SEQUENCE OF CONSTRUCTION

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 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 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
      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.
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 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 INSTALLED.

INSPECTION SCHEDULE DETAIL

ALL FIELD INSPECTINS MUST BE REQUESTED BY THE APPLICANT.
FIELD INSPECTIONS MUST BE CONDUCTED AS FOLLOWS:

PLANS WITHOUT PLANTING REQUIREMENTS:

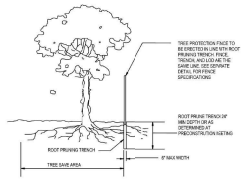
1. AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS.
2. AFTER NECESSARY STRESS REDUCTION MEASURES HAVE BEEN COMPLETED AND PROTECTION MEASURES HAVE BEEN INSTALLED, BUT BEFORE ANY CLEARING AND GRADING BEGIN AND BEFORE RELEASE OF THE BUILDING PERMIT.
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.
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 NOTES:

1. THE APPLICANT MUST, AS PART OF THE PRE-CONSTRUCTION ACTIVITES OCCURRING ON THE SUBJECT PROPERTY:
   (A) ALL TRASH AND DEBRIS IN FOREST RETENTION (FCE) AREA SHALL BE REMOVED. SPECIAL CARE IS REQUIRED WHEN REMOVING EXISTING TRASH AND DEBRIS FROM FOREST CONSERVATION AREAS. WHERE POSSIBLE, TRASH AND DEBRIS WILL BE REMOVED WITH HAND EQUIPMENT AND CARRIED OUT OF THE FCE AREAS. WHEN HAND WORK IS NOT POSSIBLE, A TRACKHOE OR OTHER MECHANICAL EQUIPMENT WILL BE PLACED OUTSIDE OF THE FCE AREA AND REACH INWARD TO LIFT OUT OR DRAG DEBRIS OUT. SPECIAL CARE WILL BE TAKEN TO MINIMIZE DISTURBANCE TO EXISTING TREES AND SOIL. ANY WORK WITHIN FOREST CONSERVATION AREAS TO BE UNDER THE DIRECTION OF AN ARBORIST AND WITH PRIOR APPROVAL BY THE FOREST CONSERVATION INSPECTOR.
2. EXTREME CARE FOR INSTALLATION OF MITIGATION TREE PLANTINGS IS REQUIRED FOR AREAS WITHIN THE CRITICAL ROOT ZONE OF ALL TREES WITHIN THE FOREST CONSERVATION AREAS.
3. THE APPLICANT MUST PLANT THE ONSITE MITIGATION TREES, PRIOR TO ISSUANCE OF USE AND OCCUPANCY CERTIFICATE FOR EACH ASSOCIATED LOT.
4. ROOT PRUNING SHALL OCCUR DURING THE DORMANT SEASON (DECEMBER-FEBRUARY) TO REDUCE THE STRESS FROM ROOT LOSS. DO NOT ROOT PRUNE DURING THE SPRING SEASON OF MARCH - MAY.

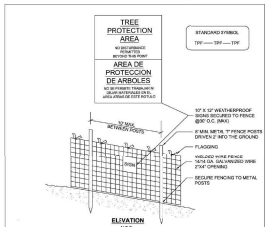


NOTES:

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.

ROOT PRUNING DETAIL

NTS



NOTE:

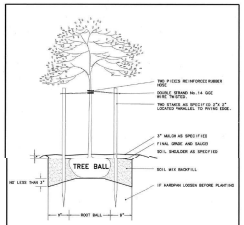
1. PRACTICE MAY BE COMBINED WITH SEDIMENT CONTROL FENCING.
2. LOCATION AND LIMITS OF FENCING SHALL BE COORDINATED IN FIELD WITH ARBORIST.
3. BOUNDARIES OF PROTECTION AREA SHOULD BE STAKED PRIOR TO INSTALLING PROTECTIVE DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE IS REQUIRED.
6. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks

Detail No.

JUNE 2007



APPROVED JAN 5 / 04 DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
CHIEF, DIV. OF TRANS. MAINTENANCE		TREE PLANTING DETAIL
CHIEF, DIV. OF ENG. SERVICES		STANDARD NO. MC-702.01

MARYLAND DEPARTMENT OF NATURAL RESOURCES

Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary

September 30, 2025

Mr. Zaire Garrett
Gutschick, Little & Webber, P.A.
3909 National Drive
Suite 250
Burtonsville, MD 20866

RE: Environmental Review for 15700 Shady Grove Road, Gaithersburg, Montgomery County, Maryland.

Dear Mr. Garrett:

The Wildlife and Heritage Service has no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area shown on the map provided. As a result, we have no specific concerns regarding potential impacts to such species or recommendations for protection measures at this time. If the project changes in the future such that the limits of proposed disturbance or overall site boundaries are modified, please provide us with revised project maps and we will provide you with an updated evaluation.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at lori.wyme@maryland.gov or at (410) 260-8573.

Sincerely,

Lori A. Byrne

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2025.1786.mo

Tawes State Office Building – 580 Taylor Avenue – Annapolis, Maryland 21401
410-260-8DNR or toll free in Maryland 877-620-8DNR – dnr.maryland.gov – TTY Users Call via the Maryland Relay

FINAL FOREST CONSERVATION PLAN PREPARED BY:

STATE OF MARYLAND — ZAIRE GARRETT — LANDSCAPE ARCHITECT

11/18/2025
DATE

Kevin Foster
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph:(301) 421-4024 Fax:(301) 421-4186
Registered Landscape Architect #801

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20260360 including financial, bonding forest planting maintenance and all other applicable agreements.

Developer's Name: The Wills Group

Contact Person or Owner: BERTHA BALLEW

Address: 102 Centential Street
LaPlata, MD 20646

Phone: 301-932-3600

Signature: Bertha Ballew

MNCPPC PLAN No. F20260360

GLW PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY	DRAWN BY	CHECKED BY
KAF	ZG	KAF

DATE	REVISION	BY	APP'R.

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L:\CADD\DRAWINGS\25073\PLANS BY GLW\FCP\25073FCP.dwg, 11/18/2025 8:53:41 AM, PDF-XCHANGE 2012 PRINTER, 1:1, 36x24, BLOTTED BY: Zaire Garrett

PREPARED FOR:
THE WILLS GROUP
102 CENTENNIAL STREET
LA PLATA, MD 20646
BERTHA BALLEW
EMAIL: BBALLEW@WILLSGROUP.COM
PHONE: 301-932-3600

SCALE	ZONING	FINAL FOREST CONSERVATION PLAN DETAILS	G. L. W. FILE No.
1"=30'	GR	15700 SHADY GROVE ROAD GAS STATION PARCEL 7-C WASHINGTON INDUSTRIAL PARK PLAT 21309 N/A	25073
DATE: NOV, 2025	TAX MAP – GRID: FS-62 & 221 WSSC GRID 221NW09	GAITHERSBURG ELECTION DISTRICT No. 9 — MONTGOMERY COUNTY, MARYLAND	SHEET 3 OF 3