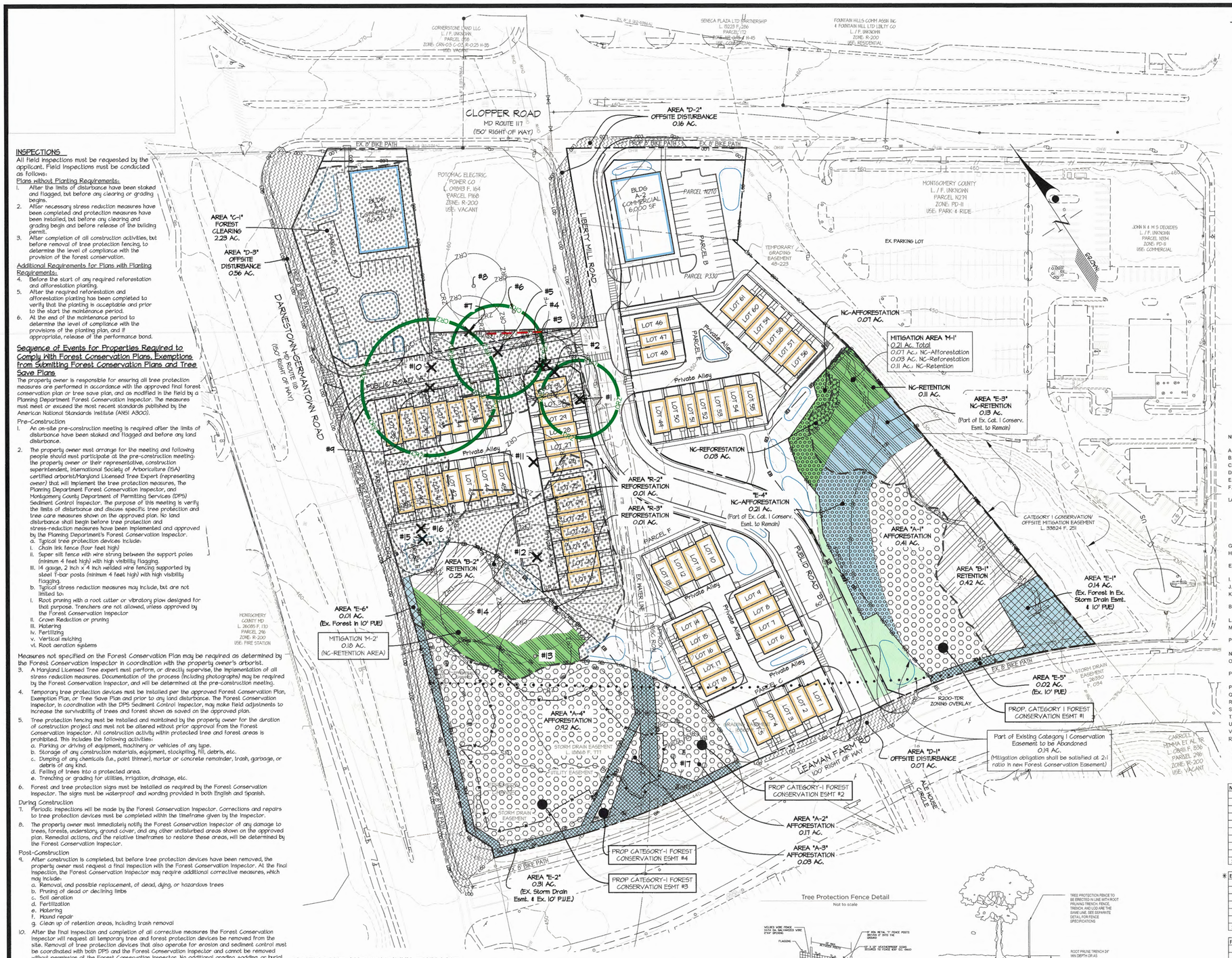


INSPECTIONS

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.

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 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. Mulching
      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. Mulching
   f. Mound 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.

MAPPED SOIL TYPES

MAP UNIT	DESCRIPTION	HIGHLY ERODIBLE	HYDRIC	PRIME FARMLAND
1C	GAILA SILT LOAM 8 - 15% SLOPES	NO	NO	YES
1TB	OCCOQUAN LOAM 3 - 8% SLOPES	NO	NO	YES
54A	HATBORO SILT LOAM 0 - 3% SLOPES FREQ. FLOODED	NO	YES	NO

ACCORDING TO USDA - WEB SOIL SURVEY
Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/ accessed May 31, 2018.

SIGNIFICANT AND SPECIMEN TREE LIST

No.	COMMON NAME	SPECIES NAME	DBH	CONDITION	COMMENTS	DISPOSITION	% DISTURBED
2.	BLACK LOCUST	ROBINIA PSEUDOACACIA	28"	POOR		Remove	
3.	BLACK LOCUST	ROBINIA PSEUDOACACIA	23"	POOR		Remove	
4.	BACK LOCUST	ROBINIA PSEUDOACACIA	26"	POOR		Remove	
5.	BLACK LOCUST	ROBINIA PSEUDOACACIA	21"	POOR		Remove	
6.	SUGAR MAPLE	ACER SACCHARUM	28"	GOOD		Disturb	18%
7.	BLACK CHERRY	PRUNUS SEROTINA	28.5"	FAIR		Remove	
8.	BACK LOCUST	ROBINIA PSEUDOACACIA	26"	POOR		Save	
10.	BLACK CHERRY	PRUNUS SEROTINA	24"	GOOD		Remove	
11.	WALNUT	JUGLANS SPS	24"	POOR		Remove	
12.	AMERICAN LINDEN	TILIA AMERICANA	26"	POOR		Remove	
13.	BLACK LOCUST	ROBINIA PSEUDOACACIA	29"	POOR		Save	
14.	BACK LOCUST	ROBINIA PSEUDOACACIA	24"	POOR		Save	
15.	SCARLET OAK	QUERCUS COCCINEA	29"	GOOD		Remove	
16.	BLACK CHERRY	PRUNUS SEROTINA	24"	GOOD		Remove	
17.	RED MULBERRY	MORUS RUBRA	21"	FAIR	3 TRUNKS (21", 24.5", (24")	Save	

*See Evaluation of Specimen Tree #14 letter, dated June 19, 2018 for a detailed description of tree condition.

GENERAL NOTES

1. Owner/ Applicant: Kingsview Station, A Joint Venture c/o Pleasants Development 24012 Frederick Road Suite 200 Clarksburg, MD 20871
2. Boundary survey by: Charles P. Johnson & Associates, May 2018
3. Topography by: Charles P. Johnson & Associates, May 2018
4. Master Plan: Germantown Master Plan
5. NRI/FSD by: GLW, P.A. NRI/FSD Plan No. 420182510 Approved: August 1, 2018
6. Watershed & Use Class: Middle Great Seneca Creek (IV-P)
7. There are no known Special Protection Areas (SPA) or PMA Areas on site.
8. There is no floodplain on site per FEMA Map #24031C0170D.
9. Wetlands were flagged by Wetland Studies and Solutions, INC on May 10, 2018.
10. There are no known Rare, Threatened or Endangered Species on site.
11. The property is not listed on the Locational Atlas and Index of Historic Sites.
12. Parcel 216, 322, 330, 536, & N210
    Existing Water Category: W-1 & W-3
    Existing Sewer Category: S-1 & S-3
13. Parcel 220 & 274
    Existing Water Category: W-5
    Existing Sewer Category: S-5
    Proposed Water Category: W-3 (Pending)
    Proposed Sewer Category: S-3 (Pending)
14. Utility Companies: Gas - Washington Gas
    Electric - PEPCO
    Water & Sewer - WSSC
    Telephone - Verizon
    Cable -
15. There is a Black Cherry tree on site that is listed in the 2017-2018 Register of Champion Trees, Montgomery County, Maryland.
16. The field survey was performed on May 10, 2018 BY Michael Clay and Kevin Foster of Getschick, Little & Weber P.A.. Trees were measured with a D-Tape.

SITE DATA

Existing Site Area:	10.28 Ac. (Includes prescriptive R.O.W. Area & SHA plats)
Parcel - 220	0.71 Ac.
Parcel - 274	1.00 Ac.
Parcel - 322	2.86 Ac.
Parcel - 330	4.42 Ac.
Parcel - 536	0.11 Ac.
Parcel - N210	0.42 Ac.
SHA Plat 5117-4	0.20 Ac.
Existing Zoning:	R-200 (Single Family Residential) R-200 TDR
Existing Use:	Vacant
Recommended Master Plan Zoning:	PD-11
Proposed Zone:	CRNF (Commercial Residential Neighborhood - Floating) (CRNF-1.00, C-0.25, R-0.25, H-55')
Proposed Use:	Commercial Residential Neighborhood - Floating Retail/Restaurant/Office & Residential Townhouses
Proposed Development Type:	Standard Method

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

A. Total tract area ... 10.28 Ac. Ex. Site Area + 0.79 Ac. Offsite Distrubance	11.07
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify) ..... See Chart below for tabulations of Other Deductions.	1.20
F. Net Tract Area ..... =	9.87

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

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

G. Afforestation Threshold ...	15%	x F =	1.48
H. Conservation Threshold ...	20%	x F =	1.97

EXISTING FOREST COVER:

I. Existing forest cover ..... =	2.92 *
J. Area of forest above afforestation threshold ..... =	1.44
K. Area of forest above conservation threshold ..... =	0.95

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ... =	2.16
M. Clearing permitted without mitigation ..... =	0.76

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ..... =	2.25
O. Total area of forest to be retained ..... =	0.67

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ... =	0.24
Q. Reforestation for clearing below conservation threshold ... =	2.61
R. Credit for retention above conservation threshold ..... =	0.00
S. Total reforestation required ..... =	2.84
T. Total afforestation required ..... =	0.00
U. Credit for landscaping (may not exceed 20% of "S") ..... =	0.00
V. Total reforestation and afforestation required ..... =	2.84

REFORESTATION CALCULATIONS

W. Total credited Afforestation/ Reforestation provided on-site	= 1.55
X. Total off-site Afforestation/ Reforestation required	= 1.29
Y. Mitigation required at (2:1) for Abandonment of Ex. Forest Conserv. Esmt 0.19 Ac. x (2)= 0.38 Ac.	=0.38
Z. Total (2:1) Mitigation provided onsite:	=0.38

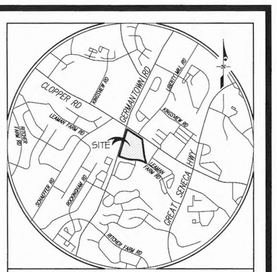
NET TRACT AREA - Other Deductions		
AREA	ACREAGE	Description
E-1	-0.14	Ex. Forest in Ex. Storm Drain Esmt & PUE
E-2	-0.31	Ex. Storm Drain & Ex. 10' PUE
E-3	-0.13	Retention in Ex. Forest Con. Esmt. Area to remain (L.33824 F.251)
E-4	-0.21	Afforestation in Ex. Forest Con. Esmt. Area to remain (L.33824 F.251)
E-5	-0.02	Ex. 10' PUE
E-6	-0.01	Ex. Forest in 10' PUE
M-1	-0.20	Mitigation Area
M-2	-0.18	Mitigation Area
SUBTOTAL	**-1.20**	

* EXISTING FOREST COVER - Other Deductions		
AREA	ACREAGE	Description
E-1	-0.14	Ex. Forest in Ex. Storm Drain Esmt & PUE
E-3	-0.13	Ex. Forest in Ex. Forest Con. Esmt (L.33824 F.251)
E-5	-0.01	Ex. Forest in 10' PUE
M-1	-0.14	Mitigation Area Forest
M-2	-0.18	Mitigation Area Forest
SUBTOTAL	**-0.60**	

FOREST RETENTION		FOREST CLEARING	
AREA	ACREAGE	AREA	ACREAGE
B-1	0.42	C-1	2.25
B-2	0.25	**SUBTOTAL**	**2.25**
SUBTOTAL	**0.67**		

AFFORESTATION		OFFSITE DISTURBANCE	
AREA	ACREAGE	AREA	ACREAGE
A-1	0.41	D-1	0.07
A-2	0.17	D-2	0.16
A-3	0.03	D-3	0.56
A-4	0.92	**SUBTOTAL**	**0.79**
SUBTOTAL	**1.53**		

REFORESTATION		FC EASEMENT MITIGATION (2:1)	
AREA	ACREAGE	AREA	ACREAGE
R-2	0.01	M1	0.20
R-3	0.01	M2	0.18
SUBTOTAL	**0.02**	**SUBTOTAL**	**0.38**



VICINITY MAP

SCALE: 1" = 2,000'

WSSC GRID: 225NW13 - TAX MAP: ET343

LEGEND

- EXISTING TREELINE
- NRI/ FSD TREE BOUNDARY
- PROPERTY LINE
- SVB — STREAM VALLEY BUFFER
- EB — ENVIRONMENTAL BUFFER
- TEMP. TREE PROTECTION FENCE
- #18 FIELD SURVEYED TREE CRITICAL ROOT ZONE
- #18 FIELD SURVEYED TREE CRITICAL ROOT ZONE VARIANCE REQUEST TREE
- #18 TREE TO BE REMOVED
- EXISTING BUILDINGS
- PROPOSED GOMMERCIAL BUILDING
- PROPOSED RESIDENTIAL BUILDING
- STEEP SLOPES 25% AND GREATER
- REFORESTATION AREA
- AFFORESTATION AREA
- CREDITED
- NON-CREDITED
- FOREST RETENTION AREA
- CREDITED
- NON-CREDITED
- OTHER DEDUCTIONS
- Ex. Forest in Ex. Storm Drain Esmt. or PUE
- Area excluded from Net Tract Area
- Area excluded from Net Tract Area
- Forest Con. Esmt Area to be Abandoned
- Mitigation Planting Area
- FOREST CLEARING AREA
- OFFSITE DISTRUBANCE
- FCE — PROP. FOREST CONSERVATION ESMT

Forest Conservation Data Table

Number of Acres	
Tract	9.87
Remaining in Agricultural Use	0.00
Road & Utility ROWs[1]	0.00
Total Existing Forest	2.92
Forest Retention	0.67
Forest Cleared	2.25

Land Use & Thresholds[2]

Land Use Category	MDP	ARA, MDR, IDA, HDR, MDP, or CIA
Conservation Threshold	20	percent
Afforestation Threshold	15	percent

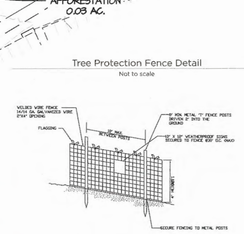
	Total Channel Length (ft.)	Average Buffer Width (ft.)[3]
Stream(s)	850	125'

Acres of Forest in	Retained	Cleared	Planted
Wetlands	0.00	0.000	0.55
100-Year Floodplain	0.00	0.00	0.00
Stream Buffers	0.66	0.10	1.64
Priority Areas	0.66	0.10	1.64

[1] Only Road or Utility ROWs not to be improved as part of development application.
[2] From Section 22A-12(1) of the Forest Conservation Law.
[3] Measured from stream edge to buffer edge.

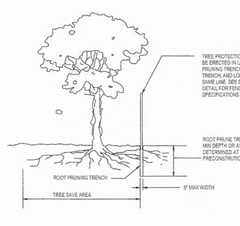
AREA TABULATIONS

	AREA	FOREST
SITE AREA	10.28 Ac.	3.52 Ac.
100-YR FLOODPLAIN	0.00 Ac.	0.00 Ac.
WETLANDS	0.61 Ac.	0.00 Ac.
WETLANDS BUFFER	1.10 Ac.	0.04 Ac.
INTERMITTENT & PERENNIAL STREAM	850 L.F.	450 L.F.
STREAM BUFFER	3.58 Ac.	1.10 Ac.



NOTES
1. Practice may be combined with sediment control fencing.
2. Location and limits of fencing should 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. Protection signage is required.
6. Fencing shall be maintained throughout construction.

1 TEMPORARY TREE PROTECTION FENCE N.T.S.



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.

2 ROOT PRUNING N.T.S.

LANDSCAPE ARCHITECT 807 8/9/19 KEVIN ASHMORE FOSTER STATE OF MARYLAND

DEVELOPER'S CERTIFICATE

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

Developer's Name: KINGSVIEW STATION, A JOINT VENTURE c/o PLEASANTS DEVELOPMENT
Contact Person or Owner: Clark Wagner
Address: 24012 Frederick Road, Suite 200 Clarksburg, Maryland 20871
Phone: (301) 428-0800
Signature: Clark Wagner

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:	DATE	REVISION	BY	APP'R.
XXX				
DRAWN BY: KAB				
CHECKED BY: KAF				

PREPARED FOR:
KINGSVIEW STATION, A JOINT VENTURE
c/o PLEASANTS DEVELOPMENT
24012 FREDERICK ROAD, SUITE 200
CLARKSBURG, MD 20871
ATTN: CLARK WAGNER
301-428-0800 x 1013

SCALE	ZONING
1"=50'	SEE SITE DATA
DATE	TAX MAP - GRID
DEC. 2018	ET-343

PRELIMINARY FOREST CONSERVTION PLAN

KINGSVIEW STATION
PARCELS 210, 220, 274, 322, 330, 536

DARNSTOWN ELECTION DISTRICT No. 06 — MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 18020

SHEET 1 OF 1

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