

DATE: November 1, 2011

TO: All Architects, Builders, Contractors, Developers, Landscape Architects, Arborists, Engineers, Surveyors, and Property Owners

SUBJECT: Revised Chesapeake Bay Preservation Ordinance Landscape Conservation Plan Requirements and Revision of the 20-Year Tree Canopy Worksheet (Appendix E)

EFFECTIVE DATE: **January 1, 2012 for all Building Permit Applications**
(including 4.1 and by-right engineering plans) involving disturbance >2500 sf.

BACKGROUND AND PURPOSE

Compliance policies for Chesapeake Bay Preservation Ordinance Landscape Conservation Plans have been revised to ensure the most effective application of the tree protection and tree canopy provisions of Chapter 61 of the County Code.

REVISED POLICY

Summary:

- Tree protection must be installed and inspected prior to issuance of the land disturbing permit
- Changes to planting plans after initial approval require resubmission and review prior to the issuance of a certificate of occupancy
- Notification requirements for impacts to trees on adjacent properties and jointly-owned trees are established.
- Planting notes (Appendix F) must be included on submitted plans.
- The tree canopy coverage crediting system, including the 20-Year Tree Canopy Worksheet has been revised.

Details:

For tree canopy coverage, the canopy coverage bonus for existing trees has been raised to 1.5 to encourage protection of existing trees. Existing non-native trees are excluded from the tree canopy bonus. The canopy of trees on adjacent properties will not receive tree canopy credit, except in certain circumstances; nor will the canopy of understory trees completely beneath the canopy of other trees. For new tree plantings, minimum spacing requirements are established. Additionally, a tree canopy coverage bonus of 1.25 is offered for new native trees planted outside the Resource Protection Area (RPA).

For more information, see [Chesapeake Bay Preservation Ordinance Guidance Manual \(Version 2.2, October 2011\)](#).

REGULATORY BASIS FOR REVISED POLICY

Tree protection requirements

Per 61.10.B.3 and 61.10.B.4, tree protection must be erected to protect the critical root zone (or, when proposed on the plans and approved by the County with appropriate mitigation measures, within the critical root zone) for any tree or stand of trees preserved on site. Tree protection must be erected prior to clearing and grading and remain throughout all phases of construction.

Tree canopy coverage, landscape plan components and tree replacement policy

Section 61.10.C establishes tree canopy requirements and 61.13.C outlines the requirement for the landscape conservation plan. Section 61.13.C.2.c authorizes Arlington County to establish its own tree replacement policy. Per 61.13.C.2.d native or indigenous species shall be used for supplementary or replacement plant materials.