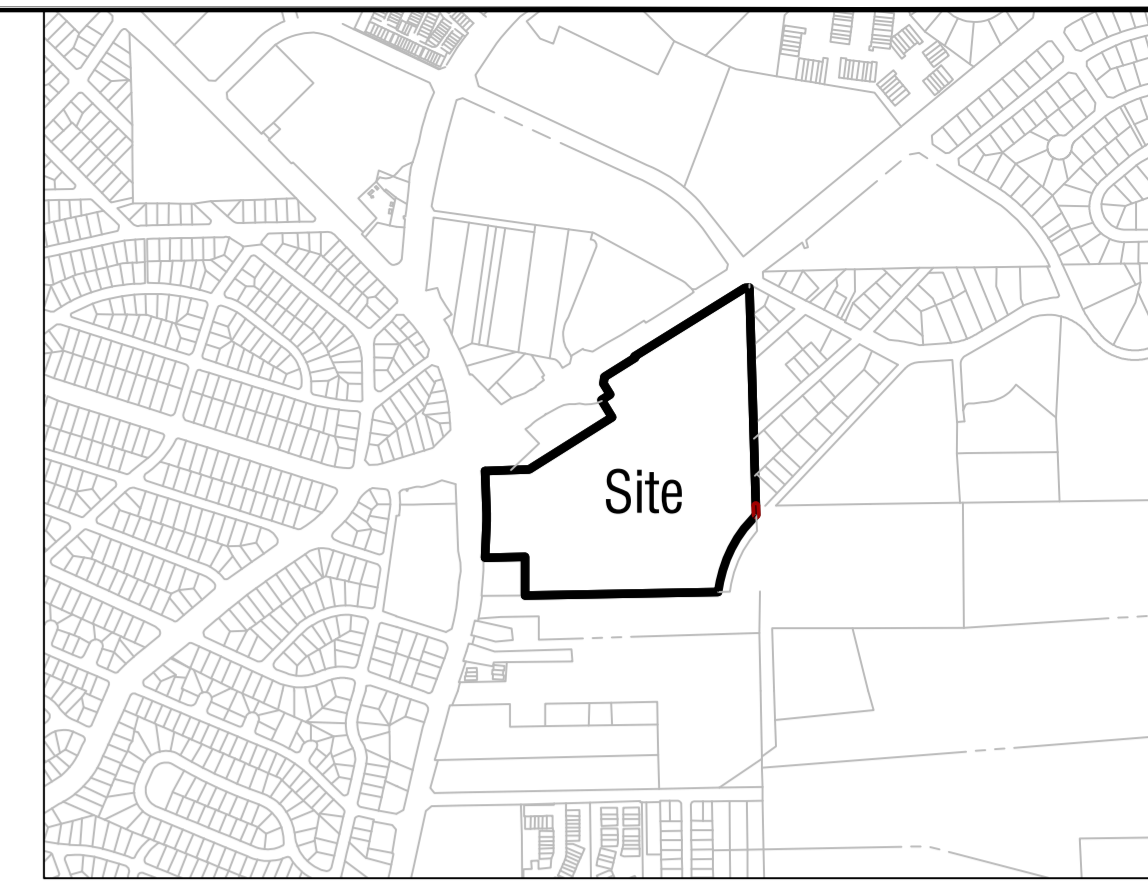


# Glenmont Forest

## PRELIMINARY FOREST CONSERVATION PLAN



Vicinity Map  
Scale 1:1,000

Sheet Number	Sheet Description
02-FCP-F20240450-001	Preliminary Forest Conservation Plan (PFCP) Cover Sheet
02-FCP-F20240450-002	Preliminary Forest Conservation Plan (PFCP) Approval Sheet
02-FCP-F20240450-003	Preliminary Forest Conservation Plan (PFCP) Net Tract Area Exhibit
02-FCP-F20240450-004	Preliminary Forest Conservation Plan (PFCP) Existing Conditions
02-FCP-F20240450-005	Preliminary Forest Conservation Plan (PFCP) Sheet Index Exhibit
02-FCP-F20240450-006	Preliminary Forest Conservation Plan (PFCP) Plan Sheet
02-FCP-F20240450-007	Preliminary Forest Conservation Plan (PFCP) Plan Sheet
02-FCP-F20240450-008	Preliminary Forest Conservation Plan (PFCP) Plan Sheet
02-FCP-F20240450-009	Preliminary Forest Conservation Plan (PFCP) Notes and Details Sheet
02-FCP-F20240450-010	Preliminary Forest Conservation Plan (PFCP) Notes and Details Sheet
02-FCP-F20240450-011	Preliminary Forest Conservation Plan (PFCP) Notes and Details Sheet

**NET TRACT AREA:**  
Out of Watershed

A. Total tract area ...	34.43
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.70
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
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify) . Existing Utility Easements and Parks LOD	0.90
G. Net Tract Area .....	34.23

**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 =	5.13
H. Conservation Threshold ...				20%	x G =	6.85

**EXISTING FOREST COVER:**

I. Existing forest cover .....	1.32
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

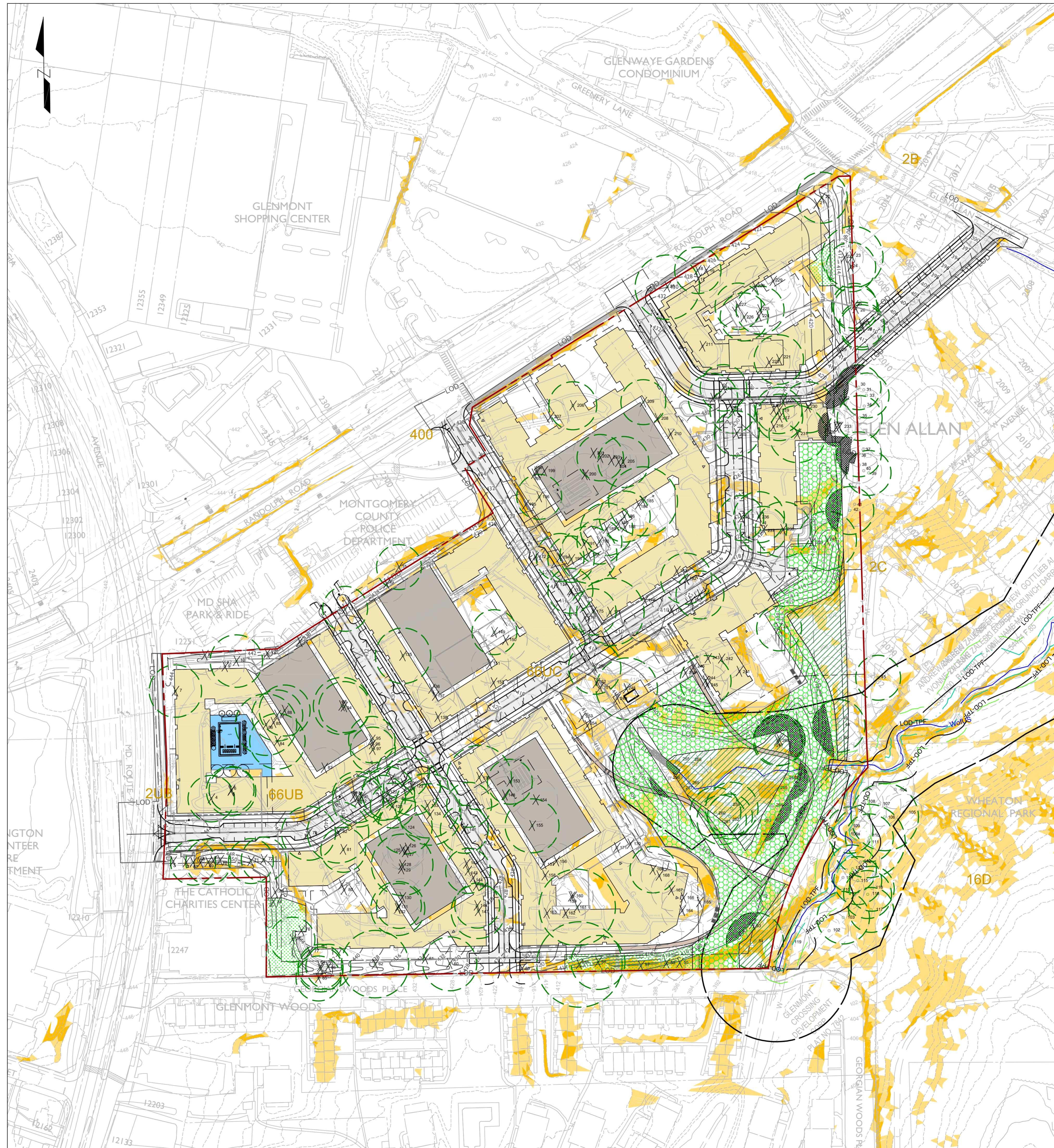
**PROPOSED FOREST CLEARING:**

N. Total area of forest to be cleared .....	0.01
O. Total area of forest to be retained .....	1.31

**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 .....	3.81
U. Credit for landscaping (may not exceed 20% of "S") .....	0.54
V. Total reforestation and afforestation required .....	3.29

worksheets date: 5/13/2019



**LEGEND**

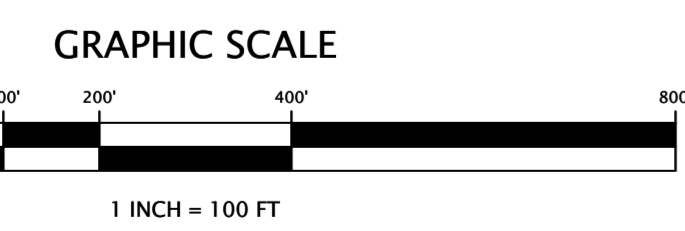
[Red dashed line]	SITE LIMITS
[Blue dashed line]	STREAM VALLEY BUFFER (SVB)
[Green dashed line]	EXISTING CANOPY EDGE
[Blue solid line]	PERENNIAL OR INTERMITTENT STREAM
[Yellow shaded area]	15-25% SLOPES
[Orange shaded area]	25% AND GREATER SLOPES
[Green dashed line with text]	SOIL LINES AND TEXT
[Blue shaded area]	FLOODPLAIN
[Green dashed line]	FLOODPLAIN BUFFER 25'
[Brown dashed line]	EXISTING CONTOURS
[Red dashed line]	PROPOSED CONTOURS
[Green hatched area]	FOREST SAVE
[Red hatched area]	FOREST REMOVE
[Blue hatched area]	FOREST PLANT
[Yellow hatched area]	LANDSCAPE CREDIT AREA
[Red dashed line]	LOD
[Blue dashed line]	LIMIT OF DISTURBANCE
[Red dashed line]	LIMIT OF DISTURBANCE OF MNCPP STREAM RESTORATION PLAN THAT ENCROACHES ON OUR SITE
[Green circle]	SPECIMEN TREE AND CRITICAL ROOT ZONE
[Red circle]	SIGNIFICANT TREE AND CRITICAL ROOT ZONE
[Red circle with X]	SIGNIFICANT/SPECIMEN TREE TO BE REMOVED
[Red hatched area]	CRITICAL ROOT ZONE IMPACT (UNDER 30%)
[Grey rectangle]	PROPOSED BUILDING
[Blue rectangle]	PROPOSED PARKING GARAGE
[Yellow rectangle]	PROPOSED AMENITY SPACE

- 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).
  - 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 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.
  - 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.
  - 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	0.29
6A	Belle 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**  
 I, the undersigned, agree to exceed the number of lots on the Approved Preliminary Forest Conservation Plan No. F20240450 including financial bonding, forest planning, maintenance, and all other applicable agreements.  
 Developer's Name: Glenmont Forest Investors LP, c/o Grady Management, Inc.  
 Contact Person or Owner: Brian S. Alford  
 Address: 3603 Fenton Street, Suite 200, Germantown, MD 20910  
 Phone and Email: (301) 496-1975 BAlford@gradymgt.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  
 [Professional Seal]



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 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

SCALE: 1:100  
 JOB No. 1103B1  
 DATE: October 2023  
 SHEET No. 1 of 11