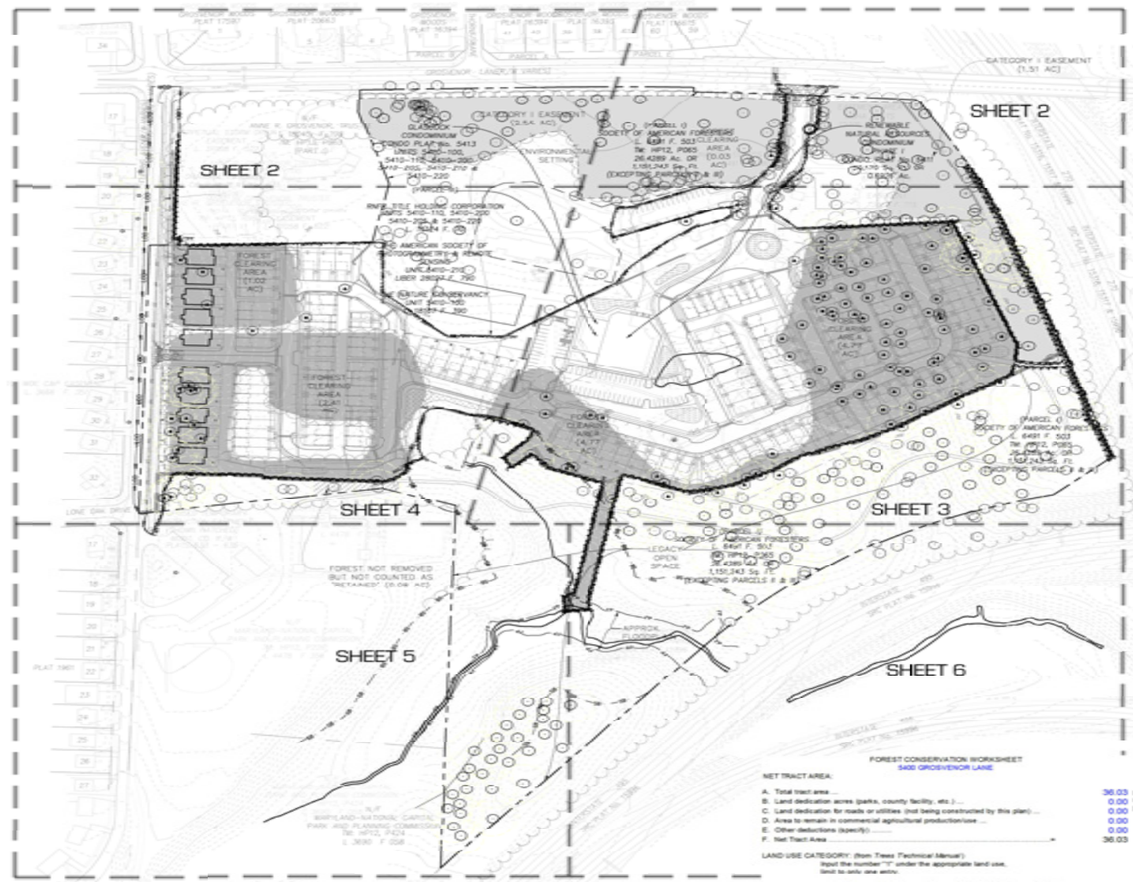

LEGEND

- PROP BOUNDARY LINE
- PROP LOT LINE
- EX LOT LINE
- LIMITS OF ENVIRONMENTAL SETTING
- LIMITS OF LEGACY OPEN SPACE
- EX BUILDING
- EX FENCE
- EX STORM DRAIN
- EX SANITARY SEWER
- EX WATER MAIN
- EX TREE LINE
- EX DECIDUOUS TREE
- EX CONTOUR
- 100' STREAM BUFFER
- PROP BUILDING
- PROP CURB & GUTTER
- PROP RETAINING WALL
- PROP STORM DRAIN
- PROP SANITARY SEWER
- PROP WATER MAIN
- PROP CONTOUR
- LIMIT OF DISTURBANCE
- PROP PAVING
- PROP MICRO-BIORETENTION
- EX WETLANDS
- PROP 4' SIDEWALK
- PROP UMBRELLA
- EX. SIGNIFICANT TREES W/ CRITICAL ROOT ZONE
- EX. SIGNIFICANT TREES REQUESTED TO BE REMOVED FOR VARIANCE. HOWEVER, EXTRAORDINARY MEASURES SHALL BE TAKEN TO AVOID REMOVAL
- EX. TREES TO BE REMOVED
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- EX. SPECIMEN TREES REQUESTED TO BE REMOVED FOR VARIANCE. HOWEVER, EXTRAORDINARY MEASURES SHALL BE TAKEN TO AVOID REMOVAL
- EX. TREES W/ CRZ IMPACT, BUT TO REMAIN
- EX. SIGNIFICANT TREES W/ CRZ IMPACT, BUT TO REMAIN
- EX. SPECIMEN TREES W/ CRZ IMPACT, BUT TO REMAIN
- PROPOSED TREE TO COUNT AS MITIGATION
- PROPOSED FOREST CONSERVATION SIGNAGE
- TPF — TREE PROTECTION FENCE
- TSF/SSF — COMBINATION TREE PRTECTION AND SUPER SILT FENCE
- PROP NOISE WALL
- FOREST TO BE REMOVED
- CATEGORY I EASEMENT
- FOREST TO REMAIN BUT COUNTED AS CLEARED ON FOREST CONSERVATION WORKSHEET

General Notes

1. The site is to be developed in accordance with Section 59-C-1.6et. Seq. of the Montgomery County Code Zoning Ordinance Site Plan for the optional method of development (MPDUs-R90 Zone).
2. Boundary Information shown hereon and Topographic Information, shown at 2 foot intervals on this plan, was obtained from a field survey by Axiom Engineering Design, LLC.
3. The Horizontal Datum is NAVD-83/91; and the Vertical Datum is NAVD 29.
4. The site is to be served by public water and sewer systems and is presently classified in water and sewer categories W-1 and S-1 respectively.
5. The site lies within the Lower Rock Creek Watershed. A small portion of developable area (approx. 0.02 ac) is within a 100-year floodplain. Portions of this site are within a stream buffer. Approximately 0.08 acres of wetlands are present on the site.
6. Property shown on Tax Map HP122 & 123, Parcels P065, P071.
7. Gross Tract Area (Area per Zone): 35.4289 acres or 1,543,285 sf
   Area of Street Dedication (Future): 0.5250 acres or 22,866.84 sf
   Area of Street Dedication (Past): 0sf
   Legacy Open Space Dedication = 11.35 acres or 494,336.74 sf
   Net Site Area: 23.56 acres or 1,026,081.42sf

   Category I Easement in Environmental Setting = 3.45 acres or 150282 sf
   Category I Easement in HOA Parcel B = 0.60 acres or 26058.82 sf
8. Utility Companies:
   Electric: Potomac Electric Power Company
   Telephone: Verizon
   Gas: Washington Gas
   Cable Television: Comcast
   Water: Washington Suburban Sanitary Commission
9. All MPDUs shall be provided on site. 23 MPDU units are proposed (153 Proposed DU x 0.15 = 22.95 MPDUs use 23 MPDUs).
10. All on-site utilities will be placed underground.
11. This property has an approved Natural Resources Inventory / Forest Stand Delineation dated October 5, 2012 (MNCPPC # 420130290)
12. Traffic Study prepared by Wells and Associates.
13. Stormwater Concept Plan prepared by Axiom Engineering Design.
14. Applicant has requested that the development contain 92.25% townhouses pursuant to Footnote 1 of Section 59-C-1.62 of the Zoning Ordinance. See Justification Statement.
15. Applicant has requested that the development be served by a network of private streets pursuant to Section 50-29(a)(2) of the Subdivision Regulations. See Justification Statement.
16. Proposed Lot 1
    Existing Development
    5400 Grosvenor Lane - Mansion (8,086 GSF), Carriage House (1,305 GSF), 1 DU - Caretaker's House (1,040 GSF)
    5410 Grosvenor Lane - Office Building (22,540 GSF)
    5430 Grosvenor Lane - Office Building (22,540 GSF)

    Proposed Modifications to Special Exception Case No. S-257 and S-257A
    5400 Grosvenor Lane - Mansion (8,086 GSF), Carriage House (1,305 GSF), 1 DU - Caretaker's House (1,040 GSF)
    5410 Grosvenor Lane - Office Building (22,540 GSF)
17. Variance Tree Mitigation (3"-4" caliper)
    Required Number of Trees: 51
    Provided Number of Trees: 51

SHEET INDEX

SHEET NAME	DESCRIPTION	SHEET NO.
FCP 1	COVER SHEET	1
FCP 2	FOREST CONSERVATION PLAN	2
FCP 3	FOREST CONSERVATION PLAN	3
FCP 4	FOREST CONSERVATION PLAN	4
FCP 5	FOREST CONSERVATION PLAN	5
FCP 6	FOREST CONSERVATION PLAN	6
FCP 7	NOTES & CHARTS	7
FCP 8	DETAILS	8

DEVELOPER'S CERTIFICATE

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

Developer's Name: 5400 GROSVENOR, LLC
JACK LESTER @ EYA, LLC.
Contact Person: 4800 HAMPDEN LANE SUITE 300 BETHESDA, MARYLAND 20814
Address: 301-654-8600
Phone:
Signature:

FOREST CONSERVATION WORKSHEET
5400 GROSVENOR LANE

NET TRACT AREA:

A. Total tract area	36.03	(35.43 AC PROPERTY AREA 0.60 AC OFFSITE DISTURBANCE)
B. Land dedication acres (parks, county facility, etc.)	0.00	
C. Land dedication for roads or utilities (not being constructed by this plan)	0.00	
D. Area to remain in commercial agricultural production/use	0.00	
E. Other deductions (specify)	0.00	
F. Net Tract Area	36.03	

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

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

G. Afforestation Threshold	15%	x F =	5.40
H. Conservation Threshold	20%	x F =	7.21

EXISTING FOREST COVER:

I. Existing forest cover	22.10
J. Area of forest above afforestation threshold	16.70
K. Area of forest above conservation threshold	14.89

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	10.18
M. Clearing permitted without mitigation	11.92

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	8.41	(8.23 CLEARED+0.08=0.10 NOT CLEARED BUT COUNTED AS NOT RETAINED)
O. Total area of forest to be retained	13.69	

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	2.10
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	6.48
S. Total reforestation required	0.00
T. Total afforestation required	0.00
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.00

NOTES

1. Boundary Information shown is from ALTA survey prepared by Greenhorne & O'Mara dated December 2007. Tract area is 35.43 Ac. subject to a field survey.
2. Topography is from aerial survey by AERO-METRIC (Jones, VA), December 2007. Contours are 2' interval.
3. No FEMA floodplain mapped for this property, per FIRMETTE # 24031C0036D.
4. Wetland and stream information by Axiom Engineering Design, field visit conducted by Jennifer Leonard, June 2012.
5. A portion of the site has been deemed eligible to be part of the Maryland Historic Trust. This portion is identified as the Wild Acres/Grosvenor Estate Resource #30715.
6. AED trees were flagged in the field and survey located by Axiom Engineering Design.
7. Specimen tree table on sheet 2.
8. The subject property is zoned R90.

FOREST CONSERVATION DATA TABLE

ACREAGE OF TRACT	36.03 AC.
REMAINING IN AGRICULTURAL USE	0.00 AC.
ROAD AND UTILITY R/W WHICH WILL NOT BE IMPROVED AS PART OF THE DEVELOPMENT APPLICATION	0.00 AC.
	0.00 AC.
EXISTING FOREST	22.10 AC.
FOREST RETENTION	13.69 AC.
FOREST CLEARED	8.41 AC.
LAND USE CATEGORY	HDR
FOREST RETAINED WITHIN WETLANDS	0.06 AC.
FOREST CLEARED WITHIN WETLANDS	0.00 AC.
FOREST PLANTED WITHIN WETLANDS	0.00 AC.
FOREST RETAINED WITHIN 100-YR FLOODPLAIN	0.57 AC.
FOREST CLEARED WITHIN 100-YR FLOODPLAIN	0.03 AC.
FOREST PLANTED WITHIN 100-YR FLOODPLAIN	0.00 AC.
FOREST RETAINED WITHIN STREAM BUFFERS	4.10 AC.
FOREST CLEARED WITHIN STREAM BUFFERS	0.26 AC.
FOREST PLANTED WITHIN STREAM BUFFERS	0.00 AC.
FOREST RETAINED WITHIN PRIORITY AREAS	13.69 AC.
FOREST CLEARED WITHIN PRIORITY AREAS	8.41 AC.
FOREST PLANTED WITHIN PRIORITY AREAS	0.00 AC.
LINEAR FEET OF STREAM	525' PERENNIAL 400' INTERMITTENT
AVERAGE WIDTH OF STREAM BUFFER	100'

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared and approved by me, and that I am a duly licensed professional landscape architect under the laws of the state of Maryland, License No. 3444, December 03, 2013. (SHR certified Professional.

LaShonda N. Gibbs, RLA MD#3444

APPLICANT / OWNER:
5400 GROSVENOR LLC.
c/o EYA LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA MD 20814
(301)654-8600

DATE	BY	REVISIONS

Axiom Engineering Design
Civil Engineering • Landscape Architecture • Land Planning
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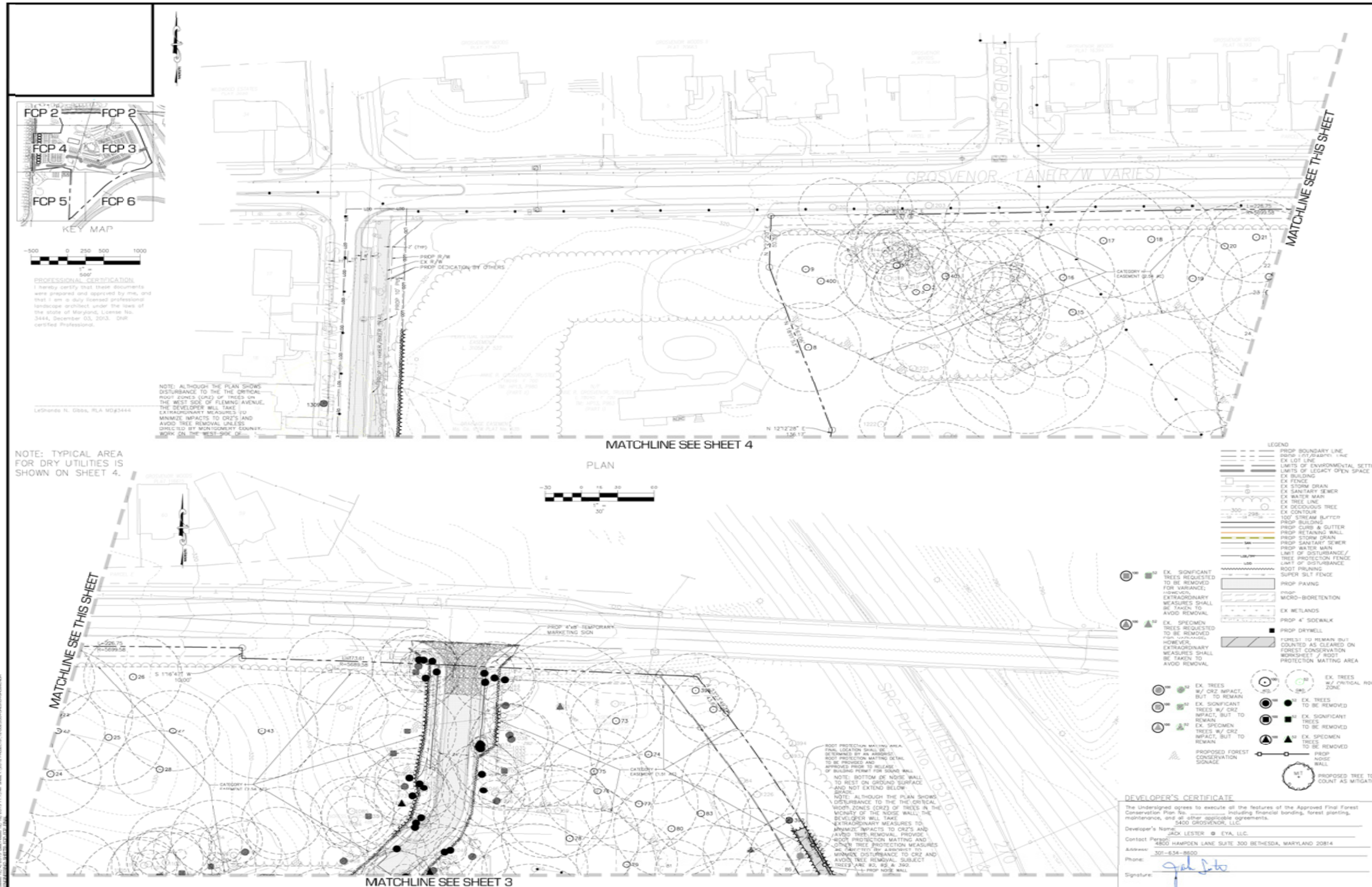
Columbia, Maryland 21046 Fax 443.275.6221
www.axiom-eng.com info@axiom-eng.com

FINAL FOREST CONSERVATION PLAN COVER SHEET GROSVENOR

TAX MAP HP12, P.U.M# F.500, P.B.# L.18117 F.390
MONTGOMERY COUNTY, MD. ELECTION DISTRICT NO.07

SCALE:	1" = 100'
DESIGN:	
DRAWN:	ADT/LET
REVIEWED:	LNG
PROJECT #:	12-0023
SHEET No:	1 OF 8

Last Saved 12/3/2013 Last Plotted 12/17/2013 11:02 PM Sheet 1_2012 PROJECTS_12\0023\DWG\FCP\FCP-01.DWG



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LeShonda N. Gibbs, PLA MD#3444

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Contact Person: JACK LESTER @ EYA, LLC.
Address: 4800 HAMPDEN LANE SUITE 300 BETHESDA, MARYLAND 20814
Phone: 301-654-8600
Signature:

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C/O EYA LLC.
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(301)654-8600

DATE	BY	REVISIONS

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Columbia, Maryland 21046
Office: 443.276.6220
Fax: 443.276.6221
info@axiom-ed.com
www.axiom-ed.com

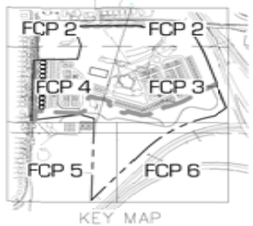
FINAL FOREST CONSERVATION PLAN
GROSVENOR

TAX MAP/PARCEL: 21-5497 FOR: TAX 15316 & 15317 ZIP CODE: 10177-300
MONTGOMERY COUNTY, MD ELECTION DISTRICT NO.07

SCALE:	1" = 30'
DESIGN:	AGT/ LET
REVIEWED:	LNG
PROJECT #:	12-002cu
SHEET No:	2 OF 8

GROSVENOR

MATCHLINE SEE SHEET 2



KEY MAP

NOTE: TYPICAL AREA FOR DRY UTILITIES IS SHOWN ON SHEET 4.

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6

NOTE: ALTHOUGH THE PLAN SHOWS DISTURBANCE TO THE TYPICAL CRZ OF TREES IN THE VICINITY OF THE NOISE WALL, THE DEVELOPER WILL TAKE EXTRAORDINARY MEASURES TO MINIMIZE IMPACTS TO CRZ'S AND AVOID TREE REMOVAL. PROVIDE ROOT PROTECTION MATTING AND OTHER TREE PROTECTION MEASURES AS DIRECTED BY ARBORIST TO MINIMIZE DISTURBANCE TO CRZ AND AVOID TREE REMOVAL. SUBJECT TREES ARE 86, 87, 89-91, 128, 129, 134-140, 155, 161, 162, 183-185, 187-192, 192 & 1397-1398.

NOTE: BOTTOM OF NOISE WALL TO REST ON GROUND SURFACE, AND NOT EXTEND BELOW GRADE.

DEVELOPER'S CERTIFICATE

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Developer's Name: 5400 GROSVENOR, LLC.
JACK LESTER @ EYA, LLC.

Contact Person: 4800 HAMPDEN LANE SUITE 300 BETHESDA, MARYLAND 20814

Address: 301-634-8600

Phone:

Signature:

PLAN

-30 0 15 30 60

1" = 30'

DEVELOPMENT AREA
LEGACY OPEN SPACE

FOREST TO REMAIN BUT COUNTED AS CLEARED ON FOREST CONSERVATION WORKSHEET / ROOT PROTECTION MATTING AREA

EX. SIGNIFICANT TREES REQUESTED TO BE REMOVED FOR VARIANCE; HOWEVER, EXTRAORDINARY MEASURES SHALL BE TAKEN TO AVOID REMOVAL

EX. SPECIMEN TREES REQUESTED TO BE REMOVED FOR VARIANCE; HOWEVER, EXTRAORDINARY MEASURES SHALL BE TAKEN TO AVOID REMOVAL

PROPOSED FOREST CONSERVATION SIGNAGE

EX. SIGNIFICANT TREES TO BE REMOVED

EX. SPECIMEN TREES TO BE REMOVED

PROPOSED TREE TO COUNT AS MITIGATION

PROP NOISE WALL

EX. TREES W/ CRITICAL ROOT ZONE

EX. TREES TO BE REMOVED

EX. TREES W/ CRZ IMPACT, BUT TO REMAIN

EX. SIGNIFICANT TREES W/ CRZ IMPACT, BUT TO REMAIN

EX. SPECIMEN TREES W/ CRZ IMPACT, BUT TO REMAIN

LEGEND

PROP BOUNDARY LINE
PROP LOT/PARCEL LINE
EX LOT LINE
LIMITS OF ENVIRONMENTAL SETTING
LIMITS OF LEGACY OPEN SPACE
EX BUILDING
EX FENCE
EX STORM DRAIN
EX SANITARY SEWER
EX WATER MAIN
EX TREE LINE
EX DECIDUOUS TREE
EX CONTOUR
100' STREAM BUFFER
PROP BUILDING
PROP CURB & GUTTER
PROP RETAINING WALL
PROP STORM DRAIN
PROP SANITARY SEWER
PROP WATER MAIN
LIMIT OF DISTURBANCE/ TREE PROTECTION FENCE
LIMIT OF DISTURBANCE
ROOT PRUNING
SUPER SILT FENCE
PROP PAVING
PROP MICRO-BIORETENTION
EX WETLANDS
PROP 4' SIDEWALK
PROP DRYWELL

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the state of Maryland, License No. 3444, December 03, 2013. DNR certified Professional.

LeShonda N. Gibbs, RLA MD#3444

APPLICANT / OWNER:
5400 GROSVENOR LLC.
c/o EYA, LLC.
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814
(301) 634-8600

REVISIONS

DATE	BY

Axiom Engineering Design
Civil Engineering • Land Surveying • Landscape Architecture • Land Planning
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Columbia, Maryland 21046 Fax: 443.376.6221
www.axiom-ed.com info@axiom-ed.com

FINAL FOREST CONSERVATION PLAN
GROSVENOR

TAX MAP: FV 32 WSSC 206 NW 12 TAX ID: 01-01197390
MONTGOMERY COUNTY, MD. ELECTION DISTRICT NO.07

SCALE:	1" = 30'
DESIGN:	
DRAWN:	ADT/LET
REVIEWED:	LNG
PROJECT #:	12-0023
SHEET No:	3 OF 8

Last Saved 12/4/2013 Last Plotted 12/17/2013 10:34 PM Drawn in 2012 PROJECTS: 12-0023\CIVIL\DESIGN\SITE\ENGINEERING SHEETS\FCP\FCP FINAL

MATCHLINE SEE SHEET 2

NOTE: ALTHOUGH THE PLAN SHOWS DISTURBANCE TO THE THE CRITICAL ROOT ZONES (CRZ) OF TREES ON THE WEST SIDE OF FLEMING AVENUE, THE DEVELOPER WILL TAKE EXTRAORDINARY MEASURES TO MINIMIZE IMPACTS TO CRZ'S AND AVOID TREE REMOVAL UNLESS DIRECTED BY MONTGOMERY COUNTY. WORK ON THE WEST SIDE OF FLEMING AVENUE WILL CONSIST OF PAVEMENT MILL & OVERLAY ONLY. TREES 1301 & 1302 ARE NOT TO BE REMOVED UNLESS REQUIRED BY MONTGOMERY COUNTY.

PROFESSIONAL CERTIFICATION

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JACK LESTER @ EYA, LLC.

Contact Person: 4800 HAMPDEN LANE SUITE 300 BETHESDA, MARYLAND 20814

Address: 301-634-8600

Phone:

Signature:

APPLICANT / OWNERS
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c/o EYA, LLC.
4800 HAMPDEN LANE
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BETHESDA, MD 20814
(301) 634-8600

DATE	BY	REVISIONS

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Columbia, Maryland 21046 Fax: 443.276.6221
www.axiom-ed.com info@axiom-ed.com

FINAL FOREST CONSERVATION PLAN
GROSVENOR

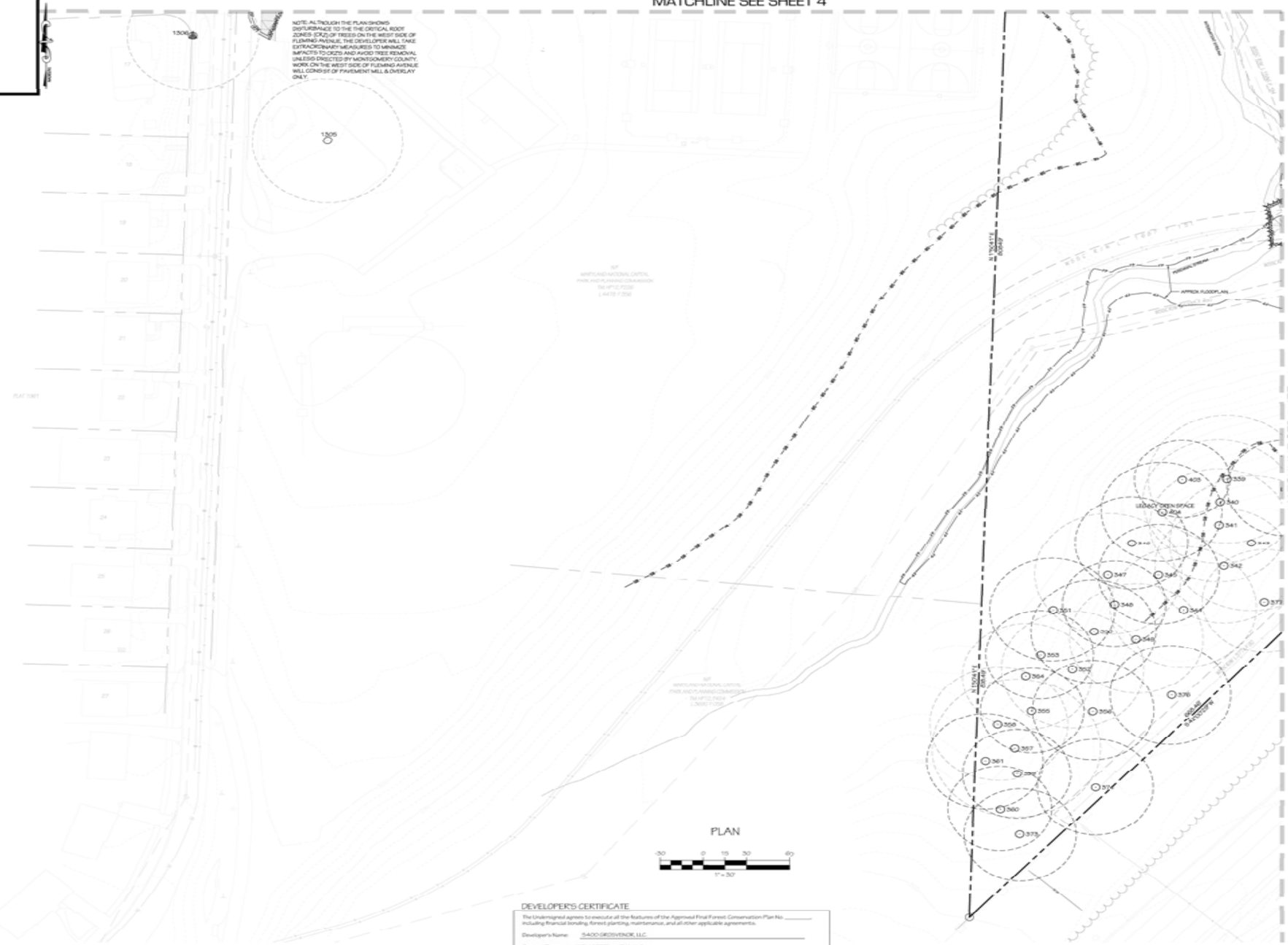
TAX MAP: HT61 ZIP CODE: 20854 TOTAL AREA: 19.167 ACRES
MONTGOMERY COUNTY, MD ELECTION DISTRICT NO.07

SCALE:	1" = 30'
DESIGN:	
DRAWN:	ACT/LET
REVIEWED:	LNG
PROJECT #:	12-0023
SHEET No:	4 OF 8

Last Saved: 12/4/2013 Last Plotted: 12/17/2013 11:00 AM Sheet V:\2012 PROJECTS\12-0023\DCD\FCP\FCP-4.DWG

MATCHLINE SEE SHEET 4

NOTE: ALTHOUGH THE PLAN SHOWS DISTURBANCE TO THE THE CRITICAL ROOT ZONES (CRZ) OF TREES ON THE WEST SIDE OF FLEMING AVENUE, THE DEVELOPER WILL TAKE EXTRAORDINARY MEASURES TO MINIMIZE IMPACTS TO CRZS AND AVOID TREE REMOVAL UNLESS DIRECTED BY MONTGOMERY COUNTY. WORK ON THE WEST SIDE OF FLEMING AVENUE WILL CONSIST OF PAVEMENT MILL & OVERLAY ONLY.



PLAN

-30 0 15 30 60

1" = 30'

NOTE: TYPICAL AREA FOR DRY UTILITIES IS SHOWN ON SHEET 4.

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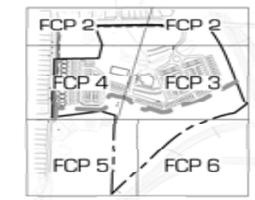

KEY MAP

-500 0 250 500 1000

1" = 500'

LEGEND

PROP. BUILDING WALL LINE
PROP. LOT/PARCEL LINE
EX. LOT LINE
LIMITS OF ENVIRONMENTAL SETTING
LIMITS OF LEGACY OPEN SPACE
EX. BUILDING
EX. FENCE
EX. STORM DRAIN
EX. SANITARY SEWER
EX. WATER MAIN
EX. TREE LINE
EX. DECIDUOUS TREE
EX. CONTOUR
100' STREAM BUFFER
PROP. BUILDING
PROP. CURB & GUTTER
PROP. RETAINING WALL
PROP. STORM DRAIN
PROP. SANITARY SEWER
PROP. WATER MAIN
LIMIT OF DISTURBANCE/
TREE PROTECTION FENCE
LOD
LIMIT OF DISTURBANCE
ROOT PRUNING
SUPER SILT FENCE
PROP. PAVING
PROP. MICRO-BIORETENTION
EX. WETLANDS
PROP. 4' SIDEWALK
PROP. DRYWELL
EX. TREES W/ CRITICAL ROOT ZONE
EX. TREES TO BE REMOVED
EX. SIGNIFICANT TREES TO BE REMOVED
EX. SPECIMEN TREES TO BE REMOVED
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MT
PROPOSED TREE TO COUNT AS MITIGATION
PROPOSED FOREST CONSERVATION SIGNAGE
PROP. NOISE WALL

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared and approved by me, and that I am a duly licensed professional landscape architect under the laws of the state of Maryland, License No. 3444, December 03, 2013. SITE Certified Professional.

10-9-2015

LANDSCAPE ARCHITECT LICENSE NO. 3444 LESHANDA N. GIBBS STATE OF MARYLAND

LeShanda N. Gibbs, RLA MD#3444

APPLICANT / OWNER(S)
5400 GROSVENOR, LLC.
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814
(301) 654-8600

REVISIONS		
DATE	BY	

Axiom Engineering Design
Civil engineering · Land Surveying & Landscape Architecture · Land Planning
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Columbia, Maryland 21046
(Ph) 443 275 6300
Fax: 443 275 6321
info@axiomcd.com
www.axiomcd.com

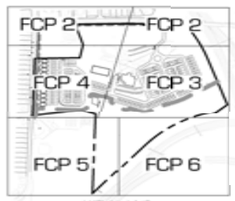
FINAL FOREST CONSERVATION PLAN

GROSVENOR

TAX MAP HP63 P.200 P.K. 5T164 TO P.K. 5T167 P.390
MONTGOMERY COUNTY, MD ELECTION DISTRICT NO.07

SCALE:	1" = 30'
DESIGN:	
DRAWN:	ADT / LET
REVIEWED:	LNG
PROJECT #:	12-0023
SHEET No:	5 OF 8

GROSVENOR



KEY MAP

-50 0 25 50 100

1" = 50'

LEGEND

- PROP BOUNDARY LINE
- PROP LOT/PARCEL LINE
- EX LOT LINE
- LIMITS OF ENVIRONMENTAL SETTING
- LIMITS OF LEGACY OPEN SPACE
- EX BUILDING
- EX FENCE
- EX STORM DRAIN
- EX SANITARY SEWER
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- EX TREE LINE
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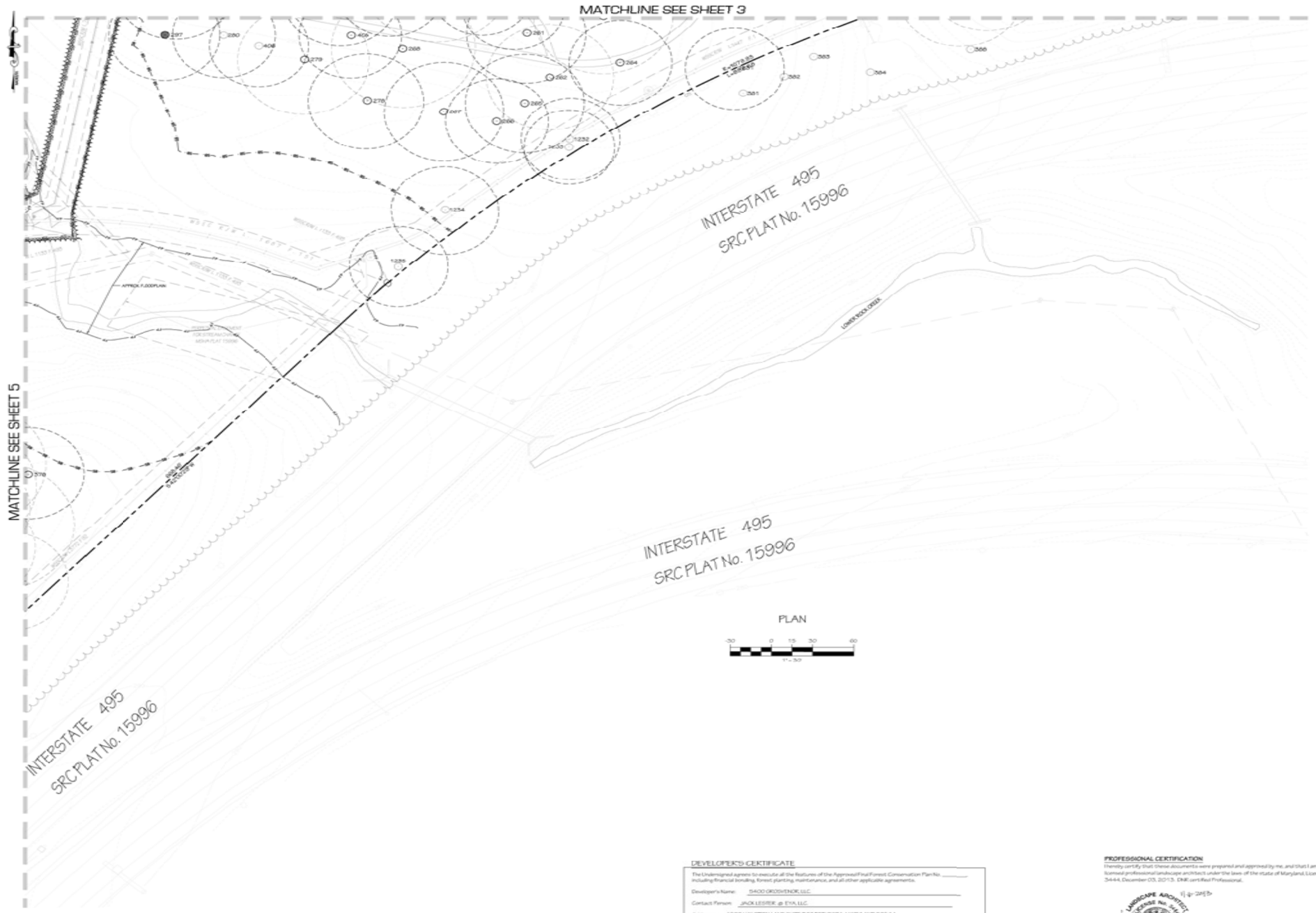
- EX. SPECIMEN TREES TO BE REMOVED
- EX. TREES W/ CRZ IMPACT, BUT TO REMAIN
- EX. SIGNIFICANT TREES W/ CRZ IMPACT, BUT TO REMAIN
- EX. SPECIMEN TREES W/ CRZ IMPACT, BUT TO REMAIN
- EX. SIGNIFICANT TREES REQUESTED TO BE REMOVED FOR VARIANCE, HOWEVER, EXTRAORDINARY MEASURES SHALL BE TAKEN TO AVOID REMOVAL
- EX. SPECIMEN TREES REQUESTED TO BE REMOVED FOR VARIANCE, HOWEVER, EXTRAORDINARY MEASURES SHALL BE TAKEN TO AVOID REMOVAL
- MIT — PROPOSED TREE TO COUNT AS MITIGATION
- PROPOSED FOREST CONSERVATION SIGNAGE
- PROP NOISE WALL

NOTE: TYPICAL AREA FOR DRY UTILITIES IS SHOWN ON SHEET 4.



DEVELOPER'S CERTIFICATE

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

Developer's Name: 5400 GROSVENOR, LLC.

Contact Person: JACK LESTER @ EYA, LLC.

Address: 4800 HAMPDEN LANE SUITE 300 BETHESDA, MARYLAND 20814

Phone: 301-634-8600

Signature: _____

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared and approved by me, and that I am a duly licensed professional landscape architect under the laws of the state of Maryland, License No. 3444, December 03, 2013. DNR certified Professional.

LANDSCAPE ARCHITECT LICENSE No. 3444 LEANDRA N. GIBBS STATE OF MARYLAND

11-4-2013

Leandra N. Gibbs, RLA, MDRT#444

APPLICANT / OWNER:
5400 GROSVENOR, LLC.
C/ O EYA, LLC.
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814
(301) 634-8600

DATE	BY	REVISIONS

Axiom Engineering Design
Civil Engineering · Land Surveying · Landscape Architecture · Land Planning
6950 Columbia Gateway Dr. Ste 150
Columbia, Maryland 21046
Office: 443 276 6200
Fax: 443 276 6201
www.axiomdesign.com

FINAL FOREST CONSERVATION PLAN

GROSVENOR

TAX MAP HP13, P.I.L.M.R.1 F.525, P.I.L.15154 F.70 P.I.L.18197 F.390
MONTGOMERY COUNTY, MD ELECTION DISTRICT NO.07

SCALE:	1" = 30'
DESIGN:	
DRAWN:	ADT/LET
REVIEWED:	LNG
PROJECT #:	12-0023
SHEET No:	6 OF 8

GEOSMART

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared and approved by me, and that I am a duly licensed professional landscape architect under the laws of the state of Maryland, License No. 3444, December 03, 2013. DNR certified Professional.

LeShonda N. Gibbs, RLA MD#3444

Tree #	Remove	% of CRZ Disturbed	Common name	Scientific name	DBH (in.)	CRZ (ft.)	Condition	Remarks
1		0	Southern red oak	Quercus falcata	24	51	Good-fair	Major deadwood. Could not see any vines in canopy
2		0	Tulip poplar	Liriodendron tulipifera	27	40.5	Good	Minor deadwood. Vines in canopy. 2 co-dominate leaders with included bark
3		0	Sugar maple	Acer saccharum	30	45	Good	Minor deadwood. Vines in canopy. Hanger? 2 codominate leaders
4		0	Tulip poplar	Liriodendron tulipifera	27	40.5	Fair-Poor	Storm damaged limbs. Large unsafe in trunk. Minor deadwood
5		0	Tulip poplar	Liriodendron tulipifera	29	43.5	Fair	Codominate crowned trees
6		0	White oak	Quercus alba	28	38	Good	Vines in canopy. 2 co-dominate leaders. Good canopy
7		0	Southern red oak	Quercus falcata	24	42	Fair-Poor	Co-dominate leaders with included bark. Minor deadwood
8		0	Swamp white oak	Quercus bicolor	28	36	Good-fair	Small unbalanced canopy. Minor deadwood @ least 2 co-dominate leaders
9		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Vines in canopy
10		0	Black cherry	Prunus serotina	28	42	Fair	Major deadwood. Broken limb. Vines. 2 codominate leaders
11		0	Southern Magnolia	Magnolia grandiflora	27	40.5	Good-fair	Codominate leaders with included bark. Minor deadwood
12		0	Southern Magnolia	Magnolia grandiflora	27	40.5	Good-fair	Codominate leaders. Many dying branches. Lots of dead hanging limbs
13		0	White oak	Quercus alba	28	42	Fair	Co-dominate leaders. One tree or removed (hole where past leader was). Minor deadwood
14		0	White pine	Pinus strobus	28	33.5	Good	Split in bark. Vines in canopy
15		0	Tulip poplar	Liriodendron tulipifera	20	30.5	Good-fair	Minor deadwood. 2 codominate leaders. Small canopy/sapling
16		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Codominate leaders. Deadwood in canopy. 90% of tree is dead
17		0	Tulip poplar	Liriodendron tulipifera	27	40.5	Good	Minor deadwood. Vines in canopy
18		0	Tulip poplar	Liriodendron tulipifera	27	40.5	Fair-Poor	Minor deadwood. Major cavities in stem. Minor storm damage
19		0	Tulip poplar	Liriodendron tulipifera	27	40.5	Fair-Poor	Major deadwood. Major cavities. Storm damage (bone visible). Hanger? Good canopy
20		0	White oak	Quercus alba	28	38	Good	Minor deadwood
21		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood
22		0	Tulip poplar	Liriodendron tulipifera	27	40.5	Good-fair	Deadwood canopy. Grafting rust
23		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Good canopy. Minor deadwood. Even crown
24		0	Tulip poplar	Liriodendron tulipifera	25	37.5	Good	Few missing limbs, nice specimen
25		0	Tulip poplar	Liriodendron tulipifera	27	40.5	Good	Decay in base of tree. Minor deadwood
26		0	Tulip poplar	Liriodendron tulipifera	29	43.5	Good	Minor deadwood
27		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Good canopy. Minor deadwood
28		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood
29		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Sweep. Minor deadwood
30		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Small pocket rot. Minor deadwood
31		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood
32	X	40	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood
33		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Sweep. Minor deadwood. Vines in canopy
34		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Small pocket rot. Minor deadwood
35		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood
36		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood
37		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. 2 co-dominate leaders. Poorly attached scaffolds
38		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood
39		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood
40		0	Tulip poplar	Liriodendron tulipifera	24	36	Good	Minor deadwood
41		0	Tulip poplar	Liriodendron tulipifera	24	36	Good	Minor deadwood
42		0	Tulip poplar	Liriodendron tulipifera	27	40.5	Good	Minor deadwood
43		0	Tulip poplar	Liriodendron tulipifera	27	40.5	Good	Minor deadwood. Only see 1 or 2 large limbs lost
44		0	Chinese tallow	Triadica sebifera	15	18	Dead-fair	Large limb. Minor deadwood. Vines in canopy. Minor deadwood
45		0	Southern catalpa	Catalpa bignonioides	15	11.5	Good-fair	2 codominate leaders. Minor deadwood. Vines in canopy. Minor deadwood
46		0	Tulip poplar	Liriodendron tulipifera	28	42	Good-fair	Codominate leaders. Large? Hanging limb. Lots of dead limbs. Multiple codominate leaders. Could not find open spot to grow?
47		0	White oak	Quercus alba	28	42	Good	Multiple leaders. Minor deadwood(Minor). Great canopy
48		0	White pine	Pinus strobus	20	30.5	dead	Dead
49		0	Northern red oak	Quercus rubra	26	39	Good	Major deadwood. Multiple codominate leaders(3)?
50		0	White oak	Quercus alba	28	42	Good-fair	Major deadwood. Decay in scaffolds. 2 codominate leaders. 30-40%
51		0	Red maple	Acer rubrum	18	18	Good-fair	Decay. Dead limbs
52		0	White oak	Quercus alba	28	42	Good-fair	Minor deadwood. Vines in canopy
53		0	Tulip poplar	Liriodendron tulipifera	28	42	Good-fair	Major deadwood. Multiple codominate leaders(4)?
54		0	Beech	Fagus grandifolia	27	40.5	Fair-Poor	2 codominate leaders. Major deadwood. Deadwood and decline in canopy. Cavity at base of trunk
55		0	White oak	Quercus alba	28	42	Good-fair	2 codominate leaders with included bark and decay
56	X	20	Black cherry	Prunus serotina	28	42	Good-fair	Minor deadwood. 2 codominate leaders
57	X	100	Tulip poplar	Liriodendron tulipifera	32	48	Good	Vines cover mid trunk. Minor deadwood
58		0	Tulip poplar	Liriodendron tulipifera	28	42.5	Good-fair	Major deadwood. Minor deadwood
59		0	White oak	Quercus alba	28	42.5	Good-fair	Major deadwood. Minor damage to surface roots. Lots of minor...?
60		0	White oak	Quercus alba	28	42	Good	Minor deadwood
61		0	White oak	Quercus alba	28	42	Good-fair	Major deadwood. Minor deadwood
62		0	Chinkapin	Castanea pumila	10	6	Fair	2 codominate leaders. Deadwood. Storm damage
63		0	Black oak	Quercus velutina	32	48	Fair	Minor deadwood
64		0	Tulip poplar	Liriodendron tulipifera	42	63	Good	Minor deadwood
65		0	White oak	Quercus alba	28	42	Good	Minor deadwood
66		0	Mockernut hickory	Carya tomentosa	30	45	Fair	Minor deadwood. Vines in canopy
67		0	White oak	Quercus alba	28	42	Fair	Vine appears to be of low vigor
68		0	White oak	Quercus alba	28	42.5	Good-fair	Major deadwood. Photosynthesis low
69		0	Tulip poplar	Liriodendron tulipifera	32	48.5	Fair-Poor	Major storm damage. Mass of canopy lost
70		0	Tulip poplar	Liriodendron tulipifera	32	48	Good-fair	Large pocket in base of tree growing up in trunk. 2 codominate leaders (chest)
71		0	Northern red oak	Quercus rubra	36	57	Poor	Major deadwood. 90% of canopy dead
72		0	Tulip poplar	Liriodendron tulipifera	28	42	Good-fair	Minor deadwood
73		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood
74		0	Tulip poplar	Liriodendron tulipifera	24	36	Fair	Many burned crown. Deadwood. Storm damage
75		0	Tulip poplar	Liriodendron tulipifera	27	40.5	Good-fair	Minor deadwood
76		0	Tulip poplar	Liriodendron tulipifera	32	48	Good	Large pocket by vine growing up trunk. Minor deadwood
77		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood
78	X	30	Tulip poplar	Liriodendron tulipifera	27	40.5	Good-fair	Major deadwood. Minor deadwood. Provide root protection mulching to minimize disturbance to CRZ and avoid tree removal
79	X	30	Tulip poplar	Liriodendron tulipifera	27	40.5	Good-fair	Grafting rust. Pollution to canopy. Photosynt. low. Minor deadwood. Provide root protection mulching to minimize disturbance to CRZ and avoid tree removal
80		0	Tulip poplar	Liriodendron tulipifera	27	40.5	Fair	Grafting rust. Pollution to canopy. Photosynt. low. Minor deadwood. Provide root protection mulching to minimize disturbance to CRZ and avoid tree removal
81		0	Red maple	Acer rubrum	12	6	Poor	Lightning strike. Large cavity. Major deadwood. No leaves
82		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood
83		0	White oak	Quercus alba	28	42.5	Fair	Crown unbalanced. Photosynt. low
84	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Fair	Major deadwood. Provide root protection mulching to minimize disturbance to CRZ and avoid tree removal
85	X	100	Tulip poplar	Liriodendron tulipifera	32	48	Good	Minor deadwood. Small canopy
86	X	100	Tulip poplar	Liriodendron tulipifera	32	48	Good	Sweep. Major deadwood
87	X	100	Tulip poplar	Liriodendron tulipifera	32.5	49	Good	Minor deadwood
88	X	100	Tulip poplar	Liriodendron tulipifera	32	48	Fair-poor	Large pocket/cavity in base of tree. Minor deadwood
89	X	100	Tulip poplar	Liriodendron tulipifera	32	48	Good	Minor deadwood. Small canopy
90	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
91	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
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185	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
186	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
187	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
188	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
189	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
190	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
191	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
192	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
193	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
194	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
195	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
196	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
197	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
198	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
199	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
200	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
201	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
202	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Small canopy
203		0	Tulip poplar	Liriodendron tulipifera	20	30.5	Fair	Large cavity and decay from lightning strike. Bark rot. Grafting rust. Cavity opens up the trunk
204		0	White oak	Quercus alba	27	40.5	Good	Minor deadwood
205		0	Tulip poplar	Liriodendron tulipifera	27	40.5	Good	Minor deadwood
206		0	Tulip poplar	Liriodendron tulipifera	24	36.5	Good	Minor deadwood. Codominate stems at base, almost like 2 separate trees. Included bark. Minor deadwood. Hanger
207		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Small unbalanced crown. Sparse canopy
208	X	20	Liriodendron tulipifera	Liriodendron tulipifera	20	30	Good	Minor deadwood. Sparse canopy
209	X	100	Northern red oak	Quercus rubra	32	48.5	Fair	Sweep in trunk. Minor deadwood. Minor canopy
210	X	100	Tulip poplar	Liriodendron tulipifera	32	48	Good-fair	Very minor deadwood
211		0	White oak	Quercus alba	28	42	Good	Minor deadwood. Sparse canopy
212		0	Tulip poplar	Liriodendron tulipifera	28	42.5	Good	Bad cut. Pencil in tree. Sweep. Small crown
213		0	White oak	Quercus alba	28	42	Good	Nice specimen. Minor deadwood. Balanced crown and canopy
214		0	White oak	Quercus alba	28	42	Good	Minor deadwood
215		0	White oak	Quercus alba	28	42	Good-fair	Small unbalanced crown. Crowded stem at about 20-30
216		0	White oak	Quercus alba	28	42	Good-fair	Decent canopy. 2 codominate leaders
217		0	White oak	Quercus alba	28	42	Good	Slight lean. Minor deadwood
218		0	White oak	Quercus alba	28	42	Good	Slight lean. Minor deadwood
219		0	White oak	Quercus alba	28	42	Good	Minor canopy. Minor deadwood. Some shade in trunk
220		0	White oak	Quercus alba	28	42.5	Good	Sparse canopy. Minor deadwood
221		0	White oak	Quercus alba	28	42.5	Good	Sparse canopy. Minor deadwood. Unbalanced crown
222		0	White oak	Quercus alba	28	42	Good	Large cavity. Poor root collar/bad. Bark dished
223		0	White oak	Quercus alba	28	42	Good	Good crown. Minor deadwood
224		0	Tulip poplar	Liriodendron tulipifera	28	42.5	Good	Good condition. Minor deadwood. Nice canopy
225		0	Tulip poplar	Liriodendron tulipifera	28	42.5	Good	Minor deadwood. Good canopy. Nice specimen
226		0	Tulip poplar	Liriodendron tulipifera	28	42.5	Good	Large form. Even crown and canopy
227		0	Pignut hickory	Carya glabra	28	34	Good-fair	Damage to 1 root flare. Bark skinned. Small canopy
228		0	White oak	Quercus alba	28	42	Good	Minor deadwood. Good canopy. Nice specimen
229	X	20	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Vines in canopy
230	X	100	White oak	Quercus alba	28	42.5	Fair	Crown unbalanced. Lots of dead limbs. Minor deadwood
231		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. 2 codominate leaders
232	X	20	Red hickory	Carya ovalis	20	24	Good	Minor deadwood. Nice tree
233		0	Red hickory	Carya ovalis	20	24	Good	Minor deadwood. Small canopy
234		0	White oak	Quercus alba	28	42	Good	Minor deadwood. Nice specimen
235		0	White oak	Quercus alba	28	42	Good	Minor deadwood. 2 co-dominate leaders. Poorly attached scaffolds
236		0	White oak	Quercus alba	28	42.5	Good	Minor deadwood
237		0	Red hickory	Carya ovalis	20	24	Good	Minor deadwood
238		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood
239		0	Tulip poplar	Liriodendron tulipifera	28	42.5	Good	Minor deadwood. Only see 1 or 2 large limbs lost
240		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	2 codominate leaders. Minor deadwood
241		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood. Large? Hanging limb. Lots of dead limbs. Multiple codominate leaders. Could not find open spot to grow?
242		0	White oak	Quercus alba	28	42	Good	Minor deadwood
243		0	White pine	Pinus strobus	20	30.5	dead	Dead
244		0	Northern red oak	Quercus rubra	28	42.5	Good	Minor deadwood. Multiple codominate leaders(5)?
245		0	White oak	Quercus alba	28	42	Good-fair	Minor deadwood. Decay in scaffolds. 2 codominate leaders. 30-40%
246		0	Red maple	Acer rubrum	18	18	Good-fair	Decay. Dead limbs
247		0	White oak	Quercus alba	28	42	Good-fair	Minor deadwood. Vines in canopy
248		0	Chinkapin	Castanea pumila	10	6	Fair	Minor deadwood. Multiple codominate leaders(6)?
249		0	Tulip poplar	Liriodendron tulipifera	42	63	Good	Minor deadwood
250		0	White oak	Quercus alba	28	42	Good	Minor deadwood
251		0	Mockernut hickory	Carya tomentosa	30	45	Fair	Minor deadwood. Vines in canopy
252		0	White oak	Quercus alba	28	42	Fair	Vine appears to be of low vigor
253		0	White oak	Quercus alba	28	42.5	Good-fair	Major deadwood. Photosynt. low
254		0	Tulip poplar	Liriodendron tulipifera	32	48.5	Fair-Poor	Major storm damage. Mass of canopy lost
255		0	Tulip poplar	Liriodendron tulipifera	32	48	Good-fair	Large pocket in base of tree growing up in trunk. 2 codominate leaders (chest)
256		0	Northern red oak	Quercus rubra	36	57	Poor	Major deadwood. 90% of canopy dead
257		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood
258		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood
259		0	Tulip poplar	Liriodendron tulipifera	24	36	Fair	Many burned crown. Deadwood. Storm damage
260		0	Tulip poplar	Liriodendron tulipifera	27	40.5	Good	Minor deadwood
261		0	Tulip poplar	Liriodendron tulipifera	32	48	Good	Large pocket by vine growing up trunk. Minor deadwood
262		0	Tulip poplar	Liriodendron tulipifera	28	42	Good	Minor deadwood
263	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Fair	Major deadwood. Minor deadwood. Provide root protection mulching to minimize disturbance to CRZ and avoid tree removal
264	X	100	Tulip poplar	Liriodendron tulipifera	28	42	Good-fair	Grafting rust. Pollution to canopy. Photosynt. low. Minor deadwood. Provide root protection mulching to minimize disturbance to CRZ and avoid tree removal
265		0	Tulip poplar	Liriodendron tulipifera	28	42	Fair	Grafting rust. Pollution to canopy. Photosynt. low. Minor deadwood. Provide root protection mulching to minimize disturbance to CRZ and avoid tree removal
266		0	Red maple	Acer rubrum	12	6	Poor	Lightning strike. Large cavity. Major deadwood. No leaves
267		0	White oak	Quercus alba	28	42	Good	Minor deadwood
268		0	White oak	Quercus alba	28	42.5	Fair	Crown unbalanced. Photosynt. low
269	X	100	Tulip poplar	Liriodend

Sequence of Events for Property Owners Required to Comply With Forest Conservation and/or Tree-Save Plans

Pre-Construction

1. A pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist, or Maryland licensed tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend the pre-construction meeting.

2. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
   a. Root pruning
   b. Tree Protection Fencing
   c. Crown reduction or pruning
   d. Watering
   e. Fertilizing
   f. Vertical mulching
   g. Root aeration/venting
   h. Dry well installation

Measures not specified on the forest conservation plan may be required as determined by the forest conservation inspector in coordination with the arborist.

3. A Maryland licensed tree expert or an International Society of Arboriculture certified arborist must perform all stress-reduction measures. Documentation of stress-reduction measures must be either observed by the forest conservation inspector or sent to the inspector at: 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.

4. Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. The forest conservation inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest areas as saved on the approved plan. Temporary tree protect devices may include:
   a. Chain link fence (four feet high)
   b. Super silt fence with wire strung between support poles (minimum 4 feet high) with high visibility flagging.
   c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

5. Temporary protection devices must be maintained and repaired by the contractor for the duration of construction project and must not be altered without prior approval from the forest conservation inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of forest conservation inspector.

6. Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown on the approved plan.

7. Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and at backed details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.

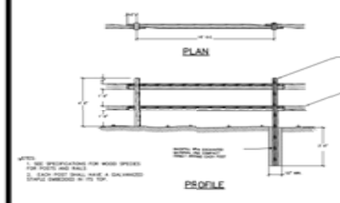
During Construction

8. Periodic inspections by the forest conservation inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the forest conservation inspector, must be made within the timeframe established by the inspector.

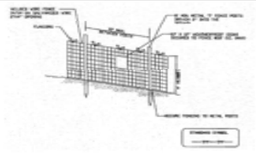
Post-Construction

9. After construction is completed, an inspection shall be requested. Corrective measures may include:
   a. Removal and replacement of dead and dying trees
   b. Pruning of dead or declining limbs
   c. Soil aeration
   d. Fertilization
   e. Watering
   f. Mulch renew
   g. Clean up of retention areas

10. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the Department of Permitting Services and the forest conservation inspector. No additional grading, scalping, or burial may take place after the tree protection fencing is removed.



Ⓗ SPLIT RAIL FENCE (2 RAIL)



NOTES
1. Practice may be combined with sediment control fencing.
2. Location and limits of fencing should be coordinated in field with arborist.
3. Boundaries of protection area should be staked prior to installing protective device.
4. Root damage should be avoided.
5. Protection signage is required.
6. Fencing shall be maintained throughout construction.

Ⓒ TEMPORARY TREE PROTECTION FENCE
NOT TO SCALE

INVASIVE SPECIES MANAGEMENT PLAN

Recommended Treatment Areas: Treatment of exotic plantings and invasives should occur adjacent to Crossmore Lane and within the on-site wetland buffer.

Viburnum spp. (Exotic Viburnums)

Manual/Mechanical Control: Seedlings and small shrubs may be pulled. Larger plants can be cut repeatedly to control resprouts, but are better controlled with cut-stem or foliar chemical treatment.

Chemical Control: Herbicides containing either triclopyr or glyphosate are effective.

Cut Stem Treatment
* Cut all stems close to soil level and apply herbicide to the entire top of all cut stems.
* Use a water-soluble triclopyr product (e.g., Garlon 3A) or a glyphosate product (e.g., Roundup) at a 25% solution (32 oz. of herbicide per one gallon mix).
  * A ready-to-use triclopyr product such as Pathfinder II is also effective, and highly recommended.
  * A subsequent foliar application may be required to control new seedlings and resprouts.

Foliar Spray
* For seedlings and resprouts less than 6 feet tall, a foliar spray should be effective.
* Thoroughly wet all leaves with a water-soluble triclopyr product (e.g., Garlon 3A) or a glyphosate product (e.g., Roundup) @ 2%
* For Garlon 3A, or similar product, also add 0.5% non-ionic surfactant.

Lonicera japonica (Japanese Honeysuckle) Bush and Vine varieties

Manual/Mechanical Control: Bush-hog Japanese Honeysuckle in accessible areas and cross re-sprouting foliage with herbicide. Mowing or cutting with power or hand tools, without follow up herbicide treatments, is effective only if repeated often.

Chemical Control: Glyphosate (e.g., Roundup) is the most effective herbicide for this plant.

Cut Stem Treatment
* Use Glyphosate @ 25% (e.g., Roundup Pro) on cut surfaces any time of the year.
* Temperatures below 40 degrees F will impede absorption of herbicides through plant tissues.

Foliar Spray
(Review introductory section, contact NRD before initiating any foliar spray project)
* Use Glyphosate @ 2% (e.g., Roundup Pro or Rodeo with a 0.5% surfactant if not water). **Always use the lowest concentration that proves effective.**
* Japanese honeysuckle may stay green long after other plants have lost their leaves. Treatment during mild fall or winter weather will minimize herbicide impact on desirable plant species.
* Add approved blue marker dye.

Biological Controls: No biological controls are currently known for exotic bush honeysuckles.

Rosa multiflora (Multiflora Rose)

Manual/Mechanical Control: Control requires frequent, repeated bush hogging or mowing, or cutting with power tools or hand tools.
* Cut three times a year over a period of two to four years.
* Cutting with power or hand tools may be preferable to bush hogging or mowing in high-quality natural areas to minimize disturbance.

Chemical Control: Apply glyphosate or triclopyr to freshly cut stumps or foliar re-growth.

Cut Stump Treatment
* Use glyphosate @ 25% (e.g., Roundup Pro) or triclopyr @ 25% (e.g., Garlon 3A or water). Ready-to-use triclopyr products such as Pathfinder II are also effective, and highly recommended.
* **This method is most effective if done late in the growing season or while plant is dormant.**

Foliar Spray
* Early re-growth or low-growing plants can be effectively treated with foliar spray using a glyphosate or triclopyr products @ 2% (follow label directions).
* Add approved blue marker dye.

Biological Controls: Biological control is not yet available for management of multiflora rose. Researchers are investigating options, including rose rosette disease, a native viral pathogen spread by a tiny mite, and a wasp infesting wasp: the European rose chalcid. Rose rosette disease, native to the West, is spreading slowly northward and may hold potential for controlling dense patches of multiflora rose. There is concern, however, that both rose rosette disease and the European rose chalcid may have unwanted impacts on other rose species and cultivars.

Celastrus orbiculatus (Oriental Bittersweet)

Manual/Mechanical Control: Bush-hog or mow vines in open, accessible areas. Power hedge trimmers, lower saws, handsaws, loppers, and hand pruners can also be used.
* Climbing vines of trees can be cut to kill the upper portions of the vine by "cutting a window."
* Cut the vine at ground level and as high as you can reach. Portions of vines that stay rooted will remain alive and must later be treated with herbicide, pulled out or cut repeatedly until no re-growth occurs.

Chemical Control: Triclopyr products such as Garlon are most effective with this plant.

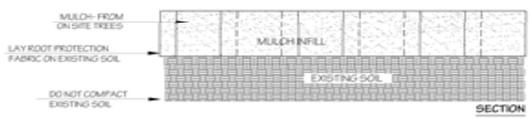
Cut Stem Treatment
* Use triclopyr salt @ 25% (e.g., Garlon 3A in water) OR triclopyr ester @ 20% (e.g., Garlon 4 in oil carrier – follow label instructions).
* Ready-to-use triclopyr products such as Pathfinder II are also effective and highly recommended.
* Take care if using triclopyr in oil near water.

Dormant Stem Treatment
* Use triclopyr ester @ 20% (e.g., Garlon 4 in oil carrier – follow label instructions).
* Ready-to-use triclopyr products such as Pathfinder II are also effective and highly recommended.
* Application can be made in winter as long as stems are not wet or snow covered and temperatures will be above freezing during the middle of the day.

Foliar Spray
(Review introductory sections, contact NRD before initiating any foliar spray project)
* DO NOT USE this method for foliage on climbing vines unless they are below applicator's shoulder height.
* May be used for the incumbent (i.e., low growing) form of this plant.
* Use triclopyr salt @ 2% (e.g. Garlon 3A in water) with a non-ionic surfactant at 0.5%. Please use the lowest concentration that proves effective.
* Add approved blue marker dye.

Biological Controls: No biological controls are currently known for oriental bittersweet.

NOTE:
FOR USE IN ALL ON-SITE TRAILS IN LEGACY OPEN SPACE.
TRAIL ALIGNMENT TO BE FIELD LOCATED TO MINIMIZE IMPACT TO EXISTING TREES.



Ⓔ WOODLAND TRAIL DETAIL
NOT TO SCALE

DEVELOPER'S CERTIFICATE

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

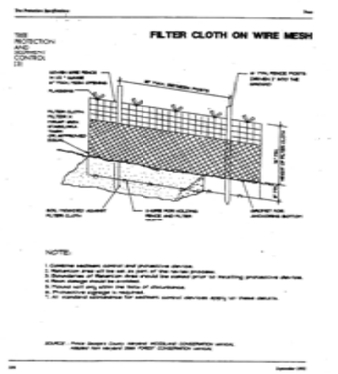
Developer's Name: SHADOWCREEK LLC
Contact Person: JACK LISTER JR ETAL LLC
Address: 4800 HAMPDEN LANE SUITE 300 BETHESDA, MARYLAND 20814
Phone: 301-654-8600
Signature: _____

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared and approved by me, and that I am a duly licensed professional landscape architect under the laws of the state of Maryland, License No. 3444, December 03, 2013. ISA certified Professional.

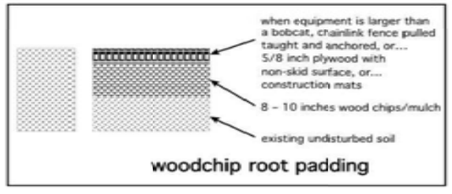
LANDSCAPE ARCHITECT LICENSE No. 3444 LeGRANDA N. OBIO STATE OF MARYLAND

LeGranda N. Obio, RLA/MEM3444



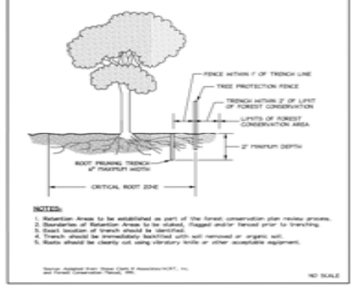
Ⓓ TRENCHLESS SUPER SILT FENCE DETAIL
NOT TO SCALE

TreesPlease®
P.O. Box 1025 Haymarket, Virginia 20168 703-927-2048
http://www.treesplease.com info@treesplease.com



Ⓑ ROOT PROTECTION MAT DETAIL
NOT TO SCALE

DETAIL – ROOT PRUNING



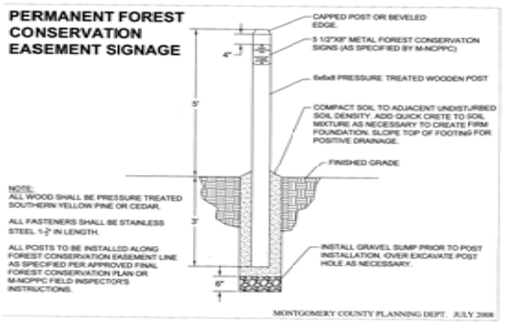
NOTES:
1. Retention Areas to be established as part of the forest conservation plan review process.
2. Boundaries of Retention Areas to be staked, flagged and/or fenced prior to trenching.
3. Exact location of trench should be identified.
4. Trench should be immediately backfilled with soil removed or organic soil.
5. Roots should be cleanly cut using vibratory knife or other acceptable equipment.

Source: Adapted from: Rogers Clark & Associates NCRT, Inc. and Forest Conservation Manual, 1992.

NO SCALE

Ⓕ ROOT PRUNING DETAIL
NOT TO SCALE

Ⓖ NOISE WALL DETAIL
NOT TO SCALE



Ⓐ PERMANENT FOREST CONSERVATION EASEMENT SIGN DETAIL
NOT TO SCALE

DATE	BY	REVISIONS

APPLICANT / OWNER(S)
SADY GRDEVENOR, LLC.
c/ OTA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814
(301) 654-8600

Axiom Engineering Design
Civil Engineering · Land Surveying · Landscape Architecture · Land Planning
6950 Columbia Gateway Dr. Ste 150
Columbia, Maryland 21046
www.axiomcivil.com
Office: 443.276.6020
Fax: 443.276.6021
info@axiomcivil.com

FINAL
FOREST CONSERVATION PLAN
DETAILS
FORESTER/GROSVENOR SITE
TAX MAP HP12, P.I.L.0491 P.303, P.I.L.19154 P.70, P.I.L.19167 P.390
MONTGOMERY COUNTY, MD ELECTION DISTRICT NO.07

SCALE:	NA
DESIGN:	
DRAWN:	ADT/LET
REVIEWED:	LNG
PROJECT #:	12-0023
SHEET No:	8 OF 8

GRDEVENOR