

GENERAL SURVEY NOTES

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

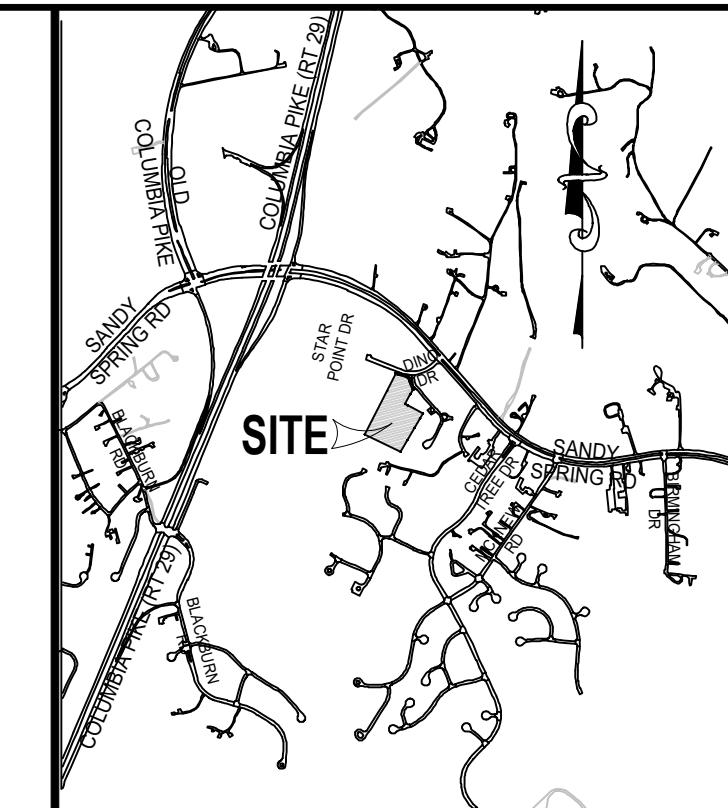
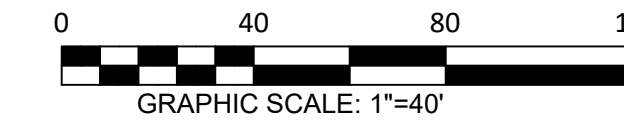
SPECIMEN TREE LIST

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

(S) SIGNIFICANT TREE
(V) VARIANCE/SPECIMEN TREE
Exhibit 10
OZAH Case No: CU 23-12

EXISTING RESOURCE DATA TABLE

EXISTING FOREST	4.18 ACRES
NON-TIDAL WETLANDS	0.02 ACRES
FOREST WITHIN NON-TIDAL WETLANDS	0.00 ACRES
EXISTING FLOODPLAIN	0.00 ACRES
FOREST WITHIN FLOODPLAIN	0.00 ACRES
EXISTING STREAM BUFFER	0.68 ACRES
FOREST WITHIN STREAM BUFFER	0.27 ACRES



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR
---	TREE LINE
---	EXISTING OVERHEAD LINES
---	EXISTING WATER LINES
---	EXISTING SEWER LINES
---	EXISTING STORM DRAIN
---	EXISTING UNDERGROUND GAS LINES
---	EXISTING UNDERGROUND ELECTRICAL LINES
---	EXISTING UNDERGROUND TELEPHONE / CABLE LINES
---	EXISTING WOOD FENCE
---	EXISTING WIRE FENCE
---	EXISTING RAIL FENCE
---	FOREST STAND
---	SOIL BOUNDARY
---	SIGNIFICANT/SPECIMEN TREE
---	15% STEEP SLOPES
---	25% STEEP SLOPES

GENERAL NOTES

- SITE ADDRESS IS 0 DINO DRIVE, BURTONSVILLE, MD 20866
- TAX I.D. NUMBERS: 05-03552453
- PLAT REFERENCE: PLATS: 23347
- DEED REFERENCE: LIBER 46830 FOLIO 124.
- SITE IS LOCATED ON TAX MAP KS-561, BLOCK B, OUTLOT A.
- SITE IS LOCATED ON WSSC 200 SHEET No. 220-NE-04 AND 220-NE-05.
- EXISTING WATER AND SEWER CATEGORY IS W-1 & S-1.
- SITE HAS EXISTING WATER AND SEWER AVAILABLE.
- EXISTING ZONING IS R-200.
- EXISTING SOILS ARE:
 - 57B, CHILLUM SILT LOAM, 3-8% SLOPES,
 - 57C, CHILLUM SILT LOAM, 8-15% SLOPES,
 - 57D, CHILLUM SILT LOAM, 15-25% SLOPES, AND
 - 59B, BELTSVILLE SILT LOAM, 3-8% SLOPES
- BOUNDRY SHOWN FROM SURVEY PREPARED BY PACKARD & ASSOCIATES, LLC DATED FEBRUARY 28, 2022.
- SITE TOPOGRAPHY BY FIELD SURVEY BY PACKARD & ASSOCIATES, LLC, FEBRUARY 28, 2022. SURROUNDING INFORMATION FROM AERIAL GIS DATA.
- WATERSHED: LITTLE PAINT BRANCH, CLASS I.
- THERE ARE NO FLOODPLAIN OR WETLANDS ON THIS SITE, PER FEMA FIRM PANEL 24031C0385D DATED 09/29/2006
- UTILITY COMPANIES:
 - ELECTRIC: BALTIMORE GAS AND ELECTRIC
 - WATER & SEWER: WSSC
 - TELEPHONE: VERIZON
 - CATV: COMCAST
- OWNER / APPLICANT: ELDERHOME LAND LLC, P.O. BOX 310, ASHTON, MD 20861. CONTACT: THOMAS NORRIS (301) 675-1525. EMAIL: TNORRIS@TLGROUP1.COM
- TRACT AREA: OUTLOT A - 255,566 S.F. OR 5.867 AC.

SOIL DATA

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

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 16518, EXPIRATION DATE: 06/10/2023.

Dean Packard
DEAN PACKARD, P.E. 12/07/22
DATE



DATE	DESCRIPTION	REVISIONS

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



EXISTING CONDITIONS PLAN
CONDITIONAL USE
BROOKSTONE SENIOR LIVING
OUTLOT A, BLOCK B, VALLEY STREAM ESTATES
RECORDED IN PLAT 23347 AND LIBER 46830 AT FOLIO 124
BURTONSVILLE ELECTION DISTRICT No. 5
MONTGOMERY COUNTY, MARYLAND

OWNER ELDERHOME LAND, LLC P.O. BOX 310 ASHTON, MD 20861	
SCALE 1"=40'	DRAWN PW
CHECKED DP	DATE 12/07/22
ACAD FILE NAME	
JOB NO.	
DRAWING NO. SHEET 2 OF 19	