48 Hours
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1-800-257-7777

FOREST CONSERVATION WORKSHEET
15700 SHADY GROVE ROAD (Within same Watershed or Priority Area)

NET TRACT AREA:

A. Total tract area ...	2.00
B. Additions to tract area (Off-Site Work etc.; construction required by this plan)...	0.18
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)	0.00
G. Net Tract Area ..... =	2.18

LAND USE CATEGORY: (from Chapter 22A-3 Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

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

G. Afforestation Threshold ...	15%	x G =	0.33
H. Conservation Threshold ...	20%	x G =	0.44

EXISTING FOREST COVER

I. Existing forest cover ..... =	0.00
J. Area of forest above afforestation threshold ..... =	0.00
K. Area of forest above conservation threshold ..... =	0.00

BREAKEVEN 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 ..... =	0.00
O. Total area of forest to be retained ..... =	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold...=	0.00
Q. Reforestation for clearing below conservation threshold ...=	0.00
R. Credit for retention above conservation threshold .....=	0.00
S. Total reforestation required ..... =	0.00
T. Total afforestation required ..... =	0.33
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S") .....=	0.00
V. Total reforestation and afforestation required ..... =	0.33

worksheet date 4/2020

REFORESTATION PROVIDED ..... 0.00 Ac.
OFFSITE REFORESTATION REQUIRED ..... 0.33 Ac.

FOREST CONSERVATION WORKSHEET
15700 SHADY GROVE ROAD (Outside of Watershed or Priority Area)

NET TRACT AREA:

A. Total tract area ...	2.00
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.18
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)	0.00
G. Net Trac Area ..... =	2.18

LAND USE CATEGORY: (from Chapter 22A-3 Definitions)
Input the number "1" under the appropriate land use, limit to on y one entry.

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

G. Afforestation Threshold ...	15%	x G =	0.33
H. Conservation Threshold ...	20%	x G =	0.44

EXISTING FOREST COVER

I. Existing forest cover ..... =	0.00
J. Area of forest above afforestation threshold ..... =	0.00
K. Area of forest above conservation threshold ..... =	0.00

BREAKEVEN 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 ..... =	0.00
O. Total area of forest to be retained ..... =	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ...=	0.00
Q. Reforestation for clearing below conservation threshold ...=	0.00
R. Credit for retention above conservation threshold .....=	0.00
S. Total reforestation required ..... =	0.00
T. Total afforestation required ..... =	0.33
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S") .....=	0.00
V. Total reforestation and afforestation required ..... =	0.33

worksheet date 4/2020

REFORESTATION PROVIDED ..... 0.00 Ac.
OFFSITE REFORESTATION REQUIRED ..... 0.33 Ac.

Forest Conservation Data Table

	Number of Acres
Tract	2.80
Remaining in Agricultural Use	0.80
Road & Utility ROWs[1]	0.80
Total Existing Forest	0.80
Forest Retention	0.80
Forest Cleared	0.80

Land Use & Thresholds[2]

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

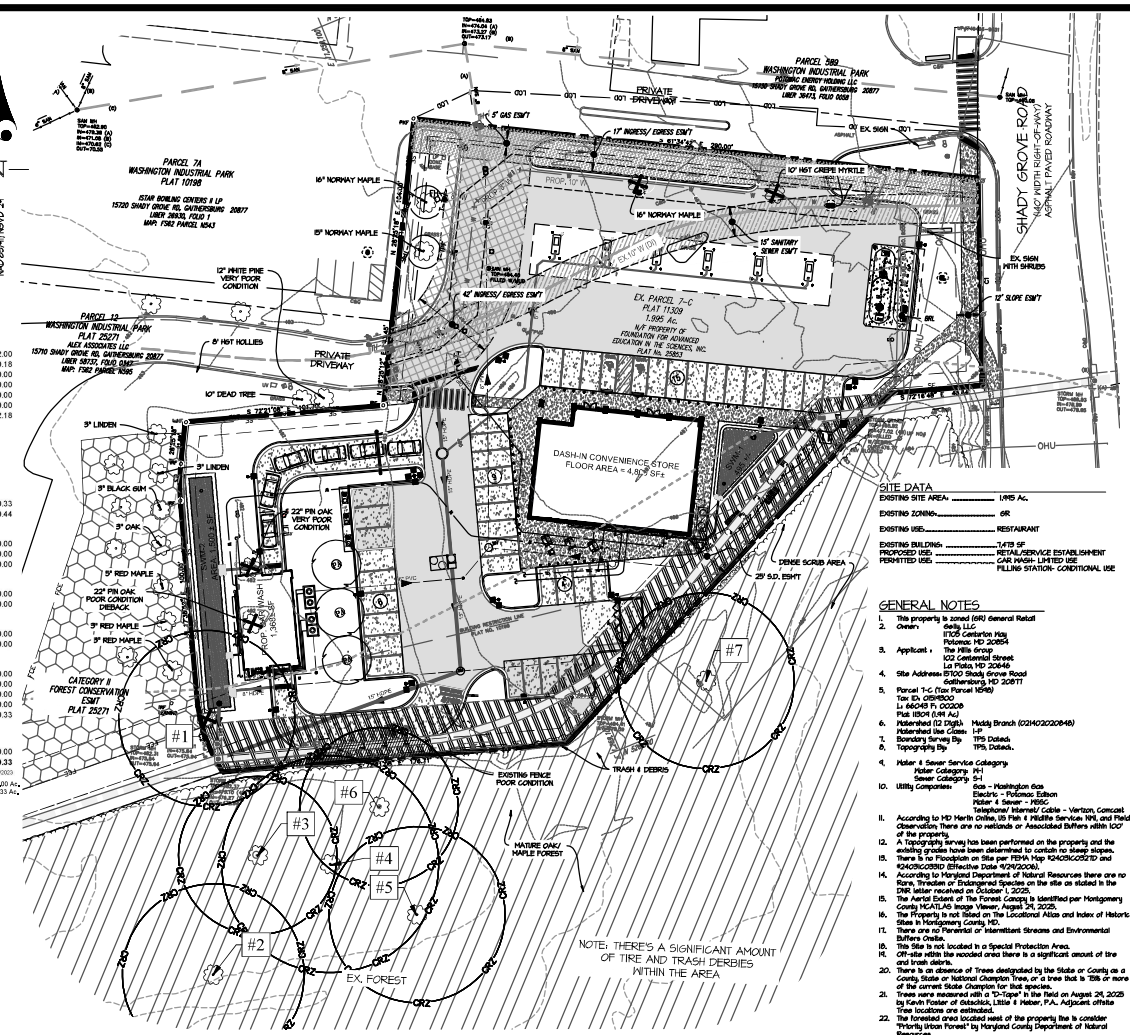
	Total Channel Length (ft.)	Average Buffer Width (ft_2)[3]
Stream(s)	0.80	0.00

Acres of Forest in	Retained	Cleared	Planted
Wetlands	0.80	0.00	0.00
100-Year Floodplain	0.80	0.00	0.00
Stream Buffers	0.80	0.00	0.00
Priority Areas	0.80	0.00	0.00

[1] Only Road or Utility ROWs not to be improved as part of development application.
[2] Information from FC Land Use Categories & Thresholds document.
[3] Measured from stream edge to buffer edge.

SOILS

SYMBOL	SOIL NAME	PRIME FARMLAND	EROSION HAZARD	K-FACTOR	HYDRIC RATING	HYDROLOGIC GROUP	DRAINAGE CLASS
6A	Baile silt loam, 0-3% slopes	NO	SLIGHT	0.37	HYDRIC	C/D	POORLY DRAINED
400	Urban land complex, 0-8% slopes	NO	NOT RATED	NOT RATED	NONHYDRIC	D	NOT RATED



SITE DATA

EXISTING SITE AREA:	1.995 Ac.
EXISTING ZONING:	GR
EXISTING USE:	RESTAURANT
EXISTING BUILDING:	7,473 SF
PROPOSED USE:	RETAIL/SERVICE ESTABLISHMENT
PERMITTED USE:	CAR WASH- LIMITED USE PILLING STATION- CONDITIONAL USE

GENERAL NOTES

1. This property is zoned (GR) General Retail
2. Owner: dwelly LLC
   17108 Centerton Way
   Potomac MD 20854
3. Applicant: The Mills Group
   102 Centennial Street
   La Plata, MD 20646
4. Site Address: 15700 Shady Grove Road
   Gaithersburg, MD 20877
5. Parcel 7-C (Tax Parcel 1998)
   Tax ID: 03398300
   Lt 66043 Pt 00008
   Plat 11328 (1.99 Ac)
6. Watershed (12 Digit): Muddy Branch (021402020846)
   Watershed Use Class: I-P
7. Boundary Survey By: TPS Dated:
8. Topography By: TPS Dated:
9. Water & Sewer Service Category
   Water Category: W-1
   Sewer Category: S-1
10. Utility Companies: Gas - Washington Gas
    Electric - Potomac Edison
    Water & Sewer - WSSC
    Telephone/ Internet/ Cable - Verizon, Comcast
11. According to MD Merlin Online, US Fish & Wildlife Service NWI, and Field Observation, There are no wetlands or Associated Buffers within 100' of the property.
12. A Topography Survey has been performed on the property and the existing grades have been determined to contain no steep slopes.
13. There is no Floodplain on Site per FEMA Map #24031C0327D and #24031C0331D (Effective Date 9/29/2006).
14. According to Maryland Department of Natural Resources there are no Rare, Threaten or Endangered Species on the site as stated in the DNR letter received on October 1, 2025.
15. The Aerial Extent of The Forest Canopy is identified per Montgomery County MCATLAS Image Viewer, August 24, 2025.
16. The Property is not listed on The Locational Atlas and Index of Historic Sites in Montgomery County, MD.
17. There are no Perennial or Intermittent Streams and Environmental Buffers Onsite.
18. This Site is not located in a Special Protection Area.
19. Off-site within the wooded area there is a significant amount of tire and trash debris.
20. There is an absence of Trees designated by the State or County as a County, State or National Champion Tree, or a tree that is 75% or more of the current State Champion for that species.
21. Trees were measured with a "D-Tape" in the field on August 24, 2025 by Kevin Foster of Gutschick, Little & Weber, P.A. Adjacent offsite Tree locations are estimated.
22. The forested area located west of the property the is consider "Priority Urban Forest" by Maryland County Department of Natural Resources.

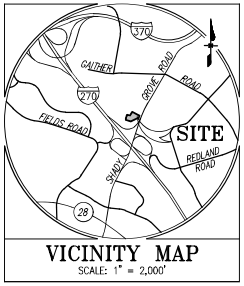
SPECIMEN TREE MITIGATION SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT. / B&B	COMMENTS
SHADE TREES						
PA	3	Platanus acerifolia	London Planetree	3" Cal.	B&B	Min. 6' branching ht.

Tree Mitigation Calculations for 30" and Greater Trees to be removed (Tree #1,) 30"DBH / 4 = 7.5" of Mitigation/ 3" caliper proposed Native Trees = 3 Trees

SPECIMEN TREE LIST

No.	Common Name	Species Name	DBH	Condition	CRZ SF	CRZ IMPACT %	COMMENTS
1	Pin Oak	Quercus palustris	30"	Good			Remove
2	Tulip Poplar	Liriodendron tulipifera	31"	Good	6,793	0%	Save
3	Red Maple	Acer rubrum	27"	Fair	5,153	0%	Save
4	Silver Maple	Acer saccharinum	34"	Poor- base rot	9,677	1%	Save
5	Silver Maple	Acer saccharinum	30"	Good	6,361	0%	Save
6	Pin Oak	Quercus palustris	27"	Fair- base gall	5,153	14%	Save
7	Tulip Poplar	Liriodendron tulipifera	30"	Good	6,361	10%	Save



VICINITY MAP

SCALE: 1" = 2,000'

LEGEND

- PROPERTY LINE
- EX. TREE CANOPY
- EX. SCRUB LINE
- 280 / 270 — EX. CONTOURS
- EX. CURB
- EX. EDGE OF PAVING
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- E — EX. ELECTRIC
- OHW — EX. OVERHEAD WIRE
- UGE — EX. UNDERGROUND ELECTRIC
- G — EX. GASLINE
- FO — EX. FIBER OPTICS
- EX. FENCE
- EX. UTILITY POLE
- PROP. LIGHT POLE
- 16D / 20 — SOILS DELINEATION
- T-TPF — PROP. TREE PROTECTION FENCE
- PROPOSED BUILDINGS
- EX. TREE < 24"
- FIELD SURVEYED VARIANCE REQUEST TREE
- TREE TO BE REMOVED
- EX. TREE > 24"
- CRITICAL ROOT ZONE
- PROPOSED MITIGATION TREE

FINAL FOREST CONSERVATION PLAN PREPARED BY:

STATE OF MARYLAND
KEVIN MICHAEL FOSTER
No. 3000
LANDSCAPE ARCHITECT

11/18/2025
DATE

Kevin Foster
Gutschick, Little & Weber, P.A.
3404 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph:(301) 421-4024 Fax:(301) 421-4186
Registered Landscape Architect #801

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20260360 including financial, bonding forest planting, maintenance and all other applicable agreements.

Developer's Name: The Mills Group
Contact Person or Owner: BERTHA BALLEW
Address: 102 Centennial Street
LaPlata, MD 20646
Phone: 301-932-3600
Signature: Bertha Ballew

MNCPPC PLAN No. F20260360

GLW PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-489-2524 | FAX: 301-421-4186

DESIGNED BY: KAF
DRAWN BY: ZG
CHECKED BY: KAF

DATE	REVISION	BY	APP'R.

SCALE: 1" = 30
0' 15 30 60 120

PREPARED FOR:
THE MILLS GROUP
102 CENTENNIAL STREET
LA PLATA, MD 20646
BERTHA BALLEW
EMAIL: BBALLEW@WILLGROUP.COM
PHONE: 301-932-3600

SCALE	ZONING
1"=30'	GR
DATE	TAX MAP - GRID
NOV. 2025	FS-62 & 221
	WSSC GRID 221NW09

FINAL FOREST CONSERVATION PLAN

15700 SHADY GROVE ROAD GAS STATION
PARCEL 7-C
WASHINGTON INDUSTRIAL PARK
PLAT 11328
R998

GAITHERSBURG ELECTION DISTRICT No. 9
MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 25073

SHEET 1 OF 3

L:\CADD\DRAWINGS\25073\PLANS BY GLW\FCP\25073FCP.dwg, 11/18/2025 8:41 AM, BERTHA BALLEW, 1=30, BLOTTED BY: Zafer Demirci

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