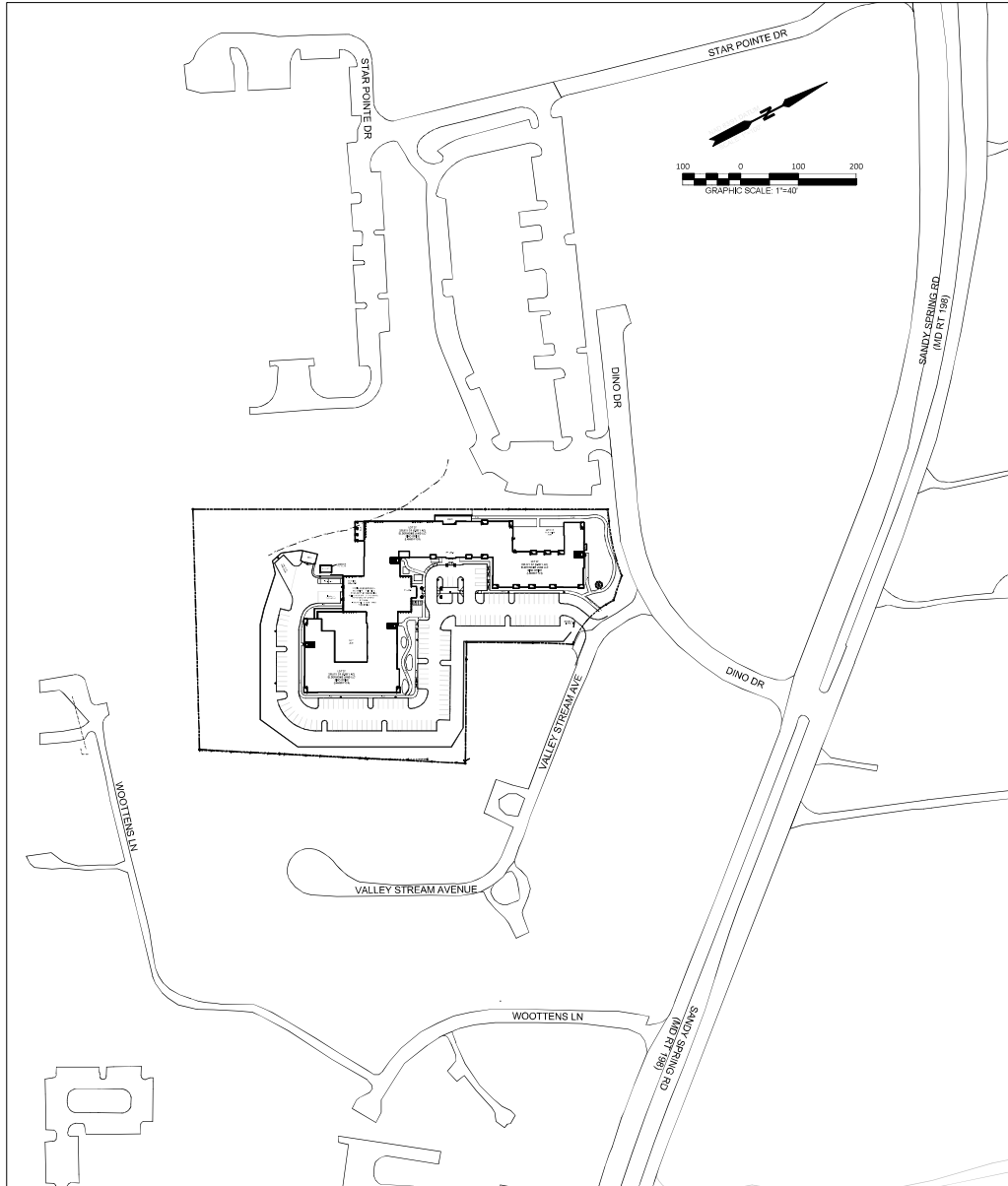
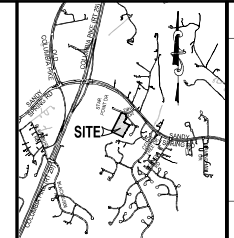


SHEET INDEX

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



LOCATION MAP
SCALE: 1" = 100'



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

GENERAL NOTES

1. SITE ADDRESS IS 0 DINO DRIVE, BURTONSVILLE, MD 20866
2. FAX I.D. NUMBERS: 04-0350453
3. PLAT REFERENCE: PLATS: 23047
4. DEED REFERENCE: LIBER 48830 FOLIO 124.
5. SITE IS LOCATED ON TAX MAP K9-061, BLOCK B, OUTLOT A.
6. SITE IS LOCATED ON WSSC 300 SHEET No. 220-NE-04 AND 220-NE-05.
7. EXISTING WATER AND SEWER CATEGORY IS 'W' & 'S'.
8. SITE HAS EXISTING WATER AND SEWER AVAILABLE.
9. EXISTING ZONING IS R-200.
10. EXISTING SOILS ARE:
57B CHILLUM SILT LOAM, 3-6% SLOPES
57C CHILLUM SILT LOAM, 6-15% SLOPES
57D CHILLUM SILT LOAM, 15-25% SLOPES, AND
59B BELTSVILLE SILT LOAM, 5-8% SLOPES
11. BOUNDARY SHOWN FROM SURVEY PREPARED BY PACKARD & ASSOCIATES, LLC DATED FEBRUARY 28, 2022.
12. SITE TOPOGRAPHY BY FIELD SURVEY BY PACKARD & ASSOCIATES, LLC, FEBRUARY 28, 2022, SURROUNDING INFORMATION FROM AERIAL GIS DATA.
13. WATERSHED: LITTLE PAINT BRANCH CLASS I.
14. THERE ARE NO FLOODPLAIN OR WETLANDS ON THIS SITE, PER FEMA FIRM PANEL 24031C0382D DATED 08/29/2006
15. UTILITY COMPANIES:
ELECTRIC: BALTIMORE GAS AND ELECTRIC
WATER & SEWER: WSSC
TELEPHONE: VERIZON
CATV: COMCAST
16. OWNER / APPLICANT: ELDERHOME LAND LLC
P.O. BOX 310, ASHTON, MD 20861
CONTACT: THOMAS NORRIS (301) 575-1525
EMAIL: TNORRIS@TLGROUP1.COM
17. TRACT AREA:
OUTLOT A - 255,571 S.F. OR 5,867 AC.

GENERAL FOREST CONSERVATION PLAN NOTES

1. BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY BY PACKARD & ASSOCIATES, LLC DATED FEBRUARY 28, 2022.
2. TOPOGRAPHIC INFORMATION IS FROM A SURVEY PREPARED BY PACKARD & ASSOCIATES, LLC DATED FEBRUARY 28, 2022, SURROUNDING INFORMATION FROM AERIAL GIS DATA.
3. THERE ARE EXISTING NONTIDAL WETLANDS FIELD IDENTIFIED ON THE SITE OR WITHIN 100' OF THE PROPERTY LINE.
4. THERE ARE NO KNOWN RECORDS OR RECALLY OBSERVABLE ARCHAEOLOGICAL, HISTORICAL, AND NO THREATENED OR ENDANGERED SPECIES OR CRITICAL TERRESTRIAL HABITAT ON THIS SITE.
5. FIELD WORK WAS CONDUCTED BY DEAN PACKARD, QP, ON MARCH 4, 2022, USING A D-TAPE.
6. 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.
7. THE SIGNIFICANT AND SPECIMEN TREES ON AND WITHIN 100 FEET OF THE PROPERTY ARE SHOWN ON THESE PLANS.
8. THERE ARE NO MONTGOMERY COUNTY OR STATE CHAMPION TREES ON THE PROPERTY.
9. THE PROPERTY IS NOT LOCATED IN A PRIMARY MANAGEMENT AREA.
10. THE PROPERTY IS NOT LOCATED IN A SPECIAL PROTECTION AREA.
11. NRI PLAN NO. 420222060 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, F.E. 12/20/23
DATE

MISS UTILITY
CALL MISS UTILITY AT 1-800-257-7777, 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 66A OF THE MONTGOMERY COUNTY CODE.

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 48830 AT FOLIO 124
BURTONSVILLE ELECTION DISTRICT No. 3 MONTGOMERY COUNTY, MARYLAND

OWNER: ELDERHOME LAND, LLC
P.O. BOX 310
ASHTON, MD 20861
SCALE: 1"=100' P/W
DESIGNER: DP DATE: 12/20/23
JOB NO.
DRAWING NO.
SHEET 1 OF 4