



Orchard Run/Courts of Clarksburg, Local Map Amendment, LMA G-881, Preliminary Forest Conservation Plan and Preliminary Water Quality Plan

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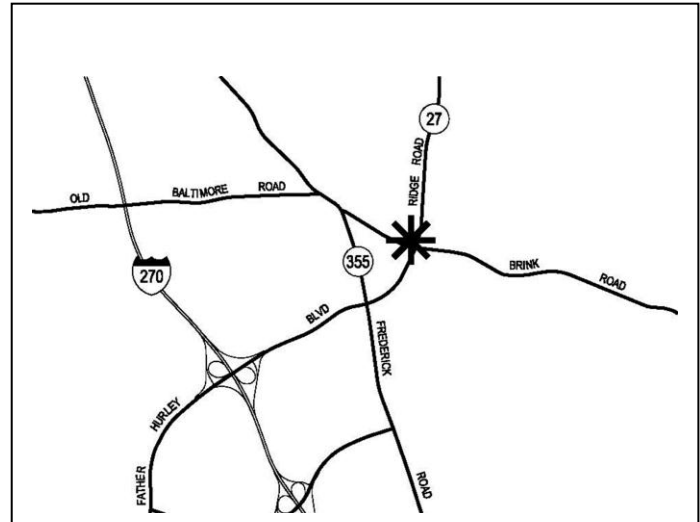
Staff Report Date: 12/7/2012

description

- B. Preliminary Forest Conservation
- C. Preliminary Water Quality Plan

Local Map Amendment G-881, Theodore H. Butz, et. Al., A request to rezone ±54 acres of land from the RE-2 zone to the PRC zone, located on the northwest corner of Brink Road and Ridge Road (MD 27) 1994 Clarksburg Master Plan and Hyattstown Special Study Area.

Applicant: Theodore H. Butz, et. al. ("Applicant")



summary

Staff Recommendation: Approval of both the Special Protection Area Water Quality Plan and the Preliminary Forest Conservation plan, subject to conditions

- There are three items for Planning Board review for the Theodore H. Butz, et. al. project: the Local Map Amendment, The Preliminary Forest Conservation Plan and the Special Protection Area (SPA) Preliminary Water Quality plan. This memorandum covers staff’s review and recommendations on the Preliminary Forest Conservation Plan and the SPA preliminary/final water quality plan.
- The Board’s actions on the Preliminary Forest Conservation Plan and the Preliminary Water Quality Plan are regulatory and binding.
- The regulatory approvals covered by this staff report are only valid if the Local Map amendment is subsequently approved by the Board of Appeals.

STAFF RECOMMENDATIONS

- APPROVAL of the Special Protection Area Water Quality Plan, subject to the following conditions:
 - 1) Conformance to the conditions as stated in Montgomery County Department of Permitting Services (DPS) Preliminary Water Quality Plan approval letter dated November 9, 2012 (Attachment A).
 - 2) The impervious surfaces on the Subject Property are limited to no more than 26 percent of 49.4 acres of land within the SPA as shown on the Impervious Surface Plan dated July, 2012 portion of the Preliminary Water Quality Plan.

- APPROVAL of the Preliminary Forest Conservation Plan, subject to the following conditions:
 - 1) All retained and planted forest must be protected by a category I conservation easement. All conservation easements to be shown on the record plat. Recordation must occur prior to any land disturbing activity occurring on site.
 - 2) All areas of stream valley buffer (SVB) on site and outside of any proposed Right-of-Way dedication must be placed into category I conservation easements.
 - 3) All required afforestation planting must occur on site and outside of any proposed Right-of-Way dedication.
 - 4) Stormwater easements cannot overlap conservation easements and areas of overlap will result in a redesign of the proposed stormwater management plan and abandonment of those any easement used for stormwater management purposes for the applicant must achieve 7.41 acres of permanent forest on the subject site.

DISCUSSION

PROPERTY DESCRIPTION

The subject property is a 54.3 acre, unplatted parcel in the RE-2 Zone and located on the west side of Ridge Road and the north side of Brink Road in the Clarksburg Master Plan area (“Property” or “Subject Property”). The Property has 2,860 feet of frontage on Ridge Road and 730 feet of frontage along the north side of Brink Road. The Property is vacant and used primarily for agricultural production. The topography consists of generally level terrain but it is bisected by a drainage swale that directs runoff to the northwest. The Property has an area of steep slopes limited to a manmade graded embankment along Ridge Road

The Property is within the Little Seneca Creek watershed and drains to an unnamed tributary to Little Seneca Creek beginning on the adjacent property to the west. There are no streams on site but there is a small area of stream valley buffer on the Property. The Property contains approximately 0.21 acres of forest in one stand located on the northwest corner. This forest is considered a moderate priority for retention based on its function.

PROJECT DESCRIPTION

The Development Plan proposes an active adult (retirement) community with a maximum 140 units with 12.5% Moderately Priced Dwelling Units (MPDUs). The 140 dwelling units will be a mix of 80% one-family detached and 20% one-family attached dwelling units. The development of this site will include a green edge of forest totaling over seven acres in size, a flexible amenity space that can be utilized as additional recreation, and social and professional areas supporting an active adult lifestyle.

The Property will be bifurcated by future A-305/M83 (Snowden Farm Parkway) and, therefore, be developed in two distinct sites. North of future Snowden's Farm Parkway the site will include 29 one-family attached units with forested green buffers along all edges of the development. The southern portion of the site will contain the remaining units and a clubhouse. The residents will also have access to the recreational facilities within Clarksburg Village, including a community pool, village green and various greenways.

SPA WATER QUALITY PLAN

This project is within the Clarksburg SPA and is the subject of a Local Map Amendment application, a required element of which is a Development Plan. Therefore, it is required to obtain approval of a water quality plan under section 19-67 of the Montgomery County Code. This section of the code states:

19.67.01.01 Authority: In accordance with the procedures authorized in Chapter 19, Article V, entitled "Water Quality Review - Special Protection Areas," Section 19-67, the following Executive Regulation applies to an application for approval of, or significant amendment to, a development plan, diagrammatic plan schematic development plan, project plan, preliminary plan of subdivision, special exception, or site plan, in designated special protection areas.

19.67.01.03 Applicability: A. Privately owned property: Except as exempted under Section 4, all persons proposing to disturb land within a SPA must also submit a preliminary water quality plan and a final water quality plan if they are:

(i) required by law to obtain approval of a development plan, diagrammatic plan, schematic development plan, project plan, special exception, preliminary plan of subdivision, or site plan; or

(ii) seeking approval of an amendment to an approved development plan, diagrammatic plan, schematic development plan, project plan, special exception, preliminary plan of subdivision, or site plan; or

(iii) specifically required to submit a water quality plan in a land use plan, watershed plan, comprehensive water supply and sewer system plan amendment, or by resolution of the County Council.

Review for Conformance to the Special Protection Area Requirements

As part of the requirements of the Special Protection Area law, a SPA water quality plan must be reviewed in conjunction with the Local Map Amendment. Under the provision of the law, the Montgomery County Department of Permitting Services (MCDPS) and the Planning Board have different responsibilities in the review of a water quality plan. The Planning Board's responsibility is to determine if environmental buffer protection, SPA forest conservation and planting requirements have been satisfied.

County DPS Special Protection Area Review Elements

MCDPS has reviewed and conditionally approved the elements of the SPA Preliminary Water Quality Plan under its purview with a synopsis provided below (see Attachment A).

Site Performance Goals

As part of the preliminary water quality plan, the following performance goals were established for the site:

1. Minimize storm flow run off increases
2. Minimize increases to ambient water temperatures.
3. Minimize sediment loading
4. Minimize nutrient loading.

Stormwater Management

The stormwater management concept proposes to meet required stormwater management goals via the use of micro bioretention facilities.

Sediment and Erosion Control

Redundant sediment control structures are to be used throughout the site. The use of sediment traps with forebays will be acceptable. The total storage volume is to be a minimum of 125% of the normally required volume.

Monitoring of Best Management Practices

The monitoring must be in accordance with the BMP monitoring protocols which have been established by the MCDPS and Montgomery County Department of Environmental Protection (MCDEP). The monitoring requirements are described in the "Attachment to the Preliminary Water Quality Plan" memorandum by MCDEP and included with this Preliminary Water Quality Plan approval letter.

Prior to the start of any monitoring activity, a meeting is to be held on site with MCDEP, MCDPS, and those responsible for conducting the monitoring to establish the monitoring parameters. One year of pre-construction monitoring must be completed prior to the issuance of a sediment control permit.

Planning Board Special Protection Area Review Elements

Area 3 Planning Staff has reviewed and recommends Planning Board approval of the elements of the SPA water quality plan under its purview with conditions:

Environmental Guidelines

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD#420121380) was approved by M-NCPPC Planning staff on May 3, 2012. The Property is located within the Clarksburg Special Protection Area (SPA) and the Little Seneca Creek watershed, a Use Class IV-P watershed. The Countywide Stream Protection Strategy (CSPS) rates streams in this watershed as good. There are no streams, floodplains, or wetlands on the site. There is approximately 0.36 acres of environmental buffers in the northwest corner off the Subject Property which extend from an offsite stream and wetland.

Imperviousness

A main goal for new development in all SPAs is to reduce the amount of impervious surfaces. The Clarksburg SPA, which was created following approval of the Clarksburg Master Plan and subsequently amended, specifies no maximum imperviousness cap in this portion of the SPA.

The Applicant on the July, 2012 Impervious Area Exhibit proposes a post development condition of 12.63 acres of impervious surfaces, or 25.6% of the 49.4 net tract area (See Attachment B). The net tract area of 49.4 is equal to the total tract area of 54.35 minus the proposed Right-of-Way dedication of 4.95 acres.

The Property is currently zoned RE-2. Staff has calculated impervious surface levels for typical developments across the county in the RE-2 zone and has found that they are generally between 9.0% and 10.6%. Staff has also calculated impervious levels of the other PRC development in the county and has found that is approximately 35%. Because there is no imperviousness cap within this portion of the Clarksburg SPA, the Staff and the Planning Board have historically used the general county range for the zone as a goal. At 25.6% the proposed project is higher than the upper range of 10.6% of the RE-2 zone but lower than 35% of the proposed zoning. The applicant in response to working with staff has provided several iterations of the proposed plan to eliminate impervious surfaces, specifically by shortening roadways, eliminating redundant roadways, eliminating alleys, eliminating on-street parking to reduce roadway widths, and utilization of sidewalks on one side only (subject to issuance of a waiver. The Applicant has minimized usage of all impervious surfaces to the greatest extent possible while achieving the goals of the use and meeting all other county regulations and has demonstrated that the project can achieve a impervious surface level of 25.6%.

To ensure flexibility as the Development Plan moves forward, the project has used several sets of impervious numbers for different reasons. For the portion of the preliminary WQP that was sent to MCDPS the Applicant used 28% of 49.4 acres (54.35 gross tract area minus the proposed Right-of-Way dedication of 4.95 acres), this conservative number was used to make sure the stormwater management calculations would not need to be changed if the rates were raised slightly. The MCDPS Stormwater Management Design Computations numbers were conservative to allow for future adjustments. The reason is that a factor of safety is applied to the facility and infrastructure design computations to help ensure that the stormwater management facilities and infrastructure are adequately designed and constructed. The Special Protection Area standards require redundant and over-designed stormwater facilities. This is part of, and consistent with, the SPA standards and contributes towards making this a realistic and implementable project.

A proposed binding element was added to the Development Plan by the Applicant at the request of MNCPPC Staff which would limit the Development Plan to impervious levels of 28% on 49.4 acres which is consistent with the conservative numbers that were supplied with the MCDPS Stormwater Management Design Computations.

MNCPPC staff has additionally recommended a condition of approval of the Preliminary WQP that impervious levels not exceed of 26% on the 49.4 acres. The 26% impervious surface rate condition was selected for the Preliminary WQP based upon drawing that the applicant submitted showing the project could achieve 25.6% of 49.4 acres. An additional 0.4% of the 49.4 acres was added to allow some flexibility within the Preliminary WQP approval.

If specific design requirements of any future Site Plan or other county regulations required imperviousness rates to exceed 26% on the 49.4 acres the Planning Board would be obligated to re-evaluate the 26% impervious surface level condition at the time of the Final Water Quality Plan which would be required at the time of Site Plan. The binding element of the Development plan would not be required to change unless the plan proposes to exceed a 28% impervious surface level.

Staff finds that the applicant has reduced and minimized imperviousness while maintaining the project requirements and therefore meets the impervious requirements of the Clarksburg SPA with the proposed conditions.

Forest Conservation

This project is subject to the Montgomery County Forest Conservation law (Chapter 22A of the County code) under section 22A-4(a):

A person required by law to obtain development plan approval, diagrammatic plan approval, project plan approval, preliminary plan of subdivision approval, or site plan approval;

The proposed project is the subject of a Local Map Amendment application, a required element of which is a Development Plan. Therefore, the Montgomery County Forest Conservation Law is applicable to the Subject Property at this stage.

The Applicant submitted Forest Conservation Plan No. G-881 (see Attachment C) on November 5, 2012. The FCP uses a net tract area of 49.4, which is equal to the total tract area of 54.35 minus the proposed Right-of-Way dedication of 4.95 acres¹.

The FCP shows no forest clearing and 0.21 acres forest retention generating a 7.2 acre afforestation requirement under section 22A-12(d) of the Montgomery County Code:

A site with less than 20 percent of the net tract area in forest cover must be afforested in accordance with the required afforestation percentages shown on the table in subsection (a) of this Section.²

Under section 22A-12(f)(2)(C) of the Montgomery County Code:

On a site covered by this subsection³, if existing forest is less than the minimum required retention, all existing forest must be retained and on-site afforestation up to the minimum standard must be provided. If existing forest is less than the applicable afforestation threshold in subsection (a), the afforestation threshold is the minimum on-site forest requirement.

This requires that the entire 7.2 acre afforestation requirement generated by the FCP must be met on site to satisfy Chapter 22A of the Montgomery County Code (Forest Conservation Law). The submitted FCP shows the entire 7.2 acre afforestation requirement to be met on site via forest planting.

No trees subject to 22A-12(b)(3) are being impacted or removed and therefore no variance is required.

The submitted Preliminary Forest Conservation Plan No. G-881 with the conditions above meets all applicable requirements of the Chapter 22A of the Montgomery County Code (Forest Conservation Law).

CONCLUSION

The Special Protection Area, Preliminary Water Quality Plan No G-881 meets all applicable sections of Chapter 19 of the Montgomery County Code; therefore, Staff recommends approval, subject to the conditions cited above.

¹ Right-of-Way dedication is for both Snowden Farm Parkway (A-305) and Ridge Road (MD RTE. 27)

² The afforestation requirement under 22A-12(a) for planned unit development areas is 15%.

³ 22A-12(f)(1) states "Any site developed in an agricultural and resource area, any planned unit development, any site developed under a cluster or other optional method of development in a one-family residential zone, and any waiver from a zoning requirement for environmental reasons, must include a minimum amount of forest on-site as part of meeting its total forest conservation requirement.

The Preliminary Forest Conservation Plan No. G-881 meets all applicable section of Chapter 22A of the Montgomery County Code, therefore, Staff recommends approval, subject to the conditions cited above.

Attachments:

Attachment A: MCDPS Preliminary Water Quality Plan Approval Letter

Attachment B: Impervious Area Exhibit, July 2012

Attachment C: Preliminary Forest Conservation Plan

ATTACHMENT A

November 9, 2012

Mr. Philip R. Hughes, P.E.
Rodgers Consulting Inc.
19847 Century Blvd., Suite 200
Germantown, Maryland 20874

Re: **Preliminary** Water Quality Plan for
Orchard Run-the Courts at Clarksburg
SM File #: 235362
Tract Size/Zone: 54.4 Ac./PRC
Watershed: Little Seneca Creek

SPECIAL PROTECTION AREA

Dear Mr. Hughes:

Based on a review by the Department of Permitting Services, the Preliminary Water Quality Plan (PWQP) for the above mentioned site is conditionally approved. This approval is for the elements of the Preliminary Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream buffer encroachments.

Site Description: The site is located on the west side of the intersection of Brink Road and MD Route 27. This proposed development is for a residential retirement community on approximately 54.4 acres. This area is within the Little Seneca Creek Watershed that is a designated Special Protection Area.

Stormwater Management: The stormwater management concept proposes to meet required stormwater management goals via the use of micro bioretention facilities.

Sediment Control: Redundant sediment control structures are to be used throughout the site. The use of sediment traps with forebays will be acceptable. The total storage volume is to be a minimum of 125% of the normally required volume.

Performance Goals: The performance goals that were established at the pre-application meeting are still applicable. They are as follows:

1. Minimize storm flow run off increases.
2. Minimize increases to ambient water temperatures.
3. Minimize sediment loading.
4. Minimize nutrient loading.

ATTACHMENT A

Philip R. Hughes
November 9, 2012
Page 2

Monitoring: The monitoring must be in accordance with the BMP monitoring protocols which have been established by the Department of Permitting Services (DPS) and Department of Environmental Protection (DEP). The monitoring requirements are described in the "Attachment to the Preliminary Water Quality Plan" memorandum by DEP and included with this Preliminary Water Quality Plan approval letter.

Prior to the start of any monitoring activity, a meeting is to be held on site with DEP, DPS, and those responsible for conducting the monitoring to establish the monitoring parameters. **One year of pre-construction monitoring must be completed prior to the issuance of a sediment control permit.**

Conditions of Approval: The following are additional conditions which must be addressed in the submission of the Final Water Quality Plan. This list may not be all inclusive and may change based on available information at the time of the subsequent plan reviews:

1. Provide clear access to all stormwater management structures from a public right-of-way. Provide driveway aprons and full depth paving in areas where curbs, sidewalks and bike paths must be crossed to access the structures.
2. All of the proposed ESD features are to be micro bioretention facilities pre the current sizing and drainage area requirements.
3. The micro bioretention facilities shown in the traffic circles need approval from the appropriate agencies (e.g. MCDOT and MDFRS).
4. The dry ponds shown on the plans for flood control will not be maintained by Montgomery County.
5. The micro biofilters must not be located on private lots.
6. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
7. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required.**

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

ATTACHMENT A

Philip R. Hughes
November 9, 2012
Page 3

If you have any questions regarding these actions, please feel free to contact Leo Galanko at (240) 777-6242.

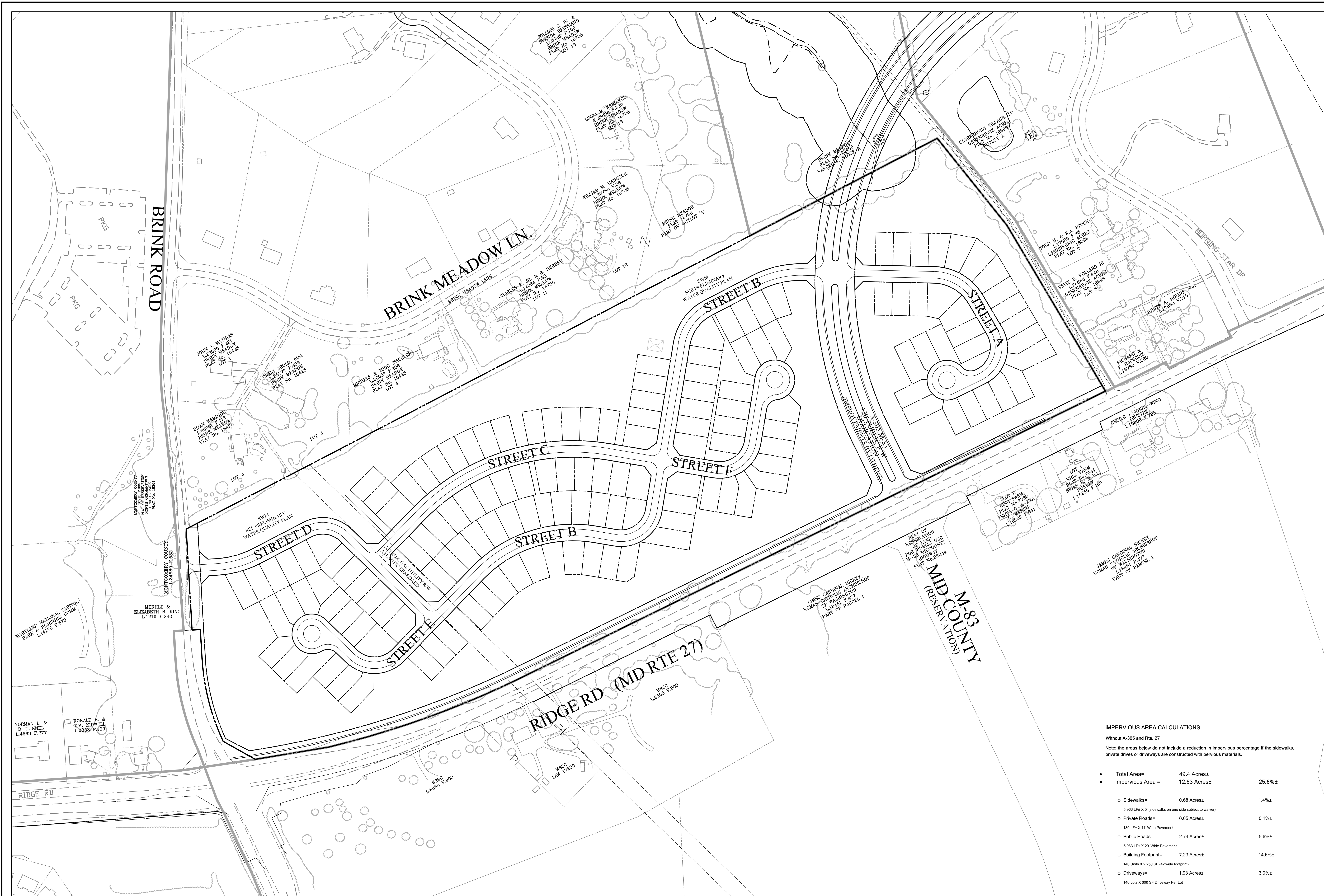
Sincerely,

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

RRB:img:CN235362

cc: J. Penn (MNCPPC-ED)
K. Mack (MCDEP)
L. Galanko
SM File # 235362

ESD acres 54.4
Structural acres 0
Waived acres 0



IMPERVIOUS AREA CALCULATIONS
 Without A-305 and Rte. 27
 Note: the areas below do not include a reduction in impervious percentage if the sidewalks, private drives or driveways are constructed with pervious materials.

• Total Area=	49.4 Acres±	25.6%±
• Impervious Area =	12.63 Acres±	
○ Sidewalks=	0.68 Acres±	1.4%±
5,963 LF± X 5' (sidewalks on one side subject to waiver)		
○ Private Roads=	0.05 Acres±	0.1%±
180 LF± X 11' Wide Pavement		
○ Public Roads=	2.74 Acres±	5.6%±
5,963 LF± X 20' Wide Pavement		
○ Building Footprint=	7.23 Acres±	14.6%±
140 Units X 2,250 SF (42' wide footprint)		
○ Driveways=	1.93 Acres±	3.9%±
140 Lots X 600 SF Driveway Per Lot		

REVISION	DATE	REVISION	DATE	REVISION	DATE

OWNER / APPLICANT:
 THE COURTS AT CLARKSBURG
 THEODORE H. BUTZ ET AL c/o WINDRIDGE FARM, L.L.C.
 PO BOX 149
 ADAMSTOWN, MARYLAND 21710
 PHONE: 301-607-4399
 CONTACT: MR. TOM BUTZ

IMPERVIOUS AREA EXHIBIT
JULY, 2012

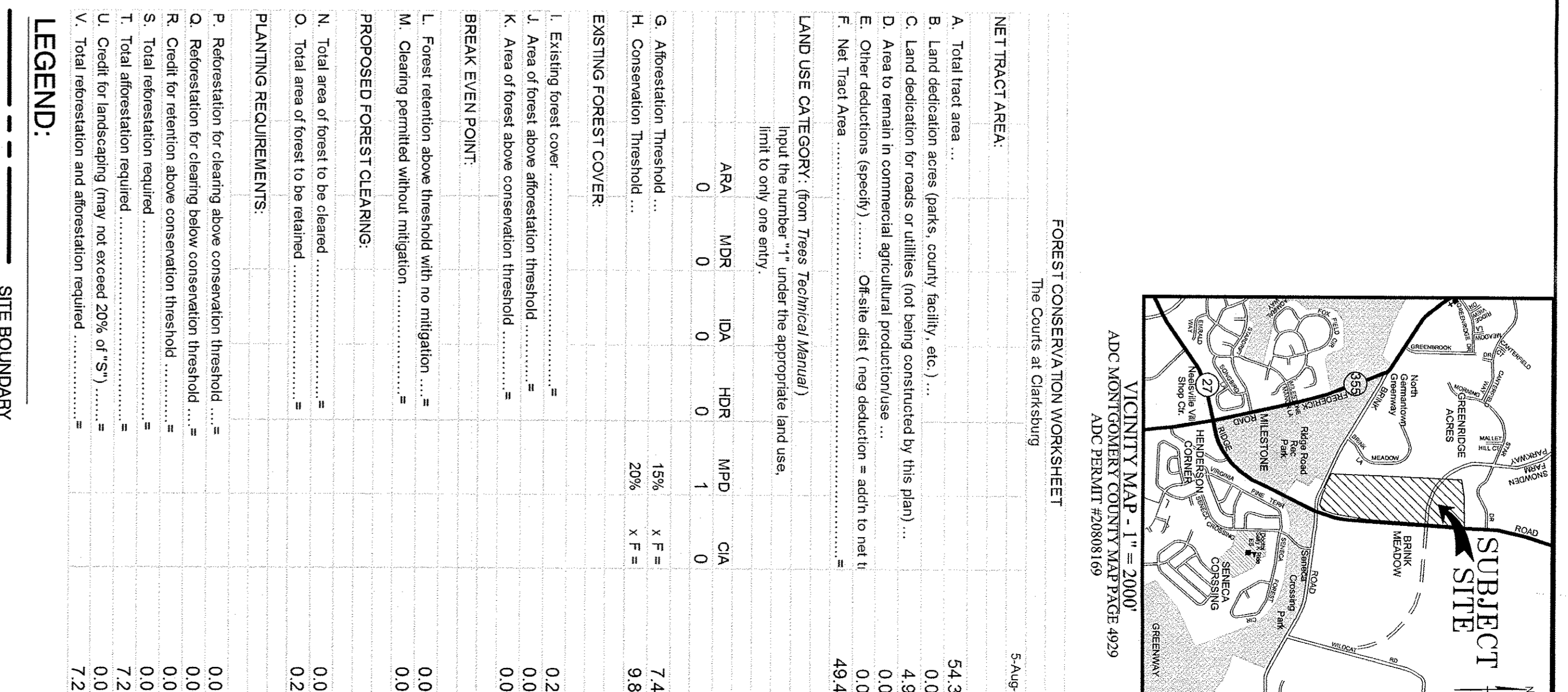
RODGERS CONSULTING
 Rodgers Consulting, Inc.
 19847 Century Blvd, Suite 200
 Germantown, MD 20874
 301.948.4700
 301.948.8256 (fax)
 301.253.0609
www.rodgers.com
Enhancing the value of land assets

BY	DATE
BASE DATA	CADD
DESIGNED	
DRAWN	
REVIEWED	GU 10/11
RODGERS CONTACT	
RELEASE FOR	
BY	DATE

PARCEL: P429
THE COURTS AT CLARKSBURG
 LIBER:27055, FOLIO:767
 2ND ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=100'
 JOB No. 07470
 DATE: March 2012
C-5
 SHEET No. 1 of 1

PRELIMINARY - NOT FOR CONSTRUCTION



VICINITY MAP - 1" = 2000'
 ADC MONTGOMERY COUNTY MAP PAGE 4929
 ADC PLAN# 25886109

5-Aug-12
 FOREST CONSERVATION WORKSHEET
 The Courts at Clarksville

NET TRACT AREA:

A. Total tract area	54.35
B. Land dedication across (park, county facility, etc.)	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)	4.35
D. Areas to remain in commercial agricultural production	0.00
E. Other deductions (specify):	0.00
F. Net Tract Area	49.40

LAND USE CATEGORY (from Trees Technical Manual)

ABA	MPR	IDA	HDR	MFD	CA
0	0	0	0	1	0
Input the number "1" under the appropriate land use limit to only one entry.					

EASTING FOREST COVER

G. Aborestation Threshold	15%	X F =	7.41
H. Conservation Threshold	20%	X F =	9.88

PROPOSED FOREST CLEANS

N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.21

PLANNING REQUIREMENTS

P. Rehabilitation for clearing above conservation threshold	0.00
Q. Rehabilitation for retention below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.00
S. Total aborestation required	7.20
T. Credit for landscaping (may not exceed 20% of "S")	0.00
U. Total aborestation and aborestation required	7.20

LEGEND:

STREAM VALLEY BUFFER	0.00
WETLAND	0.00
WETLAND BUFFER	0.00
100-YEAR FLOODPLAIN	0.00
25' FLOODPLAIN B.R.L.	0.00
SOIL LINES	0.00
SOIL TEXT	0.00
EXISTING CANOPY	0.00
EXISTING PERENNIAL OR INTERMITTENT STREAM	0.00
EXISTING TOPOGRAPHY	0.00
LIMITS OF DISTURBANCE	0.00
PROPOSED CATEGORY I FOREST CONSERVATION EASEMENT	0.21
FOREST RETENTION	0.00
ABORESTATION	0.00
FOREST CLEAR (N/A)	0.00
EX SIGNIFICANT TREE	0.00
NOT PART OF SUBJECT AREA*	0.00

*This area is part of road improvement plan for A-306 and/or MD-27. A-306/MD-27 are independent of this project application. The final net tract area shall be determined at FPCP.

PARCEL: P429
 THE COURTS AT CLARKSBURG
 LIBERTY, MARYLAND
 ELECTION DISTRICT NO. 2
 MONTGOMERY COUNTY, MARYLAND

Qualified Professional Certification
 M. Stutz
 Distinguished Professional

SCALE: 1" = 100'
 JOB No. 07470
 DATE: MAY 2012
 SHEET No. 1 OF 1

REVISIONS:
 DATE: 11/18/12
 REVISION: 11/18/12
 REVISION: 11/18/12

OWNER/APPLICANT:
 THEODORE H. BUTZ ET AL. c/o WINDRIDGE FARM, L.L.C.
 PO Box 149
 Adamstown, Maryland 21710
 Phone: (301) 607-4399
 Contact: Mr. Tom Butz

PRELIMINARY AFFORESTATION PLAN

RODGERS CONSULTING
 19847 Century Boulevard
 Suite 200
 Rockville, MD 20850
 Phone: 301.253.6699 (Frederick)
 www.rodgers.com

FIGURE P

PRELIMINARY NOT FOR CONSTRUCTION

GENERAL NOTES:
 1. The subject property is comprised of Parcel 429 (see Maps P-122 and E-282).
 2. For additional property information, see NR/PSD 420121380, approved 5/31/12.
 3. This plan is subject to the Maryland Forestry Code, Class I/P, and is within the Clearing SPA.
 4. The plan is subject to the Maryland Forestry Code, Class I/P, and is within the Clearing SPA.
 5. This plan is for preliminary forest conservation (PFC) purposes only.
 6. Trees present for preliminary forest conservation (PFC) purposes only.
 7. Trees present for preliminary forest conservation (PFC) purposes only.
 8. Trees present for preliminary forest conservation (PFC) purposes only.
 9. The proposed stream valley buffer is shown in 2' contour intervals and was taken from the Maryland State Plane NAD83/11.
 10. A-306 (Snowden Farm Parkway) construction and improvements to MD-27 (Ridge Road) are being constructed by others and are not part of this application. The limits of disturbance for these improvements are shown in 2' contour intervals and were taken from the Maryland State Plane NAD83/11. All White Mulberry trees and Callery Pear trees (under 30' DBH) are to be removed due to invasive tendency.
 11. No trees, threatened or endangered species of plant or animal were observed on the property. An inventory of the property is shown in 2' contour intervals and was taken from the Maryland State Plane NAD83/11.
 12. The existing zoning is RE-2. The requested zoning is Planned Retirement Community (PRC).
 13. This plan is not for construction.

FOREST CONSERVATION NOTES:
 Pre-Construction
 1. An on-site pre-construction meeting shall be required after the limits of disturbance have been established and approved by the Forest Conservation Plan. The owner shall be present and a signed copy of the meeting minutes shall be provided to the MNCPC. The meeting shall be held within the time frame established by the MNCPC. The meeting shall be held within the time frame established by the MNCPC. The meeting shall be held within the time frame established by the MNCPC.
 2. No clearing or grading shall begin before the MNCPC has approved the Forest Conservation Plan. The MNCPC shall be notified of any changes to the plan. The MNCPC shall be notified of any changes to the plan. The MNCPC shall be notified of any changes to the plan.
 3. A State of MD licensed tree expert or an ISA certified arborist must perform or supervise the removal of trees. The MNCPC shall be notified of any changes to the plan. The MNCPC shall be notified of any changes to the plan. The MNCPC shall be notified of any changes to the plan.
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FOREST CONSERVATION TABLE:

Acres of tract remaining in agriculture use	54.35 +/-
Acres of road and utility ROWs which will not be improved as part of the development application	4.95*
Acres of Stream Valley Buffer	0.16
Land Use Category from 22A-12	MPD
Conservation Threshold	15%
Afforestation Threshold	20%
Linear Feet of Stream Buffer	75 LF
Average width of stream buffer	105 feet
One side of stream of both	1
Forest Details	Retained Cleared Planted
Acres of Forest	0.21 0.00 7.20
Acres of Forest within Wetlands	0.00 0.00 0.00
Acres of Forest within 100-year Floodplain	0.00 0.00 0.00
Acres of Forest within stream valley buffer	0.14 0.00 0.02
Acres of Forest within priority area	0.14 0.00 0.02

*Subject to change at FPCP.

GRAPHIC SCALE
 1 inch = 100 ft.

AFFORESTATION SCHEDULE:
 Plant Area A: 2.33 AC.
 Plant Area B: 2.82 AC.
 Plant Area C: 2.05 AC.
 Total: 7.20 Acres Planting