






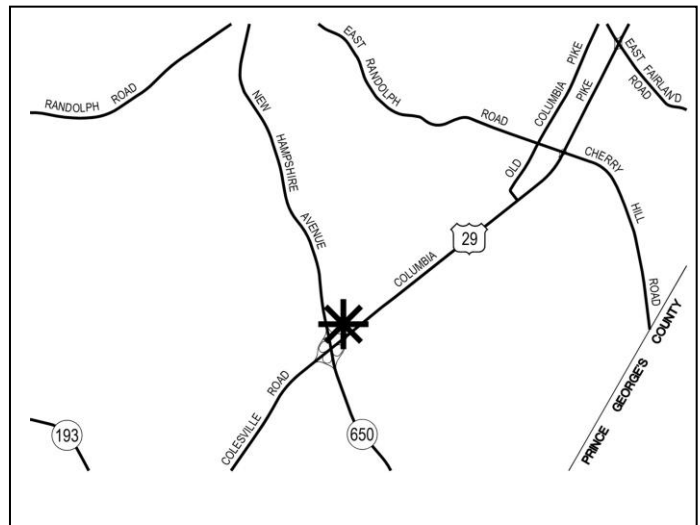
Third District Police Station, Phase II (Victory Housing), Preliminary Forest Conservation Plan Amendment, MR2009742

-  Amy Lindsey, Senior Planner, Area 2 Division, amy.lindsey@montgomeryplanning.org, 301.495.2189
-  Khalid Afzal, Planning Supervisor, Area 2 Division, khalid.afzal@montgomeryplanning.org, 301.495.4650
-  Glenn Kreger, Chief, Area 2 Division, glenn.kreger@montgomeryplanning.org, 301.495.4653

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 on-site.

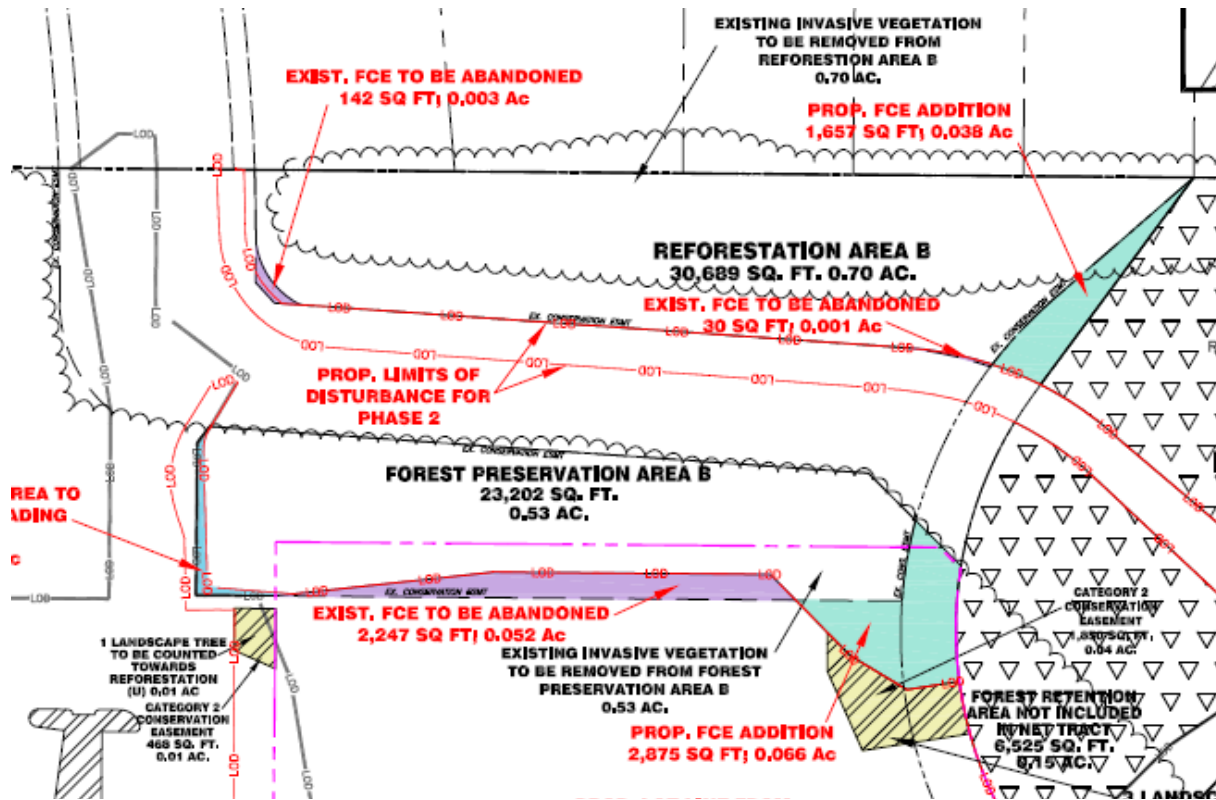
The Property lies within the Paint Branch watershed (State Use III, or non-tidal cold water), but outside the Special Protection Area. There are no streams, wetlands, floodplains, or environmental buffers on the site. The proposed project is in compliance with the *Environmental Guidelines*.

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 existing 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.

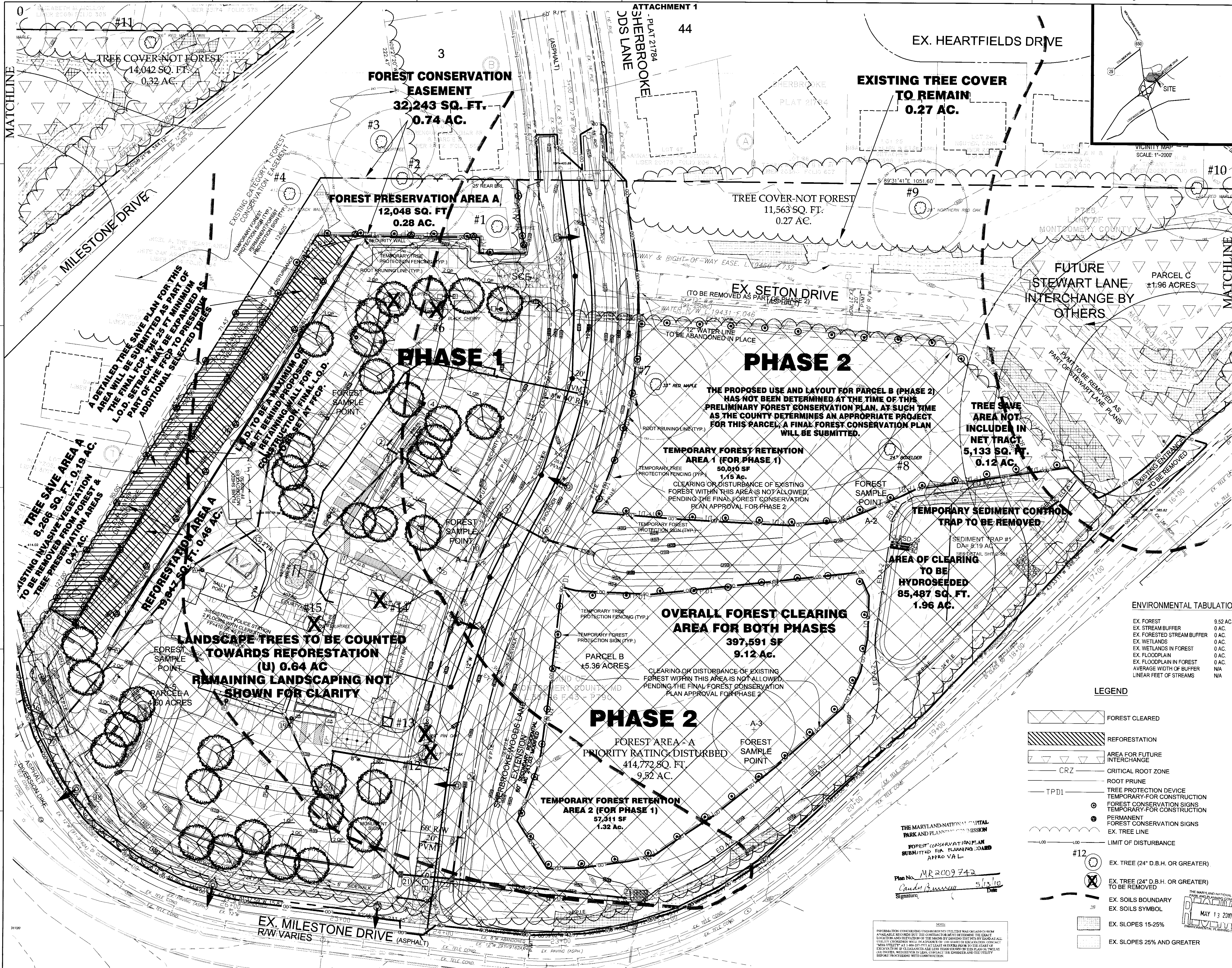


CONCLUSION

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



3RD DISTRICT POLICE STATION

Milestone Dr., Silver Spring, MD.

SEAL

ENVIRONMENTAL TABULATION

EX. FOREST	9.52 AC.
EX. STREAM BUFFER	0 AC.
EX. FORESTED STREAM BUFFER	0 AC.
EX. WETLANDS	0 AC.
EX. WETLANDS IN FOREST	0 AC.
EX. FLOODPLAIN	0 AC.
EX. FLOODPLAIN IN FOREST	0 AC.
AVERAGE WIDTH OF BUFFER	N/A
LINEAR FEET OF STREAMS	N/A

REVISIONS

DATE	BY	DESCRIPTION
5/13/10	MR	Revision per MNCPPC
3/18/10	MR	Revision per MNCPPC
2/17/10	50% CD	Submission
1/28/10	MR	Revision per MNCPPC
12/28/09	MR	Revision per MNCPPC
12/27/09	30% CD	Submission
1/13/10	10% CD	Submission
10/14/09	100% DD	Submission
9/27/09	80% DD	Progress Set
9/18/09	Mandatory Referral	Set
9/2/09	65% DD	Progress Set
8/12/09	40% DD	Progress Set
7/29/09	20% DD	Progress Set
6/2/09	100% SD	Submission
4/28/09	50% SD	Submission
DATE	BY	DESCRIPTION

DRAWN BY: ACO

APPROVED BY: KDM

CHECKED BY: RMM

DATE: 2/17/2010

TITLE: PRELIMINARY FOREST CONSERVATION PLAN; PHASES 1 & 2

PROJECT NO. 50018577

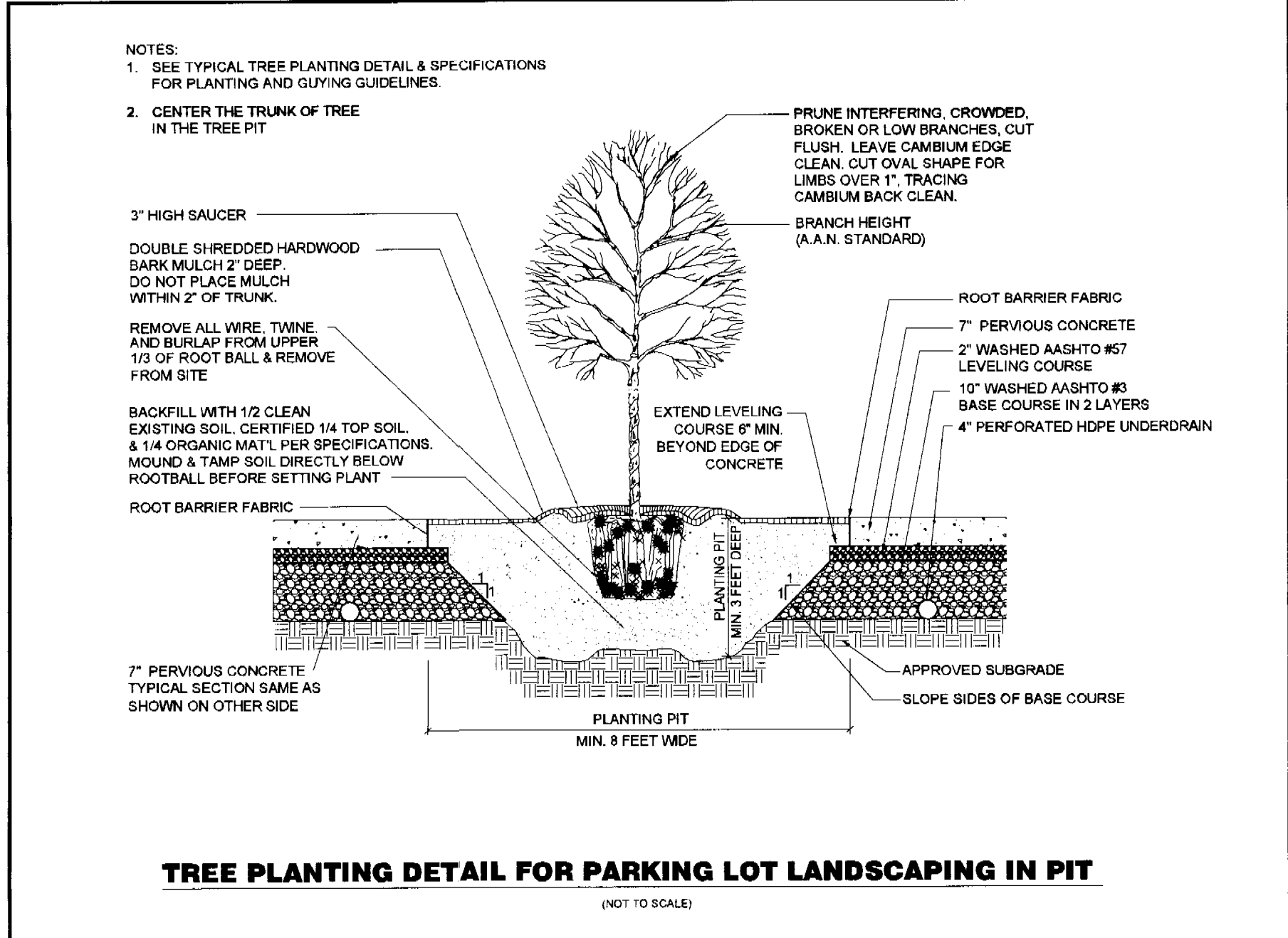
LS-201

50% CD SUBMISSION DOCUMENT - NOT FOR CONSTRUCTION

FOREST CONSERVATION NOTES

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

- Pre-Construction**
- 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 commences. The staff will determine if a site assessment or field inspection is required. The staff will determine if a site assessment, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.
 - No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
 - Root pruning
 - Crown reduction or pruning
 - Watering
 - Vertical mulching
 - Vertical mulching
 - Root aeration meeting
 - Measures not specified on the forest conservation plan may be required as determined by the forest conservation inspector in coordination with the applicant.
 - 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 1897 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reduction measures during the pre-construction meeting.
 - Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection devices shall be installed 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 protection devices may include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - 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 permitted. Tree protection shall not be removed without prior approval of forest conservation inspector.
 - Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown on the approved plan.
 - 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 long-term protection measures to be installed. **On-Site Construction**
 - 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 inspector. **Post-Construction**
 - After construction is completed, an inspection shall be requested. Corrective measures may include:
 - Removal and replacement of dead and dying trees
 - Planting of dead or declining trees
 - Soil aeration
 - Fertilization
 - Watering
 - Visual repair
 - Clean up of retention areas
 - 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 shall also occur for erosion and sediment control. The forest conservation inspector, in coordination with the Department of Permitting Services and the forest conservation inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protection devices may include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.



TREE PLANTING DETAIL FOR PARKING LOT LANDSCAPING IN PIT
(NOT TO SCALE)

TREES WITH DBH'S OF 24\"/>

TREES TO BE REMOVED	#	COMMON NAME / SCIENTIFIC NAME	TRUNK Ø (D.B.H.)	CONDITION
XXX 1*		TULIPTREE / <i>Liriodendron tulipifera</i>	30"	GOOD
XXX 2*		TULIPTREE / <i>Liriodendron tulipifera</i>	42"	POOR, LARGE FISSURE
3*		TULIPTREE / <i>Liriodendron tulipifera</i>	32"	GOOD, LOWER LIMB LOSS
4		BLACK WALNUT / <i>Juglans nigra</i>	>24"	POOR, SIGNIFICANT LIMB LOSS, DIFFICULT TO MEASURE DUE TO THICK BRAMBLES
XX 5*		TULIPTREE / <i>Liriodendron tulipifera</i>	30"	GOOD
XX 6*		BLACK CHERRY / <i>Prunus serotina</i>	42"	GOOD
XXX 7*		RED MAPLE / <i>Acer rubrum</i>	33"	POOR, TERMINAL DIEBACK, LOWER LIMB LOSS
8		BOXELDER / <i>Acer negundo</i>	24"	GOOD
9		NORTHERN RED OAK / <i>Quercus borealis</i>	28"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS, POSSIBLE DISEASE OR FUNGUS
10*		RED MAPLE / <i>Acer rubrum</i>	31"	GOOD, LOWER LIMB LOSS
11		RED MAPLE - TWIN / <i>Acer rubrum</i>	26"	GOOD
X 12		PIN OAK / <i>Quercus palustris</i>	27"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS
X 13		PIN OAK / <i>Quercus palustris</i>	29"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS
X 14		PIN OAK / <i>Quercus palustris</i>	27"	GOOD, LOWER LIMB LOSS
X 15		TULIPTREE / <i>Liriodendron tulipifera</i>	25"	GOOD

* 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

NET TRACT AREA: 5-Aug-02

A. Total tract area ...	13.01
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	1.68
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify) ...	0.00
F. Net Tract Area	11.33

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0

G. Afforestation Threshold ...	15%	X F =	1.70
H. Conservation Threshold ...	20%	X F =	2.27
EXISTING FOREST COVER:			
I. Existing forest cover ...			9.40
J. Area of forest above afforestation threshold ...			7.70
K. Area of forest above conservation threshold ...			7.13

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ...	3.69
M. Clearing permitted without mitigation ...	5.71
PROPOSED FOREST CLEARING:	
N. Total area of forest to be cleared ...	9.12
O. Total area of forest to be retained ...	0.28

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ...	1.78
Q. Reforestation for clearing below conservation threshold ...	3.97
R. Credit for retention above conservation threshold ...	0.00
S. Total reforestation required ...	5.76
T. Total afforestation required ...	0.00
U. Credit for landscaping (may not exceed 20% of "S") ...	0.64
V. Total reforestation and afforestation required ...	5.12
ON-SITE REFORESTATION:	
OFF-SITE REFORESTATION ON COUNTY-OWNED LAND (SITE TO BE DETERMINED)	0.46
	4.66

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

FOREST CONSERVATION PLAN
SUBMITTED FOR PLANNING BOARD APPROVAL

Plan No. MR 200974-2
Candy Brumag
5/13/10
Signature

FOREST CREDIT FOR LANDSCAPING (Line U)

KEY	Quant	Botanical Name	Common Name	Size	Root	Canopy Credit per tree	Total Credit
QP	24	Quercus prinus	Chestnut Oak	2"-2 1/2"	Cal B&B	962 Sq Ft	23,088.00 Sq Ft
QC	11	Quercus coccinea	Scarlet Oak	2"-2 1/2"	Cal B&B	530 Sq Ft	5,830.00 Sq Ft
	35					28,918.00 Sq Ft	0.66 Acres

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

HYDROSEEDING MEADOW MIX; 2.11 ACRES

EASTERN ECOTYPE NATIVE GRASS MIX
ERNST SEEDS ERNMIX-177

35%	Schizachyrium scoparium	Little Bluestem
25%	Elymus virginicus	Virginia Wild Rye
18%	Sorghastrum nutans	Indiangrass
15%	Andropogon gerardii	Big Bluestem 'Niagara'
6%	Panicum virgatum	Switchgrass 'Shelter
1%	Agrostis perennans	Autumn Broomgrass

SEEDING RATE: 15 POUNDS PER ACRE

FOREST CONSERVATION FIELD INSPECTIONS

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

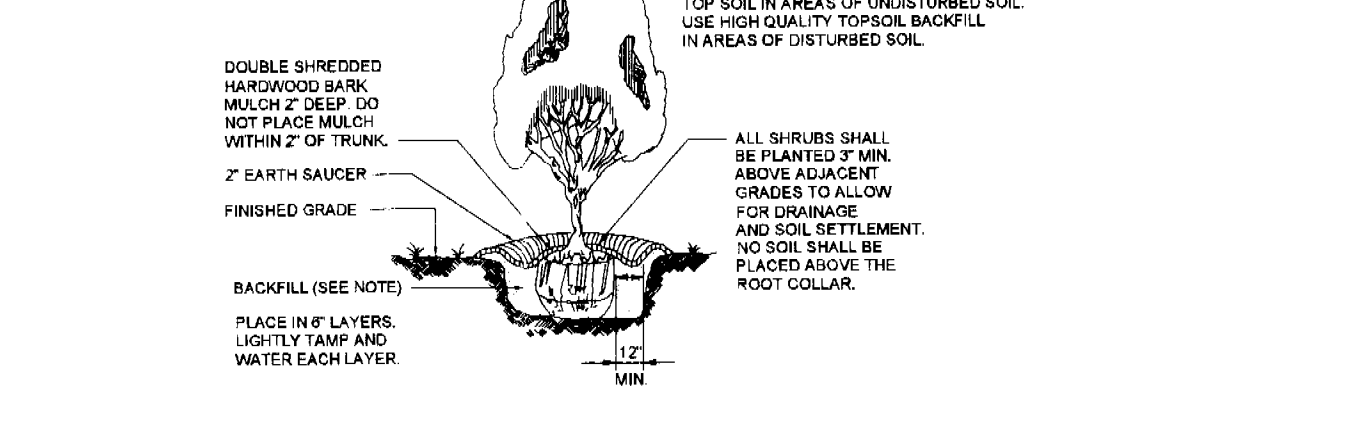
- Tree Save Plans and Forest Conservation Plans without Planting Requirements**
- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
 - After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begins.
 - 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.
- Additional Requirements for Plans with Planting Requirements**
- Before the start of any required reforestation and afforestation planting.
 - After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance period.
 - 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.

REFORESTATION INSPECTION AND PLANTING NARRATIVE

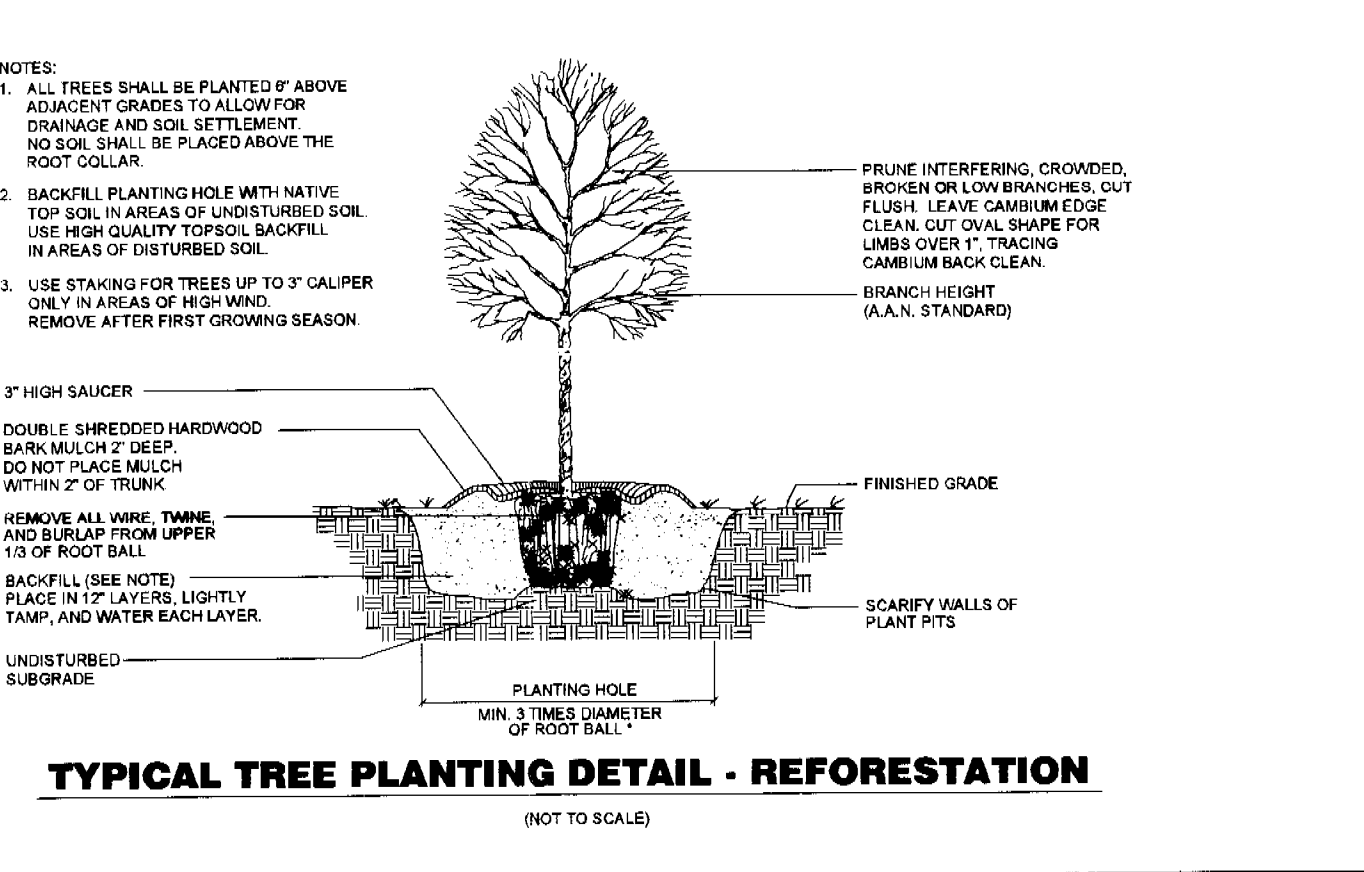
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- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
 - After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begins.
 - 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.
- Additional Requirements for Plans with Planting Requirements**
- Before the start of any required reforestation and afforestation planting.
 - After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance period.
 - 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.

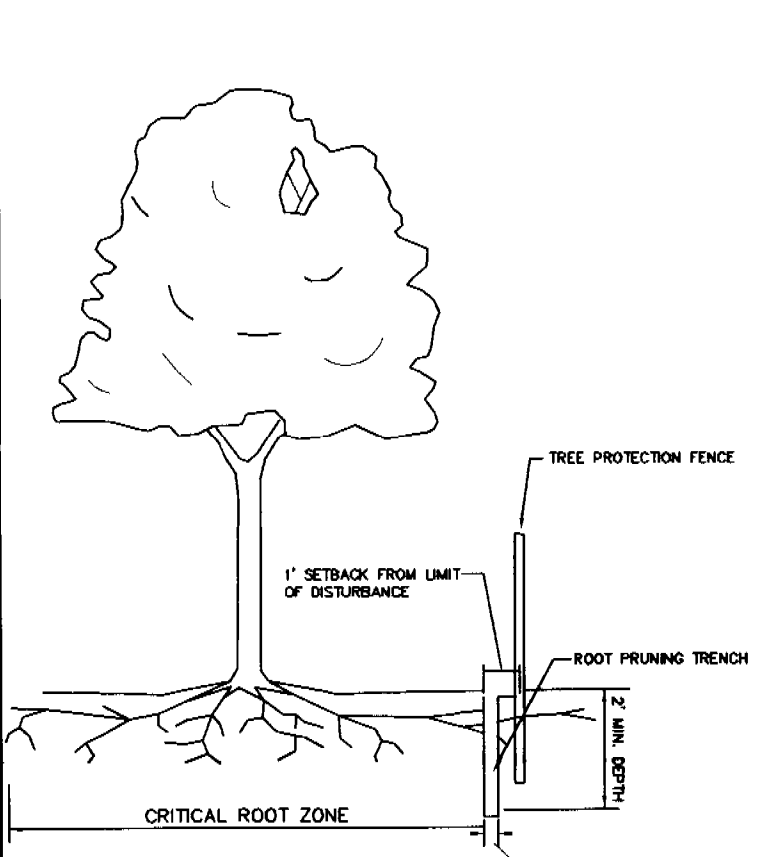
TYPICAL SHRUB PLANTING DETAIL - REFORESTATION
(NOT TO SCALE)



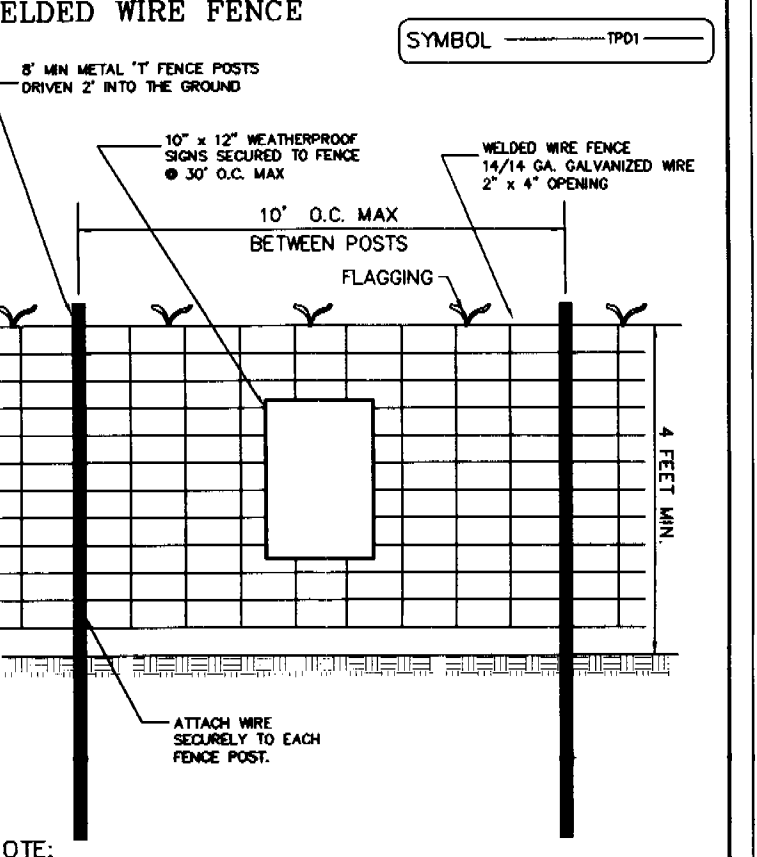
TYPICAL TREE PLANTING DETAIL - REFORESTATION
(NOT TO SCALE)



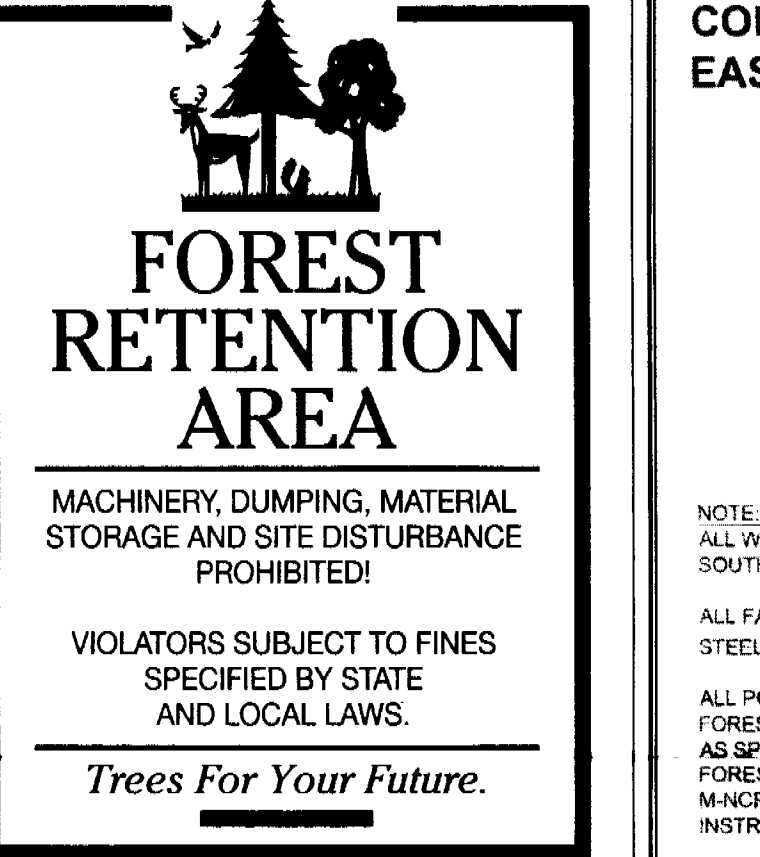
ROOT PRUNING DETAIL



TREE PROTECTION FENCING



PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE



FOREST CONSERVATION AREA

DO NOT DISTURB UNDER PENALTY OF LAW
NO DUMPING
NO MOTORIZED VEHICLES

M-NCPPC
Environmental Planning
(301) 495-4540

Mark Scott
8401 Arlington Boulevard
Fairfax, VA 22031-4666
Phone: 703-686-9676
Fax: 703-686-9049

STRUCTURAL
Dewberry & Davis LLC

Ira Gishen
8401 Arlington Boulevard
Fairfax, VA 22031-4666
Phone: 703-686-9071
Fax: 703-686-9337

MECHANICAL, ELECTRICAL, AND PLUMBING
Mendoza, Ribas, Farinas & Associates

Jorge Ribas
6265 Executive Blvd.
Rockville, Maryland 20852
Phone: 301-468-8882
Fax: 301-702-2667

CIVIL
Dewberry & Davis LLC

Ron Mijan
202 Parry Parkway, Suite 100
Gallersburg, MD 20877
Phone: 301-948-8300
Fax: 301-258-1907

Mandatory Referral #: MR-200974-2
NH-PSD-#:

3RD DISTRICT POLICE STATION
Milestone Dr.
Silver Spring, MD.

SEAL

L 35786 F 43; P790
L 37113 F 961; P731
L 37331 F 368; P726

Contact:
Behrooz Alemi, AIA
Montgomery County Division of Building Design & Construction
Department of General Services
240.777.6123

SCALE

5/10/10	MR Revision per MNCPPC
3/18/10	MR Revision per MNCPPC
2/17/10	50% CD Submission
1/28/10	MR Revision per MNCPPC
12/8/09	MR Revision per MNCPPC
1/27/10	30% CD Submission
1/13/10	10% CD Submission
10/14/09	100% DD Submission
9/27/09	80% DD Progress Set
9/18/09	Mandatory Referral Set
9/2/09	60% DD Progress Set
8/12/09	40% DD Progress Set
7/28/09	20% DD Progress Set
6/2/09	100% SD Submission
4/28/09	50% SD Submission

REVISIONS

DRAWN BY	ACO
APPROVED BY	KDM
CHECKED BY	RMM
DATE	2/17/2010

TITLE
PRELIMINARY FOREST CONSERVATION PLAN DETAILS; PHASES 1 & 2

PROJECT NO. 50018577

DATE
MAY 13 2010

SHEET NO. OF



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 28 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 Avenue, Suite 100, Silver Spring, MD 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

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

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

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

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 ~~JAN 13 2011~~ (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).

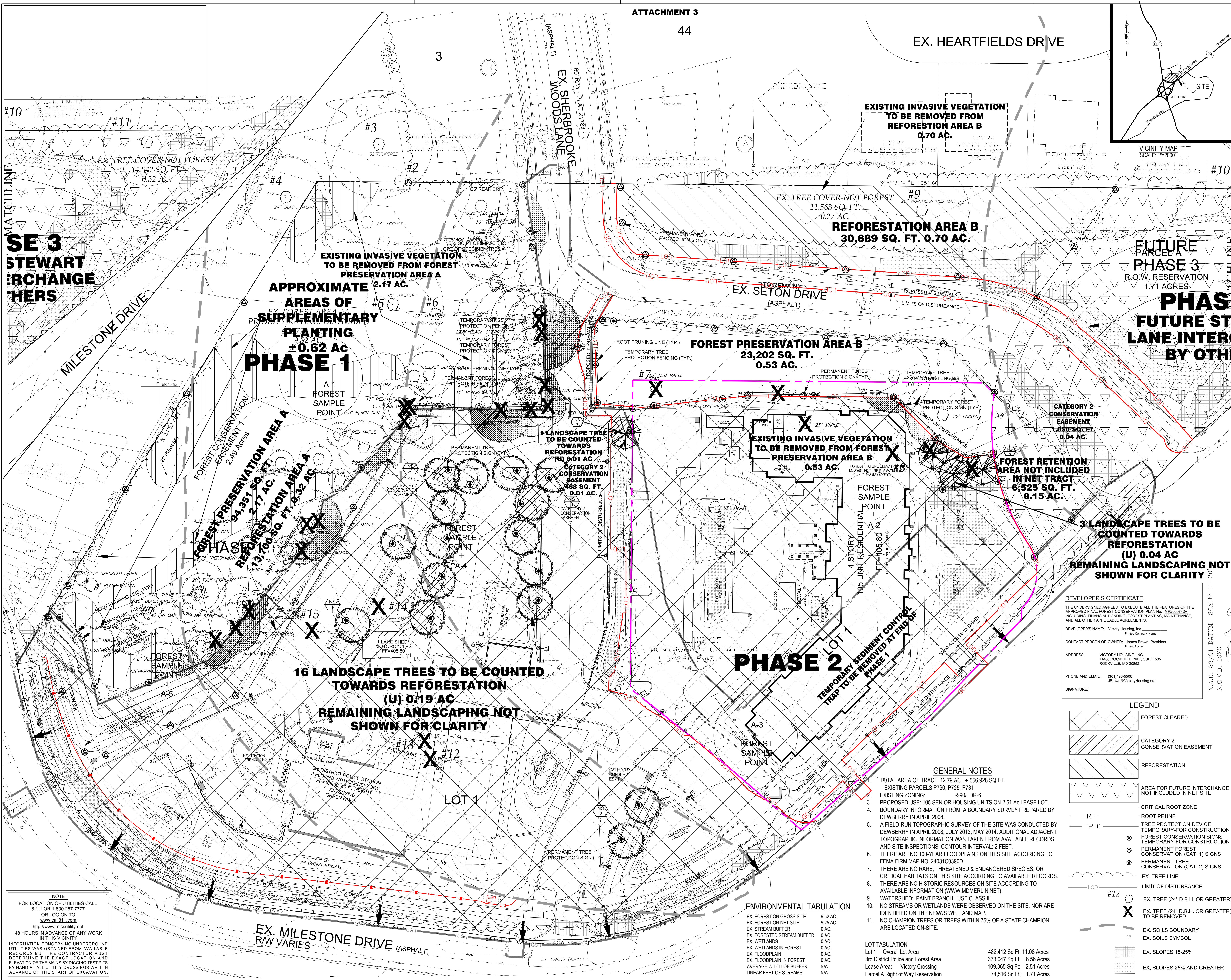
* * * * *

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

EX. HEARTFIELDS DRIVE



SE 3 STEWART INTERCHANGE

PHASE 3 FUTURE STATION (VICTORY CROSSING)

APPROXIMATE AREAS OF SUPPLEMENTARY PLANTING ±0.62 AC PHASE 1

FOREST PRESERVATION AREA B 23,202 SQ. FT. 0.53 AC.

REFORESTATION AREA B 30,689 SQ. FT. 0.70 AC.

FOREST PRESERVATION AREA A 94,351 SQ. FT. 2.17 AC.

PHASE 2

FOREST RETENTION AREA NOT INCLUDED IN NET TRACT 6,525 SQ. FT. 0.15 AC.

16 LANDSCAPE TREES TO BE COUNTED TOWARDS REFORESTATION (U) 0.19 AC REMAINING LANDSCAPING NOT SHOWN FOR CLARITY

CATEGORY 2 CONSERVATION EASEMENT 1,850 SQ. FT. 0.04 AC.

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. MR2009742A INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: Victory Housing, Inc.
 CONTACT PERSON OR OWNER: James Brown, President
 ADDRESS: VICTORY HOUSING, INC. 11400 ROCKVILLE PIKE, SUITE 505 ROCKVILLE, MD 20852
 PHONE AND EMAIL: (301)493-5506 jbrown@VictoryHousing.org
 SIGNATURE:

LEGEND

- FOREST CLEARED
- CATEGORY 2 CONSERVATION EASEMENT
- REFORESTATION
- AREA FOR FUTURE INTERCHANGE NOT INCLUDED IN NET SITE
- CRITICAL ROOT ZONE
- ROOT PRUNE
- TEMPORARY FOREST CONSTRUCTION
- TEMPORARY FOREST CONSTRUCTION
- PERMANENT FOREST CONSERVATION (CAT. 1) SIGNS
- PERMANENT FOREST CONSERVATION (CAT. 2) SIGNS
- EX. TREE LINE
- LIMIT OF DISTURBANCE
- EX. TREE (24" D.B.H. OR GREATER)
- EX. TREE (24" D.B.H. OR GREATER) TO BE REMOVED
- EX. SOILS BOUNDARY
- EX. SOILS SYMBOL
- EX. SLOPES 15-25%
- EX. SLOPES 25% AND GREATER

- GENERAL NOTES**
- TOTAL AREA OF TRACT: 12.79 AC. ± 556,928 SQ. FT.
 - EXISTING ZONING: R-90TDR-6
 - PROPOSED USE: 105 SENIOR HOUSING UNITS ON 2.51 AC LEASE LOT.
 - BOUNDARY INFORMATION FROM A BOUNDARY SURVEY PREPARED BY DEWBERRY IN APRIL 2008.
 - A FIELD-RUN TOPOGRAPHIC SURVEY OF THE SITE WAS CONDUCTED BY DEWBERRY IN APRIL 2008; JULY 2013; MAY 2014. ADDITIONAL ADJACENT TOPOGRAPHIC INFORMATION WAS TAKEN FROM AVAILABLE RECORDS AND SITE INSPECTIONS. CONTOUR INTERVAL: 2 FEET.
 - THERE ARE NO 100-YEAR FLOODPLAINS ON THIS SITE ACCORDING TO FEMA FIRM MAP NO. 24031C0390D.
 - THERE ARE NO RARE, THREATENED & ENDANGERED SPECIES, OR CRITICAL HABITATS ON THIS SITE ACCORDING TO AVAILABLE RECORDS.
 - THERE ARE NO HISTORIC RESOURCES ON SITE ACCORDING TO AVAILABLE INFORMATION (WWW.MDMERLIN.NET).
 - WATERSHED: PAINT BRANCH. USE CLASS III.
 - NO STREAMS OR WETLANDS WERE OBSERVED ON THE SITE, NOR ARE IDENTIFIED ON THE NF&WS WETLAND MAP.
 - NO CHAMPION TREES OR TREES WITHIN 75% OF A STATE CHAMPION ARE LOCATED ON-SITE.

ENVIRONMENTAL TABULATION

EX. FOREST ON GROSS SITE	9.52 AC.
EX. FOREST ON NET SITE	9.25 AC.
EX. STREAM BUFFER	0 AC.
EX. FORESTED STREAM BUFFER	0 AC.
EX. WETLANDS	0 AC.
EX. WETLANDS IN FOREST	0 AC.
EX. FLOODPLAIN	0 AC.
EX. FLOODPLAIN IN FOREST	0 AC.
AVERAGE WIDTH OF BUFFER	N/A
LINEAR FEET OF STREAMS	N/A

LOT TABULATION

Lot 1 Overall Lot Area	482,412 Sq Ft. 11.08 Acres
3rd District Police and Forest Area	373,047 Sq Ft. 8.56 Acres
Lease Area: Victory Crossing	109,365 Sq Ft. 2.51 Acres
Parcel A Right of Way Reservation	74,516 Sq Ft. 1.71 Acres

NOTE

FOR LOCATION OF UTILITIES CALL 81-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY.

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 ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

ARCHITECTURAL: Grimm + Parker Architects
 CIVIL: Dewberry
 MECHANICAL, ELECTRICAL AND PLUMBING: Hoffman Borowski & Assoc. LLC
 STRUCTURAL: [Blank]
 DEVELOPER: Jeff Blackwell, VP
 POLICE STATION: [Blank]
 3rd DISTRICT POLICE STATION (VICTORY CROSSING)
 SCALE: 1" = 30'
 N.A.D. 83 91 DATUM
 N.G.V.D. 1929
 REVISIONS: [Table]
 DRAWN BY: KDM
 APPROVED BY: KDM
 CHECKED BY: JMC
 DATE: 08/27/2014
 TITLE: REVISED PRELIMINARY FOREST CONSERVATION PLAN
 PROJECT NO.: 50060031
 SHEET NO.: 13-PF-CR-MR2009742-01
 LS-201

KEY	Quant	Botanical Name	Common Name	Size	Root	Canopy Credit per tree	Total Credit
NS	20	Nyssa sylvatica	Black Gum	2" - 2 1/2"	Cal B&B	530 Sq Ft	10,600.00 Sq Ft

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 PLANNING DEPARTMENT ENVIRONMENTAL REVIEWER FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.

Botanical Name	Common Name	Size	Percent	Number
<i>Acer rubrum</i>	Red Maple	2"	15%	5
<i>Quercus palustris</i>	Pin Oak	2"	15%	5
<i>Quercus coccinea</i>	Scarlet Oak	2"	15%	5
<i>Nyssa sylvatica</i>	Black Gum	2"	15%	5
2" Trees to be planted: 60%				
<i>Cercis canadensis</i>	Redbud	1"	15%	10
<i>Juniperus virginiana</i>	Eastern Red Cedar	1"	10%	7
<i>Prunus serotina</i>	Black Cherry	1"	15%	9
1" Trees to be planted: 40%				
Total of all trees to be planted: 100%				

Botanical Name	Common Name	Size	Percent	Number
<i>Amelanchier canadensis</i>	Serviceberry	1-3 Gallon	33%	4
<i>Viburnum prunifolium</i>	Blackhaw Viburnum	1-3 Gallon	33%	4
<i>Sassafras albidum</i>	Sassafras	1-3 Gallon	33%	4
Total of all shrubs: 12				

KEY	Quant	Botanical Name	Common Name	Size	Root	Canopy Credit per tree	Total Credit
NS	20	Nyssa sylvatica	Black Gum	2" - 2 1/2"	Cal B&B	530 Sq Ft	10,600.00 Sq Ft

NOTE: THE 20 BLACK GUM TREES SHOWN ON THIS FOREST CONSERVATION PLAN AND LABELED WITH ARE SUBJECT TO THE TERMS OF A CATEGORY I CONSERVATION EASEMENT AGREEMENT, AS SHOWN ON THIS PLAN, WHICH WILL BE RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MD PER THIS FINAL FOREST CONSERVATION PLAN.

NET TRACT AREA:	Value
A. Total tract area	12.97
B. Land dedication acres (parks, county facility, etc.)	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)	1.52
D. Area to remain in commercial agricultural production/use	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area	11.45

AREA	Value
AREA OF EXISTING WETLANDS	0.00 AC.
AREA OF EXISTING 100 YEAR FLOODPLAIN	0.00 AC.
AREA OF EXISTING STREAM BUFFER INCLUDING ENVIRONMENTAL BUFFER	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.
AREA OF FOREST ON GROSS SITE	9.52 AC.
AREA OF FOREST ON NET SITE	9.25 AC.
AVERAGE WIDTH OF ENVIRONMENTAL BUFFER	0.00 FT.
LINEAR EXTENT OF STREAM	0 FT.

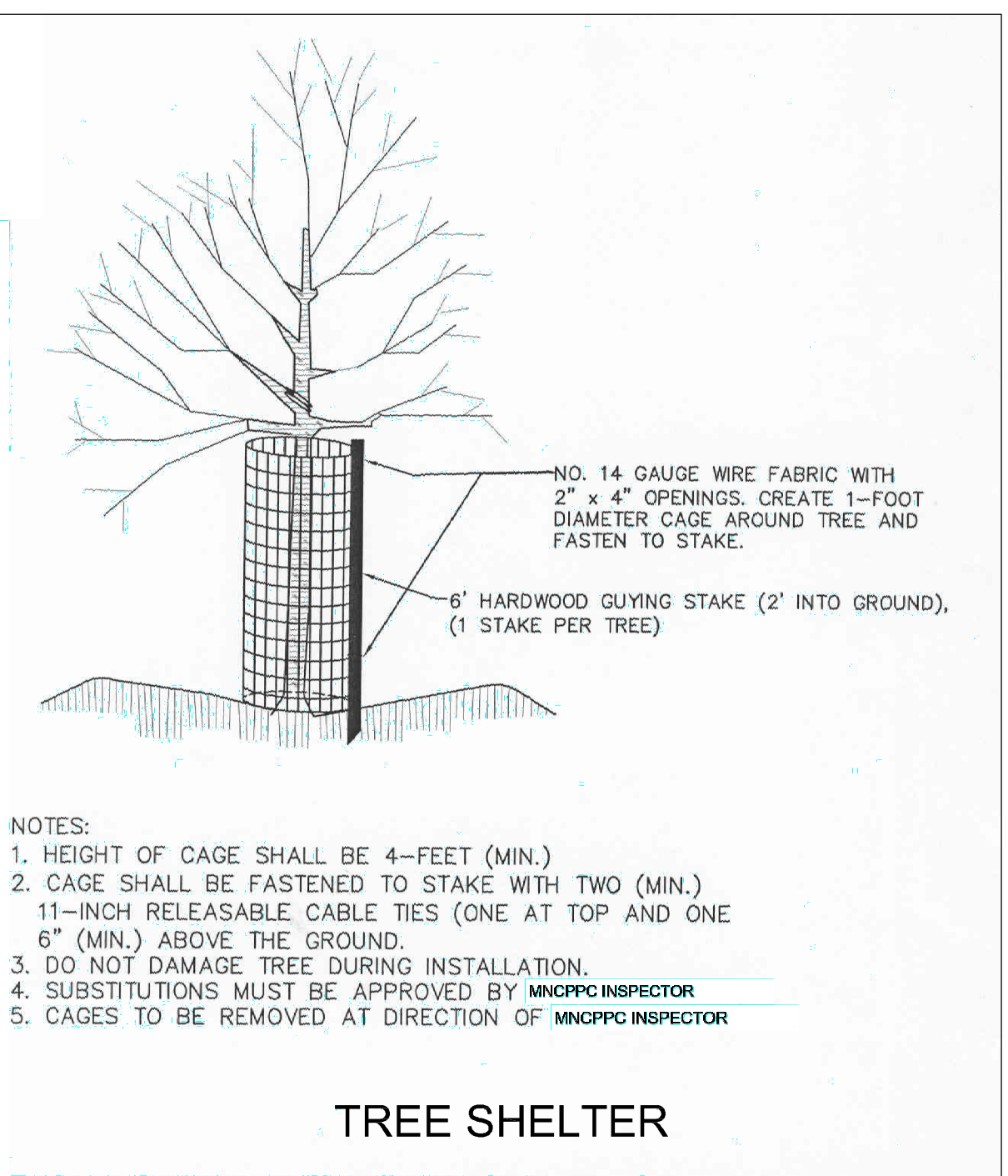
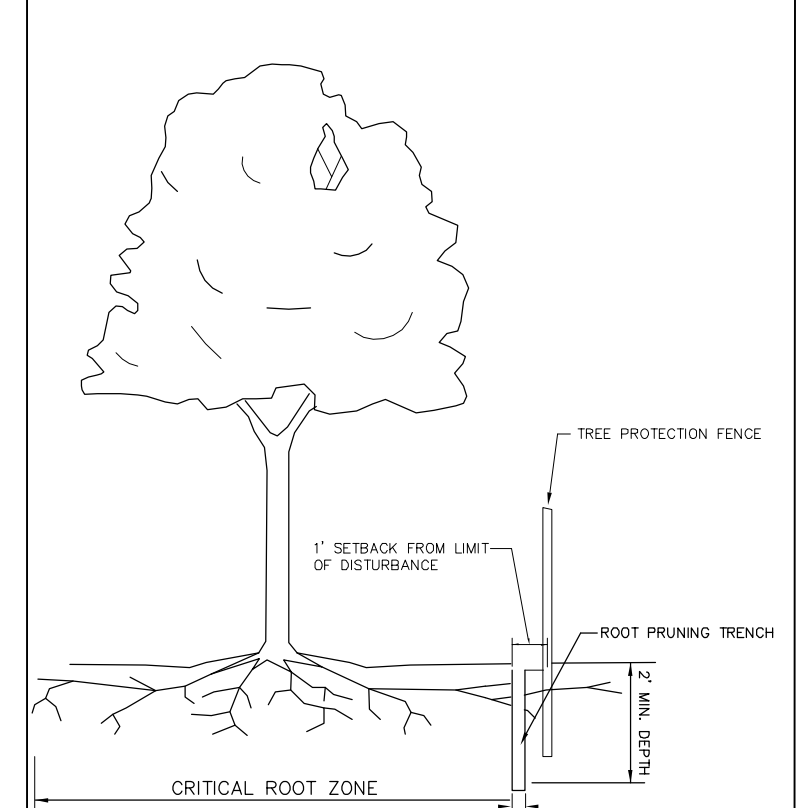
NOTE FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com http://www.missully.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

- FOREST CONSERVATION NOTES**
Sequence of Events for Property Owners Required to Comply With Forest Conservation and/or Tree-Save Plans
- Pre-Construction**
 - 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 meeting.
 - No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
 - Root pruning
 - Crown reduction or pruning
 - Watering
 - Fertilizing
 - 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.
 - 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 reduction measures during the pre-construction meeting.
 - 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 protection devices may include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must 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 permitted. Tree protection shall not be removed without prior approval of forest conservation inspector.
 - Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown on the approved plan.
 - 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**
 - 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 inspector.
 - Post-Construction**
 - After construction is completed, an inspection shall be requested. Corrective measures may include:
 - Removal and replacement of dead and dying trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair
 - Clean up of retention areas
 - 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 the tree protection fencing is removed.

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**
- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins
 - After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begins.
 - 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.
- Additional Requirements for Plans with Planting Requirements**
- Before the start of any required reforestation and afforestation planting
 - After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance period.
 - 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.

ROOT PRUNING DETAIL



TREES WITH DBH's OF 24" OR GREATER

TREES TO BE DISTURBED	#	COMMON NAME / SCIENTIFIC NAME	TRUNK Ø (D.B.H.)	CONDITION
XX	1	TULIPTREE / <i>Liriodendron tulipifera</i>	30"	GOOD
	2	TULIPTREE / <i>Liriodendron tulipifera</i>	42"	POOR, LARGE FISSURE
	3	TULIPTREE / <i>Liriodendron tulipifera</i>	32"	GOOD, LOWER LIMB LOSS
	4	BLACK WALNUT / <i>Juglans nigra</i>	24"	POOR, SIGNIFICANT LIMB LOSS, DIFFICULT TO MEASURE DUE TO THICK BRAMBLES
	5	TULIPTREE / <i>Liriodendron tulipifera</i>	30"	GOOD
	6	BLACK CHERRY / <i>Prunus serotina</i>	42"	GOOD
	X	RED MAPLE / <i>Acer rubrum</i>	33"	DEAD
	X	BOXELDER / <i>Acer negundo</i>	24"	GOOD
	9	NORTHERN RED OAK / <i>Quercus borealis</i>	28"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS, POSSIBLE DIEBACK OR FUNGUS
	10	RED MAPLE / <i>Acer rubrum</i>	31"	GOOD, LOWER LIMB LOSS
	11	RED MAPLE - TWIN / <i>Acer rubrum</i>	26"	GOOD
	X	PIN OAK / <i>Quercus palustris</i>	27"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS
	X	PIN OAK / <i>Quercus palustris</i>	29"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS
	X	PIN OAK / <i>Quercus palustris</i>	27"	GOOD, LOWER LIMB LOSS
	X	TULIPTREE / <i>Liriodendron tulipifera</i>	25"	GOOD

XX = SPECIMEN TREE
X = TREE TO BE REMOVED.
XX X VARIANCE REQUEST TO DISTURB THE CRITICAL ROOT ZONES OF TREES #1 AND #7 IS SUBMITTED WITH THIS PLAN.

SOILS INFORMATION

Descriptions per Montgomery County Soil Survey, websoilsurvey.nrcs.usda.gov

2B Glenelig silt loam, 3 to 8 percent slopes
Well Drained; K FACTOR = 0.32

57C Chillum silt loam, 8 to 15 percent slopes
Well Drained; K FACTOR = 0.43

59B Beltsville silt loam, 3 to 8 percent slopes
Moderately Well Drained; K FACTOR = 0.43

NO SOILS ARE HIGHLY ERODED SOIL OR HYDRIC

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. MR200742A (INCLUDING FINANCIAL BONDING, FOREST PLANTINGS, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS).

DEVELOPER'S NAME: Victory Housing, Inc.
CONTACT PERSON OR OWNER: James Brown, President
ADDRESS: 11400 ROCKVILLE PIKE, SUITE 505, ROCKVILLE, MD 20852
PHONE AND EMAIL: (301)493-5506, jbrown@victoryhousing.org

ARCHITECTURE
Grimm + Parker Architects
Logan Schütz, AIA
11720 Baltsville Drive, Ste 600
Cateron, MD 20705
Phone: 301.595.1000

CIVIL
Dewberry
Dewberry Consultants LLC
Kevin Mack, RLA
203 Perry Parkway, Suite 100
Gathersburg, MD 20877
Phone: 301.337.2661
Fax: 301.258.7607

MECHANICAL, ELECTRICAL, AND PLUMBING
Hoffman Borowski and Assoc. LLC
Gerard Marshall
2205 York Road, Suite 200
Timonium, MD 21093
Phone: 410.505.8143

STRUCTURAL

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

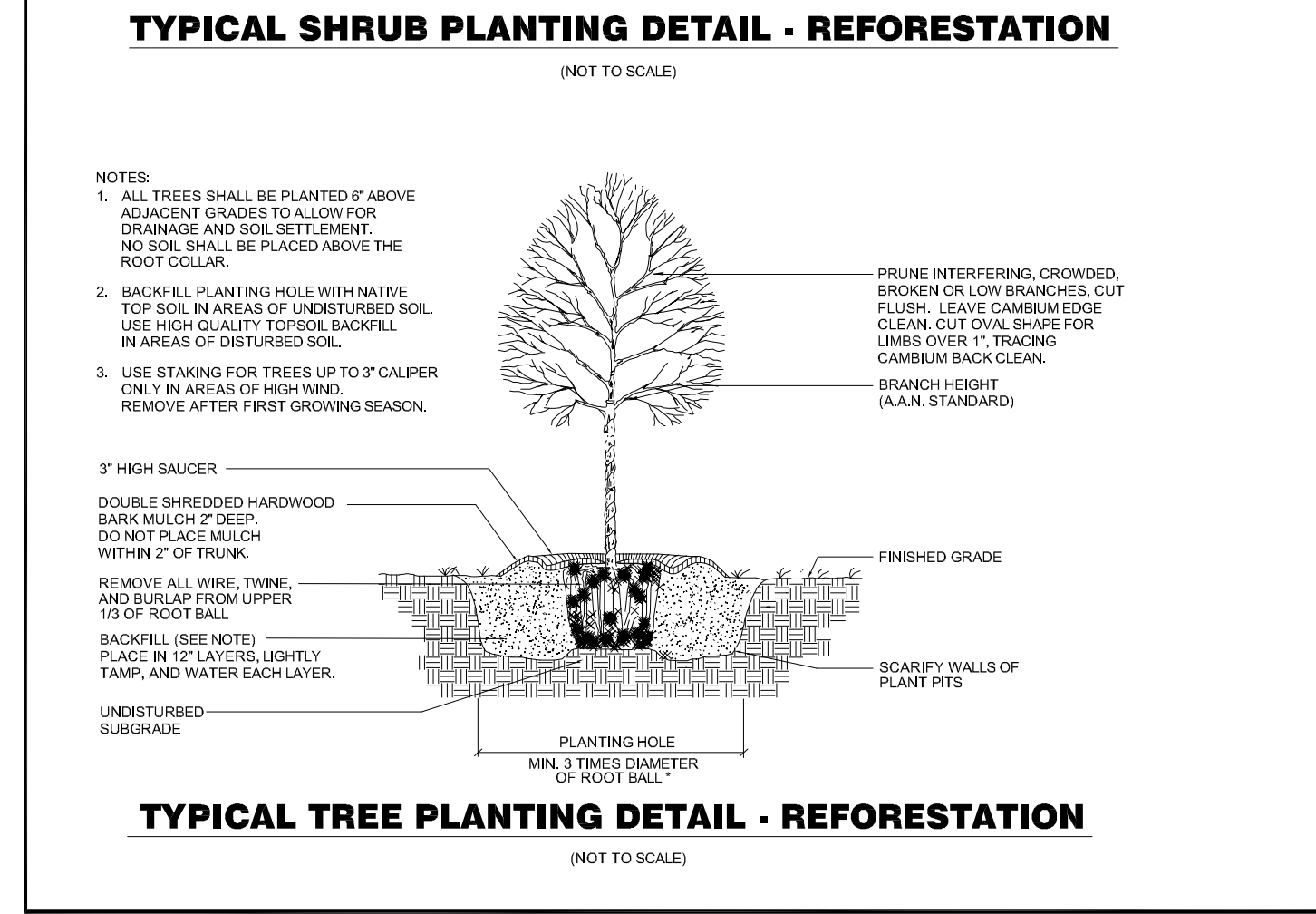
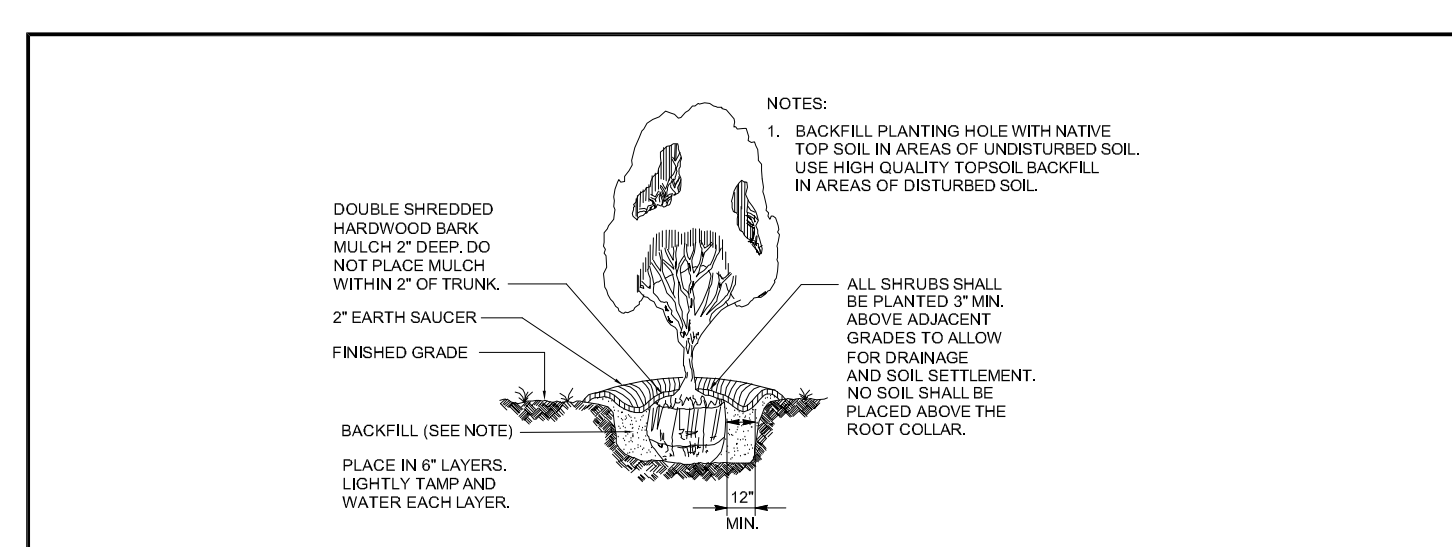
POLICE STATION
Mandatory Planter:
NHP/SDP: 4-20059860
SW/MS/SEC Permit Fee: 015986

NOTARY CROSSING
Notary Public:
Special Exception Plan #: 120449210
Preliminary Plan #: 120449210
Final Plan #: 120449210
SW/MS/SEC Permit #: 259755

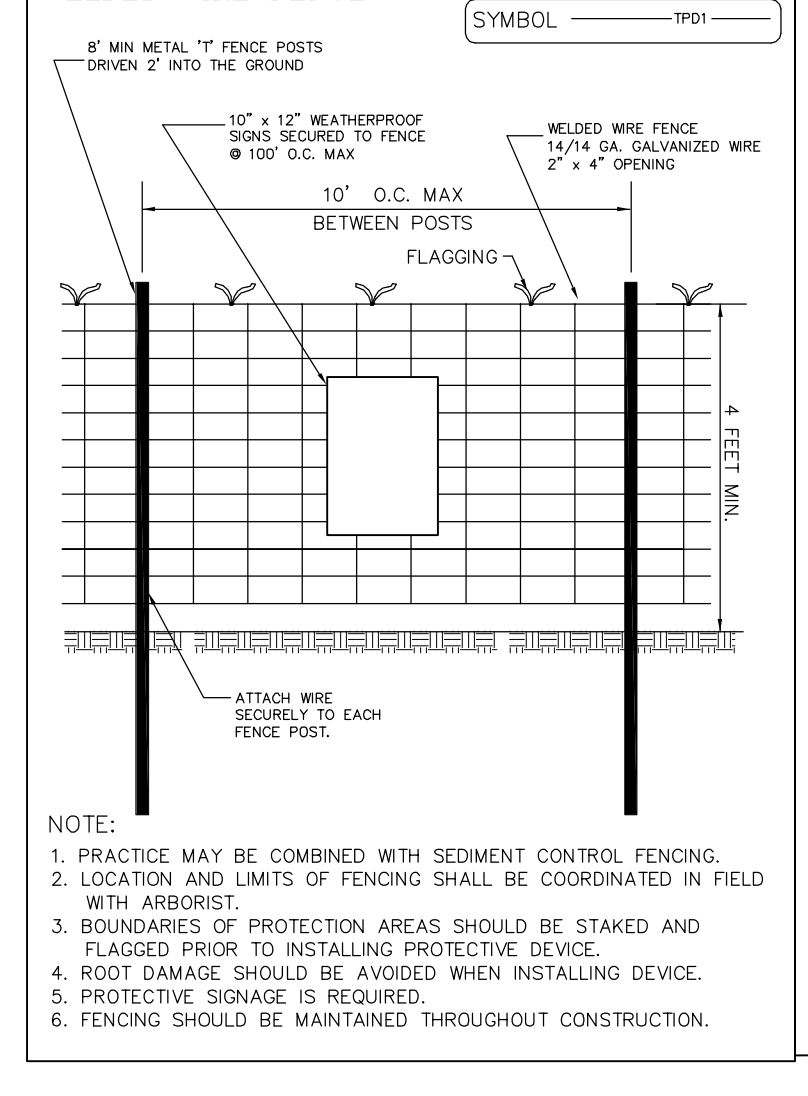
JOE
L35796 F 43
L37113 F 366
L37113 F 366

3rd DISTRICT POLICE STATION (VICTORY CROSSING)

1080 Milestone Dr.
Silver Spring, MD 20904
WSSC Map # 216NED04
ADC Book # 5287 B.3

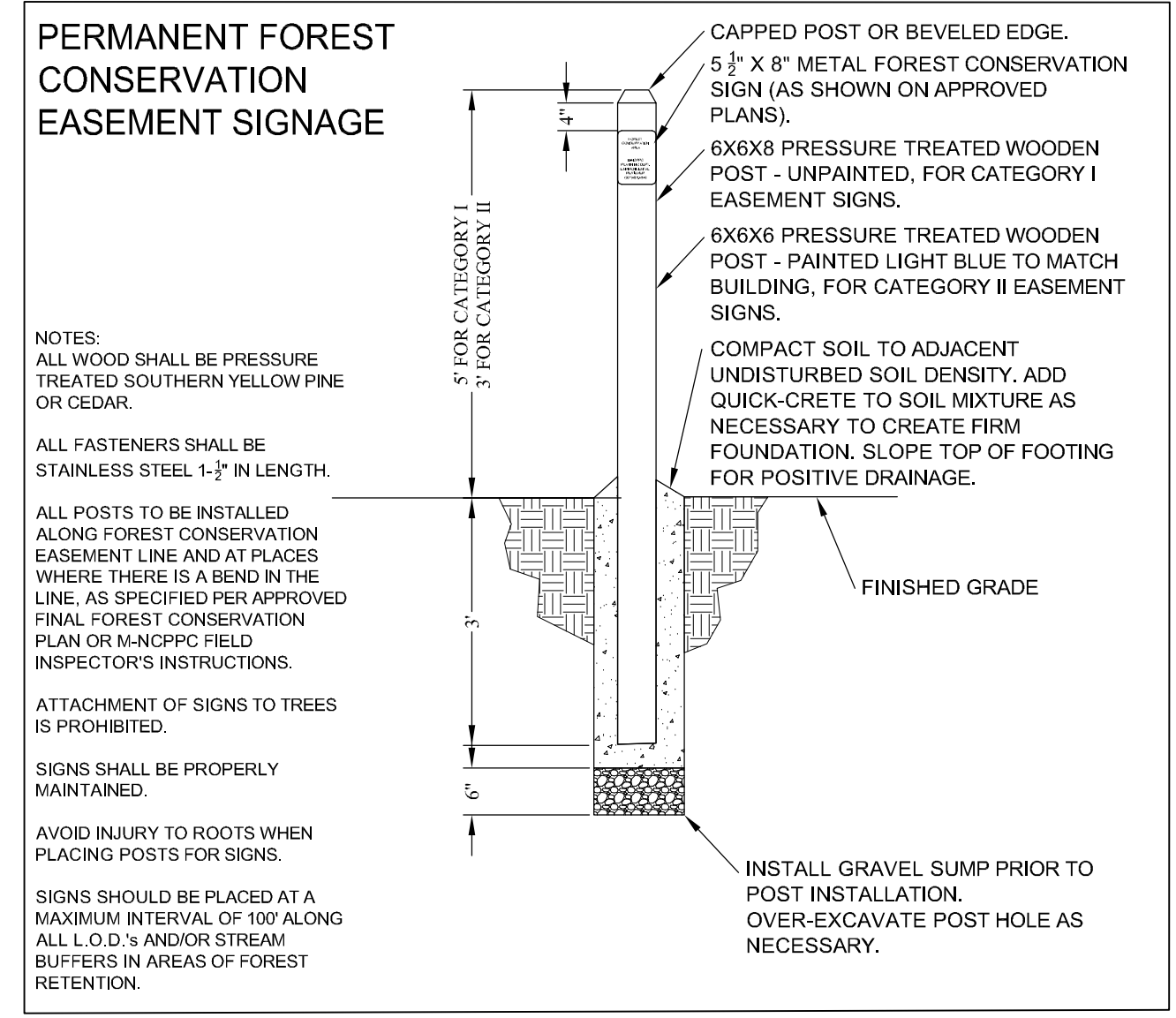


TREE PROTECTION FENCING



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

FOREST CONSERVATION AREA
DO NOT DISTURB UNDER PENALTY OF LAW
NO DUMPING NO MOTORIZED VEHICLES
M-NCPPC Planning Department Environmental Inspector (301) 495-4550



Do Not Disturb Under Penalty of Law
This Tree Is Protected

Black Gum Nyssa sylvatica

M-NCPPC Planning Department Environmental Inspector 301-495-4550

SEAL

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: 09/03/2016.

SCALE

DRAWN BY: KDM
APPROVED BY: KDM
CHECKED BY: JMC
DATE: 08/27/2014

TITLE
REVISED PRELIMINARY FOREST CONSERVATION PLAN DETAILS;

PROJECT NO. 50060031
SHEET NO. 13-PFCP-MR200742-02

LS-202

CATEGORY I CONSERVATION FOREST AREAS