







## DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

August 12, 2022

Ms. Katherine Mencarini, Planner III  
Downcounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedie Drive, 13<sup>th</sup> floor  
Wheaton, Maryland 20902

RE: Administrative Plan No. 620220050  
Kilmarock

Dear Ms. Mencarini:

We have completed our review of the administrative plan dated July 25, 2022. A previous plan was reviewed by the Development Review Committee at its meeting on April 12, 2022. We recommend approval of the plan subject to the following comments:

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.
2. Consider waste collection siting as to ensure that there is a minimum 10'x4' flat area (per direction from Willie Wainer of DEP) capable of storing bins and bags without impeding ped/bike access.
3. The storm drain report was reviewed by MCDOT and no improvements are necessary.
4. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information.

Office of the Director

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101 Monroe Street, 10<sup>th</sup> Floor, Rockville, MD 20850 · 240-777-7170 · 240-777-7178 Fax  
[www.montgomerycountymd.gov/mcdot](http://www.montgomerycountymd.gov/mcdot)

Katherine Mencarini  
Administrative Plan No. 120220050  
August 12, 2022  
Page 2

Thank you for the opportunity to review this administrative plan. If you have any questions or comments regarding this letter, please contact Deepak Somarajan our Development Review Area Engineer for this project at [Deepak.somarajan@montgomerycountymd.gov](mailto:Deepak.somarajan@montgomerycountymd.gov) or (240) 777-7170.

Sincerely,

*Rebecca Torma*

Rebecca Torma, Manager  
Development Review Team  
Office of Transportation Policy

Sharepoint/transportation/directors office/development review/Deepak/administrative review/kilmarock/6202200050 block f  
kilmarock.docx

Enclosure

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*



DEPARTMENT OF TRANSPORTATION

Office of the Director

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101 Monroe Street, 10<sup>th</sup> Floor, Rockville, MD 20850 · 240-777-7170 · 240-777-7178 Fax  
[www.montgomerycountymd.gov/mcdot](http://www.montgomerycountymd.gov/mcdot)

[montgomerycountymd.gov/311](http://montgomerycountymd.gov/311)



301-251-4850 TTY



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**Department of Permitting Services**  
**Fire Department Access and Water Supply Comments**

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**DATE:** 16-Aug-22  
**TO:** Russell Reese - rreese@wm-dc.com  
Wiles Mensch  
**FROM:** Marie LaBaw  
**RE:** Block F Kilmarock  
620220050

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **15-Aug-22**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

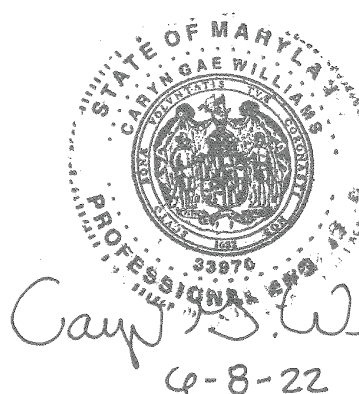




3204 Tower Oaks Blvd. V: 301.762-9001  
Suite 200-A  
Rockville, MD 20852 www.wilesmenschdc.com

Consultants:

Seal:



Client:

### OWNER/APPLICANT

MR. RONALD GOODMAN  
1200 PROSPECT STREET  
TAKOMA PARK, MD 20912  
PHONE: (240) 498-7272  
EMAIL: rongo324@aol.com

Project: TAX PARCELS P814, P860 & P869

And Part of LOT 2, Block F  
**KILMAROCK**

PROPERTY OF  
RONALD N. GOODMAN  
DEED BOOK 58370 PAGE 394  
PROPOSED NEW LOTS A & B  
BLOCK F  
**KILMAROCK**  
Nos. 1200 & 1202  
PROSPECT STREET, TAKOMA PARK  
ELECTION DISTRICT 13  
MONTGOMERY COUNTY, MARYLAND

3 7/25/22 INTAKE COMMENTS

No.	Date	Issue/Revision
Designed By: CGW	Drawn By: CGW	Checked By: RER
Project No.: 20064		Date: 6/8/22

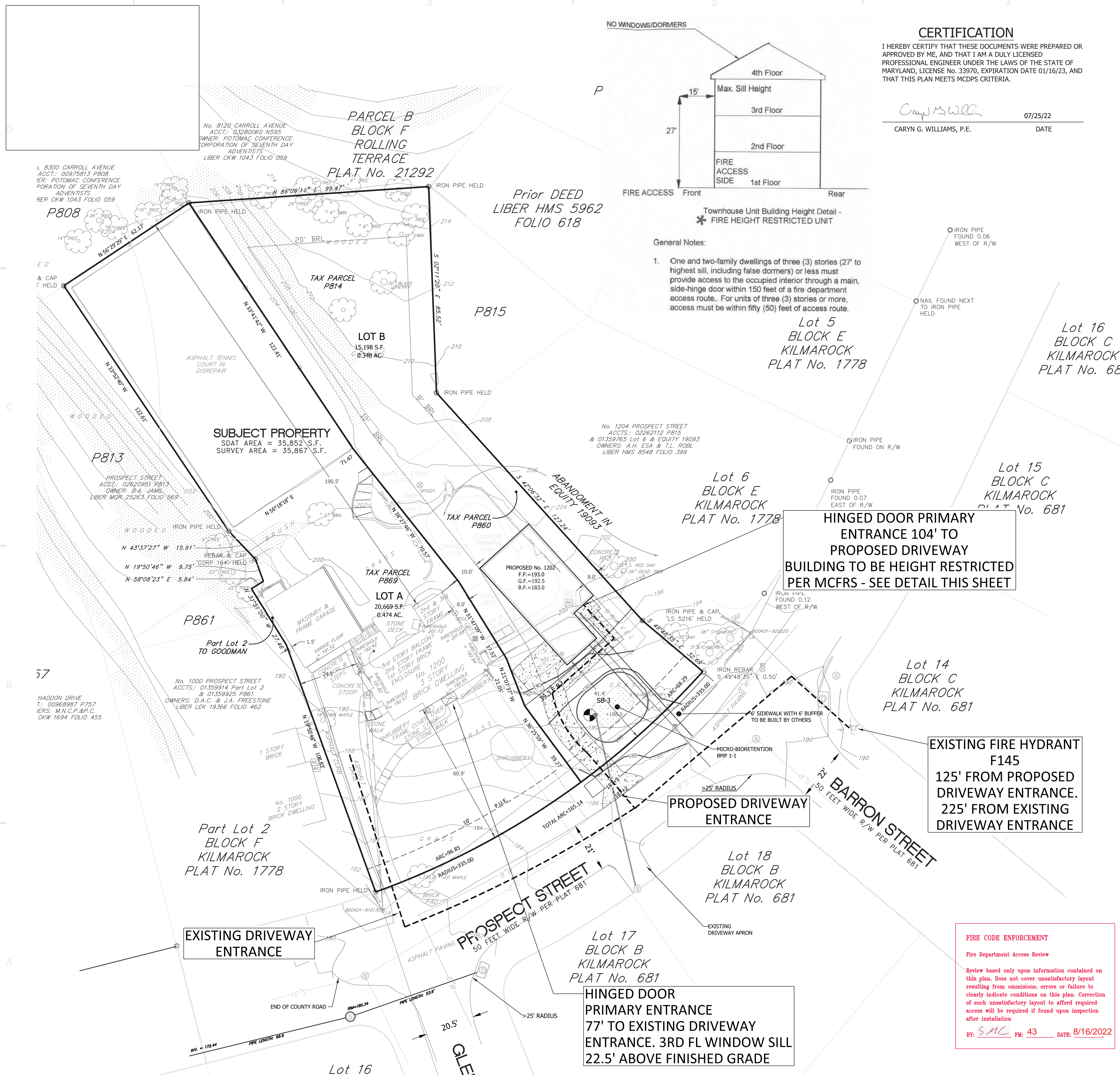
Scale:  
20" = 0 20" 40"  
SCALE: 1"=20'

Sheet Title:

## Fire Department Access Plan

Sheet No.:

SHEET 1 of 1







DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

August 31, 2022

Ms. Caryn Williams, P.E.  
Maddox Engineers & Surveyors, Inc.  
3204 Tower Oaks Blvd., Suite 200A  
Rockville, MD 20852

Re: **REVISED COMBINED STORMWATER  
MANAGEMENT CONCEPT/SITE  
DEVELOPMENT STORMWATER  
MANAGEMENT PLAN** for  
1200 Prospect Street, Takoma Park  
Preliminary Plan #: 620220050  
SM File #: 286803  
Tract Size/Zone: 35,867SF  
Total Concept Area: 17,725SF  
Lots/Block: 2 / F  
Parcel(s): 814, 860, and 869  
Watershed: Sligo Creek

Dear Ms. Williams:

Based on a review by the Department of Permitting Services Review Staff, the **revised** stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via Microbioretention.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development. Full stormwater management compliance is required for each lot at the time of construction.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. This approval supersedes the previous approval letter dated September 29, 2021.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required** when full stormwater management compliance is provided.



2425 Reedy Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingervices](http://www.montgomerycountymd.gov/permittingervices)

*Ms. Caryn Williams, P.E.*  
*August 31, 2022*  
*Page 2 of 2*

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Andrew Kohler at 240-777-6275.

Sincerely,

*Mark Etheridge*

Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: CN286803

cc: N. Braunstein  
SM File # 286803

Lot A  
ESD: Required/Provided 0 cf / 0 cf  
PE: Target/Achieved: 0"/0"  
STRUCTURAL: N/A cf  
WAIVED: N/A ac.

Lot B  
ESD: Required/Provided TBD cf / 336 cf  
PE: Target/Achieved: 1.2"/1.2"  
STRUCTURAL: N/A cf  
WAIVED: N/A ac.



**September 8, 2022****Ronald Goodman**1200 Prospect Street  
Takoma Park, Maryland 20912Re: Forest Conservation Exemption Request  
#42023017E - Kilmarock Property  
Date Received: September 7, 2022

To Whom It May Concern,

Based on the review by staff of the Montgomery County Planning Department, the exemption request submitted on September 7, 2022 for the plan identified above is **confirmed**. The project is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), under Section 22A-5(S)(2) because the activity occurs on a tract of land less than 1 acre, will not result in the clearing of more than a total of 20,000 square feet of forest, reforestation requirements would not exceed 10,000 square feet, and forest in any priority area on-site will be preserved.

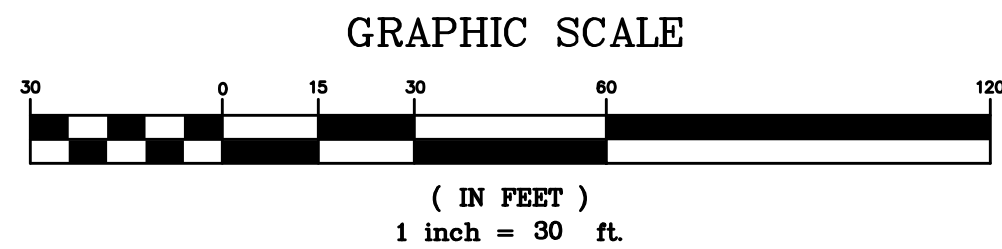
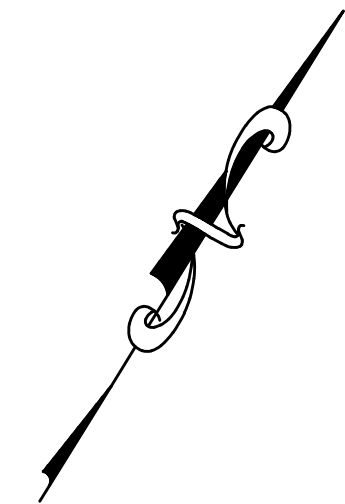
A pre-construction meeting is required after the limits of disturbance have been staked prior to clearing and grading to verify the limits of disturbance and tree protection measures are in place per the plan. The M-NCPPC forest conservation inspection staff may require additional tree protection measures. The project manager should contact inspector Kara Farthing at [Kara.Farthing@MontgomeryPlanning.org](mailto:Kara.Farthing@MontgomeryPlanning.org) or at 240-772-6453/301-495-1323 before construction to schedule this pre-construction meeting. The site supervisor, construction superintendent, forest conservation inspector, a private Maryland licensed tree expert, and the Montgomery County Department of Permitting Services sediment control inspector shall attend this pre-construction meeting.

Any unauthorized changes from the approved exemption request may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications planned to the approved plan, a new application must be submitted to M-NCPPC for review and confirmation prior to those activities occurring.

Sincerely,

Tsaiquan Gatling  
Planner III  
DownCounty Planning Division  
Montgomery County Planning Department





## NRI/FSD TABULATION TABLE

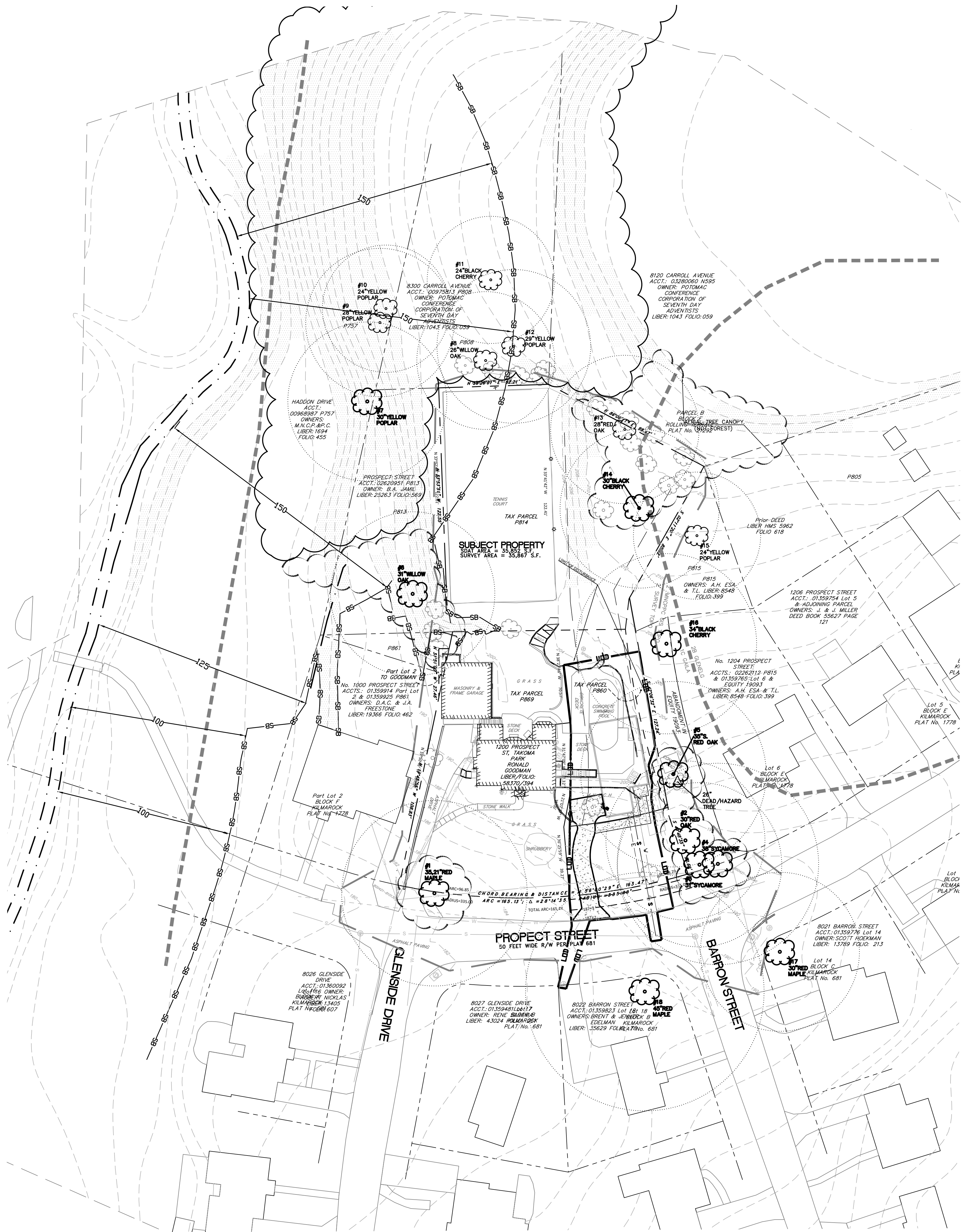
ACREAGE OF TRACT(S):	0.82
ACREAGE OF EX. FOREST:	0.00
ACREAGE OF EXISTING WETLANDS	0.00
ACREAGE OF FORESTED WETLANDS	0.00
ACREAGE OF WETLAND BUFFERS	0.00
ACREAGE OF STREAM BUFFERS	0.02
ACREAGE OF FORESTED STREAM BUFFER	0.00
ACREAGE OF 100 YEAR FLOODPLAIN	0.00
LINEAR EXTENT OF STREAMS	0
AVERAGE WIDTH OF STREAM BUFFER	150'

## SOIL TABLE

SOILS	ERODIBLE	HYDRIC	CONTAINS 15-25% SLOPES	CONTAINS > 25% SLOPES	CAPABILITY SUBCLASS SYMBOL	PRIME AGRICULTURAL SOIL
1C GAILA SILT LOAM 8-15% SLOPES	NO	NO	N/A	YES	Illc	NO
2B GLENELG SILT LOAM 3-8% SLOPES	NO	NO	N/A	YES	Ile	YES

Significant/Specimen Tree Summary 24" +									
Tree Species	Species	D.B.H. (Inches)	CRZ (SF)	IMPACT (SF)	IMPACTS (%)	Tree Condition	Comments	Disposition	
# [Scientific Name]	[Common Name]								
1 ACER RUBRUM	RED MAPLE	35.21	8659	0	0%	GOOD	IN ROW. OHV. MINOR BROKEN BRANCHES	SAVE & PROTECT	
2 QUERCUS RUBRA	RED OAK	30	6362	1865	29%	GOOD	OFFSITE	SAVE & PROTECT	
3 PLATANUS OCCIDENTALIS	SYCAMORE	31	6793	1441	21%	GOOD	LEANING TOWARD SUBJECT PROPERTY. OFFSITE	SAVE & PROTECT	
4 PLATANUS OCCIDENTALIS	SYCAMORE	38	10207	1331	13%	FAIR	HEAVILY EXPOSED ROOTS. OFFSITE	SAVE & PROTECT	
5 QUERCUS FALCATA	SOUTHERN RED OAK	35	8659	3131	36%	GOOD	CANOPY OVERHANGING ON SUBJECT PROPERTY. OFFSITE	SAVE & PROTECT	
6 QUERCUS PHELLOS	WILLOW OAK	31	6793	0	0%	GOOD	PRIOR PRUNING. OFFSITE	SAVE & PROTECT	
7 LIRODENDRON TULIPIFERA	YELLOW POPLAR	30	6362	0	0%	FAIR	BROKEN BRANCHES. OFFSITE	SAVE & PROTECT	
8 QUERCUS PHELLOS	WILLOW OAK	26	4778	0	0%	GOOD	EXPOSED ROOTS. OFFSITE	SAVE & PROTECT	
9 LIRODENDRON TULIPIFERA	YELLOW POPLAR	28	5542	0	0%	GOOD	OFFSITE	SAVE & PROTECT	
10 LIRODENDRON TULIPIFERA	YELLOW POPLAR	24	4072	0	0%	POOR	LARGE CAVITY IN TRUNK. OFFSITE	SAVE & PROTECT	
11 PRUNUS SEROTINA	BLACK CHERRY	24	4072	0	0%	FAIR	BROKEN BRANCHES. THIN CANOPY. OFFSITE	SAVE & PROTECT	
12 LIRODENDRON TULIPIFERA	YELLOW POPLAR	29	5945	0	0%	GOOD	EXPOSED ROOTS. OFFSITE	SAVE & PROTECT	
13 QUERCUS RUBRA	RED OAK	28	5542	0	0%	FAIR	BROKEN BRANCHES	SAVE & PROTECT	
14 PRUNUS SEROTINA	BLACK CHERRY	30	6362	0	0%	FAIR	WATER SPROUTS. THIN CANOPY	SIZE PER MNCPC; SAVE & PROTECT	
15 LIRODENDRON TULIPIFERA	YELLOW POPLAR	27	5153	0	0%	GOOD	VINES. OFFSITE	SAVE & PROTECT	
16 PRUNUS SEROTINA	BLACK CHERRY	34	8171	1176	14%	FAIR	BROKEN LEADER. SPLIT @ 5.5'	SAVE & PROTECT	
17 ACER RUBRUM	RED MAPLE	30	6362	281	4%	GOOD	OFFSITE	SAVE & PROTECT	
18 ACER RUBRUM	RED MAPLE	45	14314	1612	11%	FAIR/POOR	KNOBS IN TRUNK. EXPOSED ROOTS, BROKEN SCAFFOLDS. OFFSITE	SAVE & PROTECT	

* BOLD TYPE DENOTES SPECIMEN TREES									
Condition Scoring System									
No Apparent Problems	Excellent								
Minor Problems	Good								
Major Problems	Fair								
Extreme Problems	Poor								



## LEGEND

- EXISTING TREE <24" DBH
- SPECIMEN TREE 24-29.9" DBH WITH CRZ
- SIGNIFICANT TREE ≥30" DBH WITH CRZ
- EXISTING PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- LOD PROPOSED LIMITS OF DISTURBANCE
- EX. CONTOUR
- SURVEY BOUNDARY
- SOIL BOUNDARY
- STEEP SLOPES 25% AND >
- FOREST BOUNDARY
- AERIAL TREE CANOPY (NOT FOREST)
- DEAD/HAZARD TREE
- 125'+ STREAM BUFFER
- EX. INTERIOR PARCEL LINES

## CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNC&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

7.23.2022

DATE

MICHAEL A. NORTON  
MDNR / COMAR 08.19.06.01  
QUALIFIED PROFESSIONAL  
ISA CERTIFIED ARBORIST MA-4724A

## SIMPLIFIED NATURAL RESOURCE INVENTORY/ FOREST STAND DELINEATION PLAN & EXEMPTION REQUEST NO. 42023017E

### PROJECT

KILMAROCK PROPERTY  
1200 PROSPECT ST, TAKOMA  
PARK, MD 20912

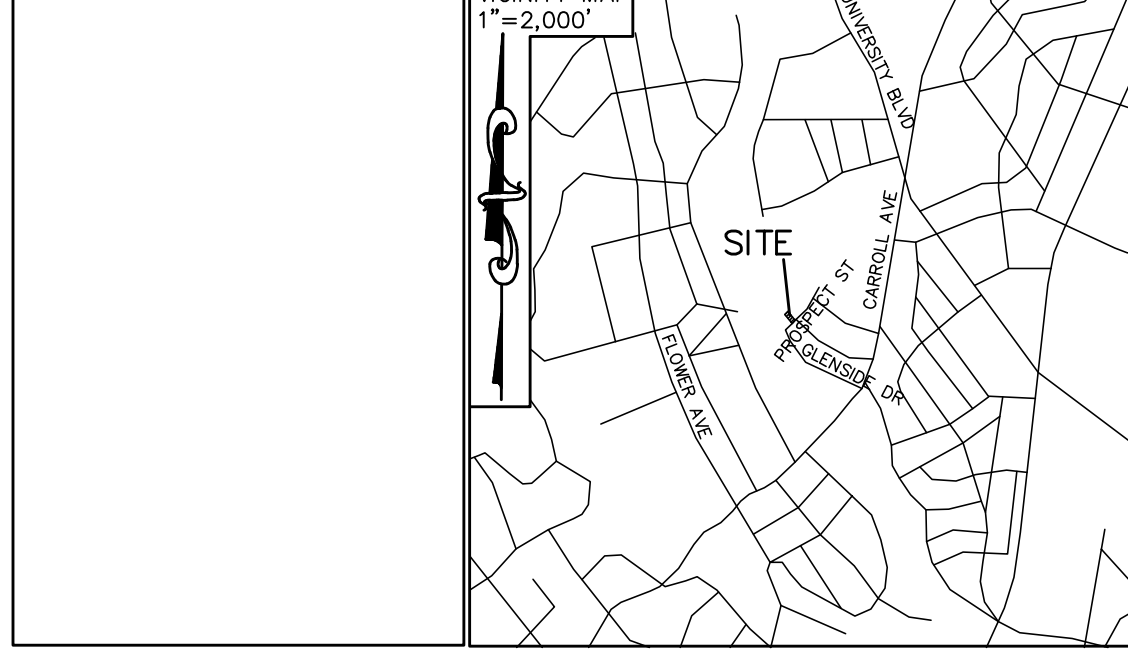
### PREPARED FOR

RONALD GOODMAN  
1200 PROSPECT ST, TAKOMA PARK, MD 20912

## NORTON LAND DESIGN

LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING  
5146 DORSEY HALL DRIVE, 2ND FLOOR  
BALT. 443.542.9199  
WWW.NORTONLANDDESIGN.COM

### REVISIONS



WATER CLASS I	WATERSHED SLUGO CREEK	FEMA FLOODPLAIN MAP PANEL # 24031C0480D
TRIBUTARY LONG BRANCH	200 SHEET 21ONE01	ADC MAP PAGE 37_GRID F10
TAX MAP JN563	DATE JANUARY 2021	PROJ. NO. 21-001
SCALE AS SHOWN		SHEET NO. C-2 L-0.1





STANDARD MNCPPC EXEMPTION NOTES

Sequence of Events for Properties Required to Comply with Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

Pre–Construction

1. An on–site pre–construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance. The property owner shall contact the Montgomery County Planning Department inspection staff before any land disturbing activities occur to verify the limits of disturbance and discuss tree protection and tree care measures. The property owner’s representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist or Maryland licensed tree expert that will implement the tree protection measures, Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector must attend this pre–construction meeting.

2. No land disturbance shall begin before stress–reduction measures have been implemented. Appropriate stress–reduction measures may include, but are not limited to:

- a. Root pruning
- b. Crown reduction or pruning
- c. Watering
- d. Fertilizing
- e. Vertical mulching
- f. Root aeration matting

Measures not specified on the plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner’s arborist.

3. A Maryland licensed tree expert, or an ISA certified arborist must perform all stress reduction measures. Implementation of the stress reduction measures must be observed by the Forest Conservation Inspector or written documentation must be sent to the Forest Conservation Inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The Forest Conservation Inspector will determine the exact method to convey the implementation of all stress reductions measures during the pre–construction meeting.

4. Temporary tree protection devices shall be installed per the approved Forest Conservation Plan, exemption from submitting a Forest Conservation Plan, or Tree Save Plan and prior to any land disturbance. Tree protection fencing locations must be staked and flagged prior to the pre–construction meeting. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:

- a. Chain link fence (four feet high)
- b. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
- c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T–bar posts (minimum 4 feet high) with high visibility flagging.

5. Temporary protection devices must be maintained and installed by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area is permitted. Tree protection must not be removed without prior approval of Forest Conservation Inspector.

6. Forest retention area signs must be installed as required by the Forest Conservation Inspector, or as shown on the approved plan.

7. Long–term protection devices must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long–term protection measures to be installed.

During Construction

8. Periodic inspections by the Forest Conservation Inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the Forest Conservation Inspector, must be made within the timeframe established by the Forest Conservation Inspector.

9. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions to restore these areas will be determined by the Forest Conservation Inspector and those corrective actions must be made within the timeframe established by the Forest Conservation Inspector.

Post–Construction

10. After construction is completed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:

- a. Removal and replacement of dead and dying trees
- b. Pruning of dead or declining limbs
- c. Soil aeration
- d. Fertilization
- e. Watering
- f. Wound repair
- g. Clean up of retention areas including trash removal

11. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

SITE NARRATIVE AND FOREST SUMMARY

INTRODUCTION

Norton Land Design completed a Simplified Natural Resource Inventory & Forest Stand Delineation for the project known as Kilmarock Property, located in Takoma Park, Montgomery County, MD in January, 2021. This request is part of an administrative subdivision that is occurring on the parcels. The delineation was conducted using the guidelines set forth in the MDNR *State Forest Conservation Technical Manual* and MNCPPC *Trees, Approved Technical Manual*.

GENERAL INFORMATION

This is a 0.82-acre site, made up of parcels P869, P814, & P860, owned by Ronald Goodman. The site currently hosts a single-family home. The site is encompassed by residential property on the south, west, and east sides and the Takoma Park Academy to the northeast side. The site has vehicular access from Prospect Street. The site lies within the Sligo Creek – Long Branch Watershed, Use I.

ENVIRONMENTAL FEATURES

100 YEAR FLOOD PLAIN

The FEMA flood map Community-Panel # 24031C 0480D indicates there is no floodplain within 100’ of the LOD.

SOILS

The *Soil Survey of Montgomery County, Maryland* describes the soil types that are present on the property as follows.

**Soil type 1C is the Gaila silt loam, 8 to 15 percent slopes, very deep and well drained.** The potential productivity for trees on this soil is moderate. The restrictions to lawn and landscaping are moderate when steep slopes are encountered. The limitations for pond reservoir areas is severe due to seepage and when steep slopes are encountered. The potential for Wild herbaceous plants, hardwood trees, and coniferous trees is good. Potential for wetland plants and shallow water areas is very poor. The Gaila soil is not listed on the Hydric soils list of Maryland

**Soil type 2B - Glenelg silt loam, 3 to 8 percent slopes.** This soil is very deep and well drained. It is usually found on broad ridgetops in upland areas. The slopes are generally smooth, but some are dissected by drainageways. This soil is well suited for dwellings and urban development. The only limitation is its moderate permeability which can limit the absorption from septic fields.

NONTIDAL WETLANDS

There were no wetlands observed within 100’ of the LOD during the field investigation. No wetland buffers exist near the property.

STREAMS AND DRAINAGEWAYS

There were no streams observed within 100’ of the LOD. However, there is Long Branch stream located roughly 125’ from the property to the west. The associated buffer extends onto the property of about 0.02 acres of area. The site is within the Sligo Creek Branch Watershed, Use I,P.

TOPOGRAPHY AND STEEP SLOPES

The site generally slopes to the north. The topography within the LOD is relatively flat aside from the pocket of steep slopes near the existing tennis courts. The grade changes dramatically to the west of the property where steep slopes lead down to the Long Branch stream.

CRITICAL HABITATS

The MDNR has been notified of the project area and description. There appears to be no critical wildlife habitats from the field inspection. Copies of correspondence will be provided.

CULTURAL FEATURES

The site does not appear in close proximity to individual historic sites found in MNCPPC Historic Properties Interactive Map. It appears the development of the subject site will not impact any historic sites.

FOREST STAND INFORMATION

There was no forest observed onsite. There is forest adjacent to the property that was observed from the subject property. The forest within the observation area was dominated by 24-29.9” Yellow Poplar and Willow Oak. Willow Oak, Cherry, and Beech made up the understory. Multiflora Rose and Ground Ivy was observed as the dominant herbaceous cover. Please note this is strictly an observation from the subject property, no formal forest plot was performed.

GENERAL NRI/FSD NOTES

1. THIS PROPERTY IS ZONED R-60.
2. THE TAX IDENTIFICATION NUMBER ASSOCIATED WITH THIS PLAN ARE: 01359798, 02620940, & 02800787.
3. PROPERTY OWNER: RONALD GOODMAN, 1200 PROSPECT ST, TAKOMA PARK, MD 20912.
4. THE TOTAL TRACT AREA IS 0.82 ACRES.
5. SITE FIELD WORK WAS PERFORMED IN JANUARY 2021 BY MICHAEL NORTON, NORTON LAND DESIGN LLC.
6. THIS PROPERTY IS NOT WITHIN A PMA OR SPA.
7. THIS PROPERTY QUALIFIES FOR A SMALL PROPERTY (S2) EXEMPTION FROM FOREST CONSERVATION UNDER THE PROVISION OF SECTION 22A-5(a)(2) OF THE FOREST CONSERVATION LAW.
8. THIS PROPERTY LIES WITHIN THE SLIGO CREEK – LONG BRANCH WATERSHED, USE I.
9. FEMA FLOODPLAIN MAP PANEL #24031C0480D STATES THERE IS NO FLOODPLAIN WITHIN 100’ OF LOD.
10. ACCORDING TO MD MERLIN ONLINE, US FISH & WILDLIFE SERVICE: NWI, AND FIELD OBSERVATION, THERE ARE NO WETLANDS OR ASSOCIATED BUFFERS WITHIN 100’ OF THE LOD.
11. 2’ TOPOGRAPHY & BOUNDARY WAS PROVIDED BY MADDOX ENGINEERS & SURVEYORS, INC.
12. THERE IS PRIME AGRICULTURAL SOIL ON THE PROPERTY. (SEE SOIL TABLE).
13. ALL TREES 24” AND GREATER ON THE PROPERTY ARE SURVEYED AND MEASURED WITH A FORESTERS DIAMETER TAPE MEASURE.
14. ALL TREES 24” AND GREATER OFFSITE ARE LOCATED AND MEASURED BY OCULAR ESTIMATE ONLY. ALL MANMADE STRUCTURES OFFSITE ARE LOCATED BY AVAILABLE AERIAL PHOTOGRAPHS AND/OR OCULAR ESTIMATE.
15. ALL TREES UNDER 24” ONSITE ARE MEASURED BY OCULAR ESTIMATE ONLY.
16. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON OR OFFSITE AT THE TIME OF THE FIELD INVESTIGATION. MD DNR HAS BEEN NOTIFIED OF THIS PROJECT AND THEIR RESPONSE WILL BE ATTACHED ONCE RECEIVED.
17. NO TREES OCCUR WITHIN THE STUDY AREA WHICH ARE RECOGNIZED AS CURRENT NATIONAL, STATE, OR COUNTY CHAMPION TREES.

THE SUBJECT PROPERTY IS NOT LISTED AS INDIVIDUAL HISTORIC SITES AS FOUND IN THE MNCPPC HISTORIC PROPERTIES INTERACTIVE MAP.

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNC&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

7.23.2022

DATE

MICHAEL A. NORTON  
MDNR / COMAR 08.19.06.01  
QUALIFIED PROFESSIONAL

TITLE <b>SIMPLIFIED NATURAL RESOURCE INVENTORY/ FOREST STAND DELINEATION PLAN &amp; EXEMPTION REQUEST NO. 42023017E</b>			
PROJECT <b>KILMAROCK PROPERTY 1200 PROSPECT ST, TAKOMA PARK, MD 20912</b>			
PREPARED FOR <b>RONALD GOODMAN 1200 PROSPECT ST, TAKOMA PARK, MD 20912</b>			
<div><div></div><div><b>NORTON LAND DESIGN</b> LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING 5146 DORSEY HALL DRIVE, 2ND FLOOR BALT. 443.542.9199</div><div>ELLCOTT CITY, MD 21042 WWW.NORTONLANDDESIGN.COM</div></div>			
REVISIONS		<div><div></div><div>VICINITY MAP 1"=2,000'</div></div>	
WATER CLASS I	WATERSHED SLIGO CREEK	FEMA FLOODPLAIN MAP PANEL # 24031C0480D	
TRIBUTARY LONG BRANCH			
TAX MAP JN563	200' SHEET 210NE01	ADC MAP PAGE	37 GRID F10
SCALE AS SHOWN	DATE JANUARY 2021	PROJ. NO. 21–001	SHEET NO. C-3 L–0.2





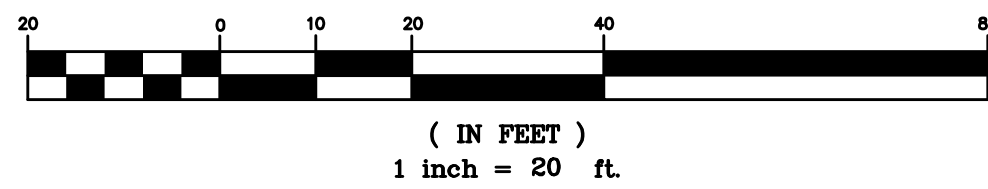
## CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MINCP&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

7.23.2022  
DATE

MICHAEL A. NORTON  
MDNR / COMAR 08.19.06.01  
QUALIFIED PROFESSIONAL  
ISA CERTIFIED ARBORIST MA-4724A

GRAPHIC SCALE



## STANDARD TREE SAVE NOTES

### INSPECTIONS

All field inspections must be requested by the applicant.

Field Inspections must be conducted as follows:

Plans without Planting Requirements

1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.

2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin and before release of the building permit.

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

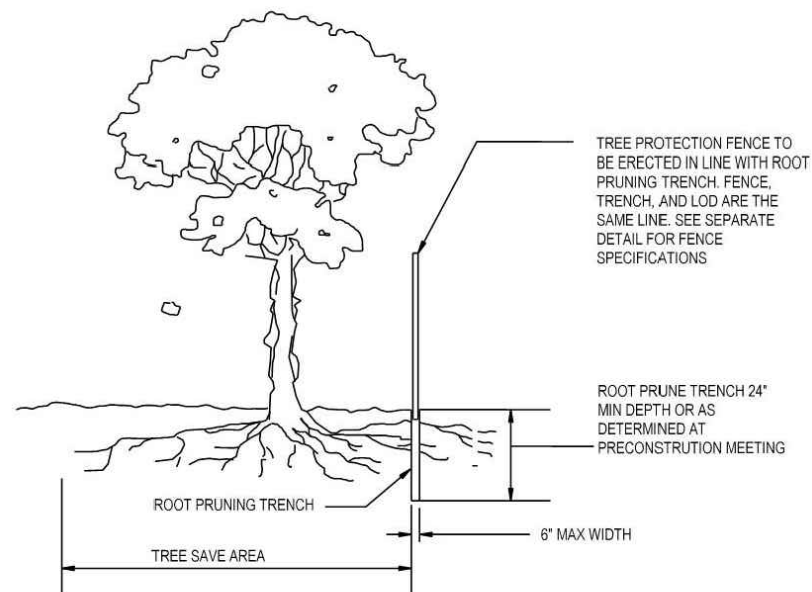
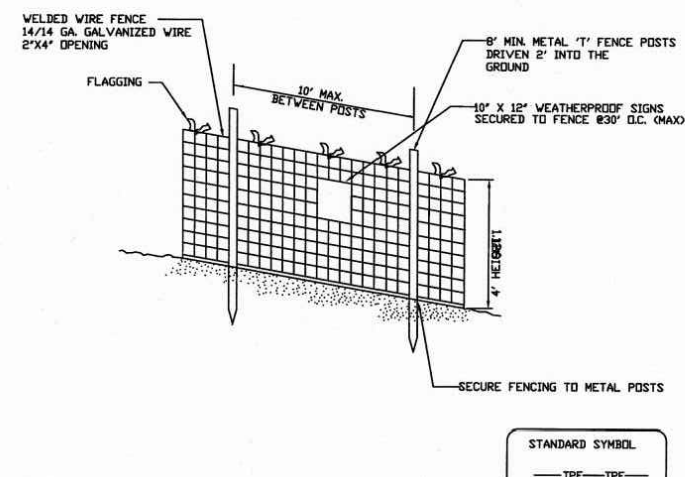
Additional Requirements for Plans with Planting Requirements

## SPECIAL TREE SAVE NOTES

TREE #5 IS TO BE MONITORED BY APPLICANT (OF BUILDING PERMIT) CERTIFIED ARBORIST DURING CONSTRUCTION AND TWO TIMES/YEAR MINIMUM FOLLOWING CONSTRUCTION FOR A PERIOD OF 3 YEARS. IF TREE BEGINS TO SHOW SIGNS OF DECLINE, ARBORIST IS TO PROPOSE SOLUTIONS FOR PRESERVATION OR REMOVAL 9AT APPLICANTS EXPENSE, AND WITH ADJACENT PROPERTY OWNER PERMISSION ONLY.

Tree Protection Fence Detail

Not to scale



NOTES:

1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
6. ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.

ROOT PRUNING DETAIL

NTS

Significant/Specimen Tree Summary 24" +									
Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H. (inches)	CRZ (SF)	IMPACT (SF)	IMPACTS (%)	Tree Condition	Comments	Disposition
1	ACER RUBRUM	RED MAPLE	35.21	8659	0	0%	GOOD	IN ROW. OHW. MINOR BROKEN BRANCHES	SAVE & PROTECT
2	QUERCUS RUBRA	RED OAK	30	6362	1865	29%	GOOD	OFFSITE	SAVE & PROTECT
3	PLATANUS OCCIDENTALIS	SYCAMORE	31	6793	1441	21%	GOOD	LEANING TOWARD SUBJECT PROPERTY. OFFSITE	SAVE & PROTECT
4	PLATANUS OCCIDENTALIS	SYCAMORE	38	10207	1331	13%	FAIR	HEAVILY EXPOSED ROOTS. OFFSITE.	SAVE & PROTECT
5	QUERCUS FALCATA	SOUTHERN RED OAK	35	8659	3131	36%	GOOD	CANOPY OVERHANGING ON SUBJECT PROPERTY. OFFSITE	SAVE & PROTECT
6	QUERCUS PHELLODENDRON	WILLOW OAK	31	6793	0	0%	GOOD	PRIOR PRUNING. OFFSITE	SAVE & PROTECT
7	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	30	6362	0	0%	FAIR	BROKEN BRANCHES. OFFSITE	SAVE & PROTECT
8	QUERCUS PHELLODENDRON	WILLOW OAK	26	4778	0	0%	GOOD	EXPOSED ROOTS. OFFSITE	SAVE & PROTECT
9	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	28	5542	0	0%	GOOD	OFFSITE	SAVE & PROTECT
10	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	24	4072	0	0%	POOR	LARGE CAVITY IN TRUNK. OFFSITE	SAVE & PROTECT
11	PRUNUS SEROTINA	BLACK CHERRY	24	4072	0	0%	FAIR	BROKEN BRANCHES. THIN CANOPY. OFFSITE	SAVE & PROTECT
12	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	29	5945	0	0%	GOOD	EXPOSED ROOTS. OFFSITE	SAVE & PROTECT
13	QUERCUS RUBRA	RED OAK	28	5542	0	0%	FAIR	BROKEN BRANCHES	SAVE & PROTECT
14	PRUNUS SEROTINA	BLACK CHERRY	30	6362	0	0%	FAIR	WATER SPROUTS. THIN CANOPY	SIZE PER MINCP&PC; SAVE & PROTECT
15	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	27	5153	0	0%	GOOD	VINES. OFFSITE	SAVE & PROTECT
16	PRUNUS SEROTINA	BLACK CHERRY	34	8171	1176	14%	FAIR	BROKEN LEADER. SPLIT @ 5.5'	SAVE & PROTECT
17	ACER RUBRUM	RED MAPLE	30	6362	281	4%	GOOD	OFFSITE	SAVE & PROTECT
18	ACER RUBRUM	RED MAPLE	45	14314	1612	11%	FAIR/POOR	KNOB IN TRUNK. EXPOSED ROOTS, BROKEN SCAFFOLDS. OFFSITE	SAVE & PROTECT
BOLD TYPE DENOTES SPECIMEN TREES									
Condition Scoring System									
No Apparent Problems			Excellent						
Minor Problems			Good						
Major Problems			Fair						
Extreme Problems			Poor						

## LEGEND

EXISTING TREE <24" DBH

SPECIMEN TREE 24-29.9" DBH WITH CRZ

SIGNIFICANT TREE ≥30" DBH WITH CRZ

EXISTING PROPERTY BOUNDARY

ADJACENT PROPERTY BOUNDARY

LOD PROPOSED LIMITS OF DISTURBANCE

EX. CONTOUR

2' SURVEY TOPO

2' MNCPPC GIS TOPO

2UC GLENELG

2UB GLENELG

SOIL BOUNDARY

STEEP SLOPES 25% AND >

FOREST BOUNDARY

AERIAL TREE CANOPY (NOT FOREST)

DEAD/HAZARD TREE

125'+ STREAM BUFFER

EX. INTERIOR PARCEL LINES

TREE PROTECTION FENCE

TREE PROTECTION FENCE & ROOT PRUNING

TREE TO BE REMOVED

TITLE		
TREE SAVE PLAN NO. 42023017E		
PROJECT		
KILMAROCK PROPERTY 1200 PROSPECT ST, TAKOMA PARK, MD 20912		
PREPARED FOR		
RONALD GOODMAN 1200 PROSPECT ST, TAKOMA PARK, MD 20912		
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