

- ### GENERAL NOTES
- OWNER/DEVELOPER: TRAVILAH ROAD LLC, C/O GOURELY & GOURELY LLC, 1420 KING STREET, STE 411, ALEXANDRIA, VIRGINIA 22314
  - BOUNDARY INFORMATION: GUTSCHICK, LITTLE & WEBER, P.A., JULY 2011.
  - FIELD RUN TOPOGRAPHY: GUTSCHICK, LITTLE & WEBER, P.A., JULY 2011.
  - THE SITE IS LOCATED IN THE MUDDY BRANCH WATERSHED. USE CLASS 1-P.
  - EXISTING WATER & SEWER CATEGORIES: 1-6 & 5-6. LOTS TO BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS.
  - NR/FSD BY: GUTSCHICK, LITTLE & WEBER, P.A. APPROVED #420120310 DATED OCTOBER 14, 2011.
  - THIS PROPERTY WILL BE SUBJECT TO A FOREST CONSERVATION PLAN.
  - DEVELOPMENT PROGRAM: THIS PLAN WILL BE DEVELOPED IN ONE PHASE.
  - THERE ARE NO KNOWN CULTURAL OR HISTORIC FEATURES ON THIS PROPERTY.
  - THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES OCCURRING ON THIS PROPERTY.
  - THIS PROPERTY WILL PRODUCE LESS THAN 30 PEAK HOUR TRIPS. NO TRAFFIC STUDY IS REQUIRED.
  - ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED FINAL UTILITY CONSTRUCTION PLANS.
  - THERE IS NO KNOWN FLOODPLAIN ON THIS PROPERTY.
  - THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.
  - THERE ARE NO KNOWN COUNTY CHAMPION TREES OR POTENTIAL COUNTY CHAMPION TREES AS PER THE APRIL, 2001 CHAMPION AND POTENTIAL CHAMPION TREES, MONTGOMERY COUNTY, MARYLAND LIST.
  - HOUSE LOCATIONS, FOOTPRINTS, ORIENTATION AND FINE GRADING ARE ILLUSTRATIVE AND WILL BE FINALIZED AT THE TIME OF BUILDING PERMIT BASED ON THE BUILDING STANDARDS ESTABLISHED IN THE RE-2 ZONE.
  - DEMOLITION INSTRUCTIONS: IN AREAS WITHIN CRITICAL ROOT ZONES (SHOWN ON PLAN) OF SPECIMEN TREES (30" DBH OR LARGER) SPECIAL CARE IS REQUIRED WHEN REMOVING EXISTING HOUSE, DRIVEWAY, AND OUT BUILDINGS. A TRUCKER WILL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE AND REACH IN TO LIFT OUT OR DRAG DEBRIS OUT. CARE WILL BE TAKEN TO MINIMIZE DISTURBANCE THAT COULD BE CAUSED BY DIGGING OR EXCAVATING SOIL WITHIN THE CRITICAL ROOT ZONE. WHERE A TREE TO BE SAVED IS LOCATED CLOSE TO A STRUCTURE TO BE REMOVED THE STRUCTURE WILL HAVE TO BE REMOVED WITH HAND TOOLS AND CARRIED OUT OF THE TREE'S CRITICAL ROOT ZONE, FOR TREES #1, #17, AND #18.
  - LOTS TO BE PLANTED AND BONDED SEPARATELY AT TIME OF INDIVIDUAL HOUSE CONSTRUCTION. LOT 33 SHALL BE PLANTED WITH 1.00 ACRE OF AFFORESTATION AND LOT 34 SHALL BE PLANTED WITH 0.89 ACRES OF AFFORESTATION AND PLANTED WITH (3) 3" DBH CALIFOR OR LARGER REPLACEMENT SHADE TREES FOR THE REMOVAL OF ONE 36" EXISTING TREE.
  - FINAL LOCATION OF REPLACEMENT TREES TO BE DETERMINED BY LOT OWNER IN CONSULTATION WITH AN MNCPPC INSPECTOR.

- ### LEGEND
- EXISTING CONTOURS
  - PROPOSED CONTOURS
  - EXISTING TREE LINE
  - PROPOSED TREE LINE
  - EXISTING STRUCTURE
  - PROPOSED STRUCTURE
  - LIMIT OF DISTURBANCE
  - PROPOSED WELL LOCATION
  - AREA OF DISTURBANCE WITHIN CRITICAL ROOT ZONE OF TREES WITH DBH > 30"
  - FIELD SURVEYED SPECIMEN TREE AND CRZ
  - SOIL DELINEATION
  - EXISTING FENCE
  - AFFORESTATION AREA
  - TREE TO BE REMOVED
  - PERMANENT TREE PROTECTION FENCE\*
  - TEMPORARY TREE PROTECTION FENCE / ROOT PRUNING
  - PERMANENT FOREST CONSERVATION SIGN EASEMENT
  - PROPOSED MITIGATION SHADE TREE

\*NOTE: LINES OFFSET FOR GRAPHICAL PURPOSES ONLY. ACTUAL FENCE, SIGN, AND ROOT PRUNING TO FOLLOW LIMITS OF DISTURBANCE, OR FCE AS APPROPRIATE.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 Final Forest Conservation Plan  
 APPROVAL  
 Plan No. 120120310  
 Signature: [Signature] Date: 1/24/2014



### DEVELOPERS CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 120120310 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Travilah Road LLC  
 Printed Name: [Signature]  
 Contact Person or Owner: Michael Dyer  
 Printed Name: [Signature]  
 Address: 1420 King Street, Suite 411  
 Alexandria, Virginia 22314  
 Phone and Email: (703) 230-1900 MDyer@spandor.com  
 Signature: [Signature]  
 Name/Title: CCO

### MAPPED SOIL TYPES

Map Unit	Description	Highly Erodible	Hydric	Prime Farmland
1C	Galla silt loam, 2-15% slopes	No	No	No
1B	Galla silt loam, 3-8% slopes	No	No	Yes
2B	Glensig silt loam, 3-8% slopes	No	No	Yes

### SITE DATA

Existing Site Area:	4.44 Ac.
Right of Way Dedication:	0.02 Ac.
Existing Zoning:	RE-2
Development Method:	Standard
Tax Map Parcel:	ER-341 Parcel 059
PESC Map Grid:	217N43
Liber/Folio Reference:	384/41/13

### PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT. / B4B	COMMENTS
FG	3	Fagus grandifolia	American Beech	3" - 3 1/2" Cal.	B4B	6" min. branching height
QA	9	Quercus alba	White Oak	3" - 3 1/2" Cal.	B4B	6" min. branching height

### SPECIMEN TREE LIST FOR TREES REQUIRING A FOREST CONSERVATION VARIANCE

No.	Common Name	Species Name	DBH (in)	Condition	Location	Disposition	GRZ Area (SF)	GRZ Impact (SF)	GRZ Impacts (%)
1	SILVER MAPLE	ACER SACCHARINUM	36"	GOOD	ON-SITE	TO BE SAVED	4161	300	3
4	SILVER MAPLE	ACER SACCHARINUM	48"	GOOD	ON-SITE	TO BE SAVED	16,286	1,471	4
10	SILVER MAPLE	ACER SACCHARINUM	60"	FAIR	ON-SITE	TO BE SAVED	25,441	158	0.006
12	SILVER MAPLE	ACER SACCHARINUM	60"	FAIR	ON-SITE	TO BE SAVED	25,441	2,840	11
17	SUGAR MAPLE	ACER SACCHARUM	30"	FAIR	ON-SITE	TO BE SAVED	6,362	1,020	16
18	SUGAR MAPLE	ACER SACCHARUM	30"	POOR	ON-SITE	TO BE REMOVED	6,362	1,624	26
24	SLEEPY HLM	ILMUS RUBRA	36"	POOR	ON-SITE	TO BE REMOVED	4,148	4,148	100
34	AMERICAN BEECH	FAGUS GRANDIFOLIA	36"	GOOD	ON-SITE	TO BE SAVED	4,161	2,762	30

\*TREES MITIGATION CALCULATIONS FOR ON-SITE 30" AND GREATER TREES TO BE REMOVED: 66" DBH / 4 = 16.5' OF TREE MITIGATION / 3" CALIFOR PROPOSED TREES = 6 REPLACEMENT MITIGATION TREES

### LOT 33 AFFORESTATION AREA #1 - 1.00 AC.

UP-LAND PLANTING AREA

TREES - STOCKING RATE 200/AC.

BOTANICAL COMMON NAME	QUANTITY
Acer rubrum/Red Maple	28 - 1" Cal. Stock
Carya cordiformis/Bitternut Hickory	24 - 1" Cal. Stock
Quercus alba/White Oak	24 - 1" Cal. Stock
Quercus phellos/Yellow Oak	24 - 1" Cal. Stock
Acer rubrum/Red Maple	24 - 1" Cal. Stock
Liquidambar styraciflua/Sweet Gum	24 - 1" Cal. Stock
Juniperus virginiana/Red Cedar	24 - 1" Cal. Stock
Cornus canadensis/Red Bud	30 - 1" Cal. Stock
<b>TOTAL</b>	<b>200</b>

### SHRUBS - STOCKING RATE 33/AC.

BOTANICAL COMMON NAME	QUANTITY
Kalmia latifolia/Mountain Laurel	11 - 18"-24" Stock
Rhododendron latifolium/Flame Azalea	11 - 18"-24" Stock
Sambucus racemosa/Red Elderberry	11 - 18"-24" Stock
<b>TOTAL</b>	<b>33</b>

### LOT 34 AFFORESTATION AREA #2 - 0.89 AC.

UP-LAND PLANTING AREA

TREES - STOCKING RATE 200/AC.

BOTANICAL COMMON NAME	QUANTITY
Quercus alba/White Oak	24 - 1" Cal. Stock
Quercus phellos/Yellow Oak	24 - 1" Cal. Stock
Acer rubrum/Red Maple	24 - 1" Cal. Stock
Celtis occidentalis/Hackberry	24 - 1" Cal. Stock
Juniperus virginiana/Red Cedar	24 - 1" Cal. Stock
Cornus florida/White Dogwood	28 - 1" Cal. Stock
<b>TOTAL</b>	<b>178</b>

### SHRUBS - STOCKING RATE 33/AC.

BOTANICAL COMMON NAME	QUANTITY
Cornus racemosa/Gray Dogwood	15 - 18"-24" Stock
Hamamelis virginiana/Kitch Hazel	15 - 18"-24" Stock
<b>TOTAL</b>	<b>30</b>

### AREA TABULATIONS

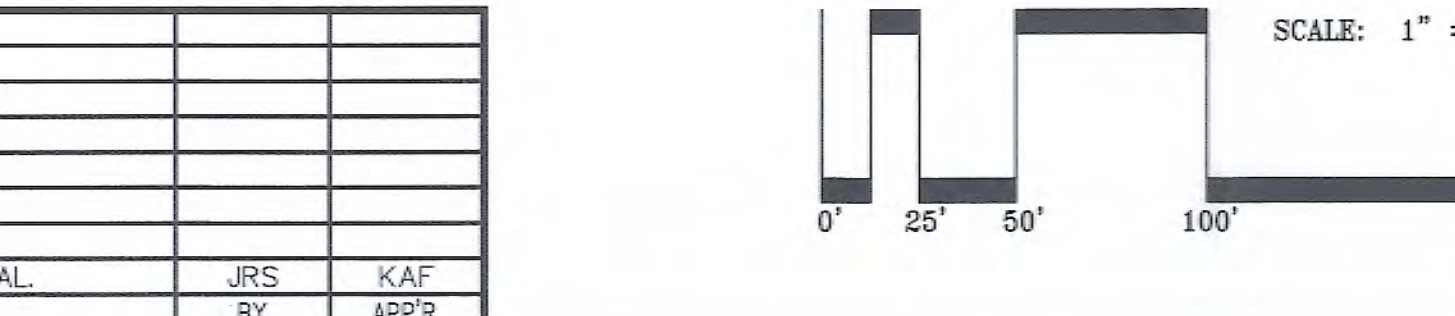
SITE AREA	AREA	FOREST
STREAM BUFFER	0.00 Ac.	0.00 Ac.
100-YR FLOODPLAIN	0.00 Ac.	0.00 Ac.
WETLANDS	0.00 Ac.	0.00 Ac.
WETLANDS BUFFER	0.00 Ac.	0.00 Ac.
INTERMITTENT & PERENNIAL STREAM	0 L.F.	0 L.F.

### FOREST CONSERVATION STATISTICS

ACREAGE OF TRACT:	Total	Retain	Clear	Plant
ACREAGE OF TRACT IN AGRICULTURAL USE:	0.00	0.00	0.00	0.00
ACREAGE OF EXISTING FOREST:	0.00	0.00	0.00	0.00
ACREAGE OF FOREST RETENTION:	0.00	0.00	0.00	0.00
LANDUSE CATEGORY:	(25%) 2.31 Ac.			
CONSERVATION THRESHOLD:	1.20%	1.04 Ac.		
AFFORESTATION THRESHOLD:				

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 22868  
 TEL: 301-421-4024 FAX: 301-421-4188

DATE	REVISION	BY	APPR.
8.25.2014	REVISED PER CLIENT AND MNCPPC COMMENTS TO REMOVE TREE #18 FOR SIGNATURE APPROVAL.	JRS	KAF



PREPARED FOR:  
 TRAVILAH ROAD LLC  
 1420 KING STREET, SUITE 411  
 ALEXANDRIA, VIRGINIA 22314  
 ATTN: MR. MIKE DYER  
 (703) 230-1900

SCALE	ZONING	DATE	TAX MAP - GRID
1"=50'	RE2	APRIL, 2014	ER-341

**FINAL FOREST CONSERVATION PLAN**  
 ESWORTHY ESTATES  
 PARCEL 855  
 LOTS 33 & 34  
 L. 38414 F. 173

RECEIVED MNCPPC  
 SEP 19 2014  
 MONTGOMERY COUNTY PLANNING DEPARTMENT  
 MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 08060  
 SHEET 1 OF 2

FOREST CONSERVATION NOTES

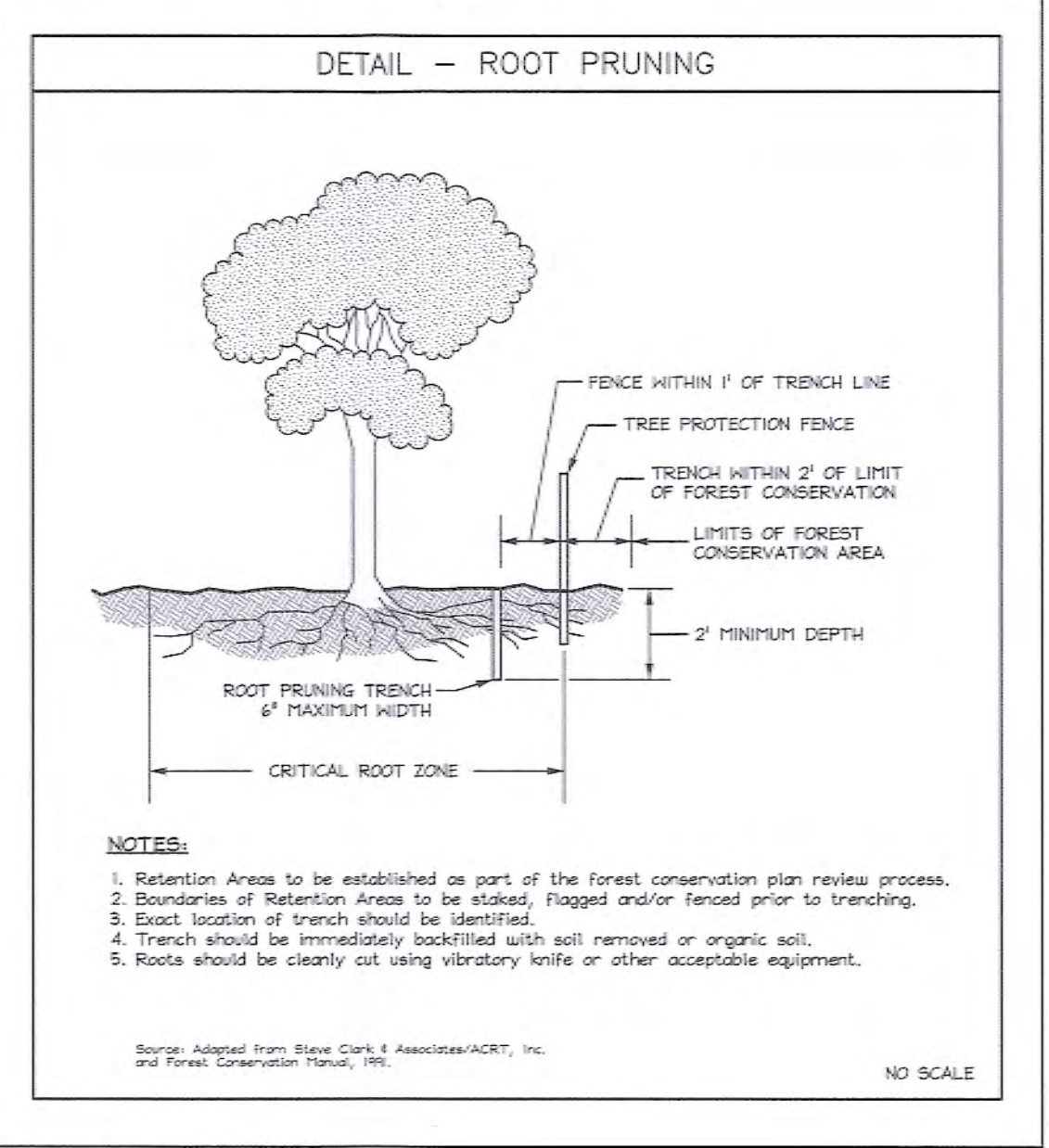
- 1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged... 2. No clearing or grading shall begin before stress-reduction measures have been implemented... 3. A Maryland-licensed tree expert or an International Society of Arboriculture-certified arborist must perform all stress-reduction measures...

SPECIMEN/SIGNIFICANT TREE LIST

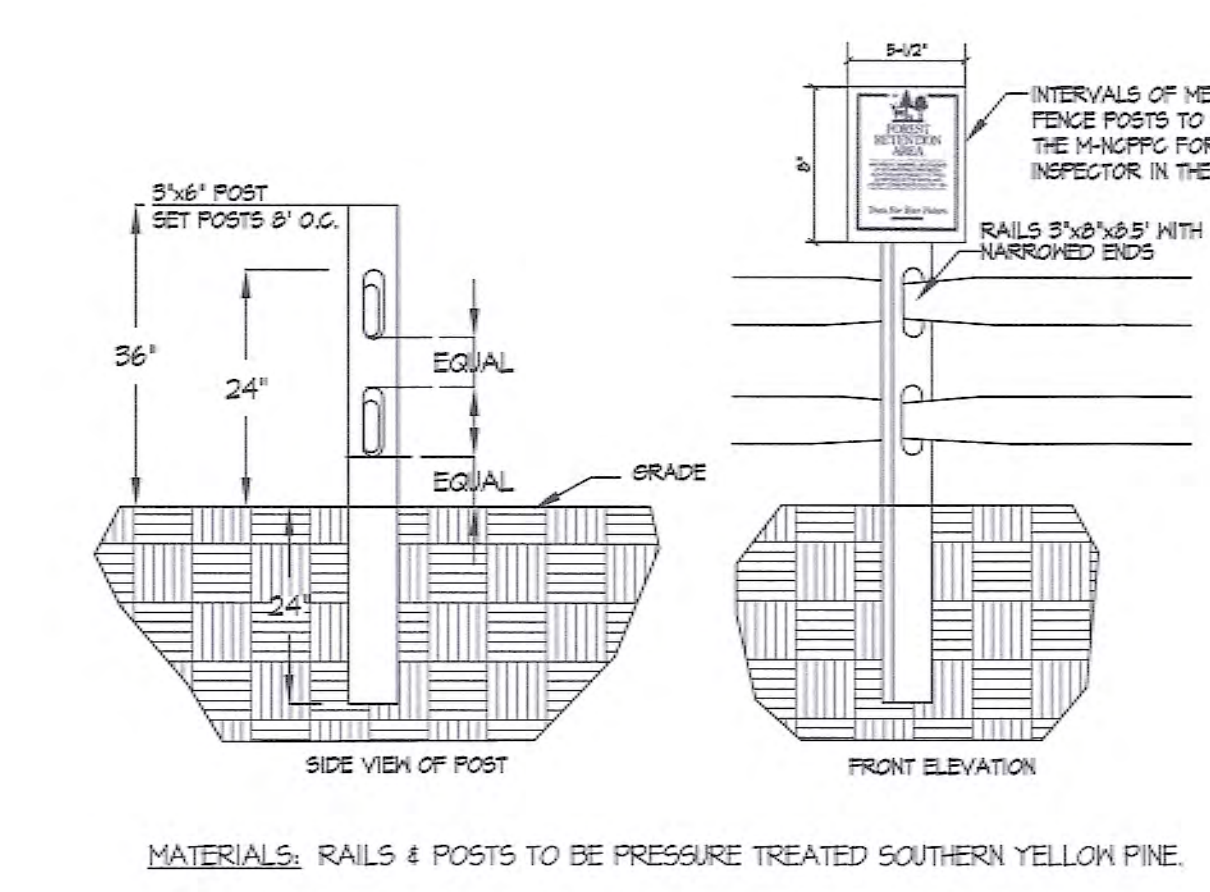
Table with columns: No., Common Name, Species Name, DBH (in.), Condition, Disposition. Lists various tree specimens such as Silver Maple, Eastern Red Cedar, and Black Cherry.

TREE LIST

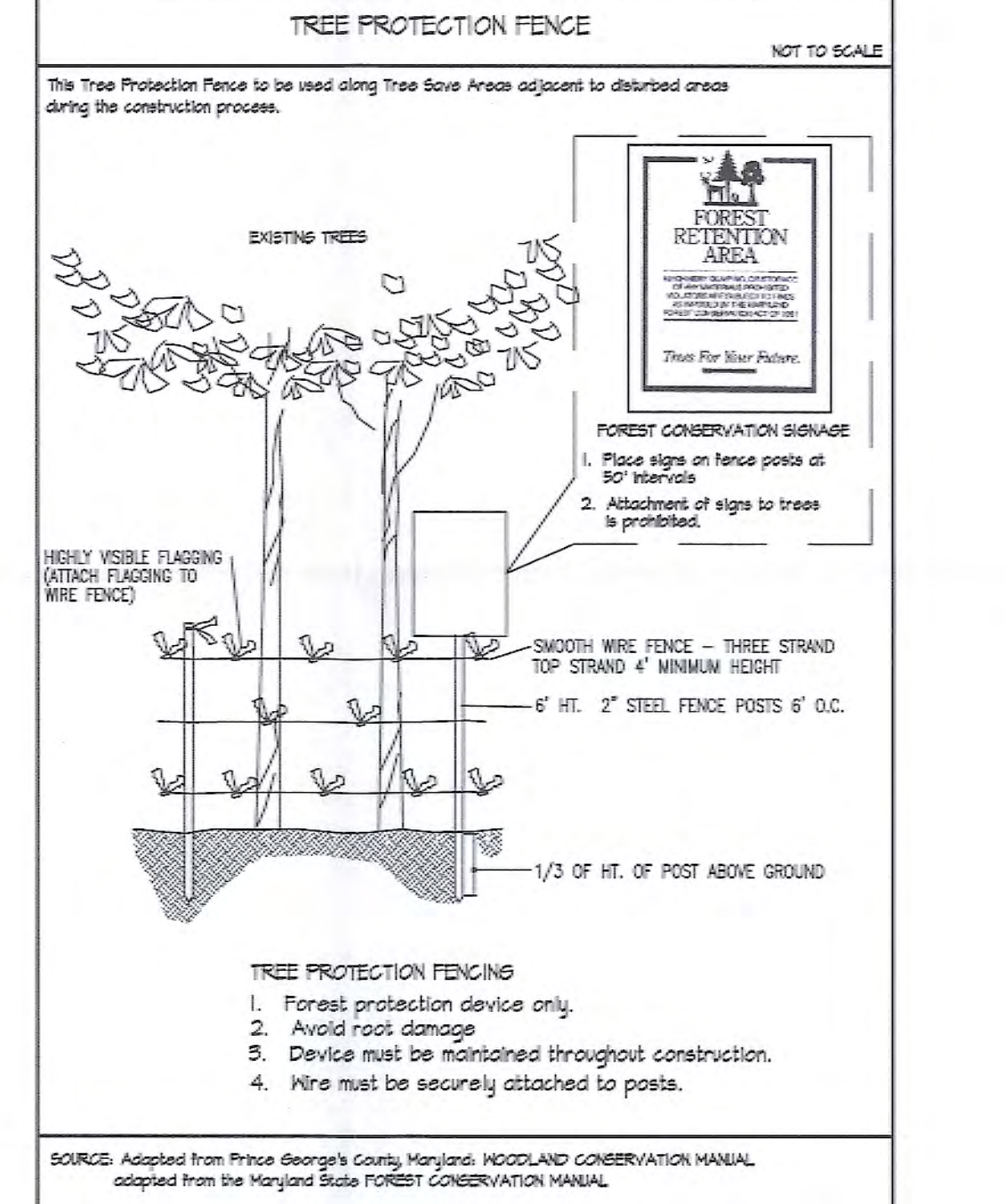
Table with columns: No., Common Name, Species Name, DBH (in.), Condition, Disposition. Lists various tree specimens including Eastern Red Cedar, Black Cherry, and White Pine.



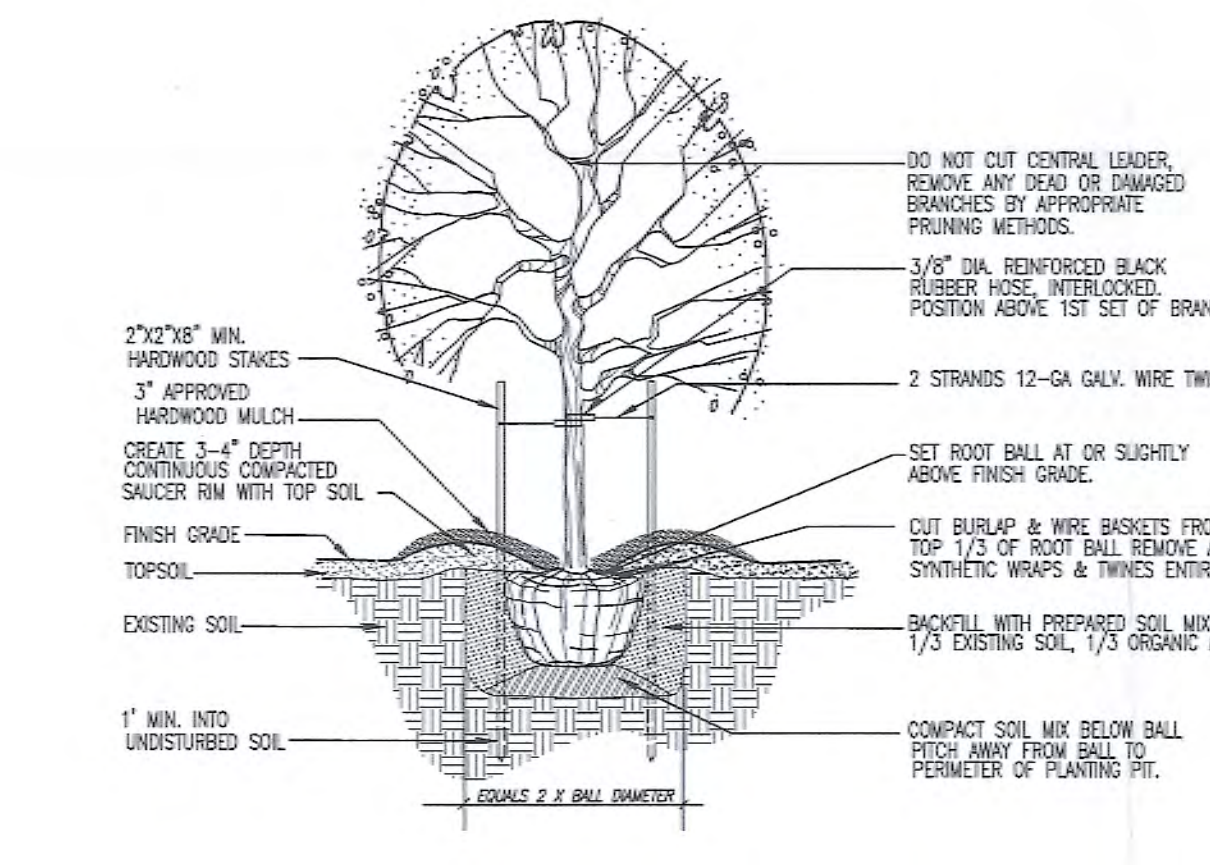
ROOT PRUNING N.T.S.



PERMANENT TREE PROTECTION FENCE N.T.S.



TREE PROTECTION FENCE N.T.S.



DECIDUOUS TREE PLANTING DETAIL FOR PLANTING MATERIAL UP TO 3 1/2\"/>

FOREST CONSERVATION WORKSHEET. Summary table with columns for various metrics: NET TRACT AREA, Land Use Category, Existing Forest Cover, Break Even Point, Planting Requirements, and Final Net On-Site Reforestation.

TREE PLANTING AND MAINTENANCE CALENDAR. Gantt chart showing tasks like 'PLANTING', 'MULCHING', 'WATERING', and 'PRUNING' across months from January to December.

- Planting: The permittee is responsible for obtaining the approved Forest Conservation Plan, Landscape Plan and providing a copy to the Landscape Contractor... Maintenance: Field check the re/afforestation areas according to the following schedule: Year 1: Site preparation and tree planting...

Forest Conservation Data Table. Summary table showing 'Number of Acres' for various categories: Tract, Remaining in Agricultural Use, Road & Utility ROWs, Total Existing Forest, etc.

GLW Gutschick Little & Weber, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS. 3609 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK, BURTNSVILLE, MARYLAND 20866.

FINAL FOREST CONSERVATION PLAN. ESWORTH ESTATES PARCEL 855 LOTS 33 & 34. Includes a signature block for Michael Dyer and a stamp from the Maryland-National Capital Park and Planning Commission.

DEVELOPERS CERTIFICATE. The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 124913-CP2, including financial bonding, forest planting, maintenance, and all other applicable agreements.