



CU-19-07, Potomac Edison Company – Clarksburg Substation: Preliminary/Final Forest Conservation Plan and Preliminary/Final Water Quality Plan

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Completed: 03/15/19

Description

B. Potomac Edison Company – Clarksburg Substation:

Preliminary/Final Forest Conservation Plan No. CU-19-07

Construction of a modular substation on an approximately 0.70-acre easement on a 12.02-acre parcel leased from Montgomery County. Located at 22800 Whalen Lane, approximately 100 feet north of its intersection with Clarksburg Road in Boyds; Employment Office (EOF) Zone and Clarksburg West Environmental Overlay Zone; *10 Mile Creek Area Limited Amendment Master Plan* (2014)

Recommendation: Approval with conditions

C. Potomac Edison Company – Clarksburg Substation:

Preliminary/Final Water Quality Plan No. CU-19-07

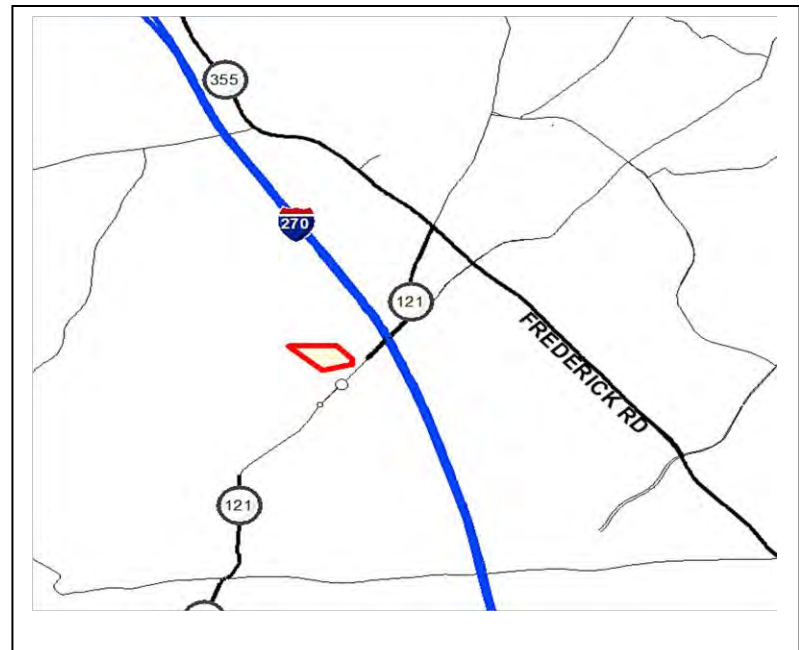
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Recommendation: Approval with conditions

Applicant: Potomac Edison, A First Energy Company

Application filing date: December 12, 2018

Review basis: Chapter 22A, Chapter 19



Summary

- The Applicant requests approval of a Forest Conservation Plan and a Water Quality Plan associated with a Conditional Use application to construct a substation on an 0.70-acre leased portion of a 12.02-acre property owned by Montgomery County. The Application will result in a reduction in impervious surfaces that currently exist on the site from 12,505 square feet to 10,405 square feet, or 2.4 percent to 2.0 percent. The Application will not remove any existing forest and requests the ability to create a forest bank for the County's use.
- This memorandum covers Staff review and recommendations for the Forest Conservation Plan and the SPA Water Quality Plan. The Planning Board's actions on the Forest Conservation Plan and Water Quality Plan are regulatory and binding. The review and recommendations for the Conditional Use are covered in a separate memorandum.

RECOMMENDATIONS AND CONDITIONS

B. Approval of the Preliminary/Final Forest Conservation Plan ("FCP"), subject to the following conditions:

1. Prior to the start of any demolition, clearing, grading, or construction on the Subject Property, the Applicant must record a Category I Conservation Easement over all areas of forest planting and retention, as shown on the approved FCP. The Category I Conservation Easements must be in a form approved by the M-NCPPC Office of the General Counsel and recorded among the Montgomery County Land Records by deed.
2. Prior to the start of any demolition, clearing, grading, or construction on the Subject Property, the Applicant must reforest the 1.37 acres of unforested environmental buffers as shown on the approved FCP.
3. Prior to the start of any demolition, clearing, grading, or construction on the Subject Property, the Applicant must provide financial surety to the M-NCPPC Planning Department for the on-site forest planting areas.
4. Prior to the start of any demolition, clearing, grading, or construction on the Subject Property, the Applicant must submit for review and approval a five-year Maintenance and Management Agreement for the forest planting areas. The Agreement must be approved by the M-NCPPC Office of the General Counsel.
5. Forest planting must begin within the first planting season after issuance of the first grading permit.
6. The Applicant must install permanent conservation easement signage along the perimeter of the Category I Conservation Easements, or as determined by the M-NCPPC forest conservation inspector. Signs must be installed a maximum of 100 feet apart with additional signs installed where the easement changes direction.
7. The Applicant must comply with all tree protection and tree save measures shown on the approved FCP. Tree save measures not specified on the approved FCP may be required by the M-NCPPC forest conservation inspector.
8. The Limits of Disturbance ("LOD") shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved FCP.

C. Approval of the Preliminary/Final Water Quality Plan, subject to the following conditions:

- a. Impervious surfaces are limited to no more than two percent of the Subject Property within the Clarksburg West Overlay Zone as shown on the Impervious Surface Plan portion of the Preliminary/Final Water Quality Plan.
- b. Prior to the start of any clearing, grading, or demolition on the Subject Property, the owner of the Subject Property must enter into an agreement with the Planning Board to limit impervious surfaces to no more than two percent of the Subject Property within the Clarksburg West Environmental Overlay Zone and demonstrate conformance to the impervious surface limits. The agreement must be in a form approved by the M-NCPPC Office of the General Counsel and recorded by deed in the Montgomery County land records.
- c. Prior to the start of any clearing or grading for the construction of the substation, the Applicant must remove all impervious surfaces and restore these areas to a pervious condition, as shown on the Impervious Surface Plan portion of the Preliminary/Final

Water Quality Plan. An M-NCPPC inspector must be present at a pre-work meeting prior to the removal of the impervious surfaces.

- d. Prior to the start of any clearing, or grading for the construction of the substation, the Applicant must contact an M-NCPPC inspector to conduct a post-work inspection to verify the removal of all impervious surfaces in accordance with the Impervious Surface Plan portion of the Preliminary/Final Water Quality Plan.
- e. The Applicant must conform to the conditions as stated in the Montgomery County Department of Permitting Service's (MCDPS) Preliminary/Final Water Quality Plan approval letter dated November 1, 2017, unless otherwise amended by MCDPS, provided the amendments do not conflict with other conditions of approval.

PROPERTY AND VICINITY DESCRIPTION

The 12.02-acre property, identified as Parcel 930 on tax Map EW21, is located at 22800 Whalen Lane, approximately 100 feet north of its intersection with Clarksburg Road (Figures 1 and 2) ("Property" or "Subject Property"). The Property is located within the *10 Mile Creek Area Limited Amendment* (2014) Master Plan area and is zoned Employment Office (EOF). The Property is also located within the Ten Mile Creek Special Protection Area and the Clarksburg West Environmental Overlay Zone. The Property is located within the LSTM 202 subwatershed of the Little Seneca Creek - Ten Mile Creek watershed, which is classified by the State of Maryland as Use I/I-P waters. The Clarksburg West Environmental Overlay Zone limits impervious surfaces for any new development on this Property. The Property contains 4.90 acres of existing forest. There is a stream that traverses through the northeastern corner of the Property and its associated environmental buffer as well as environmental buffer associated with another off-site stream comprise approximately 3.52 acres of the Property. There is no mapped 100-year flood plain or highly erodible soils located on or immediately adjacent to the Property. There are several areas of slopes between 15-24% and areas $\geq 25\%$ on the Property. The Property is currently undeveloped except for a small area of deposited aggregate and gravel (impervious surface) surrounded by a man-made earthen berm located adjacent to Whalen Lane.

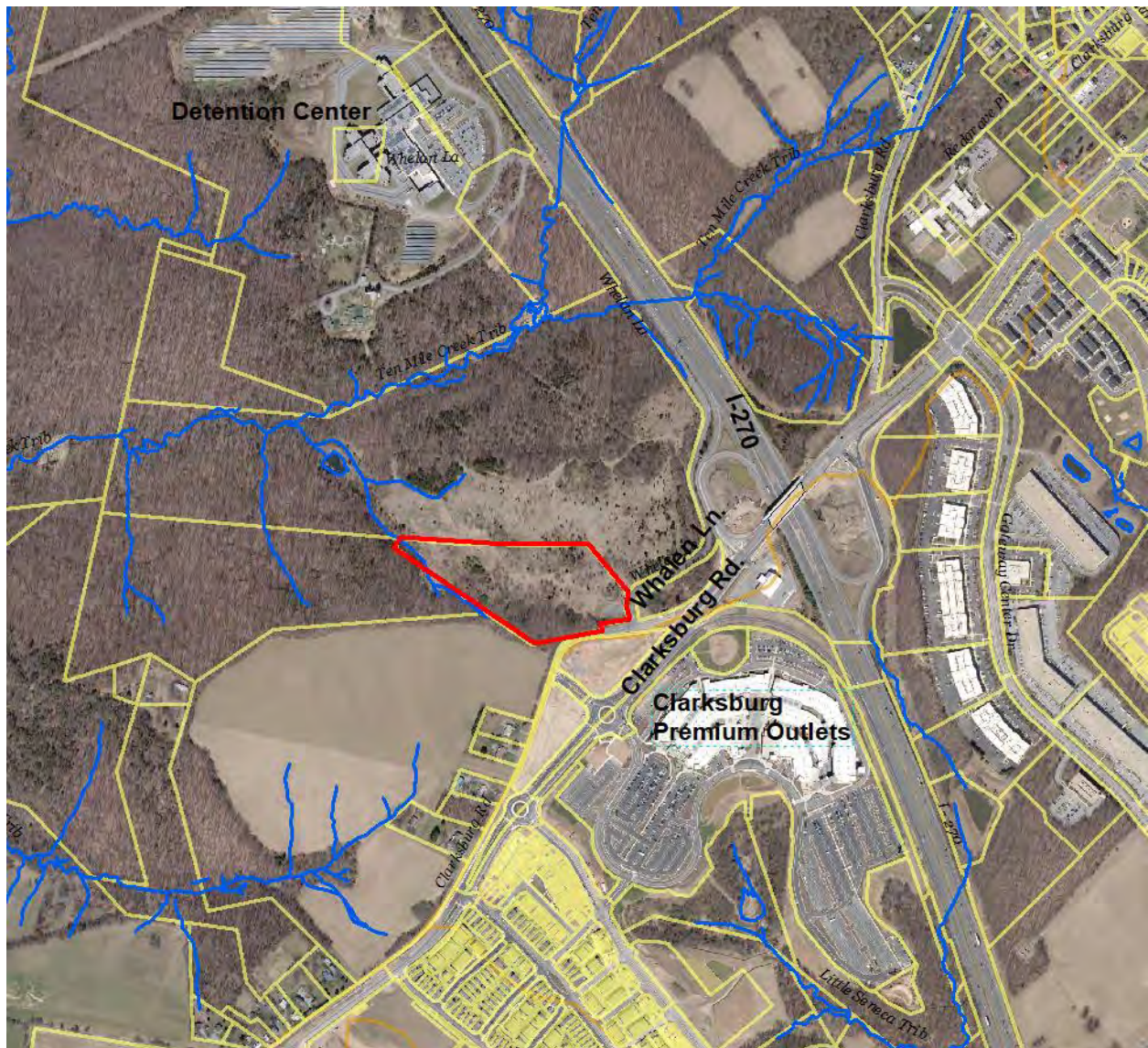


Figure 1. Property Location and Surrounding Area



Figure 2. Property Location – Aerial Photograph

PROJECT DESCRIPTION

The Potomac Edison Company - Clarksburg substation is planned to be constructed on a 0.70-acre leased portion of the 12.02-acre Property owned by the Montgomery County Department of General Services. Potomac Edison's main power substation located along MD Route 355, north of MD Route 121, was identified as being inadequate to service approved development and future potential development envisioned by the Master Plan in Clarksburg. Potomac Edison determined they would need to install a small, modular substation to supplement the main substation. Potomac Edison reviewed various potential sites before identifying the County owned land, the Subject Property, as the appropriate location for the substation. An Application for approval of a Conditional Use, Preliminary/Final Forest Conservation Plan and Preliminary/Final Water Quality Plan was submitted by the Applicant to demonstrate conformance with the recommendations of the *10 Mile Creek Area Limited Amendment Master Plan*, the 10 Mile Creek Special Protection Area, and the Clarksburg West Environmental Overlay Zone.

At the time the Zoning Ordinance was amended to include the Clarksburg West Environmental Overlay Zone, the County Council considered the recommendation of the Montgomery County Planning Board and the Planning, Housing, and Economic Development Committee to include text that would allow a public utility facility on County owned land. The Planning Board was aware of the need for a Potomac Edison substation that may need to be located on public land to service approved and potential future development. At the request of Executive staff, the District Council ultimately decided not to include this text, noting that Executive staff indicated that the facility could be accommodated by removing some existing impervious surface, thereby meeting the impervious surface restrictions of the Clarksburg West Environmental Overlay Zone (Attachment A).

The Planning Board's actions on the Preliminary/Final Forest Conservation Plan and the Preliminary/Final Water Quality Plan are regulatory and binding. The Planning Board must act on the FCP and Water Quality Plan before it finalizes its recommendations on the Conditional Use application.

A. FOREST CONSERVATION PLAN ANALYSIS AND FINDINGS

The Application meets all applicable requirements of Chapter 22A of the Montgomery County Forest Conservation Law.

Preliminary/Final Forest Conservation Plan

A Natural Resources Inventory and Forest Stand Delineation (NRI/FSD) #420180400 was approved by Staff on December 5, 2017. The NRI/FSD included detailed, field verified analysis provided for a defined 5.70-acre area around the 0.70-acre leased area where the substation will be located, and a desktop analysis for the remainder of the site, far removed from any potential disturbance. The preferred location of the substation on the Property was determined based on the existing conditions, including the lack of forest, trees, and other environmentally sensitive features, the existing impervious surfaces, and the close proximity to Whalen Lane. A Preliminary/Final Forest Conservation was submitted as part of a Conditional Use application for a modular substation needed to service approved and potential future development in the Clarksburg area (Attachment B).

The net tract area for forest conservation is 12.02 acres. There are approximately 4.90 acres of forest, including approximately 2.2 acres of forested environmental buffer on the Property. The Application proposes to retain all the forest and there is no planting requirement per the Forest Conservation Law. The Applicant proposes to reforest approximately 1.37 acres of currently unforested stream buffer to comply with the *10 Mile Creek Area Limited Amendment Master Plan* (2014) and the *Environmental Guidelines for Environmental Management of Development in Montgomery County* (MNCPPC 2000) ("Environmental Guidelines") recommendations that all unforested stream buffers be reforested as part of development applications. The retained and planted forest will be protected in a Category I conservation easement, and some of this forest may be used to establish a forest bank for the County's use. The proposed Application does not impact or remove any trees greater than or equal to 24 inches in Diameter at Breast Height and does not require a tree variance.

Potential Forest Bank

As the Property owner, the Montgomery County Department of General Services requested that the Planning Department consider the potential for the creation of a forest bank for the County's use, on the Property. Chapter V.C.2(a) of the Environmental Guidelines includes a provision for allowing the creation of a forest bank for the portions of the environmental buffer that are reforested per the Special Protection Area forest conservation requirements and not meeting the requirements of the Forest Conservation Law. In addition, the Planning Department's forest bank policy allows areas of forest retention above the minimum required forest retention ("break-even point") per the Forest Conservation Law, to be considered for inclusion in a forest bank. Staff supports the consideration of approximately 1.37 acres of planted environmental buffer and 2.75 acres of retained forest for inclusion in a forest bank to be utilized by the County. A more detailed evaluation of these areas and a determination as to their appropriateness as a forest bank will be conducted by the Planning Department's forest bank program manager under a future, separate process. It will be that process that will determine the exact number of credits available for sale in the forest mitigation bank.

B. SPA WATER QUALITY PLAN ANALYSIS AND FINDINGS

The Application meets the Water Quality Plan requirements of Chapter 19 of the Montgomery County Code and the requirements of the Clarksburg West Environmental Overlay Zone.

Review for Conformance to the Special Protection Area Requirements

This project is located within the Ten Mile Creek SPA and on publicly owned property, so it is required to obtain approval of a water quality plan under Chapter 19-62(c) of the Montgomery County Code. This section of the code states:

“(c) Publicly owned property. Before engaging in any land-disturbing activity on publicly owned property in an area designated as a special protection area, the applying agency or department should prepare a combined preliminary and final water quality plan.”

As part of the requirements of the Special Protection Area law, a SPA Water Quality Plan should be reviewed in conjunction with a Conditional Use application. Under Section 19-65, the provision of the law, the Montgomery County Department of Permitting Services (MCDPS), the Montgomery County Department of Environmental Protection (MCDEP) and the Planning Board have different responsibilities in the review of a Water Quality Plan. MCDPS and MCDEP have reviewed and conditionally approved the elements of the Water Quality Plan under their purview. The Planning Board’s responsibility is to determine if environmental buffer protection, SPA forest conservation and planting requirements, and limits on impervious surfaces have been satisfied.

MCDPS and MCDEP Special Protection Area Review Elements

In a letter dated November 1, 2017, MCDPS and MCDEP have conditionally approved the elements of the SPA Preliminary/Final Water Quality Plan under its purview with a synopsis provided below (Attachment C).

Site Performance Goals

As part of the Preliminary/Final Water Quality Plan, the following performance goals were established for the Property:

1. Minimize storm flow runoff increases
2. Minimize sediment loading

Stormwater Management Concept

The required stormwater management goals will be met via a reduction in existing impervious area and the use of an infiltration berm.

Monitoring

A stream monitoring fee for the site (leased portion) area and a Best Management Practices monitoring fee for the disturbed area in the SPA is required.

Planning Board Special Protection Area Review Elements

Staff recommends Planning Board approval of the elements of the SPA Water Quality Plan under its purview.

Environmental Buffer Protection

A Natural Resources Inventory and Forest Stand Delineation (NRI/FSD) #420180400 was approved by Staff on December 5, 2017. The Property is located in the Little Seneca Creek-Ten Mile Creek watershed (Use Class I/I-P waters). There is a stream that traverses through the northeastern corner of the Property and its associated environmental buffer as well as environmental buffer associated with another off-site stream comprise approximately 3.52 acres of the Property. The Application does not propose any disturbance within the environmental buffers and the unforested portions will be reforested and the entire on-site buffer will be protected by a Category I conservation easement as part of this Application.

The Application meets all applicable requirements of the Environmental Guidelines and the *10 Mile Creek Area Limited Amendment Master Plan*.

Forest Conservation

The Applicant submitted an FCP for review with the Conditional Use application. The Application proposes to retain all the existing forest. There is no planting requirement per the Forest Conservation Law; however, the Application proposes to reforest all the unforested environmental buffers on the Property. The result is approximately 4.90 acres of existing forest and 1.37 acres of planted forest on the Property and within the Ten Mile Creek Special Protection Area and Clarksburg West Environmental Overlay Zone will be protected in Category I conservation easement. Per SPA requirements, the forest planting will occur in the first planting season after the first grading permit is issued and the new plantings will be subject to a five-year maintenance and management agreement.

The Application meets all applicable requirements of Chapter 22A of the Montgomery County Forest Conservation Law.

Impervious Surfaces

Impervious surface restrictions for development projects in this portion of the Ten Mile Creek SPA are set forth in the Clarksburg West Overlay Zone. As per Chapter 59, Section 4.9.6, County owned land that is not managed as parkland by the M-NCPPC may not add any impervious surface and the maximum total impervious surface area for any development after August 4, 2014 is six percent. The Application includes the proposed construction of a substation to serve approved and future proposed development. There is approximately 12,505 square feet of impervious surfaces currently located in the southeastern portion of the Property, adjacent to Whalen Lane. This area consists of compacted aggregate, including gravel. The

Application proposes to remove the existing impervious surfaces, dispose of them at an approved waste site, and decompact the soils. The Application proposes approximately 10,405 square feet of impervious surface related to the substation for a net reduction of 2,100 square feet. The proposed impervious surface consists of the substation and associated pad, and a gravel access road. The Application as proposed includes a total of 10,405 square feet of impervious surfaces over a 523,591 square foot net tract area, resulting in two percent imperviousness, as depicted on the Impervious Surface Plan (Attachment D). The Application is in conformance with the Clarksburg West Overlay Zone as there will be no additional impervious surfaces on County owned land and the proposed impervious surface on the Property is less than six percent.

The Application meets all applicable requirements of the Clarksburg West Environmental Overlay Zone, as described in Chapter 59 of the Montgomery County Code.

CONCLUSION

Staff recommends the Planning Board approve the Preliminary/Final Forest Conservation Plan and the Preliminary/Final Water Quality Plan with conditions specified above.

ATTACHMENTS

- A. Ordinance No. 17-46, Zoning Text Amendment No. 14-03
- B. Preliminary/Final FCP
- C. MCDPS Preliminary/Final Water Quality Plan approval letter dated November 1, 2017
- D. Impervious Surface Area Plan

Ordinance No.: 17-46
Zoning Text Amendment No.: 14-03
Concerning: Overlay Zone –
 Clarksburg
Draft No. & Date: 4 – 7/15/14
Introduced: April 8, 2014
Public Hearing: May 13, 2014
Adopted: July 15, 2015
Effective: August 4, 2014

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: Council President at the request of the District Council

AN AMENDMENT to the Montgomery County Zoning Ordinance for the purpose of:

- Creating an overlay zone for Clarksburg East; and
- Creating an overlay zone for Clarksburg West.

By amending the following section of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-C-18. “OVERLAY ZONES.”

By adding new sections:

Section 59-C-18.25. “Clarksburg East Environmental Overlay Zone.”
Section 59-C-18.26. “Clarksburg West Environmental Overlay Zone.”

EXPLANATION: ***Boldface** indicates a heading or a defined term.*
Underlining indicates text that is added to existing laws by the original text amendment.
[Single boldface brackets] indicate text that is deleted from existing law by the original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
** * * indicates existing law unaffected by the text amendment.*

OPINION

Zoning Text Amendment No. 14-03 was introduced on April 8, 2014.

The Council's April 1, 2014 approval of the Ten Mile Creek Area Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area (the Plan) recommended the approval of floating zones for the Ten Mile Creek area. ZTA 14-03 would create the zones recommended by that Plan. The approval of ZTA 14-03 will allow the approval of a Sectional Map Amendment consistent with the Plan's recommendations.

In its report to the Council, the Montgomery County Planning Board recommended that the text amendment be approved with amendments.

A public hearing on ZTA 14-03 was held on May 13, 2014. The Audubon Naturalist Society spoke generally in favor of the ZTA, but would not have exemptions for new development of any public facility. The Society favors the Planning Board waiver process in place for Upper Paint Branch rather than exemptions. One representative of several landowners spoke in favor of the public utility exemption recommended by the Planning Board. The representative of the Egan property had a variety of concerns. The representative of the Hammer Hill property objects to the Planning Board revisions that would only exempt existing development on parcels smaller than 2 acres.

The text amendment was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.

The Planning, Housing, and Economic Development Committee held a worksession on July 10, 2014 to review the amendment. The Committee recommended approval of ZTA 14-03 with the following revisions:

- Exempt septic development from the requirement for site plan.
- Remove the requirement for the 30 percent building coverage limit for R-90 zoned property.
- Define open space as "rural open space", which retains the most natural features.
- Allow an exemption only for publicly funded and master planned roads and bikeways.
- Delete the exemption for paths, trailheads, and associated parking.
- ~~Allow a public utility facility on County owned land.~~

The Committee considered and rejected reducing the exemption for small lots from 2 acres to 1 acre.

The District Council reviewed Zoning Text Amendment No. 14-03 at a worksession held on July 15, 2014 and agreed with the recommendations of the Planning, Housing, and Economic Development Committee, with a revision that would not exempt from the impervious surface limit County owned land managed by the Maryland-National Capital Park and Planning Commission as parkland. ~~The Council also removed the Committee's recommended text for a~~

public utility facility on County owned land at the request of Executive staff; Executive staff indicated that the facility can be accommodated by removing some existing impervious surface/

For these reasons, and because to approve this amendment will assist in the coordinated, comprehensive, adjusted, and systematic development of the Maryland-Washington Regional District located in Montgomery County, Zoning Text Amendment No. 14-03 will be approved as amended.

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

1 **Sec. 1. Division 59-C-18 is amended as follows:**

2 **DIVISION 59-C-18. OVERLAY ZONES.**

3 * * *

4 **Sec. 59-C-18.25. Clarksburg East Environmental Overlay Zone.**

5 **59-C-18.251. Purpose.**

6 The purpose of the Clarksburg East Environmental Overlay Zone is to:

- 7 (a) protect the water quantity, water quality, habitat, and biological diversity
8 of the Ten Mile Creek watershed and its tributaries;
9 (b) regulate the amount and location of impervious surfaces to maintain
10 levels of groundwater, control erosion and water temperature, and retain
11 as many of the functions provided by natural land as possible;
12 (c) regulate development that could adversely affect this high quality stream
13 system; and
14 (d) implement the recommendations of the 2014 Ten Mile Creek Area
15 Limited Amendment to the Clarksburg Master Plan and Hyattstown
16 Special Study Area.

17 **59-C-18.252. Procedure for approval.**

- 18 (a) [[A site plan must be approved by the Planning Board under the
19 provisions of Division 59-D-3 for any]] Any development that must file
20 a preliminary plan of subdivision under Chapter 50 requires approval of
21 a site plan by the Planning Board under Division 59-D-3, unless
22 excluded under Subsection (b).
23 (b) A lot or parcel [[for]] that is occupied by a one-family dwelling and that
24 has not changed in size or shape since January 1, 2014 is excluded from
25 the site plan approval requirement.

59-C-18.253. Regulations.

(a) Land Use.

All permitted and special exception uses allowed in the underlying zones are allowed in the Clarksburg East Environmental Overlay Zone.

(b) Development standards.

(1) The development standards of the underlying zone apply, except as modified by this overlay zone.

(2) Except [[for development]] as allowed under Section 59-C-18.254, the total impervious surface area for any development after August 4, 2014 [[may]] must be a maximum of 15% of the total area [[in the]] under application for development.

(3) All environmental buffer areas or natural resources recommended for protection in the Ten Mile Creek Area Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area must be [[treated]] regulated as environmentally sensitive areas, [[in addition to]] just as other areas identified [[as]] environmentally sensitive in law, regulations, or in the Planning Board's Guidelines for the Environmental Management of Development, as amended.

(4) All environmentally sensitive areas must be included in the required open space area.

(5) The minimum area devoted to open space [[is]] must be 80% of the total area under application for development. For the purpose of this overlay zone, open space is defined as rural open space as described and managed under Sections 59-C-9.572 and 59-C-9.74(h).

(6) If the underlying zone is R-90:

- (A) the maximum density without MPDU bonus density is 3.0 dwelling units per acre;
- (B) the maximum density with MPDU bonus density is 3.66 dwelling units per acre;
- (C) [[a development may include]] any type of dwelling unit is permitted, up to the maximum number [[of dwelling units]] allowed;
- (D) the maximum building height is:
- (i) 35 feet for a one-family detached dwelling;
 - (ii) 50 feet for a one-family attached dwelling; and
 - (iii) 65 feet for a multiple-family dwelling or any non-residential building; and
- (E) when site plan approval is required, the minimum lot area, lot dimensions, building coverage, and building setbacks of the R-90 zone do not apply. Any such requirements must be determined by the Planning Board during site plan approval process.

59-C-18.254. Exemptions from impervious surface area restrictions.

- (a) Any impervious surface lawfully existing under a building permit or sediment control permit issued before August 4, 2014 that exceeds the applicable impervious surface restriction may continue or be reconstructed with the same or less impervious surface area under the development standards in effect when the building permit or sediment control permit was issued.
- (b) [[Any]] An impervious surface [[not approved as part of a site plan under Section 59-D-3]] resulting from an addition to an existing one-family residential dwelling or an accessory structure to a one-family

dwelling, not approved as part of a site plan under Section 59-D-3, is
exempt from this overlay zone's impervious surface restriction.

(c) [[Impervious surfaces associated with development on]] On any lot or
parcel with an area less than 2.0 acres as of January 1, 2014 [[are]], any
development is exempt from this overlay zone's impervious surface
restriction.

(d) Impervious surface for any publicly funded road[[,]] or bikeway [[, path,
driveway, or parking area]] identified by the Ten Mile Creek Area
Limited Amendment to the Clarksburg Master Plan and Hyattstown
Special Study Area is exempt from this overlay zone's impervious
surface restriction.

Sec. 59-C-18.26. Clarksburg West Environmental Overlay Zone.

59-C-18.261. Purpose.

The purpose of the Clarksburg West Environmental Overlay Zone is to:

- (a) protect the water quantity, water quality, habitat, and biological diversity
of the Ten Mile Creek watershed and its tributaries;
- (b) regulate the amount and location of impervious surfaces to maintain
levels of groundwater, control erosion and water temperature, and retain
as many of the functions provided by natural land as possible;
- (c) regulate development that could adversely affect this high quality stream
system; and
- (d) implement the recommendations of the 2014 Ten Mile Creek Area
Limited Amendment to the Clarksburg Master Plan and Hyattstown
Special Study Area.

59-C-18.262. Procedure for approval.

- (a) [[A site plan must be approved by the Planning Board under the
provisions of Division 59-D-3 for any]] Any development that must file

107 a preliminary plan of subdivision under Chapter 50 requires approval of
108 a site plan by the Planning Board under Division 59-D-3, unless
109 excluded under Subsection (b) or (c).

110 (b) A lot or parcel [[for]] that is occupied by a one-family dwelling and that
111 has not changed in size or shape since January 1, 2014 is excluded from
112 the site plan approval requirement.

113 (c) Any one-family detached residential development that is served by a
114 septic facility is excluded from the site plan approval requirement.

115 **59-C-18.263. Regulations.**

116 (a) Land Use.

117 All permitted and special exception uses allowed in the underlying zones
118 are allowed in the Clarksburg West Environmental Cluster Zone.

119 (b) Development standards.

120 (1) The development standards of the underlying zone apply, except
121 as modified by this overlay zone.

122 (2) Except for County owned land or land under a conservation
123 easement granted to the benefit of the County and development
124 exempted under Section 59-C-18.264, the total impervious surface
125 area for any development after August 4, 2014 [[may]] must be a
126 maximum of 6% of the total area [[in the]] under application for
127 development.

128 (3) County owned land or land under a conservation easement granted
129 to the benefit of the County that is not managed as parkland by the
130 Maryland-National Capital Park and Planning Commission may
131 not add any impervious surface.

132 (4) Any number of lots may be of any size, without regard to varying
133 lot size requirements in the underlying zone.

- (5) [[The minimum lot area, lot dimensions, and building setbacks must be determined by the Planning Board during the site plan approval process.]] When site plan approval is required, the minimum lot area, lot dimensions, building coverage, and building setbacks do not apply. Any such requirements must be determined by the Planning Board during the site plan approval process.
- (6) All environmental buffer areas or natural resources recommended for protection in the Ten Mile Creek Area Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area must be ~~[[treated]]~~ regulated as environmentally sensitive areas, ~~[[in addition to]]~~ just as other areas identified ~~[[as]]~~ environmentally sensitive in law, regulations, or in the Planning Board's Guidelines for the Environmental Management of Development, as amended.
- (7) All environmentally sensitive areas must be included in the required open space area.
- (8) The minimum area devoted to open space ~~[[is]]~~ must be 80% of the total area under application for development. For the purpose of this overlay zone, open space is defined as rural open space as described and managed under Sections 59-C-9.572 and 59-C-9.74(h).
- [[59-C-18.262.]] 59-C-18.264. Exemptions from impervious surface restrictions.
- (a) Any impervious surface lawfully existing under a building permit or sediment control permit issued before August 4, 2014 that exceeds the applicable impervious surface restriction may continue or be

161 reconstructed with the same or less impervious surface area under the
162 development standards in effect when the building permit or sediment
163 control permit was issued.

164 (b) [[Any]] An impervious surface [[not approved as part of a site plan
165 under Section 59-D-3]] resulting from an addition to an existing one-
166 family residential dwelling or an accessory structure to a one-family
167 dwelling, not approved as part of a site plan under Section 59-D-3, is
168 exempt from this overlay zone's impervious surface restriction.

169 (c) [[Impervious surfaces associated with development on]] On any lot or
170 parcel with an area less than 2.0 acres as of January 1, 2014 [[are]], any
171 development is exempt from this overlay zone's impervious surface
172 restriction.

173 (d) Impervious surface for any publicly funded road[[,]] or bikeway[[, path,
174 driveway, or parking area]] identified by the Ten Mile Creek Area
175 Limited Amendment to the Clarksburg Master Plan and Hyattstown
176 Special Study Area is exempt from this overlay zone's impervious
177 surface restriction.

178
179 **Sec. 2. Effective date.** This ordinance becomes effective 20 days after the
180 date of Council adoption.

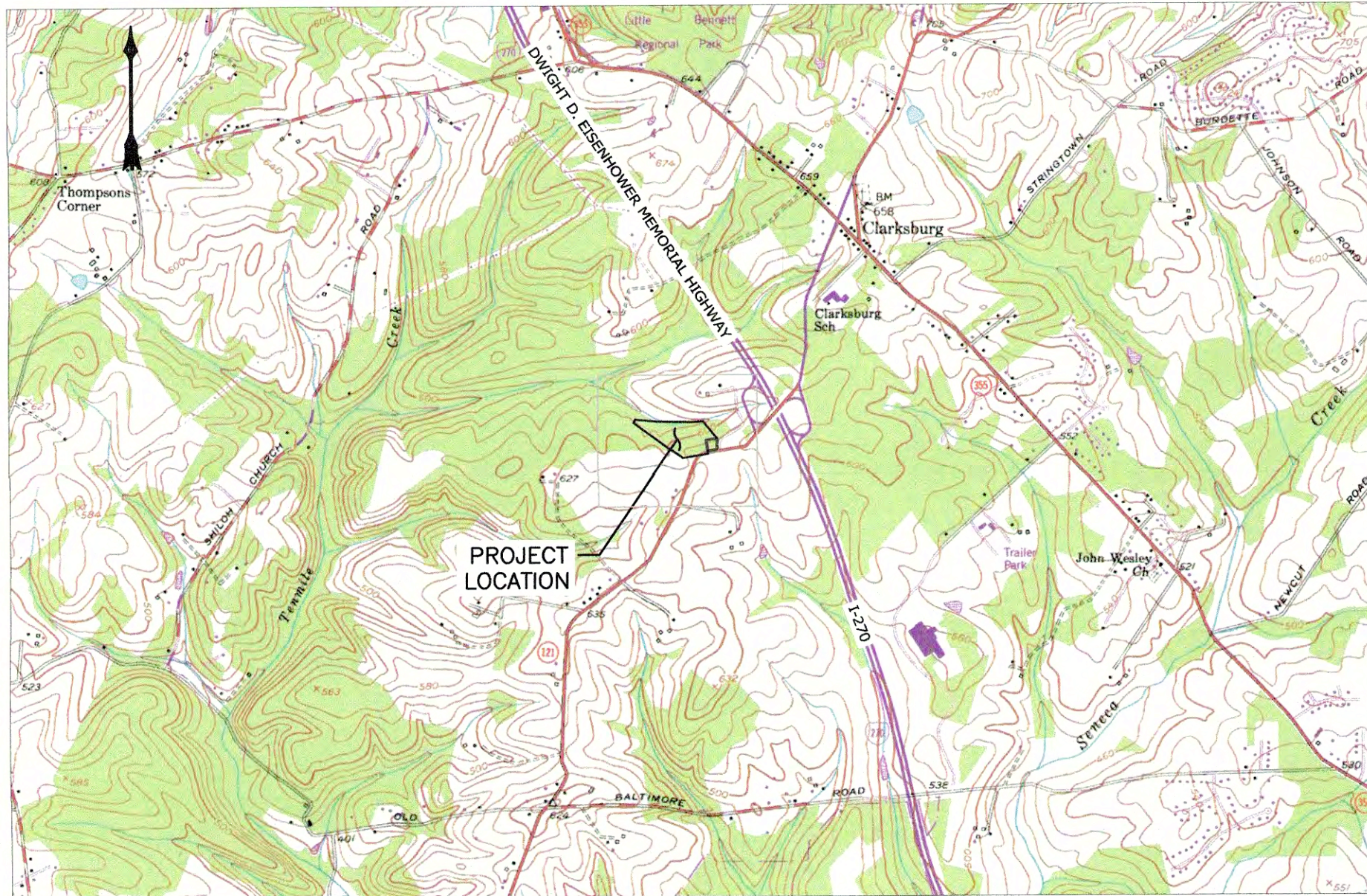
181
182 This is a correct copy of Council action.

183
184 *Linda M. Lauer*

185 Linda M. Lauer, Clerk of the Council

POTOMAC EDISON,
A FIRSTENERGY COMPANY

CABIN BRANCH SUBSTATION PROJECT
PRELIMINARY/FINAL FOREST CONSERVATION PLAN
MONTGOMERY COUNTY, MARYLAND
MARCH 2019



REFERENCES:
UNITED STATES DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY
GERMANTOWN 1979 QUADRANGLE
MARYLAND
7.5 MINUTE SERIES (TOPOGRAPHIC)

SCALE: 1" = 2000'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings: 2000, 0, 2000, and 4000. The bar is divided into four equal segments, each representing 1000 feet.

INDEX OF DRAWINGS

SHEET NUMBER	DRAWING NUMBER	SHEET NAME
1	C000	COVER
2	C200	FOREST CONSERVATION PLAN
3	C201	PLANTING SCHEDULE, PLANTING PLANS, GENERAL NOTES AND TYPICAL DETAILS
4	C202	PLANTING SCHEDULE, PLANTING PLANS, GENERAL NOTES AND TYPICAL DETAILS

CALL 'MISS UTILITY' AT
1-800-257-7777
48 HOURS BEFORE ANY
CONSTRUCTION IS TO BEGIN.

THIS PLAN WAS PREPARED BY

Gabriel F. Strain Digitally signed by Gabriel F. Strain
(DN: cn=G.F.Strain@gaiconsultants.com, cn=Gabriel
Strain)
Date: 2010.03.11 15:48:04-0500

GABRIEL STRAIN, PH.D	DATE
GAI CONSULTANTS, INC.	
1235 WESTLAKES DRIVE, SUITE 280	
BERWYN, PA 19312	
610-640-7456	

MARYLAND DEPARTMENT OF NATURAL
RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

WATER CLASS: USE I-P
TRIBUTARY: UNNAMED TRIBUTARY TO TEN MILE CREEK
WATERSHED: LITTLE SENECA - TEN MILE CREEK
FEMA FLOODPLAIN MAP PANEL#: 24031C0160D
TAX MAP: EW121
200 SHEET: 232NW14
ADC 4 DIGIT: 4928D4

REFERENCES

- CONTOURS, DEVELOPED USING DIGITAL ELEVATION MODEL (DEM) DOWNLOADED FROM MD IMAP, MARYLAND'S MAPPING AND GIS DATA PORTAL FOR MONTGOMERY COUNTY, AND ARCGIS TOOLS, 2014.
- DEP WATERWAY AND WATERBODY, MONTGOMERY PLANNING GIS DATA PORTAL, 2014.
- NATIONAL WETLAND INVENTORY (NWI) WETLANDS, USFWS, 2016.
- SOIL SURVEY GEOGRAPHIC (SSURGO) DATABASE, USDA/NRCS, 2015.
- PARCEL BOUNDARY, MONTGOMERY COUNTY, 2017.
- WETLAND DIGITIZED FROM MONTGOMERY COUNTY DEPARTMENT OF GENERAL SERVICES' NORTH COUNTY MAINTENANCE DEPOT PRELIMINARY NRIWETLAND DELINEATION PLAN DEVELOPED BY WHITEMAN, REQUARDT & ASSOCIATES, LLP, JULY, 2008. SLOPE, DEVELOPED USING DEM DOWNLOADED FROM MD IMAP, MARYLAND'S MAPPING AND GIS DATA PORTAL FOR MONTGOMERY COUNTY, AND ARCGIS TOOLS, 2014.
- 100 YEAR FEMA FLOODPLAIN, NATIONAL FLOOD HAZARD LAYER, FREDERICK COUNTY, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MARYLAND, 2015.
- ROADS, MARYLAND STATE HIGHWAY ADMINISTRATION (SHA), 2013.

OWNER'S / DEVELOPER'S CERTIFICATION

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED
FINAL FOREST CONSERVATION PLAN NO. CU-19-07
INCLUDING, FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER
APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: THE POTOMAC EDISON COMPANY, A FIRSTENERGY COMPANY


CONTACT PERSON OR OWNER: NICK MOSER

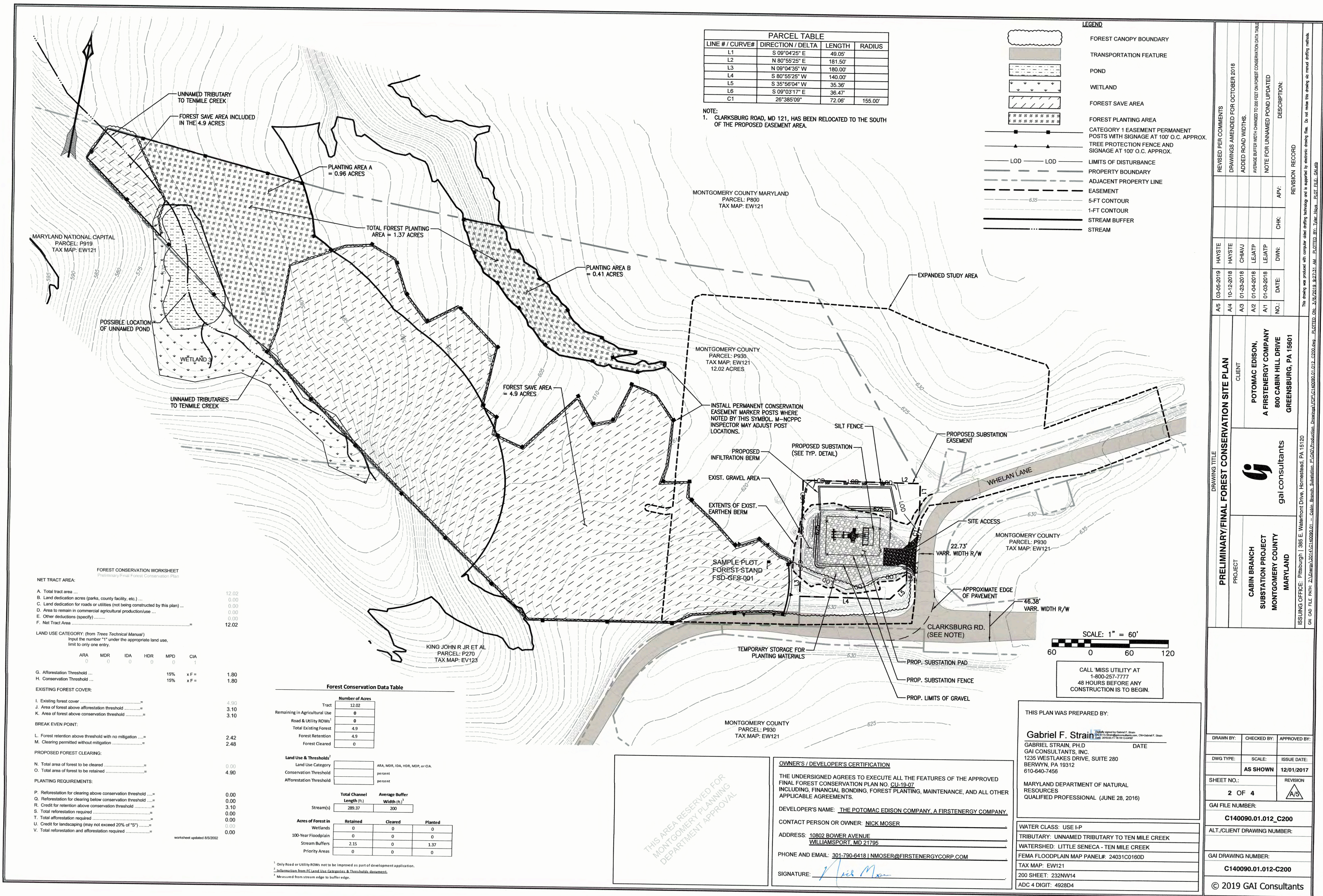
ADDRESS: 10802 BOWER AVENUE
WILLIAMSPORT, MD 2179

PHONE AND EMAIL: 301-790-6418 | NMOSER@FIRSTENERGYCORP.COM

SIGNATURE: Victor M...

DRAWING TITLE		COVER SHEET		CLIENT		REVISION RECORD	
PROJECT	CABIN BRANCH SUBSTATION PROJECT MONTGOMERY COUNTY MARYLAND	POTOMAC EDISON, A FIRSTENERGY COMPANY 800 CABIN HILL DRIVE GREENSBURG, PA 15601		REVISED PER COMMENTS			
				A/E (03-05-2018)	HAYSTE	DRAWINGS AMENDED FOR OCTOBER 2018	
				A/4 (10-15-2018)	HAYSTE	DRAWINGS AMENDED FOR JANUARY 2018	
				A/3 (11-25-2018)	CHAUJ	DRAWINGS AMENDED FOR JANUARY 2018	
				A/2 (01-04-2018)	LEIATP	DRAWINGS AMENDED FOR JANUARY 2018	
				A/1 (01-03-2018)	LEIATP	DRAWINGS AMENDED FOR JANUARY 2018	
				NO.:	DATE:	DWN:	CHK:
				APV:		DESCRIPTION:	
				REVISION RECORD			
				This drawing was produced with computer aided drafting technology and is approved by electronic drawing files. Do not release this drawing for manual drafting methods.			
				DATE: 3/6/2018 12:24:20 AM PLotted By: User: Dong PLOT Date: 3/6/2018			

DRAWN BY: _____	CHECKED BY: _____	APPROVED BY: _____
DWG TYPE: _____	SCALE: _____	ISSUE DATE: _____
	AS SHOWN	12/01/2017
SHEET NO.: _____		REVISION
1 OF 4		
GAI FILE NUMBER: _____		
C140090.01.012_C000		
ALT./CLIENT DRAWING NUMBER: _____		
GAI DRAWING NUMBER: _____		
C140090.01.012-C000		
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ALL FIELD INSPECTIONS MUST BE REQUESTED BY THE APPLICANT.

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 AND BEFORE RELEASE OF THE BUILDING PERMIT.
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.

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, AND IF APPROPRIATE, RELEASE OF THE PERFORMANCE BOND.

1. NO CLEARING OR EARTH DISTURBANCE IS TO TAKE PLACE OUTSIDE OF LIMITS OF DISTURBANCE (LOD).
2. FOR THOSE AREAS WHERE IMPERVIOUS SURFACES ARE TO BE REMOVED: REMOVE IMPERVIOUS MATERIAL WITHIN LIMITS OF DISTURBANCE INDICATED ON SHEET 2 TO A MINIMUM OF 2 FEET BELOW ANTICIPATED FINISHED GRADE. IMPERVIOUS MATERIAL WILL BE REMOVED FROM THE PROPERTY. THE MATERIAL IS NOT TO BE USED AS A BACKFILL. ANY AREAS REQUIRING BACKFILLS WILL BE DONE SO WITH IMPROVED TOPSOIL AND GRADED TO FINAL CONTOURS OF THE SITE.
3. FOR IMPERVIOUS AREAS TO BE RESTORED TO PERVIOUS CONDITION: SOIL TO BE DECONCLOATED USING EQUIPMENT MOUNTED RAKE. CONDUCT A NUMBER OF PASSES OF EQUIPMENT IN PERPENDICULAR DIRECTIONS UNTIL SOIL IS SUFFICIENTLY MIXED AND FRIABLE. LARGE CHUNKS OF ROCKS/CLAY THAT CANNOT BE BROKEN DOWN TO PIECES LESS THAN 2 INCHES DIAMETER SHOULD BE REMOVED. ONCE THE SOIL IS DECONCLOATED, MGNCPSS STAFF INSPECTOR SHOULD REVIEW AND APPROVE THE WORK BEFORE INITIATING THE NEXT STEP.
4. APPLY 2 INCHES OF CERTIFIED COMPOST ACROSS AREAS SLATED FOR RESTORATION TO PERVIOUS CONDITION. MIX WITH HAND TOOLS OR SMALL EQUIPMENT UNTIL TOP 4 INCHES OF SOIL. ONCE THE COMPOST IS SUFFICIENTLY MIXED, RAKED FINISHED MATERIALS TO REESTABLISH GRADES. CARE SHOULD BE MADE TO AVOID RE-COMPACTING SOIL.
5. STABILIZE AREA SLATED FOR RESTORATION TO PERVIOUS CONDITION BY ADDING NATIVE GRASS SEED MIX AT A RATE OF 0.5 POUNDS/1,000 SF. ANNUAL RYE (LOLIUM MULTIFLORUM) SHOULD BE OVER SEEDDED AT 1 POUND/1,000 SF TO AID IN EROSION CONTROL. AFTER SEEDING, THE AREA SHOULD BE COVERED WITH CLEAN WEAVE STRAW AT A DEPTH OF APPROXIMATELY 1 INCH.
6. AT THE COMPLETION OF REMOVAL/RESTORATION WORK AND ONCE VEGETATION IS ESTABLISHED, AN MGNCPSS STAFF INSPECTOR SHOULD REVIEW AND APPROVE THE REMOVAL OF ANY SEDIMENT CONTROL AND TREE PROTECTION MEASURES. THE INSPECTOR WILL ALSO REVIEW THE SITE TO DETERMINE THAT THE RESTORATION WORK WAS DONE CORRECTLY AND THAT CONDITIONS ARE ACCEPTABLE.

1. THERE IS NO AFFORESTATION/REFORESTATION REQUIRED FOR THE PROPOSED PROJECT ACTIVITIES AS THE PROJECT WILL NOT INCLUDE CLEARING OF ANY FOREST. HOWEVER, DUE TO THE LOCATION OF THE PROJECT WITHIN THE MONTGOMERY COUNTY SPECIAL PROTECTION AREA (SPA), THE APPLICANT HAS BEEN REQUIRED BY THE MONTGOMERY COUNTY PLANNING DEPARTMENT TO DEVELOP AND IMPLEMENT A PLANTING PLAN WITHIN UNFORESTED STEPPED BUFFER AREA IN THE SUBJECT PROPERTY.
2. PLANT MATERIAL TO BE FROM LOCALLY OBTAINED NURSERIES WITHIN THE SAME PHYSIOGRAPHIC PROVINCE UNLESS SHOWN TO BE UNAVOIDABLE. NATIVE PLANT MATERIAL OF LOCAL GENETIC ORIGIN TO BE USED FOR PLANTING IN FOREST PLANTING AREAS "A" AND "B".
3. TREES AND SHRUBS ARE A PERISHABLE CROP. KEEP IN A COOL PLACE UNTIL PLANTED. IDEAL TEMPERATURE WOULD BE 33 - 40 DEGREES F FOR UP TO TWO WEEKS.
4. KEEP ROOTS MOIST AT ALL TIMES. DO NOT EXPOSE SEEDLING ROOTS TO SUN OR WIND AS DRYING THE TINY FIBERS ON THE ROOTS IS LIKELY TO REDUCE SEEDLING SURVIVAL. THESE FIBERS ARE RESPONSIBLE FOR FEEDBACK OF WATER AND NUTRIENTS TO THE SEEDLING. IF THEY DRY OUT, ESSENTIAL ELEMENTS CANNOT BE TRANSPORTED.
5. A TARP OR COVERING MUST BE USED TO PROTECT PLANTINGS DURING TRANSPORTING.
6. TEMPORARY FOREST PROTECTION FENCING AND SIGNAGE AS WELL AS PERMANENT CONSERVATION EASEMENT SIGNAGE TO BE INSTALLED AS DEPICTED ON THE FOREST CONSERVATION PLAN DRAWING AND PER THE SEQUENCE OF EVENTS.

1. TREES AND SHRUBS, IN THE FORM OF SMALL CONTAINERS OR B&B SAPLINGS, WILL BE PLANTED WITHIN FOREST PLANTING AREAS "A" AND "B". PLANTING SHALL TAKE PLACE DURING THE DORMANT SEASON (MID-MARCH TO MAY). THE PLANTING PLAN PROVIDES A SUMMARY OF THE TREE AND SHRUB SPECIES TO BE PLANTED.
9. NO ROOT PRUNING IS PERMITTED BY THE CONTRACTOR.
10. NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF A REPRESENTATIVE OF GAI CONSULTANTS, INC., POTOMAC EDISON, AND THE MONTGOMERY COUNTY PLANNING DEPARTMENT.
11. ALL DEBRIS (TREE WRAPPERS, RUBBER BANDS, ETC.) MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR.
12. BALLING OR TWISTING OF ROOTS TO ACCOMMODATE THE PLANTING HOLE ARE PROHIBITED.
13. EXTREME CARE SHALL BE TAKEN SO ROOTS ARE NOT FORCIBLY PUSHED INTO THE PLANTING HOLE WITH ANY TOOL, WHICH MIGHT CUT OR INJURE THE ROOT.
14. TREES AND SHRUBS MUST BE PLANTED TIGHTLY WITH NO AIR POCKETS AROUND THE ROOTS. CONIFER SEEDLINGS THAT CAN BE PULLED OUT OF THE GROUND, BEFORE THE NEEDLES BREAK OFF WHEN PULLED, OR FIVE NEEDLES ARE PULLED WILL BE CONSIDERED IMPROPERLY PLANTED AND NOT ACCEPTABLE.
15. TREES AND SHRUBS WILL HAVE TREE TUBES (REFER TO DEER RUB PROTECTION DETAILS) AND TREE COLLARS TO PROTECT FROM NUISANCE BROWSING AND CREATE A NUISANCE PLANT BARRIER. IF THERE APPEARS TO BE A NEGATIVE IMPACT ON PLANTINGS, CONSIDERATION WILL BE GIVEN TO APPLY A LIQUID DEER REPELLENT THROUGHOUT THE SUMMER TO AVOID AND DETER BROWSING.
16. WATERING OF PLANTED TREES AND SHRUBS TO CONTINUE FOR A PERIOD OF ONE YEAR AFTER PLANTING COMPLETION. WATERING PERIOD MAY EXTEND INTO THE SECOND YEAR IF AN INSPECTOR OR REPRESENTATIVE OF GAI OR POTOMAC EDISON DETERMINE IT NECESSARY FOR STRESS REDUCTION AND SURVIVAL. WATERING WILL OCCUR ONCE PER WEEK FROM APRIL TO OCTOBER IN WEEKS WHERE THE APPROXIMATE WEEKLY RAINFALL DOES NOT EXCEED ONE INCH PER WEEK.
17. SITE SURVEYS WERE CONDUCTED TO EVALUATE SITE SUITABILITY OF THE PLANTING SITE. FORESTED AREAS (CONTIGUOUS TO THE SHURB AND/OR PROPOSED PLANTING AREAS) CAN BE DESCRIBED AS A TULIP TREE FOREST. DOMINANT SPECIES INCLUDED TULIP TREE, WITH CO-DOMINANTS OF RED MAPLE, BLACK CHERRY AND CHESTNUT OAK. PLANTING AREA "A" IS ALSO BORDERED BY A WET MEADOW AND SHALLOW POND ALONG THE CENTRAL WESTERN BORDER AND UPLAND MEADOW DOMINATED BY GOLDENROD AND ASTER SPECIES. PLANTING AREA "B" IS GENTLY SLOPING HILLSIDE CONSISTING OFA SMALL GROVE OF BLACK LOCUST AND EASTERN RED CEDAR TREES WITH MODERATE COVER OF VASCULAR EPHEMERALS, LONICERA, SHRUB AND TREE SPECIES HAVE BEEN SELECTED WITH CONSIDERATION FOR LOCALIZED TOLERANCE, NATIVE SPECIES, COMMERCIAL AVAILABILITY, AND OVERALL SPECIES DIVERSITY.
18. ALL FOREST PLANTING AREAS WILL HAVE A 5-YEAR MAINTENANCE PROGRAM AND FOREST PLANTING MUST BEGIN AS SOON AS POSSIBLE AFTER ISSUANCE OF GRADING PERMITS, WITH APPROPRIATE PHASING TO ALLOW FOR APPROVED GRADING AND/OR PLACEMENT OF SEDIMENT AND EROSION CONTROL MEASURES.
19. PROPOSED PLANTING RATE IS 100 TREES PER ACRE USING 1.5" - 2" CALIPER TREES
20. TOTAL FOREST PLANTING AREA = 1.37 ACRES (137 TREES + 46 SHRUBS)
21. PLANTING AREA "B" HAS APPROXIMATELY 20 MATURE TREES ON-SITE. ADDITIONAL PLANTINGS TO BE SPACED WITHIN OPEN CANOPY AREAS

THE PROPERTY OWNER IS RESPONSIBLE FOR ENSURING ALL TREE PROTECTION MEASURES ARE PERFORMED IN ACCORDANCE WITH THE APPROVED FINAL FOREST CONSERVATION PLAN OR TREE SAVE PLAN, AND AS MODIFIED IN THE FIELD BY A PLANNING DEPARTMENT FOREST CONSERVATION INSPECTOR. THE MEASURES MUST MEET OR EXCEED THE MOST RECENT STANDARDS PUBLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300).

1. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED AND BEFORE ANY LAND DISTURBANCE.
2. THE PROPERTY OWNER MUST ARRANGE FOR THE MEETING AND FOLLOWING PEOPLE SHOULD MUST PARTICIPATE IN THE PRE-CONSTRUCTION MEETING: THE PROPERTY OWNER OR THEIR REPRESENTATIVE, THE DISTRICT FORESTER, THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST/MARYLAND LICENSED TREE EXPERT (REPRESENTING OWNER) THAT WILL IMPLEMENT THE TREE PROTECTION MEASURES, THE PLANNING DEPARTMENT FOREST CONSERVATION INSPECTOR, AND MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES (DPS) SEDIMENT CONTROL INSPECTOR. AT THIS MEETING IS VERIFY THE LIMITS OF DISTURBANCE, REVIEW AND DISCUSS SPECIFIC TREE PROTECTION AND TREE CARE MEASURES SHOWN ON THE APPROVED PLAN, NO LAND DISTURBANCE SHALL BEGIN BEFORE TREE PROTECTION AND STRESS-REDUCTION MEASURES HAVE BEEN IMPLEMENTED AND APPROVED BY THE PLANNING DEPARTMENTS FOREST CONSERVATION INSPECTOR. A TYPICAL TREE PROTECTION DEVICES INCLUDE: i. CHAIN LINK FENCE (FOUR FEET HIGH) WITH 1/2" X 4" FLUOR POLYETHYLENE (FLEX) BOLLARDS.
- ii. SUPER SILT FENCE WITH WIRE STRUNG BETWEEN THE SUPPORT BOLTS (MINIMUM 4 FEET HIGH) WITH 1/2" X 4" FLUOR POLYETHYLENE (FLEX) BOLLARDS.
- iii. 14 GAUGE, 2 INCH X 4 INCH WELDED WIRE FENCING SUPPORTED BY STEEL T-BAR POSTS (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.

- b. TYPICAL STRESS REDUCTION MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO: i. ROOT PRUNING WITH A ROOT CUTTER OR VIBRATORY PLOW DESIGNED FOR THAT PURPOSE. TRENCHERS ARE NOT ALLOWED, UNLESS APPROVED BY THE FOREST CONSERVATION INSPECTOR
- ii. CROWN REDUCTION OR PRUNING
- iii. WATERING
- iv. FERTILIZING
- v. VERTICAL MULCHING
- vi. ROOT AERATION SYSTEMS

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

3. A MARYLAND LICENSED TREE EXPERT MUST PERFORM, OR DIRECTLY SUPERVISE, THE IMPLEMENTATION OF ALL STRESS REDUCTION MEASURES. DOCUMENTATION OF THE PROCESS (INCLUDING PHOTOGRAPHS) MAY BE REQUIRED BY THE FOREST CONSERVATION INSPECTOR, AND WILL BE DETERMINED AT THE PRE-CONSTRUCTION MEETING.

4. TEMPORARY TREE PROTECTION DEVICES MUST BE INSTALLED PER THE APPROVED FOREST CONSERVATION PLAN, EXEMPTION PLAN, OR TREE SAVE PLAN AND PRIOR TO ANY LAND DISTURBANCE. 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.
 5. TREE PROTECTION FENCING MUST BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER FOR THE DURATION OF CONSTRUCTION PROJECT AND MUST NOT BE ALTERED WITHOUT PRIOR APPROVAL FROM THE FOREST CONSERVATION INSPECTOR. ALL CONSTRUCTION ACTIVITY WITHIN PROTECTED TREE AND FOREST AREAS IS PROHIBITED. THIS INCLUDES THE FOLLOWING ACTIVITIES: A. PARKING OR DRIVING OF EQUIPMENT, MACHINERY OR VEHICLES OF ANY TYPE.
 - a. STORAGE OF ANY CONSTRUCTION MATERIALS, EQUIPMENT, STOCKPILING, FILL, DEBRIS, ETC.
 - c. DUMPING OF ANY CHEMICALS (I.E., PAINT THINNER), MORTAR OR CONCRETE REMAINDER, TRASH, GARBAGE, OR DEBRIS OF ANY KIND.
 - d. FELLING OF TREES INTO A PROTECTED AREA.
 - e. TRENCHING OR GRADING FOR UTILITIES, IRRIGATION, DRAINAGE, ETC.
 6. FOREST AND TREE PROTECTION SIGNS MUST BE INSTALLED AS REQUIRED BY THE FOREST CONSERVATION INSPECTOR. THE SIGNS MUST BE WATERPROOF AND WORDING PROVIDED IN BOTH ENGLISH AND SPANISH.
- DURING CONSTRUCTION**
7. PERIODIC INSPECTIONS WILL BE MADE BY THE FOREST CONSERVATION INSPECTOR. CORRECTIONS AND REPAIRS TO TREE PROTECTION DEVICES MUST BE COMPLETED WITHIN THE TIMEFRAME GIVEN BY THE INSPECTOR.
 8. THE PROPERTY OWNER MUST IMMEDIATELY NOTIFY THE FOREST CONSERVATION INSPECTOR OF ANY DAMAGE TO TREES, FORESTS, UNDERSTORY, GROUND COVER, AND ANY OTHER UNDISTURBED AREAS SHOWN ON THE APPROVED PLAN. REMEDIAL ACTIONS, AND THE RELATIVE TIMEFRAMES TO RESTORE THESE AREAS, WILL BE DETERMINED BY THE FOREST CONSERVATION INSPECTOR.
- POST-CONSTRUCTION**
9. AFTER CONSTRUCTION IS COMPLETED, BUT BEFORE TREE PROTECTION DEVICES HAVE BEEN REMOVED, THE PROPERTY OWNER MUST REQUEST A FINAL INSPECTION WITH THE FOREST CONSERVATION INSPECTOR. AT THE FINAL INSPECTION, THE FOREST CONSERVATION INSPECTOR MAY REQUIRE ADDITIONAL CORRECTIVE MEASURES, WHICH MAY INCLUDE: A. REMOVAL, AND POSSIBLE REPLACEMENT, OF DEAD, DYING, OR HAZARDOUS TREES
 - b. PRUNING OF DEAD OR DECLINING LIMBS
 - c. SOIL AERATION
 - d. FERTILIZATION
 - e. WATERING
 - f. WOUND REPAIR
 - g. CLEAN UP OF RETENTION AREAS, INCLUDING TRASH REMOVAL

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 - c. SOIL AERATION
 - d. FERTILIZATION
 - e. WATERING
 - f. WOUND REPAIR
 - g. CLEAN UP OF RETENTION AREAS, INCLUDING TRASH REMOVAL
10. AFTER THE FINAL INSPECTION AND COMPLETION OF ALL CORRECTIVE MEASURES THE FOREST CONSERVATION INSPECTOR WILL REQUEST ALL TEMPORARY TREE AND FOREST PROTECTION DEVICES BE REMOVED FROM THE SITE. REMOVAL OF TREE PROTECTION DEVICES THAT ALSO OPERATE FOR EROSION AND SEDIMENT CONTROL MUST BE COORDINATED WITH BOTH DPS AND THE FOREST CONSERVATION INSPECTOR AND CANNOT BE REMOVED WITHOUT PERMISSION OF THE FOREST CONSERVATION INSPECTOR. NO ADDITIONAL GRADING, SODDING, OR BURIAL MAY TAKE PLACE AFTER THE TREE PROTECTION FENCING IS REMOVED.
11. LONG-TERM PROTECTION MEASURES, INCLUDING PERMANENT SIGNAGE, MUST BE INSTALLED PER THE APPROVED PLAN. INSTALLATION WILL OCCUR AT THE APPROPRIATE TIME DURING THE CONSTRUCTION PROJECT. REFER TO THE APPROVED PLAN DRAWING FOR THE LONG-TERM PROTECTION MEASURES TO BE INSTALLED.

1. TOTAL TRACT AREA: 112.02 ACRES (523.591 SF) INCLUDING PARCEL 930 SUB-PARCEL P.
2. ZONING = E0F-0.75 H-100 T; LAND USE CATEGORY = VACANT; STAND LAND USE TYPE = EXEMPT.
3. THE TRACT DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
4. THE TRACT IS LOCATED WITHIN THE LITTLE SENECA CREEK - TEN MILE CREEK WATERSHED (MD 8 DIGIT WATERSHED 2140208). THE MDE DESIGNATED USE IS LP, WATER CONTACT RECREATION, PROTECTION OF AQUATIC LIFE, AND PUBLIC WATER SUPPLY.
5. A PERMIT ISSUED BY MARYLAND DEPARTMENT OF THE ENVIRONMENT PREVIOUSLY ALLOWED THE USE OF DESIGNATED AREAS OF THE PARCEL AS A LANDFILL FOR BROKEN ASPHALT, CONCRETE, DIRT, SCRAP WOOD, AND STUMPS.
6. THE TRACT IS LOCATED WITHIN THE CLARKSBURG WEST ENVIRONMENTAL OVERLAY ZONE.
7. ON JUNE 27, 2017, GAI CONSULTANTS, INC. (GAI) CONDUCTED AN ENVIRONMENTAL FIELD INVESTIGATION WITHIN THE EXPANDED STUDY AREA.
8. PER MONTGOMERY COUNTY PLANNING DEPARTMENT GUIDANCE ON MAY 9, 2017, FOREST STAND DELINEATION (FSD) WAS ONLY COMPLETED WITHIN PORTION OF EXPANDED STUDY AREA LOCATED WITHIN THE BOUNDARY OF SUBJECT PARCEL.
9. AREA OUTSIDE OF EXPANDED STUDY AREA INVESTIGATED FOR DELINEATION OF FOREST CANOPY BOUNDARY ONLY. WETLANDS, STREAMS, OR OTHER ENVIRONMENTAL RESOURCE MAY BE LOCATED WITHIN THE PROPERTY OUTSIDE OF THE EXPANDED STUDY AREA.
10. ONE UNNAMED POND AND THREE UNNAMED TRIBUTARIES TO TENMILE CREEK ARE DEPICTED OUTSIDE OF THE EXPANDED STUDY AREA. THESE FEATURES PROVIDED BY THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) AND WERE NOT FIELD VERIFIED BY GAI.
11. ONE WETLAND, LABELED "WETLAND 3", IS DEPICTED OUTSIDE OF THE EXPANDED STUDY AREA. THE WETLAND WAS ADDED TO THE PLANS BY THE REQUEST OF THE PLANNING DEPARTMENT. THE WETLAND WAS DIGITIZED BASED ON MONTGOMERY COUNTY DEPARTMENT OF GENERAL SERVICES - NORTH COUNTY MAINTENANCE DEPOT PRELIMINARY NRIWETLAND DELINEATION PLAN PROVIDED BY WHITEKRAEM, REGUARDT & ASSOCIATES, LLP DATED JULY 2008. THE NAME OF THE WETLAND WAS MAINTAINED ON THESE PLANS FOR CONSISTENCY. GAI DID NOT FIELD VERIFY THE LOCATION OR PRESENCE OF THE WETLAND.
12. NO US FISH AND WILDLIFE NATIONAL WETLAND INVENTORY WETLANDS ARE RECORDED WITHIN THE SUBJECT PROPERTY.
13. STREAM BUFFERS WERE DEVELOPED PER INSTRUCTION IN THE TEN MILE CREEK LIMITED AMENDMENT AREA - APPROVED AND ADOPTED - JULY 2014.
14. NO FLOODPLAINS ARE RECORDED WITHIN THE SUBJECT PROPERTY PER A REVIEW OF AVAILABLE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FLOODPLAIN DATA AND FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION 100-YEAR FLOODPLAINS.
15. THE FIELD INVESTIGATION WAS LED BY GABRIEL STRAIN ON JUNE 27, 2017.
16. NO WETLANDS OR STREAMS WERE IDENTIFIED DURING THE FIELD INVESTIGATION OF THE EXPANDED STUDY AREA.
17. NO SPECIMEN TREES, STATE OR COUNTY CHAMPIONS, OR TREES WITH DIAMETER AT BREAST HEIGHT (DBH) AT 75% OF STATE OR COUNTY CHAMPIONS WERE IDENTIFIED DURING THE FIELD INVESTIGATION.
18. TREES WERE MEASURED USING A BILTMORE STICK.
19. FOREST STAND FSD-GFS-001 WAS ASSIGNED PROPERTY RANK 1.
20. FSD-GFS-001 IS APPROXIMATELY 0.52 AC WITHIN THE EXPANDED STUDY AREA AND EXTENDS BEYOND THE BOUNDARY OF THE EXPANDED STUDY AREA. APPROXIMATELY 4.91 AC OF FOREST IS LOCATED WITHIN THE PROPERTY.
21. PRIOR TO THE FIELD INVESTIGATION, GAI DETERMINED THAT A MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) RECORDED WATERWAY WAS LOCATED WITHIN THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS LOCATED CLOSE TO THE POTENTIAL TO CONTRIBUTE STREAM BUFFER WITHIN THE PROJECT AREA. DURING THE FIELD INVESTIGATION, GAI DETERMINED THAT THE DEP RECORDED WATERWAY IS A ROADSIDE DITCH BASED ON THE FOLLOWING OBSERVATIONS: THE ROADSIDE DITCH IS EXCAVATED WHOLLY IN AND DRAINS ONLY UPLAND AREAS, CONTAINED NO DISCERNABLE BED AND BANK, NO EVIDENCE OF INFLUENCE OF THE PROPOSED EASEMENT AREA, AND, THEREFORE, HAD THE POTENTIAL TO CONTRIBUTE STREAM BUFFER WITHIN THE PROJECT AREA. DURING THE FINDINGS, GAI CONCLUDED THAT THIS FEATURE IS NOT LIKELY TO BE JURISDICTIONAL AND DOES NOT CONTRIBUTE STREAM BUFFER WITHIN THE SUBJECT PARCEL PER THE TEN MILE CREEK LIMITED AMENDMENT AREA - APPROVED AND ADOPTED - JULY 2014.
22. CORRESPONDENCE WITH MDNR, DATED APRIL 9, 2015, INDICATES THAT THERE ARE NO STATE OR FEDERAL RECORDS FOR RARE, THREATENED, OR ENDANGERED (RTE) SPECIES WITHIN THE PROJECT SITE. A COPY OF THE LETTER WAS INCLUDED WITH THE NRI-FSD SUBMITTED TO MONTGOMERY COUNTY PLANNING ON AUGUST 22, 2017.
23. NO RTE SPECIES OR CRITICAL HABITAT WERE OBSERVED DURING THE INVESTIGATION.
24. THERE ARE NO NATIONAL REGISTER OF HISTORIC PLACES (NRHP) LISTED OR ELIGIBLE HISTORIC RESOURCES WITHIN THE PROJECT AREA. HOWEVER, ALTHOUGH NRHP RESOURCES ARE LOCATED OUTSIDE OF THE BUFFER, MODERN INFILL AND THE EXISTING TOPOGRAPHY AND VEGETATION WILL LIKELY SCREEN THESE PROPERTIES FROM THE PROJECT. THE SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED IN 1981 BY THE MARYLAND DEPARTMENT OF TRANSPORTATION (MOT31) AND DISTURBANCE TO THE PARCEL DURING THE 1980S INDICATES THE PROJECT AREA HAS LOW PROBABILITY FOR CONTAINING ARCHAEOLOGICAL RESOURCES.
25. APPROXIMATELY 2.48 ACRES OF EXISTING RETAINED UPLAND FOREST AND 1.37 ACRES OF FOREST PLANTED IN THE STREAM VALLEY BUFFER WILL BE EVALUATED FOR POSSIBLE INCLUSION IN A FOREST BANK. THE DETAILS AND FINAL APPROVAL TO BE DETERMINED BY THE M-NCPPC FOREST BANK MANAGER.

**CALL 'MISS UTILITY' AT
1-800-257-7777
48 HOURS BEFORE ANY
CONSTRUCTION IS TO BEGIN.**

THIS PLAN WAS PREPARED BY:

Gabriel F. Strain

GABRIEL STRAIN, PH.D
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL
RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

WATER CLASS: USE I-P

TRIBUTARY: UNNAMED TRIBUTARY TO TEN MILE CREEK

WATERSHED: LITTLE SENECA - TEN MILE CREEK

FEMA FLOODPLAIN MAP PANEL#: 24031C0160D

TAX MAP: EW121

200 SHEET: 232NW14

ADC 4 DIGIT: 4928D4

OWNER'S / DEVELOPER'S CERTIFICATION

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED
FINAL FOREST CONSERVATION PLAN NO. CU-19-07
INCLUDING, FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER
APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: THE POTOMAC EDISON COMPANY, A FIRSTENERGY COMPANY

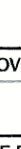
CONTACT PERSON OR OWNER: NICK MOSER

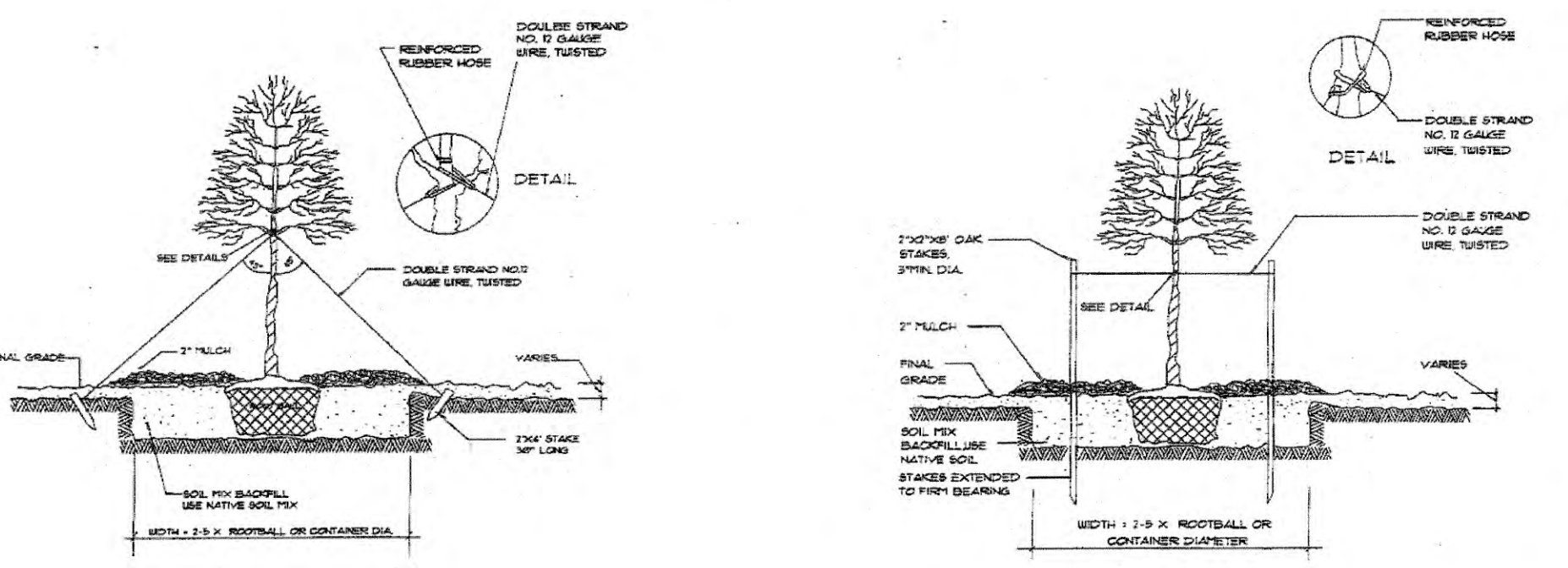
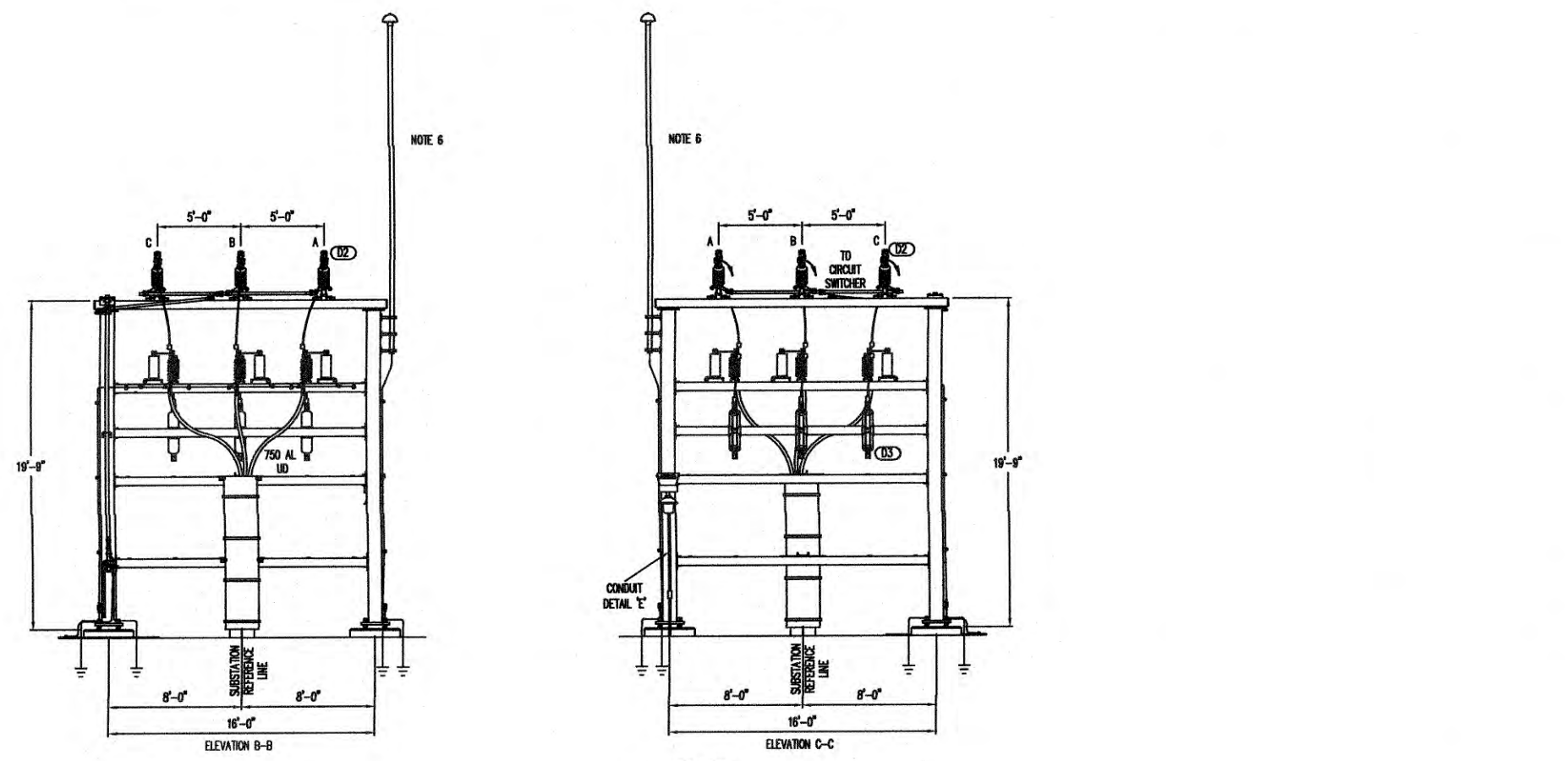
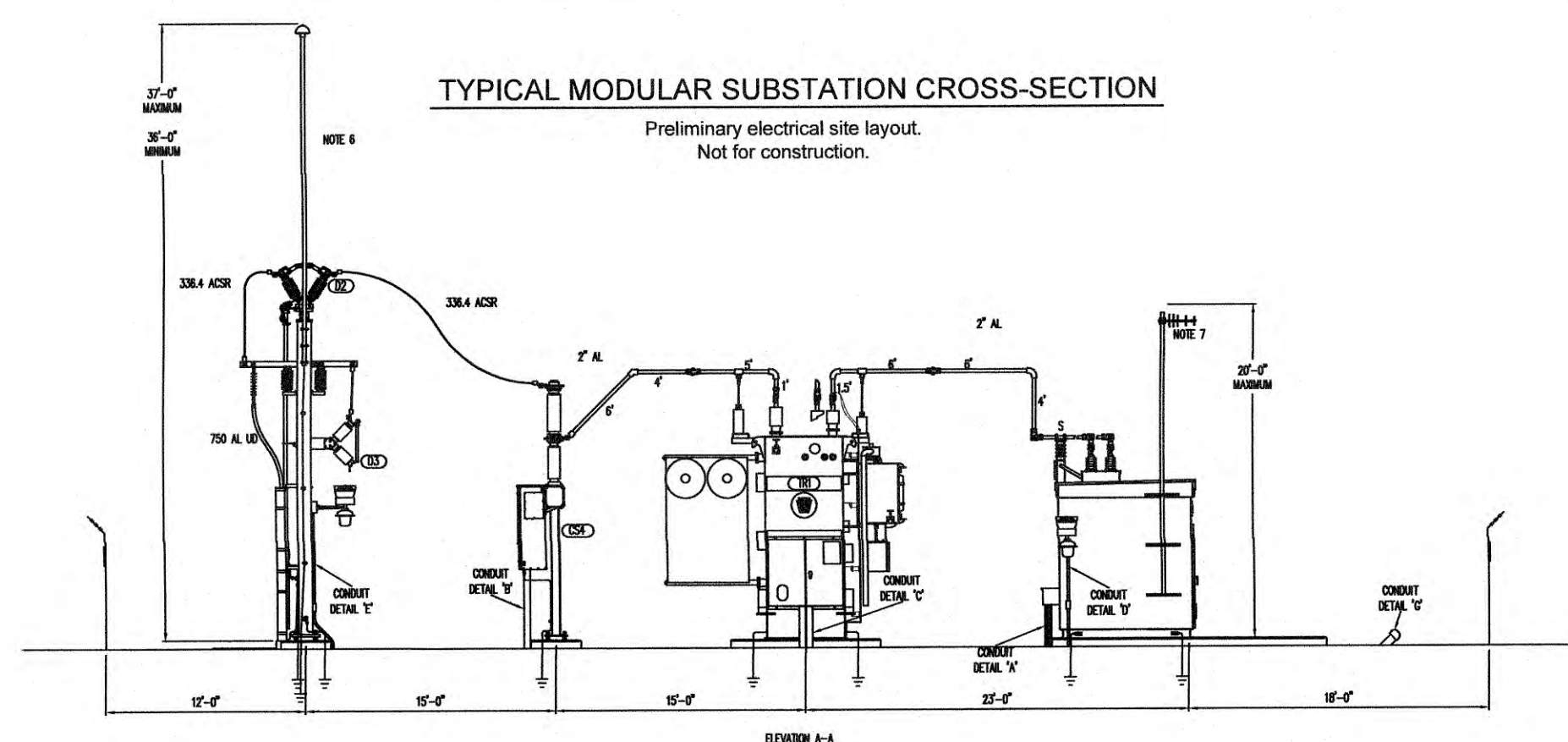
ADDRESS: 10802 BOWER AVENUE

FREE INFO: 800, 451-2763

PHONE AND EMAIL: 501-750-6418 | NMOSER@FIRSTENERGY.COM

SIGNATURE:

DRAWN BY:		CHECKED BY:		APPROVED BY:	
DWG TYPE:		SCALE:		ISSUE DATE:	
		AS SHOWN		12/01/2017	
SHEET NO.:				REVISION	
3 OF 4					
GAI FILE NUMBER:					
C140090.01.012_C202					
ALT./CLIENT DRAWING NUMBER:					
GAI DRAWING NUMBER:					
C140090.01.012-C201					
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NOTE:
1. Staking of trees may be used only when specified on the planting plan.
2. Stakes and stakes must be removed no later than 12 months after planting.
3. Five times the rootball is preferred, particularly in poor soil.

NOTE:
1. Staking of trees may be used only when specified on the planting plan. Stakes and stakes must be removed no later than 12 months after planting.
2. Tree pit to be five times the rootball is preferred, particularly in poor soil.

Planting Schedule
Planting Plan - Area "A" (0.96 Acres)

Species	Scientific Name	Common Name	Indicator Status	Mature Height (feet)	Shade Tolerance	Size	Type	Plant Spacing (feet O.C.)	Quantity
Quercus prinus	Quercus prinus	Chestnut Oak	UPL	50-60	Intermediate	Min 1" - 2" cal.	B & B	20'	12
Betula lenta	Betula lenta	Sweet Birch	FACU	60-100	Intermediate	Min 1" - 2" cal.	B & B	20'	12
Liriodendron tulipifera	Liriodendron tulipifera	Tulip Poplar	FACU	80-120	Intolerant	Min 1" - 2" cal.	B & B	20'	12
Prunus serotina	Prunus serotina	Black Cherry	FACU	50-80	Tolerant	Min 1" - 2" cal.	B & B	20'	12
Quercus rubra	Quercus rubra	Red Oak	FACU	60-100	Intermediate	Min 1" - 2" cal.	B & B	20'	11
Platanus occidentalis	Platanus occidentalis	Sycamore	FACU	100-170	Intermediate	Min 1" - 2" cal.	B & B	20'	11
Juniperus virginiana	Juniperus virginiana	Eastern Redcedar	FACU	20-30	Intermediate	Min 1" - 2" cal.	B & B	20'	11
Asimina triloba	Asimina triloba	Paw Paw	FAC	10-30	Very Tolerant	18"-24" ht.	container	varies	11
Cornus florida	Cornus florida	Flowering Dogwood	FACU	15-40	Tolerant	18"-24" ht.	container	varies	14
Vaccinium corymbosum	Vaccinium corymbosum	Highbush blueberry	FACU	6-12	Tolerant	18"-24" ht.	container	varies	14
TOTAL									120

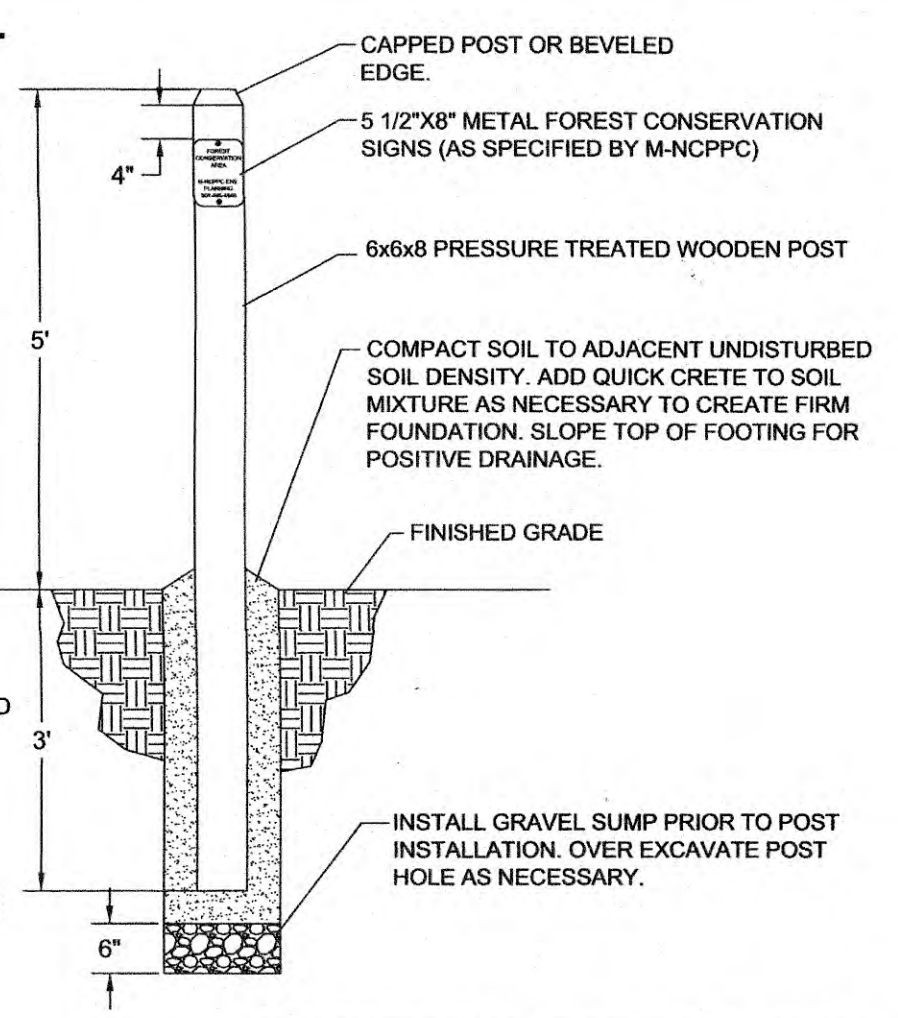
Material should be purchased from a native plant nursery. Installation shall be in the ground within 3-5 days of purchase. B&B-Balled & Burlapped

Planting Plan - Area "B" (0.41 Acres)

Species	Scientific Name	Common Name	Indicator Status	Mature Height (feet)	Shade Tolerance	Size	Type	Plant Spacing (feet O.C.)	Quantity
Quercus prinus	Quercus prinus	Chestnut Oak	UPL	50-60	Intermediate	Min 1" - 2" cal.	B & B-Tree	20'	11
Quercus rubra	Quercus rubra	Red Oak	FACU	50-75	Intolerant	Min 1" - 2" cal.	B & B-Tree	20'	11
Quercus alba	Quercus alba	White Oak	FACU	50-80	Tolerant	Min 1" - 2" cal.	B & B-Tree	20'	11
Asimina triloba	Asimina triloba	Paw Paw	FAC	10-30	Tolerant	18"-24" ht.	Container - Tree	varies	12
Hamamelis virginiana	Hamamelis virginiana	Witch Hazel	FAC	20-30	Tolerant	18"-24" ht.	Container - Shrub	varies	9
Cornus florida	Cornus florida	Flowering Dogwood	FACU	15-40	Tolerant	18"-24" ht.	Container - Shrub	varies	9
TOTAL									63

PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE

NOTES:
POST TO BE INSTALLED IN A VERTICALLY PLUMB POSITION.
ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.
ALL FASTENERS SHALL BE STAINLESS STEEL 1/2" IN LENGTH.
ALL POSTS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AS SPECIFIED PER APPROVED FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTOR'S INSTRUCTIONS.

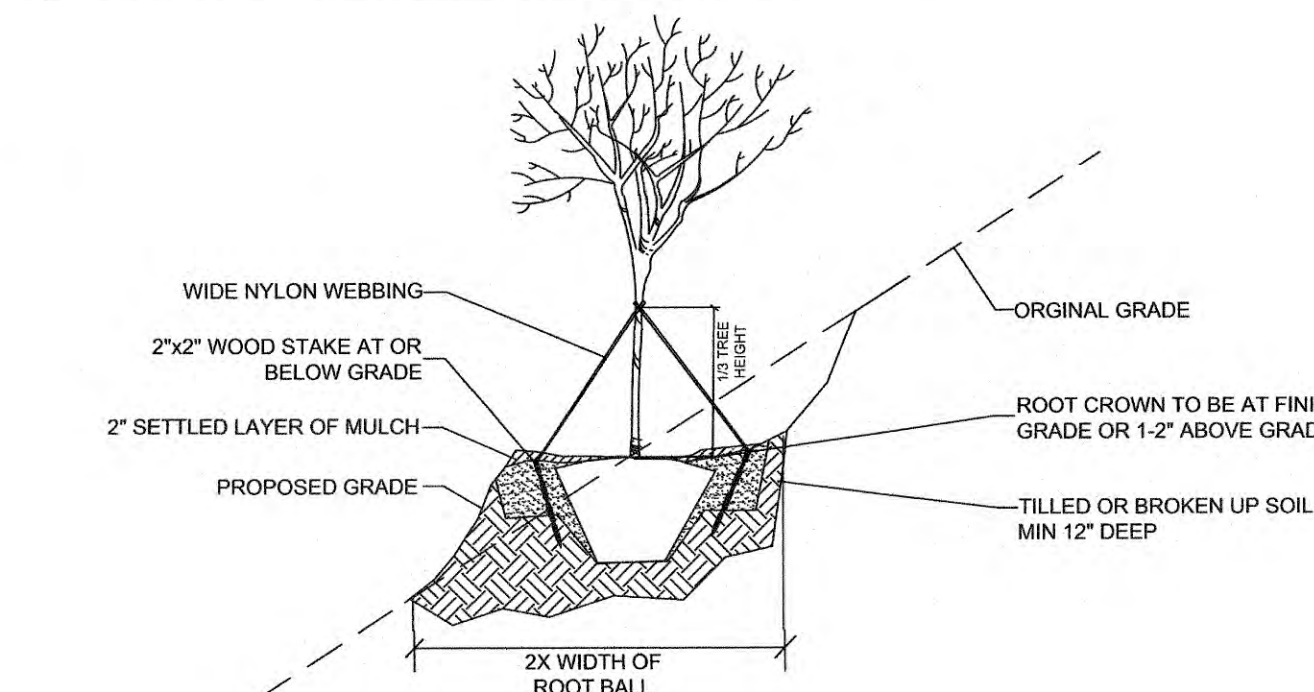


MONTGOMERY COUNTY PLANNING DEPT. 12/23/2008

Forest Retention Area Signage



NOTE:
SIGNAGE FOR FOREST RETENTION AREA TO BE PLACED 50' O.C. WHEN PLACED ON FENCE.
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.



SOURCE: ADOPTED FROM FOREST CONSERVATION MANUAL, 1991

THIS AREA RESERVED FOR MONTGOMERY PLANNING DEPARTMENT APPROVAL

OWNER'S / DEVELOPER'S CERTIFICATION

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. CU-19-07 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: THE POTOMAC EDISON COMPANY, A FIRSTENERGY COMPANY.

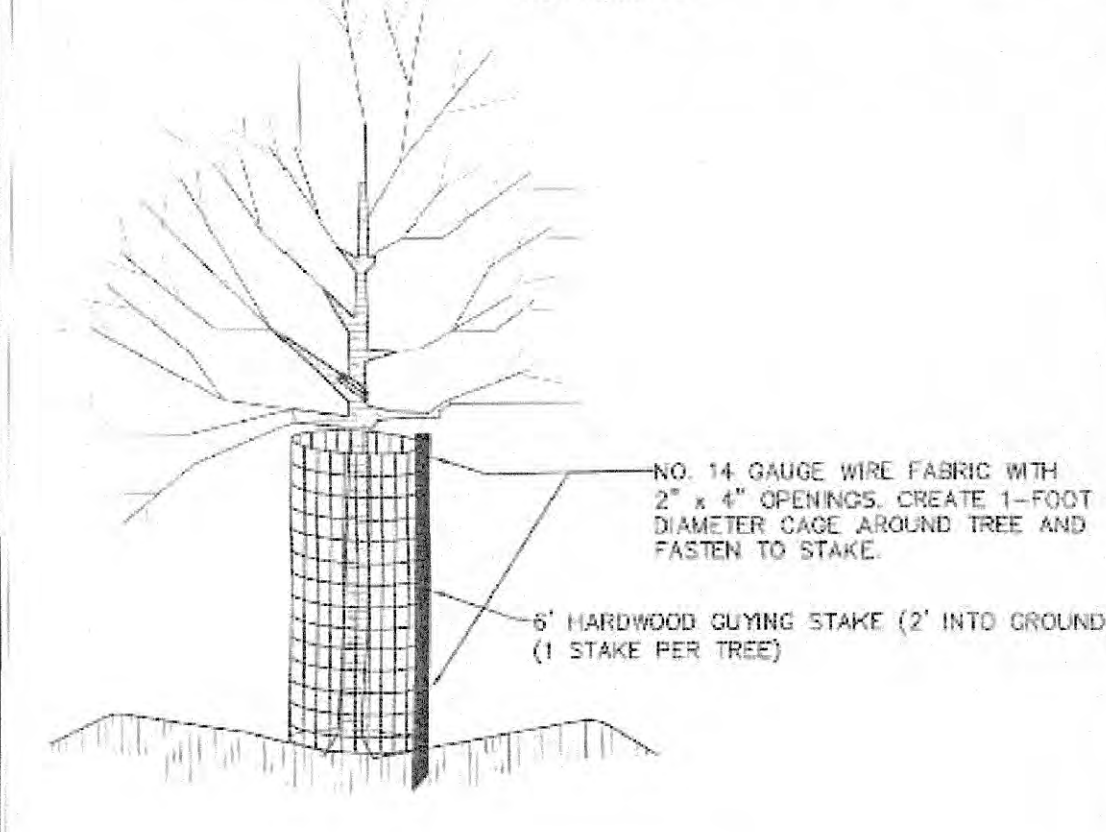
CONTACT PERSON OR OWNER: NICK MOSER

ADDRESS: 10802 BOWER AVENUE WILLIAMSPORT, MD 21795

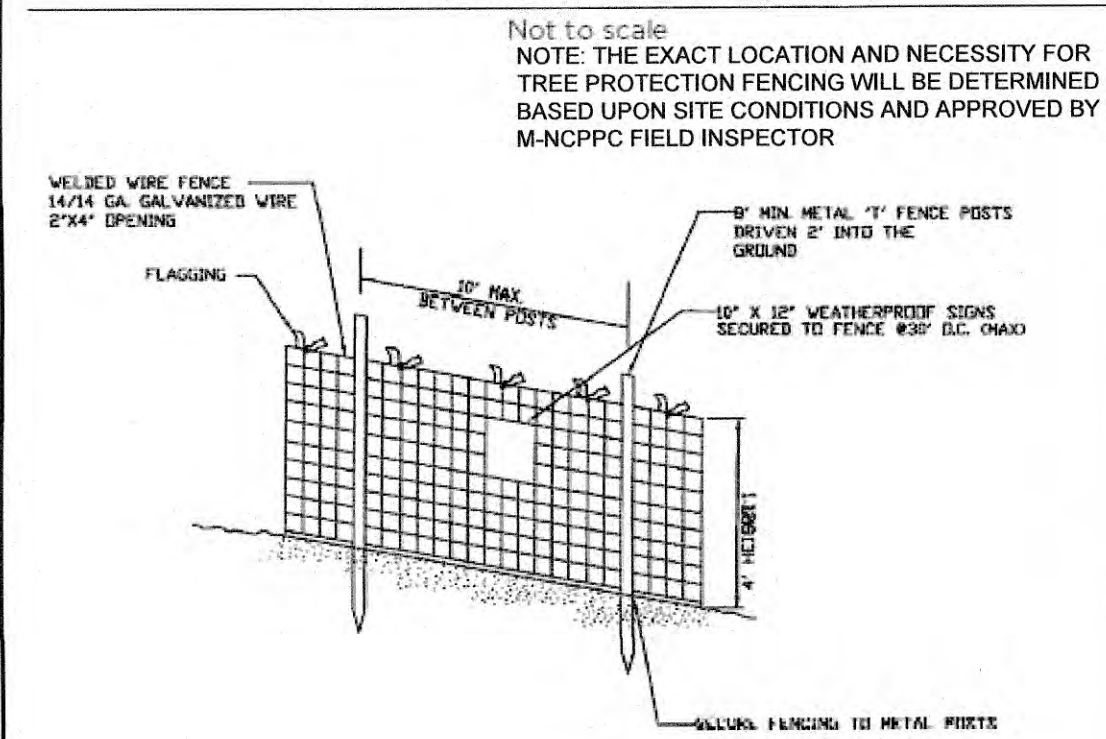
PHONE AND EMAIL: 301-790-6418 | NMOSER@FIRSTENERGYCORP.COM

SIGNATURE: *Nick Moser*

DEER RUB PROTECTION FOR DECIDUOUS TREES
NOT TO SCALE



Tree Protection Fence Detail



NOTES

1. PRACTICE MAY BE COMBINED WITH SEDIMENT CONTROL FENCING.
2. LOCATION AND LIMITS OF FENCING SHOULD BE COORDINATED IN FIELD WITH ARBORIST.
3. BOUNDARIES OF PROTECTION AREA SHOULD BE STAKED PRIOR TO INSTALLING PROTECTIVE DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTION SIGNAGE IS REQUIRED.
6. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

CALL "MISS UTILITY" AT 1-800-257-7777 48 HOURS BEFORE ANY CONSTRUCTION IS TO BEGIN.

THIS PLAN WAS PREPARED BY:

Gabriel F. Strain
DATE: _____
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

WATER CLASS: USE I-P
TRIBUTARY: UNNAMED TRIBUTARY TO TEN MILE CREEK
WATERSHED: LITTLE SENECA - TEN MILE CREEK
FEMA FLOODPLAIN MAP PANEL#: 24031C0160D
TAX MAP: EW121
200 SHEET: 232NW14
ADC 4 DIGIT: 4928D4

DRAWING TITLE		CLIENT		GENERAL NOTES AND TYPICAL DETAILS		PROJECT	
CABIN BRANCH SUBSTATION PROJECT		POTOMAC EDISON, A FIRSTENERGY COMPANY		800 CABIN HILL DRIVE GREENSBURG, PA 15601		gai consultants	
MONTGOMERY COUNTY MARYLAND		ISSUING OFFICE: Pittsburgh 136 E. Waterfront Drive, Homestead, PA 15120		GAI FILE NO.: 2400090.01.012-C202		GAI FILE NO.: 2400090.01.012-C202	
DRAWN BY: _____		CHECKED BY: _____		APPROVED BY: _____		DATE: _____	
DWG TYPE: _____		SCALE: _____		ISSUE DATE: _____		REVISION: _____	
SHEET NO.: _____		4 OF 4		GAI FILE NUMBER: _____		C140090.01.012-C202	
GAI DRAWING NUMBER: _____		C140090.01.012-C202		© 2019 GAI Consultants			



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

November 1, 2017

Mr. Joel Shodi, PE
GAI Consultants, Inc.
6000 Town Center Boulevard, Suite 300
Canonsburg, Pennsylvania 15317

Re: **COMBINED PRELIMINARY/FINAL WATER
QUALITY PLAN AND SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Cabin Branch Substation
Preliminary Plan #: N/A
SM File #: 283257
Tract Size/Zone: 12.02 acres
Total Concept Area: 0.70 acres
Lots/Block: N/A
Parcel(s): 930
Watershed: Clarksburg Special Protection Area-
Ten Mile Creek

Dear Mr Shodi:

Based on a review by the Department of Permitting Services Review Staff, the combined Preliminary/Final Water Quality Plan for the above-mentioned site is **acceptable**. The Water Quality Plan proposes to meet required stormwater management goals via a reduction in existing impervious area and the use of an infiltration berm.

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. The infiltration berm is to be designed per the Maryland Department of the Environment Stormwater Design Manual.

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

The performance goals that were established at the pre-application meeting are to be met through the implementation of the Water Quality Plan. They are as follows:

1. Minimize storm flow run off increases.
2. Minimize sediment loading.



255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

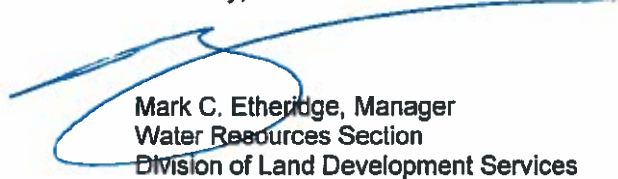
Joel Shodi
November 1, 2017
Page 2

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is **not required**. A stream monitoring fee for the site (easement) area and a BMP monitoring fee for the disturbed area in the SPA is required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The Water Quality Plan 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 Leo Galanko at 240-777-6242.

Sincerely,

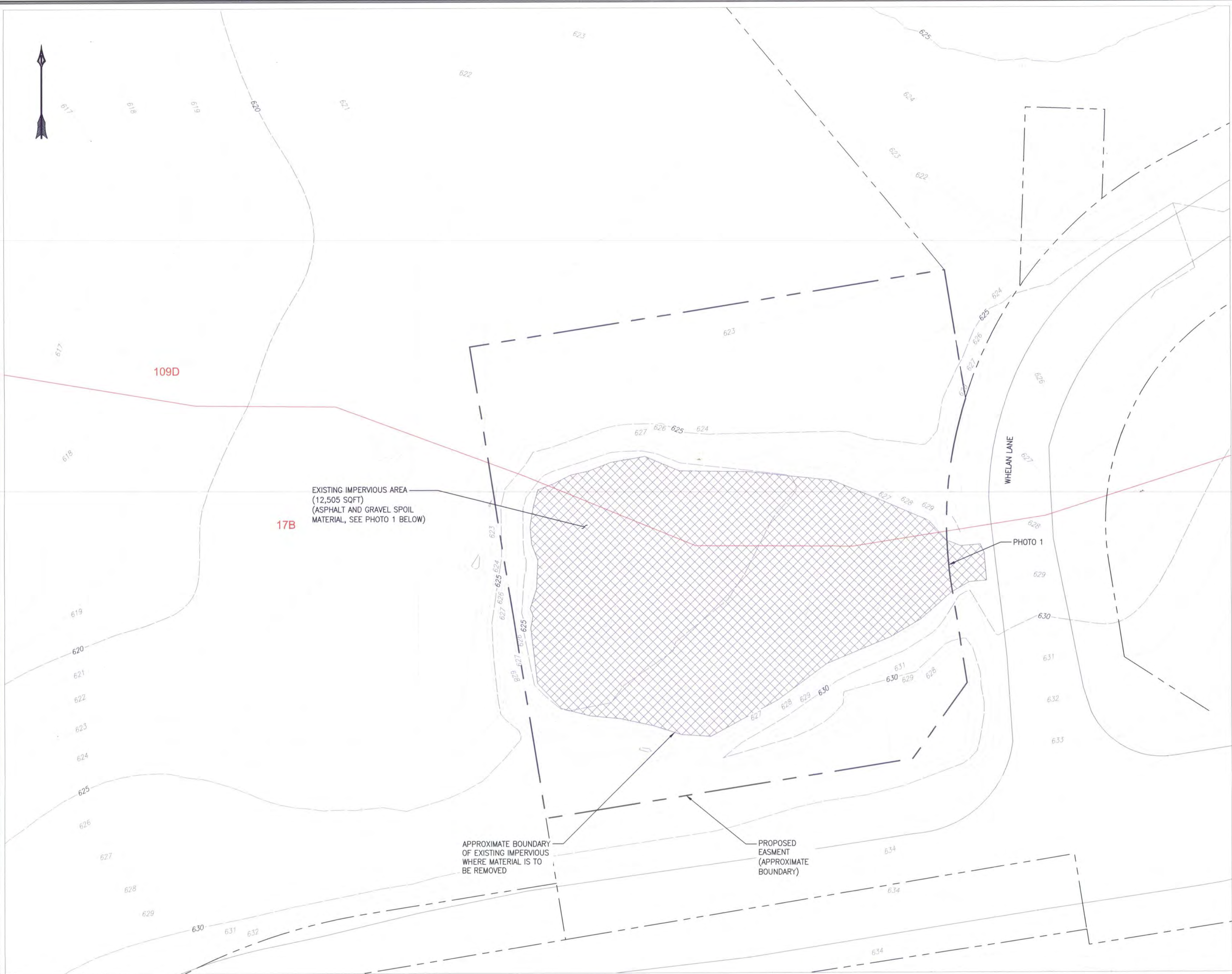


Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: lmg

cc: N. Braunstein
SM File # 283257

ESD: Required/Provided 1430 cf / 1650 cf
PE: Target/Achieved: 1.4"/1.6"
STRUCTURAL: 0.0 cf
WAIVED: 0.0 ac.



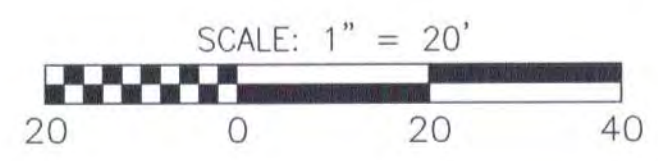
LEGEND

- EXISTING PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING IMPERVIOUS AREA
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- SOIL BOUNDARY
- EXISTING EDGE OF ROAD

- IMPERVIOUS AREA REMOVAL AND RESTORATION NOTES:**
- NO CLEARING OR EARTH DISTURBANCE IS TO TAKE PLACE OUTSIDE OF LIMITS OF DISTURBANCE (LOD).
 - FOR THOSE AREAS WHERE IMPERVIOUS SURFACES ARE TO BE REMOVED: REMOVE IMPERVIOUS MATERIAL WITHIN LIMITS OF DISTURBANCE INDICATED ON SHEET 2 TO A MINIMUM OF 2 FEET BELOW ANTICIPATED FINISHED GRADE. IMPERVIOUS MATERIAL WILL BE REMOVED FROM THE PROPERTY. THE MATERIAL WILL NOT BE USED AS A BACKFILL. ANY AREAS REQUIRING BACKFILLING WILL BE DONE SO WITH IMPORTED TOPSOIL AND GRADED TO FINAL CONTOURS OF THE SITE.
 - FOR IMPERVIOUS AREAS TO BE RESTORED TO PERVIOUS CONDITION: SOIL TO BE DECONSOLIDATED USING EQUIPMENT MOUNTED RAKE. CONDUCT A NUMBER OF PASSES OF EQUIPMENT IN PERPENDICULAR DIRECTIONS UNTIL SOIL IS SUFFICIENTLY MIXED AND FRIABLE. LARGE CHUNKS OF ROCK/SOIL THAT CANNOT BE BROKEN DOWN TO PIECES LESS THAN 2 INCHES DIAMETER SHOULD BE REMOVED. ONCE THE SOIL IS DECONSOLIDATED, M-NCPPC STAFF INSPECTOR SHOULD REVIEW AND APPROVE THE WORK BEFORE INITIATING THE NEXT STEP.
 - APPLY 2 INCHES OF CERTIFIED COMPOST ACROSS AREAS SLATED FOR RESTORATION TO PERVIOUS CONDITION. MIX WITH HAND TOOLS OR SMALL EQUIPMENT INTO TOP 4 INCHES OF SOIL. ONCE THE COMPOST IS SUFFICIENTLY MIXED, RAKED FINISHED MATERIALS TO REESTABLISH GRADES. CARE SHOULD BE MADE TO AVOID RE-COMPACTING SOIL.
 - STABILIZE AREA SLATED FOR RESTORATION TO PERVIOUS CONDITION BY ADDING NATIVE GRASS SEED MIX AT A RATE OF 0.5 POUNDS/1,000 SF. ANNUAL RYE (LOLIUM MULTIFLORUM) SHOULD BE OVER SEEDDED AT 1 POUND/1,000 SF TO AID IN EROSION CONTROL. AFTER SEEDING, THE AREA SHOULD BE COVERED WITH CLEAN WHEAT STRAW AT A DEPTH OF APPROXIMATELY 1 INCH.
 - AT THE COMPLETION OF REMOVAL/RESTORATION WORK AND ONCE VEGETATION IS ESTABLISHED, AN M-NCPPC INSPECTOR SHALL INSPECT AND APPROVE THE REMOVAL OF ANY SEDIMENT CONTROL AND TREE PROTECTION MEASURES. THE INSPECTOR WILL ALSO REVIEW THE SITE TO DETERMINE THAT THE RESTORATION WORK WAS DONE CORRECTLY AND THAT CONDITIONS ARE ACCEPTABLE.

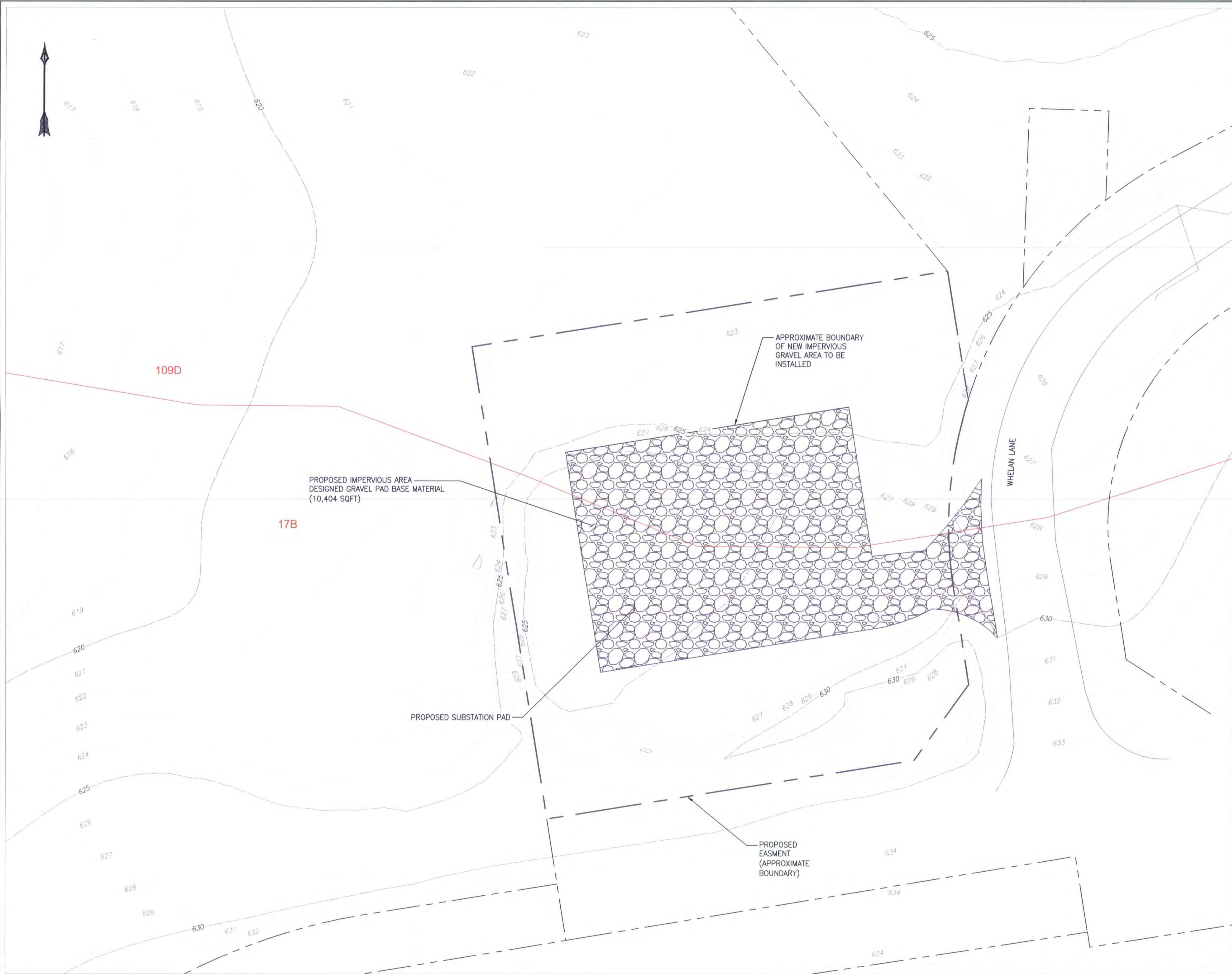
- NOTES:**
- ALL EXISTING IMPERVIOUS AREA WITHIN THE LIMIT OF DISTURBANCE (EXTENTS SHOWN ON PLAN SHEET 1 OF 3) SHALL BE REMOVED ACCORDING TO SUGGESTED CONSTRUCTION SEQUENCE.
 - SEE SHEET 3 OF 3 FOR IMPERVIOUS AREA DETAIL.

- REFERENCES:**
- CONTOURS: A TOPOGRAPHIC AND EXISTING CONDITION SURVEY WAS PERFORMED BY GAI CONSULTANTS, INC. IN APRIL 2017. ADDITIONAL CONTOURS TO DELINEATE DRAINAGE AREA WERE DEVELOPED USING DIGITAL ELEVATION MODEL (DEM) DOWNLOADED FROM MD IMAP, MARYLAND'S MAPPING AND GIS DATA PORTAL FOR MONTGOMERY COUNTY, AND ARCGIS TOOLS, 2014
 - SOILS: SOIL SURVEY GEOGRAPHIC (SSURGO) DATABASE, USDA NRCS, MARYLAND, 2007.
 - HORIZONTAL DATUM: NAD83 MARYLAND STATE PLANE ZONE, U.S. FOOT.



GAI CONSULTANTS, INC. STATEMENT OF RESPONSIBILITY FOR DRAWINGS:
GAI CONSULTANTS, INC. AND JOEL A. SHODI, MD P. E. NO. 0041107 (HEREAFTER COLLECTIVELY REFERRED TO AS GAI) HAVE DEPICTED EXISTING IMPERVIOUS AREAS ON THIS PLAN SHEET FOR USE IN DESCRIPTION OF THE IMPERVIOUS AREAS AS SURVEYED ON THE PROPERTY IN APRIL 2017, PER THE SURVEY REFERENCE FOUND ON THIS SHEET. GAI'S RESPONSIBILITY IS LIMITED TO THE DEPICTED IMPERVIOUS AREAS AS OF THE DATE OF THE FIELD SURVEY COMPLETION AS NOTED. NO RESPONSIBILITY IS ASSUMED FOR IMPERVIOUS AREAS AUGMENTED OR REVISED AFTER THE DATE OF THE SURVEY IN APRIL 2017. NO RESPONSIBILITY IS ASSUMED FOR INACCURACIES OF SOURCE DATA PROVIDED BY OTHERS OR BY CHANGES TO SOURCE DATA SUBSEQUENT TO THIS PLAN REVISION.

DRAWING TITLE		CLIENT		PROJECT		ISSUING OFFICE: Pittsburgh 385 E. Waterfront Drive, Homestead, PA 15120	
IMPERVIOUS AREA PLAN - EXISTING IMPERVIOUS		POTOMAC Edison, A FIRSTENERGY COMPANY 800 CABIN HILL DRIVE GREENSBURG PENNSYLVANIA 15601		CABIN BRANCH SUBSTATION PROJECT 22800 WHELAN LANE BOYDS, MARYLAND 20841		The drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not reuse this drawing via manual drafting methods.	
REVISION		NO.		DATE		APV.	
REVISION RECORD		SHEET NO.		1 OF 3		GAI FILE NUMBER: C140090.01_C903-C904	
ALT./CLIENT DRAWING NUMBER:		0		CHK.		DWN.	
GAI CONSULTANTS		gi		gi		gi	
JOEL A. SHODI PROFESSIONAL ENGINEER No. 41107		JOEL A. SHODI		JOEL A. SHODI		JOEL A. SHODI	
DRAWN BY:		CHECKED BY:		APPROVED BY:		GAI DRAWING NUMBER: C140090.01-C903	
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DWG TYPE:		SCALE:		ISSUE DATE:			
AS SHOWN		AUG. 2018					



LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED IMPERVIOUS AREA
	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
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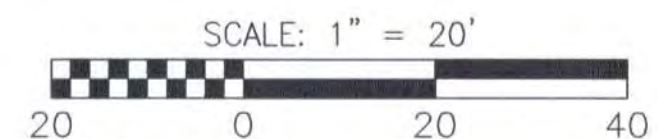
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 2. SEE SHEET 3 OF 3 FOR IMPERVIOUS AREA DETAIL.

- REFERENCES:**
- CONTOURS: A TOPOGRAPHIC AND EXISTING CONDITION SURVEY WAS PERFORMED BY GAI CONSULTANTS, INC. IN APRIL 2017. ADDITIONAL CONTOURS TO DELINEATE DRAINAGE AREA WERE DEVELOPED USING DIGITAL ELEVATION MODEL (DEM) DOWNLOADED FROM MD IMAP, MARYLAND'S MAPPING AND GIS DATA PORTAL FOR MONTGOMERY COUNTY, AND ARCGIS TOOLS, 2014
 - SOILS: SOIL SURVEY GEOGRAPHIC (SSURGO) DATABASE, USDA NRCS, MARYLAND, 2007.
 - HORIZONTAL DATUM: NAD83 MARYLAND STATE PLANE ZONE, U.S. FOOT.

GAI CONSULTANTS, INC. STATEMENT OF RESPONSIBILITY FOR DRAWINGS:
GAI CONSULTANTS, INC. AND JOEL A. SHODI, MD P. E. NO. 0041107 (HEREAFTER COLLECTIVELY REFERRED TO AS GAI) HAVE DEPICTED EXISTING IMPERVIOUS AREAS ON THIS PLAN SHEET FOR USE IN DESCRIPTION OF THE IMPERVIOUS AREAS AS SURVEYED ON THE PROPERTY IN APRIL 2017, PER THE SURVEY REFERENCE FOUND ON THIS SHEET. GAI'S RESPONSIBILITY IS LIMITED TO THE DEPICTED IMPERVIOUS AREAS AS OF THE DATE OF THE FIELD SURVEY COMPLETION AS NOTED. NO RESPONSIBILITY IS ASSUMED FOR IMPERVIOUS AREAS AUGMENTED OR REVISED AFTER THE DATE OF THE SURVEY IN APRIL 2017. NO RESPONSIBILITY IS ASSUMED FOR INACCURACIES OF SOURCE DATA PROVIDED BY OTHERS OR BY CHANGES TO SOURCE DATA SUBSEQUENT TO THIS PLAN REVISION.



DRAWING TITLE		CLIENT		PROJECT	
IMPERVIOUS AREA PLAN - PROPOSED IMPERVIOUS		POTOMAC EDISON, A FIRSTENERGY COMPANY 800 CABIN HILL DRIVE GREENSBURG PENNSYLVANIA 15601		CABIN BRANCH SUBSTATION PROJECT 22800 WHELAN LANE BOYDS, MARYLAND 20841	
ISSUING OFFICE: Pittsburgh 385 E. Waterfront Drive, Homestead, PA 15120 This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not make this drawing via manual drafting methods.		gai consultants		No. 41107 PROFESSIONAL ENGINEER	
DRAWN BY: LUDINAJ		CHECKED BY: SHODIJA		APPROVED BY: WEBERJW	
DWG TYPE: AS SHOWN		SCALE: AUG. 2018		ISSUE DATE:	
GAI DRAWING NUMBER: C140090.01-C904					

GAI CAD FILE PATH: Z:\Energy\2014\140090.01_C903-C904.dwg PLOTTED ON: 3/5/2019 10:04:04 AM PLOTTED BY: Tyler Hays PLOT FILE: 04140

