



Preliminary Plan Amendment No. 11991075A - Strathmore at Bel Pre

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Completed: 1/16/12

description

- Southwest corner of the intersection of Fargrove Lane and Layhill Road (MD 182);
- Zoned R-90; 4.64 acres;
- 1989 Master Plan for the Communities of Kensington-Wheaton;
- Modification to existing Category I Forest Conservation Easement; 0.16 acres of mitigation area(s) to be removed;
- Applicant – Wat Thai Washington DC – Sompandh Wanant;
- Filing date: 10/28/2010

summary

- Staff recommends approval with conditions.

The Applicant requests to amend the Forest Conservation Plan that was approved as part of the Preliminary Plan 119910750 on January 16, 1992. Specifically, the applicant requests to modify the existing Category I Forest Conservation Easement including the removal of 0.16 acres of mitigation area(s). Additional modifications include demolition of the existing one-level dormitory building and construction of a new two-story facility, realignment of the on-site parking areas and replacement of the on-site stormwater management facilities to coincide with new State Regulations, and adjustment of Federal Emergency Management Administration (FEMA) 100-Year Floodplain to reflect latest FEMA Maps and site topography.

Although this is a request to modify the Forest Conservation Plan only, the proposed dormitory was reviewed for conformance with the R-90 Zone. The Subject Property is a recorded lot and the use is a place of worship. Therefore, the Adequate Public Facilities test does not apply.

PRELIMINARY PLAN RECOMMENDATION AND CONDITIONS

Approval of Preliminary Plan Amendment 11991075A pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, subject to the following conditions:

1. The applicant must comply with the conditions of approval for the Final Forest Conservation Plan. The applicant must satisfy all conditions prior to the Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits, as appropriate.
 2. Inspections must occur consistent with Section 22A.00.01.10 of the Forest Conservation Regulations.
 3. Final Sediment Control Plan must be consistent with final limits of disturbance as approved by the M-NCPPC staff.
 4. The Applicant must place a Category I conservation easement over all areas of forest conservation and environmental buffers that lie outside MCDPS and the proposed limits of disturbance, as shown on the approved Final Forest Conservation Plan. Conservation easements must be shown on record plats.
 5. The Category I Conservation Easements must be recorded by deed in the land records 90 days from the approval of the Preliminary Plan Resolution.
 6. Certificates of Compliance for off-site mitigation bank must be approved by the M-NCPPC General Counsel Office prior to the start of clearing and grading.
 7. Compliance with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan.
 8. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector.
 9. Applicant must install permanent Category I Forest Conservation Easement signage along the perimeter of the conservation easements.
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SITE DESCRIPTION

Site Vicinity

The R-90 zoned Property (outlined in red) is located in the Kensington-Wheaton Master Plan area. Fargrove Lane borders the Subject Property to the north, and Layhill Road on the east. The surrounding area is zoned R-200 and R-90, and the uses are predominantly residential. The Barrie School abuts the property on the north and west.



Vicinity Map

Site Analysis

The Subject Property is home to Wat Thai Washington, DC; a Theravada Buddhist temple. The 4.64-acre site consists of an existing temple, a dormitory building, two parking lots, and stormwater management features. The property is not within a Special Protection Area. It is located in the Northwest Branch watershed, which is classified by the State of Maryland as Use IV waters. The 2003 update of the “Countywide Stream Protection Strategy” (CSPS) (Montgomery County Department of Environmental Protection) identifies this part of Northwest Branch as having “poor” water quality. The property is gently sloping in a southerly direction towards a stream that runs parallel and adjacent to the southern property line. The property contains two wetland areas, 100-year floodplain, and associated environmental buffer. One of the parking lots is located within the environmental buffer. There are no steep slopes or highly erodible soils on the property.

There are 2.19 acres of existing forest located in the southern portion of the property, within the environmental buffer. This forest is protected in a conservation easement as part of the original plan approval. There is one 0.01-acre area of isolated tree cover that is also protected in a conservation easement. There are five (5) trees located on or immediately adjacent to the site that are 30 inches and greater in diameter at breast height (DBH).

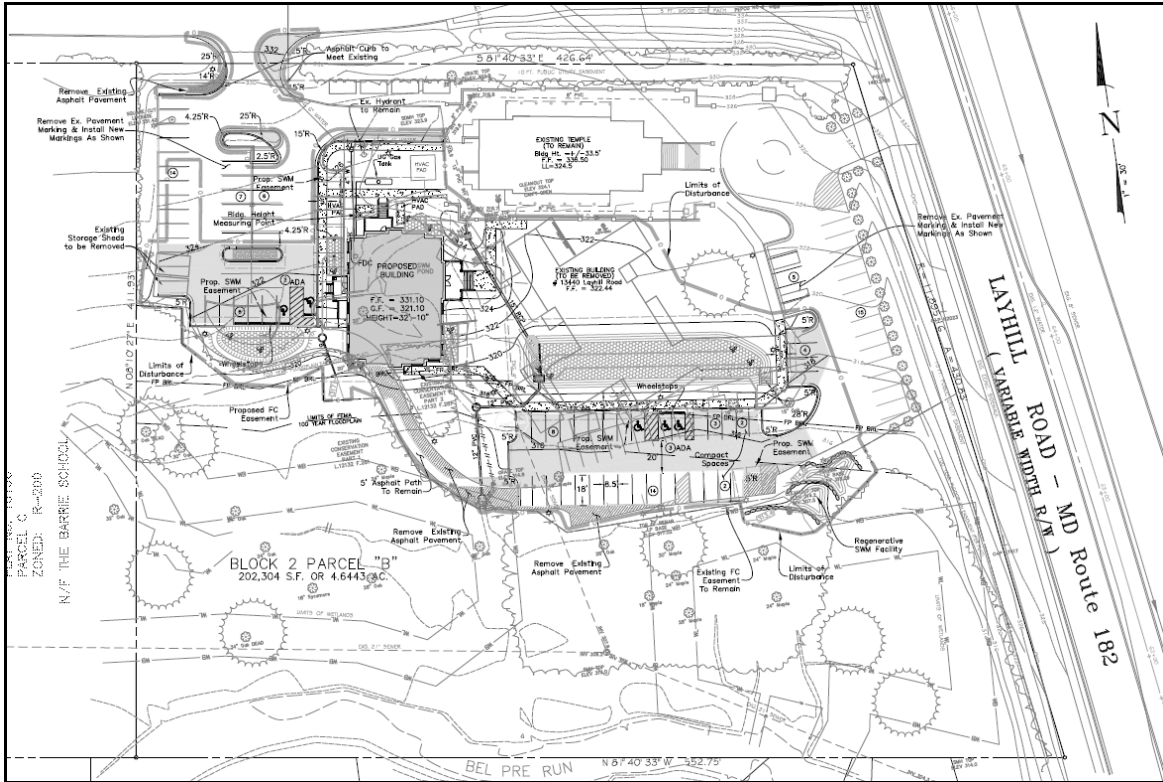


Site Aerial View

PROJECT DESCRIPTION

Proposal

The purpose of the Preliminary Plan Amendment is to modify the existing Category I Forest Conservation Easement including 0.16 acres of mitigation area(s) to be removed. Additional modifications include demolition of the existing one-level dormitory building and construction of a new two-story facility to house the Buddhist Monks that reside at this property, realignment of the on-site parking areas and replacement of the on-site SWM facilities to comply with new State Regulations, and adjustment of FEMA 100-Year Floodplain to reflect latest FEMA Maps and site topography.



Preliminary Plan

Community Outreach

The Applicant has complied with all submittal and noticing requirements, and staff has not received correspondence from any community groups as of the date of this report.

Transportation

The Subject Property is a recorded lot, and the use is classified as a place of worship. Pursuant to Chapter 50-35(k)(6) the use is exempt from the Adequate Public Facilities test.

Environment

Background

The Final Forest Conservation Plan for the 4.64-acre property was approved in December 1993 as part of the approval of Preliminary Plan 119910750. The approval included a proposed temple building and a parking lot in the northern portion of the site. The plan satisfied the forest conservation requirements through onsite forest retention, tree save, and reforestation. These areas were protected in Category I conservation easements.

In 2009, the property was the subject of a forest conservation violation. M-NCPPC inspectors noted encroachments in the conservation easements including maintaining the understory in a condition of planted and mowed grass, and the existence of several sheds and other outbuildings. The violation was rectified with the removal of the structures, installation of permanent signs identifying the boundaries of the easements, and the applicant ceased mowing and maintenance practices within the conservation

easements. In 2010, the applicant submitted the current application to amend the approved Preliminary Plan and associated Final Forest Conservation Plan to remove an existing dormitory building, construct a new two-story dormitory building, realign the parking lot, upgrade the stormwater management to comply with current regulations and replace non-functioning measures, and reconfigure the forest conservation easements. This amendment also includes a revision to the limits of the 100-year floodplain as updated by the Federal Emergency Management Administration (FEMA) in September 2006.

Forest Conservation and Environmental Guidelines

Natural Resource Inventory/Forest Stand Delineation (NRI/FSD)

This site is subject to the County Forest Conservation Law. NRI/FSD #419940320 was approved on September 14, 1993. The NRI/FSD identified the environmental constraints and forest resources on the subject property at the time it was approved.

Final Forest Conservation Plan and Environmental Guidelines

As required by the County Forest Conservation Law (Section 22A of the County code), an amended Final Forest Conservation Plan (FCP – Attachment A) for the project was submitted with the proposed Preliminary Plan amendment (Attachment B). The amended plans propose to demolish the existing one-story dormitory building and construct a new, two-story dormitory. The parking lots will be realigned and the onsite stormwater management facilities will be replaced to meet the requirements of the current stormwater management regulations. Additionally, the plan depicts a revised 100-year floodplain, as updated by FEMA (September 2006), and modifications to the existing conservation easements.

The original forest conservation plan approval included 0.12 acres of forest clearing for the construction of a parking lot in the northwest corner of the property, and a 0.38 acre forest planting requirement that was satisfied on site through forest planting and tree save. A total of 2.19 acres of forest and 0.01 acres of tree cover is currently protected in an onsite Category I conservation easement as part of the previous approval.

The amended forest conservation plan proposes to protect 2.11 acres of the 2.19 acres of onsite forest currently in a Category I conservation easement. This plan proposes to remove 0.09 acres of existing forest conservation easement that comprises 0.08 acres of forest and 0.01 acres of tree cover. The removal of the easement will allow for construction of the stormwater management facilities needed for the new building construction, and to comply with the current stormwater management regulations. Per the Montgomery County Department of Permitting Services (DPS), one of the existing infiltration trenches is not functioning and the revised stormwater management plan will improve these conditions. Additionally, the plan proposes to remove 1,435 square feet of existing impervious area from within the environmental buffer, and add 1,067 square feet of impervious area within the buffer, for a net decrease of 368 square feet of impervious area. The impervious area proposed to be removed includes portions of the parking lot and driveway connection between the two existing parking lots. The additional impervious area will replace some of the removed impervious area for the parking lot, resulting in a realigned, more efficient parking configuration. The applicant proposes to mitigate for the removal of the conservation easement areas and for the additional impervious area within the buffer as follows:

- 0.08 acres existing forest in conservation easement removed

- 0.01 acres tree cover credit in conservation easement removed
- 0.02 acres of impervious surface proposed within environmental buffer
- Total Requirement to be mitigated = 0.11 acres

The applicant proposes to mitigate for the impact on the 0.11 acres through a forest bank mechanism. The applicant will either plant 0.22 acres of forest at an approved forest bank (at a two-to-one ratio), or purchase credits for 0.44 acres of existing forest at an approved forest bank (at a four-to-one ratio).

The original approved plan allowed for encroachment in the environmental buffer for the parking lot and driveway. The proposed amendment will result in an overall reduction in impervious area within the buffer and provide updated stormwater management measures. The location of the existing development dictates the locations of the stormwater management facilities, resulting in unavoidable impacts to the environmental buffer and conservation easements. The majority of the forest conservation requirement will remain onsite with mitigation provided at an approved forest bank.

Staff finds that, subject to staff’s recommended conditions of approval, the proposed project is in compliance with the Montgomery County Environmental Guidelines and the Forest Conservation Law.

Forest Conservation Variance

Section 22A-12(b) (3) of Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. The law requires no impact to trees that: measure 30 inches or greater, DBH; are part of an historic site or designated with an historic structure; are designated as national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species. Any impact to these trees, including removal of the subject tree or disturbance within the tree’s Critical Root Zone (CRZ) requires a variance. A variance application must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law.

The applicant submitted a variance request on September 24, 2010 for the impacts/removal of trees with the proposed layout, which proposes to impact, but not remove, two (2) trees that are considered high priority for retention under Section 22A-12(b) (3) of the County Forest Conservation Law. Neither of the trees subject to the variance provision will be removed.

Trees to be affected but retained:

Tree Number	Species	DBH (Inches)	CRZ Impact	Status
5	Tuliptree	30	< 1%	Good condition; proposed building
14	Red Maple	32	22%	Fair/Poor condition; removal of existing pavement

The applicant has offered the following justification of the variance request:

(1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship;

Applicant’s Response (MHG, September 24, 2010):- *“The subject property consists of one parcel with a total tract of 4.64 acres along Layhill Road. There is existing forest onsite that is in a forest conservation*

easement per a previously approved forest conservation plan that takes up over 2 acres of the site. The forest conservation easement includes stream valley buffer, wetlands, floodplains, as well as other specimen trees to be protected. The property currently is developed with two buildings one of which is to be removed and replaced with a new building along with additional stormwater facility requirements. The two trees to be impacted will have minimal impacts to them. Tree #5 will have less than 1% of its CRZ impacted and will not be adversely affected. The limit of disturbance covers 22% of the CRZ of tree #14 but much of this impact is to remove existing pavement from its root zone. By removing the pavement carefully and avoiding excavating into its root zone, the tree will actually be benefiting from the disturbance. The tree is in Fair/poor condition and will require additional stress reduction methods and should be monitored as shown on the forest conservation plan. Regardless of the impacts from the proposed construction, this tree would need to be monitored and possibly treated to improve its health. Overall, the proposed impacts will not adversely affect these trees and changing the proposed construction to reduce the impacts would be an unwarranted hardship."

The developable area of the property is limited by the existing development and the extensive environmental constraints including environmental buffer, wetlands, 100-year floodplain, and the conservation easements on the property. The Montgomery County Department of Permitting Services is requiring additional stormwater management facilities to comply with the current regulations and to replace existing, inadequate measures onsite. The applicant proposes to remove the existing, one-story dormitory building and construct a two-story dormitory building. While the new building will have a smaller footprint than the existing building, the necessary stormwater management features require additional land area. None of the trees subject to the variance provision will be removed by the proposed development. Two trees will be minimally impacted. Tree #5, located along Fargrove Lane and the northern property boundary, will have less than 1% of its Critical Root Zone (CRZ) impacted for construction of the new dormitory building. Tree #14, located within the existing forest conservation easement and environmental buffer, is in fair/poor condition, and will be impacted by the removal of some existing asphalt due to the conversion of a driveway connecting the two parking lots into a walking path. The removal of the existing asphalt will result in improved conditions for this tree. Staff has reviewed this application and based on the existing conditions of the property, staff agrees that there is an unwarranted hardship.

(2) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;

Response (MHG, September 24, 2010) - "The subject property is adjacent to a private school as well as residential communities. The proposed use is compatible with the surrounding properties. The inability to affect the subject trees would limit the development of the property. This creates a significant disadvantage for the applicant and deprives the applicant of the rights enjoyed by the neighboring and/or similar properties not subject to this approval process."

The proposed impacts to the subject trees are minimal and will likely result in an improvement in the existing condition of one of the trees, and the other tree will receive negligible impact from the development. Staff agrees that enforcing the rules of the variance provision would deprive the landowner of rights commonly enjoyed by others.

(3) Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance;

Response (MHG, September 24, 2010) - *“A Stormwater Management (SWM) Concept was approved for the property on August 17th, 2010 showing that the development meets the state water quality standards.”*

The applicant has an approved stormwater management concept plan from DPS that incorporates Environmental Site Design (ESD). One of the trees to be impacted is located along Fargrove Lane and not near any environmentally sensitive features. This tree will have less than one percent of its critical root zone impacted by the development. The other tree is located within the environmental buffer; however, the impact will occur outside of the buffer and is due to the removal of pavement that currently exists within the CRZ. Additionally, the developed site currently does not have adequate stormwater management, and the resulting development includes a stormwater management plan that meets the current regulations. Staff agrees that State water quality standards will not be violated or that a measurable degradation in water quality will not occur.

(4) Provide any other information appropriate to support the request.

Response (MHG, September 24, 2010) - *“Copies of the Final Forest Conservation Plan and Stormwater Management Concept plan as well as the SWM concept approval letter have been provided as part of this variance request. The proposed impact of the two specimen trees, a 30” Tulip Poplar and a 32” Red Maple are indicated on the plan.”*

Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board or Planning Director, as appropriate, in order for a variance to be granted. Staff has made the following determinations based on the required findings that granting of the requested variance:

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

One of the trees (#5) and its critical root zone lies within the developable area of the site, along Fargrove Lane. This tree will receive an impact that is less than one percent of its critical root zone. The other tree (#14) will be impacted by the removal of existing pavement due to the conversion of an existing driveway to a walking path. The walking path will provide a connection between an existing parking lot and the proposed dormitory building and the other existing parking lot. Staff has determined that the impacts to the trees subject to the variance requirement cannot be avoided, and in one case, may be beneficial to the tree. Therefore, staff believes that 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 upon existing site conditions.

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 proposed site design and layout on the subject property and 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.*

DPS found the stormwater management concept for the proposed project to be acceptable and conditionally approved it on August 17, 2010. The granting of this variance request will not result in the removal of any trees on the property. The variance request does include impacts to the critical root zone of one tree located within the environmental buffer; however, the impacts are due to the removal of existing pavement and should ultimately result in a benefit. Therefore, the project will not violate State water quality standards or cause measurable degradation in water quality.

Mitigation for Trees Subject to the Variance Provisions: There are no trees proposed for removal in this variance request. There is some disturbance within the critical root zones of two trees, but they will receive adequate tree protection measures. No mitigation is recommended for trees impacted but retained.

County Arborist's Recommendation on the Variance: In accordance with Montgomery County Code Section 22A-21(c), the Planning Department is required to refer a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection for a recommendation prior to acting on the request. The staff forwarded the request to the County Arborist on December 21, 2010. On January 28, 2011, the County Arborist issued a letter stating that she would not be providing any recommendations on the variance request (Attachment C).

Variance Recommendation - Staff recommends that the variance be granted.

Compliance with Subdivision Regulations and Zoning Ordinance

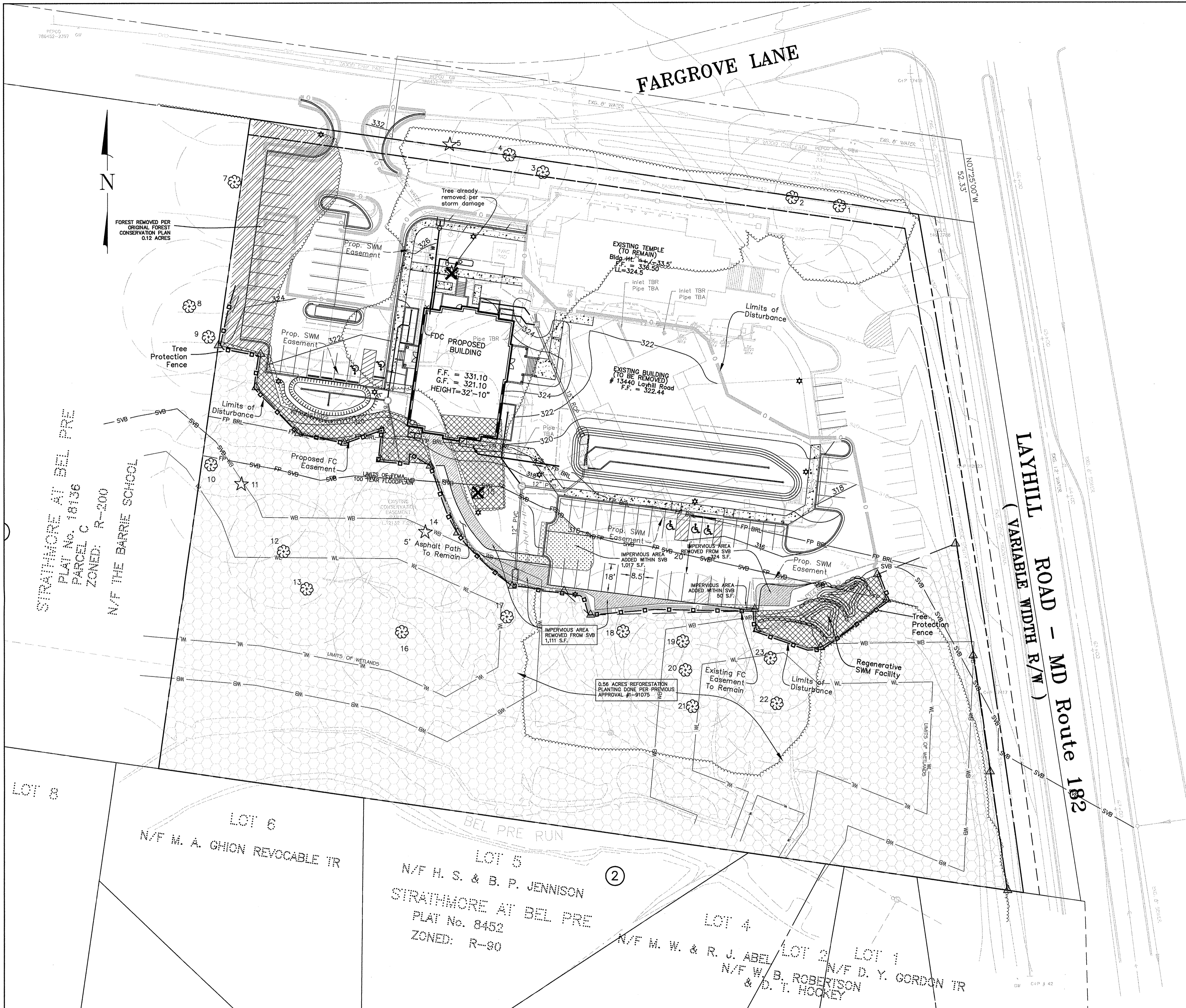
Staff has reviewed the application for compliance with Chapter 50 of the Montgomery County Code, the Subdivision Regulations. The application meets the requirements and standards of all applicable sections. The proposed lot size, width, shape, and orientation are appropriate for the subdivision, and the height of the proposed two-story structure is less than the maximum allowed in the zone. Staff has also reviewed the proposed subdivision for compliance with the requirements of the R-90 Zone as specified in Chapter 59 of the Montgomery County Code, the Zoning Ordinance, for compliance with the requirements of the R-90 Zone. The proposed development meets all dimensional requirements in that zone. Finally, the application has been reviewed by other applicable County agencies, all of whom have recommended approval of the plan.

RECOMMENDATION

Staff recommends that the Planning Board approve the amended Preliminary Plan and Final Forest Conservation Plan with the conditions cited in this staff report. The variance approval is included in the Planning Board's approval of the Final Forest Conservation Plan.

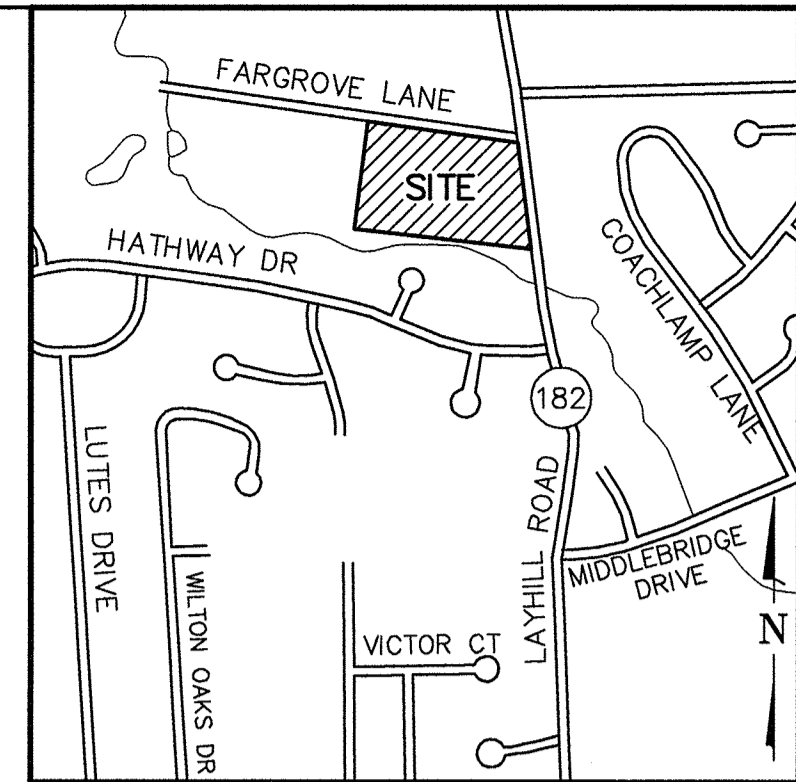
Attachments:

- A. Amended Final Forest Conservation Plan
- B. Proposed Preliminary Plan Amendment
- C. Letter from County Arborist dated 1/28/11



LEGEND

- ☆ Specimen Tree
- ⊙ Significant Tree
- ~ Proposed Tree Canopy
- ~ Original Tree Canopy
- ⊗ Tree already removed and tree to be removed
- Limit of Disturbance
- SVB — Stream Valley Buffer
- WL — Wetland
- WB — Wetland Buffer
- FP — Flood Plain
- FP BRL — Flood Plain BRL
- Temporary Tree Protection Fence, Tree Protection Signage, and Root Pruning
- Critical Root Zone Radius = 1.5 Feet per inch DBH
- ▲ Permanent Forest Conservation Signs
- ▨ Forest Conservation Easement to remain
- ▨ Forest Conservation Easement to be removed
- ▨ Impervious area within SVB to be removed
- ▨ Impervious area to be removed
- ▨ Impervious area within SVB to be added
- ▨ Forest already removed outside Floodplain as previously delineated; per original Forest Conservation Plan



VICINITY MAP
SCALE 1" = 2,000'

FOREST CONSERVATION WORKSHEET
Strathmore at Bel Pre

NET TRACT AREA:					
A. Total tract area					4.64
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)					2.62
F. Net Tract Area					2.02
LAND USE CATEGORY (from Trees Technical Manual)					
Input the number "1" under the appropriate land use, limit to only one entry.					
ARA	MDR	IDA	HDR	MFD	CIA
0	0	1	0	0	0
G. Afforestation Threshold ... 15% x F = 0.30					
H. Conservation Threshold ... 20% x F = 0.40					
EXISTING FOREST COVER:					
I. Existing forest cover ... 0.18					
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 ... 0.12					
O. Total area of forest to be retained ... 0.04					
PLANTING REQUIREMENTS:					
P. Reforestation for clearing above conservation threshold ... 0.00					
Q. Reforestation for clearing below conservation threshold ... 0.24					
R. Credit for retention above conservation threshold ... 0.00					
S. Total reforestation required ... 0.24					
T. Total afforestation required ... 0.14					
U. Credit for landscaping (may not exceed 20% of "S") ... 0.00					
V. Total reforestation and afforestation required ... 0.38					

Worksheet updated 6/1/2002

- Additional Forest Conservation Requirements:**
- 0.08 acres ex. forest in a forest conservation easement removed to be mitigated
 - 0.01 acres tree cover credit in a forest conservation easement removed to be mitigated
 - 0.02 acres impervious surfaces being proposed within SVB to be mitigated
 - Total Requirement to be mitigated = 0.11 acres

0.11 acres to be mitigated at 2:1 in a forest bank (if the forest bank uses forest planted it will be 0.22 acres of actual forest or if the forest bank uses existing forest it will be 0.22 acres of credit which is 0.44 acres of actual forest)

- Notes:**
1. Existing impervious areas within SVB to be removed = 1,435 s.f. and impervious areas within SVB that are proposed = 1,067 s.f. The total impervious area being removed from the SVB is 34% higher than new impervious areas proposed, but compensation for new surfaces is still being included at 2:1.
 2. Floodplain shown is per current FEMA floodplain and has been changed from original FC approval.
 3. The offsite bank will be identified and the Certificate of Compliance Agreement executed prior to the pre-construction meeting.
 4. Tree list updated per field visit 5/20/2010 by Frank Johnson

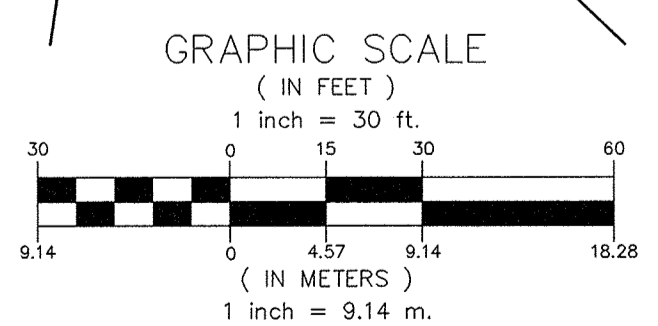
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WSSC 217NW02

TAX MAP JR 127
AMENDMENT TO FOREST CONSERVATION PLAN #11991075
PARCEL B
STRATHMORE AT BEL PRE
P.B. 164 PLAT NO. 18546
13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
Engineers ■ Planners
Landscape Architects ■ Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0893
www.mhga.com

Proj. Mgr. PL Date 6/7/10 Project No. 10.106	Designer FCJ Scale 1"=30' Sheet 1 of 2
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DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 11991075A including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Wat Thai Washington DC
Printed Company Name

Contact Person or Owner: Dr. Thanat Inthison
Printed Name

Address: 13440 Layhill Rd Silver Spring, MD 20908

Phone and Email: 301-871-8660 t.inthison@hotmail.com

Signature: *[Signature]*

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

FOREST CONSERVATION PLAN CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

DATE: 6/1/11
Signature: *[Signature]*
FRANK C. JOHNSON
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES

NO.	DATE	DESCRIPTION	BY
3	5/24/11	Plan revised per MNCPPC comments	FCJ
2	3/15/11	Plan revised per MNCPPC comments	GSH
1	9/27/2010	Plan updated per new site design and reflects forest conservation easement changes	FCJ

ATTACHMENT A

Sequence of Events for Properties Required To Comply With Forest Conservation Plans and/or Tree Save Plans

Pre-Construction

1. An on-site pre-construction meeting shall be required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The owner shall contact the Montgomery County Planning Department inspection staff prior to commencing construction to verify the limits of disturbance and discuss tree protection and tree care measures. The attendees at this meeting should include: developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, Forest Conservation Inspector, and DPS sediment control inspector.
2. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
 - a. Root pruning
 - b. Crown Reduction or pruning
 - c. Watering
 - d. Fertilizing
 - e. Vertical mulching
 - f. Root aeration matting
 Measures not specified on the forest conservation plan may be required as determined by the Forest Conservation Inspector in coordination with the arborist.
3. A State of Maryland licensed tree expert, or an International Society of Arboriculture certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the Forest Conservation Inspector or sent to the Forest Conservation Inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The Forest Conservation Inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.
4. Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. 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. Temporary tree protect devices may include:
 - a. Chain link fence (four feet high)
 - b. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

INSPECTIONS

All field inspections must be requested by the application

Field Inspections must be conducted as following:

Tree Save Plans and Forest Conservation Plans without Planting Requirements

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

Additional Requirements for Plans with Planting Requirements

4. Before the start of any required reforestation and afforestation planting
5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

5. Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of Forest Conservation Inspector.
6. Forest retention area signs shall be installed as required by the Forest Conservation Inspector, or as shown approved plan.
7. Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.

During Construction

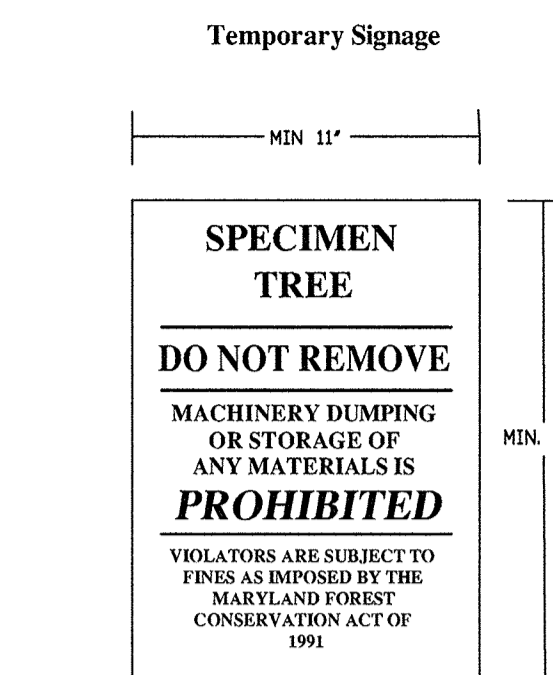
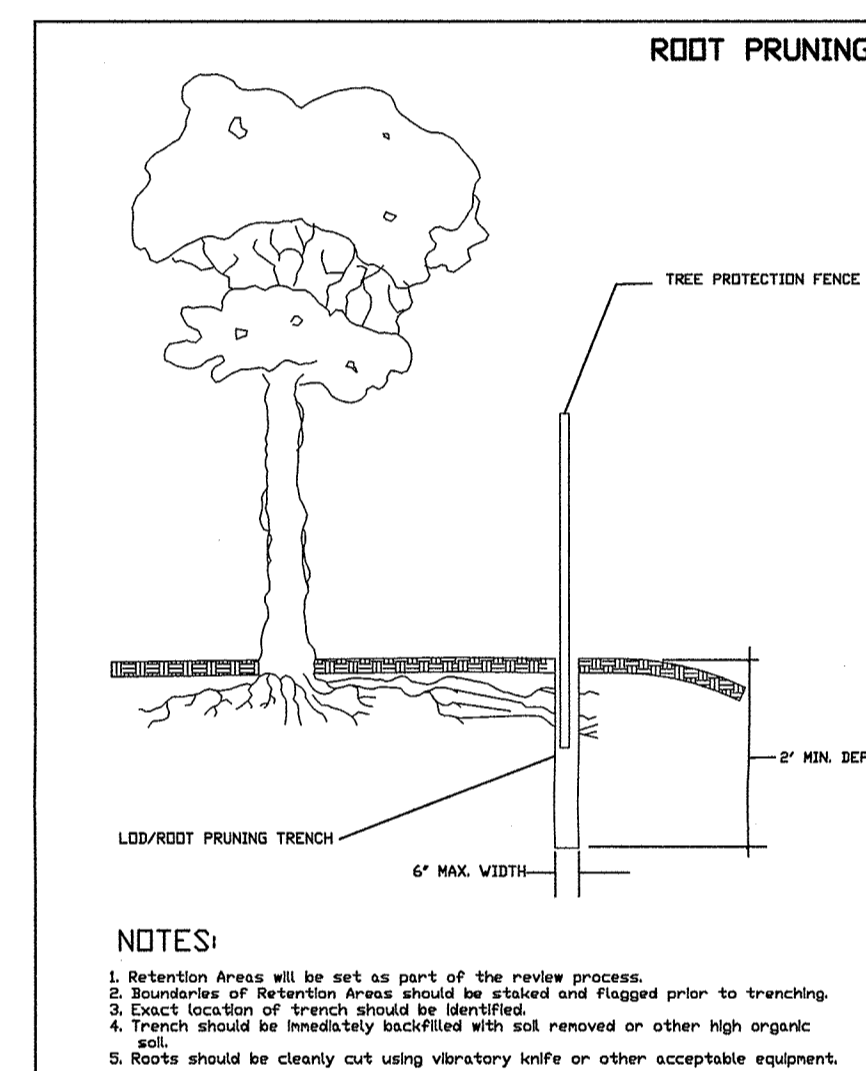
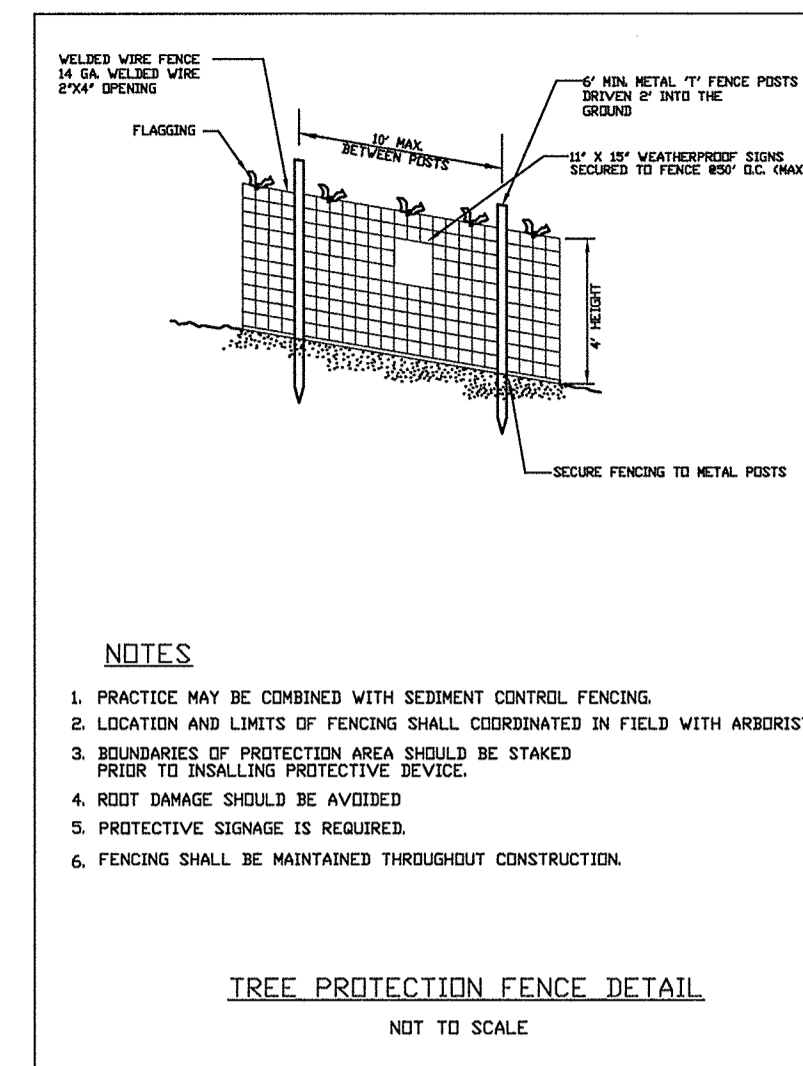
8. Periodic inspections by Forest Conservation Inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the Forest Conservation Inspector, must be made within the timeframe established by the Forest Conservation Inspector.

Post-Construction

9. After construction is completed, an inspection shall be requested. Corrective measures which may be required include:
 - a. Removal and replacement of dead and dying trees
 - b. Pruning of dead or declining limbs
 - c. Soil aeration
 - d. Fertilization
 - e. Watering
 - f. Wound repair
 - g. Clean up of retention areas
10. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the Department of Permitting Services and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

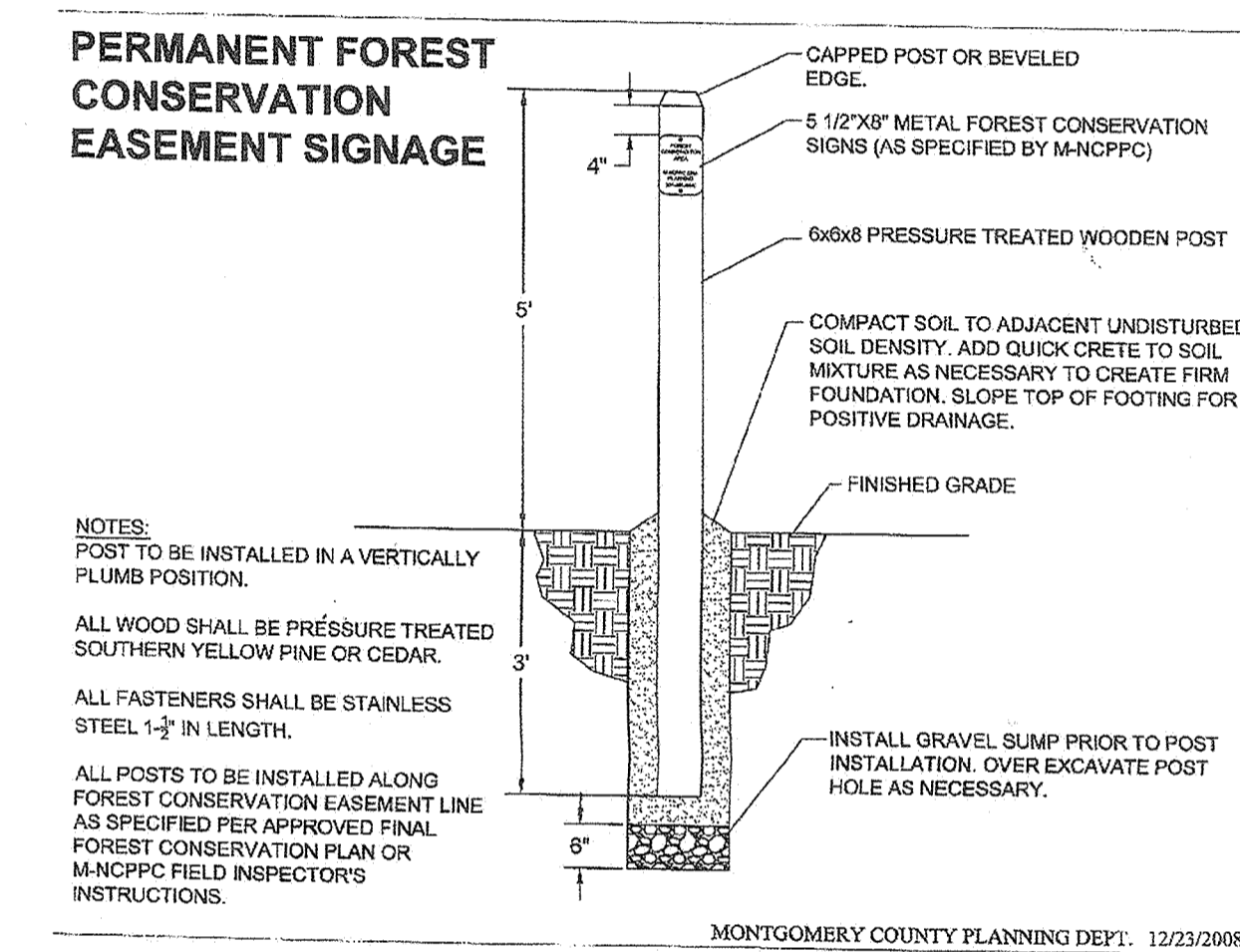
SEQUENCE OF CONSTRUCTION

1. Schedule a pre-construction meeting with the Developer's representative, Construction Superintendent, tree professional, MNCPPC staff, and sediment control inspector. Call at least 48 hours prior to beginning construction. Contact Miss Utility at 1-800-257-7777 for water and sewer locations at 301-309-3093, 48 hours prior to any land disturbance.
2. Install Tree Protection Fencing and perform Root Pruning operations. Install sediment control devices.
3. Clear, grub, and begin excavating and grading.
4. Begin building construction.
5. Begin storm drain construction.
6. Begin utility construction.
7. Begin stormwater management construction.
8. Begin curb & gutter and paving.
9. As various areas are completed, place topsoil and sod/seed on grassed areas in conformance with these plans and the "Standard Erosion and Sediment Control Notes."
10. Upon completion and site stabilization, and with the approval of the sediment control inspector, all sediment control structures shall be removed.
11. Upon completion, conduct final inspection with M-NCP&PC staff.
12. Remove tree protection fence.



NOTE:

1. Attachment of signs to trees is prohibited. Should be attached only to temporary tree protection fence as shown in fence detail.
2. Signs should be properly maintained.
3. Avoid injury to roots when placing posts for the signs.
4. Signs should be posted to be visible to all construction personnel from all directions.



NOTES:

1. Retention areas will be set as part of the review process.
2. Boundaries of Retention Areas should be staked and flagged prior to trenching.
3. Exact location of trench should be identified.
4. Trench should be immediately backfilled with soil removed on other high organic soil.
5. Posts should be cleanly cut using hand saw or other acceptable equipment.

ID #	Common Name	Botanical Name	DBH	CRZ (s.f)	CRZ (radius)	Conditions/Remarks
1	Red oak	Quercus rubra	28	5539	42	Good
2	Red oak	Quercus rubra	28	5539	42	Good
3	White Oak	Quercus alba	23	3737	34.5	Good
4	Red oak	Quercus rubra	25	4416	37.5	Good
*5	Tulip Poplar	Liriodendron tulipifera	30	6359	45	Good
*6	White Oak	Quercus alba	34	8167	51	Fair/Poor - dieback, scar - Fallen/removed per storm
7	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Fair/Poor - hollow
8	Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good
9	Red oak	Quercus rubra	24	4069	36	Good
10	Dead Tree		36	9156	54	Dead-topped, hollow
*11	Red oak	Quercus rubra	33	7694	49.5	Dead
12	Red oak	Quercus rubra	24	4069	36	Fair
13	Red oak	Quercus rubra	24	4069	36	Fair
*14	Red Maple	Acer rubrum	32	7235	48	Fair/poor - leaning, dieback
15	Red Maple	Acer rubrum	28	5539	42	Fair/poor - hollow, rot @base, dieback - REMOVE
16	Red Maple	Acer rubrum	29	5942	43.5	Fair
17	Red oak	Quercus rubra	28	5539	42	Fair/Poor
18	Red oak	Quercus rubra	27	5150	40.5	Fair/Poor
19	Red Maple	Acer rubrum	29	5942	43.5	Fair/Poor - dieback, scar
20	Red Maple	Acer rubrum	26	4776	39	Poor - codom @ 9'
21	Red Maple	Acer rubrum	26	4776	39	Poor - topped
22	Red Maple	Acer rubrum	25	4416	37.5	Poor
23	Red Maple	Acer rubrum	23	3737	34.5	Poor

Notes: Diameters are given for each trunk of multiple bole trees when division occurs below 4.5 feet. If major division occurs above 4.5 feet, only the trunk diameter at 4.5 feet is given. Tree ID Numbers correspond to those assigned on the Natural Resource Inventory/Forest Stand Delineation Map. Trees less than 24" DBH are shown for informational purposes only. Trees shown are significant trees within 100' of the LOD. * Specimen tree

* Root Prune at LOD unless otherwise noted

DEVELOPER'S CERTIFICATE

The Undersigned agrees to specify all the features of the Approved Final Forest Conservation Plan No. 11991075, including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Wat Thai Washington DC
 Contact Person or Owner: Dr. Thanot Inthisan
 Address: 13440 Layhill Rd Silver Spring, MD 20906
 Phone and Email: 301-871-8660 t_inthisan@hotmail.com
 Signature: *[Signature]*

FOREST CONSERVATION PLAN CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

[Signature]
 Frank C. Johnson
 RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES

DATE: 12/16/11

NO.	DATE	DESCRIPTION	BY
3	5/24/11	Plan revised per MNCPPC comments	FCJ
2	3/15/11	Plan revised per MNCPPC comments	GSH
1	9/27/2010	Plan updated per new site design and reflects forest conservation easement changes	FCJ

TAX MAP JR 127 WSSC 217NW02

AMENDMENT TO FOREST CONSERVATION PLAN #11991075
PARCEL B
STRATHMORE AT BEL PRE
 P.B. 164 PLAT NO. 18546
 13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
 Engineers Planners Landscape Architects Surveyors

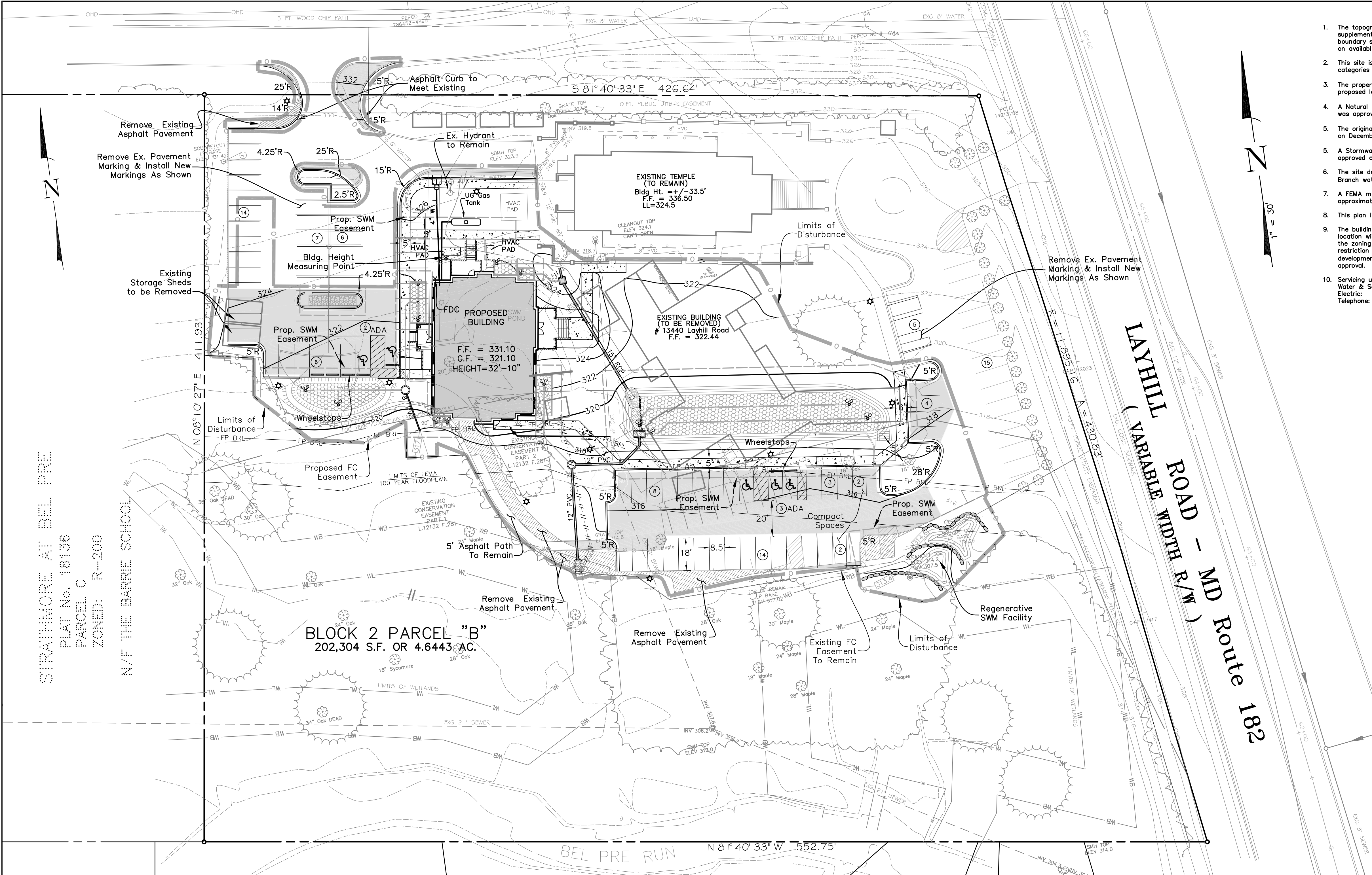
8220 Wightman Road, Suite 120
 Montgomery Village, Maryland 20886-1279
 Phone 301.670.0840
 Fax 301.948.0693
 www.mhga.com

Proj. Mgr. PL	Designer FCJ
Date 6/7/10	Scale NTS
Project No. 10.106	Sheet 2 of 2

LS2.2
WSSC 217NW02

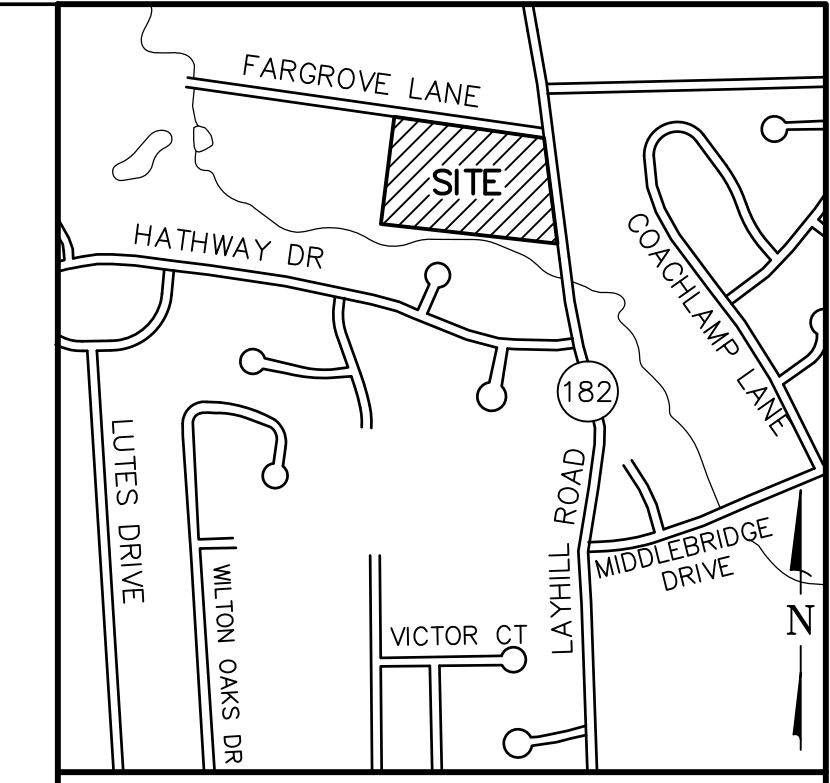
ATTACHMENT A

I:\10106\dwg\FC_11_01.dwg, 2 of 2, 12/16/2011 3:26:51 PM, Copyright © 2011, Macris, Hendricks & Glascock, P.A.



Notes

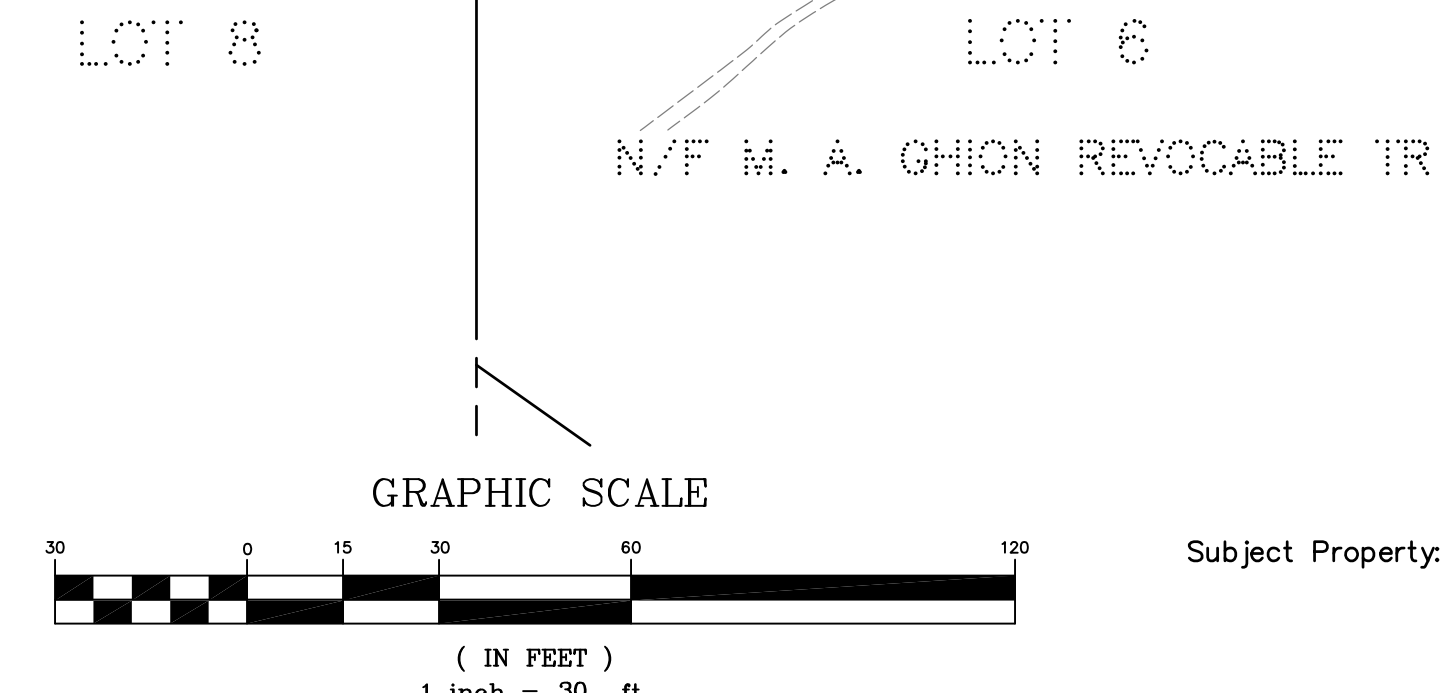
- The topography is taken from field run surveys performed by this office, supplemented with plans of record. The boundary shown is based on a boundary survey performed by this office. Underground utilities are shown based on available records.
- This site is currently served by public water and sewer. Water and sewer categories are W-1 and S-1, respectively.
- The property is zoned R-90 (Residential, One-Family). The existing and proposed land use is for a House of Worship.
- A Natural Resources Inventory Map/Forest Stand Delineation Plan (#419940320) was approved for this property on September 14, 1993.
- The original Preliminary & Forest Conservation Plans (#119910750) were approved on December 23, 1995.
- A Stormwater Management Concept (SM File #234641) for this property was approved on August 20, 2010.
- The site drains directly to Bel Pre Creek, which is tributary to the Northwest Branch watershed (class IV waters).
- A FEMA mapped 100 Year Flood Plain bounds Bel Pre Creek and comprises approximately half of the site.
- This plan is not for construction purposes.
- The building footprint shown on this preliminary plan is illustrative. Final building location will be determined during the building permit process. Please refer to the zoning data table for development standards such as setbacks, building restriction lines and lot coverage for each lot. Other conditions for site development may also be included in the conditions of the Planning Board's approval.
- Servicing utility companies include:
 Water & Sewer: WSSC
 Electric: Pepco
 Telephone: Verizon



VICINITY MAP
SCALE 1" = 2,000'

R-90 Zone Development Standards

	Permitted/Required	Provided Per This Plan
Minimum Tract Area: 59-C-1.321(a)	Not Specified	216,566 S.F.
Maximum Density of Development: 59-C-1.731(b)	Not Specified	N/A
Minimum Net Lot Area: 59-C-1.322(a)	Not Specified	202,304 S.F.
Minimum Lot Width: 59-C-1.322(b)	25 Feet	426 Feet
Minimum Setback From Street: 59-C-1.323(a)	30 Feet	31 Feet (N) - Existing Temple 97 Feet (N) - Proposed Building
Minimum Side Yard: 59-C-1.323(b)(1)	8 Feet	203 Feet (W) - Existing Building 125 Feet (W) - Proposed Building
Sum of Both Sides: 59-C-1.323(b)(1)	25 Feet	N/A
Minimum Rear Yard: 59-C-1.323(b)(2)	25 Feet	334 Feet (S) - Existing Temple 230 Feet (S) - Proposed Building
Maximum Building Height: 59-C-1.327	35 Feet	32.9 Feet - Existing Building 32.9 Feet - Proposed Building
Maximum Lot Coverage: 59-C-1.328	30% or 60,691 S.F.	5,782 S.F. (Existing Temple) 4,671 S.F. (Proposed Building) 1,066 S.F. (Accessory Structures) 11,519 S.F. or 5.7% (Total)
Parking		
Minimum Setback From Street: 59-E-2.81(a)	25 Feet	25 Feet
Minimum Side Yard 59-E-2.81(a)	8 Feet	13 Feet
Minimum Rear Yard 59-E-2.81(a)	25 Feet	148 Feet
Landscape Strip Adjacent to ROW 59-E-2.71	10 Feet	19 Feet (Existing)
Landscape Strip Adjacent to Residential Zone 59-E-2.72	4 Feet	13 Feet (Existing)
Internal Landscaping 59-E-2.73	5%	5.9%
Number of Spaces 59-E-3.7	86 Spaces	98 Spaces
Use:		
Place of Worship (288 Seats) 1 Space Per 4 Seats	72 Spaces	72 Spaces
Dormitory (8 Tenants)	2 Spaces	2 Spaces
Community Center 2.5 Spaces Per 1,000 S.F.	12 Spaces	17 Spaces
Automobile Total	86 Spaces	91 Spaces
Accessible Parking: COMAR 05.02.02	4 Spaces	5 Spaces
Parking Distribution:		
Standard (8.5' x 18')		82 Spaces
Compact (7.5' x 16.5')		4 Spaces
ADA Van Accessible (8' x 18' min. with 8' Access Aisle)		3 Spaces
ADA (Non-Van) Accessible Spaces (8' x 18' min. with 5' Access Aisle)		2 Spaces
Motorcycle		2 Spaces
Bicycle		5 Spaces
Total		98 Spaces



Property Information
 Subject Property: Parcel B - Strathmore At Bel Pre
 13440 Layhill Road
 Silver Spring, MD 20906
 Plat No. 18546
 Property Owner: Buddhist Association of Washington, DC
 Existing Parcel Area: 202,304 S.F. or 4.6443 Acres
 Proposed Right of Way Dedication: 0 S.F. or 0.0 Acres
 Proposed Parcel Area: 202,304 S.F. or 4.6443 Acres
 Zoning Classification: R-90 - Residential, One-Family
 Tax ID Number: 13-02971510
 Existing Use: Place of Worship
 Proposed Use: Place of Worship

Professional Certification:
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 16905, Expiration Date: 4-21-2012
 Stephen E. Crum

NO.	DATE	DESCRIPTION	BY

OWNER/APPLICANT:
 Wat Thai Washington, DC
 13440 Layhill Road
 Silver Spring, MD 20906
 Phone: (301) 871-8660
 Contact: Dr. Thanat Inthanas

TAX MAP JR 121 & 122 WSSC 218NW02

PRELIMINARY PLAN AMENDMENT 11991075A
PARCEL B
STRATHMORE AT BEL PRE
 P.B. 164 PLAT NO. 18546
 13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
 Engineers ■ Planners
 Landscape Architects ■ Surveyors
 9220 Wightman Road, Suite 120
 Montgomery Village, Maryland
 20886-1279
 Phone 301.670.0840
 Fax 301.948.0693
 www.mhga.com

Proj. Mgr. PGL	Designer PGL
Date 09/27/10	Scale 1"=30'
Project No. 10.106.11	Sheet 1 of 1



ATTACHMENT C

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert G. Hoyt
Director

January 28, 2011

Françoise Carrier, Chair
Montgomery County Planning Board
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Strathmore at Bel Pre, DAIC 11991075A, NRI/FSD applied for on 8/25/1993

Dear Ms. Carrier:

Based on a review by the Maryland National Capital Park & Planning Commission (MNCPPC), the application for the above referenced request is required to comply with Chapter 22A of the Montgomery County Code. As stated in a letter to Royce Hanson from Bob Hoyt, dated October 27, 2009, the County Attorney's Office has advised me that the specific provisions pertaining to significant trees in the State's Forest Conservation Act do not apply to any application that was submitted before October 1, 2009. Since this application was submitted before this date, I will not provide a recommendation pertaining to the approval of this request for a variance.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,

Laura Miller
County Arborist

cc: Robert Hoyt, Director
Walter Wilson, Associate County Attorney
Mark Pfefferle, Acting Chief