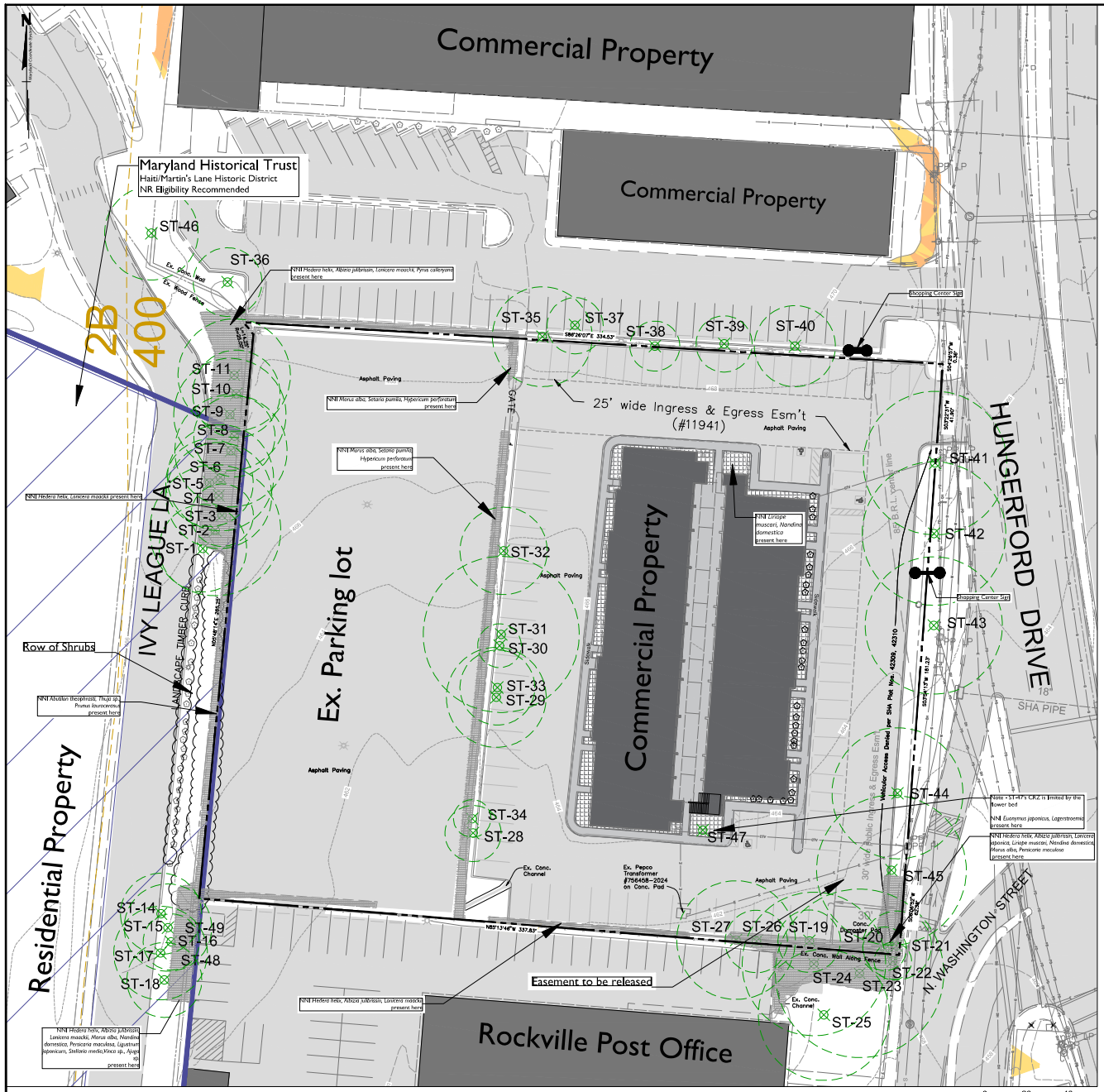

Community Planning & Development Services
Received
February 13, 2024

Legend

- Site Boundary
- Existing Contours
- Existing Building
- Existing Pavement
- Soil Lines and Text
- Specimen Tree & Critical Root Zone
- 15-25% Slope
- Slopes Greater than 25%
- Non-Native/Invasive Species Present
- Maryland Inventory of Historic Properties
- Flower Beds
- Light Poles
- Fence
- Overhead Power Utility
- Fiber Optic Line
- Water Line
- Gas Line
- Electric Line
- CTV Line
- Sewer Line
- NNI: Non-Native Invasive

Property Information

Lots/Parcels: N547, N548 **Property Area:** 2.17± ac.

Zoning: MXNC - Mixed-Use Neighborhood Commercial

WSSC Grid: 219NW07 **Property Tax ID:** 1604019284607, 1604001444637

Watershed: Rock Creek **Use Class:** N/A

Subwatershed: Washington Metropolitan

Floodplain Source: FEMA FIRM #24031C0334D

MINIMUM TREE COVER			
TRACT AREA SF	ZONING	MTC REQUIRED %	MTC SF REQUIRED
117,612	MXNC	10%	11,761

NRI/FSD TABULATION TABLE	
ACREAGE OF TRACT:	2.17
ACREAGE OF EX. FOREST:	0.00
ACREAGE OF EX. WETLANDS:	0.00
ACREAGE OF FORESTED WETLANDS:	0.00
ACREAGE OF WETLAND BUFFERS:	0.00
ACREAGE OF STREAM BUFFERS:	0.00
ACREAGE OF FORESTED STREAM BUFFERS:	0.00
ACREAGE OF 100 YEAR FLOODPLAIN:	0.00
LINEAR EXTENT OF STREAMS:	0.00
AVERAGE WIDTH OF STREAM BUFFER:	0.00

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET

NET TRACT AREA:	
A. Total tract area	2.17
B. Deductions (land dedication not in construction on this plan, other deductions - specify)	0.00
C. Net Tract Area	2.17
LAND USE CATE GORY: (CHECK ONE) Plase circle the proper corresponding land use cate gory. MDP MIXED USE (MXD) IL, IH, IBTR, BRE, MXTD, MXCD, MXNC, MXB, MXE, MXI, CRT, CR, CRT-MXD, MXD	
D. Afforestation Threshold	15% x A = 0.33
E. Conservation Threshold	15% x A = 0.33
EXISTING FOREST COVER:	
F. Existing forest cover (within net tract)	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
O. Total reforestation required	0.00
P. Total afforestation required	0.33
Q. Total planting requirement	0.33

VICINITY MAP
1:2,000ft

Site Description:

The site is located along Hungerford Drive in the City of Rockville, Hungerford Drive borders the eastern boundary, the Rockville Post Office borders the southern boundary of the site, Ivy League Lane borders the western boundary, and a commercial complex borders the northern boundary. The site is currently the Washington Square commercial complex as well as a paved lot. The gross tract area totals 2.17± acres.

Boundary & Topography:

The property information is from a parcel GIS data from the City of Gaithersburg and the M-NCP&PC boundary data. The project area is listed on Maryland Department of Assessment and Taxation Real Property Data Search website as Parcels N547 an N548.

Topography is from the Montgomery County Planometric Tiles.

Floodplain, Watershed and Stormwater Infrastructure:

FEMA FIRM Map #24031C0334D shows the FEMA 100-year floodplain is absent from the site. This property is within the Rock Creek Watershed.

Field Work

Field and tree assessments were completed on September 6, 2023, and November 17, 2023 by ISA Certified Arborists, K. Donovan and K. Knight from Rodgers Consulting Inc. to assess all environmental features on and around the site.

Streams, Stream Buffer & Wetlands:

Published information (soil maps, topographic maps, state/national wetlands inventory maps) were reviewed for the potential presence of wetlands and "other" waters of the State/U.S. The published information along with a site visit confirmed that there is not a stream or floodplain within 200ft of the site. No known wetlands were indicated in the published information for the study area. On September 6, 2023 Rodgers Consulting, Inc. staff performed a site investigation to look for evidence of wetlands and Waters of the U.S. within the site. The site visit confirmed that there are no wetlands on or within 100ft of the site.

Forests and Trees:

There are 17 significant trees located within the site limits and an additional 30 significant trees are located within 25 feet of the site. According to the Forest and Tree Preservation City Code, Chapter 10.5-6, significant trees are defined as a champion tree, a specimen tree, or a tree located within a forest with a diameter of twenty-four (24) inches or more, a tree located outside of a forest with a diameter of twelve (12) inches or more, or a tree located within twenty-five feet of the limits of disturbance with a diameter of six (6) inches or more. Significant tree locations are shown on the plan and listed in a table below on this cover sheet. No Specimen trees were found on or within 25 ft of the site. Specimen trees are defined as a tree with a diameter equal to or greater than thirty (30) inches or that is seventy-five (75) percent of the diameter of the state champion tree of that species. The method of tree diameter measurement was by using a DBH-tape. The tree condition rating was done in accordance with the Tenth Edition of the Council of Tree & Landscape Appraisers Guide for PLan Appraisal. There are no state/country champion trees on or adjacent to the site. Three of the significant trees are within SHA ROW and will require the approval of SHA prior to removal.

There are no forest stands onsite which meet the definition of a forest per Forest and Tree Preservation City Code, Chapter 10.5-5, which defines a forest as an area totaling at least 5,000 square feet with at least 100 trees per acre of which 50% must have a 2-inch diameter at 4.5 feet above ground surface. The preliminary forest conservation requirements, calculated and shown in the table below, require the planting of 0.33 acres of forest.

Seven of the significant trees identified on and adjacent to the site are non-native ornamental trees. They are listed in the tree table below and identified by their corresponding tree number on the plan. Additionally, the following non-native invasive plant species are located with the project area (the locations are denoted as hatches and callouts on the plan sheet): *Hedera helix, Albizia julibrissin, Lonicera tatarica, Liriope muscari, Nandina domestica, Morus alba, Persicaria maculosa, Pyrus calleryana, Ilex glabra, Fagus sylvatica, Setaria pumila, Hypericum perforatum, Stellaria media, Ligustrum japonicum, Vinca sp., Ajuga sp., Berberis thunbergia, Abutilon theophrasti, Thuja sp., Prunus laurocerasus, Euonymus japonicus, Euphorbia oblongata*, The non-native plant species occupy approximately 10%of the project area and continue onto offsite areas. The plant bed hatch also includes non-native and cultivar species.

Due to recently adopted State legislation (SB0528), the City of Rockville is in the process of amending Chapter 10.5 Forest and Tree Preservation Ordinance (FTPO) of the City Code, as a result after the FTPO is amended, forestry requirements may change.

Rare, Threatened, or Endangered Species:

No rare, threatened or endangered species were observed on site during field visits. A request for possible state/federal listed rare, threatened and endangered species within the project area was submitted to the Maryland Department of Natural Resources, Wildlife and Heritage Service on Monday September 11, 2023. A response was received from the Maryland Department of Natural Resources, Wildlife and Heritage Service on October 27, 2023 and confirmed there are no records of State or Federal listed, candidate, proposed or rare plant or animal species with the project area.

Historic/Cultural:

The site does not have any structures listed on the National Register for Historic Places nor does it have any MHT Preservation Easements. However, adjacent to the western edge of the site is the Haiti/Martin's Lane Historic District, which is listed on the Maryland Inventory of Historic Properties and in 2003 recommended its NR Eligibility (M:26-16). The site is not located within the City of Rockville Historic District and is not known to be an archeological site.

Per historic preservation staff, the property requires an Evaluation of Certificate for historic significance.

Other:

Environmental features and buffers shown outside of 25ft of the site have not been verified beyond desktop resources (Soil survey, Aerial photos, etc.) except for streams and drainage areas, which have been field verified to 200ft around the site per the guidelines for Natural Resource Inventories as stated in the City of Rockville Environmental Guidelines. This plan is not binding on any property except those mentioned in Property information above.

Soils:

Soils information for this site is from the USDA Natural Resource Conservation Service for Montgomery County Maryland, 2014. Soils on-site are shown in a separate table below using data from USDA's Web Soil Survey (WSS).

Soils Table

Symbol	Soil	Hydric	Prime Farmland	Highly Erodible	Hydrologic Soil Group
400	Urban Land	No	No	N/A	D

*Attributes unavailable through Web Soil Survey based on soil type.

Significant Tree Table

Tree Number	DBH	Scientific Name	Common Name	Non-Native	HERO %TR	% Tree Condition	CLA Rating Category	Factors
1	31	Juniperus virginiana	eastern red cedar	N	40%	Good	Poor	Broken and dead branches (Crown die-back/split trunk) ivy present/ 20% of the trunk/branches are gone
2	21	Juniperus virginiana	eastern red cedar	N	81%	Excellent	Poor	Broken branches (Crown die-back) Measured at 2 Feet/ Split trunk/ Bark/trunk wounds present
3	12	Juniperus virginiana	eastern red cedar	N	84%	Excellent	Poor	Broken branches (Crown die-back) Measured at 2 Feet/ Split trunk/ Bark/trunk wounds
4	17	Juniperus virginiana	eastern red cedar	N	69%	Good	Poor	Broken branches(Crown die-back)/Extensive mow/ Measured at 2 feet/Multiple leaders
5	14	Juniperus virginiana	eastern red cedar	N	84%	Excellent	Poor	Broken branches(Crown die-back)/Dirt subject/Bulb/Square only present on one side of the tree
6	17	Juniperus virginiana	eastern red cedar	N	94%	Excellent	Poor	Broken branches(Crown die-back)/Dirt subject
7	18	Juniperus virginiana	eastern red cedar	N	94%	Excellent	Poor	Broken branches/Crown die-back/Measured at 2 feet on the trunk/Dirt/Dripping/Split trunk
8	19	Juniperus virginiana	eastern red cedar	N	91%	Excellent	Poor	Broken branches/Crown die-back/Dirt on ground/Dead roots/Bulb
9	10	Juniperus virginiana	eastern red cedar	N	78%	Good	Poor	Broken and dead branches/Measured at 2 Feet/Split trunk/ivy present/Dead bulb/Roots
10	14	Juniperus virginiana	eastern red cedar	N	84%	Excellent	Poor	Broken branches/Crown die-back/Measured at 2 Feet/Dirt/Bulb
11	14	Juniperus virginiana	eastern red cedar	N	84%	Excellent	Poor	Broken and dead branches/Lichen/Ivy present
12	14	Juniperus virginiana	eastern red cedar	N	84%	Excellent	Poor	Broken branches (Crown die-back)/Split trunk/Included bark/Asymetrical crown
13	14	Juniperus virginiana	eastern red cedar	N	78%	Good	Poor	Broken branches (Crown die-back)/Included bark/Split trunk/Ivy present/Mechanical present/Dead bulb/Leaves
14	9	Juniperus virginiana	eastern red cedar	N	66%	Fair	Poor	Broken branches (Crown die-back)/Included bark/Splitting Trunk/Dead bulb/Roots/Leaves
17	15	Juniperus virginiana	eastern red cedar	N	78%	Good	Poor	Broken branches (Crown die-back)/Splitting Trunk/Fungus at the root
18	12	Juniperus virginiana	eastern red cedar	N	88%	Excellent	Poor	Broken branches (Crown die-back)/Dirt/Lichen/Moss
19*	11	Robinia pseudoacacia	black locust	N	63%	Fair	Poor	Broken branches/Dirt/Lichen/Moss/Dead bulb/Fungus
20*	11	Robinia pseudoacacia	black locust	N	75%	Fair	Poor	Broken branches/Broken top/Crown die-back
21*	11	Robinia pseudoacacia	black locust	N	25%	Poor	Poor	Broken branches/Broken top/Crown die-back/Extensive wrap
22	8	Robinia pseudoacacia	black locust	N	25%	Poor	Poor	Broken branches/Broken top/Crown die-back/Extensive wrap
23	17	Acer rubrum	red maple	N	53%	Fair	Poor	Broken branches/Broken top/Crown die-back/Weeds/Leaky gas line/Leaves/Dead roots/Trash is tangled
24	19	Acer rubrum	red maple	N	38%	Poor	Poor	Broken branches/Extensive wrap/Fusing/Leaves
25	11	Pinus strobus	White pine	Y	84%	Excellent	Poor	Broken branches/Leaning
26*	10	Robinia pseudoacacia	black locust	N	63%	Fair	Poor	Broken branches/Broken top/Fusing/Dead bulb/Splitting Trunk
27*	10	Robinia pseudoacacia	black locust	N	63%	Fair	Poor	Broken branches/Broken top/Fusing/Dead bulb/Leaves/Damaged
28*	9	Prunus serotina	black cherry	N	47%	Fair	Poor	Bad bulb/Broken branches/Crown die-back/Extensive wrap
29*	10	Robinia pseudoacacia	black locust	N	53%	Fair	Poor	Broken branches/Dormancy/Bad bulb/Fusing/Leaves/Lichen/Multiple leaders
30*	7	Sassafras albidum	sassafras	N	72%	Good	Poor	Broken branches/Epicormic Branching
31*	10	Robinia pseudoacacia	black locust	N	50%	Fair	Poor	Broken branches/Epicormic branching/Lichen
32*	14	Robinia pseudoacacia	black locust	N	69%	Good	Poor	Broken branches
33*	7	Robinia pseudoacacia	black locust	N	69%	Good	Poor	Broken branches/Lichen
34*	6	Albizia julibrissin	silk tree	Y	84%	Excellent	Poor	Broken branches/Epicormic Branching
35	11	Acer rubrum	red maple	N	84%	Excellent	Poor	Broken branches
36	11	Acer rubrum	red maple	N	84%	Excellent	Poor	Broken branches
37	9	Zelkova serrata	Japanese zelkova	X	78%	Good	Poor	Broken branches/Lichen/Moss
38	9	Zelkova serrata	Japanese zelkova	X	78%	Good	Poor	Broken branches/Lichen/Moss/Attached
39	9	Zelkova serrata	Japanese zelkova	X	78%	Good	Poor	Broken branches
40	9	Zelkova serrata	Japanese zelkova	X	78%	Good	Poor	Broken branches
41*	26	Quercus rubra	northern red oak	Y - SHA ROW	63%	Excellent	Poor	Broken branches/Lichen/Fungus
42*	21	Quercus rubra	northern red oak	Y - SHA ROW	69%	Good	Poor	Broken branches/Lichen/Fungus
43*	23	Quercus rubra	northern red oak	Y - SHA ROW	75%	Good	Poor	Broken branches/Lichen/Fungus
44*	21	Quercus rubra	northern red oak	Y - SHA ROW	69%	Good	Poor	Broken branches/Lichen/Fungus/Mechanical/Trash/Fungus
45*	28	Quercus rubra	northern red oak	Y - CLOSE ROW	84%	Excellent	Poor	Broken branches/Lichen/Fungus/Multiple trunks
46	15	Acer rubrum	red maple	N	94%	Excellent	Poor	Broken branches
47*	11	Liquidambar styraciflua	sweetgum	X	84%	Excellent	Poor	Broken branches/Adults stem/Dirt/Trash/Leaves/Fence/Dead bulb/Measured at the base
48	12	Juniperus virginiana	eastern red cedar	N	53%	Fair	Poor	Broken branches/Broken top/Crown die-back/Ivy present/Deadwood/Roots
49	12	Juniperus virginiana	eastern red cedar	N	81%	Excellent	Poor	Broken branches/Broken top/Leaning/Ivy present

*Denotes Significant Tree
Offsite trees are denoted by not having an ** and are in a white font
SHA - State Highway Administration
COR - City of Rockville
Ex. Dec. = Ex. Dead and Dying Due to inaccuracy this is based on DBH qualitative

CASE NUMBER: FTP2024-00069
APPROVED BY:
CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES
03/01/2024
DATE SIGNED
03/01/2024
DATE APPROVED
AS APPROVED

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO. 3845
EXPIRATION DATE: 10/16/25

12/03/24

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner:

Natural Resource Inventory & Forest Stand Delineation

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY	DATE	

Washington Square

City of Rockville, MD

SCALE: 1" = 20'
JOB No. 06969
DATE: September 2023
SHEET No. 1 OF 1