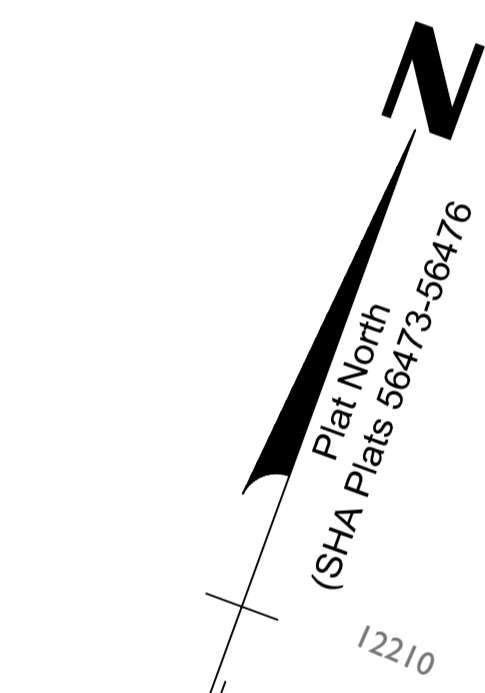
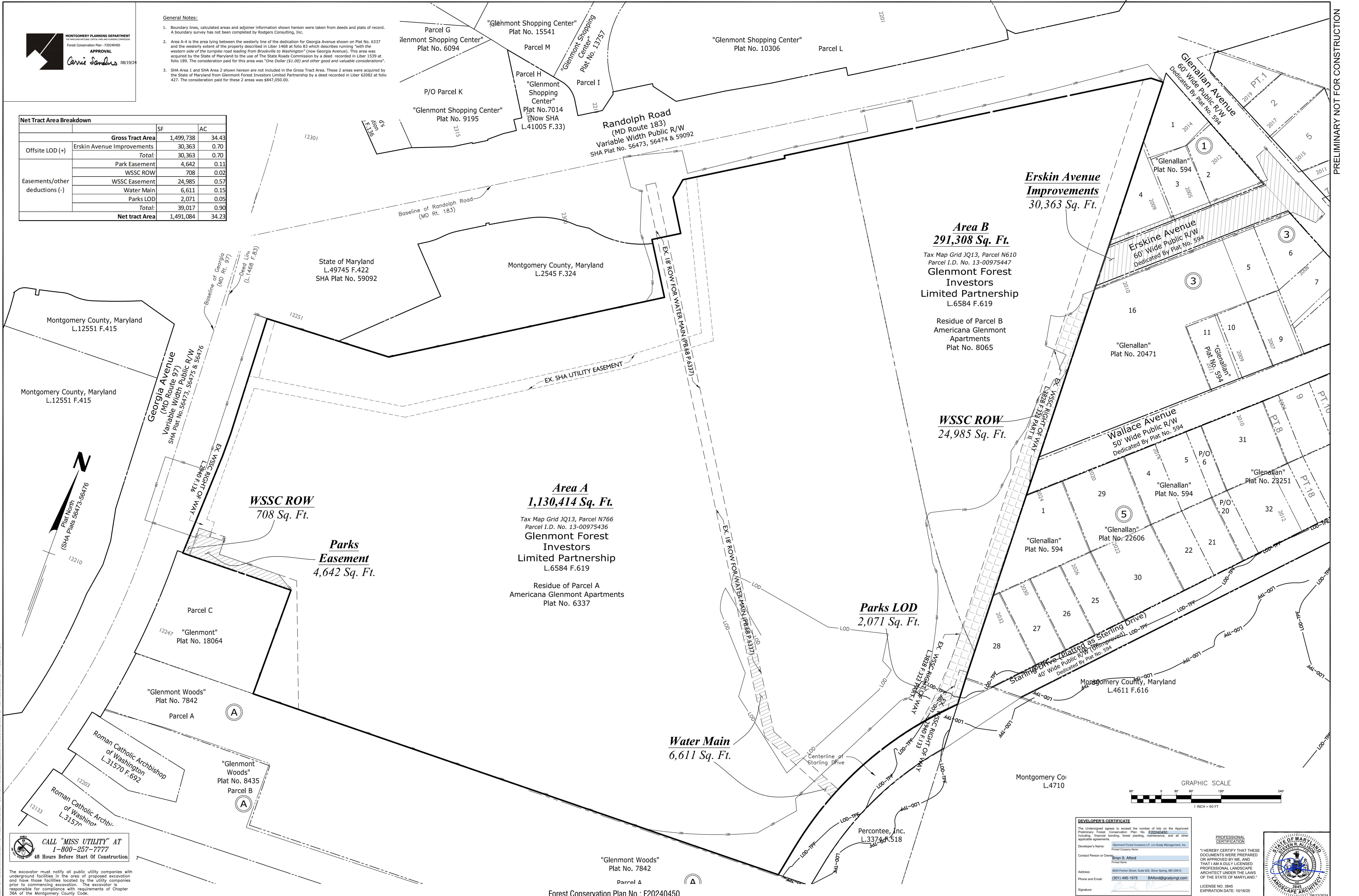




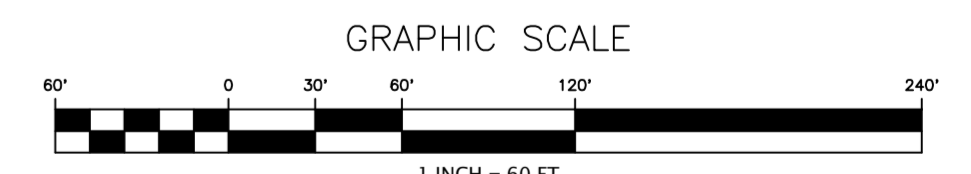
- General Notes:**
- Boundary lines, calculated areas and adjoining information shown hereon were taken from deeds and plats of record. A boundary survey has not been completed by Rodgers Consulting, Inc.
 - Area A-4 is the area lying between the westerly line of the dedication for Georgia Avenue shown on Plat No. 6337 and the westerly extent of the property described in Liber 1466 at folio 83 which describes running "with the westerly 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 62062 at folio 427. The consideration paid for these 2 areas was \$847,050.00.

Net Tract Area Breakdown		
	SF	AC
Gross Tract Area	1,499,738	34.43
Offsite LOD (+)		
Erskin Avenue Improvements	30,363	0.70
Total:	30,363	0.70
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
Total:	39,017	0.90
Net tract Area	1,491,084	34.23



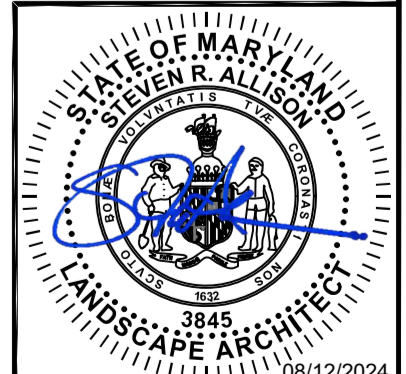
CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start of Construction

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.



DEVELOPER'S CERTIFICATE
 The undersigned agrees to exceed the number of lots on the Approved Preliminary Forest Conservation Plan No. F20240450 including financial bonding, forest clearing, 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: 8630 Fenton Street, Suite 200, Silver Spring, MD 20910
 Phone and Email: (301) 495-1975 BAlford@gradymg.com
 Signature: [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



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: 301.948.6236 www.rodgers.com

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

Preliminary Forest Conservation Plan (PFCP) Net Tract Area Exhibit

PRELIMINARY NOT FOR CONSTRUCTION

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