Certified Site Plan

File No. 82015001B

Montgomery County Planning Board Approval

Chair or Designee:____________________ Date:__________

SEQUENCE OF EVENTS FOR PROPERTIES REQUIRED TO COMPLY WITH FOREST CONSERVATION PLANS, EXEMPTIONS FROM SUBMITTING FOREST CONSERVATION PLANS, AND TREE SAVE PLANS (M-NCPPC MC PLANNING DEPARTMENT MARCH, 2017)

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 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 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. WATERING
   - 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. WATERING
   - f. WOUND 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.

INSPECTIONS

(M-NCPP MC PLANNING DEPARTMENT)

ALL FIELD INSPECTIONS MUST BE REQUESTED BY THE APPLICANT.

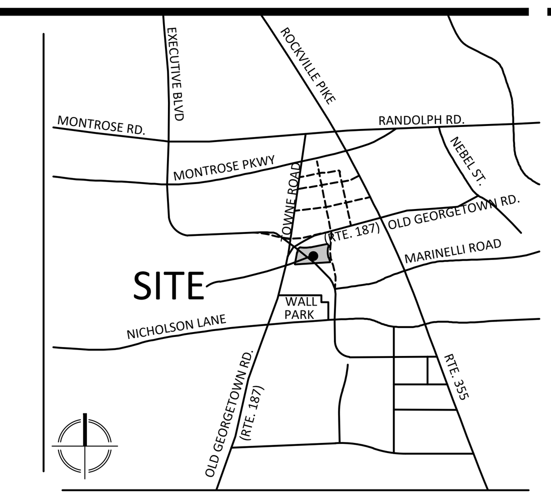
INSPECTIONS MUST BE CONDUCTED AS FOLLOWS:

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 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 PROVISIONS 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 OF 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.



VICINITY MAP
SCALE: 1" = 2,000'

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Our Site Set on the Future.

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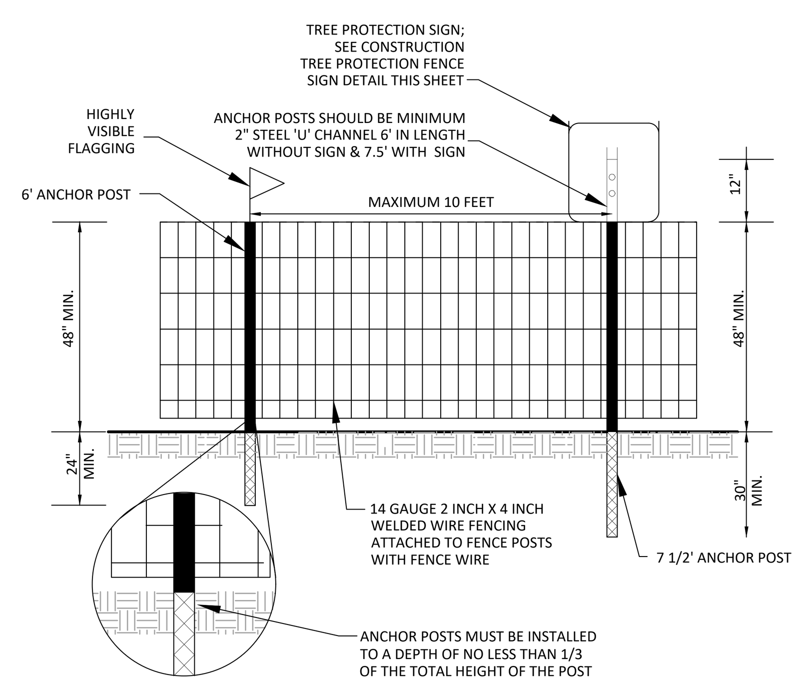
IAN P. DUKE

REVISIONS	DATE



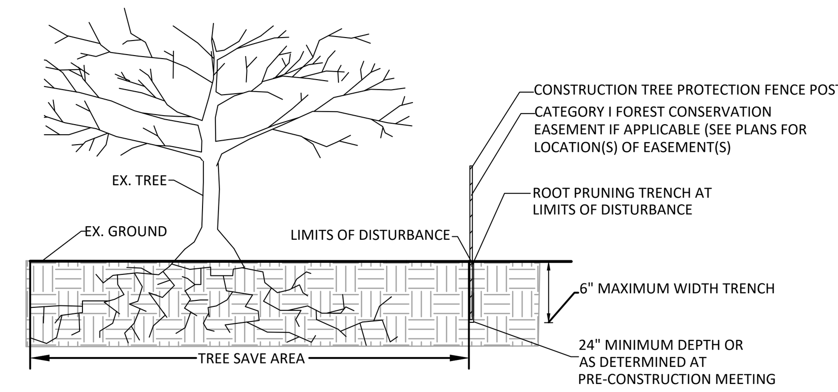
NOTES:
1. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED IN COORDINATION WITH THE ARBORIST, DPS AND FOREST CONSERVATION (FC)INSPECTORS PRIOR TO ERECTING THE PROTECTIVE DEVICE.
2. PRACTICE MAY BE COMBINED WITH SEDIMENT AND EROSION CONTROL FENCING AS DETERMINED BY THE ARBORIST, DPS AND FC INSPECTORS.
3. AVOID DAMAGE TO CRITICAL ROOT ZONES OF TREES. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
4. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS WITH FENCE WIRE.
5. FENCE SIGNS, AND THEREFORE, THE TALLER 7 1/2' POSTS, MUST BE PLACED A MINIMUM OF 30' APART AND AT FENCE CORNERS. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FURTHER APART. ATTACHING SIGNS TO TREES IS PROHIBITED. SEE CONSTRUCTION TREE PROTECTION FENCE SIGN DETAIL THIS SHEET.
6. DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. DO NOT REMOVE WITHOUT APPROVAL OF THE FOREST CONSERVATION INSPECTOR.

1 CONSTRUCTION TREE PROTECTION FENCE DETAIL
NOT TO SCALE

SOURCE: ADAPTED FROM FOREST CONSERVATION MANUAL, 1991
AND REVISED PER MONTGOMERY COUNTY PLANING DEPT. MARCH, 2017

1. SIGNS MUST BE WATERPROOF.
2. SIGNS MUST BE IN ENGLISH AND SPANISH.
3. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
4. SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
5. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
6. SEE CONSTRUCTION TREE PROTECTION FENCE DETAIL THIS SHEET.

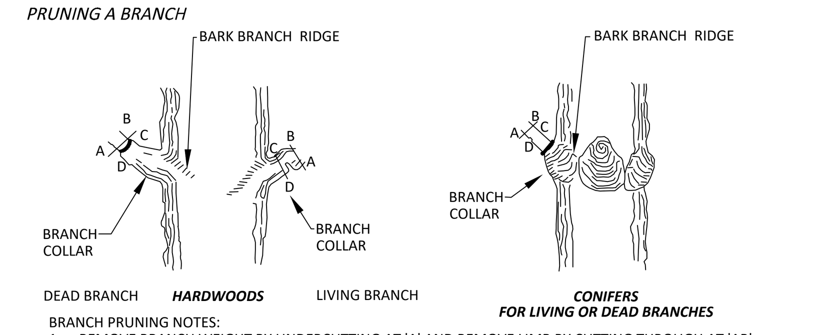
2 CONSTRUCTION TREE PROTECTION FENCE SIGN DETAIL
NOT TO SCALE



NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED, PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL AS SPECIFIED PER THE PLAN OR BY THE FC INSPECTOR.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
6. ALL ROOT PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED ARBORIST.
7. SEE THE CONSTRUCTION TREE PROTECTION FENCING DETAIL THIS SHEET.

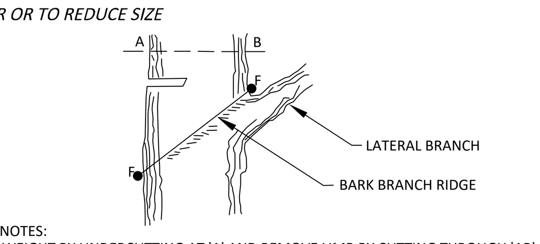
3 TREE ROOT PRUNING DETAIL
NOT TO SCALE

PRUNING A BRANCH



BRANCH PRUNING NOTES:
1. REMOVE BRANCH WEIGHT BY UNDERCUTTING AT 'A' AND REMOVE LIMB BY CUTTING THROUGH AT 'AB'.
2. REMOVE STUB AT 'CD' (LINE BETWEEN BRANCH AND BARK RIDGE AND OUTER EDGE OF BRANCH COLLAR).
3. IF 'D' IS DIFFICULT TO FIND ON HARDWOODS, ANGLE OF CD TO TRUNK SHOULD BE THE REFLECTIVE ANGLE OF THE BARK BRANCH RIDGE TO THE TRUNK.
4. REMOVE NO MORE THAN 30% OF CROWN AT ONE TIME.

PRUNING A LEADER OR TO REDUCE SIZE



LEADER PRUNING NOTES:
1. REMOVE TOP WEIGHT BY UNDERCUTTING AT 'A' AND REMOVE LIMB BY CUTTING THROUGH 'AB'.
2. REMOVE STUB AT 'EF' PARALLEL TO THE BARK BRANCH RIDGE.
3. NO MORE THAN 30% OF CROWN TO BE REMOVED AT ONE TIME.
4. DIAMETER OF LATERAL BRANCH SHOULD BE NO LESS THAN 30% OF THE DIAMETER OF THE LEADER.

NOTES:
1. ONLY PRUNE AT SPECIFIED TIMES.
2. TREE PRUNING TO BE PERFORMED BY AN ISA CERTIFIED ARBORIST WHO IS ALSO A LICENSED MARYLAND TREE EXPERT, IN COORDINATION WITH THE FOREST CONSERVATION INSPECTOR.
3. ADAPTED FROM THE MARYLAND STATE FOREST CONSERVATION MANUAL, THIRD EDITION, 1997.

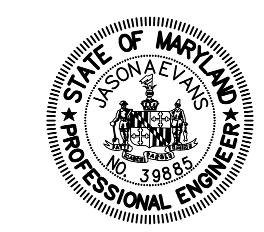
4 TREE BRANCH PRUNING DETAIL
NOT TO SCALE

EvolutionLabs North Bethesda

1st ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 215NW06
TAX MAP:GQ62

FINAL FOREST CONSERVATION PLAN NOTES & DETAILS

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. JASON A. EVANS LICENSE No. 39885 EXPIRATION DATE JANUARY 16, 2023

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DRAWN BY: SG
DESIGNED BY: ID/JS
DATE ISSUED: 09/01/2022
VIKA PROJECT VM1614
DRAWING NO.
SHEET NO.

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 82015001B INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: STONEBRIDGE (PRINTED COMPANY NAME)

CONTACT PERSON OR OWNER: CHRISTOPHER J. SMITH (PRINTED NAME)

ADDRESS: 7373 WISCONSIN AVENUE, SUITE 700

PHONE & E-MAIL: 301.913.9610 smith@stonebridge.us.com

SIGNATURE: ____________________

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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.