Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all ree protection measures are performed in accordance with the approved final forest conservation plan or tree sure part, and as modified in the field by I Ranning Department Ferre Conservation Inspector. The measures must meet or exceed the nost recent standards published by the American National Standards Institute (ANSI ASIO).

Pre-Construction

Page | o'3

NET TRACT AREA:

- An en-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
- 2. The property owner must arrange for the meeting and following people should must participate at the pre-construction meeting: the property owner or thair representative, consentation superintendent, Hermiteand Society of Antoniculus. (EA). Certified the representative of the property of the prop
 - a. Typical tree protection devices include:
 i. Chain link fence (four feet high)

 - Chain link fence (Sor feet high)
 Super sil fence with wire stury between the support poles (mirimum 4 feet high) with high risibility flagging.
 He again, 2 lack 3 with welded wire fencing support of by seed T-bur posts (mirimum 4 feet high) with high visibility flagging.
 Typell sit tesser studection researce may include, but are roll minted to:
 Root pruning with a cost outer or vibratary play designed for that purpose. Transfers are not allowed, unless approved by the Forest Comment Cost Improor
 Comment Cost Improor
 Head of the comment of the cost of the cost

ii. Crown Roduction or pruning
iii. Watering
iv. Pettilkring
v. Vertilkring
v. Vertild muldning
vi. Root acerdator systems
Measures not specifical on the Forest Conservation Plan may be required as determined
by the Forest Conservation Impecter in coordination with the property owner's athorist.

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A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentator. of the process (including

photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

- 4. Temporary 'tee protection devices must be installed per the approved Forest Conservation Han, Exemption Plan, or Tree Save Plan ane prior to any land disturbance. The Forest Conservation Impactor, in coordination with the DPS Sediment Control Inapector, may make field adjustments to increase the survivability of trees and firest shown as sure on the approved plan.
- 5. Tree protection fincing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Percest Conservation Improcer. All construction active within protected there and ferest many the property of the proper
- 6. Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

- Periodic inspections will be made by the Ferest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
- 8. The property owner must immediately notify the Forest Conservation Inspector of any damage to treet, brests, understory, ground cover, and any other undisturbed axes shown on the approved plan. Remedial actions, and the relative timeframes to restore those areas, will be determined by the Forest Conservation Inspector.

- 5. After construction is completed, but before tree protection devices have been removed, the property owner must request a final impaction with the Forest Conservator. Impaction: At tental an impaction, the Forest Conservation Impaction may require the second of the

Page 2 of 3 February 2017 Page 3 of 3 February 2017

g. Clean up of retention areas, including trash removal 10. After the final inspection and completion of all corrective measures the Ferest

After the insul impostons and competed or of a corrective measures the Fereir Conservation Inspector will request at improvary the and forter production carbon will request at improvary the read forter production carbon and address control must be coordinated with both DPS and the Found Conservation and sedimen control must be coordinated with both DPS and the Found Conservation Imagenters. No additional grading, so dding, or varial may take place after the zero protection finengies of streamed.

11. Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

FOREST CONSERVATION WORKSHEET BROOKSTONE - MNOPPO # 420222080, FGP #F20230360)

A. Total tract area							5.87
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan							0.04
C. Land dedication acres (parks, county facility, etc.)							0.00
D. Land cedication for roads or utilities (construction not required by this plan)							0.00
E. Area to remain in commercial agricultural production/use							0.00
F. Other deductions (specify)							0.00
G. Net Traci Area							5.91
LAND USE CATEGORY: (from Chapter 22A-3. Definitions) Input the number "1" under the appropriate land use.							
Input the number "1" under the appropriate land use, Imit to only one entry.							
	Timit to dniy o	ne entry.					
	AFA	MDR	DA	HDR	MPD	CIA	
	0	0	1	0	0	D	
					15%	x G=	0.89
							1.18
H. Cons	ervation Thresho	ld			20%	x G=	1.18
EXISTING	G FOREST COVER	:					
Existing fcreat cover=							4.18
J. Area of forest above afforestation threshold							3.29
K. Area of forest above conservation threshold							3.00
BDFAK F	VEN POINT						
L. Forest retention above threshold with no mitigation=							1.78
M. Clearing permitted without mitigation							2.40
m. oco	пъротисо и						2.10
	ED FOREST CLEA						
N. Total area of forest to be cleared							3.44
O. Total area of forest to be retained							0.74
PLANTIN	NG FECUREMEN	TS:					
P. Reforestation for clearing above conservation threshold=							0.75
Q. Reforestation for clearing below conservation threshold=							0.88
R. Credit for retention above conservation threshold=							0.00
S. Total reforestation required=							1.63
T. Total afforestation required							0.00
U. Credit for landscaping (may not exceed 20% of 'S')=							0.00
V. Total reforestation and afforestation required							1.63
worksheet date							5/13/2019

NOTE: 1. TOTAL REFORESTATION PROVIDED = 0.52 ACRES 2. RECUIRED REFORESTATION/AFFORESTATION TO BE MITISATED BY FEE-IN-LIEU FOR THIS PROJECT.

Exhibit 28(d) OZAH Case No: CU 23-12

FCP PLAN NO. F20230060 CERTIFICATION OF QUALIFIED PROFESSIONAL

Dean Packy DEAN PACKARD, P.E.

LC. ENGINEERS * SURVEYORS * LAND PLANNERS 204 MONROE STREET, SUITE 201 ROCKVILLE, MARYLAND 20850 VE (301) 208–0250 FAX (301) 208–1270 PACKARD & ASSOCIATES CIVIL

CONDITIONAL USE
BROOKSTONE SENIOR LIVING
DIO 27, BLOCK B, VALLY STREAM ESTATES
SMULE RECORDE IN HER 4853 A FROLD 124
MONTODARE COMM., MA

ELDERHOME LAND, LL P.O. BOX 310 ASHTON MD 20861 PW NA 12/20/23

SHEET 4 OF 4