MCPB
Item No.
Date: 07-17-2014

Rock Spring Park, Preliminary Plan Amendment 11998093B and Site Plan Amendment, 81989049I

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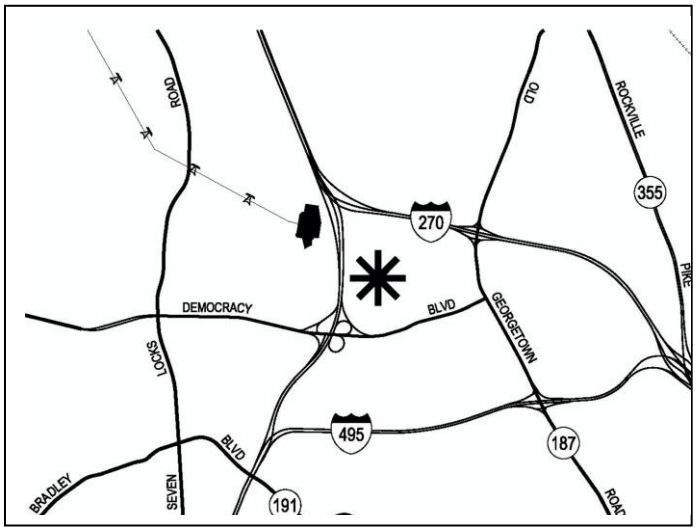
Completed: 07/03/2014

Description

- Request to resubdivide a 10.62-acre portion of the 44.16-acre property into 168 lots and dedicate 1.45 acres to Montgomery County Department of Transportation to allow the development of up to 168 townhouse units, including 12.5% MPDUs.
- Located on Fernwood Road between Rockledge and Rock Spring Drives;
- I-3 Zone in the 1992 *North Bethesda/Garrett Park Master Plan* area;
- Applicant: RS Associates LLC
- Filing Date: December 19, 2013



Summary

- Staff recommends approval with conditions of amendments to the Preliminary and Site Plans.
- Applicant requests approval of residential uses in the I-3 Zone pursuant to the Optional Method of Development under Section 59-C-5.439.
- Applicant is providing more than the minimum 40 feet right-of-way recommended in the *Countywide Transit Corridors Functional Master Plan* to allow flexibility in accommodating a station(s) for the North Bethesda Transitway in the vicinity of the intersection of Rock Spring Drive and Fernwood Road.
- The proposed lots will be served by an internal network of private streets. Per Section 50-29(a)(2), the Planning Board must find the private streets to have attained the status of public streets.
- The Planning Board must find that events have occurred to render the master plan recommendation for a reconfigured Fernwood Road/Rock Spring Drive intersection no longer appropriate.
- The Planning Board must find that the reduced building and sidewalk setback is compatible with adjacent development per Section 59-C-5.4392(2)(F).
- Applicant requests a parking waiver for a reduction of 32 spaces from the total number required.
- Applicant requests a tree variance for the removal of 10 trees.
- Applicant requests approval of 4-foot wide sidewalk between sticks. The Planning Board's Recreation Guidelines recommend a minimum 5 feet.

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SECTION 1: RECOMMENDATION AND CONDITIONS

PRELIMINARY PLAN RECOMMENDATION AND CONDITIONS

Staff recommends approval of Preliminary Plan Amendment No. 11998093B, Rock Spring Park, subject to the following conditions:

1. Approval is limited to a maximum of 168 one-family attached lots of which 12.5% must be moderately priced dwelling units (MPDUs), associated Homeowners Association (HOA) parcels and private streets and alleys parcels; 1,554,983 square feet of general office use; and 18,000 square feet of a child day care facility with a maximum of 30 employees.
2. Prior to the release of any building permit, the Applicant must enter into a new Traffic Mitigation Agreement with the Planning Board and MCDOT to participate in the North Bethesda Transportation Management District (TMD). The Applicant will assist in achieving and maintaining a non-auto driver mode share goal of at least 30% for residents per the *North Bethesda/Garrett Park Master Plan*.
3. Prior to approval of the final Record Plat, the Applicant must submit language to Staff that will be included in the Homeowners' Association documents disclosing that the 32 on-site street parking spaces are restricted for visitor/guest parking only. The Applicant must provide this disclosure to all prospective purchasers in the Purchase Agreement. The 32 on-site street parking spaces must be signed for visitor/guest parking.
4. The Applicant must dedicate a 55-foot wide right-of-way along Fernwood Road and Rock Spring Drive comprising a 40-foot wide future transitway plus an additional fifteen feet for accommodation of a transit station(s) and the pedestrian promenade. The 10-feet closest to the townhouse units will consist of sidewalk and tree panel.
5. The private street network must be located within its own parcel(s), separate from the development, and the record plat must reflect a public use and access easement over the private streets, alleys, and adjacent parallel sidewalks.
6. The Planning Board has accepted the recommendation of the MCDOT in its letter dated June 6, 2014 and the amendment dated June 13, 2014 and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letters, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
    a. Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
7. The Planning Board has accepted the recommendations of the County Department of Permitting Services (MCDPS) stormwater management concept letter dated June 30, 2014, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
8. The Applicant must comply with the Amended Final Forest Conservation Plan (FFCP) as approved with Site Plan No. 81989049I.
9. The Subject Property is located in the Walter Johnson High School Cluster. The Applicant must make a School Facilities Payment to MCDPS at the high school level at the "single-family attached" unit rate for all units for which a building permit is issued and a School Facilities Payment is applicable. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code and is determined by MCDPS.

10. In the event that a subsequent Site Plan approval substantially modifies the subdivision shown on the Preliminary Plan with respect to lot configuration or right-of-way location, width, or alignment (except the modifications required by these conditions), the Applicant must obtain approval of a Preliminary Plan amendment prior to certification of the Site Plan.
11. The Certified Preliminary Plan must contain the following note: "Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of Site Plan review. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for this lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval."
12. All necessary easements must be shown on the Record Plat.
13. No clearing or grading of the Subject Property or recording of plats must occur prior to approval of the Certified Site Plan.
14. The Preliminary Plan approval will remain valid for sixty (60) months from the date of mailing of the Planning Board Resolution for this Planning Board action.
15. The Adequate Public Facility Review (APF) will remain valid for eighty-five (85) months from the date of mailing of the Planning Board Resolution for the Site Plan.

SITE PLAN RECOMMENDATION AND CONDITIONS

Staff recommends approval of Site Plan Amendment No. 81989049I, Rock Spring Park, for a maximum of 168 one-family attached units on 44.16 acres. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.

1. Preliminary Plan Conformance
   The Applicant must comply with the conditions of approval for Preliminary Plan No. 119980930 as listed in MCPB Opinion dated March 17, 1999, and as amended by Preliminary Plan No. 11998093A as listed in MCPB Resolution No. 08-91 and Preliminary Plan No. 11998093B.

2. Site Plan Conformance
   Except as modified by this approval and only as applicable to this parcel, the development must comply with the conditions of approval for Site Plan No. 819890490 as listed in the Planning Board Opinion dated January 19, 1990, as amended by Site Plan No. 81989049A listed in the Planning Board Opinion dated February 22, 1999, Site Plan No. 81989049C listed in the Administrative Memorandum signed February 27, 2004, Site Plan No. 81989049D listed in the Administrative Memorandum signed October 4, 2005, Site Plan No. 81989049E listed in the Planning Board Resolution No. 07-34, Site Plan No. 81989049F listed in the Planning Board Resolution No. 07-196, Site Plan No. 81989049G listed in the Planning Board Resolution No. 08-92, and Site Plan No. 81989049H listed in the Administrative Memorandum signed February 2, 2012.

3. Building Height
   The maximum height for the 168 one-family attached units is 60 feet.

4. Transportation
   a. Prior to the release of any building permit, the Applicant must enter into a Traffic Mitigation Agreement with the Planning Board and MCDOT to participate in the North Bethesda Transportation Management District (TMD).
   b. The Applicant must construct the private internal street(s) to applicable Montgomery County tertiary residential street structural standards and must construct all sidewalks, both on and off the Subject Property, to applicable ADA standards.
   c. The Subject Property is covered by a valid site plan enforcement agreement, which is not modified by this site plan amendment except to the extent that there is a direct conflict between the two, in which case this amendment supersedes only the conflicting portion of the site plan enforcement agreement.

5. Environment
   a. Prior to issuance of sediment and erosion control permits, the Applicant must seek approval from the M-NCPPC General Counsel of the Certificate of Compliance Agreement for reforestation/afforestation and must purchase the required forest bank credits.
   b. Final Sediment Control Plan must be consistent with the limit of disturbance (LOD) shown on the Amended Final Forest Conservation Plan (FFCP).
   c. The Applicant must comply with all tree protection and tree save measures shown on the approved Amended FFCP.

d. Tree save measures not specified on the FFCP may be required by the M-NCPPC forest conservation inspector at the pre-construction meeting.
e. Prior to issuance of building permits for units along Fernwood Road and Rock Spring Drive, the following must be provided to the Maryland-National Capital Park and Planning Commission (M-NCPPC) Staff:
    i. The Applicant must provide a noise analysis that includes the baseline noise and the 20-year projected noise levels for the units along Fernwood Road and Rock Spring Drive.
    ii. The Applicant must provide certification to M-NCPPC staff from an engineer that specializes in acoustical treatment that the building shell for residential units affected by exterior noise levels above 65 decibel (dBA), day-night average sound level (Ldn) will attenuate the projected exterior noise levels to an interior level not to exceed 45 dBA, Ldn.
    iii. The builder must certify that noise-impacted units will be constructed in accordance with recommendations of the engineer that specializes in acoustical treatment.

6. Moderately Priced Dwelling Units (MPDUs)
Prior to the release of any building permits, the Applicant must execute an Agreement-to-Build with the Department of Housing and Community Affairs (DHCA) to provide a minimum of 12.5 percent MPDUs.

7. Recreation Facilities
The Applicant must provide at least the following recreation facilities as shown on the Certified Site Plan, conforming to the 1992 M-NCPPC Recreation Guidelines:
    a. Nine Picnic/Sitting areas;
    b. Pedestrian System;
    c. Bike System; and
    d. One Multi-Age Playground.

8. Common Open Space Covenant
Record plat of subdivision must reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 (Covenant).

9. Maintenance
The Applicant and subsequent owner(s) are responsible for maintaining and ensuring the long term maintenance of all publicly accessible amenities including, but not limited to paving, plantings, lighting, benches, and playground equipment.

10. Architecture
    a. The final exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the architectural drawings and plans submitted via ePlans unless modified by Staff approval.
    b. The exterior architectural character, proportion, materials, and articulation of the MPDUs must be substantially similar to the exterior architectural character, proportion, materials, and articulation of the market rate units.

11. Pedestrian & Bicycle Circulation
    a. The Applicant must provide a total of four bike parking spaces or equivalent approved by Staff that conforms to American Pedestrian and Bicycle Professionals guidelines. The Applicant shall install the bike racks near the proposed playground and public seating area. The final location must be determined at Certified Site Plan.
    b. The Certified Site Plan must delineate a location for a bikesharing station in coordination with MCDOT based on the requirements of the bikesharing system.

12. Fire and Rescue
    The Planning Board has accepted the recommendations of the Montgomery County Fire and Rescue Service – Fire Code Enforcement Section in its letter dated June 2, 2014, and hereby incorporates them as conditions of the Site Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by Montgomery County Fire and Rescue Service – Fire Code Enforcement Section provided that the amendments do not conflict with other conditions of Site Plan approval.

13. Landscape Surety
    Prior to issuance of the first building permit for a residential unit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance, with the following provisions:
    a. A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
    b. The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, on-site lighting, recreational facilities, site furniture, mailbox pad sites, trash enclosures, retaining walls, fences, railings, private roads, paths and associated improvements.
    c. The bond or surety shall be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by inspection and potential reduction of the surety.

14. Development Program
    The Applicant must construct the development in accordance with a development program that will be reviewed and approved by Staff prior to the approval of the Certified Site Plan. For the purposes of these conditions, a building includes all abutting one-family attached units within one "stick." The development program must include the following items in the phasing schedule:
    a. A phasing, or sequence for the various stages of construction of the approved development with the associated release of permits as conditioned in the Planning Board resolution.
    b. Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the Final Forest Conservation Plan, Sediment Control Plan, and Staff inspection and approval of all applicable environmental protection devices.
    c. Prior to the release of a Use and Occupancy Certificate for each stick, street lamps and sidewalks adjacent to that stick must be installed. Street tree plantings may wait until the next growing season.

d. Prior to the release of a Use and Occupancy Certificate for each stick, on-site amenities directly abutting that stick must be installed, including, but not limited to, recreation amenities and public use space.
e. Phasing for installation of on-site landscaping and lighting.
f. Phasing of dedications, stormwater management, sediment and erosion control, afforestation, and other features, as applicable.

15. Certified Site Plan

Prior to approval of the Certified Site Plan, the Applicant must make the following revisions and/or provide information subject to Staff review and approval:

a. Include the Final Forest Conservation Plan approval, stormwater management concept approval, development program, and Planning Board Resolution approving this Site Plan in the Certified Site Plan set.
b. Remove unnecessary sheets as identified by Staff.
c. Make corrections and clarifications to details, calculations, recreation facilities, labeling, data tables, and schedules as needed and directed by Staff.
d. Ensure consistency of all details and layout between architecture, site, and landscape plans.

SECTION 2: SITE DESCRIPTION

Site Vicinity

The subject property (Site) is a combination of four lots and is bound by Fernwood Road to the south, Rock Spring Drive to the southeast and Rockledge Drive around the northern and western boundaries. I-270 is located to the north and west of the site with access from Rockledge Drive and Fernwood Road.

The neighborhood surrounding the Site is predominately corporate offices for high technology companies. Sharing the block to the east of the Site is Rockledge Executive Plaza with approximately 330,000 square feet (SF) of office space in two buildings. To the north is Rockledge Center with approximately 500,000 SF of office space in two buildings. To the northwest are Lockheed Martin Headquarters and the Center for Leadership Excellence with approximately 550,000 square feet of office space in two buildings. To the west is Democracy Center with approximately 700,000 SF of office space in three buildings. To the south is Marriott Headquarters with approximately 800,000 SF of office space in one building. To the southeast are Rock Spring Plaza, Bedford and Westmoreland totaling approximately 680,000 SF of office space in four buildings. Parking is accommodated throughout the area with a combination of structured facilities and surface lots.

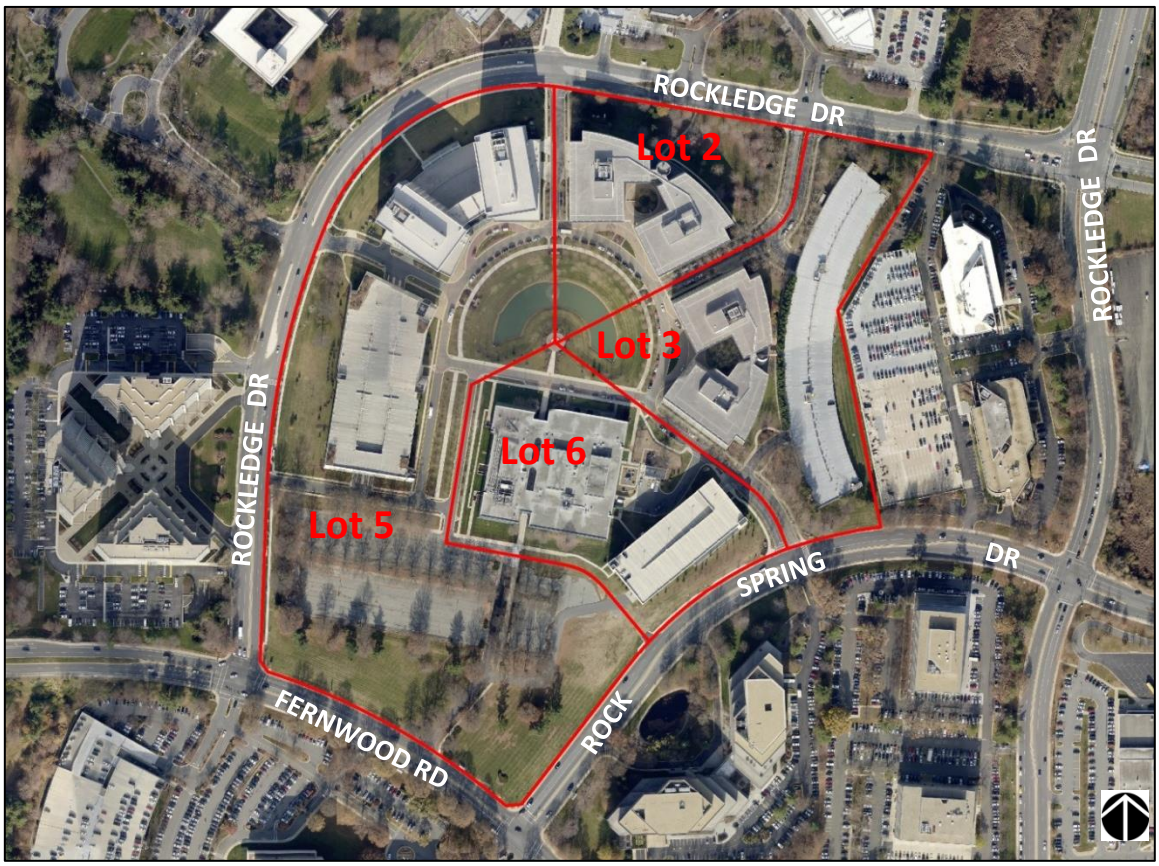
Westfield Montgomery Mall is located to the southwest across I-270 and Walter Johnson High School is located to the southeast. Just north of the high school is the site of the approved, unbuilt Rock Spring Centre on 32 acres proposed with approximately 210,000 SF of retail space, 550,000 SF of office space, 200,000 SF of hotel use, 90,000 SF of cultural entertainment/recreation use, and 513 residential units.

Vicinity Aerial

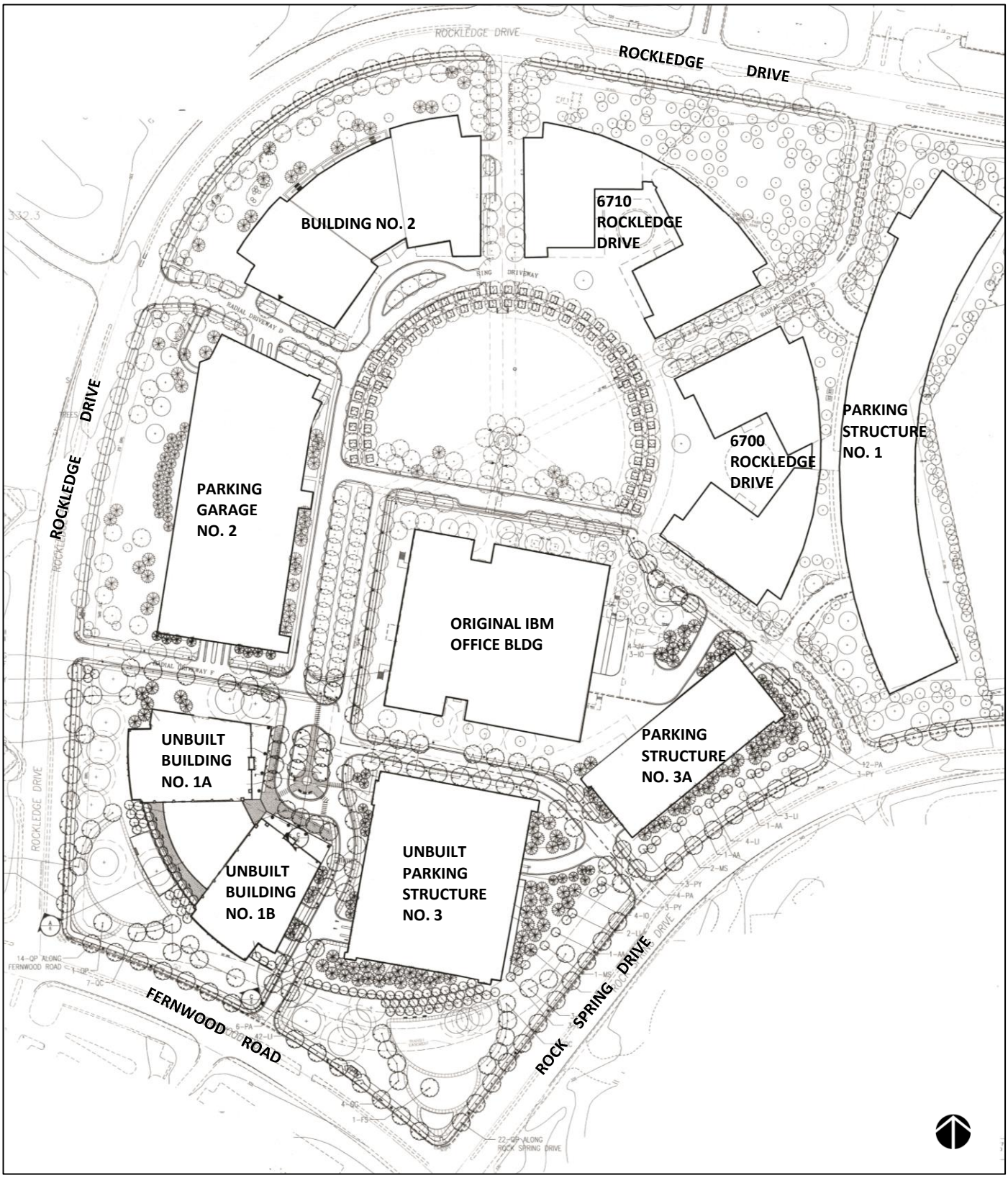
Site Analysis

The 44.16-acre Site currently comprises four lots located in the "Rock Spring Park" district as identified by the 1992 *North Bethesda/Garrett Park Master Plan*. The parcel, identified as the "IBM parcel", was zoned I-3. The Site currently contains four office buildings, three structured parking facilities and one surface parking lot. A stormwater management pond is located in the center of the site and serves as a landscape amenity for the office park. The Site is currently served by public water and sewer and slopes gradually down from the center to Fernwood Road in the south. It is located in the Cabin John Creek Watershed with no existing flood plains or wetlands. There is an existing Washington Suburban Sanitary Commission (WSSC) easement of 0.37 acres of frontage along Rockledge Drive (see diagram on page 15).

The 2013 *Countywide Transit Corridors Functional Master Plan* recommends a 40-foot wide right-of-way to accommodate the North Bethesda Transitway in the future. The transitway is planned between the Grosvenor Metrorail station at its eastern end and the transit center at Westfield Montgomery Mall at its western end. A station location is recommended on the Site in the vicinity of the intersection of Rock Spring Drive and Fernwood Road.



Site Aerial



Approved Plan

Large landscaped median with Parking Garage No. 2 on the left, the original IBM Office building on the right and Building No. 2 in the background

Stormwater management pond as a landscape amenity with office buildings 6700 and 6710 Rockledge Drive in the background

The original IBM Building with Parking Garage No. 2 adjacent

Parking Garage No. 3A fronting Rock Spring Drive with the original IBM Building and Parking Garage No. 2 in the background

SECTION 3: PROJECT DESCRIPTION

Previous Approvals

The Planning Board approved Site Plan No. 819890490 by Planning Board Opinion dated January 19, 1990 for approval of 1,635,100 square feet (0.85 FAR) of general office and ancillary uses in the I-3 Zone.

The Planning Board approved Site Plan Amendment No. 81989049A by Planning Board Opinion dated February 22, 1999 to modify the site layout, including the retention of the original IBM building and the addition of above ground parking structures.

The Applicant submitted Site Plan Amendment No. 81989049B for an extension of the validity period but it was determined a new Preliminary Plan was necessary. Preliminary Plan No. 119980930 was submitted and consequently approved by the Planning Board via Planning Board Opinion dated March 17, 1999.

The Planning Director granted administrative approval for Site Plan Amendment No. 81989049C on February 27, 2004 to provide an emergency generator for the office buildings.

The Planning Director granted administrative approval for Site Plan Amendment No. 81989049D on October 4, 2005 to modify the phasing, modify the building layout for Building 2 and make minor changes to the grading for the stormwater management facility.

The Planning Board approved Site Plan Amendment No. 81989049E by MCPB Resolution No. 07-34 to change the size of the planters in the garage, make minor grading changes to the stormwater management facility, and increase the size of the street trees.

The Planning Board approved Site Plan Amendment No. 81989049F by MCPB Resolution No. 07-196 to revise the footprint, massing and elevation of Buildings 1A and 1B, modify the footprints of Parking Garages No. 3 and 4 and revise the landscape and hardscape elements associated with the changes to the buildings and parking structure. This amendment resulted in reduction from 1,635,100 square feet to 1,634,983 square feet.

The Planning Board approved Site Plan Amendment No. 81989049G concurrently with Preliminary Plan Amendment No. 11998093A by MCPB Resolution Nos. 08-92 and 08-91 respectively to convert 18,000 square feet of office to a daycare facility and modify the landscape to include an outdoor play area.

The Planning Director granted administrative approval for Site Plan Amendment No. 81989049H on February 2, 2012 to add a new monument sign and modify an existing monument sign.

Proposed Project

This application proposes development only on Lot 5 of which the Applicant has authorization to improve a 10.62-acre portion of the 44.16-acre total acre of land subject to previous approvals listed on page 13. The Applicant proposes a townhouse community on the portion of Lot 5 previously reserved for Buildings 1A and 1B of office use and Parking Structure No. 3, pursuant to the Optional Method of Development of the I-3 Zone. The proposal is for 168 townhouse units, including 21 three-bedroom MPDUs (12.5%) on approximately 10.62 acres of net lot area. There are twenty-two sticks of townhouses (buildings) each ranging from 5 to 13 attached units; only three buildings are proposed with 10 or more units. The Applicant proposes a future dedication of 1.45 acres along Fernwood Road and Rock Spring Drive to the Montgomery County Department of Transportation (MCDOT) to accommodate the North Bethesda Transitway.

Illustrative Site Plan

The townhouse units will be arranged with front doors facing streets or open space with rear-loaded garages. The proposed development will be served by internal private streets and a series of alleys with two points of primary vehicular access from Rockledge and Rock Spring Drives. A private loop street will serve as the primary internal road for the development.

A central open space will be provided along with a pedestrian promenade at the periphery and through the center of the Site. The central open space will include a multi-age playground and a grass area for open play.

North Bethesda Transitway

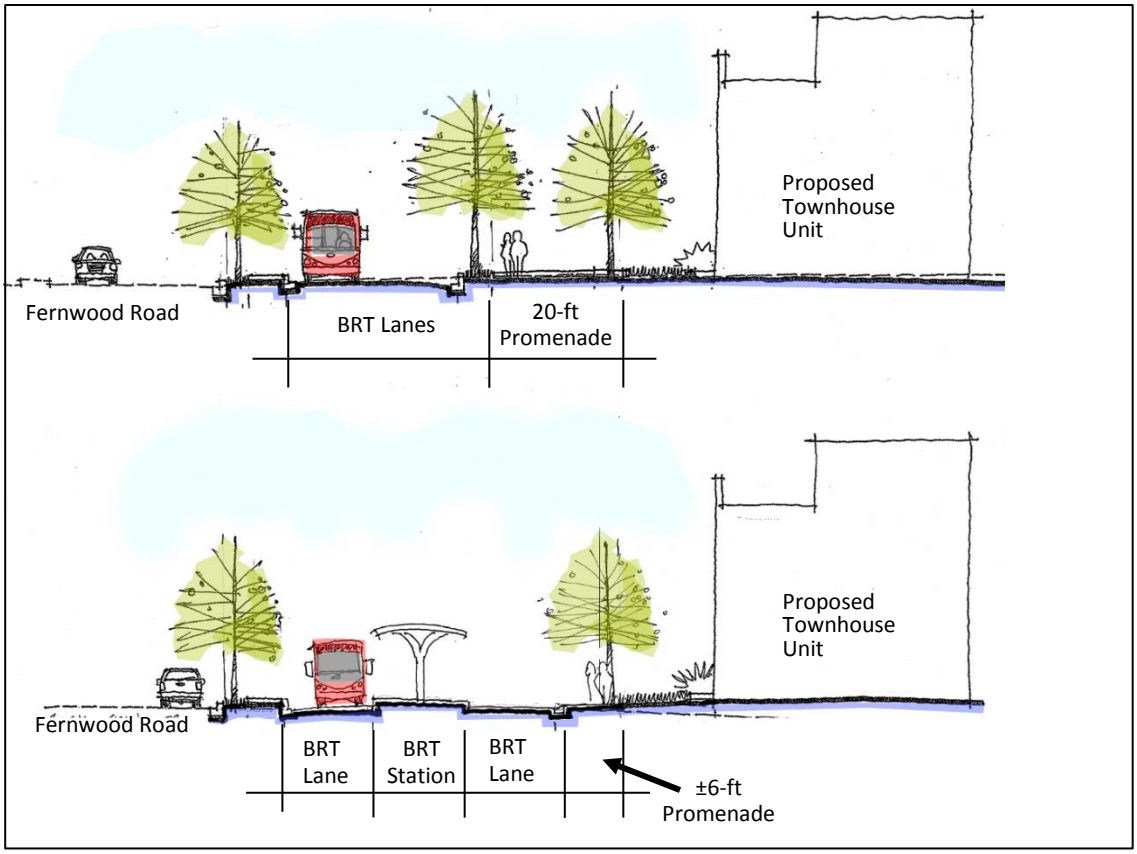
The Applicant has provided an expanded transit easement to accommodate the proposed BRT station and travel route. The *Countywide Transit Corridors Functional Master Plan* calls for a 40-foot easement along Fernwood Road and Rock Spring Drive to be used for the North Bethesda Transitway. The Applicant has agreed to provide an additional 15 feet continuous, parallel dedication for ultimate flexibility in accommodating the transitway along with a station(s) and stormwater management features. The additional 15-foot dedication will overlap a portion of the proposed 20-foot promenade. The total area of the 55-foot wide dedication to MCDOT will be approximately 1.45-acre dedication. The Applicant proposes to transfer the land after the 20-foot promenade is built.

As an interim condition, the area reserved for the BRT travel route and station(s) will be grass lawn. The promenade will have connections to the public sidewalk near Fernwood Road's intersections with Rockledge and Rock Spring Drives.

Site Constraints

The exact configuration of the North Bethesda Transitway will be determined by MCDOT at a later time. However, it is expected that the majority of the 20-foot promenade along Fernwood Road and Rock Spring Drive will remain intact for pedestrian and bike circulation. See illustrations below.

Potential Site Plan with Future North Bethesda Transitway



Cross Sections illustrating potential conditions with an implemented BRT System. The illustration (top) shows bus travel lanes adjacent to the proposed 20-foot promenade. The illustration (bottom) shows bus travel lanes and a potential station with a reduced promenade.

Architecture

The proposed townhouse units will vary between widths of 14, 16, 18, 19 and 22 feet. The majority of the units will be four stories with a maximum height of 60 feet. Units will feature private outdoor terraces on the third or fourth levels with an option for decks and/or Juliette style balconies.

The proposed townhouse units are designed to reflect the contemporary style of the adjacent commercial buildings. While the façade materials will include familiar residential components such as brick, fiber cement siding and color-tinted glass, its application and the façade composition will create a unique residential style for the office park setting. Large casement windows, light colors and strong vertical elements lend to the contemporary facade. A block of units will feature variation in material color, bay window and front entry configurations to distinguish the individual units.

Illustrative Façade Elevation of townhouse front (above) and rear (below)

Community Outreach

The Applicant has met all proper signage, noticing, and submittal requirements. The Applicant held numerous meetings with adjacent property owners who are in support of the proposal. The Applicant sent a notice to all adjacent and confronting property owners. The Applicant also held a pre-submittal meeting on September 25, 2013, at the Davis Community Library. Staff has not received correspondence on this matter.

SECTION 4: PRELIMINARY PLAN REVIEW

Master Plan Conformance

A preliminary plan must substantially conform to the applicable master plan, sector plan, or urban renewal plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant master plan, sector plan, or urban renewal plan recommendation no longer appropriate. (Montgomery County Code Chapter 50: Subdivision Regulation, Section 50-35(l))

The Approved and Adopted (1992) *North Bethesda/Garrett Park Master Plan* (Plan) identifies the Property as IBM parcel (No. 9) of the Rock Spring Park district. The Plan's objectives for the parcels in this district include the following:

- *Provide for reasonable expansion of existing office uses.*
- *Add residential and retail uses.*
- *Preserve publicly accessible open space.*
- *Provide pedestrian and bicycle paths linking the open space with others areas in the office parks, with public facilities, and with adjacent residential neighborhoods.*
- *Integrate transitway stations and right-of-way into future development.* (p.94)

The proposed application:

- Introduces residential use into a suburban office park;
- Preserves over forty percent of green area and adds a central, recreational space for residents and office workers;
- Adds a 20-foot wide promenade for recreational use around the periphery of the Site and through the center. It also provides new sidewalks that allow for movement to and through the Site. The application upgrades the sidewalk along Rock Spring Drive and Fernwood Road by introducing a 5-foot wide green panel with street trees along the curb; and
- Provides a fifty-five foot wide easement for future dedication along the periphery of the site for the North Bethesda Transitway as called for in the *Countywide Transit Corridors Functional Master Plan*.

The Plan recommends support for the expansion of "office development on the IBM parcel that includes a retail component; a public park; an easement for transitway station/right-of-way, and bicycle path; pedestrian paths, and streetscape improvements." (p.94)

The Plan, adopted in 1992, reflected the approved Preliminary and Site Plans of office and retail for the 44-acre site. To date, 1.55 million of the approved 1.63 million square feet of commercial development has been constructed. Given the weak market for office space in the foreseeable future, the application seeks to replace the approved, unbuilt office buildings with 168 townhouse units. Although the specific recommendations for this parcel did not envision residential uses, mixed use development is encouraged in the Rock Spring district. Therefore, Staff concludes that the exclusion of residential from the site specific recommendation is no longer appropriate.

The Plan also provided Development Guidelines for the IBM Parcel on pages 101-102. They include the following:

- *Ensure that individual buildings are part of a design scheme that organizes the elements into a coherent whole. Provide a strong relationship between the form and materials so that the buildings are compatible with each other and are viewed as parts of one building composition.*
- *Orient the buildings to create a significant open space that is not only a visual focal point but a highly accessible to and usable by the public.*
- *Provide pedestrian links between all sides of the central public park and other pedestrian destinations along the exterior roadways.*
- *Provide an easement for future dedication of all necessary right-of-way for the North Bethesda Transitway and a station along the southern portion of the site.*
- *Coordinate the design of the retail structure with that of the transit station to create a focal point of activity and vitality in Rock Spring Park and a link to the central public park.*
- *Accommodate to a reasonable extent the reconfiguration of the Fernwood Road/Rock Spring Drive intersection.*
- *Provide streetscape elements along the realigned road, including sidewalks, street trees, benches, bus shelters, and other streetscape elements.*
- *Explore with adjacent property owners and public agencies the opportunity for creating a small public park or landscaped island on land "left over" from the road realignment.*

The application proposes the following:

- Contemporary architectural styling for the proposed units that reflects the style of the adjacent office buildings. Large casement windows, light colors and strong vertical elements have been combined to create an attractive, unique residential style that is appropriate for the office park context.
- Central green space along with a wide pedestrian promenade as added amenities for the office park. The proposed central green, approximately ⅔ acre, will include a multi-age playground and area for open play.
- A pedestrian network that includes a 20-foot wide promenade that connects to existing walkways to provide connections between the residential buildings, public open space, adjacent office uses, bus shelters and the future transit facility. Lead-in pathways from Fernwood Road are proposed for the interim until the transitway is constructed.
- A fifty-five foot wide area along Rock Spring Drive and Fernwood Road for future dedication to accommodate the North Bethesda Transitway and station(s).
- An upgraded streetscape along Fernwood Road and Rock Spring Drive with a 5-foot wide lawn panel and 6-foot sidewalks along the perimeter with street trees to create a pleasant pedestrian experience.

The Montgomery County Department of Transportation (MCDOT) and Planning Staff agree that the recommended reconfiguration of the Fernwood Road/Rock Spring Drive intersection is no longer appropriate. The recommendation draws from a 1992 North Bethesda Transitway Feasibility Study for a

monorail system between Westfield Montgomery Mall and Grosvenor Metrorail Station. The monorail system would have necessitated a wider turning radius at the Fernwood Road/Rock Spring Drive intersection than the present configuration. The recommended intersection reconfiguration was intended to follow the alignment of the monorail system. The Approved and Adopted 2013 *Countywide Transit Corridors Functional Master Plan* recommends implementing a 102-mile bus rapid transit network that includes the North Bethesda Transitway Corridor. Bus travel way does not require the planned, large turning radius. Therefore, Staff concludes that the reconfiguration of the Fernwood Road/Rock Spring Drive intersection is no longer appropriate.

Bikeway Network

The proposal follows the recommendations of the *Countywide Bikeways Functional Master Plan* (2005) as identified below:

1. Rockledge Drive: signed shared roadway SR-60;
2. Rock Spring Drive: signed shared roadway SR-59; and
3. Fernwood Road with bike lanes, BL-4.

The proposal also identifies a potential location for a bikesharing station along the pedestrian promenade fronting Fernwood Road.

Environment

The Master Plan's main environmental objective is to "protect and enhance the environmental resources of North Bethesda-Garrett Park" (p.247). The Plan also makes specific recommendations for tree preservation, air quality, stormwater management and water and sewer including the following:

- *Retain the maximum number of specimen trees on sites where they occur.*
- *Provide additional trees along existing streets, in median strips, and in parking lots whenever feasible.*
- *Require that every new road recommended by this Plan have a streetscape plan with an emphasis on tree planting.*
- *Require commercial and residential developers to plant more trees, particularly native shade trees, consistent with County tree legislation.*
- *Support retention of much of the existing open space resources of North Bethesda-Garrett Park, both public and private.*
- *Endorse corrective measures to reduce flooding and to improve stream quality by retrofitting developed sites.* (p. 247-248)

The proposed application provides the following for the entire 44.16-acre parcel:

- Retention of existing trees including 234 canopy trees, 34 ornamental trees and 110 evergreen trees.
- Addition of 168 canopy trees, 13 ornamental trees and 15 evergreen trees along existing streets, proposed private streets, central open space and promenade.

- Retention of 42.6 of the existing 44 percent green area that serves as an open space resource for Rock Spring Park.
- Incorporation of micro-bio facilities in open spaces and along private streets and pervious pavement in the alleys for stormwater management quantity control and quality improvement.

Staff finds the proposed application substantially conforms to the Master Plan.

Public Facilities

Master-Planned Roadway

In accordance with the 1992 *North Bethesda/Garrett Park Master Plan*, Rock Spring Drive and Fernwood Road are designated as four-lane arterials, A-81 and A-85, respectively. Rockledge Drive, while not designated in the Master Plan, has obtained the status of a Business District Street with four-lanes. All roadways currently provide the minimum right-of-way requirement of 80 feet. No additional dedication is required for master-planned roadways.

Transportation Demand Management

A Traffic Mitigation Agreement (TMAg) for the entire 44-acre site was established in 1990. This agreement had a 20-year life and is no longer valid. However, the Site Plan Enforcement Agreement established for the entire site in 1991 to achieve the 10% trip reduction requirement of the I-3 Zone remains valid. The Applicant will be required to execute a new TMAg for the proposed residential land use. Neither the new TMAg nor this Site Plan Amendment modify the existing Site Plan Enforcement Agreement, except to the extent that there is a direct conflict in which case the new TMAg and this Site Plan Amendment supersede only the conflicting portion of the Site Plan Enforcement Agreement.

Public Transit Service

The following bus routes currently operate along the property frontage as follows:

1. Ride On routes 47 and 96 operates along Fernwood Road,
2. Ride On routes 6, 26, 47, and 96 operate along Rock Spring Drive, and
3. Ride On route 96, Metrobus routes J2 and J3, and MTA route 991 operate along Rockledge Drive.

- Ride On route 6: From Westfield Montgomery Mall Transit Center past the Grosvenor Metrorail Station to Garrett Park operating every 30 minutes during the weekday peak hours.
- Ride On route 26: From Westfield Montgomery Mall Transit Center to the Glenmont Metrorail Station operating every 30 minutes during the weekday peak hours.
- Ride On route 47: From Rockville Metrorail Station to the Bethesda Metrorail Station operating every 30 minutes during the weekday peak hours.
- Ride On route 96: From Westfield Montgomery Mall Transit Center past the Grosvenor Metrorail Station to Garrett Park operating every 10 minutes during the weekday peak hours
- Metrobus Routes J2 & J3: From Westfield Montgomery Mall Transit Center to Silver Spring Metrorail Station operating every from 5 to 20 minutes during the weekday peak hours
- MTA Route 991: From Hagerstown in Washington County through Frederick County along I-270 to Rock Spring Park operating every 20 minutes during the weekday peak hours.

The North Bethesda Transitway is planned between Westfield Montgomery Mall and Grosvenor Metrorail Station. The transitway will provide bus rapid transit service along Fernwood Road and Rock Spring Drive with a planned transit stop in the vicinity of the Fernwood Road/Rock Spring Drive intersection.

Local Area Transportation Review

The Site has an existing approval for office uses of which 439,063 square feet is unbuilt. On March 19, 2013, County Council approved Subdivision Regulation Amendment (SRA) 13-01 that extended the Adequate Public Facilities Ordinance (APFO) validity period for a Preliminary Plan valid on March 31, 2009, for a total of six years from its original expiration date. As a result, the APFO approval for the unbuilt 439,063 square feet of office development previously set to expire July 30, 2011 is now valid through July 30, 2017.

The proposed Preliminary Plan Amendment satisfies the LATR test with the traffic statement dated January 8, 2014, showing that traffic produced by 168 townhomes is equivalent to 80,000 square feet of office space using the appropriate trip generation rate conversion. Thus, the proposal is well within the approved traffic/transportation capacity for the entire site and the roads will continue to operate at an acceptable level.

The table below shows the number of peak-hour trips generated by the previously approved uses and by the proposed townhouse use during the weekday morning and evening peak hours (6:30 to 9:30 a.m. 4:00 to 7:00 p.m. respectively). Of the 1,634,983 total approved square footage commercial space, the Applicant is requesting to use some of the trips attributed to the unbuilt 439,063 (line 4) for the proposed townhouse development (line 5) and retain the remaining credit of 663 morning and 516 evening peak hour trips (line 6) for future use.

Line	Land Use	Square Feet (SF) or Dwelling Units (DU)	Weekday Peak-Hour	
			Morning	Evening
Current Approval				
1	General Office (Built)	1,177,920 SF	1,994	1,716
2	Child Day Care Facility (Built)	18,000 SF	22*	21*
3=1+2	**Total (Built)**	**1,195,920 SF**	**2,016**	**1,737**
4	General Office (Unbuilt)	439,063 SF	747	632
Proposed				
5	Townhouse Units	168 DU	84	116
6=4-5	General Office (Unbuilt-Remaining Credit)	344,788 SF**	663	516**
Total Trips Generated by the Proposed Land Uses on Entire Site				
7=6+1	General Office (Built and Unbuilt)	1,522,708 SF	2,596	2,232
8=2	Child Day Care Facility	18,000 SF	22*	21*
9=7+8	Total Non-Residential	1,540,708 SF	2,618	2,253
10=5+9	**Total**		**2,702**	***2,369***

*Includes only primary trips to/from the daycare facility (and not pass-by & diverted trips) and the number of trips calculated based on 30 employees.

**The equivalent square footage reflects the lower number of peak-hour trips in either the AM or PM peak hour. However, a total 359,063 square feet of approved, unbuilt office use will remain.

Other Public Facilities and Services

The proposed development will be served by public water and sewer systems. The Montgomery County Fire and Rescue Service has reviewed the application and determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services including police station, firehouse and health care are currently operating in accordance with the Subdivision Staging Policy and will continue to be sufficient following the construction of the project. Electric, gas, and telecommunications services will also be available and adequate. The project is located in the Walter Johnson Cluster, which requires a School Facilities Payment at the middle and high school levels. The Department of Permitting Services (DPS) will determine the amount of the payment.

Environment

Based on the analysis below and conditions in this report, Staff finds the proposed plan to be in compliance with M-NCPPC's *Environmental Guidelines* and recommends that the Planning Board approve the Forest Conservation Plan (FCP) with the conditions cited in this Staff Report. The variance approval is assumed in the Planning Board's approval of the FCP.

Forest Conservation Plan

The Site is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). The Planning Board approved the original Forest Conservation Plan (#119980930) on April 25, 2002, with an afforestation requirement of 5.62 acres. Mitigation under the original plan was to be met largely through on-site landscaping and tree canopy coverage. The changes proposed in the current Preliminary and Site Plan Amendments do not alter the net tract area of the Site; therefore, the afforestation requirement remains unchanged at 5.62 acres. Removal of some of the on-site trees and updating of the existing landscape plants reduces the amount of existing tree cover credit that can be applied to the mitigation requirement. The amended Final Forest Conservation Plan proposes to satisfy the afforestation requirements through 4.29 acres of existing and newly planted landscaping on-site, leaving a remaining obligation of 1.33 acres of forest planting. The Applicant proposes to satisfy this remaining requirement through off-site forest banking.

Variance

Land disturbance associated with the proposed development will impact the Critical Root Zones (CRZ) of 14 trees with a diameter at breast height (dbh) of 30 inches or greater. Three of these trees were approved for removal in previous Forest Conservation Plans. The initial plan submission of this application proposed removing these three trees plus an additional eleven trees not previously approved for removal. Planning Staff has worked with the Applicant to preserve four trees designated for removal in the first iteration of the Site Plan Amendment. The variance request now seeks approval to remove ten trees and to impact the CRZ of four trees that will now be saved.

Forest Conservation Variance

Section 22A-12(b)(3) of Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. Any impact to these trees, including removal of the subject tree or disturbance within the tree's critical root zone (CRZ) requires a variance. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law requires no impact to trees that: measure 30 inches or greater, dbh; are part of a historic site or designated with a historic structure; are designated as national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species. The Applicant submitted a variance request on May 5, 2014 to impact 14 trees that are considered high priority for retention under Section 22A-12(b)(3) of the County Forest Conservation Law (Attachment B).

Unwarranted Hardship

As discussed in the previous section, the proposal is in accordance with both the intent and recommendations of the *North Bethesda/Garrett Park Master Plan*. Of the total 44 acres of the Site, the development area is limited to 10.62 acres on Lot 5. With the dedication of a 55-foot right-of-way for the proposed BRT alignment along Fernwood Road and Rock Spring Drive (1.45 acres), the existing Washington Suburban Sanitary Commission (WSSC) easement along Rockledge Drive (0.37 acre), and the proposed central open space (0.66 acre), the development area is further constrained. As a result, the proposal reflects a compressed development into a relatively compact footprint. Further reductions in development to save additional specimen trees would not allow the Applicant to achieve a viable proposal for the Site. For these reasons, Staff concurs that the Applicant has a sufficient unwarranted hardship to consider a variance request.

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

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

   As noted above, the proposed design has attempted to balance all of the competing factors that constrain the site. The Applicant has worked with staff to reduce impacts to specimen trees, resulting in the preservation of four specimen trees that were previously shown for removal. It is Staff's opinion that granting the variance will not confer a special privilege to the applicant.

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

Staff concurs that the requested variance is based on the constraints of the site and the proposed development density, public facilities and amenities as recommended in the Sector Plan, rather than on conditions or circumstances which are the result of actions by the Applicant.

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

Staff concurs that the requested variance is a result of the proposed site design and constraints on the Site and not as a result of land or building use on a neighboring property.

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

MCDPS has approved a stormwater management concept, dated June 30, 2014. (Attachment A). In addition, the variance trees removed will be mitigated with the planting of new canopy trees to replace the lost water quality benefit functions of the trees being removed. Therefore, Staff concurs that the project will not violate State water quality standards or cause measurable degradation in water quality.

<u>Mitigation for Trees Subject to the Variance Provisions</u>

Removal of the 10 variance trees will result in the loss of 354 caliper inches of mature trees. Planning Department policy requires replacement of variance trees at a rate of 1" replaced for every 4" removed, using replacement trees of no less than 3" caliper, to replace lost environmental functions performed by the trees removed. Based on this formula, the Applicant is required to plant 86.6 caliper inches of variance mitigation trees. The Applicant proposes to plant 18 5-inch caliper trees in mitigation, resulting in a total replacement of 90 caliper inches.

<u>County Arborist's Recommendation on the Variance</u>

In accordance with Montgomery County Code Section 22A-21(c), the Planning Department is required to refer a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection for a recommendation prior to acting on the request. The request was forwarded to the County Arborist on May 15, 2014. On June 5, 2014, the Arborist issued a letter recommending the variance be approved with mitigation (Attachment A).

Planning Staff recommends that the variance be granted.

Stormwater Management

DPS issued a letter accepting the Stormwater Management Concept for the Site on January 31, 2014. Subsequently, a letter was issued accepting the revised Stormwater Management Concept on June 30, 2014. The Stormwater Management Concept proposes to meet required stormwater management goals through ESD to the maximum extent practicable (MEP) with the use of porous pavement, micro-bioretention techniques in tree panels and in open spaces along the streets.

Compliance with the Subdivision Regulations

The proposed application has been reviewed for compliance with Montgomery County Code, Chapter 50: Subdivision Regulations. The proposed size, shape, width and orientation of the lots are appropriate for the location taking into account the recommendations in the *North Bethesda/Garrett Park Master Plan*, and for the type of development and use contemplated. The proposed lots are designed to meet all requirements established in the Subdivision Regulations, including access, frontage, dedication for public uses, adequacy of public facilities and conformance to Master Plan recommendations. This application has been reviewed by other applicable County agencies, all of whom have recommended approval of the plan (Attachment A).

Lots Frontage on a Private Street

Section 50-29(a)(2) of the Subdivision Regulations states, "except as otherwise noted in the zoning ordinance, every lot shall abut on a street or road which has been dedicated to public use or which has acquired the status of a public road." The I-3 Zone does not have minimum frontage requirements. As specifically stated above, "except as otherwise noted in the zoning ordinance", the proposed lots are not required to have frontage in the I-3 Zone. Twenty-four (24) townhouse lots are proposed to front common greens with alleys that provide vehicular access to the rear of the lots and eighty-six (86) townhouse lots are proposed to front onto private streets.

The private roads are proposed to be constructed to the minimum public road structural standards, to have a minimum 20-foot pavement width with adequate turning radii at intersections where needed for emergency access, an appropriate paving cross-sections elsewhere for private vehicles, and an appropriate circulation and turnaround pattern. Further, the private roads will be placed within an easement that ensures they remain fully accessible to the public.

Staff finds the proposed private roads to be fully accessible to the public; accessible to fire and rescue vehicles, as needed and designed to the minimum public road standards, except for right-of-way and pavement widths. For townhouse lots fronting common green, fire and rescue accessibility will be provided by the 20-foot promenade. Following precedent set in other similar cases approved by the Planning Board, Staff finds the application complies with Section 50-29(a)(2).

Resubdivision Criteria

Typically, in order to approve an application for resubdivision of residential lots, the Planning Board must find that each of the proposed lots complies with all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

> *Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.*

This provision of the Subdivision Regulations only applies to residentially zoned properties. While, the lots in this application are proposed for residential use, they are zoned I-3. Following precedent set in other similar cases approved by the Planning Board, Staff finds that Section 50-29(b)(2) does not apply as part of the Preliminary Plan review.

Conclusion

Staff recommends approval of the Preliminary Plan Amendment based on the conditions and analysis contained in this report.

SECTION 5: SITE PLAN REVIEW

Analysis and Findings- Section 59-D-3.4(c)

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

   The project is not subject to a development plan, diagrammatic plan, schematic development plan, or project plan.

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable, conforms to an urban renewal plan approved under Chapter 56.*

   Purpose of the Zone

   The project is proposed pursuant to the Optional Method of Development of the I-3 Zone. "The optional method permits a mixed-use development in the I-3 Zone at locations that have convenient access to transit and are recommended in the Master Plan. Under the optional method, commercial uses that maintain an employment emphasis must be mixed with residential uses. Development must be in accordance with this provision of this section." Section 59-C-5.439

   > *It is the purpose of the I-3 Mixed-Use Option to promote mixed-use, transit and pedestrian-oriented centers, which include housing and a commercial component with an employment emphasis. It is also the purpose to promote development that follows sound environmental principles and maximizes preservation of natural features. Specifically, the optional method is designed to:*
   >
   > *(a) Provide a compatible mix of uses including employment, housing, and retail configured to define and animate the streets and to create a strong sense of place in the manner of traditional towns and urban neighborhoods;*
   > *(b) Promote compact, environmentally sensitive development that preserves natural features;*
   > *(c) Provide high quality residential neighborhoods consisting of a mix of unit types with open spaces and community facilities that are centrally located and easily accessible;*
   > *(d) Provide an interconnected street system, which consists of short blocks and is designed to promote pedestrian, bicycle and transit use as attractive, practical alternatives to automobile use for daily activities such as shopping and commuting; and*

(e) *Encourage the efficient use of the center and its transit facilities by providing pedestrian and bicycle linkages to adjacent areas and convenient access to transit.* (Section 59-C-5.4391)

The Site has convenient access to the Westfield Montgomery Mall Transit Center for Ride On, Metro and MTA bus services and is served by six bus stops around the Site. Lastly, the Site is the location of a planned transit stop for the North Bethesda Transitway.

While the *North Bethesda/Garrett Park Master Plan* did not specifically recommend residential uses for this specific site, one of the objectives for the Rock Spring Park district is to add residential and retail uses.

In addition, the project achieves the following:

- Introduces residential use and a fine grid of urban blocks into a traditional suburban office park providing more activity and animation after business hours;
- Preserves over forty percent of green area and adds a central open space and a multi-age playground for residents and office workers;
- Adds a 20-foot wide promenade along the three street frontages of the Site and the center of the Site. It also provides new sidewalks that allow for movement to and through the Site. The application upgrades the sidewalks along Rock Spring Drive and Fernwood Road by introducing a 5-foot wide green panel with street trees along the curb; and
- Provides a fifty-five foot wide easement for future dedication along the periphery of the site for the North Bethesda Transitway as called for in the *Countywide Transit Corridors Functional Master Plan*.

Staff finds the application meets the purpose of the I-3 Zone.

Development Standards

Development under the optional method must meet all the requirements of the I-3 Zone except development density, setbacks, minimum lot sizes, internal setbacks and frontage requirements specified in Section 59-C-5.4392(b).

Development Standard	Permitted/ Required	Proposed
59-C-5.31 Building height		
No building shall exceed (feet)	100	60
59-C-5.32 Coverage limitations		
Minimum green area (percent of gross tract area)	35	42.6
Maximum off-street parking area (percent of gross tract area)	45	15
59-C-5.4392(b)(1) Development Density		
Maximum non-residential density (FAR)	0.6	0.81*
Base Residential density (du/ac)	8	3.8**
59-C-5.4392(b)(2) Minimum Setbacks from property line		
From abutting non-residential development (feet)	25	6.5***
59-C-5.4392(b)(3) Minimum Lot sizes, internal setbacks and frontage		
Minimum Lot Size (square feet)	Determined at time of Site Plan	695
Internal Setbacks (feet)		
-front		5
-side		1
-rear		1
Frontage (feet)		0

*See discussion of Special Provisions in Section 59-C-5.438(c) below.

**7.5 Percent for Lot 5 only (see page 10 for map).

***See discussion of building setback waiver request.

Development Density

Special Provisions in Section 59-C-5.438(c) allow a maximum 0.85 FAR as quoted below:

> *… a record lot, partially developed on June 26, 1989 in accordance with an approved site plan, and which abuts or confronts one or more lots occupied on June 25, 1989 by buildings with FARs greater than a 0.85 FAR, may:*
>
> 1. *For a period of 5 years after June 26, 1989, be permitted a development density up to FAR 0.85 based on gross tract area and the Planning Board may approve the site plan, provided the Planning Board finds that:*
>   - *i. the site plan is in compliance with all other provisions of the I-3 zone in effect at the time of site plan approval, and*
>   - *ii. affected intersections will be adequate to accommodate the density above 0.5 FAR, unless such evaluation is required at building permit.*

On June 26, 1989, Parcel 1 comprising 44.16 acres was a record lot partially developed with the original IBM building (constructed in the 1960s). Pursuant to this provision, on November 16, 1989, the Planning Board approved Site Plan No. 819890490 for 1,635,100 square feet of commercial office (0.85 FAR). At the time of approval, the Site Plan was in compliance with all other provisions of the I-3 Zone. For a period of 5 years, the Site was allowed to continue to be built out greater than 0.6 FAR (the normally permitted maximum FAR). After the end of the 5-year window, the Planning Board granted amendments to the approved Site Plan as long as the APFO approval for the Site remained valid; the 0.85 FAR in the original site plan continued to be valid. Notably, Preliminary Plan Amendment No. 11998093A and Site Plan Amendment No. 81989049G, approved on July 24, 2008, allowed the conversion of 18,000 square feet of approved, unbuilt commercial footage for day care use. Similarly, the proposed Preliminary Plan and Site Plan Amendments request density conversion of approved, unbuilt general office use to a different use.

Setback Waiver

The Applicant requests a waiver from the 25' setback from adjacent non-residential development. As proposed, townhouse units fronting Radial Driveway F are setback a minimum of 6.5 feet from the property line. Directly across from these proposed units is the existing Parking Garage No. 2. The Applicant asserts that the comparable scale of the townhouse units relative to the adjacent structures in the park is compatible without the required setback. Section 59-C-5.4392(b)(2)(F) states that the Planning Board may allow a reduction in setbacks if the reduced setback is compatible with adjacent development. As proposed, the face-to-face dimension between the townhouse units and Parking Garage No. 2 is 72 feet (see Illustration on page 34). Staff finds the distance to be appropriate for the proposed confronting uses and recommends approval of the reduced setback.

Parking Wavier

Parking Requirement 59-E-3.7	Required	Proposed
Townhouse	2 Spaces/Unit	
83 Market-Rate units	166	166
64 Market-Rate units	128	64*
21 MPDU	42	42
On-Street Spaces	-	32
subtotal	**336**	**304**
Existing (Built) Office	4 Spaces/1000 SF	
1,195,920 SF	4,784	5,385
COMBINED TOTAL	**5,120**	**5,689**

*assumes that all 64 purchasers opt for 1 space

The Applicant is requesting a waiver of 32 spaces for the required on-site parking. Sixty-four (64) of the Market-Rate units will be 16 feet wide, the Applicant will offer the purchasers of these 64 units the option of a two-car garage or one-car garage with additional ground-floor living space. This results in a potential deficit of up to 32 parking spaces from the code requirement. If only 50% of those purchasing the 16-foot wide units opt for the two-car garage, the project will meet the code requirement.

The proposed parking waiver meets the goal outlined in the purpose clause of the I-3 Optional Method to promote pedestrian, bicycle and transit use as attractive, practical alternatives to automobile use. While the Site is not located within a central business district or transit station development area, it is served by multiple bus routes and BRT is planned for the future. Transit service in this area is expected to be enhanced.

The Applicant has agreed to reserve the 32 on-street spaces for guests only. In addition, the Applicant has arranged for the exclusive use of 72 parking spaces in the existing Parking Garage No. 2 for guest overflow parking. While the terms of this agreement may be altered or annulled anytime in the future, Parking Garage No. 2 is available to the general public for a fee and is available to accommodate guest overflow parking.

Section 59-E-4.5 states: the Planning Board "may waive any requirement in this Article [E] not necessary to accomplish the objectives in Section 59-E-4.2 and in conjunction with reductions may adopt reasonable requirements above the minimum standards". Staff finds the reduction of parking accomplishes the following objectives of Section 59-E-4.2: protection of the health, safety and welfare of those who use any adjoining land or public road that abuts; safety of

pedestrians and motorists; optimum safe circulation of traffic and proper location of entrances and exits to public roads; and provision of appropriate lighting.

In conclusion, Staff supports the requested parking waiver for the following reasons: with the full waiver for 32 spaces, the proposed parking meets the objectives outlined in Section 59-E-4.2; and based on the Applicant's experience in development with a garage option, it is unlikely that all 64 units will opt for the one-car garage.

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

Location of Buildings and Structures

The location of the buildings and structures are adequate, safe and efficient. All proposed buildings are arranged along a grid street pattern and allow for safe and efficient pedestrian circulation. The provision of rear loaded garages with an alley system minimizes vehicular intrusion into the pedestrian realm.

Open Spaces

The locations of proposed open spaces are adequate, safe, and efficient. In addition to the existing open spaces to remain, the proposed open space network includes small landscaped areas, a large centralized space with a multi-age playground and a twenty-foot wide promenade which encircles the townhouse units and runs through the Site. The proposed open space areas and the promenade are landscaped to provide shaded spaces while maintaining functionality for passive or active recreation.

Landscaping and Lighting

The proposed landscaping and lighting for the Site will ensure the area will be safe, adequate, and efficient for year-round use and enjoyment by residents and visitors. The proposed pedestrian lighting fixtures and street lighting fixtures will limit the lighting levels to streets, sidewalks, and the promenade. A mix of shrubs, shade trees, ornamental trees and foundation plantings are proposed throughout the Site.

Recreation Facilities

The proposed development will provide adequate, safe, and efficient recreation facilities to help residents lead an active and healthy life. The on-site recreation amenities are dispersed throughout the Site. They include 9 bench-seating areas, multi-age play equipment, and a twenty-foot wide promenade for pedestrian and bike circulation. Off-site recreation facilities within ½ mile of the Site include Walter Johnson High School and Stratton Park. Off-site recreation facilities within 1 mile of the Site include Cabin John Regional Park, Tilden Woods Park, Timberlawn Park and Ashburton Elementary School.

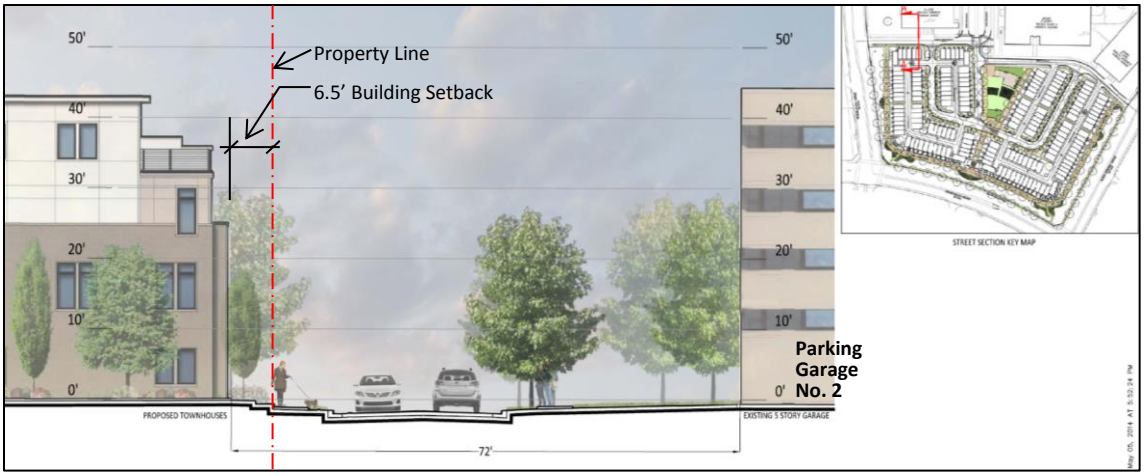
The proposed development meets the required supply of recreation facilities based on the Planning Board's Recreation Guidelines. However, there are proposed pathways between the townhomes with a sidewalk width of 4 feet. The Recreation Guidelines recommends a minimum width of 5 feet. After investigating the issue, the Applicant asserts that increasing the sidewalk width would compromise the side setbacks as requested by DPS. Therefore, the Applicant requests approval of the 4-foot width sidewalk. Staff supports this request.

Pedestrian and Vehicular Circulation Systems

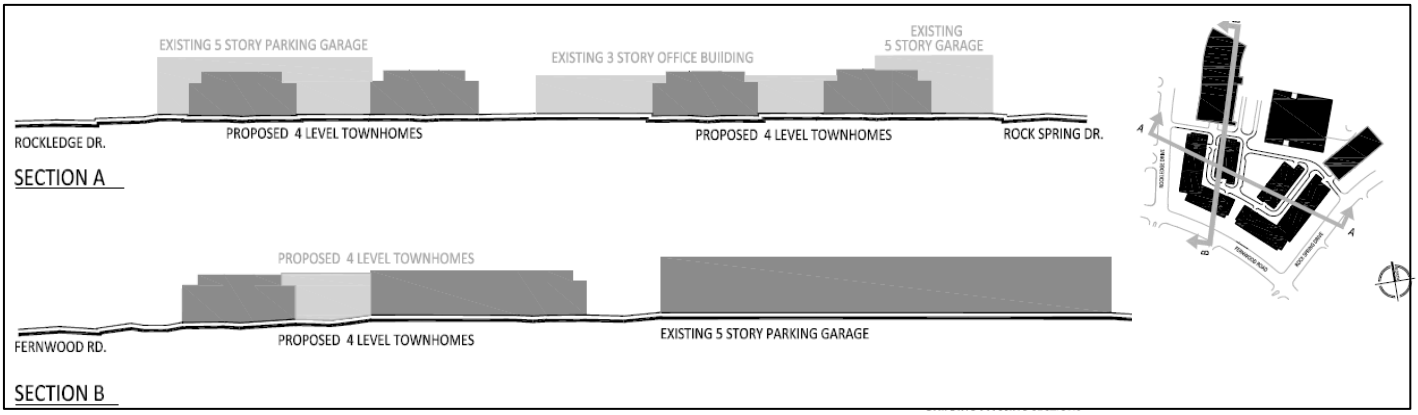
Internal vehicular circulation will be adequate, safe and efficient. The Site will be served by three public streets, two internal private streets, and a series of private alleys. Vehicular access will be provided from Rockledge and Rock Spring Drives. The street network will include a primary loop road with specialty paving and/or pavers where it intersects with the north/south pedestrian promenade. Internal street intersections and crosswalk locations provide adequate sight distance and implement ADA compliant sidewalk ramps. The private street system provides access for emergency vehicles and other public services. Mountable curbs allow emergency vehicles access onto the pedestrian promenade.

4. *Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development.*

No other development is proposed in the immediate vicinity at this time. The architecture of the proposed townhouse units provides varied unit widths and exterior finish materials that will reflect the contemporary style of the adjacent commercial buildings. The introduction of residential uses to this suburban park provides a compatible mix of uses to create a more active and animated office park after business hours. It will enhance the office park character, while preserving the overall emphasis on employment uses. This infill, residential project will create a strong sense of place by transforming the traditional office park into a more dynamic multi-use center.



Cross section illustrating the conditions of the waiver request



Building massing exhibit

Illustrative rendering of proposed units and promenade

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protections, and any other applicable laws.*

    a. Under Chapter 22A of the Montgomery County Code, the NRI/FSD #4-01270 for this site was approved on August 1, 2001 and the Forest Conservation Plan was approved in April 2002 with an amendment in 2007. The Applicant has provided an amended Forest Conservation Plan that is in compliance with M-NCPPC's Environmental Guidelines. Staff recommends that the Planning Board approve the Final Forest Conservation Plan with the conditions cited in this Staff Report. Staff is requesting that the Planning Board approve the variance request.
    b. The Department of Permitting Services issued a letter accepting the Stormwater Management Concept for the site on June 30, 2014.

Conclusion

Staff recommends approval of the Site Plan Amendment based on the conditions and analysis contained in this report.

ATTACHMENTS

A. Agency Letters
B. Forest Conservation Variance Request
C. Final Forest Conservation Amendment

ATTACHMENT A

DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

June 6, 2014

Mr. Michael Brown, Planner Coordinator
Area 2 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 11998093B
Rock Spring Park

Dear Mr. Brown:

We have completed our review of the amended preliminary plan as well as additional information provided by the applicant. An earlier version of this plan was reviewed by the Development Review Committee at its meeting on January 21, 2014.

We appreciate all parties' efforts to achieve a plan which allows the contemplated development to proceed while protecting the future implementation of the North Bethesda Transitway. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, preliminary or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Show necessary dedication from centerline along the site frontages of Fernwood Road, Rock Spring Drive, and Rockledge Drive in accordance with the master plan.

2. The applicant has proposed a forty (40) foot wide future transitway dedication plus an additional fifteen (15) foot wide right-of-way dedication along the Fernwood Road and Rock Spring Drive site frontage. We concur with the dedication of right-of-way, within thirty (30) calendar days of recordation of the initial record plat, subject to the following conditions:

    a. An agreement must be executed that details the terms, timing, and limits for the dedication of the additional fifteen (15) feet of right-of-way must be executed and recorded within thirty (30) days of recordation of the initial record plat for this subdivision. A DRAFT version of this must be submitted to Planning Board and Executive Branch staff with the first submission of the initial record plat for this subdivision.

b. This agreement must be approved by the County Attorney prior to execution.

c. If a signed agreement is not executed and recorded within thirty (30) calendar days of recordation of the initial record plat for this subdivision, no additional building permits for the subdivision will be granted until a signed agreement has been executed and recorded.

d. As part of their settlement documents, the applicant must notify all homeowners of the future transitway as part of assuming of ownership/executorship of a property, parcel, and/or dwelling.

e. A Maintenance & Liability (M&L) agreement must also be part of this agreement, which includes the entire fifty five (55) foot dedication until the transitway is constructed; and thereafter only the northern/outer fifteen (15) feet, which consists primarily of the promenade. This fifteen (15) foot area will be maintained by the applicant, their successors or assigns, in perpetuity.

f. Regardless of the paving material (i.e., brick pavers), the promenade must be built to meet County standards for Americans with Disabilities accessibility throughout.

g. All fifty five (55) feet of dedication will remain as County right-of-way.

h. Dedication will be made from the right-of-way line, which is five (5) feet off the edge of curb.

i. No record plat(s) will be approved nor building permits issued adjacent to the transitway until this dedication occurred.

3. The width for lead-in pathways to "Bike System/Pedestrian Promenade" from public right of way should be increased. The applicant should also provide trailblazing guide signage to the promenade. Provide lead-in pathway from the northwest corner of the intersection of Fernwood Road & Rock Spring Drive, potentially in conjunction with the proposed recreational space.

4. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference.

5. Recorded covenant for the operation and maintenance of private streets, storm drainage systems, and/or open space areas.

6. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.

7. Grade establishments for all new public streets and/or pedestrian paths must be approved prior to submission of the record plat.

8. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, maintenance, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan. We defer to the Montgomery County Planning Department and the Montgomery County Department of Permitting Services for approval of storm water management in right-of-ways for the proposed internal private streets. Montgomery County will not participate in traffic control or parking enforcement on the private streets of this site.

9. The storm drain capacity and impact study has been approved as the proposed development does not cause a negative impact on the existing public storm drain system.

10. Close the existing mid-block median break and driveway apron on Fernwood Road in front of this site.

11. To reduce the potential for uncontrolled mid-block pedestrian crossing to access the bus stop on the south side of Fernwood Road, eliminate the lead-in sidewalk to/from Buildings 8 & 9.

12. Coordinate with Messrs. Larry Cole (301-495-4528) and/or David Anspacher (301-495-2191) of the M-NCPPC Functional Planning & Policy Division regarding impacts related to the Countywide Transit Corridors Functional Master Plan (i.e., North Bethesda, Route 21).

13. Clearly delineate and denote existing and proposed sidewalks and their widths along Rockledge Drive, Fernwood Road, and Rock Spring Drive site frontages.

14. All bus stops and shelters must be maintained at their current location per County standards for design & orientation (i.e., comply with Americans with Disabilities Act guidelines). At or before the permit stage, please coordinate with Ms. Stacy Coletta of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Ms. Coletta may be contacted at 240 777-5800.

15. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

16. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

17. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

18. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards (unless a Design Exception is granted). Tree planning within the public right of way must be coordinated with Mr. Brett Linkletter, Chief of the Division of Highway Services, Tree Maintenance Section at (240) 777-7651.

19. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:

    a. Provide a four (4) foot wide lawn panel and construct six (6) foot wide concrete sidewalks, with handicap ramps, along the Fernwood Road and Rock Spring Drive site frontages. If the existing sidewalk along the Rockledge Drive site frontage is not already at least five (5) feet wide, it will also need to be widened.

    b. Plant minor species street trees along the Fernwood Road, Rock Spring Drive, and Rockledge Drive site frontages in accordance with MCDOT standards and policies.

    c. Physically close the existing the median break and driveway apron on Fernwood Road in front of the site.

    d. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.

    e. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.

    f. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications.

    g. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

    h. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this report. Please note that our Development Review Engineer for this project, Mr. William Haynes, resigned from his position with the County. Should you have any questions regarding this letter, please contact me at greg.leck@montgomerycountymd.gov or at 240-777-2197.

Sincerely,

Gregory M. Leck, Manager
Development Review Team

M:\\Corres\Active\FY14\Traffic\Active\11998093, Rock Spring Park, 060614 MCDOT FINAL plan review ltr.doc

Attachments (2)

cc:	McLean Quinn	EYA/CSP Associates
	William Landfair	VIKA Maryland, LLC
	Michael Goodman	VIKA Maryland, LLC
	Steven Robins	Lerch, Early, & Brewer
	Cynthia Bar	Lerch, Early & Brewer
	Preliminary Plan folder	
	Preliminary Plan letters notebook	

cc-e:	Gwen Wright	M-NCPPC DO
	Glenn Kreger	M-NCPPC Area 2
	Khalid Afzal	M-NCPPC Area 2
	Edward Axler	M-NCPPC Area 2
	Catherine Conlon	M-NCPPC DARC
	Clifford Royalty	MCOCA
	Charles Frederick	MCOCA
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Mark Etheridge	MCDPS WRM
	Bill Campbell	MCDPS WRM
	Marie LaBaw	MCFRS
	Edgar Gonzalez	MCDOT DO
	Gary Erenrich	MCDOT DO
	Andrew Bossi	MCDOT DO
	Patricia Shepherd	MCDOT DTE
	Stacy Coletta	MCDOT DTS
	Sande Brecher	MCDOT DTS
	Beth Dennard	MCDOT DTS
	Brett Linkletter	MCDOT DHS
	Dan Sanayi	MCDOT DTEO
	Fred Lees	MCDOT DTEO
	Bruce Mangum	MCDOT DTEO
	Monet Lea	MCDOT DTEO

MONTGOMERY COUNTY, MARYLAND

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Rock Spring EYA (VM1817B) Preliminary Plan Number: 1- 1998093B

Street Name: Rockspring Drive Master Plan Road Classification: ARTERIAL

Posted Speed Limit: 25 mph

Street/Driveway #1 (Entrance 2) Street/Driveway #2 (_____)

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right 625'	N/A ✓	Right _____	_____
Left 600'	✓ ✓	Left _____	_____

Comments: The proposed entrance is a right turn in and right turn out.

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

_____ 6/5/13
Signature Date

MD 2772
PLS/P.E. MD Reg. No.

STATE OF MARYLAND — MD. ATT. — PROFESSIONAL ENGINEER

Montgomery County Review:

☑ Approved

☐ Disapproved:

By: _____

Date: 6/6/14

Form Reformatted: March, 2000

MONTGOMERY COUNTY, MARYLAND

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Rock Spring EYA (VM1817B) Preliminary Plan Number: 1- 1998093B

Street Name: Rockledge Drive

Master Plan Road Classification: Arterial

Posted Speed Limit: 30 mph

Street/Driveway #1 (Entrance 1)

Sight Distance (feet)		OK?
Right	410'	N/A ✓
Left	413'	✓ ✓

Comments: The proposed entrance is a right turn in and right turn out. ✓

Street/Driveway #2 (______)

Sight Distance (feet)		OK?
Right		
Left		

Comments:

GUIDELINES

Classification or Posted Speed (use higher value)			Required Sight Distance in Each Direction*
Tertiary	-	25 mph	150'
Secondary	-	30	200'
Business	-	30	200'
Primary	-	35	250'
Arterial	-	40	325'
		(45)	400'
Major	-	50	475'
		(55)	550'

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

[signature] 10/15/13
Signature Date

MD 27774
PLS/P.E. MD Reg. No.

Montgomery County Review:

☑ Approved

☐ Disapproved:

By: [signature]

Date: 6/6/14

Form Reformatted: March, 2000

DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

June 13, 2014

Mr. Michael Brown, Planner Coordinator
Area 2 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 11998093B
Rock Spring Park

AMENDMENT LETTER

Dear Mr. Brown: Michael:

This is an amendment letter is to amend our previous preliminary plan letter dated June 6, 2014 to include unfortunately omitted comments regarding the need for an updated Traffic Mitigation Agreement and provision for a bikesharing facility. Please accept our apology for this oversight.

The applicant is still subject to all the comments reflected in the previous letter in addition to the following:

1. The Applicant must enter into a Traffic Mitigation Agreement (TMAg) with Montgomery County and the Planning Board to participate in the North Bethesda Transportation Management District (TMD). The Applicant will assist in achieving and maintaining a non-auto driver mode share goal of at least 30% for residents per the North Bethesda/Garrett Park Master Plan. *The TMAg executed in 1990 was for office use. This redevelopment's land use is a fee simple townhome community therefore the provisions for the previous TMAg are not applicable and a new TMAg is in order.* The agreement must be executed prior to the issuance of any building permits.

2. The traffic mitigation agreement may include but not be limited to the following TDM measures:

    a. Surveys
    b. Displays
    c. Telework
    d. Emergency Transportation
    e. Car Sharing – provide at least 2
    f. Live Near Your Work
    g. Bicycle Facilities - provide a secure weatherproof area in a conveniently-located, well-lit, high-traffic part of the parking facility to house bicycles for residents and on-site employees of the Project. Applicant shall take actions to promote visitor use of public bicycle facilities located in adjacent areas

h. Bikesharing – see comment #3 below.
i. Electric Vehicle - Electric vehicle charging stations(s) – provide at least two (2) EV Charging stations in the Project's parking facilities for visitors, in preferential, highly visible locations in the visitor parking spaces.

3. Applicant should amend the preliminary and site plan to show the proposed location of a bikesharing station. The location of the station will be selected in coordination with MCDOT, based on the requirements of the bikesharing system. The location must be a highly-visible, convenient and well-lit portion of the Project. This location should take into account plans for the future bus transitway and allow space for a 19-dock bikeshare station that will require a space that is a maximum of 55 feet by 12 feet in dimension. Additionally, the space must receive at least 4 hours of sunlight per day. *If zoning regulations or other provisions adopted prior to building permit so provide, the Applicant will be required to pay the capital cost of such station and twelve (12) years of operating expenses in return for other benefits.* Applicant will take other actions in concert with MCDOT to promote the use of bikesharing among residents and visitors to the Project in order to accomplish the objectives of the Agreement. **Selection of the location for this bikeshare facility can be deferred to time of Certified Preliminary and Site Plan.**

Thank you for the opportunity to review this report. Please note that our Development Review Engineer for this project, Mr. William Haynes, resigned from his position with the County. Should you have any questions regarding this letter, please contact me at greg.leck@montgomerycountymd.gov or at 240-777-2197.

Sincerely,

Gregory M. Leck, Manager
Development Review Team

M:\\Corres\Active\FY14\Traffic\Active\11998093, Rock Spring Park, 061314 AMENDMENT TO 060614 MCDOT plan review ltr.doc

cc:	McLean Quinn	EYA/CSP Associates
	William Landfair	VIKA Maryland, LLC
	Michael Goodman	VIKA Maryland, LLC
	Steven Robins	Lerch, Early, & Brewer
	Cynthia Bar	Lerch, Early & Brewer
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cc-e:	Gwen Wright	M-NCPPC DO
	Glenn Kreger	M-NCPPC Area 2
	Khalid Afzal	M-NCPPC Area 2
	Edward Axler	M-NCPPC Area 2
	Catherine Conlon	M-NCPPC DARC
	Ramona Bell-Pearson	MCCAO
	Clifford Royalty	MCOCA
	Charles Frederick	MCOCA
	Atiq Panjshiri	MCDPS RWPR

Sam Farhadi	MCDPS RWPR
Edgar Gonzalez	MCDOT DO
Gary Erenrich	MCDOT DO
Andrew Bossi	MCDOT DO
Anne Root	MCDOT DO
Patricia Shepherd	MCDOT DTE
Stacy Coletta	MCDOT DTS
Sande Brecher	MCDOT DTS
Beth Dennard	MCDOT DTS
Brett Linkletter	MCDOT DHS
Dan Sanayi	MCDOT DTEO
Fred Lees	MCDOT DTEO
Bruce Mangum	MCDOT DTEO
Monet Lea	MCDOT DT

FIRE MARSHAL COMMENTS

DATE: 02-Jun-14

TO: Michael Goodman
VIKA, Inc

FROM: Marie LaBaw

RE: Rock Spring Residential
11998093B 819890491

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **02-Jun-14** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.

2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** Performance based design of FD access via modified pedestrian promenade *****
*****Addressing scheme to be verified by MC-MNCPPC *****
*****13.5ft vertical clearance shall be maintained over all fire department access routes for 20ft minimum clear width *****

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert G. Hoyt
Director

June 3, 2014

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

RE: Rock Spring Park, ePlan 819890491I, application for amendment accepted on 10/7/2013

Dear Ms. Carrier:

All applications for a variance from the requirements of Chapter 22A of the County Code submitted after October 1, 2009 are subject to Section 22A-12(b)(3). Accordingly, given that the application for the above referenced request was submitted after that date and must comply with Chapter 22A, and the Montgomery County Planning Department ("Planning Department") has completed all review required under applicable law, I am providing the following recommendation pertaining to this request for a variance.

Section 22A-21(d) of the Forest Conservation Law states that a variance must not be granted if granting the request:

1. Will confer on the applicant a special privilege that would be denied to other applicants;
2. Is based on conditions or circumstances which are the result of the actions by the applicant;
3. Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or
4. Will violate State water quality standards or cause measurable degradation in water quality.

Applying the above conditions to the plan submitted by the applicant, I make the following findings as the result of my review:

1. The granting of a variance in this case would not confer a special privilege on this applicant that would be denied other applicants as long as the same criteria are applied in each case. Therefore, the variance can be granted under this criterion.

2. Based on a discussion on March 19, 2010 between representatives of the County, the Planning Department, and the Maryland Department of Natural Resources Forest Service, the disturbance of trees, or other vegetation, as a result of development activity is not, in and of itself, interpreted as a condition or circumstance that is the result of the actions by the applicant. Therefore, the

variance can be granted under this criterion, as long as appropriate mitigation is provided for the resources disturbed.

3. The disturbance of trees, or other vegetation, by the applicant does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property. Therefore, the variance can be granted under this criterion.

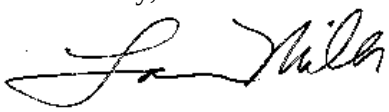
4. The disturbance of trees, or other vegetation, by the applicant will not result in a violation of State water quality standards or cause measurable degradation in water quality. Therefore, the variance can be granted under this criterion.

Therefore, I recommend a finding by the Planning Board that this applicant qualifies for a variance conditioned upon the applicant mitigating for the loss of resources due to removal or disturbance to trees, and other vegetation, subject to the law based on the limits of disturbance (LOD) recommended during the review by the Planning Department. In the case of removal, the entire area of the critical root zone (CRZ) should be included in mitigation calculations regardless of the location of the CRZ (i.e., even that portion of the CRZ located on an adjacent property). When trees are disturbed, any area within the CRZ where the roots are severed, compacted, etc., such that the roots are not functioning as they were before the disturbance must be mitigated. Exceptions should not be allowed for trees in poor or hazardous condition because the loss of CRZ eliminates the future potential of the area to support a tree or provide stormwater management. Tree protection techniques implemented according to industry standards, such as trimming branches or installing temporary mulch mats to limit soil compaction during construction without permanently reducing the critical root zone, are acceptable mitigation to limit disturbance. Techniques such as root pruning should be used to improve survival rates of impacted trees but they should not be considered mitigation for the permanent loss of critical root zone. I recommend requiring mitigation based on the number of square feet of the critical root zone lost or disturbed. The mitigation can be met using any currently acceptable method under Chapter 22A of the Montgomery County Code.

In the event that minor revisions to the impacts to trees subject to variance provisions are approved by the Planning Department, the mitigation requirements outlined above should apply to the removal or disturbance to the CRZ of all trees subject to the law as a result of the revised LOD.

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

Sincerely,



Laura Miller
County Arborist

cc: Steve Findley, Senior Planner

DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Richard Y. Nelson, Jr.
Director

June 19, 2014

Mr. Michael Brown
Area 2 Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Rock Spring Park
Preliminary Plan No. 11998093B
Site Plan No. 81989049I

Dear Mr. Brown:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced Preliminary Plan and Site Plan Amendments. Parking is not an issue that is within DHCA's area of expertise, and therefore DHCA is declining to comment on the parking proposal in the plans. However, DHCA is interested in having an overall policy discussion about parking with M-NCPPC staff.

DHCA recommends Approval of the Preliminary and Site Plan Amendments with the following conditions:

1. DHCA will require a full bath on each bedroom level and a half bath on either the ground floor or living level as standard features. Additional pricing credit will be allowed for bathrooms in excess of one and one-half.
2. Please provide a site plan sheet with the MPDUs shaded so that they can be more easily identified.
3. An MPDU Agreement that is in compliance with Chapter 25A must be executed between the Applicant and DHCA prior to the release of any residential building permits.

Sincerely,

Lisa S. Schwartz
Senior Planning Specialist

cc: William Landfair, VIKA Maryland, LLC
Stephanie Killian, DHCA
S:\Files\FY2014\Housing\MPDU\Lisa Schwartz\Rock Spring Park DHCA Letter 6-19-2014.doc

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

June 30, 2014

Mr. Jason Evans, P.E.
VIKA Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown, Maryland 20874

Re: Stormwater Management ***CONCEPT REVISION***
Request for Rock Spring Residential Revision
Preliminary Plan #:
SM File #: 256093
Tract Size/Zone: 9.07 Acres / I-3
Total Concept Area: 9.07 Acres
Lots/Block: Existing Lot 5
Parcel(s):
Watershed: Cabin John Creek

Dear Mr. Evans:

Based on a review by the Department of Permitting Services Review Staff, the **revised** stormwater management concept revision for the above mentioned site is **acceptable**. The stormwater management concept for this redevelopment project proposes to meet required stormwater management goals via Environmental Site Design (ESD) and structural control. The site is divided into two distinct drainage areas that were analyzed separately for stormwater management. Drainage Area 1 (DA 1) and Drainage Area 2 (DA 2) both utilize roadside planter box micro-biofilters and open space micro-biofilters. In DA 2 planter box micro-biofilters will be located on some of the individual lots and will treat drainage only from the lot where the facility is located. The micro-biofilters are sized to over- compensate for areas within each drainage area that are not being treated. Permeable pavement will be used in one of the alleys located within each DA. Drainage Area 1 meets all requirements for stormwater management. Drainage Area 2 drains to the Thomas Branch Regional Pond. Additional CPv requirements for DA 2 will be met in the existing regional stormwater management pond.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

2. An engineered sediment control plan must be submitted for this development.

3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

5. Drainage Area 1 storm drains tie into the private storm drain system that drains to an on-site pond. Permission form the owner to tie into their system as well as a pond maintenance agreement with the on-site pond owner and the proposed townhouse development needs to be in place prior to sediment control permit issuance.

6. Based upon Section 2.A.2.b of Executive Regulation 5-90, a waiver of on-site water quantity control is hereby granted for Drainage Area 2 which flows to a regional stormwater management pond (Thomas Branch). Stormwater management fee computations are to be submitted for verification during the sediment control/stormwater management review process.

7. WSSC must approve the final water, sewer and stormwater facility layout prior to approval of the sediment control / stormwater management plans.

8. This stormwater concept approval letter supersedes the stormwater concept approval letter dated January 31, 2014.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution for quantity control in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required** for Drainage Area 2 which drains to the Thomas Branch Regional Pond.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Ellen Rader at 240-777-6336.

Sincerely,

Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: jb CN256093.RockSprRes4Rev.EBR

cc: C. Conlon
SM File # 256093

ESD Acres: 9.07 STRUCRURAL Acres: 5.57 WAIVED Acres: 5.57

May 5, 2014

Ms. Lynn S. Knaggs &
Mr. Steve Findley
Senior Planner
M-NCPPC - Area 2 Planning Division
Montgomery County Planning Department
8787 Georgia Avenue
2nd Floor
Silver Spring, Maryland 20910

Re: Forest Conservation Variance Request
Rock Spring Park, Bethesda, MD
FCP #198093, Site Plan #819890490 and 81989049F
VIKA # VM1817B

Dear Ms. Knaggs:

On behalf of our client, RS Associates, LLC, C/O EYA, LLC (the "Applicant"), the contract purchaser of approximately 9.07 acres of land located within the boundary of Rockledge Drive, Fernwood Road and Rock Spring Drive in Bethesda (the "Property"), we request approval of a variance pursuant to Section 22A-21(b) of the Montgomery County Forest Conservation Law . The variance is necessary to allow removal of trees on the Property that are 30" DBH or greater, and trees that are 75% the diameter of the county champion for that species. The Property is the remaining undeveloped portion of Rock Spring Park.

As you may know, the Applicant has been working closely with planning staff at MNCPPC and with MCDOT since DRC in January to redesign the site plan to accommodate the County's plans for a bus rapid transit system (transitway) along the Rock Spring and Fernwood Property frontages and to provide for a larger, central park space internal to the site. Combined with existing site constraints and easements, the collaborative redesign effort led to this revised plan and necessitated the concentration of the townhomes into their current configuration. As the Applicant worked to redesign the plan to accommodate the competing interests, the Applicant also incorporated feedback received from environmental staff during the plan review process regarding opportunities to save existing trees on the Property where possible. While this variance request seeks variances to remove the same 10 trees as the October submission, the new plan has been designed to save four trees previously approved for removal (#16, #17, #14, #61). Two of these trees are incorporated into the new central park and two are located on the perimeter of the property. The Applicant plans to work closely with an arborist to minimize disruption to these four trees during the construction process and has made these four trees prominent features of the revised plan.

This variance request is prepared by VIKA Maryland and is submitted as an amendment to the approved Forest Conservation Plan (FCP) dated April 25, 2002. A Natural Resources Inventory Report and Plan (NRI) for Rock Spring Park was submitted and subsequently approved by The Maryland-National Capital Park and Planning Commission (MNCPPC) on August 2, 2001 (NRI# 4-01270). In 2008, the Planning board approved a site plan amendment and revised landscape plan which modified the FCP. The approved 2008 site plan amendment included the removal of tree numbers 1, 2, 5, & 6 (noted on the proposed FCP amendment). Approval of this variance would further amend the FCP to allow the removal of ten (10) trees as noted on the FCP (trees #3, 4, 7, 8, 9, 10, 11, 12, 13 & 14), seven (7) of which are located within existing easements and would be subject to removal by WSSC or DOT without a variance.

The Variance Request

As detailed below, existing conditions, site constraints and the nature of the proposed project justify the granting of the variance pursuant to Section 22A-21(b) of the Code. Additionally, the variance is in conformance with Section 22A-21(d) of the Code because the granting of the variance (i) will not confer a special privilege on the Applicants that would be denied to others; (ii) is not based on conditions or circumstances which result from the action of the Applicants; (iii) is not based on a condition related to land or building use, either permitted or non-conforming, on a neighboring property; and (iv) will not violate State water quality standards or cause measurable degradation in water quality.

Pursuant to Section 22A-21(b) of the Forest Conservation Law, the Variance request must provide the following:

1. Describe the special conditions peculiar to the property which would cause the unwarranted hardship;
2. Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;
3. Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance; and

4. Provide any other information appropriate to support the request

The Applicant provides the following to address the above criteria:

1. Justification Narrative for Tree Disturbance

The subject property is located within Rock Spring Park, which is part of a corporate office park located between I-270 and the I-270 spur, near their junction with I-495. The office park covers approximately 247 acres and exemplifies a typical campus-style with individualized, medium-scale office buildings (ranging from 2 to 15 stories). Rock Spring Park comprises 44 acres and is zoned I-3. The net area to be redeveloped with townhouses is part of Lot 5, Rock Spring Park, comprised of approximately 9.07 acres of land. This lot has frontage along Fernwood Road on its south side, Rockledge Drive at its west side, and Rock Spring Drive on its east Road sides.

Fernwood Road and Rock Spring Drive are classified as arterial roadways (A-85 and A-81) with a minimum master plan right-of-way of 80 feet. Adjacent uses to in Rock Spring Park include seven office buildings, two parking garages, and a storm water management facility. The North Bethesda-Garrett Park Master Plan generally recommends residential development for Rock Spring Park. This is allowed under the Optional Method of Development in the I-3 Zone. The staff at M-NCPPC has expressed support for locating residential development on the Property to help transform the office park into a more vibrant mixed-use area.

The proposed, compact townhome project will comprise 168 units, less than the maximum allowed units of 179 based on eight (8) dwelling units per acre without utilizing the MPDU bonus. Due to its location in an office park, the project has been designed to have an urban feel appropriate in scale to the surrounding buildings. An existing variable width WSSC easement and a proposed 55-foot Transitway and Pedestrian Easement per County master plan and transportation requirements are located along the perimeter of the site on all three sides with street frontage, dramatically shrinking the developable envelope of the Property. Because of these constraints, the townhomes cannot be located out on the existing street frontage. Instead, the homes, the streets, and other elements required to serve the units are set back from Rock Spring Drive, Fernwood Road and Rockledge Drive.

The set back off of the perimeter roads led to an important site element, a multi-use path which encircles the development. Located partially in the area of the transit easement, it will serve as a pedestrian way, bike path, and also as emergency vehicle access. Because the transitway and WSSC easement force the units facing Rock Spring Drive, Fernwood Road and Rockledge Drive more than 50’ from the road, the 20’ pedestrian promenade is

needing to provide fire service to the units, further constraining the development envelop. Utilities will be placed around the site perimeter in the WSSC right-of-way. These site elements result in an impact to more than 30% of the CRZ of ten (10) trees on the Property, necessitating the approval of this variance. Seven of the ten are located within an existing WSSC easement, Transit Easement or both and hence are subject to removal without a variance. The maximum recommended allowed disturbance into the CRZ is 30%, assuming the tree is healthy and has no additional root defects or other conditions that would predispose the tree to fail. Principally due to use of existing easements for utilities and the proposed shared use path, saving the trees identified in the variance is not practical for this project.

The applicant has revised the project layout in response to comments from the Development Review Committee, and has made provision to save four trees that were previously designated for removal. These trees were evaluated on April 28, 2014 to determine their health, vigor within the context of site conditions and the proposed plan. The location and condition of these four trees are noted on the FCP. Three of the trees (#16, #17, and #41) were designated for removal in the approved 2008 amendment, and one (#61) was not indicated on the existing conditions. These trees will add character and quality to the development and provide environmental benefits for water and air quality, and stormwater management.

The proposed disturbances to trees greater than 30" dbh is needed to allow the proposed residential development for Rock Spring Park. The project is not seeking any special privilege – only the minimal amount of relief necessary to allow the project to be built through the established variance process under the Forest Conservation Law.

Development of the proposed 168 townhomes as permitted under the I-3 optional method would result in impacts the subject trees. The townhouse design is largely governed by site constraints due to the existing and future easements provided to accommodate the County's North Bethesda Transitway, and the location of site elements within these easements. Environmental elements such as micro bio-retention are not only designed to improve rainwater management, but to provide a visual, educational and placemaking amenity. Additionally, open space, playgrounds and gathering areas provide opportunities for physical activity and social interaction. Furthermore, the proposed addition of 168 canopy trees, 13 ornamental trees and 15 evergreen trees will serve to provide environmental benefits such as shade to reduce heat island effect, the sequestering of carbon, runoff absorption and canopy. The variance request is not the result of conditions or circumstances from action taken by the Applicants.

2. Impact of Enforcement of Rules

The inability to remove/impact the subject trees would prevent this Applicant from developing this site as allowed in the I-3 Zone under the optional method. The proposed density is a reduction in the allowed density on the site (168 versus 179 allowed) and the proposal is similar in scale and design to other I-3 optional method projects. Tree removal for similar projects is common and a denial of the variance would deprive this owner of a right enjoyed by others.

3. Water Resource Protection

The Project will meet all applicable water quality resource protection requirements. The Applicant has submitted a Stormwater Management Concept Plan for the Project to the Montgomery County Department of Permitting Services (DPS), Water Resources Section, which is currently under review. As shown in the Concept, the Project will provide for storm water to be stored and treated on site using an existing pond that we are draining a portion of the site to for water quantity control and quality improvement. The Project will meet the required water quality treatment and water quantity control needs through use of Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP) and the existing pond. Proposed stormwater management quantity control and quality improvement techniques include micro-biofilter facilities in open spaces and along private streets, and parks as

well as pervious pavement in the alleys. Therefore, the removal of ten (10) specimen trees will not adversely affect water quality in any measurable way.

4. Grant of Request

The granting of this request would not confer on the Applicants a special privilege that would be denied to other applicants. This request is typical for an application of this type. The request is not based on a condition related to land or building use on a neighboring property, and, as stated previously, the granting of this request will not violate State water quality standards or cause measureable degradation in water quality.

Thank you for your consideration of this variance request. We believe that the supporting information provided with this letter justifies approval of the variance to remove ten (10) trees. If you have any questions or need more information, please do not hesitate to contact us so that we may discuss this matter further.

Sincerely,
VIKA Maryland, LLC

Stephen K. Cook, RLA, LEED AP+
Senior Landscape Architect

SKC/kc

Attachment A

Tree #	Scientific Name / Common Name	D.B.H. (Inches)	Field Cond.	Dis-position	CRZ Area (sf)	CRZ Impact (sf)	CRZ Impact (%)	Located in Easement	Justification
ON-SITE SPECIMEN TREES PROPOSED FOR REMOVAL OR IMPACTED									
T-3	*Quercus phellos/ Willow Oak*	38	Good	Remove	1,134	1,134	100%	No	This tree rests within an existing planting island surrounded by sidewalk or pavement. The proposed activity will occur on the existing island and will include the construction of a townhome building within the road and curb reconfiguration.
T-4	*Quercus phellos/ Willow Oak*	40	Good	Remove	1,256	1,256	100%	No	This tree rests within an existing planting island surrounded by sidewalk or pavement. The proposed activity will occur on the existing island and will include the construction of new utilities, road, curb and gutter and sidewalks.
T-7	*Quercus palustris/ Pin Oak*	36	Good	Remove	1,017	1,017	100%	Yes	This tree rests at an existing site entrance that will remain as an access point. The Tree is also located in a WSSC easement. The proposed activity will involve the encroachment of a townhome building, 20' emergency access road and utilities.
T-8	*Quercus palustris/ Pin Oak*	30	Good	Remove	707	707	100%	Yes	This tree rests along Rockledge Drive, and about 50' off the edge of pavement The Tree is also located in a WSSC easement. The proposed activity will involve the encroachment of a townhome building, 20' emergency access road and utilities.
T-9	*Quercus palustris/ Pin Oak*	33	Good	Remove	855	855	100%	Yes	This tree rests along Rockledge Drive, and about 36' off the edge of pavement The Tree is also located in a WSSC easement. The proposed activity will involve the encroachment of a townhome building, 20' emergency access road and utilities.
T-10	*Quercus palustris/ Pin Oak*	36	Good	Remove	1,017	1,017	100%	Yes	This tree rests along Rockledge Drive, and about 60' off the edge of pavement The Tree is also located in a WSSC easement. The proposed activity will involve the encroachment of a townhome building, 20' emergency access road and utilities.
T-11	*Quercus palustris/ Pin Oak*	36	Good	Remove	1,017	1,017	100%	Yes	The location of this tree rests within WSSC and BRT easement 40 feet north of Fernwood Road. It will also be impacted by fill for the townhome building, fire access road and utilities.
T-12	*Quercus palustris/ Pin Oak*	36	Good	Remove	1,017	1,017	100%	Yes	The location of this tree is 73 feet north of Fernwood Road and rest within WSSC and BRT easement and will also be impacted by fill for the townhome building, fire access road and utilities.
T-13	*Quercus palustris/ Pin Oak*	36	Good	Remove	1,017	1,017	100%	No	The location of this tree is 120 feet north of Fernwood Road and partially rests within thr BRT easement and will also be impacted by the townhome building, fire access road and utilities.
T-14	*Pinus strobus/ White Pine*	33	Good	Remove	855	855	100%	Yes	This tree, 80 feet west of rock spring drive is within the BRT easement and will be directly impacted by the 20' fire access lane and townhome building to its west.

Attachment A

T-16	*Quercus phellos/Willow Oak*	35	Good	Save	962	76	8	No	GOOD VIGOR, VITALITY AND COLOR. THERE IS ROOT GIRDLING AT GRADE. WILL REQUIRE DETAILED MEASURES FOR PRESERVATION
T-17	*Quercus phellos/Willow Oak*	37	Fair	Save	1075	86	8	No	MODERATE TO SIGNIFICANT UPPER BRANCH STEM DECLINE. SOME UPPER STEMS SHOW BORE HOLES FROM INSECTS AND/OR BIRD FEEDING. TREE SHOWS EVIDENCE OF DECLINE.
T-41	*Quercus palustris/Pin Oak*	29	Good	Save	660	79	12	Yes	GOOD VIGOR, VITALITY AND COLOR. CANOPY SHOWS MINOR ASYMMETRY. NO OBSERVABLE BIOTIC OR STRUCTURAL ISSUES.
T-61	*Quercus rubra/Red Oak*	32	Good	Save	804	88	11	Yes	GOOD VIGOR, VITALITY AND COLOR. NO OBSERVABLE BIOTIC OR STRUCTURAL ISSUES.

E-FILE STAMP

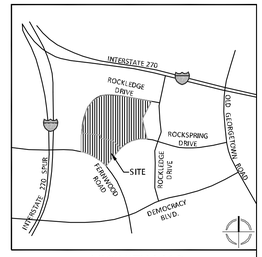
FINAL FOREST CONSERVATION PLAN
ROCK SPRING PARK

LEGEND:

- *T-27 / X — SPECIMEN TREES WITH CRZ TO BE REMOVED FOR WHICH A VARIANCE IS BEING SUBMITTED WITH THIS PLAN
- T-41 — SPECIMEN TREES WITH CRZ TO BE SAVED
- PROPOSED SHADE TREE FOR TREE COVER CREDIT
- PROPOSED SHADE TREE FOR MITIGATION OF REMOVAL OF VARIANCE TREES
- EXISTING CRITICAL ROOT ZONE TO REMAIN FOR WHICH CREDIT IS TAKEN
- LOD — LIMITS OF DISTURBANCE
- 250 / 248 — EXISTING CONTOURS
- 250 / 248 — PROPOSED CONTOURS
- 2B — EXISTING SOIL TYPE / MAP UNIT

LEGEND

- EXISTING TREES TO REMAIN (WITH CRZ)
- SHADE TREES
- PHASE 1 SHADE TREES
- EVERGREEN TREES
- PHASE 1 EVERGREEN TREES
- ORNAMENTAL TREES
- PHASE 1 ORNAMENTAL
- CARBON SEQ PLANTING
- BENCH
- WASH RECEPTACLE



VICINITY MAP
SCALE: 1" = 2000'

GENERAL FCP NOTES

1. THIS SITE IS SUBJECT TO APPROVED NRI # 4-01270 DATED 8/2/01.
2. SUBJECT PROPERTY GROSS TRACT AREA IS 44.16 ACRES. THE NET TRACT AREA IS 44.16 ACRES MINUS PRIOR ROAD DEDICATIONS TOTALING 6.72 ACRES FOR A TOTAL OF 37.44 ACRES PLUS ACRES OF OFF SITE LIMITS OF DISTURBANCE EQUALING 1.04 ACRES.

LOT AREA=	37.44AC
PRIOR ROAD DEDICATIONS=	6.72 AC
OFF-SITE DISTURBANCE=	0.79 AC
TOTAL TRACT AREA=	44.95 AC

3. THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 213NW07
4. THE SITE IS LOCATED ON TAX MAP NO. GP43
5. THE SUBJECT PROPERTY INCLUDES THE FOLLOWING:

PARCEL	TAX ACCOUNT #	PLAT NO.	LIBER/FOLIO
LAND UNIT 3	03624998	10382	L. 3047,F.00356
LAND UNIT 4	03625003	10382	L. 3047,F.00356
LAND UNIT 5	03625014	10382	L. 3047,F.00356

6. THE SUBJECT PROPERTY IS ZONED: I-3; INDUSTRIAL OFFICE PARK
7. THE VERTICAL DATUM IS BASED ON NGVD29 USING THE FOLLOWING W.S.S.C. BENCHMARKS:
   (FOR LAND UNIT 5 & SITE PLAN AMENDMENT 81989049I ONLY)
   POTOMAC - STATION 20160
   HERITAGE WALK - STATION 20816
8. THE HORIZONTAL DATUM IS BASED ON NAD83/ MARYLAND COORDINATE SYSTEM (MD1900) USING THE FOLLOWING W.S.S.C. STATIONS:
   (FOR LAND UNIT 5 & SITE PLAN AMENDMENT 81989049I ONLY)
   POTOMAC - STATION 20160
   HERITAGE WALK - STATION 20816
9. ON SITE BENCHMARKS:
   (FOR LAND UNIT 5 & SITE PLAN AMENDMENT 81989049I ONLY)
   BM"A"- IRON PIPE AND CAP VIKA #905 ON SOUTHERLY SIDE OF FERNWOOD ROAD, ELEVATION: 322.47'
   BM"B"-IRON PIPE AND CAP VIKA #901 ON SOUTHERLY SIDE OF THE 5 LEVEL PARKING GARAGE OFF OF ROCKLEDGE DRIVE, ELEVATION: 333.01'
10. BOUNDARY & TOPOGRAPHIC SURVEY FOR THE SUBJECT PROPERTY (FOR LAND UNIT 5 & SITE PLAN AMENDMENT 81989049I) WAS FIELD SURVEYED BY VIKA MARYLAND, LLC, APRIL, 2013.
11. THE SUBJECT PROPERTY IS LOCATED IN THE CABIN JOHN CREEK WATERSHED, A CLASS I USE STREAM.
12. THIS SITE IS NOT WITHIN AN SPA OR PMA.
13. PER U.S.FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (http://www.fws.gov/wetlands/Data/Mapper.html) AND FIELD VERIFICATION, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY.
14. THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY.
15. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0345D FOR MONTGOMERY COUNTY, MARYLAND, EFFECTIVE DATED SEPTEMBER 29, 2006
16. THERE ARE NO RECORDS OF THE PRESENCE OF RARE, THREATENED, OR ENDANGERED SPECIES ON THE SUBJECT PROPERTY PER APPROVED NRI # 4-01270.
17. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC ATLAS.
18. THERE ARE NO FORESTED AREAS LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY THE MONTGOMERY COUNTY FOREST LEGISLATION. SEE NRI 4-01270 TREE LIST FOR ALL INFORMATION REGARDING SIGNIFICANT AND SPECIMEN TREES.
19. PER THE APPROVED SITE PLAN 8-19890049F, AS SHOWN ON THE PLAN, FOUR SPECIMEN AND FIFTY THREE SIGNIFICANT REES (SEE TREE LIST ON SHEET FCP-4) WERE APPROVED FOR REMOVAL. A VARIANCE REQUEST TO REMOVE THE TEN SPECIMEN TREES IS SUBMITTED WITH THIS PLAN.
20. NO LANDSCAPE CREDIT TAKEN FOR ANY EXISTING TREES ON 6700 AND 6710 ROCKLEDGE DRIVE.
21. THERE ARE NO CHAMPION TREES NOR ANY TREE 75% OF THE STATE CHAMPION ON OR WITHIN 100' OF THE SUBJECT PROPERTY.
22. THE LOCATIONS OF THE UNDERGROUND UTILITY LINES SHOWN HEREON ARE A COMPILATION OF SURVEYED PAINT MARKINGS MARKED BY INSIGHT INC. / MISS UTILITY AND PLOTTED PER AS-BUILT UTILITY PLANS PER BY EACH OF THE RESPECTIVE UTILITY COMPANIES AS LISTED IN THE UTILITY NOTE TABLE. FURTHERMORE, FIELD TEST PITS SHOULD BE ORDERED AND RESULTS SHOULD BE IMPLEMENTED INTO THE EXISTING CONDITIONS BASE DRAWING BEFORE ANY FINAL DESIGN PLANS ARE SUBMITTED OR APPROVED.

SHEET INDEX

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE _____ DATE _____

STEPHEN K. COOK, RLA
PRINTED NAME
TITLE: SENIOR LANDSCAPE ARCHITECT

FEB. 17, 2016
EXPIRATION DATE

LICENSE No. 876

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 81989049I INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: _____
PRINTED COMPANY NAME

CONTACT PERSON OR OWNER: _____ _____
PRINTED NAME

ADDRESS: _____

PHONE: _____

SIGNATURE: _____

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
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c/o EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814
301-634-1600
McLEAN QUINN

CONSULTANTS

ATTORNEY
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301.657.0747
STEVEN A. ROBINS

ARCHITECTS
LESSARD DESIGN
8521 LEESBURG PIKE
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VIENNA, VA 22182
703.760.9844
JACK F. MCLAUGHLIN, AIA

TRAFFIC ENGINEER
WELLS & ASSOCIATES
1420 SPRING HILL ROAD
SUITE 610
MCLEAN, VA 22102
703.917.6620
MICHAEL J. MORROSKY

PLANNING, LANDSCAPE ARCHITECT & CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301-916-4100
MICHAEL GOODMAN, PE

REVISIONS	DATE
REVISIONS PER INITIAL INTAKE COMMENTS	10.23.13
REVISIONS PER RESPONSE TO DRC COMMENTS	5.5.14
REVISIONS IN RESPONSE TO AGENCY REVIEW COMMENTS	6.6.14

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: STEPHEN K. COOK
LICENSE NUMBER: 876
EXPIRATION DATE: 2/17/16

ROCK SPRING PARK

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC MAP: 213 NW 06 & 213 NW 07
TAX MAP: GP43
LAND UNITS 3, 4 & 5

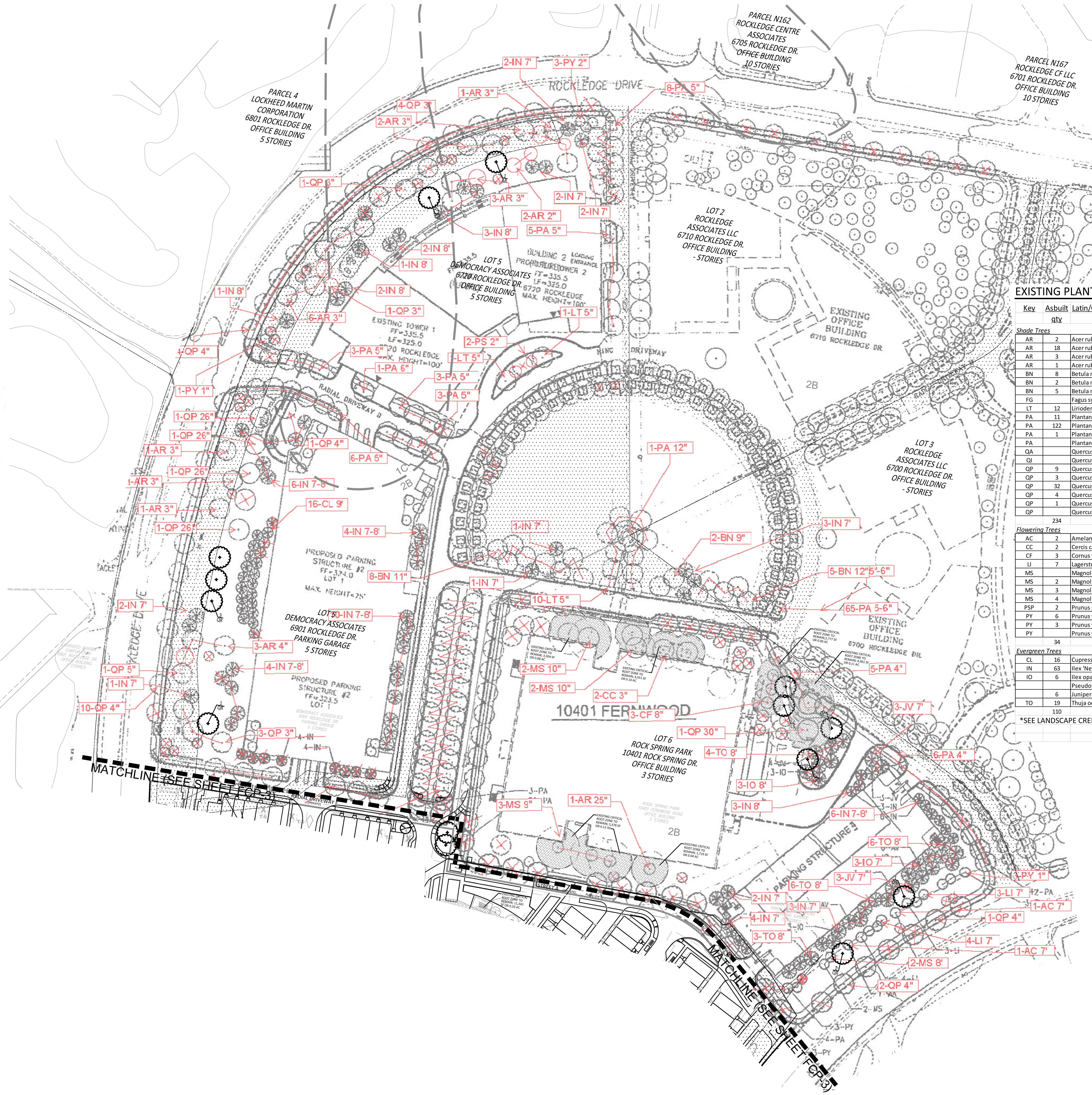
FINAL FOREST CONSERVATION PLAN AMENDMENT #81989049I

COVER SHEET

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: _____

SHEET NO. FCP-1

E-FILE STAMP

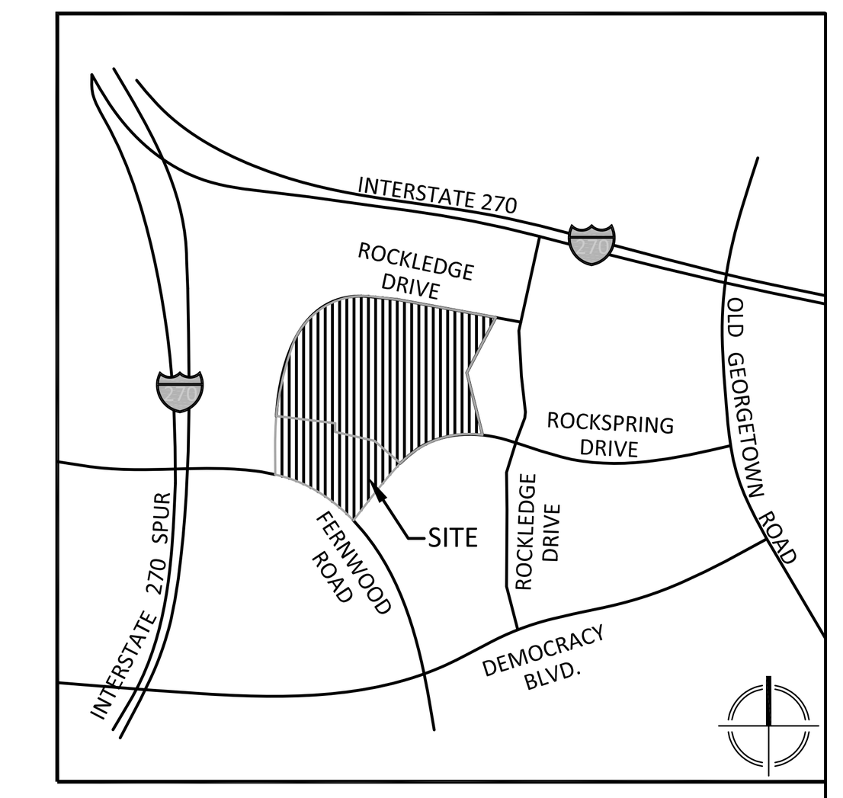


LEGEND

- EXISTING TREES TO REMAIN (WITH CRZ)
- SHADE TREES
- PHASE 1 SHADE TREES
- EVERGREEN TREES
- PHASE 1 EVERGREEN TREES
- ORNAMENTAL TREES
- PHASE 1 ORNAMENTAL
- GARDEN BED PLANTING
- BENCH
- TRASH RECEPTACLE
- PROPOSED SHADE TREE FOR TREE COVER CREDIT
- PROPOSED SHADE TREE FOR MITIGATION OF REMOVAL OF VARIANCE TREES
- EXISTING CRITICAL ROOT ZONE TO REMAIN

EXISTING PLANT LIST (PER 2008 CERTIFIED SITE PLAN 8-1989049F)

Key	Asbuilt qty	Latin/Common Name	Size	Current Size	20 Yr. Canopy Dia. Ft	Canopy Area
Shade Trees						
AR	2	Acer rubrum/Red Maple	3 1/2" cal.	2" cal.	48	3617.28
AR	18	Acer rubrum/Red Maple		3" cal.	48	32555.52
AR	3	Acer rubrum/Red Maple		4" cal.	48	5425.92
AR	1	Acer rubrum/Red Maple		25" cal.	48	1808.64
BN	8	Betula nigra/Riverbirch		11"	16	1607.68
BN	2	Betula nigra/Riverbirch		9"	16	401.92
BN	5	Betula nigra/Riverbirch		12"	16	1004.8
FG		Fagus sylvatica/Copper Beach	4-1/2" cal.			
LT	12	Liriodendron tulipifera/Tulip Poplar		5"	26	6367.92
PA	11	Plantanus acerfolia 'Bloodgood'/Bloodgood London Plane		4" cal.	26	5837.26
PA	122	Plantanus acerfolia 'Bloodgood'/Bloodgood London Plane		5-6" cal.	26	64740.52
PA	1	Plantanus acerfolia 'Bloodgood'/Bloodgood London Plane		12" cal.	26	530.66
PA		Plantanus acerfolia 'Bloodgood'/Bloodgood London Plane	3 1/2" cal.			
QA		Quercus coccinea/Scarlet Oak	3 1/2" cal.			
QI		Quercus inbricaria/Laurel Oak	3 1/2" cal.			
QP	9	Quercus phellos/Willow Oak		3" cal.	17	2041.785
QP	3	Quercus phellos/Willow Oak		3.5" cal.	17	680.595
QP	32	Quercus phellos/Willow Oak		4" cal.	17	7259.68
QP	4	Quercus phellos/Willow Oak		26" cal.	17	907.46
QP	1	Quercus phellos/Willow Oak		30" cal.	17	226.865
QP		Quercus phellos/Willow Oak	3 1/2" cal.			
	234					
Flowering Trees						
AC	2	Amelanchier canadensis/Shadblow Serviceberry	6-8'	7'	20	628
CC	2	Cercis canadensis/Eastern Redbud		3" cal.	20	628
CF	3	Cornus florida/Flowering Dogwood		8"	16	602.88
LI	7	Lagerstroemia indica/Crape Myrtle	6-8'	7'	16	1406.72
MS		Magnolis x soulagiana/Saucer Magnolia	6-8'			
MS	2	Magnolia x soulagiana/Saucer Magnolia		2 1/2 -3" cal.	20	628
MS	3	Magnolia x soulagiana/Saucer Magnolia		9" cal.	20	942
MS	4	Magnolia x soulagiana/Saucer Magnolia		10" cal.	20	1256
PSP	2	Prunus subhirtella pendula/Weeping Higan Cherry		2" cal.	16	401.92
PY	6	Prunus yedoensis/Yoshino Cherry		1" cal.	39	7163.91
PY	3	Prunus yedoensis/Yoshino Cherry		2" cal.	39	3581.955
PY		Prunus yedoensis/Yoshino Cherry	6-8'			
	34					
Evergreen Trees						
CL	16	Cupressocyparis x leylandii/Leyland Cypress	6-8'	9'	10	1256
IN	63	Ilex 'Nellie Stevens'/Nellie Stevens Holly	6-8'	6-8'	12	7121.52
IO	6	Ilex opaca/American Holly	6-8'	8'	11	569.91
		Pseudotsuga/Douglas Fir	6-8'			
	6	Juniperus virginiana/Eastern Red Cedar	6-8'	7'	10	471
TO	19	Thuja occidentalis/American Arborvitae		8'	10	1491.5
	110					
*SEE LANDSCAPE CREDIT TABLE SHEET FCP-4						
					Sq. Ft.	**163,163.8**
					Acres	**3.75**



VICINITY MAP
SCALE: 1" = 2000'

0 30 60 120
SCALE: 1"=60'

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 81989049_ INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: ____________________
PRINTED COMPANY NAME

CONTACT PERSON OR OWNER: ____________________
PRINTED NAME

ADDRESS: ____________________
____

PHONE: ____________

SIGNATURE: ____________________

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REVISIONS	DATE
REVISIONS PER INITIAL INTAKE COMMENTS BY MNCPPC STAFF	10.23.13
REVISIONS IN RESPONSE TO DRC COMMENTS	5.5.14
REVISIONS IN RESPONSE TO AGENCY REVIEW COMMENTS	6.6.14

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: STEPHEN K. COOK
LICENSE NUMBER: 876
EXPIRATION DATE: 2/17/16

ROCK SPRING PARK

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC MAP: 213 NW 06 & 213 NW 07
TAX MAP: GP43
LAND UNITS 3, 4 & 5

FINAL FOREST CONSERVATION PLAN AMENDMENT #81989049I

FOREST CONSERVATION PLAN

DRAWN BY: ________
DESIGNED BY: ________
DATE ISSUED: ________

SHEET NO. FCP-2

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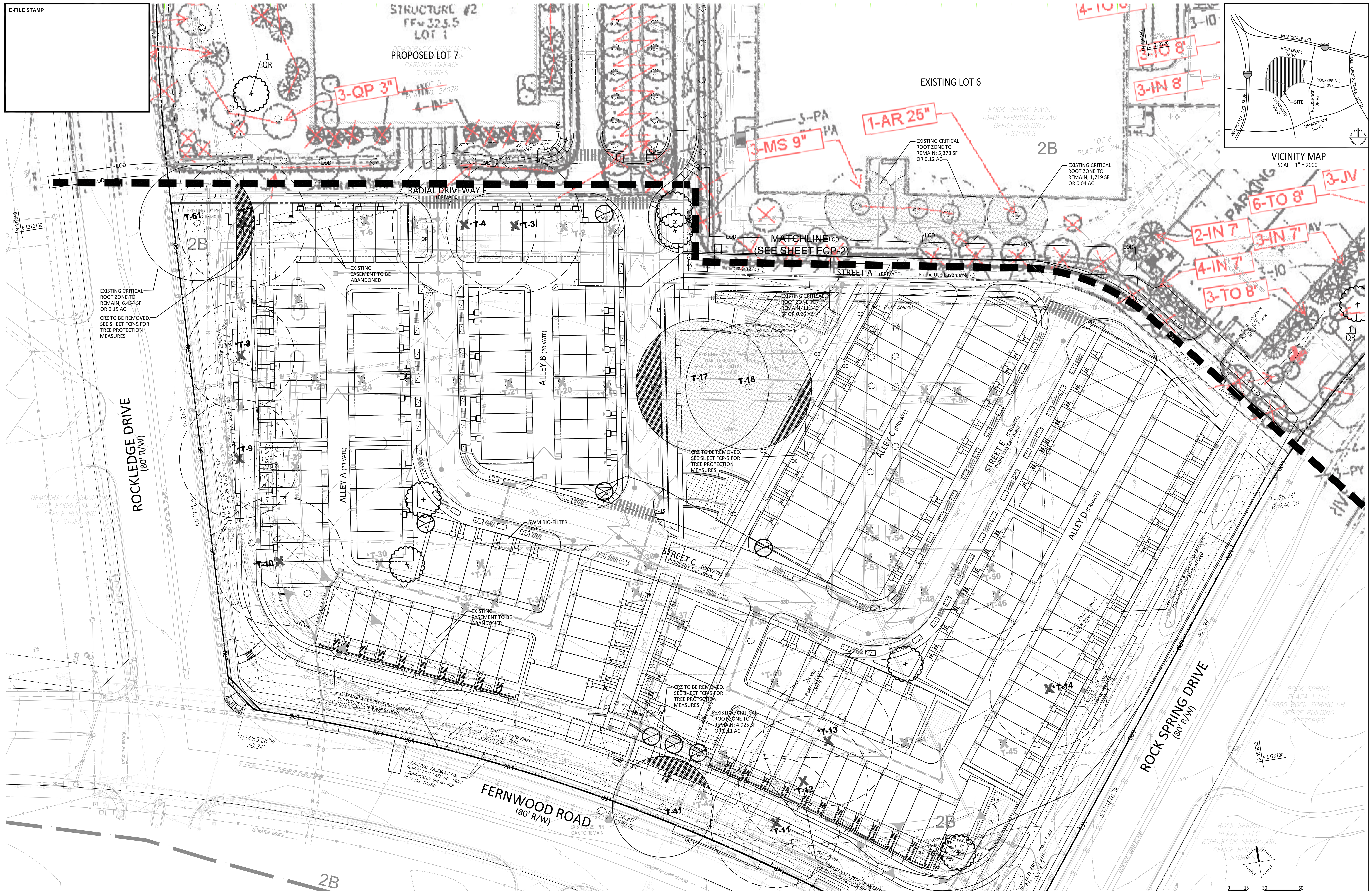
LAYOUT: FCP-2, Plotted By: grimm



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

LOD	LIMITS OF DISTURBANCE
250 / 248	EXISTING CONTOURS
250 / 248	PROPOSED CONTOURS
	PROPOSED WSSC WATER EASEMENT
2B	EXISTING SOIL TYPE / MAP UNIT
	EXISTING UTILITY EASEMENT TO REMAIN
T-26	SIGNIFICANT TREES APPROVED FOR REMOVAL WITH THE 2008 CERTIFIED SITE PLAN 81989049F
*T-26	SPECIMEN TREES APPROVED FOR REMOVAL WITH THE 2008 CERTIFIED SITE PLAN 81989049F
*T-27	SPECIMEN TREES WITH CRZ TO BE REMOVED FOR WHICH A VARIANCE IS BEING SUBMITTED WITH THIS PLAN
T-41	SIGNIFICANT OR SPECIMEN TREES TO BE SAVED
	EXISTING CRITICAL ROOT ZONE TO REMAIN FOR WHICH CREDIT IS TAKEN
	EXISTING CRITICAL ROOT ZONE TO BE REMOVED
	PROPOSED ORNAMENTAL TREE FOR TREE COVER CREDIT
	PROPOSED SHADE TREE FOR MITIGATION OF REMOVAL OF VARIANCE TREES
SSF	SEC SUPER SILT FENCE
	SEC TRAP
	BIORETENTION (SEE SWM PLANS FOR DETAILS

DEVELOPER'S CERTIFICATE

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PRINTED COMPANY NAME

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4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC MAP: 213 NW 06 & 213 NW 07
TAX MAP: GP43
LAND UNITS 3, 4 & 5

FINAL FOREST CONSERVATION PLAN AMENDMENT #81989049I

FOREST CONSERVATION PLAN

DRAWN BY: ________
DESIGNED BY: ________
DATE ISSUED: ________

SHEET NO. FCP-3

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LAYOUT: FCP-3, Plotted By: grimm

E-FILE STAMP

FINAL 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, IS A CERTIFIED ARBORIST OR MARYLAND-LICENSED TREE EXPERT THAT WILL IMPLEMENT THE TREE PROTECTION MEASURES, FOREST CONSERVATION INSPECTOR, DEPARTMENT OF PERMITTING SERVICES (DPS) SEDIMENT CONTROL INSPECTOR AND DPS SITE PLAN INSPECTOR SHOULD ATTEND THIS PRE-CONSTRUCTION MEETING.
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
   f. 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 PERMITTED. TREE PROTECTION SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF FOREST CONSERVATION INSPECTOR.
6. FOREST RETENTION AREA SIGNS SHALL BE INSTALLED AS REQUIRED BY THE FOREST CONSERVATION INSPECTOR, OR AS SHOWN ON THE APPROVED PLAN.
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 INSPECTOR.

POST-CONSTRUCTION

9. AFTER CONSTRUCTION IS COMPLETED, AN INSPECTION SHALL BE REQUESTED. CORRECTIVE MEASURES MAY INCLUDE:
   a. REMOVAL AND REPLACEMENT OF DEAD AND DYING TREES
   b. PRUNING OF DEAD OR DECLINING LIMBS
   c. SOIL AERATION
   d. FERTILIZATION
   e. WATERING
   f. WOUND REPAIR
   g. CLEAN UP OF RETENTION AREAS
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 THE TREE PROTECTION FENCING IS REMOVED.

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 AND GRADING BEGIN.
3. 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 PLAN.

ADDITIONAL REQUIREMENTS FOR PLANS WITH PLANTING REQUIREMENTS

4. BEFORE THE START OF ANY REQUIRED REFORESTATION AND AFFORESTATION PLANTING.
5. AFTER THE REQUIRED REFORESTATION AND AFFORESTATION PLANTING HAS BEEN COMPLETED TO VERIFY THAT THE PLANTING IS ACCEPTABLE AND PRIOR TO THE START THE MAINTENANCE PERIOD.
6. AT THE END OF THE MAINTENANCE PERIOD TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISIONS OF THE PLANTING PLAN, RELEASE OF THE PERFORMANCE BOND.

PLANTING NARRATIVE

1. PRE-PLANTING CONSIDERATIONS

A. IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE GROUND COVER SPECIES. MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. THE INFESTED AREAS SHOULD BE MOWN PRIOR TO COMMENCEMENT OF PLANTING. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING, BUT NOT LIMITED TO, MULCHING, PERIODIC MOWING AROUND THE REFORESTATION PLANTINGS, AND FABRIC COVERINGS. THE USE OF CHEMICAL WEED CONTROLS WILL BE LIMITED TO EXTREME CASES AND ONLY WITH PRIOR WRITTEN APPROVAL BY MNCPPC STAFF. WHERE PERIODIC MOWING WILL OCCUR AS A WEED CONTROL MEASURE, THE TYPICAL TREE PLANTING DISTRIBUTION PATTERN SHOULD BE MODIFIED SO AS TO ALLOW ACCESS BY MOWING EQUIPMENT WITHOUT DAMAGE TO PLANTINGS.

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

C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS. NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE PREFERRED.

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.

2. PLANT AMENDMENT MATERIAL STORAGE

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 BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

3. ON-SITE INSPECTION

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.

4. PLANTING SPECIFICATIONS

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 MULCH.

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 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.

5. POST-PLANTING CONSIDERATIONS

A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.

B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS. SEE FINAL FOREST CONSERVATION NOTES 5-7 ABOVE.

PLANT LIST (PER 2008 CERTIFIED SITE PLAN)

CANOPY CREDIT TABLE: EXISTING TREES TO REMAIN

Key	Asbuilt qty	Latin/Common Name	Size	Current Size	20 Yr. Canopy Dia. Ft	Canopy Area
Shade Trees						
AR	2	Acer rubrum/Red Maple	3 1/2" cal.	2" cal.	48	3617.28
AR	18	Acer rubrum/Red Maple		3" cal.	48	32555.52
AR	3	Acer rubrum/Red Maple		4" cal.	48	5425.92
AR	1	Acer rubrum/Red Maple		25" cal.	48	1808.64
BN	8	Betula nigra/Riverbirch		11"	16	1607.68
BN	2	Betula nigra/Riverbirch		9"	16	401.92
BN	5	Betula nigra/Riverbirch		12"	16	1004.8
FG		Fagus sylvatica/Copper Beach	4-1/2" cal.			
LT	12	Liriodendron tulipifera/Tulip Poplar		5"	26	6367.92
PA	11	Plantanus acerfolia 'Bloodgood'/Bloodgood London Plane		4" cal.	26	5837.26
PA	122	Plantanus acerfolia 'Bloodgood'/Bloodgood London Plane		5-6" cal.	26	64740.52
PA	1	Plantanus acerfolia 'Bloodgood'/Bloodgood London Plane		12" cal.	26	530.66
PA		Plantanus acerfolia 'Bloodgood'/Bloodgood London Plane	3 1/2" cal.			
QA		Quercus coccinea/Scarlet Oak	3 1/2" cal.			
QI		Quercus inbricaria/Laurel Oak	3 1/2" cal.			
QP	9	Quercus phellos/Willow Oak		3" cal.	17	2041.785
QP	3	Quercus phellos/Willow Oak		3.5" cal.	17	680.595
QP	32	Quercus phellos/Willow Oak		4" cal.	17	7259.68
QP	4	Quercus phellos/Willow Oak		26" cal.	17	907.46
QP	1	Quercus phellos/Willow Oak		30" cal.	17	226.865
QP		Quercus phellos/Willow Oak	3 1/2" cal.			
	234					
Flowering Trees						
AC	2	Amelanchier canadensis/Shadblow Serviceberry	6-8'	7'	20	628
CC	2	Cercis canadensis/Eastern Redbud		3" cal.	20	628
CF	3	Cornus florida/Flowering Dogwood		8"	16	602.88
LI	7	Lagerstroemia indica/Crape Myrtle	6-8'	7'	16	1406.72
MS		Magnolis x soulagiana/Saucer Magnolia	6-8'			
MS	2	Magnolia x soulagiana/Saucer Magnolia		2 1/2 -3" cal.	20	628
MS	3	Magnolia x soulagiana/Saucer Magnolia		9" cal.	20	942
MS	4	Magnolia x soulagiana/Saucer Magnolia		10" cal.	20	1256
PSP	2	Prunus subhirtella pendula/Weeping Higan Cherry		2" cal.	16	401.92
PY	6	Prunus yedoensis/Yoshino Cherry		1" cal.	39	7163.91
PY	3	Prunus yedoensis/Yoshino Cherry		2" cal.	39	3581.955
PY		Prunus yedoensis/Yoshino Cherry	6-8'			
	34					
Evergreen Trees						
CL	16	Cupressocyparis x leylandii/Leyland Cypress	6-8'	9'	10	1256
IN	63	Ilex 'Nellie Stevens'/Nellie Stevens Holly	6-8'	6-8'	12	7121.52
IO	6	Ilex opaca/American Holly	6-8'	8'	11	569.91
		Pseudotsuga/Douglas Fir	6-8'			
	6	Juniperus virginiana/Eastern Red Cedar	6-8'	7'	10	471
TO	19	Thuja occidentalis/American Arborvitae		8'	10	1491.5
	110					
					Sq. Ft.	**163,163.8**
					Acres	**3.75**

SOILS SUMMARY TABLE

SYMBOL	SOIL	CHARACTERISTICS				
		PRIME AGRICULTURE	ERODIBLE	SERPENTINIC	HYDRIC	K FACTOR
1C	GAILA SILT LOAM 8-15% SLOPES	NO	MODERATE	NO	YES	0.37
2B	GLENELG SILT LOAM 3-8% SLOPES	YES*	SLIGHT	NO	YES	0.32

LANDSCAPE CREDIT TABLE

Acres	3.75	Canopy Credit
Acres	0.15	Proposed Planting
Acres	0.35	Less Canopy Overlap
Acres	**3.55**	Sub Total Canopy Credit
Acres	0.74	Plus Existing CRZ Credit
	4.29	Total Acres

MITIGATION TREE REPLACEMENT TABLE

CRZ From Approved 2008 Certified Site Plan

Tree	" Caliper	CRZ area	Mitigation Required @ 1" per 4" Removed	# OF 5" Caliper Replacemen
3	38	1134	7.6	1.5
4	40	1256	10	2.0
7	36	1017	9	1.8
8	30	707	7.5	1.5
9	33	855	8.25	1.7
10	36	1017	9	1.8
11	36	1017	9	1.8
12	36	1017	9	1.8
13	36	1017	9	1.8
14	33	855	8.25	1.7
TOTALS	**354**	**9893**	**86.6**	**17.3**
Total qualifying 5" caliper trees provided				**18**
See Planting/Landscape Plans for location and plant list				

2.) SEE PLANT LIST FOR SPECIES.

PROPOSED PLANT LIST

Key	Qty	Latin/Common Name	Size	Condition	Qty. Canopy Credit	20 Yr. Canopy Dia. Ft	Canopy Area Sq. Ft.
Large Canopy Trees							
AR	54	Acer rubrum/Red Maple	3"	B&B	0	48	0
LS	12	Liquadambar styraciflua/Sweetgum	3"	B&B	0	26	0
CC	4	Carpinus caroliniana/American Hornbeam	3"	B&B	0	39	0
QC	15	Quercus coccinea/Scarlet Oak	3"	B&B	0	26	0
QR	76	Quercus rubra/Northern Red Oak	3"	B&B	0	35	0
	161				0		
Small Deciduous Trees							
AC	3	Amelanchier canadensis/Shadblow Serviceberry	6-8'	B&B	3	20	942
CB	6	Carpinus betuals 'Fastigiata'/European Hornbeam	2"	B&B	6	20	1884
OV	4	Ostyra virginiana/Ironwood	6-8'	B&B	4	20	1256
CV	3	Chionanthus virginicus	6-8'	B&B	9	20	2826
	16						
Evergreen Trees							
IN	5	Ilex 'Nellie Stevens'/Nellie Stevens Holly	6-8'	container	5	12	565.2
IO	4	Ilex opaca/American Holly	6-8'	container	4	12	452.16
CJ	6	Cryptomaria Japonica/Cryptomaria	6-8'	container	6	12	678.24
	15						

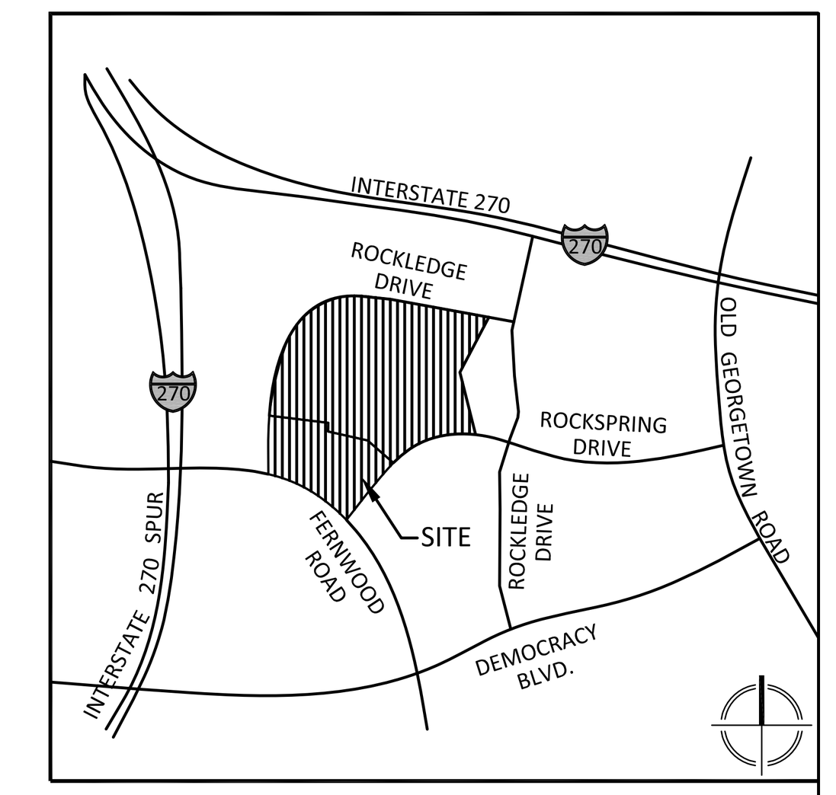
NOTE: TREES FOR MITIGATION SHALL BE 5" CALIPER

Sq. Ft. 8,604
Acres 0.20
0.05 Less Canopy Overlap
0.15 Total Acres

SIGNIFICANT & SPECIMEN TREE LIST

DISPOSITION	VARIANCE TREE	No.	COMMON NAME	SCIENTIFIC NAME	DBH*	VIGOR**	CRZ IMAPCT %	NOTES
REMOVE	REMOVAL APPVD. 2008	T-1	Willow Oak	Quercus phellos	31	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-2	Willow Oak	Quercus phellos	38	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	SUBMITTED	T-3	Willow Oak	Quercus phellos	38	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	SUBMITTED	T-4	Willow Oak	Quercus phellos	40	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-5	Willow Oak	Quercus phellos	37	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-6	Willow Oak	Quercus phellos	40	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	SUBMITTED	T-7	Pin Oak	Quercus palustris	36	POOR	100	SIGNIFICANT LIMB LOSS AND DIE BACK
REMOVE	SUBMITTED	T-8	Pin Oak	Quercus palustris	30	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	SUBMITTED	T-9	Pin Oak	Quercus palustris	33	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	SUBMITTED	T-10	Pin Oak	Quercus palustris	36	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	SUBMITTED	T-11	Pin Oak	Quercus palustris	36	POOR	100	SIGNIFICANT LIMB LOSS AND DIE BACK
REMOVE	SUBMITTED	T-12	Pin Oak	Quercus palustris	36	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	SUBMITTED	T-13	Pin Oak	Quercus palustris	36	POOR	100	SIGNIFICANT LIMB LOSS AND DIE BACK
REMOVE	SUBMITTED	T-14	White Pine	Pinus strobus	33	POOR	100	LIMB LOSS AND UNBALANCED CROWN
REMOVE	REMOVAL APPVD. 2008	T-15	Willow Oak	Quercus phellos	36	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
SAVE	REMOVAL APPVD. 2008	T-16	Willow Oak	Quercus phellos	35	GOOD	8	GOOD VIGOR, VITALITY AND COLOR. THERE IS ROOT GIRDLING AT GRADE. WILL REQUIRE DETAILED MEASURES FOR PRESERVATION
SAVE	REMOVAL APPVD. 2008	T-17	Willow Oak	Quercus phellos	37	FAIR	8	MODERATE TO SIGNIFICANT UPPER BRANCH STEM DECLINE. SOME UPPER STEMS SHOW BORE HOLES FROM INSECTS AND/OR BIRD FEEDING. TREE SHOWS EVIDENCE OF DECLINE
REMOVE	- -	T-18	Willow Oak	Quercus phellos	28	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-19	Willow Oak	Quercus phellos	31	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-20	Willow Oak	Quercus phellos	30	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-21	Willow Oak	Quercus phellos	36	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-22	Willow Oak	Quercus phellos	33	POOR	100	SIGNIFICANT LIMB LOSS AND DIE BACK
REMOVE	- -	T-23	Willow Oak	Quercus phellos	29	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-24	Willow Oak	Quercus phellos	33	POOR	100	SIGNIFICANT LIMB LOSS AND DIE BACK
REMOVE	REMOVAL APPVD. 2008	T-25	Willow Oak	Quercus phellos	30	FAIR	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-26	Willow Oak	Quercus phellos	34	POOR	100	SIGNIFICANT LIMB LOSS AND DIE BACK
REMOVE	- -	T-27	Pin Oak	Quercus palustris	29	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-28	Pin Oak	Quercus palustris	33	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-29	Willow Oak	Quercus phellos	28	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-30	Pin Oak	Quercus palustris	26	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-31	Pin Oak	Quercus palustris	30	FAIR	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-32	White Pine	Pinus strobus	25	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-33	Double Flowering Cherry	Prunus serrulata	31	FAIR	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-34	White Pine	Pinus strobus	26	POOR	100	SIGNIFICANT LIMB LOSS AND DIE BACK
REMOVE	- -	T-35	Double Flowering Cherry	Prunus serrulata	25	POOR	100	SIGNIFICANT LIMB LOSS AND DIE BACK
REMOVE	REMOVAL APPVD. 2008	T-36	Pin Oak	Quercus palustris	34	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-37	Double Flowering Cherry	Prunus serrulata	24	FAIR	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-38	White Pine	Pinus strobus	29	FAIR	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-39	Pin Oak	Quercus palustris	33	FAIR	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-40	Pin Oak	Quercus palustris	27	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
SAVE	- -	T-41	Pin Oak	Quercus palustris	29	GOOD	12	GOOD VIGOR, VITALITY AND COLOR. CANOPY SHOWS MINOR ASYMMETRY. NO OBSERVABLE BIOTIC OR STRUCTURAL ISSUES.
REMOVE	REMOVAL APPVD. 2008	T-42	Pin Oak	Quercus palustris	30	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-43	Pin Oak	Quercus palustris	30	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-44	White Pine	Pinus strobus	33	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-45	White Pine	Pinus strobus	29	POOR	100	SIGNIFICANT LIMB LOSS AND DIE BACK
REMOVE	REMOVAL APPVD. 2008	T-46	Willow Oak	Quercus phellos	32	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-47	Willow Oak	Quercus phellos	26	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-48	Willow Oak	Quercus phellos	26	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-49	Willow Oak	Quercus phellos	29	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-50	Willow Oak	Quercus phellos	35	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-51	Willow Oak	Quercus phellos	25	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-52	Willow Oak	Quercus phellos	24	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-53	Willow Oak	Quercus phellos	24	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-54	Pin Oak	Quercus palustris	26	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-55	Pin Oak	Quercus palustris	24	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-56	Pin Oak	Quercus palustris	24	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-57	Pin Oak	Quercus palustris	24	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	REMOVAL APPVD. 2008	T-58	Willow Oak	Quercus phellos	32	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-59	Willow Oak	Quercus phellos	29	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
REMOVE	- -	T-60	Pin Oak	Quercus palustris	26	GOOD	100	SOME LIMB LOSS AND CROWNED MAIN BRANCHES
SAVE	NOT INDICATED IN 2008	T-61	Red Oak	Quercus rubra	32	GOOD	11	SHOWS GOOD VIGOR, VITALITY & COLOR. NO OBSERVABLE BIOTIC OR STRUCTURAL ISSUES

*DIAMETER AT BREAST HEIGHT
** ESTIMATE OF GENERAL HEALTH CONDITION
BOLD INDICATES SPECIMEN TREE WITH DBH ≥ 30"



VICINITY MAP
SCALE: 1" = 2000'

FCP WORKSHEET

NET TRACT AREA:							
A. Total tract area							44.16
B. Land dedication acres (parks, county facility, etc.							0.00
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)							6.72
F. Net Tract Area =							37.44
LAND USE CATEGORY: (from *Trees Technical Manual*)							
	Input the number "1" under the appropriate land limit to only one						
	ARA	MDR	IDA	HDR	MPD	CIA	
	0	0	0	0	0	1	
G. Afforestation Threshold					15%	x F =	5.62
H. Conservation Threshold					15%	x F =	5.62
EXISTING FOREST COVER:							
I. Existing forest cover =							0.00
J. Area of forest above afforestation threshold =							0.00
K. Area of forest above conservation threshold =							0.00
BREAK EVEN POINT:							
L. Forest retention above threshold with no mitigation							0.00
M. Clearing permitted without mitigation =							0.00
PROPOSED FOREST CLEARING:							
N. Total area of forest to be cleared =							0.00
1.) Wetlands		0.00					
2.) 100-year flodplain		0.00					
3.) Stream buffers		0.00					
4.) Priority Areas		0.00					
O. Total area of forest to be retained =							0.00
1.) Wetlands		0.00					
2.) 100-year flodplain		0.00					
3.) Stream buffers		0.00					
4.) Priority Areas		0.00					
PLANTING REQUIREMENTS:							
P. Reforestation for clearing above conservation threshold =							0.00
Q. Reforestation for clearing below conservation threshold =							0.00
R. Credit for retention above conservation threshold =							0.00
S. Total reforestation required =							0.00
T. Total afforestation required =							5.62
U. Credit for existing Planting =							4.29
V. Total reforestation and afforestation required =							**1.33**

AFFORESTATION/REFORESTATION CREDIT SUMMARY

Requirement	5.62
Landscape Credit	4.29
Remaining Requirement	1.33
Off-Site Banking	1.33
Remaining Requirement	0

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 81989049_ INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: ______________________
PRINTED COMPANY NAME

CONTACT PERSON OR OWNER: ______________________
PRINTED NAME

ADDRESS: ______________________

PHONE: ______________

SIGNATURE: ______________________

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
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MICHAEL GOODMAN, PE

REVISIONS	DATE
REVISIONS PER INITIAL INTAKE COMMENTS BY MNCPPC STAFF	10.23.13
REVISIONS IN RESPONSE TO DRC COMMENTS	5.5.14
REVISIONS IN RESPONSE TO AGENCY REVIEW COMMENTS	6.6.14

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: STEPHEN K. COOK
LICENSE NUMBER: 876
EXPIRATION DATE: 2/17/16

ROCK SPRING PARK

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC MAP: 213 NW 06 & 213 NW 07
TAX MAP: GP43
LAND UNITS 3, 4 & 5

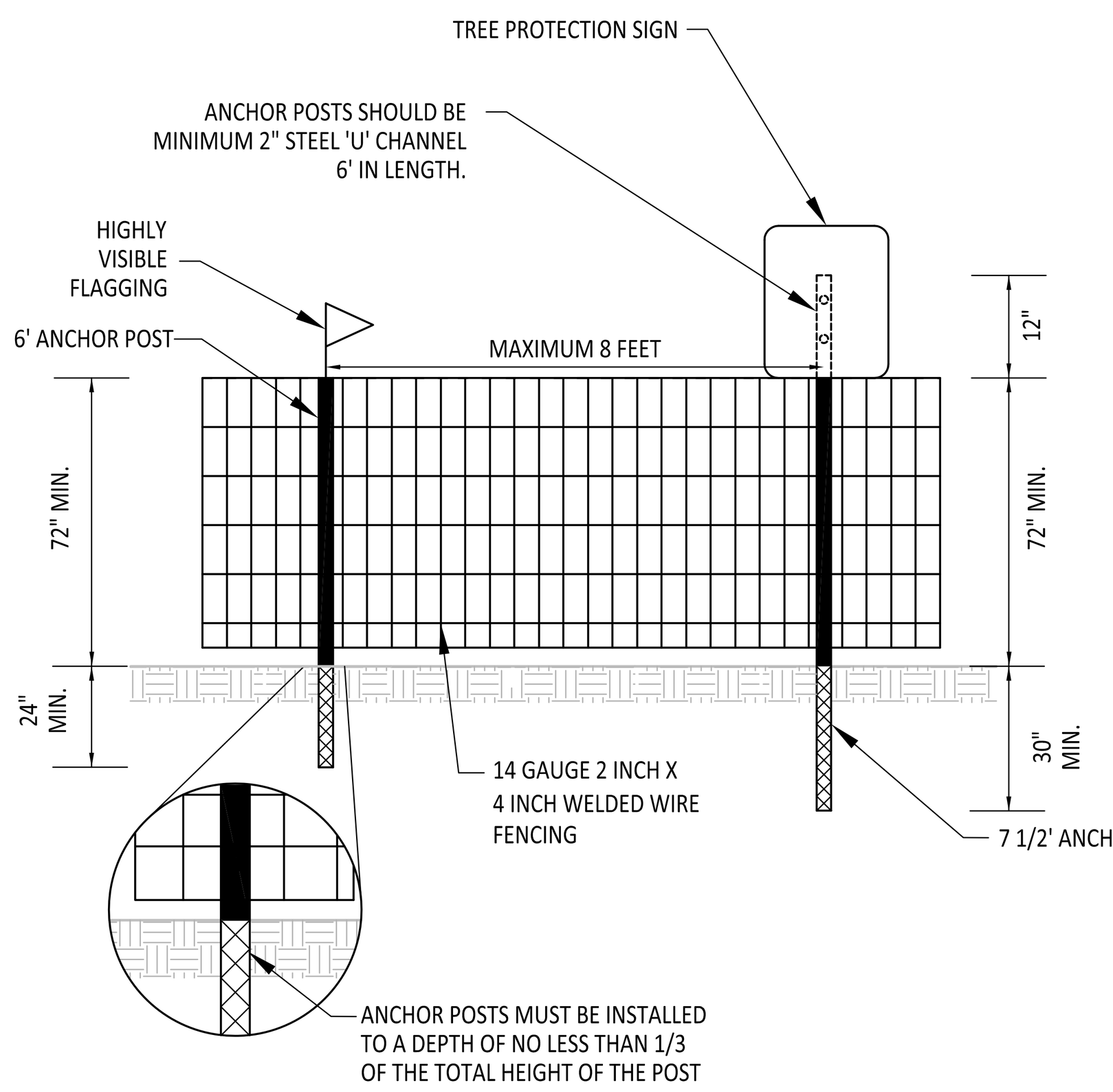
FINAL FOREST CONSERVATION PLAN AMENDMENT #81989049I

NOTES, DETAILS, & SCHEDULES

DRAWN BY: ________
DESIGNED BY: ________
DATE ISSUED: ________

SHEET NO. FCP-4

E-FILE STAMP

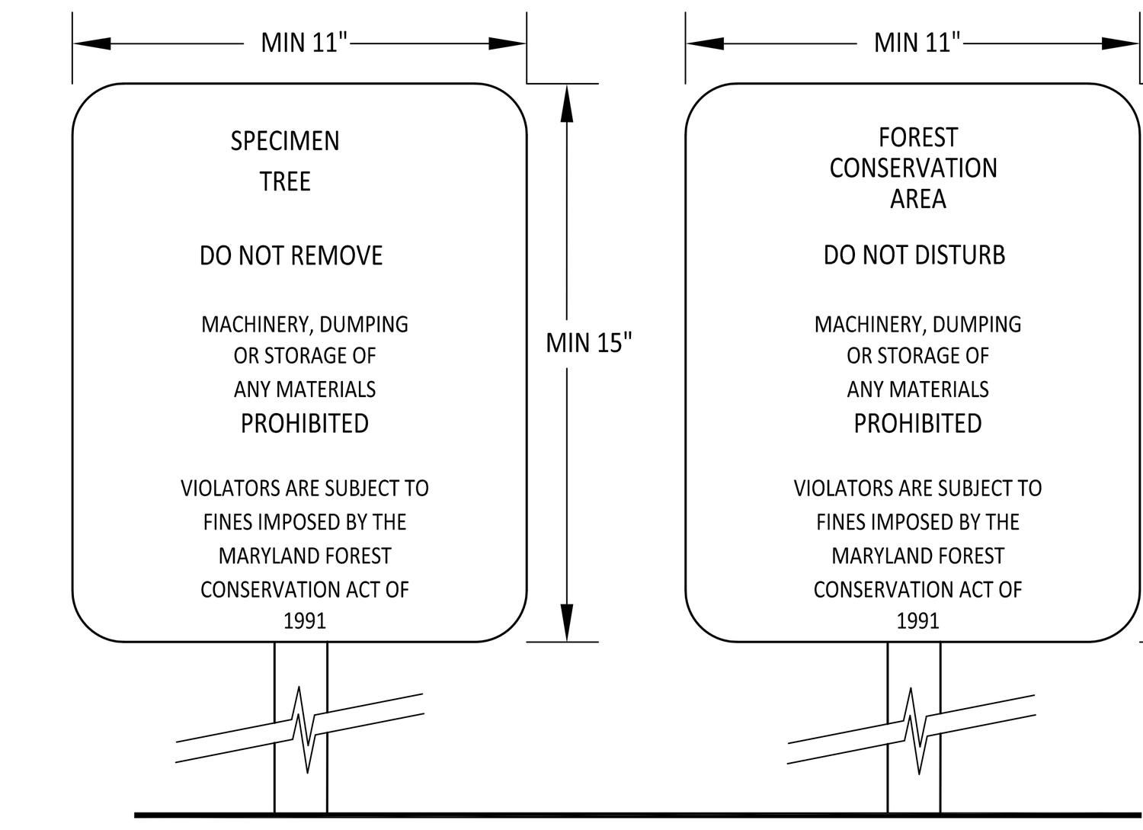


NOTES:

1. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
2. AVOID DAMAGE TO CRITICAL ROOT ZONES OF TREES. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
3. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS WITH FENCE WIRE.
4. FENCE SIGNS, AND THEREFORE, THE TALLER 7 1/2' POSTS, MUST BE PLACED A MINIMUM OF 50' APART AND AT FENCE CORNERS. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FURTHER APART. ATTACHING SIGNS TO TREES IS PROHIBITED.
5. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

WELDED WIRE TREE PROTECTION FENCE

NOT TO SCALE



NOTES:

1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

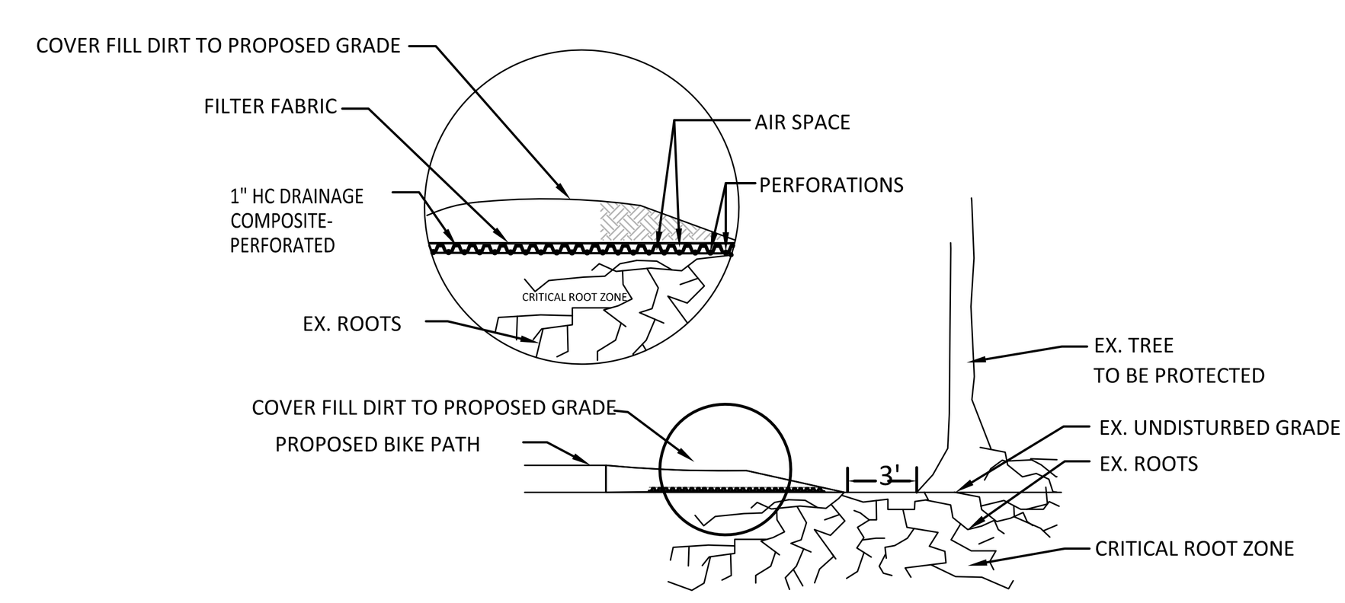
SOURCE: ADAPTED FROM FOREST CONSERVATION MANUAL, 1991

FIGURE D-4

SOURCE: STATE FOREST CONSERVATION TECHNICAL MANUAL

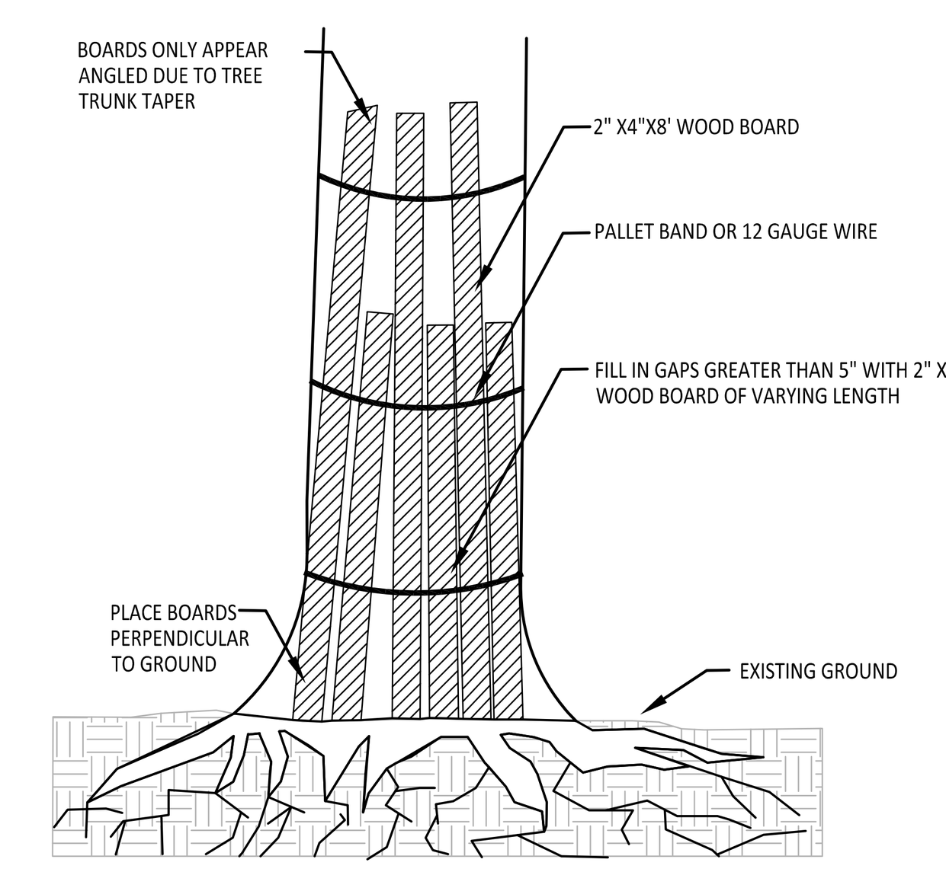
TREE PROTECTION CONSTRUCTION/REFORESTATION SIGNS

NOT TO SCALE



ROOT AERATION DETAIL FOR GRADING WITHIN DRIPLINE

NOT TO SCALE

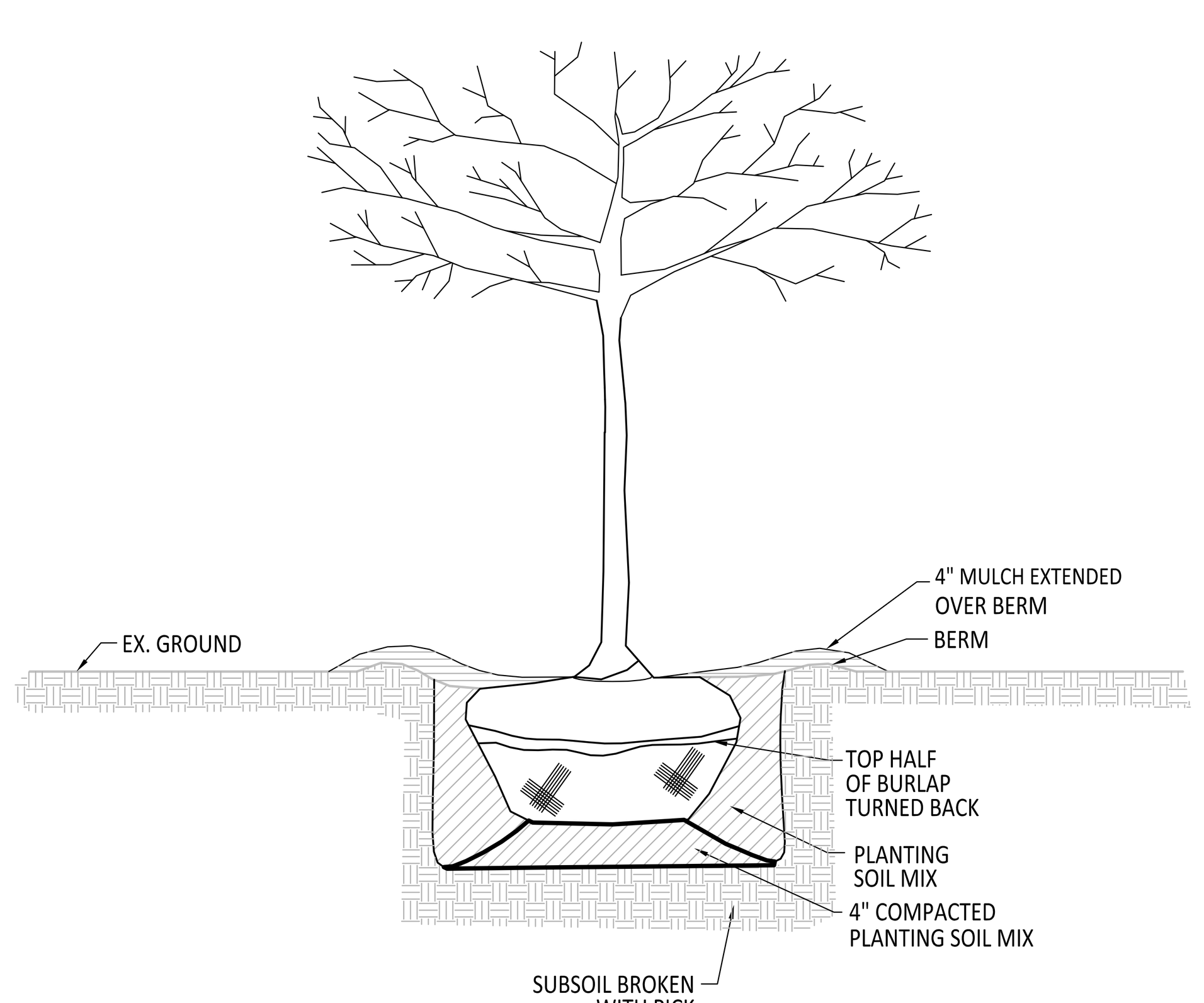


NOTES:

1. CONSTRUCT MIN. 8' HIGH ARMOR OF 2 X 4'S AROUND BASE OF TREE, TAKING CARE NOT TO DAMAGE TREE TRUNK OR ROOTS.
2. ARMORING IS ONLY NEEDED ON THE SIDE OF TREES FACING THE CONSTRUCTION ACTIVITY.
3. ARMOR TO REST ON SURFACE OF GROUND TO ENSURE NO DAMAGE TO TREE ROOTS.
4. PIECES OF USED OR SCRAPPED CARPET SHALL BE WRAPPED AROUND TRUNK AND BETWEEN BOARDS AND TRUNK FOR ADDITIONAL PROTECTION. FINAL MATERIAL USED FOR THIS PURPOSE SHALL BE APPROVED BY THE PARK ARBORIST AND/OR SENIOR URBAN FORESTER.
5. MAINTAIN ARMOR AND CARPET PADDING THROUGHOUT SITE CONSTRUCTION.
6. MONITOR YEARLY FOR TRUNK GIRDLING.
7. REMOVE TRUNK ARMOR AFTER TREE PROTECTION FENCE HAS BEEN REMOVED.

TREE ARMORING DETAIL

NOT TO SCALE



NOTES:

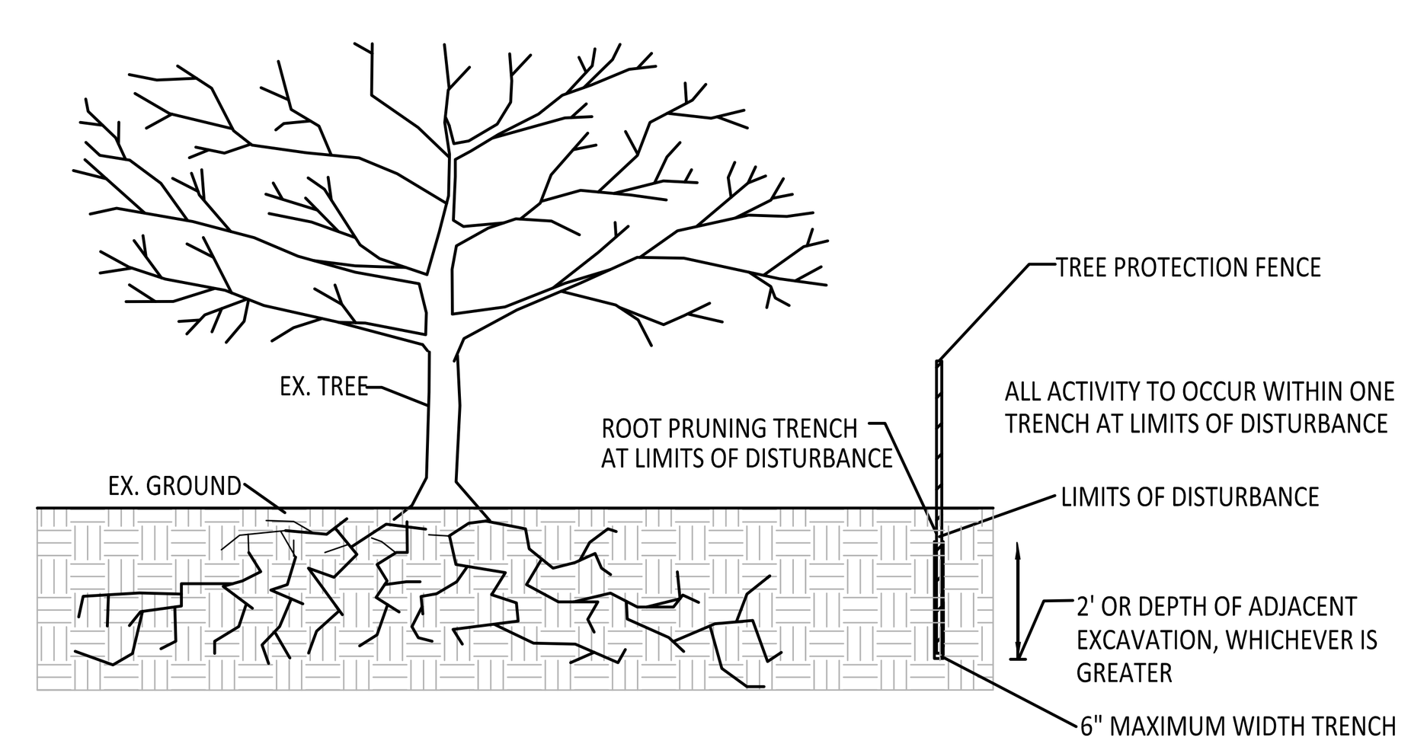
1.DIGGING OF TREE PITS IN THE CRITICAL ROOT ZONE (CRZ) OF EXISITNG TREES AND/OR IN FOREST CONSERVATION EASEMENT AREAS IS RESTRICTED TO HAND EQUIPMENT ONLY TO PROTECT ADJACENT SAVED TREES.

2. STANDARD PLANTING TECHNIQUE IS TO DIG A TREE PIT THAT IS 2.5 TIMES THE SIZE OF THE ROOTBALL. HOWEVER, THE SIZE OF PLANTING PITS IS TO BE LIMITED AND THE LOCATION OF THE PITS FIELD ADJUSTED WITHIN THE CRZ'S OF SAVED TREES IN ORDER TO PROTECT ROOTS OF THE ADJACENT SAVED TREES THAT ARE 1" OR GREATER IN SIZE.

3. STAKE TREES ONLY IN AREAS OF HIGH WIND. REMOVE STAKING AFTER FIRST GROWING SEASON.

TREE PLANTING IN CRITICAL ROOT ZONES OF EXISTING TREES DETAIL

NOT TO SCALE

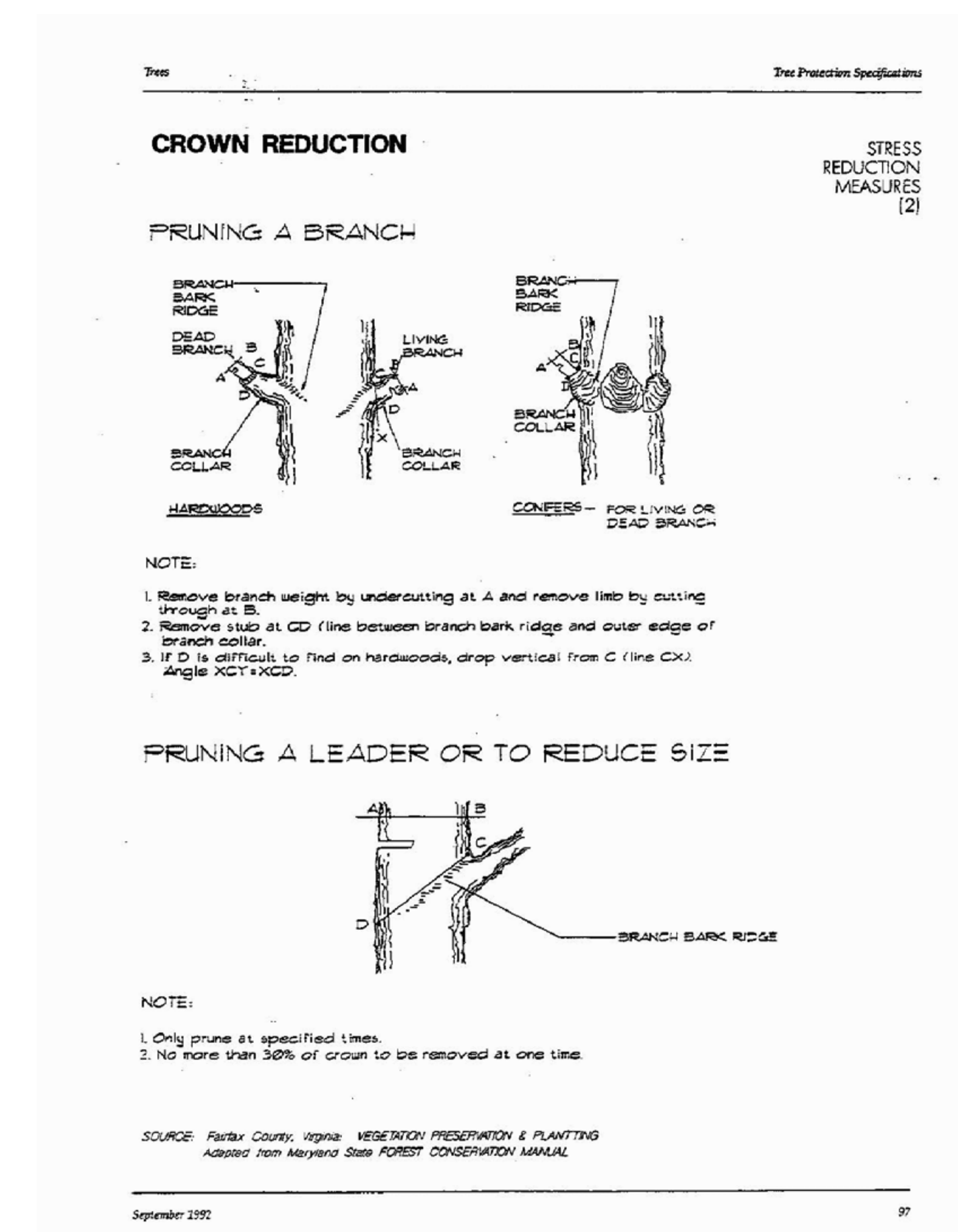


NOTES:

1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS TO BE STAKED, FLAGGED, AND/OR FENCED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
6. ALL ROOT PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED TREE CARE EXPERT (OR AN ISA CERTIFIED ARBORIST LICENSED TO WORK IN THE STATE OF MARYLAND).
7. AREAS OF SHALLOW ROOT PRUNING MAY BE SPECIFIED DURING THE PRE-CONSTRUCTION MEETING.

ROOT PRUNING DETAIL

NOT TO SCALE



Trees — Tree Protection Specifications

CROWN REDUCTION

STRESS REDUCTION MEASURES (2)

PRUNING A BRANCH

NOTE:

1. Remove branch weight by undercutting at A and remove limb by cutting through at B.
2. Remove stub at CD (line between branch bark ridge and outer edge of branch collar.
3. If D is difficult to find on hardwoods, drop vertical from C (line CX). Angle XCY=XCD.

PRUNING A LEADER OR TO REDUCE SIZE

NOTE:

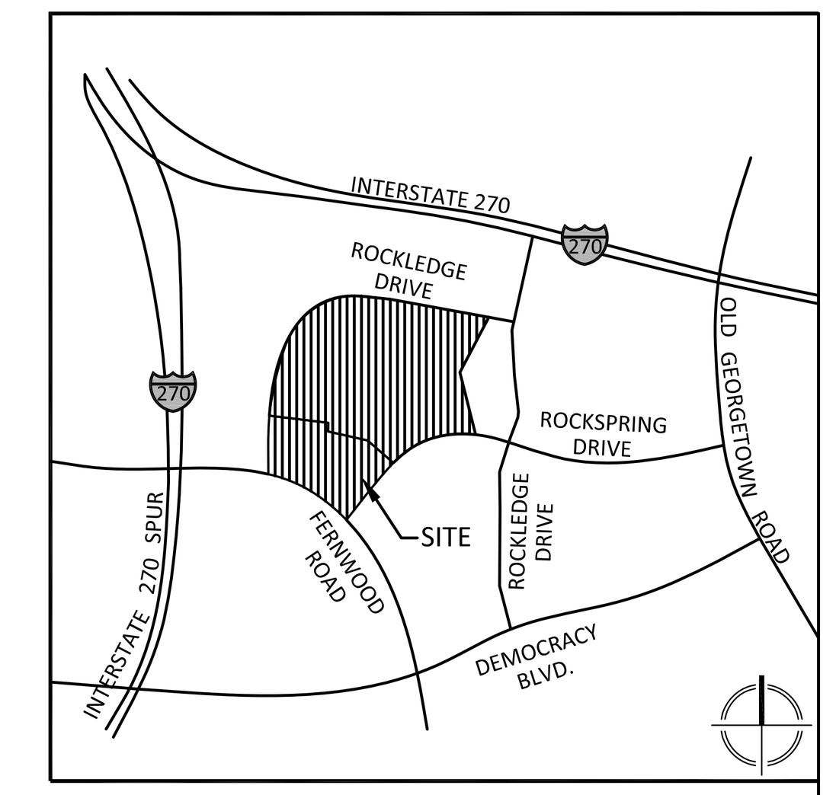
1. Only prune at specified times.
2. No more than 30% of crown to be removed at one time.

SOURCE: Fairfax County, Virginia: VEGETATION PRESERVATION & PLANTTING Adapted from Maryland State FOREST CONSERVATION MANUAL

September 1992 — 97

TREE PRUNING DETAIL

NOT TO SCALE



VICINITY MAP

SCALE: 1" = 2000'

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FINAL FOREST CONSERVATION PLAN AMENDMENT #81989049I

NOTES, DETAILS, & SCHEDULES

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DEVELOPER'S NAME: ______________________
PRINTED COMPANY NAME

CONTACT PERSON OR OWNER: ______________________
PRINTED NAME

ADDRESS: ______________________

PHONE: ______________

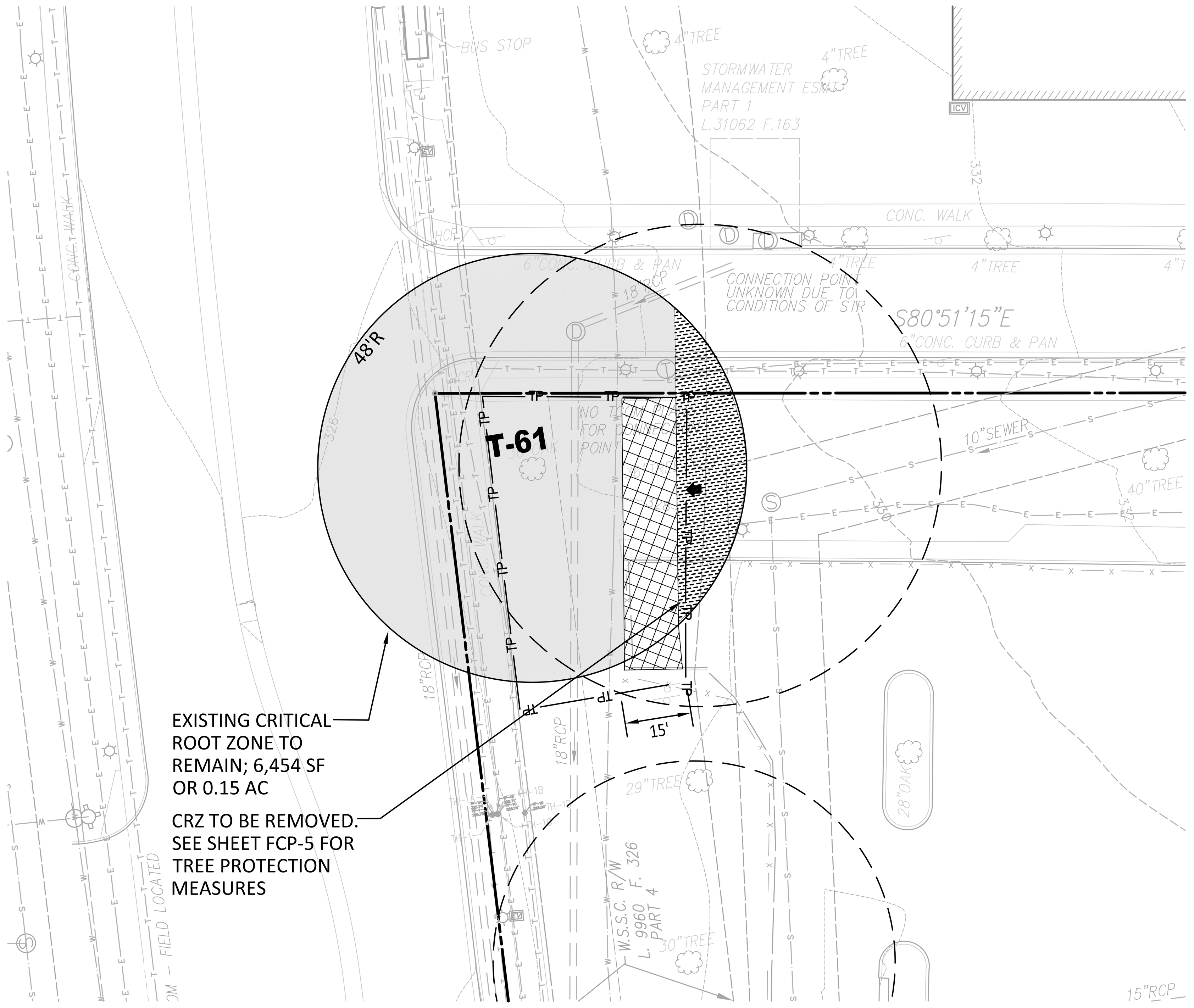
SIGNATURE: ______________________

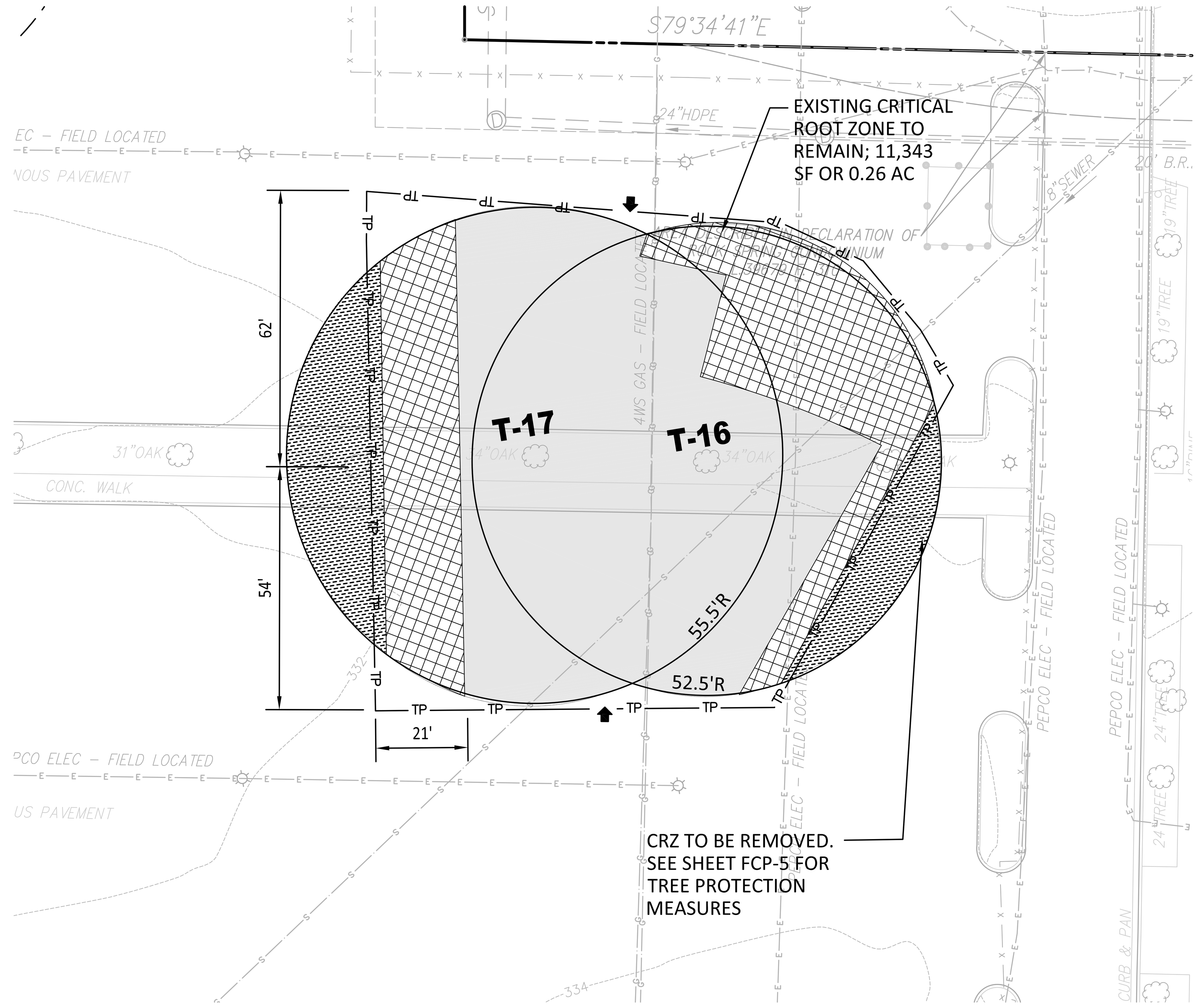
DRAWN BY: ________
DESIGNED BY: ________
DATE ISSUED: ________

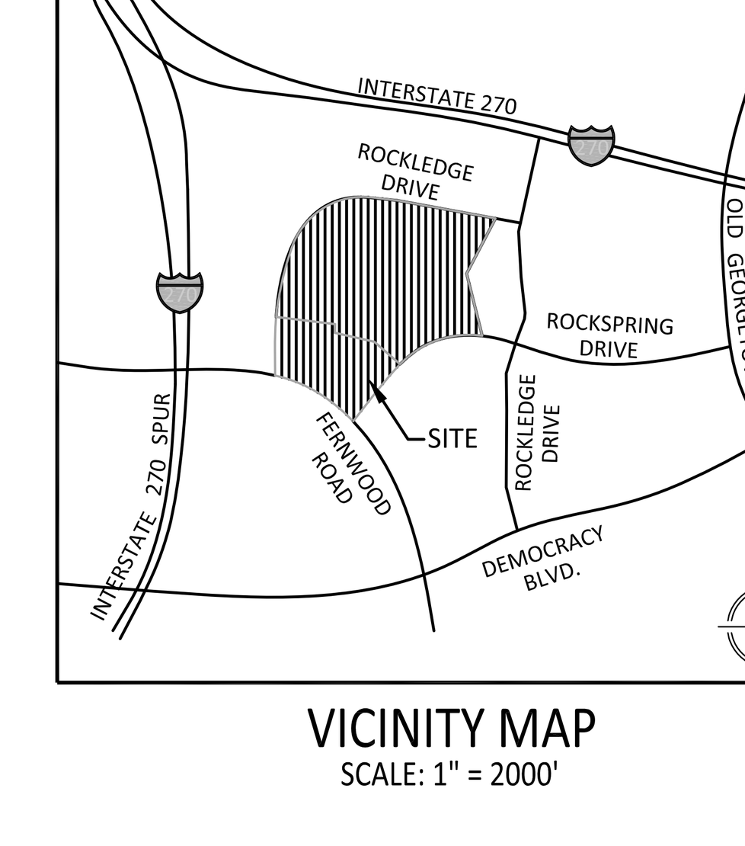
SHEET NO. FCP-5

LAYOUT: FCP-5, Plotted By: grimm

E-FILE STAMP







TREE PROTECTION NOTES:

1. A PRECONSTRUCTION MEETING SHALL BE HELD ON SITE WITH THE ARBORIST AND CONTRACTOR PRIOR TO DEMOLITION.

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
   f. ROOT AERATION MATTING

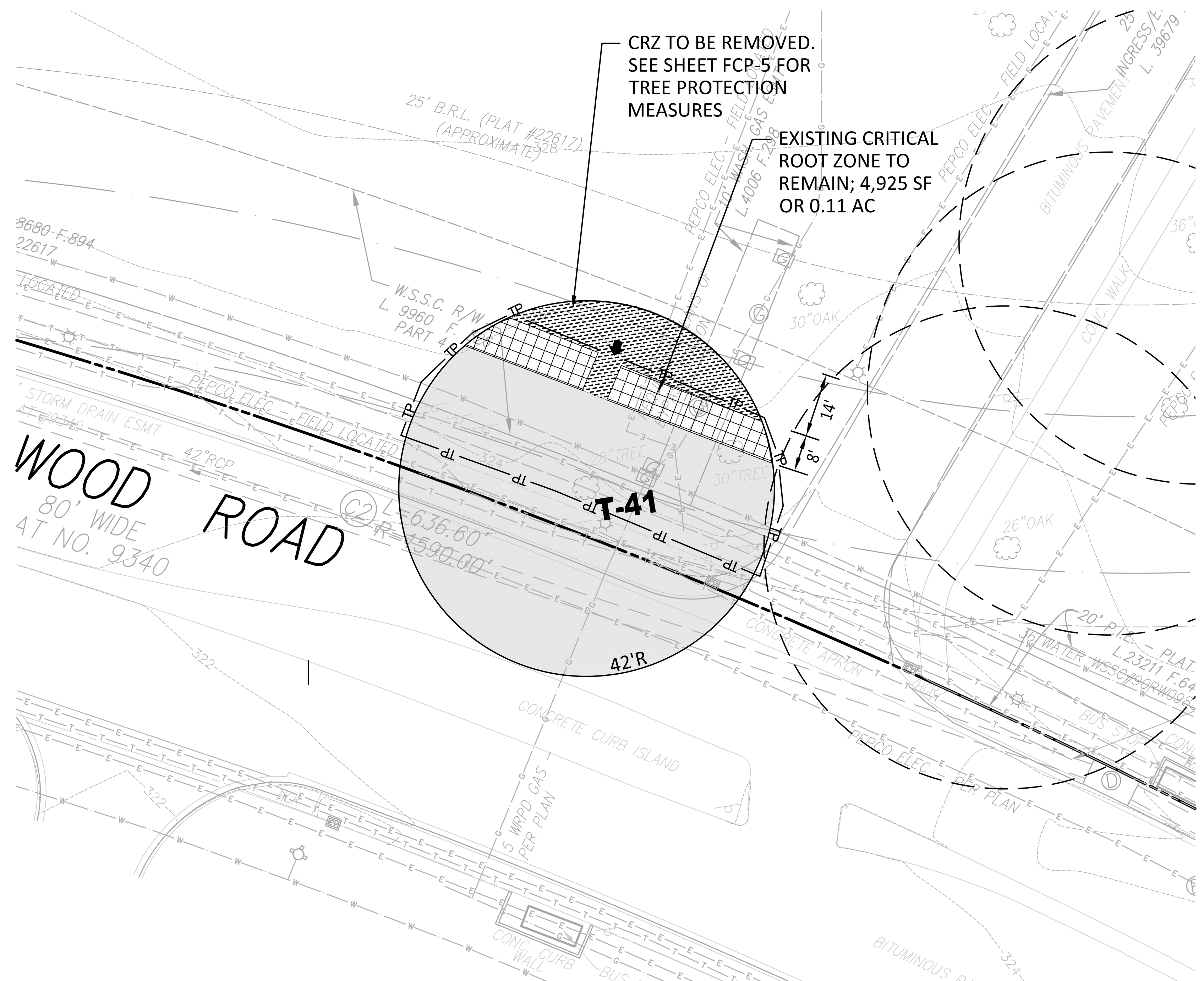
   MEASURES NOT SPECIFIED ON THE FOREST CONSERVATION PLAN MAY BE REQUIRED AS DETERMINED BY THE FOREST CONSERVATION INSPECTOR IN COORDINATION WITH THE ARBORIST.

3. ALL DEMOLITION WORK WITHIN THE TREE PROTECTION AREA SHALL BE PERFORMED WITH HAND TOOL AND WHEEL BARROWS. JACK HAMMERS WITH ASPHALT BITS MAY BE USED, BUT SHALL NIT PENETRATE THE ROOT ZONE BELOW THE BASE COURSE. ONCE AN AREA IS CLEARED AND MUCLHED, THE AREAS SHALL STAY CLEAR OF FOOT TRAFFIC, VEHICULAR TRAFFIC OR STORAGE.

4. TO REDUCE COMPACTION OVER CRZ, DEMOLITION SHALL START NEAR THE BASE OF THE TREE AND PROGRESS OUTWARD IN A RADIAL PATTERN.

5. AS MATERIALS ARE DEMOLISHED AND REMOVED OVER THE CRZ, A 6" LAYER OF WOOD CHIPS SHALL BE PLACED TO ADD FURTHER PROECTION AND MOSITURE RETENTION FOR THE CRZ.

6. ROOT PRUNING SHALL BE DONE WHEREVER THE CRZ IS REMOVED UNDER THE SUPERVISION OF THE ARBORISTS.



LEGEND:

— TP —— TP —	TREE PROTECTION FENCE
(grey box)	CRITICAL ROOT ZONE TO REMAIN
(cross-hatched box)	AERATION MAT LOCATION
(arrow)	DEMOLITION ACCESS POINT

SCALE: 1"=20'

LEGEND

CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT
PROPOSED SEWER
PROPOSED WATER

SANITARY CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS MANHOLE
GUY POLE
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
UTILITY POLE

SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
BOLLARD
SIGN POST
WOOD POST
INLETS
CURB INLET

CONC. ..... CONCRETE
C&G .... CURB AND GUTTER
BLDG. ...... BUILDING
STY. ...... STORY
TRV .... ELECTRICAL TRANSFORMER
ASPH. ...... ASPHALT
ESMT. ...... EASEMENT

CMP ...... CORRUGATED METAL PIPE
BRL .... BUILDING RESTRICTION LINE
R/W .... RIGHT-OF-WAY

NOTE:
THE PLANIMETRIC INFORMATION SHOWN ON THIS PLAN IS BASED ON COPYRIGHTED GIS DATA FROM M-NCPPC, AND MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM M-NCPPC. ADDITIONAL INFORMATION SHOWN IN REGARDS TO BUILDINGS BASED ON MC ATLAS.

LAYOUT: TREE PROTECTION DETAILS, Plotted By: grimm

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

Signature ____________ Date ____________
Michael B. Goodman — Printed Name
Title: Associate
July 19, 2014 — Expiration Date
License No.27721

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 81989049I, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: EYA/CSP Associates c/o EYA, LLC
Contact Person: McLean Quinn
Address: 4800 Hampden Lane - Suite 300, Bethesda, MD 20814
Phone: 301.634.8600

Signature: ____________ Date: ____________

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ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
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FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

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MICHAEL GOODMAN, PE

REVISIONS	DATE
REVISIONS PER INITIAL INTAKE COMMENTS BY MNCPPC STAFF	10.23.13
REVISIONS IN RESPONSE TO DRC COMMENTS	5.5.14
REVISIONS IN RESPONSE TO AGENCY REVIEW COMMENTS	6.6.14

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: MICHAEL B. GOODMAN
LICENSE NUMBER: 27721
EXPIRATION DATE: 7/19/14

ROCK SPRING PARK

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC MAP: 213 NW 06 & 213 NW 07
TAX MAP: GP43
LAND UNITS 3, 4 & 5

SITE PLAN AMENDMENT #81989049I

TREE PROTECTION LAYOUT

DRAWN BY: SDG
DESIGNED BY: SC
DATE ISSUED: ______

SHEET NO. FCP-6

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