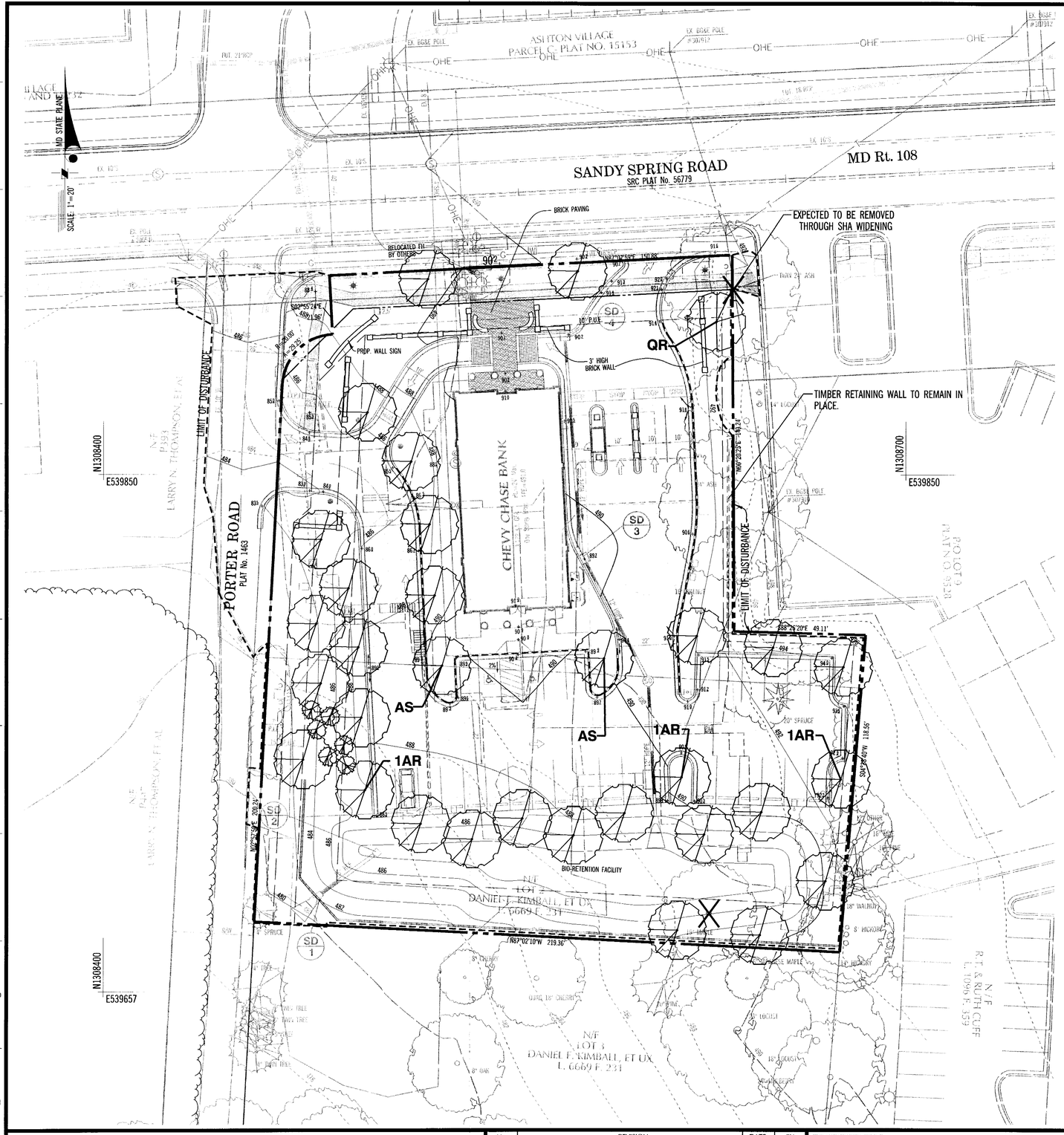


GENERAL NOTES

- Existing zone is C-1 with Sandy Spring/ Ashton Rural Village Overlay.
- Gross Tract Area (GTA) = 55,941 s.f. or 1.28 ac.
  - Area Previously Dedicated to Public Use (per Plat 1463)= 8,054 s.f. or 0.18 ac.
  Residue = 47,887 s.f. or 1.10 ac.
  - Area to be Dedicated to Public Use = 2,036 s.f. or 0.05 ac.
  Net Tract Area (NTA) = 45,851 s.f. or 1.05 ac.
- Boundary and Topographic information from survey performed by Greenhorne & O'Mara in October 2006.
- Water and Sewer Categories: W-1 and S-1 for Parcel 395.
- The site is within the Sandy Spring / Ashton Master Plan area.
- The site is within the Rural Transportation policy area.
- The site is within the Northwest Branch Watershed (Class IV).
- Servicing utility companies are:
  Water & Sewer: WSSC
  Electric: PEPCO
  Telephone: Bell Atlantic
  Natural Gas: Washington Gas
- This plan is not for construction. The locations of existing underground utilities are shown in their approximate locations as per available utility company records. The exact location of all underground utilities should be verified by "Miss Utility" (1-800-257-7777) prior to any excavation. Greenhorne & O'Mara, Inc. does not express or imply an guarantee or warranty as to the location or existence of any underground utility.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

A.	Total tract area	1.10 ac.
B.	Land dedication acres (parks, county facility, etc.)	0.00 ac.
C.	Land dedication for roads or utilities (not being constructed by this plan)	0.00 ac.
D.	Area to remain in commercial agricultural production/use	0.00 ac.
E.	Other deductions (specify)	0.00 ac.
F.	Net Tract Area	1.10 ac.

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	0	0	1

G.	Afforestation Threshold	*15%	x F =	0.17 ac.
H.	Conservation Threshold	*15%	x F =	0.17 ac.

EXISTING FOREST COVER:

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

BREAK EVEN POINT:

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

PROPOSED FOREST CLEARING:

N.	Total area of forest to be cleared =	0.00 ac.
O.	Total area of forest to be retained =	0.00 ac.

PLANTING REQUIREMENTS:

P.	Reforestation for clearing above conservation threshold =	0.00 ac.
Q.	Reforestation for clearing below conservation threshold =	0.00 ac.
R.	Credit for retention above conservation threshold =	0.00 ac.
S.	Total reforestation required =	0.00 ac.
T.	Total afforestation required =	0.17 ac.
U.	Credit for landscaping (may not exceed 20% of "S") =	0.17 ac. Minimum
V.	Total reforestation and afforestation required =	0.00 ac.

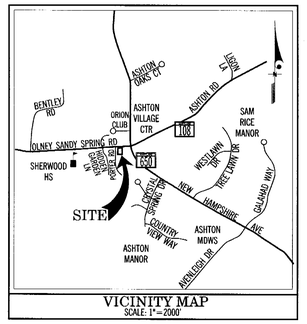
TOTAL AFFORESTATION REQUIREMENTS ARE	0.17 ACRES OR 7,405 SF
TREE CANOPY AREAS OF 3 ACER RUBRUM (RED MAPLE)-	3 X 1,809 SF = 5,427 SF
2 ACER SACCHARUM (SUGAR MAPLE)-	2 X 706.5 SF = 1,413 SF
1 QUERCUS RUBRA (RED OAK) AT 20 YEARS-	1 X 962 SF = 962 SF
TOTAL CANOPY AREA=	7,802 SF
TOTAL NUMBER OF TREES REQUIRED TO SATISFY AFFORESTATION REQUIREMENTS IS	6 TREES

PLANT LIST - Trees to fulfill the afforestation requirement (see plan for location)

Symbol	Quant.	Scientific Name	Common Name	Size	Condition/Remarks	Mature crown radius at 20 yrs.
AR	3	Acer rubrum	Red Maple	2.5"- 3" cal.	B & B	24'
AS	2	Acer saccharum	Sugar Maple	2.5"- 3" cal.	B & B	15'
QR	1	Quercus rubra	Red Oak	3"- 3.5" cal.	B & B	17.5'

DATA TABLE

4.1	Acreage of tract	1.10
4.2	Acreage of tract remaining in agricultural use	0.00
4.3	Acreage of road and utility ROWs which will not be improved as part of the development application	0.05
4.4	Acreage of total existing forest	0.00
4.5	Acreage of forest retention	0.00
4.6	Acreage of total forest cleared	0.00
4.7	Land use category and conservation/afforestation thresholds from Section 22A-12(1) of the Forest Conservation Law	CIA
4.8	Acreage of forest retained, cleared and planted within wetlands	0.00
4.9	Acreage of forest retained, cleared and planted within 100-year floodplain	0.00
4.10	Acreage of forest retained, cleared and planted within stream buffers	0.00
4.11	Acreage of forest retained, cleared and planted within priority areas	0.00
4.12	Linear feet and average width of stream buffer provided on each side of streams	0.00



VICINITY MAP
SCALE 1"=2000'

LEGEND

- EXISTING 2' TOPOGRAPHY
- EXISTING TREE LINES
- PROPOSED BUILDING
- PROPOSED TREE
- TREE PROTECTION FENCING
- LIMIT OF DISTURBANCE

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN
CONDITIONAL APPROVAL
Plan No. 120070580
Signature: Cindy Murray 4/10/08
Date

APR - 3 2008

20 10 0 20 40
SCALE: 1"=20'

I hereby certify that this Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Montgomery County Trees Technical Manual, effective July 1, 1992.

Signature: _____ 4/1/08
John Sekerak, Jr., ASLA, AICP
Registered Landscape Architect, No. 950

STATE OF MARYLAND — JOHN SEKERAK, JR. — No. 950 — REGISTERED LANDSCAPE ARCHITECT

PREPARED FOR:
CHEVY CHASE BANK
CORPORATE FACILITY
7501 WISCONSIN AVE, 9TH FLOOR
BETHESDA, MD 20814
PHONE: 240-497-7032
ATTN: MR. JOSEPH PEARSON, JR

No.	REVISION	DATE	BY
4	Revise tree species to fulfill afforestation requirements	4/08/08	DK
3	Revise to reflect changes to layout & update forest conservation worksheet.	3-10-08	SS
2	Revise to smaller bldg. footprint & provide left out egress from drive-thru.	8-03-07	SS
1.	Revise layout to provide entrance from Porter Rd.	4-23-07	SS

DATE:4/8/2008 DGN:J:\071361\071361_FH_C_01.DGN RFN:J:\071361\PRF\071361_PFC_01.prf TBL:P:\Plot\Pentables\Maryland\Montgomery\V8PFC.tbl SCALE:20 ROT:90

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©LATEST DATE HEREON

PRELIMINARY FOREST CONSERVATION PLAN

CHEVY CHASE BANK
AT ASHTON
P395 AND LOT 2 (PLAT-1463) OF THOMAS SUBDIVISION
7th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SS	DESIGN	SCALE	1" = 20'
SS	DRAWN	SHEET	1 OF 1
JS	CHECKED		
JAN 2007	DATE	071361 PROJ No.	FILE No.