAS 1414 KEY HIGHWAY, 2ND FLOOR BALTIMORE, MD 21230
TRAFFIC CONSULTANT	THE TRAFFIC GROUP 9900 FRANKLIN SQUARE DRIVE, SUITE H BALTIMORE, MD 21236
PUBLIC RELATIONS	THE CAPLAN GROUP 5054 DORSEY HALL DRIVE, SUITE 205 ELLCOTT CITY, MD 21042
INDEX	
DCP-1	TITLE SHEET
DCP-2	NEIGHBORHOOD BOUNDARY PLAN
DCP-3	EXISTING CONDITIONS/CONSTRAINTS PLAN
DCP-4	DEVELOPMENT CONCEPT PLAN
DCP-5	PROPOSED DEVELOPMENT STANDARDS AND SIGN DETAILS
DCP-6	PROPOSED DEVELOPMENT STANDARDS AND SIGN DETAILS
DCP-7	ILLUSTRATIVE SITE PLAN
DCP-8	COMMUNITY CHARACTER
DCP-9	ARCHITECTURAL CHARACTER
DCP-10	ENVIRONMENTAL BUFFER EXHIBIT
DCP-11	CONCEPTUAL LANDSCAPE PLAN
DCP-12	COMMUNITY ENHANCEMENTS: CONCEPTUAL STREETScape PLAN
DCP-13	COMMUNITY ENHANCEMENTS: PROPOSED TRAFFIC IMPROVEMENTS
DCP-14	GAS STATION EXHIBIT

NEIGHBORHOOD BOUNDARY PLAN



Clarksville Pike near proposed entry



Clarksville Pike along edge of campus



Existing gas station



EXISTING CONDITIONS / CONSTRAINTS PLAN



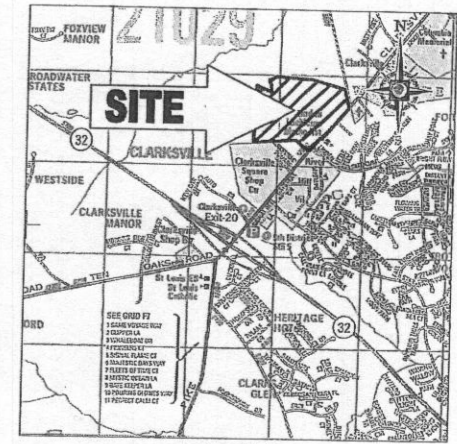
LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=200'

LEGEND

- STREAM BUFFER
- 100 YR FLOODPLAIN
- STREAM
- TREELINE
- 25% SLOPES OR GREATER (NATURAL STEEP SLOPES)
- 25% SLOPES OR GREATER (MAN MADE STEEP SLOPES)
- ZONING LINE
- EXISTING FOREST AREA

NOTE
CONCEPTUAL PLAN SUBJECT TO FINAL ENGINEERING AND ARCHITECTURAL REFINEMENT

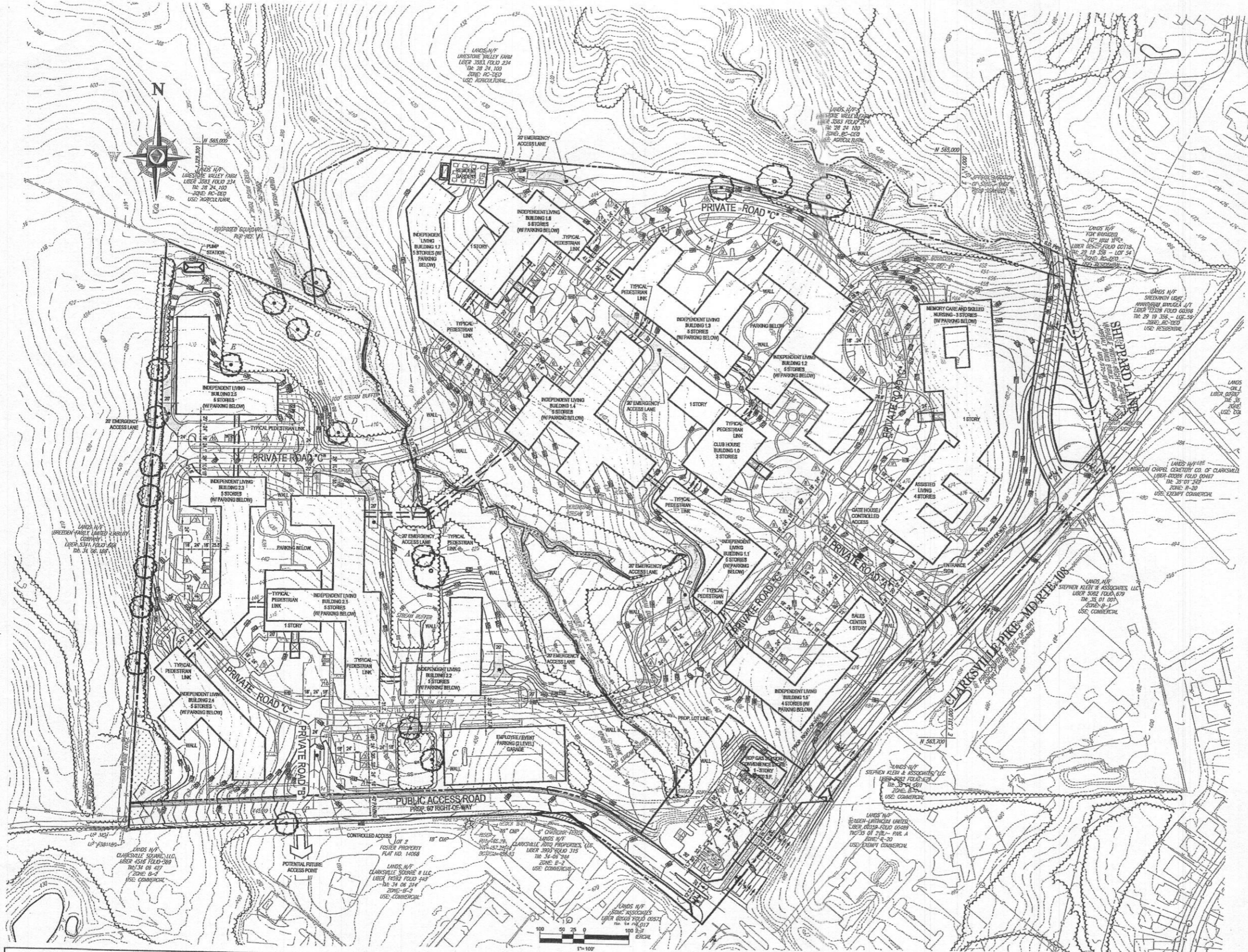
DEVELOPMENT CONCEPT PLAN



LOCATION MAP
 COPYRIGHT ADD THE MAP PEOPLE
 PERMIT USE NO. 20602153-5
 SCALE: 1"=200'

LEGEND

	STREAM BUFFER
	100 YR. FLOODPLAIN
	STREAM
	TREELINE



SITE DATA:

APPLICANT:	ERICKSON LIVING PROPERTIES II, LLC 101 MARDEN CHOICE LANE BALTIMORE, MD 21228
OWNERS:	LIMESTONE VALLEY FARM 5450 SHEPPARD LANE CLARKSVILLE, MD 21029 SERVILLE, LLC 18008 GRANT ARBOR DRIVE POTOMAC, MD 20854 CLARKSVILLE FREESTATE, LLC P.O. BOX 417 ELLCOTT CITY, MD 21041
AREA:	62.709 AC.
WATER & SEWER:	PUBLIC PROPOSED AMENDMENT TO GENERAL PLAN TO INCLUDE PROJECT WITHIN THE PLANNED SERVICE AREA.
WATERSHED:	MIDDLE PATUXENT RIVER
EXISTING USES:	AGRICULTURE
CURRENT ZONING:	RC-DEO
PROPOSED ZONING:	CEP-R
PROPOSED USES:	CONTINUING CARE RETIREMENT COMMUNITY
PREVIOUS FILE NUMBERS:	NONE
SITE LOCATION:	5450 SHEPPARD LANE CLARKSVILLE MD 21029
NEIGHBORHOOD 1	730 INDEPENDENT LIVING UNITS CCRC ACCESSORY SPACE PARKING - GARAGE* PARKING - SURFACE
NEIGHBORHOOD 2	470 INDEPENDENT LIVING UNITS CCRC ACCESSORY SPACE PARKING - GARAGE* PARKING - SURFACE
TOTAL	1,200 INDEPENDENT LIVING UNITS CCRC ACCESSORY SPACE CARE CENTER UNITS (assisted living, memory care, skilled nursing)
TOTAL PARKING	1,650 GARAGE* SURFACE

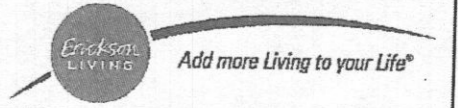
*Note: resident parking is provided in garages below independent living buildings

- NOTES:**
- BUILDING FOOTPRINTS SHOWN ON THE PLAN DO NOT INCLUDE PERMITTED EXTENSIONS SUCH AS BALCONIES, PATIOS, PORCHES, OR OTHER ARCHITECTURAL FEATURES THAT WILL BE PERMITTED AND IDENTIFIED ON THE SITE DEVELOPMENT PLAN. THESE FEATURES WILL BE SUBJECT TO THE SUPPLEMENTARY BULK REGULATIONS IDENTIFIED IN SECTION 128.0.A.1 OF THE HOWARD COUNTY ZONING REGULATIONS.
 - THE EXACT NUMBER AND LOCATION OF PARKING SPACES IS SUBJECT TO FINAL ENGINEERING DESIGN AND WILL BE IDENTIFIED ON THE SITE DEVELOPMENT PLAN. THE TOTAL NUMBER OF PARKING WILL MEET THE REQUIREMENT IDENTIFIED IN THE CEP-M DEVELOPMENT STANDARDS.
 - OUTDOOR AMENITIES INCLUSIVE OF WALKING PATHS, RECREATIONAL FACILITIES AND COURTS, WILL BE PROVIDED THROUGHOUT THE CCRC.

NOTE
 CONCEPTUAL PLAN SUBJECT TO FINAL ENGINEERING AND ARCHITECTURAL REFINEMENT



ERICKSON LIVING AT LIMESTONE VALLEY
 HOWARD COUNTY, MARYLAND
 JULY 28, 2017



SHEET
 DCP- 4

PROPOSED DEVELOPMENT STANDARDS AND SIGN DETAILS

PROPOSED DEVELOPMENT STANDARDS

A. DEFINITIONS

1. CONTINUING CARE RETIREMENT COMMUNITY (CCRC)

CONTINUING CARE RETIREMENT COMMUNITY (CCRC) SHALL MEAN A LARGE SCALE FACILITY (OR INTEGRATED GROUP OF FACILITIES) WHICH HAS A PRIMARY PURPOSE OF PROVIDING HOUSING AND CONTINUING CARE FOR PEOPLE OVER THE AGE OF 62, AND WHICH CONSISTS OF CCRC INDEPENDENT LIVING UNITS, CCRC ASSISTED LIVING AND MEMORY CARE UNITS, CCRC SKILLED CARE NURSING UNITS, AND CCRC ACCESSORY USES, ALL AS DEFINED HEREIN. FOR PURPOSES OF THIS CDP DISTRICT, "CONTINUING CARE" MEANS THE PROVISION OF LODGING, AMENITY AND NURSING, MEDICAL OR OTHER HEALTH-RELATED SERVICES AT THE SAME OR ANOTHER LOCATION TO AN INDIVIDUAL PURSUANT TO AN AGREEMENT EFFECTIVE FOR THE LIFE OF THE INDIVIDUAL OR FOR A PERIOD GREATER THAN ONE YEAR INCLUDING MUTUALLY TERMINABLE CONTRACTS AND IN CONSIDERATION OF THE PAYMENT OF AN ENTRANCE FEE WITH OR WITHOUT PERIODIC CHARGES TO AN INDIVIDUAL WHO IS AT LEAST 62 YEARS OF AGE.

2. CCRC INDEPENDENT LIVING UNIT

CCRC INDEPENDENT LIVING UNIT SHALL MEAN A DWELLING UNIT WITHIN A CCRC CONTAINING LIVING AREAS, BEDROOM AREAS, KITCHEN AREA, AND BATHROOMS, WHICH HOUSE ONE OR MORE PEOPLE OVER THE AGE OF 62 IN A MANNER IN WHICH THEY MAY LIVE INDEPENDENTLY WITH PROVISIONS FOR A VARIETY OF RESTAURANT STYLE MEAL SERVICES THROUGH A DECLINING BALANCE PROGRAM.

3. CCRC ASSISTED LIVING AND MEMORY CARE UNIT

CCRC ASSISTED LIVING FACILITY AND MEMORY CARE UNIT IS A UNIT LOCATED WITHIN A CCRC BUILDING THAT PROVIDES A RESIDENTIAL LIVING ENVIRONMENT, ASSISTED BY CONGREGATE MEALS, HOUSEKEEPING, AND PERSONAL SERVICES FOR PERSONS AGE 62 OR OLDER, WHO HAVE TEMPORARY OR PERIODIC DIFFICULTIES WITH ONE OR MORE ESSENTIAL ACTIVITIES OF DAILY LIVING, SUCH AS FEEDING, BATHING, DRESSING, OR MOBILITY. A CCRC ASSISTED LIVING AND MEMORY CARE UNIT SHALL INCLUDE DWELLING UNITS, AS WELL AS ACCESSORY DINING ROOMS, BATHING AREAS, COMMON AREAS, OFFICES, AND OTHER SPACES NECESSARY TO PROVIDE THE ABOVE SERVICES LOCATED WITHIN THE CCRC.

4. CCRC SKILLED CARE NURSING UNIT

CCRC SKILLED CARE NURSING UNIT IS A UNIT LOCATED WITHIN A CCRC WHICH PROVIDES BOARD, SHELTER, AND 24-HOUR SKILLED NURSING AND MEDICAL CARE TO GERIATRIC OR CONVALESCENT PATIENTS. A CCRC SKILLED CARE NURSING UNIT SHALL INCLUDE NURSING BEDS AND/OR INDIVIDUAL ROOMS, AS WELL AS ACCESSORY DINING ROOMS, BATHING AREAS, COMMON AREAS, OFFICES, CLINICS, THERAPY AREAS, MEDICAL FACILITIES, AND OTHER SPACES NECESSARY TO PROVIDE THE ABOVE SERVICES LOCATED WITHIN THE CCRC.

5. CCRC ACCESSORY USES

THE CCRC MAY BE DEVELOPED THROUGH CLUSTERS OF MID-RISE BUILDINGS THAT SURROUND A CCRC STAND-ALONE BUILDING OR INTEGRATED WITH CCRC INDEPENDENT LIVING UNITS AND FORM A NEIGHBORHOOD.

CCRC ACCESSORY USES WITHIN A CCRC SHALL MEAN ANY USE NECESSARY FOR THE OPERATION OF THE FACILITY OR FOR THE BENEFIT OR CONVENIENCE OF THE RESIDENTS AND THEIR GUESTS INCLUDING, BUT NOT LIMITED TO, KITCHEN AND DINING FACILITIES, RESTAURANTS, PLACES OF WORSHIP, INDOOR AND OUTDOOR RECREATIONAL BUILDINGS AND USES, RETAIL, AND BANKING FACILITIES, BEAUTY SALONS AND BARBER SHOPS, GIFT SHOPS, CLASS ROOMS, SECURITY FACILITIES, CONFERENCE ROOMS, SOCIAL ROOMS, COMMON AREAS, GUEST ROOMS, MEDICAL OFFICES, MEDICAL CLINIC, DIALYSIS CENTER, LABORATORY SERVICES, DENTAL OFFICES, PHYSICAL THERAPY AND REHABILITATION CENTER, WELLNESS CENTER, AMBULATORY SURGERY, DIAGNOSTIC AND IMAGING SERVICES, POSTAL CENTER, PHARMACY, MAINTENANCE FACILITIES, CRAFT AND MUSIC ROOMS, VARIOUS CRAFT, HEALTH, EXERCISE AND YOGA ACTIVITIES, CLASSROOMS, SWIMMING POOLS, LIBRARY AND TELEVISION ROOM, AS WELL AS FACILITIES RELATED TO THE OPERATION OF THE FACILITY SUCH AS BUT NOT LIMITED TO ADMINISTRATIVE OFFICES, FOOD AND RECORD STORAGE AREAS, PROPERTY MAINTENANCE FACILITIES, RADIO AND SATELLITE CELL ANTENNAS, NON-RESTRICTED DAY CARE CENTER FOR RELATIVES OF EMPLOYEES, SECURITY OPERATIONS, OFF-STREET PARKING AND OFF-STREET PARKING STRUCTURES, AND HEATING AND COOLING EQUIPMENT STRUCTURES, PROVIDED THAT THE CCRC ACCESSORY USE IS FOR THE PRIMARY BENEFIT OF THE CCRC.

B. USES PERMITTED AS A MATTER OF RIGHT

- CCRC CONSISTING OF CCRC INDEPENDENT LIVING UNITS, CCRC ASSISTED LIVING AND MEMORY CARE UNITS, CCRC SKILLED CARE NURSING UNITS, AND/OR RELATED FACILITIES AND ACCESSORY USES THERE TO.
- PRIVATE RECREATIONAL FACILITIES, SUCH AS SWIMMING POOLS, TENNIS COURTS RESERVED FOR USE OF ON-SITE RESIDENTS AND THEIR GUESTS.
- CONSERVATION AREAS, INCLUDING WILDLIFE AND FOREST PRESERVE ENVIRONMENTAL AREAS, RECREATION AREAS, AND SIMILAR USES.
- MOTOR VEHICLE FUELING FACILITY WITH ACCESSORY CONVENIENCE STORE (SUBJECT TO SECTION H BELOW).

C. ACCESSORY USES

- ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO ANY PERMITTED USE AS A MATTER OF RIGHT, INCLUDING, BUT NOT LIMITED TO CCRC ACCESSORY USES.

D. BULK REGULATIONS (CCRC USES)

1. THE FOLLOWING MAXIMUM LIMITATIONS SHALL APPLY:

- HEIGHT 30 FEET
- STRUCTURES WITH MAXIMUM SETBACK 100 FEET
- STRUCTURES WITH AN ADDITIONAL 1 FOOT IN HEIGHT FOR EVERY FEET OF SETBACK BEYOND THE MINIMUM 100 FEET
- DENSITY 25 INDEPENDENT LIVING UNITS PER GROSS ACRE

2. MINIMUM SETBACK REQUIREMENTS (SUBJECT TO SECTION 128.6.A.1 OF THE HOWARD COUNTY ZONING REGULATIONS):

- FROM EXTERIOR, ARTERIAL OR COLLECTOR STREET RIGHT OF WAY:
 - RESIDENTIAL BUILDING 30 FEET
 - OTHER STRUCTURES AND USES 10 FEET
- FROM ANY OTHER PUBLIC STREET RIGHT OF WAY OR PRIVATE STREET:
 - RESIDENTIAL BUILDING 30 FEET
 - OTHER STRUCTURES AND USES 10 FEET
- FROM THE VICINAL PROPERTIES:
 - FROM RC AND RR 30 FEET
 - RESIDENTIAL BUILDING 30 FEET
 - OTHER STRUCTURES AND USES 10 FEET

E. MODERATE INCOME HOUSING UNITS

AT LEAST 10 PERCENT OF CCRC INDEPENDENT LIVING UNITS WILL BE MODERATE INCOME HOUSING UNITS IN ACCORDANCE WITH HOWARD COUNTY ZONING REGULATIONS AND MIBU CODES.

F. AMENITY AREAS

THIS COMMUNITY SHALL INCLUDE AN AMENITY AREA OR AMENITY AREAS. A MINIMUM OF 10% OF THE NET ACREAGE SHALL BE PROVIDED AS OPEN SPACE. AMENITY AREAS MAY BE CONNECTED BY PEDESTRIAN IMPROVEMENTS.

G. PARKING

PARKING WILL BE PROVIDED IN A COMBINATION OF UNDERGROUND PARKING AND SURFACE PARKING AT A MINIMUM RATE OF 1.4 SPACES PER INDEPENDENT LIVING UNIT, INCLUSIVE OF ALL STAFF, RESIDENT AND VISITOR PARKING AND INCLUSIVE OF ALL ASSISTED LIVING/MEMORY CARE UNITS AND SKILLED NURSING UNITS WITHIN THE CCRC. SUCH PARKING REQUIREMENTS SHALL BE IN ADDITION TO THE PARKING REQUIREMENTS SET FORTH IN SECTION H BELOW WITH RESPECT TO THE OPERATION OF THE MOTOR VEHICLE FUELING FACILITY AND ACCESSORY CONVENIENCE STORE.

H. ADDITIONAL REQUIREMENTS FOR MOTOR VEHICLE FUELING FACILITY.

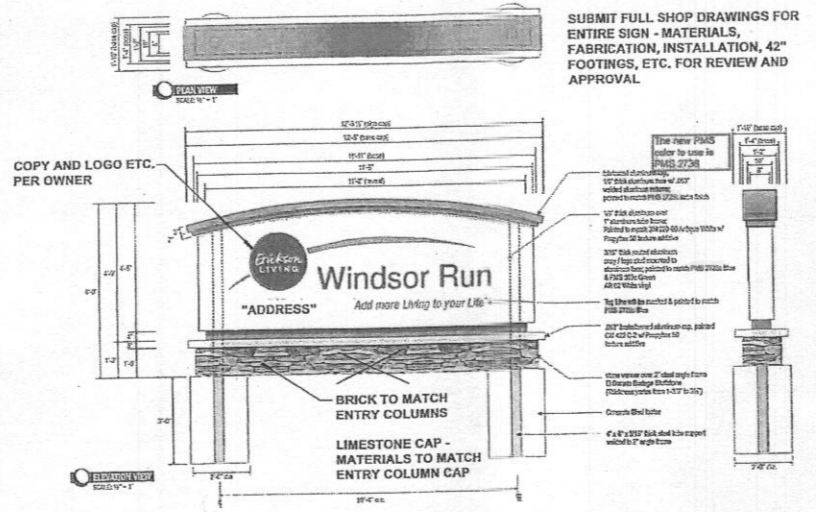
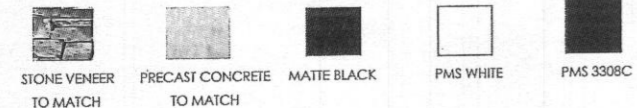
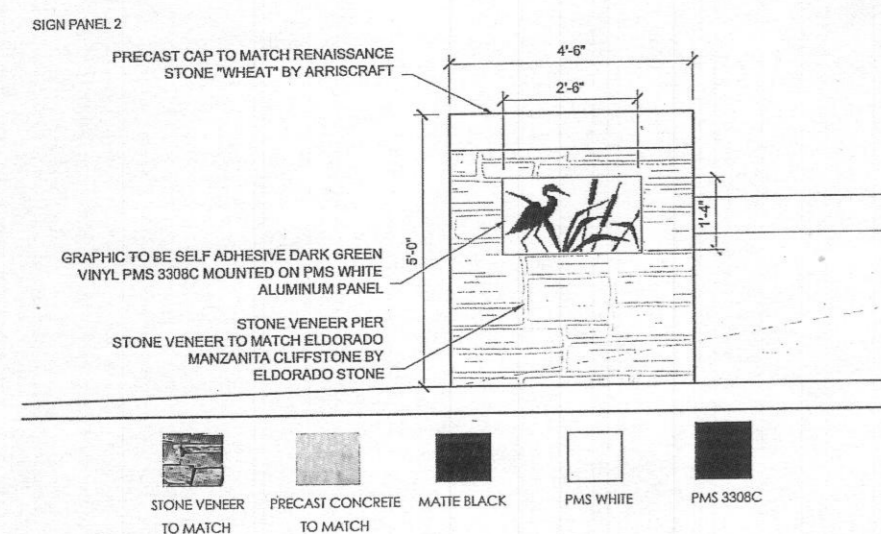
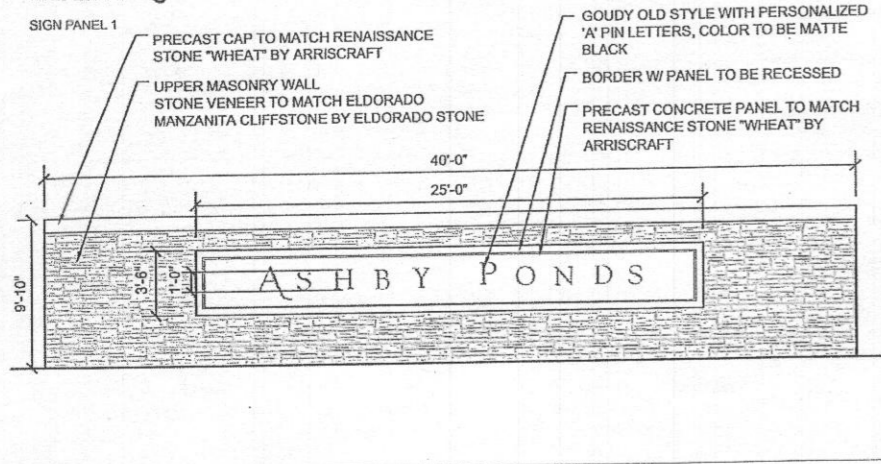
A MOTOR VEHICLE FUELING FACILITY SHALL BE PERMITTED SUBJECT TO THE FOLLOWING:

- AREA OCCUPIED BY THE MOTOR VEHICLE FUELING FACILITY USE SHALL BE LIMITED TO 60,000 SQUARE FEET.
- MAXIMUM HEIGHT:
 - CONVENIENCE STORE 30 FEET
 - CANOPY 25 FEET
- MINIMUM SETBACK REQUIREMENTS:
 - FROM ANY OTHER PUBLIC STREET RIGHT OF WAY OR PRIVATE STREET:
 - STRUCTURES 30 FEET
 - PARKING AND OTHER USES (EXCLUDING SIGNAGE) 10 FEET
- PARKING REQUIREMENTS:

REQUIRED PARKING: 24 SPACES (1 SPACES FOR MOTOR VEHICLE FUELING FACILITY (NO SERVICE BAYS) AND 23 SPACES FOR CONVENIENCE STORE)

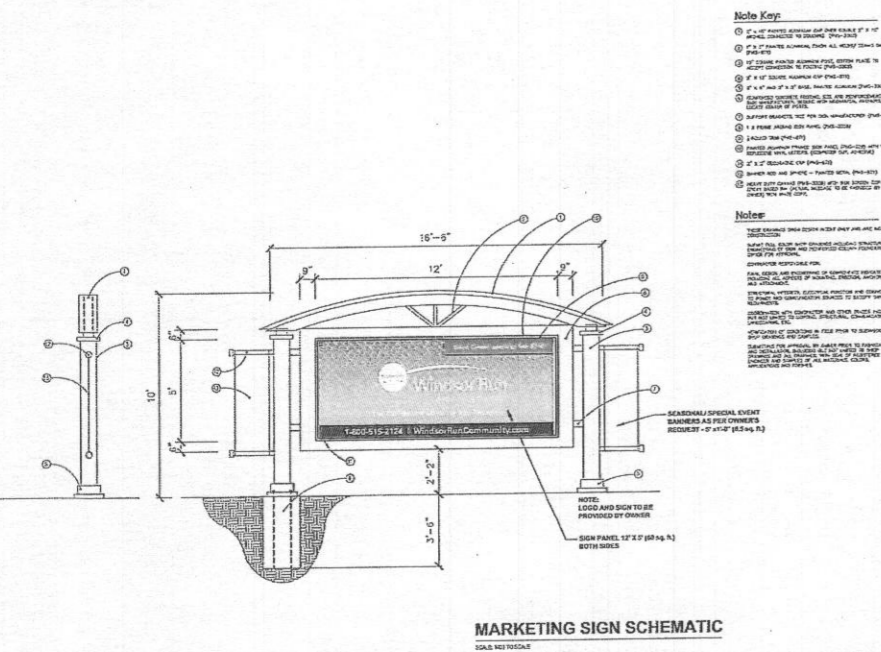
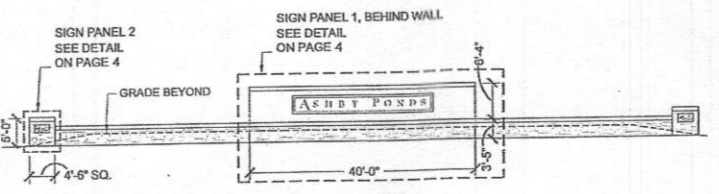
PROPOSED PARKING: 28 SPACES
- HOURS OF OPERATION:
 - MOTOR VEHICLE FUELING FACILITIES/CONVENIENCE STORE TWENTY-FOUR HOURS PER DAY, SEVEN DAYS A WEEK.
- EMPLOYEES (MOTOR VEHICLE FUELING FACILITIES/CONVENIENCE STORE):
 - MAXIMUM TOTAL 5 FULL TIME EQUIVALENT EMPLOYEES.
- SITE LIGHTING SHALL COMPLY WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. SITE LIGHTING SHALL CONSIST OF BUILDING MOUNTED LIGHTING AND RECESSED OVERHEAD LIGHTING UNDER THE CANOPY. ANY POLE MOUNTED LIGHTING WILL COMPLY WITH APPLICABLE COUNTY REGULATIONS.
- OUTSIDE OPERATIONS SHALL BE LIMITED TO THE DISPENSING OF MOTOR VEHICLE FUEL, OIL, WATER, PRESSURIZED AIR, THE CHANGING OF TIRES AND MINOR SERVICING, AND SALES OF FRESH PRODUCE. STORAGE OF ALL AUTOMOTIVE SUPPLIES SHALL BE WITHIN THE MAIN STRUCTURE.
- THE GROSS FLOOR AREA OF THE ACCESSORY CONVENIENCE STORE SHALL NOT EXCEED 4,500 SQUARE FEET.

Entrance Sign : CES - 1: Elevation Enlargements



1 ENTRANCE SIGN - SCHEMATIC
SCALE: 1" = 1'-0"

Entrance Sign : CES - 1: Elevation



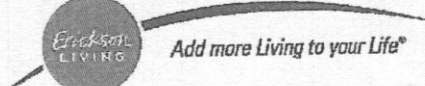
MARKETING SIGN SCHEMATIC
SCALE: 1/8" = 1'-0"

Proposed Guidelines	Description	Graphic/Lettering
Max. number of signs for Sign Panel 1: 1	Sign Panel 1: 1 precast concrete panel with masonry base and background	Font: As Indicated on page 4
Max. area of any one of Sign Panel 1: 88 of max	Sign Panel 2: 2 aluminum plates on masonry background	Letters: As Indicated on page 4
Total aggregate Sign Panel 1 area: 88 of max	Illumination: Ground mounted up lights	
Background Structure (Sign Panel 1): 395 of max	Lower Wall Piers: Masonry with stone veneer	
Max. number of signs for Sign Panel 2: 2		
Max. area of any one of Sign Panel 2: 4 of max		
Total Aggregate Sign Panel 2 area: 8 of max		
Background Structure (Sign Panel 2): 401 of max		

IMAGES ARE PROVIDED FOR REFERENCE PURPOSES AS PRECEDENT EXAMPLES ONLY

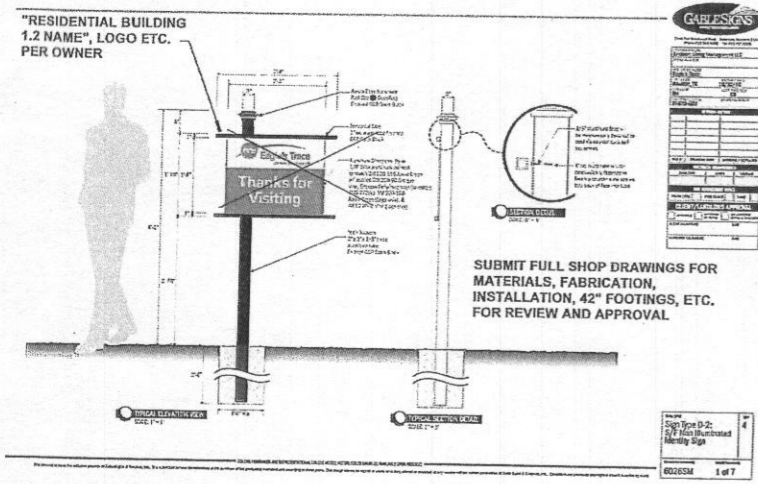


ERICKSON LIVING AT LIMESTONE VALLEY
HOWARD COUNTY, MARYLAND
JULY 28, 2017

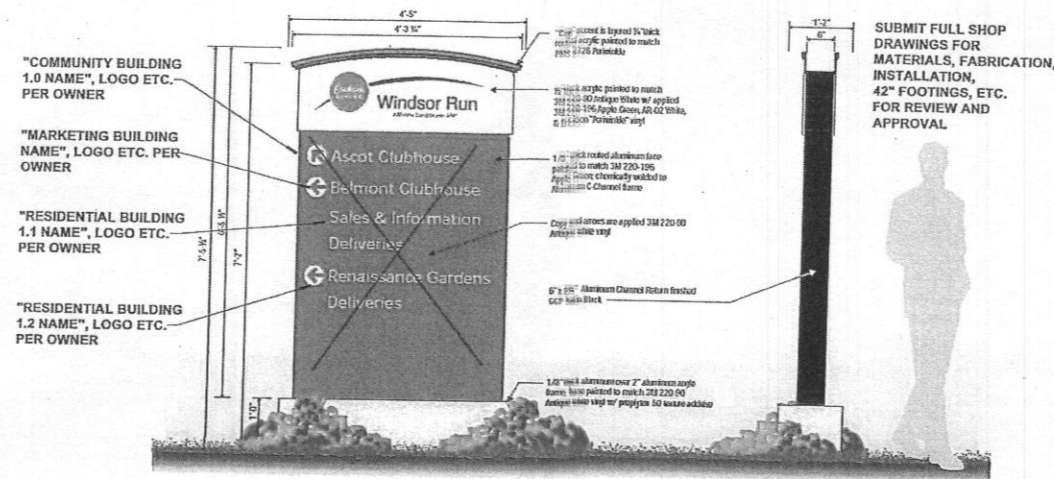


SHEET DCP- 5

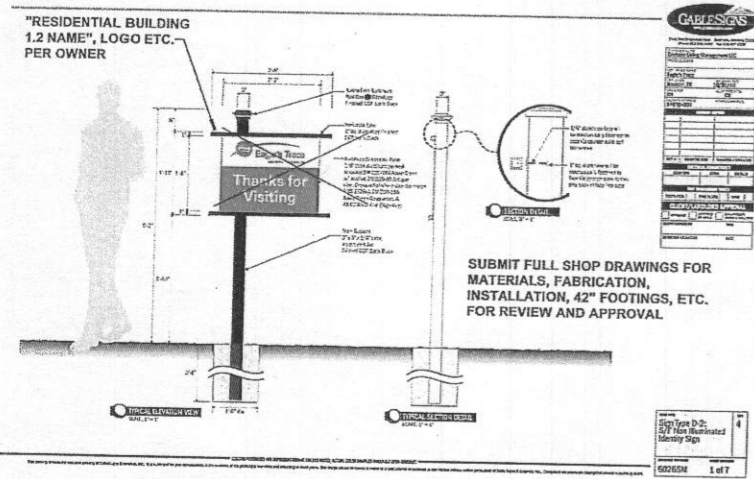
PROPOSED DEVELOPMENT STANDARDS AND SIGN DETAILS



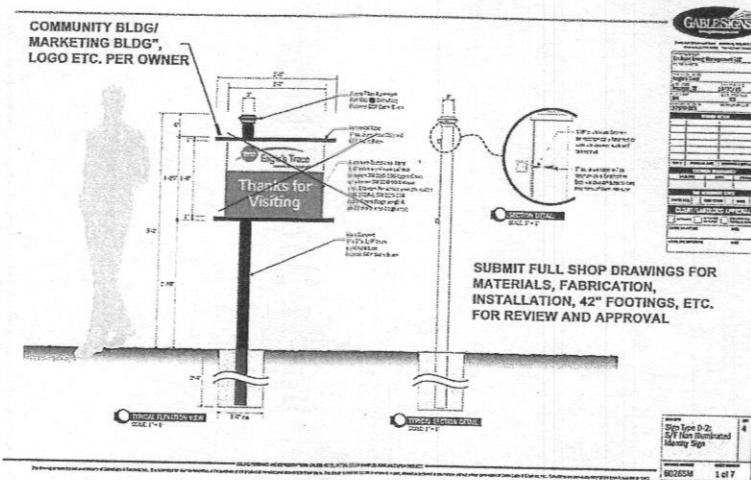
4 SITE SIGN "D" - ONE SIDED SIGN AT RESIDENTIAL BUILDING 1.2
22.116 NOT TO SCALE



1 SITE SIGN "A" - MAIN ENTRY DIRECTIONAL SIGN
22.116 NOT TO SCALE



5 SITE SIGN "E" - ONE SIDED SIGN AT RESIDENTIAL BUILDING 1.2
22.116 NOT TO SCALE



2 SITE SIGN "B" - TWO SIDED SIGN AT COMMUNITY BUILDING / MARKETING BUILDING
22.116 NOT TO SCALE

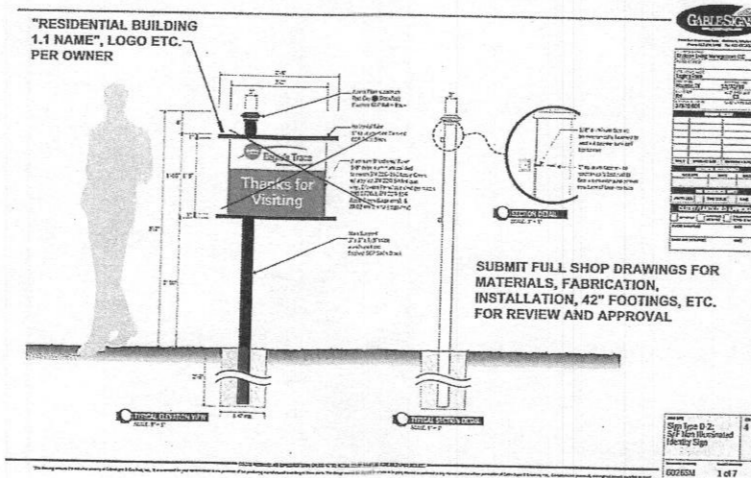


PANEL TO BE 1'-6" HT. BY 2'-0" WIDE

MATCH OTHER SIGNS

Submit Full Shop Drawings for Materials, Fabrication, Installation, 42" Footings, Etc. for Review and Approval

6 SITE SIGN "F" - VISITOR / RESIDENT ENTRY SIGN AT GATE HOUSE
22.116 NOT TO SCALE



3 SITE SIGN "C" - ONE SIDED SITE SIGN AT RESIDENTIAL BUILDING 1.1
22.116 NOT TO SCALE

IMAGES ARE PROVIDED FOR REFERENCE PURPOSES AS PRECEDENT EXAMPLES ONLY

ILLUSTRATIVE SITE PLAN

Note: conceptual plan subject to final engineering and architectural refinement. Refer to detailed Development Concept Plan, Conceptual Landscape Plan, Conceptual Streetscape Plan, and Proposed Traffic Improvements for proposed site improvements (roadways, pedestrian walkways, landscaping).

SITE DATA

NEIGHBORHOOD 1	
INDEPENDENT LIVING UNITS	730
CCRC ACCESSORY SPACE ¹	68,000SF +/-
PARKING	
700 GARAGE ²	
190 SURFACE	

NEIGHBORHOOD 2	
INDEPENDENT LIVING UNITS	470
CCRC ACCESSORY SPACE ¹	40,000SF +/-
PARKING	
680 GARAGE ²	
1.10 SURFACE	

CARE CENTER	
(assisted living, memory care, skilled nursing)	
240 UNITS +/-	

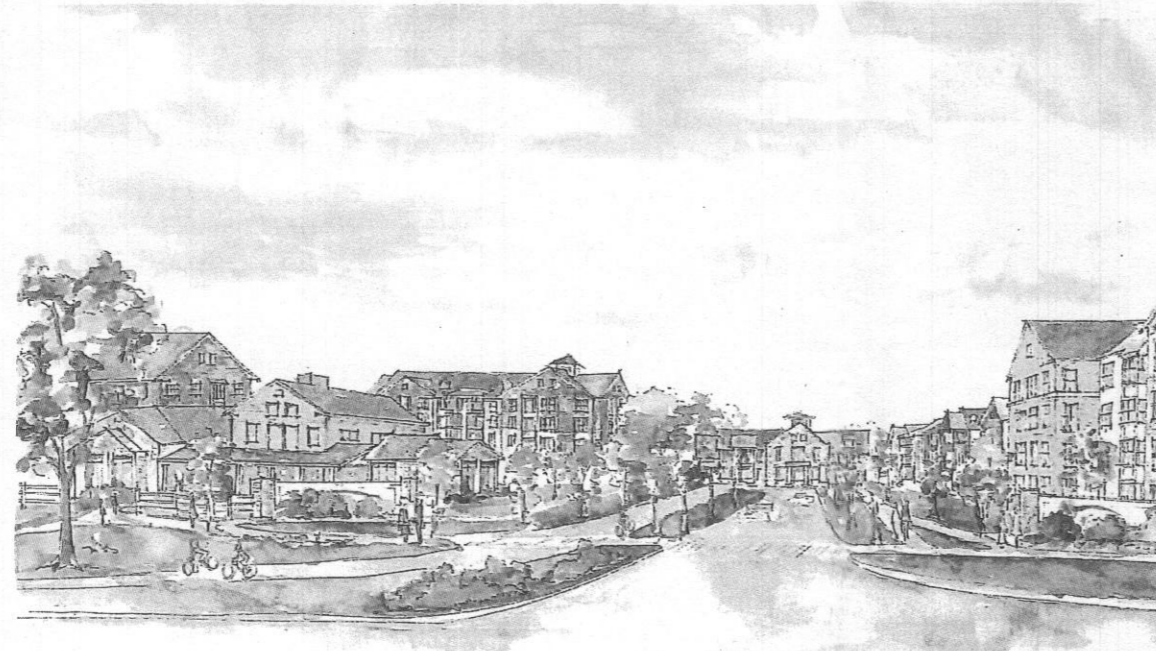
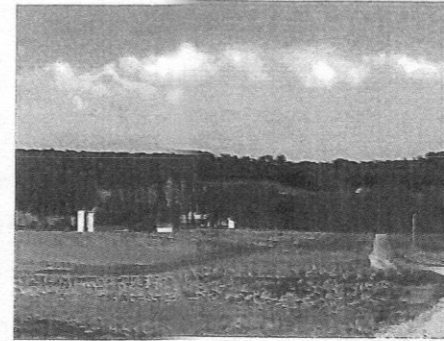
TOTALS	
INDEPENDENT LIVING UNITS	1,200
CARE CENTER UNITS	200 +/-
CCRC ACCESSORY SPACE ¹	108,000SF +/-
PARKING	
1,380 GARAGE ²	
300 SURFACE	
1,680 TOTAL	

Notes:

1. CCRC Accessory Space consists of building areas allocated for resident amenities, resident services, food service, campus administration, and campus services. CCRC Accessory Spaces are typically located within clubhouse buildings (CB) as well as on the ground/first floor of independent living buildings.
2. Resident parking is provided in garages below independent living buildings



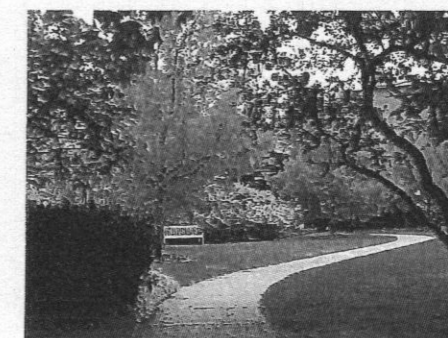
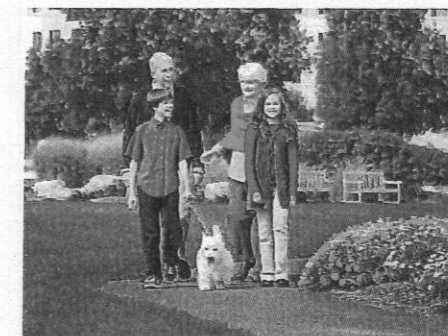
COMMUNITY CHARACTER



CONCEPTUAL VIEW OF MAIN ENTRANCE FROM CLARKSVILLE PIKE

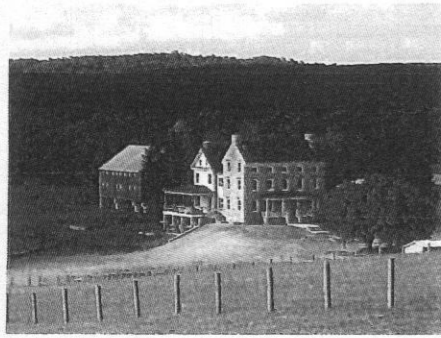


- VIBRANT SENIOR COMMUNITY
- RURAL LANDSCAPE
- OUTDOOR ACTIVITIES
- WALKING AND BIKING PATHS
- TRAILS
- GARDENS

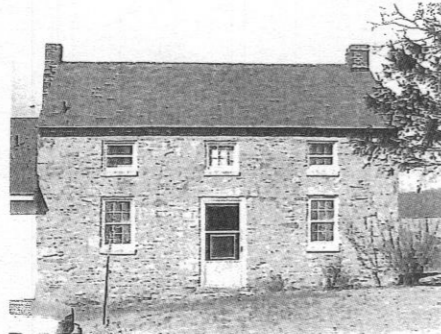


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ARCHITECTURAL CHARACTER



MONTGOMERY COUNTY HOUSE – hipped roof porches, masonry and siding



LIMESTONE VALLEY FARM STONE TENANT HOUSE, CLARKSVILLE – stone masonry, gable roof, divided-lite windows



THE VILLAS OF RIVER HILL, CLARKSVILLE – brick masonry and siding composition, roof dormers, metal roofs



IVY HILL, MARRIOTTSVILLE – masonry, gable roof, divided-lite windows



MONTROSE, CLARKSVILLE – stone masonry, red metal roof, roof dormers, hipped roof porch



RICHLAND, CLARKSVILLE – white lap siding, gable roofs, divided-lite windows



PROPOSED CONCEPTUAL BUILDING ELEVATION

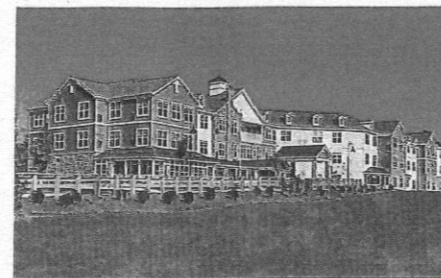
- cupola
- gable roof
- roof dormers
- red metal roof
- single/double hung windows with divided lites
- window surround trim
- hipped roof porches
- lap siding
- stone masonry (use of brick masonry proposed for some buildings)



WALNUT GROVE, CLARKSVILLE – stone masonry, gable roof, roof dormers



CARROLL COUNTY HOUSE – masonry and siding, window surrounds, gable roof



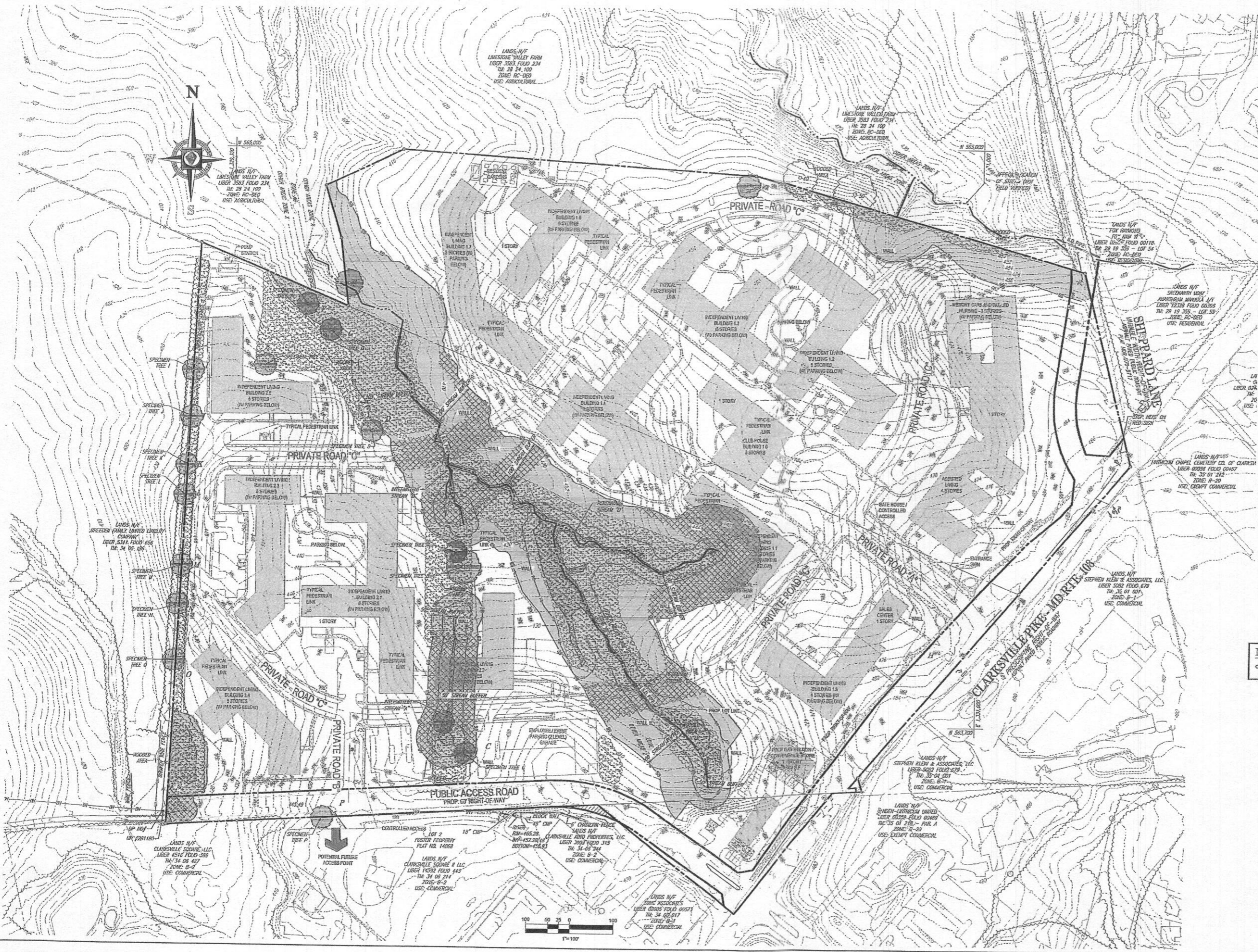
masonry and siding composition, red metal roofs, roof dormers, cupola



ELLICOTT CITY – masonry and siding, window surrounds, metal roof, roof dormers

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ENVIRONMENTAL BUFFER EXHIBIT



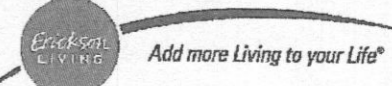
NOTE
CONCEPTUAL PLAN SUBJECT TO FINAL ENGINEERING AND ARCHITECTURAL REFINEMENT

LEGEND

- STREAM BUFFER
- 29' NON-TIDAL WETLANDS BUFFER
- 100 YR FLOODPLAIN
- STREAM
- TREE LINE
- STREAM BUFFER
- WETLANDS
- POSSIBLE ENVIRONMENTAL BUFFER ENCROACHMENTS
- FOREST AREA TO REMAIN
- SPECIMEN TREE

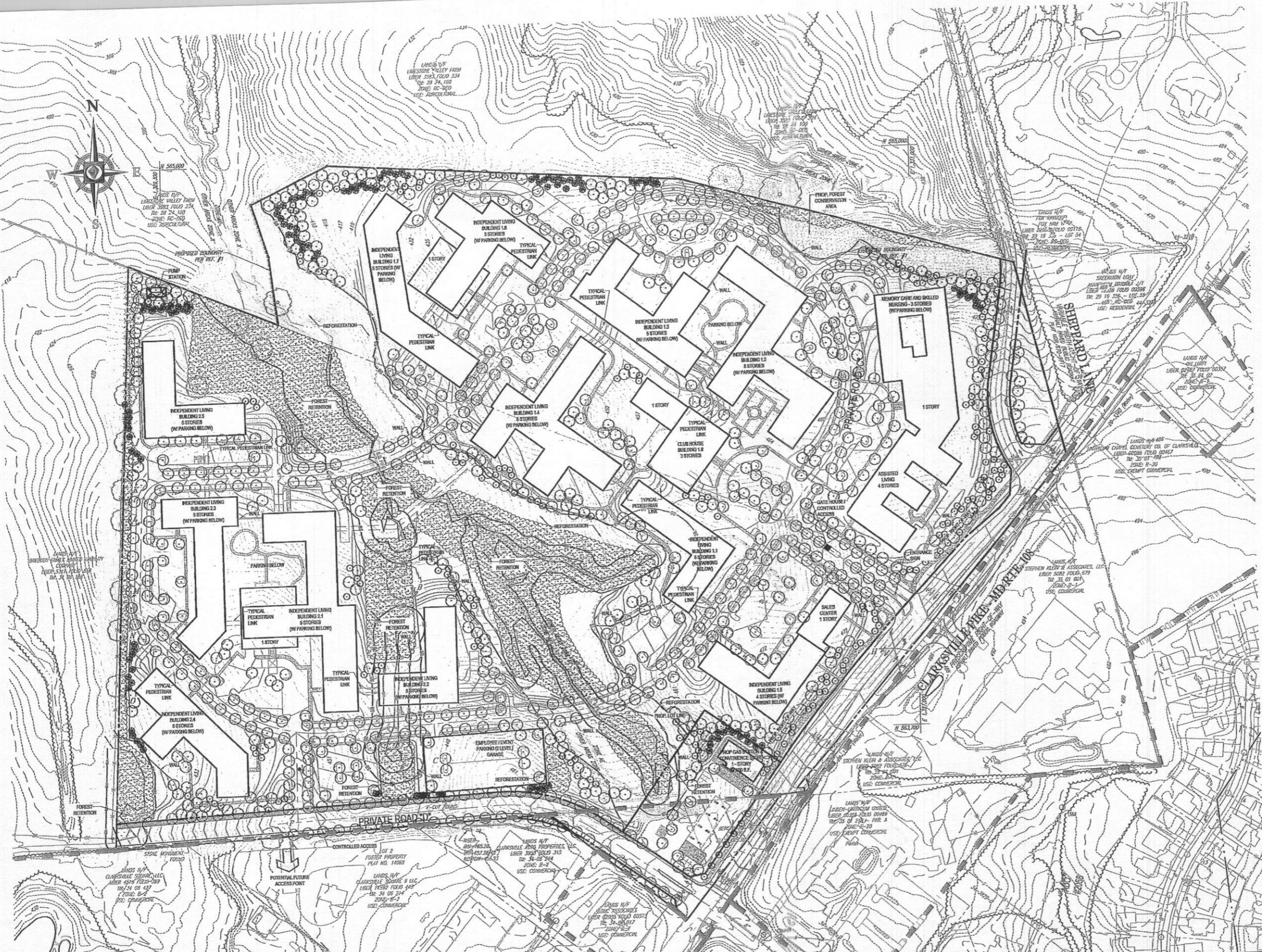


ERICKSON LIVING AT LIMESTONE VALLEY
HOWARD COUNTY, MARYLAND
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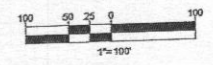
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DCP-10

CONCEPTUAL LANDSCAPE PLAN

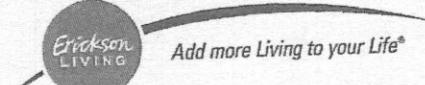


SYMBOL LEGEND	
	SHADE TREES
	ORNAMENTAL TREES
	EVERGREEN TREES
	STREET TREES
	ORNAMENTAL STREET TREES
	FOREST RETENTION (FOREST TO REMAIN)
	REFORESTATION
	FENCE
	100' STREAM BUFFER
	100 YR. FLOODPLAIN
	STREAM
	TREELINE
	EXISTING SPECIMEN TREE (TO REMAIN)

NOTE: CONCEPTUAL PLAN SUBJECT TO FINAL ENGINEERING AND ARCHITECTURAL REFINEMENT.



ERICKSON LIVING AT LIMESTONE VALLEY HOWARD COUNTY, MARYLAND JULY 28, 2017

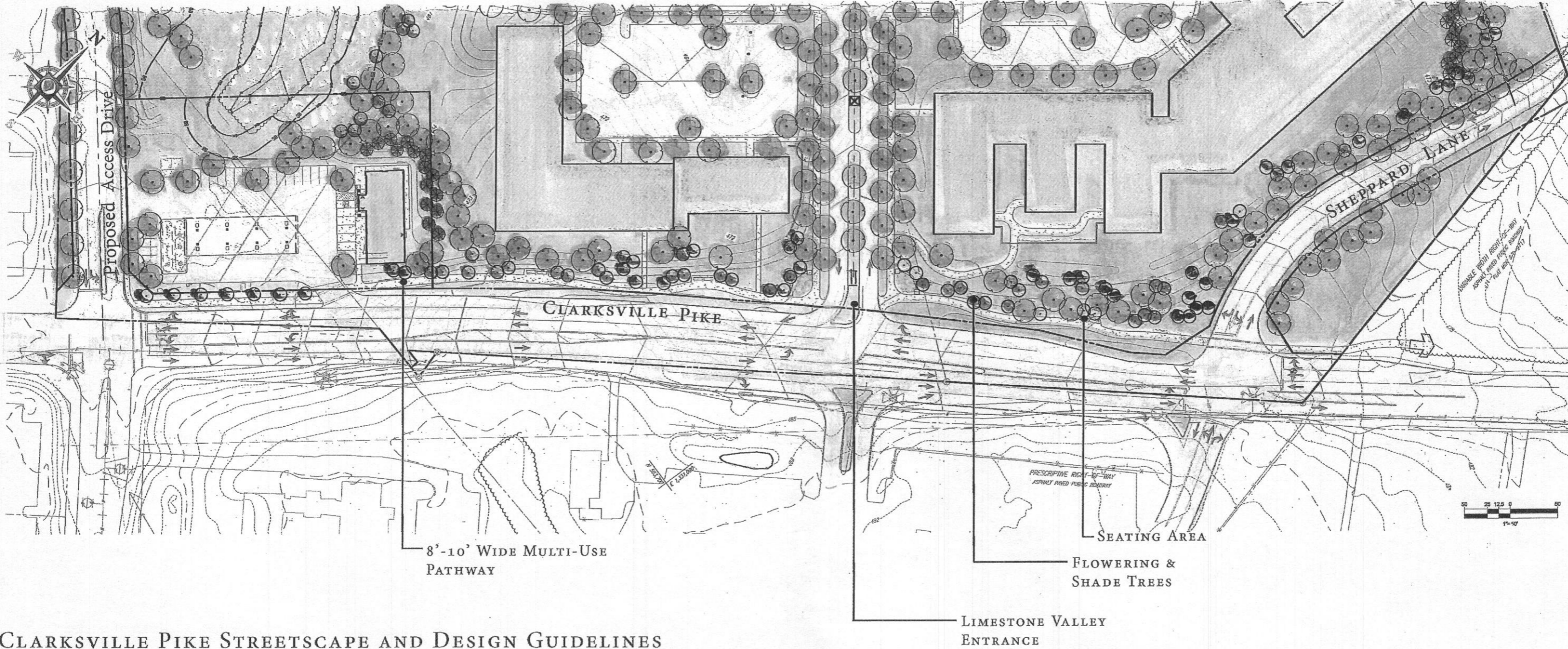


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**CONCEPTUAL
STREETSCAPE
PLAN**



CLARKSVILLE PIKE STREETSCAPE AND DESIGN GUIDELINES

(ADOPTED BY HOWARD COUNTY, FEBRUARY 2016)

AREA 3 STREETSCAPE IMPROVEMENTS

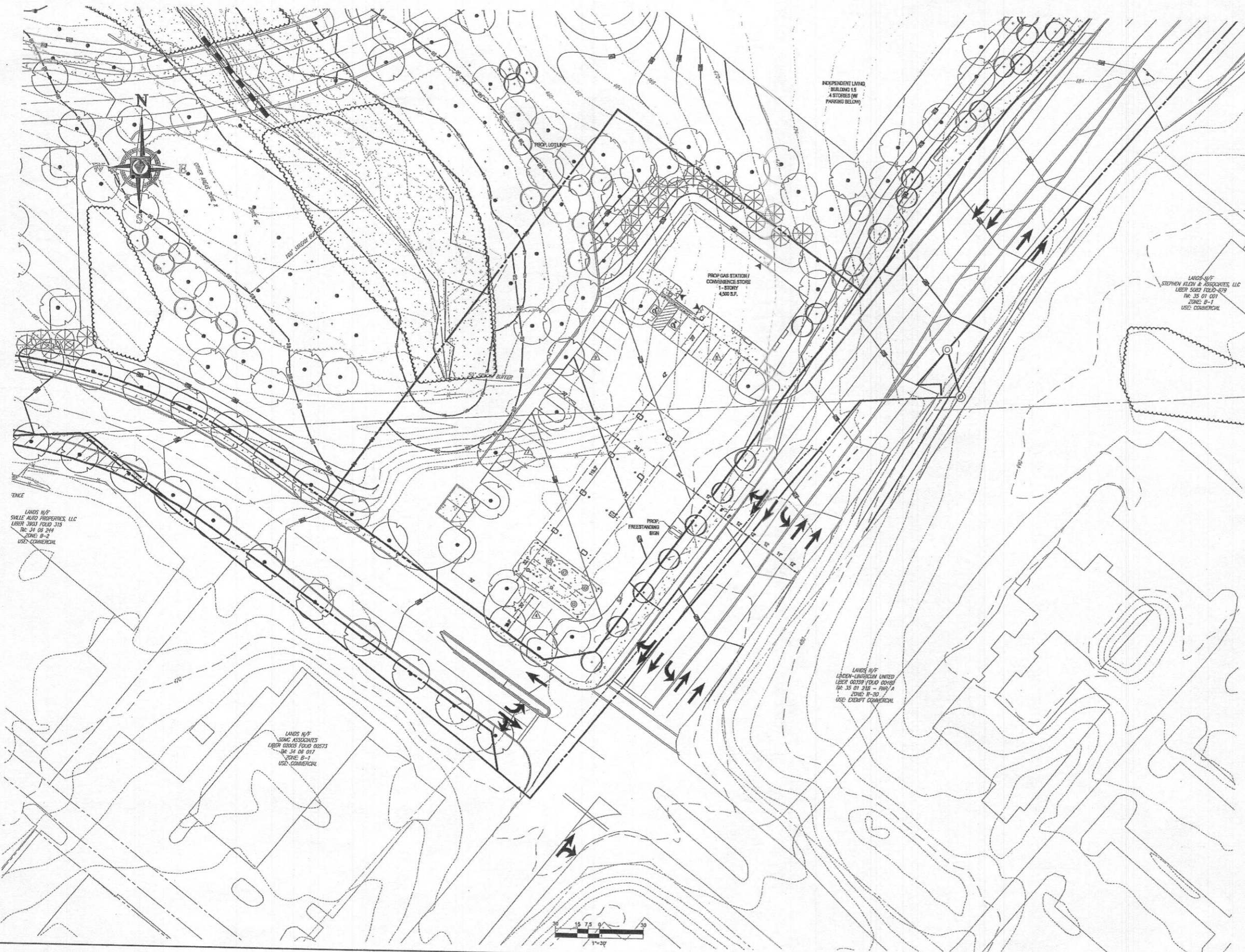
LANES:
 • GENERALLY 2 LANES WITH STRIPED TURN LANE

STORMWATER MANAGEMENT:
 • TYPICALLY ACCOMMODATED AS BIOSWALES ALONG THE STREET EDGE

PEDESTRIAN/BICYCLE ACCOMMODATIONS:
 • CONTINUOUS SIDEWALK TRANSITIONS TO A SHARED-USE PATH ALONG THE SOUTHEASTER EDGE; CONTINUOUS SHARED-USE PATH ALONG THE NORTHWESTERN EDGE; CROSSWALKS AT ALL MAJOR STREET INTERSECTIONS AND ENTRANCES TO SCHOOLS

LANDSCAPE:
 • INFORMALLY CLUSTERED TREES NEXT TO NATURAL AND AGRICULTURAL AREAS; SOME STREET TREES HAVE BEEN PLACED WITHIN THE BUILDING FRONTAGE ZONE, RATHER THAN THE TREE/PLANTING ZONE, TO ACCOMMODATE SETBACK REQUIREMENTS FOR UNDERGROUND WATER LINES

GAS STATION EXHIBIT



LANDS 11/F
STEPHEN KLEV & ASSOCIATES, LLC
LIBR 5082 FOLD-879
TRC 33 01 001
ZONE: B-1
USE: COMMERCIAL

LANDS 11/F
SIVILE AUTO PROPERTIES, LLC
LIBR 3903 FOLD 315
TRC 33 01 001
ZONE: B-2
USE: COMMERCIAL

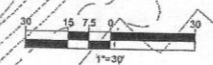
LANDS 11/F
SOMC ASSOCIATES
LIBR 0205 FOLD 0273
TRC 33 01 017
ZONE: B-1
USE: COMMERCIAL

LANDS 11/F
LADEN-LIVINGSTON UNITED
LIBR 0258 FOLD 0288
TRC 33 01 210 - PART 1
ZONE: B-30
USE: EXEMPT COMMERCIAL

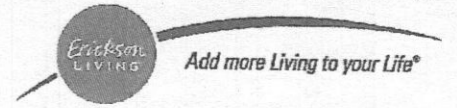
NOTE
CONCEPTUAL PLAN SUBJECT TO FINAL ENGINEERING AND ARCHITECTURAL REFINEMENT

LEGEND

- SOIL DELINEATION
- /- FLOODPLAIN
- /- WETLAND
- /- STREAM BUFFER
- /- WETLAND BUFFER
- ~ TREE LINE



ERICKSON LIVING AT LIMESTONE VALLEY
HOWARD COUNTY, MARYLAND
JULY 28, 2017



SHEET
DCP-14

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