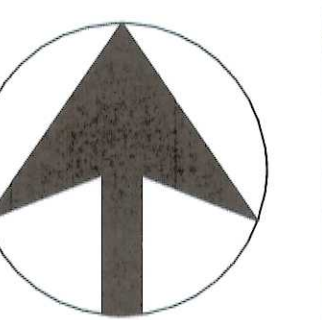


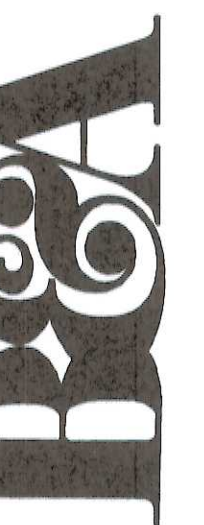
10/02/2018



date: 09/14/2018

scale: 1" = 30'

Benning & Associates, Inc.
Land Planning Consultants
10000 University Blvd
Cathetersburg, Maryland 20877
(301)944-6240

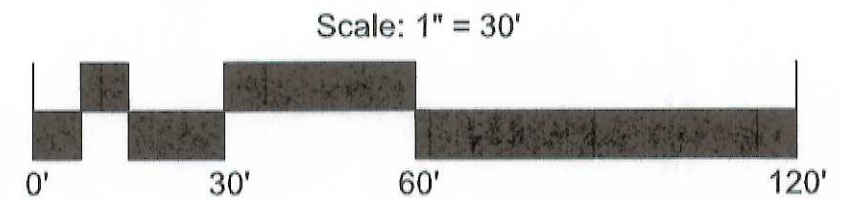
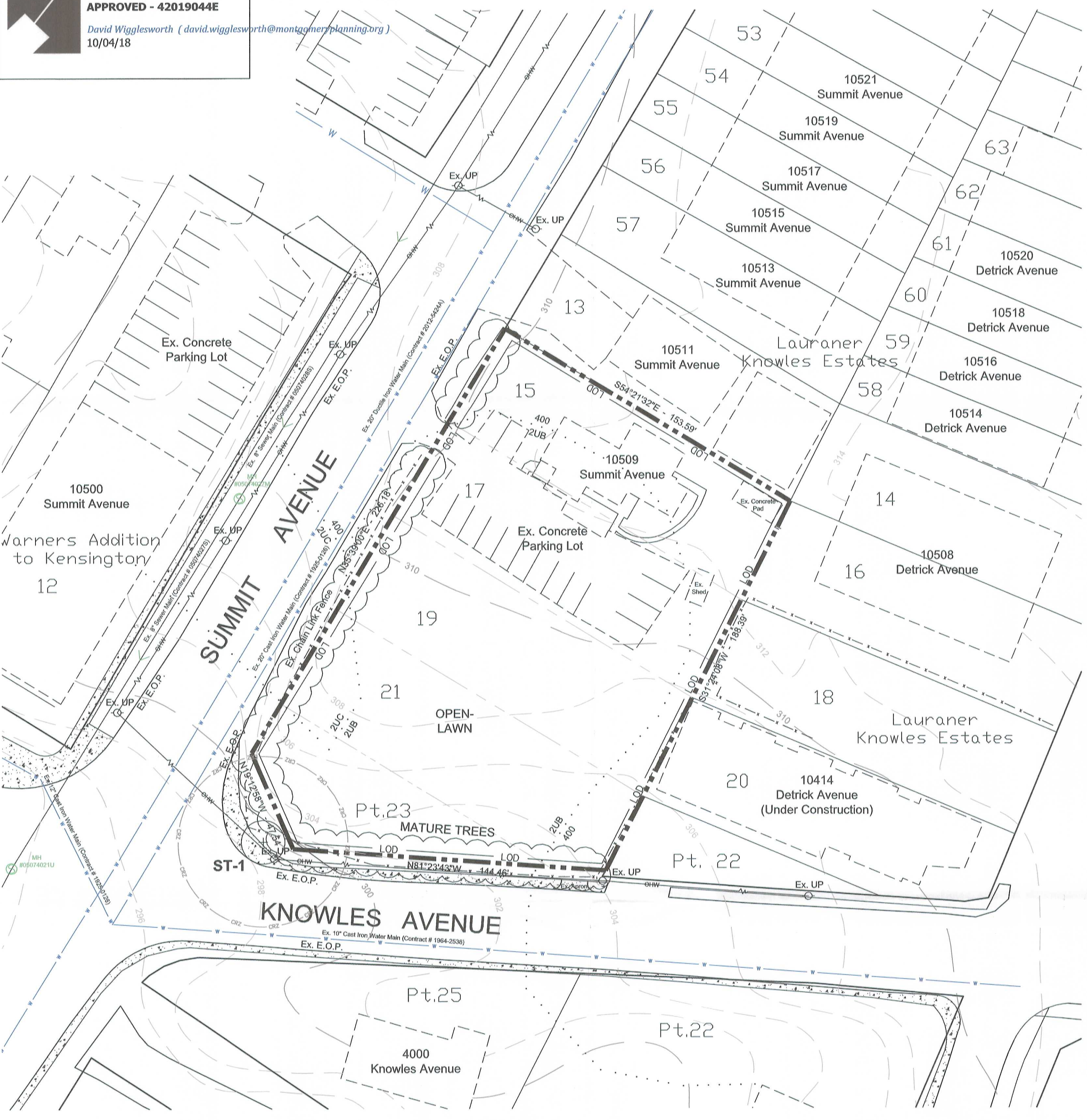


FOREST CONSERVATION EXEMPTION REVIEW PLAN
Lots 15, 19, 21, Pt.23 & Pt.25
of Hucks & Copps Subdivision
10509 Summit Avenue
 Montgomery County, Maryland

Received
M-NCPPC
OCT 11 2018
Montgomery County
Planning Department

WSSC GRID 213NW04
TAX MAP HP343
M-NCPPC FILE NO.
42019044E
SHEET 1 OF 1

APPROVED - 42019044E
David Wigglesworth (david.wigglesworth@montgomeryplanning.org)
10/04/18



- LEGEND:**
- CANOPY COVERAGE
 - CRITICAL ROOT ZONE
 - EXISTING BUILDING
 - LIMITS-OF-DISTURBANCE
 - PROPERTY LINE
 - SIGNIFICANT TREE
 - SOILS SERIES DIVIDE

TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	TREE CONDITION	COMMENTS
ST-1	<i>Prunus serotina</i>	Black Cherry	26.0" (Estimate)	Moderate - Poor	Slap rot on trunk and in canopy, tree is covered with English Ivy, unable to properly assess, dead broken limbs with decay, die-back

SYMBOL	NAME	K-FACTOR	HYDRIC	SLOPES	SEEDLING MORTALITY	COMMENTS	PRIME AGRICULTURAL	SEVERELY ERODIBLE	SERPENTINITE
2UB	Glenely-Urban land complex	0.32	No	8 - 15%	Slight	Very deep, well drained with urban land	No	No	No
2UC	Glenely-Urban land complex	0.32	No	8 - 15%	Slight	Very deep, well drained with urban land	No	No	No
400	Urban Land	No	No			75% of surface is covered	No	No	No

AREA IN FOREST	AREA IN STREAM BUFFER	AREA IN WETLANDS	AREA IN 100-YEAR FLOODPLAIN	FORESTED AREA IN STREAM BUFFER	FORESTED AREA IN WETLANDS	FORESTED AREA IN 100-YEAR FLOODPLAIN
0.0 AC	0.0 AC	0.0 AC	0.0 AC	0.0 AC	0.0 AC	0.0 AC

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 Nation Standards Institute (ANSI A300).

- Pre-Construction**
- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
 - The property owner must arrange for the meeting and the following people 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 tree-care measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
 - Typical Tree Protection devices include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - Typical stress reduction measures may include, but are not limited to:
 - Root Pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector.
 - Crown reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration matting
 - 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.
 - 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 the trees and forest as saved on the approved plan.
 - Tree protection fencing must be installed and maintained by the property owner for the duration of the construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest area is prohibited. This includes the following activities:
 - Parking or driving of equipment, machinery or vehicles of any type.
 - Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
 - Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainders, trash, garbage, or debris of any kind.
 - Felling of trees into a protected area.
 - Trenching or grading for utilities, irrigation, drainage, ect.
 - 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**
- 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.
 - 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 time frames to restore these areas will be determined by the Forest Conservation Inspector.
- Post-Construction**
- 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:
 - Removal, and possible replacement of dead, dying, or hazard trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair
 - Clean up of retention areas including trash removal
 - 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.
 - 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. Inspections must be conducted as follows:

Tree Save Plans and Forest Conservation Plans without Planting Requirements

- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
- After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing or grading begins and before release of the building permit.
- 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

- Before the start of any required reforestation and afforestation planning.
- After required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance period.
- 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.

MISS UTILITY
Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavations and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION NOTES:

- Property Tax Identification Numbers - 01482176, 01023894, 01023906 and 01023917.
- Property Owner: Name - 10509 Summit Venture, LLC. c/o Tom Braut Street Address - 10509 Summit Avenue City, State Zip - Kensington, MD 20895
- Area of Property - 0.84 AC.
- The subject Property is located in the Lower Rock Creek Watershed, Maryland Use Class I.
- The subject Property is not located in a Special Protection Area or the Patuxent River Primary Management Area.
- Per FEMA Floodmap Panel 24031C0365D for Montgomery County, there are no floodplains existing on the property.
- There were no wetlands identified during the site visit and the National Wetland Inventory Maps for Montgomery County does not identify any existing wetlands.
- No rare, threatened or endangered species or their habitats were observed or are known to occur on the property (Md. DNR).
- The Property is not on the Location Atlas and Index of Historic Sites.
- National, State, or County Champion Tree are absent on the Site.
- Trees that are at least 75 percent of the current State Champion are absent on the Site.
- Tree sizes were obtained by measuring diameter-at-breast-height with a diameter tape. Sizes for off-site trees are by ocular estimates.
- Person conducting field work- Joshua Owen Maisel / Benning and Associates, Inc.
- Dates when field work was conducted - 09/06/2018
- Existing conservation easements shown here are per available public records.
- The subject property is zoned - C RT-1.5 C-1.0 R-0.5 H-60.
- The subject property is located within WSSC grid 213NW04, Tax Map HP343.
- Soil series 2UB, 2UC and 400 are present on entire property.
- Two-foot contour-interval topography from M-NCPPC.
- On-site tree locations from a field survey by: Thomas A. Maddox Professional Land Surveyor 8933 Shady Grove Court Calhattersburg, Maryland 20877 301-948-5864

NATURAL RESOURCES INVENTORY: NARRATIVE

The subject property located within the Lower Rock Creek (use I) consists of approximately 0.84 acres of land. There is no existing forest on this property. The property has tree cover and a lawn that is maintained on a regular basis with ornamental landscaping. There is an existing single-family home, a shed, a concrete pad, and a parking lot on the property. There is one significant trees located adjacent to the subject property as shown on the plan.

The following pertains to the entire property:
- there are no environmental sensitive features on or adjacent to the subject property

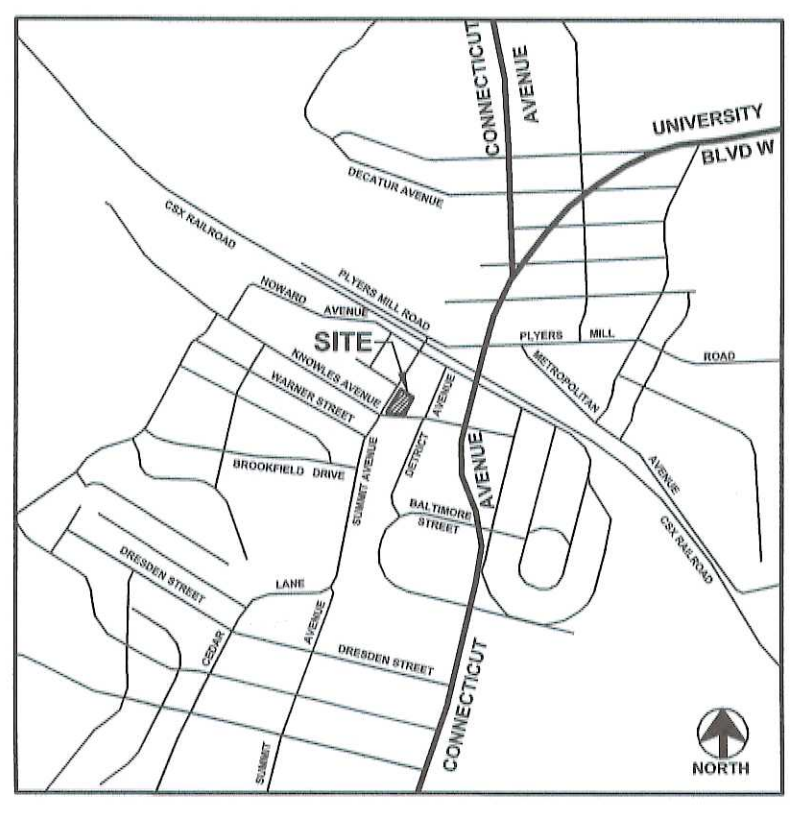
No wild life was observed on the property. This information was gathered during a site visit on 09/06/2018.

EXEMPTION NARRATIVE

THIS PROPERTY QUALIFIES FOR AN EXEMPTION FROM THE FOREST CONSERVATION LAW PER SECTION 22A-9(b)
(1) AN ACTIVITY OCCURRING ON A TRACT OF LAND LESS THAN 1.5 ACRES WITH NO EXISTING FOREST, OR EXISTING SPECIMEN OR CHAMPION TREE, AND THE AFFORESTATION REQUIREMENT WOULD NOT EXCEED 10,000 SQUARE FEET; OR
(2) AN ACTIVITY OCCURRING ON A TRACT LESS THAN 1 ACRE THAT WILL NOT RESULT IN THE CLEARING OF MORE THAN A TOTAL OF 20,000 SQUARE FEET OF EXISTING FOREST, OR ANY EXISTING SPECIMEN OR CHAMPION TREE AND REFORESTATION REQUIREMENTS WOULD NOT EXCEED 10,000 SQUARE FEET. FOREST IN ANY PRIORITY AREA ON-SITE MUST BE PRESERVED;



VICINITY MAP
SCALE: 1" = 2,000'



Prepared for:
10509 Summit Venture, LLC.
c/o Tom Braut
10509 Summit Avenue
Kensington, MD 20895
(703) 868-2831