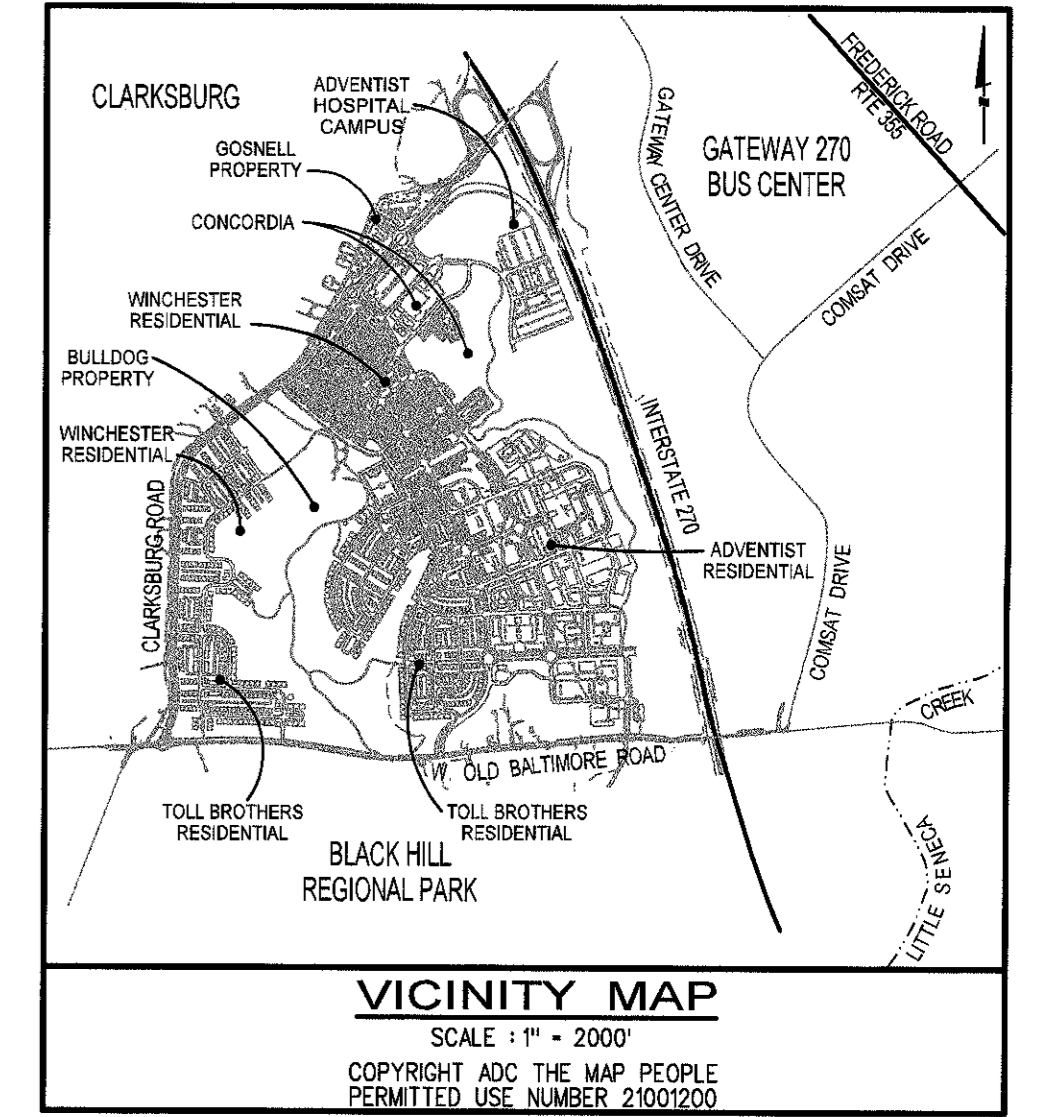


CABIN BRANCH CLARKSBURG, MARYLAND FINAL FOREST CONSERVATION PLAN

FINAL FOREST CONSERVATION PLAN SHEET INDEX:

1. COVER SHEET	33. DETAIL PLAN
2. APPROVAL SHEET	34. DETAIL PLAN
3. EXHIBIT SHEET	35. DETAIL PLAN
4. WORKSHEET	36. DETAIL PLAN
5. DETAIL PLAN	37. DETAIL PLAN
6. DETAIL PLAN	38. DETAIL PLAN
7. DETAIL PLAN	39. DETAIL PLAN
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26. DETAIL PLAN	58. DETAIL PLAN
27. DETAIL PLAN	59. DETAIL PLAN
28. DETAIL PLAN	60. PLANTING DETAILS & CONSERVATION NOTES
29. DETAIL PLAN	61. SIGNIFICANT TREE TABLES
30. DETAIL PLAN	62. FFOP TRACKING TABLES
31. DETAIL PLAN	63. FFOP PLANTING TABLES
32. DETAIL PLAN	63A. FFOP PHASING PLAN



LOCATION MAP
SCALE: 1"=400'

FOREST CONSERVATION SUMMARY:	ACRES
NET TRACT AREA: (INCLUDES LINTHICUM AND OFFSITE AREA A)	542.70
EXISTING FOREST:	129.87
FOREST RETAINED:	63.46
FOREST CLEARED:	66.41
EXISTING WETLANDS:	11.20 AC
FORESTED WETLANDS:	7.39
TOTAL STREAM VALLEY BUFFER AREA:	104.23
FORESTED STREAM VALLEY BUFFER	64.98
100-YEAR FLOODPLAIN AREA:	33.25
FOREST PLANTING REQUIRED:	76.47
FOREST PLANTING PROVIDED:	38.01
LANDSCAPE CREDIT TAKEN:	13.20
OFFSITE MITIGATION REQUIREMENT:	25.26

Loislerman Soltész Associates, Inc.
 ROCKVILLE OFFICE
 1390 Piccard Drive, Suite 100
 Rockville, MD 20850
 t. 301.948.2750 f. 301.948.9067
 www.LSAssociates.net

NO.	REVISIONS	DATE	BY	DATE
4	REVISED PER TOLL-1 LAYOUT	9/2009	MNB	
3	REVISED PER ADVENTIST HEALTHCARE LAYOUT	5/2009	MNB	
22	REVISED PER PARK & PLANNING COMMENTS	9/2006	CGS	
11	REVISED PER PARK & PLANNING COMMENTS	7/2006	CGS	

Map 8.9 Grid
 Copyright ADC The Map People
 Permitted Use Number 2100384
 Title: W-1&2; E-1&2
 EV-562 & EV-122
 #WOPPC 200 Sheet
 WSSC 200 Sheet
 231 N W 14
 Date: April, 2005
 Designer: JLS,OB
 CAD Standards Version: Microstation V8 Std.2004
 Technicians: JLS,OB

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
 6905 Rockledge Drive, Suite 800
 Bethesda, Md 20817
 Attn: Sylke Knuppel
 Fax: 301-803-4929
 Phone: 301-803-4855

STEVEN D. HEISS
 QUALIFIED FOREST PROFESSIONAL

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

COVER SHEET FINAL FOREST CONSERVATION PLAN	 CABIN BRANCH CLARKSBURG, MARYLAND
CLARKSBURG (2nd) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND	SHEET 1 OF 63A PROJECT NO. 0582-58-00

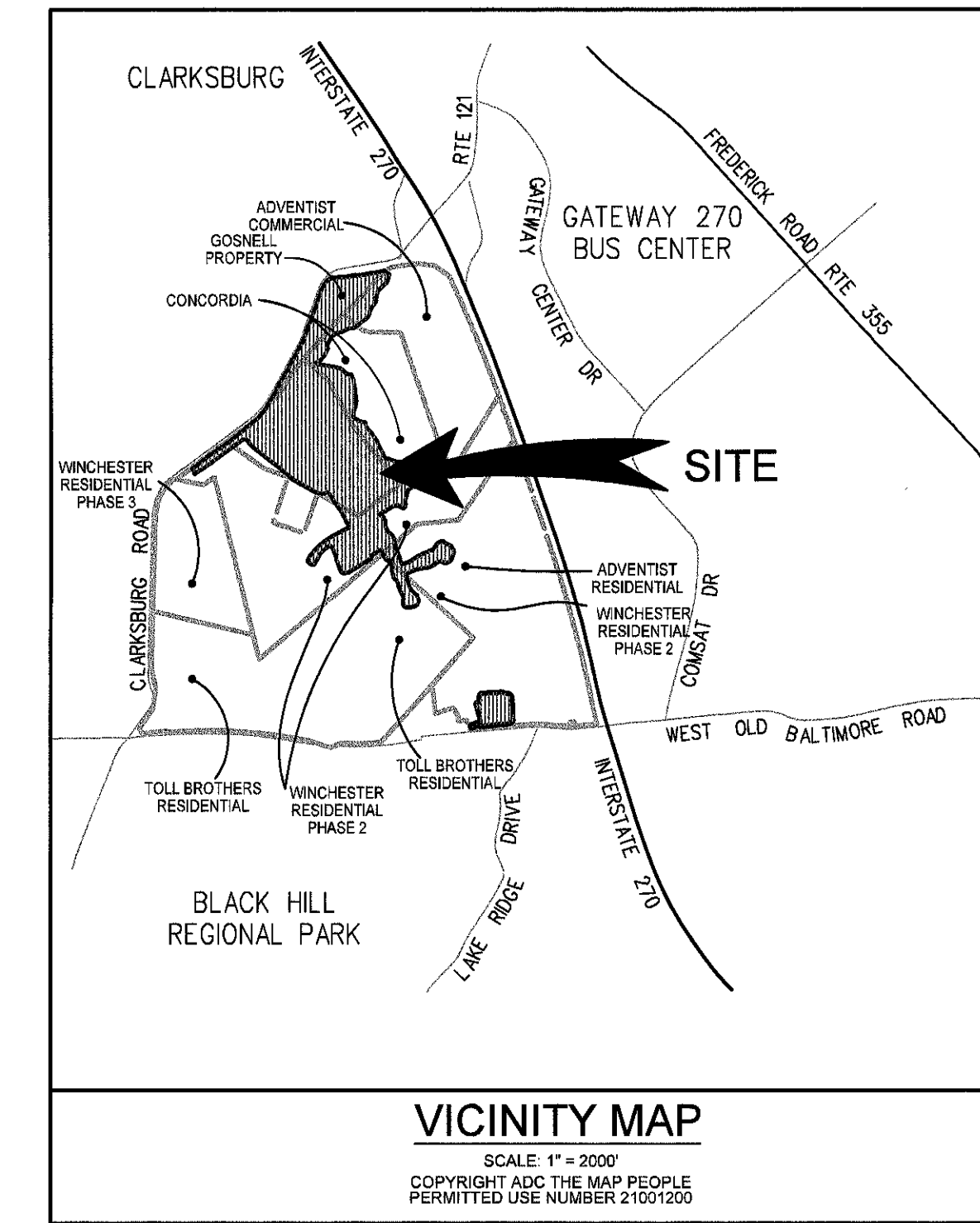
FINAL FOREST CONSERVATION PLAN SHEET INDEX:
(SHEET NUMBERING AS IT APPEARS ON THE OVERALL FFCP)

1. COVER SHEET, SHEET 1
2. REFERENCE KEY, SHEET 2
3. EXHIBIT SHEET, SHEET 3
4. WORKSHEET, SHEET 4
5. DETAIL PLAN, SHEET 5
6. DETAIL PLAN, SHEET 6
7. DETAIL PLAN, SHEET 7
8. DETAIL PLAN, SHEET 10
9. DETAIL PLAN, SHEET 11
10. DETAIL PLAN, SHEET 12
11. DETAIL PLAN, SHEET 17
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18. DETAIL PLAN, SHEET 25
19. DETAIL PLAN, SHEET 31
20. DETAIL PLAN, SHEET 32
21. DETAIL PLAN, SHEET 33
22. DETAIL PLAN, SHEET 34
23. DETAIL PLAN, SHEET 39
24. DETAIL PLAN, SHEET 40
25. DETAIL PLAN, SHEET 42
26. DETAIL PLAN, SHEET 58
27. PLANTING DETAILS & CONSERVATION NOTES, SHEET 60
28. SIGNIFICANT TREE TABLES, SHEET 61
29. FFCP TRACKING TABLES, SHEET 62
30. FFCP PLANTING TABLES, SHEET 63
31. FFCP PHASING PLAN, SHEET 63A

CABIN BRANCH - WINCHESTER-1

CLARKSBURG, MARYLAND

FINAL FOREST CONSERVATION PLAN



LOCATION MAP
SCALE: 1"=400'

FOREST CONSERVATION SUMMARY FOR WINCHESTER-1:	(ACRES):
NET TRACT AREA:	
INCL. SCHOOL SITE, PARK, AND OFFSITE AREA A	116.18
EXISTING FOREST:	12.51
FOREST RETAINED:	8.36
FOREST CLEARED:	4.15
EXISTING WETLANDS:	0.78
FORESTED WETLANDS:	0.68
TOTAL STREAM VALLEY BUFFER AREA:	11.95
FORESTED STREAM VALLEY BUFFER	8.31
100-YEAR FLOODPLAIN AREA:	2.22
FOREST PLANTING PROVIDED:	3.75
LANDSCAPE CREDIT TAKEN:	1.50

DEVELOPER'S CERTIFICATE
The undersigned agrees to associate all the features of the Approved Final Forest Conservation Plan to the following: ...
Developer's Name: CABIN BRANCH MANAGEMENT, LLC
Contact Person or Owner: Sybke Knuppel
Address: 6905 Rockledge Drive, Suite 800, Bethesda, MD 20817
Phone and Email: 301-803-4855, sybke.knuppel@cbm.com

MNCPCC SITE PLANS #82006029A

LS Loederman Sotzess Associates, Inc.
Rockville Office
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAssociates.net

NO.	REVISIONS	DATE	BY	DATE
1	REVISED FOR PLANNING BOARD	08/13/2011	MNG	08/13/2011
2	REVISED PER PLANNING BOARD	08/16/11	MNG	08/16/11
3	REVISED PER SITE PLAN REVISIONS	4/20/11	RJB	4/20/11
4	REVISED PER PARK & PLANNING COMMENTS FROM 1/12/09	4/20/11	RJB	4/20/11
5	REVISED PER DIS. SPIN AND STATEMENT CONTROL REVIEW COMMENTS	9/29/09	KB	9/29/09
6	REVISED PER PARK & PLANNING COMMENTS FROM 1/4/08	1/20/08	CS, KB	1/20/08
7	REVISED PER PARK & PLANNING COMMENTS FROM 1/20/07	12/20/07	CS, KB	12/20/07
8	REVISED PER PARK & PLANNING COMMENTS FROM 8/30/07	9/20/07	CS, KB	9/20/07
9	REVISED PER PARK & PLANNING COMMENTS	4/20/07	CS	4/20/07

Date: February, 2007
Designed: CS
CAD Standards Variable: Microstation V8 Std.2004
Technician: MNG
Checked: SDH

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Permitted Use Number 2101200

Map 8,9 Grid	Zoning Category:
W-16.2 1-1&2	EV-5&2 & FV-122
M-NCPC 200 Sheet	
WSSO 200 Sheet	231 NW 14

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sybke Knuppel
Fax: 301-803-4929
Phone: 301-803-4855

STEVEN D. HEISS
REGISTERED PROFESSIONAL ENGINEER
MONTGOMERY COUNTY, MARYLAND
10/11/11

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITIES" AT 1-800-253-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

COVER SHEET
CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN

CABIN BRANCH
CLARKSBURG, MARYLAND
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

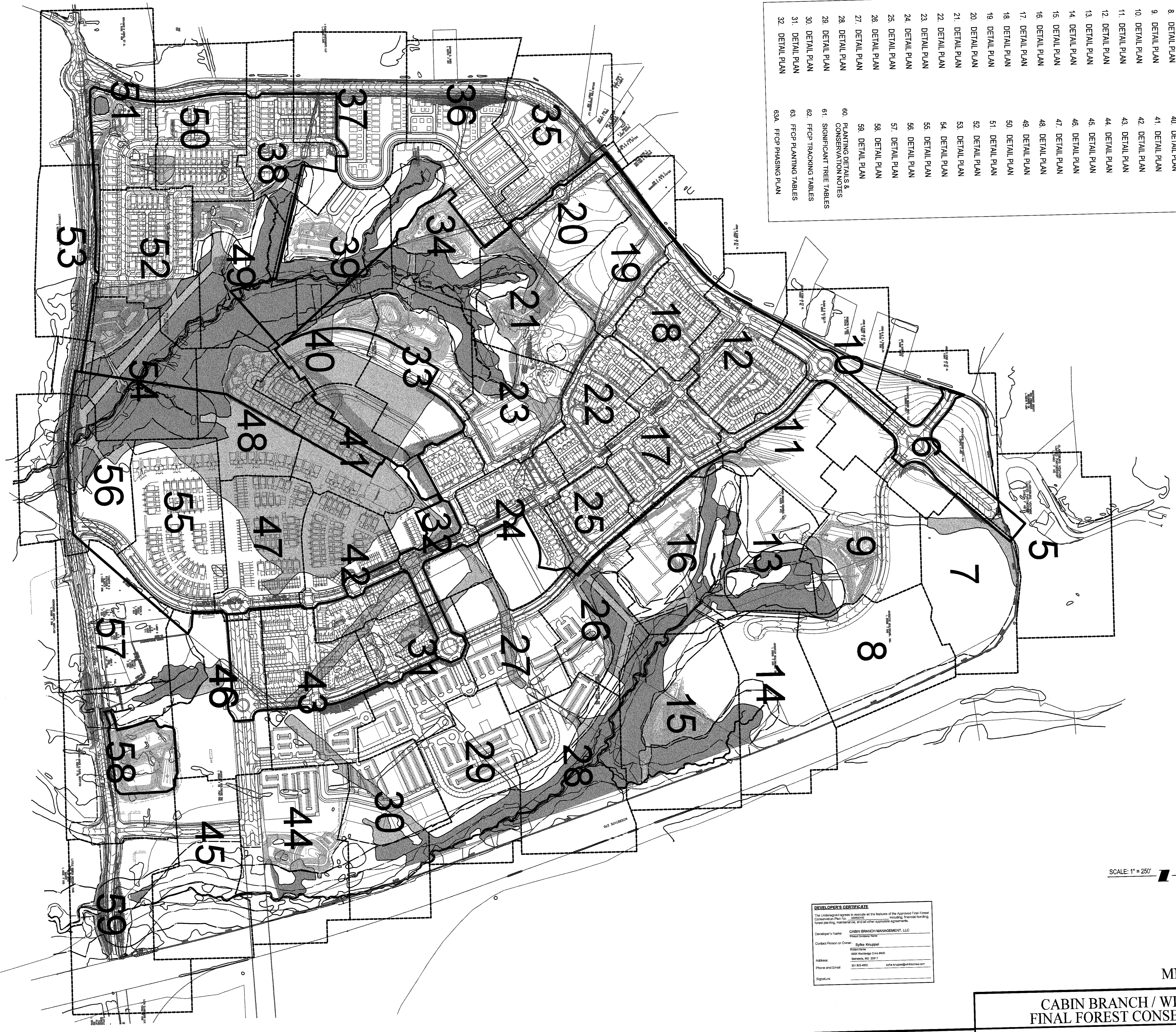
LS
1" = 400'
SHEET **1** OF **63A**
PROJECT NO. 0582-58-00

Scale: 1" = 400'
0 15 30 60

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**CABIN BRANCH
FINAL FOREST CONSERVATION PLAN
SHEET INDEX**

1. COVER SHEET	33. DETAIL PLAN
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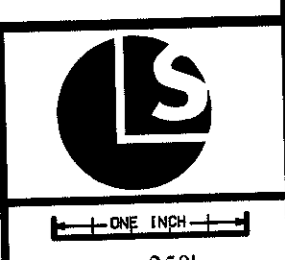
SCALE: 1" = 250'

DEVELOPER'S CERTIFICATE
The undersigned hereby certifies that the nature of the Approved Final Forest Conservation Plan No. 21001200 is as shown on the attached sheets, including, but not limited to, the location, extent and other appropriate requirements.
Developer's Name: CABIN BRANCH MANAGEMENT, LLC
Contact Person or Chief: Sybke Kruppel
Address: 6905 Rockledge Drive #200 Bethesda, MD 20817
Phone and Email: 301-803-4855 sybke.kruppel@cbma.com
Signature: _____

MNCPPC SITE PLANS #82006029A

**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH / WINCHESTER-1
CLARKSBURG, MARYLAND**
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



SHEET 2 of 63A
PROJECT NO. 0582-58-00

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sybke Kruppel
Fax: 301-803-4929
Phone: 301-803-4855

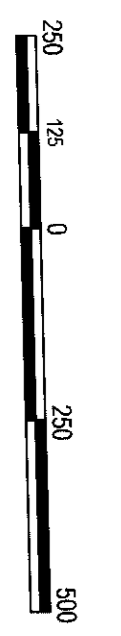
STEVEN D. HEISS
QUALIFIED FOREST PROFESSIONAL
Signature: _____
Date: 10/12/11

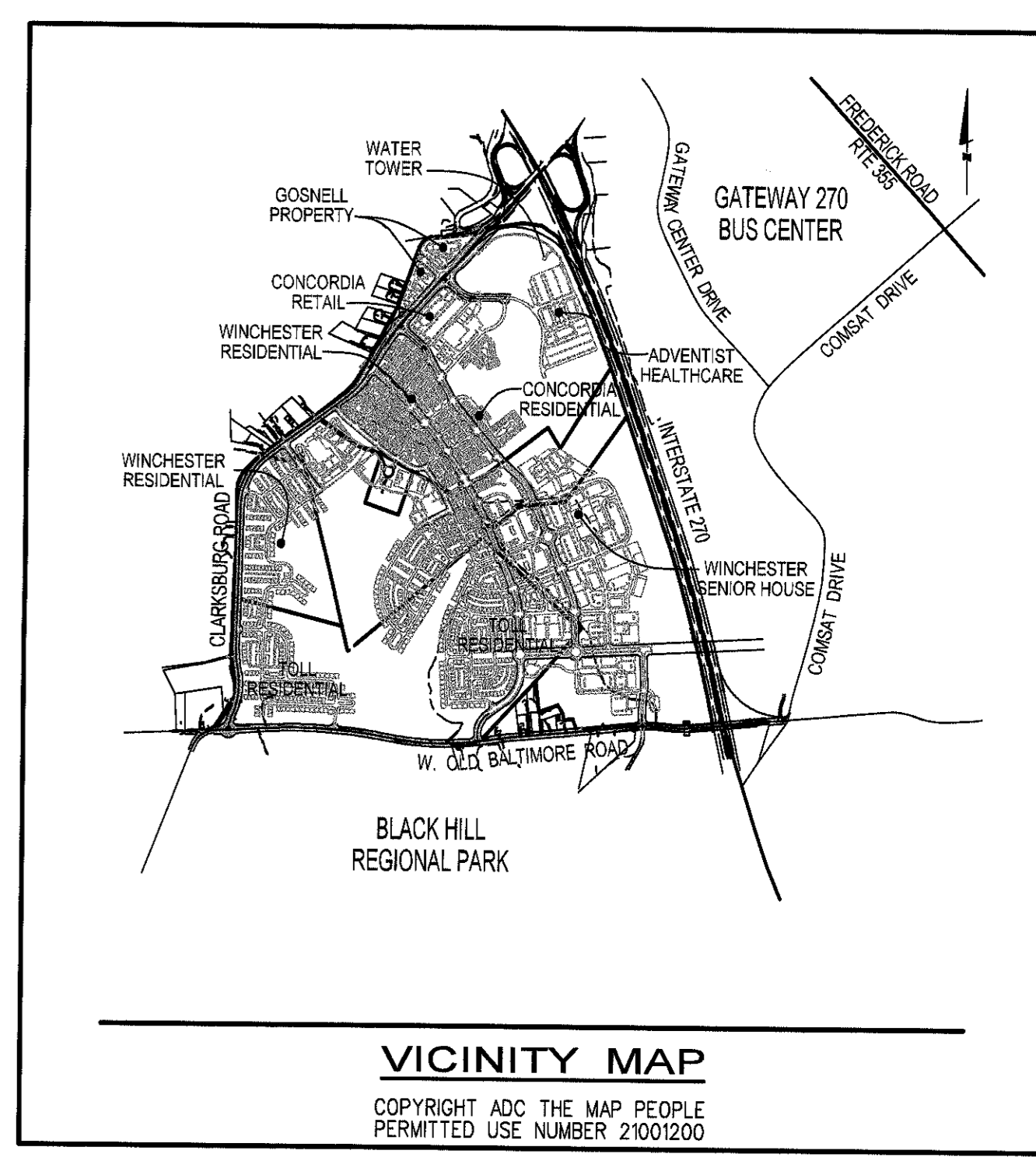
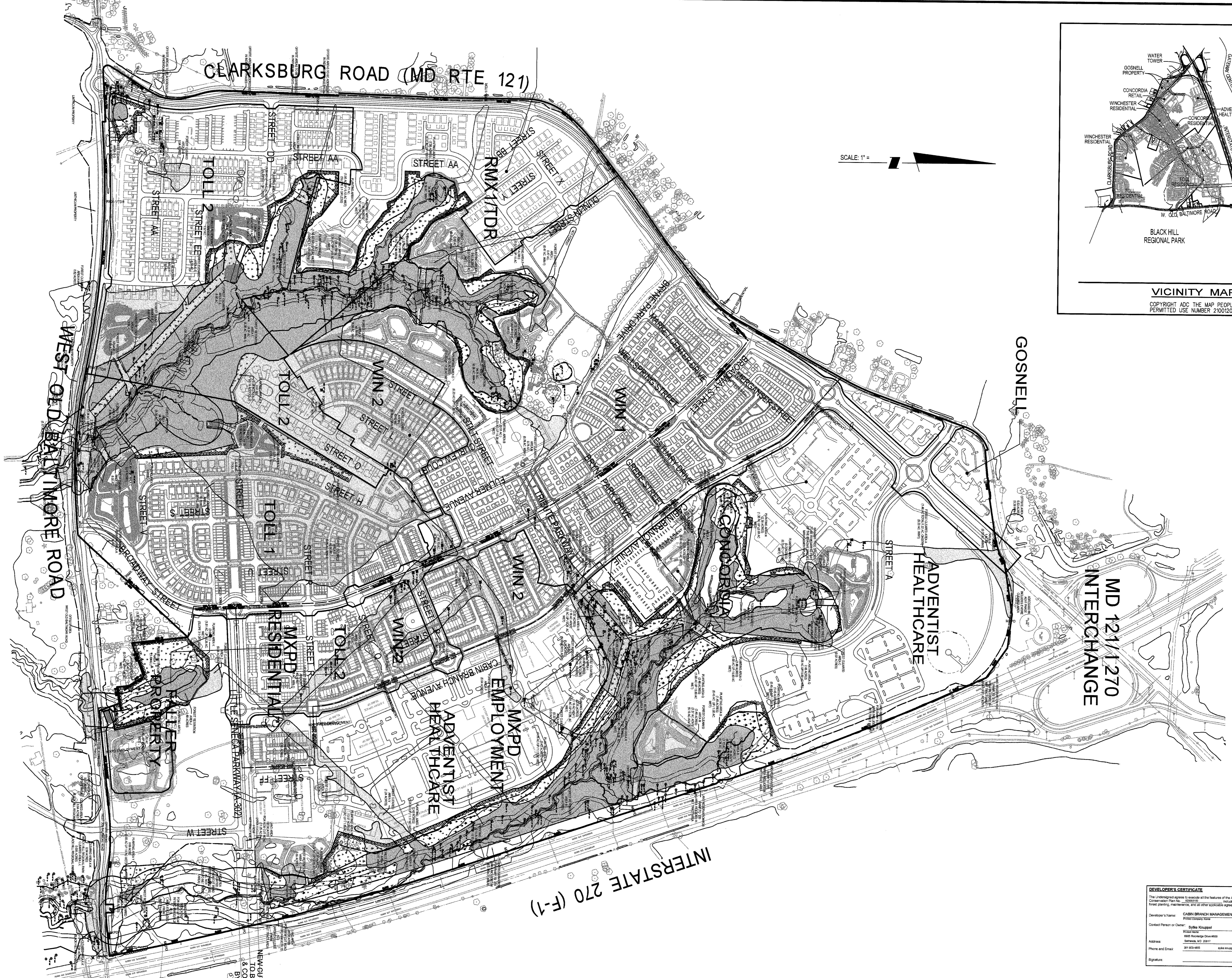
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NO.	REVISIONS	BY	DATE
1	REVISED PER PARK & PLANNING COMMENTS	CS, KB	09/20/07
2	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	CS, KB	07/20/07
3	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	CS, KB	07/20/07
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6	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	CS, KB	07/20/07
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8	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	CS, KB	07/20/07
9	REVISED FOR PLANNING BOARD	MNG	10/17/2011
10	REVISED FOR PLANNING BOARD	MNG	09/01/11
11	REVISED FOR PLANNING BOARD	MNG	02/01/11
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58	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	KB	02/20/10
59	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	KB	02/20/10

Loiederman Soltesz Associates, Inc.
ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
T: 301.948.2750 F: 301.948.9067

KEY MAP





SCALE: 1" = 400'

MD 121/1270 INTERCHANGE

DEVELOPER'S CERTIFICATE
 The undersigned agrees to be the holder of the Approved Final Forest Conservation Plan No. 058258-00 including, but not limited to, final grading, reforestation, and all other actions specified therein.
 Developer's Name: CABIN BRANCH MANAGEMENT, LLC
 Contact Person or Owner: Sybille Knuppel
 Address: 6905 Rockledge Drive 800, Bethesda, MD 20817
 Phone and Email: 301-803-4929 / sybille.knuppel@cbm.com
 Signature: _____

MNCPPC SITE PLANS #82006029A

CABIN BRANCH / WINCHESTER - 1
 FINAL FOREST CONSERVATION PLAN

CABIN BRANCH
 CLARKSBURG, MARYLAND

CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

Sheet 3 of 63A
 PROJECT NO. 0582-58-00

Loiederman Soltetz Associates, Inc.
 ROCKVILLE OFFICE
 1390 Piccard Drive, Suite 100
 Rockville, MD 20850
 t. 301.948.2750 f. 301.948.9067
 www.LSAssociates.net

NO.	REVISIONS	DATE	BY	DATE
9	REVISED FOR PLANNING BOARD	10/15/2011	MNG	
8	REVISED FOR PLANNING BOARD	09/01/11	MNG	
7	REVISED PER SITE PLAN REVISIONS	02/01/11	KB	
6	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	02/01/11	KB	
5	REVISED PER DPS SWM AND SEDIMENT CONTROL REVIEW COMMENTS	02/01/11	CS, KB	
4	REVISED PER PARK & PLANNING COMMENTS FROM 1/4/08	02/01/11	CS, KB	
3	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	02/01/11	CS, KB	
2	REVISED PER PARK & PLANNING COMMENTS FROM 8/30/07	02/01/11	CS, KB	
1	REVISED PER PARK & PLANNING COMMENTS	02/01/11	CS	

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 Permitted Use Number 2/001200
 Map 8,9 Grid
 W-162 E-162
 EV-562 & FV-122
 M-NCPPC 200' Sheet
 WSSC 200' Sheet
 231 NW 14

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
 6905 Rockledge Drive, Suite 800
 Bethesda, Md 20817
 Attn: Sybille Knuppel
 Fax: 301-803-4929
 Phone: 301-803-4855

STEVEN D. HEISS
 QUALIFIED FOREST PROFESSIONAL
 10/15/11

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CABIN BRANCH WORKSHEETS

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

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

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

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

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

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

TRACT	WIN-1	TOLL-2	TOLL-1	GOSNELL
RMX1/TDR	Additional 0.4 acres of clearing added in RMX/TDR for revised SWM outfall from Pond 4 (10/09)	Additional 0.32 acres of clearing added in RMX/TDR for revised SWM outfalls (12/09)	Reduced clearing by 0.29 acres in RMX/TDR via revised design for SWM pond #3 and revised SWM outfalls (3/10)	
MXP/EMPLOYMENT				
MXP/RESIDENTIAL				
OFFSITE AREA A	SMALL AREA OF REMAINING FOREST OUTSIDE OF LOD WAS COUNTED AS PART OF OFFSITE AREA BECAUSE IT WAS TOO SMALL TO BE COUNTED AS VIABLE FOREST.			
FOREST CLEARED	see RMX1/TDR comments			
LANDSCAPE CREDIT	Removal of street trees in conflict w/h structures reduced landscape credit reduced from 1.57 ac to 1.50 ac			

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the terms of the Approved Final Forest Conservation Plan No. 058258-00, including forest planting, forest maintenance, and all other applicable agreements.

Developer's Name: **CABIN BRANCH MANAGEMENT, LLC**
Project Location: **Rockville, MD**

Contact Person or Owner: **Sylke Knuppel**
Project Name: **1390 Picard Drive #800**
Address: **Bethesda, MD 20817**
Phone and Email: **301-803-4855 sylke.knuppel@cabbranch.com**

Signature: _____

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AT 1:00-2:00 P.M. 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

STEVEN D. HEISS
QUALIFIED FOREST RESTORATION SPECIALIST

(Signature)

MONTGOMERY COUNTY, MARYLAND
CONSERVATION PLAN #058258-00

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sylke Knuppel
Fax: 301-803-4929
Phone: 301-803-4855

CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN

CABIN BRANCH
CLARKSBURG, MARYLAND
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 0582-58-00

Lolederman
Soltész Associates, Inc.
ROCKVILLE OFFICE
1390 Picard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAAssociates.net

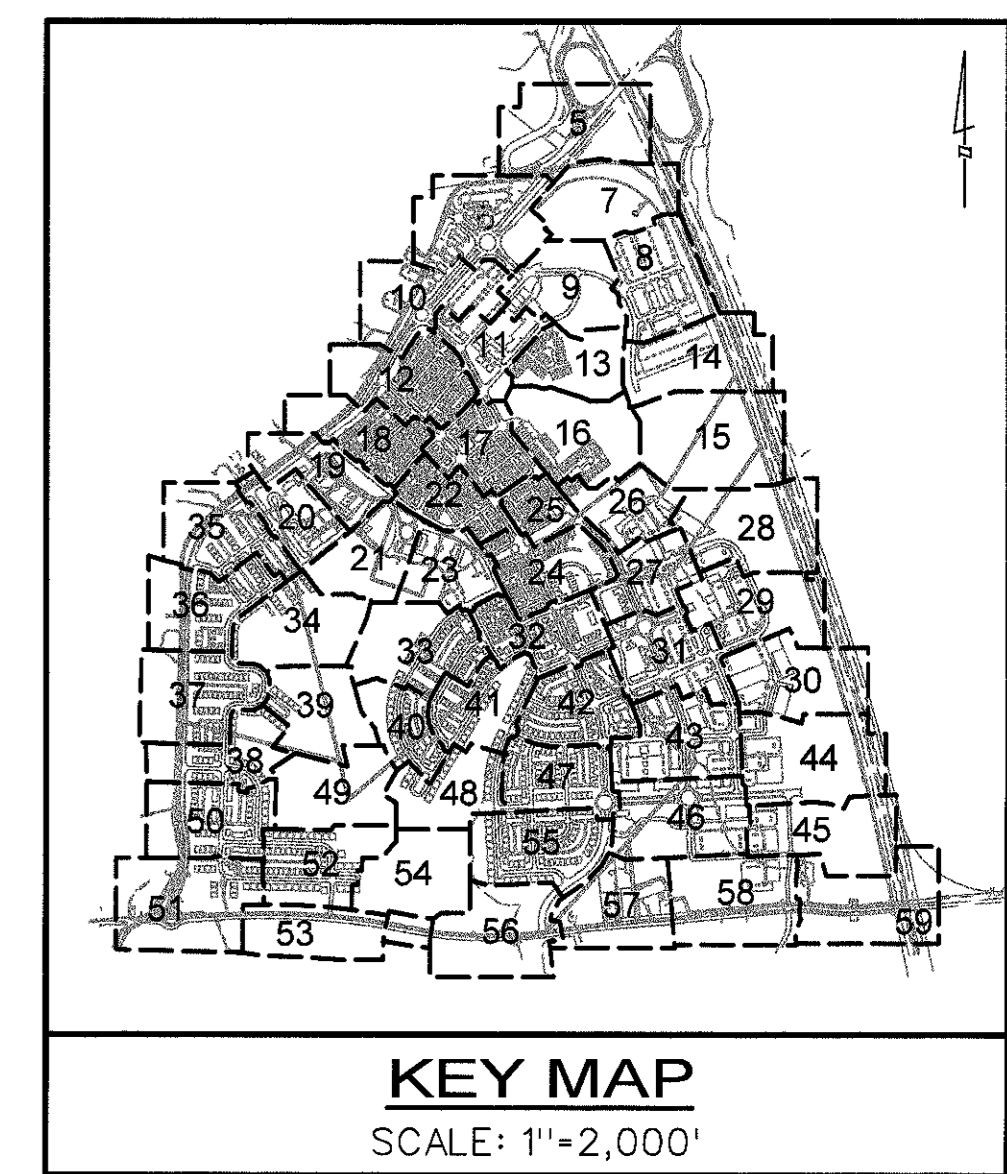
NO.	DATE	REVISIONS
1	12/21/10	REVISED WORKSHEETS AND TRACKING TABLE PER MNCPPC COMMENTS (2/10/2010)
2	11/23/10	REVISED TOLL-1 & TOLL-2 SHEET PLAN
3	11/23/10	REVISED FOREST CREDIT TABLE SITE PLAN
4	09/24/09	REVISED FOREST PLANTING SCHEDULES SEDIMENT CONTROL REVIEW COMMENTS
5	09/24/09	REVISED FOREST PLANTING SCHEDULES SEDIMENT CONTROL REVIEW COMMENTS
6	09/24/09	REVISED FOREST PLANTING SCHEDULES SEDIMENT CONTROL REVIEW COMMENTS
7	09/24/09	REVISED FOREST PLANTING SCHEDULES SEDIMENT CONTROL REVIEW COMMENTS
8	09/24/09	REVISED FOREST PLANTING SCHEDULES SEDIMENT CONTROL REVIEW COMMENTS
9	09/24/09	REVISED FOREST PLANTING SCHEDULES SEDIMENT CONTROL REVIEW COMMENTS
10	09/24/09	REVISED FOREST PLANTING SCHEDULES SEDIMENT CONTROL REVIEW COMMENTS
11	09/24/09	REVISED FOREST PLANTING SCHEDULES SEDIMENT CONTROL REVIEW COMMENTS
12	09/24/09	REVISED FOREST PLANTING SCHEDULES SEDIMENT CONTROL REVIEW COMMENTS
13	09/24/09	REVISED FOREST PLANTING SCHEDULES SEDIMENT CONTROL REVIEW COMMENTS

DATE: February, 2007
DESIGNED: CS
CAD STANDARDS VERSION: Microstation V8 Std.2004
TECHNICIAN: MNG

Checked: SDH

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Permitted Use Number: 21002000

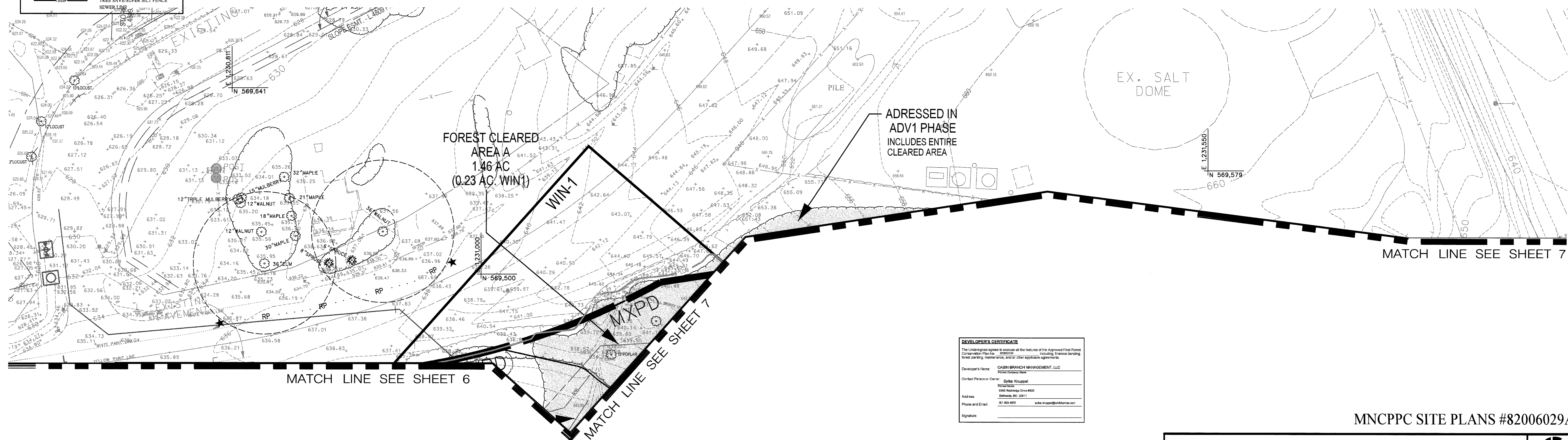
Map 8.9 Grid
Tax Map
W-142; E-1&2
EV-562 & FV-122
M-NCPPC 200 Sheet
WSSC 200' Sheet
231 NW 14



LEGEND

	WATERS OF THE US (Jurisdiction as labeled)
	STREAM VALLEY BUFFER
	100 YEAR FLOODPLAIN LIMITS (Source)
	NON-TIDAL WETLANDS BOUNDARY (Source)
	PLANTED (C. CAL. TREE)
	SPECIMEN TREE (Approximate location) (Root zone shows for retained trees near development)
	FIELD LOCATED TREE TO BE SAVED
	FIELD LOCATED TREE TO BE REMOVED
	EXISTING TREE LINE
	FOREST RETENTION
	FOREST CLEARING
	UPLAND PLANTINGS
	WET TOLERANT PLANTINGS
	CONSERVATION EASEMENT (Landscape Credit)
	FOREST PRESERVATION SIGN WITH PROTECTION FENCE
	REPORESTATION SIGN WITH PROTECTION FENCE
	ROOT PRUNE LINE
	LIMIT OF DISTURBANCE
	PROPERTY BOUNDARY
	SPLIT RAIL FENCE
	EARTH DIKE
	SWALES
	SUPER SILT FENCE
	TREE SAVE FENCE
	TREE SAVE/SUPER SILT FENCE
	SEWER LINE

SCALE: 1" = 30'
NAD 83 DATUM



DEVELOPER'S CERTIFICATE
The undersigned hereby certifies that the contents of the attached Final Forest Conservation Plan No. 058258-00 are true and correct to the best of his knowledge and belief, and that the same conform to the requirements of the applicable laws and regulations of the State of Maryland.
Developer's Name: CABIN BRANCH MANAGEMENT, LLC
Contact Person or Owner: Sybille Knuppel
Address: 6905 Rockledge Drive, Suite 800, Bethesda, MD 20817
Phone and Email: 301-803-4855, sybille.knuppel@cbmllc.com
Signature: _____

MNCPPC SITE PLANS #82006029A

**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
CLARKSBURG, MARYLAND**

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



Scale: 1" = 30'
SHEET 5
OF 63A
PROJECT NO. 0582-58-00

LSA Loiderman Soltész Associates, Inc.
ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAassociates.net

9	REVISED FOR PLANNING BOARD	MNG	10/13/2011
8	REVISED FOR PLANNING BOARD	MNG	06/01/11
7	REVISED PER SITE PLAN REVISIONS	MNG	4/20/11
6	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/09	KB	12/09/09
5	REVISED PER DPS SWM AND SEDIMENT CONTROL REVIEW COMMENTS	KB	9/29/09
4	REVISED PER PARK & PLANNING COMMENTS FROM 1/4/08	CS, KB	7/29/08
3	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	CS, KB	12/29/07
2	REVISED PER PARK & PLANNING COMMENTS FROM 8/30/07	CS, KB	9/29/07
1	REVISED PER PARK & PLANNING COMMENTS	CS	4/29/07
NO.	REVISIONS	BY	DATE
Date:	February, 2007	CAD Standards Version:	Microstation V8 Std.2004
Designed:	CS	Technician:	MNG
Checked:	SDH		

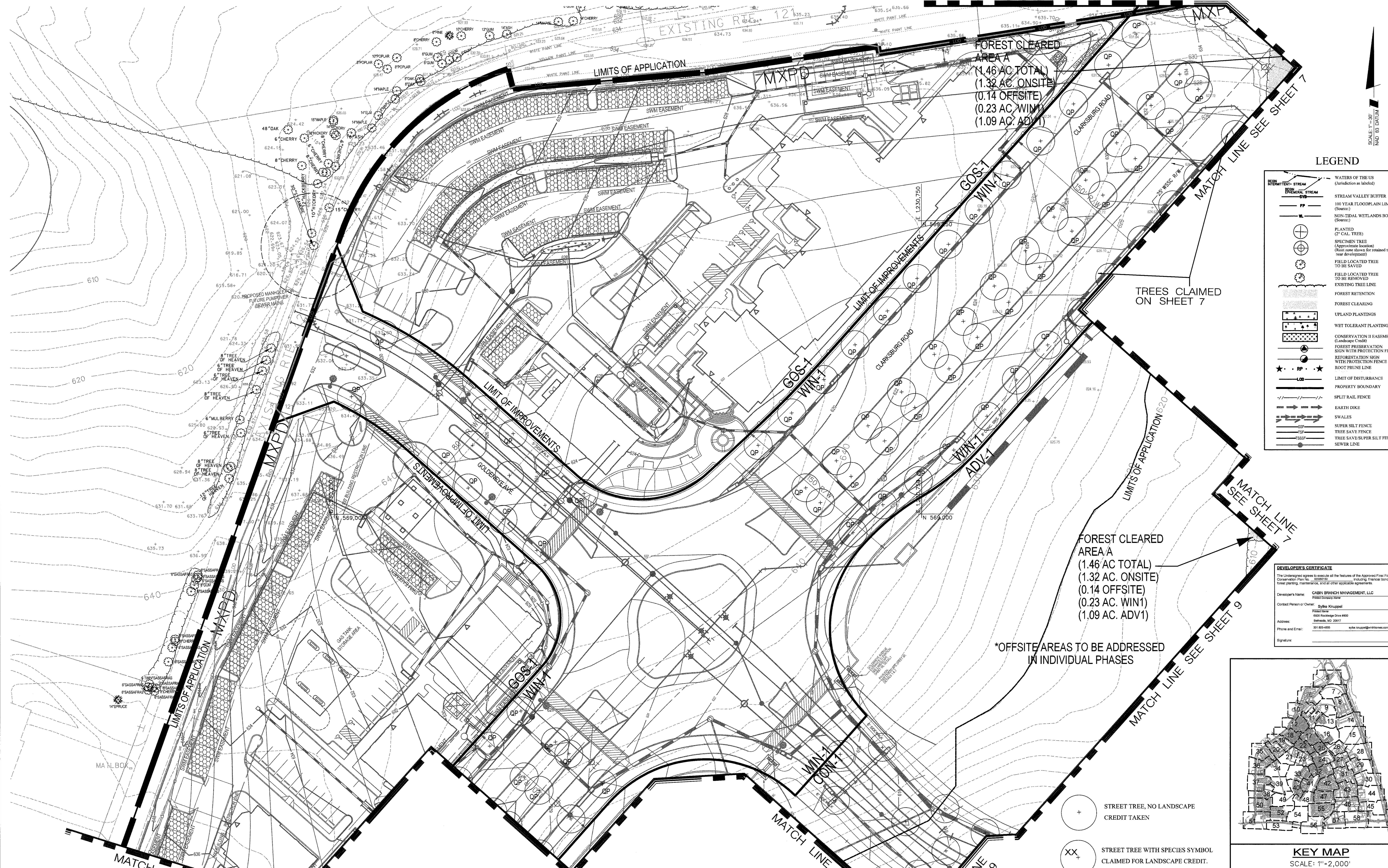
Copyright ADC The Map People Permitted Use Number 21001200
Map 8.9 Grid
Zone Category
W-1&2; E-1&2 EV-5&2 & FV-122
MNCPPC 200' Sheet
WSSC 200' Sheet
231 NW 14

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sybille Knuppel
Fax: 301-803-4929
Phone: 301-803-4855

STEVEN D. HEISS
QUALIFIED FOREST PROFESSIONAL
Signature: _____

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-957-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

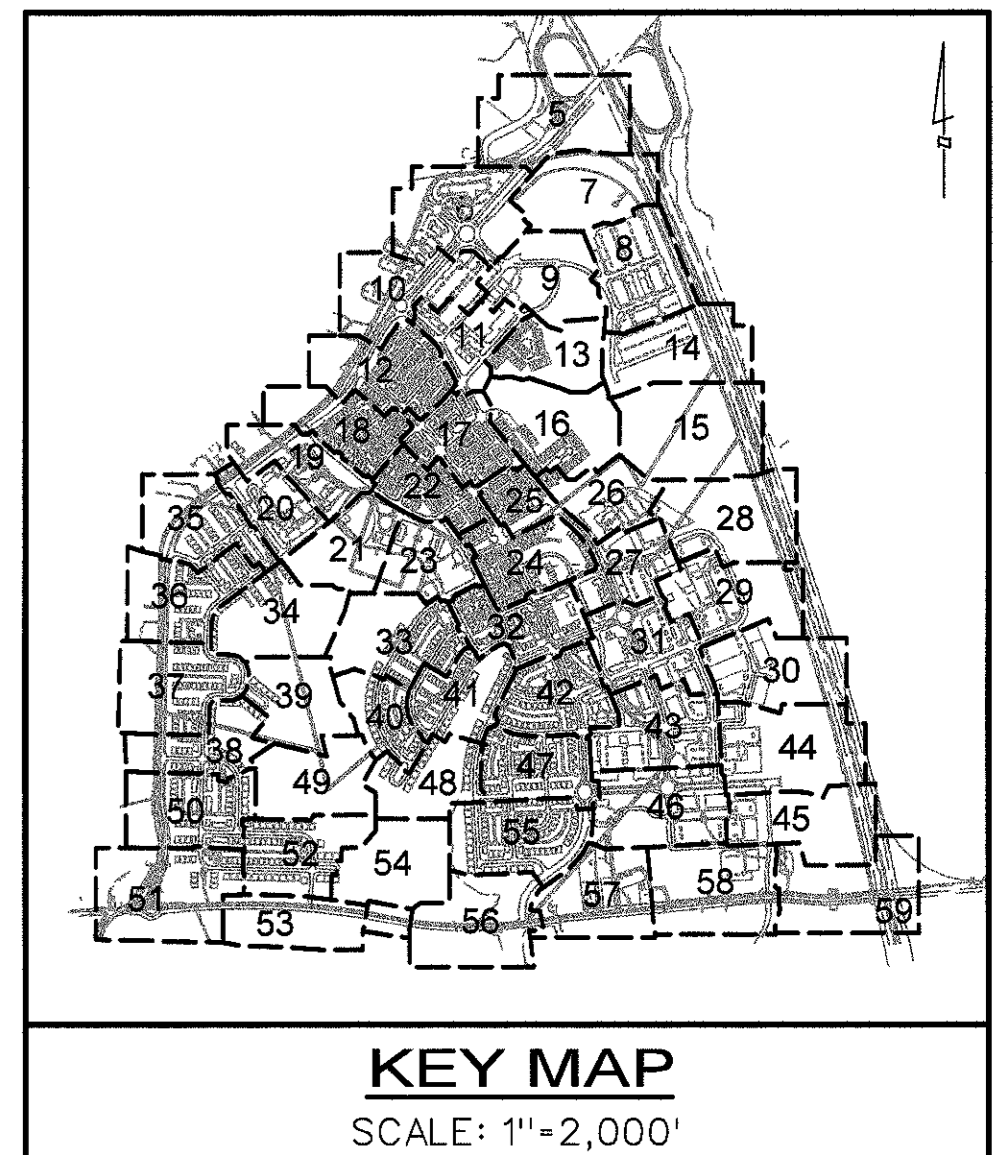
Scale: 1" = 30'
SHEET 5
OF 63A
PROJECT NO. 0582-58-00



LEGEND

- WATERS OF THE US (Jurisdiction as labeled)
- STREAM VALLEY BUFFER
- 100 YEAR FLOODPLAIN LIMITS (Source)
- NON-TIDAL WETLANDS BOUNDARY (Source)
- PLANTED QP CAL TREE
- SPECIMEN TREE (Approximate location) (Clear some shown for retained trees near development)
- FIELD LOCATED TREE TO BE SAVED
- FIELD LOCATED TREE TO BE REMOVED
- EXISTING TREE LINE
- FOREST RETENTION
- FOREST CLEARING
- UPLAND PLANTINGS
- WET TOLERANT PLANTINGS
- CONSERVATION II EASEMENT (Landscape Credit)
- FOREST PRESERVATION SIGN WITH PROTECTION FENCE
- REFORESTATION SIGN WITH PROTECTION FENCE
- ROOT PRUNE LINE
- LIMIT OF DISTURBANCE
- PROPERTY BOUNDARY
- SPLIT RAIL FENCE
- EARTH DIKE
- SWALES
- SUPER SILT FENCE
- TREE SAVE FENCE
- TREE SAVE SUPER SILT FENCE
- SEWER LINE

DEVELOPER'S CERTIFICATE
 The Undersigned agrees to associate all the features of the Approved Final Forest Conservation Plan No. 058258-00, including, but not limited to, forest clearing, forest planting, maintenance, and all other applicable agreements.
 Developer's Name: CABIN BRANCH MANAGEMENT, LLC
 Contact Person or Owner: Sybille Knuppel
 Address: 6905 Rockledge Drive 800 Bethesda, MD 20817
 Phone and Email: 301-803-4855 sybille.knuppel@cbm.com



STREET TREE, NO LANDSCAPE CREDIT TAKEN (+)
 STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT. (XX)

*OFFSITE AREAS TO BE ADDRESSED IN INDIVIDUAL PHASES

FOREST CLEARED AREA A
 (1.46 AC TOTAL)
 (1.32 AC. ONSITE)
 (0.14 OFFSITE)
 (0.23 AC. WIN1)
 (1.09 AC. ADV1)

TREES CLAIMED ON SHEET 7

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

MNCPPC SITE PLANS #82006029A

CABIN BRANCH / WINCHESTER - 1
 FINAL FOREST CONSERVATION PLAN

CABIN BRANCH
 CLARKSBURG, MARYLAND

CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SHEET 6
 OF 63A

PROJECT NO.
 0582-58-00

Loederman Soetjes Associates, Inc.
 ROCKVILLE OFFICE
 1390 Piccard Drive, Suite 100
 Rockville, MD 20850
 t. 301.948.2750 f. 301.948.9067

NO.	REVISIONS	DATE	BY	DATE
1	REVISED FOR PLANNING BOARD	10/12/2011	MNG	
2	REVISED FOR PLANNING BOARD	09/01/11	MNG	
3	REVISED PER SITE PLAN REVISIONS	4/20/11	KB	
4	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	4/20/11	KB	
5	REVISED PER DPS SWM AND SEDIMENT CONTROL REVIEW COMMENTS	9/20/09	KB	
6	REVISED PER PARK & PLANNING COMMENTS FROM 10/08	12/09/09	CS, KB	
7	REVISED PER PARK & PLANNING COMMENTS FROM 11/07/07	12/09/07	CS, KB	
8	REVISED PER PARK & PLANNING COMMENTS FROM 8/07/07	9/20/07	CS, KB	
9	REVISED PER PARK & PLANNING COMMENTS	4/20/07	CS	

Map 8.9 Grid	Zoning Category:
W-1&2, E-1&2, EV-5&2 & EV-122	M-CPPC 200' Sheet
WSSC 200' Sheet	231 NW 14

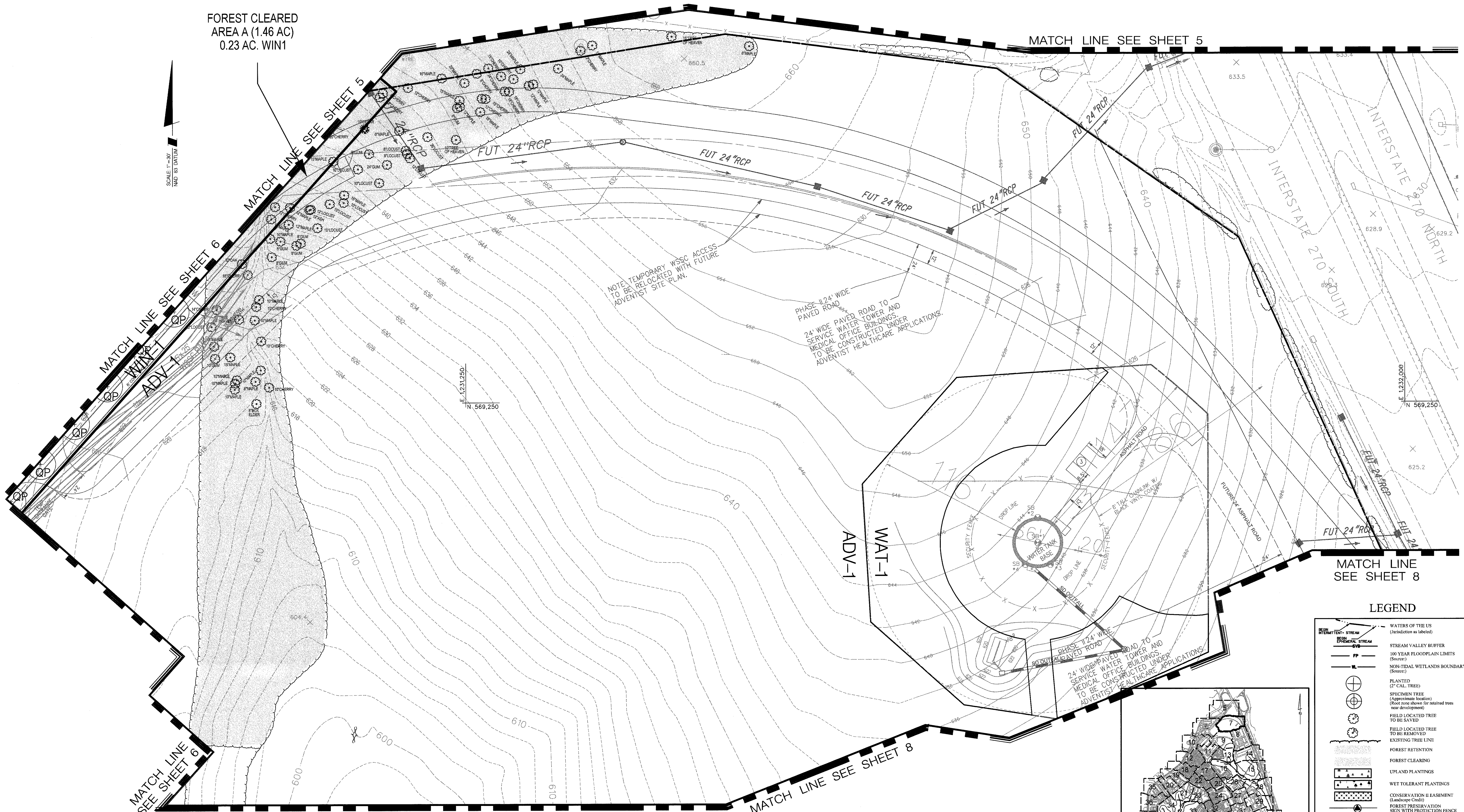
OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
 6905 Rockledge Drive, Suite 800
 Bethesda, Md 20817
 Attn: Sybille Knuppel
 Fax: 301-803-4929
 Phone: 301-803-4855

STEVEN D. HEISS
 QUALIFIED FOREST PROFESSIONAL
 10/13/11

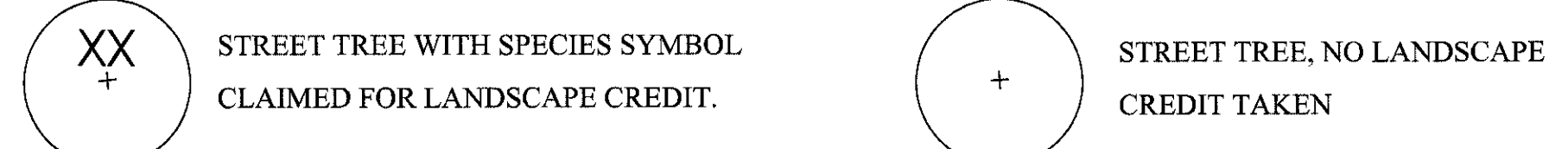
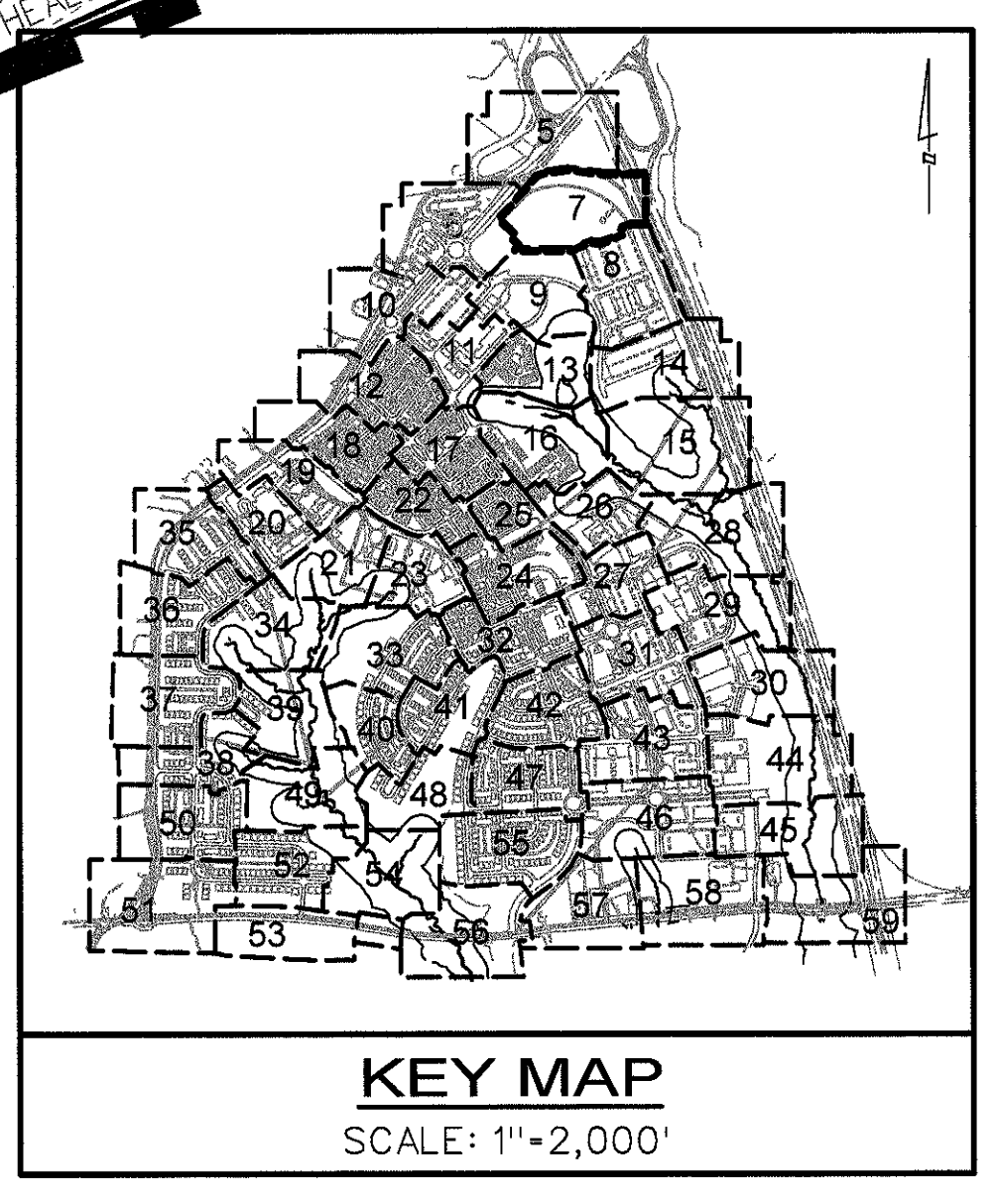
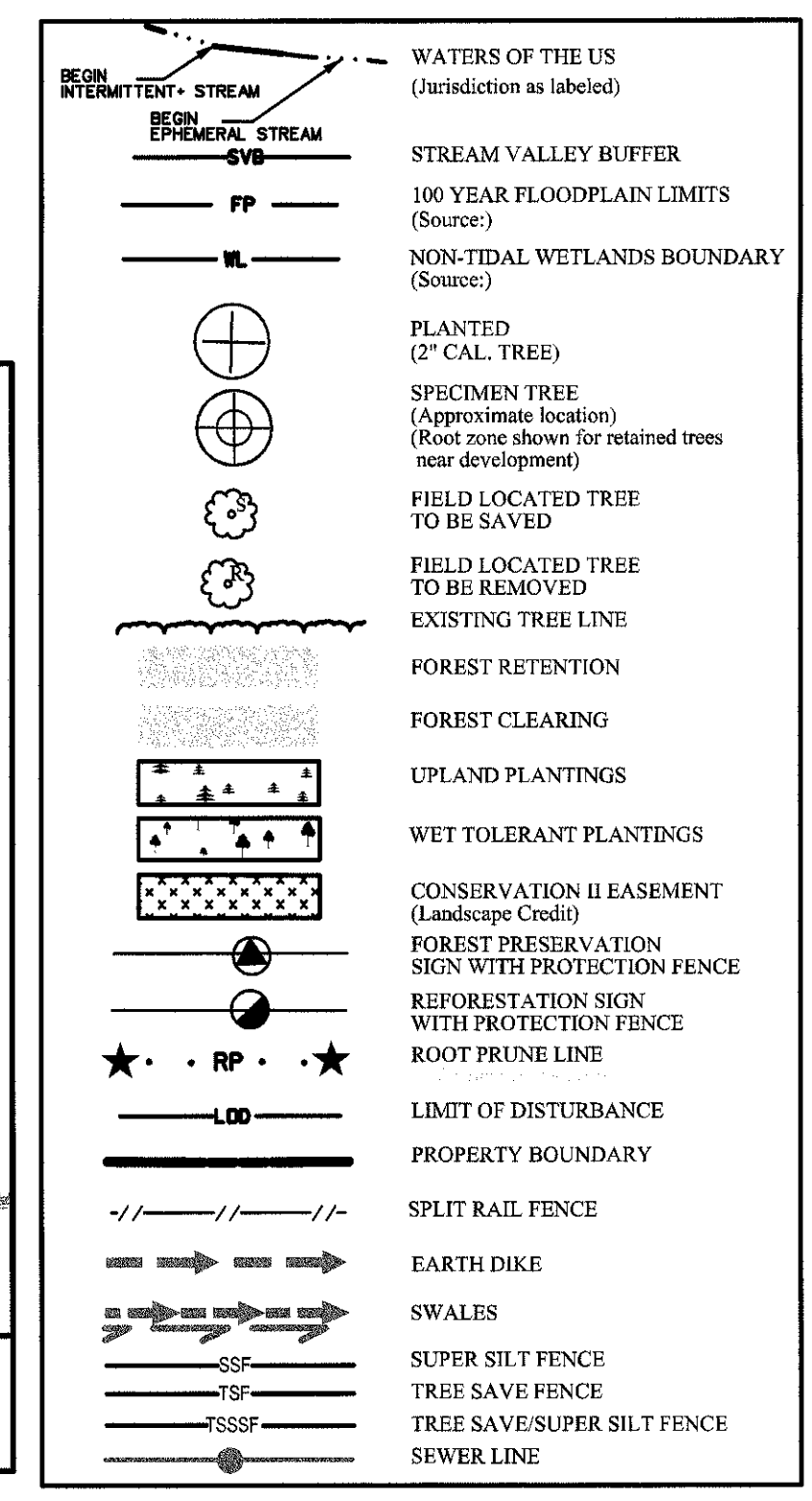
MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

PROJECT NO. 0582-58-00
 SCALE: 1"=2,000'

FOREST CLEARED
AREA A (1.46 AC)
0.23 AC. WIN1



LEGEND



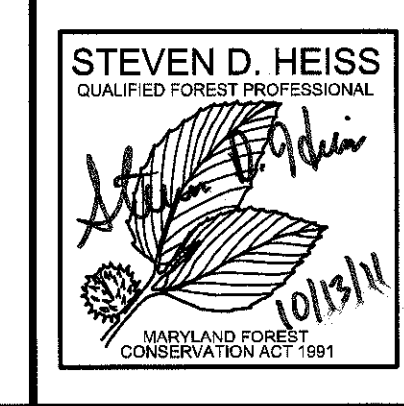
STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

DEVELOPER'S CERTIFICATE
The undersigned agrees to comply with all the provisions of the Approved Final Forest Conservation Plan No. 058206029A...
Developer's Name: CABIN BRANCH MANAGEMENT, LLC
Contact Person or Carrier: Sybille Knuppel
Address: 6905 Rockledge Drive #800, Bethesda, MD 20817
Phone and Email: 301-803-4855, sybille.knuppel@cbm.com
Signature: _____

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-557-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS IN CONTACT WITH THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sybille Knuppel
Fax: 301-803-4929
Phone: 301-803-4855



**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
CLARKSBURG, MARYLAND**
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

**SHEET 7
of 63A**
PROJECT NO. 0582-58-00

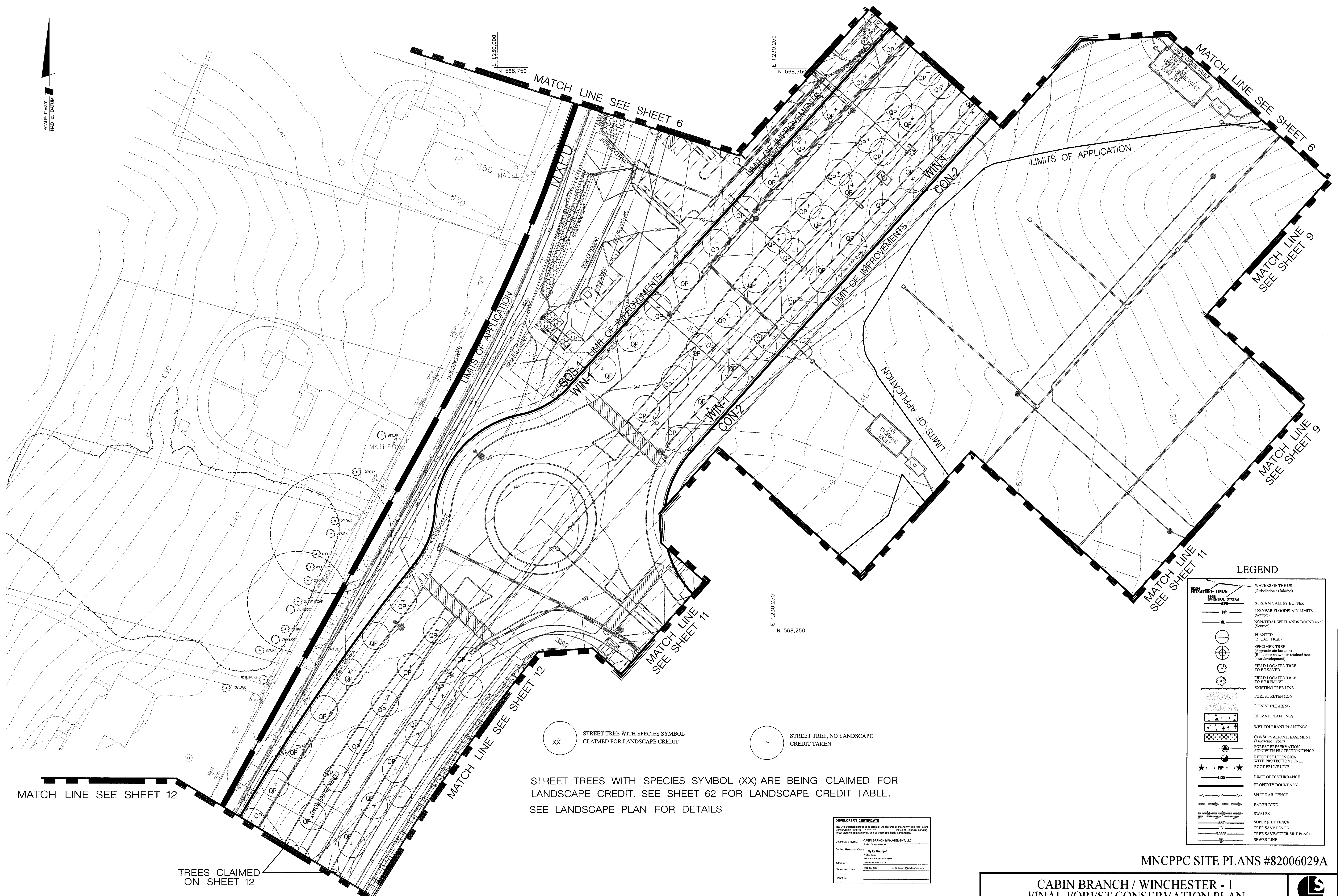
Loiederman Soltesz Associates, Inc.
Rockville Office
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAssociates.net

NO.	REVISIONS	DATE
1	REVISED FOR PLANNING BOARD	09/15/2011
2	REVISED FOR PLANNING BOARD	09/15/2011
3	REVISED PER SITE PLAN REVISIONS	09/15/2011
4	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	09/15/2011
5	REVISED PER PARK & PLANNING COMMENTS FROM 12/01/09	09/15/2011
6	REVISED PER PARK & PLANNING COMMENTS FROM 12/01/09	09/15/2011
7	REVISED PER PARK & PLANNING COMMENTS FROM 12/01/09	09/15/2011
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18	REVISED PER PARK & PLANNING COMMENTS FROM 12/01/09	09/15/2011
19	REVISED PER PARK & PLANNING COMMENTS FROM 12/01/09	09/15/2011
20	REVISED PER PARK & PLANNING COMMENTS FROM 12/01/09	09/15/2011

DATE	REVISIONS	BY	DATE
February, 2007	Microstation V8 Std.2004		
Design: CS	Technician: MNG	Checked: SDH	

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Permitted Use Number 2100200
Map 8,9 Grid
Zoning Category: W-1&2, E-1&2, EV-5&2 & FV-122
M-NCPPC 2007 Sheet
WSSC 2007 Sheet
231 NW 14

SCALE: 1" = 30'
NAD 83 DATUM



xx+ STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT

+ STREET TREE, NO LANDSCAPE CREDIT TAKEN

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS

LEGEND

	WATERS OF THE US (Jurisdiction as labeled)
	STREAM VALLEY BUFFER
	100 YEAR FLOODPLAIN LIMITS (Source)
	NON-TIDAL WETLANDS BOUNDARY (Source)
	PLANTED (C' CAL. TREE)
	SPECIMEN TREE (Approximate location) (Note: more shown for retained trees near development)
	FIELD LOCATED TREE TO BE SAVED
	FIELD LOCATED TREE TO BE REMOVED
	EXISTING TREE LINE
	FOREST RETENTION
	FOREST CLEARING
	UPLAND PLANTINGS
	WET TOLERANT PLANTINGS
	CONSERVATION EASEMENT (Landscape Credit)
	FOREST PRESERVATION SIGN WITH PROTECTION FENCE
	REFORESTATION SIGN WITH PROTECTION FENCE
	ROOT PRUNE LINE
	LIMIT OF DISTURBANCE
	PROPERTY BOUNDARY
	SPLIT RAIL FENCE
	EARTH DIKE
	SWALES
	SUPER SILT FENCE
	TREE SAVE SILT FENCE
	SEWER LINE

DEVELOPER'S CERTIFICATE
The Underwriter agrees to execute all the features of the Approved Final Forest Conservation Plan No. 0582-58-00, including all required forest clearing, maintenance, and all other applicable agreements.

Developer's Name: CABIN BRANCH MANAGEMENT, LLC
 Contact Person or Owner: Sybke Knuppel
 Address: 6905 Rockledge Drive #100, Bethesda, MD 20817
 Phone and Email: 301-803-4929, sybke.knuppel@cbmllc.com
 Signature: _____

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWO FEET (24 INCHES), WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

MATCH LINE SEE SHEET 12

TREES CLAIMED ON SHEET 12

MNCPPC SITE PLANS #82006029A

**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
CLARKSBURG, MARYLAND**

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



Scale: 1" = 30'
SHEET 10 OF 63A
PROJECT NO. 0582-58-00

LSA Associates, Inc.
Rockville Office
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067

Engineering
Planning
Surveying
Environmental Sciences

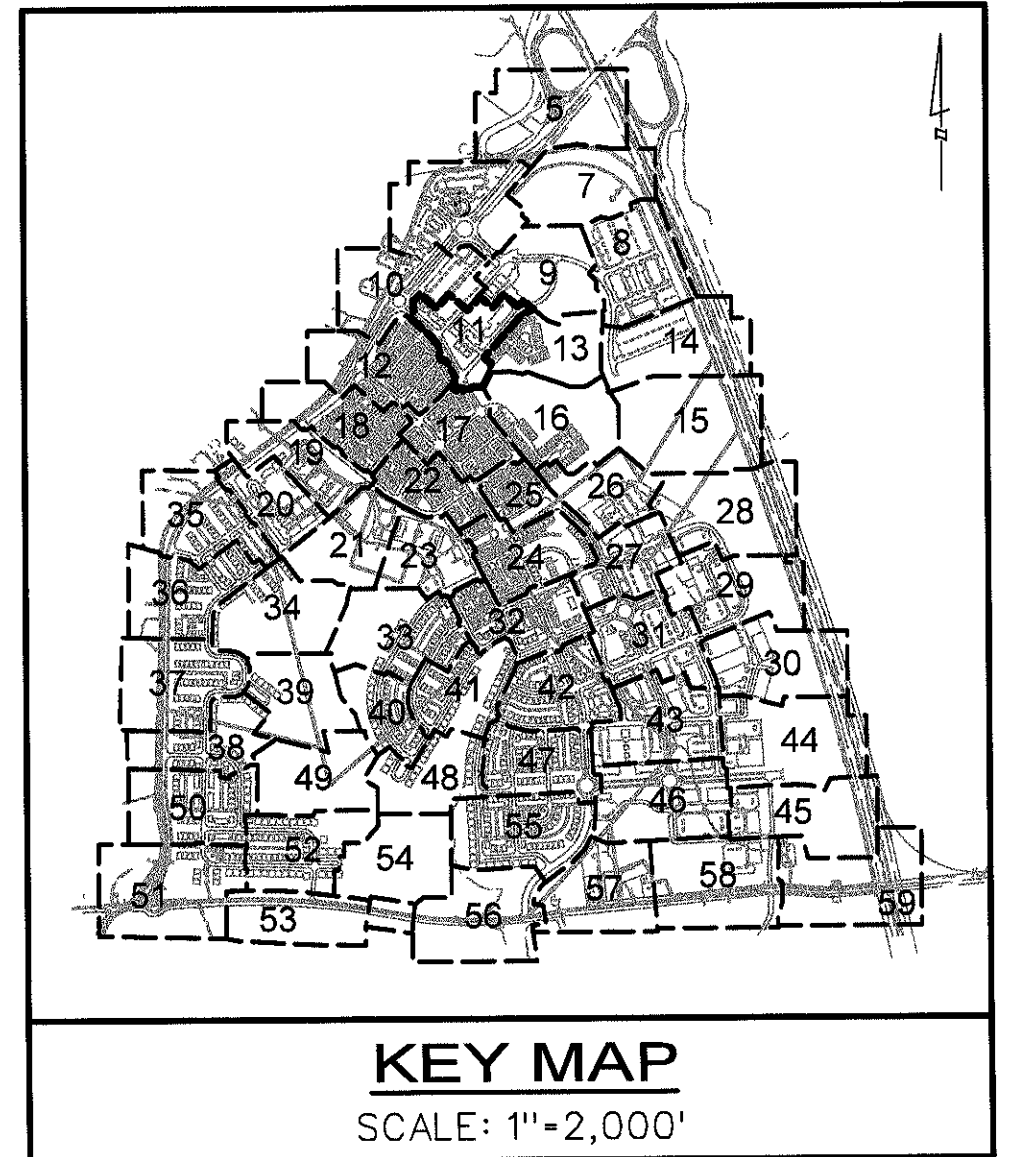
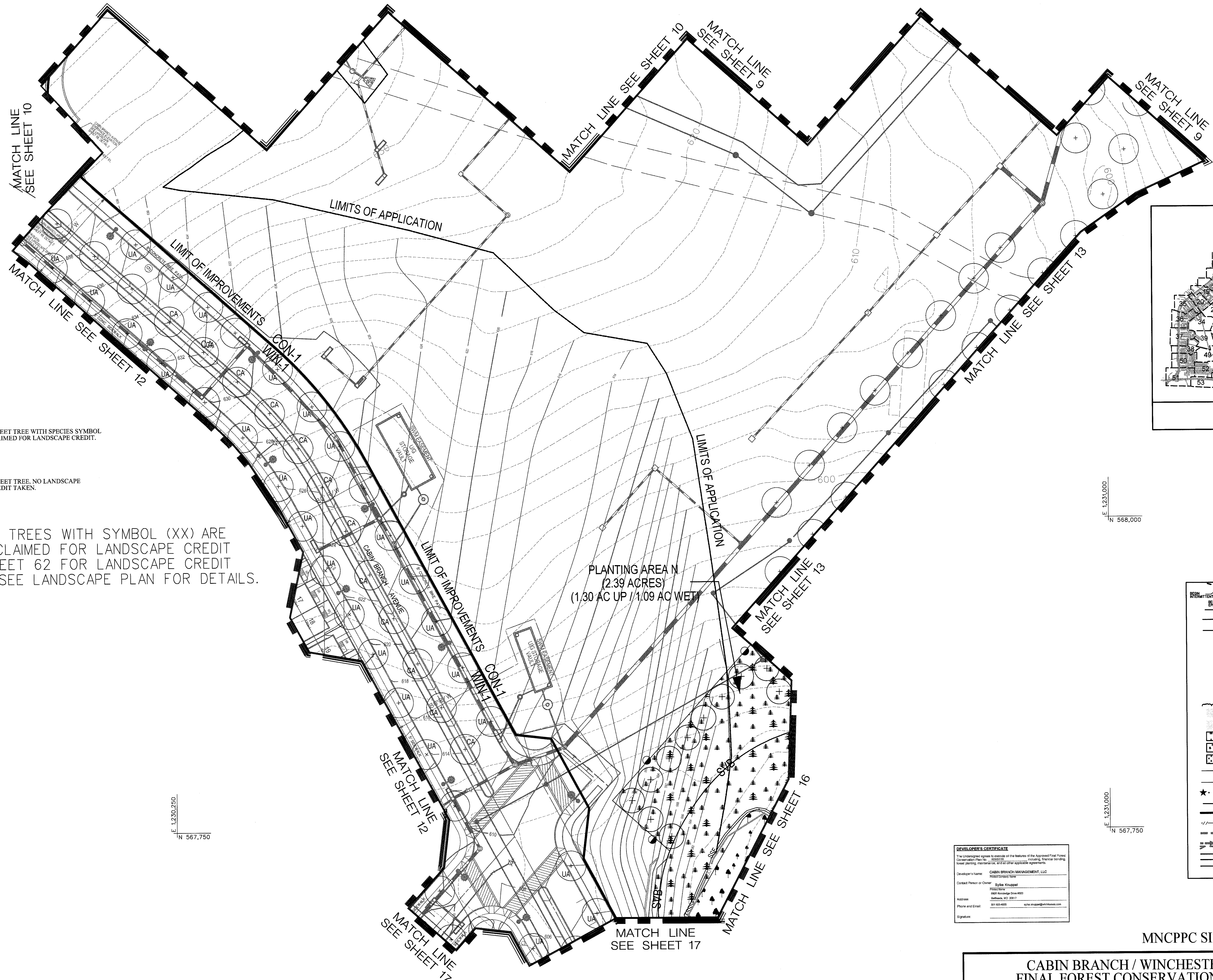
www.LSAassociates.net

NO.	REVISIONS	DATE	BY	DATE	WSSC 200' Sheet
1	REVISED FOR PLANNING BOARD	10/13/2011	MNG	10/13/2011	Grid
2	REVISED FOR PLANNING BOARD	09/11/11	MNG	09/11/11	Grid
3	REVISED PER SITE PLAN REVISIONS	4/20/11	KB	4/20/11	W-1&2 ; E-1&2
4	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	4/20/10	KB	4/20/10	EV-562 & FV-122
5	REVISED PER DPS SWM AND SEDIMENT CONTROL REVIEW COMMENTS	9/28/09	KB	9/28/09	M-NOPPC 200' Sheet
6	REVISED PER PARK & PLANNING COMMENTS FROM IAW	7/29/09	CS, KB	7/29/09	
7	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	12/30/07	CS, KB	12/30/07	
8	REVISED PER PARK & PLANNING COMMENTS FROM 8/30/07	9/20/07	CS, KB	9/20/07	
9	REVISED PER PARK & PLANNING COMMENTS	4/20/07	CS	4/20/07	
10	REVISED PER PARK & PLANNING COMMENTS	2/20/07	BY	2/20/07	

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sybke Knuppel
Fax: 301-803-4929
Phone: 301-803-4855

STEVEN D. HEISS
QUALIFIED FOREST PROFESSIONAL
MONTGOMERY COUNTY, MARYLAND

SCALE 1" = 30'
NAD 83 DATUM



- + XX STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.
- + STREET TREE, NO LANDSCAPE CREDIT TAKEN.

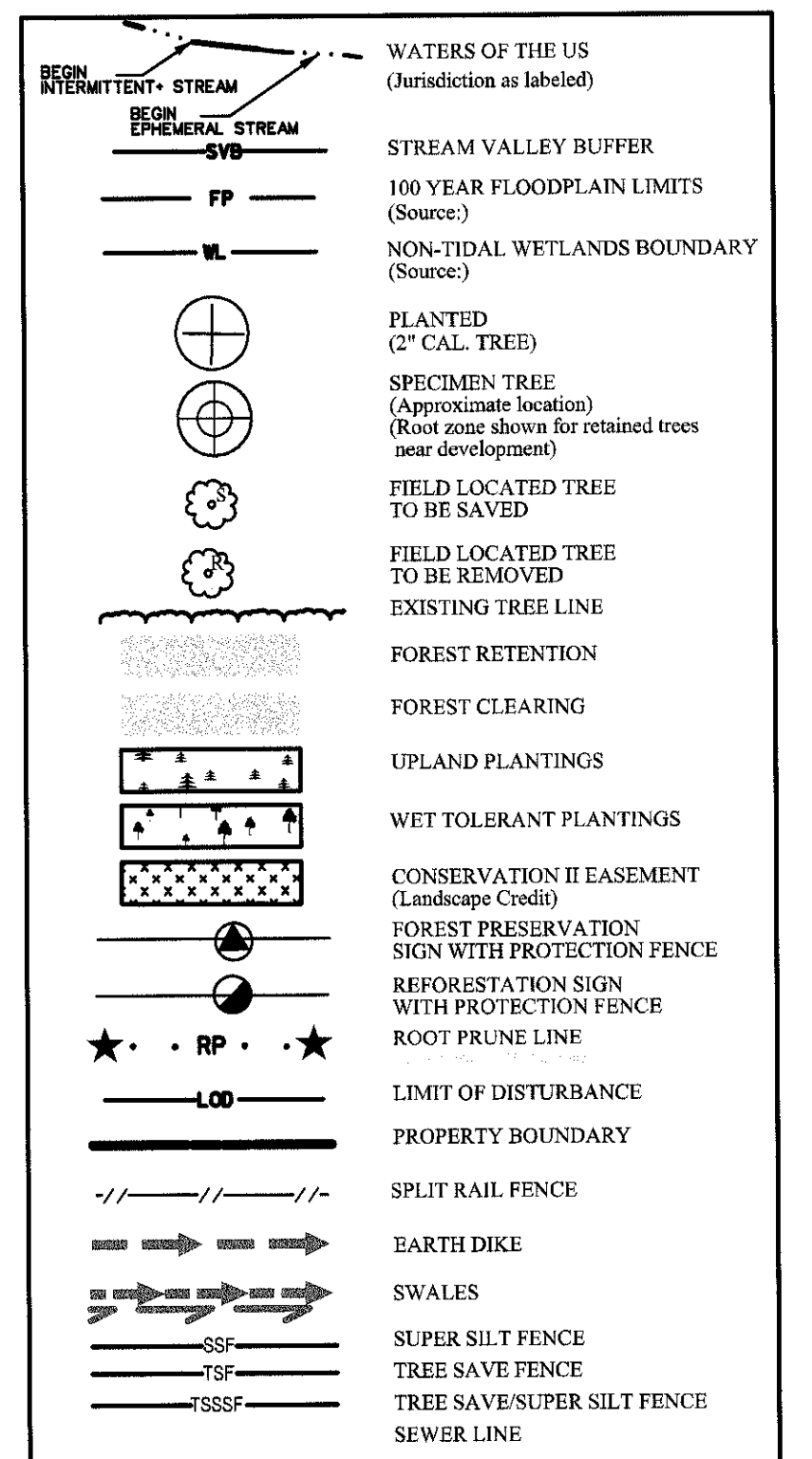
STREET TREES WITH SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE SEE LANDSCAPE PLAN FOR DETAILS.

E 1,231,000
N 568,000

E 1,230,250
N 567,750

E 1,231,000
N 567,750

LEGEND



DEVELOPER'S CERTIFICATE
The Underwriter agrees to provide all the features of the approved Final Forest Conservation Plan to the satisfaction of the applicable regulatory agencies for forest planting, maintenance, and other approved requirements.

Developer's Name: CABIN BRANCH MANAGEMENT, LLC
1330 SHELBY LANE
Contact Person or Owner: Sybille Knuppel
Title: Director
Address: 6905 Rockledge Drive #200
Bethesda, MD 20817
Phone and Email: 301-803-4855 / sybille.knuppel@cbmllc.com
Signature: _____

MNCPPC SITE PLANS #82006029A

**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
CLARKSBURG, MARYLAND**

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



SHEET **11**
of **63A**

PROJECT NO.
0582-58-00

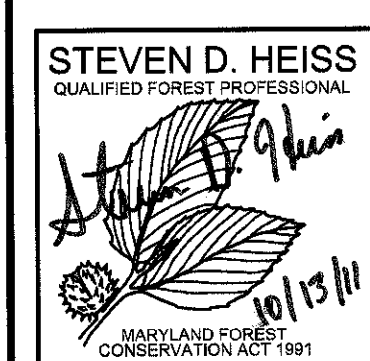
Loiederman Soltész Associates, Inc.
Rockville
1390 Piccad Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAAssociates.net

NO.	REVISIONS	DATE	BY
9	REVISED FOR PLANNING BOARD	10/13/2011	MNG
8	REVISED FOR PLANNING BOARD	06/01/11	MNG
7	REVISED PER SITE PLAN REVISIONS	02/01/11	MNG
6	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	02/01/11	R.B.
5	REVISED PER DPS SWM AND SEDIMENT CONTROL REVIEW COMMENTS	12/08/10	C.S. KH
4	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	12/08/10	C.S. KH
3	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	12/08/10	C.S. KH
2	REVISED PER PARK & PLANNING COMMENTS FROM 8/30/07	12/08/10	C.S. KH
1	REVISED PER PARK & PLANNING COMMENTS	02/07/07	CS

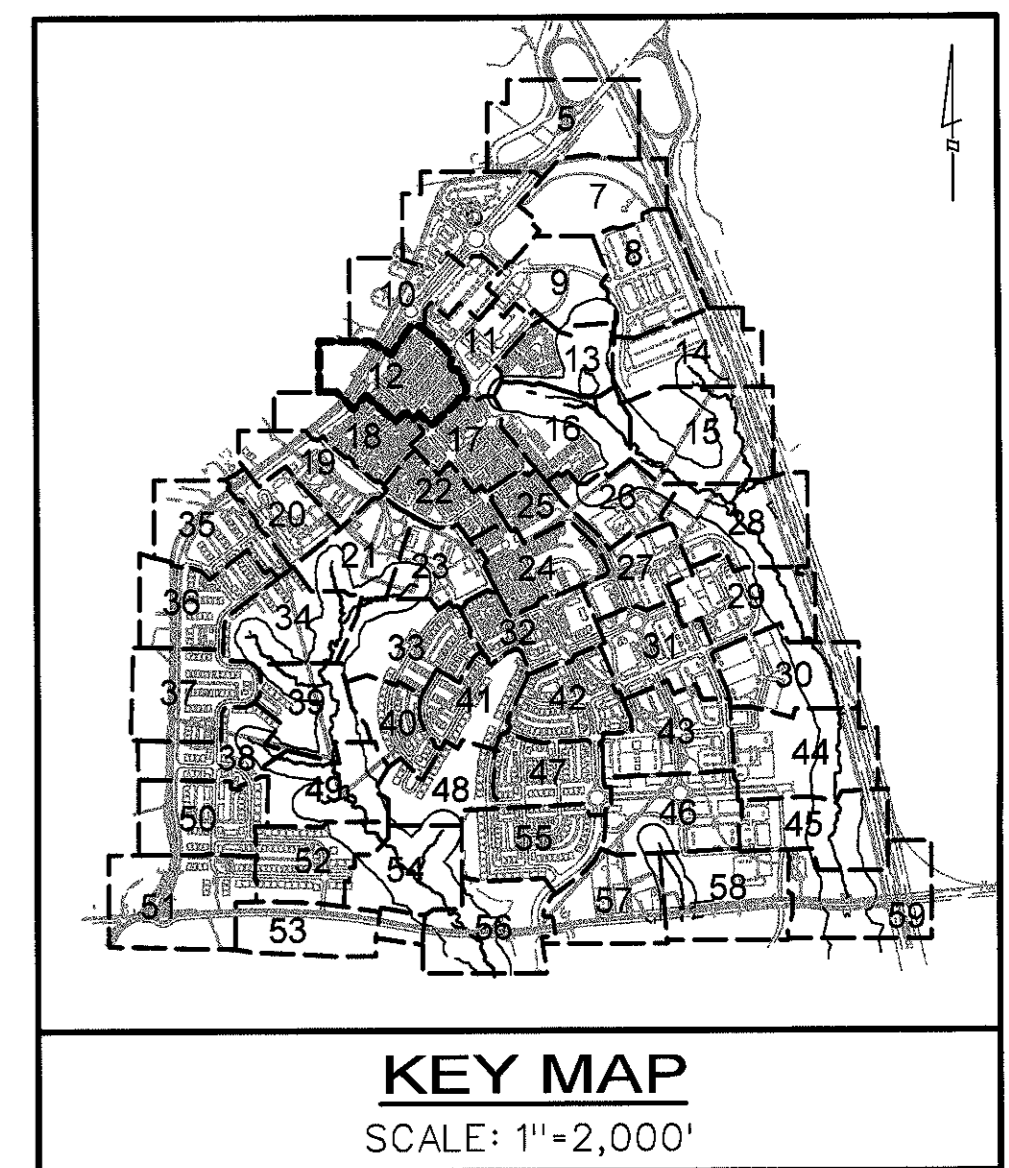
Date: February, 2007
CAD Standards Version: Microstation V8 Std.2004
Designed: CS
Checked: SDH

Copyright ADC "The Map People"
Permit Use Number 21001200
Map: 8.9
Title: Tax Map
W-1&2, E-1&2
EV-5&2 & EV-11&2
MNCPPC 200' Sheet
WSSC 200' Sheet
231 NW 14

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sybille Knuppel
Fax: 301-803-4929
Phone: 301-803-4855



MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION CONTACT "MISS UTILITY" AT 1-800-267-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.



SCALE: 1"=80'
NAD 83 DATUM

E 1,229,500
N 568,000

E 1,229,500
N 567,750



LEGEND

- WATERS OF THE US (Indication as labeled)
- STREAM VALLEY BUFFER
- 100 YEAR FLOODPLAIN LIMITS (Source)
- NON-TIDAL WETLANDS BOUNDARY (Source)
- PLANTED (2" CAL TREE)
- SPECIMEN TREE (Approximate location) (Root zone shown for retained trees and development)
- FIELD LOCATED TREE TO BE SAVED
- FIELD LOCATED TREE TO BE REMOVED
- EXISTING TREE LINE
- FOREST RETENTION
- FOREST CLEARING
- UPLAND PLANTINGS
- WET TOLERANT PLANTINGS
- CONSERVATION EASEMENT (Landscaping Code)
- FOREST PRESERVATION SIGN WITH PROTECTION FENCE
- REFORESTATION SIGN WITH PROTECTION FENCE
- ROOT PRUNE LINE
- LIMIT OF DISTURBANCE
- PROPERTY BOUNDARY
- SPLIT RAIL FENCE
- EARTH DIKE
- SWALES
- SUPER SILT FENCE
- TREE SAVE FENCE
- TREE SAVE/SUPER SILT FENCE
- SEWER LINE

XX STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.

+ STREET TREE, NO LANDSCAPE CREDIT TAKEN.

STREET TREES WITH SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE SEE LANDSCAPE PLAN FOR DETAILS.

DEVELOPER'S CERTIFICATE
The Underwriter agrees to execute all the features of the Approved Final Forest Conservation Plan No. 0582-58-00, including retained standing forest, parking, maintenance, and all other applicable agreements.
Developer's Name: CABIN BRANCH MANAGEMENT, LLC
Project Location: 6905 Rockledge Drive, Suite 800, Bethesda, MD 20817
Phone and Email: 301-803-4855 info@cabinbranch.com
Signature: _____

MNCPPC SITE PLANS #82006029A

**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
CLARKSBURG, MARYLAND**

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



SHEET 12
of 63A

PROJECT NO.
0582-58-00

L Loiderman Soltesz Associates, Inc.
ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAssociates.net

NO.	REVISIONS	DATE	BY
9	REVISED FOR PLANNING BOARD	10/13/2011	MNG
8	REVISED FOR PLANNING BOARD	09/01/11	MNG
7	REVISED PER SITE PLAN REVISIONS	4/20/11	YNSG
6	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/09	4/20/11	R.B.
5	REVISED PER DPS SWM AND SEDIMENT CONTROL, RWI/W COMMENTS	12/20/09	R.B.
4	REVISED PER PARK & PLANNING COMMENTS FROM 12/08	12/20/09	CS, RB
3	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	12/20/09	CS, RB
2	REVISED PER PARK & PLANNING COMMENTS FROM 8/30/07	9/20/07	CS, RB
1	REVISED PER PARK & PLANNING COMMENTS	4/20/07	CS

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Permitted Use Number 21001200
Map 8,9 Grid
Tax Map
W-1&2, E-1&2
EV-502 & EV-122
MNCPPC 200' Sheet
Zoning Category:
WSSC 200' Sheet
231 NW 14

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sylke Knuppel
Fax: 301-803-4929
Phone: 301-803-4855

STEVEN D. HEISS
QUALIFIED FOREST PROFESSIONAL
MONTGOMERY COUNTY, MARYLAND
CONSERVATION #211591

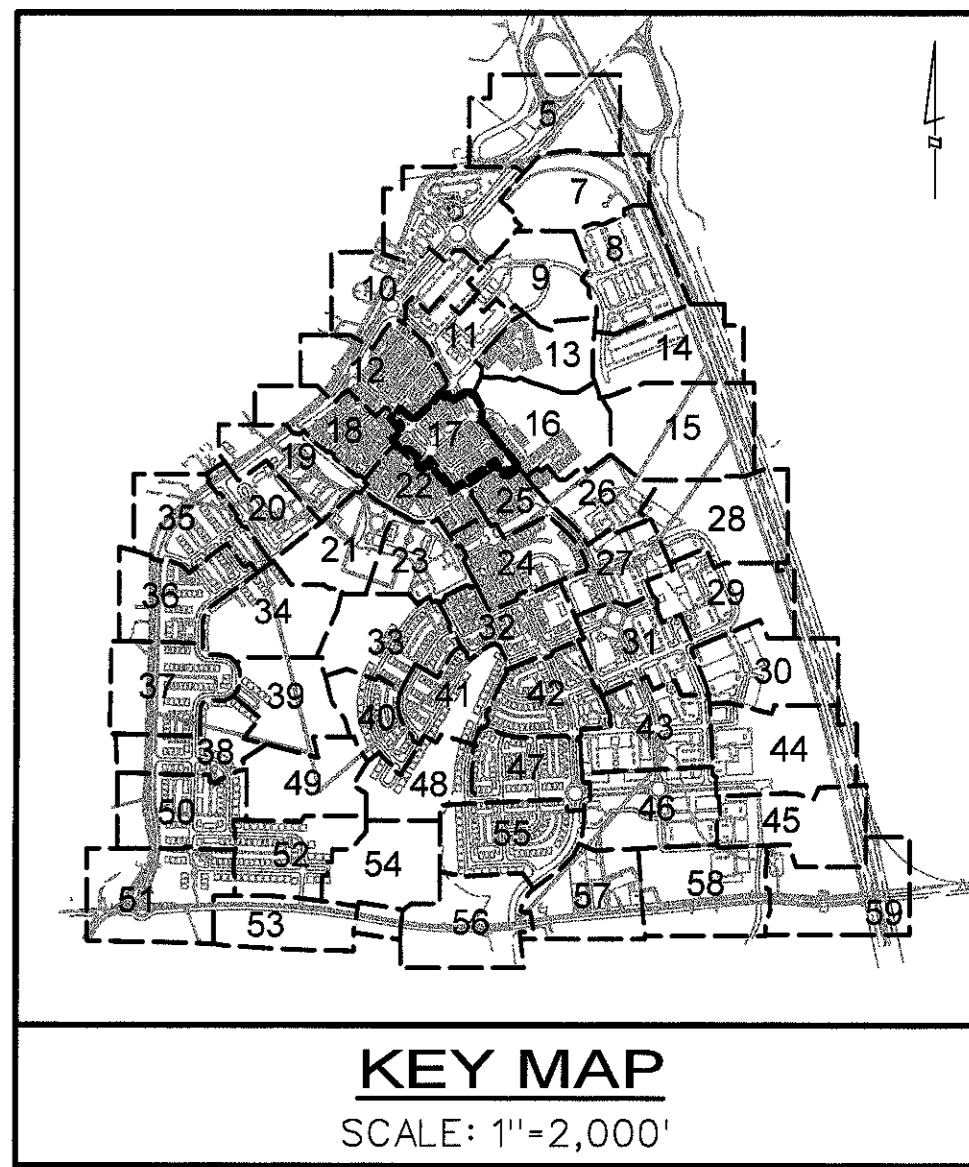
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT THE UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

Scale: 1"=30'

PROJECT NO. 0582-58-00

DATE: February, 2007
Designer: CS
CAD Standards Version: Microstation V8 Std.2004
Technician: MNG
Checked: SDH

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LIMITS OF APPLICATION

LEGEND

	WATERS OF THE US (Jurisdiction as labeled)
	STREAM VALLEY BUFFER
	100 YEAR FLOODPLAIN LIMITS (Source)
	NON-TIDAL WETLANDS BOUNDARY (Source)
	PLANTED (2" CAL. TREE)
	SPECIMEN TREE (Approximate location) (Root zone shown for retained trees near development)
	FIELD LOCATED TREE TO BE SAVED
	FIELD LOCATED TREE TO BE REMOVED
	EXISTING TREE LINE
	FOREST RETENTION
	FOREST CLEARING
	UPLAND PLANTINGS
	WET TOLERANT PLANTINGS
	CONSERVATION EASEMENT (Landscape Credit)
	FOREST PRESERVATION SIGN WITH PROTECTION FENCE
	RESTORATION SIGN WITH PROTECTION FENCE
	ROOT PRUNE LINE
	LIMIT OF DISTURBANCE
	PROPERTY BOUNDARY
	SPLIT RAIL FENCE
	EARTH DIKE
	SWALES
	SUPER SILT FENCE
	TREE SAVE FENCE
	TREE SAVE SUPER SILT FENCE
	SEWER LINE

DEVELOPER'S CERTIFICATE

The Underigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 0582-58-0001, including financial bonding, forest planting, maintenance, and all other appropriate agreements.

Developer's Name: CABIN BRANCH MANAGEMENT, LLC
 Contact Person or Owner: Sybke Knuppel
 Address: 6905 Rockledge Drive #800, Bethesda, MD 20817
 Phone and Email: 301-803-4855, info@cabibranch.com
 Signature: _____

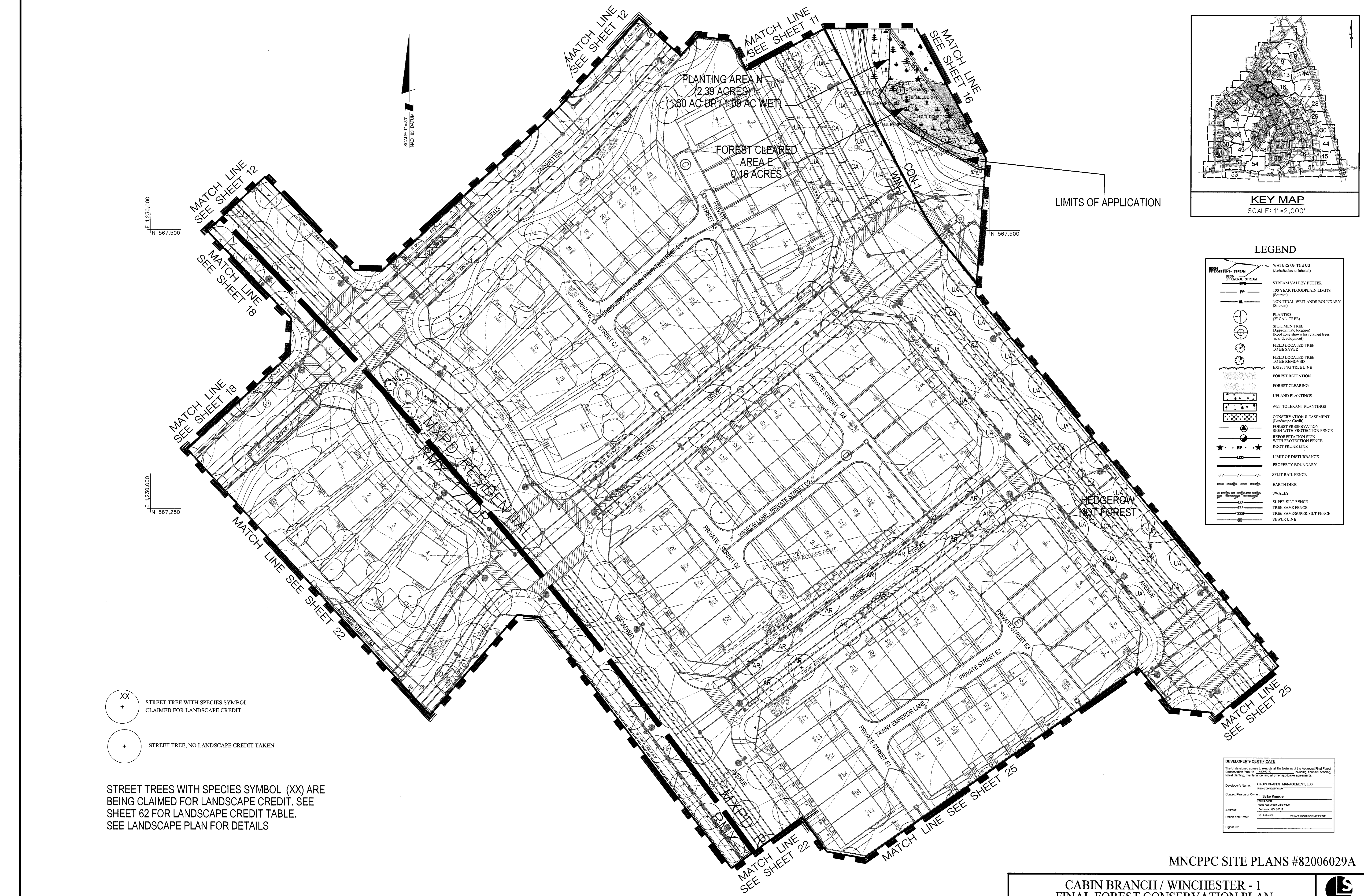
STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS

- XX + STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT
- + STREET TREE, NO LANDSCAPE CREDIT TAKEN

E 1,230,000
N 567,500

E 1,230,000
N 567,250

SCALE: 1"=30'
NAD 83 DATUM



MNCPPC SITE PLANS #82006029A

**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
CLARKSBURG, MARYLAND**

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Scale: 1"=30'

SHEET 17 OF 63A

PROJECT NO. 0582-58-00

Loiederman Soltész Associates, Inc.

ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067

Engineering
Planning
Surveying
Environmental Sciences

www.LSAssociates.net

NO.	REVISIONS	BY	DATE
1	REVISED PER PARK & PLANNING COMMENTS FROM 8/30/07	CS, KB	9/20/07
2	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	CS, KB	12/20/07
3	REVISED PER PARK & PLANNING COMMENTS FROM 1/14/08	CS, KB	1/20/08
4	REVISED PER DPS SWM AND SEDIMENT CONTROL REVIEW COMMENTS	KB	9/20/09
5	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	KB	4/20/10
6	REVISED PER SITE PLAN REVISIONS	MNG	4/20/11
9	REVISED FOR PLANNING BOARD	MNG	10/12/2011

Date: February, 2007
Designed: CS

CAO Standards Version: Microstation V8 Std.2004
Technician: MNG

Checked: SDH

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Permitted Use Number 21001200

Map 8.9 Grid

Title Map
W-1&2, E-1&2
EV-562 & FV-122

Zoning Category:
M-NCPPC 200' Sheet

WSSC 200' Sheet
231 NW 14

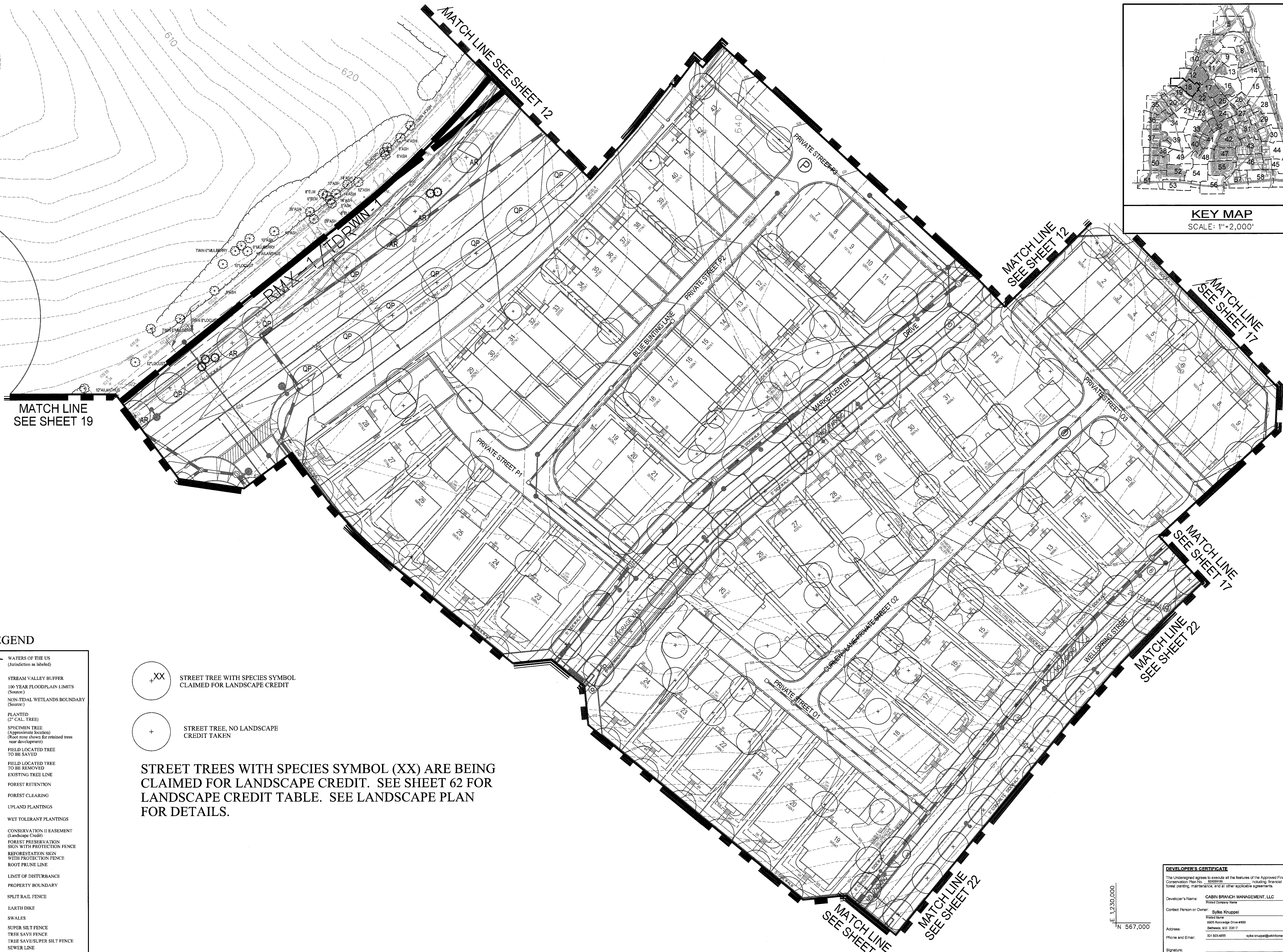
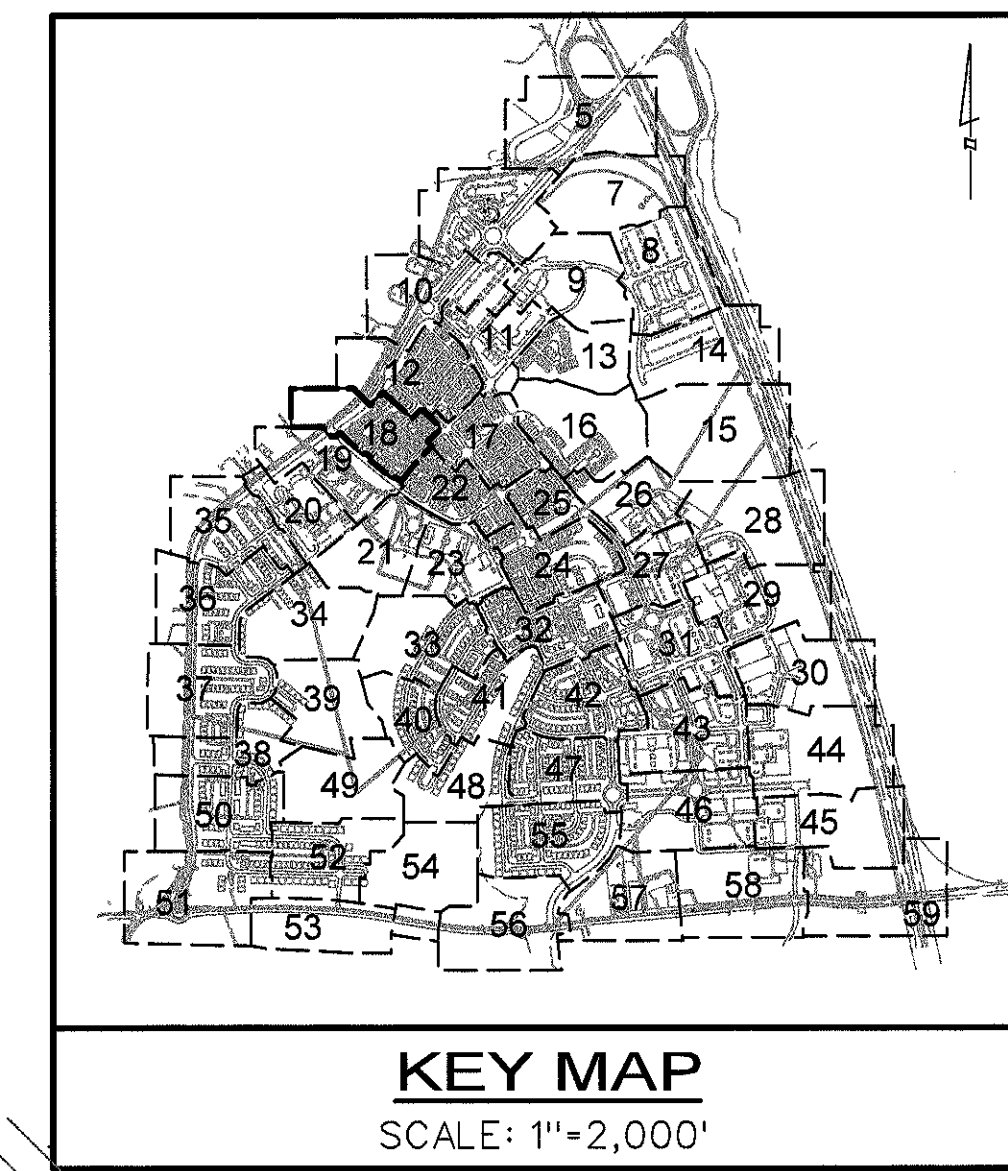
OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC

6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sybke Knuppel
Fax: 301-803-4929
Phone: 301-803-4855

STEVEN D. HEISS
10/19/11

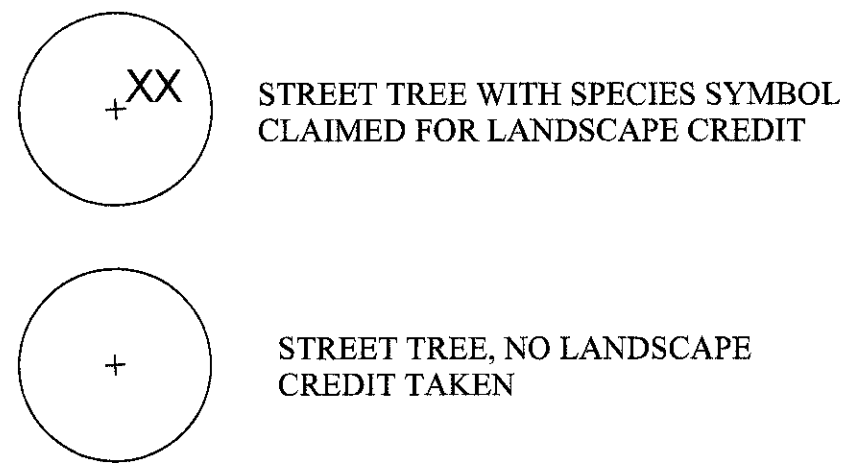
MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT WITH UTILITIES AT 12" OR DEEPER SHALL BE STOPPED IMMEDIATELY. CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS. CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.



LEGEND

	WATERS OF THE US (Jurisdiction as labeled)
	STREAM VALLEY BUFFER
	100 YEAR FLOODPLAIN LIMITS (Source)
	NON-TIDAL WETLANDS BOUNDARY (Source)
	PLANTED (2" CAL. TREE)
	SPECIMEN TREE (Appropriate location) (Root zone shows for retained trees near developments)
	FIELD LOCATED TREE TO BE SAVED
	FIELD LOCATED TREE TO BE REMOVED
	EXISTING TREE LINE
	FOREST RETENTION
	FOREST CLEARING
	UPLAND PLANTINGS
	WET TOLERANT PLANTINGS
	CONSERVATION II EASEMENT (Landscape Credit)
	FOREST PRESERVATION SIGN WITH PROTECTION FENCE
	REFORESTATION SIGN WITH PROTECTION FENCE
	ROOT PRUNE LINE
	LIMIT OF DISTURBANCE
	PROPERTY BOUNDARY
	SPLIT RAIL FENCE
	EARTH DIKE
	SWALES
	SUPER SILT FENCE
	TREE SAVE FENCE
	TREE SAVE/SUPER SILT FENCE
	SEWER LNE



STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan for the above site, including financial bonding, tree planting, maintenance, and all other applicable agreements.

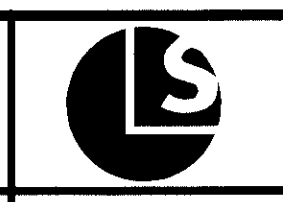
Developer's Name: CABIN BRANCH MANAGEMENT, LLC
 Contact Person or Owner: Sybille Knuppel
 Address: 6905 Rockledge Drive #800, Bethesda, MD 20817
 Phone and Email: 301-803-4855, sybille.knuppel@clbms.com

MNCPPC SITE PLANS #82006029A

**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
CLARKSBURG, MARYLAND**

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



STEVEN D. HEISS
QUALIFIED FOREST PROFESSIONAL

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-367-7772 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THERE IS (2) FEET OR LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
 6905 Rockledge Drive, Suite 800
 Bethesda, Md 20817
 Attn: Sybille Knuppel
 Fax: 301-803-4929
 Phone: 301-803-4855

Rockville Office
 Loiederman
 Soltész Associates, Inc.
 1390 Piccard Drive, Suite 100
 Rockville, MD 20850
 t. 301.948.2750 f. 301.948.9067
 www.LSAssociates.net

NO.	REVISIONS	DATE
1	REVISED FOR PLANNING BOARD	10/13/2011
2	REVISED FOR PLANNING BOARD	09/01/11
3	REVISED PER SITE PLAN REVISIONS	02/11
4	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	KB 4/20/10
5	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	KB 9/29/09
6	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	CS, KB 1/28/08
7	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	CS, KB 1/25/07
8	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	CS, KB 9/29/07
9	REVISED PER PARK & PLANNING COMMENTS	CS 4/28/07

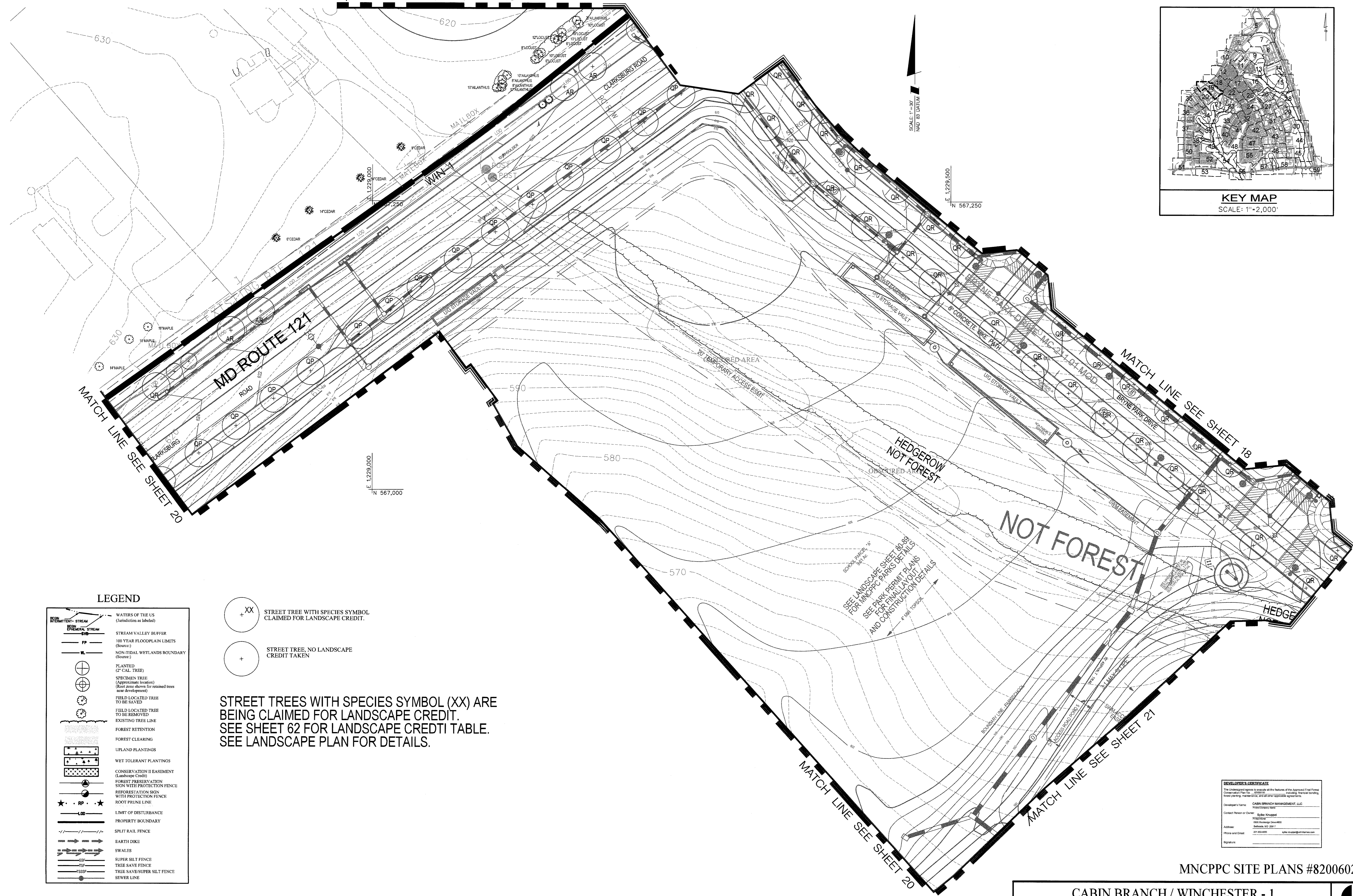
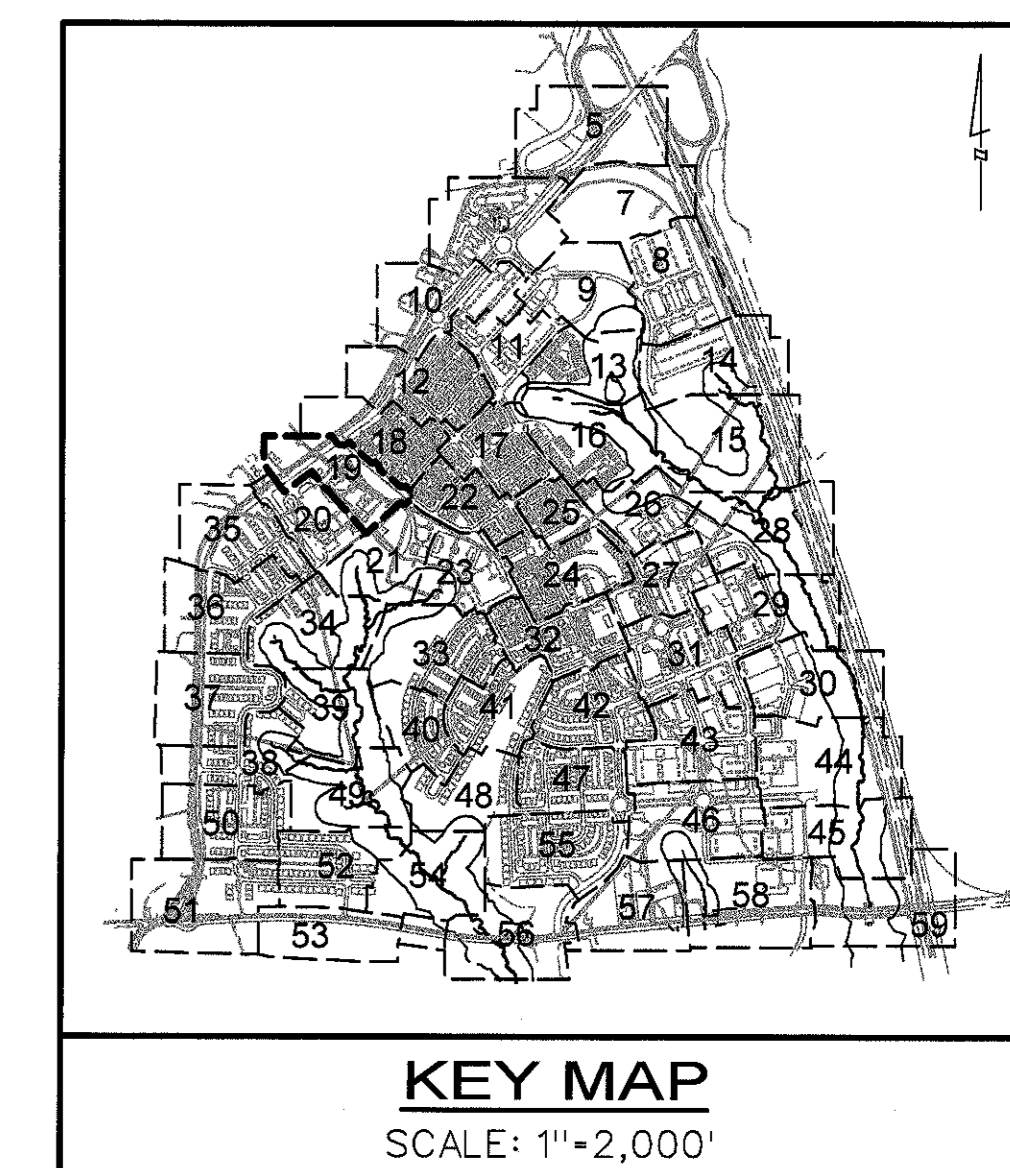
Author: February, 2007
 Designer: CS
 CAD Standards Version: Microstation V8 Std.2004
 Technician: MNG
 Checked: SDH

Copyright: ABC The Map People
 Permitted Use Number: 21002200

Map 8.9	Grid
W-14.2	E-14.2
EV-562 & FV-122	
M-NCPDC 2007 Sheet	
WSSC 2007 Sheet	
231 NW 14	

SHEET **18**
OF **63A**
PROJECT NO. 0582-58-00

MATCH LINE SEE SHEET 18



LEGEND

	WATERS OF THE US (Jurisdiction as labeled)
	STREAM VALLEY BUFFER
	100 YEAR FLOODPLAIN LIMITS (Source:)
	NON-TIDAL WETLANDS BOUNDARY (Source:)
	PLANTED (2" CAL. TREE)
	SPECIMEN TREE (Approximate location) (Root zone shown for retained trees near developments)
	FIELD LOCATED TREE TO BE SAVED
	FIELD LOCATED TREE TO BE REMOVED
	EXISTING TREE LINE
	FOREST RETENTION
	FOREST CLEARING
	UPLAND PLANTINGS
	WET TOLERANT PLANTINGS
	CONSERVATION II EASEMENT (Landscape Credit)
	FOREST PRESERVATION SIGN WITH PROTECTION FENCE
	REPROFITATION SIGN WITH PROTECTION FENCE
	ROOT PRUNE LINE
	LIMIT OF DISTURBANCE
	PROPERTY BOUNDARY
	SPLIT RAIL FENCE
	EARTH DIKE
	SWALES
	SUPER SILT FENCE
	TREE SAVE FENCE
	TREE SAVE/SUPER SILT FENCE
	SEWER LINE

- XX STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.
- STREET TREE, NO LANDSCAPE CREDIT TAKEN

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

SEE LANDSCAPE SHEET 60-69 FOR FINAL LAYOUT AND CONSTRUCTION DETAILS

DEVELOPER'S CERTIFICATE

The undersigned certifies that the information provided in this plan is true and correct to the best of their knowledge and belief.

Developer's Name: CABIN BRANCH MANAGEMENT, LLC

Contact Person or Owner: Sylke Knuppel

Address: 6905 Rockledge Drive #800, Bethesda, MD 20817

Phone and Email: 301-803-4929, sylke.knuppel@cbm.com

Signature: _____

MNCPPC SITE PLANS #82006029A

CABIN BRANCH / WINCHESTER - 1 FINAL FOREST CONSERVATION PLAN

CABIN BRANCH CLARKSBURG, MARYLAND

CLARKSBURG (2nd) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND



Leidecker Associates, Inc.
 1390 Piccard Drive, Suite 100
 Rockville, MD 20850
 t. 301.948.2750 f. 301.948.9067

9	REVISED FOR PLANNING BOARD	MNG	10/13/2011
8	REVISED FOR PLANNING BOARD	MNG	09/01/11
7	REVISED PER SITE PLAN REVISIONS	MNG	4/20/11
6	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/09	RB	4/20/10
5	REVISED PER EPS SWM AND SEDIMENT CONTROL REVIEW COMMENTS	RB	9/20/09
4	REVISED PER PARK & PLANNING COMMENTS FROM 1/24/09	CS, KB	1/20/09
3	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	CS, KB	12/20/07
2	REVISED PER PARK & PLANNING COMMENTS FROM 8/20/07	CS, KB	9/20/07
1	REVISED PER PARK & PLANNING COMMENTS	CS	4/20/07

NO. _____ BY DATE _____

Date: February, 2007 CAD Standards Version: Microstation V8 Std.2004
 Designed: CS Technician: MNG Checked: SDH

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 Permitted Use Number 21001200

Map	8.9	Grid
Zone	Map	
Category	W-1&2; E-1&2	
	EV-5&2 & EV-122	
	M-NCPCC 200' Sheet	
	WSSC 200' Sheet	
	231 NW 14	

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
 6905 Rockledge Drive, Suite 800
 Bethesda, Md 20817
 Attn: Sylke Knuppel
 Fax: 301-803-4929
 Phone: 301-803-4855

STEVEN D. HEISS
 QUALIFIED FOREST PROFESSIONAL

MISS UTILITY NOTE

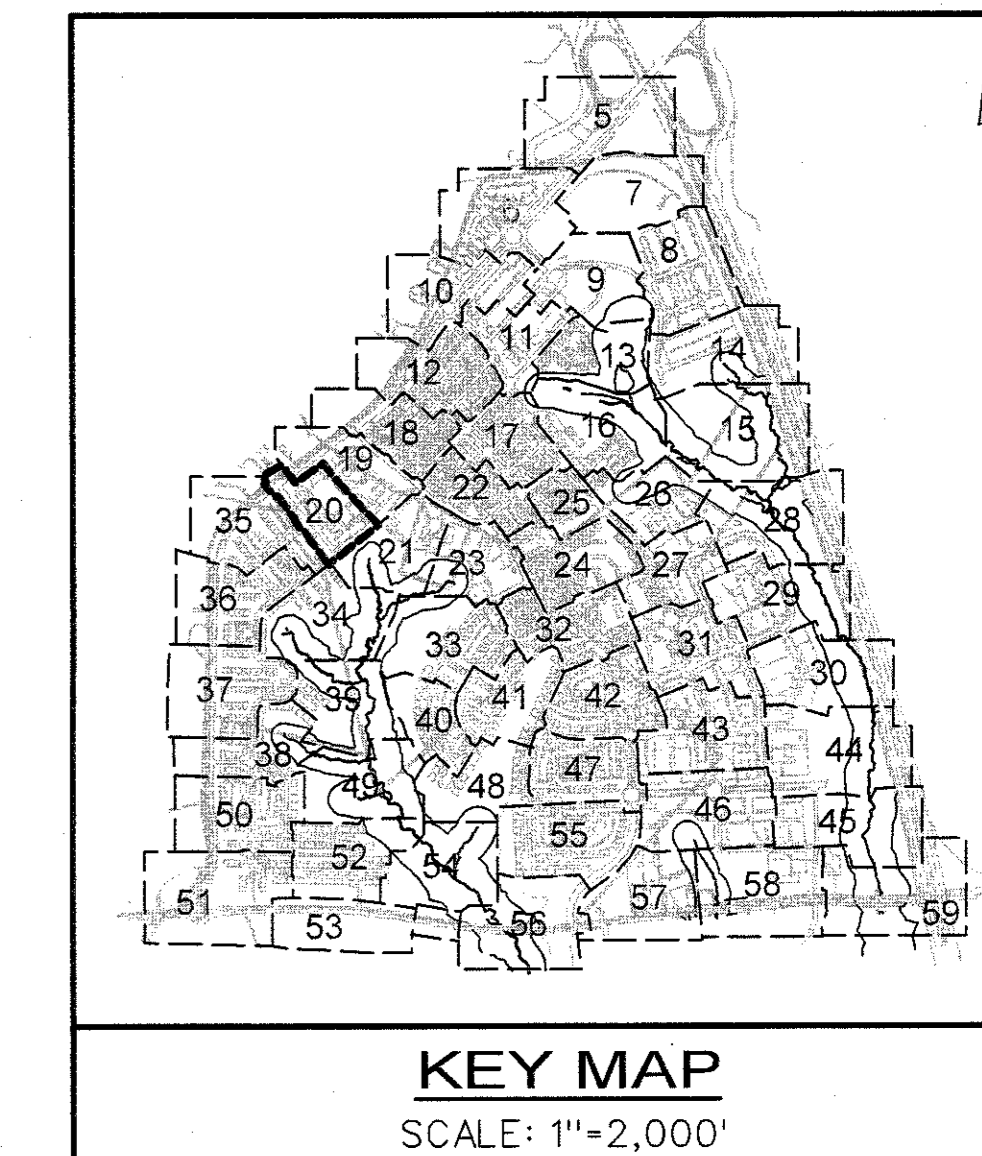
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Scale: 1" = 30'

SHEET 19 OF 63A

PROJECT NO. 0582-58-00

10/13/2011 10:02:08 AM



LEGEND

	STREAM VALLEY BUFFER
	100 YEAR FLOODPLAIN LIMITS (Source:)
	NON-TIDAL WETLANDS BOUNDARY (Source:)
	PLANTED TREE (2" CAL. TREE)
	SPECIMEN TREE (Approximate location) (Root zone shown for retained trees near development)
	FIELD LOCATED TREE TO BE SAVED
	FIELD LOCATED TREE TO BE REMOVED
	EXISTING TREE LINE
	FOREST RETENTION
	FOREST CLEARING
	UPLAND PLANTINGS
	WET TOLERANT PLANTINGS
	CONSERVATION EASEMENT (Landscape Credit)
	FOREST PRESERVATION SIGN WITH PROTECTION FENCE
	REFORESTATION SIGN WITH PROTECTION FENCE
	ROOT PRUNE LINE
	LIMIT OF DISTURBANCE
	PROPERTY BOUNDARY
	SPLIT RAIL FENCE
	EARTH DIKE
	SWALES
	SUPER SILT FENCE
	TREE SAVE FENCE
	TREE SAVE/SUPER SILT FENCE
	SEWER LINE

XX
+
STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.

+
STREET TREE, NO LANDSCAPE CREDIT TAKEN

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the duties of the approved Final Forest Conservation Plan (i.e., site-specific, including, but not limited to, forest clearing, forest planting, maintenance, and all other applicable agreements).

Developer's Name: CABIN BRANCH MANAGEMENT, LLC

Responsible Person: Sybille Knuppel

Address: Bethesda, MD 20817

Phone and Email: 301-803-4855 sybille.knuppel@mbmllc.com

Signature: _____

MNCPPC SITE PLANS #82006029A

**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
CLARKSBURG, MARYLAND**

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



SHEET 20
OF 63A
PROJECT NO. 0582-58-00

**Loiederman
Soltész Associates, Inc.**

ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067

Engineering
Planning
Surveying
Environmental Sciences

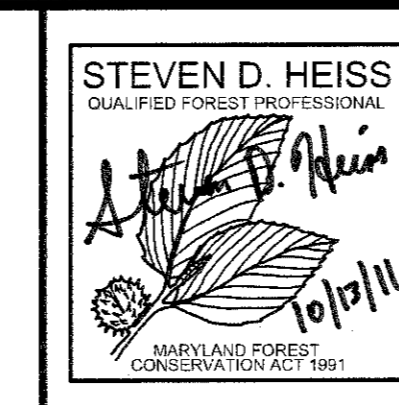
www.LSAssociates.net

NO.	REVISIONS	DATE
9	REVISED FOR PLANNING BOARD	10/15/2011
8	REVISED FOR PLANNING BOARD	08/01/11
7	REVISED PER SITE PLAN REVISIONS	08/01/11
6	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	KB 4/20/10
5	REVISED PER EIP SW ANALYSIS AND COMMENTS	KB 7/26/09
4	REVISED PER PARK & PLANNING COMMENTS FROM 10/06	CS, KB 1/28/08
3	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	CS, KB 1/25/08
2	REVISED PER PARK & PLANNING COMMENTS FROM 8/20/07	CS, KB 9/26/07
1	REVISED PER PARK & PLANNING COMMENTS	CS 4/26/07

Date: February, 2007	CAD Standards Version: Microstation V8 Std.2004
Designer: CS	Technician: MNG
Checked: SDH	

Map 8.9	Grid
W-14.2, E-14.2	Zoning Category:
EV-562 & FV-122	M-NOPPC 200' Sheet
WSSC 200' Sheet	231 NW 14

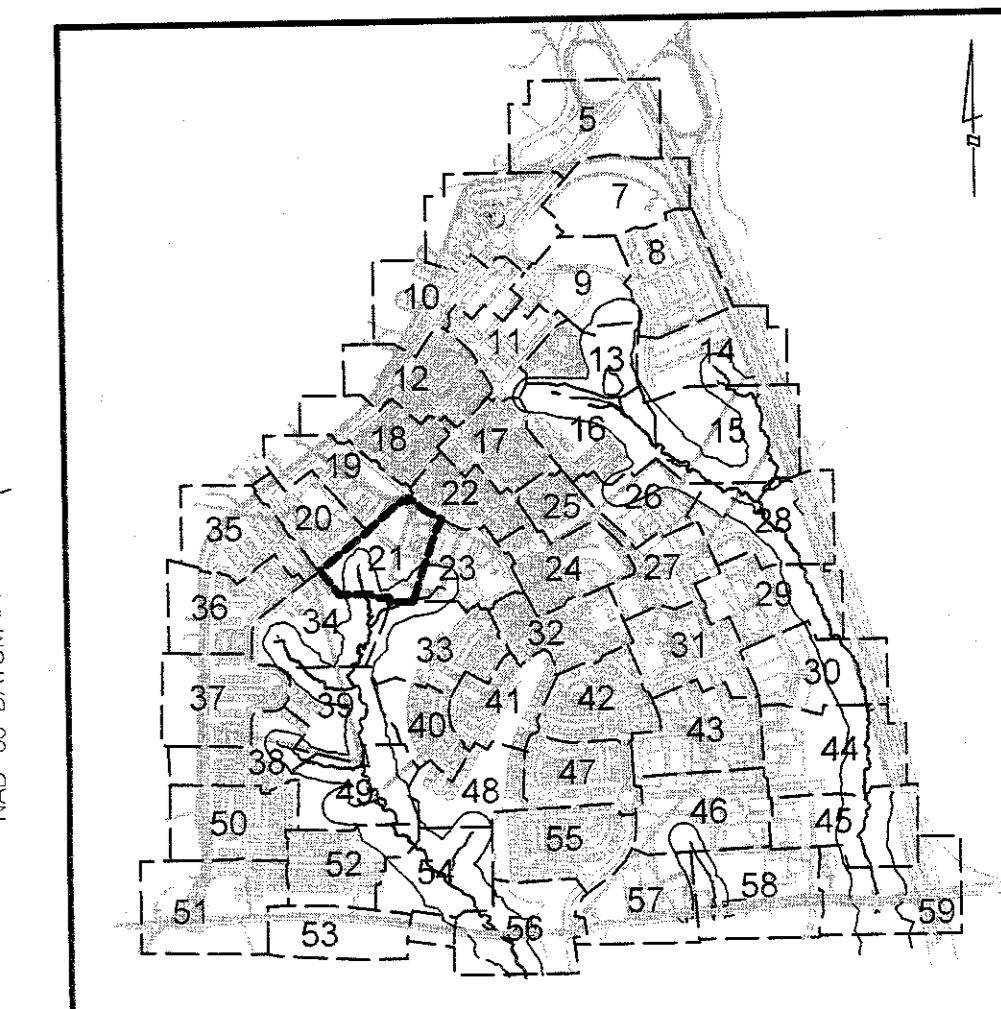
OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sybille Knuppel
Fax: 301-803-4929
Phone: 301-803-4855



MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-367-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

Scale: 1" = 30'
Scale: 1" = 2,000'



KEY MAP
SCALE: 1"=2,000'

LEGEND

	WATERS OF THE US (Underlain as labeled)
	STREAM VALLEY BUFFER
	100 YEAR FLOODPLAIN LIMITS (Source)
	NON-TIDAL WETLANDS BOUNDARY (Source)
	PLANTED (2" CAL. TREE)
	SPECIMEN TREE (Approximate location) (Root zone shown for retained trees near development)
	FIELD LOCATED TREE TO BE SAVED
	FIELD LOCATED TREE TO BE REMOVED
	EXISTING TREE LINE
	FOREST RETENTION
	FOREST CLEARING
	UPLAND PLANTINGS
	WET TOLERANT PLANTINGS
	CONSERVATION II EASEMENT (Landscape Credit)
	FOREST PRESERVATION SIGN WITH PROTECTION FENCE
	REFORESTATION SIGN WITH PROTECTION FENCE
	ROOT PRUNE LINE
	LIMIT OF DISTURBANCE
	PROPERTY BOUNDARY
	SPLIT RAIL FENCE
	EARTH DIKE
	SWALES
	SUPER SILT FENCE
	TREE SAVE FENCE
	TREE SAVE/SUPER SILT FENCE
	SEWER LINE



DEVELOPER'S CERTIFICATE

The undersigned agrees to evaluate all the features of the Approved Final Forest Conservation Plan (No. 058258) including, but not limited to, forest clearing, stream channeling, maintenance, and all other applicable agreements.

Developer's Name: CABIN BRANCH MANAGEMENT, LLC
 Contract Person or Owner: Gaille Whipple
 Address: 6905 Rockledge Drive #201
 Bethesda, MD 20817
 Phone: 301-803-4929
 E-mail: gwhipple@cbmllc.com

MNCPPC SITE PLANS #8206029A

**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
CLARKSBURG, MARYLAND**

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



SHEET **21**
OF **63A**

PROJECT NO.
0582-58-00

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sylke Knuppel
Fax: 301-803-4929
Phone: 301-803-4855

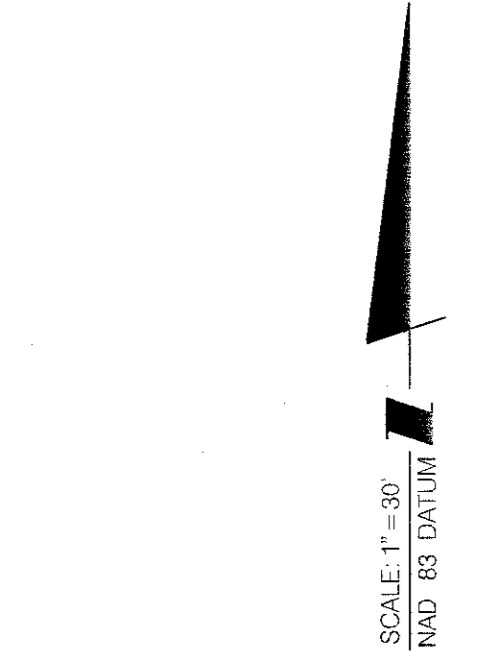
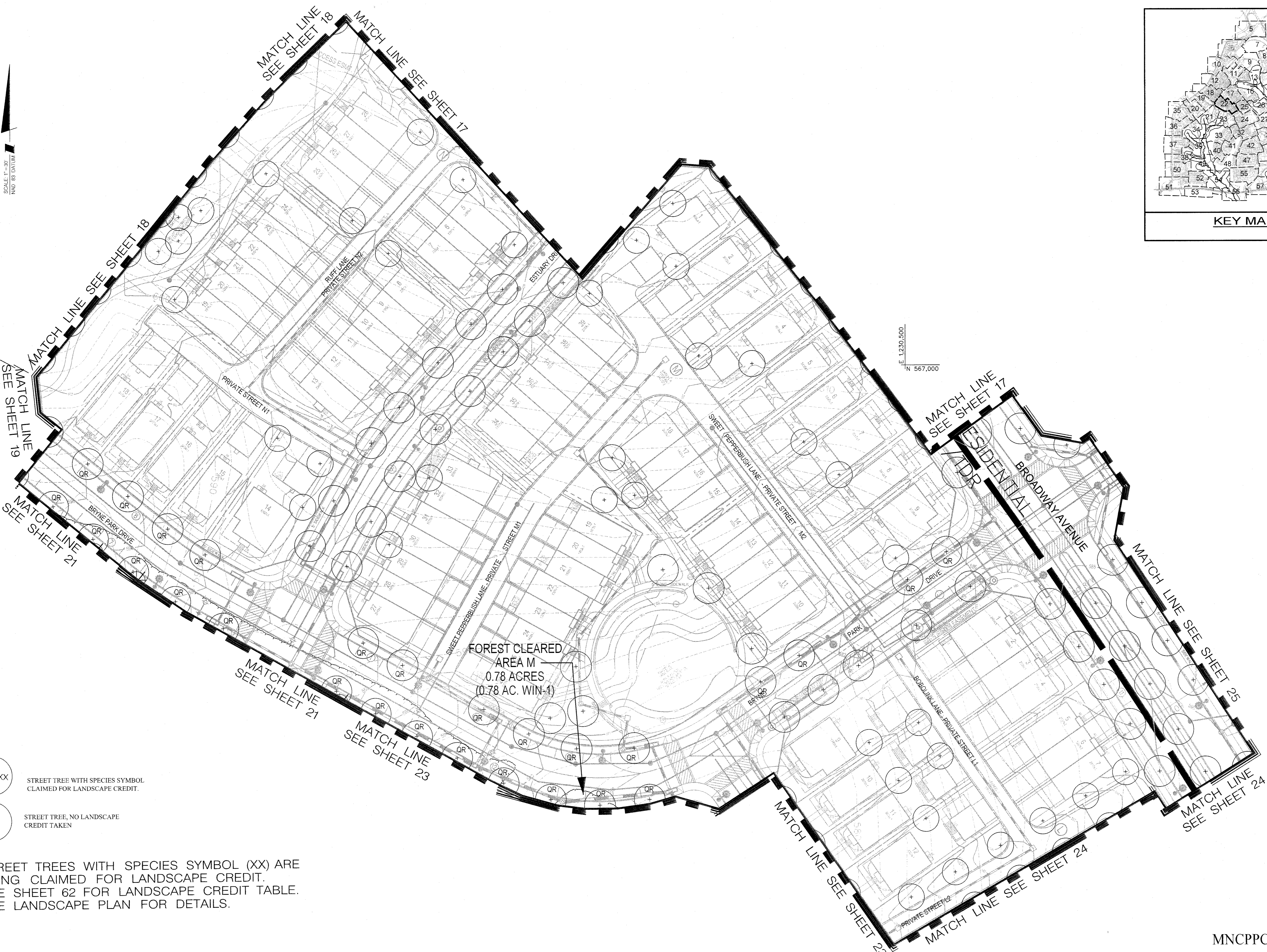
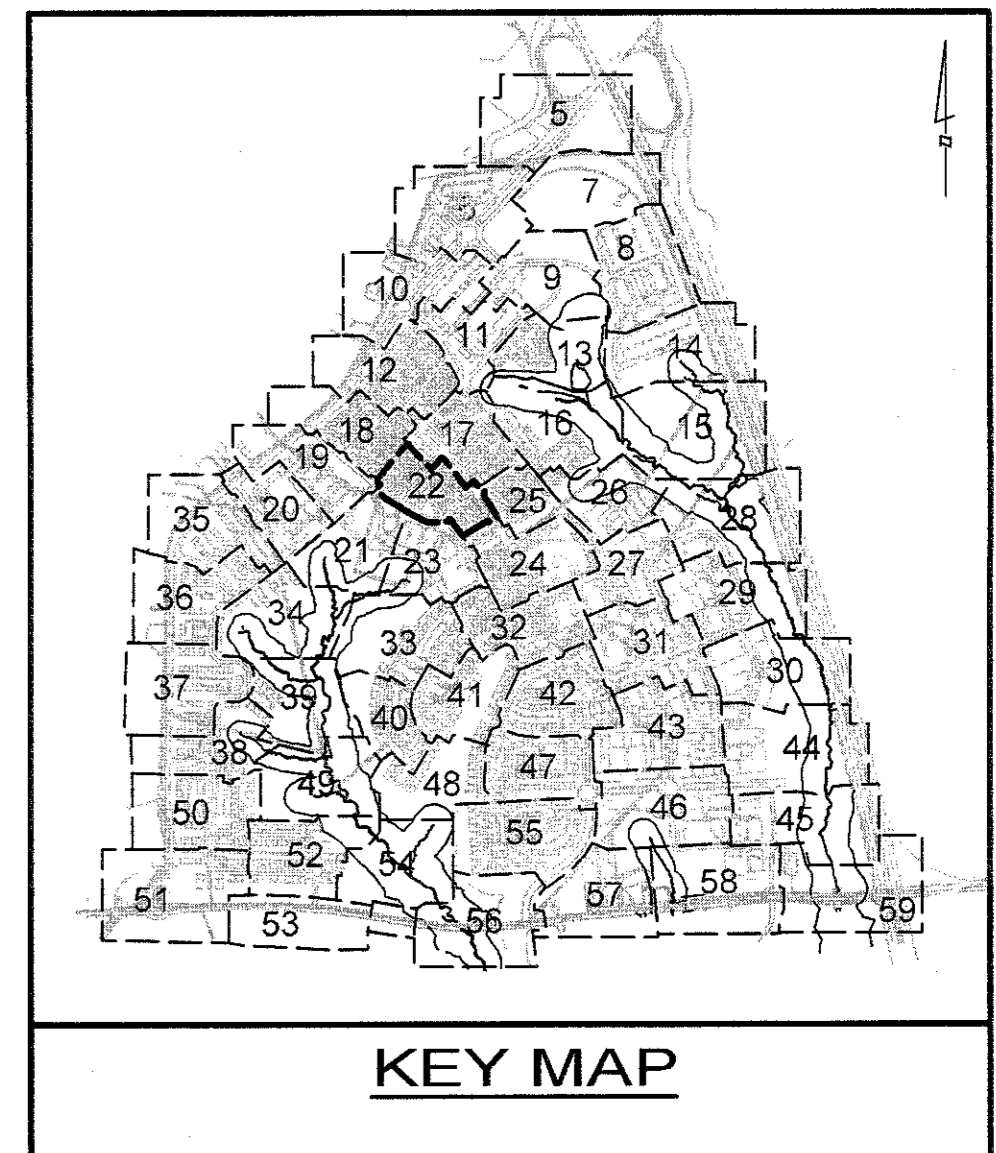
STEVEN D. HEISS
REGISTERED PROFESSIONAL
LANDSCAPE ARCHITECT
10/15/11

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MEE" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWENTY (20) INCHES, WHATEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

1	REVISED FOR PLANNING BOARD	MNG	10/13/2011
2	REVISED FOR PLANNING BOARD	MNG	09/01/11
3	REVISED PER SITE PLAN REVISIONS	MNG	02/01/11
4	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	RS	02/01/11
5	REVISED PER PERKS REVIEW AND SEWAGE TREATMENT CONTROL REVIEW COMMENTS	KB	07/30/09
6	REVISED PER PARK & PLANNING COMMENTS FROM 1/10/08	CS, KB	1/10/08
7	REVISED PER PARK & PLANNING COMMENTS FROM 1/10/08	CS, KB	1/10/08
8	REVISED PER PARK & PLANNING COMMENTS FROM 1/10/08	CS	02/01/08
9	REVISED PER PARK & PLANNING COMMENTS FROM 1/10/08	CS	02/01/08
10	REVISED PER PARK & PLANNING COMMENTS FROM 1/10/08	CS	02/01/08

Soltesz Associates, Inc.
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067



E 1,229,750
N 567,000

E 1,230,500
N 567,000

E 1,229,750
N 566,750

- STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.
- STREET TREE, NO LANDSCAPE CREDIT TAKEN

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

DEVELOPER'S CERTIFICATE
The undersigned agrees to provide all the features of the approved Final Forest Conservation Plan No. 0582-58-00, including, but not limited to, the following: proper planting, maintenance, and all other applicable agreements.
Developer's Name: CABIN BRANCH MANAGEMENT, LLC
Contact Person or Owner: Sybke Knuppel
Address: 6905 Rockledge Drive, Suite 800, Bethesda, MD 20817
Phone and Email: 301-803-4855 / sybke.knuppel@cbmllc.com
Signature: _____

MNCPPC SITE PLANS #82006029A

**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
CLARKSBURG, MARYLAND**

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



Scale: 1" = 20'
SHEET 22
OF 63A
PROJECT NO. 0582-58-00

Loiederman Soltész Associates, Inc.
ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAssociates.net

NO.	REVISIONS	DATE
9	REVISED FOR PLANNING BOARD	10/13/2011
8	REVISED FOR PLANNING BOARD	09/01/11
7	REVISED PER SITE PLAN REVISIONS	08/11/11
6	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/10	08/11/11
5	REVISED PER SWM AND SEDIMENT CONTROL REVIEW COMMENTS	08/11/11
4	REVISED PER PARK & PLANNING COMMENTS FROM 1/4/10	08/11/11
3	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/10	08/11/11
2	REVISED PER PARK & PLANNING COMMENTS FROM 8/20/10	08/11/11
1	REVISED PER PARK & PLANNING COMMENTS	08/11/11

Date: February, 2007
Designed: CS
CAD Standards Version: Microstation V8 Std.2004
Technician: MNG
Checked: SDH

Copyright ADC The Map People
Permitted Use Number: 21001200

Map No.	Grid	Zoning Category
Map 8.9	W-1&2, E-1&2, EV-5&2 & IV-122	M-NCPPC 200' Sheet
		231 NW 14

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sybke Knuppel
Fax: 301-803-4929
Phone: 301-803-4855

STEVEN D. HEISS
Professional Engineer
10/13/11

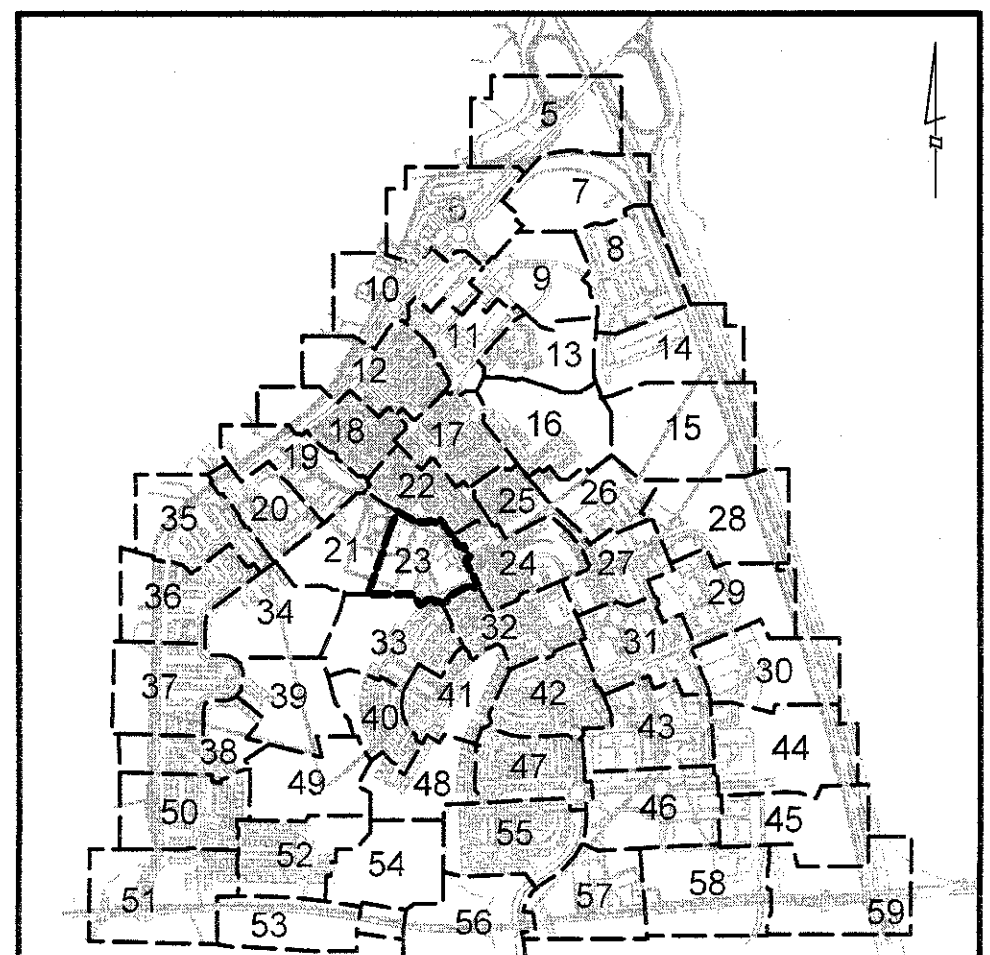
MISS UTILITY NOTE
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Scale: 1" = 20'
PROJECT NO. 0582-58-00

SCALE 1" = 30'
MAD BY DATUM

E 1,229,750
N 566,750

E 1,230,500
N 566,750



KEY MAP
SCALE: 1" = 2,000'

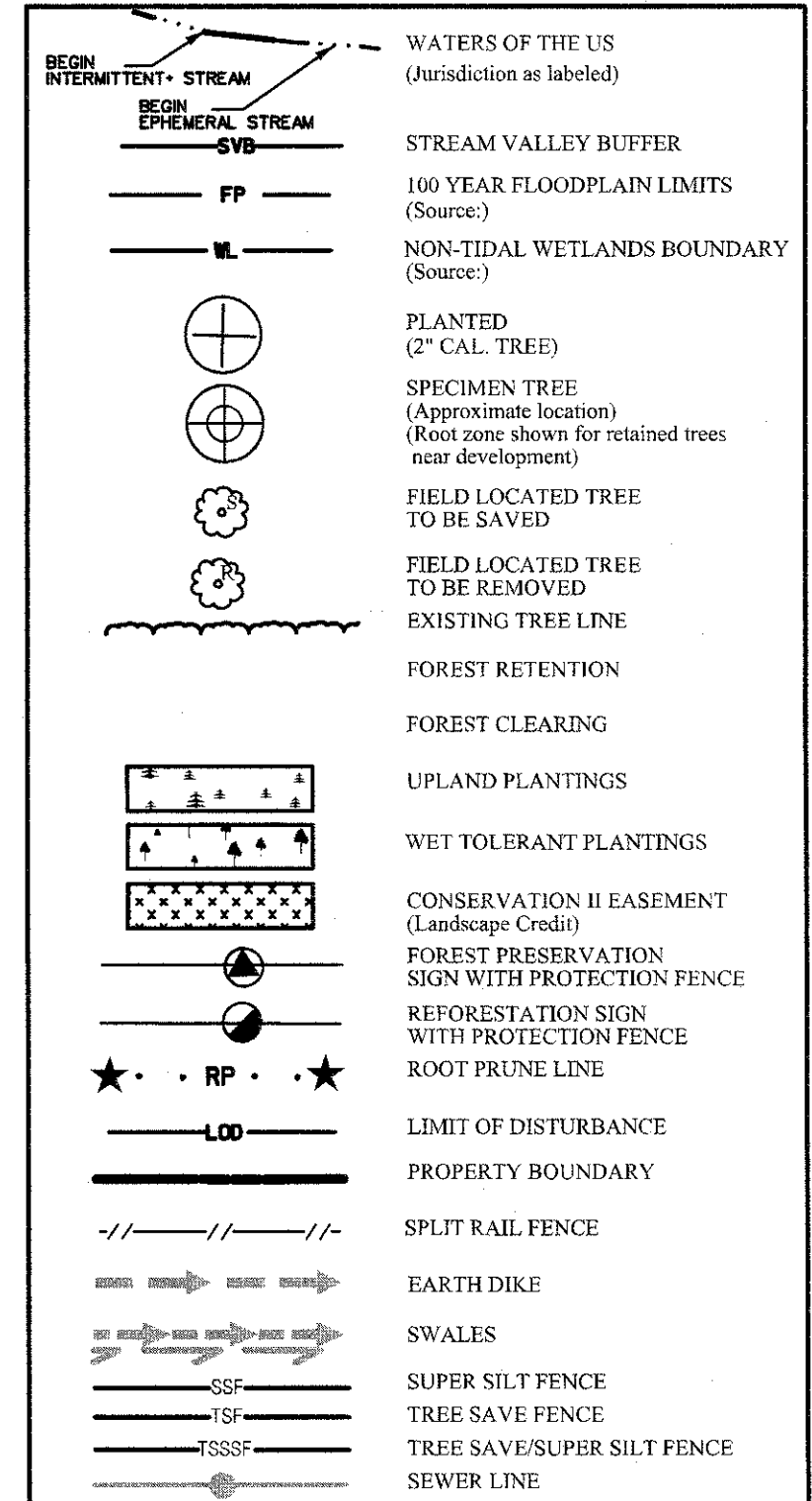
XX
STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT

+
STREET TREE, NO LANDSCAPE CREDIT TAKEN

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.



LEGEND



E 1,229,750
N 566,250

DEVELOPER'S CERTIFICATE

The Undertaker agrees to assume all the liabilities of the Approved Final Forest Conservation Plan No. 82006029A including financial bonding for re-planting, maintenance, and other applicable agreements.

Developer's Name: CABIN BRANCH MANAGEMENT, LLC
 Contact Person or Owner: Sylke Knuppel
 Address: 6905 Rockledge Drive #200
 Bethesda, MD 20817
 Phone and Email: 301-603-4855 sylke.knuppel@cbmllc.com

Signature: _____

MNCPPC SITE PLANS #82006029A

CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN

CABIN BRANCH
CLARKSBURG, MARYLAND

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



1" = 30'
SHEET 23
OF 63A

PROJECT NO.
0582-58-00

Loierman Lanham Frederick Waldorf Leonardtown Chantilly
ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAssociates.net

NO.	REVISIONS	DATE	BY	DATE
1	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	11/20/07	CS, KB	11/20/07
2	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	11/20/07	CS, KB	11/20/07
3	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	11/20/07	CS, KB	11/20/07
4	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	11/20/07	CS, KB	11/20/07
5	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	11/20/07	CS, KB	11/20/07
6	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	11/20/07	CS, KB	11/20/07
7	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	11/20/07	CS, KB	11/20/07
8	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	11/20/07	CS, KB	11/20/07
9	REVISED FOR PLANNING BOARD	01/13/2011	MNG	01/13/2011
10	REVISED FOR PLANNING BOARD	09/06/11	MNG	09/06/11

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Permitted Use Number 2001200

Map 8.9
Tax Map
W-1&2, E-1&2
EV-5&2 & FV-1&2
MNCPPC 200' Sheet

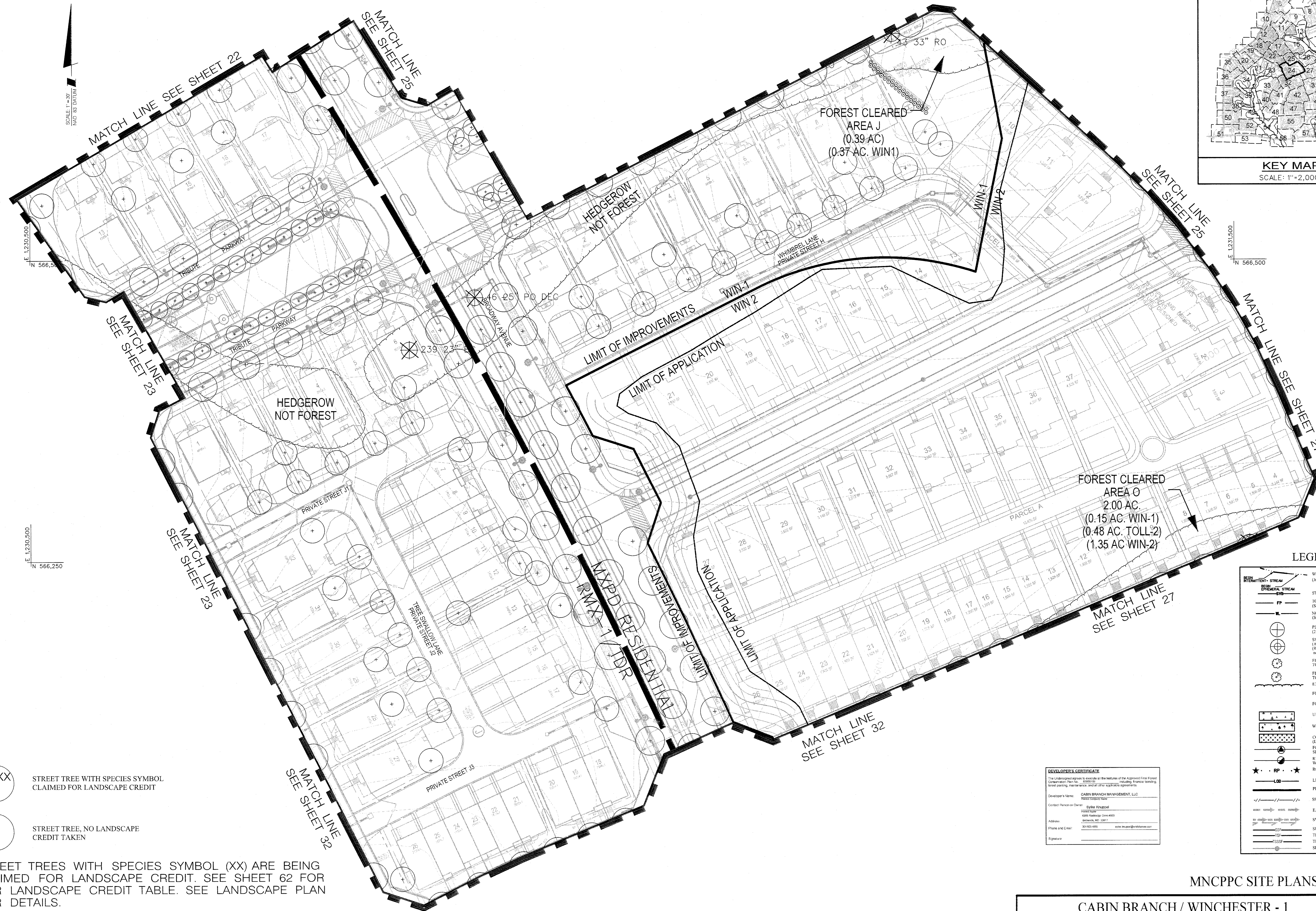
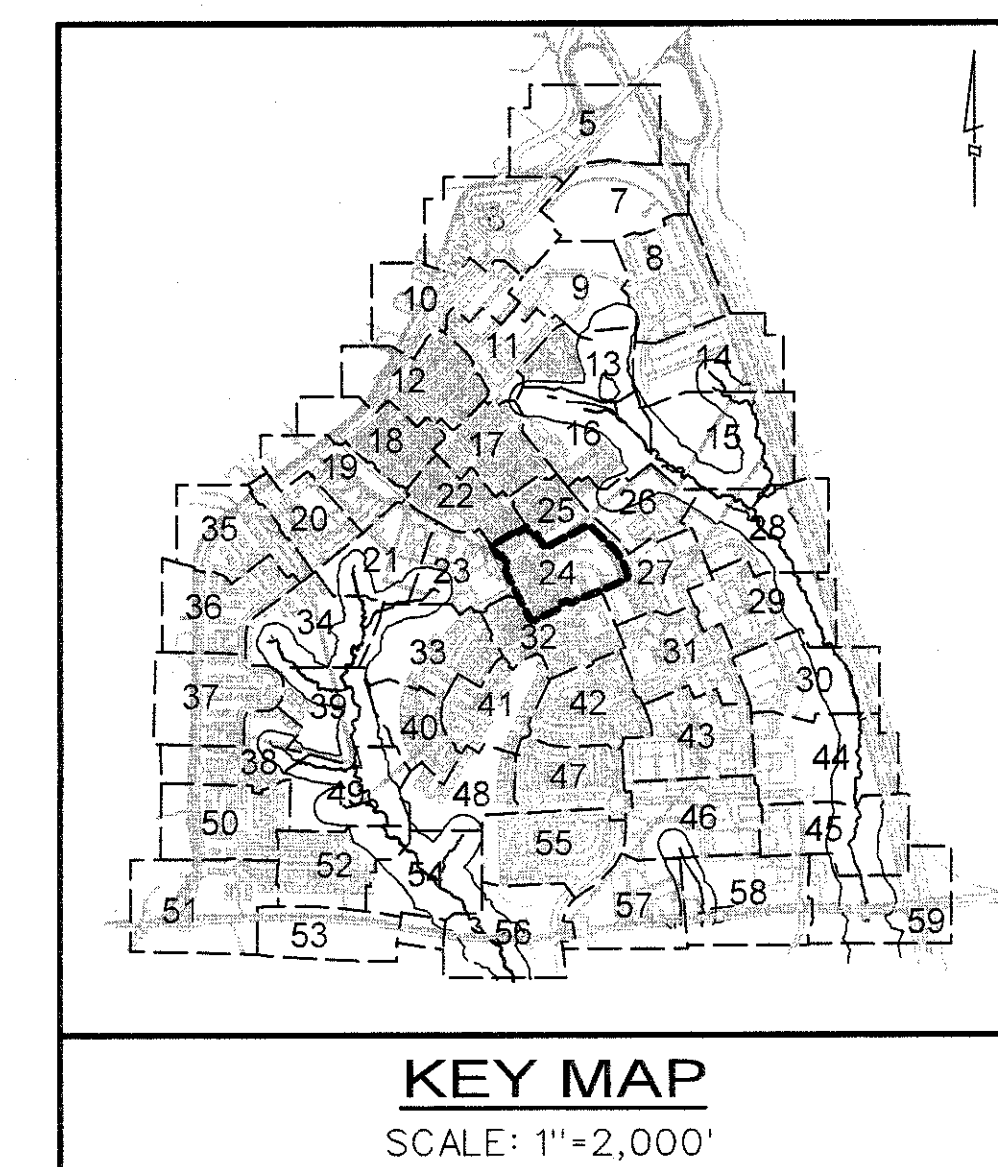
WSSC 200' Sheet
231 NW 14

Check: SDH

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sylke Knuppel
Fax: 301-803-4929
Phone: 301-603-4855

STEVEN D. HEISS
QUALIFIED FOREST PROFESSIONAL
10/18/11

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THE FIELD NOTES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.



- XX STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT
- + STREET TREE, NO LANDSCAPE CREDIT TAKEN

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

LEGEND

- WATERS OF THE US (Indicatives as labeled)
- STREAM VALLEY BUFFER
- 100 YEAR FLOODPLAIN LIMITS (Source:)
- NON-TIDAL WETLANDS BOUNDARY (Source:)
- PLANTED (2" CAL TREE)
- SPECIMEN TREE (Approximate location) (Root zone shown for retained trees near development)
- FIELD LOCATED TREE TO BE SAVED
- FIELD LOCATED TREE TO BE REMOVED
- EXISTING TREE LINE
- FOREST RETENTION
- FOREST CLEARING
- UPLAND PLANTINGS
- WET TOLERANT PLANTINGS
- CONSERVATION LEASUREMENT (Landscape Credit)
- FOREST PRESERVATION SIGN WITH PROTECTION FENCE
- REFORESTATION SIGN WITH PROTECTION FENCE
- ROOT PRUNE LINE
- LIMIT OF DISTURBANCE
- PROPERTY BOUNDARY
- SPLIT RAIL FENCE
- EARTH DIKE
- SWALES
- SUPER SILT FENCE
- TREE SAVE FENCE
- TREE SAVE SUPER SILT FENCE
- SEWER LINE

DEVELOPER'S CERTIFICATE
The undersigned hereby certifies that the boundaries of the Approved Final Forest Conservation Plan No. 82006029A, including proposed boundary lines, are true, correct, and conform to the approved plan.
Developer's Name: CABIN BRANCH MANAGEMENT, LLC
Contact Person or Owner: Sylke Knuppel
Address: 6905 Rockledge Drive #800, Bethesda, MD 20817
Phone and Email: 301-803-4855, sylke.knuppel@cbmllc.com
Signature: _____

MNCPPC SITE PLANS #82006029A

**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
CLARKSBURG, MARYLAND**
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

**Loiederman
Soltesz Associates, Inc.**
ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAssociates.net

NO.	REVISIONS	DATE
9	REVISED FOR PLANNING BOARD	06/18/2007
8	REVISED FOR PLANNING BOARD	06/18/2007
7	REVISED PER SITE PLAN REVISIONS	05/01/07
6	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/06	05/01/07
5	REVISED PER SITE PLAN AND SIGNAGE CONTROL REVIEW COMMENTS	05/01/07
4	REVISED PER PARK & PLANNING COMMENTS FROM 10/18/06	05/01/07
3	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/06	05/01/07
2	REVISED PER PARK & PLANNING COMMENTS FROM 09/07/06	05/01/07
1	REVISED PER PARK & PLANNING COMMENTS	05/01/07

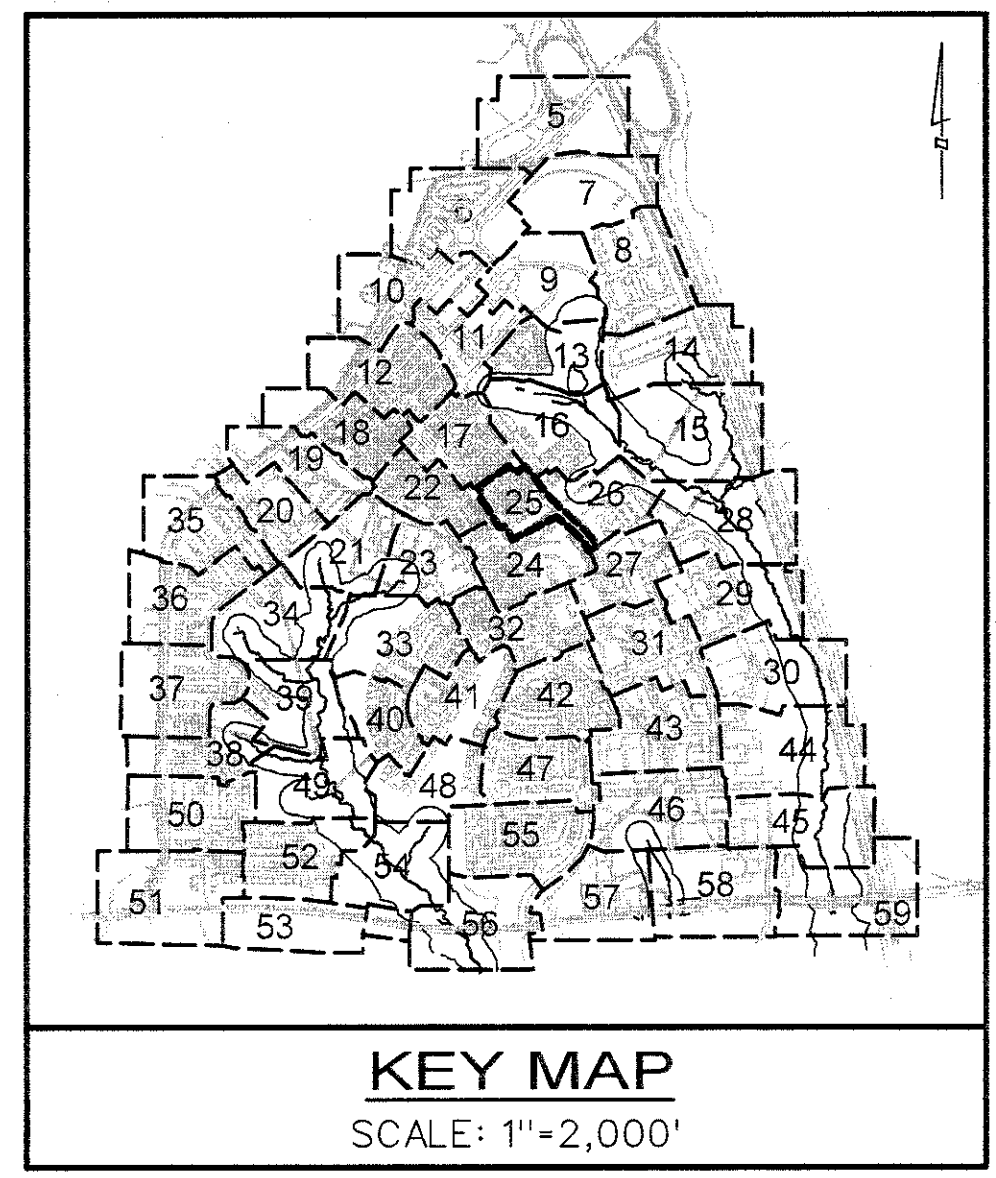
NO.	REVISIONS	DATE
1	REVISED PER PARK & PLANNING COMMENTS	05/01/07

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sylke Knuppel
Fax: 301-803-4929
Phone: 301-803-4855

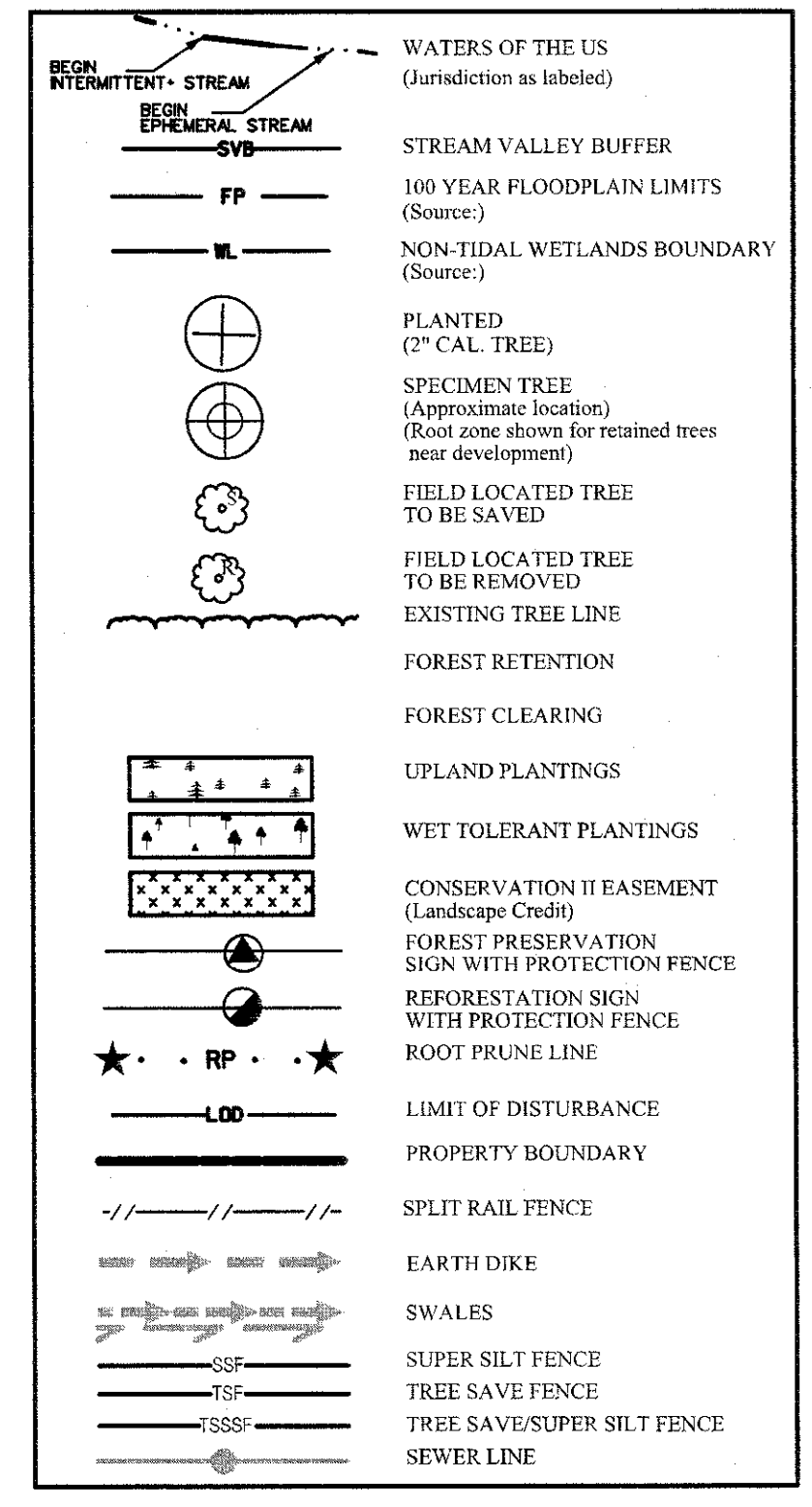
STEVEN D. HEISS
Surveyor
Professional Seal
10/18/11

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-257-7773, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

Scale: 1" = 30'
SHEET 24 OF 63A
PROJECT NO. 0582-58-00
10/13/2011 10:24:20 AM



LEGEND



- + XX STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.
- + STREET TREE, NO LANDSCAPE CREDIT TAKEN

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

MNCPPC SITE PLANS #82006029A

**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
CLARKSBURG, MARYLAND**

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

1" = 30'

SHEET **25**
OF **63A**

PROJECT NO.
0582-58-00

**Loiederman
Soltesz Associates, Inc.**

Rockville
Lanham
Frederick
Waldorf
Leontardown
Chantilly

ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067

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NO.	REVISIONS	BY	DATE
1	REVISED FOR PLANNING BOARD	MNG	10/13/2011
2	REVISED FOR PLANNING BOARD	MNG	09/01/11
3	REVISED PER CITY PLAN REVISIONS	MNG	4/20/11
4	REVISED PER PARK & PLANNING COMMENTS FROM 11/08/09	KB	4/20/11
5	REVISED PER DEPS SW&D AND SEDIMENT CONTROL REVIEW COMMENTS	KB	7/25/09
6	REVISED PER PARK & PLANNING COMMENTS FROM 1/4/08	CS, KB	7/27/08
7	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	CS, KB	12/20/07
8	REVISED PER PARK & PLANNING COMMENTS FROM 8/30/07	CS, KB	8/30/07
9	REVISED PER PARK & PLANNING COMMENTS	CS	4/20/07

Map	Zone
Map 8.9	Grid
W-1&2, E-1&2	Zone Category
EV-5&2 & FV-122	
M-NCPCC 200' Sheet	
WSSC 200' Sheet	
231 NW 14	

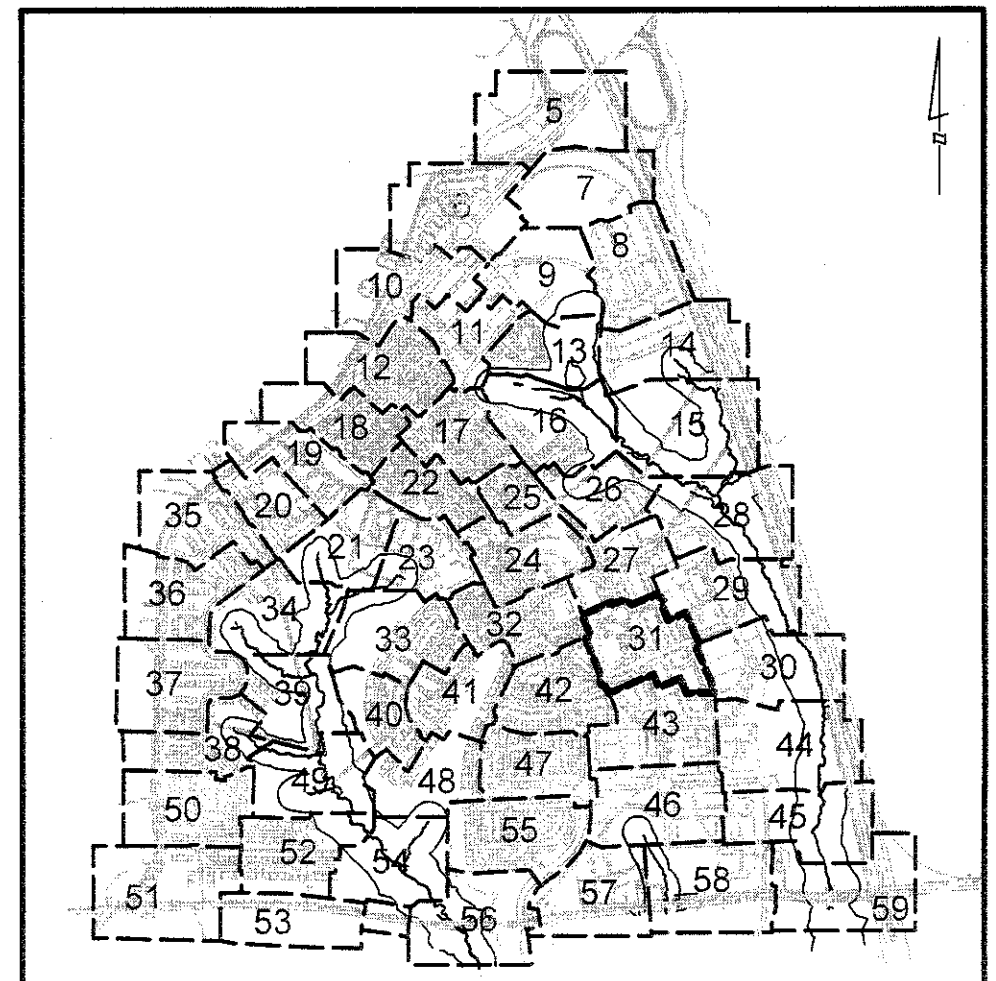
OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC

6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sylke Knuppel
Fax: 301-803-4929
Phone: 301-803-4855

STEVEN D. HEISS
QUALIFIED FOREST PROFESSIONAL

MISS UTILITY NOTE

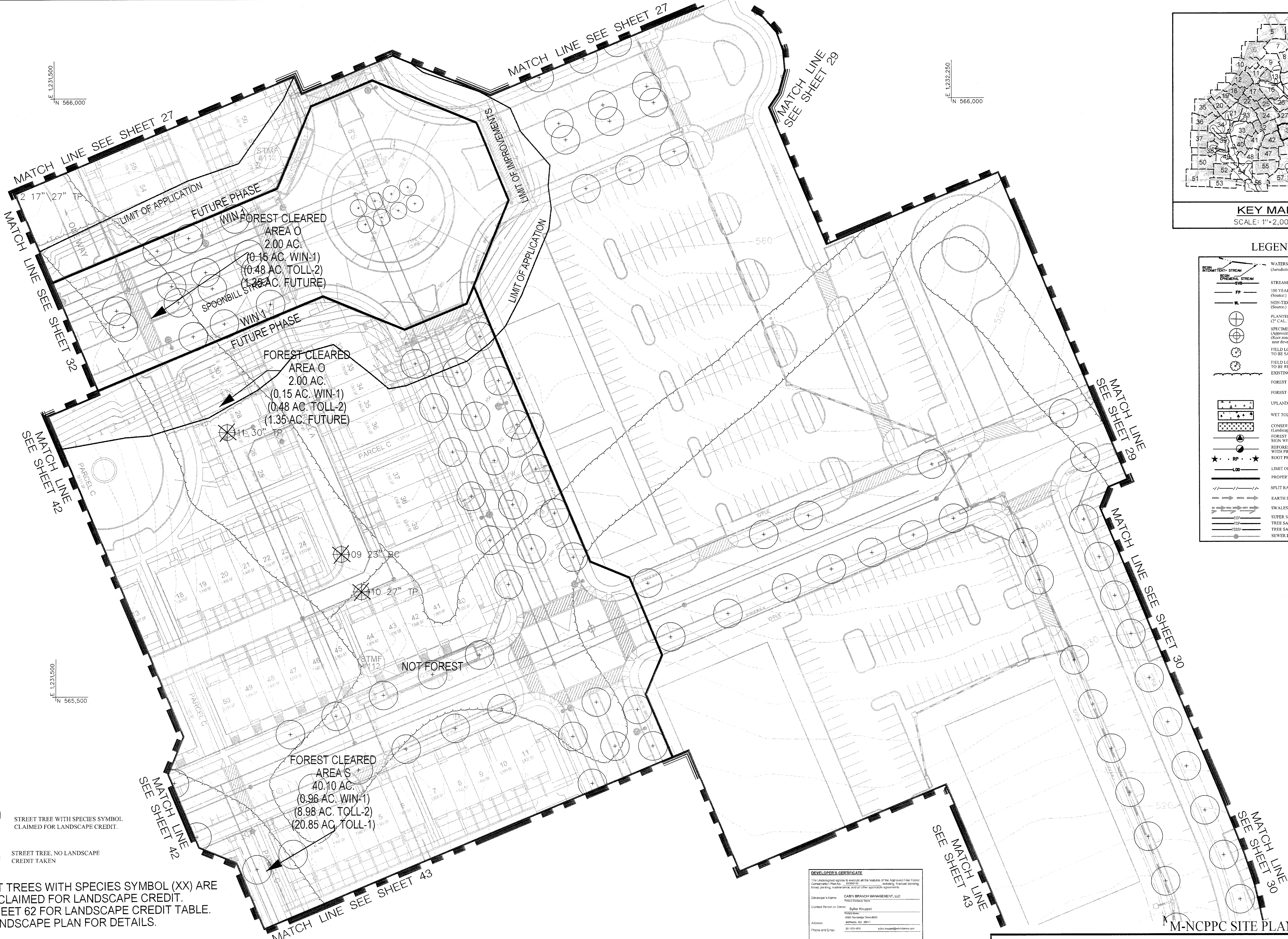
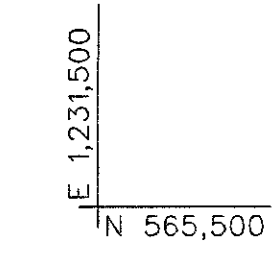
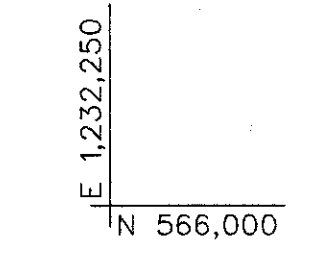
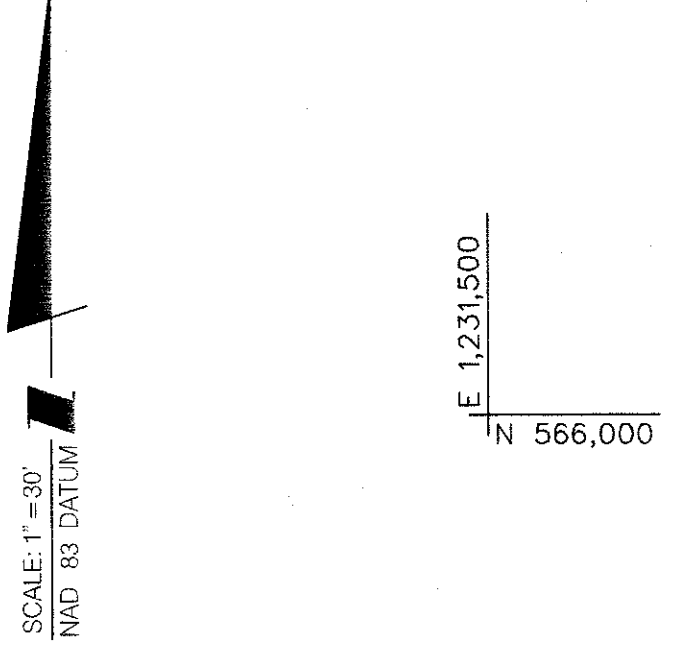
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KEY MAP
SCALE: 1"=2,000'

LEGEND

	WATERS OF THE US (Jurisdiction as labeled)
	STREAM VALLEY BUFFER
	100 YEAR FLOODPLAIN LIMITS (Source)
	NON-TIDAL WETLANDS BOUNDARY (Source)
	PLANTED (C" CAL. TREE)
	SPECIMEN TREE (Approximate location) (Root zone shown for retained trees near development)
	FIELD LOCATED TREE TO BE SAVED
	FIELD LOCATED TREE TO BE REMOVED
	EXISTING TREE LINE
	FOREST RETENTION
	FOREST CLEARING
	UPLAND PLANTINGS
	WET TOLERANT PLANTINGS
	CONSERVATION II EASEMENT (Landscape Credit)
	FOREST PRESERVATION SIGN WITH PROTECTION FENCE
	REFORESTATION SIGN WITH PROTECTION FENCE
	ROOT PRUNE LINE
	LIMIT OF DISTURBANCE
	PROPERTY BOUNDARY
	SPLIT RAIL FENCE
	EARTH DIKE
	SWALES
	SUPER SILT FENCE
	TREE SAVE FENCE
	TREE SAVE SUPER SILT FENCE
	SEWER LINE



FOREST CLEARED AREA O
2.00 AC.
(0.15 AC. WIN-1)
(0.48 AC. TOLL-2)
(1.35 AC. FUTURE)

FOREST CLEARED AREA O
2.00 AC.
(0.15 AC. WIN-1)
(0.48 AC. TOLL-2)
(1.35 AC. FUTURE)

FOREST CLEARED AREA S
40.10 AC.
(8.96 AC. WIN-1)
(8.98 AC. TOLL-2)
(20.85 AC. TOLL-1)

NOT FOREST

- STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.
- STREET TREE, NO LANDSCAPE CREDIT TAKEN

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

DEVELOPER'S CERTIFICATE

The undersigned hereby certifies that the contents of this map are true and correct to the best of his knowledge and belief, and that he is a duly qualified and licensed professional engineer in the State of Maryland.

Developer's Name: CABIN BRANCH MANAGEMENT, LLC
 Contact Person or Owner: Sylke Knuppel
 Address: 6905 Rockledge Drive, Suite 800, Bethesda, MD 20817
 Phone and Email: 301-603-4929, sylke.knuppel@cbm.com

**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
CLARKSBURG, MARYLAND**

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Loiederman Soltesz Associates, Inc.

ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067

Engineering, Planning, Surveying, Environmental Sciences

ROCKVILLE		Lanham		Frederick		Waldorf		Leonardtown		Chantilly	
NO.	DATE	BY	DATE	NO.	DATE	BY	DATE	NO.	DATE	BY	DATE
1	1/23/07	CS	1/23/07	2	2/1/07	CS	2/1/07	3	2/1/07	CS	2/1/07
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100	2/1/07	CS	2/1/07								

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Map: 8.9 Grid

Zone: Tax Map
W-1&2, E-1&2, EV-502 & IV-122

Zoning Category: M-NCPPC 200' Sheet

WSSC 200' Sheet
231 NW 14

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC

6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sylke Knuppel
Fax: 301-803-4929
Phone: 301-603-4855

STEVEN D. HEISS
QUALIFIED FOREST PROFESSIONAL

10/13/11

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

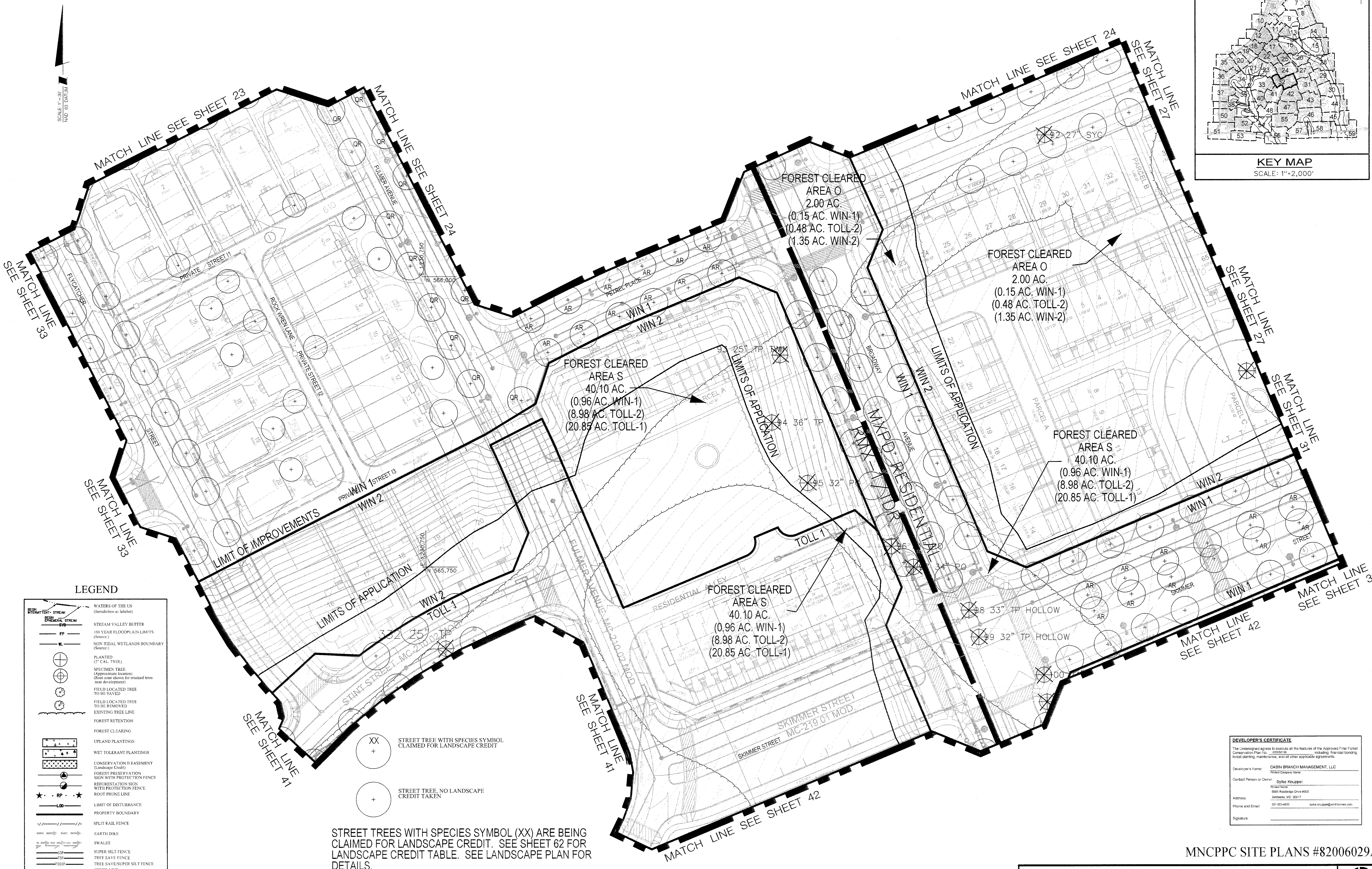
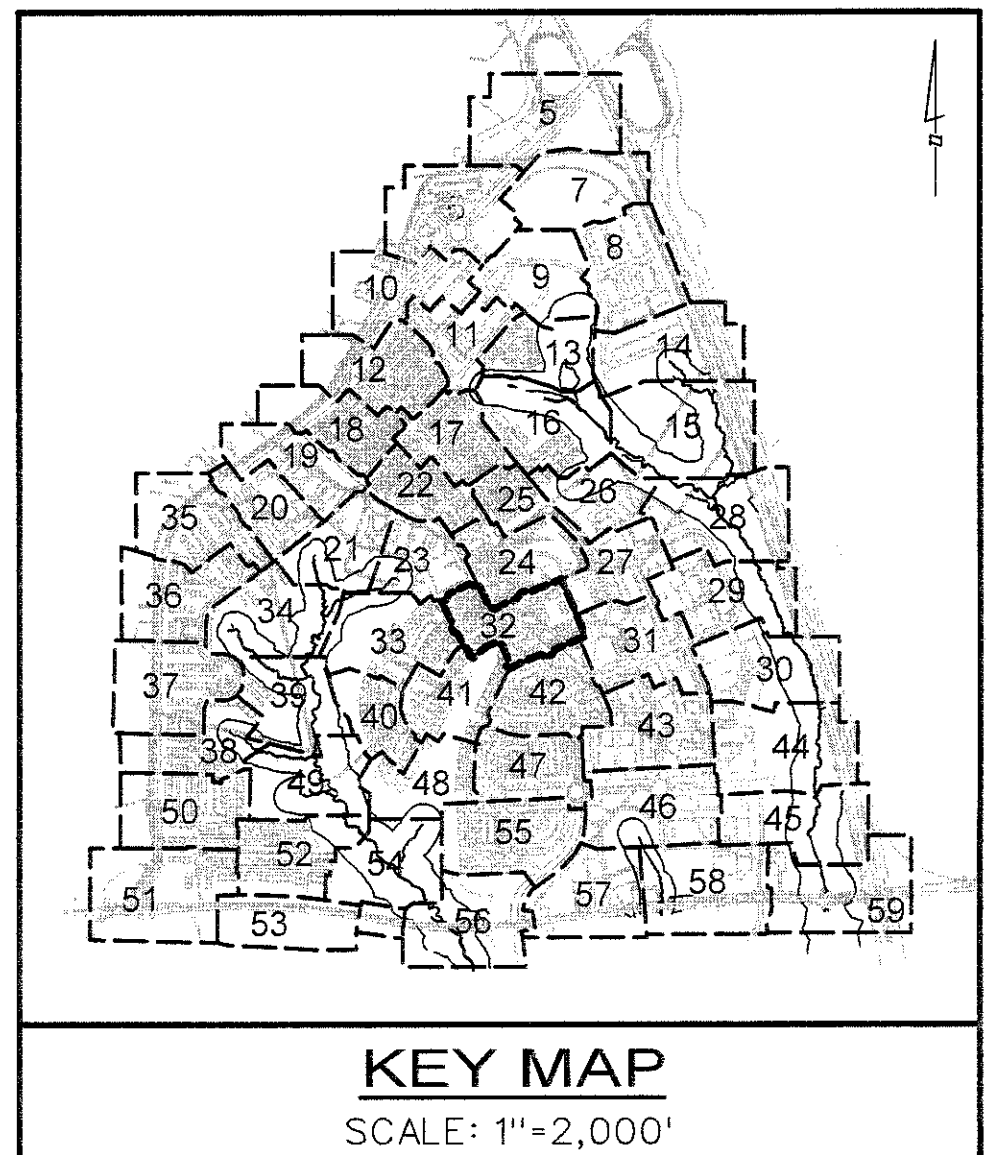
**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
CLARKSBURG, MARYLAND**

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

1" = 30'
SHEET **31**
OF **63A**

PROJECT NO.
0582-58-00



LEGEND

- WATERS OF THE US (Jurisdiction as labeled)
- STREAM VALLEY BUFFER
- 100 YEAR FLOODPLAIN LIMITS (Source)
- NON-TIDAL WETLANDS BOUNDARY (Source)
- PLANTED (C-CAL-TREE)
- SPECIMEN TREE (Approximate location) (Note: color shows for retained trees near development)
- FIELD LOCATED TREE TO BE SAVED
- FIELD LOCATED TREE TO BE REMOVED
- EXISTING TREE LINE
- FOREST RETENTION
- FOREST CLEARING
- UPLAND PLANTINGS
- WET TOLERANT PLANTINGS
- CONSERVATION II EASEMENT (Landmark Grid)
- FOREST PRESERVATION SIGN WITH PROTECTION FENCE
- REFORESTATION SIGN WITH PROTECTION FENCE
- ROOT PRUNE LINE
- PROPERTY BOUNDARY
- SPLIT RAIL FENCE
- EARTH DIKE
- SWALES
- SUPER SILT FENCE
- TREE SAVE FENCE
- TREE SAVE/SUPER SILT FENCE
- SEWER LINE

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

DEVELOPER'S CERTIFICATE
 The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 82006029A in accordance with the terms and conditions of the approved Final Forest Conservation Plan, and all other applicable agreements.
 Developer's Name: CABIN BRANCH MANAGEMENT, LLC
 Contact Person or Owner: Sylke Knuppel
 Address: 6905 Rockledge Drive #100, Bethesda, MD 20817
 Phone and Email: 301-803-4855, sylke.knuppel@cbm.com
 Signature: _____

MNCPPC SITE PLANS #82006029A

**CABIN BRANCH / WINCHESTER - 1
 FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
 CLARKSBURG, MARYLAND**

CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

Scale: 1" = 30'
SHEET 32 OF 63A
PROJECT NO: 0582-58-00

Loiederman Soltesz Associates, Inc.
 Rockville Office
 1390 Piccadilly Drive, Suite 100
 Rockville, MD 20850
 t. 301.948.2750 f. 301.948.9067
 www.LSAssociates.net

NO.	REVISIONS	BY	DATE
1	REVISED FOR PLANNING BOARD	MNG	10/15/2011
2	REVISED FOR PLANNING BOARD	MNG	09/01/11
3	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/09	KB	12/01/11
4	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/09	KB	07/20/09
5	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/09	CS, RB	07/08/08
6	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/09	CS, RB	02/06/08
7	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/09	CS, RB	12/26/07
8	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/09	CS, RB	02/20/07
9	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/09	CS, RB	02/20/07

Map: 8.9 Grid	Zoning Category:
W-1&2, E-1&2	M-NCPPC 200' Sheet
EV-5&2 & FV-122	
WSSC 200' Sheet	231 NW 14

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
 6905 Rockledge Drive, Suite 800
 Bethesda, Md 20817
 Attn: Sylke Knuppel
 Fax: 301-803-4929
 Phone: 301-803-4855

STEVEN D. HEISS
 QUALIFIED FOREST PROFESSIONAL
 11/10/11

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES CROSSING BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-257-7771, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THE V.C. IS LESS THAN SHOWN, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

MATCH LINE SEE SHEET 21

MATCH LINE SEE SHEET 23

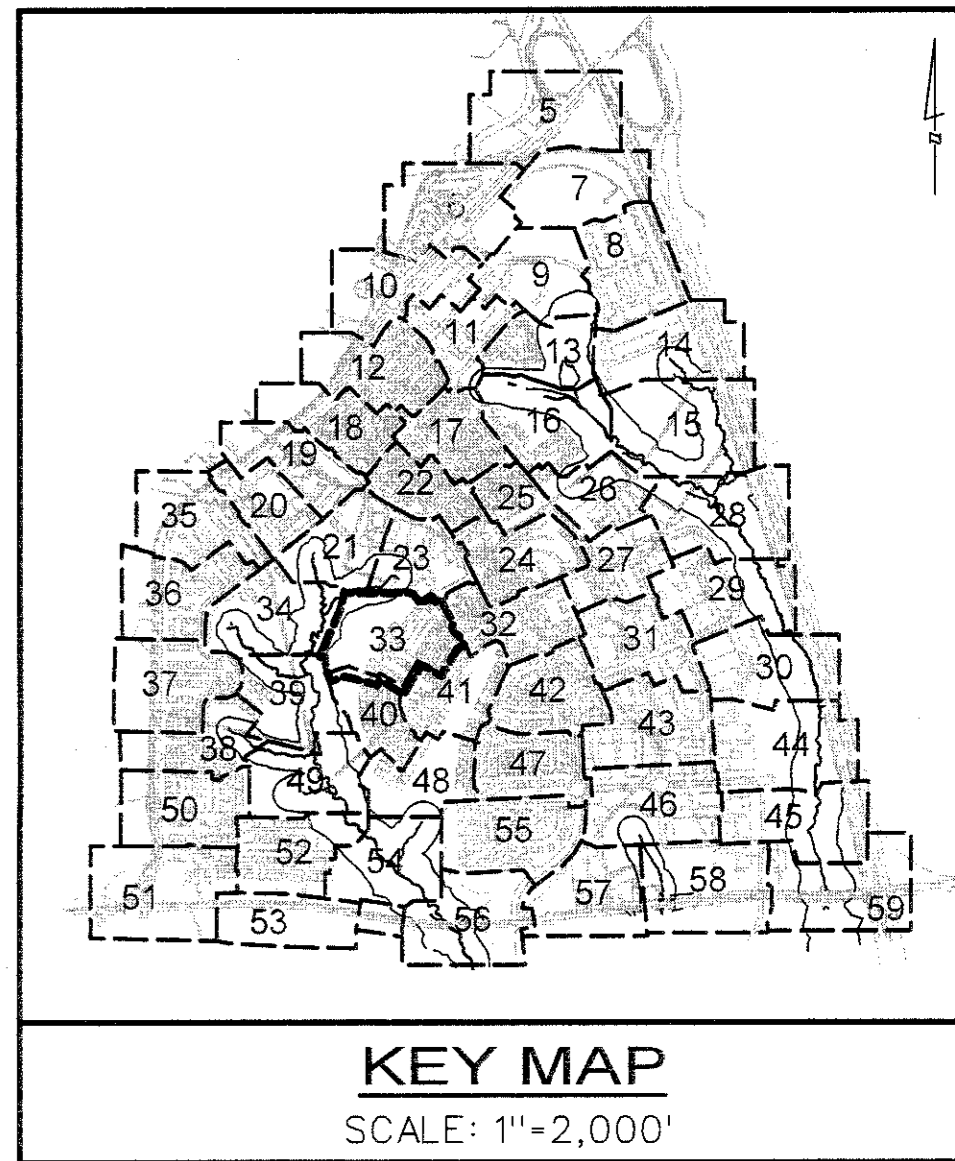
MATCH LINE SEE SHEET 23

MATCH LINE SEE SHEET 32

MATCH LINE SEE SHEET 32

MATCH LINE SEE SHEET 41

SCALE 1" = 30'



LEGEND

- WATERS OF THE US (indicated as labeled)
- STREAM VALLEY BUFFER
- 100 YEAR FLOODPLAIN LIMITS (Source)
- NON-TIDAL WETLANDS BOUNDARY (Source)
- PLANTED (2" CAL TREE)
- SPECIMEN TREE (Arrows indicate location) (Root zone shows for retained trees near developments)
- FIELD LOCATED TREE TO BE SAVED
- FIELD LOCATED TREE TO BE REMOVED
- EXISTING TREE LINE
- FOREST RETENTION
- FOREST CLEARING
- UPLAND PLANTINGS
- WET TOLERANT PLANTINGS
- CONSERVATION EASEMENT (Landowner Credit)
- FOREST PRESERVATION SIGN WITH PROTECTION FENCE
- REFORESTATION SIGN WITH PROTECTION FENCE
- ROOT PRUNE LINE
- PROPERTY BOUNDARY
- SPLIT RAIL FENCE
- EARTH DIRT
- SWALES
- SUPER SILT FENCE
- TREE SAVE FENCE
- TREE SAVE SUPER SILT FENCE
- SEWER LINE

- XX STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.
- + STREET TREE, NO LANDSCAPE CREDIT TAKEN

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

DEVELOPER'S CERTIFICATE
The undersigned hereby certifies that the information contained in this Final Forest Conservation Plan is true and correct to the best of his knowledge and belief, and that the same was prepared by a duly licensed professional engineer or architect, and that the same were prepared in accordance with the provisions of the applicable laws and regulations of the State of Maryland.

Developer Name: CABIN BRANCH MANAGEMENT, LLC
 Title: [Blank]
 Contact Person or Clerk: Sylke Knuppel
 Title: [Blank]
 Address: 6905 Rockledge Drive, Suite 800, Bethesda, MD 20817
 Phone and Email: 301-803-4855 / sylke.knuppel@cbmllc.com
 Signature: [Blank]

MNCPPC SITE PLANS #82006029A

CABIN BRANCH / WINCHESTER - 1 FINAL FOREST CONSERVATION PLAN

CABIN BRANCH CLARKSBURG, MARYLAND

CLARKSBURG (2nd) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

Loiederman Soitezz Associates, Inc.
 Rockville Lanham Frederick Waldorf Leonardtown Chantilly
 ROCKVILLE OFFICE
 1390 Piccard Drive, Suite 100
 Rockville, MD 20850
 t. 301.948.2750 f. 301.948.9067
 www.LSAAssociates.net

NO.	REVISIONS	DATE	BY	DATE
1	REVISED FOR PARK & PLANNING COMMENTS FROM 11/30/09	11/30/09	CS, KB	11/30/09
2	REVISED FOR PARK & PLANNING COMMENTS FROM 1/4/10	1/4/10	CS, KB	1/4/10
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8	REVISED FOR PARK & PLANNING COMMENTS FROM 2/20/10	2/20/10	CS, KB	2/20/10
9	REVISED FOR PLANNING BOARD	10/13/2011	MNG	10/13/2011
10	REVISED FOR PLANNING BOARD	09/11/11	MNG	09/11/11
11	REVISED PER SITE PLAN REVISIONS	07/21/11	MNG	07/21/11
12	REVISED PER PARK & PLANNING COMMENTS FROM 11/30/09	07/21/11	KB	07/21/11
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20	REVISED PER PARK & PLANNING COMMENTS FROM 2/20/10	07/21/11	CS, KB	07/21/11

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 Permitted Use Number 2001200
 Map 8.9 Grid
 W-1&2 E-1&2
 EV-5&2 & FV-122
 M-NOPC 2007 Sheet
 WSSC 200' Sheet
 231 NW 14

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
 6905 Rockledge Drive, Suite 800
 Bethesda, Md 20817
 Attn: Sylke Knuppel
 Fax: 301-803-4929
 Phone: 301-803-4855

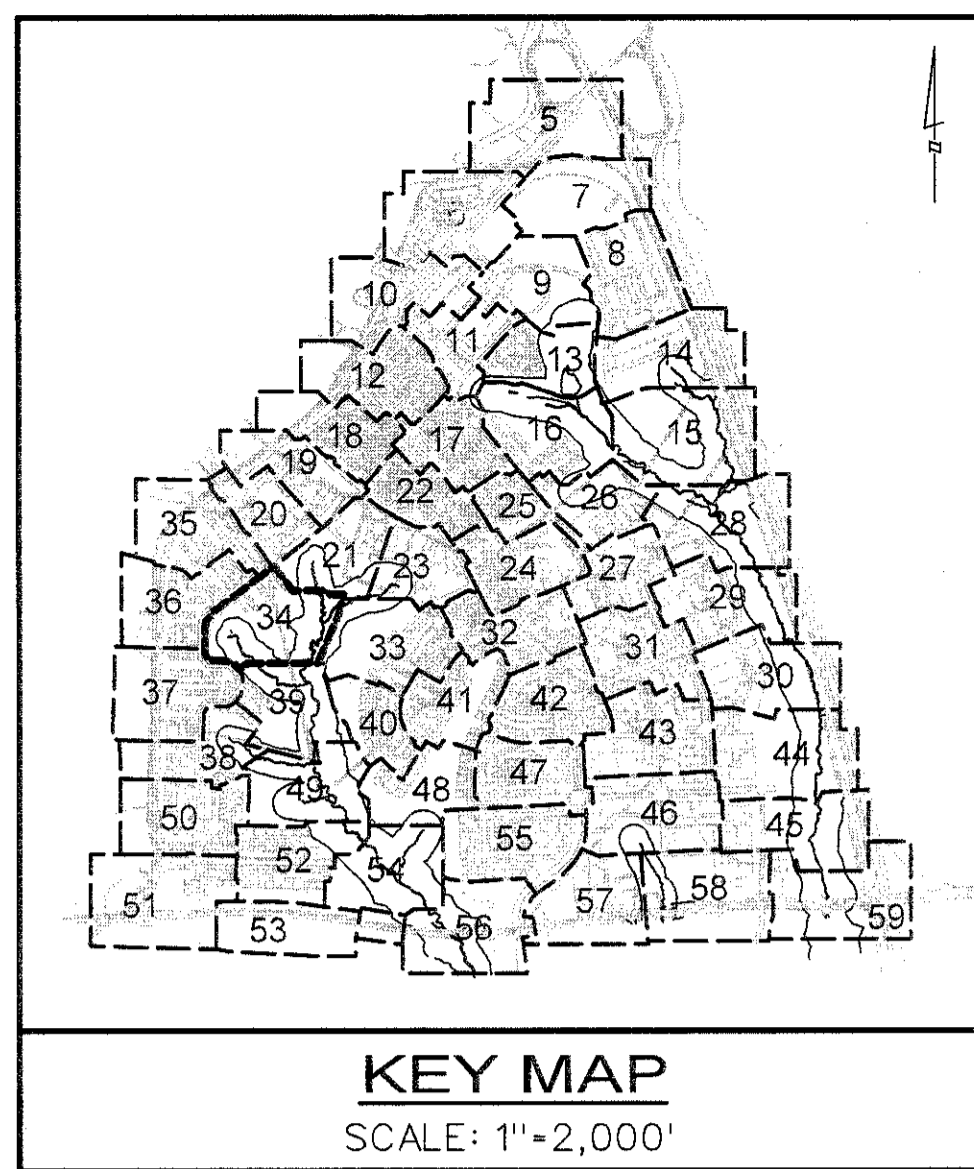
STEVEN D. HEISS
 QUALIFIED FOREST PROFESSIONAL
 10/13/11

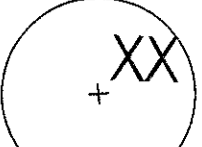

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

CABIN BRANCH CLARKSBURG, MARYLAND
 CLARKSBURG (2nd) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

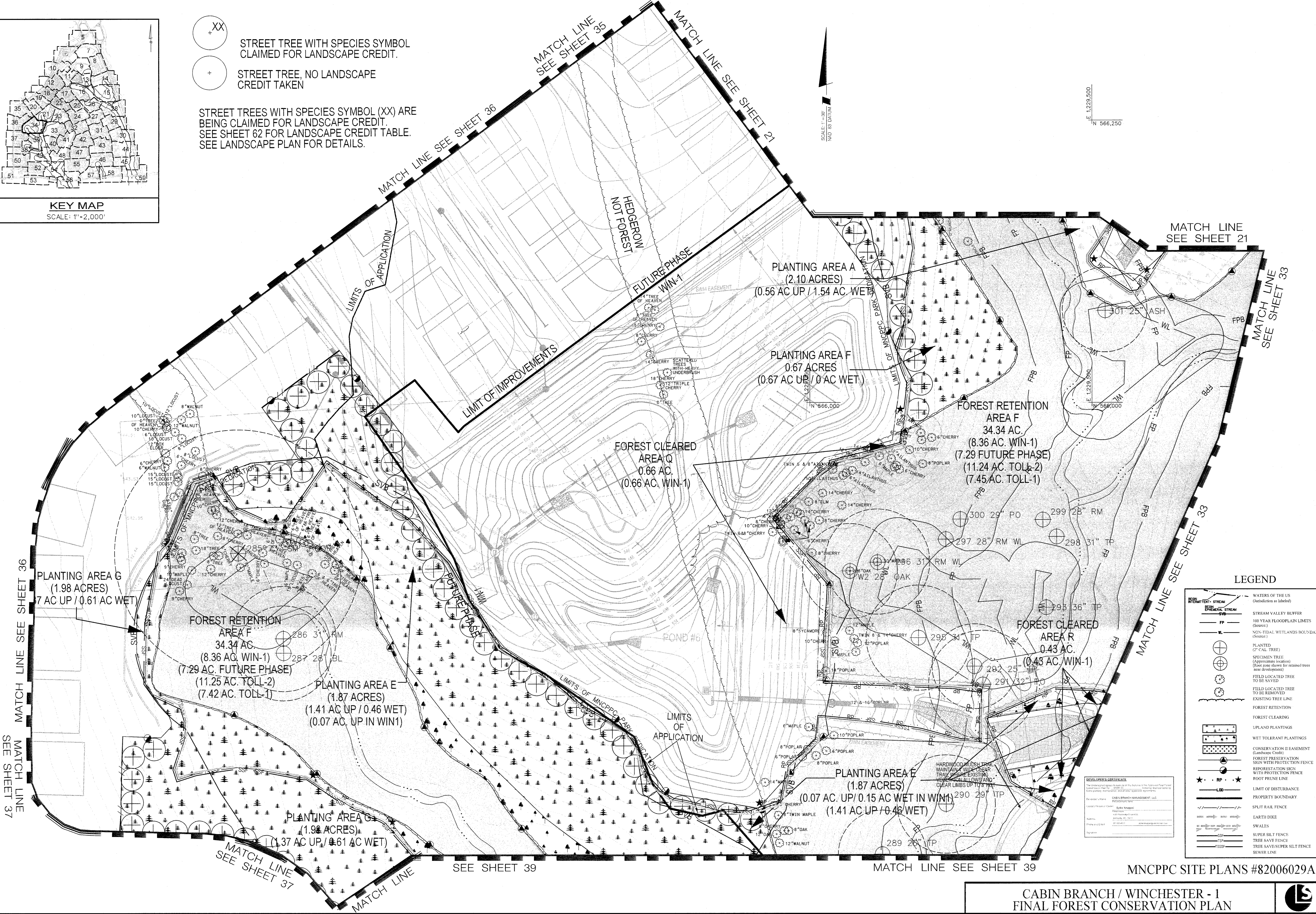
1" = 30'
 SHEET 33 OF 63A
 PROJECT NO. 0582-58-00

10/13/2011 10:28:55 AM



-  STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.
-  STREET TREE, NO LANDSCAPE CREDIT TAKEN

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.



SCALE: 1" = 30'
NAD 83 DATUM
E 1,229,500
N 566,250

LEGEND

	WATERS OF THE US (Jurisdiction as labeled)
	STREAM VALLEY BUFFER
	100 YEAR FLOODPLAIN LIMITS (Source:)
	NON-TIDAL WETLANDS BOUNDARY (Source:)
	PLANTED (2" CAL TREE)
	SPECIMEN TREE (Approximate location) (Root zone shown for retained trees now developed)
	FIELD LOCATED TREE TO BE SAVED
	FIELD LOCATED TREE TO BE REMOVED
	EXISTING TREE LINE
	FOREST RETENTION
	FOREST CLEARING
	UPLAND PLANTINGS
	WET TOLERANT PLANTINGS
	CONSERVATION II EASEMENT (Landscape Credit)
	FOREST PRESERVATION SIGN WITH PROTECTION FENCE
	REPROSTATION SIGN WITH PROTECTION FENCE
	FOOT PRINT LINE
	LIMIT OF DISTURBANCE
	PROPERTY BOUNDARY
	SPLIT RAIL FENCE
	EARTH DIKE
	SWALES
	SUPER SILT FENCE
	TREE SAVE FENCE
	TREE SAVE SUPER SILT FENCE
	SEWER LINE

DEVELOPER'S CERTIFICATE
I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above is a true and correct copy of the original as shown to me by the applicant.

Engineer: STEVEN D. HEISS
Firm: STEVEN D. HEISS & ASSOCIATES, INC.
Address: 10000 Rockledge Drive, Suite 800, Bethesda, MD 20817
Phone: 301-803-4929
Fax: 301-803-4855

MNCPPC SITE PLANS #82006029A

CABIN BRANCH / WINCHESTER - 1 FINAL FOREST CONSERVATION PLAN

CABIN BRANCH CLARKSBURG, MARYLAND

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



Scale: 1" = 30'
SHEET 34
OF 63A
PROJECT NO. 0582-58-00

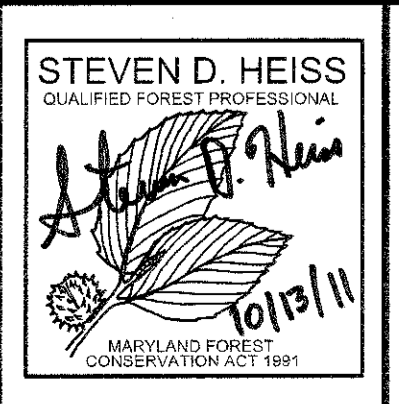
Loiederman Soltesz Associates, Inc.
Rockville
Lanham
Frederick
Waldorf
Leandertown
Chantilly

ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAssociates.net

NO.	REVISIONS	DATE
1	REVISED FOR PARK & PLANNING COMMENTS FROM 11/2007	11/2007
2	REVISED FOR PARK & PLANNING COMMENTS FROM 11/2007	11/2007
3	REVISED FOR PARK & PLANNING COMMENTS FROM 11/2007	11/2007
4	REVISED FOR PARK & PLANNING COMMENTS FROM 11/2007	11/2007
5	REVISED FOR PARK & PLANNING COMMENTS FROM 11/2007	11/2007
6	REVISED FOR PARK & PLANNING COMMENTS FROM 11/2007	11/2007
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18	REVISED FOR PARK & PLANNING COMMENTS FROM 11/2007	11/2007
19	REVISED FOR PARK & PLANNING COMMENTS FROM 11/2007	11/2007
20	REVISED FOR PARK & PLANNING COMMENTS FROM 11/2007	11/2007
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Permitted Use Number: 2002020
Map: 8,9 Grid
Tax Map
W-142, E-142
EV-562 & FV-122
M-NCPCC 2007 Sheet
WSSC 2007 Sheet
231 NW 14

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Syke Knuppel
Fax: 301-803-4929
Phone: 301-803-4855

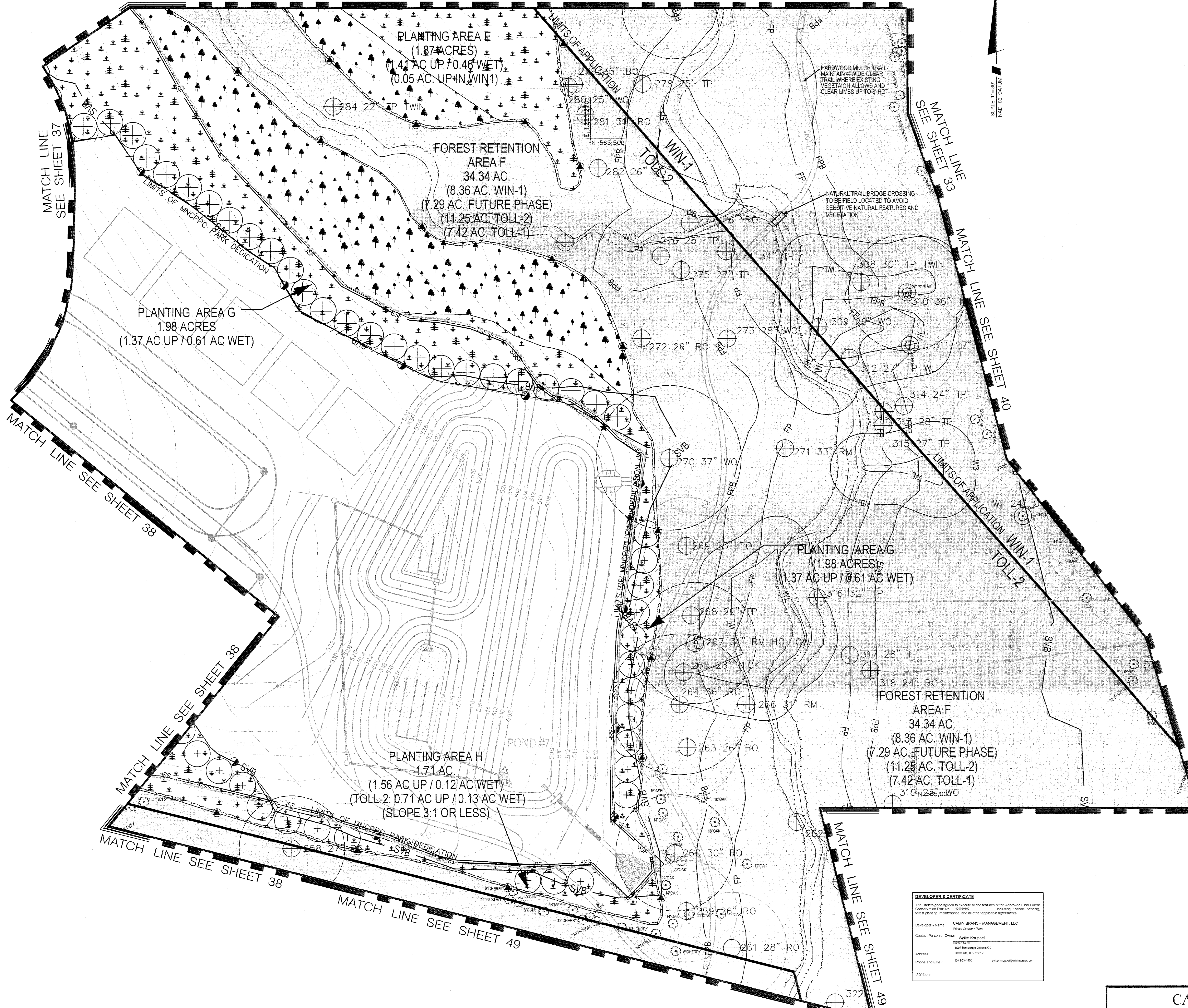
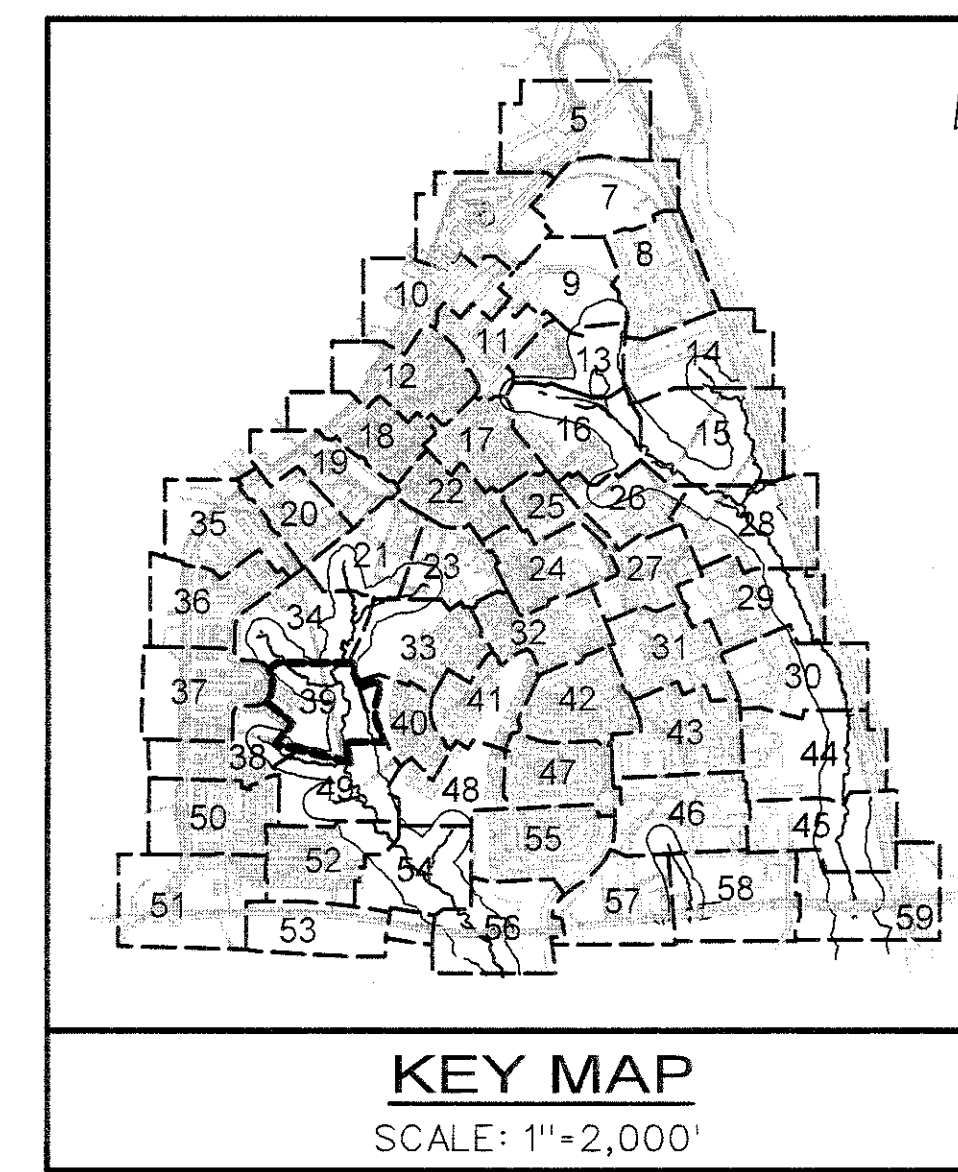


MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION CONTACT. MISS UTILITY AT 1-800-267-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS. CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

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MATCH LINE SEE SHEET 34

MATCH LINE SEE SHEET 34



MATCH LINE SEE SHEET 37

MATCH LINE SEE SHEET 33

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SEE LANDSCAPE PLAN FOR BRIDGE DETAIL ON PROPOSED UNPAVED WOOD TRAIL

XX
+
STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.

+
STREET TREE, NO LANDSCAPE CREDIT TAKEN

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

MNCPPC SITE PLANS #82006029A

DEVELOPER'S CERTIFICATE

The undersigned agrees to associate all the features of the Approved Final Forest Conservation Plan to the following resources, practices, zoning, forest planting, maintenance, and all other appropriate agreements.

Developer's Name: CABIN BRANCH MANAGEMENT, LLC
 Contact Person or Owner: Sybille Knuppel
 Address: 6905 Rockledge Drive, Suite 800, Bethesda, MD 20817
 Phone and Email: 301-803-4855, sybille.knuppel@cbmllc.com
 Signature: _____

Loiederman Soltesz Associates, Inc.
 ROCKVILLE OFFICE
 1390 Picard Drive, Suite 100
 Rockville, MD 20850
 t. 301.948.2750 f. 301.948.9067
 www.LSAssociates.net

NO.	REVISIONS	DATE
9	REVISED FOR PLANNING BOARD	10/13/2011
8	REVISED FOR PLANNING BOARD	09/01/11
7	REVISED PER SITE PLAN REVISIONS	4/20/11
6	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/09	4/29/10
5	REVISED PER DPS SWM AND SEDIMENT CONTROL REVIEW COMMENTS	3/29/09
4	REVISED PER PARK & PLANNING COMMENTS FROM 12/08	12/08
3	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	12/20/07
2	REVISED PER PARK & PLANNING COMMENTS FROM 8/20/07	9/20/07
1	REVISED PER PARK & PLANNING COMMENTS	4/20/07

DATE: February, 2007
 CAD Standards Version: Microstation V8 Std.2004
 Designed: CS Technician: MNG Checked: SDH

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Map: 8.9 Grid
 Title Map: W-1&2 E-1&2 EV-5&2 FV-122
 M-NCPPC 2007 Sheet
 Zoning Category:
 WSSC 2007 Sheet
 231 NW 14

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
 6905 Rockledge Drive, Suite 800
 Bethesda, Md 20817
 Attn: Sybille Knuppel
 Fax: 301-803-4929
 Phone: 301-803-4855

STEVEN D. HEISS
 QUALIFIED FOREST PROFESSIONAL

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN

CABIN BRANCH
CLARKSBURG, MARYLAND

CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

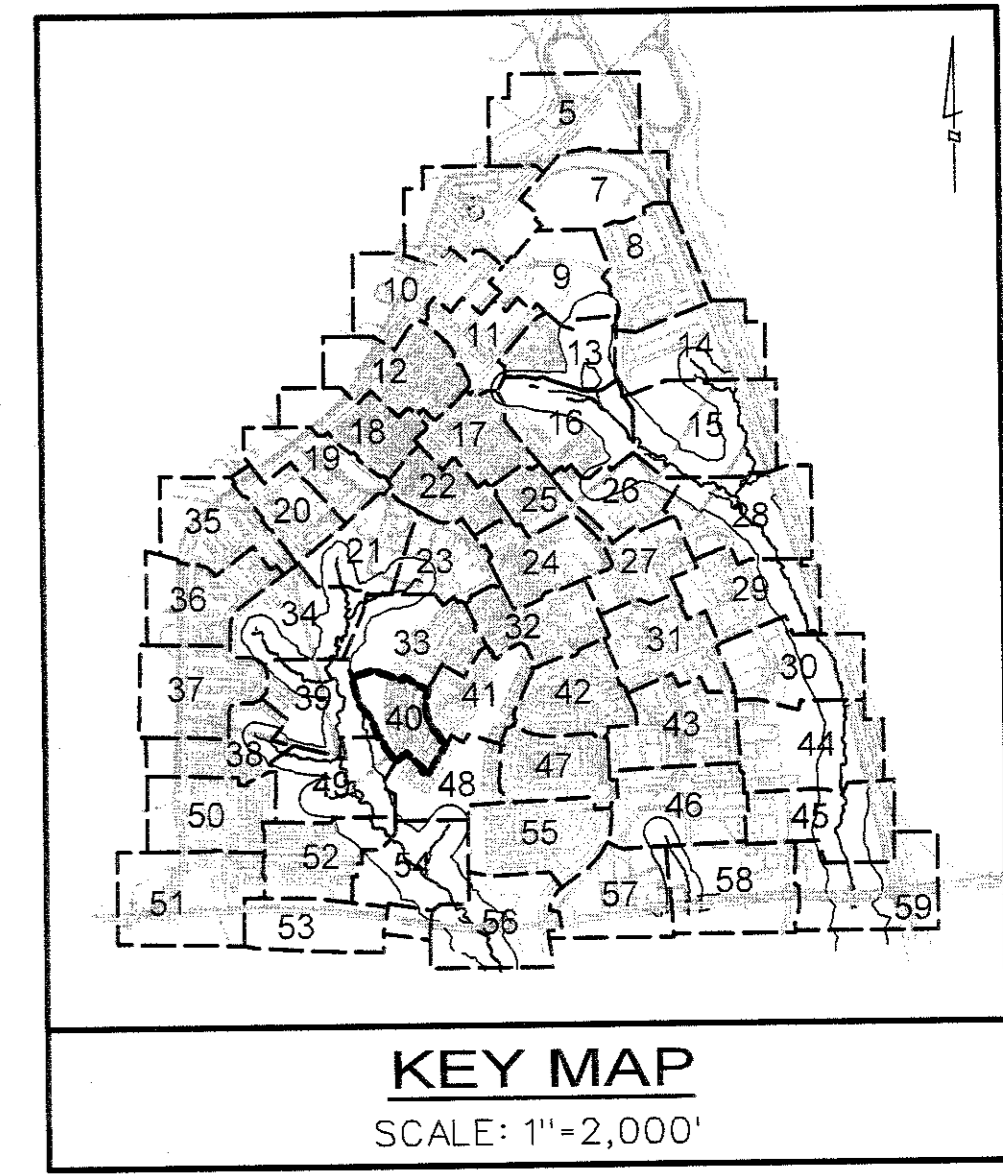
PROJECT NO. 0582-58-00

SHEET 39 OF 63A

1" = 30'

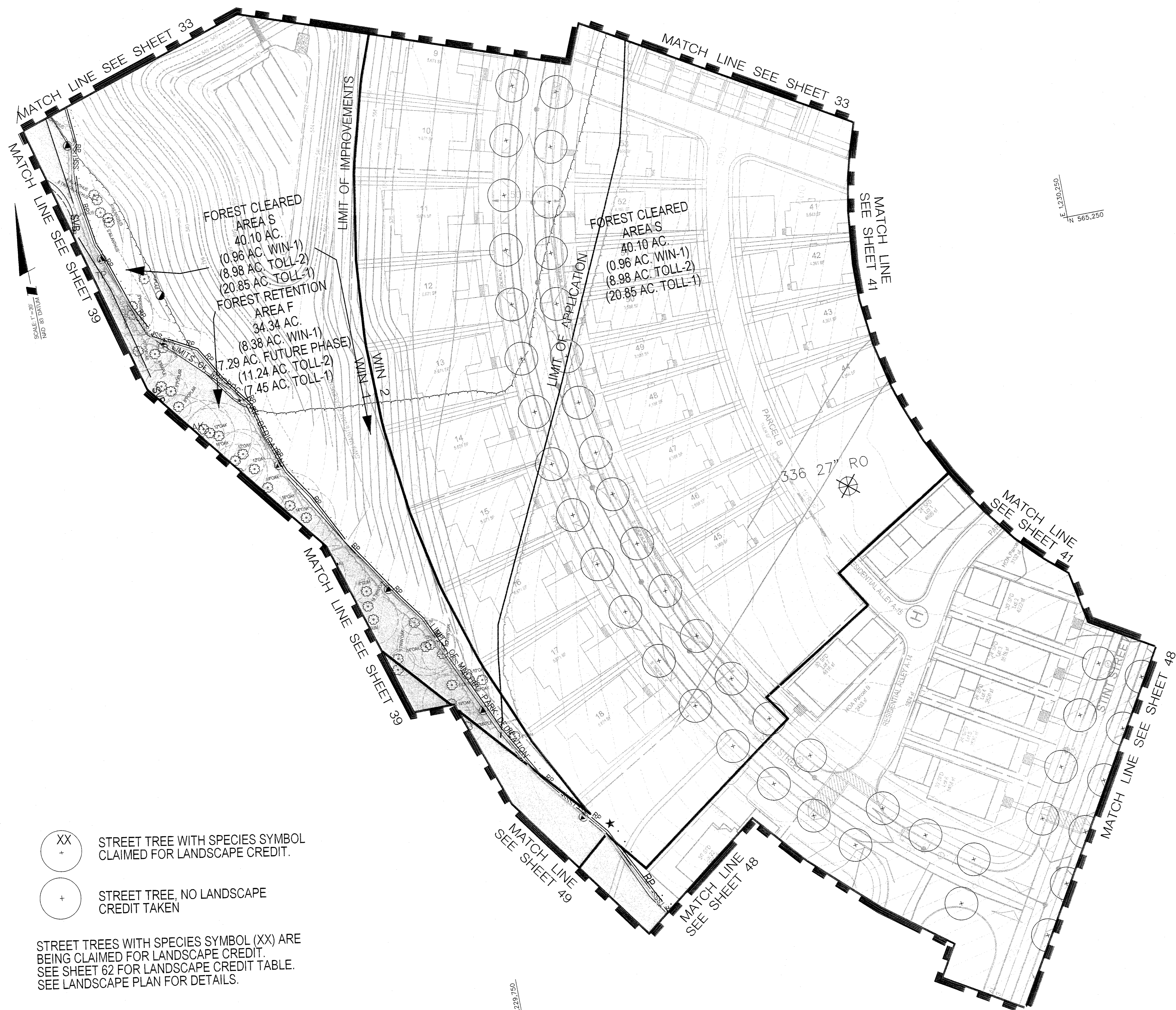
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LEGEND

	WATERS OF THE US (Jurisdiction as labeled)
	STREAM VALLEY BUFFER
	100 YEAR FLOODPLAIN LIMITS (Source)
	NON-TIDAL WETLANDS BOUNDARY (Source)
	PLANTED (2" CAL. TREE)
	SPECIMEN TREE (Approximate location) (Rise zone shown for retained trees near developments)
	FIELD LOCATED TREE TO BE SAVED
	FIELD LOCATED TREE TO BE REMOVED
	FOREST RETENTION
	FOREST CLEARING
	UPLAND PLANTINGS
	WET TOLERANT PLANTINGS
	CONSERVATION EASEMENT (Land-use Credit)
	FOREST PRESERVATION SIGN WITH PROTECTION FENCE
	REPLANTATION SIGN WITH PROTECTION FENCE
	ROOT FRINGE LINE
	LIMIT OF DISTURBANCE
	PROPERTY BOUNDARY
	SPLIT RAIL FENCE
	EARTH DIKE
	SWALES
	SUPER SILT FENCE
	TREE SAVE FENCE
	SEWER LINE



- XX STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.
- + STREET TREE, NO LANDSCAPE CREDIT TAKEN

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

DEVELOPER'S CERTIFICATE
The undersigned hereby certifies that the features of the Approved Final Forest Conservation Plan No. 20080100, including the proposed forest planting, maintenance, and other appropriate measures, are as shown on the attached site plan.

Developer's Name: CABIN BRANCH MANAGEMENT, LLC
Project/Contract Name:
Contact Person or Owner: Sylke Knuppel
Address: 6905 Rockledge Drive #800, Bethesda, MD 20817
Phone and Email: 301-803-4825, sylke.knuppel@cabinbranch.com
Signature:

MNCPPC SITE PLANS #82006029A

Loisderman Soltz Associates, Inc.
ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAssociates.net

9	REVISED FOR PLANNING BOARD	MNG	10/12/2007
8	REVISED FOR PLANNING BOARD	MNG	09/03/07
7	REVISED PER SITE PLAN REVISIONS	MNG	02/01/07
6	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/06	KP	02/01/07
5	REVISED PER SITE WORK AND SURVEY CONTROL REVISED COMMENTS	KP	02/01/07
4	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/06	CS, KB	12/08/06
3	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/06	CS, KB	12/08/06
2	REVISED PER PARK & PLANNING COMMENTS FROM 02/07/07	CS, KB	02/07/07
1	REVISED PER PARK & PLANNING COMMENTS	CS	02/07/07

NO. _____ REVISIONS
BY: DATE

Date: February, 2007
Designer: CS

CAD Standards Version: Microstation V8 Std.2004
Technician: MNG

Checked: SDH

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Permitted Use Number 21001200

Map: 8.9 Grid

Zoning Category: W-1&2; E-1&2; EV-5&2 & IV-122
M-NCPCC 2007 Sheet

WSSC 2007 Sheet
231 NW 14

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
6905 Rockledge Drive, Suite 800
Bethesda, Md 20817
Attn: Sylke Knuppel
Fax: 301-803-4929
Phone: 301-803-4855

STEVEN D. HEISS
QUALIFIED FOREST PROFESSIONAL
Steven D. Heiss
MONTGOMERY COUNTY, MARYLAND
CONSTRUCTION #271091

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN

CABIN BRANCH
CLARKSBURG, MARYLAND

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

1" = 30'

SHEET 40 OF 63A

PROJECT NO. 0582-58-00

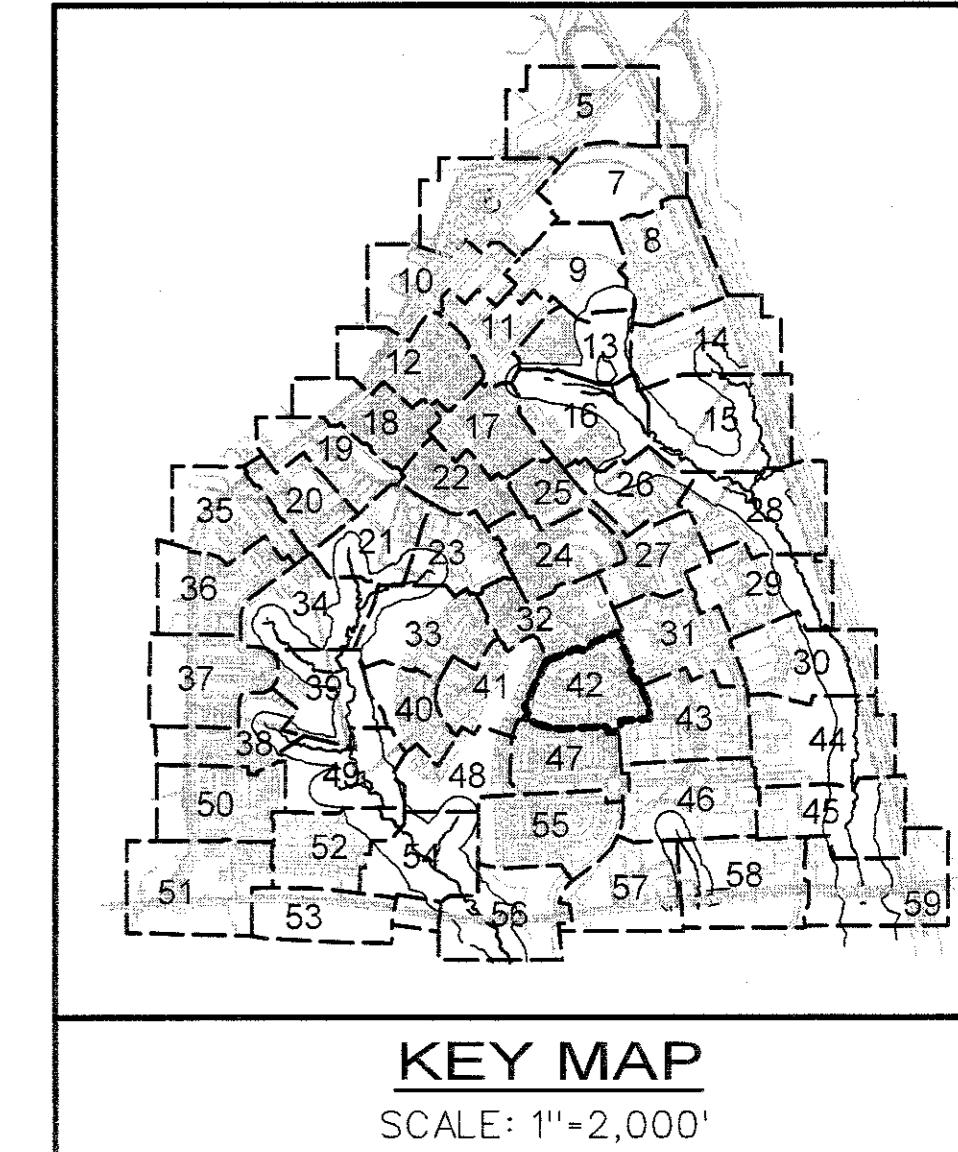
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- XX
+ STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.
- + STREET TREE, NO LANDSCAPE CREDIT TAKEN

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

SCALE: 1"=200'
NAD 83 DATUM



FOREST CLEARED AREA S
40.10 AC.
(0.96 AC. WIN-1)
(8.98 AC. TOLL-2)
(20.85 AC. TOLL-1)

FOREST CLEARED AREA S
40.10 AC.
(0.96 AC. WIN-1)
(8.98 AC. TOLL-2)
(20.85 AC. TOLL-1)

LEGEND

- WATERS OF THE US (Jurisdiction as labeled)
- STREAM VALLEY BUFFER
- 100 YEAR FLOODPLAIN LIMITS (Source)
- NON-TIDAL WETLANDS BOUNDARY (Source)
- PLANTED (2" CAL. TREE)
- SPECIMEN TREE (Approximate location) (Root zone shows for retained trees near development)
- FIELD LOCATED TREE TO BE SAVED
- FIELD LOCATED TREE TO BE REMOVED
- EXISTING TREE LINE
- FOREST RETENTION
- FOREST CLEARING
- UPLAND PLANTINGS
- WET TOLERANT PLANTINGS
- CONSERVATION II EASEMENT (Landscape Credit)
- FOREST PRESERVATION SIGN WITH PROTECTION FENCE
- REFORESTATION SIGN WITH PROTECTION FENCE
- ROOT PRUNE LINE
- ★ • • RP • ★
- LIMIT OF DISTURBANCE
- PROPERTY BOUNDARY
- SPLIT RAIL FENCE
- EARTH DIKE
- SWALES
- SUPER SILT FENCE
- TREE SAVE FENCE
- TREE SAVE/SUPER SILT FENCE
- SEWER LINE

DEVELOPER'S CERTIFICATE

The undersigned hereby certifies that the location of the approved Final Forest Conservation Plan is as shown on the attached plan, and that the same complies with the requirements of the applicable laws, rules and regulations of the State of Maryland.

Developer's Name: CABIN BRANCH MANAGEMENT, LLC
 Contact Person or Owner: Sybke Knuppel
 Address: 6905 Rockledge Drive, Suite 800, Bethesda, MD 20817
 Phone and Email: 301-803-4929, sknuppel@cbmllc.com
 Signature: _____

MNCPPC SITE PLANS #82006029A

CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN

CABIN BRANCH
CLARKSBURG, MARYLAND
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



Scale: 1"=30'
SHEET 42
of 63A
PROJECT NO.: 0582-58-00

Loiederman Soltesz Associates, Inc.
 Rockville
 Lanham
 Frederick
 Waldorf
 Leonardtown
 Chantilly

ROCKVILLE OFFICE
 1390 Piccard Drive, Suite 100
 Rockville, MD 20850
 t. 301.948.2750 f. 301.948.9067

www.LSAssociates.net

NO.	REVISIONS	BY	DATE
1	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	CS	11/20/07
2	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/07	CS	11/20/07
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Map: 8.9 Grid
 W-1&2; E-1&2
 EV-5&2 & FV-122
 M-NCPCC 200' Sheet

WSSC 200' Sheet
 231 NW 14

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
 6905 Rockledge Drive, Suite 800
 Bethesda, Md 20817
 Attn: Sybke Knuppel
 Fax: 301-803-4929
 Phone: 301-803-4855

STEVEN D. HEISS
 QUALIFIED FOREST PROFESSIONAL
 10/17/11

MISS UTILITY NOTE

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1"=30'

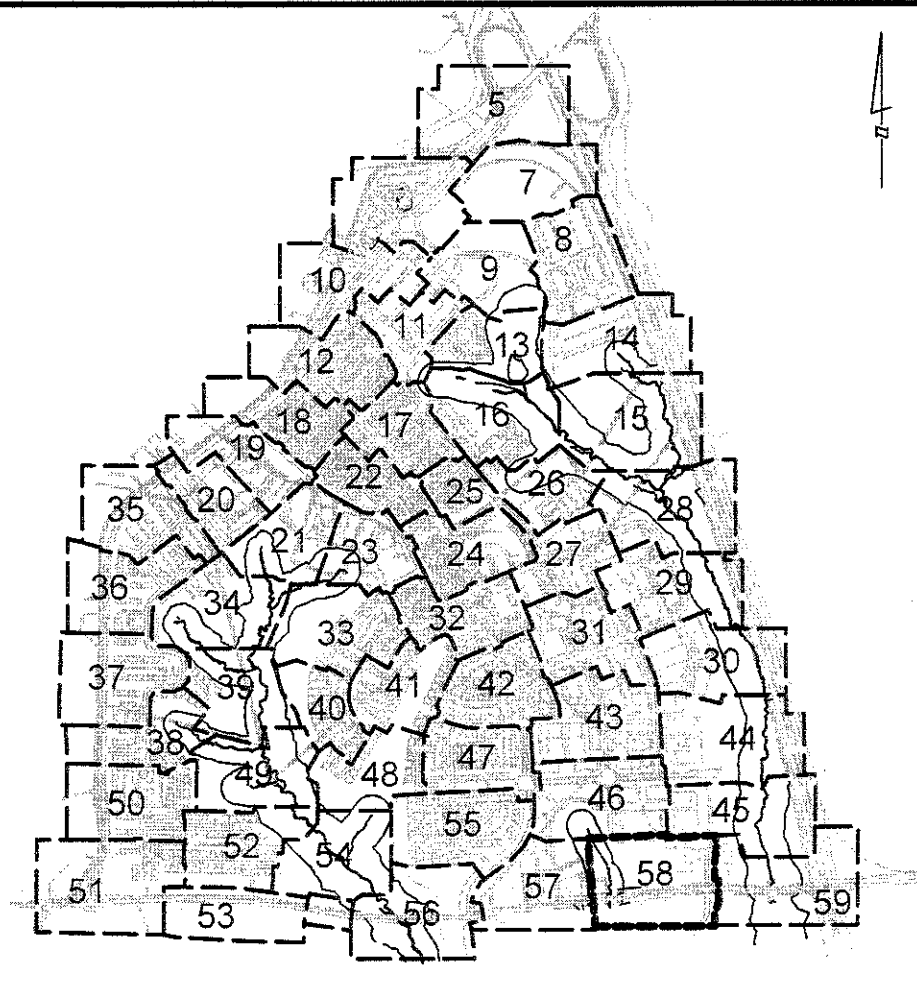
PROJECT NO.: 0582-58-00

DATE: February, 2007
 CAD Standards Version: Microstation V8 Std.2004
 Designed: CS Technician: MNG Checked: SDH

MATCH LINE SEE SHEET 46

MATCH LINE SEE SHEET 46

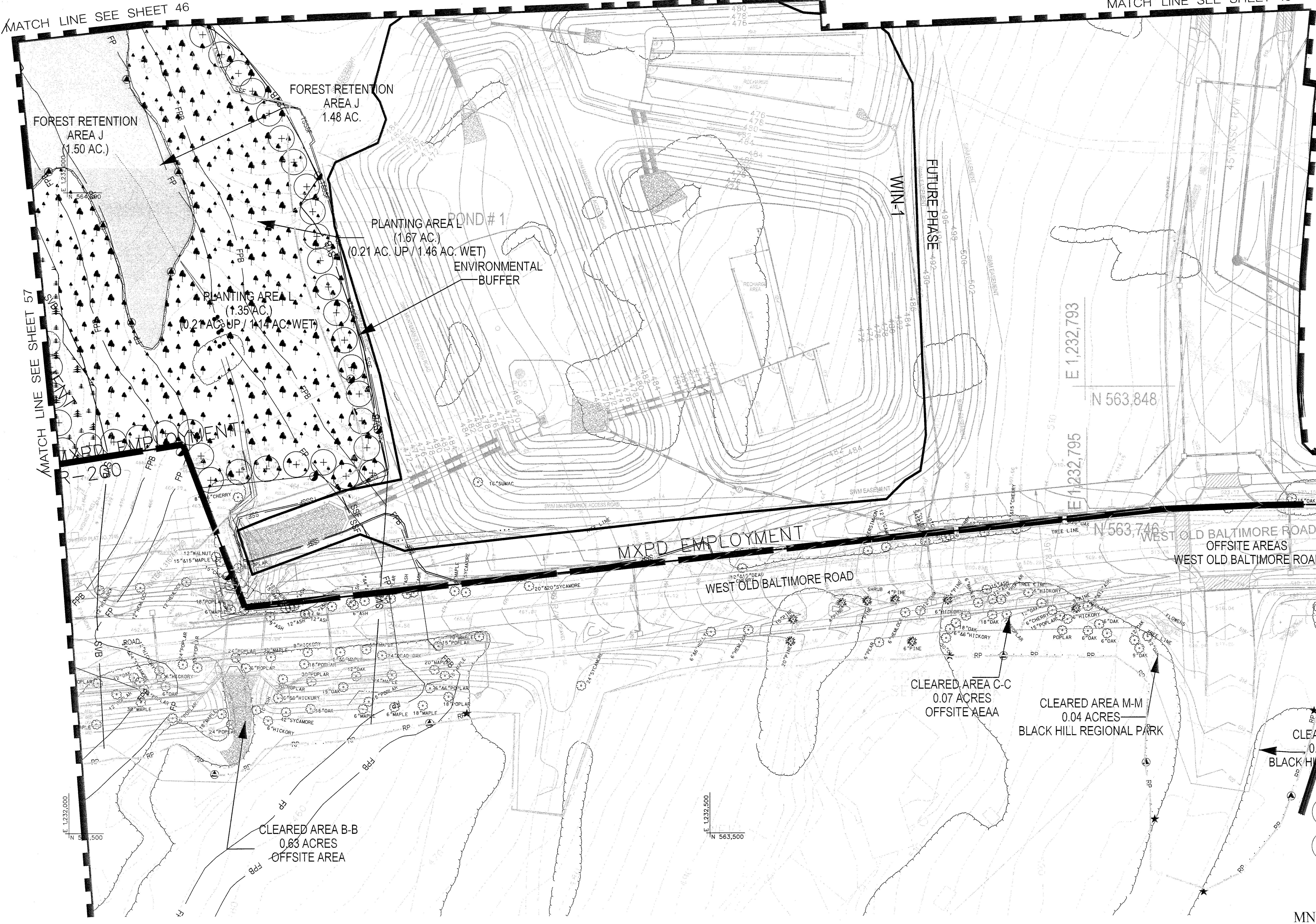
MATCH LINE SEE SHEET 45



KEY MAP
SCALE: 1" = 2,000'

LEGEND

- WATERS OF THE US (Jurisdiction as labeled)
- STREAM VALLEY BUFFER
- 100 YEAR FLOODPLAIN LIMITS (Source)
- NON-TIDAL WETLANDS BOUNDARY (Source)
- PLANTED (1" CAL TREE)
- SPECIMEN TREE (Approximate location) (Root size shown for retained trees used for development)
- FIELD LOCATED TREE TO BE SAVED
- FIELD LOCATED TREE TO BE REMOVED
- EXISTING TREE LINE
- FOREST RETENTION
- FOREST CLEARING
- UPLAND PLANTINGS
- WET TOLERANT PLANTINGS
- CONSERVATION II EASEMENT (Landscape Credit)
- FOREST PRESERVATION SIGN WITH PROTECTION FENCE
- REFORESTATION SIGN WITH PROTECTION FENCE
- ROOT PRUNE LINE
- LIMIT OF DISTURBANCE
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- SPLIT RAIL FENCE
- EARTH DIKE
- SWALES
- SUPER SILT FENCE
- TREE SAVE FENCE
- TREE SAVE/SUPER SILT FENCE
- SEWER LINE



MATCH LINE SEE SHEET 59

DEVELOPER'S CERTIFICATE

The undersigned hereby certifies that the information contained in this Final Forest Conservation Plan is true and correct to the best of his knowledge and belief, and that the information was obtained from reliable sources.

Developer's Name: CABIN BRANCH MANAGEMENT, LLC
 Contact Person or Owner: Sybille Knuppel
 Address: 6905 Rockledge Drive #200, Bethesda, MD 20817
 Phone and Email: 301-803-4855 / sybille.knuppel@cbmllc.com
 Signature: _____

STREET TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.

STREET TREE, NO LANDSCAPE CREDIT TAKEN

STREET TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

MNCPPC SITE PLANS #82006029A

Loiederman Soltesz Associates, Inc.

ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067

Engineering
Planning
Surveying
Environmental Sciences

www.LSAssociates.net

NO.	REVISIONS	DATE
1	REVISED FOR PARK & PLANNING COMMENTS FROM 1/20/07	1/20/07
2	REVISED FOR PARK & PLANNING COMMENTS FROM 1/20/07	1/20/07
3	REVISED FOR PARK & PLANNING COMMENTS FROM 1/20/07	1/20/07
4	REVISED FOR PARK & PLANNING COMMENTS FROM 1/20/07	1/20/07
5	REVISED FOR PARK & PLANNING COMMENTS FROM 1/20/07	1/20/07
6	REVISED FOR PARK & PLANNING COMMENTS FROM 1/20/07	1/20/07
7	REVISED FOR PARK & PLANNING COMMENTS FROM 1/20/07	1/20/07
8	REVISED FOR PARK & PLANNING COMMENTS FROM 1/20/07	1/20/07
9	REVISED FOR PLANNING BOARD	02/13/2007
10	KEYED FOR PLANNING BOARD	02/13/2007
11	REVISED PER SITE PLAN REVISIONS	02/13/2007
12	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/06	02/13/2007
13	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/06	02/13/2007
14	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/06	02/13/2007
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57	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/06	02/13/2007
58	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/06	02/13/2007
59	REVISED PER PARK & PLANNING COMMENTS FROM 11/20/06	02/13/2007

Map No.	W-1&2, E-1&2, EV-5&2 & FV-122
Map Scale	M-NOPPC 200' Sheet
Map Date	02/13/2007
Map Author	SDH
Map Checker	SDH
Map Designer	SDH
Map Engineer	SDH
Map Surveyor	SDH
Map Planner	SDH
Map Environmental Scientist	SDH

OWNER / DEVELOPER
CABIN BRANCH MANAGEMENT LLC
 6905 Rockledge Drive, Suite 800
 Bethesda, Md 20817
 Attn: Sybille Knuppel
 Fax: 301-803-4929
 Phone: 301-803-4855

STEVEN D. HEISS
 QUALIFIED FOREST PROFESSIONAL

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-557-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THE FIELD NOTES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**CABIN BRANCH / WINCHESTER - 1
FINAL FOREST CONSERVATION PLAN**

**CABIN BRANCH
CLARKSBURG, MARYLAND**

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Scale: 1" = 30'

SHEET **58**
OF **63A**

PROJECT NO.
0582-58-00

