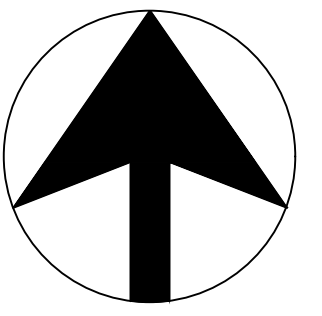


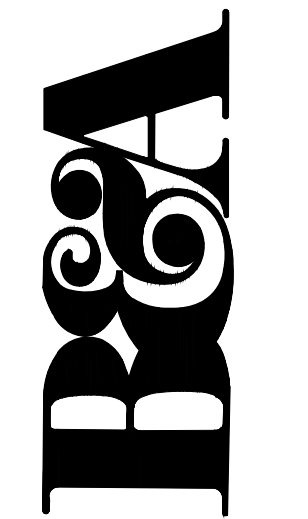
Rev. 12/26/2025
Rev. 01/23/2026



date: 04/07/2025

scale: 1" = 60'

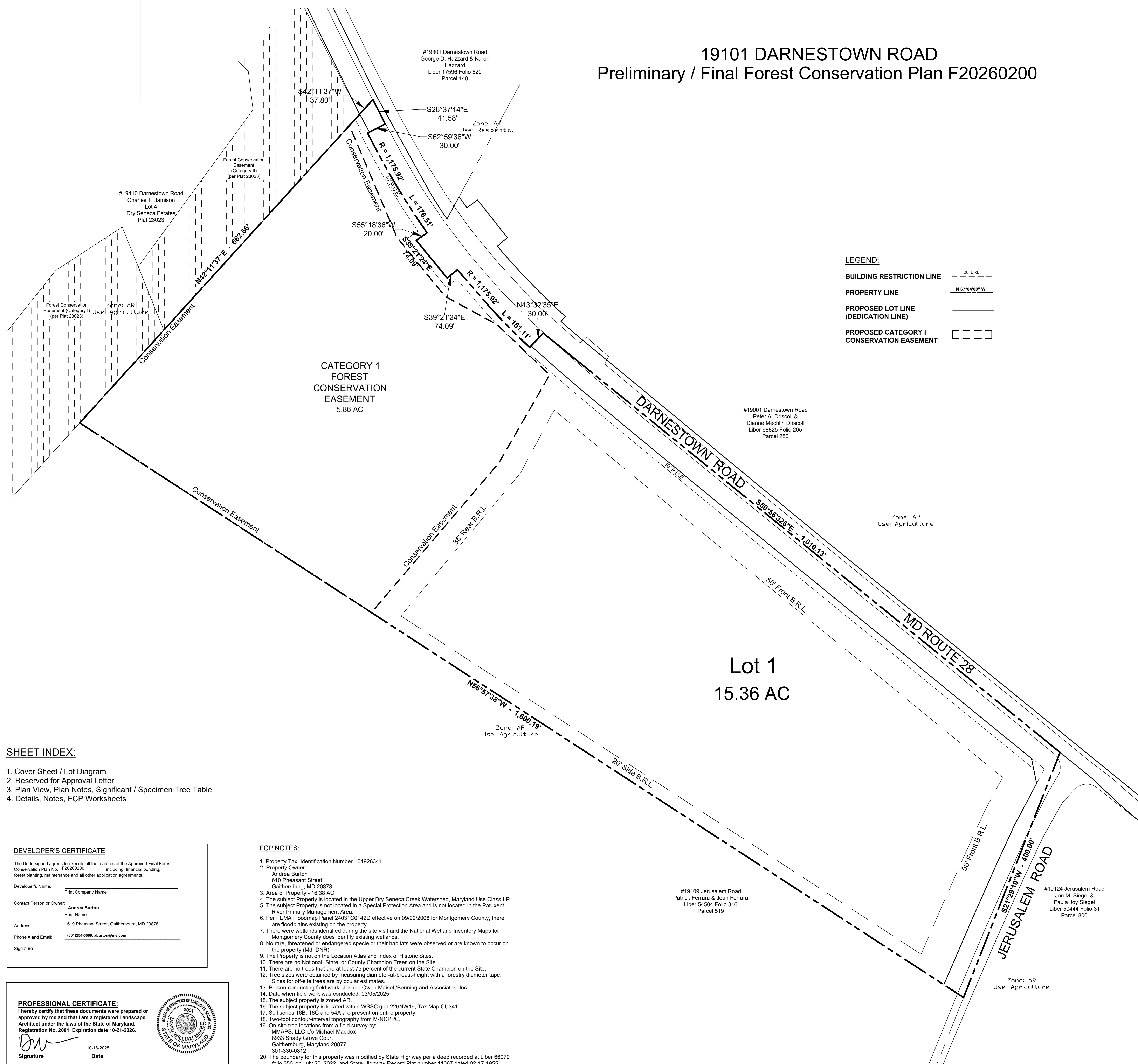
Benning & Associates, Inc.
 Land Planning Consultants
 8933 Shady Grove Court
 Gaithersburg, MD 20877
 (301) 948-0240



PRELIMINARY / FINAL FOREST CONSERVATION PLAN
19101 Darnestown Road
 Parcel 409; Tax Map: CU341
 Election District 03
 Montgomery County, Maryland

19101 DARNESTOWN ROAD

Preliminary / Final Forest Conservation Plan F20260200



LEGEND:

- BUILDING RESTRICTION LINE: 20' B.R.L.
- PROPERTY LINE: N 67° 04' 00\"/>

- SHEET INDEX:**
- Cover Sheet / Lot Diagram
 - Reserved for Approval Letter
 - Plan View, Plan Notes, Significant / Specimen Tree Table
 - Details, Notes, FCP Worksheets

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20260200 including, financial bonding, forest planning, maintenance and all other application agreements.


Developer's Name: _____
 Print Company Name: _____


Contact Person or Owner: Andrea Burton
 Print Name: _____
 Address: 619 Pheasant Street, Gaithersburg, MD 20878
 Phone # and Email: (301)254-5589, aburton@me.com
 Signature: _____

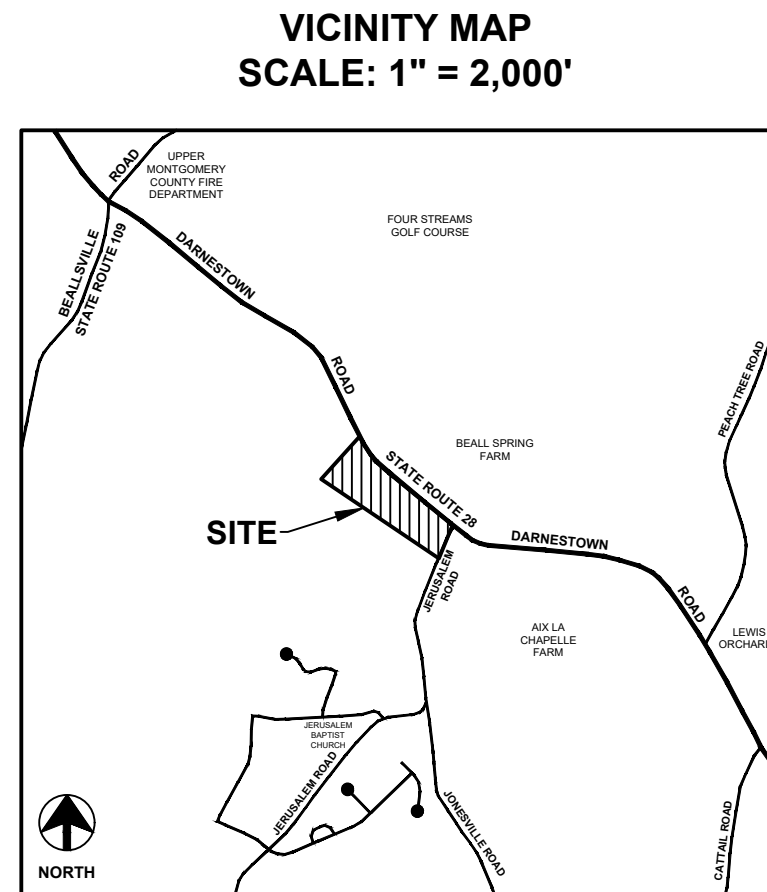
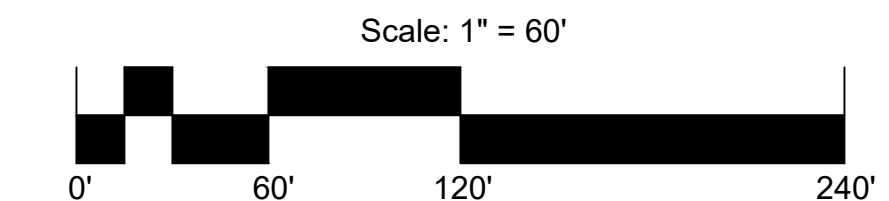
- FCP NOTES:**
- Property Tax Identification Number - 01926341.
 - Property Owner: Andrea Burton, 610 Pheasant Street, Gaithersburg, MD 20878
 - Area of Property - 16.38 AC
 - The subject Property is located in the Upper Dry Seneca Creek Watershed, Maryland Use Class I-P.
 - The subject Property is not located in a Special Protection Area and is not located in the Patuxent River Primary Management Area.
 - Per FEMA Floodmap Panel 24031C0142D effective on 09/29/2006 for Montgomery County, there are floodplains existing on the property.
 - There were wetlands identified during the site visit and the National Wetland Inventory Maps for Montgomery County does identify existing wetlands.
 - No rare, threatened or endangered species or their habitats were observed or are known to occur on the property (Md. DNR).
 - The Property is not on the Location Atlas and Index of Historic Sites.
 - There are no National, State, or County Champion Trees on the Site.
 - There are no trees that are at least 75 percent of the current State Champion on the Site.
 - Tree sizes were obtained by measuring diameter-at-breast-height with a forestry diameter tape. Sizes for off-site trees are by ocular estimates.
 - Person conducting field work- Joshua Owen Maisel / Benning and Associates, Inc.
 - Date when field work was conducted: 03/05/2025
 - The subject property is zoned AR.
 - The subject property is located within WSSC grid 226NW19, Tax Map CU341.
 - Soil series 15B, 15C and 54A are present on entire property.
 - Two-foot contour-interval topography from M-NCPPC.
 - On-site tree locations from a field survey by: MMAPS, LLC c/o Michael Maddox, 8933 Shady Grove Court, Gaithersburg, Maryland 20877, 301-330-0812
 - The boundary for this property was modified by State Highway per a deed recorded at Liber 68070 folio 350 on July 20, 2022, and State Highway Record Plat number 11367 dated 02-17-1955.

PROFESSIONAL CERTIFICATE:

I hereby certify that these documents were prepared or approved by me and that I am a registered Landscape Architect under the laws of the State of Maryland. Registration No. 2991, Expiration date 10-21-2026.

 10-16-2025
 Signature Date





Owner:
Andrea Burton
 619 Pheasant Street
 Gaithersburg, MD 20878
 (301) 254-5589
 aburton30@me.com

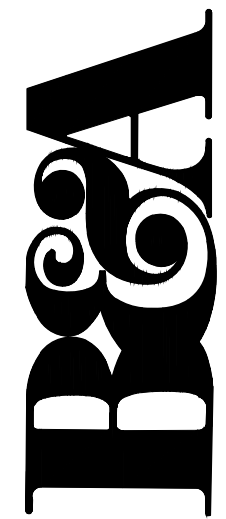
THIS SHEET RESERVED FOR
FUTURE USE.

Revisions

date: 10/16/2025

scale:

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)944-0240



PRELIMINARY / FINAL FOREST CONSERVATION PLAN
19101 Darnestown Road
Parcel 409; Tax Map: CU341
Election District 03
Montgomery County, Maryland

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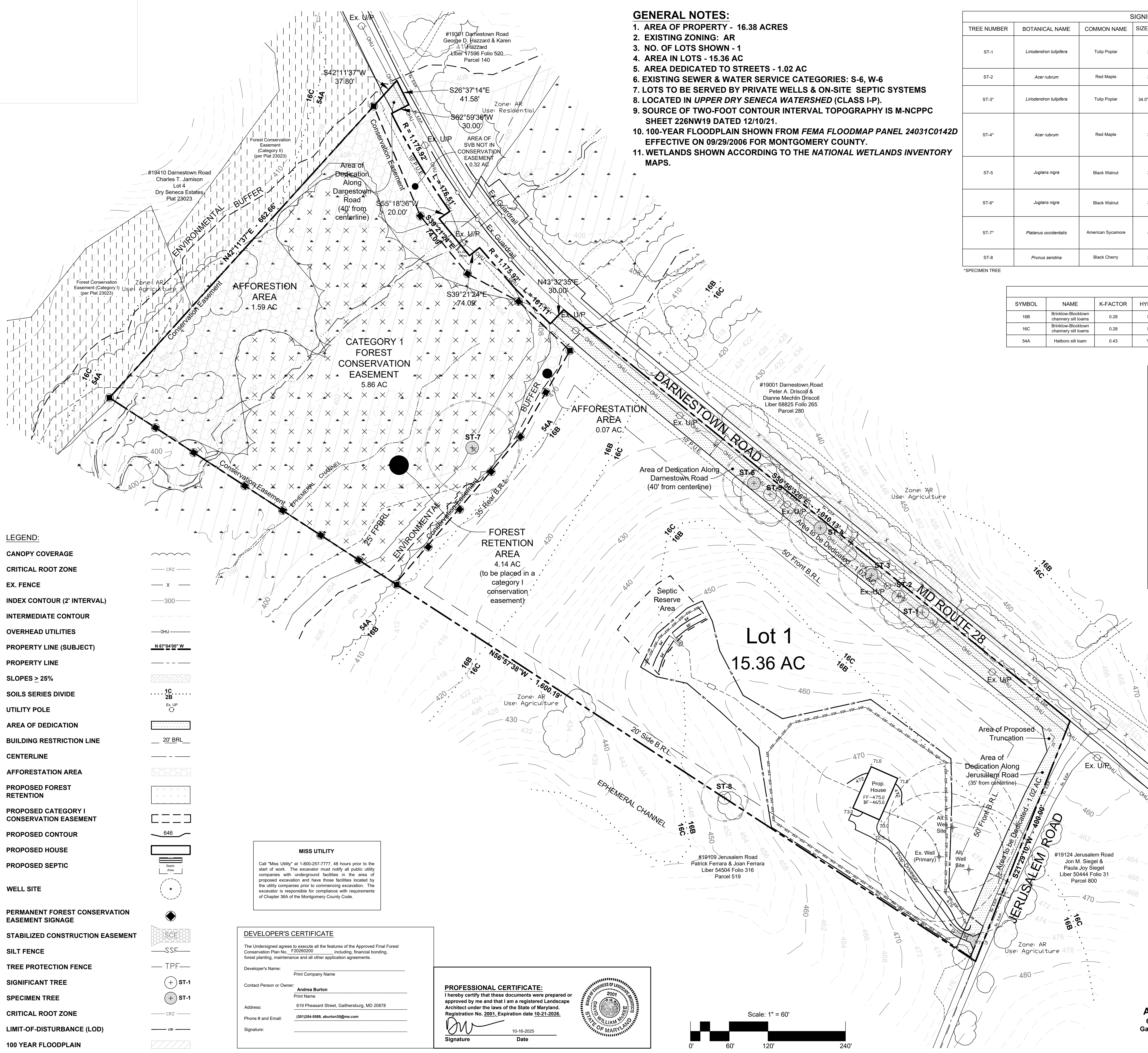
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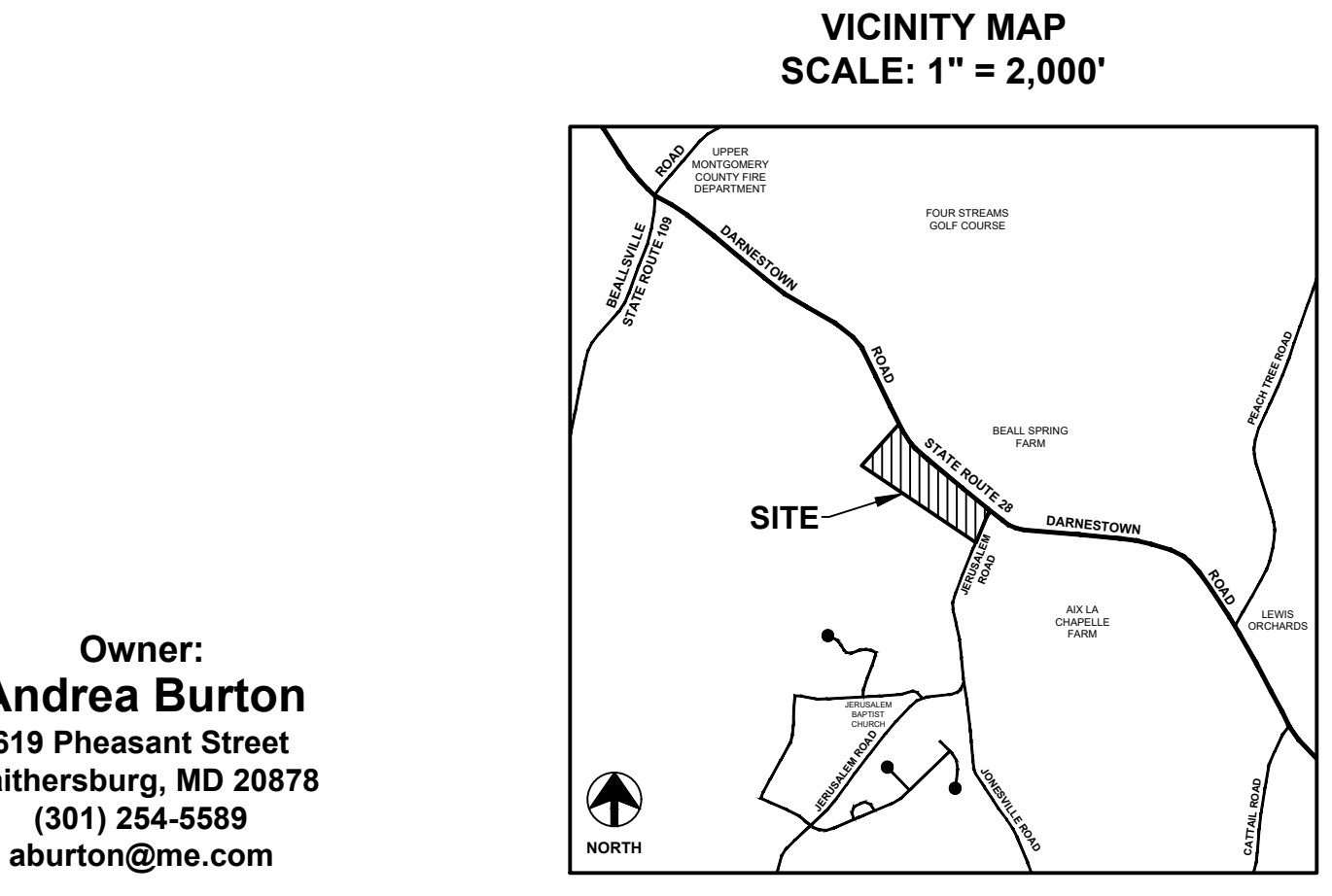
- GENERAL NOTES:**
1. AREA OF PROPERTY - 16.38 ACRES
 2. EXISTING ZONING: AR
 3. NO. OF LOTS SHOWN - 1
 4. AREA IN LOTS - 15.36 AC
 5. AREA DEDICATED TO STREETS - 1.02 AC
 6. EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-6
 7. LOTS TO BE SERVED BY PRIVATE WELLS & ON-SITE SEPTIC SYSTEMS
 8. LOCATED IN UPPER DRY SENECA WATERSHED (CLASS I-P).
 9. SOURCE OF TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY IS M-NCPPC SHEET 226NW19 DATED 12/10/21.
 10. 100-YEAR FLOODPLAIN SHOWN FROM FEMA FLOODMAP PANEL 24031C0142D EFFECTIVE ON 09/29/2006 FOR MONTGOMERY COUNTY.
 11. WETLANDS SHOWN ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPS.

SIGNIFICANT / SPECIMEN TREE TABLE							
TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	TREE CONDITION	COMMENTS	CRZ % IMPACT	STATUS / PROTECTION MEASURES
ST-1	Liriodendron tulipifera	Tulip Poplar	24.8"	Poor	On steep slopes next to road, basal rot, galls on trunk, adventitious limbs, hangers, broken dead limbs with decay, lost leader, large wound with decay, Borer damage, over-head utilities through canopy, pruned	0%	To Remain
ST-2	Acer rubrum	Red Maple	27.9"	Poor	Basal rot, adjacent to road, over-head utilities through canopy, tree has been pruned, adventitious limbs	0%	To Remain
ST-3*	Liriodendron tulipifera	Tulip Poplar	34.0" Estimate	Poor	With massive cavity with decay, over-head utilities through canopy, massive amount of adventitious limbs, pruned, sap rot, broken dead limbs with decay	0%	To Remain
ST-4*	Acer rubrum	Red Maple	32.7"	Poor	Adjacent to road, over-head utilities through canopy, vines climbing trunk, possible basal rot, response wood growth in branch union, vertical crack from trunk to leader, tree has been topped, adventitious limbs, broken dead limbs with decay, sap rot, hanger, cavity in leader	0%	To Remain
ST-5	Juglans nigra	Black Walnut	29.9"	Poor-Dead	Adjacent to road, over-head utilities through canopy, basal rot, possible nest under trunk, dead leaders with decay, phototropic lean, hangers, broken dead limbs with decay, vines in canopy	0%	To Remain
ST-6*	Juglans nigra	Black Walnut	32.0"	Moderate	Adjacent to road & over-head utilities, large Grapevine, tree is pruned, adventitious limbs, dead broken limbs with decay, vines all over tree, die-back, co-dominant leaders	0%	To Remain
ST-7*	Platanus occidentalis	American Sycamore	48.3"	Poor	Basal rot, cavity with decay, several vine species climbing trunk, hangers, broken dead limbs with decay, co-dominant leaders, response wood growth below branch union, galls on trunk, co-dominant leaders	0%	To Remain
ST-8	Prunus serotina	Black Cherry	24.0"	Moderate	Multiple vine species climbing trunk, broken dead limbs, adventitious limbs, hangers, sap rot, die-back	0%	To Remain

SOILS TABLE									
SYMBOL	NAME	K-FACTOR	HYDRIC	SLOPES	SEEDLING MORTALITY	COMMENTS	PRIME AGRICULTURAL	SEVERELY ERODIBLE	SERPENTINITE
16B	Brinklow-Blocktown channery silt loams	0.28	No	3 - 8%	Slight	Well drained, gently sloping	No	No	No
16C	Brinklow-Blocktown channery silt loams	0.28	No	8 - 15%	Slight	Well drained, strongly sloping	No	No	No
54A	Hatboro silt loam	0.43	Yes	0 - 3%	Slight	Very deep & poorly drained	No	No	No

- INSPECTIONS**
- All field inspections must be requested by the applicant.
- Field inspections must be conducted as follows:
- Plans without Planting Requirements**
1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
 2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin and before release of the building permit.
 3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.
- Additional Requirements for Plans with Planting Requirements**
4. Before the start of any required reforestation and afforestation planting.
 5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
 6. 2 years after reforestation and afforestation have been completed, to determine survival and assess necessary maintenance activities for the remaining duration of the maintenance and management period.
 7. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

Forest Conservation Data Table		
Tract	Number of Acres	
Remaining in Agricultural Use	16.38	
Road & Utility ROWs ¹	1.13	
Total Existing Forest	4.14	
Forest Retention	4.14	
Forest Cleared	0.00	
Land Use & Thresholds²		
Land Use Category	ARA	ARA, MDR, IDA, HDA, MDP, or CIA
Conservation Threshold	55%	percent
Afforestation Threshold	20%	percent
Total Channel Length (ft.)³		
Stream(s)	540	Average Buffer Width (ft.) ³ 310
Acres of Forest in		
Wetlands	Retained	Cleared
100-Year Floodplain	3.73	0.00
Stream Buffers	3.65	0.00
Priority Areas	4.11	1.66



- LEGEND:**
- CANOPY COVERAGE
 - CRITICAL ROOT ZONE
 - EX. FENCE
 - INDEX CONTOUR (2' INTERVAL)
 - INTERMEDIATE CONTOUR
 - OVERHEAD UTILITIES
 - PROPERTY LINE (SUBJECT)
 - PROPERTY LINE
 - SLOPES ≥ 25%
 - SOILS SERIES DIVIDE
 - UTILITY POLE
 - AREA OF DEDICATION
 - BUILDING RESTRICTION LINE
 - CENTERLINE
 - AFFORESTATION AREA
 - PROPOSED FOREST RETENTION
 - PROPOSED CATEGORY I CONSERVATION EASEMENT
 - PROPOSED CONTOUR
 - PROPOSED HOUSE
 - PROPOSED SEPTIC
 - WELL SITE
 - PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE
 - STABILIZED CONSTRUCTION EASEMENT
 - SILT FENCE
 - TREE PROTECTION FENCE
 - SIGNIFICANT TREE
 - SPECIMEN TREE
 - CRITICAL ROOT ZONE
 - LIMIT-OF-DISTURBANCE (LOD)
 - 100 YEAR FLOODPLAIN

MISS UTILITY

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. 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 36A of the Montgomery County Code.

DEVELOPER'S CERTIFICATE

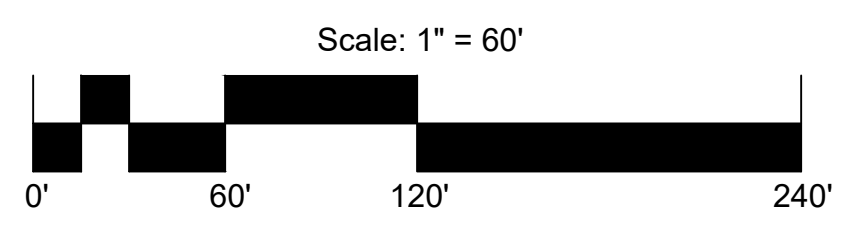
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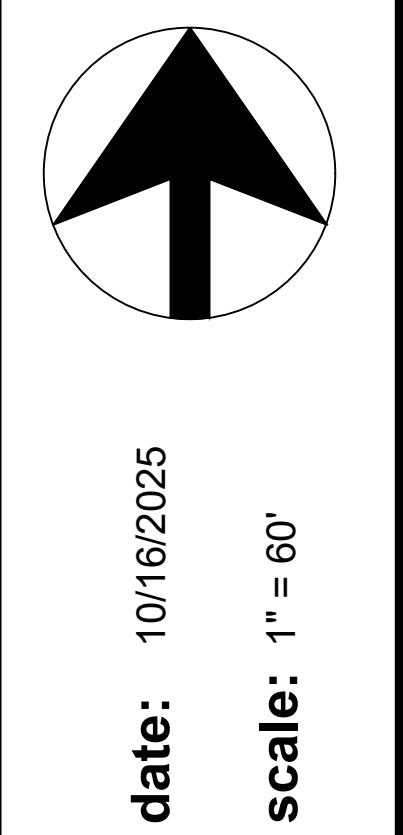
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Signature _____ Date: 10-16-2025

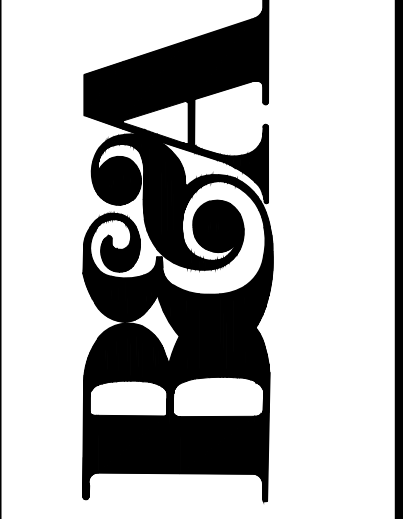


Revisions

Rev. 12/26/2025	
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