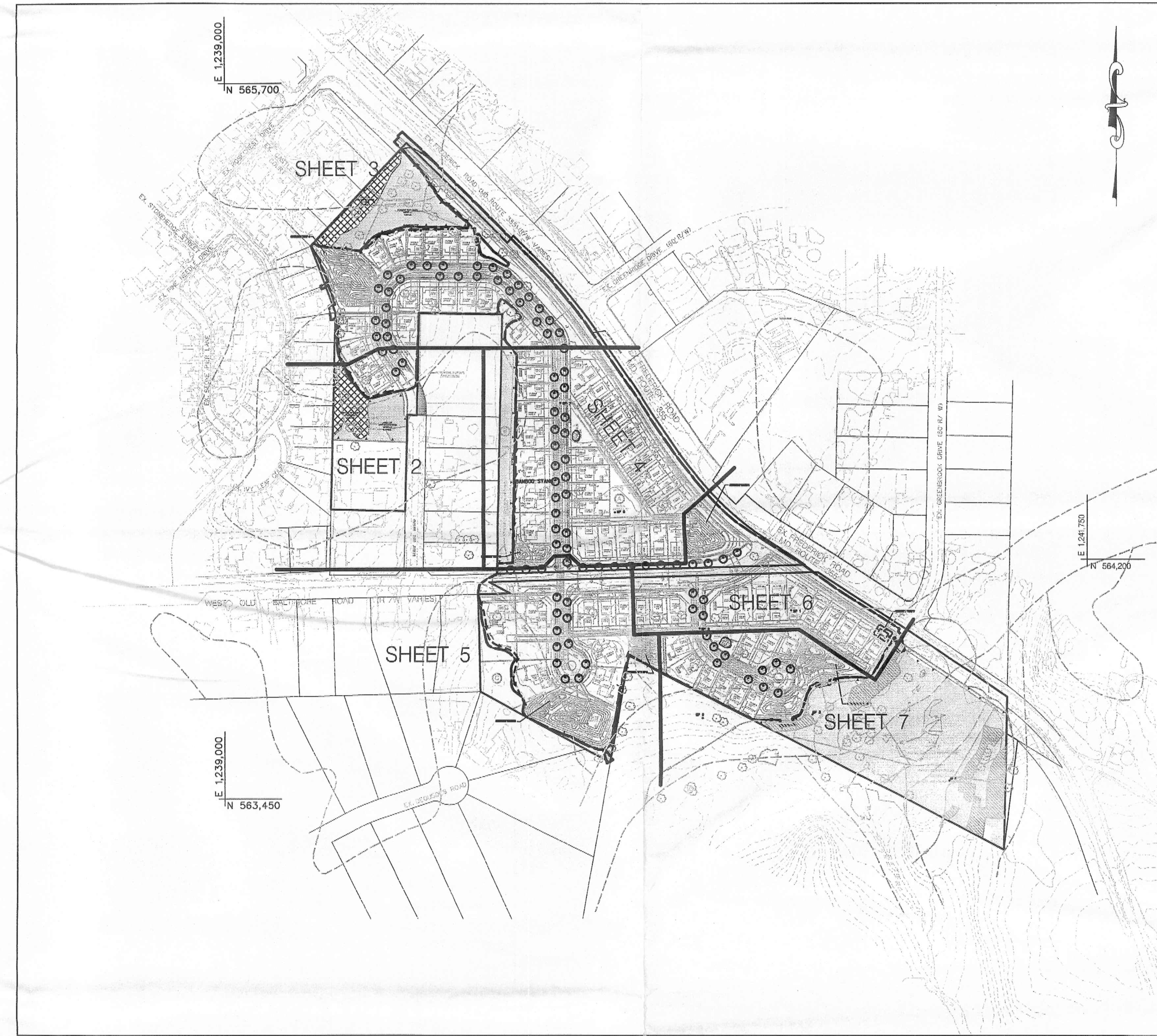
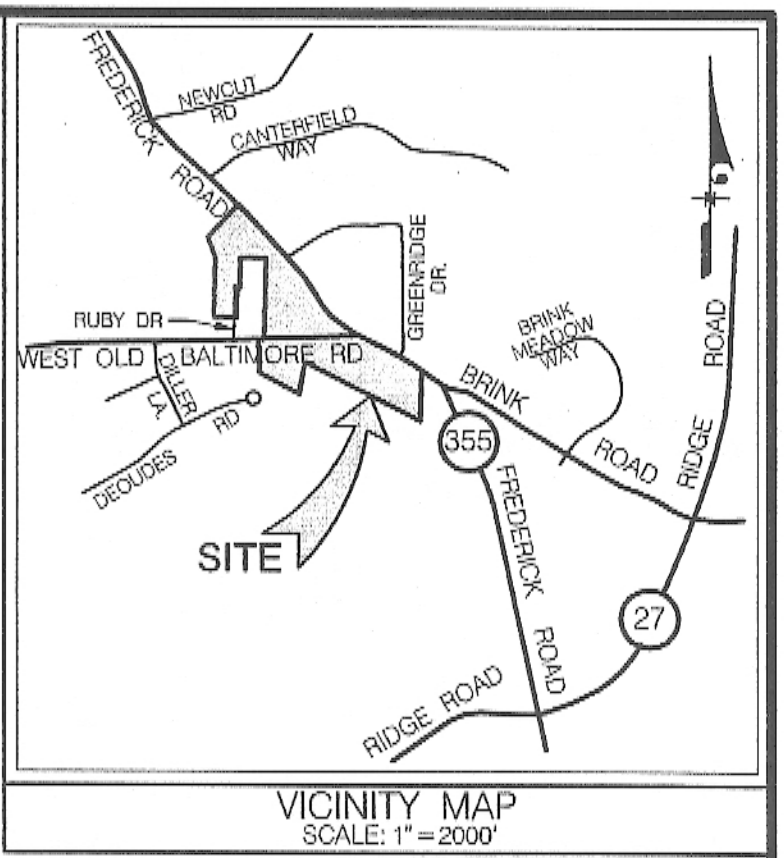


COMBINED PRELIMINARY AND FINAL FOREST CONSERVATION PLAN AND CONCEPT SEDIMENT CONTROL PLAN TAPESTRY

CLARKSBURG DISTRICT 2
MONTGOMERY COUNTY, MARYLAND



FOREST CONSERVATION DATA TABLE

GROSS TRACT AREA	38.82 AC.
AREA OF TRACT REMAINING IN AG. USE	0.00 AC.
AREA OF ROAD & UTILITY RW'S (NOT TO BE IMPROVED WITH THIS DEVELOPMENT APPLICATION)	0.00 AC.
LAND USE CATEGORY	HDR
CONSERVATION THRESHOLD	20% = 6.72 AC.
AFFORESTATION THRESHOLD	15% = 5.04 AC.
AREA OF TOTAL EXISTING FOREST	28.20 AC
RETAINED	8.17 AC
CLEARED	20.03 AC
PRIORITY AREAS:	
TOTAL AREA OF WETLANDS	0.51 AC
AREA OF FOREST WITHIN WETLANDS	0.51 AC
RETAINED	0.50 AC
CLEARED	0.01 AC
PLANTED	0.00 AC
TOTAL AREA OF 100-YEAR FLOODPLAIN	0.00 AC
AREA OF FOREST WITHIN 100-YEAR FLOODPLAIN	0.00 AC
RETAINED	0.00 AC
CLEARED	0.00 AC
PLANTED	0.00 AC
TOTAL AREA OF STREAM VALLEY BUFFER	6.44 AC
AREA OF FOREST WITHIN STREAM VALLEY BUFFER	5.98 AC
RETAINED	0.01 AC
CLEARED	0.00 AC
PLANTED	0.00 AC
TOTAL PRIORITY AREA	6.44 AC.
AREA OF FOREST WITHIN PRIORITY AREA	5.98 AC
RETAINED	0.02 AC
CLEARED	0.00 AC
PLANTED	0.00 AC
(0.50 AC OF WETLANDS FALLS WITHIN STREAM VALLEY BUFFER)	
LINEAR FEET OF STREAM VALLEY BUFFER PROVIDED	490'
AVERAGE WIDTH OF STREAM VALLEY BUFFER PROVIDED	400'

FOREST CONSERVATION WORKSHEET
Tapestry

5-Aug-02

NET TRACT AREA:

A. Total tract area ...	38.82
B. Land dedication acres (parks, county facility, etc.) ...	5.20
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	33.62

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 = 5.04
H. Conservation Threshold ... 20% x F = 6.72

EXISTING FOREST COVER:

I. Existing forest cover	=	28.20
J. Area of forest above afforestation threshold	=	23.16
K. Area of forest above conservation threshold	=	21.48

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	=	11.02
M. Clearing permitted without mitigation	=	17.18

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	=	20.03
O. Total area of forest to be retained	=	8.17

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	=	5.01
Q. Reforestation for clearing below conservation threshold	=	0.00
R. Credit for retention above conservation threshold	=	1.45
S. Total reforestation required	=	3.56
T. Total afforestation required	=	0.00
U. Credit for landscaping (may not exceed 20% of "S")	=	0.71
V. Total reforestation and afforestation required	=	2.85

SUPPLEMENTAL WORKSHEET

Reforestation required:	3.56ac/155,074 s.f.
Max. landscape credit allowed (3.56 ac. x .20):	0.71 ac/30,927 s.f.
No. Street Trees required for max. credit (30,927/490 s.f. per tree):	63 street trees
No. Street Trees provided (max. 20% credit taken):	93 street trees
Landscape credit taken:	0.71 ac/30,927 s.f.
Total Reforestation required:	2.85 ac/124,146 s.f.
On-site Reforestation provided:	0.84 ac/36,501 s.f.
Off-site Reforestation to be provided:	2.01 ac/87,556 s.f.

LEGEND

	PROP. SUPER SLIT FENCE
	PROP. LIMIT OF DISTURBANCE
	PROP. EARTH DIKE
	FOREST RETAINED
	AFFORESTATION AREA
	FOREST CONSERVATION SIGNAGE
	TREE SAVE FENCE

OWNER/DEVELOPER'S CERTIFICATE

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

SIGNATURE _____ DATE _____

PRINTED NAME AND TITLE _____

Loiederman Sotesz Associates, Inc.
Rockville Office
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAssociates.net

NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMIT	JEB	APRIL 2004
2	REVISED TO ADD COMMENTS	JEB	MAY 2004

Copyright ADC The Map People
Permitted Use Number 2041157
Map 9 Grid G8, G9 & H9
Zoning Category: R200
M-NOPPC 200' Sheet
230 NW 12
WSSC 200' Sheet
230 NW 12

APPLICANT:
MILLER & SMITH AT TAPESTRY, LLC
8401 GREENSBORO DRIVE, SUITE 300
MCLEAN, VIRGINIA 22102
ATTENTION: BILL ROBERTS
(703) 821-2500



MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS PLAN" AT 1-800-297-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

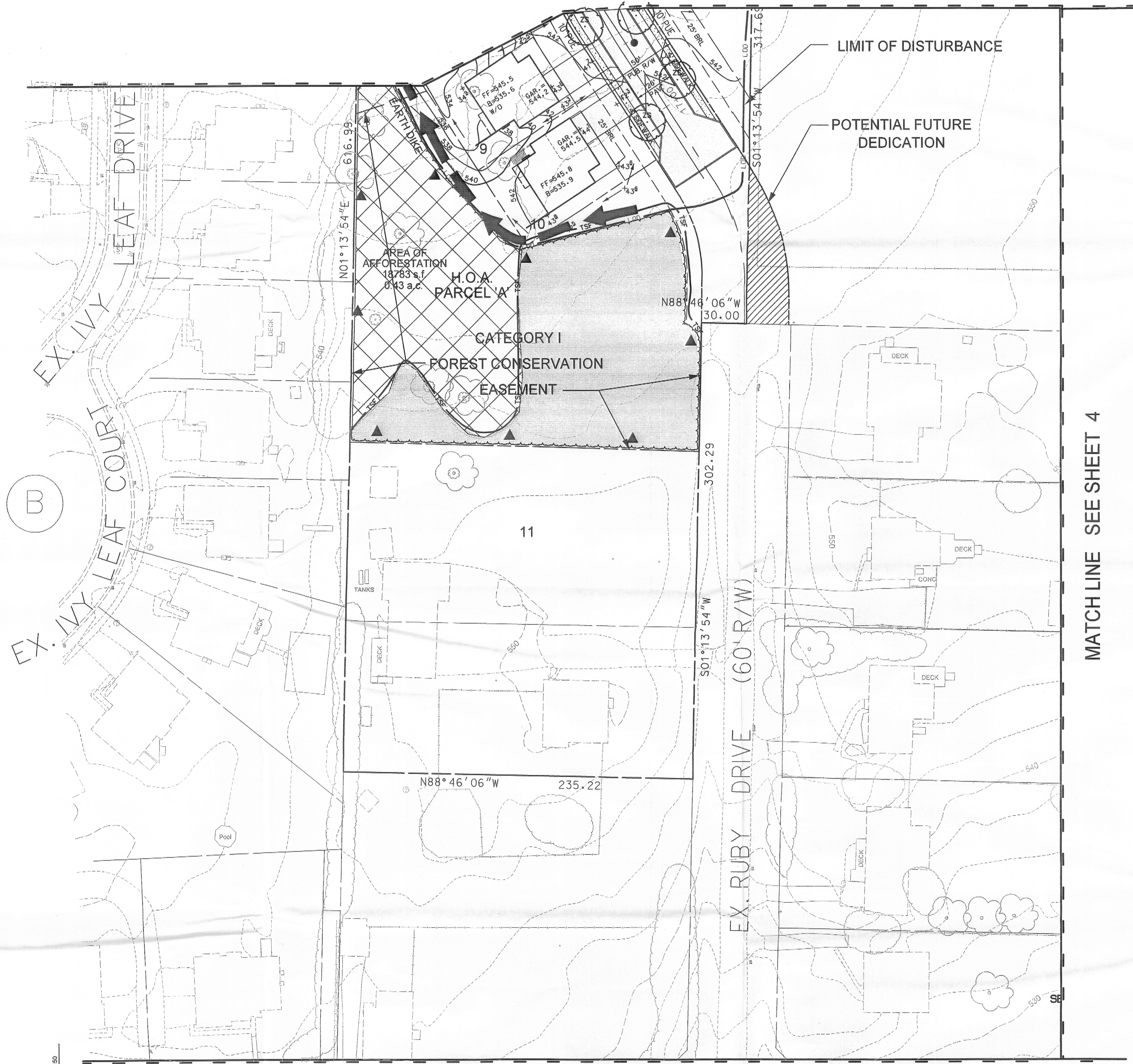
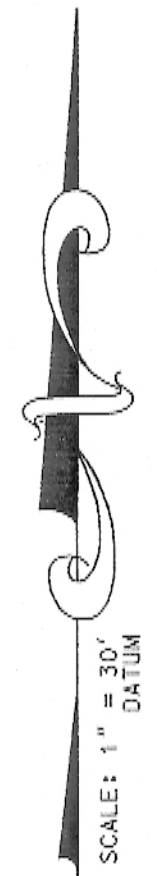
COVER SHEET
PRELIMINARY & FINAL FOREST CONSERVATION AND CONCEPT SEDIMENT CONTROL PLAN

L. 3950 F. 540, L. 5283 F. 643, L. 17748 F. 582
LOTS 2, 3, 9, & 10, BLOCK A, MUSGROVE'S ADDITION TO NEELSVILLE
LOT 1, BLOCK A, BEAU MONDE ESTATES

TAPESTRY
CLARKSBURG DISTRICT 2
MONTGOMERY COUNTY, MARYLAND

SHEET 1 OF 8
PROJECT NO. 0319-10-00

MATCH LINE SEE SHEET 3



LIMIT OF DISTURBANCE

POTENTIAL FUTURE DEDICATION

AREA OF AFFORESTATION
18,783 s.f.
0.43 a.c.
H.O.A. PARCEL 'A'
CATEGORY I
FOREST CONSERVATION
EASEMENT

11

EX. RUBY DRIVE (60' R/W)

EX. IVY LEAF COURT

EX. IVY LEAF DRIVE

(B)

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 5

LEGEND

	PROP. SUPER SLIT FENCE
	PROP. LIMIT OF DISTURBANCE
	PROP. EARTH DIKE
	FOREST RETAINED
	AFFORESTATION AREA
	FOREST CONSERVATION SIGNAGE
	TREE SAVE FENCE

OWNER/DEVELOPER'S CERTIFICATE

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

SIGNATURE _____ DATE _____
PRINTED NAME AND TITLE _____

PRELIMINARY & FINAL FOREST CONSERVATION AND CONCEPT SEDIMENT CONTROL PLAN

L. 3950 F. 540, L. 5283 F. 643, L. 17748 F. 582
LOTS 2, 3, 9, & 10, BLOCK A, MUSGROVE'S ADDITION TO NEELSVILLE
LOT 1, BLOCK A, BEAU MONDE ESTATES

TAPESTRY

CLARKSBURG DISTRICT 2
MONTGOMERY COUNTY, MARYLAND



1" = 30'

SHEET 2 OF 8

PROJECT NO. 0319-10-00

Loiederman Soltesz Associates, Inc.
Rockville Office
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAassociates.net

NO.	DATE	BY	DATE
NO.	APRIL 2004		
DESIGNED	JEB		

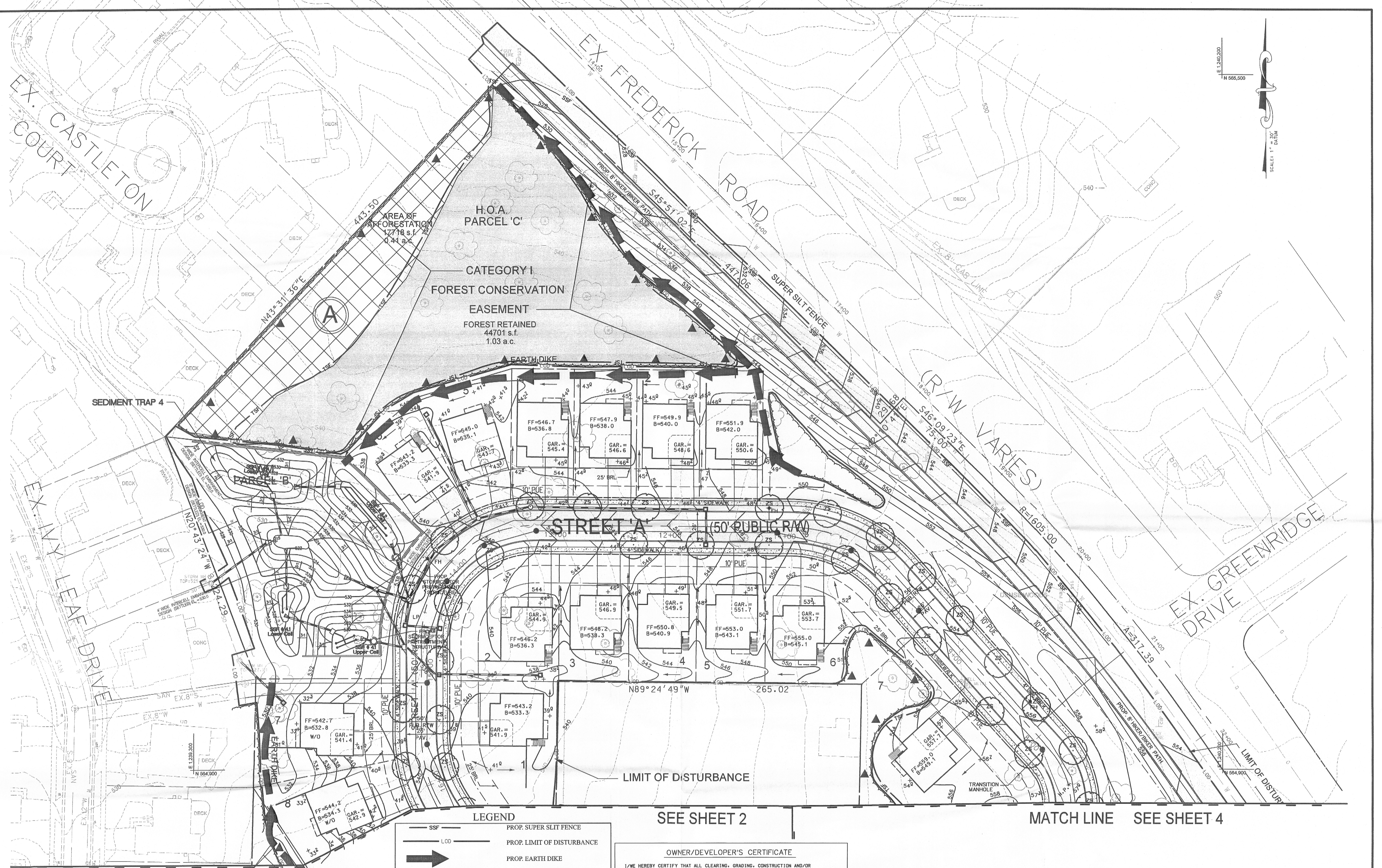
Map	9	Grid	G8, G9 & H9
Scale	EV 562 & EV 563	Zone	R200
Map	M-NCPPC 200 Sheet		
	230 NW 12		
Map	WSSC 200 Sheet		
	230 NW 12		

APPLICANT:
MILLER & SMITH AT TAPESTRY, LLC
8401 GREENSBORO DRIVE, SUITE 300
MCLEAN, VIRGINIA 22102
ATTENTION: BILL ROBERTS
(703) 821-2500



MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DOING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-297-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

P:\0319\000\ENGINEER\ENV\Fig002_Scp.dwg



MATCH LINE

LEGEND

	PROP. SUPER SILT FENCE
	PROP. LIMIT OF DISTURBANCE
	PROP. EARTH DIKE
	FOREST RETAINED
	AFFORESTATION AREA
	FOREST CONSERVATION SIGNAGE
	TREE SAVE FENCE

SEE SHEET 2

OWNER/DEVELOPER'S CERTIFICATE

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

SIGNATURE _____ DATE _____

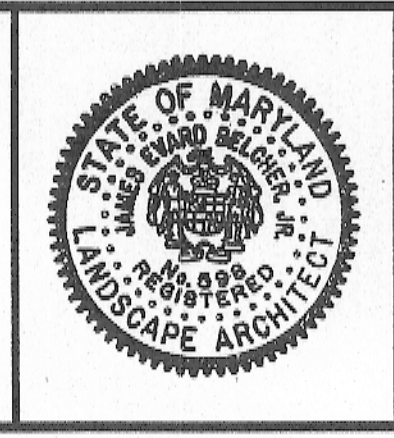
PRINTED NAME AND TITLE _____

MATCH LINE SEE SHEET 4

LS Lolederman Soltész Associates, Inc.
 ROCKVILLE OFFICE
 1390 Piccard Drive, Suite 100
 Rockville, MD 20850
 t. 301.948.2750 f. 301.948.9067
 www.LSAssociates.net

NO.	DATE	REVISIONS	BY	DATE
1	APRIL 2004	LSA MICROSTATION V8 - STD 2000	JEB	
2		AMH / SNG	JEB	

APPLICANT:
MILLER & SMITH AT TAPESTRY, LLC
 8401 GREENSBORO DRIVE, SUITE 300
 MCLEAN, VIRGINIA 22102
 ATTENTION: BILL ROBERTS
 (703) 821-2500



MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY EXCAVATION TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION CONTACT WITH UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

PRELIMINARY & FINAL FOREST CONSERVATION AND CONCEPT SEDIMENT CONTROL PLAN

L 3950 F 540 L 5283 F 643 L 17748 F 582
 LOTS 2, 3, 9, & 10, BLOCK A, MUSGROVE'S ADDITION TO NEELSVILLE
 LOT 1, BLOCK A, BEAU MONDE ESTATES

TAPESTRY
 CLARKSBURG DISTRICT 2
 MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 0319-10-00