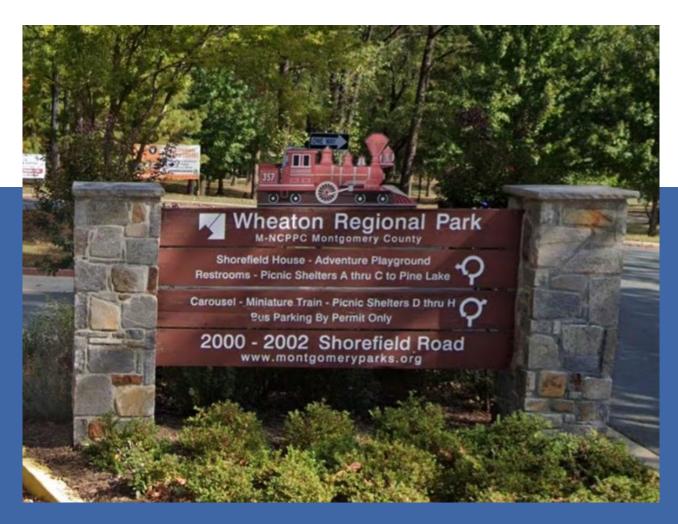
™ Montgomery Planning

WHEATON REGIONAL PARK FOREST CONSERVATION PLAN NO. F2023009B



Description

Forest Conservation Plan No. F2023009B amends a condition of approval to add additional flexibility in the regulatory process established by F20230090. No additional forest clearing is proposed by this amendment.

COMPLETED: 10/28/2024
PLANNING BOARD HEARING DATE: 11/7/2024
MCPB ITEM NO. 8

Planning Staff



Amy Lindsey, Planner III, Midcounty Planning, Amy.Lindsey@montgomeryplanning.org, 301-495-2189

Matthew Folden, Supervisor, Midcounty Planning, <u>Matthew.Folden@montgomeryplanning.org</u>, (301) 495-4539

Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

LOCATION/ADDRESS

2000 - 2002 Shorefield Road, Silver Spring

MASTER PLAN

1989 Master Plan for the Communities of Kensington-Wheaton and 2001 Kemp Mill Master Plan

ZONE

R-90

PROPERTY SIZE

538.66 acres

APPLICANT

Montgomery County Parks Department

ACCEPTANCE DATE

1/03/2023

REVIEW BASIS



- Staff recommends approval of Forest Conservation Plan No. F2023009B with conditions.
- The Forest Conservation Plan amendment proposes to replace Condition 2.c with a condition allowing for increased flexibility of future amendment approvals without allowing additional forest clearing.
- No additional disturbance is proposed with this amendment.
- Staff has received no correspondence associated with this amendment.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

FOREST CONSERVATION PLAN NO. F2023009B

Staff recommends approval of Wheaton Regional Park, Forest Conservation Plan No. F2023009B, for implementation of the 2022 *Wheaton Regional Park Master Plan*, maintenance projects, and environmental improvements. The following site development elements shown on the latest electronic version of Forest Conservation Plan No. F2023009B, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the conditions below. This approval is subject to the following conditions:

- For development that is associated with a Park Development Plan, an amendment to Forest Conservation Plan No. F20230090 must be submitted for Planning Board approval concurrently with the Park Development Plan in accordance with Section 22A-11.e.2. of the County Code.
- For development that is not associated with a Park Development Plan, an amendment to Forest Conservation Plan No. F20230090 must be submitted for approval according to the following:
 - a. Projects in Unforested Areas
 Before any demolition, clearing, grading, or construction occurs in unforested areas,
 an amendment must be submitted to update the approved plans.
 - i. The Forest Conservation Plan Amendment will be reviewed as a Director-level Amendment in accordance with Section 22A-11.a.2 of the County Code.
 - ii. All variance provisions of Chapter 22A must be followed, including the planting of mitigation trees.
 - Projects in Forested Areas (Shown as Potentially Cleared)
 Before any demolition, clearing, grading, or construction occurs in forested areas shown as potentially cleared or cleared for worksheet purposes, an amendment must be submitted.
 - i. The Forest Conservation Plan Amendment will be reviewed as a Director-level Amendment in accordance with Section 22A-11.a.2 of the County Code.
 - ii. All variance provisions of Chapter 22A must be followed, including the planting of mitigation trees.
 - c. Projects in Forested Areas (Shown as Retained)

 Before any demolition, clearing, grading, or construction occurs in forested areas
 shown as retained, an amendment must be submitted for Planning Board approval in accordance with Section 22A-11.a.2 of the County Code.
 - c. Projects in Forested Areas (Shown as Retained)

Before any demolition, clearing, grading, or construction occurs in forested areas shown as retained, an amendment must be submitted.

- i. The Forest Conservation Plan Amendment will be reviewed as a Director-level Amendment in accordance with Section 22A-11.a.3 of the County Code if the Amendment shows no increase in acreage of forest clearing.
- ii. The Forest Conservation Plan Amendment must be submitted for Planning Board approval in accordance with Section 22A-11.a.3 of the County Code if the Amendment shows an increase in acreage of forest clearing.
- iii. All variance provisions of Chapter 22A must be followed, including the planting of mitigation trees.
- 3. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
- 4. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.

SECTION 2: PROJECT DESCRIPTION

PREVIOUS APPROVALS

On May 4, 2023, by MCPB Resolution No. 23-055, the Planning Board approved Forest Conservation Plan (FCP) No. F20230090. FCP No. F20230090 established a process to allow for the implementation of the 2022 *Wheaton Regional Park Master Plan* and maintenance of existing facilities while protecting forest and meeting Chapter 22A – Montgomery County Forest Conservation Law.

On May 31, 2024, the Planning Director approved FCP Amendment No. F2023009A to allow for construction activities associated with the Glenallan Tributary Stream Restoration, the Nature Center Annex Culvert Replacement/Stream Restoration, and the Parker Avenue Outfall Rehabilitation. All disturbance was located within areas shown as disturbed and the FCP was reviewed in accordance with the process established by the conditions of approval of FCP No. F20230090.

APPROVED PROCESS

FCP No. F20230090 established a review and approval process and categorized the Property into three classes of development status: currently developed (unforested), potentially disturbed (forested), and permanently protected (forested). Areas of forest that are shown as potentially disturbed were counted as cleared on the forest conservation worksheet and were not considered permanently protected. No forest conservation easements are recorded on any Park property, as M-NCPPC cannot be the grantor and grantee of an easement. However, forest shown as retained on FCPs for Park property is treated as if it is protected by a Category 1 Conservation Easement.

The following flowchart describes the process described in the conditions of approval of FCP No. F20230090 (Figure 1).



Figure 1 - Review Process Approved by F20230090

No demolition, clearing, or grading is allowed without amending the FCP and showing the limits of disturbance and any impacts to forest and individual trees. A detailed tree survey is required with each amendment in order to minimize disturbance to trees and allow the preparation of any variances for impacts to Protected Trees, as required under Section 22A-21.

PROPOSED PROCESS

The process shown in Figure 1 was successfully applied to FCP F2023009A, which included the disturbance associated with the Glenallan Tributary Stream Restoration, the Nature Center Annex Culvert Replacement/Stream Restoration, and the Parker Avenue Outfall Rehabilitation. However, a fourth project, the Nairn Trail Project, was not able to be reviewed as part of F2023009A due to minor areas of clearing of forest shown as retained in FCP No. F20230090. This forest clearing is due to detailed trail design factors and sediment control changes (Figure 2). While the proposed plans show additional forest clearing, the plans also show equal and greater areas of forest retention due to the proposed changes. These proposed changes trigger Planning Board review due to condition 2.c.

"c. Projects in Forested Areas (Shown as Retained)

Before any demolition, clearing, grading, or construction occurs in forested areas shown as retained, an amendment must be submitted for Planning Board approval in accordance with Section 22A-11.a.2 of the County Code."

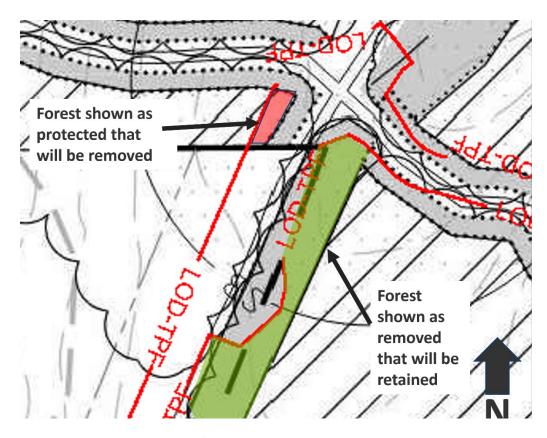


Figure 2 - Example of Minor Changes in Forest Clearing and Retention

The intent of Condition 2.c was to require Planning Board approval for amendments proposing additional forest clearing. However, as illustrated in Figure 2, amendments may include minor changes that change the location of forest clearing without increasing the area of forest clearing.

In order to allow amendments with minor changes that do not increase the amount of forest cleared to be reviewed as Director-level amendments while still providing the Planning Board oversite of projects requiring additional forest clearing, FCP No F2023009B proposes the following conditions to replace 2.c.

"2.c Projects in Forested Areas (Shown as Retained)

Before any demolition, clearing, grading, or construction occurs in forested areas shown as retained, an amendment must be submitted.

- i. The Forest Conservation Plan Amendment will be reviewed as a Director-level Amendment in accordance with Section 22A-11.a.3 of the County Code if the Amendment shows no increase in acreage of forest clearing.
- ii. The Forest Conservation Plan Amendment must be submitted for Planning Board approval in accordance with Section 22A-11.a.3 of the County Code if the Amendment shows an increase in acreage of forest clearing.

iii. All variance provisions of Chapter 22A must be followed, including the planting of mitigation trees."

The proposed condition change meets the intent of FCP No. F20230090 by allowing the Parks Department to move forward with the improvements approved in the 2022 *Wheaton Regional Park Master Plan*, maintenance projects, and environmental enhancement projects in an expedited fashion while meeting the requirements of Forest Conservation Law while allowing for Planning Board review and approval of additional clearing of forest.

SECTION 3: FOREST CONSERVATION PLAN NO. F2023009B ANALYSIS

FCP No. F2023009B meets Montgomery County Forest Conservation Law by permanently preserving approximately 329.66 acres of forest, which is above the 160.45-acre numerical break-even point. No limits of disturbance are shown on this plan but only areas of potential clearing for approved improvements, maintenance of existing facilities, and environmental improvement projects, such as stream restoration plans and stormwater management facility maintenance. All areas of potential clearing are counted as removed for forest conservation worksheet purposes but may not be removed without approval of an amendment including limits of disturbance. Areas of potential clearing are not considered retained forest and protected by the equivalent of a Category I Conservation Easement.

SECTION 4: COMMUNITY OUTREACH

The Applicant has complied with all proper signage and noticing in accordance with the requirements set forth in the Administrative Procedures for Development Review and the Zoning Ordinance. No presubmission meeting was required. Staff did not receive any correspondence or phone calls throughout the review of FCP No. F2023009B.

SECTION 5: CONCLUSION

As conditioned, FCP No. F2023009B meets the requirements of Chapter 22A, Montgomery County Forest Conservation Law. Therefore, Staff recommends approval of Wheaton Regional Park FCP.

ATTACHMENTS

Attachment A: Forest Conservation Plan

Attachment A

WHEATON REGIONAL PARK AMENDED FINAL FOREST CONSERVATION PLAN MNCPPC PLAN # F2023009B

SHEET INDEX

- *R-1 FINAL FOREST CONSERVATION PLAN -RESOLUTION SHEET
- *R-2 FINAL FOREST CONSERVATION PLAN -FUTURE RESOLUTION SHEET
- G-1 FINAL FOREST CONSERVATION PLAN-OVERALL DRAWING KEY
- L-1 FINAL FOREST CONSERVATION PLAN
- L-2 FINAL FOREST CONSERVATION PLAN
- L-3 FINAL FOREST CONSERVATION PLAN
- L-4 FINAL FOREST CONSERVATION PLAN
- L-5 FINAL FOREST CONSERVATION PLAN
- L-6 FINAL FOREST CONSERVATION PLAN
- L-7 FINAL FOREST CONSERVATION PLAN
- L-8 FINAL FOREST CONSERVATION PLAN-NOTES & DETAILS
- L-040-L-044 GLENALLAN STREAM RESTORATION DETAILED FOREST CONSERVATION PLAN
- L-010-L-013 WHEATON ANNEX RESTORATION DETAILED FOREST CONSERVATION PLAN
- L-021-L-023 PARKER OUTFALL DETAILED FOREST CONSERVATION PLAN

*SHEET AMENDED FROM PREVIOUSLY APPROVED PLAN

LIST OF AMENDMENTS

. AMENDMENT B - REVISION TO CONDITION OF **APPROVAL**

RESOLUTION

Montgomery County Planning Board Forest Conservation Plan No. F20230090 Wheaton Regional Park Date of Hearing: May 4, 2023 RESOLUTION WHEREAS, under Montgomery County Code Chapter 22A, the Montgomery County Planning Board is authorized to review forest conservation plan applications; and WHEREAS, on January 3, 2023, Montgomery County Parks Department ("Applicant") filed an application for approval of a forest conservation plan on approximately 538.66 acres of land located at 2000-2002 Shorefield Road, Silver Spring Kensington-Wheaton and 2001 Kenn Mill Master Plan ("Master Plans") area; and WHEREAS, Applicant's forest conservation plan application was designated Forest Conservation Plan No. F20230090, Wheaton Regional Park ("Forest Conservation Plan" or "Application"); and WHEREAS, following review and analysis of the Application by Planning Board Staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board dated April 21, 2023, providing its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and WHEREAS, on May 4, 2023, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Vice Chair Piñero, seconded by Commissioner Hedrick, with a vote of 3-0; Chair Zyontz, Vice Chair Piñero and Commissioner Hedrick voting in favor, with Commissioner Bartley and Pedoeem absent. NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Forest Conservation Plan No. F20230090 on the Subject Property, subject to the following 1 For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner, or any successor in interest to the terms of this approval. 2425 Reedie Drive, Floor 14, Wheaton, MD 20902 | Phone: 301-495-4605 | Fax: 301-495-1320 www.montgomeryplanningboard org | mcp chair@mncupe.org Legal Sufficiency: <u>/s/ Allison Myers</u> M-NCPPC Legal Depar

Forest Conservation Plan No. F20230090 Wheaton Regional Park 1. For development that is associated with a Park Development Plan, an amendment to Forest Conservation Plan No. F20230090 must be submitted for Planning Board approval concurrently with the Park Development Plan in accordance with Section 22A-11.e.2. of the County Code. 2. For development that is not associated with a Park Development Plan, an amendment to Forest Conservation Plan No. F20230090 must be submitted for approval according to the following: a. Projects in Unforested Areas Before any demolition, clearing, grading, or construction occurs in unforested areas, an amendment must be submitted to update the i. The Forest Conservation Plan Amendment will be reviewed as a Director-level Amendment in accordance with Section 22A-11.a.3 of the County Code. ii. All variance provisions of Chapter 22A must be followed, including the planting of mitigation trees. b. Projects in Forested Areas (Shown as Potentially Cleared) Before any demolition, clearing, grading, or construction occurs in forested areas shown as potentially cleared or cleared for worksheet purposes, an amendment must be submitted. . The Forest Conservation Plan Amendment will be reviewed as a Director-level Amendment in accordance with Section 22A-11.a.3 of the County Code. ii. All variance provisions of Chapter 22A must be followed, including the planting of mitigation trees. c. Projects in Forested Areas (Shown as Retained)
Before any demolition, clearing, grading, or construction occurs in forested areas shown as retained, and amendment must be submitted.

i. The Forest Conservation Plan Amendment will be reviewed as a Director-level Amendment in accordance with Section 22A-11.a.3 of the County Code if the Amendment shows a net zero or increase of Forest Areas (Shown as Retained); else the Forest Conservation Plan
Amendment must be submitted for Planning Board approval in
accordance with Section 22A-11.a.3 of the County Code. ii. All variance provision of Chapter 22A must be followed, including the

3. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation

4. The Applicant must comply with all tree protection and tree save measures shown on the

approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation

MCPB No. 23-055 Forest Conservation Plan No. F20230090 Wheaton Regional Park BE IT FURTHER RESOLVED that having given full consideration to the recommendations of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that: 1. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A, and ensures the protection of environmentally sensitive features. A. Forest Conservation The Board finds that as conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law. FCP No. F20230090 meets Montgomery County Forest Conservation Law by permanently preserving approximately 329.66 acres of forest, which is above the 160.45 acre numerical break-even point. No limits of disturbance are shown on this plan but only areas of potential clearing for approved improvements, maintenance of existing facilities, and environmental improvement projects, such as stream restoration plans and stormwater management facility maintenance. All areas of potential clearing are counted as removed for forest conservation worksheet purposes but may not be removed without approval of an amendment including limits of disturbance. Areas of potential clearing are not considered retained forest and protected by the equivalent of a Category I Conservation Easement. BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Planning Board in this matter, and the date of this Resolution is JUN 0 9 2023 (which is the date that this Resolution is mailed to all parties of

Forest Conservation Plan No. F20230090 Wheaton Regional Park BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules). CERTIFICATION This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Hedrick, seconded by Commissioner Piñero, with a vote of 3-0-2; Chair Zyontz, Vice Chair Piñero, and Commissioner Hedrick voting in favor of the motion, Commissioners Bartley and Pedoeem abstaining at its regular meeting held on Thursday, June 1, 2023, in Wheaton, Maryland and via video

RESOLUTION AMENDMENT A

Montgomery Planning

May 31, 2024 Mr. Joshua Arnett

Montgomery County Parks Department 2425 Reedie Drive, 11th Floor Wheaton, MD 20902

SUBJECT: Final Forest Conservation Plan Property Name: Wheaton Regional Park Plan Number: F2023009A Tract Size/Land Use Category: 538.66 acres/R-90 Zone

a. Projects in Unforested Areas

Dear Mr. Arnett: On March 28, 2024, Montgomery County Parks Department ("Applicant") filed an application for approval of an amended Final Forest Conservation Plan on approximately 538.66 acres of land locate at 2000-2002 Shorefield Road in Silver Spring ("Subject Property"), Final Forest Conservation Plan No

1. Glenallan Tributary Stream Restoration 2. Nature Center Annex Culvert Replacement/Stream Restoration 3. Parker Avenue Outfall Rehabilitation The Amended FCP shows disturbance within the areas of forest shown as cleared on FCP No.

F2023009A ("Forest Conservation Plan", "FCP" or "Application"). The Application proposes to amend

Based on the review by the Planning Staff ("Staff") of The Maryland-National Capital Park and Planning Commission ("M-NCPPC"), the FCP submitted to M-NCPPC is approved with the following conditions, which restate conditions of approval of Planning Board Resolution MCPB No. 23-055 and

- 1. For development that is associated with a Park Development Plan, an amendment to Forest Conservation Plan No. F20230090 must be submitted for Planning Board approval concurrently with the Park Development Plan in accordance with Section 22A-11.e.2, of the
- 2. For development that is not associated with a Park Development Plan, an amendment to Forest Conservation Plan No. F20230090 must be submitted for approval according to the

Before any demolition, clearing, grading, or construction occurs in unforested areas, an amendment must be submitted to update the approved plans. i. The Forest Conservation Plan Amendment will be reviewed as a Director-level Amendment in accordance with Section 22A-11.a.2 of the County Code.

- ii. All variance provisions of Chapter 22A must be followed, including the planting of mitigation trees. b. Projects in Forested Areas (Shown as Potentially Cleared) Before any demolition, clearing, grading, or construction occurs in forested areas shown as potentially cleared or cleared for worksheet purposes, an amendment must
- Amendment in accordance with Section 22A-11.a.2 of the County Code. ii. All variance provisions of Chapter 22A must be followed, including the planting of mitigation trees. c. Projects in Forested Areas (Shown as Retained
- Before any demolition, clearing, grading, or construction occurs in forested areas shown as retained, an amendment must be submitted for Planning Board approval in accordance with Section 22A-11.a.2 of the County Code. 3. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
- 4. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff. 5. The Applicant must plant a total of 69 caliper inches of native canopy trees as mitigation for size must be no less than three (3) caliper inches. The trees must be planted on the Property as shown on the Final Forest Conservation Plan, Adjustments to the planting locations of

trees must be planted within one year of construction completion.

these trees is permitted with the approval of the M-NCPPC forest conservation inspector. The

22A.00.01.13.A.1 of the Forest Conservation Regulations and is in conformance with the Montgomery County Planning Department's Environmental Guidelines. As required by Chapter 22A and the onditions, an FCP was submitted with the Application. The proposed disturb in the areas of disturbance as approved by Planning Board Resolution MCPB No. 23-055.

TREE VARIANCE REQUEST

tion 22A-12(b) (3) of the Forest Conservation Law identifies certain individual trees as high priority for retention and protection ("Protected Trees"). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree's critical root zone ("CRZ"), requires a variance

under Section 22A-21 ("Variance"). Otherwise, such resources as defined under Section 22A-12(b)(3)

Jnwarranted Hardship for Variance Tree Impacts Per Section 22A-21, a variance may only be granted if the Planning Board finds that leaving the requested trees in an undisturbed state will result in unwarranted hardship. The requested variance is necessary due to the need to construct the Glenallan Tributary Stream Restoration project, the Nature Center Annex Culvert Replacement/Stream Restoration project, and the Parker Avenue Outfall Rehabilitation project as previously shown on FCP No. F20230090.

Table 1 - Impacted/Removed Protected Trees for the Glenallan Tributary Stream Restoration

Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H (inches)	Impact (SF)	Impact (%)	Tree Condition	Status
5	Lirodendron tulipifera	Tulip Poplar	34	1231	15%	Good	Save
6	Lirodendron tulipifera	Tulip Poplar	31	164	2%	Good	Save
14B	Lirodendron tulipifera	Tulip Poplar	30	127	2%	Good	Save
25	Lirodendron tulipifera	Tulip Poplar	45	5933	41%	Good	Save
26	Lirodendron tulipifera	Tulip Poplar	30	1154	18%	Good	Save
35	Lirodendron tulipifera	Tulip Poplar	39	375	3%	Good	Save
37	Lirodendron tulipifera	Tulip Poplar	35	3123	36%	Good	Save
42	Lirodendron tulipifera	Tulip Poplar	31	758	11%	Good	Save
48	Lirodendron tulipifera	Tulip Poplar	31	1646	24%	Good	Save
49	Lirodendron tulipifera	Tulip Poplar	30	1016	16%	Good	Save
50	Lirodendron tulipifera	Tulip Poplar	31	561	8%	Good	Save
52	Lirodendron tulipifera	Tulip Poplar	30	332	5%	Good	Save
54	Lirodendron tulipifera	Tulip Poplar	39	4518	42%	Good	Save
55	Lirodendron	Tulip Poplar	32	442	6%	Good	Save

#	(Scientific Name)	(Common Name)	(inches)	(SF)	(%)	Condition	
65	Lirodendron tulipifera	Tulip Poplar	33	889	12%	Good	Save
66	Lirodendron tulipifera	Tulip Poplar	34	947	12%	Good	Save
67	Lirodendron tulipifera	Tulip Poplar	30	1087	17%	Good	Save
68	Lirodendron tulipifera	Tulip Poplar	33	2099	27%	Good	Save
73	Lirodendron tulipifera	Tulip Poplar	38	3073	30%	Good	Save
74	Lirodendron tulipifera	Tulip Poplar	31	840	12%	Good	Save
76	Lirodendron tulipifera	Tulip Poplar	56	4457	20%	Good	Save
77	Lirodendron tulipifera	Tulip Poplar	54	1545	7%	Good	Save
78	Robinia pseudoacacia	Black Locust	34	2459	30%	Good	Save
79	Lirodendron tulipifera	Tulip Poplar	37	4240	44%	Good	Save
80	Acer rubrum	Red Maple	44	3003	22%	Good	Save
81	Lirodendron tulipifera	Tulip Poplar	32	1890	26%	Good	Save
82	Quercus rubra	Red Oak	32	1401	19%	Good	Save
83	Quercus rubra	Red Oak	44	3298	24%	Good	Save
84	Quercus nigra	Water Oak	33	639	8%	Good	Save
85	Quercus nigra	Water Oak	32	1194	16%	Good	Save
86	Platanus occidentalis	Sycamore	31	1305	19%	Good	Save
89	Lirodendron tulipifera	Tulip Poplar	37	4369	45%	Good	Save
91	Lirodendron tulipifera	Tulip Poplar	38	1524	15%	Good	Save
93	Robinia pseudoacacia	Black Locust	32	55	1%	Good	Save
95	Lirodendron tulipifera	Tulip Poplar	37	3944	41%	Good	Save
96	Fagus grandifolia	American Beech	32	3037	42%	Good	Save
99	Fagus grandifolia	American Beech	41	2999	25%	Good	Save

Tree Species Species D.B.H Impact Impact Tree Status

	Name)	Name)	20 1000	V2 90	leva tar		
101	Lirodendron tulipifera	Tulip Poplar	32	7238	100%	Good	Removal
103	Fagus grandifolia	American Beech	32	2356	33%	Good	Save
104	Fagus grandifolia	American Beech	31	2988	44%	Good	Save
106	Lirodendron tulipifera	Tulip Poplar	33	2194	29%	Good	Save
112	Quercus alba	White Oak	32	2114	29%	Good	Save
115	Lirodendron tulipifera	Tulip Poplar	38	10207	100%	Good	Removal
116	Quercus alba	White Oak	30	6362	100%	Good	Remova
118	Quercus alba	White Oak	30	6362	100%	Good	Remova
119	Lirodendron tulipifera	Tulip Poplar	32	2105	29%	Good	Save
124	Quercus alba	White Oak	34	685	8%	Good	Save
125	Lirodendron tulipifera	Tulip Poplar	30	357	6%	Good	Save
128	Lirodendron tulipifera	Tulip Poplar	31	2832	42%	Good	Save
130	Lirodendron tulipifera	Tulip Poplar	44	2294	17%	Good	Save
140	Quercus rubra	Red Oak	34	8171	100%	Good	Remova
141	Lirodendron tulipifera	Tulip Poplar	43	13070	100%	Good	Remova
146	Lirodendron tulipifera	Tulip Poplar	32	1341	19%	Good	Save
148	Lirodendron tulipifera	Tulip Poplar	32	2271	31%	Good	Save
152	Fagus grandifolia	American Beech	30	942	15%	Good	Save
153	Fagus grandifolia	American Beech	30	1575	25%	Good	Save

	ees to execute all the features of the Approved Final Fores
	 F20230090 including, financial bonding anance, and all other applicable agreements.
totest planting, mainte	statice, and all other applicable agreements.
	Mantagaran County Porks Doot
Developer's Name:	Montgomery County Parks Dept.
	Printed Company Name
Contact Person or Ow	/ner: Joshua Arnott
	Joshua Arnett
	Printed Name
Address:	2425 Reedie Drive, Wheaton, MD 20902
	p.301.955.6004 Joshua.Arnett@montgomeryparks.org
Phone and Email:	· · · · · · · · · · · · · · · · · · ·
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NORTON LAND DESIGN LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING ELLICOTT CITY, MD 21042 BALT.443.542.9199 WWW.NORTONLANDDESIGN.COM

	DESIGN		
Designer's Name			
	Landscape Architect	Date	Checked By:
Address			
	Architect	Date	Checked By:
City/State/Zip			
· · · · · · · · · · · · · · · · · · ·	Engineer	Date	Checked By:
Telephone Number	Drawn by	Date	Checked By:

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

8.2.2024 MICHAEL A. NORTON MDNR / COMAR 08.19.06.01



The Maryland-National Capital Park and Planning Commission

Montgomery County Department of Parks 2425 Reedie Drive, 12 Floor Wheaton, Maryland 20902 (301) 495-2595

REVIEW AND APPROVAL		ISSUE	D FOR P	⊥ Wheaton	
				REVISIONS	
		Rev. No.	Date	Description	FINAL FO
Project Manager	Date		6.9.2023	ORIGINAL APPROVAL	I PLAN - F2
Construction Manager	Date	Α	5.31.2024	AMENDMENT A	TAX MAP GRID: JO
Constitution Manager	Date				WSSC GRID: 2°
Park Manager D					SCALE: AS SHOWN

Wheaton Regional Park FINAL FOREST CONSERVATION

PLAN - F2023009B **FAX MAP GRID:** JQ122, JQ123, JQ342, JQ343 **WSSC GRID**: 215NW01, 215NW02, 216NW01, 216NW02 Liber Folio

SHT.# ¹ of ¹¹

| DWG. #_R-1