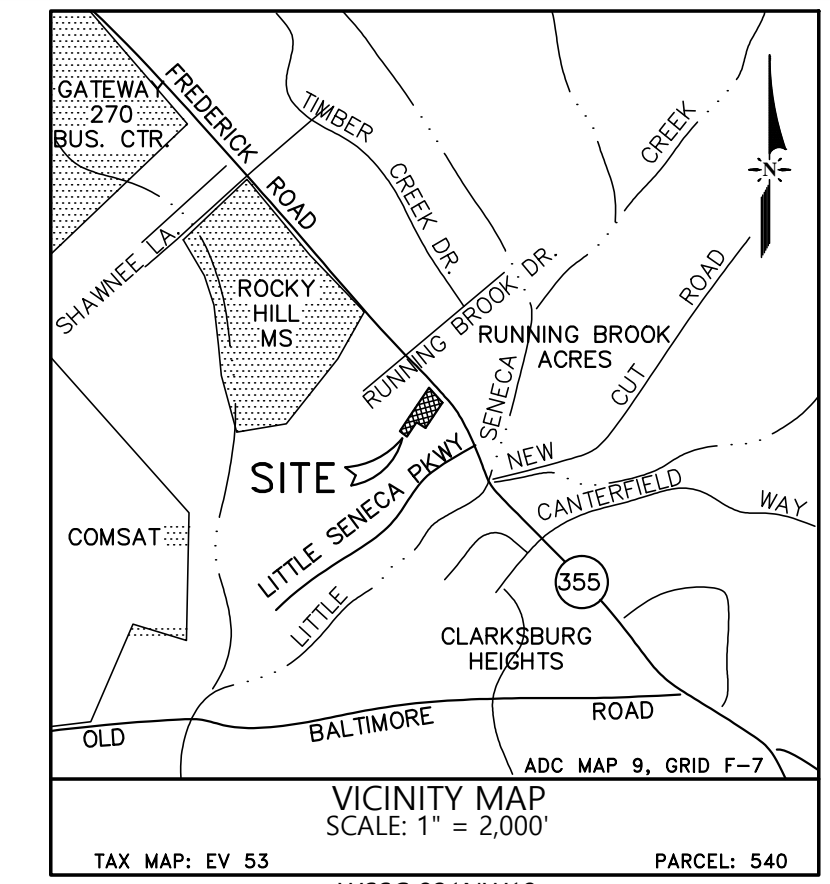


# Attachment A

## M-NCPPC FILE NUMBER: F20240830 FCP AMENDMENT - BENNETT CREEK ANIMAL HOSPITAL



**CONTEXT MAP**  
SCALE: 1" = 500'

**LIST OF AMENDMENT ITEMS**

- 1. SPECIMEN TREE TO BE REMOVED
- 2. EXISTING FOREST EASEMENT TO BE ABANDONED/REMOVED (0.34 AC.)
- 3. RETAINED EX. FOREST EASEMENT OR ADDED FOREST EASEMENT (0.57 AC.)  
RETAINED = 0.35 AC.; ADDED FCE = 0.22 AC.
- 4. EX. FOREST CONSERVATION SIGNS REMOVED )
- 5. FOREST CONSERVATION SIGNS ADDED
- 6. PROPOSED BUILDING ADDITION
- 7. REVISED FCP WORKSHEET
- 8. TREE PROTECTION FENCE REMOVED (130 LF)

**SHEET INDEX**

FFCP-1	FFCP COVER SHEET
FFCP-2	BLANK SHEET
FFCP-3	*FFCP-3
FFCP-4	FFCP-4
* SHEETS REVISED UNDER THIS AMENDMENT	

**DEVELOPERS CERTIFICATION**

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE FINAL FOREST CONSERVATION PLAN APPROVAL NO. F20240830, INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: DR. JEFF WALCOFF (BENNETT CREEK ANIMAL HOSPITAL)

CONTACT PERSON: DR. JEFF WALCOFF

ADDRESS: 22416 FREDERICK ROAD  
CLARKSBURG, MD 20871

PHONE AND EMAIL: 301-788-7665; JEFFWALCOFF@GMAIL.COM

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**QUALIFIED FOREST PROFESSIONAL**  
Forest Stand Delineation & Forest Conservation Planning

SIGNED BY: *John T. Leber* JUNE 27, 2024  
JOHN THOMAS LEBERZ LS DATE

D.N.R. AUTHORIZATION DATE: JAN. 11, 2009 - STEVEN W. KOEHN

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY QUALIFIED FOREST PROFESSIONAL MEETING THE REQUIREMENTS OF COMAR 08.19.06.01

REVISION	DESCRIPTION	BY

**BENNETT CREEK ANIMAL HOSPITAL**  
"Lot 7, Clarksburg Heights", Plat No. 23918  
Situated at No. 22416 Frederick Road  
Liber 37035 Folio 226  
Clarksburg Election District No. 2  
Montgomery County, Maryland

FINAL FOREST CONSERVATION PLAN - F20240830

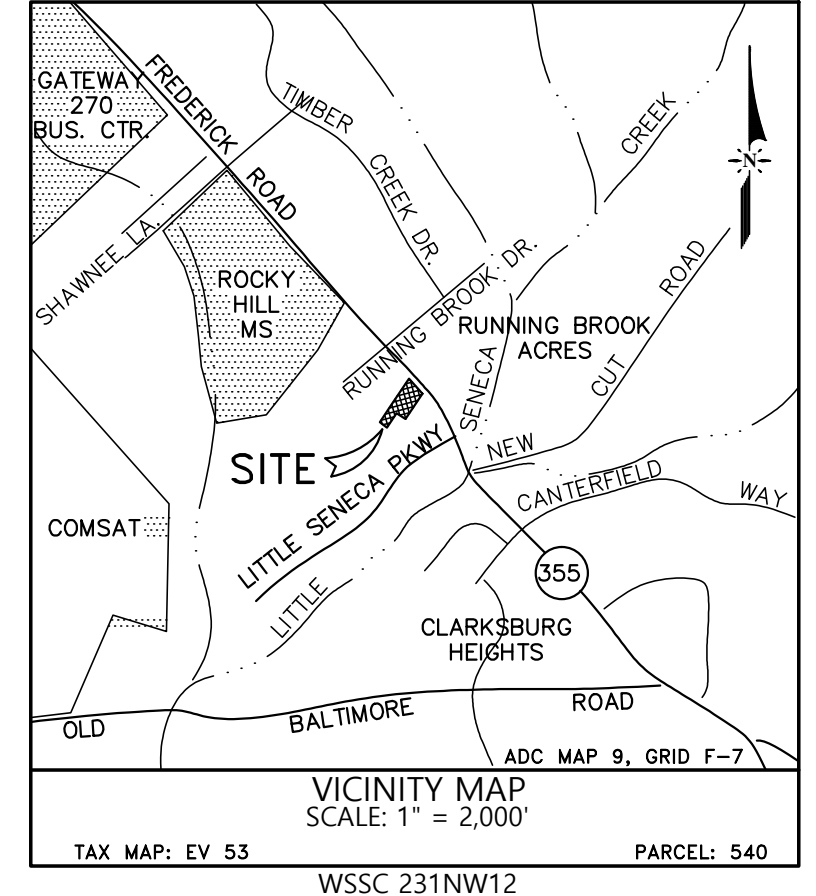
**Terra Solutions Engineering, LLC**  
Commercial & Residential Land Planning and Engineering  
5216 Chairman's Court, Suite 105  
Frederick, MD 21703  
Phone: 301-578-9842 Email: terrasolutionsengineering@gmail.com

**Owner/Developer**  
Biswayne Veterinary Holdings, LLC  
607 Oak Knoll Terrace  
Rockville, MD 20871  
Attn: Dr. Jeff Walcott

Seal & Signature

PROJECT No.:	302
DATE:	JUNE 2024
SCALE:	N/A
SHEET No.:	FFCP 1

**Exhibit 26(a)**  
**S-2659-A**



REVISION	DESCRIPTION	BY

**BENNETT CREEK ANIMAL HOSPITAL**  
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 Rockville, MD 20871  
 Attn: Dr. Jeff Walcott

Seal & Signature

PROJECT No.: 302  
 DATE: JUNE 2024  
 SCALE: N/A  
 SHEET No. FCCP-2

**DEVELOPER'S CERTIFICATE**  
 The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 2318, including but not limited to: tree removal, forest planting, maintenance, and all other applicable agreements.

Developer's Name: **BISCAYNE VETERINARY HOLDINGS, LLC**  
 Contact Person or Owner: **DR. JEFF WALKOFF, DVM**  
 Title: **DR.**  
 Address: **607 OAK KNOLL TERRACE**  
 Phone and Email: **ROCKVILLE, MD 20871**  
 Signature: \_\_\_\_\_

**SPECIMEN TREE TABLE**

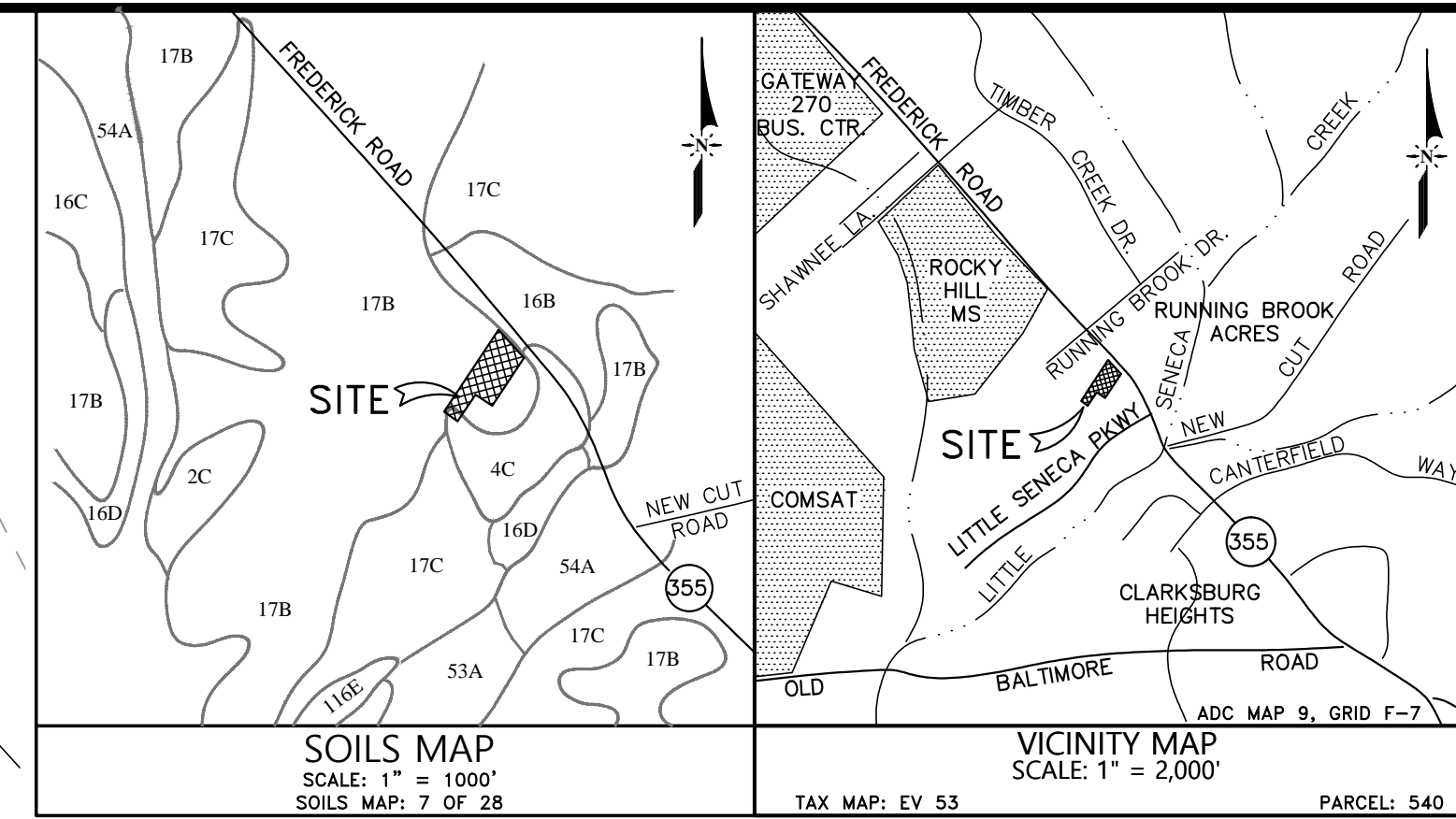
Tree Species	Size	Ex. Condition	Prop. Condition
**T2 Black Oak ( <i>Quercus velutina</i> )	30"	Poor	TBR**

(From approved FFCP #120080130 - Tree variance required)

**TREES 24" OR GREATER**

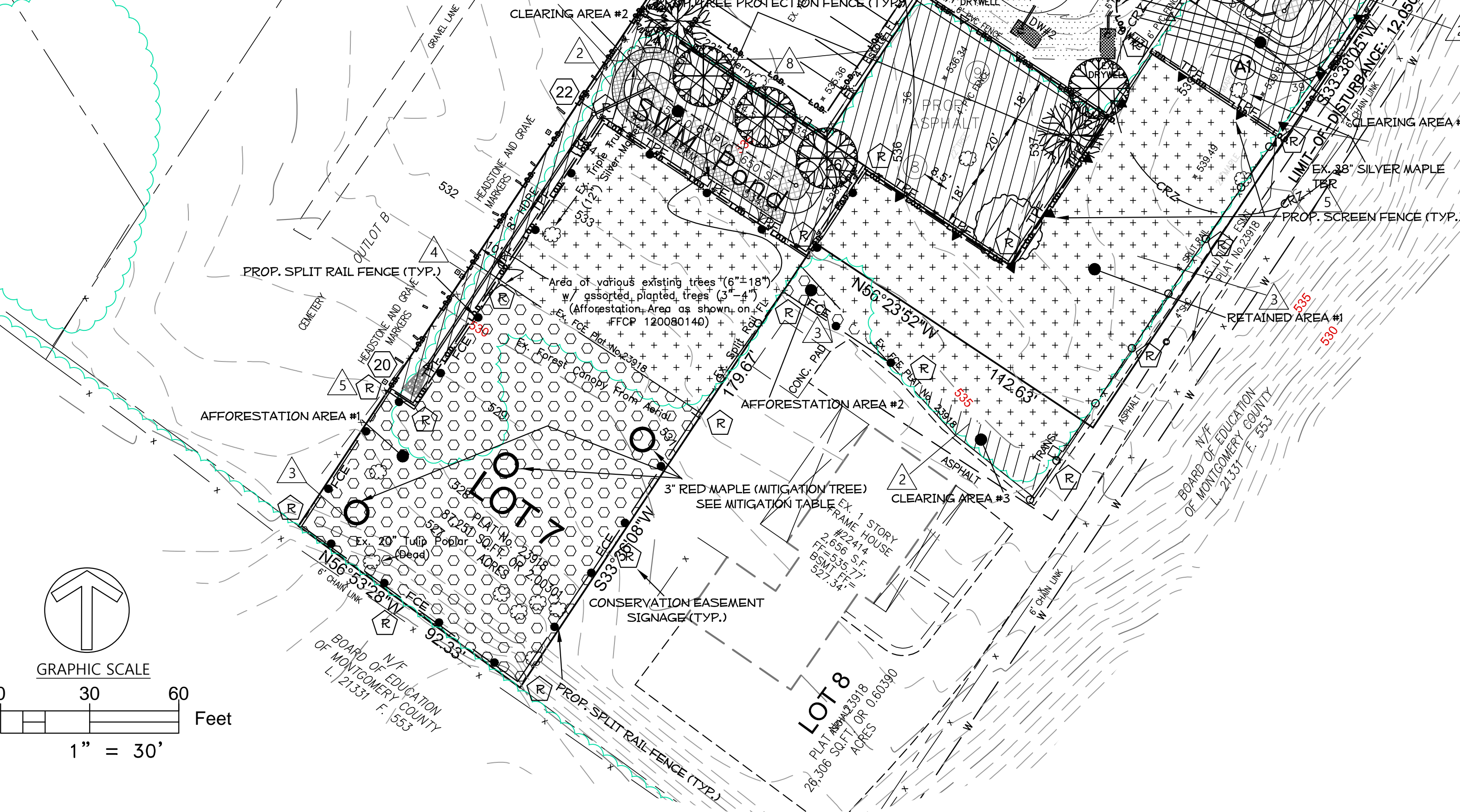
Tree Species	Size	CRZ	Ex. Condition	Prop. Condition
A1 Silver Maple ( <i>Acer saccharinum</i> )	28"	42'	Good	TBR

- LIST OF AMENDMENT ITEMS**
1. SPECIMEN TREE TO BE REMOVED
  2. EXISTING FOREST EASEMENT TO BE ABANDONED/REMOVED (0.37 AC.)
  3. RETAINED EX. FOREST EASEMENT OR ADDED FOREST EASEMENT (0.57 AC.) RETAINED = 0.35; ADDED FCE = 0.23 AC.
  4. EX. FOREST CONSERVATION SIGNS REMOVED
  5. FOREST CONSERVATION SIGNS ADDED
  6. PROPOSED BUILDING ADDITION
  7. REVISED FCP WORKSHEET
  8. TREE PROTECTION FENCE REMOVED (130 LF)



**FOREST CONSERVATION PLAN GENERAL NOTES:**

- The property is currently owned by Biscayne Veterinary Holdings, LLC with a deed reference of Liber 37035 at Folio 226. The property is also known as "Lot 7 Clarksburg Heights", as recorded in Plat No. 23918. The property address is 22416 Frederick Road and the site area is 87,251 square feet (SF) or 2,003 acres. Tax ID: 03642884
- Horizontal Datum is MDD 83-91 and the Vertical Datum is NAVD 88, and was surveyed by Unger Surveying & Construction in October 2022.
- The site is currently zoned R-200 and lies within the Clarksburg Planning Area (PA-13). The site also lies within the "Clarksburg Special Protection Area".
- Bank Standards (R-200) Zoning Requirements:
  - Min. Lot Area: 20,000 SF
  - Min. Lot Width: 100-foot (single family detached dwelling)
  - Min. Setbacks:
    - Front Yard: 40-foot
    - Side Yard: 12-foot (sum of both sides: 25-foot); 16-foot min. parking setback
    - Rear Yard: 30-foot
    - Max. Bldg. Ht.: 50-foot
  - Special Exception Zoning Requirements:
    - Min. Setback for Veterinary Hospital: 50-foot
    - Min. Setback for Animal Boarding: 75-foot
  - Soils Information: Take from Montgomery County Soils Survey, Map 7 of 28.
    - Soil Types include:
      - 4C (Elbak Silt Loam - 8% to 15% slopes). HSG - "C", K-Value: 0.32
      - 16B (Brinklow-Blocktown channely silt loam - 3% to 8% slopes). HSG - "C", K-Value: 0.24
      - 17B (Cockquan Loam - 3% to 8% slopes). HSG - "B", K-Value: 0.37



- LEGEND**
- Denotes Forest/FCE to be Cleared
  - Denotes Retained Forest Conservation Easement Area
  - Denotes Proposed Reforestation/Afforestation Area
  - Denotes Limits of Disturbance
  - Denotes Forest Conservation Easement
  - Denotes Silt Fence
  - Denotes Proposed Split Rail Fence
  - Denotes Proposed Estate Fencing
  - Denotes Proposed Screen Fencing
  - Denotes Ex. Split Rail Fence
  - Denotes Ex. Estate Fence
  - Denotes Ex. Screen Fence
  - Denotes Tree Protection Fence
  - Denotes Conservation Easement Signage
  - Denotes Ex. Tree Line

**FCP WORKSHEET (ORIGINAL FCP WORKSHEET)**

NET TRACT AREA: (Off Site Disturbance) 0.26  
 A. Total tract area 2.88  
 B. Land dedication acres (parks, county facility, etc.) 0.00  
 C. Land dedication for roads or utilities (not being constructed by this plan) 0.00  
 D. Area to remain in commercial agricultural production/use 0.00  
 E. Other deductions (specify) 0.00  
 F. Net Tract Area = 3.14

LAND USE CATEGORY: (from *Trees Technical Manual*)  
 Input the number "1" under the appropriate land use, limit to only one

	ARA	MDR	IDA	HDR	MPD	CIA
	0	0	0	1	0	0

G. Afforestation Threshold 15% x F = 0.47  
 H. Conservation Threshold 20% x F = 0.63

EXISTING FOREST COVER:

I. Existing forest cover = 1.10  
 J. Area of forest above afforestation threshold = 0.63  
 K. Area of forest above conservation threshold = 0.47

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation = 0.72  
 M. Clearing permitted without mitigation = 0.38

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared = 0.53  
 O. Total area of forest to be retained = 0.57

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold = 0.12  
 Q. Reforestation for clearing below conservation threshold = 0.12  
 R. Credit for retention above conservation threshold = 0.00  
 S. Total reforestation required = 0.23  
 T. Total afforestation required = 0.00  
 U. Credit for landscaping (may not exceed 20% of "S") = 0.04  
 V. Total reforestation and afforestation required = 0.19

**Forest Conservation Data Table**

Tract	Number of Acres
Remaining in Agricultural Use	2.0
Road & Utility ROWs <sup>1</sup>	-
Total Existing Forest	0.7
Forest Retention	0.4
Forest Cleared	0.4

**Land Use & Thresholds<sup>2</sup>**

Land Use Category	Conservation Threshold	Afforestation Threshold
HDR	20% percent	15% percent
ARA, MDR, IDA, HDR, MPD, or CIA		

**Stream(s)**

Total Channel Length (ft.)	Average Buffer Width (ft.) <sup>3</sup>

**Acres of Forest in**

	Retained	Cleared	Planted
Wetlands			
100-Year Floodplain			
Stream Buffers			
Priority Areas			

**AFFORESTATION SCHEDULE--0.23 ACRES @ 200 TREES PER ACRE=46**

SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
ACER RUBRUM	RED MAPLE	1" CAL or Container Grown	9	B & B
QUERCUS RUBRA	RED OAK	1" CAL or Container Grown	9	B & B
CORNUS FLORIDA	FLOWERING DOGWOOD	1" CAL or Container Grown	10	B & B
NYSSA SYLVATICA	SWEETGUM	1" CAL or Container Grown	10	B & B
NYSSA VELUTINA	BLACK OAK	1" CAL or Container Grown	8	B & B
			46	
<b>NATIVE UNDERSTORY SHRUBS</b>				
HAMAMELIS VIRGINIANA	WITCH HAZEL	3 Gallon	7	B & B
KALMIA LATIFOLIA	MOUNTAIN LAUREL	3 Gallon	7	B & B

**EASEMENT REMOVED/ADDITION TABLE**

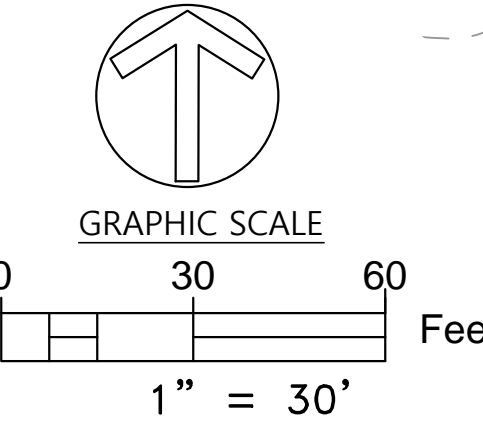
Total Ex. FCE Removed	0.37 Acres
Total Proposed FCE	0.23 Acres
Required Forest Mitigation Area	0.14 Acres

Forest mitigation requirements of 0.14 Acres to be met by the purchase of banking credits at a ratio of 2:1.  
 0.14 Ac. X 2 = 0.28 acres total banking credits required.

**SPECIMEN TREE VARIANCE MITIGATION TABLE**

Tree Size	Mitigation Ratio	Required Mitigation	Proposed Mitigation Trees	Proposed Tree Type
30"	1:4	9'	Three 3" trees	Red Maple ( <i>Acer Rubrum</i> )

See Plan



**BENNETT CREEK ANIMAL HOSPITAL**  
 "Lot 7, Clarksburg Heights" - Plat No. 23918  
 WSSC Basemap 231NW12  
 Clarksburg Election District No. 2  
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 5216 Chillum Court, Suite 105  
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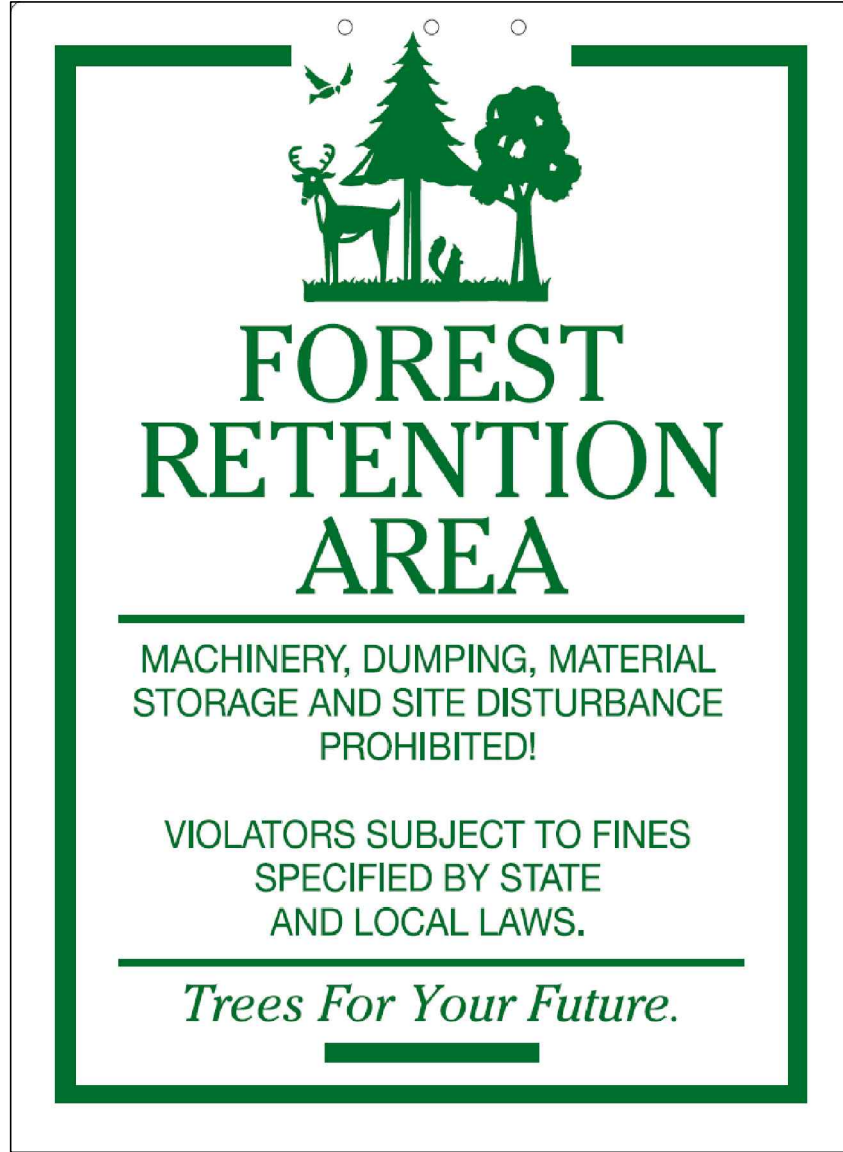
Rev. per comments: 08/26/2024  
 Rev. per comments: 07/16/2024  
 Rev. per comments: 06/21/2024

NO. DATE REVISION DESCRIPTION

1082724  
 07/26/24  
 06/26/24

Rev. per comments: 08/26/2024  
 Rev. per comments: 07/16/2024  
 Rev. per comments: 06/21/2024

Scale: 1" = 30'  
 SHEET No. FFCP 3



**FOREST RETENTION AREA**

MACHINERY, DUMPING, MATERIAL STORAGE AND SITE DISTURBANCE PROHIBITED!

VIOLATORS SUBJECT TO FINES SPECIFIED BY STATE AND LOCAL LAWS.

*Trees For Your Future.*

**INSPECTIONS**

All field inspections must be requested by the applicant.

Field inspections must be conducted as follows:

**Plans without Planting Requirements**

- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
- After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begins and before release of the building permits.
- After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

**Additional Requirements for Plans with Planting Requirements**

- Before the start of any required reforestation and afforestation planting.
- After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance period.
- 2 years after reforestation and afforestation have been completed, to determine survival and assess necessary maintenance activities for the remaining duration of the maintenance and management period.
- At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.



**SPECIMEN TREE**

MACHINERY, DUMPING, MATERIAL STORAGE AND SITE DISTURBANCE PROHIBITED!

VIOLATORS SUBJECT TO FINES SPECIFIED BY STATE AND LOCAL LAWS.

*Trees For Your Future.*

**FOREST CONSERVATION AREA**

**DO NOT DISTURB**

**UNDER PENALTY OF LAW**

**NO DUMPING**

**NO MOTORIZED VEHICLES**

M-NCPPC  
Environmental Planning  
(301) 495-4540

**Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans**

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

**Pre-Construction**

- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
- The property owner must arrange for the meeting and following people should must participate in the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is to verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
  - Typical tree protection devices include:
    - Chain link fence (four feet high)
    - Super silt fence with wire mesh between the support poles (minimum 4 feet high with high visibility flagging)
    - 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high with high visibility flagging)
  - Typical stress reduction measures may include, but are not limited to:
    - Root pruning with a root cutter or vibratory plow designed for that purpose. Trenches are not allowed, unless approved by the Forest Conservation Inspector
    - Crown Reduction or pruning
    - Watering
    - Vertical mulching
    - Root aeration systems

Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.

- A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.
- Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.
- Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
  - Parking or driving of equipment, machinery or vehicles of any type.
  - Storage of any construction materials, equipment, rockpiling, fill, debris, etc.
  - Dumping of any chemicals (i.e., paint thinner, motor or concrete remainder, trash, garbage, or debris of any kind).
  - Felling of trees into a protected area.
  - Trenching or grading for utilities, irrigation, drainage, etc.
- Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

**During Construction**

- Periodic inspections will be made by the Forest Conservation Inspector. Correction and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
- The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understorey, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeliness to restore these areas, will be determined by the Forest Conservation Inspector.

**Post-Construction**

- After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
  - Removal and possible replacement of dead, dying, or hazardous trees
  - Pruning of dead or declining limbs
  - Soil aeration
  - Fertilization
  - Watering
  - Wound repair
- Clean up of retention areas, including trash removal
- After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or hardscaping may take place after the tree protection fencing is removed.
- Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

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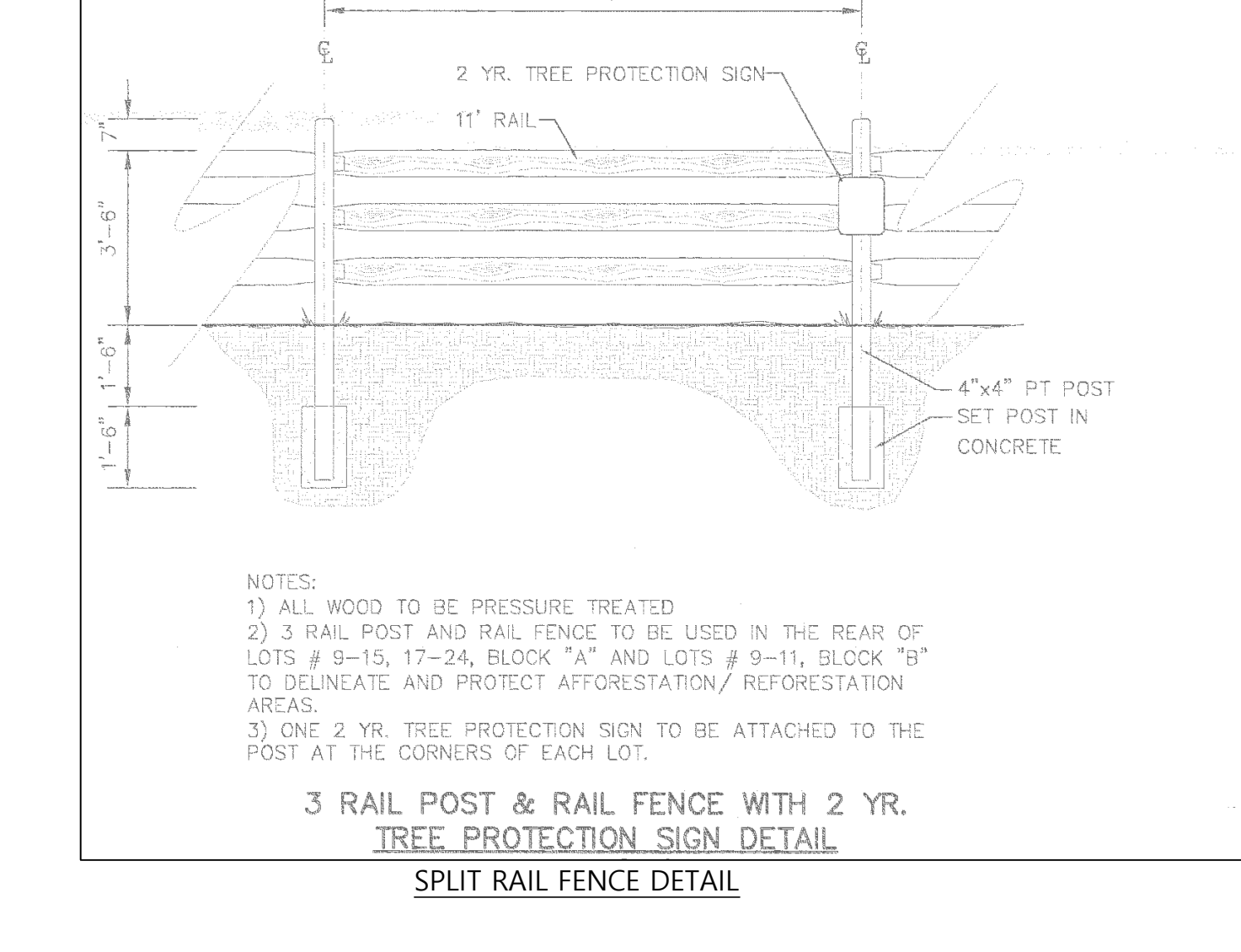
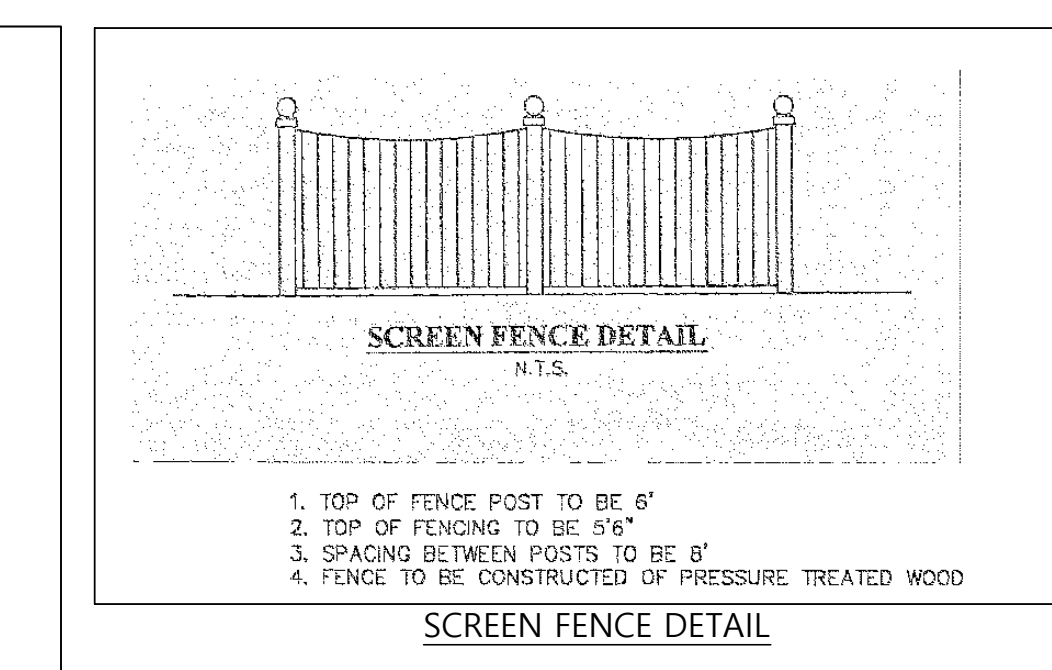
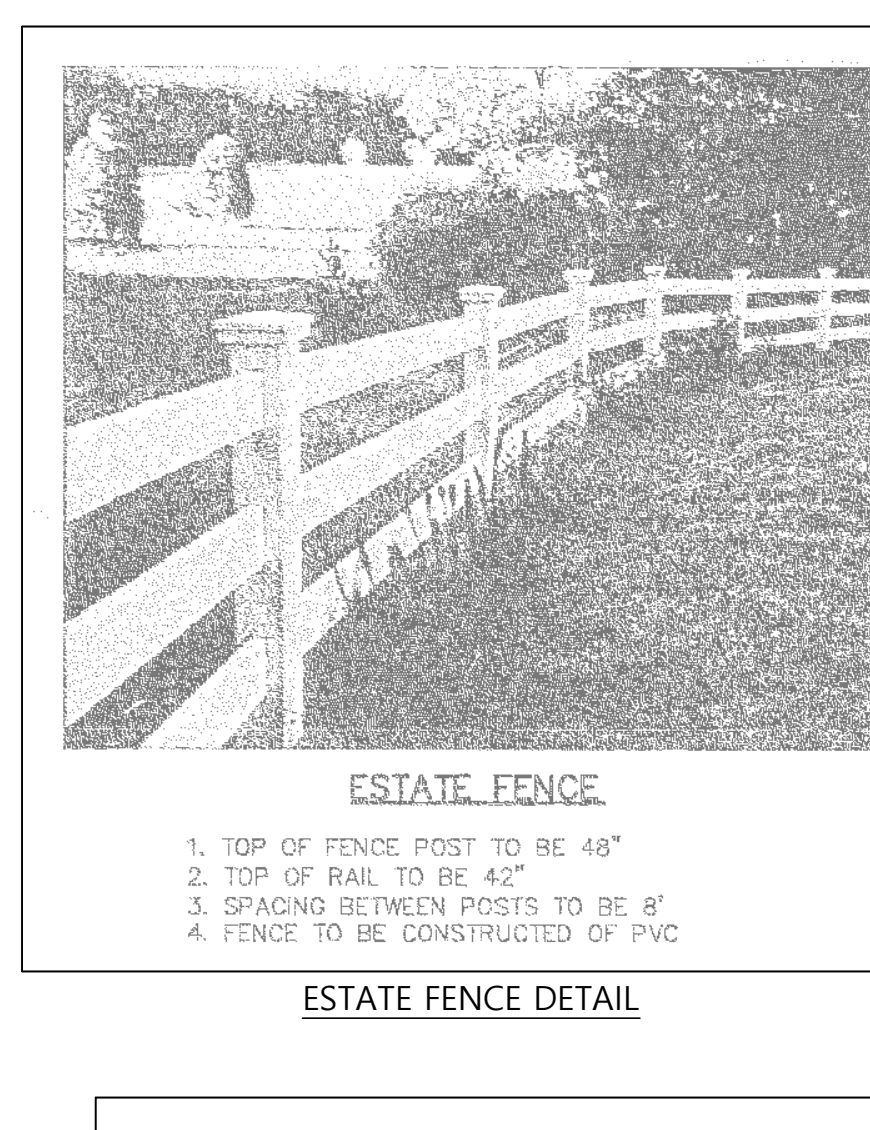
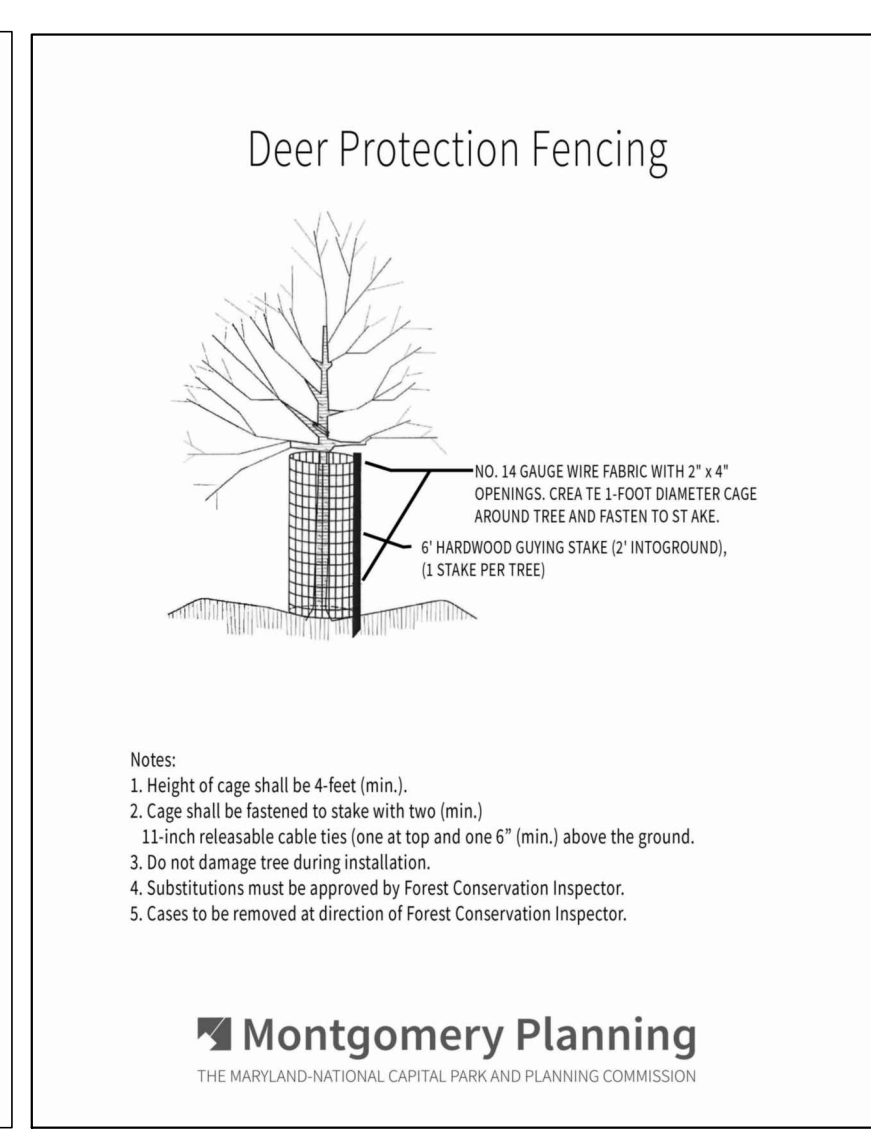
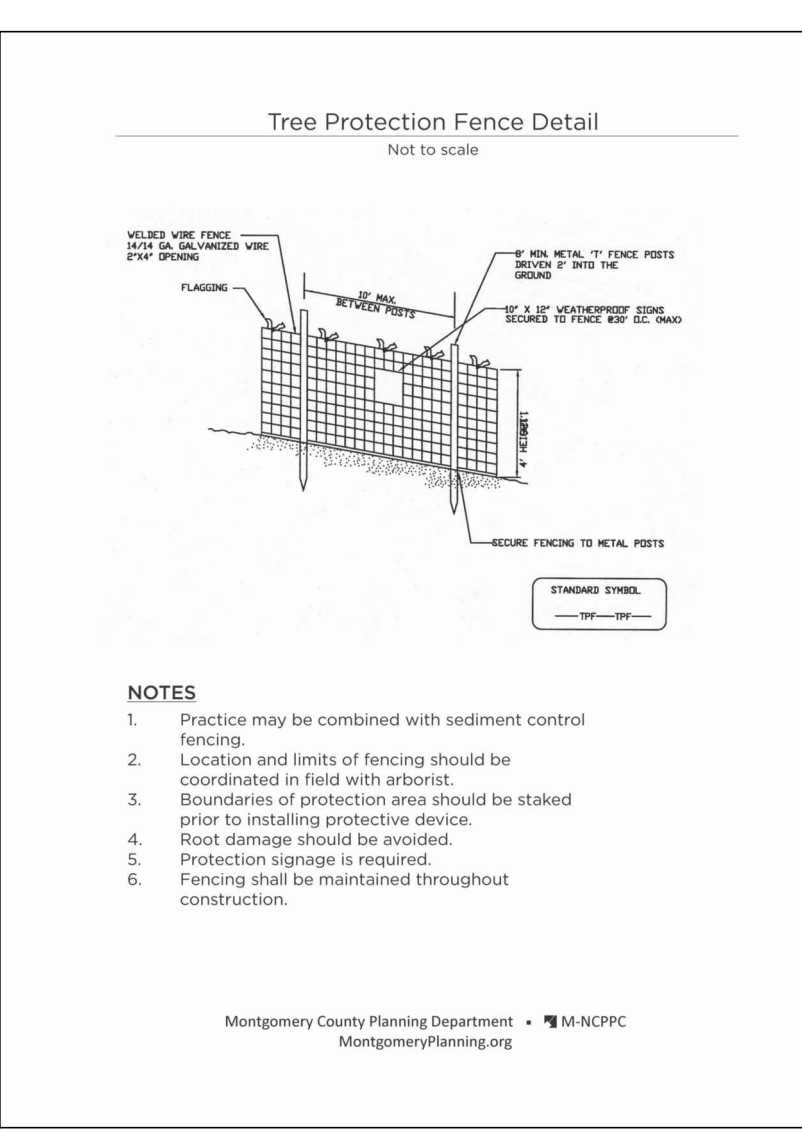
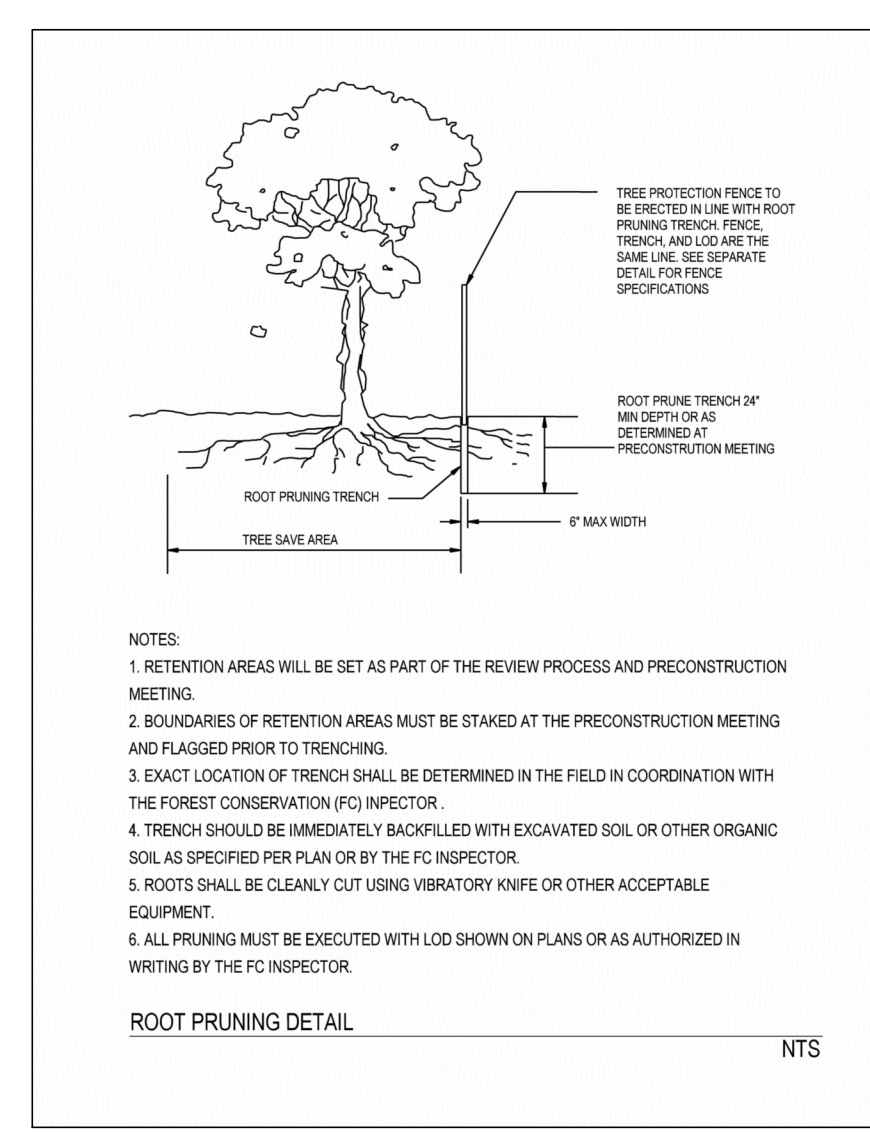
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- Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

g. Clean up of retention areas, including trash removal

10. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or hardscaping may take place after the tree protection fencing is removed.

11. Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.



NO.	DATE	REVISION	DESCRIPTION
1	6/26/24		Rev. per Planning Comments - 06/21/24

**BENNETT CREEK ANIMAL HOSPITAL**  
"Lot 7, Clarksburg Heights" - Plat No. 23918  
Liber 37035 Folio 226  
WSSC Basemap 231NW12  
Clarksburg Election District No. 2  
Montgomery County, Maryland

**FINAL FOREST CONSERVATION PLAN - F20240830**

**Terra Solutions Engineering, LLC**  
Commercial & Residential Land Planning and Engineering  
5216 Chairmans Court, Suite 105  
Frederick, MD 21703  
Phone: 301-378-9842 Email: terrasolutionsengineering@gmail.com

**Owner/Developer**  
Biscayne Veterinary Holdings, LLC  
607 Oak Knoll Terrace  
Rockville, MD 20871  
Attn: Mr. Jeff Walcott

Seal & Signature	
PROJECT No.:	302
DATE:	JULY 2024
SCALE:	N/A
SHEET No.	FFCP 4