

FINAL FOREST CONSERVATION NOTES

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.
3. A MARYLAND LICENSED TREE EXPERT MUST PERFORM, OR DIRECTLY SUPERVISE, THE IMPLEMENTATION OF ALL STRESS REDUCTION MEASURES.
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.
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.

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.

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.

INSPECTIONS

(M-NCPPC MC PLANNING DEPARTMENT)

ALL FIELD INSPECTIONS MUST BE REQUESTED BY THE APPLICANT.

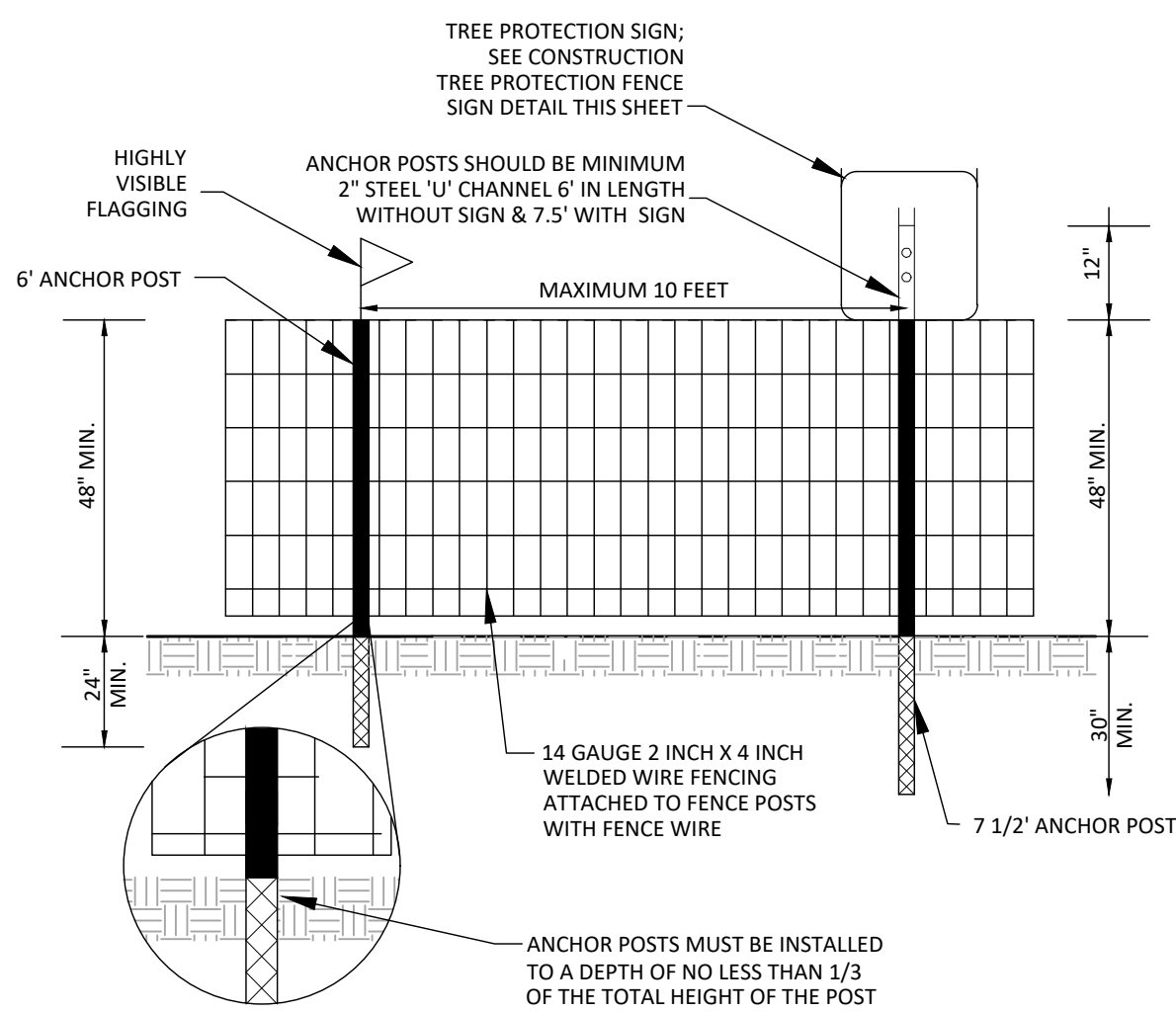
INSPECTIONS MUST BE CONDUCTED AS FOLLOWS:

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.

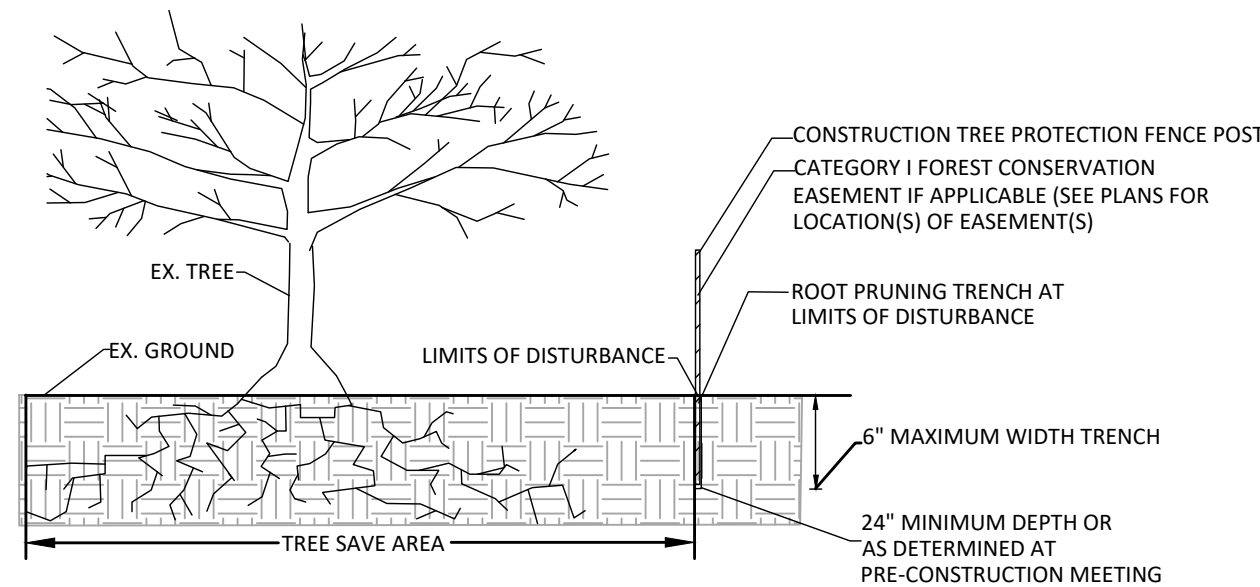
ADDITIONAL REQUIREMENTS FOR PLANS WITH PLANTING REQUIREMENTS

- 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.



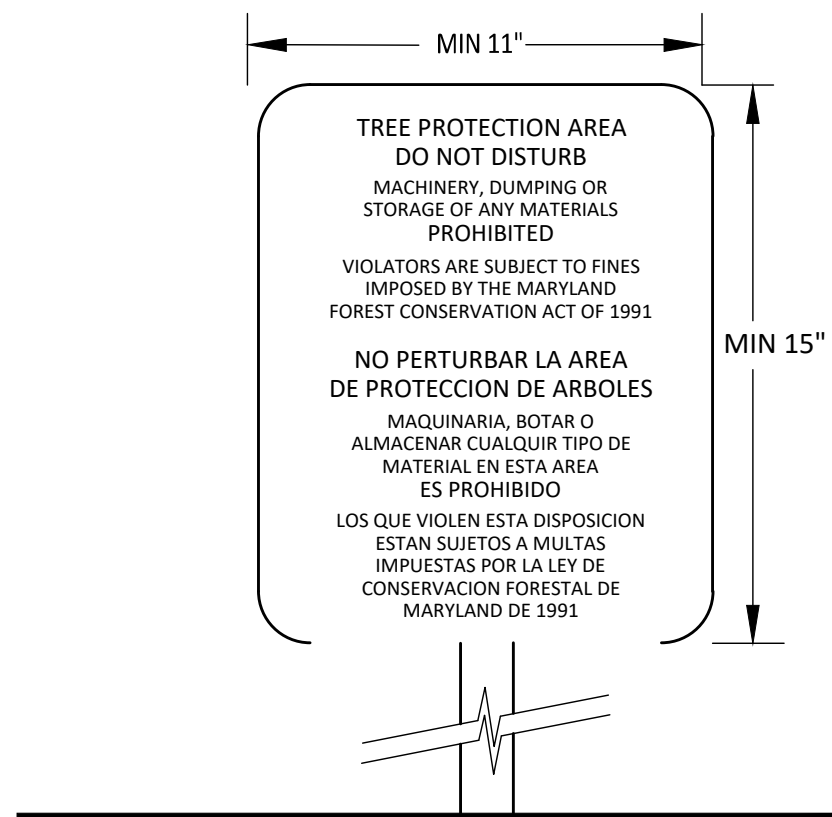
- NOTES:
1. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED IN COORDINATION WITH THE ARBORIST, DPS AND FOREST CONSERVATION (FC) INSPECTORS PRIOR TO ERECTING THE PROTECTIVE DEVICE.
2. PRACTICE MAY BE COMBINED WITH SEDIMENT AND EROSION CONTROL FENCING AS DETERMINED BY THE ARBORIST, 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.
7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

1 CONSTRUCTION TREE PROTECTION FENCE DETAIL NOT TO SCALE



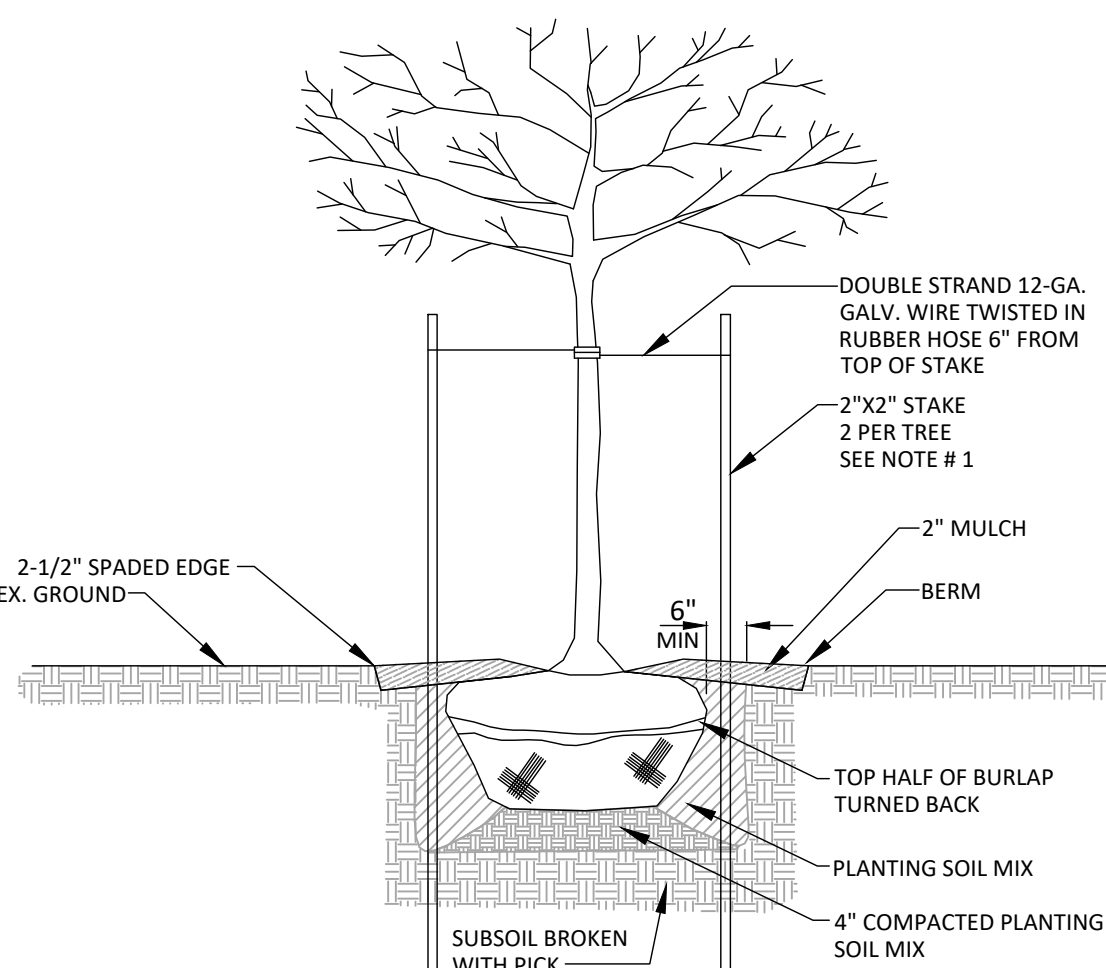
- NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED, PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE DETERMINED IN THE FIELD 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.
8. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

3 TREE ROOT PRUNING DETAIL NOT TO SCALE



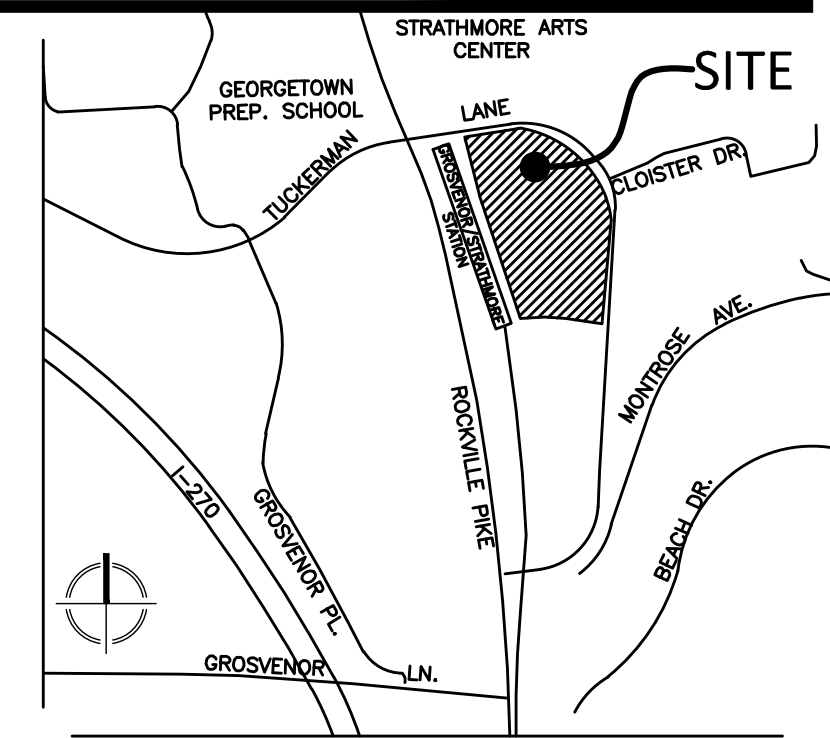
- NOTES:
1. SIGNS MUST BE WATERPROOF.
2. SIGNS MUST BE IN ENGLISH AND SPANISH.
3. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
4. SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FURTHER APART.
5. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
6. SEE CONSTRUCTION TREE PROTECTION FENCE DETAIL THIS SHEET.
7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

2 SIGN DETAIL NOT TO SCALE



- NOTE:
1. STAKING SHOWN ON THIS DETAIL IS FOR DECIDUOUS AND EVERGREEN TREES UNDER 4" CALIPER AND 6' OR MORE IN HEIGHT. STAKE TREES ONLY IN AREAS OF HIGH WIND. REMOVE AFTER FIRST GROWING SEASON.
2. NO STAKING REQUIRED FOR STREET TREES. CONTRACTOR RESPONSIBLE FOR KEEPING STREET TREES STRAIGHT.

4 TREE PLANTING DETAIL NOT TO SCALE



VICINITY MAP SCALE: 1" = 2000'

TREE PRESERVATION NOTES FOR TREE #931

TREE #931 WHICH HAS LESS THAN 33% CRZ DISTURBANCE, BUT IS BEING DISTURBED RELATIVELY CLOSE TO ITS TRUNK. TO ENSURE THAT THE TREE HAS A STRONG CHANCE OF SURVIVAL, A PROFESSIONAL ARBORIST WILL BE ENGAGED TO OVERSEE ITS PROTECTION AND MAINTENANCE.

SPECIFIC MEASURES TO BE TAKEN MAY INCLUDE:

- REDUCED LOD: WE HAVE SHOWN THE MAXIMUM LOD ANTICIPATED IN THIS APPLICATION, BUT WE MAY BE ABLE TO REDUCE THE LOD BASED ON FIELD CONDITIONS AND FINAL GRADING DURING CONSTRUCTION.
ROOT PRUNING: LIGHT-WEIGHT MACHINERY WITH RUBBER TRACKS OR TIRES, SUCH AS A BOBEAT WITH A VIBRATORY PLOW (OR EQUIVALENT) MAY BE USED DURING ROOT PRUNING WITH HAND PRUNING OF ROOTS OVER 1" DIAMETER WITHIN CRITICAL ROOT ZONES.
PRESCRIBED PRUNING: SIZE, HEALTH, SPECIES AND IMPACT FROM PROPOSED CONSTRUCTION WILL BE TAKEN INTO CONSIDERATION IN DETERMINING PRUNING TYPE FOR EACH TREE.
WOOD CHIP MULCH: INSTALL MULCH AT 6-8 INCHES IN DEPTH ON AREA IMPACTED BY PROPOSED CONSTRUCTION.
TREE PROTECTION FENCING: INSTALL TREE PROTECTION FENCING AROUND THE SPECIMEN TREE IMPACTED BY PROPOSED CONSTRUCTION.
TREE GROWTH REGULATOR (CAMBISTAT® OR EQUIVALENT): AFTER ROOT PRUNING HAS OCCURRED, APPLY A TREE REGULATOR SUCH AS CAMBISTAT® (OR EQUIVALENT) TO THE TREE.



PREPARED FOR: FIVESQUARES DEVELOPMENT @ GROSVENOR METRO, LLC
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Table with 2 columns: REVISIONS and DATE. Row 1: 1 INITIAL SUBMISSION 4/25/2018

PROFESSIONAL SEAL

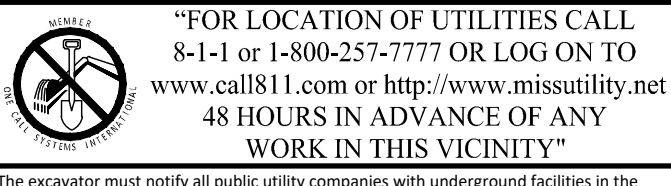
GROSVENOR - STRATHMORE WMATA GARAGE EXPANSION
4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND
VSSC GRID: 2131NW05 TAX MAP:HP123

FINAL FCP DETAILS MR-00201

DRAWN BY: DLK
DESIGNED BY: DLK
DATE ISSUED: 04/25/2018

VKA PROJECT VM50226A
APPLICATION NO.

SHEET NO. FFCP 400



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 58A of the Montgomery County Code.