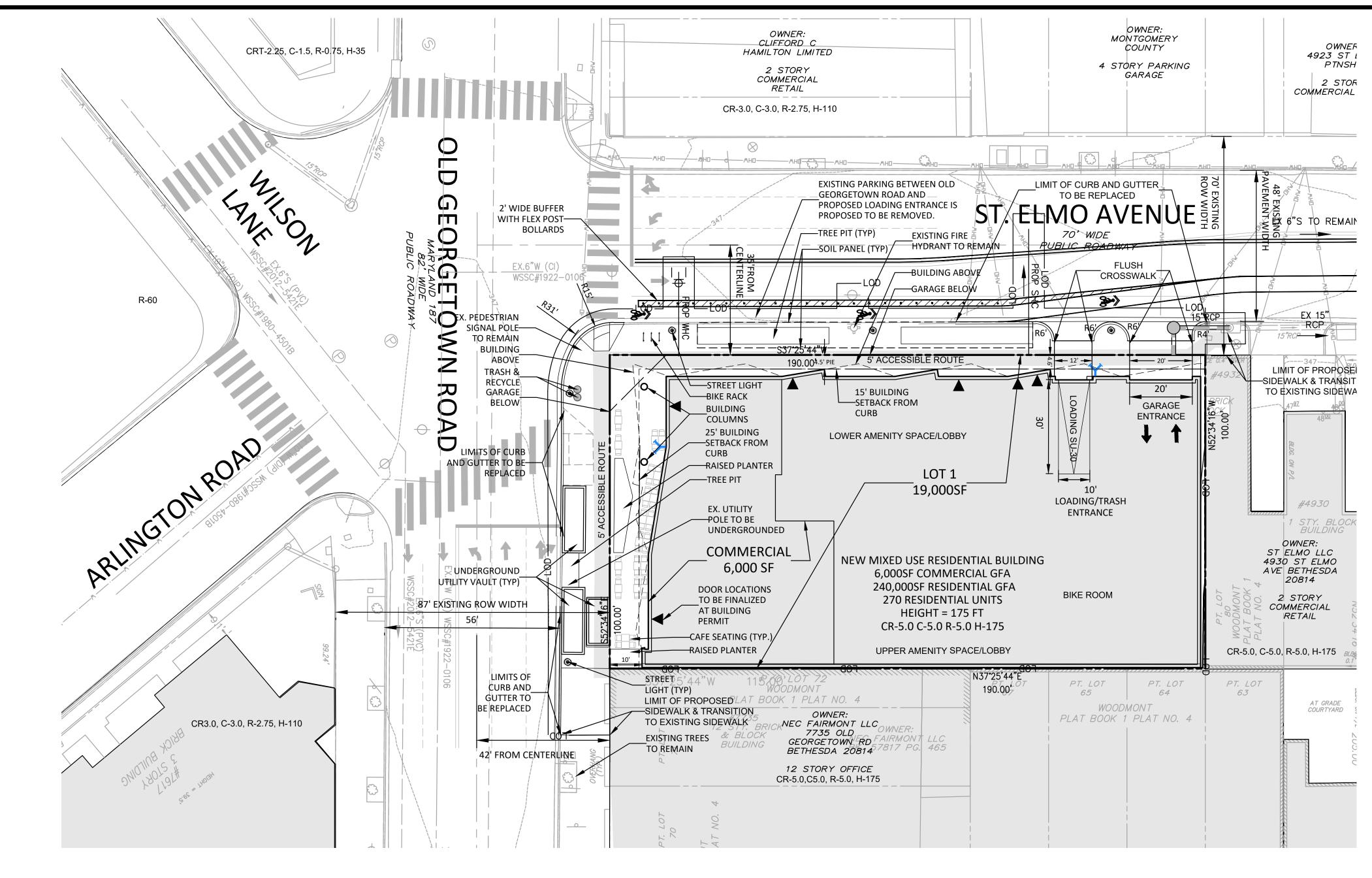
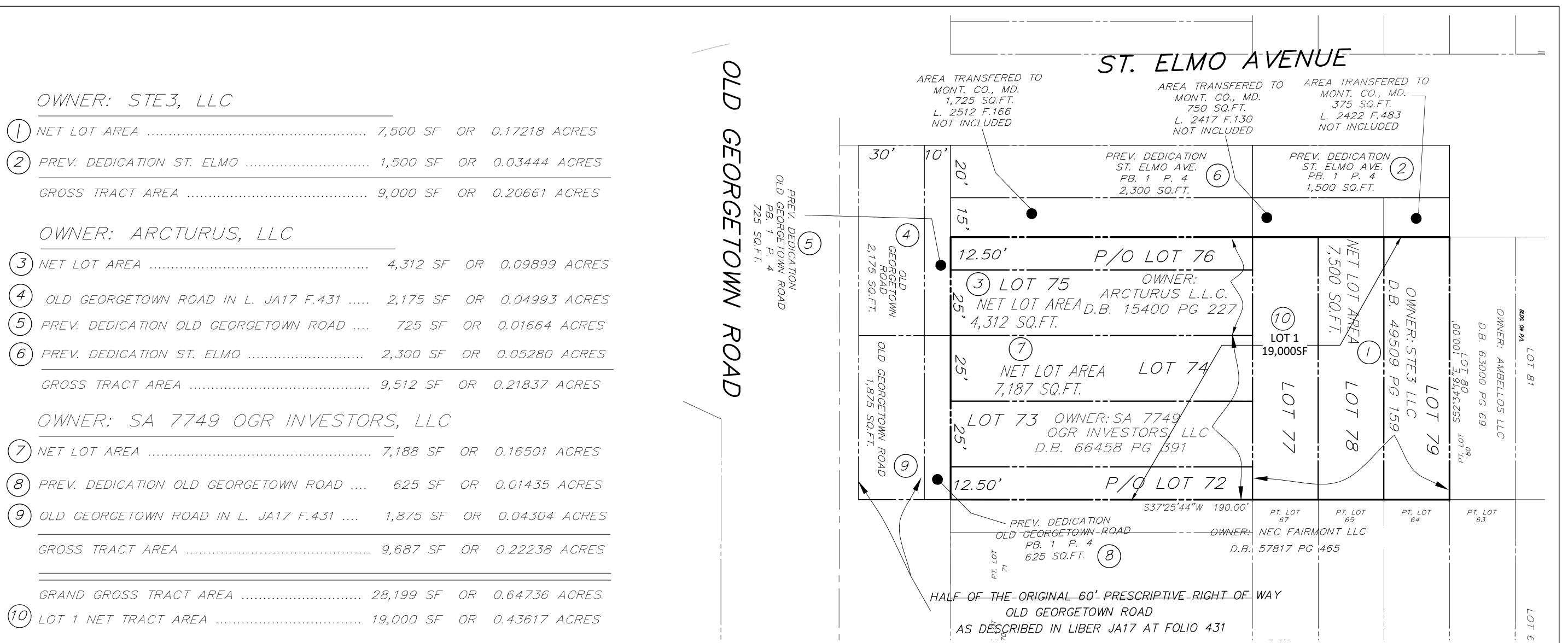


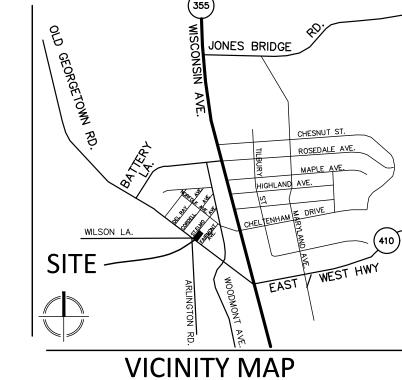
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		PROPOSED HARDSCAPE		
	<u></u>	PROPOSED FIRE HYDRANT		
	▼	DOOR LOCATION		





GROSS TRACT

AREA



SCALE: 1" = 2000'

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ATTACHMENT A

BETHESDA, MD, 20814 301-913-9610 David Cerniglia cerniglia@stonebridge.us.com

SK+I ARCHITECTURE 4600 EAST-WEST HIGHWAY, SUITE 700 BETHESDA, MD 20814 240.479.7484 CONTACT: CHRIS HUFFER e-mail: chuffer@skiarch.com

ARCHITECT:

ENGINEER / PLANNER: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN, MD 20874 PH: 301.916.4100 CONTACT: SHANNON FLICKINGER e-mail: Flickinger@vika.com

SELZER GURVITCH RABIN **WERTHEIMER & POLOTT**

4416 EAST-WEST HIGHWAY, FOURTH BETHESDA, MD 20814 301.841.3826 CONTACT: MATTHEW GORDON e-mail: mgordon@sgrwlaw.com

LANDSCAPE ARCHITECT: PARKER RODRIGUEZ 101 N UNION STREET SUITE 320 ALEXANDRIA, VA 22314 703.548.5010 CONTACT: STEVE SATTLER e-mail: ssattler@parkerrodriguez.com

7749 OLD **GEORGETOWN** ROAD

7TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND WSSC GRID: 209NW05 TAX MAP:HN23

120240070

DETAILED **PRELIMINARY** PLAN AND LOTTING PLAN



WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS

SCALE: 1" = 20'

OF THE STATE OF MARYLAND.

MICHAEL B. GOODMAN LICENSE No. 27721

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located by the utility companies prior to commencing excavation. The

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

AN ON SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MNCPPC INSPECTION STAFF BEFORE ANY DEMO, CLEARING, OR GRADING OCCURS ON - SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCPPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MNCPPC STAFF, PLEASE CONTACT JOSH KAYE AT 301-495-4722.

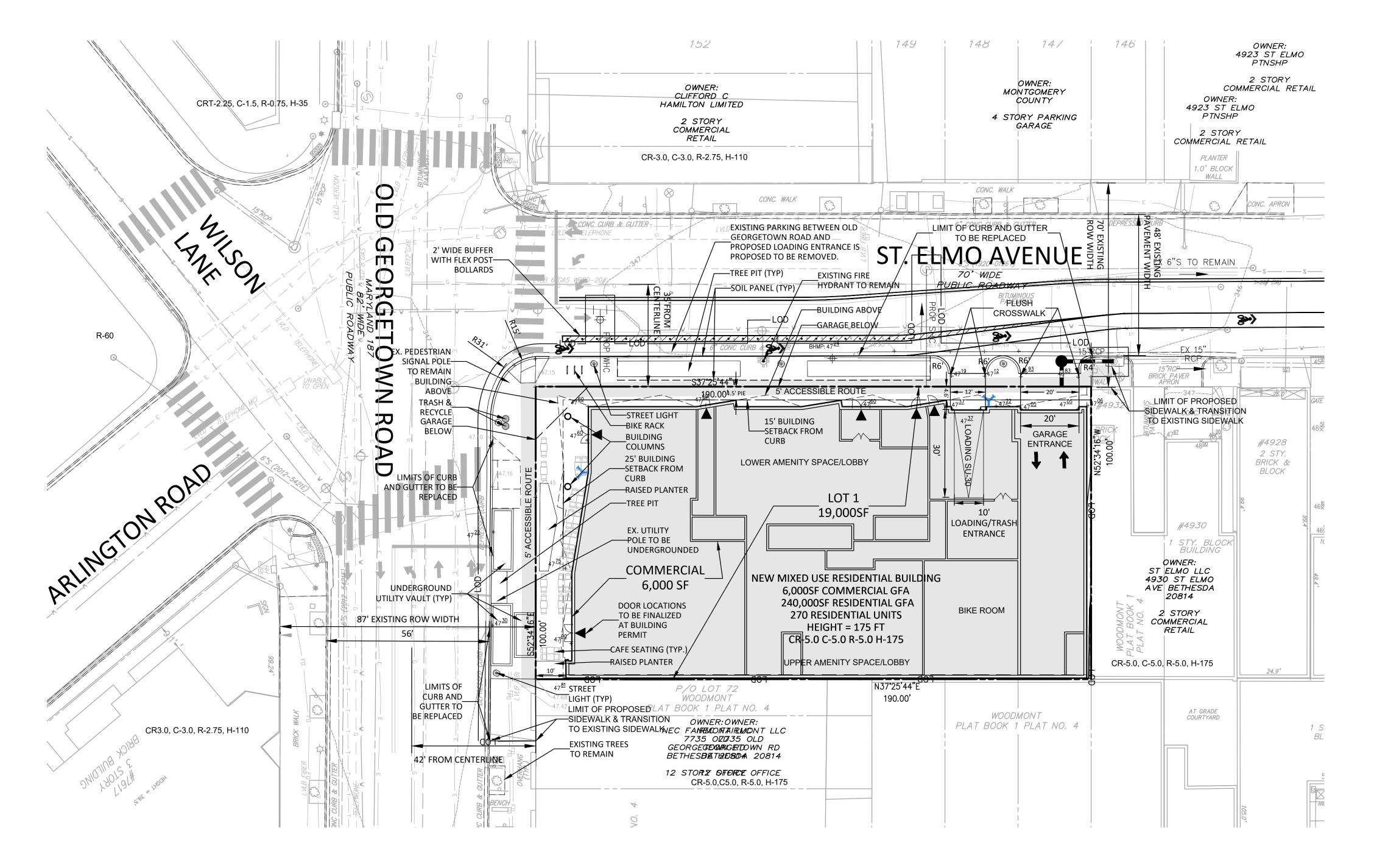
MNCPPC PRE-CONSTRUCTION NOTE:

E-FILE STAMP

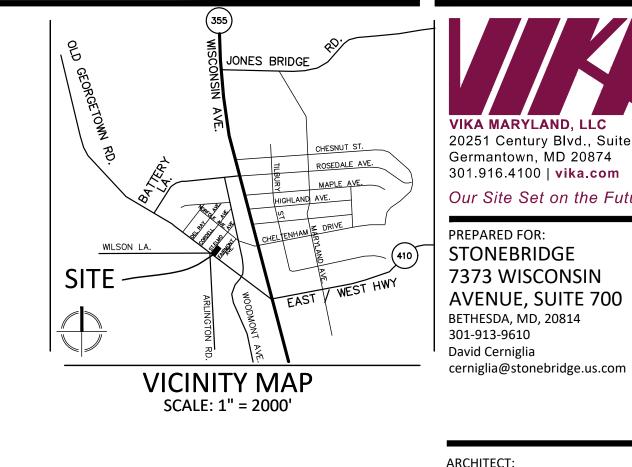
JONES BRIDGE ROSEDALE AVE. VICINITY MAP SCALE: 1" = 2000'

PLAN LEGEND

CTVCTV	PROPERTY LINES EXISTING CABLE TELEVISION CONDUIT EXISTING ELECTRICAL CONDUIT EXISTING EDGE OF PAVEMENT		PROPOSED WATER LINE PROPOSED SANITARY SEWER WITH STRUCTURE PROPOSED STORM DRAIN
X — X — X — X — X — X — G — — G — — — —	EXISTING FENCE LINE EXISTING NATURAL GAS CONDUIT EXISTING OVERHEAD WIRES	LOD	PROPOSED STORM DRAIN PROPOSED LIMITS OF DISTURBANCE PROPOSED STORM WATER EASEMENT
	EXISTING TELEPHONE CONDUITEXISTING PUBLIC UTILITIES EASEMENTSEXISTING SANITARY SEWER CONDUIT	<u>/6</u>	EXISTING PARKING LABEL EXISTING SANITARY CLEANOUT EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN CONDUITEXISTING WATER CONDUITEXISTING ZONE LIMITS	EN EN	EXISTING ELECTRICAL JUNCTION BOX EXISTING ELECTRICAL MANHOLE EXISTING FIRE DEPARTMENT CONNECTION
520 - 524	PROPOSED 10' CONTOURPROPOSED 2' CONTOUR	-\$- ©	EXISTING FIRE BLEFARTMENT CONNECTION EXISTING FIRE HYDRANT EXISTING GAS MANHOLE
- ()	EXISTING GUY POLE EXISTING GAS VALVE	● B□L — WP	EXISTING BOLLARD EXISTING SIGN POST EXISTING WOOD POST
PHN PED	EXISTING LIGHT POLE EXISTING PHONE PEDESTAL EXISTING PHONE MANHOLE		EXISTING INLETS EXISTING CURB INLET
\$\[\frac{1}{7C} \]	EXISTING UTILITY POLE EXISTING SANITARY MANHOLE EXISTING TRAFFIC CONTROL BOX	CONC. C&G BLDG.	EXISTING CONCRETE EXISTING CURB AND GUTTER EXISTING BUILDING
# CATV	EXISTING TRAFFIC SIGNAL POLE EXISTING TREE	STY. TRV ASPH.	EXISTING STORY EXISTING ELECTRICAL TRANSFORMER EXISTING ASPHALT
□ CATV ○ MH ⊕	EXISTING CABLE TELEVISION PEDESTAL EXISTING UNKNOWN UTILITY MANHOLE EXISTING WATER METER	ESMT. RCP CMP	EXISTING EASEMENT EXISTING REINFORCED CONCRETE PIPE EXISTING CORRUGATED METAL PIPE
(W) (D)	EXISTING WATER MANHOLE EXISTING WATER VALVE	BRL R/W	EXISTING BUILDING RESTRICTION LINE EXISTING RIGHT-OF-WAY
	BUILDING HEIGHT MEASURING POINT PROPOSED BIKE RACKS		
\$	PROPOSED STREET LIGHTS		
(3)	PROPOSED PARKING LABELS PROPOSED HARDSCAPE		
<u> </u>	PROPOSED FIRE HYDRANT		
▼	DOOR LOCATION		



A - 2



ARCHITECT: SK+I ARCHITECTURE 4600 EAST-WEST HIGHWAY, SUITE 700 BETHESDA, MD 20814 240.479.7484 CONTACT: CHRIS HUFFER

ATTACHMENT A

20251 Century Blvd., Suite 400

Our Site Set on the Future.

Germantown, MD 20874

301.916.4100 | vika.com

7373 WISCONSIN AVENUE, SUITE 700

BETHESDA, MD, 20814

PREPARED FOR: STONEBRIDGE

e-mail: chuffer@skiarch.com ENGINEER / PLANNER: VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN, MD 20874 PH: 301.916.4100

> CONTACT: SHANNON FLICKINGER e-mail: Flickinger@vika.com ATTORNEY: SELZER GURVITCH RABIN WERTHEIMER & POLOTT

4416 EAST-WEST HIGHWAY, FOURTH FLOOR BETHESDA, MD 20814 301.841.3826

CONTACT: MATTHEW GORDON e-mail: mgordon@sgrwlaw.com LANDSCAPE ARCHITECT:

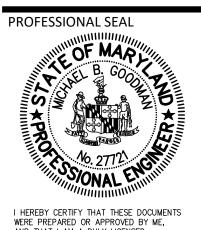
PARKER RODRIGUEZ 101 N UNION STREET SUITE 320 ALEXANDRIA, VA 22314 703.548.5010 CONTACT: STEVE SATTLER e-mail: ssattler@parkerrodriguez.com

REVISIONS

7749 OLD GEORGETOWN ROAD 820240090 7TH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND WSSC GRID: 209NW05 TAX MAP:HN23

DETAILED SITE PLAN



WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND.
MICHAEL B. GOODMAN LICENSE No. 27721
EXPIRATION DATE JULY 19, 2026 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

WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES. DRAWN BY:

DESIGNED BY: DATE ISSUED:

SHEET NO. SP-3

PROJECT VM1406S DRAWING

SCALE: 1" = 20'

DEVELOPER'S CERTIFICATE THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO.820240090 INCLUDING APPROVAL CONDITIONS,

COMPANY: STONEBRIDGE CONTACT PERSON: DAVID CERNIGLIA ADDRESS: 7373 WISCONSIN AVENUE, SUITE 700 BETHESDA, MD, 20814 PHONE: 301-913-9610

DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

SIGNATURE:

NOT FOR CONSTRUCTION



FINAL FOREST CONSERVATION PLAN 7749 OLD GEORGETOWN ROAD

M-NCPPC FILE NUMBER: F20241020

7373 WISCONSIN **AVENUE, SUITE 700** 301-913-9610 David Cerniglia **VICINITY MAP**

SCALE: 1" = 2000'

Germantown, MD 20874 301.916.4100 | vika.com

PREPARED FOR: **STONEBRIDGE**

BETHESDA, MD, 20814

cerniglia@stonebridge.us.com

SK+I ARCHITECTURE

BETHESDA, MD 20814 240.479.7484

CONTACT: CHRIS HUFFER e-mail: chuffer@skiarch.com

ENGINEER / PLANNER:

VIKA MARYLAND, LLO 20251 CENTURY BOULEVARD

CONTACT: SHANNON FLICKINGER e-mail: Flickinger@vika.com

SELZER GURVITCH RABIN **WERTHEIMER & POLOTT**

4416 EAST-WEST HIGHWAY, FOURTH

BETHESDA, MD 20814

LANDSCAPE ARCHITECT: PARKER RODRIGUEZ

ALEXANDRIA, VA 22314

CONTACT: STEVE SATTLER

e-mail: ssattler@parkerrodriguez.com

7749 OLD

GEORGETOWN

F20241020

7TH ELECTION DISTRICT

MONTGOMERY COUNTY,

MARYLAND

WSSC GRID: 209NW05

TAX MAP:HN23

FINAL FOREST

PROFESSIONAL SEAL

101 N UNION STREET

703.548.5010

REVISIONS

CONTACT: MATTHEW GORDON e-mail: mgordon@sgrwlaw.com

301.841.3826

GERMANTOWN, MD 20874

PH: 301.916.4100

4600 EAST-WEST HIGHWAY, SUITE 700

Our Site Set on the Future

FCP WORKSHEET (Outside the same priority watershed)

FOREST CONSERVATION WORKSHEET	
FOREST CONSERVATION WORKSHEET	

	77	49 Old Geo	rgetown Ro	oad (1406S)		
NET TRACT AREA:							
A. Total tract area							0.57
B. Additions to tract ar	ea (Off-Sit	e Work, etc	c.; constru	ction requ	ired by this	plan)	0.00
C. Land dedication acre	es (parks, d	county facil	ity, etc.)				0.00
D. Land dedication for	roads or u	tilities (con	struction i	not requir	ed by this p	lan)	0.00
E. Area to remain in co	mmercial	agricultural	production	on/use			0.00
F. Other deductions (s	pecify)						0.00
G. Net Tract Area				=	:		0.57
Input the nu limit to only		-	ppropriate	e land use,			
ARA	CDR	MDR	IDA	HDR	MPD	CIA	
0	0	0	0	0	1	0	
G. Afforestation Thres	hold			15%	x G =		0.08
H. Conservation Thres	nold			20%	x G =		0.11
EXISTING FOREST COVE							
I. Existing forest cover							0.00
J. Area of forest above afforestation threshold=						0.00	
K. Area of forest above	conserva	tion thresh	old	.=			0.00
BREAK EVEN POINT:							
L. Forest retention abo			_				0.00
M. Clearing permitted	without m	nitigation		=			0.00
PROPOSED FOREST CLE	ARING:						
N. Total area of forest							0.00
O. Total area of forest	to be retai	ned	=				0.00

PLANTING REQUIREMENTS

S. Total reforestation required T. Total afforestation required

not exceed 20% of "S")=

P. Reforestation for clearing above conservation threshold= Q. Reforestation for clearing below conservation threshold=

U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may

worksheet date

R. Credit for retention above conservation threshold=

V. Total reforestation and afforestation required

FCP WORKSHEET (Within the same priority watershed)

	FORE	ST CONSI	ERVATION	WORKSH	IEET		
	77	49 Old Ged	orgetown R	oad (14069	S)		
NET TRACT AREA:							
A. Total tract area	19,000 sf of	total tract	area + 5,63	39 of offsit	e disturbanc	e	0.
B. Additions to tract	area (Off-Si	te Work, e	tc.; constr	uction req	uired by this	plan).	0.
C. Land dedication a	res (parks,	county fac	ility, etc.)				0.
D. Land dedication for	or roads or u	itilities (co	nstruction	not requi	red by this p	lan)	0.
E. Area to remain in		•	•	ion/use			0.
F. Other deductions	•	•	•				0.
G. Net Tract Area	•••••				=		0.
	: (from Cha umber "1" ι y one entry	under the a		•	',		
Input the n	umber "1" ເ	under the a		•	, CIA		
Input the n limit to on	umber "1" u y one entry	under the a	appropriat	e land use			
Input the n limit to on ARA 0	umber "1" u y one entry MDR 0	under the a IDA	appropriat HDR	e land use	CIA		0.
Input the n limit to on ARA 0 G. Afforestation Thre	umber "1" u y one entry MDR 0 eshold	under the a IDA	appropriat HDR	MDP	CIA O		0. 0.
Input the n limit to on ARA 0 G. Afforestation Thre H. Conservation Thre	umber "1" u y one entry MDR 0 eshold	under the a IDA	appropriat HDR	MDP 1	CIA 0 x G =		_
Input the name of the information of the informatio	umber "1" u y one entry MDR 0 eshold eshold	Inder the a	appropriat HDR O	MDP 1	CIA 0 x G =	•	_
Input the n limit to on ARA	umber "1" u y one entry MDR 0 eshold eshold	Inder the a	appropriat HDR O	MDP 1 15% 20%	CIA 0 x G =	•	0.

NET TRACT AREA:							
A. Total tract area	-			-			0.5
B. Additions to tract	•		•	•		uired by this plan).	
C. Land dedication a			=	-			0.0
D. Land dedication f					-	red by this plan)	
E. Area to remain in			_	•	ion/use		0.0
F. Other deductions	-		•	-			0.0
G. Net Tract Area	•••••	•••••	••••••		••••••	.=	0.5
LAND USE CATEGOR Input the I limit to on	numbe	r "1" u	nder the a			,	
ARA	M	IDR	IDA	HDR	MDP	CIA	
0		0	0	0	1	0	
G. Afforestation Thr	eshold				15%	x G =	0.0
H. Conservation Thr	eshold				20%	x G =	0.1
EXISTING FOREST CO	VER:						
I. Existing forest cov	er	•••••		=			0.0
J. Area of forest abo	ve affo	restat	tion thresh	nold	=		0.0
K. Area of forest abo	ve cor	iserva [.]	tion thres	hold	=		0.0
BREAK EVEN POINT:							
L. Forest retention a	bove t	hresh	old with n	o mitigatio	on=		0.0
M. Clearing permitte							0.0
-			_				
PROPOSED FOREST O							
N. Total area of fore							0.0
O. Total area of fore	st to b	e retai	ned	=	=		0.0
PLANTING REQUIRE	иENTS	:					
P. Reforestation for			ve conserv	ation thre	eshold=	:	0.0
Q. Reforestation for		_					0.0
R. Credit for retention							0.0
C Total referentia	n requ	ired			.=		0.0
S. Total reforestation	-						0.0
	nrequi						
S. Total reforestatioT. Total afforestatioU. Credit for landsca	•	nay no	ot exceed	20% of "S"	')=		0.0

SYMBOL SOIL **CHARACTERISTICS** PRIME | HIGHLY ERODIBLE | K FACTOR SERPENTINIC AGRICULTURE | SOILS PRESENT PRESENT NO NO NO

* (Urban or built-up areas of the prime agricultural soils are not considered prime farmland per the Soil Survey of Montgomery County, Maryland Page 40; Table 5)

LOCAL VICINITY MAP

SHEET INDEX

FFCP-001 FINAL FOREST CONSERVATION COVER SHEET FFCP-001A FINAL FOREST CONSERVATION APPROVALS

DETAILED FINAL FOREST CONSERVATION PLAN FINAL FOREST CONSERVATION PLAN DETAILS

SCALE: 1" = 200'

GENERAL NOTES

SOILS TABLE

0.00

4/3/2023

1.	THE NRI/FSD STUDY AREA IS LOT 72-79 & TOTALING +/- 0.44 ACRES. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP	
	#HN122. THE FOLLOWING PROPERTY INFORMATION IS BASED ON SDAT RECORDS.	

TAX NUMBER	LOT/PARCEL	OWNER	ADDRESS	TRACT SIZE
00550776	P/O LOT 72 LOT 73 LOT 74	SA 7749 OGR INVESTORS LLC	7749 OLD GEORGETOWN RD BETHESDA 20814	7,187 SF
00551086	LOT 75 P/O LOT 76	ARCTURUS LLC	7755 OLD GEORGETOWN RD BETHESDA 20814	4,312 SF
00552582	LOT 77	STE3, LLC	4938 ST ELMO AVE BETHESDA 20814	2,500 SF
00552593	LOT 78	STE3, LLC	4936 ST ELMO AVE BETHESDA 20814	2,500 SF
00550696	LOT 79	STE3, LLC	4934 ST ELMO AVE BETHESDA 20814	2,500 SF

- 2. THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 209NW05.
- 3. THE SUBJECT PROPERTY IS ZONED CR-5.0 C-5.0 R-5.0 H-175. LOCATED IN THE BETHESDA OVERLAY ZONE.
- 4. THE HORIZONTAL DATUM IS BASED ON W.S.S.C. DATUM PER A PLAT OF SUBDIVISION RECORDED AS WOODMONT PLAT 4.
- 5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA MARYLAND, LLC ON JANUARY 31, 2017. TOPOGRAPHY INFORMATION SHOW HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA MAYLAND, LLC DURING MAY AND JUNE 2023.
- 6. SUBJECT PROPERTY DRAINS TO THE LOWER MAINSTEM BETHESDA, WHICH DRAINS TO THE ROCKCREEK WATERSHED, A USE I STREAM.

7. THIS SITE IS NOT WITHIN AN SPECIAL PROTECTION AREA OR PATUXENT RIVER PRIMARY MANAGEMENT AREA.

- 8. THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS ON THE SUBJECT PROPERTY.
- 9. THERE ARE NO FORESTED AREAS LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION.
- 10. THERE ARE NO SIGNIFICANT OR SPECIMEN TREES WITHIN THE STUDY AREA.
- 11. THERE ARE NO WETLANDS SHOWN BASED ON INFORMATION FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES AND FIELD
- 12. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (OTHER AREAS) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, MARYLAND, COMMUNITY PANEL NO. 24031C0455D, DATED SEPTEMBER 29, 2006. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA. THERE ARE NO WATERS OF THE U.S. ON THE
- 13. A LETTER DATED MAY 24, 2023 WAS RECEIVED FROM THE WILDLIFE AND HERITAGE DIVISION OF MD DNR CONFIRMING THAT THERE ARE NO OFFICIAL RECORDS FOR STATE OR FEDERAL LISTED, CANDIDATE, PROPOSED OR RARE PLANT OR ANIMAL SPECIES WITHIN THE PROJECT AREA. NO CANDIDATE, PROPOSED OR RARE PLANT OR ANIMAL SPECIES WERE NOTED DURING THE FIELD WORK.
- 14. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER, ACCESSED ON MARCH, 2023. NO ADDITIONAL HISTORIC LANDMARKS WERE NOTED DURING THE FIELD WORK. LOCATED ACROSS THE STREET ALONG OLD GEORGETOWN ROAD, THERE IS AN EXISTING HISTORIC PROPERTY IDENTIFIED AS LESLIE BEALL HOUSE, RESOURCE NUMBER 35/014-013A.
- 15. SEE EXISTING TREE TABLE AND PLAN FOR LOCATIONS AND INFORMATION ABOUT TREES WITHIN THE STUDY AREA. THERE ARE NO SIGNIFICANT OR SPECIMEN TREES WITHIN THE STUDY AREA.
- 16. THERE ARE NO CHAMPION TREES OR TREES AT LEAST 75% OR GREATER THAN THE STATE CHAMPION ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- 17. THERE ARE NO SLOPES 25% AND GREATER WITHIN THE STUDY AREA.
- 18. SEE SOILS LEGEND FOR SOIL TYPES FOUND ON THE PROPERTY. SOURCE OF INFORMATION IS USDA NRCS WEB SOIL SURVEY AND THE SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND AND ACCESSED ON MAY 8, 2023.
- 19. FIELD WORK WAS CONDUCTED BY CHARLES CRISLIP AND CHANDA BEAUFORT, RLA ON MAY 18, 2023. A FORESTRY DIAMETER TAPE WAS USED TO MEASURE TREES. ON-SITE TREES WERE SURVEY LOCATED. OFF-SITE TREES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS.

EXISTING TREE TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	SPECIMEN	CONDITION	COMMENTS
ON-SITE ST	REET TREES	T	ı	T	T	
1	Sophora japonica	Japanese pagoda	12		Good	Street tree: Compaction in roots
2	Sophora japonica	Japanese pagoda	14.5		Good	Street tree: Compaction in root:
3	Ulmus parvifolia	Lacebark Elm	5		Good	Street tree: Compaction in roots
OFF-SITE S	TREET TREES	1		•		
4	Ulmus parvifolia	Lacebark Elm	10		Good	Street tree; Compaction in roots Adjacent construction potential impact to existing CRZ
5	Ulmus parvifolia	Lacebark Elm	3		Good	Street tree; Compaction in roots significan pruning for overhead wires and building façade
6	Sophora japonica	Japanese pagoda	12		Good	Street tree; Compaction in roots significan pruning for overhead wires and building façade
7	Sophora japonica	Japanese pagoda	12		Good	Street tree; Compaction in root significan pruning for overhead wires and building façade
8	Sophora japonica	Japanese pagoda	14		Good	Street tree; Compaction in roots significan pruning for overhead wires and building façade
9	Ulmus parvifolia	Lacebark Elm	9.5		Good	Street tree; Compaction in roots significan pruning for overhead wires and building façade
10	Platanus x. acerifolia	London Planetree	19		Fair	Street tree; Compaction in roots significan pruning for overhead wires and building façade; stror lean due to pruning. Existing damage at base of tree
11	Platanus x. acerifolia	London Planetree	14.5		Good	Street tree; Compaction in roots
12	Platanus x. acerifolia	London Planetree	5.5		Good	Street tree; Compaction in roots slight lean;
13	Platanus x. acerifolia	London Planetree	3		Good	Street tree; Compaction in root
14	Platanus x. acerifolia	London Planetree	17		Good	Street tree; Compaction in root
15	Platanus x. acerifolia	London Planetree	11.5		Good	Street tree; Compaction in root
16	Platanus x. acerifolia	London Planetree	10.5		Good	Street tree; Compaction in root
17	Platanus x. acerifolia	London Planetree	14		Good	Street tree; Compaction in roots slight lean due to pruning;

* Diameter at breast height in inches As per the Council of Tree and Landscape Appraisers "Guide for Plant Appraisal" figure 4.4 & 4.5:

the canopy, then averaging that number and expressing that as a DBH in inches.

Twin Trunk Tree DBH determined by calculating the sum of the cross sectional areas of the two leaders, then averaging that number with the smallest cross sectional area below the split and expressing that as a DBH in inches. Multi-trunk tree DBH determined by calculating the sum of the cross sectional areas of the leaders, modified by approximating the contribution of each stem to

PROPOSED AFFORESTATION/ REFORESTATION CREDIT TABLE

PROPOSED AFFORESTATION/REFORESTATION CREDIT TABLE (IN ACRES)

AFFORESTATION/REFORESTATION REQUIRED	0.08
PROPOSED FOREST PLANTING AREA (CATEGORY I EASEMENT)	0.00
PROPOSED FOREST PLANTING AREA (CATEGORY II EASEMENT)	0.00
PROPOSED TREE PLANTINGS 20 YR. CANOPY CREDIT	0.00
SAVED EXISTING CRITICAL ROOT ZONE CREDIT	0.00
LANDSCAPE AREAS AT FULL CREDIT	
LANDSCAPE AREAS AT 1/4 CREDIT	0.00
TOTAL PROPOSED LANDSCAPE CREDIT	0.00
PROPOSED FEE-IN-LIEU/OFF-SITE BANKING	0.08
TOTAL CREDITS	0.08
REMAINING REQUIREMENT (OR EXCESS PLANTING IF NUMBER IS NEGATIVE)	0.00

DATA TABLE

Forest Conservation Data Table

Number of Acres Remaining in Agricultural Use Road & Utility ROWs¹ **Total Existing Forest** Forest Retention Forest Cleared Land Use & Thresholds² MDP ARA, MDR, IDA, HDR, MDP, or CIA. Land Use Category Conservation Threshold 20% percent Afforestation Threshold

	Length (ft.)	Width (ft.) ³	_
Stream(s)	-	-	
Acres of Forest in	Retained	Cleared	Plan
Wetlands	-	-	
100-Year Floodplain	_	_	
100-Teal Hoodplain			

Total Channel

CONSERVATION COVER SHEET

Priority Areas

Average Buffer

DEVELOPER'S CERTIFICATE THE UNDERSIGNED AGREES TO EXECUTE ALL APPROVED FINAL FOREST CONSEVATION PLAN NO.F20241020 INCLUDING FINANCIAL BONDING. FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS. COMPANY: STONEBRIDGE CONTACT PERSON: DAVID CERNIGLIA ADDRESS: 7373 WISCONSIN AVENUE, SUITE 700 BETHESDA, MD, 20814

PHONE: 301-913-9610

SIGNATURE:

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SHEET NO. FFCP-001

NOT FOR CONSTRUCTION

"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 undergrour 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.

02-FCP-F20241020-001, Plotted By: kalbag