

BEALL'S GRANT II APARTMENTS

(PROPOSED) LOT 5, BLOCK A, CITY CENTER
 CITY OF ROCKVILLE, MARYLAND
 Previous Approval: USE2007-00708
 PAM2010-00015, STP2010-00025

DESIGN TEAM:

OWNER:
 MHP Town Center Inc.
 12200 Tech Road, Suite 250
 Silver Spring, MD 20904
 Phone: 301-622-2400 x16

DEVELOPER:
 MHP Town Center Inc.
 12200 Tech Road, Suite 250
 Silver Spring, MD 20904
 Phone: 301-622-2400 x16

ARCHITECT:
 Arnold & Arnold
 6220 Rhode Island Avenue
 Riverdale Park, MD 20737
 Phone: 301-908-5207

CIVIL ENGINEER:
 Macris, Hendricks & Glascock, P.A.
 9220 Wightman Road, Suite 120
 Montgomery Village, MD 20886
 Phone: 301-670-0840

LANDSCAPE ARCHITECT:
 Macris, Hendricks & Glascock, P.A.
 9220 Wightman Road, Suite 120
 Montgomery Village, MD 20886
 Phone: 301-670-0840

USE PERMIT NOTES

- The topography is from an aerial topographic survey supplemented with field survey and available utility records.
- The boundary is from deeds and plats of record.
- A Natural Resources Inventory/Forest Stand Delineation Plan (NRI/FSD) for this site has been approved by the City Forester. (Re: FTP2006-00014)
- A Stormwater Management for this site has been approved by the City Department of Public Works. (Re: SMP2007-00019). A revision to the SWM Concept has been submitted to the City for Approval.
- Do not use this Planning Site Plan for site construction. Refer to approved construction documents for construction details.
- All construction must meet the requirements of the City's construction codes, fire code, life safety code, the state accessibility code, and the federal requirements of the Americans with Disabilities Act (ADA).



VICINITY MAP
 SCALE 1" = 2,000'

SHEET INDEX

- SP-1 Site Development Site Plan -- Cover Sheet
- SP-2 Site Development Site Plan
- LS-1 Landscape Plans
- LS-2 Landscape Plans
- LS-3 Landscape Plans
- PFCP-1 Preliminary Forest Conservation Plan
- PFCP-2 Preliminary Forest Conservation Plan
- PFCP-3 Preliminary Forest Conservation Plan

- EX-1 Vehicle Movement & Pedestrian Access - Exhibit
- EX-2 Public Open Space - Exhibit

SWM Concept Plan

NRI FSD (Approved)

- CS1.0 Architectural Cover Sheet
- BD1.0 Building Floor Plans
- FP1.0 Fire Protection Plan
- A1.0 Building Basement Plan
- A1.1 Building First Floor Plan
- A1.2 Building Second Floor Plan
- A1.3 Building Third Floor Plan
- A1.4 Building Roof Plan
- A3.8 Amenity Area Plan
- A4.0 Building Elevations
- A5.0 Building Sections

SITE DATA		
SUBJECT PROPERTY:	CITY CENTER, LOTS 3 & 4, BLOCK A LOT-5, BLOCK A, PLAT PENDING	
GROSS LOT AREA:	110,507 S.F. OR 2.5369 AC.	
RAW DEDICATION AREA:	-865 S.F. OR 0.0199 AC.	
NET LOT AREA:	109,642 S.F. OR 2.5170 AC.	
ZONING CLASSIFICATION:	MXNC (MIXED-USE NEIGHBORHOOD COMMERCIAL) TOWN CENTER PERFORMANCE DISTRICT	
PROPERTY ADDRESS:	254 NORTH WASHINGTON STREET	
TAX ACCOUNT No.:	04-03032855	
PROPOSED USE:	RESIDENTIAL APARTMENTS 60 EXISTING UNITS TO REMAIN 74 PROPOSED UNITS 134 TOTAL UNITS	
DEVELOPMENT STANDARDS		
SITE:	(REQUIRED/ALLOWED)	PROPOSED
NET LOT AREA	(20,000 S.F.)	109,642 S.F. OR 2.5170 AC.
PUBLIC USE SPACE	20% OR 21,928 S.F.	22,000 S.F.
ACCESSIBLE ART		FEE IN LIEU (1)
BUILDING:		
BUILDING SETBACK REQUIREMENTS		
FRONT - STREET SIDE	0' OR 10'	5 (2)
REAR - NON RESIDENTIAL ZONE	0' OR 10'	14 (1)
MAXIMUM BUILDING HEIGHT	45'	
EXISTING		32 (3)
PROPOSED		34 (3)
BUILDING COVERAGE AREA		
EXISTING		16,800 S.F.
PROPOSED	NONE SPECIFIED	33,040 S.F.
TOTAL		49,840 S.F.
TOTAL BUILDING AREA		
EXISTING		47,800 S.F. (3)
PROPOSED	NONE SPECIFIED	92,888 S.F. (3)
TOTAL		140,788 S.F.
LOT COVERAGE	NONE SPECIFIED	65,300 S.F.
OFF STREET PARKING AND LOADING:		
INTERNAL LANDSCAPING	5% OF SURFACE PARKING LOT = 593 S.F.	618 S.F.
PARKING SPACES		
EXISTING BUILDING		
RESIDENTIAL EFFICIENCY (17 UNITS)	1.0/UNIT = 17	
RESIDENTIAL 1 BEDROOM (25 UNITS)	1.0/UNIT = 25	
RESIDENTIAL 2 BEDROOM (18 UNITS)	1.5/UNIT = 27	
PROPOSED BUILDING		
RESIDENTIAL EFFICIENCY (1 UNIT)	1.0/UNIT = 1	
RESIDENTIAL 1 BEDROOM (21 UNITS)	1.0/UNIT = 21	
RESIDENTIAL 2 BEDROOM (49 UNITS)	1.5/UNIT = 74	
RESIDENTIAL 3 BEDROOM (3 UNITS)	1.5/UNIT = 5	
TOTAL	134 UNITS	170 SPACES
121 SPACES (4X5)		
BICYCLE SPACES		
SHORT TERM	1/3 = 3	4 (OUTSIDE)
LONG TERM	1/3 = 45	45 (5)
TRUCK LOADING (WB-40)		1

(1) A FEE IN LIEU WILL BE PAID FOR ALL NOT MPOU UNITS
 (2) EXISTING CONDITION
 (3) I PROVIDE BY PROJECT ARCHITECT
 (4) A WAIVER OF 49 PARKING SPACES IS REQUIRED
 (5) INCLUDES 28 SURFACE PARKING SPACES + 93 SPACES LOCATED IN THE PARKING GARAGE.
 5 SPACES FOR THE HANDICAPPED, 3 LOCATED ON SURFACE LOT AND 2 LOCATED IN THE GARAGE.
 ALL ARE VAN ACCESSIBLE
 (6) A BIKE AREA FOR 25 BICYCLES IS LOCATED INSIDE THE PROPOSED BUILDING.
 A BIKE AREA FOR 20 BICYCLES IS LOCATED INSIDE THE EXISTING BUILDING.

Professional Certification:
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14979, Expiration Date: 7-02-10
 Scott D. Roser

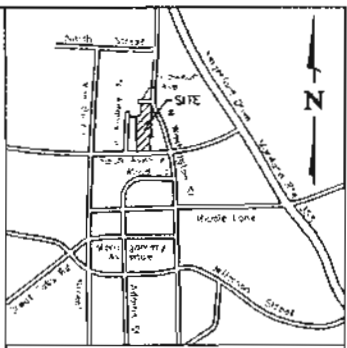
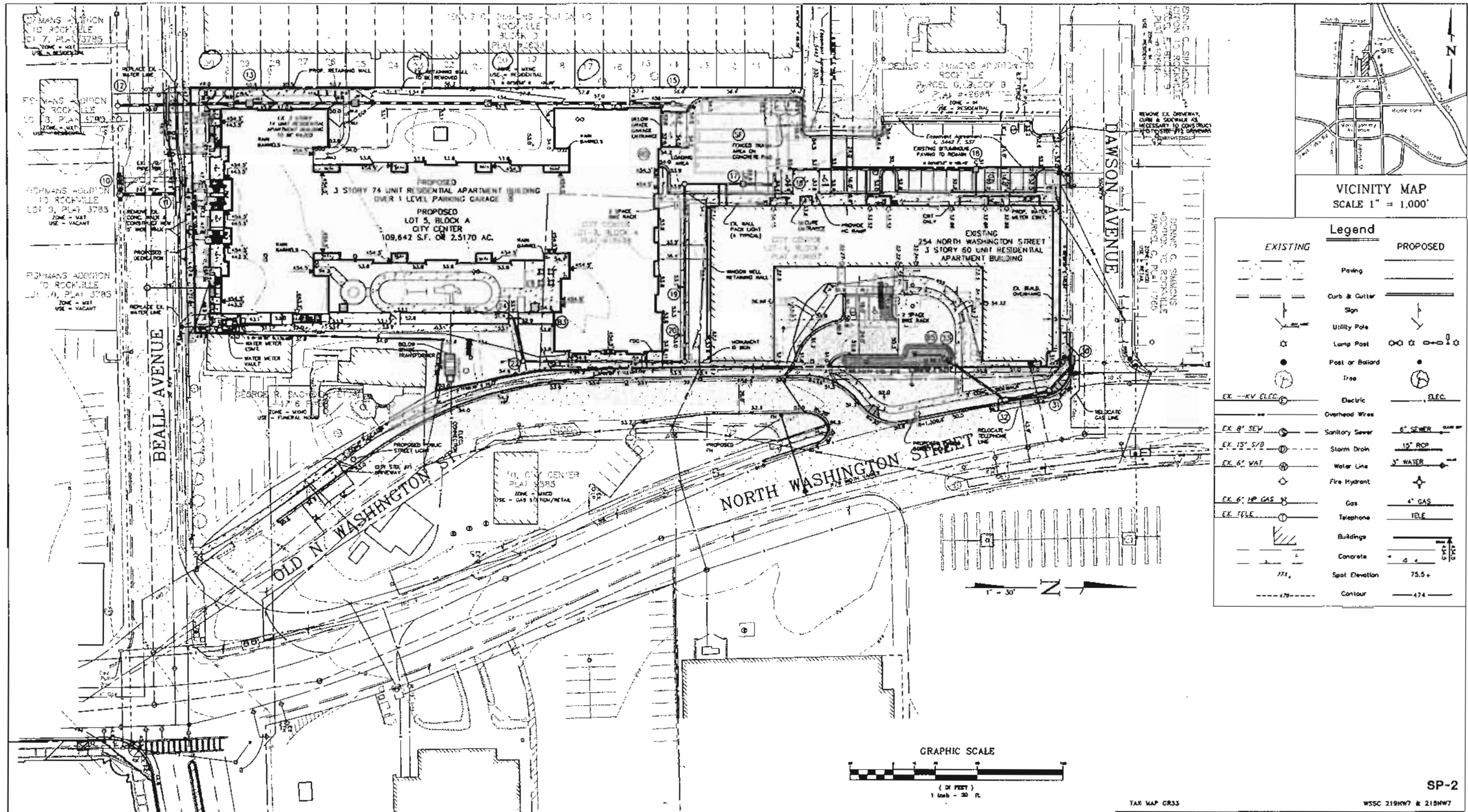
REVISIONS		
NO.	DATE	DESCRIPTION

SP-1

TAX MAP GR33-... WSSC 219NW7 & 218NW7

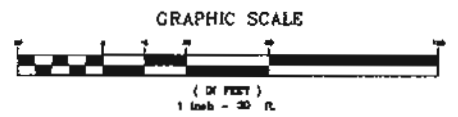
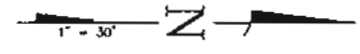
SITE DEVELOPMENT PLAN - LEVEL 2 - AMENDMENT
BEALL'S GRANT II APARTMENTS
CITY CENTER
 LOT 5, BLOCK A, PLAT PENDING
 4TH ED - CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

	Macris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors	9220 Wightman Road, Suite 120	Proj. Mgr. MDP	Designer MDP
			Date 3-29-10	Scale NONE



VICINITY MAP
SCALE 1" = 1,000'

Legend	
EXISTING	PROPOSED
	Paving
	Curb & Gutter
	Sign
	Utility Pole
	Lamp Post
	Post or Board
	Tree
	Electric
	Overhead Wire
	Sanitary Sewer
	Storm Drain
	Water Line
	Fire Hydrant
	Gas
	Telephone
	Buildings
	Concrete
	Spot Elevation
	Contour



SP-2

TAX MAP CR33 WSSC 219NW7 & 218NW7

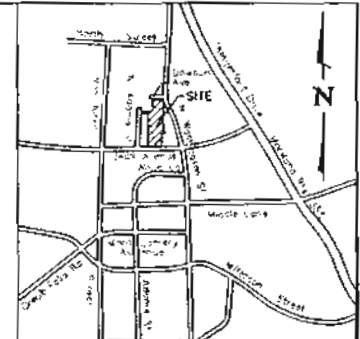
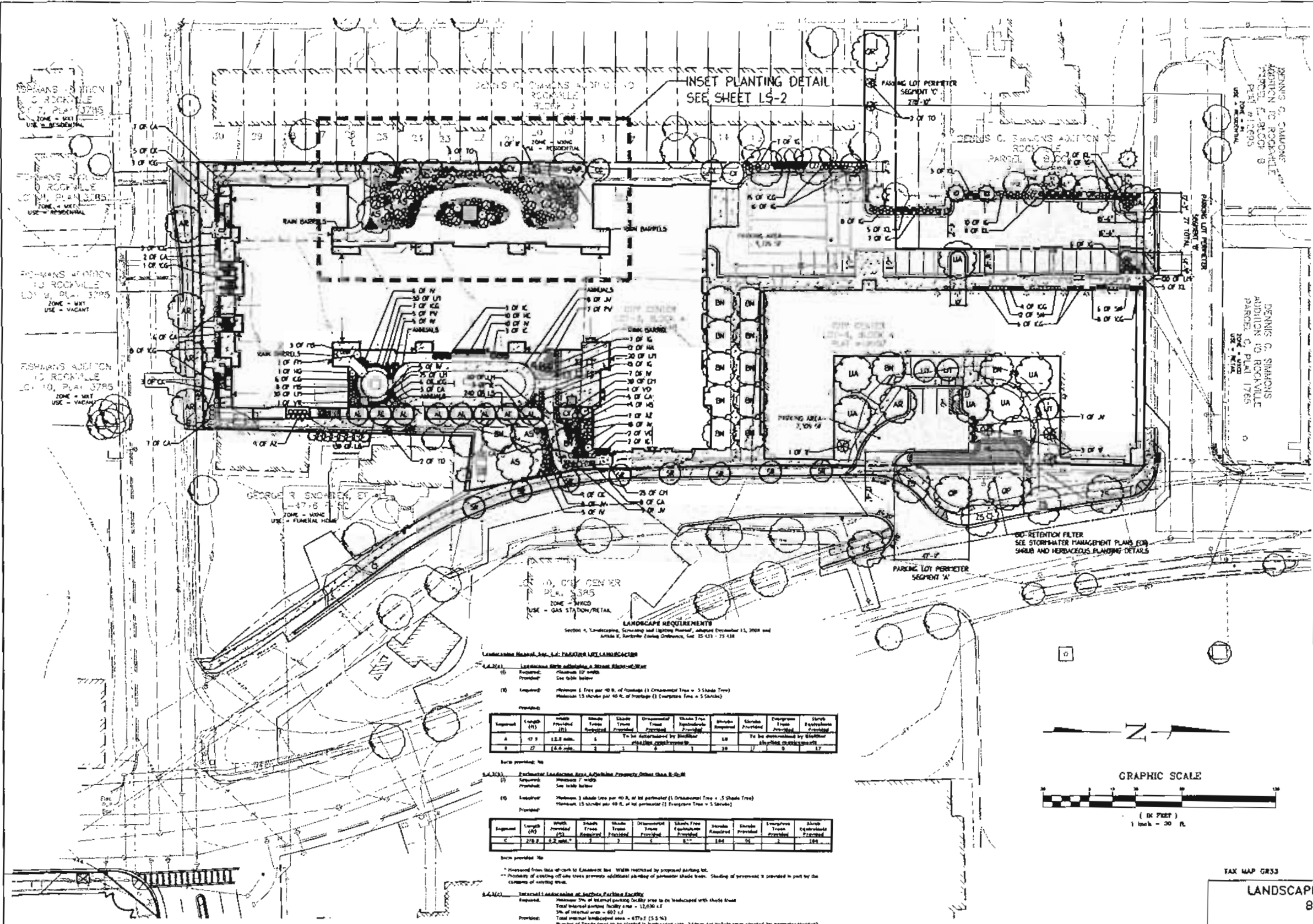
SITE DEVELOPMENT PLAN - LEVEL 2 - AMENOMENT
BEALL'S GRANT APARTMENTS
CITY CENTER
LOT 5, BLOCK A, PLAT PENDING
4TH ED - CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

REVISIONS			
NO.	DATE	DESCRIPTION	BY

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 100
Phone 301.670.0840

Proj. Mgr. MDP Designer MDP
Date 3-29-10 Scale 1" = 30'

384\dwg\LS_22_01.dwg, 24x36 CITY LS PLAN LS-1, 3/29/2010 2:05:21 PM, Copyright 2009 Macris, Hendricks, & Glascock, P.A.



VICINITY MAP
SCALE 1" = 1,000'

LEGEND

- PROPOSED SHADE TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED EVERGREEN TREES
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED PERENNIAL/GROUND COVER
- EXISTING TREES
- PROPOSED INTERNAL PARKING FACILITY AREA

LANDSCAPE REQUIREMENTS
Section 4, Landscaping, Screening and Lighting Manual, adopted December 13, 2008 and Article 6, Surface Lotteries Ordinance, Ord. 25-411 - 73-128

Landscaping Manual, Sec. 4.1: PARKING LOT LANDSCAPING

4.1.2(1) Landscaping shall include a Street Edge-of-Walk
 (a) Required: Minimum 12' wide
 Provided: See table below

(b) Required: Minimum 1 Tree per 40 R. of Frontage (1 Ornamental Tree = 3 Shade Tree)
 Minimum 15 Shrubs per 40 R. of Frontage (1 Evergreen Tree = 5 Shrubs)

Equipment	Length (ft)	Width Provided (ft)	Shade Trees Provided	Ornamental Trees Provided	Shade Tree Equivalent Provided	Shrubs Provided	Evergreen Trees Provided	Shrub Equivalent Provided
1	12.5	12.5 min.	1	To be determined by designer	3	15	To be determined by designer	75
2	25	12.5 min.	2	1	3	30	12	60

4.1.2(2) Perimeter Landscaping Area Adjacent Property Other than R-1/R-2
 (a) Required: Minimum 7'-0"
 Provided: See table below

(b) Required: Minimum 1 shade tree per 40 R. of lot perimeter (1 Ornamental Tree = 3 Shade Tree)
 Minimum 15 shrubs per 40 R. of lot perimeter (1 Evergreen Tree = 5 Shrubs)

Equipment	Length (ft)	Width Provided (ft)	Shade Trees Provided	Ornamental Trees Provided	Shade Tree Equivalent Provided	Shrubs Provided	Evergreen Trees Provided	Shrub Equivalent Provided
1	12.5	12.5 min.	1	1	3	15	12	60
2	25	12.5 min.	2	2	6	30	24	120

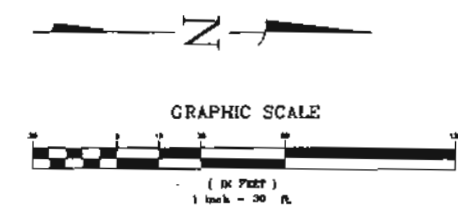
4.1.2(3) Internal Landscaping at Parking Facility
 Required: Minimum 2% of internal parking facility area to be landscaped with shade trees
 Total internal parking facility area = 12,000 sq ft
 2% of internal area = 240 sq ft
 Total internal landscaped area = 477 sq ft (5.5%)
 Number of Shade trees to be planted in landscaped area = 3 (does not include trees required for perimeter planting)

4.1.2(4) Minimum Area of Perimeter Landscaping Adjacent to Internal Landscaping Area
 (a) Required: 12' wide, parallel to parking spaces - 12' wide, min., and 10' long, min.
 Provided: 12' wide, 10' long

(b) Required: 12' wide, 10' long, min.
 Provided: 12' wide, 10' long, min.

4.1.2(5) Perennial/Grass/Plantings
 N/A

Soils Ordinance, Article 1, SCREENING AND LANDSCAPING REQUIREMENTS
 Sec. 11-118. Screening of mechanical equipment.
 Required: As shown on drawing
 Provided: As shown



FOR LOCATIONS OF CITY WATER AND SEWER CALL "CITY UTILITIES SUPERINTENDENT" AT 240-314-8567. FOR LOCATIONS OF OTHER UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION	BY

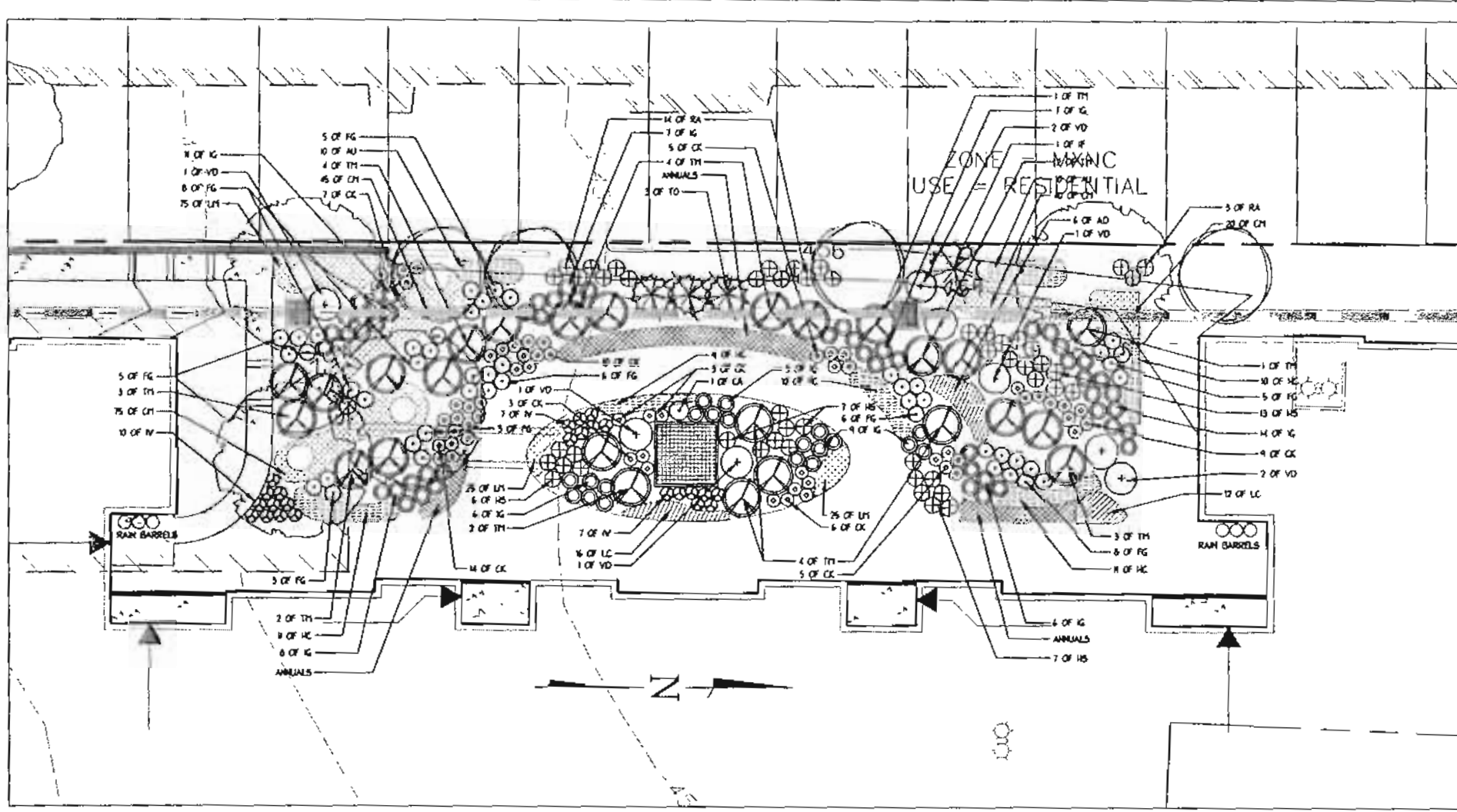
TAX MAP GR33 WSSC 219NW7 & 218NW7

LANDSCAPE PLAN - LEVEL 2 - AMENDMENT
BEALL'S GRANT APARTMENTS
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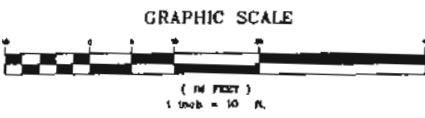
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 Fax 301.948.0893
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Proj. Mgr. ugp	Designer GSH
Date 3-29-10	Scale 1" = 30'
Project No. 92-364-22	Sheet 1 of 3



INSET PLANTING DETAIL
SEE SHEET



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KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SPD	ROOT	SPACING
SHADE TREES								
AT	5	Acer rubrum 'October Glory'	'October Glory' Red Maple	24-30"	30'		74B	
AS	5	Acer saccharum 'Jadeite'	'Jadeite' Sugar Maple	24-30"	30'		74B	
BN	14	Betula nigra 'Heritage'	'Heritage' River Birch	24-30"	30'		74B	Single Stem
CO	2	Cotoneaster horizontalis	'Common' Horizontal Spirea	24-30"	30'		74B	
DO	2	Quercus prinus	'Black Oak'	24-30"	30'		74B	
JP	2	Quercus prinus	'White Oak'	24-30"	30'		74B	
JR	2	Quercus prinus	'Red Oak'	24-30"	30'		74B	
JA	7	Ulmus americana 'Valley Forge'	'Valley Forge Elm'	24-30"	30'		74B	
ZD	5	Zelkova serrata 'Green Vase'	'Green Vase Japanese Zelkova'	24-30"	30'		74B	
EVERGREEN TREES								
F	7	Taxus canadensis 'Fastigiata'	'Fastigiata' Northern White Pine		7-8'		74B	
CP	2	Thuja occidentalis	'American Holly'		7-8'		74B	
TO	7	Thuja occidentalis 'Tuckermans'	'Tuckermans' American Holly'		7-8'		74B	
ORNAMENTAL TREES								
AL	10	Anemone nemorosa	'Anemone Nemorosa'	24-30"			74B	Single Stem
CC	3	Cornus canadensis	'Eastern Red Dogwood'	24-30"			74B	Single Stem
CR	3	Cornus canadensis 'Winter King'	'Winter King' Red Dogwood'	24-30"			74B	Single Stem
CO	3	Cornus canadensis 'Ribbon'	'Ribbon' Red Dogwood'	24-30"			74B	Single Stem
UT	3	Ulmus americana 'Valley Forge'	'Valley Forge Elm'	24-30"	10-12'		74B	15' o.c.
TR	3	Thuja occidentalis 'Smyrna'	'Smyrna' American Holly'	24-30"			74B	Single Stem
W	1	Weibachia virginica	'Hummock'	24-30"			74B	Tree Form Single Stem
PERENNIALS								
CA	44	Carex pensilvanica 'Hummingbird'	'Hummingbird'	24-30"			74B	30' o.c.
FD	49	Forsythia viridissima	'Sweet Forsythia'	18-24"			74B	30' o.c.
HR	1	'Heritiera speciosa' 'Mount Airy'	'Mount Airy' Forsythia'	30-36"			74B	30' o.c.
HR	1	'Heritiera speciosa' 'Snow Queen'	'Snow Queen' Dwarf Forsythia'	30-36"			74B	48" o.c.
HR	1	'Heritiera speciosa' 'Little Henry'	'Little Henry' Forsythia'	18-24"			74B	24" o.c.
BA	17	Buxus sempervirens 'Global'	'Global' Boxwood'	18-24"			74B	30' o.c.
SK	18	Symplocos paniculata 'Showerbush'	'Showerbush' Spicebush'	24-30"			74B	30' o.c.
VO	11	Viburnum dentatum 'Rosen-Senior'	'Rosen-Senior' Viburnum'	30-36"			74B	72" o.c.
EVERGREEN PERENNIALS								
AL	8	Aconitum napellus 'Gump's White'	'Gump's White' Monkshood'	18-24"			74B	30' o.c.
AL	8	Aconitum napellus 'Mistress Day'	'Mistress Day' Monkshood'	18-24"			74B	30' o.c.
IC	11	Iris sibirica 'Compacta'	'Compacta' Japanese Iris'	24-30"			74B	48" o.c.
IG	27	Iris sibirica 'Green Luster'	'Green Luster' Japanese Iris'	18-24"			74B	30' o.c.
IG	156	Iris sibirica 'Shamrock'	'Shamrock' Japanese Iris'	18-24"			74B	30' o.c.
JP	25	Juniperus virginiana 'Grey Owl'	'Grey Owl' Juniper'	18-24"			74B	30' o.c.
AL	31	Aconitum napellus 'Olympic Fire'	'Olympic Fire' Monkshood'	24-30"			74B	30' o.c.
TM	26	Thalictrum aquilegifolium 'Greenwave'	'Greenwave' Meadow Rue'	24-30"			74B	30' o.c.
VP	1	Veronica perfoliata 'Allegany'	'Allegany' Veronica'	30-36"			74B	60" o.c.
ORNAMENTAL GRASSES & GRASS-LIKE PLANTS								
AL	20	Anemone nemorosa	'Anemone'				74B	24" o.c.
CL	79	Carex pensilvanica 'Sedona'	'Sedona' Carex'				74B	24" o.c.
CA	235	Carex pensilvanica 'Ice Dance'	'Ice Dance' Carex'				74B	18" o.c.
PC	61	Phlox paniculata	'Phlox'				74B	24" o.c.
CD	52	Carex pensilvanica 'Blue Ice'	'Blue Ice' Carex'				74B	30" o.c.
UM	460	Urtica dioica 'Big Blue'	'Big Blue' Nettle'				74B	12" o.c.
LD	370	Liatris spicata 'Marginal'	'Marginal' Liatris'				74B	18" o.c.
PV	12	Paspalum amplexicaule 'Henry Aches'	'Henry Aches' Paspalum'				74B	30" o.c.
PERENNIALS								
AD	2	Anemone nemorosa	'Anemone'				74B	30" o.c.
HA	12	Hebe x exoniensis 'Autumn Joy'	'Autumn Joy' Hebe'				74B	18" o.c.
LC	20	Lonicera caerulea	'Lonicera'				74B	18" o.c.
MB	11	Monarda didyma	'Monarda'				74B	24" o.c.

NATIVE PLANT COUNTS
 Total Shade Trees: 44
 Native Shade Trees: 39
 Percent Native: 89%
 Total Number of Trees: 9
 Native Trees: 65
 Percent Native: 75%
 Total Number of Shrubs: 551
 Native Shrubs: 420
 Percent Native: 76%

REVISIONS			
NO.	DATE	DESCRIPTION	BY

LANDSCAPE PLAN - LEVEL 3 - AMENDMENT
 BEALL'S GRANT APARTMENTS
CITY CENTER
 LOT 5, BLOCK A, PLAT PENDING
 4TH ED - CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

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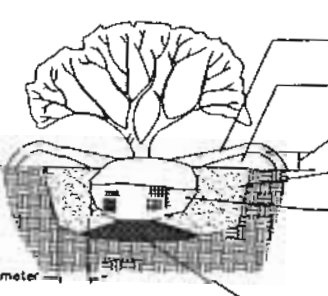
Phone: 301.670.0810
 Fax: 301.948.0953
 www.mhga.com

Proj. Mgr. **WDP**
 Designer **CSH**
 Date: 3-29-10
 Scale: 1" = 10'
 Project No. **92-384-22**
 Sheet **2** of **3**

1. THIS PLAN IS THE PLANTING APPROVED SHEET.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MATERIALS, INCLUDING TREES AND LANDSCAPE, AND SHALL MAINTAIN THEM IN A HEALTHY AND SOUND CONDITION THROUGHOUT THE 104 MONTH PERIOD.
3. CONTRACTOR SHALL CUT AND CLEARLY MARK ALL PLANTING APPROVED LOCATIONS ON THIS PLAN.
4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY FORESTER FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM OVERHEAD UTILITIES. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
5. QUANTITIES AS SHOWN ON THIS PLAN SHALL COVER ONE PLANT PER SPECIFICATION. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL INSPECTION. ANY DISCREPANCY WILL BE SUPPLIED TO THE OWNER AT HIS/HER RISK.
6. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. BRAND SHALL INCLUDE THE TREE SPECIES AND A LIST OF PLANT MATERIALS. BRANDS AND PROVENANCE SHALL BE OBTAINED FROM THE PLANT LIST. THE PLANTS OBTAINED SHALL MEET THE SPECIFICATIONS FOR THE PROJECT PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AA). PLANTS SHALL BE PROVIDED PRIOR TO DELIVERY ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING AND PREPARATION AS OUTLINED IN THE CURRENT EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES OF THE PROFESSIONAL LANDSCAPE ARCHITECTS ASSOCIATION. PREPARATION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE ADDITION OF SOIL AMENDMENTS, FERTILIZERS AND SUPPLEMENTS, TOPDRESS AS INDICATED BY TESTING AND ANALYSIS, TREE SAUCER AND PINE BARK MULCH PREPARATION.
8. TREES 10 FEET AND UNDER IN SIZE SHALL BE PLANTED IN SOIL.
9. TREES 10 FEET AND UNDER IN SIZE SHALL BE PLANTED IN SOIL AND SHADE.
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48. TREES 10 FEET AND UNDER IN SIZE SHALL BE PLANTED IN SOIL AND SHADE.
49. TREES 10 FEET AND UNDER IN SIZE SHALL BE PLANTED IN SOIL AND SHADE.
50. TREES 10 FEET AND UNDER IN SIZE SHALL BE PLANTED IN SOIL AND SHADE.

- General Planting Notes -- Quality Assurance**
1. All plant material shall be in accordance with the American Standard for Nursery Stock No. 260.1-2004, by the American Association of Nurserymen, Inc.
 2. All plants shall be wholesome, healthy, vigorous, free from plant diseases, insect pests and their eggs, and shall have healthy, normal top and root systems. Plants shall be nursery-grown stock and freshly dug.
 3. No trees with multiple leaders will be accepted. No sheared evergreens will be accepted.
 4. Substitutions are not permitted without written permission from the City Forester.

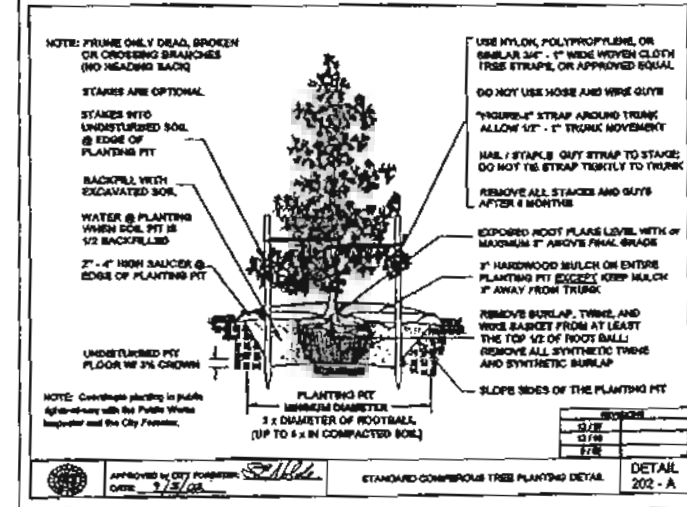
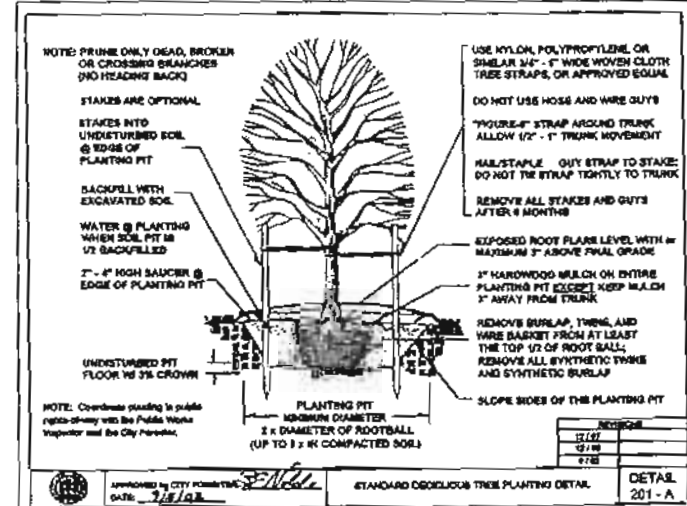
Note:
Water @ planting when soil pit is 1/2 ball filled
Coordinate planting in public right-of-way with the Public Works Inspector and the City Forester.



Planting Detail
Shrub - City Dtl. #203

Not To Scale

FOR LOCATIONS OF CITY WATER AND SEWER CALL "CITY UTILITIES SUPERINTENDENT" AT 240-314-8567. FOR LOCATIONS OF OTHER UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

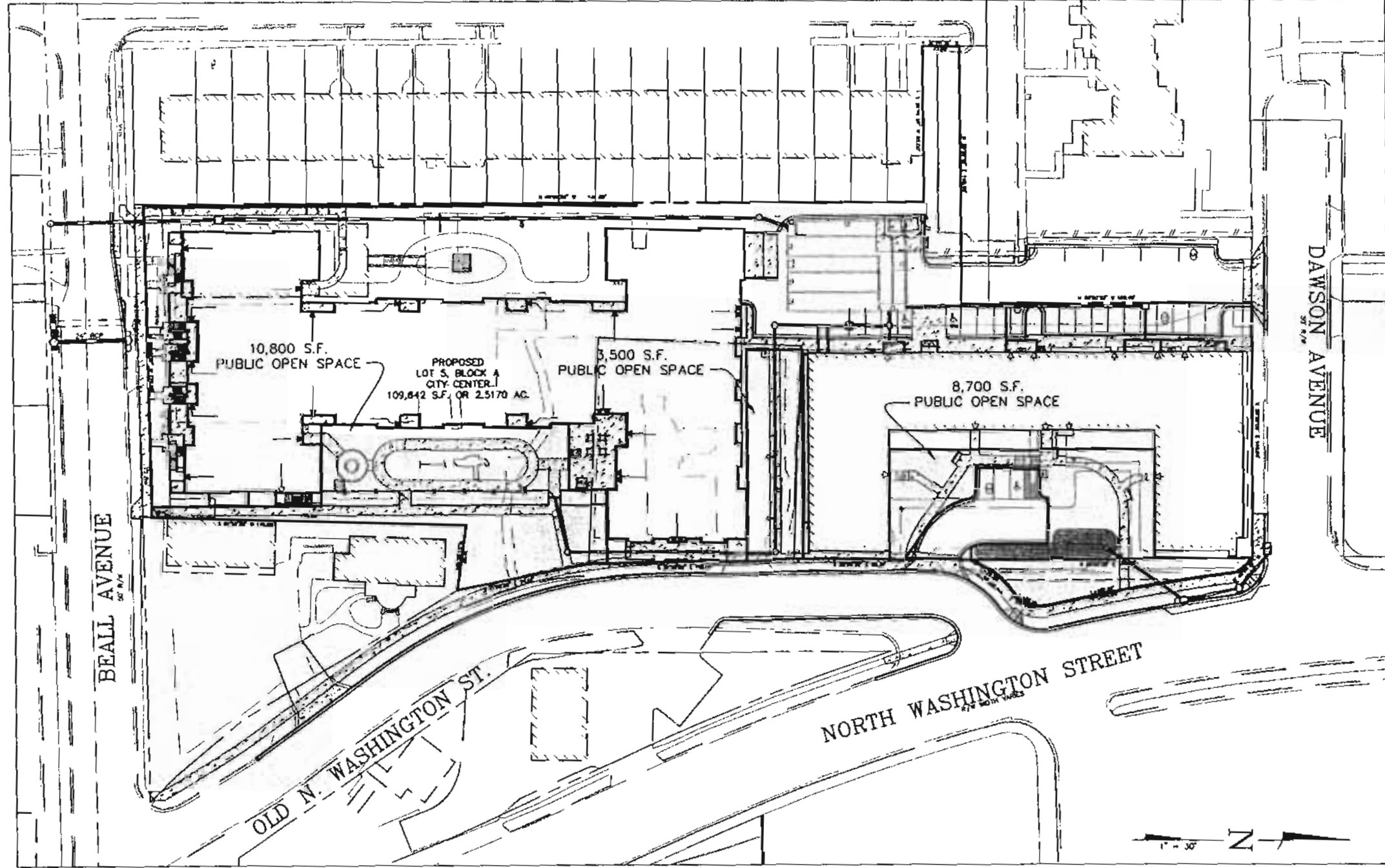


NOTE: REFER ALSO TO PLANTING NOTES ON THE FOREST CONSERVATION PLAN, SHEET 3 OF 3.

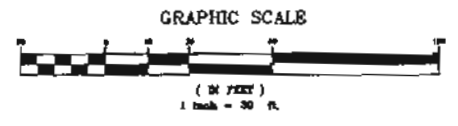
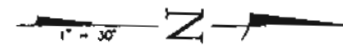
LS-3

LANDSCAPE PLAN - LEVEL 3 - AMEMOMENT
BEALL'S GRANT APARTMENTS
CITY CENTER
LOT 5, BLOCK A, PLAT PENDING
4TH ED - CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A. Engineers + Planners Landscape Architects + Surveyors 2220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Proj. Mgr. MDP	Designer CSH
	Date 3-29-10	Scale AS NOTED
Phone 301.670.0840 Fax 301.948.0883 www.mhga.com	Project No. 92-384-22	Sheet 3 of 3



SITE AREA = 112,000 S.F.
 20% PUBLIC OPEN SPACE REQUIRED = 22,400 S.F.
 PUBLIC OPEN SPACE PROVIDED = 23,000 S.F.

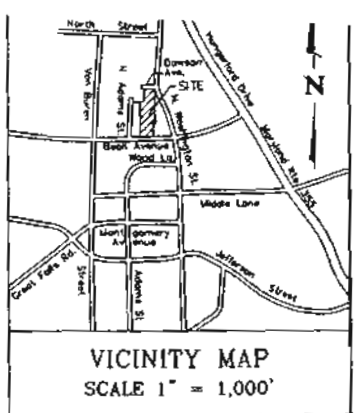
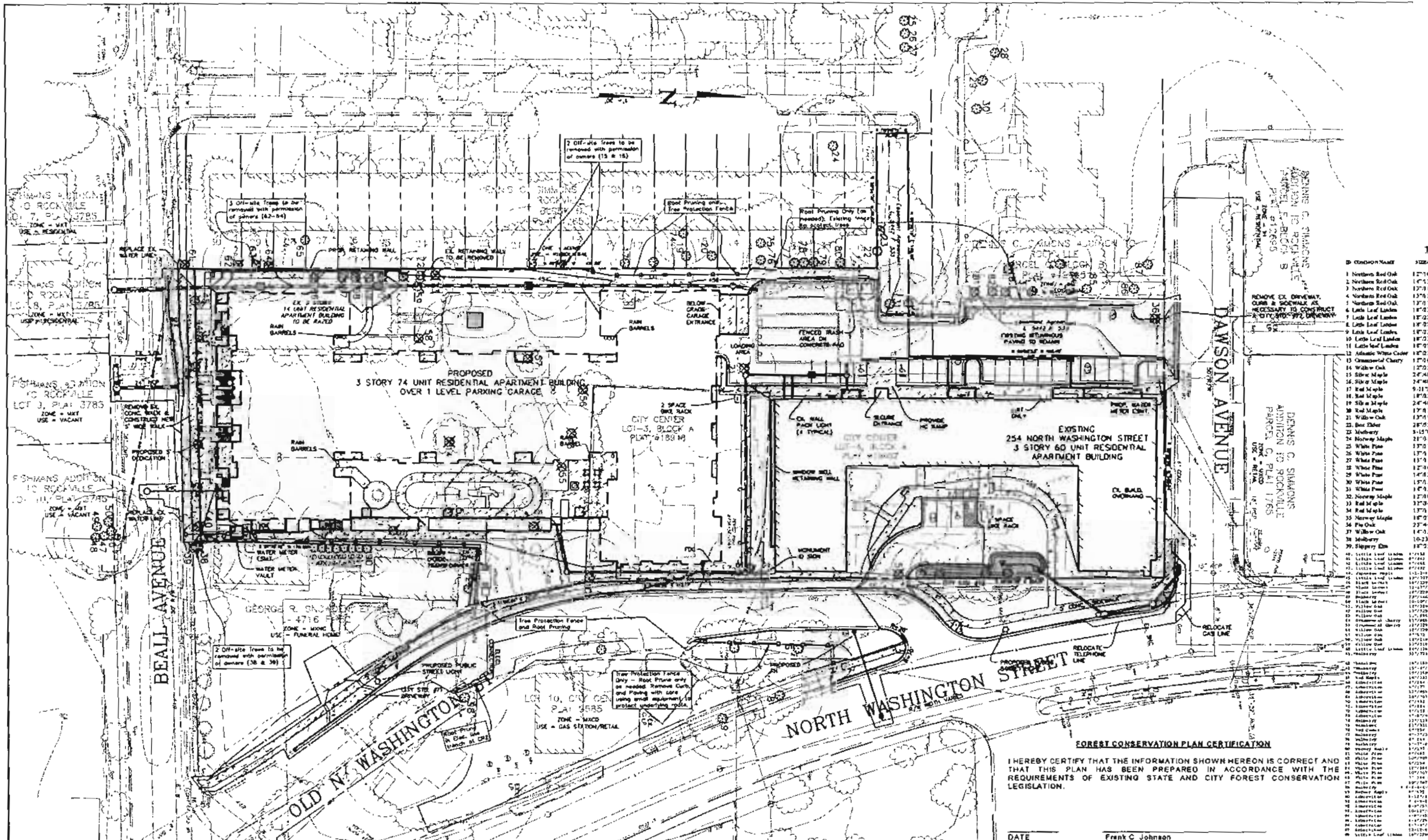


EX-2

PUBLIC OPEN SPACE - EXHIBIT
 BEALL'S GRANT APARTMENTS
CITY CENTER
 LOT 5, BLOCK A, PLAT PENDING
 4TH ED - CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors 9220 Wighman Road, Suite 120 Montgomery Village, Maryland 20898-1279 Phone 301.670.0840 Fax 301.948.0683 www.mhga.com	Prof. Mgr. MDP	Designer MDP
	Date 2-6-10	Scale 1" = 30'
	Project No. 92-384-22	Sheet 1 of 1

\AES_22_PUBLIC SPACE.dwg 2A036 Public Open Space Exhibit, 3/12/2010 1:32:07 PM, Copyright 2009 Macris, Hendricks, & Glascock, P.A.



TREE SUMMARY SHEET

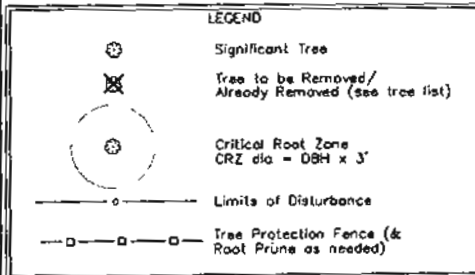
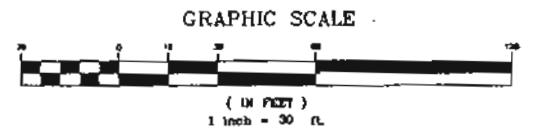
ID	COMMON NAME	SIZE (DBH)	SPACING	CONDITION	REMARKS	REPLACEMENT
1	Northern Red Oak	12'-10 1/2"	12'	Good	Remove	1
2	Northern Red Oak	14'-1 1/2"	12'	Good	Remove	1
3	Northern Red Oak	12'-0 1/2"	12'	Good	Remove	1
4	Northern Red Oak	13'-0 1/2"	12'	Good	Remove	1
5	Northern Red Oak	12'-0 1/2"	12'	Good	Remove	1
6	Little Leaf Linden	18'-2 1/2"	12'	Good	Remove	1
7	Little Leaf Linden	18'-2 1/2"	12'	Good	Remove	1
8	Little Leaf Linden	18'-2 1/2"	12'	Good	Remove	1
9	Little Leaf Linden	18'-2 1/2"	12'	Good	Remove	1
10	Little Leaf Linden	18'-2 1/2"	12'	Good	Remove	1
11	Little Leaf Linden	18'-2 1/2"	12'	Good	Remove	1
12	Atlantic White Cedar	18'-2 1/2"	12'	Good	Remove	1
13	Crucian Cherry	17'-0 1/2"	12'	Good	Remove	1
14	White Oak	12'-0 1/2"	12'	Good	Remove	1
15	White Oak	24'-4 1/2"	12'	Good	Remove	1
16	Red Maple	24'-4 1/2"	12'	Good	Remove	1
17	Red Maple	9'-11 1/2"	12'	Good	Remove	1
18	Red Maple	18'-0 1/2"	12'	Good	Remove	1
19	Red Maple	24'-4 1/2"	12'	Good	Remove	1
20	Red Maple	17'-8 1/2"	12'	Good	Remove	1
21	White Oak	13'-0 1/2"	12'	Good	Remove	1
22	Red Elm	28'-5 1/2"	12'	Good	Remove	1
23	Maple	18'-2 1/2"	12'	Good	Remove	1
24	Norway Spruce	21'-0 1/2"	12'	Good	Remove	1
25	White Pine	17'-0 1/2"	12'	Good	Remove	1
26	White Pine	17'-0 1/2"	12'	Good	Remove	1
27	White Pine	11'-0 1/2"	12'	Good	Remove	1
28	White Pine	12'-0 1/2"	12'	Good	Remove	1
29	White Pine	14'-0 1/2"	12'	Good	Remove	1
30	White Pine	17'-0 1/2"	12'	Good	Remove	1
31	White Pine	14'-0 1/2"	12'	Good	Remove	1
32	Norway Spruce	12'-0 1/2"	12'	Good	Remove	1
33	Red Maple	13'-0 1/2"	12'	Good	Remove	1
34	Red Maple	13'-0 1/2"	12'	Good	Remove	1
35	Norway Spruce	18'-2 1/2"	12'	Good	Remove	1
36	Pin Oak	27'-4 1/2"	12'	Good	Remove	1
37	White Oak	14'-0 1/2"	12'	Good	Remove	1
38	Maple	10'-2 1/2"	12'	Good	Remove	1
39	Maple	18'-2 1/2"	12'	Good	Remove	1
40	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
41	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
42	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
43	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
44	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
45	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
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50	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
51	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
52	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
53	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
54	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
55	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
56	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
57	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
58	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
59	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1
60	Little Leaf Linden	17'-0 1/2"	12'	Good	Remove	1

FOREST CONSERVATION PLAN CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.

DATE: _____
 Frank C. Johnson

RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT OF NATURAL RESOURCES



Total On-site Tree Replacement Requirement: 17 Trees (12 met via fee-in-lieu)
 Total Off-site Tree Replacement Requirement: 9 Trees
 *3 off-site replacement trees for tree #36 planted in existing "easement agreement"; other 6 replacement trees to be met via fee-in-lieu. At time of final forest conservation plan the off-site trees being met via fee-in-lieu may be reduced as planting locations on neighboring properties are determined.

Tree Note

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 assessment. Every condition that could possibly lead to tree or limb failure cannot always be detected. Trees are living organisms that 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 MHO and are not a guarantee or warranty on the part of the City of Rockville Forestry Staff. MHO assumes no liability for injury or property damage that may occur as a result of tree failure on this property.

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OWNER/DEVELOPER
 MONTGOMERY HOUSING PARTNERSHIP, INC.
 12200 TECH RD, SUITE 250
 SILVER SPRING, MD 20904
 CONTACT: STEPHEN SPRECHER
 PHONE: 301-622-2400 ext 16

REVISIONS

NO.	DATE	DESCRIPTION	BY

TAX MAP 0543 **PFCP-1**

FOREST CONSERVATION PLAN
BEALL'S GRANT APARTMENTS
CITY CENTER
 LOT 4, BLOCK A, PLAT 19057
 4TH ELECTION DISTRICT - CITY OF ROCKVILLE - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
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Proj. Mgr. Designer
 MDP FCJ
 Date Scale
 3-29-10 1" = 30'
 Project No. Sheet
 92.354.22 1 of 3

