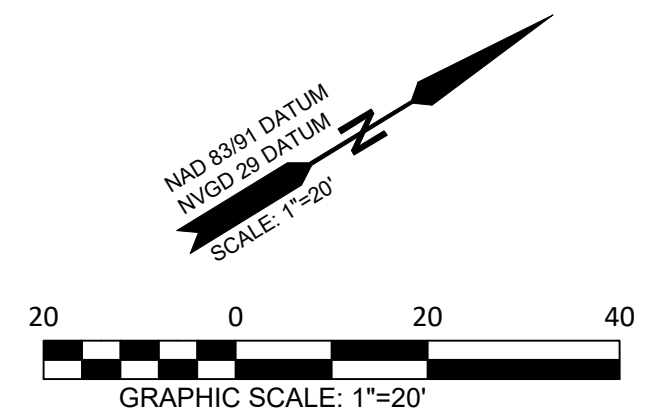


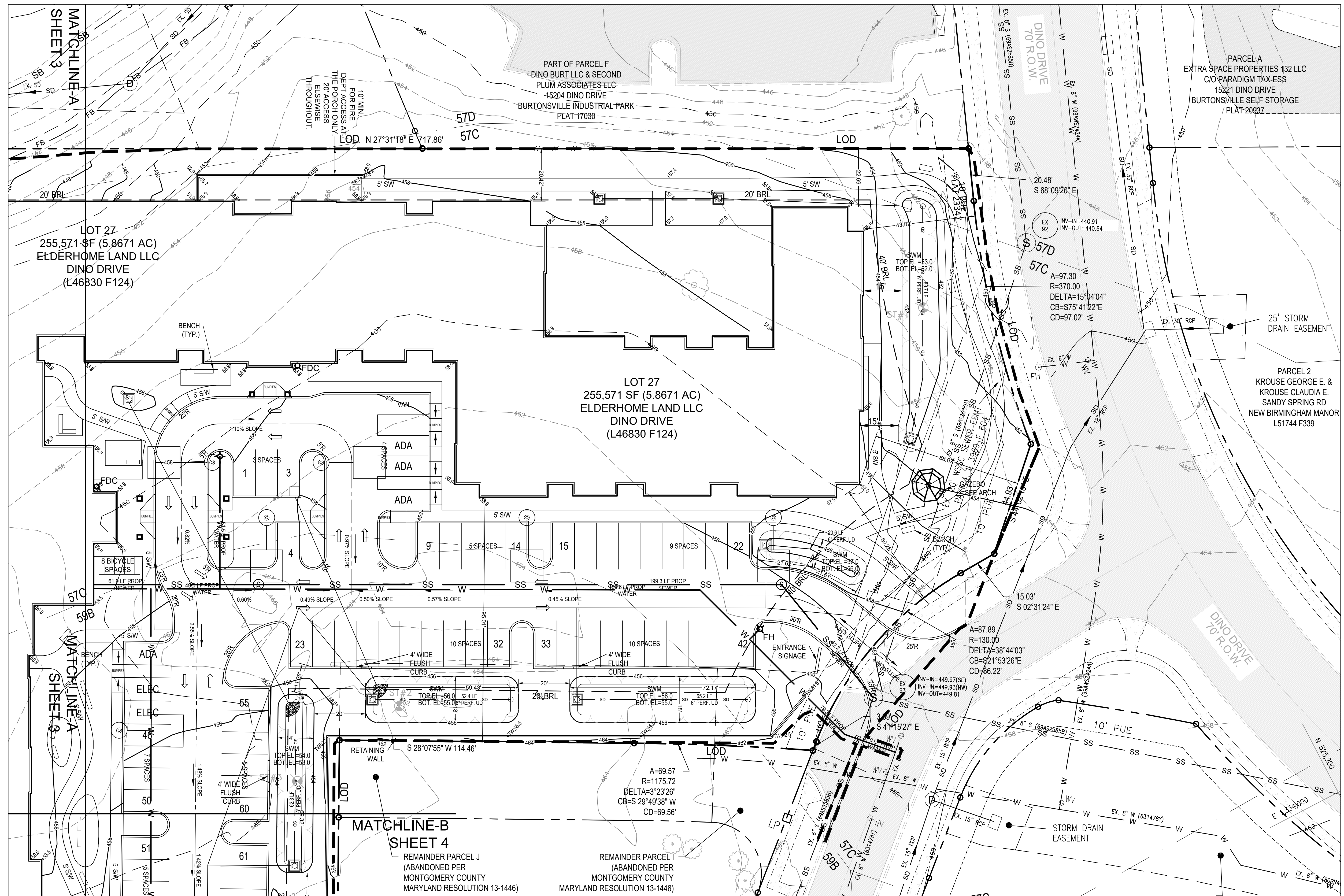
SOIL DATA				
SYMBOL	DESCRIPTION	PRIME FARMLAND	HIGHLY ERODIBLE	HYDRIC
5B	GLENELG SILT LOAM 3-8% SLOPES	YES	NO	NO
17B	OCOQUAN LOAM 3-8% SLOPES	YES	NO	NO
17C	OCOQUAN LOAM 8-15% SLOPES	YES	NO	NO

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



**LEGEND**

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



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



12/20/23

**CONDITIONAL USE PLAN - SHEET 2**  
**CONDITIONAL USE**  
**BROOKSTONE SENIOR LIVING**  
 LOT 27, BLOCK B, VALLEY STREAM ESTATES  
 RECORDED IN LIBER 46830 AT FOLIO 124  
 BURTONSVILLE ELECTION DISTRICT No. 5 MONTGOMERY COUNTY, MARYLAND

OWNER ELDERHOME LAND, LLC P.O. BOX 310 ASHTON, MD 20861	
SCALE 1"=20'	DRAWN PW
CHECKED DP	DATE 12/20/23
ACAD FILE NAME	
JOB NO.	
DRAWING NO. SHEET 5 OF 20	

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16518, EXPIRATION DATE: 06/10/2025.

*Dean Packard*  
 DEAN PACKARD, P.E. 12/20/23  
DATE

Exhibit 12 (b)  
 OZAH Case No: CU 23-12

**MISS UTILITY**  
 CALL "MISS UTILITY" AT 1-800-257-777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.