

DERWOOD SOMERVILLE ADDITION

PRELIMINARY FOREST CONSERVATION PLAN

F20240710



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.870.0940
www.mhga.com

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Frank C. Johnson
FRANK C. JOHNSON

DATE: 03/14/2024
RECOGNIZED AS QUALIFIED PROFESSIONAL BY
MD DEPT. OF NATURAL RESOURCES
COMARK 18.19.06.01

Qualified Professional Certification
I hereby certify that the information herein is correct and that this plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation.

OWNER/APPLICANT:
Paramount Self Storage, L.L.C.
c/o
ARCLAND Property Company L.L.C.
1055 Thomas Jefferson St. NW
Ste 250

Phone: (717) 858 - 4153
Email: jake@arc.land

SHEET INDEX

- L9.01 COVERSHEET
- L9.02 APPROVAL MEMO
- L9.03 PLAN VIEW
- L9.04 NOTES & DETAILS

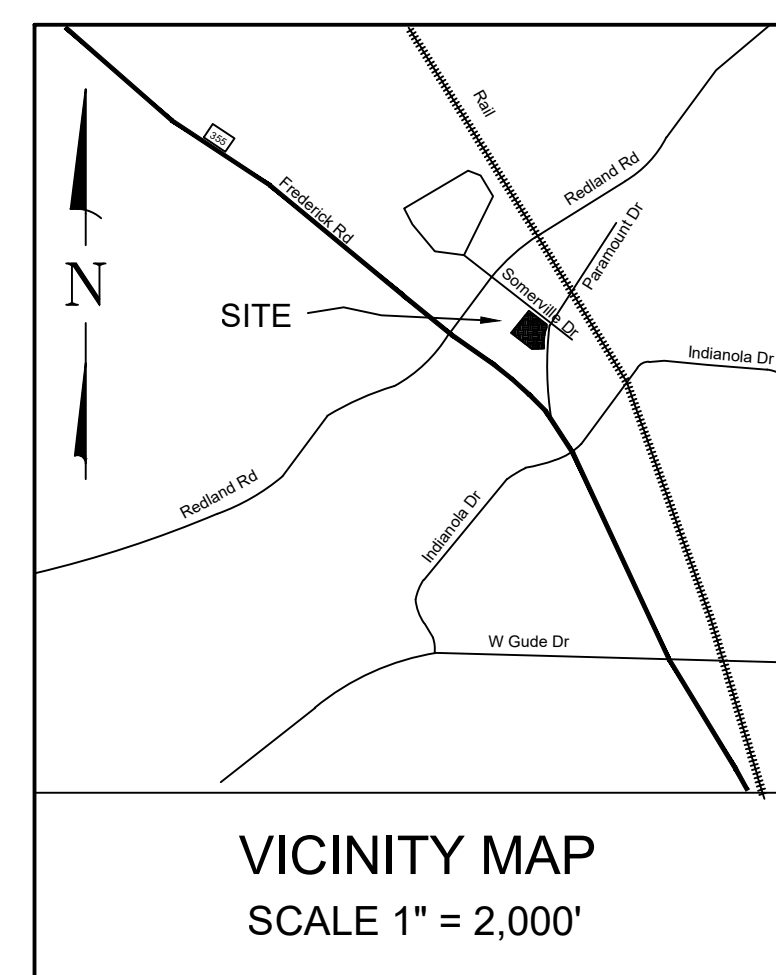


Exhibit 12
CU 25-01

NO.	DESCRIPTION	DATE

TAX MAP GS122 WSSC 22-1NW08

PARCEL N421
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**DERWOOD SOMERVILLE
ADDITION**

PROJ. MGR: DM
DRAWN BY: FCJ
SCALE: NTS
DATE: 03.06.2024

**PRELIMINARY FOREST
CONSERVATION PLAN
COVERSHEET
#F20240710**

L9.01
PROJECT NO. 23.120.11
SHEET NO. 1 OF 4

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20240710, including financial bonding, forest planting, maintenance and all other applicable agreements.
Developer's Name: Arcland Property Company, LLC
Company: _____ Contact Person: _____
Address: 1055 Thomas Jefferson St. NW Suite 250
Phone: 717-858-4153
Email: jake@arc.land
Signature: _____



FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION



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REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GIS122 WSSC 221NW08

PARCEL N421
 4TH ELECTION DISTRICT
 MONTGOMERY COUNTY
 MARYLAND

**DERWOOD SOMERVILLE
 ADDITION**

PROJ. MGR DM

DRAWN BY FCJ

SCALE NTS

DATE 03.06.2024

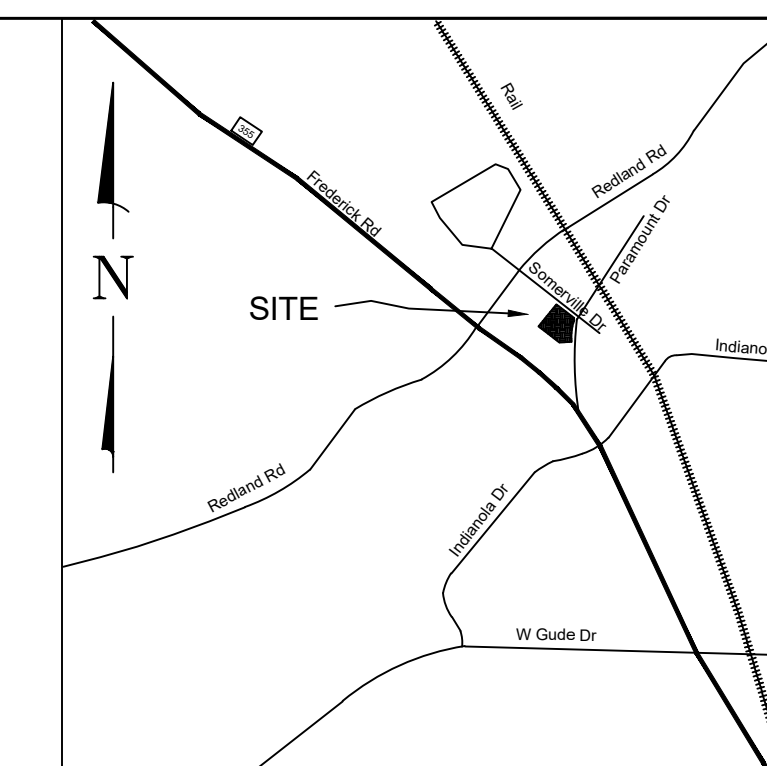
**PRELIMINARY FOREST
 CONSERVATION PLAN
 APPROVAL SHEET
 #F20240710**

L9.02

PROJECT NO. 23.120.11

SHEET NO. 2 OF 4

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 Phone: 717-858-4153
 Email: jake@arc.land
 Signature: _____



VICINITY MAP
SCALE 1" = 2,000'

SOILS TABLE						
MAP UNIT	MAP UNIT NAME	HYDROLOGIC SOIL GROUP	HYDRIC	HIGHLY ERODIBLE	PRIME FARMLAND	SERPENTINITE
4B	Eloak silt loam, 3-8% slopes	C	NO	NO	NO	NO
400	Urban Land	D	NO	NO	NO	NO

NOTES

- TOTAL SITE AREA = 91.476 S.F. (2.10 ACRES) AND CONSISTS OF PARCEL 'N421' OF SUBDIVISION 'PARCEL H-2 DERWOOD SOMERVILLE ADDITION', PROPERTY ADDRESS IS 15750 PARAMOUNT DRIVE, ROCKVILLE 20855 WITH TAX ID#00778849. THE PROPERTY IS ZONED GR-2 0 C-0.5 R-1.5 H-120. THE PROPERTY IS OWNED BY PARAMOUNT SELF STORAGE L.L.C. WHICH HAS A MAILING ADDRESS C/O ARCLAND PROPERTY COMPANY, 1055 THOMAS JEFFERSON ST NW, WASHINGTON D.C. 20007.
- TOPOGRAPHY FROM SURVEY BY MACRIS, HENDRICKS, & GLASCOCK, P.A.
- BOUNDARY INFORMATION FROM DEEDS OF RECORD.
- SOILS ON-SITE ARE MAPPED ACCORDING TO SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, 1996 SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND, PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, WEB SOIL SURVEY, AVAILABLE ONLINE AT <https://websoilsurvey.sc.egov.usda.gov/>, ACCESSED 12/13/2023.
- SLOPES GREATER THAN 25% DO EXIST ON-SITE AS SHOWN. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
- THE SITE DRAINS TO CRABB BRANCH. THIS PORTION OF THE ROCK CREEK WATERSHED IS DESIGNATED AS USE CLASS IV WATERS BY THE STATE OF MARYLAND.
- PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR A PRIMARY MANAGEMENT AREA (PMA). PER SITE VISIT NO WETLANDS, STREAMS, SEEPS, OR SPRINGS WERE FOUND TO EXIST ON SITE. NO STREAM VALLEY BUFFERS EXIST ON SITE. NO WETLANDS PER MCATLAS.ORG. NO FLOODPLAIN EXISTS PER FEMA PANEL #24031C0331D.
- UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
- THERE IS NO FOREST AREA ON-SITE.
- THE PROPERTY IS NOT LISTED AS A HISTORIC SITE ON MCATLAS.ORG. NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATIONS.
- NO TREES GREATER THAN OR EQUAL TO 24" D.B.H. ARE PRESENT ON-SITE. MEASUREMENTS WERE TAKEN WITH A D-TAPE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 12/19/2023 BY PERRY HOLT-RONCZY.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE AND NO OFFICIAL RECORDS OF ANY PER MD DNR LETTER DATED JANUARY 20, 2024.
- THERE ARE NO NATIONAL STATE OR COUNTY CHAMPION TREES ON-SITE. NO TREES ON-SITE ARE 75% OR GREATER OF THE CURRENT STATE CHAMPION.
- THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MHG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.

LEGEND	
.....	SOIL BOUNDARY
————	STEEP SLOPES (25% & GREATER)
————	PROPERTY BOUNDARY
—4.70—	EXISTING CONTOUR
☆	LIGHT
————	CURB & GUTTER
▭	BUILDING
—○—	WATER
—○—	GAS
—○—	SEWER
—○—	STORM DRAIN
—○—	OVERHEAD WIRES
+	SIGN
⊕	FIRE HYDRANT
▭	CONCRETE
—○—	FENCE
—○—	SUPER SILT FENCE

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GS122 WS8C 221NW08

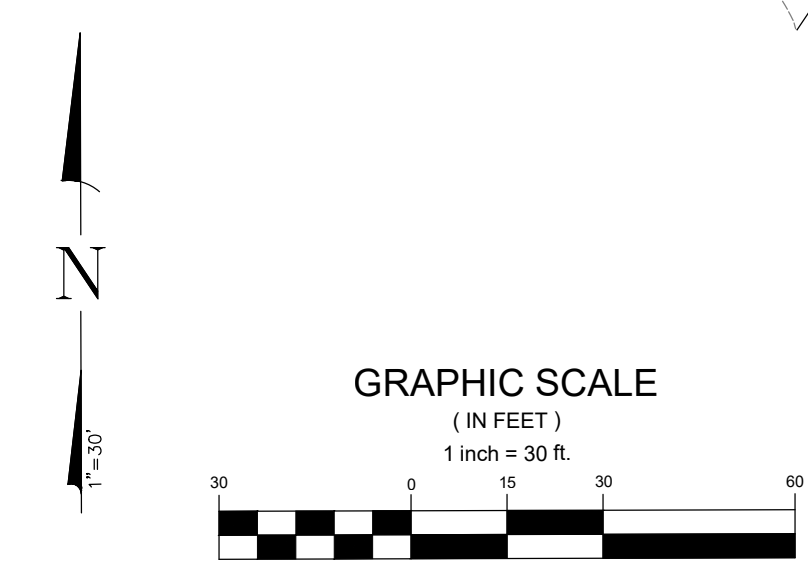
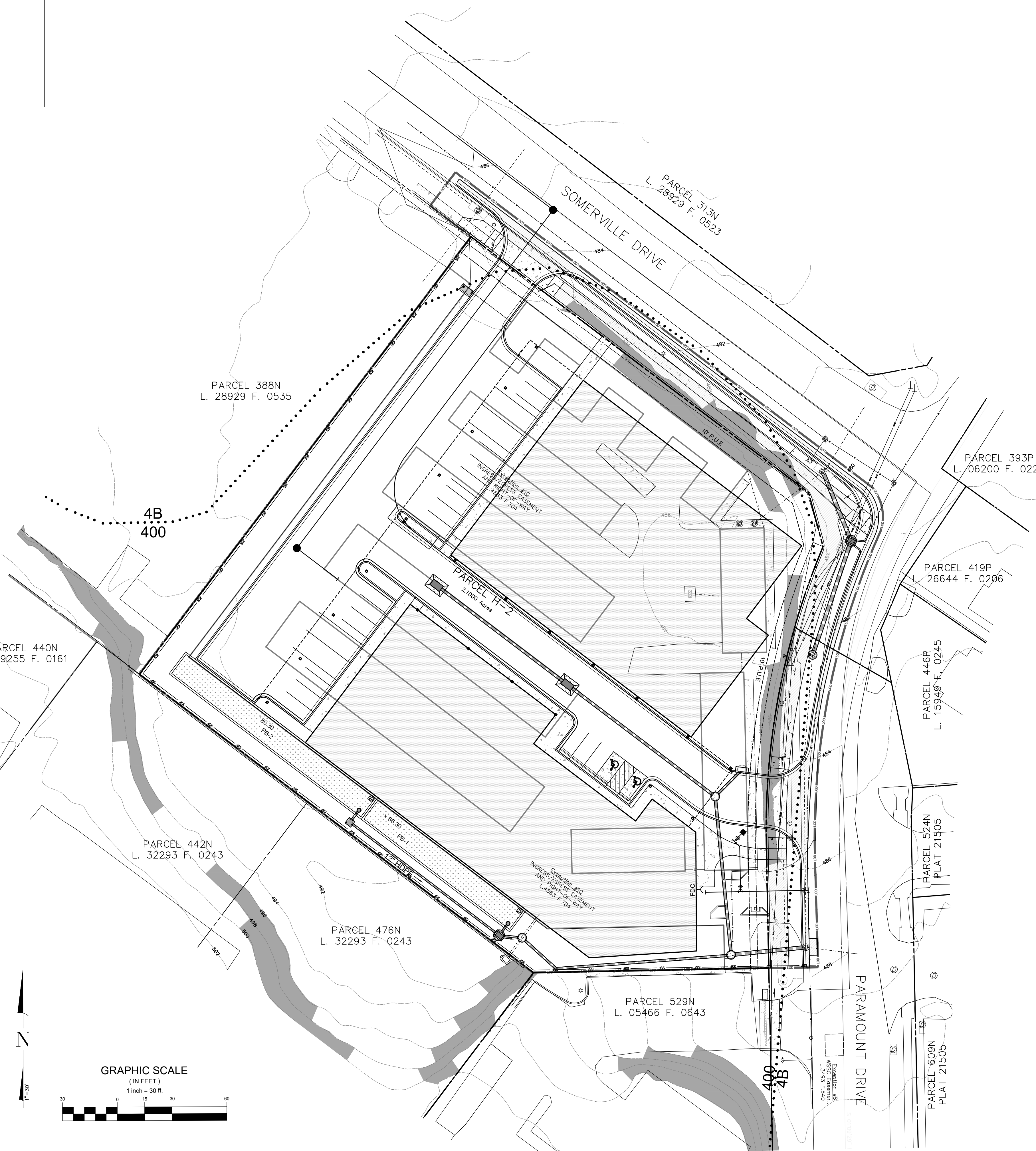
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PROJ. MGR	DM
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SCALE	1" = 30'
DATE	03.06.2024

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CONSERVATION PLAN
#F20240710

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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

- 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 preconstruction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/MD 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 stress-reduction 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 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.

- 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 preconstruction meeting.

- Temporary 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.

- 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:
 - Parking or driving equipment, machinery, or vehicles of any type.
 - Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
 - Dumping or any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
 - Felling of trees into a protected area.
 - Trenching or grading for utilities, irrigation, drainage, etc.

- 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 all 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 timeframes 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 hazardous 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.

Field Inspections must be conducted as follows:

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 and grading begin 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 planting.
- 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.
- 2 years after reforestation and afforestation have been completed, to determine survival and assess necessary maintenance activities for the remaining duration of the maintenance and management 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.

FOREST CONSERVATION DATA TABLE			
DESCRIPTION	SIZE		
Property Area	2.10 Acres		
Off-site Disturbance	0.31 Acres		
Total Tract Area	2.41 Acres		
Tract remaining in Ag use	0.00 Acres		
Road & Utility ROW (Unimproved)	0.00 Acres		
Existing Forest	0.00 Acres		
Total Forest Retention	0.00 Acres		
Total Forest Cleared	0.00 Acres		
Land Use Category	MPD		
Afforestation Threshold	15%		
Reforestation Threshold	20%		
Stream(s) Length NA	Average Buffer Width: NA		
Acres of Forest to:	Retained	Cleared	Planted
Wetlands	0.00	0.00	0.00
100yr Floodplain	0.00	0.00	0.00
Stream Buffers	0.00	0.00	0.00
Other Priority Areas	0.00	0.00	0.00

FOREST CONSERVATION WORKSHEET

Within Same Priority Watershed, SPA, or PMA

NET TRACT AREA:

A. Total tract area ...	2.10
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...	0.31
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify)	0.00
G. Net Tract Area	2.41

LAND USE CATEGORY: (from Chapter 22A-3, Definitions)

Input the number "1" under the appropriate land use, limit to only one entry.

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

G. Afforestation Threshold ...	15%	x G =	0.36
H. Conservation Threshold ...	20%	x G =	0.48

EXISTING FOREST COVER:

I. Existing forest cover	0.00
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation=	0.00
M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold=	0.00
Q. Reforestation for clearing below conservation threshold=	0.00
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.00
T. Total afforestation required	0.36
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.36

worksheet date
4/3/2023

FOREST CONSERVATION WORKSHEET

Outside Same Priority Watershed, SPA, or PMA

NET TRACT AREA:

A. Total tract area ...	2.10
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...	0.31
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify)	0.00
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worksheet date
4/3/2023

FOREST CONSERVATION REQUIREMENT OF 0.36 ACRES TO BE MET IN A FOREST BANK OR IF NOT AVAILABLE TO BE MET VIA FEE IN LIEU.



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SHEET NO. 4 OF 4