



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

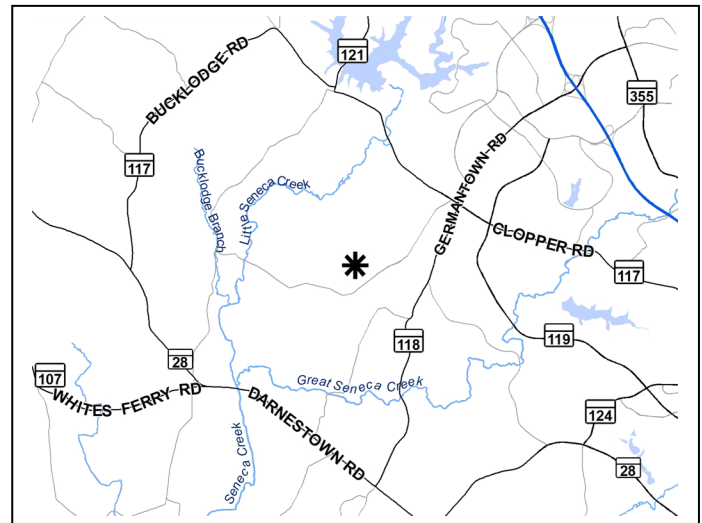
Final Forest Conservation Plan Amendment in conjunction with a Park Development Plan; located at 18041 Central Park Circle, Boyds in the 1980 Preservation of Agriculture and Rural Open Space Master Plan.

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 III) 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

Black = 2011 Approval

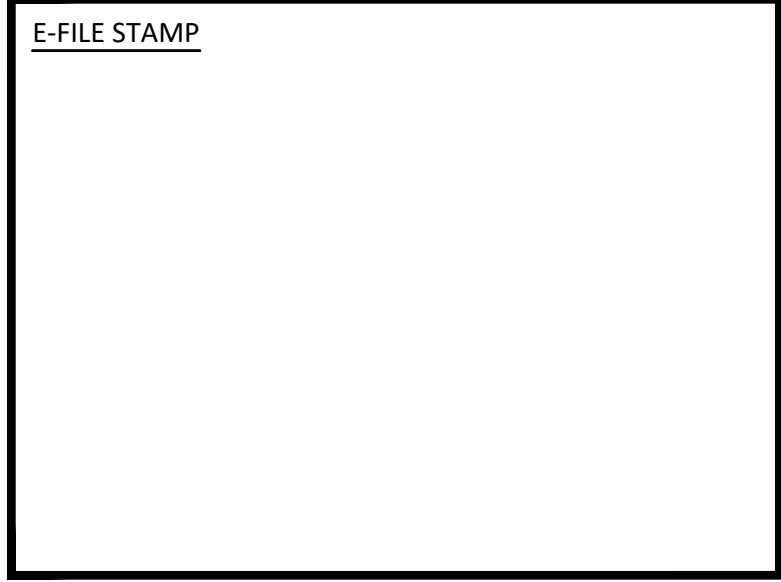
Red = 2019 Amendment

GRAPHIC SCALE
1" = 50' (IN FEET)
1" = 50' (IN METERS)

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.

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.

Attachment A – Forest Conservation Plan

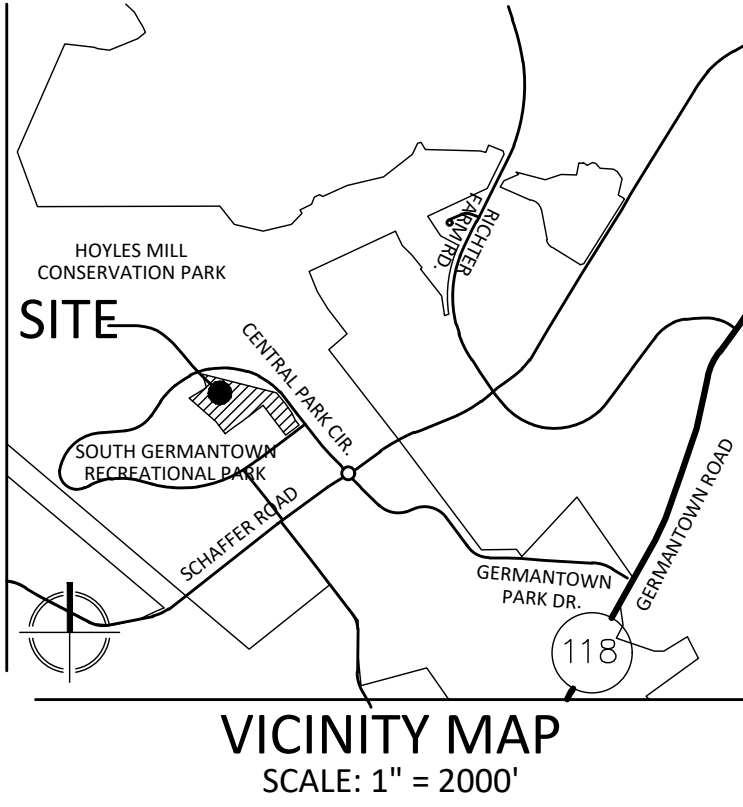


MONTGOMERY TENNISPLEX PHASE 2

SOUTH GERMANTOWN RECREATION PARK

18010 CENTRAL PARK CIRCLE, BOYDS 20841

FINAL FOREST CONSERVATION PLAN AMENDMENT PP2020001*

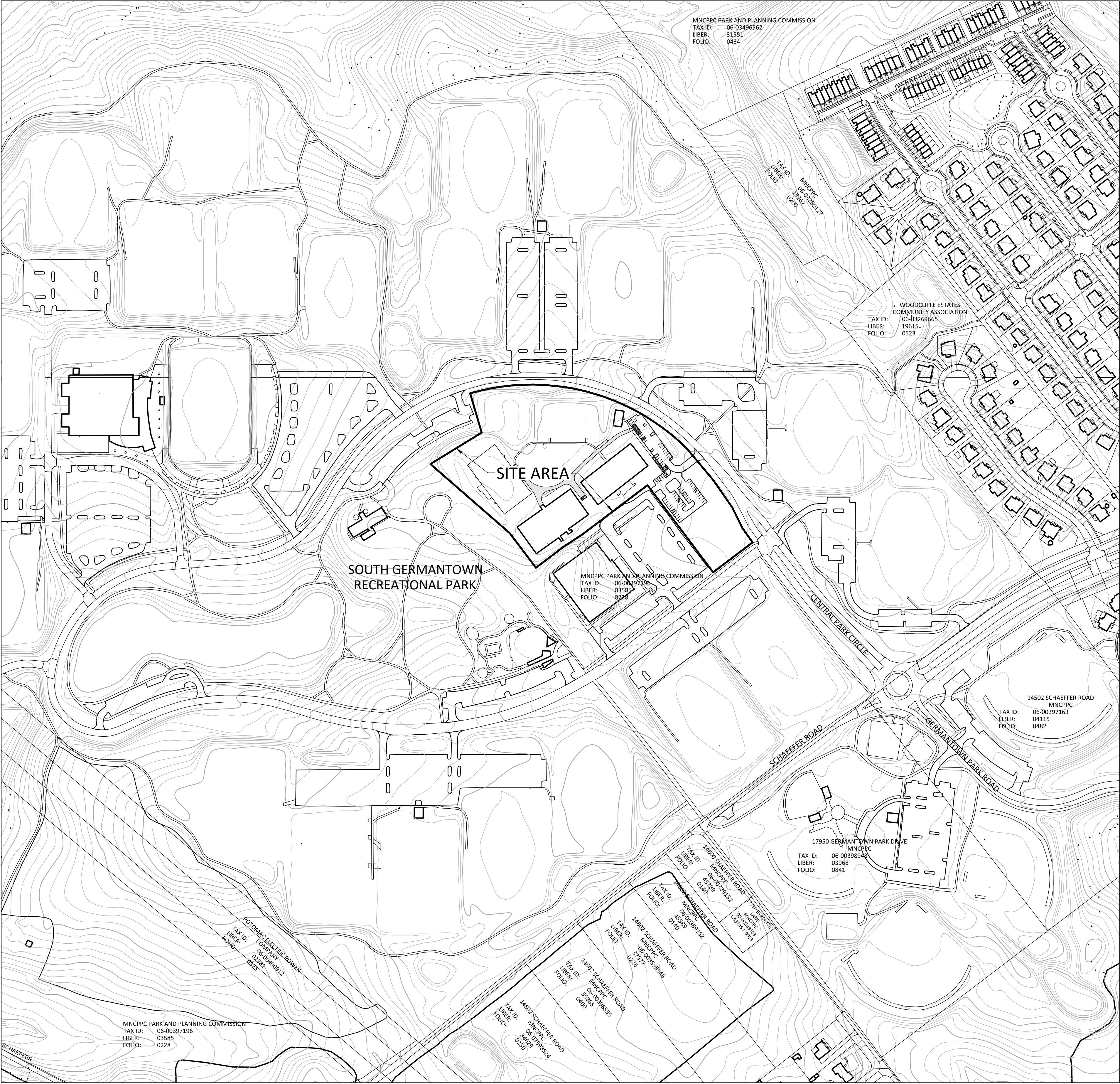


VKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MARYLAND 20874
PHONE: 301.916.4100
FAX: 301.916.2262
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
MNCP
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
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: JOSH SLOAN



* PREVIOUSLY APPROVED PLAN NO. PP1999004

REVISIONS	DATE

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JOSHUA C. SLOAN, RLA, ASLA
LICENSE NUMBER: 1776
EXPIRATION DATE: MAY 15, 2025

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

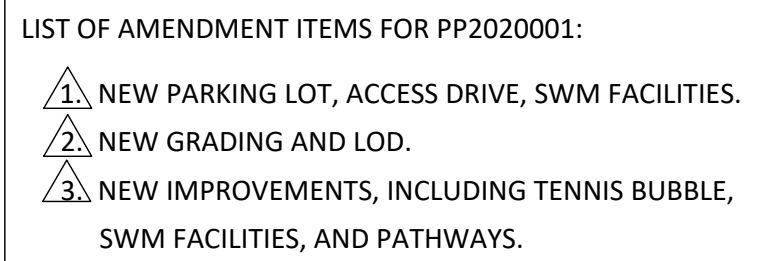
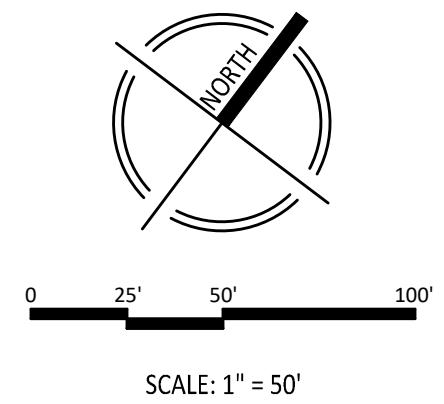
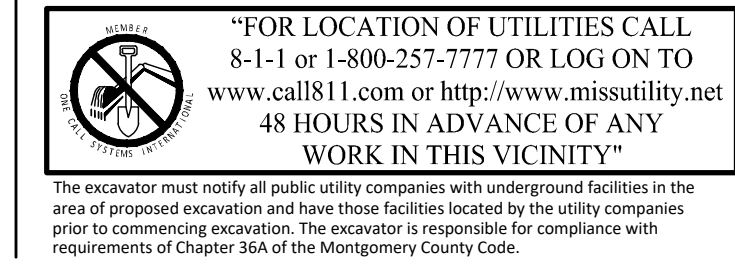
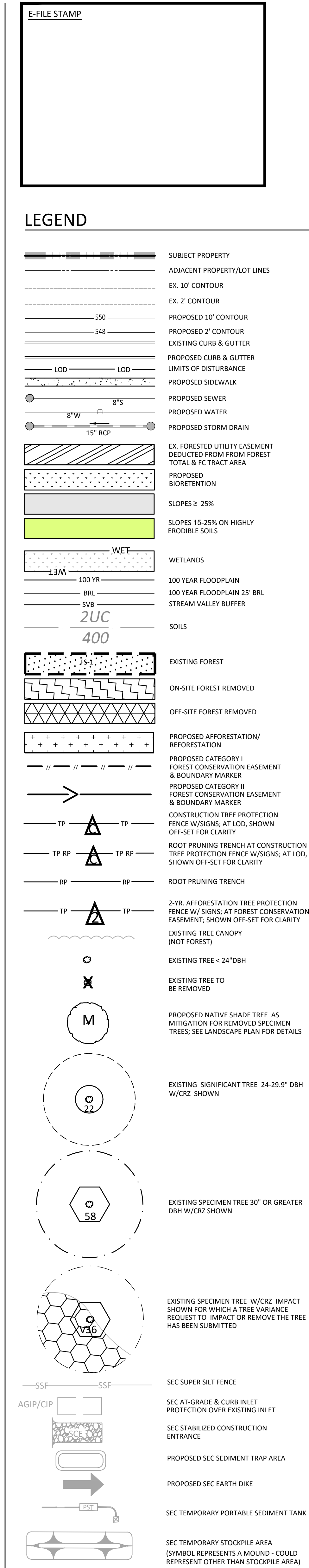
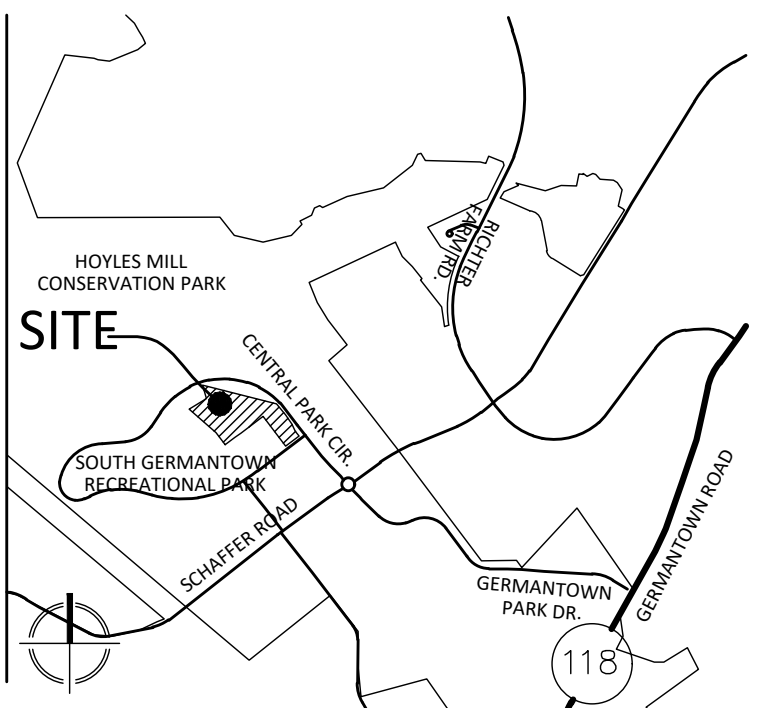
DRAWN BY: KP
DESIGNED BY: JS
DATE ISSUED: 07/25/2019
VKA PROJECT: VM 6470
AGENCY: PP2020001
NO.:
SHEET NO. FFCP 100

FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

The excavator must notify all public utility companies with underground facilities in the 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 30A of the Montgomery County Code.

SHEET INDEX

- FFCP 100 FINAL FCP COVER
- FFCP 200 COMPOSITE FINAL FCP
- FFCP 300 FINAL FCP NOTES & DETAILS





PLANTING NARRATIVE FOR AFFORESTATION/REFORESTATION AREAS

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.

- PRE-PLANTING CONSIDERATIONS
 - IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE GROUND COVER SPECIES, MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. THE INFESTED AREAS SHOULD BE MOVED 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 STAFF. WHERE PERIODIC MOWING WILL OCCUR AS A WEED CONTROL MEASURE, THE TYPICAL TREE PLANTING DISTRIBUTION PATTERN SHOULD BE MODIFIED SO AS TO ALLOW ACCESS BY MOWING EQUIPMENT WITHOUT DAMAGE TO PLANTINGS.

- A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PERICED BY AUGERING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.
- 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 MOLO COMPOST ARE PREFERRED.

- IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

ON-SITE INSPECTION

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

PLANTING SPECIFICATIONS

- CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOIL 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 ENIRCLE 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 STOCKED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.

- 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 3.5 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. STOCKPILE 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.

- 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.

POST-PLANTING CONSIDERATIONS

- SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.
- PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCING. CONSTRUCTION EASEMENT SHALL BE PROHIBITED IN THESE AREAS. SEE FINAL FOREST CONSERVATION NOTES 6 AND 7 THIS SHEET.

- REMOVAL AND POSSIBLE REPLACEMENT OF DEAD, DYING, OR HAZARDOUS TREES
- PRUNING OF DEAD OR DECLINING LIMBS
- SOIL AERATION
- FERTILIZATION
- WATERING
- WOUND REPAIR
- CLEAN UP OF RETENTION AREAS, INCLUDING TRASH REMOVAL

- 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

- 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.

- 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 TIMEFRAME TO RESTORE THESE AREAS, WILL BE DETERMINED BY THE FOREST CONSERVATION INSPECTOR.

POST-CONSTRUCTION

- 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:

- REMOVAL AND POSSIBLE REPLACEMENT OF DEAD, DYING, OR HAZARDOUS TREES
- PRUNING OF DEAD OR DECLINING LIMBS
- SOIL AERATION
- FERTILIZATION
- WATERING
- WOUND REPAIR
- CLEAN UP OF RETENTION AREAS, INCLUDING TRASH REMOVAL

- 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 BURLAP 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 PERIOD. REFER TO THE APPROVED PLAN DRAWING FOR THE LONG-TERM PROTECTION MEASURES TO BE INSTALLED.

ADDITIONAL NOTES

- SPOILS AND DEMOLITION, DEBRIS, EXCAVATION, ETC. SHALL NOT BE STOCKPILED WITHIN 50' OF THE TREE SAVE LINE.
- 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 MONTGOMERY COUNTY PLANNING BOARD.

- 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 PLANNING DEPARTMENT.

TREE PROTECTION NOTES

GENERAL 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 M-NCPPC FOREST INSPECTOR:

- 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.

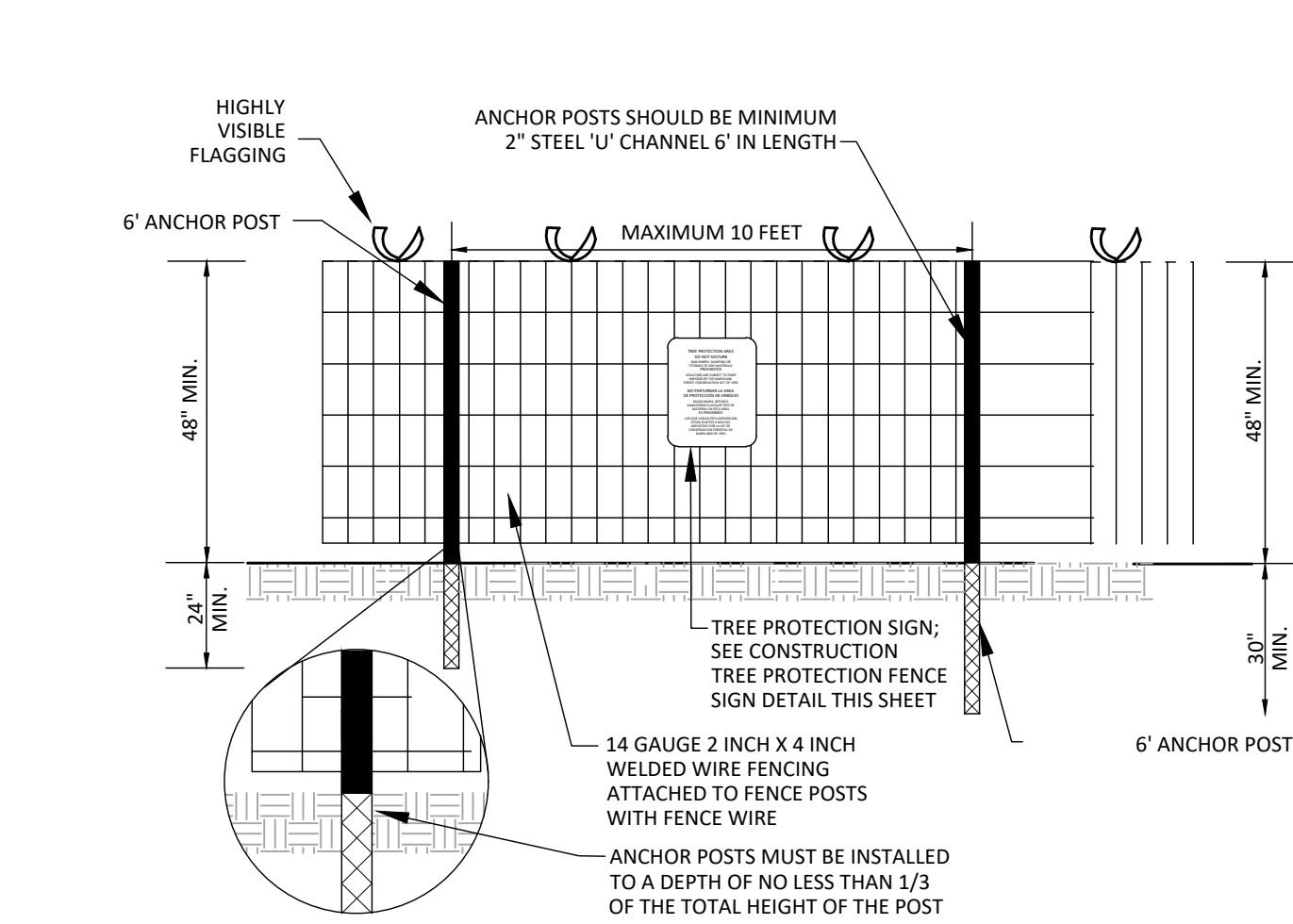
- VERTICAL MULCHING: SHALL CONSIST OF HOLES THAT ARE 2-3 INCHES WIDE AND THREE (3) FEET ON CENTER THROUGHOUT THE DISTURBED ROOT ZONE. THE DEPTH OF THESE HOLES SHALL BE A MINIMUM OF TWELVE (12) INCHES BELOW THE ORIGINAL GRADE. HOLES SHALL BE FILLED WITH ORGANIC MATERIAL SUCH AS COMPOST OR PEAT MOSS OR ANOTHER MATERIAL THAT MAINTAINS AERATION OR SUPPORTS ROOT GROWTH.

- 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.

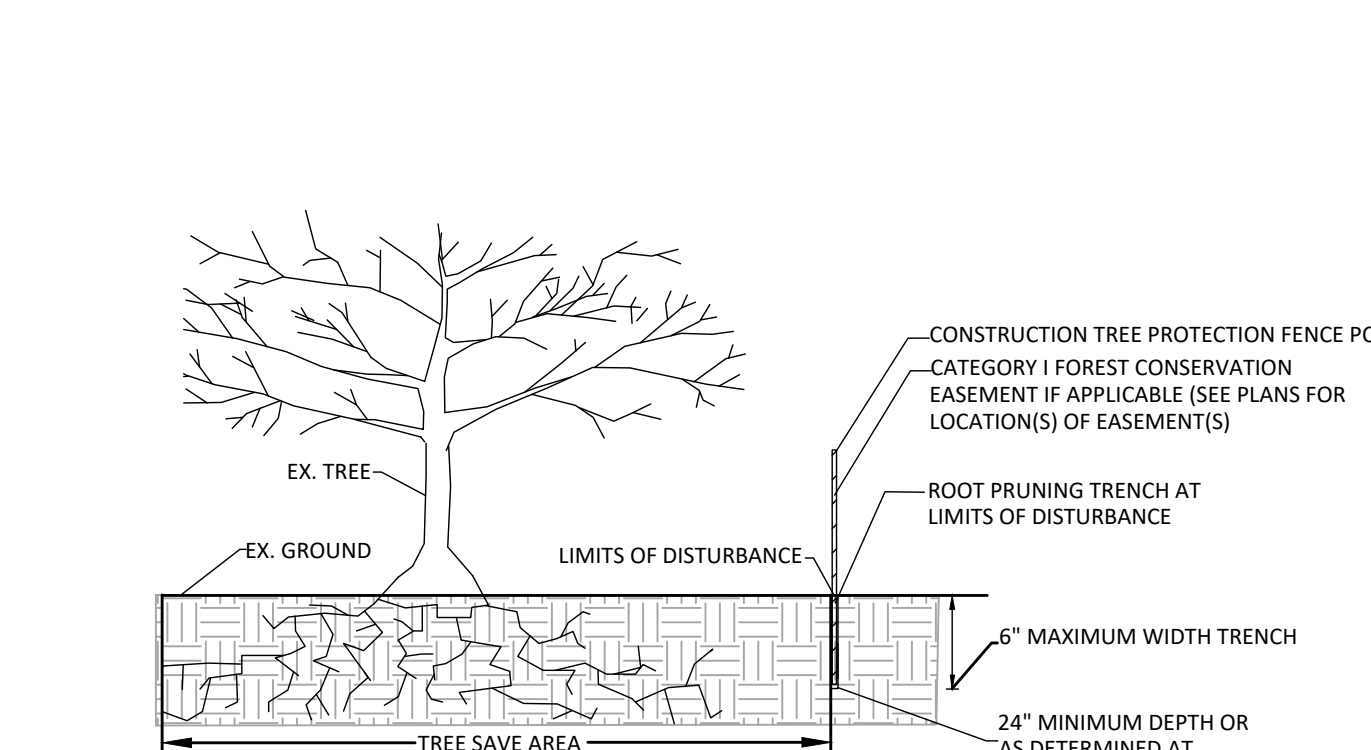
- TREE GROWTH REGULATOR: AFTER ROOT PRUNING HAS OCCURRED, A TREE REGULATOR SUCH AS CAMBISTAT® (OR EQUIVALENT) WILL BE APPLIED TO THE IMPACTED TREES. DILUTE THE TREE REGULATOR IN WATER AND APPLY AS A SOIL DRENCH OR SOIL INJECTION USING THE APPROPRIATE APPLICATION EQUIPMENT. THIS CAN OCCUR ANYTIME DURING 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 TREES 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.

NAME
IS#N XXXXX
MD Tree Expert XXXXXX



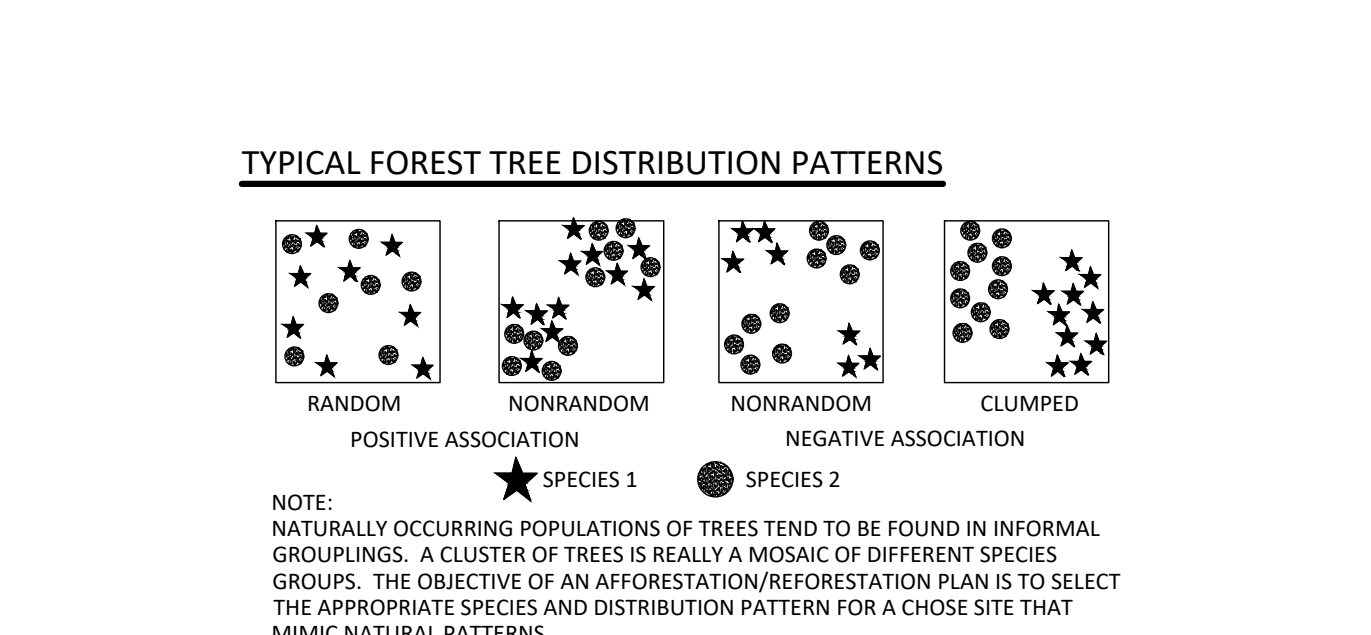
- NOTES:
- THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED IN COORDINATION WITH THE ARBORIST, DPS AND FOREST CONSERVATION (FC) INSPECTORS PRIOR TO ERRECTING THE PROTECTIVE DEVICE.
 - PRACTICE MAY BE COMBINED WITH SEDIMENT AND EROSION CONTROL FENCING AS DETERMINED BY THE ARBORIST, DPS AND FC INSPECTORS.
 - AVOID DAMAGE TO CRITICAL ROOT ZONES OF TREES. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
 - FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS WITH FENCE WIRE.
 - 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 FARTHER APART. ATTACHING SIGNS TO TREES IS PROHIBITED. SEE CONSTRUCTION TREE PROTECTION FENCE SIGN DETAIL TWO THIS SHEET AND FOR 2 OR 3-YEAR REAFFORESTATION FENCING SEE SIGN DETAIL THREE THIS SHEET.
 - IF A FRAGIPAN LAYER IS PRESENT, IT SHOULD BE PERICED BY AUGERING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.
 - ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

1 CONSTRUCTION TREE PROTECTION FENCE DETAIL NOT TO SCALE

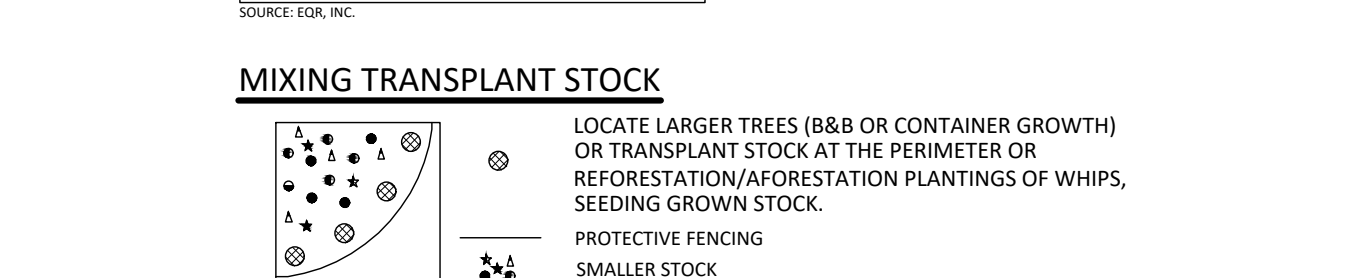


- NOTES:
- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
 - BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED, PRIOR TO TRENCHING.
 - EXACT LOCATION OF TRENCH SHOULD BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL AS SPECIFIED PER THE PLAN OR BY THE FC INSPECTOR.
 - ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
 - ALL ROOT PRUNING TO BE PERFORMED BY AN AN-CERTIFIED ARBORIST WHO IS ALSO A LICENSED MARYLAND TREE EXPERT IN COORDINATION WITH THE FOREST CONSERVATION INSPECTOR. SEE THE CONSTRUCTION TREE PROTECTION FENCING DETAIL THIS SHEET.
 - ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

4 TREE ROOT PRUNING DETAIL NOT TO SCALE

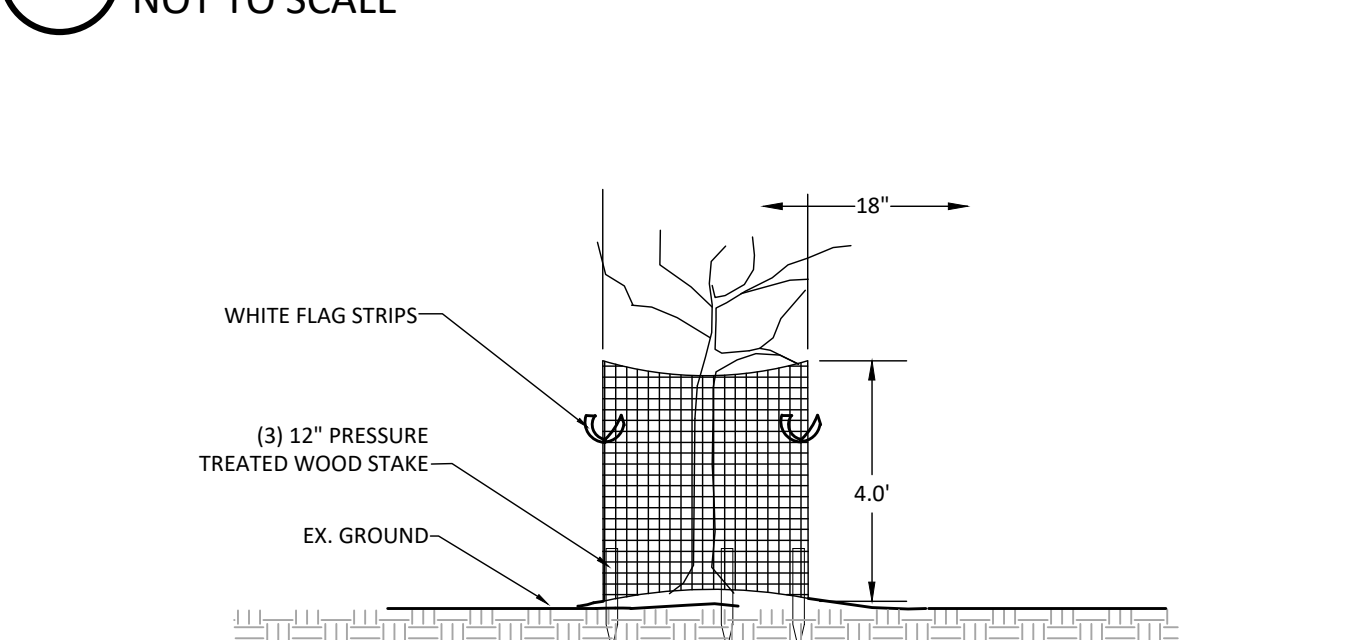


- NOTE:
- NATURALLY OCCURRING POPULATIONS OF TREES TEND TO BE FOUND IN NORMAL GROUPINGS. A CLUSTER OF TREES IS REALLY A Mosaic OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION/REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOICE SITE THAT MIMIC NATURAL PATTERNS.



- NOTES:
- ADAPTED FROM THE MARYLAND STATE FOREST CONSERVATION MANUAL, THIRD EDITION, 1997.

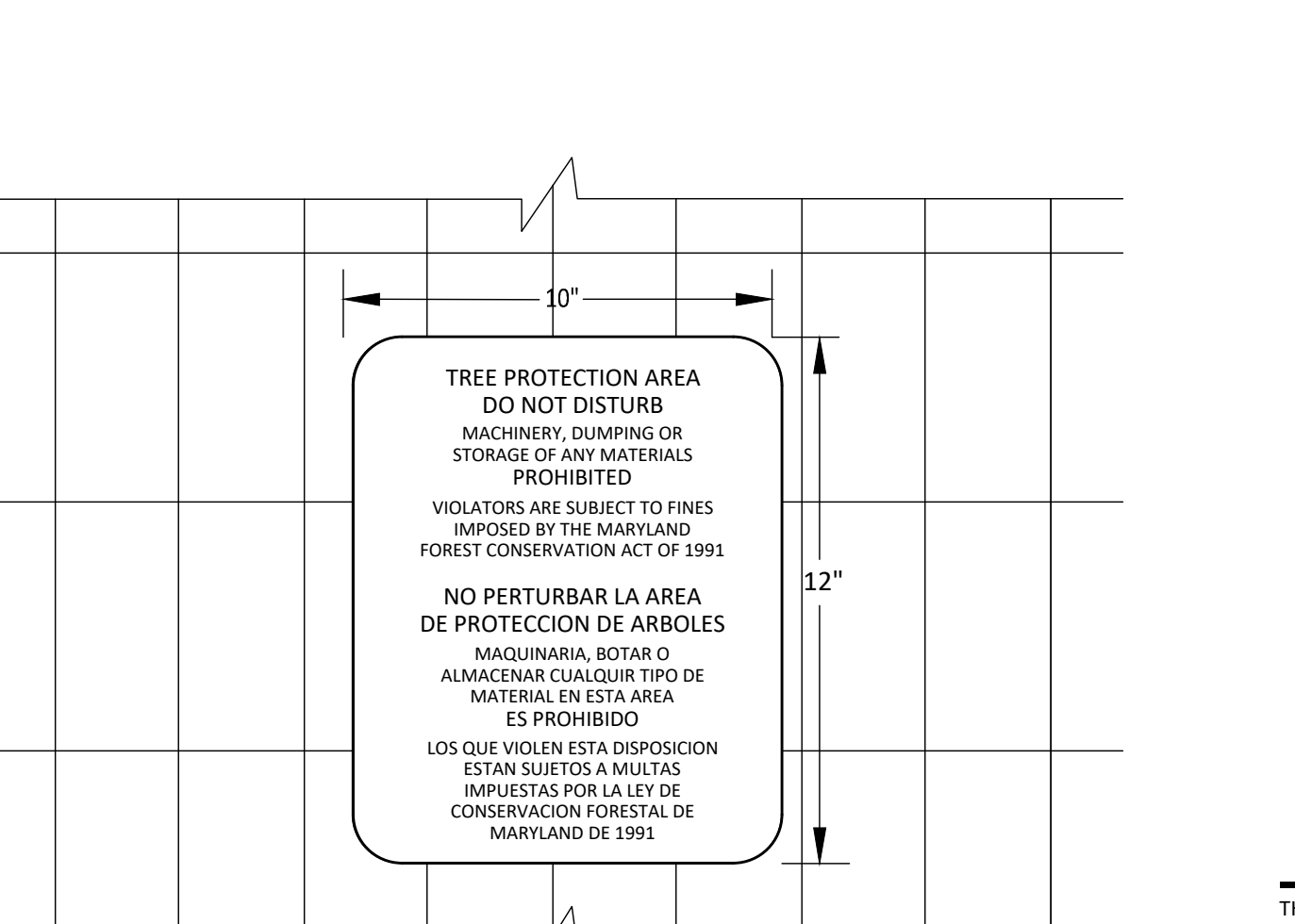
8 FOREST PLANTING DISTRIBUTION PATTERN NOT TO SCALE



- NOTES:
- 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.
 - ATTACH FENCE TO STAKE WITH MULTIPLE STAPLES.
 - ATTACH WHITE FLAG STRIPS TO FENCE.
 - FENCING TO REMAIN IN PLACE THROUGHOUT MAINTENANCE & MANAGEMENT AGREEMENT PERIOD; DO NOT REMOVE WITHOUT APPROVAL OF THE FOREST CONSERVATION INSPECTOR.

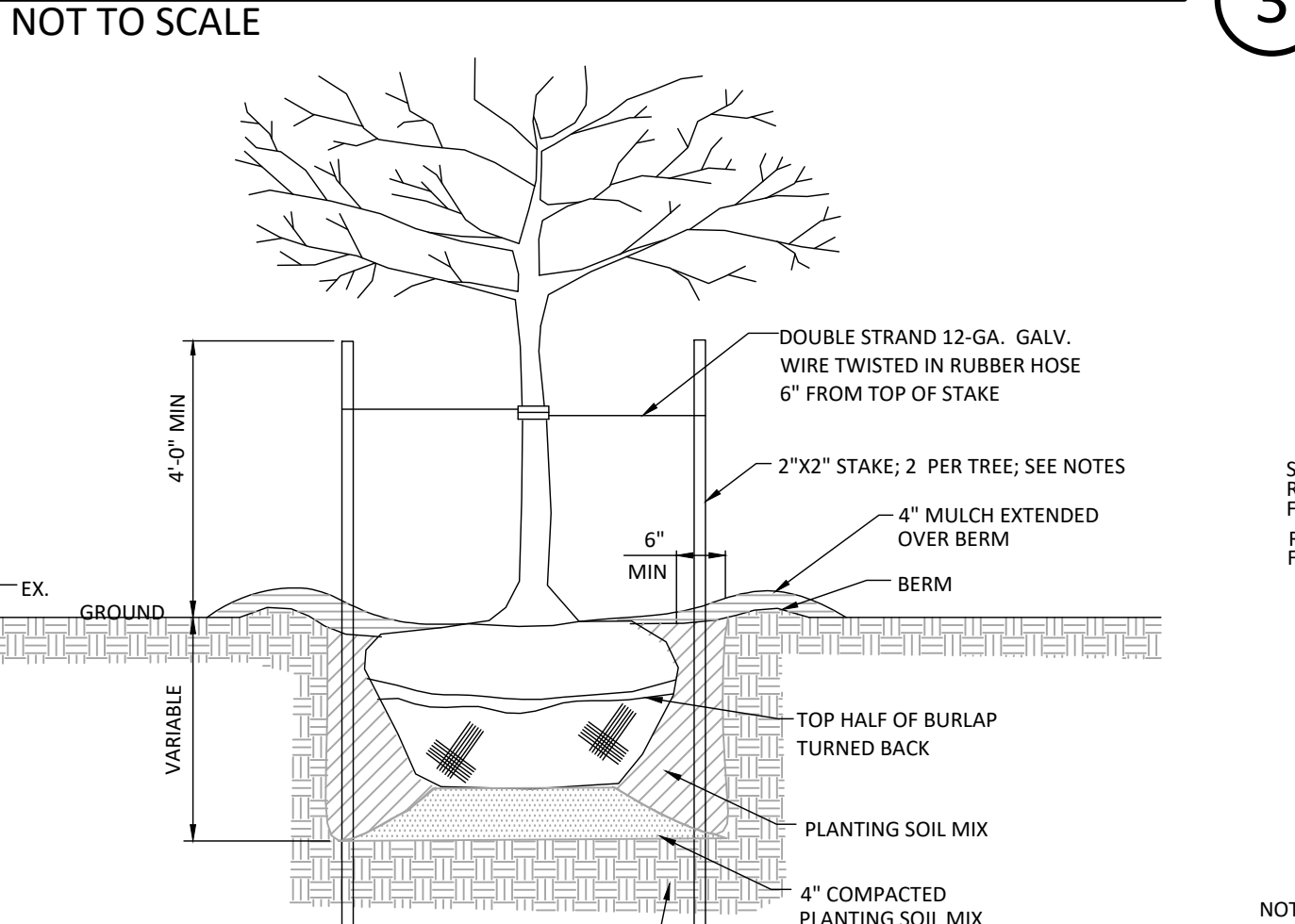
10 AFFORESTATION/REFORESTATION DEER PROTECTION FENCING DETAIL NOT TO SCALE

NOT TO SCALE



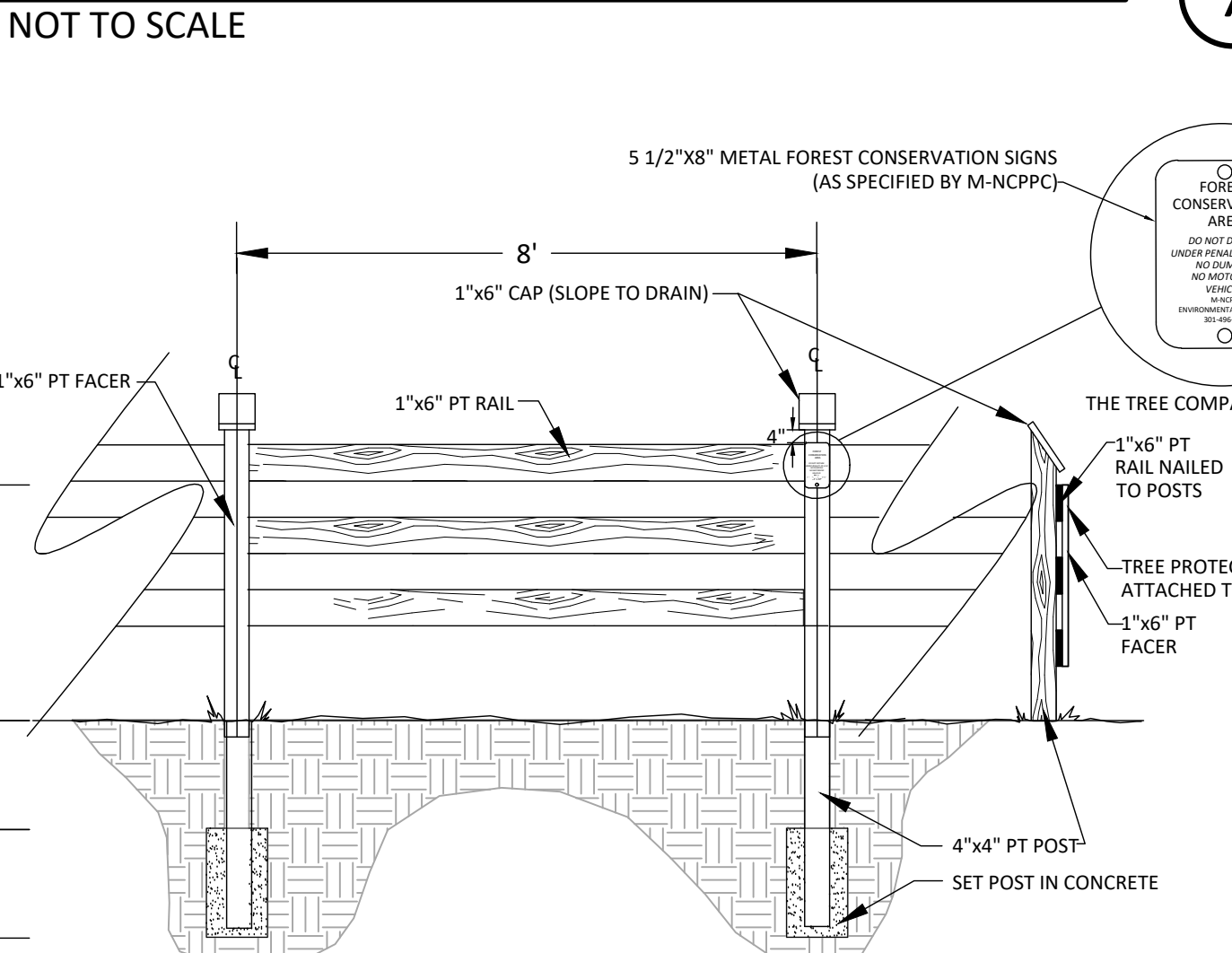
- NOTES:
- SIGNS MUST BE WATERPROOF.
 - SIGNS MUST BE IN ENGLISH AND SPANISH.
 - SIGNS TO BE ATTACHED TO THE TREE PROTECTION FENCE.
 - SIGNS TO BE PLACED APPROXIMATELY 30' APART AND AT FENCE CORNERS, OR AS DIRECTED BY THE FOREST CONSERVATION (FC) INSPECTOR. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
 - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 - SEE CONSTRUCTION TREE PROTECTION FENCE DETAIL THIS SHEET.
 - ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

2 SIGN DETAIL NOT TO SCALE



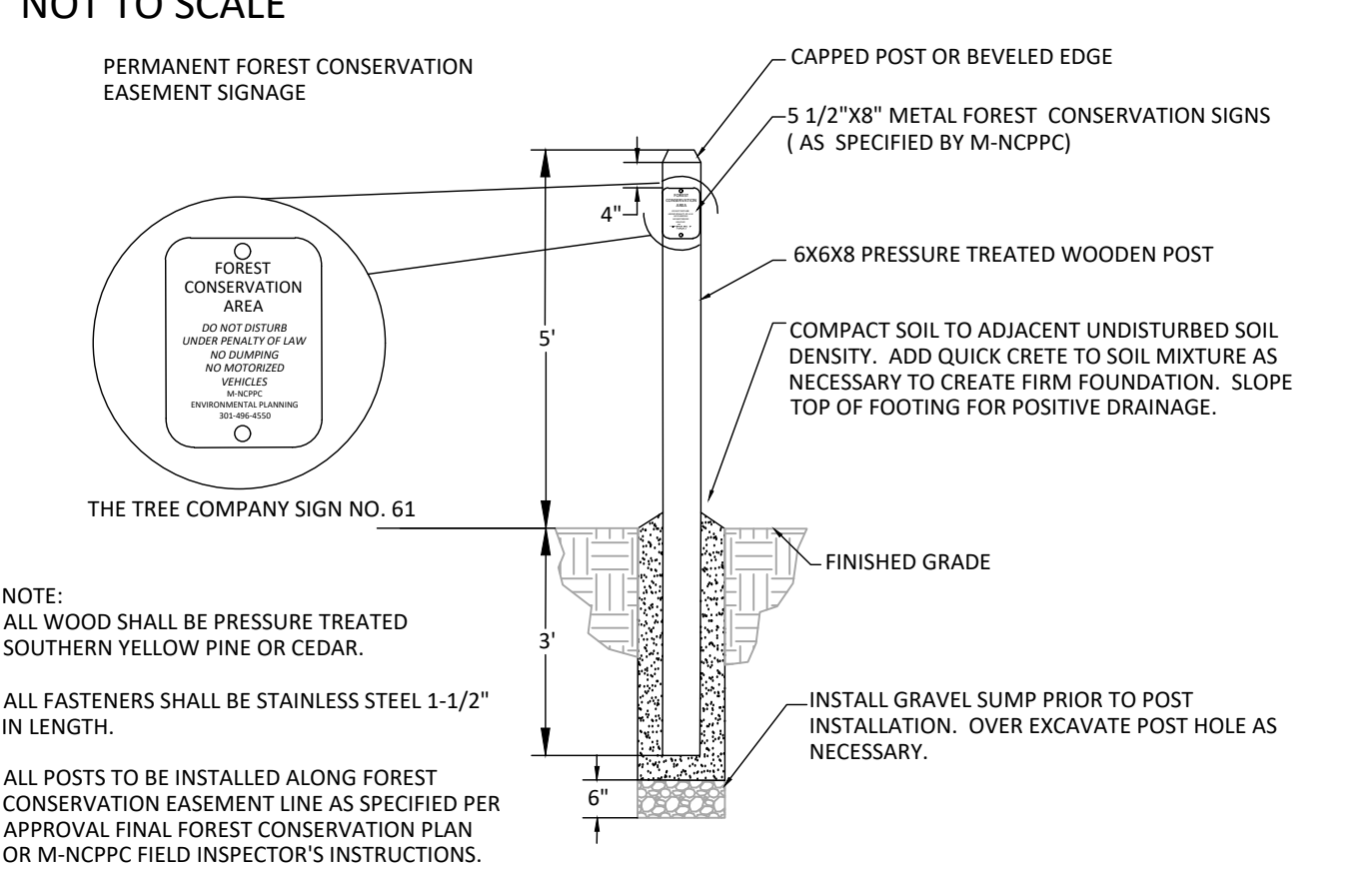
- NOTES:
- STAKE TREES ONLY IN AREAS OF HIGH WIND. REMOVE STAKING AFTER FIRST GROWING SEASON.
 - STAKING SHOWN ON THIS DETAIL IS FOR DECIDUOUS AND EVERGREEN TREES UNDER 4" CALIPER AND 6' OR MORE IN HEIGHT.
 - LANDSCAPE TREES FOR FOREST CONSERVATION CREDIT ARE PLANTED PER THE LANDSCAPE PLAN. REFER TO THE LANDSCAPE PLAN FOR ALL PLANTING DETAILS AND SPECIFICATIONS.

5 AFFORESTATION/REFORESTATION TREE PLANTING DETAIL NOT TO SCALE



- NOTES:
- ALL WOOD TO BE PRESSURE TREATED.
 - ALL HARDWARE TO BE GALVANIZED.
 - COLOR OF WOODEN FENCING TO BE DETERMINED BY OWNER.
 - 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.

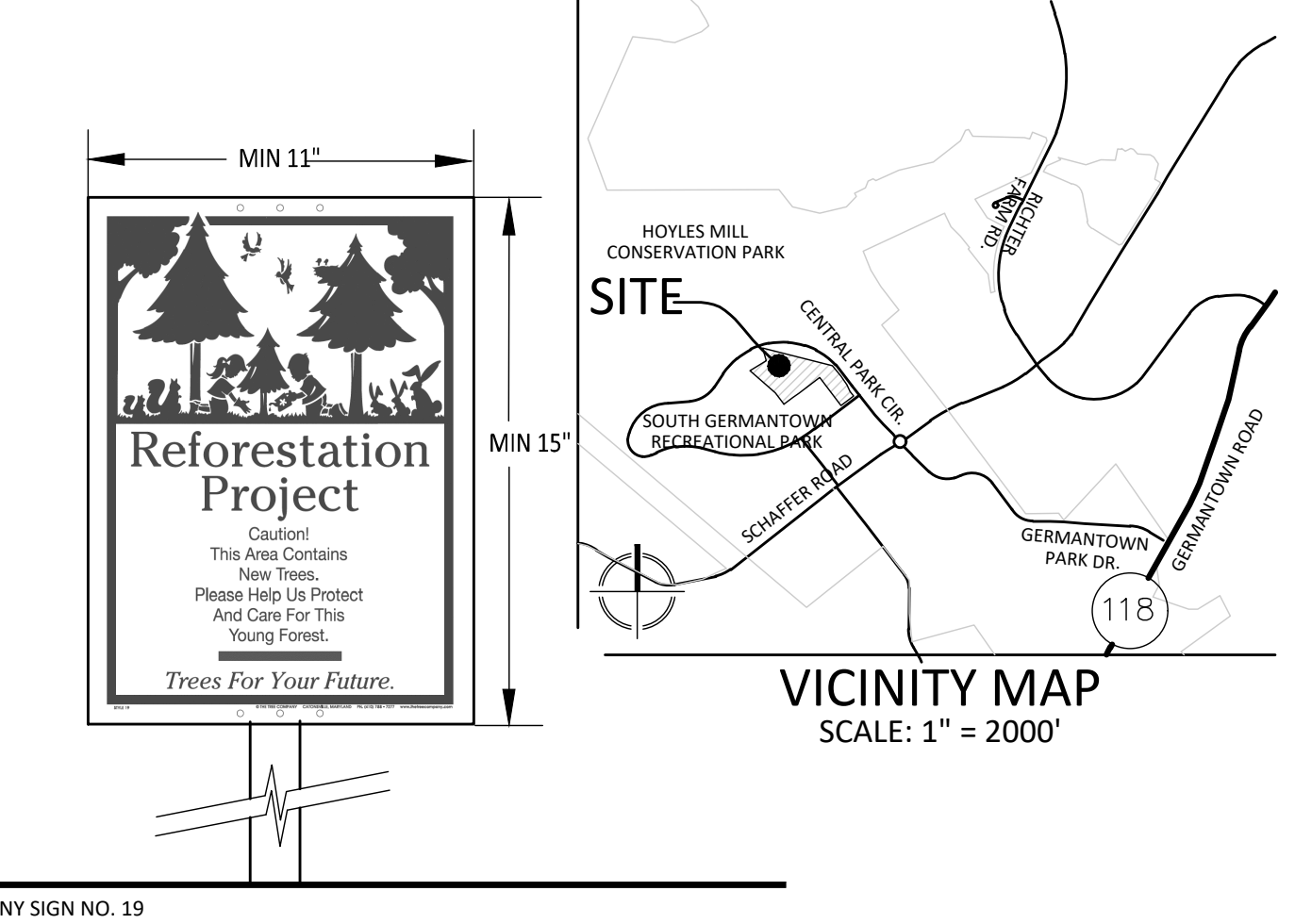
9 AFFORESTATION /REFORESTATION THREE RAIL BOARD TREE PROTECTION FENCE WITH SIGN DETAIL NOT TO SCALE



- NOTES:
- ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

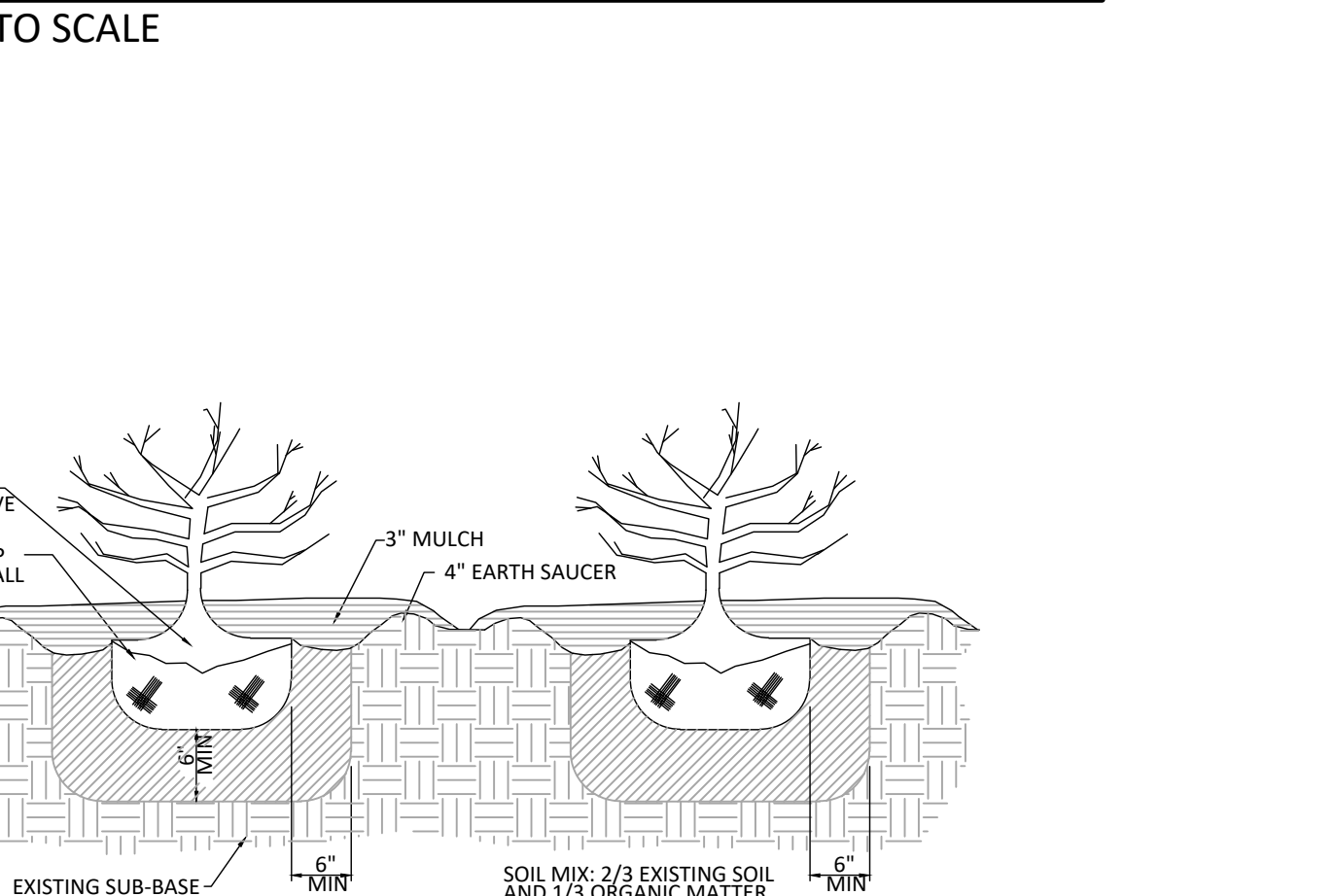
CATEGORY I FOREST CONSERVATION EASEMENT PERMANENT BOUNDARY MARKER NOT TO SCALE

NOT TO SCALE



- NOTES:
- SEE THE AFFORESTATION/REFORESTATION TREE PROTECTION FENCE DETAIL THIS SHEET.
 - IF 14 GAUGE WIRE TREE PROTECTION FENCE IS PROPOSED AT AFFORESTATION/REFORESTATION AREAS, SIGNS ARE TO BE PLACED APPROXIMATELY 30' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
 - ON THREE BOARD RAIL TREE PROTECTION FENCE, SIGNS ARE TO BE ATTACHED TO THE POST FACER EVERY 6TH POST OR 48', OR AS DETERMINED BY THE FOREST INSPECTOR.
 - BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
 - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 - SIGNS SHALL BE MAINTAINED THROUGHOUT THE AFFORESTATION/REFORESTATION MAINTENANCE AND MANAGEMENT PERIOD. DO NOT REMOVE WITHOUT APPROVAL OF THE FOREST CONSERVATION INSPECTOR.
 - ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

3 AFFORESTATION/REFORESTATION TREE PROTECTION FENCE SIGN DETAIL NOT TO SCALE



- NOTES:
- DIGGING OF SHRUB PITS IN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES AND/OR IN FOREST CONSERVATION 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 IN SIZE.

7 AFFORESTATION/REFORESTATION SHRUB PLANTING DETAIL NOT TO SCALE



- NOTES:
- ALL WOOD TO BE PRESSURE TREATED.
 - ALL HARDWARE TO BE GALVANIZED.
 - COLOR OF WOODEN FENCING TO BE DETERMINED BY OWNER.
 - 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.



PREPARED FOR:
MNCPC
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, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: JOSH SLOAN

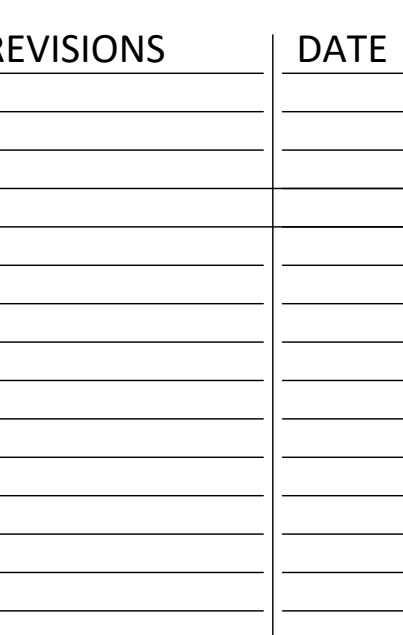
1. SEE THE AFFORESTATION/REFORESTATION TREE PROTECTION FENCE DETAIL THIS SHEET.
2. IF 14 GAUGE WIRE TREE PROTECTION FENCE IS PROPOSED AT AFFORESTATION/REFORESTATION AREAS, SIGNS ARE TO BE PLACED APPROXIMATELY 30' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
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4. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
5. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
6. SIGNS SHALL BE MAINTAINED THROUGHOUT THE AFFORESTATION/REFORESTATION MAINTENANCE AND MANAGEMENT PERIOD. DO NOT REMOVE WITHOUT APPROVAL OF THE FOREST CONSERVATION INSPECTOR.
7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

4 AFFORESTATION/REFORESTATION TREE PROTECTION FENCE SIGN DETAIL NOT TO SCALE



- NOTES:
- DIGGING OF SHRUB PITS IN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES AND/OR IN FOREST CONSERVATION EASEMENT AREAS IS RESTRICTED TO HAND EQUIPMENT ONLY TO PROTECT ADJACENT SAVED SHRUBS AND TREES.
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7 AFFORESTATION/REFORESTATION SHRUB PLANTING DETAIL NOT TO SCALE



- NOTES:
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 - ALL HARDWARE TO BE GALVANIZED.
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PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ZOSKALC, SLOAN, RIA, ASIA
LICENSE NUMBER: 1776
EXPIRATION DATE: MAY 15, 2025

MONTGOMERY TENNISPLEX

PHASE 2
18010 CENTRAL PARK CIRCLE
BOYDS, MD 20841

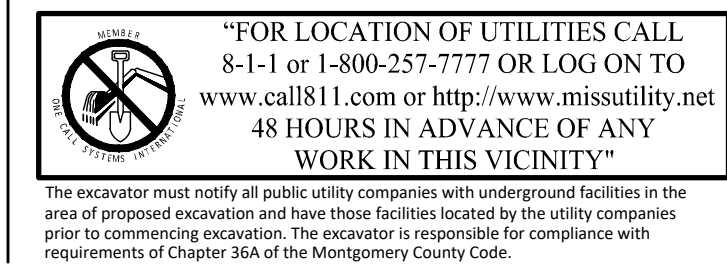
PARCEL 125
06TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 224NW14 & 15
TAX MAP: DT62

FINAL FOREST CONSERVATION PLAN NOTES & DETAILS

DRAWN BY: KP
DESIGNED BY: JS
DATE ISSUED: 07/25/2019

VIKA PROJECT: VM 6470
AGENCY NO.: PP2020001

SHEET NO. FFCP 300



THE RECREATOR MUST NOTIFY ANY PUBLIC UTILITY COMPANIES WITH UNDERGROUND UTILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THEM LOCATED PRIOR TO ANY EXCAVATION. THE RECREATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 30A OF THE MONTGOMERY COUNTY CODE.