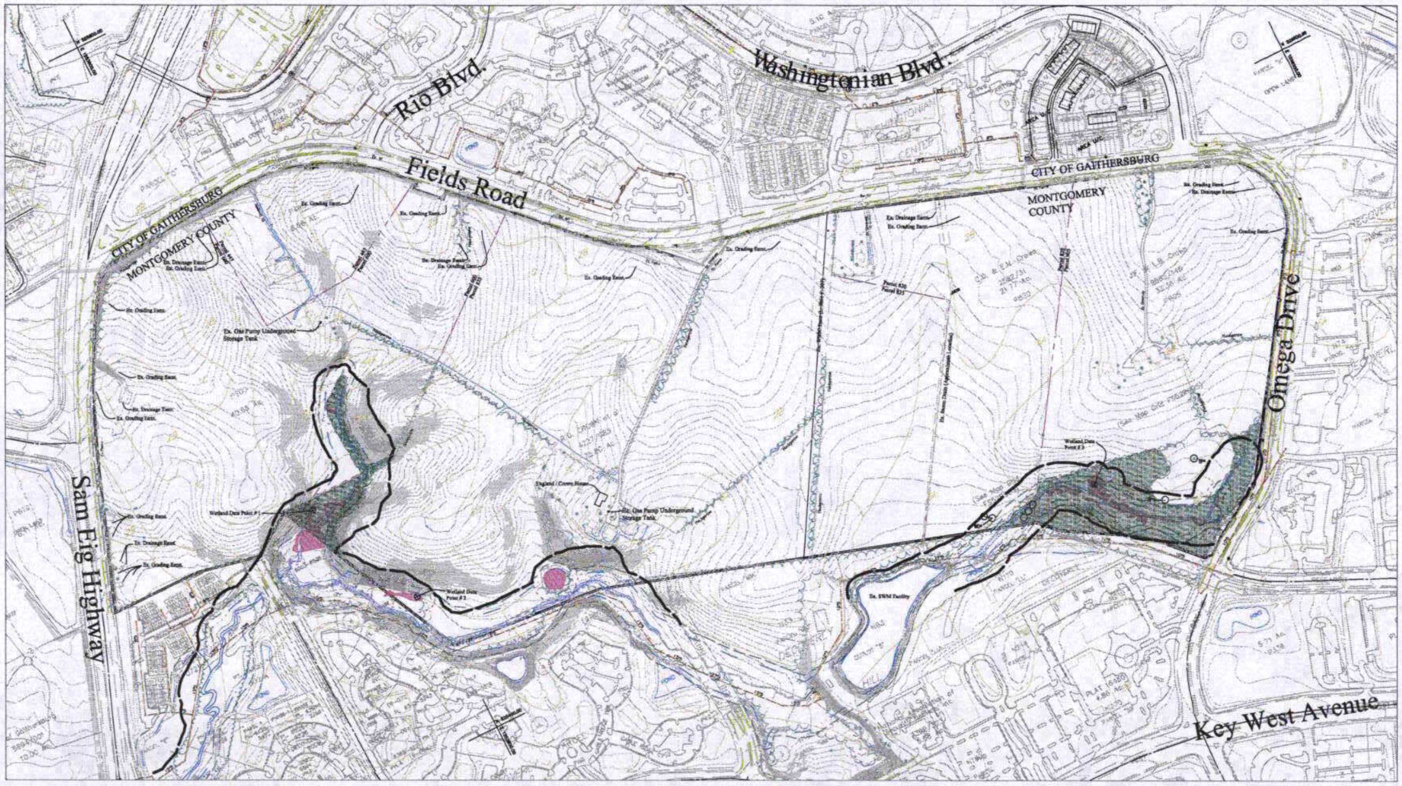
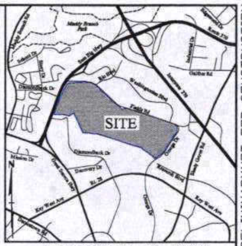


Legend

- Stream Valley Buffer
- 100-Year Floodplain
- 100-Year Floodplain BRL
- Wetlands delineation
- Wetland Buffer (50' City)
- Forest Stand
- 105 ○ Specimen Tree & Tree Number
- 126 * ○ Specimen Tree & Tree Number (Un inventoried located and requested by city officials)
- ⊕ Wetland Data Point
- SP#4 △ Forest Sample Point
- Soils Lines
- 2B Soil Text Type
- Existing Treeline
- 15-25% Slopes
- Slopes 25% and greater
- Existing Perennial/ Intermittent Stream



VICINITY MAP 1"= 2000'

PRELIMINARY NOT FOR CONSTRUCTION

General Notes

1. The subject property is approximately 177.9 Acres ± and is comprised of Parcels P600, P445, P820, P905 & P833 as found on Montgomery County Tax Maps FS341, FS342, FS562, and FS561.

2. Boundary information is based upon a boundary survey conducted by by Rodgers Consulting, Inc., July 2005.

3. The proposed Corridors Cities Transit may traverse the Property. The approximate alignment enters the property near Decoverly Dr. and the intersection of Omega and Fields Rd.

4. Soils delineation is digitized from the Montgomery County Soils Survey, July 1995 issue, Map 19 and have been adjusted to conform to the topographic conditions of the site.

5. Wetland delineation conducted by McCarthy & Associates, Inc., July 2005. The survey of the wetlands delineation was conducted by Patton, Harris, Rust and Associates, PC., July 2005. Wetland delineation and survey limited to subject property. A Jurisdictional Determination (JD) confirming the Wetlands Delineation was conducted by the U.S. Army Corps of Engineers dated Sept. 15, 2005.

6. 100-year floodplain was determined by Rodgers Consulting, Inc. September 2005. The subject property has 6.02 Acres +/- 100-year floodplain.

7. The 2' topography is based upon aerial photography flown in June 2005 by Rice Associates. The aerial photography was supplemented by field survey by Patton, Harris, Rust and Associates and provided in digital format to Rodgers Consulting, Inc.

8. The identification and inventory of trees shown and labeled hereon was conducted by McCarthy & Associates, Inc., July 2004. The survey of these trees was conducted by Patton, Harris, Rust, and Associates, PC., July 2005.

9. The subject property is within the Muddy Branch Watershed, which is a Use Class I watershed. Total Stream Valley Buffer in the property is 15.05 Acres +/-.

10. The subject property has 0.88 Acres +/- Wetlands

11. The England/Crown house, associated structures and setting are located on Parcel 833, as found within the subject property.

Specimen Tree Notes

1. The project site contains 141 Specimen Trees. All Specimen Trees have been field located by PHRA in August, 2005.

2. Trees 24" and larger at 4 1/2' diameter at breast height were identified by placing pink flagging around each tree. The S.T. number, diameter and species of the tree were written on the flagging.

3. Trees 24" dbh and larger within the "forested" areas were identified as Specimen Trees. Trees 14" and larger located outside of "forested" areas were also flagged and indicated as "Specimen Trees".

Forest Stand Types

Stand 'A' : Successional / Transitional: Tulip Poplar, Red Maple, Tree of Heaven, Black Walnut, Red Cedar, Sweet Gum (Majority of trees are in the 2" - 4" DBH size class and range from 10-15' tall)

Stand 'B' : Mature Hardwoods : (Located along stream channel and adjacent soils. Prone to flooding), Tulip Poplar, Red Maple & Mixed Oaks - Many of the trees are 24.0" DBH and larger

Stand 'C' : Transitional / Immature: (Small to Poletimber size classes, primarily 2" - 6" DBH size classes) Primarily Tulip Poplar with scattered Black Cherry and Red Maple. Most likely an abandoned pasture naturally reverting into a young forest

Stand 'E' : Sawtimber, Poletimber, and Mature Mixed Hardwoods: Dominated by Tulip Poplar and Red Maple (Dominant trees range from 6" - 24+". Pockets of smaller size trees located through the stands)

Area Information

Area of Subject Property	177.9 +/- Acres
Area within Stream Valley Buffer	15.05 +/- Acres
Area within 100-Yr Floodplain*	6.02 +/- Acres
Area within Wetlands*	0.88 +/- Acres
Area of Forests	7.52 +/- Acres

*Indicates area is within SVB

CITY OF GAITHERSBURG
NRI/FSD APPROVAL

THIS APPROVAL STAMP AND SIGNATURE IS A COPY OF THE AUTHENTIC APPROVAL OF THIS PLAN TAKEN FROM THE SIGNED MYLAR VERSION. THIS PLAN IS NOT THE ORIGINAL SIGNED NRI/FSD.

Soils

Symbol	Soil name	Comments (Per Soil Survey)
	Gaila silt loam, 8-15& slopes	
2B	Glenelg silt loam, 3-8% slopes	
2C	Glenelg silt loam, 8-15% slopes	
5A	Glenville silt loam, 0-3% slopes	
5B	Glenville silt loam, 3-8% slopes	
6A	Baile silt loam, 0-3% slopes	hydric
	Brinklow-Blocktown channery silt loam, 15-25% slopes	highly erodible
54A	Hatboro silt loam, 0-3% slopes	hydric
	Blocktown channery silt loam, 15-25% slopes	

Qualified Professional Certification

I hereby certify that this plan was prepared to the best of my knowledge and belief in accordance with the Maryland Forest Conservation Law and the City of Gaithersburg's approved and adopted Environmental Standards.

Date

Dusty Rood
COMAR 08.19.06.01
Qualified Professional

SPECIMEN TREE LIST-CROWN FARM, II

Tree #	Common Name	DBH	Comments
1	Tulip poplar,	48.8"	(fair to good condition-may not be on project site)
2	White oak,	27.9"	(fair condition)
3	Tulip poplar,	31.1"	(poor to fair condition)
4	Tulip poplar,	34.9"	(poor to fair condition, (may be right on or just off project site)
5	Tulip poplar,	34.8"	(good condition)
6	Tulip poplar,	38.4"	(good condition-property line tree ?)
7	Tulip poplar,	32.2"	(fair to good condition-property line tree ?)
8	Tulip poplar,	34.9"	(fair to good condition-property line tree ?)
9	Tulip poplar,	29.1"	(good condition-property line tree ?)
10	White oak,	35.1"	(fair condition- may not be on project site-line tree ?)
11	Tulip poplar,	36.9"	(good condition-may not be on project site-line tree ?)
12	Tulip poplar,	30.2"	(good condition, may not be on project site-line tree?)
13	Tulip poplar,	31.9"	(good condition, may not be on project site, line tree ?)
14	Tulip poplar,	30.1"	(poor condition-almost dead)
15	White oak,	40.1"	(good condition)
16	Tulip poplar,	27.0"	(good condition)
17	Tulip poplar,	36.7"	(fair condition)
18	Tulip poplar,	25.2"	(good condition)
19	Tulip poplar,	37.2"	(good condition)
20	White oak,	32.1"	(poor to fair condition)
21	Tulip poplar,	49.2"	(poor to fair condition)
22	Tulip poplar,	33.1"	(fair condition)
23	Tulip poplar,	37.3"	(fair condition)
24	Black walnut,	25.1"	(fair to good condition)
25	Tulip poplar,	30.9"	(fair condition)
26	Black walnut,	26.2"	(good condition)
27	Pignut hickory,	20.9"	(fair condition)
28	Pignut hickory,	17.1"	(poor to fair condition)
29	Bitternut hickory,	19.2"	(fair condition)
30	Black oak,	35.4"	(poor condition-almost dead)
31	Southern red oak,	21.4"	(fair condition)
32	Southern red oak,	24.3"	(poor to fair condition)
33	Southern red oak,	25.7"	(fair condition)
34	Southern red oak,	30.5"	(poor to fair condition)
35	Virginia pine,	20.7"	(fair condition-has nails in it)
36	Pignut hickory,	16.6"	(poor to fair condition-damage to branches by cicadas ?)
37	Bitternut hickory,	23.8"	(good condition)
38	Bitternut hickory,	15.7"	(fair condition, has spikes and nails in it)
39	Bitternut hickory,	25.7"	(poor condition, tree appears to be dying)
40	Tulip poplar,	17.5"	(poor condition)
41	Bitternut hickory,	19.7"	(good condition)
42	Pignut hickory,	16.6" & 15.1"	(2 stems, poor condition)
43	Southern red oak,	43.6"	(poor condition)
44	Mockernut hickory,	19.0"	(good condition)
45	Bitternut hickory,	21.2"	(poor to fair condition)
46	Black walnut,	27.0"	(dying)
47	Silver maple,	59.3"	(poor condition, 3 stems, rot and decay where stems fork)
48	Silver maple,	39.4"	(poor condition)
49	Norway maple,	21.6"	(poor condition, multiple stems & large crack)
50	Red maple,	32.0"	(poor to fair condition)
51	Tulip poplar,	30.2"	(fair condition)
52	Red maple,	35.7"	(fair condition)
53	Red maple,	30.9"	(fair condition)
54	Red maple,	53.4"	(poor condition)
55	Red maple,	54.0"	(almost dead)
56	Red maple,	30.0"	(dying)
57	Red maple,	34.5"	(dying)
58	Red maple,	37.0"	(almost dead)
59	Red maple,	38.2"	(almost dead)
60	Honey locust,	16.0"	(good condition)
61	Honey locust,	11.9", 18.3", 16.4"	(3 stems, all in fair to good condition)
62	American holly,	24.7"	(good condition)
63	Silver maple,	72.7"	(fair condition)
64	Silver maple,	24.9"	(poor to fair condition)
65	Silver maple,	25.7"	(poor to fair condition)
66	Silver maple,	43.5"	(poor condition, 2 stems, rot at fork & at base of tree)
67	Honey locust,	35	(fair to good condition)
68	Honey locust,	34.9"	(poor condition-rot at base and where multiple stems fork)
69	Scarlet oak,	40.4"	(fair to good condition)
70	Scarlet oak,	35.7"	(poor to fair condition)
71	Red maple,	26.3"	(fair to good condition)
72	Red maple,	32.6"	(fair to good condition)
73	Tulip poplar,	25.4"	(fair to good condition)
74	Black oak,	28.4"	(fair condition)
75	White oak,	25.6"	(fair condition)
76	Tulip poplar,	27.0"	(good condition)
77	Tulip poplar,	32.2"	(good condition)
78	Tulip poplar,	32.6"	(good condition)
79	Red maple,	25.9"	(fair condition-poorly formed crown, sharp sweep at approx. 20 feet from ground)
80	Red maple,	28.6"	(fair condition)
81	Tulip poplar,	32.0"	(poor to fair condition rot at base of tree)
82	Red maple,	30.1"	(fair condition)
83	Tulip poplar,	31.6"	(fair condition)
84	Scarlet oak,	33.5"	(fair to good condition)
85	Red maple,	36.1"	(fair to good condition, forks at 7 feet, possible rot at crotch)
86	Shingle oak,	25.6"	(poor condition, dead/dying)
87	Red maple,	27.2"	(fair condition)
88	Tulip poplar,	30.0"	(poor to fair condition)
89	Tulip poplar,	33.2"	(fair to good condition)
90	Tulip poplar,	33.6"	(good condition)
91	Tulip poplar,	34.9"	(poor to fair condition, possible internal rot and decay along bole of tree)
92	Tulip poplar,	33.5"	(good condition)
93	Tulip poplar,	26.2"	(fair condition)
94	Tulip poplar,	24.3"	(good condition)
95	Tulip poplar,	35.4"	(good condition) TREES 94 & 95 are from stump sprouts and meet at ground level
96	Tulip poplar,	43.1"	(good condition)
97	Tulip poplar,	36.1"	(good condition)
98	Tulip poplar,	49.6"	(poor condition)
99	White oak,	36.4"	(poor to fair condition)
100	Sycamore,	35.0"	(good condition)
101	White oak,	37.8"	(poor condition)
102	Sycamore,	29.4"	(poor condition)
103	Tulip poplar,	27.2"	(fair to good condition)
104	Swamp white oak,	36.3"	(good condition)
105	Tulip poplar,	29.3"	(good condition)
106	Tulip poplar,	29.0"	(poor to fair condition)
107	White oak,	33.2"	(fair condition)
108	Tulip poplar,	53.7"	(fair condition, forks at 6 ½', possible rot at fork & at ground level)
109	White oak,	34.8"	(poor condition, extensive rot from ground level up to 20', may not be on project site)
110	Black oak,	27.7"	(good condition)
111	Black oak,	31.1"	(good condition)
112	Tulip poplar,	26.1"	(good condition)
113	Tulip poplar,	25.9"	(good condition)
114	Tulip poplar,	31.3"	(good condition)
115	Tulip poplar,	26.3"	(good condition)
116	Tulip poplar,	28.6"	(good condition)
117	Tulip poplar,	32.7"	(good condition)
118	Tulip poplar,	28.2"	(good condition-near property line, may not be on project site)
119	Tulip poplar,	32.8"	(good condition-near property line, may not be on project site)
120	White oak,	28.2"	(good condition-near property line, may not be on project site)
121	White oak,	32.8"	(fair condition)
122	Black oak,	31.8"	(good condition)
123	Black oak,	25.3"	(poor condition, almost dead, struck by lightning ?)
124	Tulip poplar,	33.3"	(good condition, close to property line, may not be on project site)
125	Tulip poplar,	28.0"	(good condition)
126	Tulip poplar,	25.9"	(fair to good condition)
127	Tulip poplar,	26.2"	(good condition)
128	Tulip poplar,	31.1"	(good condition)
129	Tulip poplar,	35.5"	(fair to good condition)
130	Tulip poplar,	28.9"	(poor to fair condition 2 stems, fork at 4' from ground, possible decay at crotch)
131	Tulip poplar,	28.2"	(fair to good condition near property line)
132	Tulip poplar,	26.7"	(good condition)
133	Tulip poplar,	29.1"	(good condition)
134	Tulip poplar,	28.6"	(good condition) 133 & 134 are stump sprouts from previously being cut, but the stems do not touch
135	Red maple,	27.4"	(good condition)
136	Tulip poplar,	35.3"	(fair to good condition, 2 stem fork at 4 feet from ground)
137	Tulip poplar,	30.0"	(good condition)
138	Black oak,	33.0"	(poor to fair condition-dead branches and poorly formed crown)
139	Tulip poplar,	34.7"	(poor condition, rot at crotch & large cavity 8' from ground)
140	Tulip poplar,	25.2"	(good condition)
141	Tulip poplar,	26.1"	(good condition)

NRI/FSD Preparation Team

Rodgers Consulting, Inc.

McCarthy & Associates, Inc.

Patton Harris Rust & Associates, pc

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant/Owner:
Crown Village Farm, LLC
c/o KBHome
8000 Towers Crescent Drive
13th Floor
Vienna, VA 22182

Mr. Steve Coniglio

NATURAL RESOURCES INVENTORY
FOREST STAND DELINEATION
MXD CONCEPT/SKETCH PLAN

RODGERS CONSULTING
Enhancing the value of real assets

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#116 E
X-182

THE CROWN PROPERTY

Vision for a New Community

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE:	1"=200'
JOB No.	575C
DATE:	11/05
SHEET No.	5 of 5

EXHIBIT D

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