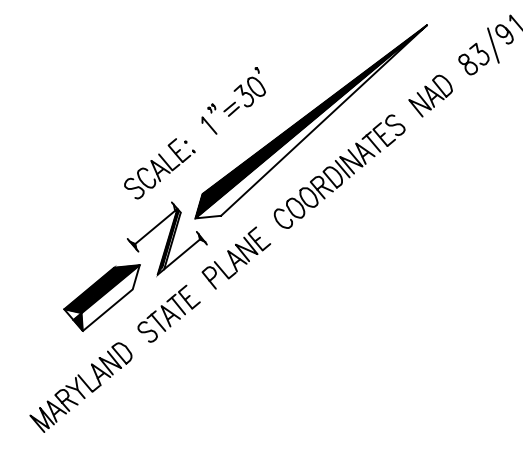
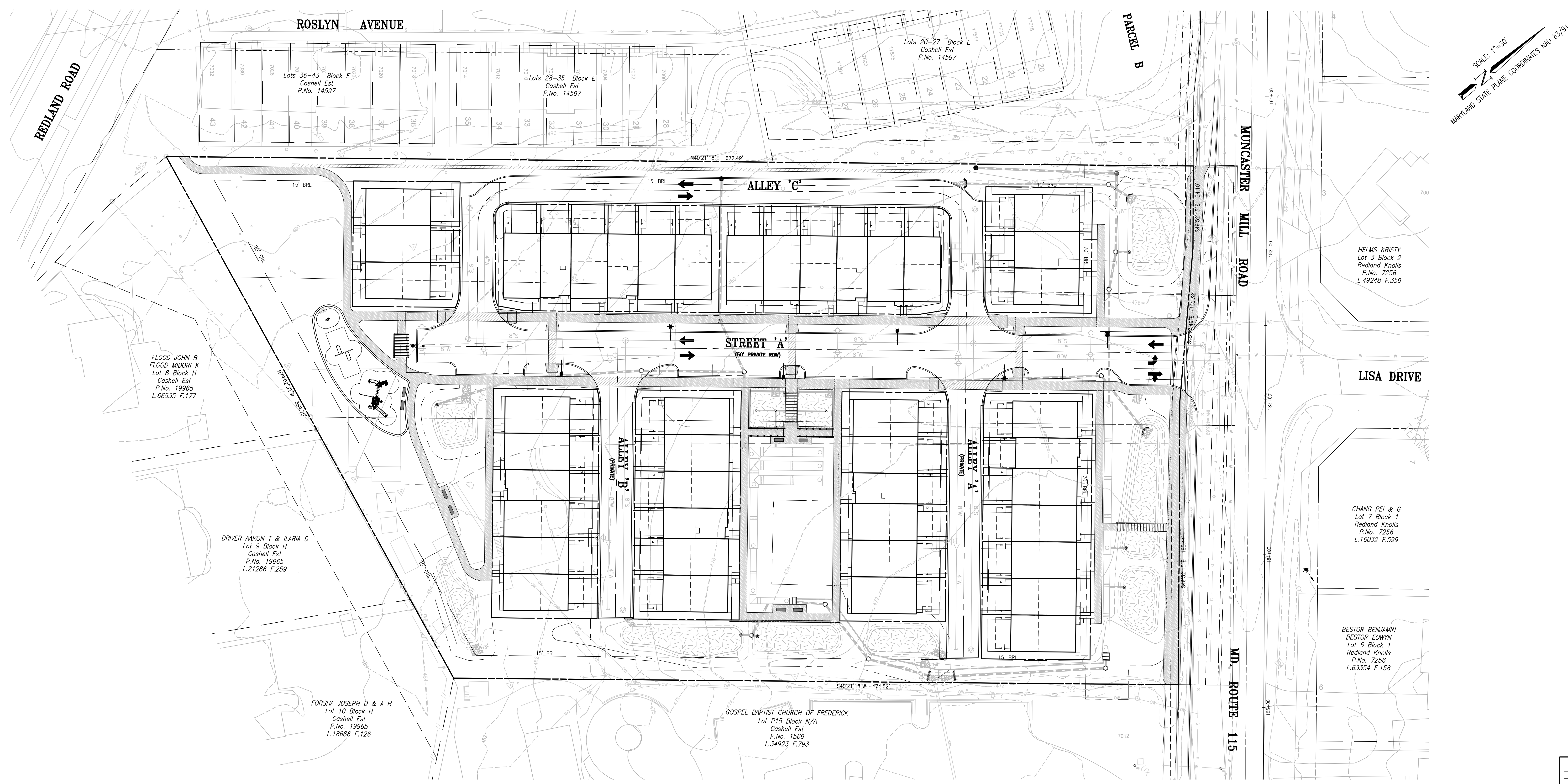
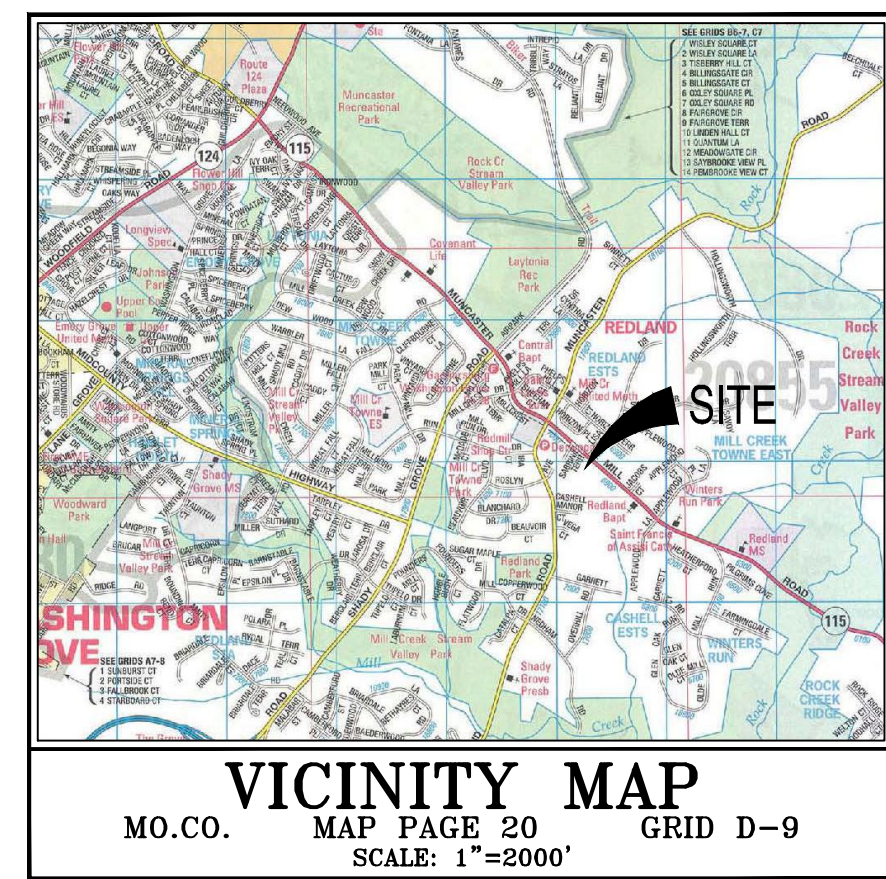


# MUNCASTER MILL

## PRELIMINARY FOREST CONSERVATION PLAN F20230500



**LEGEND**

- BOUNDARY LINE
- LOD 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
- TPF TEMPORARY TREE PROTECTION FENCE
- PMF PERMANENT TREE PROTECTION FENCE
- RP ROOT PRUNING
- CRZ CRITICAL ROOT ZONE
- SIGNIFICANT TREE
- TREE TO BE REMOVED
- MITIGATION TREE
- FOREST CONSERVATION EASEMENT SIGN
- FOREST CLEAR
- REFORESTATION/AFFORESTATION (WRA)

**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 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 BY MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO 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 : 03/16/2025

Not valid without signature

**DEVELOPER'S CERTIFICATE**

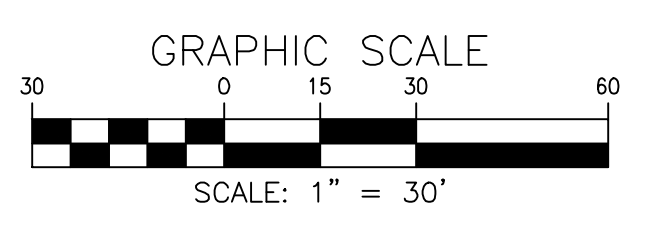
THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE PRELIMINARY FOREST CONSERVATION PLAN NO. F20230500, INCLUDING FINANCIAL BONDING, FOREST PLANTING, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPERS NAME: CM MUNCASTER LLC CHRIS WALM CONTACT PERSON  
ADDRESS: 1355 BEVERLY ROAD, SUITE 330, McLEANS, VA 22101  
PHONE: (703) 734-9855  
SIGNATURE: \_\_\_\_\_

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

**DATA TABLE**

Ex. Zoning	R-200
Proposed Development Zone	R-200, TMD Zone Option w/ MPDU
Ex. Water/Sewer Categories	W-1/S-1
Method of SWM	Environmental Site Design
Watershed	Rock Creek
Topographical Information from	CPI Survey
Contour Interval	2'
Boundary Information from	Charles P. Johnson & Associates
Maryland State Grid Datum Used	NAD 83/91
Tax Map Reference	GT42
WSSC Base Map	223NW07 & 224NW07
Special Protection Area	Not within an SPA
<b>Areas</b>	
Gross Tract Area	194,216 s. f. or 4.4586 Ac.
Previous Dedication to Public	None
Net Tract Area	194,216 s. f. or 4.4586 Ac.
100 Year Floodplain	None
Stream Valley Buffer	None
Wetlands	None



UPDATES/REVISIONS:


COVER SHEET  
PRELIMINARY FOREST CONSERVATION PLAN F20230500  
DESIGN FOR LIFE

**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  
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: CM Muncaster LLC 655 Beverly Road, Suite 330 McLean, VA 22101	WSSC GRID: 223NW07 & 224NW07 DESIGN: LWP/DHL DRAFT: DHL	TAX MAP: GT42 SHEET 1 OF 4 DATE: JAN, 2022 SCALE: 1" = 30'
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2021-1588-22 D