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will be retained on a site.

(42) "Selective clearing" means the careful and planned removal of trees, shrubs, and plants using specific standards and protection measures under an approved forest conservation plan.

(43) "Specimen tree" means a tree that is a particularly impressive or unusual example of a species due to its size, shape, age, or any other trait that epitomizes the character of the species as further described in the most recent version of the *Trees Technical Manual*.

(44) "Stream buffer" means a strip of natural vegetation contiguous with and parallel to the bank of a perennial or intermittent stream, the width of which must be determined according to the latest version of *Environmental Management of Development in Montgomery County, Maryland* (MNCPPC).

(45) "Subdivision" means the definition of subdivision in Section 50-1 of the Montgomery County Code.

(46) "Tract" means:

(a) The property subject to a development application or a sediment control permit, the boundaries of which are described by deed or record plat;

(b) The entire property subject to a planned unit development if a development application or a sediment control permit is included in a planned unit development; or

(c) The length and width of the right-of-way or the limits of disturbance, whichever is greater, for a linear project.

(47) "Tree save area" means an area designating trees, or stands of trees outside existing forest cover which are to be retained.

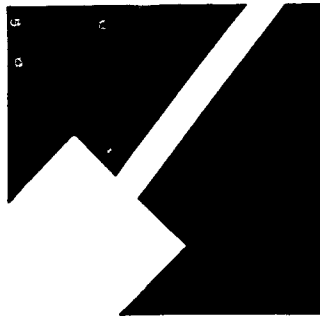
(48) "Tree save plan" means a plan approved by the Planning Board under Chapter 22A or Chapter 50 of the County Code which covers individual trees or stands of trees to be saved as part of, or instead of a forest conservation plan.

105. Application

A. Except as provided in Sections 22A-5, 22A-6, 22A-7, 22A-8, 22A-9 and the Variance provisions in Section 22A-21 of the Forest Conservation Law, these regulations apply to the following plans for a regulated activity:

(1) a development plan approved or amended under Division 59-D-1 of Chapter 59 of the County Code;

(2) a project plan approved or amended under Division 59-D-1 of Chapter 59 of



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the County Code;

(3) a preliminary plan of subdivision approved by the Planning Board under Chapter 50 of the County Code;

(4) a Division 59-D-3 site plan;

(5) a sediment control permit required under Chapter 19 of the County Code;

(6) a special exception approved under Article 59-G of Chapter 59 of the County Code;

(7) a mandatory referral; and

(8) a park development plan.

B. The general procedure for meeting the requirements of Chapter 22A for these plans is:

(1) preparation by a qualified professional, of a natural resources inventory which includes a forest stand delineation, as described in Section 106 and in the latest versions of *Environmental Management of Development in Montgomery County* (MNCPPC) and the *Trees Technical Manual*, to be reviewed and approved by the Planning Director.

(2) identification by a qualified professional, of forest and tree retention areas per subsection 22A-12(b) of the Forest Conservation Law, Sections 106 and 107, and the criteria for area to be cleared in the *Trees Technical Manual*.

(3) preparation by a qualified professional, of a forest conservation plan to be approved by the Planning Board or Planning Director, as applicable, which includes:

(a) lot lines, buildings, and proposed infrastructure, located to maximize retention areas;

(b) afforestation and reforestation areas and planting plan, as required;

(c) appropriate protection and maintenance measures; and

(d) a timetable for construction and planting.

106. Natural Resource Inventory and Forest Stand Delineation (NRI/FSD) Requirements.

A. An application must be considered complete if it contains all the following information:

(1) a complete analysis of existing natural resources, or natural resources inventory which is verified by field survey and contains the following information to cover the development site and first 100 feet of adjoining land around the perimeter or the width of adjoining lots, whichever is less:

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- (a) property boundaries;
 - (b) topography at a minimum scale of 1"=200' with contour intervals not more than 5 feet (larger scale may be required by the Planning Director on a case-by-case basis, if necessary to determine the accuracy of the plan);
 - (c) slopes 25% and greater, and slopes between 15% and 25% that are associated with erodible soils;
 - (d) perennial and intermittent streams and stream buffers per the latest version of the guidelines in *Environmental Management of Development in Montgomery County, Maryland* (MNCPPC);
 - (e) one-hundred year floodplains and associated 25' building restriction lines;
 - (f) wetlands and their buffers per the latest version of the guidelines in *Environmental Management of Development in Montgomery County, Maryland* (MNCPPC);
 - (g) soils and geologic conditions including, soil type, structural limitations, soils that are hydric or have hydric inclusions, and erodible soils on slopes of 15% or more;
 - (h) rare, threatened or endangered plants or animals observed in the field;
 - (i) critical habitat areas observed or documented by the MD Dept. of Natural Resources;
 - (j) aerial extent of forest and tree cover which includes the outside perimeter of the canopy of individual trees;
 - (k) cultural features and historic sites;
 - (l) a site vicinity map at 1"=2000' which shows the location of the site within a square mile and indicates major roads; and
 - (m) a table containing acreage of wetlands, 100-year floodplains, and stream buffers.
- (2) a detailed summary of existing forest and trees on a tract, or forest stand delineation which is verified by field survey and contains the following information to cover the development site and first 100 feet of adjoining land around the perimeter or the width of adjoining lots, whichever is less:
- (a) forest stands and field verified boundaries;
 - (b) a description of each stand including:
 - (i) acreage;
 - (ii) dominant and codominant tree species;
 - (iii) size class by species;
 - (iv) percent canopy closure;
 - (v) number of canopy layers (vertical structure);
 - (vi) percent of forest floor covered by herbaceous plants (native species),