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	ategory from	22A-12			MPD			
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Forest Deta	-				3.07	Cleared 5.85	Planted 1.01	
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Note:

Acreage of forest within wetlands

Acreage of forest within priority area

Acreage of forest within 100-year floodplain

Acreage of forest within stream valley buffer

Planting requirements to be met through off-site forest 1)

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banking credits and on-site landscaping credit. 2) If no forest banking credits are available, mitigation may be

met via payment of fee in lieu.

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REVISION	DATE	REVISION	DATE	REVI
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OFF-SITE FORES REMOVE FOREST SAVE 0.42 ACRES



1355 BEVERLY ROAD, SUITE 240 MCLEAN, VA 22101 PHONE: (703) 734-9730 CONTACT: Ms. KATHRYN KUBIT

EOB 101 MONROE STREET ROCKVILLE, MD 20850

PARCEL 850, L.4047 F.003, PARCEL 925, L.3862 F. 772 AND PART A, L.16172 F.223 ELECTION DISTRICT No. 9 MONTGOMERY COUNTY, MARYLAND

CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

REVIEWED

BY_____

RODGERS CONTACT:

RELEASE FOR

____ DATE ____

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General Notes:

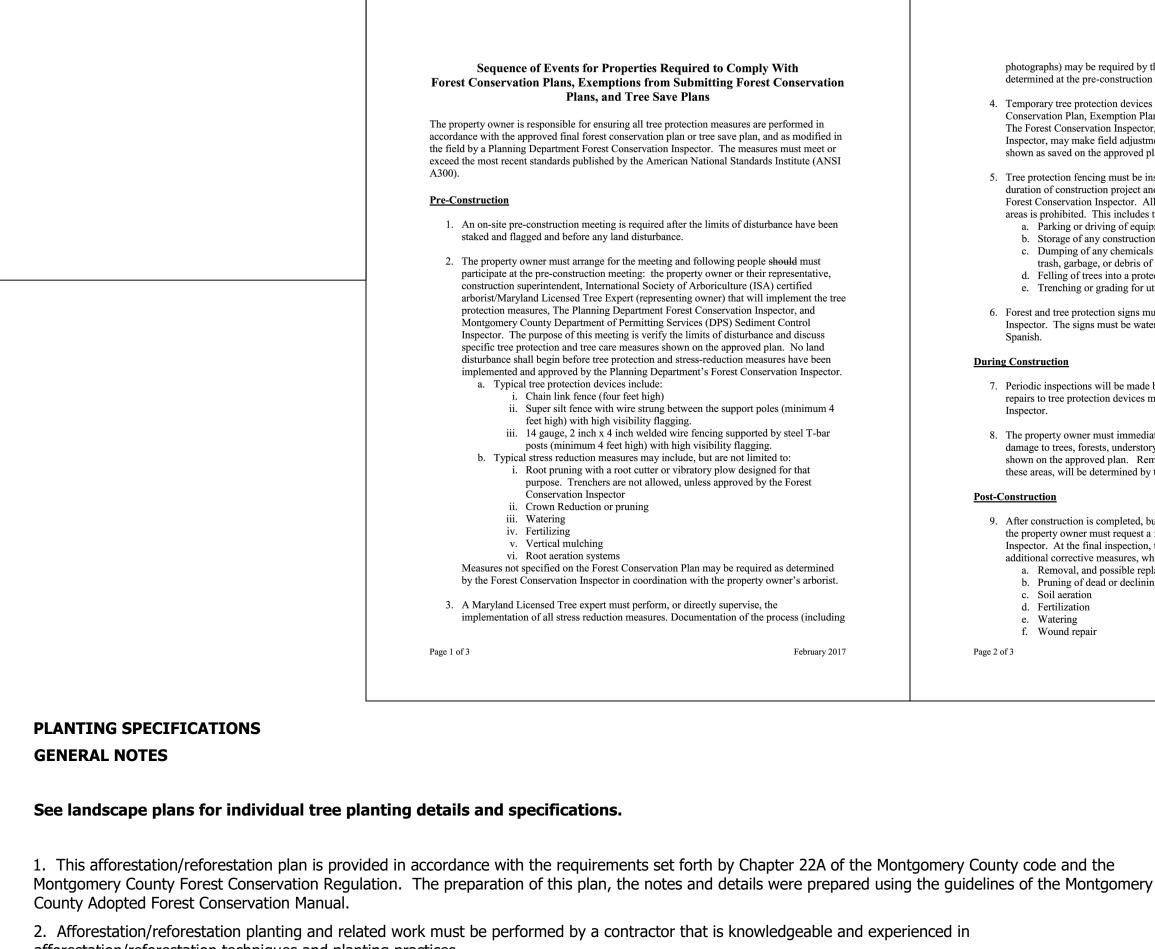
- For additional property information, see NRI/FSD #4-20
- 2. This plan is for the forest conservation purposes only.
- 3. Boundary information was taken from a Boundary Surve
- 2019.
- 4. The topography hereon is shown in 2' contour interval 5. The site is within the Muddy Branch watershed, Use I-P
- 6. The site is not within a Special Protection Area (SPA).
- 7. For Specimen Tree removal specifics, see Variance Requ





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PLANTING FOR SPECIMEN TR	EE MITIGATION
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Request and Justification	Letter.
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es of the Site Plan Approval No. ment Program, and Certified Site	
ATHRYN KUBIT	EOF MARY III
Contact Person	36.5
	SCALE: 1" = 100'
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RVATION	DATE: January 2022
	Currany LULL
	SHEET No. 1 OF 2



afforestation/reforestation techniques and planting practices. 3. The M-NCPPC Forest Conservation Inspectors require that all trees planted in conformance with the Forest and Tree Preservation Ordinance must be alive and in good condition at the end of the two-year maintenance period in order for the release of financial security.

4. Base sheet information was provided by Rodgers Consulting, Inc.

QUALITY ASSURANCE 1. Names of plant material listed conform generally with names accepted by the nursery trade. The contractor is to provide stock true to botanical name.

2. All plant material shall conform to the current issue of the American Standard for Nursery Stock published by the American Association of Nurserymen. 3. Hardwood stock shall meet the following standards: trees shall have a solid root mass with the soil in place. The roots shall appear clean and white in coloration. If growing, the trees shall appear healthy with no foliage spots, discoloration, wilting or other evidence of the presence of disease or insects. 4. If specified material is not obtainable submit in writing to Rodgers Consulting, Inc. for the evaluation and approval of equivalent material. Only native material as defined by the Montgomery County Trees Technical Manual will be acceptable for afforestation/reforestation plantings.

			Canopy Diameter at	Reforestation Credit		restation Credit Schedule			Canopy Diameter at	Reforestation Credit	
No.	Botanical Name	Common Name	20 years	(square feet)	Native?	No.	Botanical Name	Common Name	20 years	(square feet)	Native
1	Ulmus americana	Princeton American elm	26	132.73	Yes	50	Ulmus americana	Princeton American elm	26	132.73	Yes
2	Betula nigra	river birch	16	50.27	Yes	51	Betula nigra	river birch	16	50.27	Yes
3	Betula nigra	river birch	16	50.27	Yes	52	Betula nigra	river birch	16	50.27	Yes
4		river birch	16	50.27	Yes	53		river birch	16	50.27	Yes
5	Betula nigra	river birch	16	50.27	Yes	54	Cornus florida	flowering dogwood	16	50.27	Yes
6	Ulmus americana	Princeton American elm	26	132.73	Yes	55	Cornus florida	flowering dogwood	16	50.27	Yes
7	Betula nigra	river birch	16	50.27	Yes	56	Cornus florida	flowering dogwood	16	50.27	Yes
8	Betula nigra	river birch	16	50.27	Yes	57	Cornus florida	flowering dogwood	16	50.27	Yes
9	Betula nigra	river birch	16	50.27	Yes	58	Cornus florida	flowering dogwood	16	50.27	Ye
10	Betula nigra	river birch	16	50.27	Yes	59	Cornus florida	flowering dogwood	16	50.27	Ye
11	Betula nigra	river birch	16	50.27	Yes	60	Ulmus americana	Princeton American elm	26	132.73	Ye
12	Ulmus americana	Princeton American elm	26	132.73	Yes	61	Ulmus americana	Princeton American elm	26	132.73	Ye
13	Betula nigra	river birch	16	50.27	Yes	62	Ulmus americana	Princeton American elm	26	132.73	Ye
14	Betula nigra	river birch	16	50.27	Yes	63	Ulmus americana	Princeton American elm	26	132.73	Ye
15	Betula nigra	river birch	16	50.27	Yes	64	Ulmus americana	Princeton American elm	26	132.73	Ye
16	Ulmus americana	Princeton American elm	26	132.73	Yes	65	Ulmus americana	Princeton American elm	26	132.73	Ye
17	Betula nigra	river birch	16	50.27	Yes	66	Ulmus americana	Princeton American elm	26	132.73	Ye
18	Betula nigra	river birch	16	50.27	Yes	67	Cercis canadensis	easterm red bud	20	78.54	Ye
19	Betula nigra	river birch	16	50.27	Yes	68	Cercis canadensis	easterm red bud	20	78.54	Ye
20	Betula nigra	river birch	16	50.27	Yes	69	Cercis canadensis	easterm red bud	20	78.54	Ye
20	Betula nigra	river birch	16	50.27	Yes	70	Cornus florida	flowering dogwood	16	50.27	Ye
22	Betula nigra	river birch	16	50.27	Yes	70 71	<i>Cornus florida</i>		16	50.27	Ye
23	Betula nigra	river birch	16	50.27	Yes	71 72	Cornus florida	flowering dogwood	16	50.27	Y
	v	river birch	16	50.27		72	,	flowering dogwood	26	132.73	
24	Betula nigra				Yes		Ulmus americana	Princeton American elm			Ye
25	Ulmus americana	Princeton American elm	26	132.73	Yes	74	Betula nigra	river birch	16	50.27	Ye
26	Betula nigra	river birch	16	50.27	Yes	75	Betula nigra	river birch	16	50.27	Ye
27	Betula nigra	river birch	16	50.27	Yes	76	Betula nigra	river birch	16	50.27	Ye
28	Betula nigra	river birch	16	50.27	Yes	77	Quercus alba	white oak	26	132.73	Ye
29	Betula nigra	river birch	16	50.27	Yes	78	Quercus alba	white oak	26	132.73	Ye
30	Betula nigra	river birch	16	50.27	Yes	79	Quercus alba	white oak	26	132.73	Ye
31	Ulmus americana	Princeton American elm	26	132.73	Yes	80	Quercus alba	white oak	26	132.73	Ye
32	Ulmus americana	Princeton American elm	26	132.73	Yes	81	Cercis canadensis	easterm red bud	20	78.54	Y
33	Ulmus americana	Princeton American elm	26	132.73	Yes	82	Cercis canadensis	easterm red bud	20	78.54	Y
34	Ulmus americana	Princeton American elm	26	132.73	Yes	83	Betula nigra	river birch	16	50.27	Y
35	Ulmus americana	Princeton American elm	26	132.73	Yes	84	Betula nigra	river birch	16	50.27	Y
36	Betula nigra	river birch	16	50.27	Yes	85	Betula nigra	river birch	16	50.27	Y
37	Betula nigra	river birch	16	50.27	Yes	86	Betula nigra	river birch	16	50.27	Y
38	Betula nigra	river birch	16	50.27	Yes	87	Betula nigra	river birch	16	50.27	Y
39	Ulmus americana	Princeton American elm	26	132.73	Yes	88	Betula nigra	river birch	16	50.27	Y
40	Ulmus americana	Princeton American elm	26	132.73	Yes	89	Betula nigra	river birch	16	50.27	Y
41	Betula nigra	river birch	16	50.27	Yes	90	Betula nigra	river birch	16	50.27	Y
42	Betula nigra	river birch	16	50.27	Yes	91	Betula nigra	river birch	16	50.27	Y
43	Ulmus americana	Princeton American elm	26	132.73	Yes	92	Betula nigra	river birch	16	50.27	Y
44	Ulmus americana	Princeton American elm	26	132.73	Yes	93	Quercus alba	white oak	26	132.73	<u> </u>
45	Betula nigra	river birch	16	50.27	Yes	94	Quercus alba	white oak	26	132.73	Y
46	Betula nigra	river birch	16	50.27	Yes						
47	Betula nigra	river birch	16	50.27	Yes						
48	Ulmus americana	Princeton American elm	26	132.73	Yes						
49	Ulmus americana	Princeton American elm	26	132.73	Yes						



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.

cad/Plot	REVISION	DATE	REVISION	DATE	REVISION	DATE	APPLICANT:
[A\auto							THE ELMS AT PSTA, LLC 1355 BEVERLY ROAD, SUITE 240
iery\PS1							MCLEAN, VA 22101 PHONE: (703) 734-9730 CONTACT: Ms. KATHRYN KUBIT
Aontgon							CONTACT: MS. KATHRIN KUBIT
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 apples) may be required by the Forest Conservation Inspector, and will be led at the pre-construction meeting. ary tree protection devices must be installed per the approved Forest ation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. bet Conservation Inspector, in coordination with the DPS Sediment Control r, may make field adjustments to increase the survivability of trees and forest s saved on the approved plan. tection fencing must be installed and maintained by the property owner for the of construction project and must not be altered without prior approval from the onservation Inspector. All construction activity within protected tree and forest prohibited. This includes the following activities: larking or driving of equipment, machinery or vehicles of any type. torage of any construction materials, equipment, stockpiling, fill, debris, etc. Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, rash, garbage, or debris of any kind. 'elling of trees into a protected area. 'renching or grading for utilities, irrigation, drainage, etc. and tree protection signs must be installed as required by the Forest Conservation r. The signs must be waterproof and wording provided in both English and tettom unspections will be made by the Forest Conservation Inspector. Corrections and o tree protection devices must be completed within the timeframe given by the forest, where so, forests, understory, ground cover, and any other undisturbed areas in the approved plan. Remedial actions, and the relative timeframes to restore as, will be determined by the Forest Conservation Inspector. insp nstruction is completed, but before tree protection devices have been removed, rety owner must request a final inspection with the Forest Conservation Inspector may require acorrective measures, which may include: temoval, and possible replacement, of dead, dying, or	Conservation Inspector will reque removed from the site. Removal and sediment control must be coo Inspector and cannot be removed Inspector. No additional grading, protection fencing is removed. 11. Long-term protection measures, i approved plan. Installation will o	<text></text>	INSPECTIONS All field inspections must be requested in Field Inspections must be conducted as Dans without Planting Requirements 1. After the limits of disturbance in againg begins. 2. After necessary stress reduction have been installed, but before a building permit. 3. After completion of all construct fencing, to determine the level of conservation. Additional Requirements for Plans w 4. Before the start of any required in that the planting is acceptable ar and assess necessary maintenance and management p 7. At the end of the maintenance provisions of the planting plant, and and assess of the planting plant, and and assess necessary maintenance provisions of the planting plant, and and assess necessary maintenance provisions of the planting plant, and and assess necessary maintenance provisions of the planting plant, and and assess necessary maintenance provisions of the planting plant, and and assess necessary maintenance provisions of the planting plant, and and assess necessary maintenance provisions of the planting plant, and and assess necessary maintenance provisions of the planting plant, and and and assess necessary maintenance provisions of the planting plant, and and and and assess necessary maintenance provisions of the planting plant, and and and and assess necessary maintenance provisions of the planting plant, and
Vound repair February 2017	Page 3 of 3	February 2017	

PRODUCT SPECIFICATIONS

1. FERTILIZER: All fertilizer shall be granular, packet or pellet with 35 to 80% of the total nitrogen in a slow release form. For trees and shrubs fertilizer shall be a complete fertilizer with a minimum analysis of 10% nitrogen, 6% phosphorus, and 4% potassium. For use on specimen or significant trees, the fertilizer shall be high in phosphorus and low in nitrogen to promote root growth. A water-insoluble nitrogen, 2-year release fertilizer with a ratio of 20% nitrogen, 10% phosphorus and 5% potassium shall be used in wetland and riparian backfill mixtures. Fertilizer shall be added depending on the size of the plant and the manufacturer's recommended rate.

2. ORGANIC MATTER: Peat moss - Type 1 sphagnum peat moss, finely divided with a pH of 3.1 - 5.0; or Sedge Peat - Decomposed peat containing no identifiable fibers; or Sewage Sludge Approved, screened, polymer-dewatered sewage sludge with pH of 6.2 - 7.2.

3. BACKFILL MIXTURE: Backfill mixture for containerized trees shall be 34 existing soil mixed with 14 organic material, plus granular fertilizer.

4. MULCH: Material shall be well aged, fine shredded hardwood, dark brown in color, or approved equal. Material shall be mulching grade, uniform in size and free of foreign matter. **PRE-PLANTING SPECIFICATIONS**

1. Allow six (6) months in advance to order materials and plants.

2. Acceptable planting time for container grown material (trees, shrubs, and seedlings) is from March - June 15 and September - December. Planting shall not take place in sub-freezing temperatures, when the ground is frozen, or when the soil is too wet or dry or otherwise in a condition not generally accepted as satisfactory for planting and may adversely affect plant materials.

3. All reforestation/afforestation planting areas shall be in a stabilized condition so as to minimize soil erosion. Seeding is NOT a part of these plan documents. Seeding specifications to be approved by M-NCPPC forest conservation inspector.

4. The landscape contractor shall notify Rodgers Consulting, Inc. (301-948-4700) at least 48 hours prior to the start of construction to arrange a pre-planting meeting. 5. Planting should occur within 24 hours of plant material delivery to the site. Plant materials left unplanted for more than 24 hours shall be protected from direct sun and weather and kept moist. Nursery stock shall not be left unplanted for more than 2 weeks.

6. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Rodgers Consulting Inc. (301-948-4700) before planting.

7. The Landscape Contractor is responsible for the location of all existing underground utilities. The repair of utilities damaged during planting shall be at the Landscape Contractor's expense. 8. The Landscape Contractor is responsible for coordination access to the site with the owner.

			ion Cohodulo	
No.	Min. Caliper (inches)	Specimen Tree Mitigat Botanical Name	Common Name	Native?
1	3	Platanus occidentalis	Sycamore	Yes
2	3	Platanus occidentalis	Sycamore	Yes
3	3	Platanus occidentalis	Sycamore	Yes
4	3	Platanus occidentalis	Sycamore	Yes
5	3	Platanus occidentalis	Sycamore	Yes
6	3	Platanus occidentalis	Sycamore	Yes
7	3	Platanus occidentalis	Sycamore	Yes
8	3	Platanus occidentalis	Sycamore	Yes
9	3	Platanus occidentalis	Sycamore	Yes
10	3	Celtis occindentalis	Hackberry	Yes
11	3	Celtis occindentalis	Hackberry	Yes
12	3	Celtis occindentalis	Hackberry	Yes
13	3	Celtis occindentalis	Hackberry	Yes
14	3	Celtis occindentalis	Hackberry	Yes

	Landsca	pe Tree Reforestati	on Credit Summary		
Botanical Name	Common Nomo	Canopy Diameter	Reforestation Credit per	Count	Total Reforestation Credit
Botanical Name	Common Name	at 20 years	Tree (square feet)	Count	per Species (square feet)
Amelanchier canadensis	service berry	20	78.5398	20	1570.80
Betula nigra	river birch	16	50.2655	83	4172.03
Carpinus caroliniana	American hornbeam	39	298.6476	51	15231.03
Acer rubrum	red maple	48	452.39	13	5881.06
Cercis canadensis	eastern redbud	20	78.5398	5	392.70
Cornus florida	flowering dogwood	16	50.2655	9	452.39
llex opaca	American holly	12	28.2743	11	311.02
Liquidambar styraciflua	sweetgum	26	132.7323	12	1592.79
Nyssa sylvatica	black gum	26	132.7323	7	929.13
Ostrya virginiana	ironwood	20	78.5398	48	3769.91
Quercus alba	white oak	26	132.7323	6	796.39
Quercus falcata	southern red oak	26	132.7323	3	398.20
Quercus palustris	pin oak	24	113.0973	4	452.39
Quercus phellos	willow oak	17	56.7450	4	226.98
Ulmus americana	Princeton American elm	26	132.7323	59	7831.20
			TOTALS:	335	44008.01
					(1.01 acres)

LANDSCAPE REFORESTATION CREDIT

Reforestation credit for landscape trees is determined by calculating the area of a 2-dimensional tree canopy at 20 years of growth. The estimated canopy diameter at 20 years is provided for native species in the M-NCPPC's Trees Approved Technical Manual. One quarter (25%) of the total canopy area can be applied to the reforestation requirement not to exceed 20 percent of the total requirement.

Additional Landscape reforestation credit is shown on the attached LandDesign Plan. The Landscape tree reforestation Credit Summary table on this sheet includes the trees being credited from the attached LandDesign landscape plan.

RODGERS

CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874

Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

A, LLC E 240

l by the applicant. s follows:

have been staked and flagged, but before any clearing or n measures have been completed and protection measures any clearing and grading begin and before release of the ction activities, but before removal of tree protection

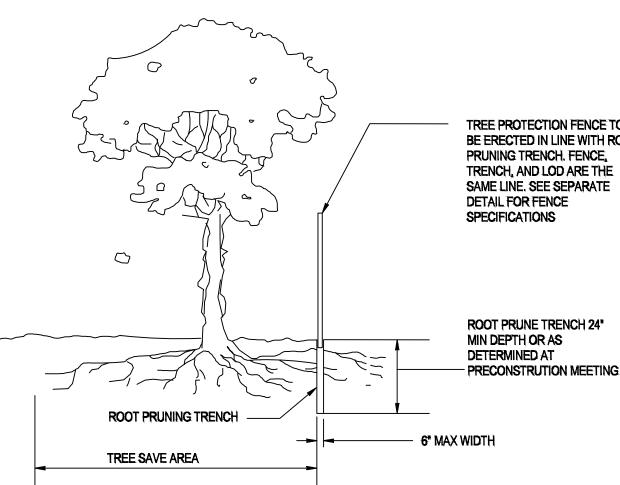
of compliance with the provision of the forest with Planting Requirements reforestation and afforestation planting.

and afforestation planting has been completed to verify and prior to the start the maintenance period. afforestation have been completed, to determine survival nce activities for the remaining duration of the period to determine the level of compliance with the and if appropriate, release of the performance bond

DATE BASE DATA ESIGNED RAWN EVIEWED ODGERS CONTACT: RELEASE FOR

_ DATE ___

PERMANENT FOREST CAPPED POST OR BEVELED EDGE CONSERVATION -5 1/2"X8" METAL FOREST CONSERVATION EASEMENT SIGNAGE FOREST CONSERVATION AREA SIGNS (AS SPECIFIED BY M-NCPPC) - 6x6x8 PRESSURE TREATED WOODEN POST – COMPACT SOIL TO ADJACENT UND SOIL DENSITY. ADD QUICK CRETE MIXTURE AS NECESSARY TO CREA FOUNDATION. SLOPE TOP OF FOOT POSITIVE DRAINAGE. - FINISHED GRADE POST TO BE INSTALLED IN A VERTICALLY PLUMB POSITION. ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR. ALL FASTENERS SHALL BE STAINLESS STEEL 1-¹/₂" IN LENGTH. - INSTALL GRAVEL SUMP PRIOR T INSTALLATION. OVER EXCAVATE ALL POSTS TO BE INSTALLED ALONG HOLE AS NECESSARY. _____ FOREST CONSERVATION EASEMENT LINE AS SPECIFIED PER APPROVED FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTOR'S INSTRUCTIONS. MONTGOMERY COUNTY PLANNING DEPT



NOTES:

ROOT PRUNING DETAIL

1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTIO MEETING.

2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING

AND FLAGGED PRIOR TO TRENCHING.

3. EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH

THE FOREST CONSERVATION (FC) INPECTOR.

4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR.

5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE

EQUIPMENT.

6. ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.

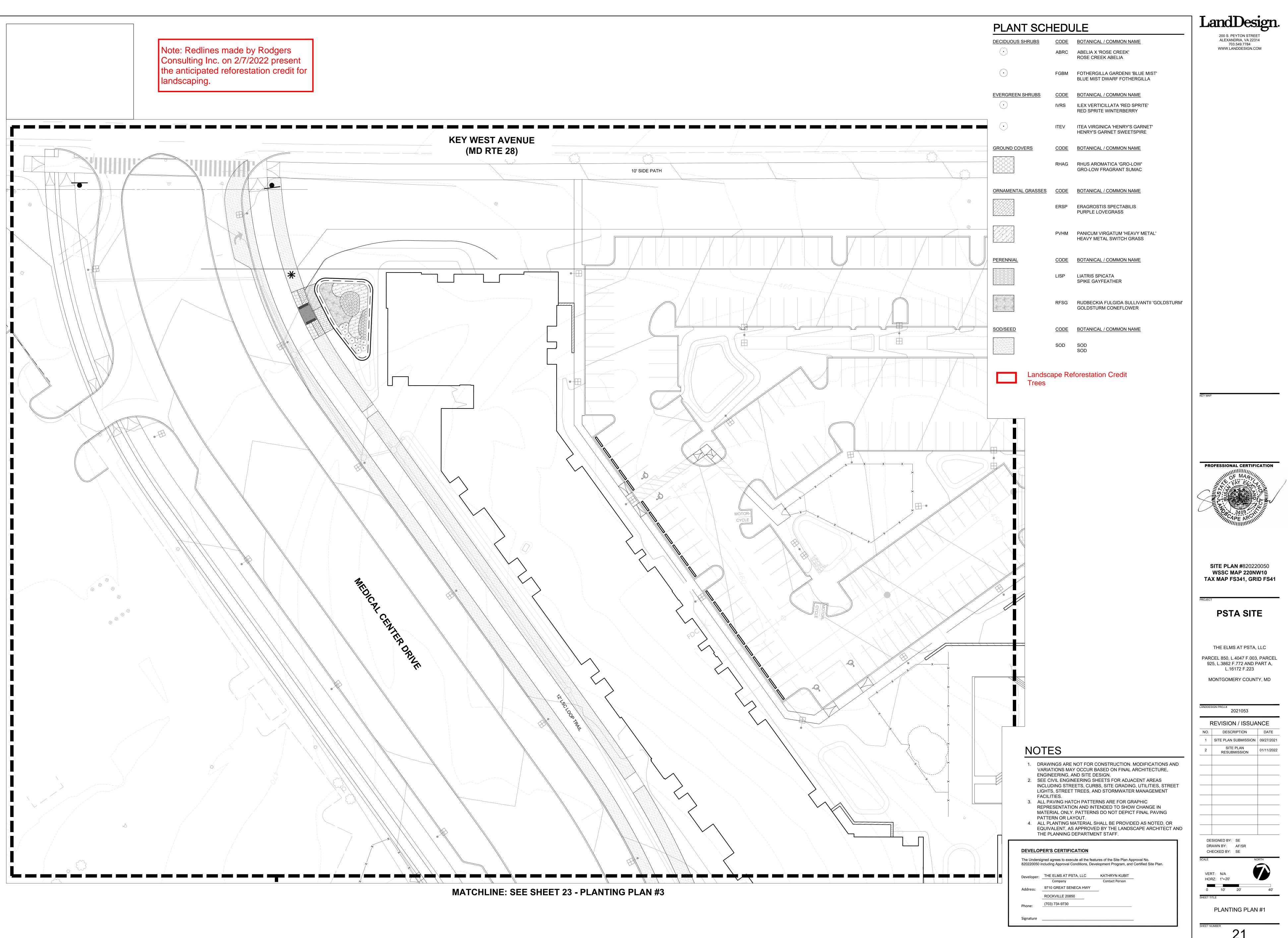
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	COMPACT SOIL TO ADJACENT UNDISTURBED SOIL DENSITY. ADD QUICK CRETE TO SOIL MIXTURE AS NECESSARY TO CREATE FIRM FOUNDATION. SLOPE TOP OF FOOTING FOR POSITIVE DRAINAGE. FINISHED GRADE INSTALL GRAVEL SUMP PRIOR TO POST INSTALLATION. OVER EXCAVATE POST HOLE AS NECESSARY.	
RENCH	ROOT PRUNE TRENCH 24" MIN DEPTH OR AS DETERMINED AT PRECONSTRUCTION MEETING	
I AREAS MUST BE CHING. H SHALL BE DETE FC) INPECTOR . ATELY BACKFILLI OR BY THE FC INS CUT USING VIBRA	FILE REVIEW PROCESS AND PRECONSTRUCTION STAKED AT THE PRECONSTRUCTION MEETING STAKED AT THE PRECONSTRUCTION MEETING STAKED IN THE FIELD IN COORDINATION WITH ED WITH EXCAVATED SOIL OR OTHER ORGANIC SPECTOR. TORY KNIFE OR OTHER ACCEPTABLE SHOWN ON PLANS OR AS AUTHORIZED IN	
	NTS	
	DEVELOPER'S CERTIFICATION The Undersigned agrees to execute all the features of the Site Plan Approval No. 820220050 including Approval Conditions, Development Program, and Certified Site Plan. Developer: THE ELMS AT PSTA, LLC KATHRYN KUBIT Company Contact Person Address: 9710 GREAT SENECA HWY ROCKVTLLE 20850 Phone: (703) 734-9730 Signature	
FOR	FINAL EST CONSERVATION	SCALE: JOB No. 1302A DATE: January 2022

SHEET No.

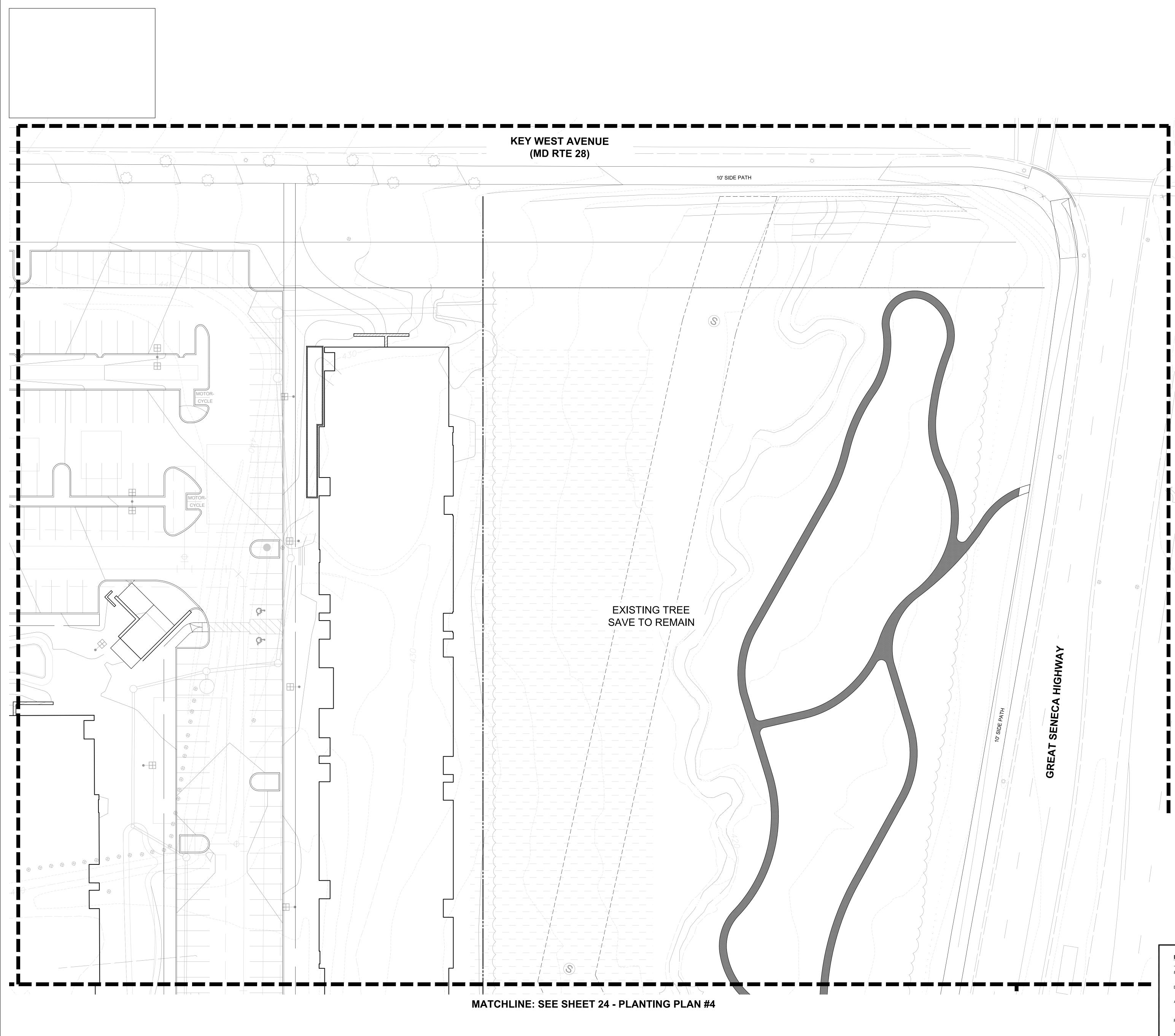
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ORIGINAL SHEET SIZE: 30" X 42"

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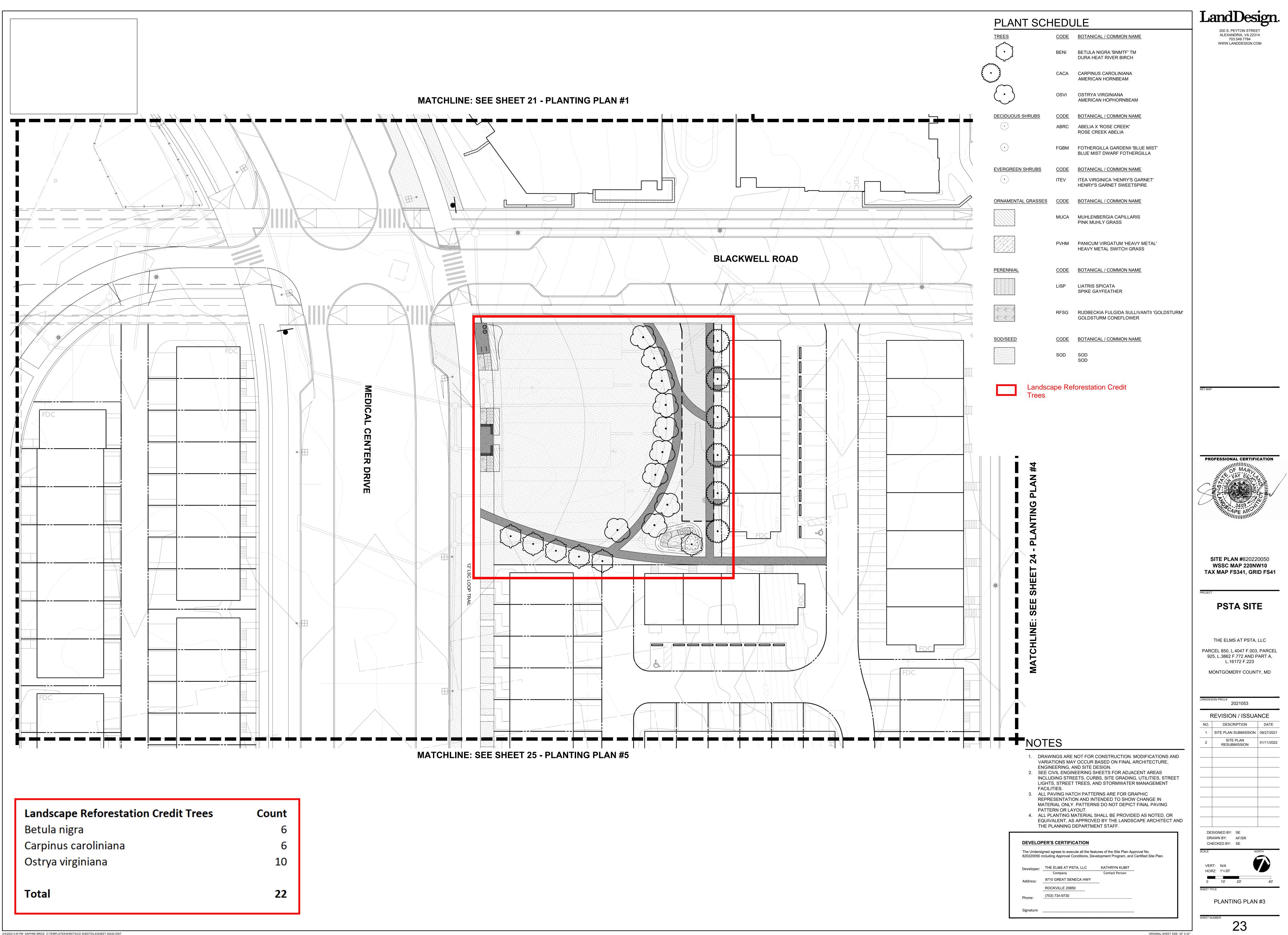


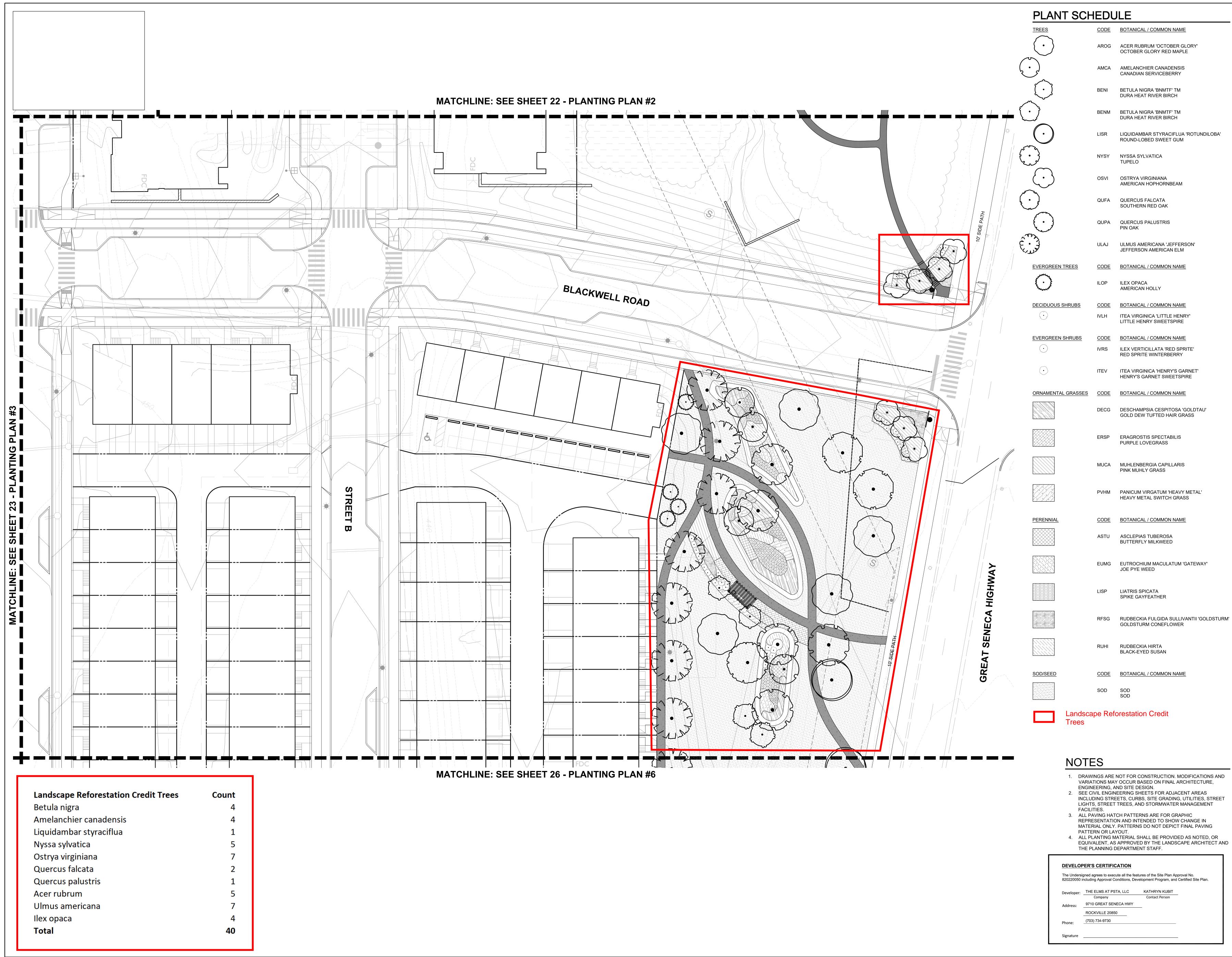
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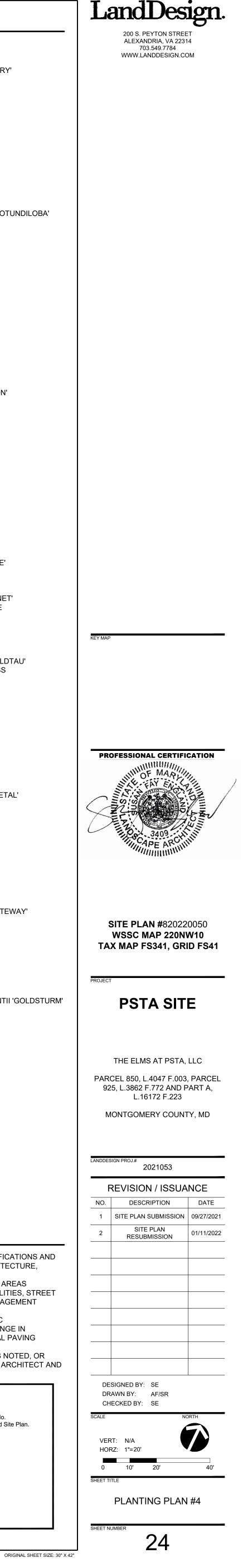
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2. S II L	EE CIVIL ENGINEERING S	HEETS FOR ADJACENT AF BS, SITE GRADING, UTILIT ND STORMWATER MANAG
3. A F N	LL PAVING HATCH PATTE REPRESENTATION AND IN MATERIAL ONLY. PATTERN	TENDED TO SHOW CHANG
4. <i>A</i>	ATTERN OR LAYOUT. ALL PLANTING MATERIAL S QUIVALENT, AS APPROVE	SHALL BE PROVIDED AS N
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DEVELC	THE PLANNING DEPARTME PER'S CERTIFICATION signed agrees to execute all the feat including Approval Conditions, Dev THE ELMS AT PSTA, LLC Company 9710 GREAT SENECA HWY	ENT STAFF. tures of the Site Plan Approval No. relopment Program, and Certified S KATHRYN KUBIT

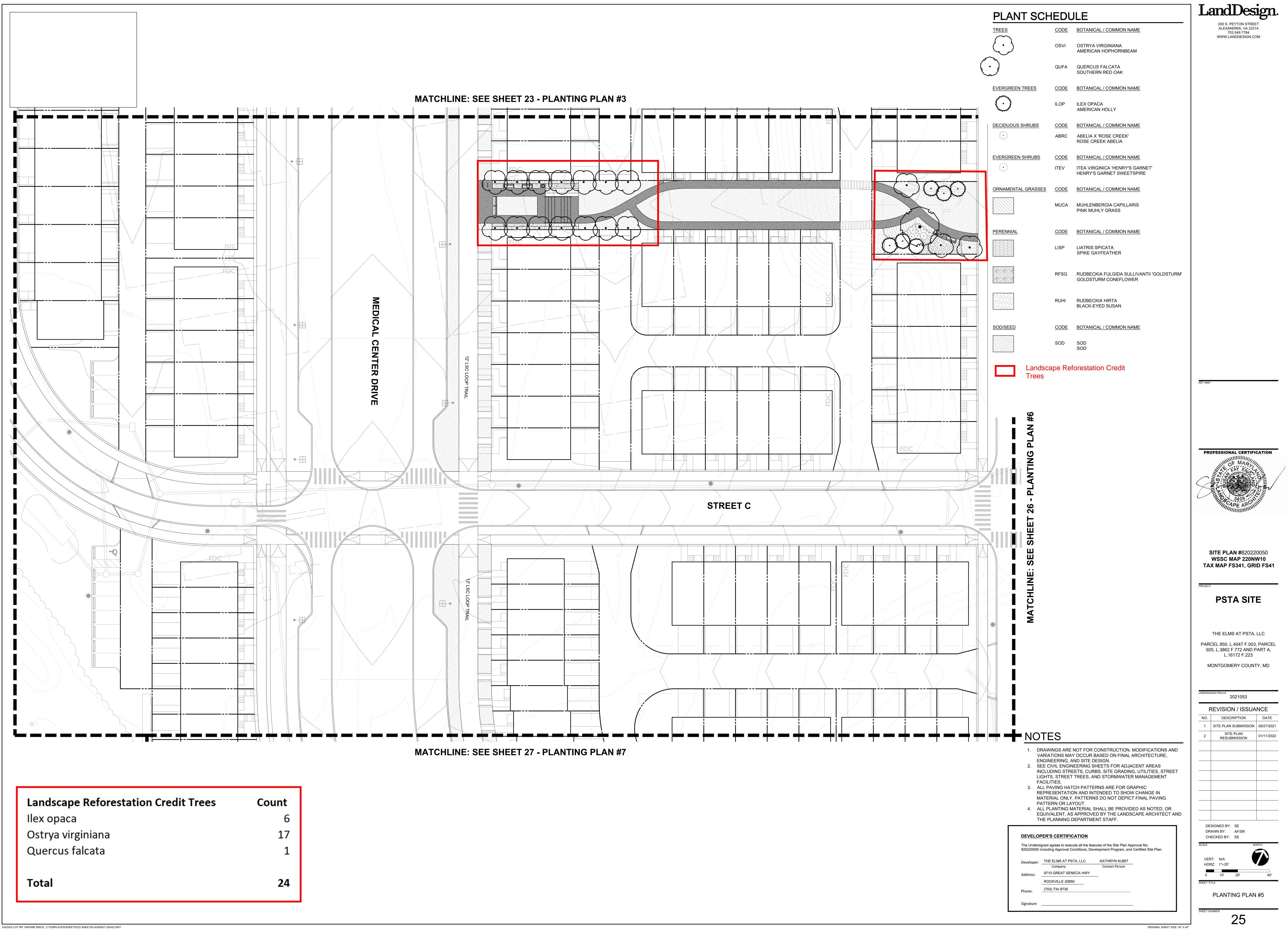


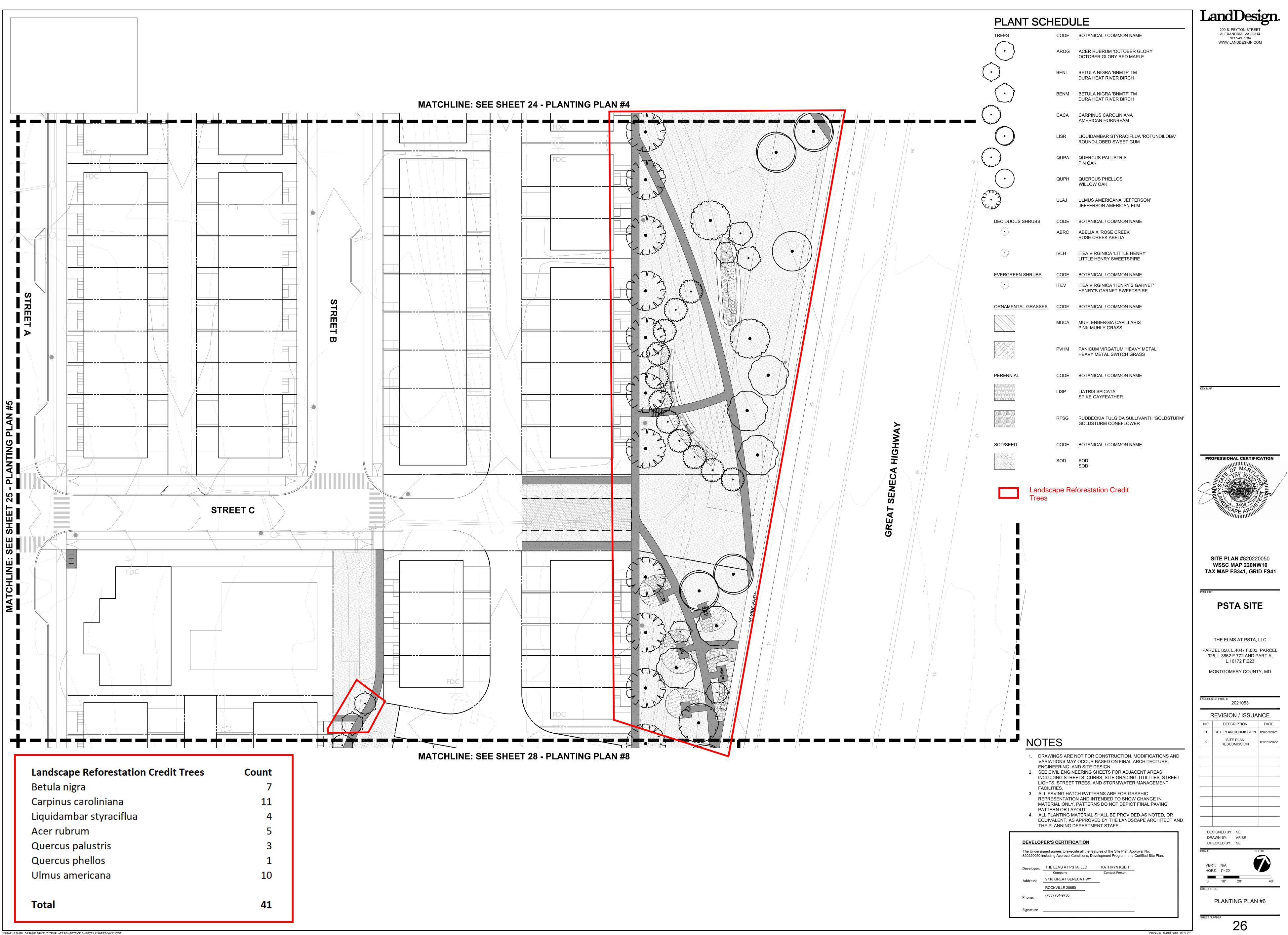


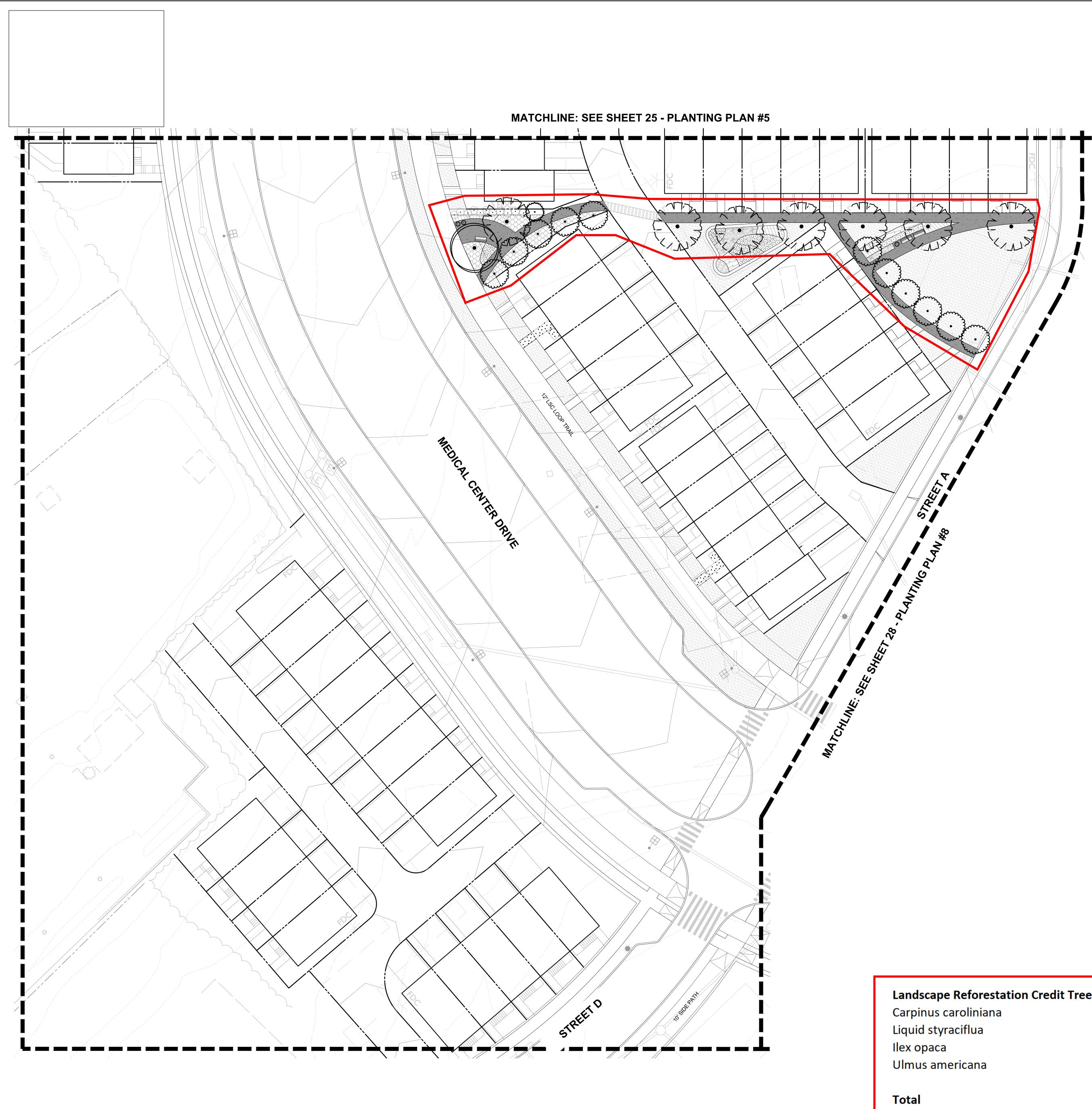


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PLANT SCH	IEDL	JLE
TREES	CODE	BOTANICAL / COMMON NAME
	CACA	CARPINUS CAROLINIANA AMERICAN HORNBEAM
\cdot	LISR	LIQUIDAMBAR STYRACIFLUA 'ROTU ROUND-LOBED SWEET GUM
	ULAJ	ULMUS AMERICANA 'JEFFERSON' JEFFERSON AMERICAN ELM
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME
A Contraction of the second se	ILOP	ILEX OPACA AMERICAN HOLLY
DECIDUOUS SHRUBS	<u>CODE</u> ABRC	BOTANICAL / COMMON NAME ABELIA X 'ROSE CREEK' ROSE CREEK ABELIA
	FGBM	FOTHERGILLA GARDENII 'BLUE MIS ⁻ BLUE MIST DWARF FOTHERGILLA
	IVLH	ITEA VIRGINICA 'LITTLE HENRY' LITTLE HENRY SWEETSPIRE
EVERGREEN SHRUBS	<u>CODE</u>	BOTANICAL / COMMON NAME
\odot	IVRS	ILEX VERTICILLATA 'RED SPRITE' RED SPRITE WINTERBERRY
lacksquare	ITEV	ITEA VIRGINICA 'HENRY'S GARNET' HENRY'S GARNET SWEETSPIRE
	MOPE	MORELLA PENSYLVANICA NORTHERN BAYBERRY
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	RHAG	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
ORNAMENTAL GRASSES	<u>CODE</u>	BOTANICAL / COMMON NAME
	MUCA	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS
	PVHM	PANICUM VIRGATUM 'HEAVY METAL HEAVY METAL SWITCH GRASS
PERENNIAL	CODE	BOTANICAL / COMMON NAME
	LISP	LIATRIS SPICATA SPIKE GAYFEATHER
	RFSG	RUDBECKIA FULGIDA SULLIVANTII '(GOLDSTURM CONEFLOWER
SOD/SEED	CODE	BOTANICAL / COMMON NAME
	SOD	SOD SOD



Landscape Reforestation Credit Trees

dscape Reforestation Credit Trees	Count
pinus caroliniana	11
uid styraciflua	1
ораса	1
nus americana	7
al	20

NOTES

1. DRAWINGS ARE NOT FOR CONSTRUCTION. MODIFICATIONS AND VARIATIONS MAY OCCUR BASED ON FINAL ARCHITECTURE, ENGINEERING, AND SITE DESIGN. 2. SEE CIVIL ENGINEERING SHEETS FOR ADJACENT AREAS INCLUDING STREETS, CURBS, SITE GRADING, UTILITIES, STREET LIGHTS, STREET TREES, AND STORMWATER MANAGEMENT FACILITIES. 3. ALL PAVING HATCH PATTERNS ARE FOR GRAPHIC REPRESENTATION AND INTENDED TO SHOW CHANGE IN MATERIAL ONLY. PATTERNS DO NOT DEPICT FINAL PAVING PATTERN OR LAYOUT. 4. ALL PLANTING MATERIAL SHALL BE PROVIDED AS NOTED, OR EQUIVALENT, AS APPROVED BY THE LANDSCAPE ARCHITECT AND THE PLANNING DEPARTMENT STAFF. DEVELOPER'S CERTIFICATION The Undersigned agrees to execute all the features of the Site Plan Approval No. 820220050 including Approval Conditions, Development Program, and Certified Site Plan. Developer: ______THE ELMS AT PSTA, LLC KATHRYN KUBIT Contact Person Company 9710 GREAT SENECA HWY Address: ROCKVILLE 20850

(703) 734-9730 Phone: Signature



Landscape Reforestation Credit Trees	Count
Amelanchier canadensis	16
Betula nigra	17
Carpinus caroliniana	23
Acer rubrum	3
Liquidambar styraciflua	6
Nyssa sylvatica	2
Ostrya virginiana	14
Quercus phellos	3
Ulmus americana	10
Total	94

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ORIGINAL SHEET SIZE: 30" X 42"

VERT: N/A HORZ: 1"=20' PLANTING PLAN #8

DESIGNED BY: SE DRAWN BY: AF/SR CHECKED BY: SE

28

01/11/2022 RESUBMISSION -----

2021053

REVISION / ISSUANCE NO. DESCRIPTION DATE

1 SITE PLAN SUBMISSION 09/27/2021

SITE PLAN

ANDDESIGN PROJ

THE ELMS AT PSTA, LLC PARCEL 850, L.4047 F.003, PARCEL 925, L.3862 F.772 AND PART A, L.16172 F.223 MONTGOMERY COUNTY, MD

PSTA SITE

SITE PLAN #820220050 WSSC MAP 220NW10 TAX MAP FS341, GRID FS41



LandDesign. 200 S. PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 WWW.LANDDESIGN.COM

PLANT SCHEDULE

TREES	<u>C(</u>
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PERENNIAL	<u>C(</u>
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SOD/SEED	<u>C(</u>

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EDU	ILE		
CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONTAINER
AROG	13	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B & B
AMCA	20	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	B & B
BENI	26	BETULA NIGRA 'BNMTF' TM / DURA HEAT RIVER BIRCH	B & B
BENM	8	BETULA NIGRA 'BNMTF' TM / DURA HEAT RIVER BIRCH	B & B
CACA	51	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B
LISR	12	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM	B & B
NYSY	7	NYSSA SYLVATICA / TUPELO	B & B
OSVI	48	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM	B & B
QUFA	3	QUERCUS FALCATA / SOUTHERN RED OAK	B & B
QUPA	4	QUERCUS PALUSTRIS / PIN OAK	B & B
QUPH	4	QUERCUS PHELLOS / WILLOW OAK	B & B
ULAJ	34	ULMUS AMERICANA 'JEFFERSON' / JEFFERSON AMERICAN ELM	B & B
CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONTAINER
ILOP	11	ILEX OPACA / AMERICAN HOLLY	B&B OR CONTAINER
CODE	QTY	BOTANICAL / COMMON NAME	SIZE
ABRC	452	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	#3
FGBM	102	FOTHERGILLA GARDENII 'BLUE MIST' / BLUE MIST DWARF FOTHERGILLA	#3
IVLH	733	ITEA VIRGINICA 'LITTLE HENRY' / LITTLE HENRY SWEETSPIRE	#3
CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	SIZE
IVRS	190	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	#3
ITEV	132	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	#3
MOPE	102	MORELLA PENSYLVANICA / NORTHERN BAYBERRY	#5
PRLS	64	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SKIP LAUREL	#5
<u>CODE</u>	QTY	BOTANICAL / COMMON NAME	SIZE
RHAG	179	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#1
CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECG	322	DESCHAMPSIA CESPITOSA 'GOLDTAU' / GOLD DEW TUFTED HAIR GRASS	#1
ERSP	166	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS	#1
MUCA	1,149	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	1 GAL
PVHM	1,255	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	#1
CODE	QTY	BOTANICAL / COMMON NAME	SIZE
ASTU	670	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	#1
EUMG	219	EUTROCHIUM MACULATUM 'GATEWAY' / JOE PYE WEED	#1
LISP	493	LIATRIS SPICATA / SPIKE GAYFEATHER	#1
RFSG	2,363	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	#1
RUHI	275	RUDBECKIA HIRTA / BLACK-EYED SUSAN	#1
CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SOD	171,469 SF	SOD / SOD	MAT
	,		

	CAL	<u>HT.</u>		REMARKS
	<u>2"-2.5</u> "	<u></u>		NATIVE
	1.5"-2"			NATIVE
	2"-2.5"			SINGLE STEM; NATIVE
	2"-2.5"			MULTI-STEM, 3-5 CANES; NATIVE
	1.5"-2"			NATIVE
	3" - 3.5"			NATIVE
	3" - 3.5"			NATIVE
	2"-2.5"			NATIVE
	3" - 3.5"			
	3" - 3.5"			
	3" - 3.5"			
	2.5"-3"			
	CAL	<u>HT.</u>		REMARKS
AINER		6` - 8`		
	<u>HEIGHT</u> 15" - 18"	<u>SPREAD</u> 18"	<u>SPACING</u> 30" o.c.	REMARKS
	15" - 18"	15" - 18"	24" o.c.	
	12"	18"	24" o.c.	
	HEIGHT	SPREAD	SPACING	REMARKS
	18"	18"	24" o.c.	
	2`	2`	48" o.c.	NATIVE
	24" - 30"	24" - 30"	60" o.c.	
	24" - 30"	24" - 30"	54" o.c.	
	COLOR	BLOOMS	<u>SPACING</u>	REMARKS
	YELLOW	APRIL - MAY	24" o.c.	
	COLOR	<u>BLOOMS</u>	SPACING	REMARKS
			20" o.c.	
	PINK	JULY - AUGUST	18" o.c.	
			24" o.c.	
	PINK	JULY - FEBRUARY	18" o.c.	
	COLOR	BLOOMS	<u>SPACING</u>	<u>REMARKS</u>
	ORANGE	JULY - AUGUST	12" o.c.	
	PINK	JULY - SEPTEMBER	18" o.c.	
	PURPLE	JULY - AUGUST	12" o.c.	
	YELLOW	JUNE - SEPTEMBER	12" o.c.	
	YELLOW		18" o.c.	
	COLOR	BLOOMS	SPACING	REMARKS
		-		

DEVELOPER'S CERTIFICATION			
	The Undersigned agrees to execute all the features of the Site Plan Approval No. 820220050 including Approval Conditions, Development Program, and Certified Site Plan.		
Developer:	THE ELMS AT PSTA, LLC	KATHRYN KUBIT	
	Company	Contact Person	-
Address:	9710 GREAT SENECA HWY		
	ROCKVILLE 20850		
Phone:	(703) 734-9730		
Signature			

