



FOREST DEFINITION

TO MEET THE DEFINITION OF A FOREST AS DEFINED IN CHAPTER 22A, SECTION 3 'DEFINITIONS', THE TREE STANDS ON THE SITE MUST SATISFY THE FOLLOWING CRITERIA:
1. IT HAS A BIOLOGICAL COMMUNITY DOMINATED BY TREES AND OTHER WOODY PLANTS...
2. THEY MUST COVER A LAND AREA WHICH IS 10,000 SQUARE FEET OR GREATER AND AT LEAST 50 WIDE...
3. HAVE AT LEAST 100 LIVE TREES PER ACRE WITH AT LEAST 50 PERCENT OF THOSE TREES HAVING A 2 INCH OR GREATER DIAMETER...
4. IN A FOREST AREA THAT WAS NOT CLEARED.

THE TREE STAND LOCATED ON 7106 MUNCASTER MILL ROAD DOES MEET THE FOLLOWING CRITERIA:
1. IT HAS A BIOLOGICAL COMMUNITY DOMINATED BY TREES.
2. A 175' LONG SECTION OF THE TREE STAND IS OVER 50 FEET WIDE AND HAS A LAND AREA OF 10,000 SQUARE FEET.
3. IT HAS A DENSITY OF OVER 100 LIVE TREES PER ACRE THAT ARE OVER TWO INCHES IN DIAMETER.
4. UNDERSTORY LAYER IS PRESENT. QUALITY OF UNDERSTORY IS VERY POOR AND CONTAINS INVASIVE PLANT MATERIAL.

SEE FOREST STAND DELINEATION REPORT FOR MORE DETAILS.



February 15, 2022
Mr. Michael Lee
Charles P. Johnson & Associates, Inc.
1751 Elton Road
Suite 300
Silver Spring, MD 20903

RE: Environmental Review for Muncaster Mill Assembly (2021-1588), 7100 & 7106 Muncaster Mill Road, Derwood, Montgomery County, Maryland.

Dear Mr. Lee:
The Wildlife and Heritage Service has no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area shown on the map provided. As a result, we have no specific concerns regarding potential impacts to such species or recommendations for protection measures at this time.

Sincerely,
Lori A. Bymc
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2021.1954.imo

Traffic State Office Building - 580 Taylor Avenue - Annapolis, Maryland 21401
410-260-8288 or toll free in Maryland 877-626-8288 - go.maryland.gov - TV Users Call via the Maryland Relay

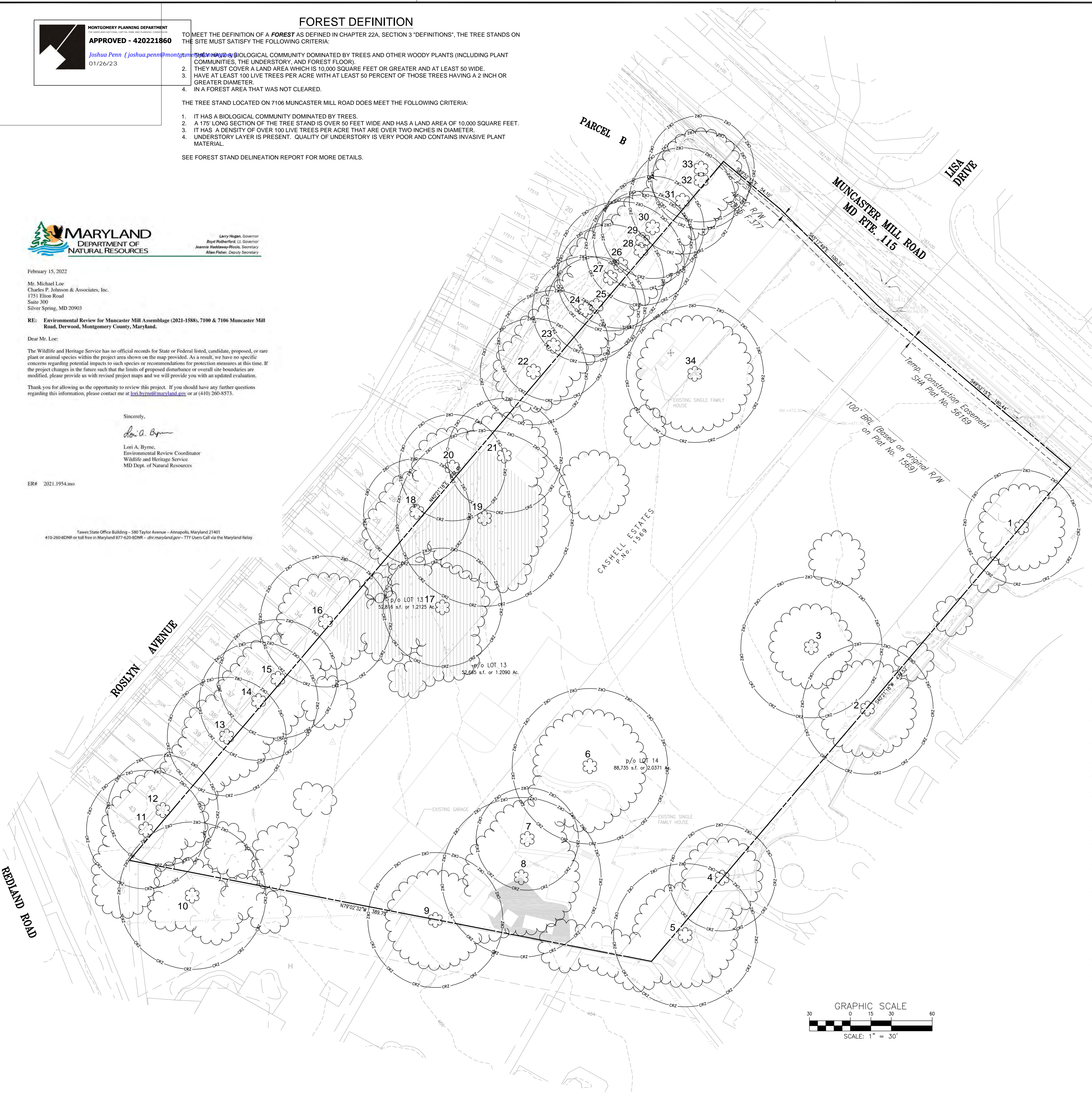
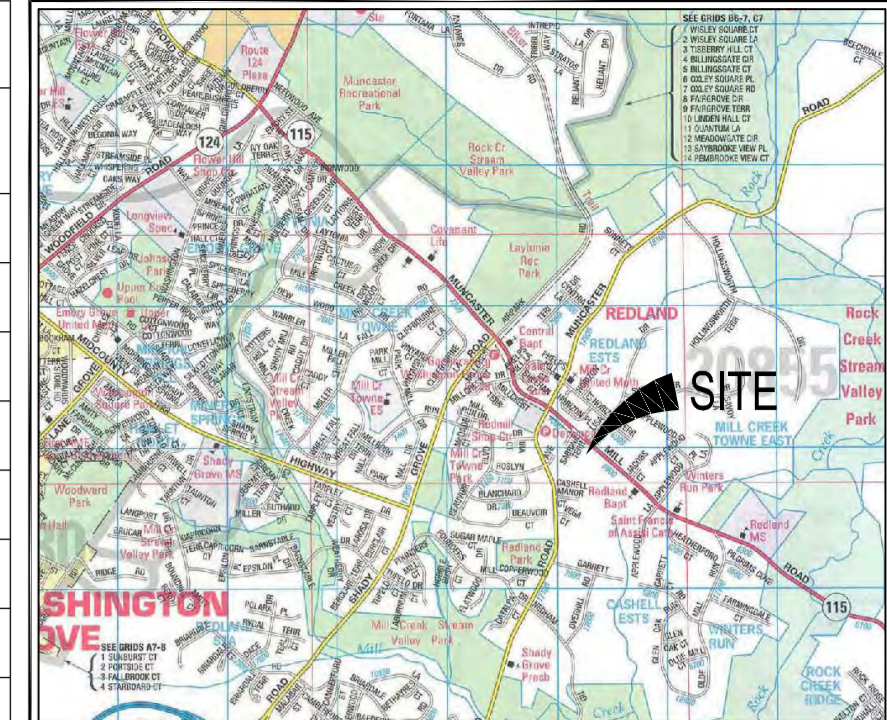


Table with 5 columns: TAG, COMMON NAME, SCIENTIFIC NAME, DBH, CONDITION OF SPECIMEN TREE. Lists 34 trees with their respective details.



VICINITY MAP
MO.CO. MAP PAGE 20 GRID D-9
SCALE: 1"=2000'

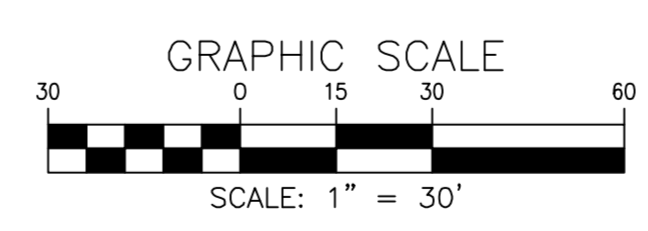
LEGEND table defining symbols for existing specimen trees, utility poles, property lines, and other site features.

- GENERAL NOTES
1. THE PROPERTY IS 4.46 ACRES.
2. THE PROPERTY IS LOCATED ON WSSC MAP 209NE01 AND ON TAX MAP JN562.
3. THE SUBJECT PROPERTY IS OWNED BY: SINAI LLC, 7106 MUNCASTER MILL ROAD, ROCKVILLE, MD 20855-1213...
4. THE SUBJECT PROPERTY COMPRISES THE FOLLOWING: LOT/PARCEL NO., TAX ACCT. NO., LIBER & FOLIO...
5. THE SUBJECT PROPERTY IS ZONED R-200.
6. SITE BOUNDARY WAS DONE BY CHARLES P. JOHNSON & ASSOCIATES BETWEEN DECEMBER 14, 2021 AND DECEMBER 22, 2021.
7. SITE TOPOGRAPHY WAS DONE BY CHARLES P. JOHNSON & ASSOCIATES BETWEEN DECEMBER 14, 2021 AND DECEMBER 22, 2021 WITH 2' CONTOURS.
8. THE SUBJECT PROPERTY IS IN THE NORTH LAKE NEEDWOOD WATERSHED WHICH IS A SUBWATERSHED OF THE ROCK CREEK WATERSHED AND HAS A USE DESIGNATION OF IV.
9. SOILS INFORMATION WAS OBTAINED FROM WWW.WEBSOILSURVEY.NCRS.USDA.GOV.
10. THERE ARE NO MAPPED FEMA OR MNPCPC 100 YEAR FLOODPLAIN LOCATED WITHIN THE SITE ACCORDING TO MCATLAS.ORG.
11. PER U.S. FISH & WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (HTTP://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML) AND MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN)(HTTP://WWW.MDMERLIN.NET), THERE ARE NO WETLANDS LOCATED ON THE SITE.
12. THIS SITE CONTAINS NO SPECIAL PROTECTION (SPA) OR PRIMARY MANAGEMENT (PMA) AREAS.
13. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER.
14. THERE IS 0.29 ACRES, OR 12,700 SF, OF EXISTING FOREST AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION LOCATED ON THE SUBJECT PROPERTY AS DESCRIBED IN THE FOREST STAND CLASSIFICATION AND DESCRIPTION (CHAPTER 22A).
15. THERE ARE STEEP SLOPES (25% OR GREATER) LOCATED TO THE SOUTH OF THE PROPERTY, BETWEEN THE EXISTING SINGLE FAMILY HOUSE AND DETACHED GARAGE.
16. IN A LETTER DATED FEBRUARY 15, 2022 THE MARYLAND DEPARTMENT OF NATURAL RESOURCES HERITAGE PROGRAM HAS DETERMINED THAT THERE ARE NO OFFICIAL RECORDS FOR STATE OR FEDERAL LISTED CANDIDATE, PROPOSED, OR RARE PLANT OR ANIMAL SPECIES WITHIN THE PROJECT AREA SHOWN ON THE MAP PROVIDED. AS A RESULT, [THE WILDLIFE AND HERITAGE SERVICE] HAVE NO SPECIFIC CONCERNS REGARDING POTENTIAL IMPACTS TO SUCH SPECIES OR RECOMMENDATIONS FOR PROTECTION MEASURES AT THIS TIME.
17. SEE THE SIGNIFICANT AND SPECIMEN TREE TABLE AND PLAN FOR LOCATIONS AND INFORMATION ABOUT SIGNIFICANT AND SPECIMEN TREES WITHIN THE NRI STUDY AREA.
18. FIELD WORK WAS CONDUCTED BY CPJ & ASSOCIATES. STAFF: CHRISTOPHER SHIPLEY. PLA ON DECEMBER 28, 2021 A D TAPE WAS USED TO MEASURE TREES. TREE LOCATIONS SHOWN WERE EITHER SURVEYED OR FIELD LOCATED BY VISUAL OBSERVATIONS. NO SEPARATE FIELD DATA SUMMARY SHEETS WERE PREPARED WITH THIS PLAN.

RESOURCE DATA TABLE
Table with columns: LOT (Muncaster Mill), P13, P14, TOTAL. Rows include Land Use Category, Resource, Net Tract Area, Agricultural Use, Wetlands, Floodplain, Stream Valley Buffer, and Priority Areas.

UPDATES/REVISIONS:
11/23/22 ADDRESS MNCPCP COMMENTS.
12/29/22 ADDRESS MNCPCP COMMENTS.

SOIL TABLE
Table with 4 columns: SYMBOL, MAP UNIT NAME, K-FACTOR, DRAINAGE CLASS. Row 1: 2B, Glenelg silt loam, 3 to 8 percent slopes, 0.37, B, Well Drained.



LANDSCAPE ARCHITECT CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN IS PREPARED IN ACCORDANCE WITH CITY OF MONTGOMERY COUNTY FOREST CONSERVATION REGULATIONS.
Designed by: MICHAEL LEE
REGISTERED LANDSCAPE ARCHITECT #14892
EXPIRES: 3/16/2025
1/12/2023

CERTIFICATE OF COMPLIANCE
I DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED OR RETURNED BY THE MARYLAND NATURAL CAPITAL PARKS AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO BE INACCURATE, FALSE OR MISLEADING.

NATURAL RESOURCE INVENTORY (NRI)
NRI NO: 420221860
MUNCASTER MILL PROPERTY
4th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394

Table with columns: CLIENT, WSSC GRID, TAX MAP, DESIGN, SHEET, DATE, FILE NO. Client: Craftmark Homes, 1300 Beverly Road, Suite 300, McLean, VA 22101. Design: LWP, Sheet: 1 of 1. Date: DEC. 2021. File No: 2021-1588-20-D