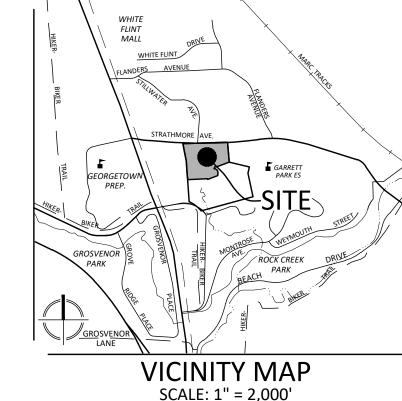
Certified Site Plan File No. 820220220	
Montgomery County Planning Board Approv	/al
Chair or Designee:	Date:

4910/4920 STRATHMORE FINAL FOREST CONSERVATION PLAN H143



GENERAL NOTES

THE SITE IS COMPRISED OF ONE PROPERTY AND PART OF A SECOND PROPERTY, TOTALING 668,925 SF OR 15.356 ACRES.

LOCATED AT THE FOLLOWING ADDRESSES IN KENSINGTON, MARYLAND:

- 4910 STRATHMORE AVENUE **4920 STRATHMORE AVENUE**
- THE SUBJECT PROPERTIES ARE LOCATED ON WSSC MAP 214NW05 and 213NW05.

THE SUBJECT SITE IS COMPRISED ONE PROPERTY AND PART OF A SECOND PROPERTY,

- THE SUBJECT PROPERTIES ARE LOCATED ON TAX MAP HP23 AND HQ21.
- THE SUBJECT PROPERTIES COMPRISE THE FOLLOWING:

LEGAL DESCRIPTION	TAX ACCT NO.	PLAT NO.
PARCEL N875, PAR A GARRETT PARK	00045122	9347
PARCEL N045, PAR B GARRETT PARK	03234564	20824
FARCEL NO43, FAR B GARRETT FARR	03234304	2002

- CURRENT PROPERTY ZONE: R-60 MEDIUM DENSITY RESIDENTIAL ZONE.
- THE HORIZONTAL DATA IS BASED ON MARYLAND STATE PLANE (NAD83/91).
- BOUNDARY SURVEY AND TOPOGRAPHY SHOWN IS FROM SURVEY COMPLETED BY VIKA MARYLAND, LLC IN MARCH 2020. ADDITIONAL TOPOGRAPHY OUTSIDE THE PROPERTY BOUNDARY WAS OBTAINED FROM MONTGOMERY COUNTY GIS DATA.
- THE SUBJECT PROPERTY DRAINS TO ROCK CREEK, A MARYLAND STATE USE I STREAM. THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (MDNR) GIS WEBSITE, NATIONAL WETLAND INVENTORY (NWI) MAPPING, AND FEMA FLOODPLAIN MAPS WERE RESEARCHED ONLINE FOR THE OCCURRENCE OF WETLANDS, STREAMS, AND WETLAND AREAS ONSITE WERE INVESTIGATED BY WATERSHED ENVIRONMENTAL, LLC IN MARCH 2020 AS SHOWN ON THE PLAN AND DESCRIBED IN THE WETLAND NARRATIVE AS SHOWN ON THE NRI/FSD PLAN.
- THE SITE IS CHARACTERIZED AS GENTLY SLOPING FROM A TOPOGRAPHIC HIGH OF +300 FEET ABOVE MEAN SEA LEVEL (MSL) AT THE EASTERN END OF THE SITE. DOWN TO APPROXIMATELY 244 FEET ABOVE MSL. ONE HIGHLY ERODIBLE SOIL TYPE, 16D, IS MAPPED FOR THE SITE; STEEP SLOPES 15% - <25% ON HIGHLY ERODIBLE SOILS AND 25% OR GREATER ON ALL SOIL TYPES ARE SHOWN ON THE PLAN. SIX SOIL TYPES OCCUR ONSITE AND ARE CHARACTERIZED ON THE SOILS TABLE SHOWN ON THE NRI/FSD PLAN.
- 10. THIS SITE IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR PRIMARY MANAGEMENT AREA (PMA).
- 11. THE 100-YEAR FLOODPLAIN LIMITS FROM THE FEMA FLOOD MAP COMMUNITY PANEL #24031C 0361D & 0365D ARE SHOWN ON THIS PLAN.
- 12. NO RARE, THREATENED OR ENDANGERED (RTE) SPECIES WERE OBSERVED DURING THE SITE VISIT ON JULY 29, 2020. A LETTER DATED AUGUST 11, 2020 FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WILDLIFE AND HERITAGE SERVICE NOTING NO STATE OR FEDERAL RECORDS FOR LISTED ANIMAL OR PLANT SPECIES FOR THE SITE WERE FOUND.
- 13. EXISTING WILDLIFE: NO RTE SPECIES WERE OBSERVED ONSITE. UNIDENTIFIED BIRD SPECIES WERE OBSERVED ONSITE AT THE TIME OF SITE VISIT ON JULY 29, 2020.
- 14. THE SITE IS NOT LISTED AS AN HISTORIC OR CULTURAL SITE IN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES OR THE NATIONAL REGISTER OF HISTORIC PLACES; HOWEVER, SEVERAL PROPERTIES IN THE SURROUNDING AREA ARE LISTED IN THE MARYLAND INVENTORY OF HISTORIC PLACES, INCLUDING THE STRATHMORE HALL ARTS CENTER TO THE SOUTHWEST OF THE SITE, THE GARRETT PARK ESTATES SUBDIVISION TO THE NORTH OF STRATHMORE AVENUE, AND GARRETT PARK SCHOOL TO THE EAST OF THE SITE.
- APPROXIMATELY 1.13 ACRES OF EXISTING FOREST LOCATED ALONG THE PROPERTY BOUNDARIES WERE IDENTIFIED ON SITE AS SHOWN ON THE PLAN. SOME OF THE FORESTED AREAS EXTEND OFFSITE. INDIVIDUAL LANDSCAPED TREES, SHRUBS AND SOME TREELINES OCCUR THROUGHOUT THE SITE.
- 16. 51 SIGNIFICANT AND SPECIMEN TREES WERE IDENTIFIED ONSITE AND WITHIN APPROXIMATELY 100' OF THE SUBJECT SITE AS SHOWN ON THE PLAN. SIGNIFICANT/SPECIMEN TREES WERE EITHER SURVEY LOCATED AS SHOWN ON THE PLAN. OTHER EXISTING VEGETATION INFORMATION ASSOCIATED WITH THIS PROPERTY IS AS SHOWN ON THIS PLAN.
 - A DIAMETER TAPE WAS USED TO MEASURE TREES UNLESS OTHERWISE INDICATED. NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION FOR THEIR SPECIES WERE FOUND ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- 17. THE NRI/FSD FIELD WORK WAS CONDUCTED ON JULY 29,2020 BY VIKA MARYLAND, LLC STAFF, DNR QUALIFIED PROFESSIONAL MARION E. BUNDENS AND SHAWN GRIMM.
- 18. THE FOREST CONSERVATION REQUIREMENT IS PROPOSED TO BE SATISFIED WITH ONSITE AFFORESTATION PLANTING WITHIN CATEGORY I AND CATEGORY II FOREST CONSERVATION EASEMENTS AS SHOWN ON THE PLAN.
- 19. 39 SPECIMEN TREE REPLACEMENT TREES WILL BE PLANTED IN FOREST CANOPY OPENINGS ON THE WEST SIDE OF THE STREAM AS SHOWN ON THE NRI/FSD PLAN.

RESOURCE DATA TABLE

Acreage of tract		38.55
Acreage of tract remaining in agricultura	al use	0.00
Acreage of road and utility ROWs which part of the development application	n will not be improved as	0.00
Acreage of total existing forest		4.06
Acreage of total forest retention		3.58
Acreage of total forest cleared		0.48
Land use category and conservation/aff Section 22A-12(1) of the Forest Conser	vation Law (MDP)	
	Afforestation	15%
	Conservation	20%
Forest In wetlands:	Acreage retained	0
	Acreage cleared	0
	Acreage planted	0.08
Forest in 100-Year Floodplain:	Acreage retained	2.57
Acreage cleared or counted as	cleared due to easements	0.30
	Acreage planted	1.29
Forest in Stream Buffers:	Acreage retained	2.70
Acreage cleared or counted as	cleared due to easements	0.31
	Acreage planted	2.99
Forest in Priority Areas:	Acreage retained	2.70
Acreage cleared or counted as	cleared due to easements	0.31
	Acreage planted	2.99
Linear feet and average width of stream	buffer provided on each	1,360 L.F.
side of streams		Avg. 100' width

FOREST CONCERVATION MORKSHEET

ORES	T CONSER	VATION	WORK	KSHEET			
NET TRA	CT AREA:						
A. Total	tract area						38.55
B. Addit	ions to tract a	rea (Off-Sit	e Work, e	etc.; consti	uction rec	uired by this pla	ın) 1.0 5
C. Land	dedication acr	es (parks, o	county fac	cility, etc.)			0.00
D. Land	dedication for	roads or u	tilities (co	onstructio	n not requ	ired by this plan	0.00
E. Area t	to remain in co	ommercial	agricultur	ral product	ion/use		0.00
Г О +Ь а и	doductions (F	NIE alang C	'trathman	-a\			0.05
	deductions (F					_	39.55
G. Net i	ract Area	••••••	••••••	••••••	••••••	.=	39.50
LAND US	E CATEGORY:	(from Chap	oter 22A-3	3. Definitio	ons)		
	Input the nu	mber "1" u	ınder the	appropria	te land use	e,	
	limit to only	one entry.					
	ARA	MDR	IDA	HDR	MDP	CIA	
	0	0	0	0	1	0	
	· ·	Ū	Ü	· ·	•	· ·	
G. Affor	estation Thres	shold			15%	x G =	5.93
H. Conse	ervation Thres	hold			20%	x G =	7.91
	G FOREST COVING forest cover			_			4.06
	of forest above				_		0.00
	of forest above						0.00
N. Alea	or rolest above	e conserva	tion tines		····-		0.00
BREAK E	VEN POINT:						
L. Forest	t retention abo	ove thresh	old with r	no mitigati	on=		0.00
M. Clear	ring permitted	l without m	nitigation		=		0.00
	ED FOREST CLE						0.40
	area of forest					=	0.48
O. Total	area of forest	to be reta	ined	•••••	=		3.58
PLANTIN	IG REQUIREME	ENTS:					
P. Refor	estation for cl	earing abo	ve conser	vation thr	eshold=	=	0.00
Q. Refor	estation for cl	earing bel	ow conse	rvation th	reshold	=	0.95
R. Credi	t for retention	above cor	servation	n threshold	= b		0.00
S. Total	reforestation	required			=		0.95
T. Total	afforestation i	required			=		1.87
U. Credi	t for landscapi	ing (may no	ot exceed	20% of "S	")=		0.00
V. Total	reforestation	and affore	station re	quired	=		2.83

SIGNIFICANT & SPECIMEN TREE TABLE

			D.B.H.	VARIANCE			CRZ	CRZ	
TREE NO.	BOTANICAL NAME	COMMON NAME	(in.)*	TREE	CONDITION	CRZ (SF)	IMPACT (SF)	IMPACT %	DISPOSITION
101	Juniperus virginiana	Eastern Red Cedar	26		Good	4,778	1,164	24	SAVE. Offsite
102	Liriodendron tulipifera	Tuliptree	58	✓	Fair	23,779	23,779	100	REMOVE. Tree is located within the LOD
103	Juniperus virginiana	Eastern Red Cedar	24		Poor	4,072	4,072	100	REMOVE. Tree is located within the LOD
104	Liriodendron tulipifera	Tuliptree	53	✓	Poor	19,856	1,206	6	SAVE. Offsite, hollow in trunk, heavy English ivy cover.
105	Acer rubrum	Red Maple	39		Fair	10,751	22	0.2	SAVE. Offsite, multistem up high; insect damage on one of three main stems.
									SAVE. Not tagged but flagged. Size estimated due to heavy vine cover. Significa
106	Platanus occidentalis	American Sycamore	Est. 35		Poor	8,659	0	0	crown dieback.
107	Picea sp.	Spruce species	25		Good	4,418	0	0	SAVE. Offsite, no proposed impacts. Not tagged (pink flagging added)
108	Pinus strobus	Eastern White Pine	33		Fair	7,698	0	0	SAVE. No proposed impacts. Remove vines.
109	Acer saccharinum	Silver Maple	Est. 46		Good	14,957	0	0	SAVE. Minor proposed impacts.
110	Salix sp.	Willow species	Est. 26		Very Poor	4,778	0	0	SAVE if practical - no impacts proposed - nearly dead.
111	Acer rubrum	Red Maple	27		Poor	5,153	1,743	34 100	SAVE if practical - Poor structure - strong trunk curve/lean. REMOVE - Tree is located within the LOD.
112 113	Pinus virginiana Quercus palustris	Virginia Pine Pin Oak	24		Fair Fair	4,072 4,072	4,072 4,072	100	REMOVE - Tree is located within the LOD.
113	Quercus palustris Quercus palustris	Pin Oak	26		Fair	4,072	4,072	100	REMOVE - Tree is located within the LOD.
115	Juniperus virginiana	Eastern Red Cedar	28.5		Good	5,741	5,741	100	REMOVE - Tree is located within the LOD.
116	Pinus sp.	Pine species	30	✓	Poor	6,362	6,362	100	REMOVE - Tree is located within the LOD.
117	Prunus sp.	Cherry species	26.5		Good	4,964	4,964	100	REMOVE - Tree is located within the LOD.
118	Juniperus virginiana	Eastern Red Cedar	25.3		Good	4,525	4,525	100	REMOVE - Tree is located within the LOD.
119	Prunus sp.	Cherry species	24.5		Poor	4,243	4,243	100	REMOVE - Tree is located within the LOD.
120	Fraxinus sp.	Ash species	25.5		Poor	4,596	4,596	100	REMOVE - Tree is located within the LOD.
121	Fraxinus sp.	Ash species	33.5	✓	Poor	7,933	7,933	100	REMOVE - Tree is located within the LOD.
122	Fraxinus sp.	Ash species	32.5	✓	Poor	7,466	7,466	100	REMOVE - Tree is located within the LOD.
123	Prunus sp.	Cherry species	49.5	✓	Fair	17,320	17,320	100	REMOVE - Tree is located within the LOD.
124	Fraxinus sp.	Ash species	24		Poor	4,072	4,072	100	REMOVE - Tree is located within the LOD.
125	Prunus sp.	Cherry species	31	✓	Poor	6,793	6,793	100	REMOVE - Tree is located within the LOD.
126	Prunus sp.	Cherry species	24.5		Good	4,243	4,243	100	REMOVE - Tree is located within the LOD.
127	Prunus sp.	Cherry species	25		Good	4,418	4,418	100	REMOVE - Tree is located within the LOD.
128	Prunus sp.	Cherry species	38	✓	Fair/Poor	10,207	10,207	100	REMOVE - Tree is located within the LOD.
129	Prunus sp.	Cherry species	27		Fair	5,153	5,153	100	REMOVE - Tree is located within the LOD.
130	Prunus sp.	Cherry species	26	✓	Poor	4,778	4,778	100	REMOVE - Tree is located within the LOD.
131 132	Prunus sp. Liriodendron tulipifera	Cherry species Tuliptree	30.5	, ,	Poor Good	6,576 4,072	6,576	100	REMOVE - Tree is located within the LOD. Offsite - SAVE - no proposed impacts.
133	Juniperus virginiana	Eastern Red Cedar	24.5		Poor	4,072	0	0	Offsite - SAVE - no proposed impacts. Offsite - SAVE - no proposed impacts. Cracks in trunk, being shaded out.
134	Juniperus virginiana	Eastern Red Cedar	32		Good	7,238	0	0	Offsite - SAVE - no proposed impacts.
135	Juniperus virginiana	Eastern Red Cedar	27.3		Fair	5,268	1,190	23	REMOVE. Significant CRZ impacts. Old tag #602. Exposed roots & some dieback.
136	Juniperus virginiana	Eastern Red Cedar	30.5	✓	Fair	6,576	6,576	100	REMOVE - Tree is located within the LOD.
137	Platanus occidentalis	American Sycamore	34	✓	Fair	8,171	642	8	SAVE. Suckering at base of trunk.
138	Acer rubrum	Red Maple	25.5		Very Poor	4,596	1,665	36	REMOVE. Nearly dead.
139	Populus deltoides	Eastern Cottonwood	26.5		Good	4,964	653	13	SAVE. Old tag 606.
140	Juglans nigra	Black Walnut	Est. 27		Fair	5,153	57	1	SAVE. Minimal CRZ impact. Size estimage due to inaccessibility. Old tag 608.
141	Platanus occidentalis	American Sycamore	40.5	✓	Fair	11,594	3,245	28	SAVE IF POSSIBLE, INCLUDE ON VARIANCE REMOVAL LIST IN CASE NOT POSSIBLI
142	Liriodendron tulipifera	Tuliptree	37.5	✓	Fair	9,940	3,185	32	SAVE IF POSSIBLE, INCLUDE ON VARIANCE REMOVAL LIST IN CASE NOT POSSIBLE
143	Platanus occidentalis	American Sycamore	48.3	✓	Fair	16,490	3,945	24	SAVE IF POSSIBLE, INCLUDE ON VARIANCE REMOVAL LIST IN CASE NOT POSSIBLE
144	Quercus alba	White Oak	24.3		Good	4,174	4,174	100	REMOVE - Tree is located within the LOD.
145	Acer rubrum	Red Maple	25.5		Good	4,596	0	0	SAVE
									SAVE - Offsite, not tagged (pink flagging added). Some exposed roots, a large
146	Acer saccharinum	Silver Maple	59.5		Fair	25,025	0	0	dead branch occurs. Some structural issues.
147	Platanus occidentalis	American Sycamore	38		Good-Fair	10,207	0	0	SAVE - Offsite street tree, not tagged.
148	Acer saccharinum	Silver Maple	25		Fair	4,418	0	0	SAVE - Offsite street tree, not tagged.
149	Acer saccharinum	Silver Maple	53	✓	Fair	19,856	2,890	15	SAVE - Offsite street tree, not tagged.
150	Platanus occidentalis	American Sycamore	27		Fair	5,153	2,643	51	REMOVE - Offsite street tree, not tagged.
151	Acer saccharinum	Silver Maple	45		Fair	14,314	0	0	SAVE - Offsite tree, no impacts.
190	Acer saccharinum	Silver Maple	55		Fair/Good	21,382	0	0	SAVE - Offsite tree, no impacts.
191	Acer saccharinum	Silver Maple	36		Good	9,161	0	0	SAVE - Offsite tree, no impacts.
192 199	Pinus strobus	Eastern White Pine	32 39		Good	7,238 10.751	338	3	SAVE - Offsite tree, no impacts. SAVE - Offsite tree
230	Acer rubrum Platanus occidentalis	Red Maple American Sycamore	39		Good Good	10,751 9,677	0	0	SAVE - Offsite tree SAVE - no impacts
231	Platanus occidentalis	American Sycamore	33		Good	7,698	0	0	SAVE - no impacts
232	Platanus occidentalis	American Sycamore	43		Good	13,070	0	0	SAVE - no impacts
233	Acer saccharinum	Silver Maple	40		Fair	11,310	0	0	SAVE - no impacts
234	Platanus occidentalis	American Sycamore	53		Good	19,856	0	0	SAVE - Offsite tree, no impacts.
	r at breast height in inche		,	1		- ,		-	· ·
	<u> </u>								

Attachment C

FOREST CLEARING SUMMARY FOREST CLEARED OR COUNTED AS CLEARED

FOREST CLEARED OR COUNTED AS	CLEAKED		
	SF	AC	
AREA a: SEWERLINE CONNECTION	596	0.01	Areas Located
AREA b: SEWERLINE EASEMENT	6,993	0.16	in FS 'A'
AREA d: STORMDRAIN EASEMENT	5,166	0.12	III F3 A
AREA e: UTILITY EASEMENT SE	1,736	0.04	Areas Located
AREA f: FUTURE FIELD EXPANSION	6,302	0.14	in FS 'B'
TOTAL CLEARING	20,793	0.48	

FOREST CONSERVATION SUMMARY

AFFORESTATION/REFORESTATION REQUIRED	2.83
PROPOSED FOREST PLANTING AREA (CATEGORY I EASEMENT)	1.75
PROPOSED FOREST PLANTING AREA (CATEGORY II EASEMENT)	1.25
PROPOSED TREE PLANTINGS 20 YR. CANOPY CREDIT	0.00
SAVED EXISTING CRITICAL ROOT ZONE CREDIT	0.00
LANDSCAPE AREAS AT FULL CREDIT	0.00
LANDSCAPE AREAS AT 1/4 CREDIT	0.00
TOTAL PROPOSED LANDSCAPE CREDIT	0.00
PROPOSED FEE-IN-LIEU	0.00
TOTAL CREDITS	3.00
REMAINING REQUIREMENT (OR EXCESS PLANTING PROVIDED)	-0.17

AFFORESTATION SUMMARY

			
CATEGORY I FOREST CONSERVATION	ON EASEME	NT	
	SF	AC	ROUNDED AC
FOREST STAND 'A' RETENTION	118,187	2.713	2.71
FOREST STAND 'B' RETENTION	37,899	0.870	0.87
TOTAL FOREST RETENTION AREA	156,086	3.583	3.58
AFFORESTATION AREA 1	33,972	0.780	0.78
AFFORESTATION AREA 2	42,087	0.966	0.97
TOTAL CAT. I AFFORESTATION	76,059	1.746	1.75
TOTAL CAT. I EASEMENTS	232,145	5.329	5.33
CATEGORY II FOREST CONSERVATION	ON EASEME	NT	
	SF	AC	ROUNDED AC
REFOR./AFFORESTATION AREA 3	47,323	1.086	1.09
AFFORESTATION AREA 4	6,937	0.159	0.16
TOTAL CAT. II AFFORESTATION	54,260	1.246	1.25
TOTAL REFOR./AFFORESTATION	130,319	2.992	3.00
TOTAL OF ALL FC EASEMENTS NOTE: 0.01 AC. DISCREPANCIES IN ROU		6.575 DLUMN TO	6.58 TALS MAY
OCCUR DUE TO ROUNDING CONVERSI	ONS FROM S	F TO 0.00 A	C FORMAT
TOTAL OF ALL FC EASEMENTS NOTE: 0.01 AC. DISCREPANCIES IN ROU	286,405 JNDED AC CO	6.575 DLUMN TO	6.58 TALS MAY

SPECIMEN TREE REPLACEMENT TABLE

PROPOSED REPLACEMENT TREES

TREE TO REMOVE (TAG #)	DBH (INCHES)	MITIGATION REQUIRED	# OF 3" CALIPER
	F.0	@ 1"/4" REMOVED	REPLACEMENT TREES
102	58	14.5	4.83
116	30	7.5	2.50
121	33.5	8.375	2.79
122	32.5	8.125	2.71
123	49.5	12.375	4.13
125	31	7.75	2.58
128	38	9.5	3.17
131	30.5	7.625	2.54
136	30.5	7.625	2.54
141	40.5	10.125	3.38
142	37.5	9.375	3.13
143	48.3	12.075	4.03
TOTAL	459.8	115.0	38.3

OF TREES | TOTAL MITIGATION INCHES |

SHEET INDEX

FFCP 100 FINAL FCP COVER FFCP 200 COMPOSITE FINAL FCP

FFCP 201 DETAILED FINAL FCP

FFCP 202 DETAILED FINAL FCP

DEVELOPER'S CERTIFICATE Developer's Name: SAH HOMES ASSOCIATES LLC 4800 Hampden Lane, Suite 300, Bethesda, MD 20814 301.634.8649

The undersigned agrees to execute all the features of the Site Plan Approval No. 820220220, including Approval Conditions, Development Program and

Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future PREPARED FOR:

SAH HOMES ASSOCIATES LLO & BL STRATHMORE LLC 4800 HAMPDEN LANE SUITE 300 BETHESDA, MD, 20814

ATTORNEY: MILES & STOCKBRIDGE

301.634.8653 ADAM HAYES AHAYES@EYA.COM

301.517.4804 ERIN E. GIRARD

JACK McLAURIN

ARCHITECTS: SAH HOMES ASSOCIATES 301.634.8650

MEYER DESIGN, INC. 610.389.7358 MARK KUBERSKI

LANDSCAPE ARCHITECT: LAND DESIGN, INC. 703.549.7784 GABRIELA CAÑAMAR CLARK, PLA

TRAFFIC ENGINEER: GOROVE SLADE 202.540.1927 KATIE WAGNER

ENVIRONMENTAL CONSULTANT: JIM MORRIS 410.260.0290

DRY UTILITY CONSULTANT: DAVIS UTILITY 703-887-5467 DAMIEN HICKS

1ST ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 213NW04, 213NW05, 214NW04, 214NW05 TAX MAP:HQ21

820220220

FINAL FOREST



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. JOSHUA SLOAN LICENSE No. 3776 EXPIRATION DATE: MAY 13, 2024

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE IN ANY FORMAT WITHOUT PRIOR VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: SG DESIGNED BY: ID/JS DATE ISSUED: <u>04/XX/2022</u>

PROJECT VM50370 FFCP 100

SHEET NO.

The excavator must notify all public utility companies with undergroun facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The 36A of the Montgomery County Code.

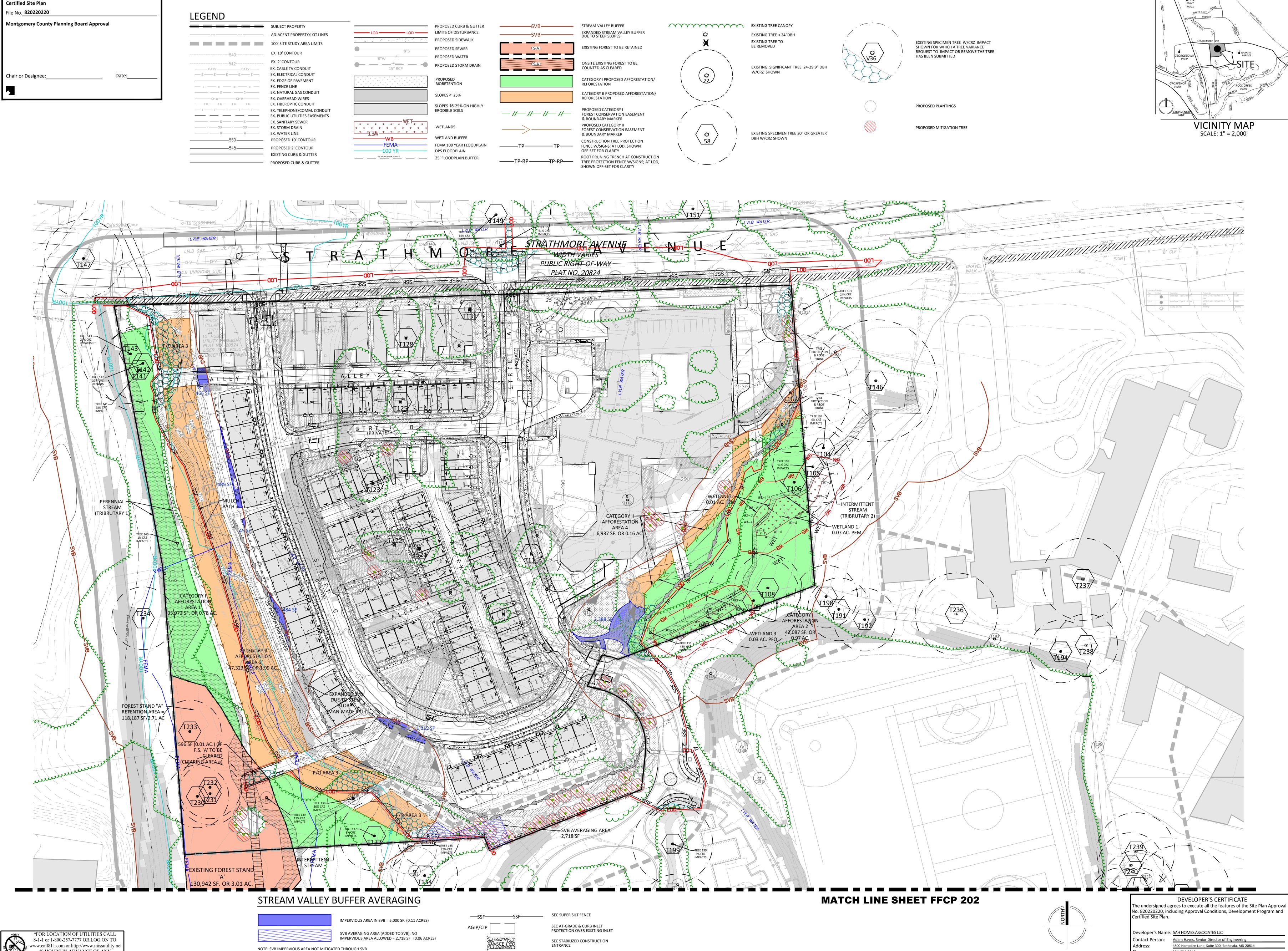
"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.ne

48 HOURS IN ADVANCE OF ANY

WORK IN THIS VICINITY"



SHEET NO.



20251 Century Blvd., Suite 400 Germantown, MD 20874

301.916.4100 | vika.com Our Site Set on the Future.

PREPARED FOR: SAH HOMES ASSOCIATES LLC & BL STRATHMORE LLC 4800 HAMPDEN LANE SUITE 300

BETHESDA, MD, 20814 301.634.8653 ADAM HAYES AHAYES@EYA.COM ATTORNEY:

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4910/4920 Strathmore

1ST ELECTION DISTRICT MONTGOMERY COUNTY, WSSC GRID: 213NW04, 213NW05, 214NW04, TAX MAP:HQ21

820220220

FINAL FOREST CONSERVATION PLAN



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. JOSHUA SLOAN LICENSE NO. 3776 EXPIRATION DATE: MAY 13, 2024

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED,
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FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LL VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: SG DESIGNED BY: <u>ID/JS</u> DATE ISSUED: <u>04/XX/2022</u>

PROJECT VM50370 FFCP 201

SHEET NO.

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.

PROPOSED SEC SEDIMENT TRAP AREA

PROPOSED SEC EARTH DIKE

SCALE: 1" = 50'

4800 Hampden Lane, Suite 300, Bethesda, MD 20814

LAYOUT: 10-FCP-820220220-201, Plotted By: grimm

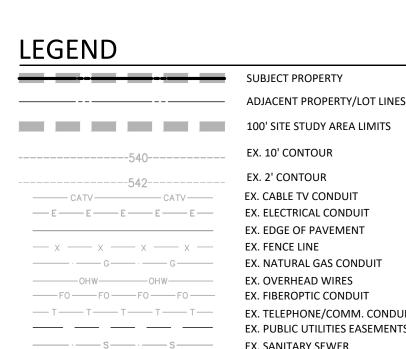
48 HOURS IN ADVANCE OF ANY

WORK IN THIS VICINITY"

AVERAGING THROUGH 0.17 ACRES (7,405 SF OF CONSERVATION

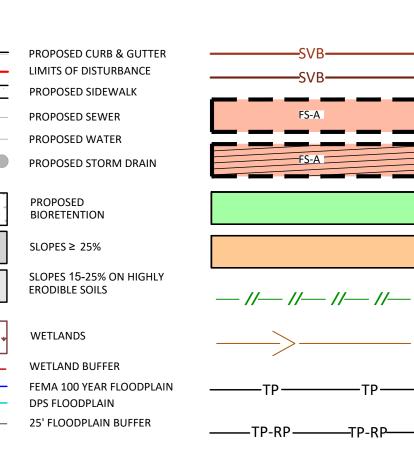
EASEMENT PROVIDED ABOVE REQUIREMENT)

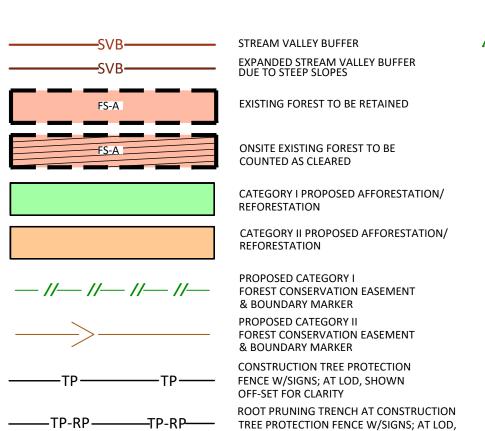
Certified Site Plan File No. 820220220		
Montgomery County Planning Board	d Approval	
Chair or Designee:	Date:	



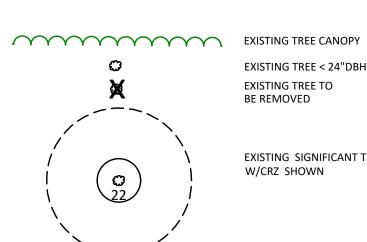
LLOLIND		
	SUBJECT PROPERTY	
	- ADJACENT PROPERTY/LOT LINES	LOD LO
	100' SITE STUDY AREA LIMITS	The second secon
540	EX. 10' CONTOUR	8"S
542	EX. 2' CONTOUR	8"W
CATVCATV	EX. CABLE TV CONDUIT	15" RCP
— E — E — E — E —	EX. ELECTRICAL CONDUIT	* * * * * * * * * * * * * * * * * * * *
	EX. EDGE OF PAVEMENT	
— x — x — x — x —	EX. FENCE LINE	* * * * * * * * * * *
G G	EX. NATURAL GAS CONDUIT	
OHWOHW	EX. OVERHEAD WIRES	
——F0 ——F0 ——F0 ——	EX. FIBEROPTIC CONDUIT	
— T— T— T— T— T—	EX. TELEPHONE/COMM. CONDUIT EX. PUBLIC UTILITIES EASEMENTS	
sss	EX. SANITARY SEWER	WE
SDSD	EX. STORM DRAIN	
	EX. WATER LINE	_ * * T3W * * *
550	PROPOSED 10' CONTOUR	
548	PROPOSED 2' CONTOUR	FEMA
	EXISTING CURB & GUTTER	25' FLOODPLAIN BUFFER
	PROPOSED CURB & GUTTER	

	P
LOD——LOD——	L
A A A A A	Р
8"S	P
8"W	P
15" RCP	P
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25' FLOODPLAIN BUFFER	2





SHOWN OFF-SET FOR CLARITY

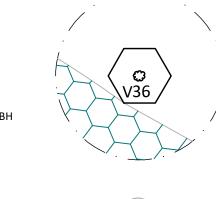


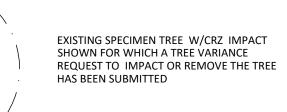
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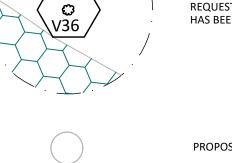
DBH W/CRZ SHOWN

EXISTING SPECIMEN TREE 30" OR GREATER

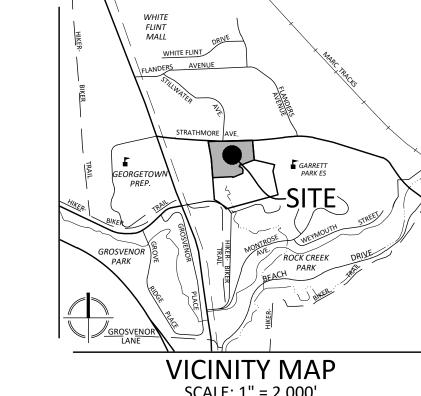




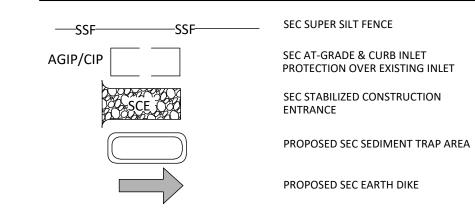
PROPOSED MITIGATION TREE

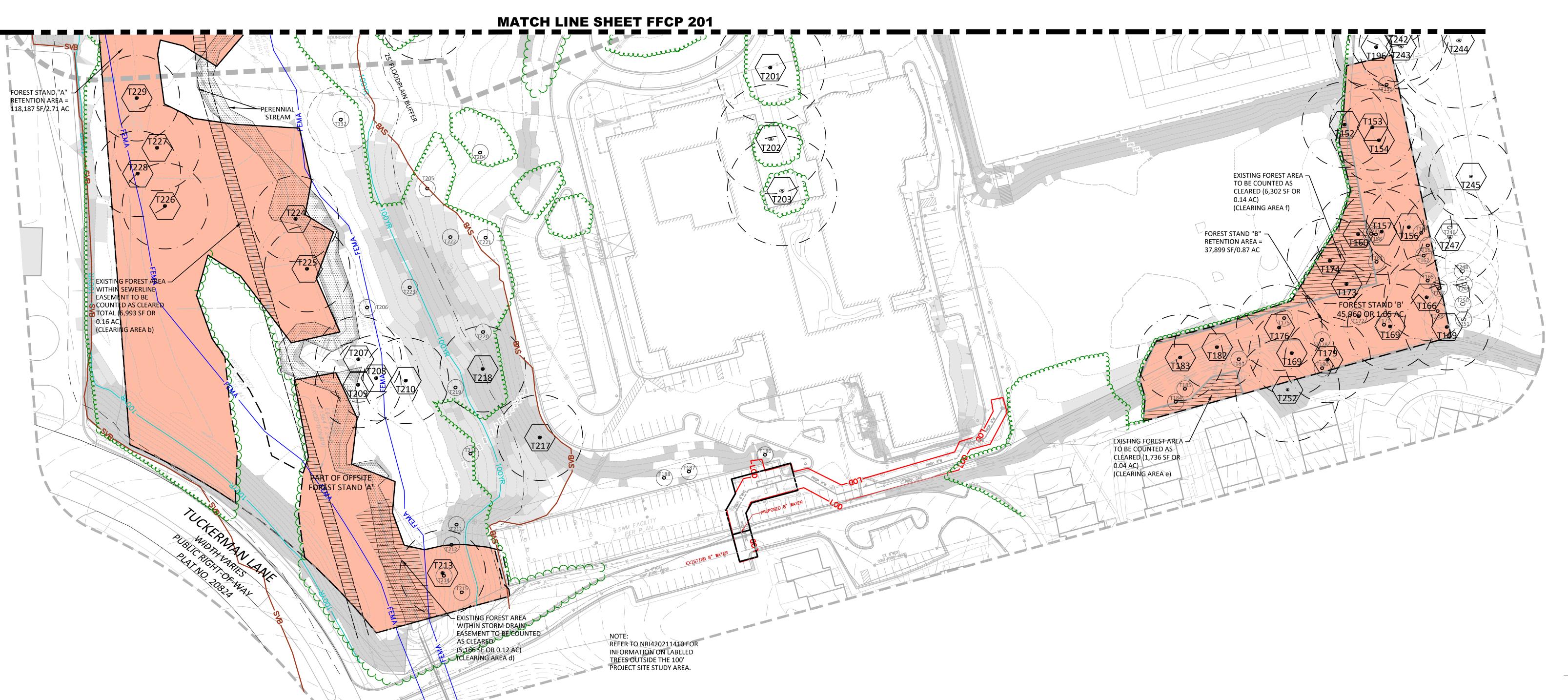


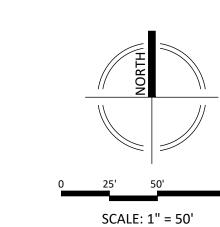




SEDIMENT CONTROL LEGEND







DEVELOPER'S CERTIFICATE The undersigned agrees to execute all the features of the Site Plan Approval No. 820220220, including Approval Conditions, Development Program and Certified Site Plan. Developer's Name: SAH HOMES ASSOCIATES LLC

Contact Person: Adam Hayes, Senior Director of Engineering 4800 Hampden Lane, Suite 300, Bethesda, MD 20814 301.634.8649

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" 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. SCALE: 1" = 2,000'

20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future. PREPARED FOR: SAH HOMES ASSOCIATES LLC & BL STRATHMORE LLC 4800 HAMPDEN LANE SUITE 300 BETHESDA, MD, 20814 301.634.8653 ADAM HAYES AHAYES@EYA.COM

ATTORNEY: MILES & STOCKBRIDGE, 301.517.4804 ERIN E. GIRARD

ARCHITECTS: SAH HOMES ASSOCIATES 301.634.8650 JACK McLAURIN

610.389.7358 MARK KUBERSKI LANDSCAPE ARCHITECT:

MEYER DESIGN, INC.

LAND DESIGN, INC. 703.549.7784 GABRIELA CAÑAMAR CLARK, PLA

TRAFFIC ENGINEER: **GOROVE SLADE** 202.540.1927 KATIE WAGNER

ENVIRONMENTAL CONSULTANT: JIM MORRIS 410.260.0290

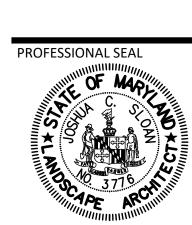
DRY UTILITY CONSULTANT: DAVIS UTILITY 703-887-5467 DAMIEN HICKS

4910/4920 Strathmore

1ST ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 213NW04, 213NW05, 214NW04, 214NW05 TAX MAP:HQ21

820220220

FINAL **FOREST** CONSERVATION PLAN



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VIOLATIONS MAY RESULT IN PROSECUTION. ONLY
APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES. © 2019 VIKA MARYLAND, LLC

DRAWN BY: SG

DESIGNED BY: ___ID/JS DATE ISSUED: <u>04/XX/2022</u> PROJECT VM50370

FFCP 202

SHEET NO.

FINAL FOREST CONSERVATION NOTES

(M-NCPPC STANDARD)

SEQUENCE OF EVENTS FOR PROPERTIES REQUIRED TO COMPLY WITH FOREST CONSERVATION PLANS, EXEMPTIONS FROM SUBMITTING FOREST CONSERVATION PLANS, AND TREE SAVE PLANS (M-NCPPC MC PLANNING DEPARTMENT MARCH, 2017)

THE PROPERTY OWNER IS RESPONSIBLE FOR ENSURING ALL TREE PROTECTION MEASURES ARE PERFORMED IN ACCORDANCE WITH THE APPROVED FINAL FOREST CONSERVATION PLAN OR TREE SAVE PLAN, AND AS MODIFIED IN THE FIELD BY A PLANNING DEPARTMENT FOREST CONSERVATION INSPECTOR. THE MEASURES MUST MEET OR EXCEED THE MOST RECENT STANDARDS PUBLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300) PRE-CONSTRUCTION

1. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED AND BEFORE ANY LAND DISTURBANCE.

2. THE PROPERTY OWNER MUST ARRANGE FOR THE MEETING AND THE FOLLOWING PEOPLE MUST PARTICIPATE AT THE PRE-CONSTRUCTION MEETING: THE PROPERTY OWNER OR THEIR REPRESENTATIVE, CONSTRUCTION SUPERINTENDENT, INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST/MARYLAND LICENSED TREE EXPERT (REPRESENTING OWNER) THAT WILL IMPLEMENT THE TREE PROTECTION MEASURES, THE PLANNING DEPARTMENT FOREST CONSERVATION INSPECTOR, AND MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES (DPS) SEDIMENT CONTROL INSPECTOR. THE PURPOSE OF THIS MEETING IS TO VERIFY THE LIMITS OF DISTURBANCE AND DISCUSS SPECIFIC TREE PROTECTION AND TREE CARE MEASURES SHOWN ON THE APPROVED PLAN. NO LAND DISTURBANCE SHALL BEGIN BEFORE TREE PROTECTION AND STRESS-REDUCTION MEASURES HAVE BEEN IMPLEMENTED AND APPROVED BY THE PLANNING DEPARTMENT'S FOREST CONSERVATION INSPECTOR.

a. TYPICAL TREE PROTECTION DEVICES INCLUDE:

- CHAIN LINK FENCE (FOUR FEET HIGH) ii. SUPER SILT FENCE WITH WIRE STRUNG BETWEEN THE SUPPORT POLES (MINIMUM 4 FEET HIGH) WITH HIGH
- VISIBILITY FLAGGING. iii. 14 GAUGE, 2 INCH X 4 INCH WELDED WIRE FENCING SUPPORTED BY STEEL T-BAR POSTS (MINIMUM 4 FEET HIGH) WITH HIGH
- VISIBILITY FLAGGING. b. TYPICAL STRESS REDUCTION MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO:
- i. ROOT PRUNING WITH A ROOT CUTTER OR VIBRATORY PLOW DESIGNED FOR THAT PURPOSE. TRENCHERS ARE NOT ALLOWED, UNLESS APPROVED BY THE FOREST CONSERVATION INSPECTOR.
- ii. CROWN REDUCTION OR PRUNING iii. WATERING
- iv. FERTILIZING
- v. VERTICAL MULCHING vi. ROOT AERATION SYSTEMS
- MEASURES NOT SPECIFIED ON THE FOREST CONSERVATION PLAN MAY BE REQUIRED AS DETERMINED BY THE FOREST CONSERVATION INSPECTOR IN COORDINATION WITH THE PROPERTY OWNER'S ARBORIST.

3. A MARYLAND LICENSED TREE EXPERT MUST PERFORM, OR DIRECTLY SUPERVISE, THE IMPLEMENTATION OF ALL STRESS REDUCTION MEASURES, DOCUMENTATION OF THE PROCESS (INCLUDING, PHOTOGRAPHS) MAY BE REQUIRED BY THE FOREST CONSERVATION INSPECTOR. AND WILL BE DETERMINED AT THE PRE-CONSTRUCTION MEETING

4. TEMPORARY TREE PROTECTION DEVICES MUST BE INSTALLED PER THE APPROVED FOREST CONSERVATION PLAN. EXEMPTION PLAN. OR TREE SAVE PLAN AND PRIOR TO ANY LAND DISTURBANCE. THE FOREST CONSERVATION INSPECTOR. IN COORDINATION WITH THE DPS SEDIMENT CONTROL INSPECTOR. MAY MAKE FIELD ADJUSTMENTS TO INCREASE THE SURVIVABILITY OF TREES AND FOREST SHOWN AS SAVED ON THE APPROVED PLAN.

5. TREE PROTECTION FENCING MUST BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER FOR THE DURATION OF

- INSPECTOR. ALL CONSTRUCTION ACTIVITY WITHIN PROTECTED TREE AND FOREST AREAS IS PROHIBITED. THIS INCLUDES THE FOLLOWING ACTIVITIES: a. PARKING OR DRIVING OF EQUIPMENT, MACHINERY OR VEHICLES OF ANY TYPE.
- b. STORAGE OF ANY CONSTRUCTION MATERIALS, EQUIPMENT, STOCKPILING, FILL, DEBRIS, ETC. c. DUMPING OF ANY CHEMICALS (I.E., PAINT THINNER), MORTAR OR CONCRETE REMAINDER, TRASH, GARBAGE,
- OR DEBRIS OF ANY KIND d. FELLING OF TREES INTO A PROTECTED AREA.
- e. TRENCHING OR GRADING FOR UTILITIES, IRRIGATION, DRAINAGE, ETC. 6. FOREST AND TREE PROTECTION SIGNS MUST BE INSTALLED AS REQUIRED BY THE FOREST CONSERVATION INSPECTOR.

THE SIGNS MUST BE WATERPROOF AND WORDING PROVIDED IN BOTH ENGLISH AND SPANISH.

7. PERIODIC INSPECTIONS WILL BE MADE BY THE FOREST CONSERVATION INSPECTOR. CORRECTIONS AND REPAIRS TO TREE PROTECTION DEVICES MUST BE COMPLETED WITHIN THE TIMEFRAME GIVEN BY THE INSPECTOR.

8. THE PROPERTY OWNER MUST IMMEDIATELY NOTIFY THE FOREST CONSERVATION INSPECTOR OF ANY DAMAGE TO TREES, FORESTS, UNDERSTORY, GROUND COVER, AND ANY OTHER UNDISTURBED AREAS SHOWN ON THE APPROVED PLAN. REMEDIAL ACTIONS, AND THE RELATIVE TIMEFRAMES TO RESTORE THESE AREAS, WILL BE DETERMINED BY THE

POST-CONSTRUCTION

9. AFTER CONSTRUCTION IS COMPLETED, BUT BEFORE TREE PROTECTION DEVICES HAVE BEEN REMOVED, THE PROPERTY OWNER MUST REQUEST A FINAL INSPECTION WITH THE FOREST CONSERVATION INSPECTOR. AT THE FINAL INSPECTION,

- THE FOREST CONSERVATION INSPECTOR MAY REQUIRE ADDITIONAL CORRECTIVE MEASURES, WHICH MAY INCLUDE: a. REMOVAL, AND POSSIBLE REPLACEMENT, OF DEAD, DYING, OR HAZARDOUS TREES
- c. SOIL AERATION d. FERTILIZATION

b. PRUNING OF DEAD OR DECLINING LIMBS

- e. WATERING f. WOUND REPAIR
- g. CLEAN UP OF RETENTION AREAS, INCLUDING TRASH REMOVAL

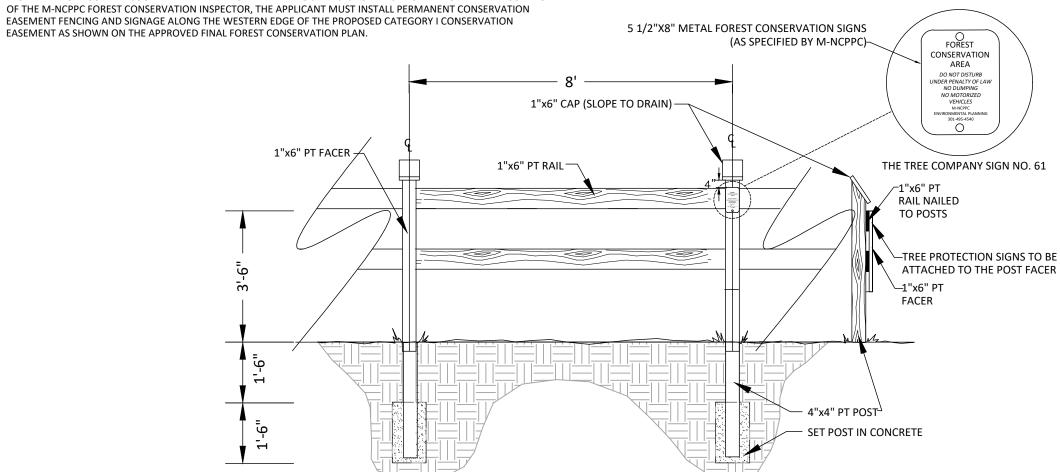
10. AFTER THE FINAL INSPECTION AND COMPLETION OF ALL CORRECTIVE MEASURES THE FOREST CONSERVATION INSPECTOR WILL REQUEST ALL TEMPORARY TREE AND FOREST PROTECTION DEVICES BE REMOVED FROM THE SITE REMOVAL OF TREE PROTECTION DEVICES THAT ALSO OPERATE FOR EROSION AND SEDIMENT CONTROL MUST BE COORDINATED WITH BOTH DPS AND THE FOREST CONSERVATION INSPECTOR AND CANNOT BE REMOVED WITHOUT PERMISSION OF THE FOREST CONSERVATION INSPECTOR. NO ADDITIONAL GRADING, SODDING, OR BURIAL MAY TAKE PLACE AFTER THE TREE PROTECTION FENCING IS REMOVED.

11. LONG-TERM PROTECTION MEASURES, INCLUDING PERMANENT SIGNAGE, MUST BE INSTALLED PER THE APPROVED PLAN. INSTALLATION WILL OCCUR AT THE APPROPRIATE TIME DURING THE CONSTRUCTION PROJECT. REFER TO THE APPROVED PLAN DRAWING FOR THE LONG-TERM PROTECTION MEASURES TO BE INSTALLED.

WITHIN THE FIRST PLANTING SEASON

12. WITHIN THE FIRST PLANTING SEASON FOLLOWING THE RELEASE OF THE SEDIMENT AND EROSION CONTROL PERMIT FROM THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES FOR THIS PROPERTY OR AT THE DISCRETION OF THE M-NCPPC FOREST CONSERVATION INSPECTOR, THE APPLICANT MUST INSTALL THE FOREST PLANTINGS SHOWN ON THE APPROVED FINAL FOREST CONSERVATION PLAN.

13. WITHIN THE FIRST PLANTING SEASON FOLLOWING THE RELEASE OF THE SEDIMENT AND EROSION CONTROL PERMI FROM THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES FOR THIS PROPERTY OR AT THE DISCRETION OF THE M-NCPPC FOREST CONSERVATION INSPECTOR. THE APPLICANT MUST INSTALL PERMANENT CONSERVATION EASEMENT FENCING AND SIGNAGE ALONG THE WESTERN EDGE OF THE PROPOSED CATEGORY I CONSERVATION



- ALL WOOD TO BE PRESSURE TREATED.
- ALL HARDWARE TO BE GALVANIZED. COLOR OF WOODEN FENCING TO BE DETERMINED BY OWNER.
- 4. ONE SIGN TO BE ATTACHED TO THE POST FACER EVERY 6TH POST OR 48' OR AS DETERMINED BY THE FOREST CONSERVATION (FC) INSPECTOR. SEE AFFORESTATION/REFORESTATION TREE PROTECTION FENCE SIGN DETAIL THIS SHEET.

FENCE TO BE MAINTAINED THROUGHOUT MAINTENANCE AND MANAGEMENT AGREEMENT PERIOD. AFTER FINAL INSPECTION FENCING SHOULD BE LEFT IN PLACE.

FOREST CONSERVATION EASEMENT (2 YR. AFFORESTATION) SPLIT RAIL TREE PROTECTION FENCE WITH SIGN

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.ne 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with undergroun facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The

INSPECTIONS

ALL FIELD INSPECTIONS MUST BE REQUESTED BY THE APPLICANT. INSPECTIONS MUST BE CONDUCTED AS FOLLOWS:

TREE SAVE PLANS AND FOREST CONSERVATION PLANS WITHOUT PLANTING REQUIREMENTS 1. AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY

CLEARING OR GRADING BEGINS 2. AFTER NECESSARY STRESS REDUCTION MEASURES HAVE BEEN COMPLETED AND PROTECTION MEASURES HAVE BEEN INSTALLED, BUT BEFORE ANY CLEARING AND GRADING BEGIN AND BEFORE THE RELEASE OF BUILDING PERMIT 3. AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES, BUT BEFORE REMOVAL OF TREE PROTECTION FENCING, TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISION OF

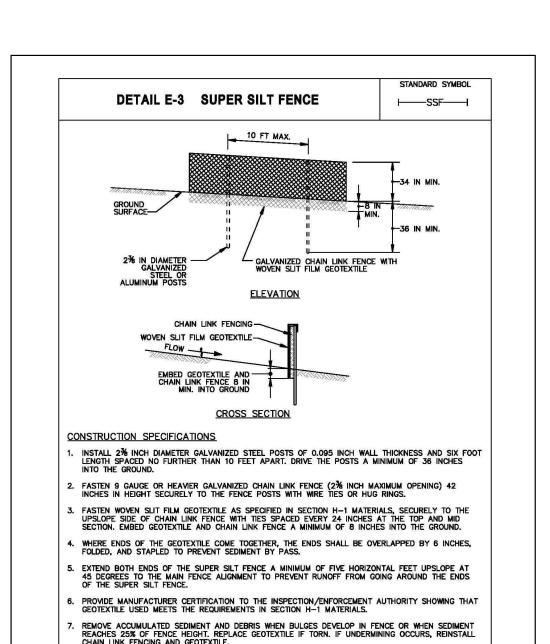
ADDITIONAL REQUIREMENTS FOR PLANS WITH PLANTING REQUIREMENTS

4. BEFORE THE START OF ANY REQUIRED REFORESTATION AND AFFORESTATION PLANTING. 5. AFTER THE REQUIRED REFORESTATION AND AFFORESTATION PLANTING HAS BEEN COMPLETED TO VERIFY THAT THE PLANTING IS ACCEPTABLE AND PRIOR TO THE START THE MAINTENANCE 6. AT THE END OF THE MAINTENANCE PERIOD TO DETERMINE THE LEVEL OF COMPLIANCE WITH

NON-NATIVE PLANT SPECIES REMOVAL

THE PROVISIONS OF THE PLANTING PLAN, FOR RELEASE OF THE PERFORMANCE BOND.

NON-NATIVE PLANT SPECIES ARE TO BE REMOVED IN REFORESTATION/AFFORESTATION AREAS PRIOR TO PLANTING. NON-NATIVE PLANT SPECIES CONTROL SHOULD OCCUR AS PART OF THE PLANTING AREAS MAINTENANCE DURING THE TWO-YEAR MAINTENANCE PERIOD.



MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

3. LANDSCAPE TREES FOR FOREST CONSERVATION CREDIT ARE PLANTED PER THE LANDSCAPE PLAN. REFER TO THE LANDSCAPE PLAN FOR ALL PLANTING DETAILS AND SPECIFICATIONS. AFFORESTATION/REFORESTATION TREE \PLANTING DETAIL

SUBSOIL BROKEN

STAKING SHOWN ON THIS DETAIL IS FOR DECIDUOUS AND EVERGREEN TREES UNDER 4" CALIPER AND 6'

. STAKE TREES ONLY IN AREAS OF HIGH WIND. REMOVE STAKING AFTER FIRST GROWING SEASON.

WITH PICK -

Tree Protection Fence Detail

Not to scale

Practice may be combined with sediment control

Boundaries of protection area should be staked

Montgomery County Planning Department • ¶ M-NCPPC

MontgomeryPlanning.org

CONSTRUCTION TREE PROTECTION FENCE DETAIL

Location and limits of fencing should be

coordinated in field with arborist.

Root damage should be avoided.

construction.

GROUND

Protection signage is required.

Fencing shall be maintained throughout

prior to installing protective device.

-SECURE FENCING TO METAL POSTS

STANDARD SYMBOL

-TPF-TPF-

DOUBLE STRAND 12-GA. GALV.

6" FROM TOP OF STAKE

TOP HALF OF BURLAP

PLANTING SOIL MIX

TURNED BACK

 4" COMPACTED PLANTING SOIL MIX

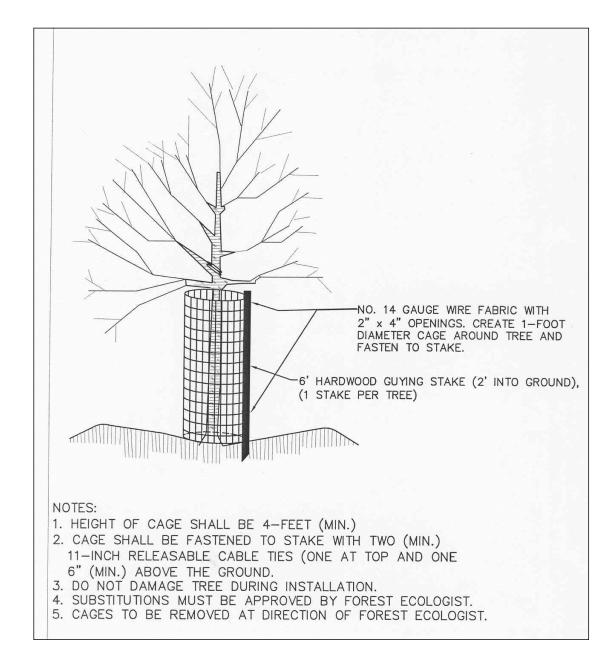
WIRE TWISTED IN RUBBER HOSE

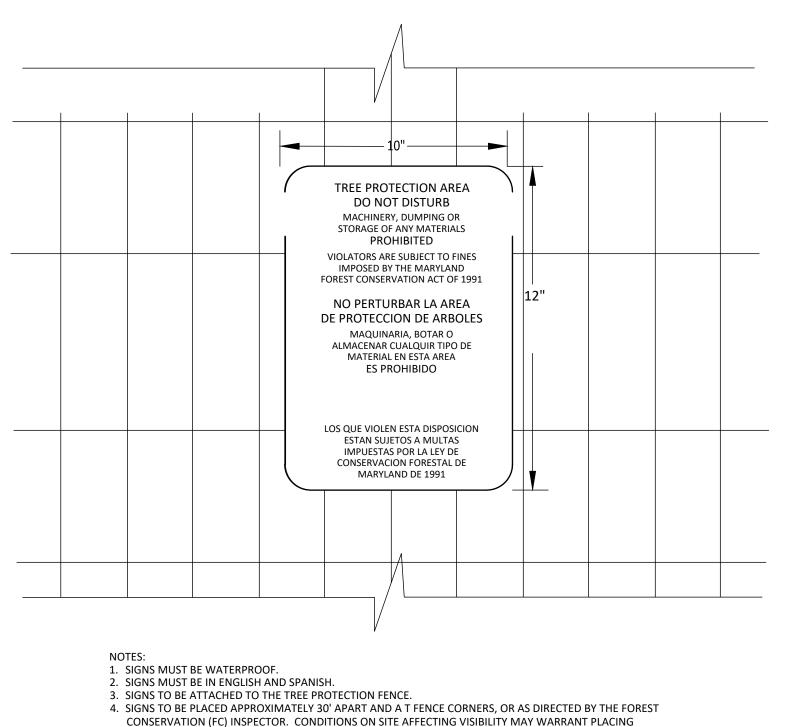
— 2"X2" STAKE; 2 PER TREE; SEE NOTES

OVER BERM

- 4" MULCH EXTENDED

FLAGGING -





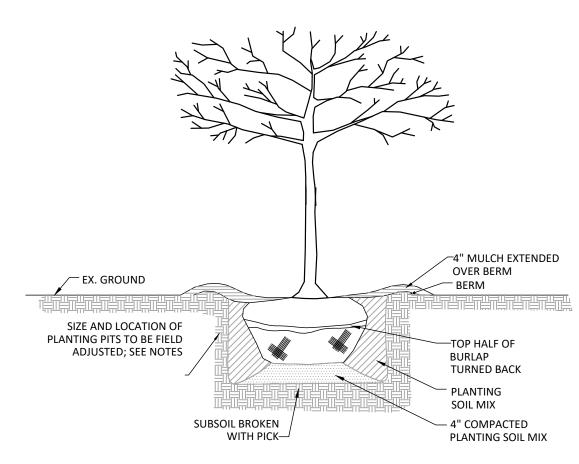
CONSTRUCTION TREE PROTECTION FENCE

7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT

SIGNS CLOSER OR FARTHER APART.

5. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

6. SEE CONSTRUCTION TREE PROTECTION FENCE DETAIL THIS SHEET.



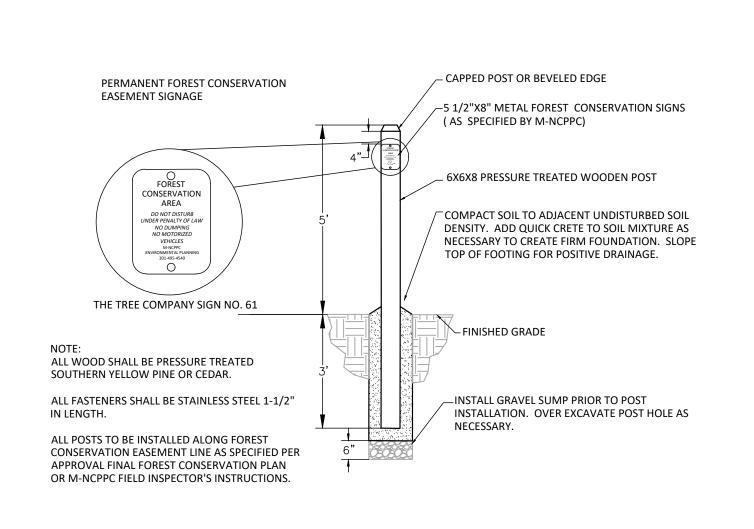
1. DIGGING OF TREE PITS IN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES AND/OR IN FOREST CONSERVATION EASEMENT AREAS IS RESTRICTED TO HAND EQUIPMENT ONLY TO PROTECT ADJACENT SAVED TREES. 2. STANDARD PLANTING TECHNIQUE IS TO DIG A TREE PIT THAT IS 2.5 TIMES THE SIZE OF THE ROOTBALL HOWEVER, THE SIZE OF PLANTING PITS IS TO BE LIMITED AND THE LOCATION OF THE PITS FIELD ADJUSTED WITHIN THE CRZ'S OF SAVED TREES IN ORDER TO PROTECT ROOTS OF THE ADJACENT SAVED TREES THAT ARE 1"

STAKE TREES ONLY IN AREAS OF HIGH WIND. REMOVE STAKING AFTER FIRST GROWING SEASON.

LANDSCAPE PLAN FOR ALL PLANTING DETAILS AND SPECIFICATIONS.

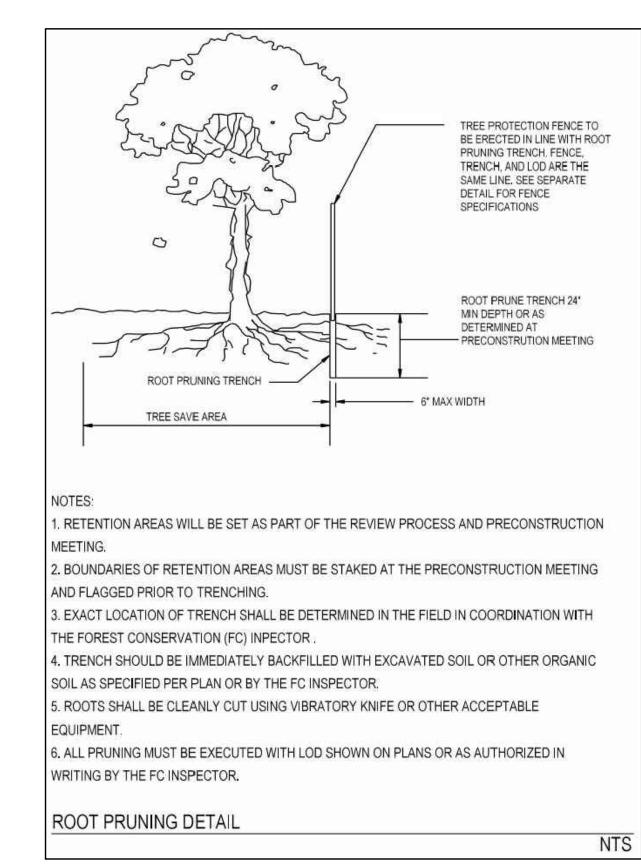
AFFORESTATION/REFORESTATION TREE PLANTING IN CRITICAL ROOT ZONES OF EXISTING TREES DETAIL

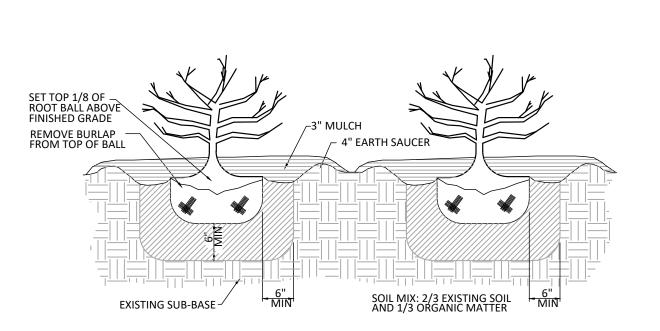
4. LANDSCAPE TREES FOR FOREST CONSERVATION CREDIT ARE PLANTED PER THE LANDSCAPE PLAN. REFER TO THE



1. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

CATEGORY I FOREST CONSERVATION EASEMENT PERMANENT BOUNDARY MARKER





1. DIGGING OF SHRUB PITS IN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES AND/OR IN FOREST CONSERVATION EASEMENT AREAS IS RESTRICTED TO HAND EQUIPMENT ONLY TO PROTECT ADJACENT SAVED SHRUBS AND TREES. 2. STANDARD PLANTING TECHNIQUE IS TO DIG A SHRUB PIT THAT IS 2.5 TIMES THE SIZE OF THE ROOTBALL. HOWEVER, THE SIZE OF PLANTING PITS IS TO BE LIMITED AND THE LOCATION OF THE PITS FIELD ADJUSTED WITHIN THE CRZ'S OF SAVED SHRUBS AND TREES IN ORDER TO PROTECT ROOTS OF THE ADJACENT SAVED SHRUBS AND TREES THAT ARE 1"

AFFORESTATION/REFORESTATION SHRUB 6 PLANTING DETAIL NOT TO SCALE



THE TREE COMPANY SIGN NO. 19

1. SEE THE AFFORESTATION/REFORESTATION TREE PROTECTION FENCE DETAIL THIS SHEET. 2. IF 14 GAUGE WIRE TREE PROTECTION FENCE IS PROPOSED AT AFFORESTATION/REFORESTATION AREA(S). SIGNS ARE TO BE PLACED APPROXIMATELY 30' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART. 3. ON THREE BOARD RAIL TREE PROTECTION FENCE, SIGNS ARE TO BE ATTACHED TO THE POST FACER EVERY 6TH POST OR 48'; OR AS DETERMINED BY THE FOREST INSPECTOR. 4. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.

5. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED. 6. SIGNS SHALL BE MAINTAINED THROUGHOUT THE AFFORESTATION/REFORESTATION MAINTENANCE AND MANAGEMENT PERIOD. DO NOT REMOVE WITHOUT APPROVAL OF THE FOREST CONSERVATION INSPECTOR. 7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

AFFORESTATION/REFORESTATION TREE PROTECTION FENCE SIGN DETAIL

NOT TO SCALE

> DEVELOPER'S CERTIFICATE The undersigned agrees to execute all the features of the Site Plan Approval No. 820220220, including Approval Conditions, Development Program and Developer's Name: SAH HOMES ASSOCIATES LLC 4800 Hampden Lane, Suite 300, Bethesda, MD 20814

20251 Century Blvd., Suite 400

Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future.

PREPARED FOR: SAH HOMES ASSOCIATES LLC & BL STRATHMORE LLC 4800 HAMPDEN LANE SUITE 300

301.634.8653 ADAM HAYES AHAYES@EYA.COM ATTORNEY: MILES & STOCKBRIDGE

BETHESDA, MD, 20814

ERIN E. GIRARD ARCHITECTS: SAH HOMES ASSOCIATES

301.517.4804

301.634.8650 JACK McLAURIN MEYER DESIGN, INC 610.389.7358

LANDSCAPE ARCHITECT: LAND DESIGN, INC. 703.549.7784 GABRIELA CAÑAMAR CLARK, PLA

MARK KUBERSKI

TRAFFIC ENGINEER: GOROVE SLADE 202.540.1927 KATIE WAGNER

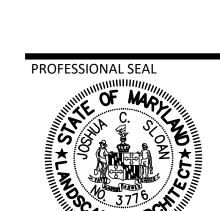
ENVIRONMENTAL CONSULTANT: JIM MORRIS 410.260.0290

DRY UTILITY CONSULTANT: DAVIS UTILITY 703-887-5467 DAMIEN HICKS

1ST ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 213NW04 213NW05, 214NW04, 214NW05 TAX MAP:HQ21

820220220

CONSERVATION



WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED
REGISTERED LANDSCAPE ARCHITECT UNDER
THE LAWS OF THE STATE OF MARYLAND.

JOSHUA SLOAN LICENSE No. 3776 EXPIRATION DATE: MAY 13, 2024 DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIK MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED COPIED, DIGITALLY CONVERTED, MODIFIED OR USE FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOF VIOLATIONS MAY RESULT IN PROSECUTION. ONLY

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PROJECT VM50370 FFC 300

SHEET NO.

excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code. AYOUT: FFCP DETAILS 1, Plotted By: grimm