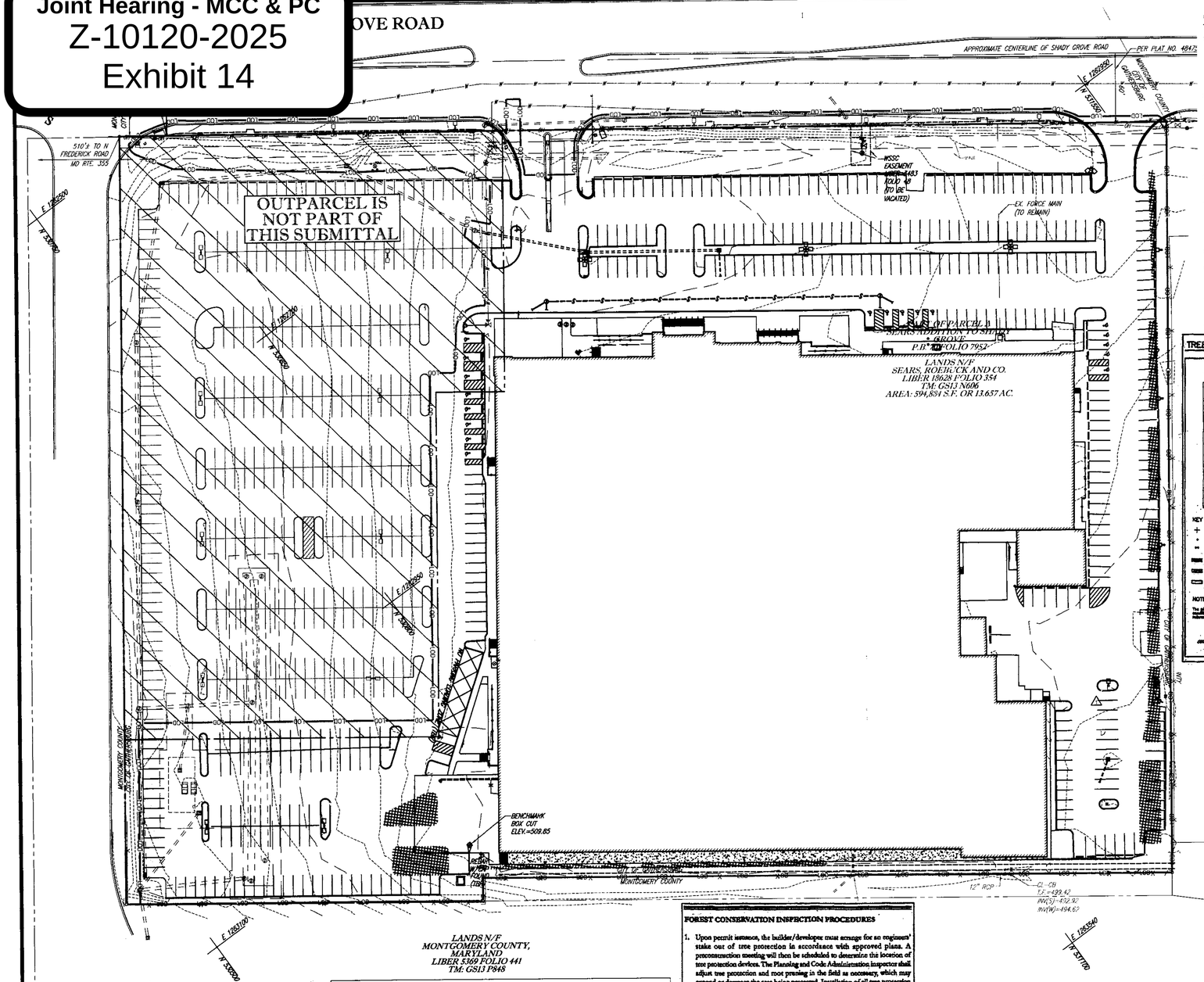
Joint Hearing - MCC & PC
Z-10120-2025
Exhibit 14

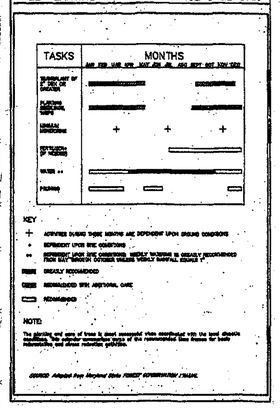


GENERAL NOTES

1. DEVELOPER/APPLICANT:
   CARMAX AUTO SUPERSTORES, INC.
   12800 TUCKAHOE CREEK PARKWAY
   RICHMOND, VA 23238
   CONTACT: J.M. DIXON
   PHONE: (804) 747-0422
2. THIS PLAN IS BASED ON AN ALTA/ACSM TITLE SURVEY BY:

   BOHLER ENGINEERING
   TITLED: "CARMAX, PART OF PARCEL A, SEARS ADDITION TO SHADY GROVE,
   P.B. 70 FOLIO 7952, 16331 & 16401 SHADY GROVE ROAD 9TH ELECTION DISTRICT
   CITY OF GAITHERSBURG, MARYLAND"
   PROJECT NO.: SB122083
   DATED: 12/19/2012
3. THIS PLAN REFERENCES INFORMATION FROM THE APPROVED NRI/FSD FOR THE PROPERTY, PREPARED BY RODGERS CONSULTING, DATED 1/24/2012.
4. THE PROPERTY IS KNOWN AS PART OF PARCEL A, SEARS ADDITION TO SHADY GROVE, AS RECORDED IN PLAT BOOK 70 AT FOLIO 7952 AND ALSO BEING KNOWN AS THE LANDS OF SEARS, ROEBUCK AND COMPANY AS RECORDED IN LIBER 18628 FOLIO 354, ALL BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARLYAND AND HAVING A TAX MAP NO. OF GS13 N606.
5. NO FOREST STANDS EXIST ON-SITE.
6. THERE IS NO FOREST ON THE PROPERTY. LANDSCAPE TREES EXIST WITHIN THE PARKING ISLANDS AND ALONG THE PERMITER OF THE PROPERTY, HOWEVER, NONE ARE OF SIGNIFICANT SIZE.
7. NO RARE, THREATENED, OR ENDANGERED SPECIES OF PLANTS OR ANIMALS WERE OBSERVED ON THE PROPERTY.
8. THE PROPERTY IS NOT WITHIN A SPECIAL PROTECTION AREA.

TREE PLANTING AND MAINTENANCE CALENDAR



PLANTING NOTES

I) GENERAL NOTES

A. THIS FOREST CONSERVATION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE FOREST AND TREE PRESERVATION ORDINANCE OF THE CITY OF GAITHERSBURG. THE PREPARATION OF THIS PLAN, THE NOTES AND DETAILS WERE PREPARED USING THE GUIDELINES OF THE CITY OF GAITHERSBURG'S ADOPTED FOREST CONSERVATION MANUAL.

B. THE ENFORCEMENT STAFF OF THE CITY OF GAITHERSBURG REQUIRES THAT ALL TREES PLANTED IN CONFORMANCE WITH THE FOREST AND TREE PRESERVATION ORDINANCE, MUST BE ALIVE AND IN GOOD CONDITION AT THE END OF THE TWO-YEAR MAINTENANCE PERIOD IN ORDER FOR THE RELEASE OF FINANCIAL SECURITY.

II) LANDSCAPE TREES FOR AFFORESTATION CREDIT

A. ALL LANDSCAPE TREES FOR AFFORESTATION CREDIT SHALL BE PLANTED PER THE LANDSCAPE PLAN.

B. REFER TO THE LANDSCAPE PLAN PLAN FOR THE COMPLETE PLANT SCHEDULE AND PLANT MATERIAL SIZE, LOCATION AND SPACING OF ALL LANDSCAPE MATERIAL.

III) DEVELOPMENT PROGRAM FOR LANDSCAPE TREES FOR AFFORESTATION CREDIT

A. THE DEVELOPMENT PROCESS IS AS FOLLOWS:
   1. INSTALL LANDSCAPE TREES FOR AFFORESTATION CREDIT.
   2. MAINTAIN THE LANDSCAPE TREES FOR AFFORESTATION CREDIT FOR A MINIMUM OF 2 YEARS TO GUARANTEE THE REQUIRED SURVIVAL RATES; AND
   3. FINAL INSPECTION AND RELEASE OF FINANCIAL SECURITY.

B. FINANCIAL SECURITY MUST BE PROVIDED BEFORE ENFORCEMENT AND MONITORING STAFF OF CITY OF GAITHERSBURG AUTHORIZE CLEARING AND GRADING ACTIVITIES TO BEGIN.

C. THE AMOUNT OF FINANCIAL SECURITY WILL BE EQUAL TO THE ESTIMATED COST OF THE INSTALLATION OF THE LANDSCAPING AND TWO YEARS OF MAINTENANCE.

D. THE FINANCIAL SECURITY WILL BE IN FORCE UNTIL ALL LANDSCAPING FOR AFFORESTATION CREDIT AND MAINTENANCE REQUIREMENTS HAVE BEEN FULFILLED TO THE SATISFACTION OF THE CITY OF GAITHERSBURG'S PLANNING & CODE ENFORCEMENT.

E. PARTIAL RELEASE OF THE FINANCIAL SECURITY MAY BE AUTHORIZED BY THE CITY OF GAITHERSBURG'S PLANNING & CODE ENFORCEMENT STAFF AFTER PLANTING HAS BEEN COMPLETED. IF STAFF IS SATISFIED THAT THE PLANTING PLAN HAS BEEN FOLLOWED AND THE PLAN MATERIAL IS PROPERLY PLANTED AND IN GOOD CONDITION, UP-TO ONE HALF OF THE FINANCIAL SECURITY WILL BE RELEASED.

F. FULL RELEASE OF THE FINANCIAL SECURITY WILL BE PROVIDED BY THE CITY OF GAITHERSBURG AT THE END OF THE TWO YEAR MAINTENANCE AND MONITORING PERIOD PROVIDED THE LANDSCAPE TREES FOR AFFORESTATION CREDIT PASS INSPECTION.

IV) PRE-CONSTRUCTION MEETING AND TREE PROTECTION AREAS

A. A PRE-CONSTRUCTION MEETING WITH THE CITY OF GAITHERSBURG IS TO BE ARRANGED BY THE CONTRACTOR TWO (2) WEEKS PRIOR TO CLEARING AND GRADING. IF IT IS DETERMINED AT THAT TIME THAT ANY TREE PROTECTION FENCING IS REQUIRED IT WILL BE LOCATED AT THE EDGE OF CRITICAL ROOT ZONE OR AT THE EDGE OF THE UNIMPROVED AREA PRIOR TO THE START OF CONSTRUCTION.

B. NO UNAUTHORIZED ACTIVITIES ARE TO OCCUR WITHIN ANY TREE PROTECTION AREAS (THOSE AREAS WITHIN ANY TREE PROTECTION FENCING DETERMINED TO BE REQUIRED AT THE PRE-CONSTRUCTION MEETING, IF ANY.) INCLUDING FUEL STORAGE, REFUELING PROCEDURES OR ANY TYPE OF STORAGE.

AFFORESTATION MAINTENANCE/MANAGEMENT

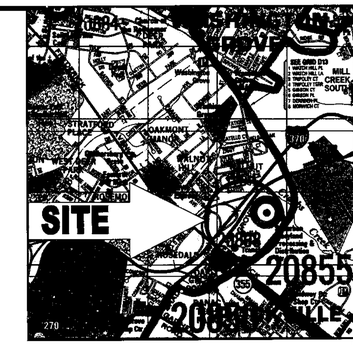
FOREST CONSERVATION PLAN # ENV-3228-2013 PROVIDES FOR THE PROTECTION OF EXISTING TREES AND/OR FORESTED AREAS AND FOR THE INSTALLATION, MAINTENANCE, AND PROTECTION OF CERTAIN ADDITIONAL TREES AND/OR FORESTED AREAS ON THE SUBJECT PROPERTY.

NO TREES RETAINED AND/OR PLANTED ON THE SUBJECT PROPERTY, AS DESIGNATED ON FOREST CONSERVATION PLAN # ENV-3228-2013 SHALL BE DESTROYED, REMOVED, MOVED OR PRUNED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE CITY. DISEASED OR HAZARDOUS TREES OR LIMBS MAY BE REMOVED TO PREVENT PERSONAL INJURY OR PROPERTY DAMAGE AFTER REASONABLE NOTICE TO THE CITY, UNLESS SUCH NOTICE IS NOT PRACTICAL IN AN EMERGENCY SITUATION OR THE REMOVAL IS EXECUTED PURSUANT TO AN APPROVED FOREST CONSERVATION PLAN.

OWNER SHALL NOT PLANT ANY SUBSTITUTE TREES AS DESIGNATED ON FOREST CONSERVATION PLAN # ENV-3228-2013 UNLESS APPROVED BY THE CITY.

OWNER SHALL NOT ENGAGE IN, OR PERMIT, ANY CONSTRUCTION, EXCAVATION, GRADING, ERECTION OF ANY STRUCTURE, OR ANY OTHER ACTIVITY ON THE SUBJECT PROPERTY IN A MANNER THAT DAMAGES, KILLS, OR INJURES ANY TREE RETAINED OR PLANTED IN ACCORD WITH THE REQUIREMENTS OF FOREST CONSERVATION PLAN # ENV-3228-2013.

MOWING AND OTHER LANDSCAPING MAY OCCUR, PROVIDED IT DOES NOT DAMAGE, INJURE OR KILL TREES THAT ARE PART OF THE FOREST CONSERVATION PLAN# ENV-3228-2013.



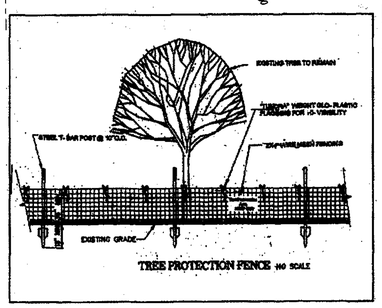
VICINITY MAP
ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2,000'

SITE TABLE

	SF	ACRES
LIMITS OF DISTURBANCE	413,432	9.49
TRACT AREA	438,606	10.07
AREA WITHIN 100 YR FLOODPLAIN	0	0
AREA OF EXISTING FOREST COVER	0	0
AREA OF PROPOSED FOREST COVER AND TREE RETENTION	0	0
AREA OF PROPOSED FOREST COVER CLEARING	N/A	N/A
AREA OF PROPOSED REFORESTATION AND AFFORESTATION	68,600	1.57

LEGEND

- PROPERTY BOUNDARY
- LIMIT OF DISTURBANCE
- EX. CONTOUR
- EX. WATER MAIN
- EX. SAN. FORCE MAIN
- EX. DRAINAGE PIPE
- EX. MANHOLE / INLET
- EX. TREE



TREE PROTECTION FENCE NO SCALE

TREE PROTECTION FENCING

NOT TO SCALE

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

Forest Conservation Worksheet 2.2

January 22, 2014

Net Tract Area			
A.	Total Tract Area	A =	10.07
B.	Deductions	B =	0.20
C.	Net Tract Area	C =	9.87
Land Use Category			

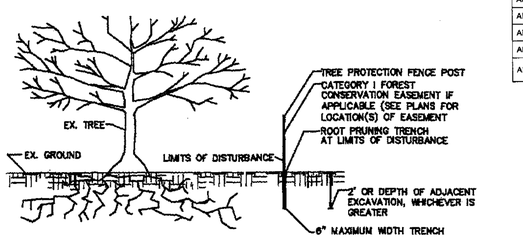
Input the number "1" under the appropriate land use zoning, and limit to only one entry

ARA	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0

D.	Afforestation Threshold (Net Tract Area x 15%)	D =	1.48
E.	Conservation Threshold (Net Tract Area x 20%)	E =	1.97
Existing Forest Cover			
F.	Existing Forest Cover within the Net Tract Area	F =	0.00
G.	Area of Forest Above Conservation Threshold	G =	0.00
Break Even Point			
H.	Break Even Point	H =	0.00
I.	Forest Clearing Permitted Without Mitigation	I =	0.00
Proposed Forest Clearing			
J.	Total Area of Forest to be Cleared	J =	0.00
K.	Total Area of Forest to be Retained	K =	0.00
Planting Requirements			
L.	Reforestation for Clearing Above the Conservation Threshold	L =	0.00
M.	Reforestation for Clearing Below the Conservation Threshold	M =	0.00
N.	Credit for Retention above the Conservation Threshold	N =	0.00
P.	Total Reforestation Required	P =	0.00
Q.	Total Afforestation Required	Q =	1.48
R.	Total Reforestation and Afforestation Required	R =	1.48

FOREST CONSERVATION INSPECTION PROCEDURES

1. Upon permit issuance, the builder/developer must arrange for an engineers' stake out of tree protection in accordance with approved plans. A preconstruction meeting will then be scheduled to determine the location of tree protection devices. The Planning and Code Administration inspector shall adjust tree protection and root pruning in the field as necessary, which may expand or decrease the area being protected. Installation of all tree protection devices should be scheduled and an inspection arranged with the City after all work is complete. The City will issue a punch list for any remaining work needed prior to the start of grading, or issue a report approving the start of grading.
2. Once work begins on-site, the tree protection devices will be reinspected on a biweekly basis, and the builder/developer will be notified of any work that is needed. It shall be the builder/developer's responsibility to maintain all tree protection devices and make any repairs needed.
3. City approval is required prior to removal of any tree protection device or entrance into a tree save area. ***Tree save areas cannot be used for storage of any building materials.***
4. The Planning and Code Administration inspector may require pruning and removal of any tree in the tree save area during construction and prior to bond release. These decisions will be based on the trees' health, proximity to buildings, drainage, or other concerns. Every effort will be made to preserve those trees in the tree save area.
5. The City will require mitigation of trees lost during construction in accordance with the Forest Conservation Ordinance. Mitigation will be required prior to bond release, and all replacement trees must be inspected by the City after installation. These replacement trees shall have a one-year guarantee in accordance with the industry standards. The City may also allow the developer to escrow monies for mitigation to satisfy their obligation, which will be used by the City to purchase and install the replacement trees.
6. For mitigation and afforestation, City inspection is required after the plantings have been made. The maintenance period, one year or as stated in the maintenance agreement, will not begin until this inspection has been made. Quarterly reports to the City, if required, on the health of the trees in the save areas should also be made, and any recommendations implemented. It shall be the builder/developer's responsibility to maintain these plantings until they are accepted by the City. A final inspection by the City will be made prior to the end of the maintenance period, and a punch list developed for any trees that



NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS TO BE STAKED, FLAGGED, PRIOR TO TRENCHING AND FENCING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
6. ALL ROOT PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED ARBORIST.
7. SEE TREE PROTECTION FENCING DETAILS THIS SHEET. NOTE THAT FENCING MATERIAL IS BURIED ONLY WHEN THE SUPER SILT FENCE IS ALSO THE TREE PROTECTION FENCING.

ROOT PRUNING DETAIL

NOT TO SCALE

KLEBASKO ENVIRONMENTAL, LLC
8373 PINEY ORCHARD PARKWAY, SUITE 207
ODENTON MARYLAND 21113
PHONE: (410) 672-5990
FAX: (410) 672-5993

PLAN PREPARED BY:
7-14-14
KENNETH R. WALLIS
QUALIFIED PROFESSIONAL
COMAR 08.19.06.01

50 25 12.5 0 50
1"= 50'

CITY OF GAITHERSBURG
31 SOUTH SUMMIT AVENUE
GAITHERSBURG, MARYLAND 20877
FCP APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF
FOREST CONSERVATION PLAN
FOR APPLICATION NO. ENV-3228-2013
DATE 7/17/14 BY

PROFESSIONAL CERTIFICATION
I, MATTHEW K. JONES, 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. 39999, EXPIRATION DATE: 3/15/2015

BOHLER ENGINEERING
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA · ALBANY, NY · ROANOKE/NAL, NY · WILMINGTON, DE · CENTER VALLEY, PA · TAMPA, FL · WHITE MARSH, MD · TOWSON, MD · STERLING, VA · FORT LAUDERDALE, FL · PHILADELPHIA, PA
CIVIL & CONSULTING ENGINEERS · SURVEYORS · PROJECT MANAGERS · ENVIRONMENTAL CONSULTANTS · LANDSCAPE ARCHITECTS

THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING, INC. THE REPRODUCTION, IN WHOLE OR IN PART, OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES AND WILL BE PROSECUTED. DO NOT SCALE DRAWINGS. USE ONLY FOR CONSTRUCTION PURPOSES. © 2008 BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY
1	01/22/14	PER CITY OF GAITHERSBURG	BWR
2	07/15/14	PER CITY OF GAITHERSBURG	AMW

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB122083
DRAWN BY:	SMN
CHECKED BY:	MJ
DATE:	07/19/13
SCALE:	1" = 50'
CAD I.D.:	FCP2

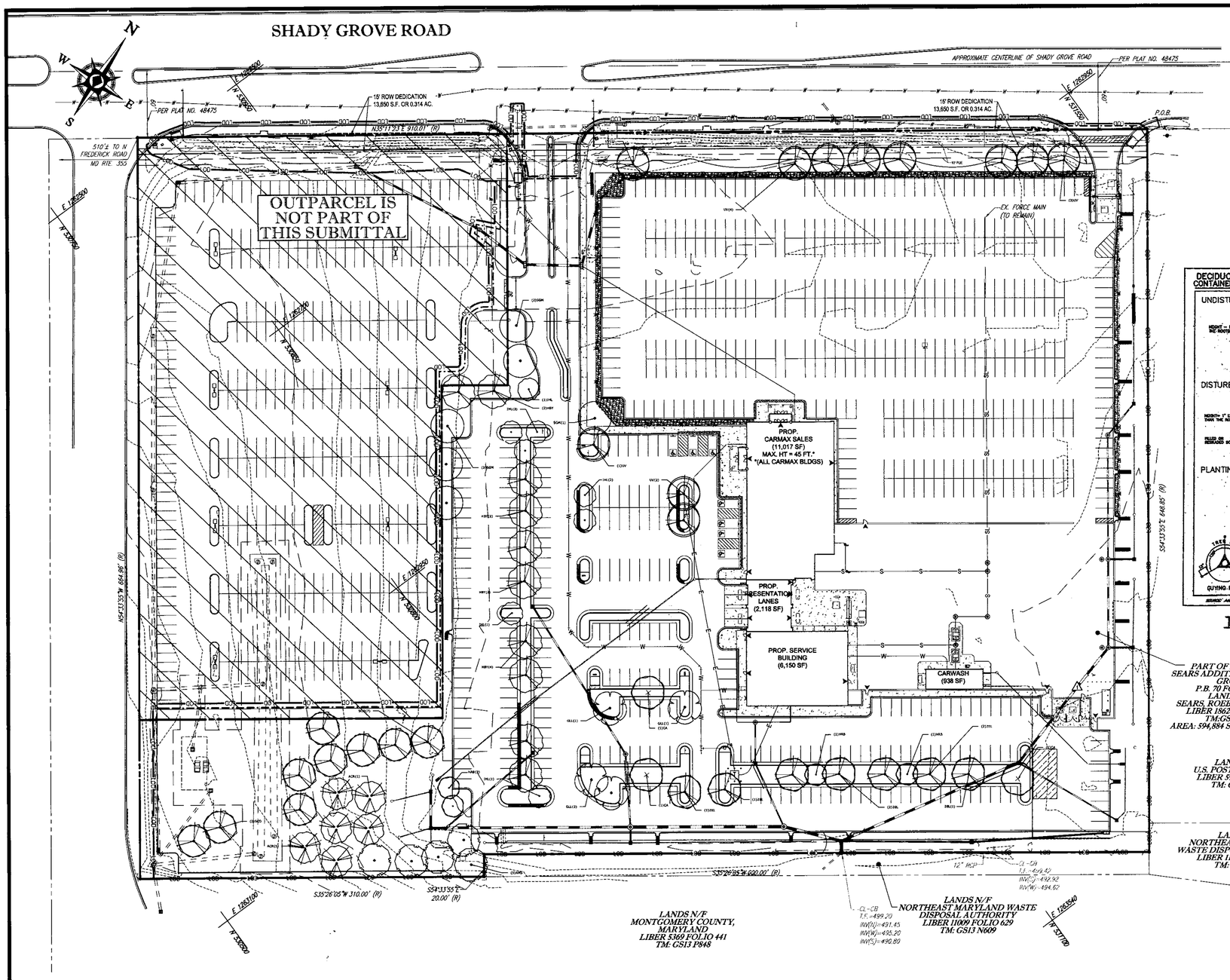
PROJECT:
FINAL FOREST CONSERVATION PLAN
FOR
CARMAX AUTO SUPERSTORES, INC.
LOCATION OF SITE
16331 SHADY GROVE ROAD
MONTGOMERY COUNTY
GAITHERSBURG, MARYLAND
20877

BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
www.BohlerEngineering.com

SHEET TITLE:
FINAL FOREST CONSERVATION MAP

SHEET NUMBER:
1
OF 2

REVISION 2



LANDSCAPE TREES FOR AFFORESTATION CREDIT

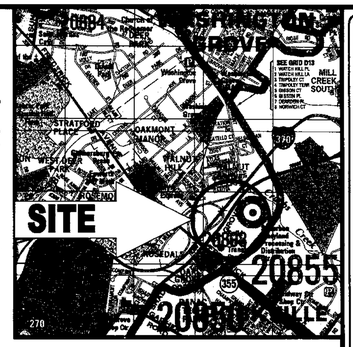
FOREST CONSERVATION PLAN #ENV 3228-2013, PROVIDES FOR THE PROTECTION OF EXISTING TREES AND/OR FORESTED AREAS AND FOR THE INSTALLATION, MAINTENANCE, AND PROTECTION OF CERTAIN ADDITIONAL TREES AND/OR FORESTED AREAS ON THE SUBJECT PROPERTY.

NO TREES RETAINED AND/OR PLANTED ON THE SUBJECT PROPERTY, AS DESIGNATED ON FOREST CONSERVATION PLAN #ENV 3228-2013, SHALL BE DESTROYED, REMOVED, MOVED, OR PRUNED WITHOUT PRIOR WRITTEN PERMISSION OF THE CITY, DISEASED OR HAZARDOUS TREES OR LIMBS MAY BE REMOVED TO PREVENT PERSONAL INJURY OR PROPERTY DAMAGE AFTER REASONABLE NOTICE TO THE CITY, UNLESS SUCH NOTICE IS NOT PRACTICAL IN AN EMERGENCY SITUATION OR THE REMOVAL IS EXECUTED PURSUANT TO AN APPROVED FOREST CONSERVATION PLAN.

OWNER SHALL NOT PLANT ANY SUBSTITUTE TREES AS DESIGNATED ON FOREST CONSERVATION PLAN #ENV 3228-2013 UNLESS APPROVED BY THE CITY.

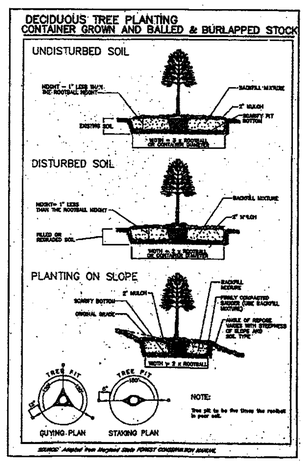
OWNER SHALL NOT ENGAGE IN, OR PERMIT, ANY CONSTRUCTION, EXCAVATION, GRADING, ERECTION OF ANY STRUCTURE, OR ANY OTHER ACTIVITY ON THE SUBJECT PROPERTY IN A MANNER THAT DAMAGES, KILLS OR INJURES ANY TREE RETAINED OR PLANTED IN ACCORD WITH THE REQUIREMENTS OF FOREST CONSERVATION PLAN #ENV 3228-2013.

MOWING AND OTHER LANDSCAPING MAY OCCUR, PROVIDED IT DOES NOT DAMAGE, INJURE OR KILL TREES THAT ARE PART OF THE FOREST CONSERVATION PLAN #ENV 3228-2013.



VICINITY MAP

ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2,000'



TREE PLANTING DETAIL

TREE PROTECTION NOTES

1. PRE-CONSTRUCTION MEETING HELD ON SITE TO INCLUDE A PRESENTATION OF PROTECTIVE MEASURES TO EQUIPMENT OPERATORS, CONSTRUCTION SUPERVISORS, DEVELOPER'S REPRESENTATIVES AND CITY ZONING AND SEDIMENT CONTROL INSPECTORS.
2. CLEARING LIMITS SHALL BE ROUGH STAKED BY A DEVELOPER IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION.
3. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREATMENT AND PRESERVATION MEASURES HAVE NOT BEEN APPROVED BY THE CITY.
4. THE SEQUENCE OF TREE TREATMENT AND PRESERVATION MEASURES SHALL BE:
   A. ROOT PRUNING TRENCHING
   B. TREE PROTECTION FENCING
   C. TREE PRUNING AND CHEMICAL TREATMENT; AND
   D. SIGN INSTALLATION
5. ABOVE MEASURES SHALL BE DIRECTED IN THE FIELD BY THE PROJECT FORESTER, ARBORIST, NATURALIST, ECOLOGIST, SITE ENGINEER OR LANDSCAPE ARCHITECT, ONLY AFTER OBTAINING APPROVAL FROM CITY SITE INSPECTOR.
6. TREE PROTECTION FENCING SHALL BE MAINTAINED AND PREPARED BY THE CONTRACTOR FOR THE DURATION OF THE CONTRACT.
7. ACCESS TO FENCED AREAS WILL ONLY BE PERMITTED WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
8. DESIGNATED AERATION ZONES SHALL BE PROTECTED WITH TEMPORARY FENCING UNTIL FINAL GRADING.
9. ANY EXCAVATION OR GRADING REQUIRED WITHIN THE FENCED ROOT ZONE AREAS SHALL BE DONE AS DIRECTED BELOW.
10. TREES, SHRUBS, OR UNDERGROWTH SHALL BE REMOVED FROM THE PROTECTED ROOT ZONE AREAS ONLY WHEN NECESSARY AND SHALL BE REMOVED BY HAND.
11. REFER TO TREE PROTECTION ACTION KEY FOR SPECIFIC TREATMENT OF EACH SPECIMEN TREE.
12. ATTACHMENT OF SIGNAGE, FENCING, ETC., TO TREES TO BE SAVED IS PROHIBITED.
13. AFTER CONSTRUCTION, ALL TEMPORARY BARRIERS, FENCING, DEBRIS, ETC., SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
14. NO SOD OR SEED SHALL BE PLANTED WITHIN THE DESIGNATED ROOT ZONES FOR ALL TREES TO BE SAVED.

SEQUENCE OF CONSTRUCTION

1. STAKE AND FLAG LIMITS OF DISTURBANCE, SEDIMENT CONTROL DEVICES, TREE PROTECTION LIMITS, ROOT PRUNING LINES AND PLANTING AREAS OR SPECIFIC PLANT LOCATIONS. TAKE SOIL SAMPLES FROM AFFORESTATION AREA AND HAVE SOILS ANALYZED FOR PLANTING RECOMMENDATIONS.
2. CALL THE CITY OF GAITHERSBURG FOR FIRST INSPECTION.
3. CONDUCT TREE STRESS REDUCTION MEASURES AND IMPLEMENT FOREST OR TREE PROTECTION MEASURES AS SPECIFIED ON THE PLAN AND BEGIN ERADICATION OF INVASIVE PLANTS IN THE AFFORESTATION AREAS.
4. CONDUCT SITE SEDIMENT CONTROL MEASURES AND BUILDING CONSTRUCTION BY FOLLOWING THE SEQUENCE OF CONSTRUCTION AS SPECIFIED ON THE SEDIMENT CONTROL PLAN.
5. AFTER THE BUILDING EXTERIOR AND SITE UTILITY WORK HAS BEEN COMPLETED AND THE OWNER AND CONSTRUCTION SUPERINTENDENT AUTHORIZES THE PLANTING WORK TO PROCEED THE SITE LANDSCAPING CONTRACTOR IS TO INSPECT JOB SITE CONDITIONS AND NOTE ANY PROBLEMS PRIOR TO COMMENCEMENT OF WORK.
6. CALL "MISS UTILITY" AT 1-800-257-7777 PRIOR TO ANY WORK FOR THE LOCATION OF ALL UTILITIES.
7. ADJUST EXISTING SEDIMENT CONTROL MEASURES FOR FOREST CONSTRUCTION OR PLANTING AS REQUIRED.
8. CONTINUE WITH INVASIVE PLAN ERADICATION AND MODIFY SPECIFIED SPECIES, FINAL PLACEMENT AND SELECTION OF PLANT SPECIES AND MAKE A DETERMINATION OF THE REGENERATION POTENTIAL OF EXISTING PLANTS TO REMAIN WITH THE INSPECTION STAFF OF THE CITY OF GAITHERSBURG.
9. PROCEED WITH SOIL AMENDMENTS AND SITE PLANTING PREPARATION, SITE PLANTING AND AFFORESTATION PLANTING, INSTALL PROTECTIVE FENCE AND SITE PROTECTION SIGNS FOR AFFORESTATION PLANTING AREA.
10. AFTER PLANTING HAS BEEN COMPLETED NOTIFY OWNER AND BEGIN TWO YEAR MAINTENANCE PROGRAM.
11. MAINTAIN PLANTS BY WATERING, FERTILIZING, MULCHING, AND IMPLEMENTING A WEED CONTROL AND WILDLIFE DEPREDATION CONTROL PROGRAM.
12. AFTER TWO YEARS OF PLANT ESTABLISHMENT CALL THE CITY OF GAITHERSBURG FOR THE THIRD INSPECTION.
13. AFTER FINAL INSPECTION, TURN OVER MAINTENANCE OF PLANTING TO THE OWNER OR, IF PLANTING DEFICIENCIES EXIST, CONDUCT ADDITIONAL PLANTING OR CONDUCT CORRECTIVE MEASURES TO RELEASE BOND FOR AFFORESTATION PLANTING. 100% OF THE SHRUBS MUST ALSO BE ALIVE AND IN GOOD CONDITION AFTER TWO YEARS TO RELEASE THE BOND.

TREE CANOPY COVERAGE / AFFORESTATION CHART

DECIDUOUS TREES	Botanical/Common	Cal / Size	Coverage Per Tree*	Quantity	Canopy Coverage	
ACR	Acer rubrum / Red Maple	2"Cal	1000	6**	6000	sq ft
SGM	Acer saccharum / Sugar Maple	2"Cal	1000	6	6000	sq ft
HRB	Betula nigra 'Heritage' / Heritage River Birch	2" Cal	300	4	1200	sq ft
CA	Carpinus caroliniana / American Hornbeam	2"Cal	1000	3	3000	sq ft
HBY	Celtis occidentalis / Common Hackberry	2"Cal	1000	10	10000	sq ft
IHL	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	2"Cal	700	8	5600	sq ft
AMS	Platanus occidentalis / American Sycamore	2"Cal	1000	5	5000	sq ft
SCO	Quercus coccinea / Scarlet Oak	2"Cal	1000	9	9000	sq ft
GLL	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2"Cal	700	4	2800	sq ft
UV	Ulmus americana 'Valley Forge' / American Elm	2"Cal	1000	11	11000	sq ft
ZEL	Zelkova serrata / Japanese Zelkova	2"Cal	700	7**	4900	sq ft
				Sub-Total	64500	sq ft
				Total	64500	sq ft
					1.48 Acres	

*Coverage numbers taken from Appendix B of the City of Gaithersburg Tree Manual.

**Includes existing trees.

Note: 1.48 AC. canopy coverage meets the 1.48 AC. coverage requirement shown on sheet 1.

CarMax Developed Property		
Area of the CarMax Property	430,005	sq ft
Afforestation Requirement	15%	
Afforestation Threshold	64500.75	sq ft
Canopy Coverage Proposed	68600	sq ft
Afforestation Deficit	N/A	
Fee In lieu ($3/sf)	N/A	

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD	IRR. ZONE	LIGHT REQ.
	ACR	6	Acer rubrum	Red Maple	B & B	2"Cal	50' x 40'	Low-Mod-High	F/P Sun
	SGM	5	Acer saccharum	Sugar Maple	B & B	2"Cal	60' x 40'	Low-Mod	F/P Sun
	HRB	4	Betula nigra 'Heritage'	Heritage River Birch	B & B	2"Cal	40' x 25'	Mod-High	F/P Sun
	CA	4	Carpinus caroliniana	American Hornbeam	B & B	2"Cal	35' X 35'	Mod-High	F/P Sun
	HBY	10	Celtis occidentalis	Common Hackberry	B & B	2"Cal	50' X 50'	Low-Mod	F/P Sun
	IHL	8	Gleditsia triacanthos 'Imperial'	Imperial Honeylocust	B & B	2"Cal	35' x 25'	Low-Mod	F/P Sun
	AMS	5	Platanus occidentalis	American Sycamore	B & B	2"Cal	60' x 40'	Low-Mod-High	F/P Sun
	SCO	9	Quercus coccinea	Scarlet Oak	B & B	2"Cal	65' x 45'	Low-Mod	F/P Sun
	GLL	4	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2"Cal	60' X 45'	Moderate	F/P Sun
	UV	11	Ulmus americana 'Valley Forge'	American Elm	B & B	2"Cal	70' X 40'	Mod-High	Full Sun
	ZEL	7	Zelkova serrata	Japanese Zelkova	B & B	2"Cal	50' x 40'	Moderate	F/P Sun

KLEBASKO ENVIRONMENTAL, LLC
8373 PINEY ORCHARD PARKWAY, SUITE 207
COEINTON MARYLAND 21113
PHONE: (410) 672-5990
FAX: (410) 672-5993

PLAN PREPARED BY:
7-14-14
KENNETH R. WALLIS
QUALIFIED PROFESSIONAL
COMAR 08.19.06.01

50 25 12.5 0 50
1"= 50'

CITY OF GAITHERSBURG
31 SOUTH SUMMIT AVENUE
GAITHERSBURG, MARYLAND 20877
FCP APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF
FOREST CONSERVATION PLAN
FOR APPLICATION NO. ENV-3228-2013
DATE 7/17/14 BY R. Brunson

PROFESSIONAL CERTIFICATION
I, MATTHEW K. JONES, 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. 39999, EXPIRATION DATE: 3/15/2015

BOHLER ENGINEERING
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA · ALBANY, NY · PONKONONKA, NY · CENTER VALLEY, PA · WARREN, NJ · BOWIE, MD · TOWSON, MD · STERLING, VA · FORT LAUDERDALE, FL · PHILADELPHIA, PA
CIVIL & CONSULTING ENGINEERS · SURVEYORS · PROJECT MANAGERS · ENVIRONMENTAL CONSULTANTS · LANDSCAPE ARCHITECTS
THE INFORMATION, DESIGNS AND DRAWINGS ARE THE PROPERTY AND COPYRIGHT OF BOHLER ENGINEERING. THEY ARE TO BE RETURNED UPON REQUEST. REPRODUCTION OR USE FOR OTHER PROJECTS OR ADDITIONS TO THIS PROJECT, OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT FROM BOHLER ENGINEERING, INC. APPROVAL SHALL BE VALID FOR CONSTRUCTION PURPOSES ONLY AFTER THE PLAN HAS BEEN SIGNED BY A PROFESSIONAL ENGINEER.

REVISIONS

REV	DATE	COMMENT	BY
1	01/22/14	PER CITY OF GAITHERSBURG	BWR
2	07/15/14	PER CITY OF GAITHERSBURG	AMW

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 1 - 1:
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB122083
DRAWN BY:	SMN
CHECKED BY:	MJ
DATE:	07/1913
SCALE:	1" = 50'
CAD I.D.:	FCP2

PROJECT:
FINAL FOREST CONSERVATION PLAN
FOR
CARMAX AUTO SUPERSTORES, INC.
LOCATION OF SITE
16331 SHADY GROVE ROAD
MONTGOMERY COUNTY
GAITHERSBURG, MARYLAND
20877

BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
www.BohlerEngineering.com

SHEET TITLE:
FINAL REFORESTATION/ AFFORESTATION PLAN

SHEET NUMBER:
2
OF 2

REVISION 2

GENERAL NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.