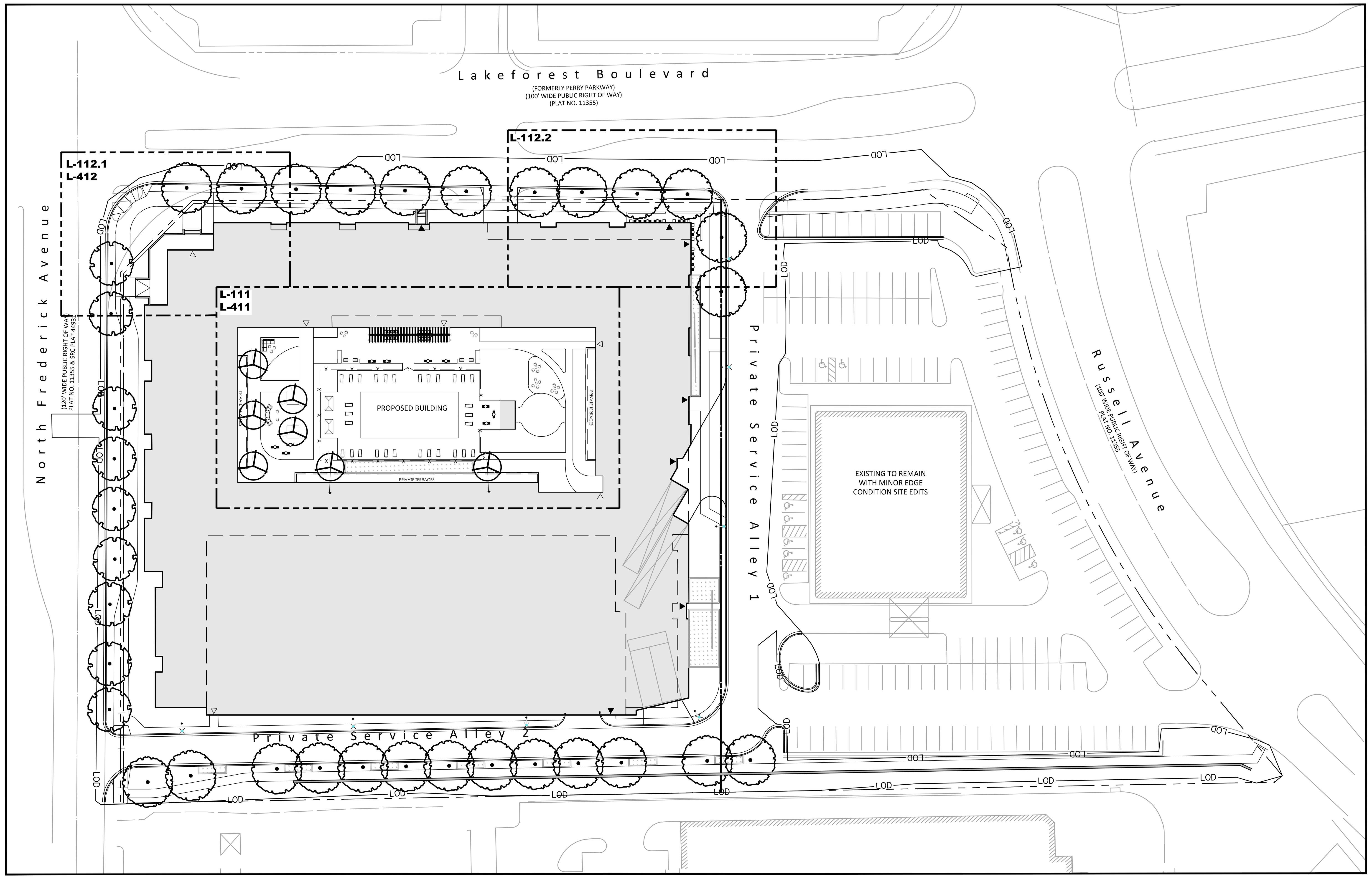
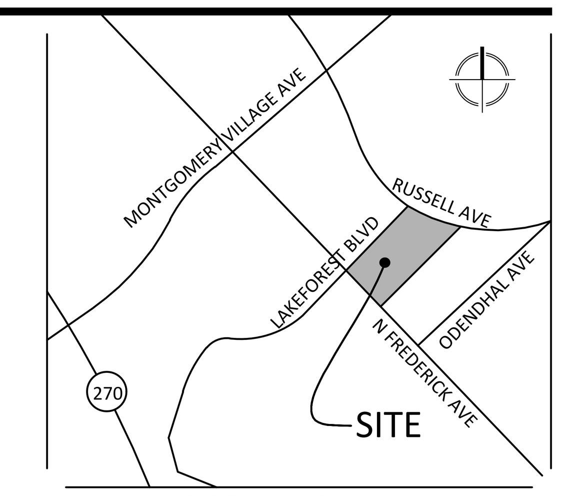
Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 9a

LANDSCAPE ARCHITECTURE DESIGN DEVELOPMENT
GATEWAY LAKEFOREST
SDP-XXX





VICINITY MAP
SCALE: 1" = 1000'

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
417 DEVELOPMENT LLC
6000 EXECUTIVE BOULEVARD
SUITE 400
NORTH BETHESDA, MD 20852
301.770.5930
CONTACT: BRIAN R. LANG

SHEET INDEX

SHEET NO.	SHEET TITLE
L000	LANDSCAPE COVER
MATERIALS PLAN	
L100	OVERALL MATERIALS AND HARDSCAPE PLAN
L111	COURTYARD MATERIALS PLAN ENLARGEMENT
L112	ENTRANCE AND RETAIL MATERIALS PLAN ENLARGEMENT
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L411	COURTYARD PLANTING PLAN ENLARGEMENT
DETAILS	
L600	LANDSCAPE PLANTING DETAILS AND SCHEDULE
L601	LIGHTING DETAILS

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CONTACT: ESRA SOYTUTAN

REVISIONS	DATE

40 20 0 40 80 120
SCALE: 1"=40'

GENERAL NOTES:

1. THE CORRECTNESS AND COMPLETENESS OF THE INFORMATION SHOWING EXISTING CONDITIONS IS NOT GUARANTEED. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL:
   A. NOTIFY MISS UTILITY, AND MAKE SURE THEY COMPLETE THE MARKING OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AT LEAST 48 HOURS PRIOR TO INSTALLING SEDIMENT CONTROL MEASURES.
   B. VERIFY THE GENERAL ACCURACY OF THE EXISTING CONDITIONS SHOWN ON THE SITE DRAWINGS BY VISUAL INSPECTION OF THE SURFACE OF THE SITE AND ALL EXISTING STRUCTURES, PAVING AND UTILITY APPURTENANCES.
   C. WITHIN THE LIMITS OF CONSTRUCTION IN ADDITION TO THE CONTRACTOR'S VISUAL OBSERVATION AND THE UTILITY MARKING THE CONTRACTOR SHALL SCHEDULE AND COMPLETE TEST PITTING OF ALL EXISTING UTILITIES (FOR THE PURPOSES SET FORTH ABOVE) AND SHALL DO SO IN A TIMELY MANNER IN ORDER TO ALLOW TIME FOR ANALYSIS AND REDESIGN WITHOUT DELAYING THE PROJECT SCHEDULE.
2. ALL AREAS DISTURBED BY THE CONTRACTOR DURING OR PRIOR TO CONSTRUCTION, NOT DESIGNATED TO RECEIVE PAVING, MULCH OR SOLID SOD SHALL BE FINE GRADED, SEEDED AND MULCHED IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES AND SPECIFICATIONS.
3. IT IS THE INTENT OF THE GRADING DESIGN TO ACHIEVE POSITIVE DRAINAGE AND AESTHETICALLY PLEASING VERTICAL CURVES AND LINES. TRANSITIONS BETWEEN EXISTING AND PROPOSED PAVEMENT SHALL BE SMOOTH AND JOINTS FLUSH. UNLESS OTHERWISE NOTED ON THE PLAN (BY ARROW WITH THE PERCENT SLOPE LABELED), ALL PROPOSED BITUMINOUS PAVING SHALL HAVE A SLOPE OF AT LEAST 2 PERCENT AND ALL CONCRETE SHALL HAVE A MINIMUM SLOPE OF 1.5 PERCENT IN THE DIRECTION INDICATED BY PROPOSED CONTOURS. UNPAVED AREAS SHALL HAVE A MINIMUM SLOPE OF 2 PERCENT AND A MAXIMUM SLOPE OF 3:1. FINAL GRADING SHALL ACHIEVE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDINGS AND TOWARD DRAINAGE FACILITIES (SWALES, GUTTERS, INLETS, ETC.).
4. ALL SIDEWALKS, PATHS AND OTHER PAVED AREAS SHALL BE FINISH GRADED WITH A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20) AND A MAXIMUM CROSS SLOPE OF 2% (1:50) UNLESS OTHERWISE NOTED.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SITE ELEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE ADA 2010 STANDARDS FOR ACCESSIBLE DESIGN OR MOST CURRENT.
6. TO THE EXTENT THAT QUANTITIES MAY BE LISTED ON THESE PLANS, THEY ARE FOR PERMITTING PURPOSES ONLY AND NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL FORM HIS/HER OWN CONCLUSIONS ABOUT THE QUANTITIES OF ALL MATERIALS AND OPERATIONS NECESSARY TO COMPLETE THE PROJECT.

DEMOLITION SHEET NOTES

1. CONTRACTOR SHALL NOT DAMAGE EXISTING TREES OR PLANT MATERIALS DURING THE DEMOLITION PHASE AND SHALL BE RESPONSIBLE FOR ALL REPAIR AND/OR REPLACEMENT COSTS OF TREES AND OTHER PLANT MATERIAL DUE TO DAMAGES CAUSED BY HIM/HER DURING CONSTRUCTION.
2. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, STRUCTURES, TREES AND UTILITIES THAT ARE TO REMAIN. DAMAGED ITEMS SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS, AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM CONSTRUCTION SITE AS REQUIRED BY STATE AND LOCAL GOVERNING BODIES.
2. PAVED AREAS MUST BE KEPT CLEAN AND FREE OF SEDIMENTATION AND CONSTRUCTION DEBRIS AT ALL TIMES.

MATERIALS AND HARDSCAPE NOTES

1. CONTRACTOR SHALL PROVIDE SAMPLES FOR ALL HARDSCAPE WORK, SUCH AS STONE, BRICK, ETC., TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.
2. FINISH FOR CONCRETE PAVING SHALL BE A LIGHT BROOM FINISH PERPENDICULAR TO THE PATH OF TRAVEL.
3. CONTRACTOR TO PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS, AND BUILDING ELEMENTS.
4. EXPANSION JOINTS IN CONCRETE WALKWAYS SHALL BE LOCATED TWENTY FEET (20') O.C. MAXIMUM OR AS INDICATED ON PLANS.

GRADING AND DRAINAGE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF EXISTING AND PROPOSED UTILITIES BETWEEN THE UTILITY PROVIDER AND OWNER. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO GRADING.
2. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND THEIR ROOT ZONES TO BE SAVED ON SITE. ANY TREE DAMAGE INCLUDING BUT NOT LIMITED TO THE STORAGE OF MATERIALS, PARKING OF EQUIPMENT, UNNECESSARY GRADING OR NOT PROVIDING OR MAINTAINING ADEQUATE PROTECTION WILL RESULT IN DAMAGES TO BE PAID BY CONTRACTOR TO OWNER.
3. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHY AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES WITH PROPOSED CONTOURS AND SPOT ELEVATIONS PRIOR TO GRADING ON SITE.
4. CONTRACTOR TO ENSURE AREAS TO BE GRADED ARE CLEAR OF VEGETATION COMPLETELY. ENSURE ADEQUATE PROTECTION OF VEGETATION BEYOND GRADING LIMITS.
5. CONTRACTOR TO STRIP TOPSOIL TO FULL DEPTH IN ALL AREAS TO BE GRADED. CONTRACTOR SHALL STOCKPILE ALL TOPSOIL ONSITE TO BE REUSED IN LANDSCAPE BEDS.
6. CONTRACTOR TO GRADE ALL AREAS TO ENSURE POSITIVE DRAINAGE WITH NO PONDING OF WATER UNLESS OTHERWISE INDICATED.

PLANTING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. DRAWING SYMBOLS SHALL OVERRULE PLANT LISTS SHOULD THERE BE ANY DISCREPANCIES. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING PLANT MATERIAL.
2. CONTRACTOR TO MAKE ALL REASONABLE ATTEMPTS IN ACQUIRING THE SPECIFIED PLANTS LISTED. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING AND INSTALLATION. CONTRACTOR SHALL GIVE A MINIMUM 72 HOUR NOTICE (EXCLUDING WEEKENDS) FOR ANY SUBSTITUTIONS PRIOR TO DESIRED ORDERING DATE/TIME.
3. PLANTS ARE TO BE PURCHASED BY SCIENTIFIC NAMES. THEY SHALL BE REPRESENTATIVE OF THEIR SPECIES, MEET ALL NOTED CONDITIONS OF SPECIFICATIONS, AND SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON PLAN SHALL BE LIMBED UP TO 8 FEET IN HEIGHT ABOVE THE CLOSEST CURB LINE ELEVATION.
5. ESTABLISH AND MAINTAIN FINISHED GRADE OF BEDS 2" OR 3" BELOW ADJACENT CURBS, WALKWAYS, AND OTHER HARDSCAPED AREAS TO ALLOW FOR THE INSTALLATION OF SOD OR MULCH RESPECTIVELY.
6. ALL SLOPES 3:1 OR HIGHER WILL BE COVERED WITH BIODEGRADEABLE EROSION CONTROL STABILIZATION FABRIC (WITH 1" SQUARE OPENINGS) PRIOR TO PLANTING TO ENSURE IMMEDIATE STABILIZATION. LANDSCAPE CONTRACTOR SHALL CUT FABRIC AT EACH PLANT LOCATION AND PLACE PLANTS ACCORDING TO PLAN. ALL FABRIC SHALL BE RE-STAKED PER ENGINEERS' ORIGINAL DRAWINGS IMMEDIATELY AFTER PLANTING.
7. MASS PLANTINGS SHALL BE TRIANGULARLY SPACED AT A DISTANCE ON CENTER OF EACH PLANT AS INDICATED ON THE PLANS UNLESS NOTED OTHERWISE.
8. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL OR WORK AT ANY TIME OR PLACE PRIOR TO ACCEPTANCE WHICH FAILS TO MEET SPECIFICATION REQUIREMENTS.
9. CONTRACTOR SHALL CONSULT WRITTEN SPECIFICATIONS FOR PLANTING, AS APPLICABLE, IN ADDITION TO THE NOTES BELOW.
10. CONTRACTOR SHALL REFER TO EXISTING CONDITIONS PLAN OR DEMOLITION PLAN FOR ALL TREES AND SHRUBS TO BE REMOVED OR TO REMAIN UNDISTURBED AS NEEDED.
11. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THE PLANS.
12. ALL TREES LOCATED ADJACENT TO WALKS AND DRIVES SHALL HAVE A MINIMUM 6'-0" VERTICAL CLEARANCE TO FIRST BRANCH. CONTRACTOR SHALL PRUNE ANY BRANCHES TO LATEST NURSERYMAN STANDARDS.
13. ALL LANDSCAPE BED EDGES TO BE SMOOTH FLOWING ARCS UNLESS OTHERWISE NOTED. EDGES SHALL BE SMOOTH, CONSISTENT, HAND-TRENCHED, 4" DEEP, AND "V" SHAPED.
14. THE LOCATION OF PROPOSED SITE LANDSCAPE AND SITE FURNISHINGS MAY BE MODIFIED AT THE TIME OF FINAL SITE PLAN AND PER SITE CONDITIONS, AS WARRANTED, DURING CONSTRUCTION.

MAINTENANCE

1. CONTRACTOR SHALL WATER PLANTS THE SAME DAY AS INSTALLATION. CONTRACTOR SHALL WATER SEED OR SOD WITHIN 1 HOUR OF INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR KEEPING AREAS ADEQUATELY IRRIGATED EITHER BY HAND OR IRRIGATION SYSTEM.
2. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ANY PLANT MATERIAL DEAD OR DAMAGED UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT OR AS THE WARRANTY PERIOD DICTATES.
3. NO SEEDED/SODDED AREAS SHALL BE INSTALLED UNTIL ALL OTHER CONSTRUCTION ACTIVITIES, INCLUDING PLANTING AND MULCHING, HAVE OCCURRED AND LANDSCAPE ARCHITECT HAS REVIEWED/ACCEPTED THE FINAL GRADING AND SOIL CONDITIONS.
4. LAWN AREAS SHALL BE MOWED TO A HEIGHT OF 2 TO 3 INCHES AND NOT ALLOWED TO REACH A HEIGHT OF 4 INCHES BEFORE MOWING.
5. ALL CURBS AND WALKS SHALL BE EDGED AS NEEDED.
6. ALL LAWN AREAS ADJACENT TO BUILDING FACES OR STRUCTURES SHALL BE TRIMMED.
7. RESEED BARE AREAS OF LAWN AS NECESSARY. YEARLY AERATION IS RECOMMENDED.
8. ALL TRASH, LITTER, AND DEBRIS SHALL BE REMOVED FROM LAWN AREAS, PARKING LOTS, AND SHRUB BEDS AS NEEDED.
9. MULCH ALL SHRUB AND GROUNDCOVER BEDS YEARLY WITH 3 INCHES OF SHREDDED HARDWOOD BARK.

SOD INSTALLATION

1. SOD SHALL BE LAID PARALLEL TO THE CONTOURS ON SITE AND HAVE STAGGERED JOINTS. SOD SHALL BE STAKED ON SLOPES GREATER THAN 3:1 OR IN DRAINAGE SWALES.

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

Gateway Lakeforest
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

LANDSCAPE COVER

PROFESSIONAL SEAL
STATE OF MARYLAND ESRA SOYTUTAN 3960 LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LA NAME: ESRA SOYTUTAN, RLA, LEED AP ND
LICENSE NUMBER: 3960
EXPIRATION DATE: 03/09/2025

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DRAWN BY:	MC
DESIGNED BY:	ES
DATE ISSUED:	07/16/2024
VIKA PROJECT	VM50089
DRAWING NO.	L000
SHEET NO.	

Joint Hearing - MCC & PC
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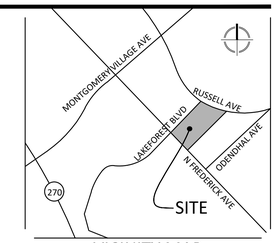
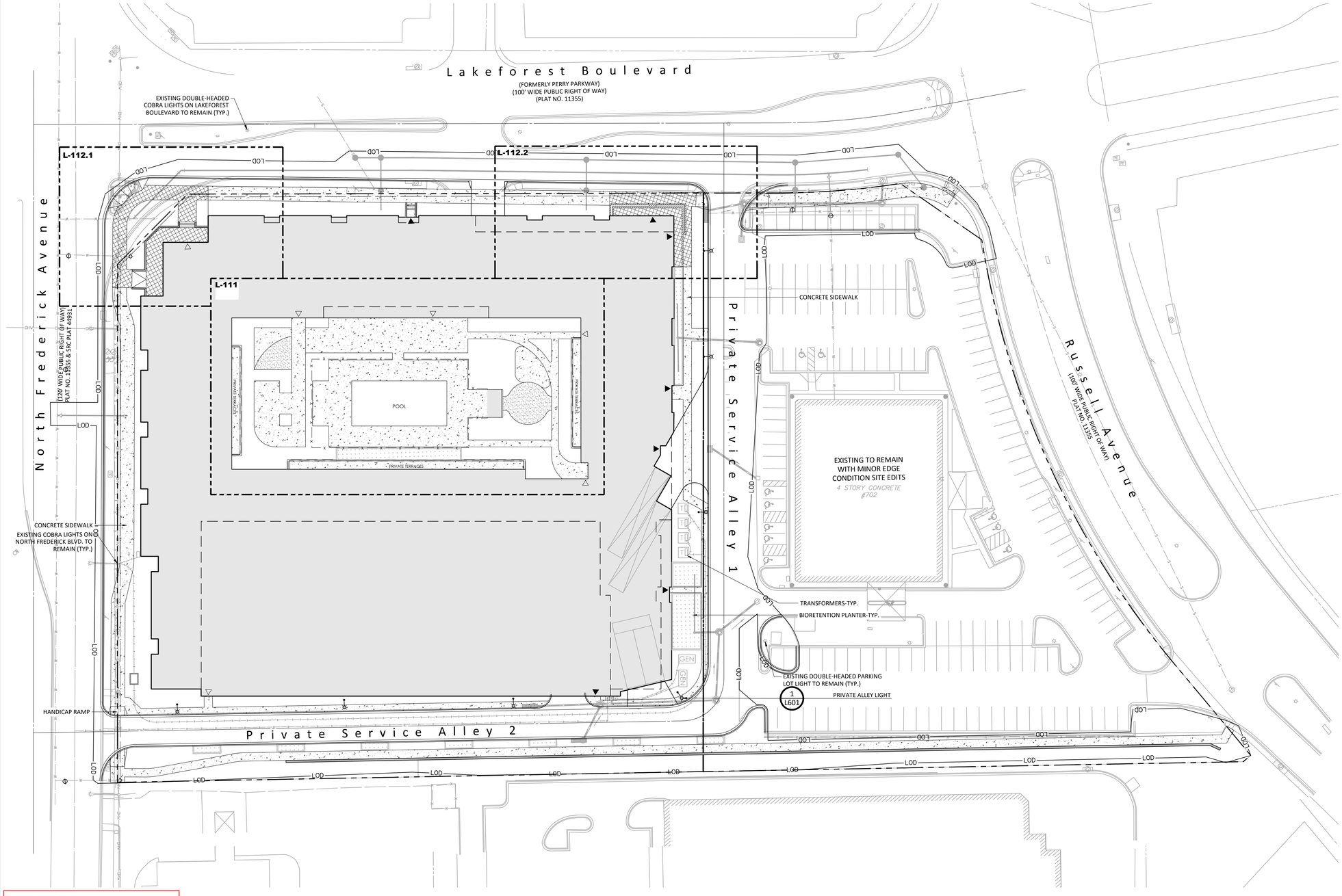
Exhibit 9b



VICINITY MAP
SCALE: 1" = 1000'



LEGEND

- EXISTING LIGHTS TO REMAIN - REFER TO PLAN FOR DETAILS
- EXISTING TREE ON-SITE
- PROPOSED LIGHT 1/L601
- PROPOSED 72" POOL FENCE
- PROPOSED DOOR - RESIDENTIAL LEVEL
- PROPOSED DOOR - GROUND LEVEL
- PROPOSED SYNTHETIC TURF
- PROPOSED SPECIALTY PAVING
- PROPOSED CONCRETE PAVING-PEDESTRIAN
- PROPOSED STORM DRAIN
- LIMIT OF DISTURBANCE
- BIORETENTION (SEE SWM PLAN FOR DETAILS)
- PROPOSED RETAINING WALL
- PROPERTY LINE

NOT FOR CONSTRUCTION

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30 15 0 30 60 90
SCALE: 1" = 30'

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CONTACT: ESRA SOYTUTAN

REVISIONS	DATE

Gateway Lakeforest

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

OVERALL MATERIALS AND HARDSCAPE PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND · ESRA SOYTUTAN · 3980 · LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LA NAME: ESRA SOYTUTAN, RLA, LEED AP ND
LICENSE NUMBER: 3980
EXPIRATION DATE: 03/09/2025

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DRAWN BY: MC
DESIGNED BY: ES
DATE ISSUED: 07/16/2024
VIKA PROJECT: VM50089
DRAWING NO.: L100
SHEET NO.

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Joint Hearing - MCC & PC
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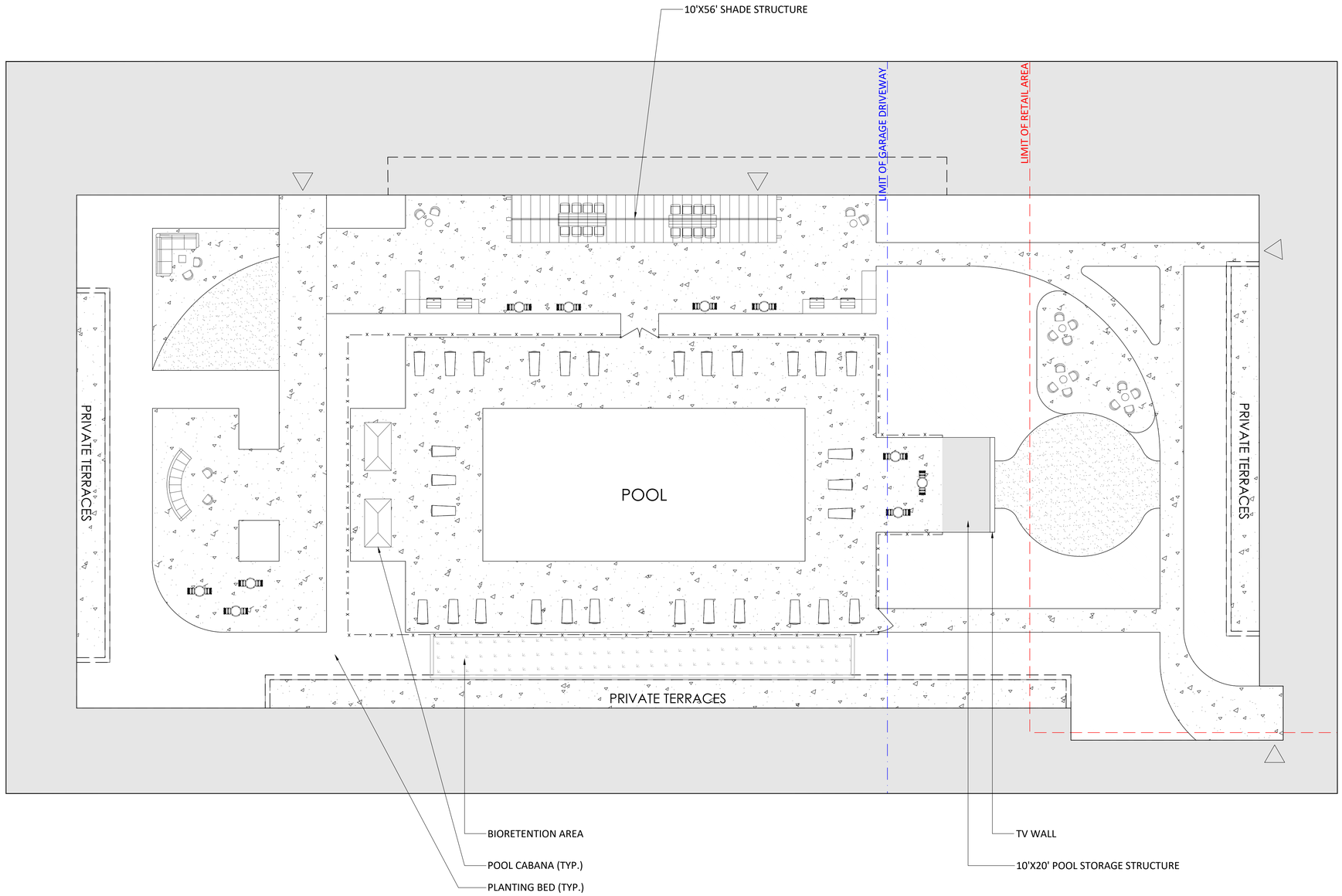
Exhibit 9c



LEGEND

- PROPOSED 72" POOL FENCE
- PROPOSED OUTDOOR DINING TABLE AND CHAIRS
- PROPOSED CAFE TABLE AND CHAIRS
- PROPOSED LOUNGE SEATING AREAS
- PROPOSED OUTDOOR GRILL AREA
- PROPOSED LOUNGE POOL SEATING
- PROPOSED DOOR - RESIDENTIAL LEVEL
- PROPOSED SYNTHETIC TURF
- PROPOSED SPECIALTY PAVING
- PROPOSED CONCRETE PAVING-PEDESTRIAN
- BIORETENTION (SEE SWM PLAN FOR DETAILS)

NOT FOR CONSTRUCTION

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LAYOUT: L111, Plotted By: Posthuma

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REVISIONS	DATE

Gateway Lakeforest

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

COURTYARD MATERIALS PLAN ENLARGEMENT

PROFESSIONAL SEAL

STATE OF MARYLAND
ESRA SOYTUTAN
3960
LANDSCAPE ARCHITECT

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LICENSE NUMBER: 3960
EXPIRATION DATE: 03/09/2025

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DESIGNED BY: ES
DATE ISSUED: 07/16/2024

VIKA PROJECT: VM50089
DRAWING NO.: L111
SHEET NO.

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SCALE: 1"=10'

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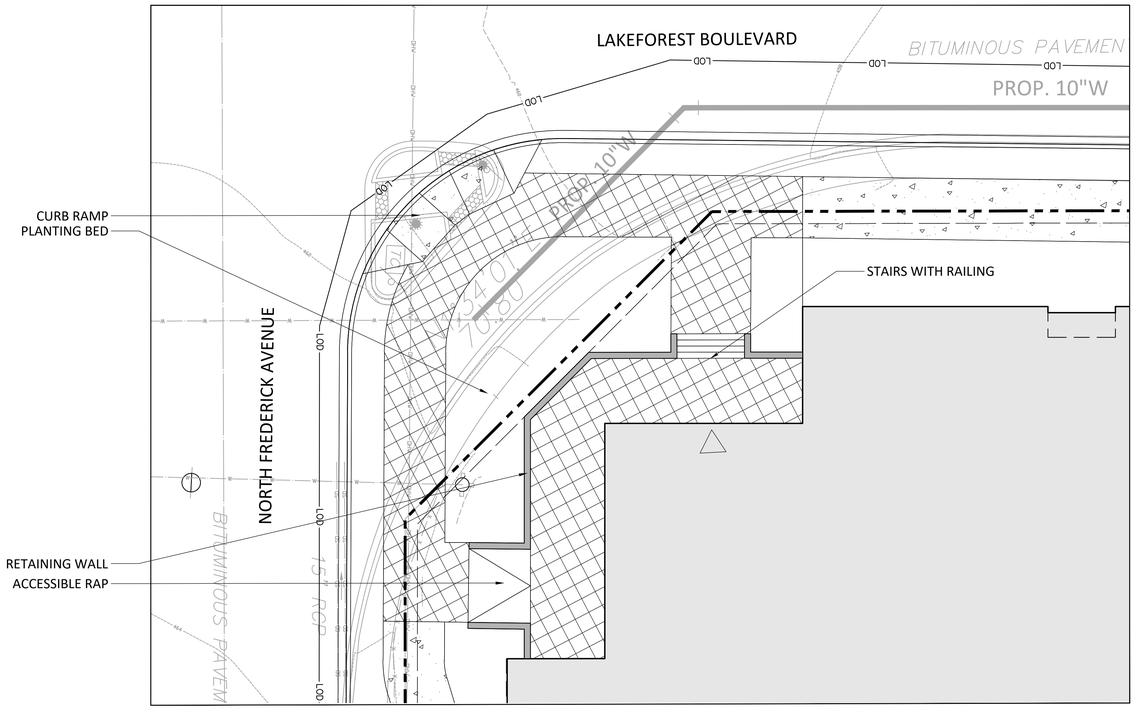
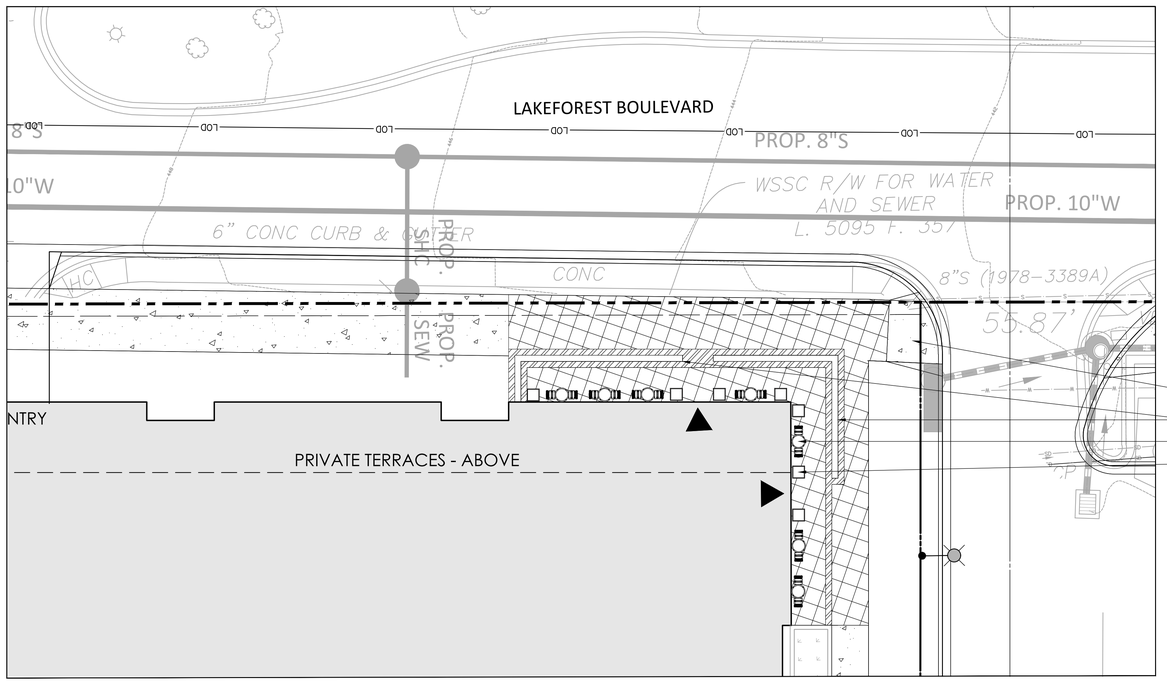


1. MATERIALS PLAN ENLARGEMENT - RESIDENTIAL LOBBY



2. MATERIALS PLAN ENLARGEMENT - RETAIL ENTRANCE

NOT FOR CONSTRUCTION

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LEGEND

- EXISTING LIGHTS
- EXISTING TREE ON-SITE
- PROPOSED LIGHT
- PROPOSED CAFE TABLE AND CHAIRS
- PROPOSED PLANTERS
- PROPOSED SPECIALTY PAVING
- PROPOSED CONCRETE PAVING-PEDESTRIAN
- PROPOSED STORM DRAIN
- LIMIT OF DISTURBANCE (LOD)
- BIORETENTION (SEE SWM PLAN FOR DETAILS)
- PROPOSED RETAINING WALL
- PROPERTY LINE

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Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
417 DEVELOPMENT LLC
6000 EXECUTIVE BOULEVARD
SUITE 400
NORTH BETHESDA, MD 20852
301.770.5930
CONTACT: BRIAN R. LANG

DESIGN CONSULTANTS

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CONTACT: IAN DUKE

LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: ESRA SOYTUTAN

REVISIONS	DATE

Gateway Lakeforest
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

ENTRANCE AND RETAIL MATERIALS PLAN ENLARGEMENT

PROFESSIONAL SEAL
ESRA SOYTUTAN
STATE OF MARYLAND
3980
LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LA NAME: ESRA SOYTUTAN, RLA, LEED AP ND
LICENSE NUMBER: 3980
EXPIRATION DATE: 01/09/2025

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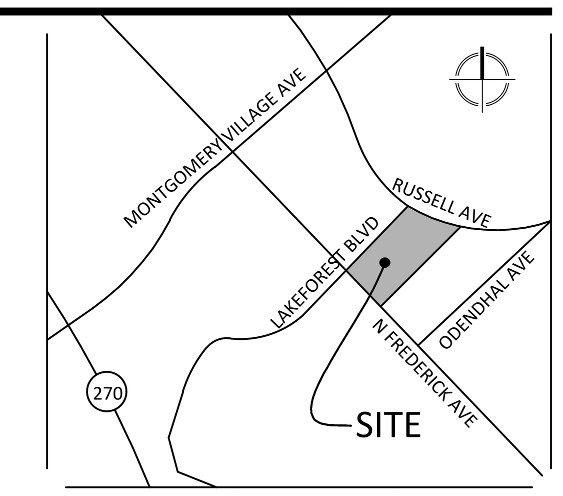
DESIGNED BY: ES
DATE ISSUED: 07/16/2024

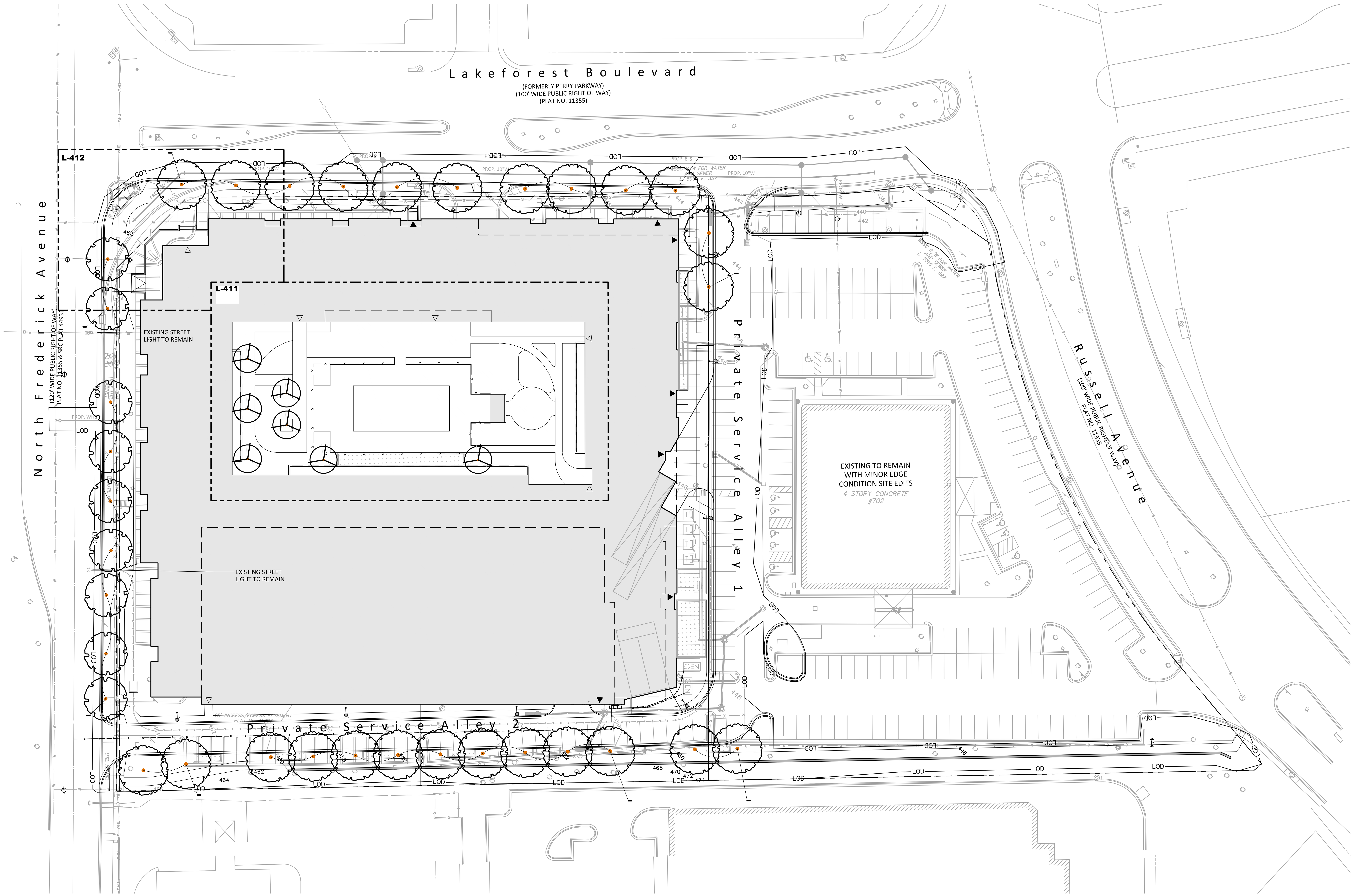
VIKA PROJECT: VM50089
DRAWING NO.: L112
SHEET NO.

10' 5' 0 10' 20' 30'
SCALE: 1"=10'

Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 9e



VICINITY MAP
SCALE: 1" = 1000'



LEGEND

- EXISTING RIGHT-OF-WAY LIGHT
- EXISTING PARKING LOT LIGHT
- EXISTING TREE ON-SITE
- PROPOSED LARGE CANOPY TREE
- PROPOSED MEDIUM CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LIGHT
- PROPOSED 72" POOL FENCE
- PROPOSED DOOR - RESIDENTIAL LEVEL
- PROPOSED DOOR - GROUND LEVEL
- PROPOSED STORM DRAIN
- LIMIT OF DISTURBANCE
- BIORETENTION (SEE SWM PLAN FOR DETAILS)
- PROPOSED RETAINING WALL
- PROPERTY LINE

STREET TREE PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME
LARGE CANOPY TREES		
CAC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
PXA	PLATANUS X ACERIFOLIA	LONDON PLANE TREE
UAP	ULMUS AMERICANA `PRINCETON`	PRINCETON AMERICAN ELM
MEDIUM CANOPY TREES		
OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM

SCALE: 1"=30'

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

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SUITE 400
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CONTACT: BRIAN R. LANG

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LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: ESRA SOYTUTAN

REVISIONS	DATE

Gateway Lakeforest

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

OVERALL LANDSCAPE AND LIGHTING PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND — ESRA SOYTUTAN — 3960 — LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LA NAME: ESRA SOYTUTAN, RLA, LEED AP ND
LICENSE NUMBER: 3960
EXPIRATION DATE: 03/09/2025

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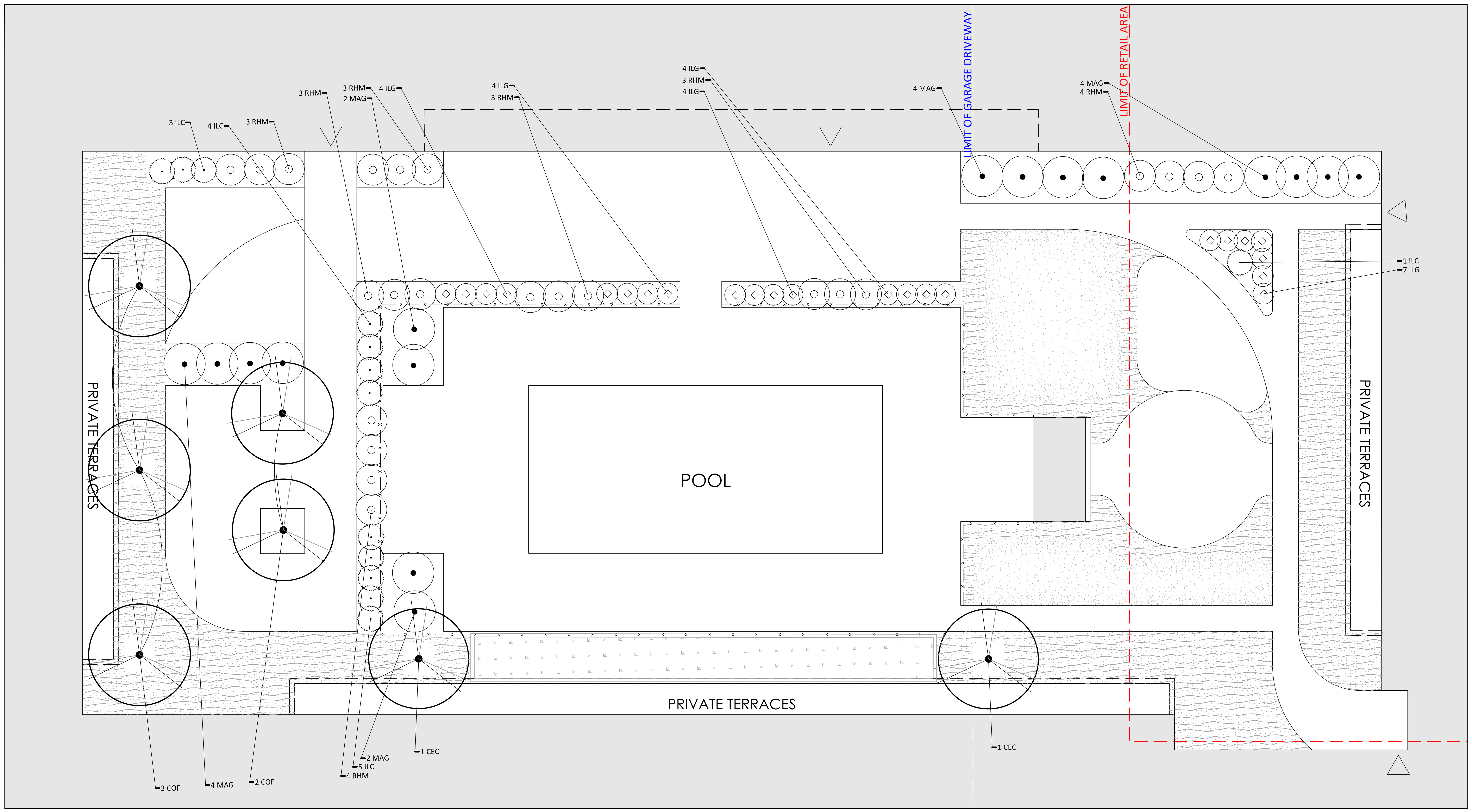
DESIGNED BY: ES
DATE ISSUED: 07/16/2024
VIKA PROJECT: VM50089
DRAWING NO.: L400
SHEET NO.

Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 9 f



LEGEND

	PROPOSED ORNAMENTAL TREE
	PROPOSED SHRUBS
	PROPOSED DOOR - LEVEL 1
	PROPOSED 72" POOL FENCE
	BIORETENTION (SEE SWM PLAN FOR DETAILS)
	PROPOSED SHRUB AREA
	PROPOSED LAWN AREA

COURTYARD PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME
CEC	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
COF	CORNUS FLORIDA	EASTERN DOGWOOD
SHRUBS		
ILC	ILEX CRENATA	JAPANESE HOLLY
ILG	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY
MAG	MAGNOLIA GRANDIFLORA `TEDDY BEAR`	TEDDY BEAR SOUTHERN MAGNOLIA
RHM	RHODODENDRON MAXIMUM	ROSE BAY
SHRUB AREAS	SUN MIX PLANT IN GROUPS OF 3-7	
	COREOPSIS VERTICILLATA	TICKSEED
	ECHINACEA PURPUREA	PURPLE CONEFLOWER
	LIATRIS SPICATA	SPIKE GAYFEATHER
	RUDBECKIA HIRTA	BLACK-EYED SUSAN
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	LAWN AREA	

10' 5' 0 10' 20' 30'
SCALE: 1"=10'

NOT FOR CONSTRUCTION

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CONTACT: ESRA SOYTUTAN

REVISIONS	DATE

Gateway Lakeforest

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

COURTYARD PLANTING PLAN ENLARGEMENT

PROFESSIONAL SEAL

STATE OF MARYLAND
ESRA SOYTUTAN
3960
LANDSCAPE ARCHITECT

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LICENSE NUMBER: 3960
EXPIRATION DATE: 03/09/2025

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DESIGNED BY:	ES
DATE ISSUED:	07/16/2024
VIKA PROJECT	VM50089
DRAWING NO.	L411
SHEET NO.	

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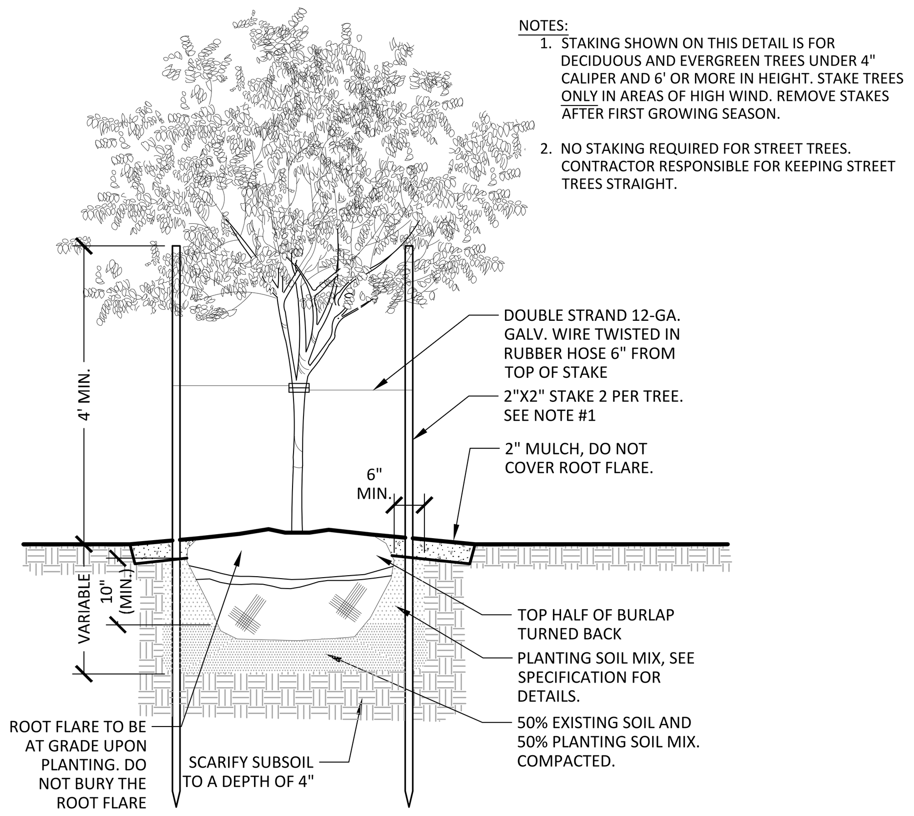
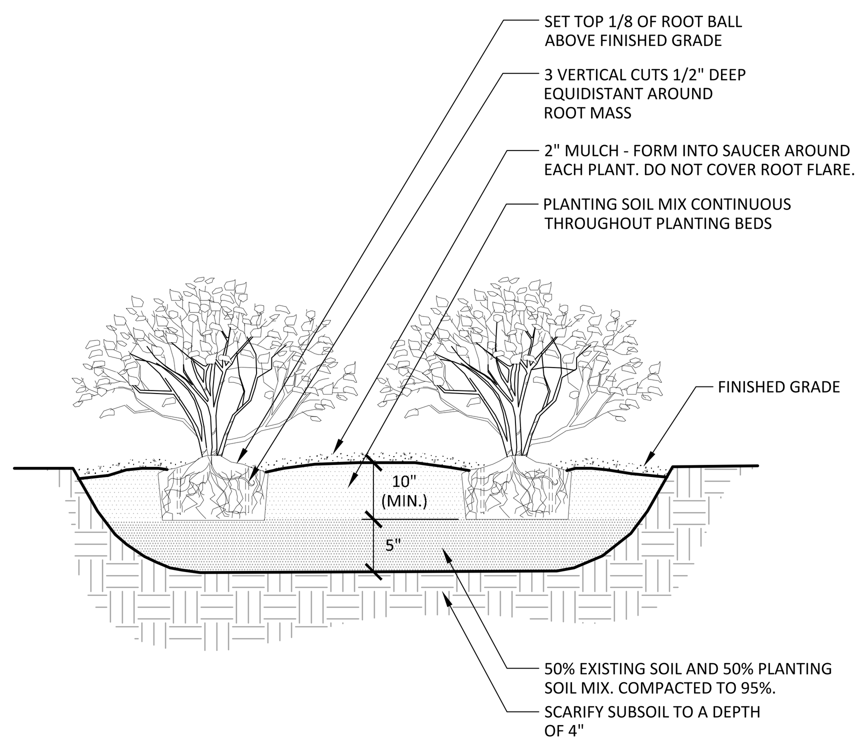
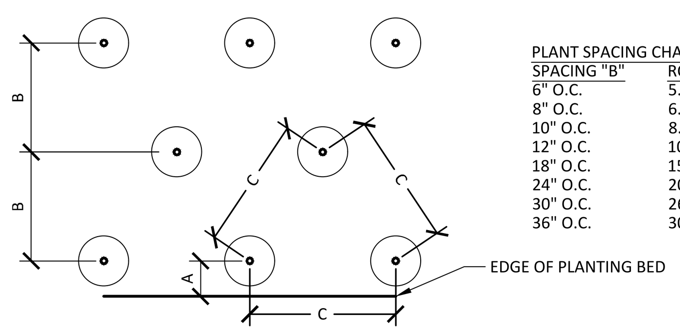
Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 9g



1 TREE PLANTING
NOT TO SCALE
P-50089-01

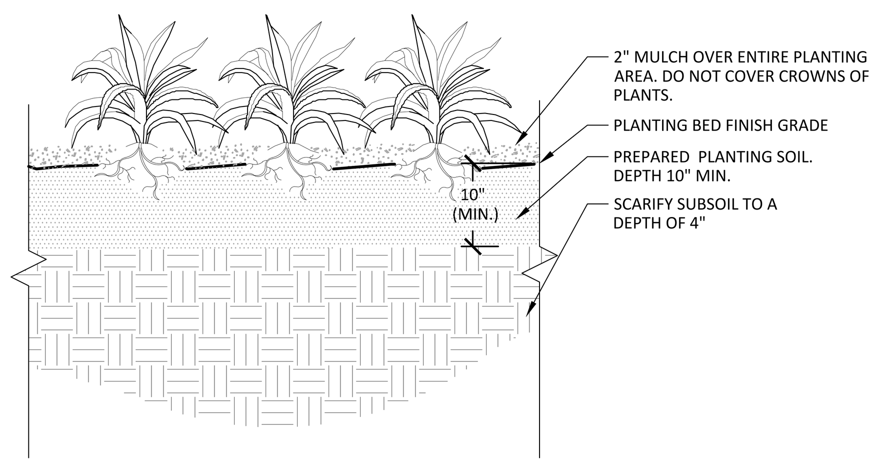


2 GROUP SHRUB PLANTING
NOT TO SCALE
P-50089-02



PLANT SPACING CHART

SPACING "B"	ROW "A"	SPACING "C"
6" O.C.	5.20"	6" O.C.
8" O.C.	6.93"	8" O.C.
10" O.C.	8.66"	10" O.C.
12" O.C.	10.40"	12" O.C.
18" O.C.	15.60"	18" O.C.
24" O.C.	20.80"	24" O.C.
30" O.C.	26.00"	30" O.C.
36" O.C.	30.00"	36" O.C.



3 GROUNDCOVER PLANTING
NOT TO SCALE
P-50089-04

MASTER PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CAC	13	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" CAL.
PXA	10	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	1.75" - 2" CAL.
OV	9	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	1.75" - 2" CAL.
UAP	2	ULMUS AMERICANA `PRINCETON`	PRINCETON AMERICAN ELM	1.75" - 2" CAL.
ORNAMENTAL AND UNDERSTORY TREES				
CEC	2	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	1.5-2" CAL.
COF	5	CORNUS FLORIDA	EASTERN DOGWOOD	1.75" - 2" CAL.
SHRUBS				
ILC	13	ILEX CRENATA	JAPANESE HOLLY	3-5 GAL.
ILG	23	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	3-5 GAL.
MAG	16	MAGNOLIA GRANDIFLORA `TEDDY BEAR`	TEDDY BEAR SOUTHERN MAGNOLIA	8-10` HGT.
RHM	23	RHODODENDRON MAXIMUM	ROSE BAY	3-5 GAL.

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	5,473 SF	SUN MIX PLANT IN GROUPS OF 3-7.			
		COREOPSIS VERTICILLATA	TICKSEED	LP50	12" O.C
		ECHINACEA PURPUREA	PURPLE CONEFLOWER	LP50	12" O.C
		LIATRIS SPICATA	SPIKE GAYFEATHER	LP50	12" O.C
		RUDBECKIA HIRTA	BLACK-EYED SUSAN	LP50	12" O.C

GROUND COVERS	QTY	BOTANICAL NAME
	1,474 SF	LAWN AREA

NOT FOR CONSTRUCTION

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LAYOUT: L600, Plotted By: Posthuma

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REVISIONS	DATE

Gateway Lakeforest
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

LANDSCAPE PLANTING DETAILS AND SCHEDULE

PROFESSIONAL SEAL

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DRAWN BY: MC
DESIGNED BY: ES
DATE ISSUED: 07/16/2024

VIKA PROJECT: VM50089

DRAWING NO.: L600

SHEET NO.

Z:\50000-50500\50089\CADD\SITE\PLOT SHEETS\50089200_P_LA_DETL.dwg ~ Monday, July 8, 2024 3:10:37 PM

Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 9h

LiGMAN

Outdoor | Street & area lighting luminaires | LIGHT LINEAR PT-X

LIGHT LINEAR PT-X 13 (LI-21331)

CE | IP65 | IK08

Product description

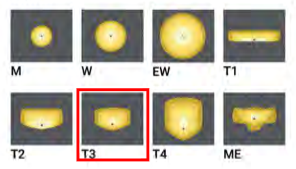
1 side - Supplied with specific square, straight galvanised pole - Height options: 6- 10 m

microVos™ TECHNOLOGY
NATURE FRIENDLY

Luminaire Structure

- Die-cast aluminium housing
- Pre-treated before powder coating ensuring high corrosion resistance
- Single cable entry
- Stainless steel fasteners in grade 304 with zinc flake coating (ZFC)
- Durable silicone rubber gasket
- Clear toughened glass
- High-efficiency polycarbonate lens
- Integral control gear
- Maximum wind load resistance is 260 km/h for pole high 6 m, 210 km/h for pole high 7 m, 170 km/h for pole high 8 m, 140 km/h for pole high 9 m
- Surge protection 10kV

Optic



Product colour

Special finishes upon request

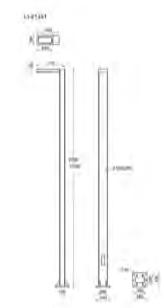
LiGMAN

Outdoor | Street & area lighting luminaires | LIGHT LINEAR PT-X

LIGHT LINEAR PT-X 13 (LI-21331)

Technical information

Material	Aluminium
Light source	2 x 24 LED
Power	104 W
Lumen	12797 - 15294 lm
Efficacy	123 - 147 lm/W
Driver option	Integral control gear
Driver	Constant current (CC)
Input voltage	220-240 V 50/60 Hz
Optic	M, W, EW, T1, T2, T3, T4, ME
Optic value	36°, 57°, 112°, 144°x71°, 137°x61°, 129°x91°, 105°x71°, 138°x62°
CCT / CRI	3000K CRI70, 4000K CRI70
Bug	B2-U0-G2, B3-U0-G1, B3-U0-G2, B3-U0-G3, B4-U0-G1
ULR	0%
ULOR	0%
CIE flux code n°3	96, 97, 98, 99
Dimming type	On/Off, 1-10V, DALI
Product colours	Black, Dark Grey, White, Matt Silver, Bronze, Concrete - Urban, Softscape - Urban, Stone - Urban, Corten - Urban, Oak - Woodland, Walnut - Woodland, Pine - Woodland
Weight	16 kg
Operating temperature	-20 °C to 40 °C
Through wiring	Single cable entry
Lens / Reflector / Optic	Clear toughened glass, High-efficiency polycarbonate lens
MacAdam Ellipse	5 SDCM
Lifetime L90B10 (hours)	> 35,000
Lifetime L80B10 (hours)	> 74,000
Lifetime L80B50 (hours)	> 80,000
Variants (On/Off, 1-10V, DALI)	Compatible with EN/ IEC 60598-2-22: Suitable for emergency installations as central supply, non-maintained (Z0)



Accessories

Circuit breaker box IP44
A21291

Root mount kit
A22391

9 m - Square, straight galvanised steel pole for LIGHT LINEAR PT-X - 1 side
SPC190150-PT-X

7 m - Square, straight galvanised steel pole for LIGHT LINEAR PT-X - 1 sides
SPC170150-PT-X

https://www.ligman.com/light-linear-pt-x-13-li-21331/

THAILAND
info@ligman.com

LiGMAN

Outdoor | Street & area lighting luminaires | LIGHT LINEAR PT-X

LIGHT LINEAR PT-X 13 (LI-21331)

6 m - Square, straight galvanised stee pole for LIGHT LINEAR PT-X - 1 side
SPC160150-PT-X

20' HEIGHT

10 m - Square, straight galvanised steel pole for LIGHT LINEAR PT-X - 1 side
SPC1100150-PT-X

8 m - Square, straight galvanised steel pole for LIGHT LINEAR PT-X - 1 side
SPC180150-PT-X

DALI Control System
Control-DALI

We reserve the right to make technical and design changes.

06:19, 15-02-2024

https://www.ligman.com/light-linear-pt-x-13-li-21331/

THAILAND
LIGMAN Lighting Co.,Ltd.
17/2 Moo 4, Monthong, Bang Nam Priao,
24150 Chachoengsao - Thailand
info@ligman.com

1 PRIVATE ALLEY LIGHT

NOT TO SCALE | OR APPROVED EQUAL

P-50089-L-01

NOT FOR CONSTRUCTION

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VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
417 DEVELOPMENT LLC
6000 EXECUTIVE BOULEVARD
SUITE 400
NORTH BETHESDA, MD 20852
301.770.5930
CONTACT: BRIAN R. LANG

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CONTACT: NANCY RANDALL

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CONTACT: IAN DUKE

LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: ESRA SOYTUTAN

REVISIONS	DATE

Gateway Lakeforest

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

LIGHTING DETAILS

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LA NAME: ESRA SOYTUTAN, RLA, LEED AP ND
LICENSE NUMBER: 3960
EXPIRATION DATE: 03/09/2025

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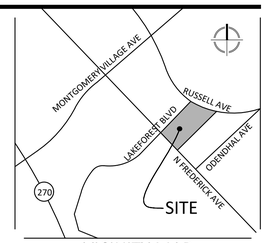
DRAWN BY:	MC
DESIGNED BY:	ES
DATE ISSUED:	07/16/2024
VIKA PROJECT	VM50089
DRAWING NO.	L601
SHEET NO.	

Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 9I

GATEWAY LAKEFOREST

PRELIMINARY FOREST CONSERVATION PLAN



VICINITY MAP
SCALE: 1" = 1000'

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GENERAL NOTES

1. THE TOTAL TRACT AREA OF SUBJECT PROPERTY IS 6.49 ACRES, ON WHICH THE FOREST CONSERVATION REQUIREMENTS FOR THE PRELIMINARY FOREST CONSERVATION PLAN IS BASED.
2. THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 224NW10.
3. THE SUBJECT PROPERTY IS LOCATED ON TAX MAP FT42.
4. THE SUBJECT PROPERTY COMPRISES THE FOLLOWING:

LOT/PARCEL BLOCK	TAX ACCT NO.	LIBER & FOLIO	PLAT NO.
N264	---	09-02006166 L.05978, F. 300	13061
N225	---	09-01951618 L.05447, F. 295	12711
N319	--	09-01800463 L.05014 F. 357	11703

5. THE SUBJECT PROPERTY IS ZONED: C-2.
6. THE HORIZONTAL DATA IS BASED ON MARYLAND STATE PLANE (NAD83/91).
7. THE TOPOGRAPHIC INFORMATION SHOWN WITHIN THE PROPERTY BOUNDARY IS A COMPILATION OF DATA COLLECTED WITH CONVENTIONAL SURVEYING EQUIPMENT, SD LASER SCANNER, AND A DRONE BY VIKA MARYLAND LLC IN MAY OF 2022. MONTOMERY COUNTY GIS TOPOGRAPHY IS SHOWN FOR OFFSITE AREAS WITHIN THE NRI/FSD STUDY AREA.
8. NRI/FSD ENV-9310-2022 WAS APPROVED ON JUNE 15, 2022.
9. THE SUBJECT PROPERTY DRAINS TO GREAT SENECA CREEK, A USE CLASS I-P STREAM. NO STREAMS, WETLANDS, OR FEMA-MAPPED 100-YEAR FLOODPLAINS WERE IDENTIFIED WITHIN 200 FEET OF THE SUBJECT SITE.
10. SLOPES 25% OR GREATER ON THE SITE OR WITHIN THE 100' NRI STUDY BOUNDARY ARE SHOWN ON THE PLAN.
11. THIS SITE IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR PRIMARY MANAGEMENT AREA (PMA).
12. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF LESS THAN 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0189D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
13. NO DANGER REACH/DAM BREAK IDENTIFIED.
14. NO RARE, THREATENED OR ENDANGERED (RTE) SPECIES WERE OBSERVED DURING THE SITE VISITS. A LETTER FROM OF REQUEST FOR STATE AND FEDERAL RECORDS SEARCH ON THE OCCURRENCE OF RTE SPECIES WAS SUBMITTED TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (MDNR) WILDLIFE AND HERITAGE SERVICES ON MAY 24, 2022. THE RESPONSE LETTER WILL BE FORWARDED TO THE CITY WHEN RECEIVED.
15. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED DURING THE SITE VISIT ON APRIL 27, 2022.
16. NO HISTORIC OR CULTURAL SITES ARE LISTED FOR THE SUBJECT PROPERTY IN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES OR THE NATIONAL REGISTER OF HISTORIC PLACES.

    THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (HTTP://WWW.MONTGOMERYPLANNING.ORG /GIS/INTERACTIVE/HISTORIC.SHTM).
17. NOISE AND LIGHT POLLUTION: THE SITE IS BOUND BY MARYLAND ROUTE 355 TO THE SOUTH, LAKEFOREST BOULEVARD TO THE NORTHWEST, RUSSELL AVENUE TO THE NORTH, AND COMMERCIAL PROPERTIES TO THE EAST AND SOUTHEAST, THE SURROUNDING ROADWAYS ARE MAJOR LOCAL THOROUGHFARE SOURCES OF NOISE AND LIGHT POLLUTION FROM TRAFFIC. ONSITE PARKING LOT LIGHTING IS ALSO A SOURCE OR LIGHT POLLUTION, AND THE SURROUNDING ROADS ARE LINED WITH STREET LIGHTS.
18. SIGNIFICANT VIEWS AND VISTAS: NO SIGNIFICANT VIEWS OR VISTAS WERE NOTED DURING SITE VISITS.
19. NO FORESTED AREAS OCCUR ONSITE OR WITHIN THE IMMEDIATE VICINITY. A NARROW STRIP OF VEGETATION ALONG THE SOUTHEASTERN SITE BOUNDARY EXIBITS FOREST CHARACTERISTIC BUT DOES NOT QUALIFY FOR THE MINIMUM 50-FOOT WIDTH REQUIRED FOR FORESTS.
20. NO SPECIMEN TREES WERE IDENTIFIED ONSITE OR WITHIN 100 FEET OF THE SUBJECT SITE. SIGNIFICANT AND SMALLER TREES IDENTIFIED ON SITE AND WITHIN THE 100' NRI/FSD STUDY AREA OFFSITE ARE SHOWN ON THE PLAN. THE TREES SHOWN ON THE PLAN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. EXISTING VEGETATION INFORMATION ASSOCIATED WITH THIS PROPERTY IS AS SHOWN ON THIS PLAN. ALL ONSITE TREES 12 INCHES IN DIAMETER AT BREAST HEIGHT (DBH) ALONG THE SOUTHEASTERN END OF THE SITE WERE IDENTIFIED, TAGGED AND SHOWN ON THE NRI/FSD PLAN. ADDITIONAL LANDSCAPE TREES, INCLUDING THOSE SMALLER THAN 12" DBH WERE IDENTIFIED AND SHOWN ON THE PLAN BUT NOT TAGGED. ROADWAY MEDIAN TREES GREATER THAN 12" DBH ALONG RUSSELL AVENUE AND LAKEFOREST BOULEVARDS WERE ALSO MEASURED, IDENTIFIED AND SHOWN ON THE PLAN.

    A DIAMETER TAPE WAS USED TO MEASURE TREES.

    NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION FOR THEIR SPECIES WERE FOUND ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
21. ALL TREES >24" DBH WITHIN THE LOD ARE PROPOSED TO BE REMOVED ALTHOUGH NOT MARKED WITH AN "X" ON THE PFCP SHEETS.
22. A VARIANCE REQUEST FOR SPECIMEN TREES IMPACTS WILL BE PROVIDED WITH THE FINAL FOREST CONSERVATION PLAN.
23. AFFORESTATION PLANTING MATERIALS AND FOREST CONSERVATION DETAILS WILL BE SPECIFIED ON THE FINAL FOREST CONSERVATION PLAN.

PFCP WORKSHEET

NET TRACT AREA:

A. Total tract area ...	3.98
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)	1.22
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ..	0.00
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (offsite utility connections)	0.00
G. Net Tract Area .....=	5.20

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MDP	CIA
0	0	0	0	1	0

G. Afforestation Threshold ...	15%	x G =	0.78
H. Conservation Threshold ...	20%	x G =	1.04

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 ....=	0.00
R. Credit for retention above conservation threshold .....=	0.00
S. Total reforestation required .....=	0.00
T. Total afforestation required .....=	0.78
U. Credit for landscaping (may not exceed 20% of "S") .....=	0.00
V. Total reforestation and afforestation required .....=	0.78
worksheet date	4/26/2024

PFCP RESOURCE DATA TABLE

Forest Conservation Data Table

	Number of Acres	
Tract	3.98	
Remaining in Agricultural Use	-	
Road & Utility ROWs[1]	-	
Total Existing Forest	-	
Forest Retention	-	
Forest Cleared	-	
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)	-	-

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

[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

SYMBOL	SOIL*	CHARACTERISTICS				
		PRIME FARMLAND	FARMLAND OF STATEWIDE IMPORTANCE	HIGHLY ERODIBLE	HYDRIC SOIL	HYDROLOGIC GROUP
400	URBAN LAND	NO	NO	NO	NO	--

SOURCES: USDA NRCS WEB SOIL SURVEY (http://websoilsurvey.sc.egov.usda.gov)
HIGHLY ERODIBLE SOILS STATUS FROM MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES

SIGNIFICANT & SPECIMEN TREE TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	CONDITION	CRZ (SF)	CRZ IMPACT (SF)	CRZ IMPACT %	DISPOSITION
120	Pinus strobus	Eastern White Pine	28.1	Fair	5,581	964	17.26	SAVE
122	Robinia pseudoacacia	Black Locust	24	Fair	4,072	1,558	38.26	REMOVE
123	Pinus strobus	Eastern White Pine	24	Poor	4,072	1,943	47.72	REMOVE
1011	Pinus strobus	Eastern White Pine	24	Fair	4,072	367	9.01	SAVE

AFFORESTATION/ REFORESTATION CREDIT TABLE

PROPOSED AFFORESTATION/REFORESTATION CREDIT TABLE (IN ACRES)	
FOREST PLANTING AREA (CATEGORY I EASEMENT)	0.00
FOREST PLANTING AREA (CATEGORY II EASEMENT)	0.00
TREE CANOPY CREDIT	0.72
FEE-IN-LIEU	0.06
TOTAL CREDITS	**0.78**

* TO BE SATISFIED WITH 20-YEAR CANOPY CREDIT FOR INDIVIDUAL TREES PLANTED IN LANDSCAPED AREAS.

TREE CANOPY CREDIT SUMMARY

TREE TYPE	CALIPER/HT.	CREDIT PER TREE (SF)	QTY.	TOTAL CREDIT (SF)	TOTAL CREDIT (AC)
LARGE SHADE TREES	2- 2.5"	1,000	25	25,000	**0.57**
MEDIUM SHADE/ LARGE EVERGREEN	2- 2.5" / 8-10'	700	9	6,300	**0.14**
ORNAMENTAL/SMALL EVERGREEN	8'-10'	300	0	0	**0.00**
TOTAL FULL CANOPY COVERAGE CREDIT				**31,300**	**0.72**

* MIX OF TREE TYPE AND TOTAL TREE CANOPY CREDIT APPLIED TO BE ADJUSTED AT TIME OF FINAL FOREST CONSERVATION PLAN.

SHEET INDEX

PFCP-1 PRELIMINARY FCP COVER
PFCP-2 PRELIMINARY FCP

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

REVISIONS | DATE

Gateway Lakeforest
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

PRELIMINARY FCP COVER

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. JOSHUA SLOAN LICENSE No. 3776 EXPIRATION DATE: MAY 11, 2024

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DRAWN BY: AD
DESIGNED BY: ID
DATE ISSUED: 7/16/2024
VIKA PROJECT: VM50089
DRAWING NO.: PFCP-1
SHEET NO.

Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 9 j

LEGEND

SUBJECT PROPERTY
ADJACENT PROPERTY/LOT LINES
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
LIMITS OF DISTURBANCE
PROPOSED SIDEWALK
PROPOSED SEWER
PROPOSED WATER
PROPOSED STORM DRAIN
PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR

EXISTING TREE CANOPY TO REMAIN (NOT FOREST)
EXISTING TREE < 24"DBH TO REMAIN
EXISTING SIGNIFICANT TREE (24-29.9") TO BE REMOVED.
EXISTING SIGNIFICANT TREE 24-29.9" DBH W/CRZ SHOWN

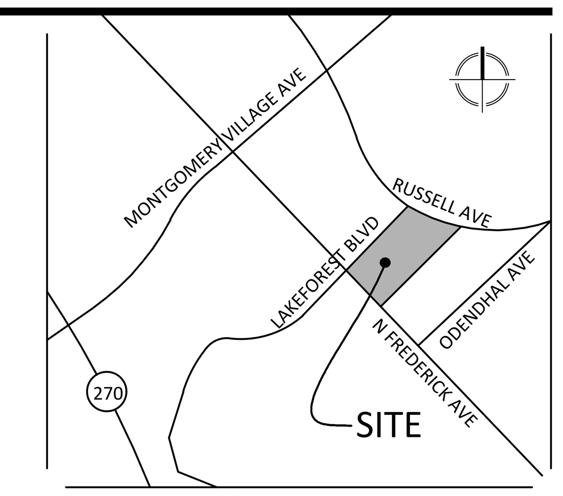
SOILS BOUNDARY LINE
EX. CABLE TV CONDUIT
EX. ELECTRICAL CONDUIT
EX. EDGE OF PAVEMENT
EX. FENCE LINE
EX. NATURAL GAS CONDUIT
EX. OVERHEAD WIRES
EX. FIBEROPTIC CONDUIT
EX. TELEPHONE/COMM. CONDUIT
EX. PUBLIC UTILITIES EASEMENTS
EX. SANITARY SEWER
EX. STORM DRAIN

EX. SANITARY CLEANOUT
EX. STORM DRAIN MANHOLE
EX. ELECTRICAL JUNCTION BOX
EX. ELECTRICAL MANHOLE
EX. FIRE DEPT. CONNECTION
EX.FIRE HYDRANT
EX. GAS MANHOLE
EX. GUY POLE
EX. GAS VALVE
EX. LIGHT POLE
EX. PHONE PEDESTAL
EX. PHONE MANHOLE
EX. UTILITY POLE
EX. SANITARY MANHOLE

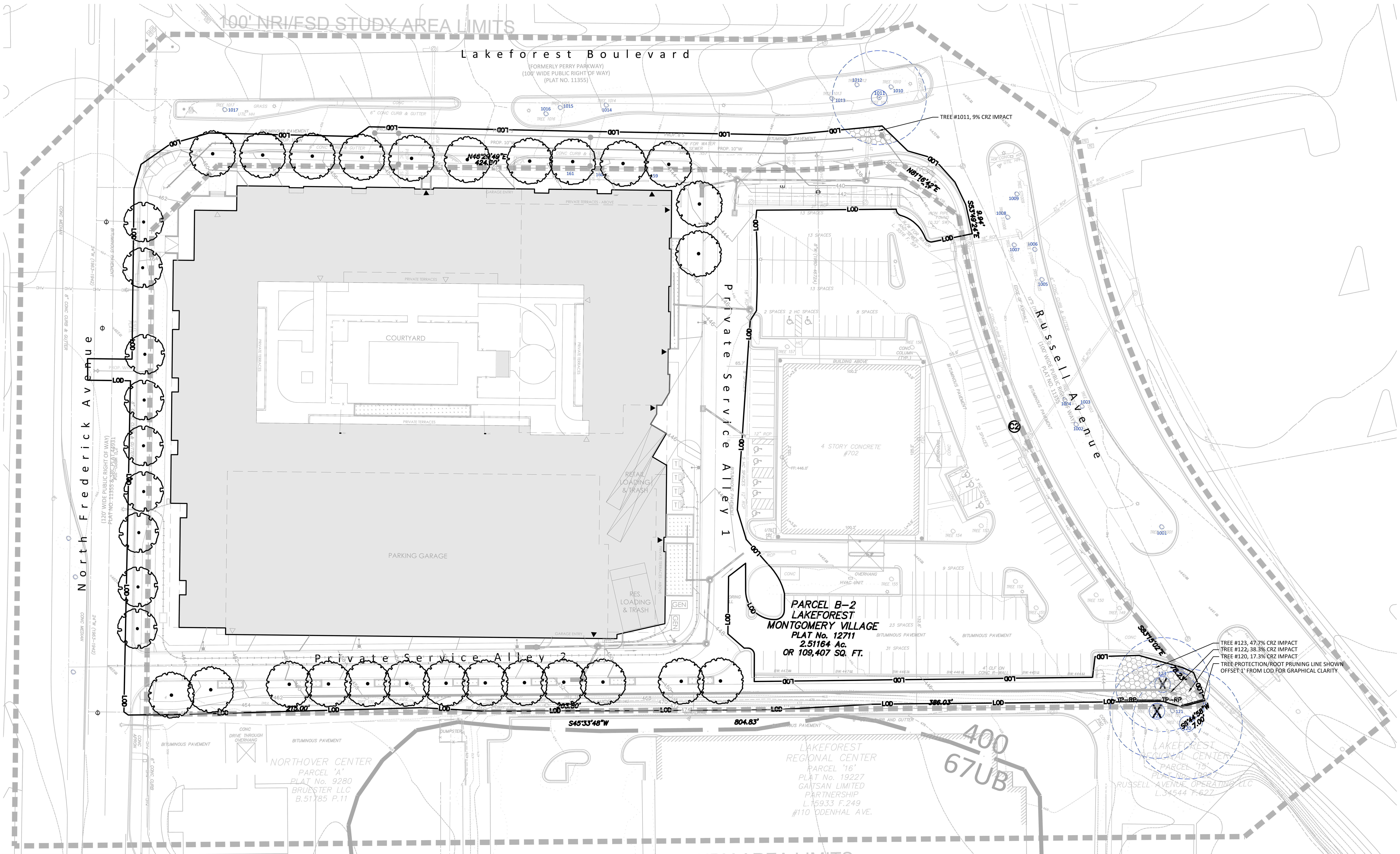
EX. TRAFFIC CONTROL BOX
EX. TRAFFIC SIGNAL POLE
EX. CABLE TV PEDESTAL
EX. UNKNOWN UTILITY MANHOLE
EX. WATER METER
EX. WATER VALVE
EX. BOLLARD
EX. SIGN POST
EX. WOOD POST
EX. INLETS
EX. CURB INLET

EX.	EXISTING
CONC.	EX. CONCRETE
C&G	EX. CURB AND GUTTER
BLDG.	EX. BUILDING
STY.	EX. STORY
TRV	EX. ELEC. TRANSFORMER
ASPH.	EX. ASPHALT
ESMT.	EX. EASEMENT
RCP	EX. REINFORCED CONC. PIPE
CMP	EX. CORRUGATED METAL PIPE
BRL	EX. BLDG. RESTRICTION LINE
R/W	EX. RIGHT-OF-WAY
FF.	EX. FINISHED FLOOR ELEVATION

PROPOSED LARGE CANOPY TREE
PROPOSED MEDIUM CANOPY CREDIT TREE



VICINITY MAP
SCALE: 1" = 1000'



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LAYOUT: PFCP-2, Plotted By: Posthuma

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MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

PRELIMINARY FOREST CONSERVATION

PROFESSIONAL SEAL

STATE OF MARYLAND — JOSHUA C. SLOAN — NO. 3776 — LANDSCAPE ARCHITECT

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JOSHUA SLOAN LICENSE No. 3776
EXPIRATION DATE: MAY 13, 2026

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DESIGNED BY:	ID
DATE ISSUED:	7/16/2024
VIKA PROJECT	VM50089
DRAWING NO.	PFCP-2
SHEET NO.	

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