

**14511 JONES LANE (LOT 23)
PRELIMINARY PLAN AMENDMENT #11996072A**



Description

Application to amend Preliminary Plan No. 119960720 for Forest Conservation purposes to abandon an existing 2,371 square foot Category I Conservation Easement on Lot 23, located at 14511 Jones Lane. The Applicant proposes to mitigate for the easement removal by paying a fee-in-lieu.

No. 11996072A
Completed: 2-27-2023

MCPB
Item No. 8
03-09-2023

Montgomery County
Planning Board
2425 Reedie Drive, Floor 14
Wheaton, MD 20902

Planning Staff

mgk

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SP

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Patrick Butler, Division Chief, Upcounty Planning, Patrick.butler@montgomeryplanning.org , 301-495-4561

LOCATION/ADDRESS

Lot 23, 14511 Jones Lane, North Potomac

MASTER PLAN

2002 Potomac Subregion Master Plan

ZONE

R-200

PROPERTY SIZE

0.46 Acres

APPLICANT

Janica Woodley

ACCEPTANCE DATE

November 2, 2022

REVIEW BASIS

Chapter 22A



Summary:

- Staff recommends approval with conditions of the Amended Preliminary Plan and associated Final Forest Conservation Plan.
- The Applicant purchased the lot with an existing 2,371 square foot Category I Conservation Easement that does not include any environmentally sensitive features or any forest. The Applicant proposes to abandon the Conservation Easement and mitigate for the removal by paying a fee-in-lieu at a ratio of 2:1, the equivalent of 4,743 square feet.
- The Application conforms to Chapter 22A.
- No community correspondence has been received.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

FINAL FOREST CONSERVATION PLAN 11996072A

Staff recommends approval with conditions of the Preliminary Plan Amendment for Final Forest Conservation Plan purposes to abandon a 2,371 square foot Category I Conservation Easement located on a 0.46-acre residential lot located at 14511 Jones Lane (“Subject Property” or “Property”). There are no environmentally sensitive features, including forest on the lot and there is no development or disturbance proposed. All site development elements shown on the latest electronic version of the Final Forest Conservation Plan No. 11996072A as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required. None of the previous conditions of approval as noted in the Planning Board Opinion approving 119960720, with a mailing date of April 29, 1996, require modification (Attachment A). The following Conditions are in addition to all other previous conditions, which remain in full force and effect:

ENVIRONMENT

8. Within ninety (90) days of the mailing of the Planning Board Resolution approving 11996072A, the Applicant must submit a fee-in-lieu payment to the M-NCPPC Planning Department for the 0.10 acres (4,743 square feet) of mitigation credit.
9. Within ninety (90) days of the mailing of the Planning Board Resolution approving 11996072A, the Applicant must submit a Deed of Release of Conservation Easement for the entirety of the existing Category I Conservation Easement on Lot 23 in a form approved by the M-NCPPC Office of General Counsel. The Deed of Release must be recorded in the Montgomery County Land Records. The entirety of the existing easement remains in full force and effect until the Deed of Release has been approved and recorded in the Montgomery County Land Records. The Deed of Release cannot be approved by M-NCPPC until the fee-in-lieu is paid.

SECTION 2: SITE DESCRIPTION

PROPERTY DESCRIPTION AND VICINITY

The Subject Property is a 0.46-acre residential lot known as Lot 23, located at 14511 Jones Lane, in North Potomac. The Property is developed with a single-family detached residential home with driveway access from Jones Lane. There are no environmentally sensitive features on or immediately adjacent to the Subject Property, nor is there any forest.



Figure 1 – Subject Property (Lot 23) and adjacent Lot 22

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

The Subject Property was part of a two-lot subdivision known as the Hoes Property, approved under Preliminary Plan #19960720 by Planning Board Opinion with a mailing date of April 29, 1996 (Attachment A). At the time of the subdivision, the home located on the Subject Property was existing on Lot 23. The subdivision created a second lot, a “flag lot” known as Lot 22, and included construction of a new home. The Final Forest Conservation Plan approved as part of the subdivision, resulted in a forest planting requirement of 0.14 acres, or approximately 6,098 square feet (Attachment B). This planting requirement was met along the southern property line of the two lots and protected via a Category I Conservation Easement. Approximately 0.054 acres, or 2,371 square feet of the Conservation Easement is located on the Subject Property.

PROPOSAL

The Applicant proposes to abandon the existing Category I Conservation Easement on the Subject Property and mitigate for the removal through a fee-in-lieu at a 2:1 rate. The Applicant notes that there was no forest within the Conservation Easement at the time they purchased the Property in September 2020. They wish to abandon the Easement and install a fence along the perimeter of the yard for their dog to be able to roam leash-free and for their privacy from the “flag lot” located directly behind them. In the provided Statement of Justification, the Applicant notes that the Conservation Easement does not meet the minimum size requirements under the definition of “forest” as it is less than 10,000 square feet in area. While this has no bearing on the easement, the Applicant also notes the proximity of the house on the adjacent Lot 22, and that this “flag lot” would likely not be approved under the current standards because the two lots do not meet the 80-foot flag lot setback minimum currently under Chapter 50. The Applicant proposes to mitigate for the removal of the 2,371.38 square foot (0.05 acre) Category I Conservation Easement through a fee-in-lieu payment at a 2:1 rate, which equates to mitigation for 4,742.76 square feet or 0.10 acres. There is no construction or land disturbance proposed as part of this Application.

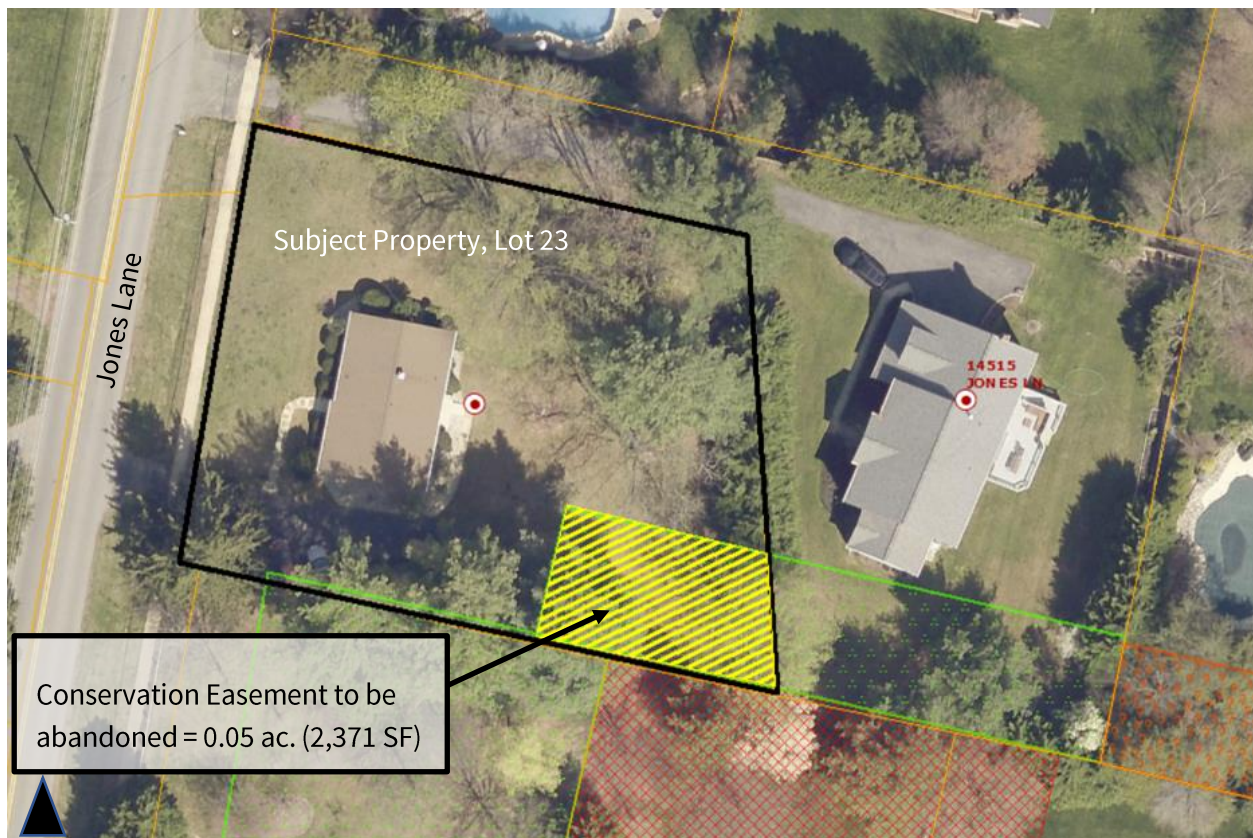


Figure 2 – Subject Property (Lot 23) and proposed Conservation Easement removal

SECTION 4: COMMUNITY OUTREACH

The Applicant followed proper noticing requirements related to this Application to amend Final Forest Conservation Plan #119960720.

As of date of this Staff Report, no correspondence has been received related to this Application.

SECTION 5: PRELIMINARY PLAN 11996072A FINDINGS AND ANALYSIS

All previous findings for Preliminary Plan 119960720 remain valid except as amended as part of this Application to amend the associated Final Forest Conservation Plan.

FOREST CONSERVATION

1. *All Forest Conservation Law, Chapter 22a requirements are satisfied*

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law. The Application includes one developed lot, Lot 23. There is no disturbance proposed as part of this Application.

The Planning Board approved Forest Conservation Plan #119960720 as part of Preliminary Plan No. 119960720 with the Planning Board Opinion mailing date of April 29, 1996. At the time of the original approval and currently, no forest or other environmentally sensitive features (i.e., streams, stream buffers, steep slopes, etc.) exist on the Property. The original Forest Conservation Plan resulted in an afforestation requirement of 0.14 acres (6,098 square feet) to be planted on-site across the two lots and protected in a Category I Conservation Easement (Attachment B).

The Application, Final Forest Conservation Plan Amendment 11996072A, requests to amend the Final Forest Conservation Plan to abandon the 0.05-acre (2,371.38 square feet) portion of the Category I Conservation Easement that is located on the Subject Property and mitigate for the removal by fee-in-lieu payment at a 2:1 rate (Attachment C).

Staff supports the Applicant's request to abandon the Category I Conservation Easement because it is not protecting any environmentally sensitive features or any forest and does not meet the minimum size criteria for forest. Category I Conservation Easements are utilized to protect sensitive features and forest, and these do not exist on the Subject Property. Per Chapter 22A, the minimum size criteria under the definition of "forest" is 10,000 square feet. The size of the Category I Conservation Easement does not meet the minimum criteria; nor does it contain any environmentally sensitive features, such as streams, wetlands, and stream buffers.

Per Section 22A-12(g)(2), “A person may make an in lieu fee payment to the forest conservation fund only if the person satisfactorily demonstrates that the off-site reforestation and afforestation requirements are less than 0.5 acre, and the Planning Board or Planning Director, as appropriate, finds that: (A) no on-site priority planting area is present; and (B) no other appropriate on-site planting areas is available.” Additionally, it has been Planning Board policy to not accept Conservation Easements on lots less than two acres in size to ensure property owners have a usable backyard area and to reduce the potential for unauthorized encroachments into the easements resulting in violations. Given the fact that this Conservation Easement does not contain any forest or other environmentally sensitive features, does not meet the minimum size criteria specified in the definition of “forest” and would not be accepted as a Conservation Easement under the current standards, Staff supports the Applicant’s request to abandon the Category I Conservation Easement on the Subject Property with mitigation through a fee-in-lieu payment at a 2:1 rate.

SECTION 6: CONCLUSION

As conditioned, the Amended Final Forest Conservation Plan Application satisfies the findings under Chapter 22A. Therefore, Staff recommends approval of the Preliminary Plan #11996072A to amend the associated Final Forest Conservation Plan with the conditions specified at the beginning of this report.

ATTACHMENTS

Attachment A: Previous Approval Preliminary Plan Opinion 119960720

Attachment B: Previous Approval Final Forest Conservation Plan 119960720

Attachment C: Amended Final Forest Conservation Plan 11996072A

Date of mailing: April 29, 1996



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring Maryland 20910-3760

Action: Approved Staff Recommendation
(Motion of Comm. Holmes, seconded by Comm. Richardson, with a vote of 3-0; Comms. Holmes, Richardson, and Baptiste, voting in favor, with Comms. Aron, and Hussmann temporarily absent).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

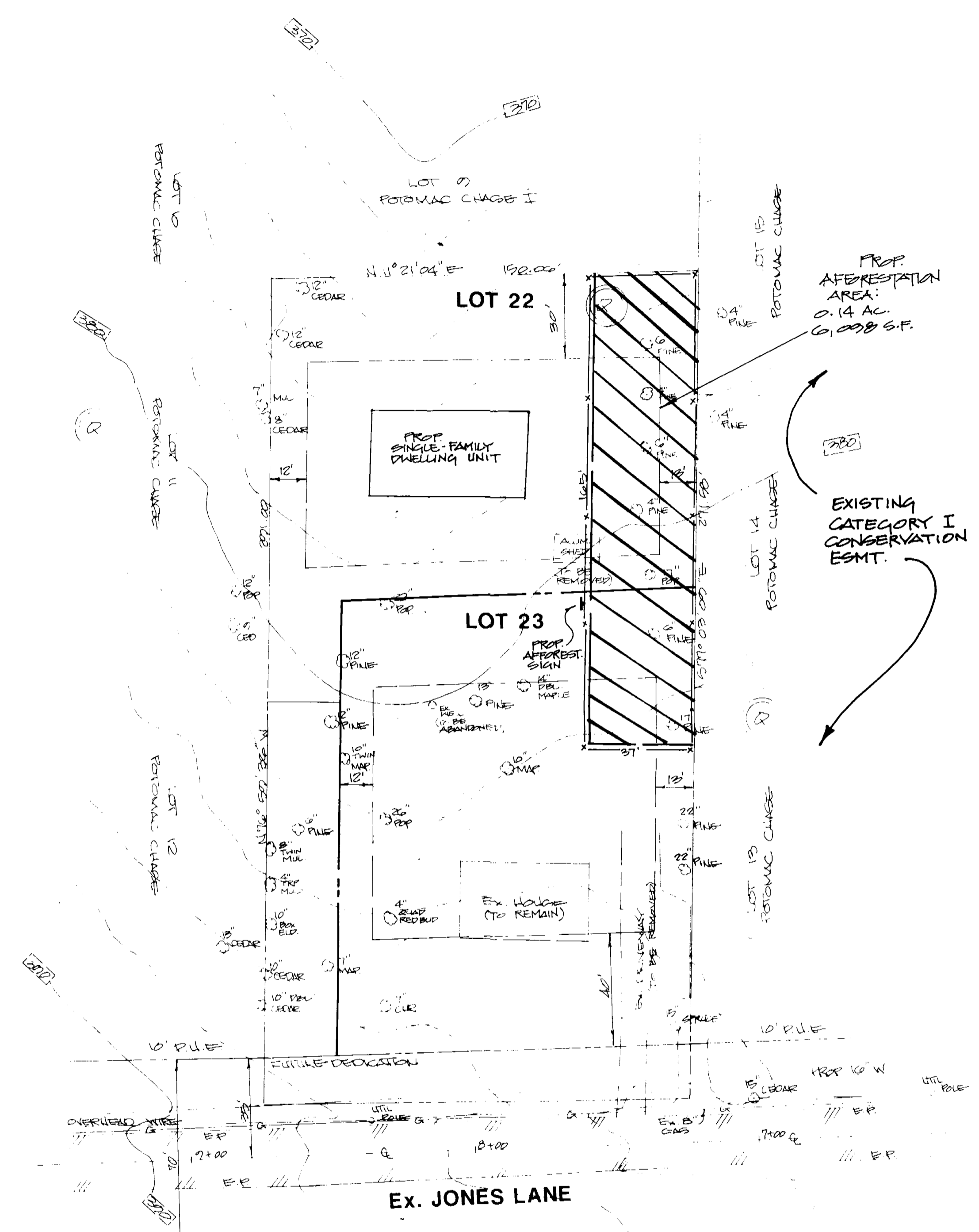
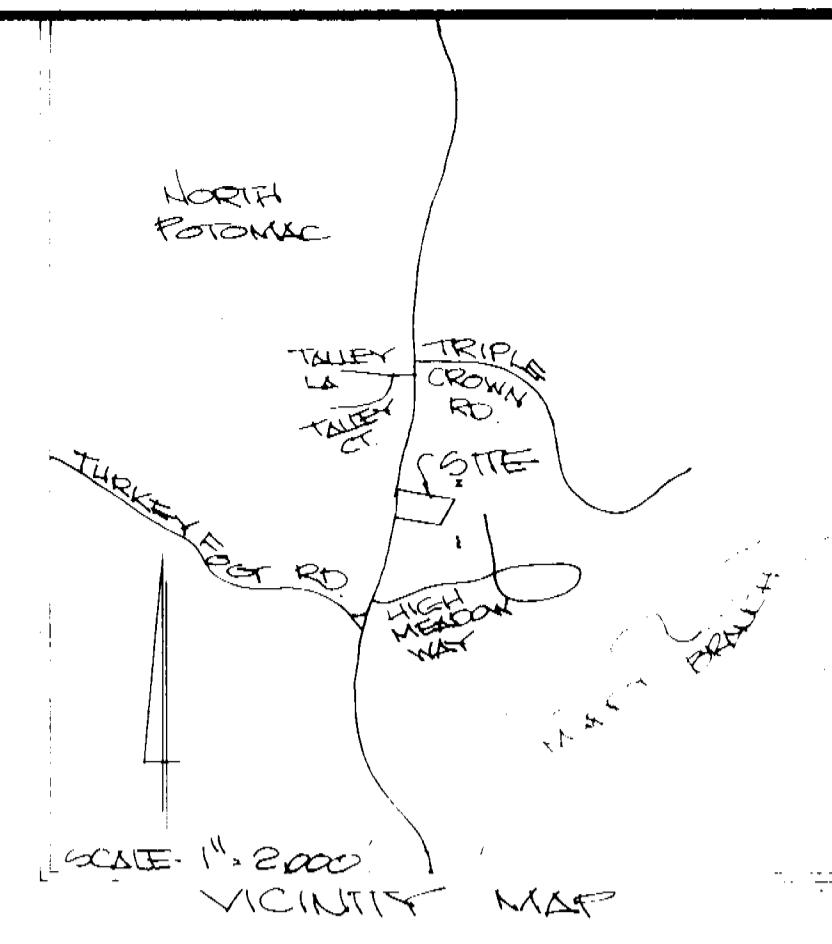
Preliminary Plan 1-96072
NAME OF PLAN: HOES PROPERTY

On 02-14-96, TAMARA CORPORATION, submitted an application for the approval of a preliminary plan of subdivision of property in the R200 zone. The application proposed to create 2 lots on 1.00 ACRES of land. The application was designated Preliminary Plan 1-96072. On 04-25-96, Preliminary Plan 1-96072 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-96072 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-96072, subject to the following conditions:

Approval, pursuant to the DeMinimis Provisions of the FY 96 Annual Growth Policy, subject to:

- (1) Compliance with the conditions of approval for the preliminary forest conservation plan. Applicant must meet all conditions prior to recording of plats or MCDEP issuance of sediment and erosion control permit, as appropriate
- (2) Record plat to reference common ingress/egress easement
- (3) Conditions of MCDEP stormwater management approval dated 3/4/96
- (4) Dedication of Jones Lane 35' off center line
- (5) Access and improvements as required and approved by MCDOT
- (6) Other necessary easements
- (7) This preliminary plan will remain valid until May 29, 1999 (37 months from the date of mailing which is April 29, 1996) Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.

Attachment B



FOREST CONSERVATION WORKSHEET

A. TOTAL AREA OF TRACT:	1.00 ACRES (A)
B. AREA WITHIN 100 YEAR FLOODPLAIN (IF DRAINAGE AREA >400 ACRES):	0.00 ACRES (B)
C. AREA OF LAND TO BE USED FOR AGRICULTURE:	0.00 ACRES (C)
D. AREA WITHIN ROW/EASEMENT FOR WHICH MSC OR MCDOT/SHA IS RESPONSIBLE:	0.34 ACRES (D)
E. NET TRACT AREA (A-B-C-D):	0.06 ACRES (E)
F. LAND USE CATEGORY (Table 2) HIGH DENSITY RESIDENTIAL:	0.14 ACRES (F)
G. AFFORESTATION THRESHOLD (from Table 3, 15' x 2):	0.19 ACRES (G)
H. CONSERVATION THRESHOLD (from Table 3, 20' x 2):	0.00 ACRES (H)
I. EXISTING FOREST COVER:	0.00 ACRES (I)
J. FOREST COVER ABOVE AFFORESTATION THRESHOLD (I-G):	0.00 ACRES (J)
K. FOREST COVER ABOVE CONSERVATION THRESHOLD (I-H):	0.00 ACRES (K)

CALCULATION OF BREAK-EVEN POINT (Forested Acres to be Saved for no planting requirements):

L. IF K < G AND I < G, BREAK-EVEN POINT EQUALS I: (IF I < G, THERE IS NO BREAK-EVEN POINT AND AFFORESTATION PLANTING IS REQUIRED. REFER TO P, BELOW)

M. IF K > G, BREAK-EVEN POINT EQUALS (K x 204) + H: 0.00 ACRES (L)

N. TOTAL AREA OF FOREST TO BE CLEARED: (IF N IS GREATER THAN I-L, REFORESTATION PLANTING IS REQUIRED. SEE Q-M, BELOW.) 0.00 ACRES (M)

CALCULATION OF AFFORESTATION REQUIREMENT:

P. AFFORESTATION REQUIREMENT: (G-I): 0.14 ACRES (P)

CALCULATION OF REFORESTATION REQUIREMENT:

Q. AREA OF FOREST ABOVE CONSERVATION THRESHOLD TO BE CLEARED (IF K > M, USE N; K < M, USE P): 0.00 ACRES (Q)

R. AREA OF FOREST BELOW CONSERVATION THRESHOLD TO BE CLEARED (N-Q): 0.00 ACRES (R)

S. FORESTED AREA ABOVE CONSERVATION THRESHOLD TO BE SAVED (M-H): 0.00 ACRES (S)

T. PLANTING REQUIRED FOR CLEARING ABOVE THRESHOLD (Q x 1/4): 0.00 ACRES (T)

U. PLANTING REQUIRED FOR CLEARING BELOW THRESHOLD (R x 2): 0.00 ACRES (U)

V. CREDIT FOR FOREST SAVED ABOVE CONSERVATION THRESHOLD(S): 0.00 ACRES (V)

W. TOTAL REFORESTATION REQUIREMENT (T+U-V): 0.00 ACRES (W)

TOTAL PLANTING REQUIREMENT:

X. AFFORESTATION AND REFORESTATION: (P+W) 0.14 ACRES (X)

Y. CREDIT FOR TREES AND LANDSCAPING (NATURE CANOPY X .25) (SEE STREET TREE AND LANDSCAPING TABULATION): 0.00 ACRES (Y)

Z. TOTAL FOREST PLANTING REQUIREMENT (X-Y): 0.14 ACRES (Z)

AFFORESTATION AREA TOTALS
Total Afforestation Area: 0.14 acres

AFFORESTATION PLANT LIST

TREES - 0.14 ACRES @ 300 1" - 1 1/2" CALIPER

Quantity	Percentage	Botanical/Common Name	Serial Stage
3	11%	Acer rubrum/Red Maple	P
3	11%	Cornus florida/Flowering Dogwood	P
1	4%	Cercis canadensis/Redbud	P
3	11%	Fraxinus pennsylvanica/Green Ash	P
4	15%	Liriodendron tulipifera/Tulip Poplar	ES
2	7%	Myrica sylvatica/Black Gum	ES
4	15%	Quercus coccinea/Scarlet Oak	ES
1	4%	Quercus prinus/Chestnut Oak	ES
2	7%	Pinus strobus/White Pine	P/ES
28	100%		

SHRUBS - 0.14 ACRES @ 33 1-3 GALLON CONTAINERS PER ACRE

Quantity	Percentage	Botanical/Common Name	Serial Stage
2	40%	Amelanchier canadensis/Serviceberry	ES/C
1	20%	Hemamelis virginiana/Witch Hazel	ES
2	40%	Viburnum dentatum/Arrowwood	P
5	100%		

***Serial Stage**
P = Pioneer
ES = Early Stage
C = Climax

One-third of proposed plant species for afforestation to be pioneer and two-thirds to be late successional. Tree spacing to be 15' x 15'. Shrubs to be 5' on-center. Planting to be done by hand.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN
APPROVAL
Plan No. 1-96072
Signature: [Signature] 11/1/96

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRELIMINARY FOREST CONSERVATION PLAN
CONDITIONAL APPROVAL
Plan No. 1-96072
Signature: [Signature] 5/17/96

WILLARD W & M.I. TALLEY
L 2103 F 166
P 340

WILLARD W & M.I. TALLEY
L 2103 F 166
P 340

LANCE SMITH
L 0070 F 23
P 302

LEGEND:
X - X - X
TREE PROTECTION FENCING
AFFORESTATION SIGN

1.	ADD TREE PROTECTION FENCING, AFFOR. SIGN & PROP. HOUSE	4/28/96
No.	REVISIONS	DATE

ENGINEER'S SEAL & SIGNATURE

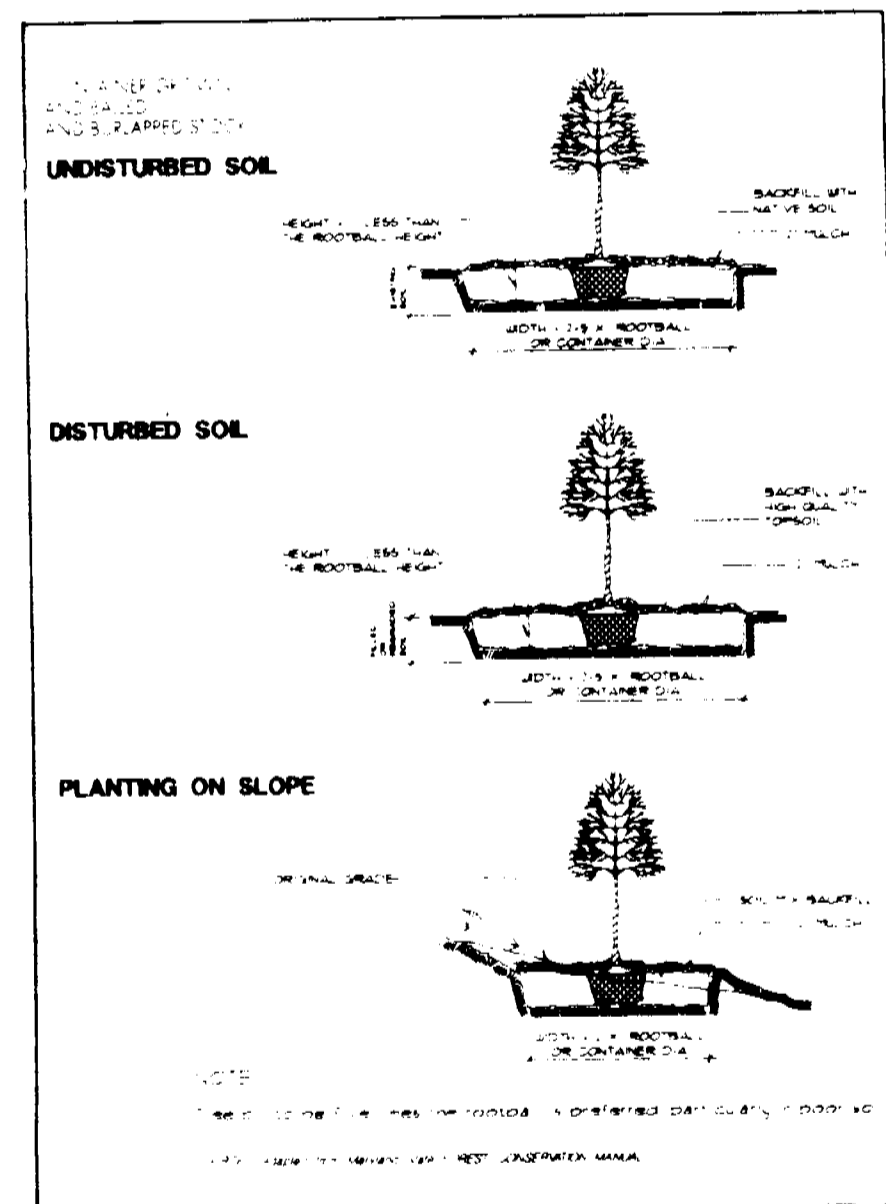
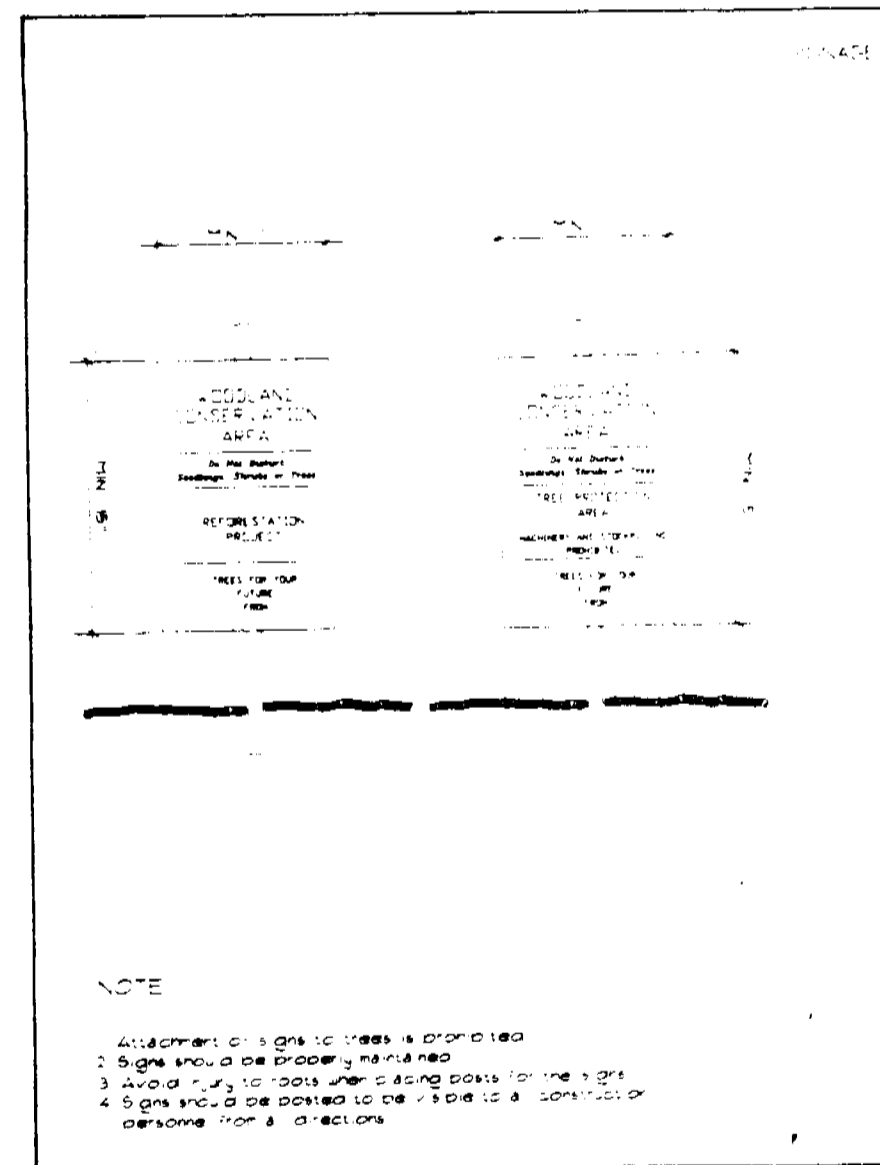
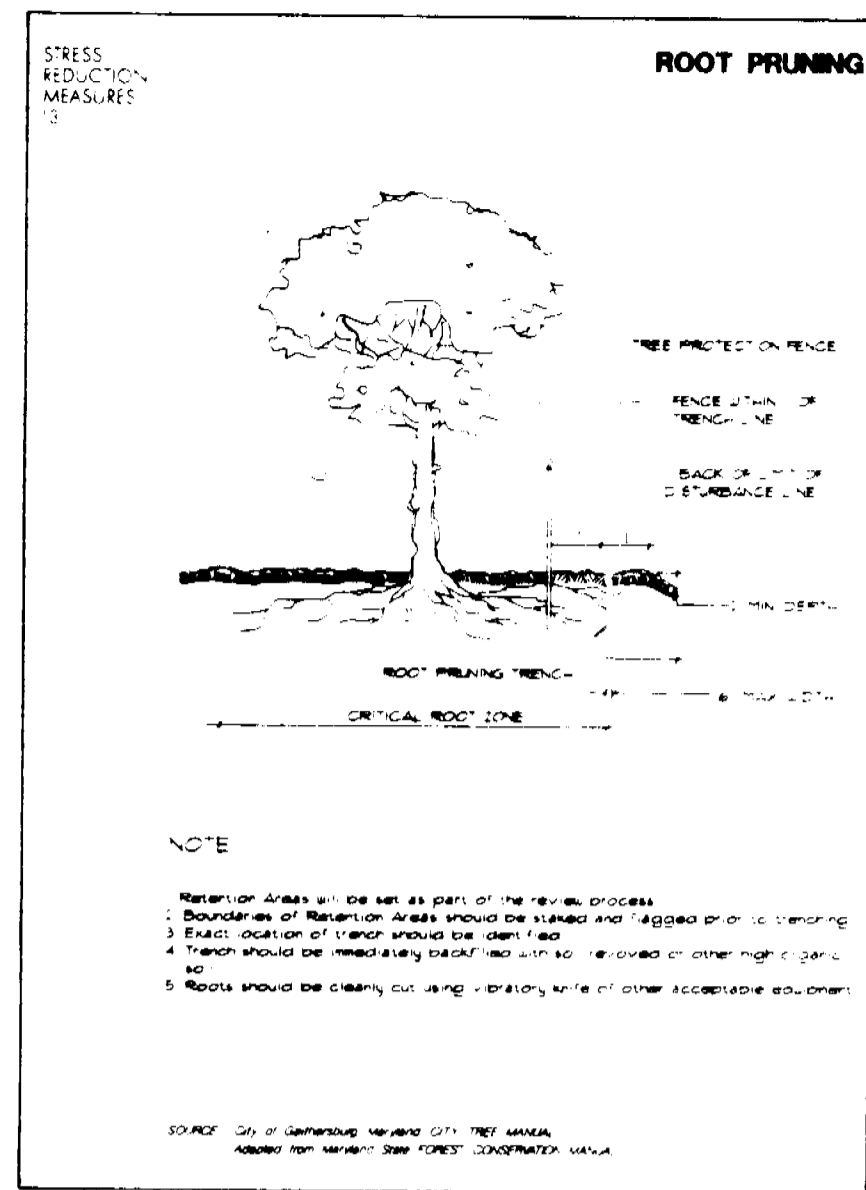
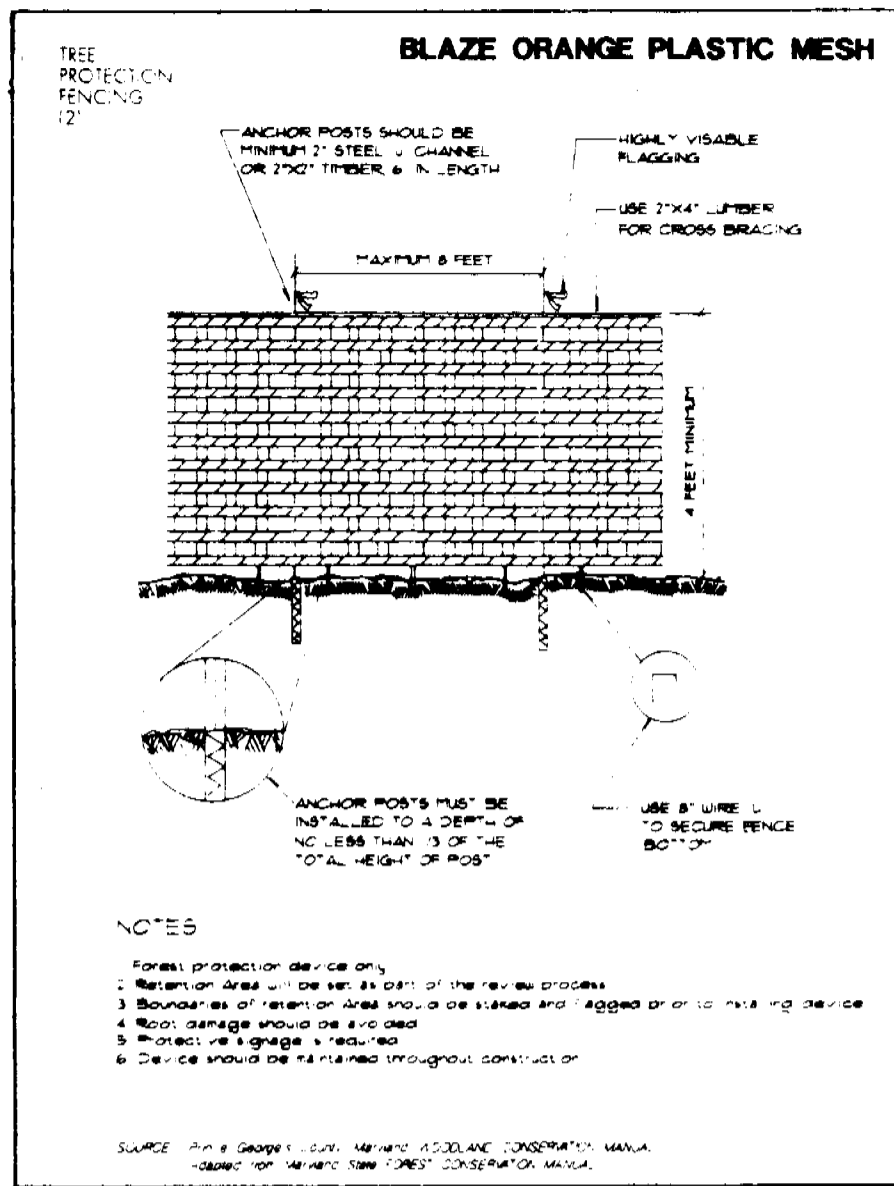
PRELIMINARY / FINAL FOREST CONSERVATION PLAN
PRELIMINARY PLAN OF SUBDIVISION

HOES PROPERTY

Dewberry & Davis
IN ASSOCIATION WITH JOAV STEINBACH P.E.
Architects
Engineers
Planners
Surveyors

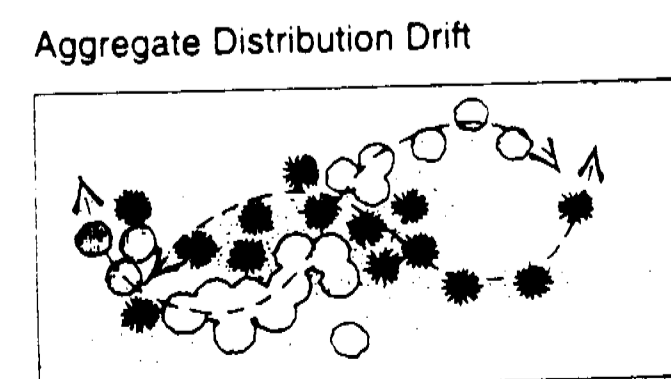
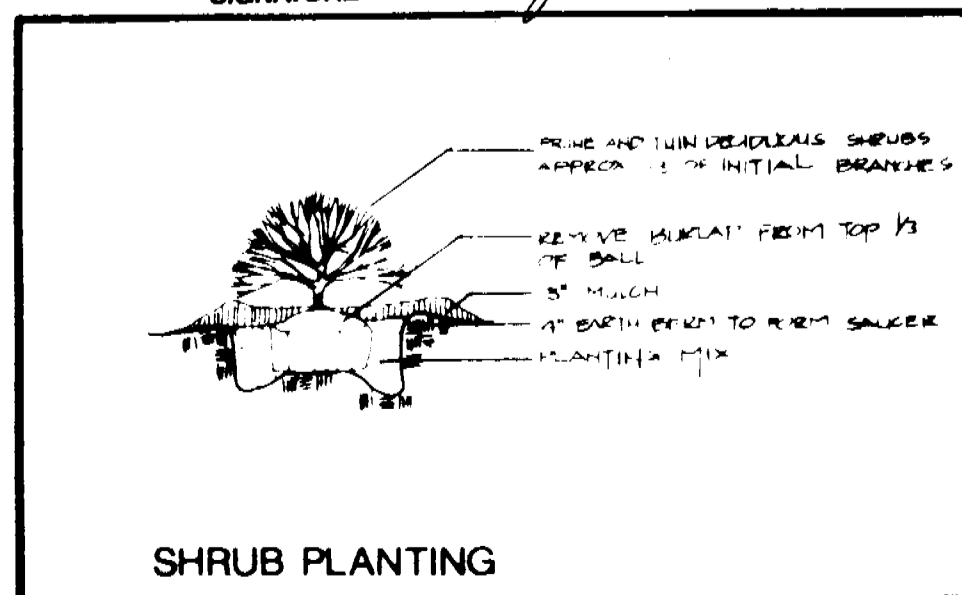
MONTGOMERY COUNTY, MARYLAND
6th ELECTION DISTRICT

Drawn By: [Blank]
Designed By: [Blank]
Checked By: [Blank]
Date: FEB. 1996
Scale: 1" = 30'
Plan Number: [Blank]
Zoned: [Blank]
Sheet: 1 of 2
File Number: [Blank]



THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRELIMINARY FOREST CONSERVATION PLAN
**CONDITIONAL
APPROVAL**

Plan No. 1-96072
Signature: *Randy Landrey* DATE: 5/17/96



1. **PLANT MATERIAL SELECTION**

- A. All plant materials greater than 1" caliper shall meet or exceed the requirements of standard nurseryman specifications. All plants shall be typical of the species and variety, shall have a normal habit of growth, and shall be first quality, sound, vigorous, well-branched, and with healthy, well furnished root systems. They shall be free of disease, insect pests, and mechanical injuries.
- B. Planting stock less than 1" caliper should meet the following standards:
 - Seedlings/whips: 1/4" to 1/2" caliper with roots no less than 8" long
 - Hardwoods: 1/8" to 1/4" caliper with roots not less than 8" long and top height of 6" or more
 - Conifers: 1/8" to 1/4" caliper with roots not less than 8" long and top height of 6" or more
 - Shrubs: 1/8" or larger caliper with 8" root system

2. **PRE-PLANTING CONSIDERATIONS**

- A. A soils analysis will be conducted prior to commencement of reforestation. Test pits will be dug in areas of undisturbed soil to determine if a fragipan layer is present. If fragipan is present, it should be pierced by auguring and planting holes should be dug to twice the normal diameter for the material planted.
- B. Soils should be treated by incorporating natural mulch within the top 12 inches, or amendments as determined by the soils analysis. Natural amendments, such as organic mulch or leaf mold compost are preferred.
- C. If fill material is used at the planting site, it should be clean fill with 12 inches of native soil. Stockpiling of native top soils must be done in such a way that the height of the pile does not damage the seed bank.

3. **PLANT MATERIAL STORAGE**

It is recommended that planting occur within 24 hours of delivery to the site. Plant materials which are left unplanted for more than 24 hours should be protected from direct sun and weather and kept moist. Nursery stock should not be left unplanted for more than two (2) weeks.

4. **ON-SITE INSPECTION**

Prior to planting, planting stock should be inspected. Plants not conforming to standard nurseryman specifications for size, form, vigor, roots, trunk wounds, insects, and disease should be replaced.

5. **PLANTING SPECIFICATIONS**

- A. Container Grown Stock: Successful planting of container grown stock requires careful site preparation and inspection of the plant material root system. Caution is recommended when selecting plants grown in a soils medium differing from that of the planting site. The plant should be removed from the container and the roots gently loosened from the soils. If the roots encircle the root ball, substitution is strongly recommended. J-shaped or kinked root systems should also be noted and substituted if necessary. Roots may not be trimmed on-site, due to the increased chances of soil borne diseases. The planting field should be prepared as specified. Native stockpiled soils should be used to backfill planting field. Rake soils evenly over the planting field and cover with 2 to 4 inches of mulch.
- B. Balled and Burlapped Trees: Balled and burlapped trees must be handled with care while planting. Trees should not be picked up by the trunk or dropped, as both practices will tend to separate the trunk from the root ball. Prior to planting, root balls should be kept moist.
- C. Planting fields should be created equal to 2.5 times the diameter of the root ball. Use watering to settle soil backfilled around trees. Stockpiled native top soils, if available, should be used to backfill the planting field. Amendments are not recommended in the planting field, as studies have shown that roots will be encouraged to stay within the amended soils. Soils should be raked evenly over the planting field and covered with 2 to 4 inches of mulch.
- D. Staking of trees is not recommended except in areas of high winds. Movement is necessary to strengthen the trunk of the planted tree. If stakes are used, they should be removed after the first growing season. Wrapping is also not recommended due to the increased opportunities for insect infestation and disease.

6. **POST PLANTING CONSIDERATIONS**

- A. Soil Stabilization: For areas of large-scale disturbance, soils must be stabilized using a non-turf-building ground cover or engineering fabric.
- B. Protective Devices: To prevent damage of planted areas, all reforestation and afforestation sites must be posted with appropriate signs and fenced. Construction equipment shall be prohibited in these areas.

NOTES AND SPECIFICATIONS

- ALL PLANTS TO BE NURSERY GROWN AND FURNISHED IN ACCORDANCE WITH ASN, "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI 260.1 LATEST EDITION.
- ALL TREES TO BRANCH SYMMETRICALLY AROUND CENTRAL LEADER NO FORKED LEADER STOCK WILL BE ACCEPTED.
- ANY SUBSTITUTIONS ARE TO BE OF EQUIVALENT TYPE & SIZE AND MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
- CONTAINER STOCK MAY BE SUBSTITUTED FOR BALLED & BURLAPPED STOCK UPON APPROVAL BY THE LANDSCAPE ARCHITECT/ENGINEER.
- INSTALLATION OF PINES AND OAKS SHALL BE DURING SPRING PLANTING SEASON ONLY UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT/ENGINEER.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FIVE (5) DAYS PRIOR TO INSTALLATION AND/OR CONSTRUCTION.
- ANY DAMAGE TO EXISTING UTILITIES, BUILDINGS, PAVING, CURB, WALKS, AND EXISTING VEGETATION SHALL BE REPAIRED TO PREVIOUS CONDITION OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL AREAS TO BE PLANTED SHOULD BE FINISHED WITH A MINIMUM 3" FINE TEXTURED, SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON PLAN.
- ALL AREAS DISTURBED DURING INSTALLATION SHALL BE SEEDED UNLESS OTHERWISE NOTED.
- POTABLE WATER SHALL BE MADE AVAILABLE TO ALL PLANT MATERIALS AS REQUIRED FOR GROWTH.
- IF PLANT MATERIAL CANNOT BE INSTALLED IN ACCORDANCE WITH THIS PLAN, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT/ENGINEER FOR RESOLUTION PRIOR TO INSTALLATION.

Afforestation Planting Inspection Schedule

Afforestation planting must commence no later than one-year after completion of development.

Inspection of the afforestation plantings shall be as follows:

1. Immediately following the completion of the afforestation plantings.
2. Two-years from the date of the plantings.

ENGINEER'S SEAL & SIGNATURE

PRELIMINARY / FINAL FOREST CONSERVATION PLAN

PRELIMINARY PLAN OF SUBDIVISION

HOES PROPERTY

6th ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

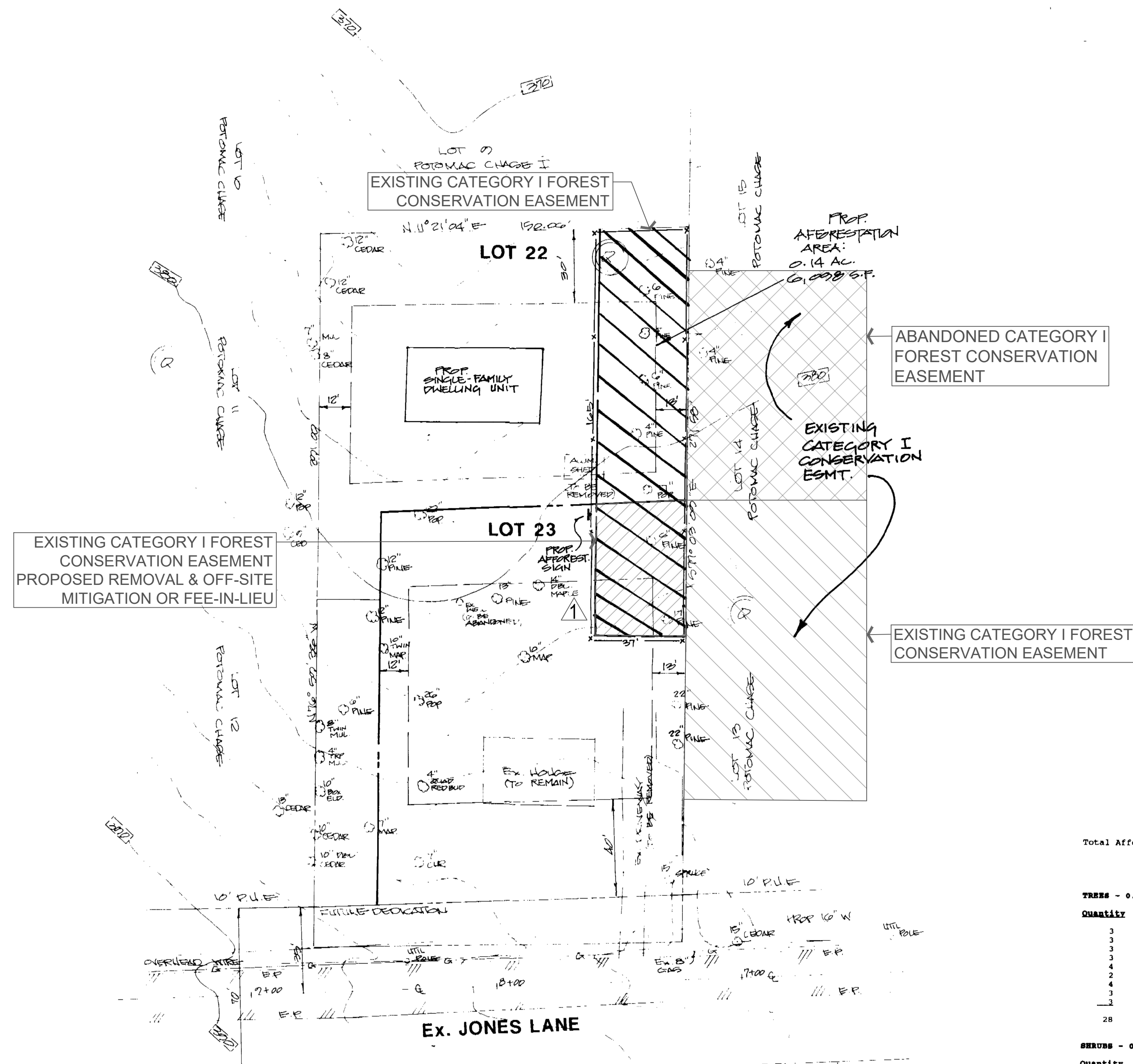
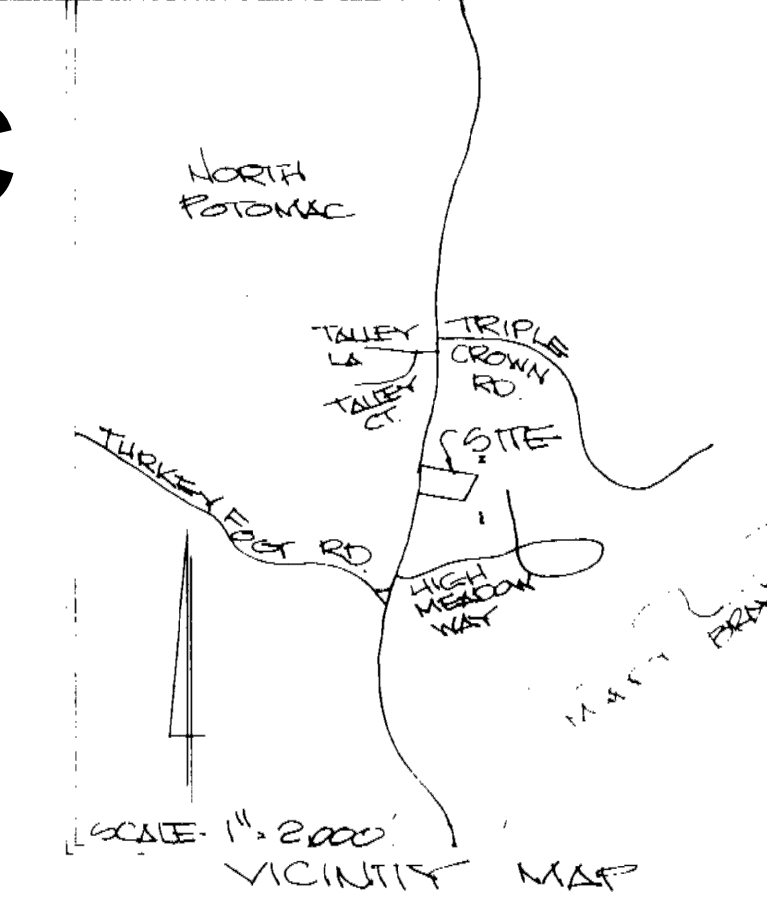
Dewberry & Davis
IN ASSOCIATION WITH JOAO STEINBACH P.E.
Architects
Engineers
Planners
Surveyors

804 W. DIAMOND AVE. GAITHERSBURG, MARYLAND 20878

(301) 948-8300

Drawn By
Designed By
Checked By
Date
Scale
Plan Number
Zoned
Sheet
2 of 2
File Number

Attachment C



FOREST CONSERVATION WORKSHEET

A. TOTAL AREA OF TRACT:	1.00 ACRES (A)
B. AREA WITHIN 100 YEAR FLOODPLAIN (IF DRAINAGE AREA >400 ACRES):	0.00 ACRES (B)
C. AREA OF LAND TO BE USED FOR AGRICULTURE:	0.00 ACRES (C)
D. AREA WITHIN ROW/RAISEMENT FOR WHICH WSC OR MCDOT/SHA IS RESPONSIBLE:	0.06 ACRES (D)
E. NET TRACT AREA (A-B-C-D):	0.94 ACRES (E)
F. LAND USE CATEGORY (Table 2) HIGH DENSITY RESIDENTIAL:	0.14 ACRES (F)
G. AFFORESTATION THRESHOLD (from Table 3, 15k x R):	0.14 ACRES (G)
H. CONSERVATION THRESHOLD (from Table 3, 20k x R):	0.19 ACRES (H)
I. EXISTING FOREST COVER:	0.00 ACRES (I)
J. FOREST COVER ABOVE AFFORESTATION THRESHOLD (I-G):	0.00 ACRES (J)
K. FOREST COVER ABOVE CONSERVATION THRESHOLD (I-H):	0.00 ACRES (K)

CALCULATION OF BREAK-EVEN POINT (Forested acres to be saved for no planting requirements):

L. IF K=0 and I=0, BREAK-EVEN POINT EQUALS I:	0.00 ACRES (L)
(IF I>0, THERE IS NO BREAK-EVEN POINT AND AFFORESTATION PLANTING IS REQUIRED. REFER TO P. BELOW)	
IF K>0, BREAK-EVEN POINT EQUALS (K x 20k) ÷ H:	0.00 ACRES (L)
M. FOREST COVER TO BE SAVED:	0.00 ACRES (M)
N. TOTAL AREA OF FOREST TO BE CLEARED:	0.00 ACRES (N)
(IF N IS GREATER THAN I=L, REFORESTATION PLANTING IS REQUIRED. SEE O-M. BELOW.)	

CALCULATION OF AFFORESTATION REQUIREMENT:

P. AFFORESTATION REQUIREMENT: (G-I):	0.14 ACRES (P)
--------------------------------------	----------------

CALCULATION OF REFORESTATION REQUIREMENT:

Q. AREA OF FOREST ABOVE CONSERVATION THRESHOLD TO BE CLEARED (IF K=0, USE N; K>0, USE K):	0.00 ACRES (Q)
R. AREA OF FOREST BELOW CONSERVATION THRESHOLD TO BE CLEARED (M-Q):	0.00 ACRES (R)
S. FORESTED AREA ABOVE CONSERVATION THRESHOLD TO BE SAVED (M-N):	0.00 ACRES (S)
T. PLANTING REQUIRED FOR CLEARING ABOVE THRESHOLD (Q x 2.4):	0.00 ACRES (T)
U. PLANTING REQUIRED FOR CLEARING BELOW THRESHOLD (R x 2.1):	0.00 ACRES (U)
V. CREDIT FOR FOREST SAVED ABOVE CONSERVATION THRESHOLD (S):	0.00 ACRES (V)
W. TOTAL REFORESTATION REQUIREMENT (T+U-V):	0.00 ACRES (W)

TOTAL PLANTING REQUIREMENT:

X. AFFORESTATION AND REFORESTATION: (P+W):	0.14 ACRES (X)
Y. CREDIT FOR TREES AND LANDSCAPING (NATURE CANOPY x .25) (SEE STREET TREE AND LANDSCAPING TABULATION):	0.00 ACRES (Y)
Z. TOTAL FOREST PLANTING REQUIREMENT (X-Y):	0.14 ACRES (Z)

Total Afforestation Area: 0.14 acres

AFFORESTATION PLANT LIST

TREES - 0.14 ACRES @ 200 1" - 1 1/2" CALIPER

Quantity	Percentage	Botanical/Common Name	Sexual Stage
3	11%	Acer rubrum/Red Maple	P
3	11%	Cornus florida/Powdering Dogwood	C
3	11%	Carla canadensis/Redbud	P
3	11%	Taxodium pennsylvanicum/Green Ash	P
4	14%	Liriodendron tulipifera/White Poplar	ES
2	6%	Nyssa sylvatica/Black Gum	ES
4	14%	Quercus coccinea/Scarlet Oak	ES
7	25%	Quercus prinus/Chinquapin Oak	C
7	25%	Pinus strobus/White Pine	P/ES
28	100%		

SHRUBS - 0.14 ACRES @ 33 1-3 GALLON CONTAINERS PER ACRE

Quantity	Percentage	Botanical/Common Name	Sexual Stage
2	40%	Amenchler canadensis/Serviceberry	ES/C
2	40%	Hammamelis virginiana/Witch Hazel	ES
2	40%	Viburnum dentatum/Arrowwood	P
5	100%		

***SEXUAL STAGE**
 P = Pioneer
 ES = Early Stage
 C = Climax

One-third of proposed plant species for afforestation to be pioneer and two-thirds to be late successional. Tree spacing to be 15' x 15'. Shrubs to be 5' on-center. Planting to be done by hand.

1. ADD TREE PROTECTION FENCING, APPROV. SIGN & PROP. HOUSE	4/20/16	
No.	REVISIONS	DATE

PRELIMINARY / FINAL FOREST CONSERVATION PLAN
PRELIMINARY PLAN OF SUBDIVISION
HOES PROPERTY
 MONTGOMERY COUNTY, MARYLAND
 6th ELECTION DISTRICT

Drawn By: _____
 Designed By: _____
 Checked By: _____
 Date: **FEB. 1996**
 Scale: **1" = 30'**
 Plan Number: _____
 Zoned: _____
 Sheet: **1 of 2**
 File No.: _____

THE MARYLAND NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN
APPROVAL
 Plan No. **1-96072**
Bruce Smith 11/1/16
 SIGNATURE DATE

THE MARYLAND NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION
PRELIMINARY FOREST CONSERVATION PLAN
CONDITIONAL APPROVAL
 Plan No. **1-96072**
Bruce Smith 5/17/16
 SIGNATURE DATE

WILLARD W. & M.J.
 TALLEY
 L 2008 F 100
 P 240

WILLARD W. & M.J.
 TALLEY
 L 2008 F 100
 P 240

LANCE SMITH
 L 2010 F 23
 P 202

LEGEND:
 x - x - x
 TREE PROTECTION FENCING
 AFFORESTATION SIGN

FINAL FOREST CONSERVATION PLAN AMENDMENT 11996072A

LIST OF AMENDMENT ITEMS

- ▲ PROPOSED REMOVAL OF CATEGORY 1 EASEMENT 2,371.38 SF TOTAL

NOTES:

- THIS AMENDMENT IS FOR CATEGORY 1 CONSERVATION EASEMENT REMOVAL ON LOT 23 LOCATED AT 14511 JONES LANE NORTH POTOMAC, MD 20878
- NO DISTURBANCE IS PROPOSED AS PART OF THIS AMENDMENT.
- INFORMATION SHOWN IS FROM ORIGINAL FOREST CONSERVATION PLAN APPROVAL.
- PLEASE REFERENCE SHEET 5 OF THIS AMENDMENT PACKAGE FOR EXACT AREA OF EXISTING EASEMENT AND ACCURATE PROPERTY LINE DEPICTION.

DEVELOPER'S CERTIFICATE

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.

Developer's Name: _____
 Printed Company Name

Contact Person or Owner: _____
 Printed Name

Address: _____

Phone and Email: _____

Signature: _____

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Landscape Architect under the laws of the State of Maryland.

Robert L. Tjaden III 1/16/2023
 Signature Date

ROBERT L. TJADEN III 3/27/2024
 Printed Name Expiration Date

License No. 3764

PLAN PREPARER:
 TJADEN DESIGN ASSOCIATES, LLC
 LANDSCAPE ARCHITECTURE & LAND PLANNING

22405 FITZGERALD DRIVE
 GAITHERSBURG, MD 20882
 (301) 253-1702
 www.tjaden.design

DESIGN CONSULTANTS:
 O'CONNELL & LAWRENCE, INC.
 CIVIL ENGINEER
 17904 GEORGIA AVE
 OLNEY, MD 20832
 (301) 924-4570
 doug@oclinc.com

PREPARED FOR:
 14511 JONES LANE
 NORTH POTOMAC, MD 20878

DATE: 1/16/2023
 DRAWN BY: RLT
 DRAWING SCALE: NTS

REV	DESCRIPTION	DATE

FINAL FOREST CONSERVATION PLAN AMENDMENT - HOES PROPERTY
 6TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MD
 TAX MAP:ER43 PLAT#: 20193

SHEET TITLE:
 FINAL FOREST CONSERVATION PLAN AMENDMENT 11996072A (B&W)

DRAWING NUMBER:
 3 OF 5