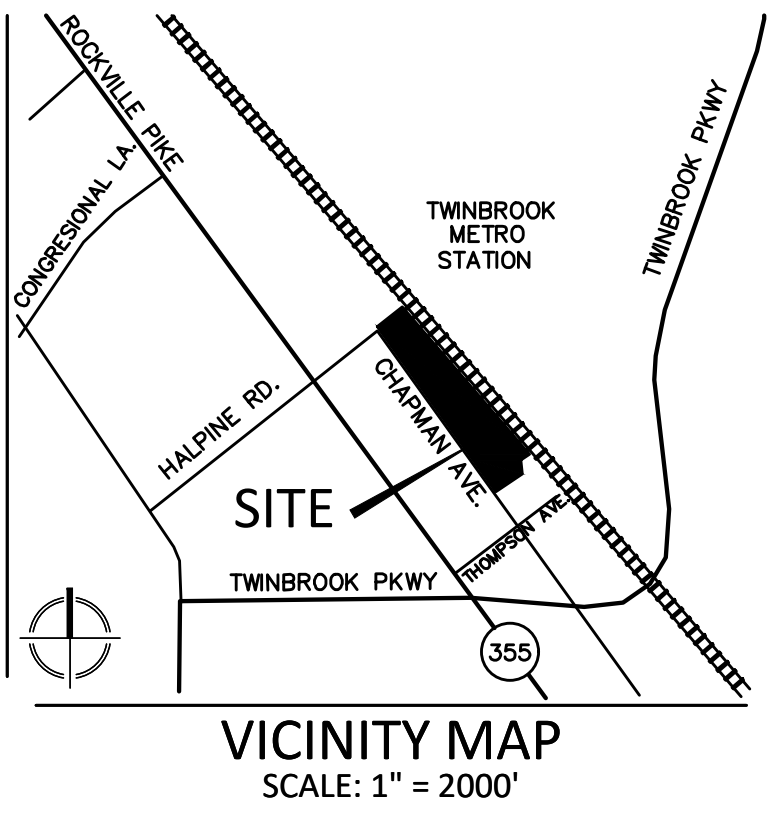


CHAPMAN AVENUE - KISS & RIDE

FINAL FOREST CONSERVATION PLAN AMENDMENT

FTP2008-00016



VIA
VIA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

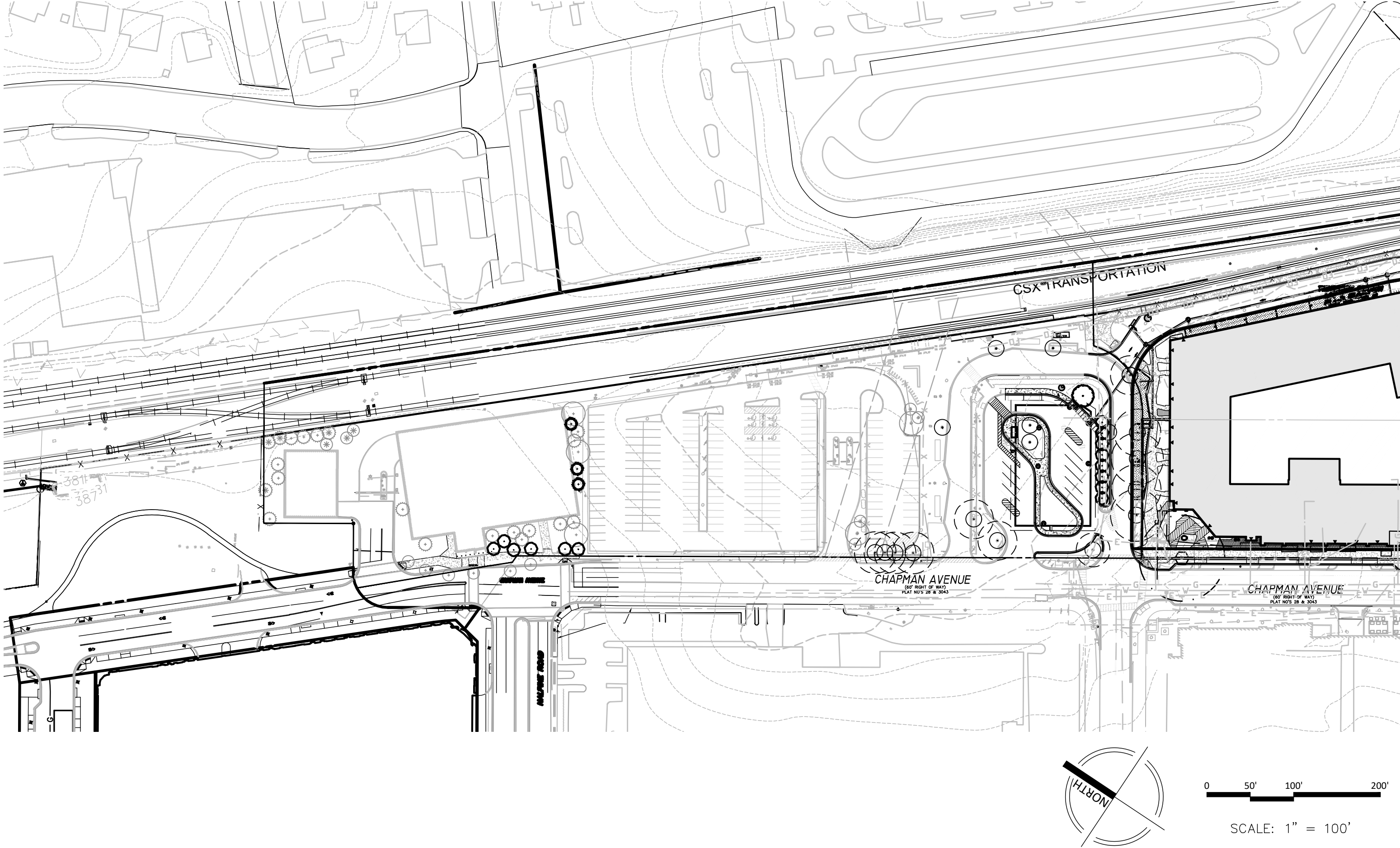
PREPARED FOR:
NB Ventures 1 LLC
Moira Dhaliwal
(Managing Director for Hines)
555 13th St NW
Suite 400 W
Washington, DC 20004
Moira.Dhaliwal@hines.com

DESIGN CONSULTANTS
PLANNER, CIVIL ENGINEER
VIA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100

GENERAL NOTES

- THE SUBJECT PROPERTY IS 3.15 ACRES.

LOT/PARCEL	BLOCK	TAX ACCT NO.	LIBER & FOLIO	PLAT NO.
LOT 1/N313	B	04-03629774	L - F -	23781
- THE SUBJECT PROPERTY IS ZONED PD-TC, TWINBROOK COMMONS.
- THE SUBJECT PROPERTY IS LOCATED IN THE LOWER ROCK CREEK WATERSHED, A USE CLASS I/I-P STREAM. THERE IS NO MAPPED MNCPPC OR FEMA 100 YEAR FLOODPLAIN.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF LESS THAN 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0361D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS, SEEPS, OR SPRINGS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 200' OF THE SUBJECT PROPERTY BASED ON PERSONAL OBSERVATIONS ON-SITE ON MAY 31, 2024.
- PER MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN) (HTTP://WWW.MDMERLIN.NET/), AND FIELD VERIFICATION, THERE IS A WETLAND LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA. IT IS ACKNOWLEDGED AS A KNOWN STORMWATER MANAGEMENT FACILITY. ACCESSED ON JUNE 19, 2024.
- THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS BEEN CONTACTED TO DETERMINE IF THERE ARE ANY FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING FIELD WORK.
- A 'D' TAPE WAS USED TO MEASURE TREES.
- THERE ARE NO STATE CHAMPION TREES OR 75% OF ANY STATE CHAMPION TREE.
- THERE ARE NO EXISTING BUILDING WITHIN THE INVENTORY AREA IDENTIFIED IN THE CITY OF ROCKVILLE HISTORIC BUILDINGS CATALOGUE MAP. THE CITY OF ROCKVILLE ONLINE GIS DATA WAS ACCESSED ON JUNE 6, 2024.
- FIELD WORK WAS CONDUCTED BY VIKI MARYLAND, LLC STAFF, BRANDON YOUNIE, ON MAY 31, 2024.
- THE HORIZONTAL DATUM IS NAD83/2011, VERTICAL DATUM IS BASED ON NGVD29 DATUM. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY VIKI MARYLAND, LLC, AUGUST 2, 2024.
- THE VERTICAL DATUM IS BASED ON THE FOLLOWING WSSC BENCHMARKS (NAVD88): BM #4108 - MCB'S BRASS DISK FOUND IN TOP OF CONCRETE CURB AT THE NORTHWEST CORNER OF SHOPPING CENTER SOUTH SIDE OF MONTROSE ROAD. ELEVATION = 397.716. BM #2920 - STAMPED USC&GS BRASS DISK FOUND ON SOUTHEAST SIDE OF CSX RAIL ROAD TRACK IN FACE OF SOUTHEAST PILLAR, 400 FEET NORTHWEST OF RANDOLPH ROAD. ELEVATION = 368.949
- TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. CTLA TREE RATING DATA SUMMARY SHEETS WERE PREPARED AND SUBMITTED WITH THIS PLAN. SEE TREE TABLE.
- THERE ARE ZERO (0) ACRES OF EXISTING FOREST ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA.
- AN EXISTING FOREST CONSERVATION EASEMENT FROM FTP2018-00016 MAY EXIST ON THE WMATA PROPERTY. VERIFICATION WILL BE NEEDED AT TIME OF FOREST CONSERVATION PLAN.
- THIS PLAN IS SUBJECT TO PRELIMINARY FOREST CONSERVATION PLAN FTP2003-00033.



CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET
Chapman Avenue - Kiss and Ride (50024J)

NET TRACT AREA:

A. Total tract area ...	6.22
B. Deductions (land dedication not in construction on this plan, other deductions - specify)	0.00
C. Net Tract Area	6.22

LAND USE CATEGORY:

ZONING:	R-400, R-200	R-90, R-75	RMD10,	HL, LH, RPR, RPC,	Park
Place a "1" under the column corresponding to the correct zone of the site	R-60, R-150	RMD15,	MXT, MXC, MXNC,		
		RMD25	MXB, MXE, MXCD,		
			MXTD, PD		
Zone (choose only one)	0	0	0	1	0

D. Afforestation Threshold ...	15%	x C =	0.93
E. Conservation Threshold ...	15%	x C =	0.93

EXISTING FOREST COVER:

F. Existing forest cover (within net tract) (Existing easement)..... =	0.00
G. Area of forest above conservation threshold =	0.00

BREAK EVEN POINT:

H. Breakeven Point (amount of forest retained so that no mitigation is required) ... =	0.00
I. Clearing permitted without mitigation =	0.00

PROPOSED FOREST CLEARING:

J. Total area of forest to be cleared =	0.00
K. Total area of forest to be retained =	0.00

PLANTING REQUIREMENTS:

L. Reforestation for clearing above conservation threshold =	0.00
M. Reforestation for clearing below conservation threshold =	0.00
N. Credit for retention above conservation threshold =	0.00
P. Total reforestation required =	0.00
Q. Total afforestation required =	0.93
R. Total planting requirement =	0.93

NOTE: THIS FCP AMENDMENT IS AN INTERIM CONDITION UNTIL THE PROPERTY IS IMPROVED TO ITS' FINAL CONDITION.
THE AFFORESTATION REQUIREMENT (0.13 AC) FOR THE LOD (0.86 AC) IN THIS AMENDMENT WILL BE MET BY FEE-IN-LIEU.

REPLACEMENT TREE CALCULATION

NUMBER OF NEW TREES TO REPLACE SIGNIFICANT TREES REMOVED PER PRELIMINARY FCP - APPROVED 08/20/08					177
NUMBER OF SIGNIFICANT TREES TO BE REMOVED IN PHASE 1A					
1	12"-18" DBH (REQUIRE ONE REPLACEMENT TREE)	40	(40)		
	>18"- 24" DBH (REQUIRE TWO REPLACEMENT TREES)	7	(14)		
	>24" DBH (REQUIRE THREE REPLACEMENT TREES)	0	0		
NUMBER OF REPLACEMENT TREE REQUIRED FOR PHASE 1A					54
NUMBER OF SIGNIFICANT TREES TO BE REMOVED IN PHASE 1D					
2	12"-18" DBH (REQUIRE ONE REPLACEMENT TREE)	10	(10)		
	>18"- 24" DBH (REQUIRE TWO REPLACEMENT TREES)	2	(4)		
	>24" DBH (REQUIRE THREE REPLACEMENT TREES)	3	(9)		
NUMBER OF REPLACEMENT TREE REQUIRED FOR PHASE 1D					23
NUMBER OF SIGNIFICANT TREES TO BE REMOVED IN PHASE 1C					
3	12"-18" DBH (REQUIRE ONE REPLACEMENT TREE)	7	(7)		
	>18"- 24" DBH (REQUIRE TWO REPLACEMENT TREES)	0	0		
	>24" DBH (REQUIRE THREE REPLACEMENT TREES)	0	0		
NUMBER OF REPLACEMENT TREE REQUIRED FOR PHASE 1C					7
TOTAL NUMBER OF REPLACEMENT TREES REQUIRED FOR PHASE 1A, 1D, AND 1C					84
TOTAL NUMBER OF REPLACEMENT TREES PROVIDED					
4	PHASE	1A & 1D	1C	TOTAL	
	SHADE TREES	14	0	14	
	EVERGREEN TREES	42	4	46	
	ORNAMENTAL TREES	25	3	28	
		81	7	88	

FOREST CONSERVATION PLAN PLANTING REQUIREMENTS:

AFFORESTATION AND REFORESTATION PER PRELIMINARY FCP - APPROVED 11/22/06					3.98 AC.
Y. CREDIT FOR TREES AND LANDSCAPING (PHASE 1C)					
EXISTING TREES TO BE RETAINED					0.00 AC.
O LARGE SHADE TREES @ 400 SF EA.					0.00 AC.
O EVERGREEN TREES @ 400 SF EA.					0.06 AC.
O ORNAMENTAL TREES @ 200 SF EA.					0.00 AC.
O STREET TREES @ 400 SF EA.					0.00 AC.
SUB-TOTAL					0.06 AC.
APPROVED AFFORESTATION PROVIDED UPDER PREVIOUS PHASES (PHASE 1A)					0.58 AC.
TOTAL AFFORESTATION PROVIDED					0.64 AC.
Z. TOTAL ADDITIONAL FOREST PLANTING REQUIREMENT					3.34 AC.

NOTE: CALCULATIONS PROVIDED ABOVE ARE RELATED TO THE PRELIMINARY FCP APPROVED UNDER FTP2003-00033 WILL BE UPDATED WHEN ANY OR ALL OF THE FUTURE PHASES ARE DEVELOPED TO ITS FINAL CONDITION.
UPDATE WILL INCLUDE REMOVING THE PORTION (EXISTING SWM FACILITY ADJACENT TO THE TRACKS) OF THE PROPERTY THAT IS ASSOCIATED WITH THE 1818 CHAPMAN AVENUE DEVELOPMENT.

CASE NUMBER FTP2008-00016

APPROVED BY
CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES

01/28/2025
DATE SIGNED
01/28/2025
DATE APPROVED

AS DIRECTED

01/28/2025
DATE SIGNED
01/28/2025
DATE APPROVED

AS DIRECTED

AS DIRECTED

AS DIRECTED

AS DIRECTED

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AS DIRECTED

AS DIRECTED

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AS DIRECTED

AS DIRECTED

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.misutility.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 56A of the Montgomery County Code.

FINAL FOREST CONSERVATION PLAN AMENDMENT COVER

#FTP2008-00016

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: CHANDRA BEAUFORT, RLA LICENSE NO.: 3112 EXPIRATION DATE: SEPTEMBER 7, 2025

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DRAWN BY: BY
DESIGNED BY: CB
DATE ISSUED: XX/XX/2024
VIA PROJECT VM50024J
DRAWING NO. FCP-0

TREE SUMMARY CHART												
1818 CHAPMAN AVE (TWINBROOK CROSSING KISS & RIDE) 00024												
#	SCIENTIFIC NAME	COMMON NAME	DBH	Area (SQ)	CLAS %	CON. CLASS	Remarks	PREVIOUS FTP PLAN #	PREV. CREDIT	DISPOSITION	ON-LOT	MAXIMUM CREDIT AMOUNT
EXISTING TREES (6" - 11.9" DBH) INSIDE AND WITHIN 25' BEYOND LIMITS OF DISTURBANCE (LOD)												
1	Platanus occidentalis	American Sycamore	10	0	0					Remove	N/A	0
2	Prunus yedoensis	Yoshino Cherry	11	0	0					Remove	N/A	0
3	Prunus yedoensis	Yoshino Cherry	10	0	0					Remove	N/A	0
4	Platanus occidentalis	American Sycamore	11	0	0					Save	N/A	0
5	Ulmus parvifolia	Chinese Elm	11	0	0					Save	N/A	0
6	Ulmus parvifolia	Chinese Elm	9	0	0					Save	N/A	0
LANDSCAPE SETTING (6" - 12" DBH) (NO EXISTING CREDIT)												
101	Platanus occidentalis	American Sycamore	33	7698	63		Exposed roots, crown setback			Select One	0	0
102	Platanus occidentalis	American Sycamore	20	2822	88		Exposed roots			Select One	0	0
103	Platanus occidentalis	American Sycamore	19	2419	88		Exposed roots			Select One	0	0
104	Platanus occidentalis	American Sycamore	21	3117	91		Exposed roots, knobs on trunk			Select One	0	0
105	Platanus occidentalis	American Sycamore	18	2260	81		Sunken in trunk, crown setback			Select One	0	0
106	Platanus occidentalis	American Sycamore	15	1886	75		Most branches on one side, trunk setback			Select One	0	0
108	Platanus occidentalis	American Sycamore	13	1395	84		Trunk rot at base			Remove	1	0
107	Platanus occidentalis	American Sycamore	13	1390	88		Exposed roots, knobs on trunk, canopy at base			Select One	0	0
109	Platanus occidentalis	American Sycamore	15	1990	66		Discoloration in bark, knobs on trunk			Select One	0	0
110	Juniperus virginiana	Eastern Red Cedar	16	1810	84		Healed branch wounds on lower trunk			Select One	0	0
110	Juniperus virginiana	Eastern Red Cedar	16	1810	88					Select One	0	0
111	Juniperus virginiana	Eastern Red Cedar	16	1810	81					Select One	0	0
312	Juniperus virginiana	Eastern Red Cedar	16	1810	78		Multitrunk, 10" and 12" lateral branches with no foliage; trunk has multiple healed branch wounds			Select One	0	0
PREVIOUS FOREST CONSERVATION CREDIT (Tree number prefix "F") "M"-Missing tree for information credit (Tree number suffix "Y"-Planted as interim vegetation)												
F100	Ilex x attenuata 'Toster'	Foster's Holly	0	0	0			FTP 2008-00016	200	Save	N/A	0
F101	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F102	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F103	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F104	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F105	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F106	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	400	Save	N/A	0
F107	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F108	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F109	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F110	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F111	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F112	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F113	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F114	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F115	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F116	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F117	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F118	Ilex x attenuata 'Toster'	Foster's Holly	0	0	0			FTP 2008-00016	200	Save	N/A	0
F119	Ilex x attenuata 'Toster'	Foster's Holly	0	0	0			FTP 2008-00016	200	Save	N/A	0
F120	Ulmus parvifolia	Lacebark Elm	0	0	0			FTP 2008-00016	400	Save	N/A	0
F121	Ilex x attenuata 'Toster'	Foster's Holly	0	0	0			FTP 2008-00016	200	Missing	200	1
F122	Ulmus parvifolia	Lacebark Elm	0	0	0			FTP 2008-00016	400	Save	N/A	0
F123	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F124	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F125	Thuya occidentalis 'Nigra'	American Arborvitae	0	0	0			FTP 2008-00016	200	Save	N/A	0
F126	Ulmus parvifolia	Lacebark Elm	0	0	0			FTP 2008-00016	400	Save	N/A	0
F127	Ulmus parvifolia	Lacebark Elm	0	0	0			FTP 2008-00016	400	Save	N/A	0
F128	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F129	Quercus phellos	Willow Oak	0	0	0			FTP 2008-00016	400	Save	N/A	0
F130	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F131	Ulmus americana	American Elm	0	0	0			FTP 2008-00016	400	Save	N/A	0
F132	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F133	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F134	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F135	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F136	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F137	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F138	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F139	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F140	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F141	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F142	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F143	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F144	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F145	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F146	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F147	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F148	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F149	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F150	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F151	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F152	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F153	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F154	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F155	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F156	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F157	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F158	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F159	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F160	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F161	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F162	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F163	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F164	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F165	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F166	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F167	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F168	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F169	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F170	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F171	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F172	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F173	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F174	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F175	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F176	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F177	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F178	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F179	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F180	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F181	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F182	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F183	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F184	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F185	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F186	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F187	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F188	Cercis canadensis	Redbud	0	0	0			FTP 2008-00016	200	Save	N/A	0
F189	Cercis canadensis	Redbud	0	0								



Forest and Tree Preservation Ordinance Notes

November 2020

SEQUENCE OF EVENTS

The permittee is responsible for strict adherence to the sequence and details as outlined. During each stage of the project, forestry staff may provide additional direction based on site conditions, unforeseen circumstances, or approved revisions.

PRE-CONSTRUCTION

- Permittee shall obtain a Forestry Permit (FP) for the project and accompanying copies of the approved Forest Conservation Plan (FCP) for distribution to contractors. The permittee is responsible for strict adherence to the sequence and details as outlined. During each stage of the project, forestry staff may provide additional direction based on site conditions, unforeseen circumstances, or approved revisions.
- The Permittee must coordinate and schedule an on-site preservation meeting with the following attendees: Permittee, Contractor Superintendent, Maryland (CDEA) Certified Arborist (if required by Forestry Department), the City Forestry Inspector, City Forest Inspector, and City Forestry Control Inspector. The City Forestry Department must be advised and flagged prior to the preservation meeting. No site disturbance and/or work prior to this meeting. This includes, but is not limited to, the installation of tree protection fencing, sediment control measures, clearing, grading and/or tree removal measures. The limits of disturbance will be reviewed, and tree protection and tree care measures will be discussed.
- No site disturbance and/or work prior to the preservation meeting is indicated on the approved FCP, or otherwise directed by the Forestry Inspector. Tree preservation measures implemented and approved by the Forestry Inspector. Measures not specified on the plan may be approved at the discretion of the Forestry Inspector in consultation with the Permittee's MD CDEA Certified Arborist. Appropriate tree protection measures may include, but are not limited to:
 - a. Root pruning
 - b. Crown reduction or pruning
 - c. Watering
 - d. Fencing
 - e. Surface mulching
 - f. Root barrier
- A professional with the local credentials of Maryland Department of Natural Resources Licensed Tree Expert (LTE) and International Society of Arboriculture Certified Arborist (ISA) CAI, must be present at the preservation meeting. Documentation of these qualifications may be required. The permittee shall provide a list of all personnel and their qualifications to the City Forestry Department (A400) and other industry best management practices. Implementation of the tree protection measures must be approved by the Forestry Inspector in writing documentation, including photographs must be approved by email or email to the City Forestry Inspector.
- Temporary tree protection devices, including signage, shall be installed per the approved Forest Conservation Plan, or as otherwise directed by the Forestry Inspector, and prior to any site disturbance. Tree protection devices must be installed and flagged prior to the pre-construction meeting. The Forestry Inspector, in coordination with the City Forestry Control Inspector, may make field adjustments to increase the visibility of tree protection devices as needed on the approved plan. The Permittee must contact the Forestry Inspector to schedule a follow-up construction inspection after installing all tree protection measures and performing all tree protection measures. Upon a satisfactory inspection by the Forestry Inspector and the City Forestry Control Inspector, a Notice to Proceed will be issued and grading can commence. Temporary tree protection devices may include:
 - a. Chain link fence (blue flag height)
 - b. Super 25 mesh 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-posts (minimum 4 feet high with high visibility flagging)

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- The Permittee and contractor shall maintain the temporary tree protection devices for the duration of the project and the location must not be altered without prior approval of the Forestry Inspector. Tree protection devices, including signage, shall be installed and flagged prior to the pre-construction meeting. The Forestry Inspector, in coordination with the City Forestry Control Inspector, may make field adjustments to increase the visibility of tree protection devices as needed on the approved plan. The Permittee must contact the Forestry Inspector to schedule a follow-up construction inspection after installing all tree protection measures and performing all tree protection measures. Upon a satisfactory inspection by the Forestry Inspector and the City Forestry Control Inspector, a Notice to Proceed will be issued and grading can commence. Temporary tree protection devices may include:
 - a. Chain link fence (blue flag height)
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 - c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-posts (minimum 4 feet high with high visibility flagging)

DURING CONSTRUCTION

- Permittee inspection at the direction of the Forestry Inspector will occur during the construction project. Corrections and reports to all tree protection devices and other protective measures, as determined by the Forestry Inspector, must be made to the Forestry Inspector at the direction of the Forestry Inspector.
- The Permittee must immediately notify the Forestry Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed area on the plan. Remedial action by the Permittee must be taken and approved by the Forestry Inspector and the corrective actions must be made within the time frame established by the Forestry Inspector.
- Failure to comply with the approved FCP or any direction of the City Forestry Control Inspector is a violation of the Forest and Tree Preservation Ordinance (FTPO). Pursuant to Section 10-3-34 of the FTPO, a fine in the amount of \$1,000 may be imposed for each violation. Each day a violation continues is a separate violation. In addition, a stop work order may be issued until the violation has been abated and the fine has been paid or an appeal has been filed pursuant to Section 10-3-35 of the FTPO. Additional protective measures as stated under Section 10-3-34 of the FTPO may be imposed.

POST-CONSTRUCTION

- After construction is completed, the Permittee must request a final inspection in writing with the Forestry Inspector. At the final inspection, the Forestry Inspector may require additional corrective measures, which may include, but is not limited to:
 - a. Removal and replacement of dead and dying trees
 - b. Pruning of damaged, dead or declining trees
 - c. Surface mulching
 - d. Soil aeration
 - e. Fertilization
 - f. Watering
 - g. Root barrier
 - h. Clearing of understory areas including trash removal
- After the final inspection and completion of all corrective measures the Forestry Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also assist for erosion and sediment control must be coordinated with both the City Forestry Control Inspector and the Forest Conservation Inspector. No additional grading, seeding or burial may take place after the tree protection fencing is removed.

DEFINITIONS OF PLANT MATERIAL

- The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can locate the plants shown on the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from reputable sources.

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- A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, landscape contractor, and Forestry Inspector. Time and location shall be confirmed to the current edition of the American Standard for Nursery Stock (ANSI Z60.3).
- Site Preparation:
 - a. Detailing existing impervious surface and remove all existing asphalt, concrete, stone, and construction materials to be replaced with soil.
 - b. Excavate to the final planting bed and provide quality soil to a depth of 18 inches (18 inches), and to a minimum of 12 inches (12 inches) to the top of the planting bed.
 - c. Loam-topsoil should be 40% or more topsoil.
 - d. Test to ensure the planting bed is at least 18 inches (18 inches) deep.
 - e. Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate NPK, per current industry standards. Amend soil, if necessary, to improve the current nutrient status.
 - f. The Forestry Inspector may require additional soil specifications, based on site conditions.
- Soil Specifications FOR PLANTING WITHIN EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT NOT SEVERELY DEGRADED:
 - a. Site Preparation:
 - i. Remove all construction debris and topsoil to a depth of 18 inches (18 inches).
 - ii. Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate NPK, per current industry standards. Amend soil, if necessary, to improve the current nutrient status.
 - iii. The Forestry Inspector may require additional soil specifications, based on site conditions.
 - b. Soil Specifications FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT NOT SEVERELY DEGRADED:
 - i. The existing soil to verify a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate NPK, per current industry standards. Amend soil, if necessary, to improve the current nutrient status.
 - ii. The Forestry Inspector may require additional soil specifications, based on site conditions.

POST-INSTALLATION

- The Permittee shall notify the City Forestry Inspector IN WRITING when the planting is complete and request a post-planting inspection. The inspection must include the Permittee, landscape contractor and Forestry Inspector. The maintenance and warranty period will begin on the date the City Forestry Inspector has accepted ALL plants as follows:
 - a. Option 1 - 180 calendar days of planting must be at least twenty-four (24) inches.
 - b. Option 2 - 180 calendar days of planting must be at least twenty-four (24) inches.
 - c. Option 3 - 180 calendar days of planting must be at least twenty-four (24) inches.
- Such maintenance shall include when appropriate, but not necessarily be limited to:
 - a. Weekly watering until a 10 gallon or other measure of tree diameter. (See 1" caliper tree = 10 gallons/week). Documented watering natural rainfall may substitute for weekly watering.
 - b. Fertilizing as required by soil analysis.
 - c. Pruning, mulching, ligatures of drooping, watering of plants in poor grade or upright position.
 - d. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - e. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - f. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - g. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - h. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - i. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - j. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - k. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - l. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - m. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - n. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - o. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - p. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - q. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - r. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - s. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - t. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - u. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - v. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - w. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - x. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - y. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.
 - z. Pruning and ligatures of drooping, watering of plants in poor grade or upright position.

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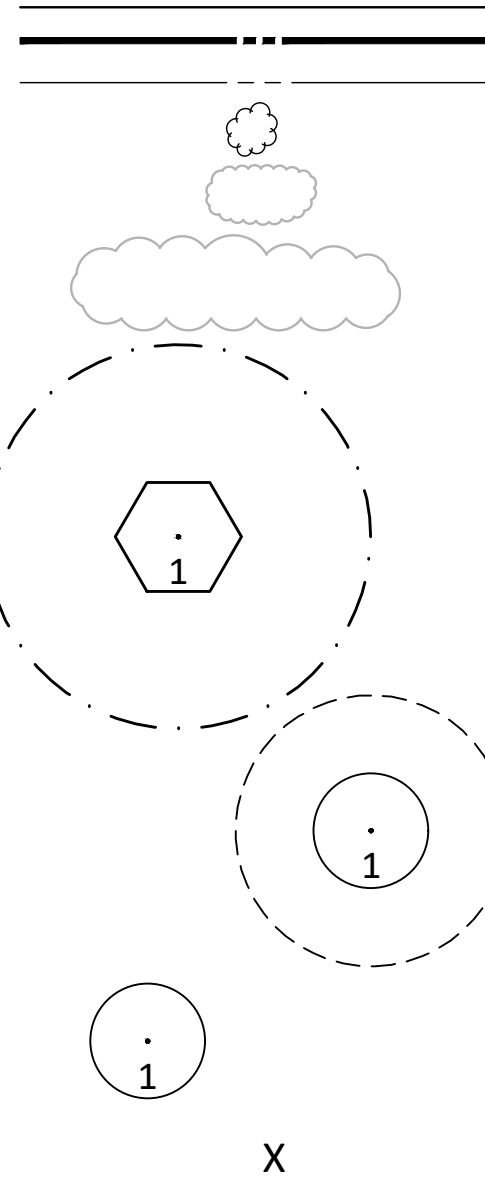
- Have an organic matter content between 4-6%.
- Have low salinity as indicated by a soluble salt content which is less than 3 dS/m.
- Be free of debris, stones, gravel, rocks, large sticks, heavy metals, and other deleterious contaminants, if necessary to be used to remove debris, screen size must be 1/8 inch or larger.
- Have a nutrient profile such that it has an adequate nitrogen, phosphorus, and potassium levels.
- Be free of noxious weed seeds.

DEFINITIONS OF PLANT MATERIAL

- The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can locate the plants shown on the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from reputable sources.

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LEGEND



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