Appendix C - Agency Approval Documents

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

May 8, 2009

Michael Ma
9500 Brunette Ave.
Silver Spring MD, 20901

Re: NRI/FSD Number: 420091450
Name of Plan: Battery Lane Urban Park
Date Plan Received: May 6, 2009

Dear Mr. Ma:

This letter is to inform you that the Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) 420091450, for Battery Lane Urban Park is approved. A forest conservation plan can now be submitted to the Development Review Division in conjunction with any application to which it is a necessary component, or directly to Environmental Planning staff if not associated with an application before the Planning Board.

Since the property is subject to the Montgomery County Forest Conservation law there shall be no clearing of forest, understory, or tree removal on the subject site prior to the approval of a final forest conservation plan. If there are any subsequent modifications to the approved plan, not including changes initiated by a government agency, a separate amendment must be submitted to M-NCPPC for review and approval prior to the submission of a forest conservation plan.

If you have any questions regarding these actions, please feel free to contact me at (301) 495-4521.

Sincerely,

Marco Fuster, Senior Planner
Environmental Planning Division
M-NCPPC

Cc: NRI/FSD # 420091450
Sean McDonough

LANDSCAPE, SIGNIFICANT, AND SPECIMEN TREE LIST

NO.	COMMON NAME	*SCIENTIFIC NAME*	DBH [A]	VIGOR [B]	NOTES
1	Osage Orange	*Maclura pomifera*	18"	Fair	Double @ 3'
2	Osage Orange	*Maclura pomifera*	8"	Poor	
3	'Nelly Stevens' Holly	*Ilex x 'Nelly Sweens'*	2"	Good	
4	Osage Orange	*Maclura pomifera*	18"	Good	Triple @ 3'
5	Osage Orange	*Maclura pomifera*	6"	Good	
6	Black Cherry	*Prunus serotina*	12"	Good	
7	Bradford Pear	*Pyrus calleryana*	12"	Good	
8	Red Maple	*Acer rubrum*	18"	Good	
9	Box Elder	*Acer negundo*	12"	Good	Double @ 2'
10	Flowering Dogwood	*Cornus florida*	8"	Poor	
11	Pitch Pine	*Pinus rigida*	5"	Good	
12	Pitch Pine	*Pinus rigida*	4"	Good	
13	'Nelly Stevens' Holly	*Ilex x 'Nelly Stevens'*	3"	Good	
14	Blue Atlas Cedar	*Cedrus atlantica 'glauca'*	8"	Good	
15	'Nelly Stevens' Holly	*Ilex x 'Nelly Stevens'*	3"	Good	
16	Box Elder	*Acer negundo*	18"	Poor	Vine covered
17	Arborvitae	*Arborvitae 'Green Giant'*	3"	Good	
18	Box Elder	*Acer negundo*	18"	Good	
19	Arborvitae	*Arborvitae 'Green Giant'*	3"	Good	
20	Eastern Red Cedar	*Juniperus virginiana*	8"	Good	
21	Bradford Pear	*Pyrus calleryana*	14"	Fair	
22	Red Maple	*Acer rubrum*	10"	Good	
23	Eastern Red Cedar	*Juniperus virginiana*	5"	Good	Half of double
24	Bradford Pear	*Pyrus calleryana*	14"	Fair	
25	Eastern Red Cedar	*Juniperus virginiana*	8"	Good	
26	White Pine	*Pinus strobus*	15"	Good	
27	White Pine	*Pinus strobus*	15"	Good	
28	Leyland Cypress	*Cupressocyparis leylandii*	4"	Good	
29	Green Ash	*Fraxinus pennsylvanicum*	22"	Good	
30	Leyland Cypress	*Cupressocyparis leylandii*	4"	Good	
31	Black Locust	*Robinia pseudoacacia*	14"	Good	Double @ 3'
32	Black Locust	*Robinia pseudoacacia*	6"	Good	
33	Black Locust	*Robinia pseudoacacia*	2"	Good	
34	Black Locust	*Robinia pseudoacacia*	3"	Good	
35	Black Locust	*Robinia pseudoacacia*	26"	Fair	ST-1
36	Black Locust	*Robinia pseudoacacia*	22"	Fair	
37	Black Locust	*Robinia pseudoacacia*	15"	Good	
38	Black Locust	*Robinia pseudoacacia*	12"	Good	
39	Shrub Honeysuckle	*Lonicera tatarica*	2"	Good	Multi-stem
40	Black Locust	*Robinia pseudoacacia*	18"	Fair	Double @ 2'
41	Sugar Maple	*Acer saccharum*	6"	Good	
42	Bradford Pear	*Pyrus calleryana*	17"	Fair	
43	Pin Oak	*Quercus palustris*	8"	Good	
44	White Pine	*Pinus strobus*	19"	Fair	
45	White Pine	*Pinus strobus*	25"	Good	ST-2
46	Black Locust	*Robinia pseudoacacia*	20"	Good	
47	Black Locust	*Robinia pseudoacacia*	22"	Good	
48	Pin Oak	*Quercus palustris*	2"	Good	
49	White Pine	*Pinus strobus*	26"	Good	ST-3
50	White Pine	*Pinus strobus*	18"	Fair	1/2 of Double
51	Norway Spruce	*Picea abies*	16"	Good	
52	Norway Spruce	*Picea abies*	14"	Good	
53	Saucer Magnolia	*Magnolia soulangiana*	3"	Good	Multi-stem
54	Silver Maple	*Acer saccharinum*	46"	Fair	ST-4
55	Leyland Cypress	*Cupressocyparis leylandii*	25"	Good	ST-5*
56	Leyland Cypress	*Cupressocyparis leylandii*	18"	Good	ST-6*
57	White Pine	*Pinus strobus*	20"	Good	
58	White Pine	*Pinus strobus*	19"	Good	
59	White Pine	*Pinus strobus*	18"	Good	
60	Leyland Cypress	*Cupressocyparis leylandii*	20"	Good	
61	Flowering Crab Apple	*Malus floribunda*	8"	Good	Multi-stem
62	Black Locust	*Robinia pseudoacacia*	12"	Good	1/2 of Double
63	Black Locust	*Robinia pseudoacacia*	28"	Good	ST-7
64	Sawtooth Oak	*Quercus accutissima*	12"	Good	
65	Black Locust	*Robinia pseudoacacia*	17"	Good	
66	White Mulberry	*Morus alba*	20"	Good	
67	White Mulberry	*Morus alba*	13"	Fair	
68	Leyland Cypress	*Cupressocyparis leylandii*	15"	Poor	Several Dead Limbs
69	Sawtooth Oak	*Quercus accutissima*	16"	Good	
70	Sawtooth Oak	*Quercus accutissima*	18"	Good	
71	Green Ash	*Fraxinus pennsylvanica*	22"	Fair	
72	Black Locust	*Robinia pseudoacacia*	22"	Fair	
73	Green Ash	*Fraxinus pennsylvanica*	18"	Good	
74	Green Ash	*Fraxinus pennsylvanica*	24"	Good	ST-8
75	Flowering Crab Apple	*Malus floribunda*	11"	Good	
76	Eastern Cottonwood	*Populus deltoides*	16"	Good	
77	American Elm	*Ulmus americana*	17"	Good	
78	Eastern Cottonwood	*Populus deltoides*	26"	Good	ST-9
79	Eastern Cottonwood	*Populus deltoides*	22"	Good	Double
80	Eastern Cottonwood	*Populus deltoides*	19"	Good	
81	Eastern Cottonwood	*Populus deltoides*	18"	Good	
82	Eastern Cottonwood	*Populus deltoides*	20"	Good	1/2 of double @ 2'
83	Eastern Cottonwood	*Populus deltoides*	25"	Good	ST-10
84	Sawtooth Oak	*Quercus accutissima*	8"	Good	
85	Sawtooth Oak	*Quercus accutissima*	12"	Good	
86	Eastern Cottonwood	*Populus deltoides*	20"	Good	
87	Eastern Cottonwood	*Populus deltoides*	23"	Good	
88	Eastern Cottonwood	*Populus deltoides*	22"	Poor	
89	Box Elder	*Acer negundo*	4"	Fair	
90	Box Elder	*Acer negundo*	4"	Fair	
91	White Mulberry	*Morus alba*	7"	Fair	
92	Box Elder	*Acer negundo*	2"	Good	
93	Box Elder	*Acer negundo*	8"	Good	Triple @ 3'
94	Box Elder	*Acer negundo*	6"	Fair	Triple at base
95	Box Elder	*Acer negundo*	4"	Good	Multi-stem
96	Box Elder	*Acer negundo*	26"	Fair	ST-11
97	Box Elder	*Acer negundo*	24"	Good	ST-12
98	Black Locust	*Robinia pseudoacacia*	20"	Good	
99	Black Locust	*Robinia pseudoacacia*	19"	Good	
100	Eastern Cottonwood	*Populus deltoides*	35"	Good	ST-13
101	Red Maple	*Acer rubrum*	12"	Good	
102	Black Locust	*Robinia pseudoacacia*	19"	Fair	
103	Eastern Cottonwood	*Populus deltoides*	29"	Good	ST-14
104	Box Elder	*Acer negundo*	12"	Good	
105	Black Locust	*Robinia pseudoacacia*	17"	Good	
106	Black Cherry	*Prunus serotina*	15"	Good	
107	American Sycamore	*Platanus occidentalis*	15"	Fair	
108	Eastern Cottonwood	*Populus deltoides*	29"	Good	ST-15
109	Eastern Cottonwood	*Populus deltoides*	8"	Good	
110	Black Locust	*Robinia pseudoacacia*	14"	Good	
111	Eastern Cottonwood	*Populus deltoides*	35"	Good	ST-16
112	American Sycamore	*Platanus occidentalis*	8"	Poor	Dead
113	Box Elder	*Acer negundo*	14"	Fair	Ivy vines
114	Red Maple	*Acer rubrum*	16"	Poor	
115	Silver Maple	*Acer saccharinum*	20"	Good	1/2 of Double

LANDSCAPE, SIGNIFICANT, AND SPECIMEN TREE LIST (CONT'D)

NO.	COMMON NAME	SCIENTIFIC NAME	DBH [A]	VIGOR [B]	NOTES
116	Red Maple	*Acer rubrum*	14"	Good	
117	Norway Maple	*Acer platanoides*	14"	Fair	
118	Norway Maple	*Acer platanoides*	14"	Good	
119	Bradford Pear	*Pyrus calleryana*	12"	Good	
120	Sweet Gum	*Liquidambar styraciflua*	16"	Good	
121	Bradford Pear	*Pyrus calleryana*	14"	Good	
122	Flowering Crab Apple	*Malus floribunda*	19"	Good	
123	Flowering Crab Apple	*Malus floribunda*	12"	Good	
124	Southern Magnolia	*Magnolia grandiflora*	14"	Good	
125	Bradford Pear	*Pyrus calleryana*	18"	Good	

ST-1 denotes significant or specimenet tree
ST-5* denotes size equal to or greater than current county champion

[A] Diameter at Breast Height
[B] Assessment of general tree health

GENERAL NOTES

1. PROPERTY CONSISTS OF A SINGLE LOT TOTALING 1.95 ACRES AND IS ZONED CBD1.
2. NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION FIELD WORK WAS CONDUCTED ON FEBRUARY 19, 2009 BY SEAN MCDONOUGH OF ECOTONE, INC. AN APPROVED QUALIFIED PROFESSIONAL
3. FIELD RUN TOPOGRAPHY WITHIN THE PROJECT BOUNDARIES PROVIDED BY VIKA, INC.
4. THE PLANIMETRIC INFORMATION SHOWN ON THIS PLAN WITHIN 100 FEET OUTWARD FROM THE THE PROPERTY BOUNDARY IS BASED ON COPYRIGHTED GIS DATA FROM M-NCPPC, AND MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSIONFROM M-NCPPC
5. THERE IS NO MAPPED FEMA FLOODPLAIN LOCATED ON-SITE ACCORDING TO FEMA FIRM MAP NO. 240049 0175 C.
6. 16 SIGNIFICANT AND SPECIMEN TREES HAVE BEEN IDENTIFIED ON THE SITE AND WERE MEASURED WITH A 25 INCH REACH BILTMORE STICK.
7. DURING THE FIELD INVESTIGATION NO WETLANDS OR STREAMS WERE IDENTIFIED ON-SITE.
8. NO RARE, THREATENED OR ENDANGERED SPECIES WERE ENCOUNTERED ON-SITE . THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WILDLIFE AND HERITAGE DIVISION HAS DETERMINED THAT IT HASNO RECORDS OF RTE IN ENDATABASE FOR THE PROJECT SITE.
9. NO KNOWN HISTORIC SITES ARE LOCATED ON THE SITE; APPROXIMATELY 200 FEET TO THE SOUTH AND EAST OOF THE SITE IS THE MARYLAND HISTORIC PROPERTY SITE:M:35-14, OLD BETHESDA COMMERCIAL DISTRICT; ACCORDING TO A DATABASE SEARCH DONE ON MARYLAND MERLIN.
10. NO CULTURAL FEATURES ARE LOCATED ON THE SITE ACCORDING TO A DATABASE SEARCH DONE ON MARYLAND MERLIN.
11. SOILS INFORMATION TAKEN FROM THE U.S.D.A. N.R.C.S. SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND, JULY 1995.
12. THERE ARE NO SLOPES ON-SITE THAT EXCEED 15%.
13. NO FOREST DATA POINTS WERE RECORDED DUE TO THE DETERMINATION THAT NO AREAS ON-SITE MET THE TECHNICAL DEFINITION OF FOREST.
14. THE SITE IS LOCATED WITHIN THE LOWER ROCK CREEK WATERSHED, A USE I-P WATER.
15. THE PROJECT AREA IS NOT LOCATED WITHIN THE PATUXENT RIVER PRIMARY MANAGMENT AREA (PMA) OR ANY SPECIAL PROTECTION AREAS (SPA).

SITE DESCRIPTION

The 1.95-acre site known as Battery Lane Urban Park is under the ownership of the Maritand National Capital Park and Planning Commission, and is currently utilized for active recreational activities including tennis, basketball, a jungle gym, and pedestrian use. The park is bound to the north by Battery Lane and Rugby Avenue to the south, with commercial and residential buildings to the east and west. The site is located within the limits of downtown Bethesda, and is gently sloping from south to north, with soils identied as Urban Land in the Montgomery County Soils survey.

FOREST STAND CLASSIFICATIONS AND DESCRIPTIONS

LL-1 Individual Tree Lawn & Landscape
1.95 acres

The field investigation revealed that no areas on the site met the technical definition of forest due to the groomed lawn and individual tree landscape. In addition there are several pathways bisecting the property with tennis courts, basketball courts, and a playground facility. Due to the individual tree landscaping, each tree measuring greater than 2" diameter at breast height was identified by species and size. Tree identification revealed that there is a mixture of native and cultivated trees species throughout, with a total of 16 significant/specimen trees identified on-site. Specimen trees ST-5 and ST-6 meet or exceed the diameter of the the current county champion (measured at 20" DBH) for the Leyland Cypress tree species. All individual trees within 100 feet of the property boundary were also measured and identified to the extent practicable. The aerial extent of the tree canopy of individual trees was taken for an aerial photograph of the park during the growing season to provide the most accurate account of the canopy coverage.

OWNER:
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910
301 495-4605

SCALE: 1" = 30'

SCALE
0 30 60

VICINITY MAP
SCALE (1" = 2000')

RESOURCE AREA INFORMATION	
DESCRIPTION	AREA
TRACT AREA	1.95 ac.
FOREST AREA	0.00 ac.
WETLAND AREA	0.00 ac.
FORESTED WETLAND AREA	0.00 ac.
STREAM BUFFER AREA	0.00 ac.
FORESTED STREAM BUFFER AREA	0.00 ac.

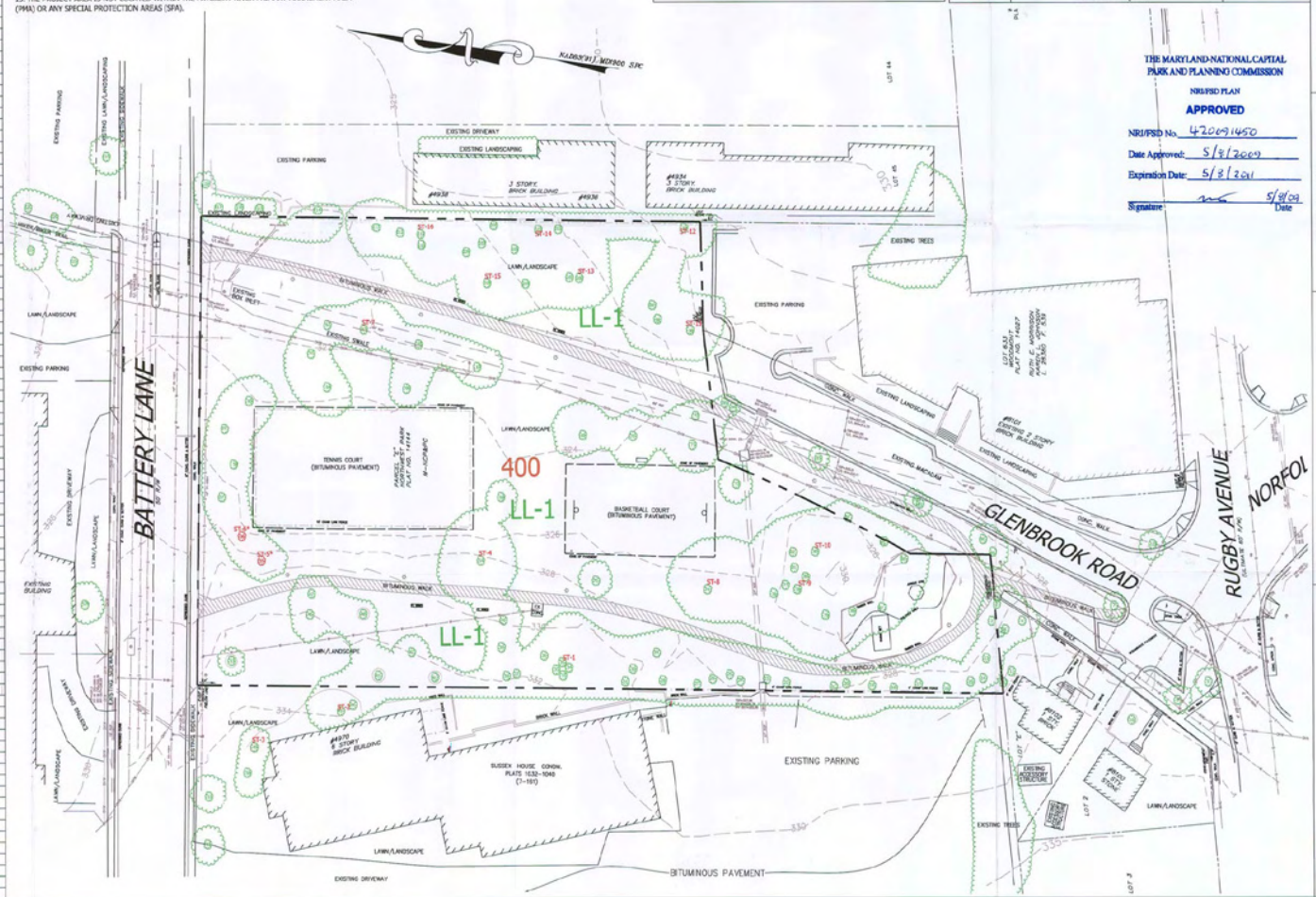
PLAN PREPARED BY:
SEAN F. MCDONOUGH "APPROVED QUALIFIED PROFESSIONAL"

FEATURE LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR (2 ft)
- EXISTING UTILITIES
- EXISTING FENCE
- EXISTING OVERHEAD WIRES
- PUBLIC UTILITY EASEMENT
- EXISTING ROAD CURB AND SIDEWALK
- EXISTING SIGN POST
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TIMBER WALL
- EXISTING STORM DRAIN
- EXISTING BITUMINOUS WALKWAY
- EXISTING BUILDINGS
- AERIAL EXTENT OF TREE CANOPY
- INDIVIDUAL LANDSCAPE TREE
- SIGNIFICANT OR SPECIMEN TREE
- POTENTIAL COUNTY CHAMPION TREE

EXISTING SOILS

MAP SYMBOL	MAPPING UNIT	LIMITATIONS
400	Urban Land 0-3% slopes	



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
NRI/FSD PLAN
APPROVED
NRI/FSD No. 420091450
Date Approved: 5/8/2009
Expiration Date: 5/8/2011
Signature 5/8/09 Date

PLAN PREPARED BY:

"NO ENR APPROVED QUALIFIED PROFESSIONAL"			
PLAN REVISIONS			
DATE	REVISION	SIGNATURE	
4/9/09	PER MNCPPC COMMENTS	SFM	
5/5/09	PER MNCPPC COMMENTS	SFM	

VIKA
VIKA, INCORPORATED
ENGINEERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ PLANNERS
8180 GREENSBORO DRIVE, SUITE 200, MCLEAN, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
METRO GREENSBORO (PO BOX) VALLEY, VA GERMANTOWN, MD

Ecotone Inc.
ENVIRONMENTAL CONSULTING, PERMITTING, & DESIGN
FOREST & WETLAND CREATION, & STREAM RESTORATION
P.O. Box 5 • 1204 Baldwins Mill Road• Jarrettsville, Maryland 21084
(410) 692-7800 • Fax (410) 692-7803• www.ecotoneinc.com

SHEET 1 OF 1

BATTERY LANE URBAN PARK
BETHESDA, MARYLAND
7TH ELECTION DISTRICT

NATURALRESOURCE INVENTORY AND FOREST STAND DELINEATION

PLAN PREPARED FOR:
The Maryland National Capital Park and Planning Commission

FEBRUARY 2009
ECOTONE PROJECT: 0906

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

July 13, 2009

Ellen Masciocchi
M-NCPPC Department of Parks
9500 Brunett Ave.
Silver Spring, MD 20901

Re: Preliminary Forest Conservation Plan: SC2009028
Property Name: Battery Lane Urban Park
Tract Size/Zone: 1.95 acres/R-10

Dear Mrs. Masciocchi:

Environmental Planning staff recommends the Montgomery County Planning Board approve the preliminary forest conservation plan submitted to the Planning Department on June 30, 2009 for the above mentioned plan with the following condition:

1. Submission and staff approval of final forest conservation plan consistent with Section 109.B of the Forest Conservation Regulation.

Please note that the condition is only applicable upon Planning Board approval of the preliminary forest conservation plan. If you have any questions please feel free to contact me at (301) 495-4521.

Sincerely,

Marco Fuster, Senior Planner
Environmental Planning Division

Cc: SC2009028
Kathleen Kulenguski, VIKA, Inc.

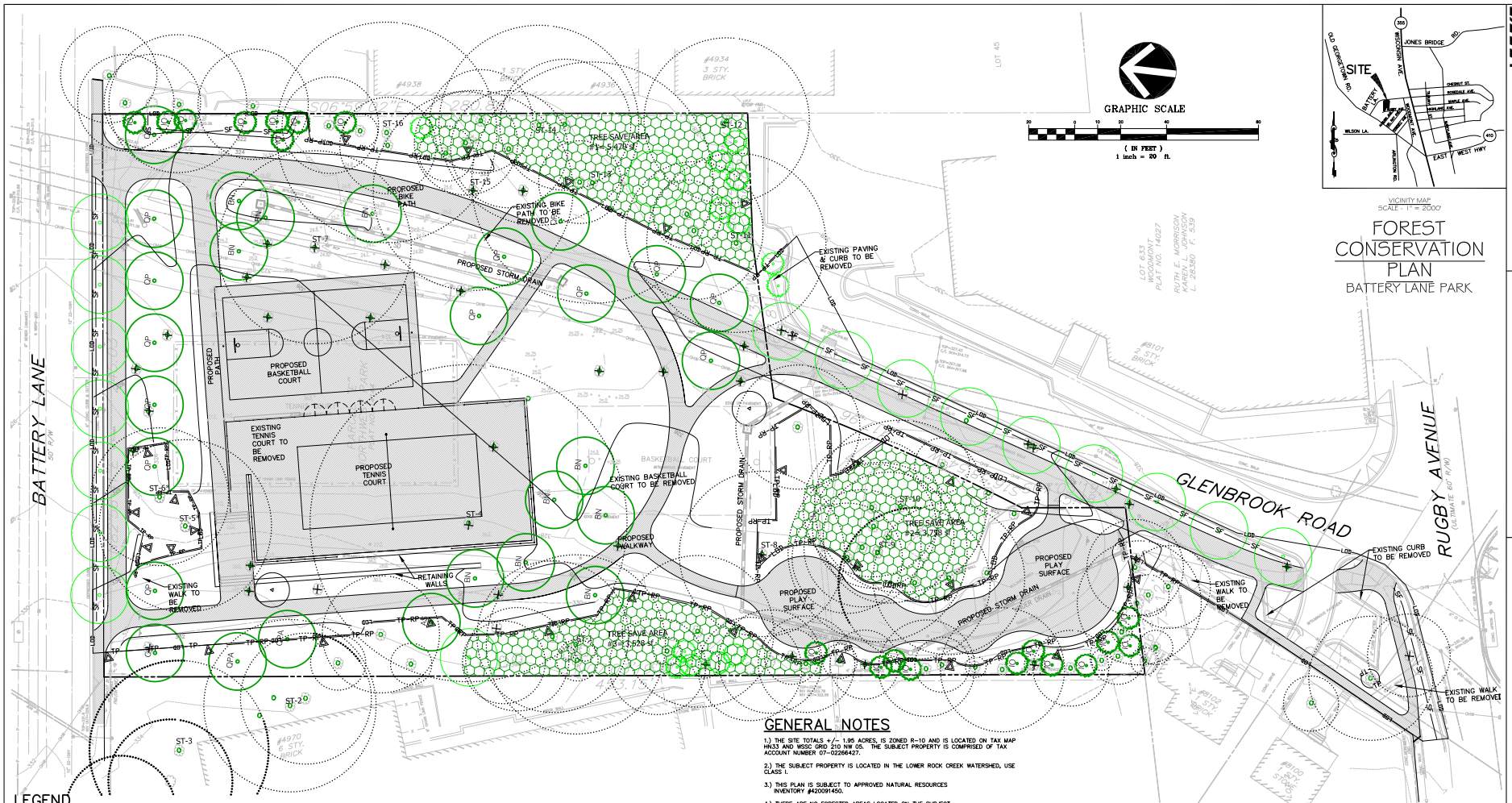
Battery Lane Urban Park
Preliminary Forest Conservation Plan

Battery Lane Urban Park is a 1.95 local park located in between Battery Lane, Rugby Avenue, and along Glenbrook Avenue. This Preliminary Forest Conservation Plan is a necessary requirement under state and county Forestry Legislation when new construction takes place. There is no classified forest located on site, but there are many significant trees. The goal of this plan is to protect and save as many trees as possible during and post construction and to provide the required forest creation necessary to meet the afforestation requirement of the law.

The tree save measures that will be implemented will be tree protection fencing with root pruning for most of the site, and basic tree protection fencing for some trees not located close to the construction. Theses fences typically follow the limits of disturbance and aide in protecting the tree during construction.

To meet Forest Conservation requirement credit has been taken for tree save areas along with landscape credit. Tree save credit is calculated by the area of the critical root zone of the saved tree where more than 66% of the root zone has been saved. Landscape credit is calculated based on the 20year canopy, at a 1:1 ratio. The Landscape Plan proposes to plant over 75 trees of which the majority are native materials located in areas acceptable as landscape credit.

There are many new shade & evergreen trees proposed to enhance the new park design. There are also two champion Leyland Cypress trees, measuring 20” and 25” DBH(Diameter at Breast Height), located close to Battery Lane, which will be saved.



VICINITY MAP
SCALE - 1" = 2000'

FOREST CONSERVATION PLAN
BATTERY LANE PARK

LEGEND

- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- CURB INLET
- EXISTING TREE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED STORM DRAIN WITH STRUCTURE
- PROPOSED TEMPORARY SILT FENCE
- PROPOSED OVERALL LIMITS OF DISTURBANCE
- TREE PROTECTION/ROOT PRUNING FENCING
- TREE PROTECTION FENCING
- TREE PROTECTION SIGNAGE
- PROPOSED EVERGREEN TREES FOR LANDSCAPE CREDIT
- PROPOSED DECIDUOUS SHADE TREES FOR LANDSCAPE CREDIT
- PROPOSED TREES NOT FOR LANDSCAPE CREDIT
- EXISTING TREE LESS THAN 24" DBH TO BE REMOVED
- EXISTING TREE W/ CRITICAL ROOT ZONE TO BE SAVED
- TREE SAVE AREA
- EX. 24" DBH OR GREATER TREE(SEE FCP-2 FOR CHART)

SOILS LEGEND	
SYMBOL	SOIL
400	URBAN LAND 0-3% SLOPES

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located and marked before beginning excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

GENERAL NOTES

1.) THE SITE TOTALS +/- 1.95 ACRES, IS ZONED R-10 AND IS LOCATED ON TAX MAP HN33 AND WSSC GRID 210 NW 05. THE SUBJECT PROPERTY IS COMPRISED OF TAX ACCOUNT NUMBER 07-02266427.

2.) THE SUBJECT PROPERTY IS LOCATED IN THE LOWER ROCK CREEK WATERSHED, USE CLASS I.

3.) THIS PLAN IS SUBJECT TO APPROVED NATURAL RESOURCES INVENTORY #420091450.

4.) THERE ARE NO FORESTED AREAS LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION. THE SIGNIFICANT, OR SPECIMEN TREES ON THIS SITE ARE NOTED ON THE NRI.

5.) THERE IS NO BRL SHOWN BECAUSE THERE ARE NO BUILDINGS PROPOSED.

6.) THERE ARE NO WATERS OF THE UNITED STATES OR 100 YEAR FLOOD PLAIN LOCATED ON THE SUBJECT PROPERTY.

7.) THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC ATLAS.

8.) THE WILDLIFE AND HERITAGE DIVISION OF THE MDDNR HAS NO RECORD OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE PROJECT SITE, PER LETTER DATED MARCH 31, 2009.

9.) A TWO YEAR MAINTENANCE PERIOD IS REQUIRED AFTER PLANTING INSTALLATION IS APPROVED.

10.) SEE LANDSCAPE PLAN FOR PROVISIONS TO MINIMIZE THE SIZE OF PLANTING PITS WHEN LOCATED NEAR EXISTING TREES TO BE PRESERVED (TO PROTECT THE ROOTS OF EXISTING SAVE TREES). SHIFT THE LOCATION OF PLANTING PITS IF ROOTS ARE ENCOUNTERED DURING INSTALLATION. NO MECHANICAL EQUIPMENT TO BE USED FOR PLANTING OUTSIDE OF LOD (WORK TO BE PERFORMED BY HAND).

SURVEY NOTES

1.) THE HORIZONTAL & VERTICAL CONTROL DATUM IS BASED ON NGS CONTROL POINTS AF9522 & JV7130 ESTABLISHED FOR VIKA PROJECT # 6231 (NORFOLK AVE.) THRU A GPS SURVEY. THE HORIZONTAL DATUM IS NAD83(91) & THE VERTICAL IS NGVD29.

2.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 240049 0175 C, FOR MONTGOMERY COUNTY, MARYLAND, AND DATED AUGUST 1, 1984.

3.) TOTAL AREA OF SITE = 84,754 SQ.FT. OR 1.94568 ACRES.

TREE SAVE AREA

AREA #1 = 5,479
AREA #2 = 3,758
AREA #3 = 3,528
TOAL AREA = 12,765

FOREST CONSERVATION PLAN
BATTERY LANE PARK
MNCPPC FCP #SC2009028

FOREST CONSERVATION PLAN APPROVAL

FCP PREPARED BY : KATHLEEN KULENGUSKI
MD. LICENSED LANDSCAPE ARCHITECT No. : 957

VIKA INCORPORATED
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
20251 CENTURY BOULEVARD, SUITE 400, GERMANTOWN, MD 20874
(301) 916-4100 FAX: (301) 916-2262
GERMANTOWN, MD McLEAN, VA

BATTERY LANE PARK
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

PRELIMINARY FOREST CONSERVATION PLAN

VIKA REVISIONS

DATE: MAY 28, 2009
DES. LA | DWN. SDG
SCALE: 1"=20'
PROJECT/FILE NO. M1342
SHEET NO. FCP-1

LAYOUT: GRAPHIC, Plotted By: dismar

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid
Director

June 23, 2009

Mr. Jason Evans
Vika, Inc.
20251 Century Boulevard, Suite 400
Germantown, MD 20874

Re: Stormwater Management ***CONCEPT*** Request
for Battery Lane Urban Park
SM File #: 235790
Tract Size/Zone: 1.95 Ac./R-200
Total Concept Area: 1.95 Ac.
Parcel(s): E
Watershed: Lower Rock Creek

Dear Mr. Evans:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable.** The stormwater management concept consists of on-site water quality control and recharge via grass swales, porous play area (s), and non-rooftop disconnect. Due to limited space and since the pathway running along Battery Lane drains into the street a waiver of water quality is granted for a small portion of the site. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.

2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

3. An engineered sediment control plan must be submitted for this development.

4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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.

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

May 28, 2009

Mr. Rick Brush
Water Resources
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

Re: Concept Stormwater Management
Battery Lane Park
VIKA #M1342D

Dear Mr. Brush:

Please find enclosed our submission for Concept Stormwater Management review.

INTRODUCTION

Battery Lane Park is located between Battery Lane and Rugby Avenue along Glenbrook Road. The Maryland-National Capital Park and Planning Commission (M-NCPPC) proposes to renovate the existing park. The proposed construction will include the demolition and removal of existing playground equipment, basketball court, tennis court, and pathways with the installation of new courts and playground. The proposed site design will incorporate disconnection of the proposed impervious before being collected by proposed inlets. Ultimately the site drains to the Lower Rock Creek watershed.

There are currently no Stormwater Management quality or quantity control measures that are being implemented on the site. Yard inlets do exist to convey runoff into the existing 66" RCP that runs through the site. The two existing inlet located on site will not be utilized for the proposed condition. Because the site will be raised, the existing inlet elevations will not work with the proposed grading. In addition, MNCPPC has raised concerns about the existing inlet and their proximity to the proposed path. MNCPPC does not want these inlets sticking out of the ground near the path and close to pedestrian walkways. For this reason, we propose that the inlet holes be bricked shut and the grade around the existing inlets be brought up to match the concrete top. The manhole access will remain.

STORMWATER MANAGEMENT

The property is broken into three drainage patterns collected by proposed inlets before discharged into the existing 66" RCP. Approximately 0.24 acres of the northern section of the site drains toward Battery Lane. Most of this drainage area is grass. A waiver is requested for treatment of the pathway that runs along Battery Lane and flows into the street as it does in the exiting condition. Drainage Area #1 collects a grass swale between Battery Lane and the proposed court. This area is collected by inlet #1 prior before it can discharge across the proposed path and into the street. Drainage Area #2 contains most of the proposed impervious area on the site. The basketball and tennis courts will sheet flow to the east where the runoff will be collected by a 5 foot wide grass swale before being captured by the proposed inlet #2. We are proposing that grass swale treatment act as the stormwater quality treatment for this drainage area. The velocity of the 1-inch storm event will be held below 1 FPS as required by the State and County standards. Drainage Area #3 contains more of the proposed impervious area on the site. The pathways and tennis

court will sheet flow to the east where the runoff will be collected by a 5 foot wide grass swale before being captured by the proposed inlet #3. We are proposing that grass swale treatment act as the stormwater quality treatment for this drainage area. The velocity of the 1-inch storm event will be held below 1 FPS as required by the State and County standards. Drainage Area #4 contains very little proposed impervious area. The proposed playground will be construction on a porous synthetic surface containing aggregate base and under drain. This will promote infiltration in this area and excess runoff will be collected by the under drain or be collected by proposed inlets downstream of the play area. The paved path running along Glenbrook Road will disconnect along the path before being collected by inlet #4.

Recharge will be achieved using grass swales, disconnections and aggregate sub-base below the synthetic play surface.

Tr-55 analysis shows that all four drainage areas have a one-year discharge less than 2 cfs. Therefore channel protection volume is not proposed on this site.

If there are any questions or comments, please do not hesitate to contact this office at your earliest convenience. Thank you for your time and attention to this matter.

Sincerely,
VIKA, Inc.

Jason Evans
Project Engineer

Enclosures

BATTERY LANE PARK

CONCEPT SWM SUPPORT INFORMATION

1. Revised 1" grass swale computations
2. Additional 10yr grass swale computations
3. Overall DA(1-4) Tr-55 computations
4. Overall Channel protection computations

Prepared by:

VIKA, Inc.
20251 Century Boulevard
Suite 400
Germantown, Maryland 20874
Tel: (301) 916-4100 Fax: (301) 916-2262

June 5, 2009

VIKA, Inc.
20251 Century Blvd., Suite 400
Germantown, MD 20874
301-948-2750 Fax 301-948-9067

Date: 5/1/2009
Project Name: **Battery Lane Park**
Project No.: M1342
Prepared By: JAE Checked:

Grass Swale #1 - DA#2

Total On-Site Area to Swale=	0.55 Ac		
Impervious Area to Swale=	0.34 Ac		
I= Total % Imperviousness=	61.8%		
Rv=Volumetric Runoff Coefficient=	.05+0.009(I)=	0.606	
Curve Number:	85	*Fig. D.10.1 in MDE Manual*	
Tc=	0.10	hrs (minimum)	

Trapezoidal Grass Channel :

B=	5.0	ft	
S=	1.80%		
n=	0.035		
Side Slope=	4		
WQ_v : P=	1.00	inch	
Ia=	0.353	*Table 4-1 TR-55 Manual based on curve number*	
qu=	700	csm/in.	
WQv=P*R_V*A/12=	0.028	Ac-ft =	1211 ac-ft
$Q_{p(1inch)}$=	q_u*A*Q_a	Qa=P*Rv	0.606364
$Q_{p(1inch)}$=	0.365	cfs	

Trial and Error: d_{WQv}=	0.07	ft	
A=	0.38	sf	
Perim.=	5.6	ft	
R=	0.07		
$Q_{p(1-inch)}$= (1.49/n)*A*R^(2/3)*S^0.5=	0.365	cfs	
$Vel_{p(1inch)}$=$Q_{p(1inch)}$/A=	**0.95**	fps	

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Germantown, MD 20874
301-948-2750 Fax 301-948-9067

Date: 5/1/2009
Project Name: **Battery Lane Park**
Project No.: M1342
Prepared By: JAE Checked:

Grass Swale #1 - DA#2 - 10yr

Total On-Site Area to Swale=	0.55 Ac		
Impervious Area to Swale=	0.34 Ac		
I= Total % Imperviousness=	61.8%		
Rv=Volumetric Runoff Coefficient=	.05+0.009(I)=	0.606	
Curve Number:	85	*Fig. D.10.1 in MDE Manual*	
Tc=	0.10	hrs (minimum)	

Trapezoidal Grass Channel :

B=	5.0	ft	
S=	1.80%		
n=	0.035		
Side Slope=	4		
10yr Q C=	0.65	(C FACTOR)	
Tc=	7 min	*(Tc based on c factor)*	
I=	6.52 in/hr	*(Intensity based on Tc)*	
Q_{10YR}	2.337 cfs	(Q=CIA)	

Trial and Error: d_{WQv}=	0.21	ft	
A=	1.26	sf	
Perim.=	6.8	ft	
R=	0.19		
Q_{10YR} (1.49/n)*A*R^(2/3)*S^0.5=	2.337	cfs	
$Vel_{10YR}=Q_{10YR}/A$=	1.86	fps	

VIKA, Inc.
20251 Century Blvd., Suite 400
Germantown, MD 20874
301-948-2750 Fax 301-948-9067

Date:	5/1/2009
Project Name:	**Battery Lane Park**
Project No.:	M1342
Prepared By:	JAE Checked:

Grass Swale #2 - DA#3

Total On-Site Area to Swale=	0.38 Ac		
Impervious Area to Swale=	0.12 Ac		
I= Total % Imperviousness=	31.6%		
Rv=Volumetric Runoff Coefficient=	.05+0.009(I)=	0.334	
Curve Number:	75	*Fig. D.10.1 in MDE Manual*	
Tc=	0.10	hrs (minimum)	

Trapezoidal Grass Channel :

B=	5.0	ft	
S=	2.00%		
n=	0.035		
Side Slope=	3		
WQ_v : P=	1.00	inch	
Ia=	0.667	*Table 4-1 TR-55 Manual based on curve number*	
qu=	540	csm/in.	
WQv=P*R_V*A/12=	0.011	Ac-ft =	461 ac-ft
$Q_{p(1inch)}$=	q_u*A*Q_a	Qa=P*Rv	0.334211
$Q_{p(1inch)}$=	0.107	cfs	

Trial and Error:	d_{WQv}=	0.03	ft
	A=	0.17	sf
	Perim.=	5.2	ft
	R=	0.03	
$Q_{p(1-Inch)}$=	(1.49/n)*A*R^(2/3)*S^0.5=	0.106	cfs
$Vel_{p(1inch)}$=$Q_{p(1inch)}$/A=	0.62	fps	

VIKA, Inc.
20251 Century Blvd., Suite 400
Germantown, MD 20874
301-948-2750 Fax 301-948-9067

Date: 5/1/2009
Project Name: **Battery Lane Park**
Project No.: M1342
Prepared By: JAE Checked:

Grass Swale #2 - DA#3 - 10yr

Total On-Site Area to Swale=	0.38 Ac		
Impervious Area to Swale=	0.12 Ac		
I= Total % Imperviousness=	31.6%		
Rv=Volumetric Runoff Coefficient=	.05+0.009(I)=	0.334	
Curve Number:	75	*Fig. D.10.1 in MDE Manual*	
Tc=	0.10	hrs (minimum)	

Trapezoidal Grass Channel :

	B=	5.0	ft
	S=	1.80%	
	n=	0.035	
	Side Slope=	4	
10yr Q	C=	0.46	(C FACTOR)
	Tc=	10 min	*(Tc based on c factor)*
	I=	5.85 in/hr	*(Intensity based on Tc)*
	Q_{10YR}	1.012 cfs	(Q=CIA)

Trial and Error:	d_{WQv}=	0.13	ft
	A=	0.73	sf
	Perim.=	6.1	ft
	R=	0.12	
Q_{10YR}	(1.49/n)*A*R^(2/3)*S^0.5=	1.012	cfs
$Vel_{10YR}=Q_{10YR}/A$=	1.39	fps	

PEAK DISCHARGE SUMMARY				
JOB:	Battery Lane			JAE
DRAINAGE AREA NAME:	Total site			26-May-09
COVER DESCRIPTION	SOIL NAME	GROUP A,B,C,D?	CN from TABLE 2-2	AREA (In acres)
Open Space - DA#1		B	64	0.13 Ac.
Impervious - DA#1		B	98	0.01 Ac.
Open Space - DA#2		B	64	0.21 Ac.
Impervious - DA#2		B	98	0.34 Ac.
Open Space - DA#3		B	64	0.26 Ac.
Impervious - DA#3		B	98	0.12 Ac.
Open Space - DA#4		B	64	0.58 Ac.
Impervious - DA#4		B	98	0.08 Ac.
		AREA SUBTOTALS:		1.73 Ac.
Time of Concentration 2-Yr 24 Hr Rainfall = 3.2 In	Surface Cover Cross Section	Manning 'n' Wetted Per	Flow Length Avg Velocity	Slope Tt (Hrs)
Sheet Flow	short grass	'n'=0.15	26 Ft.	2.00% 0.06 Hrs
Shallow Flow	Paved		365 Ft. 3.28 F.P.S.	2.60% 0.03 Hrs.
Channel Flow Hydraulic Radius =0.73	Assumed Velocity 9.0 SqFt Assumed Velocity	'n'=0.030 12.3 Ft.	125 Ft. 7.00 F.P.S.	2.00% Est at 0.00 Hrs Est at 0.00 Hrs
Total Area in Acres =	1.73 Ac.	Total Sheet Flow=	Total Shallow Flow=	Total Channel Flow =
Weighted CN =	75	0.06 Hrs.	0.03 Hrs.	0.00 Hrs.
Time Of Concentration =	0.10 Hrs.	RAINFALL TYPE II		
Pond Factor =	1			
STORM	*Precipitation* (P) inches	*Runoff* (Q)	Qp, PEAK DISCHARGE	TOTAL STORM Volumes
1 Year	2.6 In.	0.7 In.	1.8 CFS	4,457 Cu. Ft.
2 Year	3.2 In.	1.1 In.	2.9 CFS	6,870 Cu. Ft.
5 Year	4.2 In.	1.8 In.	5 CFS	11,418 Cu. Ft.
10 Year	5.1 In.	2.5 In.	7 CFS	15,892 Cu. Ft.
25 Year	5.6 In.	2.9 In.	8 CFS	18,489 Cu. Ft.
50 Year	6.3 In.	3.5 In.	10 CFS	22,226 Cu. Ft.
100 Year	7.2 In.	4.3 In.	12 CFS	27,168 Cu. Ft.

VIKA, Inc.
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Germantown, MD 20874
301-948-2750 Fax 301-948-9068

Date: May-09 Revised Date: _____ Sheet 1 of 1
Project Name: Battery Lane Park
Project No.: M1342
Prepared By: JAE Checked: _____

Channel Protection Storage Volume Computations DA #1-4

Post-Development Drainage Area A = 1.73 AC

Time of Concentration, t_c = 0.10 hr. (FROM TR-55 RUN FOR POST-DEVELOPMENT CONDITIONS)

Post-Development Curve Number, CN = 75 (FROM TR-55 RUN FOR POST-DEVELOPMENT CONDITIONS)

One-Year Post-Development Runoff Depth, Q_a = 0.71 in. (FROM TR-55 RUN FOR POST-DEVELOPMENT CONDITIONS)

Initial Abstraction, $I_a = \frac{200}{CN} - 2$

Initial Abstraction, $I_a = \frac{200}{75} - 2$

Initial Abstraction, I_a = 0.67

One-Year Rainfall Depth, P = 2.60 in. (FROM TABLE 2-2 OF 2000 MD STORMWATER DESIGN MANUAL)

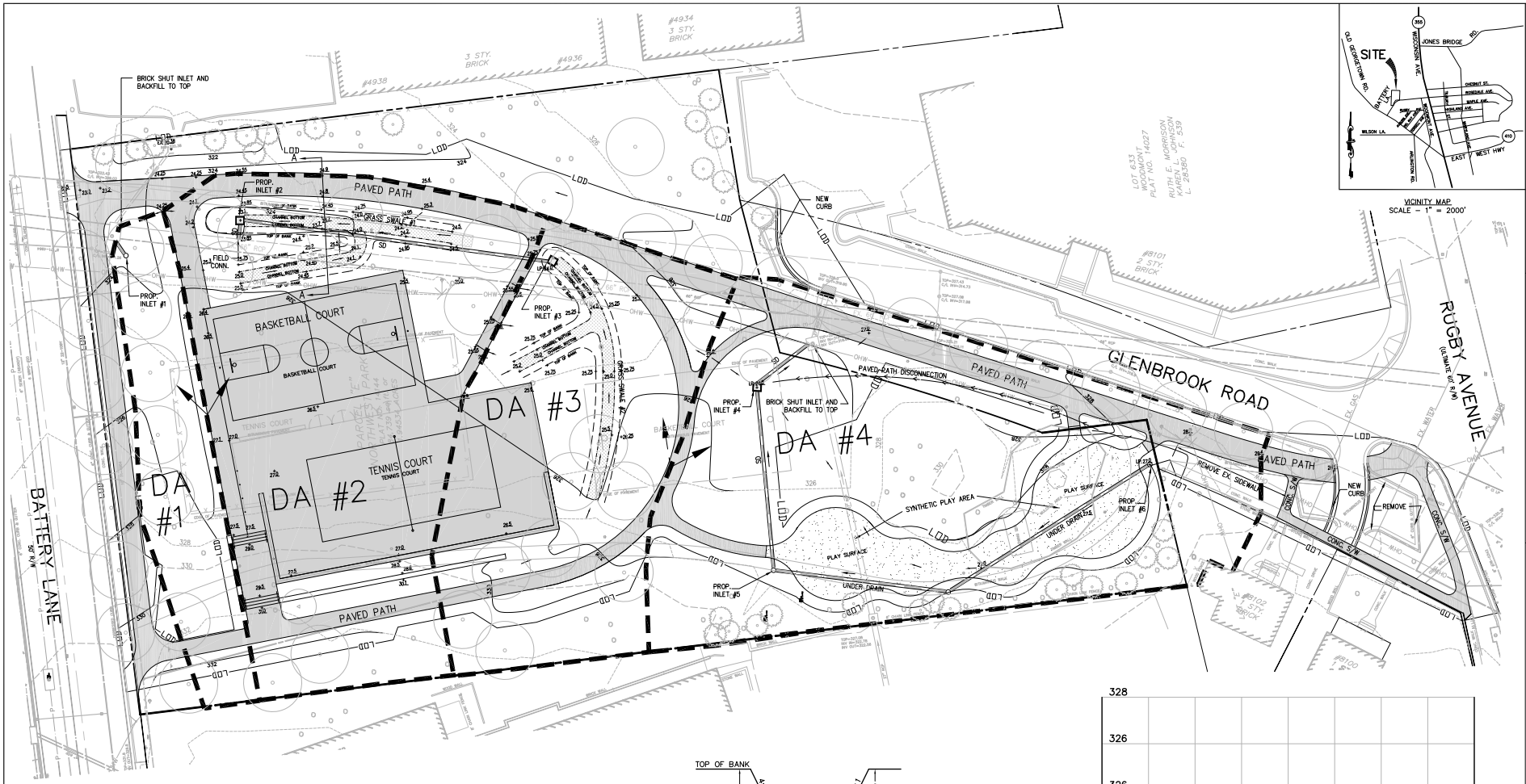
I_a/P = 0.26

Unit Peak Factor, q_u = 960 cfs/sq. mi./in. runoff (FROM FIG. D.11.1 OF 2000 MD STORMWATER DESIGN MANUAL)

Post-Development Peak Inflow Discharge, $q_i = q_u \times A \times Q_a$

$q_i = 960 \times 1.73/640 \times 0.71$

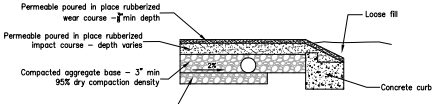
q_i = 1.84 cfs Channel protection storage is not required for discharges less than or equal to 2.0 cfs



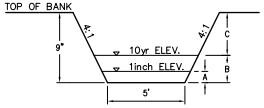
VICINITY MAP
SCALE – 1" = 2000'

LEGEND:

- NON–VEHICULAR IMPERVIOUS AREA
- PERMEABLE SYNTHETIC PLAY SURFACE
- PROP. STORM DRAIN
- PROP. DRAINAGE AREA



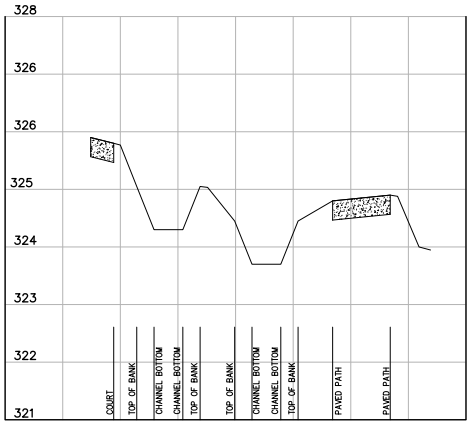
SYNTHETIC SURFACE SECTION



TYPICAL SECTION

GRASS SWALES

	#1	#2
DRAINAGE AREA (AC)	0.55	0.38
IMPERVIOUS AREA (AC)	0.34	0.12
Tc	7 MIN	10 MIN
GRASS SWALE SLOPE	1.8%	1.8%
1" SWALE VELOCITY	0.95 FPS	0.62 FPS
1" DEPTH (A)	0.07'	0.03'
10yr SWALE VELOCITY	1.86 FPS	1.39 FPS
10yr DEPTH (B)	0.21'	0.13'
FREEBOARD (C)	0.54'	0.62'



SECTION A–A
SCALE
H:1"=10'
V:1"=1'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: CONM DIM T OF C, Plotted By: evans

VIKA, INCORPORATED
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
20251 CENTURY BOULEVARD ■ SUITE 400 ■ GERMANTOWN, MD 20874
(301)916-4100 ■ FAX (301)916-2262
GERMANTOWN, MD MCLEAN, VA

BATTERY LANE PARK

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CONCEPT STORMWATER MANAGEMENT PLAN

VIKA REVISIONS

June 5, 2009
DATE: MAY, 2009
DES. JAE
DWN. DT
SCALE: 1"=20'
PROJECT/FILE NO. M1342B
SHEET NO. 1 OF 1

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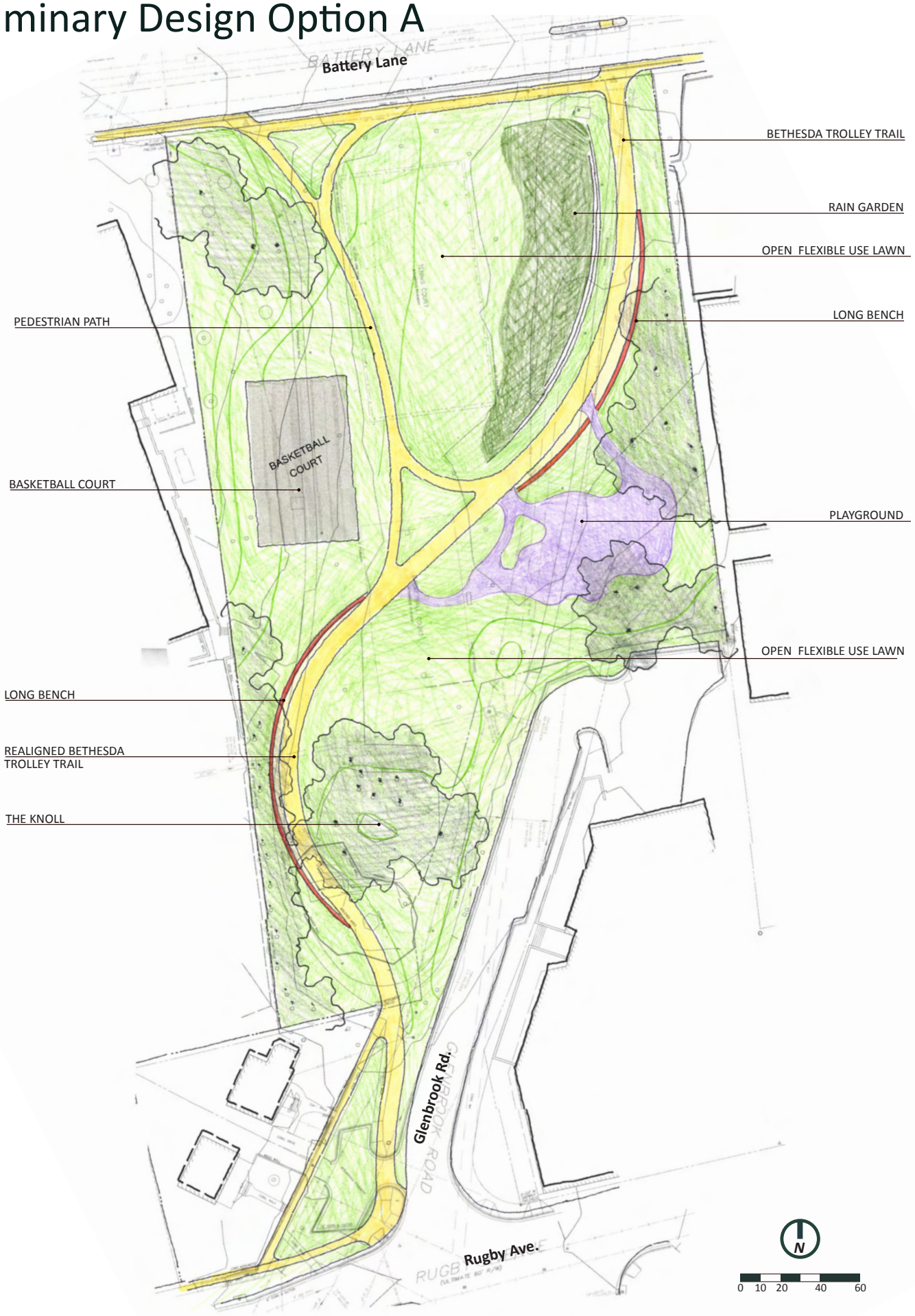
BATTERY LANE PARK C-17

Appendix D - Preliminary Design Options

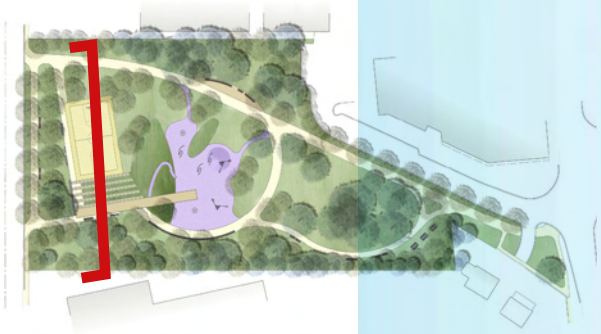
Preliminary Design Option A



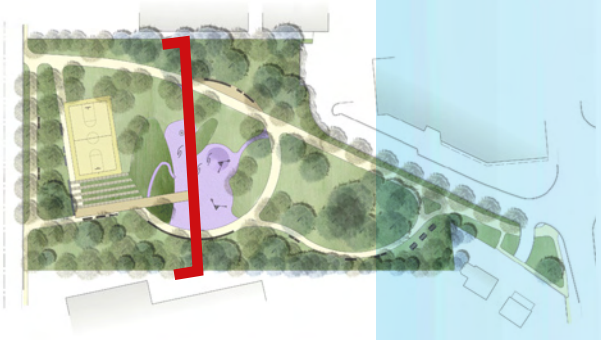
Preliminary Design Option B

Preliminary Design Option C

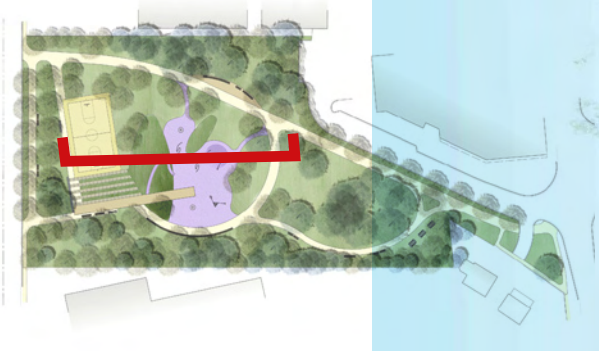
Illustrative Sections - Preliminary Design Option C

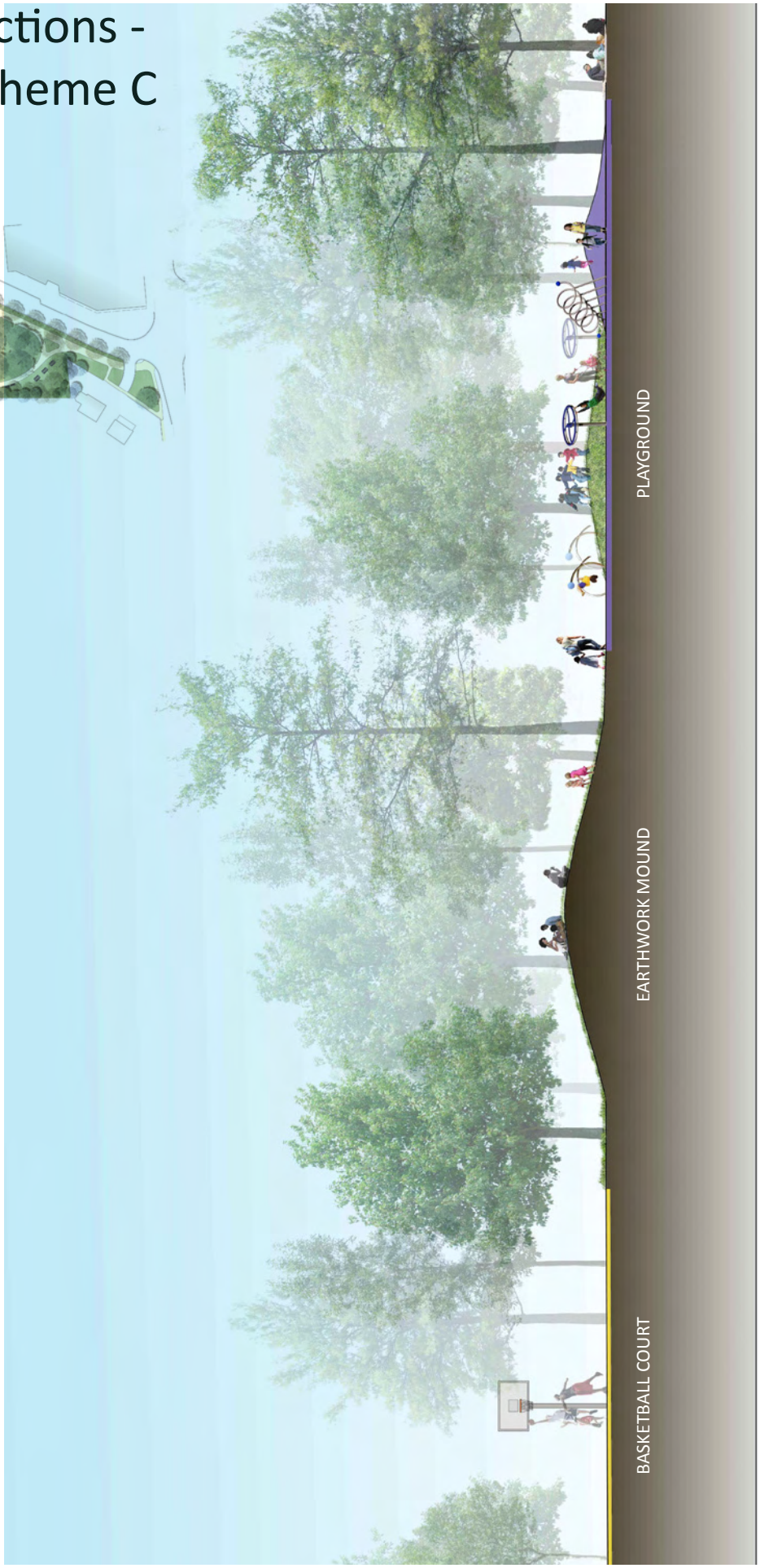


Illustrative Sections - Preliminary Design Option C



Illustrative Sections - Preliminary Scheme C





Appendix E - Team Review Meeting Minutes

BATTERY LANE PARK FACILITY PLAN

Meeting No. 1 Record

Client:	Montgomery County Department of Parks and Planning
Date:	2.06.09
Meeting Date/ Time:	2.05.09 / 2:00PM – 4:00PM
Purpose:	**Consultant Kick-off Meeting**
Attendees:	Justin Aff, OCULUS Brooke Farquhar, M-NCPPC Don Hoover, OCULUS Linda Komes, M-NCPPC Michael Ma, M-NCPPC Ellen Masciocchi, M-NCPPC
Copies to:	Ellen Masciocchi OCULUS, project file

MEETING NOTES

1. Introductions

2. Review of Oculus Scope of Work
    a. Staff and Oculus confirm mutual understanding of Oculus' scope of work in generating the facility plan for Battery Lane Park and the role of the civil engineer in developing the NRI/FSD plan.

3. Program of Requirements
    a. Staff and Oculus review initial draft of Battery Lane Park program requirements. Brooke Farquhar will refine and finalize the draft list of program requirements based on review comments.

4. Scheduling
    a. The M-NCPPC staff will set up a meeting with VIKA as soon as possible to initiate planning and preparation for the NRI/FSD approval process.
    b. Staff will schedule a meeting the week of February 23 at which Oculus will present initial concept sketches for Battery Lane Park.
    c. Key milestone dates:
    Mid-April - Preliminary cost estimate due
    June 25, 2009 – Draft Facility Plan Report due
    July 23, 2009 - Board hearing

ITEMS FOR FUTURE ACTION:

- Oculus will prepare initial design sketches to be presented to staff at meeting to take place the week of February 23.
- Brooke Farquhar will finalize the list of Battery Lane Park Program Requirements.
- MNCPPC Staff will set up a meeting as soon as possible with VIKA to plan for NRI/FSD approval process.
- Oculus will contact VIKA to initiate design and review of storm water management system in preparation for NRI/FSD approval.

If any information contained in this Meeting Record does not reflect the understanding of meeting participants, please contact Justin Aff, OCULUS Project Manager, with your comments within five (5) working days. Otherwise, the Meeting Record stands as submitted. Thank you.

END

BATTERY LANE PARK FACILITY PLAN

Meeting No. 2 Record

Client:	Montgomery County Department of Parks and Planning
Date:	2.24.09
Meeting Date/ Time:	2.23.09 / 11:00AM – 1:00PM
Purpose:	**Initial Design Sketches**: **Review/Discussion**
Attendees:	Justin Aff, OCULUS Brooke Farquhar, M-NCPPC Don Hoover, OCULUS Linda Komes, M-NCPPC Michael Ma, M-NCPPC Ellen Masciocchi, M-NCPPC Elza Hisel-McCoy, M-NCPPC Eugene Rose, M-NCPPC-horticultural services Sabrina Oglesby, Park Police Ginny Moxley, Cabin John Maintenance Facility Jim Alexander, Albemarle Group
Copies to:	Ellen Masciocchi OCULUS, project file

MEETING NOTES

1. Introductions

2. Oculus review of existing conditions in Battery Lane Park

    a. Significant trees and tree groupings should be considered for preservation.
    b. Edge conditions dominated by bare fencing, transparency to parking lots and adjacent residential buildings: screen plantings will be considered.
    c. Some grading in park, such as the 2-3 foot grade change between Glenbrook Rd. and Trail, could be adjusted to create well-defined edges and spaces.
    d. Oculus recommends that above ground utilities be moved underground.

3. Oculus review of two initial design sketches.
    a. Scheme A proposes a single primary path that curves through the park, flanked by special seating. The basketball court is shifted to the west edge of the park, a new, larger playground area is located near the east edge of the park, and a rain garden is located along the primary path near the north east entrance to the park. The changed basketball court location and the removal of the tennis court allows for large grassy areas for passive and un-programmed active recreation.
    b. Scheme B proposes a strong, direct primary path through the park, interwoven with a meandering pedestrian path. This scheme proposes a rain garden and a large area of meadow planting at the north end of the park. Smaller playgrounds are dispersed along the pedestrian path. A grass area for passive recreation extends north from the knoll. A seating area looks out over the meadow and rain garden.

4. Comments and discussion of design sketches
    - Show property line more clearly on graphics.
    - Keep in mind maintenance access; the maintenance crew wants truck access to all parts of the park-10' drive lane.
    - Could basketball court be moved further from residences? Noise could be a problem for neighbors.
    - Some rain gardens have not been well-maintained in Montgomery County; Consider maintenance when proposing rain garden.
    - Be aware of user conflicts, such as the crossing of the pedestrian path and primary trail in scheme B. Consider pedestrian, cyclist conflicts. Be aware of safety issues.
    - Splitting up play areas, as in scheme B, can be a problem for supervision.

- The single arching path in Scheme A, with less direct route through the park is a nice, simple scheme.
- General approval of long, linear seating elements in scheme A.
- What is the memorable signature element in the design?
- The custom seating element could be the artistic, stand-out element that makes Battery Lane Park memorable.

ITEMS FOR FUTURE ACTION:

- Oculus to circulate 11x17 copies of both schemes presented.
- The park planning team will review schemes and provide comments to staff and consultant.
- Staff to determine if edges of Battery Lane Park falls within CBD
- Staff to determine status of small parking area in right-of-way along Glenbrook Road.

If any information contained in this Meeting Record does not reflect the understanding of meeting participants, please contact Justin Aff, OCULUS Project Manager, with your comments within five (5) working days. Otherwise, the Meeting Record stands as submitted. Thank you.

END

BATTERY LANE PARK FACILITY PLAN

Meeting No. 3 Record

Client:	Montgomery County Department of Parks and Planning
Date:	4.7.09
Meeting Date/ Time:	4.2.09 / 10:00AM – 12:00PM
Purpose:	**Oculus To Present Park Scheme that responds to M-NCPPC Staff Comments**
Attendees:	Justin Aff, OCULUS Don Hoover, OCULUS Linda Komes, M-NCPPC Ellen Masciocchi, M-NCPPC

Copies to: Ellen Masciocchi
OCULUS, project file

MEETING NOTES

1. Oculus Presents New Battery Lane Park Plan

    a. In response to Staff comments regarding the 2 initial schemes, Oculus created a new scheme that takes a different approach to the major recreation spaces in the park.
    b. In response to the recurring comment that the sport court and playground were too close to adjacent residential buildings, Oculus located the court and the playground inside of the two paths at the north end of the Park (Battery Lane end).
    c. The north end of the park will have a more structured urban edge, with a double row of trees, new sidewalk, and new park path between Battery Lane and the multi-purpose court.
    d. A set of stairs with generous grass landings will lead down to the court from the higher elevation at the west side of the park. The stairs and landings will provide seating and lounging opportunities.
    e. A playground is located to the south of the court, separated from it by a large earth and grass mound.
    f. A seating and observation area spans from the top of the sport court steps to the play area. It is set above the playground by about 3 feet, so parents have a good vantage point to supervise children.
    g. The primary pedestrian and bicycle path through the park will maintain roughly the current alignment. It will be widened to 10' to accommodate service vehicles
    h. The existing tennis court and old basketball court will be removed.

2. Staff Comments

    a. Staff present approves of new scheme. Staff prefers new location of court and playground.

ITEMS FOR FUTURE ACTION:

- Oculus to meet with Park Manager and Horticultural Services Staff to hear their comments on new plan.
- Oculus to share new plan with Civil Engineer so work on storm water management plan can begin.

If any information contained in this Meeting Record does not reflect the understanding of meeting participants, please contact Justin Aff, OCULUS Project Manager, with your comments within five (5) working days. Otherwise, the Meeting Record stands as submitted. Thank you.

END

BATTERY LANE PARK FACILITY PLAN

Meeting No. 4 Record

Client:	Montgomery County Department of Parks and Planning
Date:	4.7.09
Meeting Date/ Time:	4.7.09 / 10:00AM – 12:00PM
Purpose:	**Oculus to Present New Park Plan to Park Manager and Horticultural Services**
Attendees:	Justin Aff, OCULUS Scott Geasey, M-NNCPPC Don Hoover, OCULUS Linda Komes, M-NCPPC Ellen Masciocchi, M-NCPPC Ginny Moxley, M-NCPPC Eugene Rose, M-NCPPC Horticultural Services
Copies to:	Ellen Masciocchi OCULUS, project file

MEETING NOTES

1. Oculus Presents New Battery Lane Park Plan

    a. Oculus describes features of new Park plan that will impact existing trees and maintenance issues.
    b. There will be 10' wide service access to the sport court and the playground.
    c. The primary bike and pedestrian path that runs north-south will be 10' wide to accommodate service.
    d. The new scheme preserves more trees that the previous schemes. Nearly all of the trees that border the residential buildings will be preserved.
    e. Most of the trees to be removed are not high quality species appropriate for public parks, i.e. White Mulberry.

2. Staff Comments

    a. Staff present approves of changes in new scheme. Staff prefers new location of court and playground and the number of trees preserved.
    b. Staff advises that final park design should allow for ease of maintenance.

ITEMS FOR FUTURE ACTION:

- Oculus and Staff to set a date for a community meeting where park design will be presented to the public

If any information contained in this Meeting Record does not reflect the understanding of meeting participants, please contact Justin Aff, OCULUS Project Manager, with your comments within five (5) working days. Otherwise, the Meeting Record stands as submitted. Thank you.

END

BATTERY LANE PARK FACILITY PLAN

Meeting No. 5 Record

Client:	Montgomery County Department of Parks and Planning
Date:	5.14.09
Meeting Date/ Time:	5.14.09 / 2:00PM – 3:30PM
Purpose:	**Oculus to Present New Park Plan in Response to Community Meeting.**
Attendees:	Justin Aff, OCULUS Brooke Farquhar, M-NCPPC Don Hoover, OCULUS Linda Komes, M-NCPPC Michael Ma, M-NCPPC Ellen Masciocchi, M-NCPPC
Copies to:	Ellen Masciocchi OCULUS, project file

MEETING NOTES

1. Oculus and County Staff review community meeting comments.
    a. Consensus among community participants that park should have a tennis court.

2. Oculus Presents 3 revised plan options based on community meeting comments
    a. All schemes retain the basketball court and the tennis court with minor variations.

3. Staff Comments
    a. The team agrees upon a preferred scheme that locates the sport courts on the north side of the park and the playground on the south side of the park.

ITEMS FOR FUTURE ACTION:

- Oculus to refine preferred scheme and begin drafting facility plan report.

If any information contained in this Meeting Record does not reflect the understanding of meeting participants, please contact Justin Aff, OCULUS Project Manager, with your comments within five (5) working days. Otherwise, the Meeting Record stands as submitted. Thank you.

END