MCPB Item No.

Date: 10-2-14

Third District Police Station, Phase II (Victory Housing), Preliminary Forest Conservation Plan Amendment, MR2009742

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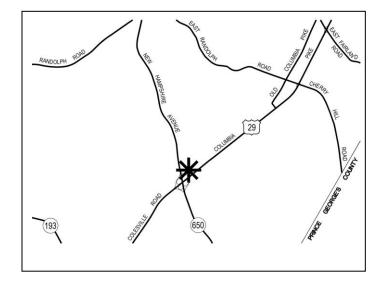
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Completed: 9/19/14

Description

- Preliminary Forest Conservation Plan
 Amendment associated with Victory Housing
 Special Exception S-2873;
- 12.79 acres zoned R-90/TDR-6;
- 1997 White Oak Master Plan;
- Applicant: Victory Housing, Inc.;
- Filing date: 12/9/13.



Summary

- Staff recommends approval with conditions.
- Amends Preliminary Forest Conservation Plan to incorporate a 105-unit elderly housing facility within the existing Third District Police Station site.
- Existing easements to be abandoned and new replacement easements to be recorded by plat.

Pursuant to Chapter 22A of the County Code, the Board's actions on Forest Conservation Plans are regulatory and binding.

RECOMMENDATION AND CONDITIONS OF APPROVAL

Staff recommends approval of the Amended Preliminary Forest Conservation Plan subject to the following conditions:

- 1. Prior to any demolition, clearing, or grading on-site, the Applicant must record a record plat that references the appropriate Category I Conservation Easement recorded in the Montgomery County Land Records and shows a Category I Conservation Easement over areas of forest retention and forest planting, as shown on the Amended Preliminary Forest Conservation Plan.
- 2. Prior to record plat approval and issuance of a Sediment Control Permit from the Department of Permitting Services, the Applicant must obtain approval of a Final Forest Conservation Plan from the Planning Department. The Final Forest Conservation Plan must be consistent with the approved Preliminary Forest Conservation Plan.

OVERVIEW

The Planning Board approved a Preliminary Forest Conservation Plan (PFCP) with the Mandatory Referral (#MR2009742) (Attachment 1) for the Third District Police Station on December 16, 2010. The Police Station was explicitly considered to be Phase 1 of the development, with Phase 2 to be determined later. The Stewart Lane Interchange will be Phase 3 of this development. The Planning Board required amendment of the PFCP with the specific proposal for Phase 2 and a separate Final Forest Conservation Plan for each phase (Attachment 2).

Victory Housing, Inc. is proposing to construct an elderly housing facility as the second phase of the Third District Police Station site. The proposed development includes the elderly housing, associated parking, and stormwater management. A Preliminary Plan is required in order for this development to occur and will be submitted and reviewed in the future. The 12.79-acre Property is owned by Montgomery County and located on the northeastern quadrant of the intersection of US 29 (Columbia Pike) and MD 650 (New Hampshire Avenue), within the 1997 *White Oak Master Plan* area.



ANALYSIS

Environmental Guidelines

Staff initially approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420050860) on November 2, 2004 and recertified it on March 18, 2009. Since then, a portion of the site has been developed as the Third District Police Station. Currently, there are approximately 6.2 acres of forest onsite.

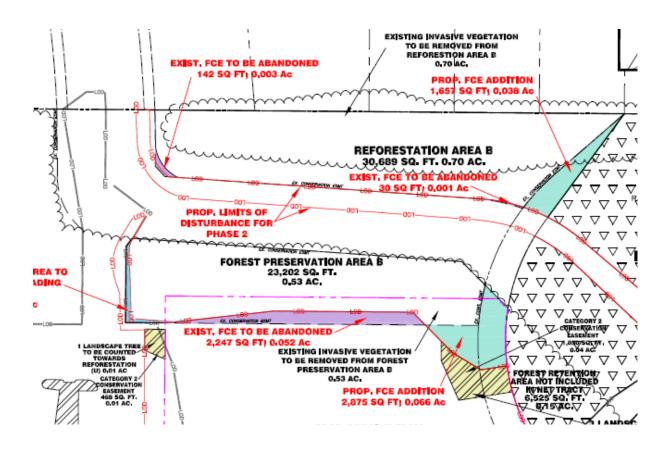
The Property lies within the Paint Branch watershed (State Use III, or non-tidal cold water), but outside the Special Protection Area. There are no streams, wetlands, floodplains, or environmental buffers on the site. The proposed project is in compliance with the *Environmental Guidelines*.

Forest Conservation

This Property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). The Planning Board approved a Preliminary Forest Conservation Plan (PFCP) with the Mandatory Referral (#MR2009742) (Attachment 1) for the Third District Police Station on December 16, 2010. The Police Station was explicitly considered to be Phase 1 of the development, with Phase 2 to be determined later. The Planning Board required amendment of the PFCP with the specific proposal for Phase 2 and a separate Final Forest Conservation Plan for each phase (Attachment 2). A Final Forest Conservation Plan was approved for Phase 1 on July 25, 2011. The proposed amendment meets the Planning Board's conditions of approval for MR2009742.

The previously approved PFCP shows 2.69 acres of forest retention, 0.99 acres of forest planting, and 0.19 acres of landscape credit (Attachment 3). Montgomery County recorded Category I Conservation Easements by deed over all areas of forest retention and planting and Category II Conservation

Easements by deed over individual trees given landscape credit. The Applicant proposes minor alterations to the recorded easements and will abandon the exisiting easements and re-record all easements by record plat. The proposed amendment shows 2.70 acres of forest retention, 1.02 acres of forest planting, and 0.24 acres of landscape credit. The differences in acreages are due to changes in dedication area for the future Stewart Lane Interchange.

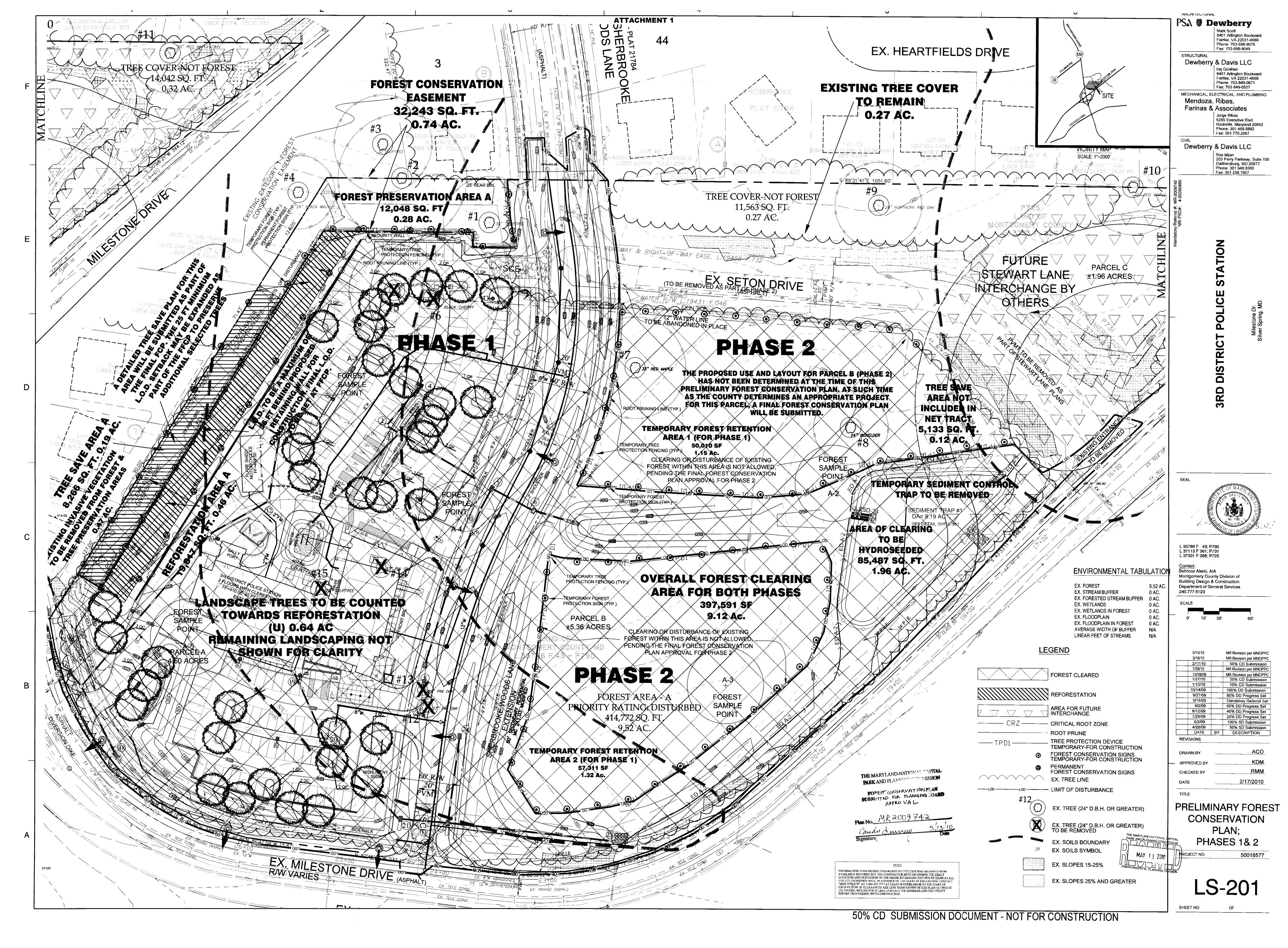


CONCLUSION

Staff recommends that the Planning Board approve the Amended Preliminary Forest Conservation Plan with the conditions cited in this staff report.

Attachments

- 1. Preliminary Forest Conservation Plan
- 2. MR2009742 Resolution
- 3. Amended Preliminary Forest Conservation Plan



B. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON

A SOLLS AND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES

AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS. NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE PREFERRED.

C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR

D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT HE LIFT UNPLANTED FOR MORE

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSENED FROM THE SOILS. IF THE ROOTS ENCIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCII.

B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED, AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.

C. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD, AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.

D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS

A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED

C. IN AREAS WHERE A SIGNIFICANT RISK OF DAMAGE BY DEER IS ANTICIPATED, A DEER MANAGEMENT PROGRAM MUST BE REVIEWED AND APPROVED BY M-NCPPC. ANY SUBSTANTIAL DAMAGE OR DESTRUCTION RESULTING FROM A FAILURE TO COMPLY WITH THE APPROVED DEER

D SURVIVAL RATE OF REFORESTATION MATERIAL TO BE 75% AT THE END OF THE SECOND

JSING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC

NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE.

AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.

MANAGEMENT PROGRAM MUST BE REPAIRED BEFORE REFORESTATION BONDS WILL BE RELEASED

IF FILL MATERIAL IS USED AT THE PEANTING STIE, IT SHOULD BE CESARTHE WITH THE NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.

HOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.

3. PLANT MATERIAL STORAGE

5 PLANTING SPECIFICATIONS

6. POST-PLANTING CONSIDERATIONS

GROWING SEASON.

4. ON-SITE INSPECTION

1. SEE TYPICAL TREE PLANTING DETAIL & SPECIFICATIONS FOR PLANTING AND GUYING GUIDELINES. 2. CENTER THE TRUNK OF TREE IN THE TREE PIT PRUNE INTERFERING, CROWDED, BROKEN OR LOW BRANCHES, CUT FLUSH. LEAVE CAMBIUM EDGE CLEAN, OUT OVAL SHAPE FOR IMBS OVER 1" TRACING CAMBIUM BACK CLEAN. 3" HIGH SAUCER BRANCH HEIGHT (A.A.N. STANDARD) DOUBLE SHREDDED HARDWOOD BARK MULCH 2" DEEP DO NOT PLACE MULCH - ROOT BARRIER FABRIC WITHIN 2" OF TRUNK ---- 7" PERVIOUS CONCRETE REMOVE ALL WIRE, TWINE AND BURLAP FROM UPPER - 2" WASHED AASHTO #57 1/3 OF ROOT BALL & REMOVE LEVELING COURSE FROM SITE 10" WASHED AASHTO #3 BASE COURSE IN 2 LAYERS BACKFILL WITH 1/2 CLEAN EXTEND LEVELING -4" PERFORATED HDPE UNDERDRAIN EXISTING SOIL, CERTIFIED 1/4 TOP SOIL. COURSE 6" MIN. & 1/4 ORGANIC MAT'L PER SPECIFICATIONS BEYOND EDGE OF MOUND & TAMP SOIL DIRECTLY BELOW CONCRETE ROOTBALL BEFORE SETTING PLANT 7" PERVIOUS CONCRETE APPROVED SUBGRADE TYPICAL SECTION SAME AS -SLOPE SIDES OF BASE COURSE SHOWN ON OTHER SIDE PLANTING PIT MIN. 8 FEET WIDE TREE PLANTING DETAIL FOR PARKING LOT LANDSCAPING IN PIT (NOT TO SCALE)

TREES WITH DBH's OF 24" OR GREATER TRUNK Ø BE REMOVED # COMMON NAME / SCIENTIFIC NAME (D.B.H.) XXX 1* TULIPTREE / Liriodendron tulipifera GOOD

XXX 2* TULIPTREE / Liriodendron tulipifera POOR, LARGE FISSURE 3* TULIPTREE / Liriodendron tulipifera GOOD, LOWER LIMB LOSS POOR, SIGNIFICANT LIMB LOSS, DIFFICULT TO 4 BLACK WALNUT / Juglans nigra MEASURE DUE TO THICK BRAMBLES XX 5* TULIPTREE / Liriodendron tulipifera GOOD XX 6* BLACK CHERRY / Prunus serotina GOOD POOR, TERMINAL DIEBACK, LOWER LIMB LOSS XXX 7* RED MAPLE / Acer rubrum 8 BOXELDER / Acer negundo GOOD 9 NORTHERN RED OAK / Quercus borealis 28" GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS, POSSIBLE DISEASE OR FUNGUS GOOD, LOWER LIMB LOSS

10* RED MAPLE / Acer rubrum 11 RED MAPLE - TWIN / Acer rubrum 26" GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS X 12 PIN OAK / Quercus palustris x 13 PIN OAK / Quercus palustris GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS GOOD, LOWER LIMB LOSS X 14 PIN OAK / Quercus palustris 25" GOOD X 15 TULIPTREE / Liriodendron tulipifera

* SPECIMEN TREE XX A VARIANCE REQUEST TO REMOVE TREES # 5 AND #6 IS SUBMITTED WITH THIS PLAN. XXX A VARIANCE REQUEST TO DISTURB THE CRITICAL ROOT ZONES OF TREES #1, #2 AND #7 IS SUBMITTED WITH THIS PLAN.

FOREST CONSERVATION WORKSHEET "3rd District Police Station

5-Aug-02 **NET TRACT AREA:** 13.01 A. Total tract area 0.00 B. Land dedication acres (parks, county facility, etc.). 1.68 C. Land dedication for roads or utilities (not being constructed by this plan) ... 0.00 D. Area to remain in commercial agricultural production/use . 0.00 E. Other deductions (specify) 11.33 F. Net Tract Area. LAND USE CATEGORY: (from Trees Technical Manual) Input the number "1" under the appropriate land use, limit to only one entry. 1.70 15% 2.27

G. Afforestation Threshold. 20% H. Conservation Threshold. **EXISTING FOREST COVER:** Existing forest cover : 7.70 J. Area of forest above afforestation threshold ... K. Area of forest above conservation threshold= 7.13 **BREAK EVEN POINT:** 3.69 L. Forest retention above threshold with no mitigation= 5.71 M. Clearing permitted without mitigation ... PROPOSED FOREST CLEARING: 9.12 N. Total area of forest to be cleared .. 0.28 O. Total area of forest to be retained .. PLANTING REQUIREMENTS: 1.78 P. Reforestation for clearing above conservation threshold= 3.97 Q. Reforestation for clearing below conservation threshold= 0.00 R. Credit for retention above conservation threshold 5.76 S. Total reforestation required .

U. Credit for landscaping (may not exceed 20% of "S")= V. Total reforestation and afforestation required ... ON-SITE REFORESTATION: OFF-SITE REFORESTATION ON COUNTY-OWNED LAND (SITE TO BE DETERMINED) THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

T. Total afforestation required ..

SUBMITTED FOR PLANNINGS BOARD PAPPROVAL

FOREST CONSERVATION PLAN

FOREST CREDIT FOR LANDSCAPING (Line U)

Canopy Credit KEY Quant Botanical Name Common Name per tree Total Credit QP 24 Quercus prinus 2"-2 1/2" Cal B&B 23,088.00 Sq Ft 962 Sq Ft Chestnut Öak 2"-2 1/2" Cal B&B 5,830.00 Sq Ft QC 11 Quercus coccinea 28,918.00 Sq Ft

0.00

0.64

0.46

658 Sq Ft of credit not counted due to overlap of canopies 0.64 Acres Landscape Credit Taken 1.15 Acres Maximum Credit Allowed

2. SIGNS SHOULD BE PROPERLY MAINTAINED.

3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR SIGNS.

4. SIGNS SHOULD BE PLACED AT A MAX, INTERVAL OF 100'

ALONG ALL L.O.D.'s AND/OR STREAM BUFFERS IN AREAS OF FOREST RETEINTION.

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT A DATA TABLE P790; P725; P731 (PARCELS ONLY) 0.00 AC. AREA OF EXISTING 100 YEAR FLOODPLAIN 0.00 AC. AREA OF EXISTING STREAM BUFFER INCLUDING 0.00 AC AREA OF EXISTING FOREST WITHIN FLOODPLAIN 0.00 AC. AREA OF EXISTING FOREST WITHIN STREAM BUFFER 0.00 AC AREA OF EXISTING FOREST WITHIN ENV. BUFFER 0.00 AC AREA OF EXISTING WETLANDS WITHIN FOREST 0.00 AC. 9.52 AC AVERAGE WIDTH OF ENVIRONMENTAL BUFFER 0.00 FT

0 FT

556,928 SF; 12.79 Acres

7,167 SF; 0.16 Acres

2,405 SF; 0.06 Acres

566,500 SF; 13.01 Acres

73,287 SF; 1.68 Acres

493,213 SF; 11.33 Acres

414,772 SF; 9.52 Acres

5,133 SF; 0.12 Acres

409,639 SF; 9.40 Acres

12,048 SF; 0.28 Acres

12,048 SF; 0.28 Acres

12,048 SF; 0.28 Acres

19,817 SF; 0.46 Acres

28,260 SF; 0.64 Acres

60,125 SF; 1.38 Acres

50,010 SF: 1.15 Acres

57,311 SF; 1.32 Acres

107,321 SF; 2.47 Acres

337,830 SF; 7.76 Acres

155,383 SF; 3.57 Acres

493,213 SF; 11.33 Acres

HYDROSEEDING MEADOW MIX: 2.11 ACRES

EASTERN ECOTYPE NATIVE GRASS MIX

ERNST SEEDS ERNMX-177

Little Bluestem

Indiangrass

Virginia Wild Rye

Big Bluestem 'Niagara'

Switchgrass 'Shelter'

Autumn Bentgrass

35% Schizachyrium scoparium

25% Elymus virginicus

18% Sorghastrum nutans

15% Andropogon gerardii

1% Agrostis perennans

SEEDING RATE: 15 POUNDS PER ACRE

6% Panicum vigatum

0 SF; 0.00 Acres

AREA OF EXISTING WETLANDS

ENVIRONMENTAL BUFFER

LINEAR EXTENT OF STREAM

NET LOT AREA CALCULATION

GROSS TRACT AREA (SITE):

TOTAL GROSS SITE AREA:

TOTAL NET SITE AREA:

EXISTING FOREST ON SITE:

TOTAL NET EXISTING FOREST:

PRESERVATION AREA A:

TOTAL RETENTION ON-SITE:

FOREST CONSERVATION ON-SITE

TOTAL REFORESTATION ON-SITE:

TOTAL CONSERVATION ON-SITE:

TOTAL LANDSCAPING CREDIT

RETENTION AREA 1:

RETENTION AREA 2:

NET AREAS BY PHASE

FOREST RETENTION CALCULATION

SUBTRACTIONS FOR NET SITE AREA:

EXISTING FOREST AREA CALCULATION

SEDIMENT CONTROL (12,127 SF):

EXISTING FOREST IN OFF-SITE DISTURBANCE:

TOTAL FOREST PRESERVATION ON-SITE (AREA A):

TEMPORARY FOREST RETENTION ON PHASE 2

TOTAL RETENTION ON PARCEL B (PHASE 2):

PHASE 2 (REMAINDER OF PARCEL B)

TOTAL NET SITE AREA:

PHASE 1 (INCLUDING OFF-SITE DISTURBANCE)

(NOT INCLUDED IN FOREST CONSERVATION CALCULATIONS)

OFF-SITE DISTURBANCES IN MILESTONE DRIVE R.O.W.

OFF-SITE DISTURBANCES IN SHERBROOKE WOODS LANE R.O.W.:

PARCEL C; FUTURE STEWART LANE INTERCHANGE

EXISTING FOREST UNDISTURBED & NOT INCLUDED IN GROSS

SITE (PART OF FUTURE STEWART LANE INTERCHANGE):

(85,414 SF) MINUS DISTURBANCE FOR UTILITIES AND

AREA OF FOREST

UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION CONTA "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCIES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY BEFORE PROCEEDING WITH CONSTRUCTION

SOILS INFORMATION **Descriptions per Montgomery County Soil Survey**

websoilsurvey.nrcs.usda.gov 2B Glenelg silt loam, 3 to 8 percent slopes (Prime Agricultural soil)
Well Drained; K FACTOR = 0.32 57C Chillum silt loam, 8 to 15 percent slopes Well Drained; K FACTOR = 0.43

Fax: 301.770.2567 59B Beltsville silt loam, 3 to 8 percent slopes Moderately Well Drained; K FACTOR = 0.43 Dewberry & Davis LLC NO SOILS ARE HIGHLY ERODIBLE SOIL OR HYDRI

AKCHITECTUKAL

STRUCTURAL.

PSለ 🏶 Dewberry

Dewberry & Davis LLC

Mendoza, Ribas,

Farinas & Associates

8401 Arlington Boulevard

Fairfax, VA 22031-4666

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Fax: 703-698-9049

iraj Golshen

MECHANICAL, ELECTRICAL, AND PLUMBING

203 Perry Parkway, Suite 100 Gaithersburg, MD 20877 Phone: 301.948.8300 Fax: 301.258.7607

L 35786 F 43; P790 L 37113 F 361; P731 L 37331 F 356; P725

Behrooz Alemi, AlA Montgomery County Division of **Building Design & Construction Department of General Services** 240.777.6123

SCALE

MR Revision per MNCPPC MR Revision per MNCPPC 2/17/10 50% CD Submission 1/29/10 MR Revision per MNCPPC MR Revision per MNCPP 30% CD Submission 10% CD Submission 100% DD Submission 80% DD Progress Set Mandatory Referral Set 60% DD Progress Set 40% DD Progress Set 8/12/09 20% DD Progress Set 100% SD Submission 4/28/09 50% SD Submission DATE BY DESCRIPTION REVISIONS

DRAWN BY APPROVED BY CHECKED BY

PRELIMINARY FOREST **CONSERVATION** PLAN DETAILS; **PHASES 1 & 2**

PROJECT NO. 50018577

ADEA AKEA DO NOT DISTURB UNDER PENALTY OF LAW NO DUMPING

VEHICLES M-NCPPC

(301) 495-4540

TYPICAL SHRUB PLANTING DETAIL - REFORESTATION PRUNE INTERFERING, CROWDED BROKEN OR LOW BRANCHES, CUT FLUSH, LEAVE CAMBIUM EDGE CLEAN, CUT OVAL SHAPE FOR — BRANCH HEIGHT (A.A.N. STANDARD) OTHER HIGH ORGANIC SOIL.
ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER TYPICAL TREE PLANTING DETAIL - REFORESTATION ACCEPTABLE EQUIPMENT.

BACKER I PLANTING HOLE WITH NATIVE

IN AREAS OF DISTURBED SOIL.

LL SHRUBS SHAL

BE PLANTED 3" MI BOVE ADJACENT

GRADES TO ALLOV

-- FINISHED GRADE

DOUBLE SHREDDED

HARDWOOD BARK MULCH 2" DEEP. DO NOT PLACE MULCH WITHIN 2" OF TRUNK

2" EARTH SAUCER --

FINISHED GRADE -

BACKFILL (SEE NOTE

PLACE IN 6" LAYERS. LIGHTLY TAMP AND

WATER EACH LAYER

. ALL TREES SHALL BE PLANTED 6" ABOVE ADJACENT GRADES TO ALLOW FOR

DRAINAGE AND SOIL SETTLEMENT. NO SOIL SHALL BE PLACED ABOVE THE

2. BACKFILL PLANTING HOLE WITH NATIVE

TOP SOIL IN AREAS OF UNDISTURBED SOIL.
USE HIGH QUALITY TOPSOIL BACKFILL
IN AREAS OF DISTURBED SOIL.

3. USE STAKING FOR TREES UP TO 3" CALIPER

ONLY IN AREAS OF HIGH WIND.
REMOVE AFTER FIRST GROWING SEASON.

DOUBLE SHREDDED HARDWOOD ---

BACKFILL (SEE NOTE)
PLACE IN 12" LAYERS, LIGHTLY
TAMP, AND WATER EACH LAYER.

DO NOT PLACE MULCH WITHIN 2" OF TRUNK

(NOT TO SCALE)

MIN. 3 TIMES DIAMETER OF ROOT BALL

(NOT TO SCALE)

TREE PROTECTION FENCING ROOT PRUNING DETAIL WELDED WIRE FENCE SYMBOL ---- TPOI ---8' MIN METAL 'T' FENCE POST: DRIVEN 2' INTO THE GROUND 14/14 GA. GALVANIZED WIRE 2" x 4" OPENING 9 30° O.C. MAX BETWEEN POSTS FLAGGING : - TREE PROTECTION FENCE 1' SETBACK FROM LIMIT-OF DISTURBANCE 1. PRACTICE MAY BE COMBINED WITH SEDIMENT CONTROL FENCING. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS. 2. LOCATION AND LIMITS OF FENCING SHALL BE COORDINATED IN FIELD BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED WITH ARBORIST PRIOR TO TRENCHING. BOUNDARIES OF PROTECTION AREAS SHOULD BE STAKED AND EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED. FLAGGED PRIOR TO INSTALLING PROTECTIVE DEVICE. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED O 4. ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICE.

5. PROTECTIVE SIGNAGE IS REQUIRED.

6. FENCING SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

RETENTION AREA MACHINERY, DUMPING, MATERIAL STORAGE AND SITE DISTURBANCE PROHIBITED! **VIOLATORS SUBJECT TO FINES** SPECIFIED BY STATE AND LOCAL LAWS. Trees For Your Future.

CAPPED POST OR BEVELED PERMANENT FOREST EDGE. CONSERVATION 5 1/2"X8" METAL FOREST CONSERVATION SIGNS (AS SPECIFIED BY M-NCPPC) EASEMENT SIGNAGE 6x6x8 PRESSURE TREATED WOODEN POST - COMPACT SOIL TO ADJACENT UNDISTURBED SOIL DENSITY, ADD QUICK CRETE TO SOIL MIXTURE AS NECESSARY TO CREATE FIRM ·OUNDATION, SLOPE TOP OF FOOTING FOR POSITIVE DRAINAGE ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR. ALL FASTENERS SHALL BE STAINLESS STEEL 1- IN LENGTH. -INSTALL GRAVEL SUMP PRIOR TO POST LL POSTS TO BE INSTALLED ALONG INSTALLATION, OVER EXCAVATE POST FOREST CONSERVATION EASEMENT LINE HOLE AS NECESSARY. AS SPECIFIED PER APPROVED FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTOR'S INSTRUCTIONS. MONTGOMERY COUNTY PLANNING DEPT. JULY 2008 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED

NO MOTORIZED

Environmental Planning

MAY 13 2010

ATTACHMENT 2



MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 10-176
Forest Conservation Plan No. MR2009742
Third District Police Station
Date of Hearing: December 16, 2010

MAR = 8 2011

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Chapter 22A, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review forest conservation plan applications; and

WHEREAS, on October 7, 2009, Montgomery County Department of General Services ("Applicant"), filed an application for approval of a Forest Conservation Plan together with its mandatory referral application on 11.15 acres of land known as Third District Police Station located on the northwestern quadrant of the White Oak interchange at Route 29 and New Hampshire Avenue ("Property" or "Subject Property"), in the White Oak Master Plan area ("Master Plan"); and

WHEREAS, the Applicant's forest conservation plan application was designated Forest Conservation Plan No. MR2009742, Third District Police Station, Phase 1 and Phase 2 ("Forest Conservation Plan" or "Application"); and

WHEREAS, the Applicant requested postponement of Planning Board public hearings scheduled for review of the Application in order to revise the Application; and

WHEREAS, following the Planning Board's review of the revised Application at the public hearing of May 27, 2010, the Applicant requested a deferral of the Board's decision on both the mandatory referral and Forest Conservation Plan in order to re-design the site to address the Planning Board's and community's concerns; and

WHEREAS, following review and analysis of the Application as revised and signed by Kevin Mack, a qualified professional, on October 25, 2010 (the "Revised Application") by Planning Board staff ("Staff") and the staff of other governmental agencies, Staff issued a memorandum to the Planning Board, dated December 1, 2010, setting forth its analysis, and recommendation for approval with conditions of the Revised Application ("Staff Report"), and on December 16, 2010, the Planning Board held a public hearing on the Revised Application (the "Hearing"); and

Approved as to Legal Sufficiency:

8787 Georgia Avelle Special Devarting 10 Chairman's Office: 301.495.4605 Fax: 301.495.1320

Forest Conservation Plan No. MR2009742

Third District Police Station: Phase 1 and Phase 2

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WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Revised Application; and

WHEREAS, on December 16, 2010, the Planning Board approved the Preliminary Forest Conservation Plan subject to certain conditions, on motion of Commissioner Dreyfuss and seconded by Commissioner Presley; with a vote of 4-0, with Commissioners Alfandre, Dreyfuss, Presley, and Wells-Harley voting in favor; Commissioner Carrier being absent.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the relevant provisions of Montgomery County Code Chapter 22A, the Planning Board APPROVES Preliminary Forest Conservation Plan No. MR2009742 on the Property, subject to the following conditions:

- 1. Revise the Preliminary Forest Conservation Plan as follows:
 - a. Include detailed calculations for determination of landscape credit for proposed parking lot trees. No forest conservation landscape credit will be provided for trees that overlap with stormwater management easements and/or infrastructure, are closer than 10 feet from the edge of stormwater management filter/planting media within bioretention facilities, or whose trunks are less than 15 feet from a light pole.
 - b. Use tree shelters made of no. 14 gauge wire fabric with 2" x 4" openings instead of plastic tree shelters.
- 2. The Preliminary Forest Conservation Plan must be amended by the Planning Board to include a specific proposal for Phase 2 prior to the review and approval of a Final Forest Conservation Plan for Phase 2.
- 3. Submission and approval of a separate Final Forest Conservation Plan for each development phase for the property prior to any land disturbing activities occurring onsite. No land disturbance activities, including forest clearing, can occur on either phase of the site until a Final Forest Conservation Plan is approved for the specific project phase.
- 4. The Final Forest Conservation Plan for Phase 1 must include the following:
 - a. Submit a tree save plan for Forest Preservation Area A. The tree save plan must identify native trees that are at least 4 inches and greater, diameter at breast height (DBH), and lying within 50 feet of the proposed eastern and southern boundaries of Forest Preservation Area A. The tree save plan must include a critical root zone analysis for such native trees

Forest Conservation Plan No. MR2009742

Third District Police Station: Phase 1 and Phase 2

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and provide tree preservation measures, such as, but not limited to, reconfiguration of the limits of disturbance in those areas where preservation of such trees may be possible.

- b. Add root pruning along the limits of disturbance where forest or trees are to be protected, including all areas of forest and trees in Phase 2.
- c. Add onsite signs to clearly identify trees in the police station complex that provide forest conservation credits and must remain.
- d. Detailed five-year maintenance program for removal and management of non-native invasive species and required supplemental forest plantings, as needed, for each forest conservation area.
- e. Supplemental plantings within forest retention areas must be determined in the field and must include native trees and shrubs.
- f. Add a note that at least one person performing the invasive plant management work must have experience in invasive plant removal and management techniques. Qualifications of this person must be submitted to M-NCPPC Environmental Planning Division for review and approval prior to the pre-construction meeting.
- 5. Prior to the start of any onsite clearing or grading the applicant must record Category I conservation easements over all onsite forest retention and forest planting areas shown on the approved Final Forest Conservation Plan for the appropriate phase of development. The applicant must also record a Category II conservation easement over those landscaped trees that are counted towards meeting the forest conservation plan requirements.

BE IT FURTHER RESOLVED, that having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein) and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. The Applicant has met all criteria required, and the Planning Board does hereby grant a variance to Section 5-1607(c) of the Natural Resources Article, MD Ann. Code in accordance with Section 22A-21 of the Montgomery County Code.

Section 5-1607(c) of the Natural Resources Article, MD Ann. Code identifies certain individual trees as high priority for retention and protection. Any impact to these trees, including removal or any disturbance within a tree's critical root zone requires

Forest Conservation Plan No. MR2009742

Third District Police Station: Phase 1 and Phase 2

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a variance. The following trees require a variance for disturbance within their critical root zones: #1 as identified and shown on the Revised Application (30-inch, diameter at breast height (DBH), tulip poplar) and #7 as identified and shown on the Revised Application (33-inch, DBH, red maple).

In accordance with Section 22A-21(e), the Applicant has met all of the following criteria required for the Board to grant the variance:

a. 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 as disturbance of the two specimen trees noted above are the minimum necessary in order to provide public sewer service to the police station and to provide adequate parking spaces for employees and police vehicles at the police station. Providing public sewer hookup and adequate parking spaces are reasonable and would be a privilege extended to any applicant in a similar situation.

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

The provision of public sewer service is required for any building that is constructed on the subject site. Public sewer service on this site is not limited to only a government agency. In addition, adequate onsite parking must be provided for any project proposed on the subject site since there is no public parking structure nearby or offsite parking available on existing public roads that surround the site.

c. 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 County's proposed project to locate a police station and another use on the site. It is not a result of land or building use on a neighboring property.

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

The requested variance will not violate State water quality standards or cause measurable degradation in water quality. The specimen trees being disturbed will not be removed. A stormwater management concept has been conditionally approved by Montgomery County Department of

Forest Conservation Plan No. MR2009742

Third District Police Station: Phase 1 and Phase 2

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Permitting Services (DPS). Prior to clearing and grading on the site, a sediment and erosion control permit will be required by DPS.

2. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.

BE IT FURTHER RESOLVED, that this constitutes the written opinion of the Planning Board in this matter, and the date of this Resolution is ______ (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

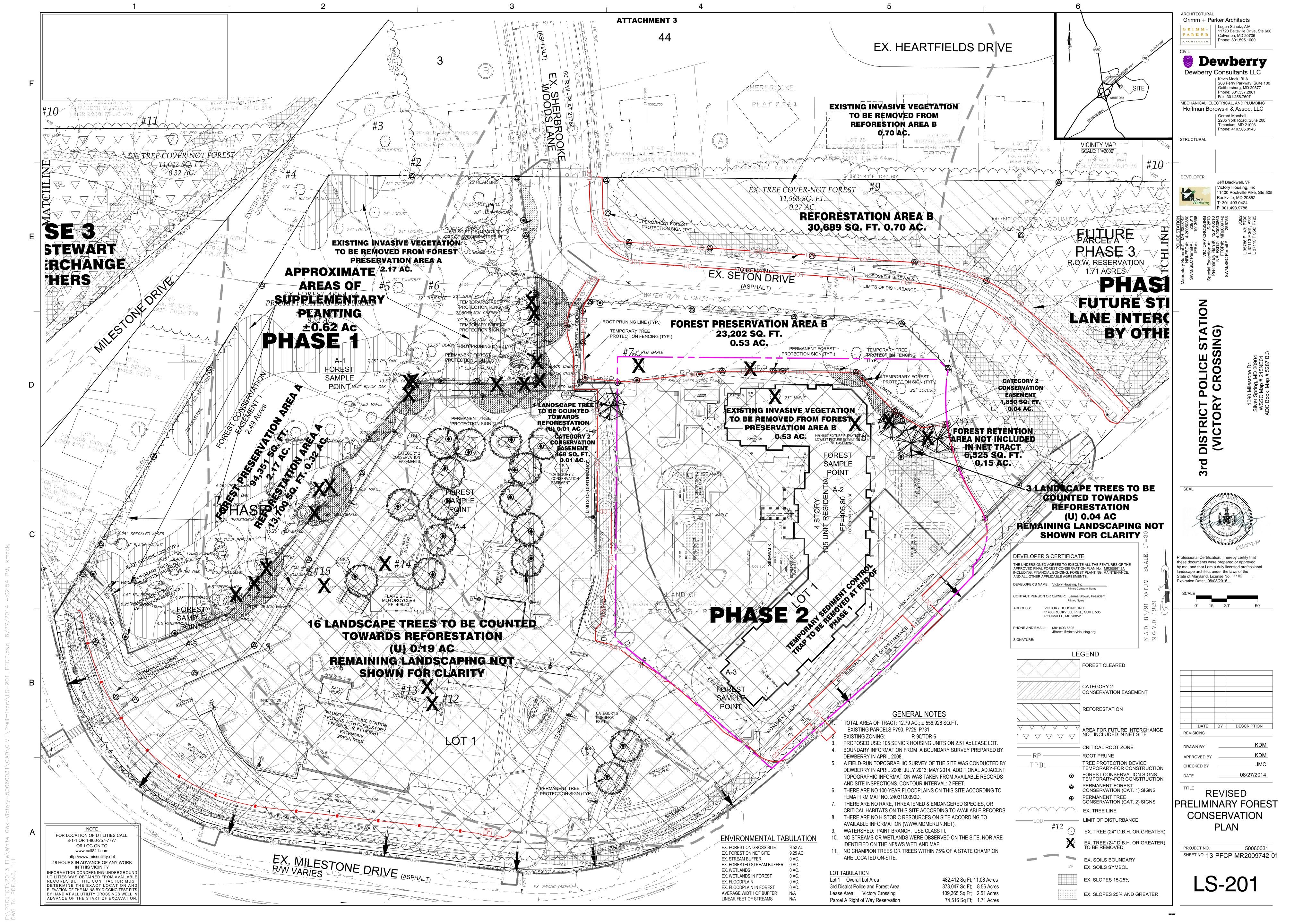
* * * * * * * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Dreyfuss, seconded by Commissioner Presley, with Vice Chair Wells-Harley, and Commissioners Alfandre, Dreyfuss, and Presley present and voting in favor of the motion, and Chair Carrier abstaining, at its regular meeting held on Thursday, January 13, 2010, in Silver Spring, Maryland.

Françoise Carrier, Chair

Montgomery County Planning Board



	Reforestation Are	a A Planting List	- -				
Reforestation area	0.32	Ac.					
Trees:							
	100 2" Trees per Ac. X 60%	20					
	200 1" Trees per Ac. X 40%	26					
	Total of all Trees	46	46				
	Botanical Name Common Name		Size	Perc	ent	Number	
	Acer rubrum	Red Maple	2"	_	% 5 %	5	
	Quercus palustris	Pin Oak	2"			5	
	Quercus coccinia	Scarlet Oak	2"	15	%	5	
	Nyssa sylvatica	2"	15	%	5		
		2" Trees to be plante	d:	60	%	20	
	Cercis canadensis	Redbud	1"	15	%	10	
	Juniperus virginiana	Eastern Red Cedar	1"	10	%	7	
	Prunus serotina	Black Cherry	1"	15	%	9	
		1" Trees to be planted:		40	%	26	
		Total of all trees to b	e planted:	100	%	46	
Shrubs:							
	33 1-3 gallon containers per Ac.:	11					
	Amelanchier canadensis	Serviceberry	1-3 Gallon	33	%	4	
	Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon	33	%	4	
	Sassafras albidum	Sassafras	1-3 Gallon	33	%	4	
		Total of all shrubs				12	

	Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon	33 9	%	4	
	Sassafras albidum	Sassafras	1-3 Gallon	33 9	%	4	
		Total of all shrubs				12	
	Reforestation Are	a B Planting List					
Reforestation area	0.7	Ac.					
Trees:							
	100 2" Trees per Ac. X 60%	42					
	200 1" Trees per Ac. X 40% 56						
	Total of all Trees	98					
	Botanical Name	Common Name	Size	Percent		Number	
	Acer rubrum	Red Maple	2"	15 9	%	11	
	Quercus palustris	Pin Oak	2"	15 9	%	11	
	Quercus coccinia	Scarlet Oak	2"	15 9	%	11	
	Nyssa sylvatica	Black Gum 2"		15 9	%	11	
	2" Trees to be planted:		60 9	%	44		
	Cercis canadensis	Redbud	1"	15 9	%	21	
	Juniperus virginiana	Eastern Red Cedar	1"	10 9	%	14	
	Prunus serotina	Black Cherry	1"	15 9	%	21	
		1" Trees to be plante	d:	40 9	%	56	
		Total of all trees to be planted:		100 9	%	100	
Shrubs:			•				
	33 1-3 gallon containers per Ac.:	24					
	Amelanchier canadensis	Serviceberry	1-3 Gallon	33 9	%	8	
	Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon			8	
	Lindera benzoin	Spicebush	1-3 Gallon			8	
		Total of all shrubs				24	

						Canopy Credit		
1	Quant	Botanical Name	Common Name	Size	Root	per tree	Total (Credit
	20	Nyssa sylvatica	Black Gum	2"-2 1/2" Cal	B&B	530 Sq Ft	10,600.00	Sq Ft
							10,600.00	Sq Ft
							0.24	Acres
					40	Sq Ft of credit	not counte	d
						due to overla	of canopie	S
				0.24	Acres Landscape Credit Taken			
					0.25	2 Acres Maximu	um Credit Al	llowed

AGREEMENT, AS SHOWN ON THIS PLAN, WHICH WILL BE RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MD PER THIS FINAL FOREST CONSERVATION PLAN.

			e + Victory				5-Aug
NET TRACT AF	REA:						
A. Total tract a	area						12.9
B. Land dedica	ation acres (pa	arks, count	ty facility, etc	e.)			0.0
C. Land dedica	ation for roads	or utilities	(not being c	onstructed	by this pla	n)	1.5
D. Area to rem	ain in comme	rcial agricu	ıltural produc	tion/use			0.0
E. Other dedu	ctions (specify	/)					0.0
F. Net Tract A	rea					=	11.4
LAND USE CA					-l		
	Input the nur		ider the app	ropriate ian	a use,		
	minit to only	one entry.					
	ARA	MDR	IDA	HDR	MPD	CIA	
	0	0	1	0	0	0	
						_	, -
G. Afforestatio					15%	x F =	1.7
H. Conservation	n Threshold				20%	x F =	2.2
EXISTING FOR	EST COVER						
I. Existing fore	st sover			_			9.3
J. Area of fores							7.6
K. Area of fore							7.0
K. Alea of lote	st above cons	ervation th	iesiioiu				7.0
BREAK EVEN	POINT:						
L. Forest reten	ition above thr	eshold with	n no mitigation	on=			3.7
M. Clearing pe	mitted withou	ıt mitigatio	n	=			5.6
PROPOSED F	OREST CLEA	RING:					
							0.4
N. Total area o							6.6
O. Total area of	of forest to be	retained		=			2.7
PLANTING RE	QUIREMENTS	S:					
P. Reforestation	on for clearing	above con	servation thr	eshold=	:		1.6
	on for clearing	below con	servation thr	eshold=	=		0.0
Q. Reforestation	tention above	conservati	on threshold	=			0.4
Q. ReforestationR. Credit for re	station require	d		=			1.2
	otation rogane			=			0.0
R. Credit for re S. Total refores		d					
R. Credit for re S. Total refores T. Total affores	tation require					CULATIC	N ABOVE) 0.2

ATA TABLE FOR GROSS SITE P790; P725; P731 (PARCELS ONLY) EA OF EXISTING WETLANDS 0.00 AC. EA OF EXISTING 100 YEAR FLOODPLAIN 0.00 AC. EA OF EXISTING STREAM BUFFER INCLUDING 0.00 AC. ENVIRONMENTAL BUFFER EA OF EXISTING FOREST WITHIN FLOODPLAIN 0.00 AC. EA OF EXISTING FOREST WITHIN STREAM BUFFER 0.00 AC. EA OF EXISTING FOREST WITHIN ENV. BUFFER 0.00 AC. EA OF EXISTING WETLANDS WITHIN FOREST 0.00 AC. EA OF FOREST ON GROSS SITE 9.52 AC. EA OF FOREST ON NET SITE 9.25 AC. AVERAGE WIDTH OF ENVIRONMENTAL BUFFER 0.00 FT LINEAR EXTENT OF STREAM 0 FT.

NET LOT AREA CALCULATION

GROSS TRACT AREA (SITE):

TOTAL GROSS SITE AREA:

TOTAL NET SITE AREA:

EXISTING FOREST ON SITE:

TOTAL NET EXISTING FOREST:

PRESERVATION AREA A:

REFORESTATION AREA A:

REFORESTATION AREA B:

PRESERVATION AREA B:

FOREST RETENTION CALCULATION

TOTAL PRESERVATION ON-SITE:

REFORESTATION CALCULATION

TOTAL REFORESTATION ON-SITE:

FOREST CONSERVATION ON-SITE

TOTAL REFORESTATION ON-SITE:

TOTAL CONSERVATION ON-SITE:

TOTAL LANDSCAPING CREDIT

RETENTION AREA (PHASE 3)

TREES WITH DBH's OF 24" OR GREATER

42"

32"

±24"

42"

26"

27"

25"

XX A VARIANCE REQUEST TO DISTURB THE CRITICAL ROOT ZONES OF TREES #1 AND #7

BE DISTURBED # COMMON NAME / SCIENTIFIC NAME (D.B.H.)

2* TULIPTREE / Liriodendron tulipifera

3* TULIPTREE / Liriodendron tulipifera

5* TULIPTREE / Liriodendron tulipifera

6* BLACK CHERRY / Prunus serotina

11 RED MAPLE - TWIN / Acer rubrum

X 15 TULIPTREE / Liriodendron tulipifera

IS SUBMITTED WITH THIS PLAN.

BUFFERS IN AREAS OF FOREST

RETENTION.

9 NORTHERN RED OAK / Quercus borealis 28"

X 7* RED MAPLE / Acer rubrum

x 8 BOXELDER / Acer negundo

10* RED MAPLE / Acer rubrum

X 12 PIN OAK / Quercus palustris

x 13 PIN OAK / Quercus palustris

X 14 PIN OAK / Quercus palustris

* SPECIMEN TREE

X TREES TO BE REMOVED.

4 BLACK WALNUT / Juglans nigra

XX 1* TULIPTREE / Liriodendron tulipifera

TOTAL FOREST PRESERVATION ON-SITE:

TEMPORARY FOREST RETENTION ON PHASE 3;

FOREST PRESERVATION TOTAL

TOTAL TEMPORARY RETENTION ON PHASE 3:

LOCATED IN FUTURE RIGHT OF WAY AND NOT INCLUDED IN NET SITE OR

POOR, LARGE FISSURE

GOOD

GOOD

DEAD

GOOD

GOOD

GOOD

GOOD, LOWER LIMB LOSS

POOR, SIGNIFICANT LIMB LOSS, DIFFICULT TO

GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS,

GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS

GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS

MEASURE DUE TO THICK BRAMBLES

POSSIBLE DISEASE OR FUNGUS

GOOD, LOWER LIMB LOSS

GOOD, LOWER LIMB LOSS

SUBTRACTIONS FOR NET SITE AREA:

EXISTING FOREST AREA CALCULATION

EXISTING FOREST IN OFF-SITE DISTURBANCE:

EXISTING FOREST UNDISTURBED & NOT INCLUDED IN NET

SITE (PART OF FUTURE STEWART LANE INTERCHANGE):

OFF-SITE DISTURBANCES IN MILESTONE DRIVE R.O.W.

AND SEDIMENT CONTROL (8,673 SF):

OFF-SITE DISTURBANCES IN SHERBROOKE WOODS LANE R.O.W.:

PARCEL C; FUTURE STEWART LANE INTERCHANGE

(74,516 SF) MINUS DISTURBANCE FOR UTILITIES, SIDEWALK

www.call811.com http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY RECORDS BUT THE CONTRACTOR MUST BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

556,928 SF; 12.79 Acres

564,975 SF: 12.97 Acres

66,405 SF, 1.52 Acres

498,570 SF; 11.45 Acres

414,772 SF; 9.52 Acres

6,525 SF; 0.15 Acres

408,247 SF; 9.37 Acres

94,351 SF; 2.17 Acres

23,202 SF; 0.53 Acres

13,700 SF; 0.32 Acres

30,689 SF; 0.70 Acres

44,389 SF; 1.02 Acres

117,553 SF, 2.70 Acres

44,389 SF: 1.02 Acres

10,600 SF; 0.24 Acres

172,550 SF; 3.96 Acres

6,534 SF; 0.15 Acres

6,534; 0.15 Acres

117,553 SF; 2.70 Acres

0 SF, 0.00 Acres

7,574 SF; 0.17 Acres

473 SF; 0.01 Acres

8-1-1 OR 1-800-257-7777 OR LOG ON TO INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS

FOR LOCATION OF UTILITIES CALL

Logan Schutz, AIA 11720 Beltsville Drive, Ste 600 GRIMM+ PARKER Calverton, MD 20705 Phone: 301.595.1000 ARCHITECTS

Grimm + Parker Architects

Dewberry Consultants LLC Kevin Mack, RLA 203 Perry Parkway, Suite 100 Gaithersburg, MD 20877 Phone: 301.337.2861 Fax: 301.258.7607

MECHANICAL, ELECTRICAL, AND PLUMBING Hoffman Borowski & Assoc, LLC Gerard Marshall 2205 York Road, Suite 200 Timonium, MD 21093

Phone: 410.505.8143

STRUCTURAL

ARCHITECTURAL

DEVELOPER

Jeff Blackwell, VP | Victory Housing, Inc 11400 Rockville Pike, Ste 505 Rockville, MD 20852 T: 301.493.0424 F: 301.493.9788

3

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 1102

Expiration Date: 08/03/2016 SCALE

DATE BY DESCRIPTION REVISIONS DRAWN BY APPROVED BY CHECKED BY DATE

08/27/2014 TITLE **REVISED** PRELIMINARY FOREST

PLAN DETAILS; 50060031 PROJECT NO.

SHEET NO. 13-PFCP-MR2009742-02

CONSERVATION

FOREST CONSERVATION NOTES

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

Pre-Construction

- 1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist or Maryland-licensed tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction
- 2. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
- a. Root pruning
- b. Crown reduction or pruning
- c. Watering d. Fertilizing
- e. Vertical mulching Root aeration matting
- Measures not specified on the forest conservation plan may be required as determined by the forest conservation inspector in coordination with the arborist.
- 3. A Maryland-licensed tree expert or an International Society of Arboriculture-certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.
- 4. Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. The forest conservation inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:
 - a. Chain link fence (four feet high)
 - b. Super silt fence with wire strung between support poles (minimum 4 feet high) with high visibility flagging.
- c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging. 5. Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the forest conservation inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be
- 6. Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown on the approved plan.

permitted. Tree protection shall not be removed without prior approval of forest conservation inspector.

- 7. Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed. During Construction
- 8. Periodic inspections by the forest conservation inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the forest conservation inspector, must be made within the timeframe established by the
- 9. After construction is completed, an inspection shall be requested. Corrective measures may include:

REFORESTATION INSPECTION AND PLANTING NARRATIVE

A. THE FIRST INSPECTION SHALL OCCUR AFTER FLAGGING/STAKING OF THE L.O.D. AND/OR STREAM

TREE PROTECTION DEVICES, AND PRIOR TO CLEARING AND GRADING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF PROTECTIVE MEASURES.

C. THE THIRD INSPECTION SHALL OCCUR PRIOR TO PLANTING IN REFORESTATION AREAS. THIS

BUFFERS, AND PRIOR TO ANY CLEARING, GRADING OR SEDIMENT CONTROL MEASURES. THIS INSPECTION IS TO ADDRESS THE ISSUES OF TREE PROTECTION AND SEDIMENT CONTROL. THE DEVELOPER AND REPRESENTATIVES FROM NCPPC AND MCDPS WILL MEET TO WALK THE PROPOSED

PRE-PLANTING INSPECTION IS TO MAKE FINAL DECISIONS REGARDING THE BEST IMPLEMENTATION OF THE PLANTING PLAN, INCLUDING, BUT NOT LIMITED TO, THE FINAL PLACEMENT AND SELECTION

EFORESTATION PLANTING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY

OF PLANT SPECIES, DETERMINATION OF THE REGENERATION POTENTIAL OF EXISTING PLANTS TO REMAIN, AND A DETERMINATION OF THE BEST EDGE PLANTING TREATMENT. THE PURCHASE AND

DELIVERY OF PLANT MATERIALS SHOULD NOT BE MADE UNTIL AFTER THIS INSPECTION SINCE A

MAINTENANCE PROGRAM. THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE SUCCESS AND ADEQUACY OF THE MAINTENANCE PROGRAM (AND DEER MANAGEMENT PROGRAM). A FINAL

ETERMINATION WILL BE MADE AT THIS TIME AS TO WHETHER ADDITIONAL PLANTINGS AND A

A. IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE GROUNDCOVER SPECIES, MEASURES SHALL BE

B. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON

LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES

C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR

D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DISSUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS,

A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES

S RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDILIM DIFFERING FROM

SUBSTITUTION IS STRONGLY RECOMMENDED. I-SHAPED OR KINKED ROOT SYSTEMS SHOULD.

FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF

C. PLANTING FIELDS SHOULD BE CREATED FOUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL

D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS

STAKING OF TREES IS NOT RECOMMENDED EACEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT

A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED

B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION

MANAGEMENT PROGRAM MUST BE REVIEWED AND APPROVED BY M-NCPPC. ANY SUBSTANTIAL DAMAGE OR DESTRUCTION RESULTING FROM A FAILURE TO COMPLY WITH THE APPROVED DEER MANAGEMENT PROGRAM MUST BE REPAIRED BEFORE REFORESTATION BONDS WILL BE RELEASED.

D SURVIVAL RATE OF REFORESTATION MATERIAL TO BE 75% AT THE END OF THE SECOND

THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.

USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC

EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.

THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSENED FROM THE SOILS. IF THE ROOTS ENCIRCLE THE ROOT BALL,

SO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE, THE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BI

REPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING

B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED, AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING,

USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD, AS STUDIES HAVE SHOWN THAT ROOTS WILL BE

NCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER

RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE

SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.

ORGANIC MULCH OR LEAF MOLD COMPOST ARE PREFERRED.

TAKEN TO REMOVE AND CONTROL INVASIVES. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING BUT NOT LIMITED TO, MULCHING AROUND THE REFORESTATION PLANTINGS, AND FABRIC COVERINGS. THE USE OF CHEMICAL

CONTROLS WILL BE LIMITED TO EXTREME CASES AND, AND ONLY WITH PRIOR WRITTEN

DETERMINATION MAY BE MADE IN THE FIELD TO ALTER THE CHOICE OF PLANT MATERIAL.

D. THE FOURTH INSPECTION SHALL OCCUR IMMEDIATELY FOLLOWING THE COMPLETION OF THE

E. THE FIFTH AND FINAL INSPECTION SHALL OCCUR AT THE COMPLETION OF THE TWO-YEAR

LIMITS OF DISTURBANCE AND DETERMINE THE FINAL LOCATIONS OF SEDIMENT CONTROL DEVICES AND

- a. Removal and replacement of dead and dying trees
- b. Pruning of dead or declining limbs c. Soil aeration

Post-Construction

- d. Fertilization e. Watering
- f. Wound repair g. Clean up of retention areas

the tree protection fencing is removed.

1. REFORESTATION INSPECTION SCHEDULE

2. PRE-PLANTING CONSIDERATIONS

3. PLANT MATERIAL STORAGE

AND DISEASE SHOULD BE REPLACED

ROOT BALLS SHOULD BE KEPT MOIST.

6. POST-PLANTING CONSIDERATIONS

GROWING SEASON

5. PLANTING SPECIFICATIONS

4. ON-SITE INSPECTION

THERE SHALL BE FIVE INSPECTIONS FOR FOREST CONSERVATION.

10. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the Department of Permitting Services and the forest conservation inspector. No additional grading, sodding, or burial may take place after

FOREST CONSERVATION FIELD INSPECTIONS

INSPECTIONS All field inspections must be requested by the applicant. Inspections must be conducted as follows:

Tree Save Plans and Forest Conservation Plans without Planting Requirements

- 1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins
- 2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing
- After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation. B. THE SECOND INSPECTION SHALL OCCUR AFTER PLACEMENT OF SEDIMENT CONTROL DEVICES AND NOTE

Additional Requirements for Plans with Planting Requirements

4. Before the start of any required reforestation and afforestation planting

PLACE IN 6" LAYERS.

IGHTLY TAMP AND

WATER EACH LAYER.

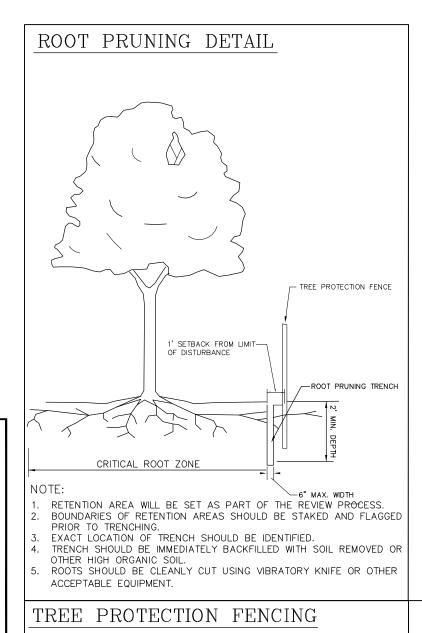
- 5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the
- At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance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

BACKFILL PLANTING HOLE WITH NATIVE TOP SOIL IN AREAS OF UNDISTURBED SOIL JSE HIGH QUALITY TOPSOIL BACKFILL HARDWOOD BARK IULCH 2" DEEP. DO WITHIN 2" OF TRUNK. — 2" EARTH SAUCER ---FINISHED GRADE -BACKFILL (SEE NOTE)

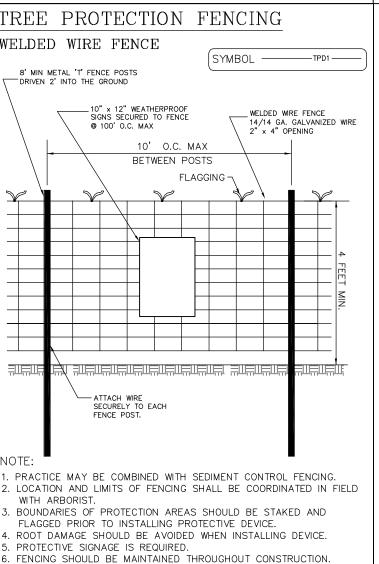
TYPICAL SHRUB PLANTING DETAIL - REFORESTATION

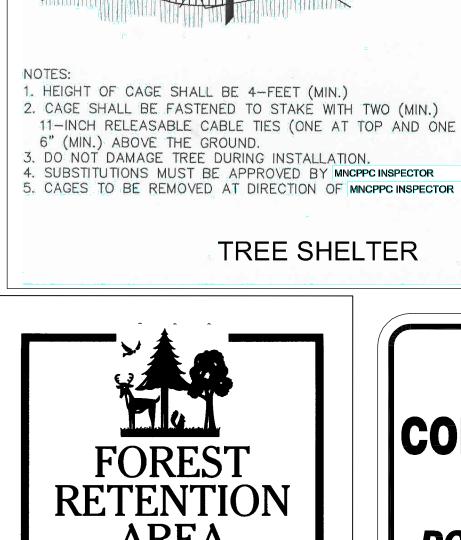
(NOT TO SCALE) ALL TREES SHALL BE PLANTED 6" ABOVE NO SOIL SHALL BE PLACED ABOVE THE ROOT COLLAR. 2. BACKFILL PLANTING HOLE WITH NATIVE TOP SOIL IN AREAS OF UNDISTURBED SOIL. BROKEN OR LOW BRANCHES, CU CLEAN. CUT OVAL SHAPE FOR USE HIGH QUALITY TOPSOIL BACKFILL IN AREAS OF DISTURBED SOIL. CAMBIUM BACK CLEAN. 3. USE STAKING FOR TREES UP TO 3" CALIPER BRANCH HEIGHT ONLY IN AREAS OF HIGH WIND. REMOVE AFTER FIRST GROWING SEASON. 3" HIGH SAUCER -DOUBLE SHREDDED HARDWOOD DO NOT PLACE MULCH FINISHED GRADE REMOVE ALL WIRE, TWINE, -AND BURLAP FROM UPPER 1/3 OF ROOT BALL BACKFILL (SEE NOTE)
PLACE IN 12" LAYERS, LIGHTLY SCARIFY WALLS OF PLANT PITS TAMP, AND WATER EACH LAYER

TYPICAL TREE PLANTING DETAIL - REFORESTATION



WELDED WIRE FENCE SYMBOL ———TPD1 —





AND LOCAL LAWS.

Trees For Your Future.

MACHINERY, DUMPING, MATERIAL STORAGE AND SITE DISTURBANCE PROHIBITED! VIOLATORS SUBJECT TO FINES SPECIFIED BY STATE

VEHICLES M-NCPPC Inspector (301) 495-4550

CATEGORY

|CONSERVATION DO NOT DISTURB UNDER PENALTY OF LAW

14 GAUGE WIRE FABRIC WITH

2" × 4" OPENINGS. CREATE 1-FOOT

FASTEN TO STAKE.

(1 STAKE PER TREE)

6' HARDWOOD GUYING STAKE (2' INTO GROUND),

IAMETER CAGE AROUND TREE AND

NO DUMPING **NO MOTORIZED**

Planning Department Environmental

FOREST

CONSERVATION

PERMANENT FOREST $\sqrt{5\frac{1}{2}}$ " X 8" METAL FOREST CONSERVATION CONSERVATION SIGN (AS SHOWN ON APPROVED **EASEMENT SIGNAGE** 6X6X8 PRESSURE TREATED WOODEN POST - UNPAINTED, FOR CATEGORY I EASEMENT SIGNS. 6X6X6 PRESSURE TREATED WOODEN POST - PAINTED LIGHT BLUE TO MATCH BUILDING, FOR CATEGORY II EASEMENT COMPACT SOIL TO ADJACENT I ALL WOOD SHALL BE PRESSURE UNDISTURBED SOIL DENSITY. ADD TREATED SOUTHERN YELLOW PINE QUICK-CRETE TO SOIL MIXTURE AS NECESSARY TO CREATE FIRM ALL FASTENERS SHALL BE FOUNDATION. SLOPE TOP OF FOOTING STAINLESS STEEL 1-2" IN LENGTH. FOR POSITIVE DRAINAGE. ALL POSTS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AND AT PLACES WHERE THERE IS A BEND IN THE \FINISHED GRADE LINE, AS SPECIFIED PER APPROVED FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTOR'S INSTRUCTIONS. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED. SIGNS SHALL BE PROPERLY MAINTAINED. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR SIGNS. NINSTALL GRAVEL SUMP PRIOR TO POST INSTALLATION. SIGNS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 100' ALONG OVER-EXCAVATE POST HOLE AS

ALL L.O.D.'s AND/OR STREAM NECESSARY.

Do Not Disturb Under Penalty of Law This Tree Is Protected Black Gum Nyssa sylvatica M-NCPPC Planning Department **Environmental Inspector** 301-495-4550

SOILS INFORMATION

websoilsurvey.nrcs.usda.gov

DEVELOPER'S CERTIFICATE

AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: Victory Housing, Inc._

PHONE AND EMAIL:

SIGNATURE:

CONTACT PERSON OR OWNER: James Brown, President

VICTORY HOUSING, INC.

ROCKVILLE, MD 20852

(301)493-5506

(Prime Agricultural soil)

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE

11400 ROCKVILLE PIKE, SUITE 505

JBrown@VictoryHousing.org

APPROVED FINAL FOREST CONSERVATION PLAN No. MR2009742A

INCLUDING, FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE,

Descriptions per Montgomery County Soil Survey,

2B Glenelg silt loam, 3 to 8 percent slopes

Well Drained; K FACTOR = 0.32

Well Drained: K FACTOR = 0.43

57C Chillum silt loam, 8 to 15 percent slopes

59B Beltsville silt loam, 3 to 8 percent slopes

NO SOILS ARE HIGHLY ERODIBLE SOIL OR HYDRIC

Moderately Well Drained; K FACTOR = 0.43

CATEGORY II CONSERVATION LANDSCAPE TREES