

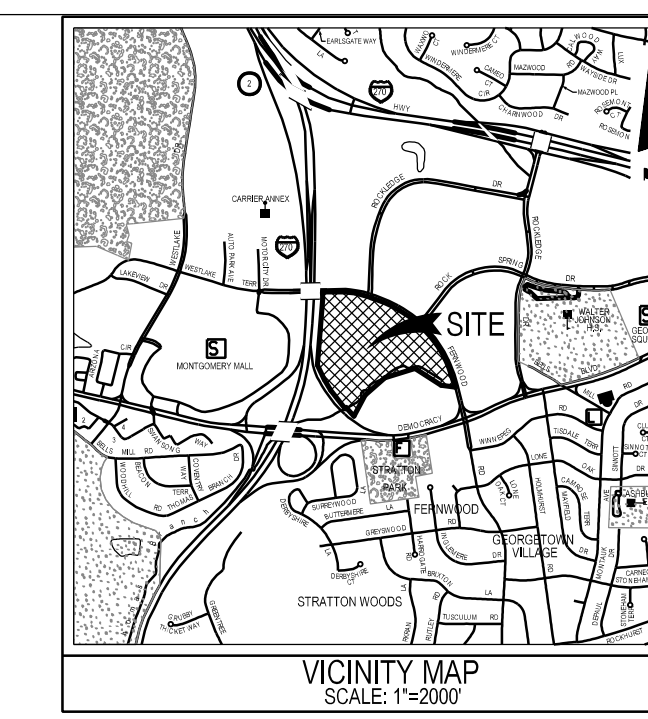
ELP BETHESDA AT ROCK SPRING

FINAL FOREST CONSERVATION PLAN AMENDMENT

F20240740

4TH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND



ARCHITECT
Hord Coplan Macht, Inc.
700 E. Pratt St., Suite 1200
Baltimore, MD 21202
p. 410.637.7311 f. 410.637.6530

STRUCTURAL ENGINEER
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Potomac, MD 20854
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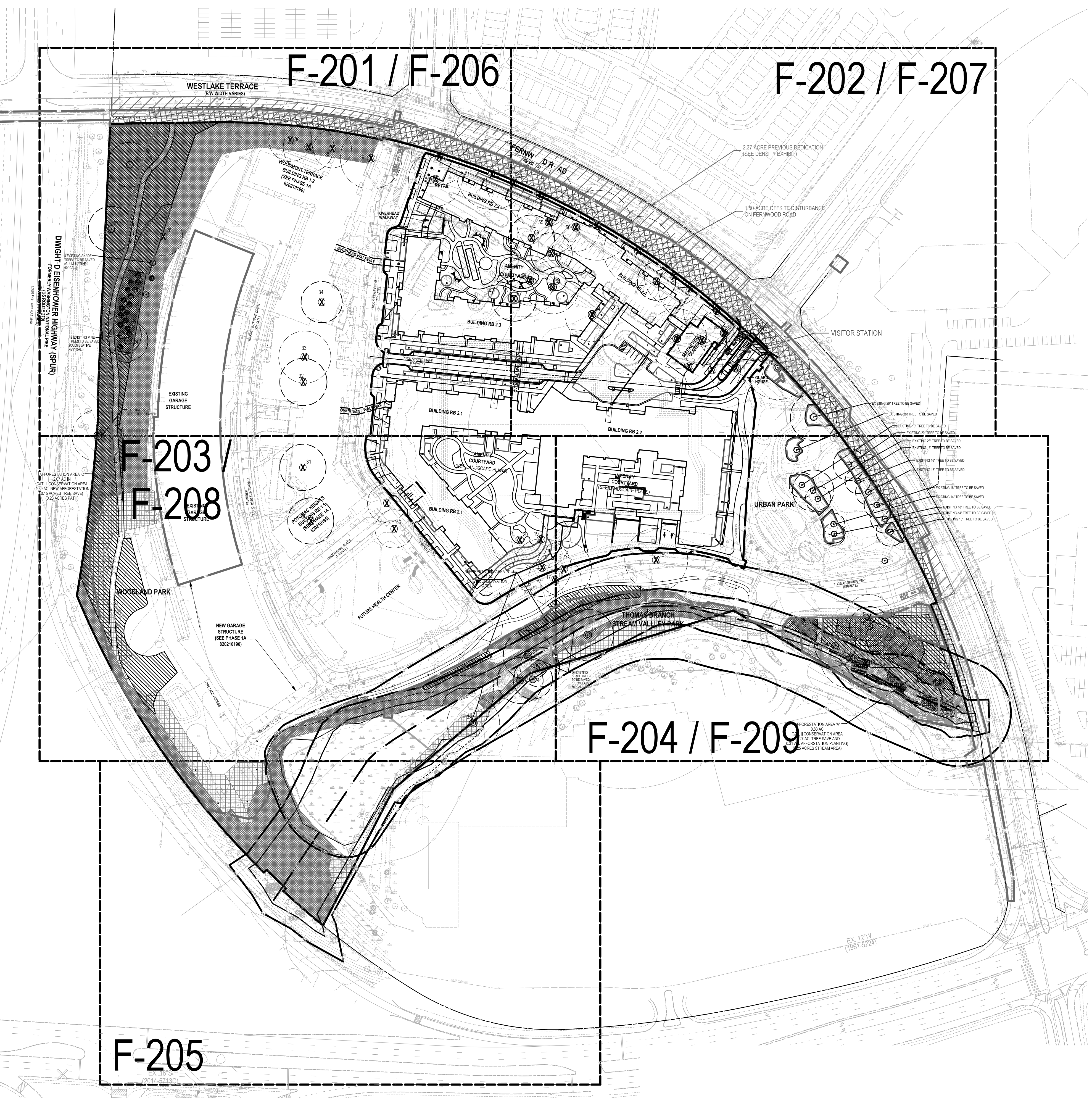
LANDSCAPE ARCHITECT
Parker Rodriguez
101 North Union Street, Suite 320
Alexandria, VA 22314
p. 703.548.5010

CODE CONSULTING
Campbell Code Consulting
7834 Taggart Court
Elkridge, MD 21075
p. 410.259.1248

PLANNING DEPARTMENT USE ONLY (E-PLANS)

GENERAL NOTES:

1. THE SITE TRACT AREA IS 33.65 ACRES AND THE TAX ACCOUNT NUMBER IS 04-01567726.
2. THE SITE IS CLASSIFIED AS ZONE CRF-1.5, C-0.75, R-1.5, H-150
3. THE ENTIRE SITE IS WITHIN THE CABIN JOHN WATERSHED, 02140207, FAIR. THE USE CLASS IS I-P ACCORDING TO THE MARYLAND COUNTY GIS AND MCATLAS. THE SITE IS NOT WITHIN AN SPA OR PMA.
4. THE SITE IS NOT WITHIN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES LIST. THE SITE IS NOT A KNOWN ARCHEOLOGICAL SITE.
5. FLOODPLAIN LIMITS SHOWN PER FEMA MAP 24031C0345D, EFFECTIVE DATE 9/29/2006. NO M-NCPPC FLOODPLAIN DELINEATION EXISTS FOR THIS SITE.
6. WETLAND AND STREAM LIMITS SHOWN PER WATERS OF U.S. DELINEATION REPORT PROVIDED BY ECS MID- ATLANTIC, LLC DATED JULY 23, 2019.
7. THERE ARE NO STATE OR COUNTY CHAMPION TREES ON THE PROPERTY.
8. THERE ARE NO RARE THREATENED OR ENDANGERED SPECIES OBSERVED ON THE SITE.
9. THE REMAINING AFFORESTATION/REFORESTATION REQUIREMENT FOR THIS SITE WILL BE ACQUIRED OFF-SITE
10. ENHANCEMENT DETAILS TO THE STREAM AND STREAM VALLEY BUFFER WILL BE PROVIDED IN A FUTURE PHASE.
11. EXISTING TREES WITHIN PROPOSED FCP EASEMENTS MAY BE COUNTED TOWARDS AFFORESTATION CREDITS AS COORDINATED WITH MNCPPC DURING PERMITTING.



FOREST CONSERVATION WORKSHEET
ELP Bethesda at Rock Spring
February 20, 2020

NET TRACT AREA:	
A. Total tract area	36.02
B. Land dedication acres (parks, county facility, etc.)	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)	2.37
D. Area to remain in commercial agricultural production/use	0.00
E. Offsite Disturbance (Fernwood Road)	1.50
F. Net Tract Area	35.15

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 = 5.27
H. Conservation Threshold 20% x F = 7.03

EXISTING FOREST COVER:

I. Existing forest cover	=	0.00
J. Area of forest above afforestation threshold	=	0.00
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	=	0.00
O. Total area of forest to be retained	=	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	=	0.00
Q. Reforestation for clearing below conservation threshold	=	0.00
R. Credit for retention above conservation threshold	=	0.00
S. Total reforestation required	=	0.00
T. Total afforestation required	=	5.27
U. Credit for landscaping (may not exceed 20% of "S")	=	0.00
V. Total reforestation and afforestation required	=	5.27
W. Total reforestation and afforestation provided on-site	=	3.02
X. Total reforestation and afforestation required offsite	=	2.25
Y. Total reforestation and afforestation provided offsite	=	2.25

Forest Conservation Data Table

Number of Acres	
Tract	36.02
Remaining in Agricultural Use	-
Road & Utility ROWs ¹	2.37
Total Existing Forest	-
Forest Retention	-
Forest Cleared	-

Land Use & Thresholds²

Land Use Category	MDP	ARA, MDR, IDA, HDR, MDP, or CIA
Conservation Threshold	15%	percent
Afforestation Threshold	20%	percent

Total Channel Average Buffer

Stream(s)	Length (ft.)	Width (ft.)
	1,478	100

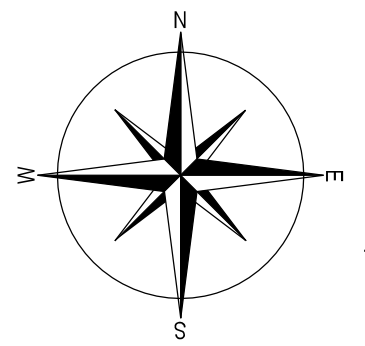
Acres of Forest in

	Retained	Cleared	Planted
Wetlands	-	-	-
100-Year Floodplain	-	-	0.22
Stream Buffers	-	-	0.76
Priority Areas	-	-	0.76

¹ Only Road or Utility ROWs not to be improved as part of development application.
² Information from FC Land Use Categories & Thresholds document.
³ Measured from stream edge to buffer edge.

LEGEND:

- SPECIMEN TREE (GREATER THAN OR EQUAL TO 30" DBH)
- SIGNIFICANT TREE (BETWEEN 24-29.9" DBH)
- TREE LABEL - SIZE, TYPE, (T) TAG NUMBER
- TREES TO BE REMOVED
- TREES TO BE REMOVED (SUBMITTED WITH PREVIOUS FFCP)
- LIMITS OF DISTURBANCE
- TREE SAVE FENCE
- EXISTING SOIL LINE
- EXISTING TREE LINE
- STREAM
- STREAM VALLEY BUFFER
- WETLAND
- WETLAND BUFFER
- FLOODPLAIN
- FLOODPLAIN BUFFER
- PROPOSED MITIGATION TREES
- OFF-SITE DISTURBANCE
- OFFSITE AREA FOR DENSITY
- INVASIVE SPECIES TO BE REMOVED
- AFFORESTATION AREAS



SHEET INDEX:

- * C-200 COVER SHEET
 - ** C-200a APPROVAL SHEET
 - * C-201 FINAL FOREST CONSERVATION PLAN
 - * C-202 FINAL FOREST CONSERVATION PLAN
 - * C-203 FINAL FOREST CONSERVATION PLAN
 - * C-204 FINAL FOREST CONSERVATION PLAN
 - * C-205 FINAL FOREST CONSERVATION PLAN
 - * C-206 MITIGATION PLANTING PLAN
 - * C-207 MITIGATION PLANTING PLAN
 - * C-208 MITIGATION PLANTING PLAN
 - * C-209 MITIGATION PLANTING PLAN
 - * C-210 NOTES AND DETAILS
- * SHEETS MODIFIED PER THIS AMENDMENT
** SHEETS ADDED PER THIS AMENDMENT

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20240740 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

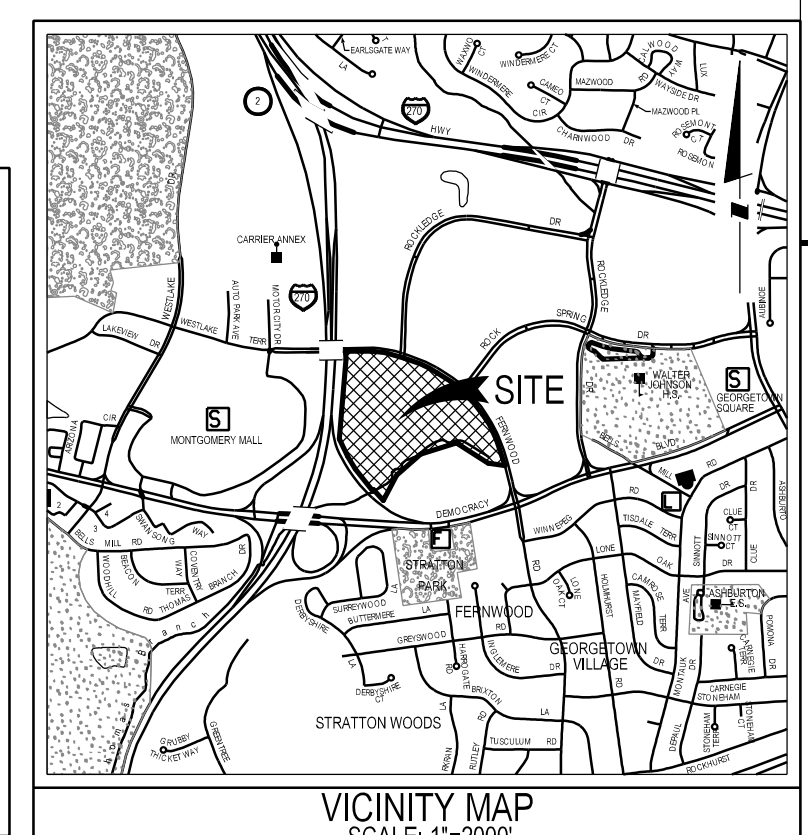
Developer's Name: ELP BETHESDA C/O GRANDVIEW, LLC
Printed Company Name: _____

Contact Person or Owner: PRIYA PRASAD
Printed Name: _____

Address: 701 MAIDEN CHOICE LANE, CATONSVILLE, MD 21228

Phone and Email: (410) 402-2449

Signature: _____

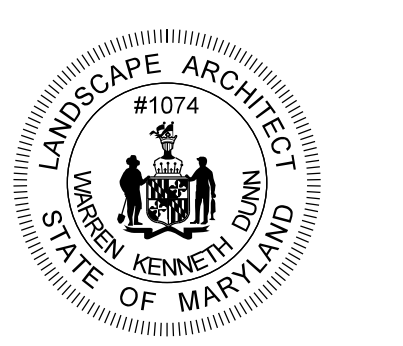


ELP BETHESDA AT ROCKSPRING PH.2

6736 Rock Spring Drive
Bethesda, MD 20817



2 Research Place, Suite 100
Rockville, MD, 20850
P. 301.948.2750
F. 301.948.9067
www.solteszco.com



PROFESSIONAL CERTIFICATE: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 1574
EXPIRATION DATE: _____

no. date revision

no.	date	revision

Project Name: ELP BETHESDA AT ROCKSPRING
PHASE 2
Project Number: 0693-04-00
Tax Map: GP43
WSSC Grid: 213NW07

Date: 2024-07-01
Scale: _____

Drawing: COVER SHEET

F-200
FINAL FOREST CONSERVATION PLAN F20240740
DESIGN DEVELOPMENT

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