



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

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FRANK S. ZORION
10/23/2023

DATE RECORDED AS QUALIFIED PROFESSIONAL BY
NO. 0077 OF NATURAL RESOURCES
COMAR 08.08.021

Qualified Professional Certification
I hereby certify that the information shown hereon is correct and that this plan has been prepared in accordance with the requirements of the zoning code and county forest conservation legislation.

ENDESCO, INC.
C/O KEVIN HUANG

15245 SHADY GROVE ROAD
SUITE 305
ROCKVILLE, MD 20850

301.987.8776
Kevinhuang@endescoco.com

REVISIONS

NO.	DESCRIPTION	DATE

PIX MAP EURE WSSC D09A02

2ND ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PART OF LOT 1, 2 & 3
BLOCK A
MUGGS'S ADDITION
TO NEELVILLE

PROJ. MGR DBP

DRAWN BY FCU

SCALE NTS

DATE 10.23.2023

PRELIMINARY FOREST
CONSERVATION PLAN

L2.02

PROJECT NO. 87.115.41

SHEET NO. 2 OF 2

INSPECTIONS

All field inspections must be requested by the applicant.

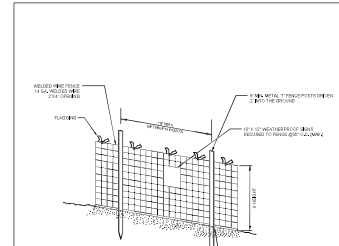
Field Inspections must be conducted as follows:

Plans without Planting Requirements

- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
- After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin and before release of the building permit.
- After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation legislation.

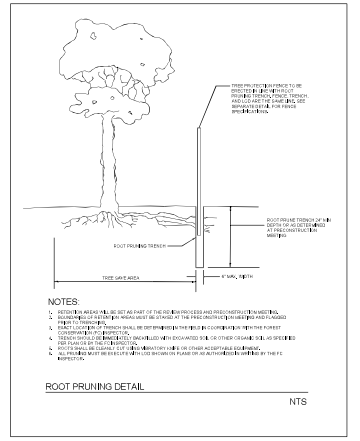
Additional Requirements for Plans with Planting Requirements

- Before the start of any required reforestation and afforestation planting.
- After the required reforestation and afforestation planning has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
- 2 years after reforestation and afforestation have been completed, to determine survival and assess necessary maintenance activities for the remaining duration of the maintenance and management period.
- 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.



NOTES:

- PROTECTIVE FENCE SHALL BE INSTALLED ON THE TOP OF LIMITS OF DISTURBANCE. FOR PURPOSES OF LEGIBILITY ONLY, THE TREE PROTECTION FENCE IS GRAPHICALLY REPRESENTED ADJACENT TO THE LOD.



NOTES:

1. Avoidance of signs to trees is prohibited.
2. Signs should be properly maintained.
3. Avoid injury to roots when planting posts to the signs.
4. Signs should be replaced for the month of maintenance personnel from all directions.

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

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A305).

Pre-Construction

- An on-site preconstruction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.

The property owner must arrange for the meeting and the following people must participate at the presentation meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist, MD Licensed Tree Expert (reforestation owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is to verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.

- Typical tree protection devices include:
 - Chain link fence (four feet high)
 - Staple nail fence with wire spacing between the support poles (minimum 4 feet high) with high visibility flagging.
 - K. Area of forest above conservation threshold

- Break Even Point:
 - Forest retention above threshold with mitigation
 - Clearing permitted without mitigation

- Proposed Forest Clearing:
 - Total area of forest to be cleared
 - Total area of forest to be retained

- Planting Requirements:
 - Reforestation for clearing above conservation threshold
 - Reforestation for clearing below conservation threshold
 - Credit for retention above conservation threshold
 - Total reforestation required
 - Total afforestation required
 - Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an EFA. For projects within EFA, may not exceed 20% of 'S')
 - Total reforestation and afforestation required

may be required by the Forest Conservation Inspector, and will be determined at the preconstruction meeting.

- Temporary protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. 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.

- Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
 - Parking or drying equipment, machinery, or vehicles of any type.
 - Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
 - Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
 - Felling of trees into a protected area.
 - Trampling or grading for utilities, irrigation, drainage, etc.

- Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

- Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to all tree protection devices must be completed within the timeframe given by the Inspector.

- 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, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

- After construction is completed, but before tree protection devices have been removed, 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:
 - removal, and possible replacement, of dead, dying, or hazardous trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering

- After construction is completed, but before tree protection devices have been removed, 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:
 - removal, and possible replacement, of dead, dying, or hazardous trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering

- Work repair
- Clean up of retention areas, including trash removal

- 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.

- Long-term protection measures, including permanent signage, 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.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA

- Total tract area 4.66
- Additions to tract area (Off-Site Work, etc., construction required by this plan) ... 0.00
- Land dedication areas (parks, county facility, etc.) ... 0.00
- Land dedication for roads or utilities (construction not required by this plan) ... 0.00
- Area to remain in commercial agricultural production/use ... 0.00
- Other deductions (specify) 0.00
- Net Tract Area 4.66

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

ARA	CDR	MOR	IDA	HOR	MPD	CLA
0	0	0	0	1	0	0

G. Afforestation Threshold ... 15% \geq G = 0.78
H. Conservation Threshold ... 20% \geq G = 0.04

EXISTING FOREST COVER:

- Existing forest cover 0.36
- Area of forest above afforestation threshold 0.68
- Area of forest above conservation threshold 0.92

BREAK EVEN POINT:

- Forest retention above threshold with mitigation ... -1.10
- Clearing permitted without mitigation 0.26

PROPOSED FOREST CLEARING:

- Total area of forest to be cleared 0.36
- Total area of forest to be retained 0.00

PLANTING REQUIREMENTS:

- Reforestation for clearing above conservation threshold ... 0.32
- Reforestation for clearing below conservation threshold ... 2.60
- Credit for retention above conservation threshold 0.00
- Total reforestation required 2.92
- Total afforestation required 0.00
- Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an EFA. For projects within EFA, may not exceed 20% of 'S')
- Total reforestation and afforestation required 2.92

Worksheet date: 6/15/2019

FOREST CONSERVATION WORKSHEET

NET TRACT AREA

- Total tract area 4.66
- Additions to tract area (Off-Site Work, etc., construction required by this plan) ... 0.04
- Land dedication areas (parks, county facility, etc.) ... 0.00
- Land dedication for roads or utilities (construction not required by this plan) ... 0.00
- Area to remain in commercial agricultural production/use ... 0.00
- Other deductions (specify) 0.00
- Net Tract Area 4.62

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

ARA	CDR	MOR	IDA	HOR	MPD	CLA
0	0	0	0	1	0	0

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

EXISTING FOREST COVER:

- Existing forest cover 1.36
- Area of forest above afforestation threshold 1.58
- Area of forest above conservation threshold 0.92

BREAK EVEN POINT:

- Forest retention above threshold with mitigation ... 1.10
- Clearing permitted without mitigation 0.26

PROPOSED FOREST CLEARING:

- Total area of forest to be cleared 1.36
- Total area of forest to be retained 0.00

PLANTING REQUIREMENTS:

- Reforestation for clearing above conservation threshold ... 0.16
- Reforestation for clearing below conservation threshold ... 2.08
- Credit for retention above conservation threshold 0.00
- Total reforestation required 2.24
- Total afforestation required 0.00
- Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an EFA. For projects within EFA, may not exceed 20% of 'S')
- Total reforestation and afforestation required 2.24

Worksheet date: 8/20/2023

FOREST CONSERVATION REQUIREMENT PER ONE OF THE FOLLOWING:
1. 2.02 ACRES IF NET OUTSIDE THE SAME WATERSHED, A PRIORITY WATERSHED, AN SPA OR PMA
2. 2.24 ACRES IF NET WITHIN THE SAME WATERSHED OR IN A PRIORITY WATERSHED, AN SPA OR PMA

FOREST CONSERVATION REQUIREMENT TO BE MET PER THE ABOVE IN A FOREST BANK OR NOT AVAILABLE TO BE MET VIA FEE IN LIEU.

ARBORIST CERTIFICATION

DATE: _____
DAVID B. POST
ISA CERTIFIED ARBORIST No. MA-5220-A

SIGNIFICANT TREE LIST

ID	Botanical Name	Common Name	DBH (")	Condition	Notes
E07	Prunus avium	Sweet Cherry	28	Poor	
E08	Quercus Alba	White Oak	26	Good	deadwood
E10	Quercus Alba	White Oak	27	Fair	swollen at base, deadwood, tag #76
E11	Quercus Alba	White Oak	29	Fair/Poor	decub, heavy vines, tag #77
E12	Quercus Palustris	Black Oak	25	Fair	deadwood
E14	Quercus Rubra	Red Oak	26	Fair	deadwood, leaves, vines
E15	Quercus Alba	White Oak	24	Good	lopsided canopy
E16	Acer Rubrum	Red Maple	25	Fair	cavities in canopy, vines, epicormic
E18	Carya tomentosa	Moccasin Hickory	24	Fair	deadwood
E20	Rubinia Pseudacacia	Black Locust	25	Poor	Toppled, bee hive
E22	Acer Rubrum	Red Maple	25	Good	
E23	Acer Rubrum	Red Maple	28	Poor	Cavity, deadwood, wound closure, fungus
E26	Quercus Alba	White Oak	24	Fair	decub
E27	Quercus palustris	Pin Oak	24	Fair	deadwood
E28	Gustania Mollissima	Chinese Chestnut	26	Fair	deadwood
E30	Carya tomentosa	Moccasin Hickory	24	Fair	codominant, cavity, saproxy holes, deadwood
E31	Prunus Serotina	Black Cherry	24	Fair/Good	deadwood, leaves

SPECIMEN TREE SCHEDULE

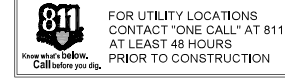
ID	Botanical Name	Common Name	DBH (")	Condition	Notes
001	Picea pungens	Blue Spruce	34	Good	deadwood, ohw
000	Liriodendron tulipifera	Tulip Poplar	30	Fair/poor	large cavity
002	Prunus Serotina	Black Cherry	34	Fair	deadwood, vines, tag #82
E03	Acer Rubrum	Red Maple	33	Good	vines
E04	Quercus Rubra	Red Oak	31	Fair	deadwood, large vines
E05	Quercus Palustris	Black Oak	43	Poor	Baserc, vines, decub
E06	Quercus Alba	White Oak	36	Good	deadwood, vines
E09	Quercus Alba	White Oak	33	Good	
E13	Quercus Palustris	Black Oak	32	Good	
E17	Jinus americana	American Elm	39	Fair	Deadwood extensive, tag #85
E19	Acer Saccharinum	Silver Maple	33.5	Dead	
E21	Acer Rubrum	Red Maple	35	Fair/Poor	Deadwood, wound/cavity, sm cavities
E24	Gustania Mollissima	Chestnut	50	Dead	
E25	Acer Saccharinum	Silver Maple	50-22	Good/Fair	deadwood, included bark
E29	Prunus Serotina	Black Cherry	33	Fair	codominant, deadwood, included bark
E32	Acer Saccharinum	Silver Maple	47	Fair	deadwood, vines
E33	Acer Saccharinum	Silver Maple	30	Good	
E34	Acer Saccharinum	Silver Maple	33	Poor	almost dead, topped, decay, vines

VARIANCE REQUEST AND MITIGATION WORKSHEET

ID	Botanical Name	Common Name	Condition	DBH (")	Mitigation	Notes
000	Picea pungens	Blue Spruce	Good	34	1.50	One inch cal. Per 4" DBH removed
001	Liriodendron tulipifera	Tulip Poplar	Fair/Poor	30	1.50	One inch cal. Per 4" DBH removed
002	Prunus Serotina	Black Cherry	Fair	34	1.50	One inch cal. Per 4" DBH removed
E03	Acer Rubrum	Red Maple	Good	33	1.25	One inch cal. Per 4" DBH removed
E04	Quercus rubra	Red Oak	Fair	31	1.75	One inch cal. Per 4" DBH removed
E05	Quercus Palustris	Black Oak	Poor	43	11.75	One inch cal. Per 4" DBH removed
E06	Quercus Alba	White Oak	Good	36	1.00	One inch cal. Per 4" DBH removed
E09	Quercus Alba	White Oak	Good	33	0.00	48% Impact
E13	Quercus Palustris	Black Oak	Good	32	0.00	48% Impact
E17	Ulmus americana	American Elm	Fair	39	1.75	One inch cal. Per 4" DBH removed
E21	Acer Rubrum	Red Maple	Fair/Poor	35	11.25	One inch cal. Per 4" DBH removed
E25	Acer Saccharinum	Silver Maple	Good/Fair	50	11.75	One inch cal. Per 4" DBH removed
E29	Prunus Serotina	Black Cherry	Fair	33	1.00	12% impact - 100 actual
E32	Acer Saccharinum	Silver Maple	Fair	40	11.00	One inch cal. Per 4" DBH removed
E34	Acer Saccharinum	Silver Maple	Poor	33	1.75	One inch cal. Per 4" DBH removed
					16.75	Total caliper inches required
					29	Total 4" caliper trees required

NOTE: TREE INFORMATION UPDATED BY MHG ON 08/08/19, 10/06/2022 AND 07/13/2023.

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. _____ including financial bonding, forest planting, maintenance and all other applicable agreements.
Developer's Name: ENDESCO INC Kevin Huang
Company Contact Person
Address: 15245 Shady Grove Rd Suite 335 Rockville, MD 20850
Phone: 301.987.8776
Email: Kevinhuang@endescoco.com
Signature: _____



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