

- Sequences of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans**
1. 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 A300).

Pre-Construction

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
2. The property owner must arrange for the meeting and following people should must participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing 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.
 - a. Typical tree protection devices include:
 - i. Chain link fence (four feet high)
 - ii. Super sill fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - iii. 1/4 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - b. Typical stress reduction measures may include, but are not limited to:
 - i. Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector.
 - ii. Crown Reduction or pruning
 - iii. Watering
 - iv. Fertilizing
 - v. Vertical mulching
 - vi. Root aeration systems

- Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.
3. A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress 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 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.
5. 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:
 - a. Parking or driving of equipment, machinery or vehicles of any type.
 - b. Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
 - c. Dumping of any chemicals (i.e., paint thinner, mortar or concrete remainder, trash, garbage, or debris of any kind).
 - d. Felling of trees into a protected area.
 - e. Trenching or grading for utilities, irrigation, drainage, etc.

During Construction

7. Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
8. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understorey, 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

9. 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:
 - 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. Wound repair
 - g. Clean up of retention areas, including trash removal
10. 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 and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
11. 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.

INSPECTIONS

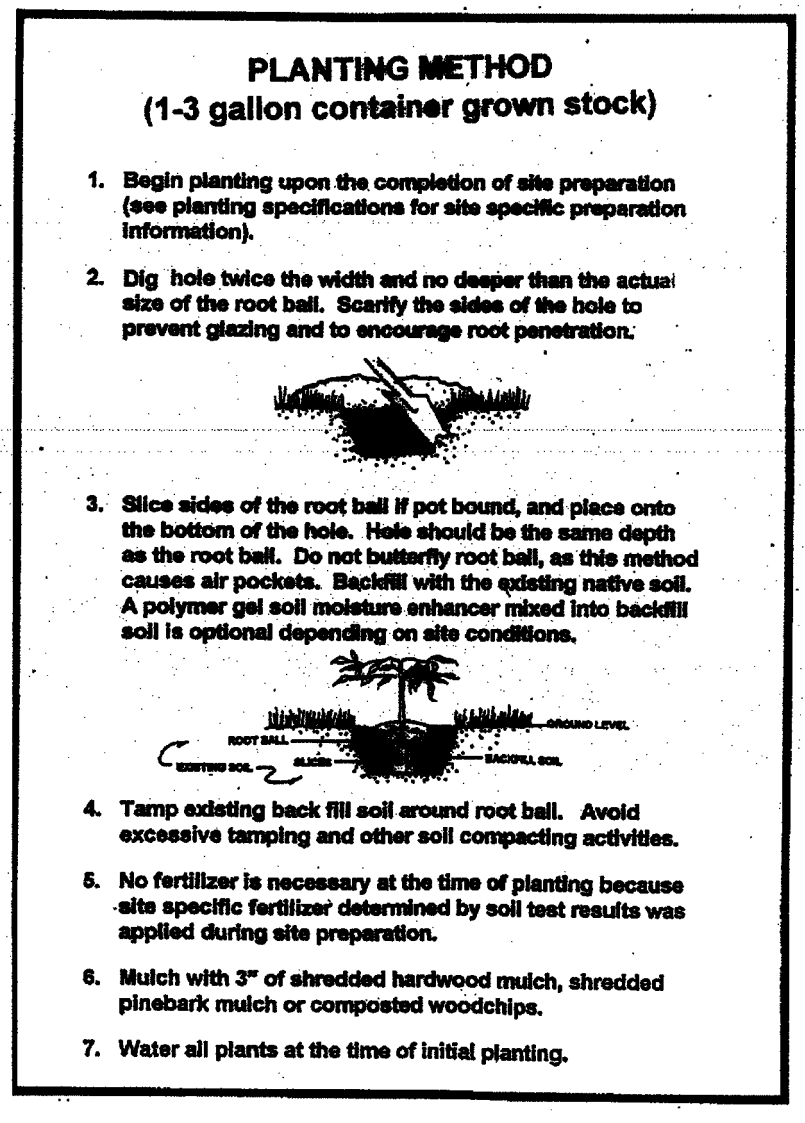
All field inspections must be requested by the applicant.

Field Inspections must be conducted as follows:

- Plans without Planting Requirements**
1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
 2. 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.
 3. 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.

- Additional Requirements for Plans with Planting Requirements**
4. Before the start of any required reforestation and afforestation planting.
 5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
 6. 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.

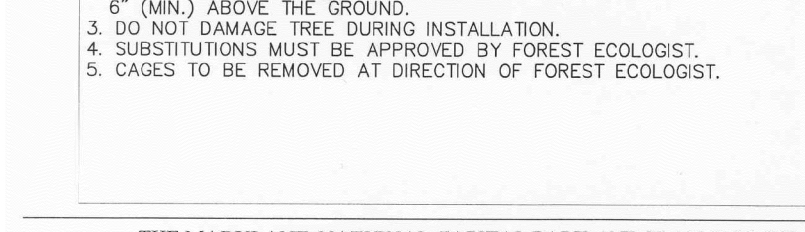
Exhibit 1(c)
OZAH Case No: CU 24-07



PLANTING METHOD
(1-3 gallon container grown stock)

1. Begin planting upon the completion of site preparation (see planting specifications for site specific preparation information).
2. Dig hole twice the width and no deeper than the actual size of the root ball. Smooth the sides of the hole to prevent girdling and to encourage root penetration.
3. Slice sides of the root ball if pot bound, and place onto the bottom of the hole. Hole should be the same depth as the root ball. Do not bury root ball as this method causes air pockets. Backfill with the existing native soil. A polymer gel soil moisture enhancer added into backfill soil is optional depending on site conditions.
4. Tamp existing back fill soil around root ball. Avoid excessive tamping and other soil compacting activities.
5. No fertilizer is necessary at the time of planting because site specific fertilizer determined by soil test results was applied during site preparation.
6. Mulch with 2" of abraded hardwood mulch, shredded plantbed mulch or composted woodchips.
7. Water all plants at the time of initial planting.

TEMPORARY TREE PROTECTION DETAIL



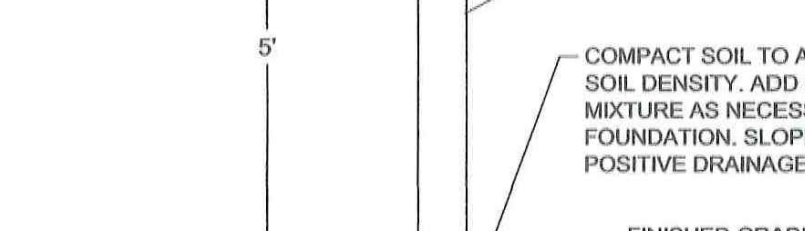
- NOTES:**
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING.
 2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TRENCHING.
 3. EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR.
 5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
 6. ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.

PLANTING DETAIL



- NOTES:**
1. HEIGHT OF CAGE SHALL BE 4- FEET (MIN).
 2. CAGE SHALL BE FASTENED TO STAKE WITH TWO (MIN) 1/4" INCH RELEASEABLE CABLE TIES (ONE AT TOP AND ONE 6" (MIN) ABOVE THE GROUND).
 3. DO NOT DAMAGE TREE DURING INSTALLATION.
 4. SUBSTITUTIONS MUST BE APPROVED BY FOREST ECOLOGIST.
 5. CAGES TO BE REMOVED AT DIRECTION OF FOREST ECOLOGIST.

DEER PROTECTION DETAIL



- NOTES:**
1. DEER PROTECTION CAGE SHALL BE 4- FEET (MIN) HIGH.
 2. DEER PROTECTION CAGE SHALL BE FASTENED TO STAKE WITH TWO (MIN) 1/4" INCH RELEASEABLE CABLE TIES (ONE AT TOP AND ONE 6" (MIN) ABOVE THE GROUND).
 3. DO NOT DAMAGE TREE DURING INSTALLATION.
 4. SUBSTITUTIONS MUST BE APPROVED BY FOREST ECOLOGIST.
 5. CAGES TO BE REMOVED AT DIRECTION OF FOREST ECOLOGIST.

TAG	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION OF SPECIMEN TREE	CRZ IMPACTED	STATUS
1 ⁺ 2	Eastern White Pine	<i>Pinus strobus</i>	28.0"	Fair	32%	SAVE (IMPACTED)
2 ⁺ 2	Eastern White Pine	<i>Pinus strobus</i>	22.0"	Poor	33%	SAVE (IMPACTED)
3 ¹	Canada Hemlock	<i>Tsuga canadensis</i>	34.5"	Poor	100	REMOVE
4 ⁺ 2	Eastern White Pine	<i>Pinus strobus</i>	26.0"	Fair	32%	SAVE (IMPACTED)
5 ⁺ 2	Eastern White Pine	<i>Pinus strobus</i>	35.0"	Fair	29%	SAVE (IMPACTED)
6 ¹	Norway Spruce	<i>Picea abies</i>	38.0"	Poor	100%	REMOVE
7 ¹	Norway Spruce	<i>Picea abies</i>	25.0"	Fair	100%	REMOVE
8 ¹	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 ⁺	Northern Red Oak	<i>Quercus rubra</i>	36.0"	Poor	3%	SAVE
11 ⁺	Eastern White Pine	<i>Pinus strobus</i>	29.0"	Fair	8%	SAVE
12 ⁺	Eastern White Pine	<i>Pinus strobus</i>	27.0"	Fair	11%	SAVE
13 ⁺	Eastern White Pine	<i>Pinus strobus</i>	29.0"	Fair	35%	SAVE (IMPACTED)
14 ⁺	Eastern White Pine	<i>Pinus strobus</i>	29.0"	Fair	45%	SAVE (IMPACTED)
15 ⁺	Eastern White Pine	<i>Pinus strobus</i>	29.0"	Fair	45%	SAVE (IMPACTED)
16 ⁺	Eastern White Pine	<i>Pinus strobus</i>	32.0"	Poor	45%	SAVE (IMPACTED)
17 ¹	Red Maple	<i>Acer rubrum</i>	29.0"	Fair	100%	REMOVE
18 ⁺	Eastern White Pine	<i>Pinus strobus</i>	26.0"	Poor	42%	SAVE (IMPACTED)
19 ¹	Red Maple	<i>Acer rubrum</i>	43.0"	Poor	83%	REMOVE
20 ⁺	Eastern White Pine	<i>Pinus strobus</i>	26.0"	Good	40%	SAVE (IMPACTED)
21 ¹	Red Maple	<i>Acer rubrum</i>	26.0"	Good	75%	REMOVE
22 ⁺	Eastern White Pine	<i>Pinus strobus</i>	26.0"	Fair	40%	SAVE (IMPACTED)
23 ⁺	Eastern White Pine	<i>Pinus strobus</i>	27.0"	Poor	38%	SAVE (IMPACTED)
24 ⁺	Eastern White Pine	<i>Pinus strobus</i>	26.0"	Fair	39%	SAVE (IMPACTED)
25 ⁺	Eastern White Pine	<i>Pinus strobus</i>	24.0"	Poor	46%	SAVE (IMPACTED)
26 ⁺	Eastern White Pine	<i>Pinus strobus</i>	31.0"	Fair	39%	SAVE (IMPACTED)
27 ⁺	Eastern White Pine	<i>Pinus strobus</i>	26.0"	Poor	37%	SAVE (IMPACTED)
28 ⁺	Eastern White Pine	<i>Pinus strobus</i>	27.0"	Poor	44%	SAVE (IMPACTED)
29 ⁺	Eastern White Pine	<i>Pinus strobus</i>	24.0"	Poor	36%	SAVE (IMPACTED)
30 ⁺	Eastern White Pine	<i>Pinus strobus</i>	25.0"	Fair	36%	SAVE (IMPACTED)
31 ⁺	Eastern White Pine	<i>Pinus strobus</i>	26.0"	Poor	43%	SAVE (IMPACTED)
32 ⁺	Eastern White Pine	<i>Pinus strobus</i>	24.0"	Fair	44%	SAVE (IMPACTED)
33 ⁺	Eastern White Pine	<i>Pinus strobus</i>	26.0"	Fair	35%	SAVE (IMPACTED)
34 ¹	Tulip Poplar	<i>Liriodendron tulipifera</i>	33.5"	Poor	100%	REMOVE

- * Off-site specimen, champion, or historic trees within 100' of the property line.
- ¹ Mitigation required for 268" of tree caliper, and replaced at a quarter, or 25% 67" of tree calipers to be replaced.
- ² Additional tree protection measures to be determined by field inspector at time of construction.

MITIGATION PLANT SCHEDULE
Mitigation Tree Calipers to be Replaced: 67"

SYM	QUANTITY	Common Name	Scientific Name	Cont.	Cal.	Size (hgt.)	Comments
BN	5	Heritage River Birch	<i>Betula nigra</i> Heritage	B&B	3 1/2" cal		
OP	10	Willow Oak	<i>Quercus phellos</i>	B&B	3 1/2" cal.		
QR	5	Red Oak	<i>Quercus rubra</i>	B&B	3 1/2" cal.		
TOTAL	20	Trees with a total tree caliper of 70"					

Within same priority area

FOREST CONSERVATION WORKSHEET
MUNCASTER MILL - FCP F20230500

NET TRACT AREA:

A. Total tract area ...	4.46
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.00
C. Land dedication acres (parks, county facility, 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 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
0	0	0	0	1	0	0

G. Afforestation Threshold ... 15% x G = 0.67
H. Conservation Threshold ... 20% x G = 0.89

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. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.58
R. Credit for retention above conservation threshold	0.00
S. Total reforestation 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 "S")	0.00
V. Total reforestation and afforestation required	0.96

Outside same priority area

FOREST CONSERVATION WORKSHEET
MUNCASTER MILL - FCP F20230500

NET TRACT AREA:

A. Total tract area ...	4.46
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.00
C. Land dedication acres (parks, county facility, 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 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
0	0	0	0	1	0	0

G. Afforestation Threshold ... 15% x G = 0.67
H. Conservation Threshold ... 20% x G = 0.89

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:

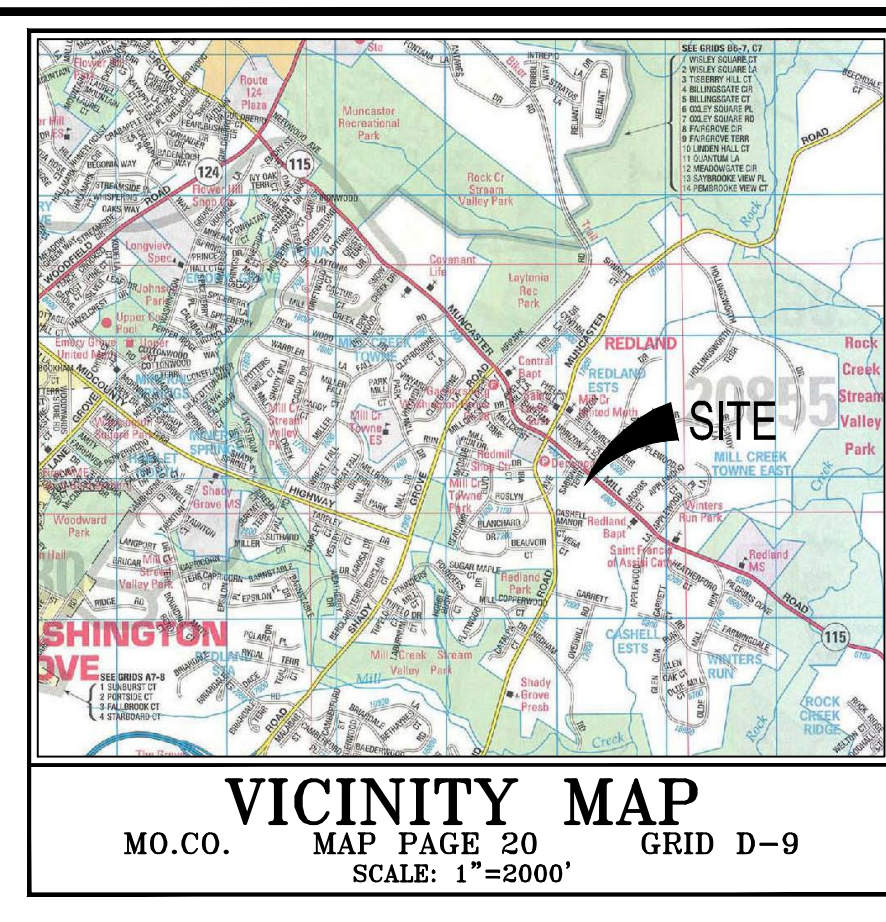
L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

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. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.73
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.73
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 "S")	0.00
V. Total reforestation and afforestation required	1.10



REFORESTATION SCHEDULE:
Reforestation Required: 0.96 acres

Standard: Trees: 96 (100 trees/acre); Shrubs: 32 (33 shrubs/acre)
Optional: In lieu of shrubs, additional trees will be provided at rate of 1 tree/5 shrubs.
Trees in lieu of shrubs = 7 (23/5)
Modified # plants required: 103 Trees

Plants Provided:

SYM.	AREA (sq.ft.)	AREA (Ac.)	TREES	SHRUBS
P-1	12,087	0.28	30	0

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

REFORESTATION PLANT SCHEDULE

SYM	QUANTITY	Common Name	Scientific Name	Cont.	Cal.	Size (hgt.)	Comments
AR	4	Red Maple	<i>Acer rubrum</i>	B&B	1 1/2" cal.		
CH	4	Bitternut Hickory	<i>Carya cordiformis</i>	B&B	1 1/2" cal.		
LT	4	Tulip Poplar	<i>Liriodendron tulipifera</i>	B&B	1 1/2" cal.		
PO	4	American Sycamore	<i>Platanus occidentalis</i>	B&B	1 1/2" cal.		
QR	4	Red Oak	<i>Quercus rubra</i>	B&B	1 1/2" cal.		

SYM	QUANTITY	Common Name	Scientific Name	Cont.	Cal.	Size (hgt.)	Comments
IO	4	American Holly	<i>Ilex opaca</i>			2 1/2-3	

SYM	QUANTITY	Common Name	Scientific Name	Cont.	Cal.	Size (hgt.)	Comments
AC	2	Canadian Sycamore	<i>Ametanther canadensis</i>	B&B		3-4	
CC	2	Eastern Redbud	<i>Cercis canadensis</i>	B&B		3-4	
CV	2	Fringe Tree	<i>Chionanthus virginicus</i>	B&B		3-4	

TOTAL 30
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 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
CONTACT PERSON: CHRIS MALM

ADDRESS: 1355 BEVERLY ROAD, SUITE 330, McLEAN, VA 22101
PHONE: (703) 734-9850

SIGNATURE: _____

UPDATES/REVISIONS:

10/27/23	UPDATE TO ADDRESS REVIEW COMMENTS.	SSS
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DETAIL SHEET
PRELIMINARY FOREST CONSERVATION PLAN F20230500
DESIGN FOR LIFE

MUNCASTER MILL PROPERTY
4th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
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CLIENT: CM Muncaster LLC 655 Beverly Road, Suite 330 McLean, VA 22101	VSSC GRID: 225N07 & 226W07	TAX MAP: 6752
DESIGN: LWP/DHL	SHEET: 4	OF: 4
DRAFT: DHL	DATE: JAN, 2022	FILE NO:
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