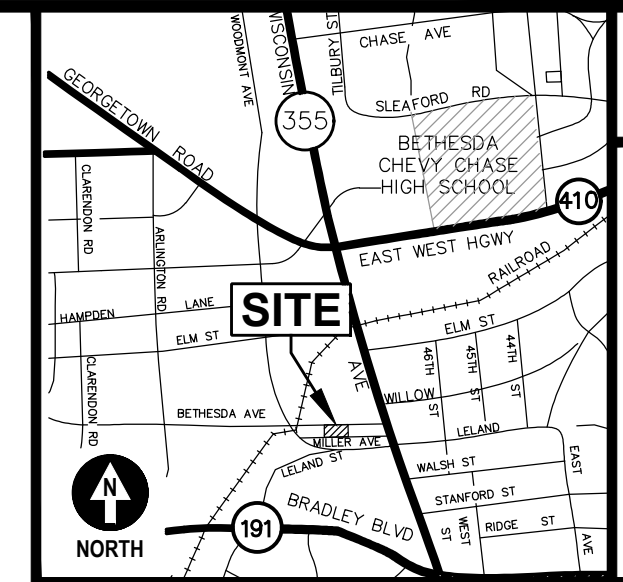


FINAL FOREST CONSERVATION PLAN - M-NCP&PC No. F20250140



CAS JOB NO.: 23-0801
DATE: 12/2023

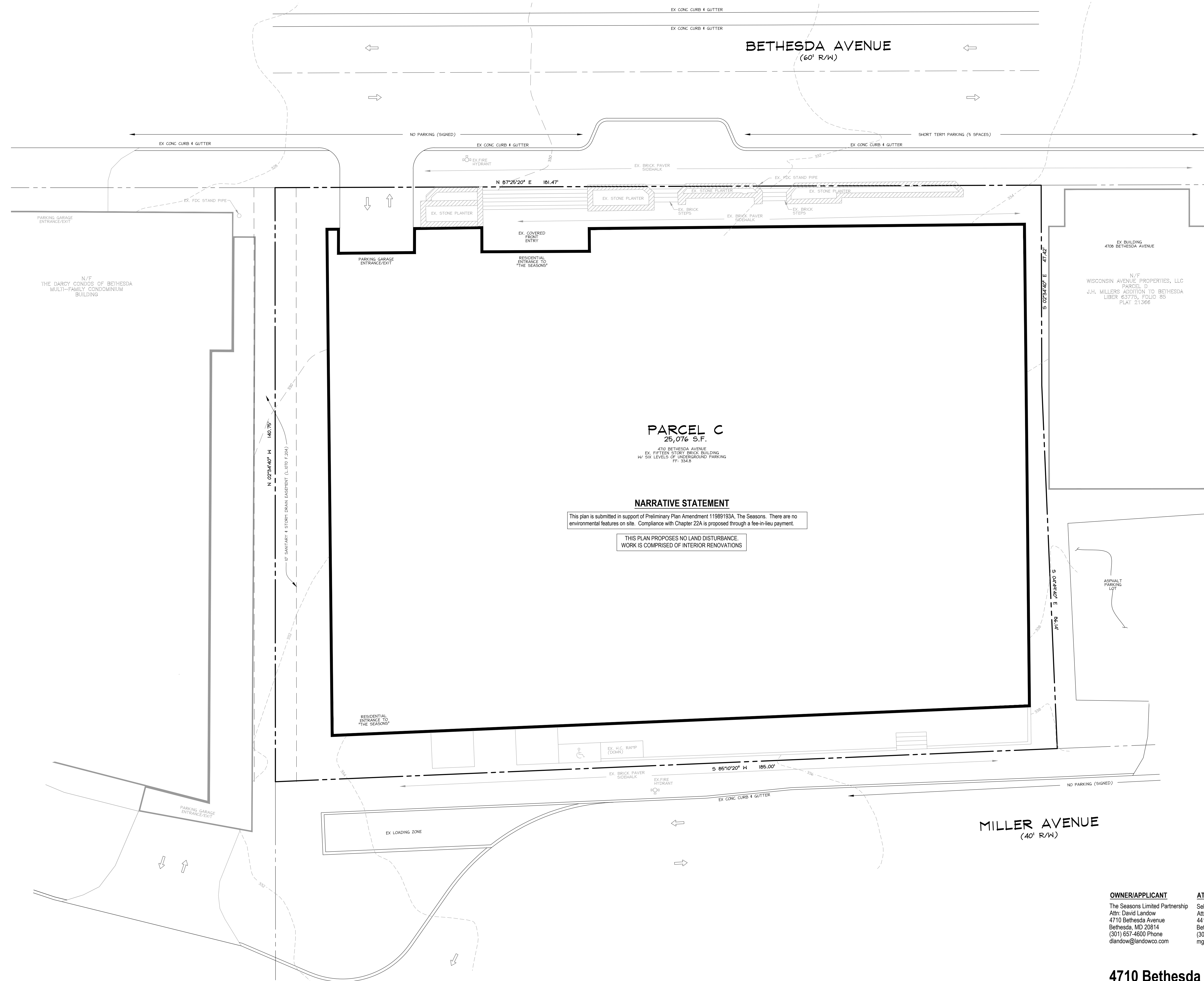
DATE REVISION
09/2024 EST. 20P Uploaded to iPlans by Initial Plan Review by MNCPPC

VICINITY MAP
ADC MAP 5407, GRID E-4, SCALE: 1" = 2000'

QUALIFIED PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared in accordance with Maryland state and Montgomery County Forest Conservation Laws and MNCPPC Guidelines (DNR / COMAR 08.19.06.01)

JEFFREY A. ROBERTSON
08/22/2024

DISCLAIMER: Trees are living things whose livability and structural integrity are subject to a wide array of natural factors and impacts. Among those impacts are genetics, climate, weather, water regimen, 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 internal, structural, or aerial inspections were not performed on or upon these trees. Conditions and weaknesses may exist out of sight from the human eye.



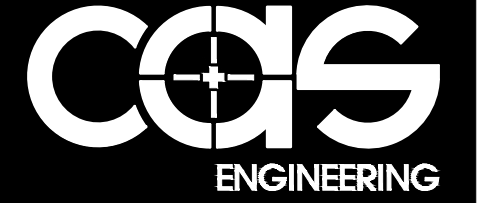
PARCEL C
25,076 S.F.
470 BETHESDA AVENUE
EX. FIFTEEN-STORY BRICK BUILDING
W/ SIX LEVELS OF UNDERGROUND PARKING
FF. 136A

NARRATIVE STATEMENT
This plan is submitted in support of Preliminary Plan Amendment 11989193A, The Seasons. There are no environmental features on site. Compliance with Chapter 22A is proposed through a fee-in-lieu payment.
THIS PLAN PROPOSES NO LAND DISTURBANCE. WORK IS COMPRISED OF INTERIOR RENOVATIONS

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.
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.COM. ADVANCE NOTICE OF ANY WORK IN THE VICINITY OF THE EXCAVATOR MUST BE GIVEN TO 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 30A OF THE MONTGOMERY COUNTY CODE.

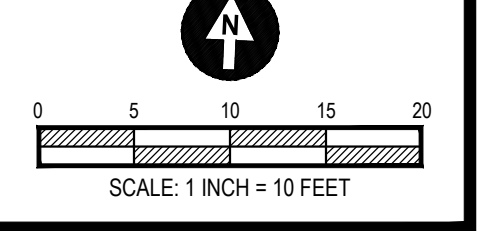
Parcel C, J.H. Miller's Addition to Bethesda
Plat Book 158, Plat No. 17951, Recorded 07/10/1990
Bethesda (7th) Election District, Montgomery County, MD
MNCPPC F20250140 (The Seasons)
4710 Bethesda Avenue
Bethesda, Maryland 20814

TAX MAP: HS 562



CAS ENGINEERING-MD
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info@cas-engineering.com
www.cas-engineering.com

CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW, 2nd Floor
Washington, DC 20007
202-393-7200 Phone
info@cas-dc.com
www.cas-dc.com



SHEET TITLE:
Final Forest Conservation Plan

FCP-2

OWNER/APPLICANT
The Seasons Limited Partnership
Attn: David Landow
4710 Bethesda Avenue
Bethesda, MD 20814
(301) 657-4600 Phone
dlandow@landowco.com

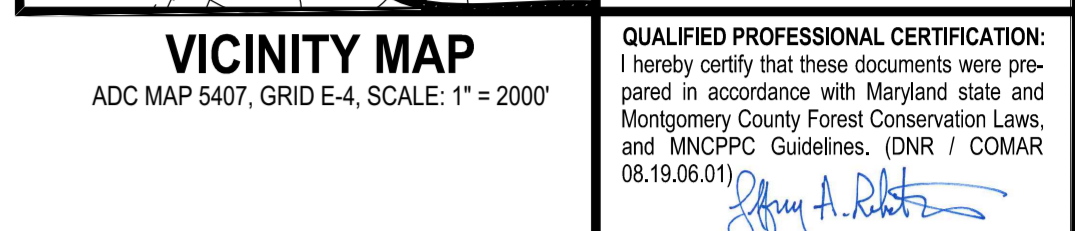
ATTORNEY
Selzer Gunvitch Rabin Wertheimer & Polott, P.C.
Attn: Matthew Gordon
4416 East West Highway, Fourth Floor
Bethesda, MD 20814
(301) 634-3150 Phone
mgordon@sgrlaw.com

4710 Bethesda Avenue
Parcel C
J.H. Miller's Addition to Bethesda
Final Forest Conservation Plan - Plan
MNCPPC F20250140 (The Seasons)



CAS JOB NO.: 23-0801
DATE: 12/2023

DATE	REVISION
07/23/24	EST. NRI Updated to reflect for Initial Plan Review by MNCPPC.
08/11/24	EST. NRI Updated for Final Approval by MNCPPC.



QUALIFIED PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared in accordance with Maryland state and Montgomery County Forest Conservation Laws and MNCPPC Guidelines. (DNR / COMAR 08.19.06.01)

Jeffrey A. Robertson
JEFFREY A. ROBERTSON
 08/11/2024

- GENERAL NOTES**
- Boundary and topographic information based upon available MNCPPC digital surveys.
 - Total lot area: Parcel C = 25,076 sq. ft.
 - Property is located on Tax Map HN 122 and WSSC 200' Sheet 209 NW 05.
 - Property is located on Montgomery County soils survey map number 27. Soil type(s): 400. (Urban land) Hydrologic Soil Group "D".
 - Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0455D.
 - Property is located in the Little Falls Branch Watershed.
 - Water Category - 1, Sewer Category - 1
 - Local utilities include:
 Water / Sewer - Washington Suburban Sanitary Commission
 Electric - PEPCO
 Telephone - Verizon
 Gas - Washington Gas
 - This site is within the limits of the Bethesda Streetscape Plan.
 - This plan was created without the benefit of a title report.

- NRIFSD NOTES**
- Owner Information: The Seasons Limited Partnership, Attn: David Landow, 4710 Bethesda, Ave, Bethesda, MD 20814
 Property Information: Parcel C, J.H. Miller's Add to Bethesda, 25,076 sq.ft. (0.58 ac.) Tax Account: 07-02890628
 - This site is located in the Little Falls Branch watershed. Watershed use class I.P.
 - The site is not located in a Special Protection Area (S.P.A.) or the Patuxent River Watershed Primary Management Area (P.M.A.).
 - The site does not contain any perennial 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 24031C0455D. Subject property located in Flood zone "X".
 - There are no steep slopes, highly erodible soils, nor any 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. The Maryland Department of Natural Resources has no records of known RTE species existing on this site of within the study area per a letter dated August 9, 2024.
 - No cultural and/or historical features exist onsite based on available records, onsite observation, and the use of the MNCPPC on-line locator wizard.
 - No forest, specimen and significant trees exist on site.
 - There are no state and/or county champion trees or trees > 75% of the current state and/or county champion located on this site.
 - Tree diameter measurements were obtained utilizing a tree diameter tape.
 - The NRI field analysis for this project was conducted in July 2024 by Eric Todd, CAS Engineering.
 - Subject property is located in the CR-3.0, C-3.0, R-2.75, H-200 zone (at the time of plan preparation).
 - The location of offsite trees, improvements, and other structures beyond the subject property's boundary lines (extent of topographic survey) are approximate. Offsite features are shown per available MNCPPC topographic records and are provided for illustrative purposes only.

ENVIRONMENTAL DATA TABLE

FEATURE	ACREAGE
Area of Steep Slopes	0 ac.
Forested Floodplain Area	0 ac.
Environmental Buffer Area	0 ac.
Total Forested Area (on site)	0 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.

SOILS TABLE

SYMBOL	SOIL	HYDRIC	PRIME FARMLAND	HIGH ERODIBLE	SERPENTINITE
400	URBAN LAND	NO	NO	NO	NO

NARRATIVE STATEMENT

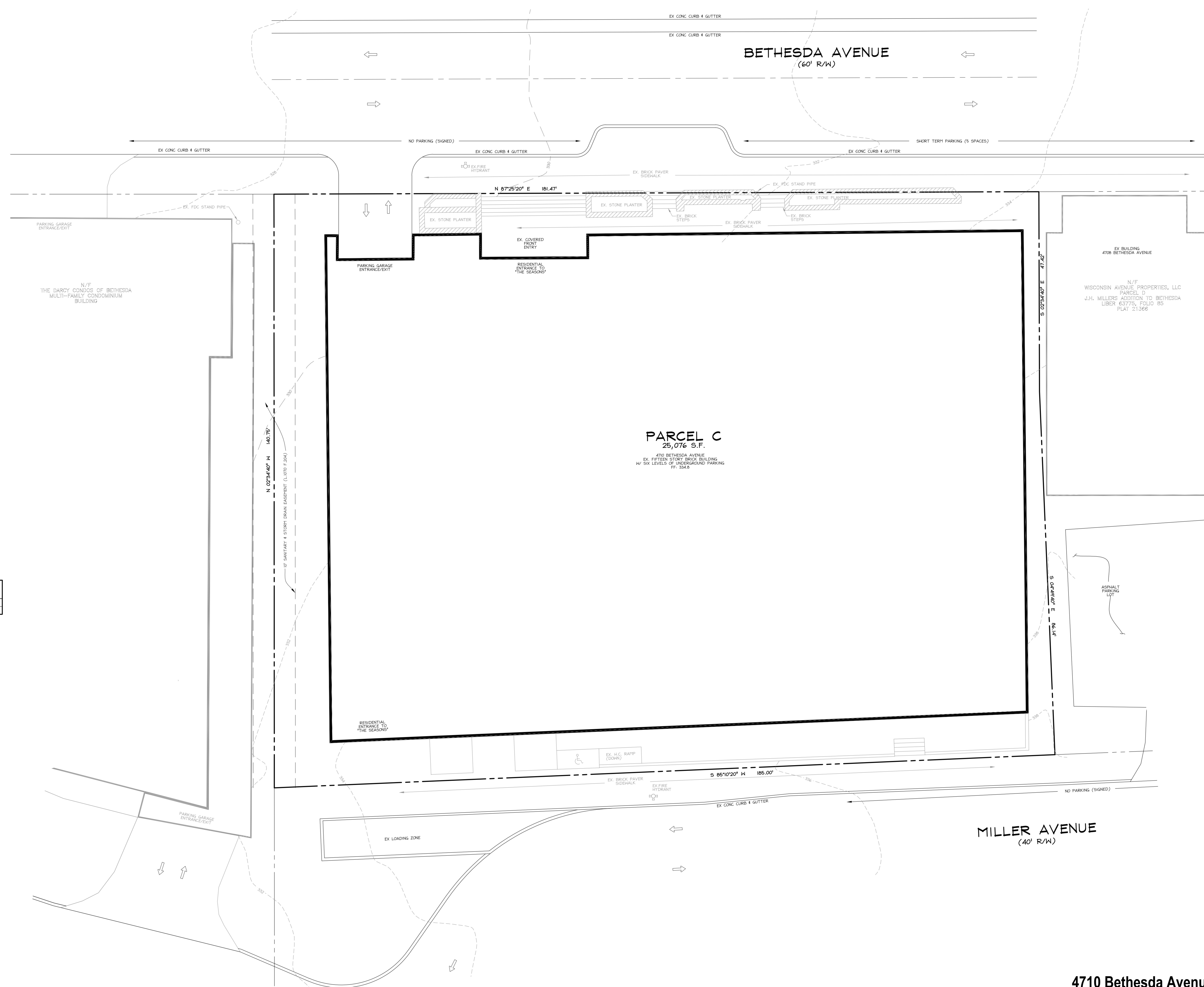
The subject property is located at 4710 Bethesda Avenue, Bethesda, MD. The 0.58 acre property is improved with a mixed-use, medium-rise building and related ingress and egress improvements in an urban environment. Improvements shown on this plan are based on available County aerial imagery.

No trees, forest, streams, flood plains, wetlands or their associated buffers, steep slopes, or steep slopes on highly erodible soils exist on the property or within 100-foot.

LEGEND

EXISTING FEATURES

- 425 --- 430 --- Ex. Two- And Ten-foot Contours
- Ex. Retaining Wall
- Ex. Subject Property Line
- Ex. Adjoiner Property Line



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 Bethesda, MD 20814
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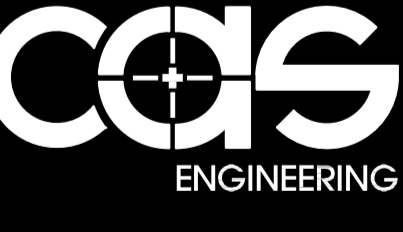
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4710 Bethesda Avenue
Parcel C
J.H. Miller's Addition to Bethesda
NRIFSD - Existing Conditions Plan
MNCPPC 420250220 (The Seasons)

Parcel C, J.H. Miller's Addition to Bethesda
 Plat Book 158, Plat No. 17951, Recorded 07/10/1990
 Bethesda (7th) Election District, Montgomery County, MD

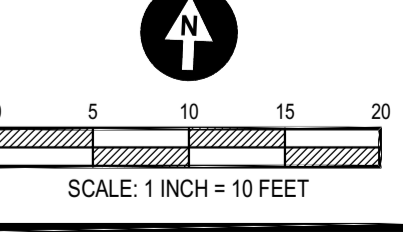
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4710 Bethesda Avenue
Bethesda, Maryland 20814

TAX MAP: HS 562



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 10 South Davis Street
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 301-607-6031 Phone
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 www.caseng.com

CAS ENGINEERING-DC, LLC
 4836 MacArthur Boulevard, NW, 2nd Floor
 Washington, DC 20007
 202-395-7200 Phone
 info@cas-dc.com
 www.cas-dc.com



SHEET TITLE:
 NRIFSD
 Existing Conditions Plan