

NATURAL RESOURCE INVENTORY / FOREST DELINEATION PLAN

PACKARD & ASSOCIATES, LLC
CIVIL ENGINEERS * SURVEYORS * LAND PLANNERS
16222 FREDERICK ROAD, SUITE 300
GAINERSBURG, MARYLAND 20877
PHONE (301) 208-0250 FAX (301) 208-1270

BROOKSTONE SENIOR LIVING
CONDITIONAL USE

OUTLET A, BLOCK B, VALLEY STREAM ESTATES
RECORDED IN PLAT 2337 AND LIBER 4830 AT FOLIO 124
BURNSSVILLE ELECTION DISTRICT NO. 5
MONTGOMERY COUNTY, MARYLAND

EXISTING RESOURCE DATA TABLE

RESOURCE	ACRES
NON-TIDAL WETLANDS	0.00
FOREST WITHIN NON-TIDAL WETLANDS	0.00
FOREST WITHIN FLOODPLAIN	0.00
FOREST WITHIN STREAM BUFFERS	0.00
FOREST WITHIN WETLAND BUFFERS	0.00

LEGEND

SYMBOL	DESCRIPTION
(---)	PROPERTY LINE
(---)	EXISTING CONTOUR
(---)	TREE LINE
(---)	EXISTING OVERHEAD LINES
(---)	EXISTING WALKER LINES
(---)	EXISTING SEWER LINES
(---)	EXISTING STORM DRAIN LINES
(---)	EXISTING UNDERGROUND TELEPHONE / CABLE LINES
(---)	EXISTING UNDERGROUND ELECTRICAL LINES
(---)	EXISTING WOOD FENCE
(---)	EXISTING WIRE FENCE
(---)	EXISTING RAIL FENCE
(---)	FOREST STAND
(---)	SOIL BOUNDARY
(---)	SIGNIFICANT/SPECIMEN TREE

GENERAL NOTES

1. SITE ADDRESS IS 4110 DRIVE, BARTONSVILLE, MD 20866
2. PLAT REFERENCE: PLATS 2337
3. DEED REFERENCE: LIBER 4830 FOLIO 124
4. BLOCK B, OUTLOT A, DINOCORVE, LLC
5. SITE HAS EXISTING WATER AND SEWER CATCHERIES, E-W & S-E.
6. SITE HAS EXISTING WATER AND SEWER AVAILABLE.
7. EXISTING SOIL ARE: 20% TO 35% SLOPES, 35% TO 45% SLOPES, 45% TO 60% SLOPES.
8. EXISTING SOIL ARE: 60% TO 75% SLOPES, 75% TO 90% SLOPES, 90% TO 100% SLOPES.
9. EXISTING SOIL ARE: 100% TO 120% SLOPES, 120% TO 150% SLOPES, 150% TO 200% SLOPES.
10. EXISTING SOIL ARE: 200% TO 300% SLOPES, 300% TO 400% SLOPES, 400% TO 500% SLOPES.
11. BOUNDARY FROM SURVEY PREPARED BY PACKARD & ASSOCIATES, LLC DATED FEBRUARY 28, 2022.
12. BOUNDARY FROM SURVEY PREPARED BY PACKARD & ASSOCIATES, LLC DATED FEBRUARY 28, 2022. SUPERIMPOSED INFORMATION FROM AERIAL GIS DATA, FEBRUARY 28, 2022.
13. WAIVER OF LIABILITY: THE SURVEYOR DISCLAIMS ANY LIABILITY FOR THE DATA, FROM ANY SOURCE, OBTAINED ON THIS SITE. PER FEDERAL REGULATION 24CFR 203.7(b) FOR FEDERAL LENDING CLASS.
14. WAIVER OF LIABILITY: THE SURVEYOR DISCLAIMS ANY LIABILITY FOR THE DATA, FROM ANY SOURCE, OBTAINED ON THIS SITE. PER FEDERAL REGULATION 24CFR 203.7(b) FOR FEDERAL LENDING CLASS.
15. ELECTRIC COMPANIES: B&W TRANSFORMERS AND ELECTRIC WATER & SEWER: M&S CONSTRUCTION COMPANY
16. CATV: TROPHIC TELEVISION
17. TELEPHONE: TRACON
18. ELECTROPHONE LAND: CATV
19. THE PROPERTY IS LOCATED IN A SPECIAL PROTECTION AREA.
20. THE PROPERTY IS NOT LOCATED IN A SPECIAL PROTECTION AREA.
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GENERAL NRI NOTES

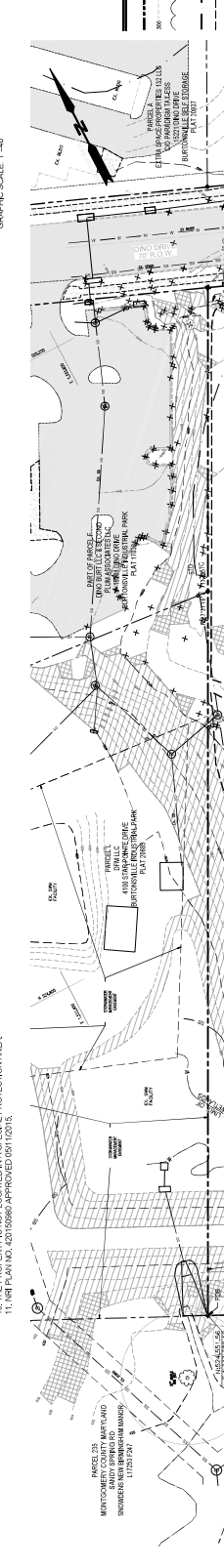
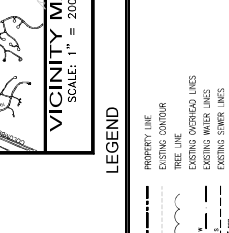
1. BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY BY PACKARD & ASSOCIATES, LLC.
2. TOPOGRAPHIC INFORMATION IS FROM A SURVEY PREPARED BY PACKARD & ASSOCIATES, LLC DATED FEBRUARY 28, 2022. SUPERIMPOSED INFORMATION FROM AERIAL GIS DATA, FEBRUARY 28, 2022.
3. FIELD WORK WAS CONDUCTED BY DEAN PACKARD, OF OZARKIAH, 2022, USING A DATUM OF 1983. THE PRESENCE OF STATE AND/OR FEDERAL RARE, THREATENED OR ENDANGERED SPECIES HAS NOT BEEN DETERMINED FROM THE INFORMATION AVAILABLE ON THIS DATE.
4. THE SIGNIFICANT AND SPECIMEN TREES AND WITHIN 100 FEET OF THE PROPERTY ARE SHOWN ON THESE PLANS.
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SPECIMEN TREE LIST

TAXONOMY	SPECIES	SIZE	CONDITION	REMARKS
54(N)	TULIP	41"	GOOD	
54(N)	POPULAR	32"	GOOD	
55(S)	RED WATTLE	24"	POOR	DEAD
57(N)	RED WATTLE	31"	GOOD	
64(N)	TULIP	32"	GOOD	
65(N)	BLACK GUM	37"	GOOD	
66(N)	TULIP	31"	GOOD	
68(N)	POPULAR	31"	GOOD	
(S)	SIGNIFICANT TREE			
(V)	MINOR/SPECIMEN TREE			

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SOIL DATA

SIGNAL	DESCRIPTION	PERCENT	MINIMUM	HYDRIC
S78	CHILLUM SILT LOAM	YES	MEDIUM	NO
S79	3-8% SLOPES	YES	MEDIUM	NO
S7D	15-25% SLOPES	NO	HIGH	NO
S7E	CHILLUM SILT LOAM	NO	HIGH	NO
S7F	15-25% SLOPES	YES	HIGH	NO
S7G	3-8% SLOPES	NO	HIGH	NO

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GAINERSBURG, MARYLAND 20877
PHONE: (301) 208-0250 * FAX: (301) 208-1270
Plan Prepared by: *Dean Packard*
Date: 02/28/2022
Scale: 1" = 2000'
SHEET 3 OF 19

PLAN NO. 420222080
Exhibit 11(a)
OZAH Case No. CU 23-12