# DERWOOD SOMERVILLE ADDITION

# PRELMINARY FOREST CONSERVATION PLAN

F20240710

# SHEET INDEX

L9.01 COVERSHEET
L9.02 APPROVAL SHEET
L9.03 PLAN VIEW
L9.04 NOTES & DETAILS

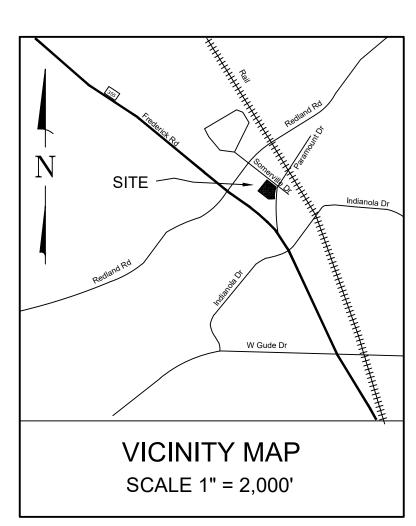


Exhibit 39 CU 25-01



LAND PLANNING

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

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Phone: 301.670.0840

Twee Jenn

FRANK C. JOHNSON
03/14/2025

DATE
RECOGNIZED AS QUALIFIED PROFESSIONAL BY
MD DEPT. OF NATURAL RESOURCES

COMAR 08.19.06.01

Qualified Professional Certification

I hereby certify that the information shown hereon is correct and that this plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation.

OWNER/APPLICANT:
Paramount Self Storage, L.L.C.
c/o
ARCLAND Property Company L.L.C.
1055 Thomas Jefferson St. NW

Phone: (717) 858 - 4153 Email: jake@arc.land

PARCEL N421
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

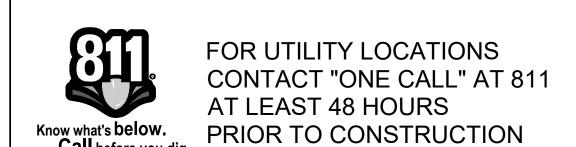
DERWOOD SOMERVILLE

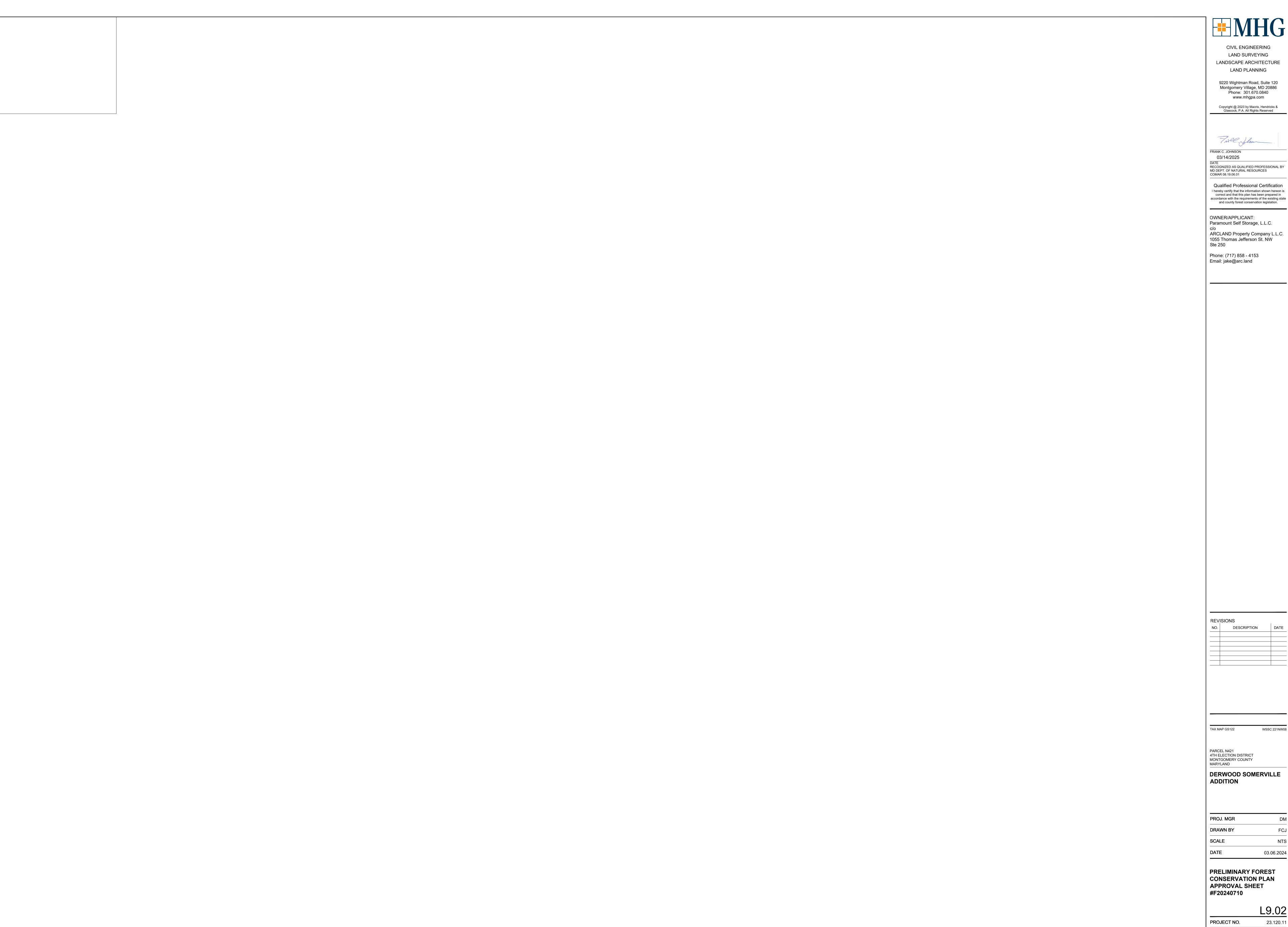
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PROJ. MGRDMDRAWN BYFCJSCALENTSDATE03.06.2024

PRELIMINARY FOREST CONSERVATION PLAN COVERSHEET #F20240710

L9.01
PROJECT NO. 23.120.11
SHEET NO. 1 OF 4





CIVIL ENGINEERING LAND SURVEYING

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03/14/2025

Qualified Professional Certification I hereby certify that the information shown hereon is correct and that this plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation.

OWNER/APPLICANT: Paramount Self Storage, L.L.C.

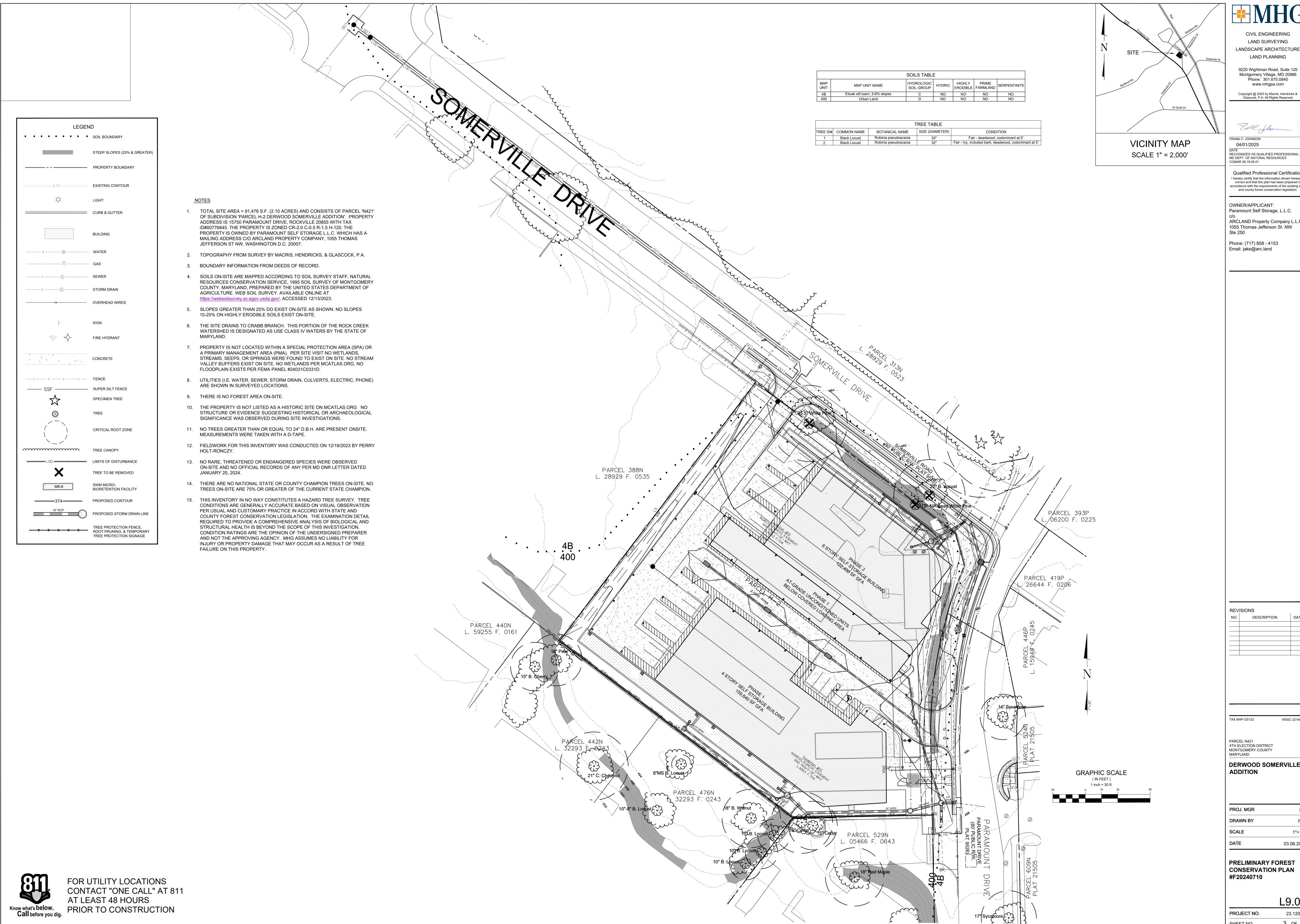
PARCEL N421 4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

DERWOOD SOMERVILLE ADDITION

03.06.2024

PRELIMINARY FOREST CONSERVATION PLAN APPROVAL SHEET

23.120.11 2 OF 4 SHEET NO.



CIVIL ENGINEERING

LAND SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING

9220 Wightman Road, Suite 120 Montgomery Village, MD 20886 Phone: 301.670.0840 www.mhgpa.com

04/01/2025 RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

Qualified Professional Certification I hereby certify that the information shown hereon is correct and that this plan has been prepared in accordance with the requirements of the existing state

OWNER/APPLICANT: Paramount Self Storage, L.L.C. ARCLAND Property Company L.L.C.

Phone: (717) 858 - 4153

DESCRIPTION

PARCEL N421 4TH ELECTION DISTRICT

DERWOOD SOMERVILLE

03.06.2024

PRELIMINARY FOREST **CONSERVATION PLAN** #F20240710

L9.03 PROJECT NO. 23.120.11 3 OF 4 SHEET NO.

Sequence of Events for Properties Required To Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save 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 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 the following people must participate at the preconstruction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/MD 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 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:
- Chain link fence (four feet high) ii. Super silt fence with wire strung between the support poles (minimum 4 feet high)
- with high visibility flagging.
- iii. 14 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

on the approved plan.

- 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 mesasures. Documentation of the process (including photograhs)
- may be required by the Forest Conservation Inspector, and will be determined at the preconstruction meeting.
- 4. Temporary 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
- 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 equipment, machinery, or vehicles of any type.
- b. Storage of any construction materials, equipment, stockpiling, fill, debris, etc. c. Dumping or 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.
- 6. Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

## **During Construction**

- 7. Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to all 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, understory, 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

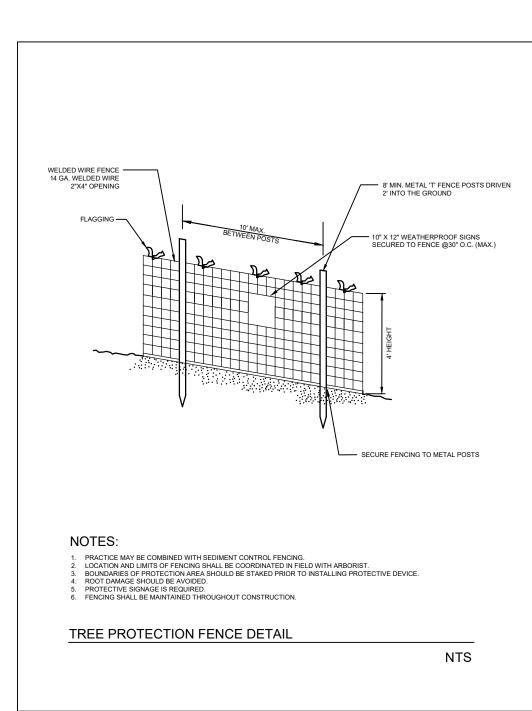
# INSPECTIONS

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

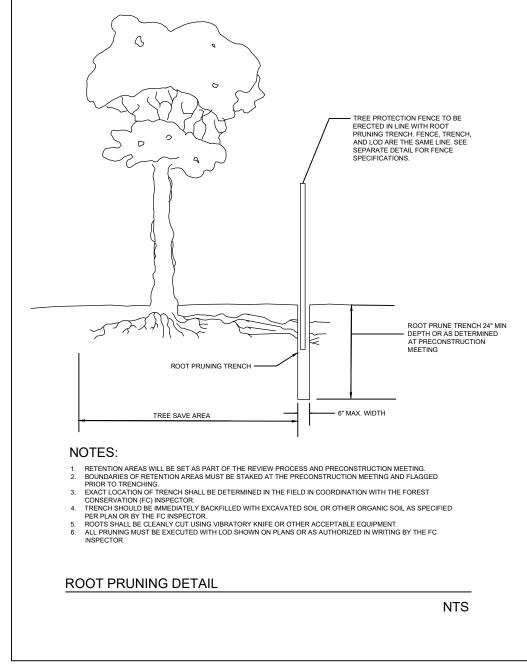
#### Plans without Planting Requirements

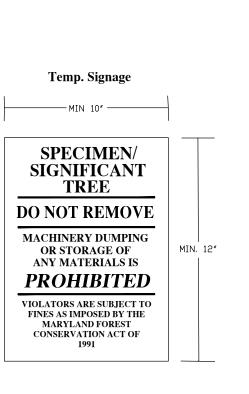
- After the limits of disturbance have been staked and flagged, but before any clearing or
- 2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin and before release of the
- 3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest
- 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. 2 years after reforestation and afforestation have been completed, to determine survival and assess necessary maintenance activities for the remaining duration of the
- maintenance and management period. 7. 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.

#### FOREST CONSERVATION DATA TABLE DESCRIPTION Property Area 2.10 Acres Off-site Disturbance 0.39 Acres Total Tract Area 2.49 Acres Tract remaining in Ag use 0.00 Acres Road & Utility ROW (Unimproved) 0.00 Acres Existing Forest 0.00 Acres 0.00 Acres Total Forest Retention Total Forest Cleared 0.00 Acres Land Use Category MPD Afforestation Threshold Reforestation Threshold Stream(s) Length: NA Average Buffer Width: NA Acres of Forest in: 100yr Floodplain 0.00 Stream Buffers Other Priority Areas



NOTE: Tree Protection Fence shall be installed on top of the Limits of Disturbance. For purposes of legibility only, the Tree Protection Fence is graphically represented adjacent to the LOD.





Attachment of signs to trees is prohibited. 2. Signs should be properly maintained. 3. Avoid injury to roots when placing posts for

 Signs should be posted to be visible to all construction personnel from all directions.

#### FOREST CONSERVATION WORKSHEET Within Same Priority Watershed, SPA, or PMA

NET TRACT AREA:							2.1												
A. Total tract area																			
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)																			
<ul> <li>C. Land dedication acres (parks, county facility, etc.)</li> <li>D. Land dedication for roads or utilities (construction not required by this plan)</li> <li>E. Area to remain in commercial agricultural production/use</li> <li>F. Other deductions (specify)</li> </ul>																			
									G. Net Tract Area=										
									LAND USE CATEGORY: (				•						
									Input the nur			ppropriate	land use,						
limit to only	one entry	•																	
ARA	CDR	MDR	IDA	HDR	MPD	CIA													
0	0	0	0	0	1	0													
G. Afforestation Thresh	old			15%	x G =		0.3												
H. Conservation Thresh	old			20%	x G =		0.												
EXISTING FOREST COVE	R:																		
I. Existing forest cover			=				0.0												
J. Area of forest above afforestation threshold																			
K. Area of forest above	conserva	tion thresh	old	=			0.0												
BREAK EVEN POINT:																			
L. Forest retention above threshold with no mitigation=																			
M. Clearing permitted	without m	nitigation	:	=			0.0												
PROPOSED FOREST CLEA	ARING:																		
N. Total area of forest t	o be clea	red	=				0.0												
O. Total area of forest t	o be retai	ned	=				0.0												
PLANTING REQUIREMEN	NTS:																		
P. Reforestation for cle	aring abo	ve conserva	ation thres	hold=			0.0												
Q. Reforestation for clearing below conservation threshold=																			
R. Credit for retention above conservation threshold=																			
S. Total reforestation required=																			
T. Total afforestation re	equired		=	=			0.3												
U. Credit for landscapir	ng (may no	ot be used t	o meet re	forestatio	n requirem	ent if													
project is located outside	de an Equi	ty Focus Ar	ea (EFA). F	or project	s within EF	A, may													
not exceed 20% of "S")	=						0.0												
V Total reforestation a	nd affore	station regi	uired	=			0.:												
V. Total reforestation and afforestation required worksheet date																			
	FORE	EST CONSE	ERVATION	WORKSH	ΞΕΤ														
	Outside	Same Priori	ty Watersh	ed, SPA, o	or PMA														
NET TRACT AREA:																			
A. Total tract area							2.												
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B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) C. Land dedication acres (parks, county facility, etc.) D. Land dedication for roads or utilities (construction not required by this plan) E. Area to remain in commercial agricultural production/use																			
									F. Other deductions (specify)										
									G. Net Tract Area=										
									LAND USE CATEGORY:	(from Cha <sub>l</sub>	oter 22A-3.	Definition	ıs)						
									Input the nu	mber "1" ເ	under the ap	ppropriate	e land use,						
limit to only	one entry	•																	
ARA	CDR	MDR	IDA	HDR	MPD	CIA													
0	0	0	0	0	1	0													
G. Afforestation Thres	hold			15%	x G =		(												
H. Conservation Thres	hold			20%	x G =		(												
EXISTING FOREST COVE	R:																		
I. Existing forest cover			=				(												
J. Area of forest above afforestation threshold=																			
K. Area of forest above	e conserva	tion thresh	old	.=			(												
BREAK EVEN POINT:																			
L. Forest retention above threshold with no mitigation=																			
M. Clearing permitted without mitigation=																			
PROPOSED FOREST CLE	ARING:																		
N. Total area of forest to be cleared=																			
O. Total area of forest to be retained=																			
PLANTING REQUIREME	NTS:																		
P. Reforestation for clearing above conservation threshold=																			
Q. Reforestation for clearing below conservation threshold=																			
R. Credit for retention above conservation threshold=																			
S. Total reforestation required=																			
T. Total afforestation r	equired			=			(												
U. Credit for landscapi	ng (may no	ot be used t	o meet re	forestatio	n requirem	ent if													
project is located outsi	de an Equi	ity Focus Ar	ea (EFA). I	For project	ts within EF	A, may													
not exceed 20% of "S")	=						(												
							- 1												

FOREST CONSERVATION REQUIREMENT OF 0.37 ACRES TO BE MET IN A FOREST BANK OR IF NOT AVAILABLE TO BE MET VIA FEE IN LIEU.

worksheet date

V. Total reforestation and afforestation required ...

CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE

LAND PLANNING

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FRANK C. JOHNSON 04/02/2025

MD DEPT. OF NATURAL RESOURCES Qualified Professional Certification I hereby certify that the information shown hereon is correct and that this plan has been prepared in

RECOGNIZED AS QUALIFIED PROFESSIONAL BY

accordance with the requirements of the existing state

and county forest conservation legislation. OWNER/APPLICANT: Paramount Self Storage, L.L.C.

ARCLAND Property Company L.L.C. 1055 Thomas Jefferson St. NW

0.00

0.37

4/3/2023

**REVISIONS** 

TAX MAP GS122

PARCEL N421

**ADDITION** 

PROJ. MGR

**DRAWN BY** 

SCALE

DATE

MARYLAND

4TH ELECTION DISTRICT

DERWOOD SOMERVILLE

MONTGOMERY COUNTY

DESCRIPTION

Phone: (717) 858 - 4153 Email: jake@arc.land

Know what's below. Call before you dig.

FOR UTILITY LOCATIONS CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION

CONSERVATION PLAN NOTES & DETAILS #F20240710

PRELIMINARY FOREST

03.06.2024

PROJECT NO. 23.120.11 SHEET NO. 4 OF 4