

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7500 Maple Ave., Takoma Park	Meeting Date:	6/25/2025
Resource:	Multiple Resources Takoma Park Historic District	Report Date:	6/18/2025
Project Contact:	City of Takoma Park	Public Notice:	6/11/2025
Review:	HAWP	Tax Credit:	No
Case Number:	1119049	Staff:	Dan Bruechert
Proposal:	Right-of-way alterations associated with the Maple Ave. Connectivity Project		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding and Contributing Resources to the Takoma Park Historic District
STYLE: Right-of-Way
DATE: Platted 1883

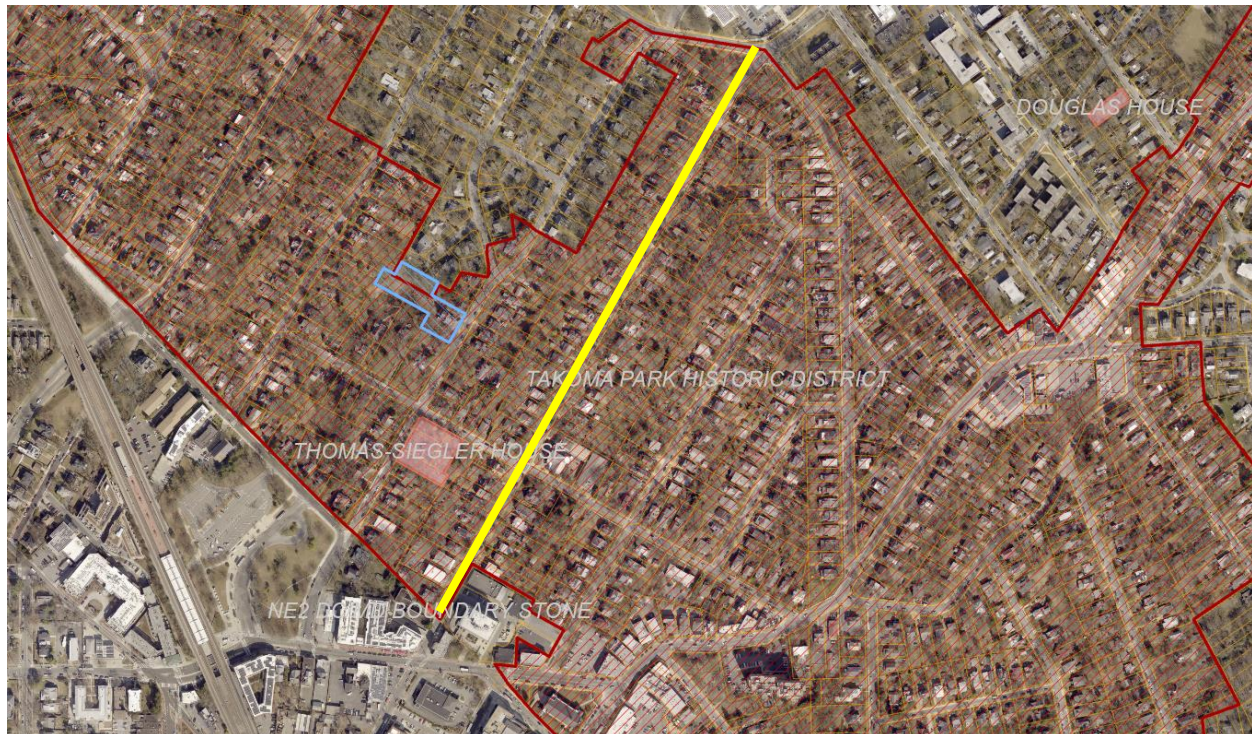


Figure 1: The project is on Maple Ave. from Philadelphia Ave. to the Takoma Park/DC line.

PROPOSAL

The applicant proposes to install traffic calming measures along Maple Ave. within the Takoma Park Historic District.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. Ordinarily, projects occurring in the section of the historic district known as "Takoma Old Town" also utilize Ordinance No. 2592, which provide additional guidance within this commercial area. The ordinance does not include any guidance for work in the public right-of-way or infrastructure improvements. The pertinent information in these four documents is outlined below.

Takoma Park Historic District Guidelines

There are two broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

Public Improvements

Although much of Takoma Park's architectural and historical significance is derived directly from the built environment, there are overall community features which contribute greatly – and are in fact integral – to the historic ambiance of this "garden suburb." These features should be recognized and preserved as part of the setting for this historic district.

... Another feature which is closely related to the sense of open space in the district is the existence of a large number of mature trees and extensive landscaping throughout the community. All public improvements in Takoma Park should strive to create the minimal disturbance possible to these types of natural features...

... Finally, the roads which pass through Takoma Park have a major impact on the character of this historic community. The Montgomery County Department of Transportation and the Maryland State Highway Administration should be sensitive to the importance of Takoma Park as a historic district and should assure that road and sidewalk improvements are done in such a way as to enhance, rather than detract, from the historic ambiance of Takoma Park. In particular, any changes to Philadelphia Avenue (MD 410), Piney Branch Road (MD 320), and Carroll Avenue (MD 195) should be carefully considered and designed to be in keeping with Takoma Park's historic character.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied;
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The proposed project is intended to install several traffic calming measures along Maple Ave. in the Takoma Park Historic District. The proposed work involves removing several existing speed humps/bumps, installing chicanes and curb extensions, raising an intersection, constructing a median, and installing several signs and selective painting.¹ Staff finds the overall impact to the historic district will be minimal and recommends the HPC approve the alterations. Staff additionally notes that all of this work can be removed at a future date and the roadway can be returned to its existing condition as required by *Standard #10*. Only one tree will be removed as part of this infrastructure project, a 3" d.b.h. (three-inch diameter at breast height) Red Maple. Removing this tree does not require a HAWP.

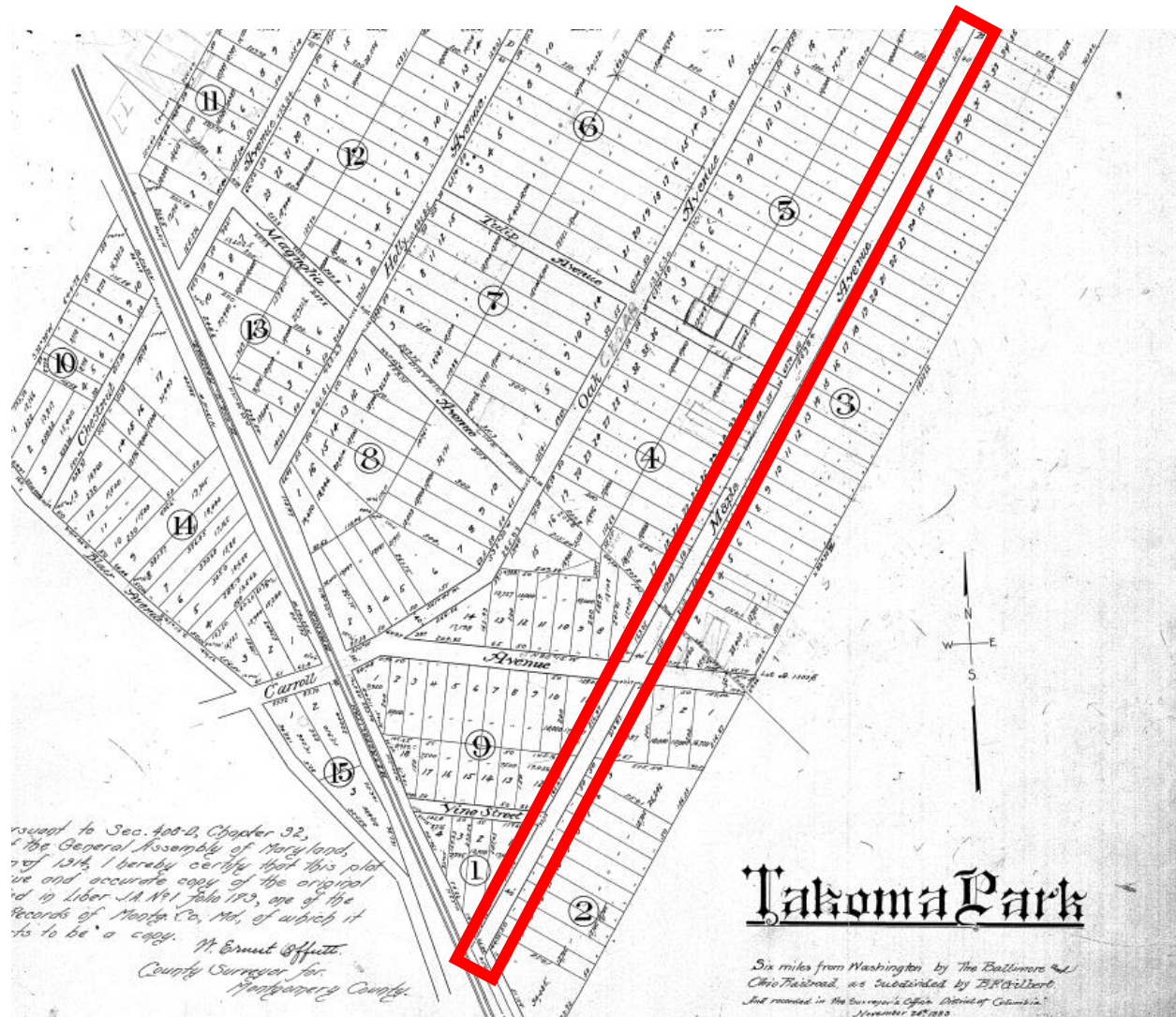


Figure 2: Maple Ave. (highlighted) was platted in B.F. Gilbert's 1883 Plat for Takoma Park.

Maple Avenue was originally platted as a 40' (forty foot wide) right-of-way in the 1883 plat for Takoma

¹ The Mandatory Referral submission was considered at the May 29, 2025 Planning Board Meeting. The Staff Report for that hearing is available here: <https://montgomeryplanningboard.org/wp-content/uploads/2025/05/Maple-Avenue-Connectivity-Project-Mandatory-Referral-MR2025001.pdf>.

Park (see *Fig. 2*, above). The street is only 22' (twenty-two feet) wide from the Washington DC line to Tulip Ave. From Tulip Ave. to Philadelphia Ave., Maple Avenue is 28' (twenty-eight feet) wide.

First, the applicant proposes to remove the existing 7 (seven) speed humps along Maple Ave. While the installation date of these features is unknown, speed bumps are not characteristic of historic districts. Staff finds the historic ambiance or 'garden suburb' will not be negatively impacted by removing the speed bumps and Staff recommends the HPC approve their removal under the *Design Guidelines* and 24A-8(b)(2) and (d), and *Standard #2*.

Second, the applicant proposes to install 13 (thirteen) curb extensions/chicanes along Maple Ave. These are concrete traffic calming features that project approximately 8' (eight feet) into the roadway (see *Figure 3*, below). The chicanes will be detached from the existing curb to maintain existing gutter flow and are located so as not to interrupt access to any of the existing driveways. The drawings submitted with the mandatory referral review note the chicane curbs will be 6" (six inches tall) and notated the chicanes as 'planted/grass area(s).' One chicane, located at a Ride-On bus stop, will be concrete. The intended effect of the chicanes is to narrow the roadway so that cars need to slow down so that only one car may pass through an area at a time.



Figure 3: A typical chicane on a residential street.

Staff finds the introduction of the chicanes will not disrupt the character of the roadway and finds the planted area of the chicanes will enhance the garden suburb character of the historic district rather than detract from it (per the *Design Guidelines*) and further finds it is consistent with 24A-8(b)(2) and (d), and *Standard 2*.

Third, the applicant proposes to extend the curb at two intersections the southeast corner of Maple Ave. and Tulip Ave. and the northwest corner of Maple Ave. and Old Philadelphia Ave. These curb extensions will extend into the existing roadway and will be constructed using painted concrete. These new curbs will create a narrower turning radius, requiring drivers to take these turns at a slower speed. Staff finds the visual effect of these curb expansions will be minimal on the historic district and reinforce the materials and character of the district as required under the *Design Guidelines*, 24A-8(b)(2) and (d), and *Standard #2*.

Fourth, the applicant proposes to rebuild the intersection of Maple Ave. and Tulip Ave. to raise the

intersection. The effect of this construction will be to create a speed hump at the existing four-way stop. Staff finds raising the intersection by several inches will not have a significant impact on the visual or historic character along Maple Ave., particularly as the material will not be changed. Staff recommends the HPC approve the raised intersection at Maple and Tulip Ave. under the *Design Guidelines*, 24A-8(b)(2) and (d), and *Standard #2*.

Fifth, the applicant proposes to construct a 6' (six foot) wide median just to the south of the intersection of Philadelphia Ave. and Maple Ave. The median will have a planted area in the middle, and it is co-located with a crosswalk across Maple Ave. The median will force cars to slow down, thereby improving the pedestrian safety of the crosswalk. Staff finds this type of median is common traffic-calming feature found in urban and suburban context, and it will not appear out of place in this location. Staff further finds the planted median will help to reinforce the garden suburb ambiance identified in the *Design Guidelines*. Staff recommends the HPC approve the median under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standard 2*.

Finally, the applicant proposes to install several signs and paint the pavement. Several signs identifying the location of Ride-On bus stops are identified on the plans. Staff is unsure if these signs will replace existing signs or are new features. However, Staff finds WMATA and Ride-On signs are found throughout the historic district and are essential for public transportation and should be approved as a matter of course under the 24A-8(d). The applicant also proposes to paint the paving to identify crosswalks and shared lane markings directing motorists to yield to bicycles. Staff finds painting the roadway is commonly found throughout the historic district and are intended to improve roadway safety. Staff finds the painting should be approved as a matter of course under the *Design Guidelines*; 24A-8(b)(2), (4), and (d); and *Standard 2*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(2), (4), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2 and #10*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: Rosalind Grigsby (H&CDD)

Address: 7500 Maple Ave

Daytime Phone: (301) 891-7119

E-mail: rosalindg@takomaparkmd.gov

City: Takoma Park Zip: 20912

Tax Account No.: N/A

AGENT/CONTACT (if applicable):

Name: Rosalind Grigsby

Address: 7500 Maple Ave

Daytime Phone: (301) 891-7119

E-mail: rosalindg@takomaparkmd.gov

City: Takoma Park Zip: 20912

Contractor Registration No.: N/A

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M:37-3

Is the Property Located within an Historic District? X Yes/District Name Takoma Park Historic District
 No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Rosalind Grigsby

5/27/2025

Signature of owner or authorized agent

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Rosalind Grigsby Housing & Community Development Dept 7500 Maple Ave Takoma Park, MD 20912	Owner's Agent's mailing address Rosalind Grigsby Housing & Community Development Dept 7500 Maple Ave Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
Potomac Electric Power Co. Ms. Belinda Reid, Customer Contacts Manager 701 9th St NW Rm 7412 Washington, DC 20001-4572	City of Takoma Park Daryl Braithwaite, Public Works Director 31 Oswego Ave Takoma Park, MD 20912
Takoma Business Center LLC 6930 Carroll Avenue Takoma Park, MD 20912	Dance Exchange 7117 Maple Ave Takoma Park, MD 20912
James B. Garner 7421 Maple Avenue Takoma Park, MD 20912	See attached page for remaining address

7100 Maple Avenue Takoma Park, MD 20912
7102-4 Maple Avenue Takoma Park, MD 20912
7106-8 Maple Avenue Takoma Park, MD 20912
7123 Maple Avenue Takoma Park, MD 20912
7110 Maple Avenue Takoma Park, MD 20912
7112 Maple Avenue Takoma Park, MD 20912
7116 Maple Avenue Takoma Park, MD 20912
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7409 Maple Avenue Takoma Park, MD 20912
7411 Maple Avenue Takoma Park, MD 20912
7413 Maple Avenue Takoma Park, MD 20912
1 Valley View Ave Takoma Park, MD 20912
7417 Maple Avenue Takoma Park, MD 20912
7419 Maple Avenue Takoma Park, MD 20912

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The area of work will occur along Maple Avenue from the DC/Montgomery County line north of Carroll Avenue to Philadelphia Avenue. This section of Maple Avenue is narrower than other sections and is typically 26 feet wide from curb to curb. The posted speed limit in the neighborhood is 25 MPH, the road additionally has traffic calming measures, including speed humps and a raised intersection. The road also features on-street parking, multiple bus stops, and continuous sidewalks with a green buffer on the northbound side.

The buildings along this stretch of Maple Avenue include single-family residences, with architectural styles consisting of bungalows, Craftsman, Colonial Revival, Cape Cod, and minimal traditional houses. Takoma Park Historic District is important for its botanical environment as a large number of scientists and horticulturists working for the Department of Agriculture established the neighborhood in the early twentieth century. The neighborhood was founded in 1884 when the members sought to include ideas of picturesque landscaping and planning (Stowell 1973).

Description of Work Proposed: Please give an overview of the work to be undertaken:

The proposed work includes supplementing and enhancing/improving the traffic calming measures. The current concept plans propose landscaped intermittent curb extensions along Maple Avenue. The curb extensions will not be wider than the width of a car and all access to driveways will be retained. The purpose of this is to force drivers to maintain slower speeds along the street, even when cars are not parked on the street. The curb extensions will be free standing/detached from the sidewalk and extant curb, allowing water to flow to the gutter without any changes. Shared lane marking will be applied to the street to alert drivers of bicyclist and pedestrians. These lane markings will adhere to the MdMUTCD standards. Crosswalk improvements consisting of raising the crosswalks and better striping will be included in the work. Transit waiting areas will be improved where possible.

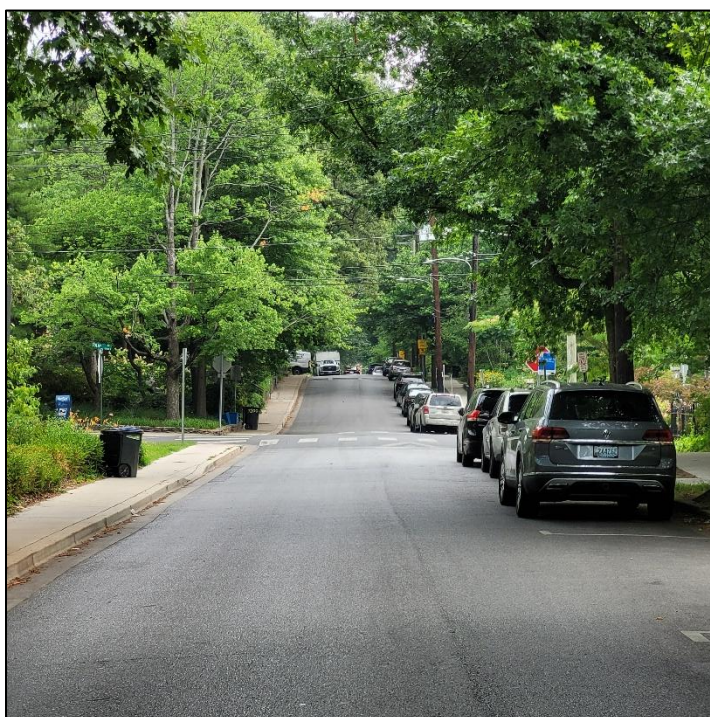
Work Item 1: <u>Curb Extensions</u>	
<p>Description of Current Condition:</p> <p>Narrow roadway with continuous on-street parking on both sides except for at residential driveways.</p>	<p>Proposed Work:</p> <p>The concept plans propose intermittent landscaped curb extensions along Maple Avenue. These will be no wider than the width of a parked car and placed to maintain access to all residential driveways. These elements will mimic a parked car and reinforce the yield street condition. The proposed curb extensions are detached to maintain existing gutter flow. No drainage structures on this section will be impacted by the proposed improvements.</p>
Work Item 2: <u>Crosswalk Upgrades</u>	
<p>Description of Current Condition:</p> <p>Presently some crosswalks are marked; however, the paint has faded or is not as visible as it should be. Only one intersection is raised with marked arrows for drivers.</p>	<p>Proposed Work:</p> <p>The proposed improvements also include upgrades to crosswalks and enhancements of transit waiting areas where possible.</p>
Work Item 3: <u>Shared Lane Markings</u>	
<p>Description of Current Condition:</p> <p>Currently there are no shared lane markings to alert cars to watch out for bikers. Current traffic calming measures include speed humps and a raised intersection.</p>	<p>Proposed Work:</p> <p>Shared lane markings shall be placed in accordance with the MdMUTCD.</p>

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



Photograph 1: View of Maple Avenue from 7421 Maple Avenue, near Philadelphia Avenue, looking southwest (RK&K June 2023). Project plans indicate a curb extension at this location.



Photograph 2: View of Maple Avenue from 7122 Maple Avenue, looking northeast (RK&K June 2023). According to project plans a curb extension will be added near the stop sign, just prior to the intersection.



Photograph 3: View of the intersection of Tulip and Maple Avenues, looking northwest (RK&K June 2023). According to project plans a curb extension will be added near the stop sign, just prior to the intersection.



Photograph 4: View of the intersection of Tulip and Maple Avenues, looking southwest (RK&K June 2023). According to project plans a curb extension will be added in front of the mailbox, just after the intersection.



Photograph 5: View of Maple Avenue from 7131 Maple Avenue, looking southwest towards Carroll Avenue (RK&K June 2023). According to project plans curb extensions will be added on each side of the crosswalk stripes.



← WEST

TYPICAL SECTION 1

CITY LINE TO PHILADELPHIA AVENUE

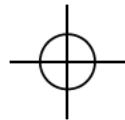
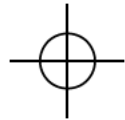
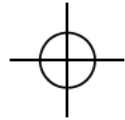
EAST →



← WEST

TYPICAL SECTION 1A CITY LINE TO PHILADELPHIA AVENUE WITH CHICANE

EAST →



BY: condatje -



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700 E. Pratt Street, Suite 500 | Baltimore, MD 21202
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MAPLE AVENUE TREE INVENTORY TABLE						Remove
Tree ID	Scientific Name	Species	DBH	Condition	Comments	
T1	<i>Acer rubrum</i>	Red maple	20	Good/Fair	Broken branches, included bark, exposed roots, trunk wound, overhanging sidewalk and curb	
T2	<i>Acer rubrum</i>	Red maple	17	Good/Fair	Girdling roots, overhanging sidewalk and curb, broken branches	
T3	<i>Quercus bicolor</i>	Swamp white oak	2	Good	Some branch damage, tree cage needs to be removed	
T4	<i>Quercus bicolor</i>	Swamp white oak	2	Good	Some branch damage, tree cage needs to be removed	
T5	<i>Quercus bicolor</i>	Swamp white oak	2	Good	Some branch damage, tree cage needs to be removed	
T6	<i>Quercus bicolor</i>	Swamp white oak	2	Good/Fair	Some branch damage, tree cage needs to be removed, improper trunk flair, some watersprouts	
T7	<i>Acer saccharum</i>	Sugar maple	5	Good	Trunk wound, some broken branches	
T8	<i>Acer saccharum</i>	Sugar maple	17	Good/Fair	Exposed roots, pushing against sidewalk, pruning damage, under power line, some dead broken branches	
T9	<i>Acer saccharum</i>	Sugar maple	7	Fair	Minor larger dead branches, girdled roots	
T10	<i>Platanus occidentalis</i>	American sycamore	13	Good/Fair	Some exposed roots, some dead branches	
T11	<i>Acer rubrum</i>	Red maple	12	Good/Fair	Exposed, girdling roots, some pruning damage	
T12	<i>Acer rubrum</i>	Red maple	9	Good/Fair	Exposed, girdling roots, some pruning damage	
T13	<i>Quercus bicolor</i>	Swamp white oak	2	Good/Fair	Some tip dieback, weak trunk flair	
T14	<i>Juniperus virginiana</i>	Eastern red cedar	14	Good/Fair	Overhanging sidewalk, pruning on trunk, some dieback in lower canopy, some dead branches	
T15	<i>Juniperus virginiana</i>	Eastern red cedar	17	Good	Twin of 11" and 17", interfering with powerlines, some dead branches	
T16	<i>Tilia cordata</i>	Little-leaf linden	2	Good		
T17	<i>Platanus occidentalis</i>	American sycamore	5	Good		
T18	<i>Acer saccharum</i>	Sugar maple	17	Good/Fair	Some trunk damage and exposed roots, lean, some broken branches	
T19	<i>Platanus occidentalis</i>	American sycamore	5	Fair	Some broken branches and exposed roots, water sprouts, poor growth form	
T20	<i>Platanus occidentalis</i>	American sycamore	10	Good/Fair	Exposed roots, lean, some broken branches	
T21	<i>Platanus occidentalis</i>	American sycamore	5	Fair	Some poorly pruned branches on trunk, partially dead leader, trunk wound	
T22	<i>Tilia cordata</i>	Little-leaf linden	2	Good/Fair	Some pruning damage and dead branches	
T23	<i>Platanus occidentalis</i>	American sycamore	7	Good	Exposed roots, some pruned branches	
T24	<i>Acer saccharum</i>	Sugar maple	22	Good/Fair	Some pruned branches, some girdled exposed roots, slight lean	
T25	<i>Acer saccharum</i>	Sugar maple	19	Fair	Some pruned branches, some girdled exposed roots, slight lean	
T26	<i>Pinus strobus</i>	Eastern white pine	22	Good	Overhangs, some dead and broken branches	
T27	<i>Pinus strobus</i>	Eastern white pine	21	Good	Overhangs, some dead branches	
T28	<i>Acer saccharum</i>	Sugar maple	5	Good	Some pruned branches	
T29	<i>Acer saccharum</i>	Sugar maple	5	Good	Exposed fine roots	
T30	<i>Quercus palustris</i>	Pin oak	22	Good	Minor exposed roots	
T31	<i>Acer saccharum</i>	Sugar maple	4	Good	Poor root flair, broken branches	
T32	<i>Acer saccharum</i>	Sugar maple	4	Good	Poor root flair, broken branches	
T33	<i>Tilia americana</i>	American linden	13	Good	Overhanging	
T34	<i>Acer saccharum</i>	Sugar maple	5	Good/Fair	Sap sucker holes, poor root flair	
T35*	<i>Cedrus deodara</i>	Deodar cedar	26	Good	Some dead branches, overhanging	
T36	<i>Tilia americana</i>	American linden	13	Good	Overhanging	
T37	<i>Acer saccharum</i>	Sugar maple	5	Good	Healed over trunk wound, poorly pruned branches	
T38	<i>Acer saccharum</i>	Sugar maple	2	Good		
T39	<i>Cedrus deodara</i>	Deodar cedar	23	Good/Fair	Sap sucker holes, pruned and dead branches	
T40	<i>Pyrus calleryana</i>	Bradford pear	21	Good/Fair	Overhanging, some dead branches, lean	
T41	<i>Acer saccharum</i>	Sugar maple	4	Good/Fair	Some pruning damage, some exposed roots	
T42	<i>Acer saccharum</i>	Sugar maple	22	Good/Fair	Some pruning damage, some broken branches	
T43*	<i>Acer saccharum</i>	Sugar maple	26	Good/Fair	Some exposed roots, healed over trunk wounds, some dead branches	
T44*	<i>Acer saccharum</i>	Sugar maple	25	Good/Fair	Exposed roots, lean, dead and broken branches	
T45	<i>Acer saccharum</i>	Sugar maple	21	Good/Fair	Exposed girdled roots, dead and broken branches	
T46	<i>Acer rubrum</i>	Red maple	3	Good		X
T47	<i>Lagerstroemia sp.</i>	Crepe myrtle	4	Good	Multi-stemmed, two 2", 3", 4" trunks	
T48	<i>Quercus alba</i>	White oak	15	Good		
T49	<i>Lagerstroemia sp.</i>	Crepe myrtle	4	Good	Multi-stemmed two 4", 3", two 2" trunks	
T50	<i>Lagerstroemia sp.</i>	Crepe myrtle	4	Good	Multi-stemmed two 4", three 3", 2" trunks	
T51	<i>Lagerstroemia sp.</i>	Crepe myrtle	4	Good	Multi-stemmed two 4", 3", two 2" trunks	
T52	<i>Lagerstroemia sp.</i>	Crepe myrtle	4	Good	Multi-stemmed	
T53	<i>Acer rubrum</i>	Red maple	8	Good		
T54	<i>Lagerstroemia sp.</i>	Crepe myrtle	4	Good	Multi-stemmed two 4", 3" trunks	
T55*	<i>Acer rubrum</i>	Red maple	27	Good/Fair	Some girdled and exposed roots, overhang, abutting sidewalk	
T56**	<i>Quercus palustris</i>	Pin oak	32	Good/Fair	Some exposed roots, overhang, minor dead branches	
T57*	<i>Catalpa speciosa</i>	Northern catalpa	28	Good	Overhanging, abuts sidewalk, some dead branches	
T58*	<i>Quercus alba</i>	White oak	24	Good/Fair	Overhanging, abuts sidewalk, some dead broken branches	
T59**	<i>Quercus rubra</i>	Northern red oak	32	Fair	Exposed roots, abutting sidewalk, dead broken branches	
T60*	<i>Picea abies</i>	Norway spruce	27	Good	Overhanging into road, some dead branches	
T61**	<i>Quercus alba</i>	White oak	32	Good/Fair	Some dead branches	
T62	<i>Lagerstroemia sp.</i>	Crepe myrtle	3	Good/Fair	Multi-stemmed, branch damage	
T63	<i>Cercis canadensis</i>	Eastern red bud	10	Fair	Some pruning damage, some dead and broken branches, interfering with powerlines	
T64	<i>Quercus palustris</i>	Pin oak	15	Fair	Watersprouting, dead branches, exposed roots, interfering with powerlines	
T65	<i>Quercus palustris</i>	Pin oak	18	Fair	Dead broken branches, water sprouting, poor growth form	
T66	<i>Quercus palustris</i>	Pin oak	18	Fair	Dead broken branches, water sprouting, poor growth form	
T67	<i>Quercus palustris</i>	Pin oak	20	Fair	Dead broken branches, water sprouting, poor growth form	
T68	<i>Quercus palustris</i>	Pin oak	15	Fair	Dead broken branches, exposed roots, water sprouting, poor growth form	
T69	<i>Quercus palustris</i>	Pin oak	14	Fair	Dead broken branches, exposed roots, water sprouting, poor growth form, interfering with powerlines	
T70	<i>Quercus palustris</i>	Pin oak	12	Fair	Dead broken branches, water sprouting, poor growth form, interfering with powerlines	
T71	<i>Quercus palustris</i>	Pin oak	5	Fair	Dead broken branches, water sprouting, poor growth form, interfering with powerlines	
T72	<i>Quercus palustris</i>	Pin oak	8	Fair	Dead broken branches, water sprouting, poor growth form, interfering with powerlines	
T73	<i>Quercus palustris</i>	Pin oak	13	Fair	Dead broken branches, water sprouting, poor growth form, interfering with powerlines	
T74	<i>Cercis canadensis</i>	Eastern redbud	7	Fair	Dead broken branches, water sprouting, interfering with powerlines	
T75	<i>Quercus palustris</i>	Pine oak	4	Fair	Pruned, interfering with powerlines, growing next to pole	
T76	<i>Cercis canadensis</i>	Eastern redbud	4	Good	4" and 3" twin	
T77	<i>Quercus palustris</i>	Pin oak	16	Fair	Exposed roots, broken branches, water sprouting, interfering with powerlines	
T78	<i>Quercus palustris</i>	Pin oak	9	Fair	Broken branches, water sprouting, interfering with powerlines	
T79	<i>Quercus palustris</i>	Pin oak	13	Fair	Exposed roots, broken branches, water sprouting, interfering with powerlines	
T80	<i>Quercus palustris</i>	Pin oak	9	Fair	Exposed roots, broken branches, water sprouting, interfering with powerlines	
T81	<i>Quercus palustris</i>	Pin oak	11	Fair	Exposed roots, healed over trunk wound, broken branches, water sprouting, interfering with powerlines	
T82	<i>Quercus palustris</i>	Pin oak	17	Fair	Broken branches, interfering with powerlines, interfering limbs	
T83*	<i>Quercus palustris</i>	Pin oak	26	Fair	Exposed roots, broken branches, interfering with powerlines, canopy is heavily pruned	
T84**	<i>Liriodendron tulipifera</i>	Tulip poplar	34	Fair	Abutting sidewalk, dead broken branches, interfering with powerlines, overhanging	
T85	<i>Acer saccharinum</i>	Silver maple	11	Fair	Dead broken branches, interfering with powerlines, exposed roots, healed over pruning wounds	
T86	<i>Acer saccharinum</i>	Silver maple	12	Fair	Dead broken branches, interfering with powerlines, exposed roots, healed over pruning wounds	
T87	<i>Acer saccharinum</i>	Silver maple	14	Fair	Dead broken branches, interfering with powerlines, exposed roots, healed over pruning wounds	
T88	<i>Lagerstroemia sp.</i>	Crepe myrtle	6	Good	Multi-stemmed 4", 6", three 3" trunks	
T89	<i>Acer rubrum</i>	Red maple	2	Good		
T90	<i>Acer rubrum</i>	Red maple	3	Good/Fair	Minor healed over trunk wound, broken branches	

T91	<i>Pinus strobus</i>	Eastern white pine	22	Good/Fair	Pruned for powerlines, interfering trunk	
T92	<i>Acer saccharum</i>	Sugar maple	5	Fair	Dead broken branches, major trunk wounds	
T93	<i>Betula nigra</i>	River birch	12	Fair	Multi-stemmed 12", 7" and 10" trunks, heavily pruned for powerlines, watersprouting, overhanging into road	
T94	<i>Acer saccharum</i>	Sugar maple	4	Fair	Exposed roots, lean	
T95	<i>Acer saccharum</i>	Sugar maple	4	Fair	Exposed roots, lean	
T96	<i>Acer saccharum</i>	Sugar maple	6	Good/Fair	Interfering trunks, healed over trunk wound	
T97	<i>Acer saccharum</i>	Sugar maple	5	Good	Minor pruning damage	
T98	<i>Acer saccharum</i>	Sugar maple	4	Good	Minor pruning damage	
T99	<i>Acer saccharum</i>	Silver maple	8	Good	Minor pruning damage	
T100*	<i>Quercus palustris</i>	Pin oak	28	Good/Fair	Dead and broken branches, interfering with powerlines	
T101	<i>Acer saccharum</i>	Sugar maple	3	Good	Some dead branches	
T102	<i>Acer saccharum</i>	Sugar maple	3	Good		
T103	<i>Acer saccharum</i>	Sugar maple	3	Good/Fair	Minor trunk wounds, some minor trunk wounds	
T104	<i>Acer saccharinum</i>	Silver maple	6	Good/Fair	Exposed roots, interfering with powerline, broken branches	
T105	<i>Acer saccharinum</i>	Silver maple	4	Good/Fair	Exposed roots, interfering with powerline, broken branches	
T106	<i>Acer saccharinum</i>	Silver maple	4	Good/Fair	Exposed roots, interfering with powerline, broken branches	
T107	<i>Acer saccharinum</i>	Silver maple	4	Good/Fair	Exposed roots, interfering with powerline, broken branches	
T108	<i>Acer saccharinum</i>	Silver maple	5	Good/Fair	Exposed roots, interfering with powerline, broken branches	
T109	<i>Acer saccharinum</i>	Silver maple	3	Good		
T110	<i>Acer saccharinum</i>	Silver maple	4	Good		
T111	<i>Acer saccharinum</i>	Silver maple	4	Good		
T112	<i>Acer saccharinum</i>	Silver maple	4	Good		
T113	<i>Acer saccharinum</i>	Silver maple	3	Fair	Some dead branches, looks sick	
T114	<i>Acer saccharinum</i>	Silver maple	3	Good		
T115	<i>Acer saccharinum</i>	Silver maple	4	Good		
T116	<i>Acer saccharinum</i>	Silver maple	3	Good		
T117	<i>Acer saccharinum</i>	Silver maple	4	Good	Minor exposed roots	
T118	<i>Acer saccharinum</i>	Silver maple	2	Good		
T119	<i>Acer saccharinum</i>	Silver maple	2	Good	Nearly dead.	
T120	<i>Magnolia sp.</i>	Magnolia species	14	Good	Minor exposed roots, adjacent to sidewalk	
T121	<i>Acer saccharinum</i>	Silver maple	2	Good		
T122	<i>Acer saccharinum</i>	Silver maple	3	Good		
T123	<i>Acer saccharinum</i>	Silver maple	3	Good		
T124	<i>Acer saccharinum</i>	Silver maple	4	Good	Minor trunk wound and exposed roots	
T125**	<i>Platanus occidentalis</i>	American sycamore	48	Good/Fair	Dead and broken branches. Slight lean	
T126**	<i>Platanus occidentalis</i>	American sycamore	44	Good/Fair	Dead and broken branches. Lean	
T127	<i>Juglans nigra</i>	Black walnut	23	Good/Fair	Some dead and broken branches	
T128	<i>Acer saccharinum</i>	Silver maple	5	Good	Minor exposed roots	
T129	<i>Acer saccharinum</i>	Silver maple	6	Good/Fair	Exposed roots, some pruning damage	
T130	<i>Acer saccharinum</i>	Silver maple	5	Good		
T131	<i>Acer saccharinum</i>	Silver maple	6	Good	Minor exposed roots and pruning damage	
T132	<i>Acer saccharinum</i>	Silver maple	10	Good/Fair	Exposed roots, dead broken branches and pruning damage	
T133	<i>Prunus sp.</i>	Ornamental cherry	17	Fair	Major dead branches, lean exposed roots	
T134	<i>Acer saccharinum</i>	Silver maple	7	Good/Fair	Pruning damage, interfering with powerlines, exposed roots	
T135	<i>Acer saccharinum</i>	Silver maple	6	Good/Fair	Pruning damage, interfering with powerlines, exposed roots	
T136	<i>Acer saccharinum</i>	Silver maple	6	Good/Fair	Pruning damage, interfering with powerlines, exposed roots	
T137	<i>Acer saccharinum</i>	Silver maple	7	Good/Fair	Pruning damage, interfering with powerlines, exposed roots	
T138	<i>Cedrus deodara</i>	Deodar cedar	18	Good	Some dead branches, overhanging	
T139	<i>Prunus sp.</i>	Ornamental cherry	14	Fair	Exposed roots, trunk wounds, watersprouting at base, vines on trunk, broken and dead branches	
T140	<i>Prunus sp.</i>	Ornamental cherry	17	Fair	Exposed roots, trunk wounds, watersprouting at base, vines on trunk, broken and dead branches	
T141	<i>Prunus sp.</i>	Ornamental cherry	16	Fair	Exposed roots, trunk wounds, watersprouting at base, vines on trunk, broken and dead branches	
T142	<i>Quercus palustris</i>	Pin oak	8	Good		
T143**	<i>Quercus rubra</i>	Northern red oak	35	Good/Fair	Canopy is pruned	
T144**	<i>Quercus alba</i>	White oak	35	Good		
T145**	<i>Quercus falcata</i>	Southern red oak	35	Good		
T146**	<i>Quercus falcata</i>	Southern red oak	38	Fair	Bulging roots, chopped at top, poor growth form	
T147	<i>Acer rubrum</i>	Red maple	13	Good/Fair	Interfering with powerlines, pruned	
T148*	<i>Liriodendron tulipifera</i>	Tulip poplar	28	Poor	Major dead secondary leaders, bulging root base, thin crown	
T149*	<i>Quercus alba</i>	White oak	26	Good/Fair	Dead and broken branches, overhanging	
T150	<i>Ilex opaca</i>	American holly	11	Good		
T151	<i>Acer rubrum</i>	Red maple	20	Good/Fair	Interfering with powerlines and other tree	
T152**	<i>Quercus alba</i>	White oak	35	Good/Fair	Dead branches, interfering with powerlines	
T153**	<i>Quercus alba</i>	White oak	32	Good/Fair	Some dead branches, interfering with powerlines	
T154	<i>Quercus rubra</i>	Northern red oak	15	Good/Fair	Some dead branches and slight lean	
T155	<i>Platanus occidentalis</i>	American sycamore	7	Good	Interfering with powerlines	
T156	<i>Quercus alba</i>	White oak	20	Good	Interfering with powerlines	
T157**	<i>Quercus rubra</i>	Northern red oak	35	Fair	Major dead secondary leader, one sided, interfering with powerlines	
T158**	<i>Quercus alba</i>	White oak	32	Good/Fair	Some broken dead branches	
T159**	<i>Quercus falcata</i>	Southern red oak	38	Good/Fair	Slightly poor growth form, slight lean, dead branches	
T160*	<i>Quercus falcata</i>	Southern red oak	27	Good	Some dead branches	
T161**	<i>Fagus grandifolia</i>	American beech	41	Good/Fair	Some broken dead branches, bulging exposed roots	
T162**	<i>Acer rubrum</i>	Red maple	32	Good/Fair	Some major dead branches, one sided	
T163*	<i>Quercus alba</i>	White oak	24	Good/Fair	Some dead and broken branches, interfering with powerlines, vines on trunk	
T164	<i>Carya glabra</i>	Pignut hickory	15	Fair	Some dead branches, interfering with powerlines, poor growth form	
T165	<i>Quercus rubra</i>	Northern red oak	11	Good		
T166	<i>Quercus rubra</i>	Northern red oak	9	Good	Interfering with powerlines	
T167**	<i>Quercus falcata</i>	Southern red oak	32	Good/Fair	Water sprouting, some dead and broken branches	
T168	<i>Ulmus parvifolia</i>	Chinese elm	16	Good		
T169	<i>Ulmus parvifolia</i>	Chinese elm	15	Good		
T170	<i>Ulmus parvifolia</i>	Chinese elm	15	Good		
T171	<i>Ulmus parvifolia</i>	Chinese elm	17	Good		
T172	<i>Ulmus americana</i>	American elm	16	Good/Fair	Some pruned branches and water sprouting, exposed roots, on steep slope	
T173*	<i>Ulmus americana</i>	American elm	26	Fair	Some pruned branches and water sprouting, exposed roots, on steep slope	
T174*	<i>Acer rubrum</i>	Sugar maple	25	Poor	Nearly dead.	

Note: Significant trees denoted with **. Specimen trees denoted with ***.

OWNER/ADDRESS:
MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
100 EDISON PARK DRIVE
GAITHERSBURG, MARYLAND

CONTACT:
DIVISION OF TRANSPORTATION
ENGINEERING
240-777-7220
DESIGN SECTION
240-777-7221

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
ROCKVILLE, MARYLAND

RECOMMENDED FOR APPROVAL

Chief, Transportation Planning and Design Section

APPROVED

Chief, Division of Transportation Engineering

Date

Date

CITY OF TAKOMA PARK
MAPLE AVENUE CONNECTIVITY PROJECT
FROM CARROLL AVENUE
TO HILLTOP ROAD / SLIGO CREEK PARKWAY
PLAN NO. 42025100E
BASE MAP # 208NW01, 209NW01, 209NE01
TAX MAP # JN341, JN342, JN562
ELECTION DISTRICT # 13

TREE INVENTORY

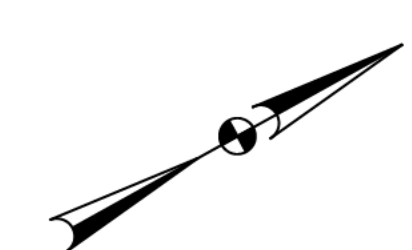
SCALE NA DATE FEBRUARY 2025 CONTRACT NO. T.B.D.

DESIGNED BY CAS COUNTY MONTGOMERY

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CHECKED BY MH

MODE/PRD



REFERENCE NOTES:

1. CONSULT WITH CITY ARBORIST IF CURB OR PLANTING PIT IS DISTURBED OR BRANCH PRUNING IS NEEDED. BRANCH OR ROOT PRUNE AS DIRECTED BY CITY ARBORIST AND MD LTE.

2. ROOT PRUNE AS DIRECTED BY CITY ARBORIST AND MD LTE IF ROOTS ENCOUNTERED WITHIN LOD.

LIMIT OF WORK
MAPLE AVENUE
CONNECTIVITY PROJECT
STA. 10+17

MAPLE AVE.

CARROLL AVE.

CITY OF CHICAGO

CITY LIMIT LINE

**DISTRICT OF COLUMBIA
MARYLAND**

JULIA J. DUNCAN
L. 65581
F. 267
7100 MAPLE AVE

KEITH A.
CHAMBERLIN
L. 54997
F. 095

7102 MAPLE AVE
7104 MAPLE AVE

HEATHER B. &
THOMAS A. TWOMEY
L. 31785
F. 229
7106 MAPLE AVE/
7108 MAPLE AVE

DANCE EXCHANGE
L. 16403
F. 002
7117 MAPLE AVE











**KATHERINE
KONSHNIK
L. 30992
F. 258**

**7123
MAPLE AVE**

TAKOMA BUSINESS CENTER LLC
L. 17242
F. 877
6930 CARROLL AVE

MATCH LINE - STA. 12+75.00

LEGEND

	TREE PROTECTION FENCE
	SOIL BOUNDARY
	CONTOURS
	PROPERTY BOUNDARIES
	DIRECTION OF TRAFFIC
	LIMIT OF DISTURBANCE
	100 YEAR FLOODPLAIN
	EXISTING TREE CANOPY LINE
	INDIVIDUAL TREES
	INDIVIDUAL TREE W/CRZ



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Christina Limini

Maryland DNR Qualified Professional
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Phone: 410-462-9386
csimini@rkk.com

02-06-202
Date

OWNER/ADDRESS:
MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
100 EDISON PARK DRIVE
GAITHERSBURG, MARYLAND

CONTACT:
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DESIGN SECTION
240-777-7221

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
ROCKVILLE, MARYLAND

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BASE MAP # 208NW01, 209NW01, 209NE01
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ELECTION DISTRICT # 13**

EXISTING CONDITIONS AND CHAPTER 22A-9 PLAN

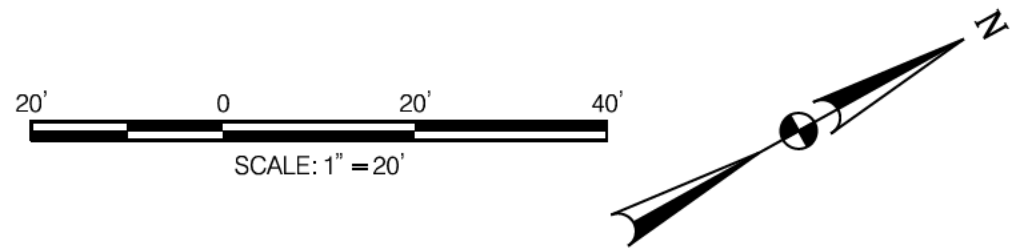
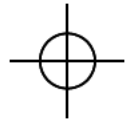
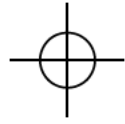
SCALE 1" = 20' DATE FEBRUARY 2025 CONTRACT NO. T.B.D.

DESIGNED BY CAS COUNTY MONTGOMERY
DRAWN BY CO LOGMILE _____
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REFERENCE NOTES:
1. CONSULT WITH CITY ARBORIST IF CURB OR PLANTING PIT IS DISTURBED OR BRANCH PRUNING IS NEEDED. BRANCH OR ROOT PRUNE AS DIRECTED BY CITY ARBORIST AND MD LTE.

2. ROOT PRUNE AS DIRECTED BY CITY ARBORIST AND MD LTE IF ROOTS ENCOUNTERED WITHIN LOD.

LEGEND

- TPF — TREE PROTECTION FENCE
- SOIL BOUNDARY
- CONTOURS
- PROPERTY BOUNDARIES
- DIRECTION OF TRAFFIC
- LOD — LIMIT OF DISTURBANCE
- 100 YEAR FLOODPLAIN
- EXISTING TREE CANOPY LINE
- INDIVIDUAL TREES
- INDIVIDUAL TREE W/CRZ



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Christina Simini
02-06-2025

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ENGINEERING
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MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
ROCKVILLE, MARYLAND

RECOMMENDED FOR APPROVAL

Chief, Transportation Planning and Design Section
APPROVED

Chief, Division of Transportation Engineering

Date

Date

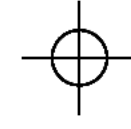
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EXISTING CONDITIONS
AND CHAPTER 22A-9 PLAN

SCALE: 1" = 20' DATE: FEBRUARY 2025 CONTRACT NO. T.B.D.











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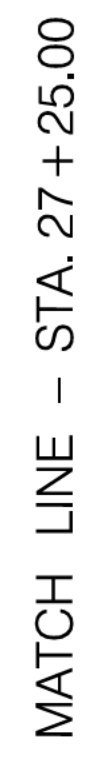
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LEGEND

	TREE PROTECTION FENCE
	SOIL BOUNDARY
	CONTOURS
	PROPERTY BOUNDARIES
	DIRECTION OF TRAFFIC
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	INDIVIDUAL TREES
	INDIVIDUAL TREE W/CRZ



OWNER/ADDRESS: MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION 100 EDISON PARK DRIVE GAITHERSBURG, MARYLAND				MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION ROCKVILLE, MARYLAND				ELECTION DISTRICT # 13 EXISTING CONDITIONS AND CHAPTER 22A-9 PLAN			
CONTACT: DIVISION OF TRANSPORTATION ENGINEERING 240-777-7220 DESIGN SECTION 240-777-7221				RECOMMENDED FOR APPROVAL _____ Date _____ Chief, Transportation Planning and Design Section APPROVED _____ Date _____ Chief, Division of Transportation Engineering				SCALE <u>1" = 20'</u> DATE <u>FEBRUARY 2025</u> CONTRACT NO. <u>T.B.D.</u> DESIGNED BY <u>CAS</u> COUNTY <u>MONTGOMERY</u> DRAWN BY <u>CO</u> LOGMILE _____ CHECKED BY <u>MH</u> MDE/PRD _____			
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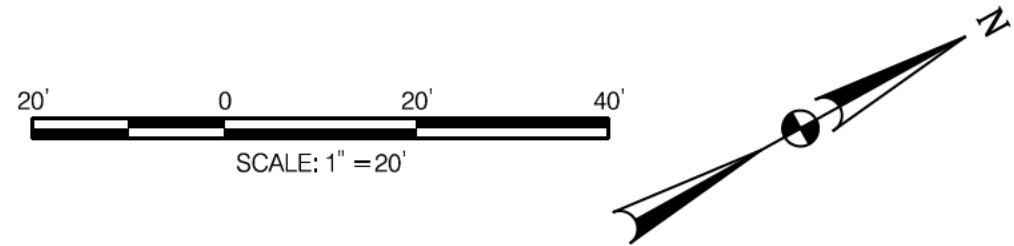
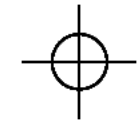
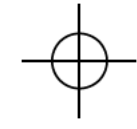
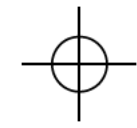
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EC-04



REFERENCE NOTES:
1. CONSULT WITH CITY ARBORIST IF CURB OR PLANTING PIT IS DISTURBED OR BRANCH PRUNING IS NEEDED. BRANCH OR ROOT PRUNE AS DIRECTED BY CITY ARBORIST AND MD LTE.

2. ROOT PRUNE AS DIRECTED BY CITY ARBORIST AND MD LTE IF ROOTS ENCOUNTERED WITHIN LOD.

LEGEND

- TPF — TREE PROTECTION FENCE
- - - SOIL BOUNDARY
- - - CONTOURS
- - - PROPERTY BOUNDARIES
- ➔ DIRECTION OF TRAFFIC
- LOD — LIMIT OF DISTURBANCE
- 100 YEAR FLOODPLAIN
- EXISTING TREE CANOPY LINE
- INDIVIDUAL TREES
- INDIVIDUAL TREE W/CRZ



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Christina Simini
02-06-2025

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240-777-7221

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
ROCKVILLE, MARYLAND

RECOMMENDED FOR APPROVAL

Chief, Transportation Planning and Design Section
APPROVED

Chief, Division of Transportation Engineering

Date

Date

CITY OF TAKOMA PARK
MAPLE AVENUE CONNECTIVITY PROJECT
FROM CARROLL AVENUE
TO HILLTOP ROAD / SLIGO CREEK PARKWAY
PLAN NO. 42025100E
BASE MAP # 208NW01, 209NW01, 209NE01
TAX MAP # JN341, JN342, JN562
ELECTION DISTRICT # 13

EXISTING CONDITIONS
AND CHAPTER 22A-9 PLAN











SCALE: 1" = 20' DATE: FEBRUARY 2025 CONTRACT NO. T.B.D.

DESIGNED BY: CAS COUNTY: MONTGOMERY
DRAWN BY: CO LOGMILE:
CHECKED BY: MH
MODE/PRD:

DRAWING: EC-05 OF 11 SHEET No. 6 OF 16

1. CONSULT WITH CITY ARBORIST IF CURB OR PLANTING PIT IS DISTURBED OR BRANCH PRUNING IS NEEDED. BRANCH OR ROOT PRUNE AS DIRECTED BY CITY ARBORIST AND MD LTE.

LEGEND

- | | |
|---|---------------------------|
|  | TREE PROTECTION FENCE |
|  | SOIL BOUNDARY |
|  | CONTOURS |
|  | PROPERTY BOUNDARIES |
|  | DIRECTION OF TRAFFIC |
|  | LIMIT OF DISTURBANCE |
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|  | INDIVIDUAL TREE W/CRZ |



Maryland DNR Qualified Professional Name: Christina Simini Address: 700 East Pratt St., Suite 500 Baltimore, MD 21202 Phone: 410-462-9386 csimini@rkk.com	Date
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[illegible]

RECOMMENDED FOR APPROVAL

Chief, Transportation Planning and Design Section
APPROVED

Chief, Division of Transportation Engineering

EXISTING CONDITIONS AND CHAPTER 22A-9 PLAN

DRAWING	EC-06	OF	11	SHEET No.	7	OF	16
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