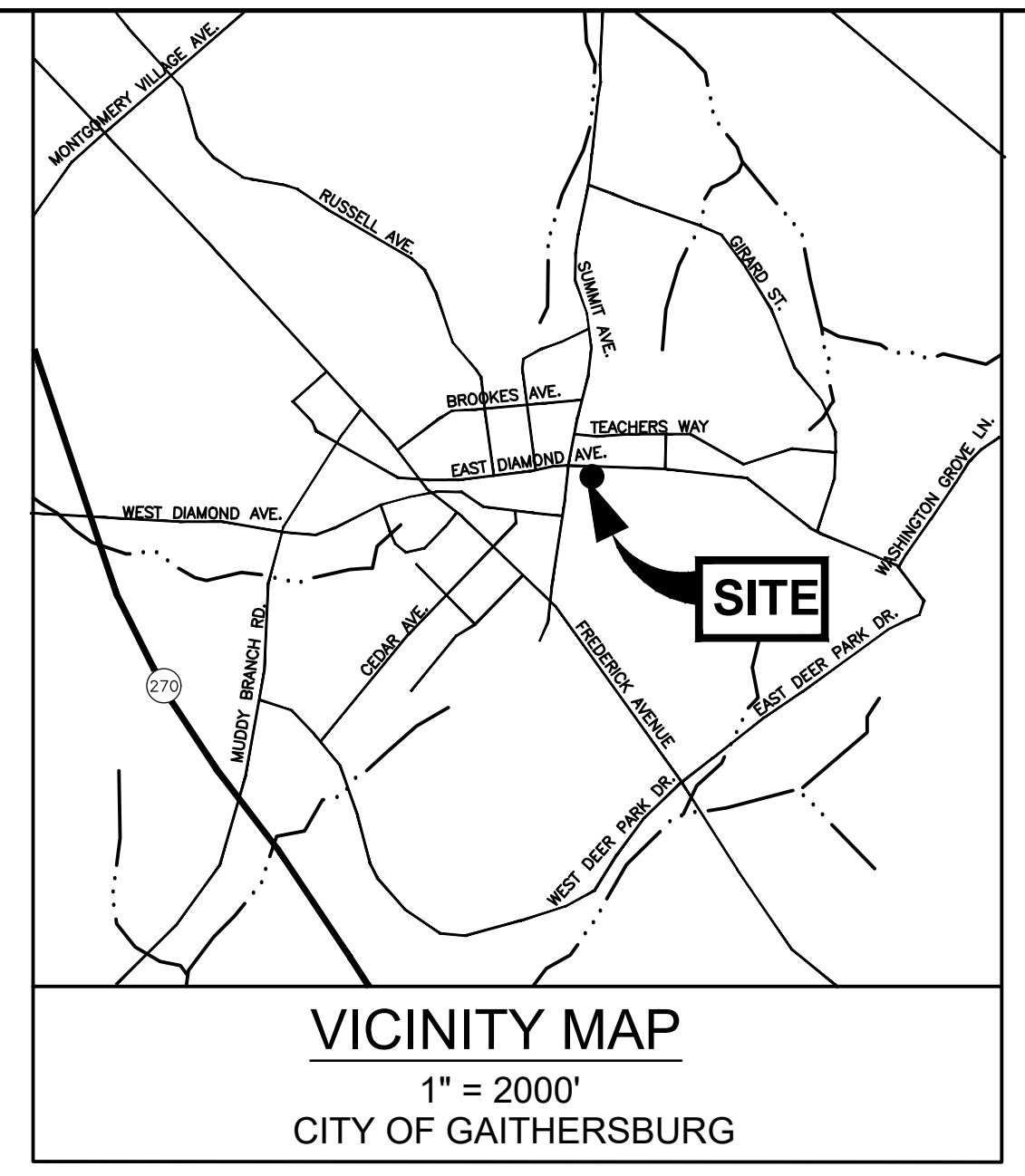


CITY OF GAITHERSBURG
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
FCP APPROVAL
 THE CITY OF GAITHERSBURG HEREBY GRANTS APPROVAL OF
FOREST CONSERVATION PLAN
 FOR APPLICATION NO. ENV-7860-2018
 DATE April 4, 2018 BY [Signature]

MAPPED SOIL TYPES

SYMBOL	DESCRIPTION	HYDRIC?	HIGHLY ERODIBLE?
ZB	Glenn silt loam, 3-8% slopes	No	No
87UB	Urban Land - Wheaton complex, 0-8% slopes	No	No

CITY OF GAITHERSBURG PLANNING COMMISSION
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON April 4, 2018
 APPLICATION NO. SP-7860-2017 WAS GRANTED
FINAL SITE PLAN APPROVAL
 WITH SHEET (16) CONDITIONS SEE & D/A LETTER.
 DATE 7/22/2021 BY [Signature]
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF



623 H STREET, WASHINGTON, DC 20001
 T. 202.595.1900
OWNER
 3500 S W
 SUITE 201
 WASHINGTON, DC
 20001
 T. 202.810.1515
STRUCTURAL
 15675 HEATCOTE BLVD, SUITE 170
 ROCKVILLE, MD 20850
 T. 571.261.6280
MEP
 4212A TECHNOLOGY COURT, 4212A
 TECHNOLOGY COURT
 T. 571.317.1250
CIVIL
AMT
 A. Morton Thomas and Associates, Inc.
 800 KING FARM BLVD, FOURTH FLOOR
 ROCKVILLE, MD 20850
 T. 301.981.2545
CODE

CITY OF GAITHERSBURG FORESTRY NOTES:

- PRE-CONSTRUCTION MEETING, HELD ON-SITE TO INCLUDE A PRESENTATION OF PROTECTIVE MEASURES TO CONSTRUCTION SUPERVISORS, EQUIPMENT OPERATORS, DEVELOPER'S REPRESENTATIVE, AND SITE AND SEDIMENT CONTROL INSPECTORS.
- CLEARING LIMITS SHALL BE ROUGH STAKED BY DEVELOPER IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION.
- NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT AND PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
- THE SEQUENCE OF TREE TREATMENT AND CONSERVATION MEASURES SHALL BE:
 - ROOT PRUNING/TRENCHING
 - TREE PROTECTION FENCING
 - AERATION SYSTEM INSTALLATION
 - SIGN INSTALLATION
 - TREE PRUNING AND CHEMICAL TREATMENT
 - MULCH TREATMENT
- ABOVE MEASURES SHALL BE DIRECTED IN THE FIELD BY THE PROJECT FORESTER, ARBORIST, NATURALIST, ECOLOGIST, SITE ENGINEER, OR LANDSCAPE ARCHITECT.
- TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE DEVELOPER OR CONTRACTOR FOR THE DURATION OF CONSTRUCTION AND ONCE APPROVED BY THE CITY SITE INSPECTOR, MUST NOT BE ALTERED WITHOUT PRIOR APPROVAL BY THE CITY SITE INSPECTOR.
- ACCESS TO FENCED AREAS WILL ONLY BE PERMITTED WITH THE PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE AND THE CITY SITE INSPECTOR.
- DESIGNATED AERATION ZONES SHALL BE PROTECTED WITH TEMPORARY FENCING UNTIL FINAL GRADING.
- ANY EXCAVATION OR GRADING REQUIRED WITHIN THE FENCED AREAS SHALL BE DONE AS DIRECTED AND APPROVED BY THE PERSON MENTIONED IN NOTE #5 AND THE CITY SITE INSPECTOR.
- TREES, SHRUBS, OR UNDERGROWTH SHALL BE REMOVED FROM THE PROTECTED ROOT ZONE AREAS ONLY WHEN NECESSARY AND SHALL BE REMOVED BY HAND.
- REFER TO TREE PROTECTION ACTION KEY FOR SPECIFIC TREATMENT OF EACH SPECIMEN TREE.
- ATTACHMENT OF SIGNAGE, FENCING, ETC., TO TREES TO BE SAVED IS PROHIBITED.
- AFTER CONSTRUCTION ALL TEMPORARY BARRIERS, FENCING, DEBRIS, ETC., SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- NO SOIL OR SEED SHALL BE PLANTED WITHIN THE DESIGNATED ROOT ZONES FOR ALL TREES TO BE SAVED.

CITY OF GAITHERSBURG FOREST CONSERVATION INSPECTION PROCEDURES:

- UPON PERMIT ISSUANCE, THE BUILDER/DEVELOPER MUST ARRANGE FOR AN ENGINEER'S STAKE OUT OF TREE PROTECTION IN ACCORDANCE WITH APPROVED PLANS. A PRECONSTRUCTION MEETING WILL THEN BE SCHEDULED TO DETERMINE THE LOCATION OF TREE PROTECTION DEVICES. THE PLANNING AND CODE ADMINISTRATION INSPECTOR SHALL ADJUST TREE PROTECTION AND ROOT PRUNING ON THE FIELD AS NECESSARY, WHICH MAY EXPAND OR DECREASE THE AREA BEING PROTECTED. INSTALLATION OF ALL TREE PROTECTION DEVICES SHOULD BE SCHEDULED AND INSPECTION ARRANGED WITH THE CITY AFTER ALL WORK IS COMPLETE. THE CITY WILL ISSUE A PUNCH LIST FOR ANY REMAINING WORK NEEDED PRIOR TO THE START OF GRADING, OR ISSUE A REPORT APPROVING THE START OF GRADING.
- ONCE WORK BEGINS ON-SITE, THE TREE PROTECTION DEVICES WILL BE REINSPECTED ON A BIWEEKLY BASIS, AND THE BUILDER/DEVELOPER WILL BE NOTIFIED OF ANY WORK THAT IS NEEDED. IT SHALL BE THE BUILDER/DEVELOPER'S RESPONSIBILITY TO MAINTAIN ALL TREE PROTECTION DEVICES AND MAKE ANY REPAIRS NEEDED.
- CITY APPROVAL IS REQUIRED PRIOR TO REMOVAL OF ANY TREE PROTECTION DEVICE OR ENTRANCE INTO A TREE SAVE AREA. **TREE SAVE AREAS CANNOT BE USED FOR STORAGE OF ANY BUILDING MATERIALS.**
- THE PLANNING AND CODE ADMINISTRATION INSPECTOR MAY REQUIRE PRUNING AND REMOVAL OF ANY TREE IN THE TREE SAVE AREA DURING CONSTRUCTION AND PRIOR TO BOND RELEASE. THESE DECISIONS WILL BE BASED ON THE TREE'S HEALTH, PROXIMITY TO BUILDINGS, DRAINAGE, OR OTHER CONCERNS. EVERY EFFORT WILL BE MADE TO PRESERVE THOSE TREES IN THE TREE SAVE AREA.
- THE CITY WILL REQUIRE MITIGATION OF TREES LOST DURING CONSTRUCTION IN ACCORDANCE WITH THE FOREST CONSERVATION ORDINANCE. MITIGATION WILL BE REQUIRED PRIOR TO BOND RELEASE, AND ALL REPLACEMENT TREES MUST BE INSPECTED BY THE CITY AFTER INSTALLATION. THESE REPLACEMENT TREES SHALL HAVE A TWO-YEAR GUARANTEE IN ACCORDANCE WITH THE INDUSTRY STANDARDS. THE CITY MAY ALSO ALLOW THE DEVELOPER TO ESCROW MONIES FOR MITIGATION TO SATISFY THEIR OBLIGATION, WHICH WILL BE USED BY THE CITY TO PURCHASE AND INSTALL THE REPLACEMENT TREES.
- FOR MITIGATION AND AFFORESTATION, CITY INSPECTION IS REQUIRED AFTER THE PLANTINGS HAVE BEEN MADE. THE MAINTENANCE PERIOD, ONE YEAR OR AS STATED IN THE MAINTENANCE AGREEMENT, WILL NOT BEGIN UNTIL THIS INSPECTION HAS BEEN MADE. QUARTERLY REPORTS TO THE CITY, IF REQUIRED, ON THE HEALTH OF THE TREES IN THE SAVE AREA SHOULD ALSO BE MADE, AND ANY RECOMMENDATIONS IMPLEMENTED. IT SHALL BE THE BUILDER/DEVELOPER'S RESPONSIBILITY TO MAINTAIN THESE PLANTINGS UNTIL THEY ARE ACCEPTED BY THE CITY. A FINAL INSPECTION BY THE CITY WILL BE MADE PRIOR TO THE END OF THE MAINTENANCE PERIOD, AND A PUNCH LIST DEVELOPED FOR ANY TREES THAT NEED TO BE REPLACED. THE CITY MAY ALLOW THE DEVELOPER TO ESCROW MONIES TO SATISFY THEIR OBLIGATION FOR ANY FURTHER PLANTING REQUIRED, WHICH WILL BE USED BY THE CITY TO PURCHASE AND INSTALL THE REPLACEMENT TREES.
- IT SHALL BE THE BUILDER/DEVELOPER'S RESPONSIBILITY TO SATISFY ALL REQUIREMENTS AND CONDITIONS OF THE FOREST CONSERVATION PLAN AND/OR ANY MAINTENANCE AGREEMENT. IN THE EVENT OF A VIOLATION, THE CITY WILL TAKE ENFORCEMENT ACTION IN ACCORDANCE WITH THE TREES AND FOREST CONSERVATION ORDINANCE (CHAPTER 22) OF THE CITY CODE. THIS MAY INCLUDE CORRECTION NOTICES, CIVIL CITATIONS, OR COLLECTION OF THE BOND GUARANTEEING THIS WORK.

FOREST CONSERVATION PLAN # ENV-7860-2018, PROVIDES FOR THE PROTECTION OF EXISTING TREES AND/OR FORESTED AREAS AND FOR THE INSTALLATION, MAINTENANCE, AND PROTECTION OF CERTAIN ADDITIONAL TREES AND/OR FORESTED AREAS ON THE SUBJECT PROPERTY.
 NO TREES RETAINED AND/OR PLANTED ON THE SUBJECT PROPERTY, AS DESIGNATED ON FOREST CONSERVATION PLAN # ENV-7860-2018, SHALL BE DESTROYED, REMOVED, MOVED OR PRUNED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE CITY. DISEASED OR HAZARDOUS TREES OR LIMBS MAY BE REMOVED TO PREVENT PERSONAL INJURY OR PROPERTY DAMAGE AFTER REASONABLE NOTICE TO THE CITY, UNLESS SUCH NOTICE IS NOT PRACTICAL IN AN EMERGENCY SITUATION OR THE REMOVAL IS EXECUTED PURSUANT TO AN APPROVED FOREST CONSERVATION PLAN.
 OWNER SHALL NOT PLANT ANY SUBSTITUTE TREES AS DESIGNATED ON FOREST CONSERVATION PLAN # ENV-7860-2018 UNLESS APPROVED BY THE CITY.
 OWNER SHALL NOT ENGAGE IN, OR PERMIT, ANY CONSTRUCTION, EXCAVATION, GRADING, ERECTION OF ANY STRUCTURE, OR ANY OTHER ACTIVITY ON THE SUBJECT PROPERTY IN A MANNER THAT DAMAGES, KILLS, OR INJURES ANY TREE RETAINED OR PLANTED IN ACCORD WITH THE REQUIREMENTS OF FOREST CONSERVATION PLAN # ENV-7860-2018.
 MOWING AND OTHER LANDSCAPING MAY OCCUR, PROVIDED IT DOES NOT DAMAGE, INJURE OR KILL TREES THAT ARE PART OF THE FOREST CONSERVATION PLAN # ENV-7860-2018.

NOTES

- IF AFTER THE SECOND GROWING SEASON THE SURVIVAL REQUIREMENTS HAVE BEEN MET, AND AGREEMENTS FOLLOWED IN GOOD FAITH BY THE LANDOWNER, BOND RELEASE CAN OCCUR UPON SUBMITTAL OF THE FINAL REPORT.

LEGEND

- LOD LIMIT OF DISTURBANCE
- SPECIMEN TREE W/ CRITICAL ROOT ZONE (CRZ)
- ⊗ SIGNIFICANT OR SPECIMEN TREE TO BE REMOVED
- GRATE INLET
- ⊕ FIRE HYDRANT
- ⊙ STORM DRAIN
- ⊕ LIGHT POLE (CITY MAINTAINED)
- ⊕ LIGHT POLE
- ⊕ SANITARY SEWER
- CLEANOUT
- × FENCE
- OHJ OVERHEAD UTILITY
- W WATER
- G GAS
- UOE UNDERGROUND ELECTRIC COMMUNICATIONS
- COMM COMMUNICATIONS
- AT-GRADE INLET PROTECTION
- CURB INLET PROTECTION
- DRAINAGE DIVIDE
- CONTRACTOR STAGING AREA
- STABILIZED CONSTRUCTION ENTRANCE
- TREES COUNTED FOR AFFORESTATION
- TP TREE PROTECTION FENCE
- ROOT PRUNING

ON-SITE TREE TABLE

NO.	COMMON NAME	SCIENTIFIC NAME	D.B.H (INCHES)	CRITICAL ROOT ZONE (SQ. FT.)	CONDITION RATING	CONDITION COMMENTS
T1	Burford Holly	<i>Ilex cornuta 'Burfordii'</i>	14	1385	AVG.	Half of crown is pruned
T2	American holly	<i>Ilex opaca</i>	15	1590	AVG.	
T3	American holly	<i>Ilex opaca</i>	9.5	638	GOOD/AVG.	Pruned around overhead electric
T4	Japanese zelkova	<i>Zelkova serrata</i>	11.5	935	GOOD/AVG.	Pruned around overhead electric
T5	Japanese zelkova	<i>Zelkova serrata</i>	15	1590	GOOD/AVG.	Pruned around overhead electric
T6	Japanese zelkova	<i>Zelkova serrata</i>	10.5	779	GOOD/AVG.	Pruned around overhead electric
T7	Japanese zelkova	<i>Zelkova serrata</i>	9.5	638	AVG/POOR	Pruned around overhead electric
T8	Eastern red cedar	<i>Juniperus virginiana</i>	12	1018	AVG.	
T9	Eastern red cedar	<i>Juniperus virginiana</i>	12	1018	AVG.	
T10	Japanese zelkova	<i>Zelkova serrata</i>	3	64	GOOD	

Canopy Credit for Afforestation

Tree Species	Canopy Credit (sq.ft.)	Quantity	Total Canopy Credit (sq.ft.)
Carpinus caroliniana	1000	7	7000
Grand Total			7000

Land use category: C9A
 Afforestation threshold (15%) 0.15 acres or 6534 sq. ft.
 Conservation threshold (15%) 0.15 acres or 6534 sq. ft.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
CN		7	CARPINUS CAROLINIANA 'NATIVE FLAME' / 'NATIVE FLAME' HORNBEAM	B & B	2" CAL

FOREST CONSERVATION WORKSHEET

FISHMAN SITE 5-Aug-02

NET TRACT AREA:

A. Total tract area ...	1.00
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify) ...	0.00
F. Net Tract Area ...	1.00

LAND USE CATEGORY: (from Trees Technical Manual)
 Input the number "1" under the appropriate land use, limit to only one entry.

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

G. Afforestation Threshold ... 15% x F = 0.15
 H. Conservation Threshold ... 15% x F = 0.15

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 ...	0.15
U. Credit for landscaping (may not exceed 20% of "S") ...	0.00
V. Total reforestation and afforestation required ...	0.15

THIS PLAN IS FOR FOREST CONSERVATION ONLY

I CERTIFY THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, AND THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND IN COMPLIANCE WITH THE FOREST CONSERVATION LAW REQUIREMENTS. LICENSE NUMBER: 3381

DATE	REVISION
05/21/20	PERMIT RESPONSE

Project No: 16-104
 Date: 06/17/21
 Scale: AS NOTED

100% CONSTRUCTION DOCUMENTS



Professional Seal
FOREST CONSERVATION PLAN

SHEET: **LF-101**
 SHEET # 29 OF 34