



April 2, 2024

Andrew Schechter Jason &
Kim Le Truong
37 Oswego Ave
Silver Spring, MD 20910

Re: Forest Conservation Exemption Request
#42023134E - 37 Oswego Avenue

To Whom It May Concern,

Based on the review by staff of the Montgomery County Planning Department, the exemption request submitted on April 1, 2024, 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 is occurring on a tract of land less than 1 acre that will not result in the clearing of more than a total of 20,000 square feet of existing forest, or any existing specimen or champion tree, and the reforestation requirements would not exceed 10,000 square feet. Furthermore, any forest in a priority area must be preserved.

After approval of the pending subdivision application, 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 accompanying Tree Save Plan. The M-NCPPC forest conservation inspection staff may require additional tree protection measures.

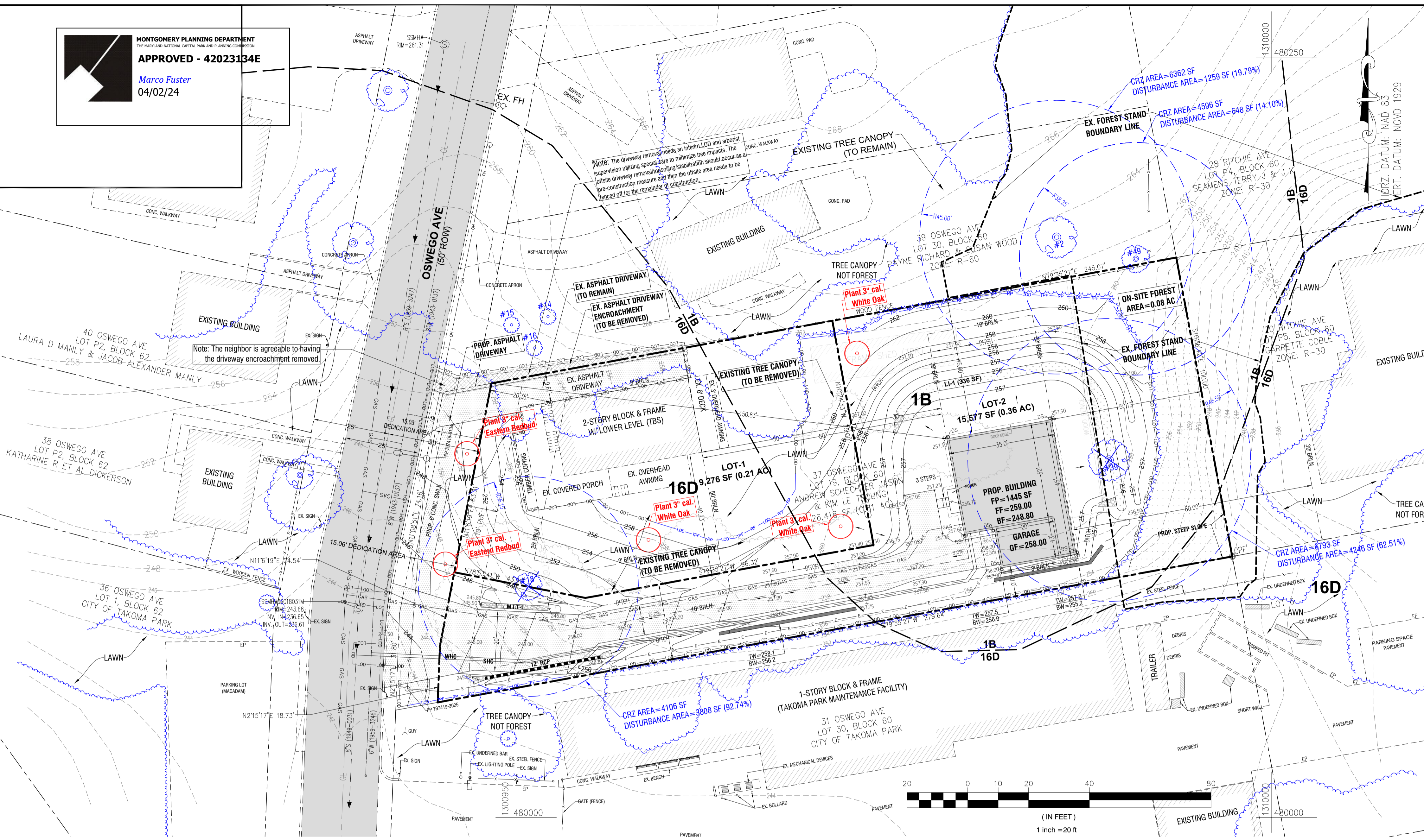
Please contact Stephen Peck at 301-495-4564 or at stephen.peck@montgomeryplanning.org at least 7 days in advance to schedule your pre-construction meeting. The site supervisor, construction superintendent, forest conservation inspector, a private Maryland licensed tree expert, and the Montgomery County 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,

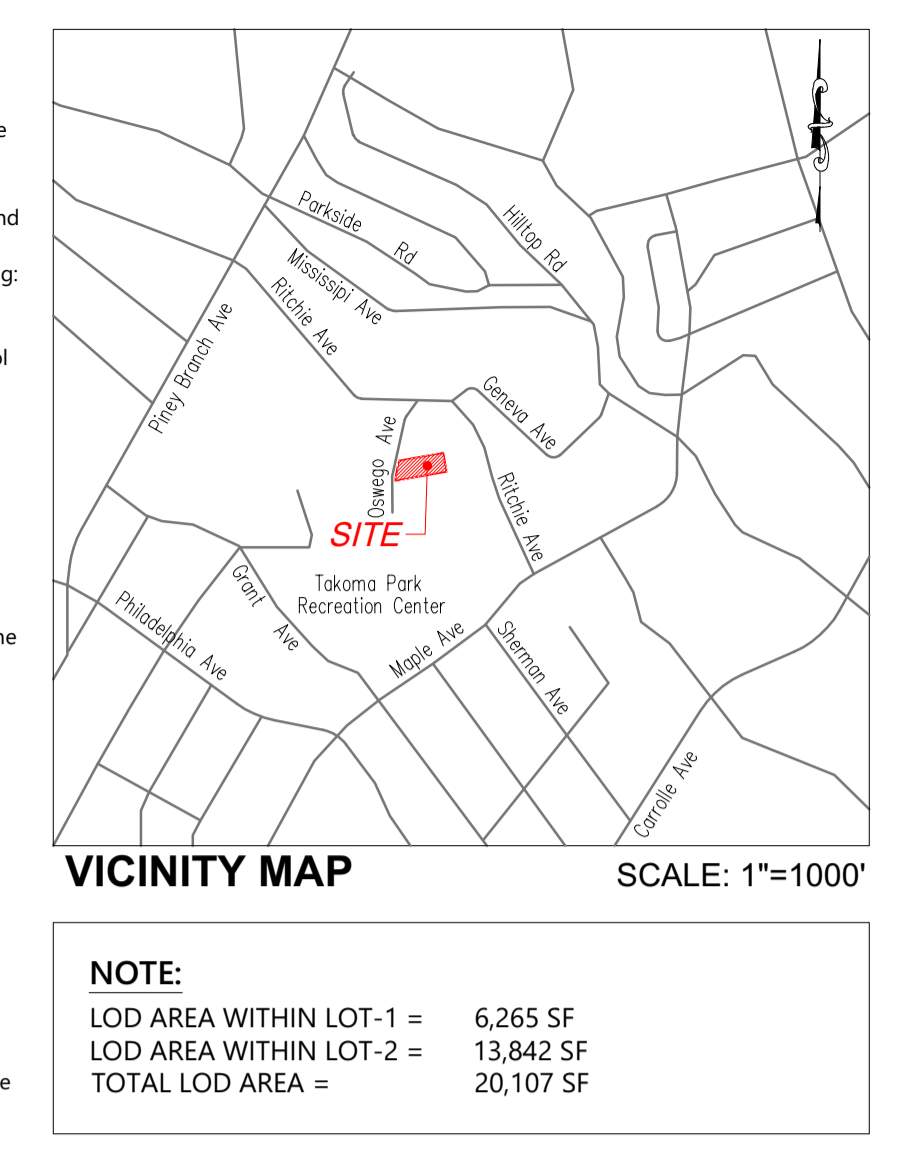


Marco Fuster
Planner III
DownCounty Planning Division
Montgomery County Planning Department



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

- The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).
- Pre-Construction**
- 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 must arrange for the meeting and following people should must participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner), the Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is to verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
 - Typical tree protection devices include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - 1/4" gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - Typical stress reduction measures may include, but are not limited to:
 - Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
 - Crown Reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration systems
- Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.
- A Maryland Licensed Tree Expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.
 - Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. 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. Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
 - Parking or driving of equipment, machinery or vehicles of any type.
 - Storage of any construction materials, equipment, building, fill, debris, etc.
 - Dumping of any chemicals (i.e., paint thinner, mortar or concrete remainder, trash, garbage, or debris of any kind.
 - Felling of trees into a protected area.
 - Trenching or grading for utilities, irrigation, drainage, etc.
 - Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.
- During Construction**
- Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the inspector.
 - The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understorey, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.
- Post-Construction**
- After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - Removal, and possible replacement, of dead, dying, or hazardous trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair
 - Clean up of retention areas, including trash removal
 - 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 and cannot be removed without the permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
 - Long-term protection measures, including permanent signage, must be installed per the approved plan drawing for the long-term protection measures to be installed.



QUALIFIED PROFESSIONAL CERTIFICATION

Signed: *John P. Markovich* Date: 4/11/2024

John P. Markovich
 JM Forestry Services, LLC
 11552 Timberbrook Drive
 Waldorf, MD 20601
 Phone: 301-651-4977
 Mobile: 301-751-4888
 E-mail: jmarkovich@comcast.net

Tree Protection Zone DO NOT ENTER

The following activities are not allowed:

- ✖ Parking vehicles or equipment
- ✖ Storing construction materials
- ✖ Trenching, grading, tunneling or landscaping
- ✖ Removing or lowering tree protection fence

For more information call:

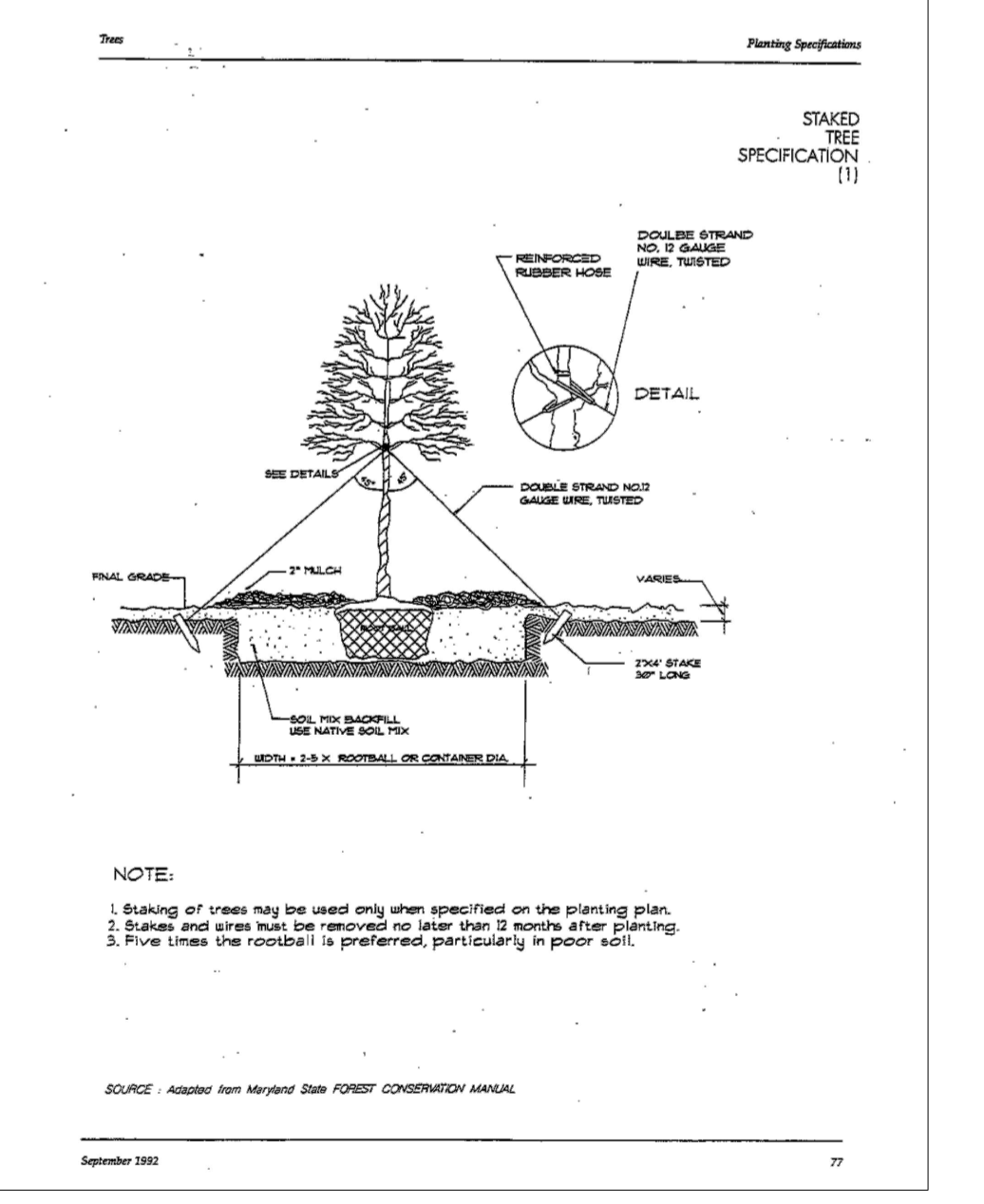
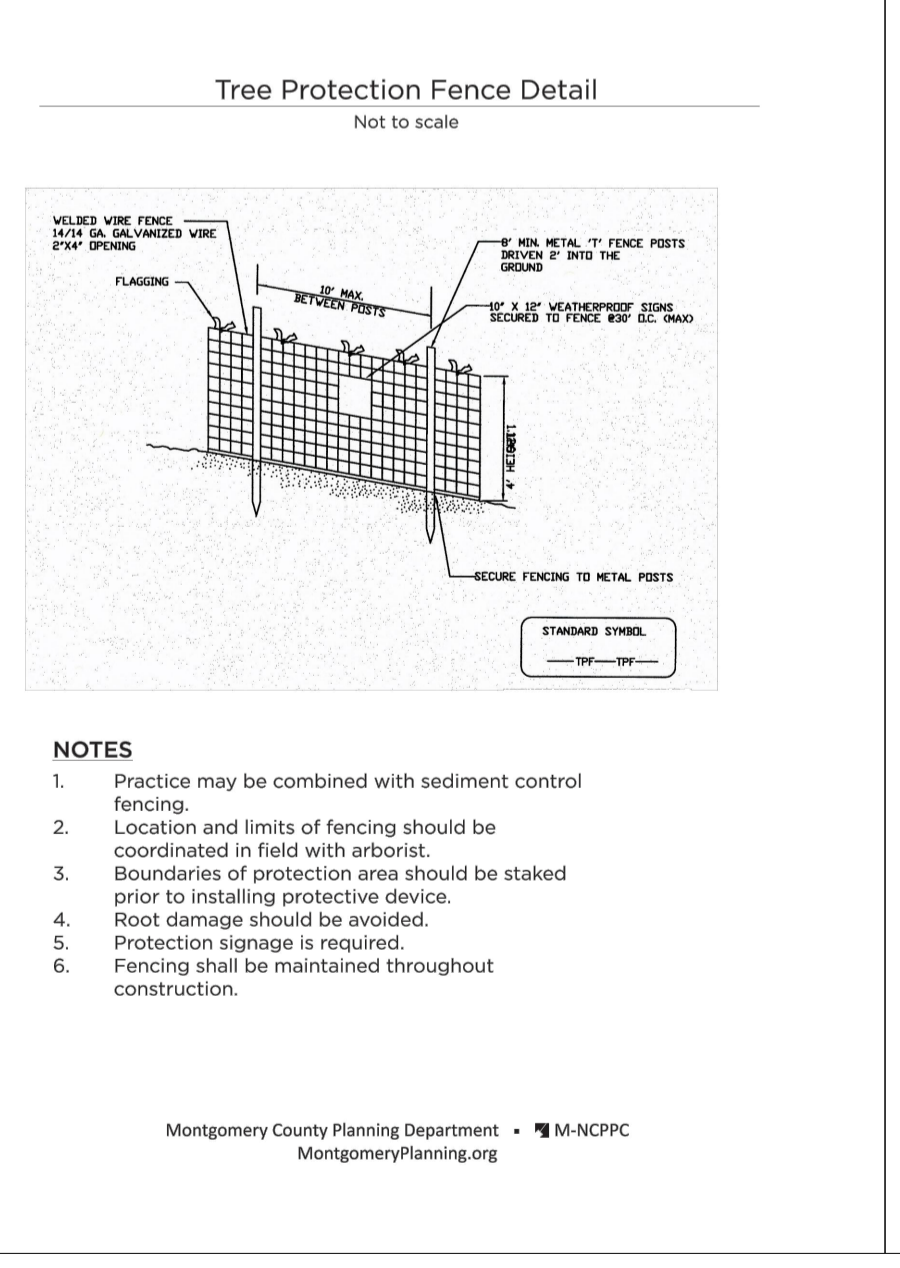
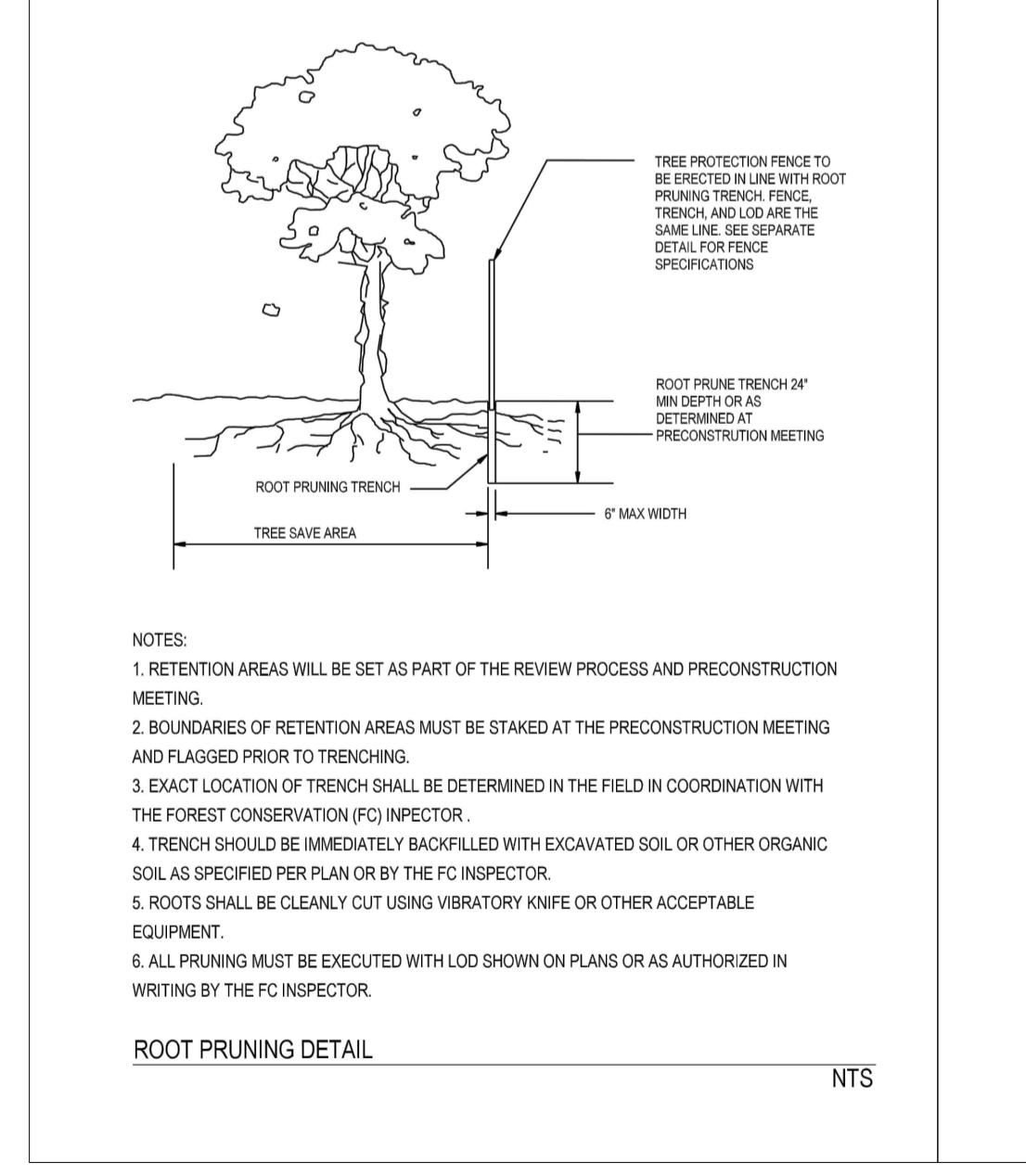
FEATURE	SYMBOL	FEATURE	SYMBOL
EXISTING STRUCTURES	EX	EXISTING WATER LINE	---
PROPOSED STRUCTURES	---	EXISTING SEWER LINE	---
PROPERTY BOUNDARY LINE	---	EXISTING SANITARY SEWER MANHOLE	(S)
EXISTING TOPOGRAPHY	-200 -192	PROPOSED WATER HOUSE CONNECTION	---WHC---
PROPOSED SPOT ELEVATION	x 190.2	PROPOSED SEWER HOUSE CONNECTION	---SHC---
PROPOSED GRADING	-180	EXISTING / PROPOSED GAS LINE	---GAS---
PROPOSED SPOT ELEVATION	+200.2	PROPOSED UNDERGROUND ELECTRIC LINE	---E---
TREE LINE (CANOPY)	---	PROPOSED DRAIN-SPOUT	---
EXISTING FENCE	---	ROAD CENTERLINE	---
LIMIT OF DISTURBANCE	---	SOIL TYPE BOUNDARY	---
DITCH	---	SUPER SILT FENCE	---
EXISTING POWER POLE	---	DIVERSION FENCE	---
EXISTING POWER POLE WITH STREET LIGHT	---	10' PILE	---
PROPOSED MICRO INFILTRATION TRENCH	---	PROPOSED LANDSCAPE INFILTRATION	---
BUILDING RESTRICTION LINE	---	PROPOSED BIRAP	---
OVERHEAD ELECTRIC WIRE	---	LIMIT OF DISTURBANCE TREE PROTECTION FENCE / ROOT PRUNING	---
PROPOSED STEEP SLOPE	---	SOIL TYPE BOUNDARY	---
EXISTING TREE (SMALLER THAN 24")	---	EXISTING FOREST AREA LINE	---
RETAINING WALL	---	PROPOSED STORM DRAIN PIPE	---
PROP. STABILIZED CONSTRUCTION ENTRANCE	---	EXISTING FIRE HYDRANT	---
SPECIMEN TREE (30" OR GREATER) CRITICAL ROOT ZONE	---	EXISTING TREE (TO BE REMOVED)	---
SIGNIFICANT TREE (24"-29") CRITICAL ROOT ZONE	---	PLANTING (PROPOSED) TREE	---
EDGE OF PAVEMENT	---		

SITE DATA

- Address: 37 OSWEGO AVE, SILVER SPRING, MD 20910
- Owner Name: ANDREW SCHECHTER JASON & KIM LE TRUONG
- Legal Description: B F GILBERT SUBDIVISION OF TAKOMA PARK
- Lot: 19
- Block: 60
- LIBER / FOUO: 67376 / 1
- Existing Use: Residential
- Proposed Use: Residential
- Tax Map: JNS2
- Tax ID No.: 01068298
- Election District Number: 13
- Gross Lot Area: 26,418 SF (0.61 Ac.)
- Dedication ROW Area: 1,565 SF (0.04 Ac.)
- Net Lot Area: 24,853 SF (0.57 Ac.)
- Zoning: R-60
- WSSC Grid: 209NE01 & 209NW01
- Water Category: W-1
- Sewer Category: S-1
- Sewer Basin Name: Sligo Creek
- Historic Site: No
- Special Protection Area: No
- Watershed: Sligo Creek Watershed
- The Site Surveyed by: Cornestone Surveying, Inc
6024 Clairmont Dr, Owings, MD 20736

ENVIRONMENTAL DATA TABLE

FEATURE	AREA
AREA OF STEEP SLOPES	0.26 AC.
LINEAR EXTENT OF STREAMS (ONSITE)	0 FT.
STREAM BUFFER	0 AC.
ENV. BUFFER (AVG LENGTH & WIDTH)	0 AC.
TOTAL FOREST AREA	0.08 AC.
FORESTED STREAM BUFFER AREA	0 AC.
100 YEAR FLOODPLAIN	0 AC.
PRIORITY AREAS	0 AC.
WETLANDS	0 AC.
FORESTED WETLANDS	0 AC.



- INSPECTIONS**
- All field inspections must be requested by the applicant. Field inspections must be conducted as follows:
- PLANS WITHOUT PLANTING REQUIREMENTS**
- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
 - 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.
 - After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provisions of the forest conservation plan.
- ADDITIONAL REQUIREMENTS FOR PLANS WITH PLANTING REQUIREMENTS**
- Before the start of any required reforestation and afforestation planting.
 - After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
 - At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.
- SITE DATA NOTES:**
- The subject property is located near an unnamed tributary to little SLUGO creek watershed of the ANACOSTIA river basin.
 - No rare, threatened or endangered (R.T.E.) species were observed during our site visit. A letter dated September 29, 2020 MARYLAND DNR indicated that there are NO KNOWN R.T.E. species on this site.
 - No cultural or historical features exist onsite based on available records, onsite observation, and the use of the MONTGOMERY planning interactive historic properties map.
 - Tree diameter measurements were obtained utilizing a tree diameter tape.
 - There are no state and/or county champion trees. There is one (1) specimen tree located off-site within 100-foot of the property boundary and one (1) significant tree located on-site. All other trees were less than 24 inches DBH.
 - The NRI field analysis for this site was conducted in September 30, 2020 by JM forestry services, LLC.
 - There are no streams, wetlands or associated buffers or floodplains located on this property. There are areas of slopes in excess of fifteen (15%) percent with highly erodible soils found on this site.
 - Highly erodible soils with areas of slopes in excess of 15% are found on the property.
 - Offsite locations and sizes of trees, structures, forest lines, and other improvements are approximate and based on available topographic records.
 - The property is not located in the vicinity of any historic sites.
 - The property is not located within a special protection area.
 - The property is located within a MARYLAND priority funding area.
 - This property is further defined as LOT 19, BLOCK 60, SECTION 1 OF B. F. GILBERT'S subdivision of TAKOMA PARK, TAX ID 13-01068298, 0.602 ACRES (26,265 sq. ft), recorded at L56882.000285.
 - ZONE: R-60

REV# DATE (REVIEW AGENCY) COMMENTS ADDRESSED

1	03/22/2022	(REVIEW AGENCY) COMMENTS ADDRESSED
2	11/17/2022	(REVIEW AGENCY) COMMENTS ADDRESSED
3	02/02/2023	(REVIEW AGENCY) COMMENTS ADDRESSED
4	05/04/2023	(REVIEW AGENCY) COMMENTS ADDRESSED
5	02/09/2024	(REVIEW AGENCY) COMMENTS ADDRESSED
6	04/01/2024	(REVIEW AGENCY) COMMENTS ADDRESSED

Tree Rating Summary

Tree No.	Common Name	Latin Name	Diameter at Breast Height (DBH)	Condition Rating	Condition	Comments	Disposition	Preservation Comment
2	White Oak	Quercus alba	30	75	Fair	Trunk & top damage, dieback, decay	To be Saved	Root prune, fertilize along the LOD within the Critical Root Zone
14	White Oak	Quercus alba	20	88	Good	Top damage, poor branching, needs pruning	To be Saved	No proposed impacts
15	White Oak	Quercus alba	17	78	Fair	Top damage, poor branching, needs pruning	To be Saved	No proposed impacts
16	Hickory	Carya sp.	8.8	84	Excellent	Poor branching	To be Saved	No proposed impacts
18	Black Locust	Robinia pseudoacacia	24.1	84	Good	Trunk & top damage, included bark, dieback	To be Removed	
39	Black Locust	Robinia pseudoacacia	31	47	Poor	Measured @ 3' above ground, Root, Trunk & top damage, decay, dieback, poor branching, top broken out	To be Removed	
49	Black Locust	Robinia pseudoacacia	25.5	53	Poor	Root, trunk & top damage, decay, dieback, poor branching	To be Saved	Root prune, fertilize along the LOD within the Critical Root Zone

STREET TREE PLANTING TABLE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	REMARK
○	2	Cercis canadensis	Eastern Redbud	3"	MINOR TREE (1)

NOTE:
 1. Final tree species, location, size and quantities to be determined at the time of permitting.

ON-SITE TREE PLANTING TABLE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	REMARK
○	3	Quercus alba	White Oak	3"	SHADE TREE

TREE SAVE PLAN #42021125E

37 OSWEGO AVE

PROJECT ADDRESS
37 OSWEGO AVE, SILVER SPRING, MD 20910

OWNER/ APPLICANT INFO
ANDREW SCHECHTER JASON & KIM LE TRUONG
37 OSWEGO AVE, SILVER SPRING, MD 20910

ZONE: R-60 WSSC GRID: 209NE01
 TAX ACC.: 01068298 BLOCK: 60
 TAX MAP: JNS2 LOT: 19

DISTRICT 13
 MONTGOMERY COUNTY, MARYLAND

RAZTEC ASSOCIATES, INC.
 civil engineers & planners

3451 Emys Place, Annapolis, Maryland 21770 Tel: (301) 775-4394
 email: razteceng@comcast.net

DRAWN BY: PG **DATE** **SCALE** **SHEET NUMBER**
CHECKED BY: - **APRIL, 2024** **1"=20'** **TSP 1 OF 1**