

LEGEND

[Red dashed line]	SITE LIMITS
[Black dashed line]	STREAM VALLEY BUFFER (SVB)
[Blue dashed line]	EXISTING CANOPY EDGE
[Blue dashed line]	PERENNIAL OR INTERMITTENT STREAM
[Cyan dashed line]	EPHEMERAL STREAM
[Pink hatched area]	WETLAND
[Pink dashed line]	25' WETLAND BUFFER
[Yellow hatched area]	15-25% SLOPES
[Orange hatched area]	25% AND GREATER SLOPES
[Black dashed line]	SOIL LINES AND TEXT
[Green dashed line]	FLOODPLAIN
[Green dashed line]	FLOODPLAIN BUFFER 25'
[Black dashed line]	EXISTING CONTOURS
[Black dashed line]	PROPOSED CONTOURS
[Green hatched area]	FOREST SAVE
[Cross-hatched area]	FOREST REMOVE
[Green hatched area]	FOREST PLANT
[Red dashed line]	LOD
[Black dashed line]	LIMIT OF DISTURBANCE OF MNCPP STREAM RESTORATION PLAN THAT ENCRONES ON OUR SITE
[Green circle]	SPECIMEN TREE VARIANCE TREE

Note:

- 1) Specimen tree removal specifics will be detailed in a variance request and justification from section 22A-12(b)(3) of the Montgomery County Code. The referenced section addresses the requirement to not disturb "any tree with a diameter, measured at 4.5 feet above the ground, of (i) 30 inches or more; or (ii) 75% or more of the diameter measured at 4.5 feet above ground of the current State champion tree of that species".
- 2) All Specimen Tree Variance Trees shall be a minimum of 3" caliper native trees and be in compliance with the Montgomery County Forest Ordinance and State Technical Manual.
- 3) Specific species of the Specimen Tree Variance Trees will be detailed on a future FCP.

Plant B
1.94 ac

The area within this LOD that encroaches on the property presented in this plan has been dedicated from the site's tract area as the forest conservation requirements are being accounted for in a MNCPP plan for restoring the stream adjacent to our site.

DEVELOPER'S CERTIFICATE

The undersigned agrees to accept the number of lots on the Approved Preliminary Forest Conservation Plan No. F20240450, including, but not limited to, the following: site plan, site plan, and all other applicable agreements.

Developer's Name: Glenmont Forest Investors L.P. (a Grady Management, Inc. Project)

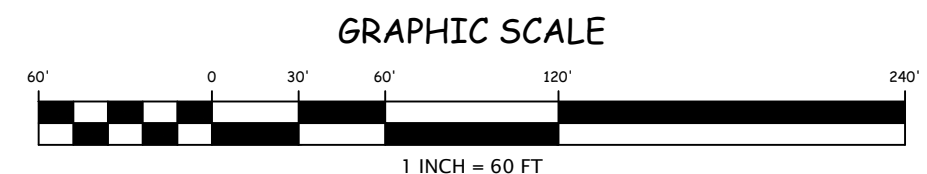
Project Name: [Blank]

Contact Person or Owner: Brian S. Alford

Address: 8630 Fenton Street, Suite 200, Silver Spring, MD 20910

Phone and Email: (301) 495-1875, balford@gradygm.com

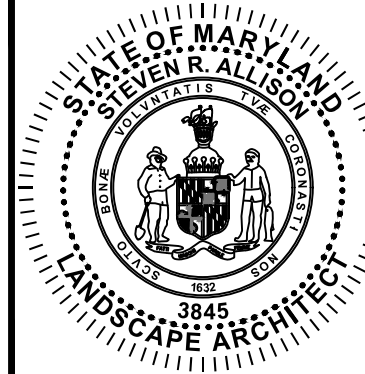
Signature: [Blank]



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

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.

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT/OWNER:
Glenmont Forest Investors Limited Partnership, C/O Grady Management Inc.
ATTN: Brian S. Alford
8630 Fenton Street
Silver Spring, MD 20910

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) Mitigation Plan

SCALE:	1:60
JOB No:	1103B1
DATE:	October 2023
SHEET No.:	3 of 6