

M-NCPPC APPROVAL STAMP

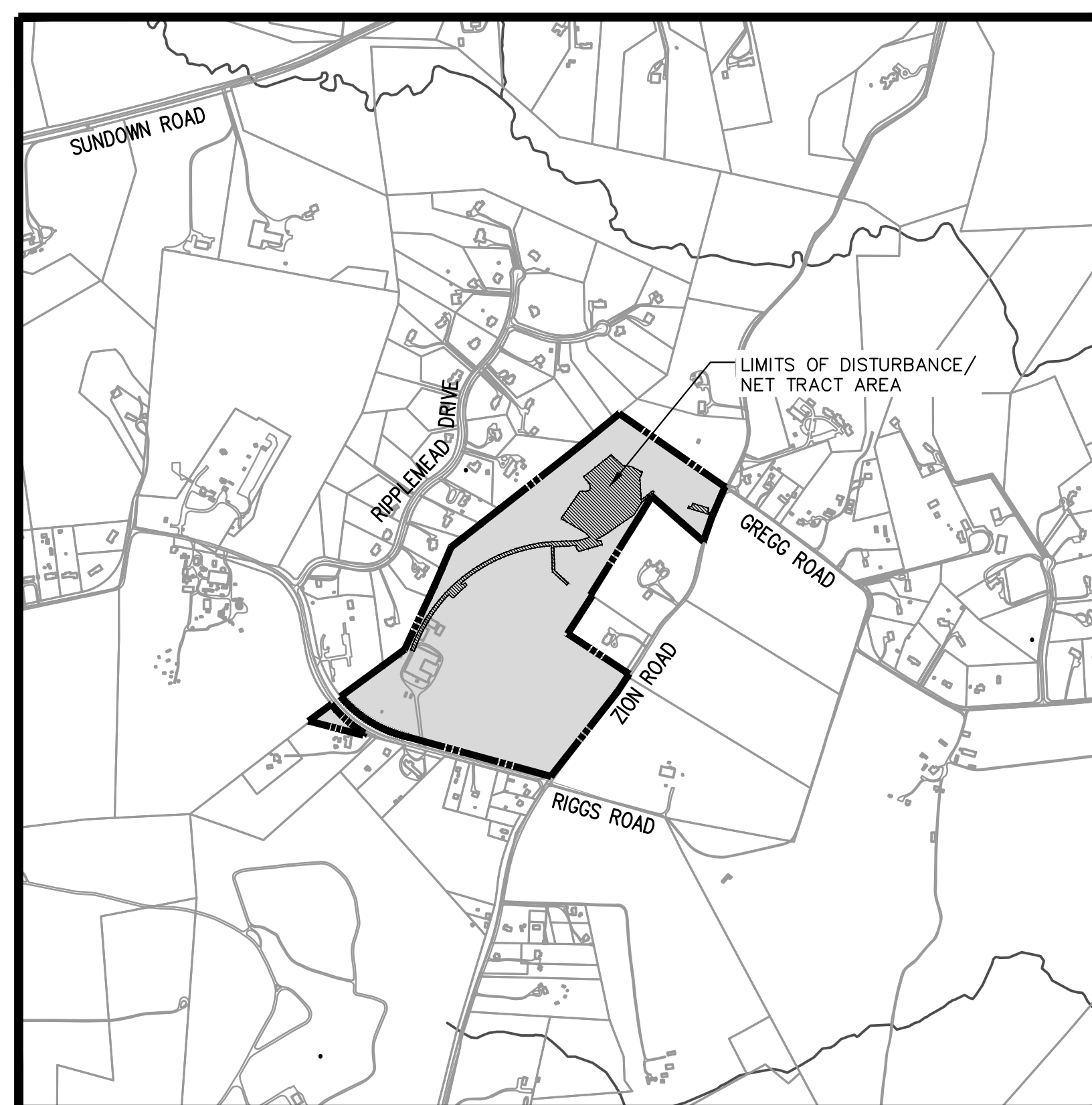
FINAL FOREST CONSERVATION PLAN

5011 RIGGS ROAD

GAITHERSBURG, MARYLAND 20882

GENERAL NOTES

- TAX ACCOUNT NUMBER: 00004532
- TAX MAP: HV21
- TAX PARCEL: P200
- OWNER: FREE REIN REALTY, LLC
- ADDRESS: 5011 RIGGS ROAD
GAITHERSBURG, MD 20882
- WATERSHED: UPPER HAWLINGS RIVER (#021311070945)
USE CLASS: USE IV-P
- BOUNDARY, TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN HEREIN HAVE BEEN OBTAINED FROM A COMBINATION OF MONTGOMERY COUNTY GIS DATA AND FIELD SURVEY CONDUCTED BY BOWMAN CONSULTING GROUP, LTD. (BCG).
- SOIL MAP UNIT BOUNDARIES AND DESCRIPTIONS HAVE BEEN OBTAINED FROM THE MONTGOMERY COUNTY ATLAS (HTTP://WWW.MCATLAS.ORG) AND THE USDA MONTGOMERY COUNTY, MARYLAND SOILS SURVEY.
- NRI/FSD FIELD INVESTIGATION WAS CONDUCTED BY GREGG D. EBERLY (MARYLAND PLA #3609, ISA #4616A) OF BCG ON FEBRUARY 9, 2022.
- BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA).
- BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THE PROPERTY IS LOCATED WITHIN THE PATUXENT RIVER PRIMARY MANAGEMENT AREA (PMA).
- PRELIMINARY STREAM AND WETLAND BOUNDARIES DEPICTED ON THIS PLAN ARE BASED ON FIELD INVESTIGATIONS CONDUCTED BY BOWMAN CONSULTING GROUP, LTD. (BCG) ON JANUARY 25, 27 & FEBRUARY 2, 2022 AND REPRESENT THOSE AREAS THAT WILL LIKELY BE CONSIDERED JURISDICTIONAL WATERS OF THE U.S. AND WETLANDS BY THE U.S. ARMY CORPS OF ENGINEERS BASED ON THE REQUIREMENTS OF THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: EASTERN MOUNTAINS AND PIEDMONT (VERSION 2.0, 2012)
- STREAM BUFFER AND NONTIDAL WETLAND BUFFER WIDTHS HAVE BEEN SHOWN IN ACCORDANCE WITH SECTION III, TABLES 1 & 2 OF THE LATEST VERSION OF THE MONTGOMERY COUNTY, MARYLAND ENVIRONMENTAL GUIDELINES.
- BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THERE IS NO 100-YEAR FLOODPLAIN OR ASSOCIATED BUILDING RESTRICTION LINES ON THE PROPERTY.
- BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THERE ARE NO CULTURAL FEATURES OR HISTORIC SITES ON THE PROPERTY. CLOVER HILL HISTORIC SITE IS LOCATED AT 21310 ZION ROAD, ADJACENT TO THE SUBJECT PROPERTY.
- BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A CRITICAL AREA.
- BASED ON THE MINIMUM SIZE REQUIREMENT FOR A SIGNIFICANT TREE AND A SPECIMEN TREE AS SPECIFIED BY THE M-NCPPC TREE TECHNICAL MANUAL, THERE ARE 39 SPECIMEN TREES AND 37 SIGNIFICANT TREE WITHIN THE GROSS TRACT AREA. THERE ARE NO SPECIMEN AND/OR SIGNIFICANT TREES LOCATED WITHIN THE LIMITS OF WORK (NET TRACT AREA). THERE ARE SEVEN SPECIMEN TREES LOCATED DIRECTLY ADJACENT TO THE LIMITS OF WORK (NET TRACT AREA) THAT WILL BE IMPACTED BY PROPOSED DEVELOPMENT AND WILL REQUIRE A VARIANCE PER SECTION 22A-21 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO KNOWN COUNTY AND/OR STATE CHAMPION TREES WITHIN THE PROJECT. THERE ARE NO TREES HAVING A DIAMETER OF 75% OR MORE OF THE CURRENT STATE CHAMPION FOR THE SPECIES WITHIN THE DETAILED STUDY AREA. SEE TREE TABLE ON THIS SHEET #.
- THIS FINAL FOREST CONSERVATION PLAN WAS PREPARED IN ACCORDANCE WITH CHAPTER 22-A OF THE MONTGOMERY COUNTY CODE AND THE LATEST EDITION OF THE MONTGOMERY COUNTY TREES APPROVED TECHNICAL MANUAL.
- TREE DIAMETERS WERE MEASURED USING A FORESTRY DIAMETER TAPE.
- ZION ROAD IS A RUSTIC ROAD.
- THIS PRELIMINARY FOREST CONSERVATION PLAN IS SUBJECT TO NRI/FSD #420221890, APPROVED 06/14/22.



VICINITY MAP

1" : 1,000'

SOURCE: MONTGOMERY COUNTY GIS DATA

OWNER:

FREE REIN REALTY, LLC
4204 GLENROSE ST
KENSINGTON, MARYLAND 20895
ATTN: MICHAEL CHAPMAN

APPLICANT:

FREE REIN SOLAR FARM, LLC
4611 SLEAFORD ROAD
BETHESDA, MARYLAND 20814
PHONE: 301.442.9712
ATTN: MICHAEL CHAPMAN

LANDSCAPE ARCHITECT:

BOWMAN CONSULTING
13461 SUNRISE VALLEY DRIVE
HERNDON, VIRGINIA 20171
PHONE: 703-464-1000
ATTN: GREGG D. EBERLY

CIVIL ENGINEER:

BOWMAN CONSULTING
13461 SUNRISE VALLEY DRIVE
HERNDON, VIRGINIA 20171
PHONE: 703-464-1000
ATTN: BRAD GLATFELTER

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DEVELOPMENT STANDARDS

SITE TABULATIONS	
EXISTING ZONING:	AGRICULTURAL RESERVE (AR)
LIMITS OF DISTURBANCE/ NET TRACT AREA:	7.52 AC.
PROPOSED FENCED AREA:	4.92 AC. (SOLAR COLLECTION SYSTEM)
LOT & DENSITY	
MINIMUM SITE AREA:	25 AC.
MINIMUM LOT AREA:	40,000 S.F.
MAXIMUM LOT COVERAGE:	10% (ALL ROOFED BUILDINGS & STRUCTURES)
PROPOSED LOT COVERAGE:	±1% (±36,000 S.F.)
SETBACKS & HEIGHT	
FRONT SETBACK REQUIRED:	50'
FRONT SETBACK PROPOSED:	50' MIN.
SIDE STREET SETBACK REQUIRED:	50'
SIDE STREET SETBACK PROPOSED:	50' MIN.
SIDE SETBACK REQUIRED:	20'
SIDE SETBACK PROPOSED :	20' MIN.
REAR SETBACK REQUIRED:	35'
REAR SETBACK PROPOSED:	35' MIN.
MAXIMUM HEIGHT:	
MAXIMUM HEIGHT PROPOSED:	50' 12' MAX. (SOLAR COLLECTION SYSTEM)

DEVELOPER'S CERTIFICATE		
The undersigned agrees to execute all the features of Approved Final Forest Conservation Plan No. <u>160</u> , including financial bonding, forest planting, maintenance, and all other applicable agreements.		
Developer's Name:	FREE REIN SOLAR FARM, LLC <small>Proposed Company Name</small>	
Contact Person or Owner:	MICHAEL CHAPMAN <small>Proposed Name</small>	
Address:	4611 SLEAFORD ROAD BETHESDA, MD 20814	
Phone and Email:	301-442-9712, MCFREEREINSOLAR.COM	
Signature:	<i>Michael Chap</i>	



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COVER SHEET
5011 RIGGS ROAD
WSSC GRID #229NW05, 230NW05 & 230NW04
TAX MAP: HV21, GRID: 0000, PARCEL: P200
MONTGOMERY COUNTY, MARYLAND



PLAN STATUS	
9/12/22	1ST SUBMISSION
2/07/23	2ND SUBMISSION

DATE	DESCRIPTION
	GDE GDE GDE
	DESIGN DRAWN CHKD
	SCALE H: AS NOTED V: N/A
	JOB No. 140233-01-002
	DATE : FEBRUARY, 2023
	FILE No.