




Parklawn North, Limited Site Plan Amendment, 82011009A

 Steve Findley, Planner Coordinator, Area 2 Division, Steve.Findley@montgomeryplanning.org, 301.495.4727

 Joshua Sloan, Supervisor, Area 2 Division, Joshua.Sloan@montgomeryplanning.org, 301.495.4597

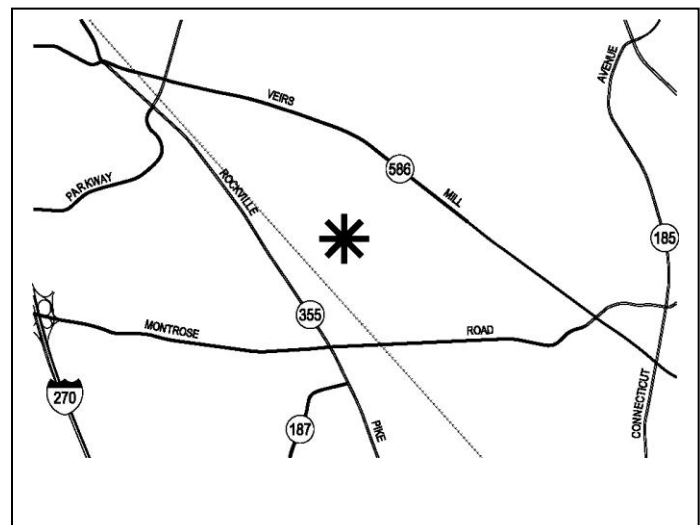
 Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org, 301.495.4653

Completed: 11/29/12

Description

To include:

- Request for approval of limited site plan modifications;
- Revision to the Final Forest Conservation Plan to accommodate the off-site hiker-biker trail approved under the original site plan;
- Property located on Fishers Lane, approximately 1,000 feet east of Twinbrook Parkway within the Twinbrook Sector Plan Area;
- On 12.96 acres in the TMX-2 zone;
- Submitted November 1, 2012;
- Applicant: Parklawn North Lot, LLC.



Summary

- Staff recommends approval with conditions.
- This site plan amendment is primarily a vehicle to amend the Final Forest Conservation Plan (FFCP) to include the previously approved hiker-biker trail leading from the development site to Veirs Mill Road and the trail through Rock Creek Park. Under the original site plan approval, the Applicant was required to provide a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) and FFCP for the additional off-site area accommodating the trail for Planning Board approval.
- The additional site plan modifications are typical of a project of this size and complexity and would usually be approved administratively, the changes to the Final Forest Conservation Plan, however, trigger the need for the Planning Board to approve the amendment.
- Staff has not received any correspondence or inquiries regarding this amendment.

RECOMMENDATION AND CONDITIONS

The proposed modifications to the site plan do not alter the overall design character of the development in relation to the original approval and the site remains compatible with existing and proposed development adjacent to the site. These modifications do not impact the efficiency, adequacy, or safety of the site with respect to vehicular and pedestrian circulation, open space, landscaping, or lighting. The variance approval is assumed in the Planning Board's approval of the Preliminary Forest Conservation Plan. All findings made by the previous site plan approval remain in effect.

Staff recommends approval of site plan 82011009A, Parklawn North, for the amendments delineated below, subject to the following conditions. All site development elements shown on the site and landscape plans stamped "Received" by the M-NCPPC on October 15, 2012 are required except as modified herein.

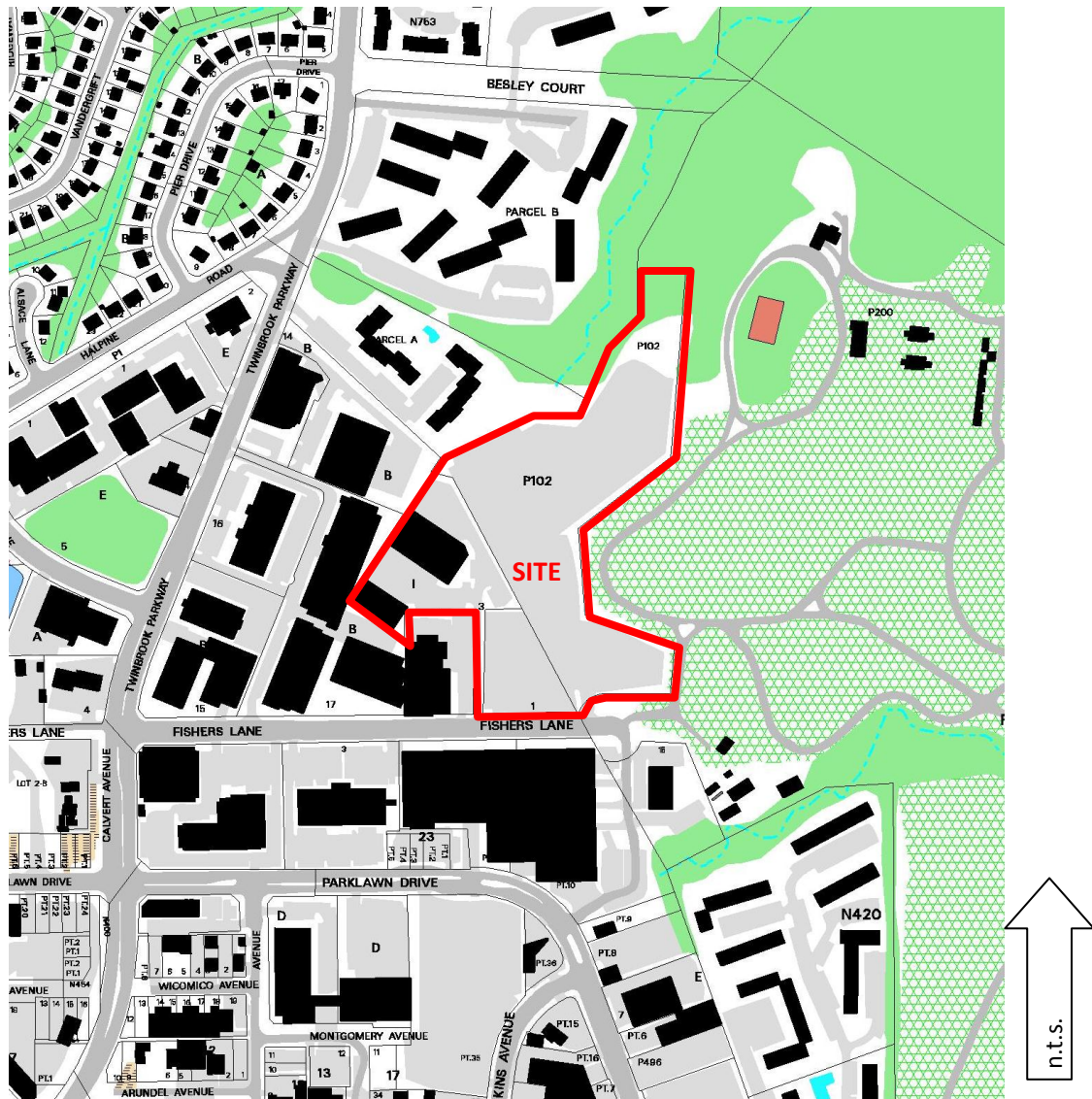
1. Recordation of a Certificate of Compliance Agreement for forest bank credits at an approved forest bank prior to issuance of any use and occupancy permit for the new office building.
2. Compliance with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan prior to issuance of any use and occupancy permit for the new office building.
3. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector prior to issuance of any use and occupancy permit for the new office building.
4. Modify Final Forest Conservation Plan and Site Landscape Plan to ensure consistency and move any plantings used for forest conservation credit out of stormwater management easements.
5. All remaining conditions of the previously approved Final Forest Conservation Plan remain in effect.
6. All conditions of the previously approved Site Plan remain in effect.

SITE DESCRIPTION

Site Vicinity

The TMX-2-zoned subject properties are located on the north side of Fishers Lane, approximately 1,000 feet east of the intersection with Twinbrook Parkway and comprise a total area of 12.96 gross acres under the previously approved Preliminary Plan. The site is surrounded by TMX-2-zoned commercial uses to the west and south; an R-200-zoned cemetery to the east, and R-30-zoned multi-family housing to the north.

Rock Creek Park is less than ¼ mile to the northeast and the Twinbrook Metro Station is approximately ½ mile to the west. Numerous commercial and residential uses are within close proximity and the entire Sector Plan area is within the Twinbrook Metro Station Policy Area. The revised area subject to the Final Forest Conservation Plan includes a swath of land through properties to the north of the site up to Veirs Mill Road that accommodate a proposed trail.



PROJECT DESCRIPTION

Previous Approvals

Site plan 820110090 was approved on August 9, 2011 for 520,000 square feet of office development, including up to 1,000 square feet of ancillary retail use, with 60,132 square feet of existing development to remain (Attachment 1). Under the site plan approval, the Planning Board required the applicant to revise the forest conservation plan to incorporate the additional area required to implement a hiker-biker trail into the plan.

Proposal

Forest Conservation Modifications

This Amendment covers the original 12.96-acre building site, 0.34 acres of new off-site utility work, and a 3.05-acre limit of disturbance for construction of a hiker-biker trail required as a condition of the original site plan approval in fulfillment of a Twinbrook Sector Plan requirement. The net tract area associated with the Amended FFCP therefore encompasses 16.35 acres.

The additional 3.05-acre limit of disturbance for construction of the hiker-biker trail is a narrow corridor that traverses mature forest on the western edge of the property, continues north through forest and an open field to Veirs Mill Road, then follows the shoulder of Veirs Mill Road east until it connects with the existing Rock Creek Hiker-Biker trail. The alignment crosses adjoining private property and Montgomery County parkland before intersecting the Veirs Mill Road right-of-way.

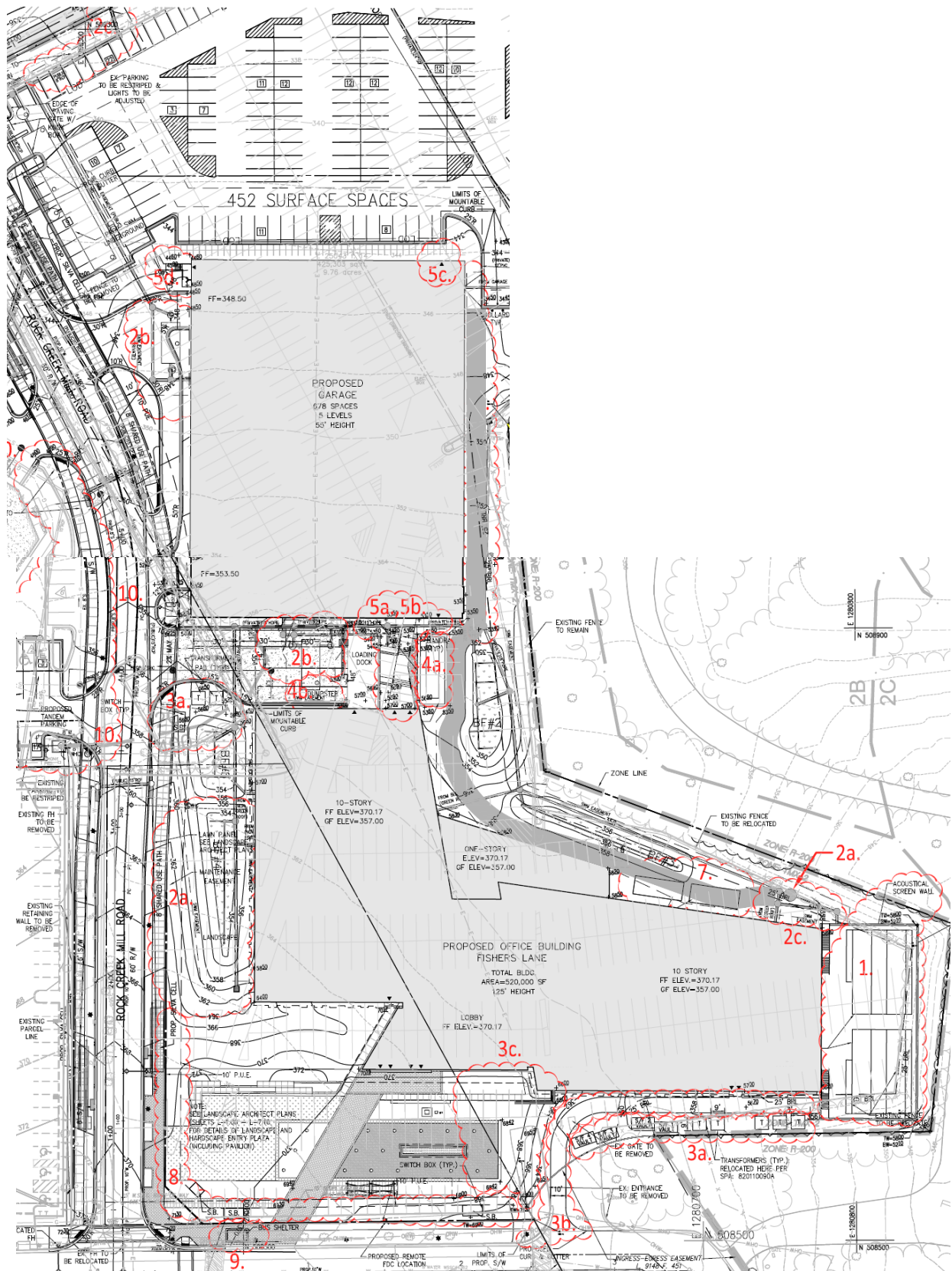
The limits of disturbance for the trail include 1.80 acres of stream valley buffer and 1.23 acres of forest, including 1.04 acres of forest within the stream buffer. The 1.04 acres of forest within the stream buffer includes 0.18 acres of forest within a 100-year floodplain and 0.01 acres of forest within a wetland.

Site Plan Modifications

In addition to the amendment of the FFCP, the Applicant requests the following modifications:

- Generator Addition: New generator pad behind building to the east to accommodate four emergency generators. Generator pad will have acoustical screen walls along the three sides.
- Stormwater Management Adjustments (SWM):
 - Relocate Bio-filter #4 from the generator pad footprint to the west side of the building;
 - Add a flow based storm filter to address runoff from the generator pad, originally a bio-filter;
 - Reconfigure the two SWM facilities based on revisions to the bio-filter relocation;
 - Revise the storm drain network impacted by SWM revisions;
 - Add a new storm filter behind the building (on the North side of east wing).
- Relocation of Transformers:
 - Relocate transformers and switch from Fishers Lane frontage to south side of the east wing of building;
 - Add asphalt access path for Pepco to the transformers from Fishers Lane (in the existing driveway footprint);
 - Adjust the plaza in the vicinity of the transformer access drive.

- Loading Dock Area Adjustments:
 - Re-configure the life safety generator behind the loading dock;
 - Add a grease trap in the loading dock area.
- Garage Area Pedestrian Improvement Adjustments:
 - Reconfigure the employee entrance path from garage to office building;
 - Add a pedestrian bridge from the garage 2nd floor to the office building's 1st Floor;
 - Add a new pedestrian entrance on the northeast corner of the garage (north face);
 - Reconfigure the sidewalk at the north-west corner of the garage.
- Eliminate the private sidewalk behind the garage, due to safety concerns.
- Add two underground chiller tanks behind building (on the North side of East Wing).
- Add 10' Public Utility Easement (P.U.E.) on portions of Rock Creek Mill Road and Fishers Lane.
- Add NIH bus shelter along Fisher's Lane.
- Increase parking spaces in garage from 669 to 678 and decrease spaces on Lot 6 from 83 to 77 spaces.
- Update information for Hiker-Biker Trail, including approximate length of trail.



Illustrative Plans

PROJECT ANALYSIS

Master Plan

The proposed development maintains conformance with the Twinbrook Sector Plan recommendation for the subject site.

Transportation and Circulation

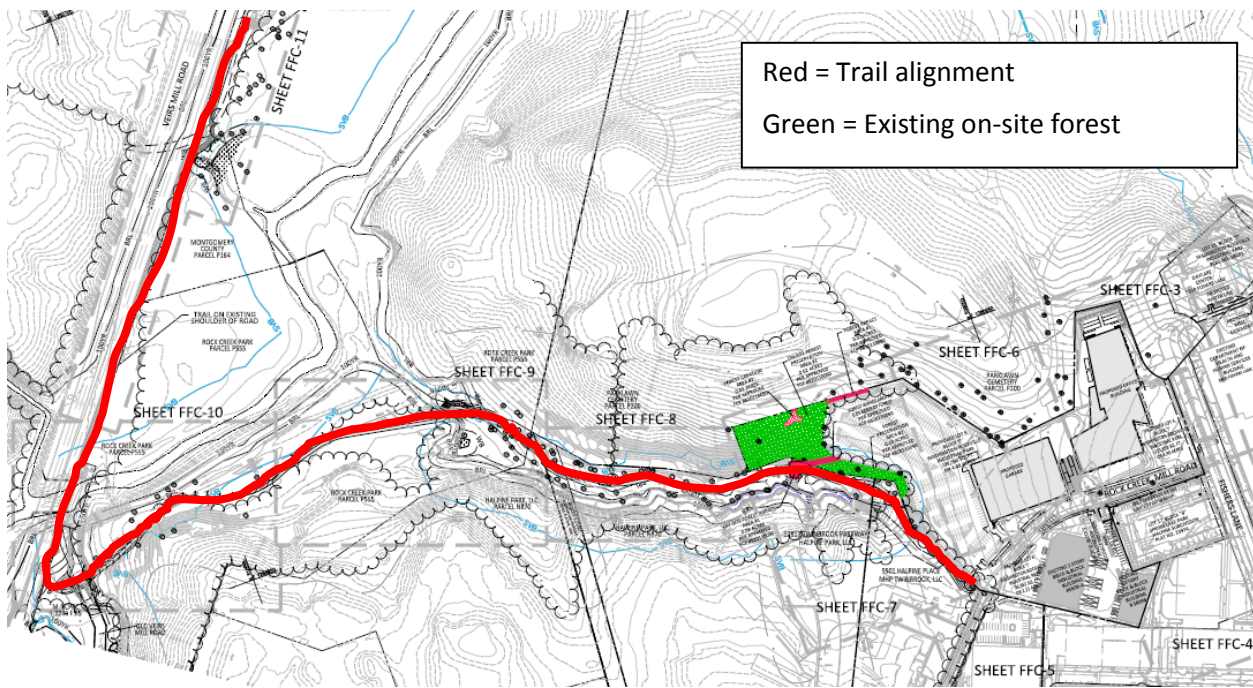
The proposed amendment does not affect vehicular or pedestrian traffic or circulation.

Development Standards

No development standards are changed by the proposed amendment.

Environment

Construction of the hiker-biker trail is a condition of the Preliminary Plan approval. The Site Plan resolution specified that a Natural Resources Inventory/Forest Stand Delineation and Forest Conservation Plan must be approved for the trail construction. Because the Applicant is also amending their original site plan, including modifying the limits of disturbance approved under the original Final Forest Conservation Plan, the Applicant has included both the trail and new on-site disturbances in this Amendment to the Final Forest Conservation Plan. Under the Forest Conservation Law, section 22A-11(a)(2) and COMCOR 22A.00.01.03, the Planning Board must review the amendment because it affects forest in a priority area (stream buffer). In addition, because this amendment entails more than 5,000 square feet of additional forest clearing and was part of a plan originally approved by the Planning Board, it constitutes a major amendment that must be approved by the Planning Board (Forest Conservation Regulations Section 22A.00.01.13A(2)).



Trail Area

In fulfillment of the law and to satisfy the conditions of Site Plan approval, a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD #420120500) for the trail portion of the site was approved by Area 2 staff on August 18, 2012. The Amended Final Forest Conservation Plan (Attachment 2) has determined that the new disturbance associated with the trail and off-site utility work results in an additional planting obligation of 0.87 acres. The applicant will fulfill this obligation with the purchase of off-site forest bank credits.

Variance

The Applicant is seeking permission to impact 30 specimen trees for construction of the trail, and an additional 1 specimen tree that will be impacted by expanding the limit of disturbance on the building construction site. All 31 trees impacted are to be saved. The Applicant has a previous variance approval associated with the original FFCP that grants permission to remove one specimen tree and to impact, but not remove, three other specimen trees.

The Applicant has made efforts to minimize impacts to variance trees throughout the trail alignment selection and design process. This included working with Planning Department and Parks Department staffs to choose the least damaging alignment, walking the chosen alignment to fine tune the alignment to minimize tree impacts, and implementing construction measures that reduce impacts and stress to variance trees.

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. Any impact to these trees, including removal of the subject tree or disturbance within the tree's critical root zone (CRZ) requires a variance. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law requires no impact to trees that: measure 30 inches or greater, DBH; are part of a historic site or designated with a historic structure; are designated as a national, State, or County champion tree; 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. The Applicant submitted a variance request on October 9, 2012 for the impacts/removal to trees with the proposed layout (Attachment 3). The Applicant proposes to impact, but not remove, 31 trees that are considered high priority for retention under Section 22A-12(b) (3) of the County Forest Conservation Law.

Unwarranted Hardship Basis

Most of the impacts associated with this variance request will occur from construction of the hiker-biker trail. Construction of this trail is a recommendation of the 2009 Twinbrook Sector Plan (pages 15, 16, 17, 26, 39), and was made a condition of the Preliminary Plan approval (Preliminary Plan # 120110300, condition 4.b). The Site Plan resolution required approval of an NRI/FSD and Forest Conservation Plan to mitigate forest loss associated with trail construction (Resolution MCPB No. 11-70). Not allowing impacts to the 30 trees along the trail (#'s V-1 through V-30) would prevent implementation of the Sector Plan's recommendation for this site and prevent compliance with the Preliminary Plan's conditions of approval.

The remaining tree (V-31) is being impacted by construction of generators required for the new building. Conditions preventing avoidance of V-31's critical root zone were documented in the original variance request, and remain valid for this tree: The proposed development is in accordance with both the intent and recommendations of the Sector Plan and the TMX-2 zone, both of which are intended to create higher density uses in the vicinity of the Twinbrook Metro Station. In particular, the Sector Plan

recommends both transportation infrastructure and public amenities for this site that impose additional constraints on development here. These recommendations include a large plaza along the building frontage with Fishers Lane and Rock Creek Mill Road. The site is further constrained by the 25' Building Restriction Line (BRL) along the eastern property line, the proposed storm drain, and existing trees along the eastern property line. These factors combine to push back the building and garage on the site to accommodate the plaza and roadway, with the unavoidable consequence of impacting the variance trees.

Staff concurs that the Applicant has a sufficient unwarranted hardship to consider a variance request.

Variance Findings

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 in the review of the variance request and the proposed forest conservation plan:

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

The proposed design has attempted to balance all of the competing factors that constrain the site. Given the intensity of the development and the requirement for construction of a hiker-biker trail through a forest, impacts to variance trees are to be expected. It is staff's opinion that reasonable steps have been taken to minimize impact to variance trees, and that granting the variance will not confer a special privilege to the Applicant.

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

Upon review, staff concurs that the requested variance is based on the constraints of the site and the proposed development density, public facilities and amenities as recommended in the Sector Plan, rather than on conditions or circumstances which are the result of actions by the Applicant.

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

Upon review, staff concurs that 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 has approved a revised stormwater management concept for the entire site, including the trail, dated January 17, 2012 (Attachment 4). The SWM Concept Plan proposes five micro-biofilters, four Silva Cell groups, several structural filtration facilities, and a partial 8" green roof. Stormwater management for the hiker-biker trail is to be treated with non-rooftop disconnect (essentially grading the path to disperse the small amount of stormwater generated into the stream buffer for infiltration). Staff concurs that the project will not violate State water quality standards or cause measurable degradation in water quality.

Mitigation for Trees Subject to the Variance Provisions

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 request was forwarded to the County Arborist on October 10, 2012. On October 12, 2012, the County Arborist issued her recommendations on the variance request and recommended the variance be approved with mitigation (Attachment 5).

Variance Recommendation

Staff recommends that the variance be granted.

Stormwater Management

As noted above, the Montgomery County Department of Permitting Services issued a letter accepting a revised Stormwater Management Concept approval for Parklawn North, including the trail, on January 17, 2012.

COMMUNITY OUTREACH

The Applicant has met all proper noticing requirements. Notice of the subject amendment was sent to all parties of record on November 2, 2012 giving 15 days for comments. Staff has not received correspondence on this matter.

SF:ha: N:\Area 2 Division\Findley\82011009A Parklawn North Staff Report FINAL

Attachments:

1. Parklawn North Site Plan Resolution
2. Amended Final Forest Conservation Plan
3. Applicant's Variance Request Letter
4. Stormwater Concept Approval from MCDPS
5. Variance Approval from County Arborist

AUG 9 2011



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

ATTACHMENT 1

MCPB No. 11-70
Site Plan No. 820110090
Project Name: Parklawn North
Date of Hearing: July 21, 2011

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is vested with the authority to review site plan applications; and

WHEREAS, on April 14, 2011, Parklawn North Lot, LLC ("Applicant") filed an application for approval of a Site Plan for 520,000 square feet of additional office development, including up to 1,000 square feet of ancillary retail use ("Site Plan" or "Plan") on 12.96 acres of TMX-2-zoned land, located on Fishers Lane approximately 1,000 feet east of Twinbrook Parkway ("Property" or "Subject Property"); and

WHEREAS, Applicant's Site Plan application was designated Site Plan No. 820110090, Parklawn North (the "Application"); and

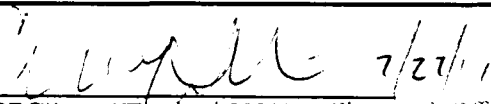
WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated July 8, 2011, setting forth its analysis of, and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staff of other governmental agencies, on July 21, 2011, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on July 21, 2011, the Planning Board approved the Application subject to conditions on the motion of Commissioner Presley, seconded by Commissioner Anderson, with a vote of 4-0, Commissioners Anderson, Carrier, Presley, and Wells-Harley voting in favor, and Commissioner Dreyfuss absent.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board

Approved as to
Legal Sufficiency:  7/27/11

8787 Georgia Avenue, Suite 100, Silver Spring, MD 20910 Chairman's Office: 301.495.4600 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

APPROVES Site Plan No. 820110090 for 520,000 square feet of additional office development, including up to 1,000 square feet of ancillary retail use on 12.96 acres of TMX-2-zoned land, subject to the following conditions:

1. Preliminary Plan Conformance

The proposed development must comply with the conditions of the approved Resolution for Preliminary Plan 120110300, unless amended and approved by the Planning Board.

2. LEED Certification

The Applicant must achieve a LEED (Leadership in Energy and Environmental Design) Certified Rating Certification, or county-approved equivalent, for the proposed building. The Applicant must make good faith efforts to achieve a LEED Silver rating. Before the issuance of any building permit, the Applicant must inform M-NCPPC staff of the LEED Certification Level for which they are applying. If this level is less than a Silver rating, before the issuance of any building permit the Applicant must provide to staff a written report from the Applicant's LEED consultant analyzing the feasibility of achieving a LEED-Silver rating, to include an affidavit from a LEED-Accredited Professional identifying the minimum additional improvements required to achieve the LEED Silver rating, including their associated extra cost.

3. Site and Landscape Plans

- a. Ensure the streetscape details continue the established streetscape in site plan 82001025B and C for Wilkins Avenue Extended (B-16) and Fishers Lane with the following elements:
 - i. Washington Globe pedestrian lights;
 - ii. Canopy trees in tree pits (30' O.C); and
 - iii. 2-3/8" Balcon Uni-Décor Unit Pavers, Tudor Blend and 4"X8"x2-3/8" Balcon, Holland Stone Pavers, stacked bond header at the intersection of Fisher's Lane and B-16, an eight-foot wide concrete shared-use path on the east side of B-16, and a six-foot wide concrete sidewalk on the west side of B-16.
- b. Provide an alternative plant list for substitutions of plant material due to availability.
- c. Provide improved pedestrian crossing of the driveway and loading areas along the east side of Wilkins Avenue per Staff approval.
- d. An alternative design for the retail kiosk must be provided to serve as a gazebo or shelter if a retail tenant cannot be found.

4. Transportation

The Applicant must provide five inverted-U bike racks within 50 feet of the main entrance and 25 secured bike storage units (such as secured storage areas or lockers) in the parking garage in a well-lit area near the garage's exit or entrance. The final location and type of bicycle parking must be approved by Staff prior to certified site plan.

5. Environment

- a. Applicant to submit and obtain staff approval of a revised final forest conservation plan prior to submission of certified site plan to correct the following deficiencies:
 - i. Correct numbers on Final FCP detail sheets to agree with the numbers on the composite Final FCP.
 - ii. Applicant must sign the Final FCP prior to final approval
- b. Applicant to submit and obtain approval of the forest conservation financial security instrument prior to any clearing or grading occurring on site.
- c. Applicant to include in the landscape plan 3 native canopy trees of at least 3" dbh in mitigation for the removal of variance tree V-1.
- d. When a development application is submitted for Lot 5:
 - i. All impervious surfaces are to be removed from the stream buffer on Lot 5 and the area restored with forest;
 - ii. The applicant must develop and implement off-site stream restoration as recommended in the Twinbrook Master Plan; and
 - iii. Provide shade trees for any remaining surface parking spaces or drives, as well as permeable pavers, planting strips or bioretention areas to achieve the Sector Plans environmental recommendations.
- e. Applicant must submit and obtain approval of a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) and Forest Conservation Plan for the hiker/biker trail required for this development.

6. Lighting

- a. All new private on-site down-lighting fixtures must be changed, where necessary, to full or partial cut-off fixtures;
- b. Deflectors must be installed on any new up-lighting fixtures causing potential glare or excess illumination onto the Parklawn cemetery site;
- c. The lighting distribution and photometric plan with summary report and tabulations must conform to IESNA standards for commercial development;
- d. Illumination levels from on-site lighting shall not exceed 0.5 footcandles (fc) at any property line abutting County road rights-of-way or residentially-zoned land;

- e. The height of the light poles, including the mounting base, shall not exceed the height shown in the Certified Site Plan.

7. Clearing and Grading

The Applicant must ensure that there is no clearing or grading of the subject site prior to M-NCPPC approval of the Certified Site Plan

8. Maintenance

The Applicant is responsible for maintenance of on-site landscaping, hardscapes, and amenities.

9. Performance Bond and Agreement

The Applicant is subject to the following provisions for surety as described in Section 59-D-3.5 of the Montgomery County Zoning Ordinance and Site Plan approval:

- a. The Applicant must provide a cost estimate from the landscape architect or landscape contractor indicating the installed costs of site plan elements such as but not limited to landscaping, lighting, recreation facilities, special paving, art work and site furnishings. The cost estimate should include a 10% inflation factor for the site plan elements to account for changes in price and materials and modifications to the approved plans.
- b. The Applicant must submit a Performance Bond or other satisfactory form of surety as approved by M-NCPPC to cover the installed costs of site plan elements such as but not limited to landscaping, lighting, recreation facilities, special paving, art work and site furnishings as shown and described in the cost estimate.
- c. The Applicant must execute an agreement for site plan elements in conjunction with the performance bond indicating the Applicant's agreement to install, construct and maintain the site plan elements.
- d. The Bond and agreement must be submitted and accepted prior to the release of the first building permit.

10. Parks

Final agreements and Staff approval for construction of the hiker/biker trail must be obtained prior to approval of the certified site plan. A final forest conservation plan must be approved prior to clearing and grading and the trail must be constructed prior to issuance of any use-and-occupancy permit for the proposed office building.

11. Development Program

The Applicant must construct the proposed development in accordance with Development Program. A Development Program shall be reviewed and approved by M-NCPPC Staff prior to approval of the Certified Site Plan. The Development Program shall include a phasing schedule as follows:

- a. Sidewalks, paths, and required related improvements within the rights-of-way must be completed prior to issuance of any use-and-occupancy permit;
- b. Site lighting and outdoor hardscaping associated with each structure must be completed before issuance of any use and occupancy permits;
- c. All on-site landscaping associated with each structure must be completed within six months of the issuance of any use and occupancy permits;
- d. On-site amenities including, but not limited to, sidewalks, benches, trash receptacles, and bicycle facilities associated with each building or parking area must be installed prior to release of any building occupancy permit;
- e. Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the Final Forest Conservation Plan, Sediment Control Plan, and M-NCPPC inspection and approval of all tree-save areas and protection devices;
- f. The development program must provide phasing of dedications, stormwater management, sediment and erosion control, afforestation, trip mitigation, and other features;

12. Certified Site Plan

Prior to Certified Site Plan approval the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Minor corrections and clarifications to site details and labeling;
- b. Ensure minimum parking lot landscaped area on Lot 4 is at least 5%;
- c. Changes addressing conditions above;
- d. Development Program, Inspection Schedule, Approved Forest Conservation Plan, and Site Plan Resolution.

BE IT FURTHER RESOLVED, that all site development elements as shown on Parklawn North drawings stamped by the M-NCPPC on June 8, 2011, shall be required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED, that having given full consideration to the recommendations and findings of its Staff, which the Planning Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with*

an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.

This project has neither a development or diagrammatic plan nor a schematic development plan. This plan also does not have a separate project plan, although, as discussed in the resolution approving the preliminary plan, it does satisfy the standards for project plan approval.

2. *The Site Plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

As required under Section 59-C-14.213, the Site Plan is consistent with the recommendations of the Twinbrook Sector Plan. Specifically, the density proposed on the properties is below 1.5 FAR when calculated over the gross tract area of lots 4 and 5; public use space has been provided at the end of Fishers Lane; pedestrian connections have been created; the street grid has been enhanced as much as possible given the limits of the property boundaries; and building heights have been stepped properly. Further recommendations of the Sector Plan concerning additional green space and stream restoration will be addressed by future redevelopment.

The Site Plan meets all of the dimensional requirements of the TMX-2 zone as demonstrated in the project Data Table below. The building height, density, and setbacks conform to the limits of the zone; the requirements for public use space exceed the minimum standards.

The partial parking waiver from 2.4 spaces per 1,000 square feet to a minimum of 2.1 spaces per 1,000 square feet is appropriate for this development. This parking reduction is the underlying reason for the 18% trip reduction proposed under the Local Area Transportation Review and is further supported by the proximity to transit, existing and proposed bicycle trails, and numerous services and amenities nearby for visitors and employees.

Development Standard	Permitted/ Required	Proposed for Approval
Min. lot area (sf.)	18,000	96,051
Max. building height ¹ (feet)	N/A (143 per the Sector Plan)	125
Min. public use space (% of net lot area)	20	22 on Lot 4 ²
Max. density of development (FAR)	2.0	2.0 ³
Min. building setbacks (ft.)		
Adjacent to a single-family residential zone	25	25
From a public right-of-way	0	5
Min. parking lot setbacks (ft.)		
Adjacent to R-200	12	12
Min. parking (spaces)	1360	1204 with partial waiver)
Min. parking lot internal landscaping (% of parking lot area)	5	5
BLTs	12.5% of any density above 0.5 FAR = 4.96	4.96

¹ As measured from the building height measurement point established on the certified site plan.

² Public Use Space equal to a minimum of 20% of the net lot area on Lots 5 & 6 must be provided when redevelopment of these lots occurs.

³ The Sector Plan recommendation of a maximum 1.5 FAR for lots 4 & 5 together is also met; the proposed development for the combined lots is 1.14 FAR.

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

a. Locations of buildings and structures

The proposed buildings are located such that they will create an adequate, efficient, and safe area for this sector of Twinbrook. Further, the buildings are set on the property such that heights are stepped up towards the southern edge of the property confronting existing office buildings and away from the multi-family buildings to the north. Further redevelopment with a greater mix of uses and open spaces will only enhance these attributes.

b. Open Spaces

Open space in this site plan is limited to Lot 4 until Lots 5 & 6 redevelop. The proposed park area, however, provides an excellent opportunity to begin re-envisioning and revitalizing this area. This area will provide efficient seating and aesthetically pleasing open space to serve employees, trail users, and other passers-by. These areas are safely lit and visible. The foreseen additional development at this site will create greater opportunities and expectations for higher-quality open space.

c. Landscaping and Lighting

The proposed landscaping on the site consists primarily of several landscaped areas and planters around the buildings as well as street trees along Fishers Lane and Wilkins Avenue. The landscaping is adequate, safe, and efficient.

The lighting plan consists of contemporary-style pole and bollard fixtures throughout the open space and along pedestrian ways; additional lights will be provided along the streets. The lighting plan conforms to IESNA standards for site lighting and will provide adequate, safe, and efficient site illumination.

d. Recreation Facilities

This site plan does not have a residential component and is not required to provide recreation facilities.

e. Pedestrian and Vehicular Circulation Systems

The plan will significantly improve pedestrian and bicyclist circulation by providing sidewalks, paths, trails, and bike racks and lockers. All sidewalks will connect to existing sidewalk on adjacent properties providing access to parks, the Metro, bus stops, and area services and amenities. These facilities provide safe, adequate, and efficient pedestrian access.

Vehicular access will be provided solely from the proposed Wilkins Avenue, which will dead-end at the property boundary until the property to the north redevelops; turning movements will be accommodated by the driveways. With minor upgrades for pedestrian use, the access to parking, loading, and inspection areas provides a safe, efficient, and adequate vehicular circulation system.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The proposed buildings begin to create the Technology Employment Area envisioned by the Sector Plan. The use and structures are compatible with the similar surrounding buildings and are located at a distance from the multi-family residential buildings to the north.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The Preliminary and Final Forest Conservation Plans propose 0.11 acres of forest clearing and 1.03 acres of forest retention out of 1.14 total acres of forest contained on-site and in off-site disturbance areas. The plan requires a combined afforestation and reforestation of 1.45 acres. This requirement is to be satisfied with a combination of on-site reforestation (0.03 acres), off-site reforestation (0.76 acres), credit for landscape tree cover (0.16 acres), and payment of a fee-in-lieu (0.50 acres).

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Planning Board and incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Site Plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED that for the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor in interest to the terms of this approval.

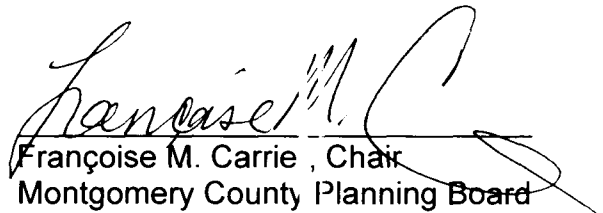
BE IT FURTHER RESOLVED, that the date of this Resolution is AUG 19 2011 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Dreyfuss, seconded by Commissioner Presley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss and Presley present and voting in favor of the motion, at its regular meeting held on Thursday, July 28, 2011, in Silver Spring, Maryland.


Françoise M. Carrie, Chair
Montgomery County Planning Board

PARKLAWN NORTH LOT, LLC
KRISTI SMITH
4445 WILLARD AVENUE
SUITE 400
CHEVY CHASE, MD 20815

HOK
ERIC MOY
CANAL HOUSE
3223 GRACE STREET, N.W.
WASHINGTON, DC 20007

JBG/5609 FISHERS, L.L.C.
KRISTI SMITH
5530 WISCONSIN AVENUE
SUITE 1000
CHEVY CHASE, MD 20815

LINOWES & BLOCHER
ANNE M. MEAD
7200 WISCONSIN AVENUE
SUITE 800
BETHESDA, MD 20814

VIKA MARYLAND, LLC
BILL LANDFAIR
20251 CENTURY BOULEVARD
SUITE 400
GERMANTWON, MD 20874

Mr. Richard Brush, Manager
MCDPS-Water Res. Plan Review
255 Rockville Pike, 2nd Fl
Rockville, MD 20850

Ms. Susan Scaly-Demby, Manager
MCDPS-Zoning
255 Rockville Pike, 2nd Fl
Rockville, MD 20850

Mr. Hadi Masouri
MCDP-Building Construction
255 Rockville Pike, 2nd Fl
Rockville, MD 20850

Mr. Christopher Anderson, MPDU Mgr.
DHCA County Office Bldg,
255 Rockville Pike
Rockville, MD 20850

Ms. Gail Lucas, Manager
MCDPS-Building Construction
255 Rockville Pike, 2nd Fl
Rockville, MD 20850

Lisa S. Schwartz
Senior Planning Specialist
Montgomery County Department of Housing
and Community Affairs
100 Maryland Ave., 4th Floor
Rockville, MD 20850

Mr. Greg Leck
100 Edison Park Dr, 4th Fl
Gaithersburg, MD 20878

Mr. Joseph Y. Cheung, Manager
MCDPS-Right of Way Permitting and
Plan Review
255 Rockville Pike, 2nd Fl
Rockville, MD 20850

Mr. Greg Nichols, Manager
MCDPS-Land Development
255 Rockville Pike, 2nd Fl
Rockville, MD 20850

Mr. Michael Reahl, Manager
MCDPS-Sediment/Stormwater
Inspection and Enforcement
255 Rockville Pike, 2nd Fl
Rockville, MD 20850

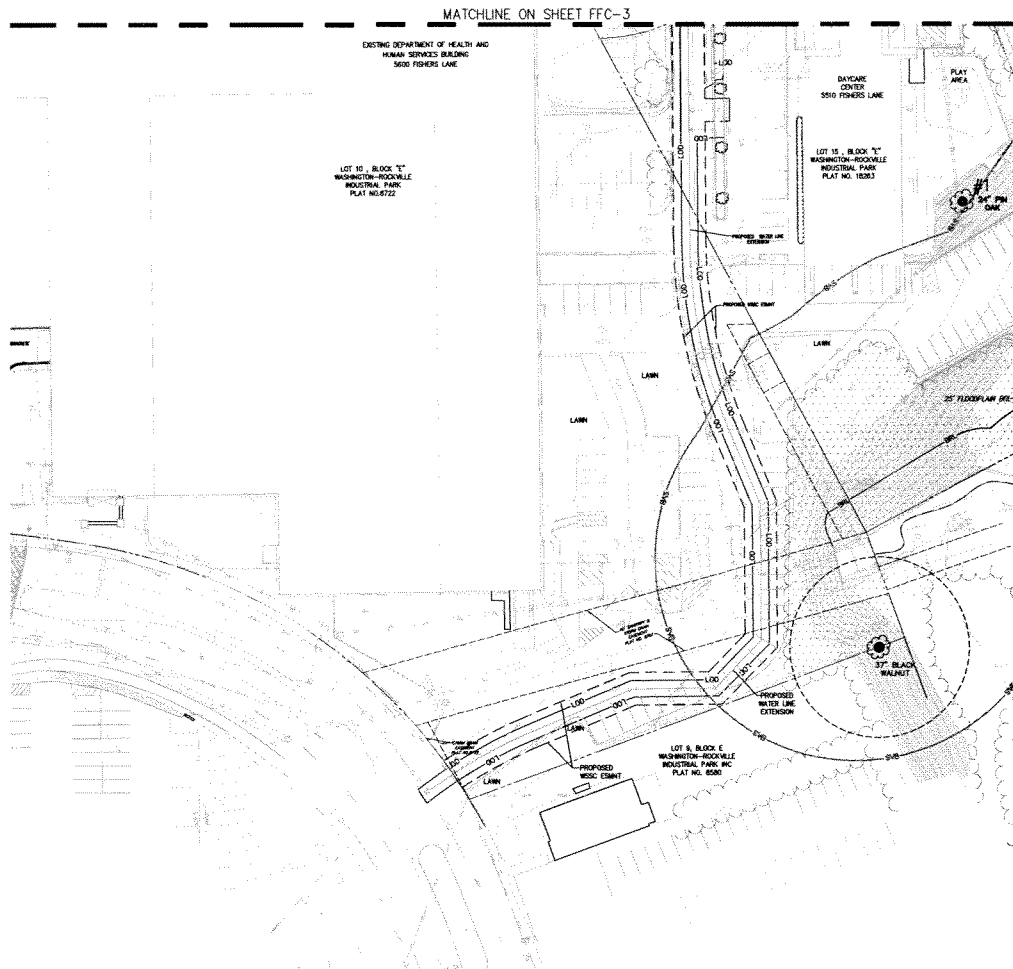
Mr. Ehsan Motazed
MCDPS-Site Plan Enforcement Mgr.
255 Rockville Pike, 2nd Fl
Rockville, Md 20850

Mr. Jay Beatty, Manager
MCDPS-Well and Septic
255 Rockville Pike, 2nd Fl
Rockville, MD 20850

Mr. Leroy Anderson, Manager
MCDPS-Right of Way Development
Inspection and Enforcement
255 Rockville Pike, MD 20850

Parklawn North
Item #4
Date 07-21-11
Speaker Sign-up Sheet

No.	Name & Phone Number	Email	Organization & Address	Time
1	Anne Mead Applicant		JBG/Parklawn North Lot LLC 7200 Wisconsin Avenue Bethesda, MD 20814	
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12			TOTAL	0



MATCHLINE ON SHEET FFC-3

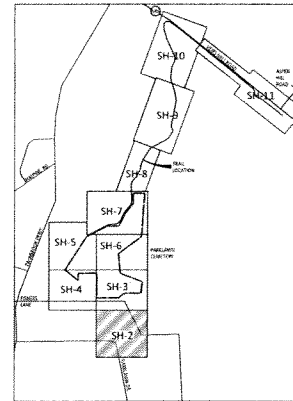
EXISTING DEPARTMENT OF HEALTH AND HUMAN SERVICES BUILDING 5600 FOWERS LANE

LOT 10, BLOCK 17 WASHINGTON-ROCKVILLE INDUSTRIAL PARK PLAT NO. 10272

LOT 11, BLOCK 17 WASHINGTON-ROCKVILLE INDUSTRIAL PARK PLAT NO. 10283

LOT 8, BLOCK E WASHINGTON-ROCKVILLE INDUSTRIAL PARK PLAT NO. 8000

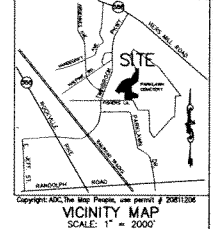
LOT 9, BLOCK E WASHINGTON-ROCKVILLE INDUSTRIAL PARK PLAT NO. 8001



SHEET KEY

SURVEY LEGEND

- SANITARY SEWER
- STORM DRAIN
- ELECTRICAL CONDUIT
- FIRE HYDRANT
- GAS MAIN
- GAS VALVE
- LIGHT POLE
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TV PEDESTAL
- UNDERGROUND UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLET
- CURB INLET
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COAXIAL CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- EX. 1\"/>



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PROPOSED 1\"/>

WKA
LANDSCAPE ARCHITECTS & PLANNERS
2025 CENTURY DRIVE, SUITE 100, ROCKVILLE, MD 20854
10701-1000 & 10701-1070
GAITHERSBURG, MD BALTIMORE, VA

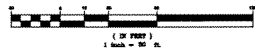
PARKLAWN NORTH
LOTS 4, 5, & 6, BLOCK 1
WASHINGTON-ROCKVILLE
INDUSTRIAL PARK
ROCKVILLE, MARYLAND
ELECTION DISTRICT 4
MONTGOMERY COUNTY, MARYLAND

DETAILED
FINAL FOREST CONSERVATION
PLAN AMENDMENT
82011009A
WSSC MAP 218NWS TAX MAP H11

WKA REVISIONS



GRAPHIC SCALE

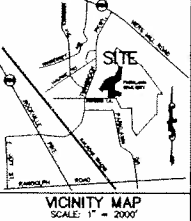
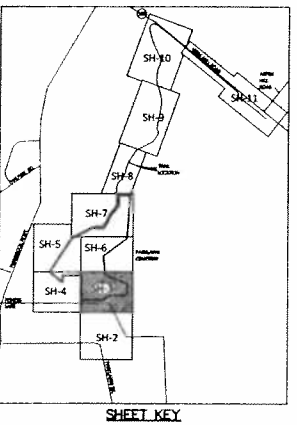
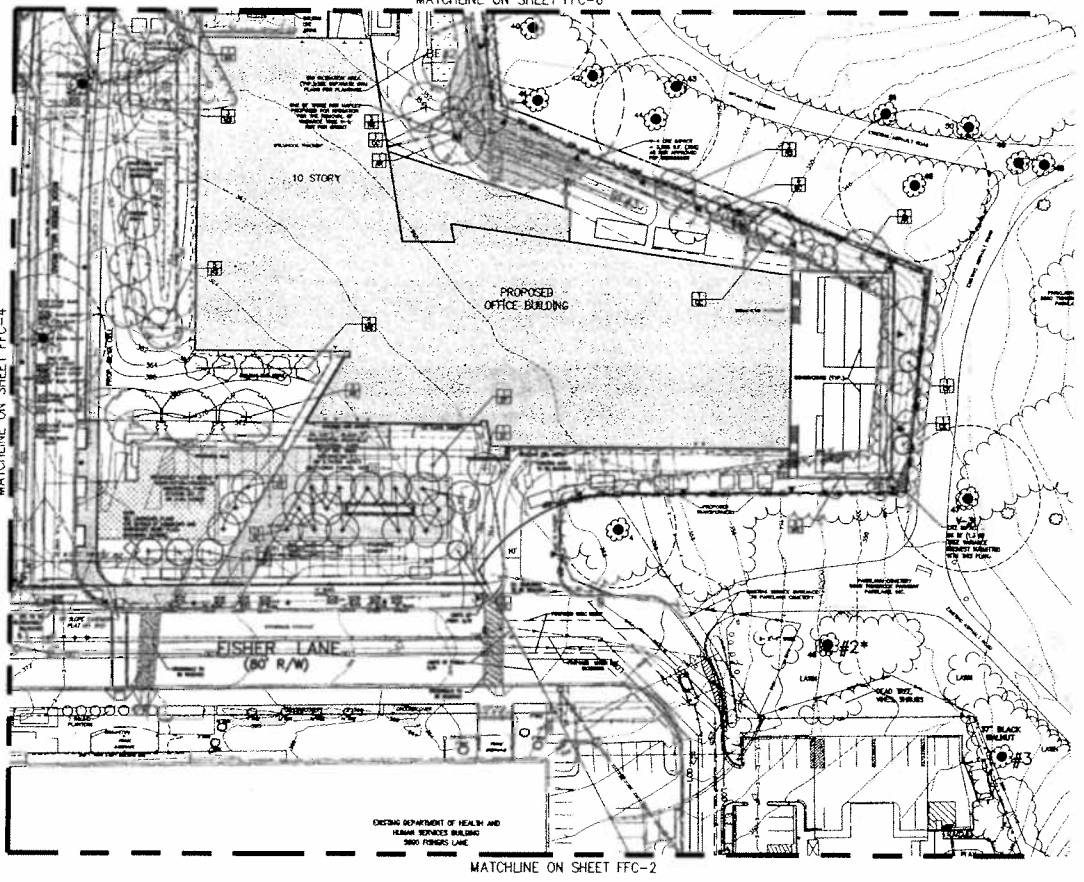


PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
SIGNATURE: _____ DATE: _____
CYNTHIA A. BISHOP, L.A.
REGISTERED LANDSCAPE ARCHITECT
TITLE: ARCHITECT LICENSE NO. 3020

DEVELOPER'S CERTIFICATION:
THE UNDERSIGNED AGREES TO ENSURE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 82011009A, INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.
DEVELOPER'S NAME: **Parklawn North Ltd. LLC**
Member company name
CONTACT PERSON OR OWNER: **Sheila Bric**, Corporate Contact, Greg Tidmore
ADDRESS: **6445 Woodmont Avenue, Suite 400, Chevy Chase, MD 20815**
PHONE AND EMAIL: **(240) 333-3800 gtidmore@pb.com**
SIGNATURE: _____
FINAL FOREST CONSERVATION PLAN AMENDMENT
PARKLAWN NORTH
M-NCPPC FCP # 82011009A

FCP # 82011009A
SUBMITTED
FCP # 820110090
APPROVED 11.17.2011
DATE: **APRIL 2012**
DESIGNER: _____
SCALE: _____
PROJECT/FILE NO.: **8442**
SHEET NO.: **FFC-2**

MATCHLINE ON SHEET FFC-4

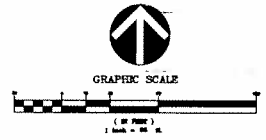


- LEGEND**
- PROPOSED 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER
- SOILS**
- L-0 --- LIMITS OF DISTURBANCE
 - EXISTING TIE LINE
 - PROPOSED TIE LINE
 - TP-0P --- ROOT PLANTING BENCH AT TREE PROTECTION FENCING W/ SIGNAGE
- EXISTING TREE LESS THAN 24" DBH
 - EXISTING TREE LESS THAN 24" DBH TO BE REMOVED
 - 14 ○ EXISTING SIGNIFICANT TREES 24" TO <37" DBH PER LAW 42011190 TO REMAIN AS PER APPROVED FOP 82011090
 - 60 ○ EXISTING SPECIEN TREES 30" TO GREATER DBH PER LAW 42011190 TO REMAIN AS PER APPROVED FOP 82011090
 - #3 ○ EXISTING SIGNIFICANT TREE 24" DBH PER LAW 420112170 TO REMAIN
 - #2 ○ EXISTING SPECIEN TREE 30" DBH PER LAW 420112170 TO REMAIN
 - 37 ○ V-1 VARIANCE TREE. VARIANCE REQUEST FOR REMOVAL OR IMPACTS TO CRITICAL ROOT ZONE AS APPROVED FOR FOP 82011090
 - 38 ○ V-2 VARIANCE TREE. VARIANCE REQUEST FOR REMOVAL OR IMPACTS TO CRITICAL ROOT ZONE AS APPROVED FOR FOP 82011090
 - VARIANCE TREE CRITICAL ROOT ZONE IMPACT AS APPROVED PER FOP 82011090
 - 47 ○ V-31 VARIANCE TREE CRITICAL ROOT ZONE IMPACT. REQUEST TO IMPACT CRITICAL ROOT OF VARIANCE TREE SUBMITTED WITH THIS PLAN
 - BIO-FILTRATION FACILITY (SEE SEPARATE DRAIN PLANS FOR PLANTINGS)
 - PROPOSED TREES FOR FOREST CONSERVATION CREDIT

- SURVEY LEGEND**
- SANITARY CLEAROUT
 - STORM DRAIN MANHOLE
 - ELECTRICAL SANCTION BOX
 - ELECTRICAL MANHOLE
 - FINE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - GAS MANHOLE
 - GAS VALVE
 - LIGHT POLE
 - PHONE FOOTSTAL
 - PHONE MANHOLE
 - UTILITY POLE
 - SANITARY MANHOLE

- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- LIMBING UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- ROLLARD
- SIGN POST
- WOOD POST
- INLETS
- CURB INLET

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMM. CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- EX. 10' CONTOUR
- EX. 2' CONTOUR



DEVELOPER'S DECLARATION

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN INCLUDING INCLUDING PRUNING, BOUNDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE REQUIREMENTS.

DEVELOPER'S NAME: *Parsons Brinckerhoff, Inc.*

CONTACT PERSON OR OFFICE: *The City of Fairfax, Planning & Zoning Department, 1000 North Park Drive, Fairfax, VA 22031*

ADDRESS: *6442 Parklawn Avenue, Suite 400, Fairfax, VA 22031*

PHONE AND EMAIL: *(703) 333-3300, cbrincker@pb.com*

SIGNATURE: *[Signature]*

FINAL FOREST CONSERVATION PLAN AMENDMENT
PARKLAWN NORTH
M-NPPCC FOP # 82011090A

VFA
VIRGINIA FORESTLAND ASSOCIATION, INC. 2020 GAITHERS ROAD, SUITE 100, FAIRFAX, VA 22031

**PARKLAWN NORTH
LOTS 4, 5, & 6, BLOCK 11
INDUSTRIAL PARKWAY
ROCKVILLE, MARYLAND
ELECTION DISTRICT 4
MONTGOMERY COUNTY, MARYLAND**

**DETAILED
FINAL FOREST CONSERVATION
PLAN AMENDMENT
82011090A
MSSC MAP 210005 TAX MAP 1R121**

VFA REVISIONS

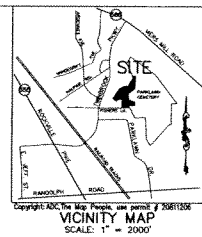
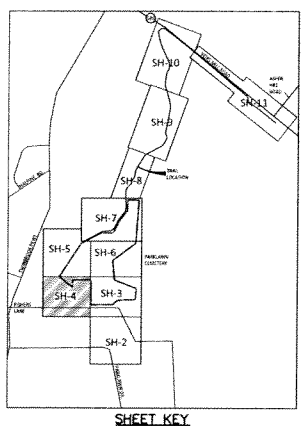
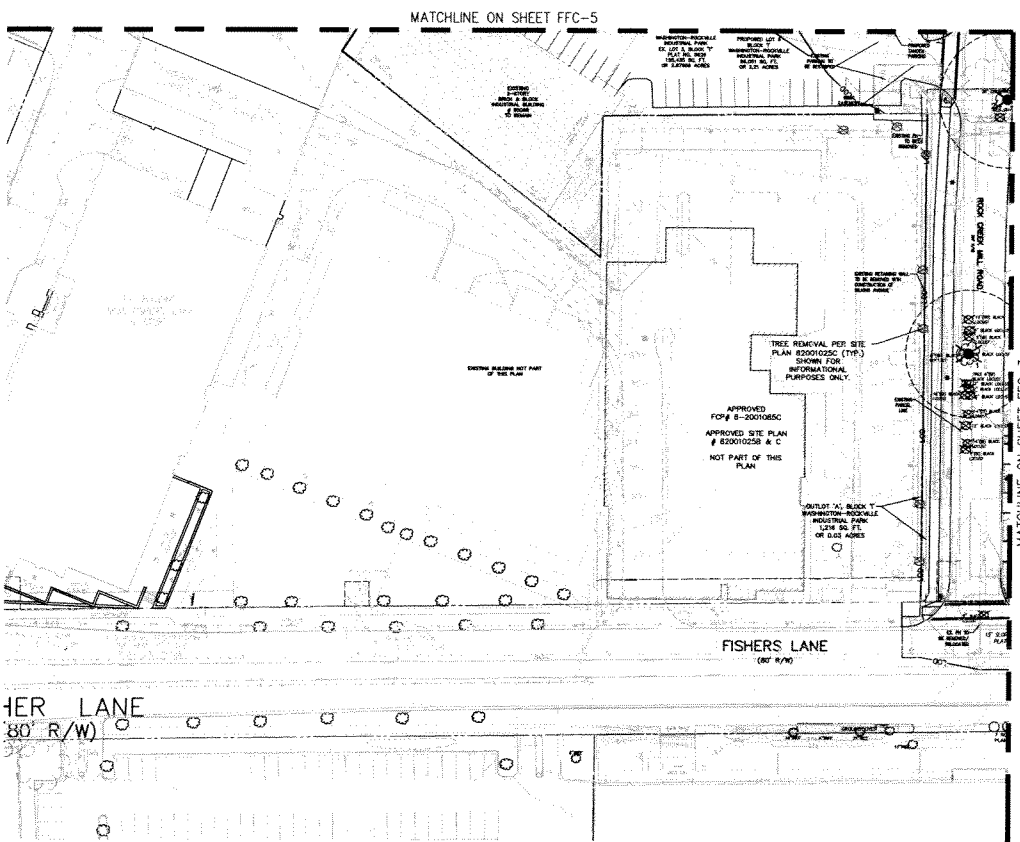
DATE	APRIL 2012
REV.	
DES.	
CAT.	
APP.	

FOP 82011090A
SUBMITTED
FOP 82010090
APPROVED 11.17.2011

SCALE: 1" = 30'

PROJECT/FILE NO. 6442

SHEET NO. FFC-3



VKA
 ENGINEERS & PLANNERS & ARCHITECTS & SURVEYORS & EITC SERVICES
 2030 CONWAY ROAD, ROCKVILLE, MARYLAND 20851
 (301) 314-1400 • FAX (301) 314-2287
 GREENBELT, MD
 WASHINGTON, DC

LEGEND

---	PROPOSED 10' CONTOUR
- - -	PROPOSED 2' CONTOUR
- - -	PROPOSED WATER LINE
- - -	PROPOSED SANITARY SEWER
---	SOILS
---	LIMITS OF DISTURBANCE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	ROOT PRUNING TRENCH AT TREE PROTECTION FENCING 4' / SOULAGE
14	EXISTING TREE LESS THAN 24' DBH
60	TREE REMOVAL PER SITE PLAN E2011099A
1	EXISTING TREE LESS THAN 24' DBH TO BE REMOVED
14	EXISTING SIGNIFICANT TREES 24" TO 430" DBH PER NRC 42011180 TO REMAIN AS PER APPROVED FCP # E2011099A
60	EXISTING SPECIES TREES 24" OR GREATER DBH PER NRC 42011180 TO REMAIN AS PER APPROVED FCP # E2011099A
1	EXISTING SPECIES TREES 24" OR GREATER DBH PER NRC 42011180 TO BE REMOVED AS PER APPROVED FCP # E2011099A
(Dashed circle)	CRITICAL ROOT ZONE OF TREES > 24" DBH IMPACTED BY LOD, OR NEAR LOD AND SHOWN TO CONTAIN NO IMPACT
(Dashed circle)	80-FILTRATION FACILITY (SEE SEPARATE SHM PLANS FOR PLANTINGS)
(Circle with cross)	PROPOSED TREES FOR FOREST CONSERVATION CREDIT

SURVEY LEGEND

(Symbol)	SANITARY CLEANOUT	(Symbol)	TRAFFIC CONTROL BOX	(Symbol)	CABLE TELEVISION CONDUIT
(Symbol)	STONE SWAY MANHOLE	(Symbol)	TRAFFIC SIGNAL POLE	(Symbol)	ELECTRICAL CONDUIT
(Symbol)	ELECTRICAL JUNCTION BOX	(Symbol)	TREE	(Symbol)	EDGE OF PAVEMENT
(Symbol)	ELECTRICAL MANHOLE	(Symbol)	CABLE TELEVISION PEDESTAL	(Symbol)	FENCE LINE
(Symbol)	FIRE DEPARTMENT CONNECTION	(Symbol)	UNKNOWN UTILITY MANHOLE	(Symbol)	NATURAL GAS CONDUIT
(Symbol)	FIRE HYDRANT	(Symbol)	WATER METER	(Symbol)	OVERHEAD WIRES
(Symbol)	GAS MANHOLE	(Symbol)	WATER MANHOLE	(Symbol)	TELEPHONE/COMM. CONDUIT
(Symbol)	SOFT POLE	(Symbol)	PUBLIC WALK	(Symbol)	PROPERTY LINES
(Symbol)	GAS WALK	(Symbol)	BOLLARD	(Symbol)	PUBLIC UTILITIES EASEMENTS
(Symbol)	LIGHT POLE	(Symbol)	WOOD POST	(Symbol)	SANITARY SEWER CONDUIT
(Symbol)	PHONE PEDESTAL	(Symbol)	CURB INLET	(Symbol)	STORM DRAIN CONDUIT
(Symbol)	PHONE MANHOLE			(Symbol)	WATER CONDUIT
(Symbol)	UTILITY POLE			(Symbol)	INLETS
(Symbol)	SANITARY MANHOLE			(Symbol)	EX. 10' CONTOUR
				(Symbol)	EX. 2' CONTOUR



PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
 SIGNATURE: _____ DATE: APRIL 11, 2011
 TITLE: SENIOR LANDSCAPE ARCHITECT
 LICENSE NO. 8021

DEVELOPER'S CERTIFICATE:
 THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN # E2011099A INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.
 DEVELOPER'S NAME: **Jardian North, LLC**
 CONTACT PERSON OR OWNER: **The 360 Companies, Contact: Greg Tolson, Project Lead**
 ADDRESS: **4445 Ward Avenue, Suite 400, Chevy Chase, MD 20815**
 PHONE AND EMAIL: **(240) 333-3600, gtolson@360.com**
 SIGNATURE: _____ DATE: APRIL 11, 2011

DETAILED FINAL FOREST CONSERVATION PLAN AMENDMENT # 82011009A

PARKLAWN NORTH
 LOTS 4, 5, & 6, BLOCK 1
 WASHINGTON, ROCKVILLE, ROCKVILLE, MARYLAND
 ELECTION DISTRICT 4
 MONTGOMERY COUNTY, MARYLAND

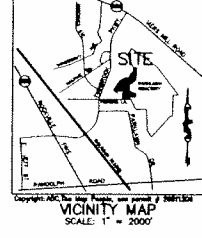
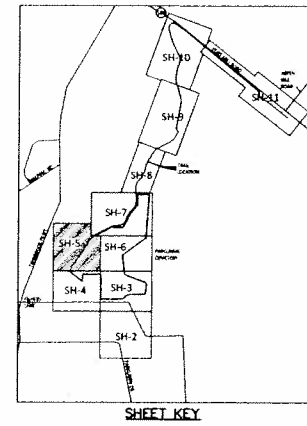
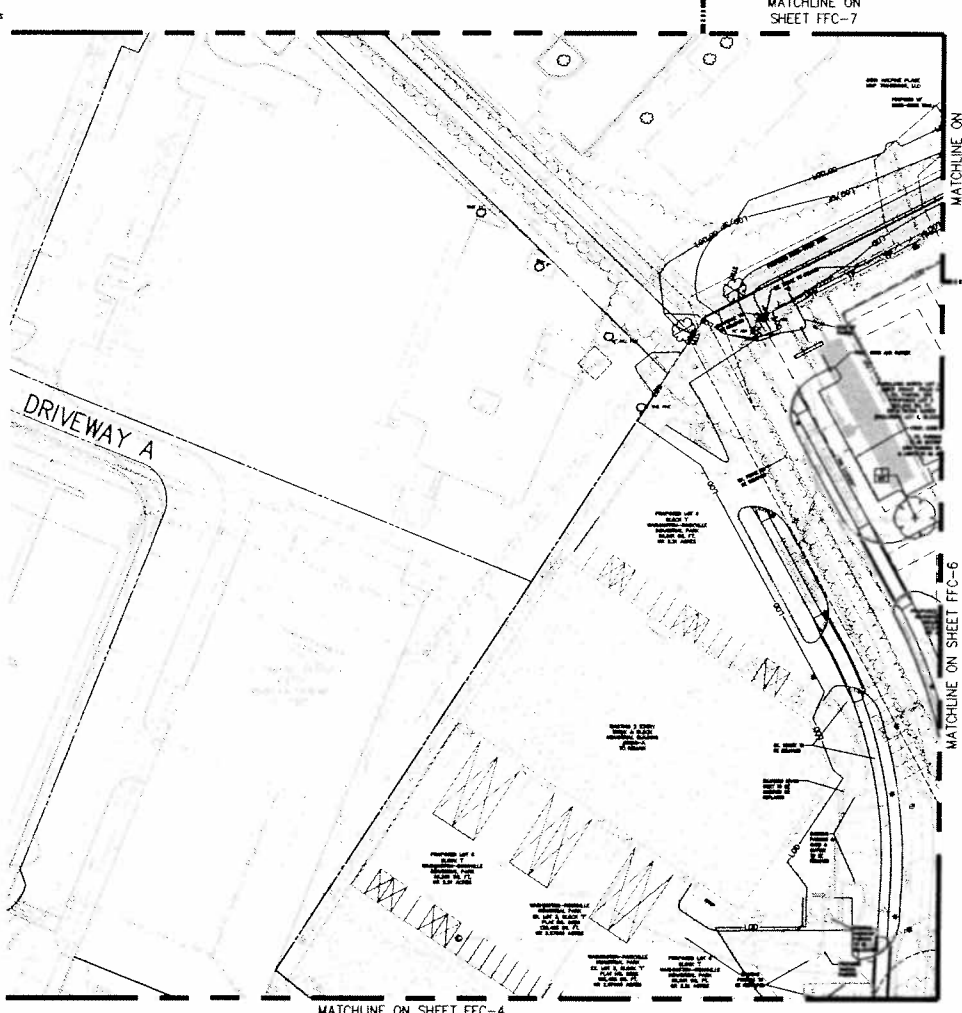
VKA REVISIONS

NO.	DATE	DESCRIPTION

PROJECT FILE NO. 8442
 SHEET NO. FFC-4

SURVEY LEGEND

- SANITARY CLEANOUT
- STONE DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE HYDRANT CONNECTION
- FIRE HYDRANT
- 8" SD MANHOLE
- RUST POLE
- GRUE WALK
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- BANSUARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER WALK
- BELLARD
- SIKIN POST
- WOOD POST
- WELLS
- CURB WELLY
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMM. CONDUIT
- PROPERTY LINES
- PUBLIC UTILITY'S EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- EX. 1" CONTOUR
- EX. 2" CONTOUR



LEGEND

- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- SOILS
- LIMITS OF DISTURBANCE
- EXISTING TREELINE
- PROPOSED TREELINE
- TREE PROTECTION FENCE W/ SIGNAGE
- EXISTING TREE LESS THAN 24" DBH
- EXISTING SIGNIFICANT TREES 30 1/4" TO <30" DBH PER MFC 820110090 TO REMAIN AS PER APPROVED FCP 820110090
- EXISTING SIGNIFICANT TREES 30 1/4" TO <30" DBH PER MFC 820110090 TO BE REMOVED PER APPROVED FCP 820110090
- EXISTING SIGNIFICANT TREES 30" OR GREATER DBH PER MFC 820110090 TO REMAIN AS PER APPROVED FCP 820110090
- CRITICAL ROOT ZONE OF TREES < 24" DBH IMPACTED BY LOD, OR NEAR LOD AND SOILS TO CONTROL RD IMPACT
- BIO-FILTRATION FACILITY (SEE SEPARATE SWM PLANS FOR PLANTINGS)
- PROPOSED TREES FOR FOREST CONSERVATION CREDIT

WKA
WILKINSON ARCHITECTS & LANDSCAPE ARCHITECTS & LANDSCAPE ARCHITECTS
1000 WASHINGTON DRIVE
FISHERS LAKE PARK (201) 281-0770
SPRINGFIELD, MD

WKS
WILKINSON ARCHITECTS & LANDSCAPE ARCHITECTS & LANDSCAPE ARCHITECTS
1000 WASHINGTON DRIVE
FISHERS LAKE PARK (201) 281-0770
SPRINGFIELD, MD

PARKLAWN NORTH
LOTS 4, 5, & 6, BLOCK 1
WASHINGTON-ROCKVILLE
ROADWAY, MARYLAND
ELECTION DISTRICT 4
MONTGOMERY COUNTY, MARYLAND

DETAILED FINAL FOREST CONSERVATION PLAN AMENDMENT
820110090
WSSC MAP 216W005 TAX MAP HRT11

WKA REVISIONS

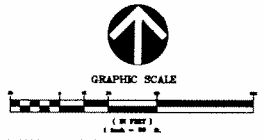
NO.	DATE	DESCRIPTION

CONTRACTOR CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

PROFESSIONAL CERTIFICATION:
The undersigned certifies that he/she is a duly licensed and registered landscape architect under the laws of the State of Maryland.

DATE	NOV 2012
PROJECT FILE NO.	8442
SHEET NO.	FFC-5

FINAL FOREST CONSERVATION PLAN AMENDMENT
PARKLAWN NORTH
M-NORPC FCP # 820110090



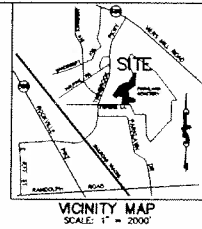
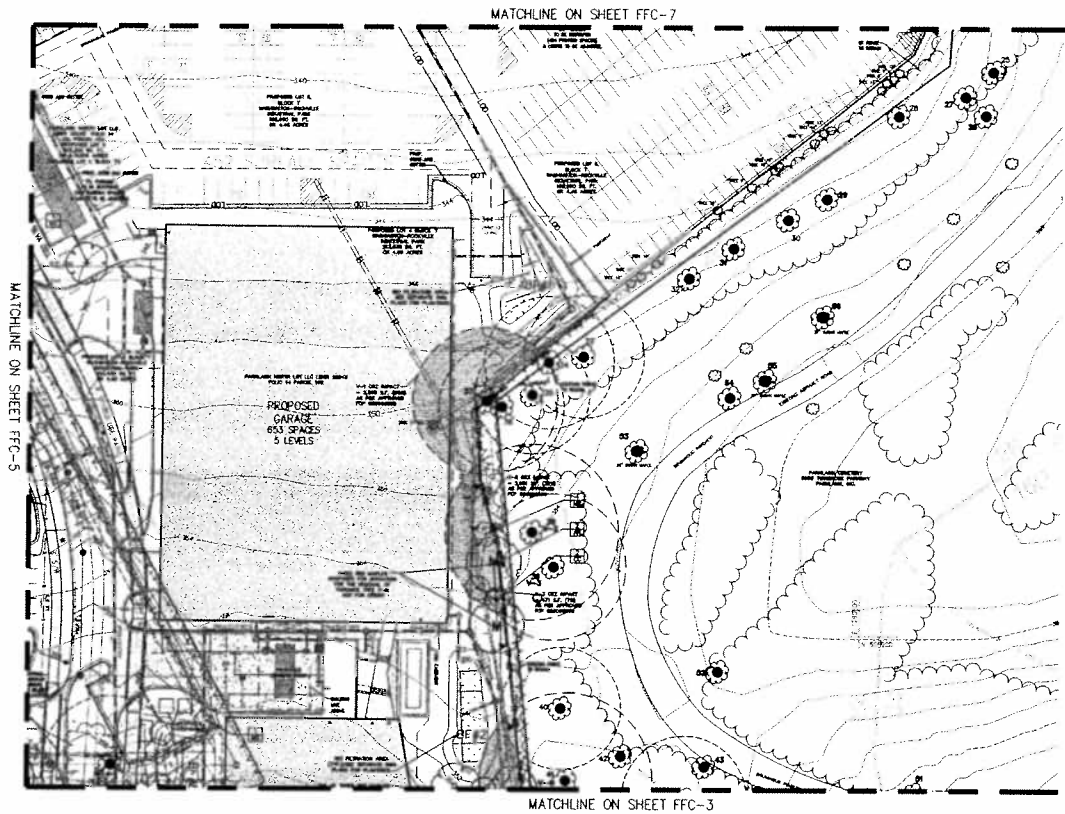
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

Signature: _____
Date: _____

OWNER APPROVAL:
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN. SUBSEQUENT TO HOLDING FINANCIAL RECORDS, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: Parklawn North, LLC
CONTACT PERSON OR OWNER: _____
ADDRESS: 8442 Wheat Branch, Suite 400, Chevy Chase, MD 20815
PHONE AND FAX: (301) 335-3800
SIGNATURE: _____

FINAL FOREST CONSERVATION PLAN AMENDMENT
PARKLAWN NORTH
M-NORPC FCP # 820110090



VKA
PROFESSIONAL LANDSCAPE ARCHITECTS & PLANNERS, INC.
2025 DELAWARE ROAD, SUITE 100, ROCKVILLE, MD 20851
TEL: 301.251.1100 FAX: 301.251.1101
WWW.VKA.COM

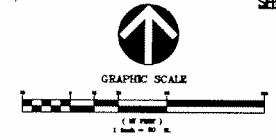
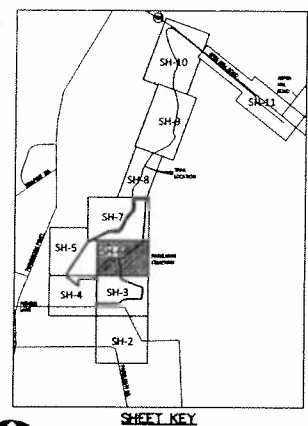
PARKLAWN NORTH
LOTS 4, 5, & 6, BLOCK 1
WASHINGTON, ROCKVILLE
ROCKVILLE, MARYLAND
ELECTION DISTRICT 4
MONTGOMERY COUNTY, MARYLAND

DETAILED
FINAL FOREST CONSERVATION
PLAN AMENDMENT
82011009A
TAX MAP HRI1
WSSC MAP 214W00

VKA REVISIONS	
NO.	DESCRIPTION

- LEGEND**
- PROPOSED 1'5" CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SINKER
 - SOILS
 - LIMITS OF DISTURBANCE
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - ROOT PROTECTING TRENCH AT TREE PROTECTION FENCING W/ SIGNAGE
 - EXISTING TREE LESS THAN 24" DBH
 - EXISTING TREE LESS THAN 24" DBH TO BE REMOVED AS PER APPROVED PDP 82011009A
 - EXISTING SIGNIFICANT TREES 24" TO $300'$ DBH PER MS 42011190 TO REMAIN AS PER APPROVED PDP 82011009A
 - EXISTING SPECIEN TREES 30" OR GREATER DBH PER MS 42011190 TO REMAIN AS PER APPROVED PDP 82011009A
 - VARIANCE TREE: VARIANCE REQUEST FOR REMOVAL, OR IMPACTS TO CRITICAL ROOT ZONE AS APPROVED PER PDP 82011009A
 - V-1
 - V-2
 - VARIANCE TREE: CRITICAL ROOT ZONE IMPACT AS APPROVED PER PDP 82011009A
 - V-37
 - VARIANCE TREE: CRITICAL ROOT ZONE IMPACT, REQUEST TO IMPACT CRITICAL ROOT ZONE OF VARIANCE TREE SUBMITTED WITH THIS PLAN
 - BIO-FILTRATION FACILITY (SEE SEPARATE DIM PLANS FOR PLANTINGS)
 - PROPOSED TREES FOR FOREST CONSERVATION CREDIT

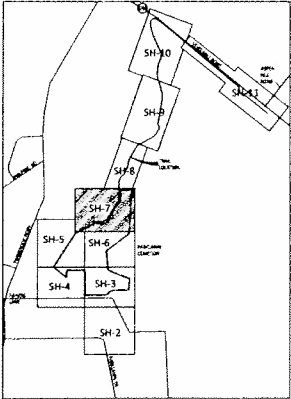
- SURVEY LEGEND**
- | | | |
|---|---|--|
| <ul style="list-style-type: none"> ○ SANITARY CLEANOUT ○ STORM DRAIN MANHOLE ○ ELECTRICAL MANHOLE ○ FIRE DEPARTMENT CONNECTION ○ FIRE HYDRANT ○ GAS MANHOLE ○ GAS PILE ○ GAS VALVE ○ LIGHT POLE ○ PHONE POST ○ PHONE MANHOLE ○ UTILITY POLE ○ SANITARY MANHOLE | <ul style="list-style-type: none"> ○ TRAFFIC CONTROL BOX ○ TRAFFIC SIGNAL POLE ○ TREE ○ CABLE TELEVISION PEDESTAL ○ UNKNOWN UTILITY MANHOLE ○ WATER METER ○ WATER VALVE ○ BOLLARD ○ SIGN POST ○ WOOD POST ○ BELLS ○ CURB SIALET | <ul style="list-style-type: none"> — CABLE TELEVISION CONDUIT — ELECTRICAL CONDUIT — EDGE OF PAVEMENT — NATURAL GAS CONDUIT — OVERHEAD WIRES — TELEPHONE/COAXIAL CONDUIT — PROPERTY LINES — PUBLIC UTILITIES FACILITIES — SANITARY SINKER CONDUIT — STORM DRAIN CONDUIT — WATER CONDUIT — EX. 1'5" CONTOUR |
|---|---|--|



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT OF THE STATE OF MARYLAND.
DATE: APR 2012

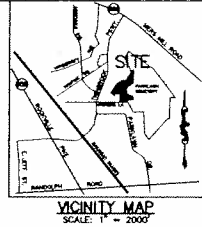
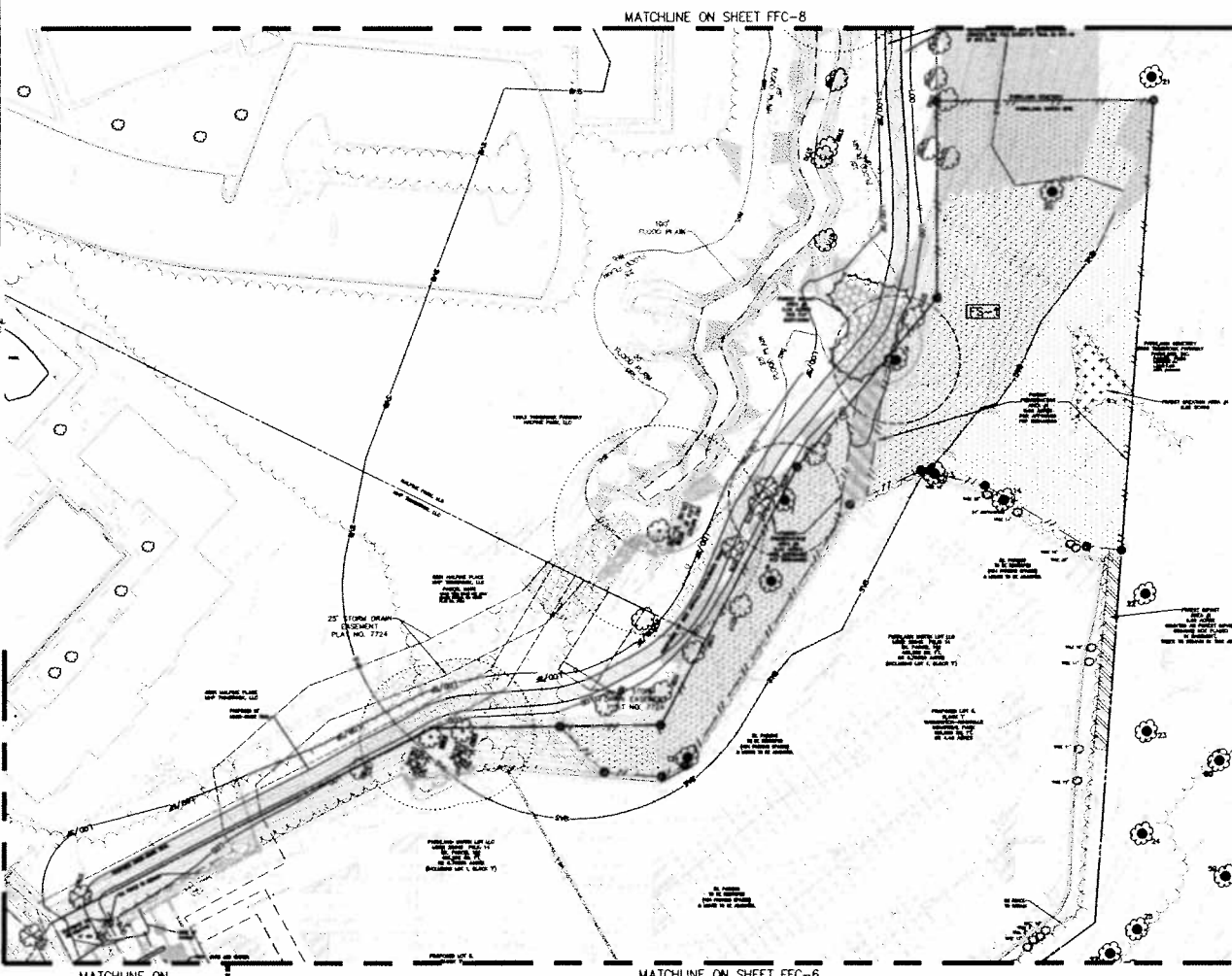
DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXPOSE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN 82011009A, INCLUDING FINANCIAL BONDING, PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE REQUIREMENTS.
DEVELOPER'S NAME: **Frederick Spurr, Inc., LLC**
CONTACT PERSON OR OWNER: **John Spurr, President**
ADDRESS: **2145 West Avenue, Suite 100, Chevy Chase, MD 20815**
PHONE AND EMAIL: **(301) 333-3800, john@spurr.com**
SIGNATURE: _____
FINAL FOREST CONSERVATION PLAN AMENDMENT
PARKLAWN NORTH
M-NCPPC PDP # 82011009A

POP 82011009A
SUBMITTED
POP 82011009A
APPROVED 11.17.2011
DATE: APRIL 2012
DES. CAT. SHEET
SCALE: 1" = 30'
PROJECT/FILE NO. 8442
SHEET NO. FFC-8



SURVEY LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> SANITARY CLEARCUT SEWER DRAIN MANHOLE ELECTRICAL JUNCTION BOX ELECTRICAL MANHOLE FWW DEPARTMENT CONNECTION FWW HEADWATER ONE MANHOLE WATER MANHOLE WATER MANHOLE ONE MANHOLE ONE MANHOLE PHONE MANHOLE UTILITY POLE SANITARY MANHOLE | <ul style="list-style-type: none"> TRAFFIC CONTROL BOX TRAFFIC SIGNAL POLE TRIS CABLE TELEVISION PODESTAL UNIFORM UTILITY MANHOLE WATER METER WATER MANHOLE WATER MANHOLE BOLLARD SOIL POST WOOD POST WELLS CURB INLET |
| <ul style="list-style-type: none"> CABLE TELEVISION CONDUIT ELECTRICAL CONDUIT EDGE OF PAVEMENT FENCE LINE NATURAL GAS CONDUIT OVERHEAD WIRE TELEPHONE/COAXIAL CONDUIT PROPERTY LINES PUBLIC UTILITIES EASEMENTS SANITARY SEWER CONDUIT SEWER DRAIN CONDUIT WATER CONDUIT DI. 10' CONTOUR DI. 7' CONTOUR | |



LEGEND

	PROPOSED 10' CONTOUR
	PROPOSED 20' CONTOUR
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	STREAM VALLEY BUFFER
	100 YR FLOODPLAIN
	25 YR FLOODPLAIN
	PROPOSED CATEGORY I FOREST CONSERVATION EASEMENT

SOILS

	LIMITS OF DISTURBANCE
	EXISTING TREE LINE
	PROPOSED TREE LINE
	FOREST STAND PER NR 420120000
	FOREST STAND PER NR 420120000
	STEEP SLOPES 15% - 25% ON HEAVY ERODIBLE SOILS
	STEEP SLOPES 25% AND ABOVE
	FOREST PRESERVATION AREAS (CATEGORY I FOREST CONSERVATION EASEMENT) AS PER APPROVED FOR 820110000
	OFF-SITE FOREST CREATION AREA (CATEGORY I FOREST CONSERVATION EASEMENT) AS PER APPROVED FOR 820110000
	OFF-SITE FOREST IMPACT AREA AS PER APPROVED FOR 820110000
	ON-SITE FOREST IMPACT AREA
	TREE PROTECTION FENCING WITH SIGNAGE AT LIMITS OF DISTURBANCE
	TREE PROTECTION FENCING WITH SIGNAGE AND 3/4\"/>
	CATEGORY I FOREST CONSERVATION EASEMENT BOUNDARY MARKER AS APPROVED FOR 820110000
	EXISTING TREE LESS THAN 24\"/>
	EXISTING TREE LESS THAN 24\"/>
	EXISTING SIGNIFICANT TREES 24\"/>
	EXISTING SIGNIFICANT TREE 24\"/>
	EXISTING SIGNIFICANT TREE 24\"/>
	EXISTING SPECIMEN TREE 24\"/>
	SPECIMEN TREES PER NR 420120000 VARIANCE ORZ IMPACT AREA

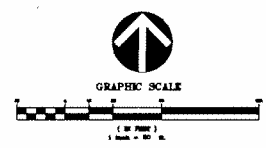
WKA REVISIONS

NO.	DATE	DESCRIPTION
1	APRIL 2012	ISSUED FOR PERMIT

FINAL FOREST CONSERVATION PLAN AMENDMENT
 PARKLAWN NORTH
 LOTS 4, 5, & 6, BLOCK 1
 WASHINGTON-ROCKVILLE
 ROCKVILLE, MARYLAND
 ELECTORAL DISTRICT 4
 MONTGOMERY COUNTY, MARYLAND

WKA REVISIONS

NO.	DATE	DESCRIPTION
1	APRIL 2012	ISSUED FOR PERMIT



PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

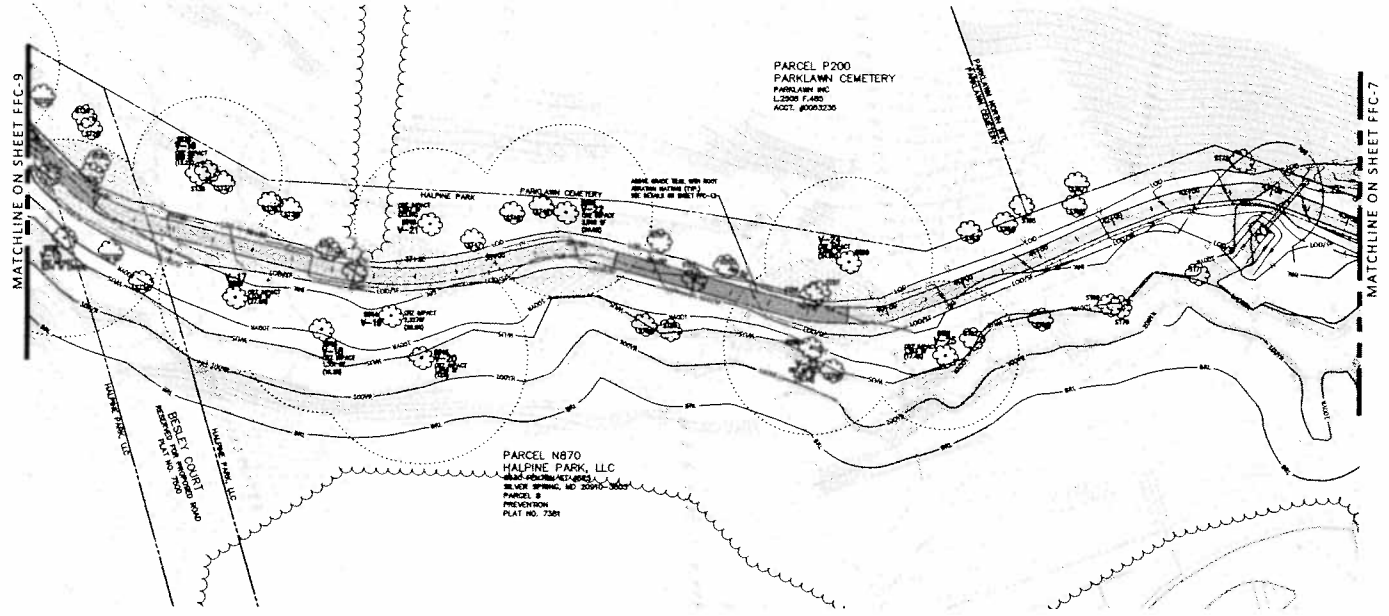
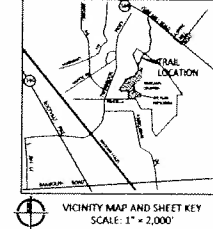
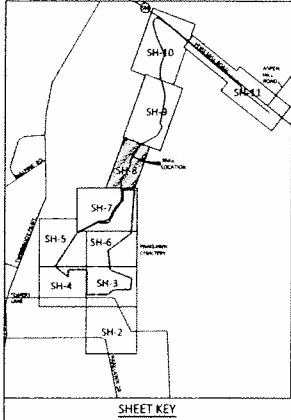
SOILS: _____ **DATE:** _____
OWNER: _____ **PROJECT:** _____
DATE: _____

DEVELOPER'S CERTIFICATE:
 THE UNDERSIGNED AGREES TO ENSURE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN AND SUBSEQUENT INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AMENDMENTS.

DEVELOPER'S NAME: Equilibrium, North, Ltd., LLC
CONTACT PERSON OR OWNER: Tom J. DeLoach, Esq., General Counsel, Equilibrium, North, Ltd., LLC
ADDRESS: 18400 Wilson Road, Suite 100, Chevy Chase, MD 20815
PHONE AND EMAIL: (301) 453-2326, tde@equilibrium.com
SIGNATURE: _____

FINAL FOREST CONSERVATION PLAN AMENDMENT
 PARKLAWN NORTH
 M-NCCPC FCP # 82011000A

FCP #82011000A
 SUBMITTED
 FOR 820110000
 APPROVED 11.17.2011
 DATE: APRIL, 2012
 SCALE: 1"=30'
 PROJECT/FILE NO.: 8442
 SHEET NO.: FFC-7

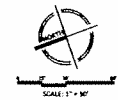


LEGEND

	PROPERTY LINES		LIMITS OF DISTURBANCE		EXISTING TREE 1/4" DBH
	LIMITS OF IMP. 10' CONTOUR		TREE PROTECTION FENCING WITH SIGNAGE AT LIMITS OF DISTURBANCE		EXISTING TREE 3/4" DBH
	LIMITS OF IMP. 5' CONTOUR		TREE PROTECTION FENCING WITH SIGNAGE AND 1/2" FENCE AT LIMITS OF DISTURBANCE		EXISTING TREE 1 1/2" DBH PER 4201.20(b)(1) TO BE REGRADING (SIZE SHOWN ONLY IF IMPACTED BY LOSS)
	PROPOSED 7' CONTOUR		WETLANDS		EXISTING TREE 2 1/2" DBH PER 4201.20(b)(1) TO BE REGRADING (SIZE SHOWN ONLY IF IMPACTED BY LOSS)
	PROPOSED 5' CONTOUR		WETLAND BUFFER		EXISTING TREE 3 1/2" DBH PER 4201.20(b)(1) TO BE REGRADING (SIZE SHOWN ONLY IF IMPACTED BY LOSS)
	PROPOSED SPLIT RAIL FENCE		100 YD WETLAND BUFFER		EXISTING TREE 4 1/2" DBH PER 4201.20(b)(1) TO BE REGRADING (SIZE SHOWN ONLY IF IMPACTED BY LOSS)
	EXISTING STORM DRAIN		25' FLOODPLAIN 100 YD WETLAND BUFFER		EXISTING TREE 6" DBH PER 4201.20(b)(1) TO BE REGRADING (SIZE SHOWN ONLY IF IMPACTED BY LOSS)
	EXISTING STORM DRAIN WITH STRUCTURE		25' FLOODPLAIN 25' WETLAND BUFFER		EXISTING TREE 8" DBH PER 4201.20(b)(1) TO BE REGRADING (SIZE SHOWN ONLY IF IMPACTED BY LOSS)
	30' WIDE SINGLE-BLOCK TRAIL		SOILS		EXISTING TREE 10" DBH PER 4201.20(b)(1) TO BE REGRADING (SIZE SHOWN ONLY IF IMPACTED BY LOSS)
	10' WIDE SINGLE-BLOCK TRAIL WITH STRUCTURE		STEEP SLOPES 15% - 25%		EXISTING TREE 12" DBH PER 4201.20(b)(1) TO BE REGRADING (SIZE SHOWN ONLY IF IMPACTED BY LOSS)
	10' WIDE SINGLE-BLOCK TRAIL WITH ROOT AERATION MATTING		STEEP SLOPES 25% AND ABOVE		

DESIGNER'S CERTIFICATE
 THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE FEATURES OF THE APPROVED FINAL CONSERVATION PLAN ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANNOTATED CODE OF REGULATIONS, TITLE 26, CHAPTER 28, SUBCHAPTER 28-201, AND ALL OTHER APPLICABLE REGULATIONS.
 DEVELOPER'S NAME: **Parklawn North LLC**
 CONTACT PERSON OR OWNER: **The ABC Company, Inc.**
 ADDRESS: **1234 Main Street, Suite 456, Rockville, MD 20851**
 PHONE AND FAX: **(301) 555-1234 / (301) 555-5678**
 SIGNATURE: _____

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
 TITLE: _____ DATE: 10/11/2010
 PROJECT/FILE NO.: _____ SHEET NO.: 8442
 SHEET NO.: _____ TAX MAP REF: FFC-8



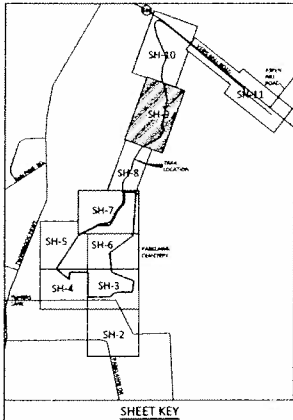
VIVA
 ARCHITECTS & LANDSCAPE ARCHITECTS
 20701 CENTURY PARK EAST, SUITE 100
 ROCKVILLE, MARYLAND 20851
 TEL: (301) 581-1100 FAX: (301) 581-1101
 WWW.VIVAVIVA.COM

PARKLAWN NORTH
 LOTS 4, 5, & 6, BLOCK 1
 WASHINGTON, ROCKVILLE
 ROCKVILLE, MARYLAND
 ELECTION DISTRICT 4
 MONTGOMERY COUNTY, MARYLAND

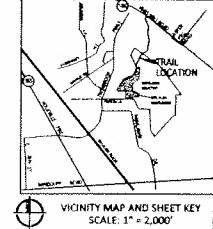
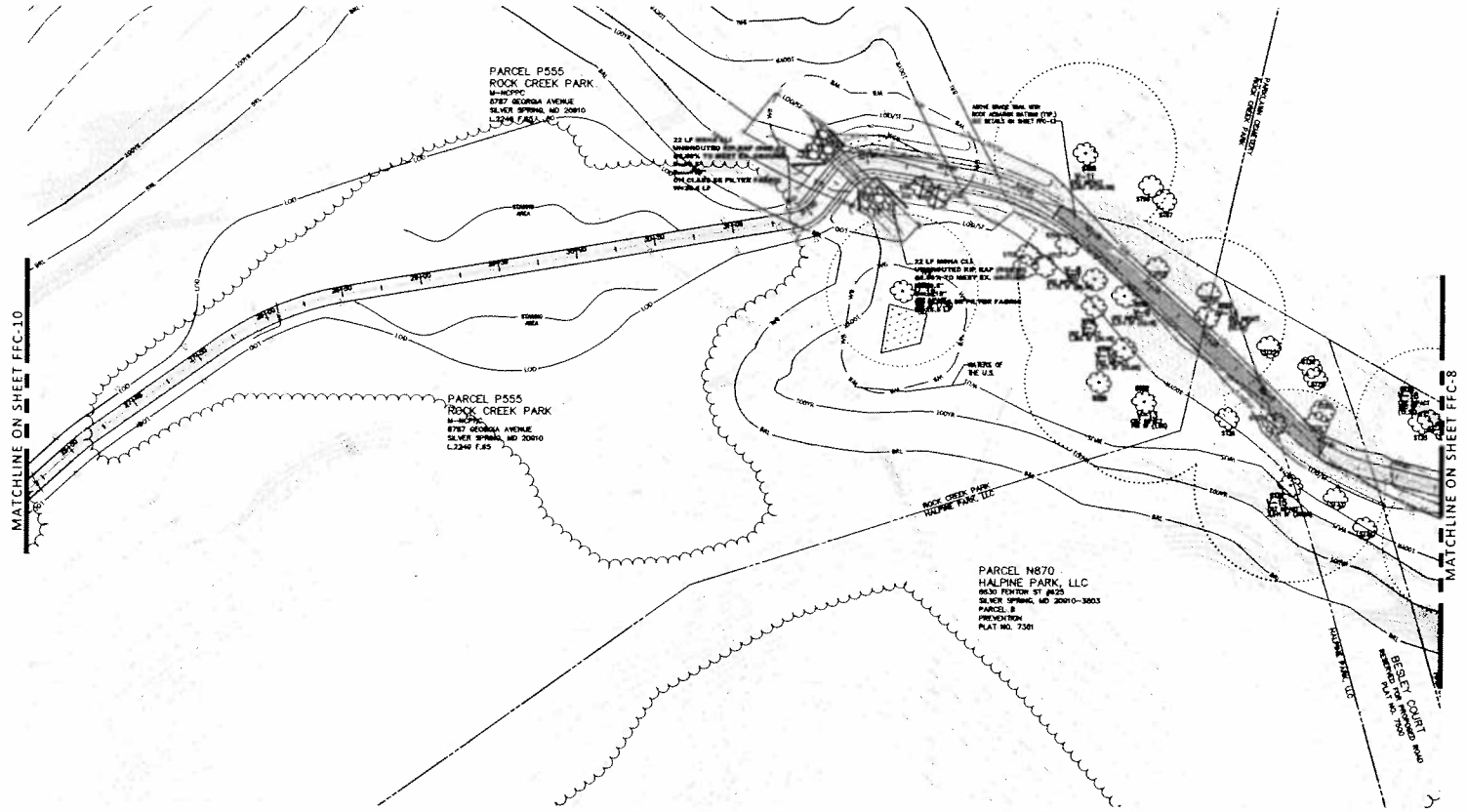
DETAILED FINAL FOREST CONSERVATION PLAN AMENDMENT 82011009A
 WESS MAP 2181W05 TAX MAP HRT21

VKA REVISIONS

NO.	DATE	DESCRIPTION
1	10/11/2010	ISSUED FOR PERMIT
2	10/11/2010	ISSUED FOR PERMIT
3	10/11/2010	ISSUED FOR PERMIT
4	10/11/2010	ISSUED FOR PERMIT
5	10/11/2010	ISSUED FOR PERMIT
6	10/11/2010	ISSUED FOR PERMIT
7	10/11/2010	ISSUED FOR PERMIT
8	10/11/2010	ISSUED FOR PERMIT
9	10/11/2010	ISSUED FOR PERMIT
10	10/11/2010	ISSUED FOR PERMIT



SHEET KEY

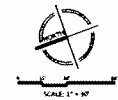


VKA
 VICKI K. ANDERSON, VICE PRESIDENT
 3020 15TH AVE. SUITE 1000
 ROCKVILLE, MD 20851
 PHONE 301.731.7200 FAX 301.731.7297
 WWW.VIKALANDSCAPE.COM

PARKLAWN NORTH
 LOTS 4, 5, & 6, BLOCK '1'
 WASHINGTON COUNTY
 ROCKVILLE, MARYLAND
 ELECTION DISTRICT 4
 MONTGOMERY COUNTY, MARYLAND

DETAILED
 FINAL FOREST CONSERVATION
 PLAN AMENDMENT
 82011009A
 T&E MAP 18121

LEGEND			
	PROPERTY LINES		LIMITS OF DISTURBANCE
	LIMITS OF MRD		TREE PROTECTION FENCING WITH SIGNAGE AT LIMITS OF DISTURBANCE
	PROPOSED 10' CONTOUR		TREE PROTECTION FENCING WITH SIGNAGE AND TIE TRACE AT LIMITS OF DISTURBANCE
	PROPOSED 2' CONTOUR		WELLINGTON BUFFER WALKER OF THE U.S.
	PROPOSED 30' GROUNDLINE		STREAM VALLEY BUFFER
	PROPOSED UNIT RAIL FENCE		100 YR FLOODPLAIN
	EXISTING STORM DRAIN		25' FLOODPLAIN
	EXISTING SANITARY SEWER WITH STRUCTURE		EXISTING TREE LINE
	30' WIDE WHEE-BAKE TRAIL		SOILS
	10' WIDE WHEEL-BARRIER TRAIL		STEP SLOPE 15% TO 25%
	4' WIDE RAMP-TRAIL		STEP SLOPE 25% AND ABOVE
	TRAIL ON EXISTING PAVING		FOOTINGS 24" DBH
			EXISTING SIGNIFICANT TREES 24" TO 30" DBH PER MD 4.22.030A TO REMAIN (SEE SIGNAGE ONLY IF IMPACTED BY LOSS)
			EXISTING SIGNIFICANT TREES 30" TO 35" DBH PER MD 4.22.030A TO BE REMOVED (SEE SIGNAGE ONLY IF IMPACTED BY LOSS)
			EXISTING SPECIMEN TREES 36" DBH PER MD 4.22.030A FOR WHICH A VARIANCE REQUEST IS BEING SUBMITTED WITH THIS PLAN TO IMPACT THE CRITICAL ROOT ZONE (CRZ) SHOWN ONLY IF IMPACTED BY LOSS
			SPECIMEN TREES PER MD 4.22.030A VARIANT CRZ IMPACT AREA



DESIGNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN AND EROSION CONTROL MEASURES, INCLUDING SIGNAGE, HAVE BEEN PLANNED, CONSIDERED, AND ALL OTHER APPLICABLE REQUIREMENTS OF THE DESIGNATED AGENCIES AND REGULATORY BODIES HAVE BEEN FULLY COMPLIED WITH.

DESIGNER'S NAME: **VKA INC.**

CONTACT PERSON OR OWNER: **THE RESIDENTIAL DEVELOPER**

ADDRESS: **4400 WOODBURN AVENUE, SUITE 400, ROCKVILLE, MD 20851**

PHONE AND EMAIL: **(301) 731-7200; vka@vka.com**

SIGNATURE: _____

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

TITLE: ASSOCIATE LICENSE NO. 322

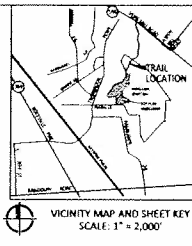
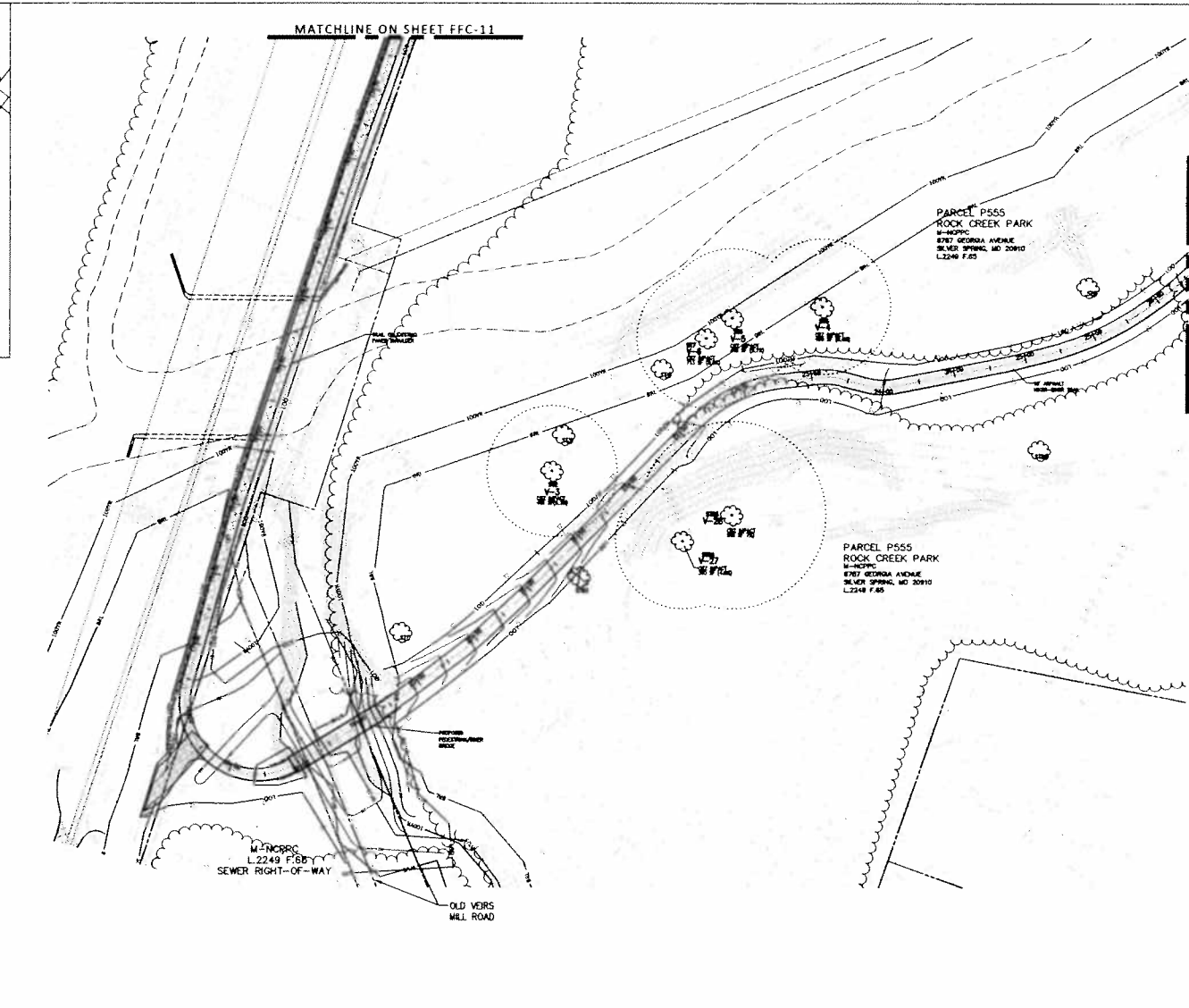
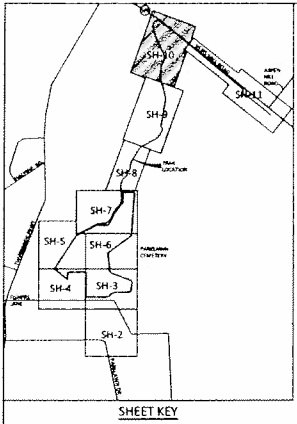
DATE: OCTOBER, 2011

DATE: _____

VKA REVISIONS	

PROJECT FILE NO. 8442

SHEET NO. FFC-9



LEGEND

---	PROPERTY LINES	-0-0-	LIMITS OF DISTURBANCE	○	EXISTING TREE 24" DBH
- - -	LIMITS OF MIM	-0-0-	TREE PROTECTION FENCING WITH SIGNAGE #1	⊗	EXISTING SIGNIFICANT TREE 24" TO 30" DBH PER MIM 4202.050 TO BE REMOVED (EOL SHOWN ONLY IF IMPACTED BY LODE)
- - -	10' TO CONTOUR	-0-0-	TREE PROTECTION FENCING WITH SIGNAGE AND SELF-SEAL AT LIMITS OF DISTURBANCE	⊗	EXISTING SIGNIFICANT TREE >30" TO 40" DBH PER MIM 4202.050 TO BE REMOVED (EOL SHOWN ONLY IF IMPACTED BY LODE)
- - -	20' TO CONTOUR	-0-0-	WETLANDS	⊗	EXISTING SIGNIFICANT TREE >40" TO 48" DBH PER MIM 4202.050 TO BE REMOVED WITH THE PLANT TO IMPACT THE CRITICAL ACTION ZONE. (EOL SHOWN ONLY IF IMPACTED BY LODE)
- - -	30' TO CONTOUR	-0-0-	WETLAND BUFFER	⊗	EXISTING SIGNIFICANT TREE 48" TO 60" DBH PER MIM 4202.050 TO BE REMOVED WITH THE PLANT TO IMPACT THE CRITICAL ACTION ZONE. (EOL SHOWN ONLY IF IMPACTED BY LODE)
- - -	40' TO CONTOUR	-0-0-	WATERS OF THE US	⊗	EXISTING SIGNIFICANT TREE 60" TO 80" DBH PER MIM 4202.050 TO BE REMOVED WITH THE PLANT TO IMPACT THE CRITICAL ACTION ZONE. (EOL SHOWN ONLY IF IMPACTED BY LODE)
- - -	50' TO CONTOUR	-0-0-	STREAM VALLEY BUFFER	⊗	EXISTING SIGNIFICANT TREE 80" TO 100" DBH PER MIM 4202.050 TO BE REMOVED WITH THE PLANT TO IMPACT THE CRITICAL ACTION ZONE. (EOL SHOWN ONLY IF IMPACTED BY LODE)
- - -	60' TO CONTOUR	-0-0-	100' IN FLOODPLAIN	⊗	EXISTING SIGNIFICANT TREE 100" TO 120" DBH PER MIM 4202.050 TO BE REMOVED WITH THE PLANT TO IMPACT THE CRITICAL ACTION ZONE. (EOL SHOWN ONLY IF IMPACTED BY LODE)
- - -	EXISTING SANITARY SEWER WITH STRUCTURE	-0-0-	20' FLOODPLAIN MIM	⊗	EXISTING SIGNIFICANT TREE 120" TO 140" DBH PER MIM 4202.050 TO BE REMOVED WITH THE PLANT TO IMPACT THE CRITICAL ACTION ZONE. (EOL SHOWN ONLY IF IMPACTED BY LODE)
- - -	30' WIDE ASPHALT DRIVE	-0-0-	EXISTING TREELINE	⊗	SPECIMEN TREE PER MIM 4202.0500 VARIANCE CRZ IMPACT AREA
- - -	RAILROAD TRACK	-0-0-	ROCK	⊗	
- - -	TRAFFIC ON EXISTING PAVING	-0-0-	STEP SLOPES 1:1 AND STEEPER	⊗	
- - -		-0-0-	STEP SLOPES 2:1 AND ABOVE		

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXERCISE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN AND EXCLUSIONS INCLUDING FINANCIAL RECORDING, PLANT PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: **Verde Living, LLC**
 CONTACT PERSON OR OFFICER: **The ABC Company, Contact, State, License**
 ADDRESS: **1455 Western Avenue, Suite 400, Chevy Chase, MD 20815**
 PHONE AND FAX: **(301) 555-0000 / (301) 555-0000**
 SIGNATURE: _____

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

DATE: **OCTOBER, 2010**
 TITLE: **ARCHITECT** LICENSE NO. 001

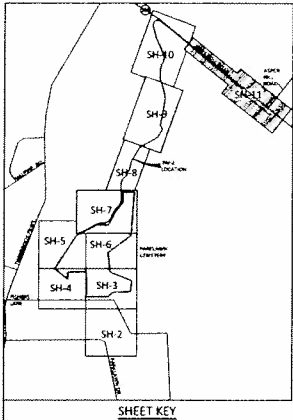
VKA
 ENGINEERS & ARCHITECTS, INC. ARCHITECTS & LANDSCAPE ARCHITECTS
 7075 CENTURY PARK DRIVE, SUITE 100, ROCKVILLE, MD 20850
 (301) 583-7300 • FAX (301) 583-7302
 WWW.VKAINC.COM

PARKLAWN, NORTH
LOTS 4, 5, & 6, BLOCK '1'
WASHINGTON-ROCKVILLE
ROCKVILLE, MARYLAND
 ELECTION DISTRICT 4
 MONTGOMERY COUNTY, MARYLAND

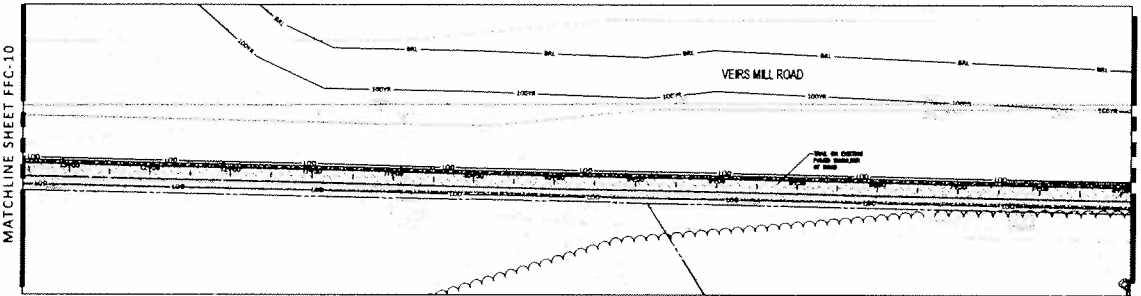
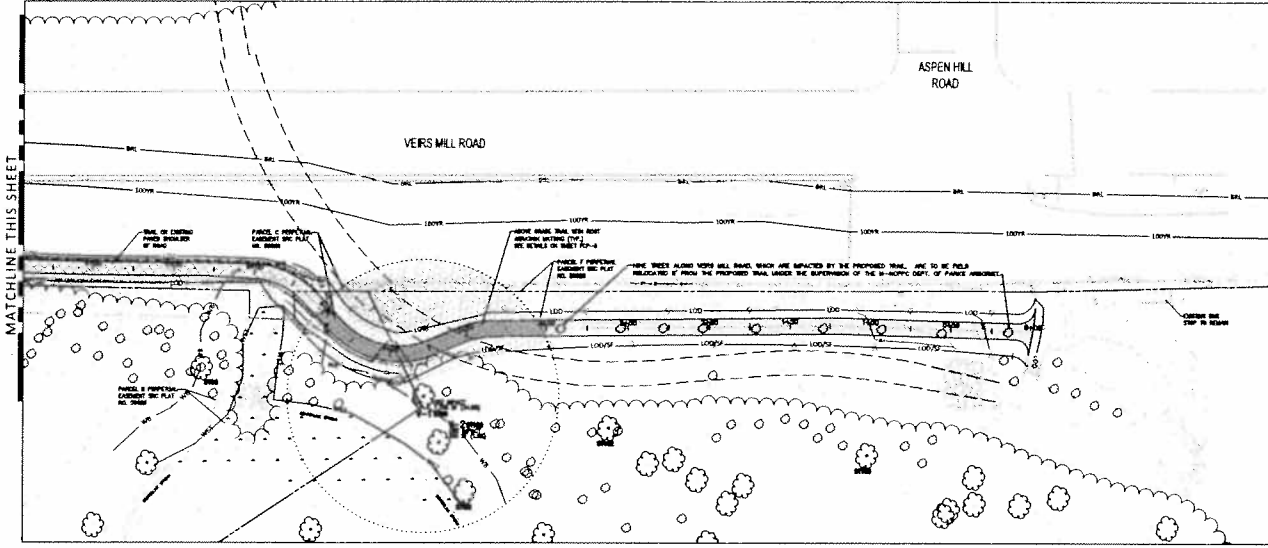
FINAL FOREST CONSERVATION PLAN AMENDMENT
 82011009A
 MISC MAP 210N000 TAX MAP HR121

VKA REVISIONS

DES.	DATE
CAT	788
SCALE:	1" = 30'
PROJECT/PFILE NO.	6442
SHEET NO.	FFC-10

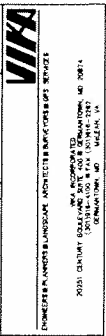
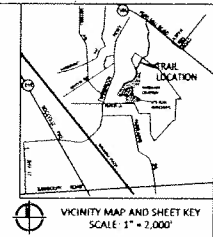


SHEET KEY



LEGEND

<ul style="list-style-type: none"> PROPERTY LINE LIMITS OF IMPACT 15' BUFFER 15' BUFFER PROPOSED 2' CONTOUR 15' BUFFER PROPOSED 5' CONTOUR EXISTING STORM DRAIN EXISTING SANITARY SEWER WITH STRUCTURE 10' WIDE BUFFER TRAIL 10' WIDE BUFFER TRAIL TRAIL OR EXISTING PAVING 	<ul style="list-style-type: none"> 1:00 1:00 1:00/10' 1:00/10' WETLAND BUFFER WETLAND BUFFER STREAM VALLEY BUFFER 300 YR FLOODPLAIN 25 FLOODPLAIN BEL EXISTING PASSIVE SOILS STEEP SLOPES 15% TO 25% STEEP SLOPES 25% AND ABOVE 	<ul style="list-style-type: none"> LIMITS OF DISTURBANCE TREE PROTECTION FENCING WITH SIGNAGE AT LIMITS OF DISTURBANCE TREE PROTECTION FENCING WITH SIGNAGE AND 1/4" FENCE AT LIMITS OF DISTURBANCE WETLAND WETLAND BUFFER WETLAND OF THE US STREAM VALLEY BUFFER 300 YR FLOODPLAIN 25 FLOODPLAIN BEL EXISTING PASSIVE SOILS STEEP SLOPES 15% TO 25% STEEP SLOPES 25% AND ABOVE 	<ul style="list-style-type: none"> EXISTING TREE 2 1/4" DBH EXISTING SIGNIFICANT TREE 12" TO 18" DBH PER 80% ASSUMPTION TO REMAIN (SEE DRAWING ONLY IF IMPACTED BY LOAN) EXISTING SIGNIFICANT TREE 12" TO 18" DBH PER 80% ASSUMPTION TO BE REMOVED (SEE DRAWING ONLY IF IMPACTED BY LOAN) EXISTING SPECIMEN TREE 18" TO 24" DBH PER 80% ASSUMPTION TO REMAIN (SEE DRAWING ONLY IF IMPACTED BY LOAN) EXISTING SPECIMEN TREE 18" TO 24" DBH PER 80% ASSUMPTION TO BE REMOVED (SEE DRAWING ONLY IF IMPACTED BY LOAN) EXISTING TREE PER MIN ASSUMPTION VARIANCE (SEE IMPACT AREA)
---	--	--	---



PARKLAWN NORTH
 LOTS 4, 5, & 6, BLOCK 1
 WASHINGTON COUNTY
 ROCKVILLE, MARYLAND
 ELECTION DISTRICT 4
 MONTGOMERY COUNTY, MARYLAND

DETAILED
 FINAL FOREST CONSERVATION
 PLAN AMENDMENT
 B2011009A
 WSSC MAP 218W00 TAX MAP 191123

VICA REVISIONS

NO.	DATE	DESCRIPTION

DESIGNER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED MEMBER/PROFESSOR LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

PROFESSIONAL CERTIFICATION

DESIGNER: CYNTHIA A. TROTT, PLA DATE: SEPT 23, 2013

PROJECT/FILE NO.: 6442

TITLE: DESIGNER LICENSE NO. 9625

DATE: OCTOBER, 2013

SCALE: 1"=30'

SHEET NO.: FFC-11

FINAL FOREST CONSERVATION NOTES

REQUIREMENT FOR FOREST CONSERVATION TO COMPLY WITH FOREST CONSERVATION AND/OR TREE-SAVE PLANS

- ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE CONSTRUCTION BEGINS. THE MEETING SHOULD BE ATTENDED BY THE PROPERTY OWNER, THE CONTRACTOR, THE FOREST CONSERVATION INSPECTOR, AND THE DISTRICT ENGINEER. THE MEETING SHOULD DISCUSS THE FINAL FOREST CONSERVATION PLAN AND THE TREE-SAVE PLAN. THE CONTRACTOR AND THE PROPERTY OWNER MUST SIGN AND RETURN TO THE FOREST CONSERVATION INSPECTOR A WAIVER OF LIABILITY FOR THE FOREST CONSERVATION PLAN AND THE TREE-SAVE PLAN.
- CLEARING OF REMAINS SHALL BE DONE BEFORE STRESS-REDUCTION MEASURES HAVE BEEN IMPLEMENTED. APPROPRIATE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO:
 - INSTALLATION OF PROTECTIVE BARRELS
 - INSTALLATION OF PROTECTIVE BARRIERS
 - INSTALLATION OF PROTECTIVE FENCES
 - INSTALLATION OF PROTECTIVE NETS
 - INSTALLATION OF PROTECTIVE CANOPY
- A HAZARD LICENSED TREE EXCISER IS REQUIRED FOR THE FOREST CONSERVATION PLAN. THE EXCISER MUST BE LICENSED IN THE STATE OF MARYLAND AND MUST BE LICENSED IN THE STATE OF MARYLAND AND MUST BE LICENSED IN THE STATE OF MARYLAND AND MUST BE LICENSED IN THE STATE OF MARYLAND. THE EXCISER MUST BE LICENSED IN THE STATE OF MARYLAND AND MUST BE LICENSED IN THE STATE OF MARYLAND.
- TEMPORARY SITE PROTECTION SHOULD BE INSTALLED FOR THE FOREST CONSERVATION PLAN. THE TEMPORARY SITE PROTECTION SHOULD BE INSTALLED FOR THE FOREST CONSERVATION PLAN. THE TEMPORARY SITE PROTECTION SHOULD BE INSTALLED FOR THE FOREST CONSERVATION PLAN.

- POST-CONSTRUCTION: AFTER CONSTRUCTION IS COMPLETE, AN INSPECTION SHALL BE REQUIRED. CORRECTIVE MEASURES MAY INCLUDE:
 - REPAIR OF DAMAGE TO REMAINING TREES
 - REPAIR OF DAMAGE TO REMAINING TREES
 - REPAIR OF DAMAGE TO REMAINING TREES
 - REPAIR OF DAMAGE TO REMAINING TREES
 - REPAIR OF DAMAGE TO REMAINING TREES

INSPECTIONS

- ALL PRE-CONSTRUCTION MEASURES MUST BE VERIFIED BY THE APPLICANT. INSPECTIONS MAY BE CONDUCTED AS FOLLOWS:
 - INSPECTION OF ALL PRE-CONSTRUCTION MEASURES
 - INSPECTION OF ALL PRE-CONSTRUCTION MEASURES
 - INSPECTION OF ALL PRE-CONSTRUCTION MEASURES
 - INSPECTION OF ALL PRE-CONSTRUCTION MEASURES
 - INSPECTION OF ALL PRE-CONSTRUCTION MEASURES
- AFTER THE MEASUREMENTS HAVE BEEN MADE AND FLAGGING HAS BEGUN, THE APPLICANT MUST NOTIFY THE FOREST CONSERVATION INSPECTOR AND THE DISTRICT ENGINEER. THE APPLICANT MUST NOTIFY THE FOREST CONSERVATION INSPECTOR AND THE DISTRICT ENGINEER.
- AFTER THE MEASUREMENTS HAVE BEEN MADE AND FLAGGING HAS BEGUN, THE APPLICANT MUST NOTIFY THE FOREST CONSERVATION INSPECTOR AND THE DISTRICT ENGINEER. THE APPLICANT MUST NOTIFY THE FOREST CONSERVATION INSPECTOR AND THE DISTRICT ENGINEER.

PLANTING NARRATIVE

- PRE-PLANTING CONSIDERATIONS: SOIL ANALYSIS MUST BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. SOIL ANALYSIS MUST BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION.
- REFORESTATION: REFORESTATION SHOULD BE CONDUCTED IN ACCORDANCE WITH THE FOREST CONSERVATION PLAN. REFORESTATION SHOULD BE CONDUCTED IN ACCORDANCE WITH THE FOREST CONSERVATION PLAN.
- POST-PLANTING CONSIDERATIONS: WATERING MUST BE CONDUCTED FOR THE FIRST YEAR AFTER PLANTING. WATERING MUST BE CONDUCTED FOR THE FIRST YEAR AFTER PLANTING.

NRI TREE TABLE PER NRI #420111180

DISPOSITION	DISPOSITION	VARIANCE TREE	NO.	COMMON NAME	SCIENTIFIC NAME	DBH"	VIGOR*	FIELD TAG	COMMENTS
REMOVE	1	BLACK LOCUST		Rhus glabra		0000	FAR	N1	SOME DEAD BRANCHES, TIP DIEBACK
REMOVE	2	COTTONWOOD		Populus deltoides		26'	GOOD	N2	
REMOVE	3	WHITE ASH		Fraxinus americana		24'	GOOD	N3	
SAVE	4	RED OAK		Quercus rubra		24'	GOOD	N4	LOWER DEAD BRANCHES, CROWN FULL
SAVE	5	COTTONWOOD		Populus deltoides		22'	FAIR TO GOOD	N5	DEAD BRANCHES, 10% VINES
SAVE	6	WHITE ASH		Fraxinus americana		24'	GOOD	N6	NO VINE COVERED
SAVE	7	BUR OAK		Alexandria baobab		24'	GOOD	N7	NO VINE COVERED
REMOVE	8	COTTONWOOD		Populus deltoides		22'	FAIR	N8	UPPER DEAD BRANCHES
REMOVE	9	COTTONWOOD		Populus deltoides		24'	FAIR	N9	UPPER DEAD BRANCHES
REMOVE	10	SUGAR MAPLE		Acer saccharum		36'	GOOD	N10	HEAVY WITH VINES
REMOVE	11	COTTONWOOD		Populus deltoides		24'	GOOD	N11	COVERED WITH VINES
REMOVE	12	BLACK LOCUST		Rhus glabra		24'	GOOD	N12	TRUNK TRUNK, ONE TRUNK SEVERED AT BASE
REMOVE	13	BLACK LOCUST		Rhus glabra		22'	FAIR	N13	TRUNK TRUNK, ONE TRUNK SEVERED AT BASE
REMOVE	14	COTTONWOOD		Populus deltoides		24'	GOOD	N14	NO VINE COVERED
REMOVE	15	TULIP POPULAR		Liriodendron tulipifera		22'	GOOD	N15	FULL CROWN
REMOVE	16	TULIP POPULAR		Liriodendron tulipifera		22'	GOOD	N16	FULL CROWN
REMOVE	17	TULIP POPULAR		Liriodendron tulipifera		22'	GOOD	N17	FULL CROWN
REMOVE	18	TULIP POPULAR		Liriodendron tulipifera		22'	GOOD	N18	FEW DEAD BRANCHES, FEW VINES
REMOVE	19	TULIP POPULAR		Liriodendron tulipifera		22'	GOOD	N19	FULL CROWN
REMOVE	20	RED OAK		Quercus rubra		22'	GOOD	N20	UPENDING ON SLOPE (ROOTS EXPOSED)
REMOVE	21	RED OAK		Quercus rubra		26'	GOOD	N21	
REMOVE	22	TULIP POPULAR		Liriodendron tulipifera		42'	GOOD	N22	FULL CROWN
REMOVE	23	TULIP POPULAR		Liriodendron tulipifera		38'	GOOD	N23	
REMOVE	24	TULIP POPULAR		Liriodendron tulipifera		22'	GOOD	N24	
REMOVE	25	TULIP POPULAR		Liriodendron tulipifera		22'	GOOD	N25	
REMOVE	26	TULIP POPULAR		Liriodendron tulipifera		22'	GOOD	N26	
REMOVE	27	TULIP POPULAR		Liriodendron tulipifera		22'	GOOD	N27	
REMOVE	28	TULIP POPULAR		Liriodendron tulipifera		22'	GOOD	N28	
REMOVE	29	TULIP POPULAR		Liriodendron tulipifera		22'	GOOD	N29	
REMOVE	30	TULIP POPULAR		Liriodendron tulipifera		22'	GOOD	N30	
REMOVE	31	BLACK CHERRY		Prunus serotina		22'	GOOD	N31	
REMOVE	32	TULIP POPULAR		Liriodendron tulipifera		22'	GOOD	N32	
REMOVE	33	WHITE PINE		Pinus strobus		22'	GOOD	N33	
REMOVE	34	BLACK LOCUST		Rhus glabra		22'	GOOD	N34	
REMOVE	35	WHITE PINE		Pinus strobus		22'	GOOD	N35	
REMOVE	36	WHITE PINE		Pinus strobus		22'	GOOD	N36	
REMOVE	37	BLACK CHERRY		Prunus serotina		22'	GOOD	N37	
REMOVE	38	SUGAR MAPLE		Acer saccharum		30'	FAIR TO GOOD	N38	TRUNK BRUISE AT TIP DIEBACK
REMOVE	39	SUGAR MAPLE		Acer saccharum		30'	FAIR TO GOOD	N39	TIP DIEBACK
REMOVE	40	BLACK WALNUT		Juglans nigra		26'	GOOD	N40	COVERED WITH VINES
REMOVE	41	TULIP POPULAR		Liriodendron tulipifera		22'	GOOD	N41	
REMOVE	42	RED OAK		Quercus rubra		38'	GOOD	N42	
REMOVE	43	WHITE PINE		Pinus strobus		22'	GOOD	N43	
REMOVE	44	TULIP POPULAR		Liriodendron tulipifera		48'	GOOD	N44	NO TAG
REMOVE	45	BLACK WALNUT		Juglans nigra		34'	GOOD	N45	NO TAG
REMOVE	46	RED OAK		Quercus rubra		34'	FAIR TO GOOD	N46	SOME TIP DIEBACK
REMOVE	47	RED OAK		Quercus rubra		44'	FAIR TO GOOD	N47	SOME TIP DIEBACK, FUNGAL GROWTH AT BASE
REMOVE	48	RED OAK		Quercus rubra		44'	FAIR TO GOOD	N48	SOME TIP DIEBACK, FUNGAL GROWTH AT BASE
REMOVE	49	RED OAK		Quercus rubra		44'	FAIR TO GOOD	N49	SOME TIP DIEBACK, FUNGAL GROWTH AT BASE
REMOVE	50	RED OAK		Quercus rubra		44'	FAIR TO GOOD	N50	SOME TIP DIEBACK, FUNGAL GROWTH AT BASE
REMOVE	51	RED OAK		Quercus rubra		44'	FAIR TO GOOD	N51	SOME TIP DIEBACK, FUNGAL GROWTH AT BASE
REMOVE	52	SUGAR MAPLE		Acer saccharum		37'	GOOD	N52	NO TAG
REMOVE	53	SUGAR MAPLE		Acer saccharum		37'	GOOD	N53	NO TAG
REMOVE	54	SUGAR MAPLE		Acer saccharum		37'	GOOD	N54	NO TAG
REMOVE	55	SUGAR MAPLE		Acer saccharum		37'	GOOD	N55	NO TAG
REMOVE	56	SUGAR MAPLE		Acer saccharum		37'	GOOD	N56	NO TAG
REMOVE	57	SUGAR MAPLE		Acer saccharum		37'	GOOD	N57	NO TAG
REMOVE	58	SUGAR MAPLE		Acer saccharum		37'	GOOD	N58	NO TAG
REMOVE	59	SUGAR MAPLE		Acer saccharum		37'	GOOD	N59	NO TAG
REMOVE	60	TULIP POPULAR		Liriodendron tulipifera		38'	GOOD	N60	NO TAG
REMOVE	61	TULIP POPULAR		Liriodendron tulipifera		38'	GOOD	N61	NO TAG

NRI TREE TABLE PER NRI #420120500

A VARIANCE REQUEST TO IMPACT THE CRITICAL ROOT ZONE OF THE VARIANCE TREES IDENTIFIED BELOW HAS BEEN SUBMITTED WITH THE PLAN.

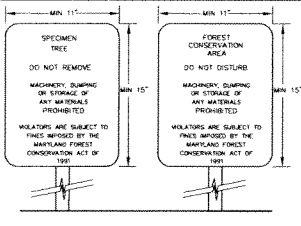
DISPOSITION	DISPOSITION	VARIANCE TREE	NO.	COMMON NAME	SCIENTIFIC NAME	DBH"	VIGOR*	FIELD TAG	COMMENTS
REMOVE	1	TULIP POPULAR		Liriodendron tulipifera		34'	FAIR		
REMOVE	2	AMERICAN SCOTCH PINE		Pinus strobus		22'	GOOD		
REMOVE	3	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	4	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	5	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	6	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	7	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	8	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	9	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	10	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	11	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	12	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	13	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	14	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	15	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	16	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	17	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	18	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	19	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	20	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	21	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	22	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	23	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	24	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	25	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	26	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	27	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	28	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	29	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	30	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	31	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	32	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	33	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	34	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	35	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	36	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	37	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	38	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	39	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	40	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	41	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	42	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	43	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	44	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	45	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	46	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	47	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	48	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	49	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	50	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	51	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	52	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	53	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	54	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	55	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	56	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	57	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	58	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	59	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	60	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	61	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	62	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	63	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	64	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	65	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	66	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	67	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	68	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	69	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	70	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	71	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	72	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	73	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	74	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	75	RED MAPLE		Acer rubrum		22'	GOOD		

EXISTING SIGNIFICANT & SPECIMEN TREES ON ADJACENT HHS BUILDING PROPERTY PER NRI 4 20112120

ID	Original Name	Common Name	D.B.H. (inches)	Tree Condition	Notes
1	Quercus rubra	Red Oak	48	Good	Largest tree on adjacent property
2	Liriodendron tulipifera	Tulip Poplar	48	Good	Largest tree on adjacent property
3	Acer rubrum	Red Maple	30	Fair-Good	Largest tree on adjacent property
4	Quercus rubra	Red Oak	30	Fair	One edge of embankment, tree condition fair on adjacent property
5	Acer rubrum	Red Maple	30	Fair	Many vines and tree roots, condition fair on adjacent property
6	Pinus strobus	White Pine	30	Fair	Small tree, dead tree branches, fair to poor, on adjacent property

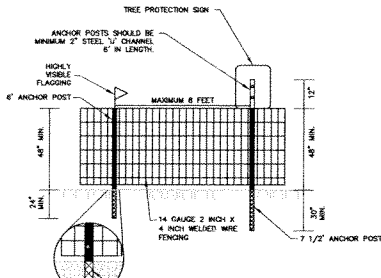
LANDSCAPE CREDIT

DISPOSITION	DISPOSITION	VARIANCE TREE	NO.	COMMON NAME	SCIENTIFIC NAME	DBH"	VIGOR*	FIELD TAG	COMMENTS
REMOVE	1	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	2	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	3	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	4	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	5	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	6	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	7	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	8	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	9	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	10	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	11	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	12	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	13	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	14	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	15	RED MAPLE		Acer rubrum		22'	GOOD		
REMOVE	16	RED MAPLE		Acer rubrum		22'	GOOD		



- NOTES:
 1. BOTTOM OF SIGN TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
 2. SIGNS TO BE PLACED APPROXIMATELY 30' APART - CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FURTHER APART.
 3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

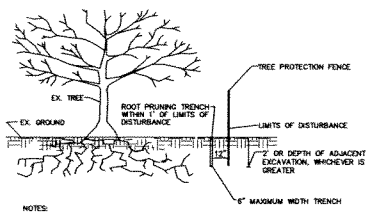
FIGURE
 SOURCE: STATE FOREST CONSERVATION TECHNICAL MANUAL
TREE PROTECTION CONSTRUCTION SIGNS
 NOT TO SCALE



- NOTES:
 1. ANCHOR POSTS SHOULD BE MINIMUM 2" STEEL 1/2" CHANNEL, 6" IN LENGTH.
 2. HIGHLY VISIBLE FLANKING.
 3. ANCHOR POST.
 4. ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF THE POST.

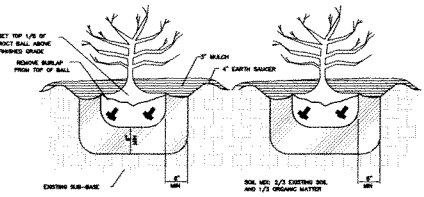
1. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
 2. FENCE DANGER TO CRITICAL ROOT ZONES OF TREES. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
 3. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS WITH FENCING WIRE.
 4. FENCING SIGNS AND THEREFORE, THE TALLER 7 1/2" POSTS, MUST BE PLACED A MINIMUM OF 50' APART AND AT FENCE CORNERS, CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FURTHER APART. ATTACHING SIGNS TO TREES IS PROHIBITED.
 5. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

WELDED WIRE TREE PROTECTION FENCE
 NOT TO SCALE

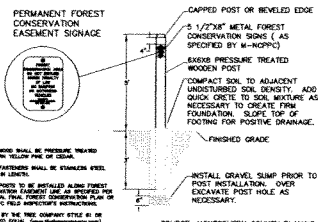


- NOTES:
 1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 2. BOUNDARIES OF RETENTION AREAS TO BE STAKED, FLAGGED, AND/OR FENCED PRIOR TO TREESING.
 3. EXACT LOCATION OF EXISTING LOCAL OR REMOVED SHOULD BE IDENTIFIED.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL.
 5. ROOTS SHOULD BE CLEANLY CUT USING HERBERTICIDE FREE OR OTHER ACCEPTABLE EQUIPMENT.
 6. ALL ROOT PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED ARBORIST.

ROOT PRUNING DETAIL
 NOT TO SCALE

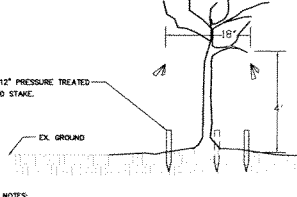


SHRUB PLANTING DETAIL
 NOT TO SCALE



- NOTES:
 1. ALL SIGNS SHALL BE PERMANENTLY MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 2. ALL FASTENERS SHALL BE STAINLESS STEEL 1/4" X 3" LENGTH.
 3. ALL SIGNS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AS SHOWN ON APPROVED FINAL FOREST CONSERVATION PLAN OR AS NOTED PER ARCHITECT'S INSTRUCTIONS.
 4. SIGN BY 3/4" TREE GUARD RING OR APPROVED SIGNAL. (See: www.montgomerycountymd.gov)

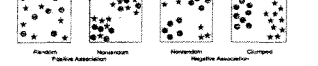
SOURCE: MONTGOMERY COUNTY PLANNING DEPT. JULY 2008
FOREST CONSERVATION EASEMENT PERMANENT BOUNDARY MARKER
 NOT TO SCALE



- NOTES:
 1) USE HIGH-TENSILE FIXED-KNOT FENCING.
 2) FORM FENCE INTO CIRCLE & SECURE W/ METAL TWISTS AND TURN CUT EDGES OF FENCING BACK TO PREVENT ANY SHARP EDGES.
 3) ATTACH FENCE TO STAKE WITH MULTIPLE STAPLES.
 4) ATTACH WHITE FLAG STRIPS TO FENCE.
 5) FENCING TO REMAIN IN PLACE FOR ENTIRE TWO (2) YEAR MAINTENANCE PERIOD.

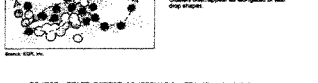
DEER PROTECTION FENCING DETAIL
 NOT TO SCALE

Typical Forest Tree Distribution Patterns

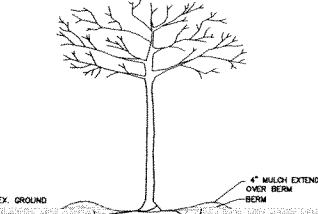


- NOTES:
 1. This diagram illustrates the typical distribution of various species in a forest. It is based on the distribution of species in a typical forest. The appropriate number of trees is shown for a given site and forest type.
 2. This diagram is not intended to represent a specific site or forest type.
 3. This diagram is not intended to represent a specific site or forest type.

SOURCE: STATE FOREST CONSERVATION TECHNICAL MANUAL
PLANTING DISTRIBUTION PATTERN
 NOT TO SCALE



SOURCE: STATE FOREST CONSERVATION TECHNICAL MANUAL
PLANTING DISTRIBUTION PATTERN
 NOT TO SCALE



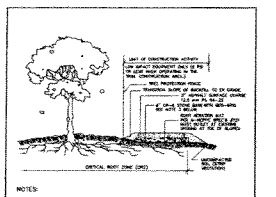
PLANTING DETAIL
 NOT TO SCALE

FCP APPROVAL LETTER 82011009D

MONTGOMERY COUNTY PLANNING DEPARTMENT
 10000 ROCKVILLE PIKE, SUITE 400, ROCKVILLE, MD 20851
 (301) 496-8800
 www.montgomerycountymd.gov
 MONTGOMERY COUNTY PLANNING DEPARTMENT
 10000 ROCKVILLE PIKE, SUITE 400, ROCKVILLE, MD 20851
 (301) 496-8800
 www.montgomerycountymd.gov
 MONTGOMERY COUNTY PLANNING DEPARTMENT
 10000 ROCKVILLE PIKE, SUITE 400, ROCKVILLE, MD 20851
 (301) 496-8800
 www.montgomerycountymd.gov

FCP APPROVAL LETTER 82011009A

MONTGOMERY COUNTY PLANNING DEPARTMENT
 10000 ROCKVILLE PIKE, SUITE 400, ROCKVILLE, MD 20851
 (301) 496-8800
 www.montgomerycountymd.gov
 MONTGOMERY COUNTY PLANNING DEPARTMENT
 10000 ROCKVILLE PIKE, SUITE 400, ROCKVILLE, MD 20851
 (301) 496-8800
 www.montgomerycountymd.gov
 MONTGOMERY COUNTY PLANNING DEPARTMENT
 10000 ROCKVILLE PIKE, SUITE 400, ROCKVILLE, MD 20851
 (301) 496-8800
 www.montgomerycountymd.gov



- NOTES:
 1. WITH VEGETATION AND SOIL PREPARATION (2" MIN. MULCH) TO PROMOTE SEEDLING TAKE.
 2. USE ONLY NON-TOXIC PESTICIDES TO CONTROL WEEDS AND GRASSES.
 3. ALL SIGNS TO BE PLACED AT THE ENTRANCE TO THE TRAIL AND AT THE END OF THE TRAIL.
 4. ALL SIGNS TO BE PLACED AT THE ENTRANCE TO THE TRAIL AND AT THE END OF THE TRAIL.

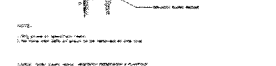
SOURCE: MONTGOMERY COUNTY PLANNING DEPARTMENT
ABOVE GRADE ASPHALT TRAIL
 NOT TO SCALE

ABOVE GRADE ASPHALT TRAIL
 NOT TO SCALE

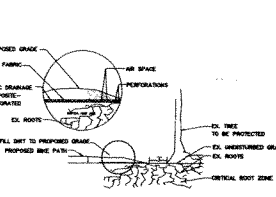


- NOTES:
 1. CROWN REDUCTION SHOULD BE PERFORMED BY A LICENSED ARBORIST.
 2. CROWN REDUCTION SHOULD BE PERFORMED BY A LICENSED ARBORIST.
 3. CROWN REDUCTION SHOULD BE PERFORMED BY A LICENSED ARBORIST.

CROWN REDUCTION
 NOT TO SCALE



TREE PRUNING DETAIL
 NOT TO SCALE



ROOT AERATION DETAIL FOR GRADING WITHIN DRILINE
 NOT TO SCALE

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A QUALIFIED REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE: ESTE
TITLE: ESTE
DATE: JULY 11, 2011
EXPIRES: JULY 11, 2013

DEVELOPER'S CERTIFICATE:
 THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 82011009A INCLUDING FINANCIAL, BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: Parkland North, LLC
CONTACT PERSON OR OWNER: The MD Composite Contract Group, Inc.
ADDRESS: 6445 Wood Avenue, Suite 400, Chevy Chase, MD 20815
PHONE AND EMAIL: (240) 333-3600 p2@mdcc.com
SIGNATURE:

FINAL FOREST CONSERVATION PLAN AMENDMENT PARKLAWN NORTH M-NOPPC FCP # 82011009A

PARKLAWN NORTH LOTS 4, 5, & 6, BLOCK 'I' WINDMILL INDUSTRIAL PARKLAND ROCKVILLE, MARYLAND ELECTION DISTRICT 4 MONTGOMERY COUNTY, MARYLAND

DETAILS FINAL FOREST CONSERVATION PLAN AMENDMENT 82011009A WSSC MAP 218HW5 TAX MAP HR121

VKA REVISIONS:

FCP 82011009A SUBMITTED
FCP 82011009A APPROVED 11.17.2011
DATE: MARCH, 2012
DES. CAT. NRP
SCALE: N.T.S.
PROJECT/FILE NO. 6442
SHEET NO. FFC-13

Attachment 3



ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • SUSTAINABLE DESIGN

October 2, 2012

Mr. Mark Pfeifferle
Acting Chief
Regulatory Coordination & Development Applications Management
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Forest Conservation Variance Request
Final Forest Conservation Plan Amendment # 820090030A
Preliminary Plan # 11998092B
Site Plan # 820090030A
VIKA #VM6442R

Dear Mr. Pfeifferle:

On behalf of our client, The JBG Companies, and the Applicant, Parklawn North Lot, LLC, we are submitting this request for a Variance from the requirements of the Forest Conservation Law for the State of Maryland. This request is made under the variance provisions of the Montgomery County Forest Conservation Ordinance to comply with Natural Resources, Title 5, Section 5-1607 of the Maryland Code, which requires the Applicant to file a request for a variance to remove trees that are 30" DBH or greater or trees that are 75% the diameter of the county champion for that species if a project did not receive Preliminary Forest Conservation Plan Approval prior to October 1, 2009.

The Parklawn North project is located in Rockville and classified in the TMX Zone. To date, the following plans have been approved for the development:

NRI 420111180 - 02/18/2011
Preliminary Plan 120110300 - 08/09/2011
Site Plan 820110090 - 08/11/2011
Final FCP 120110300 - 11/17/2011
NRI 420120500 – 08/08/12

An important amenity of the proposed development is a Hiker-Biker trail to connect the project and surrounding area with Rock Creek Regional Park. As described on page 17 of the Twinbrook Sector Plan, the trail will provide "a connection north through the Plan area into parkland, Rock Creek Park, and to Veirs Mill Road" contributing to "a network of bikeways within the Plan area that connect to the regional bike route system, including access via the proposed shared use path from the north end of the Plan area connecting to Rock Creek Park and Veirs Mill Road".

VIKA Maryland, LLC

2025 1 Century Boulevard, Suite 400 • Germantown, Maryland 20874 • 301.916.4100 Fax 301.916.2262
Tysons Corner, VA • Germantown, MD • Washington, DC
www.vika.com

Mr. Mark Pfefferle
 RC&DAM
 M-NCPPC
 Re: Forest Conservation Plan
 Variance Request
 Parklawn North Trail
 VIKA #VVM6442N

July 23, 2012
 Page 2 of 9

While every effort has been made to design a trail alignment that minimizes impact to the surrounding area, a variance from the requirements of the Forest Conservation Law has been requested.

This tree variance request is submitted in conjunction with the Final Forest Conservation Plan Amendment 82009003A and concurrent Trail Plan Park Permit submission to MC Department of Parks and the Sediment & Erosion Control Plan submission to MC DPS for the project. Forest Conservation Plan amendment 82009003A, in addition to the construction of the hiker/biker trail, also addresses revisions to the Parklawn North Office Building with the addition of generators on the east side of the building. There are no additional impacts to the trees on the east side of the building for which a variance request was approved with FCP 820090030. Tree # 47, identified on Parklawn North NRI 42011180 as a 30" black walnut will now be impacted by the construction of the generators and is, therefore, also identified as a variance tree with this request.

Table 1 below lists the trees as they are identified on the Forest Conservation Plan and provides their respective measurements.

Table 1

Variance/ Tree #	Species	Diameter (Inches)	Condition	Disposition	CRZ Area (sf)	CRZ Impacts (sf)	CRZ Impacts (%)
V-1 (ST-99)	Quercus alba	56" DBH	Good	Save	22,167	7,488	33.7
V-2 (ST-100)	Carya cordiformis	30" DBH	Poor	Save	6,362	42	0.6
V-3 (ST-2)	Populus deltoides	30" DBH	Good	Save	6,362	401	6.3
V-4 (ST-5)	Liriodendron tulipifera	31" DBH	Good	Save	6,792	450	6.6
V-5 (ST-6)	Populus deltoides	32" DBH	Good	Save	7,238	415	5.7
V-6 (ST-7)	Populus deltoides	32" DBH	Good	Save	7,238	713	9.8
V-7 (ST-16)	Liriodendron tulipifera	31" DBH	Good	Save	6,792	1,365	20.1
V-8 (ST-17)	Liriodendron tulipifera	32" DBH	Good	Save	7,238	2,772	38.3
V-9 (ST-18)	Liriodendron tulipifera	33" DBH	Good	Save	7,697	3,314	43.1
V-10 (ST-19)	Liriodendron tulipifera	35" DBH	Good	Save	8,659	1,381	15/9
V-11 (ST-95)	Liriodendron tulipifera	38" DBH	Good	Save	10,207	2,097	20.5
V-12 (ST-21)	Populus deltoides	32" DBH	Good	Save	7,238	526	7.3
V-13 (ST-22)	Liriodendron tulipifera	34" DBH	Good	Save	8,171	146	1.8
V-14 (ST-23)	Liriodendron tulipifera	33.5" DBH	Good	Save	7,933	3,604	45.4
V-15 (ST-32)	Liriodendron tulipifera	40.5" DBH	Good	Save	11,594	3,541	30.5
V-16 (ST-36)	Liriodendron tulipifera	30.5" DBH	Good	Save	6,576	800	12.2
V-17 (ST-40)	Liriodendron tulipifera	31" DBH	Good	Save	6,792	1,891	27.8
V-18 (ST-43)	Liriodendron tulipifera	34" DBH	Good	Save	8,171	1,331	16.3
V-19 (ST-44)	Liriodendron tulipifera	33" DBH	Good	Save	7,698	2,227	28.9
V-20 (ST-45)	Liriodendron tulipifera	44" DBH	Fair	Save	13,685	1,648	12.8
V-21 (ST-46)	Liriodendron tulipifera	31" DBH	Good	Save	6,792	1,597	23.5
V-22 (ST-50)	Liriodendron tulipifera	35.5" DBH	Good	Save	8,908	2,668	29.9



Mr. Mark Pfeifferle
RC&DAM
M-NCPPC

Re: Forest Conservation Plan
Variance Request
Parktown North Trail
VIKA #VM6442N

July 23, 2012
Page 3 of 9.

Variance/ Tree #	Species	Diameter (inches)	Condition	Disposition	CRZ Area (sf)	CRZ Impacts (sf)	CRZ Impacts (%)
V-23 (ST-58)	Liriodendron tulipifera	36" DBH	Fair	Save	9,161	3,242	35.4
V-24 (ST-60)	Liriodendron tulipifera	34.5" DBH	Good	Save	8,413	2,098	24.9
V-25 (ST-61)	Liriodendron tulipifera	30.5" DBH	Fair	Save	6,576	1,143	17.4
V-26 (ST-78)	Liriodendron tulipifera	44.5" DBH	Good	Save	13,998	3,519	25.1
V-27 (ST-84)	Fagus grandifolia	30.5" DBH	Good	Save	6,792	310	4.6
V-28 (ST-85)	Fagus grandifolia	42.5" DBH	Good	Save	13,069	919	7
V-29 (ST-87)	Populus deltoides	30.5" DBH	Good	Save	6,576	2,898	44.1
V-30 (ST-88)	Acer saccharinum	30.5" DBH	Good	Save	6,576	3,047	46.3
V-31 (47)	Juglans nigra	30" DBH	Good	Save	6,362	88	1.3

The Assessment below was performed by Brian Bartell, Registered Landscape Architect at Ecotone, Inc. as a visual, at grade level inspection with no invasive, below grade or aerial inspections performed at the time. Decay or weakness may be hidden out of sight for large trees.

Tree # V-1 (ST-99)

56" White Oak (Quercus alba): Tree is located at trail station 3+85 on the west side of the proposed trail along Veirs Mill Road +/- 285' northwest of Aspen Hill Road.

Field Condition: Health-Good; Structural condition-Good; Some recent limb pruning evident.
Proposed CRZ Impact: Moderate at 33.7%.
Disposition: Tree is to be saved.

Tree # V-2 (ST-100)

30" Bitternut Hickory (Carya cordiformis): Tree is located at trail station 3+83 on the west side of the proposed trail along Veirs Mill Road +/- 30 feet south of Tree # V-1.

Field Condition: Health-Poor; Structural condition- Poor; Trunk broken @ 20"; broken suckers.
Proposed CRZ Impact: Very limited at 0.6%.
Disposition: Tree is to be saved.

Tree # V-3 (ST-2)

30" Eastern Cottonwood (Populus deltoides): Tree is located at trail station 21+68.5 on the west side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.
Proposed CRZ Impact: Limited at 6.3%.
Disposition: Tree is to be saved.

Tree # V-4 (ST-5)

31" Tulip Poplar (Liriodendron tulipifera): Tree is located at trail station 23+58 on the west side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.
Proposed CRZ Impact: Limited at 6.6%.
Disposition: Tree is to be saved.



Mr. Mark Pfeifferle
RC&DAM
M-NCPPC

Re: *Forest Conservation Plan*
Variance Request
Parktown North Trail
VIKA #VM6442N

July 23, 2012
Page 4 of 9

Tree # V-5 (ST-6)

32" Eastern Cottonwood (*Populus deltoides*): Tree is located at trail station 23+09 on the west side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.

Proposed CRZ Impact: Limited at 5.7%.

Disposition: Tree is to be saved.

Tree # V-6 (ST-7)

32" Eastern Cottonwood (*Populus deltoides*): Tree is located at trail station 22+95 on the west side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.

Proposed CRZ Impact: Limited at 9.8%.

Disposition: Tree is to be saved.

Tree # V-7 (ST-16)

31" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 33+82 on the east side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.

Proposed CRZ Impact: Moderate at 20.1%.

Disposition: Tree is to be saved.

Tree # V-8 (ST-17)

32" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 33+71 on the east side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.

Proposed CRZ Impact: Moderate at 38.3%.

Disposition: Tree is to be saved.

Tree # V-9 (ST-18)

33" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 33+91.5 on the east side of the proposed trail.

Field Condition: Full crown; Health- Good; Structural condition-Good.

Proposed CRZ Impact: Moderate at 43.1%

Disposition: Tree is to be saved.

Tree # V-10 (ST-19)

35" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 34.13 on the east side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.

Proposed CRZ Impact: Moderate at 15.8%.

Disposition: Tree is to be saved.



Mr. Mark Pfeifferle

RC&DAM

MI-NCPPC

Re: Forest Conservation Plan

Variance Request

Parklawn North Trail

VIKA #VM6442N

July 23, 2012

Page 5 of 9

Tree # V-11 (ST-95)

38" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 33+20.8 on the east side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.

Proposed CRZ Impact: Moderate at 20.5%.

Disposition: Tree is to be saved.

Tree # V-12 (ST-21)

32" Eastern Cottonwood (*Populus deltoides*): Tree is located at trail station 32+36 on the east side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.

Proposed CRZ Impact: Limited at 7.3%.

Disposition: Tree is to be saved.

Tree # V-13 (ST-22)

34" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 34+46.5 on the east side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.

Proposed CRZ Impact: Limited at 1.8%.

Disposition: Tree is to be saved.

Tree # V-14 (ST-23)

33.5" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 33+89 on the west side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.

Proposed CRZ Impact: Moderate at 45.47%.

Disposition: Tree is to be saved.

Tree # V-15 (ST-32)

40.5" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 35+46 on the east side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good; Double trunk @ 5'.

Proposed CRZ Impact: Moderate at 30.5%.

Disposition: Tree is to be saved.

Tree # V-16 (ST-36)

30.5" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 36+11 on the west side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.

Proposed CRZ Impact: Moderate at 12.2%.

Disposition: Tree is to be saved.



Mr. Mark Pfeifferle
RC&DAM
M-NCPPC
Re: Forest Conservation Plan
Variance Request
Parklawn North Trail
VIKA #VVM6442N

July 23, 2012
Page 6 of 9

Tree # V-17 (ST-40)

31" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 36+47 on the east side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.

Proposed CRZ Impact: Moderate at 27.8%.

Disposition: Tree is to be saved.

Tree # V-18 (ST-43)

34" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 37+01 on the east side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good; Double trunk @ 7'.

Proposed CRZ Impact: Limited at 16.3%.

Disposition: Tree is to be saved.

Tree # V-19 (ST-44)

33" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 37+50 on the east side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good; 1/3 of triple.

Proposed CRZ Impact: Moderate at 28.9%.

Disposition: Tree is to be saved.

Tree # V-20 (ST-45)

44" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 37+51 on the east side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good; Trunk scars present.

Proposed CRZ Impact: Limited at 12.8%.

Disposition: Tree is to be saved.

Tree # V-21 (ST-46)

31" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 37+63 on the west side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.

Proposed CRZ Impact: Moderate at 23.5%.

Disposition: Tree is to be saved.

Tree # V-22 (ST-50)

35.5" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 38+44 on the west side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.

Proposed CRZ Impact: Moderate at 29.9%.

Disposition: Tree is to be saved.



Mr. Mark Pfefferle
RC&DAM
M-NCPPC
Re: Forest Conservation Plan
Variance Request
Parklawn North Trail
VIKA #VVM6442N

July 23, 2012
Page 7 of 9

Tree # V-23 (ST-58)

36" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 39+95 on the east side of the proposed trail.

Field Condition: Health-Fair; Structural condition-Fair; Double trunk @ 6'.

Proposed CRZ Impact: Moderate at 35.4%.

Disposition: Tree is to be saved.

Tree # V-24 (ST-60)

34.5" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 40+25 on the west side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good; Some vines present in canopy.

Proposed CRZ Impact: Moderate at 24.9%.

Disposition: Tree is to be saved.

Tree # V-25 (ST-61)

30.5" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 40+74 on the east side of the proposed trail.

Field Condition: Health-Fair; Structural condition-Fair; Hole in trunk.

Proposed CRZ Impact: Limited at 17.4%.

Disposition: Tree is to be saved.

Tree # V-26 (ST-78)

44.5" Tulip Poplar (*Liriodendron tulipifera*): Tree is located at trail station 44+73 on the east side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good; Double trunk @ 9'.

Proposed CRZ Impact: Moderate at 25.1%.

Disposition: Tree is to be saved.

Tree # V-27 (ST-84)

30.5" American Beech (*Fagus grandifolia*): Tree is located at trail station 21+98 on the east side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good; Carvings on trunk.

Proposed CRZ Impact: Limited at 4.6%

Disposition: Tree is to be saved

Tree # V-28 (ST-85)

42.5" American Beech (*Fagus grandifolia*): Tree is located at trail station 22+35 on the east side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good; Carvings on trunk.

Proposed CRZ Impact: Limited at 7%.

Disposition: Tree is to be saved.



Mr. Mark Pfefferle
RC&DAM
M-NCPPC

Re: *Forest Conservation Plan
Variance Request
Parklawn North Trail
VIKA #VM6442N*

July 23, 2012
Page 8 of 9

Tree # V-29 (ST-87)

30.5" Eastern Cottonwood (*Populus deltoides*): Tree is located at trail station 46+82 on the west side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good.

Proposed CRZ Impact: Moderate at 44.1%.

Disposition: Tree is to be saved.

Tree # V-30 (ST-88)

30.5" Silver Maple (*Acer saccharinum*): Tree is located at trail station 47+08 on the west side of the proposed trail.

Field Condition: Health-Good; Structural condition-Good; Double trunk @ 6".

Proposed CRZ Impact: Moderate at 46.3%

Disposition: Tree is to be saved.

The Assessment below was performed by Kathleen Kulenguski, Registered Landscape Architect at VIKA Maryland, LLC. as a visual, at grade level inspection with no invasive, below grade or aerial inspections performed at the time. Decay or weakness may be hidden out of sight for large trees.

Tree # V-31 (47)

30" Black Walnut (*Juglans nigra*): Tree is located on the east side of the Office Building

Field Condition: Health-Good; Structural condition-Good.

Proposed CRZ Impact: very limited at 1.3%.

Disposition: Tree is to be saved.

To grant the requested variance, the Planning Board must find that the request:

1. Describe the special conditions peculiar to the property which would cause the unwarranted hardship;
2. Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;
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; and
4. Provide any other information appropriate to support the request.

We submit the following rationale in support of our request for a Forest Conservation variance:

1. *The requested variance is necessary for the implementation of the Parklawn North Hiker-Biker Trail, an important public amenity required as a result of previous development approvals for the project now proceeding through the final permitting process. The developer has invested considerable time and resources in designing the proposed alignment to avoid unnecessary impacts to natural resources including forested areas, steep slopes, floodplain, wetland, and buffers (as shown on the approved NRI). Addressing these environmental constraints make it difficult to avoid impacting mature trees. The conditions related to this request are neither unique nor special to this project and instead are unavoidable consequences of the development process.*



Mr. Mark Pfeifferle
RC&DAM
M-NCPPC

Re: Forest Conservation Plan
Variance Request
Parklawn North Trail
VIKA #VM6442N

July 23, 2012
Page 9 of 9

2. *The requested variance is based on plans being developed through the County planning process which are consistent with the recommendations of the County Sector Plan, address site conditions, and adhere to the development standards for hiker-biker trails as applied by the Parks Department. While the trail alignment will impact the critical root zone of 30 (thirty) specimen trees, all thirty trees will be preserved. It's also important to note that any clearing and grading for the trail will result in greater air and light for under-story vegetation with the benefit that these plants will have greater opportunities to thrive and mature. Should the variance be denied, we believe that the landowner's rights would be unfairly restricted, particularly in light of the requirement to provide the trail and the extraordinary coordination with County staff that has led to the current alignment.*

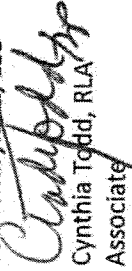
3. *In the existing condition, there are no storm water management facilities provided for the Parklawn North Hiker-Biker Trail. The concept storm water management plan as approved by MCDPS on January 17, 2012 incorporates environmental site design (ESD) practice to the maximum extent practicable (MEP), according to the latest revision to chapter 5 of the MDE Storm water Management Design Manual. Non-rooftop disconnection will treat the first inch of run-off from the proposed disturbed areas for the trail, in accordance with table 5.7 of the 2010 MDE ESD Process Computations Manual. As described in the MDE Manual, non-rooftop disconnection involves directing flow from impervious surfaces onto vegetated areas where it can soak into or filter over the ground. This disconnects these surfaces from the need for a storm drain system, reducing both runoff volume and pollutants delivered to receiving waters. Therefore, the tree critical area impacted by the construction of the proposed trail will not adversely affect water quality in any measurable way.*

Thank you for your consideration of this variance request. We believe that the supporting information provided with this letter justifies the variance to impact the critical root zone of 31 (thirty-one) specimen trees, with all thirty-one trees being preserved.

If you have any questions or need more information, please do not hesitate to contact us so that we may discuss this matter further.

Sincerely,

VIKA Maryland, LLC


Cynthia Todd, RLA
Associate



Attachment 4



RECEIVED

JAN 20 2012

Vm 60442N

Isiah Leggett
County Executive

DEPARTMENT OF PERMITTING SERVICES

Diane R. Schwartz Jones
Director

January 17, 2012

Ghassan Khouri, P.E.
VIKA Maryland, LLC
20251 Century Blvd., Suite 400
Germantown, Maryland 20874

Re: Stormwater Management **REVISED CONCEPT**
Request for Parklawn-North

Preliminary Plan #: 120110300
SM File #: 239485
Tract Size/Zone: 12.68 Ac. / TMX-2
Total Concept Area: 6.58 Ac.
Lots/Block: 1/1
Parcel(s): P102
Watershed: Lower Rock Creek

Dear Mr. Khouri:

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 proposes to meet required stormwater management goals via five micro-biofilters, four Silva Cell groups, three storage based structural filtration facilities, one flow based structural filtration facility and a partial 8' green roof. Non-rooftop disconnect is being utilized to treat the proposed off-site bike path.

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.
5. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

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**.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov



montgomerycountymd.gov/311 240-773-3556 TTY

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

If you have any questions regarding these actions, please feel free to contact Mike Geier at 240-777-6342.

Sincerely,



Richard R. Brzish, Manager
Water Resources Section
Division of Land Development Services

RRB: tia rev CN239485 Parklawn North.mjg.doc

cc: C. Conlon
SM File # 239485

ESD Acres: 4
STRUCTURAL Acres: 2.5
WAIVED Acres: 0



Isiah Leggett
County Executive

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Robert G. Hoyt
Director

October 12, 2012

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

RE: Parklawn North Amendment - Revised, DAIC 820110090, NRJ/FSD application accepted on 10/18/2011

Dear Ms. Carrier:

The County Attorney's Office has advised that Montgomery County Code Section 22A-12(b)(3) applies to any application required under Chapter 22A submitted after October 1, 2009. Accordingly, given that the application for the above referenced request was submitted after that date and must comply with Chapter 22A, and the Montgomery County Planning Department ("Planning Department") has completed all review required under applicable law, I am providing the following recommendation pertaining to this request for a variance.

Section 22A-21(d) of the Forest Conservation Law states that a variance must not be granted if granting the request:

1. Will confer on the applicant a special privilege that would be denied to other applicants;
2. Is based on conditions or circumstances which are the result of the actions by the applicant;
3. Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or
4. Will violate State water quality standards or cause measurable degradation in water quality.

Applying the above conditions to the plan submitted by the applicant, I make the following findings as the result of my review:

1. The granting of a variance in this case would not confer a special privilege on this applicant that would be denied other applicants as long as the same criteria are applied in each case. Therefore, the variance can be granted under this criterion.
2. Based on a discussion on March 19, 2010 between representatives of the County, the Planning Department, and the Maryland Department of Natural Resources Forest Service, the disturbance of trees, or other vegetation, as a result of development activity is not, in and of itself, is not interpreted as a condition or circumstance that is the result of the actions by the applicant.

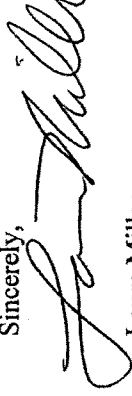
- Therefore, the variance can be granted under this criterion, as long as appropriate mitigation is provided for the resources disturbed.
3. The disturbance of trees, or other vegetation, by the applicant does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property. Therefore, the variance can be granted under this criterion.
 4. The disturbance of trees, or other vegetation, by the applicant will not result in a violation of State water quality standards or cause measurable degradation in water quality. Therefore, the variance can be granted under this criterion.

Therefore, I recommend a finding by the Planning Board that this applicant qualifies for a variance conditioned upon the applicant mitigating for the loss of resources due to removal or disturbance to trees, and other vegetation, subject to the law based on the limits of disturbance (LOD) recommended during the review by the Planning Department. In the case of removal, the entire area of the critical root zone (CRZ) should be included in mitigation calculations regardless of the location of the CRZ (i.e., even that portion of the CRZ located on an adjacent property). When trees are disturbed, any area within the CRZ where the roots are severed, compacted, etc., such that the roots are not functioning as they were before the disturbance must be mitigated. Exceptions should not be allowed for trees in poor or hazardous condition because the loss of CRZ eliminates the future potential of the area to support a tree or provide stormwater management. Tree protection techniques implemented according to industry standards, such as trimming branches or installing temporary mulch mats to limit soil compaction during construction without permanently reducing the critical root zone, are acceptable mitigation to limit disturbance. Techniques such as root pruning should be used to improve survival rates of impacted trees but they should not be considered mitigation for the permanent loss of critical root zone. I recommend requiring mitigation based on the number of square feet of the critical root zone lost or disturbed. The mitigation can be met using any currently acceptable method under Chapter 22A of the Montgomery County Code.

In the event that revisions to the LOD are approved by the Planning Department, the mitigation requirements outlined above should apply to the removal or disturbance to the CRZ of all trees subject to the law as a result of the revised LOD.

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, Chief