

LEGEND

- SITE LIMITS
- STREAM VALLEY BUFFER (SVB)
- EXISTING CANOPY EDGE
- PERENNIAL OR INTERMITTENT STREAM
- 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
- FOREST PLANT
- PROPOSED CATEGORY I FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE OF MNCPP STREAM RESTORATION PLAN THAT ENCLOSES ON OUR SITE
- LOD
- LOD - TPF
- SPECIMEN TREE AND CRITICAL ROOT ZONE
- SIGNIFICANT TREE AND CRITICAL ROOT ZONE
- SIGNIFICANT/SPECIMEN TREE TO BE REMOVED
- CRITICAL ROOT ZONE IMPACT (UNDER 30%)
- PROPOSED BUILDING
- PROPOSED PARKING GARAGE
- PROPOSED AMENITY SPACE
- SPECIMEN TREE VARIANCE TREE

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.

- ### Notes:
- 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". The aforementioned variance request will be reviewed and approved by Montgomery County at a future FCP associated with a site plan.
 - All proposed Specimen Tree removals are based on current design, which is subject to change through the design process.
 - Specific species and location of the Specimen Tree Variance Trees will be detailed and finalized on a future FCP. These Specimen Variance Trees will be in accordance with the Montgomery County Forest Ordinance and State Technical Manual to ensure survivability and intent.
 - 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.

DEVELOPER'S CERTIFICATE

The Underigned agrees to accept the number of lots on the Approved Preliminary Forest Conservation Plan No. F20240450, including, but not limited to, the following: lot(s) shown, maintenance, and all other applicable agreements.

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

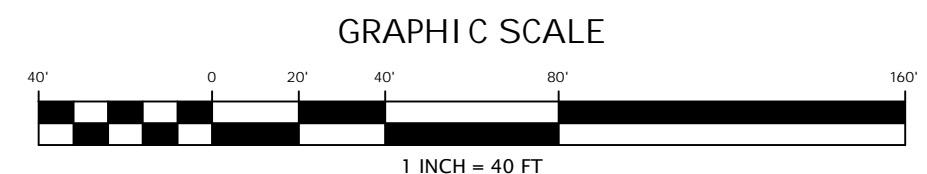
Project Name: Silver Spring

Contact Person or Designer: Brian S. Alford

Address: 8630 Fenton Street, Suite 200, Germantown, Maryland 20910

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

Signature: _____



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.

Forest Conservation Plan No.: F20240450

REVISION	DATE	REVISION	DATE	REVISION	DATE

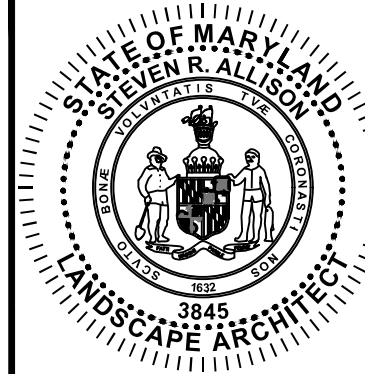
APPLICANT/OWNER:
Glenmont Forest Investors Limited Partnership, C/O Grady Management Inc.
 ATTN: Brian S. Alford
 8630 Fenton Street
 Silver Spring, MD 20910

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

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

Preliminary Forest Conservation Plan (PFCP)
 Plan Sheet



SCALE:	1:40
JOB No:	1103B1
DATE:	October 2023
SHEET No:	7 of 11