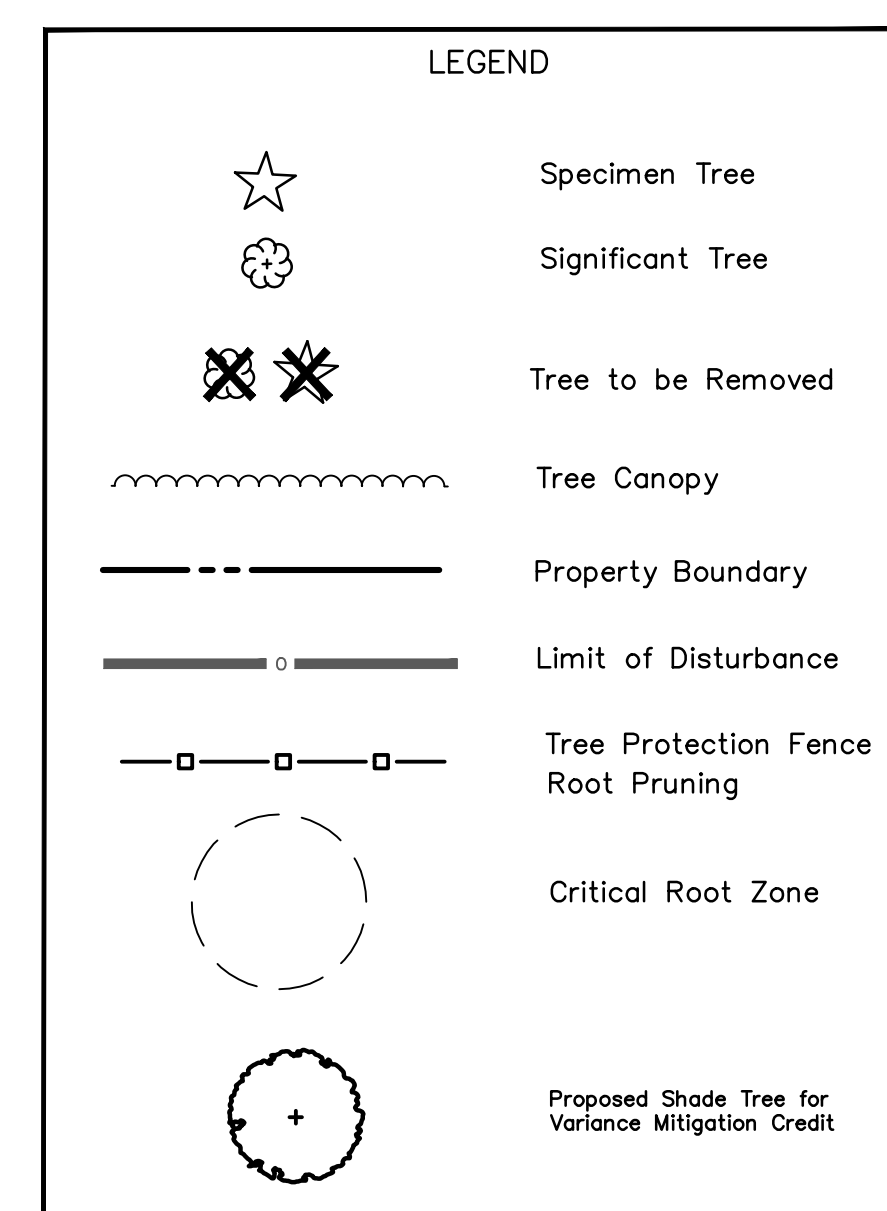
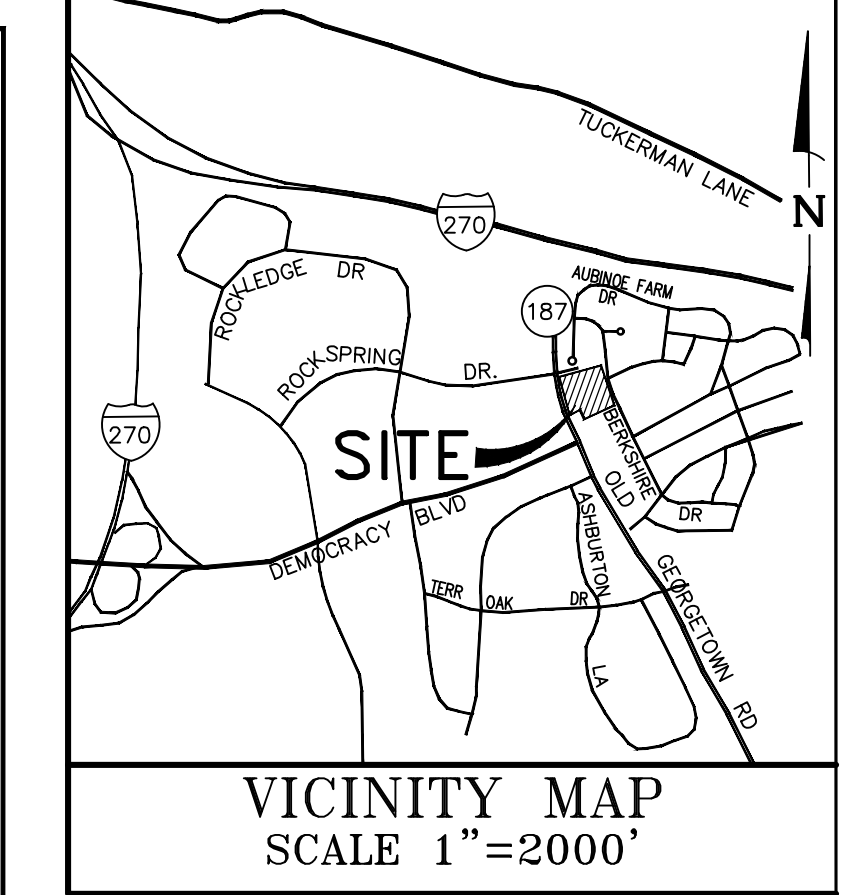




Civil Engineers  
Land Planners  
Landscape Architects  
Land Surveyors

5220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
Phone: 301.670.0840  
www.mhga.com

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**FOREST CONSERVATION NOTES:**

SUBJECT PROPERTY: PARCEL C: WILDWOOD MANOR SHOPPING CENTER, PLAT #24091  
10401 OLD GEORGETOWN ROAD, BETHESDA  
TAX ACCOUNT NO.07-03669303

ZONING CLASSIFICATION: CRT-1.25 C-0.5 R-0.75 H-50  
WATERSHED: ROCK CREEK  
SPECIAL PROTECTION AREA: NA  
PRIMARY MANAGEMENT AREA: NA

**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 82008024B, including financial bonding, forest planning, maintenance and all other applicable agreements.

Developer's Name: Alvin L. Aubinoe, Inc. Alvin Aubinoe  
Company Contact Person

Address: 7505 Arlington Rd, Bethesda, MD 20814  
Phone: 301-656-9000  
Email: ala@ala-inc.com

Signature: \_\_\_\_\_

**FOREST CONSERVATION WORKSHEET**  
Wildwood Manor Shopping Center

NET TRACT AREA:

A. Total tract area	3.60
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	3.60

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 = 0.54  
H. Conservation Threshold ... 20% x F = 0.72

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	0.54
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.54

w/ sheet updated 8/5/2002

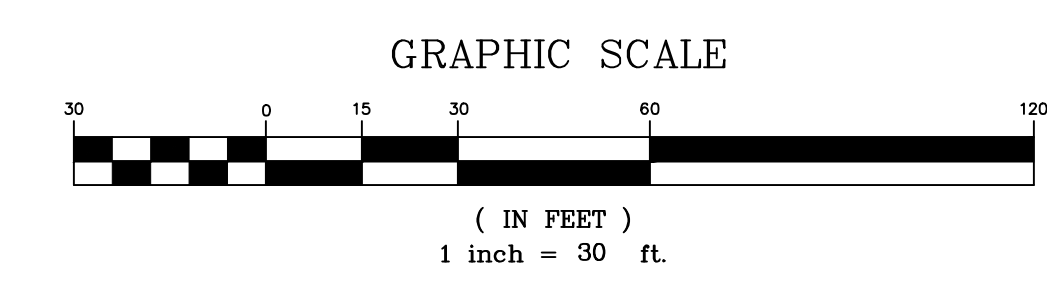
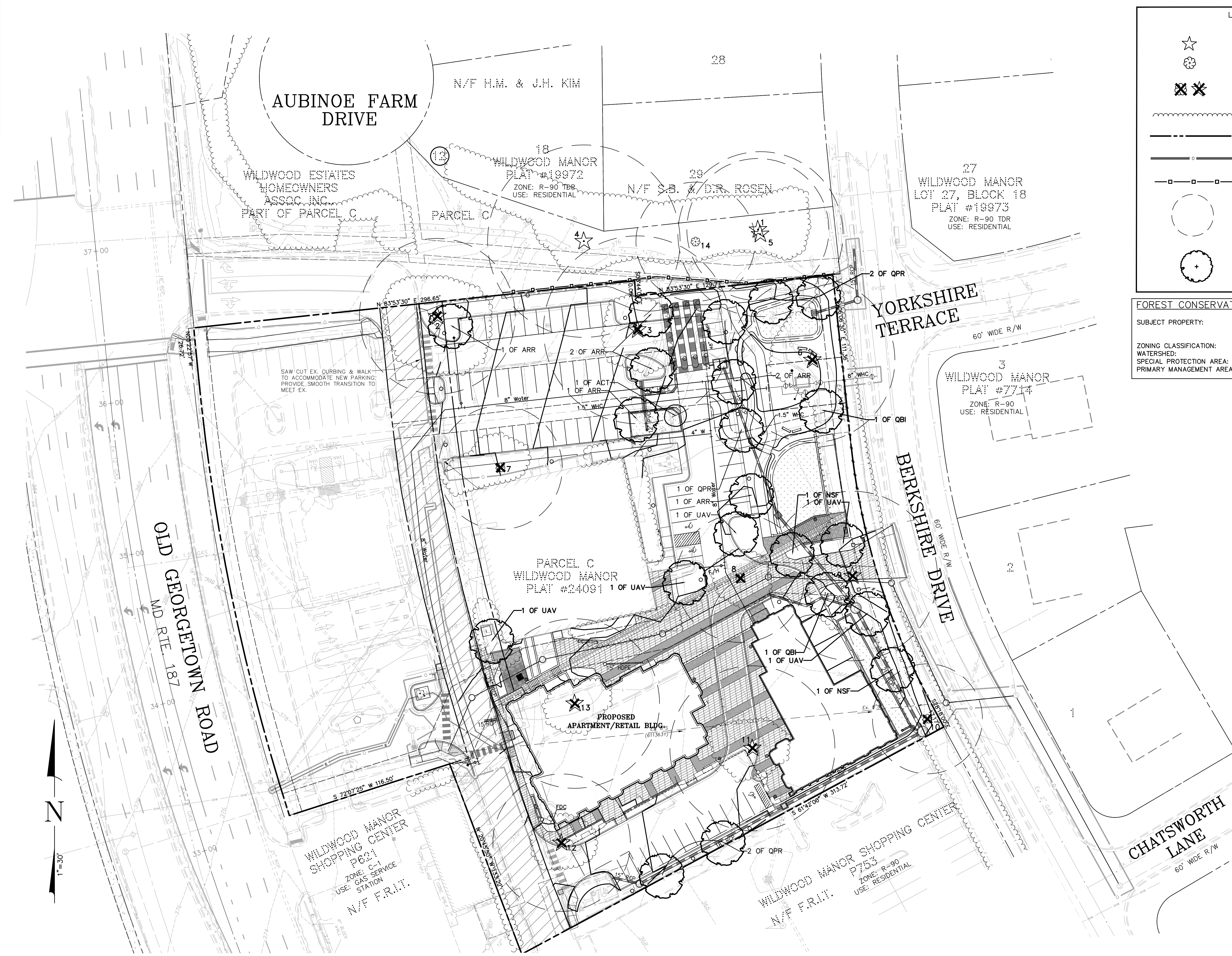
NOTES:  
1. The Total Tract Area includes 3.47 acres on-site and 0.13 acres of off-site disturbance.  
2. The forest conservation afforestation planting requirement of 0.54 acres is to be met off-site through purchase of credit in a county approved forest mitigation bank.

FOR ADDITIONAL INFORMATION ON PAVING DETAILS AND SITE FURNISHING SEE LANDSCAPE PLANS 104

**QUALIFIED PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

DATE \_\_\_\_\_ FRANK C. JOHNSON  
RECOGNIZED AS QUALIFIED PROFESSIONAL  
BY MD. DEPT. OF NATURAL RESOURCES  
COMAR 08.19.06.01



**TREE LIST**

ID #	Common Name	Botanical Name	DBH	CRZ	Conditions/Remarks	Disposition
*1	Silver Maple	Acer saccharinum	31	46.5	Good; Off-site, joint with tree #5	Save
*2	Pin Oak	Quercus palustris	34	51	Fair; main leader removed/pruned	Remove
*3	Pin Oak	Quercus palustris	41	61.5	Good/Fair; dieback, fungus at base	Remove
*4	Silver Maple	Acer saccharinum	42	63	Good/Fair; Off-site, dieback/DW	Save
*5	Silver Maple	Acer saccharinum	36	54	Good; Off-site, jointed at base, canopy damage	Save
*6	Pin Oak	Quercus palustris	36	54	Good	Remove
7	Blue Atlas Cedar	Cedrus atlantica	27	40.5	Good/Fair; pruned, sap sucker holes	Remove
8	Pin Oak	Quercus palustris	28	42	Poor; heavily pruned/topped, DW	Remove
*9	Pin Oak	Quercus palustris	37	55.5	Good; girdled roots, deadwood	Remove
10	Black Locust	Robinia pseudoacacia	24	36	Poor; split @ 20', dieback, large cavity	Remove
*11	Pin Oak	Quercus palustris	36	54	Good/Fair; deadwood, canopy damage	Remove
*12	Pin Oak	Quercus palustris	30	45	Poor; dieback, fungus, heavily pruned	Remove
*13	Pin Oak	Quercus palustris	37	55.5	Good/Fair; DW, Pruned	Remove
14	Silver Maple	Acer saccharinum	26	39	Fair; Off-site, DW, Canopy damage	Save

**SPECIMEN TREE VARIANCE DETAIL TABLE**

Tree ID #	Species	Inches Diameter at Breast Height "DBH"	Impact the Critical Root Zone ("CRZ") or Removed	% of CRZ Impacted	Existing Condition	Mitigation (inches)
1	Silver Maple	31	Impact only	8%	Good	0
2	Pin Oak	34	Remove	100%	Fair	34
3	Pin Oak	41	Remove	100%	Good/Fair	41
4	Silver Maple	42	Impact only	20%	Good/Fair	0
5	Silver Maple	36	Impact only	16%	Good	0
6	Pin Oak	36	Remove	100%	Good	36
9	Pin Oak	37	Remove	100%	Good	37
11	Pin Oak	36	Remove	100%	Good/Fair	36
12	Pin Oak	30	Remove	100%	Fair	30
13	Pin Oak	37	Remove	100%	Good/Fair	37
<b>Total Mitigation Inches</b>						<b>251</b>
Specimen Tree Mitigation Required in inches (rounded up to the nearest inch): 251/4 =						63
63 inches tree mitigation to be replaced with 3" DBH shade trees = 21 trees						

\* Designates a Specimen Tree

Notes: Diameters are given for each trunk of multiple bole trees when division occurs below 4.5 feet. If major division occurs above 4.5 feet, only the trunk diameter at 4.5 feet is given.

**811** Know what's below. Call before you dig.

FOR UTILITY LOCATIONS CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION

TAX MAP GP 563 W/SC 213 NW 06

PLAT 24091

7TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

**WILDWOOD MANOR SHOPPING CENTER PARCEL C**

PROJ. MGR BD  
DRAWN BY FJ  
SCALE 1"= 30'  
DATE 10/12/18

**FINAL FOREST CONSERVATION PLAN #82008024B**

PROJECT NO. 04.314.55  
SHEET NO. 1 OF 2



### Sequence of Events for Properties Required To Comply With Forest Conservation Plans, Exemptions From Submitting Forest Conservation Plans, and Tree Save Plans

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.
  - a. Typical tree protection devices include:
    - i. Chain link fence (four feet high)
    - ii. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
    - iii. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
  - b. Typical stress reduction measures may include, but are not limited to:
    - i. Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector.
    - ii. Crown Reduction or pruning
    - iii. Watering
    - iv. Fertilizing
    - v. Vertical mulching
    - vi. Root aeration systems
2. The property owner must arrange for the meeting and the following people must participate at the preconstruction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/MD 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. The purpose of this meeting is to verify the limits of disturbance and discuss specific tree protection and stress-reduction measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
  - a. Typical tree protection devices include:
    - i. Chain link fence (four feet high)
    - ii. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
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    - ii. Crown Reduction or pruning
    - iii. Watering
    - iv. Fertilizing
    - v. Vertical mulching
    - vi. Root aeration systems
3. A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including photographs)

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February 2017

may be required by the Forest Conservation Inspector, and will be determined at the preconstruction meeting.

4. Temporary protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.
  - a. Parking or driving equipment, machinery, or vehicles of any type.
  - b. Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
  - c. Dumping or any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
  - d. Felling of trees into a protected area.
  - e. Trenching or grading for utilities, irrigation, drainage, etc.
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. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
  - a. Parking or driving equipment, machinery, or vehicles of any type.
  - b. Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
  - c. Dumping or any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
  - d. Felling of trees into a protected area.
  - e. Trenching or grading for utilities, irrigation, drainage, etc.
6. Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

#### During Construction

7. Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to all 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. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

#### Post-Construction

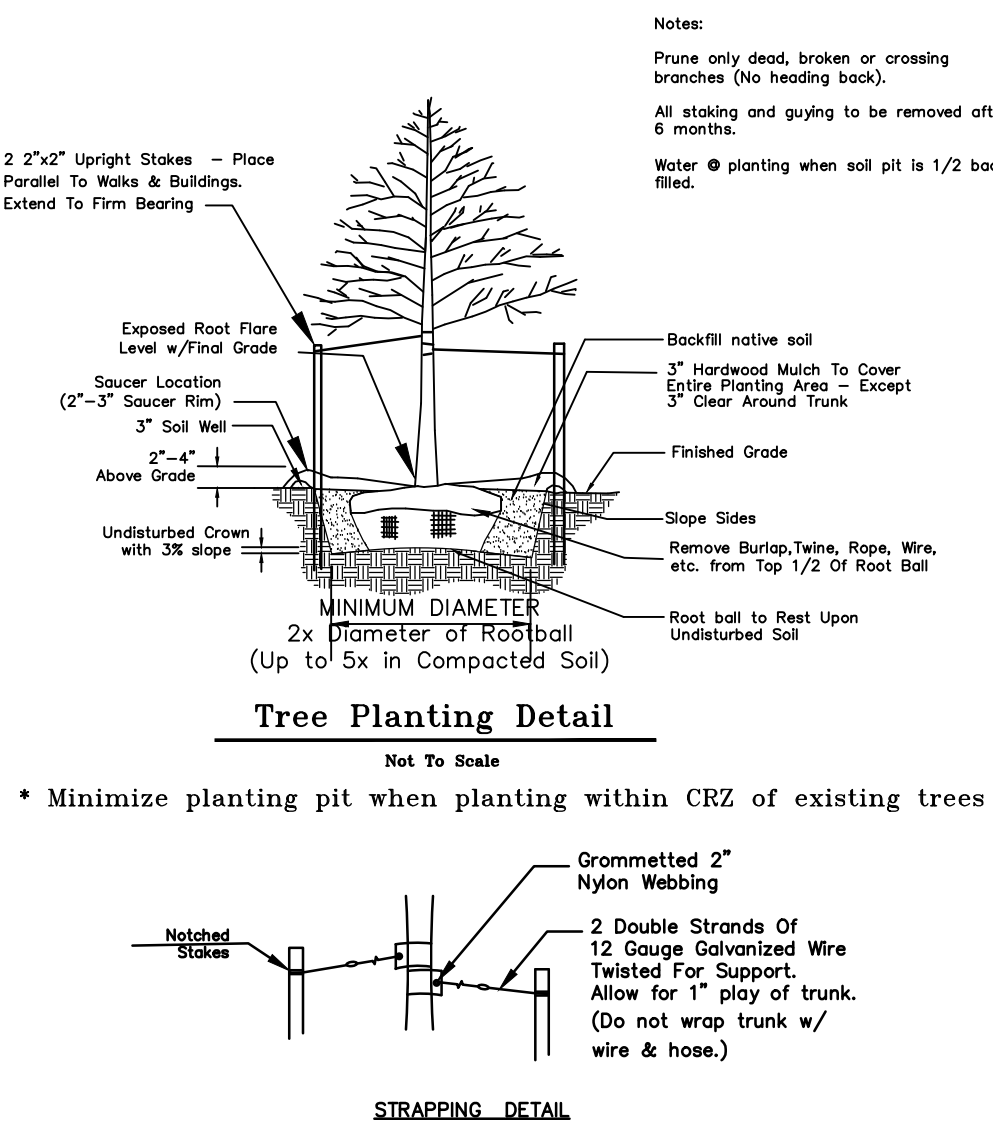
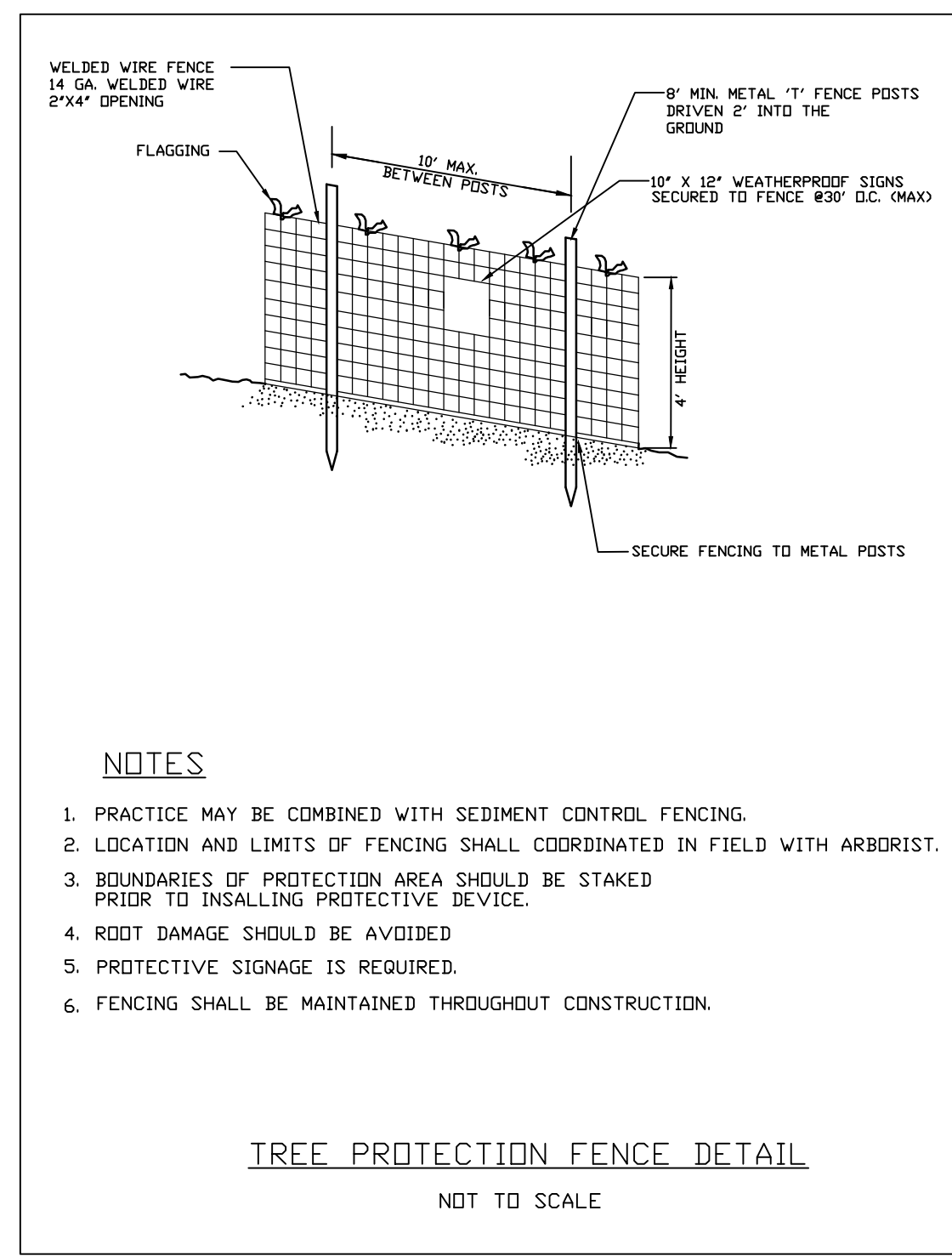
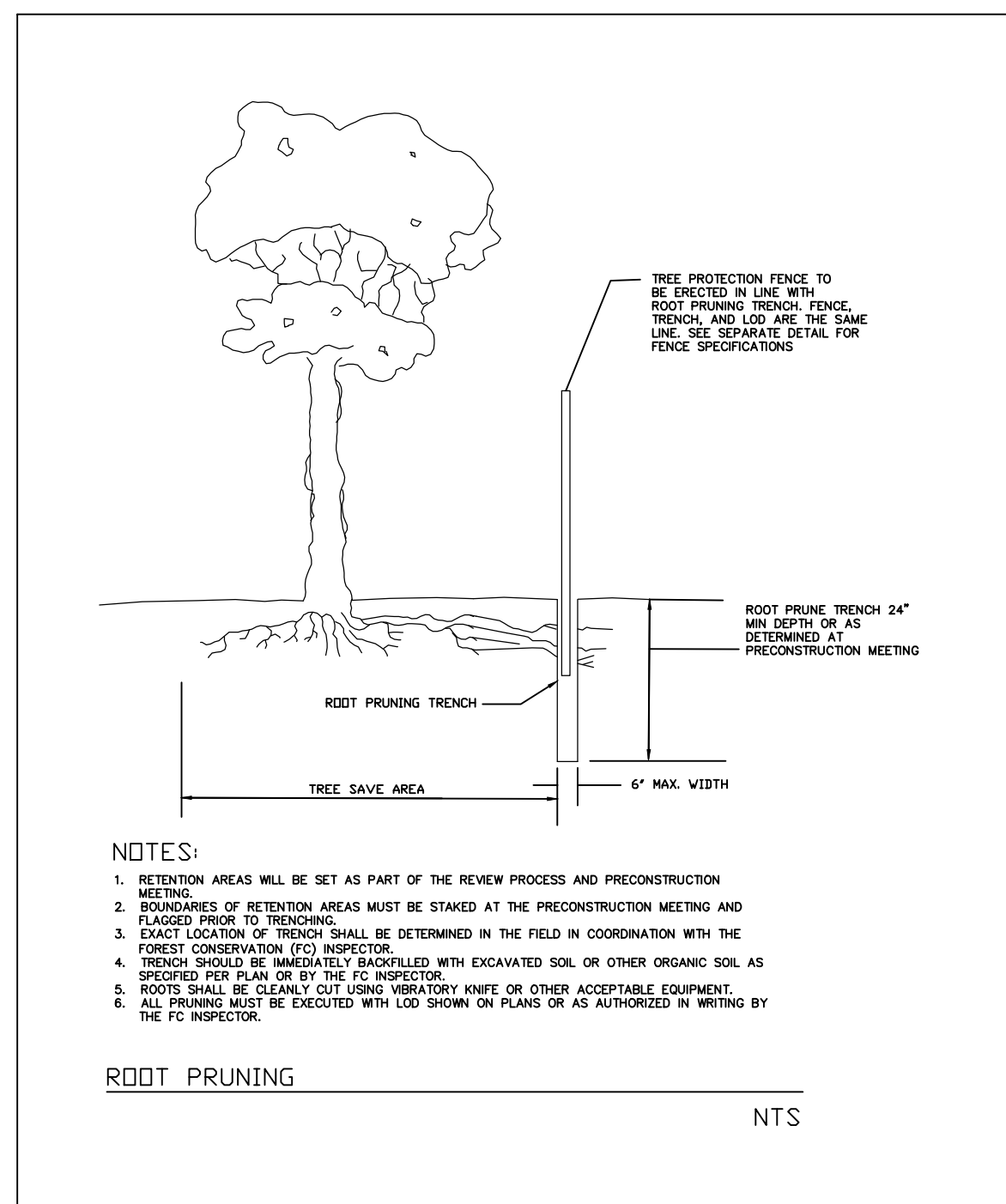
9. After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
  - 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. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
11. Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

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February 2017



NOTE: PLANT CAREFULLY AROUND EXISTING TREES TO MINIMIZE IMPACTS TO THE ROOTS. WHEN ROOTS ARE ENCOUNTERED, SHIFT PLANTING LOCATIONS AS NEEDED AND/OR MINIMIZE THE SIZE OF THE PLANTING PIT.

#### INSPECTIONS

All field inspections must be requested by the applicant

Field 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
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision 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 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.

VARIANCE TREE MITIGATION LIST							
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SPD	Mitigation (inches)
<b>SHADE TREES</b>							
ARR	7	Acer rubrum 'Red Sunset'	Red Sunset Maple	3-3 1/2"			B&B 21
NSF	2	Nyssa sylvatica 'NXSKF'	Forum Black Gum	3-3 1/2"			B&B 6
QBI	2	Quercus bicolor	Swamp White Oak	3-3 1/2"			B&B 6
QPR	5	Quercus prinus	Chestnut Oak	3-3 1/2"			B&B 15
UAV	5	Ulmus americana 'Valley Forge'	Valley Forge Elm	3-3 1/2"			B&B 15
TOTALS:	21						63 inches

TREE PRESERVATION AND STRESS REDUCTION MEASURES						
ID #	PRESERVATION	RP	DRF	CA	SP	MB
1	31" Silver Maple	X				
4	42" Silver Maple	X				
5	36" Silver Maple	X				

STRESS REDUCTION MEASURES MAY BE CHANGED PER MNCPPC FOREST CONSERVATION INSPECTOR AND ARBORIST/MD LICENSED TREE EXPERT AT PRECONSTRUCTION MEETING.

#### TERMINOLOGY

(RP) ROOT PRUNING IS TO BE PERFORMED OUTSIDE THE TREE PROTECTION FENCE WITHIN THE CRITICAL ROOT ZONE. IT IS TO BE ACCOMPLISHED BY A VIBRATORY PLOW WITH A SERRATED CUTTING EDGE OR A ROOT CUTTER WITH A 36" WHEEL TO A DEPTH OF 18". CHAIN DRIVEN TRENCHERS ARE NOT ACCEPTABLE. (SEE DETAIL).

(DRF) DEEP ROOT FERTILIZER UTILIZING A HYDRAULIC PUMP TO INJECT A LIQUID SOLUTION OF 30-10-7 ARBORICULTURAL GRADE FERTILIZER AND A BIOROOT STIMULATOR SUCH AS 'ROOTS' OR 'ESSENTIAL'.

(CA) CORE AERATION IS TO BE DONE WITH A HAND-HELD MANUAL PUNCH CORE AERATOR AT 2 HOLES PER SQ.FT. THROUGHOUT ROOT ZONE. INCORPORATE AN ORGANIC PRODUCT (LEAFGROW) AND AN INORGANIC PRODUCT(SAND OR SOLITE) DURING THE AERATION PROCESS.

(SP) SANITATION PRUNE TO REMOVE ALL DEAD OR DYING LIMBS GREATER THAN ONE INCH ON A TREE TO IMPROVE ITS HEALTH AND APPEARANCE. THIN CROWN WHERE NECESSARY TO REDUCE CANOPY DENSITY BY MAXIMUM TWENTY-FIVE PERCENT TO COMPENSATE FOR ROOT LOSS AND CONSTRUCTION STRESS.

(MB) MULCH BEDS ARE TO BE 2-4" SHREDED HARDWOOD MULCH, SHREDED PINE BARK MULCH, OR COMPOSTED WOOD CHIPS. FRESHLY CUT WOODCHIPS ARE NOT ACCEPTABLE.

FOREST CONSERVATION TABLE	
DESCRIPTION	SIZE
Total Tract Area	3.60 Acres
Tract remaining in Agricultural Use	0 Acres
Road & utility ROW (unimproved)	0 Acres
Existing Forest	0 Acres
Total Forest Retention	0 Acres
Total Forest Cleared	0 Acres
Land Use Category (Zone CRT 1.25)	Mixed Use Development
Afforestation Threshold	15%
Conservation Threshold	15% / 20%
Forest in Wetlands Retained	0 Acres
Cleared	0 Acres
Planted	0 Acres
Forest in 100-year Floodplain Retained	0 Acres
Cleared	0 Acres
Planted	0 Acres
Forest in Stream Valley Buffer Retained	0 Acres
Cleared	0 Acres
Planted	0 Acres
Forest in other Priority Areas Retained	0 Acres
Cleared	0 Acres
Planted	0 Acres
Stream Valley Buffer Length	0 Feet
Avg. Width	0 Feet

#### DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 82008024B, including financial bonding, forest planting, maintenance and all other applicable agreements.

Developer's Name: Alvin L. Aubinoe, Inc. Alvin Aubinoe  
Company Contact Person

Address: 7505 Arlington Rd, Bethesda, MD 20814  
Phone: 301-656-9000  
Email: ala@ala-inc.com

Signature: \_\_\_\_\_

#### QUALIFIED PROFESSIONAL CERTIFICATION

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DATE \_\_\_\_\_ FRANK C. JOHNSON \_\_\_\_\_

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COMAR 08.19.06.01

TAX MAP GP 563 WSSC 219 NW 06

PLAT 24091

7TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

WILDWOOD MANOR  
SHOPPING CENTER  
PARCEL C

PROJ. MGR BD

DRAWN BY FJ

SCALE NTS

DATE 10/12/18

FINAL FOREST  
CONSERVATION PLAN  
#82008024B

FC 1.1

PROJECT NO. 04.314.55

SHEET NO. 2 OF 2