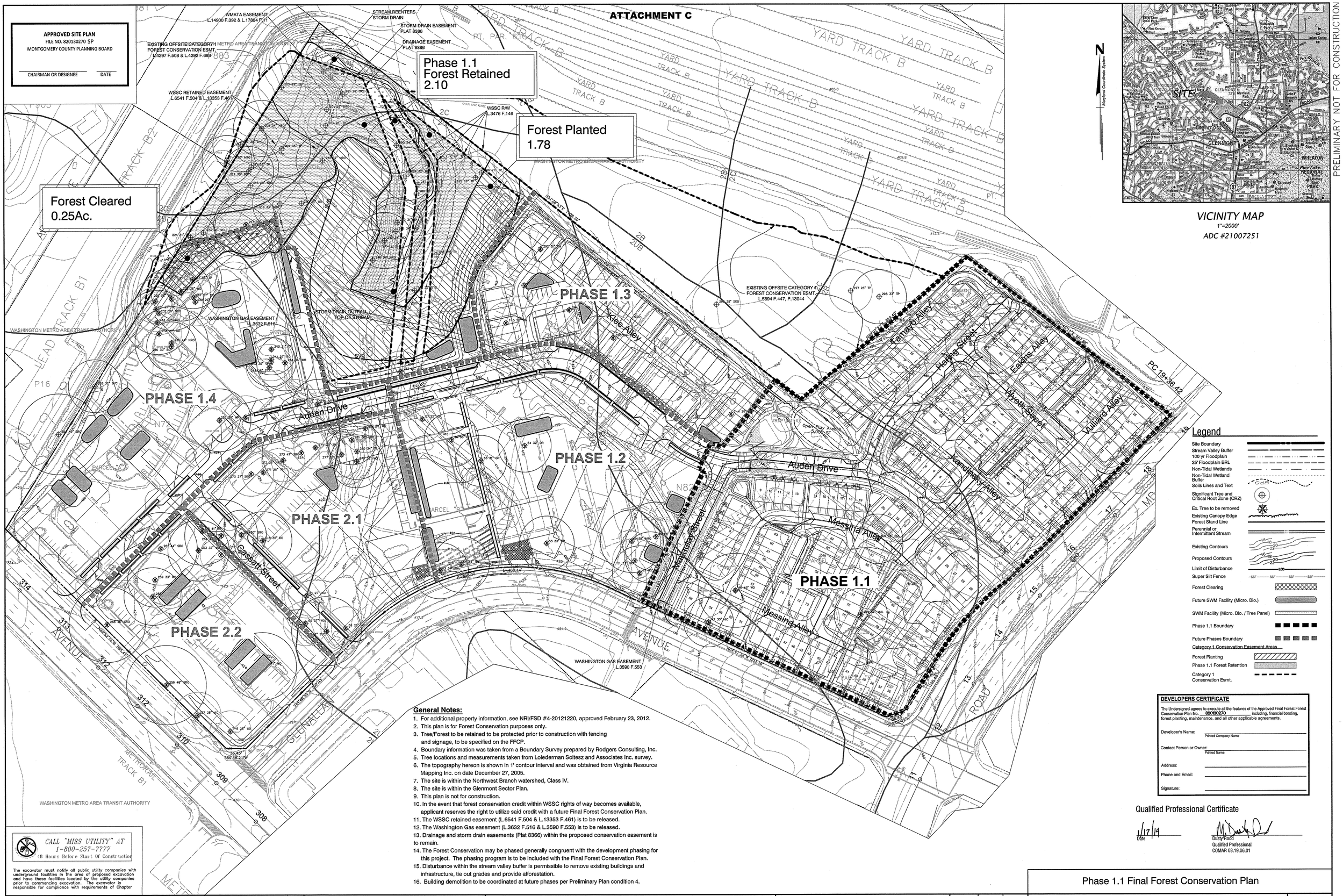
ATTACHMENT C

APPROVED SITE PLAN
FILE NO. 820130270 SP
MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN OR DESIGNEE _____ DATE _____



VICINITY MAP
1"=2000'
ADC #21007251

PRELIMINARY NOT FOR CONSTRUCTION

General Notes:

1. For additional property information, see NRI/FSD #4-20121220, approved February 23, 2012.
2. This plan is for Forest Conservation purposes only.
3. Tree/Forest to be retained to be protected prior to construction with fencing and signage, to be specified on the FFCP.
4. Boundary information was taken from a Boundary Survey prepared by Rodgers Consulting, Inc.
5. Tree locations and measurements taken from Loiederman Soltesz and Associates Inc. survey.
6. The topography hereon is shown in 1' contour interval and was obtained from Virginia Resource Mapping Inc. on date December 27, 2005.
7. The site is within the Northwest Branch watershed, Class IV.
8. The site is within the Glenmont Sector Plan.
9. This plan is not for construction.
10. In the event that forest conservation credit within WSSC rights of way becomes available, applicant reserves the right to utilize said credit with a future Final Forest Conservation Plan.
11. The WSSC retained easement (L.6541 F.504 & L.13353 F.461) is to be released.
12. The Washington Gas easement (L.3632 F.516 & L.3590 F.553) is to be released.
13. Drainage and storm drain easements (Plat 8366) within the proposed conservation easement is to remain.
14. The Forest Conservation may be phased generally congruent with the development phasing for this project. The phasing program is to be included with the Final Forest Conservation Plan.
15. Disturbance within the stream valley buffer is permissible to remove existing buildings and infrastructure, tie out grades and provide afforestation.
16. Building demolition to be coordinated at future phases per Preliminary Plan condition 4.

DEVELOPERS CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Forest Conservation Plan No. 820130270 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: _____ Printed Company Name

Contact Person or Owner: _____ Printed Name

Address: _____

Phone and Email: _____

Signature: _____

Qualified Professional Certificate

1/17/14
Date

Dusty Rood
Qualified Professional
COMAR 08.19.06.01

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER COMMENTS	5/24/13
				REVISED PER MNCPPC COMMENTS	1/17/14

LAYHILL INVESTMENT ASSOCIATES, LLC
4445 WILLARD AVENUE
CHEVY CHASE, MD 20815
CONTACT: J.T. JERVEY
PHONE: (240) 333-3695

PHASE 1.1 FINAL FOREST CONSERVATION PLAN

RODGERS CONSULTING
Knowledge • Creativity • Enduring Values

19847 Century Boulevard
Suite 200
Germantown, Maryland 20874
Ph: 301.948.4700 (Main)
Ph: 301.253.6609 (Frederick)
Fx: 301.948.6256
www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR ☐
BY _____ DATE _____

Phase 1.1 Final Forest Conservation Plan

LOTS 1-49 AND PARCELS A, B, AND C, BLOCK 1 (GLENMONT MEWS)
PARCELS A, B, C, E, F AND G (GLENMONT PARK)

GLENMONT METROCENTER

WHEATON ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

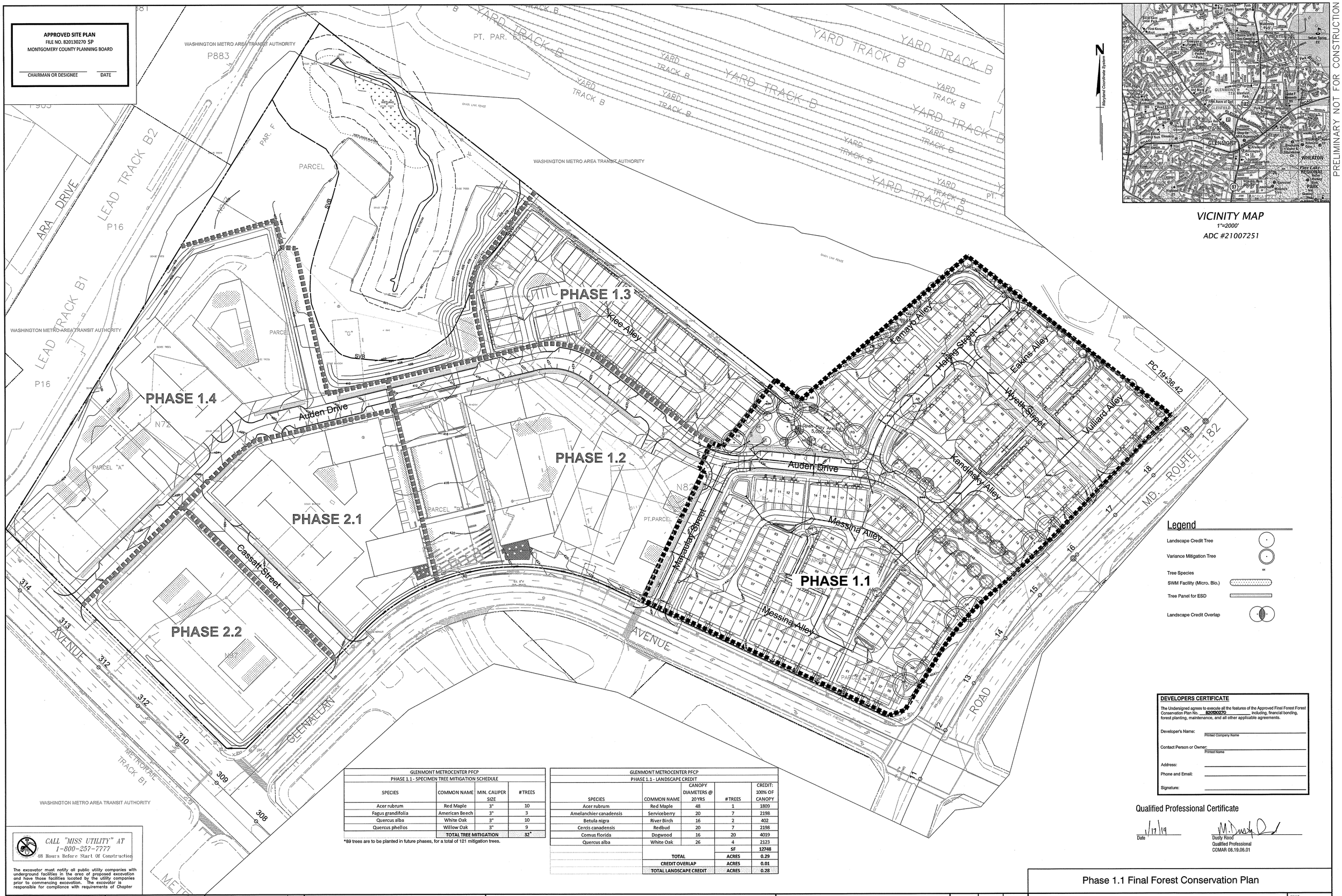
SCALE: 1"=60'
JOB No. 1141A
DATE: JUNE 2013
SHEET No. 1 of 3

N:\MD-Montgomery\Glenmont Metro\autocad\Working\FFCP-Phase 1.1_2013-11-12.dwg Layout 1 Jan 17, 2014, 11:43am

APPROVED SITE PLAN
FILE NO. 820130270 SP
MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN OR DESIGNEE _____ DATE _____

PRELIMINARY NOT FOR CONSTRUCTION



VICINITY MAP
1"=2000'
ADC #21007251

Legend

- Landscape Credit Tree
- Variance Mitigation Tree
- Tree Species
- SWM Facility (Micro, Bio.)
- Tree Panel for ESD
- Landscape Credit Overlap

GLENMONT METROCENTER PFCP			
PHASE 1.1 - SPECIMEN TREE MITIGATION SCHEDULE			
SPECIES	COMMON NAME	MIN. CAUPER SIZE	#TREES
Acer rubrum	Red Maple	3"	10
Fagus grandifolia	American Beech	3"	3
Quercus alba	White Oak	3"	10
Quercus phellos	Willow Oak	3"	9
		TOTAL TREE MITIGATION	32*

*89 trees are to be planted in future phases, for a total of 121 mitigation trees.

GLENMONT METROCENTER PFCP				
PHASE 1.1 - LANDSCAPE CREDIT				
SPECIES	COMMON NAME	CANOPY DIAMETERS @ 20YRS	#TREES	CREDIT: 100% OF CANOPY
Acer rubrum	Red Maple	48	1	1809
Amelanchier canadensis	Serviceberry	20	7	2198
Betula nigra	River Birch	16	2	402
Cercis canadensis	Redbud	20	7	2198
Cornus florida	Dogwood	16	20	4019
Quercus alba	White Oak	26	4	2123
			SF	12748
	TOTAL		ACRES	0.29
	CREDIT OVERLAP		ACRES	0.01
	TOTAL LANDSCAPE CREDIT		ACRES	0.28

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Developer's Name: _____ Printed Company Name

Contact Person or Owner: _____ Printed Name

Address: _____

Phone and Email: _____

Signature: _____

Qualified Professional Certificate

1/17/14
Date

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BY _____ DATE _____

Phase 1.1 Final Forest Conservation Plan

LOTS 1-49 AND PARCELS A, B, AND C, BLOCK 1 (GLENMONT MEWS)
PARCELS A, B, C, E, F AND G (GLENMONT PARK)

GLENMONT METROCENTER

WHEATON ELECTION DISTRICT NO. 13
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SCALE: 1"=60'
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APPROVED SITE PLAN
FILE NO. 820130270 SP
MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN OR DESIGNEE _____ DATE _____

PRELIMINARY NOT FOR CONSTRUCTION

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

Pre-Construction

1. An on-site 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 this 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. Crown reduction or pruning
   c. Watering
   d. Fertilizing
   e. Vertical mulching
   f. Root aeration matting

   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 shown 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 shall be maintained and installed 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 attached 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. Wound repair
   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

INSPECTIONS

All field inspections must be requested by the applicant. Inspections must be conducted as follows: conservation inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

Tree Save Plans and Forest Conservation Plans without Planting Requirements

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

Additional Requirements for Plans with Planting Requirements

4. Before the start of any required reforestation and afforestation planting
5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

SPECIMEN TREE LIST

TAG No.	BOTANICAL NAME	SCIENTIFIC NAME	DBH	HEALTH	COMMENTS
		Tags #1-45 not used			
46	White Oak	Quercus alba	45	Very Good	
47	Hickory	Carya sp.	30	Good	
48	White Oak	Quercus alba	42	Good	
49	Northern Red Oak	Quercus rubra	38	Good	
*50	White Oak	Quercus alba	31	Good	
51	White Oak	Quercus alba	27	Fair	
52	White Oak	Quercus alba	33	Good	
53	Dawn Redwood	Metasequoia glyptostroboides	33	Good	
54	Dawn Redwood	Metasequoia glyptostroboides	32	Good	
55	Dawn Redwood	Metasequoia glyptostroboides	31	Fair	
56	Dawn Redwood	Metasequoia glyptostroboides	33	Good	
57	Dawn Redwood	Metasequoia glyptostroboides	27	Good	
58	White Oak	Quercus alba	26	Fair	
59	Sycamore	Platanus occidentalis	42	Good	
60	White Oak	Quercus alba	27	Good	
61	White Oak	Quercus alba	27	Poor	
62	White Oak	Quercus alba	41	Good	
63	Red Maple	Acer rubrum	34	Fair	
64	Red Maple	Acer rubrum	34	Fair	
		Tags #65-200 not used			
201	Northern Red Oak	Quercus rubra	29	Good	
202	Northern Red Oak	Quercus rubra	29	Good	
203	Northern Red Oak	Quercus rubra	28	Good	
204	Tulip Poplar	Liriodendron tulipifera	28	Good	
205	Tulip Poplar	Liriodendron tulipifera	29	Fair	
*206	Northern Red Oak	Quercus rubra	33	Dead	
*207	Northern Red Oak	Quercus rubra	26	Dead	
208	Northern Red Oak	Quercus rubra	34	Good	
209	Tulip Poplar	Liriodendron tulipifera	35	Fair	2 lead
210	Tulip Poplar	Liriodendron tulipifera	33	Fair	
211	Tulip Poplar	Liriodendron tulipifera	33	Fair	
212	Black Oak	Quercus velutina	30	Good	
213	Northern Red Oak	Quercus rubra	28	Poor	
*214	Tulip Poplar	Liriodendron tulipifera	24	Dead	
*215	Tulip Poplar	Liriodendron tulipifera	29	Dead	
216	Tulip Poplar	Liriodendron tulipifera	39	Fair	
217	Tulip Poplar	Liriodendron tulipifera	39	Poor	
218	Northern Red Oak	Quercus rubra	33	Good	
*219	Northern Red Oak	Quercus rubra	26	Dead	
220	White Oak	Quercus alba	27	Good	
222	Northern Red Oak	Quercus rubra	32	Good	
223	White Oak	Quercus alba	28	Good	
224	Tulip Poplar	Liriodendron tulipifera	31	Fair	
225	Hickory	Carya sp.	27	Good	
227	Tulip Poplar	Liriodendron tulipifera	35	Good	
228	White Oak	Quercus alba	36	Good	
229	White Oak	Quercus alba	38	Good	
230	Tulip Poplar	Liriodendron tulipifera	27	Good	
231	Tulip Poplar	Liriodendron tulipifera	27	Fair	
232	Northern Red Oak	Quercus rubra	26	Good	
233	Northern Red Oak	Quercus rubra	39	Good	
234	White Oak	Quercus alba	27	Fair	
235	Northern Red Oak	Quercus rubra	44	Good	
236	Black Oak	Quercus velutina	30	Fair	
237	White Oak	Quercus alba	27	Good	
238	White Oak	Quercus alba	29	Good	
*239	White Oak	Quercus alba	35	Dead	
240	Tulip Poplar	Liriodendron tulipifera	30	Fair	
241	Black Oak	Quercus velutina	26	Fair	
242	Tulip Poplar	Liriodendron tulipifera	28	Fair	
243	Tulip Poplar	Liriodendron tulipifera	31	Fair	
244	White Oak	Quercus alba	34	Good	
*245	White Oak	Quercus alba	25	Dead	
246	Northern Red Oak	Quercus rubra	37	Good	
247	White Oak	Quercus alba	34	Good	
248	Northern Red Oak	Quercus rubra	34	Good	
*249	White Oak	Quercus alba	31	Dead	
250	Tulip Poplar	Liriodendron tulipifera	31	Good	
251	Hickory	Carya sp.	26	Good	
252	White Pine	Pinus strobus	38	Fair	
253	Sycamore	Platanus occidentalis	32	Good	
254	Southern Red Oak	Quercus falcata	49	Good	
255	Southern Red Oak	Quercus falcata	46	Fair	
256	Southern Red Oak	Quercus falcata	48	Poor	
257	Hickory	Carya sp.	28	Fair	
258	Black Oak	Quercus velutina	35	Good	
259	White Oak	Quercus alba	33	Good	
*260	Hickory	Carya sp.	28	Dead	
261	Southern Red Oak	Quercus falcata	44	Good	
*262	Northern Red Oak	Quercus rubra	35	Dead	
263	White Oak	Quercus alba	37	Good	
*264	White Oak	Quercus alba	44	Good	
265	Tulip Poplar	Liriodendron tulipifera	41	Poor	
266	Southern Red Oak	Quercus falcata	30	Fair	
*267	Black Oak	Quercus velutina	47	Dead	
*268	Tulip Poplar	Liriodendron tulipifera	26	Dead	
*269	Southern Red Oak	Quercus falcata	39	Dead	
270	Southern Red Oak	Quercus falcata	27	Fair	
271	Tulip Poplar	Liriodendron tulipifera	26	Fair	
272	Northern Red Oak	Quercus rubra	26	Fair	
273	Southern Red Oak	Quercus falcata	47	Poor	
274	Tulip Poplar	Liriodendron tulipifera	26	Fair	
275	Tulip Poplar	Liriodendron tulipifera	30	Good	
276	Tulip Poplar	Liriodendron tulipifera	28	Good	
277	Tulip Poplar	Liriodendron tulipifera	27	Good	
*278	White Oak	Quercus alba	32	Dead	
279	White Oak	Quercus alba	32	Good	
280	Tulip Poplar	Liriodendron tulipifera	34	Poor	cavity
281	Southern Red Oak	Quercus falcata	30	Good	
282	Black Oak	Quercus velutina	29	Poor	
283	Southern Red Oak	Quercus falcata	25	Fair	
284	Tulip Poplar	Liriodendron tulipifera	27	Fair	
285	Tulip Poplar	Liriodendron tulipifera	26	Fair	
286	Tulip Poplar	Liriodendron tulipifera	27	Fair	
287	White Oak	Quercus alba	25	Good	
288	Northern Red Oak	Quercus rubra	28	Good	
289	Northern Red Oak	Quercus rubra	32	Good	
290	White Oak	Quercus alba	34	Good	
291	White Oak	Quercus alba	29	Good	
292	Red Maple	Acer rubrum	31	Poor	
293	Red Maple	Acer rubrum	27	Fair	
294	Red Maple	Acer rubrum	28	Fair	
295	Red Maple	Acer rubrum	28	Fair	
296	Southern Red Oak	Quercus falcata	29	Good	
297	Tulip Poplar	Liriodendron tulipifera	26	Good	
298	Tulip Poplar	Liriodendron tulipifera	33	Fair	
299	Mulberry	Morus alba	32	Fair	
300	Red Maple	Acer rubrum	30	Fair	
T-1	Sycamore	Platanus occidentalis	25	Fair	
T-2	Tulip Poplar	Liriodendron tulipifera	26	Good	
T-3	Red Oak	Quercus rubra	30	Good	
T-4	Red Maple	Acer rubrum	26	Good	
T-5	Red Maple	Acer rubrum	25	Good	
T-6	White Oak	Quercus alba	25	Good	
T-7	White Oak	Quercus alba	25	Good	
T-8	Red Oak	Quercus rubra	36	Good	

Note: Trees with numbers were identified for NRI/FSD approved in 2005. All previously tagged trees were field located and remeasured on January 20, 2012. Trees with T-X lables were identified on January 20, 2012.

*Denotes trees included in the NRI Specimen Table but not identified graphically on the NRI plan.

FOREST CONSERVATION WORKSHEET
Glenmont Metrocenter

5-Aug-02

★ NET TRACT AREA:

A. Total tract area ...		31.44
B. Land dedication acres (parks, county facility, etc.) ...		0.00
★★ C. Land dedication for roads or utilities (not being constructed by this plan) ...		0.74
D. Area to remain in commercial agricultural production/use ...		0.00
E. Other deductions (specify)		0.00
F. Net Tract Area ..... =		30.70

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 =	4.61
H. Conservation Threshold ...	20%	x F =	6.14

EXISTING FOREST COVER:

I. Existing forest cover ..... =		2.35
J. Area of forest above afforestation threshold ..... =		0.00
K. Area of forest above conservation threshold ..... =		0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation .... =		0.00
M. Clearing permitted without mitigation ..... =		0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ..... =		0.25
O. Total area of forest to be retained ..... =		2.10

PLANTING REQUIREMENTS:

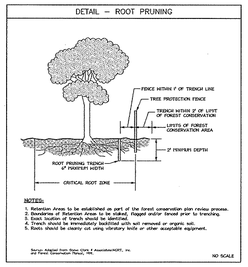
P. Reforestation for clearing above conservation threshold .... =		0.00
Q. Reforestation for clearing below conservation threshold .... =		0.50 1
R. Credit for retention above conservation threshold ..... =		0.00
S. Total reforestation required ..... =		0.50 1
T. Total afforestation required ..... =		2.26
U. Credit for landscaping (may not exceed 20% of "S") .... =		0.00
V. Total reforestation and afforestation required ..... =		2.76

★ TOTAL TRACT AREA INCLUDES SUBJECT PROPERTY (30.93 AC.) AND THE OFFSITE L.O.D.

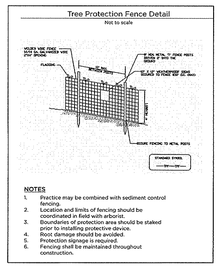
★★ THE 0.74 AC. DEDUCTION IS FOR THE EXISTING WSSC EASEMENT AND WILL NOT BE DISTURBED BY THE PROPOSED PROJECT.

AFFORESTATION (ON-SITE) PROVIDED:	1.78 AC.
LANDSCAPING (ON-SITE) PROVIDED:	0.43 AC.
REMAINDER TO BE MET OFF-SITE:	0.55 AC.
TOTAL FORESTATION REQUIRED:	2.76 AC.
TOTAL FOREST RETAINED:	2.10 AC.
TOTAL FOREST PROVIDED:	4.86 AC.

DETAIL – ROOT PRUNING



Tree Protection Fence Detail



Montgomery County Planning Department • 8787 Georgia Ave. • 240.777.6210
MontgomeryPlanning.org

FOREST CONSERVATION TABLE: GLENMONT METROCENTER

Acreage of tract (gross)	30.93		
Acreage of tract remaining in agriculture use	0.00		
Acreage of road and utility ROWs which will not be improved as part of the development application	0.74		
Acreage of Stream Valley Buffer	3.55		
Land Use Category from 22A-12	HDR		
Conservation Threshold	15%		
Afforestation Threshold	20%		
Linear Feet of Stream	490		
Average width of stream buffer	300 feet		
One side of stream or both	Both		
Existing Forest Acreage	2.62		
Forest Details	Retained	Cleared	Planted
Acreage of Forest	2.10	0.25	1.78
Acreage of Forest within Wetlands	0.07	0.00	0.00
Acreage of Forest within100-year Floodplain	0.55	0.00	0.00
Acreage of Forest within stream valley buffer	1.58	0.00	1.47
Acreage of Forest within priority area	1.58	0.00	1.47

Reforestation Planting Schedule
1.78 acres

Botanical and Common Name	Qty	Size	Remarks
Trees			
Liriodendron tulipifera Tulip Poplar	71	1" cal.	B&B
Quercus rubra Northern Red Oak	71	1" cal.	B&B
Quercus falcata Southern Red Oak	71	1" cal.	B&B
Carya sp. Hickory	71	1" cal.	B&B
Acer rubrum Red Maple	72	1" cal.	B&B
TOTAL:	356		
Shrubs			
Lindera benzoin Spicebush	20	18-24" ht.	5 gal. cont
Itea virginica Virginia sweetspire	20	18-24" ht.	5 gal. cont
Ilex glabra Inkberry	19	18-24" ht.	5 gal. cont
TOTAL:	59		

Glenmont Metro Center: Specimen Trees Variance & Mitigation

TAG No.	BOTANICAL NAME	SCIENTIFIC NAME	DBH	HEALTH	Comments	Status	Mitigation: Mitigation Type	Mitigation: Caliper Mitigation Required
46	White Oak	Quercus alba	45	Very Good	Inside LOD	Remove	1:4 Caliper Replacement	11.25
47	Hickory	Carya sp.	30	Good	Inside LOD	Remove	1:4 Caliper Replacement	7.5
48	White Oak	Quercus alba	42	Good	Inside LOD	Remove	1:4 Caliper Replacement	10.5
49	Northern Red Oak	Quercus rubra	38	Good	Inside LOD	Remove	1:4 Caliper Replacement	9.5
50	White Oak	Quercus alba	31	Good	Inside LOD	Remove	1:4 Caliper Replacement	7.75
52	White Oak	Quercus alba	33	Good	Inside LOD	Remove	1:4 Caliper Replacement	8.25
53	Dawn Redwood	Metasequoia glyptostroboides	33	Good	Inside LOD	Remove	1:4 Caliper Replacement	8.25
54	Dawn Redwood	Metasequoia glyptostroboides	32	Good	Inside LOD	Remove	1:4 Caliper Replacement	8
55	Dawn Redwood	Metasequoia glyptostroboides	31	Fair	Inside LOD	Remove	1:4 Caliper Replacement	7.75
56	Dawn Redwood	Metasequoia glyptostroboides	33	Good	Inside LOD	Remove	1:4 Caliper Replacement	8.25
59	Sycamore	Platanus occidentalis	42	Good	Inside LOD	Remove	1:4 Caliper Replacement	10.5
62	White Oak	Quercus alba	41	Good	Inside LOD	Remove	1:4 Caliper Replacement	10.25
63	Red Maple	Acer rubrum	34	Fair	Inside LOD	Remove	1:4 Caliper Replacement	8.5
64	Red Maple	Acer rubrum	34	Fair	Inside LOD	Remove	1:4 Caliper Replacement	8.5
216	Tulip Poplar	Liriodendron tulipifera	39	Fair	Inside LOD	Remove	Afforestation	0
217	Tulip Poplar	Liriodendron tulipifera	39	Poor	42% CRZ Disturbance	Remove	Afforestation	0
218	Northern Red Oak	Quercus rubra	33	Good	4% CRZ Disturbance	Impact/Save	None Required	0
222	Northern Red Oak	Quercus rubra	32	Good	23% CRZ Disturbance	Impact/Save	None Required	0
224	Tulip Poplar	Liriodendron tulipifera	31	Fair	31% CRZ Disturbance	Impact/Save	None Required	0
227	Tulip Poplar	Liriodendron tulipifera	35	Good	Inside LOD	Remove	Afforestation	0
228	White Oak	Quercus alba	38	Good	Inside LOD	Remove	Afforestation	0
229	White Oak	Quercus alba	36	Good	Inside LOD	Remove	1:4 Caliper Replacement	9
233	Northern Red Oak	Quercus rubra	39	Good	Inside LOD	Remove	1:4 Caliper Replacement	9.75
235	Northern Red Oak	Quercus rubra	44	Good	Inside LOD	Remove	1:4 Caliper Replacement	11
236	Black Oak	Quercus velutina	30	Fair	Inside LOD	Remove	1:4 Caliper Replacement	7.5
240	Tulip Poplar	Liriodendron tulipifera	30	Fair	Inside LOD	Remove	1:4 Caliper Replacement	7.5
243	Tulip Poplar	Liriodendron tulipifera	31	Fair	Inside LOD	Remove	1:4 Caliper Replacement	7.75
244	White Oak	Quercus alba	34	Good	Inside LOD	Remove	1:4 Caliper Replacement	8.5
246	Northern Red Oak	Quercus rubra	37	Good	30.7% CRZ Disturbance	Impact/Save	None Required	0
247	White Oak	Quercus alba	34	Good	20% CRZ Disturbance	Impact/Save	None Required	0
248	Northern Red Oak	Quercus rubra	34	Good	6.8% CRZ Disturbance	Impact/Save	None Required	0
250	Tulip Poplar	Liriodendron tulipifera	31	Good	2% CRZ Disturbance	Impact/Save	None Required	0
252	White Pine	Pinus strobus	38	Fair	Inside LOD	Remove	1:4 Caliper Replacement	9.5
253	Sycamore	Platanus occidentalis	32	Good	40% CRZ Disturbance	Impact/Save	None Required	0
254	Southern Red Oak	Quercus falcata	49	Good	38% CRZ Disturbance	Impact/Save	None Required	0
255	Southern Red Oak	Quercus falcata	46	Fair	Inside LOD	Remove	1:4 Caliper Replacement	11.5
256	Southern Red Oak	Quercus falcata	48	Poor	Inside LOD	Remove	1:4 Caliper Replacement	12
258	Black Oak	Quercus velutina	35	Good	Inside LOD	Remove	1:4 Caliper Replacement	8.75
259	White Oak	Quercus alba	33	Good	Inside LOD	Remove	1:4 Caliper Replacement	8.25
261	Southern Red Oak	Quercus falcata	44	Good	Inside LOD	Remove	1:4 Caliper Replacement	11
263	White Oak	Quercus alba	37	Good	Inside LOD	Remove	1:4 Caliper Replacement	9.25
264	White Oak	Quercus alba	44	Good	Inside LOD	Remove	1:4 Caliper Replacement	11
265	Tulip Poplar	Liriodendron tulipifera	41	Poor	Inside LOD	Remove	1:4 Caliper Replacement	10.25
266	Southern Red Oak	Quercus falcata	30	Fair	Inside LOD	Remove	1:4 Caliper Replacement	7.5
273	Southern Red Oak	Quercus falcata	47	Poor	Inside LOD	Remove	1:4 Caliper Replacement	11.75
275	Tulip Poplar	Liriodendron tulipifera	30	Good	Inside LOD	Remove	1:4 Caliper Replacement	7.5
279	White Oak	Quercus alba	32	Good	Inside LOD	Remove	1:4 Caliper Replacement	8
280	Tulip Poplar	Liriodendron tulipifera	34	Poor	Inside LOD	Remove	1:4 Caliper Replacement	8.5
281	Southern Red Oak	Quercus falcata	30	Good	Inside LOD	Remove	1:4 Caliper Replacement	7.5
289	Northern Red Oak	Quercus rubra	32	Good	6% CRZ Disturbance	Impact/Save	None Required	0
290	White Oak	Quercus alba	34	Good	2.5% CRZ Disturbance	Impact/Save	None Required	0
292	Red Maple	Acer rubrum	31	Poor	Inside LOD	Remove	1:4 Caliper Replacement	7.75
299	Mulberry	Morus alba	32	Fair	Inside LOD	Remove	1:4 Caliper Replacement	8
300	Red Maple	Acer rubrum	30	Fair	Inside LOD	Remove	1:4 Caliper Replacement	7.5
T-8	Red Oak	Quercus rubra	36	Good	Inside LOD	Remove	1:4 Caliper Replacement	9
							Total Caliper Inches	361
							Min. Tree Caliper (Inches)	3
							Number of Trees	121

SEE TABLES ON SHEET 2 FOR MITIGATION / LANDSCAPE CREDIT TREES

Glenmont Metro Forest Conservation Phasing Schedule

Phase	Area +/- (acres)	% of Total	Forest Conservation Required (acres)	Retention	Re/Afforestation	Landscape Credit	Offsite Mitigation	Forest Conservation Provided (acres)
1.1	9.6	31.3%	1.52	2.1	0	0.28	0	2.38
Future Phases	15.8	51.5%	2.5	0	1.78	0	0.7	2.48
Open Space / SVB	5.3	17.3%	0.84	0	0	0	0	0
Total:	30.7	100.0%	4.86	2.1	1.78	0.28	0.7	4.86

FOREST CONSERVATION REQUIREMENT TO BE MET VIA ONSITE AFFORESTATION, LANDSCAPE CREDIT, AND OFFSITE CREDIT.

DEVELOPERS CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Forest Conservation Plan No. 820190270 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: _____ Printed Company Name

Contact Person or Owner: _____ Printed Name

Address: _____

Phone and Email: _____

Signature: _____

Qualified Professional Certificate

1/17/14 Date

M. Dusty Rood
Dusty Rood
Qualified Professional
COMAR 08.19.06.01

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER COMMENTS	5/24/13
				REVISED PER MNCPPC COMMENTS	1/17/14

LAYHILL INVESTMENT ASSOCIATES, LLC
4445 WILLARD AVENUE
CHEVY CHASE, MD 20815
CONTACT: J.T. JERVEY
PHONE: (240) 333-3695

PHASE 1.1 FINAL FOREST CONSERVATION PLAN

RODGERS CONSULTING
Knowledge • Creativity • Enduring Values
19847 Century Boulevard
Suite 200
Germantown, Maryland 20874
Ph: 301.948.4700 (Main)
Ph: 301.253.6609 (Frederick)
Fx: 301.948.6256
www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY _____ DATE _____

Phase 1.1 Final Forest Conservation Plan

LOTS 1-49 AND PARCELS A, B, AND C, BLOCK 1 (GLENMONT MEWS)
PARCELS A, B, C, E, F AND G (GLENMONT PARK)

GLENMONT METROCENTER

WHEATON ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

SCALE: N/A
JOB No. 1141A
DATE: JUNE 2013
SHEET No. 3 OF 3