$\mathsf{MCPB}$ 

Item No.: 5B Date: 02-07-19

Black Hill (Crystal Rock) Potomac Edison Substation, Mandatory Referral, MR2019007



Joshua Penn, Planner Coordinator, <u>Joshua.Penn@montgomeryplanning.org</u>, 301-495-4546 Frederick V. Boyd, Supervisor, <u>Fred.Boyd@montgomeryplanning.org</u>, 301-495-4654 Richard Weaver, Chief, <u>Richard.Weaver@montgomeryplanning.org</u>

Completed: 1/25/2019

#### Description

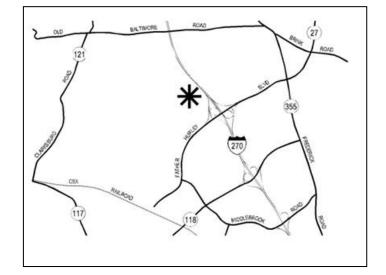
### B. Black Hill (Crystal Rock) Potomac Edison Substation: MR2017006

Mandatory Referral associated with a request for Potomac Edison Power Substation, On Crystal Rock Drive, 3,000 feet north of Kinster Drive, 2.73 acres, identified as 374 on Tax Map EV341, on the west side of I-270, TMX-2 Zone, 2009 Germantown Sector Plan.

**Staff Recommendation: Approval with Comments** 

Applicant: Potomac Edison

Acceptance Date: November 28, 2018



#### Summary

- The review of this Application is in two parts:
  - Part A Final Forest Conservation Plan Amendment 82013025F (Black Hill) (discussed in a separate staff report)
  - Part B Mandatory Referral MR2019007 Black Hill (Crystal Rock) Potomac Edison Substation.
- Construction of a new power substation to distribute service to the neighboring Black Hills development and surroundings.

#### **RECOMMENDATIONS:**

Staff recommends approval of the Mandatory Referral to be transmitted to the Washington Suburban Sanitary Commission (WSSC):

#### **Mandatory Referral Review**

This proposal is for the construction of a new power substation that will use an existing overhead electrical transmission line to distribute service to the neighboring Black Hills development which is currently under construction. This project requires the Mandatory Referral review process under the Montgomery County Planning Department's Uniform Standards for Mandatory Referral Review. State law requires all federal, state, and local governments and public utilities to submit proposed projects for a Mandatory Referral review and approval by the Commission. The law requires the Planning Board to review and approve the proposed location, character, grade and extent of any road, park, public way or ground, public (including federal) building or structure, or public utility (whether publicly or privately owned) prior to the project being located, constructed or authorized.

#### **INTRODUCTION**

#### **Site Description**

The Property is located on Crystal Rock Drive, 3,000 feet north of Kinster Drive, identified as part of parcel 374 on Tax Map EV341, on the west side of I-270, TMX-2 Zone, 2009 Germantown Sector Plan. The Property totals 2.73 acres.

The Property is in the northern portion of the Germantown Employment Area near the Corridor Cities Transitway (CCT), adjacent to Black Hill Regional Park and I-270. The primary access point is Crystal Rock Drive. The Property slopes from the northern boundary adjacent to I-270 toward the southern boundary directly adjacent to the existing townhouses, and naturally drains toward the Little Seneca Creek.



Figure 1: 2017 Aerial Photograph of the Vicinity



Figure 2: 2017 Aerial of the Substation Location

#### **Project Description**

Potomac Edison, a FirstEnergy Company (FE) is proposing the construction of the Crystal Rock Substation Project (the Project), which involves the construction of a new 70-foot by 100-foot pad to locate the substation, and an approximately 600 ft of permanent access road extending northeast from the end of Crystal Rock Drive. The Project will connect an existing overhead electrical transmission line to the proposed substation to distribute service to the neighboring Black Hills development which is currently under construction.

The Project is located adjacent to Interstate-270 (I-270) in Germantown, , and is bordered by I-270 to the east, wooded lands to the north and west, and open grass fields to the south. The site was historically used as a golf driving range but is now part of a master planned mixed use development. Residential homes (mostly apartments) lie to the west and south away from the proposed substation site, with a large railway electronics manufacturing plant located on the opposite side of I-270, east of the site. An existing overhead electrical sub-transmission line currently crosses I-270 just to the north of the proposed substation and connecting to these existing lines is part of the overall scope of this Project. Future use of the lands immediately adjacent to the proposed substation site is planned as a large parking garage which will generally shield the substation from adjacent residential uses, but the exact timing of this structure is undetermined.

The Project will involve a minor impact to the Black Hills Forest Conservation Easement area (the removal of a single tree and other smaller unregulated vegetation). The modification of the previously approved Forest Conservation Plan is currently being submitted and processed by representatives of the Black Hills development.

Specific site development activities will consist of the following:

- Temporary utilization of Crystal Rock Drive near the project location during construction of the access road to the substation.
- Temporary disturbance of a corridor between the existing overhead transmission lines and the proposed substation site. This area will be restored to approximate existing ground conditions after installation.
- Permanent disturbance of a pad of approximately 0.16-acre in size and a 0.26-acre access road area where the new substation will be installed. An access road leading to a 0.15-acre gravel pad with a 0.04-acre graded lawn area will be constructed in this location.

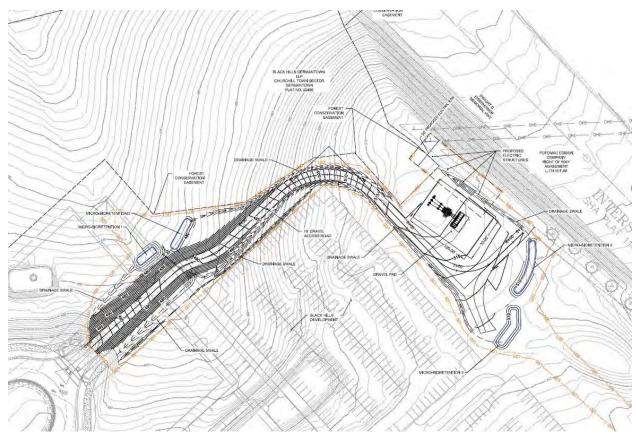


Figure 3: Site Layout

#### **Sector Plan Consistency**

The Project is necessary infrastructure to serve existing and planned development associated with the Black Hills mixed use development, which has previously been deemed consistent with the 2009 Germantown Sector Plan.

#### **Neighborhood Compatibility**

#### Scale and Facility Design

The parcel is mostly treeless and only one regulated tree will need to be removed to provide minimum safety clearance for the connection lines between the proposed substation and the existing transmission line which crosses I-270. The removal of this tree is being addressed under the revised Forest Conservation Plan being processed by representatives of the Black Hills's development.

The Project is not subject to the county's landscape requirements, and thus a comprehensive landscape plan has not been developed. However, to provide interim screening of the substation from adjacent development areas (until the future parking garage is constructed), a Landscape Screening and Lighting Plan has been developed which will include the establishment of a planted strip along the western and southern perimeter of the substation (outside of the required permanent security fencing around the

substation). Based on a basic viewshed assessment conducted for the project site, no other shielding landscaping should be required.

The proposed substation will include only a few small pole-mounted downward facing lights as part of its overall security and operations plan. No outward influence of these lights is anticipated either in the short-term (before the parking garage is constructed) and long term (after the garage is built).

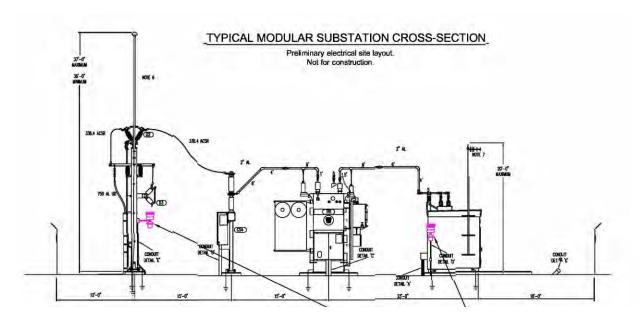


Figure 4 Substation Design

The overall scale and design should be consistent with the location of existing and planned development on the Black Hills property and should have no adverse effects on neighboring land.

#### **ENVIRONMENT**

#### **Environmental Guidelines**

The project area does not contain any environmental buffers, streams, other sensitive features. It is located in the buildable envelope of the Black Hills Site Plan. The property was previously covered by Natural Resource Inventory/Forest Stand Delineation #420110810 approved on October 10, 2013.

#### **Forest Conservation**

The overall Black Hills property is covered by Final Forest conservation Plan (FFCP) #82013025F. This Mandatory Referral project is located in the northeast corner of that Plan. The Project will involve a minor impact to the Black Hills FFCP, including an impact to the Forest Conservation Easement area (the removal of a single tree and other smaller unregulated vegetation). An Amendment to the previously approved FFCP is submitted in conjunction with this application. The changes to the FFCP are evaluated in a separate staff report.

#### **Impacts to Parkland**

The closet parkland to the Property is Black Hills Regional Park directly to the northwest. The proposed plan shows no impacts to parkland.

#### **COMMUNITY OUTREACH AND NOTIFICATION**

No public meeting was held, and no notice was sent by the Applicant. Staff sent out a postcard notice to all adjoining and confronting property owners and all HOA and Civic Associations within one-mile. This notice was sent out on January 25, 2019, two weeks prior to the hearing. Staff felt this notice provided adjacent residents and all interested parties in the project area with an opportunity to review and comment on the plans.

#### **CONCLUSION**

Staff recommends that the Planning Board approves the Mandatory Referral and transmits recommendations as specified on page two of this staff report.

#### Attachments

Attachment A – Potomac Edison Mandatory Referral Package

### Mandatory Referral Narrative and Supporting Documentation

#### DRAFT

The Potomac Edison Company, a FirstEnergy Company Crystal Rock Substation Project Montgomery County, Maryland

GAI Project Number: C140090.00, Task 004

November 2018



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#### 1.0 Mandatory Referral Narrative

#### Pursuant to Section IV of the Approved Uniform Standards for Mandatory Referral Review

1. Written narrative of the proposal generally describing the project location, access, surrounding land uses and other existing conditions, proposed uses, scale and size of proposed structures, and other significant features of the proposal including, but not limited to the following:

Potomac Edison, a FirstEnergy Company (FE) is proposing the construction of the Crystal Rock Substation Project (Project) which involves the construction of a new 70-foot by 100-foot pad to locate the substation, and an approximately 600 ft. permanent access road extending northeast from the end of Crystal Rock Drive. The proposed project is to connect an existing overhead electrical transmission line to the proposed substation to distribute service to the neighboring Black Hills development which currently under construction. The substation is to be located within portions of FirstEnergy-owned property currently being purchased. See Attachment 1 for a Location Map.

The proposed project covers 2.73 acres is located adjacent to Interstate-270 (I-270) in Germantown, Montgomery County, Maryland (MD), and is bordered by I-270 to the east, wooded lands to the north and west, and open grass fields to the south. The site was historically used as a golf driving range, but is now part of a master planned, mixed use development. Residential homes (mostly apartments) lie more to the west and south away from the proposed substation site, with a large railway electronics manufacturing plant being located on the opposite side of I-270, east of the site. An existing overhead electrical sub-transmission line currently crosses I-270 just to the north of the proposed substation and connecting to these existing lines is part of the overall scope of this project. Future uses of the lands immediately adjacent to the proposed substation site is planned as large parking garage which will generally shield the substation from adjacent residential uses, but the exact timing of this structure is undetermined.

It has been determined that there are no streams or wetlands located within the proposed substation site (reference Resource Location Map - Attachment 2). The Project will involve a minor impact to the Black Hills Development Forest Conservation Easement area (the removal of a single tree and other smaller unregulated vegetation), and the modification of the previously approved Forest Conservation Plan is currently being submitted and processed by representatives of the Black Hills development.

Specific site development activities are depicted on the Proposed Project Layout (Attachment 3) will consist of the following:

- Temporary utilization of Crystal Rock Drive near project location during construction of access road to substation.
- Temporary disturbance of a corridor between the existing overhead transmission lines and the proposed substation site. This area will be restored to approximate existing ground conditions after installation.
- Permanent disturbance of a pad of approximately 0.16-acre in size and a 0.26-acre access road area where the new substation will be installed. An access road leading to a 0.15-acre gravel pad with a 0.04-acre graded lawn area will be constructed in this location.
  - a. The hours of operation and the types of use(s) proposed within the structure(s), or on the property under consideration.

Not applicable due to the nature of the proposed facilities. The proposed substation will be an un-manned facility with appurtenant structures being visited occasionally by FE staff for maintenance and operations.



b. Whether the proposed project is consistent with the county's General Plan, functional plans such as the Countywide Master Plan of Transportation, the approved and adopted area master plan(s) or sector plan(s), and other public plans, policies, or programs for the area. Any deviation or lack of consistency should be fully explained.

The Project is needed infrastructure to serve existing and planned development associated with the Black Hills mixed use development, which has previously been deemed consistent with the county's General Plan.

c. A Pedestrian and Bicycle Safety Impact Statement that includes an analysis of the effect of the project on pedestrian and bicyclist access and safety, and the identification of any capital and/or operating modifications, including road re-construction plans and road re-striping plans, that may be required to promote and maximize safe pedestrian and bicyclist access on the project site, and in the surrounding area.

Due to the location of the area covered by this Mandatory Referral being remotely located in an otherwise inaccessible portion of the overall Black Hills development, no pedestrian or bicycle activities are expected to be encountered except for where the proposed access drive connects with the local roadway network. During construction, pedestrian traffic will be restricted from entering the workspace, and appropriate roadway protection measures will be implemented, such as temporary detours or other MOT initiatives.

d. Whether the proposed typical roadway and pathway section meets the applicable state and county standard(s). If not, the necessary waivers requested, or to be requested, from any applicable agency or municipality, and the reasons for those waivers should be described.

The proposed Project does not propose impact upon any roadway or designated trail/pathway, and the single point of connection for the construction/maintenance access road will be constructed and maintained to meet all applicable federal, state, and county standards. This single roadway connection location will be restored to pre-construction conditions.

e. The status of a Historic Area Work Permit (HAWP) application, if the project would affect county-designated historic resources, sites, or districts. For state or federally funded projects, indicate the status of comments by the Maryland Historical Trust. If any historical resources, sites, or districts would be impacted, state the proposed measures to be undertaken to limit impacts, and any remedial measures to mitigate, the identified impacts.

The master developer for the Black Hills project conducted extensive research and coordination with the Maryland Historical Trust, and due to the previously altered condition of the site for the proposed substation (previously a golf driving range), no adverse impact upon county-designated historic resources, sites, or districts is anticipated

f. Phasing schedule or plan, if applicable.

There is no applicable phasing schedule or plan, as the project will be constructed in a single phase. The construction start date is currently set for January 2019 with an in-service date for the substation being third quarter of 2019.



g. A description of the manner in which any land intended for common or quasi-public use, but not proposed to be in public ownership, will be held, owned, and maintained in perpetuity for the indicated purposes.

No land is proposed to be held by FE for common or quasi-public use.

h. Funding source(s) for the project: county, state, federal, and/or private.

The Project is privately funded.

i. List of permits needed from other agencies. (The Mandatory Referral process does not exempt any project from the need to meet the requirements of any other entitlement process.)

The Permitting and Approvals Table for Mandatory Referral, providing information on permits and approvals needed from other agencies is provided as Attachment 4.

j. A description of the potential impacts to public parkland or land owned by M-NCPPC, if applicable, and an explanation of what efforts have been made to minimize these impacts and what mitigation will be undertaken.

The Project will involve a minor impact to the Black Hills Development Forest Conservation Easement area (the removal of a single tree and other smaller unregulated vegetation), and the modification of the previously approved Forest Conservation Plan is currently being submitted and processed by representatives of the Black Hills development.

k. For all projects involving buildings or other structures, a statement on whether or not the proposed project will seek United States Green Building Council Leadership in Energy and Environmental Design (LEED), or equivalent green building certification. If the project is not going to seek LEED or equivalent certification, provide a LEED scorecard indicating the degree to which the project would be eligible for such certification;

This is not applicable to the Project.

#### 2. General Location Map

An overall map of the location of the Project being addressed by this Mandatory Review is provided as Attachment 1.

#### 3. Site Plan

An overview of the proposed site plan and associated storm water management areas is provided as Attachment 3.

#### 4. Utilities and Rights-of-Way Map

While the project itself is considered a utility enhancement effort, it will not impact or otherwise affect any known utilities nor established Rights of Way.

#### 5. Pedestrian and Vehicular Circulation Plan

This is not applicable to the Project



#### 6. Natural Resource Inventory (NRI) Plan

Natural resources in the Project area were identified by qualified professionals for the proposed project, and by representatives of the Black Hills development (fka – North Village-270 Ltd. Partnership). A Natural Resource Inventory/Forest Stand Delineation (Attachment 5) was approved by Montgomery County in Oct. 2011 (Attachment 6). No streams, wetlands, or natural resources were found during the field investigation.

#### 7. Tree Conservation Plan

The Project will involve a minor impact to the Black Hills Development Forest Conservation Easement area (the removal of a single tree and other smaller unregulated vegetation), and the modification of the previously approved Forest Conservation Plan is currently being submitted and processed by representatives of the Black Hills development.

#### 8. Topographic Map

A copy of the DRAFT E&S Plans which reflect topographic contours is provided as Attachment 9. These E&S Plans have been provided to WSSC for review and approval.

#### 9. Stormwater Management Concept

A Stormwater Management Concept / Stormwater Management Development Plan was developed to serve the proposed substation site. Stormwater management for the Project area will entail minimization of disturbance during construction, implementation of appropriate E&S controls and installation of bio-retention basins and infiltration berms to minimize impacts of additional stormwater flow from new, permanent gravel area associated with the proposed substation. The proposed design will achieve the following:

- Natural Resource Protection. The Project will entail minimal permanent impact to natural resources of the area. This area will be restored to existing conditions.
- Maintenance of Natural Flow Patterns. Existing flow patterns will be maintained throughout the Project area except in the area of the proposed gravel pad. In this area, the size of the pad has been kept to a minimum and graded to match the existing surrounding contours to the extent possible.
- Restoration of disturbed areas to approximate existing conditions after construction will occur in all areas of the Project except for the proposed gravel access road and pad area. Stormwater BMPs will be used to reduce an increase in stormwater to the extent possible.
- Integration of E&SCs into Stormwater Strategy. An E&SC Plan will be submitted for the Project
  that details measures taken to minimize the possibility of sediment introduction into stormwater
  runoff during construction. Permanent disturbance will be minimal.
- Implementation of Environmental Site Design (ESD) Planning Techniques and Practices to the Maximum Extent Practicable. Proposed expansion of the facility has been developed in a matter that constrains impacts to previously disturbed areas and intentionally does not impact natural resources identified to the extent that is practically possible.

#### 10. Detailed Site Plan/Landscape Plan

The Project is not subject to the county's landscape requirements, and thus a comprehensive landscape plan has not been developed. However, in order to provide interim screening of the substation from adjacent development areas (until the future parking garage is constructed), a Landscape Screening and Lighting Plan (Attachment 7) has been developed which will include the establishment of a planted strip along west and southern perimeter of the substation (outside of the required permanent security fencing around the substation). Based upon a basic viewshed assessment conducted for the project site (viewshed photolog included with the Attachment 7), no other shielding landscaping should be required.



#### 11. Tree Canopy Coverage

The parcel is mostly treeless and only one regulated tree will need to be removed to provide minimum safety clearance for the connection lines between the proposed substation and the existing transmission line which crosses I-270. The removal of this tree is being addressed under the revised Forest Conservation Plan being processed by representatives of the Black Hills's development.

#### 12. Lighting Plan

The proposed substation will include only a few small pole-mounted downward facing lights as part of its overall security and operations plan (see profile included on the Landscape Screening Plan - Attachment 7). No outward influence of these lights is anticipated either in the short-term (before the parking garage is constructed) and long term (after the garage is built).

#### 13. Overall Concept Development Plan

Mapping depicting the proposed location of the Project as it crosses the subject parcels is provided as Attachment 1.

#### 14. Statement of Compliance with Montgomery County's Noise Control Ordinance

A pre-construction sound level monitoring survey was completed at locations surrounding the future site of the proposed substation due to anticipated post-construction persistent hum from the project once the substation is completed and in operation. The purpose of this study was to investigate ambient sound levels and understand the potential impact the operations at the Project may have on the surrounding community. This sound level monitoring survey included two sets of 15-minute readings for LAeq, LAF90, LAFmax, and LAFmin during daylight hours at five locations within a one-mile radius of the proposed substation.

The area surrounding the Project location contains an assortment of Noise Sensitive Areas (NSAs), each posing unique and challenging criteria for preservation. NSAs are identified by the general criterion that they are areas used and enjoyed by people and the surrounding community for various purposes. In the wake of any development of nearby lands, it is the goal to maintain the right to continued enjoyment of these areas for personal or public use.

It is determined that sites monitored currently exceed what would be the allowable sound levels (dBA) for a prominent discrete tone based on Montgomery County Ordinance Chapter 31B-5 during daylight or nighttime hours. While the monitored LAF90 values of ML1 and ML2 were slightly elevated compared to the other locations, this is possibly due to the close proximity of these locations to I-270. Nighttime sound levels from prominent discrete tones could be of particular concern as there is a heightened awareness to nuisance sounds during the nighttime hours when other sources of sound are not present or as predominant. The area around the proposed Project is a developing community with significant amounts of new (or recently new) housing developments. The existing sound levels in the surrounding community represent those typical of a developed, suburban environment. Based on conversations with Montgomery County, MD, Potomac Edison (FE) will remain aware of the possible need to mitigate the sound levels from equipment installed at the Project in the future, e.g., a future expansion of the proposed substation.

#### 15. Architectural Elevations

A typical profile view of this proposed substation is included on the Landscape Screening and Lighting Plan - Attachment 7.



#### 16. Traffic Impact Statement

Due to the nature of this Project and a lack of roadways within the designated parcel, no traffic impact or control plans are required. Appropriate driveway permits will be secured (as required) where the access road connects to Crystal Rock Drive.

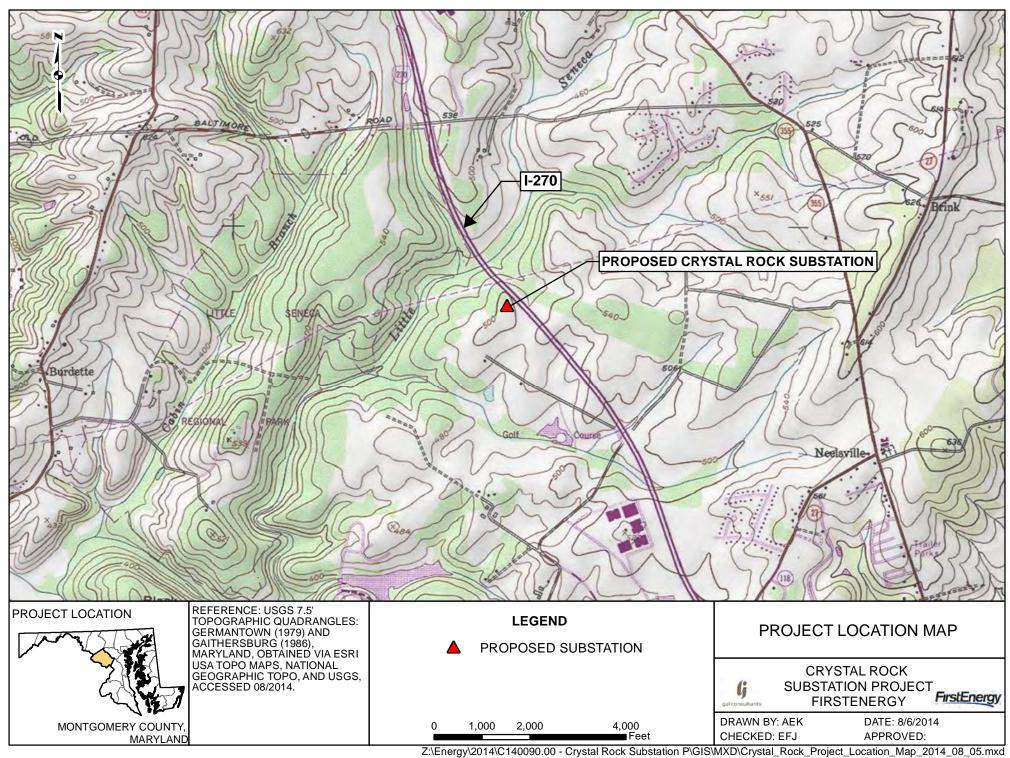
#### 17. Statement of Community Outreach

Due to the small scale of this project and close coordination with representatives of the Black Hills development, no specific community outreach activities were anticipated nor conducted. The installation of this electrical substation will serve to benefit all residents of the Black Hills developments, while causing no impact upon the local community.



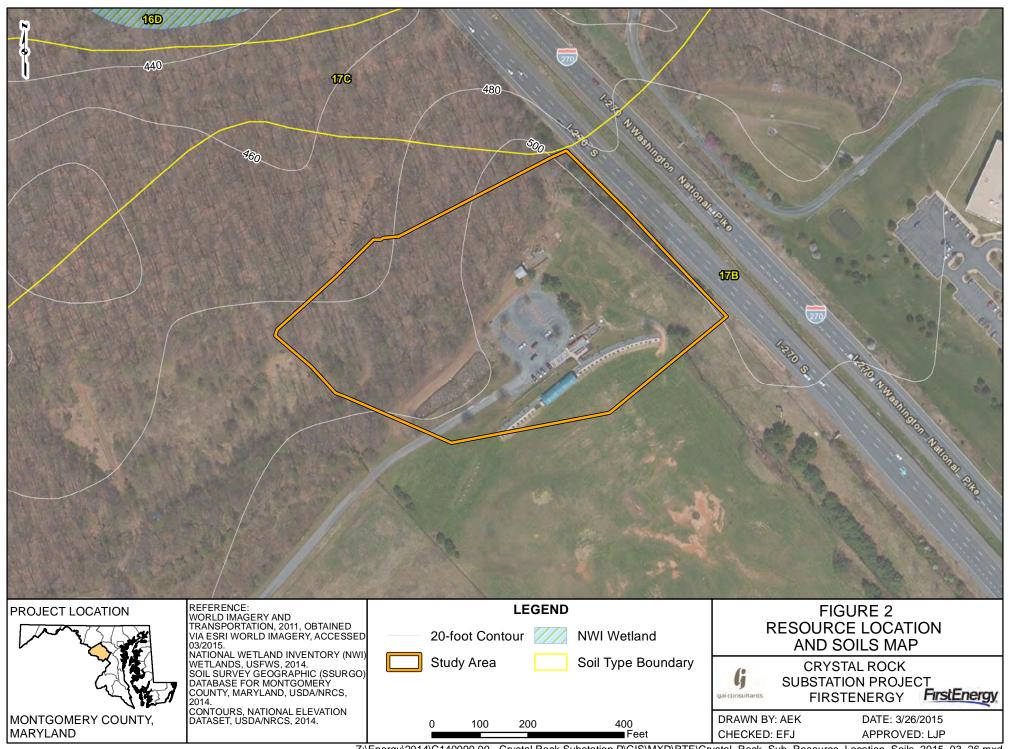
## **ATTACHMENT 1 Location Map**





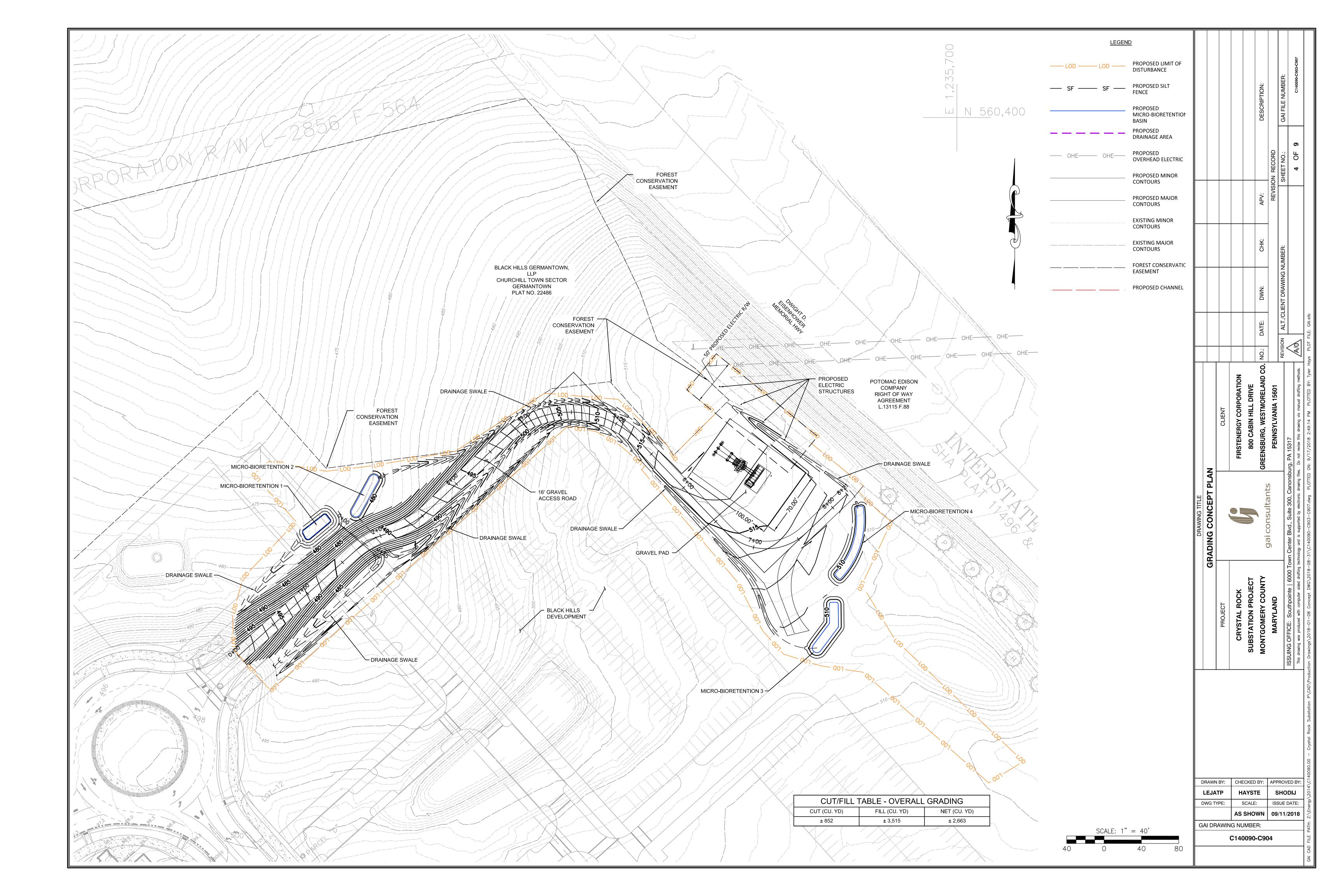
## **ATTACHMENT 2 Resource Location Map**





# **ATTACHMENT 3 Proposed Project Layout**





## **ATTACHMENT 4 Permit and Approval Information**



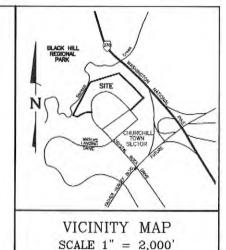
#### **Attachment 4 - Permits Required Table**

Permit Required	Agency
National Pollutant Discharge Elimination System (NPDES) Application for General Permit for Stormwater Associated with Construction Activity	Maryland Department for the Environment
Engineered Sediment Control Permit	Montgomery County - Dept. of Permitting Services
Forest Conservation Plan (Part of Black Hills Development's FCP)	Maryland National Capital Parks & Planning Commission
Stormwater Management (SWM) Concept Application Site Development SWM Plan	Montgomery County - Dept. of Permitting Services
Public Right-of-Way Application	Montgomery County - Dept. of Permitting Services
Electrical Permit	Montgomery County - Dept. of Permitting Services
Fence Permit	Montgomery County - Dept. of Permitting Services

### **ATTACHMENT 5 Natural Resource Inventory/Forest Stand Delineation**







#### NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES

- 1. TOTAL SITE AREA 174.37 ACRES (APPROX. 7.391,422 S.F.) AND CONSISTS OF PARCELS 1 10 A S B, AND PARCEL 391 AT LIBER 12755, FOLIO 304. PROPERTY IS LOCATED ON CRYSTAL ROCK DRIVE, WEST OF RINGTER DRIVE. TOTAL SITE AREA INCLUDES AREA PREVIOUSLY DEDICATED TO THE COINTY FOR BLACK HILLS REGIONAL PARK (64.1869 ACRES). PER AGRESHEN WITH HMCDPC STAFF, ENVIRONMENTAL PREVIEWS ON DEDICATED PART OF PROPERTY ARE ROT SHOWN.

  2. 2' CONTOUR TOPOGRAPHY BY CLARK, FINEFROCK, & JACKETT, INC.

  3. BOUNDARY IMPORMATION FROM SURVEY BY MACRIS, EMBRICKS, & GLARCOCK.

  4. SOILS ON SITE ARE MAPPED AS WATER (MAPPING UNIT 10.0 ARILE SLIT LOAM (MAPPING UNIT 16C S), OCCOÇUAN LOAM (MAPPING UNIT 178 C), HATBORD SITE LOAM (MAPPING UNIT 54A), AND BLOCKYONN CHANNERY SITE LOAM (MAPPING UNIT 118 C), HATBORD SITE LOAM (MAPPING UNIT 55 SIRET 7 OF THE SOIL SURVEY OF MONTOMERY COUNTY ISSUED JUL 195.

  5. THE SITE PRAIMS TO LITTLE SENICA CREEK TRIBUTARY. THIS PORTION OF THE LITTLE SENICA CREEK WATERSHED IS DESIGNATED AS CLASS I-P WATERS BY THE STATE OF MARYLAND.

- OF MARYLAND,
  METLANDS, STERMAS, SPRINGS/SEPS, FLOODPLAINS, AND STREAM VALLEY BUPPERS
  METLANDS, STERMAS, SPRINGS/SEPS, FLOODPLAINS, AND STREAM VALLEY BUPPERS
  ALL EXIST ON SITE, DUE TO DISTANCE FROM EUTURE PROPOSED DEVELOPMENTS, AS
  AGREED UPON WITH ENCYPC STAFF, MANY OF THE ENVIRONMENTAL FEATURES ON
  PROPERTY ALREADY DEDICATED TO COUNTY FOR BLACK HILLS REGIONAL FARK ARE NOT
  SHOWN. THERE IS NO MAPPED FROM 100 YEAR FLOODPLAIN. PROPODELAIN ENGEN IS PROM
  PLAT #21285. PLOODPLAIN FROM LITTLE SENECA CREEK WITHIN BLACK HILLS REGIONAL
  FOR THE SENECA CREEK WITHIN BLACK HILLS REGIONAL
  MANUAL PROPERTY AND AND STREAM VALLEY GUEFFERS AND BUCKEN.
- SHOWN. THERE IS NO MAPPED FREMA 100 YEAR ELOODIAIN. PLOODIAIN SHOWN IS FROM PLAT #21285. PLOODIAIN FROM LITTLE SERGIONAL PAIR NOT SHOWN. ALL STRAMMS ARE SHOWN. THE STREAM WALLEY SUPPERS ARE SHOWN PACKETT FOR THE OTHER SIDE OF THE STREAM ON BLOCK HILLS FARS. ONE BYTLIND THAT IS PART OF A NUM FOND AND PACILITY EXTEND FARS. HE PRECOMINANTLY OFF-SITE TO THE SOUTHEAST BUT FARTLY EXTENDS ON-SITE WHERE A SHEP EXISTS, WETLAND ALGO EXIST WITHIN THE BLACK HILLS PARK PART OF THE PROPERTY BUT ARE NOT SHOWN. HITLITIES (I.R. WATER, REPRE, STORM DRAIN, CHIVERTS, ELECTRIC, PHONE) ARE SHOWN IN APPROXIMATE LOCATIONS.

  THERE ARE 124.25 ACRES OF FOREST ON SITE.

  THE PROPERTY IS NOT LISTED AS A HISTORIC SITE BY M-NCPPC'S "LOCATIONAL ATLAS & HODER OF HISTORIC SITES IN MONTGORNEY COUNTY MARYLAND". THE PROPERTY IS MOT LISTED AS A HISTORIC SITE NOT HIS TLOCATED MITHIN A ETSTORIC DISTRICT ACCORDING TO M-NCPPC'S "PLACES FROM THE PAST: THE TRADITION OF GARDER HIST IN MONTGORNEY COUNTY, MARYLAND, 2001". A SMALL CREMETERY IS LOCATED ALONG THE SOUTHWEST PROPERTY MARYLAND, 2001". A SMALL CREMETERY IS LOCATED ALONG THE SOUTHWEST PROPERTY MARYLAND, 2001". A SMALL CREMETERY IS LOCATED ALONG THE SOUTHWEST PROPERTY MARYLAND, 2001". A SMALL CREMETERY IS LOCATED ALONG THE SOUTHWEST PROPERTY MARYLAND, 2001". A SMALL CREMETERY IS LOCATED ALONG THE SOUTHWEST PROPERTY MARYLAND, 2001". A SMALL CREMETERY IS LOCATED ALONG THE SOUTHWEST PROPERTY MARYLAND, 2001". A SMALL CREMETERY TO LOCATED MARYLONG THE SOUTHWEST PROPERTY MARYLAND, 2011". A SMALL CREMETERY TO LOCATED ALONG THE SOUTHWEST PROPERTY AND SOURCE SUGGESTED.

  HATCORD OF ARCHAEOLOGICAL SIGNIFICANCE WAS ORSERVED DURING SITE.

  HATCORD OF THE PROPERTY WAS CONDUCTED ON 9/16/10 TO 9/29/10 BY FRANK JOHNSON.

- APPROVING AGENCY. MIG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.

#### NRI/FSD TABLE

DESCRIPTION Existing Forest	SIZE 124.32 Acres
Acres of Wetlands/Acres of Forest in Wetlands	0.14/0.01 Acres*
Acres of Stream Valley Buffers/Acres of Forest in Stream Valley Buffers	9.80/8.10 Acres*
Acres in Floodplain/Acres of Forest in Floodplain	3.96/3.10 Acres*
Stream Valley Buffer Length (linear feet) Average Width (per side)	6300 Feet (2 streams) 200 Feet

WSSC pumping station.

#### QUALIFIED PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

FRANK C. JOHNSON

RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

WSSC 229NW13

Date

10/03/11

Project No. Sheet 10.102.11 1 of 3

Scale 1"-150'

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION LERNER PROPERTY

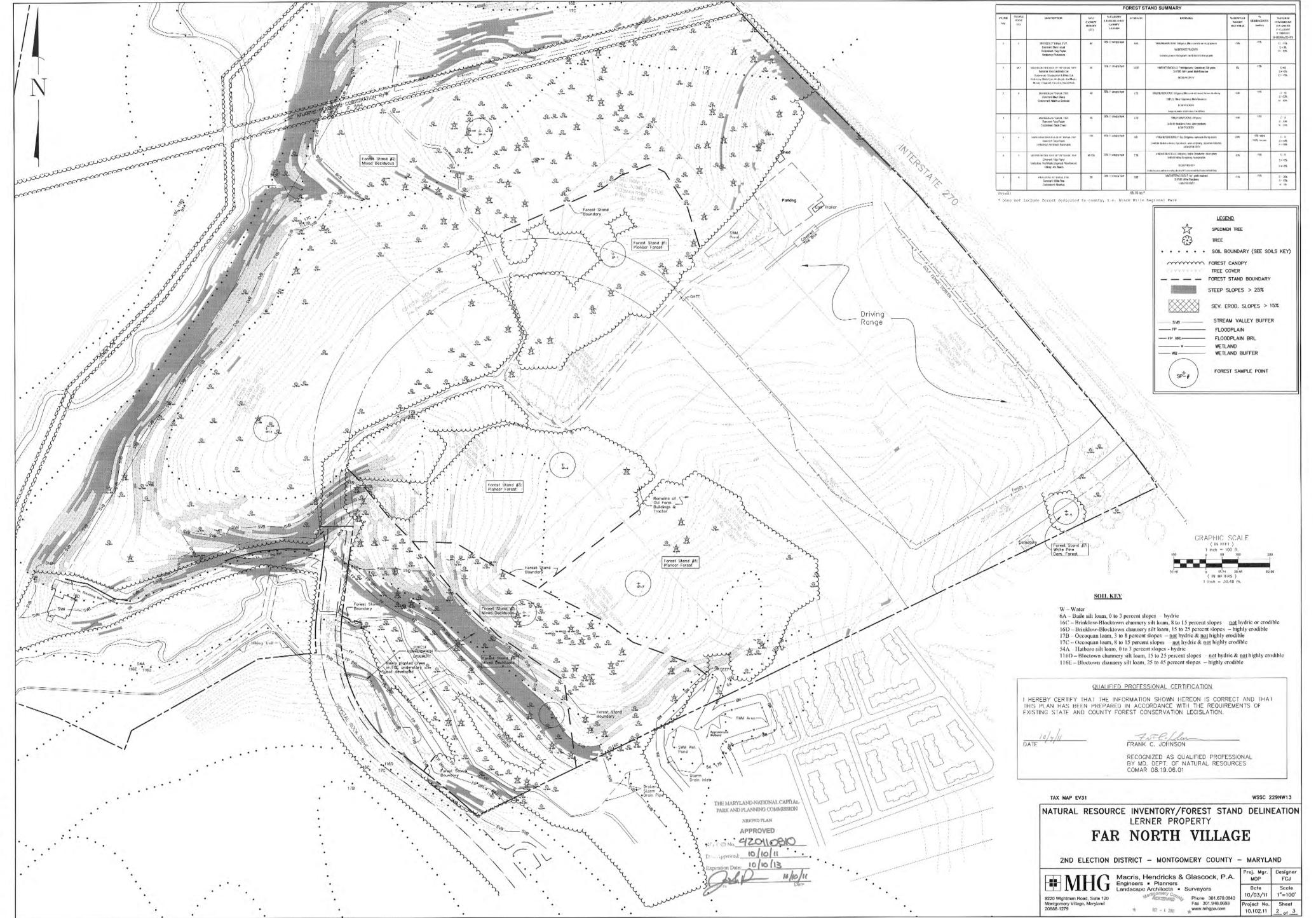
FAR NORTH VILLAGE

2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND



MACris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors

horizonery Course 1001 - L 2011 Phone 301.670.0840 Fax 301.948.0893 www.mhgpe.com \* 007 - 4 2011 \*



MANAGORAL MANAGORA MA

Saming Department

Tulip Poplar I	Botanical Name Liriodendron tulipitem	DB	12 15 15	(TRZ (s.f.)	) CRZ (radius) Conditions/Remarks 36 Cood - vines	144 Rod Ook 145 Nod ook	Quercus rubra Quercus rubra	24 28	4099 5599	76 Fair - dieback, deadwood 42 fair, daadwaxd, dichack-swollen base	288 Tulip Poplar 289 Tulip Poplar	Liriodendron tulipifera 28 Liriodendron tulipifera 34	
Northern Red Oak (	Quercus rubra	31	12 10 12	6789 7235	46.5 Good 48 Good	145 Red oak 147 Red oak	Quercus nubra Quercus nubra	24 28	4069 5539	36 Fair - dichack, dcadvood 42 Poor, Almst dcad, 1/2 canopy topped	290 White Oak 291 Red oak	Quercus allxa 29 Quercus rubra 25	
	Quereus alba	32 25		4416	37.5 (bod	148 Plack Oak	Quercus velutina	27	5150	40.5 Good, some diebnok	292 Tulip Poplar	Liriodendron tulipifera 30	
market (American Colored) and a colored Colore	7 V 17 17 1 V 1 V 1 V 1 V 1 V 1 V 1 V 1	30 24	+++	6359 4069	45 Good - wire in tree 36 Good - sparse conopy	149 Rectorik 150 Rectorik	Quacus rubra Quacus rubra	24	4009 4009	36 Frin, dieback 36 Good	293 Tulip Poplar 294 Tulip Poplar	Liriodendron tulipifem 24 Liriodendron tulipifem 24	
111111		28 30		6359	42 Good/Fair 45 Good - 75% of champion	151 White Clik 152 Tulip Poplar	Quercus alba Liriodendron tulipifêra	28	557 <del>9</del> 7235	48 Good	295 Tulip Poplar 296 Tulip Poplar	Liricklendron tulipifera. 29 Liricklendron tulipifera. 28	
White Oak (	Quereus alba	28		5539	42 God	153 Tulip Popler 154 Fleck Cak	Lincelenciron tulipitéria Quercus velutiria		5599 4776	42 Good - sone dichack 39 good, fair, deachwood, some dichack	297 Tulip Poplar 298 Tulip Poplar	Linodendron tulipifera 32 Linodendron tulipifera 27	
	Querçus rubra	30 43		6359 13063	45 Dead 64.5 Good	155 Nedoak	Quercus rubra	31	6789	46.5 Claud	299 Tulip Poplar	Lincolendron tulipitens 35	
Car procedure and appropriate des		25		4416 13678	37.5.Cood 66.Cood/Fair, rot, barbed wire	155 Black Oak 157 Black Oak	Quercus velutina Quercus velutina	25	4116	37.5 Fair, deadwood, dichack 37.5 Good, fair, deadwood	300 Tulip Poplar 301 Tulip Poplar	Liriodendron tulipifera 25 Liriodendron tulipifera 25	
Xsad		30 29		6359 5942	45 Dead 43.5 Good - leans vines	158 Red onk 159 Parna Hickory	Quercus nárea Carya glabra	21 24	409	36 Fair, leans, deadwood 36 Fair, poor, base na	302 Tulip Poplar 303 Tulip Poplar	Liriodendron tulipifem 24 Liriodendron tulipifem 30	
Northern Red Oak	Quercus rubra	29		5942	43.5 Good/Fair	160 Paxicusk	Quercus nubra	26	4776	.79 Tuir, destivered	304 Tulip Poplar	Liricxlendrum tulipilem 25	
		26 34 - 18		4776 8167	39 Cood/Fair - leans 51 Fair - poor structure	161 Red oak 162 Red oak	Quercus nibra Quercus nibra	25	4069 4116	36 Good 37.5 Fair, dradwood	305 Tulip Poplar 306 Tulip Poplar	Liriodendron tulipifera 26 Liriodendron tulipifera 25	
and the second s		25	-	4116	37.5 Poor, cavity, heavy vines 39 Good/ Fair	163 Reclouk 164 Reclouk	Quercus rubra Quercus rubra	25	4416 4090	37.5 Dead, leans, tree leaning on it 36 Good/Fair - deadwood, leans	307 Tulip Poplar 308 Tulip Poplar	Liriodendron tulipifera 27 Liriodendron tulipifera 25	
Black Cherry	Prumus serotina	26		4776 7694	39 Good - codom@6 49.5 Ean/Poor, poor structure, dead wood	105 Chestnut Clik 105 Chestnut Clik	Queros prinos Queros prinos	28	5599 4416	42 für, carvest mark 37.5 jannt, dieftsek	309 Tulip Poplar 310 Tulip Poplar	Linodendron tulipifem 32	
	Quercus alba	33 - 16 25		4416	37.5 Fair, Poison Ivy	167 Chestrart Cak	Quercus primus	27 '	5130	40.5 Hair	311 Red oak	Quereus rubra 36	
Red Maple Meckemut Hickory	7.114.5.5411.7711.	30 - 25	22 20 10	10 6359 6789	45 Fair/poor structure, rot, epic, growth 46.5 Fair - 75% of champion, dendwood, cav.	168 Red ook 169 Red ook	Quercus rubra Quercus rubra	28	5539 4009	42/Chod 36/Chod, Pair	312 Red oak 313 Tulip Poplar	Quereus rubra 36 Liriodendron tulipifera 25	
White Onk	Quercus alba	40 30		11304 6359	60 Food, Fair/stairs, vines 45 Poor - Split	170 Reclouk 171 Reclouk	Quecus nitra Quecus nitra	31 24	6789 4000	465 Fair, deadwood, dieback 36 Poor, deadwood, cav., hase rot, swollen hase, dieback	314 Tulip Poplar 315 Tulip Poplar	Liriodendron tulipifera 27 Liriodendron tulipifera 25	
l'ulip Poplar	Linodendron tulipifera	29	10	5942	43.5 good	172 Redoek	Quacus rubra	25	4416 5579	37.5 Prin, desthouxt, diebuck 42 Prin, desthouxt, diebuck	316 Tulip Poplar 317 Tulip Poplar	Linodendron tulipilera 24 Linodendron tulipilera 27	
Committee of the Commit	The state of the s	34 - 24 41	10	8167 11876	51 Fair/Poor,large rotten bole, poor structure 61.5 Fair/dieback/some deadwood	173 Redoek 174 Redoek	Quercus rubra Quercus rubra	27	51.50	40.5 Fair, deadwaxd, dichack	318 Tulip Poplar	Liriodendron tulipifera 24	
		32 24 - 21		7235 4069	48 Fair - base rot, co-dom@15 36 Good - co-dom@3	175 Chestruit Oik 176 Redook	Quecus prints Quecus nibra	26	4069 5539	36 Pair, deadwood, sperse canopy 42 Pair, deartwood, dieback, burbed wire	319 Tulip Poplar 320 Tulip Poplar	Liriodendron tulipifera 30 Liriodendron tulipifera 25	
Tulip Poplar	Liriodendron tulipifem	25 30 - 14		4416 6359	37.5 Good/Fair, some deadwood 45 Good	177 Redoek 178 Tulip Popkar	Quercus rubra Linexlandron tulipifera	28 25	409	37.5 Hair, Poor, deadwood, leans, heavy p. ivy 36 Good	321 Tulip Poplar 322 Tulip Poplar	Linodendron tulipifera 30 Linodendron tulipifera 42	
process of the second s	Quercus rubra	33	1111	7694	49.5 Good, vines, codom@6	179 Tulip Poplar	Linodendron tulipifera	24	4009	76 Coxt, denthy od	323 Tulip Poplar	Linodendron tulipifera 26	
	The second second second second second second second second	25 25		4416 4416	37.5 Good 37.5 Good	180 Tulip Poplar 181 Red oak	Linedendron tulipifera Quercus rubm	27.	5130 5912	40.5 Feir, Don; deadwood, eav @20, tree leaning , diebnek 43.5 Poor, deadwood, eav, dieing, baserot, diebnek	324 Tulip Poplar 325 Tulip Poplar	Liriodendron tulipifera 25 Liriodendron tulipifera 24	
Black Cherry	Prunus serotina	24 25	-dealer	4000	36 Poor, by vines, dieback 37.5 Cood - 6" hole	182 Rectouk 183 Rectouk	Quecus rubra Quecus rubra	25 24	4416 4009	37.5 Poor - cav, diebock, base not, branches broken off; stormdamage 36 Poor, deadwood, cav, 25" bole dead of fungus, cavity	326 Tulip Poplar 327 Tulip Poplar	Linodendron tulipifera 24 Linodendron tulipifera 25	
Tulip Poplar	Liriodendron tulipifera	25 - 22		4416	37.5 Good - codom@3	184 Badook	Quercus rubra	24	4099	36 Davi	328 Tulip Poplar	Liriodendron tulipifem 28 Liriodendron tulipifem 25	
THE RESERVE OF THE PARTY OF THE	The state of the s	25		4069	36 Good 37.5 Poor	185 Redook	Quercus rubra Quercus rubra	27	4099 5130	36 Dor, deadwood, cav 40.5 Poor, deadwood, cav, large cavity with rot	329 Tulip Poplar 330 Tulip Poplar	Linodendron tulipitera 25	
Northern Red Cak	Quercus rubra	28		5539 5942	42 Fair/Poor, Sparse canopy 43.5 Good	187 Red ook 188 Tulip Poplar	Quercus rubm Linix kerklron tulipilina	29.	5912 5539	43.5 Fair, deadwood, dictack 42 Good, deadwood	331 Tulip Poplar 332 Tulip Poplar	Linix dendron tulipifera 24 Linix dendron tulipifera 24	
Fulip Poplar	Liriodendron tulipifera	29 26		4776	39 Good	189 Redoxk	Quaras nitra	24	4000	36 Cood	333 Tulip Poplar	Linodendron tulipifera 25	
	The second secon	27		5150 5539	40.5 Good/Fair, girdling, dieback	190 Redook 191 Redook	Quacus rubra Quacus rubra	30 26	63 <del>9</del> 9 4776	45 Cood, Fair, over wires, dielands, lightning star 39 Oxed	334 Tulip Poplar 335 Tulip Poplar	Linodendron tulipifera 25 Linodendron tulipifera 28	
ulip Poplar	Linodendron tulipilora	26 27 - 15	9	4776 5150	39 Fair - poor structure 40.5 Fair/Poor, canopy damage, poor structure	192 Redook 193 Redook	Quercus nibm Quercus nibra	26 27	4776 5130	39 Chod, Pair, dichack 40.5 Good, Pair, deadwood	336 Tulip Poplar 337 Tulip Poplar	Linodendron tulipifera 24 Linodendron tulipifera 25	
ed oak	Quereus rubm	27 - 18	×	5150	40.5 Fair - codom@5, poor structure	194 Pexicusk	Quicus rubra	27	5150	40.5 Fair, poor, deadwood, dielsadk	338 Tulip Poplar	Linodendron tulipifera 24	
	marada recent	27 30	++-	5150 6359	40.5 Good/Fair - no champion, dieback 45 Good/Fair, hollow (ii) base	195 Radioak 196 American Beech	Quacus rubra Fagus grandifolia	24 28	4009 5539	36 Peor; denebuced, care, 1 hole clearl, rot 42 Cixel	339 Red oak 340 Tulip Poplar	Liriodendron tulipifera 24	
ed oak	of Assessment Constitution	24 - 15 24	-	4069	36 Good 36 dead	197 Redook 198 Redook	Quercus rubra Quercus rubra	32	7235	36 Fair, dzadwood, cav 48 Good, dzadwood	341 Red oak 342 Tulip Poplar	Quercus rubra 26 Linoxlendron tulipifera 35	
ed oak	Quereus rubm	27		5150	40.5 Fair - some deadwood	199 Rectouk	Quercas rubra	26	47/6	39 Cood	343 Talip Poplar	Liriodendron tulipifera 26	
		27		6789 5150	46,5 Good - some deadwood 40,5 Good, Fair - leans	200 Rodoak 201 Tulip Poplar	Quercus rubra Liriodendron tulipifera	25	4416 5942	37.5 Peor, deschweel, harbed wire 43.5 Fair, cav., ca-dom@3J, cavity @junction	344 Tulip Poplar 345 Tulip Poplar	Lirkxlendron tulipifem 26	
	Character transm	24 28		4069 5539	36 Cood/desdwood 42 Fair/desdwood	202 Redonk 203 Redonk	Quercus rubm Quercus rubma	27	5150 4069	40.5 Fair, chadwood, dichack 36 Fair, cavity, swollen@base	346 Red Maple 347 Tulip Poplar	Acernibrum 31- Linodendron tulipifera 30-	- 20 - 16
lack Oak	Quercus velutina	25		4416	37.5 Good, Fair/dieback/deadwood	204 Redook	Quacus nibra	26 - 15	4776	39 Fair/Poor, deadwood 15" dead	348 Tulip Poplar 349 Tulip Poplar	Liriodendron tulipifera 29 Liriodendron tulipifera 30	
	7 3 2 3 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	31		5150 6789	40.5 Poor/dieback/deadwood 46.5 Fair/dieback/deadwood	205 Bad Maple 205 Bad cak	Acerrubrum Queicus rubra	24 - 12 12 23 - 17 12	4000 3737	36 Fain/poor, leans, vines, epic. 345 Cood/Fain, deschwood, cood wn@hose	350 Tulip Poplar	Liriodendron tulipifem 32	
AND REAL PROPERTY.		30 28		6359 5539	45 good/dendwood 42 Good	207 Redoek 208 Redoek	Quercus rubra Quercus rubra	24 - 15 25	4069	37.5 Civit destound	351 Tulip Poplar 352 Tulip Poplar	Liricklendron tulipitera 27 Liricklendron tulipitera 28	
lack Oak	Quercus velutina	27		5150	40.5 Cood	209 Red ook	Quercus rubra	26	4776 4000	39 Fair, deadwood, diebeck 36 Fair, deadwood, diebeck	353 Tulip Poplar 354 Tulip Poplar	Linodendron tulipifera 25 Linodendron tulipifera 24	
	1.4	28 26		5539 4776	42 Good/Deadwood 39 Good/Deadwood	210 Rectoric 211 Badook	Quercus rubra Quercus rubra	27	5150	40.5 Cloud, hurbed wine	355 Tulip Poplar	Liriodendron tulipifem 25	
Jorthem Red Oak Jorthem Red Oak	Charles the Charle	24		4069 6789	36 Good 46.5 Pair/Deadwood/Dictrack	212 Nadook 213 Redook	Quercus rubra Quercus rubra	24 - 22	4(YH) 5912	76/Cland, fair, deadwood 43.5 Cland, Fair, deadwood	356 Tulip Poplar 357 Tulip Poplar	Lincelendron tulipiléra 24 Lincelendron tulipiléra 24	
lorthern Red Oak	Quereus rubra	25		4416	37.5 Cood, Fair/Deadwood 36 Cood/deadwood	214 Reclook 215 Reclook	Queros rubra	25 26	4776 4776	37.5 Good, Fair, deadwood 39 Good	358 Tulip Poplar 359 Tulip Poplar	Liriodendron tulipifera 41 Liriodendron tulipifera 28	
Northern Red Onk Intham Red Onk Qua	cacus rubm 26	24	4776	39	Good, Fair/Swollenbeec/Dendwood	216 Ralosk	Quercus rubra	25	4416	37.5 Pair, deselvenni, diefreck	360 Tulip Poplar	Liriodendron tulipitera 24	1
	ocus veluira 34		8167 400)	1	Poor/deadvood/co-dom@6, I bole dead, mee learning on it, diehack Good	217 Red oak 218 Red cak	Quecus rubra Quecus rubra	28 29	5539	42. Poor, deadwood, estreme dichnole 43.5 Good, deadwood	361 Tulip Poplar 362 Tulip Poplar	Linodendron tulipifera 27 Linodendron tulipifera 25	5
alip Poplar Lirio	iodendrontulipifom 25	1000	4416	37.5	Cixxl	219 Red calc 220 Red calc	Quercus rubm Quercus rubm	30 29	6399 3912	45.) Fair, deathwood, dichack 43.9 Fair, cavity (7025), curved trunk (7025)	363 Tulip Poplar 364 Tulip Poplar	Liriodendron tulipitem   25 Liriodendron tulipitem   25	
	ercus rubm 25 ercus velutiru 27		4/16 5150	40.5	Hair/deadwood Poor/deadwood/diehadk	221 Paxicak	Quercus rubra	30	6399	45 Oxal, dieback	365 Tulip Poplar	Linodendron tulipifera 37	7
1 11 4 7 11	escus velutina 27 ssa sylvatica 24		5150 4059		Fritr-deschwaxi/diebadk Cèxxi deschwaxi diebadk	222 Red oak 223 Red oak	Quercus rubra Quercus rubra	26	4776	39 Chod 39 Fair, dieback	366 Tulip Poplar 367 Tulip Poplar	Liriodendron tulipifem 24 Liriodendron tulipifem 27	1 - 22
ackOnk Quer	ercus velutina 24 ercus rubra 28		2229 6900		Chod, deadwood, dieback Chod/Fair, Deadwood, dieback	224 Rod cak 225 White Oak	Quercus rubra Quercus alba	25 24	4416	37.5 Fair, deadwood, leans, dichade 36 Good, deadwood	369 Tulip Poplar 369 Tulip Poplar	Linodendron tulipifera 44 Linodendron tulipifera 27	
bekObk Que	crcus volutina 27		5150	40.5	Good/Fair, Dadwood, dieback	226 Tulip Poplar	Lincxlerchen tulipifera Lincxlerchen tulipifera	36 28	9156 5599	54 Good, Fair, co-dom(ii) 4.9 42 Cixel	370 Talip Poplar		9 - 26 22
	ercus volution 28 ercus volution 24		5539 4069		Páir/daudvood, leaning, dietnek Páir/svollen, dietnek, insects, dendvood	227 Tulip Puptar 228 Paul cek	Quercus rubm	28	5539	42 poor, deadwood, diebeck	371 Tulip Poplar 372 Elack Cherry	Prunus scrotina 26	
and the same of th	eras velaira 25 mas niba 26		4416 4776		Fair/deadwood Clevi, Fair/deadward, diefrask	229 Red oak 230 Red oak	Quercus rubra	25	4776	37.5 Good, 39 Good	373 Tulip Poplar 374 Black Cherry	Liriodendron tulipitera. 29 Prunus serotina 32	
lackOnk Que	ercus volutina 29		3912	43.5	Fair/dradwood, dictrick	231 Red cek 232 Red onk	Quercus rubra Quercus rubra	26 28	4776 5539	39 Fair, Poor, sear, leans, diebeek 42 Good	375 Tulip Poplar 376 White Ash	Liriodendron tulipifera 27 Fravinus americana 32	
	erus ruhra 34 urus ruhra 32		8167 7235		Crock-drackwood Frin/drackwood, dieback lingus	233 White Oak	Quantalla	24	409	36 Gxxl	377 Tulip Poplar	Liriodendron tulipifera 29	3 1 7
	exas rubra 35 exas rubra 31		9665 6789		Cinnicksehunnichdank Cinni bin/cksehunnichdetsek	234 Hed cak 235 Red cak	Quercus rubra Quercus rubra	30	639	36 Dad 45 Poc, dieback, struck by lightning/woxd split top to battorn	379 Red oak	Acer succharinum 30 Quercus rubra 25	0-25
ackOsk Que	eras velitira 25		4/16 5150		Crock Fein/dichack, leaning Good/dichack	236 Red cak 237 Silver Maple	Acersaccharinum	37 24 - 18 14	9872	55.5 Gred - co-dom/a)4.5 36 Good, Fair - Epicomic growth	380 Tulip Poplar 381 Tulip Poplar	Liriodendron tulipifera 24 Liriodendron tulipifera 27	4 4 4 4 4
denk Qua	musuba 30		689	45	dend-fireges	238 Silver Miple 239 Silver Maple	Acer sechainum Acer sechainum	30 - 22 40	6359 11304	45 Good vines 60 Good vines	382 Red oak	Quercus rubra 25	5
	cacus rubra 26 cacus velutina 24		4776	4	Clivit, Riin/deachward dietxeck Prin/kears, dietxeck	240 Silver Maple	Acersaccharinum	34	8167	51 Chod/Fair - co-dom/@6	383 Tulip Poplar 384 Black Cak	Quereus velutina 24	4
1.4.	escus nibra 28 Lucus nibra 27		5539 5150		Good, Fair/deadwood/diebnek Dend	241 Silver Migile 242 Multony	Apersaccherinum  Moraceae spp.	28 - 24 24 - 15 15 8	5599 B 4099	42 Good/Fair - p. ivy 26 Pear, split licentese	385 Tulip Poplar 386 Red Maple	Liriodendron tulipifera 32 Acer rubrum 26	
kOk Qu	mas volutin 25		4416	37.5	Pen/dextvext/curved trunk@cerupy, denaged	243 Povekler 244 Brockler	Acernegundo Acernegundo	27 - 21 15	5130 5539	/0.5 Poor-leans, diebrek 42 für epie, diebrek vines	387 Black Cherry	Prunus serotina 24	4 - 23 22 15
100	cacus rubra 24 - 20 cacus rubra 30		4335	45	Far, pun/dzadvood/co-dom@3 dictack Good, dzadvood	245 BlackLocust	Robinia pseudoncacia	24	4069 639	36 Fair, paxe, vines, dichack 45 poor, deadwood, cav, swellen base, heavy vines, almost dead	388 Red oak 389 Red oak	Quereus rubra 28	В
1000	ecosniba 30 ecosniba 29	-	6359 5942	4	Poor, deadwood/ (bole dend @40, diehnek Good, Friti, dendwood, diehnek	246 Red ook 247 Red Maple	Quercus rubra Acer rubrum	30	6359	45 dext, cav, topped	390 Tulip Poplar 391 Tulip Poplar	Liriodendron tulipifera 24	4
kOik Qua	aras velutina 24 - 15	14	4009	Y	Fair, poor, deschoood	248 Mulberry 249 Red Maple	Monecae spp. Acernalman	33 - 20 20 25 - 22 15	7694 4/16	49.5 (Nor-33° co-dom@3, vines 37.5 Good/ Pair	392 White Pine 393 Tulip Poplar	Pinus strobus 27 Liriodendron tulipifem 34	11 11 11 11
kOsk Qua	ucus rubra 29 ucus volutina 25		4416	37.5	CinxPitur-chanberxl	250 Back Cherry 251 White Ash	Prunus scrotina Emsinus autricana	34 24	8167 4069	5] Pair, deselwaxd, co-dwn@9 26 Cixxl	394 White Ash	Fravinus americana 25	9 - 22
to all the second secon	ercus rubra 25 ercus velutira 30		4116 (339)		Dad, co-don@9 Good, deadwood	252 White Pine	Pines strobas	24	4069	36 Good	395 Tulip Poplar 396 Tulip Poplar	Linodendron tulipitera 27	
look Qua	encus ruba 25 iodendron tulipifem 31	14.	4416	37.5	5 Fair, deschoort, curved trunk 5 Chod/Fair - co-dom/8/45	253 White Pine 254 White Pine	Pinus strobus Pinus strobus	24 25	409	35 Good Bir, desdward 37.5 Good	397 Tulip Poplar 398 Tulip Poplar	Liriodendron tulipifem 28 Liriodendron tulipifem 28	
ip Poplar Litio	iodendron tulipitim 28		2236	42	God	255 White Pine 256 White Pine	Pinus strobus Pinus strobus	25 24	4416 4069	37.5 Coxt 36 Coxt	399 Tulip Poplar 400 Red Maple	Liriodendron tulipitera 24 Acer rubrum 25	4
And the same of the same	icelendron tulipilēra 24 ieckradron tulipilēra 24		4000	.3	Cood Coxil	257 Tulip Poplar 258 Tulip Poplar	Lincdendron tulipitèra Lincdendron tulipitèra		8005 4069	52.5 Poor, deschoood, large bark scar, dieback, co-cks m(q)S 36 Gox/Fair - poison ivy	401 Tulip Poplar	Liriodendron tulipifem 27	7
ckOsk Que	ercus volutina 24 ercus nibra 26		4099		Dead-harhad vine (adge of svale)	259 Red oak	Querciendes	24	1069	36 Good/Fair, lightning scar	402 Red Maple 403 Red Maple	Acer rubrum 35 Acer rubrum 35	5
ip Poplar Linio	icckerchon tulipitära 28		5530 4416	4	Cood Gxxl-leams	280 White Cak 281 White Cak	Quereus alba Quereus alba	28 36	5599 8655	42 Chxt, co-com@8 525 Fair, deadwxxl,co-dom@10, swollen base	404 Red Maple 405 Red Maple	Acerrubrum 25 Acerrubrum 24	
	ryaghina 25 accus volution 27		5150	40.5	Fiar - chardwexxd - chebrack	262 Red ook 263 Red ook	Quarte rubra Quarte rubra	35	6789 8065	46.5 Fair/Poor, deadwood, cav, rot, crivity (ii) (I), learns 52.5 Clord, co-dom(ii)5 (12" bole)	406 Tulip Poplar	Liriodendron tulipitera 24	4
-	ercus volution 26 ercus rubra 27		4776 5150		Feir-deadwood-dieback Good	264 Red ook 266 Red ook	Quercus rubra Quercus rubra	26 24	4776 4000	39 Cood, Fair, deadwood, dichaek 36 Fair, Poor, deadwood, cav, swollen base, stat	407 Tulip Poplar 408 Silver Maple	Acer saecharinum 25	5 - 23 15 7
kOk Qu	ercus alba 25 ercus velutrus 27		4416 5150	37.5	good, 3" tree growing, (ci)buse growt, fiiir, dearbooxt, karrs	266 Redoak	Quercus rubra	27	5150	40.5 grand, fair learns, 6" Hickory @base		re given for each trunk of multip	
adkOlk Que donk Que hiteOnk Que	mentar ventarial 4/	1	47/6	.),	Print, insects, clearlyword	267 Red ook 268 Red ook	Quercus rubra Quercus rubra	25 28	4/16 5539	37.5 Dead 42. Dead	occurs below 4	4.5 feet. If major division occurs at 4.5 feet is given. Tree ID Nu	s above 4.5 feet on
ukOk Que donk Que hiteOnk Que ndkOnk Que ndkOnk Que	mas velutina 26		7235 5130	403	Charl-swellen@hase Spood-co-dom@10	269 Tulip Poplar 270 Tulip Poplar	Linodendron tulipitem Linodendron tulipitem		4099	36 Pair, curved trank, barbed wire 36 Good		a 4.5 lea is given. Tree iD No ne Natural Resource Inventory/F	Forest Stand Delin
ack Oak Que deak Que hite Oak Que ack Oak Que ack Oak Que ack Oak Que	inus velutra 26 inus niba 32		4776 4416	3	Good Fair-deachassa/defrada	271 Red onk	Quecus minu	34	8167	51 Good, Fair, co-dom(ii)4.5			
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	288 Tulip Poplar	Liriodendron tulipifera	26		47%	39 Good
	289 Tulip Poplar 290 White Oak	Liriodendron tulipitera Quercus alba	34 29		8167 5942	.51 Cood, curved trunk 43.5 Cood, curved trunk
	291 Red oak 292 Tulip Poplar	Quereus rubra Liriodendron tulipifera	25 30		4416 6359	37.5 Fair, Poor, deadwood, cav 45 Good
1	293 Tulip Poplar	Linodendron tulipifem	24		4069 4069	36 Cood 36 Cood
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-	296 Tulip Poplar 297 Tulip Poplar	Linodendron tulipifera Linodendron tulipifera	26 32		7235	39 Good 48 Good, co-dom@19
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	300 Tulip Poplar	Lincolendron tulipifera	25		4416	37.5 good
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	303 Tulip Poplar 304 Tulip Poplar	Liricclendron tulipifera Liricclendron tulipifera	30 25		63.99	45 goxd 37.5 Fair, Pxx, Cav, co-dom@10
	305 Tulip Doplar	Liriodendron tulipifcia	26 25 -	24	47/6 4416	39 Good 37.5 Poor, weak fork, deadwood, cav, 24" split, fallen
	306 Tulip Poplar 307 Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	27	24	5150	40.5 Cood
-	308 Tulip Poplar 309 Tulip Poplar	Linodendron tulipifera Linodendron tulipifera	25 32	1	4416 7235	37.5 Circl, disubstrat, p. ivy 48 Circl, co-dom@5
	310 Tulip Poplar 311 Red oak	Liricelendron tulipifera Quercus rubra	29 - 36	20 14	5912 9156	43.5 Good 54 Good
	312 Red oak	Quereus rubra	36		9156	54 Dead, 361 w other 3 boles fallen (stumps 4-8 ta
	313 Tulip Poplar 314 Tulip Poplar	Liriodendron tulipifem Liriodendron tulipifem	25 27		4416 5150	37.5 good 40.5 good, fair, p. ivy, dieback
	315 Tulip Poplar 316 Tulip Poplar	Lincelendron tulipifera Lincelendron tulipifera	25 24		4416	37.5 good 36 good
	317 Tulip Poplar	Linodendron tulipifera	27		5150	40.5 good
	318 Tulip Poplar 319 Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	24 30		4009 6359	36 good 45 good
	320 Tulip Poplar 321 Tulip Poplar	Linodendron tulipifera Linodendron tulipifera	25 30		4416 6359	37.5 poor, cav, not in base cavity 45 good, fair, tree stand
	322 Tulip Poplar	Linodendron tulipilera	42		12463	63 good
	323 Tulip Poplar 324 Tulip Poplar	Linodendron tulipifera Liriodendron tulipifera	26 25		4776 4416	39 good 37.5 good
	325 Tulip Poplar 326 Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	24 24		4069 4069	36' grand 36' grand
	327 Tulip Poplar	Linodendron tulipifera	25		4416	37.5 good
	328 Tulip Poplar 329 Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	28 25		5539 4416	42 good 37.5 finir, p. ivy, dieback
-	330 Tulip Poplar 331 Tulip Poplar	Linodendron tulipilera Linodendron tulipilera	25 24		4416	37.5 good 36 good
	332 Tulip Poplar	Lirioderchon tulipilera	24		4069	36 good
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-	335 Tulip Poplar 336 Tulip Poplar	Linodendron tulipifera Linodendron tulipifera	28 24		5539	42 good 36 good
	337 Tulip Poplar	Linextendron tulipitera	25		4416	37,5 good
	338 Tulip Poplar 339 Red oak	Linodendron tulipifera Quercus rubra	24		40æ 5150	36 good 40.5 Fair, dendwood, swollen base, fingus
	340 Tulip Poplar 341 Red onk	Linodendron tulipifem Quercus rubra	24		4069	36 good, deadwood 39 Fair, poor, deadwood, cav, swollen base rot
_	342 Tulip Poplar	Linedendron tulipilera	35 26		8655 4776	52.5 Fair, deadwood, vines 39 good
-	343 Tulip Poplar 344 Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	24		4069	.36 good
	345 Tulip Poplar 346 Red Maple	Lirkxlerxlron tulipitem.	26 31 -	20	4776 6789	39 good 46.5 Fair, deadwood, part of 20° fallen
	347 Tulip Poplar	Lincxlendron tulipiliera	30 - 29	16	6359 5942	45 Good-codom@base
	348 Tulip Poplar 349 Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	30		6359	43.5 Poor, deadwood, canopy damage, dieback 45 good
	350 Tulip Poplar 351 Tulip Poplar	Liriodendron tulipitem Liriodendron tulipitem	32 27		7235 5150	48 good 40.5 good
	352 Tulip Poplar	Liricklendron tulipilera	28 25		5539	42 Сіхи <b>,</b> со-сіяп@5
	353 Tulip Poplar 354 Tulip Poplar	Linodendron tulipifera Linodendron tulipifera	24		4416 4000	37.5 good 36 good
-	356 Tulip Poplar 356 Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	25 24		4416	37.5 good, fair, poison ivy
	357 Tulip Poplar	Linodendron tulipifèra	24		4069 11876	36 good 61.5 good, fair, co-dom@6
	358 Tulip Poplar 359 Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	26		4776	39 good
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	362 Tulip Poplar	Linodendron tulipifera	25 25		4416	37.5 good, fair 37.5 good
	363 Tulip Poplar 364 Tulip Poplar	Liriodendron tulipifem Liriodendron tulipifera	25		4416	37.5 poor, deadwood, eav, rot in eanopy, topped
	365 Tulip Poplar 366 Tulip Poplar	Linodendron tulipifera Linodendron tulipifera	37	22	9672 40 <del>09</del>	55.5 good/fair, co-dom @ 4.5' 36 good
1	367 Tulip Poplar	Liriodendron tulipifem	27 44		5150 13678	415 gend
	369 Tulip Poplar 369 Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	27		5150	66 good, co-dom@6 40.5 Good
	370 Talip Poplar 371 Talip Poplar	Liriodendron tulipifera Liriodendron tulipifera	29 47	26 22	5942 15607	43.5 good 70.5 good, co-dom(a) 8
	372 Black Cherry 373 Tulip Poplar	Primus scrotina Liriodendron tulipitera	26 29	HH	4776 5942	39 Fair, canopy damage, woodpecker damage 43.5 Fair, curved trunk
	374 Black Cherry	Prunus serotina	32		7235	48 Fair
	375 Tulip Poplar 376 White Ash	Liriodendron tulipifera Fravinus americana	27 32		5150 7235	40.5 good 48 Fair/poor, rot, scar, tvy vines
	377 Tulip Poplar 378 Silver Maple	Liriodendron tulipifera Acer succharinum	29 30	25	5942 6339	43.5 good, fair, vines 45 fair, deadwood, leans, vines, canopy damag
	379 Redoak	Quercus rubra	25	2	4416	37.5 Dead, fungus
	380 Tulip Poplar 381 Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	24	1-1-	4000 5150	36 Fair, deadwood, dieback 40.5 Fair, deadwood
	382 Red oak 383 Tulip Poplar	Quercus rubra Linodendron tulipilera	25 27		4416 5150	37.5 deadwood, fungus 40.5 good
ļ.,	384 Black Oak	Quereus velutina	24		4000	36 good, deadyood
1	385 Tulip Poplar 386 Red Maple	Liriodendron tulipifera Acer rubrum	32 26		7235 4776	48 Good 39 Fair, deadwood, nots hanging over stream
+	387 Black Cherry 388 Red oak	Pranus serotina Quercus rubra	24	23 22 15	40 <del>9</del> 9 4776	36 fair, cav, 2 rotten boles 39 good, on streambank
Ŧ	389 Red oak	Quereus rubm	28		5539	42 good
	390 Tulip Poplar 391 Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	27 24		5150	40.5 good 36 good
4	392 White Pine 393 Tulip Poplar	Pinus strobus Liriodendron tulipifera	27 34		5150 8167	40.5 good, offsite 51 Fair, cay, leaning
7	394 White Ash	Fravinus americana	29	22	5942	43.5 Fair, dendwood, cav
	395 Tulip Poplar 396 Tulip Poplar	Liriodendron tulipilera Linodendron tulipilera	25	- 20	5150	37.5 good 40.5 good
	397 Tulip Poplar 398 Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	24 28		4000	36 fair/ poor, cav, hollowbase 42 poor, cav, co dom(a) 5
	399 Tulip Poplar	Liriodendron tulipitera	24		4069	36 good, on bank
	400 Red Maple 401 Tulip Poplar	Acer rubrum Liriodendron tulipitem	25 27		44 6 5150	37.5 fair, fungus 40.5 good
	402 Red Maple 403 Red Maple	Acer rubrum Acer rubrum	32 35		7235 8655	48 poor, partially topped 52,5 poor, topped, hollow, cav
	404 Red Maple	Acer rubrum	26		4776	39 poor, cav, lays over stream
	405 Red Maple 406 Tulip Poplar	Acer rubrum Liriodendron tulipitera	24 24		4069	36 poor, cay, rotted base 36 fair, leaning over bank, offsite
	407 Tulip Poplar	Luodendron tulipifera	26		4776	39 good - offsite 37.5 good - vines
	408 Silver Maple	Acersaccharinum		- 23 15 7	4416	

#### FOREST STAND NARRATIVE

The subject property is located in Montgomery County in Germantown, Maryland. The 174.37-acre site is accessed from Crystal Rock Drive. A total of 124.32 acres of the site are wooded and there is a driving range on-sile. Approximately 64 acres of the site have already been dedicated to the county and are part of Black Hills Regional Park, Formal sampling sheets were completed on 9/24/10 for 8 .10-AC sample points. An overview of the forest stand on-site can be found in the Forest Stand Field Data Summary.

Stand #1 is a pioneer forest combined with older fence line trees that is a moderate priority for retention. The stand has a poor forest structure. The canopy within the sample point is dominated by Black Locust and the typical DBH ranges from two to six inches. The stand is located in a field that is filling in with Forest and is Flanked on three sides with mature Forest and an open field on the Forth side. The camppy coverage in the sample point is sparse and the stand is not very dense. There is a high percentage of invasive species within the stand, including Stilt grass and Mile-a-minute weed. No shrubs were found within the sample point. The part of the stand along the old fence line has larger size trees but overall has a poor forest structure.

Stand #2 is a mature forest that is a high priority for retention. The stand has a good forest structure. The master plan shows part of this forest stand as a high priority forest. The canopy is dominated by Red and Black Oak and the typical DBH range from fifteen to twenty inches. The canopy coverage is approximately 55% although the shrub and herbaceous layers are fairly sparse. There is a low percentage of invasive species within the stand, including Still grass and Wine Raspberry; although higher rates of invasive species increase along the edge of the stand especially around the open areas near

Stand #3 is a pioneer forest that is a low priority for retention. The stand has a poor forest structure. The canopy is dominated by Black Cherry with Ailanthus and Boxelder as codominant. The typical DBH ranges from two to six inches. The canopy coverage is about 50% and the herbaceous and shrub layers were fairly dense. There is a high percentage of invasive species within the stand, including Stilt grass and Wine raspberry. The forest stand appears to have large mounds of dirt dumped across it that the forest grows out of which would likely have long term structural and health issues in the future growth

Stand #4 is a pioneer forest that is a low priority for retontion. The stand has a poor forest structure. The canopy is dominated by Tulip Poplar with Black Cherry as codominant. The typical DBH ranges from two to six inches. The canopy coverage is about 60% and the herbaceous and shrub layers were spotty and were missing in most of the sample point. There is a high percentage of invasive species within the stand, including Stilt grass, Multi-flora rose and

Stand #5 is a mature forest that is a high priority for retention. The stand has a good forest structure but it has experienced some storm damage with several large trees Eallen. The canopy is dominated by Tulip Poplar and the typical DBH of approximately twenty to thirty inches. The canopy coverage is approximately 50% and the shrub and herbaceous layers are fairly dense. There is a larger percentage of downed woody material causing the canopy to be more open and resulting in a high percentage of invasive species within the stand, including Stilt grass and Wine Raspberry.

Stand #6 is predominantly a mature forest that is a high priority For retention. The stand has a good forest structure. It also includes nonmature forest areas that have recently been planted as part of an existing forest conservation easement agreement. Most of this forest stand is within a stream valley buffer. The canopy is dominated by Tulip Poplar and has a varied understory. The typical DBH ranges from eighteen to twenty inches. The canopy coverage is approximately 70% and the shrub and herbaceous layers are fairly sparse. There is a low percentage of invasive species within the stand, including Stilt grass and Wine Raspberry.

Stand #7 is a pioneer forest that is small and isolated and a low priority for retention. The stand has a poor forest structure. The canopy is dominated by White Pine and had Ailanthus as co-dominant (mainly along edge of stand). The Lypical DBH is approximately twelve inches. The canopy coverage average is about 30% and the herbaceous and shrub layers are fairly sparse. There is a moderate percentage of invasive species within the stand including Ailanthus, Wine Raspberry, Garlic Mustard with most of the invasive species on the edge of the

#### QUALIFIED PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

DATE 10/4/11

FRANK C. JOHNSON

RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

NRUFSD PLAN

APPROVED

NRI/FSD No. 420110810 Date Approved: 10/10/11 Expiration Date: 16/10/15

TAX MAP EV31

WSSC 229NW13

10/03/11

Project No. Sheet

10.102.11 3 of 3

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION LERNER PROPERTY FAR NORTH VILLAGE

2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279

MACris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors

Montgoinery County Phone 301.670.0840 Fax 301.948.0693 www.mhgpa.com 1957 - k 2011 🚖





## **ATTACHMENT 6 NRI/FSD Approval Letter from Montgomery County**





October 10, 2011

North Village-270 Ltd Partnership C/o Lerner Enterprises 2000 Tower Oaks Blvd. 8<sup>th</sup> Floor Rockville, MD 20852

RE:

Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) 420110810

Far North Village

Dear Sirs:

This letter is to inform you that Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) 420110810 Far North Village is approved. A forest conservation plan can now be submitted to the Planning Department in conjunction with any application to which it a necessary component, or directly to Planning Staff if not associated with an application before the Planning Board.

Since the property is subject to the Montgomery County Forest Conservation law there shall be no clearing of forest, understory, or tree removal on the subject site prior to the approval of a final forest conservation plan. If there are any subsequent modifications to the approved plan, not including changes initiated by a government agency, a separate amendment must be submitted to M-NCPPC for review and approval prior to the submission of a forest conservation plan.

If you have any questions regarding these actions, please feel free to contact me at 301-495-4546.

Sincerely,

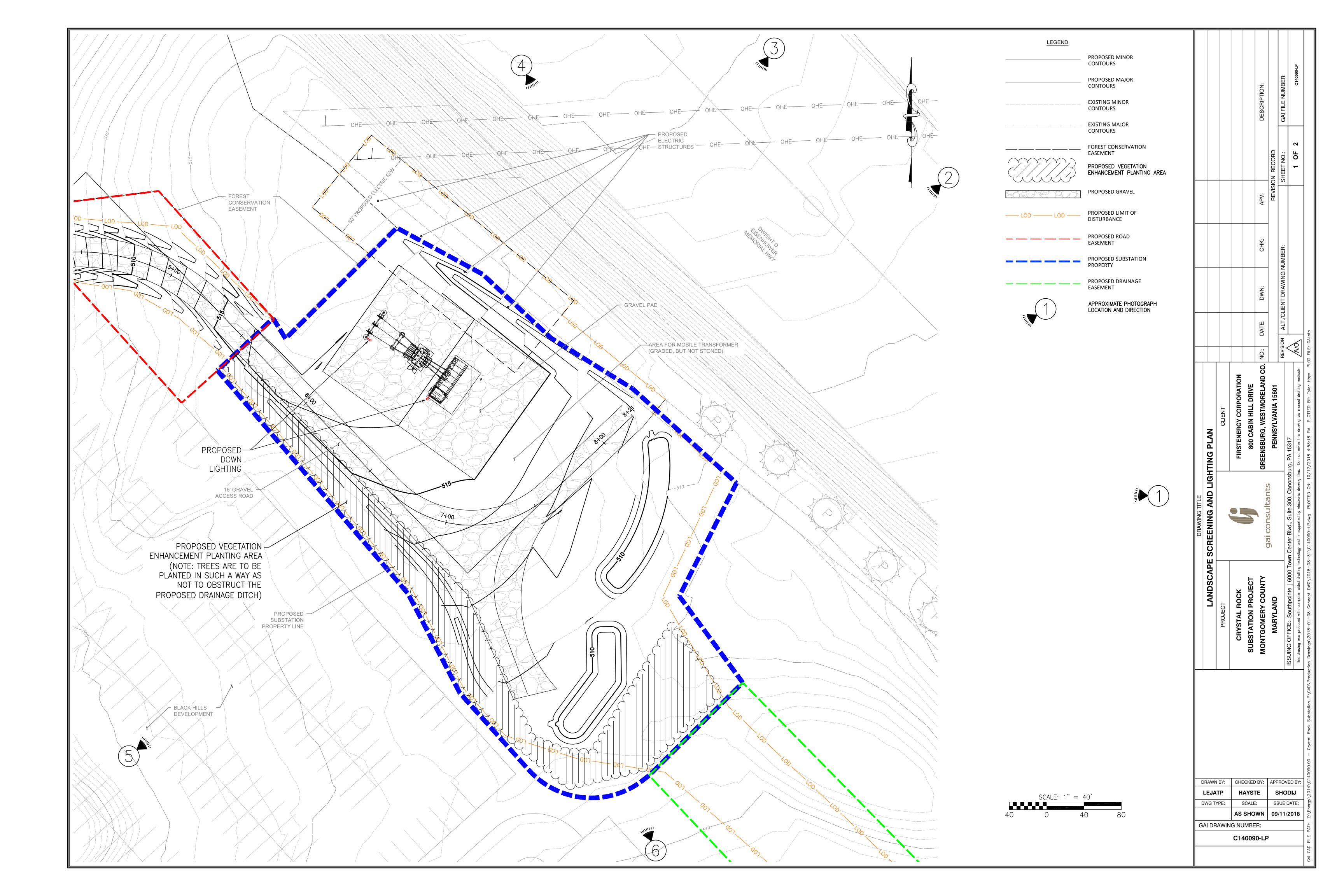
Josh Penn, Senior Planner

Cc: NRI/FSD 420110810 file

Frank Johnson, MHG

### **ATTACHMENT 7 Landscape Screening and Lighting Plan**





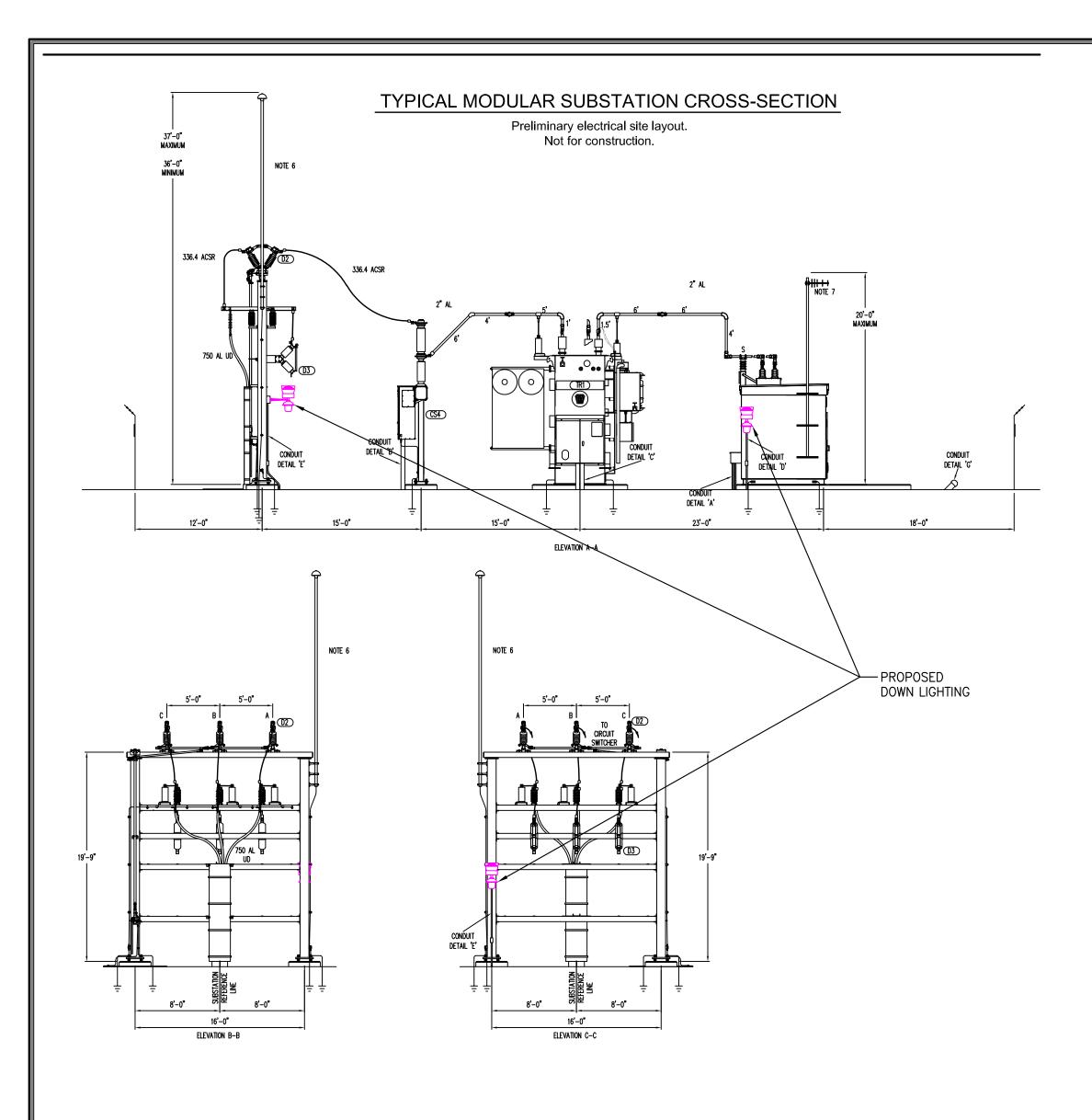




PHOTO 1: FROM I-270 LOOKING NORTH WEST



PHOTO 2: FROM I-270 LOOKING WEST



PHOTO 3: FROM I-270 LOOKING WEST SOUTH WEST



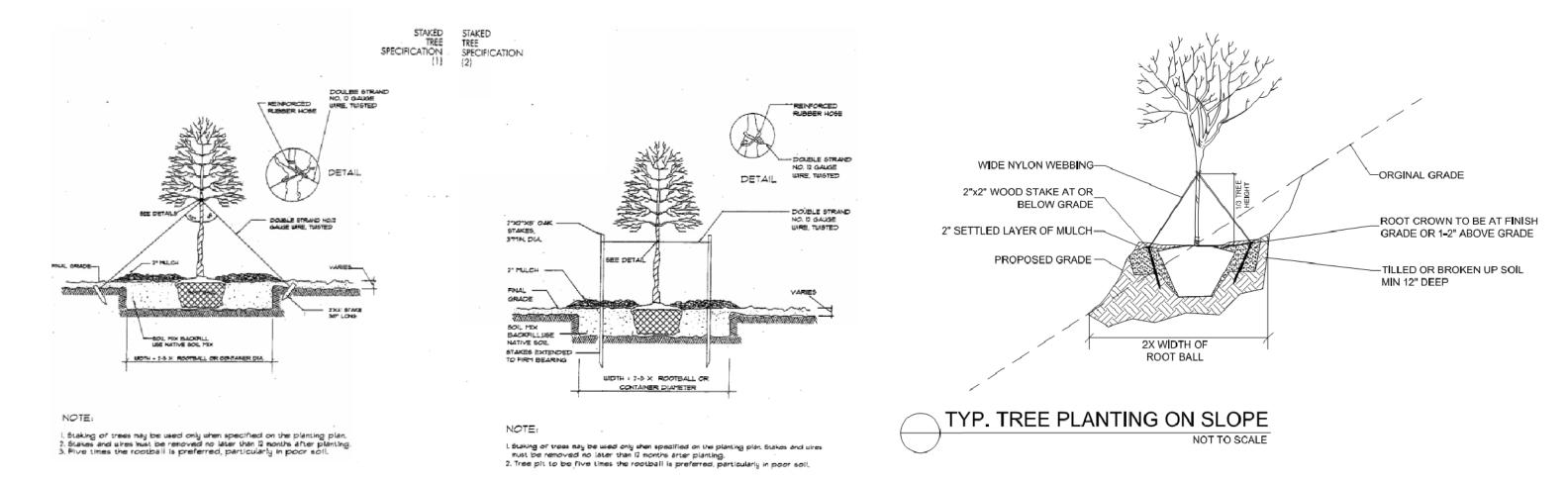
PHOTO 4: FROM I-270 LOOKING SOUTH EAST



PHOTO 5: FROM CRYSTAL ROCK ROAD LOOKING EAST



PHOTO 6: FROM CRYSTAL ROCK ROAD LOOKING NORTHEAST



### Planting Schedule

### Vegetation Enhancement Planting Area

Sp	ecies	Mature			
Scientific Name	Common Name	Height (feet)	Size	Plant Spacing (feet O.C.)	Quantity
Alnus rubra	Red Alder	15-30	1" -2" cal./ Min. 6' ht.	7′-10′	20
Acer rubrum	Autumn Blaze Red Maple	15-40	1" -2" cal./ Min. 6' ht.	7′-10′	20
Ilex opaca	American Holly	15-30	1" -2" cal./ Min. 6' ht.	7′-10′	20
Amelanchier sp.	Service Berry	10-25	1" -2" cal./ Min. 6' ht.	5′-8′	10
Cornus florida	Flowering Dogwood	15-20	1" -2" cal./ Min. 6' ht.	5′-8′	25
Cercis canadensis	Redbud	20-30	1" -2" cal./ Min. 6' ht.	5′-8′	24
	-			Total -	110

\*\* Material should be purchased from a native plant nursery. Installation shall be in spring or fall. They should be planted in the ground within 3-5 days of purchase.

CLIENT  GY CORPORATION  BIN HILL DRIVE  WESTMORELAND CO.  VLVANIA 15601  REVISION  REVISION  REVISION  REVISION  ALT./CLIENT DRAWING NUMBER:  AAO  PLOTTED BY: Tyler Hoys PLOT FILE: GAI.stb	PROJECT     PROJECT     PROJECT     PROJECT     CLIENT     PROJECT     PROJECT     CLIENT     PROJECT     PROJEC						SION	HS			
CLIENT  GY CORPORATION BIN HILL DRIVE , WESTMORELAND CO.  YLVANIA 15601  REVISION REVISION REVISION ALT./CLIENT DRAWING NUMBE A/OL  PLOTTED BY: Tyler Hays PLOT FILE: GALStb	CRYSTAL ROCK   SUBSTATION PROJECT   CRIENT   CLIENT   CLIENT   CLIENT   CLIENT   CLIENT   CLIENT   CLIENT   CLIENT   CLIENT   CRYSTAL ROCK   SUBSTATION PROJECT   Gail Consultants   SUBSTATION PROJECT   Gail Consultants					APV:	REVISION				
CLIENT  GGY CORPORATION BIN HILL DRIVE , WESTMORELAND CO. YLVANIA 15601  PLOTTED BY: Tyler Hays PLOT FILE: GAI.stb	LANDSCAPE SCREENING AND LIGHTING PLAN     PROJECT   CRYSTAL ROCK     SUBSTATION PROJECT   CRYSTAL ROCK     SUBSTATION PROJECT   RIPSTENERGY CORPORATION     SUBSTATION PROJECT   ROCK     MONTGOMERY COUNTY   Gai Consultants   GREENSBURG, WESTMORELAND CO. NO.: D.     ISSUING OFFICE: Southpointe   6000 Town Center Blvd., Suite 300, Canonsburg, PA 15317   REVISION     This drowing was produced with computer aided drufting technology and is supported by electronic drowing files. Do not revise this drowing vior mornal drofting methods.     This drowing was produced with computer aided drufting technology and is supported by electronic drowing files. Do not revise this drowing vior mornal drofting methods.     This drowing was produced with computer aided drufting technology and is supported by electronic drowing files. Do not revise this drowing vior mornal drofting methods.					CHK:		UMBER:			
CLIENT  GY CORPORATION BIN HILL DRIVE , WESTMORELAND CO. YLVANIA 15601  PLOTTED BY: Tyler Hays PLOT FILE: GAI.stb	CRYSTAL ROCK     CRYSTAL ROCK     SUBSTATION PROJECT     CRYSTAL ROCK     SUBSTATION PROJECT     CRYSTAL ROCK     SUBSTATION PROJECT     MONTGOMERY COUNTY     MARYLAND     ISSUING OFFICE: Southpointe   6000 Town Center Bivd., Suite 300, Canonsburg, PA 15317     This drowing was produced with computer aided drifting technology and is supported by electronic drowing files. Do not revise this drowing was moduced with computer aided drifting technology and is supported by electronic drowing files. Do not revise this drowing was moduced with computer aided drifting technology and is supported by electronic drowing files. Do not revise this drowing was moduced with computer aided drifting technology and is supported by electronic drowing files. Do not revise this drowing was moduced with computer Drowing S2018–01–08 Concept DWC/2018–08–31/C/140090–LP-dwg PLOTED BY: Tyler Hovs PLOT FILE: 6ALstab					DWN:		ENT DRAWING N			
CLIENT GGY CORPORATION BIN HILL DRIVE , WESTMORELAND C YLVANIA 15601  PLOTTED BY: Tyler Hays	CRYSTAL ROCK     SUBSTATION PROJECT     CRYSTAL ROCK     SUBSTATION PROJECT     MONTGOMERY COUNTY     MARYLAND     ISSUING OFFICE: Southpointe   6000 Town Center Blvd., Suite 300, Canonsburg, PA 15317     This drowing was produced with computer aided drafting technology and is supported by electronic drowing files. Do not revise this drowing via manual drafting method.   Crystal Rock Substition PYOAD\Production Drowings\2018-01-08 Concept DWR\2018-01-08							_		<u> </u>	: GAl.stb
PROJECT  CRYSTAL ROCK SUBSTATION PROJECT  MONTGOMERY COUNTY  SUING OFFICE: Southpointe   6000 Town Center Blvd., Suite 300, Canonsbis drawing was produced with computer aided drafting technology and is supported by electronic drawing files  Drawings\2018-08-01-08 Concept DWC\2018-08-31\C140090-LP.dwg PLOTTED ON: 11/9	SUI MOI ISSUING This drawing Crystal Rock Substation P\CAD\Production Drawings	TING PLAN	CLIENT	FIRSTENERGY CORPORATION	800 CABIN HILL DRIVE	GREENSBURG, WESTMORELAND CO. NO	PENNSYLVANIA 15601	RE	urg, PA 15317	s. Do not revise this drawing via manual drafting methods. $\int$	PLOTTED BY: Tyler Hays
LANDSCAPE  PROJECT  CRYSTAL ROCK  SUBSTATION PROJECT  MONTGOMERY COUNTY  MARYLAND  SUING OFFICE: Southpointe   6000 Tov  is drawing was produced with computer aided drafting tec  Drawings\2018-01-08 Concept DWG\2018-08	SUI MOI ISSUING This drawing Crystal Rock Substation P\CAD\Production Drawings	DRAWING TITLE  SCREENING AND LIGH				+ + + + + + + + + + + + + + + + + + + +	gaiconsuitants		wn Center Blvd., Suite 300, Canonsb	chnology and is supported by electronic drawing file	-31\C140090-LP.dwg PLOTTED ON: 11/
		LANDSCAPE	PROJECT	CRYSTAL ROCK	<b>SUBSTATION PROJECT</b>	MONTGOMERY COUNTY	MARYLAND				on Drawings\2018-01-08 Concept DWG\2018-08
DWG TYPE: SCALE: ISSUE DATE:	C140090-LP (2)		ATP								l g