

**SPECIMEN TREE LIST**

NO.	COMMON NAME	SPECIES NAME	DBH	CONDITION	REMARKS
53(V)	TULIP POPLAR	LIRIODENDRON TULIPIFERA	45"	GOOD	
54(V)	TULIP POPLAR	LIRIODENDRON TULIPIFERA	41"	GOOD	
55(S)	RED MAPLE	ACER RUBRUM	25"	GOOD	
56(S)	RED MAPLE	ACER RUBRUM	24"	POOR	DEAD
57(V)	RED MAPLE	ACER RUBRUM	31"	GOOD	
64(V)	TULIP POPLAR	LIRIODENDRON TULIPIFERA	32"	GOOD	
65(V)	BLACK GUM	NYSSA SYRIACA	31"	GOOD	
66(S)	TULIP POPLAR	LIRIODENDRON TULIPIFERA	27"	GOOD	

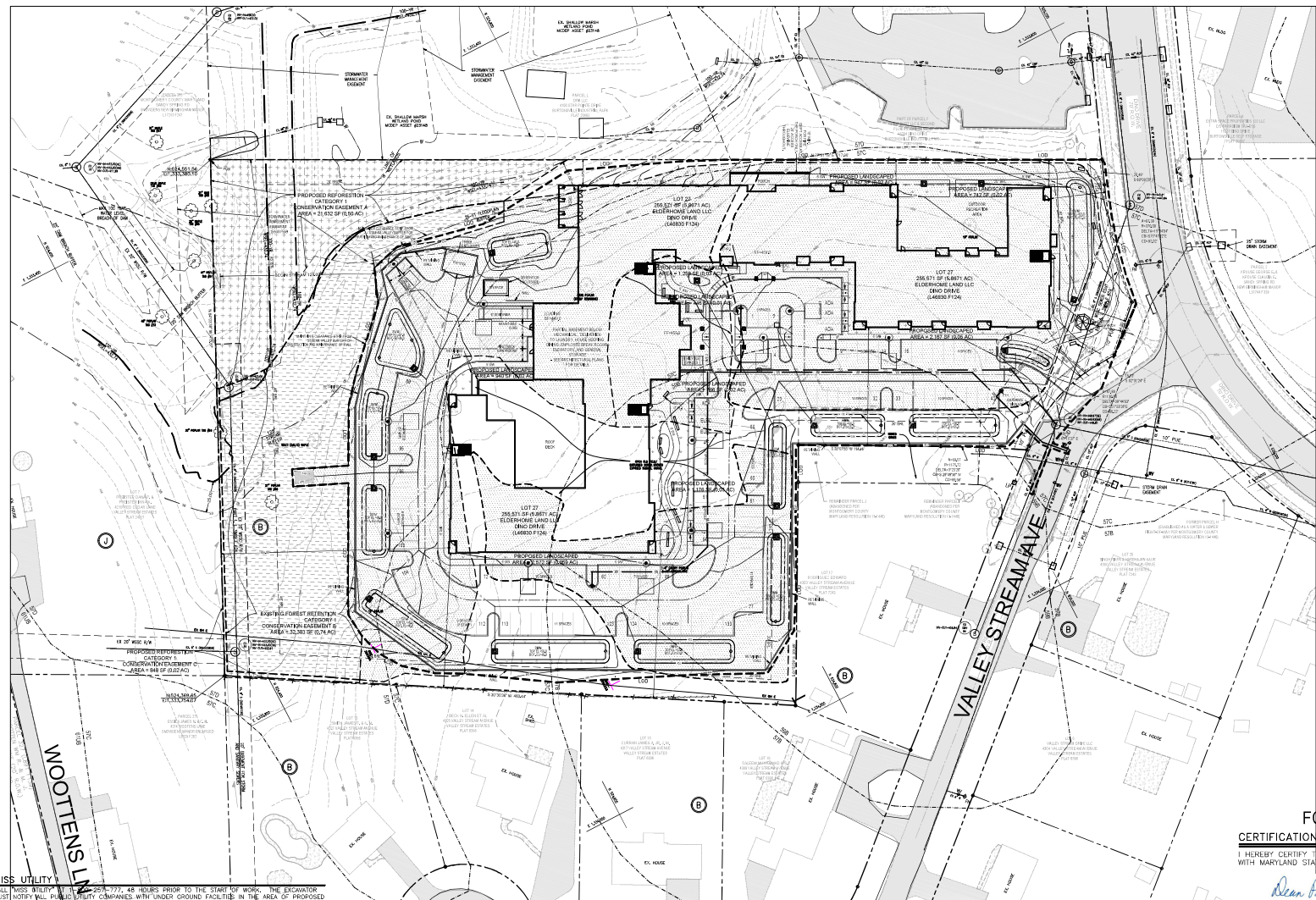
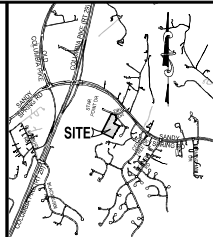
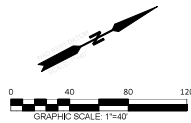
(S) SIGNIFICANT TREE  
(V) VARIANCE/SPECIMEN TREE

**EXISTING RESOURCE DATA TABLE**

EXISTING FOREST	ACRES
EXISTING FOREST	4.18 ACRES
NON-TIDAL WETLANDS	0.02 ACRES
FOREST WITHIN NON-TIDAL WETLANDS	0.02 ACRES
EXISTING FLOODPLAIN	0.40 ACRES
FOREST WITHIN FLOODPLAIN	0.01 ACRES
EXISTING STREAM BUFFER	0.84 ACRES
FOREST WITHIN STREAM BUFFER	0.30 ACRES

**SOIL DATA**

SYMBOL	DESCRIPTION	PRIME	HIGHLY ERODIBLE	HYDRIC	HSG
57B	CHILLUM SILT LOAM 3-8% SLOPES	YES	MEDIUM	NO	B
57C	CHILLUM SILT LOAM 15-25% SLOPES	YES	MEDIUM	NO	B
57D	CHILLUM SILT LOAM 15-25% SLOPES	NO	HIGH	NO	B
59B	BELTSVILLE SILT LOAM 3-8% SLOPES	YES	HIGH	NO	C



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

**LEGEND**

STREET RAW LINES	---
EASEMENT LINES WATER AND SEWER	---
PROPERTY LINES (OTHER THAN STREETS, LOTS)	---
INTERNAL LOT LINES	---
PROP. SOIL BORING	STB
EX. CONTOURS	---
PROP. CONTOURS	---
LIMIT OF DISTURBANCE	---
EX. SIDEWALK LINES	---
PROP. SIDEWALK LINES	---
EX. ROAD EDGE OF PAVEMENT	---
PROP. FENCE LINE	---
EX. WALLS (STONE, BRICK OR CONG.)	---
EX. TREES (LABEL SIZE AND TYPE)	6" MAP
EX. TREE LINE	---
GAS MAINS	---
UNDERGROUND ELECTRIC CABLE OR CONDUIT	---
EX. STORM DRAINS	---
PROP. STORM DRAINS	---
EX. STORM INLETS (ACTUAL SIZE)	---
EX. STORM MAN-HOLES (SD)	---
EX. SEWER MAINS	---
PROP. SANITARY SEWER	---
EX. SEWER MAN-HOLES (SMH)	---
PROP. WATER MAINS	---
EX. WATER MAINS	---
EX. WATER VALVES (V)	---
EX. WATER FIRE HYDRANTS (FH)	---
PROP. SPOT ELEVATIONS	---
EX. ASPHALT ROADWAY / DRIVEWAY HATCH	X450.2 425.3X
EX. CONCRETE PAVEMENT HATCH	---
PROP. ASPHALT PAVEMENT HATCH	---
FOREST CLEARING AREA	---
REFORESTATION / FOREST PLANTING AREA	---
FOREST RETENTION	---
LANDSCAPED AREAS	---
REMOVED TREES	---
100-YR FLOODPLAIN WATER SURFACE ELEVATION	---
100-YR FLOODPLAIN BUFFER	---
STREAM VALLEY BUFFER	---

FCP PLAN NO. F20230060  
CERTIFICATION OF QUALIFIED PROFESSIONAL

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

*Dean Packard*  
DEAN PACKARD, F.E.

11/16/23  
DATE

**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  
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

OWNER  
ELDERHOME LAND, LLC  
P.O. BOX 310  
ASHTON, MD 20861

SCALE  
1"=40' PW  
CHECKED DP DATE 11/16/23

JOB FILE NAME  
JOB NO.  
DRAWING NO.  
SHEET 2 OF 4

MISS UTILITY  
CALL MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY THE UTILITY COMPANIES WITH UNDER-GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THEM 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.

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