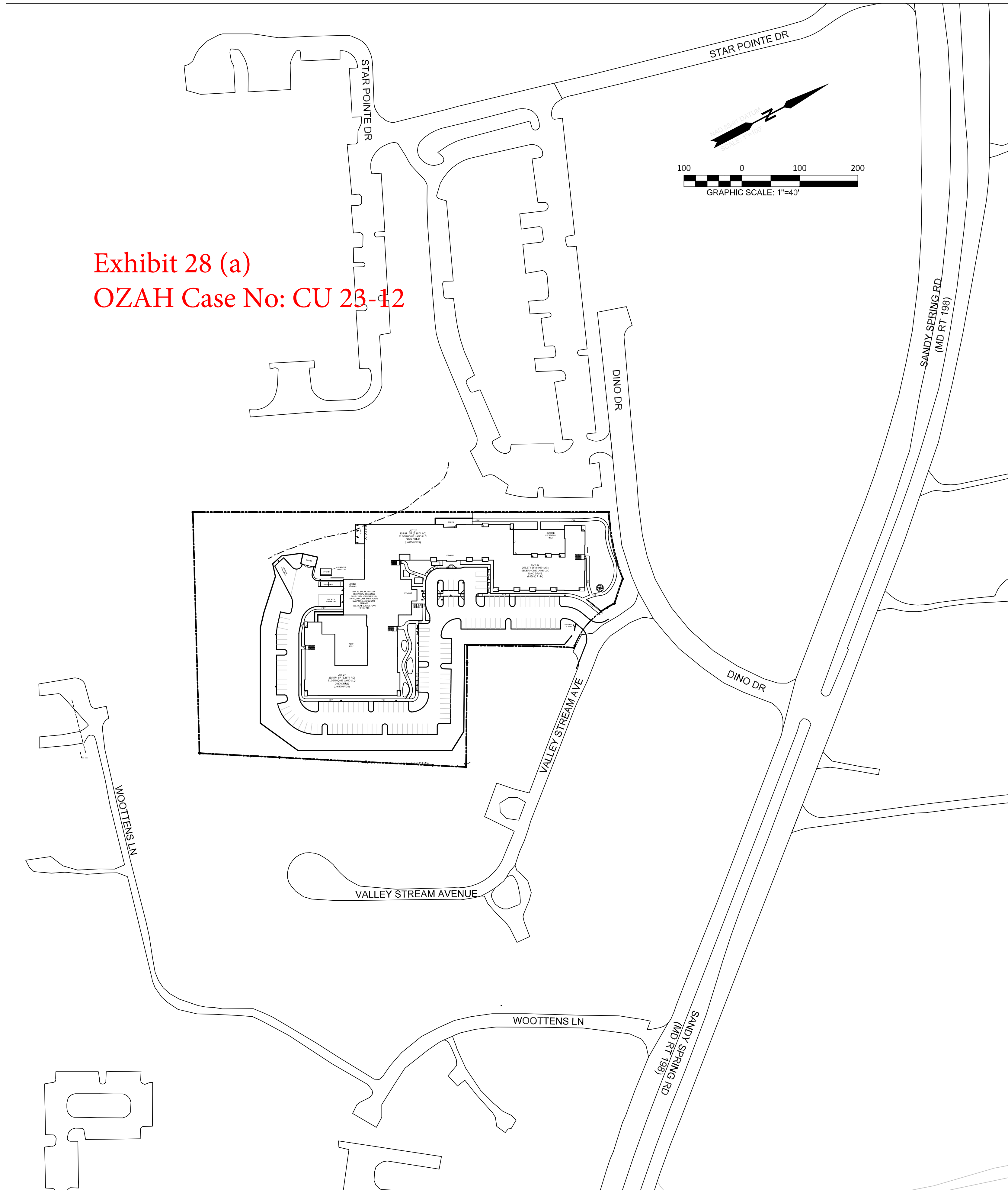


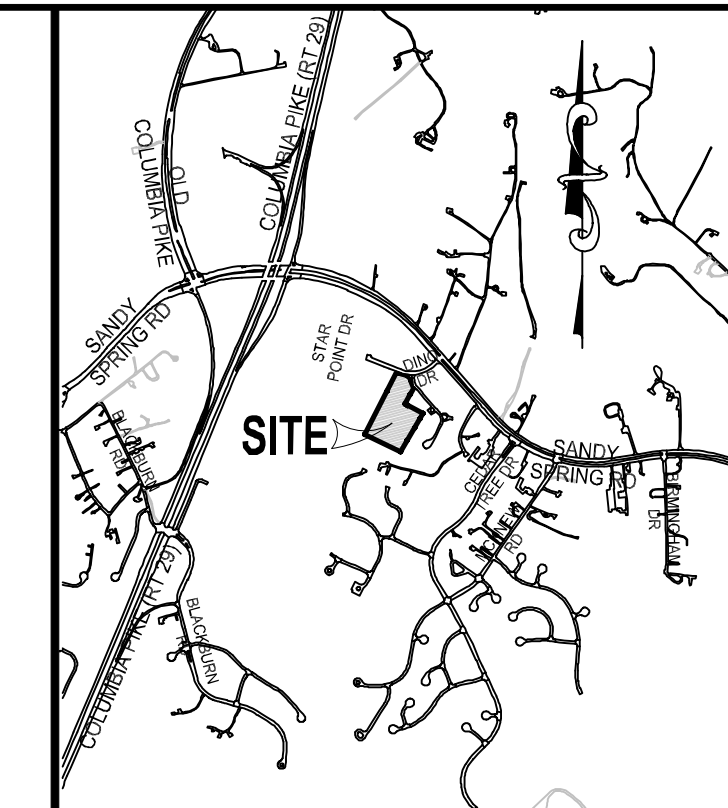
SHEET INDEX

No.	DESCRIPTION
1 of 4	PRELIMINARY FOREST CONSERVATION PLAN - COVER SHEET
2 of 4	PRELIMINARY FOREST CONSERVATION PLAN
3 of 4	STAFF MEMOS AND APPROVALS SHEET
4 of 4	PRELIMINARY FOREST CONSERVATION PLAN NOTES

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



LOCATION MAP
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 5046 - GRID B-4

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
- BOUNDARY 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 2403100385D 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 - 255,571 S.F. OR 5.867 AC.

GENERAL FOREST CONSERVATION PLAN 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, QP, ON MARCH 4, 2022, USING A D-TAPE.
- A LETTER TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WAS SENT REQUESTING WHETHER THE PRESENCE OF STATE AND/OR FEDERAL RARE, THREATENED, OR ENDANGERED SPECIES OR CRITICAL TERRESTRIAL HABITATS EXIST 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.
- NRI PLAN NO. 420222080 APPROVED 08/01/2022.

FCP PLAN NO. F20230060

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC, AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

Dean Packard
DEAN PACKARD, P.E. 11/16/23
DATE

MISS UTILITY
CALL "MISS UTILITY" AT 1-800-267-777, 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.

DATE	DESCRIPTION	REVISIONS

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

PRELIMINARY FOREST CONSERVATION PLAN - COVER SHEET
FCP PLAN # F20230060
CONDITIONAL USE
BROOKSTONE SENIOR LIVING
LOT 27, BLOCK B, VALLEY STREAM ESTATES
RECORDED IN LIBER 46830 AT FOLIO 124
MONTGOMERY COUNTY, MARYLAND
BURTONSVILLE ELECTION DISTRICT No. 5

OWNER ELDERHOME LAND, LLC P.O. BOX 310 ASHTON, MD 20861	
SCALE 1"=100'	DRAWN PW
CHECKED DP	DATE 11/16/23
ACAD FILE NAME	
JOB NO.	
DRAWING NO. SHEET 1 OF 4	