MCPB

Item No. xxxxx Date: 10-03-19

Jack Schore Tennis at South Germantown Recreational Park, Final Forest Conservation Plan Amendment PP2020001



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Completed: 09/20/19

Description

Final Forest Conservation Plan Amendment in conjunction with a Park Development Plan; located at 18041 Central Park Circle, Boyds in the 1980 Preservation of Agriculture and Rural Open Space Master Plan.

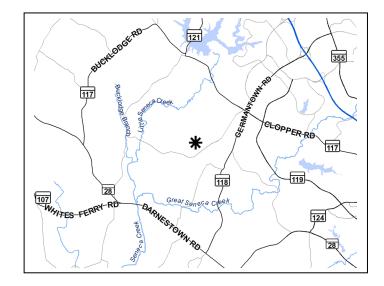
Submittal Date: July 31, 2019

Applicant: Montgomery Parks Department

Review Basis: Chapter 22A

Staff Recommendation: Approval of the Final Forest

Conservation Plan Amendment



Summary

An amendment to the Final Forest Conservation Plan to bring the Jack Schore Tennis Facility, Phase II into compliance with Section 22A.00.01.09B of the Forest Conservation Regulations. This Section of the Regulations requires that final grading plans, which include building locations and footprints, retaining walls, roads and parking layout, sidewalks and pathways, the location of recreation facilities and a limit of disturbance line that reflects the limits of all clearing and grading, must also be shown on the FFCP.

SITE DESCRIPTION

In the 1960s, M-NCPPC began acquiring the land that is now South Germantown Recreational Park in order to preserve open space and provide parkland for residents in northern Montgomery County. Most of the Park's 695 acres of rolling hills were once the James and Macie King Farm, a working dairy farm since the mid-1800s. The Park's state of-the-art facilities offer visitors a variety of leisure activities from which to choose, including hiking, biking, archery, miniature golf, swimming, soccer, picnicking, and adventure play. Facilities, such as cricket fields are still being added to accommodate residents' diverse interests. Figure 1 shows the location of the Jack Shore Tennis facility, and Figure 2 shows the facility in detail.



Figure 1:2019 Aerial of South Germantown Recreation Park



Figure 2: Existing Jack Schore Tennis Facility Phase I Site Conditions

Environmental

Natural Resource Inventory/Forest Stand Delineation

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) 419960500 for this Property was approved in December of 1995 and was recertified in November of 1998. The NRI/FSD identifies the environmental constraints and forest resources on the Subject Property. The property has more than 100 acres of stream valley buffer and over 175 acres of forest. The property is located in both the Little Seneca (Use II) and Great Seneca (Use I) Watersheds.

Forest Conservation Plan

The Final Forest Conservation Plan (FFCP) #PP19990040 was approved on October 1, 1999 and has been amended multiple times to accommodate new facilities. The FFCP shows 176 acres of forest within the net tract area and no forest removal. Accordingly, the Forest Conservation Worksheet resulted in no additional afforestation/reforestation requirement. All retained forest on the property is on protected parkland and, therefore was not placed into a Category I Conservation Easement.

This amendment focuses on approximately nine acres of the South Germantown Recreation Park in the northwest quadrant of the Central Park Circle and Germantown Park Drive intersection. This portion of the property was previously developed as the Jack Schore Tennis facility and was envisioned as a two-phase project. Phase I consisted of two bubble structures, four outdoor courts, a clubhouse, and

parking; and Phase II included a third bubble and additional parking. While Phase I was built Phase II was not constructed and is now being redesigned for future construction.

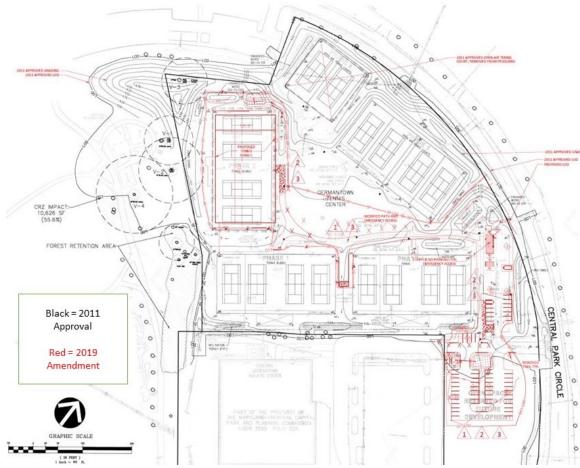


Figure 3: FFCP Amendment Redline

This amendment to the FFCP has no direct environmental impacts and will bring Phase II into compliance with Section 22A.00.01.09B of the Forest Conservation Regulations, which requires final grading plans that include building locations and footprints, retaining walls, road and parking layouts, sidewalks and pathways, and location of recreation facilities. A limit of disturbance line that reflects the limits of all clearing and grading must also be shown on the FFCP. Details of the Amendment are shown in Figure 3.

CONCLUSION

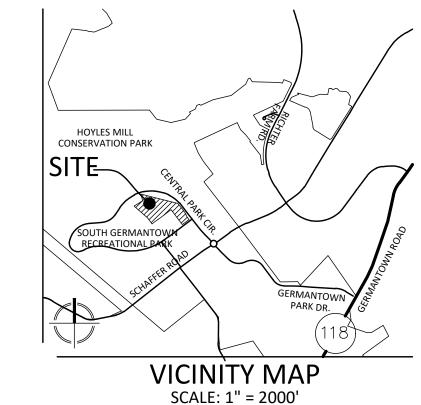
The FFCP amendment meets all applicable requirements of Chapter 22A of the County Code. Therefore, Staff recommends that the Planning Board approve the Final Forest Conservation Plan Amendment.

Attachments

Attachment A - Forest Conservation Plan

MONTGOMERY TENNISPLEX PHASE 2

SOUTH GERMANTOWN RECREATION PARK 18010 CENTRAL PARK CIRCLE, BOYDS 20841 FINAL FOREST CONSERVATION PLAN AMENDMENT PP2020001*



1000 SOUTH GERMANTOWN RECREATIONAL PARK 06-00397163 TAX ID: 06-00397196

SHEET INDEX

FFCP 100 FINAL FCP COVER

FFCP 200 COMPOSITE FINAL FCP

FFCP 300 FINAL FCP NOTES & DETAILS

PREVIOUSLY APPROVED PLAN NO. PP1999004

REVISIONS

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE

NAME: JOSHUA C. SLOAN, RLA, ASLA LICENSE NUMBER: 3776 EXPIRATION DATE: MAY 13, 2020

MONTGOMERY TENNISPLEX PHASE 2

18010 CENTRAL PARK CIRCLE BOYDS, MD 20841

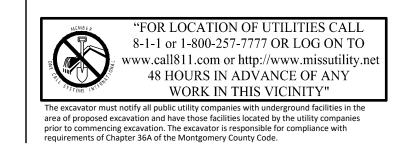
PARCEL 125

06TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 224NW14 & 15 TAX MAP: DT62

FINAL FOREST **CONSERVATION** PLAN COVER

DESIGNED BY:

DATE ISSUED: 07/25/2019 PROJECT: VM 6470 PP2020001 SHEET NO. FFCP 100



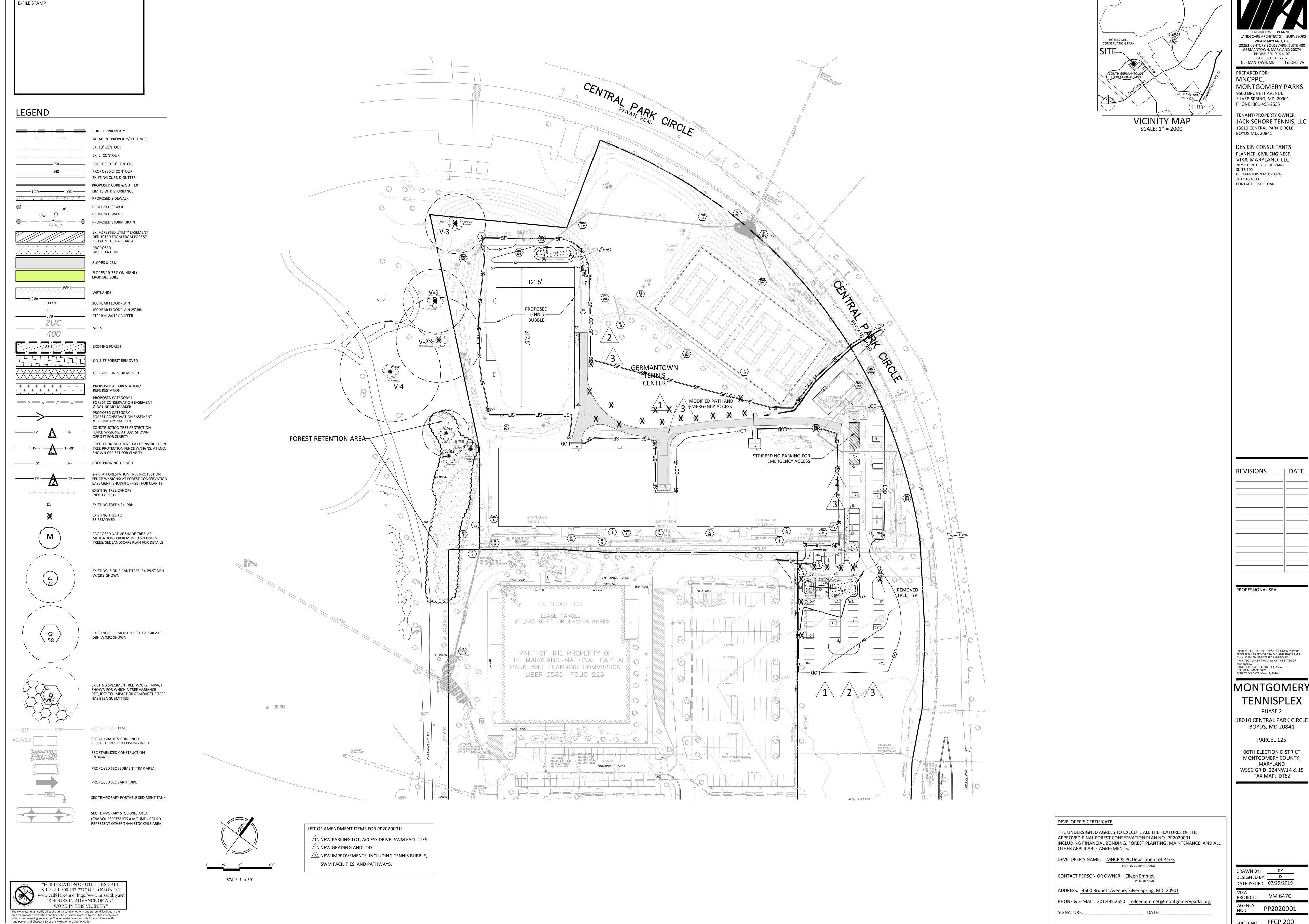
DEVELOPER'S CERTIFICATE THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. PP2020001 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: MNCP & PC Department of Parks

CONTACT PERSON OR OWNER: Eileen Emmet

ADDRESS: 9500 Brunett Avenue, Silver Spring, MD 20901

PHONE & E-MAIL: 301.495.2550 eileen.emmet@montgomeryparks.org



LANDSCAPE ARCHITECTS SURVEYORS 20251 CENTURY BOULEVARD SUITE 400

GERMANTOWN, MARYLAND 20874

TENNISPLEX

MONTGOMERY COUNTY, WSSC GRID: 224NW14 & 15

SHEET NO. FFCP 200

FINAL FOREST CONSERVATION NOTES

SEQUENCE OF EVENTS FOR PROPERTIES REQUIRED TO COMPLY WITH FOREST CONSERVATION PLANS. EXEMPTIONS FROM BMITTING FOREST CONSERVATION PLANS, AND TREE SAVE PLANS (M-NCPPC MC PLANNING DEPARTMENT MARCH, 2017)

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 ATIONAL STANDARDS INSTITUTE (ANSI A300)

PRE-CONSTRUCTION

AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED AND BEFORE ANY LAND DISTURBANCE.

THE PROPERTY OWNER MUST ARRANGE FOR THE MEETING AND THE FOLLOWING PEOPLE MUST PARTICIPATE AT THE PRE-CONSTRUCTION MEETING: THE PROPERTY OWNER OR THEIR REPRESENTATIVE, CONSTRUCTION SUPERINTENDENT, 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 MONTGOMER' COUNTY DEPARTMENT OF PERMITTING SERVICES (DPS) SEDIMENT CONTROL INSPECTOR. THE PURPOSE OF THIS MEETING IS TO VERIFY THE LIMITS OF DISTURBANCE 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 DEPARTMENT'S FOREST CONSERVATION INSPECTOR.

- a. TYPICAL TREE PROTECTION DEVICES INCLUDE: i. CHAIN LINK FENCE (FOUR FEET HIGH)
- ii. SUPER SILT FENCE WITH WIRE STRUNG BETWEEN THE SUPPORT POLES (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY
- 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 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
- v. VERTICAL MULCHING vi. ROOT AERATION SYSTEMS

iv. FERTILIZING

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.

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.

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.

- 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:
- b. 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

BE WATERPROOF AND WORDING PROVIDED IN BOTH ENGLISH AND SPANISH.

PARKING OR DRIVING OF EQUIPMENT. MACHINERY OR VEHICLES OF ANY TYPE

- d. FELLING OF TREES INTO A PROTECTED AREA. TRENCHING OR GRADING FOR UTILITIES, IRRIGATION, DRAINAGE, ETC
- FOREST AND TREE PROTECTION SIGNS MUST BE INSTALLED AS REQUIRED BY THE FOREST CONSERVATION INSPECTOR. THE SIGNS MUST

DURING CONSTRUCTION

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.

RELATIVE TIMEFRAMES TO RESTORE THESE AREAS, WILL BE DETERMINED BY THE FOREST CONSERVATION INSPECTOR.

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

. 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

0. 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 THA 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.

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 I ONG-TERM PROTECTION MEASURES TO BE INSTALLED

FIELD INSPECTIONS MUST BE CONDUCTED AS FOLLOWS:

ALL FIELD INSPECTIONS MUST BE REQUESTED BY THE APPLICANT.

REE SAVE PLANS AND FOREST CONSERVATION PLANS WITHOUT PLANTING REQUIREMENTS

PLANTING IS ACCEPTABLE AND PRIOR TO THE START OF THE MAINTENANCE PERIOD.

PLANTING PLAN, AND, IF APPROPRIATE, RELEASE OF THE PERFORMANCE BOND.

AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS . AFTER NECESSARY STRESS REDUCTION MEASURES HAVE BEEN COMPLETED AND PROTECTION MEASURES HAVE BEEN INSTALLED. BUT BEFORE ANY CLEARING AND GRADING BEGIN AND BEFORE RELEASE OF THE BUILDING PERMIT. . AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES, BUT BEFORE REMOVAL OF TREE PROTECTION FENCING, TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISIONS OF THE FOREST CONSERVATION.

DDITIONAL REQUIREMENTS FOR PLANS WITH PLANTING REQUIREMENTS . BEFORE THE START OF ANY REQUIRED REFORESTATION AND AFFORESTATION PLANTING . AFTER THE REQUIRED REFORESTATION AND AFFORESTATION PLANTING HAS BEEN COMPLETED TO VERIFY THAT THE

. AT THE END OF THE MAINTENANCE PERIOD TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISIONS OF THE

PLANTING NARRATIVE FOR AFFORESTATION/REFORESTATION AREAS

1. PRE-PLANTING CONSIDERATIONS

3. ON-SITE INSPECTION

THIS PLANTING NARRATIVE IS FOR THE PLANTING OF AFFORESTATION AND/OR REFORESTATION AREAS ONLY. FOR SPECIFICATIONS AND DETAILS FOR THE PLANTING OF LANDSCAPE TREES FOR FOREST CONSERVATION CREDIT (20 YEAR CANOPY LANDSCAPE CREDIT OR SPECIMEN TREE MITIGATION CREDIT) SEE THE FINAL LANDSCAPE PLAN.

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

AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.

D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING

B. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE

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

OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK. 2. PLANT AMENDMENT MATERIAL STORAGE

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED. 4. PLANTING SPECIFICATIONS

A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSENED FROM THE SOILS. IF THE ROOTS ENCIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. I-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED. AND SUBSTITUTED IF NECESSARY, ROOTS MAY NOT BE TRIMMED ON-SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.

B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED. AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.

. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL, UNLESS WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES. SEE DETAIL FOR PLANTING IN THE CRITICAL ROOT ZONE OF EXISTING TREES ON SHEET FFCP 500. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH

D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE. 5. POST-PLANTING CONSIDERATIONS

A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC. B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.

TWO YEAR AFFORESTATION/ REFORESTATION MANAGEMENT PLAN

A. AREA IS PLANTED ACCORDING TO PRE-APPROVED PLAN. B. SURVIVAL CHECK 3 TIMES (MARCH-APRIL), (JULY-AUGUST), (OCTOBER-NOVEMBER).

SEE FINAL FOREST CONSERVATION NOTES 6 AND 7 THIS SHEET.

- . WATERING AS NEEDED. D. CONTROL OF UNDESIRABLE VEGETATION AS NEEDED.
- E. DOCUMENTATION OF EACH MAINTENANCE VISIT IS TO BE PROVIDED TO THE CLIENT AND THE FOREST CONSERVATION INSPECTOR. F. ANNUAL INSPECTION BY M-NCPPC FOREST CONSERVATION (FC) INSPECTOR.

- A. REINFORCEMENT PLANTING IF NEEDED. B. SURVIVAL CHECK ONCE ANNUALLY (MAY-SEPTEMBER).
- C. DOCUMENTATION OF EACH MAINTENANCE VISIT IS TO BE PROVIDED TO THE CLIENT AND THE FOREST CONSERVATION INSPECTOR.
- D. ANNUAL/FINAL INSPECTION BY M-NCPPC FC INSPECTOR.

FERTILIZATION OR WATERING DURING YEAR 1 WILL BE DONE ON AN AS NEEDED BASIS. DOCUMENTATION O MAINTENANCE VISITS AND CONDITION CHECK SHEETS SHOULD BE PROVIDED TO THE CLIENT AND THE FC INSPECTOR AFTER EACH VISIT. A SURVIVAL RATE OF 75% IS REQUIRED AFTER 2 (TWO) YEARS. IF ADEQUATE NATURAL REGENERATION HAS OCCURRED, IT MAY BE INCLUDED IN THE FINAL SURVIVAL TALLY. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS. PERIMETER FENCING AND SIGNAGE MAY BE REMOVED AFTER YEAR 2 WITH FORMAL ACCEPTANCE OF THE PLANT MATERIAL BY THE FC INSPECTOR AND APPROVAL TO REMOVE THE FENCING. PERMANENT FOREST CONSERVATION EASEMENT BOUNDARY MARKERS ARE TO REMAIN.

ADDITIONAL NOTES

MONTGOMERY COUNTY PLANNING BOARD.

1. SPOILS AND DEMOLITION, DEBRIS, EXCAVATION, ETC. SHALL NOT BE STOCKPILED WITHIN 50' OF THE TREE 2. PLANTINGS INSTALLED UNDER THIS PLAN SHALL BE MAINTAINED IN A HEALTHY CONDITION FOR A PERIOD OF TWO YEARS UNDER THE TERMS OF A MAINTENANCE & MANAGEMENT AGREEMENT WITH THE

3. IN THE CATEGORY I FOREST CONSERVATION EASEMENT, IF ANY TEMPORARY/EXISTING FENCES OR DEBRIS ARE IDENTIFIED FOR REMOVAL BY THE FOREST CONSERVATION INSPECTOR. THEY WILL BE REMOVED AND THE EASEMENT AREA RESTORED TO NATURAL CONDITIONS TO THE SATISFACTION OF THE M-NCPPC

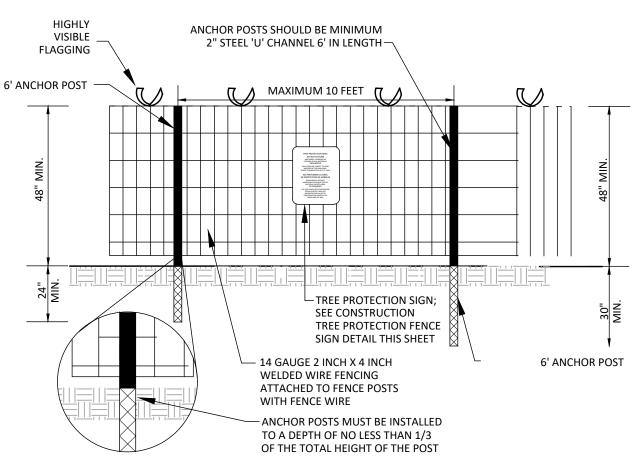
TREE PROTECTION NOTES

AT THE PRE-CONSTRUCTION MEETING, THE ARBORIST, IN COORDINATION WITH THE M-NCPPC FOREST INSPECTOR, WILL IDENTIFY SPECIFIC STRESS REDUCTION MEASURES FOR TREES WITH CRITICAL ROOT ZONE IMPACTS, WHICH MAY INCLUDE, BUT WILL NOT BE LIMITED TO, CROWN REDUCTION OR PRUNING. WATERING. FERTILIZING AND VERTICAL MULCHING. TREES WITHIN 10' OF THE LOD SHOULD BE EVALUATED FOR THE NEED TO PRUNE BRANCHES TO AVOID BREAKAGE FROM NEARBY CONSTRUCTION, AND TO DETERMINE IF TRUNK ARMORING IS WARRANTED. ALL WORK WILL BE SPECIFIED BY ANSI A-300 ARBORICULTURAL STANDARDS.

FOR TREES WITH CRITICAL ROOT ZONE IMPACT GREATER THAN 25 % THE FOLLOWING SPECIAL TREE PROTECTION MEASURES WILL BE IMPLEMENTED BY THE ARBORIST IN COORDINATION WITH THE

- SOIL NUTRIENT MANAGEMENT: ADD GRANULAR AND/OR LIQUID BIO-STIMULANT AND MICROBIAL INOCULANTS/AMENDMENTS TO REBUILD AND RESTORE PROPER BALANCE AND COMPOSITION FOR HEALTHY, STRESS RESISTANT ROOT SYSTEMS TO IMPACTED TREES. APPLICATION OF THE AMENDMENTS SHALL BE IMPLEMENTED ONCE A YEAR IN THE FALL AS PART OF A THREE-YEAR MAINTENANCE PROGRAM. SOIL TESTING BEFORE TREATMENTS AND AFTER THE SECOND YEAR OF TREATMENTS DETERMINES FORMULATIONS AND THE NEED FOR FOLLOWING YEARS BASED UPON RESPONSE.
- VERTICAL MULCHING: SHALL CONSIST OF HOLES THAT ARE 2-3 INCHES WIDE AND THREE (3) FEET ON CENTER THROUGHOUT THE DISTURBED ROOT ZONE.. THE DEPTH OF THESE HOLES SHALL BE A MINIMUM OF TWELVE (12) INCHES BELOW THE ORIGINAL GRADE. HOLES SHALL BE FILLED WITH ORGANIC MATERIAL SUCH AS COMPOST OR PEAT MOSS OR ANOTHER MATERIAL THAT MAINTAINS AERATION OR SUPPORTS
- REDUCED LOD: REDUCTION OF THE LOD, BASED ON FIELD CONDITIONS AND FINAL GRADING DURING CONSTRUCTION, WILL BE ATTEMPTED IN COORDINATION WITH THE M-NCPPC FOREST INSPECTOR.
- ROOT PRUNING: ROOT PRUNING MAY ONLY BE CONDUCTED UNDER THE SUPERVISION OF THE ARBORIST WITH A ROOT CUTTER OR VIBRATORY PLOW DESIGNED FOR THAT PURPOSE. TRENCHERS ARE NOT ALLOWED, UNLESS APPROVED BY THE M-NCPPC FOREST CONSERVATION INSPECTOR. ROOT PRUNING AND INSTALLATION OF TREE PROTECTION FENCING WILL BE COORDINATED WITH SEC SILT FENCE INSTALLATION TO MINIMIZE UNNECESSARY ROOT PRUNING
- TREE GROWTH REGULATOR: AFTER ROOT PRUNING HAS OCCURRED, A TREE REGULATOR SUCH AS ${\sf CAMBISTAT}^{f e}$ (OR EQUIVALENT) WILL BE APPLIED TO THE IMPACTED TREES. DILUTE THE TREE REGULATOR IN WATER AND APPLY AS A SOIL DRENCH OR SOIL INJECTION USING THE APPROPRIATE APPLICATION EQUIPMENT. THIS CAN OCCUR ANYTIME DURING THE GROWING SEASON AS LONG AS THE GROUND IS NOT FROZEN OR SATURATED WITH WATER. RESEARCH SHOWS THAT CAMBISTAT® GENTLY SLOWS THE GROWTH OF TREES. ALLOWING THE TREE TO REDIRECT SOME OF ITS ENERGY FROM CANOPY GROWTH INTO DEFENSE CHEMICAL, FIBROUS ROOT PRODUCTION, AND STORED ENERGY. THIS REALLOCATION OF ENERGY WILL RESULT IN A HEALTHIER, MORE DURABLE TREE.

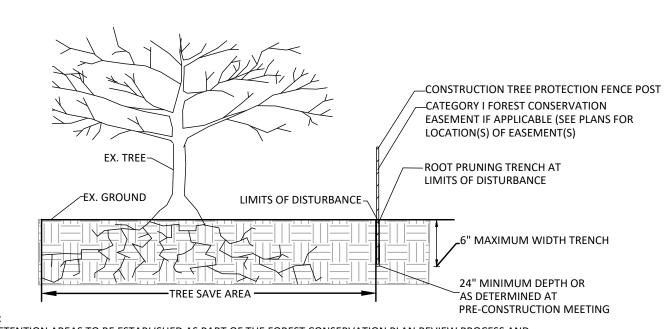
ISA# XXXXX



1. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED IN COORDINATION WITH THE ARBORIST, DPS AND FOREST CONSERVATION (FC)INSPECTORS PRIOR TO ERECTING THE PROTECTIVE DEVICE. 2. PRACTICE MAY BE COMBINED WITH SEDIMENT AND EROSION CONTROL FENCING AS DETERMINED BY THE ARBORIST, DPS AND FC INSPECTORS. 3. AVOID DAMAGE TO CRITICAL ROOT ZONES OF TREES. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS 4. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS WITH FENCE WIRE. 5. FENCE SIGNS MUST BE PLACED A MINIMUM OF 30' APART AND AT FENCE CORNERS, OR AS DIRECTED BY THE FC INSPECTOR. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FURTHER APART. ATTACHING SIGNS TO TREES IS PROHIBITED. SEE CONSTRUCTION TREE PROTECTION FENCE SIGN DETAIL TWO THIS SHEET AND FOR 2 OR 5 YEAR RE/AFFORESTATION FENCING SEE SIGN DETAIL THREE THIS SHEET 6. DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. DO NOT REMOVE WITHOUT APPROVAL OF THE FC

7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

CONSTRUCTION TREE PROTECTION FENCE DETAIL



1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS AND PRE-CONSTRUCTION MEETING. 2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED, PRIOR TO 3. EXACT LOCATION OF TRENCH SHOULD BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST

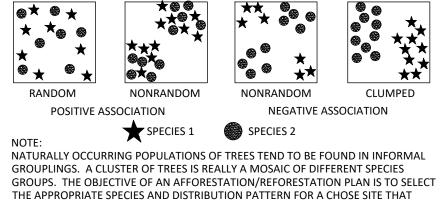
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL AS SPECIFIED PER THE PLAN OR BY THE FC INSPECTOR 5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT 6. ALL ROOT PRUNING TO BE PREFORMED BY AN ISA CERTIFIED ARBORIST WHO IS ALSO A LICENSED MARYLAND TREE EXPERT IN COORDINATION WITH THE FOREST CONSERVATION INSPECTOR. SEE THE CONSTRUCTION TREE PROTECTION

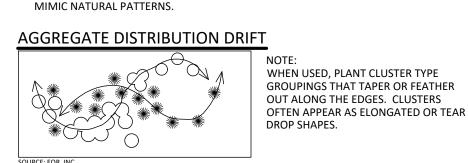
TREE ROOT PRUNING DETAIL

7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

CONSERVATION (FC) INSPECTOR





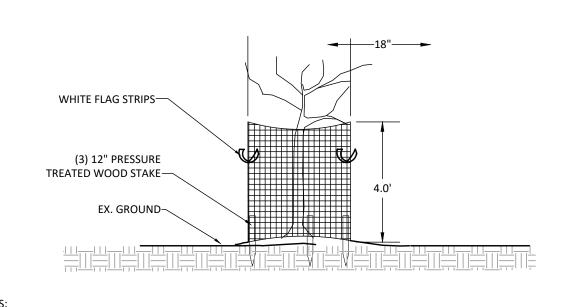


MIXING TRANSPLANT STOCK

LOCATE LARGER TREES (B&B OR CONTAINER GROWTH) OR TRANSPLANT STOCK AT THE PERIMETER OR REFORESTATION/AFORESTATION PLANTINGS OF WHIPS, SEEDING GROWN STOCK. PROTECTIVE FENCING SMALLER STOCK

1. ADAPTED FROM THE MARYLAND STATE FOREST CONSERVATION MANUAL, THIRD EDITION, 1997.

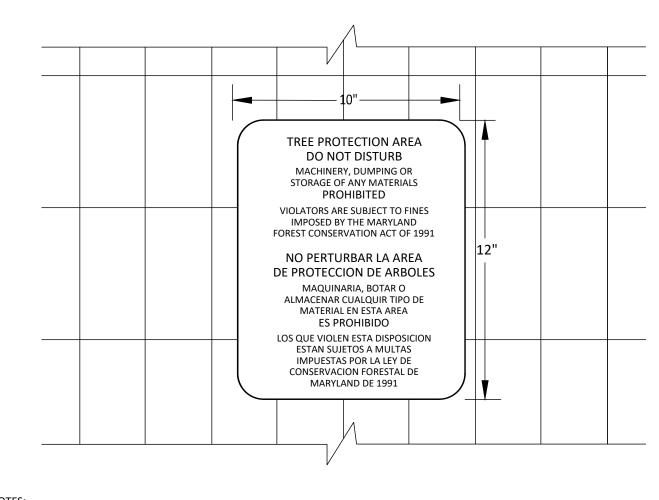
FOREST PLANTING DISTRIBUTION PATTERN



1. USE HIGH-TENSILE FIXED-KNOT FENCING. FORM FENCE INTO CIRCLE & SECURE W/ METAL TWISTS AND TURN CUT EDGES OF FENCING BACK TO PREVENT ANY SHARP EDGES. 3. ATTACH FENCE TO STAKE WITH MULTIPLE STAPLES. ATTACH WHITE FLAG STRIPS TO FENCE 5. FENCING TO REMAIN IN PLACE THROUGHOUT MAINTENANCE & MANAGEMENT AGREEMENT PERIOD; DO NOT REMOVE WITHOUT APPROVAL OF THE FOREST CONSERVATION INSPECTOR.

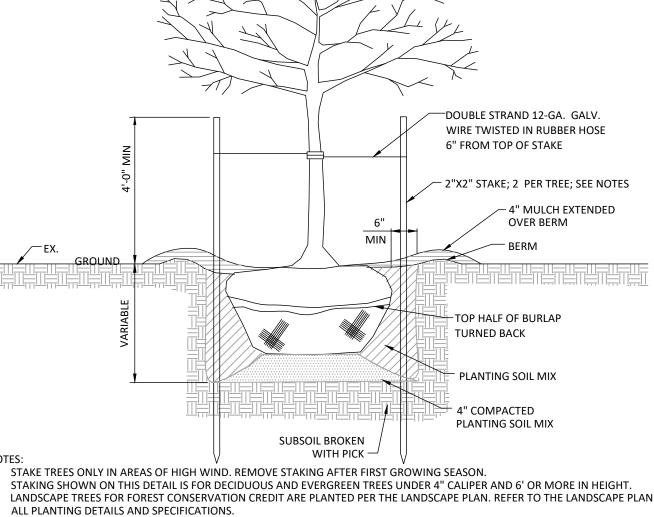
AFFORESTATION/REFORESTATION DEER PROTECTION FENCING DETAIL





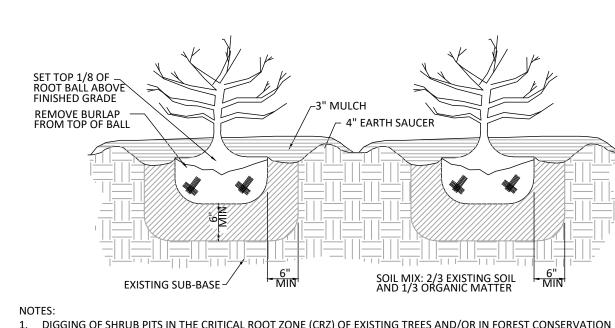
 SIGNS MUST BE WATERPROOF. 2. SIGNS MUST BE IN ENGLISH AND SPANISH 3. SIGNS TO BE ATTACHED TO THE TREE PROTECTION FENCE. 4. SIGNS TO BE PLACED APPROXIMATELY 30' APART AND A T FENCE CORNERS. OR AS DIRECTED BY THE FOREST CONSERVATION (FC) INSPECTOR, CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART ATTACHMENT OF SIGNS TO TREES IS PROHIBITED. 6. SEE CONSTRUCTION TREE PROTECTION FENCE DETAIL THIS SHEET. 7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

CONSTRUCTION TREE PROTECTION FENCE



 STAKE TREES ONLY IN AREAS OF HIGH WIND, REMOVE STAKING AFTER FIRST GROWING SEASON LANDSCAPE TREES FOR FOREST CONSERVATION CREDIT ARE PLANTED PER THE LANDSCAPE PLAN. REFER TO THE LANDSCAPE PLAN FOR

AFFORESTATION/REFORESTATION TREE PLANTING DETAIL



Project

New Trees.

Young Forest.

Trees For Your Futur

. SEE THE AFFORESTATION/REFORESTATION TREE PROTECTION FENCE DETAIL THIS SHEET.

BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.

REMOVE WITHOUT APPROVAL OF THE FOREST CONSERVATION INSPECTOR.

7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

IF 14 GAUGE WIRE TREE PROTECTION FENCE IS PROPOSED AT AFFORESTATION/REFORESTATION AREA(S), SIGNS ARE TO BE PLACED

3. ON THREE BOARD RAIL TREE PROTECTION FENCE, SIGNS ARE TO BE ATTACHED TO THE POST FACER EVERY 6TH POST OR 48'; OR AS

AFFORESTATION/REFORESTATION TREE

PROTECTION FENCE SIGN DETAIL

APPROXIMATELY 30' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART

SIGNS SHALL BE MAINTAINED THROUGHOUT THE AFFORESTATION/REFORESTATION MAINTENANCE AND MANAGEMENT PERIOD. DO NOT

THE TREE COMPANY SIGN NO. 19

DETERMINED BY THE FOREST INSPECTOR.

ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

Please Help Us Protect

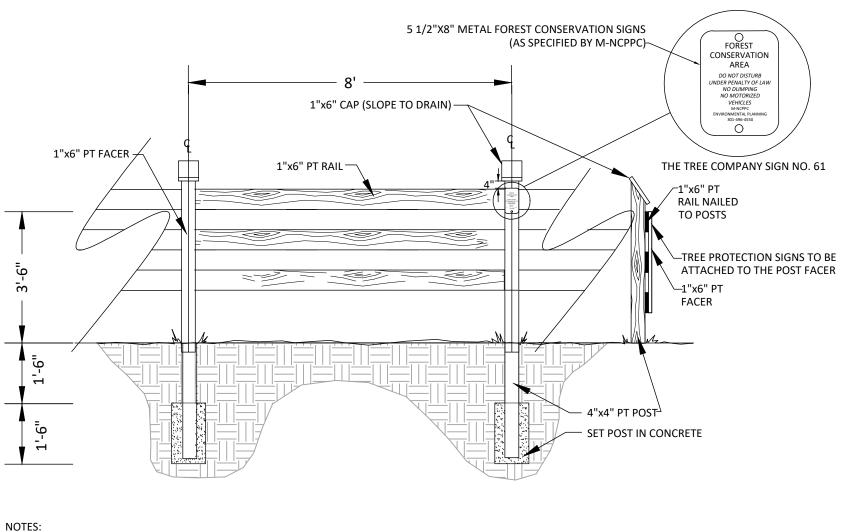
ONSERVATION PAR

VICINITY MAP

SCALE: 1" = 2000'

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

AFFORESTATION/REFORESTATION SHRUB \PLANTING DETAIL



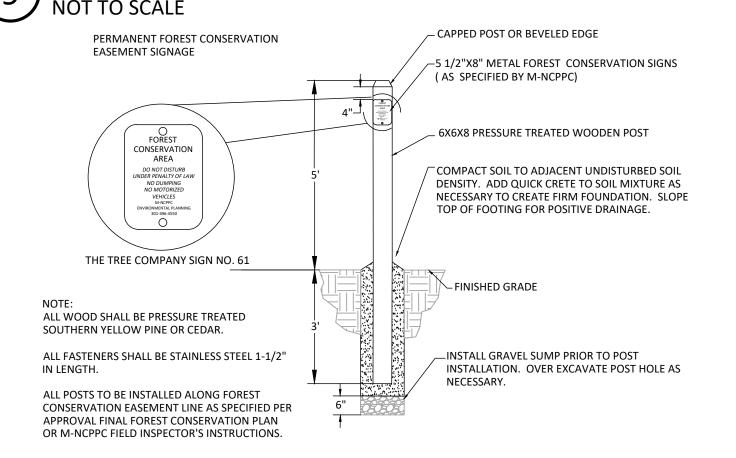
1 ALL WOOD TO BE PRESSURE TREATED ALL HARDWARE TO BE GALVANIZED

COLOR OF WOODEN FENCING TO BE DETERMINED BY OWNER.

4. ONE SIGN TO BE ATTACHED TO THE POST FACER EVERY 6TH POST OR 48' OR AS DETERMINED BY THE FOREST CONSERVATION (FC) INSPECTOR. SEE AFFORESTATION/REFORESTATION TREE PROTECTION FENCE SIGN DETAIL THIS SHEET. FENCE TO BE MAINTAINED THROUGHOUT MAINTENANCE AND MANAGEMENT AGREEMENT PERIOD. AFTER FINAL

INSPECTION, WITH FC INSPECTOR APPROVAL, END USER MAY REMOVE FENCING OR LEAVE IT IN PLACE.

AFFORESTATION / REFORESTATION THREE RAIL BOARD TREE PROTECTION FENCE WITH SIGN DETAIL



1. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

CATEGORY I FOREST CONSERVATION EASEMENT PERMANENT BOUNDARY MARKER

APPROVED FINAL FOREST CONSERVATION PLAN NO. PP2020001 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN, MARYLAND 20874 PHONE: 301.916.4100 FAX: 301.916.2262 GERMANTOWN, MD TYSONS, VA

PREPARED FOR: MNCPPC, MONTGOMERY PARKS 9500 BRUNETT AVENUE SILVER SPRING, MD, 20901 PHONE: 301-495-2535

TENANT/PROPERTY OWNER

JACK SCHORE TENNIS, LLC. 18010 CENTRAL PARK CIRCLE BOYDS MD, 20841 **DESIGN CONSULTANTS** PLANNER, CIVIL ENGINEER

VIKA MARYLAND. LL 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: JOSH SLOAN

REVISIONS

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WEI REPARED OR APPROVED BY ME, AND THAT I AM A ULY LICENSED. REGISTERED LANDSCAPE RCHITECT UNDER THE LAWS OF THE STATE OF NAME: JOSHUA C. SLOAN, RLA, ASLA LICENSE NUMBER: 3776

MONTGOMERY

18010 CENTRAL PARK CIRCLE

EXPIRATION DATE: MAY 13, 2020

PARCEL 125 06TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 224NW14 & 15

TAX MAP: DT62

BOYDS, MD 20841

FINAL FOREST **CONSERVATION PLAN** NOTES &

DESIGNED BY: DATE ISSUED: 07/25/2019 VM 6470 PROJECT:

DETAILS

PP2020001

SHEET NO. FFCP 300

area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.n 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" cavator must notify all public utility companies with underground facilities in th

MD Tree Expert #XXXXX

(10) NOT TO SCALE

(11) PENIVIONALE NOT TO SCALE

DEVELOPER'S CERTIFICATE THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE

DEVELOPER'S NAME: MNCP & PC Department of Parks CONTACT PERSON OR OWNER: Eileen Emmet

ADDRESS: 9500 Brunett Avenue, Silver Spring, MD 20901 PHONE & E-MAIL: 301.495.2550 eileen.emmet@montgomeryparks.org