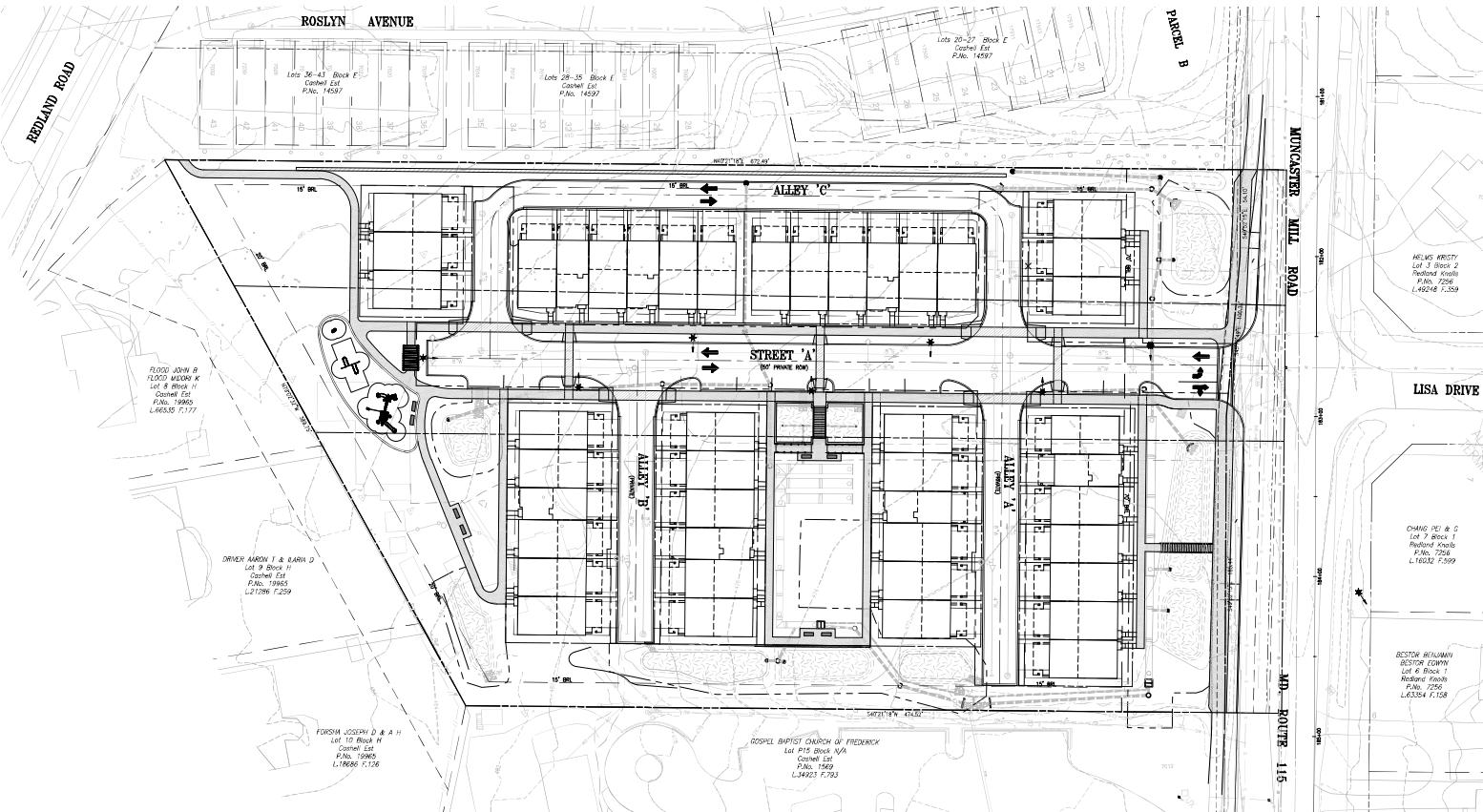
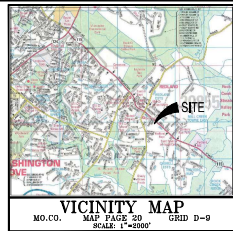


MUNCASTER MILL

PRELIMINARY FOREST CONSERVATION PLAN F20230500



SCALE 1" = 30'
MUNCASTER MILL PROPERTY

LEGEND

- BOUNDARY LINE
- LIMIT OF DISTURBANCE
- EXISTING TREE LINE
- EXISTING OVERHEAD LINES
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING WOOD FENCE
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- ROOT PRUNING
- CRITICAL ROOT ZONE
- SIGNIFICANT TREE
- TREE TO BE REMOVED
- MITIGATION TREE
- FOREST CONSERVATION EASEMENT SIGN
- FOREST CLEAR
- REFORESTATION/FORESTRATION (OWN)

SHEET INDEX

- SHEET 1: COVER SHEET
- SHEET 2: APPROVAL SHEET
- SHEET 3: 30-SCALE PLAN
- SHEET 4: DETAIL SHEET

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 THIS PLAN IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION PROVIDED HEREIN IS NOT LIMITED TO ANY ADJACENT PROPERTIES, PROPOSED DEVELOPMENT, OR OTHER INFORMATION. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY THE MONTGOMERY COUNTY BOARD OF PLANNING COMMISSION IF THE PLANS ARE FOUND TO BE INACCURATE, FALSE OR MISLEADING.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 3822
EXPIRATION DATE: 03/31/2025



DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREE TO FURNISH ALL FEATURES OF THE PRELIMINARY FOREST CONSERVATION PLAN NO. F20230500, INCLUDING FINANCIAL BONDS, FOREST PLANNING AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: OZAH COMPANY
ADDRESS: 1395 BERRY AVE, SUITE 201, WILMINGTON, VA 23394
PHONE: (757) 734-9888
SIGNATURE: _____

UPDATES/REVISIONS

NO.	DATE	DESCRIPTION

DATA TABLE

Ex. Zoning	R-200
Proposed Development Zone	R-200, TMD Zone Option w/ MPDU
Ex. Water/Sewer Categories	10-12.1
Method of SWM	Environmental Site Design
Waterbody	Rock Creek
Topographical Information from	GPS survey
Contour Interval	2'
Boundary Information from	Charles P. Johnson & Associates
Maryland State Grid Datum Used	NAD83/NA
Tax Map Reference	0142
WSSC Base Map	2283W07 & 2283W07
Special Protection Area	None within an SPA
Areas	
Gross Total Area	184,216 s.f. or 4.4586 Ac.
Proposed Dedication to Public	None
Net Total Area	184,216 s.f. or 4.4586 Ac.
100 Year Floodplain	None
Stream Buffer	None
Wetlands	None



Exhibit 15 (a)
OZAH Case No: CU 24-07

COVER SHEET
PRELIMINARY FOREST CONSERVATION PLAN F20230500
DESIGN FOR LIFE
MUNCASTER MILL PROPERTY
4th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1720 Elbow Rd., Ste. 300 Silver Spring, MD 20903 Tel: 301-434-7000 Fax: 301-434-4344
www.cpiassoc.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Crofton, MD • Pikesville, MD • Fairfax, VA

DATE	BY	DESCRIPTION
2023/01/26	CPJ	ISSUED FOR PERMIT

DATE: JAN. 2023
SCALE: 1" = 30'