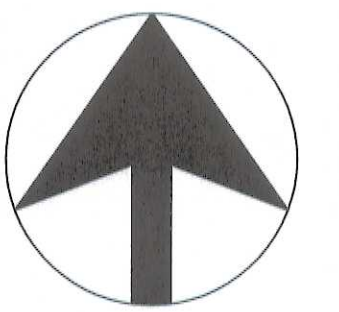


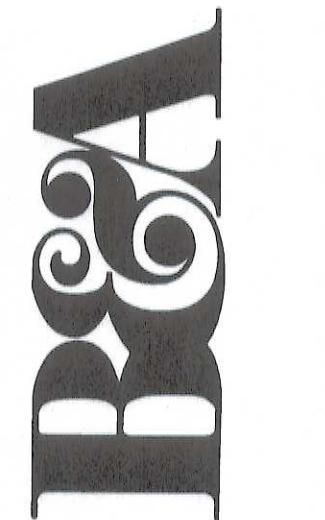
Revisions

Rev. 08/27/18	
Rev. 08/27/18	

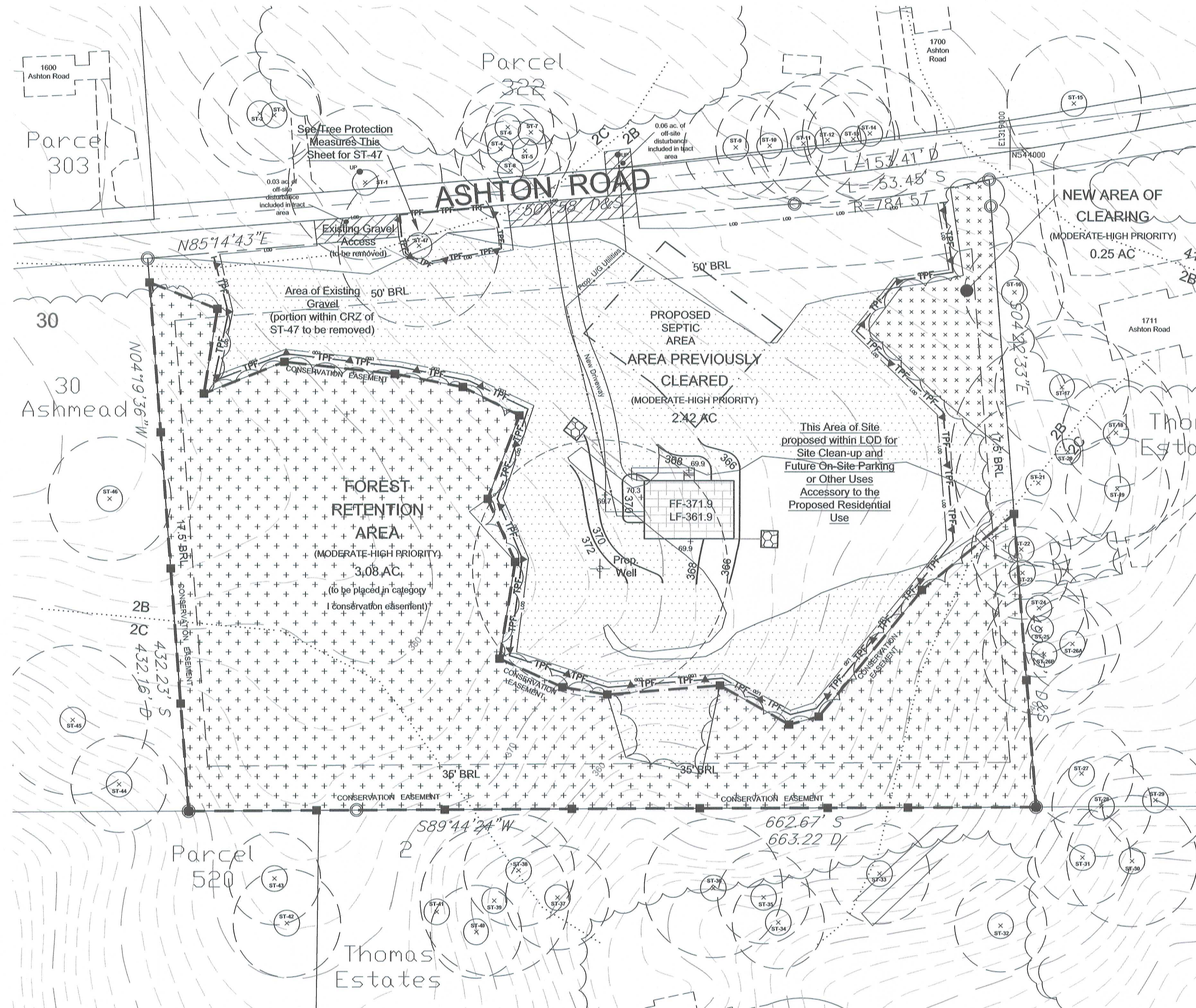


date: 5/31/17
scale: 1" = 50'

Bemming & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 948-0240



PRELIMINARY / FINAL FOREST CONSERVATION PLAN
SINGH PROPERTY
Parcel 403, Tax Map KT13
Montgomery County, Maryland



FOREST CONSERVATION WORKSHEET
SINGH PROPERTY

NET TRACT AREA:

A. Total tract area ...	7.04 *
B. Land dedication (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify) ...	0.00
F. Net Tract Area ...	7.04

LAND USE CATEGORY: (from Trees Technical Manual)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA	
1.00	0.00	0.00	0.00	0.00	0.00	

G. Afforestation Threshold ... 0.20 x F = 1.41
H. Conservation Threshold ... 0.50 x F = 3.52

EXISTING FOREST COVER:

I. Existing forest cover ...	5.75
J. Area of forest above afforestation threshold ...	4.34
K. Area of forest above conservation threshold ...	2.23

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ...	3.97
M. Clearing permitted without mitigation ...	1.78

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ...	2.67
O. Total area of forest to be retained ...	3.08

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ...	0.56
Q. Reforestation for clearing below conservation threshold ...	0.88
R. Credit for retention above conservation threshold ...	0.00
S. Total reforestation required ...	1.44
T. Total afforestation required (may not exceed 20% of "S") ...	0.00
U. Credit for landscaping (may not exceed 20% of "S") ...	0.00
V. Total reforestation and afforestation required ...	1.44 **

*0.09 acres of disturbance outside of the property boundary is included in the tract area
** 3.00 acre planting requirement to be met using off-site forest bank credits to be purchased

NOTES:

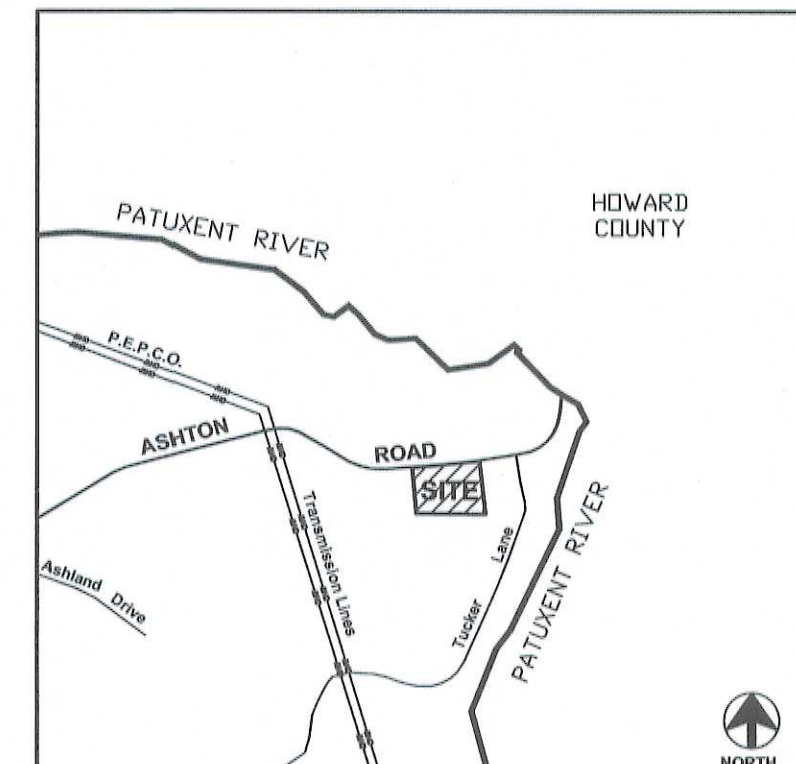
1. AREA OF PROPERTY: 6.95 acres
2. EXISTING ZONING: RC
4. EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-6
4. PROPERTY TO BE SERVED BY ON-SITE WELL & SEPTIC SYSTEMS.
5. TOPOGRAPHIC DATA DERIVED FROM MNCPPC SHEET 225NE02. EXISTING ON-SITE CANOPY LINE FROM A SURVEY COMPLETED BY GOODE SURVEYS IN AUGUST 2018.
6. BOUNDARY SHOWN FROM AVAILABLE RECORDS INCLUDING A SURVEY BY MERIDIAN SURVEYS COMPLETED IN AUGUST 2016.
7. PROPERTY IS LOCATED WITHIN THE LOWER PATUXENT RIVER - ROCKY GORGE WATERSHED & WITHIN THE PRIMARY MANAGEMENT AREA.
8. SITE IS NOT SUBJECT TO THE IMPERVIOUS SURFACE LIMITATIONS OF THE PATUXENT WATERSHED PMA PER PAGE 48 OF THE ENVIRONMENTAL GUIDELINES OF MONTGOMERY COUNTY (per Guidelines, "a property will be subject to PMA requirements ONLY when it is submitted to M-NCCPC for subdivision or site plan review".)

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
Final Forest Conservation Plan
APPROVAL
Plan No. SC2017027
Signature: [Signature] 9/18/18 Date
njk

Received
M-NCCPC
AUG 31 2018
Montgomery County
Planning Department

PREPARED FOR:
**Avinash Kisson Singh
& Krishanand Singh**
8216 Brink Road
Gaithersburg, MD 20882
(301) 947-6616

VICINITY MAP
SCALE: 1" = 2,000'



FCP NOTES & SPECIAL TREE PROTECTION MEASURES FOR ST-47:

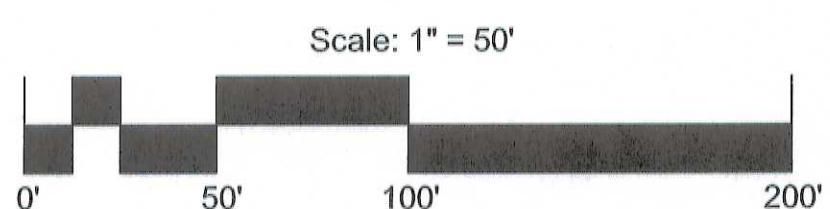
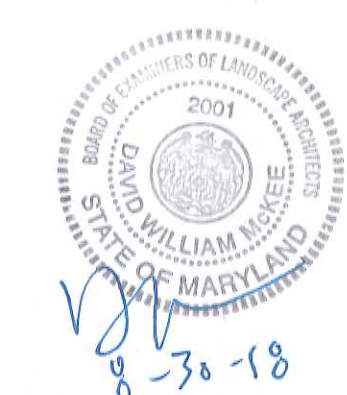
1. The Limits-of-Disturbance may be adjusted in the field to save adjacent trees under the direction of the M-NCCPC Forest Conservation Inspector.
2. Install tree protection fencing and signage prior to the removal of any gravel within the critical-root-zone of ST-47.
3. Hand tools and light track equipment to be used within critical-root-zone of ST-47 for removal of existing gravel and restoration of area to a natural condition.
4. Amend soils with organic matter to alleviate compaction which may have occurred within the CRZ.
5. Prune dead, dying, and broken limbs.
6. Fertilize as needed.

Note: This plan has been prepared to address a Forest Conservation violation involving the unauthorized clearing of 2.42 acres of existing forest. The plan proposes an additional area of 0.25 acre of clearing for a total cleared area of 2.67 acres.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. SC2017027 including, financial bonding, forest planting, maintenance and all other application agreements.

Developer's Name: Print Company Name _____
Contact Person or Owner: Avinash K. Singh
Print Name _____
Address: 8216 Brink Road _____
Phone # and Email: 301-947-6616 _____
Signature: Avinash K. Singh _____



MISS UTILITY
Call "Miss Utility" at 1-800-251-7777, 48 hours prior to the start of work. 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.

Sequence of Events for Properties Required to Comply with Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

Pre-Construction

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance. The property owner shall contact the Montgomery County Planning Department inspection staff before any land disturbing activities occur to verify the limits of disturbance and discuss tree protection and tree care measures. The property owner's representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist or Maryland licensed tree expert that will implement the tree protection measures, Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector must attend this pre-construction meeting.
2. No land disturbance shall begin before stress-reduction measures have been implemented. Appropriate stress-reduction measures may include, but are not limited to:
 - a. Root pruning
 - b. Crown reduction or pruning
 - c. Watering
 - d. Fertilizing
 - e. Vertical mulching
 - f. Root aeration matting
 Measures not specified on the plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.
3. A Maryland licensed tree expert, or an ISA certified arborist must perform all stress reduction measures. Implementation of the stress reduction measures must be observed by the Forest Conservation Inspector or written documentation must be sent to the Forest Conservation Inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The Forest Conservation Inspector will determine the exact method to convey the implementation of all stress reductions measures during the pre-construction meeting.
4. Temporary tree protection devices shall be installed per the approved Forest Conservation Plan, exemption from submitting a Forest Conservation Plan, or Tree Save Plan and prior to any land disturbance. Tree protection fencing locations must be staked and flagged prior to the pre-construction meeting. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:
 - a. Chain link fence (four feet high)
 - b. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
5. Temporary protection devices must be maintained and installed by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area is permitted. Tree protection must not be removed without prior approval of Forest Conservation Inspector.
6. Forest retention area signs must be installed as required by the Forest Conservation Inspector, or as shown on the approved plan.
7. Long-term protection devices must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed. During Construction
8. Periodic inspections by the Forest Conservation Inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the Forest Conservation Inspector, must be made within the timeframe established by the Forest Conservation Inspector.
9. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions to restore these areas will be determined by the Forest Conservation Inspector and those corrective actions must be made within the timeframe established by the Forest Conservation Inspector.

Post-Construction

10. After construction is completed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - a. Removal and replacement of dead and dying trees
 - b. Pruning of dead or declining limbs
 - c. Soil aeration
 - d. Fertilization
 - e. Watering
 - f. Wound repair
 - g. Clean up of retention areas including trash removal
11. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

MISS UTILITY

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. 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.

Inspections:

All field inspections must be requested by the applicant. Inspections must be conducted as follows:

Tree Save Plans and Forest Conservation Plans without Planting Requirements

- 1) After the limits of disturbance have been staked and flagged, but before any clearing or grading resumes.
- 2) After necessary stress reduction measures have been completed and the protection measures have been installed, but before any clearing or grading resumes.
- 3) After completion of all construction activities to determine the level of compliance with the provisions of the forest conservation plan;

Additional Requirements for Plans with Planting Requirements

- 4) Before the start of any required reforestation and afforestation planting
- 5) After required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance
- 6) At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan and, if appropriate, release of the performance bond.

ANALYSIS OF SUITABILITY FOR THE SUITABILITY FOR THE PLANTING SITE AND PRE-PLANTING MEASURES:

Analysis of suitability for the suitability for the planting site

1. The entire property is located in the Lower Patuxent River / Rocky Gorge Watershed.
2. The soils existing on the property are 2B and 2C. Both soil types are suited to cultivate crops.

Pre-planting measures

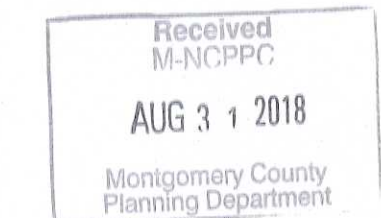
1. Afforestation / Reforestation tree planting to be planted pursuant to the ANSI planting standards.
2. Protection from deer damage is required to be installed on each tree and shrub before M-NCPPC acceptance of tree planting. Shrubs may be placed in groupings of 3 to 5 with deer protection around the group planting.
3. Prior to any planting on the site, a pre-planting meeting with the M-NCPPC Inspector must be arranged.
4. The contractor shall locate and verify the existence of all utilities prior to any excavation work.
5. All plants shall bear the same relationship to finished grade as the plant's original grade.
6. All plants shall be balled & burlapped or container grown as specified. Container grown stock that is root bound will not be acceptable.
7. With container grown stock, the container shall be removed and the ball shall be cut through the surface in two vertical locations.
8. All plants shall be installed as per details.
9. Prior to planting, inspect planting stock. Plants not conforming to the American Standard for Nursery Stock specifications for size, form, vigor or roots, or due to trunk wounds, insects and disease should be replaced.
10. Soil tests are to be performed by contractor in all areas proposed for planting to determine deficiencies.
11. Soil amendments, if necessary, should be applied before planting.
12. All existing trash must be removed prior to planting.
13. Plants shall be inspected by the contractor and any material that is either damaged or which has root ball compaction, j-rooted or kinked root systems will be replaced. No plants will be stored on site. Plants will be planted immediately once received from the nursery.
14. The area will be mowed before planting and invasive species should be treated with herbicide at this time to inhibit their comeback.

LONG-TERM MAINTENANCE PLAN:

1. The owner's Maintenance Period shall last for two years after completion of planting as directed by the approval authority (M-NCPPC).
2. The owner's maintenance of new planting shall consist of watering, cultivating, weeding, mulching, installing tree shelters, replacement of tree shelters, resetting plants to proper grades or upright position, and furnishing and applying such pesticide sprays and vigorants as are necessary to keep the plants free of insects and disease and in thriving condition.
3. Protect planting areas and plants at all times against damage of all kinds for the duration of maintenance period. Maintenance includes temporary protection barriers and signs as required for protection.
4. Continuing maintenance will be needed to control competing vegetation until the new plantings become established. This may include repeat mowing, mulching and/or touch treatment of exotics with herbicide. Mowing will be required at least once during each growing season of the two-year maintenance period.
5. All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall be watered weekly or more often during the first growing season depending on conditions and species tolerance. All plants shall be watered periodically during subsequent spring, Summer & Fall seasons of the two-year maintenance period as conditions require and as per maintenance agreement.
6. Forest planting areas to be covered by a two-year maintenance program, with a two-year bond. The landscape contractor will inspect all planted areas every six months after for two years. At the end of the two year inspection, the contractor will request M-NCPPC inspection and will ensure that the appropriate survival requirements of the original stock level is alive and vigorous.
7. In years one and two each forest planting area will be maintained by either mowing or chemical treatment. Control of exotic and invasive species is to be done without the use of herbicides as much as possible. If use of chemicals is unavoidable, contact M-NCPPC (301) 495-4540 for approval prior to application of chemicals.
8. During each inspection following planting, the contractor will evaluate the need for additional watering, additional fertilizer or lime and any additional steps to control competing vegetation. The contractor will also assess any disease potential of if any outside influences is having a deleterious affect on the mitigation sites.

SIGNIFICANT TREE CHART***							
TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	TREE CONDITION	COMMENTS	STATUS	STRESS REDUCTION MEASURES
ST-1**	Juniperus virginiana	Eastern Red Cedar	40.0"	Good	Vines growing up trunk / off-site	Retain	
ST-2*	Liriodendron tulipifera	Tulip Poplar	32.0"	Good	Off-site	Retain	
ST-3	Liriodendron tulipifera	Tulip Poplar	24.0"	Good	Off-site	Retain	
ST-4	Liriodendron tulipifera	Tulip Poplar	24.0"	Good	Off-site	Retain	
ST-5	Quercus rubra	Red Oak	24.0"	Good	Off-site	Retain	
ST-6	Liriodendron tulipifera	Tulip Poplar	24.0"	Good	Off-site	Retain	
ST-7	Liriodendron tulipifera	Tulip Poplar	24.0"	Good	Off-site	Retain	
ST-8	Juniperus virginiana	Eastern Red Cedar	26.0"	Good	Vines / low herbaceous productivity / off-site	Retain	
ST-9	Juniperus virginiana	Eastern Red Cedar	27.0"	Good	Off-site	Retain	
ST-10	Juniperus virginiana	Eastern Red Cedar	28.0"	Good	Off-site	Retain	
ST-11*	Juniperus virginiana	Eastern Red Cedar	30.0"	Fair	Dieback / off-site	Retain	
ST-12*	Juniperus virginiana	Eastern Red Cedar	35.0"	Good	Off-site	Retain	
ST-13	Juniperus virginiana	Eastern Red Cedar	24.0"	Fair	Dieback / vines / off-site	Retain	
ST-14*	Juniperus virginiana	Eastern Red Cedar	35.0"	Good	Off-site	Retain	
ST-15*	Juniperus virginiana	Eastern Red Cedar	35.0"	Good	Stripped bark / broken leader / off-site	Retain	
ST-16	Liriodendron tulipifera	Tulip Poplar	26.0"	Good	Off-site	Retain	
ST-17*	Liriodendron tulipifera	Tulip Poplar	35.0"	Good	Off-site	Retain	
ST-18	Liriodendron tulipifera	Tulip Poplar	28.0"	Good	Off-site	Retain	
ST-19	Liriodendron tulipifera	Tulip Poplar	27.0"	Good	Off-site	Retain	
ST-20*	Liriodendron tulipifera	Tulip Poplar	61.0"	Good	Spill at 10' / off-site	Retain	
ST-21*	Liriodendron tulipifera	Tulip Poplar	43.0"	Good	Off-site	Retain	
ST-22	Liriodendron tulipifera	Tulip Poplar	26.0"	Good	Off-site	Retain	
ST-23	Liriodendron tulipifera	Tulip Poplar	24.0"	Good	Off-site	Retain	
ST-24	Liriodendron tulipifera	Tulip Poplar	24.0"	Good	Off-site	Retain	
ST-25	Liriodendron tulipifera	Tulip Poplar	25.0"	Good	Off-site	Retain	
ST-26A	Liriodendron tulipifera	Tulip Poplar	25.0"	Good	Off-site	Retain	
ST-26B*	Liriodendron tulipifera	Tulip Poplar	32.0" & 32.0"	Good	Off-site	Retain	
ST-27	Liriodendron tulipifera	Tulip Poplar	27.0"	Good	Off-site	Retain	
ST-28	Liriodendron tulipifera	Tulip Poplar	26.0"	Good	Off-site	Retain	
ST-29	Liriodendron tulipifera	Tulip Poplar	28.0"	Good	Off-site	Retain	
ST-30*	Liriodendron tulipifera	Tulip Poplar	34.0"	Good	Off-site	Retain	
ST-31	Liriodendron tulipifera	Tulip Poplar	25.0"	Good	Off-site	Retain	
ST-32	Liriodendron tulipifera	Tulip Poplar	24.0"	Good	Off-site	Retain	
ST-33	Liriodendron tulipifera	Tulip Poplar	26.0"	Good	Off-site	Retain	
ST-34	Liriodendron tulipifera	Tulip Poplar	24.0"	Good	Off-site	Retain	
ST-35	Liriodendron tulipifera	Tulip Poplar	24.0"	Good	Off-site	Retain	
ST-36*	Liriodendron tulipifera	Tulip Poplar	36.0"	Good	Included bark / off-site	Retain	
ST-37	Liriodendron tulipifera	Tulip Poplar	27.0"	Good	Off-site	Retain	
ST-38	Liriodendron tulipifera	Tulip Poplar	29.0"	Good	Off-site	Retain	
ST-39	Liriodendron tulipifera	Tulip Poplar	28.0"	Good	Off-site	Retain	
ST-40	Liriodendron tulipifera	Tulip Poplar	24.0"	Good	Off-site	Retain	
ST-41*	Liriodendron tulipifera	Tulip Poplar	36.0"	Good	Off-site	Retain	
ST-42	Liriodendron tulipifera	Tulip Poplar	28.0"	Good	Off-site	Retain	
ST-43	Liriodendron tulipifera	Tulip Poplar	24.0"	Good	Off-site	Retain	
ST-44	Liriodendron tulipifera	Tulip Poplar	25.0"	Good	Off-site	Retain	
ST-45*	Liriodendron tulipifera	Tulip Poplar	39.0"	Good	Off-site	Retain	
ST-46*	Liriodendron tulipifera	Tulip Poplar	32.0"	Good	Off-site	Retain	
ST-47**	Quercus rubra	Red Oak	42.0"	Good	Vines / dieback	Retain	See notes on Sheet 1

* indicates specimen tree
 ** indicates specimen tree and variance requested for impact
 *** data in this table is from the approved NRI/FSD 420170260 as prepared by Norton Land Design



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Final Forest Conservation Plan APPROVAL

Plan No. SC2017027

Signature [Signature] Date 9/18/18

Signature mjk Date 8-30-18



DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. SC2017027, including, financial bonding, forest planting, maintenance and all other application agreements.

Developer's Name: _____

Contact Person or Owner: _____

Address: _____

Phone # and Email: _____

Signature: [Signature]

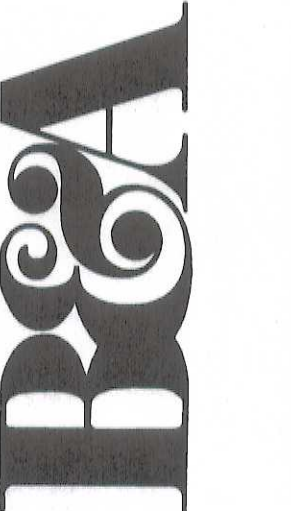
FINAL FOREST CONSERVATION PLAN

ACREAGE OF TRACT	ACREAGE OF TRACT REMAINING IN AGRICULTURE USE	ACREAGE OF ROAD AND UTILITY R.O.W. NOT TO BE IMPROVED	ACREAGE OF EXISTING FOREST	ACREAGE OF TOTAL FOREST RETENTION	ACREAGE OF TOTAL FOREST CLEARED	LAND USE CATEGORY	CONSERVATION THRESHOLD	AFFORESTATION THRESHOLD	FOREST WITHIN WETLANDS TO BE RETAINED	FOREST WITHIN WETLANDS TO BE CLEARED	FOREST WITHIN WETLANDS TO BE PLANTED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE RETAINED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE CLEARED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE PLANTED	FOREST WITHIN STREAM BUFFER TO BE RETAINED	FOREST WITHIN STREAM BUFFER TO BE CLEARED	FOREST WITHIN STREAM BUFFER TO BE PLANTED	FOREST WITHIN PRIORITY AREAS TO BE RETAINED	FOREST WITHIN PRIORITY AREAS TO BE CLEARED	FOREST WITHIN PRIORITY AREAS TO BE PLANTED	STREAM BUFFER-AVERAGE LINEAR FEET	STREAM BUFFER-AVERAGE WIDTH
7.01 AC	0.00 AC	0.00 AC	5.75 AC	2.30 AC	3.45 AC	AGRICULTURAL RESOURCE AREA	20% = 1.40 AC	50% = 3.51 AC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Rev. 06/27/18
Rev. 08/27/18

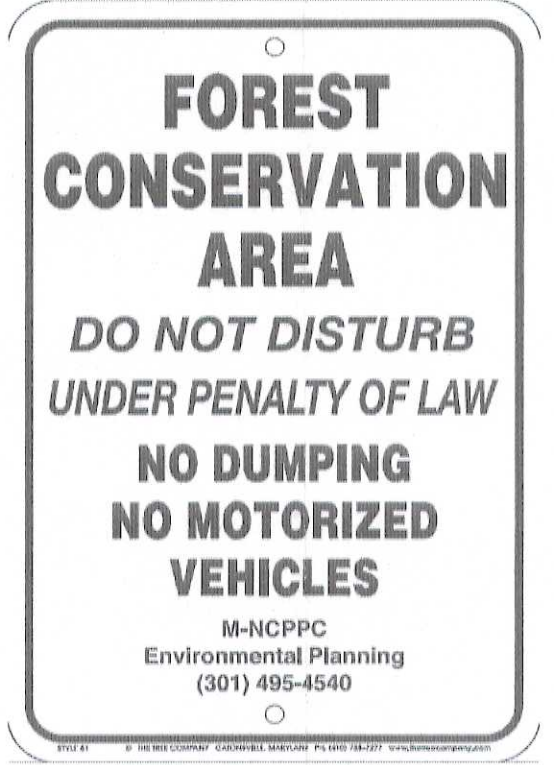
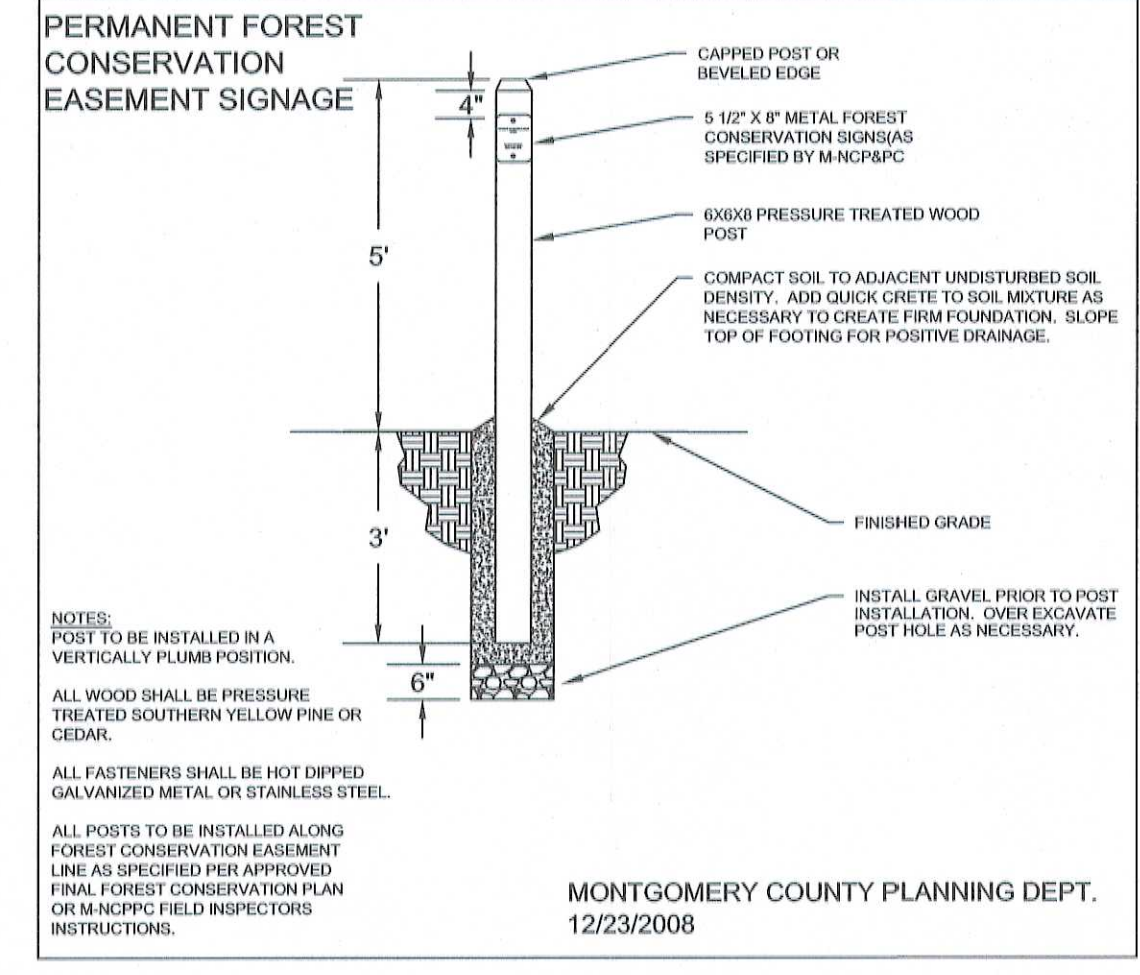
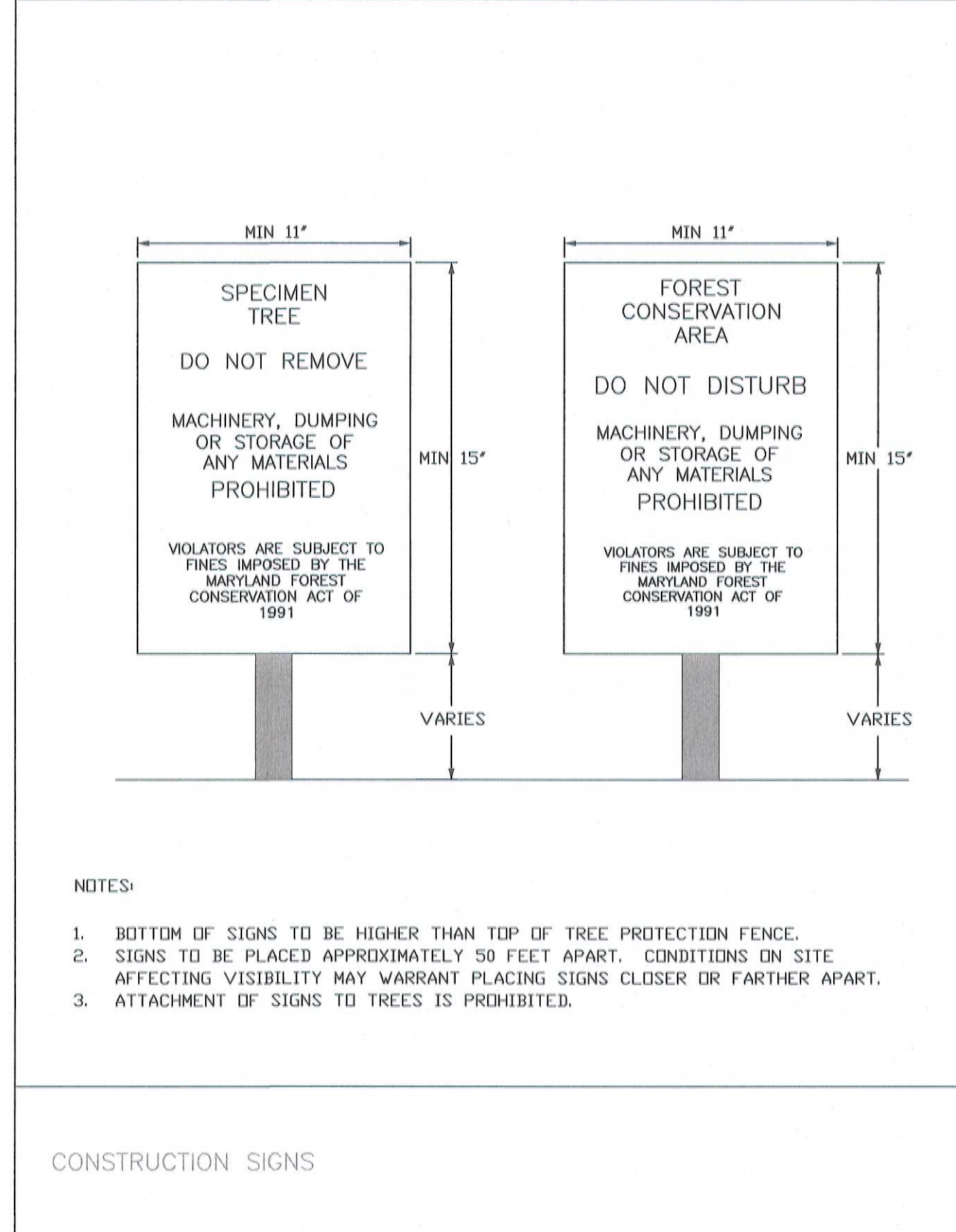
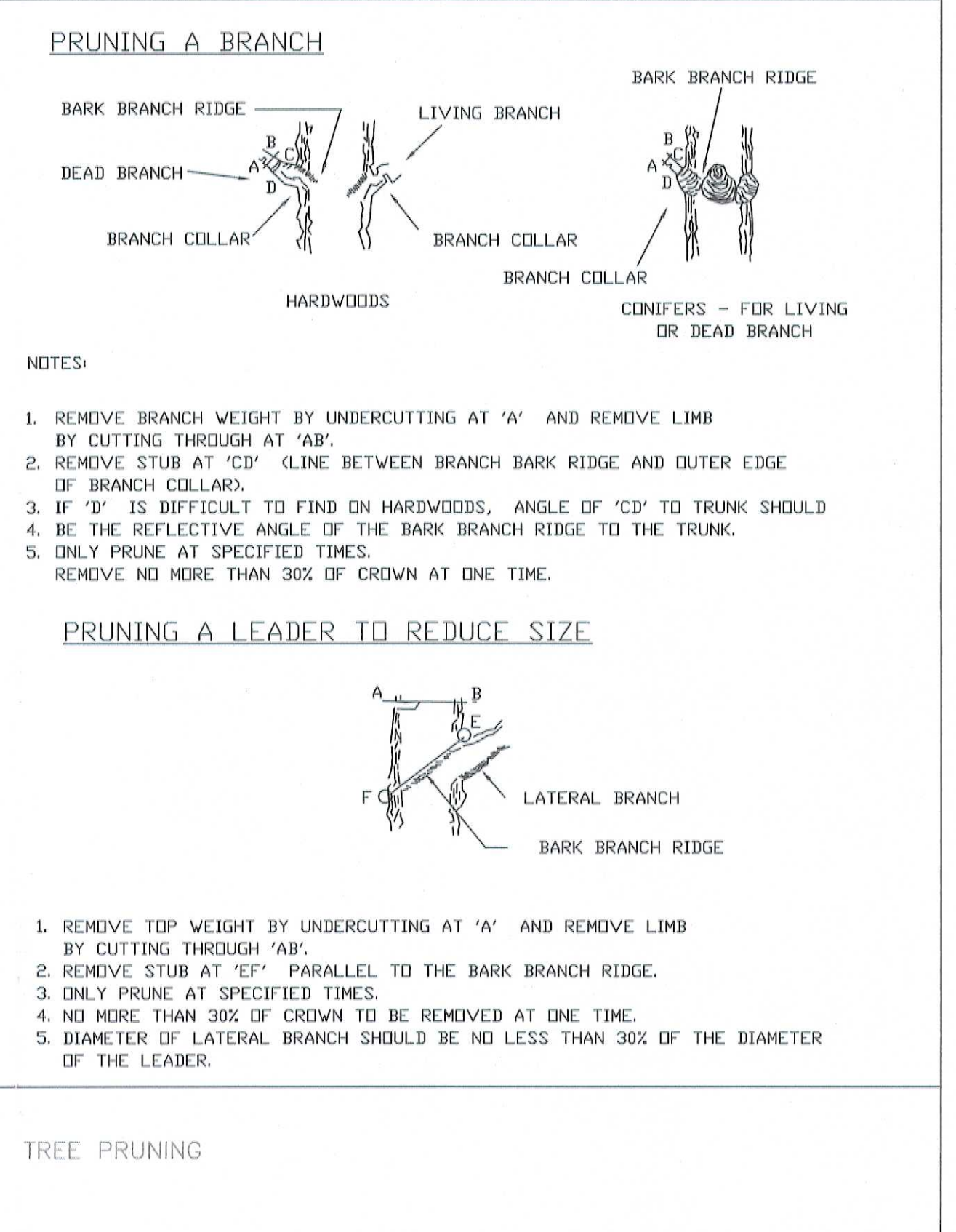
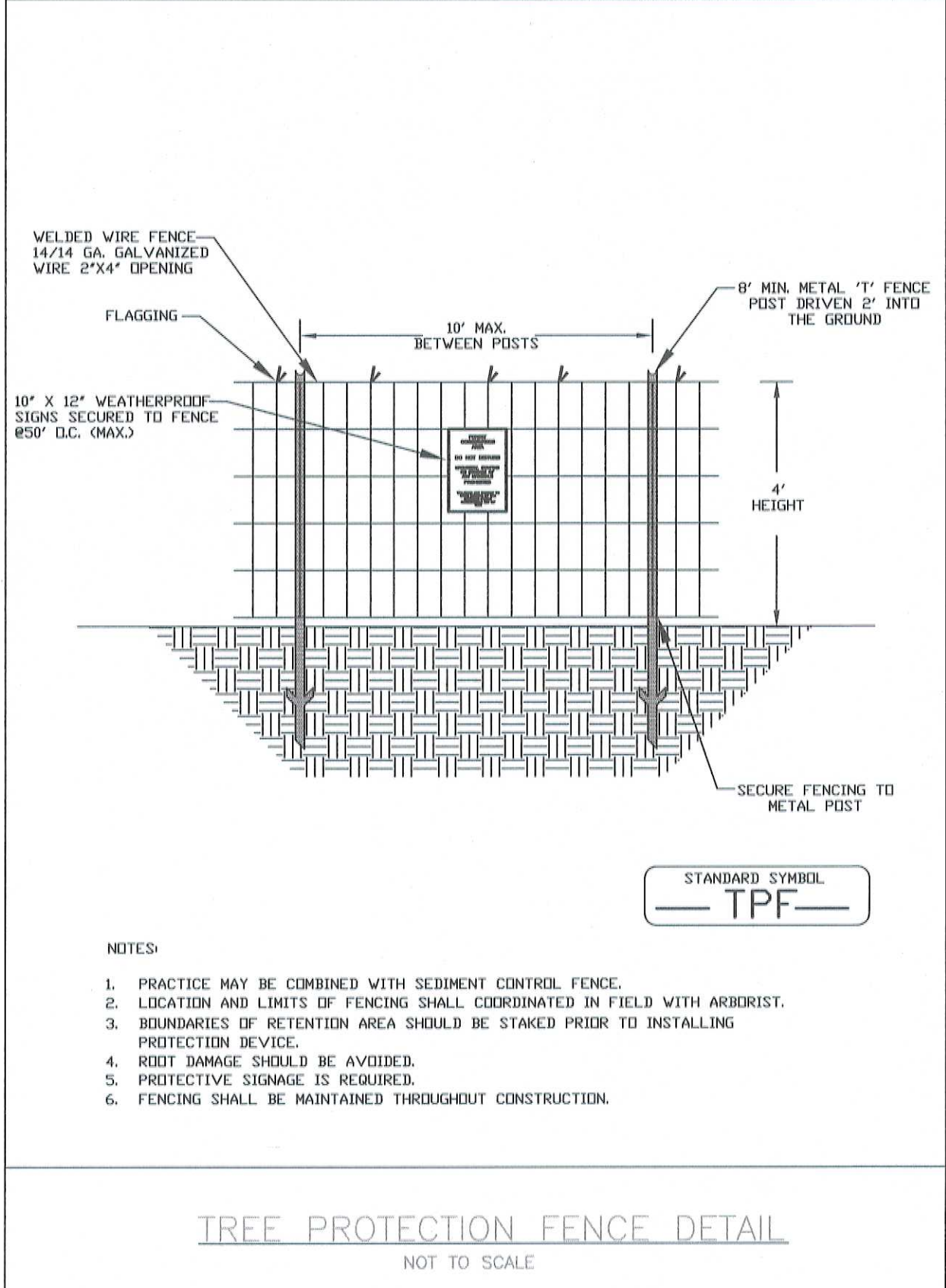
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Received
M-NCPPC
AUG 31 2018
Montgomery County
Planning Department
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Final Forest Conservation Plan
APPROVAL

Plan No. SC2017027

Signature [Signature] Date 9/18/18
mjk

DEVELOPER'S CERTIFICATE

The Undersigned agree to execute all the features of the Approved Final Forest Conservation Plan No. SC2017027 including financial bonding, forest planting, maintenance and all other application agreements.

Developer's Name: _____
Print Company Name

Contact Person or Owner: Avinash K. Singh
Print Name

Address: 8216 Brink Road

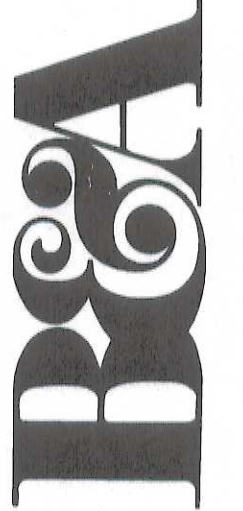
Phone # and Email: 301-947-6616

Signature: [Signature]

date: 5/31/17

scale:

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