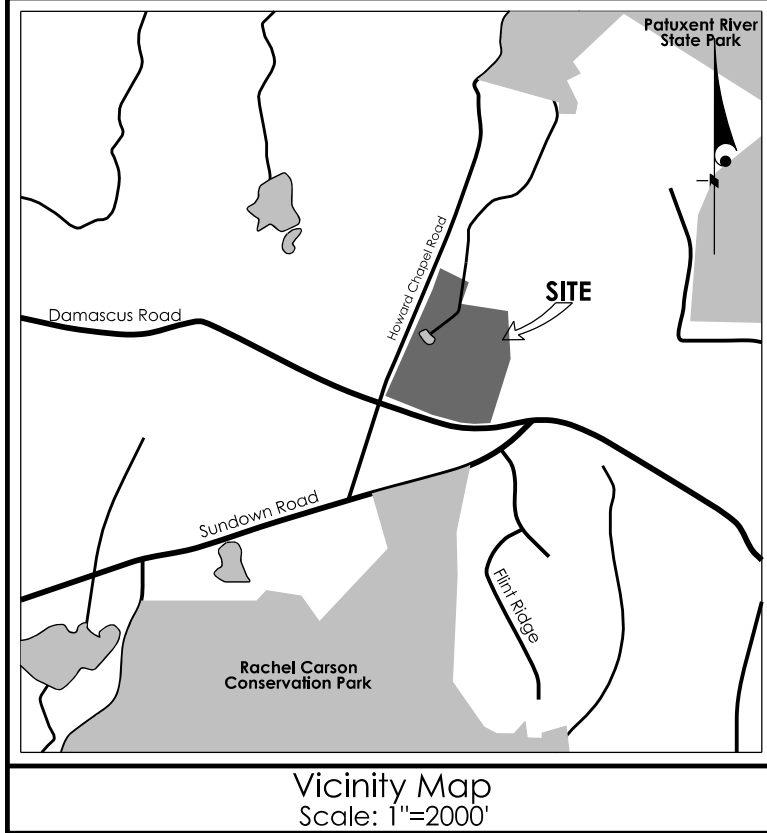
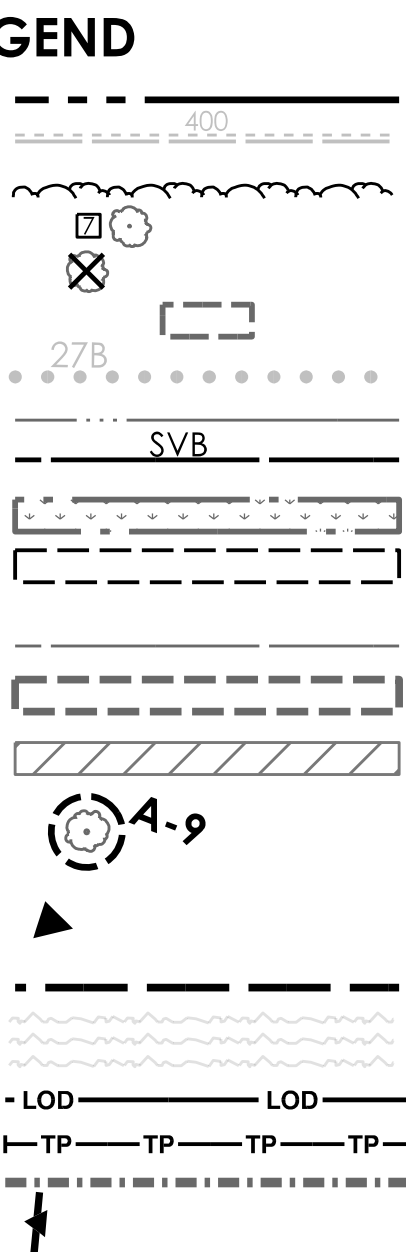


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### LEGEND

- Property Boundary
- Topographic contours
- 2' CL
- Tree Lines
- Significant Trees
- Trees to be removed
- Buildings
- Soils
- Intermittent Stream
- Stream Valley Buffer
- Wetland
- Conditional Use Area
- Primary Management Area (PMA) Setback
- Forest Stand 'A'
- Forest Stand 'B'
- Forest Stand Data Point
- Cat. I C.E. Permanent Conservation Easement Signage
- Cat. I Conc. Esmt.
- Prop. Planting Fields
- Limit of Disturbance (LOD)
- Prop. Tree Protection Fence
- Prop. Root Prune
- Prop. Tree Protection Sign



### FOREST CONSERVATION DATA TABLE

Number of Acres	
Tract	30.9
Remaining in Agricultural Use	11.8
Road & Utility ROWs <sup>1</sup>	0.6
Total Existing Forest	10.9
Forest Retention	10.9
Forest Cleared	-

Land Use & Thresholds <sup>2</sup>	
Land Use Category	ARA, MDR, IDA, HDR, MDP, or CIA.
Conservation Threshold	50% percent
Afforestation Threshold	20% percent

Total Channel Length (ft.) <sup>3</sup>		Average Buffer Width (ft.) <sup>3</sup>	
Stream(s)	869	Width	150

Acres of Forest in		Retained	Cleared	Planted
Wetlands	0.13	-	-	-
100-Year Floodplain	-	-	-	-
Stream Buffers	3.86	-	-	-
Priority Areas	-	-	-	-

<sup>1</sup> Only Road or Utility ROWs not to be improved as part of development application.  
<sup>2</sup> Information from FC Land Use Categories & Thresholds document.  
<sup>3</sup> Measured from stream edge to buffer edge.

### FOREST CONSERVATION WORKSHEET

<b>NET TRACT AREA:</b>							
A. Total tract area ...							30.94
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...							0.00
C. Land dedication acres (parks, county facility, etc.) ...							0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...							0.59
E. Area to remain in commercial agricultural production/use ...							11.75
F. Other deductions (specify) .....							0.00
G. Net Tract Area .....							18.69
<b>LAND USE CATEGORY:</b> (from Chapter 22A-3. Definitions)							
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 G =	3.74
H. Conservation Threshold ...					50%	x G =	9.35
<b>EXISTING FOREST COVER</b>							
I. Existing forest cover .....							10.86
J. Area of forest above afforestation threshold .....							7.12
K. Area of forest above conservation threshold .....							1.51
<b>BREAK EVEN POINT:</b>							
L. Forest retention above threshold with no mitigation .....							9.65
M. Clearing permitted without mitigation .....							1.21
<b>PROPOSED FOREST CLEARING:</b>							
N. Total area of forest to be cleared .....							0.00
O. Total area of forest to be retained .....							10.86
<b>PLANTING REQUIREMENTS:</b>							
P. Reforestation for clearing above conservation threshold ...=							0.00
Q. Reforestation for clearing below conservation threshold ...=							0.00
R. Credit for retention above conservation threshold .....							1.51
S. Total reforestation required .....							0.00
T. Total afforestation required .....							0.00
U. Credit for landscaping (may not exceed 20% of "S") .....							0.00
V. Total reforestation and afforestation required .....							0.00
worksheet date							
							5/13/2019

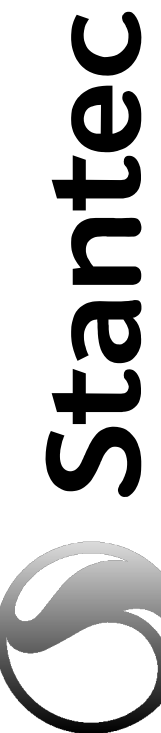
### GENERAL NOTES

- The purpose of this plan is a Conditional Use application for a Landscape Contractor (59.3.5.5) in the AR zone.
- Boundary information shown is based on compilation of deeds and surrounding plats of record prepared by Stantec. Areas are subject to refinement upon the completion of a field survey.
- Topographic information is two foot contour interval from M-NCPPC GIS.
- NRI/FSO 420192170 for this site was approved on 08/12/2019. Preliminary/Final Forest Conservation Plan pending.
- Water and Sewer Category: W-6 & S-6 respectively. The uses will be served by private, on-site well and septic.
- This site is within the April 2005 Olney Master Plan area.
- This site is within the Rural East Annual Growth Policy Area.
- This site is within the Lower Brighton Dam Watershed (USE III-P) and Patuxent River Primary Management Area (PMA).
- This plan is not for construction purposes.
- According to FEMA's Flood Insurance Rate Map, effective date 09/29/2006, this area has been listed as Zone X Areas determined to be outside 0.2% annual chance floodplain.
- Existing SPD house and associated shed and driveway to be removed.
- Nursery stock and greenhouses are agriculture uses permitted without CU approval in AR zone. Proposed greenhouses are shown but may be constructed as needed.
- Vehicle parking for trucks, trailers, loaders, etc. shown but not specifically programmed within service area.
- Typical parking spaces will be 8.5 feet x 18 feet. Interior drives and parking lot aisle widths are a minimum 20 feet wide. ADA parking spaces will be 8 feet by 18 feet. ADA parking space accessible aisles will be 8 feet wide for van accessible spaces.
- Proposed sheds and canopy vehicle ports are to be located within the impervious areas. (Locations shown are approximate).
- The wetland limit shown was delineated via ocular location during the site visit for the NRI/FSO.

### DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. \_\_\_\_\_ including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name:	_____
Contact Person or Owner:	_____
Address:	_____
Phone and Email:	_____
Signature:	_____



2010 Century Boulevard, Suite 200  
Germantown, Maryland 20874  
Phone: (301) 444-8282 Fax: (301) 444-8181  
www.stantec.com  
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. \_\_\_\_\_ including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Revision	Date	By
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Applicant:  
Metro Grounds Management, Inc.  
3731 Damascus Road  
Brookville, MD 20833  
Montgomery County, Maryland

Seal  
08/14/20



Project No. 2026261913 Scale 1"=60'  
Design DK Checked JS  
Drawn Date April 2020  
Sheet DK  
Sheet PFCP-1



