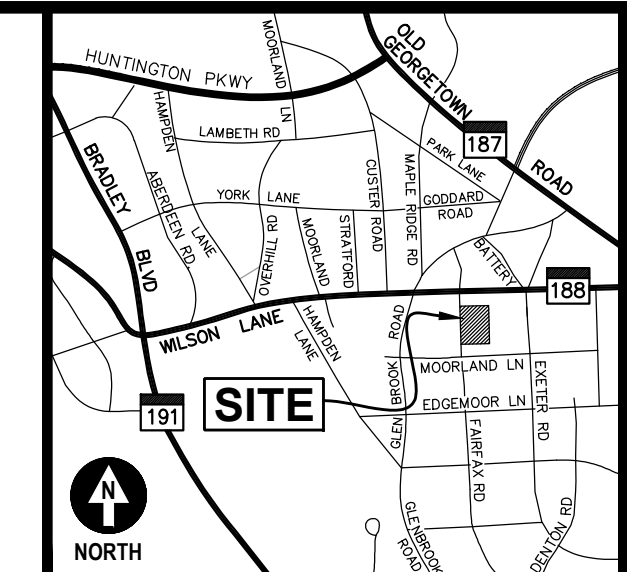


# FOREST CONSERVATION PLAN - M-NCP&PC No. 620230060



VICINITY MAP  
ACC MAP 5407, GRID D-3, SCALE 1" = 200'

|                |         |
|----------------|---------|
| CAS JOB NO.:   | 17-178  |
| DATE:          | 10/2022 |
| DATE REVISION: |         |

QUALIFIED PROFESSIONAL CERTIFICATION:  
I hereby certify that these documents were prepared in accordance with Maryland state and Montgomery County Forest Conservation Laws and MNCPC/PC Guidelines. (CMR 7 COMAR 08.18.06.01)

JEFFREY A. ROBERTSON  
04/12/2023

DISCLAIMER: Trees are living things whose health and structural integrity are subject to a wide array of natural factors and impacts, including but not limited to: genetics, climate, weather, water regime, soils, insects, and disease. As such, trees are subject to changes in health or condition very slowly over time or very abruptly. I do not take liability for these actions or other factors upon the health or structure of the trees involved in this document. This plan should not be interpreted as a tree hazard evaluation as intended, structural, or aerial inspections were not performed on or upon these trees, conditions and weaknesses may exist out of sight from the human eye.

- ### FCP NOTES
- Owner Information: Property Information: Surfside Realty Investors, LLC, 41.783 L&L (0.059 ac) per Plat 19164, Washington, DC 20036. Tax Account: 07-4304242.
  - This site is located in the Little Falls (Watershed use class I-P) and Lower Rock Creek (Watershed use class I) watersheds.
  - The site is not located in a Special Protection Area (SPA) or the Patuxent River Watershed Primary Management Area (P.M.A.).
  - This site does not contain any potential or intermittent streams or their associated buffers.
  - There are no floodplains or associated buffers located onsite per F.E.M.A. Firm Maps, Community Panel Number 2431C2455D. Subject property located in Flood zone "X".
  - There are no steep slopes (25% or greater) or slopes between 15% and 25% on highly erodible soils on site.
  - There are no wetlands or their associated buffers located onsite per onsite observation.
  - No rare, threatened, or endangered (R.T.E.) species were observed during our site analysis. An email has been sent to the Maryland Department of Natural Resources requesting their environmental review.
  - No cultural and/or historical features exist onsite based on available records, onsite observation, and the use of the MNCPC/PC online locator wizard.
  - Forest, significant trees, and specimen trees exist on site, as indicated on this plan.
  - Trees on this site or within the study area that are > 75% of the current state and/or county champion are noted in the Tree Table herein. Tree #5 (42.5" Japanese Pagoda) and Tree #13 (33" Short Leaf Pine) are both larger than the current County and State Champions.
  - Tree diameter measurements were obtained utilizing a tree diameter tape.
  - The NRI field analysis for this project was conducted in April, 2018 and August, 2018 by James W. Wilmer, EAP Consultants, LLC, and again in July, 2022 by Jeffrey A. Robertson, CAS Engineering.
  - Subject property is located in the IS-GO zone (at the time of plan preparation).
  - The location of off-site trees, improvements, and other structures beyond the subject property's platted boundary lines (extent of topographic survey) are approximate. Offsite features are shown per available MNCPC/PC topographic records and are provided for illustrative purposes only.

### SOILS TABLE

21B ELEMEN SILT LOAM  
Generally soils are moderately fine-textured, very deep, well drained and moderately permeable. Available water capacity is high. Productivity is high. Erosion hazard is slight. This unit is 25 to 45 percent impervious material. Capability subclass is 1e.

- ### MITIGATION NOTE
- This plan proposes the removal of four (4) specimen trees (#4, 11, 12, & 13). Based on the planned locations for proposed buildings, improvements and utilities, these will not be able to be saved. See variance request for additional information.
  - Total diameter proposed for removal = 140"
  - Total diameter required for mitigation = 140" (4 x 35" DBH)
  - Total diameter proposed for mitigation = 123" (3 DBH trees x 39" DBH)
  - Twelve (12) 3" caliper trees will be planted on-site with required species below:
- |                           |                                |
|---------------------------|--------------------------------|
| Six (6) native oak trees: | Six (6) native Maryland trees: |
| Three (3) red oak         | Three (3) American beech       |
| Three (3) white oak       | Three (3) Black gum            |
- The locations of the proposed trees are shown hereon, however they are subject to relocation with approval from the MNCPC/PC forest conservation inspector.
  - A pre-planting meeting with the MNCPC/PC forest conservation inspector will be required prior to the planting of the trees.

### TREE LIST

| Table | Common Name       | Scientific Name         | Dia (in) | Condition    | Notes   |
|-------|-------------------|-------------------------|----------|--------------|---|
| 1     | Norway Spruce     | Picea abies             | 24.8     | good         |   |
| 2     | Blue Spruce spp.  | Picea sitchensis        | 23.8     | good         | Dieback in Canopy, tree is 85% of current County Champion (32.8")   |
| 3     | Norway Spruce     | Picea abies             | 24       | good         | Vines on trunk  |
| 4     | Norway Spruce     | Picea abies             | 30.5     | good         | multistem at 20 feet, high probability of failure, vines and ivy present  |
| 5     | Norway Spruce     | Picea abies             | 25       | dead/dormant | dead, removed circa July-August 2016 (between first and second plan submissions)  |
| 6     | Norway Spruce     | Picea abies             | 25       | good         |   |
| 7     | Scarlet Oak       | Quercus coccinea        | 43       | good         | off-site, diameter measured at 8' due to fencing, current County Champion is 61.8" so there is a possibility this tree's diameter is 75% or greater if measured at 8' |
| 8     | Japanese Pagoda   | Styphnolobium japonicum | 44       | good         | multi-, co-dominant with included bark, tree is larger than current County Champion (33.4")   |
| 9     | Norway Spruce     | Picea abies             | 27       | good         | English ivy on trunk  |
| 10    | standing deadwood |                         | 27       | dead         | topped, no hazard   |
| 11    | Red Maple         | Acer rubrum             | 41.5     | poor         | cavity, decay, multi-stem with included bark, high probability of failure   |
| 12    | Red Maple         | Acer rubrum             | 34       | poor         | topped; bracket fungus, severe decay; heavy ivy; hazard   |
| 13    | Short Leaf Pine   | Pinus echinata          | 34       | good         | multi-stem with included bark, tree is larger than current County Champion (26.1") and current State Champion (26.1")   |
| 14    | American Elm      | Ulmus Americana         | 39       | good         | off-site, approx size co-dominant @ 20' with included bark, weak branch structure   |
| 15    | Blue Spruce spp.  | Picea sitchensis        | 24       | good         |   |
| 16    | Norway Spruce     | Picea abies             | 24       | good         | Vines present   |

Note: Shading indicates Specimen Tree

### LEGEND

#### EXISTING FEATURES

- Ex. Sewer Line with Cleanout
- Ex. Sewer Manhole and Invert
- Ex. Water Line with Valve
- Ex. Gas Line with Valve
- Ex. Overhead Utility with Pole
- Ex. Drainspot/Pipe / Spilled
- Ex. Two-And-Ten-foot Contours
- Ex. Spot Elevation
- Ex. Chain Link or Wire Fence
- Ex. Wood or Stockade Fence
- Ex. Metal or Iron Fence
- Ex. Retaining Wall
- Ex. Roadside Tree
- Ex. Tree To Be Removed
- Ex. Specimen Tree
- Ex. Significant Tree

#### PROPOSED FEATURES

- Limit of Disturbance (L.O.D.)
- Prop. Water-House Connection
- Prop. Sewer-House Connection
- Prop. Gas-House Connection
- Prop. Electric-House Connection
- Prop. Contour with Elevation
- Prop. Spot Elevation
- Prop. 4" PVC Drain Pipe
- Prop. Tree Protection Fence
- Prop. Contention Tree-Protection Fence and Root Pruning
- Prop. Surface Flow Direction
- Prop. Pipe Flow Direction
- Prop. Gravel Dry Well
- Prop. Mitigation tree

#### ENVIRONMENTAL DATA TABLE

| FEATURE                               | ACREAGE    |
|---------------------------------------|------------|
| Area of Steep Slopes                  | 0 ac.      |
| Forested Floodplain Area              | 0 ac.      |
| Environmental Buffer Area             | 0 ac.      |
| Total Forested Area                   | ±0.194 ac. |
| Forested Environmental Buffer         | 0 ac.      |
| 100-year Flood Plain                  | 0 ac.      |
| Wetlands                              | 0 ac.      |
| Forested Wetlands                     | 0 ac.      |
| Average Width of Environmental Buffer | 0 ft.      |
| Linear Extent of Stream               | 0 ft.      |

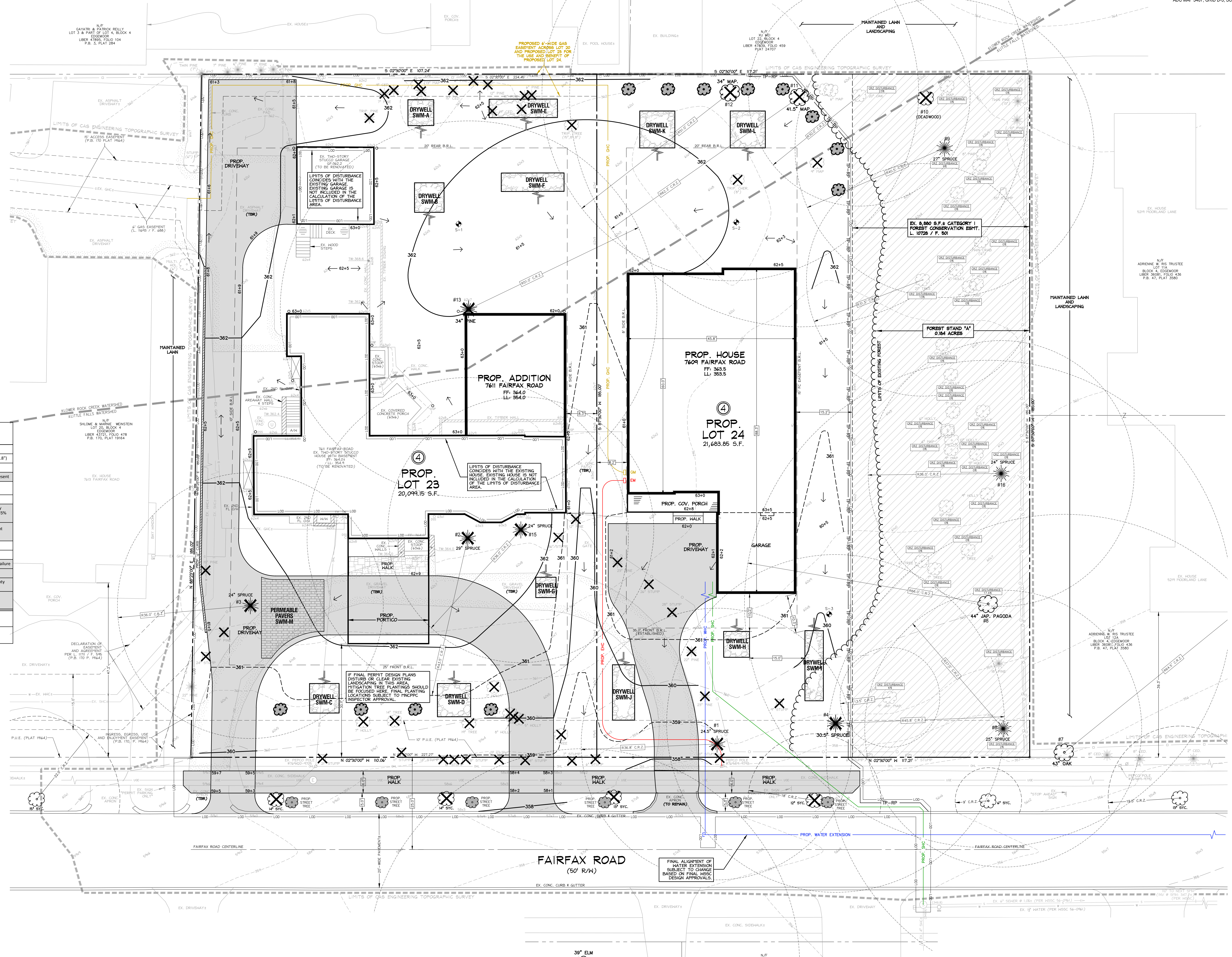
#### UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

| UTILITY CO. | REQUEST DATE | DATE | INFO RECEIVED | PLAN REVISION | BY  |
|-------------|--------------|------|---------------|---------------|-----|
| WGL         | 01/27/2018   | BOE  | 01/26/2018    | NO FACILITIES | BOE |
| COMCAST     | 01/27/2018   | BOE  | 01/26/2018    | NO FACILITIES | BOE |
| METRO       | 01/27/2018   | BOE  | 01/26/2018    | NO FACILITIES | BOE |
| VERIZON     | 01/27/2018   | BOE  | 01/26/2018    | NO FACILITIES | BOE |
| WGL         | 01/27/2018   | BOE  | 01/26/2018    | NO FACILITIES | BOE |
| WGL         | 01/27/2018   | BOE  | 01/26/2018    | NO FACILITIES | BOE |
| WGL         | 01/27/2018   | BOE  | 01/26/2018    | NO FACILITIES | BOE |
| WGL         | 01/27/2018   | BOE  | 01/26/2018    | NO FACILITIES | BOE |
| WGL         | 01/27/2018   | BOE  | 01/26/2018    | NO FACILITIES | BOE |

#### MISSING UTILITY

THE LOCATION OF UTILITIES SHALL BE FIELD VERIFIED AT ± 4:00-5:00 PM ON 08/19/2022. THE LOCATION OF UTILITIES SHALL BE FIELD VERIFIED AT ± 4:00-5:00 PM ON 08/19/2022. THE LOCATION OF UTILITIES SHALL BE FIELD VERIFIED AT ± 4:00-5:00 PM ON 08/19/2022.



### DEVELOPER CERTIFICATE

The undersigned agrees to execute all of the features of the approved Final Forest Conservation Plan No. 620230060 including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer Name: Surfside Realty Investors, LLC  
 Owner/Car. Managing Member: 5311 Montclair Lane, Bethesda, MD 20814, 202-494-4633, ocar@carprop.com  
 Contact Person or Owner: 5311 Montclair Lane, Bethesda, MD 20814, 202-494-4633, ocar@carprop.com  
 Address: 5311 Montclair Lane, Bethesda, MD 20814, 202-494-4633  
 Email: ocar@carprop.com  
 Signature:

OWNER/APPLICANT  
 Surfside Realty Investors, LLC  
 Owner/Car. Managing Member  
 5311 Montclair Lane  
 Bethesda, MD 20814  
 202-494-4633  
 ocar@carprop.com

**7611 Fairfax Road  
 Lot 21, Block 4, Edgemoor  
 Proposed Lots 23 & 24  
 Preliminary / Final  
 Forest Conservation Plan - Forest Conservation Plan  
 M-NCP&PC No. 620230060**

ADMINISTRATIVE SUBDIVISION PLAN NOTE: Unless explicitly noted on this Administrative Subdivision Plan or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, sidewalks, and other proposed features are for illustrative purposes only. The final locations of the proposed improvements will be determined at the time of building permit issuance. Please refer to the Zoning Data Table for development standards such as setbacks, building restriction lines, building height, and lot coverage. Other site development limitations may be included in the conditions of the planning board or planning staff approvals.

Lot 21, Block 4, Edgemoor (Proposed Lots 23 & 24)  
 Plat Book 170, Plat No. 19164, Recorded 10/13/1993  
 Bethesda (7th) Election District, Montgomery County, MD  
**7611 Fairfax Road  
 Bethesda, Maryland 20814**

**CAS ENGINEERING**

CAS ENGINEERING-MD  
 10 South Brent Street,  
 Frederick, Maryland 21701  
 301-407-8625 Phone  
 info@casengineering.com  
 www.cas-engineering.com

CAS ENGINEERING-DC, LLC  
 1001 Connecticut Avenue, NW, Suite 401  
 Washington, DC 20038  
 info@cas-engineering.com  
 202-393-7200 Phone  
 www.cas-engineering.com

SHEET TITLE:  
**Preliminary / Final Forest Conservation Plan  
 Forest Conservation Plan  
 FCP-2**