

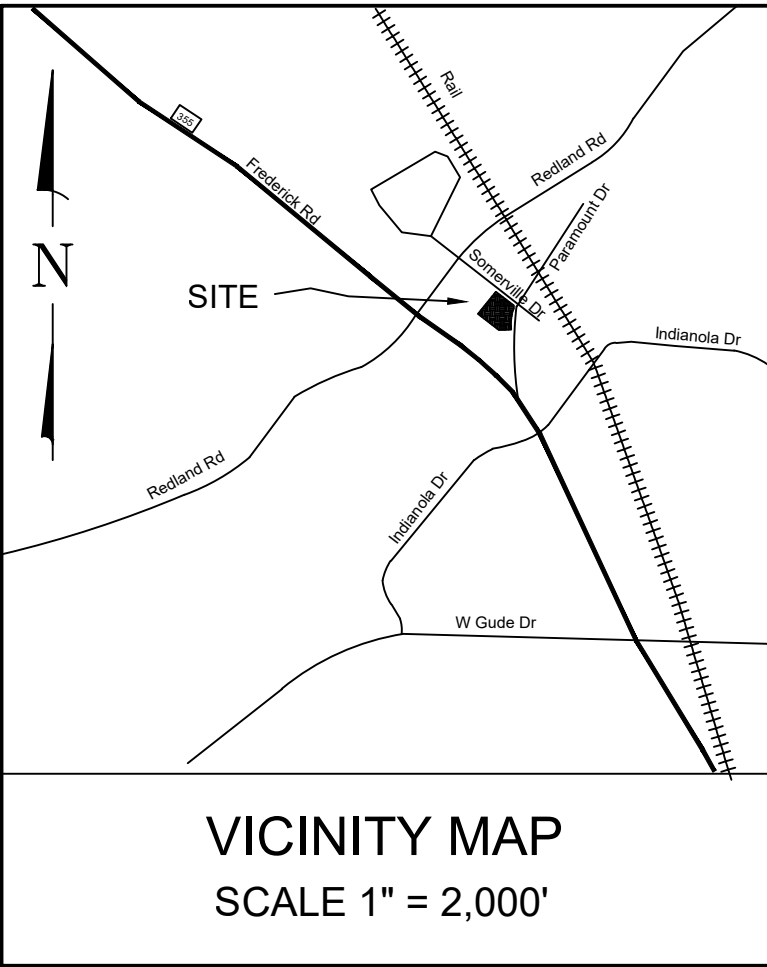
DERWOOD SOMERVILLE ADDITION

PRELIMINARY FOREST CONSERVATION PLAN

F20240710

SHEET INDEX

- L9.01 COVERSHEET
- L9.02 APPROVAL SHEET
- L9.03 PLAN VIEW
- L9.04 NOTES & DETAILS



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.870.0940
www.mhga.com
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Frank C. Johnson

FRANK C. JOHNSON
DATE: 03/14/2025
RECOGNIZED AS QUALIFIED PROFESSIONAL BY
MD DEPT. OF NATURAL RESOURCES
COMARK 06.19.06.01

Qualified Professional Certification
I hereby certify that the information herein is correct and that this plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation.

OWNER/APPLICANT:
Paramount Self Storage, L.L.C.
c/o
ARCLAND Property Company L.L.C.
1055 Thomas Jefferson St. NW
Ste 250

Phone: (717) 858 - 4153
Email: jake@arc.land

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GS122 WSSC 22-1NW08

PARCEL N421
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND


DERWOOD SOMERVILLE
ADDITION

PROJ. MGR	DM
DRAWN BY	FCJ
SCALE	NTS
DATE	03.06.2024

PRELIMINARY FOREST
CONSERVATION PLAN
COVERSHEET
#F20240710

PROJECT NO.	23.120.11
SHEET NO.	1 OF 4

Exhibit 39
CU 25-01


Know what's below.
Call before you dig.
FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION



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REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GIS122 WSSC 221NW08

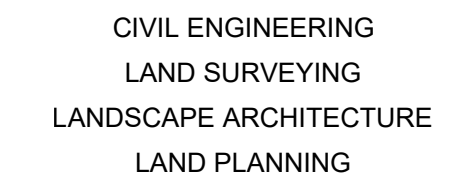
PARCEL N421
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

DERWOOD SOMERVILLE
ADDITION

PROJ. MGR	DM
DRAWN BY	FCJ
SCALE	NTS
DATE	03.06.2024

PRELIMINARY FOREST
CONSERVATION PLAN
APPROVAL SHEET
#F20240710

L9.02
PROJECT NO. 23.120.11
SHEET NO. 2 OF 4



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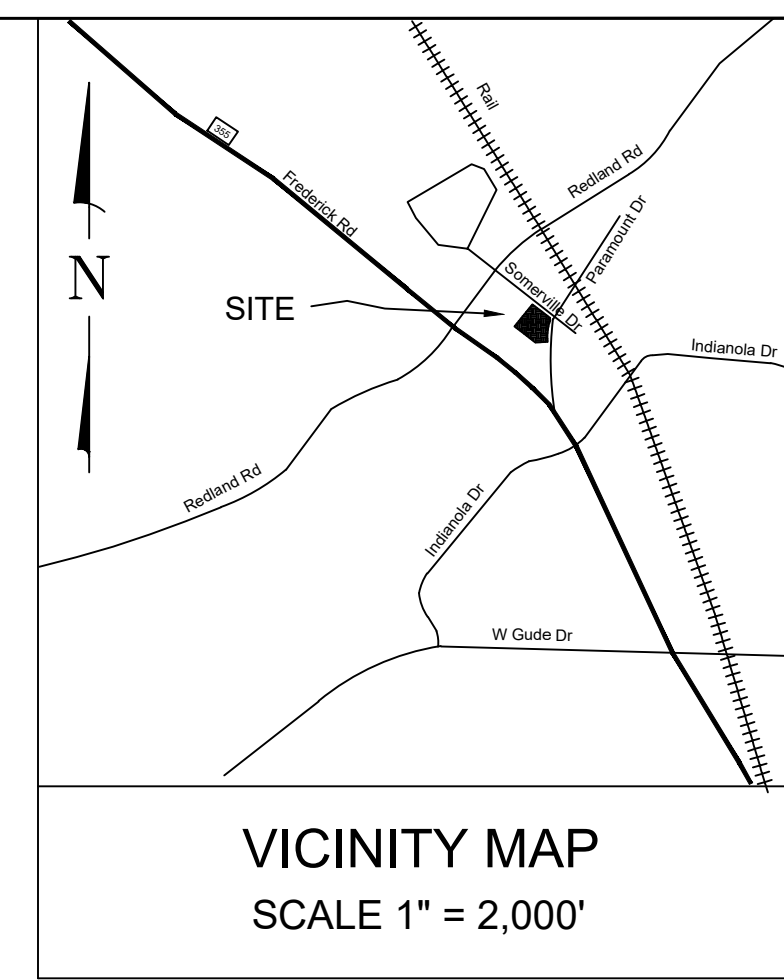
Free Adm.

FRANK C. JOHNSON
04/01/2025

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c/o
ARCLAND Property Company L.L.C.
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Ste 250

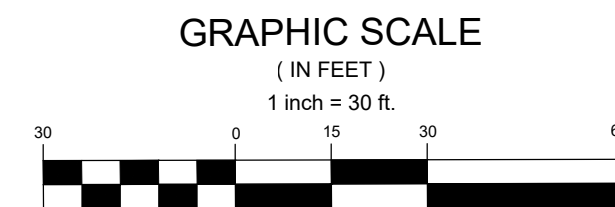
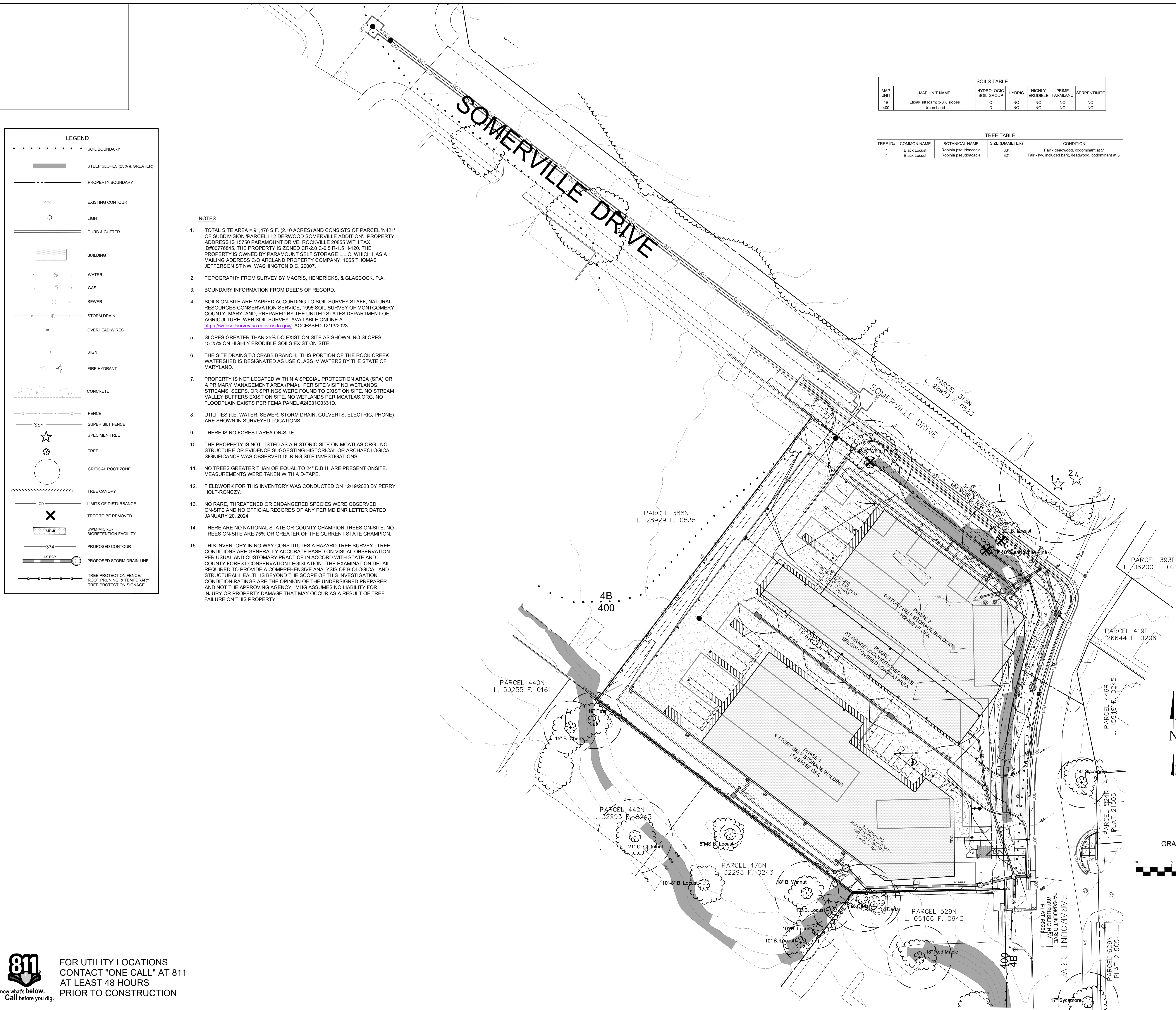
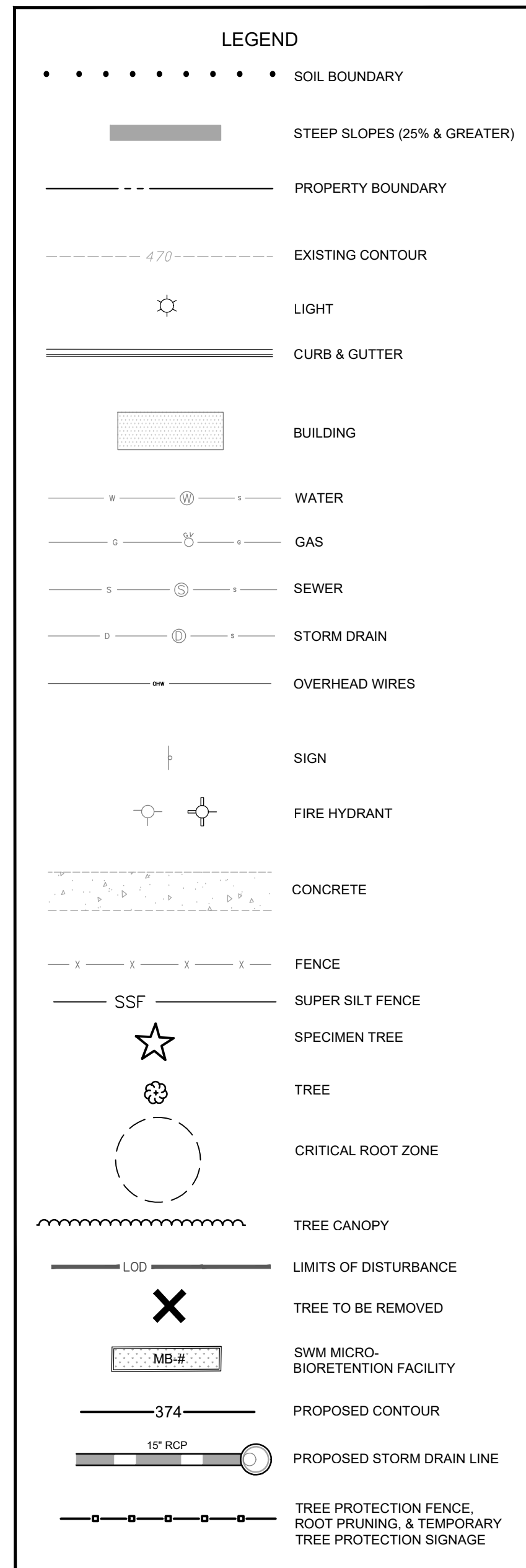
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SOILS TABLE						
MAP UNIT	MAP UNIT NAME	HYDROLOGIC SOIL GROUP	HYDRIC	HIGHLY ERODIBLE	PRIME FARMLAND	SERPENTINIT
4B	Elioak silt loam; 3-8% slopes	C	NO	NO	NO	NO
400	Urban Land	D	NO	NO	NO	NO

TREE TABLE				
TREE ID#	COMMON NAME	BOTANICAL NAME	SIZE (DIAMETER)	CONDITION
1	Black Locust	<i>Robinia pseudacacia</i>	33"	Fair - deadwood, codominant at 5'
2	Black Locust	<i>Robinia pseudacacia</i>	32"	Fair - Ivy, included bark, deadwood, codominant at 5'

- NOTES**
1. TOTAL SITE AREA = 91.476 ± S.F. (2.10 ACRES) AND CONSISTS OF PARCEL #421 OF SUBDIVISION PARCEL H-2 DERWOOD SOMERVILLE ADDITION. PROPERTY ADDRESS IS 15750 PARLAMENT DRIVE, ROCKVILLE 20855 WITH TAX ID#00776845. THE PROPERTY IS ZONED CR-2.0 C-0.5 R-1 H-1-120. THE PROPERTY IS OWNED BY PARACOUNT SELF STORAGE L.L.C. WHICH HAS A MAILING ADDRESS C/O ARCLAND PROPERTY COMPANY, 1055 THOMAS JEFFERSON ST NW, WASHINGTON D.C. 20007.
 2. TOPOGRAPHY FROM SURVEY BY MACRIS, HENDRICKS, & GLASCOCK, P.A.
 3. BOUNDARY INFORMATION FROM DEEDS OF RECORD.
 4. SOILS ON SITE ARE MAPPED ACCORDING TO SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, 1995 SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND, PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, WEB SOIL SURVEY, AVAILABLE ONLINE AT <https://websoilsurvey.sc.egov.usda.gov>. ACCESSSED 12/13/2023.
 5. SLOPES GREATER THAN 25% DO NOT EXIST ON SITE AS SHOWN. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
 6. THE SITE DRAINS TO CRABB BRANCH. THIS PORTION OF THE CREEK WATERSHED IS DESIGNATED AS USE CLASS IV WATERS BY THE STATE OF MARYLAND.
 7. PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR A PRIMARY MANAGEMENT AREA (PMA). PER SITE VISIT NO WETLANDS, STREAMS, SEEPS, OR SPRINGS WERE FOUND TO EXIST ON SITE. NO STREAM VALLEY BUFFERS EXIST ON SITE. NO WETLANDS PER MCATLAS.ORG. NO FLOODPLAIN EXISTERS PER FEMA PANEL #2403100331D.
 8. UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
 9. THERE IS NO FOREST AREA ON-SITE.
 10. THE PROPERTY IS NOT LISTED AS A HISTORIC SITE ON MCATLAS.ORG. NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATIONS.
 11. NO TREES GREATER THAN OR EQUAL TO 24" D.B.H. ARE PRESENT ONSITE. MEASUREMENTS WERE TAKEN WITH A D-TAPE.
 12. FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 12/19/2023 BY PERRY HOLL-RONCY.
 13. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE AND NO OFFICIAL RECORDS OF ANY PER MD DNR LETTER DATED JANUARY 20, 2024.
 14. THERE ARE NO NATIONAL STATE OR COUNTY CHAMPION TREES ON-SITE. NO TREES ON-SITE ARE 75% OR GREATER OF THE CURRENT STATE CHAMPION.
 15. THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ASSSESSED BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MHS ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.

[illegible]

TAX MAP GS122 WSSC 221NW

PARCEL N421
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

DERWOOD SOMERVILLE
ADDITION

PROJ. MGR	DR
DRAWN BY	FC
SCALE	1"= 3'
DATE	03.06.2021

**PRELIMINARY FOREST
CONSERVATION PLAN
#F20240710**

L9.03

PROJECT NO.	23.120.1
SHEET NO.	3 OF



FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

123120(Dwg)FC_11_01.dwg, L9.03, 4/2/2025 8:35:04 AM, johnstr, ARCH E1 (30.00 x 42.00 inches), Copyright © 2025 Macris, Hendricks & Glascock, P.A.

