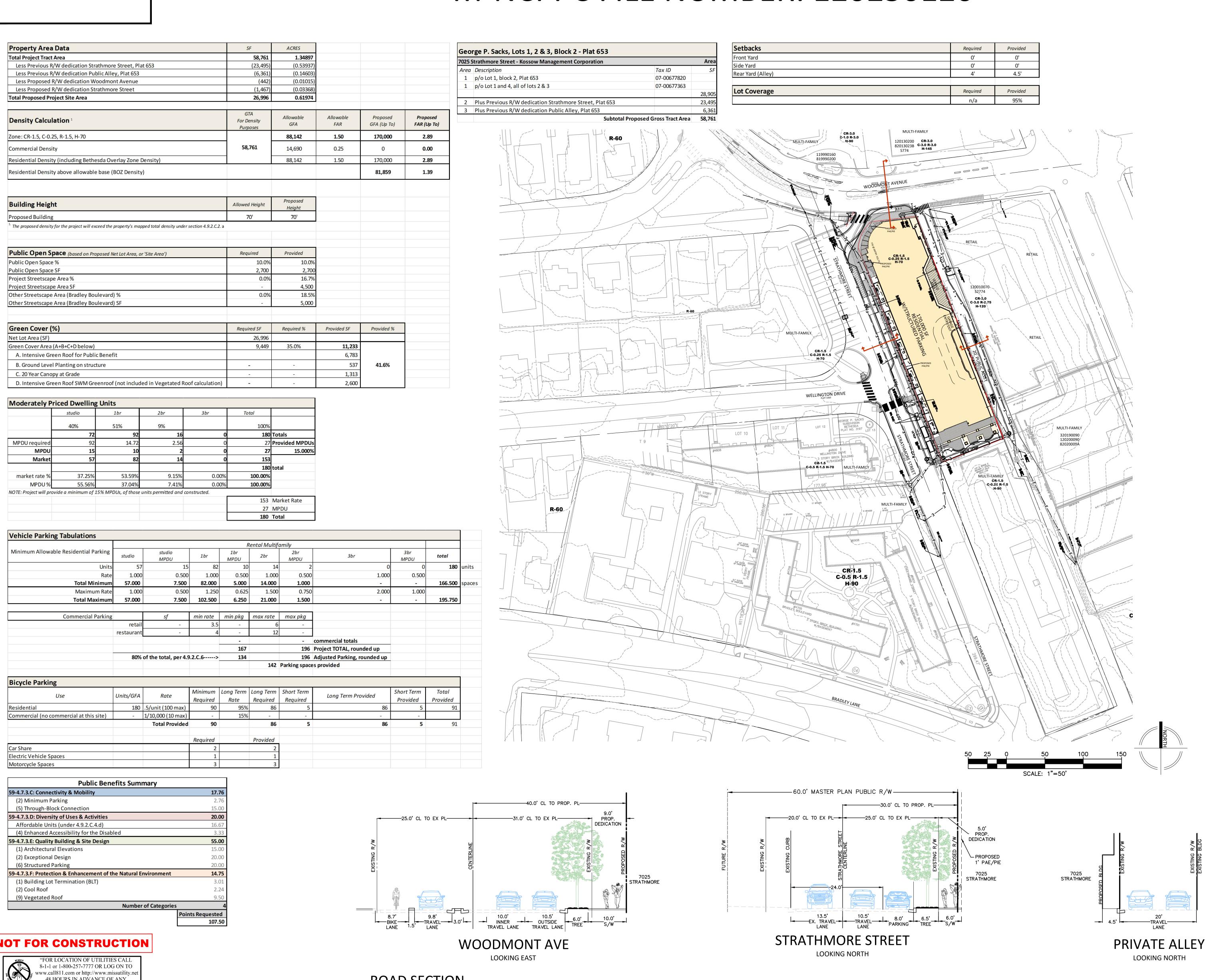
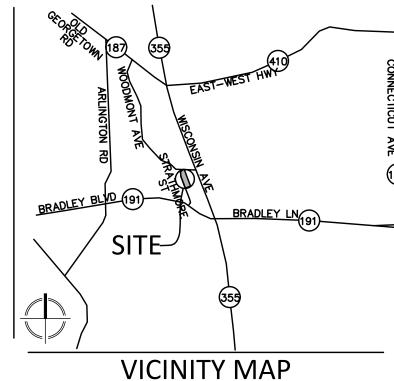
7025 STRATHMORE STREET

M-NCPPC FILE NUMBER: 120250120





SCALE: 1" = 2000'

REFERENCE NOTES

TAX ACCOUNT REFERENCE **CURRENT ZONING:**

WATERSHED:

CR-1.5, C-0.25, R-1.5, BETHESDA OVERLAY

DATED: 9/29/2006

WATER SERVICE CATEGORY: SEWER SERVICE CATEGORY: **SOIL DESIGNATION:** LOODPLAIN ZONE FIRM COMMUNITY PANEL NO.:24031C0455D, FOR MONTGOMERY COUNTY,

GENERAL NOTES:

- 1. THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83) AND THE VERTICAL DATUM IS NVGD29 AS PER RTK GPS OBERVATIONS AND STATION B147, VERTICAL BM IN OLD POST OFFICE
- THERE ARE NO WETLANDS, WATERS OF THE UNITED STATES, OR 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO FORESTED AREAS LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION.
- THERE ARE NO RARE, THREATENED OR ENDANGERED PLANTS, ANIMALS, OR CRITICAL HABITATS ON THIS PROPERTY.
- MONTGOMERY COUNTY HISTORICAL ATLAS AND IS NOT RECOMMENDED FOR HISTORIC PRESERVATION IN THE HISTORIC RESOURCES PLAN OF THE
- FINAL ENGINEERING REQUIRED AS A RESULT OF PUBLIC AGENCY REVIEW, SUBSEQUENT TO THE APPROVAL OF THE CERTÍFIED SITÈ PLAN. ARE ALLOWED AND DO NOT REQUIRE AMENDMENTS TO THIS PLAN BY THE MONTGOMERY COUNTY
- 7. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARDS'
- THE SUBJECT PROPERTY IS COMPRISED OF THE FOLLOWING TAX ACCOUNT NUMBERS; 07-00677820 & 07-0000677363.
- (AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE OF FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C04 55D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.

9. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X"

- THE SUBJECT PROPERTY IS CURRENTLY ZONED CR-1.5, C-0.5, R-1.5, H-70 IN THE BETHESDA OVERLAY ZONE.
- 11. THIS SITE IS LOCATED IN THE LITTLE FALLS WATERSHED.
- 12. THE SOIL DESIGNATIONS FOR THIS SITE ARE 2B &
- 13. THIS SITE IS SUBJECT TO APPROVED NRI 420231860 DATED 07/27/2023.
- 14. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES ARE W-1 & S-1, RESPECTIVELY.
- . 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 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
- UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL B DETERMINED AT THE TIME OF SITE PLAN APPROVAL(S). PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT.

SHEET INDEX COVER SHEET PLAN APPROVALS PRELIMINARY PLAN

SUPPORTING DRAWINGS SHEET INDEX

STORMWATER MANAGEMENT CONCEPT PLAN FIRE ACCESS PLAN COLOR UTILITY PLAN OPEN SPACE PLAN

SUPPLEMENTAL DRAWINGS SHEET INDEX **EXISTING RECORD PLATS** CIRCULATION PLAN

Germantown, MD 20874 301.916.4100 | vika.com 4041 Powder Mill Rd., Suite 219 Beltsville, MD 20705 240.848.7433 | vika.com Our Site Set on the Future PREPARED FOR: KOSSOW MANAGEMENT CORPORATION 301.309.9500

ANDREW KOSSOW

ATTORNEY: LERCH, EARLY & BREWER

301.841.3834 CHRISTOPHER M. RUHLEN ARCHITECTS:

ARCHITECTS COLLABORATIVE 215.625.4411 FAIK TUGBERK

LANDSCAPE ARCHITECT: VIKA MARYLAND, LLC

ROBERT TILSON TRAFFIC ENGINEER: GALLOWAY & CO, INC.

CHRIS KABATT CIVIL ENGINEER: VIKA MARYLAND, LLC

JASON EVANS, P.E. LAND PLANNER: VIKA MARYLAND, LLC

301.916.4100

IAN P. DUKE

DRC RESPONSE

STRATHMORE 7TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

> WSSC GRID: 209NW04 TAX MAP:HN32

120250120

COVER SHEET



PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER ENGINEER'S NAME: Jason A. Evans, P.E. DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VI MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED VIOLATIONS MAY RESULT IN PROSECUTION. ONL'

DRAWN BY: **DESIGNED BY:** DATE ISSUED:

SHEET NO.

APPROVED, SIGNED AND SEALED PLANS OR DRAWING MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

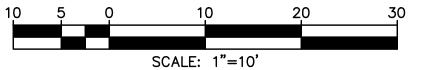
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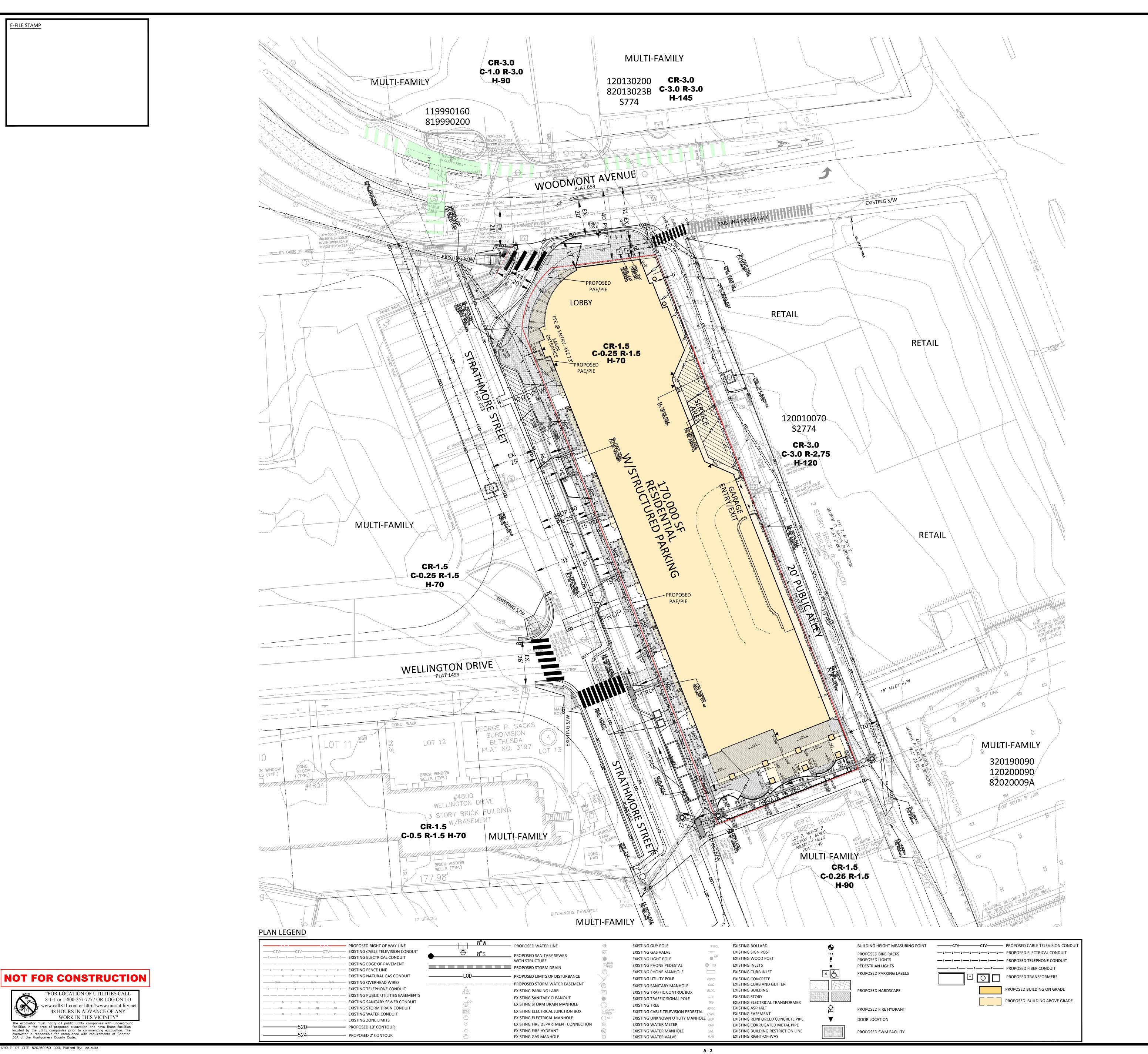
NOT FOR CONSTRUCTION

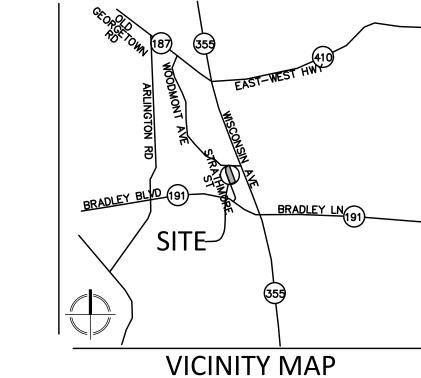


ROAD SECTION









SCALE: 1" = 2000'

- 1. PAVEMENT MARKINGS FOR REFERENCE ONLY. TO BE FINALIZED AT ROW PERMIT UNDER PAVEMENT
- MARKING AND SIGNAGE PLAN. CHOKER TO MEET MCDPS CRITERIA
- STREETSCAPE MUST MEET BETHESDA STREETSCAPE
- STANDARDS. 4. ALL PUBLIC SIDEWALKS MUST BE ADA COMPLIANT.
- 5. ALL UTILITIES, VAULTS AND STRUCTURES NEED TO BE PERMITTED, CONSTRUCTED & MAINTAINED BY PUBLIC UTILITY COMPANIES.
- 6. ENSURE POSITIVE DRAINAGE IN THE RIGHT OF WAY TOWARD THE ROAD PAVEMENT.

20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com 4041 Powder Mill Rd., Suite 215 Beltsville, MD 20705 240.848.7433 | vika.com Our Site Set on the Future. PREPARED FOR: 301.309.9500

KOSSOW MANAGEMENT CORPORATION ANDREW KOSSOW

ATTORNEY: LERCH, EARLY & BREWER 301.841.3834

CHRISTOPHER M. RUHLEN, ESQUIRE ARCHITECTS:

ARCHITECTS COLLABORATIVE 215.625.4411 FAIK TUGBERK, AIA

LANDSCAPE ARCHITECT: VIKA MARYLAND, LLC 301.916.4100

ROBERT TILSON, FASLA, PLA TRAFFIC ENGINEER: GALLOWAY & CO, INC. 301.901.0866 CHRIS KABATT, PE

CIVIL ENGINEER: VIKA MARYLAND, LLC 301.916.4100 JASON EVANS, P.E.

LAND PLANNER: VIKA MARYLAND, LLC 301.916.4100 IAN P. DUKE

REVISIONS DRC RESPONSE

7025 **STRATHMORE** 7th ELECTION DISTRICT MONTGOMERY COUNTY,

> MARYLAND WSSC GRID: 209NW04 TAX MAP:HN32

820250080

SITE PLAN



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

ENGINEER'S NAME: Jason A. Evans, P.E. LICENSE No.: 39885
EXPIRATION DATE: January 16, 2027 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, LL
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:

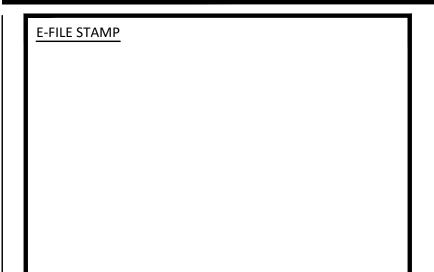
PROJECT VM50621

SHEET NO.

DEVELOPER'S CERTIFICATE The undersigned agrees to execute all the features of the Site Plan Approval No. <u>820250080</u>, including Approval Conditions, Development Program and Certified Site Plan.

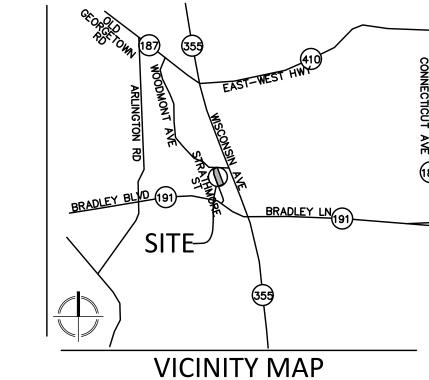
SCALE: 1" = 20'

Developer's Name: Kossow Management Corporation Contact Person: 1130 Taft Street, Rockville, MD 20850 Address:



7025 STRATHMORE

PRELIMINARY/FINAL FOREST CONSERVATION PLAN F20250460



Germantown, MD 20874 301.916.4100 | vika.com

Beltsville, MD 20705 240.848.7433 | vika.com

PREPARED FOR:

CORPORATION 301.309.9500 ANDREW KOSSOW

ATTORNEY:

301.841.3834

ARCHITECTS:

215.625.4411

FAIK TUGBERK

301.916.4100

ROBERT TILSON

301.901.0866

CHRIS KABATT

CIVIL ENGINEER:

301.916.4100

JASON EVANS, P.E.

LAND PLANNER:

IAN P. DUKE

REVISIONS

7025

STRATHMORE

7TH ELECTION DISTRICT

MONTGOMERY COUNTY,

MARYLAND

WSSC GRID: 209NW04

TAX MAP:HN32

F20250460

FOREST

CONSERVATION

PLAN

COVER

PROFESSIONAL SEAL

I HERERY CERTIEY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER

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

VIOLATIONS MAY RESULT IN PROSECUTION. ONLY

APPROVED, SIGNED AND SEALED PLANS OR DRAWING MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE: MAY 13, 2026

TRAFFIC ENGINEER:

ARCHITECTS COLLABORATIVE

CHRISTOPHER M. RUHLEN

LANDSCAPE ARCHITECT:

VIKA MARYLAND, LLC

GALLOWAY & CO, INC.

VIKA MARYLAND, LLC

VIKA MARYLAND, LLC

4041 Powder Mill Rd., Suite 219

Our Site Set on the Future

KOSSOW MANAGEMENT

LERCH, EARLY & BREWER

SCALE: 1" = 2000'

GENERAL NOTES

- 1. TOTAL TRACT AREA IS 0.62 ACRES.
- 2. THE NET FCP TRACT AREA IS 0.86 ACRES.
- 3. THE SUBJECT PROPERTY COMPRISES THE FOLLOWING TAX ACCOUNT: 07-00677820
- STRATHMORE APARTMENTS 1 LP ET AL 1130 TAFT ST

ROCKVILLE, MD 20850

- ROCKVILLE, MD 20850
- TAX ACCOUNT: 07-00677363 STRATHMORE APARTMENTS LTD PTSH C/O KOSSOW MGNT 1130 TAFT ST
- 4. THE SUBJECT PROPERTY IS ZONED CR-1.5, C-0.25, R-1.5, H-70 & BETHESDA
- 5. THE HORIZONTAL DATA IS BASED ON NAD 83 MARYLAND COORDINATE SYSTEM. THE VERTICAL DATUM IS BASED ON NGVD29 DATUM.
- 6. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, MARCH 2023. ADDITIONAL SURVEY INFORMATION BASED
- 7. NRI 420231860 FOR THE SUBJECT PROPERTY WAS APPROVED 07/27/2023.
- 8. THE SUBJECT PROPERTY IS LOCATED IN THE LITTLE FALLS WATERSHED, A USE CLASS I-P STREAM.
- 9. THIS SITE IS NOT WITHIN AN SPA OR PMA.

ON M-NCPPC TOPO AND GIS.

- 10. PER NRI 420231860, THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 200' OF THE SUBJECT PROPERTY.
- 11. AS PER NRI 420231860, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- 12. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0455D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- 13. IN A LETTER DATED MAY 16, 2023, THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR STATED THAT THERE ARE NO FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING THE FIELD WORK.
- 14. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (http://www.montgomeryplanning.org/gis/interactive/historic.shtm).
- 15. PER NRI 420231860, THERE ARE NO AREAS OF EXISTING FOREST AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- 16. SEE THE SIGNIFICANT AND SPECIMEN TREE TABLE AND PLAN FOR LOCATIONS AND INFORMATION ABOUT SIGNIFICANT AND SPECIMEN TREES ON THE SUBJECT PROPERTY AND WITHIN THE REMAINDER OF THE NRI
- 17. THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY
- 18. ALL TREES <24" DBH WITHIN THE LOD ARE TO BE REMOVED. ALL SIGNIFICANT AND SPECIMEN TREES TO BE REMOVED ARE SHOWN WITH AN 'X' AS DETAILED IN THE LEGEND.
- 19. A VARIANCE REQUEST HAS BEEN SUBMITTED WITH THIS PLAN FOR SPECIMEN TREES TO BE IMPACTED OR REMOVED. SEE THE SIGNIFICANT & SPECIMEN TREE TABLE FOR DETAILS. THIS PLAN PROPOSES 9" OF REPLACEMENT NATIVE SHADE TREES AS MITIGATION FOR THE REMOVAL OF SPECIMEN TREES AS PER THE SPECIMEN TREE MITIGATION TABLE SHOWN ON THIS SHEET. SEE THE LANDSCAPE PLAN FOR ALL MITIGATION TREE
- 20. FIELD WORK FOR NRI WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF, BRAD BARTELL, RLA & RON SUMANGIL ON 03/07/2023. A 'D' TAPE WAS USED TO MEASURE TREES.

FCP WORKSHEET-WITHIN SAME PRIORITY WATERSHED, SPA OR PMA

FOREST CONSERVATION WORKSHEET

7025 STRATHMORE **NET TRACT AREA:** A. Total tract area. B. Additions to tract area (Off-Site Work, etc.; construction required by this plan).. 0.50 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)

G. Net Tract Area	•••••	•••••			=	:		1.1
LAND USE CATEGO)RY : (f	rom Chap	oter 22A-3.	Definitions	s)			
Input th	e nun	nber "1" ເ	ınder the a	ppropriate	land use,			
limit to	only o	ne entry.						
AF	RA	CDR	MDR	IDA	HDR	MPD	CIA	
	0	0	0	0	0	1	0	
G. Afforestation T	hresh	old			15%	x G =		0.1
H. Conservation T	hresh	old			20%	x G =		0.2
EXISTING FOREST	COVE	₹:						
I. Existing forest o	over			=				0.0
J. Area of forest a	bove a	afforestat	ion thresho	old	=			0.0
K. Area of forest a	bove	conservat	ion thresh	old	=			0.0
BREAK EVEN POIN	T:							
L. Forest retention	n abov	e thresho	old with no	mitigation	=			0.0
M. Clearing permi	itted v	vithout m	itigation	=				0.0
PROPOSED FORES	T CLEA	ARING:						
N. Total area of fo	rest t	o be clear	ed	=				0.0
O. Total area of fo	rest t	o be retai	ned	=				0.0
PLANTING REQUIR	EMEN	ITS:						
P. Reforestation fo	or clea	ring abov	ve conserva	tion thres	hold=			0.0
Q. Reforestation f	or cle	aring belo	w conserva	ation thres	hold=			0.0
R. Credit for reten	ition a	bove con	servation th	hreshold	=			0.0
S. Total reforestat	ion re	quired		=				0.0
T. Total afforestat	ion re	quired			=			0.1

FCP WORKSHEET-OUTSIDE SAME PRIORITY WATERSHED, SPA OR PMA

B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...

U. Credit for landscaping (may not be used to meet reforestation requirement if

V. Total reforestation and afforestation required=

not exceed 20% of "S")=

NET TRACT AREA:

A. Total tract area.

project is located outside an Equity Focus Area (EFA). For projects within EFA, may

FOREST CONSERVATION WORKSHEET 7025 STRATHMORE

0.17

0.62

0.50

C. Land dedication acres (parks, county facility, etc.) D. Land dedication for roads or utilities (construction not required by this plan) E. Area to remain in commercial agricultural production/use F. Other deductions (specify)							0.00 0.00 0.00 0.00
G. Net Tract Area				_			1.12
G. Net Tract Area	••••••	•••••	•••••	=	·		1.12
LAND USE CATEGORY: (Input the nu limit to only	mber "1" ເ	under the a		-			
ARA	CDR	MDR	IDA	HDR	MPD	CIA	
0	0	0	0	0	1	0	
G. Afforestation Thres	nold			15%	x G =		0.17
H. Conservation Thres				20%	x G =		0.22
EXISTING FOREST COVE							
I. Existing forest cover							0.00
J. Area of forest aboveK. Area of forest above							0.00
N. Alea of forest above	CONSCIVA	don diresin	JIG	_			0.00
BREAK EVEN POINT:							
L. Forest retention abo	ve thresho	old with no	mitigation	=			0.00
M. Clearing permitted	without m	itigation	=				0.00
PROPOSED FOREST CLE	ARING:						
N. Total area of forest	to be clear	ed	=				0.00
O. Total area of forest	to be reta	ined	=				0.00
PLANTING REQUIREME	NTS:						
P. Reforestation for cle		ve conserva	tion thresl	hold=			0.00
Q. Reforestation for cle	_						0.00
R. Credit for retention	above con	servation th	nreshold	=			0.00
S. Total reforestation r	equired		=				0.00
T. Total afforestation r	equired		=	=			0.17
U. Credit for landscapi							
project is located outside		ty Focus Are	ea (EFA). F	or projects	within EFA	, may	
not exceed 20% of "S")	=						0.00
V. Total reforestation a	and affore	station requ	uired	=			0.17

RESOURCE DATA TABLE

	Number of Acres		
Tract	0.62		
Remaining in Agricultural Use	-		
Road & Utility ROWs ¹	-		
Total Existing Forest	-		
Forest Retention	-		
Forest Cleared	-		
Land Use & Thresholds ²			
Land Use Category	MDP	ARA, MDR, IDA, HDR, MD	P, or CIA.
Conservation Threshold	20%	percent	
Afforestation Threshold	15%	percent	
	Total Channel Length	Average Buffer	
	(ft.)	Width (ft.) ³	
Stream(s)	-	-	
Acres of Forest in	Retained	Cleared	Planted
Wetlands	-	-	-
100-Year Floodplain	-	-	-
Stream Buffers	-	-	-
Priority Areas	_	-	_

Information from FC Land Use Categories & Thresholds document.

SOILS TABLE

*DIAMETER AT BREAST HEIGHT

³ Measured from stream edge to buffer edge.

SYMBOL	SOIL*	CHARACTERISTICS						
		PRIME FARMLAND	FARMLAND OF STATEWIDE IMPORTANCE	HIGHLY ERODIBLE	HYDRIC SOIL	HYDROLOGIC GROUP		
2UB	GLENELG URBAN LAND COMPLEX 0-8% SLOPES	NO		NO		В		
400	URBAN LAND	NO		NO				

SIGNIFICANT & SPECIMEN TREE TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	VARIANCE TREE	CONDITION	CRZ (SF)	CRZ IMPACT (SF)	CRZ IMPACT %	DISPOSITION
1	Morus alba	White mulberry	26		Poor	4,778	4,778	100.00	REMOVE
8	Quercus palustris	Pin oak	33	✓	Fair	7,698	7,698	100.00	REMOVE
OFF-SITE TR	REES								
1A	Quercus palustris	Pin oak	29.5		Fair	6,151	366	5.95	SAVE
7	Platanus x acerifolia	London plane tree	39	✓	Good	10,751	1,721	16.01	SAVE
8A	Juglans nigra	Black walnut	38	✓	Good	10,207	293	2.87	SAVE

SPECIMEN TREE MITIGATION TABLE

TREE TO REMOVE	DBH (INCHES)	MITIGATION REQUIRED	# OF 3" CALIPER	
(TAG #)	DBH (INCHES)	@ 1"/4" REMOVED	REPLACEMENT TREES	
8	33	8.25	2.75	
TOTAL	33.0	9.0	3.0	
	PROPOSED MI	TIGATION AS AFFORESTATIO	N	
	MITIGATION	TOTAL MITIGATION	OFFSITE RATE= 100 (2"	
DBH REMOVED	REQUIREMENT	INCHES	CALIPER) TREES/ AC	
33.0"	0.25	8.25	0.04125	

AFFORESTATION CREDIT TABLE

ROPOSED AFFORESTATION/REFORESTATION CREDIT TABLE (IN ACRES)	
FFORESTATION/REFORESTATION REQUIRED	0.21
ROPOSED FOREST PLANTING AREA (CATEGORY I EASEMENT)	0.00
ROPOSED FOREST PLANTING AREA (CATEGORY II EASEMENT)	0.00
ROPOSED TREE PLANTINGS 20 YR. CANOPY CREDIT	0.00
AVED EXISTING CRITICAL ROOT ZONE CREDIT	0.00
ANDSCAPE AREAS AT FULL CREDIT	0.00
ANDSCAPE AREAS AT 1/4 CREDIT	0.00
OTAL PROPOSED LANDSCAPE CREDIT	0.00
ROPOSED FEE-IN-LIEU	0.21
OTAL CREDITS	0.21
EMAINING REQUIREMENT (OR EXCESS PLANTING IF NUMBER IS NEGATIVE)	
OTES:	·

AFFORESTATION REQUIREMENT INCLUDES SPECIMEN TREE MITIGATION. AFFORESTATION TO BE MET BY OFF-SITE BANKING OR PAYMENT OF A FEE-IN-LIEU.

SHEET INDEX

FCP 001 FCP COVER FCP 002 APPROVALS FCP 003 FCP

DEVELOPER'S CERTIFICATE The undersigned agrees to execute all the features of the Approved Preliminary Forest Conservation Plan No. F20250460, including financial bonding, forest planting, maintenance, and all other applicable agreements as may be modified by the Final Forest Conservation Plan. Developer's Name: Kossow Management Corporation Contact Person: 1130 Taft Street, Rockville, MD 20850

DRAWN BY: **DESIGNED BY:** DATE ISSUED: VM50621A FCP-001 SHEET NO.

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.