

NOTES

TOTAL SITE AREA = 0.4167 ACRES AND CONSISTS OF PARCEL, 24-H OF ROCKVILLE TOWN CENTER. PROPERTY IS 41 MARYLAND AVE, ROCKVILLE, MD, 20850 WITH TAX ID#04-03198603. ADDRESS IS ZONED PD-R1.

TOPOGRAPHY FROM MONTGOMERY COUNTY 218N007 WSSC.

BOUNDARY INFORMATION FROM DEEDS OF RECORD BY MACRIS, HENDRICKS & GLASSCOCK P.A.

NO SLOPES GREATER THAN 25% EXIST ON-SITE. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.

THE SITE DRAINS TO CROYDON PARK TRIBUTARY. THIS PORTION OF THE ROCK CREEK WATERSHED IS DESIGNATED AS CLASS I WATERS BY THE STATE OF MARYLAND.

NO STREAM AND STREAM VALLEY BUFFER EXISTS ON SITE. NO WETLANDS OR NATIONAL WETLANDS INVENTORY ONLINE MAPPING TOOL. NO FLOODPLAIN EXISTS PER FEMA PANEL #240310334D.

UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.

THERE IS NO FOREST AREA ON-SITE.

THE PROPERTY IS NOT LISTED AS A HISTORIC SITE BY CITY OF ROCKVILLE. EXISTING BUILDINGS ON THE PROPERTY THAT MAY BE PROPOSED FOR DEMOLITION ARE SUBJECT TO ZONING ORDINANCE SEC. 25.07.02.4, HISTORIC REVIEW.

1. TREE DBH WAS MEASURED USING A DIAMETER TAPE.

2. FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 12/17/2024 BY FRANK JOHNSON.

3. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.

4. INVASIVE SPECIES PRESENT INCLUDE NANDINA, ENGLISH IVY, AND BUSH HONEYSUCKLE.

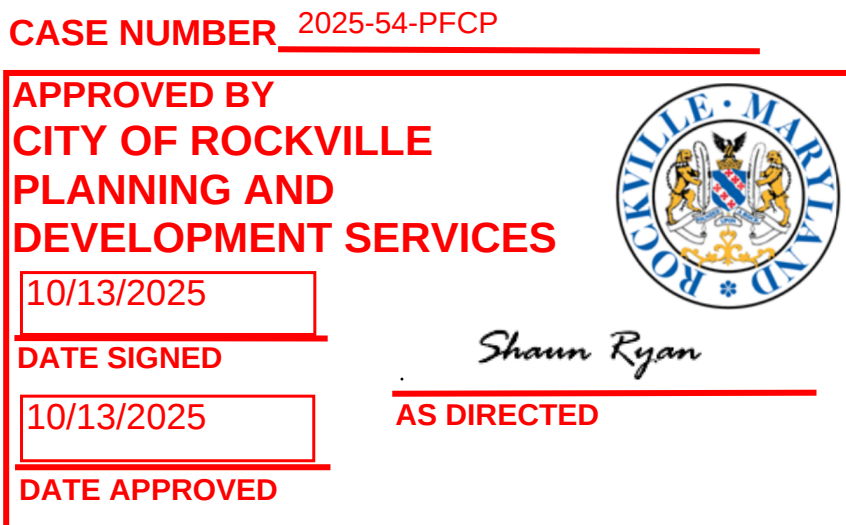
5. THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MHG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE OR THIS PROPERTY.

THIS PLAN AMENDS FTP0 94-2 AND FTP2006-00019. FOREST CONSERVATION PER THIS WORKSHEET WAS MET FOR THIS PROPERTY PER THOSE PLANS. FTP2006-00019 SHOWS 1.791 ACRES WAS CREDITED NOT INCLUDING CRZ CREDIT PREVIOUSLY DESIGNATED, PROVIDING OVER THE 1.68 ACRE REQUIREMENT.

MINIMUM TREE COVER CREDIT WAS NOT REQUIRED AT THE TIME OF THE ORIGINAL FOREST CONSERVATION PLAN FTP2006-00019. TREES PLANTED PER THIS PLAN WERE PLANTED AS ROW TREES. FOURTHOUS SQUARE PARK SECTION OF THE PLAN. THIS PLAN PROPOSES REPLACE 8 STREET TREES; ALSO SAVED 5 AMERICAN HOLLY AT 400 S.F. PER TREE FOR A TOTAL OF 2000 S.F. OF TREE COVER CREDIT.

6600 S.F. OF FTPO CREDIT REMOVED (INCLUDING ONE TREE FOR 200 S.F. OF CREDIT NO LONGER EXISTS NOT SHOWN ON TREE LIST). 6600 S.F. TO BE MET VIA FEE IN LIEU.

14 REPLACEMENT TREES REQUIRED TO BE MET: 8 STREET TREES PLANTED FOR CREDIT AND 6 TO BE MET VIA FEE IN LIEU

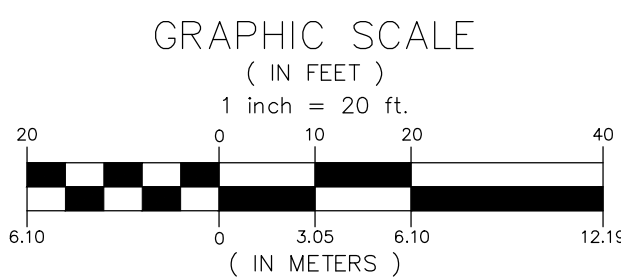


PFCP approval does not represent a final approval. PFCP approval is intended to represent credit requirements for forest conservation and replacement requirements.

PFCEP is not intended to represent final conditions for infrastructure, built elements, and other engineering details.

Final FCP must be adjusted from this approval to reflect any changes related to the site. Staff anticipate changes to the site that must be reflected on the Final FCP that may include but are not limited to the following:

- Street Sections, Tree Lawns, and Soil Panels
- Street Tree locations and quantities
- Infrastructure and Site Design
- Final Engineering
- Other



Tree conditions shown here on are generally accurate based on visual observation per usual and customary practice in accord with State forest conservation legislation. The examination detail required to provide a comprehensive analysis of biological and structural health is beyond the scope of this investigation. Every condition that could be observed on the tree trunk, crown, or root system is being detected. It is recognized that there may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. It cannot be guaranteed that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy", but may be structurally unsound. Condition ratings of trees are based solely on the opinion of the City of Reno Forester. The City of Reno assumes no liability for property damage that may occur as a result of tree failure on this property.



FRANK C. JOHNSON
08/15/2025
DATE
RECOGNIZED AS QUALIFIED PROFESSIONAL BY
MD DEPT. OF NATURAL RESOURCES
COMAR 08.19.06.01

Qualified Professional Certification
I hereby certify that the information shown hereon is correct and that this plan has been prepared in accordance with the requirements of the existing state and city forest conservation legislation.

Comstock Companies Reston Station
1900 Reston Metro Plaza
10th Floor
Reston, VA 20190
mdaugard@comstock.com

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW0

PLAT 20464

4TH ELECTION

MONTGOMERY
MARYLAND

PARCEL

ROCKVII

TOWN CE

PROJ. MGR

DRAWN BY

100

DATE _____

**MOMENT
ROCKVU**

PRELIMIN

SONSER®

PROJECT N°

SHEET NO.

