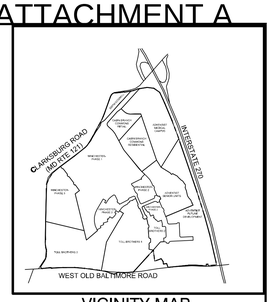
ATTACHMENT A

CABIN BRANCH

CLARKSBURG, MARYLAND

FINAL FOREST CONSERVATION PLAN



VICINITY MAP
1"=2000'

SHEET INDEX (- indicates relevant Site Plans)

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29.	30 SCALE PLAN	INFRA C AMEND, G AMEND
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See Sheet 62 for detailed tracking information.

Any construction activity, grading or forest modifications on adjacent property per the Infrastructure Site Plan approved in 2008 or subsequent revisions per the conditions of approval, is subject to the property owner consent in conjunction with appropriate Montgomery County, MNCPPC, or Maryland State Highway permits and/or authorization to proceed with construction.

Qualified Professional Certificate
Exclusive to this sheet.

OWNER/DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 82005015G, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Cabin Branch Management, LLC Mike Conley
Company Contact Person

Address: 6905 Rockledge Drive #800 Bethesda, MD 20817

Phone: (301) 803-4855

Signature: _____

M-NCPPC SITE PLAN # 82005015G
M-NCPPC SITE PLAN # 820140160
M-NCPPC SITE PLAN # 82005015F
M-NCPPC SITE PLAN # 82005015E
M-NCPPC SITE PLAN # 82005015D
M-NCPPC SITE PLAN # 820070140
M-NCPPC SITE PLAN # 820100030
M-NCPPC SITE PLAN # 82005015B
M-NCPPC SITE PLAN # 82005015C
M-NCPPC SITE PLAN # 820060240
M-NCPPC SITE PLAN # 82006029A
M-NCPPC SITE PLAN # 820110080
M-NCPPC SITE PLAN # 820120150

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground 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 requirements of Chapter 36A of the Montgomery County Code.

REVISION	DATE	REVISION	DATE	REVISION	DATE
REVISED PER P&P COMMENTS-LSA	4/2007	REVISED FOR PB-LSA	10/2011	UPDATED FOR D AMENDMENT	3/2013
REVISED PER P&P COMMENTS FROM 8/30/07-LSA	9/2007	REVISED FOR SIGNATURE SET - RCI/hrm	1/2012	UPDATED FOR E AMENDMENT	8/2013
REVISED PER P&P COMMENTS FROM 11/20/07-LSA	12/2007	REVISED FOR COMBINED RCI/LSA SHEETS - RCI	3/2012	UPDATED FOR F AMENDMENT	6/2014
REVISED PER P&P COMMENTS FROM 1/4/08-LSA	1/2008	REVISED FOR WIN3 SUBMITTAL - RCI	4/2012	UPDATED FOR RETAIL AMENDMENT	10/2014
REVISED PER DPS COMMENTS -LSA	9/2009	REVISED FOR WSSC 'D' ALIGNMENT CHANGE	5/2012	REVISED FOR SIGNATURE SET - GTH	1/9/15
REVISED PER P&P COMMENTS FROM 11/30/09-LSA	4/2010	REVISED FOR WSSC 'D' ALIGNMENT CHANGE, P&P COMMENTS	9/2012	UPDATED FOR 'C' AMENDMENT	5/31/17
REVISED PER SP REVISIONS-LSA	4/2011	UPDATED PER WIN3 (ALL SHEETS)	2/2013		
REVISED FOR PB-LSA	9/2011	UPDATED PER TOLL1 / TOLL2	3/2013		

Applicant: Cabin Branch Management LLC
6905 Rockledge Drive, Suite 800
Bethesda, Maryland 20817
Phone: (301) 803-4855
Fax: (301) 803-4929
Contact: Mike Conley

CABIN BRANCH
ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
Knowledge • Creativity • Enduring Values
19847 Century Boulevard
Suite 200
Germantown, Maryland 20874
Ph: 301.948.4700 (Main)
Ph: 301.253.6609 (Frederick)
Fx: 301.948.6256
www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY: _____ DATE: ____

FINAL FOREST CONSERVATION PLAN
CABIN BRANCH

SCALE: 1" = 400'
JOB No. 782A5
DATE: OCT., 2012
SHEET No. 1 OF 63

10-FCP-82005015G-001

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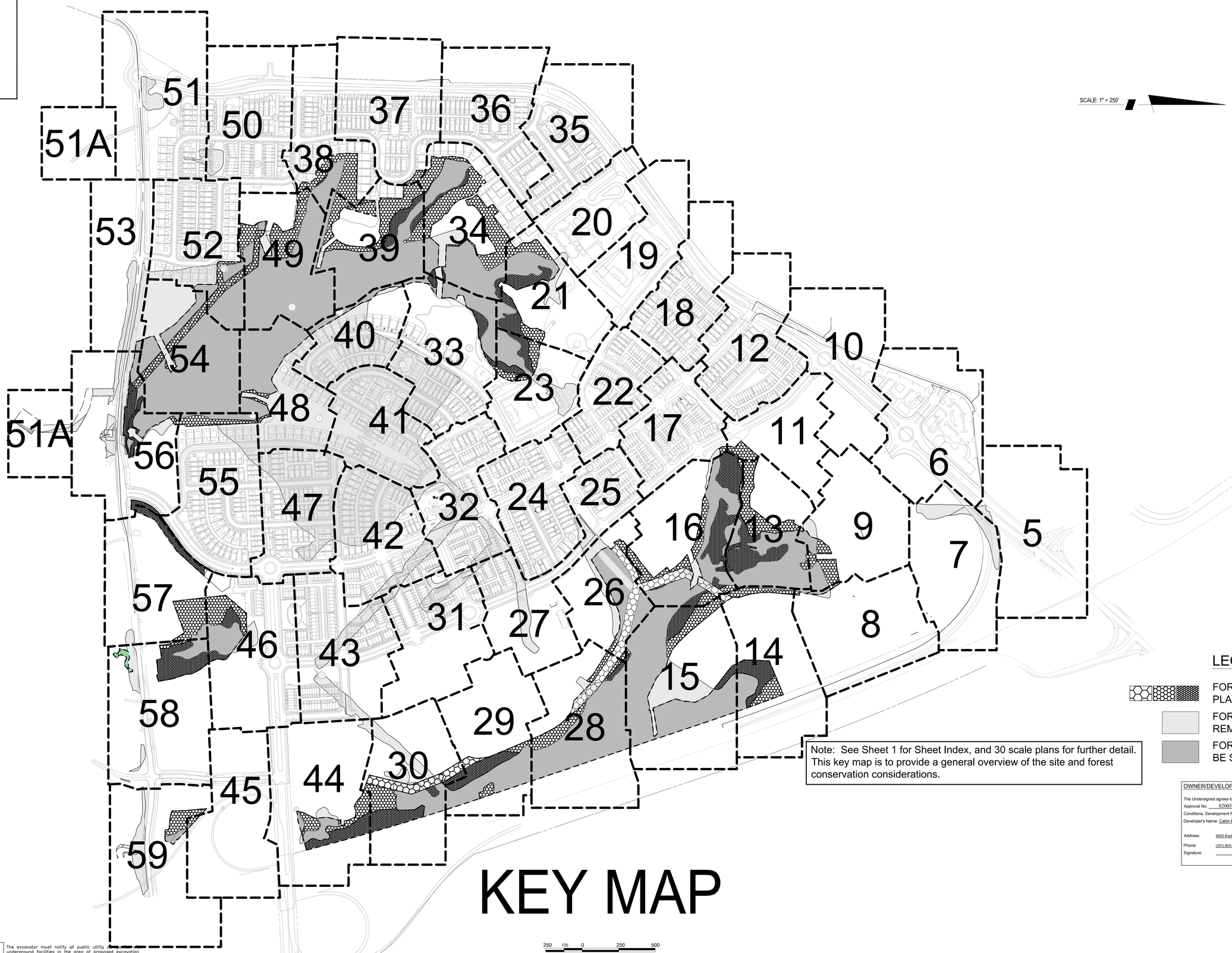

KEY MAP

Note: See Sheet 1 for Sheet Index, and 30 scale plans for further detail. This key map is to provide a general overview of the site and forest conservation considerations.

LEGEND

- FOREST PLANTING
- FOREST TO BE REMOVED
- FOREST TO BE SAVED

OWNER/DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820050154G, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Cabin Branch Management, LLC Mike Conley
Company Contact Person

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Qualified Professional Certificate
(Specific to this page, for phasing purposes only)

REVISION	DATE	REVISION	DATE	REVISION	DATE
REV. PER P&P COMMENTS - LSA	4/2007	REV. FOR PLANNING BOARD - LSA	10/13/11		
REV. PER P&P COMMENTS FROM 8/30/07 - LSA	9/2007	REVISED FOR SIGNATURE SET - RCI/hrm	1/2012		
REV. PER P&P COMMENTS FROM 11/20/07-LSA	12/2007	REVISED FOR WIN3 SUBMITTAL - RCI/hrm	4/2012		
REV. PER P&P COMMENTS FROM 1/4/08 - LSA	1/2008	REVISED FOR 820050154F AMEND - RCI/GTH	6/2014		
REV. PER DPS SWM & SC COMMENTS - LSA	9/2009	UPDATED FOR RETAIL AMENDMENT	10/2014		
REV. PER P&P COMMENTS FROM 11/30/09-LSA	4/2010	REVISED FOR SIGNATURE SET - CTH	1/9/15		
REV. PER SITE PLAN REVISIONS - LSA	4/2011	UPDATED FOR 'G' AMENDMENT	5/31/17		
REV. FOR PLANNING BOARD - LSA	09/01/11				

Applicant: Cabin Branch Management LLC
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CABIN BRANCH

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Ph: 301.253.6609 (Frederick)
Fx: 301.948.6256
www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR

BY_____ DATE _____

FINAL FOREST CONSERVATION PLAN
CABIN BRANCH

SCALE: 1" = 250'
JOB No. 782A5
DATE: OCT., 2012
SHEET No. 3 OF 63

10-FCP-820050154G-003

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FOREST CONSERVATION WORKSHEETS

FOREST CONSERVATION WORKSHEET
MXPD-EMPL (EXCL. RESERVATION AREA FOR I-270 RAMP AND WATER TOWER)

5-Aug-02

NET TRACT AREA:

A. Total tract area ...	215.52
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	9.18
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area .....=	206.34

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	1	0

G. Afforestation Threshold ...	15%	x F =	30.95
H. Conservation Threshold ...	15%	x F =	30.95

EXISTING FOREST COVER:

I. Existing forest cover .....=	37.20
J. Area of forest above afforestation threshold .....=	6.25
K. Area of forest above conservation threshold .....=	6.25

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	32.20
M. Clearing permitted without mitigation .....=	5.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared .....=	9.77
O. Total area of forest to be retained .....=	27.43

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	1.56
Q. Reforestation for clearing below conservation threshold ....=	7.04
R. Credit for retention above conservation threshold .....=	0.00
S. Total reforestation required .....=	8.60
T. Total afforestation required .....=	0.00
U. Credit for landscaping (may not exceed 20% of "S") .....=	1.88
V. Total reforestation and afforestation required .....=	6.72

FOREST CONSERVATION WORKSHEET
RMX-1/TDR

5-Aug-02

NET TRACT AREA:

A. Total tract area ...	256.78
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area .....=	256.78

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	1	0

G. Afforestation Threshold ...	15%	x F =	38.52
H. Conservation Threshold ...	20%	x F =	51.36

EXISTING FOREST COVER:

I. Existing forest cover .....=	85.76
J. Area of forest above afforestation threshold .....=	47.24
K. Area of forest above conservation threshold .....=	34.40

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	58.24
M. Clearing permitted without mitigation .....=	27.52

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared .....=	46.66
O. Total area of forest to be retained .....=	39.10

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	8.60
Q. Reforestation for clearing below conservation threshold ....=	24.51
R. Credit for retention above conservation threshold .....=	0.00
S. Total reforestation required .....=	33.11
T. Total afforestation required .....=	0.00
U. Credit for landscaping (may not exceed 20% of "S") .....=	6.65
V. Total reforestation and afforestation required .....=	26.46

FOREST CONSERVATION WORKSHEET
MXPD RESIDENTIAL

5-Aug-02

NET TRACT AREA:

A. Total tract area ...	61.76
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area .....=	61.76

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	1	0

G. Afforestation Threshold ...	15%	x F =	9.26
H. Conservation Threshold ...	20%	x F =	12.35

EXISTING FOREST COVER:

I. Existing forest cover .....=	5.27
J. Area of forest above afforestation threshold .....=	0.00
K. Area of forest above conservation threshold .....=	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	0.00
M. Clearing permitted without mitigation .....=	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared .....=	5.27
O. Total area of forest to be retained .....=	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	0.00
Q. Reforestation for clearing below conservation threshold ....=	10.54
R. Credit for retention above conservation threshold .....=	0.00
S. Total reforestation required .....=	10.54
T. Total afforestation required .....=	3.99
U. Credit for landscaping (may not exceed 20% of "S") .....=	2.10
V. Total reforestation and afforestation required .....=	12.43

FOREST CONSERVATION WORKSHEET
LINTHICUM WEST REVISED

5-Aug-02

NET TRACT AREA:

A. Total tract area ...	8.29
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area .....=	8.29

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	1	0

G. Afforestation Threshold ...	15%	x F =	1.24
H. Conservation Threshold ...	20%	x F =	1.66

EXISTING FOREST COVER:

I. Existing forest cover .....=	1.61
J. Area of forest above afforestation threshold .....=	0.37
K. Area of forest above conservation threshold .....=	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	0.00
M. Clearing permitted without mitigation .....=	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared .....=	1.55
O. Total area of forest to be retained .....=	0.06

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	0.00
Q. Reforestation for clearing below conservation threshold ....=	3.10
R. Credit for retention above conservation threshold .....=	0.00
S. Total reforestation required .....=	3.10
T. Total afforestation required .....=	0.00
U. Credit for landscaping (may not exceed 20% of "S") .....=	0.43
V. Total reforestation and afforestation required .....=	2.67

FOREST CONSERVATION WORKSHEET
WATER TOWER STORAGE FACILITY

5-Aug-02

NET TRACT AREA:

A. Total tract area ...	1.60
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area .....=	1.60

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	0	1

G. Afforestation Threshold ...	15%	x F =	0.24
H. Conservation Threshold ...	15%	x F =	0.24

EXISTING FOREST COVER:

I. Existing forest cover .....=	0.08
J. Area of forest above afforestation threshold .....=	0.00
K. Area of forest above conservation threshold .....=	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	0.00
M. Clearing permitted without mitigation .....=	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared .....=	0.08
O. Total area of forest to be retained .....=	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	0.00
Q. Reforestation for clearing below conservation threshold ....=	0.16
R. Credit for retention above conservation threshold .....=	0.00
S. Total reforestation required .....=	0.16
T. Total afforestation required .....=	0.16
U. Credit for landscaping (may not exceed 20% of "S") .....=	0.00
V. Total reforestation and afforestation required .....=	0.32

FOREST CONSERVATION WORKSHEET
OFFSITE AREA A

5-Aug-02

NET TRACT AREA:

A. Total tract area ...	0.53
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area .....=	0.53

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
1	0	0	0	0	0

G. Afforestation Threshold ...	20%	x F =	0.11
H. Conservation Threshold ...	50%	x F =	0.27

EXISTING FOREST COVER:

I. Existing forest cover .....=	0.14
J. Area of forest above afforestation threshold .....=	0.03
K. Area of forest above conservation threshold .....=	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	0.00
M. Clearing permitted without mitigation .....=	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared .....=	0.14
O. Total area of forest to be retained .....=	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	0.00
Q. Reforestation for clearing below conservation threshold ....=	0.28
R. Credit for retention above conservation threshold .....=	0.00
S. Total reforestation required .....=	0.28
T. Total afforestation required .....=	0.00
U. Credit for landscaping (may not exceed 20% of "S") .....=	0.00
V. Total reforestation and afforestation required .....=	0.28

FOREST CONSERVATION WORKSHEET
West Old Baltimore Road - MDR Category

5-Aug-02

NET TRACT AREA:

A. Total tract area ...	0.69 *
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area .....=	0.69

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	1	0	0	0	0

G. Afforestation Threshold ...	20%	x F =	0.14
H. Conservation Threshold ...	25%	x F =	0.17

EXISTING FOREST COVER:

I. Existing forest cover .....=	0.32
J. Area of forest above afforestation threshold .....=	0.18
K. Area of forest above conservation threshold .....=	0.15

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	0.20
M. Clearing permitted without mitigation .....=	0.12

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared .....=	0.32
O. Total area of forest to be retained .....=	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	0.04
Q. Reforestation for clearing below conservation threshold ....=	0.35
R. Credit for retention above conservation threshold .....=	0.00
S. Total reforestation required .....=	0.38
T. Total afforestation required .....=	0.00
U. Credit for landscaping (may not exceed 20% of "S") .....=	0.00
V. Total reforestation and afforestation required .....=	0.38

* Limited to offsite Culvert 2 Improvement, and misc. LOD revisions for G Amendment.

See Sheet 62 for summary and tracking information

OWNER/DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 82005015G including Approval Conditions, Development Program, and Certified Site Plan.

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REVISED PER P&P COMMENTS FROM 11/20/07-LSA	12/2007	REVISED TO REMOVE NOTES PER P&P - RCI/hrm	3/2012		
REVISED PER P&P COMMENTS FROM 1/4/08-LSA	1/2008	REVISED FROM 3/2012 APPROVAL TO INCLUDE CONTRACT AND FARM POND CHANGES - RCI	5/2012		
REVISED PER DPS COMMENTS -LSA	9/2009	REVISED FOR P&P COMMENTS- RCI	9/2012		
REVISED PER P&P COMMENTS FROM 11/30/09-LSA	4/2010	REVISED FOR 820140160 AMEND - RCI/GTH	5/2014		
REVISED PER SP REVISIONS-LSA	4/2011	REVISED FOR SIGNATURE SET - GTH	1/9/15		
REVISED FOR PB-LSA	9/2011	UPDATED FOR 'G' AMENDMENT	5/31/17		

Applicant: Cabin Branch Management LLC
6905 Rockledge Drive, Suite 800
Bethesda, Maryland 20817
Phone: (301) 803-4855
Fax: (301) 803-4929
Contact: Mike Conley

CABIN BRANCH
ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND

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	BY	DATE
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DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY_____ DATE ____

FINAL FOREST CONSERVATION PLAN
CABIN BRANCH

SCALE: N/A
JOB No. 782A5
DATE: OCT., 2012
SHEET No. 4 OF 63

10-FCP-82005015G-004

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* Key Map was prepared by LSA, and is used above for reference.

Legend

- Stream Valley Buffer
- 100 yr Floodplain
- 25' Floodplain BRL
- Non-Tidal Wetlands
- Non-Tidal Wetland
- Significant Tree and Critical Root Zone (CRZ)
- Significant Tree to be removed
- Perennial or Intermittent Stream
- Existing Contours
- Proposed Contours
- Limit of Disturbance
- Phase I Category 1 Forest Conservation Easement
- Ultimate Forest Conservation Easement
- Forest Retention
- Afforestation (Upland/Wetland/WSSC mix)
- Forest Clearing
- Tree Protection Fence & Root Pruning
- Long-term Easement Signage

OWNER/DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 82005015G including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Cabin Branch Management, LLC (Company) Mike Conley (Contact Person)

Address: 6905 Rockledge Drive #800 Bethesda, MD 20817

Phone: (301) 803-4855

Signature: _____

Qualified Professional Certificate
(Specific to this page, for phasing purposes only)

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground 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 requirements of Chapter 36A of the Montgomery County Code.

GRAPHIC SCALE
30' 0' 15' 30' 60' 120'
1 INCH = 30 FT

REVISION	DATE	REVISION	DATE	REVISION	DATE
Revised for construction approval - mass grading	2/9/12				
Revised for D contract amendment - hrm	5/22/12				
Revised for C amendment, revised alignment	9/4/12				
Revised for P&P comments	9/27/12				
Revised for 820140160 amendment - GTH	5/14/14				
REVISED FOR SIGNATURE SET - GTH	1/9/15				
Revised for G amendment	1/31/17				

Applicant: Cabin Branch Management LLC
6905 Rockledge Drive, Suite 800
Bethesda, Maryland 20817
Phone: (301) 803-4855
Fax: (301) 803-4929
Contact: Mike Conley

CABIN BRANCH

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www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY_____ DATE _____

FINAL FOREST CONSERVATION PLAN
CABIN BRANCH

SCALE: 1" = 30'
JOB No. 782A5
DATE: OCT., 2012
SHEET No. 14 OF 63

10-FCP-82005015G-014

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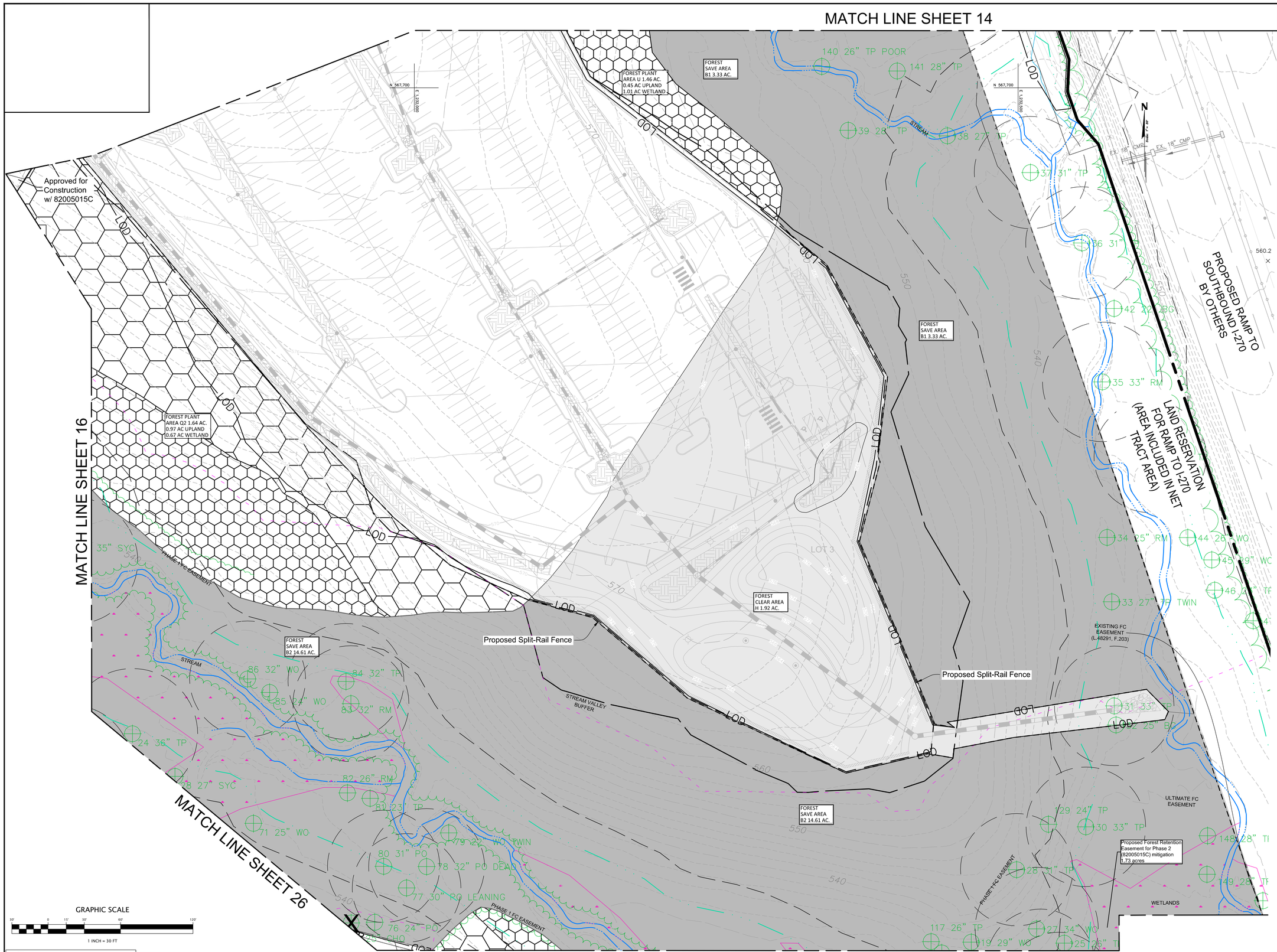

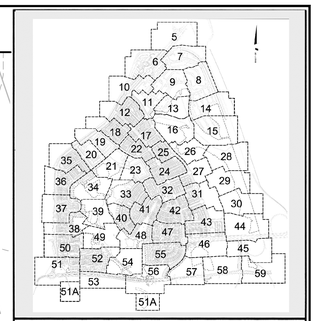

* Key Map was prepared by LSA, and is used above for reference.

Legend

- Stream Valley Buffer
- 100 yr Floodplain
- 25' Floodplain BRL
- Non-Tidal Wetlands
- Non-Tidal Wetland Buffer
- Significant Tree and Critical Root Zone (CRZ)
- Significant Tree to be removed
- Perennial or Intermittent Stream
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- Proposed Contours
- Limit of Disturbance
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- Ultimate Forest Conservation Easement
- Forest Retention
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- Forest Clearing
- Tree Protection Fence & Root Pruning
- Long-term Easement Signage

XX TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.

TREE, NO LANDSCAPE CREDIT TAKEN.

TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

OWNER/DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 82005015G, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Cabin Branch Management, LLC Mike Conley
Company Contact Person

Address: 6905 Rockledge Drive #800 Bethesda, MD 20817

Phone: (301) 803-4855

Signature: _____

Qualified Professional Certificate
(Specific to this page, for phasing purposes only)

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground 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 requirements of Chapter 36A of the Montgomery County Code.

REVISION	DATE	REVISION	DATE	REVISION	DATE
Revised for construction approval - mass grading	2/9/12				
Revised for D contract amendment - hrm	5/22/12				
Revised for C amendment, revised alignment	9/4/12				
Revised for P&P comments	9/27/12				
Revised for 820140160 amendment - GTH	5/14/14				
REVISED FOR SIGNATURE SET - GTH	1/9/15				
Revised for G amendment	5/31/17				

Applicant: Cabin Branch Management LLC
6905 Rockledge Drive, Suite 800
Bethesda, Maryland 20817
Phone: (301) 803-4855
Fax: (301) 803-4929
Contact: Mike Conley

CABIN BRANCH

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BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

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RELEASE FOR

BY_____ DATE ____

FINAL FOREST CONSERVATION PLAN
CABIN BRANCH

SCALE: 1" = 30'
JOB No. 782A5
DATE: OCT., 2012
SHEET No. 15 OF 63

10-FCP-82005015G-015

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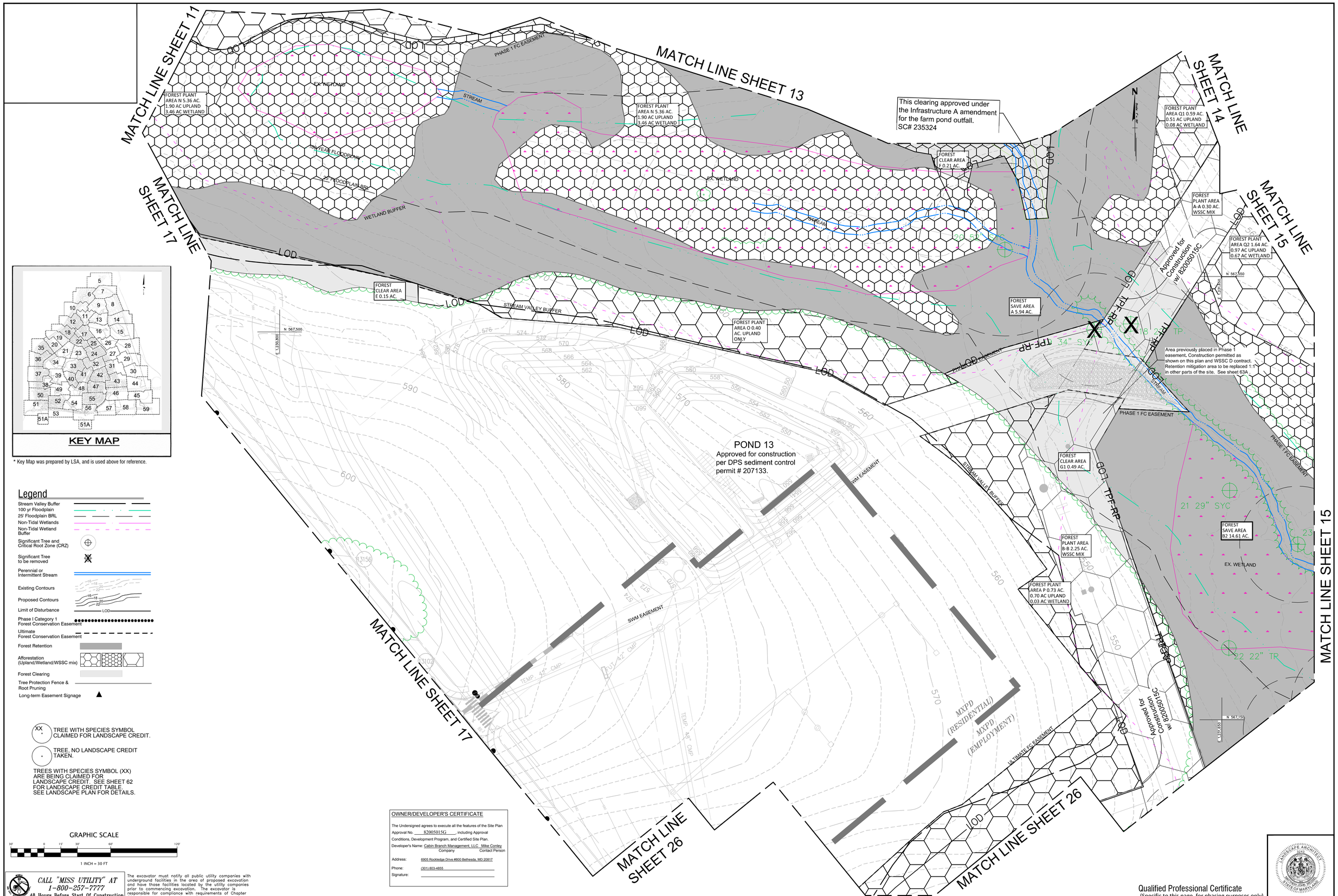

KEY MAP

* Key Map was prepared by LSA, and is used above for reference.

Legend

- Stream Valley Buffer
- 100 yr Floodplain
- 25' Floodplain BRL
- Non-Tidal Wetlands
- Non-Tidal Wetland Buffer
- Significant Tree and Critical Root Zone (CRZ2)
- Significant Tree to be removed
- Perennial or Intermittent Stream
- Existing Contours
- Proposed Contours
- Limit of Disturbance
- Phase I Category 1 Forest Conservation Easement
- Ultimate Forest Conservation Easement
- Forest Retention
- Afforestation (Upland/Wetland/WSSC mix)
- Forest Clearing
- Tree Protection Fence & Root Pruning
- Long-term Easement Signage

XX TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.

TREE, NO LANDSCAPE CREDIT TAKEN.

TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground 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 requirements of Chapter 36A of the Montgomery County Code.

OWNER/DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820050015G, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Cabin Branch Management, LLC Mike Conley (Company, Contact Person)

Address: 6905 Rockledge Drive #800 Bethesda, MD 20817

Phone: (301) 803-4855

Signature:

Qualified Professional Certificate
(Specific to this page, for phasing purposes only)

REVISION	DATE	REVISION	DATE	REVISION	DATE
Revised for construction approval - mass grading	2/9/12				
Revised for D contract amendment - hrm	5/22/12				
Revised for C amendment, revised alignment	9/4/12				
Revised for P&P comments	9/27/12				
Revised for 820140160 amendment - GTH	5/14/14				
REVISED FOR SIGNATURE SET - GTH	1/9/15				
Revised for G amendment	5/31/17				

Applicant: Cabin Branch Management LLC
6905 Rockledge Drive, Suite 800
Bethesda, Maryland 20817
Phone: (301) 803-4855
Fax: (301) 803-4929
Contact: Mike Conley

CABIN BRANCH

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BY_____ DATE ____

FINAL FOREST CONSERVATION PLAN CABIN BRANCH

SCALE: 1" = 30'
JOB No. 782A5
DATE: OCT., 2012
SHEET No. 16 OF 63

10-FCP-820050150-016

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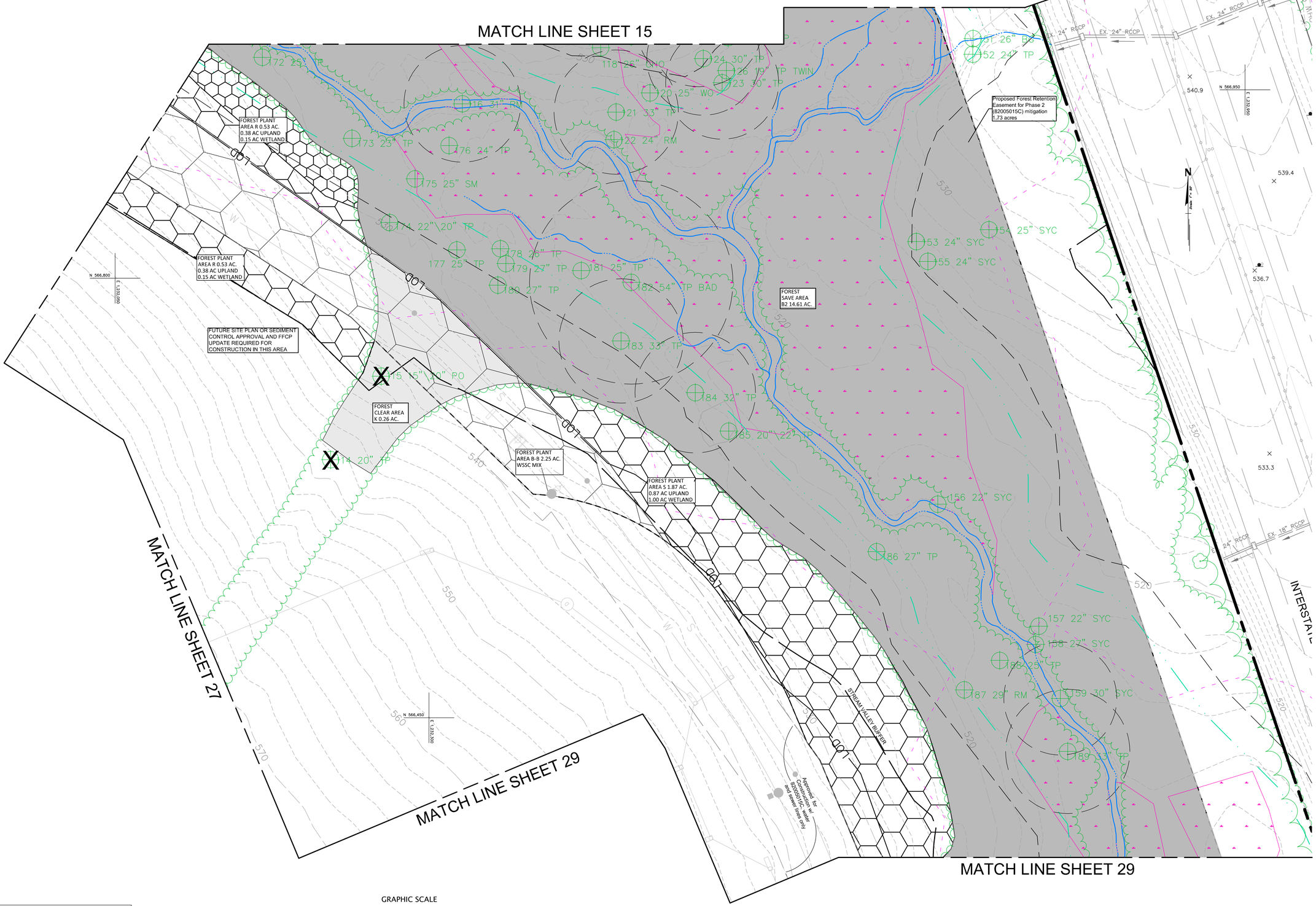

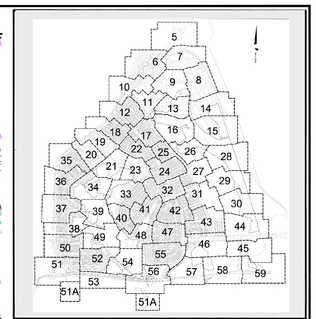

KEY MAP

* Key Map was prepared by LSA, and is used above for reference.

Legend

- Stream Valley Buffer
- 100 yr Floodplain
- 25' Floodplain BRL
- Non-Tidal Wetlands
- Non-Tidal Wetland Buffer
- Soils Lines and Text
- Significant Tree and Critical Root Zone (CRZ)
- Significant Tree to be removed
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- Existing Contours
- Proposed Contours
- Limit of Disturbance
- Super Silt Fence — SSF
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- Forest Clearing
- Tree Protection Fence & Root Pruning
- Long-term Easement Signage

XX TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.

TREE, NO LANDSCAPE CREDIT TAKEN.

TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

OWNER/DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 82005015G, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Cabin Branch Management, LLC Mike Conley
Company Contact Person

Address: 6905 Rockledge Drive #800 Bethesda, MD 20817

Phone: (301) 803-4855

Signature: _____

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground 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 requirements of Chapter 36A of the Montgomery County Code.

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

Qualified Professional Certificate
(Specific to this page, for phasing purposes only)

REVISION	DATE	REVISION	DATE	REVISION	DATE
Revised for construction approval - mass grading	2/9/12				
Revised for D contract amendment - hrm	5/22/12				
Revised for C amendment, revised alignment	9/4/12				
Revised per P&P comments	9/27/12				
Revised for G amendment	5/31/17				

Applicant: Cabin Branch Management LLC
6905 Rockledge Drive, Suite 800
Bethesda, Maryland 20817
Phone: (301) 803-4855
Fax: (301) 803-4929
Contact: Mike Conley

CABIN BRANCH

ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND

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Fx: 301.948.6256
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FINAL FOREST CONSERVATION PLAN
CABIN BRANCH

SCALE: 1" = 30'
JOB No. 782A5
DATE: OCT., 2012
SHEET No. 28 OF 63

10-FCP-82005015G-128

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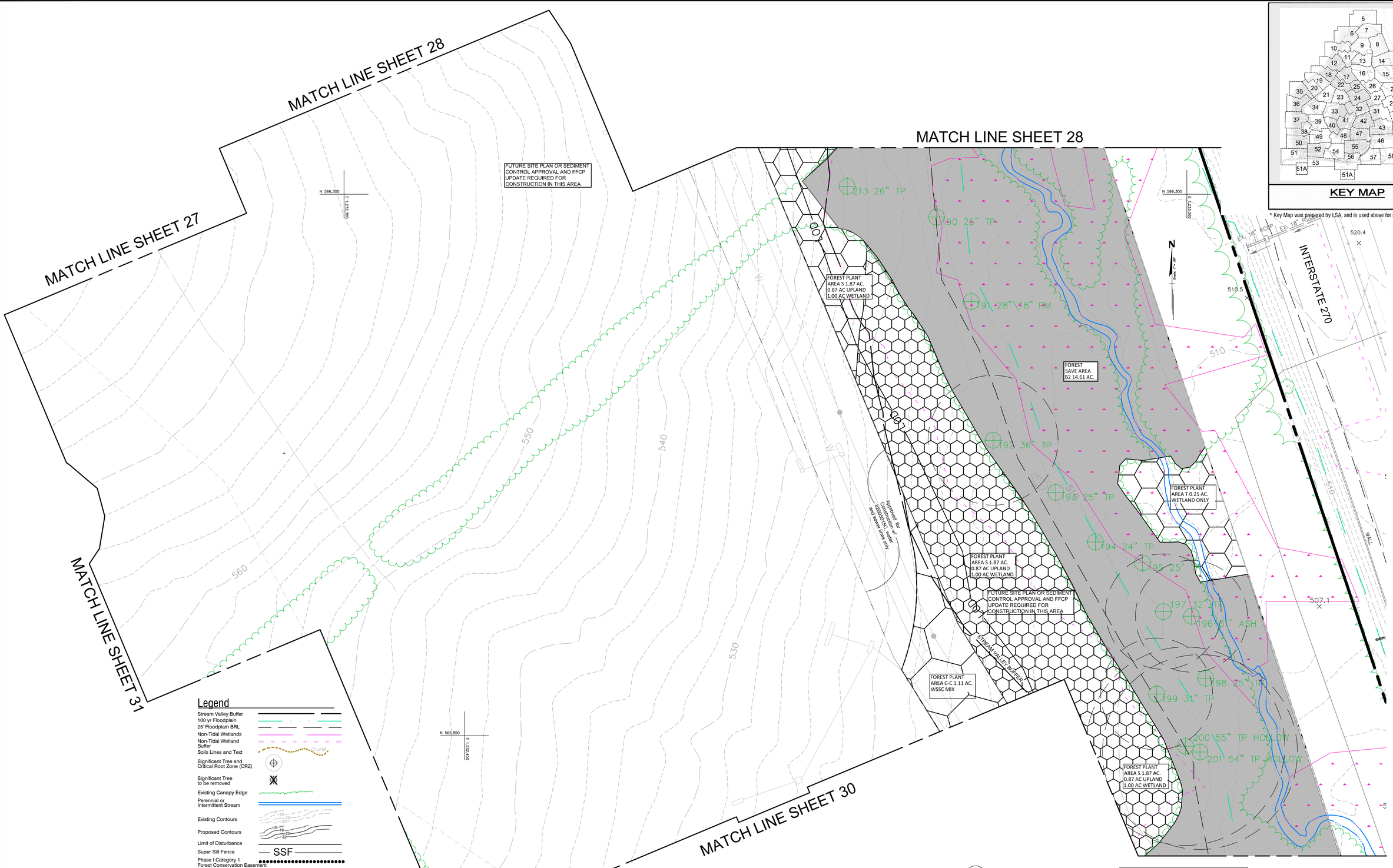

Legend

- Stream Valley Buffer
- 100 yr Floodplain
- 25' Floodplain BRL
- Non-Tidal Wetlands
- Non-Tidal Wetland Buffer
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Developer's Name: Cabin Branch Management, LLC. Mike Conley
Company Contact Person

Address: 6905 Rockledge Drive #800 Bethesda, MD 20817

Phone: (301) 803-4855

Signature: _____

Qualified Professional Certificate
(Specific to this page, for phasing purposes only)

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GRAPHIC SCALE
30' 0 15' 30' 60' 120'
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REVISION	DATE	REVISION	DATE	REVISION	DATE
Revised for construction approval - mass grading	2/9/12				
Revised for D contract amendment - hrm	5/22/12				
Revised for C amendment, revised alignment	9/4/12				
Revised per P&P comments	9/27/12				
Revised for G amendment	5/31/17				

Applicant: Cabin Branch Management LLC
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www.rodgers.com

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DESIGNED		
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REVIEWED		
RODGERS CONTACT:		

RELEASE FOR
BY_____ DATE _____

FINAL FOREST CONSERVATION PLAN
CABIN BRANCH

SCALE: 1" = 30'
JOB No. 782A5
DATE: OCT., 2012
SHEET No. 29 OF 63

10-FCP-82005015G-029

N:\MD-Montgomery\Clarksburg Region\dwg\Cabin Branch\Environmental\OVERALL FOREST PLAN\G Amendment\FCP Sheets 5 and up-FFCP.dwg 29 May 31, 2017, 2:38pm

TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.

TREE, NO LANDSCAPE CREDIT TAKEN.

TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

Legend

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- 25' Floodplain BRL
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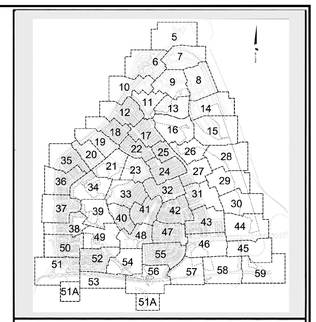
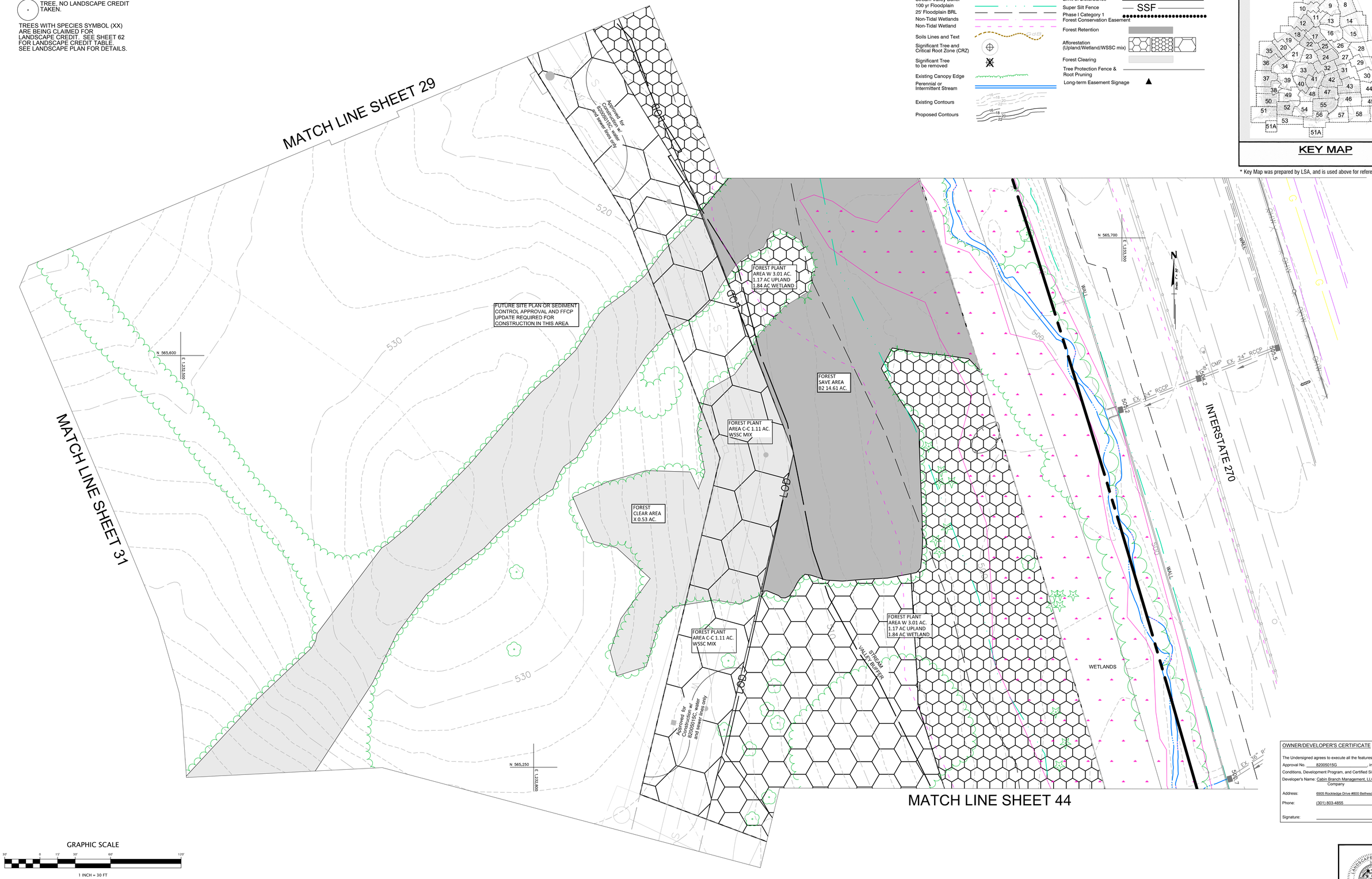


* Key Map was prepared by LSA, and is used above for reference.



GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

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OWNER/DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820050150, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Cabin Branch Management, LLC (Company) Mike Conley (Contact Person)

Address: 6905 Rockledge Drive #800 Bethesda, MD 20817

Phone: (301) 803-4855

Signature: _____

Qualified Professional Certificate
(Specific to this page, for phasing purposes only)

REVISION	DATE	REVISION	DATE	REVISION	DATE
Revised for construction approval - mass grading	2/9/12				
Revised for D contract amendment - hrm	5/22/12				
Revised for C amendment, revised alignment	9/4/12				
Revised per P&P comments	9/27/12				
Revised for G amendment	5/31/17				

Applicant: Cabin Branch Management LLC
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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR

BY_____ DATE ____

FINAL FOREST CONSERVATION PLAN CABIN BRANCH

SCALE: 1" = 30'

JOB No. 782A5

DATE: OCT., 2012

SHEET No. 30 OF 63

10-FCP-820050150-G030

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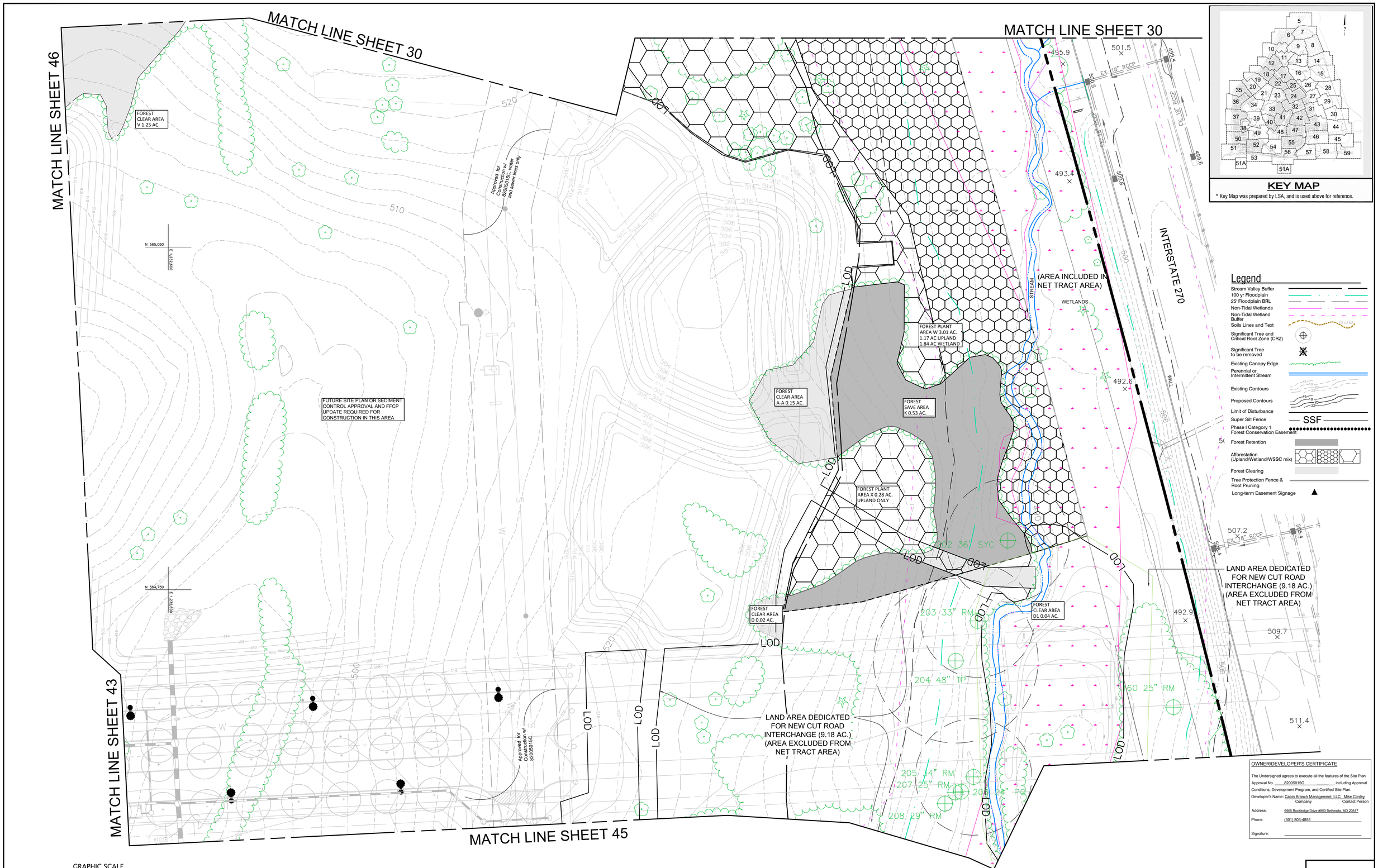

OWNER/DEVELOPER'S CERTIFICATE

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Developer's Name: Cabin Branch Management, LLC Mike Conley
Company Contact Person

Address: 6905 Rockledge Drive #800 Bethesda, MD 20817

Phone: (301) 803-4855

Signature: _____

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1 INCH = 30 FT

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Qualified Professional Certificate
(Specific to this page, for phasing purposes only)

REVISION	DATE	REVISION	DATE	REVISION	DATE
Revised for layout changes - hrm	8/18/11				
Revised for D contract amendment - hrm	5/22/12				
Revised for C amendment, revised alignment	9/4/12				
Revised per P&P comments	9/27/12				
Revised for G amendment	5/31/17				

Applicant: Cabin Branch Management LLC
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BASE DATA		
DESIGNED		
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REVIEWED		

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BY_____ DATE _____

FINAL FOREST CONSERVATION PLAN
CABIN BRANCH

SCALE: 1" = 30'
JOB No. 782A5
DATE: OCT., 2012
SHEET No. 44 OF 63

10-FCP-820050150-044

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