



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB

Item No. 8

Date: 11/1/2018

Administrative Regulations for Chapter 22A, Forest Conservation Worksession



Mark Pfefferle, Chief, DARC, Mark.Pfefferle@montgomeryplanning.org, 301-495-4730

Completed: 10/25/18

SUMMARY

On June 28, 2018, Planning Staff presented changes to the Planning Board for Administrative Regulation Chapter 22A, Forest Conservation (COMCOR No. 22A.00.01). On September 13, 2018 a public hearing was held in which the public and regulated community were provided an opportunity to comment on the proposed regulations. Only one set of comments were received and that was from the Maryland Building Industry Association. At the time of this staff report no additional comments were submitted by the public or the regulated community.

The forest conservation regulation has not been updated since 2001 and it needs to be updated to reflect numerous changes to the forest conservation law, from increased knowledge on how to protect and enhance forests and trees, and through knowledge gained from administering the forest conservation law since its inception in 1992. The regulation contains the Planning Department's practices related to the processing and review of Natural Resource Inventories, Forest Stand Delineations, Exemptions from submitting a Forest Conservation Plan, and Forest Conservation Plans acted upon by the Planning Board or the Planning Director under Chapter 22A of the Montgomery County code.

Below is a discussion of the comments received from the at the public hearing. A response is also provided to each comment.

Comment #1: 22A.00.01.09 Forest Conservation Requirements – Proposed Item A(2)(g)(vi & vii)

The proposed language, as written requires an Arborist Report for every critical root zone impact to a tree with a dbh of 24" or greater on every Forest Conservation Plan, even in cases where impacts to critical root zones are insignificant.

Requiring a written report for any impact to a critical root zone is unnecessary. It is generally accepted that critical root zone impacts of less than 33% typically do not require any special protection measures and impacts can be even greater depending on the construction tolerance of tree species, the unique circumstance of the site, and type of impact.

The language proposed by staff on June 20, 2018 is below:

- (vi.) an arborist report that shows the methods to be utilized to protect any tree, 24" dbh and greater, when the critical root zone is impacted; and
- (vii.) An arborist report may be required, on a case-by-case basis, for trees less than 24" dbh, when the critical zone is impacted.

Staff Response: Staff considered the comment submitted and believes it is too onerous as written. Staff initially considered suggesting that arborist report may be required if more than 1/3 of the critical root zone is impacted, however, after review of the 1997 State Forest Conservation Technical Manual prepared by the Maryland Department of Natural Resources they recommended tree protection when more than 30 percent of a tree's critical root zone was impacted. Therefore, staff proposes to modify the language of (vi) and (vii) into a new proposed (vi), which is identified below:

- (vi.) an arborist report may be required, on a case-by-case basis when more than 30 percent of the critical root zone, of any tree, is impacted.

Comment #2: 22A.00.01.09 Forest Conservation Requirements – Proposed Item A(2)(g)(vi & vii)

Comment

"Please identify specific tree protection measures of concern and provide guidance or training to Landscape Architects, Foresters, or Qualified Professionals"

Staff response: The forest conservation regulations is not the appropriate location to discuss or highlight tree protection measures. Appendix D of the 1992 Trees Technical Manual identifies tree protection measures, however, some of those measures are dated. The Trees Technical Manual is currently being updated and is the appropriate location for that information. The revised manual will have a chapter dedicated to the current practices for tree protection. In order to properly diagnosis tree health and methods to protect trees one needs to be an arborist. Professional organizations are available to train and certify that a person has the qualifications of an arborist.

Comment #3: 22A.00.01.03 Definitions Proposed Number 12

The definition of "critical root zone" is revised to state that this term will be defined in the latest version of the Trees Technical Manual. As mentioned, critical root zones are currently calculated by multiplying the tree's diameter at breast height (dbh) by a factor of 1.5, and are not adjusted for tree species' construction tolerance, tree age, or for areas of lack of roots. The revision of this definition provides an opportunity to begin base tree related decision on a realistic critical root zone where it matters. Applicable guidance for adjustments to critical root zones exist in Chapter 6 of the Design Guidelines and Specification for the Montgomery County Roadside Tree Protection Law.

The language proposed by staff on June 20, 2018 is below:

12) "Critical root zone" means the zone in which roots of a tree are located, as defined in the latest version of the Trees Technical Manual. It is also the area around a tree which should be undisturbed protected unless other supplemental protection measures are provided to protect the long-term viability of the tree.

Staff Response: No change is suggested. Page 31 of the 1992 Trees Technical Manual indicates "there are several ways to estimate the size of the critical root zones. The following method is suggested but others may be acceptable if they are shown to provide adequate protection for the root zone. In some instances, field investigation may be the only acceptable method. The following formula may be used to calculate the area of the critical root zone: $1 * DBH = 1.5'$ radius of the critical root zone." The Trees Technical Manual is currently being updated and it will discuss other methods for identifying the critical root zone of a tree, in addition to including the rule of thumb measurement identified in the 1992 Trees Technical Manual.

Comment #3: 22A.00.01.03 Definitions – Proposed Number 34

The revised definition of "Landscaping Credit" only allows for credit to be given for landscape areas outside of forests that use native or indigenous plants. Landscape areas often include plants selected for a particular seasonal interest, or that provide a certain function. Please clarify the definition to allow hybrids of native or indigenous plant species.

The language proposed by staff on June 20, 2018 is below:

34) "Landscaping ~~credit plan~~" means areas shown on a forest conservation plan, that are not forest, but will receive credit toward a site's reforestation or afforestation requirements. The forest conservation plan requires the use of native or indigenous plants and must show the drawn-to-scale and made part of the approved forest conservation plan, showing dimensions and details for tree planting and large landscapinlandscaping areas. Any planting for landscaping credit to meet the forest conservation plan requirements must use native or indigenous plants, g. and ed areas that will be applied as credit towards a site's reforestation or afforestation requirements. Uthe use of native or indigenous plant is required when appropriate.

Staff Response: Staff does not support the use of hybrids of native or indigenous plants, however staff could support the use of cultivars of native or indigenous plants. A hybrid plant is created by crossing two species, which results in some characteristic of each parent and perhaps resulting in very different creation. Whereas, a cultivar is a clone or seed strain selected for a particular trait or traits, which are more appropriate for landscape areas because of their fall colors, or resistance to diseases.

Staff is proposing to modify the language to that will allowing for the planting the cultivars of native and indigenous trees in landscaping areas that receive forest conservation planting credit. The new language is proposed below:

~~34) "Landscaping credit plan" means areas shown on a forest conservation plan, that are not forest, but will receive credit toward a site's reforestation or afforestation requirements. The forest conservation plan requires the use of native or indigenous plants and must show the drawn-to-scale and made part of the approved forest conservation plan, showing dimensions and details for tree planting and large landscape in landscaping areas. Any planting for landscaping credit to meet the forest conservation plan requirements must use native or indigenous plants, or cultivars of native or indigenous plants, g. and ed areas that will be applied as credit towards a site's reforestation or afforestation requirements. Uthe use of native or indigenous plant is required when appropriate.~~

Comment #5 22A.00.01.03 Definitions - Proposed Number 44

This revises the definition of "Priority Planting Area" to mean areas in which planting must occur, unless those areas are not present. Please clarify the definition to means that the planting must occur in these areas when required by the Forest Conservation Law or applicable Master Plan."

The language proposed by staff on June 20, 2018 is below:

44) "Priority planting area" means areas in which planting must occur unless those areas are not present".

Staff Response: Staff never intended to imply that planting was required in priority planting areas even if all the applicable requirements were satisfied through the protection of existing forest or to plant forests acreage that was greater than required by the forest conservation law, applicable master plan, or special protection area requirements. Therefore, Staff proposes to modify the language to the following:

44) "Priority planting area" means areas in which planting must occur unless those areas are not present". The acreage of forest planting is determined by the forest conservation plan, applicable master plan, or the special protection area requirements. In some cases, the amount of forest planting maybe less than the amount of unforested priority planting areas.

Comment #6 22A.00.01.08 General Forest Conservation Provision – Proposed Item E (3)

The MBIA strongly supports allowing natural regeneration to count towards survivability requirements in reforestation and afforestation planting areas. Allowing natural regeneration to count towards survivability requirements makes sense, give that the natural regeneration has occurred due to the areas' protection in a perpetual conservation easement, and because the end goal is the establishment of a forested area regardless of how the tree became established.

Staff Comment: The comment appears to apply to footnote (3) in the table that shows the planting requirements and survivability rates at the end of the 2nd growing season. The footnote, proposed by Staff on June 20, 2018 reads:

(3) If the tree survival at the end of the two-year maintenance period falls below the survival requirements, reinforcement planting up to that amount will be required. If tree survival falls below 50% of the total trees planted, extension of the maintenance period up to another two years will be required in addition to reinforcement planting. Natural regeneration may be counted toward ~~survival requirements~~ requirements, in addition to the required planting, on a case-by-case basis as determined by the Planning Director.”

No change is suggested.

Comment #7 22A.00.01.08 General Forest Conservation Provisions – Proposed Item G(4)

This revision does not allow for street trees planted within public rights-of-way or along private street/roads to receive any credit towards afforestation or reforestation requirements. Conservation easements required to take these credits cannot be placed in a public road right-of-way and this credit has generally not been allowed along private roads/streets.

Please clarify that this revision will not preclude trees planted to mitigate for impacts to specimen trees from being placed along private roads/streets. MNCPPC requires a 4:1 caliper replacement for specimen tree removals. When areas are redeveloped, impacts to specimen trees can be unavoidable. On dense urban projects, some of the only areas available for specimen tree mitigation plantings are along private street/roads.

The language proposed by staff on June 20, 2018 is below:

(4) Street trees planted within a public right-of-way or along private streets/road will not receive any credit toward the requirements.

Staff Response: Section 22A.01.08.G(4) relates to the landscaping and tree save credit that can be applied to either the afforestation and reforestation requirements that are identified on a forest conservation plan. The amount of forest planting for each forest conservation plan is based on the property size, existing forest, forest to be cleared, forest to be saved, and land use. The afforestation or reforestation planting requirements do not take into consideration individual tree size, species or age. The 4:1 mitigation requirement quoted above is related to the Planning Board’s mitigation policy for the removal of variance trees, which is different than the afforestation and reforestation requirements. The planting of mitigation trees cannot be used to meet the forest planting requirements.

The language as written does not prohibit the Planning Board from approving a forest conservation plan with variance tree mitigation planting along private roads. Therefore, staff is not proposing any changes to the proposed language.

Summary

That completes staff response to the comments received from the regulated community and the public for the Forest Conservation Regulation COMCOR No. 22.00.01.

Appendices

- A. Comments received
- B. June 20, 2018 Staff Report to the Montgomery County Planning Board

Montgomery County Planning Board
Maryland-National Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Proposed changes to the Montgomery County Administrative Regulations for Chapter 22A of the County Code (Forest Conservation -Trees- Regulations)

On behalf of the Maryland Building Industry Association (MBIA), this letter is in response to proposed changes to the Montgomery County Administrative Regulations for Chapter 22A of the County Code (Forest Conservation -Trees- Regulations). On June 20, 2018, an email was received from the Planning Department that summarized numerous modifications to the County's Administrative Regulations for Chapter 22A of the Montgomery County Code. The Staff Report attached to the email noted that the primary purpose of the amendment is to update numerous references in the law because of changes to the Zoning Code, Subdivision of Land Codes, and the Annotated Code of Maryland. The Planning Department will present these changes to the Planning Board on September 13, 2018, with work sessions to follow at later dates.

Of the revisions proposed, the MBIA strongly supports one revision and has identified one significant revision that MBIA cannot support in its current form. Four additional proposed changes also warrant further discussion to either modify, omit, or clarify the intent. The following is a summary of the MBIA's position on these changes:

1- 22A.00.01.09 Forest Conservation Plan Requirements- Proposed Item A (2) (g) (vi & vii)

The proposed language, as written, requires an Arborist Report for every critical root zone impact to a tree with a dbh of 24" or greater on every Forest Conservation Plan, even in cases where impacts to critical root zone impacts are insignificant.

Requiring a written report for any impact to a critical root zone is unnecessary. It is generally accepted that critical root zone impacts of less than 33% typically do not require any special protection measures and impacts can be even greater depending on the construction tolerance of the tree species, the unique circumstances of the site, and type of impact.

The current practice of drawing critical root zones on a forest conservation plan has been to multiply a tree's diameter at breast height (dbh) by a factor of 1.5, regardless of tree species construction tolerance, tree age, or in areas that lack tree roots (under roads, buildings, or where investigation has shown a lack of roots). This simplified practice for delineation of critical root zones, combined with a requirement to write a report for any impact to a critical root zone regardless of significance, will place an unnecessary and undue burden on the applicant of a Forest Conservation Plan. Applicable guidance for adjustments to critical roots zone exists

in Chapter 6 of the Design Guidelines and Specifications for the Montgomery County Roadside Tree Protection Law. These same guidelines could apply for the preparation of forest conservation plans.

Also, per Section 22A-12(b)(3) of the forest conservation law trees with a dbh of 30" or more have a priority for retention. While trees 24" and greater are required to be shown on an NRI, there are no special protections required by the law for trees with a dbh of 24" trees but less than 30".

Consistent with Maryland state law, Montgomery County requires forest conservation plans to be prepared by a Licensed Forester, Licensed Landscape Architect, or Maryland Qualified Professional who receives training from the State, specific to the preparation of these plans. Except in rare cases where an Arborist is also a Qualified Professional, the proposed revisions will require that plans prepared by a Licensed Landscape Architect or Forester, will also require an Arborist's Report in order to be in compliance with State and County statutes.

Please identify specific tree protection measures of concern and provide guidance or training to Landscape Architects, Foresters or Qualified Professionals.

2- 22A.00.01.03 Definitions- Proposed Number 12

The definition of "Critical Root Zone" is revised to state that this term will be defined in the latest version of the Trees Technical Manual. As mentioned above, critical root zones are currently calculated by multiplying the tree's diameter at breast height (dbh) by a factor of 1.5, and are not adjusted for a tree species' construction tolerance, tree age, or for areas that lack roots. The revision of this definition provides an opportunity to begin basing tree-related decisions on a realistic critical root zone where it matters. Applicable guidance for adjustments to critical roots zone exists in Chapter 6 of the Design Guidelines and Specifications for the Montgomery County Roadside Tree Protection Law.

3- 22A.00.01.03 Definitions- Proposed Number 34

The revised definition of "Landscaping Credit" only allows for credit to be given for landscaped areas outside of forests that use native or indigenous plants. Landscape areas often include plants selected for a particular seasonal interest, or that provide a certain function. Please clarify the definition to allow hybrids of native or indigenous plant species.

4- 22A.00.01.03 Definitions- Proposed Number 44

This revises the definition of "Priority Planting Area" to mean areas in which planting must occur, unless those areas are not present. Please clarify the definition to mean that planting must occur in these areas when required by the Forest Conservation Law or applicable Master Plan.

5- 22A.00.01.08 General Forest Conservation Provisions- Proposed Item E (3)

The MBIA strongly supports allowing natural regeneration to count towards survivability requirements in reforestation and afforestation planting areas. Allowing natural regeneration to count towards survivability

requirements makes sense, given that the regeneration has occurred due to the area's protection in a perpetual conservation easement, and because the end goal is the establishment of a forested area regardless of how the tree became established.

6- 22A.00.01.08 General Forest Conservation Provisions- Proposed Item G (4)

This revision does not allow street trees planted within public rights-of-way or along private streets/roads to receive any credit towards afforestation or reforestation requirements. Conservation easements required to take these credits cannot be placed in a public road right-of-way and this credit has generally not been allowed along private streets/roads.

Please clarify that this revision will not preclude trees planted to mitigate for impacts to specimen trees from being placed along private roads/streets. MNCPPC requires a 4:1 caliper replacement for specimen tree removals. When areas are redeveloped, impacts to specimen trees can be unavoidable. On dense urban projects, some of the only areas available for specimen tree mitigation plantings are along private streets/roads.

We appreciate the opportunity to provide comments on the proposed changes and are available to answer any questions that you may have.

Sincerely,



Matthew J Wessel, Chair
MBIA Environmental Committee



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item No. 7
Date: 6/28/2018

Staff Draft of Amended Administrative Regulations for Chapter 22A- Staff Presentation

MP

Mark Pfefferle, Chief, DARC, Mark.Pfefferle@montgomeryplanning.org, 301-495-4730

Completed: 6/20/18

RECOMMENDATION

The attached document contains the staff draft of proposed amendments to the administrative regulations for Chapter 22A of the County Code (Forest Conservation Law). Staff recommends approval by the Planning Board to release these regulations as the Public Hearing Draft and to tentatively schedule a public hearing on the draft for no earlier than September 13, 2018.

SUMMARY

In 2001, the Planning Board adopted the "Forest Regulations – Trees Regulations" that was forwarded to, and approved by, the County Council under Method 2 procedures. The regulation contains Planning Department practices related to the review and processing of Natural Resources Inventory, Forest Stand Delineation, Exemptions from Submitting a Forest Conservation Plan, and Forest Conservation plans either acted upon by the Planning Board or the Planning Director under Chapter 22A of the County Code. Since 2001 numerous changes to Chapter 22A of the County Code have occurred to keep current with changes to the zoning code, subdivision of land code, the State's enabling legislation the Forest Conservation Act, and to clarify certain sections of the law. However, the forest regulations have not changed since 2001. The proposed changes will amend the existing regulation to address the changes that have already occurred to the forest conservation law.

PROPOSED CHANGES

Below is a detailed discussion of the proposed changes:

Section 22A.00.01.01 Purpose

Clarifies the purpose of the amendment and moves the name of the contact person from the regulations to the cover sheet.

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Section 22A.00.01.02. Authority

Identifies that the regulation is a result of Chapter 22A of the County Code and lists the activities that are subject to the law and regulation.

Section 22A.00.01.03. Definitions

The existing regulation identifies this section as “Transition Provision” but this amendment proposes to rename this section “Definitions”. It was appropriate to have discussion on transition in the 2001 regulation for the forest conservation law was approved for less than 10 years at that time but 17 years have lapsed since the last amendment to the regulation. The forest conservation law has now been in effect from more than 25 years. Therefore, having a transition period is no longer necessary. The second part of the existing regulation was “definitions” so it was appropriate to remove the discussion on transitions and label this section “definitions”.

In addition, a few new definitions are included, such as: category I conservation easement, category II conservation easement, environmental buffer, ephemeral channel/stream, forest mitigation bank credits, and forest retention.

Changes have also been made to other definitions to either further clarify the definition because of changes to the subdivision of land ordinance (Chapter 50), the zoning ordinance (Chapter 59), or the Maryland Annotate code. Other changes are occurring to further clarify specific definitions and in some cases to reflect Planning Department practices.

Section 22A.00.01.04.

For some unknown reason this section does not exist in the current regulation.

Section 22A.00.01.05. Application

Changes to this section clarify the development activities, or plan types, that are subject to the forest conservation law and identifies the general provisions necessary to satisfy the legal requirements of the forest conservation law.

Section 22A.00.01.06. Natural Resources Inventory and Forest Stand Delineation Requirements

Changes to this section are to clearly identify the “Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County, Maryland” as the

document necessary to adequately prepare a natural resource inventory. The existing version of the regulation did not include a proper reference to this document.

Other changes are to reflect practices such as identifying the trees and health of the tree to ensure compliance with the tree variance section of the forest conservation law.

Section 22A.00.01.07. Priorities for Retention

This section is proposed to be renamed from “Priorities for Forest Stand Retention” to “Priorities for Retention”. The purpose of this section is to make the regulation consistent with section 22A-12(b)(1) of the forest conservation law which identifies specific areas for retention, whether forested or not.

Section 22A.00.01.08. General Forest Plan Provisions

This section identifies the general requirements of a forest conservation plan. It identifies that an applicant should strive to save the maximum amount of forest as practical. It identifies priority planting areas for any development project that has forest planting requirements. It specifies the number of trees and size of trees that must be planted. Staff is recommending the removal of natural regeneration from the planting list for natural regeneration as the primary means to meet the planting requirements is unsuccessful in Montgomery County. However, the proposed regulation does indicate that applicants could receive credit for naturally regenerated trees that occur in planting areas, that are in addition to the required planting requirements, to satisfy the survivability requirements. Another change to this section is changing the reference that indicates properties with a landscape plan “must” receive credit for those areas and change it to “may”. Not only does this provide more flexibility to the property owner but also allows for credit to be given when the credit is in sustainable areas.

Section 22A.00.01.09 Forest Conservation Plan Requirements

Changes to section are mainly for clarification issues except for the information that must be shown on the final forest conservation plan. The existing regulation requires the plan to depict a limit of disturbance based on final grading plans. The forest conservation law requires a final forest conservation plan to be approved prior to record plat. For some developments it is premature to have a final grading plan at time of record plat so therefore staff is recommending the final forest conservation plan show either conceptual or final grading.

Section 22A.00.01.10 Inspections

The only change to this section is to indicate that the Planning Director can conduct inspections at any time and that the developer must contact the Planning Department before removing any tree protection measure.

Section 22A.00.01.11 Exemptions from Submitting a Forest Conservation Plan

The major clarification in this section is once an exemption is confirmed, the activity is not exempt from the forest conservation law but an exempt from submitting a forest conservation plan. The proposed change also modifies the submission requirements for agricultural and timber harvesting exemptions from submitting a forest conservation plan to what is currently being utilized.

Section 22A.00.01.12. Declaration of Intent

The Declaration of Intent is a requirement for a few exemptions from submitting a forest conservation plan. This section is to clarify that if a Declaration of Intent is submitted that the project is not exempt from the forest conservation law, but exempt from submitting a forest conservation plan. There could still be necessary inspections such as when a tree save plan is required.

Section 22A.00.01.13 Amendment to Forest Conservation Plan and Exemptions from Submitting a Forest Conservation Plan.

The only clarification in this section, other than the title, is that removal of any forest conservation easement is a major amendment and it must be reviewed by the Planning Board. This is consistent with the Planning Board's practice.

Section 22A.00.01.14 Forest Conservation Maintenance and Management Agreements

Changes to this section include codifying the requirement that the maintenance period for forest planting for most of the County is a minimum of two years and five years in areas covered by a Special Protection Area Water Quality plan. The amendment also proposes that the maintenance and management agreement must be submitted and approved by the Planning Department prior to any land disturbance activities occurring. If there are no planting requirements on a subject property there continues to be no need to submit and obtain approval of a maintenance and management agreement. This section also clarifies how the financial security must be calculated and released for projects with planting plans.

Section 22A.00.01.15 Long-Term Protective Agreements

The only proposed changes to this section is to codify the staff practice that the appropriate means for the long-term protection of priority retention area and priority planting area is

through conservation easements, deed restrictions, or dedication to the Parks Department as a conservation area.

ATTACHMENTS:

- A. Proposed changes to Chapter 22A Forest Conservation – Trees Regulation (clean copy)
- B. Proposed changes to Chapter 22A Forest Conservation – Trees Regulation (mark up of 2001 Regulation)

MONTGOMERY COUNTY PLANNING BOARD REGULATION MNCPPC – 8787 Georgia Avenue – Silver Spring, Maryland 20910	
Subject Forest Conservation – Trees Regulations	Number
Originating Department Montgomery County Planning Department	Effective Date

Montgomery Planning Board Regulation on
FOREST CONSERVATION – TREES

Issued by: Montgomery County Planning Board
Regulation No.
COMCOR No. 22A.00.01

Authority: Montgomery County Code, Chapter 22A-26
Council Review: Method (2) under Code Section 2A-15

Effective Date: XXXXXX
Comment Deadline: XXXXXXXX

Summary: These regulations contain administrative requirements related to the review and processing of Natural Resource Inventories, Forest Stand Delineations, Exemptions from Submitting a Forest Conservation Plan, and Forest Conservation Plans that are acted upon by the Planning Board or the Planning Director under Chapter 22A.

Staff Contact: Mark Pfefferle, Chief
Development Applications and Regulatory Coordination Division
Mark.pfefferle@montgomeryplanning.org

Address: 8787 Georgia Avenue
Silver Spring, MD 20910

Background: These regulations clarify and further develop administrative procedures to implement the submittal of applications under Chapter 22A of the County Code. This regulation amends the Forest Conservation Regulations that were adopted by the Planning Board in 2001, and approved by the County Council under Method 2 procedures.

MONTGOMERY COUNTY PLANNING BOARD REGULATION MNCPPC – 8787 Georgia Avenue – Silver Spring, Maryland 20910	
Subject Forest Conservation – Trees Regulations	Number
Originating Department Montgomery County Planning Department	Effective Date

CHAPTER 22A. FOREST CONSERVATION – TREES REGULATIONS

22A.00.01.01 Purpose

- (a) Purpose. The proposed regulation amends Montgomery County Planning Board Regulation No. 18-01Am, Forest Conservation – Tree Regulations to update and clarify existing provisions and to make the regulation conform to changes that occurred to Chapters 22A, 50, and 59 of the County Code
- (b) These regulations are intended to identify the steps that an applicant must take to comply with Chapter 22A of the County Code

22A.00.01.02 Authority

In accordance with Chapter 22A, sometimes referred to in these regulations as the “Forest Conservation Law,” the following Planning Board Regulations shall pertain to all development applications, mandatory referrals, conditional uses, sediment control permits, or park development applications..

22A.00.01.03 Definitions

- 1) “Afforestation” means the creation, on a tract that is not presently in forest cover, of a biological community dominated by trees and other woody plant (including plant communities, the understory, and forest floor), which is at least 10,000 square feet in area and 50 feet wide, and containing at least 100 trees per acre, with at least 50 of those trees having the potential of growing to a 2 inch or greater diameter at 4.5 feet above the ground within 7 years. In some instances, afforestation includes creation of tree cover by landscaping areas under an approved landscaping plan.
- 2) “Afforestation threshold” means the afforestation required for a site per Sections 22A-12(a), (d), and (f) of the Forest Conservation Law.
- 3) “Applicant” means the person who is applying for a subdivision, sketch plan, site plan, sediment control permit, project plan, special exception/conditional use, mandatory referral, or Park development plan.
- 4) “Break-even point” means an exact level of forest retention that precludes the need for reforestation.
- 5) “Category I Conservation Easement” means a restriction on the land to permanently protect existing forest, planted forest, or forested or unforested environmental buffers.

MONTGOMERY COUNTY PLANNING BOARD REGULATION MNCPPC – 8787 Georgia Avenue – Silver Spring, Maryland 20910	
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- 6) “Category II Conservation Easement” means a restriction on the land that permanently protects large trees, landscape areas, and any tree planted outside of forest that receives forest conservation plan credit.
- 7) “Champion tree” means the largest tree of its species within the United States, the State, county or municipality, as appropriate.
- 8) “Conservation easement” means a restriction on the land and the natural features on this land. This easement must be shown on the record plat, if applicable, and its terms and conditions are recorded in the county’s land records. If no plat is required, the easement is recorded in the County’s land records only.
- 9) “Conservation threshold” means a specific percentage of a tract which is used in determining reforestation requirements per Sections 22A-12(a) and (f) of the Forest Conservation Law.
- 10) “Critical habitat area” means a critical habitat for an endangered species and its surrounding protection area. A critical habitat area:
 - (a) is likely to contribute to the long-term survival of the species;
 - (b) is likely to be occupied by the species for the foreseeable future; and
 - (c) constitutes habitat of the species which is considered critical under the Annotated Code of Maryland Natural Resources Article.
- 11) “Critical habitat for endangered species” means a habitat occupied by an endangered species as determined or listed under the Annotated Code of Maryland Natural Resources Article .
- 12) “Critical root zone” means the zone in which the roots of a tree are located, as defined in the latest version of the Trees Technical Manual. It is also the area around a tree which should be undisturbed unless protection measures are provided to protect the long-term viability of the tree.
- 13) “Development application” means an application made to the Planning Board, Board of Appeals, Department of Permitting Services, or the Planning Director for approval of a regulated activity.
- 14) “Declaration of intent” means a signed and notarized statement by a landowner that the cutting of trees on the landowner’s property.
 - (a) is for purposes exempted under Chapter 22A of the Montgomery County Code; and
 - (b) will not circumvent the requirements of the Chapter.
- 15) “Development program” means a sequence of construction events and timing for submittal of the major forest conservation program elements.
- 16) “Development project” means grading or construction activities occurring on a specific tract. This includes redevelopment projects.
- 17) “Environmental buffer” means perennial, intermittent, or ephemeral streams/channels and their associated buffers; wetlands and their associated buffers; and, hydraulically connected steep slopes according to latest version of *Environmental Management of Development in Montgomery County, Maryland* (MNCPPC), or an appropriate master plan; and floodplains.

MONTGOMERY COUNTY PLANNING BOARD REGULATION MNCPPC – 8787 Georgia Avenue – Silver Spring, Maryland 20910	
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- 18) “Ephemeral channel/stream” means a channel defined as ephemeral per the latest version of *Environmental Management of Development in Montgomery County, Maryland* (MNCPPC).
- 19) “Extenuating circumstances” means conditions requiring extension of a set time limit to process an application, render a decision, or conduct a public hearing.
- 20) “Field survey” means a field investigation of the environmental characteristics of a site, including existing forest.
- 21) “Flood, One Hundred-Year” means a flood which has a 1 percent statistical probability of being equaled or exceeded in any given year.
- 23) 22) “Floodplain, One Hundred-Year” means the area along or adjacent to stream or body of water, except tidal waters, that is capable of storing or conveying floodwaters during a 100-year frequency storm event, or 100-year flood, based on ultimate development of the watershed under existing zoning. “Forest clearing” means the cutting or destruction of any trees or understory which are part of an existing forest even if the resulting community continues to meet the definition of forest, except if it is done as part of an approved management plan or timber harvest permit. Forest loss will be based on a measure of the aerial extent of forest cover which includes the outer perimeter of individual trees.
- 24) “Forest conservation plan” means a plan which outlines the strategies and specific plan proposed for retaining, protecting, and reforesting or afforesting areas on a site.
- 25) “Forest conservation worksheet” means a step-by-step form for determining compliance with the requirements of the forest conservation law.
- 26) “Forest management plan” means a plan establishing conservation and management practices for a landowner after assessment of the resource values of forested properties. This plan is approved by the MD Department of Natural Resources forester assigned to the county after coordination with the county, and by the Planning Director if located within a conservation easement.
- 27) “Forest mitigation bank agreement” means an agreement entered into by an individual owning a forest mitigation bank and the Planning Board, or Planning Department, which commits the banker to certain procedures and requirements when creating and operating a forest bank.
- 28) “Forest mitigation bank credits” means the credits available for sale at a forest mitigation bank, where 1 acre of mitigation bank credit equals 2 acres of existing forest or 1 acre of planted forest.
- 29) “Forest mitigation bank plan” means a plan for the approval of a forest mitigation bank submitted to the Planning Department by an individual proposing to establish a forest mitigation bank as part of a forest conservation plan or separately.
- 30) “Forest retention” means the forest shown on a forest conservation plan that will be saved, counted as forest retained on the worksheet, and included in a category I conservation easement.
- 31) “Forest stand delineation” means the evaluation of existing vegetation in relation to the natural resources on a site proposed for development or land disturbing activity.

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- 32) "Growing season" means a period of consecutive frost-free days as stated in the current soil survey for the county. In an average year, a period commencing on April 1st and ending on October 31st.
- 33) "Intermittent stream" means a stream defined as intermittent in the latest version of *Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County, Maryland* (MNCPPC).
- 34) "Landscaping credit" means areas shown on a forest conservation plan, that are not forest, but will be receive credit toward a site's reforestation or afforestation requirements. The forest conservation plan must show the dimensions and details for tree planting and landscaping areas. Any planting for landscaping credit to meet the forest conservation plan requirements must use native or indigenous plants..
- 35) "Limits of disturbance" means a clearly designated area within which land disturbance may occur.
- 36) "Maintenance and management agreement" means the short-term management agreement associated with afforestation or reforestation plans, and may include the control of non-native and invasive plants.
- 37) "Native" means a plant or animal species whose geographic range during precolonial time included the Piedmont of Maryland. Information on native plants can be found in *Woody Plant of Maryland* (Brown and Brown, 1972) and *Herbaceous Plants of Maryland* (Brown and Brown, 1984), as well as other literature sources.
- 38) "Natural regeneration" means establishment of trees and other vegetation which have become established after forest trees have been harvested or the land has remained inactive..
- 39) "Natural resources inventory" means the collection and presentation of environmental information for a property according to the guidelines specified in these regulations and in the latest version of *Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County, Maryland* (MNCPPC) and the *Tree Technical Manual* (MNCPPC).
- 40) "Offsite" means outside the limits of the areas encompassed by a tract.
- 41) "Onsite" means within the limits of an area encompassed by a tract.
- 42) "Perennial stream" means a stream defined as perennial in the latest version of *Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County, Maryland* (MNCPPC).
- 43) "Planting plan" means a plan showing how areas to be reforested or afforested will be planted.
- 44) "Priority planting area" means areas in which planting must occur unless those areas are not present.
- 45) "Priority retention area" means areas, identified in Section 22A-12(b) of the Forest Conservation Law that are ranked as the highest priority for retention as part of a forest conservation plan.
- 46) "Qualified professional" mean a Maryland licensed forester, Maryland licensed landscape architect, or other qualified professional approved by the State.
- 47) "Regulated activity" means any of the following activities:

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- (a) Subdivision;
 - (b) Site plan;
 - (c) Project plan;
 - (d) Sketch plan;
 - (e) Special exception/conditional use on a tract of land greater than 40,000 square feet;
 - (f) Clearing of more than 5,000 square feet of forest;
 - (g) Park Development project on a tract of land greater than 40,000 square feet;
 - (h) An activity that requires a sediment control permit on a tract of land greater than 40,000 square feet; or
 - (i) Mandatory referral on a tract of land greater than 40,000 square feet.
- 48) "Retention area" means forested areas, tree stands and the critical root zone of individual trees that will be retained on a site.
- 49) "Selective clearing" means the careful and planned removal of trees, shrubs, and plants using specific standards and protection measures under an approved forest conservation plan.
- 50) "Specimen tree" means a tree that is particularly impressive or unusual example of a species due to its size, shape, age, or any other trait that epitomizes the character of the species as further described in the most recent version of the Trees Technical Manual.
- 51) "Stream buffer" means a strip of land contiguous with and parallel to the bank of a perennial or intermittent stream, the width of which must be determined according to the latest version of *Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County, Maryland* (MNCPPC).
- 52) "Subdivision" means the definition of subdivision in Section 50 of the Montgomery County Code.
- 53) "Tract" means:
- (a) The property, or adjacent properties, subject to a development application, the boundaries of which are described by deed or record plat; or
 - (b) The length and width of the right-of-way or the limits of disturbance, whichever is greater, for a linear project.
- 54) "Tree save area" means an area designating trees, or stands of trees outside existing forest cover which are to be retained.
- 55) "Tree save plan" means a plan approved by the Planning Board, or Planning Director, under Chapter 22A or Chapter 50 of County Code which covers individual trees or stands of trees to be saved as part of, or instead of a forest conservation plan.

22A.00.01.05 Application



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- A. Except as provided in Sections 22A-5, 22A-6, 22A-7, 22A-8, 22A-9 and the Variance provisions in Section 22A-21 of the Forest Conservation Law, these regulations apply to the following plans for a regulated activity:
- (1) a development plan approved or amended under Division 59-D-1 of the County Code that was in effect prior to October 30, 2014;
 - (2) a project plan approved or amended under Division 59-D-1 of the County Code that was in effect prior to October 30, 2014;
 - (3) a preliminary plan of subdivision, administrative subdivision, minor subdivision approved by the Planning Board, or Planning Director, under Chapter 50 of the County Code;
 - (4) a site plan approved or amended under Division 59-D-3 of the County Code that was in effect prior to October 30, 2014;
 - (5) a site plan approved or amendment under Section 59.7.3.4 of the County code;
 - (6) a sketch plan approved under Section 59.7.3.3 of the County code;
 - (7) a sediment control permit required under Chapter 19 of the County Code;
 - (8) a special exception approved under Article 59-G of Chapter 59 of the County Code that was in effect prior to October 30, 2014;
 - (9) a conditional use approved under Section 59.7.3.1 of the County Code;
 - (10) a mandatory referral; and
 - (11) a park development plan.
- B. The general procedure for meeting the requirements of Chapter 22A for these plans is:
- (1) Preparation by a qualified professional, of a natural resources inventory which may include a forest stand delineation, as described in Section 22A.00.01.06 and in the latest versions of *Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County* (MNCPPC) and the *Trees Technical Manual* (MNCPPC). To be reviewed and approved by the Planning Director.
 - (2) Identification by a qualified professional, of forest and tree retention areas per subsection 22A-12(b) of the Forest Conservation Law, Sections 22A.00.01.06 and 22A.00.01.07, and the criteria for areas to be cleared in the *Trees Technical Manual*.
 - (3) Preparation by a qualified professional, of forest conservation plan to be approved by Planning Board or Planning Director. As applicable, which includes:
 - (a) lot lines, building, and proposed infrastructure, located to maximize retention areas;
 - (b) areas of existing forest, areas of forest to be removed, and areas of forest to be retained;
 - (c) afforestation and reforestation areas and planting plan, as required;
 - (d) appropriate protection and maintenance measures; and

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(e) a timetable for construction and planting.

22A.00.01.06 Natural Resource Inventory and Forest Sand Delineation (NRI/FSD) Requirements

A. A Natural Resource Inventory (NRI) application must be considered complete if it contains a complete analysis of existing natural resources and man-made features on a property which is verified by field survey and contains the following information to cover the development site and first 100 feet of adjoining land around the perimeter or the width of adjoining properties, whichever is less:

- (1) property boundaries;
- (2) topography at a minimum scale of 1" = 200' with contour intervals not more than 5 feet (larger scale may be required by the Planning Director on a case-by-case basis, if necessary to determine the accuracy of the plan);
- (3) slopes 25% and greater, and slopes between 15% and 25% that are associated with erodible soils;
- (4) perennial and intermittent streams and stream buffers per the latest version on the *Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County, Maryland* (MNCPPC);
- (5) ephemeral channels/streams and buffers for those locations where such buffers are required per the latest version of the *Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County, Maryland* (MNCPPC) or appropriate master plan;
- (6) one-hundred year floodplains and associated 25' building restriction lines;
- (7) wetlands and their buffers per the latest version of the *Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County, Maryland* (MNCPPC);
- (8) soils and geologic conditions including, soil type, structural limitations, soils that are hydric or have hydric inclusions, erodible soils on slopes of 15% or more;
- (9) rare, threatened or endangered plants or animals observed in the field;
- (10) critical habitat areas observed or documented by the Maryland Department of Natural Resources;
- (11) aerial extent of forest and tree cover which includes the outside perimeter of the canopy of individual trees;
- (12) champion trees and trees that have a diameter at 4.5 feet above the ground (DBH) that is 75% or more of the diameter of the current state champion for that species;
- (13) Trees that are specimens for their species;

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- (14) a table that identifies individual trees that have a diameter at 4.5 feet above the ground (DBH) of 24" or greater by size and species and the health of those trees;
- (15) cultural features and historic sites;
- (16) a site vicinity map at 1" = 2000' which shows the location of the site within a square mile and indicates major roads; and
- (17) a table containing acreage of wetland, 100-year floodplains, stream buffers, and environmental buffers.
- (18) A completed NRI/FSD application form, fee schedule worksheet, and review fee.

B. A Forest Stand Delineation (FSD) application must be considered complete if it contains a detailed summary of existing forest and trees on a tract, or forest stand delineation which is verified by field survey and contains the following information to cover the development site and first 100 feet of adjoining land around the perimeter or the width of adjoining properties, whichever is less:

- (1) forest stands and field verified boundaries;
- (2) a description of each stand including:
 - (a) acreage;
 - (b) dominant and codominant tree species;
 - (c) size class by species;
 - (d) percent canopy closure;
 - (e) number of canopy layers (vertical structure);
 - (f) percent of forest floor covered by herbaceous plants (native species), downed woody material, and alien or invasive species;
 - (g) a stand condition narrative for each stand including, priority for retention, information on condition classes, structure, function, retention potential, transplant and regenerative potential, and comments on evidence of past management; and specimen trees by size and species;
- (3) champion trees and trees that have a diameter at 4.5 feet above the ground (DBH) that is 75% or more of the diameter of the current state champion for that species;
- (4) a table that identifies individual trees that have a diameter at 4.5 feet above the ground (DBH) of 24" or greater by size and species and the health of those trees;
- (5) field survey reference points demarked on a plan drawing and in the field;
- (6) a table containing acreage of total acreage of forest, forest in priority retention areas, forest not in priority retention areas, forest within existing wetlands, forest within 100-year floodplains, and forest within stream buffers;
- (7) a summary map, which in addition to the information in subsections (1) and (2), shows the priority of forest stands for retention as described in Section 22A.00.01.07; and
- (8) A completed NRI/FSD application form, fee schedule worksheet and review fee.

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- C. A simplified forest stand delineation may be used per subsection 22A-10(b)(2) of the Forest Conservation Law. The simplified plan must also include:
 - (1) forest stands as determined by dominant species types and priority for retention;
 - (2) stand condition narrative as described in subsection B(2);

- D. When necessary the items described in A and B, or A and C, above must be combined into one plan drawing and is called a Natural Resources Inventory/Forest Stand Delineation

- E. The Natural Resources Inventory and Forest Stand Delineation must be prepared by a qualified professional; and must exhibit a stamp or certification of the preparer. The Natural Resources Inventory/Forest Stand Delineation must be used to determine areas of forest to be saved or planted.

22A.00.01.07 Priorities for Retention

- A. The following areas are considered the highest priority retention areas for protection and must be left in an undisturbed condition unless the Planning Director or Planning Board find that the provisions of subsection 22A-12(b)(1) of the Forest Conservation Law, have been met and the development proposal cannot reasonably be altered:
 - (1) trees, shrubs and other plants located in sensitive areas including environmental buffers , slopes over 25 percent (not man-made), , erodible soils on slopes of 15% or more, , and critical habitats;
 - (2) a contiguous forest that connects the largest undeveloped or most vegetated tracts of land within and adjacent to the site;
 - (3) trees, shrubs, or plants identified on the list of rare, threatened, or endangered species;
 - (4) a forest area which has been designated as priority for retention in master plans or functional plans, or in the absence of such plans, a forest which exhibits all of the following characteristics as further described in the most recent version of the Trees Technical Manual:
 - (a) high structural and species diversity;
 - (b) few alien or invasive species present;
 - (c) very good overall stand health; and
 - (d) high potential to provide a significant amount of habitat for forest interior dwelling plant, animal, and bird species; and
 - (5) an individual tree, and its critical root zone, with one or more of the following characteristics:

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- (a) a tree that is part of a historic site or associated with a historic structure;
- (b) a tree designated as a national, state, or County champion tree;
- (c) a tree having a diameter, measured at 4.5 feet above the ground, of 75 percent or more of the diameter of the designated state or County champion tree;
- (d) trees which have a diameter, measured at 4.5 feet above the ground with a diameter of 30 inches or greater; and
- (e) a tree which is a specimen of a species.

- B. The following areas are not subject to the retention provision in subsection 22A-12(b)(1) of the Forest Conservation Law, but should be given consideration for preservation where feasible:
- (1) a forested area which provides corridor 300 feet or more of primarily native vegetation between two larger forested tracts;
 - (2) a forested stream buffer up to 300 feet on either side of a stream channel;
 - (3) trees which act as a buffer between incompatible land uses and between dwelling and roads;
 - (4) a forest stand, or portions of a stand, with food forest structural diversity; and
 - (5) an individual tree with a diameter, measure at 4.5 feet above the ground, of 24" or greater which will significantly enhance the site through preservation.

22A.00.01.08 General Forest Conservation Plan Provisions

- A. In developing a forest conservation plan, the applicant must give priority to techniques for maximizing retention of existing forest on the site. The forest conservation law specifies percentages of all forested sites which, at a minimum, should be preserved. Applicants should strive to maximize forest retention whenever practical.
- B. If existing forest on the site subject to a forest conservation plan cannot be retained, the applicant must demonstrate, to the satisfaction of the Planning Board or Planning Director, as applicable:
- (1) How techniques for retention have been exhausted;
 - (2) Why the forests in priority retention areas specified in Section 22A.00.01.07 are not being retained;
 - (3) If forests in priority retention areas cannot be left undisturbed, how the sequence for afforestation or reforestation will be followed in compliance with subsection 22A-12e(1)(A) of the Forest Conservation Law;
 - (4) Where on site in priority planting areas the afforestation or reforestation will occur in compliance with subsection 22A-12(e)(3) of the Forest Conservation Law; and
 - (5) How the standards for afforestation and reforestation requirements in subsection 22A-12(e)(4) of the Forest Conservation Law will be met.

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C.. Wetlands. A regulated activity within the net tract area that occurs wholly or partly in areas regulated as nontidal wetlands under Environment Article, Title 9, Annotated Code of Maryland, is subjected to the reforestation requirements of both the nontidal wetlands regulations and this subtitle, subject to the following:

- (1) Forested nontidal wetlands which are retained, must be counted toward the forest conservation requirements of this subtitle;
- (2) Forested wetlands which are permitted to be cleared must be replaced as required under the provisions of Environment Article, Title 9, Annotated Code of Maryland;
- (3) Clearing within forested wetlands must be shown on the forest conservation plan; and
- (4) Wetlands are priority retention areas.

D. Retention Areas.

- (1) Forest retention areas must be at least 10,000 square feet in size and 50 feet wide, or be a part of a larger forest area which extends off-site and is protected.
- (2) Individual trees described as highest priority for retention in subsection 22A.00.01.07A may receive retention credit equal to the area of their critical root zone protected when at least two thirds of the entire critical root zone is permanently protected by an easement.
- (3) Individual trees which are not the highest priority for retention and tree stands less than 10,000 square feet and 50 feet wide may be credited toward afforestation and reforestation requirements as part of landscaping credit.
- (4) Retention area boundaries must be determined by a measure of the aerial extent of remaining forest cover which includes the outer perimeter of the canopy of individual trees, or the critical root zones that are protected, whichever is greater.

E. Afforestation and Reforestation

- (1) Afforestation and reforestation areas must be at least 10,000 square feet in size and 50 feet wide, or be adjacent to an existing forest area (either on-site or off-site) which is protected.
- (2) The following must be considered as priority planting areas for forest conservation plans with required afforestation and reforestation:
 - (a) environmental buffers; ;
 - (b) establish or enhance forest in buffers adjacent to ephemeral streams, when such streams are required to have buffers as recommended in an applicable Master Plan or in the latest version of the *Environmental Guidelines: Guidelines for Environmental Management for Development in Montgomery County, Maryland (MNCPPC)*.
 - (c) establish or enhance forested areas on 100-year floodplains, when appropriate;
 - (d) establish or increase existing forested corridors to connect existing forest within or adjacent to the site. Where practical forested corridors should be a minimum of 300 feet in width to facilitate wildlife movement;
 - (e) establish or enhance forest buffers adjacent to critical habitats where appropriate;

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- (f) establish planting to stabilize natural slopes of 25% or greater and 15% or greater with erodible soils including slopes of ravines or other natural depressions;
 - (g) establish buffers adjacent to areas of differing land use where appropriate, or adjacent to highways or utility right-of-way's;
 - (h) establish forest areas adjacent to existing forests to increase the overall area of contiguous forest cover, when appropriate; and
 - (i) non-forested wetlands are priority planting areas; however, these areas may be left in their existing condition when appropriate.
- (3) Planting plans for afforestation and reforestation must include the following:
- (a) a minimum of 5 native tree species (unless the site is to be actively managed under an approved forest management plan) and 2 species of native understory shrubs;
 - (b) appropriate site preparation, protection and/or maintenance measures as described in the latest version of the Trees Technical Manual; and
 - (c) a stocking rate for trees and shrubs and survival requirements, as shown in the following chart:

Size	Number Required (per acre) (1)	Approximate Spacing (feet on center) (2)	Survival Requirements (at the end of the 2 nd growing season) (3)
TREES			
¾" to 1" caliper; B&B or container grown (minimum 5 gal.)	200	12' to 15'	75% or 150 per acre(4)
1 ½" to 2" caliper; B&B or container grown (minimum 15 gal.)	100	15' to 20'	100% or 100 per acre(5)
SHRUBS			
18" to 24" height; container grown	33	(6)	

Notes:

- (1) In certain circumstances, any combination of the above mentioned stocking options; or variation of these options in combination with container grown seedlings and/or natural regeneration may be appropriate strategies to fulfill the requirements of an approved Forest Conservation Plan. Instances where the use of combination planting may be



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appropriate are described in the Trees Technical Manual. Use of alternative stocking will be evaluated, along with necessary protection and maintenance measures, on a case-by-case basis by the Planning Board.

- (2) Spacing does not imply that trees or shrubs must be planted in a grid pattern although it may be necessary for mowing to control invasive vegetation or otherwise reduce competition for the planted tree.
- (3) If the tree survival at the end of the two-year maintenance period falls below the survival requirements, reinforcement planting up to that amount will be required. If tree survival falls below 50% of the total trees planted, extension of the maintenance period up to another two years will be required in addition to reinforcement planting. Natural regeneration may be counted toward survival requirements, in addition to the required planting, on a case-by-case basis as determined by the Planning Director.
- (4) Surviving tree must be at least 1" caliper to receive full credit toward survival requirements. Reinforcement planting must be 1" trees.
- (5) Surviving tree must be at least 2" caliper to receive full credit toward survival requirements. Reinforcement planting must be 2" trees
- (6) Shrubs should be evenly distributed over the planting area and among the trees. On a case-by-case basis, shrubs may be substituted with native trees particularly when there is evidence of deer predation or high incidence of non-native and invasive plants and materials.

F. Tree Save Plans.

- (1) Development applications on tracts which include specimen or champion trees may be required to submit a tree save plan.
- (2) Preserving specimen or champion trees, and stands of trees which are valuable for compatibility reasons, must be included in these plans. If the loss of these trees is shown to be unavoidable, replacement must be required.
- (3) The replacement ratio must be determined in the following manner:
 - (a) specimen/champion trees must be replaced by landscaping plan which may be required to include planting or transplanting of large trees;
 - (b) significant tree stands must be replaced to replace the function of the stand; for instance, trees which provided screening must be replaced in sufficient kind and number to perform the same function.
- (4) The tree save plans must identify methods to preserve and protect on-site or off-site trees along the limits of disturbance regardless of tree size.

G. Credit Toward Afforestation and Reforestation for Landscaping and Tree Save

- (1) The Planning Board or Planning Director, as applicable, must find that all opportunities for establishing forest have been incorporated into on-site afforestation and reforestation plans before any credit for landscaping or tree save area is applied.
- (2) Newly planted landscape trees, within landscape areas must be 3" minimum caliper stock to be counted toward requirements.
- (3) Newly planted trees outside of forest, or designated landscape areas, must be 3" minimum caliper stock to be counted toward requirements.
- (4) Street trees planted within a public right-of-way or along private streets/roads will not receive any credit toward the requirements.

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- (5) Afforestation areas may be established as tree cover if the Planning Board or Planning Director, as applicable, find that tree cover is appropriate. Instances where it may be appropriate to satisfy afforestation requirements using tree cover include:
 - (i) developments in urban areas;
 - (ii) redevelopments;
 - (iii) high-density residential developments;
 - (iv) commercial and industrial developments;
 - (v) high density mixed-use developments; and
 - (vi) some institutional areas.
- (6) Landscaping (with native plants), retention of tree stands, and retention of individual trees may be credited toward a sites' reforestation requirements as follows:
 - (a) landscaping areas or retained tree stands which are at least 2,500 square feet in size and 35 feet wide may receive full credit for their area;
 - (b) landscaping areas and retained tree stands which are less than 2,500 square feet in size or 35 feet wide may receive one quarter credit for their area;
 - (c) individual landscape trees may receive one quarter credit for the projected area of their canopy at 20 years;
 - (d) individual non-priority trees which are retained may receive one quarter credit for the protected area of their critical root zone when at least two third of the entire critical root zone is protected; and
 - (e) the total credit from these areas must not exceed twenty percent of the overall reforestation requirement for a site.
- (7) Landscaping, retention of tree stand, and retention of individual trees may be credited toward a sites' afforestation requirements as follows:
 - (a) sites with tree cover requirements per subsection (3):
 - (i) landscaping areas or retained tree stands of any size may receive full credit for their area;
 - (ii) individual landscape trees which are retained may receive full credit for the protected area of canopy at 20-years; and
 - (iii) individual trees, or tree stands, which are retained may receive full credit for the protected area of their critical root zone when at least two thirds of the entire critical root zone is permanently protected by an easement;
 - (b) sites with forest cover requirements:
 - (i) landscaping areas or retained tree stands which are at least 2,500 square feet in size and 35 feet wide may receive full credit for their area;
 - (ii) landscaping areas or retained tree stands which are at least 2,500 square feet in size or less than 35 feet wide may receive one quarter credit for their area;
 - (iii) individual non-priority landscape trees may receive one quarter credit for the projected area of their canopy at 20-years;

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- (iv) individual trees which are retained may receive one quarter credit for the protected area of their critical root zone when at least two third of the entire critical root zone is protected; and
- (v) the total credit from these areas must not exceed twenty percent of the overall afforestation requirement for a site.

22A.00.01.09 Forest Conservation Plan Requirements

A. Preliminary Forest Conservation Plans.

- (1) Development applications that need more than one approval must submit a preliminary forest conservation plan in conjunction with the first approval. The plan may be based on conceptual analysis if the basic parameters are met and any assumptions are realistic.
- (2) A preliminary forest conservation plan must contain the following:
 - (a) the shape and dimension of lots, showing locations of any existing structures and improvements, including paved areas;
 - (b) locations and dimension of all existing and proposed rights-of-way, setback, easements, stockpile areas, and stormwater management facilities (road and utility rights-of-way which will not be improved as parts of the development application must be identified);
 - (c) location of building restriction lines and areas to be conserved including environmental buffers;
 - (d) conceptual locations of proposed structures and improvements, drainage systems, and sediment control measures;
 - (e) preliminary limits of disturbance of the natural terrain, and location of forest and tree retention areas, including acreage, with appropriate justification and proposed long-term protection methods (a conceptual grading plan and/or a more detailed tree survey may be required to determine the feasibility of proposed retention areas);
 - (f) proposed locations of afforestation and reforestation areas, including acreage, if required;
 - (g) a table containing the following information:
 - (i) acreage of tract;
 - (ii) acreage of the tract remaining part of an agricultural use;
 - (iii) acreage of road and utility rights-of-way which will not be improved as part of the development application;
 - (iv) acreage of total existing forest;
 - (v) acreage of forest in priority retention areas;
 - (vi) acreage of forest not in priority retention areas;
 - (vii) acreage of total forest retention in priority retention areas;

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- (viii) acreage of total forest retention not in priority retention areas
- (ix) acreage of total forest cleared in priority retention areas;
- (x) acreage of forest cleared not in priority retention areas;
- (xi) land use category and conservation and afforestation thresholds from subsection 22A-12(a) of the Forest Conservation Law;
- (xii) acreage of forest retained, cleared, and planted within wetlands;
- (xiii) acreage of forest retained, cleared, and planted within 100-year floodplains;
- (xiv) acreage of forest retained, cleared, and planted within stream buffers;
- (xv) total acreage of forest retained, cleared, and planted within priority planting areas; and
- (xvi) linear feet average width of stream buffer provided; and
- (h) a forest conservation worksheet showing calculation of forest conservation requirements.

B. Final Forest Conservation Plans

- (1) A final forest conservation plan must be based on final site grading, if known, and must be submitted in conjunction with the final approval needed as part of a development application. However, if the development project requires the approval of one development application, the final forest conservation plan must be submitted with that development application and in conjunction with the preliminary forest conservation plan.
- (2) In addition to the items listed in subsection A(2)(a-c), (f), (g) and (h) a final forest conservation plan must include:
 - (a) conceptual or final grading plans which include building locations and footprint, retaining walls, road and parking layout, sidewalks and pathways, and location of recreation facilities;
 - (b) a limits of disturbance line which reflects the limits of all clearing and grading on the tract, and the proposed location of sediment and erosion control devices and staging areas;
 - (c) a survey of trees 24 inches and greater diameter at 4.5 feet above the ground and 50' on either side of the limits of disturbance, and delineation of their critical root zones (survey of other trees may be required when necessary to determine the feasibility of proposed retention areas);
 - (d) retention areas including forest, tree stands and other individual trees to be saved including acreage;
 - (e) an afforestation and/or reforestation planting plan, if required, which contains:
 - (i) location and acreage of areas to be planted;
 - (ii) an analysis of the suitability of the site for planting and a description of necessary methods;

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- (iii) a list of target tree and shrub species, chosen based on analysis of site conditions which can be used for site planting;
- (iv) a plant materials table including size of plants to be installed and quantities;
- (v) planting and inspection schedule which is tied to the construction sequence for the project;
- (vi) a maintenance plan which includes provision for necessary watering, control of competing vegetation, protection from disease, pest, and mechanical injury, and reinforcement planting if plant survival falls below the requirements of subsection 22A.00.01.08E(3)(c);
- (vii) ; and
- (viii) a maintenance and management agreement; and
- (f) permanent protection area boundaries and long-term protection agreement, where appropriate, and building restrictions lines;
- (g) a protection plan which shows:
 - (i) location of temporary protection devices which must be installed if clearing, grading, or construction occurs within 50 feet of a retention area boundary;
 - (ii) stockpile areas and borrow pits;
 - (iii) specifications and details for the protection device;
 - (iv) a narrative of stress reduction or other measures which are needed for specific trees;
 - (v) a field inspection schedule pursuant to Section 22A.00.01.10;
 - (vi) location of permanent protection devices; an arborist report that shows the methods to be utilized to protect any tree, 24" dbh and greater, when the critical root zone is impacted; and
 - (vii) An arborist report may be required, on a case-by-case basis, for trees less than 24" dbh, when the critical zone is impacted.
- (h) identification of how the off-site planting requirements will be met either by making a fee in lieu payment, by acquiring credits in an approved forest mitigation bank, or by planting offsite;
- (i) If off-site planting is going to occur, the forest conservation plan must include the items listed in subsection (e) plus a map of the proposed planting site showing location, soils, and environmental features which are priority planting areas as stated in subsection 22A.00.01.08E(2).

22A.00.01.10 Inspections

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- A. The Planning Department must conduct field inspections of a site subject to an approved forest conservation plan as follows:
- (1) after the limits of disturbance have been staked and flagged, but before any clearing or grading begins (the purpose of the meeting should be to field verify the limits of clearing specified on the approved plan, authorize necessary adjustments, and to authorize necessary stress reduction measures and installation of protection devices);
 - (2) after necessary stress reduction measures have been completed and the protection measures have been installed, but before any clearing or grading begins (the purpose of the meeting should be to field verify that both measures have been done correctly and to authorize clearing and grading);
 - (3) after completion of all construction activities to determine the level of compliance with the provisions of the forest conservation plan;
 - (4) before the start of any required reforestation planting (the purpose of the meeting should be to determine whether necessary pre-planting measures have been completed and authorize any necessary adjustments to the planting specification);
 - (5) after required reforestation and afforestation planting has been completed to verify that the planting is acceptable and the required maintenance and management period begins; and
 - (6) At the end of the maintenance and management period to determine the level of compliance with provisions of the planting plan and, if appropriate, authorize release of any financial security.
- B. These inspections must be requested by the applicant at the designated points.
- C. The Planning Department is authorized to conduct field inspections at any time other than those identified in A.
- D. For sites without any planting requirements the final inspection is for the Planning Department to authorize removal of any tree protection measure. For sites with planting requirements, the final inspection occurs at the end of the maintenance and management period.

22A.00.01.11 Exemptions from Submitting a Forest Conservation Plan

- A. A request for exemption from forest conservation plan requirements per Sections 22A-5, 22A-6, and 22A-7 of the Forest Conservation Law must be in writing to the Planning Director.
- B. The following information must be provided as part of an exemption request:
- (1) An application form;
 - (2) A written request detailing how the exemption applies to the proposed plan;
 - (3) A Natural Resources Inventory, or Natural Resources Inventory/Forest Stand Delineation if forest is proposed to be removed, prepared per Section 22.00.01.06 and the guidelines in the latest version of *Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County, Maryland (MNCPPC)*;

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- (4) an original copy of a declaration of intent, if required, signed by the applicant named on the development or sediment control application; and
 - (5) other appropriate information which supports the exemption request including a copy of the proposed plan for development, if applicable.
- C. A waiver from the requirement to provide a Natural Resources Inventory with an exemption request may be granted for:
- (1) single lot exemptions per subsection 22A-5(a) of the Forest Conservation Law if information is submitted, and the Planning Director affirms, that a natural resource inventory is not necessary but the information does show existing and proposed topography and forest boundaries;
 - (2) agricultural exemptions per subsection 22A-5(b) of the Forest Conservation law if a diagram is submitted with the exemption request showing existing and future forest boundaries;
 - (3) commercial logging and timber harvesting exemptions per subsection 22A-5(d) of the Forest Conservation law if a diagram is submitted with the exemption request showing existing and future forest boundaries, environmental buffers, harvest areas, and haul roads;
 - (4) applications for other exemptions, if the site being developed does not contain any forest or natural features, and a plan showing existing features and topography is submitted with the exemption request.
- D. The Planning Director may require a person requesting an exemption from submitting a forest conservation plan to submit a tree save plan in conjunction with the exemption request.
- E. The Planning Board may require a person failing to file an exemption request per section 22A-4 of the Forest Conservation Law, or found in noncompliance with an exemption or a declaration of intent to:
- (1) Submit a Forest Conservation Plan and meet the requirements in the Forest Conservation Law for a regulated activity;
 - (2) Pay a noncompliance fee;
 - (3) Be subject to other enforcement actions appropriate under Article III of the Forest Conservation Law; and/or
 - (4) Submit a request to be exempt from submitting a forest conservation plan.
- F. In its determination of appropriate enforcement action, the Planning Board may consider whether failure to file an exemption by a person required to file is a knowing violation of this subtitle.

22A.00.01.12 Declaration of Intent

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- A. A declaration of intent is an affirmation by an applicant that a property is subject to the following activities and limitations and therefore is eligible for an exemption from the Forest Conservation Plan. A declaration of intent is required for the following exemptions from submitting a forest conservation plan;
- (1) An activity conducted on an existing single lot that is required to construct a dwelling house or accessory structure intended for the use of the owner, if the complies with f subsection 22A-5(a) of the Forest Conservation Law;
 - (2) An agricultural activity that complies with subsection 22A-5(b) of the Forest Conservation Law;
 - (3) A commercial logging and timber harvesting operation that complies with subsection 22A-5(d) of the Forest Conservation Law;
 - (4) A real estate transfer subject to subsection 22A-5(m) of the Forest Conservation Law.
- B. The declaration of intent must provide Planning Department staff with access to the property to verify compliance with the declaration.
- C. The declaration of intent is effective for 5 years after the date the Planning Director confirms the exemption from submitting a forest conservation plan.
- D. The filing of a declaration of intent does not preclude another exempted activity on the property subject to a declaration of intent, if the activity:
- (1) Does not conflict with the purpose of any existing declaration of intent; and
 - (2) Complies with the applicable requirements for an exempted activity.
- E. If a regulated activity on the area covered by the declaration of intent occurs within 5 years of the effective date of the declaration of intent.
- (1) the exemption immediately terminates without any action by the Planning Board;
 - (2) the Planning Director may require approval of a Forest Conservation Plan for the property; and
 - (3) the Planning Director, or Planning Board may take other enforcement actions under Article III of the Forest Conservation Law.
- F. An applicant may apply for a regulated activity on the area of the property not covered under the declaration of intent if the requirements of this Section 22A-5 are satisfied.

22A.00.01.13 Amendment to Forest Conservation Plan and Exemptions from Submitting a Forest Conservation Plan

- A. Forest Conservation Plan.

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- (1) Minor amendments which do not result in more than a total of 5,000 square feet of additional forest clearing may be approved by the Planning Director on a case by case basis. These minor amendments may include field modifications and substituting one area of forest, for retention of another of equal or greater size and value.
- (2) Major amendments which entails:
 - (a) more than a total of 5,000 square feet of additional forest clearing must be approved by Planning Board or Planning Director (depending on who approved the original plan), or
 - (b) Removal of any conservation easement must be approved by the Planning Board.
- (3) Notice of each major plan amendment and opportunity for comment must be given to adjacent property owners as part of the Planning Board or Planning Director approval process.

B. Exemptions from Submitting a Forest Conservation Plan

- (1) A request to amend an exemption from submitting a forest conservation plan must be submitted to and approved by the Planning Director.

22A.00.01.14 Forest Conservation Maintenance and Management Agreements

A. Maintenance Agreements.

- (1) A person required to conduct afforestation or reforestation under this regulation and the Forest Conservation Law must include in the forest conservation plan a binding maintenance agreement for a minimum length of 2 years outside of Special Protection Areas and 5 years within a Special Protection Area.
- (2) The agreement must be submitted and approved by the Planning Director before the start of any land disturbing activities.
- (3) The maintenance agreement must detail how the areas designated for afforestation or reforestation will be maintained to ensure protection and satisfactory establishment of forest.
- (4) The person required to conduct the afforestation or reforestation “obligee,” must present evidence of a legal right to implement the proposed maintenance agreement on a selected site by providing:
 - (a) an executed deed conveying title to a selected site to the obligee;
 - (b) an executed conservation easement agreement;
 - (c) written evidence of the landowner’s consent to the use of a selected site;
 - (d) a fully executed option agreement, long-term lease agreement, or contract of sale for a selected site; or
 - (e) other written evidence of a possessory or ownership interest in a selected site.
- (5) The Planning Board must be a signatory to the maintenance agreement, or must be designated a third-party beneficiary of the agreement.

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- (6) The maintenance agreement must provide Planning Department staff with access to the property to verify compliance with the Forest Conservation Plan.
- (7) If the plantings have not meet the survival requirements established in section 22A.00.01.08. reinforcement planted will be required and the maintenance period may be extended.

B. Bonding.

- (1) Financial security must be provided per subsection 22A-12(i) of the Forest Conservation Law.
- (2) Financial security must be provided before authorization is granted to begin any clearing, grading, demolition, or land disturbing activities.
The value of the financial security must equal the in-lieu fee applicable at the time of land disturbance, or be based on a cost estimate, approved by the Planning Director, for implementing the planting and maintenance of trees and shrubs, and control of non-native and invasive plants within the planting areas.
- (3) The financial security must be in force until all measure for reforestation, afforestation, and maintenance requirements have been met to the satisfaction of the Planning Director.
- (4) A surety bond or other alternative form of security must not be canceled by the surety, bank or other issuing entity unless both of the following conditions are satisfied:
 - (a) the surety notifies the Planning Director and the applicant of its intent to cancel the bond, in writing, by registered mail, not less than 90 days before cancellation; and
 - (b) at least 45 days before the cancellation date indicated in the notice, the applicant files a commitment from a surety, bank, or other issuing entity to provide a substitute security which must take effect on the cancellation date indicated in the notice.
- (5) Release of part of the financial security may be authorized by the Planning Department enforcement and monitoring staff after planting has been done. Any remaining financial security must be at least 50 percent, or greater, than the in-lieu fee that was in effect at the time of the first land disturbance.
- (6) An applicant must request an inspection of the planted areas by Planning Department enforcement and monitoring staff immediately after planting is complete.
- (7) Planning Department enforcement and monitoring staff must determine whether a partial release should occur, after planting has occurred, and how much, based on the following factors:
 - (a) evidence of deer browse on existing trees and forest;
 - (b) adherence to the planting plan;
 - (c) condition of the planted material;
 - (d) time of year when the planting has occurred and whether or not watering will occur;
 - (e) size of planting stock; and
 - (f) provisions of the protection and maintenance plan.

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- (8) Planning staff must release the financial security if the applicant requests a final inspection and the Planning staff determines that survival requirements have been met after the two or five-year maintenance period.

22A.00.01.15 Long-Term Protective Agreements

An applicant must have in effect at all times, approved long-term protective measures as provided in subsection 22A-12(h)(2) of the Forest Conservation Law, to retain as forest, all land forested, afforested, or reforested and all unforested lands left in an undisturbed condition per section 22A-12(b) of the Forest Conservation Law and limit the uses of those areas which are consistent with forest conservation.

- (1) Long-term protective measures may include, but are not limited to:
 - (a) Conservation easements or covenants;
 - (b) Deed restrictions; and
 - (c) Dedication to M-NCPPC Parks as a conservation area.
- (2) A forest management plan may be included as part of a long-term protective agreement if the Planning Director finds it is consistent with County forest conservation objectives.

The *Technical Manual for Trees* is a guidance document, adopted by the Planning Board, which provides further clarification of the requirements of Chapter 22A of the Montgomery County Code and these regulations.

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Montgomery Planning Board Regulation on

FOREST CONSERVATION – TREES

Issued by: Montgomery County Planning Board
 Regulation No.
 COMCOR No. 22A.00.01

Authority: Montgomery County Code, Chapter 22A-26
 Council Review: Method (2) under Code Section 2A-15

Effective Date: XXXXXX
 Comment Deadline: XXXXXXXX

Summary: These regulations contain administrative requirements related to the review and processing of Natural Resource Inventories, Forest Stand Delineations, Exemptions from Submitting a Forest Conservation Plan, and Forest Conservation Plans that are acted upon by the Planning Board or the Planning Director under Chapter 22A.

Staff Contact: Mark Pfefferle, Chief
 Development Applications and Regulatory Coordination Division
 Mark.pfefferle@montgomeryplanning.org

Address: 8787 Georgia Avenue
 Silver Spring, MD 20910

Background: These regulations clarify and further develop administrative procedures to implement the submittal of applications under Chapter 22A of the County Code. This regulation amends the Forest Conservation Regulations that were adopted by the Planning Board in 2001, and approved by the County Council under Method 2 procedures.

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CHAPTER 22A. FOREST CONSERVATION – TREES REGULATIONS

22A.00.01.01 Purpose

~~(a) Purpose. The proposed regulation amends Montgomery County Planning Board Regulation No. 18-01Am1-97, Forest Conservation – Tree Regulations to update and clarify existing provisions and to make the regulation conform to changes that occurred to Chapters 22A, 50, and 59 of the County eCode and to add the regulatory provisions from the existing Trees Technical Manual, including updating and clarifying these provisions as necessary.~~

~~(b) Summary. Comment Deadline: October 31, 2001.~~

~~(c)(a) Address. Countywide Planning Division Environmental Planning, The Maryland National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland 20910.~~

~~(d)(b) Staff Contact. Cathy Conlon, (301) 495-4540. These regulations are intended to identify the steps that an applicant must take to comply with Chapter 22A of the County eCode~~

22A.00.01.02 Authority

In accordance with Chapter 22A, sometimes referred to in these regulations as the “Forest Conservation Law,” the following Planning Board Regulations shall pertain to all development applications, mandatory referrals, conditional uses, sediment control permits, or park development applications, approvals, special exception applications, or sediment control permit applications.

22A.00.01.03 Transition Provision Definitions

~~For purposes of subsection 22A-7(a)(2) of the Forest Conservation Law, the term “substantially complete” means a plat that has received Planning Board approval by July 1, 1992.~~

~~B. The terms in § B of this regulation have the meaning indicated. Terms not defined in this regulation have the meaning given to them in Chapter 22A of the County Code.~~

~~D. Terms Defined.~~

~~5)1) “Afforestation” means the creation, on a tract that is not presently in forest cover, of a biological community dominated by trees and other woody plant (including plant communities, the understory, and forest floor), which is at least 10,000 square feet in area and 50 feet wide, and containing at least 100 trees per acre, with at least 50 of those trees having the potential of growing~~

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to a 2 inch or greater diameter at 4.5 feet above the ground within 7 years. In some instances, afforestation includes creation of tree cover by landscaping areas under an approved landscaping plan.

- ~~6)2)~~ “Afforestation threshold” means the afforestation required for a site per Sections 22A-12(a), (d), and (f) of the Forest Conservation Law.
- ~~7)3)~~ “Applicant” means the person who is applying for a subdivision, or sketch plan, site plan approval, a grading or sediment control permit, project plan, special exception/conditional use, mandatory referral, or Park development plan or project plan approval if the applicant is a State or local agency; or who has received approval of a forest stand delineation or forest conservation plan.
- 4) “Break-even point” means an exact level of forest retention that precludes the need for reforestation.
- 5) “Category I Conservation Easement” means a restriction on the land to permanently protect existing forest, planted forest, or forested or unforested environmental buffers.
- ~~8)6)~~ “Category II Conservation Easement” means a restriction on the land that permanently protects large trees, landscape areas, and any tree planted outside of forest that receives forest conservation plan credit.
- ~~9)7)~~ “Champion tree” means the largest tree of its species within the United States, the State, county or municipality, as appropriate.
- ~~10)8)~~ “Conservation easement” means a restriction on the land and the natural features on this land. This easement must be is shown on the record plat, if applicable, and its terms and conditions are recorded in the county’s land records. If no plat is required, the easement is recorded in the County’s land records only.
- ~~11)9)~~ “Conservation threshold” means a specific percentage of a tract which is used in determining reforestation requirements per Sections 22A-12(a); and (f) of the Forest Conservation Law.
- ~~12)10)~~ “Critical habitat area” means a critical habitat for an endangered species and its surrounding protection area. A critical habitat area:
 - (a) is likely to contribute to the long-term survival of the species;
 - (b) is likely to be occupied by the species for the foreseeable future; and
 - (c) constitutes habitat of the species which is considered critical under the Annotated Code of Maryland Natural Resources Article, 5-4-2A-06 or 10-2A-06, Maryland code.
- ~~13)11)~~ “Critical habitat for endangered species” means a habitat occupied by an endangered species as determined or listed under the Annotated Code of Maryland Natural Resources Article Natural Resources Article, 5-4-2A-04 or 10-2A-04, Annotated Code of Maryland.
- ~~14)12)~~ “Critical root zone” means the zone in which the roots of a tree are located, as defined in the latest version of the Trees Technical Manual. It is also the area around a tree which should be

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~~undisturbed~~ protected unless other supplemental protection measures are provided to protect the long-term viability of the tree.

~~15)13)~~ “Development application” means an application made to the Planning Board, Board of Appeals, Department of Permitting Services, or the Planning Director for plan-approval of a regulated activity or sediment control permit.

~~16)14)~~ “Declaration of intent” means a signed and notarized statement by a landowner that the cutting of trees on the landowner’s property.

- (a) is for purposes exempted under Chapter 22A of the Montgomery County Code; and
- (b) will not circumvent the requirements of the Chapter.

~~17)15)~~ “Development program” means a sequence of construction events and timing for submittal of the major forest conservation program elements.

16) “Development project” means grading or construction activities occurring on a specific tract. This includes redevelopment projects.

17) “Environmental buffer” means perennial, intermittent, or ephemeral streams/channels and their associated buffers; wetlands and their associated buffers; and, hydraulically connected steep slopes according to latest version of *Environmental Management of Development in Montgomery County, Maryland* (MNCPPC), or an appropriate master plan; and floodplains.

18) “Ephemeral channel/stream” means a channel defined as ephemeral per the latest version of *Environmental Management of Development in Montgomery County, Maryland* (MNCPPC).

19) “Extenuating circumstances” means conditions requiring extension of a set time limit to process an application, render a decision, or conduct a public hearing.

20) “Field survey” means a field investigation of the environmental characteristics of a site, including existing forest.

21) “Flood, One Hundred-Year” means a flood which has a 1 percent statistical probability of being equaled or exceeded in any given year, ~~or which occurs, on average, once every 100 years. Unless otherwise stated, this calculation is based on the contributing watershed under existing zoning.~~

~~—22)~~ “Floodplain, One Hundred-Year” means the area along or adjacent to stream or body of water, except tidal waters, that is capable of storing or conveying floodwaters during a 100-year frequency storm event, or 100-year flood, based on ultimate development of the watershed under existing zoning.

~~24)23)~~ “Forest clearing” means the cutting or destruction of any trees or understory which are part of an existing forest even if the resulting community continues to meet the definition of forest, except if it is done as part of an approved management plan or timber harvest permit. Forest loss will be based on a measure of the aerial extent of forest cover which includes the outer perimeter of individual trees.

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- ~~25)~~24) “Forest conservation plan” means a plan which outlines the strategies and specific plan proposed for retaining, protecting, and reforesting or afforesting areas on a site.
- ~~26)~~25) “Forest conservation worksheet” means a step-by-step form for determining compliance with the requirements of the forest conservation law.
- ~~27)~~26) “Forest management plan” means a plan establishing conservation and management practices for a landowner after assessment of the resource values of forested properties. This plan is approved by the county, or by the MD Department of Natural Resources forester assigned to the county after coordination with the county, and by the Planning Director if located within a conservation easement.
- 27) “Forest mitigation bank agreement” means an agreement entered into by an individual owning a forest mitigation bank and the Planning Board, or Planning Department, which commits the banker to certain procedures and requirements when creating and operating a forest bank.
- 28) “Forest mitigation bank credits” means the credits available for sale at a forest mitigation bank, where 1 acre of mitigation bank credit equals 2 acres of existing forest or 1 acre of planted forest.
- 29) “Forest mitigation bank plan” means a plan for the approval of a forest mitigation bank submitted to the Planning Department Director by an individual proposing to establish a forest mitigation bank as part of a forest conservation plan or separately.
- ~~29)~~30) “Forest retention” means the forest shown on a forest conservation plan that will be saved, counted as forest retained on the worksheet, and included in a category I conservation easement.
- ~~30)~~31) “Forest stand delineation” means the evaluation of existing vegetation in relation to the natural resources on a site proposed for development or land disturbing activity.
- ~~31)~~32) “Growing season” means a period of consecutive frost-free days as stated in the current soil survey for the county. In an average year, a period commencing on April 1st and ending on October 31st.
- ~~32)~~33) “Intermittent stream” means a stream defined as intermittent in the latest version of *Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County, Maryland* (MNCPPC).
- ~~33)~~34) “Landscaping credit plan” means areas shown on a forest conservation plan, that are not forest, but will be receive credit toward a site’s reforestation or afforestation requirements. The forest conservation plan requires the use of native or indigenous plants and must show the drawn to scale and made part of the approved forest conversation plan, showing dimensions and details for tree planting and large landscape in landscaping areas. Any planting for landscaping credit to meet the forest conservation plan requirements must use native or indigenous plants.g. and ed areas that will be applied as credit toward a site’s reforestation or afforestation requirements. Uthe usse of native or indigenous plant is required, when appropriate.

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- ~~34)~~35) “Limits of disturbance” means a clearly designated area within which land disturbance ~~is slated to~~ may occur.
- ~~35)~~36) “Maintenance and management agreement” means the short-term management agreement associated with afforestation or reforestation plans, and may include the control of non-native and invasive plants.
- ~~36)~~37) “Native” means a plant or animal species whose geographic range during precolonial time included the Piedmont of Maryland. Information ~~on~~ native plants can be found in *Woody Plant of Maryland* (Brown and Brown, 1972) and *Herbaceous Plants of Maryland* (Brown and Brown, 1984), as well as other literature sources.
- ~~37)~~38) “Natural regeneration” means establishment of trees and other vegetation which have become established after forest trees have been harvested or the land has remained inactive with at least 400 woody, free to grow tree seedlings per acre, which are capable of reaching a height of at least 20 feet at maturity.
- ~~38)~~39) “Natural resources inventory” means the collection and presentation of environmental information for a property according to the guidelines specified in these regulations and in the latest version of *Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County, Maryland* (MNCPPC) and the *Tree Technical Manual* (MNCPPC).
- ~~39)~~40) “Offsite” means outside the limits of the areas encompassed by a tract.
- ~~40)~~41) “Onsite” means within the limits of an area encompassed by a tract.
- ~~41)~~42) “Perennial stream” means a stream defined as perennial in the latest version of *Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County, Maryland* (MNCPPC). ~~“Planning Director” means the Director the Montgomery County Planning Department, or the Director’s designee.~~
- ~~43)~~ “Planting plan” means a plan showing how areas to be reforested or afforested will be planted.
- ~~42)~~44) “Priority planting area” means areas in which planting must occur unless those areas are not present.
- ~~43)~~45) “Priority retention -area” means ~~forest~~ areas, identified in Section 22A-12(b) of the Forest Conservation Law that are ranked as the highest priority for retention, ~~as part of a forest conservation plan.~~
- ~~44)~~46) “Qualified professional” mean a Maryland licensed forester, Maryland licensed landscape architect, or other qualified professional approved by the State.
- ~~45)~~47) “Regulated activity” means any of the following activities:
- (a) Subdivision;
 - (b) GradingSite plan;
 - (c) Project plan;
 - (d) Sketch plan;

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- ~~(b)(e)~~ Special exception/conditional use on a tract of land greater than 40,000 square feet;
- ~~(f)~~ Clearing of more than 5,000 square feet of forest ~~Forest-clearing~~;
- ~~(c)(g)~~ Park Development project on a tract of land greater than 40,000 square feet;
- ~~(d)(h)~~ An activity that requires a sediment control permit on a tract of land greater than 40,000 square feet; or
- ~~(e)(i)~~ Mandatory referral on a tract of land greater than 40,000 square feet ~~Project-plan-of federal, state, or local agency.~~

- ~~46)~~48) “Retention area” means forested areas, tree stands and the critical root zone of individual trees that will be retained on a site.
- ~~47)~~49) “Selective clearing” means the careful and planned removal of trees, shrubs, and plants using specific standards and protection measures under an approved forest conservation plan.
- ~~48)~~50) “Specimen tree” means a tree that is particularly impressive or unusual example of a species due to its size, shape, age, or any other trait that epitomizes the character of the species as further described in the most recent version of the Trees Technical Manual.
- ~~49)~~51) “Stream buffer” means a strip of ~~land-natural-vegetation-~~contiguous with and parallel to the bank of a perennial or intermittent stream, the width of which must be determined according to the latest version of *Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County, Maryland* (MNCPPC).
- ~~50)~~52) “Subdivision” means the definition of subdivision in Section 50-~~1~~ of the Montgomery County Code.
- ~~51)~~53) “Tract” means:
- ~~(a)~~ The property, or adjacent properties, subject to a development application ~~or a sediment control permit~~, the boundaries of which are described by deed or record plat;
 - ~~(b)~~(a) ~~The entire property subject to a planned unit development if a development application or a sediment control permit if it is developed as a single project~~ included in a planned unit development; or
 - ~~(c)~~(b) ~~The length and width of the right-of-way or the limits of disturbance, whichever is greater, for a linear project.~~
- ~~52)~~54) “Tree save area” means an area designating trees, or stands of trees outside existing forest cover which are to be retained.
- ~~53)~~55) “Tree save plan” means a plan approved by the Planning Board, or Planning Director, under Chapter 22A or Chapter 50 of County Code which covers individual trees or stands of trees to be saved as part of, or instead of a forest conservation plan.

22A.00.01.05 Application

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- A. Except as provided in Sections 22A-5, 22A-6, 22A-7, 22A-8, 22A-9 and the Variance provisions in Section 22A-21 of the Forest Conservation Law, these regulations apply to the following plans for a regulated activity:
- (1) a development plan approved or amended under Division 59-D-1 of ~~Chapter 59~~ of the County Code that was in effect prior to October 30, 2014;
 - (2) a project plan approved or amended under Division 59-D-1 of ~~Chapter 59~~ of the County Code that was in effect prior to October 30, 2014;
 - (3) a preliminary plan of subdivision, administrative subdivision, minor subdivision approved by the Planning Board, or Planning Director, under Chapter 50 of the County Code;
 - (4) a site plan approved or amended under Division 59-D-3 of the County Code that was in effect prior to October 30, 2014;
 - (5) a site plan approved or amendment under Section 59.7.3.4 of the County code ~~Division 59-D-3 site plan;~~
 - ~~(4)~~(6) a sketch plan approved under Section 59.7.3.3 of the County code;
 - ~~(5)~~(7) a sediment control permit required under Chapter 19 of the County Code;
 - (8) a special exception approved under Article 59-G of Chapter 59 of the County Code that was in effect prior to October 30, 2014;
 - ~~(6)~~(9) a conditional use approved under Section 59.7.3.1 of the County Code;
 - ~~(7)~~(10) a mandatory referral; and
 - ~~(8)~~(11) a park development plan.
- B. The general procedure for meeting the requirements of Chapter 22A for these plans is:
- (1) Preparation by a qualified professional, of a natural resources inventory which may includes a forest stand delineation, as described in Section 22A.00.01.06 and in the latest versions of *Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County (MNCPPC)* and the *Trees Technical Manual (MNCPPC)*. To be reviewed and approved by the Planning Director.
 - (2) ~~i~~dentification by a qualified professional, of forest and tree retention areas per subsection 22A-12(b) of the Forest Conservation Law, Sections 22A.00.01.06 and 22A.00.01.07, and the criteria for areas to be cleared in the *Trees Technical Manual*.
 - (3) Preparation by a qualified professional, of forest conservation plan to be approved by Planning Board or Planning Director. As applicable, which includes:
 - (a) lot lines, building, and proposed infrastructure, located to maximize retention areas;
 - ~~(a)~~(b) areas of existing forest, areas of forest to be removed, and areas of forest to be retained;

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- (b)(c) _____ afforestation and reforestation areas and planting plan, as required;
 (e)(d) _____ appropriate protection and maintenance measures; and
 (d)(e) _____ a timetable for construction and planting.

22A.00.01.06 Natural Resource Inventory and Forest Sand Delineation (NRI/FSD) Requirements

A. ~~A. A~~ Natural Resource Inventory (NRI) application must be considered complete if it contains ~~all the~~ following information:

a complete analysis of existing natural resources and man-made features on a property, ~~or natural resources inventory~~ which is verified by field survey and contains the following information to cover the development site and first 100 feet of adjoining land around the perimeter or the width of adjoining properties ~~lots~~, whichever is less:

- (1) a property boundaries;
- (2) topography at a minimum scale of 1" = 200' with contour intervals not more than 5 feet (larger scale may be required by the Planning Director on a case-by-case basis, if necessary to determine the accuracy of the plan);
- (3) slopes 25% and greater, and slopes between 15% and 25% that are associated with erodible soils;
- (4) perennial and intermittent streams and stream buffers per the latest version on the *Environmental Guidelines: ~~g~~Guidelines for Environmental Management of Development in Montgomery County, Maryland* (MNCPPC);
- (4)(5) ephemeral channels/streams and buffers for those locations where such buffers are required per the latest version of the *Environmental Guidelines: ~~g~~Guidelines for Environmental Management of Development in Montgomery County, Maryland* (MNCPPC) or appropriate master plan;
- (5)(6) one-hundred year floodplains and associated 25' building restriction lines;
- (6)(7) wetlands and their buffers per the latest version of the *Environmental Guidelines: ~~g~~Guidelines for Environmental Management of Development in Montgomery County, Maryland* (MNCPPC);
- (7)(8) soils and geologic conditions including, soil type, structural limitations, soils that are hydric or have hydric inclusions, ~~and~~ erodible soils on slopes of 15% or more, ~~and shallow soils;~~
- (8)(9) rare, threatened or endangered plants or animals observed in the field;
- (9)(10) critical habitat areas observed or documented by the Maryland Department of Natural Resources;

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- (11) aerial extent of forest and tree cover which includes the outside perimeter of the canopy of individual trees;
- (12) champion trees and trees that have a diameter at 4.5 feet above the ground (DBH) that is 75% or more of the diameter of the current state champion for that species;
- (13) Trees that are specimens for their species;
- ~~(10)~~(14) a table that identifies individual trees that have a diameter at 4.5 feet above the ground (DBH) of 24" or greater by size and species and the health of those trees;
- ~~(11)~~(15) cultural features and historic sites;
- ~~(12)~~(16) a site vicinity map at 1" = 2000' which shows the location of the site within a square mile and indicates major roads; and
- (17) a table containing acreage of wetland, 100-year floodplains, and stream buffers, and environmental buffers.
- ~~(13)~~(18) A completed NRI/FSD application form, fee schedule worksheet, and review fee.

B. A Forest Stand Delineation (FSD) application must be considered complete if it contains a detailed summary of existing forest and trees on a tract, or forest stand delineation which is verified by field survey and contains the following information to cover the development site and first 100 feet of adjoining land around the perimeter or the width of adjoining properties ~~lots~~, whichever is less:

- (1) forest stands and field verified boundaries;
- (2) a description of each stand including:
 - (a) ~~(a)~~ acreage;
 - (b) ~~(b)~~ dominant and codominant tree species;
 - (c) ~~(c)~~ size class by species;
 - ~~(a)~~ ~~(d)~~ percent canopy closure;
 - (e) number of canopy layers (vertical structure);
 - (f) percent of forest floor covered by herbaceous plants (native species), downed woody material, and alien or invasive species;
 - ~~(f)~~(g) and a stand condition narrative for each stand including, priority for retention, information on condition classes, structure, function, retention potential, transplant and regenerative potential, and comments on evidence of past management; and specimen trees by size and species;
- (3) champion trees and trees that have a diameter at 4.5 feet above the ground (DBH) that is 75% or more of the diameter of the current state champion for that species;
- (4) a table that identifies individual trees in good health that have a diameter at 4.5 feet above the ground (DBH) of 24" or greater by size and species and the health of those trees;

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- (5) field survey reference points demarked on a plan drawing and in the field; and
- (6) a table containing acreage of total acreage of forest, forest in priority retention areas, forest not in priority retention areas, forest within existing wetlands, forest within 100-year floodplains, and forest within stream buffers;
- (7) a summary map, which in addition to the information in subsections (1) and (2), shows the priority of forest stands for retention as described in Section 22A.00.01.07; and-
- ~~(6)~~(8) A completed NRI/FSD application form, fee schedule worksheet and review fee.

C. A simplified forest stand delineation may be used per subsection 22A-10(b)(2) of the Forest Conservation Law. The simplified plan must also include:

- ~~(1) a natural resources inventory as described in subsection A(1);~~
- ~~(2)~~(1) forest stands as determined by dominant species types and priority for retention;
- ~~(3)~~(2) stand condition narrative as described in subsection BA(2)(b)(vii);
- ~~(4) a proposed limit of disturbance line; and~~
proposed areas of long-term protection.

D. When necessary the items described in A and B, or A and C, above must be combined into one plan drawing and is called a Natural Resources Inventory/Forest Stand Delineation

~~D.E. The A Natural Resources Inventory and Fforest Sstand Ddelineation must be prepared by a licensed forester, licensed landscape architect, or qualified professional as specified in COMAR 08.19.06.01A; and must exhibit a stamp or certification of the preparer. The Natural Resources Inventory/Forest Stand Delineation must be used to determine areas of forest to be saved or planted.~~

22A.00.01.07 Priorities for ~~Forest Stand~~ Retention

A. The following areas trees, shrubs, plants, and specific areas are considered the highest priority for retention areas for and protection and must be left in an undisturbed condition unless the Planning Director or Planning Board find that the provisions of subsection 22A-12(b)(1) of the Forest Conservation Law, have been met and the development proposal cannot reasonably be altered:

- (1) trees, shrubs and other plants located in sensitive areas including environmental buffers ~~intermittent and perennial stream and their buffers,~~ slopes over 25 percent (not man-made), ~~nontidal wetland and their buffers,~~ erodible soils on slopes of 15% or more, ~~100-year floodplains,~~ and critical habitats;

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- (2) a contiguous forest that connects the largest undeveloped or most vegetated tracts of land within and adjacent to the site;
- ~~(2)~~(3) trees, shrubs, or plants identified on the list of rare, threatened, or endangered species;
- ~~(3)~~(4) _____ a forest area which has been designated as priority for retention in master plans or functional plans, or in the absence of such plans, a forest which exhibits all of the following characteristics as further described in the most recent version of the Trees Technical Manual:
- (a) high structural and species diversity;
 - (b) few alien or invasive species present;
 - (c) very good overall stand health; and
 - (d) high potential to provide a significant amount of habitat for forest interior dwelling plant, animal, and bird species; and
- (5) an individual tree, and its critical root zone, with one or more of the following characteristics:
- (a) a tree that is part of a historic site or associated with a historic structure;
 - (b) a tree designated as a national, state, or ~~County~~ local champion tree;
 - (c) a tree having a diameter, measured at 4.5 feet above the ground, of 75 percent or more of the diameter of the designated state or County champion tree;
 - ~~(d)~~ trees which have a diameter, measured at 4.5 feet above the ground with a diameter of 30 inches or greater; and
 - ~~(d)~~(e) a tree which is a specimen of a species.
- B. The following areas are not subject to the retention provision in subsection 22A-12(b)(1) of the Forest Conservation Law, but should be given consideration for preservation where feasible:
- (1) a forested area which provides corridor 300 feet or more of primarily native vegetation between two larger forested tracts;
 - (2) a forested stream buffer up to 300 feet on either side of a stream channel;
 - (3) trees which act as a buffer between incompatible land uses and between dwelling and roads;
 - (4) a forest stand, or portions of a stand, with food forest structural diversity; and
 - (5) an individual tree with a diameter, measure at 4.5 feet above the ground, of 24" or greater which will significantly enhance the site through preservation.

22A.00.01.08 General Forest Conservation Plan Provisions

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- A. In developing a forest conservation plan, the applicant must give priority to techniques for maximizing retention of existing forest on the site. The forest conservation law specifies percentages of all forested sites which, at a minimum, should be preserved. Applicants should strive to maximize forest retention whenever practical. ~~reach the break-even point on forested sites so that no replanting is required.~~
- B. If existing forest on the site subject to a forest conservation plan cannot be retained, the applicant must demonstrate, to the satisfaction of the Planning Board or Planning Director, as applicable:
- (1) How techniques for retention have been exhausted;
 - (2) Why the ~~priority forests and~~ in priority retention areas specified in Section 22A.00.01.07 are not being retained;
 - (3) If ~~priority forests in and~~ priority retention areas cannot be left undisturbed, how the sequence for afforestation or reforestation will be followed in compliance with subsection 22A-12e(1)(A) of the Forest Conservation Law;
 - (4) Where on site in priority planting areas the afforestation or reforestation will occur in compliance with subsection 22A-12(e)(3) of the Forest Conservation Law; and
 - (5) How the standards for afforestation and reforestation requirements in subsection 22A-12(e)(4) of the Forest Conservation Law will be met.
- C. ~~Nontidal Wetlands~~. A regulated activity within the net tract area that occurs wholly or partly in areas regulated as nontidal wetlands under Environment Article, Title 9, Annotated Code of Maryland, is subjected to the reforestation requirements of both the nontidal wetlands regulations and this subtitle, subject to the following:
- (1) Forested nontidal wetlands which are retained, must be counted toward the forest conservation requirements of this subtitle;
 - (2) Forested wetlands which are permitted to be cleared must be replaced as required under the provisions of Environment Article, Title 9, Annotated Code of Maryland;
 - (3) Clearing within forested wetlands must be shown on the forest conservation plan, ~~but the area must be subtracted on an acre for acre basis from the total amount of forest to be cut or cleared, and the reforestation requirements of this subtitle must be calculated using the reduced acreage; and~~
 - (4) ~~Nontidal wWetlands must~~ are ~~be considered to be~~ priority retention areas for forest retention and replacement.
- D. Retention Areas.
- (1) Forest retention areas must be at least 10,000 square feet in size and 50 feet wide, or be a part of a larger forest areas which extends off-site and is protected.

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- (2) Individual trees described as highest priority for retention in subsection 22A.00.01.07A(4) ~~may~~must receive retention credit equal to the area of their critical root zone protected when at least two thirds of the entire critical root-zone is permanently protected by an easement.
- (3) Individual trees which are not the highest priority for retention and tree stands less than 10,000 square feet and 50 feet wide may be credited toward afforestation and reforestation requirements as part of landscaping credit.
- (4) Retention area boundaries must be determined by a measure of the aerial extent of remaining forest cover which includes the outer perimeter of the canopy of individual trees, or the critical root zones that are protected, whichever is greater.

E. Afforestation and Reforestation

- (1) Afforestation and reforestation areas must be at least 10,000 square feet in size and 50 feet wide, or be adjacent to an existing forest area (either on-site or off-site) which is protected.
- (2) The following must be considered as high-priority planting areas for forest conservation plans with ~~for~~ required afforestation and reforestation:
 - ~~(a)~~ environmental buffers; establish or enhance forest buffers adjacent to intermittent and perennial streams to widths of at least 50 feet;
 - ~~(a)~~~~(b)~~ establish or enhance forest in buffers adjacent to ephemeral streams, when such streams are required to have buffers as recommended in an applicable Master Plan or in the latest version of the *Environmental Guidelines: Guidelines for Environmental Management for Development in Montgomery County, Maryland (MNCPPC)*.
 - ~~(b)~~~~(c)~~ establish or enhance forested areas on 100-year floodplains, when appropriate;
 - ~~(e)~~~~(d)~~ establish or increase existing forested corridors to connect existing forest within or adjacent to the site. Where practical forested corridors should be a minimum of 300 feet in width to facilitate wildlife movement;
 - ~~(d)~~~~(e)~~ establish or enhance forest buffers adjacent to critical habitats where appropriate;
 - ~~(e)~~~~(f)~~ establish planting to stabilize natural slopes of 25% or greater and 15% or greater with erodible soils including slopes of ravines or other natural depressions;
 - ~~(f)~~~~(g)~~ establish buffers adjacent to areas of differing land use where appropriate, or adjacent to highways or utility right-of-way's; ~~and~~
 - ~~(h)~~ establish forest areas adjacent to existing forests to increase the overall area of contiguous forest cover, when appropriate; ~~and~~
 - ~~(e)~~~~(i)~~ non-forested wetlands are priority planting areas; however, these areas may be left in their existing condition when appropriate.

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- (3) Planting plans for afforestation and reforestation must include the following:
- (a) a minimum of 5 native tree species (unless the site is to be actively managed under an approved forest management plan) and 2 species of native understory shrubs;
 - (b) appropriate site preparation, protection and/or maintenance measures as described in the latest version of the Trees Technical Manual; and
 - (c) a stocking rate for trees and shrubs and survival requirements, as shown in the following chart:

Size	Number Required (per acre) (1)	Approximate Spacing (feet on center) (2)	Survival Requirements (at the end of the 2 nd growing season) (3)
TREES			
Whips; 3'-4' height, Container grown (minimum 2 gal.)	350	10' to 12'	75% or 260 per acre
¾" to 1" caliper; B&B or container grown (minimum 5 gal.)	200	12' to 15'	75% or 150 per acre(4)
1 ½" to 2" caliper; B&B or container grown (minimum 15 gal.)	100	15' to 20'	100% or 100 per acre(5)
SHRUBS			
18" to 24" height; container grown	33	(6)	

Notes:

- (1) In certain circumstances, any combination of the above mentioned stocking options; or variation of these options in combination with container grown seedlings and/or natural regeneration may be appropriate strategies to fulfill the requirements of an approved Forest Conservation Plan. Instances where the use of combination planting may be appropriate are described in the Trees Technical Manual. Use of alternative stocking will be evaluated, along with necessary protection and maintenance measures, on a case-by-case basis by the Planning Board.
- (2) Spacing does not imply that trees or shrubs must be planted in a grid pattern although it may be necessary for mowing to control invasive vegetation or otherwise reduce competition for the planted tree.
- (3) If the tree survival at the end of the two-year maintenance period falls below the survival requirements, reinforcement planting up to that amount will be required. If tree survival falls below 50% of the total trees planted, extension of the maintenance period up to another two years will be required in addition to reinforcement planting. Natural

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regeneration may be counted toward survival ~~requirements~~ requirements, in addition to the required planting, on a case-by-case basis as determined by the Planning Director.

- (4) Surviving tree must be at least 1" caliper to receive full credit toward survival requirements. Reinforcement planting must be 1" trees.
- (5) Surviving tree must be at least 2" caliper to receive full credit toward survival requirements. Reinforcement planting must be 2" trees
- (6) Shrubs should be evenly distributed over the planting area and among the trees. On a case-by-case basis, shrubs may be substituted with native trees particularly when there is evidence of deer predation or high incidence of non-native and invasive plants and materials.

F. Tree Save Plans.

- (1) Development applications on tracts which include specimen or champion trees may be required to submit a tree save plan.
- (2) Preserving specimen or champion trees, and stands of trees which are valuable for compatibility reasons, must be included in these plans. If the loss of these trees is shown to be unavoidable, replacement must be required.
- (3) The replacement ratio must be determined in the following manner:
 - (a) specimen/champion trees must be replaced by landscaping plan which may be required to include planting or transplanting of large trees;
 - (b) significant tree stands must be replaced so as to replace the function of the stand; for instance, trees which provided screening must be replaced in sufficient kind and number to perform the same function.
- (4) The tree save plans must identify methods to preserve and protect on-site or off-site trees along the limits of disturbance regardless of tree size.

G. Credit Toward Afforestation and Reforestation for Landscaping and Tree Save

- (1) The Planning Board or Planning Director, as applicable, must find that all opportunities for establishing forest have been incorporated into on-site afforestation and reforestation plans before any credit for landscaping or tree save area is applied.
- (2) Newly planted landscape trees, within landscape areas must be 2-3" minimum caliper stock to be counted toward requirements.
- (3) Newly planted trees outside of forest, or designated landscape areas, must be 3" minimum caliper stock to be counted toward requirements.
- ~~(2)~~(4) Street trees planted within a public right-of-way or along private streets/roads will not receive any credit toward the requirements.
- ~~(3)~~(5) Afforestation areas may be established as tree cover if the Planning Board or Planning Director, as applicable, find that tree cover is appropriate. Instances where it may be appropriate to satisfy afforestation requirements using tree cover include:
 - (i) developments in urban areas;
 - (ii) redevelopments;
 - (iii) high-density residential developments;

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- (iv) commercial and industrial developments;
- (v) high density mixed-use developments; and
- (vi) some institutional areas.

- (4)(6) Landscaping (with native plants), retention of tree stands, and retention of individual trees may be credited toward a sites' reforestation requirements as follows:
- (a) landscaping areas or retained tree stands which are at least 2,500 square feet in size and 35 feet wide ~~may~~ must receive full credit for their area;
 - (b) landscaping areas and retained tree stands which are less than 2,500 square feet in size or 35 feet wide ~~may~~ must receive one quarter credit for their area;
 - (c) individual landscape trees ~~may~~ must receive one quarter credit for the projected area of their canopy at 20 years;
 - (d) individual non-priority trees which are retained ~~may~~ must receive one quarter credit for the protected area of their critical root zone when at least two third of the entire critical root zone is protected; and
 - (e) the total credit from these areas must not exceed twenty percent of the overall reforestation requirement for a site.
- (5)(7) Landscaping, retention of tree stand, and retention of individual trees may be credited toward a sites' afforestation requirements as follows:
- (a) sites with tree cover requirements per subsection (3):
 - (i) landscaping areas or retained tree stands of any size ~~may~~ must receive full credit for their area;
 - (ii) individual landscape trees which are retained ~~may~~ must receive full credit for the protected area of canopy at 20-years; and
 - (iii) individual trees, or tree stands, which are retained ~~may~~ must receive full credit for the protected area of their critical root zone when at least two thirds of the entire critical root zone is permanently protected by an easement;
 - (b) sites with forest cover requirements:
 - (i) landscaping areas or retained tree stands which are at least 2,500 square feet in size and 35 feet wide ~~may~~ must receive full credit for their area;
 - (ii) landscaping areas or retained tree stands which are at least 2,500 square feet in size or less than 35 feet wide ~~may~~ must receive one quarter credit for their area;
 - (iii) individual non-priority landscape trees ~~may~~ must receive one quarter credit for the projected area of their canopy at 20-years;
 - (iv) individual trees which are retained ~~may~~ must receive one quarter credit for the protected area of their critical root zone when at least two third of the entire critical root zone is protected; and

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- (v) the total credit from these areas must not exceed twenty percent of the overall afforestation requirement for a site.

22A.00.01.09 Forest Conservation Plan Requirements

A. Preliminary Forest Conservation Plans.

- (1) Development applications that need more than one ~~approval~~ approval ~~must~~ may submit a preliminary forest conservation plan in conjunction with the first approval. The plan may be based on conceptual analysis if the basic parameters are met and any assumptions are realistic.
- (2) A preliminary forest conservation plan must contain the following:
- (a) the shape and dimension of lots, showing locations of any existing structures and improvements, including paved areas;
 - (b) locations and dimension of all existing and proposed rights-of-way, setback, easements, stockpile areas, and stormwater management facilities (road and utility rights-of-way which will not be improved as parts of the development application must be identified);
 - (c) location of building restriction lines and areas to be conserved including environmental ~~floodplains, wetlands and stream~~ buffers;
 - (d) conceptual locations of proposed structures and improvements, drainage systems, and sediment control measures;
 - (e) preliminary limits of disturbance of the natural terrain, and location of forest and tree retention areas, including acreage, with appropriate justification and proposed long-term protection methods (a conceptual grading plan and/or a more detailed tree survey may be required to determine the feasibility of proposed retention areas);
 - (f) proposed locations of afforestation and reforestation areas, including acreage, if required;
 - (g) a table containing the following information:
 - (i) acreage of tract;
 - (ii) acreage of the tract remaining part of an agricultural use;
 - (iii) acreage of road and utility rights-of-way which will not be improved as part of the development application;
 - (iv) acreage of total existing forest;
 - (v) acreage of forest in priority retention areas;
 - ~~(iv)~~ (vi) acreage of forest not in priority retention areas;
 - (vii) acreage of total forest retention in priority retention areas;
 - ~~(v)~~ (viii) acreage of total forest retention not in priority retention areas

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- ~~(ix)~~ (ix) acreage of total forest cleared in priority retention areas;
 - ~~(vi)~~~~(x)~~ (x) acreage of forest cleared not in priority retention areas;
 - ~~(vii)~~~~(xi)~~ (xi) land use category and conservation and afforestation thresholds from subsection 22A-12(a) of the Forest Conservation Law;
 - ~~(viii)~~~~(xii)~~ (xii) acreage of forest retained, cleared, and planted within wetlands;
 - ~~(ix)~~~~(xiii)~~ (xiii) acreage of forest retained, cleared, and planted within 100-year floodplains;
 - ~~(x)~~~~(xiv)~~ (xiv) acreage of forest retained, cleared, and planted within stream buffers;
 - ~~(xi)~~~~(xv)~~ (xv) total acreage of forest retained, cleared, and planted within priority planting areas; and
 - ~~(xii)~~~~(xvi)~~ (xvi) linear feet average width of stream buffer provided; and
- (h) a forest conservation worksheet showing calculation of forest conservation requirements.

B. Final Forest Conservation Plans

- (1) A final forest conservation plan must be based on final site grading, if known, and must be submitted in conjunction with the final approval needed as part of a development application. However, if the development project requires the approval of one development application, the final forest conservation plan must be submitted with that development application and in conjunction with the preliminary forest conservation plan.
- (2) In addition to the items listed in subsection A(2)(a-c), (f), (g) and (h) ~~updating by final grading,~~ a final forest conservation plan must include:
 - (a) conceptual or final grading plans which include building locations and footprint, retaining walls, road and parking layout, sidewalks and pathways, and location of recreation facilities;
 - (b) a limits of disturbance line which reflects the limits of all clearing and grading on the tract, and the proposed location of sediment and erosion control devices and staging areas;
 - (c) a survey of trees 24 inches and greater diameter at 4.5 feet above the ground and 50' on either side of the limits of disturbance, and delineation of their critical root zones (survey of other trees may be required when necessary to determine the feasibility of proposed retention areas);
 - (d) retention areas including forest, tree stands and other individual trees to be saved including acreage;
 - (e) an afforestation and/or reforestation planting plan, if required, which contains:
 - (i) location and acreage of areas to be planted;
 - (ii) an analysis of the suitability of the site for planting and a description of necessary methods;

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- (iii) a list of target tree and shrub species, chosen based on analysis of site conditions which can be used for site planting;
- (iv) a plant materials table including size of plants to be installed and quantities;
- (v) planting and inspection schedule which is tied to the construction sequence for the project;
- (vi) a maintenance plan which includes provision for necessary watering, control of competing vegetation, protection from disease, pest, and mechanical injury, and reinforcement planting if plant survival falls below the requirements of subsection 22A.00.01.08E(3)(c);
- (vii) ~~calculation for financial security which is to be provided in an amount equal to the estimated cost of the required planting and maintenance, or equal to the fee in lieu for the area to be planted; and~~
- (viii) a maintenance and management monitoring agreement; and
- ~~(f)(a) off-site planting, if required, which includes the items listed in subsection (e) plus a map of the proposed planting site showing location, soils, and environmental features which are priority planting areas as stated in subsection 22A.00.01.08E(2);~~
- ~~(g)(f) permanent protection area boundaries and long-term protection agreement, where appropriate, and building restrictions lines;~~
- ~~(h)(g) a protection plan which shows:~~
 - ~~(i) location of temporary and permanent protection devices, as appropriate, which must be installed if clearing, grading, or construction occurs within 50 feet of a retention area boundary;~~
 - ~~(ii) stockpile areas and borrow pits;~~
 - ~~(iii) specifications and details for the protection device;~~
 - ~~(iv) a narrative of stress reduction or other measures which are needed for specific trees; and~~
 - ~~(v) a field inspection schedule pursuant to Section 22A.00.01.10;~~
 - ~~(v) location of permanent protection devices; and~~
 - ~~(vi) an arborist report that shows the methods to be utilized to protect any tree, 24" dbh and greater, when the critical root zone is impacted; and~~
 - ~~(vii) An arborist report may be required, on a case-by-case basis, for trees less than 24" dbh, when the critical zone is impacted. calculation of the fee in lieu of reforestation or afforestation, if appropriate.~~
- (h) identification of how the off-site planting requirements will be met either by making a fee in lieu payment, by acquiring credits in an approved forest mitigation bank, or by planting onsite;
- (i) If off-site planting is going to occur, the forest conservation plan must off-site planting, if required, which includes the items listed in subsection (e) plus a map of

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the proposed planting site showing location, soils, and environmental features which are priority planting areas as stated in subsection 22A.00.01.08E(2).

22A.00.01.10 Inspections

- A. The Planning Department must conduct field inspections of a site subject to an approved forest conservation plan as follows:
- (1) after the limits of disturbance have been staked and flagged, but before any clearing or grading begins (the purpose of the meeting should be to field verify the limits of clearing specified on the approved plan, authorize necessary adjustments, and to authorize necessary stress reduction measures and installation of protection devices);
 - (2) after necessary stress reduction measures have been completed and the protection measures have been installed, but before any clearing or grading begins (the purpose of the meeting should be to field verify that both measures have been done correctly and to authorize clearing and grading);
 - (3) after completion of all construction activities to determine the level of compliance with the provisions of the forest conservation plan;
 - (4) before the start of any required reforestation planting (the purpose of the meeting should be to determine whether necessary pre-planting measures have been completed and authorize any necessary adjustments to the planting specification);
 - (5) after required reforestation and afforestation planting has been completed to verify that the planting is acceptable and ~~being the~~ the required 2-year-maintenance and management period begins; and
 - (6) At the end of the ~~2-year-maintenance and management period agreement~~ to determine the level of compliance with provisions of the planting plan and, if appropriate, authorize release of any financial security.
- B. These inspections must be requested by the applicant at the designated points.
- C. The Planning Department is authorized to conduct field inspections at any time other than those identified in A.
- ~~B-D.~~ For sites without any planting requirements the final inspection is for the Planning Department to authorize removal of any tree protection measure. For sites with planting requirements, the final inspection occurs at the end of the maintenance and management period.

22A.00.01.11 Exemptions from Submitting a Forest Conservation Plan

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- A. A request for exemption from forest conservation plan requirements per Sections 22A-5, 22A-6, and 22A-7 of the Forest Conservation Law must be in writing to the Planning Director.
- B. The following information must be provided as part of an exemption request:
- (1) An application form;
 - (2) A written request detailing how the exemption applies to the proposed plan;
 - (3) A Natural Resources Inventory, or Natural Resources Inventory/Forest Stand Delineation if forest is proposed to be removed, prepared per Section 22.00.01.06a(1) and the guidelines in the latest version of *Environmental Guidelines: Guidelines for Environmental Management of Development in Montgomery County, Maryland (MNCPPC)*;
 - (4) an original copy of a declaration of intent, if required, signed by the applicant named on the development or sediment control application; and
 - (5) other appropriate information which supports the exemption request including a copy of the proposed plan for development, if applicable.
- C. A waiver from the requirement to provide a Natural Resources Inventory with an exemption request may be granted for:
- (1) single lot exemptions per subsection 22A-5(a) of the Forest Conservation Law if information is a site submitted, and the Planning Director affirms, that a natural resource inventory is not necessary but the information does show plan which shows existing and proposed topography and forest boundaries is submitted with the exemption request; and
 - (2) agricultural exemptions per subsection 22A-5(b) of the Forest Conservation law if a diagram is submitted with the exemption request showing existing and future forest boundaries;
 - (3) commercial logging and timber harvesting exemptions per subsection 22A-5(d) of the Forest Conservation law if a diagram is submitted with the exemption request showing existing and future forest boundaries, environmental buffers, harvest areas, and haul roads;
- ~~(4)~~(4) applications for other exemptions, if the site being developed does not contain any forest or natural features, and a plan showing existing features and topography is submitted with the exemption request.
- D. The Planning Director may require a person requesting an exemption from submitting a forest conservation plan to submit a tree save plan in conjunction with the exemption request.
- ~~D.E.~~ The Planning Board may require a person failing to file an exemption request per section 22A-4 of the Forest Conservation Law, or found in noncompliance with an exemption or a declaration of intent to:
- (1) Submit a Forest Conservation Plan and Mmeet the requirements in this subtitle the Forest Conservation Law for a regulated activity;

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- (2) Pay a noncompliance fee;
- (3) Be subject to other enforcement actions appropriate under Article III of the Forest Conservation Law; ~~and/or~~
- (4) Submit File a request to be exempt from submitting a forest conservation plan with the Planning Director Board.

~~E.F.~~ In its determination of appropriate enforcement action, the Planning Board may consider whether failure to file an exemption by a person required to file is a knowing violation of this subtitle.

22A.00.01.12 Declaration of Intent

- A. A declaration of intent is an affirmation by an applicant that a property is subject to the following activities and limitations and therefore is eligible for an exemption from the Forest Conservation Plan law. A declaration of intent is required for the following exemptions from submitting a forest conservation plan;
 - (1) An activity conducted on an existing single lot that is required to construct a dwelling house or accessory structure intended for the use of the owner, if the complies with activity does not result in the cumulative cutting, clearing or grading of more than 20,000 square feet of forest, and complies with the other requirements of subsection 22A-5(a) of the Forest Conservation Law;
 - (2) An agricultural activity that complies with subsection 22A-5(b) of the Forest Conservation Law;
 - ~~(1)~~(3) A commercial logging and timber harvesting operation that complies with subsection 22A-5(d) of the Forest Conservation Law;
 - ~~(2)~~(4) A real estate transfer subject to subsection 22A-5(m) of the Forest Conservation Law.
- B. The declaration of intent must provide ~~Park and~~ Planning Department staff with access to the property to verify compliance with the declaration.
- C. The declaration of intent is effective for 5 years after the date the Planning Director confirms the exemption from submitting a forest conservation plan~~approves the exemption.~~
- D. The filing of a declaration of intent does not preclude another exempted activity on the property subject to a declaration of intent, if the activity:
 - (1) Does not conflict with the purpose of any existing declaration of intent; and
 - (2) Complies with the applicable requirements for an exempted activity.



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- E. If a regulated activity on the area covered by the declaration of intent occurs within 5 years of the effective date of the declaration of intent.
 - (1) the exemption immediately terminates without any action by the Planning Board; and
 - (2) the Planning Director may require approval of a Forest Conservation Plan for the property; and
 - ~~(2)~~(3) the Planning Director, or Planning Board may take other enforcement actions under Article III of the Forest Conservation Law.

- F. An applicant may apply for a regulated activity on the area of the property not covered under the declaration of intent if the requirements of this Section 22A-5-subtitle are satisfied.

- ~~G. Agricultural Activities or Commercial Logging and Timber Harvesting. A declaration of intent may be required as part of a sediment and erosion control plan which ensures that the activity meets the exemption conditions in subsection 22A-5(b) and (d) of the Forest Conservation Law.~~

22A.00.01.13 Amendment to Forest Conservation Plan and Exemptions from Submitting a Forest Conservation Plan Declaration of Intent

- A. Forest Conservation Plan.
 - (1) Minor amendments which do not result in more than a total of 5,000 square feet of additional forest clearing may be approved by the Planning Director on a case by case basis. These minor amendments may include field modifications and substituting one area of forest, for retention of another of equal or greater size and value.
 - (2) Major amendments which entails:
 - (a) -more than a total of 5,000 square feet of additional forest clearing must be approved by Planning Board or Planning Director (depending on who approved the original plan), or-
 - (b) Removal of any conservation easement must be approved by the Planning Board.
 - (3) Notice of each major plan amendment and opportunity for comment must be given to adjacent property owners as part of the Planning Board or Planning Director approval process.

~~C.B. Declaration of Intent. Exemptions from Submitting and Forest Conservation Plan CP~~

- (1) A request to amend an exemption from submitting a forest conservation plan -declaration of intent must be submitted to and approved by the Planning Director.

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22A.00.01.14 Forest Conservation Maintenance and Management Agreements**A. Maintenance Agreements.**

- (1) A person required to conduct afforestation or reforestation under this regulation and the Forest Conservation Law must include in the forest conservation plan a binding maintenance agreement for a minimum length of 2 years outside of Special Protection Areas and 5 years within a Special Protection Area.
- (2) The agreement must be submitted and approved by the Planning Director before the start of any land disturbing activities. ~~the 2-year maintenance period.~~
- (3) The maintenance agreement must detail how the areas designated for afforestation or reforestation will be maintained to ensure protection and satisfactory establishment of forest.
- (4) The person required to conduct the afforestation or reforestation, ~~after this referred to as the "obligee,"~~ must present evidence of a legal right to implement the proposed maintenance agreement on a selected site by providing:
 - (a) an executed deed conveying title to a selected site to the obligee;
 - (b) an executed conservation easement agreement;
 - (c) written evidence of the landowner's consent to the use of a selected site;
 - (d) a fully executed option agreement, long-term lease agreement, or contract of sale for a selected site; or
 - (e) other written evidence of a possessory or ownership interest in a selected site.
- (5) The Planning Board must be a signatory to the maintenance agreement, or must be designated a third-party beneficiary of the agreement.
- ~~(6) The Planning Board must not release required financial security or end monitoring without receipt of a legally binding deed, long-term lease, or conservation easement agreement on those lands where afforestation or reforestation will occur.~~
- (6) The maintenance agreement must provide Park and Planning Department staff with access to the property to verify compliance with the Forest Conservation Pafforestation or reforestation planting plan.
- (7) If the plantings have not meet the survival requirements established in section 22A.00.01.08. reinforcement planted will be required and the maintenance period may be extended.

C.B. Bonding.

- (1) Financial security must be provided per subsection 22A-12(i) of the Forest Conservation Law.
- (2) Financial security must ~~The full amount must~~ be provided before authorization is granted to begin any clearing, and grading, demolition, or land disturbing activities.

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- ~~(3)~~ The value of the financial security must equal the in-lieu fee applicable at the time of land disturbance, or be based on a cost estimate, approved by the Planning Director, for implementing the planting and maintenance of trees and shrubs, and control of non-native and invasive plants within the planting areas. ~~may be reduced after it is submitted if the obligee proves to the satisfaction of the Planning Director that the costs to complete the mitigation project have been reduced.~~
- ~~(4)~~ The Planning Director ~~must determine whether a lesser amount is sufficient to cover the cost of afforestation or reforestation by considering the following:~~
- ~~(a)~~ the size of the afforestation or reforestation area;
 - ~~(b)~~ the method of afforestation or reforestation used;
 - ~~(c)~~ plant survival and overall plant health within the planting areas;
 - ~~(d)~~ the cost of planting or replacement materials;
 - ~~(e)~~ the project's maintenance costs; and
 - ~~(f)~~ other relevant factors.
- ~~(5)~~(3) The financial security must be in force until all measure for reforestation, afforestation, and maintenance requirements have been met to the satisfaction of the Planning Director, ~~or until the in-lieu fees have been paid.~~
- ~~(6)~~(4) A surety bond or other alternative form of security must not be canceled by the surety, bank or other issuing entity unless both of the following conditions are satisfied:
- (a) the surety notifies the ~~Planning Board Director~~ and the applicant of its intent to cancel the bond, in writing, by registered mail, not less than 90 days before cancellation; and
 - (b) at least 45 days before the cancellation date indicated in the notice, the applicant files a commitment from a surety, bank, or other issuing entity to provide a substitute security which must take effect on the cancellation date indicated in the notice.
- ~~(7)~~(5) Release of part ~~or all~~ of the financial security may be authorized by the Planning Department enforcement and monitoring staff after planting has been done. Any remaining financial security must never be less than be at least 50 percent, or greater, than the in-lieu fee that was in effect at the time of the first land disturbance.
- ~~(8)~~(6) An applicant must request an inspection of the planted areas by Planning Department enforcement and monitoring staff immediately after planting is complete.
- ~~(9)~~(7) Planning Department enforcement and monitoring staff must determine whether a partial release should occur, after planting has occurred, and how much, based on the following factors:
- (a) evidence of deer browse on existing trees and forest;
 - ~~(a)~~(b) adherence to the planting plan;
 - (c) condition of the planted material;

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- ~~(b)~~(d) time of year when the planting has occurred and whether or not watering will occur;
- ~~(e)~~(e) size of planting stock; and
- ~~(f)~~(f) provisions of the protection and maintenance plan.
- ~~(10)~~(8) Planning staff ~~must~~ release the financial security if the applicant requests a ~~final~~ inspection and the Planning staff determines that survival requirements have been met after the two or five-year maintenance period.

22A.00.01.15 Long-Term Protective Agreements

An applicant must have in effect at all times, approved long-term protective measures as provided in subsection 22A-12(h)(2) of the Forest Conservation Law, to retain as forest, all land forested, afforested, or reforested and all unforested lands left in an undisturbed condition per section 22A-12(b) of the Forest Conservation Law~~under this subtitle~~ and limit the uses of forest to those areas which are consistent with forest conservation.

- (1) Long-term protective measures may include, but are not limited to:
 - ~~(a)~~ Conservation easements or covenants~~Covenants running with the land;~~
 - ~~(b)~~ Deed restrictions; and
 - ~~(b)~~ –
 - ~~(c)~~ Dedication to M-NCPPC Parks as a conservation area.~~Conservation easements; and~~
 - ~~(d)~~(c) Land trusts.
- (2) A forest management plan may be included as part of a long-term protective agreement if the Planning Director finds it is consistent with County forest conservation objectives.

~~A. An applicant may include in a forest conservation plan another long-term protective measure if the Planning Board or Planning Director finds that the measure will provide for the long-term protection of the areas retained, afforested, or reforested under this subtitle.~~

The *Technical Manual for Trees* is a guidance document, adopted by the Planning Board, which provides further clarification of the requirements of Chapter 22A of the Montgomery County Code and these regulations.

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