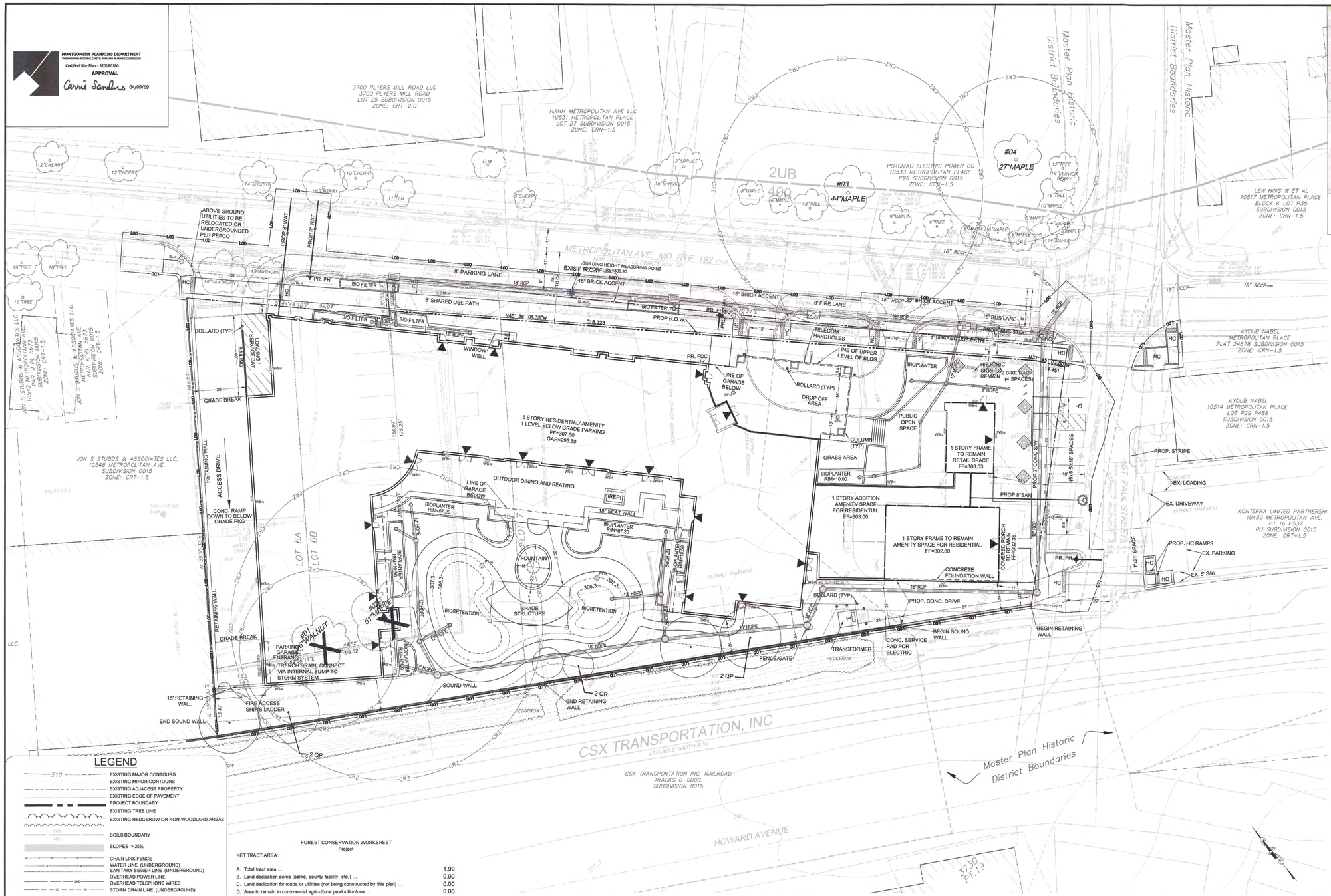
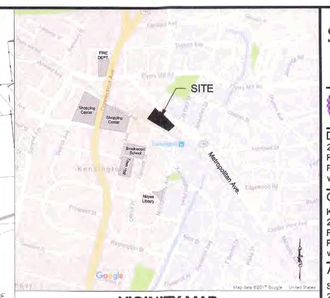
MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan : 820180180
APPROVAL
Carrie Sanders 04/09/19





VICINITY MAP
SCALE: 1"=1000'
"Kensington, Maryland." Map. *Google Maps*. Google, 2017, Web. 22 august 2017.

GENERAL NOTES:

1. TAX MAP: HP343
   TAX ID#: 13-01018170, 13-01018181, 13-01022970
   WSSC GRID: 213NW04, 213NW03
2. TOTAL AREA OF TRACT: 1.68AC; ± 73,040 sq.ft.
3. EXISTING ZONING: CRT-1.5 C-1.5 R-1.5 H-60
4. EXISTING CONDITIONS: Boundary information is from survey by Dewberry Consultants LLC, August 2017. Topography is from Dewberry, August 2017. Adjacent property information from Montgomery County's GIS database.
5. HORIZONTAL DATUM: Maryland State Grid System, NAD-83
6. VERTICAL DATUM: Maryland State Grid System, NGVD29 using WSSC benchmarks.
7. WATER CATEGORY: W-1
8. SEWER CATEGORY: S-1
9. STREAMS: No streams are located on site.
   Source: Maryland Department of Natural Resources Interactive Map, mdmerlin.net
10. WATERSHED: Lower Rock Creek
    Use Class: 1 Source: www.mcatlas.org
11. WETLANDS: No wetlands are located on site.
    Source: Maryland Department of Natural Resources Interactive Map, mdmerlin.net
12. FLOODPLAIN: There are no 100-year floodplains on this site
    Source: FEMA FIRM Map 24031C0365D effective 09/29/2006.
13. SPA: This site is not within a special protection area.
    Source: www.mcatlas.org
14. HISTORIC RESOURCES: The eastern portion of the site is within the Master Plan Historic District.
    Source: MCAtlas
15. WILDLIFE: A letter from The Wildlife and Heritage Service was recieveod on September 21, 2017 stating that there are no official state or federal records for listed plant or animal species within the site.
16. SLOPES: Slopes 15% or greater exist on this site; none within highly erodible soils.
17. SOILS: See Soils Table on this page.
18. METHOD TO MEASURE TREES: D-Tape.
19. Site visit performed by Meredith Byer on October 17, 2017
20. There are no State/County Champion Trees, or trees within 75% of state champion. No forest exist on site.

RESOURCE DATA

TRACT AREA	1.99 AC.
EXISTING FOREST	0.00 AC.
EXISTING STREAM BUFFER	0 AC.
EXISTING FORESTED STREAM BUFFER	0 AC.
EXISTING WETLANDS	0 AC.
EXISTING FORESTED WETLANDS	0 AC.
EXISTING 100-YEAR FLOODPLAIN	0 AC.
EXISTING 100-YEAR FORESTED FLOODPLAIN	0 AC.
AVERAGE WIDTH OF BUFFER	0 FT.
LINEAR FEET OF STREAM(S)	0 FT.

FOREST CONSERVATION NOTES

1. SPECIMEN TREES #01 AND #02 WILL BE REMOVED.
2. NO FOREST EXIST ON SITE.
3. SEE VARIANCE REQUEST FOR SPECIMENS #02 & #4.
4. THE FOREST CONSERVATION AFFORESTATION REQUIREMENT WILL BE MET BY FEE IN LIEU.

LEGEND

- 210 EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING ADJACENT PROPERTY
- EXISTING EDGE OF PAVEMENT
- PROJECT BOUNDARY
- EXISTING TREE LINE
- EXISTING HEDGEROW OR NON-WOODLAND AREAS
- SOILS BOUNDARY
- SLOPES > 25%
- CHAIN LINK FENCE
- WATER LINE (UNDERGROUND)
- SANITARY SEWER LINE (UNDERGROUND)
- OHE OVERHEAD POWER LINE
- OHE OVERHEAD TELEPHONE WIRES
- 96 STORM DRAIN LINE (UNDERGROUND)
- EXISTING SIGNIFICANT TREE ≥ 24" DBH
- EXISTING TREE <24" DBH
- EXISTING SIGNIFICANT TREE TO BE REMOVED
- 210 PROPOSED MAJOR CONTOUR
- 212 PROPOSED MINOR CONTOUR
- PROPOSED ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- W PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED PUE AND UE (PUBLIC UTILITY EASEMENT AND UTILITY EASEMENT)
- PROPOSED BUILDING RESTRICTION LINE (BRL)
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED WSSC RIGHT OF WAY
- PROPOSED SWM EASEMENT

- OH ROOF / BUILDING OVERHANG
- PROPERTY CORNER SYMBOL
- GMP GAS MARKER POST
- FHH COMMUNICATIONS HANDHOLE
- WV WATER VALVE
- WM WATER METER
- W WATER MANHOLE
- FIRE HYDRANT
- GAS METER
- G GAS MANHOLE
- GAS VALVE
- LIGHT POLE
- T TELEPHONE JUNCTION BOX
- SD STORM DRAIN MANHOLE
- POWER POLE
- GUY WIRE
- E ELECTRIC MANHOLE
- ET ELECTRIC TRANSFORMER
- S SANITARY MANHOLE
- T TELEPHONE MANHOLE OR PEDESTAL
- B BOLLARD
- CLEANOUT
- INLET STORM INLET GRATE
- BRL BUILDING RESTRICTION LINE
- IRV IRRIGATION CONTROL
- TRAFFIC SIGN

FOREST CONSERVATION WORKSHEET
Project

NET TRACT AREA:

A. Total tract area ...	1.99
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 ..... =	1.99

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	1	0

G. Afforestation Threshold ...	15%	x F =	0.30
H. Conservation Threshold ...	20%	x F =	0.40

EXISTING FOREST COVER:

I. Existing forest cover ..... =	0.00
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 ..... =	0.00
O. Total area of forest to be retained ..... =	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold .... =		0.00
Q. Reforestation for clearing below conservation threshold .... =	1	0.00
R. Credit for retention above conservation threshold ..... =		0.00
S. Total reforestation required ..... =		0.00
T. Total afforestation required ..... =		0.30
U. Credit for landscaping (may not exceed 20% of "S") ..... =		0.00
V. Total reforestation and afforestation required ..... =		0.30

worksheet updated 8/5/2002

Gross Tract Area includes the existing tract (84,129 sf (1.93 Ac) plus 2,460 sf (0.08Ac) off site disturbance within the adjacent rights of way.

Forest Conservation Data Table

	Number of Acres
Tract	1.99
Remaining in Agricultural Use	0
Road & Utility ROWs[1]	0
Total Existing Forest	0
Forest Retention	0
Forest Cleared	0

Land Use & Thresholds[2]

Land Use Category	MDP	ARA, MDR, IDA, HDR, MDP, or CIA.
Conservation Threshold	20%	percent
Afforestation Threshold	15%	percent

	Total Channel Length (ft.)	Average Buffer Width (ft.)[3]
Stream(s)	0	0

Acres of Forest in	Retained	Cleared	Planted
Wetlands	0	0	0
100-Year Floodplain	0	0	0
Stream Buffers	0	0	0
Priority Areas	0	0	0

[1] Only Road or Utility ROWs not to be improved as part of development application.
[2] Information from FC Land Use Categories & Thresholds document.
[3] Measured from stream edge to buffer edge.

SOILS TABLE

MAP UNIT	MAP UNIT NAME	ERODIBLE SOIL	HYDROLOGIC GROUP	HYDRIC (RATING)	DRAINAGE CLASS	FARMLAND
*2UB	Glenelg-Urban Land complex, 0 to 8 percent slopes	No	B	No	Well drained	Not prime farmland
400	Urban Land	No	D	No	N/A	Not prime farmland

1. *Source: mdmerlin.net and websoilsurvey.sc.gov.usda/gov*
2. *Soils designated with an asterisk (*) are found within 100- feet of the property boundary but not within the limits of the property.*
3. *Soils listed in the above table are all soils not found in the erodible-soils list from M-NCPPC.*

SIGNIFICANT TREE TABLE

TREE #	LATIN NAME / COMMON NAME	DBH (Inches)	CONDITION RATING	COMMENTS
01	Juglans nigra / Black Walnut	26"	Good	Needs pruning
02	Acer saccharinium / Silver Maple	51"	Fair	Some rot observed in crotch, needs pruning
*03	Acer rubrum / Red Maple	44"	Excellent	
*04	Acer rubrum / Red Maple	27"	Good	Needs pruning, invasives around trunk

1. Trees designated with an asterisk (*) are found within 100- feet of the property boundary but not within the limits of the property.

Existing Property Information

Tax ID #	Lot	Owner	Address	Tract Size
13-01008170	6A	Bergmans Cleaning	10540 Metropolitan Ave, Kensington, MD 20895	8,824 SQ. FT.
13-01018181	6B			7,879 SQ. FT.
13-01022970	Pt. 6 / 7	Mizell Lumber & Hardware CO	10500 St. Paul Street Kensington, MD 20895	56,337 SQ. FT.

SPECIMEN TREE MITIGATION TABLE

TREE REMOVED	CALIPER (INCHES)	MITIGATION REQUIRED @ 1" / 4"
#1	26	6.5
#2	51	12.75
Total	77	19.25

PROPOSED REPLACEMENT TREES		
CALIPER (INCHES)	QUANTITY	TOTAL INCHES
3.5	6	21

MITIGATION TREE PLANT SCHEDULE

KEY	QUANTITY	LATIN NAME	COMMON NAME	SIZE	ROOT COND.
SHADE TREES					
QP	4	Quercus phellos	Willow Oak	3.5" CALIPER	B&B
QR	2	Quercus robur 'Fastigiata'	Upright English Oak	3.5" CALIPER	B&B

Montgomery County
RECEIVED
APR 29 2019
Planning Department

Developer's Certificate
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 820180180 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.
Developer: SM KENSINGTON SENIOR LIVING RE, LLC — Company
TRAVIS WESTMORELAND — Contact Person
Address: 2200 CLARENDON BLVD. STE 710 ARLINGTON, VA 22201
Phone: 703-351-9500
Signature:

SOLERA | RESERVE
KENSINGTON

Dewberry

DEWBERRY ENGINEERS INC
2101 GAITHER ROAD SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
KEVIN MACK
2101 GAITHER ROAD SUITE 340
ROCKVILLE, MD 20850
PH: 301.258.7607
www.dewberry.com

APPLICANT / DEVELOPER
SM KENSINGTON SENIOR LIVING RE, LLC
2200 CLARENDON BOULEVARD, SUITE 1125
ARLINGTON, VA 22201
PH: 703.462.1934
CONTACT: TRAVIS WESTMORELAND

PRELIMINARY / FINAL FOREST CONSERVATION PLAN
SOLERA | RESERVE KENSINGTON
10540 METROPOLITAN AVE.
LOTS 6A, 6B, PT. 6, 7

MONTGOMERY COUNTY, MARYLAND
13TH ELECTION DISTRICT
PLAT 3551 & LIBER 3097, FOLIO 0447, AND PLAT 24
SHEET 213NW04 / 213NW03, TAX MAP HP343

SEAL
MARYLAND REGISTERED PROFESSIONAL ENGINEER
4/2/19

KEY MAP

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

REVISIONS

No.	DATE	BY	Description
1	--		--

APPROVALS

No.	DATE	BY	Description
3	01.22.2019		Site Plan
2	04.05.2018		Sketch Plan
1	11.20.2017		NRI

DRAWN BY	PJN
APPROVED BY	KDM
CHECKED BY	MLB
DATE	10 / 11 / 2018

TITLE
PRELIMINARY/FINAL FOREST CONSERVATION PLAN

PROJECT NO. 50096605

FC-001

SHEET NO. 10-FCP-820180180-001

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 820180180
APPROVAL
Carrie Sanders 04/09/19

Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.

2. The property owner must arrange for the meeting and following people ~~should~~ must participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
   a. Typical tree protection devices include:
      i. Chain link fence (four feet high)
      ii. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
      iii. 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
   b. Typical stress reduction measures may include, but are not limited to:
      i. Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
      ii. Crown Reduction or pruning
      iii. Watering
      iv. Fertilizing
      v. Vertical mulching
      vi. Root aeration systems

   Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.

3. A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

4. Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. 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.

5. Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
   a. Parking or driving of equipment, machinery or vehicles of any type.
   b. Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
   c. Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
   d. Felling of trees into a protected area.
   e. Trenching or grading for utilities, irrigation, drainage, etc.

6. Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

7. Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.

8. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

9. After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
   a. Removal, and possible replacement, of dead, dying, or hazardous trees
   b. Pruning of dead or declining limbs
   c. Soil aeration
   d. Fertilization
   e. Watering
   f. Wound repair
   g. Clean up of retention areas, including trash removal

10. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

11. Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

PLANTING SPECIFICATIONS

GENERAL NOTES
1. This afforestation/reforestation plan is provided in accordance with the requirements set forth by Chapter 22A of the Montgomery County code and the Montgomery County Forest Conservation Regulation. The preparation of this plan, the notes and details were prepared using the guidelines of the Montgomery County Adopted Forest Conservation Manual.
2. Afforestation/reforestatton planting and related work must be performed by a contractor that is knowledgeable and experienced in afforestation/reforestation techniques and planting practices.

QUALITY ASSURANCE
1. Names of plant material listed conform generally with names accepted by the nursery trade. The contractor is to provide stock true to botanical name.
2. All plant material shall conform to the current Issue of the American Standard for Nursery Stock published by the American Association of Nurserymen.
3. Hardwood stock shall meet the following standards: trees shall have a solid root mass with the soil in place. The roots shall appear clean and white in coloration. If growing foliage, the trees shall appear healthy with no foliage spots, discoloration, wilting or other evidence of the presence of disease or insects. Unless specified as multi-stem, all trees are to be single stem. Trees shall be inspected for girdling roots. Small girdling roots may be cut, larger (greater than 1/4") will require rejection of the tree for planting stock.
4. Only native material as defined by the Montgomery County Trees Technical Manual will be acceptable for afforestation/reforestation plantings.

PRODUCT SPECIFICATIONS
1. FERTILIZER: All fertilizer shall be granular, packet or pellet with 35 to 80% of the total nitrogen in a slow release form. For trees and shrubs fertilizer shall be a complete fertilizer with a minimum analysis of 10% nitrogen, 6% phosphorus, and 4% potassium. For use on specimen or significant trees, the fertilizer shall be high in phosphorus and low in nitrogen to promote root growth. A water-insoluble nitrogen, 2-year release fertilizer with a ratio of 20% nitrogen, 10% phosphorus and 5% potassium shall be used in wetland and riparian backfill mixtures. Fertilizer shall be added depending on the size of the plant and the manufacturer's recommended rate.
2. ORGANIC MATTER: Peat moss - Type1 sphagnum peat moss, finely divided with a pH of 3.1 - 5.0; or Sedge Peat - Decomposed peat containing no Identifiable fibers; or Sewage Sludge - Approved, screened, polymer-dewatered sewage sludge with pH of 6.2 - 7.2.
3. BACKFILL MIXTURE: Backfill mixture for containerized trees shall be ¾ native soil mixed with 1/4 organic material, plus granular fertilizer
4. MULCH: Material shell be well aged, fine shredded hardwood, dark brown in color, or approved equal. Material shall be mulching grade, uniform in size and free of foreign matter.
5. TOPSOIL: Material shall be a fertile, friable loam or sandy loam, free of stones, lumps, plants and their roots, debris and other extraneous matter greater than one inch In diameter, and capable of sustaining plant growth. Organic content shall be at least 5%.

PRE-PLANTING SPECIFICATIONS
1. Allow six (6) months In advance to order materials and plants.
2. Acceptable planting time for container grown material (trees, shrubs, and seedlings) is from March - June 15 and September - December. Planting shall not take place in sub-freezing temperatures, when the ground is frozen, or when the soil is too wet or dry or otherwise in a condition not generally accepted as satisfactory for planting and may adversely affect plant materials.
3. All planting areas shall be in a stabilized condition so as to minimize soil erosion. Seeding Is NOT a part of these plan documents. Refer to the Landscape Plans for seeding specifications.
4. The landscape contractor shall notify MNCPPC (301-495-4540) and Dewberry Engineers, Inc. (301-337-2861) at least 48 hours prior to the start of construction to arrange a pre-planting meeting..
5. Planting should occur within 24 hours of plant material delivery to the site. Plant materials left unplanted for more than 24 hours shall be protected from direct sun and weather and kept moist. Nursery stock shall not be left unplanted for more than 2 weeks.
6. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Dewberry Engineers, Inc. (301-337-2861) before planting.
7. The landscape Contractor is responsible for the location of all existing underground utilities, and should call Miss Utility at 1-800-257-7777. The repair of utilities damaged during planting shall be at the Landscape Contractor's expense.
8. The Landscape Contractor is responsible for coordination access to the site with the owner.

PLANTING SPECIFICATIONS
1. Refer to the planting plan and plant schedule for plant material size, location, and spacing.
2. All plant material shall be planted by manual methods of planting using shovels, dibble bars, and/or mattocks.
3. The width of the tree pit shall be at a minimum two times the diameter of the root ball or container, and wider as specified in the details on this sheet.
4. Back-fill mixture for containerized trees shall be ¾ native soil mixed with ¼ organic material or, if planted on fill material, 12" of native stockpiled topsoil with organic material or other approved equal. Remove the tree from the container and gently loosen the roots from the soil. During the back-filling procedure, thoroughly water the soil around the root mass while tamping the back-filled mixture to eliminate any air-pockets. After back-filling is complete, and the top of the root mass and planting areas is mulched, water on the Interior of the root mass until It Is thoroughly saturated, even if it is raining.
5. Only the number of trees that can be planted in one day shall be taken to the field.
6. Afforestation / Reforestation Trees shall be planted in an aggregate distribution pattern over the entire planting area. Plant according to the details on this sheet. Planting of trees shall be accomplished using manual methods of Installation. The root collar should be set within 1" above the ground, and never below the ground. Specimen and landscape trees shall be planted in locations as shown on this plan and the Landscape Plans.
7. Areas planted with trees shall be mulched after planting, as identified in the details on this sheet.
8. Remove all tags, labels, string, and wire from the planting material and the area after planting.
9. Invasive Species Management: Reforestation planting areas shall be treated with herbicides to control invasive/noxious weeds including, but not limited to Canada thistle, multiflora rose, and fescue, prior to Installation of reforestation plantings.
10. Topsoil shall be spread to a depth of six (6) Inches In all areas of reforestation which are disturbed by grading operations. All areas to receive topsoil shall be scarified, and topsoil mixed thoroughly into the top12 inches of soil. Topsoil shall conform to Product Specification 5.
11. Planting In WSSC Easements: No trees or shrubs shall be planted within five (5) feet of pipes.

GUARANTEE AND REPLACEMENT
1. All plant material shall be guaranteed by the landscape contractor to remain alive and in a healthy, vigorous condition for a period of two years following the planting.
2. At the end of the warranty period, Inspection of the plant material will be made by the Owner's representative. Plant material which is dead or in an unhealthy condition shall be removed from the site and replaced at the expense of the landscape contractor.
3. A tree or shrub shall be considered dead when the main leader has died back, or 25% of the crown is dead.
4. Plant material replacements shall be of the same type, size, and variety as specified in the plant legend or as accepted by MNCPPC in writing as substitutes before original planting. Plants shall be furnished, planted, and mulched as specified herein and at the expense of the landscape contractor. Any substitutions beyond those listed above must be approved by MNCPPC.

DEVELOPMENT PROGRAM
1. The development process for conservation areas within this project are as follows:
- Installation of afforestation/reforestation areas and permanent signing. Afforestation/reforestation areas must be accomplished no later than 1 year after the completion of the development project, or as dictated on this plan;
- Maintain the afforestation/reforestation areas for the maintenance period to guarantee the required survival rates; and
- Final Inspection and release of financial security.

2. Financial security must be provided before MNCPPC Inspection Staff authorize clearing and grading activities to begin.
3. The amount of financial security will be equal to the estimated cost of the afforestation/reforestation per this plan.
4. The financial security will be enforced until all measures for afforestation/reforestation and maintenance requirements have been fulfilled per the separate Maintenance and Management Agreement.
5. Partial release of the financial security may be authorized by MNCPPC Review Staff after planting has been completed. If staff is satisfied that the planting plan has been followed and the plan material is property planted and in good condition, up-to one half of the financial security may be released as per 22A-12(is) (5).
6. Full release of the financial security will be provided by the Montgomery County at the end of the maintenance and monitoring period provided the conservation areas pass Inspection.

MISCELLANEOUS
1. No unauthorized activities are to occur within the tree protection areas. Unauthorized activities Include, but are not limited to, concrete washout, soil stockpile area, equipment storage, fuel storage, refueling procedures or any type of storage area.
2. Tree protection fencing is to be located at the edge of the critical root zone or at the edge of unimproved area.

INSPECTIONS

All field inspections must be requested by the applicant.

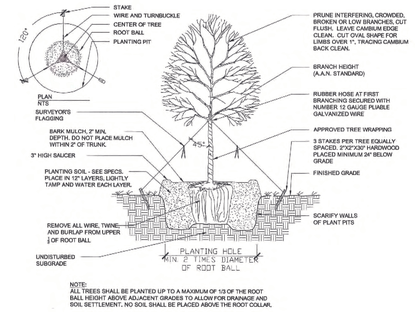
Field Inspections must be conducted as follows:

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 and before release of the building permit.
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.



NOTE:
ALL TREES SHALL BE PLANTED UP TO A MAXIMUM OF 1/3 OF THE ROOT BALL HEIGHT ABOVE ADJACENT GRADES TO ALLOW FOR DRAINAGE AND SOIL SETTLEMENT. NO SOIL SHALL BE PLACED ABOVE THE ROOT COLLAR.

TYPICAL LARGE TREE PLANTING DETAIL
(2-1/2" CALIPER AND LARGER)
NOT TO SCALE

Montgomery County
RECEIVED
APR 29 2019
Planning Department

Developer's Certificate

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 820180180 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS. TRAVIS WESTMORELAND

Developer: SM Kensington Senior Living RE, LLC
Company — Contact Person
Address: 2200 Clarendon Blvd Ste 710
Arlington, VA 22201
Phone: 703-351-9500
Signature:

SOLERA | RESERVE
KENSINGTON

Dewberry

DEWBERRY ENGINEERS INC
2101 GAITHER ROAD SUITE 340
ROCKVILLE, MD 20850
PH: 301.848.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
KEVIN MACK
2101 GAITHER ROAD SUITE 340
ROCKVILLE, MD 20850
PH: 301.258.7607
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APPLICANT / DEVELOPER
SM KENSINGTON SENIOR LIVING RE, LLC
2200 CLARENDON BOULEVARD, SUITE 1125
ARLINGTON, VA 22201
PH: 703.462.1934
CONTACT: TRAVIS WESTMORELAND

PRELIMINARY / FINAL FOREST CONSERVATION PLAN
SOLERA | RESERVE KENSINGTON
10540 METROPOLITAN AVE.
LOTS 6A, 6B, PT.6, 7
MONTGOMERY COUNTY, MARYLAND
13TH ELECTION DISTRICT
PLAT 3551 & LIBER 3097, FOLIO 0447, AND PLAT 24
SHEET 213NW04 / 213NW03, TAX MAP HP343

SEAL
STATE OF MARYLAND
4/12/19

KEY MAP

SCALE
AS SHOWN

REVISIONS

No.	DATE	BY	Description
1	--		--

APPROVALS

No.	DATE	BY	Description
3	01.22.2019		Site Plan
2	04.05.2018		Sketch Plan
1	11.20.2017		NRI

DRAWN BY	PJN
APPROVED BY	KDM
CHECKED BY	MLB
DATE	10 / 11 / 2018

TITLE
PRELIMINARY/FINAL FOREST CONSERVATION PLAN

PROJECT NO. 50096605

FC-002

SHEET NO. 10-FCP-820180180-002