



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

JUN 24 2016

MCPB No. 16-073
Forest Conservation Plan No. MR2012001
Project Name: Clarksburg Fire Station #35
Date of Hearing: June 16, 2016

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 22A, the Montgomery County Planning Board is authorized to review forest conservation plan applications; and

WHEREAS, on July 11, 2012, the Planning Board, by Resolution MCPB No. 11-86 approved Final Forest Conservation Plan No. MR2012001 on approximately 4.07 acres of land in the R-200 zone, located at 23420 Frederick Road (MD 355) just north of the intersection of Frederick Road (MD 355) and Clarksburg Road (MD 121), in the Clarksburg Master Plan area; and

WHEREAS, on May 6, 2016, Montgomery County Department of General Services ("Applicant") filed an application for approval of an amendment to the previously approved forest conservation plan on approximately 3.99 acres of CRN zoned property located at 23420 Frederick Road (MD 355) ("Subject Property") in the Clarksburg Policy Area, *Clarksburg Master Plan & Hyattstown Special Study Area and 10 Mile Creek Area Limited Amendment Master Plan* ("Master Plan") area to incorporate changes to the design of the proposed fire station to conform to the Master Plan and the Clarksburg East Environmental Overlay Zone; and

WHEREAS, Applicant's application to amend the forest conservation plan was designated Forest Conservation Plan No. MR2012001, Clarksburg Fire Station #35 ("Forest Conservation Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board Staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board dated June 3, 2016, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on June 16, 2016, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

Approved as to
Legal Sufficiency:

M-NCPPC Legal Department

8787 Georgia Avenue, Silver Spring, Maryland 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

A-1

MCPB No. 16-073
Forest Conservation Plan No. MR2012001
Clarksburg Fire Station #35
Page 2

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote as certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Forest Conservation Plan No. MR2012001 on the Subject Property, subject to the following conditions:¹

1. Prior to the start of any clearing, grading, or demolition on the Subject Property, the Applicant must place a Category I conservation easement over all areas of forest planting and retention, as specified on the approved Final Forest Conservation Plan. Conservation easements must be in a form approved by the M-NCPPC Office of the General Counsel and recorded by deed in the Montgomery County land records.
2. Prior to the start of any clearing, grading, or demolition on the Subject Property, the Applicant must satisfy the 0.15 acre offsite planting requirement.
3. Prior to the acceptance of any on-site forest planting by M-NCPPC forest conservation inspectors, the Applicant must enter into and record in the Montgomery County land records a five-year Maintenance and Management Agreement in a form approved by the M-NCPPC Office of the General Counsel.
4. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector.
5. The Applicant must install permanent conservation easement signage along the perimeter of the conservation easements as shown on the approved Final Forest Conservation Plan. Exact locations of the signs to be determined by the M-NCPPC forest conservation inspector to best define the limits of the conservation easement.
6. The limits of disturbance shown on the final Sediment Control Plan must be consistent with the limits of disturbance shown on the Final Forest Conservation Plan.

BE IT FURTHER RESOLVED, that having given full consideration to the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, and

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner, or any successor in interest to the terms of this approval.

MCPB No. 16-073
Forest Conservation Plan No. MR2012001
Clarksburg Fire Station #35
Page 3

upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and the protection of environmentally sensitive features.*

A. Forest Conservation

The Board finds that as conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law.

A Natural Resources Inventory and Forest Stand Delineation (NRI/FSD) #420110590 was approved by Staff on November 12, 2010 and a Final Forest Conservation Plan for the Subject Property was approved by the Planning Board on July 11, 2012 as part of Mandatory Referral Application 2012001. This Application addresses the redesign of the fire station in an effort to reduce impervious surfaces and minimize impacts to sensitive resources, including forest. The Application depicts a reduced footprint for the fire station and a corresponding reduced limits of disturbance resulting in additional forest retention on the Subject Property.

The Application proposes to remove approximately 2.58 acres and retain 1.06 acres of the 3.64 acres of existing forest on the Subject Property, resulting in a 0.40 acre planting requirement. The Applicant will meet the forest planting requirements through 0.13 acres of landscape planting onsite, 0.12 acres of forest planting onsite, and 0.15 acres to be met through preserving 0.30 acres of existing forest on Parcel P888, which is located within the same sub-watershed, SPA, and Environmental Overlay Zone as the Subject Property. The amended FCP varies from the approved FCP in that there is less forest clearing required, resulting in greater forest retention and a reduced forest planting requirement. The proposal to meet the planting requirements through a combination of onsite forest planting, onsite landscape planting credit, and at an offsite location is consistent with the previously approved FCP.

B. Forest Conservation Variance

Section 22A-12(b)(3) of the Forest Conservation Law identifies certain individual trees as high priority for retention and protection ("Protected Trees"). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree's critical root zone ("CRZ"), requires a variance under Section 22A-12(b)(3) ("Variance"). Otherwise such resources must be left in an undisturbed condition.

MCPB No. 16-073
Forest Conservation Plan No. MR2012001
Clarksburg Fire Station #35
Page 4

Under Section 22A-12(b) (3) of the Montgomery Forest Conservation Law, a variance for the removal of three trees (#17, #18, and #20) and impacts to two trees (#12 and #13) was granted as part of the original Final FCP approval. This Application does not result in any changes to the previously granted variance.

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Planning Board in this matter, and the date of this Resolution is JUN 24 2016 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Presley, seconded by Commissioner Fani-González, with Vice Chair Wells-Harley and Commissioners Dreyfuss, Presley, and Fani-González voting in favor, and Chair Anderson absent at its regular meeting held on Thursday, June 16, 2016, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board

Attachment A

MR. RICHARD BRUSH, MANAGER
MCDPS-WATER RES. PLAN REVIEW
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MR. GREG LECK
MCDOT
101 MONROE ST
10TH FLOOR
ROCKVILLE, MD 20850

MR. MARK ETHERIDGE, MANAGER
MCDPS-SEDIMENT/STORMWATER
INSPECTION & ENFORCEMENT
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MS. LISA SCHWARTZ
DHCA
100 MARYLAND AVENUE
4TH FLOOR
ROCKVILLE, MD 20850

MR. ATIQ PANJSHIRI
MCDPS-RIGHT-OF-WAY
PERMITTING
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MR. ESHAN MOTAZEDI
MCDPS-SITE PLAN ENFORCEMENT
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MR. MARK BEALL
MCDPS-ZONING
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MS. CHRISTINA CONTRERAS
MCDPS-LAND DEVELOPMENT
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MR. GENE VON GUNTEN
MCDPS-WELL & SEPTIC
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MR. CHRISTOPHER ANDERSON
MPDU MANAGER, DHCA
100 MARYLAND AVENUE
4TH FLOOR
ROCKVILLE, MD 20850

MR. ALAN SOUKUP
MCDDEP-WATER & WASTEWATER POLICY
255 ROCKVILLE PIKE
SUITE 120
ROCKVILLE, MD 20850

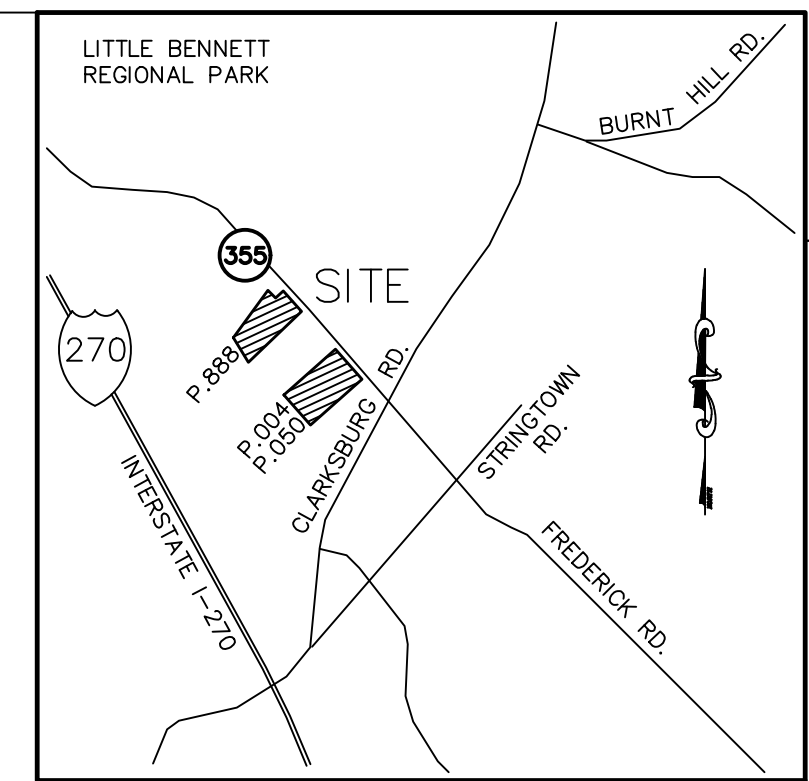
DONALD SCHEUERMAN, JR
101 MONROE ST, 11TH FLOOR
ROCKVILLE, MD 20850

J. LYNN REDA, AIA
22630 DAVIS DR, SUITE 175
STERLING, VA 20164

ERNEST LUNSFORD
101 MONROE ST, 11TH FLOOR
ROCKVILLE, MD 20850

MEREDITH BYER
20251 CENTURY BLVD, SUITE 400
GERMANTOWN, MD 20874

ROUBEN GHAZARIAN
101 MONROE STREET
ROCKVILLE, MD 20850



VICINITY MAP
 SCALE: 1" = 2,000'±
 (WSSC GRID: 232 NW 13)
 MONTGOMERY COUNTY
 ADC MAP PAGE: 49286
 GRID: F-2
 (2008 EDITION)

ARCHITECT:



CONSULTANT:



CIVIL, STRUCTURAL AND SPECIALTY ENGINEERING
 Patrick East Business Center
 97 Monocacy Blvd., Unit H
 Frederick, Maryland 21701
 Phone: 301-662-4408 Fax: 301-662-7484
 www.adtekengineers.com

CLIENT:



MONTGOMERY COUNTY
 MARYLAND

DEPARTMENT OF GENERAL SERVICES
 OFFICE OF PLANNING & DEVELOPMENT
 101 MONROE STREET
 11TH FLOOR
 ROCKVILLE, MARYLAND 20850

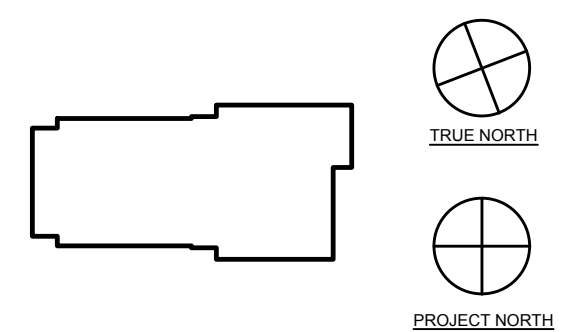
PROJECT:
 CLARKSBURG
 FIRE STATION
 #35
 23420 FREDERICK
 ROAD
 CLARKSBURG,
 MARYLAND

SEAL

NO.	ISSUE DESCRIPTION	DATE
	BID SET	3.2.2020

PROJECT NUMBER: M1590B
 DRAWN BY: MAN
 CHECKED BY: MAN

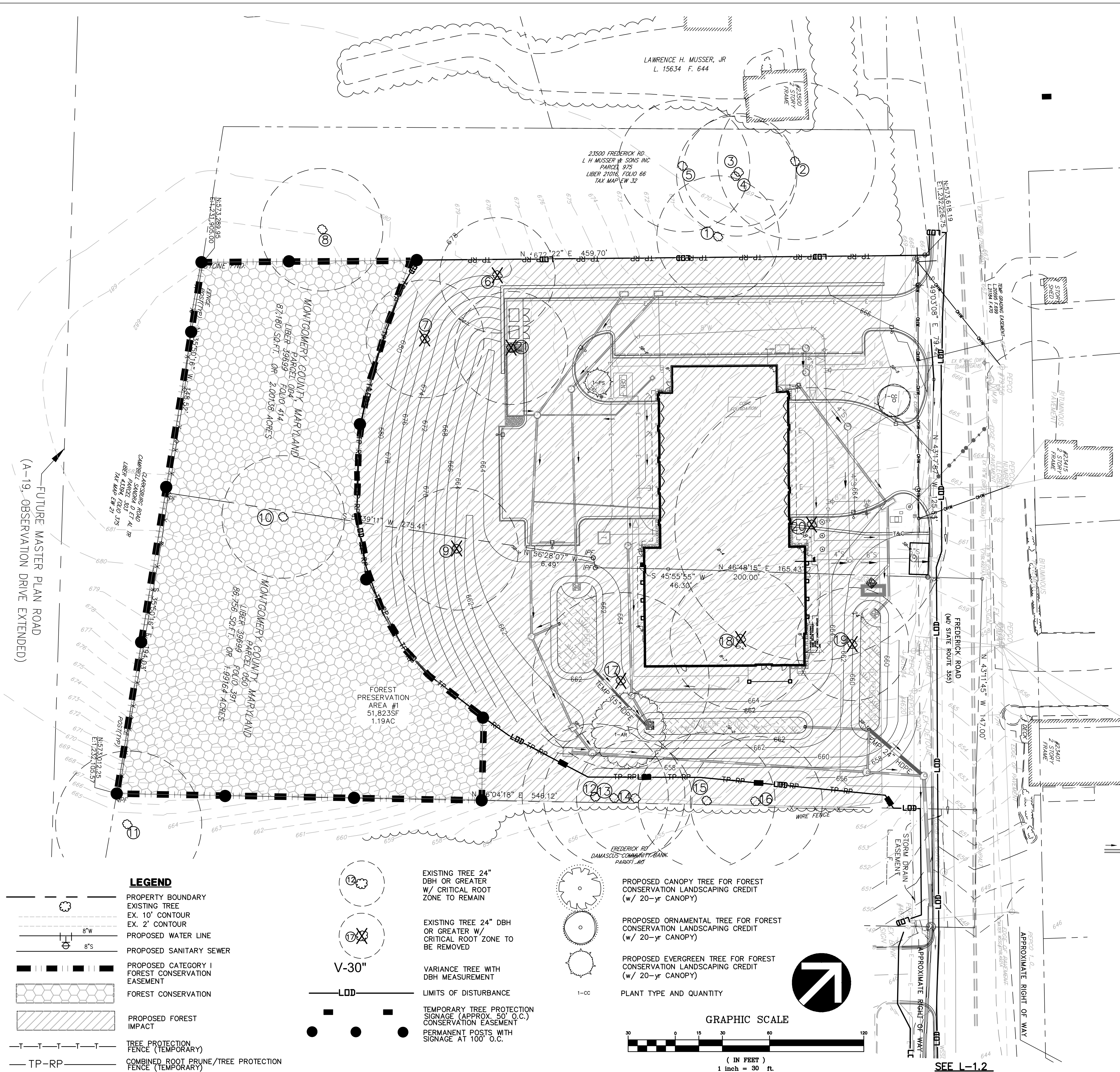
KEY PLAN



SHEET
 TITLE AMENDED FINAL FOREST
 CONSERVATION PLAN
 NO. MR202025
 (AMENDMENT TO
 MR2012001)

SHEET NUMBER

L-1.1



CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

4.14.2020
 DATE

MICHAEL A. NORTON
 MONTGOMERY COUNTY
 QUALIFIED PROFESSIONAL
 ISA CERTIFIED ARBORIST: MA-4724A
 LIE NUMBER: 1756

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. MR2020025, INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: MONTGOMERY COUNTY DEPARTMENT OF GENERAL SERVICES

CONTACT PERSON OR OWNER: ROUBEN GHAZARIAN

ADDRESS: 101 MONROE STREET, 11TH FLOOR, ROCKVILLE, MD 20850

PHONE AND EMAIL: 204-777-6056, Rouben.Ghazarian@montgomerycountymd.gov

SIGNATURE: [Signature]

FOREST CONSERVATION PLAN
 CLARKSBURG FIRE STATION
 MNCPPC FCP #MR2020025

MISS UTILITY

CALL "MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. BEFORE EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR CALLING TICKET CHECK AT 1-866-821-4226 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED, 48 HOURS AFTER CALLING MISS UTILITY. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.



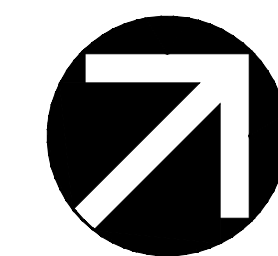
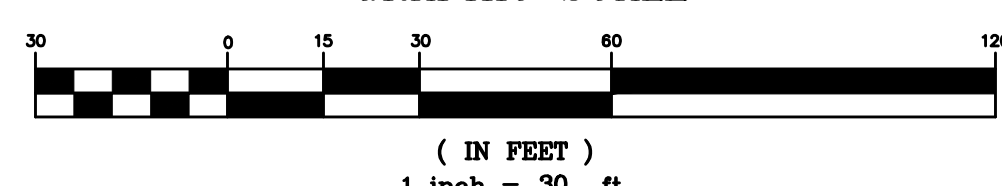
OWNER/APPLICANT
 MONTGOMERY COUNTY
 DEPARTMENT OF GENERAL SERVICES
 101 MONROE STREET, 11TH FLOOR
 ROCKVILLE, MARYLAND 20850
 ATTN: ROUBEN GHAZARIAN
 TEL: 240.777.6053 FAX: 240.777.6003

LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED CATEGORY I FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION
- PROPOSED FOREST IMPACT
- TREE PROTECTION FENCE (TEMPORARY)
- TP-RP COMBINED ROOT PRUNE/TREE PROTECTION FENCE (TEMPORARY)

- EXISTING TREE 24" DBH OR GREATER W/ CRITICAL ROOT ZONE TO REMAIN
- EXISTING TREE 24" DBH OR GREATER W/ CRITICAL ROOT ZONE TO BE REMOVED
- V-30" VARIANCE TREE WITH DBH MEASUREMENT
- LDD LIMITS OF DISTURBANCE
- TEMPORARY TREE PROTECTION SIGNAGE (APPROX. 50' O.C.) CONSERVATION EASEMENT
- PERMANENT POSTS WITH SIGNAGE AT 100' O.C.
- PROPOSED CANOPY TREE FOR FOREST CONSERVATION LANDSCAPING CREDIT (w/ 20-yr CANOPY)
- PROPOSED ORNAMENTAL TREE FOR FOREST CONSERVATION LANDSCAPING CREDIT (w/ 20-yr CANOPY)
- PROPOSED EVERGREEN TREE FOR FOREST CONSERVATION LANDSCAPING CREDIT (w/ 20-yr CANOPY)
- PLANT TYPE AND QUANTITY

GRAPHIC SCALE



SEE L-1.2

FOREST CONSERVATION WORKSHEET
CLARKSBURG FIRE STATION

NET TRACT AREA: 5-Aug-02

A. Total tract area ...	4.22	*
B. Land dedication acres (parks, county facility, etc.) ...	0.00	
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00	
D. Area to remain in commercial agricultural production/use ...	0.00	
E. Other deductions (specify) ...	0.00	
F. Net Tract Area ...	4.22	

LAND USE CATEGORY: (from Trees Technical Manual)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0

G. Afforestation Threshold ... 15% x F = 0.63
H. Conservation Threshold ... 20% x F = 0.84

EXISTING FOREST COVER:

I. Existing forest cover ...	3.64
J. Area of forest above afforestation threshold ...	3.01
K. Area of forest above conservation threshold ...	2.80

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ...	1.40
M. Clearing permitted without mitigation ...	2.24

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ...	2.45
O. Total area of forest to be retained ...	1.19

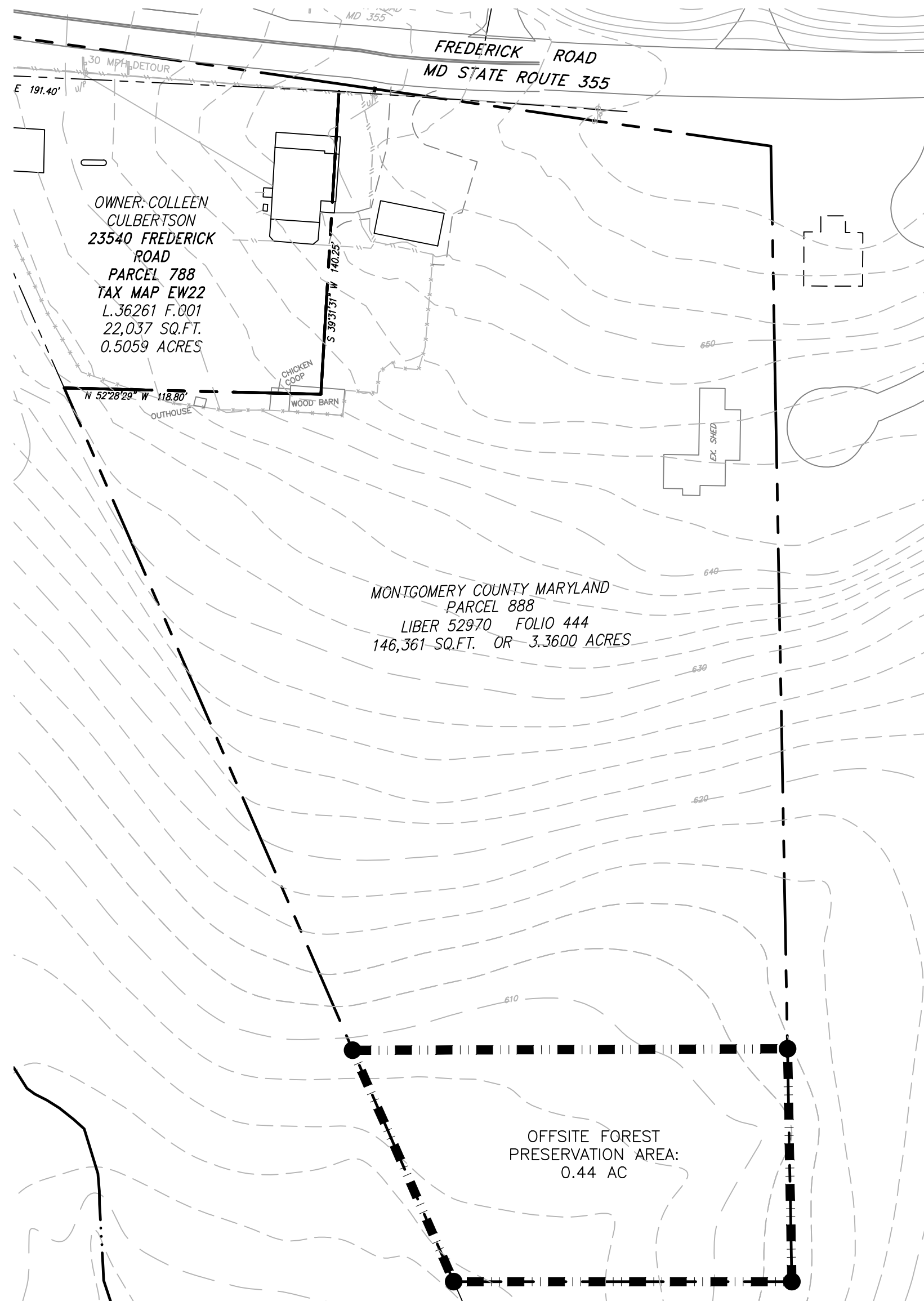
PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ...	0.61	
Q. Reforestation for clearing below conservation threshold ...	0.00	
R. Credit for retention above conservation threshold ...	0.35	
S. Total reforestation required ...	0.27	
T. Total afforestation required ...	0.00	
U. Credit for landscaping (may not exceed 20% of "S") ...	0.05	
V. Total reforestation and afforestation required ...	0.22	**

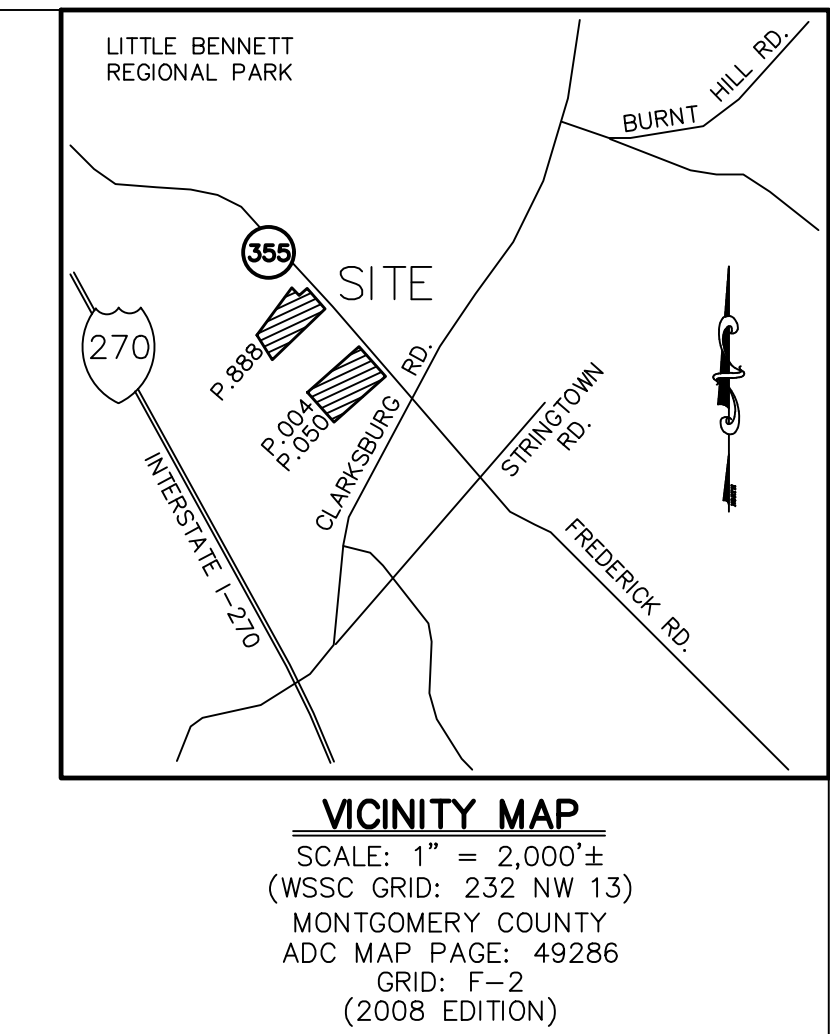
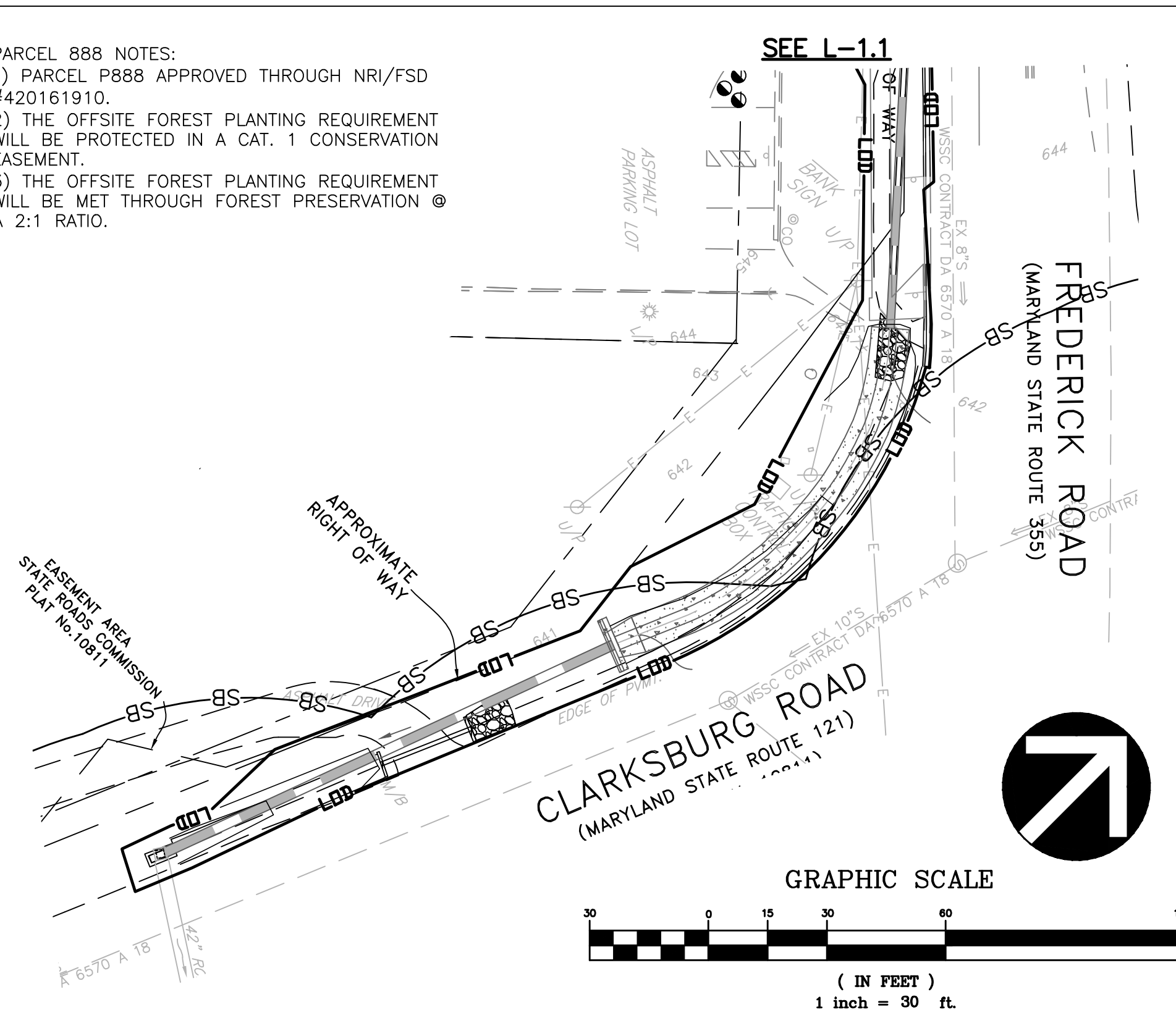
3.99 ACRES OF PROPERTY AREA
+
0.23 ACRES OF OFFSITE LOD AREA
=
* 4.22 ACRES OF TOTAL TRACT AREA

REFORESTATION PROVIDED
**0.22 ACRES TO BE SATISFIED AT A RATE OF 2:1 ON PARCEL 888 (SEE INSET)

PARCEL 888 - OFFSITE FOREST PRESERVATION AREA

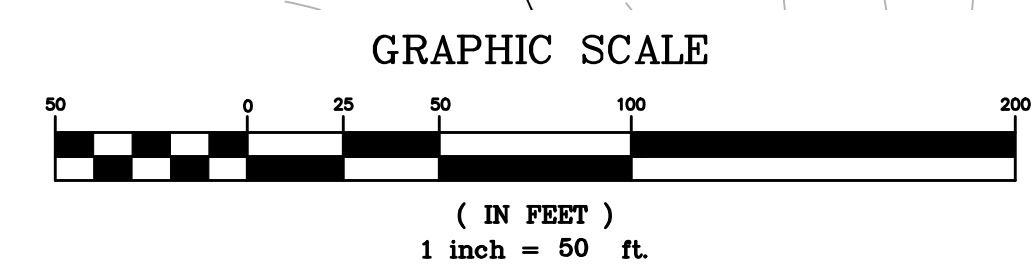


PARCEL 888 NOTES:
1) PARCEL P888 APPROVED THROUGH NRI/FSD #420161910.
2) THE OFFSITE FOREST PLANTING REQUIREMENT WILL BE PROTECTED IN A CAT. 1 CONSERVATION EASEMENT.
3) THE OFFSITE FOREST PLANTING REQUIREMENT WILL BE MET THROUGH FOREST PRESERVATION @ A 2:1 RATIO.



FCP ENVIRONMENTAL SUMMARY TABLE

ACREAGE OF TRACT	4.22*
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0.00
ACREAGE OF ROAD & UTILITY ROWS WHICH WILL NOT BE IMPROVED AS PART OF DEVELOPMENT APPLICATION	0.00
ACREAGE OF STREAM VALLEY BUFFER	0.00
ACREAGE OF TOTAL EXISTING FOREST	3.64
ACREAGE OF TOTAL FOREST RETENTION	1.19
ACREAGE OF TOTAL FOREST CLEARED	2.45
LAND USE CATEGORY & CONSERVATION & AFFORESTATION THRESHOLDS SEC. 22A-12(a) FOREST CONS. LAW	IDA: 15% / 20% Retained: 0.00 Cleared: 0.00 Planted: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN WETLANDS	Retained: 0.00 Cleared: 0.00 Planted: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN 100-YR FLOODPLAINS	Retained: 0.00 Cleared: 0.00 Planted: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN STREAM BUFFERS	Retained: 0.00 Cleared: 0.00 Planted: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN PRIORITY AREAS	Retained: 0.00 Cleared: 0.00 Planted: 0.00
LINEAR FEET AND AVERAGE WIDTH STREAM BUFFER PROVIDED	Linear Feet: 175' Average Width: 15'
* - INCLUDES OFF-SITE AREA IMPACTS	
STREAM BUFFER IMPACTS	0.06



SIGNIFICANT & SPECIMEN TREE LIST

#	Botanical Name	Common Name	D.B.H.*	Condition**	Notes	Location	TBR
1	Acer saccharinum	Silver Maple	26.5	Good	Double @ 7'		
2	Acer saccharinum	Silver Maple	33.5	Good	Double @ 5'	On Site	
3	Acer saccharinum	Silver Maple	24	Good			
4	Acer saccharinum	Silver Maple	25.5	Good	Poison Ivy on trunk		
5	Acer saccharinum	Silver Maple	28	Fair	Trunk rot, dead limbs, poison ivy		
6	Acer rubrum	Red Maple	24.5	Fair	Large trunk scar, leaning	On Site	Y
7	Liriodendron tulipifera	Tulip Poplar	25	Good		On Site	Y
8	Acer rubrum	Red Maple	26	Good	Triple @ 8'		
9	Liriodendron tulipifera	Tulip Poplar	26	Good		On Site	Y
10	Quercus rubra	Black Cherry	26	Poor	Double @ 5', trunk rot, vine covered	On Site	
11	Quercus rubra	Black Cherry	31	Fair	Double @ 7', dead limbs		
12	Acer saccharinum	Silver Maple	30	Good	Multi-stem	On Site	
13	Acer saccharinum	Silver Maple	31	Good	Multi-stem	On Site	
14	Acer saccharinum	Silver Maple	24.5	Good	Double @ 9', vines	On Site	
15	Acer saccharinum	Silver Maple	29	Good	Multi-stem	On Site	
16	Acer saccharinum	Silver Maple	28	Good	Multi-stem	On Site	
17	Acer saccharinum	Silver Maple	37.5	Good	Double @ 8'	On Site	Y
18	Acer saccharinum	Silver Maple	30	Good	Double @ 15'	On Site	Y
19	Acer saccharinum	Silver Maple	24	Good		On Site	Y
20	Acer saccharinum	Silver Maple	58	Good	Triple @ 8'	On Site	Y
21	Acer saccharinum	Silver Maple	24	Good	1/3 of triple	On Site	Y

* Diameter at breast height measured in inches
** Estimate of general tree health
+ Specimen trees > 30" DBH

LANDSCAPE CREDIT

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	20 Yr CANOPY (Diameter-Fl.)	SF CANOPY PER TREE	No. OF TREES CREDITED	FOREST CONSERVATION CREDIT	
AR	1	ACER RUBRUM	RED MAPLE		2-1/2" - 3.0"	48	1,808.64	1	1,808.64	
ORNAMENTAL										
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	20 Yr CANOPY (Fl.)		QTY	FOREST CONSERVATION CREDIT	
CC	1	CERCIS CANADENSIS	REDBUD	8'-0" - 10'-0"		20		1	314.00	
EVERGREEN TREES										
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	20 Yr CANOPY (Fl.)		QTY	FOREST CONSERVATION CREDIT	
PS	1	PINUS STROBUS	WHITE PINE	6'-0" - 8'-0"		16	200.96	1	200.96	
									Total provided in sq.ft.=	2,323.60
									Total provided in acres.=	0.05
									Total credit taken (ac.)	0.05

FOREST AREA TABULATIONS

FOREST IMPACT AREA #	ACRES
1	2.45
2	0.00
3	0.00
4	0.00
5	0.00
6	0.00
7	0.00
8	0.00
9	0.00
10	0.00
11	0.00
12	0.00
13	0.00
14	0.00
15	0.00
16	0.00
17	0.00
18	0.00
19	0.00
20	0.00
21	0.00
22	0.00
23	0.00
24	0.00
25	0.00
26	0.00
27	0.00
28	0.00
29	0.00
30	0.00
31	0.00
32	0.00
33	0.00
34	0.00
35	0.00
36	0.00
37	0.00
38	0.00
39	0.00
40	0.00
41	0.00
42	0.00
43	0.00
44	0.00
45	0.00
46	0.00
47	0.00
48	0.00
49	0.00
50	0.00
51	0.00
52	0.00
53	0.00
54	0.00
55	0.00
56	0.00
57	0.00
58	0.00
59	0.00
60	0.00
61	0.00
62	0.00
63	0.00
64	0.00
65	0.00
66	0.00
67	0.00
68	0.00
69	0.00
70	0.00
71	0.00
72	0.00
73	0.00
74	0.00
75	0.00
76	0.00
77	0.00
78	0.00
79	0.00
80	0.00
81	0.00
82	0.00
83	0.00
84	0.00
85	0.00
86	0.00
87	0.00
88	0.00
89	0.00
90	0.00
91	0.00
92	0.00
93	0.00
94	0.00
95	0.00
96	0.00
97	0.00
98	0.00
99	0.00
100	0.00

GENERAL NOTES

- THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM, (NAD83/CORS) MD1900.
- THE VERTICAL DATUM IS BASED ON WSSC BENCHMARK #3308, BRASS BOLT AND WASHER SET IN CONCRETE HEADWALL AT THE SOUTHERN INTERSECTION OF CLARKSBURG ROAD AND FREDERICK ROAD (ELEVATION 638.790). THE DATUM IS NGVD29.
- THE SUBJECT PROPERTY IS LOCATED ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24031C0160D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006. THE MAP WAS NOT PRINTED BECAUSE THERE ARE NO SPECIAL FLOOD HAZARD AREA LOCATED IN THIS AREA.
- THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HERE ON WAS FIELD VERIFIED BY VIKI INC. ON AUGUST 13, 2010. THE OUTFALL / OFF SITE TOPOGRAPHIC INFORMATION WAS PROVIDED BY NGREAST MAPPING IN SEPTEMBER 2010.
- THE SUBJECT PROPERTY GROSS SITE AREA IS 3.99 ACRES, IS ZONED CRN AND IS LOCATED ON TAX MAP EW31 AND WSSC GRID 233NW13 & 232NW13. THIS PLAN INCLUDES 0.23 ACRES OF OFF-SITE DISTURBANCE. THE SUBJECT PROPERTY IS COMPRISED OF PARCEL P004 & P050 WITH CORRESPONDING TAX ACCOUNT NUMBERS 02-00025716 & 02-00019395.
- THE SUBJECT PROPERTY IS LOCATED IN THE LITTLE SENECA CREEK WATERSHED, A USE CLASS I-P STREAM.
- THIS PLAN IS SUBJECT TO APPROVED NATURAL RESOURCES INVENTORY #42010590.
- THERE IS 3.64 A.C. FORESTED AREA LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION. THERE ARE 14 SIGNIFICANT TREES ON SITE OR WITHIN NRI LIMIT OF 100 FEET PAST PROPERTY LINE. 5 OF THOSE TREES ARE SPECIMEN TREES ON THIS SITE.
- THERE ARE NO WATERS OF THE UNITED STATES, 100 YEAR FLOOD PLAIN, WETLANDS OR THEIR ASSOCIATED BUFFERS OR SETBACKS LOCATED ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC ATLAS AS HISTORIC SITE.
- THERE WERE NO RARE, THREATENED OR ENDANGERED SPECIES ENCOUNTERED ON THE SITE DURING THE NRI FIELD VISIT. A LETTER WAS RECEIVED FROM MD DNR INDICATING THAT THERE ARE NO RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE PROJECT SITE.
- THE LAND USE CATEGORY FOR THIS PROPERTY IS IDA, WHICH IS AN INSTITUTIONAL DEVELOPMENT AREA. THE ZONE WILL REMAIN R-200.
- THIS PROPERTY IS LOCATED WITHIN THE TEN MILE CREEK SPECIAL PROTECTION AREA AND CLARKSBURG EAST ENVIRONMENTAL OVERLAY ZONE.

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

5.7.2020
DATE

MICHAEL A. NORTON
MONR / COMAR 08.19.06.01
QUALIFIED PROFESSIONAL
ISA CERTIFIED ARBORIST: MA-4724A
LITE NUMBER: 1756

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. MR2020025 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: MONTGOMERY COUNTY DEPARTMENT OF GENERAL SERVICES

CONTACT PERSON OR OWNER: ROUBEN GHAZARIAN

ADDRESS: 101 MONROE STREET, 11TH FLOOR
ROCKVILLE, MD 20850

PHONE AND EMAIL: 204-777-6056
Rouben.Ghazarian@montgomerycountymd.gov

SIGNATURE: [Signature]

FOREST CONSERVATION PLAN
CLARKSBURG FIRE STATION
MNCPPC FCP #MR2020025

MISS UTILITY

CALL "MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. BEFORE EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR CALLING TICKET CHECK AT 1-866-821-4226 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED, 48 HOURS AFTER CALLING MISS UTILITY. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
5146 DORSEY HALL DRIVE, 2ND FLOOR
P.443.542.9199
ELICOTT CITY, MD 21042
WWW.NORTONLANDDESIGN.COM

OWNER/APPLICANT
MONTGOMERY COUNTY
DEPARTMENT OF GENERAL SERVICES
101 MONROE STREET, 11TH FLOOR
ROCKVILLE, MARYLAND 20850
ATTN: ROUBEN GHAZARIAN
TEL: 240.777.6053 FAX: 240.777.6003

ARCHITECT:

HUGHES GROUP
ARCHITECTS
22630 DAVIS DRIVE, SUITE 175
STERLING, VIRGINIA 20164
703.437.6600

CONSULTANT:

ADTEK
CIVIL, STRUCTURAL AND SPECIALTY ENGINEERING
Patrick East Business Center
97 Monocacy Blvd., Unit H
Frederick, Maryland 21701
Phone: 301-662-4408 Fax: 301-662-7484
www.adtekengeers.com

CLIENT:

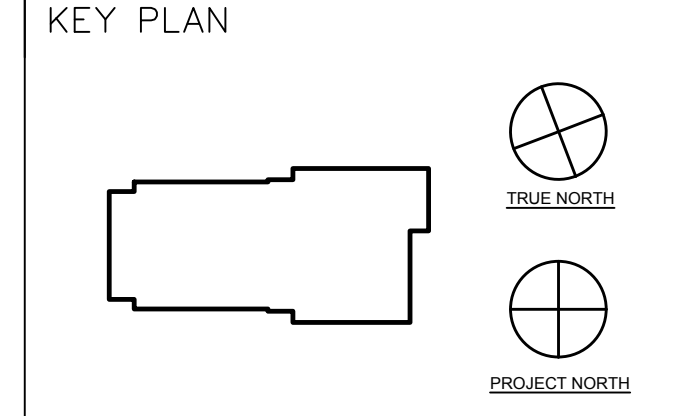
MONTGOMERY COUNTY
MARYLAND
DEPARTMENT OF GENERAL SERVICES
OFFICE OF PLANNING & DEVELOPMENT
101 MONROE STREET
11TH FLOOR
ROCKVILLE, MARYLAND 20850

PROJECT:
CLARKSBURG
FIRE STATION
#35
23420 FREDERICK
ROAD
CLARKSBURG,
MARYLAND

SEAL

NO.	ISSUE DESCRIPTION	DATE
	BID SET	3.2.2020

PROJECT NUMBER: M1590B
DRAWN BY: MAN
CHECKED BY: MAN



SHEET
TITLE AMENDED FINAL FOREST
CONSERVATION PLAN
NO. MR2020025
(AMENDMENT TO
MR2012001)

SHEET NUMBER

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.

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...

Page 1 of 3 February 2017

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.
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.

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.

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.
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.
11. Long-term protection measures, including permanent signage, must be installed per the approved plan.

Page 2 of 3 February 2017

INSPECTIONS

All field inspections must be requested by the applicant.

Field Inspections must be conducted as follows:

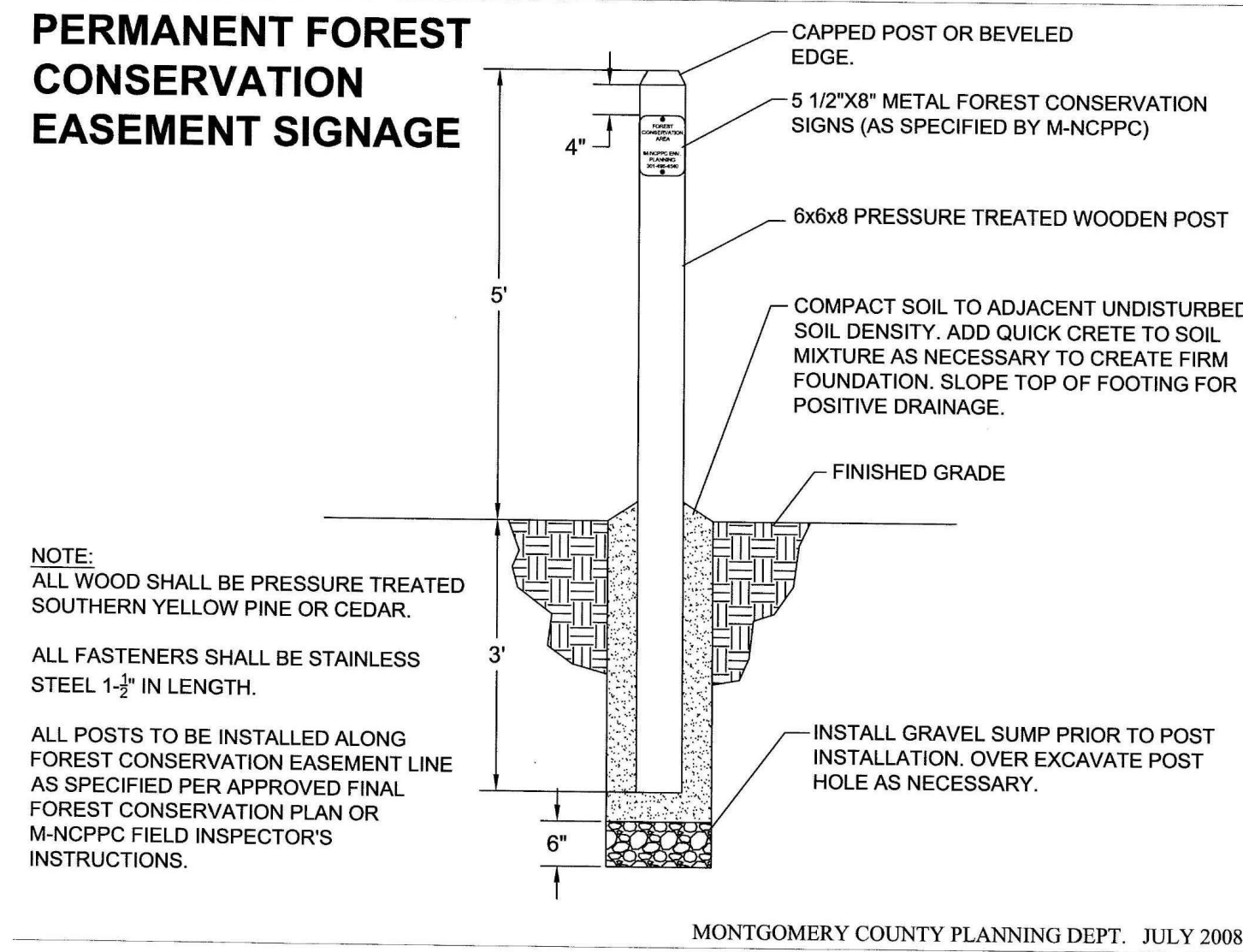
Plans without Planting Requirements

- 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 EASEMENT SIGNAGE

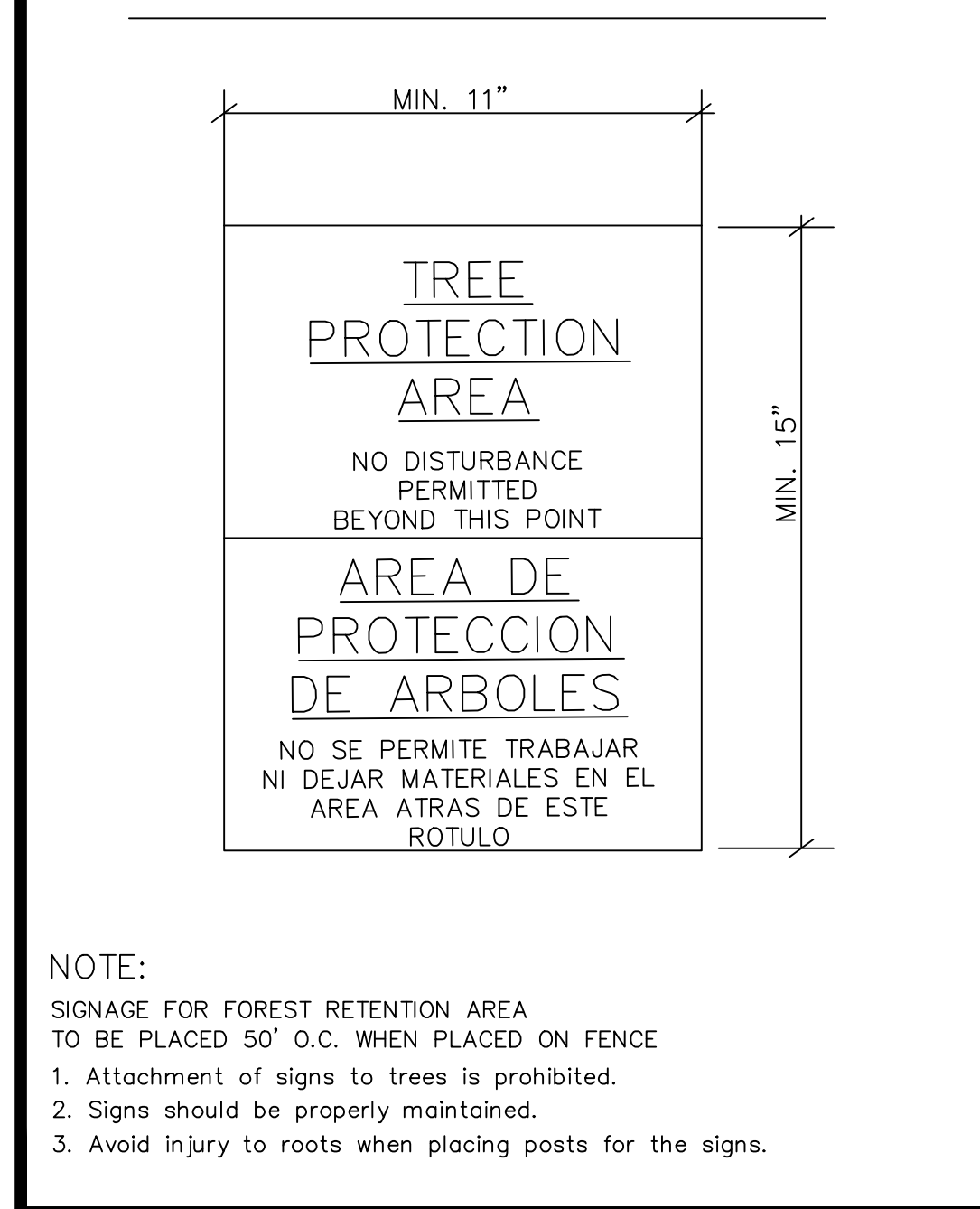


NOTE: ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR. ALL FASTENERS SHALL BE STAINLESS STEEL 1/2\"/>

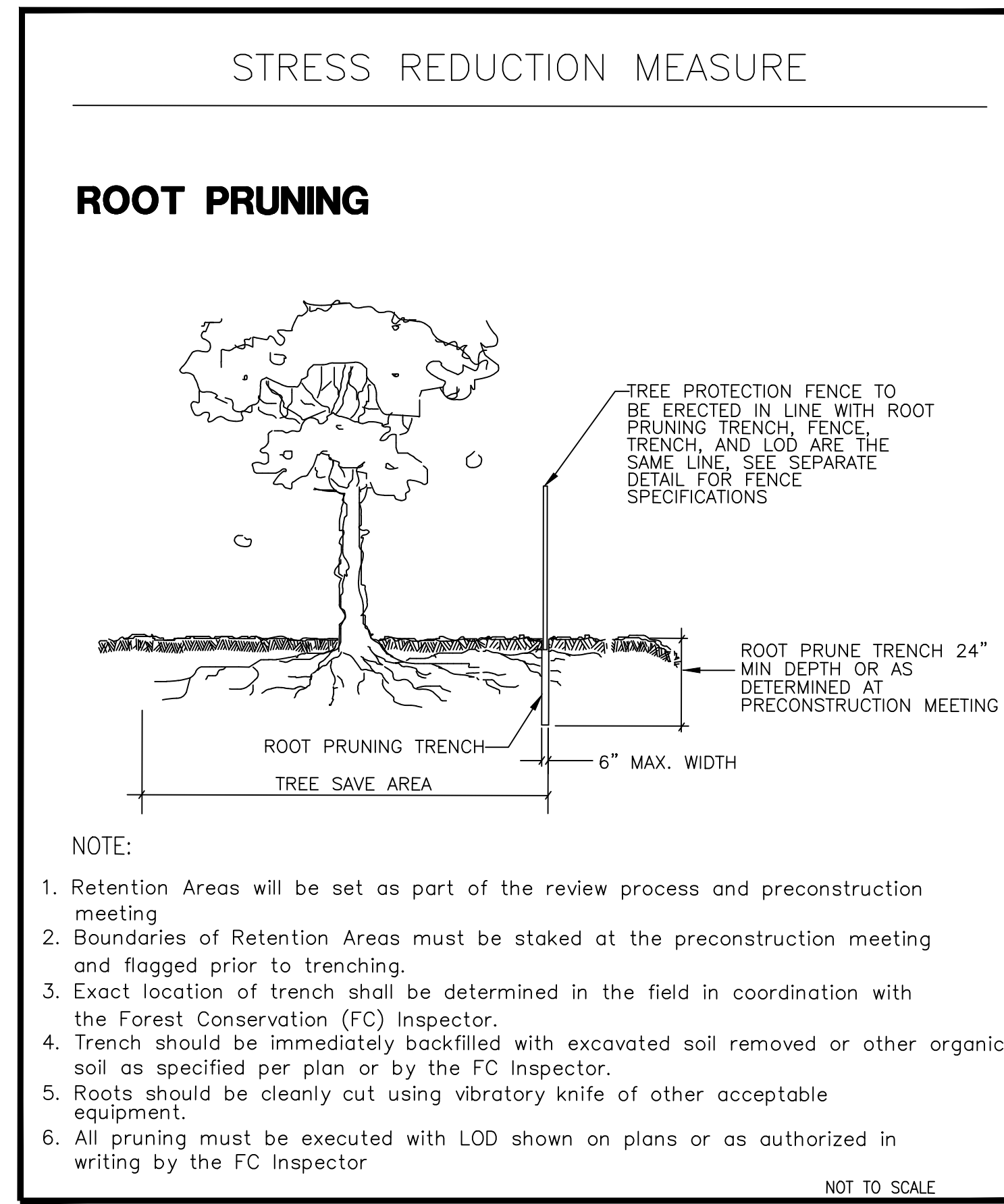
MONTGOMERY COUNTY PLANNING DEPT. JULY 2008

* ONLY PROVIDE QUICK CRETE AS REQUIRED BY INSPECTOR. INSTALL BOLLARD SO AS TO MINIMIZE ROOT IMPACTS.

FOREST RETENTION AREA SIGNAGE

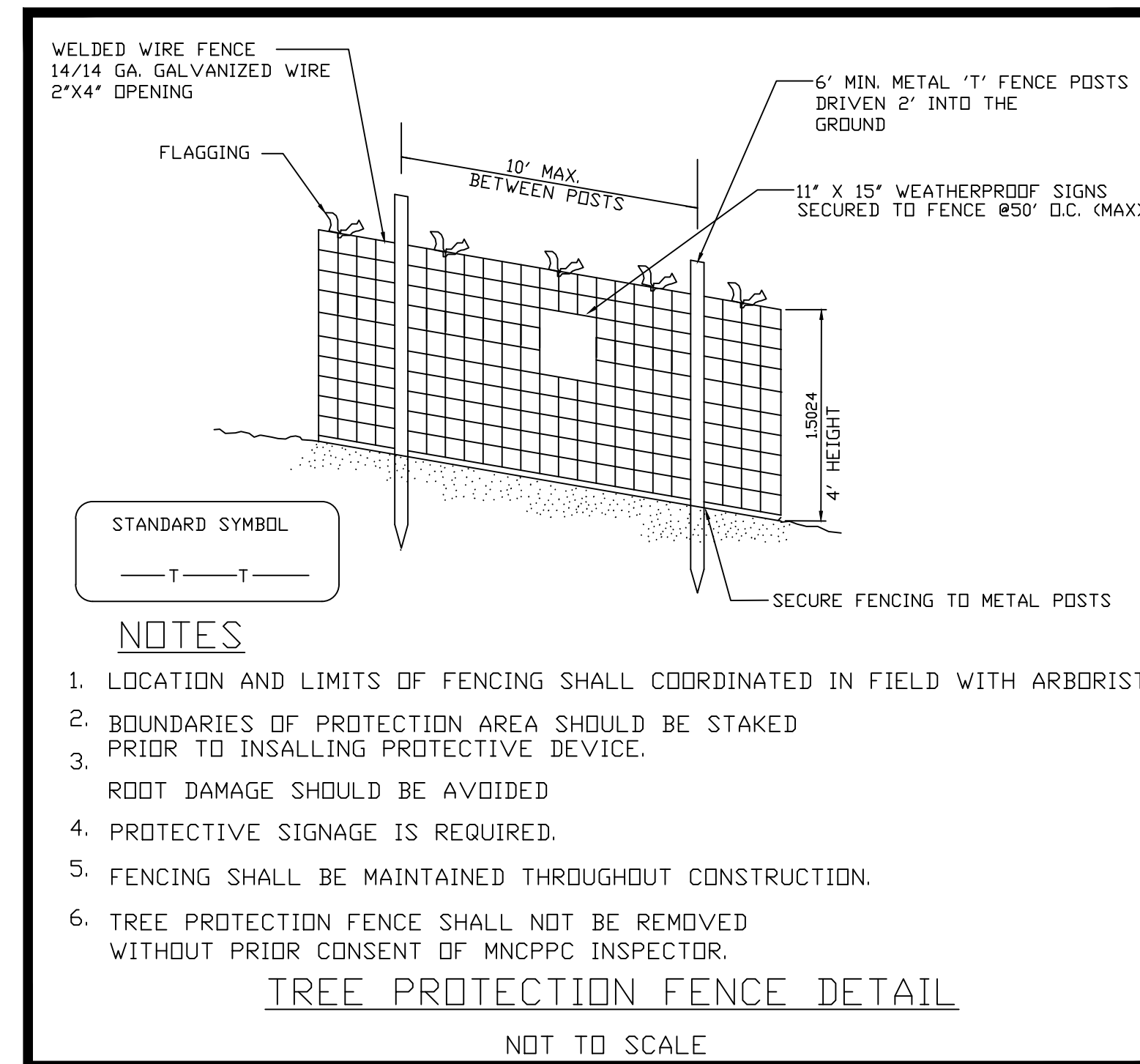


NOTE: SIGNAGE FOR FOREST RETENTION AREA TO BE PLACED 50' O.C. WHEN PLACED ON FENCE. 1. Attachment of signs to trees is prohibited. 2. Signs should be properly maintained. 3. Avoid injury to roots when placing posts for the signs.



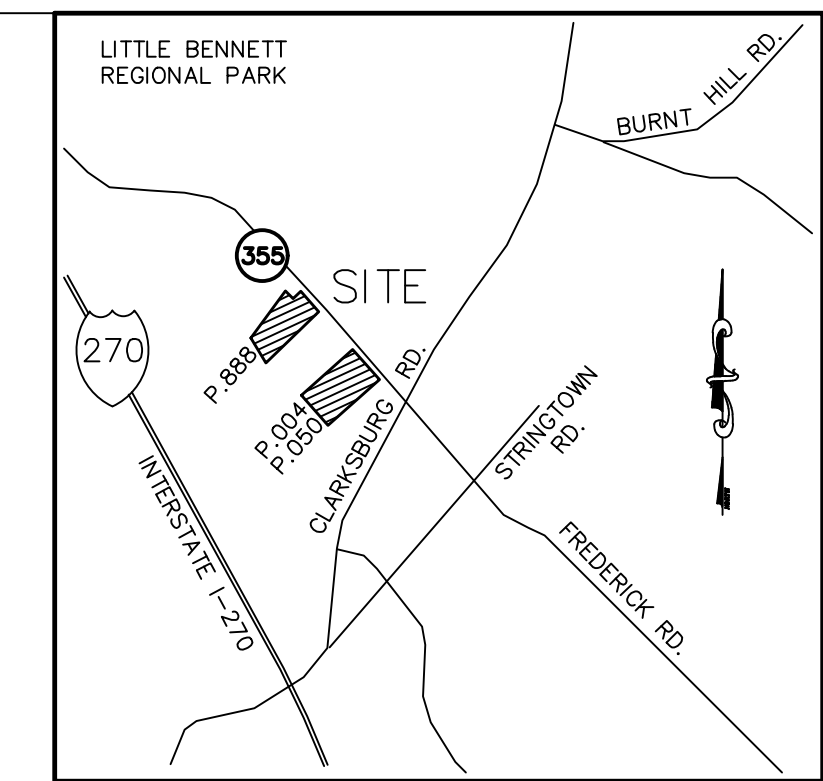
- NOTE: 1. Retention Areas will be set as part of the review process and preconstruction meeting. 2. Boundaries of Retention Areas must be staked at the preconstruction meeting and flagged prior to trenching. 3. Exact location of trench shall be determined in the field in coordination with the Forest Conservation (FC) Inspector. 4. Trench should be immediately backfilled with excavated soil removed or other organic soil as specified per plan or by the FC Inspector. 5. Roots should be cleanly cut using vibratory knife of other acceptable equipment. 6. All pruning must be executed with LOD shown on plans or as authorized in writing by the FC Inspector.

NOT TO SCALE



- NOTES 1. LOCATION AND LIMITS OF FENCING SHALL COORDINATED IN FIELD WITH ARBORIST. 2. BOUNDARIES OF PROTECTION AREA SHOULD BE STAKED PRIOR TO INSTALLING PROTECTIVE DEVICE. 3. ROOT DAMAGE SHOULD BE AVOIDED. 4. PROTECTIVE SIGNAGE IS REQUIRED. 5. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. 6. TREE PROTECTION FENCE SHALL NOT BE REMOVED WITHOUT PRIOR CONSENT OF MNCPPC INSPECTOR.

TREE PROTECTION FENCE DETAIL NOT TO SCALE



VICINITY MAP SCALE: 1\"/>

ARCHITECT: HUGHES GROUP ARCHITECTS 22630 DAVIS DRIVE, SUITE 175 STERLING, VIRGINIA 20164 703.437.6600
CONSULTANT: ADTEK CIVIL, STRUCTURAL AND SPECIALTY ENGINEERING

CLIENT: MONTGOMERY COUNTY MARYLAND DEPARTMENT OF GENERAL SERVICES OFFICE OF PLANNING & DEVELOPMENT 101 MONROE STREET 11TH FLOOR ROCKVILLE, MARYLAND 20850

PROJECT: CLARKSBURG FIRE STATION #35 23420 FREDERICK ROAD CLARKSBURG, MARYLAND

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.
DATE: 4.14.2020
MICHAEL A. NORTON MONTGOMERY COUNTY QUALIFIED PROFESSIONAL

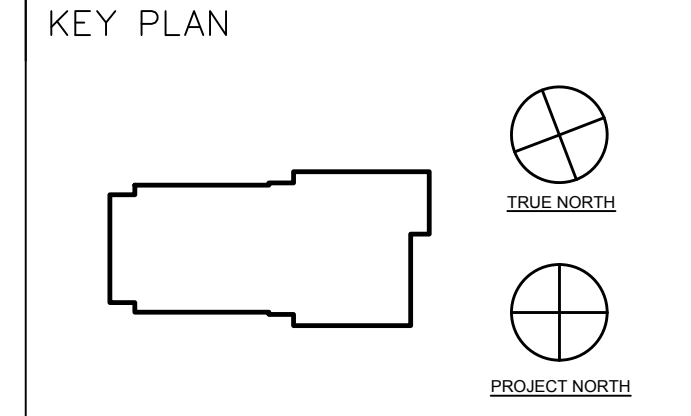
DEVELOPER'S CERTIFICATE THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. MR2020025 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.
DEVELOPER'S NAME: MONTGOMERY COUNTY DEPARTMENT OF GENERAL SERVICES
CONTACT PERSON OR OWNER: ROUBEN GHAZARIAN
ADDRESS: 101 MONROE STREET, 11TH FLOOR ROCKVILLE, MD 20850
PHONE AND EMAIL: 204-777-6056 Rouben.Ghazarian@montgomerycountymd.gov
SIGNATURE: [Signature]

MISS UTILITY CALL "MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

NORTON LAND DESIGN LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING 5148 DORSEY HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042 P.443.542.9199 WWW.NORTONLANDDESIGN.COM
OWNER/APPLICANT MONTGOMERY COUNTY DEPARTMENT OF GENERAL SERVICES 101 MONROE STREET, 11TH FLOOR ROCKVILLE, MARYLAND 20850 ATTN: ROUBEN GHAZARIAN TEL: 240.777.6053 FAX: 240.777.6003

Table with 3 columns: NO., ISSUE DESCRIPTION, DATE. Row 1: BID SET, 3.2.2020

PROJECT NUMBER: M1590B DRAWN BY: MAN CHECKED BY: MAN



SHEET TITLE AMENDED FINAL FOREST CONSERVATION PLAN NO. MR2020025 (AMENDMENT TO MR2012001)

SHEET NUMBER L-1.3

LAYOUT: L-1.3, Plotted By: ccd3