

**ENLARGEMENTS OF EXHIBIT 39a
OZAH Case No. H-159**

**PRELIMINARY FOREST CONSERVATION PLAN
NO. F20250680 (SHEET 1)**

SUBMITTED AUGUST 19, 2025

Exhibit 90(d)
OZAH Case No: LMA H-159

ENLARGEMENT 1

7. NRI 420251460 FOR THE SUBJECT PROPERTY WAS APPROVED ON 05/22/2025.
8. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST BRANCH (USE CLASS IV STREAM) & PAINT BRANCH (USE CLASS III STREAM) WATERSHEDS. SEVENTY PERCENT (70%) OF THE SUBJECT PROPERTY FALLS WITHIN THE NORTHWEST BRANCH WATERSHED; A SMALL WESTERN PORTION OF LOT 4 AND WESTWARD TO PARCEL 529. THE REMAINING THIRTY PERCENT (30%) FALLS WITHIN THE PAINT BRANCH WATERSHED; MAJORITY OF LOT 4 AND EASTWARD.
9. THIS SITE IS NOT WITHIN AN SPA OR PMA.
10. PER NRI 420251460, THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 200' OF THE SUBJECT PROPERTY.
11. PER U.S. FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER ([HTTPS://FWSPRIMARY.WIM.USGS.GOV/WETLANDS/APPS/WETLANDS-MAPPER/](https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/)), MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN) ([HTTP://WWW.MDMERLIN.NET/](http://www.mdm Merlin.net/)), AND FIELD VERIFICATION, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
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. 24031C0360D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
13. IN A LETTER DATED MARCH 11, 2025, THE WILDLIFE AND HERITAGE DIVISION OF THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (MD DNR) STATED THAT THERE ARE NO FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING THE FIELDWORK.
14. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER ([HTTPS://MONTGOMERYPLANNING.ORG/PLANNING/HISTORIC/RESEARCH-AND-DESIGNATION/GIS-TOOL/](https://montgomeryplanning.org/planning/historic/research-and-designation/gis-tool/)).
15. PER NRI 420251460, THERE ARE NO AREAS OF EXISTING FOREST AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION LOCATED ON THE SUBJECT PROPERTY; THERE IS EXISTING FOREST WITHIN 100' OF THE SUBJECT PROPERTY IN THE COLESVILLE MANOR NEIGHBORHOOD PARK, THE ADJACENT PROPERTY TO THE WEST OF THE SUBJECT PROPERTY.
16. THE SITE CONTAINS SIGNIFICANT AND SPECIMEN TREES. ON-SITE TREES HAVE BEEN SURVEY LOCATED AND SHOWN ON THE PLAN. OFF-SITE TREE LOCATIONS ARE APPROXIMATED BASED ON VISUAL INSPECTION. SEE THE SIGNIFICANT AND SPECIMEN TREE TABLE AND PLAN FOR LOCATIONS AND INFORMATION ABOUT SIGNIFICANT AND SPECIMEN TREES WITHIN THE SUBJECT PROPERTY AND THE REMAINDER OF THE NRI STUDY AREA.

ENLARGEMENT 2

FCP WORKSHEETS

| FOREST CONSERVATION WORKSHEET NOTLEY ROAD- WITHIN Same or Priority Watershed, SPA or PMA | | | | | | | |
|---|-------------|----------|-------------|----------|----------|----------|--|
| NET TRACT AREA: | | | | | | | |
| A. Total tract area ... | 8.97 | | | | | | |
| B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)... | 0.70 | | | | | | |
| 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 (specify) | 0.00 | | | | | | |
| G. Net Tract Area | 9.67 | | | | | | |
| LAND USE CATEGORY: (from Chapter 22A-3. Definitions) Input the number "1" under the appropriate land use, limit to only one entry. | | | | | | | |
| ARA | CDR | MDR | IDA | HDR | MPD | CIA | |
| 0 | 0 | 0 | 0 | 1 | 0 | 0 | |
| G. Afforestation Threshold... | 15% | x G = | 1.45 | | | | |
| H. Conservation Threshold... | 20% | x G = | 1.93 | | | | |
| 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 | | | | | | |

| FOREST CONSERVATION WORKSHEET NOTLEY ROAD OUTSIDE Same or Priority Watershed, SPA or PMA | | | | | | | |
|---|-------------|----------|-------------|----------|----------|----------|--|
| NET TRACT AREA: | | | | | | | |
| A. Total tract area ... | 8.97 | | | | | | |
| B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)... | 0.70 | | | | | | |
| 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 (specify) | 0.00 | | | | | | |
| G. Net Tract Area | 9.67 | | | | | | |
| LAND USE CATEGORY: (from Chapter 22A-3. Definitions) Input the number "1" under the appropriate land use, limit to only one entry. | | | | | | | |
| ARA | CDR | MDR | IDA | HDR | MPD | CIA | |
| 0 | 0 | 0 | 0 | 1 | 0 | 0 | |
| G. Afforestation Threshold... | 15% | x G = | 1.45 | | | | |
| H. Conservation Threshold... | 20% | x G = | 1.93 | | | | |
| 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 | | | | | | |

ENLARGEMENT 3

#F20250680

PRELIMINARY FOREST CONSERVATION PLAN 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.
CHANDA BEAUFORT, RLA LICENSE No. 3312
EXPIRATION DATE: SEPTEMBER 7, 2025

THE INFORMATION, DESIGN AND CONTENT OF THESE
DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKAMARYLAND,
LLC AND CONSTITUTE ITS PROPRIETARY
INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR
DOCUMENTS MUST NOT BE FORWARDED, SHARED,
COPIED, DIGITALLY CONVERTED, MODIFIED OR USED
FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR
WRITTEN AUTHORIZATION FROM VIKAMARYLAND, LLC.
VIOLATIONS MAY RESULT IN PROSECUTION. ONLY
APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

© 2015 VIKAMARYLAND, LLC

DRAWN BY: RS

DESIGNED BY: CSB

DATE ISSUED: 05/01/2025

VIKA
PROJECT VM50728A

DRAWING NO. FFCP 100

SHEET NO. 1 OF 3

Y:\50501-51000\50728\ADD\PRELIMINARY\PLOT SHEETS\50728100_P_PFCP.dwg ~ Tuesday, August 18, 2025 7:28:18 PM