



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

August 20, 2014

Mr. Evan Feldman
Diamondback Investors, LLC
4719 Hampden Lane, Suite 300
Bethesda, MD. 20814

Re: Forest Conservation Exemption 42015032E; Ripley II; 8210 Dixon Ave.

Dear Mr. Feldman;

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Exemption Request submitted on August 20, 2014 for the plan identified above, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(s)(1) because this activity is being conducted on a tract less than 1.5 acres with no existing forest, or existing specimen or champion tree, and the afforestation requirements would not exceed 10,000 square feet.

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, construction superintendent, forest conservation inspector, and Montgomery County Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

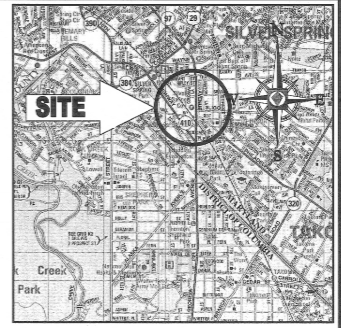
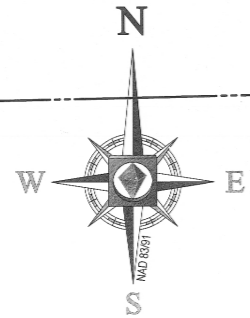
If you have any questions regarding these actions, please feel free to contact by email at david.wigglesworth@montgomeryplanning.org or at (301) 495-4581.

Sincerely,

A handwritten signature in black ink that reads "David Wigglesworth".

David Wigglesworth
Sr. Planner
Development Applications & Regulatory Coordination Division

CC: Matt Jones (Bohler Eng.)
42015032E



LOCATION MAP
COPYRIGHT AEC THE MAP PEOPLE
PERMIT USE NO. 20002153-5
SCALE 1"=200'

BOHLER ENGINEERING

CIVIL, ACCOUNTING, ENGINEERING, SURVEYING
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

16701 MELFORD BLVD., SUITE 310
 BOWIE, MARYLAND 20716
 Phone: (301) 809-4500
 Fax: (301) 809-4501
 www.BohlerEngineering.com

REV.	DATE	COMMENT	BY
1	08/19/14	REVISE PER M-NCPPC COMMENT	REK

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

- Pre-Construction**
- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist or Maryland-licensed tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

- No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
 - Root pruning
 - Crown reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration matting
 Measures not specified on the forest conservation plan may be required as determined by the forest conservation inspector in coordination with the arborist.

- A Maryland-licensed tree expert or an International Society of Arboriculture-certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reduction measures during the pre-construction meeting.
- Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. The forest conservation inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between support poles (minimum 4 feet high) with high visibility flagging
 - 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

- Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the forest conservation inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of forest conservation inspector.
- Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown on the approved plan.

- Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.

- During Construction**
- Periodic inspections by the forest conservation inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the forest conservation inspector, must be made within the timeframe established by the inspector.

- Post-Construction**
- After construction is completed, an inspection shall be requested. Corrective measures may include:
 - Removal and replacement of dead and dying trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair
 - Clean up of retention areas

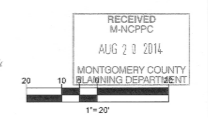
- After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the Department of Permitting Services and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

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Forest Conservation (FC Exemption)
Tree-Save Plan

APPROVED
FC Exemption No. 42015032E
Date: 8/20/14
Signature: [Signature]

Site conditions have been field-verified as part of this approval.



PROFESSIONAL CERTIFICATION
I, MATTHEW JONES, 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. LICENSE NO. 3988, EXPIRATION DATE 3/31/2015



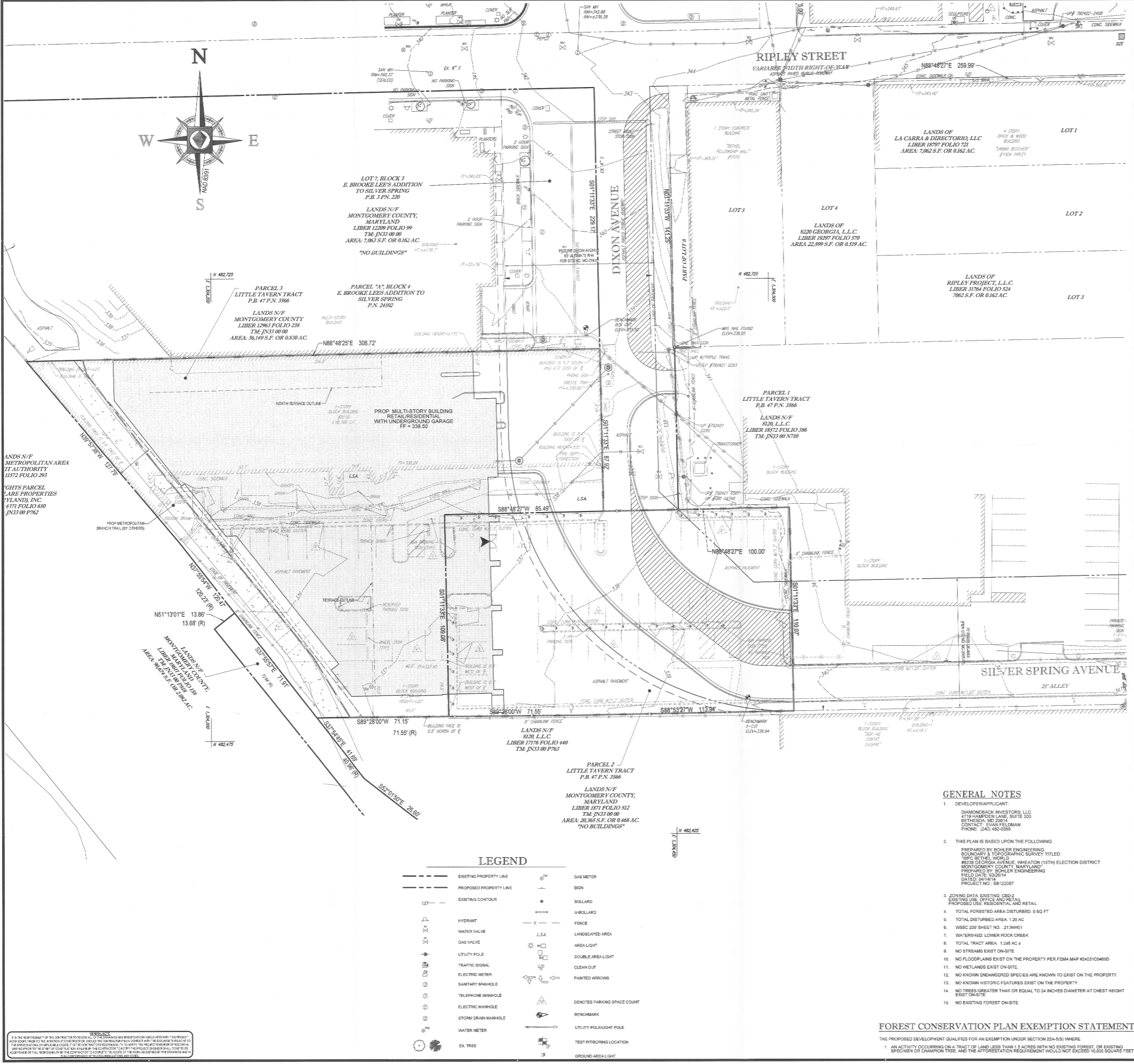
NOT APPROVED FOR CONSTRUCTION
PROJECT No. M812206C
DRAWN BY: MKJ
CHECKED BY: MKJ
DATE: 08/19/14
SCALE: 1"=200'
CAD I.D.: NR1

RIPLEY II
FOR
WASHINGTON PROPERTY COMPANY
LOCATION OF SITE
GEORGIA AVENUE AND
SILVER SPRING AVENUE
SILVER SPRING, MARYLAND
MONTGOMERY COUNTY

BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20716
Phone: (301) 809-4500
Fax: (301) 809-4501
www.BohlerEngineering.com

M. K. JONES
PROFESSIONAL ENGINEER
8/19/14

SHEET TITLE:
EXISTING CONDITIONS PLAN
SHEET NUMBER:
1 OF 1



GENERAL NOTES

- DEVELOPER/APPLICANT: DIAMONDBACK INVESTORS, LLC 5719 HAMPDEN LANE, SUITE 300 BETHESDA, MD 20814
CONTACT: EVAN FELDMAN PHONE: (242) 482-0355
- THIS PLAN IS BASED UPON THE FOLLOWING:
PREPARED BY BOHLER ENGINEERING BOUNDARY & TOPOGRAPHIC SURVEY TITLED "DPC BETHEL WORLD #238 GEORGIA AVENUE, WHEATON (13TH ELECTION DISTRICT) MONTGOMERY COUNTY, MARYLAND"
PREPARED BY BOHLER ENGINEERING FIELD DATE: 03/26/14 DATED: 04/14/14 PROJECT NO.: S881222067
- ZONING DATA: EXISTING: OBD-2 EXISTING USE: OFFICE AND RETAIL PROPOSED USE: RESIDENTIAL AND RETAIL
- TOTAL FORESTED AREA DISTURBED: 0 SQ FT
- TOTAL DISTURBED AREA: 1.20 AC
- WISC 2007 SHEET NO.: 217(M)M0
- INTERSECTED LOWER ROCK CREEK
- TOTAL TRACT AREA: 1.268 AC
- NO STREAMS EXIST ON-SITE
- NO FLOODPLAINS EXIST ON THE PROPERTY PER FEMA MAP #240310M010
- NO WETLANDS EXIST ON-SITE
- NO KNOWN ENDANGERED SPECIES ARE KNOWN TO EXIST ON THE PROPERTY.
- NO KNOWN HISTORIC FEATURES EXIST ON THE PROPERTY.
- NO TREES GREATER THAN OR EQUAL TO 24 INCHES DIAMETER AT CHEST HEIGHT EXIST ON-SITE
- NO EXISTING FOREST ON-SITE

LEGEND

---	EXISTING PROPERTY LINE	○	GAS METER	
---	PROPOSED PROPERTY LINE	+	SIGN	
---	EXISTING CONTOUR	●	BOLLARD	
---	HYDRANT	○	U-BOLLARD	
---	WATER VALVE	---	FENCE	
---	GAS VALVE	LSA	LANDSCAPED AREA	
---	UTILITY POLE	○	AREA LIGHT	
---	TRAFFIC SIGNAL	○	DOUBLE AREA LIGHT	
---	ELECTRIC METER	○	CLEAN OUT	
---	SANITARY MANHOLE	○	PAINTED ARROWS	
---	TELEPHONE MANHOLE	○	○	DENOTES PARKING SPACE COUNT
---	ELECTRIC MANHOLE	○	○	DENOTES BENCH MARK
---	STORM DRAIN MANHOLE	○	○	DENOTES UTILITY POLE/LIGHT POLE
---	WATER METER	○	○	DENOTES TEST FITTING LOCATION
---	EX TREE	○	○	DENOTES GROUND AREA LIGHT

FOREST CONSERVATION PLAN EXEMPTION STATEMENT:

THE PROPOSED DEVELOPMENT QUALIFIES FOR AN EXEMPTION UNDER SECTION 22A-5(S) WHERE:
1. AN ACTIVITY OCCURRING ON A TRACT OF LAND LESS THAN 1.5 ACRES WITH NO EXISTING FOREST, OR EXISTING SPECIMEN OR CHAMPION TREE, AND THE ACTIVITY REQUIREMENT WOULD NOT EXCEED 10,000 SQUARE FEET

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL OF THE ADJACENT AND INTERFERING PROPERTIES WITHIN THE PROJECT AREA OF ANY WORK THAT MAY BE NEAR OR ON THEIR PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ADJACENT AND INTERFERING PROPERTIES WITHIN THE PROJECT AREA OF ANY WORK THAT MAY BE NEAR OR ON THEIR PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ADJACENT AND INTERFERING PROPERTIES WITHIN THE PROJECT AREA OF ANY WORK THAT MAY BE NEAR OR ON THEIR PROPERTY.