

MCPB Item No. Date: 12/19/19

Staff Report: Poplar Pointe, Site Plan No. 820200020

Tamika Graham, Senior Planner, Area 2 Division, <u>Tamika.Graham@montgomeryplanning.org</u>, 301-495-4551

<u>*P.B.*</u> Patrick Butler, Regulatory Supervisor, Area 2 Division, <u>Patrick.Butler@montgomeryplanning.org</u>, 301-495-4561

Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

Description

Request to develop eleven single-family detached dwelling units (on 12 new lots with one existing dwelling unit); including open space and HOA parcels, which includes the preservation of onsite forest, and to dedicate and construct an unbuilt segment of Alderton Road from its current terminus to the intersection of Night Sky Drive.

Location: 13710 Alderton Road, 150 feet north of Night Sky Drive, Silver Spring, MD, 20906. Master Plan: 1989 *Communities of Kensington -Wheaton Master Plan* area. Zone: R-200. Size: 6.28 acres. Acceptance Date: August 23, 2019. Applicant: Oxbridge Development at Alderton, LLC c/o Elliot Totah, Deborah Poznerzon-Tallman Trust and Martha E. Barrick. Review Basis: Chapter 59, Zoning Ordinance, and Chapter 22A, Forest Conservation Law.

Summary

- Staff recommends approval with conditions.
- The Applicant is utilizing the Optional Method Cluster Development to develop this Property. Thus, the applicant is required to submit a Site Plan as required by Section 59.4.4.2 B of the Zoning Ordinance.
- To achieve the goals of the Cluster Method Development, the Applicant is providing a large area of Common Open Space for active and passive recreation, as well as the preservation of onsite forest.
- The Site Plan includes approval of the Final Forest Conservation Plan (FFCP).
- The Planning Board approved Preliminary Plan No. 120180080 for this project, which is reflected in the corrected MCPB Resolution No. 18-130, dated January 15, 2018.
- No correspondence has been received as of the date of this Staff Report.



SECTION 1: RECOMMENDATION AND CONDITIONS

Staff recommends approval of Site Plan No. 820200020, including the Final Forest Conservation Plan. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions:

 <u>Preliminary Plan Conformance</u> The development must comply with the conditions of approval of Preliminary Plan No. 120180080.

Density and Height

2. <u>Density</u>

The Site Plan is limited to twelve single-family detached units, and various open space and HOA parcels on the Subject Property.

3. <u>Height</u>

The development is limited to a maximum height of 40 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

Site Plan

4. Site Design

Prior to the issuance of any building permit, the Applicant must obtain approval of a Minor Site Plan Amendment to provide architectural drawings that illustrate exterior architectural character, proportion, materials, and articulation, which are to be in substantial conformance to the architectural design guidelines provided, as determined by M-NCPPC Staff. Details of the houses shall include elements related to a) recessed garages by at least 4 feet from the main body of the house or architecturally treated garages to minimize presence from the sidewalk, b) front porches that cover a minimum of 1/3 of the front façade (excluding the width of the garage), c) building fenestration for side elevations that add up to a minimum of 15%, and d) the option for lead walks that connects the porch or stoop to the main sidewalk (to be installed at homebuyer's discretion).

5. Lighting

- a) Prior to Certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for residential development. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded). All onsite downlights for lighting on homes must have full cut-off fixtures.
- b) Deflectors shall be installed on all proposed fixtures to prevent excess illumination and glare, including on the fixtures abutting residential properties.
- c) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at any property line abutting public roads and residentially developed properties.
- d) Streetlights and other pole-mounted lights must not exceed the permitted height including the mounting base as illustrated on the Certified Site Plan.

e) Lighting must not conflict with required spacing of proposed street tree plantings and utility poles and overhead wires along the site frontage.

Open Space, Facilities and Amenities

6. Open Space

The Applicant must provide a minimum of 23% of the net lot area (approximately 63,018 square feet) of Common Open Space on-site as shown on the Site Plan.

7. Maintenance of Public Amenities

Prior to issuance of the final residential building permit, the Applicant must install all publicly accessible amenities including, but not limited to, the natural surface trail, easement fencing, picnic tables, fitness stations, and benches. The homeowner's association shall be responsible for maintaining all publicly accessible amenities.

8. <u>Recreation Facilities</u>

The Applicant must provide the minimum required recreation facilities as shown on the Certified Site Plan.

Environment

9. Final Forest Conservation and Tree Save

The Applicant must comply with the conditions of the approved Forest Conservation Plan (FFCP) No. 820200020.

- a) The Applicant must record a Category I Conservation Easement over all areas of forest retention, forest planting and environmental buffers as specified on the certified Final Forest Conservation Plan. The Category I Conservation Easement must be approved by the M-NCPPC Office of the General Counsel and recorded in the Montgomery County Land Records by deed prior to the start of any demolition, clearing, or grading on the Subject Property, and the Liber Folio for the easement must be referenced on the record plat.
- b) The Applicant must install permanent Category I Conservation Easement signage along the perimeter of the conservation easements.
- c) The Final Sediment Control Plan must be consistent with the final limits of disturbance shown on the approved FFCP.
- d) Prior to scheduling a pre-construction meeting, the Applicant must submit and obtain approval for the financial security for 0.58 acres of forest planting and required elements of the FFCP.
- e) The Applicant must comply with all tree protection and tree save measures shown on the approved FFCP. Tree save measures not specified on the FFCP may be required by the M-NCPPC forest conservation inspector at the pre-construction meeting.

10. Stormwater Management

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Water Resources Section in its stormwater management concept letter dated October 25, 2019 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all

landscaping within the Storm Water Management easements and facilities. All standard notes should be added to the landscape plans.

Transportation & Circulation

- 11. Transportation
 - a) Prior to issuance of any residential building permit, the Applicant must:
 - i. The Applicant must provide a Public Improvement Easement (PIE) revised to ten (10)-feet-wide, on both sides of Alderton Road along the Property frontage.
 - Provide a ten (10)-foot-wide Public Utility Easement, opposite the right-of-way,
 in addition to the Public Improvement Easement, on each side of Alderton Road
 along the Property frontage, as shown on the Site Plan.
 - b) Prior to issuance of the last residential building permit, the Applicant must:
 - iii. Construct the unbuilt segment of Alderton Road through the Property and extend the unbuilt segment of Alderton Road approximately 140 feet south to connect to Night Sky Drive, as shown on the Site Plan.
 - iv. Satisfy MCDOT's requirements for safe and continuous sidewalks and an appropriate pedestrian crossing where the proposed sidewalk terminates along Alderton Road.
 - v. Provide dual ramps aligned with the existing receiving ramps at the southeast corner of the intersection of Alderton Road and Night Sky Drive.
 - vi. Construct the final driveway layout of the existing home to remain at 13701 Alderton Road (Parcel 607) as determined by the homeowner.

12. Pedestrian Circulation

The Applicant must provide 5-foot wide sidewalks along Alderton Road.

13. Easements

The easement plan must show that the PIE includes the proposed sidewalk around the circular driveway on Alderton Road.

14. Department of Permitting Services-Right-of-Way

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Right-of-Way Permitting Section in its letter dated October 16, 2019, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

15. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, sediment control permit, or Use and Occupancy Certificate, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.

- b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, indoor and outdoor recreational facilities, site furniture, mailbox pad sites, trash enclosures, retaining walls, fences, railings, private roads and sidewalks, private utilities, paths and associated improvements of development, including sidewalks and bikeways. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

16. <u>Development Program</u>

The Applicant must construct the development in accordance with the development program subject to review and approval by Staff before Certified Site Plan.

17. <u>Clearing and Grading</u>

No clearing or grading of the site or recording of plats may occur prior to Certified Site Plan approval.

18. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, development program, and Site Plan resolution on the approval or cover sheet(s).
- b) Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."

SECTION 2 - SITE DESCRIPTION AND BACKGROUND

Site Vicinity

The Poplar Pointe Property (Property or Subject Property), shown in red in (Figure 1), is approximately 6.28 acres in size and is located at 13710 Alderton Road, 150 feet north of Night Sky Drive. The Intercounty Connector (MD 200) and Bonifant Road are to the north of the site, New Hampshire Avenue (MD 650) to the east, Randolph Road to the south and Layhill Road (MD 182) to the west.

The neighborhood surrounding the Property is predominately residential and comprised of single-family detached houses. The neighborhood is zoned R-200 and includes Middlebridge Village to the southwest of the Property and the Poplar Run townhouse community to the south of the Property. Recreational facilities near the Property include the Mid-County Recreation Center, Layhill Village Local Park, the Matthew Henson Trail and Middlevale Neighborhood Park. The Property lies within the 1989 *Communities of Kensington-Wheaton Master Plan* (Master Plan).



Figure 1: Aerial view of the Vicinity of the Subject Property

Site Analysis

The Property (Figure 2) comprises Parcels 526, 582, 605 (owned by Deborah Poznerzon-Tallman Trust) and Parcel 607 (owned by Martha E. Barrick, et al). Parcels 605 and 607 are both currently improved with single family detached houses. The remaining Parcels 526 and 582 are currently open space which was used historically for horses and recreation. Parcels 526, 582, 605 and 607 all front onto Alderton Road. The Property is moderately sloped, with a 1.15-acre forested area which contains a spring/seep and a small farm pond with a buffer in the southeastern portion of the Property. The farm pond was used for irrigation and water for the animals. The Property lies in the Northwest Branch, a Use IV watershed. The current houses on the Property are served by well and septic.



Figure 2: Aerial view with Property outlined in red

SECTION 3 – PROJECT DESCRIPTION

Previous Development Proposals

Preliminary Plan No. 120180080

In accordance with the prerequisite for filing a Preliminary Plan, the applicant submitted a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD). Staff approved the NRI/FSD on January 29, 2018.

Subsequently, Preliminary Plan No. 120180080, was reviewed and approved by the Planning Board per Resolution No. 18-130 dated January 15, 2019. The Preliminary Plan approval consisted of the subdivision of four unplatted parcels into twelve single family detached lots and the retention of one of the existing dwellings (Parcel 607) on one of the twelve proposed lots (Figure 3 and Attachment 1). In addition to the 12 new lots, the development proposal included:

- Demolition of the existing dwelling on Parcel 605;
- 1.82 acres of common open space to be owned and maintained by the HOA;
- 1.76 acres of Category I Forest Conservation Easement, which includes the existing spring seep and farm pond;
- Natural surface trails throughout the Forest Conservation Easement and common open space areas;
- Dedication and construction of Alderton Road, as shown on the Preliminary Plan;
- Sidewalks internal to the Property and along Alderton Road;
- Common ingress/egress and utility easements for the proposed dwellings sharing the two sets of common oval-shaped driveways (Lots 1, 2, 3, 4, 5, 6, 7, and 8);
- Several small landscaped /open space areas within the shared driveways;
- The 11 new lots will each have two-car garages; and
- On-street public parking on the east side of Alderton Road.

The layout uses shared driveways rather than pipe stems and cul-de-sacs to access eight of the twelve houses, and the location of lots and units have been situated in a way that preserves a larger amount of Common Open Space and Conservation Easement area, which yields a much more efficient open space network justifying the clustering of the lots.



Figure 3: 2018 Preliminary Plan Approved

Current Proposal

Site Plan No. 820200020

Section 59.4.4.2.B of the Zoning Ordinance requires Site Plan approval for Optional Method Cluster Development. Therefore, the Applicant is seeking to obtain Site Plan approval for the Property subsequent to their Preliminary Plan approval and prior to Record Plat.

Due to site constraints as an infill residential subdivision, the proposed lots vary in shape and square footage (9,000 up to 14,000+ square feet as shown in Figure 4). For the construction of 11 single-family detached, front-loaded dwellings, the Site Plan proposes to meet the required building setbacks from Alderton Road and the adjoining properties.

Per the Zoning Ordinance, the proposed development must provide a minimum of 20% of Common Open Space based on the net lot area, or 54,798.48 square feet (1.25 acres). Currently, the Applicant proposes to provide 23% of open space, or 63,018.25 square feet (1.4 acres) in conjunction with the required Category I Forest Conservation Easement area. A significant Forest Conservation Easement area and Common Open Space area will occupy the southeastern section of the Property and will screen views of the single-family detached dwellings from the east and south of the Property.

In addition to the new lots and units, additional features with the proposed Site Plan include: a rain garden in the sidewalk seating area; an ADA accessible picnic table and fitness stations within the Common Open Space and Forest Conservation Easement area; a realigned natural surface trail; a re-

organized arrangement of mitigation trees and required plantings in a pattern that yields more synergy with the proposed natural surface trail; a permanent three-rail easement fencing to delineate private backyards from the adjacent public space; and streetscape improvements. The Applicant is not required to construct any Moderately Priced Dwelling Unit's (MPDU) because the development proposes less than 20 units but must make a payment to the Housing Initiative Fund, as provided by regulation.



Figure 4: Proposed Site Plan

SECTION 4 - ANALYSIS AND FINDINGS

Site Plan Findings

In accordance with Section 7.3.4.E. of Chapter 59, the Montgomery County Zoning Ordinance, the following Necessary Findings must be satisfied:

- 1. When reviewing an application, the approval findings apply only to the site covered by the application.
- 2. To approve a site plan, the Planning Board must find that the proposed development:
 - a. satisfies any previous approval that applies to the site;

The Applicant has demonstrated compliance with the conditions of approval for the previously approved Preliminary Plan (No. 120180080) for the Property.

b. satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;

Not applicable.

c. satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;

Not applicable.

- d. satisfies applicable use standards, development standards, and general requirements under this Chapter;
 - *i.* Division 4.4. Residential Zones

Development Standards

The proposed lots were reviewed for compliance with the dimensional requirements for the R-200 Zone as specified in the Zoning Ordinance. As shown in Table 3, the proposed lots will meet all the dimensional requirements for area, frontage, width, and setbacks in the zone and accommodate the proposed use.

	Section 59.4.4.7 C (Dwelling unit, one-family detached house) Optional Method Development - Cluster Development							
		Required	Proposed					
1.	Site							
	Dimensions (min)							
	Usable area	5 acres	6.29 acres					
	Density (max)	-	-					
	Density (units/acre of usable area)	2	1.91					
	Open Space (min)							
	Common open space	20%	23.0%					
	(% of usable area)							
	Site Coverage (max)		T					
	Site coverage	n/a	n/a					
2.	Lot Dimensions (min)		1					
	Lot area	9,000 sf.	Varies (9,000+ sf 14,000					
			sf.)					
	Lot width at front building line	Determined at Site Plan	60 ft. min.					
	Lot width at front lot line	25 ft.	25 ft.					
	Frontage on street or open space	25 ft.	25 ft.					
	Coverage (max)							
	Lot	25% max.	25% max.					
3.	Placement							
	Principal Building Setbacks (min)							
	Front setback from public street	25 ft.	25 ft.					
	Front setback from private street or open	10 ft.	10 ft.					
	space							
	Side street setback, abutting lot fronts on	25 ft.	25 ft.					
	the side street and is in a Residential							
	Detached zone							
	Side street setback, abutting lot does not	15 ft.	n/a					
	front on the side street or is not in a							
	Residential Detached Zone							
	Side setback	Determined at Site Plan	5 ft.					
	Rear setback	Determined at Site Plan	20 ft.					
	Side setback, abutting property not	Equal to required setback	Min. 12 ft.					
	included in application	for a detached house						
		building type in the						
		abutting zone under						
		standard method						
	Rear setback, abutting property not	40 ft.	40 ft.					
	included in application							
	Rear setback, alley	4 ft.	n/a					
4.	Height (in feet)		· ·					
	Height (max)							
	Principal building	40 ft.	40 ft.					
	Accessory structure	25 ft.	n/a					

Table 3: Applicable Development Standards, R-200 Zone

ii. Division 6.1. Site Access

Not applicable.

iii. Division 6.2. Parking, Queuing, and Loading

The intent of the vehicle and bicycle parking, queuing, and loading requirements is to ensure that adequate parking is provided in a safe and efficient manner. The Property proposes to meet the on-site parking requirement of 2.0 vehicle spaces for each new dwelling unit, while also providing additional on-street parking along one side of the new road extension. In total, the proposed parking provided is not excessive, but rather appropriate for the nature of the use and intensity and is easily accessible from the street. Residential uses are not required to provide designated areas for queuing and loading; however, the design of the project can facilitate the safe unloading of small delivery trucks that can be anticipated for neighborhood deliveries. Such minor loading activities can be facilitated using available on-street parking temporarily, without impeding the flow of traffic along Alderton Road. Also, the proposed on-street parking will allow for additional visitor parking and will aid in traffic calming to make the neighborhood more pedestrian friendly and walkable. Additionally, to the greatest extent feasible, the proposed Site Plan limits vehicle access to and from parking areas from crossing the proposed sidewalks.

iv. Division 6.3. Open Space and Recreation

The Applicant is providing Common Open Space in accordance with requirements for residential zones. In accordance with Section 59.6.3.1 of the Zoning Code, the proposed Site Plan incorporates open space in a manner that provides adequate light, air, circulation, and recreation and encourages preservation and enhancement of natural resources, including improvement of water and air quality. The Common Open Space and Conservation Easement areas will feature additional trees that yield environmental benefits, and the existing on-site spring-fed farm pond and stream will remain intact. No prohibited features are proposed within the Open Space areas. Two public access points are provided to the Common Open Space and Conservation Easement areas that are visible from Alderton Road and include landscaped areas.

v. Division 6.4 General Landscaping and Outdoor Lighting

Division 6.4 of Chapter 59 of the Zoning Code provides minimum standards for quantity, size, location, and installation of landscaping and outdoor lighting on private property. The intent of these standards is to preserve property values, preserve and strengthen the character of communities, and improve water and air quality. The proposed landscaping and lighting satisfy all applicable design guidelines and streetscape standards. All proposed trees and plant materials meet the minimum required caliper and height at the time of planting, and most of the site landscaping contributes to stormwater management measures. The proposed six (6) street lighting fixtures along Alderton Road are within the public right-of-way and will not be directed upward. In accordance with design requirements for lighting, the shielded light fixtures are appropriately spaced and oriented away from the residential uses to reduce light glare. Overall, Staff finds that the proposed Site Plan meets the intent of these general development requirements and will not have

adverse impacts on the existing community character but will rather enhance safety along the road and in the neighborhood.

e. satisfies the applicable requirements of:

i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

The Stormwater Management Section of the Montgomery County Department of Permitting Services (MCDPS) issued a letter accepting the stormwater management concept dated October 25, 2019 (SM File #283561). Stormwater management will be implemented through an environmental site design (ESD) plan that includes drywells, landscape infiltration, and bioswales.

ii. Chapter 22A, Forest Conservation

Environmental Guidelines

As previously noted, Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD No. 420180880) on January 29, 2018. The site lies in the Upper Northwest Branch watershed and contains 1.15 acres of high priority forest. There is a spring-fed farm pond within the forest and 0.45 acres of partially forested stream buffer. The stream valley buffer will be planted and protected by easement.

Forest Conservation

The site is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code) and Preliminary Forest Conservation Plan was approved in conjunction with Preliminary Plan No. 120180080. There is 1.15 acres of existing isolated forest and the Applicant proposes to clear 0.29 acres of forest, to retain 0.86 acres of forest, and to plant 0.58 acres of forest. The retained and planted forest will be on homeowner's association property and will be covered by a 1.77-acre Category I Conservation Easement. The Category I Conservation Easement will protect existing and planted forest while allowing for natural surface paths and low impact recreational facilities. The planted forest has been designed to be an attractive community asset that creates an area for the residents to use, while providing environmental benefits. The Final Forest Conservation Plan shows the proposed recreation facilities, which include a balance board, a body curl board, and other low-impact equipment that is consistent with the purposes of forest conservation. Additionally, 61 plantings (12 evergreen trees, 22 ornamental trees, and 28 shade trees) are provided as mitigation for the nine (9) trees to be removed as part of the previously approved tree variance.

Minimum Retention

As per Sec. 22A-12(f)(2)(B) of Forest Conservation Law,

"In a planned development or a site developed using a cluster or other optional method in a one-family residential zone, on-site forest retention must be equal the applicable conservation threshold in subsection (a).

The Property is subject to the minimum retention provision because R-200 is a single-family zone and the Applicant is proposing to use the cluster development optional

method of development. The conservation threshold for this property is 20%, or 1.40 acres. The Applicant is retaining 0.86 acres, 0.54 acres below the requirement.

However, Sec. 22A-12(f)(3) allows flexibility in meeting this requirement.

"If the Planning Board or Planning Director, as appropriate, finds that forest retention required in this subsection is not possible, the applicant must provide the maximum possible on-site retention in combination with on-site reforestation and afforestation, not including landscaping."

In this case, the Property is constrained by the spring-fed pond and associated environmental buffer and the alignment of and need to connect Alderton Road. There is no way to connect Alderton Road while retaining the existing house, except through the current alignment. These requirements shape the form of the proposed development by limiting the development area. Lot sizes have been minimized for the units adjacent to the existing forest and 0.12 acres of forest is not being cleared but is outside of the Category I Forest Conservation Easement. For example, Lot 4 is 9,519 square feet (the minimum lot size is 9,000 square feet) and 1,340 square feet of the lot will be covered with unprotected forest (tree cover).

Given the constraints associated with developing the Property, the Applicant is clearing 0.29 acres of forest but planting 0.58 acres of forest. Staff recommends that the Planning Board find that, when all of the site constraints are considered, it is not possible for the Applicant to develop the property without clearing 0.29 acres of forest.



Figure 5: Proposed Final Forest Conservation Plan

Forest Conservation Variance

Section 22A-12(b)(3) of the Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. Any impact to these trees, including removal or disturbance within the tree's critical root zone (CRZ) requires a variance. The Applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law requires a variance to impact trees that: measure 30 inches or greater diameter at breast height (DBH); are part of a historic site or designated with a historic structure; are designated as national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species.

As part of the Preliminary Plan and associated Preliminary Forest Conservation Plan, the Planning Board approved a variance request to remove eight (8) trees and to impact, but not remove, six (6) trees that are considered high priority for retention under Section 22A-12(b)(3) of the County Forest Conservation Law. The variance request has been updated to show the removal of nine (9) trees and impact, but not remove, five (5) trees. Tree #5, 34" Sycamore was previously shown as impacted, but retained, and is now shown as being removed after further study. The Site Plan shows increased impacts to the Tree #5's CRZ due to refinements in housing footprints and grading. The following variance request section applies only to Tree #5, as the previous variance was approved with the Preliminary Plan.

Unwarranted Hardship for Variance Tree Impacts

Per Section 22A-21, a variance may only be granted if the Planning Board finds that leaving the requested trees in an undisturbed state will result in unwarranted hardship. The requested variance is necessary due to the site constraints of the existing development on all sides and the location of the road connecting two existing roads, which limits flexibility in grading. In addition, the development has been designed to minimize forest impacts.

Variance Tree Tables

Removals

ID	Species	Size	Condition	Impacts
#5	Sycamore	34"	Good	Impacts from proposed building
				construction and grading.

Variance Findings

1. Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Granting this variance will not confer a special privilege on the Applicant as disturbance of the specified tree is a result of the need to grade the proposed lots to provide positive drainage, while meeting the existing grades on adjacent properties. Disturbance has been minimized to retain the existing forest. The size and configuration of the Property preclude alternative site designs that would allow the variance trees to remain undisturbed.

2. The need for the variance is not based on conditions or circumstances which are the result of the actions by the applicant.

The requested variance is not based on conditions or circumstances that are the result of actions by the Applicant. The variance is necessary due to the constraints of Property size, the two existing segments of road that will connect, the infill nature of the development, and the need to retain existing forest.

3. The need for the variance is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.

The requested variance is a result of the location of tree and the proposed development and not a result of land or building use on a neighboring property. The impacts are due to the location of Tree #5 between existing development and proposed development and the need to meet existing grades.

4. Granting the variance will not violate State water quality standards or cause measurable degradation in water quality.

The Applicant will plant 61" caliper inches of native shade trees to replace the form and function of the variance trees proposed for removal. In addition, the Property will be developed in accordance with the Maryland Department of the Environment criteria for stormwater management and the stream valley buffer planted.

Mitigation for Trees Subject to the Variance Provisions

The Applicant is requesting a variance to remove an additional one (1) tree, for a total of nine (9) trees. The nine (9) trees will be mitigated at a rate of 1" caliper per 4" DBH removed, using a minimum 3" caliper native shade tree. The Final Forest Conservation Plan includes 21 native shade trees, with a 3" caliper size, as mitigation for the trees removed. These trees are located in the Category I Conservation Easement and are complementary to the forest conservation plantings.

County Arborist's Recommendation of the Variance

In accordance with Montgomery County Code Section 22A-21(c), the Planning Department is required to refer a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection for a recommendation prior to acting on the request. The variance request was sent to the arborist on September 3, 2019, and a response has not been received as of the date of this report.

Variance Recommendation

Based on the analysis above, Staff recommends that the Planning Board grant the variance.

f. provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;

Vehicular Access and Circulation

Proposed vehicular access points for the dwelling units are provided on shared semi-circular driveways which are located along the extension of Alderton Road, a public roadway. The proposed Site Plan also includes locations of the driveways, including the driveway for the retained single-family detached dwelling on Alderton Road near Night Sky Drive, that maximize the intent of the cluster method development through efficient compact design and access. As conditioned, the final driveway layout of the existing home to remain at 13701 Alderton Road (Parcel 607) will be determined by the homeowner at the time of building permit.

The minimum required parking for each proposed detached single-family dwelling will be provided on each individual lot via a two-car garage. The garages are intended to provide adequate parking without dominating the streetscape. By way of the extension of Alderton Road, the proposed development will connect the Layhill Village neighborhood to the north and the Poplar Run neighborhood to the south, which improves connectivity and access points into surrounding neighborhoods.

Pedestrian and Bike Access and Circulation

While the subdivision to the south of the Subject Property has continuous sidewalks, the existing portion of Alderton Road has no pedestrian accommodations. The proposed Site Plan will provide five-foot wide public sidewalks along the proposed Alderton Road extension and the two shared driveways off Alderton Road. In accordance with the Department of Transportation standards, all new sidewalks must connect to existing sidewalks or an ADA ramp and connection must be provided. Accordingly, the new sidewalks will connect into existing sidewalks along Night Sky Drive and will extend as far north as possible along the existing northern portion of Alderton Road. A safe crossing will be provided at the northern terminus of the sidewalk on Alderton Road. Alongside the provision of sidewalks, the walking experience on Alderton Road

will be further enhanced due to streetscape improvements which include pedestrian scale lighting, landscaping, and street trees.

Currently, the proposed Site Plan also includes the relocation of existing ADA curb ramps and new crosswalks. However, additional re-positioning of the ADA curb ramps is necessary. As conditioned, prior to plan certification, the Applicant must provide dual ramps aligned with the existing receiving ramps at the southeast corner of the intersection of Alderton Road and Night Sky Drive. As a result, acceptable ADA ramps must be at all four corners at the intersection of Alderton Road and Night Sky Drive to facilitate safe pedestrian crossing movements. Any relocated ADA ramps must be located as close as practical to the intersection and all receiving ramps must be properly aligned. The provision of adequate sidewalks and crosswalks will assist in facilitating access to bus service, open space within the Subject Site, and to other nearby community amenities. The proposed sidewalks along each of the circular driveways are included in the PIE, and the easement delineation must be clearly depicted on the final plan for certification. Figure 6 depicts an acceptable curb ramp alignment at Alderton Road and Night Sky Drive, which the Applicant has agreed to provide.



Figure 6 – Proposed Curb Ramp Improvements at Alderton Road and Night Sky Drive

There is no recommended bike facility along the Property frontage and no other facility to connect to in the vicinity. Thus, no bike facilities are required.

Transit

There is no transit service along Alderton Road between Night Sky Drive and Wagon Way or within the immediate Subject Property. The nearest bus service is approximately one mile away and includes the following:

- Ride On Routes 26, 39, and 49 to the west along Layhill Road (MD 182), via Wagon Way and Middlevale Lane; and
- Ride On Route 39 to the north along Bonifant Road, via a segment of Alderton Road to the far north.

These three Ride On routes serve key destinations such as the Glenmont Metrorail Station, the Montgomery Mall Transit Center, the Briggs Chaney Road Park and Ride Lot, and the Rockville Metrorail Station, but are generally inaccessible from the Subject Property due to a lack of sidewalks or bicycle facilities.

Open Space

The proposed placement of the houses provides an opportunity for additional functional open space and landscaping through the shared-driveway configuration. Site amenities include benches along Alderton Road and ADA-accessible picnic tables and a fitness station within the open space area, which is centrally located and accessible to the broader surrounding community. Opportunities for passive and active recreation can occur throughout the Property. Other site amenities will enhance the streetscape along Alderton Road with sidewalks, pedestrian scale lighting, landscaping, and street trees. In line with zoning code requirements and industry standards, the on-site lighting will limit the necessary light levels to streets and sidewalks and will prevent light spillover to adjacent areas.

The proposed Site Plan allows for the preservation and planting of an environmentally sensitive area through the provision of natural surface trails within the Forest Conservation Easement area and Common Open Space areas.

Building Massing and Architecture

As conditioned, the Applicant shall provide additional architectural details at the time of Certified Site Plan. Additionally, in keeping with the nearby neighborhood, architectural plans for the Property must address key residential building features such as recessed garages, front porches, building fenestration, and lead walks. Further detailed and final architectural details and building footprints will be provided at the time of the subsequent Minor Site Plan Amendment.

Staff has requested that this residential infill development provide pedestrian friendly streets where the garage does not dominate the streetscape from protruding in front of the main body of the house. Having the garage massing set back from the main façade of the home is a critical component of a well-designed front-loaded single-family house. Acceptable design parameters include garage massing set back from the main body of the house by at least 4 to 6 feet, or the garage facade should be architecturally treated to minimize its presence from the sidewalk.

The application of a generous porch is another critical element to make the main façade of the house more prominent than the garage. Acceptable design parameters include a front porch that covers a minimum of 1/3 of the front facade (excluding the width of the garage). To offer

flexibility, Staff has also suggested that a prominent stoop can be a replacement for some of the front porches within the development.

The side elevations of proposed Lots No. 1, No. 3, No. 4, and No. 28 are facing Alderton Road. As a condition, the side façades should be treated as the main façade with special material and ample amount of fenestration that must add up to minimum of 15% of the overall side elevation area.

A lead walk that connects the porch or stoop to the sidewalk is an essential component of pedestrian friendly streets as it shifts the focus from the garage to the entryway of each home. While not a requirement, lead walks should be offered to all homeowners as an option.

Thus, with the conditions of approval, the Site Plan provides safe, well-integrated parking, vehicular and pedestrian circulation patterns, open spaces, site amenities and building massing/architecture.

g. substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;

The proposed Site Plan is located within the 1989 *Master Plan for the Communities of Kensington-Wheaton* (Master Plan). The Master Plan identifies the subject parcels (Parcels 526, 582 and 605) as Critical Area 4 and recommends continuation of the existing R-200 zoning. The Master Plan also designates the parcels as suitable for the cluster option, "with such development assuring compatibility with the surrounding neighborhood."

The Master Plan emphasizes the protection of the existing residential character. A land use and zoning policy of the Master Plan provides "that all infill residential development be similar in character and compatible in density with the immediate neighborhood within which it is contained."

The proposal is consistent with the Master Plan designation of these parcels as suitable for the cluster option. In addition, the Master Plan specifically states that the cluster development is "permitted only if it also provides common open space for the community." Accordingly, the proposed Site Plan provides open space that is accessible to the surrounding individual lots being created as well as the broader existing community.

The Master Plan focused on the maintenance of the well-established low-to medium-density residential character and encouraged the protection, stabilization and continuation of existing land use patterns. The plan evaluated vacant or underutilized sites and provided land use and zoning recommendations to allow infill development consistent with the goals and objectives to protect and maintain the existing residential character. These vacant or underutilized sites were considered "*Critical Parcels and Areas.*"

The Master Plan identified the subject parcels as Critical Area #4 – Alderton Road near Atwood Road. The Plan recommended the continuation of the existing R-200 zoning and designated the parcels as suitable for the cluster option "with such development assuring compatibility with the surrounding neighborhood."

Master Planned Roadway

The proposed Site Plan extends Alderton Road between Night Sky Drive and the dead-end segment of Alderton Road that spans southward from Wagon Way. Alderton Road is classified as a 70-foot primary residential roadway per the 2018 Master Plan of Highways and Transitways update. Prior to the 2018 update, the planned roadway segment extending from existing Alderton Road south of Wagon Way to Night Sky Drive was classified as a secondary residential street with a 60-foot right-of-way. The 2018 Master Plan of Highways and Transitways update recommended the change from secondary to primary to make the segment consistent with recommendations north and south of the planned roadway. However, at the time of Preliminary Plan, which preceded the 2018 Master Plan of Highways and Transitways update, only 60 feet of right-of-way was approved to be dedicated along this Property frontage due to Staff's request for the maximization of space for the proposed conservation easement, difficulty meeting setback requirements of the zone, and the lack of a formal recommendation for a 70-foot rightof-way at the time. To accommodate the Applicant's previous plan approval, the Applicant has sought and obtained the necessary design exceptions from MCDOT to allow for a modified primary residential roadway standard. The Applicant's certified plan is conditioned to include the updated roadway classification and documentation of modifications, as necessary, from the horizontal curve and sight distance design standards.

To accommodate sidewalks, the Applicant's preliminary plan was approved to provide seven (7)foot-wide public infrastructure easements (PIEs) on either side of the roadway. The proposed Site Plan increases the PIEs to be ten (10) feet wide, including two (2) 5-foot wide sidewalks with a two percent cross-slope, and additional landscaping.

Master Planned Bikeway

The approved and adopted 2018 *Bicycle Master Plan* does not recommended a bicycle facility along the Property frontage and there is no other facility to connect to in the vicinity. Thus, no bike facilities are required to be constructed with the Subject Property.

The proposed Site Plan is consistent with the land use goals and objectives of the Master Plan as it uses the cluster method of subdivision to create lots consistent with the surrounding residential character. Further, the proposed development allows for the preservation of an environmentally sensitive area. The proposed natural surface paths within the Forest Conservation Easement and Common Open Space areas provide a connected trail for recreational use and enjoyment. The proposed placement of the lots provides an opportunity for additional functional open space and landscaping through the shared driveway configuration. Therefore, with the conditions above, the proposed Site Plan is in substantial conformance with the Master Plan.

h. will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.

As previously approved by Preliminary Plan No. 120180080, the development will be served by adequate public facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.

i. on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and

The Property is located within the R-200 zoning district and exclusively surrounded by singlefamily detached dwellings. The 12 proposed single-family detached dwellings are compatible with neighboring residential uses in the area in terms of density, layout, orientation, height and scale. This proposal continues the existing pattern of single-family detached houses in the neighborhood. Also, the proposed dwellings directly relate to the abutting residential dwelling (Parcel 607 which is part of the 12-lot subdivision), that will be retained at the southeastern corner of Alderton Road and the residential dwelling at the southwest corner of Alderton Road and approximately 250 feet north of Night Sky Drive. The proposed dwellings are set back at the minimum required setback from the street, which contributes to maintaining a pedestrianfriendly environment.

j. on a property in all other zones, is compatible with existing and approved or pending adjacent development.

Not applicable.

SECTION 5 – COMMUNITY CORRESPONDANCE

During the Preliminary Plan approval process in 2018, Staff received one letter of objection which raised the following concerns: 1) The size of the proposed easement is too large and too close to the rear of their property; 2) Construction activities will generate dust and dirt and may cause structural damage to their property; and 3) The proposed development will decrease the value of their property. In response, the Applicant met with the resident to discuss their concerns. After that meeting, the Applicant agreed to modify the design to minimize disturbance to the resident's property. The Applicant asserts that follow-up attempts to meet with this concerned resident to discuss construction drawings, project schedule, and impacts were unsuccessful due to a lack of response from the resident.

For the current Site Plan review process, the Applicant held the required pre-submission meeting on June 10, 2019, at the Mid-County Community Recreation Center, which was attended by 11 residents. Subsequently, a notice of application to M-NCPPC regarding the proposed development was sent to all parties of record by the Applicant on August 29, 2019.

The Applicant has met all proper signage, noticing and pre-submission meeting requirements for the submitted Application. No correspondence has been received as of the date of this Staff Report.

SECTION 6 - CONCLUSION

This Application meets all the applicable requirements established in the Montgomery County Code, Chapter 59, "Montgomery County Zoning Ordinance" and Chapter 22A, "Forest Conservation Law", and substantially conforms with the recommendations of the applicable Master Plan. This Application has been reviewed by other applicable County agencies, all of which have recommended approval of the application with conditions. Staff recommends approval of this Site Plan No. 820200020 with the conditions listed at the beginning of the Staff Report.

Attachments:

- 1. Site Plan Proposal
- 2. Final Forest Conservation Plan
- 3. MCDPS Water Resources Section Letter dated October 25, 2019
- 4. MCDPS Right-of-Way Permitting letter dated October 16, 2019



Last Saved 10/15/2019 Last Plotted

				SS
SEE GRID G3 NORMANDY SQUARE DR MUVEARY CT	CHERRY CHERRY ARGUE S S S S S S S S S S S S S S S S S S S	1 PLUM RUN WAY 2 CHIPPEWA PL	EA KLON Nation Copitz Trolley Ga	
MČKISSON CT CLESSE CT NORMANDY SOUARE PL NORMANDY SOUARE CT LONDOM BRIGGE CT SOL CONTRACTOR CT NOR BEAS		BONIFANT	ARK RC	
		BOINT BOINT	BIAN STATE	
A LA SI LA SI	art DR VII	UPHILL LEASTAGONAL WOODWELL B B COUNTER COUNTE	100	
LMANNE CT	Faith of SITE		SQUAW HI	
BELLE CHE HIT	CRAMAN LA ANDRESSER	RYSTAL LA		
SILVERDALE DR	ROCK THE ROCK	A Department of the second sec	CC	
(SCAL	MERY COUNTY E: 1" = 2000') MAP GROUP, LLC (800) 82			
	TH PERMISSION			
VSC 200 sheet 218 NDC map 5166 grid lection District 13.		ned.		
es: S-1, W-1. public water and s Liber/Folio				
6 44193/284 6 44089/183 8 41639/155 8 13599/292	13703 Alder 13710 Alder	ton RD ton RD		
C, 16D, as shown o	on the Montgomery Co	unty Soil Map, S	heet 20. -	
			- 4h -	
79 sq. ft. or 4.21 ac ary by Packard & A		o requirements t	o the	
2,605) Ilman TR 20906				
- 20906 plicant				
ue NW				
_	ISTURBANCE			
EXISTING L	REE LINE DVERHEAD LINES JNDERGROUND ELEC JNDERGROUND GAS			
EXISTING C EXISTING V	CHAIN LINK FENCE VOOD FENCE 1 FOREST CONSER		IENT	
·	-			
STREET LIC DRYWELL HANDICAP	GHT SIDEWALK RAMP			
ICENSED PROFESSIO				
E PROVIDED. I HER	GS ARE CONSISTENT EBY CERTIFY THAT APPROVED BY ME.	C.F. MARY		
HEW B. HOGAN SIONAL ENGINEEF				
	12/20 TION DATE	49288 SSIONAL EN	N. C.	
NED AGREES TO	S CERTIFIC	URES OF THE		
NE:		ED SITE PLAN.	_	
COMPA CONNECTICUT AVE.	NW, SUITE 700, WASHIN	CONTACT PERSON		66
				099/53-C
RESS REVIEW CC RESS REVIEW CC			(-099/46-
SITE F AN NO. 8.	PLAN 20200020			NNING/TB30x42/44-099/17-099/46-099/53-099
•	POINT			ANNING/ II
• •	LECTION DI JNTY, MAR			1×42 – PLA
	nson & A neers · Planners · Lar		es, Inc.	099/_TB30x42
	Spring, MD 20903 30 apolis, MD • Greenbelt, M		: 301-434-9394 D • Fairfax, VA	Attached Xrefs:37-099/T0P0/21-099/
	WSSC GRID: 218NW02 DESIGN	TAX MAP: JR SHEET	122 OF	37-099/1
CHARLES P. TS RESERVED,	DRAFT SSS DATE APRIL 2019	2	7	ed Arets:
N IS	APKIL 2019	FILE NO :	18	ž







SALLIE P. STEWART REGISTERED LANDSCAPE ARCHITECT MD. #612 EXPIRES: 9/9/2021

DEVELOPER'S CERTIFICATE THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 820200020, INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS. ELLIOT TOTAH CONTACT PERSON ADDRESS: 1250 CONNECTICUT AVE. NW, SUITE 700, WASHINGTON DC, 20006

Seal not valid without signatur

SPS REVISIONS TO ADDRESS REVIEW COMMENTS

lan no. PLAR	NSERVATIC 820200020 . POINT ELECTION D	Έ	
IERY CO	UNTY, MAF	RYLAND	
	hnson & A		es, Inc.
	er Spring, MD 20903 3 mapolis, MD • Greenbelt	501-434-7000 Fax:	ts • Surveyors 301-434-9394 D • Fairfax, VA
	WSSC GRID:	501-434-7000 Fax: , MD • Frederick, M TAX MAP:	301-434-9394 D • Fairfax, VA
	napolis, MD • Greenbelt	501-434-7000 Fax: , MD • Frederick, M TAX MAP:	ts · Surveyors 301-434-9394 D · Fairfax, VA

Last Saved 11/13/2019 Last Plotted 11/13/2019 1:09 PM Sheet N:\2019-1022\DWG\22-01



Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

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).

Pre-Construction

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 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 Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is 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 flagging.
 - 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. 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 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

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

INSPECTIONS

All field inspections must be requested by the applicant.

Field Inspections must be conducted as follows

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.

Additional Requirements for Plans with Planting Requirements

- 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.







PERMANENT FOREST CONSERVATION SIGNAGE

SILVER MAPLE ACER SACCHARINUM 24" (SI) MAGNOLIA MAGNOLIA GRANDIFLORA PINUS STROBUS 26" (SI) WHITE PINE ACER SACCHARINUM 31" (V) SILVER MAPL 10 BLACK ASH FRAXINUS NIGRA 50" (V) 0% RED MAPLE ACER RUBRUM 26" (SI) 11 24" (SI) 12 RED MAPL ACER RUBRUM ACER RUBRUM 33" (V) *13 **RED MAPLE** ACER RUBRUM 26" (SI) RED MAPLI 14 LIRIODENDRON TULIPIFERA **TULIP POPLAR** TWN 30" (V 15 38% *16 ACER RUBRUM 31" (V) RED MAPL 23% **TULIP POPLAR** LIRIODENDRON TULIPIFERA 26" (SI) 0%

SPECIES NAME

JUGLANS NIGRA

IRIODENDRON TULIPIFERA

DBH

38" (V)

27" (SI)

SPECIMEN TREES

COMMON NAME

TULIP POPLAR

BLACK WALNUT

TULIP POPLAR

TULIP POPLAR

SYCAMORE

IRIODENDRON TULIPIFERA 34" (V) 19% GOOD LIRIODENDRON TULIPIFERA 29" (SI) 8% GOOD 34" (V) GOOD PLATANUS OCCIDENTALIS 45% 30" (V) 100% GOOD 100% GOOD 100% GOOD 100% GOOD FAIR BITTERSWEET VINES, DEAD WOOD 100% GOOD 100% GOOD 100% GOOD 32% GOOD FAIR POOR FORM, DEAD WOOD FAIR DEAD WOOD GOOD POOR FORM, MULTISTEM POOR FORM, MULTISTEM POOR FORM POOR FORM BITTERSWEET VINES

CRZ (IMPACTED) CONDITION

0%

15%

GOOD

GOOD

REMARKS

SAVE SAVE (IMPACTED) SAVE (IMPACTED) SAVE (IMPACTED) REMOVE REMOVE REMOVE REMOVE REMOVE SAVE REMOVE REMOVE REMOVE REMOVE SAVE (IMPACTED) REMOVE SAVE SAVE REMOVE REMOVE REMOVE REMOVE SAVE REMOVE REMOVE SAVE (IMPACTED) SAVE (IMPACTED) REMOVE REMOVE REMOVE SAVE (IMPACTED) SAVE (IMPACTED) SAVE (IMPACTED) SAVE SAVE (IMPACTED)

REMOVE

Average Buffer

Width (ft.)3

Cleared

0.01

Planted

0.08

STATUS

* Planting window for landscape stock - March 1st - December 30th.

* Landscape stock to range from 3/4 – 1" caliper and 1/2 - 2" cal.

tree planting and tree maintenance must be identified.

No planting will occur while the ground is frozen.

* Spacing and Quantity - See "Reforestation Plant Lists".

* Layout — For landscape stock see "Planting Layout" detail.

STOCK

Business Name

Phone Number

Address

PLANTING PROCEDURES FOR REFORESTATION AREAS (LANDSCAPE AND SEEDLING

additional 6 months may be necessary in order to plant during the planting window.

All tree planting for forest replacement or reforestation will be completed within 6 months of the

* Species List - Based on the native forest association of the area in which the project resides

completion of final grading provided that it can be done within the specified planting window. An

Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation,

* The designated regulatory agency shall inspect site. * Each landscape tree should be mulched with 2-3" of composted shredded hardwood mulch unless they are in a planting bed where mulch will be spread throughout. CONSERVATION EASEMENTS A permanent conservation easement will be established to prohibit actions compromising the tree conservation areas. The limits of the easement shall be shown on the record plat, and recorded, along with the easement agreement. TREE PROTECTION MEASURES Tree protection fence and signs are to be installed along the perimeter of existing forest and individual trees to remain. It is to be installed outside of the critical root zone of the trees and the rootpruning line (if present) and will be 2x4 welded wire fence. It is to be installed before any more grading. If possible, install before sediment control measures (see detail this page) nee to be implemented at this time. Necessary signage may be determined during the pre-constructio

meeting. Grounds maintenance staff shall be instructed to avoid disturbance within designated Category Conservation Lasement. Root Pruning is to be performed as per site plan, typically outside the critical root zone of specified forest edges and specified individual trees to remain. It is to be accomplished by a vibratory plow with a serrated cutting edge or a root cutter with a 36" wheel to a depth of 8". Other stress reduction/tree protection measures for individual trees should be implemented at this time

SITE PREPARATION (EXPOSED AND NEWLY GRADED SOILS) 1) Prior to site preparation, the soils report is to be sent to the MNCPPC Forest Conservation Inspector, to identify potential nutrient and pH deficiencies.

2) Soils shall be free of contaminants (oil products, concentrated soluble salts, ferrous iron, soluble aluminum and soluble manganese).

3) Apply soil amendments, if specified, prior to tilling, discing, raking, final grading, etc. Soil

amendments are to be determined by the University of Maryland Cooperative Extension Service and

or a gualified Ecologist based on soil test results. 4) Flat areas and slopes up to 3:1 shall be loose and friable to a depth of at least 6 inches. The top

layer of soil shall be loosened by raking, discing or other acceptable means before seeding. 5) Herbicide applications for the control of invasive species after planting will be done as part of the maintenance agreement. If herbicide applications are required, the owner must be notified prior to the application taking place.

SITE PREPARATION FOR REFORESTATION AREAS

Exposed and newly graded soils. 1. Prior to site preparation, the soils report is be sent to the MNCPPC Forest Conservation Inspector, to identify potential nutrient and pH deficiencies in the proposed planting areas. 2. Apply soil amendments, if specified, prior to tilling, disking, raking, final grading, etc. Soil amendments are to be determined by the University of Maryland Cooperative Extension Service and/or a qualified ecologist based on soil test results.

3. Flat areas and slopes up to 3:1 grade shall be loose and friable to a depth of at least 6 inches The top layer of soil shall be loosened by raking, discoing or other acceptable means before seeding 4. Slopes steeper than 3:1 grade shall have the top 1-3 inches of soil loose and friable before seeding. 5. Seed and fertilize. Seed with a hydro-seeder for sites larger than one half acre. Dry seed with a

manual centrifugal spreader for sites less than one half acre or that are inaccessible to hydroseeding equipment (see seeding specifications for either method to follow). Fertilizer is to be incorporated into the hydroseed mix if hydroseeding is performed or it is to be applied with a manual centrifugal spreader if dry seeding is the method used. Fertilizer type, analysis, and application rate to be determined by University of Maryland Cooperative Extension Service and or a qualified Ecologist based on soil test results. 6. Herbicide applications for the control of invasive species after planting will be done as part of

the maintenance agreement. If herbicide applications are required, the owner must be notified prior to the application taking place.

> FOREST CONSERVATION WORKSHEET POPLAR POINTE #820200020

NET TRACT AREA : A. Total tract area						7.09	Conservation Are Clearing Areas) disturbances to representative s
 B. Additions to tract area 	rea (Off-Site		2. All appropriat				
C. Land dedication acr	•	0.00	permits. These have been satis				
D. Land dedication for							
E. Area to remain in co		0.00					
F. Other deductions (s		0.00					
G. Net Tract Area		7.09					
LAND USE CATEGORY:	(from Chap	ter 22A-3.	Definitior	ıs)			
Input the nu	ımber "1" u	nder the a	ppropriate	e land use,			
limit to only	one entry.						
ARA	MDR	IDA	HDR	MPD	CIA		
0	0	0	1	0	0		
G. Afforestation Thres	shold	1.06					
H. Conservation Thres	hold			20%	x G =	1.42	
EXISTING FOREST COV	ER:						
I. Existing forest cover			=			1.15	
J. Area of forest above	e afforestat	ion thresh	old	.=		0.09	
K. Area of forest above	e conservat	ion thresh	old	.=		0.00	
BREAK EVEN POINT:							
L. Forest retention abo	ove thresho	old with no	o mitigatio	n=		0.00	
M. Clearing permitted	l without m	itigation	•••••	=		0.00	
PROPOSED FOREST CLE	EARING:					(Tre	es Cleared & Trees Saved-
N. Total area of forest	to be clear	ed	=				Credited, Counted as Clear)
O. Total area of forest	to be retai	0.86					
PLANTING REQUIREM	ENTS:						
P. Reforestation for cl	earing abov	/e conserv	ation thre	shold=		0.00	
Q. Reforestation for cl	-						1
R. Credit for retention						0.00	
S. Total reforestation	-						1
T. Total afforestation	required	0.00					

U. Credit for landscaping (may not exceed 20% of "S")=

V. Total reforestation and afforestation required ... worksheet date

DEFOREATA TON O				
REFORES TATION S		1		
Reforestation Requ	ired: 0.58 acres			
Conservation Easer	nent Provided: 0.8	36 acres		
Standard:	Trees: 58 (100 tree	es/acre); Shrubs: 20	(33 shrubs/acre)	
Optional:	In lieu of shrubs, a	dditional trees will be	e provided at rate of	1 tree/5 shrubs.
	Trees In lieu of shr	ubs = 4 (20/5)	-	
	Modified # plants r	equired: 62 Trees		
Plants Provided:				
SYM.	AREA (sq.ft)	AREA (Ac.)	TREES	SHRUBS
P-1	35,283.60	0.81	<mark>61</mark>	0
P-2	871.20	0.02	0	0
P-3	1,094.00	0.03	1	0
Total:	37.248.80	0.86	62	0

0.00

0.58

5/13/2019



lants supplied shall conforr ursery stock (ANSI Z60.1.) ractice and grown under cl	n in all respects to the current edition of the American Standard for	
ames shall be those given	n in all respects to the current edition of the American Standard for They shall be nursery grown in accordance with good horticultural imatic conditions similar to those in the locality of the project. Plant in the edition of Standard Plant Names. American Joint committee on	
orticultural Nomenclature.	ants at all times from sun and drying winds. Plants that cannot be planted the shade, and kept well watered. Plants shall not remain unplanted endar days unless adequate irrigation and protection from the elements	
s provided on site. Iants shall not be bound w	vith wire or rope at any time so as to damage the bark or break branches	
nd twigs. lants shall be sound, vigor nall have healthy, well deve cracions over and the deve	ous and healthy. They shall be free of disease and insect pests and loped root systems. Trunks and branches shall be free of cuts and) in any dimension.	
ontainer-grown plants shall roups of plants shall be to	not have roots that encircle the rootball. paged with labels identifying the botanical names of the plants. No	
ange in the kind, quantity pproval from MNCPPC.	, quality or size of plants specified shall be made without the written pest—free by the Department of Agriculture of the state of origin.	
ANTING PROCEDURES FOR forestation shall be plante	AF/REFORESTATION d after final grading has been completed.	
anting window for containe ot material — November 1 Insideration should be give ility to water during adver	rized or B&B material only — March 1st — December 30th. For bare st — April 15th. When planting in June, July and August, careful n to weather conditions (drought, high temperatures, etc.) and the se weather conditions.	
	e native forest association for each individual site, see "Reforestation — See "Reforestation Plant List" table this sheet.	
· 1 · 5 · · ·	out" this sheet. The layout methodology applies to each individual zone.	
o tree shelters are to be vasive species are present.	used unless excessive deer browse is evident or adjacent infestations of Tree shelters cause native cavity nesting bird mortality and inhibit root systems which are acclimated to the elements, i.e. wind and sun).	
ch individual tree is to be rposes.	e flagged with flourescent flagging tape for maintenance and monitoring	
ANT INSTALLATION METHOD: Auger planting method is	preferred for level areas, as it creates better soil porosity by drilling	
anting" detail.	e root system and producing tilled backfill, see "Method for Auger Tree ole in situations where the auger cannot be applied (slopes, wet areas,	
nfined spaces, etc.) See FORESTATION MANAGEMENT	"Planting Methods" detail.	
reement for the length of	ting the reforestation plan is subject to a binding maintenance 2 years. IPM practices will be employed as needed to control diseased, ntractor is responsible for the following:	
Year 1: 3 tin	ting area according to the following schedule: nes (March-April), (July-August), (October-November)	
	e annually (April—May), September—October. Condition check sheets) will be sent to the client after each visit.	
Watering is dependent o tered as needed, dependir	n rainfall and the mount and frequency will vary. Plants will be ng on rainfall, time of season, and installation timing.	
mposted woodchips or shr plications of herbicide "Ro	es will be achieved by annually mulching individual trees with edded hardwood mulch, re-flagging them as needed and spot und-Up" applied directly to target species competing with reforestation	
ints. Be careful not to s	pray herbicide onto or inside the critical root zone of desirable plants. are required, the owner must be notified prior to the applications	
Fertilizing within the ma	intenance period may not be necessary and will be ts and the UMCP Ext. Service Recommendations.	
	complished by identifying insect and disease, problems and applying management practices as needed.	
le occupancy dwelling.	ignage will be removed after two years based on the planting date upon	
ant survivability must be a	gations are such that at the end of the 2 year maintenance period bove 75% The applicant will be charged with a mitigation fee to restock d based on the square footage of the affected area.	
	as established through the forest conservation process, relies upon maintenance standards during construction and preservation of these	
	space after construction to ensure their long—term survival. In order to these measures and ensure that they are carried out, refer to this Forest	
DTES FOR ALL PLANS	notified by the Developer or Contractor of any Forest	
onservation Areas (Forest S earing Areas) located on t sturbances to these areas.	Save Areas, Reforestation Areas, Afforestation Areas, or Selective heir lot or parcel of land and the associated fines for unauthorized Upon the sale of the property the owner/developer or owners	
All appropriate bonds will	e purchaser of the property of any Forest Conservation Areas. be posted with M—NCPPC prior to the issuance of any be retained as surety by M—NCPPC until all required activities	
ave been satisfied.		
	CERTIFICATE OF COMPLIANCE	
	I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED	
	I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION	
	I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO INACCURATE, FALSE OR	
	I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
	I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO INACCURATE, FALSE OR	
	I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO INACCURATE, FALSE OR MISLEANDING.	
	I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND—NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO INACCURATE, FALSE OR MISLEANDING.	
	I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO INACCURATE, FALSE OR MISLEANDING.	
	I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS MARYLAND-WATIONAL CAPITAL PARK AND PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO INACCURATE, FALSE OR MISLEANDING.	
	I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO INACCURATE, FALSE OR MISLEANDING.	
	<text></text>	
	I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO INACCURATE, FALSE OR MISLEANDING.	
	I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO INACCURATE, FALSE OR MISLEANDING.	
	I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-MATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO INACCURATE, FALSE OR MISLEANDING.	
	I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO INACCURATE, FALSE OR MISLEANDING.	
as Clear) UPDATES/R	<text><form></form></text>	
as Clear)	<form> I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO INACCURATE, FALSE OR MISLEANDING. I HEREBY CERTIFY THAT THIS PLAN IS CONSERVATION REGULATIONS. Implement of the standard of the standard of the MONTGOMERY COUNTY FOREST CONSERVATION REGULATIONS. MARYLAND-NATIONAL CAPITAL MONTGOMERY COUNTY FOREST CONSERVATION REGULATIONS. Implement of the MONTGOMERY COUNTY FOREST CONSERVATION REGULATIONS. DATE Sallie P. STEWART REGISTERED LANDSCAPE ARCHITECT MD. #612 EXPIRES: 9/9/2021 Seel not volid without signature DEVENTION: Sallie P. STEWART REGISTERED LANDSCAPE ACCHITECT MD. #612 EXPIRES: ONSERVATION PLAN NO. 820200020, INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS. DEVENCES TO EXECUTE ALL FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 820200020, INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS. DEVENCE: TEO CONNECTICUT AVE. NW, SUITE 700, WASHINGTON DC, 20006 PONE: TEO CONNECTICUT AVE. NW, SUITE 700, WASHINGTON DC, 20006 PONE: TEO CONNECTICUT AVE. NW, SUITE 700, WASHINGTON DC, 20006 PONE: TEO CONNECTICUT A</form>	
as Clear)	<form> I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THIS STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I ACREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO INACCURATE, FALSE OR MISLEANDING. I HEREBY CERTIFY THAT THIS PLAN IS CONSERVATION REGULATIONS. Implement of the the submitted on the found of the submitted of the the the MONTGOMERY COUNTY FOREST CONSERVATION REGULATIONS. I J MEPARED IN ACCORDANCE WITH MONTGOMERY COUNTY FOREST CONSERVATION REGULATIONS. Implement of the the MONTGOMERY COUNTY FOREST CONSERVATION REGULATIONS. I DATE SALLIE P. STEWART REGISTERED LANDSCAPE ARCHITECT MD. #612 EXPIRES: 9/9/2021 Seel not valid without signature DEVELOPER'S CORSERVATION REGULATIONS, MIDLENDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE AND ALL OTHER APPLICABLE AGREEMENTS. DEVELOPER'S CONSERVATION, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS. DEVELOPER'S NAME: <u>THE ORBITE GROUP</u> LILLOT TOTH COMPANY CONTACT PERSON ADDRESS: <u>1250 CONNECTION ARE ARROWP</u> CHILD TOTH COMPANY CONTACT PERSON ADDRESS: <u>1250 CONNECTION ARE ARROWP</u> CONTACT PERSON SIGNATURE: SIGNATURE: SIGNATURE SPS SENSIONS TO ADDRESS REVIEW COMMENTS SPS </form>	
as Clear)	<form></form>	
as Clear)	<form> I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION, AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. 1 AOREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-MATIONAL CAPITAL PARK AND PLANNING COMMISSION IF BLANDING. LHEREBY CERTIFY THAT THIS PLAN IS PREPARED IN ACCORDANCE WITH MONTGOMERY COUNTY FOREST CONSERVATION REGULATIONS. Improve the the this plan IS MONTGOMERY COUNTY FOREST CONSERVATION REGULATIONS. MILE P. STEWART REGISTERED LANDSCAPE ARCHITECT MD. #612 EXPIRES: 9/9/2021 Sell not valid without signature DEVELOPER'S CERTIFICATION PLAN NO, 820200020, INCLUDING FINANCIAL BONDING, POREST PLANING, MAINTENANCE, AND ALL OTHER APPLICABLE ACREENTS. DEVELOPER'S NAME: THE CONSERVATION PLAN NO, 820200020, INCLUDING FINANCIAL BONDING, POREST PLANING, MAINTENANCE, AND ALL OTHER APPLICABLE ACREEMENTS. DEVELOPER'S NAME: THE CONSERVATION PLAN NO, 820200020, INCLUDING FINANCIAL BONDING, COREST PLANING, MAINTENANCE, AND ALL OTHER APPLICABLE ACREEMENTS. DEVELOPER'S NAME: THE COMMENTS SSS REVISIONS TO ADDRESS REVIEW COMMENTS SSS REVISIONS TO ADDRESS REVIEW COMMENTS SIGNATURE: THE ORDER SERVIEW COMMENTS SSS REVISIONS TO ADDRESS REVIEW COMMENTS SSS REVISIONS TO ADDRESS REVIEW COMMENTS</form>	
as Clear)	<form> I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION, AND ARTA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I ACREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND—NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF HEARS ARE FOUND TO INACCURATE, FALSE OR MISLEANDING. LHEREBY CERTIFY THAT THIS PLAN IS PROTOCOMPERY COUNTY FOREST CONSERVATION REGULATIONS. SALLIE P. STEWART REGISTERED LANDSCAPE ARCHITECT MO. #612 EXPIRES: 9/9/2021 DATE SecI not volid without signature CONTACT OF DEST COUNTY FOREST CONSERVATION REGULATIONS. MISLEANDING. DATE Sallie P. STEWART REGISTERED LANDSCAPE ARCHITECT MO. #612 EXPIRES: 9/9/2021 DATE DEVELOPER'S CONSERVATION PLAN NO. 820200200, INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE ACREEMENTS. DEVELOPER'S NAME: THE OWNERDEG GROUP ELUID TOTAH CONTACT PERSON ADD ADDRESS REVIEW COMMENTS SPS REVISIONS TO ADDRESS REVIEW COMMENTS SPS REVISIONS TO ADDRESS REVIEW COMMENTS SSS REVISIONS TO ADDRESS REVIEW COMMENTS SSS</form>	
as Clear)	<form> I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION, AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. 1 AOREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-MATIONAL CAPITAL PARK AND PLANNING COMMISSION IF BLANDING. LHEREBY CERTIFY THAT THIS PLAN IS PREPARED IN ACCORDANCE WITH MONTGOMERY COUNTY FOREST CONSERVATION REGULATIONS. Improve the the this plan IS MONTGOMERY COUNTY FOREST CONSERVATION REGULATIONS. MILE P. STEWART REGISTERED LANDSCAPE ARCHITECT MD. #612 EXPIRES: 9/9/2021 Sell not valid without signature DEVELOPER'S CERTIFICATION PLAN NO, 820200020, INCLUDING FINANCIAL BONDING, POREST PLANING, MAINTENANCE, AND ALL OTHER APPLICABLE ACREENTS. DEVELOPER'S NAME: THE CONSERVATION PLAN NO, 820200020, INCLUDING FINANCIAL BONDING, POREST PLANING, MAINTENANCE, AND ALL OTHER APPLICABLE ACREEMENTS. DEVELOPER'S NAME: THE CONSERVATION PLAN NO, 820200020, INCLUDING FINANCIAL BONDING, COREST PLANING, MAINTENANCE, AND ALL OTHER APPLICABLE ACREEMENTS. DEVELOPER'S NAME: THE COMMENTS SSS REVISIONS TO ADDRESS REVIEW COMMENTS SSS REVISIONS TO ADDRESS REVIEW COMMENTS SIGNATURE: THE ORDER SERVIEW COMMENTS SSS REVISIONS TO ADDRESS REVIEW COMMENTS SSS REVISIONS TO ADDRESS REVIEW COMMENTS</form>	
UPDATES/R 	<form> I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION, AND ARTA PROVIDED WITH THE SAPPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE SAPPLICATION INCLUDES, BUT IS NOT AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. ARREE THAT THE SUBMITTED PLANS MAY BE REJECTED BY MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO INACCURATE, FALSE OR MELEANDING. LINERED Y CERTIFY THAT THIS PLAN IS PREFORMED IN ACCORDANCE WITH MERICANDERY COUNTY FOREST CONSERVATION REGULATIONS. </form>	
as Clear)	<form></form>	
as Clear)	I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE ARACURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE FLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOLUCES, ETC. 1 AGREE THAT THE SUBMITED PLANS MAY BE RELECTED BY MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO INACCURATE, FALSE OR MISLEANDING.	
UPDATES/R 09/19/19 10/17/19 11/12/19		yors 0394
UPDATES/R 09/19/19 10/17/19 11/12/19 	<form> IDD HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, HY CHANTON, AND REASONABLE BELLEY, HINT ALL OF THE YFORMATION, AND REASONABLE SOLUTIS NOT AND REASONABLE SOLUTIS NOT AND RECEIVED AND REASONABLE SOLUTIS NOT AND REASONABLE SOLUTIS NOT AND REASONABLE AND PLANNING COMMISSION THE PLANS AND BE REALDED SOLUTION. INTED TO THE SUBMITED PLANS BELLEY. THAT THE SUBMITED PLANS AND PLANNING COMMISSION THE PLANS ARE FOUND TO INACCURALE, FALSE OR MATERIANDON. INTERPACED IN ACODRISANCE WITH THE ALL OF THE PLANS ARE FOUND TO INACCURALE, FALSE OR MATERIANDON. INTERPACED IN ACODRISANCE WITH THE ALL OF THE PLANS ARE FOUND TO INACCURALE, FALSE OR THE PLANS ARE FOUND TO INACCURALE, FALSE OR THE PLANS TO BELLEY. THAT THE SUBMITED DEAL OF BETT OF ANTINAMALY AND REASONABLE AND PLANNING COMMISSION TO BELLEY. THE THE SUBMITED DEAL OF BETT OF STERNATION PLANS AREAD AND THE AND THE ADDITION THE DEAL OF THE PLANS AND PLANNING TO ADDRESS TRUCK COMMENTS SS INTERT INTERT CONSERVATION PLANS AND PLANNING TANGONALY PRESS INTERT INTERT CONSERVATION PLANS AND PLANNING TANGONALY PRESS INTERT INTERT CONSERVATION PLANS AND PLANNING TANGONALY PRESS INTERT INTERT CONSERVATION PLANS AND PLANS AND</form>	yors 0394
O9/19/19 10/17/19 11/12/19		yors 0394
UPDATES/R 09/19/19 10/17/19 11/12/19 UPDATES/R 09/19/19 10/17/19 11/12/19 UPDATES/R 09/19/19 10/17/19		yors 0394

3 8 7 2 3 5 5 TITY 12	Red Maple Bittemut Hickory Tulip Poplar Sourwood American Sycamore Red Oak Common Name American Holly	Acer rubrum Carya cordiformis Liriodendron tulipifera Oxydendrum arboreum Platanus occidentalis Quercus rubra Scientific Name	8&8 8&8 8&8 8&8 8&8 8&8 8&8 Cont.	1 1/2'-2" cal. 1 1/2'-2" cal. 1 1/2'-2" cal. 1 1/2'-2" cal. 1 1/2'-2" cal. 1 1/2'-2" cal. Cal.	Size (hgt.)	Co
7 2 3 5 TITY	Tulip Poplar Sourwood American Sycamore Red Oak Common Name	Liriodendron tulipifera Oxydendrum arboreum Platanus occidentalis Quercus rubra Scientific Name	B&B B&B B&B B&B	1 1/2'-2" cal. 1 1/2'-2" cal. 1 1/2'-2" cal. 1 1/2'-2" cal.	Size (hgt.)	Co
3 5 TITY	Sourwood American Sycamore Red Oak Common Name	Oxydendrum arboreum Platanus occidentalis Quercus rubra Scientific Name	B&B B&B B&B	1 1/2'-2" cal. 1 1/2'-2" cal. 1 1/2'-2" cal.	Size (hgt.)	Co
3 5 TITY	American Sycamore Red Oak Common Name	Platanus occidentalis Quercus rubra Scientific Name	B&B B&B	1 1/2'-2" cal. 1 1/2'-2" cal.	Size (hgt.)	Co
5 TITY	Red Oak Common Name	Quercus rubra Scientific Name	B&B	1 1/2'-2" cal.	Size (hgt.)	Co
TITY	Common Name	Scientific Name			Size (hgt.)	Co
			Cont.	Cal.	Size (hgt.)	Co
			Cont.	Cal.	Size (hgt.)	Co
12	American Holly	THE ALL REPORTS OF				
		llex opaca			2 1/2'-3'	
es	·					
TITY	Common Name	Scientific Name	Cont.	Cal.	Size (hgt.)	Co
4	Canadian Serviceberry	Amelanchier canadensis	B&B		3'-4'	
6	Eastern Redbud	Cercis canadensis	B&B		3'-4'	
6	Fringe Tree	Chionanthus virgincus	B&B		3'-4'	
6	Sweet Bay Magnolia	Magnolia virginiana	B&B		3'-4'	
	4 6 6 6 6	6 Eastern Redbud 6 Fringe Tree	6Eastern RedbudCercis canadensis6Fringe TreeChionanthus virgincus6Sweet Bay MagnoliaMagnolia virginiana	6 Eastern Redbud Cercis canadensis B&B 6 Fringe Tree Chionanthus virgincus B&B	6 Eastern Redbud Cercis canadensis B&B 6 Fringe Tree Chionanthus virgincus B&B	6Eastern RedbudCercis canadensisB&B3'-4'6Fringe TreeChionanthus virgincusB&B3'-4'6Sweet Bay MagnoliaMagnolia virginianaB&B3'-4'

MITIGAT	ION PLANT S	CHEDULE					
Mitigatio	n Tree Calipe	ers to be Replaced: 6	1"				
Shade T	rees						
SYM	QUANTITY	Common Name	Scientific Name	Cont.	Cal.	Size (hgt.)	
AR	4	Red Maple	Acer rubrum	B&B	3" cal.		
CH	8	Bitternut Hickory	Carya cordiformis	B&B	3" cal.		
LT	5	Tulip Poplar	Liriodendron tulipifera	B&B	3" cal.		
QR	4	Red Oak	Quercus rubra	B&B	<mark>3" cal</mark> .		
TOTAL	21	Trees with a total tree	e caliper of 63"				







DuMOR WOOD TABLE 75-68-1 ACCESSIBLE TABLE OR EQUAL



PICNIC TABLE DETAILS



NTS

PERMANENT TREE PROTECTION FENCE

NTS





Marc Elrich County Executive Hadi Mansouri Acting Director

October 25, 2019

Matt Hogan CPJ - Charles P. Johnson & Associates, Inc. 1751 Elton Rd. Suite 300, Silver Spring, MD 20903

> Re: Stormwater Management *CONCEPT* Request for Poplar Pointe Preliminary Plan #: 120180080 SM File #: 283561 (Revision) Tract Size/Zone: 6.29 Total Concept Area: 4.17 Lots/Block: 1-12 Parcel(s): A Watershed: Northwest Branch

Dear Mr. Hogan:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via Drywells, Landscape Infiltration, and Bioswales.

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. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
- 4. You have successfully demonstrated compliance of drainage and control of the 10-year runoff to the adjacent Poplar Run site. While it is evident that your development is not the primary cause of the existing flooding, we encourage you to work with the adjacent property owners to alleviate the flooding conditions were possible.

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

This concept 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



SM File #: 283561 Page 2 of 2

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 Bill Musico at 240-777-6340.

Sincerely,

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

MCE: WJM

cc: N. Braunstein SM File # 283561

Onsite Lots ESD: Required/Provided 3,760cf / 3,887cf PE: Target/Achieved: 1.2"/ 1.24" STRUCTURAL: 0.0 cf WAIVED: 0.0 ac.

Onsite R/W ESD: Required/Provided 1,438 cf / 1,528 cf PE: Target/Achieved: 1.2"/1.3" STRUCTURAL: 0.0 cf WAIVED: 0.0 ac.

Parcel A ESD: Required/Provided 61 cf / 62 cf PE: Target/Achieved: 1.2"/1.23" STRUCTURAL: 0.0 cf WAIVED: 0.0 ac.

Offsite R/W ESD: Required/Provided 2,059 cf / 918 cf PE: Target/Achieved: 1.2"/0.53" STRUCTURAL: 0.0 cf WAIVED: 0.0 ac.

ATTACHMENT 4

DPS-ROW CONDITIONS OF APPROVAL

October 16, 2019

820200020 Poplar Pointe

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files:

"07-SITE-820200020-002.pdf V3" uploaded on/ dated "10/15/2019" and "08-LL-820200020-003.pdf V3" uploaded on/ dated "10/15/2019" and

The followings need to be addressed prior to the certification of site plan:

- 1. Please coordinate with MNCPPC about the updated classification of Alderton Road and how it impacts the road cross section, ROW, horizontal curve radii and sight distance. Update the plan accordingly.
- 2. Proposed street trees species and spacing depend on the followings; please address and update the plan accordingly:
 - a. presence of utility poles and OH wires along the site frontage.
 - b. final driveway layout for 13701 Alderton Road (P. 607).
- 3. Provide curb radius where existing and proposed Alderton Road connect.

And, the following needs to be a condition of the certified site plan:

1. We recommend the applicant provide dual ramps aligned with the existing receiving ramps at the SE corner of the intersection of Alderton Road and Night Sky Drive.