

PSTA SITE

FINAL FOREST CONSERVATION PLAN 820220050

FOREST CONSERVATION WORKSHEET
PSTA Site

NET TRACT AREA:	
A. Total tract area ... (44.6 on-site + 2.8 acres offsite)	47.60
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	47.60

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	1	0

G. Afforestation Threshold ...	15%	x F =	7.14
H. Conservation Threshold ...	20%	x F =	9.52

EXISTING FOREST COVER:

I. Existing forest cover ... (8.65 on-site + 0.27 acres offsite)	8.92
J. Area of forest above afforestation threshold	1.78
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 ... (5.58 on-site + 0.27 acres offsite)	5.85
O. Total area of forest to be retained	3.07

PLANTING REQUIREMENTS:

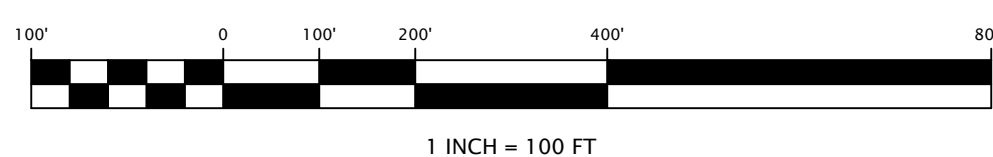
P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	11.70
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	11.70
T. Total afforestation required	0.00
U. Credit for landscaping (may not exceed 20% of "S")	1.01
V. Total reforestation and afforestation required	10.69

FOREST CONSERVATION TABLE			
Acreage of tract (gross)	47.60		
Acreage of tract remaining in agriculture use	0		
Acreage of road and utility ROWs which will not be improved as part of the development application	0		
Acreage of stream valley buffer	3.35		
Land Use Category from 22A-12	MPD		
Conservation Threshold	20%		
Afforestation Threshold	15%		
Linear feet of stream	720 LF		
Average width of stream buffer	100 feet		
One side of stream of both	One		
Forest Details	Retained	Cleared	Planted
Acreage of forest	3.07	5.85	1.01
Acreage of forest within wetlands	0.09	0.00	0.00
Acreage of forest within 100-year floodplain	0.00	0.00	0.00
Acreage of forest within stream valley buffer	2.29	0.5	0.00
Acreage of forest within priority area	2.29	0.5	0.00

Note:

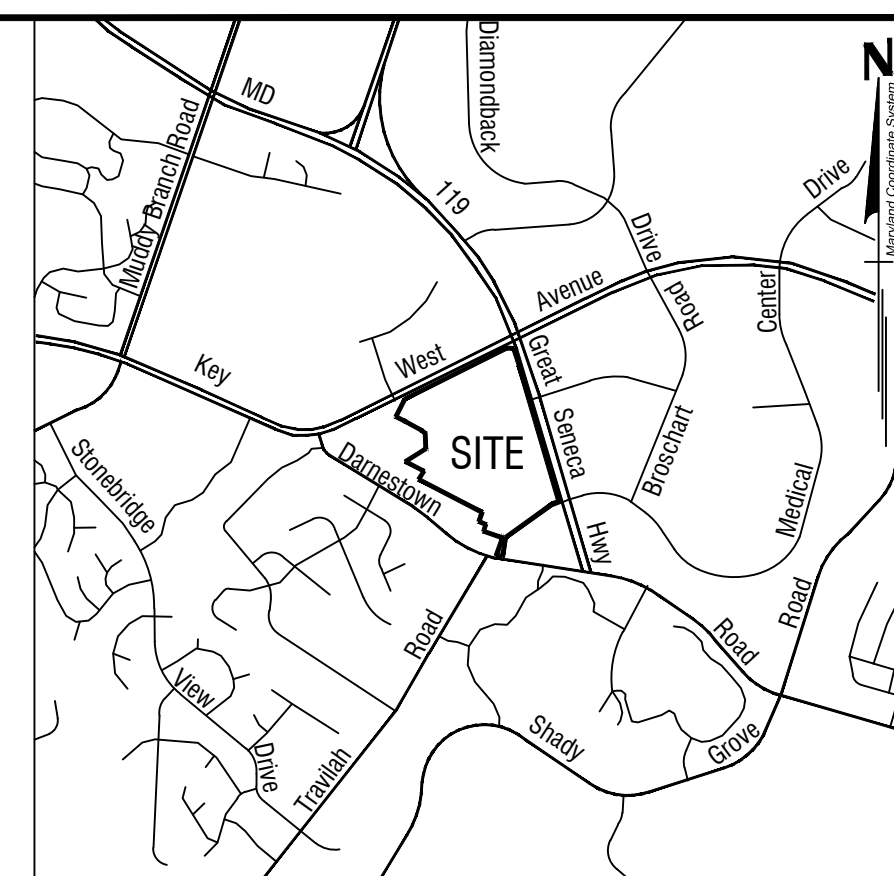
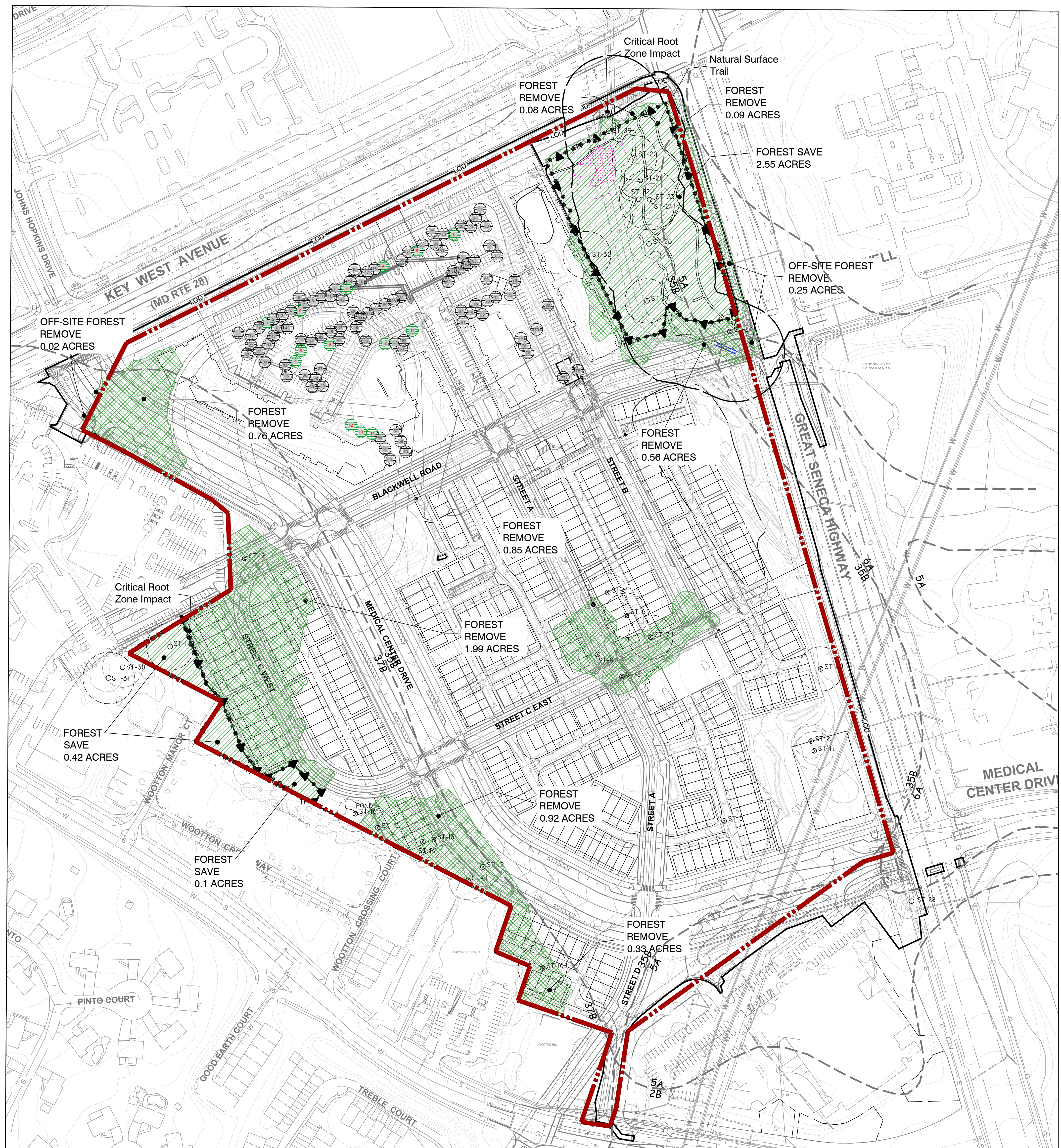
- Planting requirements to be met through off-site forest banking credits and on-site landscaping credit.
- If no forest banking credits are available, mitigation may be met via payment of fee in lieu.

GRAPHIC SCALE



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.

VICINITY MAP
1" = 200'

LEGEND

---	SITE LIMITS
.....	CATEGORY I FOREST CONSERVATION EASEMENT
---	STREAM VALLEY BUFFER (SVB)
---	EXISTING CANOPY EDGE
---	PERENNIAL OR INTERMITTENT STREAM
---	EPHEMERAL STREAM
---	WETLAND
---	25' WETLAND BUFFER
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	FOREST SAVE
---	FOREST REMOVE
---	OFF-SITE FOREST REMOVE
---	CRITICAL ROOT ZONE IMPACTS
---	LOD
---	LIMIT OF DISTURBANCE
---	TPF
---	TEMPORARY TREE PROTECTION FENCE AND PERMANENT SIGNAGE
---	SPECIMEN TREE AND CRITICAL ROOT ZONE
---	SIGNIFICANT TREE AND CRITICAL ROOT ZONE
---	TREE TO BE REMOVED
---	PLANTING FOR SPECIMEN TREE MITIGATION
---	PLANTING FOR LANDSCAPE REFORESTATION CREDIT

General Notes:

- For additional property information, see NRI/FSD #4-20191570, approved May 29, 2019.
- This plan is for the forest conservation purposes only.
- Boundary information was taken from a Boundary Survey prepared by Rodgers Consulting, March, 2019.
- The topography hereon is shown in 2' contour interval and was flown by McKenzie Snyder (2019).
- The site is within the Muddy Branch watershed, Use I-P.
- The site is not within a Special Protection Area (SPA).
- For Specimen Tree removal specifics, see Variance Request and Justification Letter.

DEVELOPER'S CERTIFICATION

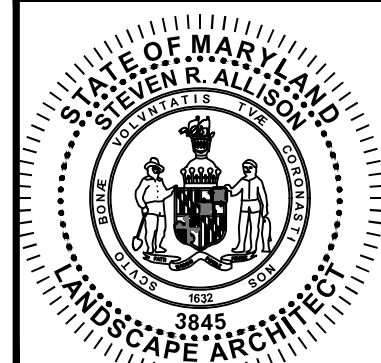
The undersigned agrees to execute all the features of the Site Plan Approval No. 820220050 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: THE ELMS AT PSTA, LLC KATHRYN KUBIT
Company Contact Person

Address: 9710 GREAT SENECA HWY
ROCKVILLE 20850

Phone: (703) 734-9730

Signature _____



PSTA SITE

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

RODGERS
CONSULTING

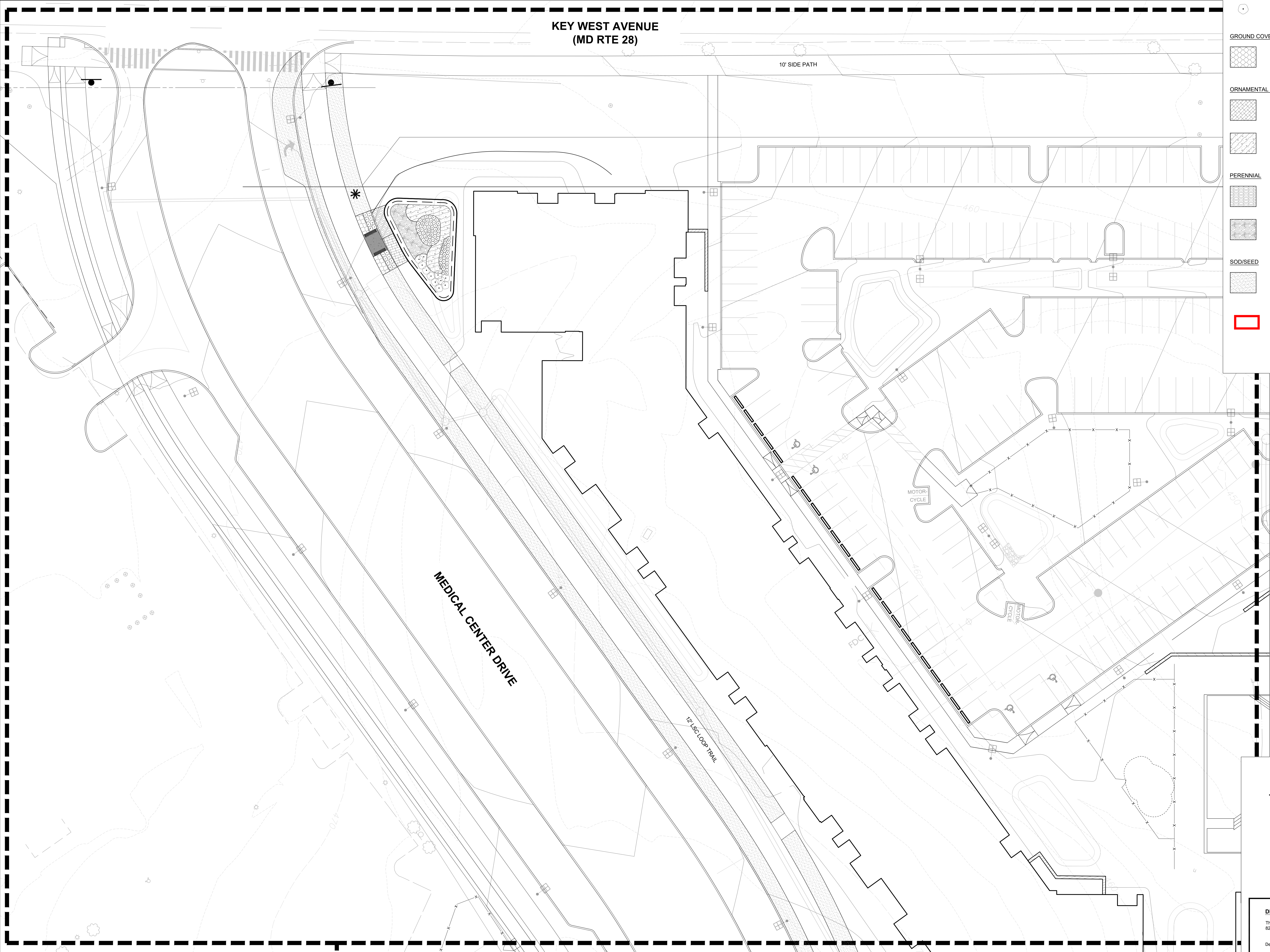
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY	DATE	

FINAL
FOREST CONSERVATION
PLAN

SCALE: 1" = 100'
JOB NO: 1302A
DATE: January 2022
SHEET No: 1 OF 2

Note: Redlines made by Rodgers Consulting Inc. on 2/7/2022 present the anticipated reforestation credit for landscaping.



KEY WEST AVENUE
(MD RTE 28)

10' SIDE PATH

MEDICAL CENTER DRIVE

12' LOOP PATH

MATCHLINE: SEE SHEET 23 - PLANTING PLAN #3

PLANT SCHEDULE

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ABRC	ABELIA X 'ROSE CREEK' ROSE CREEK ABELIA
	FGBM	FOTHERGILLA GARDENII 'BLUE MIST' BLUE MIST DWARF FOTHERGILLA
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	IVRS	ILEX VERTICILLATA 'RED SPRITE' RED SPRITE WINTERBERRY
	ITEV	ITEA VIRGINICA 'HENRY'S GARNET' HENRY'S GARNET SWEETSPIRE
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	RHAG	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME
	ERSP	ERAGROSTIS SPECTABILIS PURPLE LOVEGRASS
	PVHM	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
PERENNIAL	CODE	BOTANICAL / COMMON NAME
	LISP	LIATRIS SPICATA SPIKE GAYFEATHER
	RFSG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' GOLDSTURM CONEFLOWER
SOD/SEED	CODE	BOTANICAL / COMMON NAME
	SOD	SOD SOD

Landscape Reforestation Credit
Trees

NOTES

- DRAWINGS ARE NOT FOR CONSTRUCTION. MODIFICATIONS AND VARIATIONS MAY OCCUR BASED ON FINAL ARCHITECTURE, ENGINEERING, AND SITE DESIGN.
- SEE CIVIL ENGINEERING SHEETS FOR ADJACENT AREAS INCLUDING STREETS, CURBS, SITE GRADING, UTILITIES, STREET LIGHTS, STREET TREES, AND STORMWATER MANAGEMENT FACILITIES.
- 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.
- ALL PLANTING MATERIAL SHALL BE PROVIDED AS NOTED, OR EQUIVALENT, AS APPROVED BY THE LANDSCAPE ARCHITECT AND THE PLANNING DEPARTMENT STAFF.

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Company
Address: 9710 GREAT SENECA HWY
ROCKVILLE 20850
Phone: (703) 734-9730
Signature: _____

KATHRYN KUBIT
Contact Person
Signature: _____

KEY MAP

PROFESSIONAL CERTIFICATION



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

PROJECT

PSTA SITE

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

LANDSCAPE PROJ.#
2021053

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMISSION	09/27/2021
2	SITE PLAN RESUBMISSION	01/11/2022

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

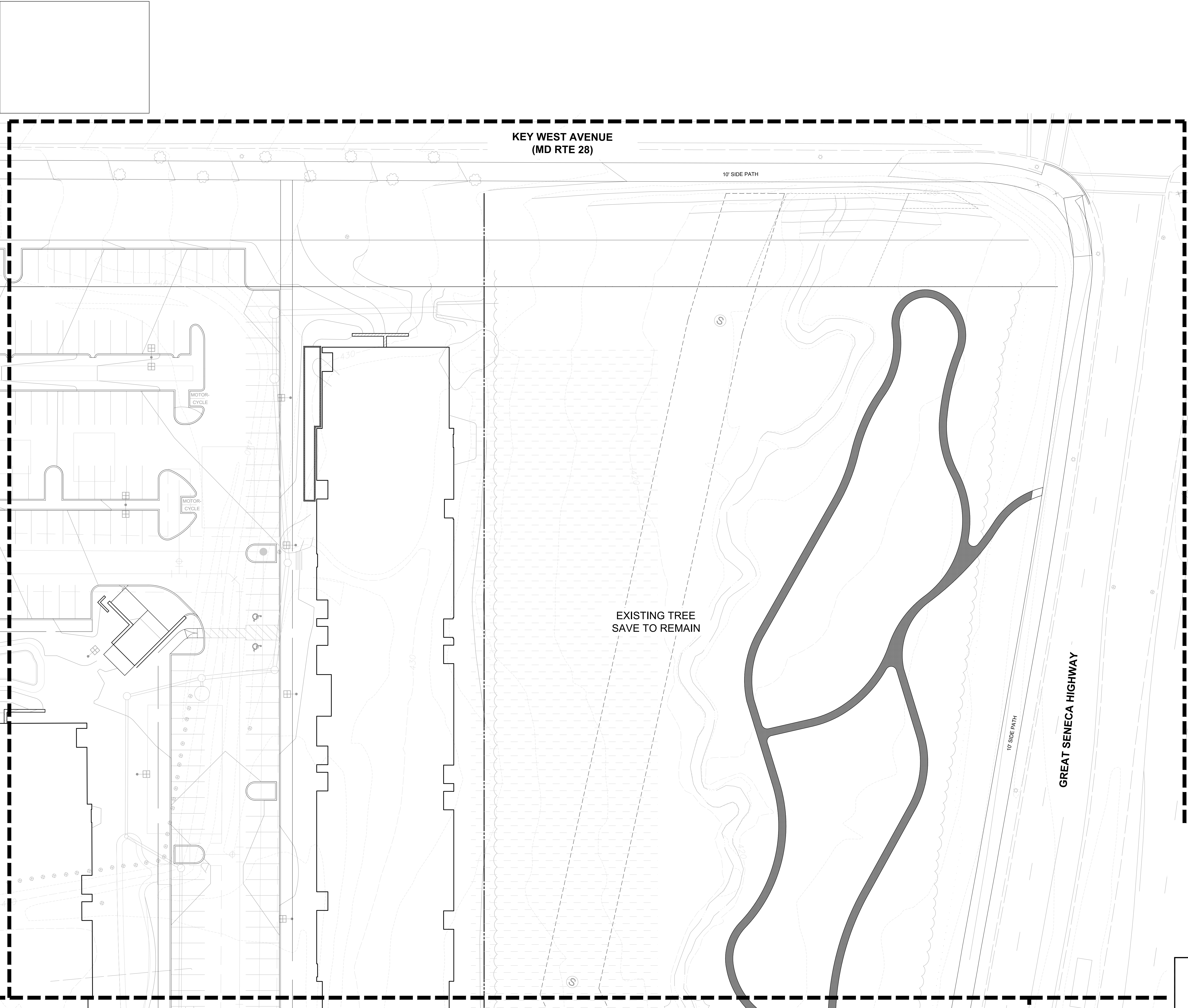
SCALE

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HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

PLANTING PLAN #1

SHEET NUMBER



MATCHLINE: SEE SHEET 24 - PLANTING PLAN #4

NOTES

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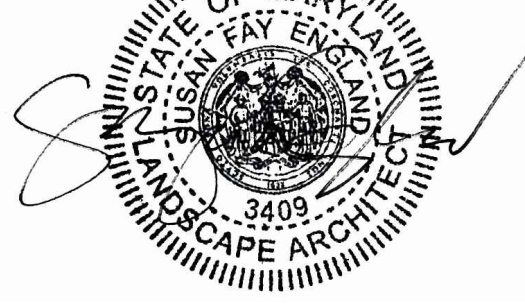
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Signature: _____

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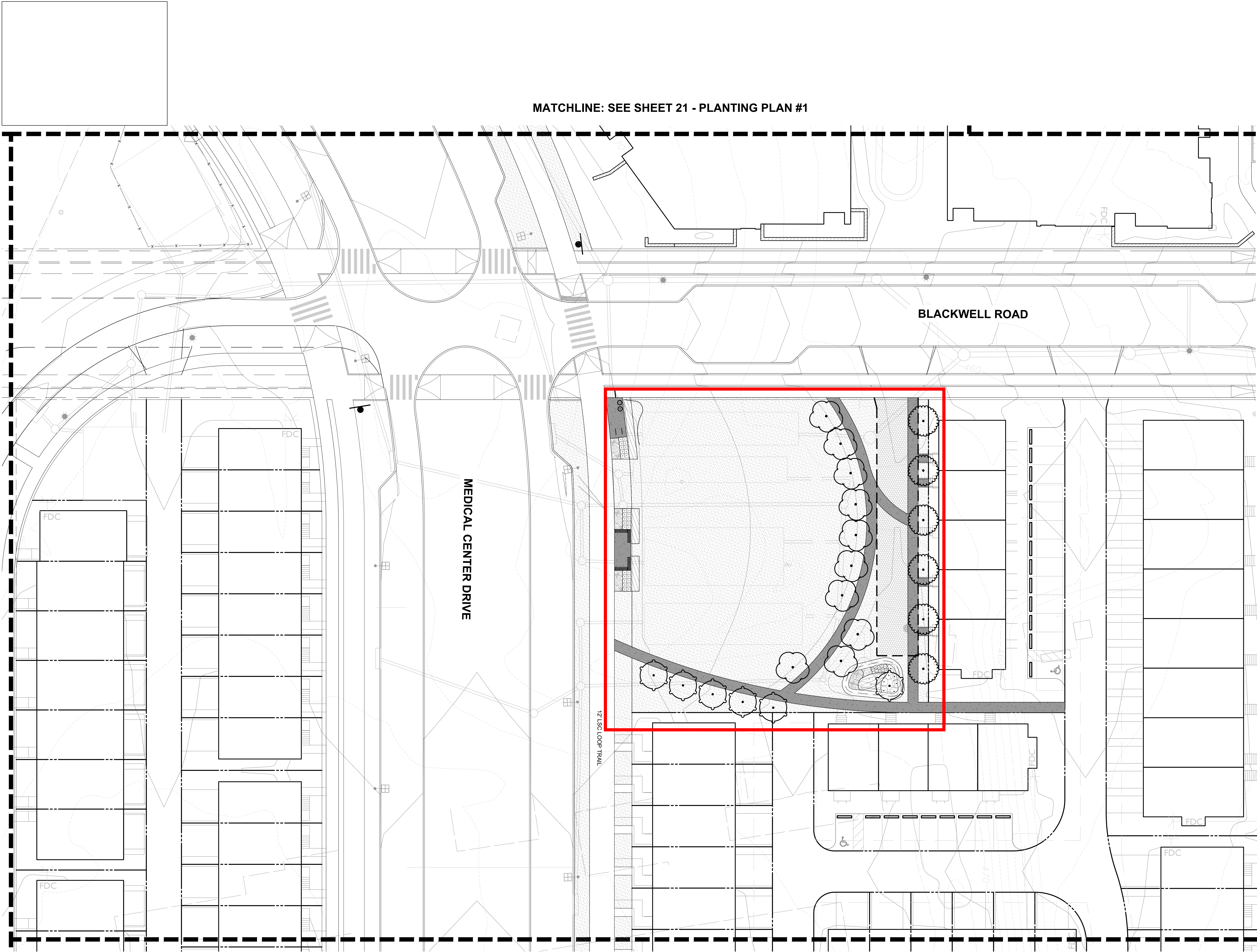
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HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

PLANTING PLAN #2

SHEET NUMBER



Landscape Reforestation Credit Trees	
Betula nigra	6
Carpinus caroliniana	6
Ostrya virginiana	10
Total	22

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	BENI	BETULA NIGRA 'BNMTF' TM DURA HEAT RIVER BIRCH
	CACA	CARPINUS CAROLINIANA AMERICAN HORNBEAM
	OSVI	OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ABRC	ABELIA X 'ROSE CREEK' ROSE CREEK ABELIA
	FGBM	FOTHERGILLA GARDENII 'BLUE MIST' BLUE MIST DWARF FOTHERGILLA
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	ITEV	ITEA VIRGINICA 'HENRY'S GARNET' HENRY'S GARNET SWEETSPIRE
ORNAMENTAL GRASSES	CODE	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' GOLDSTURM CONEFLOWER
SOD/SEED	CODE	BOTANICAL / COMMON NAME
	SOD	SOD SOD

Landscape Reforestation Credit Trees

MATCHLINE: SEE SHEET 24 - PLANTING PLAN #4

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ROCKVILLE 20850
Phone: (703) 734-9730
Signature: _____

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WSSC MAP 220NW10
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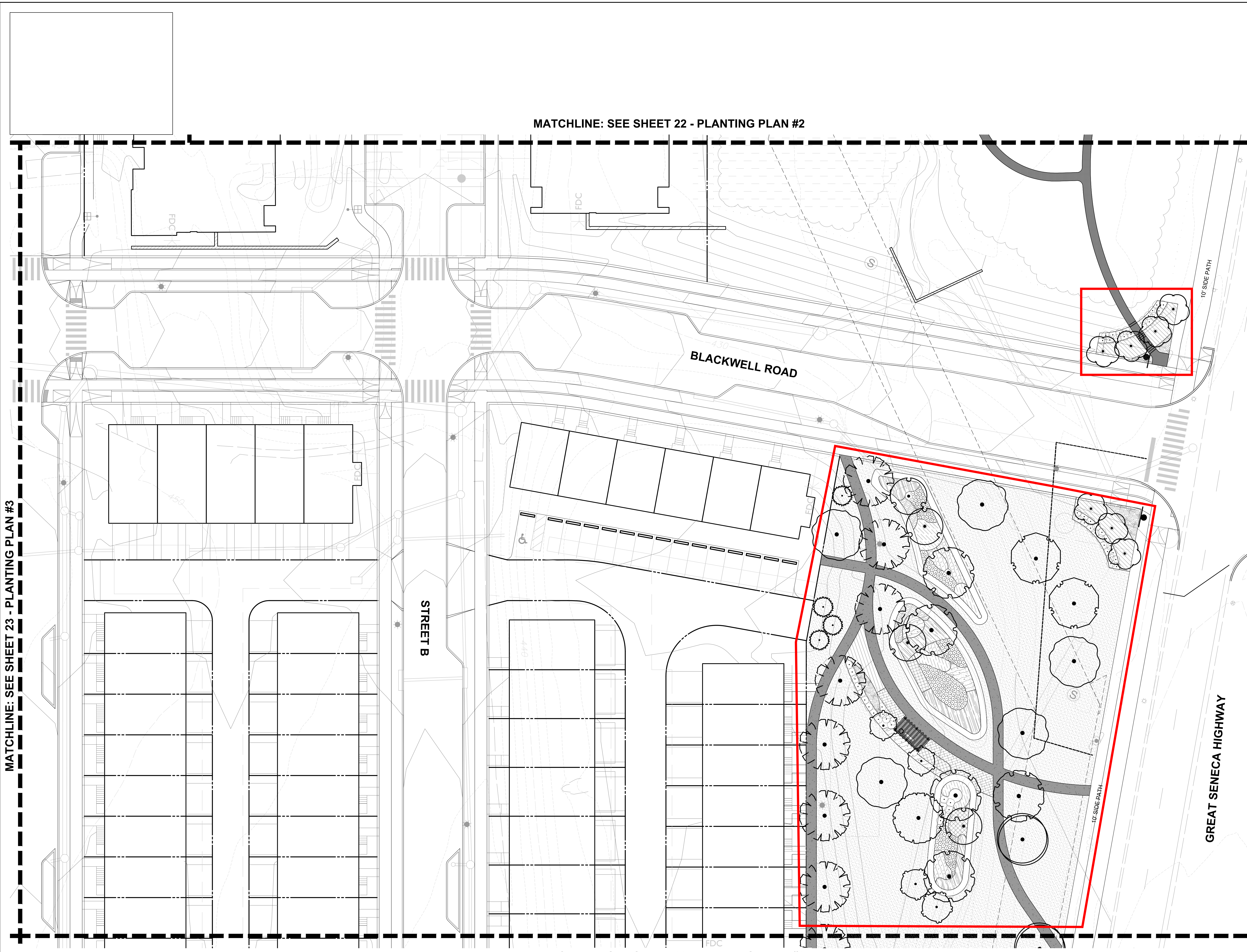
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HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

PLANTING PLAN #3

SHEET NUMBER



MATCHLINE: SEE SHEET 23 - PLANTING PLAN #3

MATCHLINE: SEE SHEET 22 - PLANTING PLAN #2

MATCHLINE: SEE SHEET 26 - PLANTING PLAN #6

Landscape Reforestation Credit Trees	
Betula nigra	Count
Amelanchier canadensis	4
Liquidambar styraciflua	4
Nyssa sylvatica	1
Ostrya virginiana	5
Quercus falcata	7
Quercus palustris	2
Acer rubrum	1
Ulmus americana	5
Ilex opaca	7
Ilex opaca	4
Total	40

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
	AMCA	AMELANCHIER CANADENSIS CANADIAN SERVICEBERRY
	BENI	BETULA NIGRA 'BNMTF' TM DURA HEAT RIVER BIRCH
	BENM	BETULA NIGRA 'BNMTF' TM DURA HEAT RIVER BIRCH
	LISR	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
	NYSY	NYSSA SYLVATICA TUPELO
	OSVI	OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM
	QUFA	QUERCUS FALCATA SOUTHERN RED OAK
	QUPA	QUERCUS PALUSTRIS PIN OAK
	ULAJ	ULMUS AMERICANA 'JEFFERSON' JEFFERSON AMERICAN ELM
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME
	ILOP	ILEX OPACA AMERICAN HOLLY
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	IVLH	ITEA VIRGINICA 'LITTLE HENRY' LITTLE HENRY SWEETSPIRE
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	IVRS	ILEX VERTICILLATA 'RED SPRITE' RED SPRITE WINTERBERRY
	ITEV	ITEA VIRGINICA 'HENRY'S GARNET' HENRY'S GARNET SWEETSPIRE
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME
	DECG	DESCHAMPSIA CESPITOSA 'GOLDTAU' GOLD DEW TUFTED HAIR GRASS
	ERSR	ERAGROSTIS SPECTABILIS PURPLE LOVEGRASS
	MUCA	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS
	PVHM	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
PERENNIAL	CODE	BOTANICAL / COMMON NAME
	ASTU	ASCLEPIAS TUBEROSA BUTTERFLY MILKWEED
	EUMG	EUTROCHIIUM MACULATUM 'GATEWAY' JOE PYE WEEED
	LISP	LIATRIS SPICATA SPIKE GAYFEATHER
	RFSG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' GOLDSTURM CONEFLOWER
	RUHI	RUDBECKIA HIRTA BLACK-EYED SUSAN
SOD/SEED	CODE	BOTANICAL / COMMON NAME
	SOD	SOD SOD

Landscape Reforestation Credit Trees

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Address: 9710 GREAT SENECA HWY ROCKVILLE 20850

Phone: (703) 734-9730

Signature _____

LandDesign

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

KEY MAP

PROFESSIONAL CERTIFICATION

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

PROJECT

PSTA SITE

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

LANDDESIGN PROJ.# 2021053

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SCALE

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HORZ: 1"=20'



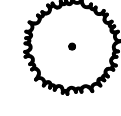

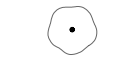
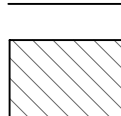
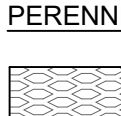
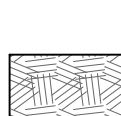
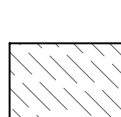
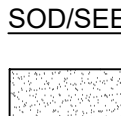
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SHEET TITLE

PLANTING PLAN #4

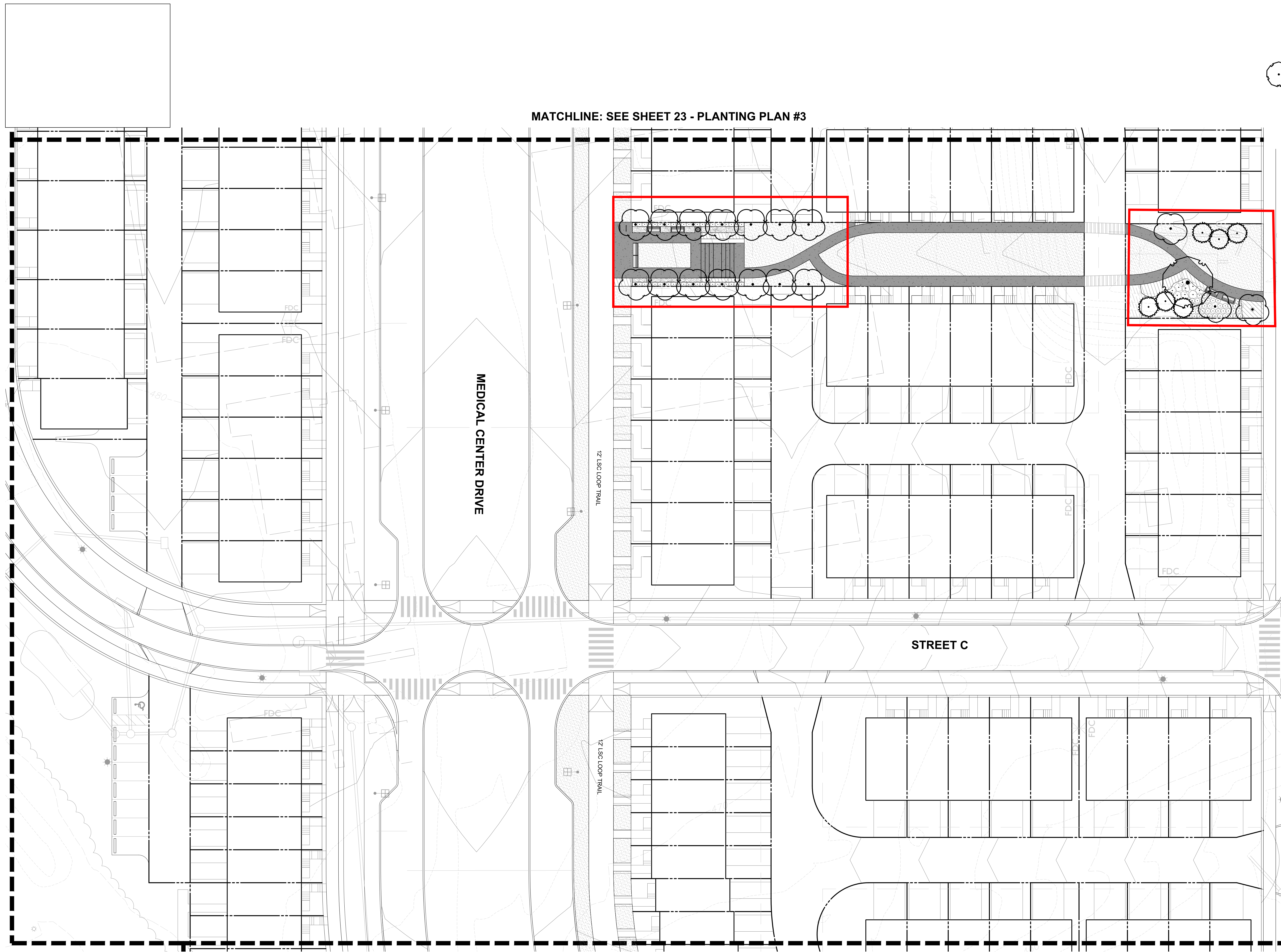
SHEET NUMBER

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	OSVI	Ostrya virginiana AMERICAN HOPHORNBEAM
	QUFA	Quercus falcata SOUTHERN RED OAK
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME
	ILOP	Ilex opaca AMERICAN HOLLY
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ABRC	Abelia x 'Rose Creek' ROSE CREEK ABELIA
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	ITEV	Itea virginica 'Henry's Garnet' HENRY'S GARNET SWEETSPIRE
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME
	MUCA	Muhlenbergia capillaris PINK MUHLY GRASS
PERENNIAL	CODE	BOTANICAL / COMMON NAME
	LISP	Liatis spicata SPIKE GAYFEATHER
	RFSG	Rudbeckia fulgida sullivanii 'Goldsturm' GOLDSTURM CONEFLOWER
	RUHI	Rudbeckia hirta BLACK-EYED SUSAN
SOD/SEED	CODE	BOTANICAL / COMMON NAME
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 Landscape Reforestation Credit Trees

MATCHLINE: SEE SHEET 23 - PLANTING PLAN #3



MATCHLINE: SEE SHEET 27 - PLANTING PLAN #7

MATCHLINE: SEE SHEET 26 - PLANTING PLAN #6

Landscape Reforestation Credit Trees	Count
Ilex opaca	6
Ostrya virginiana	17
Quercus falcata	1
Total	24

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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
Company: KATHRYN KUBIT
Address: 9710 GREAT SENECA HWY
ROCKVILLE 20850
Phone: (703) 734-9730
Signature: _____

PROFESSIONAL CERTIFICATION



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

PROJECT

PSTA SITE

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

LANDDESIGN PROJ.#
2021053

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMISSION	09/27/2021
2	SITE PLAN RESUBMISSION	01/11/2022

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

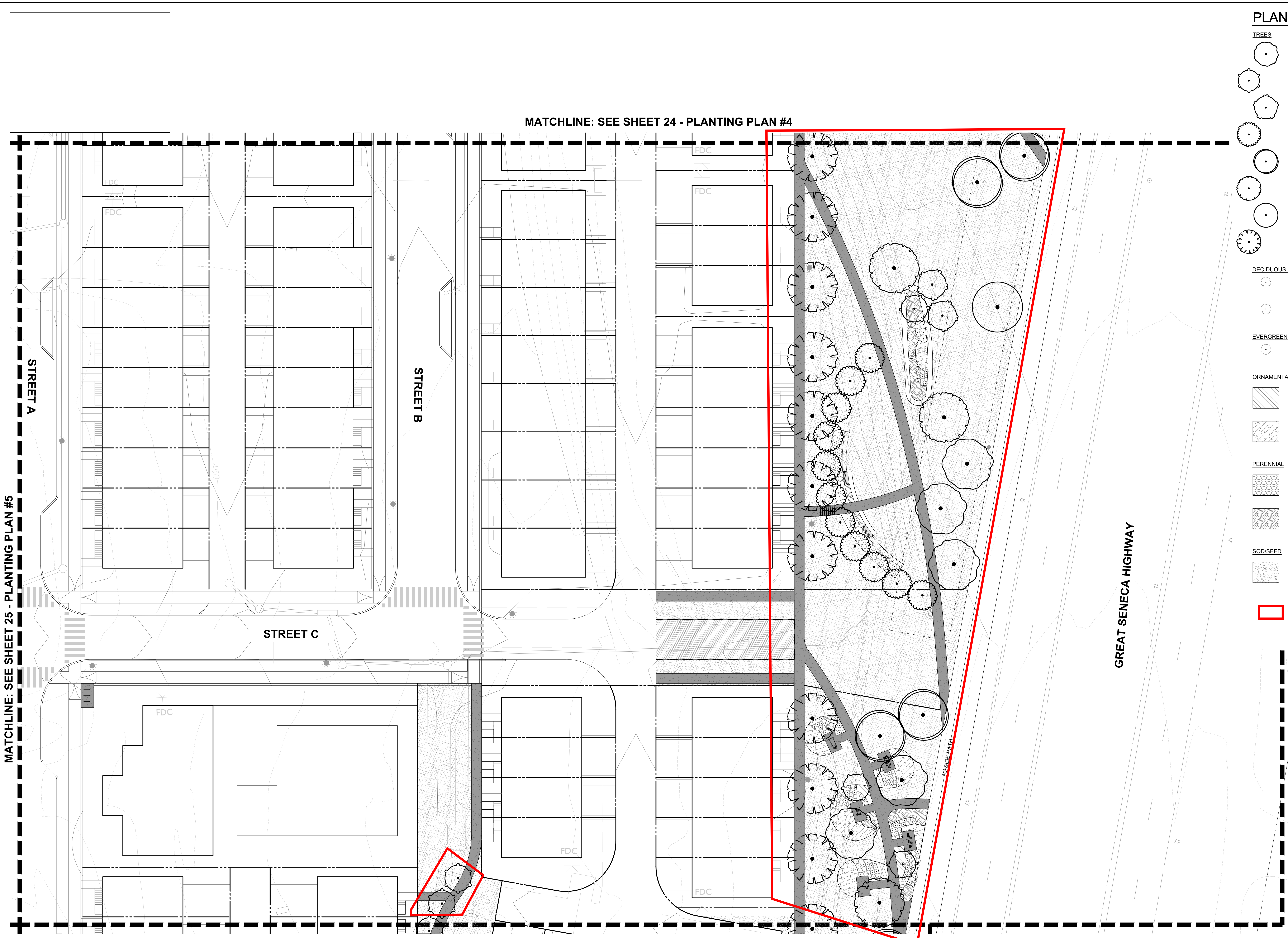
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SHEET TITLE

PLANTING PLAN #5

SHEET NUMBER



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
	BENI	BETULA NIGRA 'BNMTF' TM DURA HEAT RIVER BIRCH
	BENM	BETULA NIGRA 'BNMTF' TM DURA HEAT RIVER BIRCH
	CACA	CARPINUS CAROLINIANA AMERICAN HORNBEAM
	LISR	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
	QUPA	QUERCUS PALUSTRIS PIN OAK
	QUPH	QUERCUS PHELLOS WILLOW OAK
	ULAJ	ULMUS AMERICANA 'JEFFERSON' JEFFERSON AMERICAN ELM
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ABRC	ABELIA X 'ROSE CREEK' ROSE CREEK ABELIA
	IVLH	ITEA VIRGINICA 'LITTLE HENRY' LITTLE HENRY SWEETSPIRE
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	ITEV	ITEA VIRGINICA 'HENRY'S GARNET' HENRY'S GARNET SWEETSPIRE
ORNAMENTAL GRASSES	CODE	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' GOLDSTURM CONEFLOWER
SOD/SEED	CODE	BOTANICAL / COMMON NAME
	SOD	SOD

Landscape Reforestation Credit Trees

Landscape Reforestation Credit Trees	Count
Betula nigra	7
Carpinus caroliniana	11
Liquidambar styraciflua	4
Acer rubrum	5
Quercus palustris	3
Quercus phellos	1
Ulmus americana	10
Total	41

NOTES

- DRAWINGS ARE NOT FOR CONSTRUCTION. MODIFICATIONS AND VARIATIONS MAY OCCUR BASED ON FINAL ARCHITECTURE, ENGINEERING, AND SITE DESIGN.
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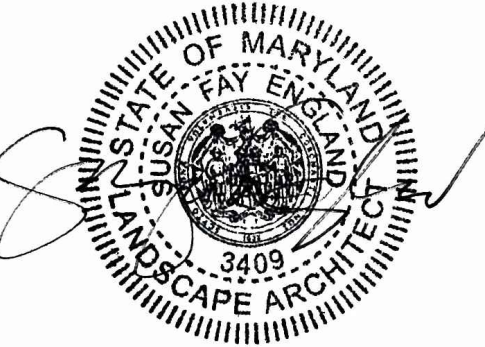
DEVELOPER'S CERTIFICATION

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Developer: THE ELMS AT PSTA, LLC KATHRYN KUBIT
Company Contact Person
Address: 9710 GREAT SENECA HWY
ROCKVILLE 20850
Phone: (703) 734-9730
Signature _____

REVISION

PROFESSIONAL CERTIFICATION



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

PROJECT

PSTA SITE

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

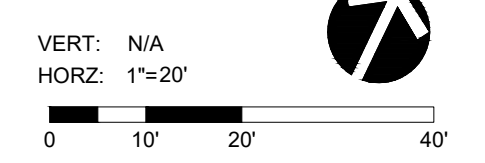
LANDDESIGN PROJ.# 2021053

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMISSION	09/27/2021
2	SITE PLAN RESUBMISSION	01/11/2022

DESIGNED BY: SE
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CHECKED BY: SE

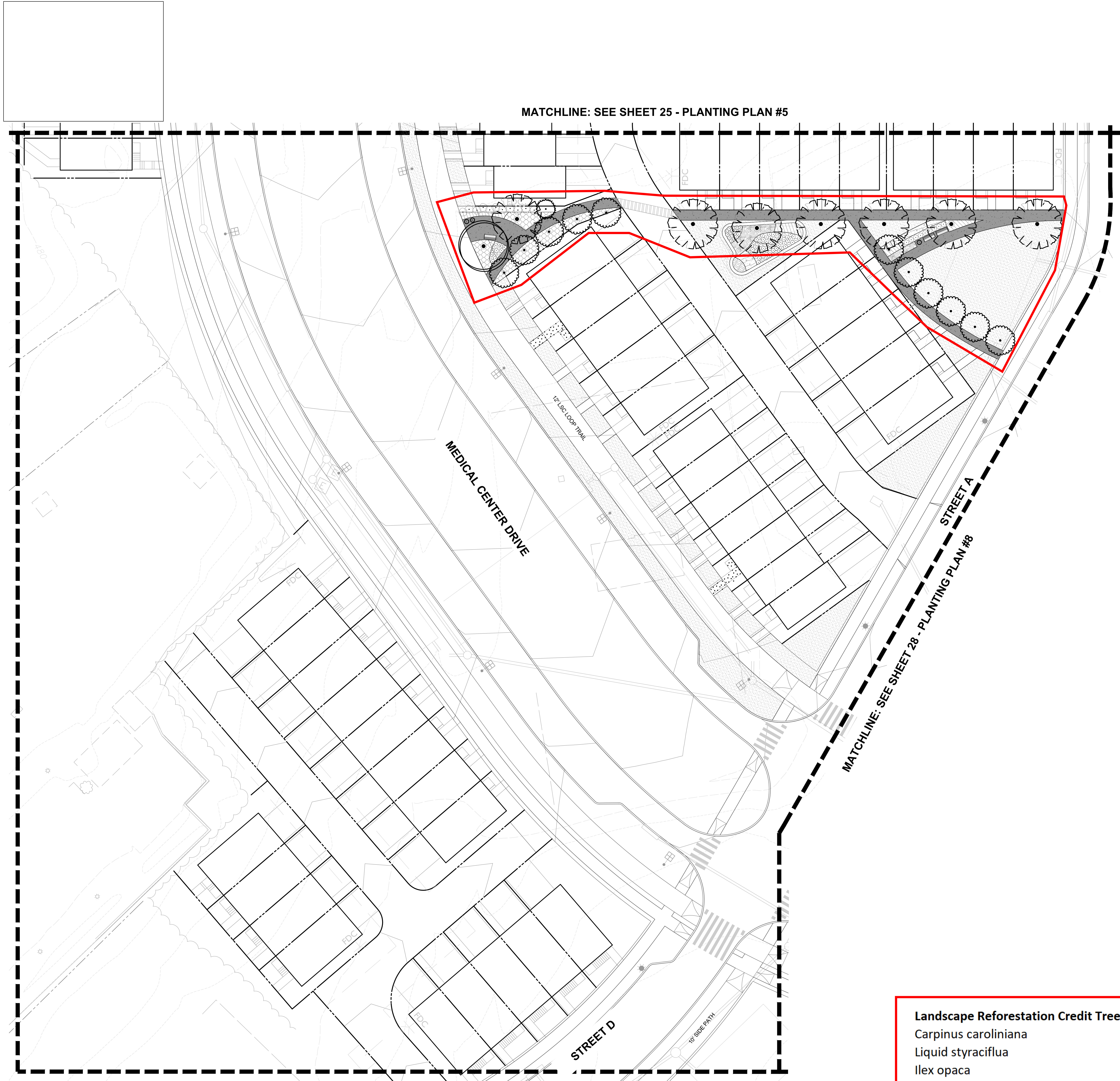
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HORZ: 1"=20'



SHEET TITLE

PLANTING PLAN #6

SHEET NUMBER



MATCHLINE: SEE SHEET 25 - PLANTING PLAN #5

MATCHLINE: SEE SHEET 28 - PLANTING PLAN #8

Landscape Reforestation Credit Trees	
Carpinus caroliniana	11
Liquid styraciflua	1
Ilex opaca	1
Ulmus americana	7
Total	20

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	CACA	CARPINUS CAROLINIANA AMERICAN HORNBEAM
	LISR	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
	ULAJ	ULMUS AMERICANA 'JEFFERSON' JEFFERSON AMERICAN ELM
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME
	ILOP	ILEX OPACA AMERICAN HOLLY
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ABRC	ABELIA X 'ROSE CREEK' ROSE CREEK ABELIA
	FGBM	FOTHERGILLA GARDENII 'BLUE MIST' BLUE MIST DWARF FOTHERGILLA
	IVLH	ITEA VIRGINICA 'LITTLE HENRY' LITTLE HENRY SWEETSPIRE
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	IVRS	ILEX VERTICILLATA 'RED SPRITE' RED SPRITE WINTERBERRY
	ITEV	ITEA VIRGINICA 'HENRY'S GARNET' HENRY'S GARNET SWEETSPIRE
	MOPE	MORELLA PENNSYLVANICA NORTHERN BAYBERRY
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	RHAG	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
ORNAMENTAL GRASSES	CODE	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' GOLDSTURM CONEFLOWER
SOD/SEED	CODE	BOTANICAL / COMMON NAME
	SOD	SOD SOD

Landscape Reforestation Credit Trees

NOTES

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DEVELOPER'S CERTIFICATION

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Developer: THE ELMS AT PSTA, LLC KATHRYN KUBIT
Company Contact Person

Address: 9710 GREAT SENECA HWY
ROCKVILLE 20850

Phone: (703) 734-9730

Signature _____

REVISION

PROFESSIONAL CERTIFICATION



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

PROJECT

PSTA SITE

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

LANDDESIGN PROJ #
2021053

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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2	SITE PLAN RESUBMISSION	01/11/2022

DESIGNED BY: SE
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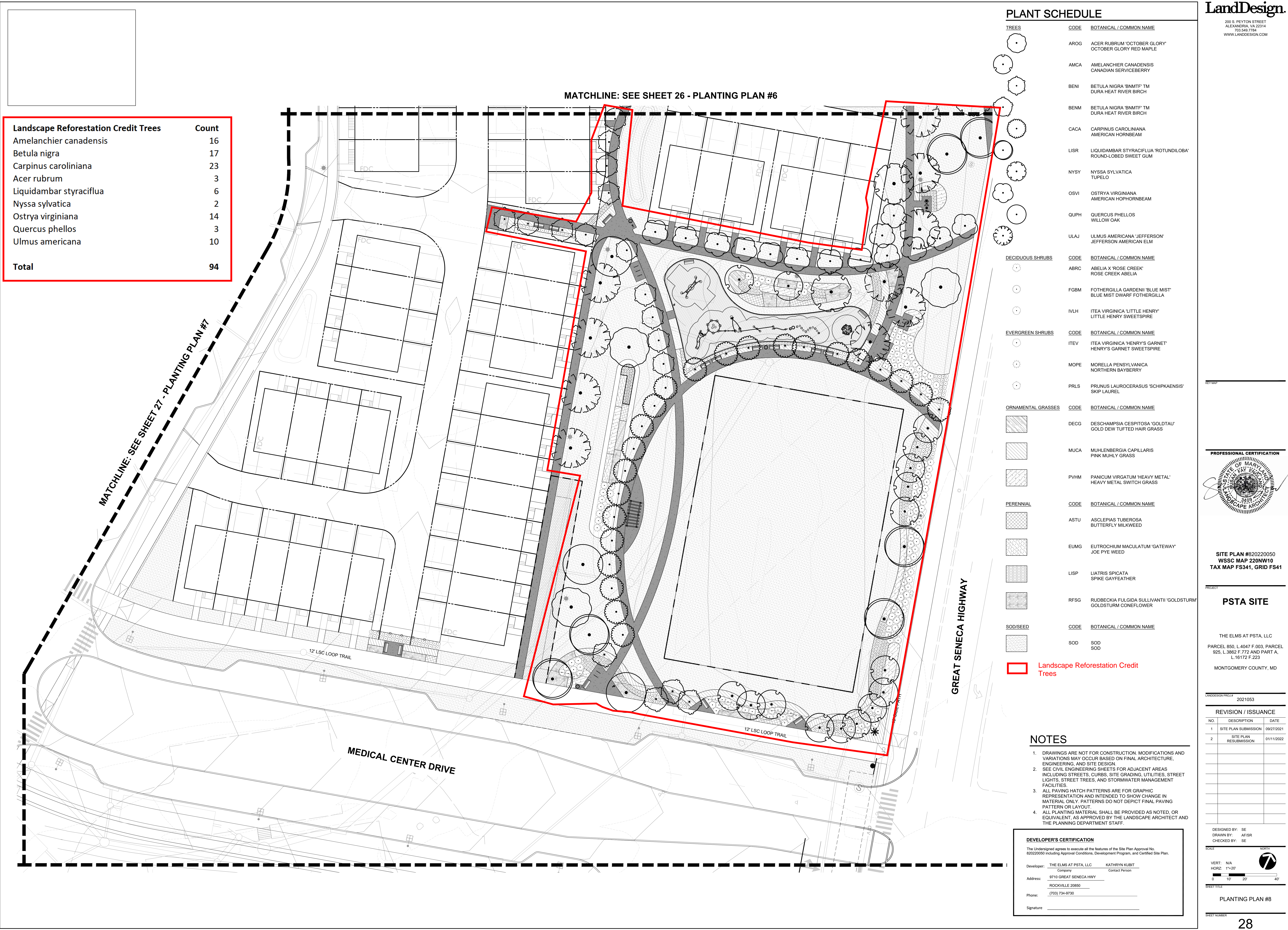
SCALE

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HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

PLANTING PLAN #7

SHEET NUMBER



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

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
AROG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
AMCA	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY
BENI	BETULA NIGRA 'BNMTF' TM	DURA HEAT RIVER BIRCH
BENM	BETULA NIGRA 'BNMTF' TM	DURA HEAT RIVER BIRCH
CACA	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
LISR	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM
NYSY	NYSSA SYLVATICA	TUPELO
OSVI	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM
QUPH	QUERCUS PHELLOS	WILLOW OAK
ULAJ	ULMUS AMERICANA 'JEFFERSON'	JEFFERSON AMERICAN ELM
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
ABRC	ABELIA 'X' ROSE CREEK'	ROSE CREEK ABELIA
FGBM	FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST DWARF FOTHERGILLA
IVLH	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
ITEV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE
MOPE	MORELLA PENNSYLVANICA	NORTHERN BAYBERRY
PRLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SKIP LAUREL
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME
DECG	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS
MUCA	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
PVHM	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS
PERENNIAL	CODE	BOTANICAL / COMMON NAME
ASTU	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
EUMG	EUTROCHIIUM MACULATUM 'GATEWAY'	JOE PYE WEED
LISP	LIATRIS SPICATA	SPIKE GAYFEATHER
RFSG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER
SOD/SEED	CODE	BOTANICAL / COMMON NAME
SOD	SOD	SOD

 Landscape Reforestation Credit Trees

NOTES

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DEVELOPER'S CERTIFICATION

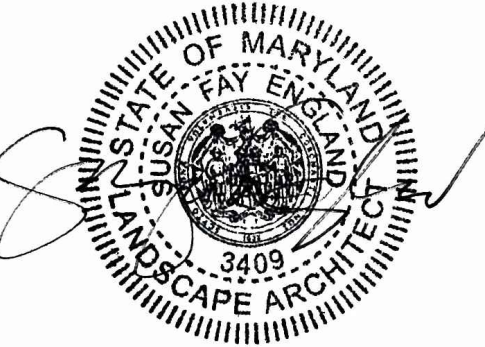
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Developer: THE ELMS AT PSTA, LLC
Company: KATHRYN KUBIT
Address: 9710 GREAT SENECA HWY
ROCKVILLE 20850
Phone: (703) 734-9730
Signature: _____

Contact Person: _____

KEY MAP

PROFESSIONAL CERTIFICATION



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

PROJECT

PSTA SITE

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

LANDSCAPE PROJ #
2021053

REVISION / ISSUANCE

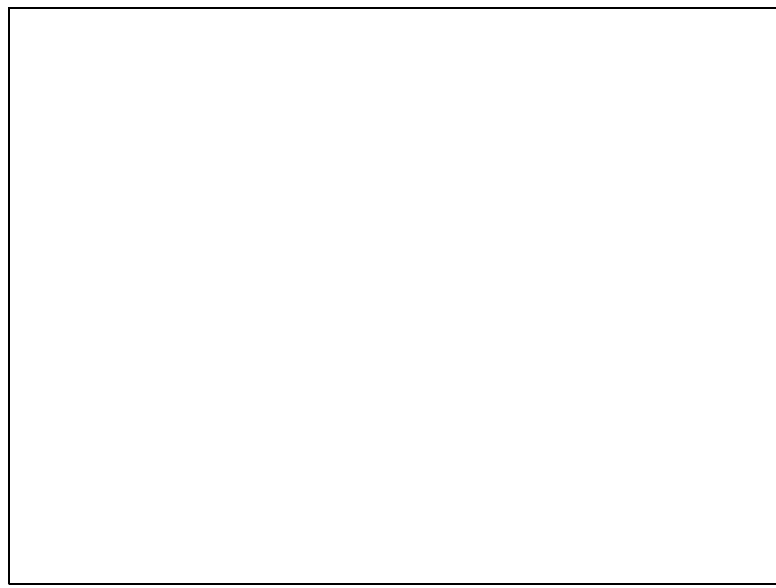
NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMISSION	09/27/2021
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DESIGNED BY: SE
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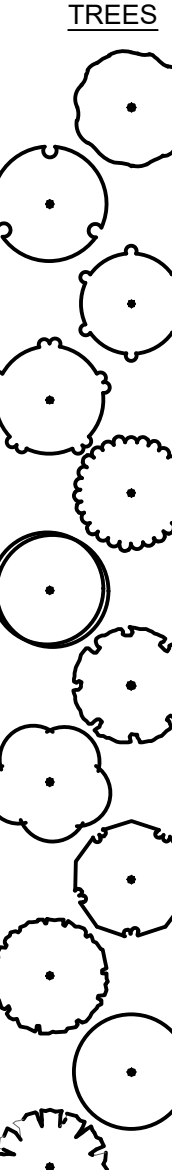
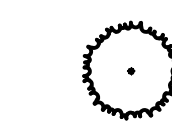
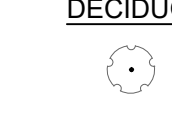
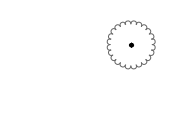

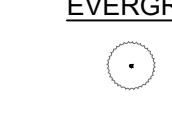
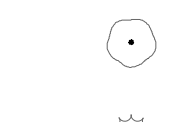
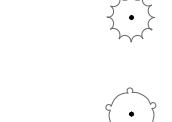

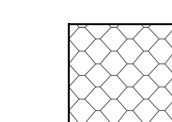
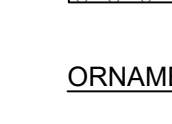
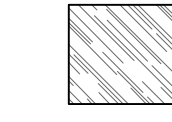
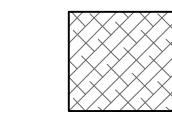
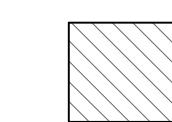
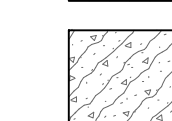
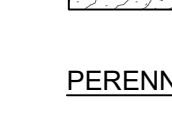
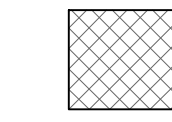
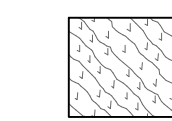
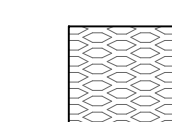
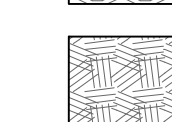
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VERT: N/A
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0 10' 20' 40'

SHEET TITLE
PLANTING PLAN #8

SHEET NUMBER
28



PLANT SCHEDULE

	TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.	REMARKS	
		AROG	13	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B & B	2"-2.5"			NATIVE
		AMCA	20	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	B & B	1.5"-2"			NATIVE
		BENI	26	BETULA NIGRA 'BNMTF' TM / DURA HEAT RIVER BIRCH	B & B	2"-2.5"			SINGLE STEM; NATIVE
		BENM	8	BETULA NIGRA 'BNMTF' TM / DURA HEAT RIVER BIRCH	B & B	2"-2.5"			MULTI-STEM, 3-5 CANES; NATIVE
		CACA	51	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	1.5"-2"			NATIVE
		LISR	12	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM	B & B	3" - 3.5"			NATIVE
		NYSY	7	NYSSA SYLVATICA / TUPELO	B & B	3" - 3.5"			NATIVE
		OSVI	48	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM	B & B	2"-2.5"			NATIVE
		QUFA	3	QUERCUS FALCATA / SOUTHERN RED OAK	B & B	3" - 3.5"			
		QUPA	4	QUERCUS PALUSTRIS / PIN OAK	B & B	3" - 3.5"			
		QUPH	4	QUERCUS PHELLOS / WILLOW OAK	B & B	3" - 3.5"			
	ULAJ	34	ULMUS AMERICANA 'JEFFERSON' / JEFFERSON AMERICAN ELM	B & B	2.5"-3"				
EVERGREEN TREES									
		CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.	REMARKS	
		ILOP	11	ILEX OPACA / AMERICAN HOLLY	B&B OR CONTAINER		6' - 8'		
DECIDUOUS SHRUBS									
		CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
		ABRC	452	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	#3	15" - 18"	18"	30" o.c.	
		FGBM	102	FOTHERGILLA GARDENII 'BLUE MIST' / BLUE MIST DWARF FOTHERGILLA	#3	15" - 18"	15" - 18"	24" o.c.	
		IVLH	733	ITEA VIRGINICA 'LITTLE HENRY' / LITTLE HENRY SWEETSPIRE	#3	12"	18"	24" o.c.	
EVERGREEN SHRUBS									
		CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
		IVRS	190	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	#3	18"	18"	24" o.c.	
		ITEV	132	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	#3	2'	2'	48" o.c.	NATIVE
		MOPE	102	MORELLA PENNSYLVANICA / NORTHERN BAYBERRY	#5	24" - 30"	24" - 30"	60" o.c.	
		PRLS	64	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SKIP LAUREL	#5	24" - 30"	24" - 30"	54" o.c.	
GROUND COVERS									
		CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS	SPACING	REMARKS
		RHAG	179	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#1	YELLOW	APRIL - MAY	24" o.c.	
ORNAMENTAL GRASSES									
		CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS	SPACING	REMARKS
		DECG	322	DESCHAMPSIA CESPITOSA 'GOLDTAU' / GOLD DEW TUFTED HAIR GRASS	#1			20" o.c.	
		ERSP	166	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS	#1	PINK	JULY - AUGUST	18" o.c.	
		MUCA	1,149	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	1 GAL			24" o.c.	
		PVHM	1,255	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	#1	PINK	JULY - FEBRUARY	18" o.c.	
PERENNIAL									
		CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS	SPACING	REMARKS
		ASTU	670	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	#1	ORANGE	JULY - AUGUST	12" o.c.	
		EUMG	219	EUTROCHIMUM MACULATUM 'GATEWAY' / JOE PYE WEED	#1	PINK	JULY - SEPTEMBER	18" o.c.	
		LISP	493	LIATRIS SPICATA / SPIKE GAYFEATHER	#1	PURPLE	JULY - AUGUST	12" o.c.	
		RFSG	2,363	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	#1	YELLOW	JUNE - SEPTEMBER	12" o.c.	
		RUHI	275	RUDBECKIA HIRTA / BLACK-EYED SUSAN	#1	YELLOW		18" o.c.	
SOD/SEED									
		CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS	SPACING	REMARKS
		SOD	171,469 SF	SOD / SOD	MAT				

DEVELOPER'S CERTIFICATION

I have reviewed/agreed to execute all the features of the Site Plan Approval No. 620220050 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 _____



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

PROJECT _____

PSTA SITE


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

[illegible]

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

SCALE NORTH

VERT: N/A
HORZ: 1"=20'



PLANT SCHEDULE