



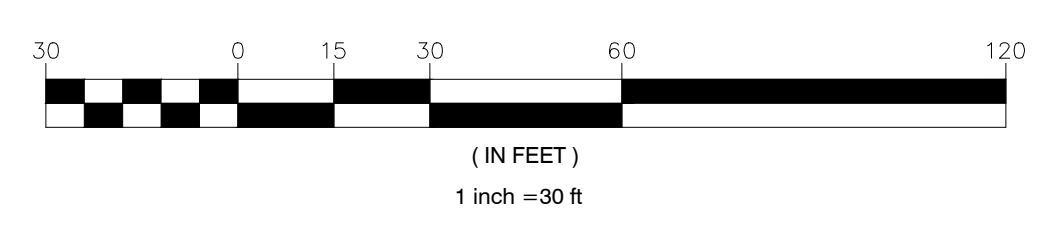
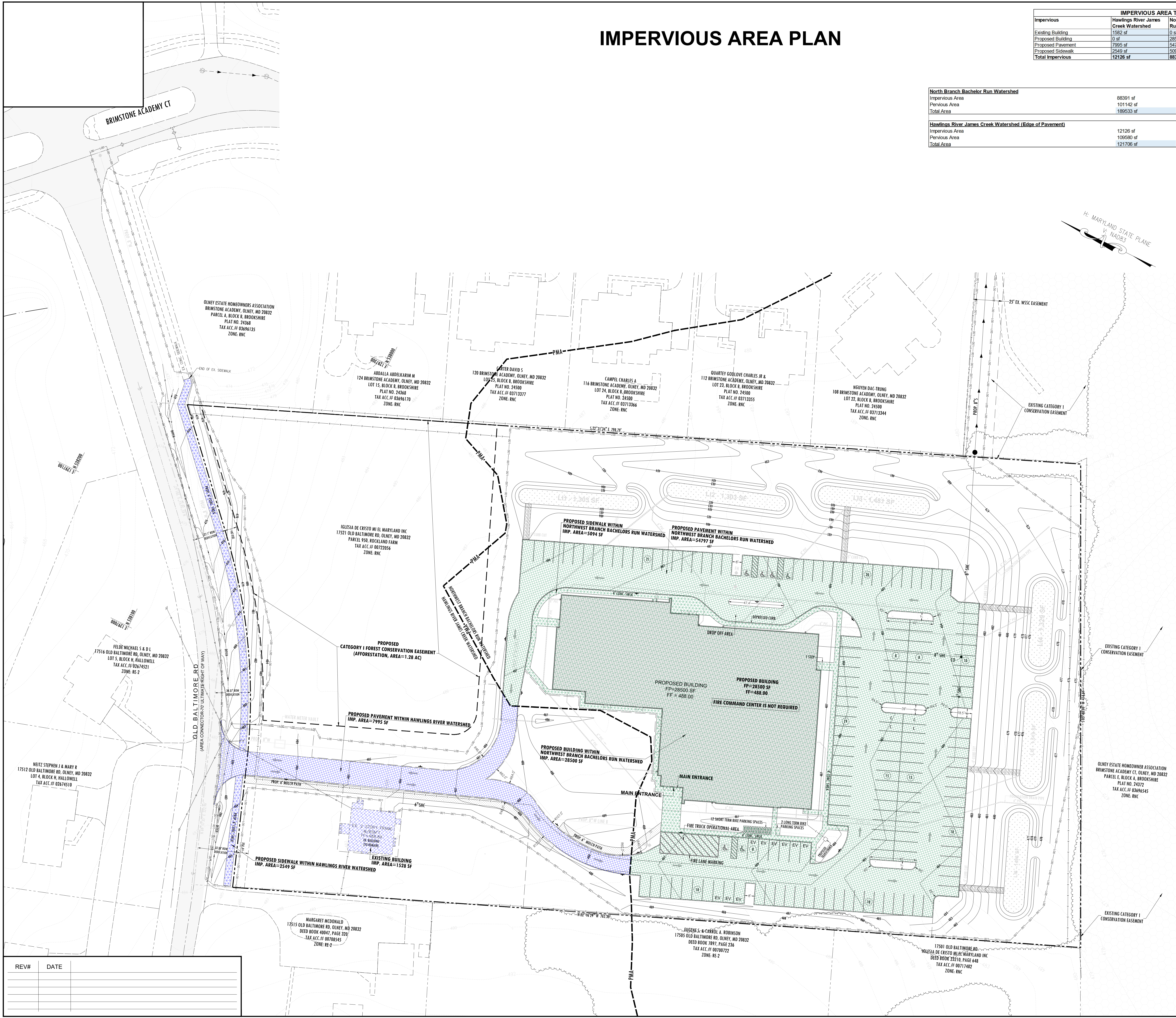
# IMPERVIOUS AREA PLAN

IMPERVIOUS AREA TABLE			
Impervious	Hawlings River James Creek Watershed	North Branch Bachelors Run Watershed	Sum
Existing Building	1582 sf	0 sf	1582 sf
Proposed Building	0 sf	28500 sf	28500 sf
Proposed Pavement	7995 sf	54797 sf	62792 sf
Proposed Sidewalk	2549 sf	5094 sf	7643 sf
<b>Total Impervious</b>	<b>12126 sf</b>	<b>88391 sf</b>	<b>100517 sf</b>

North Branch Bachelor Run Watershed		
Impervious Area	88391 sf	46.64%
PerVIOUS Area	101142 sf	53.36%
<b>Total Area</b>	<b>189533 sf</b>	<b>100.00%</b>

Hawlings River James Creek Watershed (Edge of Pavement)		
Impervious Area	12126 sf	9.96%
PerVIOUS Area	109580 sf	90.04%
<b>Total Area</b>	<b>121706 sf</b>	<b>100.00%</b>



LEGEND		
FEATURE	SYMBOL	SYMBOL
EXISTING STRUCTURES	EX	EXISTING WATER LINE
PROPOSED STRUCTURES	FP	EXISTING SEWER LINE
BUILDING RESTRICTION LINE	10' BR	PROPOSED WATER HOUSE CONNECTION
PROPERTY BOUNDARY LINE	---	PROPOSED WATER HOUSE CONNECTION
OVERHEAD ELECTRIC WIRE	OH	PROPOSED SEWER MANHOLE
ROAD CENTERLINE	CL	EXISTING SEWER MANHOLE
EXISTING TOPOGRAPHY	200, 192, 184	PROPOSED FIRE HYDRANT
PROPOSED GRADING	100	PROPOSED WATER VALVE
PROP. SPOT ELEVATION	119.2	PROPOSED RIPRAP
EXISTING TREE LINE	---	PROPOSED LANDSCAPE INFILTRATION
EXISTING FENCE	---	PROPOSED DOWNSPOUT
LIMIT OF DISTURBANCE	---	PRIMARY MANAGEMENT AREA (PMA)
FOREST CONSERVATION EASEMENT	---	PROPOSED STORM DRAIN PIPE
EXISTING POWER POLE	---	IMPERVIOUS AREA (BUILDING)
EXISTING WATER VALVE	---	IMPERVIOUS AREA (SIDEWALK)
TO BE SAVED	(TBS)	IMPERVIOUS AREA (PAVEMENT)
TO BE REMOVED	(TBR)	PROPOSED FIRE DEPARTMENT CONNECTION

**IMPERVIOUS AREA PLAN**  
#120220040

**IGLESIA DE CRISTO MI EL MARYLAND**

PROJECT ADDRESS: 17521 OLD BALTIMORE RD, OLNEY, MD 20832  
OWNER/APPLICANT: IGLESIA DE CRISTO MI EL MARYLAND INC, 17521 OLD BALTIMORE RD, OLNEY, MD 20832

ZONING: RNC  
TAX MAP: HT02  
TAX ACC #: 00700168  
PARCEL: P1607ROCKLAND FARM  
DEED REF: S271008  
WASC GRID: 224NWD3

8TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MD

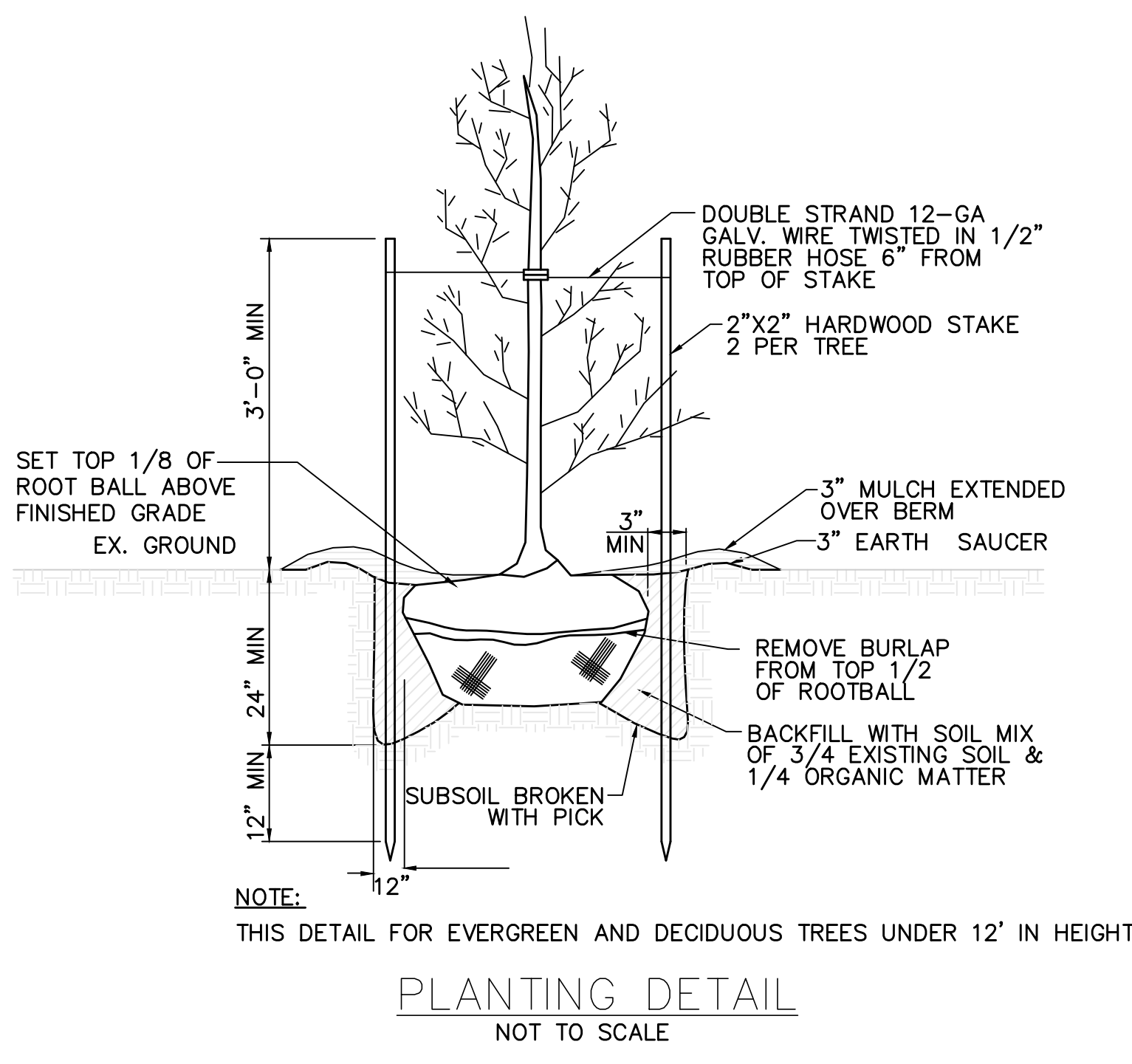
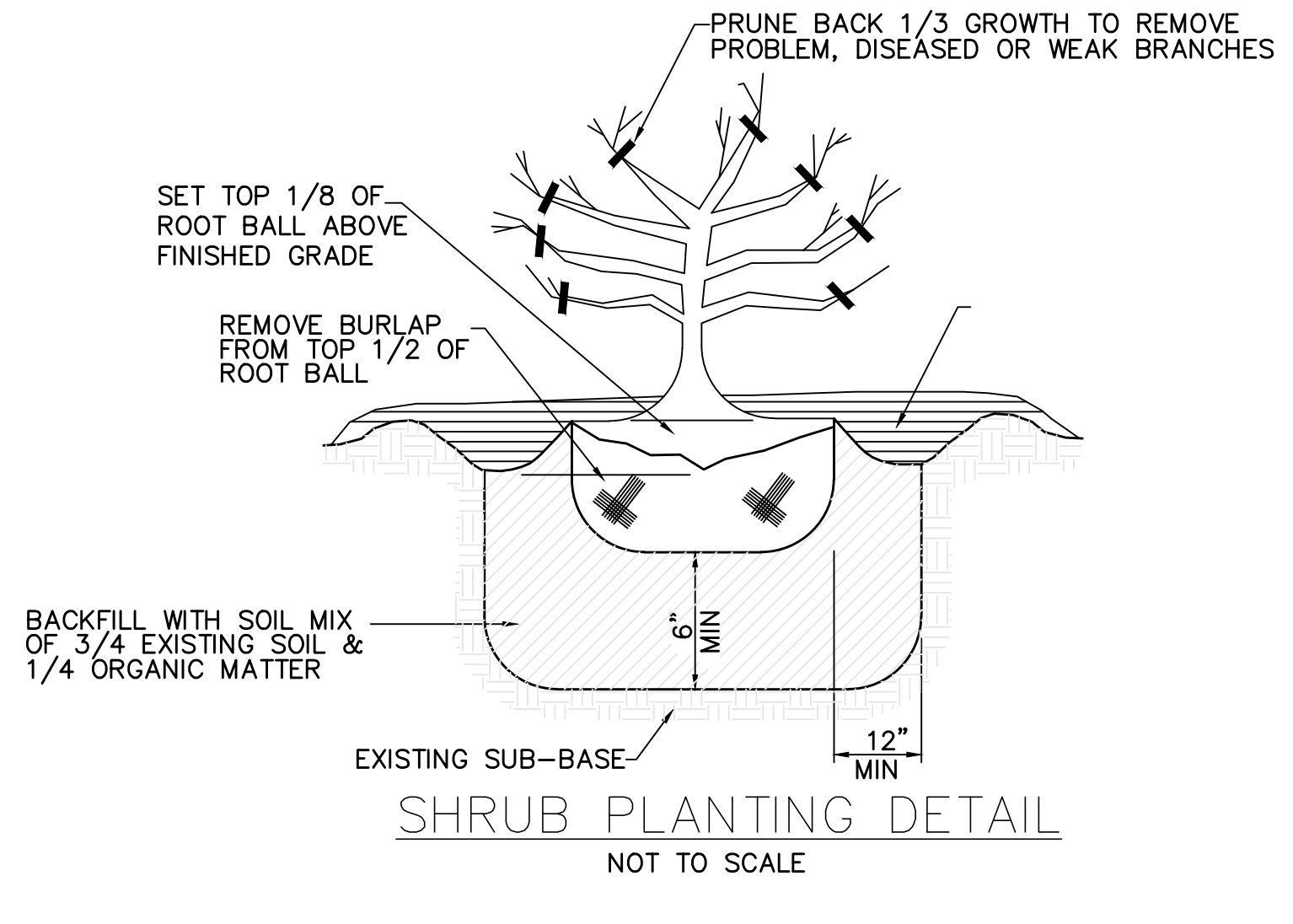
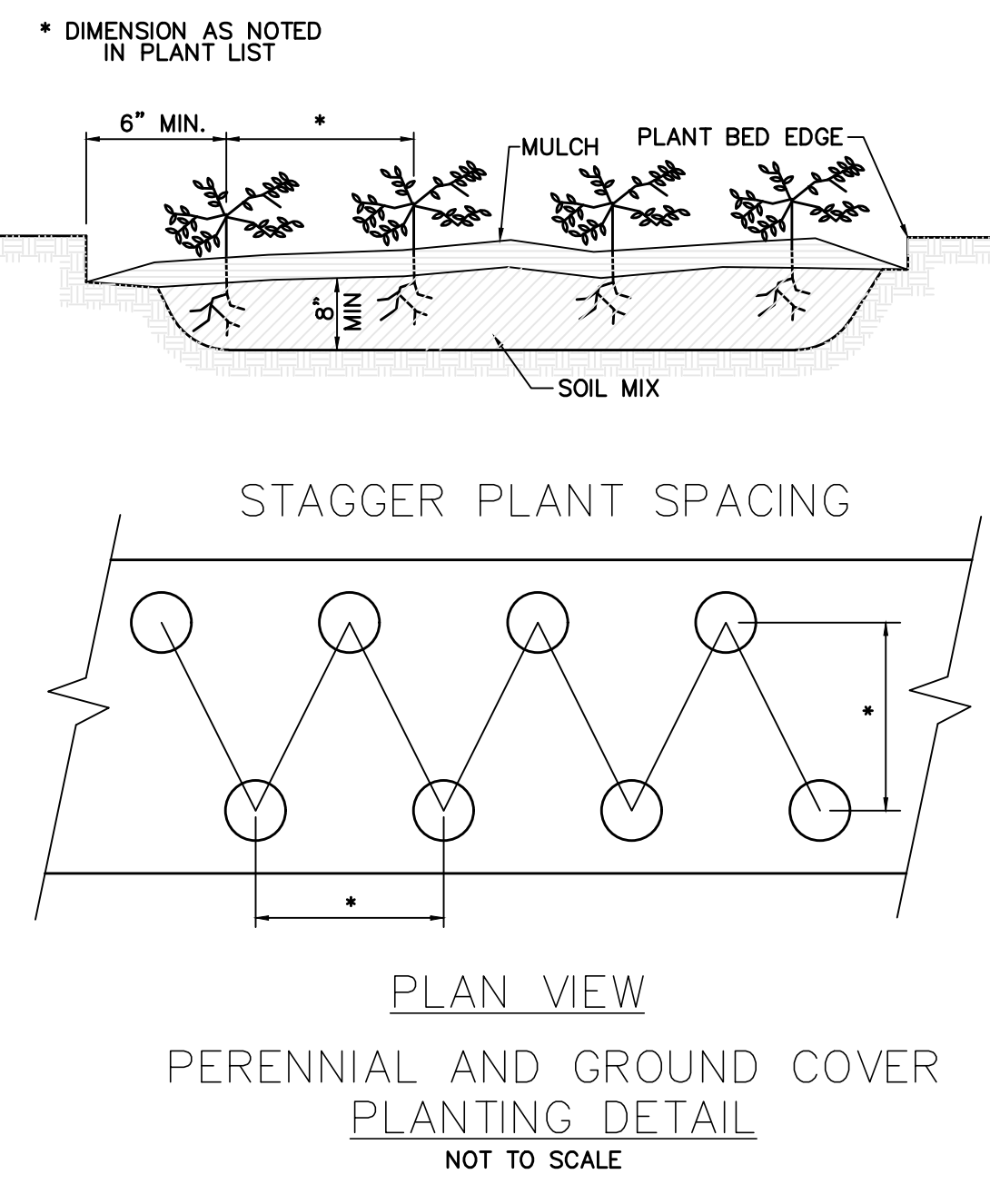
**RAZTEC ASSOCIATES, INC.**  
civil engineers & planners

3451 Emya's Place, Monrovia, Maryland 21770  
Tel: (301) 775-4394  
Email: mike@raztecengineers.com

PROFESSIONAL'S REVIEW STATEMENT:  
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER: 22742 EXPIRES: JUNE 15, 2026

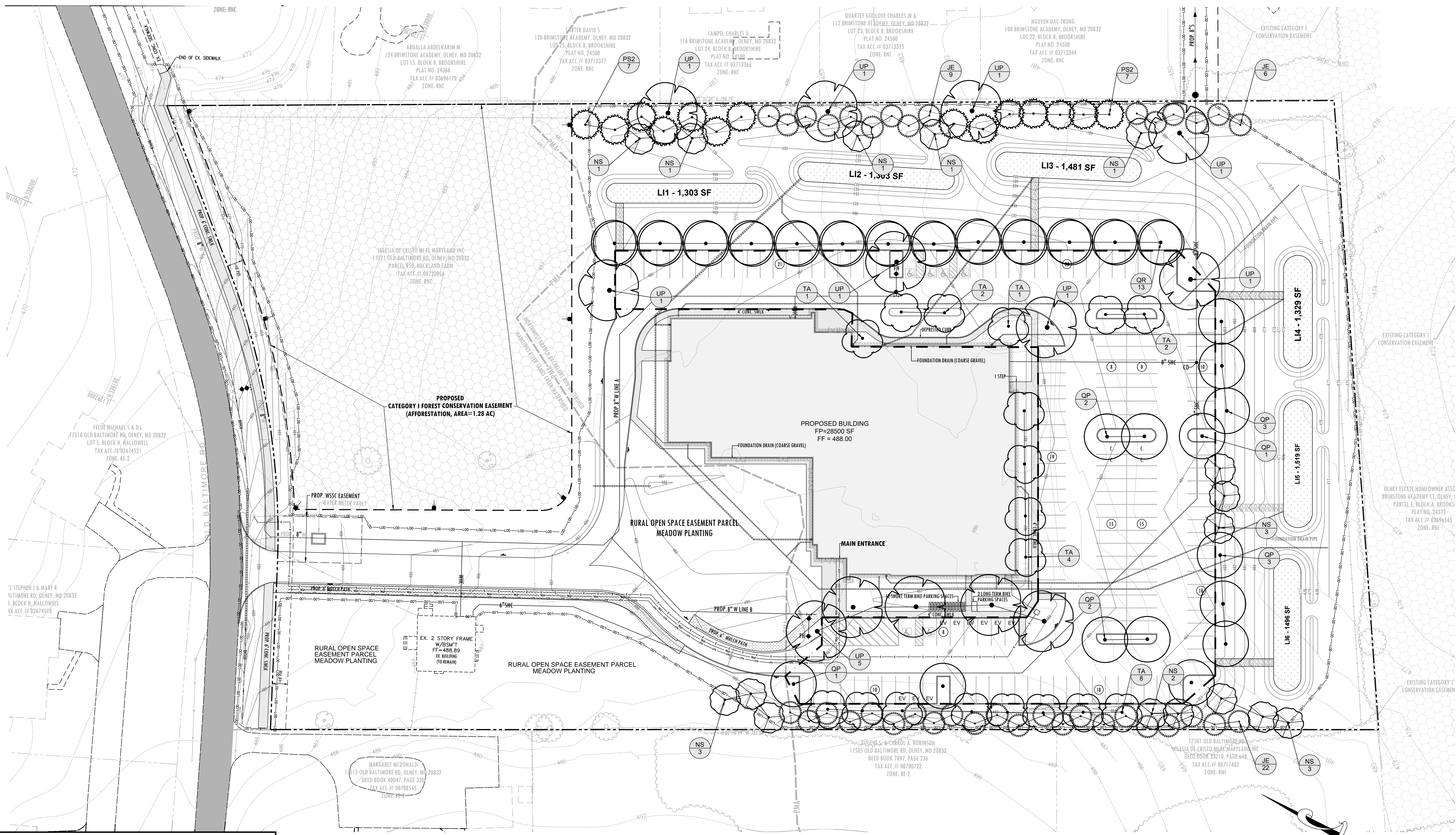
REV#	DATE

DRAWN BY: PG	DATE: NOV, 2025	SCALE: 1" = 30'	SHEET NUMBER: PP 4 OF 6
CHECKED BY: MR			



### PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
<b>CANOPY TREE</b>							
NS		Nyssa sylvatica / Tupelo	3" Cal.	B&B	16		
QP		Quercus phellos / Willow Oak	3" Cal.	B&B	14		
QR		Quercus rubra / Northern Red Oak	2" Cal.	B&B	13		
TA		Tilia americana / American Linden	2" Cal.	B&B	18		
UP		Ulmus americana 'Princeton' / Princeton American Elm	2" Cal.	B&B	13		
<b>EVERGREEN TREES</b>							
JE		Juniperus virginiana / Eastern Redcedar	7' Ht.	B&B	37		
PS2		Pinus strobus / White Pine	6' Ht.	B&B	14		



### LEGEND

- PROPERTY LINES
- EVERGREEN TREE
- CANOPY TREE
- PROPOSED PARKING LIGHT

NOTE: SOD QUANTITY IS AN ESTIMATE ONLY.  
SOD ALL DISTURBED AREAS NOT COVERED IN PLANTINGS

FEATURE	SYMBOL	FEATURE	SYMBOL
EXISTING STRUCTURES	EX	EXISTING WATER LINE	---
PROPOSED STRUCTURES	---	EXISTING SEWER LINE	---
BUILDING RESTRICTION LINE	---	PROPOSED WATER HOUSE CONNECTION	---
PROPERTY BOUNDARY LINE	---	PROPOSED SEWER MANHOLE	---
OVERHEAD ELECTRIC WIRE	OH	EXISTING SEWER MANHOLE	---
ROAD CENTERLINE	CL	PROPOSED FIRE WDRANT	---
EXISTING TOPOGRAPHY	---	PROPOSED WATER VALVE	---
PROPOSED GRADING	---	PROPOSED RRAP	---
PROP. SPOT ELEVATION	+	PROPOSED LANDSCAPE INFILTRATION	---
EXISTING TREE LINE	---	PROPOSED DOWNSPOUT	---
EXISTING FENCE	---	PRIMARY MAINTENANCE AREA (PMA)	---
LIMIT OF DISTURBANCE	---	PROPOSED STORM DRAIN PIPE	---
FOREST CONSERVATION EASEMENT	---	SOIL BORING - INFILTRATION TEST HOLE	---
RURAL OPEN SPACE AREA	---	PROPOSED CONCRETE PAVEMENT	---
EXISTING POWER POLE	---	PROPOSED ASPHALT PAVEMENT	---
EXISTING WATER VALVE	---	PROPOSED FOREST CONSERVATION SIGN	---
TO BE SAVED	(TBS)	PROPOSED FIRE DEPARTMENT CONNECTION	---
TO BE REMOVED	(TBR)	EXISTING TREE (TO BE REMOVED)	---

### OVERALL LANDSCAPE PLANTING PLAN

**IGLESIA DE CRISTO MI EL MARYLAND**  
 PROJECT ADDRESS: 17521 OLD BALTIMORE RD, OLNEY, MD 20832  
 OWNER/ APPLICANT: IGLESIA DE CRISTO MI EL MARYLAND INC  
 17521 OLD BALTIMORE RD, OLNEY, MD 20832

ZONING: RNC  
 TAX MAP: HTB2  
 TAX ACC. #: 00722056  
 PARCEL: P650/ROCKLAND FARM  
 LIBERY: 50719  
 FOLIO: 246

WSSC GRID: 22ANW03  
 8TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MD

**NORTON LAND DESIGN**  
 LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING

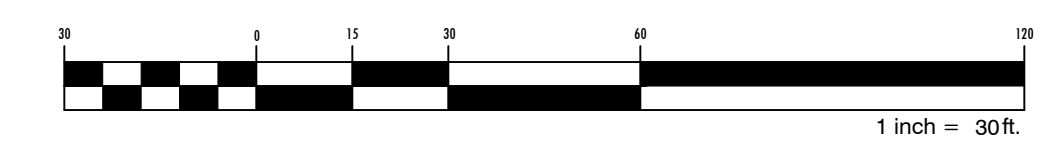
1546 DORSEY HALL DRIVE  
 2ND FLOOR  
 ELLICOTT CITY, MD 21042  
 410.542.9199  
 NORTONLANDDESIGN.COM

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 3310, expiration date 09/07/2025

REV#	DATE

**MISS UTILITY**  
 FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/TICS 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

**NOTE**  
 ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY "STANDARDS AND SPECIFICATIONS FOR TOPSOIL", PRIOR TO FINAL VEGETATIVE STABILIZATION.



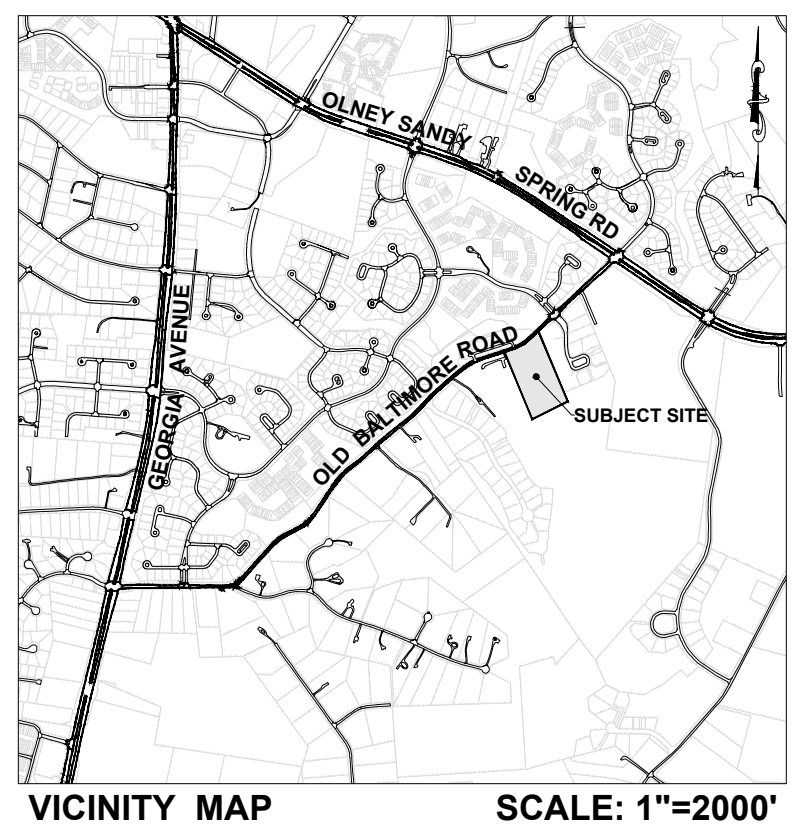
H. MARYLAND STATE PL.  
 V. 14033

DRAWN BY:	DATE	SCALE	SHEET NUMBER
MM	JULY, 2025	AS SHOWN	L-1.1

# PRELIMINARY/ FINAL FOREST CONSERVATION PLAN

FOR IGLESIA DE CRISTO MI EL MARYLAND  
17521 OLD BALTIMORE RD, OLNEY, MONTGOMERY COUNTY MARYLAND  
PLAN #120220040

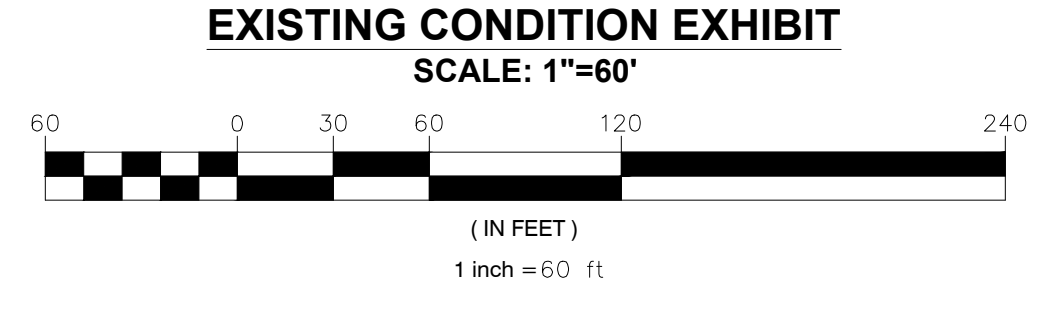
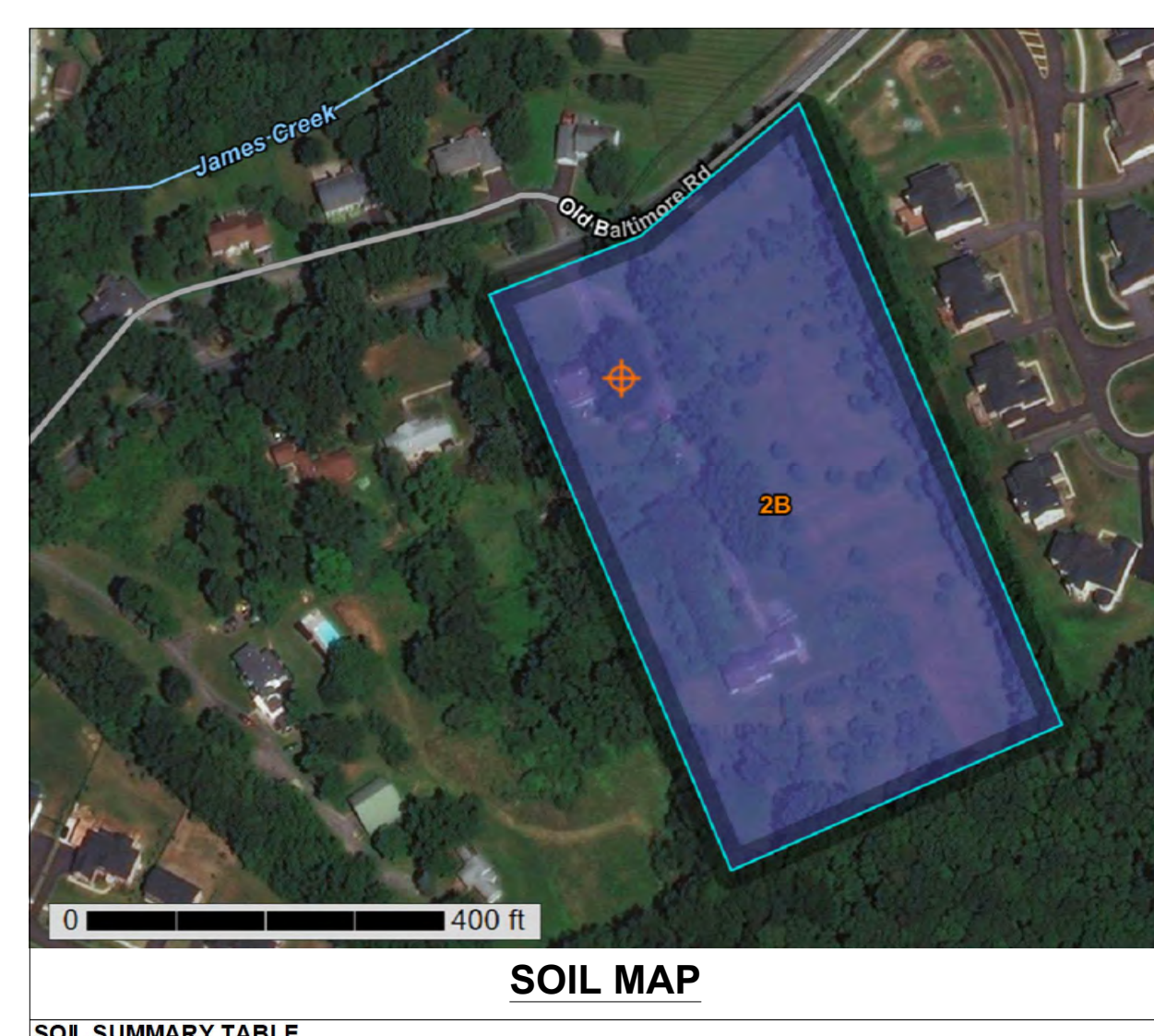
- SHEET INDEX**
- COVER SHEET
  - PRELIMINARY FOREST CONSERVATION PLAN
  - FOREST CONSERVATION DETAILS
  - FOREST CONSERVATION NOTES



OUTSIDE SAME PRIORITY WATERSHED FOREST CONSERVATION WORKSHEET IGLESIA DE CRISTO MI EL MARYLAND - PLAN#120220040				WITHIN SAME PRIORITY WATERSHED FOREST CONSERVATION WORKSHEET IGLESIA DE CRISTO MI EL MARYLAND - PLAN#120220040			
<b>NET TRACT AREA:</b>				<b>NET TRACT AREA:</b>			
A. Total tract area ...	7.17			A. Total tract area ...	7.17		
B. Additions to tract area (Off-Site Work, etc., construction required by this plan) ...	0.15			B. Additions to tract area (Off-Site Work, etc., construction required by this plan) ...	0.15		
C. Land dedication acres (parks, county facility, etc.) ...	0.00			C. Land dedication acres (parks, county facility, etc.) ...	0.00		
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.28			D. Land dedication for roads or utilities (construction not required by this plan) ...	0.28		
E. Area to remain in commercial agricultural production/use ...	0.00			E. Area to remain in commercial agricultural production/use ...	0.00		
F. Other deductions (specify) ...	0.00			F. Other deductions (specify) ...	0.00		
G. Net Tract Area ...	7.04			G. Net Tract Area ...	7.04		
<b>LAND USE CATEGORY:</b> (from Chapter 22A-3, Definitions) Input the number "1" under the appropriate land use, limit to only one entry.				<b>LAND USE CATEGORY:</b> (from Chapter 22A-3, Definitions) Input the number "1" under the appropriate land use, limit to only one entry.			
ARA	CDR	MDR	IDA	HDR	MPD	CIA	
0	0	0	0	0	0	0	0
G. Afforestation Threshold ...	20%	x G =	1.41	G. Afforestation Threshold ...	20%	x G =	1.41
H. Conservation Threshold ...	25%	x G =	1.76	H. Conservation Threshold ...	25%	x G =	1.76
<b>EXISTING FOREST COVER:</b>				<b>EXISTING FOREST COVER:</b>			
I. Existing forest cover ...	0.00			I. Existing forest cover ...	0.00		
J. Area of forest above afforestation threshold ...	0.00			J. Area of forest above afforestation threshold ...	0.00		
K. Area of forest above conservation threshold ...	0.00			K. Area of forest above conservation threshold ...	0.00		
<b>BREAK EVEN POINT:</b>				<b>BREAK EVEN POINT:</b>			
L. Forest retention above threshold with no mitigation ...	0.00			L. Forest retention above threshold with no mitigation ...	0.00		
M. Clearing permitted without mitigation ...	0.00			M. Clearing permitted without mitigation ...	0.00		
<b>PROPOSED FOREST CLEARING:</b>				<b>PROPOSED FOREST CLEARING:</b>			
N. Total area of forest to be cleared ...	0.00			N. Total area of forest to be cleared ...	0.00		
O. Total area of forest to be retained ...	0.00			O. Total area of forest to be retained ...	0.00		
<b>PLANTING REQUIREMENTS:</b>				<b>PLANTING REQUIREMENTS:</b>			
P. Reforestation for clearing above conservation threshold ...	0.00			P. Reforestation for clearing above conservation threshold ...	0.00		
Q. Reforestation for clearing below conservation threshold ...	0.00			Q. Reforestation for clearing below conservation threshold ...	0.00		
R. Credit for retention above conservation threshold ...	0.00			R. Credit for retention above conservation threshold ...	0.00		
S. Total reforestation required ...	0.00			S. Total reforestation required ...	0.00		
T. Total afforestation required ...	1.41			T. Total afforestation required ...	1.41		
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S") ...	0.00			U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S") ...	0.00		
V. Total reforestation and afforestation required ...	1.41			V. Total reforestation and afforestation required ...	1.41		
	worksheet date		4/9/2023		worksheet date		4/9/2023

**Note:**  
Forest Conservation obligation will be met by 1.28 ac of afforestation on-site and 0.13 ac off-site forest bank or fee-in-lieu payment.

LEGEND			
FEATURE	SYMBOL	FEATURE	SYMBOL
EXISTING STRUCTURES	EX	EXISTING WATER LINE	WL
PROPOSED STRUCTURES	PC	EXISTING SEWER LINE	SL
BUILDING RESTRICTION LINE	HC BR	PROPOSED WATER HOUSE CONNECTION	WHC
PROPERTY BOUNDARY LINE	PK	PROPOSED SEWER HOUSE CONNECTION	SK
OVERHEAD ELECTRIC WIRE	OH	PROPOSED SEWER MANHOLE	SM
ROAD CENTERLINE	CL	EXISTING SEWER MANHOLE	SM
EXISTING TOPOGRAPHY	200, 192	PROPOSED FIRE HYDRANT	HF
PROPOSED GRADING	180	PROPOSED WATER VALVE	WV
PROP. SPOT ELEVATION	+192.2	PROPOSED RIPRAP	RR
EXISTING TREE CANOPY LINE	TC	PROPOSED LANDSCAPE INFILTRATION	LI
EXISTING FENCE	FC	PROPOSED DOWNSPOUT	DS
LIMIT OF DISTURBANCE	LOD	PRIMARY MANAGEMENT AREA (PMA)	PM
PROP. FOREST CONSERVATION EASEMENT	FC	PROPOSED STORM DRAIN PIPE	SD
EXISTING FOREST CONSERVATION EASEMENT	FC	SOIL BORING - INFILTRATION TEST HOLE	SB
STEEP SLOPES (25% AND GREATER)	SS	PROPOSED AFFORESTATION AREA	AA
EXISTING POWER POLE	PP	PROPOSED CONCRETE PAVEMENT	CP
EXISTING WATER VALVE	WV	PROPOSED ASPHALT PAVEMENT	AP
TO BE SAVED	(TBS)	PROPOSED FOREST CONSERVATION SIGN	FC
TO BE REMOVED	(TBR)	PROPOSED FIRE DEPARTMENT CONNECTION	FD
EXISTING SIGNIFICANT TREE (24" - 29.9") CRITICAL ROOT ZONE (TO BE SAVED)	ST	EXISTING SPECIMEN TREE (30" AND GREATER) CRITICAL ROOT ZONE (TO BE SAVED)	ST
EXISTING SIGNIFICANT TREE (24" - 29.9") CRITICAL ROOT ZONE (TO BE SAVED)	ST	EXISTING SPECIMEN TREE (30" AND GREATER) CRITICAL ROOT ZONE (TO BE SAVED)	ST



- NOTES:**
- THIS PROPERTY IS FURTHER DEFINED AS PARCEL P950, ROCKLAND FARM. THE TAX IDENTIFICATION NUMBER ASSOCIATED WITH THIS PLAN IS 00722056. THE DEED REFERENCE IS 52719/248.
  - THE PROPERTY OWNER IS IGLESIA DE CRISTO MI EL MARYLAND INC AT ADDRESS 17521 OLD BALTIMORE RD, OLNEY, MD 20832.
  - THE TOTAL GROSS TRACT AREA IS 7.17 ACRES.
  - THE SITE IS LOCATED IN ZONE RNC.
  - NO RARE, THREATENED OR ENDANGERED (R.T.E.) SPECIES WERE OBSERVED DURING OUR SITE VISIT. A LETTER HAS BEEN SENT TO THE MARYLAND DNR TO REQUEST INFORMATION ON ANY KNOWN R.T.E. SPECIES ON THIS SITE.
  - THERE ARE NO STREAMS, FLOODPLAINS, WETLANDS, HIGHLY ERODIBLE SOILS OR OTHER ENVIRONMENTAL FEATURES ON-SITE. FEMA FLOODPLAIN MAP PANEL #24031C0220D STATES THERE IS NO FLOODPLAIN WITHIN 100' OF THE PROPERTY.
  - ACCORDING TO MD MERLIN ONLINE, US FISH & WILDLIFE SERVICE: NWI, AND FIELD OBSERVATION, THERE ARE NO WETLANDS OR ASSOCIATED BUFFERS WITHIN 100' OF THE PROPERTY.
  - THE SUBJECT PROPERTY IS LOCATED IN THE HAWLINGS RIVER - JAMES CREEK WATERSHED (USE IV-P) AND THE NORTHWEST BRANCH - BATCHELLOWS RUN WATERSHED (USE-IV). THE PORTION OF THIS PROPERTY THAT DRAINS TO HAWLINGS RIVER IS WITHIN 1/4 MILE OF JAMES CREEK. THEREFORE, THIS SECTION IS WITHIN THE PATUXENT RIVER PMA.
  - A PORTION OF THIS SITE IS LOCATED IN THE PATUXENT RIVER PRIMARY MANAGEMENT AREA.
  - NO CULTURAL OR HISTORICAL FEATURES EXIST ON-SITE BASED ON AVAILABLE RECORDS, ON-SITE 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 OR TREES GREATER THEN 75% OF THE CURRENT STATE AND/OR SPECIMEN TREES LOCATED ON THIS SITE AS SHOWN HEREON.
  - OFF-SITE LOCATIONS AND SIZES OF TREES, STRUCTURES, FOREST LINES, AND OTHER IMPROVEMENTS ARE APPROXIMATE AND BASED ON AVAILABLE TOPOGRAPHIC RECORDS.
  - THE NRI FIELD ANALYSIS FOR THIS SITE WAS CONDUCTED IN AUGUST, 2018 BY JAMES W. WITMER.

Features	Acres
Forest	0.00 ac
Floodplain	0.00 ac
Floodplain in Forest	0.00 ac
Wetlands	0.00 ac
Wetlands in Forest	0.00 ac
Environmental Buffer	0.00 ac
Environmental Buffer in Forest	0.00 ac
Average width of Environmental Buffer	0 If
Linear Extent of Streams	0 If

Number of Acres	
Tract	7.17
Remaining Agricultural Use	-
Road & Utility ROWs	0.15
Total Existing Forest	-
Forest Retention	-
Forest Cleared	-

Land Use & Thresholds	IDA	ARA, MDR, IDA, HDR, MPD, or CIA
Conservation Threshold	25%	percent
Afforestation Threshold	20%	percent

Total Channel Length	Average Buffer Width
(ft.)	(ft.) <sup>2</sup>
Stream(s)	-

Acres of Forest in	Retained			Cleared			Planted		
	Wetlands	100-Year Floodplain	Stream Buffers	Priority Areas	Wetlands	100-Year Floodplain	Stream Buffers	Priority Areas	
Wetlands	-	-	-	-	-	-	-	-	
100-Year Floodplain	-	-	-	-	-	-	-	-	
Stream Buffers	-	-	-	-	-	-	-	-	
Priority Areas	-	-	-	-	-	-	-	1.28	

<sup>1</sup> Only Road or Utility ROWs not to be improved as part of development application.  
<sup>2</sup> Information from EC Land Use Categories & Thresholds document.  
<sup>3</sup> Measured from stream edge to buffer edge.

FEATURE	AREA
AREA OF STEEP SLOPES	0.06 AC
LINEAR EXTENT OF STREAMS (ONSITE)	0 LF
STREAM BUFFER	0.00 AC
ENV. BUFFER (AVG. LENGTH & WIDTH)	0 LF
TOTAL FORESTED AREA	0.00 AC
FORESTED STREAM BUFFER AREA	0.00 AC
100 YEAR FLOODPLAIN	0.00 AC
WETLANDS	0.00 AC
FORESTED WETLANDS	0.00 AC

**DEVELOPER'S CERTIFICATE**  
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 120220040 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: IGLESIA DE CRISTO MI EL MARYLAND INC  
Printed Company Name

Contact Person or Owner: Nestor Alvarez  
Printed Name

Address: 17521 Old Baltimore Rd, Olney, MD 20832  
Phone: 240-876-3634  
Email: Nestor.McSteen.MD@gmail.com  
Signature: [Signature]

**CERTIFICATION OF QUALIFIED PROFESSIONAL**  
I HEREBY CERTIFY THAT THE PLAN SHOWN HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS, AND MNCPPAC GUIDELINES.

8/25/2025  
DATE

Michael J. Klebasco  
MICHAEL J. KLEBASCO  
WETLAND STUDIES AND SOLUTIONS, INC  
QUALIFIED PROFESSIONAL, PER COMAR 08.19.06.1

**COVER SHEET**  
PLAN# 120220040

**IGLESIA DE CRISTO MI EL MARYLAND**

PROJECT ADDRESS: 17521 OLD BALTIMORE RD, OLNEY, MD 20832  
OWNER/APPLICANT: IGLESIA DE CRISTO MI EL MARYLAND INC  
17521 OLD BALTIMORE RD, OLNEY, MD 20832

ZONING: RNC  
TAX MAP: HTS  
TAX ACC #: 00722056  
PARCEL: P950/ROCKLAND FARM  
DEED REF: 52719/248  
WSSC GRID: 224NW03

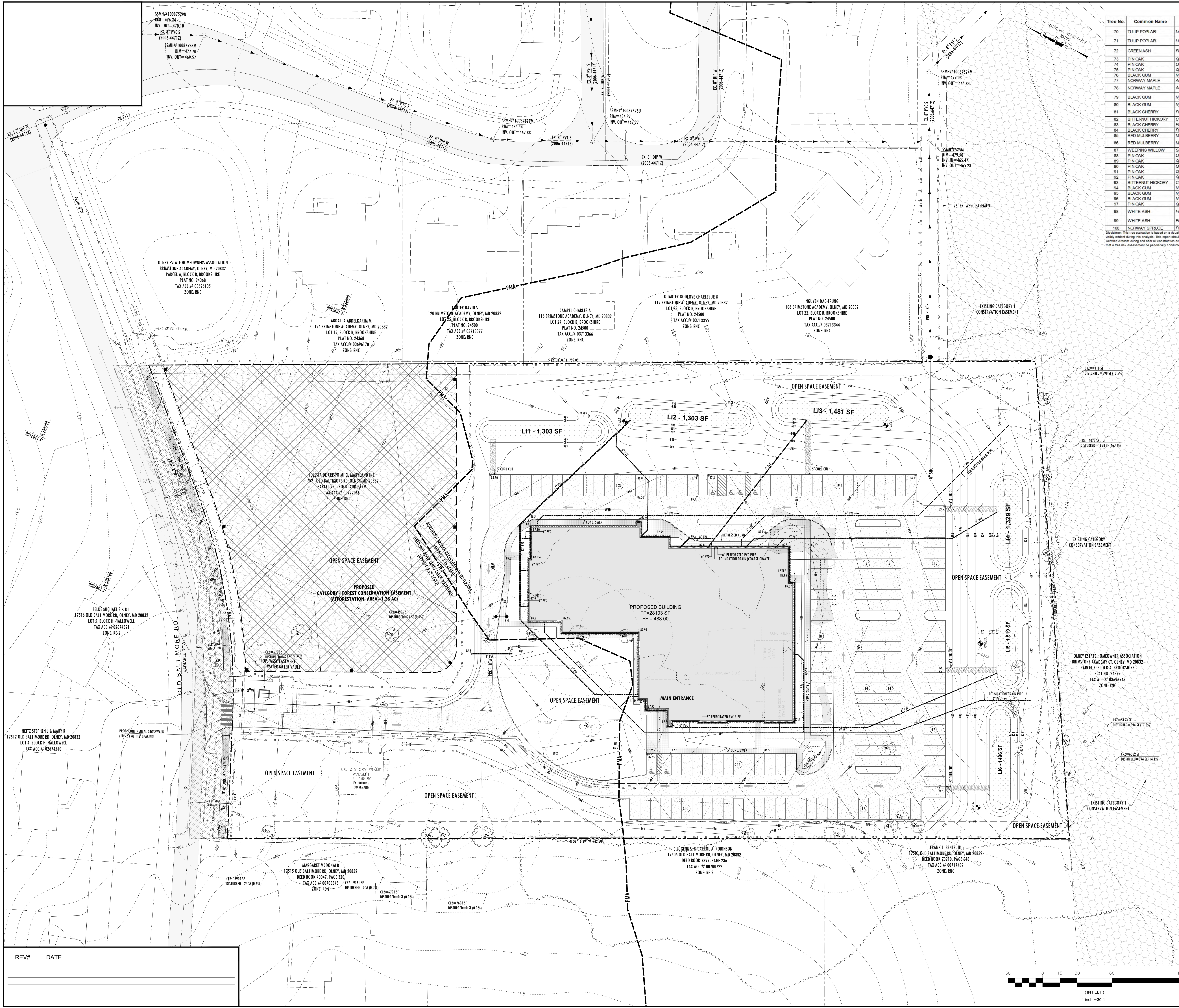
8TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MD

**RAZTEC ASSOCIATES, INC.**  
civil engineers & planners

3451 Emrys Pl, Monrovia, Maryland 21770  
Tel: (301) 775-4394  
email: razteceng@comcast.net

REV#	DATE

DRAWN BY:	DATE	SCALE	SHEET NUMBER
PG	SEP, 2025	1" = 60'	FCP 1 OF 4



Tree No.	Common Name	Botanical Name	Dia. (IN)	Condition	Notes	To Be Removed / To Remain
70	TULIP POPLAR	Liriodendron tulipifera	36	FAIR	CO-DOMINATE WITH TREE #1, INCLUDED BARK, HIGH PROBABILITY OF FAILURE, HAZARD, DIEBACK	To Remain
71	TULIP POPLAR	Liriodendron tulipifera	31	GOOD	CO-DOMINATE WITH TREE #1, INCLUDED BARK, HIGH PROBABILITY OF FAILURE, HAZARD, DIEBACK	To Remain
72	GREEN ASH	Fraxinus pennsylvanica	33	POOR	TWIN 33 AND 32, STANDING DEADWOOD, EMERALD ASH BORER	To Remain
73	PIN OAK	Quercus palustris	24	GOOD		To Be Removed
74	PIN OAK	Quercus palustris	23	GOOD		To Be Removed
75	PIN OAK	Quercus palustris	25	GOOD		To Be Removed
76	BLACK GUM	Nyssa sylvatica	25	GOOD		To Remain
77	NORWAY MAPLE	Acer platanoides	24	GOOD	CO-DOMINATE TREE	To Remain
78	NORWAY MAPLE	Acer platanoides	24	GOOD	MULTI-STEM, INCLUDED BARK, HIGH PROBABILITY OF FAILURE	To Be Removed
79	BLACK GUM	Nyssa sylvatica	27	GOOD	CO-DOMINATE W/ INCLUDED BARK, SEAM, HIGH PROBABILITY OF FAILURE	To Remain
80	BLACK GUM	Nyssa sylvatica	30	GOOD	CO-DOMINATE W/ INCLUDED BARK, SIGNIFICANT DIEBACK/DEADWOOD, HIGH PROBABILITY OF FAILURE	To Remain
81	BLACK CHERRY	Prunus serotina	28	POOR		To Be Removed
82	BITTERNUT HICKORY	Carya cordiformis	25	GOOD		To Be Removed
83	BLACK CHERRY	Prunus serotina	24	GOOD		To Be Removed
84	BLACK CHERRY	Prunus serotina	27	GOOD	CO-DOMINATE W/ INCLUDED BARK	To Be Removed
85	RED MULBERRY	Morus rubra	34	POOR	SPILT, DECAY HOLLOW	To Be Removed
86	RED MULBERRY	Morus rubra	27	GOOD	CO-DOMINATE WITH INCLUDED BARK, SEAM, HIGH PROBABILITY OF FAILURE	To Be Removed
87	SWEETGUM	Liquidambar styraciflua	30	GOOD		To Be Removed
88	PIN OAK	Quercus palustris	27	GOOD		To Be Removed
89	PIN OAK	Quercus palustris	34.5	GOOD		To Be Removed
90	PIN OAK	Quercus palustris	23.5	GOOD	SLIGHT DIEBACK	To Be Removed
91	PIN OAK	Quercus palustris	27	GOOD	DIEBACK IN CANOPY	To Be Removed
92	PIN OAK	Quercus palustris	25.5	GOOD		To Remain
93	BITTERNUT HICKORY	Carya cordiformis	36.5	GOOD	SMALL CAVITY W/ DECAY	To Be Removed
94	BLACK GUM	Nyssa sylvatica	29	GOOD		To Be Removed
95	BLACK GUM	Nyssa sylvatica	23	GOOD		To Be Removed
96	BLACK GUM	Nyssa sylvatica	25.5	GOOD		To Be Removed
97	PIN OAK	Quercus palustris	31	GOOD		To Remain
98	WHITE ASH	Fraxinus Americana	30	POOR	TWIN 30 & 21, EMERALD ASH BORER, CO-DOMINATE W/ INCLUDED BARK, DEAD, HAZARD	To Be Removed
99	WHITE ASH	Fraxinus Americana	23.5	POOR	SIGNIFICANT DIEBACK, EMERALD ASH BORER, SEVERE DECLINE	To Remain
100	NORWAY SPRUCE	Picea abies	29.5	GOOD		To Be Removed

FEATURE	SYMBOL	FEATURE	SYMBOL
EXISTING STRUCTURES	EX	EXISTING WATER LINE	WL
PROPOSED STRUCTURES	PR	EXISTING SEWER LINE	SL
BUILDING RESTRICTION LINE	10' BR	PROPOSED WATER HOUSE CONNECTION	WHC
PROPERTY BOUNDARY LINE	BL	PROPOSED SEWER HOUSE CONNECTION	SHC
OVERHEAD ELECTRIC WIRE	OH	EXISTING SEWER MANHOLE	SMH
ROAD CENTERLINE	CL	EXISTING SEWER MANHOLE	SMH
EXISTING TOPOGRAPHY	200, 192, 184	PROPOSED FIRE HYDRANT	FHY
PROPOSED GRADING	180	PROPOSED WATER VALVE	WV
PROP. SPOT ELEVATION	180.2	PROPOSED RIPRAP	RIP
EXISTING TREE CANOPY LINE	TC	PROPOSED LANDSCAPE INFILTRATION	LINF
EXISTING FENCE	FC	PROPOSED DOWNSPOUT	DS
LIMIT OF DISTURBANCE	LD	PRIMARY MANAGEMENT AREA (PMA)	PMA
PROP. FOREST CONSERVATION EASEMENT	FCE	PROPOSED STORM DRAIN PIPE	SDP
EXISTING FOREST CONSERVATION EASEMENT	FCE	SOIL BORING - INFILTRATION TEST HOLE	SB
STEEP SLOPES (2% AND GREATER)	SS	PROPOSED AFFORESTATION AREA	AA
EXISTING POWER POLE	PP	PROPOSED CONCRETE PAVEMENT	CP
EXISTING WATER VALVE	WV	PROPOSED ASPHALT PAVEMENT	AP
TO BE SAVED	(TBS)	PROPOSED FOREST CONSERVATION SIGN	FC
TO BE REMOVED	(TBR)	PROPOSED FIRE DEPARTMENT CONNECTION	FD
EXISTING SIGNIFICANT TREE (24" - 29.9")	ST	EXISTING SPECIMEN TREE (30" AND GREATER) CRITICAL ROOT ZONE (TO BE SAVED)	ST
EXISTING SIGNIFICANT TREE (24" - 29.9")	ST	EXISTING SPECIMEN TREE (30" AND GREATER) CRITICAL ROOT ZONE (TO BE SAVED)	ST

**DEVELOPER'S CERTIFICATE**  
 The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 120220040 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: IGLESIA DE CRISTO MI EL MARYLAND INC  
 Printed Company Name: \_\_\_\_\_  
 Contact Person or Owner: Nestor Alvarez  
 Printed Name: \_\_\_\_\_  
 Address: 17521 Old Baltimore Rd, Olney, MD 20832  
 Phone: 240-876-3634  
 Email: nestor.alvarez@iglesia.com  
 Signature: \_\_\_\_\_

**CERTIFICATION OF QUALIFIED PROFESSIONAL**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS, AND MNCAPAC GUIDELINES.

8/25/2025  
 DATE: \_\_\_\_\_  
 MICHAEL J. KLEBASKO  
 WETLAND STUDIES AND SOLUTIONS, INC.  
 QUALIFIED PROFESSIONAL PER COMAR 08.19.06.1

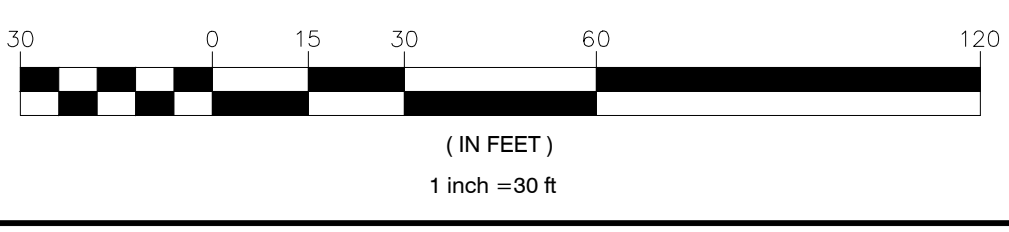
**PRELIMINARY FOREST CONSERVATION PLAN**  
 PLAN# 120220040

**IGLESIA DE CRISTO MI EL MARYLAND**  
 PROJECT ADDRESS: 17521 OLD BALTIMORE RD, OLNEY, MD 20832  
 OWNER/APPLICANT: IGLESIA DE CRISTO MI EL MARYLAND INC  
 17521 OLD BALTIMORE RD, OLNEY, MD 20832

ZONING: RNC  
 TAX MAP: HT2  
 TAX ACC #: 0072056  
 PARCEL: P807ROCKLAND FARMP  
 DEED REF: 50718248  
 WSSC GRID: 224NW03

8TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MD

REV#	DATE



DRAWN BY: PG  
 CHECKED BY: MR  
 DATE: SEP, 2025  
 SCALE: 1" = 30'  
 SHEET NUMBER: FCP 2 OF 4

3451 Emsy Pl, Monrovia, Maryland 21770  
 Tel: (301) 775-4394  
 email: razteceng@comcast.net

September 15, 2025

Montgomery County Planning Board  
2425 Reedie Drive, 14th Floor  
Wheaton, MD 20902

Re: § 22A-21 Variance Request for 17521 Old Baltimore Road

Dear Planning Board,

As required by the Code of Montgomery County Regulations, the Maryland-National Capital Park and Planning Commission (M-NCPPC) (applicant) hereby requests a variance for the removal of five (5) specimen trees and impacts to the Critical Root Zone (CRZ) of two (2) specimen trees. The subject trees are located at 17521 Old Baltimore Road in Olney, Montgomery County, Maryland. The requested variance is for impacts related to the construction of a new church building with attendant parking lots and stormwater management.

The subject trees were assessed in August 2018 by James W. Witmer of JNM Engineering, LLC, Maryland Department of Natural Resources Forest Conservation Qualified Professional.

The subject trees are depicted on the Forest Conservation Plan (FCP) prepared by Raztec Associates, Inc. dated August 2025 (Attachment 1). Their diameters-at-breast height (DBHs), conditions and proposed Critical Root Zone (CRZ) disturbance as shown on approved Natural Resource Inventory Plan #420200270, are listed in the table below. Please note that ‘% CRZ Impact’ is calculated based on work performed within the CRZ *regardless of whether or not root loss is an expected result of that work* (e.g., demolition of existing hardscape and decompaction of soil is counted as impact, though no root loss will occur and the final condition will be an improvement with regard to the tree). Measures to minimize actual root loss while performing work within the CRZ are detailed on the FCP and described below in brief.

TREE IMPACT TABLE						
Tree ID #	Common Name	Botanical Name	DBH	Condition	Impact/Remove	% CRZ Impact
ST-85	Red Mulberry	<i>Morus rubra</i>	34	Poor	Remove	100
ST-87	Weeping Willow	<i>Salix babylonica</i>	30	Good	Remove	100
ST-89	Pin Oak	<i>Quercus palustris</i>	34.5	Good	Remove	100
ST-93	Bitternut Hickory	<i>Carya cordiformis</i>	36.5	Good	Remove	100
ST-98	White Ash	<i>Fraxinus americana</i>	30	Poor	Remove	100
ST-80	Black Gum	<i>Nyssa sylvatica</i>	30	Good	Impact	14.2
ST-97	Pin Oak	<i>Quercus palustris</i>	31	Good	Impact	6.2

The FCP outlines several methods to reduce CRZ impacts and ensure long-term health of the remaining trees, including:

- The affected trees are to receive stress reduction measures such as root pruning, crown reduction, watering, fertilizing, vertical mulching and/or root aeration systems.
- Per the FCP, tree protection devices such as fencing with flagging and signage will be installed along forest edges and around specimen trees to remain.

The proposed church and attendant structures have been designed with the intention of maximizing tree retention while meeting ADA, County parking, and stormwater requirements. Due to the proposed design, construction methods, and prescribed stress reduction measures, we anticipate CRZ impacts for these trees to be manageable.

The following describes the above requested variance in further detail, illustrates compliance with the Code of Montgomery County Regulations, Chapter 22A, Article III, § 22A-21, and provides additional justification:

- a) *Written request.* An applicant may request in writing a variance from this Chapter or any regulation adopted under it if the applicant shows that enforcement would result in unwarranted hardship. A request for a variance suspends the time requirements in Section 22A-11 until the Planning Board or Planning Director acts on the request.
- b) *Application requirements.* An applicant for a variance must:
  - (1) describe the special conditions peculiar to the property which would cause the unwarranted hardship;

***Comment: An existing residence will remain post-construction and thus limits the area available for the proposed development and the slope of the site away from Old Baltimore Road precludes the placement of the stormwater management features in areas without specimen trees.***

- (2) describe how enforcement of this Chapter will deprive the landowner of rights commonly enjoyed by others in similar areas;

***Comment: Other similar construction projects that encounter trees in similar locations on a site would be provided the same considerations during the review of the required variance application. Furthermore, trees on sites with similar constraints are routinely granted variances for root impacts and removal.***

- (3) verify that state water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance; and

***Comment: The variance will not violate state water quality standards or cause measurable degradation in water quality. The subject trees are not located within***

*a stream buffer, wetland or special protection area. In connection with site development described above, the applicant is proposing improved stormwater management in compliance with current regulations. The concept stormwater management plan incorporates the State and County's Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), according to the latest revision to Chapter 5 of the MDE Stormwater Management Design Manual. To ensure that there are no adverse effects on waterways in the immediate area of the project or the watershed in general, all grading and construction will be in accordance with an MDE-approved Erosion and Sediment Control Plan that provides for adequate sediment and erosion control.*

- (4) provide any other information appropriate to support the request.

*Comment: The specimen trees are spread across the site as individual trees (not in forest). Due to this scatter, there is no feasible way to develop the parcel without impacting several of the specimen trees.*

In addition to the foregoing, the requested variance satisfies the criteria in Section 22A-21(d) of the County Code because granting the variance:

- (i) will not confer a special privilege on the Applicant that would be denied to others;

*Comment: The granting of the requested variance will not confer upon the applicant a special privilege that would be denied to other applicants. The proposed construction and lack of viable options for the subject trees necessitate root impacts to achieve the type of renovation work proposed for the subject property. Root impacts to the subject trees are reasonably expected given the subject trees' locations on the site. Applicants with similar circumstances would equally be entitled to a necessary variance to impact specimen trees.*

- (ii) is not based on conditions or circumstances which result from the action of the Applicant;

*Comment: The requested tree variance is not based on conditions or circumstances which result from actions of the applicant. The trees are pre-existing.*

- (iii) is not based on a condition related to land or building use, either permitted or non-conforming, on a neighboring property; and

*Comment: The requested tree variance is based on the proposed removal and impacts to CRZs. The scattered locations of the specimen trees across the site is the driver of the removal and impact and not affected by any condition related to land or build use, either permitted or non-conforming on a neighboring property.*

(iv) will not violate State water quality standards or cause measurable degradation in water quality

***Comment: As described in response to (3) above, the requested tree variance will not violate state water quality standards or cause measurable degradation in water quality.***

I trust that this information is sufficient for your office to render a decision regarding this variance request, as it satisfies all requirements under Section 22-A-21 of the County Code. Please do not hesitate to contact me if you have any questions or if you should require further information.

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.



Haley Kelly  
Senior Environmental Scientist, QP  
ISA Board Certified Arborist #MA-6567A

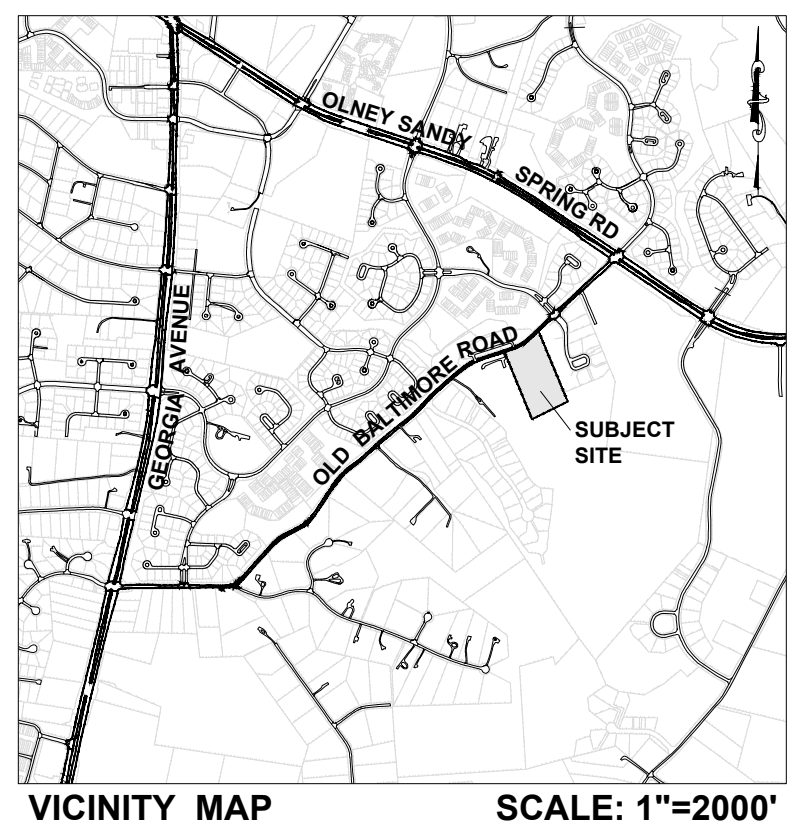
Enc. Iglesia de Cristo Mi El Maryland Preliminary Forest Conservation Plan ([Attachment 1](#))

CC: Mike Razavi, Raztec Associates, Inc. (via email: [mike@raztecengineers.com](mailto:mike@raztecengineers.com))

# PRELIMINARY/ FINAL FOREST CONSERVATION PLAN

FOR IGLESIA DE CRISTO MI EL MARYLAND  
17521 OLD BALTIMORE RD, OLNEY, MONTGOMERY COUNTY MARYLAND  
PLAN #120220040

- SHEET INDEX**
- COVER SHEET
  - PRELIMINARY FOREST CONSERVATION PLAN
  - FOREST CONSERVATION DETAILS
  - FOREST CONSERVATION NOTES



OUTSIDE SAME PRIORITY WATERSHED				WITHIN SAME PRIORITY WATERSHED			
FOREST CONSERVATION WORKSHEET				FOREST CONSERVATION WORKSHEET			
IGLESIA DE CRISTO MI EL MARYLAND - PLAN#120220040				IGLESIA DE CRISTO MI EL MARYLAND - PLAN#120220040			
<b>NET TRACT AREA:</b>				<b>NET TRACT AREA:</b>			
A. Total tract area ...	7.17			A. Total tract area ...	7.17		
B. Additions to tract area (Off-Site Work, etc., construction required by this plan) ...	0.15			B. Additions to tract area (Off-Site Work, etc., construction required by this plan) ...	0.15		
C. Land dedication acres (parks, county facility, etc.) ...	0.00			C. Land dedication acres (parks, county facility, etc.) ...	0.00		
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.28			D. Land dedication for roads or utilities (construction not required by this plan) ...	0.28		
E. Area to remain in commercial agricultural production/use ...	0.00			E. Area to remain in commercial agricultural production/use ...	0.00		
F. Other deductions (specify) ...	0.00			F. Other deductions (specify) ...	0.00		
G. Net Tract Area ...	7.04			G. Net Tract Area ...	7.04		
<b>LAND USE CATEGORY:</b> (from Chapter 22A-3, Definitions)				<b>LAND USE CATEGORY:</b> (from Chapter 22A-3, Definitions)			
Input the number "1" under the appropriate land use, limit to only one entry.				Input the number "1" under the appropriate land use, limit to only one entry.			
ARA	CDR	MDR	IDA	HDR	MPD	CIA	
0	0	0	0	0	0	0	0
G. Afforestation Threshold ...	20%	x G =	1.41	G. Afforestation Threshold ...	20%	x G =	1.41
H. Conservation Threshold ...	25%	x G =	1.76	H. Conservation Threshold ...	25%	x G =	1.76
<b>EXISTING FOREST COVER:</b>				<b>EXISTING FOREST COVER:</b>			
I. Existing forest cover ...	0.00			I. Existing forest cover ...	0.00		
J. Area of forest above afforestation threshold ...	0.00			J. Area of forest above afforestation threshold ...	0.00		
K. Area of forest above conservation threshold ...	0.00			K. Area of forest above conservation threshold ...	0.00		
<b>BREAK EVEN POINT:</b>				<b>BREAK EVEN POINT:</b>			
L. Forest retention above threshold with no mitigation ...	0.00			L. Forest retention above threshold with no mitigation ...	0.00		
M. Clearing permitted without mitigation ...	0.00			M. Clearing permitted without mitigation ...	0.00		
<b>PROPOSED FOREST CLEARING:</b>				<b>PROPOSED FOREST CLEARING:</b>			
N. Total area of forest to be cleared ...	0.00			N. Total area of forest to be cleared ...	0.00		
O. Total area of forest to be retained ...	0.00			O. Total area of forest to be retained ...	0.00		
<b>PLANTING REQUIREMENTS:</b>				<b>PLANTING REQUIREMENTS:</b>			
P. Reafforestation for clearing above conservation threshold ...	0.00			P. Reafforestation for clearing above conservation threshold ...	0.00		
Q. Reafforestation for clearing below conservation threshold ...	0.00			Q. Reafforestation for clearing below conservation threshold ...	0.00		
R. Credit for retention above conservation threshold ...	0.00			R. Credit for retention above conservation threshold ...	0.00		
S. Total reafforestation required ...	0.00			S. Total reafforestation required ...	0.00		
T. Total afforestation required ...	1.41			T. Total afforestation required ...	1.41		
U. Credit for landscaping (may not be used to meet reafforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S") ...	0.00			U. Credit for landscaping (may not be used to meet reafforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S") ...	0.00		
V. Total reafforestation and afforestation required ...	1.41			V. Total reafforestation and afforestation required ...	1.41		
	worksheet date		4/3/2023		worksheet date		4/3/2023

**Note:**  
Forest Conservation obligation will be met by 1.28 ac of afforestation on-site and 0.13 ac off-site forest bank or fee-in-lieu payment.

**Resource Data Table**

Features	Acres
Forest	0.00 ac
Floodplain	0.00 ac
Floodplain in Forest	0.00 ac
Wetlands	0.00 ac
Wetlands in Forest	0.00 ac
Environmental Buffer	0.00 ac
Environmental Buffer in Forest	0.00 ac
Average width of Environmental Buffer	0 lf
Linear Extent of Streams	0 lf

**Forest Conservation Data Table**

Number of Acres	
Tract	7.17
Remaining Agricultural Use	-
Road & Utility ROWs	0.15
Total Existing Forest	-
Forest Retention	-
Forest Cleared	-

Land Use & Thresholds	IDA	ARA, MDR, IDA, HDR, MPD, or CIA
Conservation Threshold	25%	percent
Afforestation Threshold	20%	percent

Total Channel Length	Average Buffer Width
(ft.)	(ft.) <sup>2</sup>
Stream(s)	-

Acres of Forest in	Retained			Cleared			Planted		
	Wetlands	100-Year Floodplain	Stream Buffers	Priority Areas	Wetlands	100-Year Floodplain	Stream Buffers	Priority Areas	
Wetlands	-	-	-	-	-	-	-	-	
100-Year Floodplain	-	-	-	-	-	-	-	-	
Stream Buffers	-	-	-	-	-	-	-	-	
Priority Areas	-	-	-	-	-	-	-	1.28	

<sup>1</sup> Only Road or Utility ROWs not to be improved as part of development application.  
<sup>2</sup> Information from EC Land Use Categories & Thresholds document.  
<sup>3</sup> Measured from stream edge to buffer edge.

**ENVIRONMENT DATA TABLE**

FEATURE	AREA
AREA OF STEEP SLOPES	0.06 AC
LINEAR EXTENT OF STREAMS (ONSITE)	0 LF
STREAM BUFFER	0.00 AC
ENV. BUFFER (AVG. LENGTH & WIDTH)	0 LF
TOTAL FORESTED AREA	0.00 AC
FORESTED STREAM BUFFER AREA	0.00 AC
100 YEAR FLOODPLAIN	0.00 AC
WETLANDS	0.00 AC
FORESTED WETLANDS	0.00 AC

**DEVELOPER'S CERTIFICATE**  
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 120220040 including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: IGLESIA DE CRISTO MI EL MARYLAND INC  
Printed Company Name

Contact Person or Owner: Nestor Alvarez  
Printed Name

Address: 17521 Old Baltimore Rd, Olney, MD 20832

Phone: 240-876-3634

Email: nestor.alvarez@iglesia.com

Signature: [Signature]

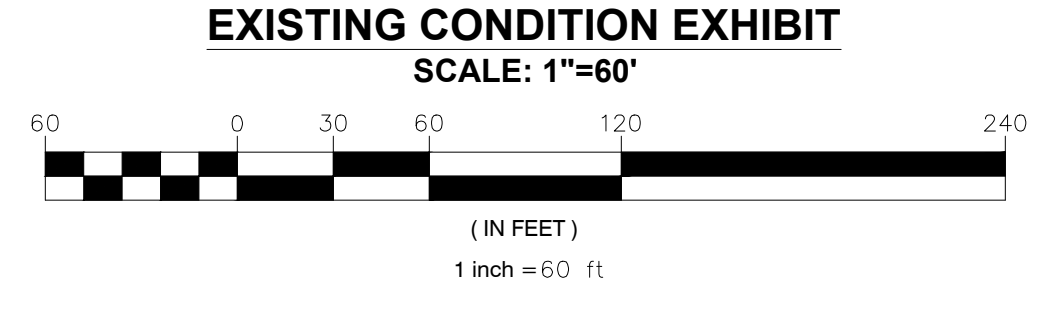
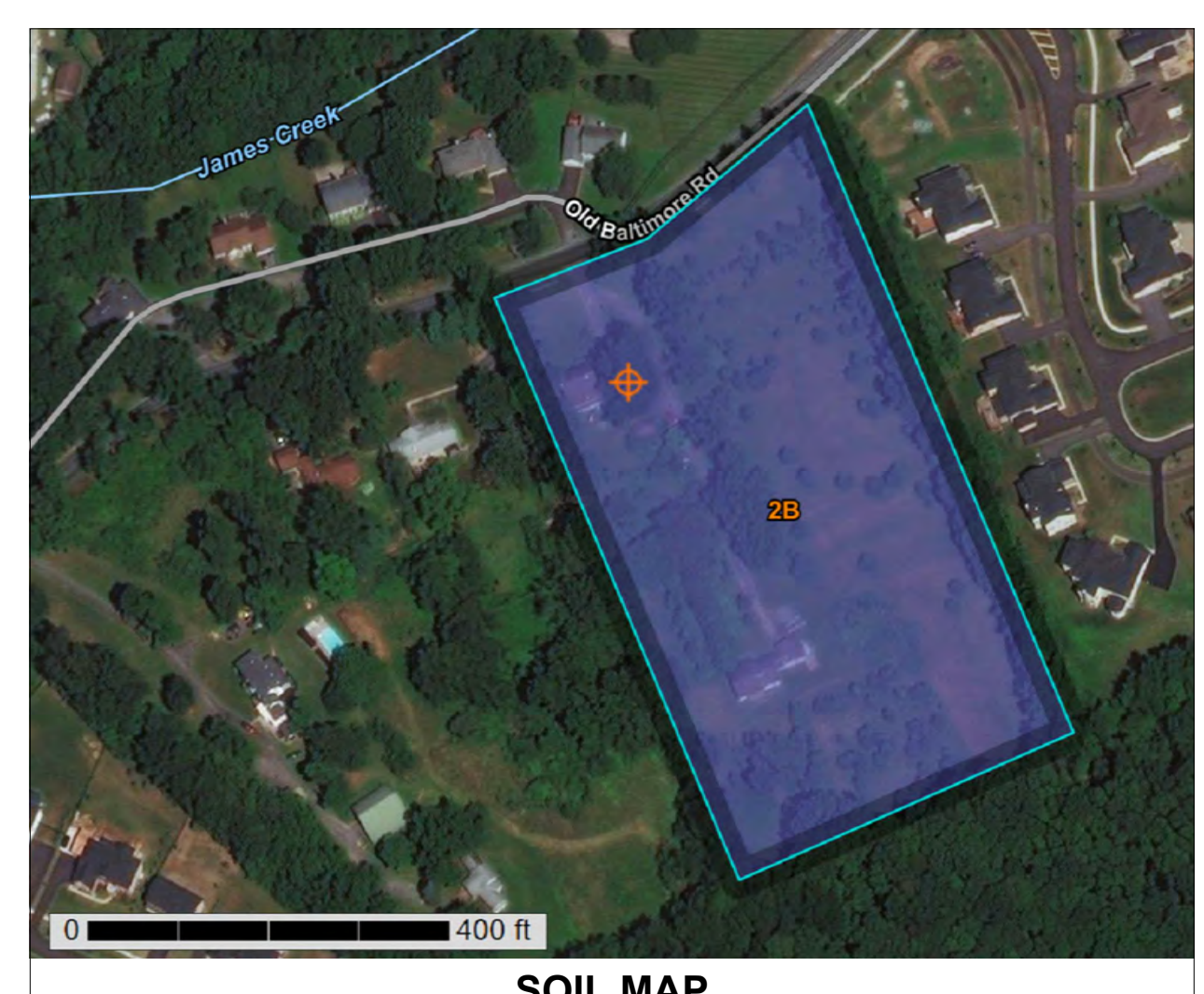
**CERTIFICATION OF QUALIFIED PROFESSIONAL**  
I HEREBY CERTIFY THAT THE PLAN SHOWN HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS, AND MNCPPAC GUIDELINES.

8/25/2025  
DATE

Michael J. Klebasco  
MICHAEL J. KLEBASCO  
WETLAND STUDIES AND SOLUTIONS, INC  
QUALIFIED PROFESSIONAL, PER COMAR 08.19.06.1

**LEGEND**

FEATURE	SYMBOL	FEATURE	SYMBOL
EXISTING STRUCTURES	[Symbol]	EXISTING WATER LINE	[Symbol]
PROPOSED STRUCTURES	[Symbol]	EXISTING SEWER LINE	[Symbol]
BUILDING RESTRICTION LINE	[Symbol]	PROPOSED WATER HOUSE CONNECTION	[Symbol]
PROPERTY BOUNDARY LINE	[Symbol]	PROPOSED SEWER HOUSE CONNECTION	[Symbol]
OVERHEAD ELECTRIC WIRE	[Symbol]	PROPOSED SEWER MANHOLE	[Symbol]
ROAD CENTERLINE	[Symbol]	EXISTING SEWER MANHOLE	[Symbol]
EXISTING TOPOGRAPHY	[Symbol]	PROPOSED FIRE HYDRANT	[Symbol]
PROPOSED GRADING	[Symbol]	PROPOSED WATER VALVE	[Symbol]
PROP. SPOT ELEVATION	[Symbol]	PROPOSED RIPRAP	[Symbol]
EXISTING TREE CANOPY LINE	[Symbol]	PROPOSED LANDSCAPE INFILTRATION	[Symbol]
EXISTING FENCE	[Symbol]	PROPOSED DOWNSPOUT	[Symbol]
LIMIT OF DISTURBANCE	[Symbol]	PRIMARY MANAGEMENT AREA (PMA)	[Symbol]
PROP. FOREST CONSERVATION EASEMENT	[Symbol]	PROPOSED STORM DRAIN PIPE	[Symbol]
EXISTING FOREST CONSERVATION EASEMENT	[Symbol]	SOIL BORING - INFILTRATION TEST HOLE	[Symbol]
STEEP SLOPES (25% AND GREATER)	[Symbol]	PROPOSED AFFORESTATION AREA	[Symbol]
EXISTING POWER POLE	[Symbol]	PROPOSED CONCRETE PAVEMENT	[Symbol]
EXISTING WATER VALVE	[Symbol]	PROPOSED ASPHALT PAVEMENT	[Symbol]
TO BE SAVED	[Symbol]	PROPOSED FOREST CONSERVATION SIGN	[Symbol]
TO BE REMOVED	[Symbol]	PROPOSED FIRE DEPARTMENT CONNECTION	[Symbol]
EXISTING SIGNIFICANT TREE (24" - 29.9") CRITICAL ROOT ZONE (TO BE SAVED)	[Symbol]	EXISTING SPECIMEN TREE (30" AND GREATER) CRITICAL ROOT ZONE (TO BE SAVED)	[Symbol]
EXISTING SIGNIFICANT TREE (24" - 29.9") CRITICAL ROOT ZONE (TO BE SAVED)	[Symbol]	EXISTING SPECIMEN TREE (30" AND GREATER) CRITICAL ROOT ZONE (TO BE SAVED)	[Symbol]



- NOTES:**
- THIS PROPERTY IS FURTHER DEFINED AS PARCEL P950, ROCKLAND FARM. THE TAX IDENTIFICATION NUMBER ASSOCIATED WITH THIS PLAN IS 00722056. THE DEED REFERENCE IS 52719/248.
  - THE PROPERTY OWNER IS IGLESIA DE CRISTO MI EL MARYLAND INC AT ADDRESS 17521 OLD BALTIMORE RD, OLNEY, MD 20832.
  - THE TOTAL GROSS TRACT AREA IS 7.17 ACRES.
  - THE SITE IS LOCATED IN ZONE RNC.
  - NO RARE, THREATENED OR ENDANGERED (R.T.E.) SPECIES WERE OBSERVED DURING OUR SITE VISIT. A LETTER HAS BEEN SENT TO THE MARYLAND DNR TO REQUEST INFORMATION ON ANY KNOWN R.T.E. SPECIES ON THIS SITE.
  - THERE ARE NO STREAMS, FLOODPLAINS, WETLANDS, HIGHLY ERODIBLE SOILS OR OTHER ENVIRONMENTAL FEATURES ONSITE. FEMA FLOODPLAIN MAP PANEL #24031C0220D STATES THERE IS NO FLOODPLAIN WITHIN 100' OF THE PROPERTY.
  - ACCORDING TO MD MERLIN ONLINE, US FISH & WILDLIFE SERVICE: NWI, AND FIELD OBSERVATION, THERE ARE NO WETLANDS OR ASSOCIATED BUFFERS WITHIN 100' OF THE PROPERTY.
  - THE SUBJECT PROPERTY IS LOCATED IN THE HAWLINGS RIVER - JAMES CREEK WATERSHED (USE IV-P) AND THE NORTHWEST BRANCH - BATCHELLOWS RUN WATERSHED (USE-IV). THE PORTION OF THIS PROPERTY THAT DRAINS TO HAWLINGS RIVER IS WITHIN 1/4 MILE OF JAMES CREEK. THEREFORE, THIS SECTION IS WITHIN THE PATUXENT RIVER PMA.
  - A PORTION OF THIS SITE IS LOCATED IN THE PATUXENT RIVER PRIMARY MANAGEMENT AREA.
  - 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 OR TREES GREATER THEN 75% OF THE CURRENT STATE AND/OR SPECIMEN TREES LOCATED ON THIS SITE AS SHOWN HEREON.
  - OFFSITE LOCATIONS AND SIZES OF TREES, STRUCTURES, FOREST LINES, AND OTHER IMPROVEMENTS ARE APPROXIMATE AND BASED ON AVAILABLE TOPOGRAPHIC RECORDS.
  - THE NRI FIELD ANALYSIS FOR THIS SITE WAS CONDUCTED IN AUGUST, 2018 BY JAMES W. WITMER.

REV#	DATE

**COVER SHEET**  
PLAN# 120220040

**IGLESIA DE CRISTO MI EL MARYLAND**

PROJECT ADDRESS: 17521 OLD BALTIMORE RD, OLNEY, MD 20832  
OWNER/APPLICANT: IGLESIA DE CRISTO MI EL MARYLAND INC  
17521 OLD BALTIMORE RD, OLNEY, MD 20832

ZONING: RNC  
TAX MAP: HTS  
TAX ACC #: 00722056  
PARCEL: P950/ROCKLAND FARM  
DEED REF: 52719/248  
WSSC GRID: 224NW03

8TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MD

**RAZTEC ASSOCIATES, INC.**  
civil engineers & planners

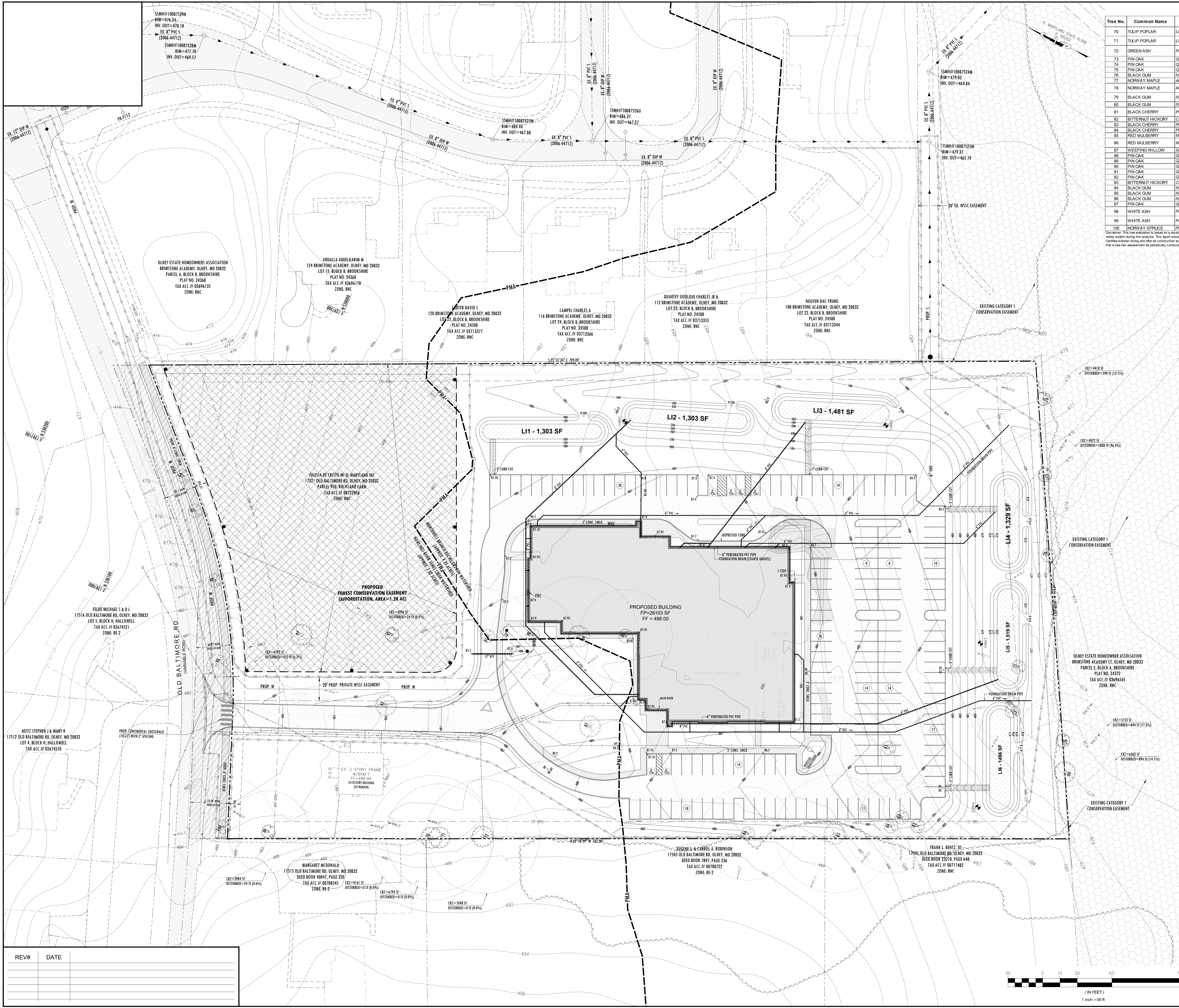
3451 Emrys Pl, Monrovia, Maryland 21770  
Tel: (301) 775-4394  
email: razteceng@comcast.net

DRAWN BY: PG  
CHECKED BY: MR

DATE  
AUG, 2025

SCALE  
1" = 60'

SHEET NUMBER  
FCP 1 OF 4



Tree No.	Common Name	Botanical Name	Dia. (IN)	Condition	Notes	To Be Removed / To Remain
70	TULIP POPLAR	Liriodendron tulipifera	36	FAIR	CO-DOMINATE WITH TREE #1, INCLUDED BARK, HIGH PROBABILITY OF FAILURE, HAZARD, DIEBACK	To Remain
71	TULIP POPLAR	Liriodendron tulipifera	31	GOOD	CO-DOMINATE WITH TREE #1, INCLUDED BARK, HIGH PROBABILITY OF FAILURE, HAZARD, DIEBACK	To Remain
72	GREEN ASH	Fraxinus pennsylvanica	33	POOR	TWIN 33 AND 32, STANDING DEADWOOD, EMERALD ASH BORER	To Remain
73	PIN OAK	Quercus palustris	24	GOOD		To Be Removed
74	PIN OAK	Quercus palustris	23	GOOD		To Be Removed
75	PIN OAK	Quercus palustris	25	GOOD		To Be Removed
76	BLACK GUM	Nyssa sylvatica	25	GOOD		To Remain
77	NORWAY MAPLE	Acer platanoides	24	GOOD	CO-DOMINATE TREE	To Remain
78	NORWAY MAPLE	Acer platanoides	24	GOOD	MULTI-STEM, INCLUDED BARK, HIGH PROBABILITY OF FAILURE	To Be Removed
79	BLACK GUM	Nyssa sylvatica	27	GOOD	CO-DOMINATE W/ INCLUDED BARK, SEAM, HIGH PROBABILITY OF FAILURE	To Remain
80	BLACK GUM	Nyssa sylvatica	30	GOOD	CO-DOMINATE W/ INCLUDED BARK, SIGNIFICANT DIEBACK/DEADWOOD, HIGH PROBABILITY OF FAILURE	To Remain
81	BLACK CHERRY	Prunus serotina	28	POOR		To Be Removed
82	BITTERNUT HICKORY	Carya cordiformis	25	GOOD		To Be Removed
83	BLACK CHERRY	Prunus serotina	24	GOOD		To Be Removed
84	BLACK CHERRY	Prunus serotina	27	GOOD	CO-DOMINATE W/ INCLUDED BARK	To Be Removed
85	RED MULBERRY	Morus rubra	34	POOR	SPILT, DECAY HOLLOW	To Be Removed
86	RED MULBERRY	Morus rubra	37	GOOD	CO-DOMINATE W/ INCLUDED BARK, SEAM, HIGH PROBABILITY OF FAILURE	To Be Removed
87	SWEETGUM	Liquidambar styraciflua	30	GOOD	MULTI-STEM, INCLUDED BARK, HIGH PROBABILITY OF FAILURE	To Be Removed
88	PIN OAK	Quercus palustris	27	GOOD		To Be Removed
89	PIN OAK	Quercus palustris	34.5	GOOD		To Be Removed
90	PIN OAK	Quercus palustris	23.5	GOOD	BLIGHT DIEBACK	To Be Removed
91	PIN OAK	Quercus palustris	27	GOOD	DIEBACK IN CANOPY	To Be Removed
92	PIN OAK	Quercus palustris	25.5	GOOD		To Remain
93	BITTERNUT HICKORY	Carya cordiformis	36.5	GOOD	SMALL CAVITY W/ DECAY	To Be Removed
94	BLACK GUM	Nyssa sylvatica	25	GOOD		To Be Removed
95	BLACK GUM	Nyssa sylvatica	23	GOOD		To Be Removed
96	BLACK GUM	Nyssa sylvatica	25.5	GOOD		To Be Removed
97	PIN OAK	Quercus palustris	31	GOOD		To Remain
98	WHITE ASH	Fraxinus Americana	30	POOR	TWIN 30 & 21, EMERALD ASH BORER, CO-DOMINATE W/ INCLUDED BARK, DEAD, HAZARD	To Be Removed
99	WHITE ASH	Fraxinus Americana	23.5	POOR	SEMI-DECAY HOLLOW, EMERALD ASH BORER, SEVERE DECLINE	To Remain
100	NORWAY SPRUCE	Picea abies	29.5	GOOD		To Be Removed

FEATURE	SYMBOL	FEATURE	SYMBOL
EXISTING STRUCTURES	EX	EXISTING WATER LINE	—W—
PROPOSED STRUCTURES	—	EXISTING SEWER LINE	—S—
BUILDING RESTRICTION LINE	—R—	PROPOSED WATER HOUSE CONNECTION	—WH—
PROPERTY BOUNDARY LINE	—P—	PROPOSED SEWER HOUSE CONNECTION	—SH—
OVERHEAD ELECTRIC WIRE	—OH—	PROPOSED SEWER MANHOLE	—SM—
ROAD CENTERLINE	—C—	EXISTING SEWER MANHOLE	—S—
EXISTING TOPOGRAPHY	—T—	PROPOSED FIRE HYDRANT	—FH—
PROPOSED GRADING	—G—	PROPOSED WATER VALVE	—WV—
PROP. SPOT ELEVATION	—SE—	PROPOSED RIPRAP	—R—
EXISTING TREE CANOPY LINE	—TC—	PROPOSED LANDSCAPE INFILTRATION	—LI—
EXISTING FENCE	—F—	PROPOSED DOWNSPOUT	—DS—
LIMIT OF DISTURBANCE	—LD—	PRIMARY MANAGEMENT AREA (PMA)	—PMA—
PROP. FOREST CONSERVATION EASEMENT	—FCE—	PROPOSED STORM DRAIN PIPE	—SD—
EXISTING FOREST CONSERVATION EASEMENT	—FCE—	SOIL BORING - INFILTRATION TEST HOLE	—SB—
STEEP SLOPES (5% AND GREATER)	—S—	PROPOSED AFFORESTATION AREA	—AA—
EXISTING POWER POLE	—PP—	PROPOSED CONCRETE PAVEMENT	—CP—
EXISTING WATER VALVE	—WV—	PROPOSED ASPHALT PAVEMENT	—AP—
TO BE SAVED	(TBS)	PROPOSED FOREST CONSERVATION SIGN	—FC—
TO BE REMOVED	(TBR)	PROPOSED FIRE DEPARTMENT CONNECTION	—FD—
EXISTING SIGNIFICANT TREE (24" - 29.9") CRITICAL ROOT ZONE (TO BE SAVED)	—S—	EXISTING SPACED TREE (30" AND GREATER) CRITICAL ROOT ZONE (TO BE SAVED)	—S—
EXISTING SIGNIFICANT TREE (24" - 29.9") CRITICAL ROOT ZONE (TO BE SAVED)	—S—	EXISTING SPACED TREE (30" AND GREATER) CRITICAL ROOT ZONE (TO BE SAVED)	—S—

**DEVELOPER'S CERTIFICATE**  
 The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 120220040 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: IGLESIA DE CRISTO MI EL MARYLAND INC  
 Printed Company Name: \_\_\_\_\_  
 Contact Person or Owner: Nestor Alvarez  
 Printed Name: \_\_\_\_\_  
 Address: 17521 Old Baltimore Rd, Olney, MD 20832  
 Phone: 240-876-3634  
 Email: nestor.alvarez@iglesia.com  
 Signature: \_\_\_\_\_

**CERTIFICATION OF QUALIFIED PROFESSIONAL**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS, AND MNCPCAP GUIDELINES.

8/25/2025  
 DATE: \_\_\_\_\_  
 MICHAEL J. KLEBASKO  
 WETLAND STUDIES AND SOLUTIONS, INC.  
 QUALIFIED PROFESSIONAL PER COMAR 08.19.06.1

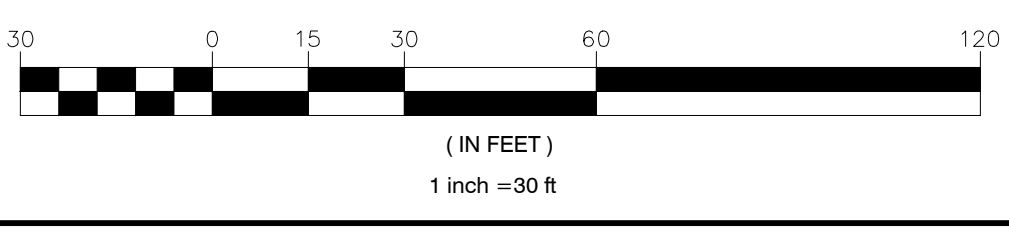
**PRELIMINARY FOREST CONSERVATION PLAN**  
 PLAN# 120220040

**IGLESIA DE CRISTO MI EL MARYLAND**  
 PROJECT ADDRESS: 17521 OLD BALTIMORE RD, OLNEY, MD 20832  
 OWNER/APPLICANT: IGLESIA DE CRISTO MI EL MARYLAND INC  
 17521 OLD BALTIMORE RD, OLNEY, MD 20832

ZONING: RNC  
 TAX MAP: HT2  
 TAX ACC #: 0072056  
 PARCEL: 0072056  
 DEED REF: 0072056  
 WSSC GRID: 224NW03

8TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MD

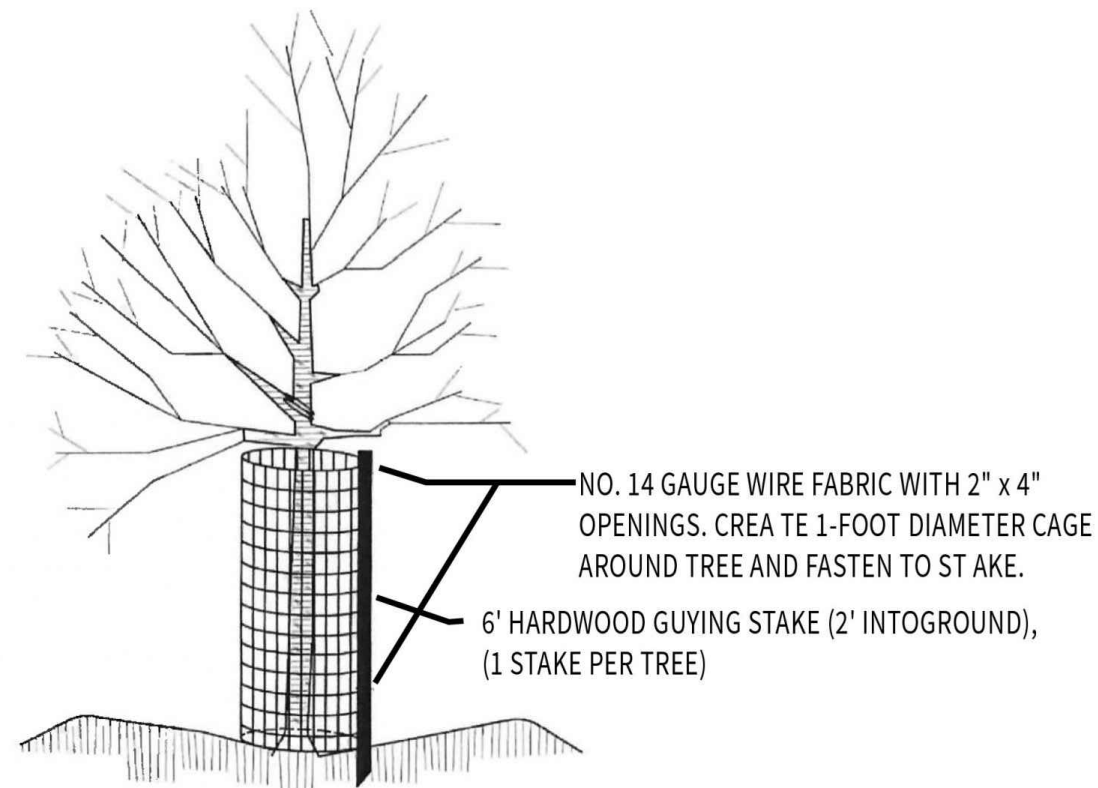
REV#	DATE



3451 Emsy Pl, Monrovia, Maryland 21770  
 Tel: (301) 775-4394  
 email: razteceng@comcast.net

DRAWN BY: PG  
 CHECKED BY: MR  
 DATE: AUG, 2025  
 SCALE: 1" = 30'  
 SHEET NUMBER: FCP 2 OF 4

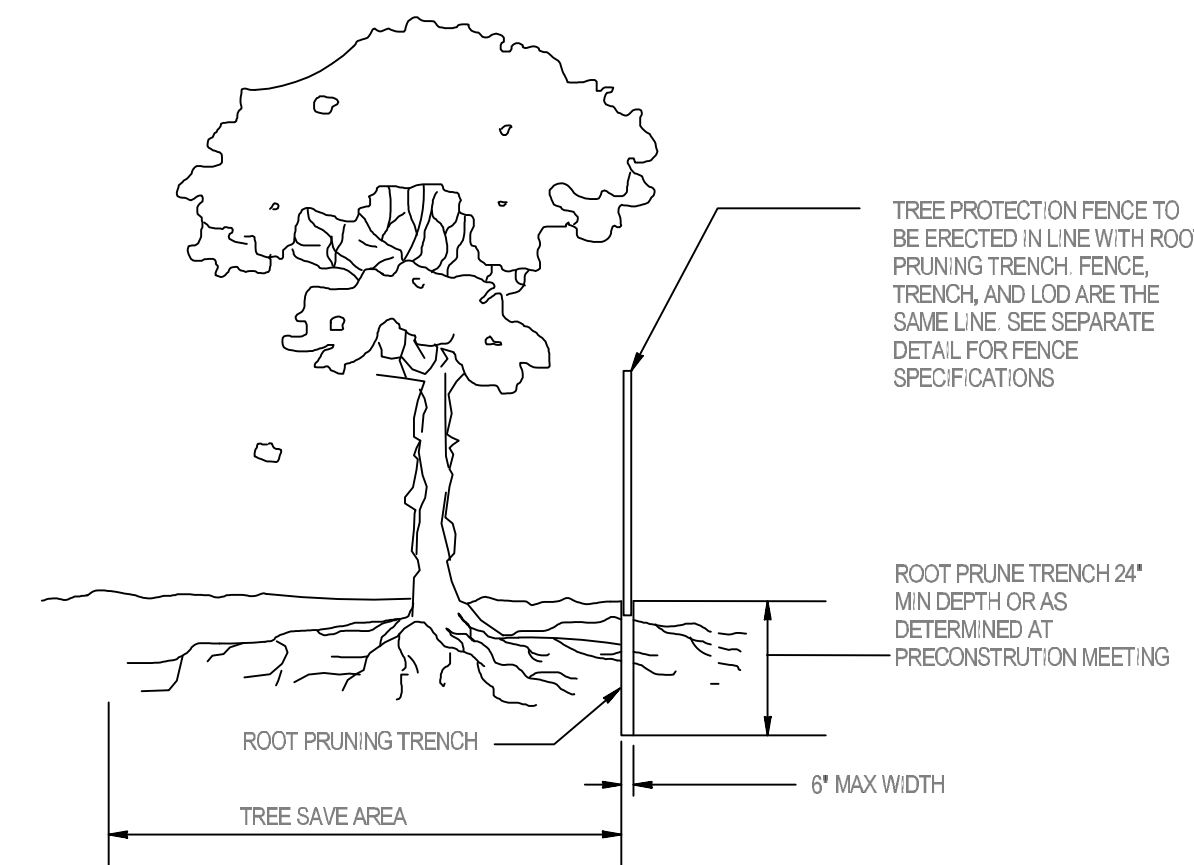
## Deer Protection Fencing



**Notes:**

1. Height of cage shall be 4-feet (min.).
2. Cage shall be fastened to stake with two (min.) 11-inch releasable cable ties (one at top and one 6" (min.) above the ground).
3. Do not damage tree during installation.
4. Substitutions must be approved by Forest Conservation Inspector.
5. Cases to be removed at direction of Forest Conservation Inspector.

**Montgomery Planning**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

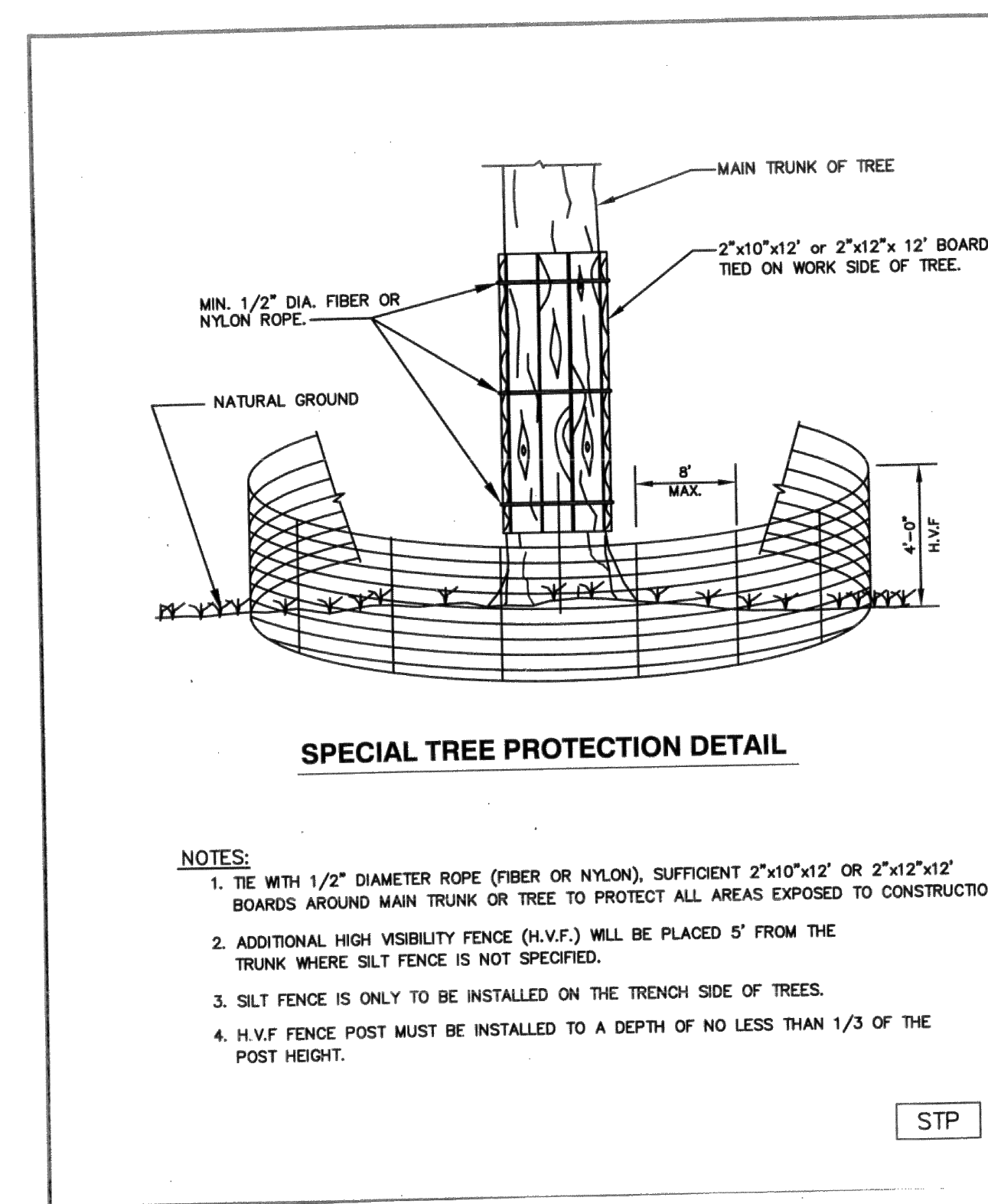


**NOTES:**

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



**SPECIAL TREE PROTECTION DETAIL**

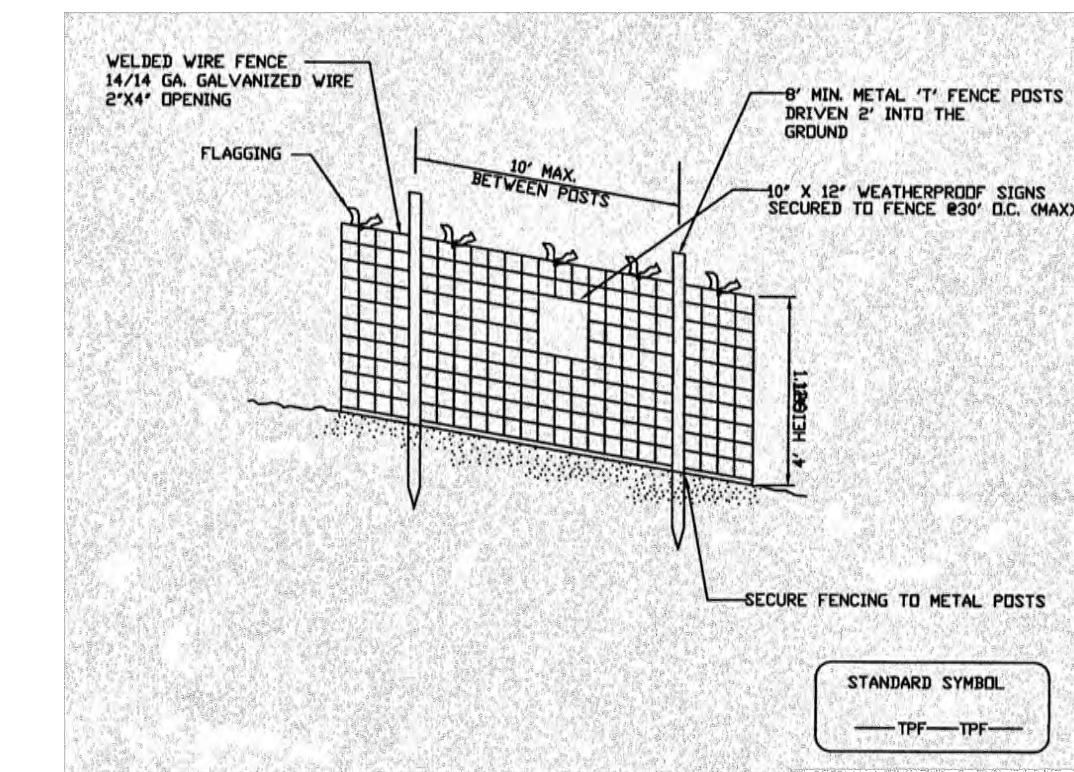
**NOTES:**

1. THE 1/2" DIA. FIBER OR NYLON, SUFFICIENT 2"x10"x12" OR 2"x12"x12" BOARDS AROUND MAIN TRUNK OR TREE TO PROTECT ALL AREAS EXPOSED TO CONSTRUCTION.
2. ADDITIONAL HIGH VISIBILITY FENCE (H.V.F.) WILL BE PLACED 5' FROM THE TRUNK WHERE SILT FENCE IS NOT SPECIFIED.
3. SILT FENCE IS ONLY TO BE INSTALLED ON THE TRENCH SIDE OF TREES.
4. H.V.F. FENCE POST MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE POST HEIGHT.

STP

## Tree Protection Fence Detail

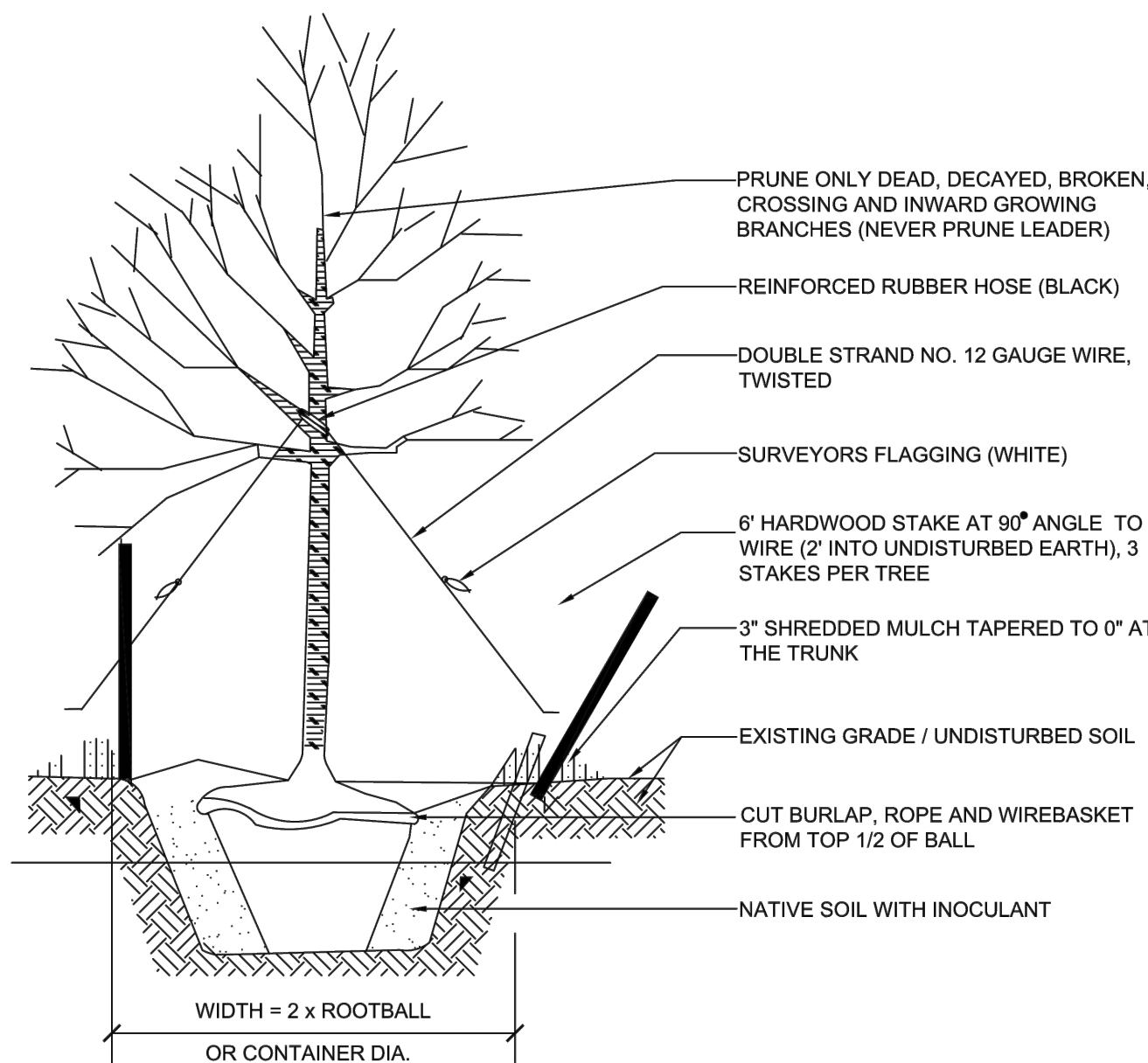
Not to scale



**NOTES:**

1. Practice may be combined with sediment control fencing.
2. Location and limits of fencing should be coordinated in field with arborist.
3. Boundaries of protection area should be staked prior to installing protective device.
4. Root damage should be avoided.
5. Protection signage is required.
6. Fencing shall be maintained throughout construction.

Montgomery County Planning Department • M-NCPPC  
MontgomeryPlanning.org



**NOTES:**

1. STAKES AND WIRES MUST BE REMOVED NO LATER THAN 12 MONTHS AFTER PLANTING.
2. PLANTING HOLE SHALL BE DUG BY A BACKHOE OR OTHER MACHINE AND FINISHED BY HAND.
3. IF SURROUNDING SOIL IS COMPACTED AS DETERMINED BY M-NCPPC PLANNING DEPT INSPECTOR OR PARKS DEPT FOREST ECOLOGIST, AN AREA UP TO 5 TIMES THE DIA. OF THE ROOT MASS SHALL BE EXCAVATED OR ROTOTILLED TO A 1' DEPTH AND THE SOIL SHALL BE AMENDED.
4. DO NOT DAMAGE OR CUT LEADER.
5. ROOT FLAIR EVEN WITH LEVEL OF UNDISTURBED GROUND.

**DECIDUOUS PLANTS - (2 1/2" Caliper or Larger)**  
The Maryland-National Capital Park and Planning Commission  
Montgomery County Department of Parks

Detail No.

DECEMBER 2007

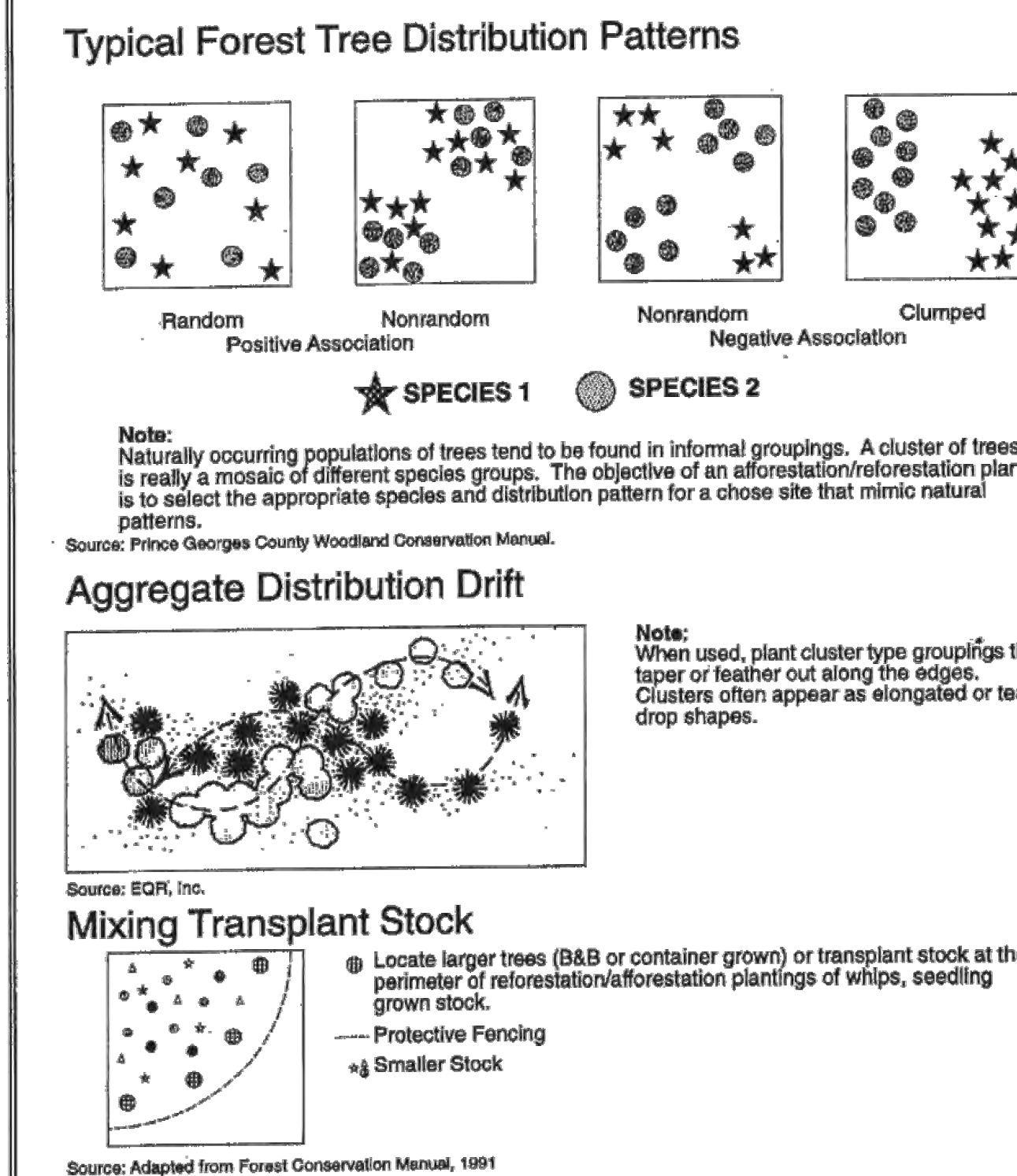
Tasks	Months											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Transplant of 2" DBH or Greater	RECOMMENDED											
Planting Seedlings, Whips	RECOMMENDED											
Minimum Monitoring		*						*				*
Fertilizer (if needed)												
Water++												
Pruning												

- Notes:**
1. Activities during November through February depend on ground conditions.
  2. No fall planting of oaks and pines.
  3. The planting and care of trees is most successful when coordinated with the local conditions.
- This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

Source: Adapted from Forest Conservation Manual, 1991

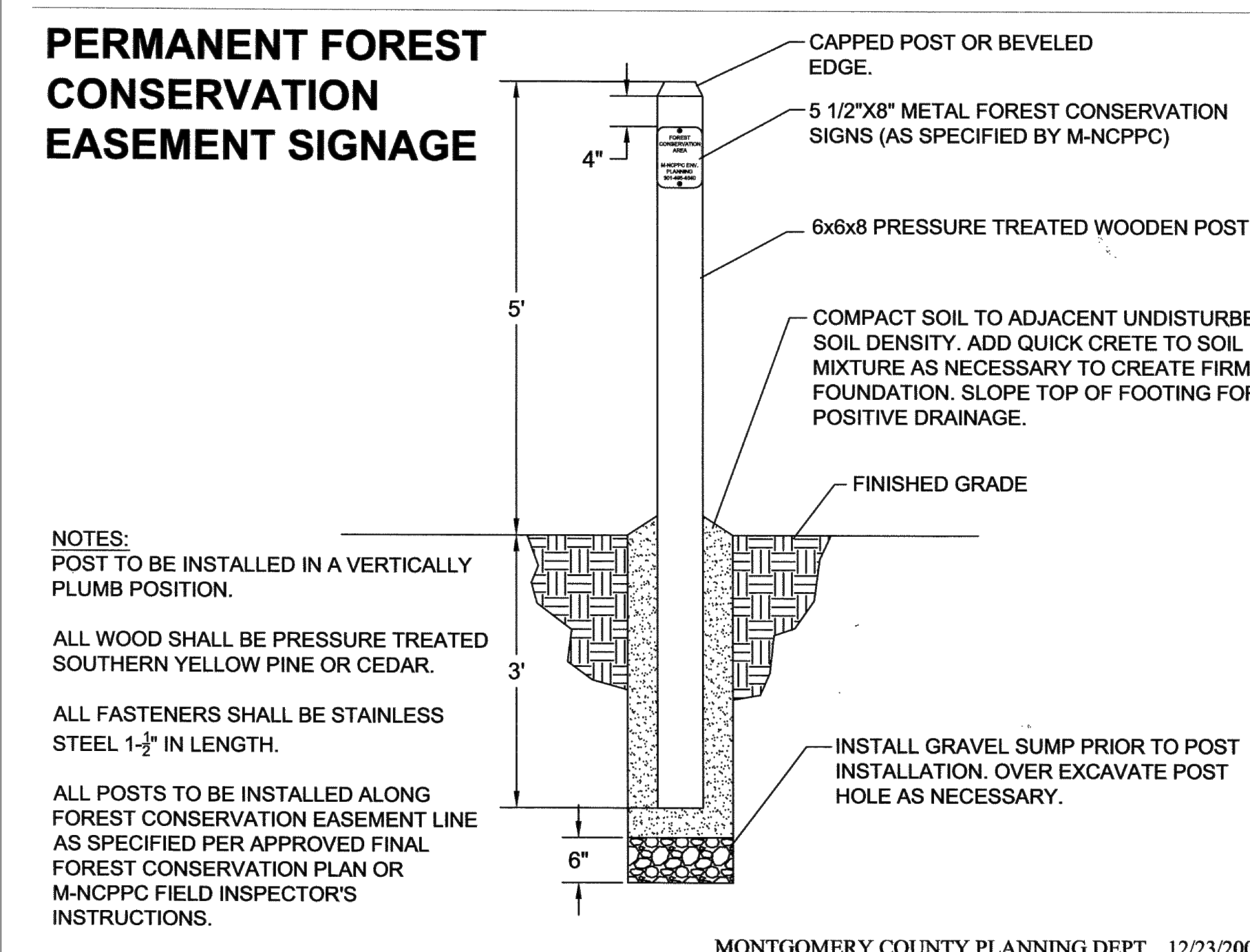
Tree Planting and Maintenance Calendar

Figure A:20



Planting Distribution Patterns

Figure A:19



**NOTES:**

1. POST TO BE INSTALLED IN A VERTICALLY PLUMB POSITION.
2. ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.
3. ALL FASTENERS SHALL BE STAINLESS STEEL 1/2" IN LENGTH.
4. ALL POSTS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AS SPECIFIED PER APPROVED FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTOR'S INSTRUCTIONS.

MONTGOMERY COUNTY PLANNING DEPT. 12/23/2008

**DEVELOPER'S CERTIFICATE**  
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 120220040 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: IGLESIA DE CRISTO MI EL MARYLAND INC  
Printed Company Name

Contact Person or Owner: Nestor Alvarez  
Printed Name

Address: 17521 Old Baltimore Rd, Olney, MD 20832

Phone: 240-876-3634

Email: pastor@nestorad.com

Signature: [Signature]

**CERTIFICATION OF QUALIFIED PROFESSIONAL**  
I HEREBY CERTIFY THAT THE PLAN SHOWN HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS, AND M-NCPPC GUIDELINES.

8/25/2025  
DATE

Michael J. Klebasko  
MICHAEL J. KLEBASKO  
WETLAND STUDIES AND SOLUTIONS, INC.  
QUALIFIED PROFESSIONAL PER COMAR 08.19.06.1

**PRELIMINARY FOREST DETAILS**  
PLAN# 120220040

**IGLESIA DE CRISTO MI EL MARYLAND**

PROJECT ADDRESS: 17521 OLD BALTIMORE RD, OLNEY, MD 20832  
OWNER/APPLICANT: IGLESIA DE CRISTO MI EL MARYLAND INC  
17521 OLD BALTIMORE RD, OLNEY, MD 20832

ZONING: RNC  
TAX MAP: HTL  
TAX ACC #: 0072056  
PARCEL: P8507ROCKLAND FARM  
DEED REF: S0718248  
WSSC GRID: 224NW03

8TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MD

**RAZTEC ASSOCIATES, INC.**  
civil engineers & planners

3451 Emyx Pl., Monrovia, Maryland 21770  
Tel: (301) 775-4394  
email: razteceng@comcast.net

DRAWN BY: PG  
CHECKED BY: MR

DATE: AUG, 2025

SCALE: N.T.S.

SHEET NUMBER: FCP 3 OF 4

REV#	DATE

**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 the 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/A30).

**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.
2. The property owner must arrange for the meeting and following people should 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) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is to verify the limits of disturbance and discuss specific tree protection and 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:
  - i. Chain link fence (four feet high)
  - ii. Super silt fence with wire strung between the support poles (minimum 4 feet high) with visibility flagging.
  - iii. 1/4 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:
  - i. Root pruning with a root cutter or vibratory tool designed for that purpose. Trenchers are not allowed unless approved by the Forest Conservation Inspector
  - ii. Crown Reduction or pruning
  - iii. Watering
  - iv. Fertilizing
  - v. Vertical mulching
  - vi. Root aeration systems

3. 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.
4. 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.
5. Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
  - Parking or driving of equipment, machinery or vehicles of any type.
  - Storage of any construction materials, equipment, stockpiling, 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.
6. Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

- During Construction**
7. Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
  8. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, under story, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeliness to restore these areas will be determined by the Forest Conservation Inspector.

- Post-Construction**
9. After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
    - 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
  10. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also provide for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
  11. Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

**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**
4. Before the start of any required reforestation and afforestation planting.
  5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
  6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

**STATE BILL 666 - NO NET LOSS OF FORESTRY POLICY - FOREST CONSERVATION NOTE:**

- The plan does not propose to remove:
- Any tree greater than 30 inches in diameter at breast height (dbh)
  - Any tree with a dbh equal to or greater than 75% of the current state champion.
  - Trees that are part of a historic site or associated with a historic structure.
  - Any tree designated as the county champion tree.
  - Any tree shrub or plant identified on the list of rare, threatened and endangered list of the U.S. Fish and Wildlife Service or the Maryland Department of Natural Resources.
- The critical root zone of all trees greater than 30" are shown on this plan. All critical root zones are outside of the proposed limits of disturbance.

REV#	DATE

American Standard for Nursery Stock (ANSI Z60.1-2004)

**Section 1: Shade and Flowering Trees**

*This section applies to plants generally sold to the retail and landscape trade. For listing out stock, including whips, see Section 6.*

**1.1 Specifications - general**

**1.1.1 Required specifications**

**For bare root (Section 1.5) and field grown stock (Section 1.6), specifications shall include plant size, by height or caliper, as appropriate to the plant type.**

**For container grown stock (Section 1.7) and bare-root stock (Section 1.8), specifications shall include plant size, by height or caliper, as appropriate to the plant type, and container class or box size.**

**For fabric bag grown stock (Section 1.9), specifications shall include plant size by caliper and minimum fabric bag size.**

Unless otherwise specified, all shade and flowering trees should be single-trunk.

**Shrub form, clump form, or multi-trunk trees, specimen trees, or trees for particular uses (e.g., street trees) require additional specifications as set forth in the appropriate sections, below.**

**1.1.1.1 Plant size intervals**

General practice is to plant size designation to express only the minimum for the desired size interval. That size will be the minimum size allowable for that size interval and shall include plants from that size up to but not including the next larger size interval. Acceptable size intervals for each plant type are shown in the appropriate plant type sections, below (see Section 1.2). For instance, a specification for a "2.5 in. cal." Type 1 shade tree references the "2.5 to 3 inch" caliper size interval, while a specification for a "5 in." Type 2 tree references the "5-6 in." height size interval.

**1.1.1.2 Methods of caliper and height measurement**

Height measurement shall be taken from ground level for field grown stock and from the soil line for container grown stock, which should be at or near the top of the root flare.

Caliper measurement of the trunk shall be taken six inches above the ground up to and including four-inch caliper size. If the caliper is six inches above the ground exceeds four inches, the caliper should be measured at 12 inches above the ground.

Seldom are tree trunks perfectly round. The most accurate measurement will result from the use of a diameter tape. Caliper measurements shall be manual or electronic ("dial" or "probe" type caliper tools should be the average of the smallest and largest measurements).

1

American Standard for Nursery Stock (ANSI Z60.1-2004)

For Type 1 and Type 2 shade trees, height measurement indicates caliper in inches, and caliper shall take readings over height if it is taller than the root flare.

For Type 1 and Type 2 field grown, bare root, and container grown shade trees, measurement designates height through "S" size interval, then caliper in inches thereafter. Both height and caliper measurement may be provided for all sizes.

For Type 3 and Type 4 field grown, bare root, and container grown small and flowering trees, measurement indicates height in feet through "S" size interval, then caliper in inches thereafter. Both height and caliper measurement may be provided for all sizes.

**1.1.2 Optional specifications and quality designations**

Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country to which it is grown unless specifications include additional details. Specifiers and buyers are encouraged to provide additional appropriately detailed descriptive language to the extent that required specifications set forth in Section 1.1.1 do not provide sufficient detail for a particular transaction.

**1.1.2.1 Height and caliper**

If only height or caliper shall be specified, both height and caliper may be specified.

**1.1.2.2 Transplanting requirements**

In certain landscapes, such as street tree or container plantings with limited soil availability, when the buyer desires a particularly well-developed root system, specifications should include the minimum number of times that nursery stock shall have been transplanted (e.g., "trans-3/2" or root pruned). In such cases, nursery stock shall be shipped with a root ball smaller than that shown in Table 6, and the smaller root ball should be specified. Root ball sizes in Table 6 are based on trees that have not been transplanted after they have been listed out in the field, which is the typical and accepted practice in the industry.

**1.1.2.3 Specimen or quality grade designation**

When "specimen" or "quality grade" trees are called for in landscape specifications, the general characteristics shall be stated. Characteristics should include deviations from standard minimum for caliper, height, root ball diameter, container or box size, etc., as well as other factors such as symmetry, crown width, fullness of branching, single or single dominant leader, age, specialized pruning techniques, or uniqueness of the plant. The determination of compliance with the term "specimen" shall be determined with reference to the descriptive characteristics provided in the specifier's or buyer's specifications.

**1.1.2.4 Height of branching - street trees**

Ball specifications for trees for street plantings shall specify the height to which the tree should be free of branching. The height of branching specification shall have a relationship to the size and kind of tree, so that the crown of the tree is in good balance with the trunk.

**Examples:**

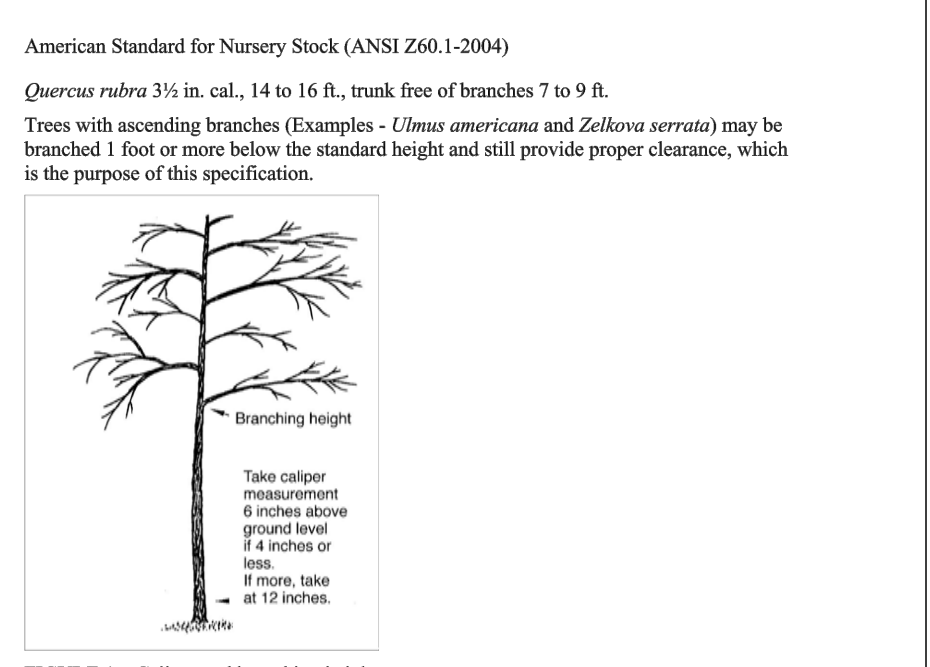
*Acer palmatum*, 2 in. cal., 12 to 14 ft. trunk free of branches 6 to 7 ft.

2

American Standard for Nursery Stock (ANSI Z60.1-2004)

Overcut radius 3/8 in. cal., 14 to 16 ft. trunk free of branches 7 to 9 ft.

Trees with ascending branches (Examples - *Liriodendron tulipifera* and *Zelkova serotina*) may be transplanted 1 foot or more below the standard height and still provide proper clearance, which is the purpose of this specification.



**1.1.2.5 Trees for other uses**

Where a certain form of growth is desired which is not in accordance with a natural growth habit, this form should be specified.

**Examples:**

- **Cut back or sheared** - trees that have been pruned back so as to multiply the branching structure and to develop a more formal effect.
- **Topiary** - sheared or trained closely in a formal geometric pattern.
- **Esplanade** - trained to conform to the structure of a specified shape and style.
- **Street tree** - trunk clear of branches up to a certain height on the trunk. See Section 1.1.2.4

**1.2 Types of trees**

**1.2.1 Type 1 shade trees**

**Definition:** The height relationship to caliper, for most standard shade trees, is shown in Table 1, below.

It is recognized that climatic conditions in different sections of the country produce trees of different caliper-height proportions. Trees from one region of the country may have less caliper in proportion to height while trees from another region may have greater caliper in proportion to height than shown in the following table. The table below shows the average height range and the typical maximum heights.

3

American Standard for Nursery Stock (ANSI Z60.1-2004)

**Table 1 - Height/caliper relationship for Type 1 shade trees**

Caliper	Average height range	Typical maximum height
5/8 in.	5 to 6 ft.	6 ft.
1 in.	6 to 8 ft.	8 ft.
1 1/8 in.	8 to 10 ft.	10 ft.
1 1/2 in.	10 to 12 ft.	12 ft.
1 3/4 in.	12 to 14 ft.	14 ft.
2 in.	14 to 16 ft.	16 ft.
2 1/2 in.	16 to 18 ft.	18 ft.
3 in.	18 to 20 ft.	20 ft.
3 1/2 in.	20 to 22 ft.	22 ft.
4 in.	22 to 24 ft.	24 ft.
4 1/2 in.	24 to 26 ft.	26 ft.
5 in.	26 to 28 ft.	28 ft.

**Examples:** *Acacia longyfolia*, *Aster rubrum*, *A. novaeboracensis*, *Betula nigra*, *Baccharis*, *Castanopsis cuneata*, *Euonymus alatus*, *Fraxinus pennsylvanica*, *Gleditsia triacanthos*, *Liriodendron tulipifera*, *Platanus occidentalis*, *Populus pennsylv.*, *Quercus macrocarpa*, *Q. rubra*, *Q. phellos*, *Q. virginiana*, *Salix*, *Sapindus saphora*, *Tilia cordata*, *Zelkova serotina*.

American Standard for Nursery Stock (ANSI Z60.1-2004)

**1.6.2 Trunk in center of root ball**

Plants dug to the specifications in the following table should have the trunk or stem of the plant in the center of the root ball. A tolerance of 10% of the diameter or the maximum diameter allowable in the caliper (see Figure 3). For example: For a tree with a 30-inch root ball, the center of the trunk at ground level shall be within a circle 3 1/2 inches from the outer edge of the ball.

**1.6.2.1 Minimum number of cases**

The illustrations and tables provided in this section show the typical minimum number of cases for each plant size for each plant type. They are intended as guidelines to determine the minimum number of cases generally acceptable in the trade for deciduous shrubs. Specifiers may include the minimum number of cases in a specification if the guidelines shown in this section may be insufficient for a particular transaction.

**1.6.2.1.1 Plant size intervals**

General practice is to plant size specification to express only the minimum for the desired size interval. Each interval includes plants from the minimum plant size up to but not including the next larger size interval. Acceptable size intervals for each plant type are shown in the appropriate plant type sections, below. For instance, a specification for a "12 in." Type 1 plant references the "12 to 15 inch" spread interval, while a specification for a "12 in." Type 3 plant references the "12 to 18 inch" height interval (see Section 2.2).

**1.6.2.1.2 Definition of "case"**

For purposes of this Standard, a case shall be considered a primary stem which starts from the ground or at a point close to the ground at a point higher than one-fourth the height of the plant, and which reaches the minimum height at the plant size specification.

**1.6.2.1.3 Spread and height measurements**

Spread measurement shall be the average spread of the branches of the plant, without leaves. Height measurement shall be from the soil line for container grown plants, from the ground for field grown plants, or from the root collar for bare root plants, and shall extend to the top of all cases meeting the height specifications, without leaves, in accordance with Table 10, 11, 12, or 13, as appropriate to the plant type. This is generally a 1/2 to 1 inch below the tallest point on the plant. For example, a "17" Type 3 plant should have 5 cases consisting of one "2", even if two or three cases are taller than "2" (see Table 12).

**1.6.2.1.4 Optional specifications and quality designations**

Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country to which it is grown unless specifications include additional details. Specifiers and buyers are encouraged to provide additional appropriately detailed descriptive language to the extent that required specifications set forth in Section 1.6.2.1.1 do not provide sufficient detail for a particular transaction.

**1.6.2.1.5 Plant size intervals**

General practice is to plant size specification to express only the minimum for the desired size interval. Each interval includes plants from the minimum plant size up to but not including the next larger size interval. Acceptable size intervals for each plant type are shown in the appropriate plant type sections, below. For instance, a specification for a "12 in." Type 1 plant references the "12 to 15 inch" spread interval, while a specification for a "12 in." Type 3 plant references the "12 to 18 inch" height interval (see Section 2.2).

**1.6.2.1.6 Definition of "case"**

For purposes of this Standard, a case shall be considered a primary stem which starts from the ground or at a point close to the ground at a point higher than one-fourth the height of the plant, and which reaches the minimum height at the plant size specification.

**1.6.2.1.7 Spread and height measurements**

Spread measurement shall be the average spread of the branches of the plant, without leaves. Height measurement shall be from the soil line for container grown plants, from the ground for field grown plants, or from the root collar for bare root plants, and shall extend to the top of all cases meeting the height specifications, without leaves, in accordance with Table 10, 11, 12, or 13, as appropriate to the plant type. This is generally a 1/2 to 1 inch below the tallest point on the plant. For example, a "17" Type 3 plant should have 5 cases consisting of one "2", even if two or three cases are taller than "2" (see Table 12).

**1.6.2.1.8 Optional specifications and quality designations**

Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country to which it is grown unless specifications include additional details. Specifiers and buyers are encouraged to provide additional appropriately detailed descriptive language to the extent that required specifications set forth in Section 1.6.2.1.1 do not provide sufficient detail for a particular transaction.

**1.6.2.1.9 Plant size intervals**

General practice is to plant size specification to express only the minimum for the desired size interval. Each interval includes plants from the minimum plant size up to but not including the next larger size interval. Acceptable size intervals for each plant type are shown in the appropriate plant type sections, below. For instance, a specification for a "12 in." Type 1 plant references the "12 to 15 inch" spread interval, while a specification for a "12 in." Type 3 plant references the "12 to 18 inch" height interval (see Section 2.2).

**1.6.2.1.10 Definition of "case"**

For purposes of this Standard, a case shall be considered a primary stem which starts from the ground or at a point close to the ground at a point higher than one-fourth the height of the plant, and which reaches the minimum height at the plant size specification.

**1.6.2.1.11 Spread and height measurements**

Spread measurement shall be the average spread of the branches of the plant, without leaves. Height measurement shall be from the soil line for container grown plants, from the ground for field grown plants, or from the root collar for bare root plants, and shall extend to the top of all cases meeting the height specifications, without leaves, in accordance with Table 10, 11, 12, or 13, as appropriate to the plant type. This is generally a 1/2 to 1 inch below the tallest point on the plant. For example, a "17" Type 3 plant should have 5 cases consisting of one "2", even if two or three cases are taller than "2" (see Table 12).

**1.6.2.1.12 Optional specifications and quality designations**

Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country to which it is grown unless specifications include additional details. Specifiers and buyers are encouraged to provide additional appropriately detailed descriptive language to the extent that required specifications set forth in Section 1.6.2.1.1 do not provide sufficient detail for a particular transaction.

**1.6.2.1.13 Plant size intervals**

General practice is to plant size specification to express only the minimum for the desired size interval. Each interval includes plants from the minimum plant size up to but not including the next larger size interval. Acceptable size intervals for each plant type are shown in the appropriate plant type sections, below. For instance, a specification for a "12 in." Type 1 plant references the "12 to 15 inch" spread interval, while a specification for a "12 in." Type 3 plant references the "12 to 18 inch" height interval (see Section 2.2).

**1.6.2.1.14 Definition of "case"**

For purposes of this Standard, a case shall be considered a primary stem which starts from the ground or at a point close to the ground at a point higher than one-fourth the height of the plant, and which reaches the minimum height at the plant size specification.

**1.6.2.1.15 Spread and height measurements**

Spread measurement shall be the average spread of the branches of the plant, without leaves. Height measurement shall be from the soil line for container grown plants, from the ground for field grown plants, or from the root collar for bare root plants, and shall extend to the top of all cases meeting the height specifications, without leaves, in accordance with Table 10, 11, 12, or 13, as appropriate to the plant type. This is generally a 1/2 to 1 inch below the tallest point on the plant. For example, a "17" Type 3 plant should have 5 cases consisting of one "2", even if two or three cases are taller than "2" (see Table 12).

**1.6.2.1.16 Optional specifications and quality designations**

Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country to which it is grown unless specifications include additional details. Specifiers and buyers are encouraged to provide additional appropriately detailed descriptive language to the extent that required specifications set forth in Section 1.6.2.1.1 do not provide sufficient detail for a particular transaction.

**1.6.2.1.17 Plant size intervals**

General practice is to plant size specification to express only the minimum for the desired size interval. Each interval includes plants from the minimum plant size up to but not including the next larger size interval. Acceptable size intervals for each plant type are shown in the appropriate plant type sections, below. For instance, a specification for a "12 in." Type 1 plant references the "12 to 15 inch" spread interval, while a specification for a "12 in." Type 3 plant references the "12 to 18 inch" height interval (see Section 2.2).

**1.6.2.1.18 Definition of "case"**

For purposes of this Standard, a case shall be considered a primary stem which starts from the ground or at a point close to the ground at a point higher than one-fourth the height of the plant, and which reaches the minimum height at the plant size specification.

**1.6.2.1.19 Spread and height measurements**

Spread measurement shall be the average spread of the branches of the plant, without leaves. Height measurement shall be from the soil line for container grown plants, from the ground for field grown plants, or from the root collar for bare root plants, and shall extend to the top of all cases meeting the height specifications, without leaves, in accordance with Table 10, 11, 12, or 13, as appropriate to the plant type. This is generally a 1/2 to 1 inch below the tallest point on the plant. For example, a "17" Type 3 plant should have 5 cases consisting of one "2", even if two or three cases are taller than "2" (see Table 12).

**1.6.2.1.20 Optional specifications and quality designations**

Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country to which it is grown unless specifications include additional details. Specifiers and buyers are encouraged to provide additional appropriately detailed descriptive language to the extent that required specifications set forth in Section 1.6.2.1.1 do not provide sufficient detail for a particular transaction.

**1.6.2.1.21 Plant size intervals**

General practice is to plant size specification to express only the minimum for the desired size interval. Each interval includes plants from the minimum plant size up to but not including the next larger size interval. Acceptable size intervals for each plant type are shown in the appropriate plant type sections, below. For instance, a specification for a "12 in." Type 1 plant references the "12 to 15 inch" spread interval, while a specification for a "12 in." Type 3 plant references the "12 to 18 inch" height interval (see Section 2.2).

**1.6.2.1.22 Definition of "case"**

For purposes of this Standard, a case shall be considered a primary stem which starts from the ground or at a point close to the ground at a point higher than one-fourth the height of the plant, and which reaches the minimum height at the plant size specification.

**1.6.2.1.23 Spread and height measurements**

Spread measurement shall be the average spread of the branches of the plant, without leaves. Height measurement shall be from the soil line for container grown plants, from the ground for field grown plants, or from the root collar for bare root plants, and shall extend to the top of all cases meeting the height specifications, without leaves, in accordance with Table 10, 11, 12, or 13, as appropriate to the plant type. This is generally a 1/2 to 1 inch below the tallest point on the plant. For example, a "17" Type 3 plant should have 5 cases consisting of one "2", even if two or three cases are taller than "2" (see Table 12).

**1.6.2.1.24 Optional specifications and quality designations**

Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country to which it is grown unless specifications include additional details. Specifiers and buyers are encouraged to provide additional appropriately detailed descriptive language to the extent that required specifications set forth in Section 1.6.2.1.1 do not provide sufficient detail for a particular transaction.

**1.6.2.1.25 Plant size intervals**

General practice is to plant size specification to express only the minimum for the desired size interval. Each interval includes plants from the minimum plant size up to but not including the next larger size interval. Acceptable size intervals for each plant type are shown in the appropriate plant type sections, below. For instance, a specification for a "12 in." Type 1 plant references the "12 to 15 inch" spread interval, while a specification for a "12 in." Type 3 plant references the "12 to 18 inch" height interval (see Section 2.2).

**1.6.2.1.26 Definition of "case"**

For purposes of this Standard, a case shall be considered a primary stem which starts from the ground or at a point close to the ground at a point higher than one-fourth the height of the plant, and which reaches the minimum height at the plant size specification.

**1.6.2.1.27 Spread and height measurements**

Spread measurement shall be the average spread of the branches of the plant, without leaves. Height measurement shall be from the soil line for container grown plants, from the ground for field grown plants, or from the root collar for bare root plants, and shall extend to the top of all cases meeting the height specifications, without leaves, in accordance with Table 10, 11, 12, or 13, as appropriate to the plant type. This is generally a 1/2 to 1 inch below the tallest point on the plant. For example, a "17" Type 3 plant should have 5 cases consisting of one "2", even if two or three cases are taller than "2" (see Table 12).

**1.6.2.1.28 Optional specifications and quality designations**

Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country to which it is grown unless specifications include additional details. Specifiers and buyers are encouraged to provide additional appropriately detailed descriptive language to the extent that required specifications set forth in Section 1.6.2.1.1 do not provide sufficient detail for a particular transaction.

**1.6.2.1.29 Plant size intervals**

General practice is to plant size specification to express only the minimum for the desired size interval. Each interval includes plants from the minimum plant size up to but not including the next larger size interval. Acceptable size intervals for each plant type are shown in the appropriate plant type sections, below. For instance, a specification for a "12 in." Type 1 plant references the "12 to 15 inch" spread interval, while a specification for a "12 in." Type 3 plant references the "12 to 18 inch" height interval (see Section 2.2).

**1.6.2.1.30 Definition of "case"**

For purposes of this Standard, a case shall be considered a primary stem which starts from the ground or at a point close to the ground at a point higher than one-fourth the height of the plant, and which reaches the minimum height at the plant size specification.

**1.6.2.1.31 Spread and height measurements**

Spread measurement shall be the average spread of the branches of the plant, without leaves. Height measurement shall be from the soil line for container grown plants, from the ground for field grown plants, or from the root collar for bare root plants, and shall extend to the top of all cases meeting the height specifications, without leaves, in accordance with Table 10, 11, 12, or 13, as appropriate to the plant type. This is generally a 1/2 to 1 inch below the tallest point on the plant. For example, a "17" Type 3 plant should have 5 cases consisting of one "2", even if two or three cases are taller than "2" (see Table 12).

**1.6.2.1.32 Optional specifications and quality designations**

Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country to which it is grown unless specifications include additional details. Specifiers and buyers are encouraged to provide additional appropriately detailed descriptive language to the extent that required specifications set forth in Section 1.6.2.1.1 do not provide sufficient detail for a particular transaction.

**1.6.2.1.33 Plant size intervals**

General practice is to plant size specification to express only the minimum for the desired size interval. Each interval includes plants from the minimum plant size up to but not including the next larger size interval. Acceptable size intervals for each plant type are shown in the appropriate plant type sections, below. For instance, a specification for a "12 in." Type 1 plant references the "12 to 15 inch" spread interval, while a specification for a "12 in." Type 3 plant references the "12 to 18 inch" height interval (see Section 2.2).

**1.6.2.1.34 Definition of "case"**

For purposes of this Standard, a case shall be considered a primary stem which starts from the ground or at a point close to the ground at a point higher than one-fourth the height of the plant, and which reaches the minimum height at the plant size specification.

**1.6.2.1.35 Spread and height measurements**

Spread measurement shall be the average spread of the branches of the plant, without leaves. Height measurement shall be from the soil line for container grown plants, from the ground for field grown plants, or from the root collar for bare root plants, and shall extend to the top of all cases meeting the height specifications, without leaves, in accordance with Table 10, 11, 12, or 13, as appropriate to the plant type. This is generally a 1/2 to 1 inch below the tallest point on the plant. For example, a "17" Type 3 plant should have 5 cases consisting of one "2", even if two or three cases are taller than "2" (see Table 12).

**1.6.2.1.36 Optional specifications and quality designations**

Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country to which it is grown unless specifications include additional details. Specifiers and buyers are encouraged to provide additional appropriately detailed descriptive language to the extent that required specifications set forth in Section 1.6.2.1.1 do not provide sufficient detail for a particular transaction.

**1.6.2.1.37 Plant size intervals**

General practice is to plant size specification to express only the minimum for the desired size interval. Each interval includes plants from the minimum plant size up to but not including the next larger size interval. Acceptable size intervals for each plant type are shown in the appropriate plant type sections, below. For instance, a specification for a "12 in." Type 1 plant references the "12 to 15 inch" spread interval, while a specification for a "12 in." Type 3 plant references the "12 to 18 inch" height interval (see Section 2.2).

**1.6.2.1.38 Definition of "case"**

For purposes of this Standard, a case shall be considered a primary stem which starts from the ground or at a point close to the ground at a point higher than one-fourth the height of the plant, and which reaches the minimum height at the plant size specification.

**1.6.2.1.39 Spread and height measurements**

Spread measurement shall be the average spread of the branches of the plant, without leaves. Height measurement shall be from the soil line for container grown plants, from the ground for field grown plants, or from the root collar for bare root plants, and shall extend to the top of all cases meeting the height specifications, without leaves, in accordance with Table 10, 11, 12, or 13, as appropriate to the plant type. This is generally a 1/2 to 1 inch below the tallest point on the plant. For example, a "17" Type 3 plant should have 5 cases consisting of one "2", even if two or three cases are taller than "2" (see Table 12).

**1.6.2.1.40 Optional specifications and quality designations**

Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country to which it is grown unless specifications include additional details. Specifiers and buyers are encouraged to provide additional appropriately detailed descriptive language to the extent that required specifications set forth in Section 1.6.2.1.1 do not provide sufficient detail for a particular transaction.

**1.6.2.1.41 Plant size intervals**

General practice is to plant size specification to express only the minimum for the desired size interval. Each interval includes plants from the minimum plant size up to but not including the next larger size interval. Acceptable size intervals for each plant type are shown in the appropriate plant type sections, below. For instance, a specification for a "12 in." Type 1 plant references the "12 to 15 inch" spread interval, while a specification for a "12 in." Type 3 plant references the "12 to 18 inch" height interval (see Section 2.2).

**1.6.2.1.42 Definition of "case"**

For purposes of this Standard, a case shall be considered a primary stem which starts from the ground or at a point close to the ground at a point higher than one-fourth the height of the plant, and which reaches the minimum height at the plant size specification.

**1.6.2.1.43 Spread and height measurements**

Spread measurement shall be the average spread of the branches of the plant, without leaves. Height measurement shall be from the soil line for container grown plants, from the ground for field grown plants, or from the root collar for bare root plants, and shall extend to the top of all cases meeting the height specifications, without leaves, in accordance with Table 10, 11, 12, or 13, as appropriate to the plant type. This is generally a 1/2 to 1 inch below the tallest point on the plant. For example, a "17" Type 3 plant should have 5 cases consisting of one "2", even if two or three cases are taller than "2" (see Table 12).

**1.6.2.1.44 Optional specifications and quality designations**

Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country to which it is grown unless specifications include additional details. Specifiers and buyers are encouraged to provide additional appropriately detailed descriptive language to the extent that required specifications set forth in Section 1.6.2.1.1 do not provide sufficient detail for a particular transaction.

**1.6.2.1.45 Plant size intervals**

General practice is to plant size specification to express only the minimum for the desired size interval. Each interval includes plants from the minimum plant size up to but not including the next larger size interval. Acceptable size intervals for each plant type are shown in the appropriate plant type sections, below. For instance, a specification for a "12 in." Type 1 plant references the "12 to 15 inch" spread interval, while a specification for a "12 in." Type 3 plant references the "12 to 18 inch" height interval (see Section 2.2).

**1.6.2.1.46 Definition of "case"**

For purposes of this Standard, a case shall be considered a primary stem which starts from the ground or at a point close to the ground at a point higher than one-fourth the height of the plant, and which reaches the minimum height at the plant size specification.

**1.6.2.1.47 Spread and height measurements**

Spread measurement shall be the average spread of the branches of the plant, without leaves. Height measurement shall be from the soil line for container grown plants, from the ground for field grown plants, or from the root collar for bare root plants, and shall extend to the top of all cases meeting the height specifications, without leaves, in accordance with Table 10, 11, 12, or 13, as appropriate to the plant type. This is generally a 1/2 to 1 inch below the tallest point on the plant. For example, a "17" Type 3 plant should have 5 cases consisting of one "2", even if two or three cases are taller than "2" (see Table 12).

**1.6.2.1.48 Optional specifications and quality designations**

Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country to which it is grown unless specifications include additional details. Specifiers and buyers are encouraged to provide additional appropriately detailed descriptive language to the extent that required specifications set forth in Section 1.6.2.1.1 do not provide sufficient detail for a particular transaction.

**1.6.2.1.49 Plant size intervals**

General practice is to plant size specification to express only the minimum for the desired size interval. Each interval includes plants from the minimum plant size up to but not including the next larger size interval. Acceptable size intervals for each plant type are shown in the appropriate plant type sections, below. For instance, a specification for a "12 in." Type 1 plant references the "12 to 15 inch" spread interval, while a specification for a "12 in." Type 3 plant references the "12 to 18 inch" height interval (see Section 2.2).

**1.6.2.1.50 Definition of "case"**

For purposes of this Standard, a case shall be considered a primary stem which starts from the ground or at a point close to the ground at a point higher than one-fourth the height of the plant, and which reaches the minimum height at the plant size specification.

**1.6.2.1.51 Spread and height measurements**

Spread measurement shall be the average spread of the branches of the plant, without leaves. Height measurement shall