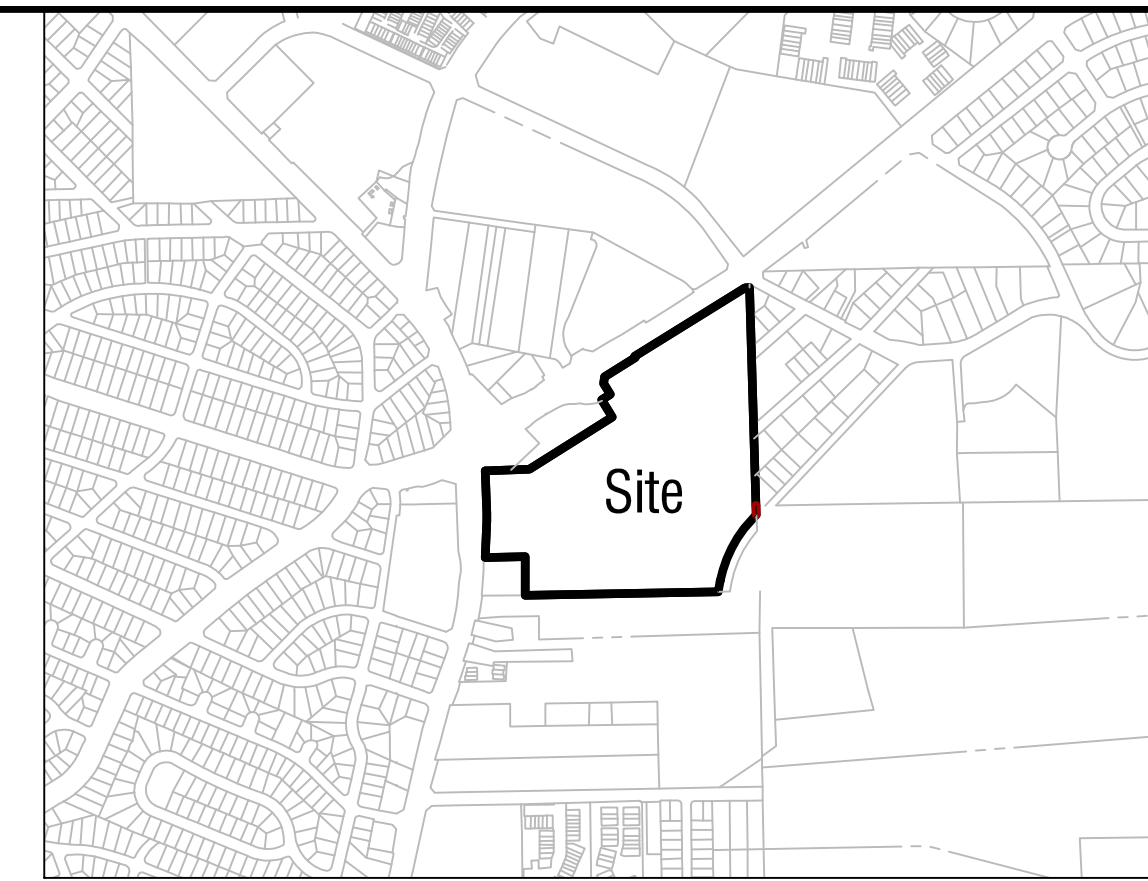


Glenmont Forest

PRELIMINARY FOREST CONSERVATION PLAN



Vicinity Map
Scale 1:1,000

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

Glenmont Forest
Out of Watershed

NET TRACT AREA:		
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
0	0	0
HDR	MPD	CIA
0	1	0

G. Afforestation Threshold ...	15%	x G =	5.13
H. Conservation Threshold ...	20%	x G =	6.85

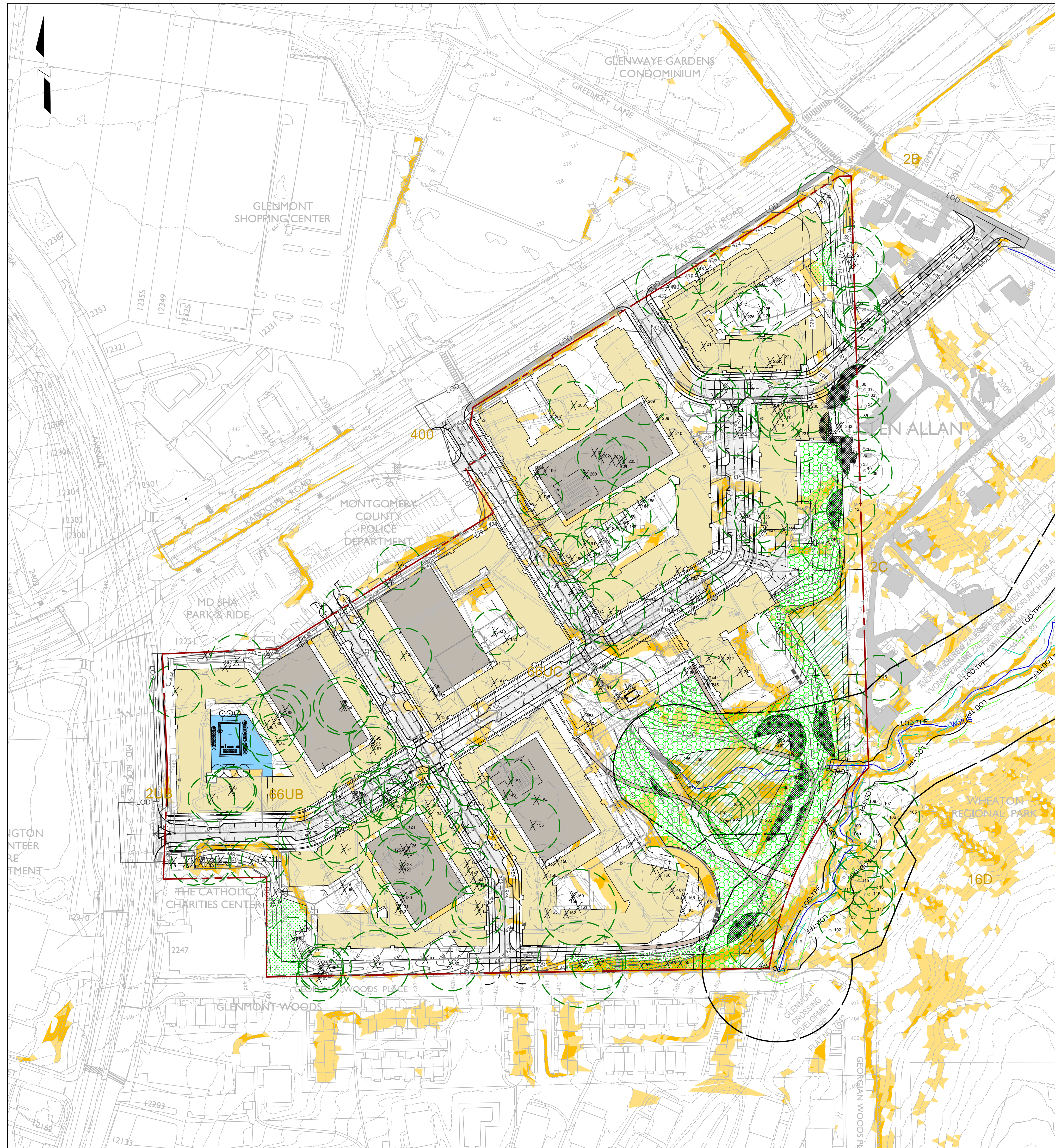
EXISTING FOREST COVER:		
I. Existing forest cover		1.32
J. Area of forest above afforestation threshold		0.00
K. Area of forest above conservation threshold		0.00

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

worksheet date 5/13/2019



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 BUFFER 25'
	EXISTING CONTOURS
	PROPOSED CONTOURS
	FOREST SAVE
	FOREST REMOVE
	FOREST PLANT
	LANDSCAPE CREDIT AREA
	LOD
	LIMIT OF DISTURBANCE
	LIMIT OF DISTURBANCE OF MNCPP STREAM RESTORATION PLAN THAT ENCROACHES ON OUR SITE
	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

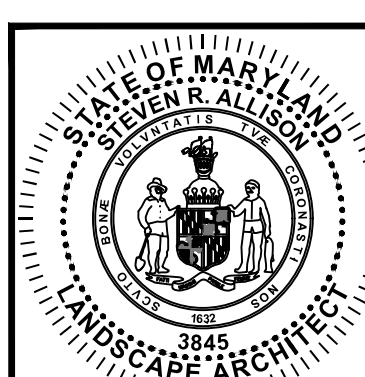
- General Notes:
- For additional property information, see NRI/FSD #42030670.
 - This plan is for the forest conservation purposes only.
 - Boundary information was taken from Montgomery County GIS data.
 - The topography hereon is shown in 2' contour interval was obtained from Montgomery County GIS 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	Glenelig silt loam, 3 to 8 percent slopes	B	None	0.37
2C	Glenelig silt loam, 8 to 15 percent slopes	B	None	0.37
2UB	Glenelig Urban land complex, 0 to 8 percent slopes	B	None	0.29
6A	Balle 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
The undersigned agrees to accept the number of logs in the Approved Preliminary Forest Conservation Plan No. 1103B-1 for the site located at 8630 Fenton Street, Silver Spring, Maryland, and all other adjacent properties.
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) 495-1575 bsa@gradymsl.com
Signature: _____

Exhibit 59
H-149

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

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)
Cover Sheet

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