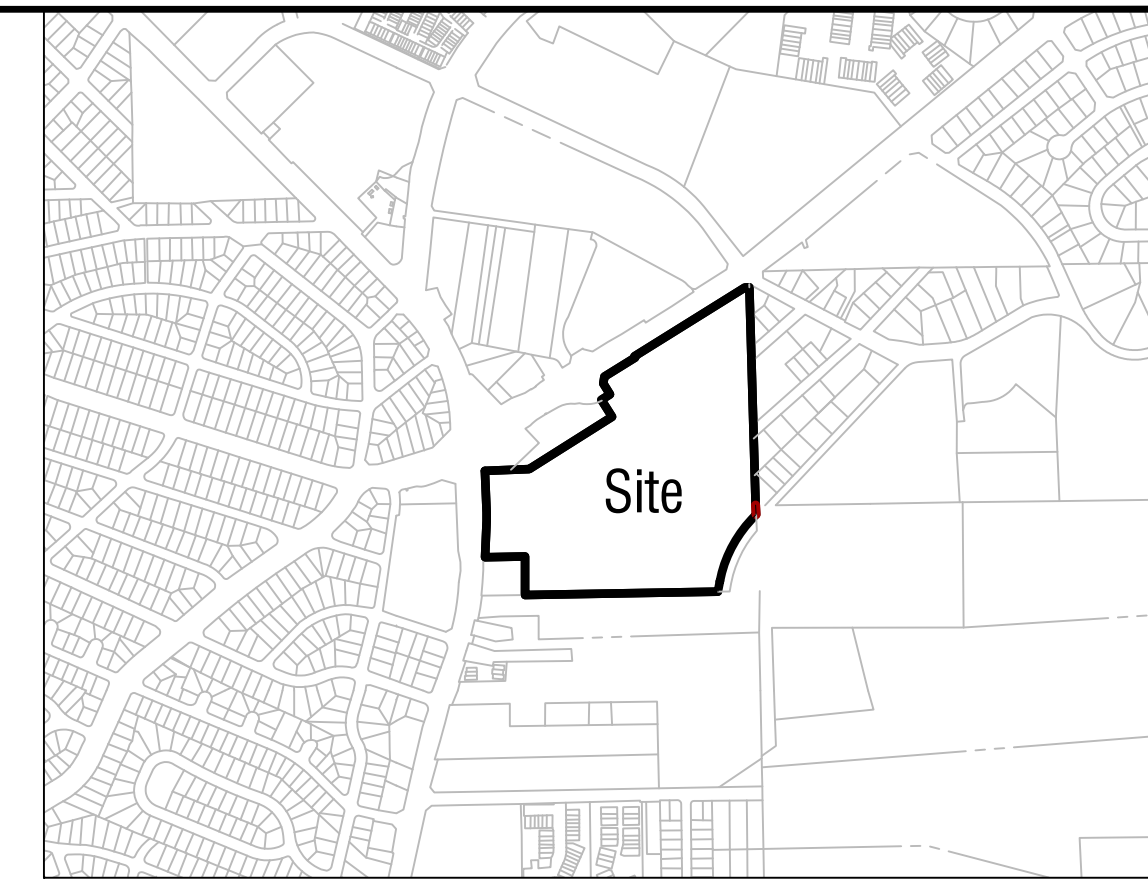


Glenmont Forest

PRELIMINARY FOREST CONSERVATION PLAN



Vicinity Map
Scale 1:1,000

Sheet Index

Sheet Number	Sheet Description
02-FCP-F20240450-001	FCP Cover Sheet and Plan
02-FCP-F20240450-002	FCP Administrative Subdivision - Approval Sheet
02-FCP-F20240450-003	FCP Mitigation Plan
02-FCP-F20240450-004	FCP Details Sheet
02-FCP-F20240450-005	FCP Details Sheet
02-FCP-F20240450-006	FCP Details Sheet

FOREST CONSERVATION WORKSHEET

Glenmont Forest

NET TRACT AREA:

A. Total tract area ...	34.87
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.74
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	2.23
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify) . Existing Utility Easements and Parks LOD	1.52
G. Net Tract Area	31.86

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	1	0

G. Afforestation Threshold ...	15%	x G =	4.78
H. Conservation Threshold ...	20%	x G =	6.37

EXISTING FOREST COVER:

I. Existing forest cover	1.75
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:

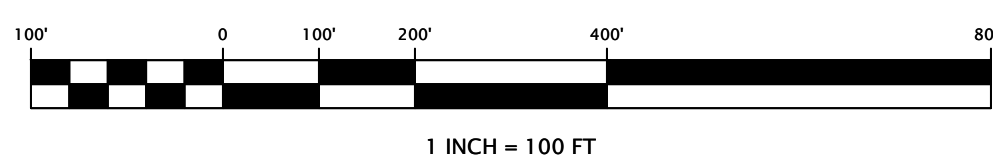
N. Total area of forest to be cleared	0.01
O. Total area of forest to be retained	1.74

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.02
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.02
T. Total afforestation required	3.03
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	3.04

FOREST CONSERVATION TABLE			
Acres of net tract area	31.86		
Acres of tract remaining in agriculture use	0		
Acres of road and utility ROWs which will not be improved as part of the development application	0		
Acres of stream valley buffer (Acres)	3.28		
Land Use Category from 22A-12	MDP		
Conservation Threshold	20%		
Afforestation Threshold	15%		
Linear feet of stream	403 LF		
Average width of stream buffer	100 feet		
One side of stream of both	One		
Forest Details	Retained	Cleared	Planted
Acres of forest	1.75	0.01	3.04
Acres of forest within wetlands	0.00	0.00	0.00
Acres of forest within 100-year floodplain	0.00	0.00	0.00
Acres of forest within stream valley buffer	1.07	0.01	1.86
Acres of forest within priority area	1.07	0.01	1.86

GRAPHIC SCALE



CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start of Construction

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.



LEGEND

	SITE LIMITS
	STREAM VALLEY BUFFER (SVB)
	EXISTING CANOPY EDGE
	PERENNIAL OR INTERMITTENT STREAM
	EPHEMERAL STREAM
	WETLAND
	25' WETLAND BUFFER
	15-25% SLOPES
	25% AND GREATER SLOPES
	SOIL LINES AND TEXT
	FLOODPLAIN
	FLOODPLAIN BUFFER 25'
	EXISTING CONTOURS
	PROPOSED CONTOURS
	FOREST SAVE
	FOREST REMOVE
	FOREST PLANT
	LIMIT OF DISTURBANCE
	LIMIT OF DISTURBANCE OF MNCPP STREAM RESTORATION PLAN THAT ENCROACHES ON OUR SITE
	SPECIMEN TREE AND CRITICAL ROOT ZONE
	SIGNIFICANT TREE AND CRITICAL ROOT ZONE
	SIGNIFICANT/SPECIMEN TREE TO BE REMOVED
	CRITICAL ROOT ZONE IMPACT (UNDER 30%)

General Notes:

- For additional property information, see NRI/FSD #420230670.
- This plan is for the forest conservation purposes only.
- Boundary information was taken from Montgomery County GIS data.
- The topography hereon is shown in 2' contour interval was obtained from Montgomery County GIS data.
- The site is within the Northwest Branch (Use IV) and Rock Creek (Use I) watershed.
- The site is not within a Special Protection Area (SPA).
- For Specimen Tree removal specifics, see Variance Request and Justification Letter.
- Stream centerline data for the unnamed tributary to the Northwest Branch of the Anacostia River was obtained from Montgomery County Parks' Stream Restoration Plan for Wheaton Regional Park.
- Specimen Tree Mitigation trees and details will be provided on a future FCP.
- Through the NRI and FCP process and field visits the site was analyzed for its suitability for planting and what necessary methods will need to be applied.

Symbol	Soil Unit Name	Hydrologic Soil Group	Hydric Rating	K-Factor
2B	Glenelg silt loam, 3 to 8 percent slopes	B	None	0.37
2C	Glenelg silt loam, 8 to 15 percent slopes	B	None	0.37
2UB	Glenelg Urban land complex, 0 to 8 percent slopes	B	None	0.28
6A	Balle silt loam, 0 to 3 percent slopes	C/D	None	0.37
16D	Brinklow-Blocktown channery silt loams, 15 to 25 percent slopes	C	None	0.24
66UB	Wheaton-Urban land complex, 0 to 8 percent slopes	B	None	0.43
66UC	Wheaton-Urban land complex, 8 to 15 percent slopes	B	None	0.43
400	Urban Land	D	None	

DEVELOPER'S CERTIFICATE

The Undersigned agrees to accept the number of 100 in the Approved Preliminary Forest Conservation Plan No. F20240450 including, but not limited to, the following: boundary, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Glenmont Forest Investors LP, c/o Grady Management Inc.
 Contact Person or Designated Agent: Brian S. Alford
 Address: 8830 Fenton Street, Suite 200, Silver Spring, MD 20910
 Phone and Email: (301) 498-1875 | balford@gradyinc.com
 Signature: _____

PROFESSIONAL CERTIFICATION

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

LICENSE NO. 3845
EXPIRATION DATE: 10/18/25



Forest Conservation Plan No.: F20240450

Glenmont Forest

PARCEL N610 & N766
ELECTION DISTRICT No. 13
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY _____	DATE _____	

Preliminary Forest Conservation Plan (PFCP)
Cover Sheet and Plan

SCALE:	1:100
JOB No:	1103B1
DATE:	October 2023
SHEET No.	1 of 6