

DESCRIPTION	SIZE
Total Tract Area	42.96 Acres
Tract remaining in Agricultural Use	0 Acres
Road & utility ROW (unimproved)	0 Acres
Existing Forest	22.45 Acres
Total Forest Retention	12.87 Acres
Land Use Category	Medium Density Residential
Afforestation Threshold	20%
Reforestation Threshold	25%
Forest in Wetlands Retained	0.17 Acres
Cleared	0 Acres
Planted	0.02 Acres
Forest in 100-year Floodplain Retained	0.47 Acres
Cleared	0.04 Acres
Planted	0.12 Acres
Forest in Stream Valley Buffer Retained	2.79 Acres
Cleared	0.26 Acres
Planted	0.79 Acres
Forest in other Priority Areas Retained (Steep Slopes)	1.01 Acres
Cleared	0 Acres
Planted	0 Acres
Stream Valley Buffer Length	1,780 Feet
Avg. Width	100 Feet

FOREST CONSERVATION WORKSHEET

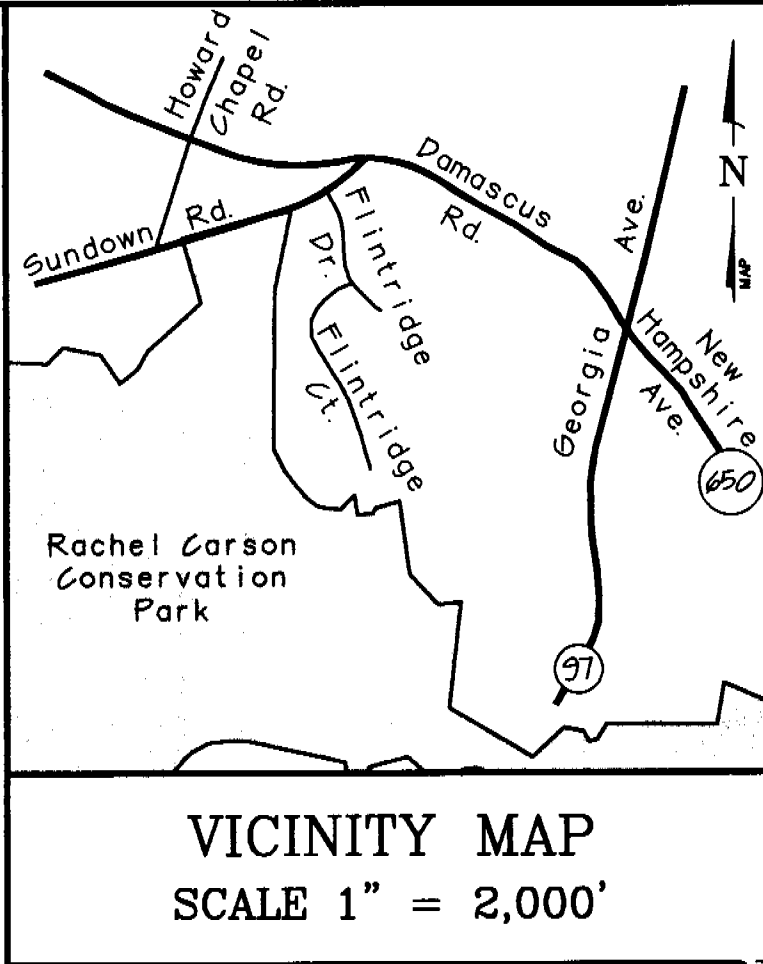
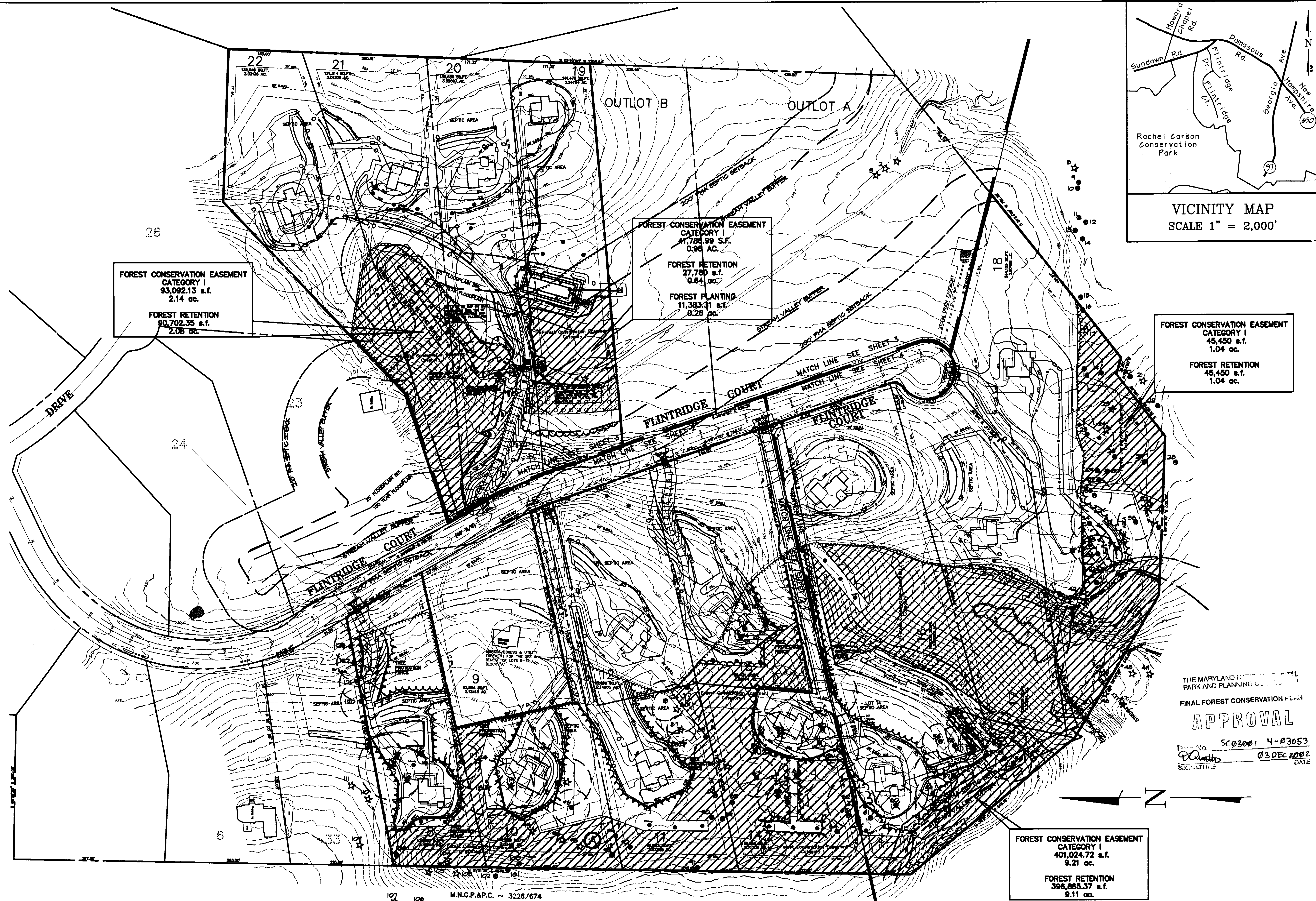
A. Total area of tract:	42.96 ac.
B. Area within 100 year flood plain:	0.00 ac.
C. Area of land to be used for agriculture:	0.00 ac.
D. Area within WSSC or MCDOT row/easement responsibility:	0.00 ac.
E. Net tract area:	42.96 ac.
F. Land use category:	Medium Density Residential (RDT)
G. Afforestation threshold:	20 % of net tract area = 8.59 ac.
H. Conservation threshold:	25 % of net tract area = 10.74 ac.
I. Existing forest cover:	22.45 ac.
J. Forest cover above afforestation threshold:	13.86 ac.
K. Forest cover above conservation threshold:	11.71 ac.
L. Break even point:	13.08 ac.
M. Forest area to be retained:	12.87 ac.
N. Total area of forest to be cleared:	9.58 ac.
P. Afforestation requirement:	0.00 ac.
Q. Area of forest above conservation threshold to be cleared:	9.58 ac.
R. Area of forest below conservation threshold to be cleared:	0.00 ac.
S. Forested area above conservation threshold to be saved:	2.13 ac.
T. Planting required for clearing above threshold:	2.40 ac.
U. Planting required for clearing below threshold:	0.00 ac.
V. Credit for forest saved above conservation threshold:	2.13 ac.
W. Total reforestation requirement:	0.26 ac.
X. Afforestation and reforestation:	0.26 ac.
Y. Credit for trees and landscaping:	
Landscaped Areas:	s.f. @ full credit = 0.00 ac.
Individual/Street Trees:	s.f. @ 1/4 credit = 0.00 ac.
Full credit trees @ 20 yrs.	0.00 ac.
1/4 credit trees @ 20 yrs.	0.00 ac.
Specimen/Champion Trees	s.f. of C.R.Z. = 0.00 ac.
Total credit =	0.00 ac.
Z. Total forest planting requirement:	0.26 ac.

THE FOREST PLANTING REQUIREMENT OF 0.26 ACRES IS TO BE MET ON SITE.

NOTES:
 -Any apparent inconsistency of displayed totals due to value rounding.
 -This spreadsheet format reflects the worksheet contained in the Approved Technical Manual, dated September, 1992, by the Montgomery County Planning Department.

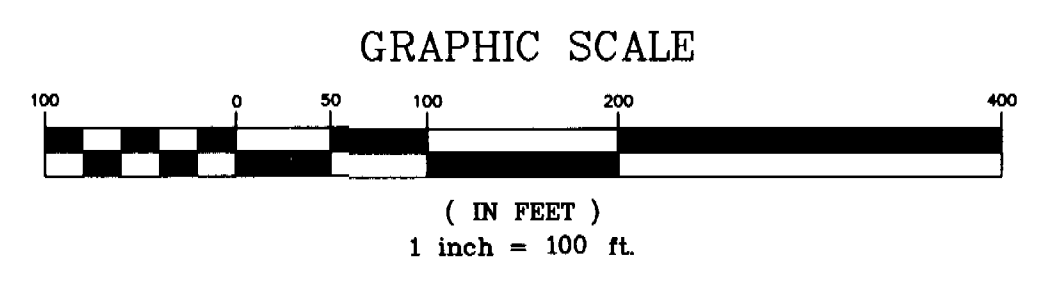
LEGEND

- Category I Conservation Easement
- Forest to be Retained
- Reforestation Planting
- Steep Slopes
- Specimen Tree
- Significant Tree and Critical Root Zone CRZ dia = DBH x 3'
- Significant and Specimen Trees to be Removed
- Limits of Disturbance
- Tree Protection Fence and Root Pruning
- Super Silt Fence
- Silt Fence
- Earth Dike
- Existing Vegetation Line
- Existing Forest Boundary
- Proposed Tree Line



FOREST CONSERVATION EASEMENT CATEGORY I 45,450 s.f. 1.04 ac. FOREST RETENTION 43,450 s.f. 1.04 ac.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN APPROVAL
 Plan No. SC03001 4-03053
 Signature: [Signature] Date: 03 DEC 2002



NO.	DATE	DESCRIPTION	BY

TAX MAP HV 52 & 53 WSSC 230 NW 03 & 231 NW 03

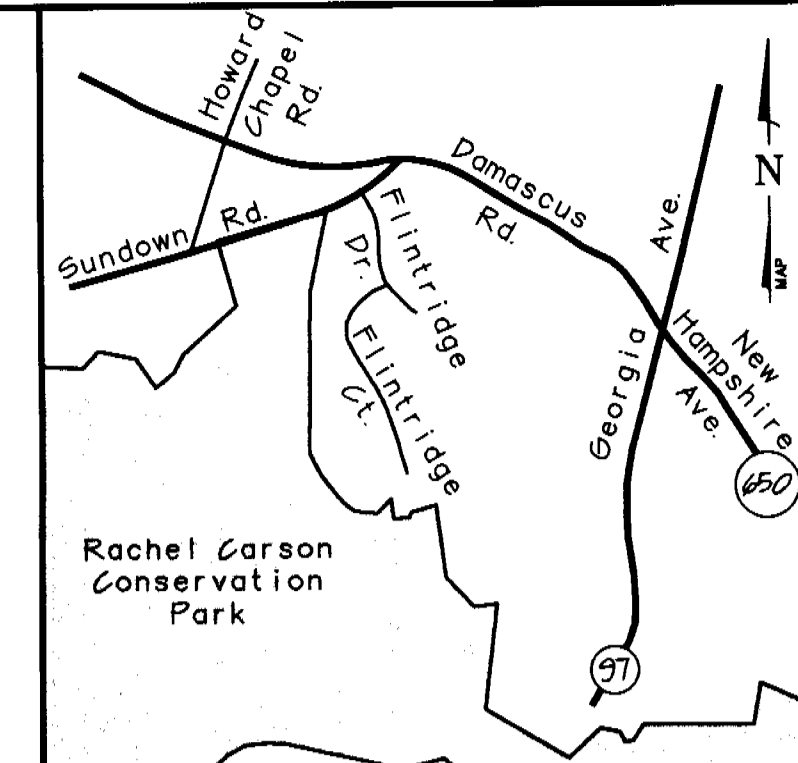
FINAL FOREST CONSERVATION PLAN - OVERVIEW
 LOTS 8,10-22, BLOCK A
FLINTRIDGE
 1ST ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A.
 Engineers • Planners • Surveyors

9220 Wightman Road
 Montgomery Village, Maryland 20886-1226
 (301) 670-0840
 FAX (301) 948-0693

Designed GSH	Drawn GSH
Date 8/23/02 <td>Scale 1"=100'</td>	Scale 1"=100'
Job No. 95-427-60 <td>Sheet 1 of 5</td>	Sheet 1 of 5

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VICINITY MAP
SCALE 1" = 2,000'

LEGEND

- Category 1 Conservation Easement
- Forest to be Retained
- Reforestation Planting
- Steep Slopes
- Specimen Tree
- Significant Tree and Critical Root Zone
CRZ dia = DBH x 3'
- Significant and Specimen Trees to be Removed
- Limits of Disturbance
- Tree Protection Fence and Root Pruning
- Super Silt Fence
- Silt Fence
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- Existing Vegetation Line
- Existing Forest Boundary
- Proposed Tree Line

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN
APPROVAL
Plan No. SC03081 4-03053
SIGNATURE: *[Signature]* DATE: 03 DEC 2002



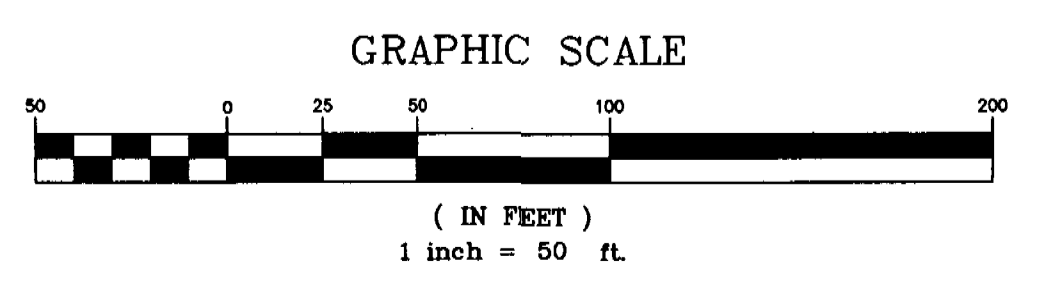
TAX MAP HV 52 & 53 WSSC 230 NW 03 & 231 NW 03

FINAL FOREST CONSERVATION PLAN
LOTS 8, 10 - 22, BLOCK A
FLINTRIDGE

1ST ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

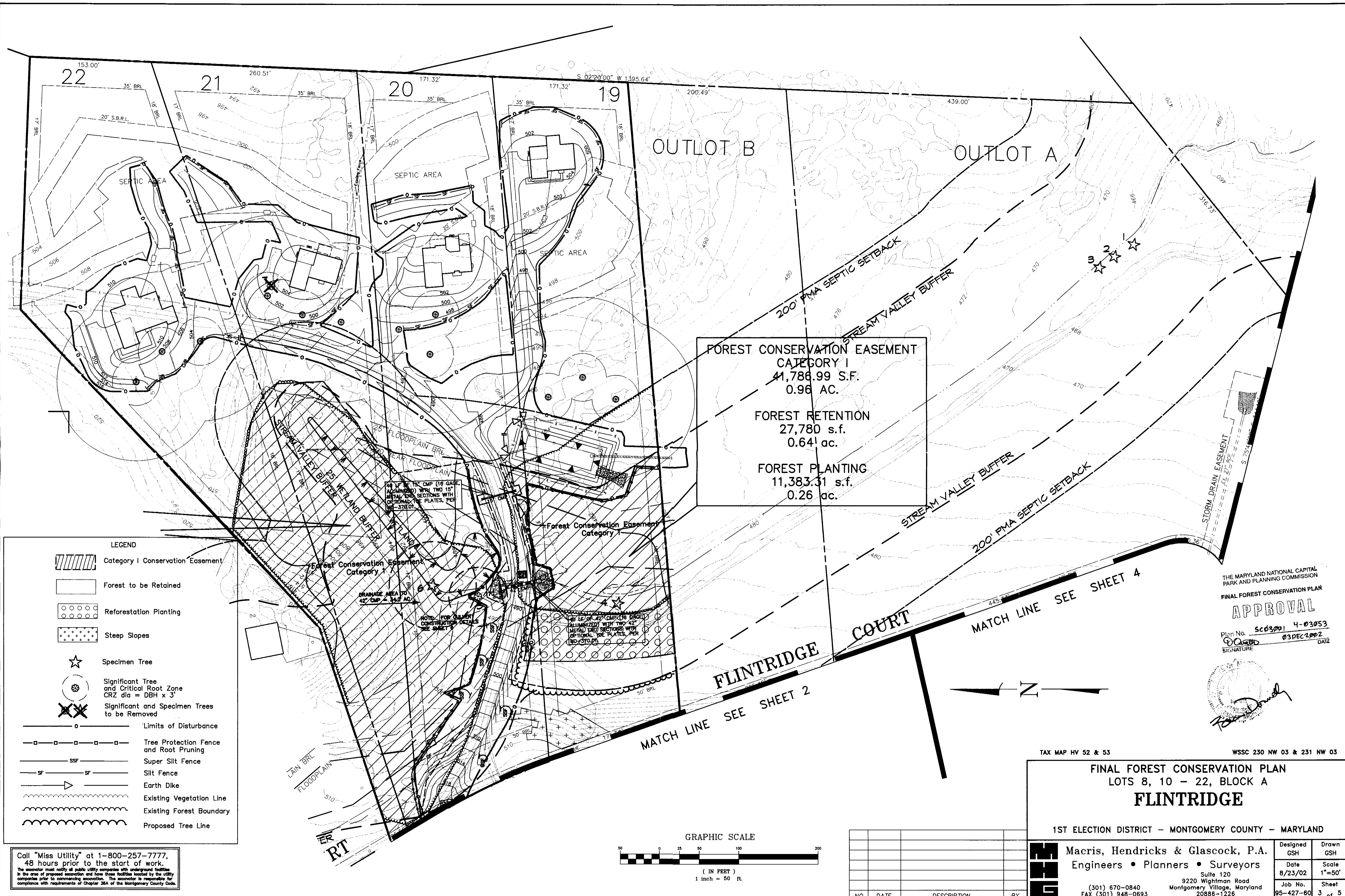
	Macris, Hendricks & Glascock, P.A. Engineers • Planners • Surveyors		Designed GSH	Drawn GSH
	Suite 120 9220 Wightman Road Montgomery Village, Maryland 20886-1226		Date 8/23/02	Scale 1"=50'
(301) 670-0840 FAX (301) 948-0693		Job No. 95-427-60	Sheet 2 of 5	

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 excavation 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.



NO.	DATE	DESCRIPTION	BY

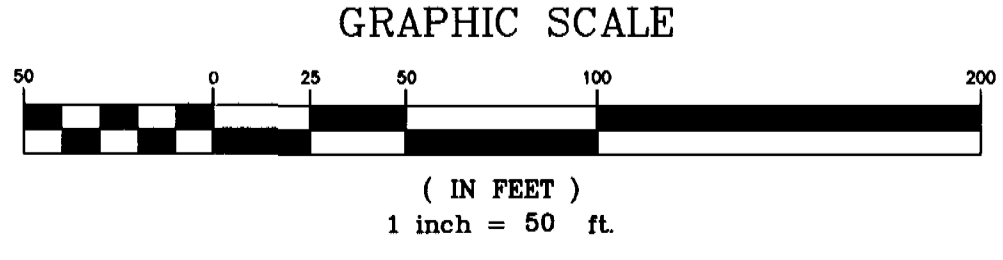
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FOREST CONSERVATION EASEMENT
CATEGORY I
 41,786.99 S.F.
 0.96 AC.
 FOREST RETENTION
 27,780 s.f.
 0.64 ac.
 FOREST PLANTING
 11,383.31 s.f.
 0.26 ac.

- LEGEND**
- Category I Conservation Easement
 - Forest to be Retained
 - Reforestation Planting
 - Steep Slopes
 - Specimen Tree
 - Significant Tree and Critical Root Zone CRZ dia = DBH x 3'
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THE MARYLAND NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN
APPROVAL
 Plan No. SC03001 4-03053
 Signature [Signature] DATE 03DEC2002

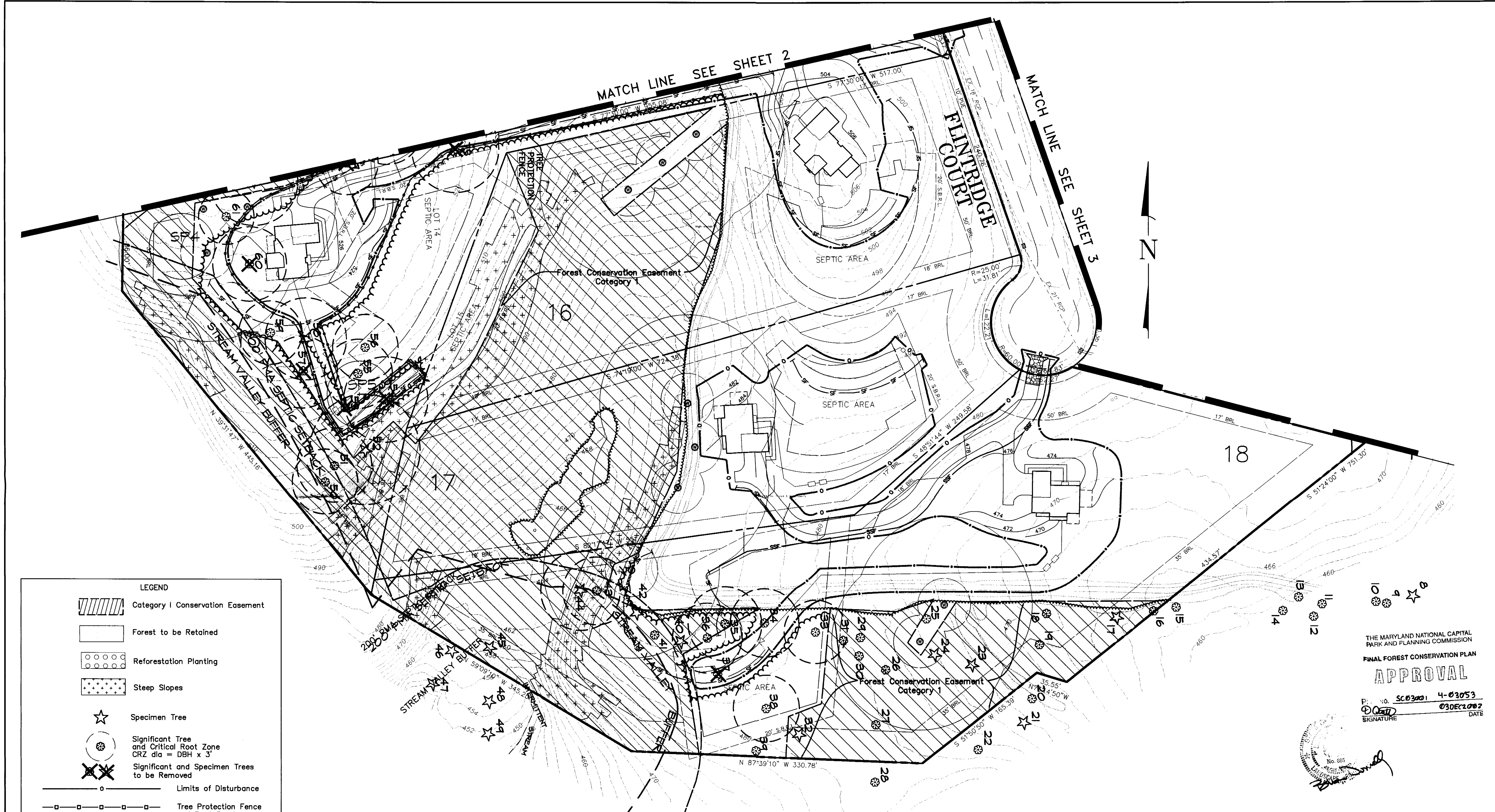
TAX MAP HV 52 & 53 WSSC 230 NW 03 & 231 NW 03

FINAL FOREST CONSERVATION PLAN
 LOTS 8, 10 - 22, BLOCK A
FLINTRIDGE
 1ST ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

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Designed GSH	Drawn GSH
Date 8/23/02	Scale 1"=50'
Job No. 95-427-60	Sheet 3 of 5

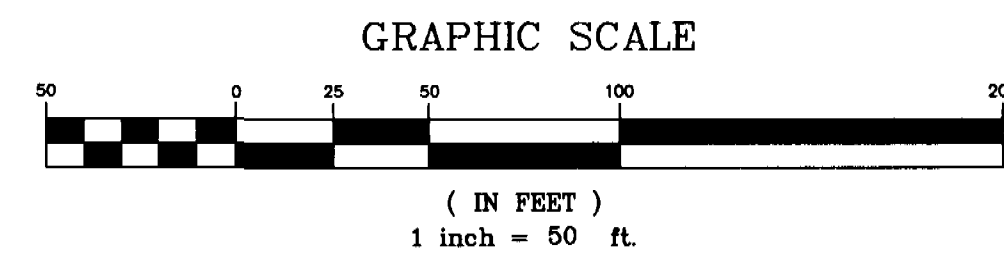
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LEGEND

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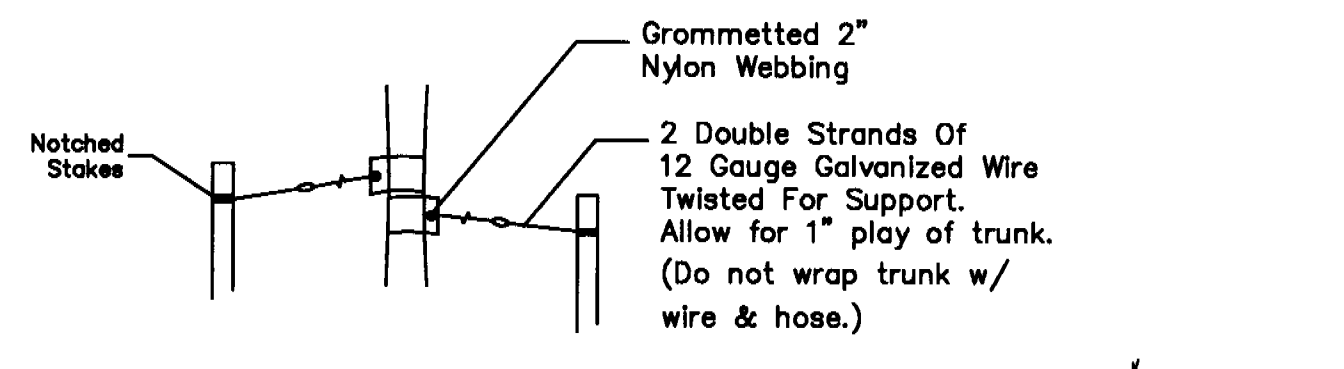
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN
APPROVAL
 P.L. No. SC03001 4-03053
 SIGNATURE: DATE: 03DEC2007

TAX MAP HV 52 & 53 WSSC 230 NW 03 & 231 NW 03

FINAL FOREST CONSERVATION PLAN
 LOTS 8, 10 - 22, BLOCK A
FLINTRIDGE
 1ST ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

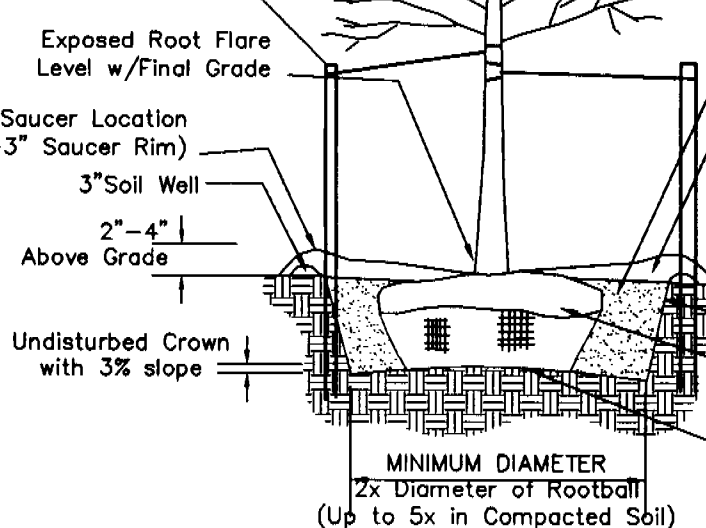
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STRAPPING DETAIL

2 2"x2" Upright Stakes - Place Parallel To Walks & Buildings. Extend To Firm Bearing



Planting Detail

Not To Scale

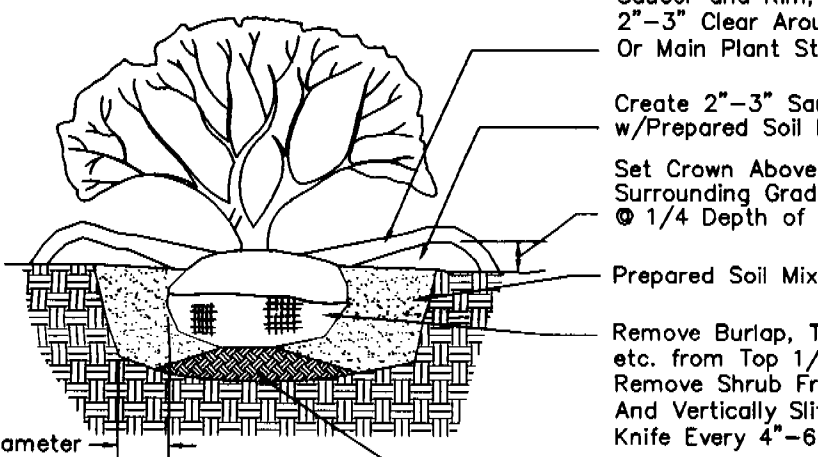
Note:

Prune only dead, broken or crossing branches (No Heading Back). All staking and guying to be removed after 6 months.

Water @ planting when soil pit is 1/2 back filled.

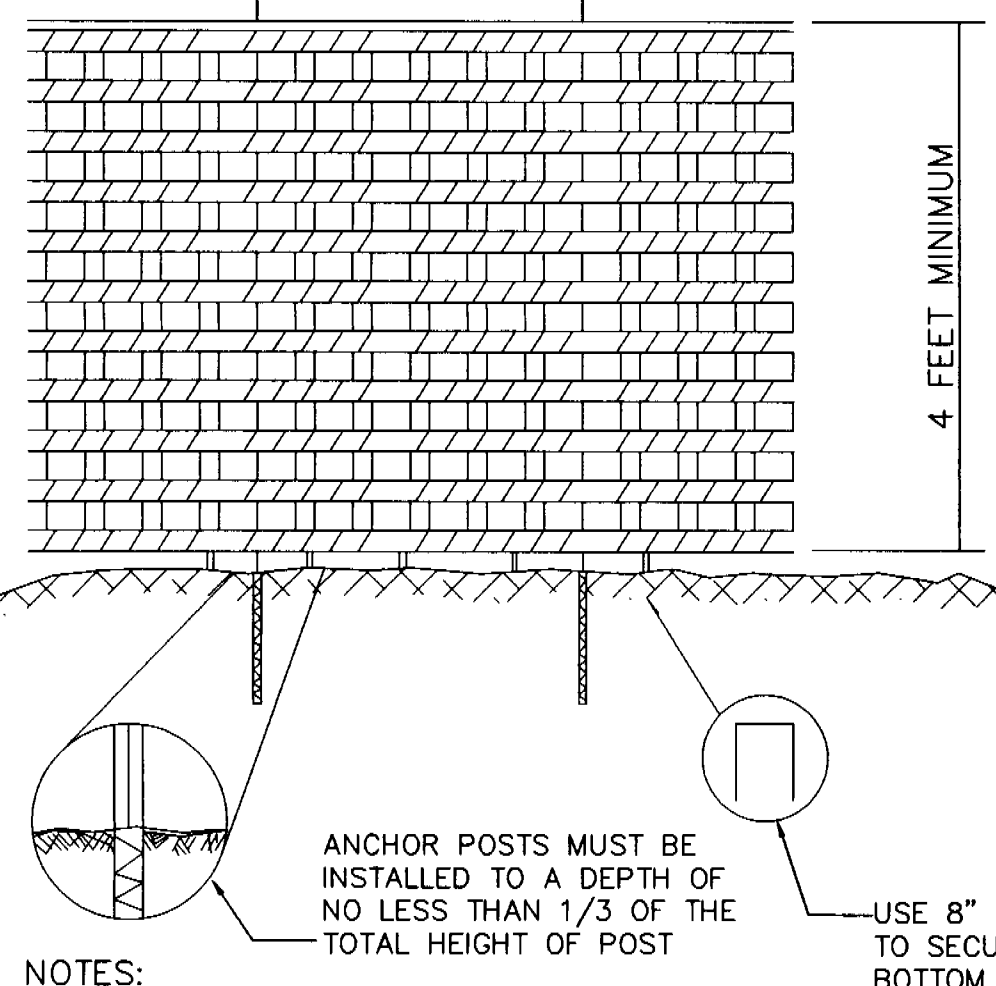
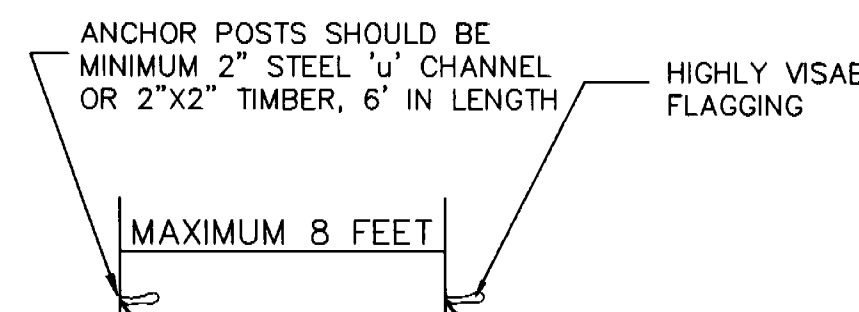
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Planting Detail

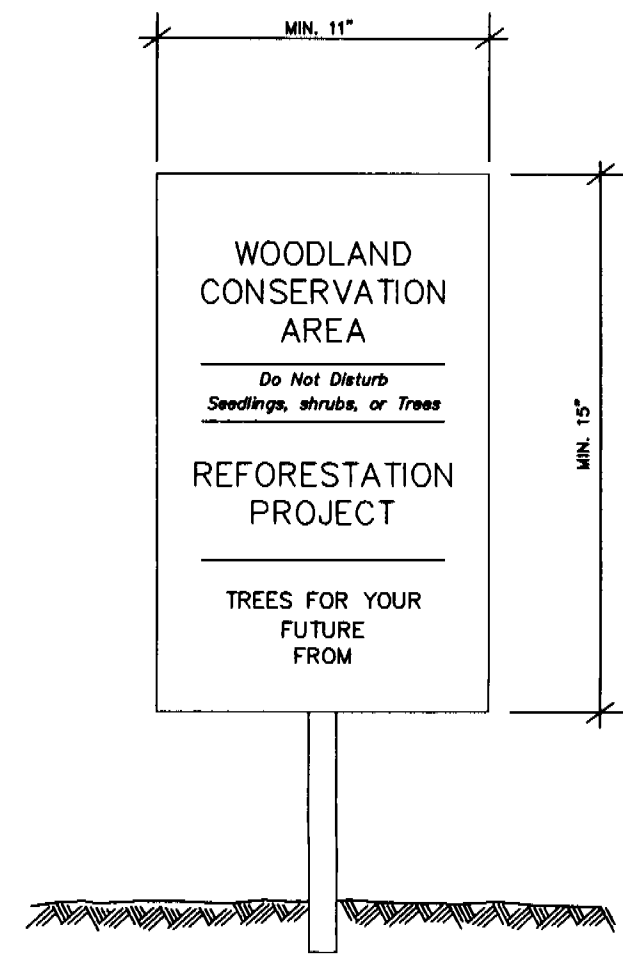
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NOTES:

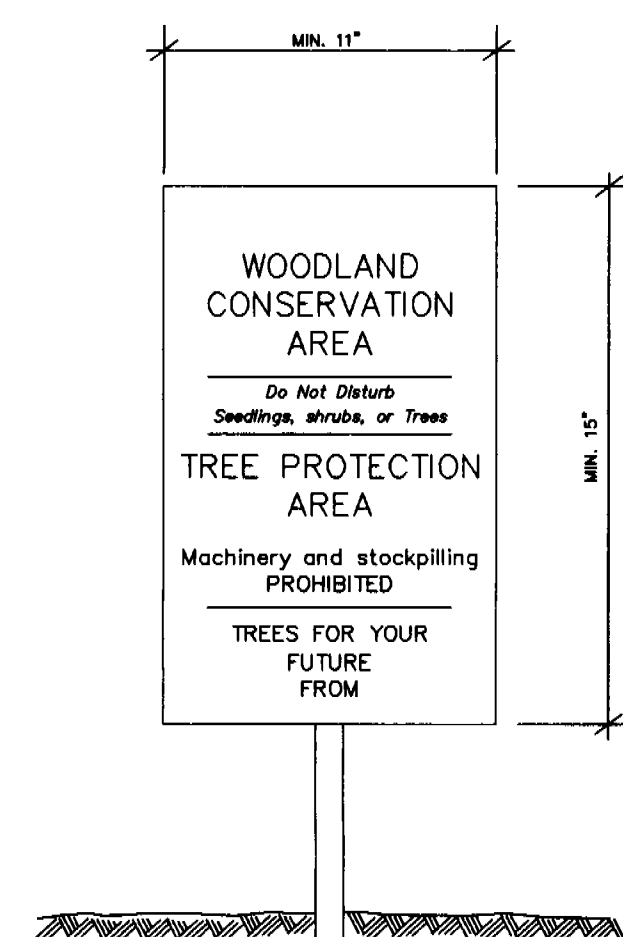
1. Forest protection device only.
2. Retention Area will be set as part of the review process.
3. Boundaries of retention Area should be staked and flagged prior to installing device.
4. Root damage should be avoided.
5. Protective signage is required.
6. Device should be maintained throughout construction.

TREE PROTECTION FENCE



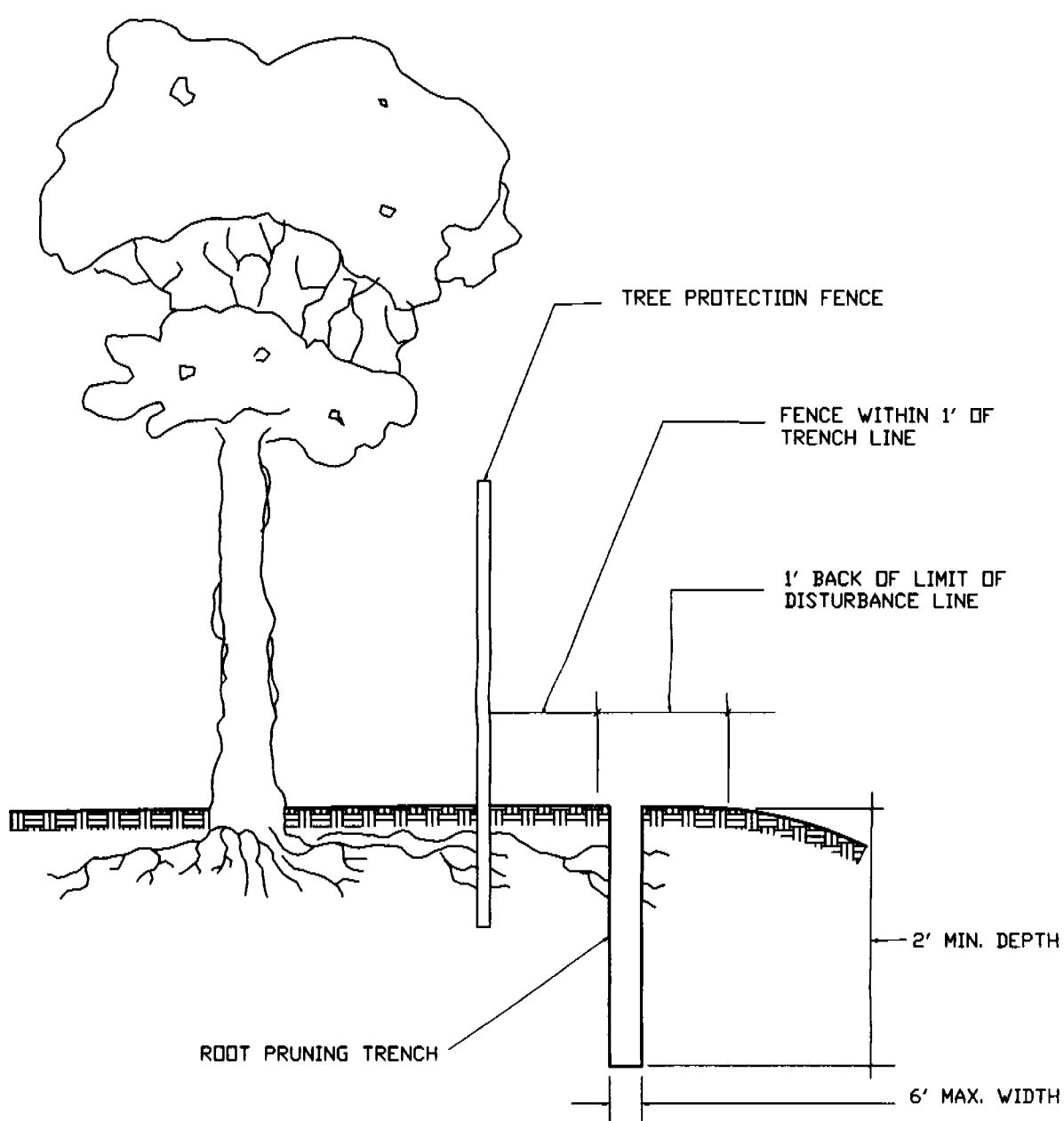
NOTE:

1. Attachment of signs to trees is prohibited.
2. Signs should be properly maintained.
3. Avoid injury to roots when placing posts for the signs.
4. Signs should be posted to be visible to all construction personnel from all directions.



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1. Attachment of signs to trees is prohibited.
2. Signs should be properly maintained.
3. Avoid injury to roots when placing posts for the signs.
4. Signs should be posted to be visible to all construction personnel from all directions.



NOTE:

1. Retention Areas will be set as part of the review process.
2. Boundaries of Retention Areas should be staked and flagged prior to trenching.
3. Exact location of trench should be identified.
4. Trench should be immediately backfilled with soil removed or other high organic soil.
5. Roots should be cleanly cut using vibratory knife or other acceptable equipment.

ROOT PRUNING

INSPECTIONS

A. The M-NCP&PC Planning Department inspection staff (301-495-4581) must conduct field inspections of a site subject to an approved forest conservation plan as follows:

- (1) after the limits of disturbance have been staked and flagged, but before any clearing or grading begins (the purpose of the meeting will be to field-verify the limits of clearing specified on the approved plan, authorize necessary adjustments, and authorize necessary stress reduction measures and installation of protection devices); the purpose will also be to determine the extent, location, schedule, and nature of invasive plant removal and control in two forest save areas; M-NCP&PC Environmental Planning staff (301-495-4543) must also be part of this meeting;
- (2) after necessary stress reduction measures have been completed and the protection measures have been installed, but before any clearing or grading begins (the purpose of the meeting will be to field-verify that both measures have been done correctly and to authorize clearing and grading);
- (3) following completion of all construction activities to determine the level of compliance with the provisions of the forest conservation plan;
- (4) prior to the start of any required reforestation and afforestation planting (the purpose of the meeting will be to determine whether necessary pre-planting measures have been completed and authorize any necessary adjustments to the planting specifications);
- (5) after required reforestation and afforestation planting has been completed to verify that the planting is acceptable and begin the 5-year maintenance agreement to determine the level of compliance with the provisions of the planting plan.

B. These inspections must be requested by the applicant at the designated points.

- (6) Two inspections per year for 5 years after planting has been completed. Inspections to include M-NCP&PC inspector, builder, and contractor. Purpose for these inspections is to determine reasonable maintenance measures.

SEQUENCE OF CONSTRUCTION

1. Schedule a pre-construction meeting with the Developer's representative, Construction Superintendent, tree professional, MNC&PC staff, and sediment control inspector. Call at least 48 hours prior to beginning construction. Contact Miss Utility at 1-800-257-7777 for water and sewer locations at 301-309-3093, 48 hours prior to any land disturbance.
2. Install sediment control devices. Install Tree Protection Fencing and perform Root Pruning operations.
3. Begin demolition of existing buildings.
4. Clear, grub, and begin excavating and grading.
5. Begin building construction.
6. Begin storm drain construction.
7. Begin water & sewer and other utility construction.
8. Begin stormwater management facility construction.
9. Begin curb & gutter and paving.
10. As various areas are completed, place topsoil and sod/seed on standards in conformance with these plans and the "Standard Erosion and Sediment Control Notes."
11. Schedule a pre-planting meeting with M-NCP&PC staff.
12. Upon completion and site stabilization, and with the approval of the sediment control inspector, all sediment control structures shall be removed.
13. Upon completion of planting, conduct final inspection with M-NCP&PC staff.
14. Remove tree protection fence.

Pre-construction

1. An on-site pre-construction meeting shall be required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The owner shall contact the Maryland National Capital Park and Planning Commission (MNC&PC) Environmental Planning Division staff (495-4571) 48 hours prior to commencing construction for a pre-planting meeting and again after planting is completed in order to arrange for inspection (up to one half of financial security to be released if stock properly planted and in good condition). The attendees at this meeting should include: developer's representative, construction superintendent, tree professional, MNC&PC staff, and sediment control inspector.
2. No clearing or grading shall begin before stress-reduction measures have been implemented, unless otherwise permitted by Montgomery County. Appropriate measures (see Forest Conservation Plan) may include:
 - A. Root pruning
 - B. Crown reduction or pruning
 - C. Watering
 - D. Fertilizing
 - E. Vertical mulching
3. All stress-reduction measures must be performed by a State of Maryland licensed tree expert or International Society of Arboriculture certified arborist. Documentation of stress reduction must be sent to MNC&PC, Environmental Planning Division 8787 Georgia Ave, Silver Spring, Maryland.
4. Temporary tree protection devices shall be installed per the Forest Conservation Plan and prior to any construction activities. Tree protection fencing locations should be staked in the field prior to the preconstruction meeting; or if installed, be prepared to make field adjustments as determined by Montgomery County. Temporary tree protection devices may include:
 - A. Chain link fence (four feet high)
 - B. Orange plastic mesh fence (four feet high)
 - C. Barbed wire
 - D. Protective signage
5. Temporary protection devices shall be maintained and installed by the contractor for the duration of the construction project and must not be altered without prior approval from Montgomery County. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No access to the fenced area will be permitted. Tree protection fencing shall not be removed without approval of Montgomery County. Tree protection devices to be coordinated with erosion and sediment control devices as indicated on the approved ESC plan.
6. Forest Retention Area signs shall be installed as required by inspector. Tree stakes shall be installed along the afforestation/reforestation project perimeter at 25 foot intervals. They shall be 2"x 2"x 3", and driven 1' below grade.
7. Long-term protection devices (see Forest Conservation Plan) may include:
 - A. Root aeration systems
 - B. Retaining walls
 - C. Raised sidewalks
 - D. Tunneling of utilities
 - E. Pier and panel walls
 - F. Porous pavers
8. Long-term protection devices will be installed per the Forest Conservation Plan and attached details. Installation will occur at the appropriate time during the construction project.
9. Periodic inspections by Montgomery County will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the inspector, must be made in a timely fashion.
10. After construction is completed, an inspection shall be requested. Corrective measures which may be required include:
 - A. Removal and replacement of dead or dying trees
 - B. Pruning of dead or declining limbs
 - C. Soil aeration
 - D. Fertilization
 - E. Watering
 - F. Wound repair
 - G. Cleanup of retention areas
11. 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 of debris may take place.

Planting:

1. Contractor to mow afforestation area and remove all invasive plants (leguminous rose, mulberry trees) and apply herbicide to eliminate competition of weed seed prior to planting.
2. All plant material shall be approved by the Owner or duly appointed representative prior to planting. If plant material is not available substitutions may be made with prior approval from the developer and Montgomery County.
3. Size and standards of plant materials shall conform to latest edition of "USA Standards for Nursery Stock", by the American Association of Nurserymen, Inc. (AAN).
4. All plants shall be placed so as not to obstruct drainage.
5. Plants shall be installed randomly in a triangular or staggered pattern (not in a straight line). Container stock shall be spaced minimum 8-12 feet on center. Bare root stock shall be spaced minimum 6-8 feet on center. See detail.
6. Slow release fertilizer (osmocote 10-10-5) shall be applied at the time of planting at the rate of 600 lbs. per acre.
7. Where field conditions exist which would adversely affect plant performance, or interfere with proper planting procedures, the contractor shall notify the Owner prior to installation of plant material.
8. All trees are to be located a minimum distance of 5' from all utility boxes, 5' from a storm drain inlet or manhole, 10' from a fire hydrant, 15' from any public street light, and 5' from any driveway aprons.
9. Remove litter and debris as required during the first growing season and at the beginning of the second growing season.
10. Plants shall be installed only between the months of January and May and between September and December when the ground is not frozen. Plants shall be guaranteed for one-year period from the time of installation. Any replacement must be installed as above.
11. All disturbed areas within the Forest Conservation easement to be seeded with Southern Tier Consulting, Inc. (716-968-3120), Native/Naturalized Wildflower Seed Mix (Northeast) at a rate of 23 pounds per acre.

Maintenance:

1. The plant material shall be maintained by the owner/developer for two (2) years after the completion. Maintenance shall consist of:
 - A. Remove and replace all dead or diseased vegetation.
 - B. Remove all invasive non-native plants.
 - C. Necessary watering, fertilization, or pest control.
 - D. Shall not be mowed unless directed by Montgomery County.
2. Maintenance of the afforestation/reforestation area for a period of two years is required per the Montgomery County Tree Technical Manual. During this maintenance period the health and vigor of the plantings shall be monitored and may include the need to specify actions to correct existing problems. The following inspection schedule shall be carried out:
 - Year 1 and 2: Two inspections per year: inspect in the beginning of the growing season (May or June), and inspect at the end of the growing season (September or October).
 - At the end of the second year the survival rate of all the afforestation/reforestation areas shall be a minimum of 75% of the total trees planted, additional plant material may be needed to bring the total count up to the 75%.
3. At the end of the maintenance period a final inspection shall be set up at the site with the Owner or owner's representative and a staff member from MNC&PC to insure that the required afforestation/reforestation survival rate has been achieved.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

FINAL FOREST CONSERVATION PLAN

APPROVAL

Plan No. SC03001 4-03053

DATE: 03/02/2002

FOREST CONSERVATION PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT
9	Acer rubrum	Red Maple	1-1 1/2"		B&B
9	Fraxinus pennsylvanica	Green Ash	1-1 1/2"		B&B
9	Quercus bicolor	Swamp White Oak	1-1 1/2"		B&B
9	Platanus occidentalis	American Sycamore	1-1 1/2"		B&B
6	Carpinus caroliniana	Ironwood	1-1 1/2"		B&B
5	Amelanchier canadensis	Shadblow Serviceberry	1-1 1/2"		B&B
5	Nyssa sylvatica	Black Gum	1-1 1/2"		B&B
6	Ilex verticillata	Winterberry		18-24"	Cont.
6	Lindera benzoin	Spicebush		18-24"	Cont.
5	Viburnum dentatum	Southern Arrowwood		18-24"	Cont.

NOTES:

1. The 0.26 acre Reforestation Area will be planted with the above plant material at a rate of 200 1" caliper trees/acre x 0.26 acres = 52 trees
2. The mix of trees planted shall be 70% dominant species (36 trees) and 30% understory species (16 trees) planted a maximum of 15' on-center.
3. Shrub species shall be planted at 1/3 times the rate of trees: 52 trees x 1/3 = 17 shrubs

*** Tree Planting and Maintenance Calendar**

J * F M A M J J I A S O * N * D

Transplant of 2" DBH or Greater

Planting Seedlings, Whips

Monitor-Minimum

+ Fertilizer (if needed)

+ Water

Key:

- * - activities during these months are dependent upon ground conditions
- ▨ - greatly recommended
- ▩ - recommended with additional care
- - not recommended
- +

* From Maryland Forest Conservation Manual

TAX MAP HV 52 & 53

WSSC 230 NW 03 & 231 NW 03

FINAL FOREST CONSERVATION PLAN
LOTS 8,10-22, BLOCK A
FLINTRIDGE

1ST ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors

Designed GSH Drawn GSH

Date 8/23/02 Scale AS NOTED

(301) 670-0840 Suite 120
FAX (301) 948-0693 Montgomery Village, Maryland
WWW.MHGA.COM 9220 Wightman Road
20886-1279

Job No. 95-427-60 Sheet 5 of 5