

Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Site 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 site plan, and to modify, in accordance with a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Tree Construction

1. An on-site preconstruction meeting is required after the limits of disturbance have been staked and flagged and before any digging.
2. The property owner must arrange for monitoring and following people should mark participation at the preconstruction meeting, the property owner, the representative contractor, the Planning Department Forest Conservation Inspector, the Planning Department Forest Conservation Inspector, and the Planning Department Forest Conservation 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. The final determination of what happens before tree protection and tree care measures have been implemented is approved by the Planning Department's Forest Conservation Inspector.
 - a. Typical tree protection device include:
 - i. Chain link fence with wire strapping between the support posts (minimum 1 foot high) with high visibility flagging.
 - ii. 1.5 ft pipe, 2 inch x 4 inch solid end feet, supported by steel 4" x 4" post (minimum 4 feet high with high visibility flagging).
 - iii. Typical cut-off material may include, but are not limited to:
 - i. Tree wrapping with a root barrier or a heavy duty plastic for the Forest Conservation Inspector.
 - ii. Crown fabric or pruning.
 - iii. Wearing.
 - iv. Trenching.
 - v. Vertical mulching.
 - vi. Root barrier system.

Measures not specified on the Forest Conservation Plan may be incorporated as determined by the Forest Conservation Inspector in coordination with the property owner's architect.

A Maryland Licensed Tree Expert must perform, or directly supervise the implementation of all tree reduction measures. Documentation of the process (including photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

4. Temporary tree protection devices may be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Site Plan and protect any land disturbance. The Forest Conservation Inspector, in coordination with the DPT/Stormwater Control Inspector, may require field adjustments to increase the accessibility of trees and forest roads as needed on the approved plan.

5. Tree protection fencing may be installed and maintained by the property owner for the duration of construction project and must be allowed without any approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:

- a. Parking or leaving of equipment, machinery or vehicles of any type.
- b. Storage of any construction materials, equipment, fuel, oil, etc., etc.
- c. Dumping of any materials (i.e., paint, tires, motor oil, concrete, etc.) on any site.
- d. Ejecting of trees into protected area.
- e. Trenching or grading for utilities, irrigation, ditches, etc.

6. Fences and inspection signs must be installed as required by the Forest Conservation Inspector. These signs must be maintained and inspected in both English and Spanish.

Disturbance

7. Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within five days of the inspection.
8. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, fences, temporary ground cover, and any other disturbance areas shown on the approved plan. Remedial action, and the relative timeliness to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

9. After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection after the Forest Conservation Inspector. At that final inspection, the Forest Conservation Inspector requires appropriate corrective measures, which may include:
 - a. Removal and possible replacement, of dead, dying, or hazardous trees.
 - b. Pruning of dead or declining limbs.
 - c. Soil aeration.
 - d. Fertilization.
 - e. Watering.
 - f. Snowplow.
 - g. Clearing or restoration areas including mulching.

10. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request that temporary tree and fence protection devices be removed from the site. Removal of tree protection devices that are required for erosion and sediment control must be coordinated with both CPJ and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. For additional grading, sodding, or hardscape work take place after the tree protection fencing is removed.

11. Long-term protection measures, including permanent signage, may be installed per the approved plan. Installation will occur at the preconstruction meeting during the construction period. Refer to the approved plan drawing for the long-term protection measures to be installed.

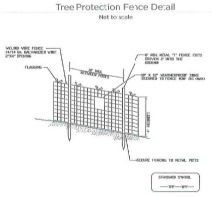
INSPECTIONS

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

- Plans without Disturbance Requirements**
1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
 2. After necessary erosion reduction measures have been completed and protective measures have been installed, but before any trenching and grading begins and before release of the building permit.
 3. After completion of all construction activities, but before removal of the tree protection fencing, to determine the level of compliance with the provision of the Forest Conservation Plan.

Additional Requirements for Plans with Disturbance Requirements

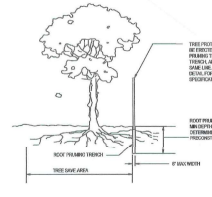
4. Before the start of any required information and afforestation planting.
5. After the required information and afforestation planting has been completed to verify that the planting is acceptable and in accordance with the approved plan.
6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, reduce or the performance standard.



- NOTES**
1. Fencing may be combined with sediment control fencing.
 2. Location and level of fencing should be coordinated with final site plan.
 3. Boundaries of protection area should be staked once final site plan is approved.
 4. Root barriers should be avoided.
 5. Protection signage is required.
 6. Fencing shall be maintained throughout construction.

TEMPORARY TREE PROTECTION DETAIL

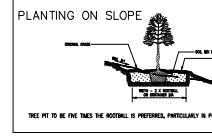
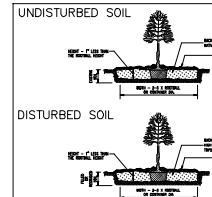
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- NOTES**
1. DISTURBANCE AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND RECONSTRUCTION METHOD.
 2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE FORECONSTRUCTION MEETING AND MAINTAINED THROUGHOUT CONSTRUCTION.
 3. EXACT LOCATION OF RETENTION AREAS WILL BE DETERMINED BY THE FIELD INSPECTOR WITH THE FOREST CONSERVATION INSPECTOR.
 4. A FENCE SHOULD BE IMMEDIATELY REPAIRED WITH UNDEGRADED OR NEW OTHER ORGANIC SOIL AS SPECIFIED PER PLAN BY THE INSPECTOR.
 5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY RAKE OR OTHER ACCEPTABLE EQUIPMENT.
 6. ALL PRUNING MUST BE EXECUTED WITH LOG SKIMMING PLANE OR AS APPROVED BY WRITING BY THE FC INSPECTOR.

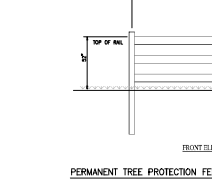
ROOT PRUNING DETAIL

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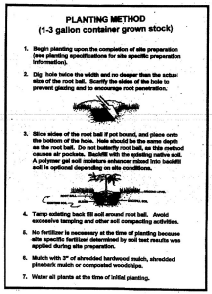
TREE PLANTING DETAIL

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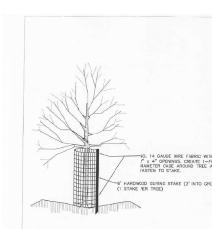
PERMANENT TREE PROTECTION FENCE

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PLANTING METHOD

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- NOTES**
1. VOLUME OF SOIL SHALL BE 4-6 FT³ (MAX).
 2. SOIL SHALL BE FERTILIZED TO 20% WITH THE (MAX) 10-10-10 FERTILIZER. COVER SOIL WITH A 2" TOP SOIL AND 2" MULCH.
 3. DO NOT GRAZE OR FEED LIVESTOCK WITHIN 100' OF THE PLANTING AREA.
 4. SOIL SHALL BE REPAIRED AT ONSET OF SOIL LOSS.

DEER PROTECTION DETAIL

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DEER PROTECTION DETAIL

NTS

SPECIMEN, CHAMPION, & HISTORIC TREES						
TAG	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION OF SPECIMEN TREE	CRZ IMPACTED	STATUS
1 st	Eastern White Pine	<i>Pinus strobus</i>	28.0'	Fair	32%	SAVE (IMPACTED)
2 nd	Eastern White Pine	<i>Pinus strobus</i>	22.0'	Poor	33%	SAVE (IMPACTED)
3 rd	Canada Hemlock	<i>Tsuga canadensis</i>	34.5'	Poor	100	REMOVE
4 th	Eastern White Pine	<i>Pinus strobus</i>	26.0'	Fair	32%	SAVE (IMPACTED)
5 th	Eastern White Pine	<i>Pinus strobus</i>	35.0'	Fair	29%	SAVE (IMPACTED)
6 th	Norway Spruce	<i>Picea abies</i>	38.0'	Poor	100%	REMOVE
7 th	Norway Spruce	<i>Picea abies</i>	25.0'	Fair	100%	REMOVE
8 th	Red Maple	<i>Acer rubrum</i>	39.0'	Poor	92%	REMOVE
9	Black Cherry	<i>Prunus serotina</i>	33.0'	Poor	32%	SAVE (IMPACTED)
10 th	Northern Red Oak	<i>Quercus rubra</i>	36.0'	Poor	7%	SAVE
11 th	Eastern White Pine	<i>Pinus strobus</i>	26.0'	Fair	8%	SAVE
12 th	Eastern White Pine	<i>Pinus strobus</i>	27.0'	Fair	11%	SAVE
13 th	Eastern White Pine	<i>Pinus strobus</i>	28.0'	Fair	35%	SAVE (IMPACTED)
14 th	Eastern White Pine	<i>Pinus strobus</i>	28.0'	Fair	45%	SAVE (IMPACTED)
15 th	Eastern White Pine	<i>Pinus strobus</i>	29.0'	Fair	45%	SAVE (IMPACTED)
16 th	Eastern White Pine	<i>Pinus strobus</i>	32.0'	Poor	45%	SAVE (IMPACTED)
17 th	Red Maple	<i>Acer rubrum</i>	29.0'	Fair	100%	REMOVE
18 th	Eastern White Pine	<i>Pinus strobus</i>	26.0'	Poor	47%	SAVE (IMPACTED)
19 th	Red Maple	<i>Acer rubrum</i>	43.0'	Poor	85%	REMOVE
20 th	Eastern White Pine	<i>Pinus strobus</i>	26.0'	Good	40%	SAVE (IMPACTED)
21 st	Red Maple	<i>Acer rubrum</i>	26.0'	Good	40%	REMOVE
22 nd	Eastern White Pine	<i>Pinus strobus</i>	26.0'	Fair	40%	SAVE (IMPACTED)
23 rd	Eastern White Pine	<i>Pinus strobus</i>	27.0'	Poor	38%	SAVE (IMPACTED)
24 th	Eastern White Pine	<i>Pinus strobus</i>	26.0'	Fair	39%	SAVE (IMPACTED)
25 th	Eastern White Pine	<i>Pinus strobus</i>	24.0'	Poor	45%	SAVE (IMPACTED)
26 th	Eastern White Pine	<i>Pinus strobus</i>	31.0'	Fair	39%	SAVE (IMPACTED)
27 th	Eastern White Pine	<i>Pinus strobus</i>	26.0'	Poor	37%	SAVE (IMPACTED)
28 th	Eastern White Pine	<i>Pinus strobus</i>	27.0'	Poor	44%	SAVE (IMPACTED)
29 th	Eastern White Pine	<i>Pinus strobus</i>	24.0'	Poor	36%	SAVE (IMPACTED)
30 th	Eastern White Pine	<i>Pinus strobus</i>	25.0'	Fair	36%	SAVE (IMPACTED)
31 st	Eastern White Pine	<i>Pinus strobus</i>	26.0'	Poor	43%	SAVE (IMPACTED)
32 nd	Eastern White Pine	<i>Pinus strobus</i>	24.0'	Fair	44%	SAVE (IMPACTED)
33 rd	Eastern White Pine	<i>Pinus strobus</i>	26.0'	Fair	35%	SAVE (IMPACTED)
34 th	Tulip Poplar	<i>Liriodendron tulipifera</i>	33.5'	Poor	100%	REMOVE

- *Off-site specimen, champion, or historic trees within 100' of the property line.
 *Mitigation requires for 268' of tree caliper, and replaced at a quarter, or 25%, 67' of tree caliper to be replaced.
 *Additional tree protection measures to be determined by field inspector at time of construction.

MITIGATION PLAN SCHEDULE

ITEM	QUANTITY	COMMON NAME	SCIENTIFIC NAME	COST	CALL	SIZE (INCH)	COMMENTS	
BN	5	Heritage River Birch	<i>Betula nigra</i> Heritage	8.88	3.12'	cal		
GP	10	Willow Oak	<i>Quercus phellos</i>	8.88	3.12'	cal		
CR	1	Red Oak	<i>Quercus rubra</i>	8.88	3.12'	cal		
TOTAL	20	Trees with a total tree caliper of 70'						

Within same priority area

NET TRACT AREA	AREA	CDI	NDR	IDA	HDR	MPO	OIA
A. Total tract area	4.46						
B. Addition to tract area (Off-Site Work, etc. construction required by this plan)	0.00						
C. Land dedication area (parks, community, etc.)	0.00						
D. Land dedication for roads or utilities (construction not required by this plan)	0.00						
E. Area to remain in commercial agricultural production/ use	0.00						
F. Other deductions (specify)	0.00						
G. Net Tract Area	4.46						

LAND USE CATEGORY (From Chapter 23A-3, Definition)

Input the number "1" under the appropriate land use, limit to only one entry.	ARA	CDI	NDR	IDA	HDR	MPO	OIA
G. Afforestation Threshold	15%	x	g				
H. Conservation Threshold	20%	x	g				

EXISTING FOREST COVER

I. Existing forest cover	0.29						
J. Area of forest above afforestation threshold	0.00						
K. Area of forest above conservation threshold	0.00						

BREAK EVEN POINT

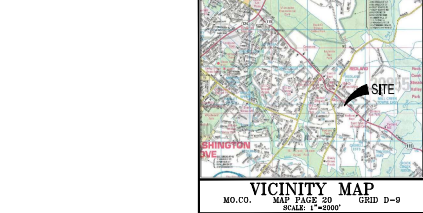
L. Forest retention above threshold with no mitigation	0.00						
M. Clearing permitted without mitigation	0.00						

PROPOSED FOREST CLEARING

N. Total area of forest to be cleared	0.29						
O. Total area of forest to be retained	0.00						

PLANTING REQUIREMENTS

P. Reafforestation for clearing above conservation threshold	0.00						
Q. Reafforestation for clearing above conservation threshold	0.58						
R. Credit for retention above conservation threshold	0.00						
S. Total reafforestation required	0.58						
T. Total afforestation required	0.38						
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of 75')	0.00						
V. Total reafforestation and afforestation required	0.96						



REFORESTATION SCHEDULE

SYMBOL	AREA (sq. ft.)	AREA (ac.)	TREES	SHRUBS
PT	13,587	0.31	0	0

Note: Remaining 0.68 acres of forestation to be in off-site forest bank

REFORESTATION PLANT SCHEDULE

ITEM	QUANTITY	COMMON NAME	SCIENTIFIC NAME	COST	CALL	SIZE (INCH)	COMMENTS
BN	5	Heritage River Birch	<i>Betula nigra</i> Heritage	8.88	3.12'	cal	
GP	10	Willow Oak	<i>Quercus phellos</i>	8.88	3.12'	cal	
CR	1	Red Oak	<i>Quercus rubra</i>	8.88	3.12'	cal	

Note: Substitutions within this list are acceptable. Substitutions to be subject to approval by inspector.

CERTIFICATE OF COMPLIANCE

I DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF THAT THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE REQUIREMENTS AND CONDITIONS PROVIDED IN THIS PLAN ARE CONFORMANT WITH THE STANDARDS OF THE APPLICABLE CODE. THE CERTIFICATION PROVIDED IS NOT LIMITED TO BOUNDARY INDICATIONS, PROPERTY LINES, OR ANY OTHER INFORMATION PROVIDED IN THIS PLAN. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING IF THE PLANS ARE FOUND TO BE UNACCURATE, FALSE OR MISLEADING.

PROFESSIONAL CERTIFICATION

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

LICENSE NUMBER: 3822

EXPIRATION DATE: 03/31/2025

SEE ME about permits

DEVELOPER'S CERTIFICATE

I HEREBY CERTIFY TO PURSUE ALL FEATURES OF THE PRELIMINARY FOREST CONSERVATION PLAN F20230300, INCLUDING FOREST CONSERVATION, FOREST PLANTING AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: CPJ ASSOCIATES, INC. OFF: MONTGOMERY COUNTY, MD

ADDRESS: 1395 BERRY AVE, SUITE 200, MONTGOMERY, MD 20894

PHONE: (301) 751-8888

SIGNATURE: _____

UPDATES/REVISE TO ADDRESS REVIEW COMMENTS

12/22/23 - UPDATE TO ADDRESS REVIEW COMMENTS - 353

DETAIL SHEET

PRELIMINARY FOREST CONSERVATION PLAN F20230300 DESIGN FOR LIFE

MUNCASTER MILL PROPERTY

4th ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

CPJ ASSOCIATES

Charles P. Johnson & Associates, Inc. CPJ and Environmental Engineers - Planners - Landscape Architects - Surveyors

1705 Elba Rd., Ste. 300 Silver Spring, MD 20910-3700 Fax: 301-434-4344

Montgomery - Silver Spring, MD - Gaithersburg, MD - Annapolis, MD - Crofton, MD - Pikesville, MD - Fairfax, VA

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

