



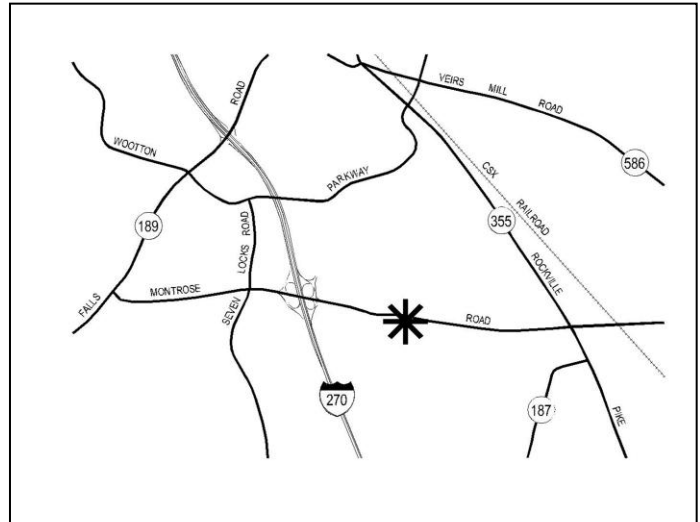
Montrose Parkway West Trail Final Forest Conservation Plan Amendment, MR2001806

- Steve Findley, Acting Planner Supervisor, Area 2 Planning Division, steve.findley@montgomeryplanning.org, 301.495.4727
- Glenn Kreger, Acting Chief, Area 2 Planning Division, glenn.kreger@montgomeryplanning.org, 301-495-4653

Completed: 1/6/12

Description

- Southwest of intersection of Montrose Road and Tildenwood Drive
- R90 Zone, North Bethesda/Garrett Park Master Plan, 10.5 Acres
- Amend the Final Forest Conservation Plan for Montrose Parkway West to add a hiker-biker trail connection from Swim Club Way to Tildenwood Drive
- Submitted August 25, 2011



Summary

- Staff recommends **approval with conditions**.
- This amendment will add a hiker-biker trail connection to the previously approved Final Forest Conservation Plan for Montrose Parkway West.
- This project adds 31,109 square feet of additional forest disturbance and mitigation.
- No alterations to easements are proposed for this amendment.
- A variance request is part of this application.
- No correspondence has been received on this application.

Recommendation: Approval, subject to the following conditions:

1. The proposed development shall comply with all of the conditions of the Final Forest Conservation Plan as amended. All conditions shall be met prior to the issuance of sediment and erosion control permits by the Montgomery County Department of Permitting Services.
2. Limits of disturbance shown on the Sediment Control Plan must match the limits of disturbance shown on the Final Forest Conservation Plan.
3. Site inspections must be performed by M-NCPPC inspectors as specified in section 22A.00.01.10 of the forest conservation regulation.

Discussion:

This memorandum covers staff's review and recommendations on the amended Final Forest Conservation Plan (FFCP) for Montrose Parkway West. The Mandatory Referral for Montrose Parkway West was approved by the Planning Board on July 26, 2001, and the Final Forest Conservation Plan was signed by staff on March 3, 2005. The Mandatory Referral covered the proposed construction of Montrose Parkway West, approximately from the intersection of Montrose Road and Tower Oaks Boulevard to the intersection of Montrose Road with "old" Old Georgetown Road. The project included construction of a 10-foot hiker-biker trail on the north side of Montrose Parkway West, and proposed a hiker-biker trail connection from Tildenwood Drive to Old Farm Creek. Construction of Montrose Parkway West, including the hiker-biker trail along the northern portion of the road right-of-way, was completed in 2009. Construction of the connector trail from Tildenwood Drive to Old Farm Creek is proposed for construction in the spring of 2012.

While a conceptual alignment for the connector trail was reviewed and approved as part of the Montrose Parkway West Mandatory Referral, this portion of the connector trail was not covered by the Final Forest Conservation Plan due to concerns by neighbors about the exact alignment. After reviewing variations in the alignment with owners of the neighboring properties, the Montgomery County Department of Transportation (MCDOT) has finalized the trail alignment. This Final Forest Conservation Plan Amendment adds the additional land disturbance and resultant forest mitigation requirements to the existing plan. MCDOT has engaged in outreach to the affected community throughout this project.

Site Description:

The proposed connector trail crosses a 10.5 acre parcel of R90 zoned property in the Tilden Woods subdivision. The parcel, identified on the GIS property file as Parcel no. 98, stretches from Swim Club Way on the west to the Faith United Methodist Church Access Drive and Tildenwood Drive on the east. Adjacent properties to the north are owned by the Old Farm Swim Club, Incorporated, Faith United Methodist Church, and Mayer and Rachmil Jacobovits. On the south, the parcel abuts properties in the Old Farm Section 2 subdivision along Wolfree Lane and Oden Court. The Natural Resources Inventory/Forest Stand Delineation (#420013380) was approved in 2001, which was prior to approval of the final forest conservation plan. The parcel is largely wooded with a forest dominated by tulip poplars (*Liriodendron tulipifera*), northern red oaks (*Quercus rubra*), white oaks (*Quercus alba*), and black oaks (*Quercus velutina*). The forest includes a number of significant and specimen-sized trees. The land

slopes from the northwest corner of the property to the southeast. This parcel contains no streams, stream buffers, wetlands or their buffers, or floodplains. The site lies within the Cabin John Creek watershed, which carries a State Use Class designation of I-P. The site does not lie within a Special Protection Area. No Rare, Threatened or Endangered species are known to occur on the site.

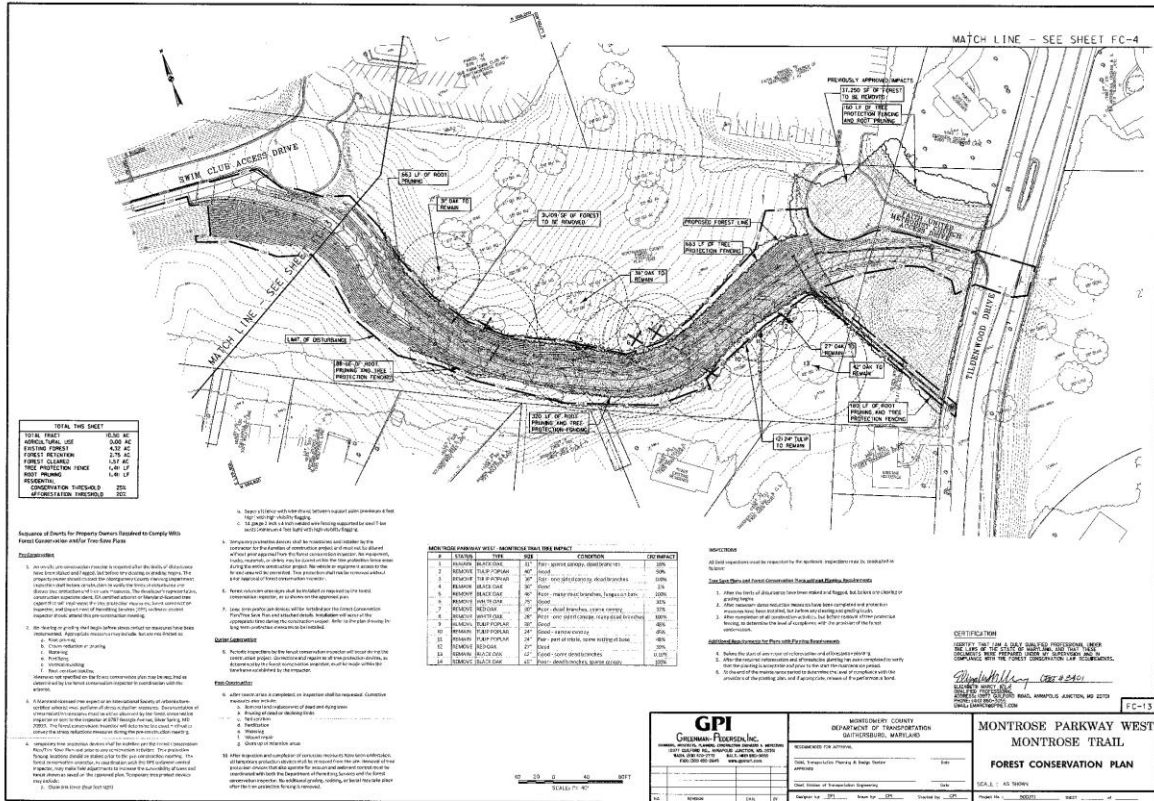
Montrose Parkway West Trail – Final Forest Conservation Plan Site Location



Project Description:

This portion of the Montrose Parkway West Trail project proposes construction of a 10-foot wide paved hiker-biker path, including necessary grading and stormwater management facilities, from Swim Club Way on the west to Tildenwood Drive on the east. The other section of the connector from Tildenwood Drive to Old Farm Creek will traverse Park property and is not part of this amendment. The alignment hugs the lower part of the slope on the southern portion of the site to minimize forest loss. A six-foot high wooden fence and landscape trees will be placed along the southern side of the trail to help screen the trail from the adjacent residences to the south.

Montrose Parkway West Trail – Alignment and Limits of Disturbance



Forest Conservation:

Construction of this portion of the trail will increase the forest disturbance associated with the Montrose Parkway West project by 31,109 square feet, increasing the total forest disturbance from 1,246,115 square feet (28.61 acres) to 1,277,224 square feet (29.32 acres). As noted on the Final Forest Conservation Plan, "Per Montgomery County Code Section 22A-9, County highway projects must reforest at a rate of one acre of reforestation for each acre of forest cleared." Therefore, this Final Forest Conservation Plan Amendment increases the reforestation requirement for this project to 29.32 acres. Fulfillment of this requirement will be accomplished off-site at MCDOT's reforestation bank. No easements are established on the construction site as a result of this Final Forest Conservation Plan Amendment.

Under Section 22A.00.01.13 of the forest conservation regulation anytime an applicant proposes to remove an additional 5,000 square feet, or greater, of forest, it constitutes a major amendment. Since the applicant is proposing to remove an additional 31,109 square feet of forest it is a major amendment. The Planning Board is being asked to review the amendment to the approved forest conservation plan since it was part of mandatory referral reviewed by the Board in March 2001.

Forest Conservation Variance:

Section 22A-12(b) (3) of Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. Any impact to these trees, including removal of the subject tree or disturbance within the tree’s critical root zone (CRZ) requires a variance. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law requires no impact to trees that: measure 30 inches or greater, DBH; are part of an historic site or designated with an historic structure; are designated as national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species. This variance provision was not in affect at the time of the originally approved Final FCP; therefore, the County Arborist will offer no recommendation on the variance request (see Attachment A).

Variance Request - The applicant submitted a variance request on October 25, 2011. Construction of the connector trail will impact the Critical Root Zone of nine (9) trees that are considered high priority for retention under Section 22A-12(b) of the County Forest Conservation Law; six (6) of these are proposed for removal.

Trees affected but retained

Tree Number	Species	DBH Inches	CRZ Impact	Status
1	Black oak	31	16%	Fair condition- sparse canopy, dead branches
4	Black oak	36	30%	Good condition
13	Black oak	42	0.10%	Good condition

Trees to be removed

Tree Number	Species	DBH Inches	CRZ Impact	Status
2	Tulip poplar	40	50%	Good condition
3	Tulip poplar	36	100%	Fair condition – one sided canopy, dead branches
5	Black oak	46	100%	Poor condition – many dead branches, fungus on bark
7	Red oak	30	37%	Poor condition – dead branches, sparse canopy
9	Tulip poplar	38	48%	Good condition
14	Black oak	45	100%	Poor condition – dead branches, sparse canopy

The applicant has offered the following justification of the variance request:

(1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship;

Response (Greenman-Pedersen, Inc.) – *“The difficulties in this design are maintaining a handicap-accessible trail at 5% slope, maintaining the integrity of the forest, and providing stormwater treatment for the proposed impervious surface of the 10’ wide trail. The property is wooded and slopes downhill to the proposed trail.”*

Because this site is covered by mature forest, there is no trail alignment possible that would avoid significant and specimen-size trees. Maintaining a slope of no more than 5% as mandated by the Americans with Disabilities Act and providing necessary stormwater treatment imposes significant constraints on the engineering. The applicant has worked with staff and adjacent landowners to determine a trail alignment that minimizes the loss of forest and specimen trees. Staff has reviewed this application and based on the existing conditions on the property, staff agrees that there is an unwarranted hardship.

(2) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;

Response (Greenman-Pedersen, Inc.) – *“Many different alignments were considered as part of the design process and each would have included some tree removal. The final design proposes removing 6 trees with a 30” or greater caliper.”*

The proposed impacts to the subject trees are due to construction associated with the required grading, construction and stormwater management needed to accommodate the proposed trail, which is an approved part of the Mandatory Referral for the road project. The proposed alignment has been significantly modified from the original design specifically to minimize tree and forest loss. Staff has reviewed the application and agrees that enforcing the rules of the variance provision would deprive the landowner of rights commonly enjoyed by others.

(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;

Response (Greenman-Pedersen, Inc.) – *“Stormwater treatment will be provided by a roadside ditch on the uphill side of the trail and piped to an existing system. State water quality standards will not be violated and a measurable degradation in water quality will not occur as a result of the variance.”*

Appropriate stormwater management measures have been incorporated into the site design. The property does not contain any streams, wetlands, 100-year floodplain, or environmental buffers so the proposed impacts to the subject trees will not affect these environmentally sensitive areas. Staff has reviewed the application and agrees that State water quality standards will not be violated or that a measurable degradation in water quality will not occur.

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

Response (Greenman-Pedersen, Inc.) - *“Other trees adjacent to the limit of disturbance will be root pruned and protected during construction. Many of the other trees on the property are of similar species and size so the character of the property will not change.”*

Tree protection measures are being employed to minimize further tree loss and maintain the wooded character of the rest of the property. In addition, the applicant is planting a line of landscaping trees south of the trail to help screen it from the adjacent properties. Staff believes that substantial work has been done to minimize impacts.

Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board or Planning Director, as appropriate, in order for a variance to be granted. Staff has made the following determinations in the review of the variance request and the proposed forest conservation plan:

Variance Findings - Staff has made the following determination based on the required findings that granting of the requested variance:

1. *Will not confer on the applicant a special privilege that would be denied to other applicants.*

Granting the variance will not confer a special privilege on the applicant as the impacts to the nine trees are due to the development of the site. Granting a variance to allow land disturbance within the developable portion of the site is not unique to this applicant. Staff has determined that the impacts to the trees subject to the variance requirement cannot be avoided. DOT and Planning staff have analyzed the pathway alignment that resulted in a relocation of a portion of the path to reduce impacts to specimen trees and reduce the amount of forest loss. Therefore, staff believes that the granting of this variance is not a special privilege that would be denied to other applicants.

2. *Is not based on conditions or circumstances which are the result of the actions by the applicant.*

The requested variance is not based on conditions or circumstances which are the result of actions by the applicant. The requested variance is based upon existing site conditions.

3. *Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.*

The requested variance is a result of the existing and proposed site design and layout on the subject property and not as a result of land or building use on a neighboring property.

4. *Will not violate State water quality standards or cause measurable degradation in water quality.*

The Montgomery County Department of Permitting Services (DPS) has found the stormwater management concept for the proposed project to be acceptable and conditionally approved it on June 25, 2001. A waiver was granted by DPS on September 15, 2011 permitting the project to

continue to be covered by the stormwater regulations in place when the original Mandatory Referral and Final Forest Conservation Plan approvals were granted. In addition, the granting of this variance request will not result in the impact or removal of any trees located within environmental buffers. Therefore, the project will not violate State water quality standards or cause measurable degradation in water quality.

County Arborist's Recommendation on the Variance - In accordance with Montgomery County Code Section 22A-21(c), the Planning Department is required to refer a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection for a recommendation prior to acting on the request. The request was forwarded to the County Arborist on November 23, 2011. The County Arborist issued a letter on December 5, 2011 with the determination that she would not be providing a recommendation on this variance request (see Attachment A).

Variance Recommendation - Staff recommends that the variance be granted.

Finding: The plan meets all applicable requirements of the County Forest Conservation Law. As a result of the above findings, staff recommends approval of the Final Forest Conservation Plan with the conditions cited in this staff report. The variance approval is included in the Planning Board's approval of the Final Forest Conservation Plan.

SF:ha: N:_AREA 2 Division\Findley\Montrose Pkwy West Trail MR2001806-DPWT-1 FCP Amendment.docx

Attachments:

- A. Variance Response Letter from County Arborist Laura Miller
- B. Amended Final Forest Conservation Plan



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert G. Hoyt
Director

December 5, 2011

Françoise Carrier, Chair
Montgomery County Planning Board
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Montrose Trail Plan, MR 2001806, amendments to FCP approved on 3/3/2005

Dear Ms. Carrier:

Based on a review by the Maryland National Capital Park & Planning Commission (MNCPPC), the application for the above referenced request is required to comply with Chapter 22A of the Montgomery County Code. As stated in a letter to Royce Hanson from Bob Hoyt, dated October 27, 2009, the County Attorney's Office has advised me that the specific provisions pertaining to significant trees in the State's Forest Conservation Act do not apply to any application that was submitted before October 1, 2009. Since this application was submitted before this date, I will not provide a recommendation pertaining to the approval of this request for a variance.

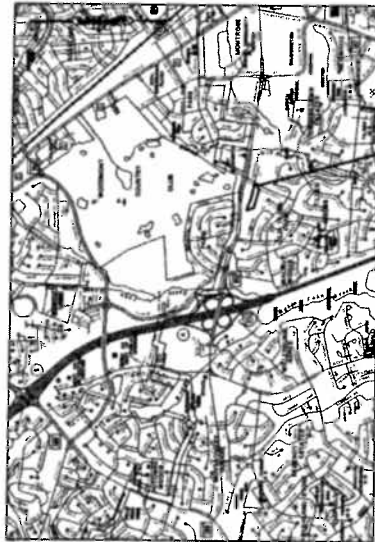
If you have any questions, please do not hesitate to contact me directly.

Sincerely,

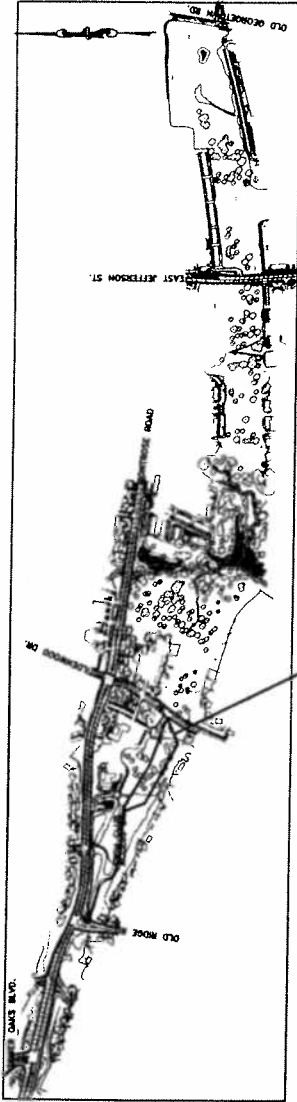
Laura Miller
County Arborist

cc: Robert Hoyt, Director
Walter Wilson, Associate County Attorney
Mark Pfefferle, Acting Chief

MONTGOMERY COUNTY
 DEPARTMENT OF TRANSPORTATION
MONTROSE PARKWAY WEST
 MONTROSE TRAIL
 SWIM CLUB WAY TO TILDENWOOD DRIVE
 CIP PROJECT NO.: 50311



VICINITY MAP
 NOT TO SCALE



MONTROSE PARKWAY WEST - MONTROSE TRAIL EXTENTS
 SCALE: 1" = 500'

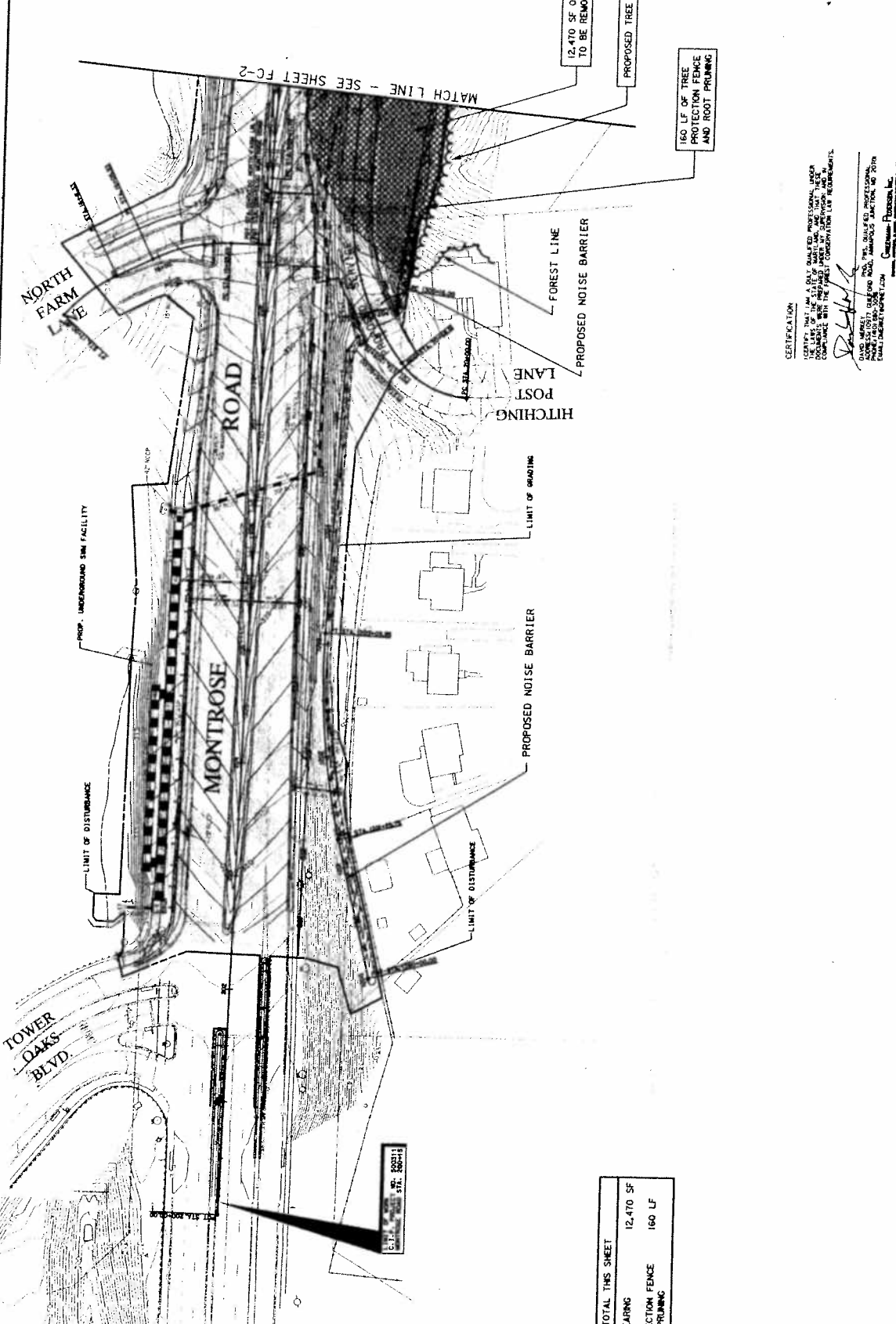
LEGEND

	BUILDING		TREE TO BE REMOVED
	EXISTING CONTOUR		FOREST IMPACTS
	PROPOSED CONTOUR		PREVIOUSLY APPROVED FOREST IMPACTS
	SPOT ELEVATION		ROOT PRUNING
	PROPERTY LINE		STORM WATER PIPE (60 RCP)
	CHAIN LINK FENCE		
	WOOD FENCE		
	CURBS & GUTTERS		
	TRELIS		
	PROPOSED TRELIS		
	LIMIT OF DISTURBANCE		
	TREE WITH CRITICAL ROOT ZONE		

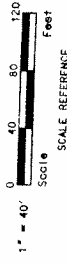
CERTIFICATION
 I, *[Signature]*, a duly qualified professional under the laws of the State of Maryland, do hereby certify that the information contained herein is true and correct and that the work was performed in accordance with the requirements of the Professional Code of Ethics for the State of Maryland.
 DATE: 10/12/2011
 PROJECT: MONTROSE PARKWAY WEST - MONTROSE TRAIL EXTENTS
 ENGINEER: [Signature]

GPI
 Geotechnical Professionals, Inc.
 10000 Rockville Pike, Suite 200
 Rockville, MD 20850
 Phone: 301-771-1111
 Fax: 301-771-1112
 www.gpi-engineers.com

MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION GAITHERSBURG, MARYLAND		MONTROSE PARKWAY WEST MONTROSE TRAIL	
RECOMMENDED FOR APPROVAL:		TITLE SHEET	
Chief Transportation Planning & Design Director	_____	SCALE: AS SHOWN	Project No.: 50311
Approved by:	_____	Drawn by:	_____
Checked by:	_____	Checked by:	_____



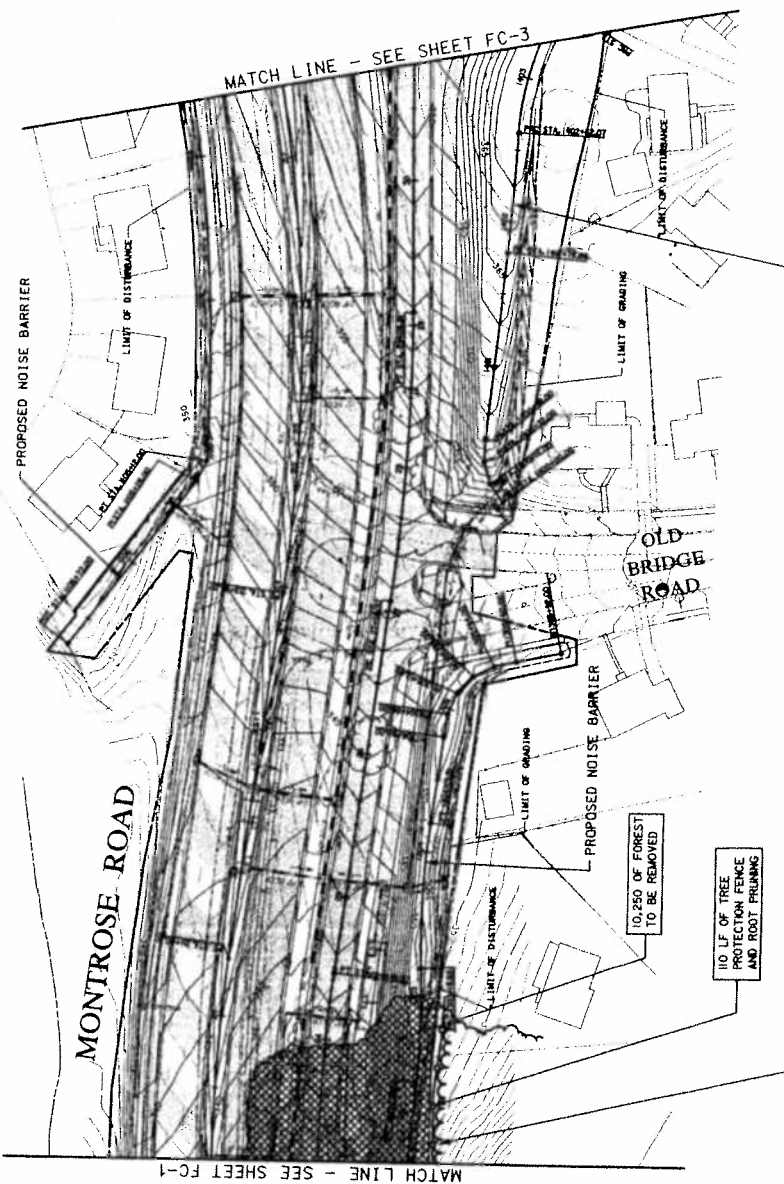
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FOREST CLEARING	12,470 SF
TREE PROTECTION FENCE AND ROOT PRUNING	160 LF



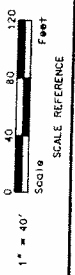
CERTIFICATION
 I, CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL, DO HEREBY CERTIFY THAT I AM A DNR QUALIFIED PROFESSIONAL UNDER THE PROFESSIONAL ENGINEERING AND SURVEYING ACT, AND THAT I AM NOT PROVIDING ENGINEERING OR SURVEYING SERVICES WITHIN THE STATE OF MARYLAND. I AM NOT PROVIDING ENGINEERING OR SURVEYING SERVICES WITHIN THE STATE OF MARYLAND. I AM NOT PROVIDING ENGINEERING OR SURVEYING SERVICES WITHIN THE STATE OF MARYLAND.

Christopher Dalton
 Christopher Dalton, Inc.
 10000 Old Georgetown Road, Suite 100
 Chevy Chase, MD 20815
 Phone: 301-951-1000
 Fax: 301-951-1001
 Email: c.dalton@daltoninc.com

JMT JAMES M. THOMAS, INC. Engineering & Planning Services 72 Lumbus Drive, Baltimore, Maryland 21208-0908 Phone: 410-528-1000 Fax: 410-528-1001 Email: jmt@jmtinc.com		DEPARTMENT OF MONTGOMERY COUNTY TRANSPORTATION RECEIVED FOR ARCHIVE DATE: 10/21/04 PROJECT: 65259 DRAWING NO.: 65259-01 DATE PLOTTED: 10/21/04	
FC-1		MONTROSE PARKWAY FROM 1300' + EAST OF I-270 TO OLD OLD GEORGETOWN ROAD FOREST CONSERVATION PLAN	
PLAN PREPARED BY CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL		Project No. 1500311 Sheet No. 022 of 011	



TOTAL THIS SHEET	
FOREST CLEARING	10,250 SF
TREE PROTECTION FENCE AND ROOT PRUNING	110 LF



CERTIFICATION
 I, DAVID M. DALTON, DNR QUALIFIED PROFESSIONAL FORESTER, CERTIFY THAT I AM THE AUTHOR OF THIS PLAN AND THAT I AM A MEMBER IN GOOD STANDING OF THE NATIONAL BOARD OF FOREST PROFESSIONALS AND THE STATE OF MARYLAND BOARD OF FOREST PROFESSIONALS.
 David M. Dalton
 DAVID M. DALTON, DNR QUALIFIED PROFESSIONAL FORESTER, 14100 OLD BRIDGE ROAD, SUITE 2070, GREENBELT, MARYLAND 20884
 CONTACT INFORMATION: 410-441-1111, FAX: 410-441-1112, WWW.DMDALTON.COM

FC-2

MONTROSE PARKWAY
 FROM 1300' ± EAST OF 1-270 TO
 OLD OLD GEORGETOWN ROAD

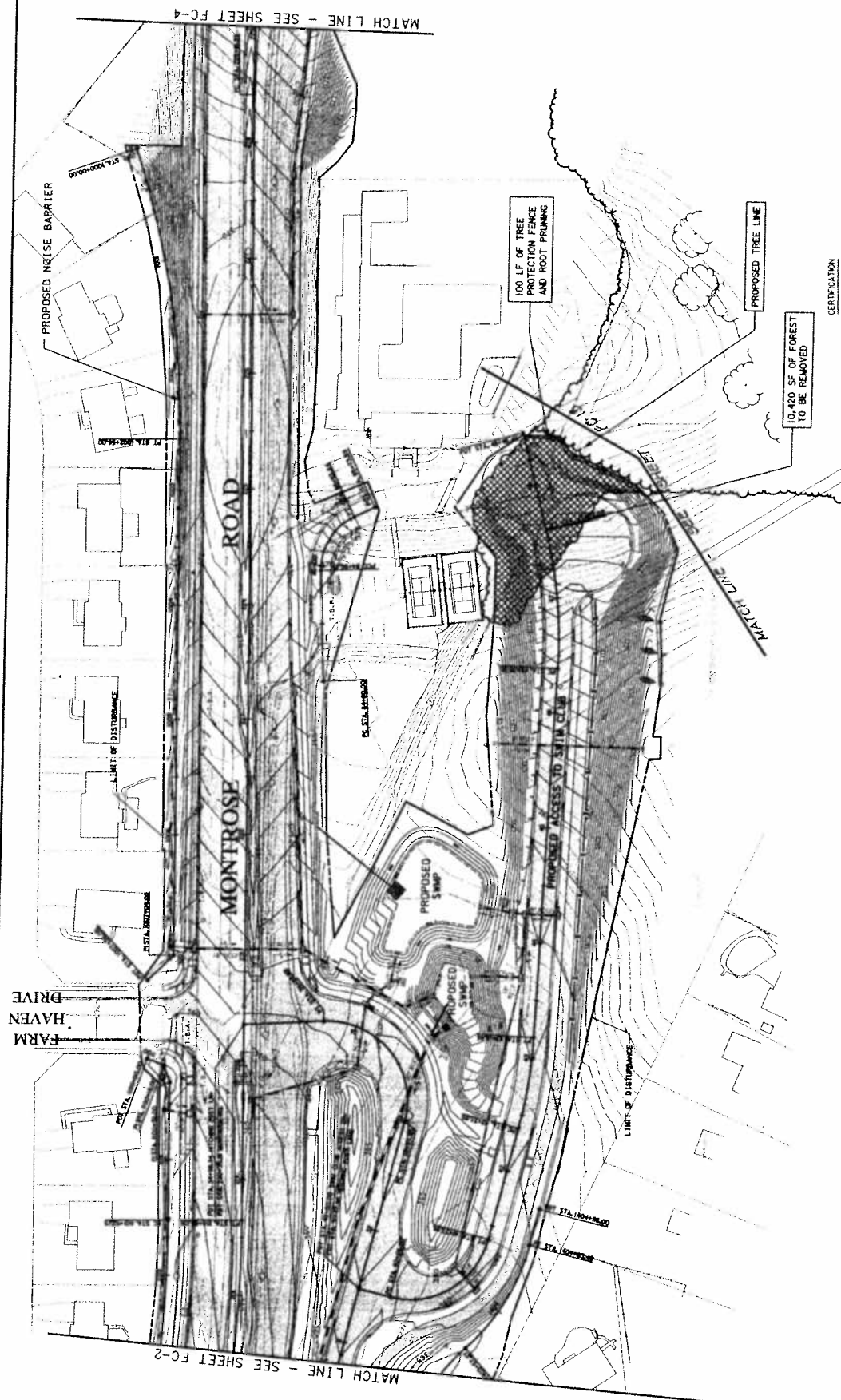
FOREST CONSERVATION PLAN

Project No. 599111 Sheet 241 of 311

DEPARTMENT OF MONTGOMERY COUNTY TRANSPORTATION
 10000 Rockville Pike, Maryland
 Prepared for: [Signature] Date: 6/20/05
 Drawn by: [Signature] Date: 6/20/05
 Checked by: [Signature] Date: 6/20/05
 Title: FOREST CONSERVATION PLAN

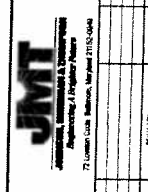
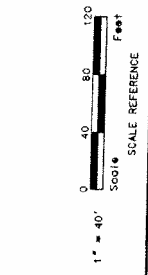
DATE: 6/20/05
 SCALE: 1" = 40'

PLAN PREPARED BY CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL



TOTAL THIS SHEET	10,420 SF
FOREST CLEARING	100 LF
TREE PROTECTION FENCE AND ROOT PRUNING	

PLAN PREPARED BY CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL

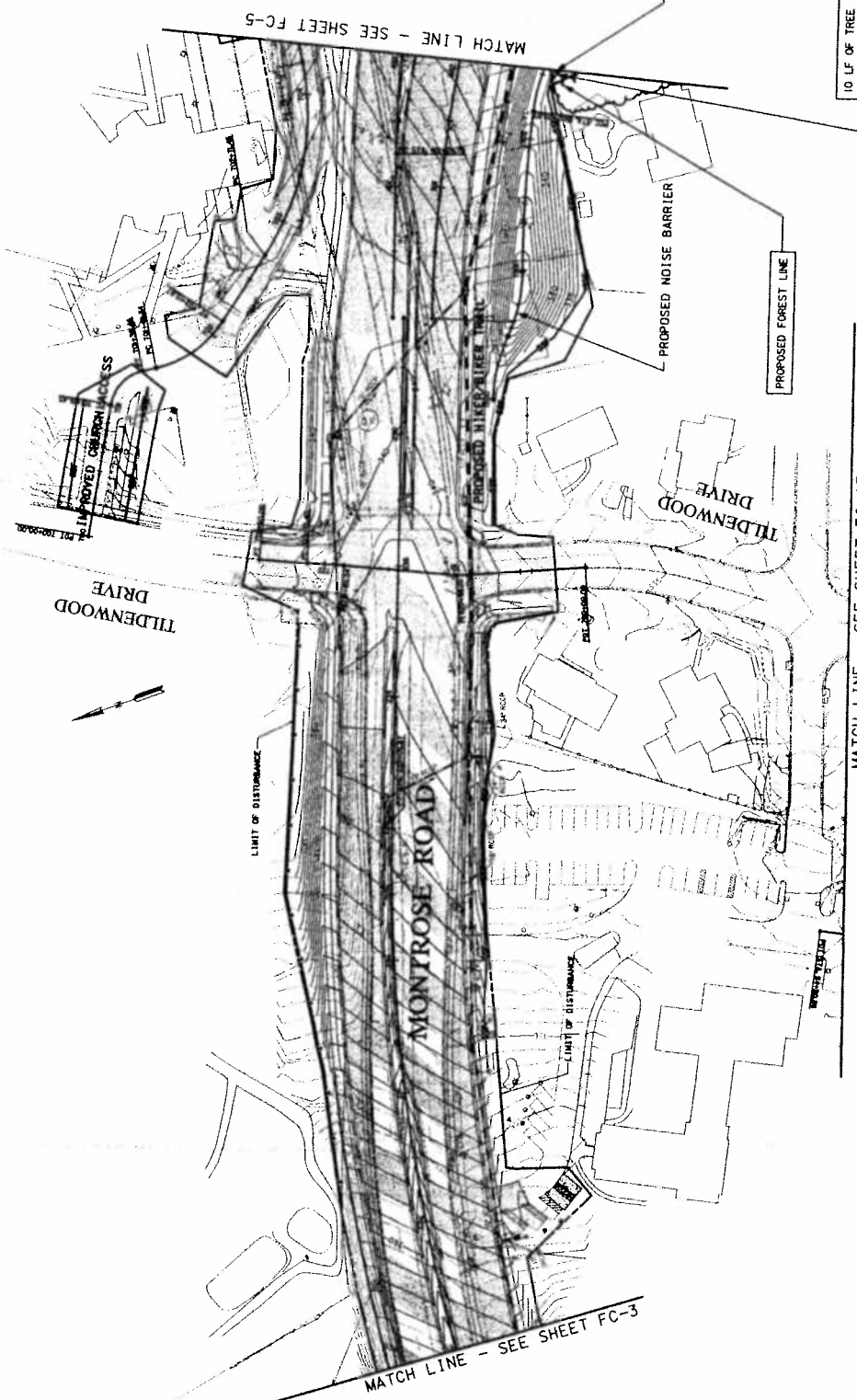


DEPARTMENT OF MONTGOMERY COUNTY TRANSPORTATION
 TRANSPORTATION DIVISION
 10000 OLD GEORGETOWN ROAD
 ROCKVILLE, MARYLAND 20850
 PROJECT NO. 2-500311
 SHEET NO. FC-3

MONTROSE PARKWAY
 FROM 1300' ± EAST OF I-270 TO
 OLD OLD GEORGETOWN ROAD
FOREST CONSERVATION PLAN

CERTIFICATION
 I, CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL, HEREBY CERTIFY THAT I AM A DNR QUALIFIED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MARYLAND, AND THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE FOREST CONSERVATION ACT REQUIREMENTS.

DALE M. BERRY, DNR QUALIFIED PROFESSIONAL
 PROJECT SUPERVISOR
 MONTGOMERY COUNTY TRANSPORTATION DIVISION
 10000 OLD GEORGETOWN ROAD
 ROCKVILLE, MARYLAND 20850
 DATE: 05/20/08



20 SF OF FOREST TO BE REMOVED

10 LF OF TREE PROTECTION FENCE AND ROOT PRUNING

PROPOSED FOREST LINE

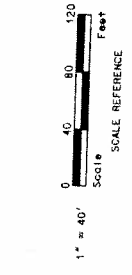
PROPOSED NOISE BARRIER

MATCH LINE - SEE SHEET FC-13

MATCH LINE - SEE SHEET FC-5

MATCH LINE - SEE SHEET FC-3

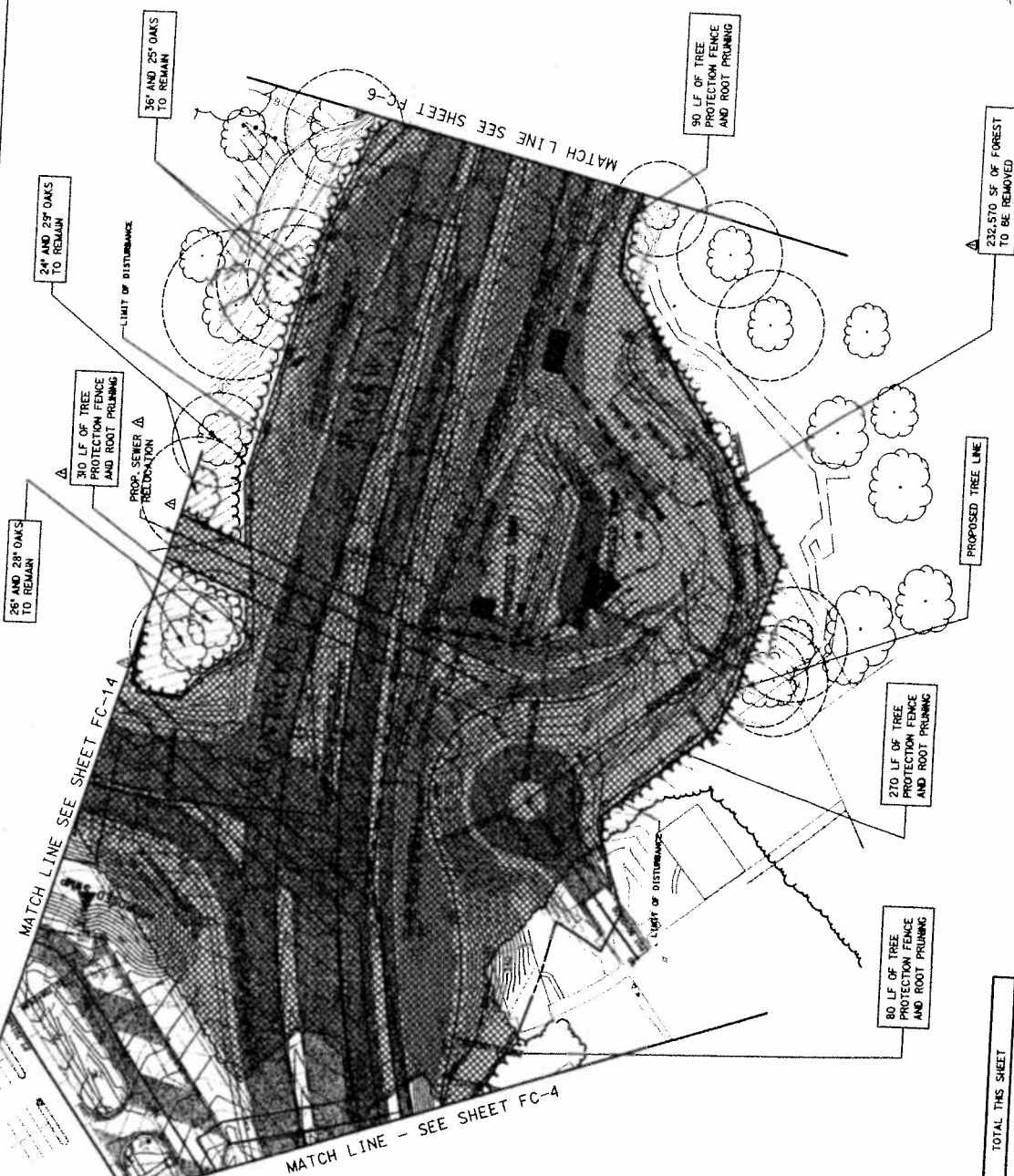
TOTAL THIS SHEET	
FOREST CLEARING	20 SF
TREE PROTECTION FENCE AND ROOT PRUNING	10 LF



CERTIFICATION
 I, CHRISTOPHER DALTON, a duly qualified professional, under contract with the State of Maryland, certify that the work shown on this plan complies with the applicable conservation law requirements.
 CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL
 STATE OF MARYLAND, DEPARTMENT OF TRANSPORTATION
 10/28/14

 JMT Engineering / EIT/Engineer/Planner 77 Lovers Lane, Solomons, Maryland 21158-2046 Tel: 410-326-1100		DEPARTMENT OF TRANSPORTATION MONTGOMERY COUNTY ROADVILLE, MARYLAND PROJECT NO. 14-0000000000000000 DRAWING NO. 10/28/14
TITLE: MONTROSE PARKWAY FROM 1300' ± EAST OF I-270 TO OLD OLD GEORGETOWN ROAD FOREST CONSERVATION PLAN		SHEET NO. 13 OF 13

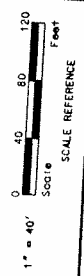
PLAN PREPARED BY CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL



CERTIFICATION
 I CERTIFY THAT I AM A QUALIFIED PROFESSIONAL ENGINEER AND AM REGISTERED AS SUCH WITH THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF MARYLAND. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO ANY CLIENTS OR CONTRACTORS FOR THIS PROJECT.
 D. DALTON
 DNR QUALIFIED PROFESSIONAL
 1000 W. WASHINGTON BLVD., SUITE 200
 ROCKVILLE, MD 20854
 TEL: 301-251-1500
 FAX: 301-251-1501
 WWW.DALTONDNR.COM

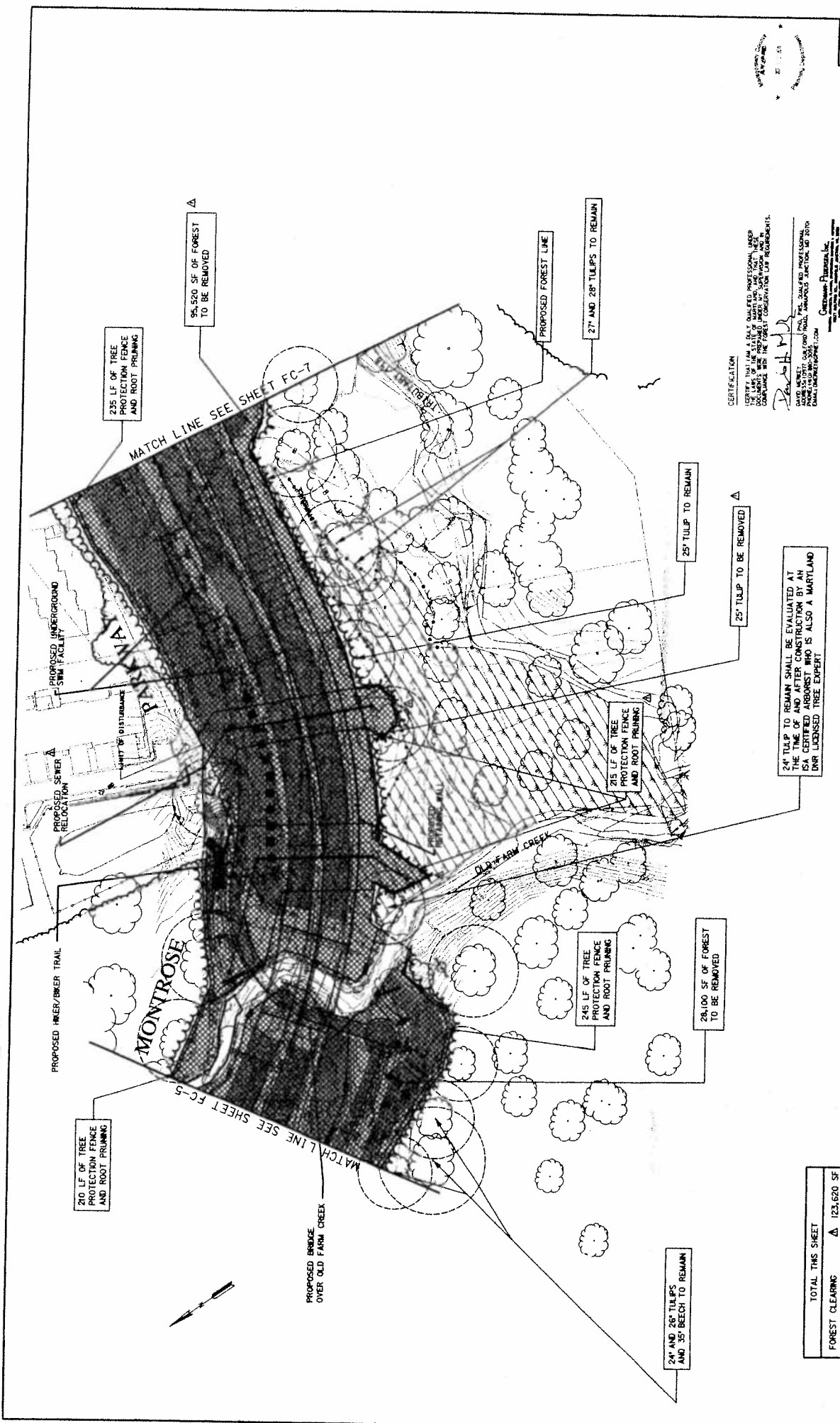
TOTAL THIS SHEET	Δ 232,570 SF
FOREST CLEARING	Δ 232,570 SF
TREE PROTECTION FENCE AND ROOT PRUNING	Δ 750 LF

PLAN PREPARED BY CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL



DEPARTMENT OF TRANSPORTATION
 MONTGOMERY COUNTY, MARYLAND
 ROCKVILLE, MARYLAND
 PROJECT NO. 1500011
 SHEET 348 OF 351

FC-5
MONTROSE PARKWAY
 FROM 1300' ± EAST OF I-270 TO
 OLD OLD GEORGETOWN ROAD
FOREST CONSERVATION PLAN



210 LF OF TREE PROTECTION FENCE AND ROOT PRUNING

235 LF OF TREE PROTECTION FENCE AND ROOT PRUNING

95,520 SF OF FOREST TO BE REMOVED

PROPOSED BRIDGE OVER OLD FARM CREEK

245 LF OF TREE PROTECTION FENCE AND ROOT PRUNING

235 LF OF TREE PROTECTION FENCE AND ROOT PRUNING

245 LF OF TREE PROTECTION FENCE AND ROOT PRUNING

24' AND 26" TILIPS AND 35' BEECH TO REMAIN

28,100 SF OF FOREST TO BE REMOVED

25' TULIP TO BE REMOVED

25' TULIP TO REMAIN

PROPOSED FOREST LINE

27' AND 28" TILIPS TO REMAIN

MATCH LINE SEE SHEET FC-7

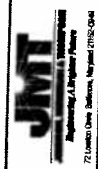
MATCH LINE SEE SHEET FC-5

TOTAL THIS SHEET	
FOREST CLEARING	123,620 SF
TREE PROTECTION FENCE AND ROOT PRUNING	905 LF

24' TULIP TO REMAIN SHALL BE EVALUATED AT THE TIME OF AND AFTER CONSTRUCTION BY AN ISA CERTIFIED ARBORIST WHO IS ALSO A MARYLAND DNR LICENSED TREE EXPERT

CERTIFICATION
 I, CHRISTOPHER DALTON, A DAILY QUALIFIED PROFESSIONAL LANDSCAPE ARCHITECT, HAVE PREPARED THESE PLANS AND SPECIFICATIONS FOR THE FOREST CONSERVATION PLAN REQUIREMENTS.

Christopher Dalton
 CHRISTOPHER DALTON, LANDSCAPE ARCHITECT
 1000 WEST CALVERT ROAD, SUITE 100, ROCKVILLE, MD 20850
 TEL: 301.584.1111 FAX: 301.584.1112
 WWW.CDALTONLANDSCAPE.COM



FC-6

MONTROSE PARKWAY
 FROM 1300' ± EAST OF I-270 TO
 OLD OLD GEORGETOWN ROAD

FOREST CONSERVATION PLAN

DEPARTMENT OF TRANSPORTATION
 MONTGOMERY COUNTY, MARYLAND

APPROVED FOR APPROVAL: _____ DATE: _____

APPROVED FOR CONSTRUCTION: _____ DATE: _____

DATE OF THIS PLAN: _____

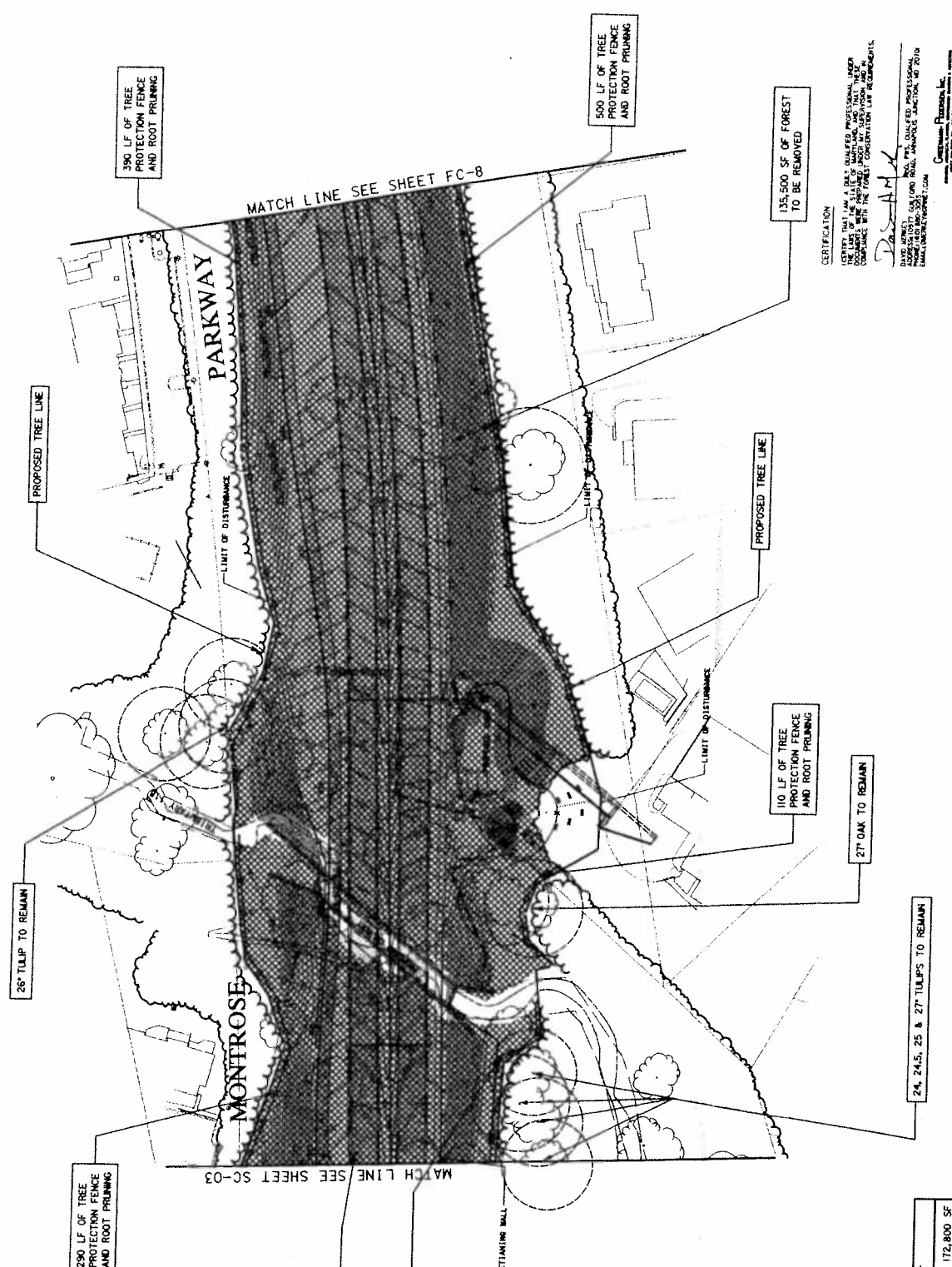
PROJECT NO.: _____

DATE: 11/11/20

SCALE: 1" = 40'

PROJECT NO.: 1300311

PLAN PREPARED BY CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL



CERTIFICATION
 I, Christopher Dalton, a duly qualified professional under the laws of the State of Maryland, certify that I have prepared this plan in accordance with the Forest Conservation Law, Regulations, and Code of the State of Maryland, and that I am a duly qualified professional under the laws of the State of Maryland.

Christopher Dalton, Inc.
 10000 Old Georgetown Road, Suite 100, Rockville, MD 20854
 (301) 761-1111
 www.christopherdalton.com

DEPARTMENT OF MONTGOMERY COUNTY, TRANSPORTATION
 RECORDS FOR APPROVAL
 COUNTY: MONTGOMERY COUNTY, TRANSPORTATION
 PROJECT: MONTROSE PARKWAY FOREST CONSERVATION PLAN
 DRAWING NO.: FC-1
 DATE: 8/12/04
 SCALE: AS SHOWN

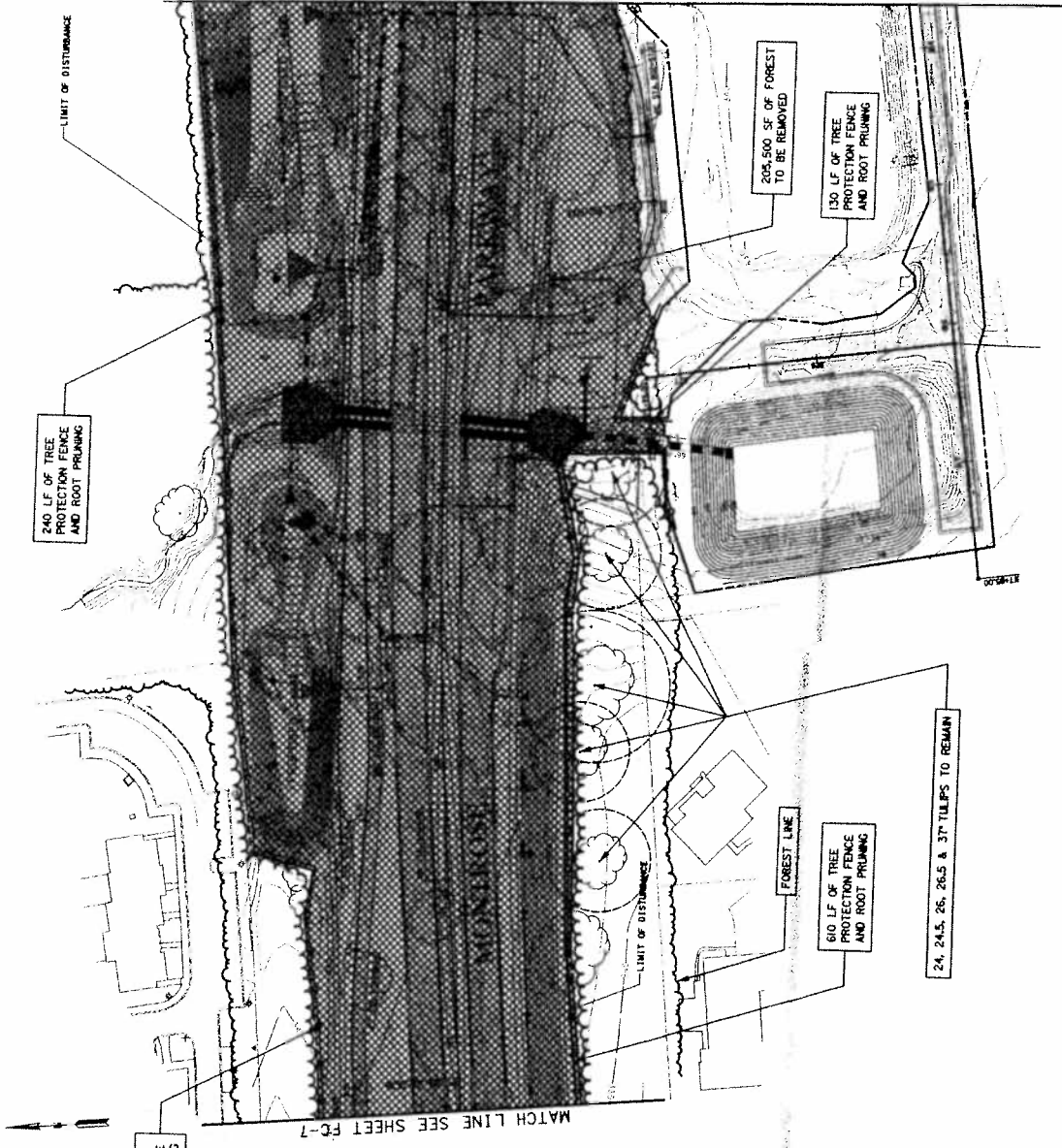
JMT
 JAMES M. THOMAS, INC.
 72 Lower Chesapeake Blvd., Suite 200, P.O. Box 1000, Annapolis, MD 21404
 (410) 293-1111
 www.jmt.com

SCALE REFERENCE
 1" = 40'
 0 40 80 120 Feet

TOTAL THIS SHEET

FOREST CLEARING	172,800 SF
TREE PROTECTION FENCE AND ROOT PRUNING	1,395 LF

PLAN PREPARED BY CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL



MATCH LINE SEE SHEET FC-9

MATCH LINE SEE SHEET FC-7

240 LF OF TREE PROTECTION FENCE AND ROOT PRUNING

400 LF OF TREE PROTECTION FENCE AND ROOT PRUNING

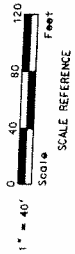
205,500 SF OF FOREST TO BE REMOVED

130 LF OF TREE PROTECTION FENCE AND ROOT PRUNING

610 LF OF TREE PROTECTION FENCE AND ROOT PRUNING

24, 24.5, 26, 26.5 & 37' TULIPS TO REMAIN

TOTAL THIS SHEET	
FOREST CLEARING	205,500 SF
TREE PROTECTION FENCE AND ROOT PRUNING	1,380 LF



CERTIFICATION
 I, DAVID M. DALTON, DNR QUALIFIED PROFESSIONAL, HEREBY CERTIFY THAT I AM A DNR QUALIFIED PROFESSIONAL, MOST OF WHOM I HAVE BEEN TRAINED AND THAT I HAVE BEEN REGISTERED WITH THE FOREST CONSERVATION LAW REQUIREMENTS.
 DAVID M. DALTON
 1000 W. 10TH ST. SUITE 100
 ANNAPOLIS, MARYLAND 21403
 PHONE: 410-261-1111
 FAX: 410-261-1111
 WWW.DMDDALTON.COM

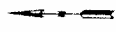
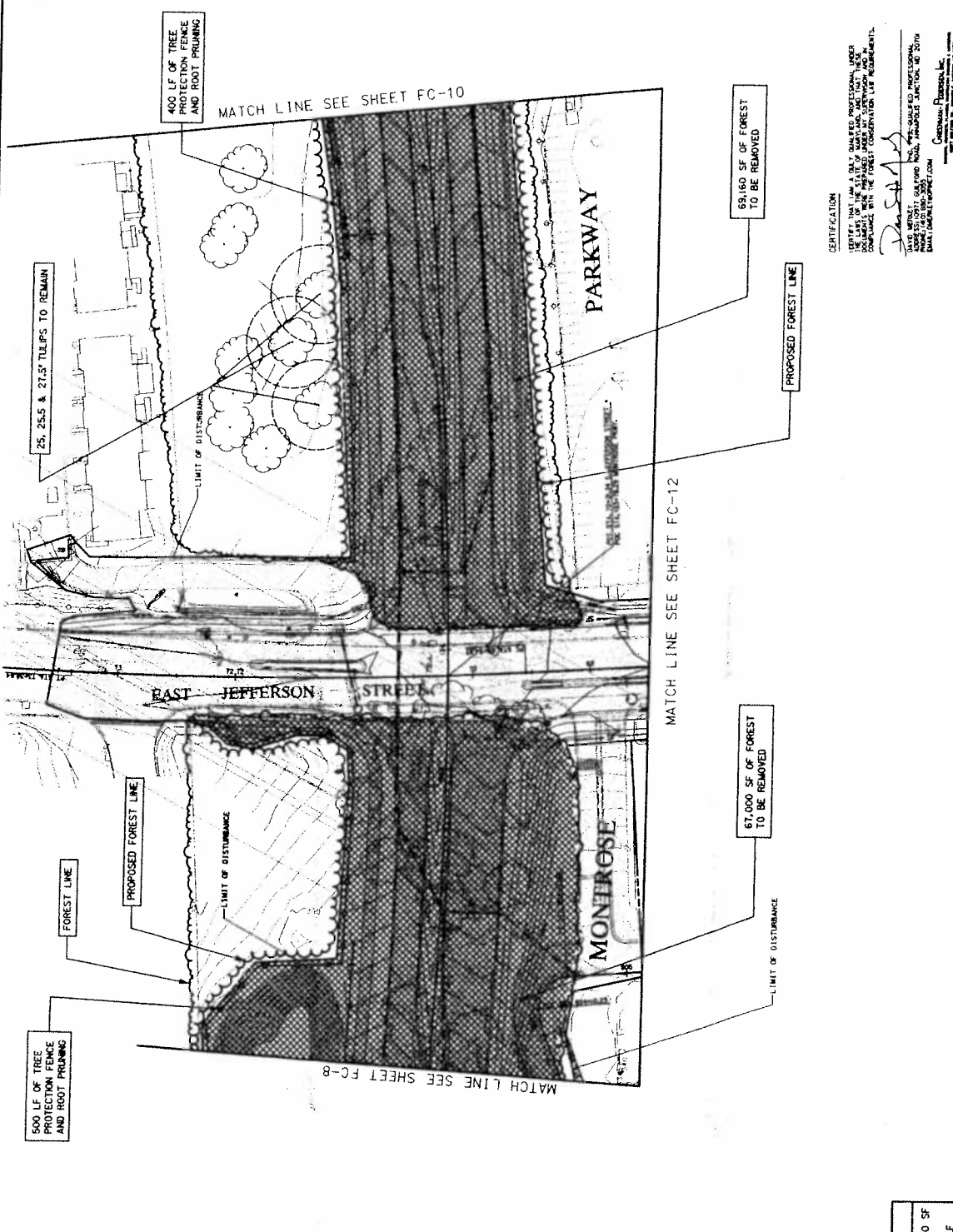
FC-8
MONTROSE PARKWAY
 FROM 1300' ± EAST OF I-270 TO
 OLD OLD GEORGETOWN ROAD
FOREST CONSERVATION PLAN

DEPARTMENT OF MONTGOMERY COUNTY TRANSPORTATION
 ROCKVILLE, MARYLAND
 NOTED FOR APPROVAL: [Signature]
 APPROVED: [Signature]
 DATE: 05/11/18

JMT
 Engineering & Planning
 72 Lakeside Drive, Bethesda, Maryland 20814-2090
 301.462.1111

PLAN PREPARED BY CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL

PROJECT NO.: 300311 SHEET: 248 OF 311



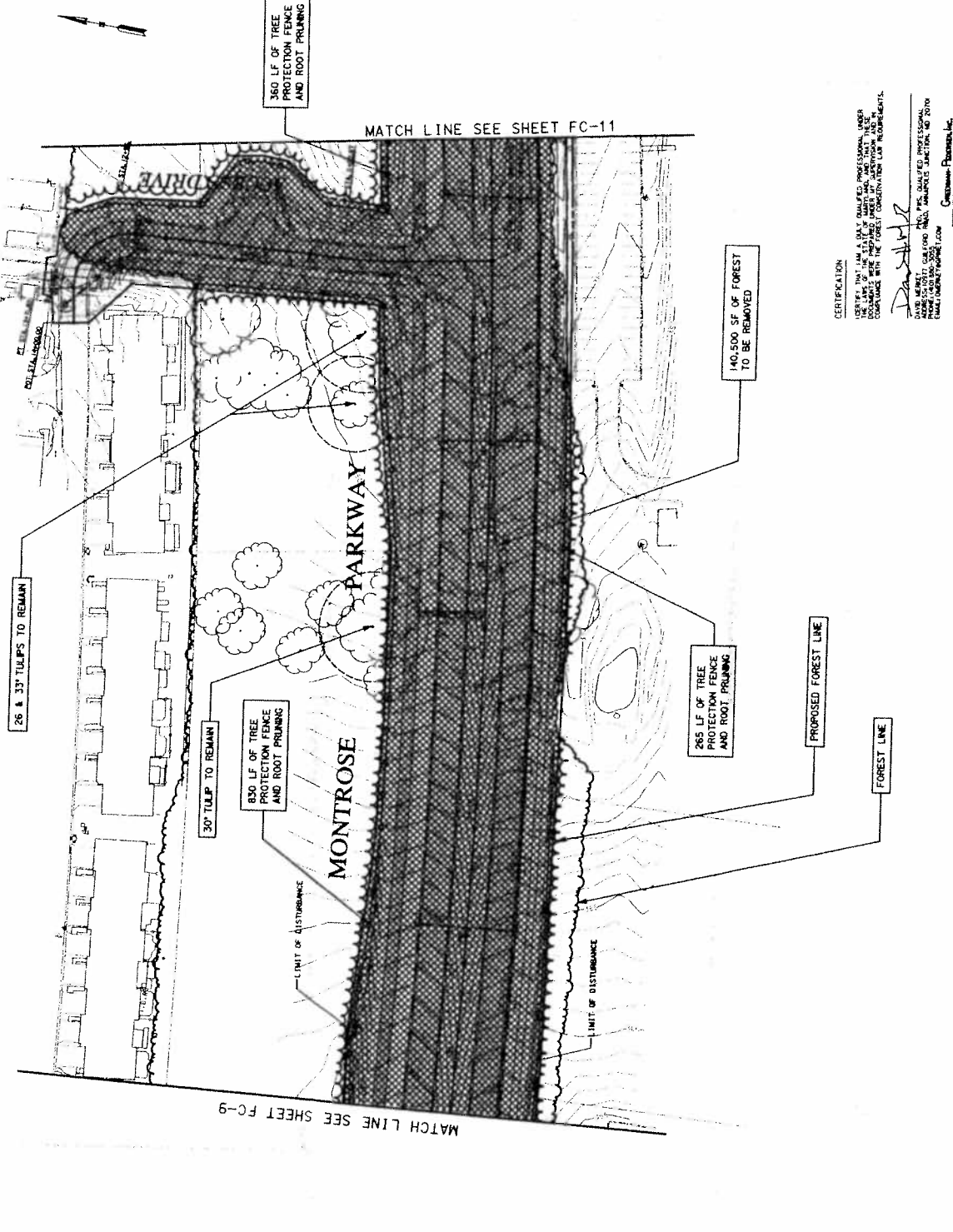
TOTAL THIS SHEET	
FOREST CLEARING	136,160 SF
TREE PROTECTION FENCE AND ROOT PRUNING	900 LF



CERTIFICATION
 I, CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL, HEREBY CERTIFY THAT I AM A DNR QUALIFIED PROFESSIONAL, UNDER THE PROVISIONS OF THE FOREST CONSERVATION ACT AND THE FOREST CONSERVATION REGULATIONS, AND I HAVE CONDUCTED THE NECESSARY SURVEY AND FIELD WORK IN ACCORDANCE WITH THE FOREST CONSERVATION ACT REGULATIONS.
 DATE: 05/11/2011
 SIGNATURE: Christopher Dalton
 PROJECT: MONROSE PARKWAY FOREST CONSERVATION PLAN
 SHEET: FC-9 OF 11
 CONTACT: DALTON@DNR.MD
 PHONE: 410-326-7300
 FAX: 410-326-7301
 EMAIL: DALTON@DNR.MD

		FC-9 MONROSE PARKWAY FROM 1300' ± EAST OF I-270 TO OLD OLD GEORGETOWN ROAD FOREST CONSERVATION PLAN
DEPARTMENT OF MONTGOMERY COUNTY TRANSPORTATION ROCKVILLE, MARYLAND PROJECT NO. 11-000111 SHEET NO. 9 OF 11		DATE: 05/11/2011 DRAWN BY: Christopher Dalton CHECKED BY: Christopher Dalton APPROVED BY: Christopher Dalton

PLAN PREPARED BY CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL



MATCH LINE SEE SHEET FC-9

MATCH LINE SEE SHEET FC-11

TOTAL THIS SHEET	
FOREST CLEARING	140,500 SF
TREE PROTECTION FENCE AND ROOT PRUNING	1,455 LF

PLAN PREPARED BY CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL

CERTIFICATION
 I, CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL, UNDER THE SUPERVISION OF THE DNR QUALIFIED PROFESSIONAL, HAVE PREPARED THIS PLAN AND THE ACCOMPANYING SPECIFICATIONS AND NOTES IN COMPLIANCE WITH THE FOREST CONSERVATION ACT REQUIREMENTS.

Christopher Dalton
 Christopher Dalton, Inc.
 10000 Old Georgetown Road, Suite 200
 Gaithersburg, MD 20878
 (301) 948-1100
 www.christopherdalton.com

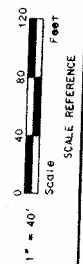


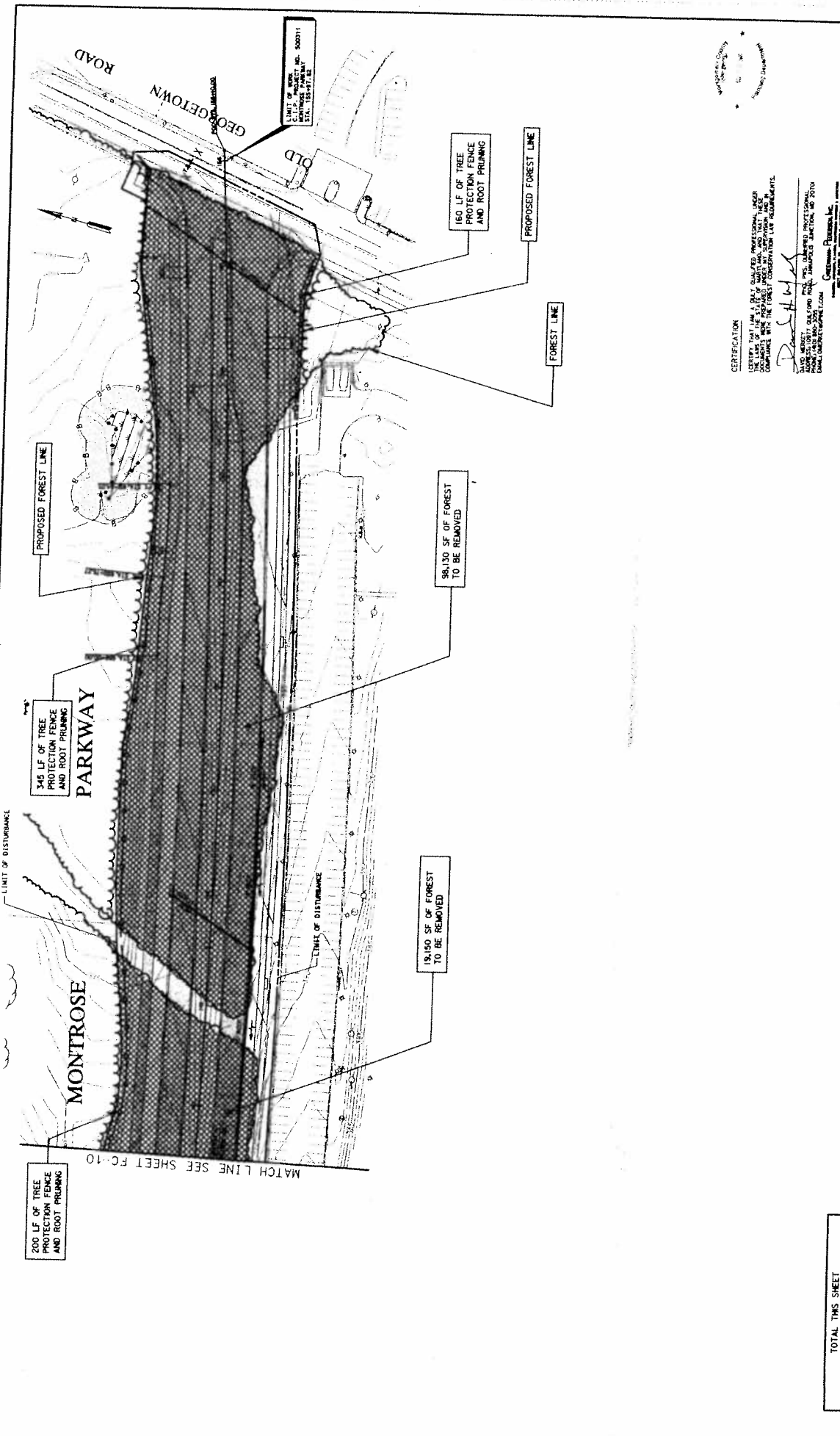
DEPARTMENT OF MONTGOMERY COUNTY TRANSPORTATION
 ROCKVILLE, MARYLAND

APPROVED FOR: *[Signature]*
 DATE: 11/28/14

FC-10
MONTROSE PARKWAY
 FROM 1300' ± EAST OF I-270 TO
 OLD OLD GEORGETOWN ROAD
FOREST CONSERVATION PLAN

PROJECT NO.: 1580311
 SHEET: 221 OF 231





LIMIT OF WORK PROJECT NO. 500311
 MONTROSE PARKWAY
 STA. 155+47.12

CERTIFICATION
 I, CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS PLAN AND THAT I AM A LICENSED PROFESSIONAL FOREST CONSERVATION PLANNING CONSULTANT IN MONTGOMERY COUNTY, MARYLAND. I HAVE REVIEWED THE PLAN AND I AM SURE THAT IT COMPLIES WITH THE FOREST CONSERVATION LAW REGULATIONS.

Christopher Dalton
 CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL
 1000 W. BALTIMORE AVENUE, SUITE 200
 BALTIMORE, MARYLAND 21201
 PHONE (410) 538-2000
 EMAIL DALTON@DALTONPROFESSIONAL.COM

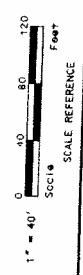
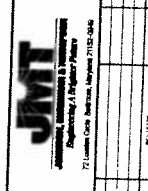
FC-11

MONTROSE PARKWAY
 FROM 1300' ± EAST OF J-270 TO
 OLD OLD GEORGETOWN ROAD
 FOREST CONSERVATION PLAN

DEPARTMENT OF TRANSPORTATION
 MONTGOMERY COUNTY
 TRANSPORTATION
 201 North Center Street, Suite 200
 Rockville, MD 20850
 (301) 496-1000

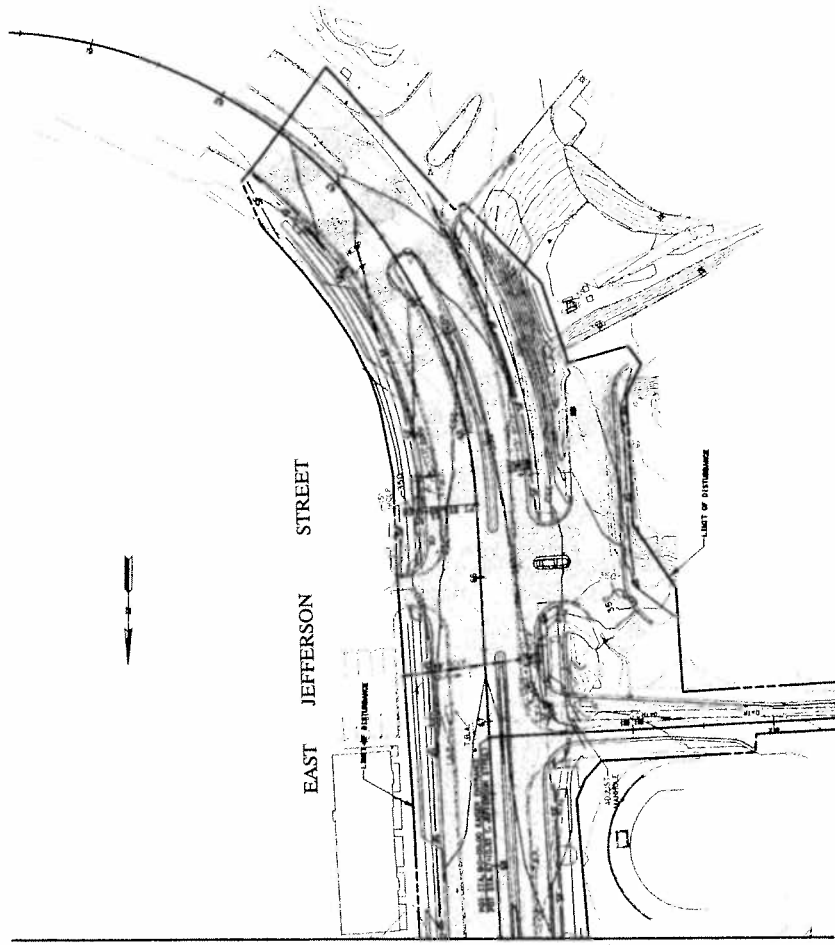
DESIGNED BY: *Christopher Dalton*
 CHECKED BY: *[Signature]*
 DATE: *10/20/10*

PROJECT NO.: 500311
 SHEET NO.: 11 OF 11



TOTAL THIS SHEET	117,280 SF
FOREST CLEARING	117,280 SF
TREE PROTECTION FENCE AND ROOT PRUNING	705 LF

PLAN PREPARED BY CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL



MATCH LINE SEE SHEET FC-9

TOTAL THIS SHEET	
FOREST CLEARING	0 SF
TREE PROTECTION FENCE AND ROOT PRUNING	0 LF

PLAN PREPARED BY CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL



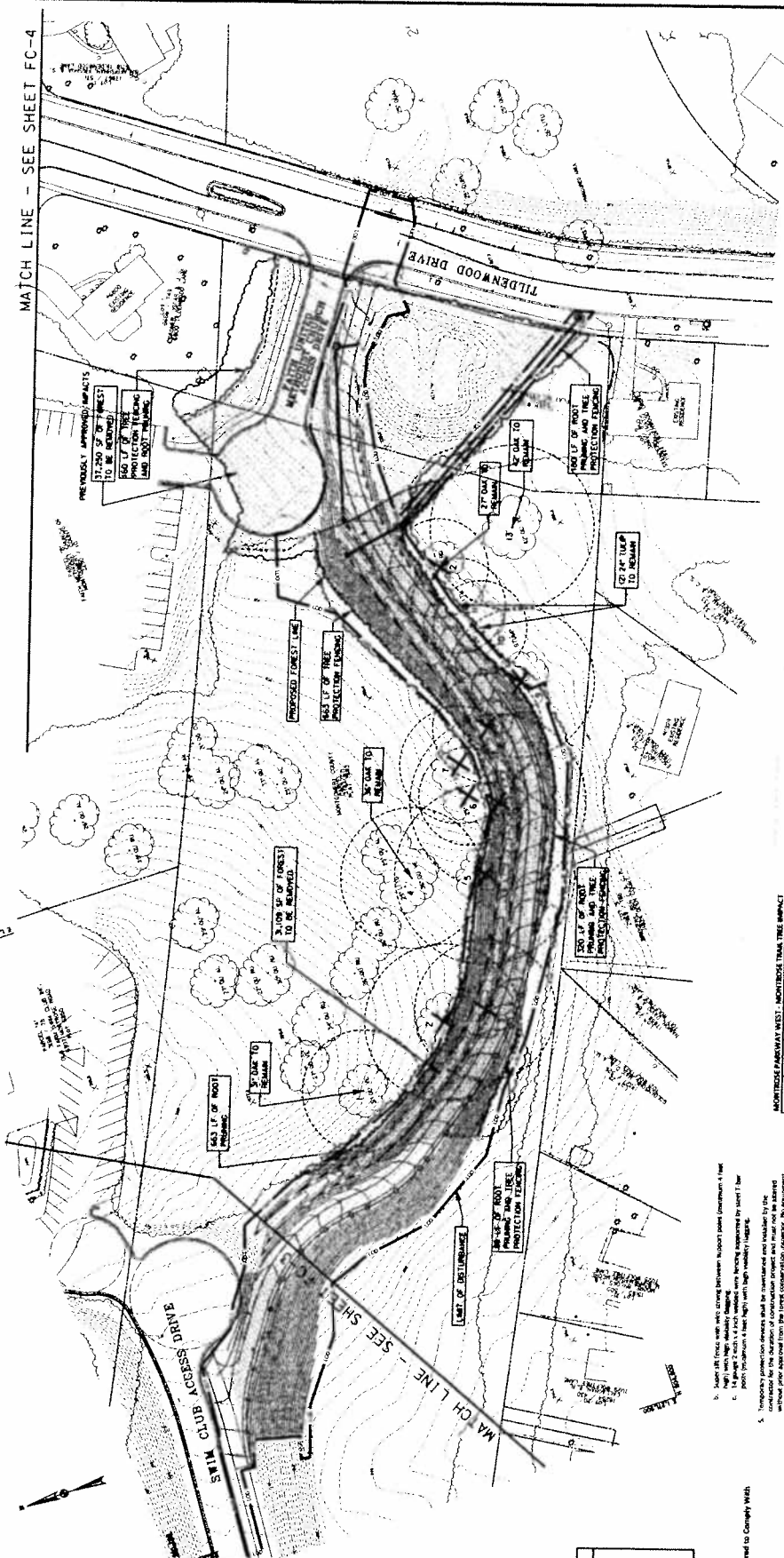
CERTIFICATION
 I, THE UNDERSIGNED, A DNR QUALIFIED PROFESSIONAL, UNDER THE LAWS OF THE STATE OF MARYLAND, HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE FOREST CONSERVATION PLAN FOR THE FOREST AS SHOWN ON THE ATTACHED MAPS.

Christopher Dalton
 DNR QUALIFIED PROFESSIONAL
 FOREST CONSERVATION PLAN
 DATE: 10/20/04

Geometric Properties
 PROJECT: MONTRORSE PARKWAY
 SHEET: FC-12

		MONTGOMERY COUNTY TRANSPORTATION DEPARTMENT OF HIGHWAYS - MARYLAND REVIEWED FOR APPROVAL: <i>[Signature]</i> 10/20/04 DATE: 10/20/04
PROJECT: MONTRORSE PARKWAY SHEET: FC-12		FROM 1300' E. EAST OF I-270 TO OLD OLD GEORGETOWN ROAD FOREST CONSERVATION PLAN

MAJCH LINE - SEE SHEET FC-4



TOTAL THIS SHEET	
TOTAL ACRES	0.00 AC
AGRICULTURAL USE	4.32 AC
EXISTING FOREST	2.75 AC
FOREST RESTORATION	1.46 AC
TREE PROTECTION FENCE	1.46 LF
ROOT PROTECTION	1.46 LF
RESTORATION THRESHOLD	250
RESTORATION THRESHOLD	200

Sequence of Events for Property Owners Required to Comply With Forest Conservation and/or Tree-Save Plans

1. An on-site construction meeting is required after the final site plan is approved by the Montgomery County Planning and Zoning Department. The meeting shall be held at the property owner's residence or at the Montgomery County Planning and Zoning Department. The meeting shall discuss the construction plan, the tree inventory, the tree protection plan, and the tree restoration plan. The property owner shall be responsible for providing the necessary information and documents for the meeting.
2. No trees or shrubs of any size shall be removed or damaged during the construction process. The property owner shall be responsible for ensuring that the construction process does not result in the removal or damage of any trees or shrubs. The property owner shall be responsible for ensuring that the construction process does not result in the removal or damage of any trees or shrubs.
3. A final site plan shall be submitted to the Montgomery County Planning and Zoning Department for review and approval. The final site plan shall include the tree inventory, the tree protection plan, and the tree restoration plan. The final site plan shall also include a site plan showing the location of the trees and the proposed construction. The final site plan shall be approved by the Montgomery County Planning and Zoning Department before construction begins.
4. Temporary tree protection fences shall be installed prior to the start of construction. The property owner shall be responsible for ensuring that the tree protection fences are installed in accordance with the tree protection plan. The property owner shall be responsible for ensuring that the tree protection fences are maintained throughout the construction process. The property owner shall be responsible for ensuring that the tree protection fences are removed at the end of construction.
5. Tree removal shall be performed in accordance with the tree inventory and the tree protection plan. The property owner shall be responsible for ensuring that the tree removal process is completed in a timely manner. The property owner shall be responsible for ensuring that the tree removal process does not result in the removal or damage of any trees or shrubs.
6. Tree restoration shall be performed in accordance with the tree restoration plan. The property owner shall be responsible for ensuring that the tree restoration process is completed in a timely manner. The property owner shall be responsible for ensuring that the tree restoration process does not result in the removal or damage of any trees or shrubs.
7. A final site plan shall be submitted to the Montgomery County Planning and Zoning Department for review and approval. The final site plan shall include the tree inventory, the tree protection plan, and the tree restoration plan. The final site plan shall also include a site plan showing the location of the trees and the proposed construction. The final site plan shall be approved by the Montgomery County Planning and Zoning Department before construction begins.

Montrose Parkway West, Montrose Trail, Tree Inventory

ID	STATUS	TYPE	SIZE	CONDITION	REMARKS
1	REMAIN	BLACK OAK	37'	Good	100%
2	REMAIN	BLACK OAK	35'	Good	100%
3	REMAIN	BLACK OAK	35'	Good	100%
4	REMAIN	BLACK OAK	35'	Good	100%
5	REMAIN	BLACK OAK	35'	Good	100%
6	REMAIN	BLACK OAK	35'	Good	100%
7	REMAIN	BLACK OAK	35'	Good	100%
8	REMAIN	BLACK OAK	35'	Good	100%
9	REMAIN	BLACK OAK	35'	Good	100%
10	REMAIN	BLACK OAK	35'	Good	100%
11	REMAIN	BLACK OAK	35'	Good	100%
12	REMAIN	BLACK OAK	35'	Good	100%
13	REMAIN	BLACK OAK	35'	Good	100%
14	REMAIN	BLACK OAK	35'	Good	100%

PROTECTION

1. All tree removals shall be performed in accordance with the tree inventory and the tree protection plan. The property owner shall be responsible for ensuring that the tree removal process is completed in a timely manner. The property owner shall be responsible for ensuring that the tree removal process does not result in the removal or damage of any trees or shrubs.
2. Tree restoration shall be performed in accordance with the tree restoration plan. The property owner shall be responsible for ensuring that the tree restoration process is completed in a timely manner. The property owner shall be responsible for ensuring that the tree restoration process does not result in the removal or damage of any trees or shrubs.
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7. A final site plan shall be submitted to the Montgomery County Planning and Zoning Department for review and approval. The final site plan shall include the tree inventory, the tree protection plan, and the tree restoration plan. The final site plan shall also include a site plan showing the location of the trees and the proposed construction. The final site plan shall be approved by the Montgomery County Planning and Zoning Department before construction begins.

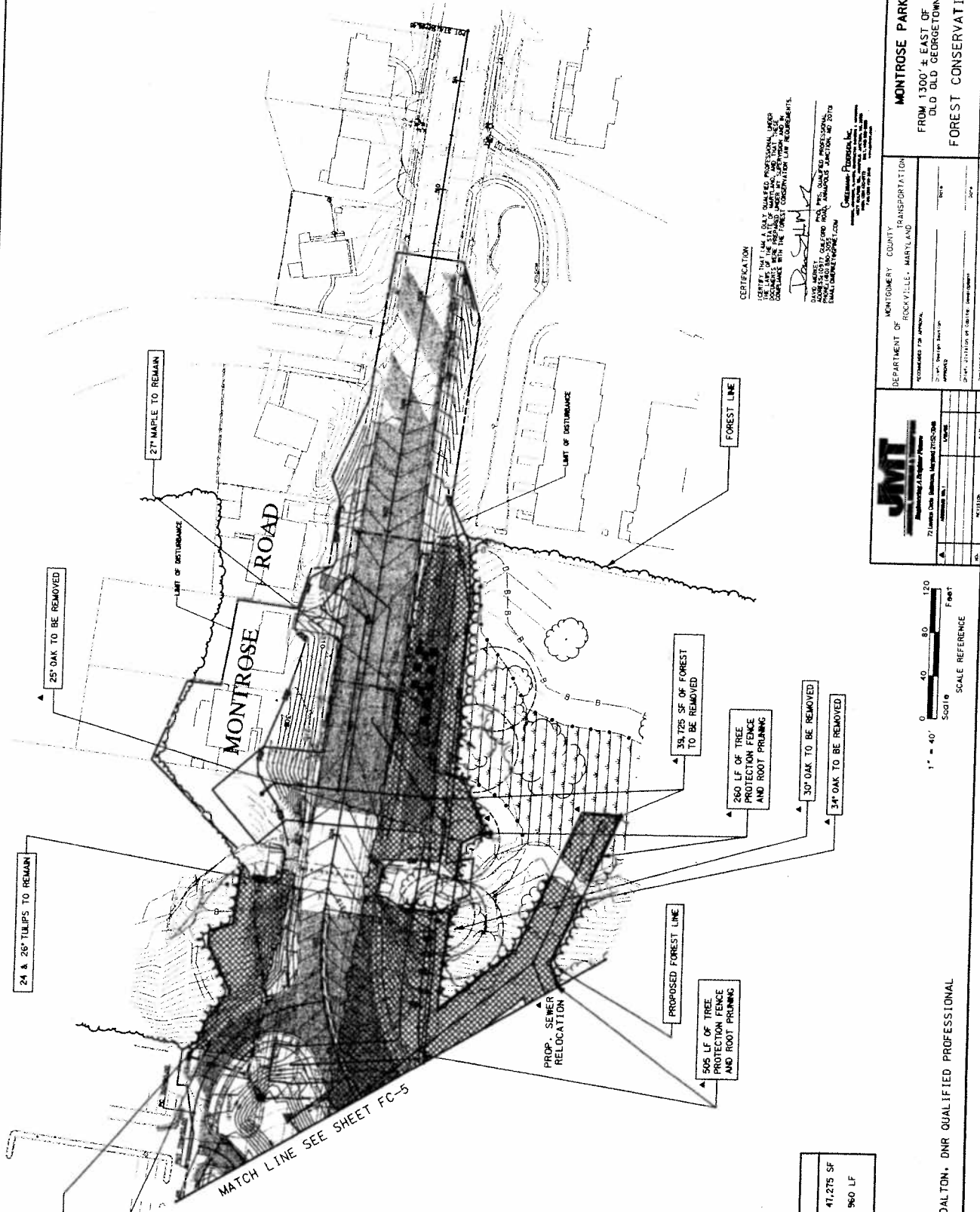
GENERAL NOTES

1. Before the start of any tree removal, restoration, or preservation work, the property owner shall be responsible for ensuring that the tree removal process is completed in a timely manner. The property owner shall be responsible for ensuring that the tree removal process does not result in the removal or damage of any trees or shrubs.
2. Tree restoration shall be performed in accordance with the tree restoration plan. The property owner shall be responsible for ensuring that the tree restoration process is completed in a timely manner. The property owner shall be responsible for ensuring that the tree restoration process does not result in the removal or damage of any trees or shrubs.
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7. A final site plan shall be submitted to the Montgomery County Planning and Zoning Department for review and approval. The final site plan shall include the tree inventory, the tree protection plan, and the tree restoration plan. The final site plan shall also include a site plan showing the location of the trees and the proposed construction. The final site plan shall be approved by the Montgomery County Planning and Zoning Department before construction begins.

GPI GREENMAN-PEDERSEN, INC.
 1000 W. WASHINGTON AVENUE, SUITE 100
 WASHINGTON, DC 20004
 TEL: 202-331-1000
 FAX: 202-331-1001
 WWW.GPI-INC.COM

MONTGOMERY COUNTY
 DEPARTMENT OF TRANSPORTATION
 GAITHERSBURG, MARYLAND
 RECOMMENDED FOR APPROVAL
 Date: _____
 Title: _____
 Approved by: _____
 Date: _____

PROJECT NO. 2008031-0000
 SHEET NO. 000011
 SCALE: AS SHOWN
 DATE: TUESDAY, OCTOBER 25, 2011 AT 11:16 AM



196 LF OF TREE PROTECTION FENCE AND ROOT PRUNING

7,550 SF OF FOREST TO BE REMOVED

24 & 26\"/>

25\"/>

27\"/>

MATCH LINE SEE SHEET FC-5

PROP. SEWER RELOCATION

PROPOSED FOREST LINE

506 LF OF TREE PROTECTION FENCE AND ROOT PRUNING

33,706 SF OF FOREST TO BE REMOVED

260 LF OF TREE PROTECTION FENCE AND ROOT PRUNING

30\"/>

34\"/>

FOREST LINE

LIMIT OF DISTURBANCE

MONTROSE ROAD

PROPOSED FOREST LINE

CERTIFICATION
 I CERTIFY THAT I AM A QUALIFIED PROFESSIONAL FORESTER AND THAT I HAVE PREPARED THIS PLAN IN ACCORDANCE WITH THE FOREST CONSERVATION LAW AND REGULATIONS.
 Christopher Dalton
 1000 WEST GLEBE ROAD, BALTIMORE, MARYLAND 21206
 PHONE: 410-528-1100 FAX: 410-528-1101
 EMAIL: DALTON@CHRISTOPHERDALTON.COM

FC-14
MONTROSE PARKWAY
 FROM 1300' ± EAST OF I-270 TO
 OLD OLD GEORGETOWN ROAD
FOREST CONSERVATION PLAN
 Project No. 1000111

MONTGOMERY COUNTY TRANSPORTATION
 DEPARTMENT OF ROCKVILLE, MARYLAND
 SCHEDULED FOR APPROVAL: _____ DATE: _____
 BY: _____ DATE: _____
 PROJECT: _____ DATE: _____
 COUNTY: _____ DATE: _____
 SHEET NO. _____ OF _____

JMT
 Architects & Engineers, Inc.
 72 Laurel Oak Drive, Bethesda, Maryland 20814
 Phone: 301-462-1100
 Fax: 301-462-1101
 Website: www.jmt.com



TOTAL THIS SHEET	
FOREST CLEARING	▲ 41,275 SF
TREE PROTECTION FENCE AND ROOT PRUNING	▲ 960 LF

PLAN PREPARED BY CHRISTOPHER DALTON, DNR QUALIFIED PROFESSIONAL

