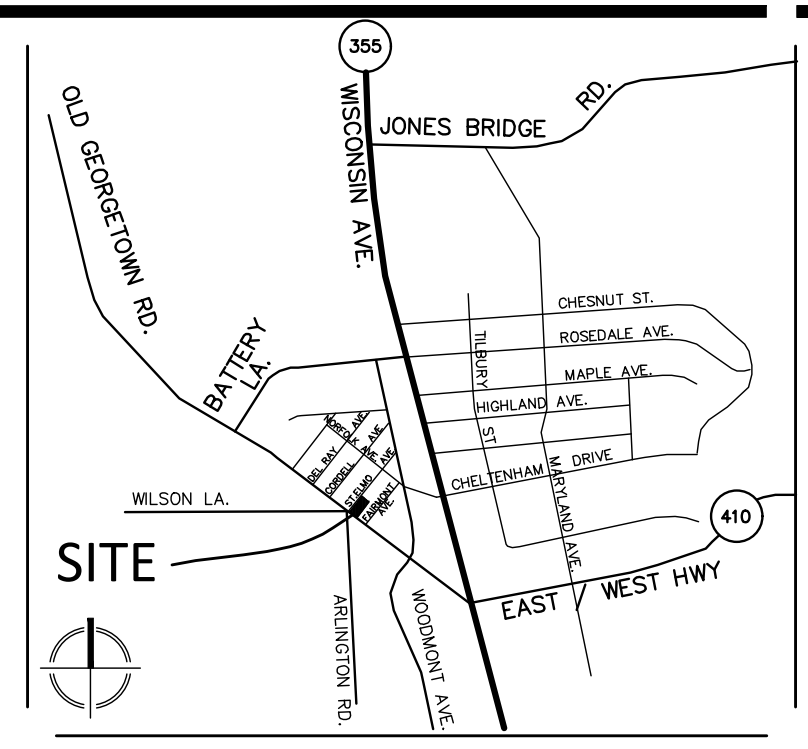


FINAL FOREST CONSERVATION PLAN

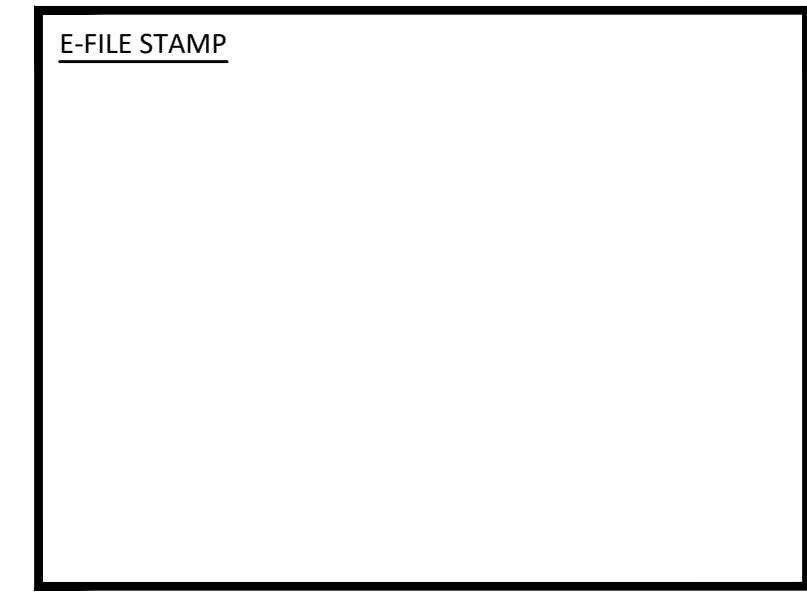
7749 OLD GEORGETOWN ROAD

M-NCPPC FILE NUMBER: F20241020



VKA
VKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
STONEBRIDGE
7373 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD, 20814
301-913-9610
David Cerniglia
cerniglia@stonebridge.us.com

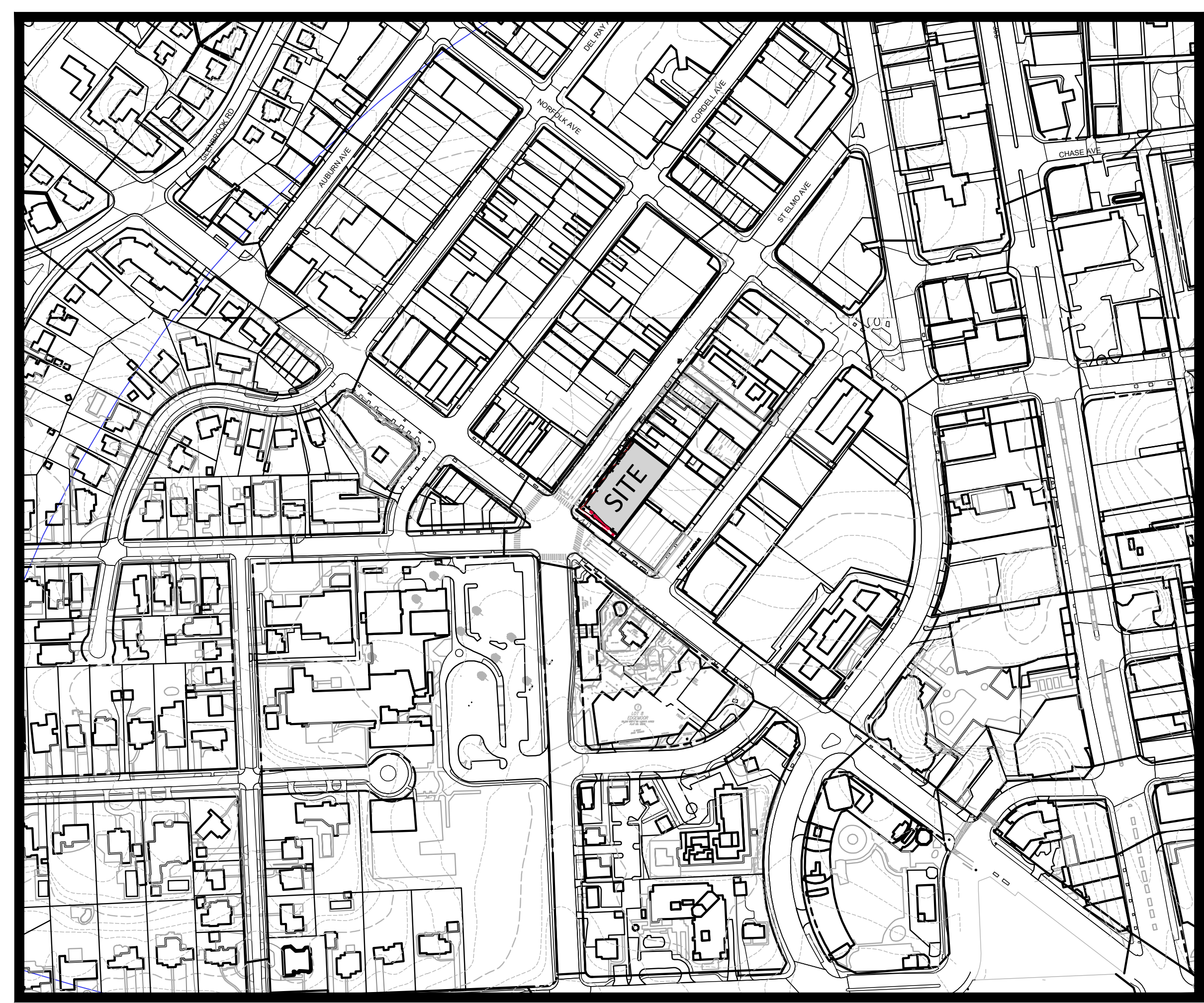


FCP WORKSHEET (Outside the same priority watershed)

| FOREST CONSERVATION WORKSHEET | | | | | | |
|--|----------|-------|-------|-------|-------|-------|
| 7749 Old Georgetown Road (1406S) | | | | | | |
| NET TRACT AREA: | | | | | | |
| A. Total tract area ... | 0.57 | | | | | |
| B. Additions to tract area (Off-Site Work, etc., construction required by this plan) ... | 0.00 | | | | | |
| C. Land dedication acres (parks, county facility, etc.) ... | 0.00 | | | | | |
| D. Land dedication for roads or utilities (construction not required by this plan) ... | 0.00 | | | | | |
| E. Area to remain in commercial agricultural production/use ... | 0.00 | | | | | |
| F. Other deductions (specify) | 0.00 | | | | | |
| G. Net Tract Area | 0.57 | | | | | |
| LAND USE CATEGORY: (from Chapter 22A-3. Definitions) | | | | | | |
| Input the number "1" under the appropriate land use, limit to only one entry. | | | | | | |
| ARA 0 | CDR 0 | MDR 0 | IDA 0 | HDR 0 | MPD 1 | CIA 0 |
| G. Afforestation Threshold ... | 15% | x G = | 0.08 | | | |
| H. Conservation Threshold ... | 20% | x G = | 0.11 | | | |
| 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 | 0.08 | | | | | |
| 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 not exceed 20% of "S") | 0.00 | | | | | |
| V. Total reforestation and afforestation required | 0.08 | | | | | |
| worksheet date | 4/3/2023 | | | | | |

FCP WORKSHEET (Within the same priority watershed)

| FOREST CONSERVATION WORKSHEET | | | | | |
|--|-----------|-------|-------|-------|-------|
| 7749 Old Georgetown Road (1406S) | | | | | |
| NET TRACT AREA: | | | | | |
| A. Total tract area ... 19,000sf of total tract area + 5,639 of offsite disturbance | 0.57 | | | | |
| B. Additions to tract area (Off-Site Work, etc., construction required by this plan). | 0.00 | | | | |
| C. Land dedication acres (parks, county facility, etc.) ... | 0.00 | | | | |
| D. Land dedication for roads or utilities (construction not required by this plan) ... | 0.00 | | | | |
| E. Area to remain in commercial agricultural production/use ... | 0.00 | | | | |
| F. Other deductions (offsites utility connections) | 0.00 | | | | |
| G. Net Tract Area | 0.57 | | | | |
| LAND USE CATEGORY: (from Chapter 22A-3. Definitions) | | | | | |
| Input the number "1" under the appropriate land use, limit to only one entry. | | | | | |
| ARA 0 | MDR 0 | IDA 0 | HDR 0 | MPD 1 | CIA 0 |
| G. Afforestation Threshold ... | 15% | x G = | 0.08 | | |
| H. Conservation Threshold ... | 20% | x G = | 0.11 | | |
| 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 | 0.08 | | | | |
| U. Credit for landscaping (may not exceed 20% of "S") | 0.00 | | | | |
| V. Total reforestation and afforestation required | 0.08 | | | | |
| worksheet date | 1/20/2023 | | | | |



EXISTING TREE TABLE

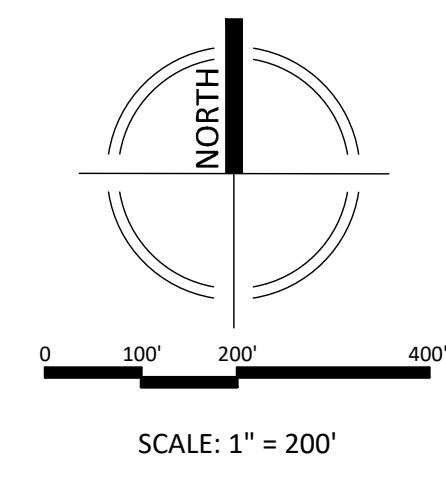
| TREE NO. | BOTANICAL NAME | COMMON NAME | D.B.H. (in.)* | SPECIMEN | CONDITION | COMMENTS |
|------------------------------|------------------------|------------------|---------------|----------|-----------|---|
| ON-SITE STREET TREES | | | | | | |
| 1 | Sophora japonica | Japanese pagoda | 12 | | Good | Street tree; Compaction in roots; |
| 2 | Sophora japonica | Japanese pagoda | 14.5 | | Good | Street tree; Compaction in roots; |
| 3 | Ulmus parvifolia | Lacebark Elm | 5 | | Good | Street tree; Compaction in roots; |
| OFF-SITE STREET TREES | | | | | | |
| 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; significant pruning for overhead wires and building façade |
| 6 | Sophora japonica | Japanese pagoda | 12 | | Good | Street tree; Compaction in roots; significant pruning for overhead wires and building façade |
| 7 | Sophora japonica | Japanese pagoda | 12 | | Good | Street tree; Compaction in roots; significant pruning for overhead wires and building façade |
| 8 | Sophora japonica | Japanese pagoda | 14 | | Good | Street tree; Compaction in roots; significant pruning for overhead wires and building façade |
| 9 | Ulmus parvifolia | Lacebark Elm | 9.5 | | Good | Street tree; Compaction in roots; significant pruning for overhead wires and building façade |
| 10 | Platanus x. acerifolia | London Planetree | 19 | | Fair | Street tree; Compaction in roots; significant pruning for overhead wires and building façade; strong 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 roots; |
| 14 | Platanus x. acerifolia | London Planetree | 17 | | Good | Street tree; Compaction in roots; |
| 15 | Platanus x. acerifolia | London Planetree | 11.5 | | Good | Street tree; Compaction in roots; |
| 16 | Platanus x. acerifolia | London Planetree | 10.5 | | Good | Street tree; Compaction in roots; |
| 17 | Platanus x. acerifolia | London Planetree | 14 | | Good | Street tree; Compaction in roots; slight lean due to pruning; |

SOILS TABLE

| SYMBOL | SOIL | CHARACTERISTICS | | | | |
|--------|------------|-------------------|-------------------------------|-------------|----------------------|----------|
| | | PRIME AGRICULTURE | HIGHLY ERODIBLE SOILS PRESENT | SERPENTINIC | HYDRIC SOILS PRESENT | K FACTOR |
| 400 | URBAN LAND | NO | 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
- FFCP-002 DETAILED FINAL FOREST CONSERVATION PLAN
- FFCP-003 FINAL FOREST CONSERVATION PLAN DETAILS

GENERAL NOTES

- THE NRI/FSO STUDY AREA IS LOT 72-79 & TOTALING +/- 0.44 ACRES. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP 8HN122. 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 | ARCTURUS LLC | 7755 OLD GEORGETOWN RD BETHESDA 20814 | 4,312 SF |
| 00552582 | LOT 77 | ST3, LLC | 4938 ST ELMO AVE BETHESDA 20814 | 2,500 SF |
| 00552593 | LOT 78 | ST3, LLC | 4936 ST ELMO AVE BETHESDA 20814 | 2,500 SF |
| 00550696 | LOT 79 | ST3, LLC | 4934 ST ELMO AVE BETHESDA 20814 | 2,500 SF |
- THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 209N005.
- THE SUBJECT PROPERTY IS ZONED CR-S-0 C-S-0 R-S-0 H-175, LOCATED IN THE BETHESDA OVERLAY ZONE.
- THE HORIZONTAL DATUM IS BASED ON W.S.S.C. DATUM PER A PLAT OF SUBDIVISION RECORDED AS WOODMONT PLAT 4.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA MARYLAND, LLC ON JANUARY 31, 2017. TOPOGRAPHY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA MARYLAND, LLC DURING MAY AND JUNE 2023.
- SUBJECT PROPERTY DRAINS TO THE LOWER MAINSTEM BETHESDA, WHICH DRAINS TO THE ROCKCREEK WATERSHED, A USE I STREAM.
- THIS SITE IS NOT WITHIN AN SPECIAL PROTECTION AREA OR PATUXENT RIVER PRIMARY MANAGEMENT AREA.
- THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS ON THE SUBJECT PROPERTY.
- THERE ARE NO FORESTED AREAS LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION.
- THERE ARE NO SIGNIFICANT OR SPECIMEN TREES WITHIN THE STUDY AREA.
- THERE ARE NO WETLANDS SHOWN BASED ON INFORMATION FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES AND FIELD OBSERVATION.
- 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. 24031C045D0, 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 PROPERTY.
- 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.
- 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.
- 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.
- 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.
- THERE ARE NO SLOPES 25% AND GREATER WITHIN THE STUDY AREA.
- 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.
- FIELD WORK WAS CONDUCTED BY CHARLES CRISPL 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.
- IN LIEU FEE FOR REFORESTATION WILL BE PROVIDED.

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 | 0.00 |
| 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 | | |
| | Retained | Cleared | Planted |
| Tract | 0.57 | - | - |
| Remaining in Agricultural Use | - | - | - |
| Road & Utility ROWs ¹ | - | - | - |
| Total Existing Forest | - | - | - |
| Forest Retention | - | - | - |
| Forest Cleared | - | - | - |
| Land Use & Thresholds² | | | |
| Land Use Category | MDP | ARA, MDR, IDA, HDR, MDP, or CIA. | |
| Conservation Threshold | 20% | percent | |
| Afforestation Threshold | 15% | percent | |
| Total Channel Length (ft.)³ Average Buffer Width (ft.)³ | | | |
| Stream(s) | - | - | - |
| Acres of Forest in | | | |
| Wetlands | - | - | - |
| 100-Year Floodplain | - | - | - |
| Stream Buffers | - | - | - |
| Priority Areas | - | - | - |

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.msutility.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 53a of the Montgomery County Code.

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL APPROVED FINAL FOREST CONSERVATION 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: _____

FINAL FOREST CONSERVATION COVER SHEET

7749 OLD GEORGETOWN ROAD
F20241020
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 209N005
TAX MAP:HN23

PROFESSIONAL SEAL

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DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: _____

VKA PROJECT DRAWING NO. _____

SHEET NO. FFCP-001