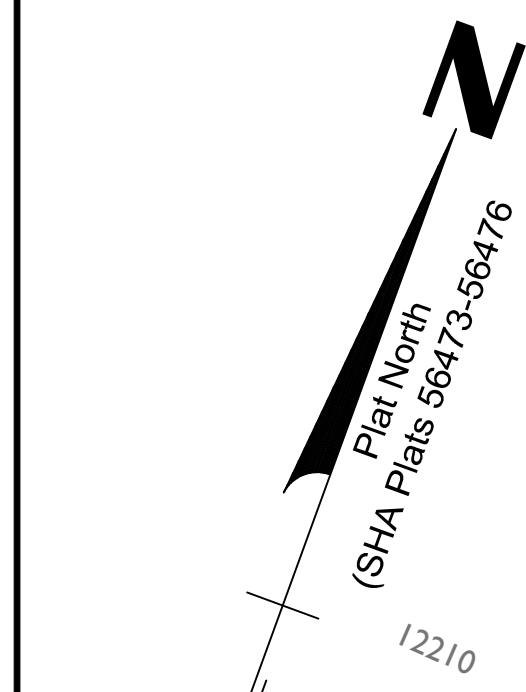
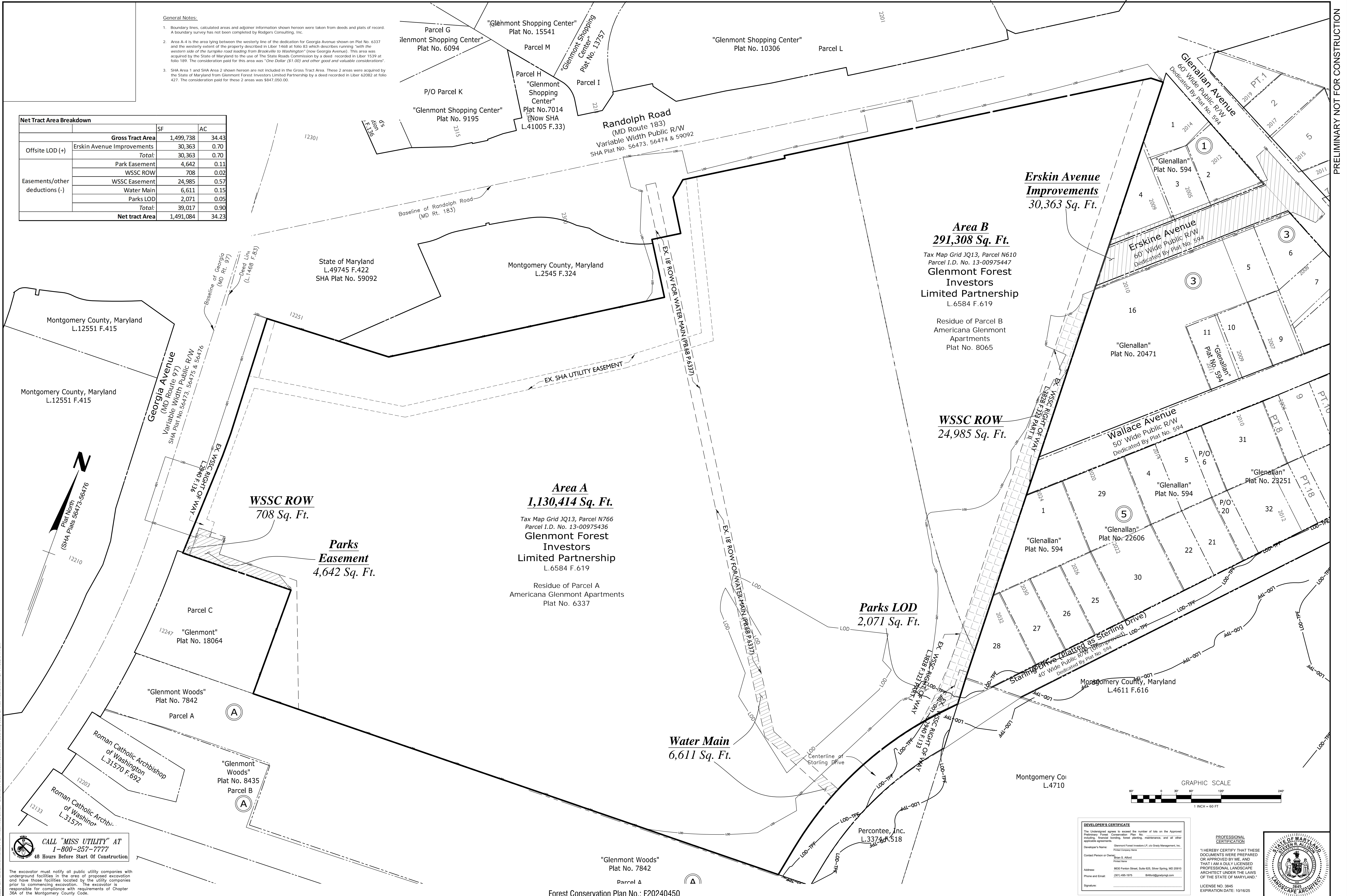


- General Notes:**
- Boundary lines, calculated areas and adjoining information shown hereon were taken from deeds and plats of record. A boundary survey has not been completed by Rodgers Consulting, Inc.
  - Area A-4 is the area lying between the westerly line of the dedication for Georgia Avenue shown on Plat No. 6337 and the westerly extent of the property described in Liber 1468 at folio 83 which describes running "with the western side of the turnpike road leading from Brookville to Washington" (now Georgia Avenue). This area was acquired by the State of Maryland to the use of The State Roads Commission by a deed recorded in Liber 1539 at folio 189. The consideration paid for this area was "One Dollar (\$1.00) and other good and valuable considerations".
  - SHA Area 1 and SHA Area 2 shown hereon are not included in the Gross Tract Area. These 2 areas were acquired by the State of Maryland from Glenmont Forest Investors Limited Partnership by a deed recorded in Liber 62082 at folio 427. The consideration paid for these 2 areas was \$847,050.00.

Net Tract Area Breakdown		
	SF	AC
<b>Gross Tract Area</b>	<b>1,499,738</b>	<b>34.43</b>
Offsite LOD (+)		
Erskin Avenue Improvements	30,363	0.70
<b>Total:</b>	<b>30,363</b>	<b>0.70</b>
Easements/other deductions (-)		
Park Easement	4,642	0.11
WSSC ROW	708	0.02
WSSC Easement	24,985	0.57
Water Main	6,611	0.15
Parks LOD	2,071	0.05
<b>Total:</b>	<b>39,017</b>	<b>0.90</b>
<b>Net tract Area</b>	<b>1,491,084</b>	<b>34.23</b>



**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

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 Fax: 301.948.6236 www.rodgers.com

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

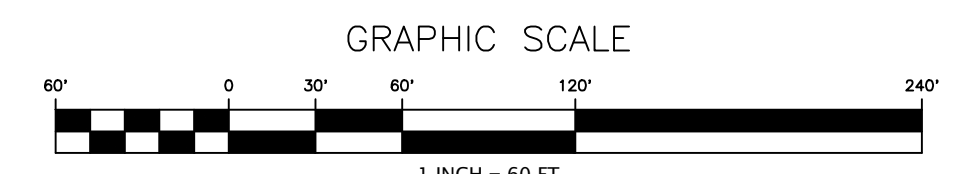
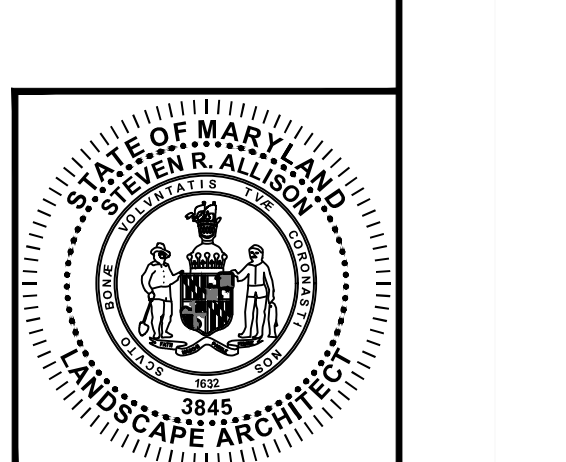
Preliminary Forest Conservation Plan (PFCP)  
 Net Tract Area Exhibit

SCALE: 1:60  
 JOB No.: 1103B1  
 DATE: October 2023  
 SHEET No. 3 of 11

**DEVELOPER'S CERTIFICATE**  
 The undersigned agrees to accept the number of lots on the Approved Preliminary Forest Conservation Plan No. F20240450, in accordance with all applicable agreements, conditions, and restrictions, and all other applicable laws and regulations.

Developer's Name: Glenmont Forest Investors LP, c/o Grady Management, Inc.  
 Project Location: Parcel N610 & N766  
 Contact Person or Chair: Brian S. Alford  
 Address: 8630 Fenton Street, Suite 200, Silver Spring, MD 20910  
 Phone and Email: (301) 498-1076 balford@grady.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: 10/16/25



PRELIMINARY NOT FOR CONSTRUCTION

N:\MD\Montgomery\Glenmont Forest\AutoCAD\Plot Plans\Net Tract Area Exhibit - Glenmont Forest (2023)\_Update with LOD.dwg