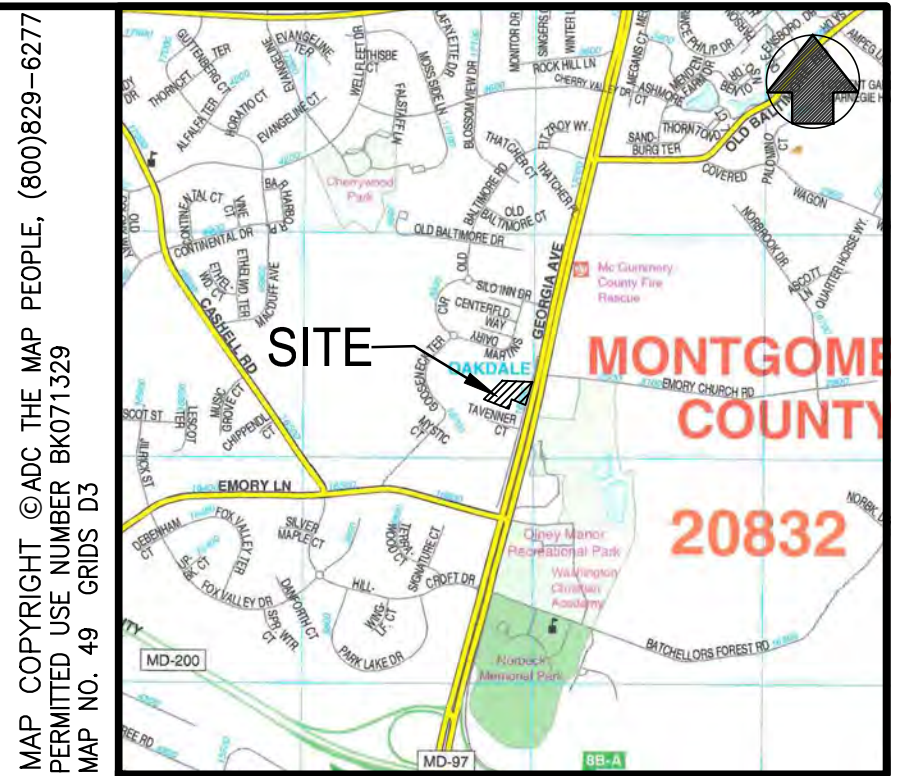


PRIMROSE AT 16650 GEORGIA AVENUE CHILDCARE FACILITY PRELIMINARY/FINAL FOREST CONSERVATION PLAN MONTGOMERY COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'

SITE DATA

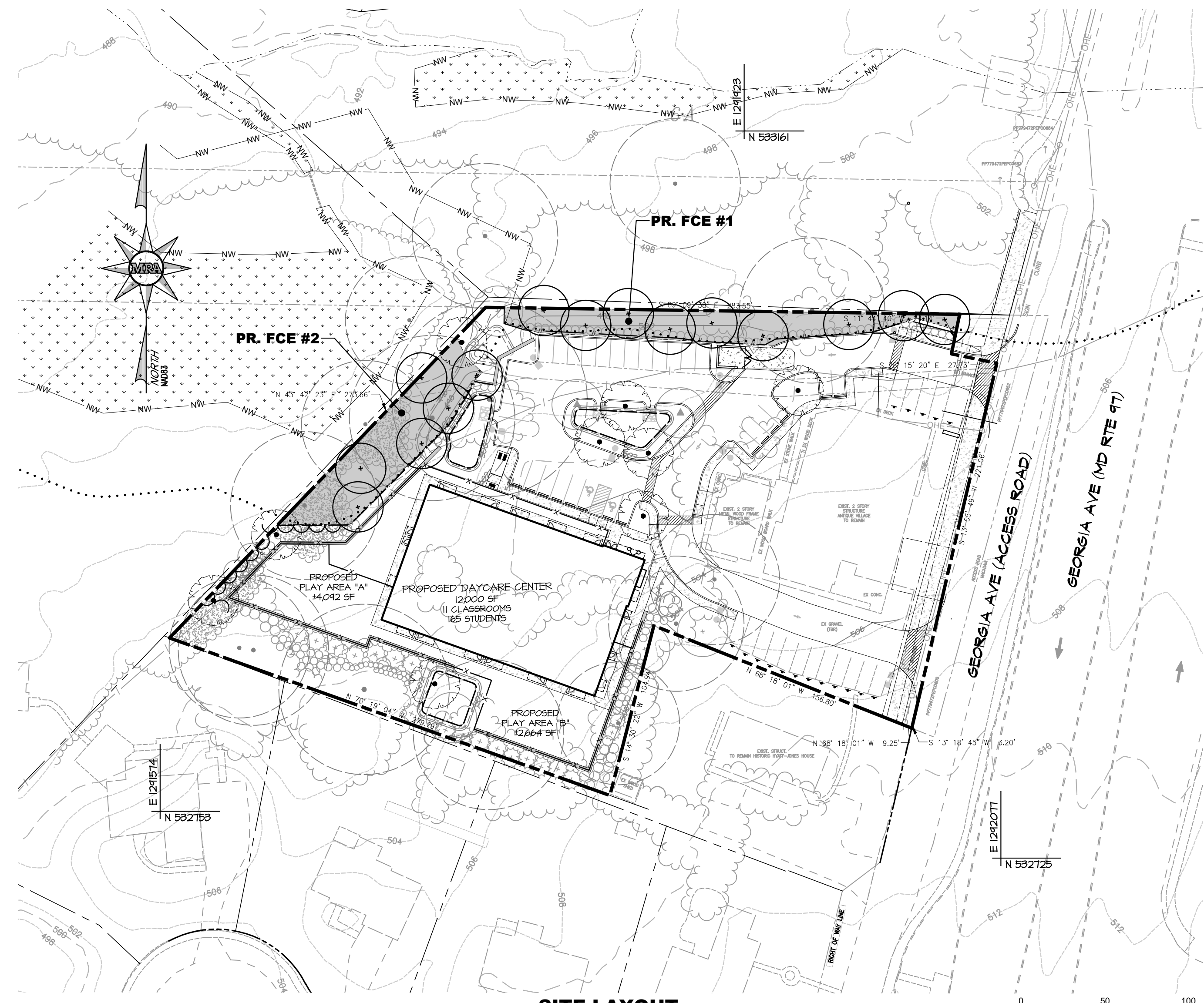
- Property Address: 16650 Georgia Avenue, Olney, MD 20832
- Property Information: Tax Map HS53, Parcel 110
- Tax ID: 08-0072020
- Gross Site Area: 92,200 SF/2.117 AC
- Existing Zoning: R-200 (Residential Detached Zone)
- Existing Land Use: Antique Shop Buildings (Non-Conforming Use #238733), General Retail
- Proposed Land Use: 12,000 SF Day Care Center with up to 165 students (Conditional Use - Day Care Center (Over 30 Persons)), 10,552 SF Antique Shop Buildings (existing to remain)
- Total Non-Tidal Wetland Area: None
- Total Waters of the U.S.: None
- Floodplain: None

PLAN NOTES

- BOUNDARY NOTE:** THIS BOUNDARY SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. (MRA), IN APRIL 2023.
- TOPOGRAPHY NOTE:** TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY MRA IN APRIL 2023 & IS SUPPLEMENTED WITH MONTGOMERY COUNTY GIS.
- SURVEY CONTROL NOTE:** THE HORIZONTAL AND VERTICAL CONTROL SHOWN ON THESE PLANS REFERS TO THE MARYLAND STATE SYSTEM (NAD 83/NAVD88) OF PLANE COORDINATES.
- FOREST CONSERVATION NOTE:** THE PROPERTY IS SUBJECT TO FOREST CONSERVATION REGULATIONS AS STATED IN THE MONTGOMERY COUNTY CODE, AND IN THE STATE OF MARYLAND FOREST CONSERVATION ACT FOUND IN ANNO. CODE OF MARYLAND NATURAL RESOURCES ARTICLE, TITLE 5, SUBTITLE 16 AND COMAR TITLE 8, SUBTITLE 19.
- NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION NOTE:** A SIMPLIFIED NATURAL RESOURCES INVENTORY/SIMPLIFIED FOREST STAND DELINEATION PLAN, 420240770, WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. (GTA) AND APPROVED ON JANUARY 2, 2024.
- SPECIMEN TREE NOTE:** FIFTEEN (15) SIGNIFICANT/SPECIMEN TREES WERE IDENTIFIED ON OR IN THE VICINITY OF THE PROPERTY AND WERE DETERMINED BY DIAMETER TAPE IN ACCORDANCE WITH THE NRI/FSO, 420240770.
- FOREST NOTE:** THE APPROVED NRI/FSO LISTED 0.09 ACRES OF EXISTING FOREST HOWEVER, THAT WAS BASED ON AN OLDER, GIS BOUNDARY LINE. BASED ON THE SURVEYED BOUNDARY, THERE ARE 0.08 ACRES OF EXISTING FOREST LOCATED ON SITE.
- SOILS:** SOILS ARE MAPPED AND LABELED IN ACCORDANCE WITH THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE'S WEB SOIL SURVEY (HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/APP/).
- FLOOD PLAIN:** SUBJECT PROPERTY IS LOCATED WITHIN FEMA FLOOD PLAIN MAP 24031C0215D, DATED 9/29/2006. NO FEMA FLOOD PLAIN EXISTS ON THE PROPERTY.
- WETLAND NOTE:** THERE ARE NO WETLANDS ON SITE IN ACCORDANCE WITH THE NRI/FSO, 420240770.
- STREAMS:** THERE ARE NO STREAMS ON SITE IN ACCORDANCE WITH NRI/FSO, 420240770.
- CRITICAL AREA:** THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- BUFFER:** THE PROPERTY HAS 0.19 ACRES OF WETLAND/STREAM BUFFER ON SITE.
- STEEP SLOPES:** THERE ARE NO STEEP SLOPES LOCATED ON THE PROPERTY.
- SPECIAL PROTECTION AREA:** THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA IN ACCORDANCE WITH THE MONTGOMERY COUNTY GUIDELINES FOR ENVIRONMENTAL MANAGEMENT OF DEVELOPMENT IN MONTGOMERY COUNTY AND MONTGOMERY COUNTY PLANNING DEPARTMENT.
- PRIMARY MANAGEMENT AREA:** IN ACCORDANCE TO MONTGOMERY COUNTY'S PLANNING GUIDELINES, THE SUBJECT PROPERTY DOES NOT MEET CRITERIA TO BE IN THE PATUXENT RIVER WATERSHED PRIMARY MANAGEMENT AREA.
- WATERSHED:** THE SUBJECT PROPERTY IS LOCATED WITHIN THE NORTH BRANCH ROCK CREEK WATERSHED. THE NORTH BRANCH ROCK CREEK STREAM IS USE CLASS III.
- ACCORDING TO MS. LORI BYRNE OF THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (IN AN ENVIRONMENTAL REVIEW RESPONSE LETTER DATED NOVEMBER 8TH, 2023) "THE WILDLIFE AND HERITAGE SERVICE HAS NO OFFICIAL RECORDS FOR STATE OR FEDERALLY LISTED, CANDIDATE PROPOSED, OR RARE, THREATENED, OR ENDANGERED PLANT OR ANIMAL SPECIES WITHIN THE PROJECT AREA SHOWN ON THE MAP PROVIDED."
- BASED ON INFORMATION PROVIDED BY THE LOCATION ATLAS AND INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY AND THE DESIGNATED IN THE MASTER PLAN FOR HISTORIC PRESERVATION OBTAINED BY MCA/TAS, THERE ARE NO LISTED HISTORIC PROPERTIES OR FEATURES WITHIN THE SUBJECT SITE. PARCEL 154 IMMEDIATELY SOUTHWEST OF THE SUBJECT SITE IS MASTER PLAN HISTORIC SITE 23-107, THE WATT JONES HOUSE. PARCEL 156 LOCATED EAST OF THE SUBJECT SITE AND EAST OF GEORGIA AVENUE IS MASTER PLAN HISTORIC SITE 23-106, OAKDALE ENORY METHODIST CHURCH.

FOREST CONSERVATION NOTES

- GROSS TRACT: 2.11 AC
 - NET TRACT: 2.35 AC*
 - AFFORESTATION THRESHOLD: 0.47 AC
 - EXISTING FOREST: 0.075 AC
 - PROPOSED CLEARING (BELOW THRESHOLD): 0.037 AC**
 - TOTAL REQUIRED REFORESTATION AND AFFORESTATION: 0.48 AC
 - PROPOSED REFORESTATION: 0.147 AC***
 - THE REMAINING 0.34 ACRES OF REFORESTATION/AFFORESTATION WILL BE ADDRESSED VIA PAYMENT OF A FEE-IN-LIEU TO THE MONTGOMERY COUNTY FOREST CONSERVATION FUND OR BY PURCHASING CREDITS FROM AN APPROVED MONTGOMERY COUNTY FOREST MITIGATION BANK.
 - A TOTAL OF THREE (3) SPECIMEN TREES (ST-3, ST-4, AND ST-8) TOTALING 102" DBH ARE PROPOSED TO BE REMOVED. THE MITIGATION REQUIREMENT OF 25.5" (1.4 DBH) WILL BE ADDRESSED VIA PLANTING OF NINE (9) 3" MAJOR DECIDUOUS TREE.
- * INCLUDES 0.24 AC OF OFFSITE LIMITS OF DISTURBANCE.
 ** OF THE 0.037 AC OF PROPOSED CLEARING, 0.013 AC IS EXISTING ON-SITE FOREST THAT IS PROPOSED TO BE RETAINED BUT DOES NOT MEET THE SIZE CRITERIA TO BE CREDITED AS RETENTION. THEREFORE, IT IS CONSIDERED TO BE CLEARED.
 *** PROPOSED BUFFER LANDSCAPING IS BEING CREDITED TOWARDS REFORESTATION REQUIREMENT.



SITE LAYOUT
SCALE: 1" = 50'

FOREST CONSERVATION WORKSHEETS

WITHIN SAME PRIORITY WATERSHED/SPA/PMA				OUTSIDE SAME PRIORITY WATERSHED/SPA/PMA			
FOREST CONSERVATION WORKSHEET PRIMROSE AT 16650 GEORGIA AVENUE - F20240890				FOREST CONSERVATION WORKSHEET PRIMROSE AT 16650 GEORGIA AVENUE - F20240890			
NET TRACT AREA:				NET TRACT AREA:			
A. Total tract area ...	2.11			A. Total tract area ...	2.11		
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...	0.24			B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...	0.24		
C. Land dedication acres (parks, county facility, etc.) ...	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			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			E. Area to remain in commercial agricultural production/use ...	0.00		
F. Other deductions (specify) ...	0.00			F. Other deductions (specify) ...	0.00		
G. Net Tract Area ...	2.35			G. Net Tract Area ...	2.35		
LAND USE CATEGORY: (from Chapter 22A-3, Definitions) Input the number "1" under the appropriate land use, limit to only one entry.				LAND USE CATEGORY: (from Chapter 22A-3, Definitions) Input the number "1" under the appropriate land use, limit to only one entry.			
ARA	CDR	MDR	IDA	HDR	MPD	CIA	
0	0	0	1	0	0	0	
G. Afforestation Threshold ...				20%	x G =		0.47
H. Conservation Threshold ...				25%	x G =		0.59
EXISTING FOREST COVER:				EXISTING FOREST COVER:			
I. Existing forest cover ...	0.08						0.08
J. Area of forest above afforestation threshold ...	0.00						0.00
K. Area of forest above conservation threshold ...	0.00						0.00
BREAK EVEN POINT:				BREAK EVEN POINT:			
L. Forest retention above threshold with no mitigation ...	0.00						0.00
M. Clearing permitted without mitigation ...	0.00						0.00
PROPOSED FOREST CLEARING:				PROPOSED FOREST CLEARING:			
N. Total area of forest to be cleared ...	0.04						0.04
O. Total area of forest to be retained ...	0.04						0.04
PLANTING REQUIREMENTS:				PLANTING REQUIREMENTS:			
P. Reforestation for clearing above conservation threshold ...	0.00						0.00
Q. Reforestation for clearing below conservation threshold ...	0.08						0.09
R. Credit for retention above conservation threshold ...	0.00						0.00
S. Total reforestation required ...	0.08						0.09
T. Total afforestation required ...	0.39						0.39
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") ...	0.14						0.14
V. Total reforestation and afforestation required ...	0.33						0.34
							4/3/2023

Forest Conservation Data Table

Tract	Number of Acres
Remaining in Agricultural Use	-
Road & Utility ROWs ¹	-
Total Existing Forest	0.075
Forest Retention	-
Forest Cleared	0.075

Land Use & Thresholds ²	Value	Unit
Land Use Category	IDA	ARA, MDR, IDA, HDR, MDP, or CIA
Conservation Threshold	25	percent
Afforestation Threshold	20	percent

Stream(s)	Total Channel Length (ft.)	Average Buffer Width (ft.) ³
	340	150

Acres of Forest in	Retained			Cleared			Planted		
	Wetlands	100-Year Floodplain	Stream Buffers	Priority Areas	Wetlands	100-Year Floodplain	Stream Buffers	Priority Areas	Wetlands
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	0.036	-	-	0.133	-	-	-	-	-
	0.002	0.037	0.014	-	-	-	-	-	-

RESOURCE DATA TABLE	
FEATURES	DATA
FOREST	0.075 A.C.
FLOODPLAIN	0 A.C.
WETLANDS	0 A.C.
STREAMS	0 LF
ENVIRONMENTAL BUFFER	0.19 A.C.
ENVIRONMENTAL BUFFER IN FOREST	0.036 A.C.

SOILS LEGEND			
SYMBOL	NAME/DESCRIPTION	SOIL TYPE	K FACTOR
2B	GENELG SILT LOAM, 3 TO 8 PERCENT SLOPES	B	N/A
6A	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	C/D	N/A

PRIMROSE FOREST CONSERVATION EASEMENT SUMMARY					
FOREST CONSERVATION EASEMENT NAME	ACREAGE	REFORESTATION AREAS	ACREAGE	RETENTION AREAS	ACREAGE
FCE#1	0.089 AC	#1-1	0.089 AC	-	- AC
FCE#2	0.096 AC	#2-1	0.096 AC	#2-2	0.038 AC
TOTAL:	0.185 AC		0.147 AC		0.038 AC

* NO HIGHLY ERODIBLE SOILS ON SITE.

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

SIGNIFICANT/SPECIMEN TREE TABLE					
NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	TO BE REMOVED?
ST-1	EASTERN HEMLOCK	TSUGA CANADENSIS	26	GOOD	YES
ST-2	EASTERN HEMLOCK	TSUGA CANADENSIS	27	GOOD	YES
ST-3	RED MAPLE	ACER RUBRUM	33	GOOD	YES
ST-4	PIN OAK	QUERCUS PALUSTRIS	39	GOOD	YES
ST-5	NORTHERN RED OAK	QUERCUS RUBRA	30	GOOD	NO
ST-6	NORTHERN RED OAK	QUERCUS RUBRA	28	GOOD	NO
ST-7	RED MAPLE	ACER RUBRUM	34	GOOD	NO
ST-8	RED MAPLE	ACER RUBRUM	30	GOOD	YES
ST-9	SILVER MAPLE	ACER SACCHARINUM	26	GOOD	NO
ST-10	WHITE WILLOW	SALIX ALBA	29	GOOD	NO
ST-11	PIN OAK	QUERCUS PALUSTRIS	25.5	GOOD	NO
ST-12	PIN OAK	QUERCUS PALUSTRIS	25.5	GOOD	NO
ST-13	BLACK TUPELO	NYSSA SYLVATICA	29.5	GOOD	NO
ST-14	PIN OAK	QUERCUS PALUSTRIS	24.5	GOOD	YES
ST-15	EASTERN RED CEDAR	JUNIPER VIRGINIANA	29.0	GOOD	NO

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of Approved Final Forest Conservation Plan No. F20240890, including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Little Steps, LLC
 Printed Company Name

Contact Person or Owner: Beenish Bhatia
 Printed Name

Address: 12213 Basslers Way, Clarksville, MD 21029

Phone and Email: 410-928-9042, beenish@gmsi.com

Signature: _____



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

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 LAUREL, MD 20707
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**PRIMROSE AT 16650 GEORGIA AVENUE
 CHILDCARE FACILITY
 PRELIMINARY / FINAL FOREST CONSERVATION PLAN**

COVER SHEET

TAX MAP HS53 ~ PARCEL 110 ~ ELECTION DISTRICT 8 ~ FCP #F20240890
 PP #120250090
 ZONED R-200 ~ L.65992 F.117 ~ WSSC GRID 222NW03
 16650 GEORGIA AVENUE, OLNEY, MD 20832

DATE	REVISIONS	JOB NO.:
03/19/2025	REVISED PER COMMENTS	SCALE: AS SHOWN
05/06/2025	REVISED TO INCLUDE POTENTIAL OFFSITE SIDEPAH	DATE: 11/21/2024
11/06/2025	REVISED PER COMMENTS	DRAWN BY: AS
02/25/2026	REVISED PER COMMENTS	DESIGN BY: BPP
04/23/2026	REVISED PER COMMENTS	REVIEW BY: CMG

LICENSE NO.: 3457
 EXPIRATION DATE: 03/18/28

SHEET: 1 OF 5

P:\PRCA\20277 Primrose Childcare Facility\Plans\LDE\Overseas\Plan\Site\FCP-FCOM-APPROVE SHEET-02.dwg, 2/25/2026 10:24:35 AM, KReebuck, 1:1, Copyright 2026 Morris & Ritchie Associates, Inc.

SHEET:
FCP-2



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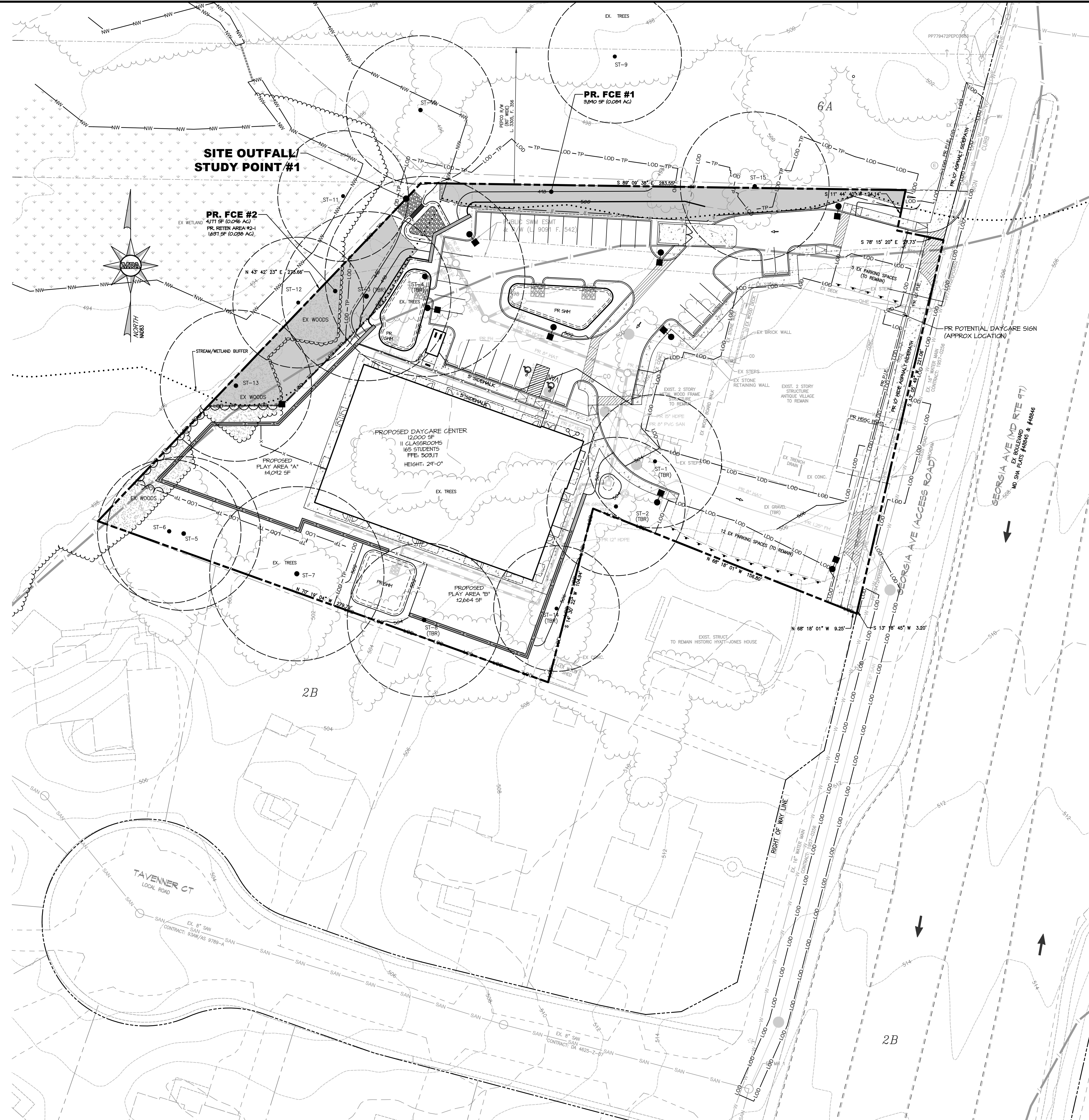
PRIMROSE AT 16650 GEORGIA AVENUE
CHILDCARE FACILITY
PRELIMINARY / FINAL FOREST CONSERVATION PLAN
APPROVAL SHEET
TAX MAP HSS3 ~ PARCEL 110 ~ ELECTION DISTRICT 8 ~ FCP #F20240890
PP #120250090
ZONED R-200 ~ L.65992 F.117 ~ WSSC GRID 222NW03
16650 GEORGIA AVENUE, OLNEY, MD 20832

PROFESSIONAL CERTIFICATION
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.
LICENSE NO.: 3457
EXPIRATION DATE: 03/18/26

DATE	REVISIONS	JOB NO.:	SCALE:
03/19/2025	REVISED PER COMMENTS	22077X02	AS SHOWN
05/06/2025	REVISED TO INCLUDE POTENTIAL OFFSITE SIDEPAH	DATE:	11/21/2024
11/06/2025	REVISED PER COMMENTS	DESIGN BY:	BPP
02/25/2026	REVISED PER COMMENTS	REVIEW BY:	CMG
		SHEET:	2 OF 5

LEGEND

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT PROPERTY LINE
	EX. EASEMENT
	EX. BUILDING
	EX. BUILDING OVERHANG
	EX. CURB
	EX. PAVEMENT/EDGE OF GUTTER
	EX. WALK
	EX. WALL
	EX. CONCRETE
	EX. METAL FENCE
	EX. WOOD FENCE
	EX. DRAINAGE WAY
	EX. TREETRUNK
	EX. SPECIMEN TREE (TRUNK & CRITICAL ROOT ZONE)
	EX. TREE
	EX. SHRUB
	EX. OVERHEAD ELECTRIC
	EX. OVERHEAD TELEPHONE
	EX. POWER POLE
	EX. STREAM BUFFER
	EX. WOODS
	EX. SOILS DELINEATION
	EX. SOILS CLASSIFICATION LABEL
	PR. EASEMENT
	PR. BUILDING
	PR. CURB & GUTTER
	PR. RETAINING WALL
	PR. WOODS LINE
	PR. 2' CONTOUR
	PR. 10' CONTOUR
	PR. LIMIT OF DISTURBANCE
	PR. LIMIT OF DISTURBANCE TREE PROTECTION
	PR. SIDEWALK RAMP
	PR. FOREST CONSERVATION EASEMENT
	PR. REFORESTATION AREA
	PR. REFORESTATION SIGN
	PR. RETENTION AREA SIGN



SITE LAYOUT
SCALE: 1" = 30'

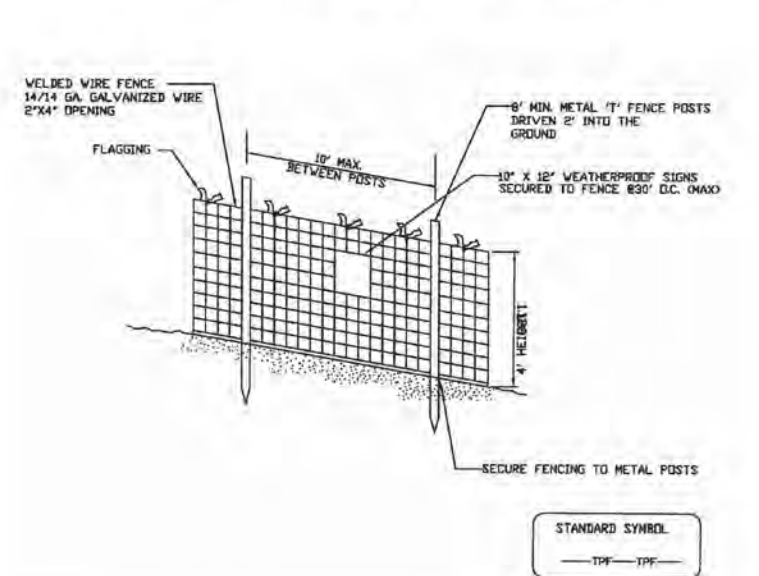
INSPECTIONS

All field inspections must be requested by the applicant.

Field inspections must be conducted as follows:

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.
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. 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

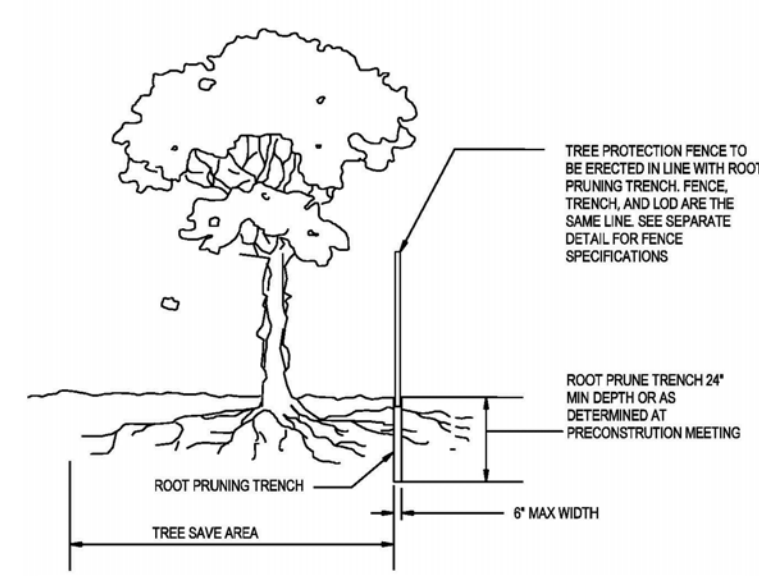
Tree Protection Fence Detail
Not to scale



NOTES

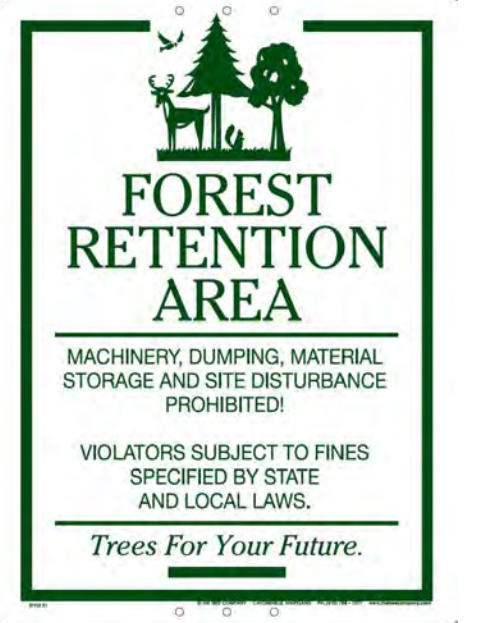
1. Practice may be combined with sediment control fencing.
2. Location and limits of fencing should be coordinated in field with arborist.
3. Boundaries of protection areas should be staked prior to installing protective device.
4. Root damage should be avoided.
5. Protection signage is required.
6. Fencing shall be maintained throughout construction.

Montgomery County Planning Department • M-NCPPC
MontgomeryPlanning.org



- NOTES:**
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING.
 2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TREINGING.
 3. STAKING LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION PROFESSIONAL.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH DIGESTED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR.
 5. ROOTS SHALL BE CLEAN CUT USING APPROPRIATE HAND OR OTHER ACCEPTABLE EQUIPMENT.
 6. ALL PRUNING MUST BE DOCUMENTED WITH LOG SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.

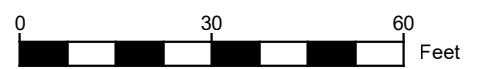
ROOT PRUNING DETAIL NTS



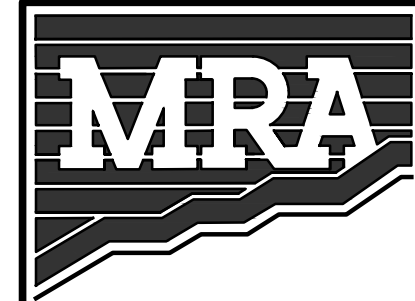
NOTE:
1. FOREST CONSERVATION AREAS WILL BE MARKED WITH "FOREST RETENTION AREA" SIGNS PLACED EVERY 200' MAX.

MANUFACTURER:
THE TREE COMPANY
20 N. BEAUMONT AVE.
CATONSVILLE, MD 21228
800-880-6225
WWW.THETREECOMPANY.COM
STYLES 19, 21 & 22
OR EQUAL

RETENTION AREA SIGNS
TYPICAL DETAIL, NOT TO SCALE



SHEET: **FCP-3**



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PRIMROSE AT 16650 GEORGIA AVENUE
CHILD CARE FACILITY
PRELIMINARY / FINAL FOREST CONSERVATION PLAN

FOREST AND TREE PROTECTION PLAN

TAX MAP H553 ~ PARCEL 110 ~ ELECTION DISTRICT 8 ~ FCP #F20240890
PP #120250090
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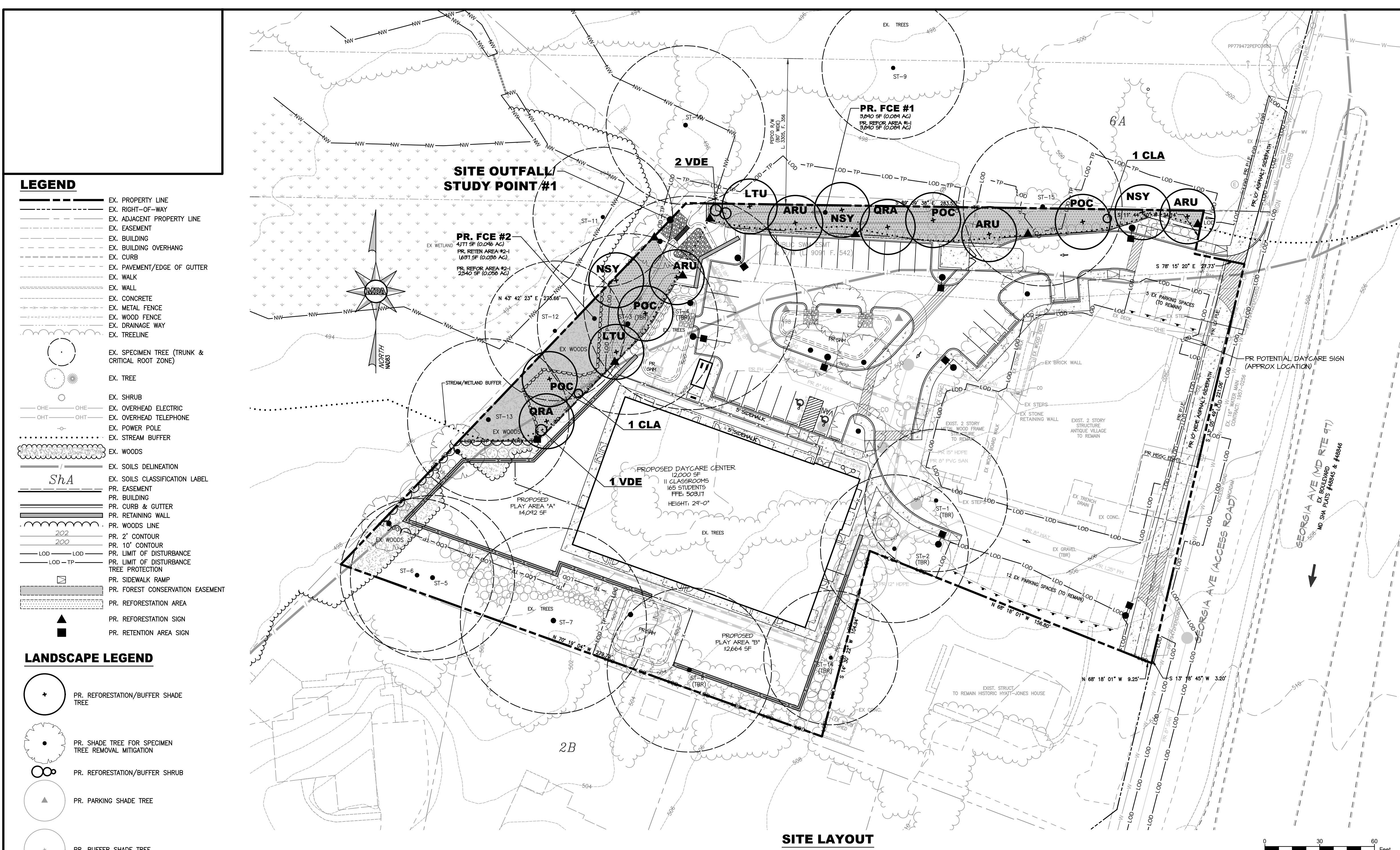
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		DESIGN BY: BPP
		REVIEW BY: CMG
		SHEET: 3 OF 5

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LICENSE NO.: 3457
EXPIRATION DATE: 03/18/26



P:\PROJECTS\2027 Primrose Childcare Facility\Plans\LDE\Drawings\Plan\Site\FCP-Forest-Plan-03.dwg, 2/26/2026 4:46:47 PM, RR/babuck, 1:1, Copyright 2026 Morris & Ritchie Associates, Inc.



LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. BUILDING
- EX. BUILDING OVERHANG
- EX. CURB
- EX. PAVEMENT/EDGE OF GUTTER
- EX. WALK
- EX. WALL
- EX. CONCRETE
- EX. METAL FENCE
- EX. WOOD FENCE
- EX. DRAINAGE WAY
- EX. TREELINE
- EX. SPECIMEN TREE (TRUNK & CRITICAL ROOT ZONE)
- EX. TREE
- EX. SHRUB
- EX. OVERHEAD ELECTRIC
- EX. OVERHEAD TELEPHONE
- EX. POWER POLE
- EX. STREAM BUFFER
- EX. WOODS
- EX. SOILS DELINEATION
- EX. SOILS CLASSIFICATION LABEL
- PR. EASEMENT
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. WOODS LINE
- PR. 2' CONTOUR
- PR. 10' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. LIMIT OF DISTURBANCE TREE PROTECTION
- PR. SIDEWALK RAMP
- PR. FOREST CONSERVATION EASEMENT
- PR. REFORESTATION AREA
- PR. REFORESTATION SIGN
- PR. RETENTION AREA SIGN

LANDSCAPE LEGEND

- PR. REFORESTATION/BUFFER SHADE TREE
- PR. SHADE TREE FOR SPECIMEN TREE REMOVAL MITIGATION
- PR. REFORESTATION/BUFFER SHRUB
- PR. PARKING SHADE TREE
- PR. BUFFER SHADE TREE
- PR. BUFFER EVERGREEN TREE
- PR. BUFFER MINOR DECIDUOUS TREE
- PR. BUFFER SHRUB

PRIMROSE REFORESTATION PLANTING REQUIREMENTS

REFORESTATION AREA NAME	ACREAGE	QTY. TREES REQUIRED	ACER RUBRUM	LIRIODENDRON TULIPIFERA	PLANTUS OCCIDENTALIS	NYSSA SYLVATICA	QUERCUS RUBRA	QTY. TREES PROVIDED
#1-1	0.089	9	3	1	2	2	1	9
#2-1	0.058	6	1	1	2	1	1	6
TOTAL:	0.147	15	4	2	4	3	2	15

PRIMROSE REFORESTATION PLANTING REQUIREMENTS

REFORESTATION AREA NAME	ACREAGE	QTY. SHRUBS REQUIRED	CLETHRA ALNIFOLIA	VIBURNUM DENTATUM	QTY. SHRUBS PROVIDED
#1-1	0.089	3	1	2	3
#2-1	0.058	2	1	1	2
TOTAL:	0.147	5	2	3	5

Primrose @ 16650 Georgia Avenue - Reforestation Plant Schedule

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	QTY
ARU	Acer rubrum	Red Maple	2-2.5" cal.	B&B	As Shown	4
LTU	Liriodendron tulipifera	Tulip Polar	2-2.5" cal.	B&B	As Shown	2
POC	Platanus occidentalis	American Sycamore	2-2.5" cal.	B&B	As Shown	4
QRA	Quercus rubra	Red Oak	2-2.5" cal.	B&B	As Shown	2
NSY	Nyssa sylvatica	Black Gum	2-2.5" cal.	B&B	As Shown	3
					TOTAL	15
SHRUBS						
CLA	Clethra alnifolia	Sweet Pepperush	24-36"	3 gal. cont.	As Shown	2
VDE	Viburnum dentatum	Arrowwood Viburnum	24-36"	5 gal. cont.	As Shown	3
					TOTAL	5

NOTES:
 1. 1" REFORESTATION TREE PLANTINGS HAVE A SURVIVAL REQUIREMENT OF 100% AT THE END OF THE SECOND GROWING SEASON. SURVIVING TREES MUST BE AT LEAST 2" CALIPER TO RECEIVE FULL CREDIT TOWARD SURVIVAL REQUIREMENTS. REINFORCEMENT PLANTINGS MUST BE 2" TREES.
 2. REFORESTATION SHRUBS SHOULD BE EVENLY DISTRIBUTED OVER THE PLANTING AREA.

FOREST CONSERVATION SEQUENCE OF EVENTS

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
- The property owner must arrange for the meeting and following people should participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, the Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is to verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.

a. Typical tree protection devices include:

- Chain link fence (four feet high)
- Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
- 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

b. Typical stress reduction measures may include, but are not limited to:

- Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
- Crown Reduction or pruning
- Watering
- Fertilizing
- Vertical mulching
- Root aeration systems

Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist. A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

- Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.
- Tree protection fencing must be installed and maintained by the property owner for the

duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:

- Parking or driving of equipment, machinery or vehicles of any type.
- Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
- Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
- Felling of trees into a protected area.
- Trenching or grading for utilities, irrigation, drainage, etc.

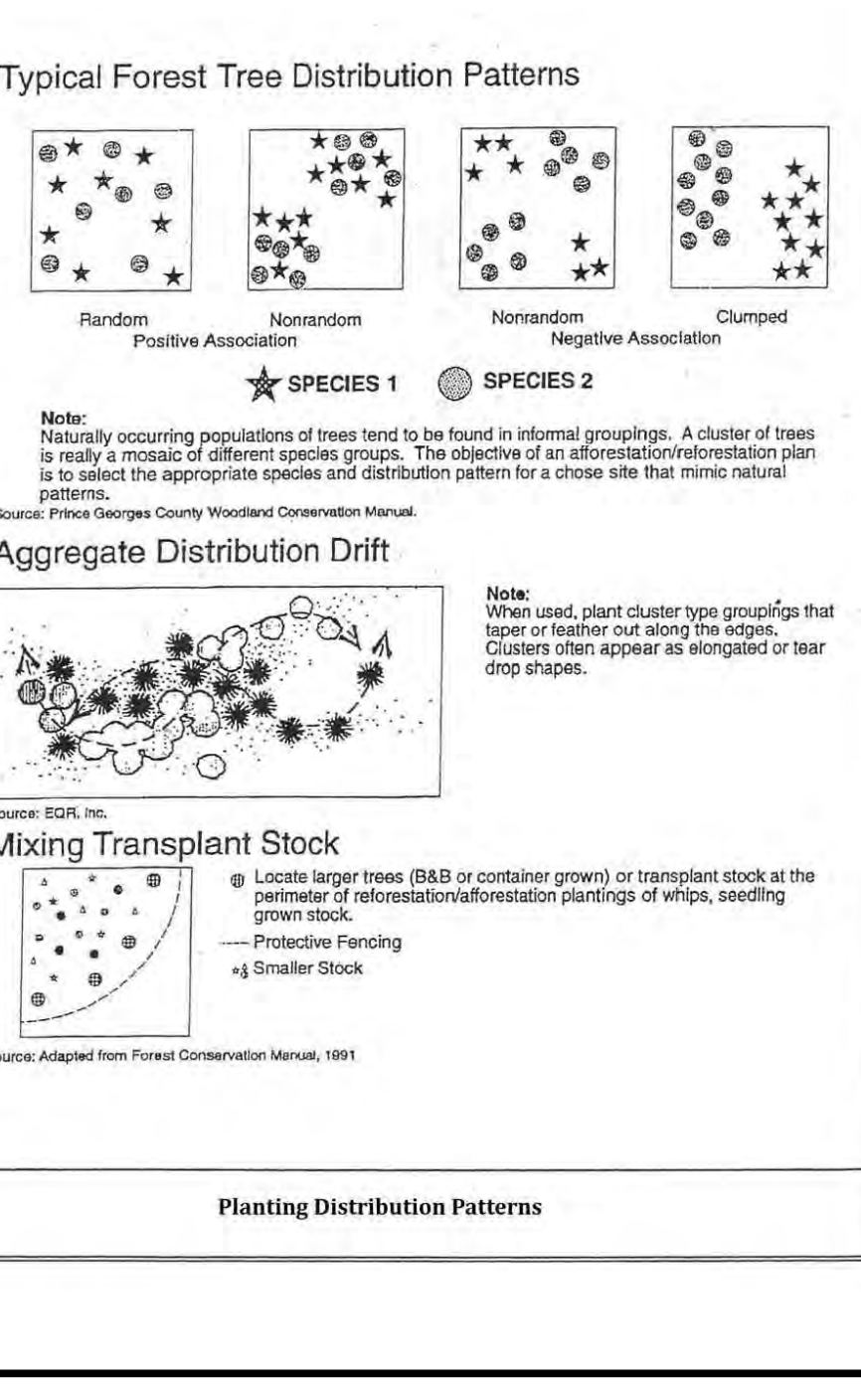
Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

- Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
- The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understorey, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

- After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - Removal, and possible replacement, of dead, dying, or hazardous trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair
 - Clean up of retention areas, including trash removal
- After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
- Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.



PLANT MANAGEMENT PLAN

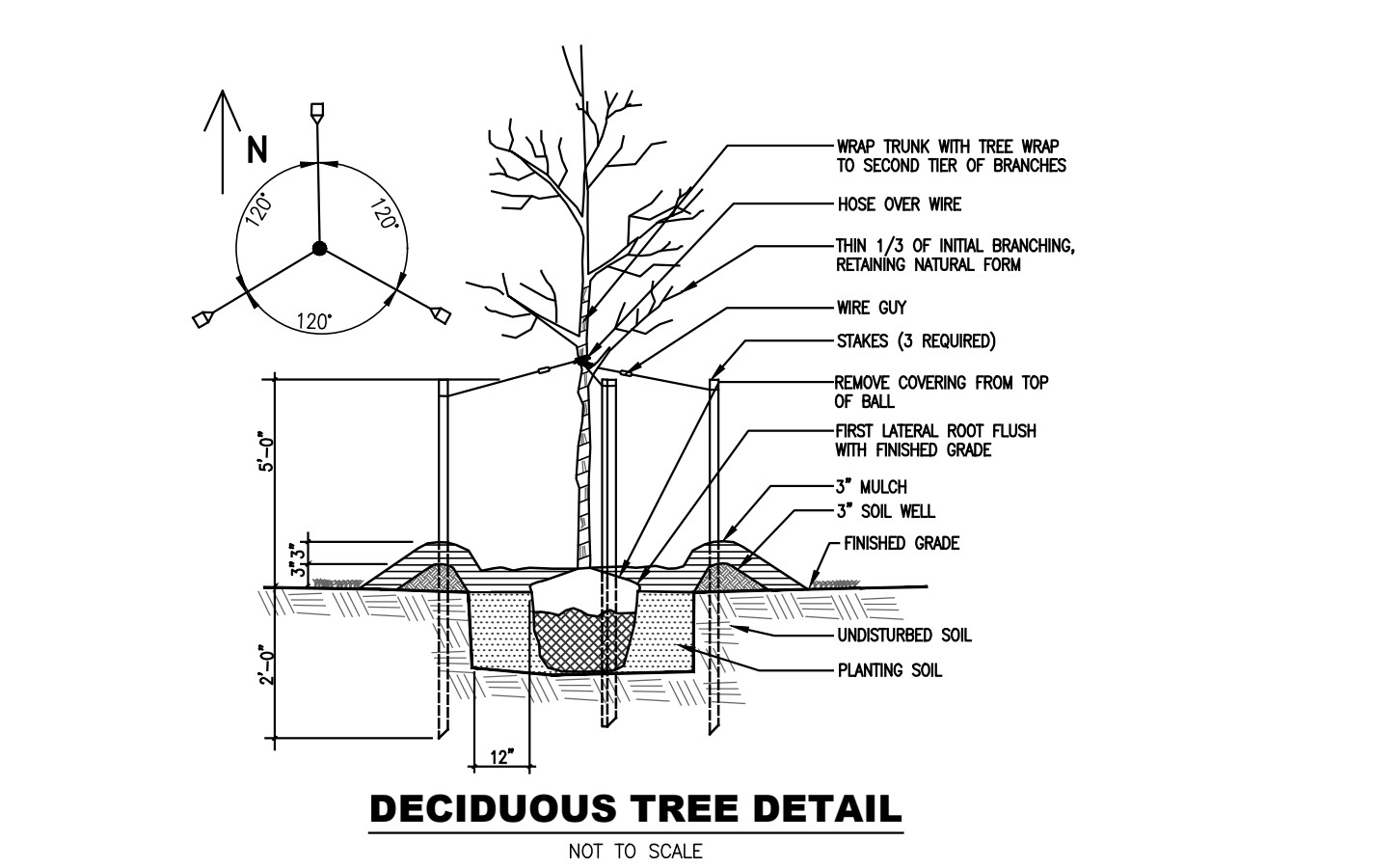
TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
REMOVAL OF 1" OR GREATER												
PLANTING REPAIRS												
MINOR MAINTENANCE												
FERTILIZATION												
WEEDING												
PRUNING												
WATERING												

RECOMMENDED, OPTIMAL TIME
 RECOMMENDED WITH ADDITIONAL CARE
 RECOMMENDED
 DEPENDENT UPON SITE CONDITIONS
 DEPENDENT UPON SITE CONDITIONS: WEEKLY WATERING IS STRONGLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"
 MINIMUM 2 TIMES A YEAR

NOTES:
 1. ACTIVITIES DURING NOVEMBER THROUGH FEBRUARY DEPEND ON GROUND CONDITIONS.
 2. NO FALL PLANTING OF OAKS AND PINES.
 3. THE PLANTING AND CARE OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH THE LOCAL CONDITIONS. THIS CALENDAR SUMMARIZES SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC REFORESTATION AND STRESS REDUCTION ACTIVITIES.

SOURCE: ADAPTED FROM FOREST CONSERVATION MANUAL, 1991

TREE PLANTING AND MAINTENANCE CALENDAR **FIGURE A-20**



REFORESTATION AREA SIGNS
 NOT TO SCALE

FCP-4

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14280 PARK CENTER DRIVE
 LAUREL, MD 20707
 (410) 792-9792 / (301) 776-1690
 MRAGTA.COM

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PRIMROSE AT 16650 GEORGIA AVENUE
 CHILD CARE FACILITY
PRELIMINARY / FINAL FOREST CONSERVATION PLAN

REFORESTATION PLAN

TAX MAP H533 ~ PARCEL 110 ~ ELECTION DISTRICT 8 ~ FCP #F20240890
 PP #120250090
 ZONED R-200 ~ L.85992 F.117 ~ WSSC GRID 222N03
 16650 GEORGIA AVENUE, OLNEY, MD 20832

DATE	REVISIONS	JOB NO.
03/19/2025	REVISED PER COMMENTS	22077X02
05/06/2025	REVISED TO INCLUDE POTENTIAL OFFSITE SIDEWALK	SCALE: 1" = 30'
11/06/2025	REVISED PER COMMENTS	DATE: 11/21/2024
02/25/2026	REVISED PER COMMENTS	DRAWN BY: AS
		DESIGN BY: BPP
		REVIEW BY: CMG
		SHEET: 4 OF 5

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

LICENSE NO.: 3457
 EXPIRATION DATE: 03/18/26

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



March 20, 2025

Montgomery County Planning Department
M-NCPPC
8787 Georgian Avenue
Silver Spring, MD 20910

Re: **Primrose at 16650 Georgia Avenue
Preliminary Forest Conservation Plan – F20240890
Tree Variance Request**

On behalf of the owner, Little Steps, LLC and their agent, Prospera-U.S., Inc, we are submitting this Tree Variance Request to remove or impact any tree greater than 30" in diameter at breast height (dbh) or any tree with a dbh equal to or greater than 75% of the current state champion as outlined below. This Tree Variance Request is being submitted in conjunction with the Preliminary Forest Conservation Plan, F20240890, for the Primrose at 16650 Georgia Avenue project.

The Primrose at 16650 Georgia Avenue project, which is shown on Tax Map HS53, Parcel 110, is located at 16650 Georgia Avenue and totals 2.117 acres. The site is zoned R-200. The site is located within the North Branch Rock Creek watershed. The site is not located in the Chesapeake Bay Critical Area or a Special Protection Area. The site is currently improved with multiple buildings and accessory sheds as well as a gravel parking lot. The remainder of the site is predominantly lawn with areas of individual trees. A Simplified Natural Resources Inventory/Forest Stand Delineation (SNRI/SFSD), 02-SNRI-420240770-001, was approved by M-NCPPC on January 2, 2024. The SNRI/SFSD shows that there are offsite wetlands and streams that project a stream/wetland buffer onto the northern and western edges of the property. The portion of this buffer that projects onto the subject property is approximately 0.19 acres. The approved SNRI/SFSD shows a total of 0.09 acres of existing forested area along the western edge of the property. However, based on more accurate property boundary information, there is a total of 0.075 acres of forested area within the property. A portion of the existing forest is located within the stream/wetland buffer. There are 15 significant and/or specimen trees on or in the vicinity of the Property, including three along or near the northern property line, five along or near the western property line, four along the southern property (two of which are located adjacent to the Hyatt-Jones House), and one within the interior of the site, near the existing rural antique shop. Of the 15 total, there are five (5) that are specimen trees with diameters over 30".

The proposed development concept includes demolishing two (2) of the existing buildings as well as all the existing accessory sheds on the property. The existing rural antique shop and associated building shall be retained along with portions of the gravel parking areas to the north and south of the antique building. The existing structures on site are subject to a non-conforming use certificate for a rural antique shop, #238733. The western portion of the site will then be developed with a 12,000 square foot day care center with a 6,756 square foot outdoor play area and a new asphalt parking lot with 32 passenger vehicle parking spaces. In addition, 17 existing

gravel parking spaces will be retained for a total of 49 passenger vehicle parking spaces. The proposed day care center is a Conditional Use within the R200 zone (Day Care Center Over 30 Persons). The owner is in the process of submitting a Conditional Use application to allow the Day Care Center.

The following Specimen Trees require a variance:

Tree #	Common Name	Scientific Name	DBH	% Impact	Cond.	Comments	Disposition
ST-3	Red maple	Acer rubrum	33	61.7%	Good	Trunk within LOD	Removal
ST-4	Pin oak	Quercus palustris	39	87.1%	Good	Trunk within LOD	Removal
ST-5	Northern red oak	Quercus rubra	30	23.8%	Good		Impacts Only
ST-7	Red maple	Acer rubrum	34	33.65%	Good		Impacts Only
ST-8	Red maple	Acer rubrum	30	63.9%	Good	Trunk within LOD	Removal

Justification for Variance (in accordance with Section 22A-21(b):

- 1) Describe the special conditions peculiar to the property which would cause unwarranted hardship.** The site is atypically L-shaped with the front portion of the site developed with a rural antique shop. The majority of the specimen and/or significant trees are located along the perimeter of the site with a couple of the trees being located more internally to the site. While every effort has been made to reduce the footprint of the development and to focus the development footprint as close to the center of the site as possible, it is not feasible to retain all of specimen and/or significant trees nor avoid impacts to any of the existing specimen and/or significant trees and reasonably develop the site with the proposed day care center use.

Existing access into the site is provided via two entrances located to the north and south of the existing rural antique shop. There is insufficient room along the property frontage to relocate these access points therefore, the proposed parking lot expansion must tie into the existing access drive locations. This significantly reduces the options for how and where the proposed parking lot can be configured. The owner has made every effort to reduce the footprint of the proposed parking lot area including preparation of a shared parking study which demonstrates that 49 parking spaces is sufficient for the proposed Primrose Day Care Center and existing rural antique shop to remain. This is almost half of the total 89 space parking requirement outlined in the code for a day care center and a rural antique shop. In addition, a drive aisle loop will be proposed between these two access points that will serve as the main fire department access which is critical to the health and safety of visitors to the site.

The site is required to meet the stormwater management requirements which prioritizes surface micro-stormwater management facilities with small drainage areas. These facilities have been located within and around the site to meet the drainage area

requirements. The proposed site outfall has been located at the lowest point on the site, adjacent to an HOA open space area. The existing storm drain in Georgia Avenue is too high to serve the property and there is no alternative location suitable on site to locate the outfall. The stormwater management concept for the project, SWM #290087, was approved on January 24, 2025.

In addition to the required parking for the day care center, an outdoor play area is required to support the day care center. This play area needs to be level (less than 5%) and shaped in a way to accommodate play equipment for the children enrolled in the day care center. The outdoor play area has been located to efficiently utilize the triangular corner of the site that is unusable for parking. The play area proposed is only slightly larger (6,756 SF) than the minimum play area required by the State based on the maximum capacity for the day care center (6,225 SF).

All of the features outlined above are required for the development of a day care center, which is permitted as a conditional use.

- 2) **Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas.** The proposed day care center use is a permitted, conditional use within the R200 zone (Day Care Center – Over 30 Persons). The development meets all the conditional use standard for required for this use. In addition, the existing rural antique buildings are subject to a non-conforming use certificate for a rural antique shop, #238733. Strict enforcement of the rules would deprive the landowner the right to develop their property in accordance with the zoning regulations and the approved non-conforming use certificate.
- 3) **Verify that State water quality standards will not be violated or that measurable degradation in water quality will not occur as a result of granting the variance.** There are no existing stormwater management facilities on the Property and stormwater runoff is currently unmanaged. The site is proposed to be improved with stormwater management in accordance with Montgomery County's stormwater management requirements as outlined in Chapter 19 of the Montgomery County Code. By providing stormwater management on the Property, the proposed development will provide a significant improvement to the quality of the water flowing over and from the Property as compared to the existing unmanaged condition. This will be a benefit to the surrounding environment and downstream properties and water bodies. Therefore, State water quality standards will not be violated and measurable degradation in water quality will not occur as a result of grading this variance request. The stormwater management concept for the project, SWM #290087, was approved on January 24, 2025.
- 4) **Provide any other information appropriate to support the request.** During construction, the existing forested areas and significant and/or specimen trees to be retained will be protected with tree protection fencing. For significant and/or specimen trees whose critical root zone will be impacted during construction, root pruning techniques will be utilized. In addition, care will be given to minimize the degree of impacts, where possible. All off-site significant and/or specimen trees and on-site significant and/or specimen trees located within forested areas have been retained. In addition, priority was

given to save the existing significant and/or specimen along the southern property line, closest to the adjacent residences. Mitigation for removal of the three (3) specimen trees totaling 102" dbh will be addressed through onsite plantings of nine (9) 3" caliper major deciduous trees.

Minimum Criteria (in accordance with Section 22A-21(d). Variance must not be granted if grading the request:

- 1) Will confer on the applicant a special privilege that would be denied to other applicants.** As previously stated, the proposed day care center use is a permitted, conditional use within the R200 zone (Day Care Center – Over 30 Persons) and the development meets all the conditional use standard for required for this use. In addition, the existing rural antique buildings are subject to a non-conforming use certificate for a rural antique shop, #238733. As outlined above, the requested impacts/removals meet the standards for approval of the variance request. Therefore, approval of this variance would not confer a special privilege that would be denied to other applicants.
- 2) Is based on conditions or circumstances which are the result of the actions by the applicant.** The owner had no control over where the specimen and/or significant trees are located, and they have taken steps to avoid and minimize impacts/removal of the specimen and/or significant trees. In addition, mitigation for removal of the three (3) specimen trees totaling 102" dbh will be addressed through onsite plantings of nine (9) 3" caliper major deciduous trees.
- 3) Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property.** There are no conditions on the neighboring properties that impact this variance request.
- 4) Will violate State water quality standards or cause measurable degradation in water quality.** As outlined above, the proposed development will not violate State water quality standards or cause measurable degradation in water quality. In addition, mitigation for removal of the three (3) specimen trees totaling 102" dbh will be addressed through onsite plantings of nine (9) 3" caliper major deciduous trees. These trees are planting in addition to other required landscaping and will aid in improving the quality of any runoff from the site. Furthermore, the stormwater management concept for the project, SWM #290087, was approved on January 24, 2025.

Primrose at 16650 Georgia Avenue – F20240890

Tree Variance Request

Page 5 of 5

This concludes the explanation of the Tree Variance Request requirements for the Primrose at 16650 Georgia Avenue project. For the reasons outlined above, the applicant respectfully requests that this Tree Variance Request to remove three (3) specimen trees be approved. Thank you for your consideration.

Sincerely, ,
MORRIS & RITCHIE ASSOCIATES, INC.



Courtney Galiber, PLA
Associate

cc: Peter Chew, Prosper-US
Beenish Bhatia, Little Steps, LLC
Chris Ruhlen, Lerch, Early & Brewer

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