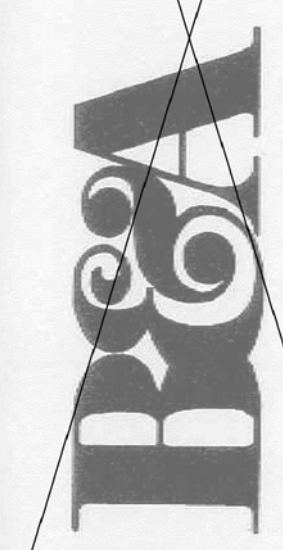


date: December 29, 2014
scale: 1" = 100'

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Guthrie, MD 20877
(301) 444-6282



- LIST OF AMENDMENT ITEMS (THIS SHEET)
- 1. CHANGE TO SIGNIFICANT TREE CHART - TREES REMOVED
 - 2. ADDITION TREE/FORST AREA
 - 3. PROPOSED CAT I CONSERVATION EASEMENT W/ PLANTINGS
 - 4. ADDED CONDITIONAL USE LINE AND PROGRAM ELEMENTS



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4/6/22

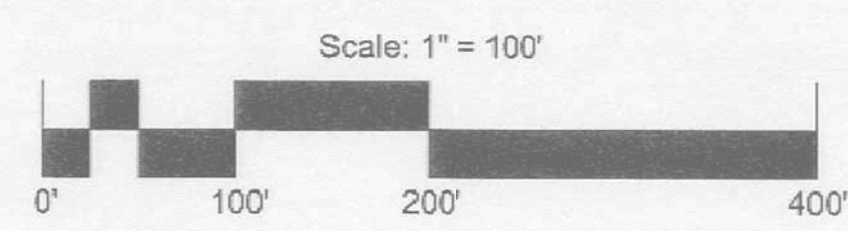
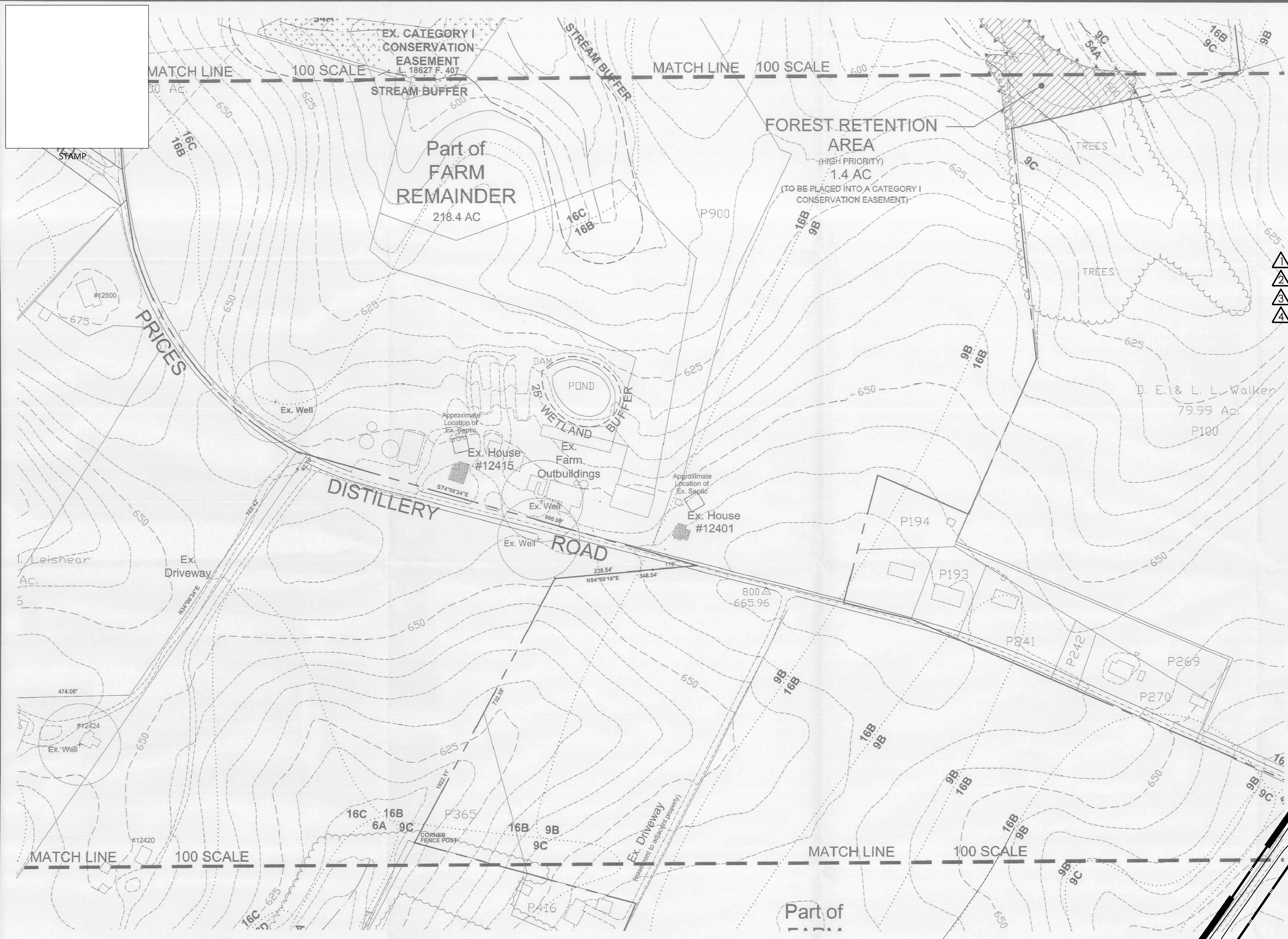


I hereby certify that this Forest Conservation Plan Amendment has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Montgomery County Trees Technical Manual, effective July 1, 1992.
This certification is specifically in regards to the changes proposed as part of Conditional Use CU202207 and this Forest Conservation Plan Amendment SC2009002A.

"MINOR SUBDIVISION"

AMENDED FFCP-SC2009002A-12120 PRICES DISTILLERY ROAD
NO. 12120 PRICES DISTILLERY ROAD
LIBER 59114 FOLIO 146
MONTGOMERY COUNTY, MD

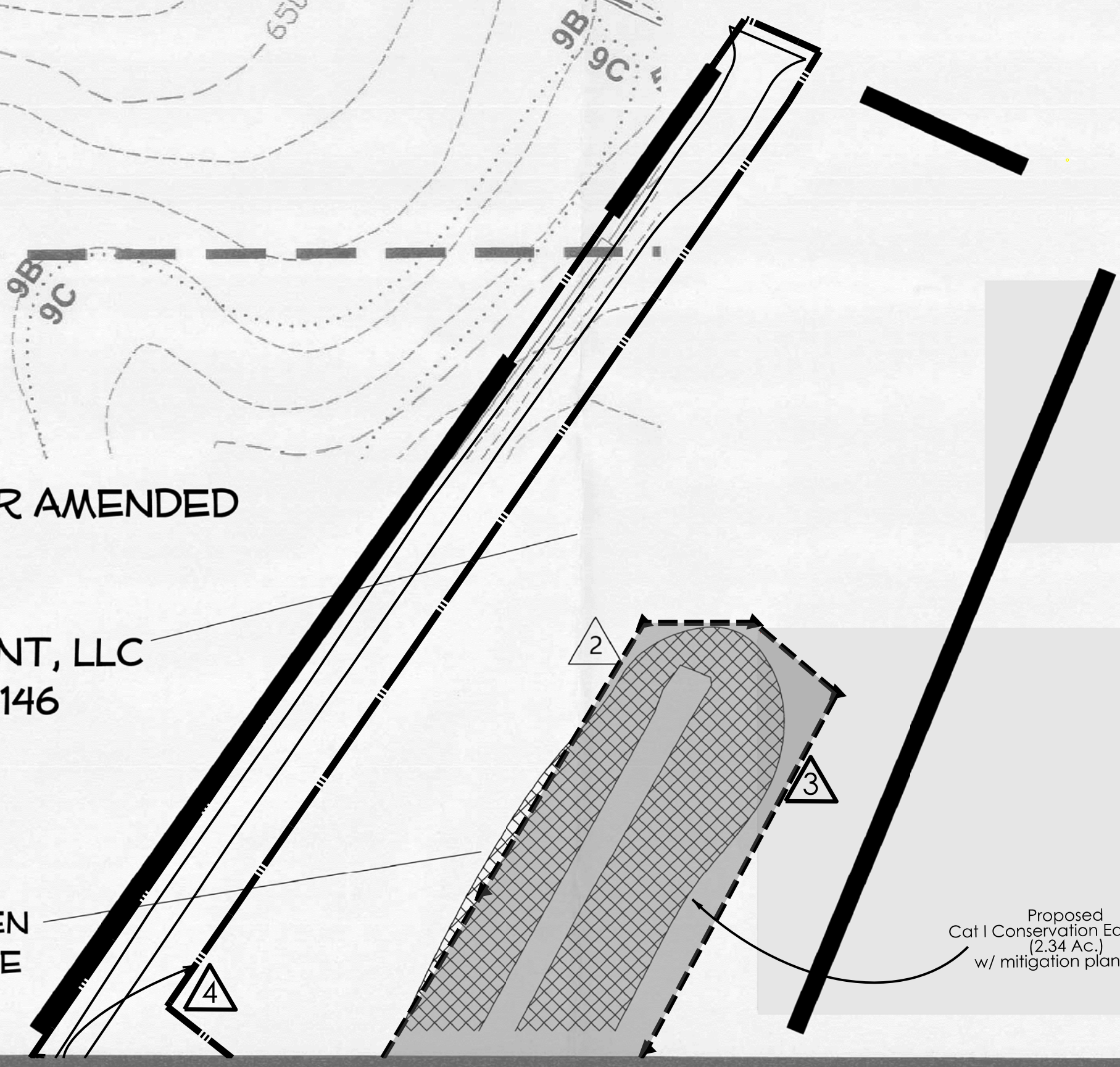
RECEIVED
M-NCPPC
APR 21 2015
MONTGOMERY COUNTY
PLANNING DEPARTMENT



DEVELOPERS CERTIFICATION
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE FINAL FOREST CONSERVATION PLAN APPROVAL NO. SC2009002A, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.
DEVELOPER'S NAME: CHAPINGO INVESTMENTS, LLC
CONTACT PERSON: JOSE ALVAREZ
ADDRESS: 3558 WORTHINGTON BLVD., UNIT 201
FREDERICK, MD 21704
PHONE: 301-646-2516
SIGNATURE: _____ DATE: _____

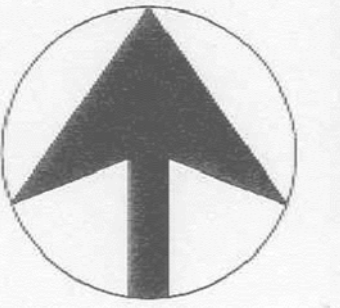
PROPERTY/LAND AREA FOR AMENDED
FFCP
PROPERTY OF
CHAPINGO INVESTMENT, LLC
LIBER 59114 FOLIO 146
32.6987 AC.
ZONE: AR
USE: AG

PROPOSED PLANTED MITIGATION AREA BETWEEN
EXISTING RIP-RAP AND WETLANDS BUFFER (SEE
AMENDED FFCP SHEET 6 OF 6)





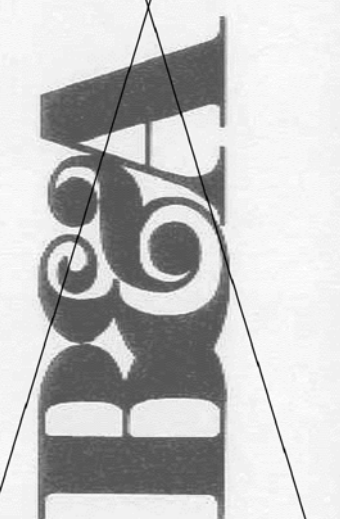
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date: December 29, 2014

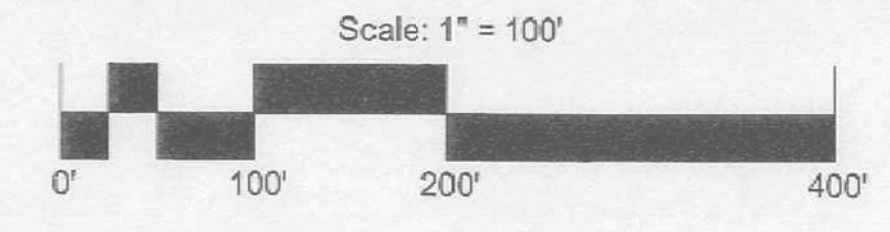
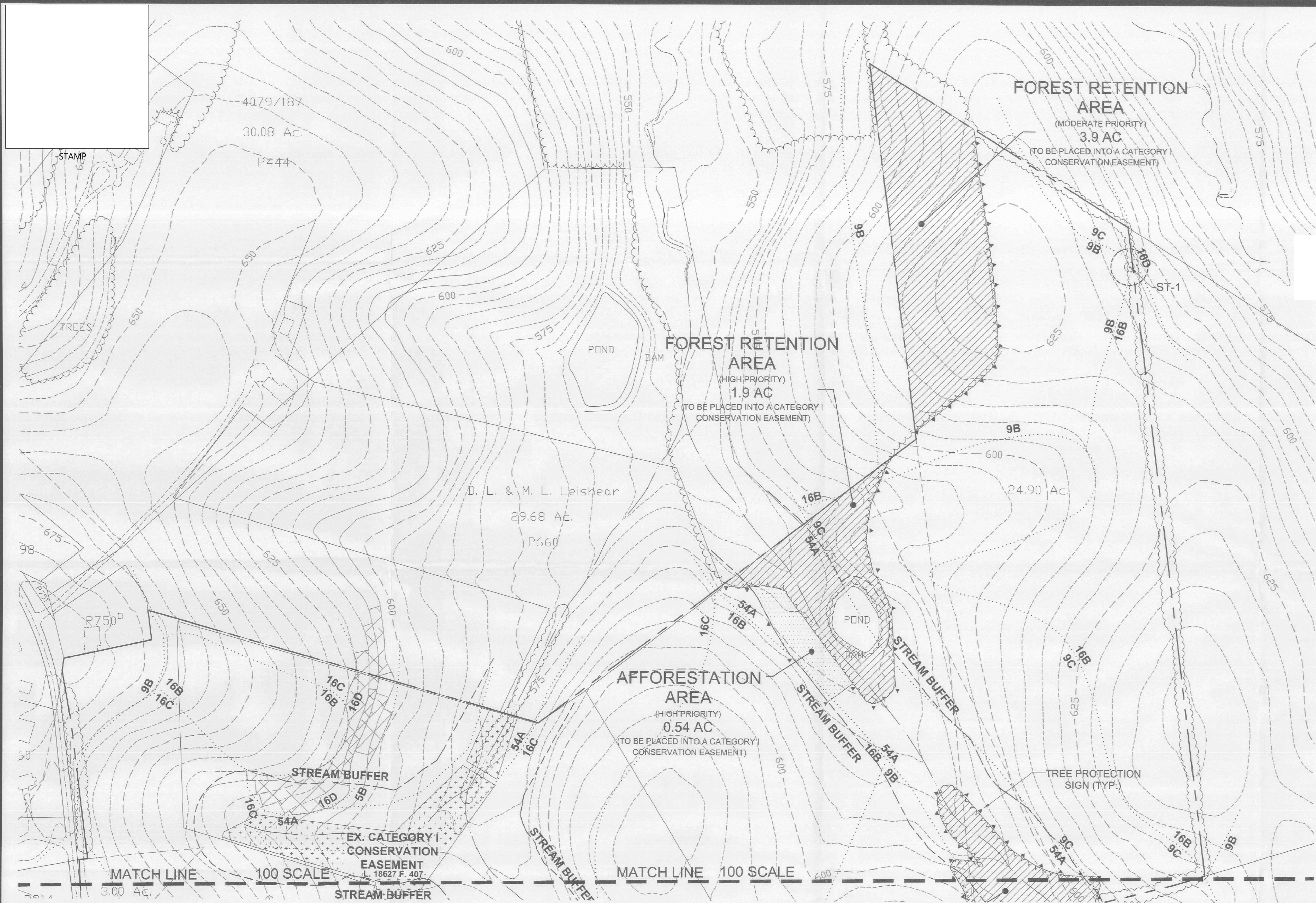
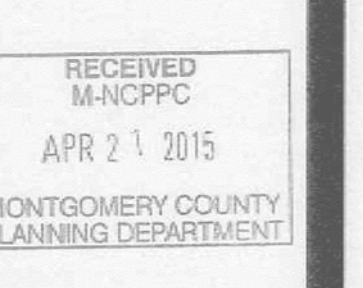
scale: 1" = 100'

Brenning & Associates, Inc.
 and Planning Consultants
 8933 Shady Grove Court
 Gaithersburg, MD 20877
 (301) 948-0240



AMENDED FFCCP-SC2009002A-12120 PRICES DISTILLERY ROAD
 NO. 12120 PRICES DISTILLERY ROAD
 LIBER 59114 FOLIO 146
 MONTGOMERY COUNTY, MD

"MINOR SUBDIVISION"



DEVELOPERS CERTIFICATION
 THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE FINAL FOREST CONSERVATION PLAN APPROVAL NO. SC2009002A, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

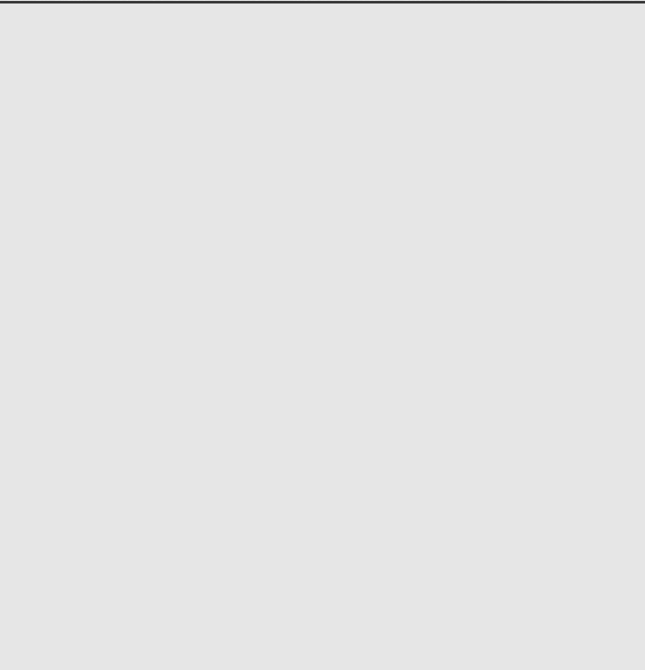
DEVELOPER'S NAME: CHAPINGO INVESTMENTS, LLC
 CONTACT PERSON: JOSE ALVAREZ
 ADDRESS: 3558 WORTHINGTON BLVD., UNIT 201
 FREDERICK, MD 21704
 PHONE: 301-646-2516

SIGNATURE: _____ DATE: _____

STAMP

MATCH LINE 100 SCALE 3.00 Ac. STREAM BUFFER EX. CATEGORY I CONSERVATION EASEMENT L. 18627 F. 407

MATCH LINE 100 SCALE



Sequence of Events for Property Owners Required to Comply With Forest Conservation and/ or Tree-Save Plans

Pre-Construction
1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner shall contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

2. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
a. Root pruning
b. Crown Reduction or pruning
c. Watering
d. Fertilizing
e. Vertical mulching
f. Root aeration matting
Measures not specified on the forest conservation plan may be required as determined by the M-NCPPC inspector in coordination with the arborist.

3. A Maryland licensed tree expert or an International Society of Arboriculture certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.

4. Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. 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. Temporary tree protect devices may include:
a. Chain link fence (four feet high)
b. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

5. Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the forest conservation inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of the forest conservation inspector.

6. Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown approved plan.

7. Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.

During Construction

8. Periodic inspections by the forest conservation inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the forest conservation inspector, must be made within the timeframe established by the inspector.

Post-Construction

9. After construction is completed, an inspection shall be requested. Corrective measures may include:
a. Removal and replacement of dead and dying trees
b. Pruning of dead or declining limbs
c. Soil aeration
d. Fertilization
e. Watering
f. Wound repair
g. Clean up of retention areas

10. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. No additional grading, sodding, or burial may take place.

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

- 1) After the limits of disturbance have been staked and flagged, but before any clearing or grading resumes.
- 2) After necessary stress reduction measures have been completed and the protection measures have been installed, but before any clearing or grading resumes.
- 3) After completion of all construction activities to determine the level of compliance with the provisions of the forest conservation plan;

Additional Requirements for Plans with Planting Requirements

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

GENERAL PLANTING NOTES:

1. Prior to any planting on the site, a pre-planting meeting with the M-NCP&PC Inspector must be arranged.
2. The contractor shall locate and verify the existence of all utilities prior to any excavation work.
3. The contractor shall supply all plant materials in quantities equal to that shown on plan.
4. All plant material shall conform to the guidelines established in the current American Standard for Nursery Stock as published by the American Association of Nurserymen.
5. All plants shall bear the same relationship to finished grade as the plant's original grade.
6. All plants shall be balled & burlapped or container grown as specified. Container grown stock that is root bound will not be acceptable.
7. With container grown stock, the container shall be removed and the ball shall be cut through the surface in two vertical locations.
8. All plants shall be sprayed with an antidesiccant within 24 hours after planting.
9. All plants shall be installed as per details.
10. All plants and stakes shall be set plum unless otherwise specified.
11. The landscape contractor shall provide loam fill as needed.
12. All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered weekly or more often, if necessary, during the first growing season.
13. Landscaping including on-site forest mitigation within the stream buffer, to be installed and approved prior to occupancy and use of the facility.

PLANTING NOTES:

1. Prior to planting, inspect planting stock. Plants not conforming to the American Standard for Nursery Stock specifications for size, form, vigor or roots, or due to trunk wounds, insects and disease should be replaced.
2. Areas planted should be mulched after planting unless tree shelters are provided.
3. Water heavily to fill any air pockets in soil.

SITE PREPARATION NOTES:

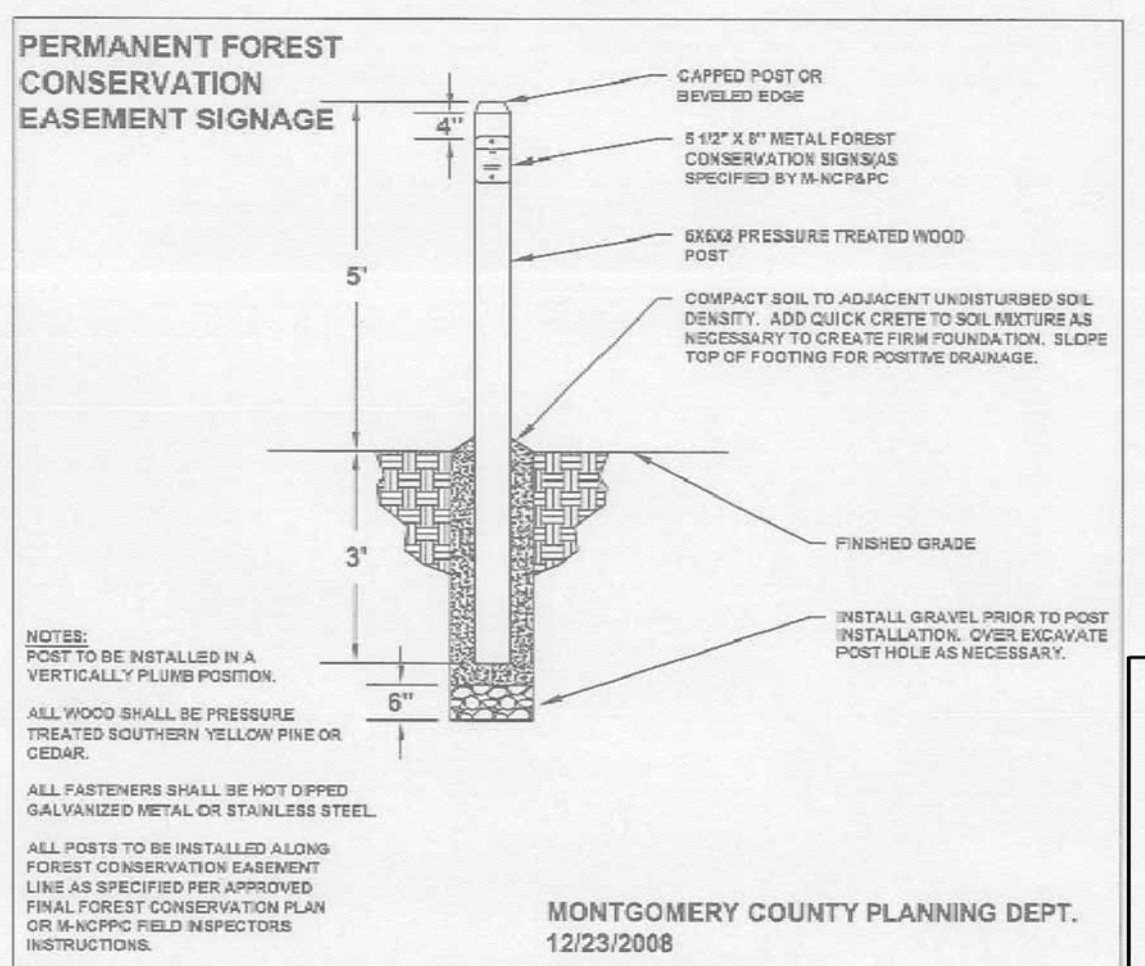
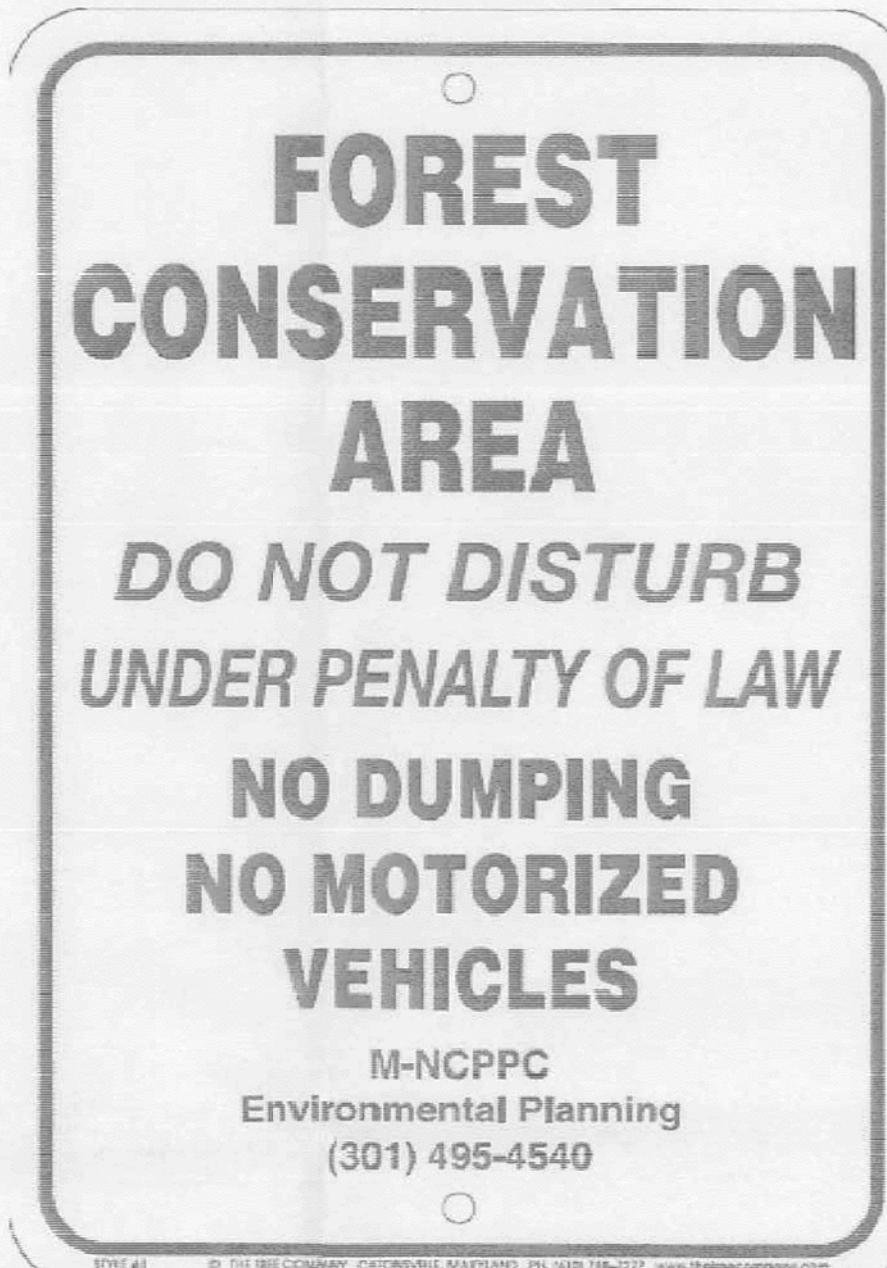
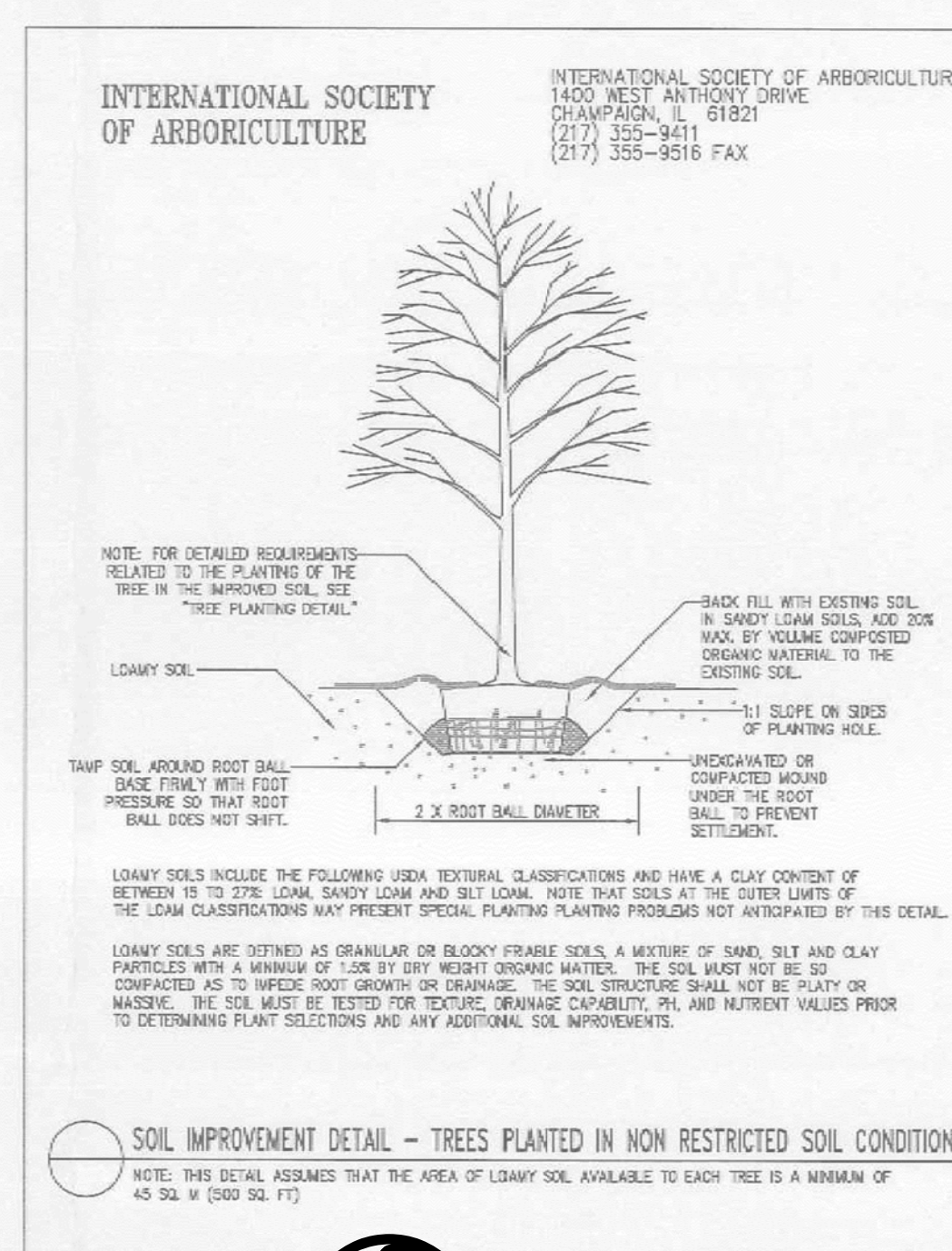
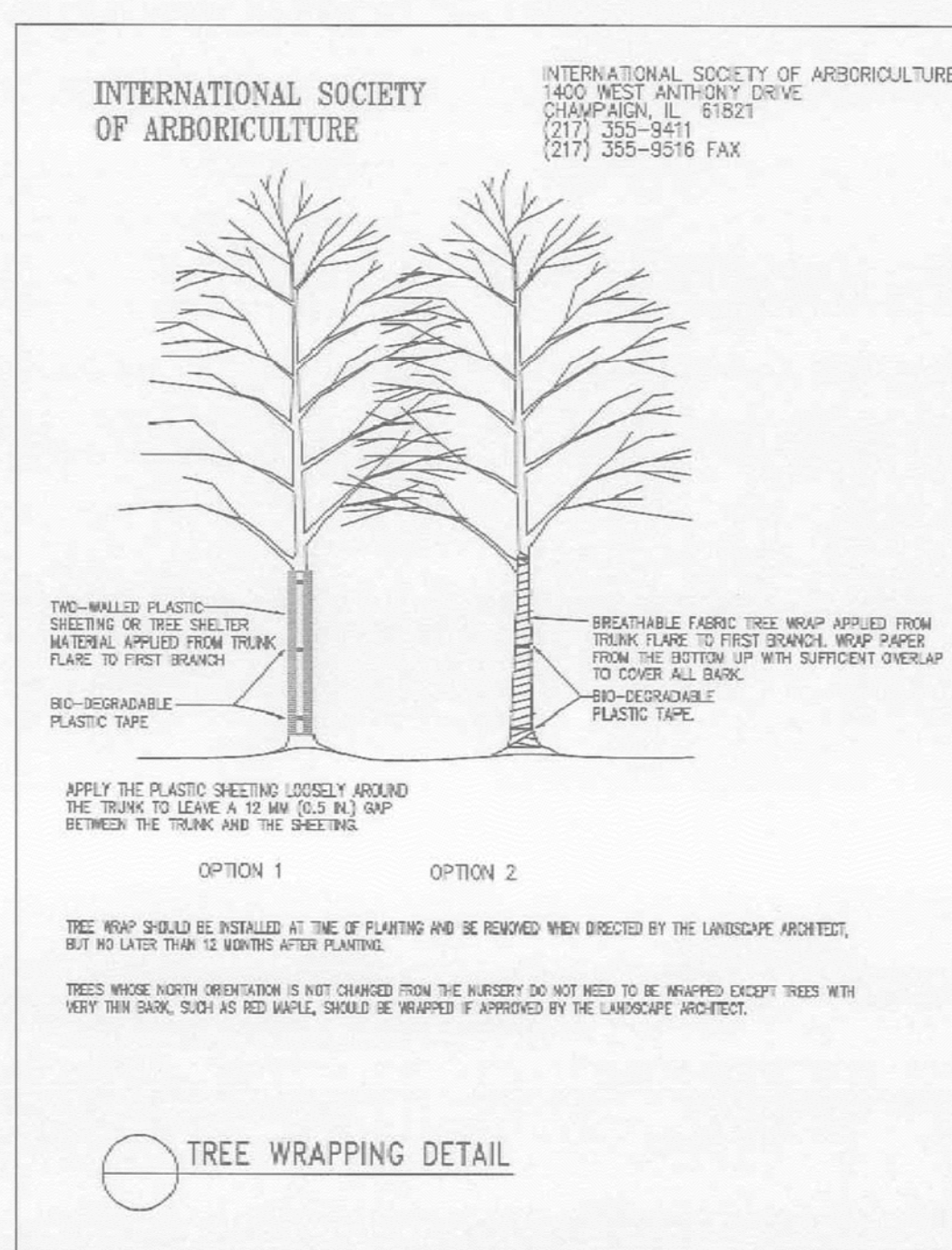
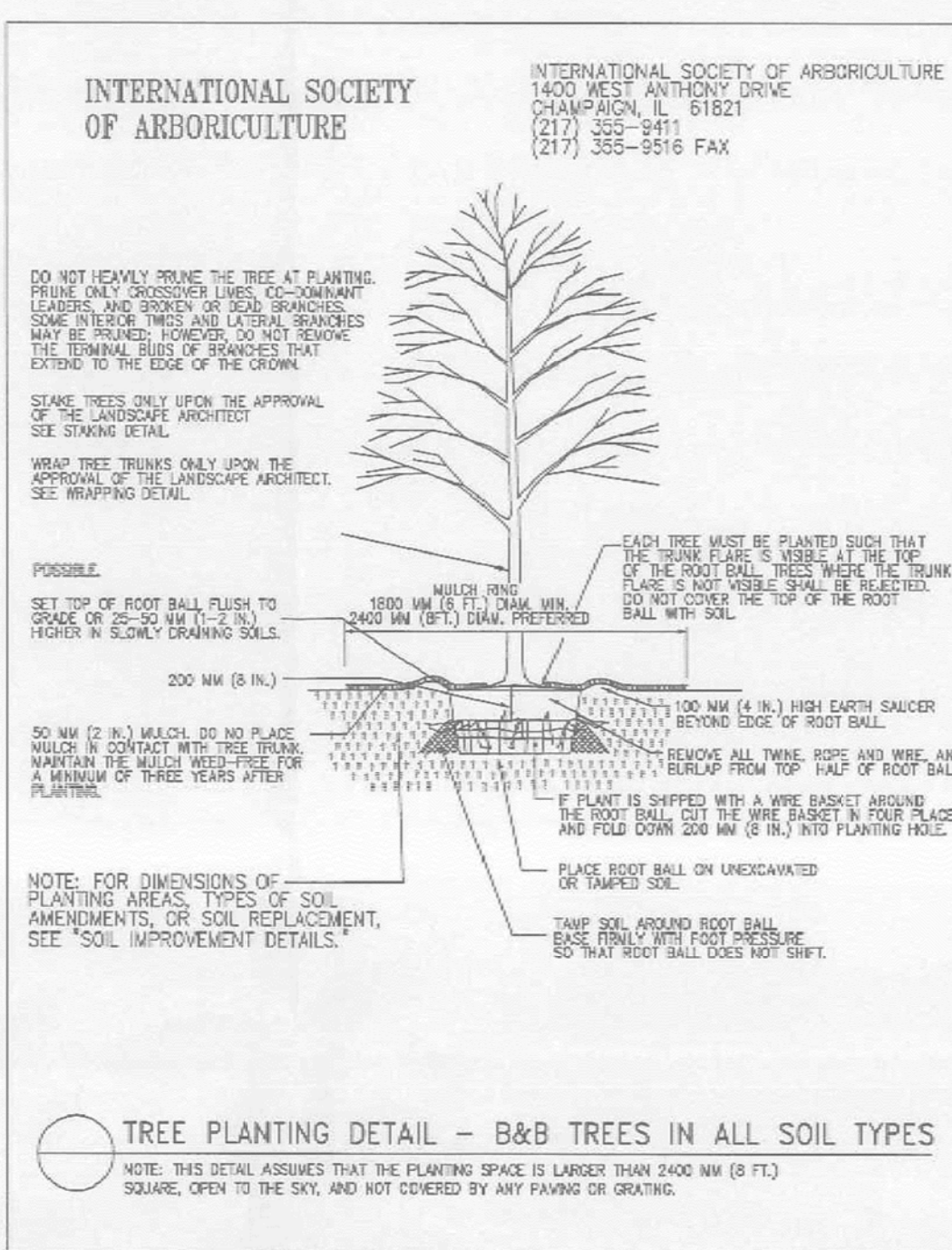
1. Soil tests are to be performed by contractor in all areas proposed for planting to determine deficiencies.
2. Soil amendments, if necessary, should be applied before planting and are to be determined by University of Maryland Cooperative Extension Service or other qualified professional, as determined by the M-NCP&PC site inspector.
3. Topsoil for planting shall be uniform composition, free of subsoil, clay lumps, stones, stumps, roots or similar objects larger than 1 inch.
4. Topsoil must be free of plant or parts of Bermudagrass, Quackgrass, Johnsongrass, Nutsedge, Poison Ivy, Canadian Thistle, or others.
5. Topsoil shall be tested by a recognized laboratory for pH and soluble salts. A pH of 4.5 to 7.5 is required. Soluble salts shall not be higher than 500 parts per million.
6. All existing trash must be removed prior to planting.
7. Four inches of topsoil will be added to all reforestation areas prior to planting.
8. All plant installation shall follow the latest edition of the M-NCP & PC publication "Trees-Approved Technical Manual".
9. Plants shall be inspected by the contractor and any material that is either damaged or which has root ball compaction, j-rooted or kinked root systems will be replaced. No plants will be stored on site. Plants will be planted immediately once received from the nursery.
10. Stock will be planted in random order to reflect natural growth of the forest.
11. Planting field should be limited to 2.5x root ball diameter. Native soil material will be used to back fill plant site and area will be packed to remove air pocket. Rake soil evenly over the planting field and fill plant site and area will be packed to remove air pocket. Rake soil evenly over the planting field and cover hole with three inches of mulch. Water to settle soil and provide moisture as needed.
12. Deer protection measures to be determined as part of the pre-planting meeting.

MAINTENANCE AGREEMENT:

1. The owner's Maintenance Period shall last for two years after completion of planting as directed by the approval authority (M-NCP&PC).
2. The owner's maintenance of new planting shall consist of watering, cultivating, weeding, mulching, installing tree shelters, replacement of tree shelters, resetting plants to proper grades or upright position, and furnishing and applying such pesticide sprays and invigorants as are necessary to keep the plants free of insects and disease and in thriving condition.
3. Protect planting areas and plants at all times against damage of all kinds for the duration of maintenance period. Maintenance includes temporary protection barriers and signs as required for protection.

MAINTENANCE:

1. The area will be mowed before planting and invasive species should be treated with herbicide at this time to inhibit their comeback. Continuing maintenance will be needed to control competing vegetation until the new plantings become established. This may include repeat mowing, mulching and/or touch treatment of exotics with herbicide. Mowing will be required at least once during each growing season of the two-year maintenance period.
2. All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall be watered weekly or more often during the first growing season depending on conditions and species tolerance. All plants shall be watered periodically during subsequent spring, Summer & Fall seasons of the two-year maintenance period as conditions require and as per maintenance agreement.
3. Exact measures for installation and maintenance to be determined at pre-planting meeting.
4. Forest planting areas to be covered by a two-year maintenance program, with a two-year bond. The landscape contractor will inspect all planted areas every six months after for two years. At the end of the two year inspection, the contractor will request M-NCP&PC inspection and will ensure that 75% of the original stock level is alive and vigorous.
5. In years one and two each forest planting area will be maintained by either mowing or chemical treatment. Control of exotic and invasive species is to be done without the use of herbicides as much as possible. If use of chemicals is unavoidable, contact M-NCP&PC (301) 495-4540 for approval prior to application of chemicals.
6. During each inspection following planting, the contractor will evaluate the need for additional watering, additional fertilizer or lime and any additional steps to control competing vegetation. The contractor will also assess any disease potential of if any outside influences is having a deleterious affect on the mitigation sites.



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Gaithersburg, Maryland 20879
Phone: (301) 444-8282 Fax: (301) 444-8181
www.stantec.com



4/6/22

I hereby certify that this Forest Conservation Plan Amendment has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Montgomery County Trees Technical Manual, effective July 1, 1991.

This certification is specifically in regards to the changes proposed as part of Conditional Use CU202207 and this Forest Conservation Plan Amendment SC2009002A.

DEVELOPERS CERTIFICATION
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE FINAL FOREST CONSERVATION PLAN APPROVAL NO. SC2009002A, INCLUDING AFFORESTATION CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.
DEVELOPER'S NAME: CHAPINGO INVESTMENTS, LLC
CONTACT PERSON: JOSE ALVAREZ
ADDRESS: 3558 WORTHINGTON BLVD., UNIT 201
FREDERICK, MD 21704
PHONE: 301-646-2516
SIGNATURE: _____ DATE: _____

PLANT SCHEDULE - RECOMMENDED SPECIES LIST

QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
22	3/4" - 1" Caliper	BETULA NIGRA	RIVER BIRCH	20' o.c.	B&B
22	3/4" - 1" Caliper	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20' o.c.	B&B
22	3/4" - 1" Caliper	NYSSA SYLVATICA	BLACK GLUM	20' o.c.	B&B
21	3/4" - 1" Caliper	PLATANUS OCCIDENTALIS	Sycamore	20' o.c.	B&B
21	3/4" - 1" Caliper	QUERCUS PALUSTRIS	PIN OAK	20' o.c.	B&B
SHRUBS: 18					
9	18"-24" HEIGHT	LINDERA BENZON	SPICEBUSH	12' o.c.	Container Grown
9	18"-24" HEIGHT	VIBURNUM DENTATUM	SOUTHERN ARROWWOOD	12' o.c.	Container Grown

FINAL FOREST CONSERVATION PLAN NOTES:

1. REFORESTATION REQUIREMENTS
1. REFORESTATION FOR PROJECT LEISHEAR FARM #720040400 0.54 ACRES
2. PROPOSED PLANTING DENSITY:
200 TREES 3/4"-1" CAL/AC
33 SHRUBS 18"-24" HEIGHT/AC
3. NUMBER OF TREES TO BE PLANTED:
200 x 0.54 AC = 108 TREES
4. NUMBER OF SHRUBS TO BE PLANTED:
33 x 0.54 AC = 18 SHRUBS
5. SURVIVABILITY REQUIRED AT END OF TWO-YEAR MAINTENANCE PERIOD:
108 TREES x 75% = 81 SHRUBS
18 SHRUBS x 75% = 14 SHRUBS

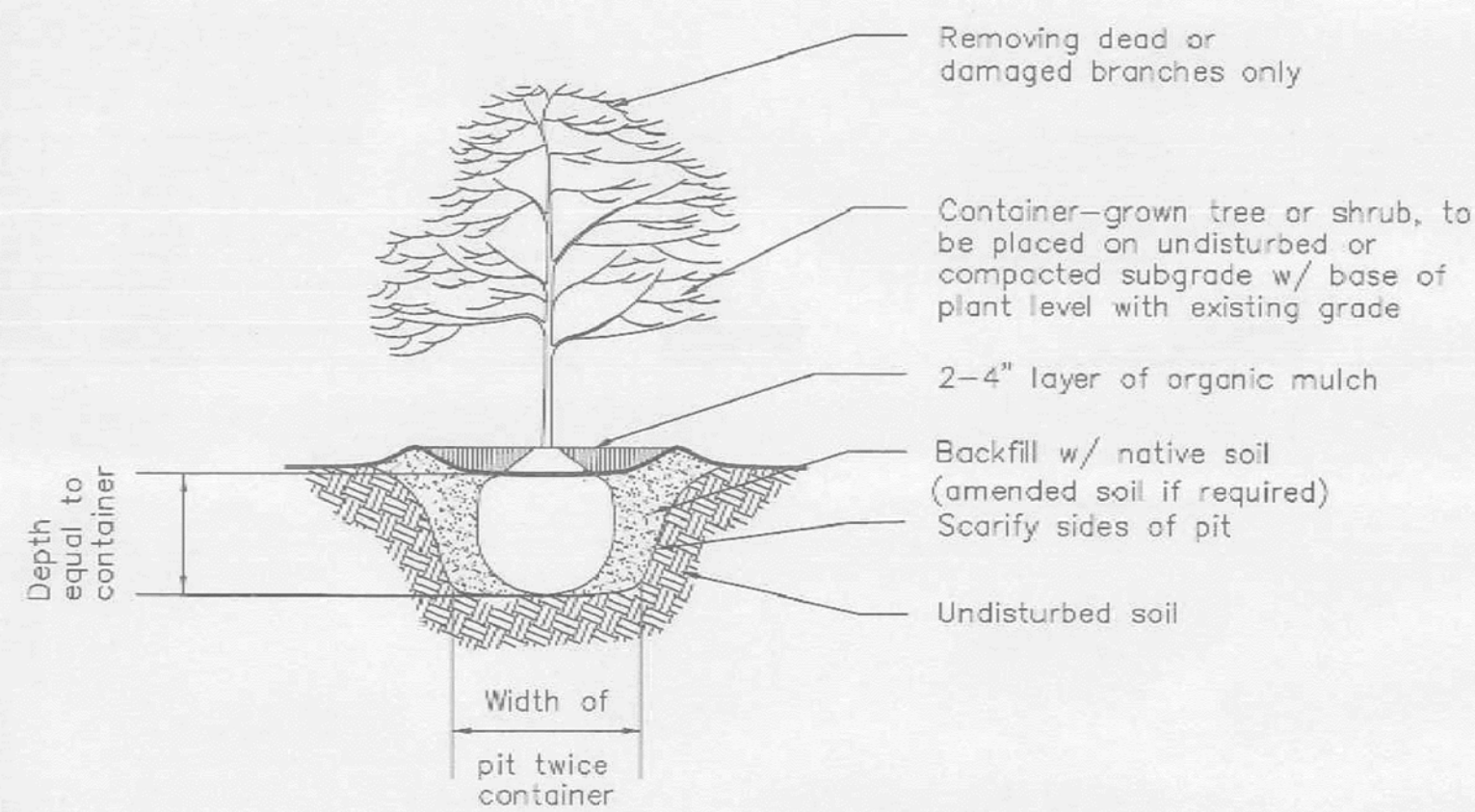
- FINAL FOREST CONSERVATION PLAN AMENDMENT SC2009002A NOTES:
1. AFFORESTATION FOR THIS PROJECT= 2.15 ACRES
 2. PROPOSED PLANTING DENSITY:
200 TREES 3/4"-1" CAL/AC
66 SHRUBS 18"-24" HEIGHT/AC.
 3. NUMBER OF TREES TO BE PLANTED:
200 X 2.15 ACRES = 430
 4. NUMBER OF SHRUBS TO BE PLANTED:
66 X 2.15 ACRES = 142
 5. SURVIVABILITY REQUIRED AT END OF TWO-YEAR MAINTENANCE PERIOD:
430 TREES x 75% = 333 TREES
142 SHRUBS x 75% = 107 SHRUBS

PLANT SCHEDULE FOR SC2009002A

QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
86	3/4" - 1" Caliper	BETULA NIGRA	RIVER BIRCH	20' o.c.	B&B
86	3/4" - 1" Caliper	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20' o.c.	B&B
86	3/4" - 1" Caliper	NYSSA SYLVATICA	BLACK GLUM	20' o.c.	B&B
86	3/4" - 1" Caliper	PLATANUS OCCIDENTALIS	Sycamore	20' o.c.	B&B
86	3/4" - 1" Caliper	QUERCUS PALUSTRIS	PIN OAK	20' o.c.	B&B
SHRUBS: 142					
71	18"-24" HI	LINDERA BENZON	SPICEBUSH	12' o.c.	CONI
71	18"-24" HI	VIBURNUM DENTATUM	ARROWWOOD	12' o.c.	CONI

PLANTING DETAIL - SHRUB

Container Grown



FINAL FOREST CONSERVATION PLAN

ACREAGE OF TRACT	ACREAGE OF TRACT REMAINING IN AGRICULTURE USE	ACREAGE OF ROAD AND UTILITY R.O.W. NOT TO BE IMPROVED	ACREAGE OF EXISTING FOREST	ACREAGE OF TOTAL FOREST RETENTION	LAND USE CATEGORY	CONSERVATION THRESHOLD	AFFORESTATION THRESHOLD	FOREST WITHIN WETLANDS TO BE RETAINED	FOREST WITHIN WETLANDS TO BE CLEARED	FOREST WITHIN WETLANDS TO BE PLANTED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE RETAINED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE CLEARED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE PLANTED	FOREST WITHIN STREAM BUFFER TO BE RETAINED	FOREST WITHIN STREAM BUFFER TO BE CLEARED	FOREST WITHIN STREAM BUFFER TO BE PLANTED	FOREST WITHIN PRIORITY AREAS TO BE RETAINED	FOREST WITHIN PRIORITY AREAS TO BE CLEARED	FOREST WITHIN PRIORITY AREAS TO BE PLANTED	STREAM BUFFER- LINEAR FEET	STREAM BUFFER- AVERAGE WIDTH
240.0 AC	214.2 AC	0.91 AC	0.00 AC	0.00 AC	AGRICULTURAL AND RESOURCES AREA (MED-DENSITY)	25% = 6.22 AC	20% = 4.98 AC	0.0 AC	0.0 AC	0.0 AC	0.00 AC	0.00 AC	0.00 AC	2.8 AC	0.0 AC	0.54 AC	3.0 AC	0.00 AC	0.54 AC	4,420'	200'

AMENDMENT LIST (THIS SHEET)

5. REVISED FOREST CONSERVATION WORKSHEET TO ACCOUNT FOR PROPOSED CONDITIONAL USE AREA.
6. ADDED PLANT LIST FOR MITIGATION WITHIN THE PROPOSED CAT I CONSERVATION EASEMENT

AMENDED FFCP - SC2009002A-12120 PRICES DISTILLERY ROAD
 NO. 12120 PRICES DISTILLERY ROAD
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 MONTGOMERY COUNTY, MD

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MONTGOMERY COUNTY PLANNING DEPARTMENT