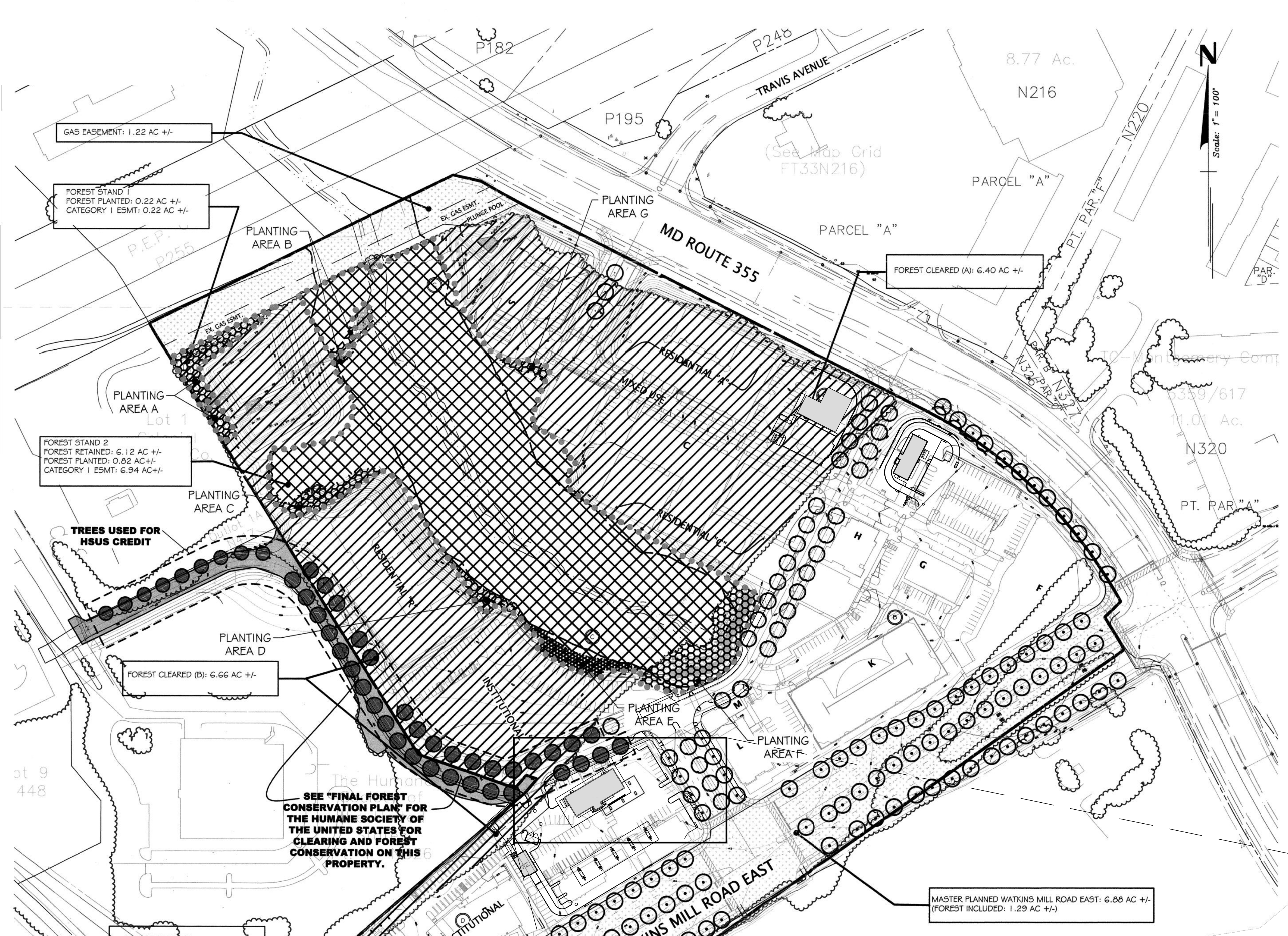


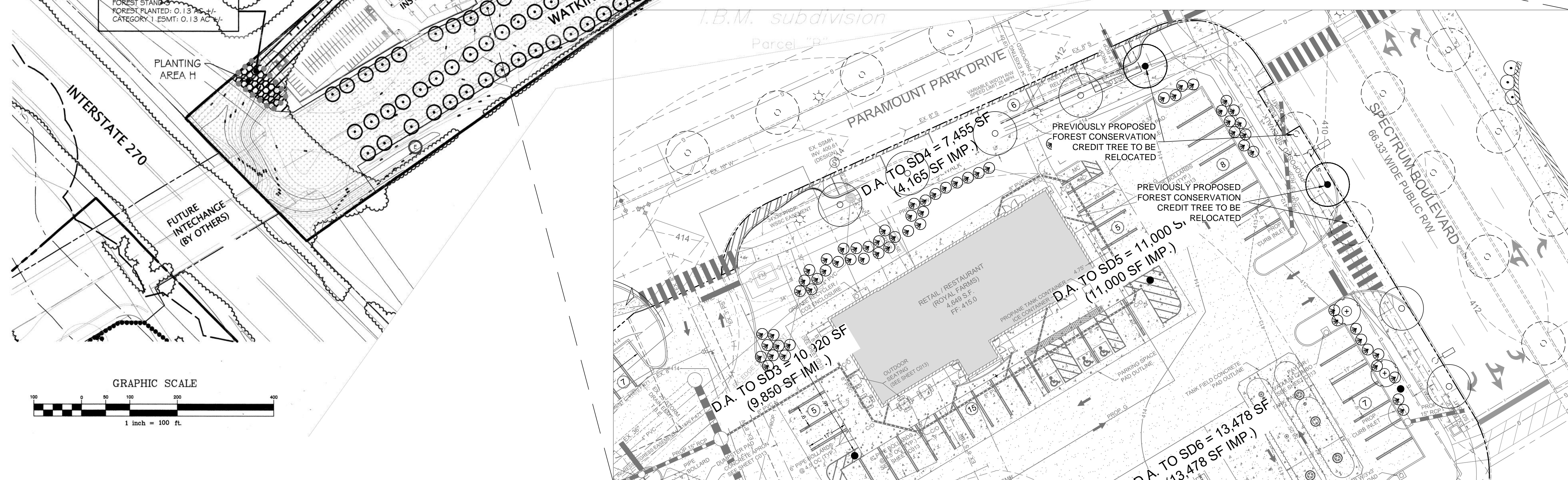
Vicinity Map
1" = 2000'



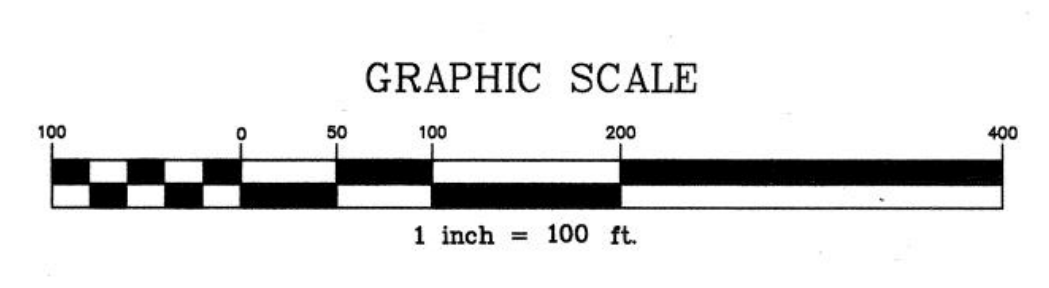
WORKSHEET

FOREST CONSERVATION WORKSHEET		Casey East	5-Aug-02		
NET TRACT AREA:					
A. Total tract area ...		40.12			
B. Land dedication acres (parks, county facility, etc.) ...		8.10			
C. Land dedication for roads or utilities (not being constructed by this plan) ...		0.00			
D. Area to remain in commercial agricultural production/uses ...		0.00			
E. Other deductions (specify) ...		0.00			
F. Net Tract Area		32.02	* 1		
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	1	0
G. Afforestation Threshold ...	15%	x F =	4.80		
H. Conservation Threshold ...	17%	x F =	5.44		
EXISTING FOREST COVER:					
I. Existing forest cover ...		19.18	* 2		
J. Area of forest above afforestation threshold ...		14.38			
K. Area of forest above conservation threshold ...		13.74			
BREAK EVEN POINT:					
L. Forest retention above threshold with no mitigation ...		8.19			
M. Clearing permitted without mitigation ...		10.99			
PROPOSED FOREST CLEARING:					
N. Total area of forest to be cleared ...		13.06			
O. Total area of forest to be retained ...		6.12			
PLANTING REQUIREMENTS:					
P. Reforestation for clearing above conservation threshold ...		3.27			
Q. Reforestation for clearing below conservation threshold ...		0.00			
R. Credit for retention above conservation threshold ...		0.68			
S. Total reforestation required ...		2.59			
T. Total afforestation required ...		0.00			
U. Credit for landscaping ...		1.42			
V. Total reforestation and afforestation required ...		1.17			
FOREST AREA SUMMARY:					
TOTAL AREA:		40.12 ACRES +/-			
MASTER PLAN ROAD:		6.88 ACRES +/-			
GAS EASEMENT:		1.22 ACRES +/-			
NET AREA:		32.02 ACRES +/-	* 1		
TOTAL FOREST:		20.47 ACRES +/-			
FOREST IN RAW DEDICATION:		1.29 ACRES +/-			
NET FOREST:		19.18 ACRES +/-	* 2		
FOREST CLEARED:		13.06 ACRES +/-			
FOREST RETAINED:		6.12 ACRES +/-			
REFORESTATION REQUIRED:		1.17 ACRES +/-			
REFORESTATION PROVIDED:		1.17 ACRES +/-			
DEFICIT/SURPLUS:		0.00 ACRES +/-			

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-8402-2020
DATE 12/8/20 BY [Signature]



1 FOREST CONSERVATION REVISION



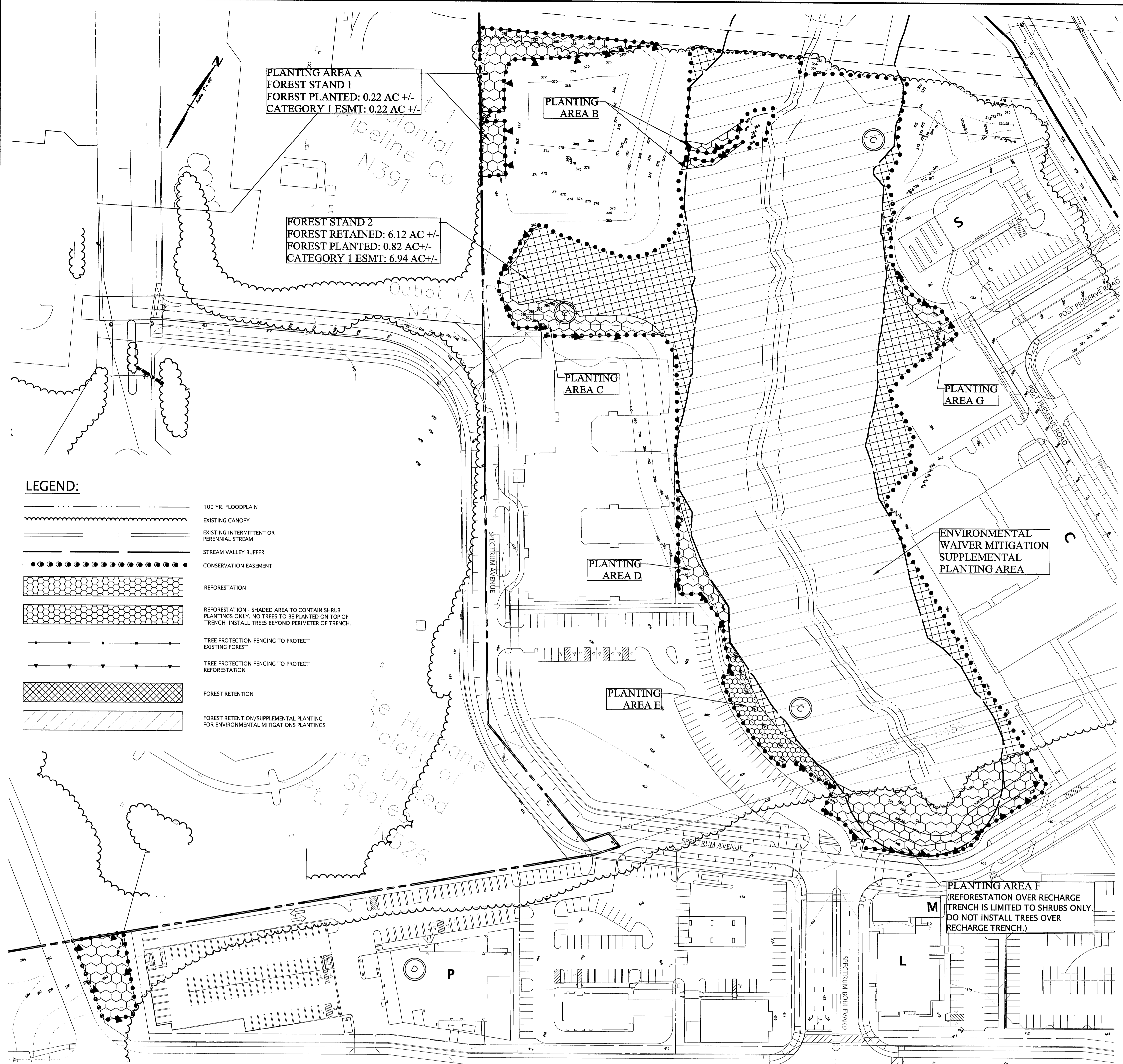
REV#	DATE

FOREST CONSERVATION PLAN REVISION
SPECTRUM TOWN CENTER
ROYAL FARMS, STARBUCKS, & PAD B
OWNER/APPLICANT:
BP REALTY INVESTMENTS LLC. WSSC GRID 225N111
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MD
ZONE: MXD
TAX MAP: FT123
LIBER 42135, FOLIO 0199

RAZTEC ASSOCIATES, INC.
civil engineers & planners
341 West Patrick St.
Frederick, Maryland 21701
Tel (301) 775-4394
email: raztecengr@comcast.net

DRAWN BY: SL	DATE: 7/6/2020	SCALE: 1" = 100'	SHEET NUMBER: 01 OF 01
CHECKED BY: MR			

NOT FOR CONSTRUCTION



PLANTING SCHEDULE

Planting Area A 0.22 Acres				
Trees	Botanical Name	Common Name	Qty	Size Condition
	Pinus virginiana	Virginia Pine	4	2" Cal. B & B
	Liriodendron tulipifera	Tulip Poplar	3	2" Cal. B & B
	Quercus alba	White Oak	5	2" Cal. B & B
	Quercus rubra	Red Oak	4	2" Cal. B & B
Shrubs	Amelanchier arborea	Downy Serviceberry	2	5 Gal. Container
	Vaccinium corymbosum	Highbush Blueberry	2	5 Gal. Container
	Viburnum dentatum	Southern Arrowwood	2	5 Gal. Container
Perennial Seed Mix	0.96 lbs			

Planting Area B 0.03 Acres				
Trees	Botanical Name	Common Name	Qty	Size Condition
	Pinus virginiana	Virginia Pine	0	2" Cal. B & B
	Liriodendron tulipifera	Tulip Poplar	1	2" Cal. B & B
	Quercus alba	White Oak	2	2" Cal. B & B
	Quercus rubra	Red Oak	0	2" Cal. B & B
Shrubs	Amelanchier arborea	Downy Serviceberry	1	5 Gal. Container
	Vaccinium corymbosum	Highbush Blueberry	0	5 Gal. Container
	Viburnum dentatum	Southern Arrowwood	0	5 Gal. Container
Perennial Seed Mix	0.54 lbs			

Planting Area C 0.14 Acres				
Trees	Botanical Name	Common Name	Qty	Size Condition
	Pinus virginiana	Virginia Pine	3	2" Cal. B & B
	Liriodendron tulipifera	Tulip Poplar	3	2" Cal. B & B
	Quercus alba	White Oak	3	2" Cal. B & B
	Quercus rubra	Red Oak	0	2" Cal. B & B
Shrubs	Amelanchier arborea	Downy Serviceberry	2	5 Gal. Container
	Vaccinium corymbosum	Highbush Blueberry	2	5 Gal. Container
	Viburnum dentatum	Southern Arrowwood	1	5 Gal. Container
Perennial Seed Mix	2.52 lbs			

Planting Area D 0.08 Acres				
Trees	Botanical Name	Common Name	Qty	Size Condition
	Pinus virginiana	Virginia Pine	1	2" Cal. B & B
	Liriodendron tulipifera	Tulip Poplar	2	2" Cal. B & B
	Quercus alba	White Oak	2	2" Cal. B & B
	Quercus rubra	Red Oak	3	2" Cal. B & B
Shrubs	Amelanchier arborea	Downy Serviceberry	1	5 Gal. Container
	Vaccinium corymbosum	Highbush Blueberry	1	5 Gal. Container
	Viburnum dentatum	Southern Arrowwood	1	5 Gal. Container
Perennial Seed Mix	1.44 lbs			

Planting Area E 0.12 Acres				
Trees	Botanical Name	Common Name	Qty	Size Condition
	Pinus virginiana	Virginia Pine	2	2" Cal. B & B
	Liriodendron tulipifera	Tulip Poplar	3	2" Cal. B & B
	Quercus alba	White Oak	3	2" Cal. B & B
	Quercus rubra	Red Oak	2	2" Cal. B & B
Shrubs	Amelanchier arborea	Downy Serviceberry	1	5 Gal. Container
	Vaccinium corymbosum	Highbush Blueberry	1	5 Gal. Container
	Viburnum dentatum	Southern Arrowwood	2	5 Gal. Container
Perennial Seed Mix	2.16 lbs			

Planting Area F 0.41 Acres				
Trees	Botanical Name	Common Name	Qty	Size Condition
	Pinus virginiana	Virginia Pine	8	2" Cal. B & B
	Liriodendron tulipifera	Tulip Poplar	8	2" Cal. B & B
	Quercus alba	White Oak	8	2" Cal. B & B
	Quercus rubra	Red Oak	9	2" Cal. B & B
Shrubs	Amelanchier arborea	Downy Serviceberry	13	5 Gal. Container
	Vaccinium corymbosum	Highbush Blueberry	13	5 Gal. Container
	Viburnum dentatum	Southern Arrowwood	14	5 Gal. Container
Perennial Seed Mix	7.38 lbs			

Planting Area G 0.04 Acres				
Trees	Botanical Name	Common Name	Qty	Size Condition
	Pinus virginiana	Virginia Pine	1	2" Cal. B & B
	Liriodendron tulipifera	Tulip Poplar	1	2" Cal. B & B
	Quercus alba	White Oak	1	2" Cal. B & B
	Quercus rubra	Red Oak	0	2" Cal. B & B
Shrubs	Amelanchier arborea	Downy Serviceberry	1	5 Gal. Container
	Vaccinium corymbosum	Highbush Blueberry	1	5 Gal. Container
	Viburnum dentatum	Southern Arrowwood	0	5 Gal. Container
Perennial Seed Mix	0.72 lbs			

APPROVED SEED COMPANY WHEAT MIXTURE (OR EQUAL)
 PERENNIAL SEED MIX (RATE PER ACRE):
 2 lbs. Siberian Wallflower (Cheiranthus allionii)
 3 lbs. Lance-Leaved Coreopsis (Coreopsis lanceolata)
 4 lbs. Hard Fescue (Festuca ovina duranica)
 2 lbs. Perennial Galliardia (Galliardia aristata)
 2 lbs. Blue Flax (Linum perenne)
 3 lbs. Black-eyed Susan (Rudbeckia hirta)
 2 lbs. Moss Verbena (Verbena tenuicaulis)

- NOTES:**
- Invasive species and refuse will be reasonably removed from planting areas prior to planting.
 - Developer may execute agreements and bond planting areas separately as development proceeds. Planting areas to be installed as follows:
 A & B - within 2 growing seasons of the installation of SWM pond 1
 C & D - within 2 growing seasons of the issuance of site development permits for Building R
 E - within 2 growing seasons of the issuance of site development permits for Building Q
 F - within 2 growing seasons of completion of the recharge facility
 G - within 2 growing seasons of the issuance of site development permits for Buildings S and C

Environmental Waiver Mitigation Supplemental Planting Schedule

Botanical Name	Common Name	QTY	Size	Condition	Remarks
Pinus virginiana	Virginia Pine	17	2" Cal.	B - B	
Liriodendron tulipifera	Tulip Poplar	17	2" Cal.	B - B	
Quercus alba	White Oak	18	2" Cal.	B - B	
Quercus rubra	Red Oak	18	2" Cal.	B - B	
Subtotal Trees		88			
Shrubs					
Amelanchier arborea	Downy Serviceberry	10	5 gal.	cont.	
Vaccinium corymbosum	Highbush Blueberry	10	5 gal.	cont.	
Viburnum dentatum	Southern Arrow Wood	10	5 gal.	cont.	

The supplemental planting program shall consist of the following:

- The applicant shall request a pre-planting meeting with the City of Gaithersburg Environmental Affairs Department.
- The purpose of the pre-planting meeting shall be to identify the specific locations within the supplemental planting area identified on this plan to install the trees specified above.
- The trees shall be comprised of a mix of the following species as determined most-suitable for the planting location: American Beech, Red Oak, White Oak, Pin Oak, Tulip Poplar, and Virginia Pine. Substitute species may be permitted at the approval of the City of Gaithersburg staff during the pre-planting meeting.
- The planting shall occur within (two) 2 growing seasons upon completion of the environmental waiver impact areas.

Part 1. Initial Woodland Enhancement

The purpose of the Initial Woodland Enhancement is to enhance the aesthetics and health of the forested areas within the Category 1 conservation easements, as shown on this plan. The following tasks will be performed as needed:

- Selectively remove dead, dying, diseased and hazardous trees. The removal of standing trees shall be conducted by or under the supervision of an ISA Certified Arborist if the tree is being felled from the trunk.
- Eliminate the competitive influence of invasive species via manual removal, grinding, cutting, mowing, or other means as determined to be most effective or practicable. Naturalize, via shredding or slashing, brush, vines, and other woody material and distribute wood chips across forest floor.
- If the removal of trees results in a significantly increased canopy opening or shrub layer vacancy, provide supplemental planting or wood chipping to discourage the growth of invasive species.

Specific Measures When Working in Woodland Areas

- Avoid / minimize disturbance to the trunks, limbs or root zone of native species intended to remain
- Utilize appropriate tree and/or root protection when working near trees that may be adversely impacted
- Avoid / minimize ground disturbance - when unable to perform tasks manually, low ground pressure mat equipment shall be utilized
- If applicable, stump grinding much is to remain around tree cavities

Part 2: Woodland Maintenance / Invasive Species Management

The purpose of the Woodland Maintenance is to help stabilize native plant growth, eliminate the development and re-growth of invasive species, and to maintain the aesthetics of the woodland areas.

Woodland Enhancement: The following tasks will be undertaken at least once yearly for up to two years for all subject woodland areas:

- Naturalize (shred / slash / mulch) downed woody debris; spread mulch remains on forest floor
- Remove trash and other unnatural debris from wooded areas

Invasive Species Management: The following tasks will be undertaken at least twice yearly for up to two years (preferably during March - April and October - November) for all subject areas:

- Chemical applications / manual removal of invasive species - particularly along the forest edges
- Mowing of grassy areas between planted trees within the reforestation areas
- Remove climbing vines from reforestation plantings

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-8402-2020

DATE 12/8/20 BY *[Signature]*

Qualified Professional Certification

[Signature]
 Date 1/22/09
 Title: Road CORP. 06.19.06.01
 Qualified Professional

REVISION	DATE	REVISION	DATE	REVISION	DATE
		REVISED REFORESTATION AREA PER UTILITIES	03.13.09		
		PER REVISED LAYOUT	12.19.08		
		REV. PER NEW OUTFALLS/WALL LAYOUT	02.07.08		
		REV. PER LANDSCAPE DESIGN: TREE SYMBOLS REVISED	01.03.08		
		REV. PER SWM LAYOUT, NO PLANTING IN UTILITY	12.08.07		
		TREES SEPARATED BETWEEN REMOVED, SAVED &	10.18.07		
		SPECIAL PROTECTION MEASURES PROVIDED	06.10.09		
		REV. PER LOD/SWM REVISIONS	05.01.09		
		PLAN SUBMITTED	10.17.07		

Owner/Developer:
 BP Realty Investments, LLC
 10000 Falls Road, Suite 100
 Potomac, Maryland 20854
 Ph.: (301) 299-2099
 Fax: (301) 299-2033
 Contact: Peter J. Henry

FOREST CONSERVATION PLANTING PLAN

RODGERS CONSULTING
 Knowledge • Creativity • Enduring Values

19&47 Century Boulevard
 Suite 200
 Germantown, Maryland 20874
 Ph: 301.948.4700 (toll-free)
 Ph: 301.253.6609 (Frederick)
 Fx: 301.948.6256
 www.rodgers.com

BASE	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RELEASE FOR		
BY		DATE

THE SPECTRUM AT WATKINS MILL

City of Gaithersburg
 9th election district
 Montgomery County, Maryland

SCALE: 1" = 60'
JOB No. 776A2
DATE: OCT., 2007
SHEET No. 9 OF 10

N:\MD-Montgomery\Parklands\DWG\Env\Environmental\Forest Conservation\09-1 O-Forestcon-Details.dwg Sheet 9 Jul 21, 2009, 2:05pm