

Montgomery Planning

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item No.:
Date: 04-08-21

CU-21-05, 23126 Frederick Road (Lovedale Montessori): Preliminary/Final Water Quality Plan

JP Joshua Penn, Planner Coordinator, Upcounty Joshua.Penn@montgomeryplanning.org, 301-495-4546

PB Patrick Butler, Chief, Upcounty, Patrick.Butler@montgomeryplanning.org, 301-495-4561

Staff Report Date: 03/26/21

Description

23126 Frederick Road (Lovedale Montessori)

Preliminary/Final Water Quality Plan No. CU-21-05

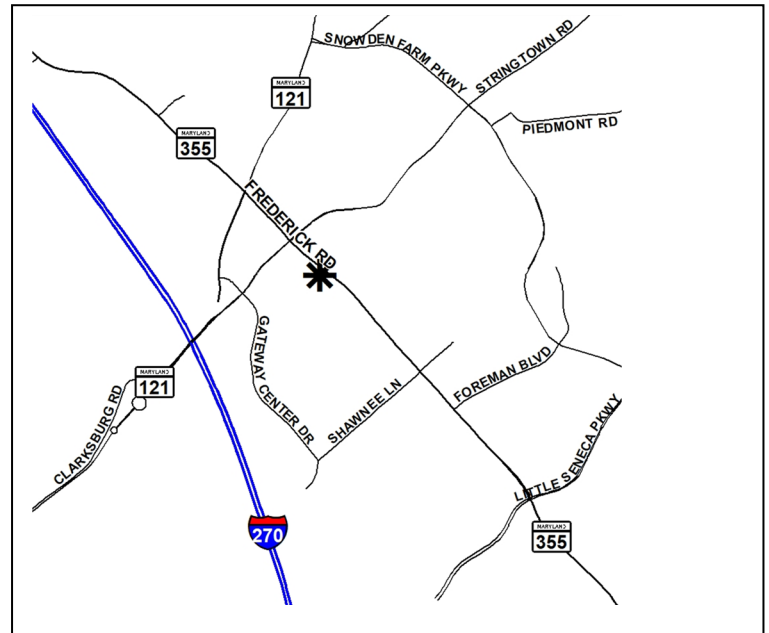
Request for a Conditional Use to operate a child day care center for 42 children, on a 0.60-acre lot located at 23126 Frederick Road, Clarksburg, MD, at the southeast corner of its intersection with Woodport Road, identified as Lot P5, Hammer Hill Subdivision, R-200 Zone, 1994 Clarksburg Area Master Plan)

Recommendation: Approval with conditions

Applicant: Jayanthi Babu

Submittal Date: December 18, 2020

Review Basis: Chapter 22A, Chapter 19, and Chapter 59



Summary

- Staff recommends **Approval with conditions**.
- The applicant proposes to construct a child daycare center. The Application is for a combined Preliminary/Final Water Quality Plan.
- There are two items for Planning Board review as part of this application: The Preliminary/Final Water Quality Plan for the Clarksburg Special Protection Area (SPA), and the Conditional Use. This memorandum covers Staff review and recommendations for the SPA Water Quality Plan. The Planning Board's actions on the Water Quality Plan are regulatory and binding. The review and recommendations for the Conditional Use are covered in a separate memorandum.

CONDITIONS

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

- a. The Applicant must conform to the conditions as stated in the Montgomery County Department of Permitting Services (MCDPS) Preliminary/Final Water Quality Plan Approval letter dated January 15, 2021.

PROJECT DESCRIPTION

The Applicant proposes to utilize the existing 2,134 square foot building with minimal alterations to the existing building or site. The alterations would include a play area for the children in the rear of the property, which is heavily screened currently by existing landscaping as well as established set back distance, a deck to the rear of the structure and modifications to the existing parking area to accommodate access onto the property only from Woodport Road and right turn exit only onto Frederick Road. The facility would house and allow for the operation of a two classroom school for up to a maximum of 42 students.

SITE DESCRIPTION

The subject property is located at 23126 Frederick Road, Clarksburg, MD, at the southeast corner of its intersection with Woodport Road, identified as Lot P5, Hammer Hill Subdivision in the R-200 Zone. The subject property is rectangular, improved with a 2134 square-foot single family detached dwelling. The property is generally flat with smooth slopes. It has approximately 295 feet of frontage on Westport Road and 100 feet of frontage on Frederick Road. The property is in the Little Seneca Creek watershed.

There are no streams, wetland areas, 100-year floodplains or highly erodible soils on the property. There are no rare, threatened or endangered species on the property.

The project is located within the *Clarksburg Master Plan & Hyattstown Special Study Area* (1994) and the Clarksburg SPA. There is one (01) tree between 24-29.9" Diameter at Breast Height (DBH) and three (03) trees greater than or equal to 30" DBH located on the Property.

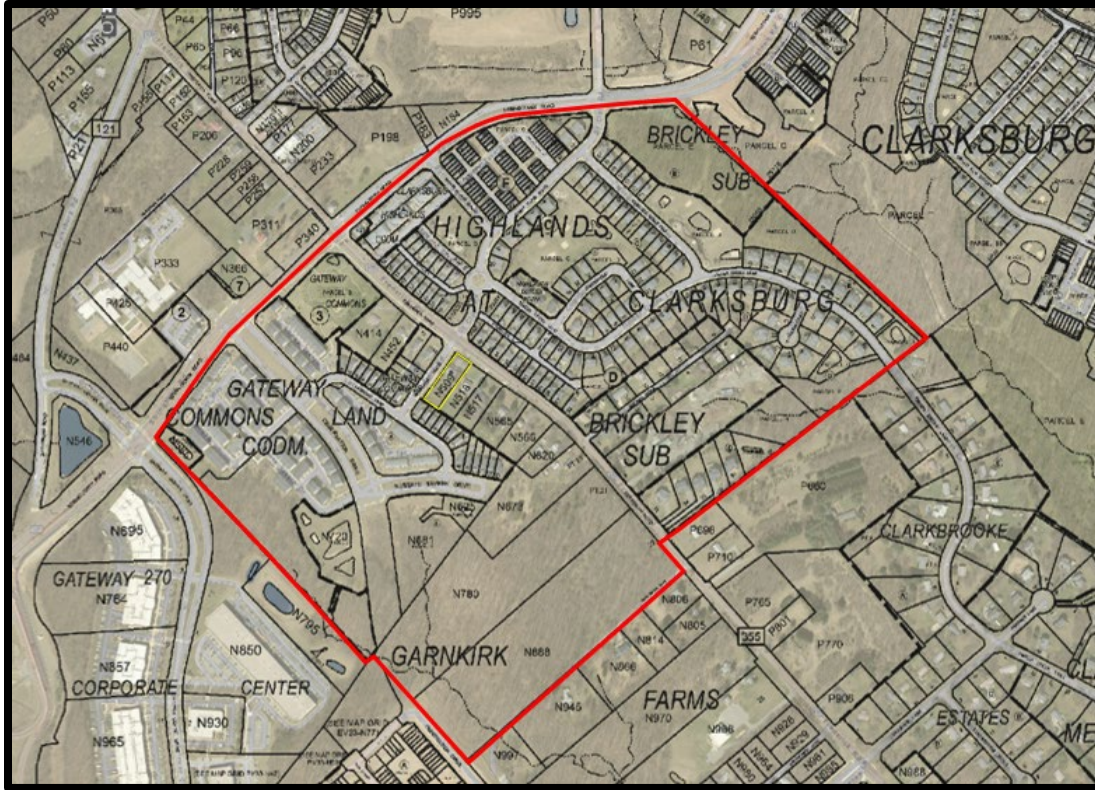


Figure 1. Project Location and Surrounding Area

A. FOREST CONSERVATION PLAN ANALYSIS AND FINDINGS

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

Review for Conformance to the Forest Conservation Law

The Application is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). The Property included in the Tree Save Application is approximately 0.6 acres in size.

Forest Conservation Exemption and Tree Save Plan

A forest conservation exemption request #42021042E was approved on November 10, 2020. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(s)(2) because the requirements of Article II do not apply to:

(2) an activity occurring on a tract less than 1 acre that will not result in the clearing of more than a total of 20,000 square feet of existing forest, or any existing specimen or champion tree, and reforestation requirements would not exceed 10,000 square feet. Forest in any priority area on-site must be preserved

The Tree Save Plan submitted in support of the application identifies stress reduction measures designed to minimize construction related impacts to specimen trees on site. These measures will be further refined at the pre-construction meeting, in coordination with the owner's Licensed Tree Expert.

B. SPA WATER QUALITY PLAN ANALYSIS AND FINDINGS

The Application meets the Water Quality Plan requirements of Chapter 19 of the Montgomery County Code and the requirements of the Clarksburg Special Protection Area.

Review for Conformance to the Special Protection Area Requirements

This project is located within the Clarksburg Special Protection Area and is required to obtain approval of a water quality plan under Section 19-62 of the Montgomery County Code.

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

MCDPS Special Protection Area Review Elements

In a letter dated January 15, 2021 MCDPS has conditionally approved the elements of the SPA Preliminary/Final Water Quality Plan under its purview (Attachment B).

Stormwater Management Concept

The Preliminary/Final Water Quality Plan proposes to meet required stormwater management by using a combination of micro-bioretenment and dry wells.

Monitoring

A stream monitoring fee for the site area and a BMP monitoring fee for the disturbed area in the SPA is required.

Planning Board Special Protection Area Review Elements

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

Environmental Guidelines

The site is located within the Clarksburg Special Protection Area (SPA) and the Little Seneca Creek watershed, a Use Class IV-P watershed. The Countywide Stream Protection Strategy (CSPS) rates

streams in this watershed as good. There are no streams, floodplains, wetlands, or environmental buffers on or affecting the site.

The Application meets all applicable requirements of the Environmental Guidelines.

Forest Conservation

A Forest Conservation Exemption (#42021042E) for the Property was approved by Staff on November 10, 2020. The forest conservation inspector in the review of the exemption application wanted to provide additional protection for tree #3 a 55" DBH Norway Maple, a possible County Champion size tree. The inspector requested the Applicant provide a detailed Tree Save Plan which showed tree protection measures to minimize construction impacts.

The Tree Save Plan submitted in support of the application identifies stress reduction measures designed to minimize construction related impacts to specimen trees on site. These measures will be further refined at the pre-construction meeting, in coordination with the owner's Licensed Tree Expert.

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

Impervious Surfaces

Within the 1994 Clarksburg Master plan area, typical impervious levels for development vary with the zone and the availability of sewer service. The subject property is located within the R-200 zone. The R-200 zone has a typical impervious level of 19 percent.

This Application is within the Clarksburg Special Protection Area (SPA) and while no impervious surface cap was set for this SPA, the amount of impervious surface is always looked at to see if it is the minimum necessary to achieve the goals of the project.

The Application proposes an impervious level of 17.1 percent. The Application has a net increase of 561 square feet of imperviousness from the existing conditions and is consistent with the average impervious levels in the R-200 zone.

CONCLUSION

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

ATTACHMENTS

Attachment A – Forest Conservation Exemption and Tree Save Plan
Attachment B – DPS Water Quality Plan Approval

Attachment A



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

November 10, 2020

Geoff L. Ciniero
CMS Engineering
4925 Ellis Lane
Ellicott City, MD 21043

Re: Forest Conservation Exemption - **Confirmed**
#42021042E – Lovedale Montessori

Dear Mr. Ciniero,

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Plan Exemption Request for the plan identified above, **is confirmed**. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(s)(2) because the requirements of Article II do not apply to:

(2) an activity occurring on a tract less than 1 acre that will not result in the clearing of more than a total of 20,000 square feet of existing forest, or any existing specimen or champion tree, and reforestation requirements would not exceed 10,000 square feet. Forest in any priority area on-site must be preserved;

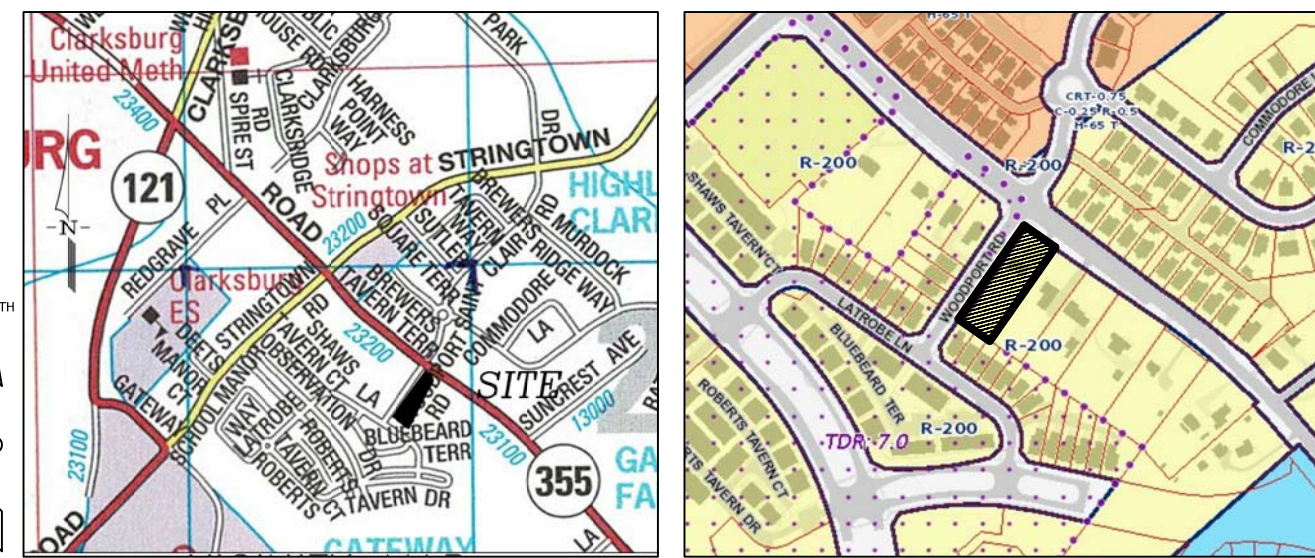
The Tree Save Plan submitted in support of the application identifies stress reduction measures designed to minimize construction related impacts to specimen trees on site. These measures will be further refined at the pre-construction meeting, in coordination with the owner's Licensed Tree Expert.

A pre-construction meeting is required after the limits of disturbance have been staked prior to clearing and grading. The property owner, construction superintendent, Arborist who will be implementing tree protection measures, forest conservation inspector must attend this meeting. If a sediment control permit is required, the Montgomery County Department of Permitting Services sediment control inspector must also be present. If you have any questions regarding these actions, please feel free to contact me at 301-495-4603 or at michael.sharp@montgomeryplanning.org.

Sincerely,

Michael J. Sharp

Michael J. Sharp
Forest Conservation Inspector
M-NCPPC, IRC



Vicinity Map
Scale: 1" = 1000'

Zoning Map
Scale: 1" = 500'

General Notes:

1. **Owner:**
Dinesh and Jayanthi Babu
4 Stonebridge Court
Gaithersburg, Maryland 20874
2. **Tax Account:** 02-00028982.
3. **Tract Size:**
Lot P5: 29,846 SF or 0.69 +/- acres
Previous Deductions: 5,977 SF or 0.13 +/- acres (Plat 4927)
Tract Size: 35,823 SF or 0.82 +/- acres
4. **State Tier:** Tier 1 - Sewer existing.
5. **Water and Sewer Category:** W-1/S-1.
6. **Legal Description:** Lot P5 of Hammer Hill; Plat 289. Liber/Folio: 57934/00165.
7. **Master Plan:** 1994 Clarksburg Master Plan and Hyattstown Special Study Area.
8. **Zoning:** R-200 per <https://mcatlas.org/zoning>; retrieved on May 26, 2020.
9. **Topography:** Taken from Montgomery County GIS 5-foot interval and field survey provided by CMS Associates LLC, dated April 8, 2020.
10. **Boundary:** Provided by CMS Associates LLC, dated April 8, 2020.
11. **Watershed:** The project site is located within Little Seneca Creek Watershed, use classification IV-P, MD 12 Digit: 021402080859. Hanson Code: 13.
12. **Special Protection Area:** The project site is located within the Clarksburg SPA.
13. **Soils:** Per NRCS National Cooperative Soil Survey's (NCSS) Web Soil Survey (WSS), retrieved on May 27, 2020, the majority (>99%) of the site area is Brinklow-Blocktown channery silt loam, 8-15% slope (16C). Hydrologic Soil Group: Brinklow: C, Blocktown: D. A minority (<1%) of the site, in the north-east corner is Occoquan loam, 3-8% slope (17B), Hydrologic Soil Group B.
14. **100-Year Floodplain:** The NRI study area is within Zone X, Area of Minimal Flood Hazard, per FEMA Panel Map 24031C0160D dated September 29, 2006. The drainage area to and from the project site is less than 35 acres.
15. **Wetlands:** Per National Wetlands Inventory (NWI), retrieved on May 27, 2020, and field observation, there are no wetlands and/or wetland buffers within the NRI study area or the project's site area.
16. **RTI:** A letter of request for verification of potential rare, threatened, and/or endangered species was sent to MD-DNR Wildlife and Heritage Service on May 19, 2020. The response letter from MD-DNR Wildlife and Heritage Service was received on June 11, 2020 indicating no Rare, Threatened or Endangered species within the NRI study area.
17. **Historic:** There are no historic properties or districts within the NRI study area. The nearest historic property is the Dowden's Ordinary Site, Resource Number 13/053-001A; and located approximately 500 feet north-west of the subject site.
18. **Site Visit:** Field work performed by David S. Ager of Townscape Design LLC on May 26, 2020 and assisted by Gina Ager on June 4, 2020. Additional field work associated with Tree #3 was performed by David S. Ager on June 15, 2020.
19. **Streams & Stream Valley Buffer:** There are no streams and/or stream valley buffers located within the NRI study area.
20. **Forest:** There is no forest within the NRI study area. Per mcatlas.org there are no existing forest conservation easements within the NRI study area.
21. **Significant and Specimen Trees:** Existing trees greater than 24-inch DBH are noted. Three trees are noted as specimen trees based on size. See additional notes regarding Tree #3 which is a Norway Maple and is at least 75% of the current State Champion. All trees less than 10" DBH were measured using tree caliper. Larger trees were measured by circumference at 4.5 feet above the root flare using tape measure.

Miss Utility 811:

NOTE: The Contractor is responsible for verifying all underground utility locations prior to construction.
800-257-7777 and at www.missutility.net

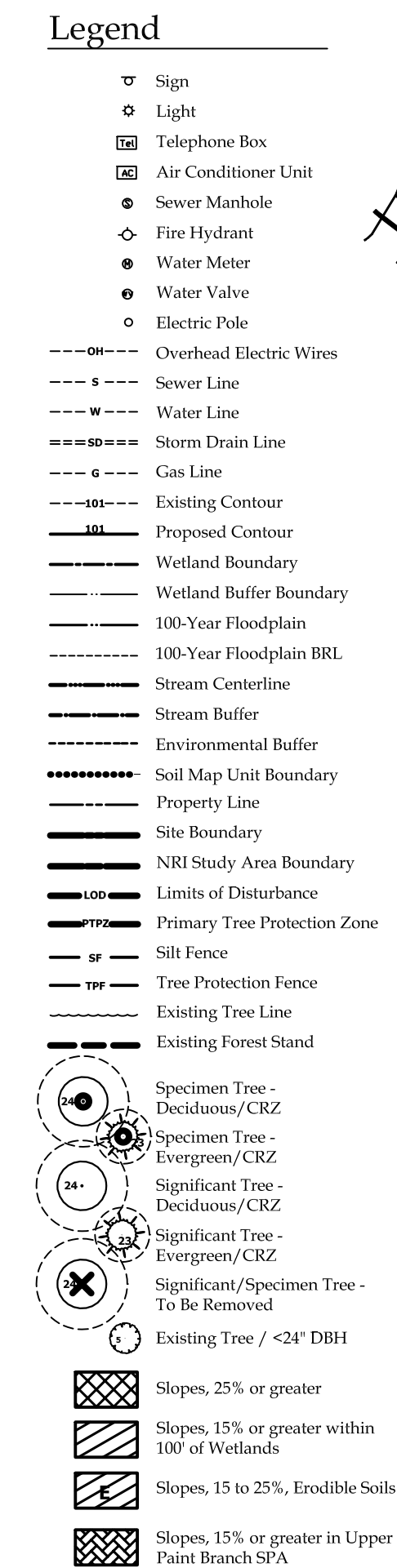
<u>DEVELOPER'S CERTIFICATE</u>	
<p>The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. _____ including, financial bonding, forest planting, maintenance, and all other applicable agreements.</p>	
Developer's Name:	_____ Printed Company Name
Contact Person or Owner:	_____ Printed Name
Address:	_____
Phone and Email:	_____
Signature:	_____

I hereby certify that I am a licensed Landscape Architect in the State of Maryland in good standing and that these plans were prepared by me and/or under my direct supervision. State license #602, expiration September 4, 2021.

David S. Ager
David S. Ager, LA #602
Townscape Design LLC

Oct. 21, 2020

Date



Special Instructions and Procedures Regarding Tree #3.

Tree #3 is a Norway Maple, *Acer platanoides*, with a circumference of at least 174 inches. The diameter at breast height (DBH) is at least 55 inches. It has a spread of approximately 71 feet and a height of approximately 74 feet. The tree is in good health with a generally full crown and good overall form. The tree forks at approximately 6 to 8 feet from ground, with one primary leader splitting at about 4.5 to 6 feet from ground. All leaders appear healthy.

This tree is located on common property line with adjoining lot (23122 Frederick Road). There is wood fencing up to, and touching the tree on both sides. A few of the smaller leaders in the central portion of the crown are not producing leaves. There is one partially healed fissure at about 10 feet above grade from loss of s a leader. Two smaller fissures were noted in surface area of exposed primary root system.

Based on the The 2019-2020 Register of Champion Trees for Montgomery County, Maryland, the current Montgomery County Champion Norway Maple is located in Beallsville, Maryland with a circumference of 138 inches, a height of 69 feet, a crown spread of 75.5 feet, and a point total of 246. Based on the Champion Tree Measurement Methodology, the subject tree appears to warrant consideration as a possible candidate for nomination as a County Champion. Based on the records at the Maryland Big Tree Program, Tree #3 is approximately 83% of the State Champion.

THEREFORE, IN ORDER TO PROPERLY PROTECT THIS TREE, AND OTHERS ON THE PROPERTY, THE FOLLOWING SPECIAL PROCEDURES AND METHODOLOGIES MUST BE FOLLOWED.

This plan establishes several tree protection zones on the property. Appropriate practices and construction methodologies, as outlined in these documents must be adhered to in all tree protection zones. In order to maximize protection of Tree #3 and others in its vicinity, these plans have established a PRIMARY TREE PROTECTION ZONE (PTPZ).

This PTPZ has special instructions for limited activities and tree preservation, as described below, that are IN ADDITION TO the standard practices described elsewhere in this document.

Activities Prohibited and Permitted Within Primary Tree Protection Zone:

- GENERAL CONDITIONS.
- 1.1. All activities including, but not limited to, parking, stockpiling of materials, use of equipment, grading, and land disturbance are strictly prohibited within the TREE PROTECTION ZONE (TPZ), especially the PRIMARY TREE PROTECTION ZONE (PTPZ).
- 1.2. Limited exceptions and specific activities are permitted within the PTPZ are only as described below.
 - 1.2.1. The owner proposes to build an unenclosed and raised deck at the rear of the existing structure in order to satisfy certain accessibility requirements associated with the Americans with Disabilities Act (ADA). Note that limits of disturbance in the PTPZ are limited to the excavation for deck and stair pier foundations.
 - 1.2.2. Construction of the deck and its appurtenances is permitted as a limited activity in PTPZ under the following requirements.
2. PRE-CONSTRUCTION.
- 2.1. Tree Protection Fencing.
 - 2.1.1. Prior to construction, tree protection fencing will be installed as indicated on the plan. The tree protection fencing may be combined with sediment control fencing.
 - 2.1.2. Limits of protection area will be staked prior to installing protective devices. Final location of limits of fencing should be coordinated in the field with arborist and/or landscape architect.
 - 2.1.3. DO NOT ROOT PRUNE at the tree protection fence or within the PTPZ. Root damage must be avoided to the greatest extent practicable, and minimized wherever possible.
 - 2.1.4. Protection signage is required and will be attached to fencing.
 - 2.1.5. Fencing shall be maintained throughout construction period.
- 2.2. Root System Identification - Deck Construction Stakeout.
 - 2.2.1. Prior to construction, the contractor must identify the location of major tree roots in the vicinity of the proposed deck construction.
 - 2.2.2. Investigative digging will be by hand tools (dibble or similar) or pressure washer only and will minimize root damage.
 - 2.2.3. Proposed piers and any other ground-level impacts associated with the deck construction will be staked in the field. See architectural plans for deck construction details.
 - 2.2.4. If conflicts exist, the architectural plans will be adjusted to avoid critical roots. If conflicts exist and are unavoidable, flush cut the root and treat with a fertilizer such as Ortho BI Upstart to promote new root growth.
- 2.3. Pre-construction and Construction Phase Stress Reduction Strategies.
 - 2.3.1. Root Pruning. DO NOT ROOT PRUNE except where needed for deck pier construction. Limit this root pruning to the greatest extent practicable. Clean cuts with a vibratory knife or other appropriate tool will be performed.
 - 2.3.2. Sanitary Pruning. A few of the smaller leaders in the central portion of the crown are not producing leaves and sanitation pruning is recommended prior to construction.
 - 2.3.3. Crown reduction and/or pruning is not recommended unless determined necessary in consultation with an arborist. Final recommendations regarding additional crown reduction to be determined in the field with arborist and/or landscape architect.
 - 2.3.4. Watering. Watering will be provided during the construction period. Keep trees well watered, especially during summer months. A long, slow soak over the entire root zone is the preferred method of watering. Keep the top 12 inches moist, but avoid overwatering. Avoid frequent, shallow watering. Make sure surface water drains away from the tree.
3. DECK CONSTRUCTION.
- 3.1. All material and tools will be delivered by hand and/or by small rubber-wheeled transporters to avoid heavy loads on existing roots. All material must be stockpiled outside the PTPZ. The only point of access to the PTPZ for deck construction will be through a gated opening in the Tree Protection Fence at the western side of the structure near Woodport Road. Excavation of pier holes will be by hand auger.
- 3.2. No heavy mechanical equipment will be permitted in the PTPZ. However, if mechanical equipment is required in the PTPZ, a minimum 6" bed of mulch shall be provided to minimize compaction. Recommended mulched path access into the PTPZ is shown on the plan.
- 3.3. All debris and excavated soil must be immediately removed from the PTPZ. Other than the required excavation for piers, there shall be NO other land disturbance in the PTPZ.
- 3.4. Concrete for piers will be hand-delivered by wheel barrow or via a concrete boom and pump system that avoids heavy equipment impacts in or near the PTPZ.
- 3.5. Above grade construction of the deck will proceed in a timely fashion so that impacts on the PTPZ are minimized.
- 3.6. Upon completion of the deck, all excess material and debris will be removed.

4. POST-CONSTRUCTION CARE AND MAINTENANCE.

4.1. Establishment of appropriate care and maintenance of protected trees will be determined in consultation with arborist and/or landscape architect. Recommendations may include, but not necessarily be limited to:

- 4.1.1. Aeration. Using a hand auger, aerate the root zone manually approximately every square foot.
- 4.1.2. Fertilization. Depending on the time of construction, fertilize the root zone using a broadcast spreader in late spring or late fall using an appropriate tree fertilizer to reduce stress on the tree.
- 4.1.3. Watering. Occasional soaking of the root zone shall be provided as needed depending on climatic conditions.

Michael Sharp (michael.sharp@montgomeryplanning.org)
11/10/20

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 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 Tree Protection 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, except as permitted as a limited activity described elsewhere. 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, understorey, 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

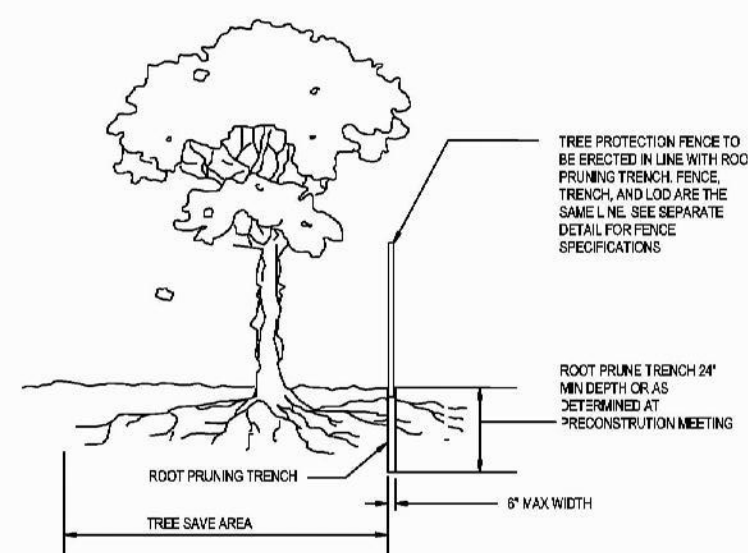
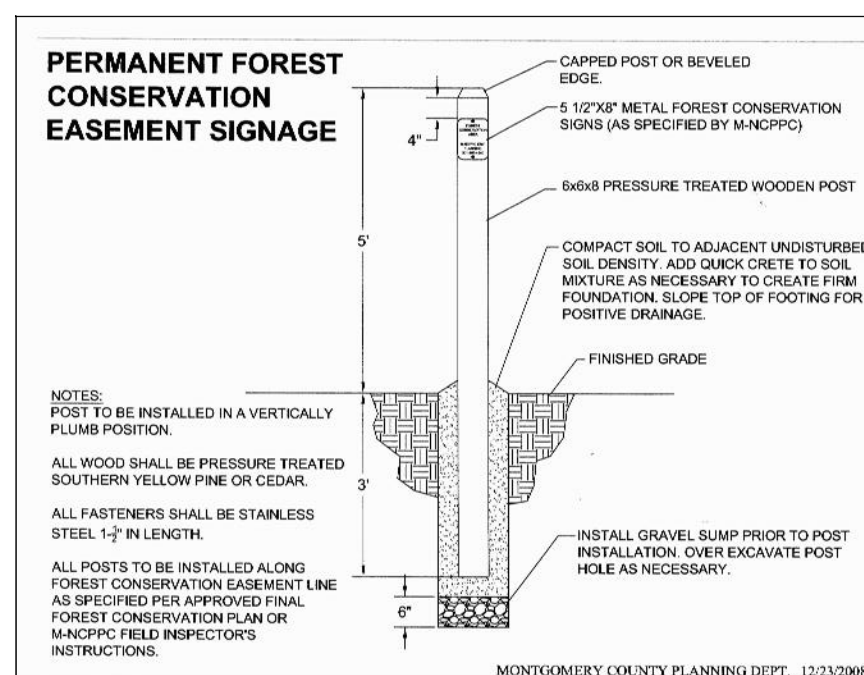
9. After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - 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 installed.

Inspections:

All field inspections must be requested by the applicant. Inspectors must be conducted as follows:

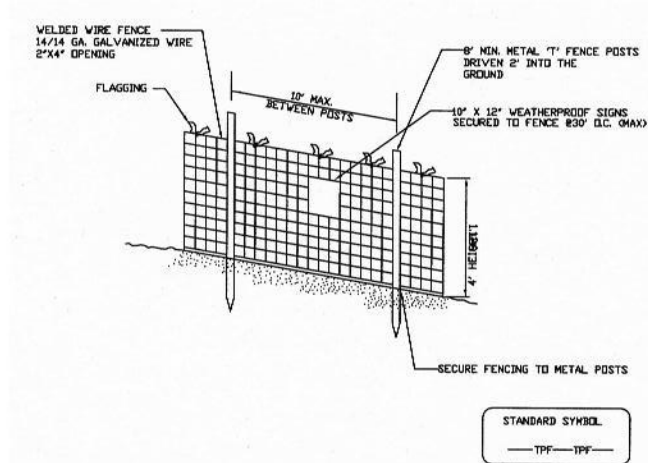
Tree Save Plans and Forest Conservation Plans without Planting Requirements:

1. Inspection 1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
2. Inspection 2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin.
3. Inspection 3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provisions of the tree protection and/or forest conservation plan.



NOTES:

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 SHALL BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC AS SPECIFIED BY PLAN OR BY THE FC INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
6. ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.



NOTES

1. Practice may be combined with sediment control fencing.
2. Location and limits of fencing should be coordinated in field with arborist.
3. Boundaries of protection area should be staked prior to installing protective device.
4. Root damage should be avoided.
5. Protection signage is required.
6. Fencing shall be maintained throughout construction.



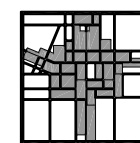
I hereby certify that I am a licensed Landscape Architect in the State of Maryland in good standing and that these plans were prepared by me and/or under my direct supervision. State license #602, expiration September 4, 2021.

David S. Ager

Oct. 21, 2020

Date

David S. Ager, LA #602
Townscape Design LLC



DRAWN BY:	da
DESIGNED BY:	da
CHECKED BY:	da
DATE:	Sept. 15, 2020
SCALE:	As Shown
REVISIONS	

REVISIONS

Owner / Applicant:
Jayanthi Babu (dba Lovedale Montessori)
4 Stonebridge Court
Gaithersburg, MD 20874

Contact Person: Geoff L. Ciniero, PE
(410) 988-2436

TREE SAVE PLAN
Lovedale Montessori
23126 Frederick Road
Clarksburg, Maryland
TMEW341 / WSSC 232NNW13

Clarksburg, Maryland
TM EW341 / WSSC 232NW13

C 5030 Daybreak Circle, Suite A150-109
Clarksville, MD 21029
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S www.townscapedesign.com

TOWNSCAPE DESIGN LLC
TOWN PLANNERS AND LANDSCAPE ARCHITECTS

SHEET
OF 2

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Attachment B



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

January 15, 2021

Mr. Geoffrey L. Ciniero, P.E.
CMS Associates LLC
4925 Ellis Lane
Ellicott City, Maryland 21043

Re: **COMBINED PRELIMINARY AND FINAL
WATER QUALITY PLAN /SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
23126 Frederick Road
Preliminary Plan #: N/A
SM File #: 286589
Tract Size/Zone: 0.685 acres/R-200
Total Concept Area: 0.685 acres
Lots/Block: P5/1
Parcel(s): N/A
Watershed: Little Seneca Cr. (Clarksburg SPA)

Dear Mr. Ciniero:

Based on a review by the Department of Permitting Services Review Staff, the Preliminary and Final Water Quality Plan for the above-mentioned site is **acceptable**. The Preliminary and Final Water Quality Plan proposes to meet required stormwater management goals via micro bioretention.

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. Documentation of permission must be provided if you intend to tie directly into the existing storm drain inlet as shown on the plans.

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**. Stream monitoring and BMP monitoring fees will be required per Special Protection Area regulations.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The Preliminary and Final Water Quality Plan approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the



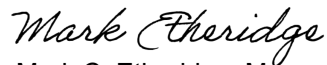
2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingervices

Mr. Geoffrey L. Ciniero, P.E.
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development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Leo Galanko at 240-777-6242.

Sincerely,



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

MCE: lmg

cc: N. Braunstein
SM File # 286589

ESD: Required/Provided 128 cf / 245 cf
PE: Target/Achieved: 1.0"/1.0"
STRUCTURAL: 0 cf
WAIVED: 0 ac.