

**PORTUGUESE COMMUNITY CENTER
(4407 MUNCASTER MILL ROAD)
CONDITIONAL USE NO. CU202313 AND
FINAL FOREST CONSERVATION PLAN NO. F20230110**



Description

Request for Conditional Use approval to operate a Private Club, Service Organization in the RE-1 Zone.

No. CU202313

Completed: 6-9-2023

MCPB

Item No. 10

June 22,
2023

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

Planning Staff



Mark Beall, Zoning Planner IV, Mark.Beall@montgomeryplanning.org, (301) 495-1330

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LOCATION/ADDRESS

4407 Muncaster Mill Road, Rockville 20853

MASTER PLAN

2005 Olney Master Plan

ZONE

RE-1

PROPERTY SIZE

89,912 Square Feet

APPLICANT

Associcao Cultural de Lingua Portuguesa, Inc.

ACCEPTANCE DATE

March 8, 2023

REVIEW BASIS

Chapter 22A & 59

HEARING EXAMINER PUBLIC HEARING

July 14, 2023



Summary:

- Staff recommends approval of the Conditional Use with conditions and requests permission to transmit comments to the Hearing Examiner.
- Staff recommends approval of the associated Final Forest Conservation Plan with conditions.
- The Subject Site has an existing house. The Proposal would allow the conversion of the house to a Private Club, Service Organization.
- Staff has not received any public correspondence as of the date of this Staff Report.
- No Preliminary Plan is required as part of this Application.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

CONDITIONAL USE NO. CU202313

Staff recommends approval of Portuguese Community House, Conditional Use No. CU202313, for a Private Club, Service Organization, subject to the following conditions:

1. The use is limited to a Private Club, Service Organization.
2. No more than 10 people visiting the site at one time except for special events or Board of Directors meetings.
3. Special events each year on April 25th, June 10th, and October 5th are limited to 49 people.
4. Board of Directors meetings may happen up to twice a month with no more than 20 people attending. These meetings may be held on weekdays or weekends.
5. Meetings and Events will end by 10pm on weekdays and 11pm on weekends.

FOREST CONSERVATION NO. F20230110

1. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
2. 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 Inspection Staff.
3. The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.
4. Before the start of any demolition, clearing, grading, or construction for this development Application, whichever comes first, the Applicant must:
 - a) Record a Category I Conservation Easement over all areas of forest retention, forest planting and environmental buffers as specified on the approved Final Forest Conservation Plan. The Category I Conservation Easement must be in a form approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed.
 - b) Install permanent conservation easement signage along the perimeter of the conservation easements as shown on the FCP, or as directed by the M-NCPPC Forest Conservation Inspection Staff.
 - c) Install the permanent conservation easement fencing along the perimeter of the conservation easements as shown on the FCP, or as directed by the M-NCPPC Forest Conservation Inspection Staff.
 - d) Submit financial surety, in a form approved by the M-NCPPC Office of the General Counsel, to the M-NCPPC Planning Department for the 0.84 acres of new forest planting and maintenance, including invasive species management controls.
 - e) Execute a five-year Maintenance and Management Agreement (“MMA”) in a form approved by the M-NCPPC Office of the General Counsel. The MMA is required for all forest planting areas, mitigation tree plantings, including variance tree mitigation plantings, and landscape plantings credited toward meeting the requirements of the FCP. The MMA

includes invasive species management control measures as deemed necessary by the M-NCPPC Forest Conservation Inspection Staff.

SECTION 2: NEIGHBORHOOD & SITE DESCRIPTION

VICINITY/NEIGHBORHOOD

The Subject Property outlined in Figure 1 in the red dashed line is located at 4407 Muncaster Mill Road, Rockville 20853. The Property is located in the 2005 *Olney Master Plan* area.

As shown in Figure 1 below, Staff defined a neighborhood for purposes of analyzing this Conditional Use and its possible impacts on the character of the surrounding area. Staff determined the neighborhood based on properties that would be most impacted by the Conditional Use. The neighborhood as defined is comprised of low-density and moderate-density residential development, religious assembly uses and one Conditional Use/Special Exception. The properties immediately to the north, south, and east are all zoned RE-1 with low-density residential uses. The property directly to the west is zoned RE-1 with a Group Home use. A small area of R-200 with moderate-density residential uses is located to the far western end of the defined neighborhood and another small area to the southeast corner of the defined neighborhood. Two properties across Muncaster Mill Road from the Property and several to the west of the Subject Property are religious assembly uses. The property adjacent to the west at 4413 Muncaster Mill Road has a Special Exception for a Group Home (S2166 & S2166A). There are other Special Exception/Conditional Uses recognized on the Zoning Map; however, according to DPS Zoning records these uses have been abandoned or revoked.

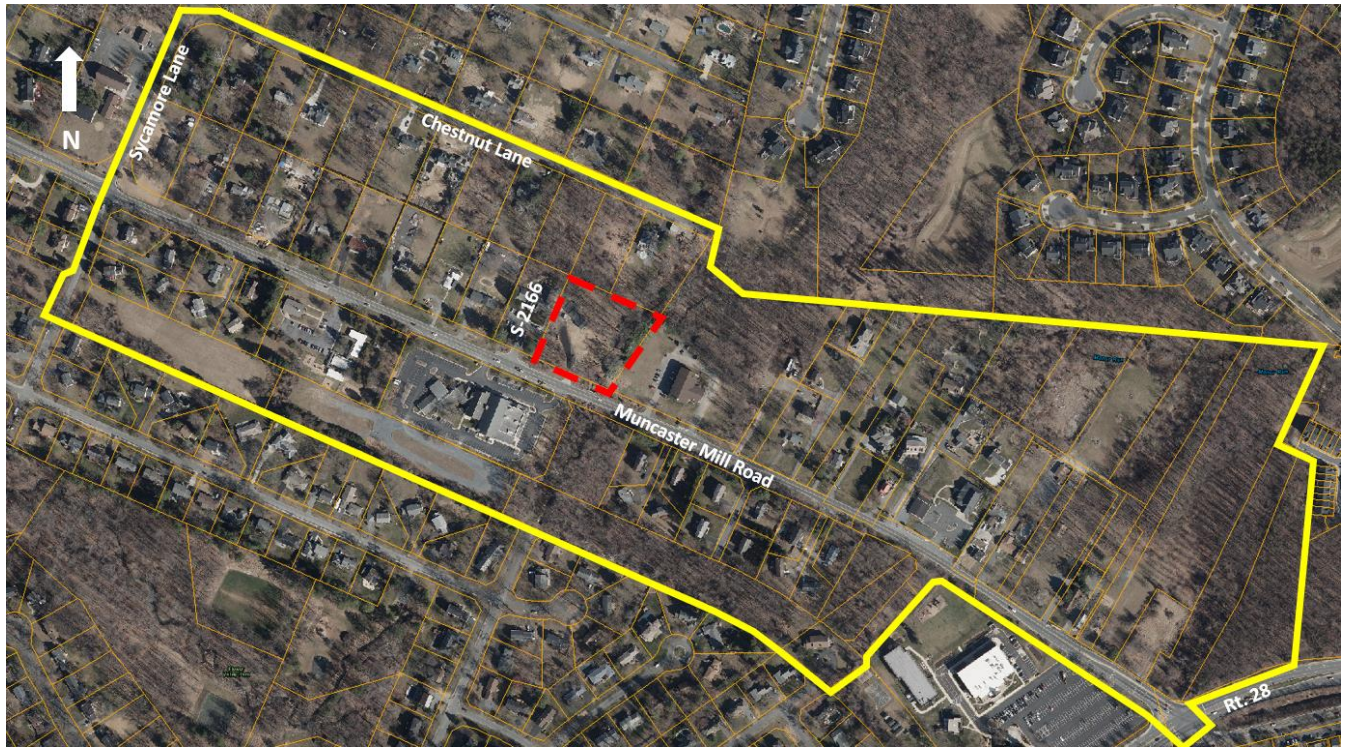


Figure 1: Vicinity Map with Staff-defined neighborhood highlighted in solid yellow

Staff identified one existing, approved conditional use/special exception within the defined neighborhood at 4413 Muncaster Mill Road, S2166 & S2166A: Group Home.

PROPERTY DESCRIPTION

The Subject Property (outlined in red, dashed line) consists of 2.06 acres identified as Lot P1, Block A, on Tax map 08-00727470. The Property will have access from the relocated driveway on Muncaster Mill Road.

The Property has a single family detached dwelling unit with an existing carport on the west side and an existing patio to the rear of the house. There is also an existing shed in the front yard to be relocated to the rear of the Property. The Property contains a small, forested area with a stream running through the southeast corner of the lot. The topography slopes from the uphill side along the northwest corner down to the lower southeast corner of the Property.



Figure 2 – Subject Property

SECTION 3: PROJECT DESCRIPTION

PROPOSAL

The Applicant proposes to convert an existing single family dwelling unit into a Private Club, Service Organization. The proposed work includes installation of a parking lot and associated screening, landscaping, lighting, and a fire department turnaround for Fire Department Access. The Applicant will also be relocating the existing shed to the rear yard and will be reconfiguring the driveway entrance. There are no changes proposed for the existing house other than cosmetic work. The Applicant is proposing minimal weekday visits to help prepare for weekend meetings and events. Most visits will involve less than 10 people. The vast majority of visits will occur on weekends and holidays, except when any of the following traditional Portuguese celebrated holiday dates fall during the week –April 25, June 10, and October 5. These events would be expected to include between 11-49 persons, as allowed per the minimal parking spots on site. The club will continue to hold large

events (e.g., 200 to 300 persons or more) at offsite ballrooms and meeting places that they have used in the past and will continue to rent in the future. Any events onsite will end by 10 PM on weekdays and 11 PM on weekend nights (Fridays and Saturdays).



Figure 3: Existing Site Conditions

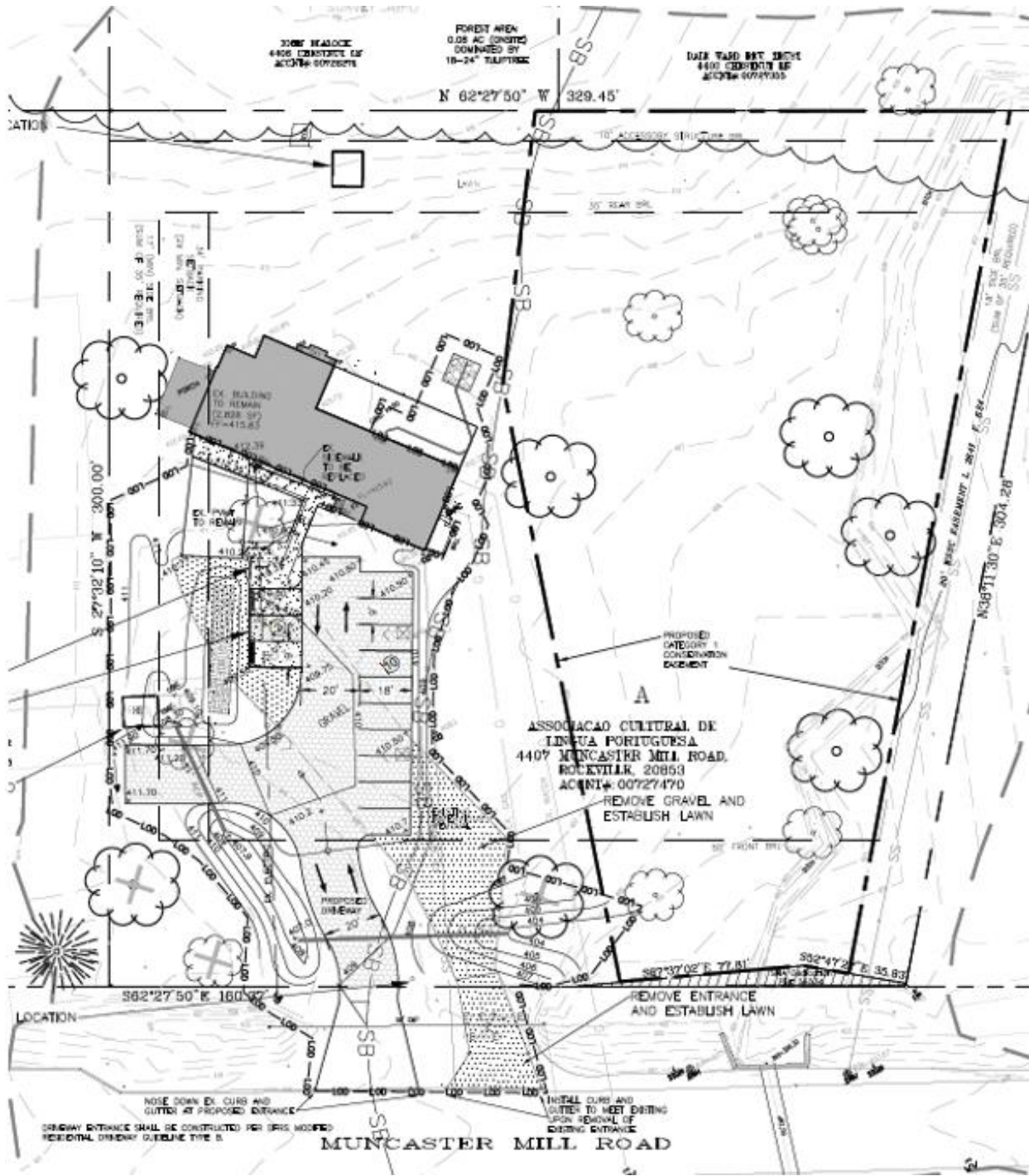


Figure 4: Proposed Site Plan



Figure 5: Proposed Landscape Plan

Forest Conservation

This Conditional Use application is subject to the Forest Conservation Law.

The Subject Property has a Final Forest Conservation Plan submitted with this Conditional Use application. The details for the final Forest Conservation Plan 420230110 are discussed below in Section 3.

The Planning Board must take a separate action on the Final Forest Conservation Plan before making a recommendation on the Conditional Use application.

SECTION 4: COMMUNITY CORRESPONDENCE

As of the date of this report, Staff has not received any correspondence from the community.

SECTION 5: ANALYSIS AND FINDINGS

CONDITIONAL USE NO. CU202313

Specific Standards

- 1. Per Section 59.3.4.8.B.2, where a Private Club, Service Organizations is allowed as a Conditional Use, it may be permitted by the Hearing Examiner under Section 7.3.1, Conditional Use, and the following standards:**

- a. The minimum lot area required is twice the minimum required for a detached house building type in the zone, up to a maximum of 3 acres.**

The Property is zoned RE-1 which has a minimum lot size of 40,000 sq. ft. For the Private Club, Service Organization the lot minimum must be twice that which is 80,000 sq. ft. and cannot be greater than 3 acres. The Property is 90,323 sq. ft. (2.07 acres)..

- b. The minimum lot width at the front lot line is twice that required for a detached house.**

In the RE-1 zone the minimum lot width at the front lot line is 50 feet which means the Property must have at least 100 feet. The width of the Property at the front lot line is 273 feet.

- c. The maximum coverage allowed is 15%, including accessory buildings, or 20,00 square feet, whichever is less.**

The existing house and shed for the proposed Conditional Use will have 3.75% lot coverage which is less than the 15% coverage maximum. This equates to 3,387 sq. ft. which is also less than the 20,000 sq. ft.

- d. The minimum open space requirement is 50%.**

The Conditional Use is proposing 75% Open Space, or 67,742 sq. ft.

- e. In the AR zone, this use may be prohibited under Section 3.1.5, Transferable Development Rights.**

The Property is zoned RE-1, so this Section does not apply.

General Standards

1. Per Section 59.7.3.1.E., to approve a conditional use application, the Hearing Examiner must find that the proposed development:

a) satisfies any applicable previous approval on the subject site or, if not, that the previous approval must be amended.

The Property does not have any previous approvals therefore this Section does not apply.

b) satisfies the requirements of the zone, use standards under Article 59-3, and to the extent the Hearing Examiner finds necessary to ensure compatibility, meets applicable general requirements under Article 59-6;

i. Use Standards for Private Club, Service Organization- Section 59.3.4.8.B.2

The proposed Private Club, Service Organization satisfies the use standard in Section 59.3.4.8.B.2 as stated above.

ii. Development Standards

The Property is in the RE-1 zone, which allows a Private Club, Service Organization as a Conditional Use. The project complies with all the standard method development standards of the RE-1 zone, as shown on the Development Standards Table below.

Table 1: Standard Development and Parking Standards (RE-1)

Development Standard Section 59.4.4.6.B	Permitted/ Required	Existing/Proposed*
Minimum Lot Area	40,000/80,000 sq. ft.	90,323 sq. ft.
Minimum Lot Width at Front Building Line	125 ft.	300 ft.
Minimum Lot Width at Front Lot Line (CU)	25 ft. (50 ft)	273 ft.
Maximum Density	1.09 units/ac	1 unit/ ac
Maximum Lot Coverage	15% (13,549 sq. ft.)	3.75% (3,387 sq. ft.)
Minimum Front Setback	50 ft.	149 ft.
Minimum Side Setback	17 ft.	27 ft. & 185 ft.
Minimum Sum of Side Setbacks	35 ft.	212 ft.
Minimum Rear Setback	35 ft.	77 ft.
Maximum Height	50 ft.	Under 50 ft.
Accessory Structure Side Setback	15 ft.	12 ft.
Accessory Structure Rear Setback	10 ft.	80 ft.
Open Space	50% (45,162 sq. ft.)	75% (67,742 sq. ft.)
Vehicle Parking Requirement (Section 59.6.2.4.B)	2.5 spaces/1,000 sq. ft.= 7 spaces	12 spaces

*The primary structure is existing. Only proposing site work

iii. **General Requirements-**

(1) Access

Access to the Subject Property is provided via a relocated 20-foot driveway entrance from Muncaster Mill Road. The width of the driveway is consistent with design standards for residential driveways on open section roads; the maximum allowed breadth is 20-feet, while the minimum is 10-feet.

(2) Parking, Queuing and Loading

*For uses that require **3 or more parking spaces in a residential detached zone**, include standards from Section 6.2.5.K, Facilities for Conditional Uses in Residential Detached Zones.*

The minimum rear setback for parking is equal to the rear setback required for a house. The parking is not in the rear of the Property, so this does not apply. The minimum side setback for parking must equal two times the setback required for a detached house. The Property is zoned RE1 which has a 17 ft. side setback so the parking must be at least 34 ft. from the side lot line. The Applicant is proposing 66 ft. from the parking to the left side lot line. The Fire Department Access turnaround will be closer, but this is not considered to be part of the parking facility because there is no parking in this area. The Applicant will install no parking signs in this area.

(3) Open Space and Recreation

The Private Club, Service Organization has a 50% requirement, and the applicant is providing 75% (67,742 sq. ft.) open space.

(4) Lighting

As required by Section 59-6.4.4.E, the photometric plans indicate that illumination will be less than 0.1 footcandles to the lot line to the north that abuts lots with a detached houses. The illumination along the east, west, and south lot lines will also be below 0.1 footcandles according to the photometric plan submitted even though those lots have non-detached house uses.

(5) Screening

The abutting property is not vacant or improved with a residential use; therefore, the Applicant is not required to provide screening. However, the Applicant is providing additional screening along the west and northwest property boundaries by using evergreen trees.

(6) Signage

The Applicant is not proposing any signage at this time. The Applicant knows they will have to amend the Conditional Use at a later date if they wish to install signage.

c) *substantially conforms with the recommendations of the applicable master plan;*

2005 Olney Master Plan

The Site is located in the Southern Olney area of the 2005 *Olney Master Plan* area, which has no specific recommendations for the Property. On page 42 of the Master Plan it states to minimize the negative impact of special exceptions (conditional uses) such as non-residential character, visibility of parking lots, excessive size, height and scale of buildings, and intrusive lighting. By utilizing the existing house, the proposed use will fit in with the residential character of the neighborhood as well and the size, height and scale of the houses in the area. The parking will be screened with landscaping to minimize visibility. The lighting plan shows no excess lighting will be seen from off the property.

d) *is harmonious with and will not alter the character of the surrounding neighborhood in a manner inconsistent with the plan; The proposal is harmonious with, and will not alter the character of, the surrounding neighborhood.*

By utilizing the existing house and providing additional landscaping and screening, this application will not alter the character of the surrounding neighborhood.

e) *will not, when evaluated in conjunction with existing and approved conditional uses in any neighboring Residential Detached zone, increase the number, intensity or scope of conditional uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area; a conditional use application that substantially conforms with the recommendations of a master plan does not alter the nature of an area;*

There is only one existing Special Exception (conditional use) in the neighborhood as defined earlier. With the potential of only two Special Exceptions/Conditional Uses in the area, the neighborhood remains predominantly residential in nature. The Conditional Use application conforms with the Master Plan by retaining the existing house and keeping with the residential character of the neighborhood.

f) *will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the conditional use is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required and:*

i. *if a preliminary subdivision plan is not filed concurrently or required subsequently, the Hearing Examiner must find that the proposed development*

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

- ii. if a preliminary subdivision plan is filed concurrently or required subsequently, the Planning Board must find that the proposed development will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage, and**

A Preliminary Plan of Subdivision is not required, and Staff has determined that there are adequate public services and facilities to serve the proposed use as described below.

(1) Transportation

Master-Planned Roadways and Bikeway

The Subject Property is located on Muncaster Mill Road, identified as an *Area Connector* in the 2021 *Complete Streets Design Guide*. Per the *Master Plan of Highways and Transitways*, the master-planned width of Muncaster Mill Road is 80 feet. The Subject Property is providing the necessary 40 feet of right-of-way dedication to the pavement centerline. The 2018 *Bicycle Master Plan* recommends bikeable shoulders along the portion of Muncaster Mill fronted by the Subject Property. However, the Site’s frontage is severely constrained due to a bridge built over a storm drain outfall located along the eastern property line.

Local Area Transportation Review

Anticipated organizational activities occur outside AM and PM peak hour timeframes. Weekday events take place after 7 PM during the weekday, with most proceedings occurring on the weekend. Given the minimal weekday activities poised to transpire, the Applicant has provided a Transportation Exemption Statement (“TES”).

The TES is grounded in the assumption that proposed uses will not generate more than 50 peak hour person trips. Based on the trip generation table provided below, the Application generates fewer than 50 new person trips in the morning and evening peak hours. As a result, the Application is not subject to completing a Transportation Impact Study (“TIS”).

Trip Generation						
	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Staff	0	0	0	0	0	0

Visitors	0	0	0	6	6	12
Total Trips			0			12

Table 2: Trip Generation for the Proposed Use

(2) Schools

This application does not generate students, so there is no impact to schools.

(3) Other Public Facilities

The Property is located within water and sewer categories W-1 and S-1 and is serviced by existing water and sewer. Water and sewer needs are expected to be met by the Washington Suburban Sanitary Commission (“WSSC”) through connection to the existing water and sewer lines. Other utilities, public facilities and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the Growth and Infrastructure Policy in effect at the time that the Application was submitted.

- g) will not cause undue harm to the neighborhood as a result of a non-inherent adverse effect alone or the combination of an inherent and a non-inherent adverse effect in any of the following categories:**
- i. the use, peaceful enjoyment, economic value or development potential of abutting and confronting properties or the general neighborhood;**
 - ii. traffic, noise, odors, dust, illumination, or a lack of parking; or**
 - iii. the health, safety, or welfare of neighboring residents, residents, visitors, or employees.**

The Zoning Ordinance defines inherent adverse effects as “adverse effects created by physical or operational characteristics of a conditional use necessarily associated with a particular use, regardless of its physical size or scale of operations.” Non-inherent adverse effects, on the other hand, are those associated with a conditional use “not necessarily associated with the particular use or created by an unusual characteristic of the site” (59.1.4.2). Inherent adverse effects alone are not a sufficient basis to deny a conditional use application. Non-inherent adverse effects, either alone or in combination with inherent effects, are sufficient to deny an application.

To determine the impact of adverse effects on the neighborhood in which a proposed conditional use is located, analysts have focused on seven characteristics: size, scale, scope, light, noise, traffic, and environment. In this case, those effects typically and necessarily associated with a Private Club, Service Organization are considered inherent effects, and those not usually associated with the use or

created by site characteristics are considered noninherent effects. The physical and operational characteristics inherent with a Private Club, Service Organization are:

- temporary Construction noise
- vehicle trips
- meetings and gatherings
- onsite lighting

The Private Club, Service Organization will not be detrimental to surrounding properties and staff has identified no non-inherent adverse effects and therefore the use will not be detrimental to the surrounding properties.

The Project includes new landscaping and screening to limit the visual impact of the proposed surface parking lot, and will not cause any objectionable noise, fumes or illumination or decrease the economic value of surrounding properties. Trips in and out of the site will be limited to weekday evenings and weekends. Any large events will be held offsite. Because of the proposed light shielding and screening, outdoor lighting will generate 0.0 footcandles at the lot lines.

The Proposed Use, provided all requirements and conditions of the use are satisfied, will have no adverse impacts on the health, safety, or welfare of neighboring residents, visitors, or employees.

1. Any structure to be constructed, reconstructed, or altered under a conditional use in a Residential Detached zone must be compatible with the character of the residential neighborhood.

The proposal is to renovate the existing single-family dwelling into the Private Club, Service Organization. By utilizing the existing house, this will uphold compatibility with the neighborhood. The additional landscaping will help screen the Property to make it more compatible with the character of the residential neighborhood also.

2. The fact that a proposed use satisfies all specific requirements to approve a conditional use does not create a presumption that the use is compatible with nearby properties and is not sufficient to require conditional use approval.

The use is compatible with the nearby properties and the staff recommends approval with conditions.

3. In evaluating the compatibility of an agricultural conditional use with surrounding Agricultural or Rural Residential zoned land, the Hearing Examiner must consider that the impact does not necessarily need to be controlled as stringently as if it were abutting a Residential zone.

This Section does not pertain to this application.

4. The following conditional uses may only be approved when the Hearing Examiner finds from a preponderance of the evidence of record that a need exists for the proposed use to serve the population in the general neighborhood, considering the present availability of identical or similar uses to that neighborhood:

- a) Filling Station;**
- b) Light Vehicle Sales and Rental (Outdoor);**
- c) Swimming Pool (Community); and**
- d) the following Recreation and Entertainment Facility use: swimming pool, commercial.**

This Section does not pertain to this application.

5. The following conditional uses may only be approved when the Hearing Examiner finds from a preponderance of the evidence of record that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood:

- a) Funeral Home; Undertaker;**
- b) Hotel, Motel;**
- c) Shooting Range (Outdoor);**
- d) Drive-Thru**
- e) Landfill, Incinerator, or Transfer Station; and**
- f) a Public Use Helipad, Heliport or a Public Use Helistop.**

This Section does not pertain to this application.

FINAL FOREST CONSERVATION PLAN

All Forest Conservation Law, Chapter 22A requirements are satisfied.

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law (“FCL”) and the Montgomery County Planning Department’s Environmental Guidelines. As required by Chapter 22A, an FCP was submitted with the Application. The total net tract area for forest conservation purposes is 2.13 acres which includes the Subject Property of 2.06 acres, plus off-site work of 0.07 acres. The Subject Property is zoned RE-1 and is classified as Medium Density Residential as defined in Section 22A-3 of the FCL and specified in the Trees Technical Manual. The Subject Property contains 0.08 acres of forest. The Applicant proposes to remove 0.03 acres of forest, retain 0.05 acres of forest. This results in a total reforestation requirement of 0.41 acres as calculated in the Forest Conservation Worksheet. The Applicant proposes to meet this requirement by planting 0.84 acres of

forest on-site. Planting will take place within the stream buffer.

TREE VARIANCE REQUEST

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-21 (“Variance”). Otherwise, such resources as defined under Section 22A-12(b)(3) must be left in an undisturbed condition.

This Application will require CRZ impact to four Protected Trees as identified in Table 1. The Variance request is for impact to four Protected Trees for the construction of the building, driveway, and associated stormwater management. Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made for a Variance to be granted. Staff has made the following determinations in the review of the Variance request and the proposed Forest Conservation Plan.

In accordance with Section 22A-21(a), the Applicant requested a Variance, and the Staff agrees that the Applicant would suffer unwarranted hardship by being denied reasonable and significant use of the Subject Property without the Variance. The Applicant has demonstrated that the denial of the Variance request would cause an unwarranted hardship because the large trees are located on a relatively small lot that is significantly constrained by a stream flowing across the property. The Subject Property owner proposes to construct a parking lot, a driveway relocation and associated stormwater management. Development is constrained by existing site conditions and the presence of a stream and associated buffer. Although 2.06 acres in size, only about half of the lot is buildable. Avoiding impacts to all Protected Trees is not possible. Trees 2, 5, 9, and 16 are located along the perimeter of the disturbance area and are expected to survive the construction process. Staff has reviewed this Application and based on the existing conditions on the Subject Property and has determined that there is an unwarranted hardship.

Variance Findings

The following determinations are based on the required findings for granting of the requested variance:

- 1. Will not confer on the applicant a special privilege that would be denied to other applicants.***

Granting the Variance to impact Trees 2, 5, 9 and 16 will not confer a special privilege on the Applicant as the impacts are due to necessary development requirements of the site. These impacts cannot be avoided. Therefore, the granting of this Variance is not a special privilege that would be denied to other applicants.

- 2. Is not based on conditions or circumstances which are the result of the actions by the applicant.***

The requested Variance is not based on conditions or circumstances which are the result of actions by the Applicant. The requested Variance is based on existing site conditions and the requirements to meet development standards.

3. Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.

The requested Variance is a result of the existing conditions and proposed improvements, not as a result of land or building use on a neighboring property.

4. Will not violate State water quality standards or cause measurable degradation in water quality.

The Variance will not violate State water quality standards or cause measurable degradation in water quality. Two of the Protected Trees being impacted will help to stabilize the stream buffer and become part of the stream buffer reforestation area.

Mitigation for Trees Subject to the Variance Provisions

Since no Protected trees will be removed, no mitigation is required.

Specimen Tree Summary							
Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H (inches)	Percent of CRZ Impacted (SF)	Tree Condition	Comments	Disposition
2	LIRIODENDRON TULIPIFERA	TULIPTREE	31	25%	FAIR	Grading impacts	Impacts only
5	QUERCUS ALBA	WHITE OAK	35	39%	GOOD	Removal of existing driveway and grading	Impacts only
9	ACER RUBRUM	RED MAPLE	30	14%	FAIR	Esd installation	Impacts only
16	ACER RUBRUM	RED MAPLE	35	9%	GOOD	Grading impacts	Impacts only

Table 2 – Impacted Protected Trees

SECTION 6: CONCLUSION

The proposed conditional use complies with the findings require for approval of a Private Club, Service Organization, subject to the recommended conditions of approval. The proposed use is consistent with the goals and recommendations of the 2005 *Olney Master Plan*, will not alter the residential character of the surrounding neighborhood, and will not result in any unacceptable noise, traffic, or environmental impacts on surrounding properties. Staff recommends approval of the Conditional Use with conditions and transmittal of comments to the Hearing Examiner and approval of the associated Forest Conservation Plan.

ATTACHMENTS

Attachment A: Final Forest Conservation Plan

GENERAL NOTES

- 1) ZONE: RE-1
- 2) WATER CATEGORY - W-1 SEWER CATEGORY - S-1
- 3) BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY BY: JNM ENGINEERING, LLC, MT. AIRY, MD MAY 2022
- 4) TOPOGRAPHIC INFORMATION SHOWN IS BY: KRIS CONSULTANTS, LLC, SILVER SPRING, MD
- 5) TOTAL TRACT AREA = 89,912 SF OR 2.06 AC.
- 6) PROPERTY SHOWN ON TAX MAP HS342
- 7) PROPERTY SHOWN ON WSSC 200' SHEET 221NW04
- 8) PROPERTY SHOWN ON USDA CUSTOM SOIL SURVEY REPORT SOIL TYPE(S): 5A - GLENVILLE SILT LOAM, 0-3% SLOPES. 5B - GLENVILLE SILT LOAM, 3-8% SLOPES. 6A - BAILE SILT LOAM, 0-3% SLOPES.
- 9) SITE IS NOT LOCATED IN A FLOOD ZONE: FEMA FLOOD MAP 24031C 0355D
- 10) SITE IS LOCATED IN THE ROCK CREEK WATERSHED USE IV.
- 11) LOCAL UTILITIES INCLUDE:
SEWER - PUBLIC
WATER - PUBLIC
ELECTRIC - PEPCO
TELEPHONE - VERIZON
- 12) THERE ARE NO WELLS ONSITE.
- 13) THIS PROPERTY IS NOT WITHIN THE PMA.
- 14) PROPERTY ADDRESS:
4407 MUNCASTER MILL ROAD
ROCKVILLE, MD 20853
- 15) TAX ACCOUNT NO. 00727470
LOT P1 LIBER 57991 FOLIO 0034
2.06 ACRES

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 24031C0355D, including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Associação Cultural De Língua Portuguesa
 Contact Person or Owner: Gracie Woltering
 Address: 4407 Muncaster Mill Road, Rockville, MD 20853
 Phone and Email: graciewoltering@aol.com
 Signature: _____

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.

11.30.2022 DATE
 MICHAEL A. NORTON
 MONTGOMERY COUNTY REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

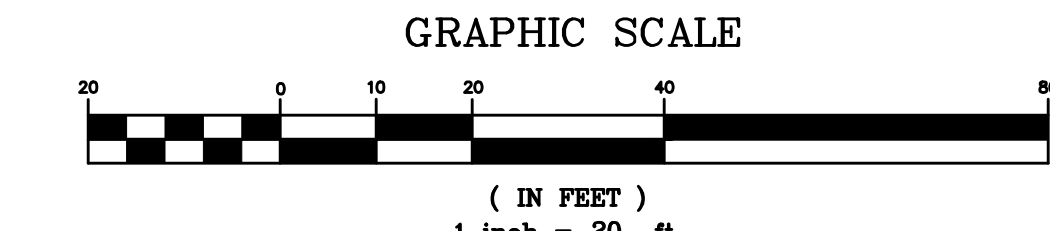
GENERAL NOTES:

- ALL TREES TO BE REMOVED OUTSIDE THE LOD SHALL BE REMOVED BY HAND
- ROOT PRUNING WILL OCCUR PRIOR TO THE CONSTRUCTION OF THE UTILITY LINES. ROOT PRUNING SHALL NOT OCCUR PRIOR TO EXISTING UTILITY LOCATIONS VERIFIED.
- THE EXTENT OF ROOT PRUNING IS TO BE DETERMINED AT THE PRECONSTRUCTION MEETING.
- NO CLEARING IS TO TAKE PLACE OUTSIDE OF THE LIMITS OF DISTURBANCE.
- A COPY OF THE APPROVED FOREST CONSERVATION PLAN MUST BE MAINTAINED ONSITE THROUGHOUT CONSTRUCTION.



LEGEND

- EXISTING TREE <24" DBH
- EXISTING SIGNIFICANT TREE ≥24" AND <30" DBH
- EXISTING SPECIMEN TREE ≤30"
- EXISTING TREE TO BE REMOVED
- PROPOSED MITIGATION TREE
- EXISTING PROPERTY BOUNDARY
- EXISTING ADJ PROPERTY BOUNDARY
- EX. CONTOUR
- SOIL BOUNDARY
- SURVEY BOUNDARY
- FOREST BOUNDARY
- TOP OF STREAM BANK
- 125' STREAM BUFFER
- LIMITS OF DISTURBANCE
- PROPOSED CONTOUR
- PROPOSED AFFORESTATION
- FOREST SAVE AREA
- FOREST CLEARING AREA
- PROP. CATEGORY 1 CONSERVATION EASEMENT
- PROPOSED LANDSCAPE INFILTRATION FACILITY
- PROPOSED DRYWELL
- 6" SCH. 40 PVC PERFORATED
- 6" SCH. 40 PVC
- PROPOSED SPLIT RAIL FENCE
- PROPOSED AFFORESTATION SIGN POST LOCATION



TITLE FINAL FOREST CONSERVATION PLAN			
PROJECT PORTUGUESE COMMUNITY HOUSE 4407 MUNCASTER MILL ROAD ROCKVILLE, MD 20853			
PREPARED FOR PORTUGUESE COMMUNITY HOUSE 4407 MUNCASTER MILL ROAD ROCKVILLE, MD 20853			
NORTON LAND DESIGN LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING 5148 DORSEY HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042 BALT. 443.542.9199 WWW.NORTONLANDDESIGN.COM			
WATER CLASS: IV TRIBUTARY: MANOR RUN		WATERSHED: ROCK CREEK FEMA FLOODPLAIN MAP PANEL #: 24031C0355D	
TAX MAP: HS342 SCALE: AS SHOWN		200' SHEET: 221NW04 DATE: NOV 2022	
PROJ. NO.: 21-102		SHEET NO.: L-2.1	

Attachment A

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

- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
 - Typical tree protection devices include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - Typical stress reduction measures may include, but are not limited to:
 - Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
 - Crown Reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration systems

Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.

- 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.
 - 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.

- Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
 - Parking or driving of equipment, machinery or vehicles of any type.
 - Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
 - Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
 - Felling of trees into a protected area.
 - Trenching or grading for utilities, irrigation, drainage, etc.

During Construction

- Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
- The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, 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

- After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - Removal, and possible replacement, of dead, dying, or hazardous trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair
- 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.
- 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.

FOREST CONSERVATION WORKSHEET					
PORTUGUESE COMMUNITY HOUSE					
NET TRACT AREA:	5.86-Ac				
A. Total tract area ...	2.13 *				
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	2.13				
LAND USE CATEGORY: (from <i>Trees Technical Manual</i>)					
Input the number "1" under the appropriate land use, limit to only one entry.					
ARA	MDR	IDA	HDR	MPD	CIA
0	1	0	0	0	0
G. Afforestation Threshold ...	20% x F =	0.43			
H. Conservation Threshold ...	25% x F =	0.53			
EXISTING FOREST COVER:					
I. Existing forest cover ...		0.08			
J. Area of forest above afforestation threshold ...		0.00			
K. Area of forest above conservation threshold ...		0.00			
BREAK EVEN POINT:					
L. Forest retention above threshold with no mitigation ...		0.00			
M. Clearing permitted without mitigation ...		0.00			
PROPOSED FOREST CLEARING:					
N. Total area of forest to be cleared ...		0.03			
O. Total area of forest to be retained ...		0.05			
PLANTING REQUIREMENTS:					
P. Reforestation for clearing above conservation threshold ...		0.00			
Q. Reforestation for clearing below conservation threshold ...		0.06			
R. Credit for retention above conservation threshold ...		0.00			
S. Total reforestation required ...		0.06			
T. Total afforestation required ...		0.35			
U. Credit for landscaping (may not exceed 20% of "S") ...		0.00			
V. Total reforestation and afforestation required ...		0.41			

* TRACT AREA INCLUDES 0.07 AC OFFSITE LOD EXISTING FOREST IN EASEMENT: 0.05 ACRES PROPOSED AFForestation IN EASEMENT: 0.84 ACRES TOTAL EASEMENT: 0.89 ACRES

SITE TABULATIONS:

ACREAGE OF NET TRACT:	2.13*
ACREAGE OF TRACT REMAINING IN AGRICULTURE:	0.00
ACREAGE OF ROAD AND UTILITY R/W WHICH WILL NOT BE IMPROVED AS PART OF DEV. APPLICATION:	0
ACREAGE OF EX. FOREST:	0.08
ACREAGE OF TOTAL FOREST RETENTION:	0.05
ACREAGE OF TOTAL FOREST CLEARED:	0.03
LAND USE CATEGORY:	MDR
AFForestation THRESHOLD:	0.43
CONSERVATION THRESHOLD:	0.53
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN WETLANDS:	0.00/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN 100-YEAR FLOODPLAIN:	0.00/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN STREAM BUFFERS:	0.05/0.03/0.84
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITH PRIORITY AREAS:	0.00/0.00/0.00
LINEAR EXTENT & AVERAGE WIDTH OF STREAM BUFFER:	300'/125'
TOTAL DBH INCHES OF SPECIMEN TREES REMOVED:	66
X 0.25 = REQUIRED CALIPER INCHES MITIGATION:	16.5
TOTAL AMOUNT OF 3" CAL. TREES FOR SPECIMEN TREE MITIGATION:	6

* TRACT AREA INCLUDES 0.07 AC OFFSITE LOD

SITE PLANTING & AFForestation GENERAL NOTES

- DRAWINGS ARE FOR TREE CONSERVATION AND REFORESTATION PURPOSES ONLY. AS-BUILT CONDITIONS MAY VARY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITY LOCATIONS SHOWN AND DESCRIBED ON THE DRAWINGS, AND SHALL INFORM NORTON LAND DESIGN, TEL NO. 443-542-9199 OF ANY DISCREPANCIES OR POTENTIAL PROBLEMS PRIOR TO COMMENCING WORK.
- IN REFORESTATION AREAS ALL BRANCHED DECIDUOUS TREES SHALL BE PLANTED WITH RANDOM SPACING 20.9' ON CENTER. SHRUBS AND CONTAINER GROWN EVERGREENS NOT IN PLANTING BEDS SHALL BE PLANTED IN RANDOM SPACING 33.0' ON CENTER.
- DO NOT PLANT TREES OR SHRUBS WITHIN 3'-0" OF THE CENTERLINE OF SWALES OR DITCHES.
- "MISS UTILITY" (1-800-257-7777) MUST BE CONTACTED A MINIMUM OF 48 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION FOR PLANT MATERIAL INSTALLATION.
- NO PLANT MATERIAL SHALL BE PLANTED DIRECTLY IN FRONT OF ROADWAY SIGN SIGHT LINES.
- PLANT MATERIALS AND PLANTING METHODS SHALL CONFORM WITH THE "LANDSCAPE SPECIFICATION GUIDELINES FOR THE BALTIMORE-WASHINGTON METROPOLITAN AREAS", LATEST EDITION.
- ALL PLANTS SHALL BE WATERED FOR A TWO YEAR PERIOD AS REQUIRED. THE CONTRACTOR SHALL PROVIDE SUFFICIENT MANPOWER AND EQUIPMENT TO COMPLETE THE WATERING AS REQUIRED.
- THE FOLLOWING LIST OF PLANTS SHALL BE PLANTED ONLY DURING THE SPRING PLANTING SEASON: ACER RUBRUM AND QUERCUS SPP. (ALL OAK SPECIES).
- ALL EXISTING TRASH AND IMPERVIOUS AREAS SHOWN ON THE PLAN TO BE REMOVED MUST BE REMOVED AND ANY DISTURBED SOIL MUST BE STABILIZED AND SEEDED. IT MAY BE NECESSARY TO SCARIFY AND/OR AERATE THE SOIL.
- PLANTS SHALL BE INSPECTED BY THE CONTRACTOR AND ANY MATERIAL THAT IS EITHER DAMAGED OR WHICH HAS ROOT BALL COMPACTION, J-ROOTED OR KINKED ROOT SYSTEMS WILL BE REPLACED. NO PLANTS WILL BE STORED ON SITE. PLANTS WILL BE PLANTED IMMEDIATELY ONCE RECEIVED FROM THE NURSERY.
- STOCK WILL BE PLANTED IN RANDOM ORDER TO REFLECT NATURAL GROWTH OF THE FOREST.
- PLANTING FIELD SHOULD BE 2X ROOT BALL DIAMETER. NATIVE SOIL MATERIAL WILL BE USED TO BACKFILL PLANT SITE AND AREA WILL BE PACKED TO REMOVE AIR POCKETS. RAKE SOIL EVENLY OVER THE PLANTING FIELD AND COVER HOLE WITH THREE INCHES OF MULCH. WATER TO SETTLE SOIL AND PROVIDE MOISTURE AS NEEDED.
- DEER PROTECTION MEASURES TO BE PROVIDED FOR ALL PLANTED TREES. SPECIFIC MEASURES TO BE DETERMINED AS PART OF THE PRE-PLANTING MEETING.

INSPECTIONS

All field inspections must be requested by the applicant.

Field Inspections must be conducted as follows:

Plans without Planting Requirements

- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
- 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.
- 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

- Before the start of any required reforestation and afforestation planting.
- 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.
- 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.

PLANTING SCHEDULE

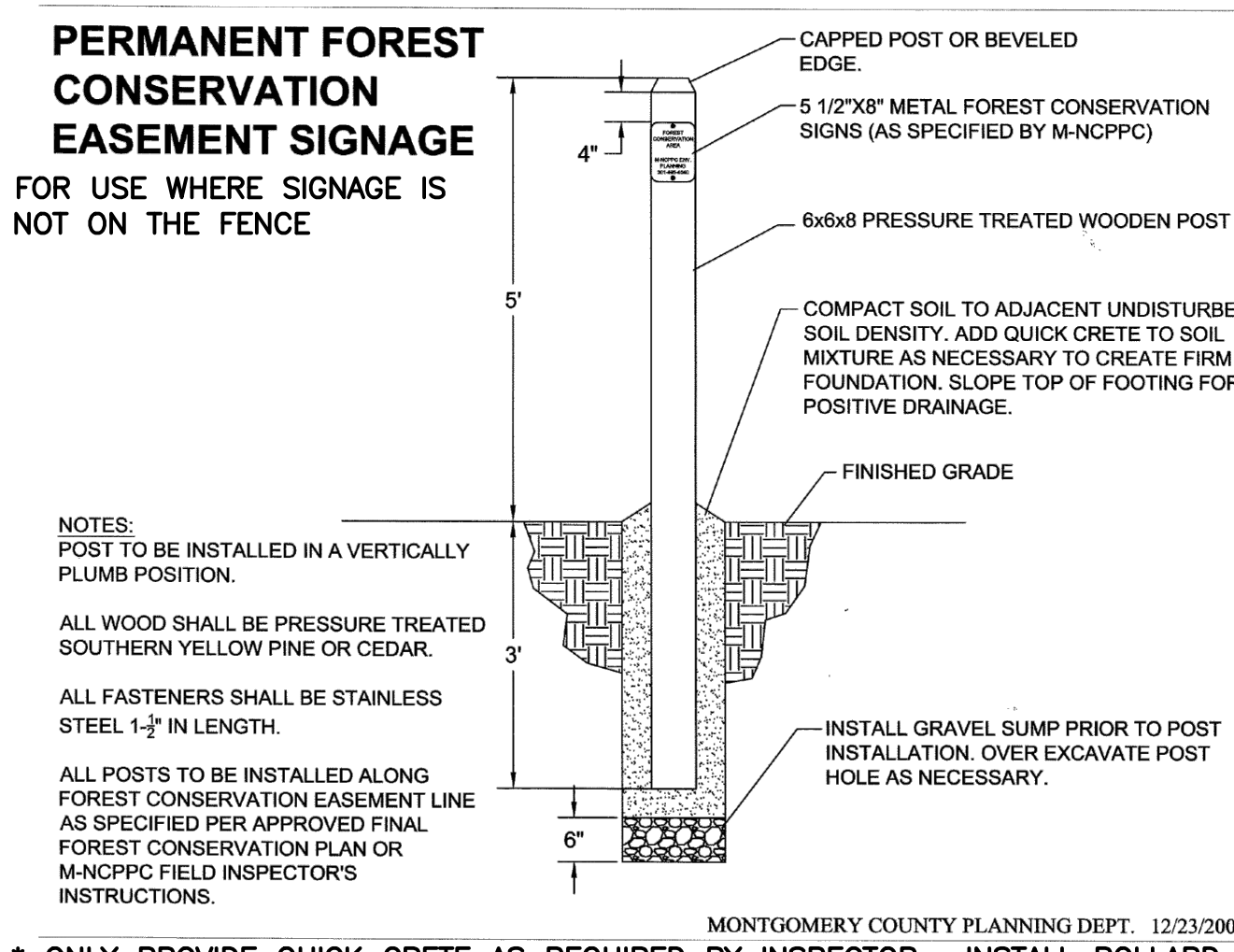
TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" DBH OR GREATER	[Pattern of diagonal hatching]											
PLANTING SEEDINGS, WHIPS	[Pattern of diagonal hatching]											
MINIMUM MONITORING	*				*					*		
FERTILIZER (IF NEEDED)	[Pattern of horizontal hatching]											
WATER **	[Pattern of horizontal hatching]											
PRUNING	[Pattern of horizontal hatching]											

KEY:

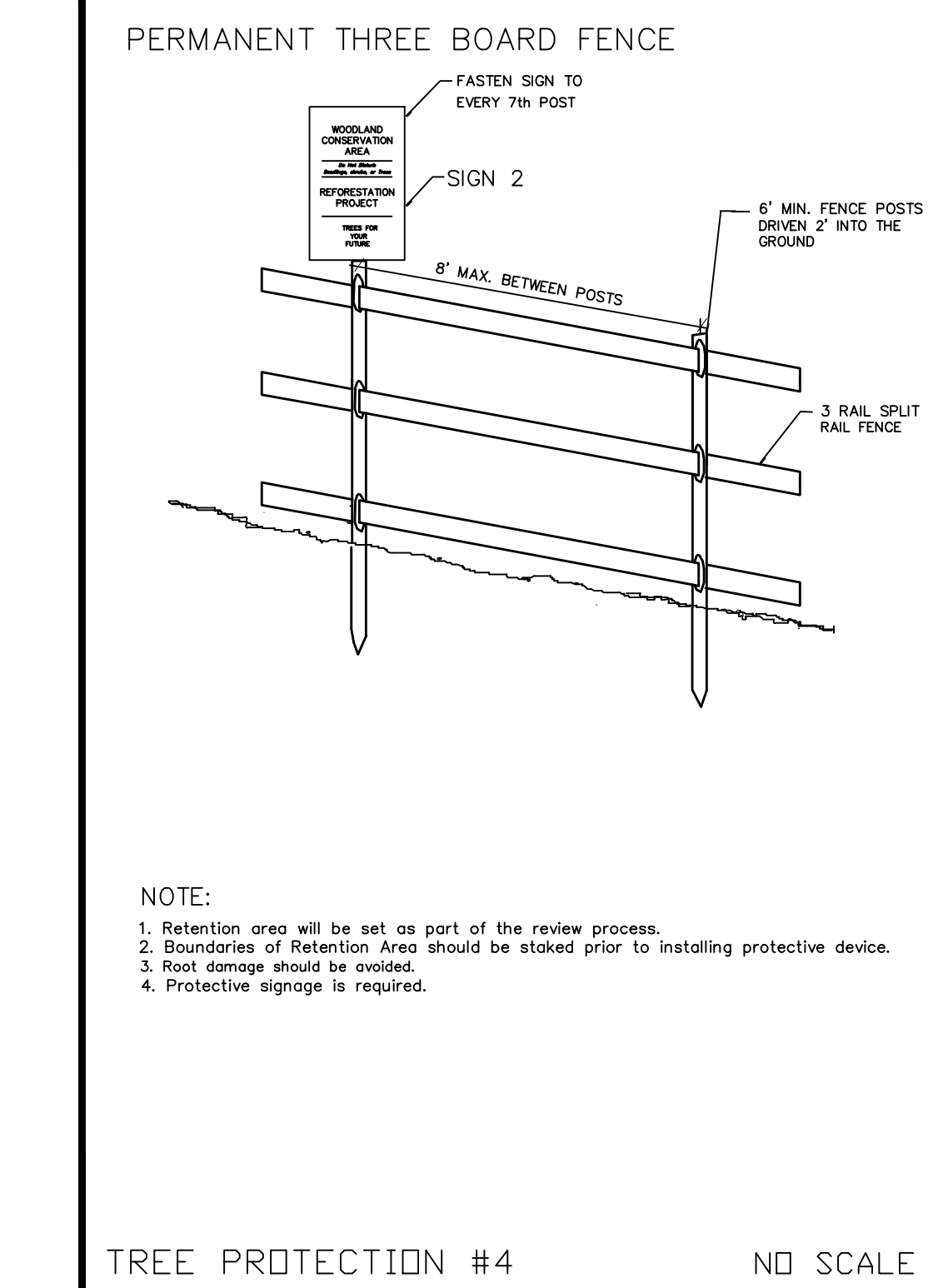
- [Pattern] ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
- [Pattern] GREATLY RECOMMENDED
- [Pattern] DEPENDENT UPON SITE CONDITIONS
- [Pattern] DEPENDENT UPON SITE CONDITIONS; WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"

NOTES:

The planting and care of trees is most successful when coordinated with the local climatic conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.



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



Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H. (Inches)	CRZ (SF)	Impact (SF)	Tree Condition (%)	Comments	Disposition
1	LIRIODENDRON TULIPIFERA	TULIP TREE	27	5153	4200	80%	GOOD	REMOVE
2	LIRIODENDRON TULIPIFERA	TULIP TREE	31	5793	1689	25%	FAIR	DEAD CO-LEADER REMOVE
3	PINUS STROBUS	WHITE PINE	30	6362	0	0%	GOOD	OFFSITE SAVE/PROTECT
4	LIRIODENDRON TULIPIFERA	TULIP TREE	27	5153	1605	31%	GOOD	WATER SPROUTS REMOVE
5	QUERCUS ALBA	WHITE OAK	35	8659	8659	100%	GOOD	CORRECTIVE LEAN REMOVE
6	ACER RUBRUM	RED MAPLE	29	5945	856	14%	FAIR	THINNING BY DECAY @ BASE SAVE/PROTECT
7	PLATANUS OCCIDENTALIS	SYCAMORE	29	5945	0	0%	GOOD	UNDERCUTTING BY STREAM SAVE/PROTECT
8	ACER RUBRUM	RED MAPLE	30	6362	0	0%	GOOD	EXPOSED ROOT FLARE SAVE/PROTECT
9	ACER RUBRUM	RED MAPLE	30	6362	903	14%	FAIR	WATER SPROUTS, DEAD SPACE SAVE/PROTECT
10	PLATANUS OCCIDENTALIS	SYCAMORE	30	6362	0	0%	GOOD	CORRECTIVE LEAN SAVE/PROTECT
11	LIRIODENDRON TULIPIFERA	TULIP TREE	43	13070	0	0%	GOOD	ROOT GIRDLING SAVE/PROTECT
12	LIRIODENDRON TULIPIFERA	TULIP TREE	26	4778	0	0%	GOOD	SAVE/PROTECT
13	LIRIODENDRON TULIPIFERA	TULIP TREE	24	4072	0	0%	GOOD	SAVE/PROTECT
14	LIRIODENDRON TULIPIFERA	TULIP TREE	24	4072	0	0%	GOOD	OFFSITE SAVE/PROTECT
15	LIRIODENDRON TULIPIFERA	TULIP TREE	25	4418	0	0%	GOOD	MECHANICAL DAMAGE TO ROOTS SAVE/PROTECT
16	ACER RUBRUM	RED MAPLE	35	8659	770	9%	GOOD	EXPOSED ROOTS SAVE/PROTECT
17	PLATANUS OCCIDENTALIS	SYCAMORE	25	4418	3509	79%	GOOD	REMOVE

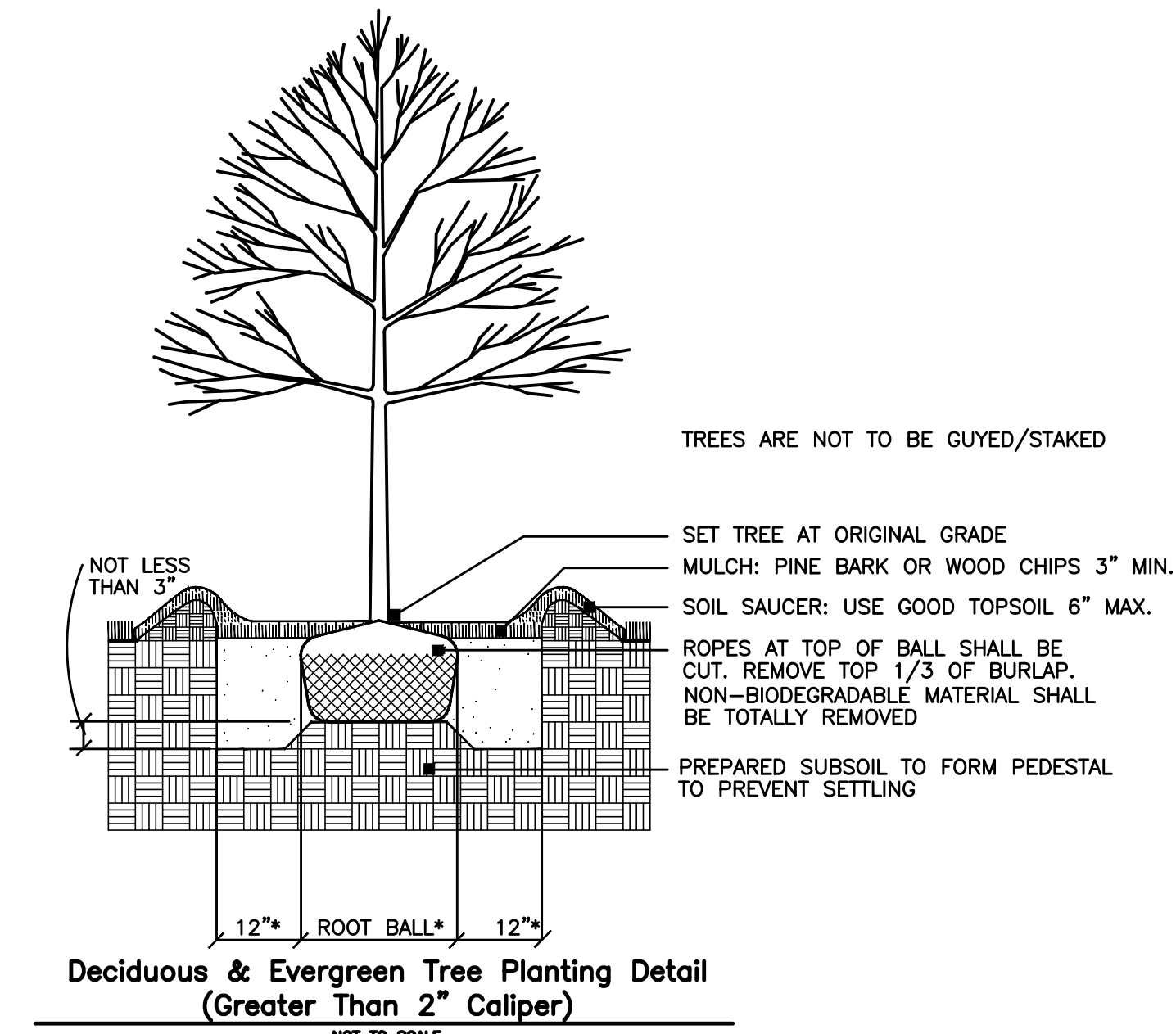
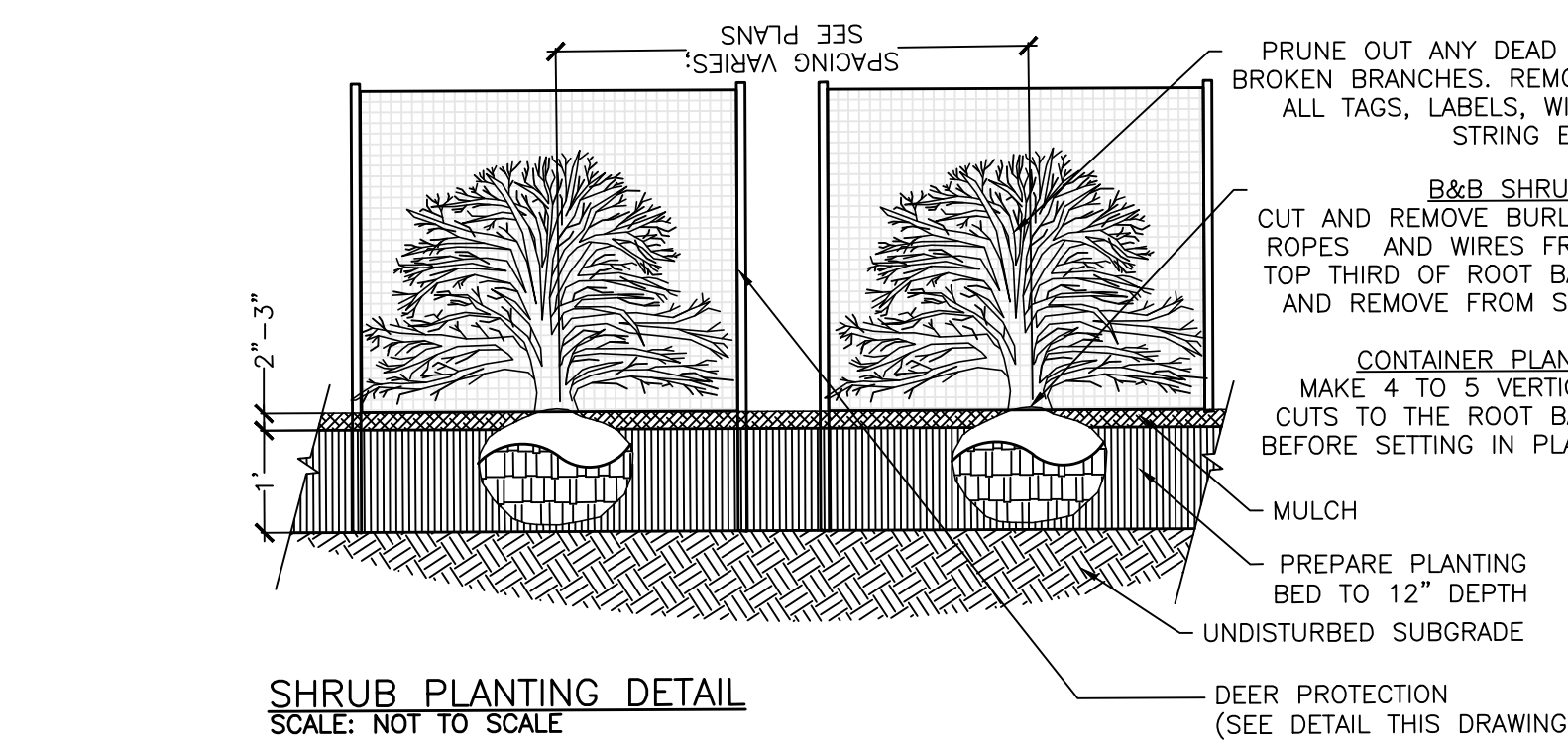
Condition Scoring System

No Apparent Problems	Excellent
Minor Problems	Good
Major Problems	Fair
Extreme Problems	Poor

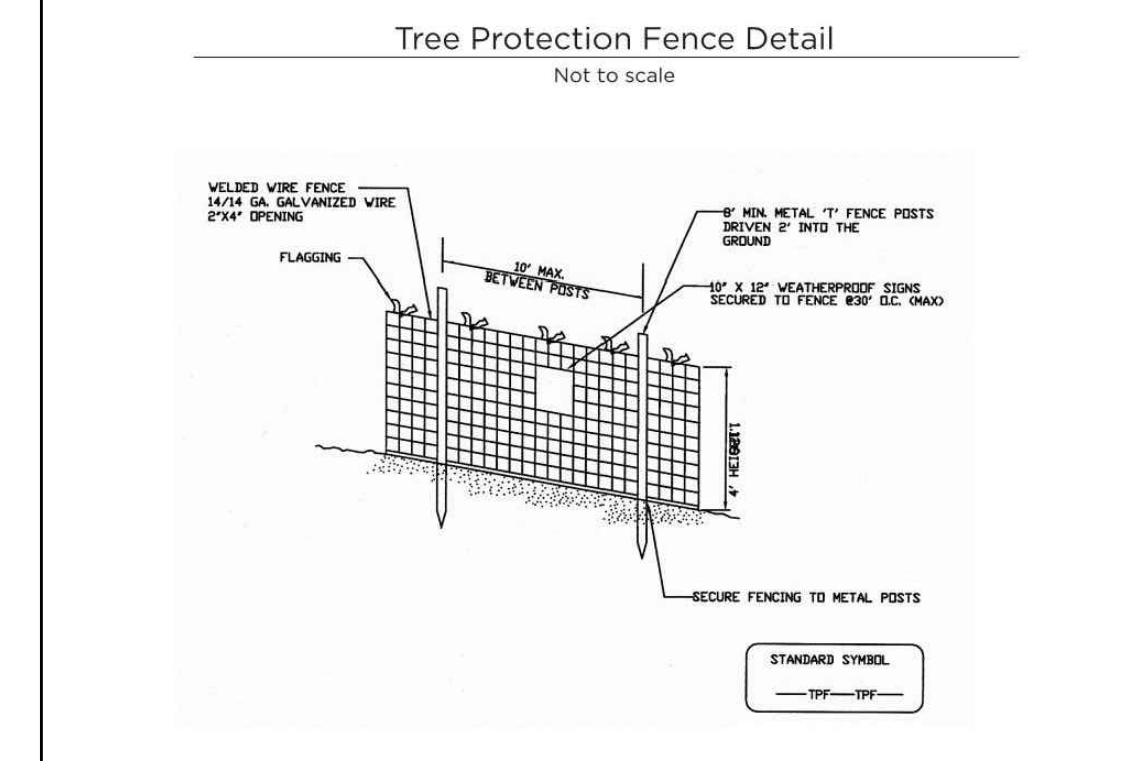
TOTAL AREA	PROPOSED AFForestation PLANT MATERIALS					
0.84	BOTANICAL NAME	COMMON NAME	SIZE	UNIT/ROOT	SPACING	FORM
14	Carpinus caroliniana	Chesnut Oak	2" Caliper	B&B	Randomly 20.9' O.C.	Tree
14	Juniperus virginiana	Eastern Red Cedar	6-7' Height	B&B	Randomly 20.9' O.C.	Tree
14	Nyssa sylvatica	Black Gum	2" Caliper	B&B	Randomly 20.9' O.C.	Tree
14	Acer rubrum	Red Maple	2" Caliper	B&B	Randomly 20.9' O.C.	Tree
14	Quercus rubra	Red Oak	2" Caliper	B&B	Randomly 20.9' O.C.	Tree
14	Liriodendron tulipifera	Tulip Poplar	2" Caliper	B&B	Randomly 20.9' O.C.	Tree
14	Ambelanchier canadensis	Sawcberry	16" Height	Cont.	Randomly 33' O.C.	Shrub
14	Hammamelis virginiana	Witch Hazel	24" Height	Cont.	Randomly 33' O.C.	Shrub
67.2 LBS	-	Slyva Field and Forest Mix or Earnst Native Upland Wildlife Forage and Cover Meadow Mix or equivalent Companion Seed Mix of 50% Annual Rye Grass 25% Redtop Grass 25% Sheep Fescue	-	-	80 LBS. PER ACRE	SEED
29.3 LBS	-	-	-	-	8 LBS. PER 10,000 SF	SEED

PROPOSED SPECIMEN TREE MITIGATION PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	QUANTITY
TREES						
QC	QUERCUS COCCINEA	SCARLET OAK	3" CAL	B&B	SHOWN	6



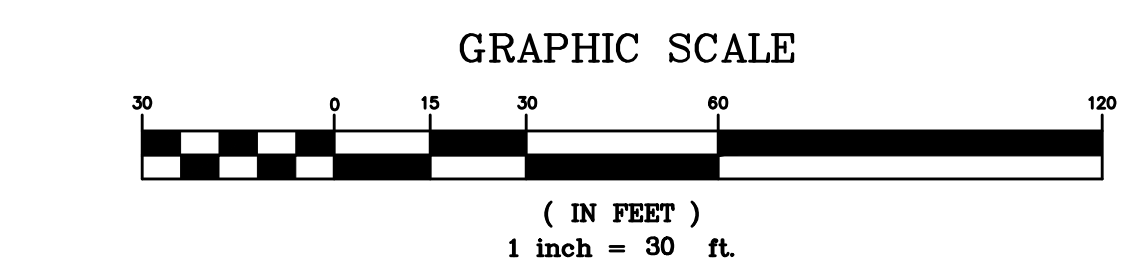
Deciduous & Evergreen Tree Planting Detail (Greater Than 2" Caliber) NOT TO SCALE



NOTES

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

Montgomery County Planning Department • M-NCPPC
MontgomeryPlanning.org



TITLE: FINAL FOREST CONSERVATION PLAN

PROJECT: PORTUGUESE COMMUNITY HOUSE
4407 MUNCASTER MILL ROAD
ROCKVILLE, MD 20853

PREPARED FOR: PORTUGUESE COMMUNITY HOUSE
4407 MUNCASTER MILL ROAD
ROCKVILLE, MD 20853

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
5148 DORSEY HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042
BALT. 443.542.9199 WWW.NORTONLANDDESIGN.COM

REVISIONS: [Table with 3 columns: No., Description, Date]

VICINITY MAP: [Map showing site location at Muncaster Mill Road and Rockville, MD]

WATER CLASS	IV	WATERSHED	ROCK CREEK	FEMA FLOODPLAIN MAP PANEL #	2403100355D
TRIBUTARY	MANOR RUN			ADC MAP PAGE	30 GRID B1
TAX MAP	HS342	ZONING	221NW04	ADC MAP PAGE	30 GRID B1
SCALE	AS SHOWN	DATE	NOV 2022	PROJ. NO.	21-102
				SHEET NO.	L-2.2

CERTIFICATION OF QUALIFIED PROFESSIONAL

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

11.30.2022 DATE

MICHAEL A. NORTON
MNCPC / COMAR 08.19.06.01
QUALIFIED PROFESSIONAL