



**MD 121 & I-270 Interchange Improvements**

*JP*  
*RAW*

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John Carter, Chief, Area 3 Planning Team

Staff Report Date: 08/29/14

**description**

**MD 121 & I-270 Interchange Improvements**

Widening of the MD121 bridge over I-270 from four lanes to six lanes, addition of a second left turn lane to southbound MD121 on the ramp from northbound I-270, addition of a ramp from northbound MD121 to southbound I-270, and addition of traffic signals on MD121 at the freeway ramp termini. Clarksburg Master Plan.

A. Cabin Branch Infrastructures: Site Plan Amendment No. 82005015F

Request to amend Site Plan and Final Forest Conservation Plan to revise portions of the plan affected by the MD 121 & I-270 Improvements: Between Clarksburg Road, Old Baltimore Road and I-270, MXPD and RMX-1/TDR Zones, Clarksburg Master Plan.

**Staff Recommendation: Approval with Conditions**

B. MD 121 & I-270 Interchange Improvements Final Forest Conservation Plan (MR2014049): Clarksburg Special Protection Area.

**Staff Recommendation: Approval with Conditions**

C. MD 121 & I-270 Interchange Improvements, Preliminary/Final Water Quality Plan (MR2014049) and Forest Conservation Plan, MR2014049

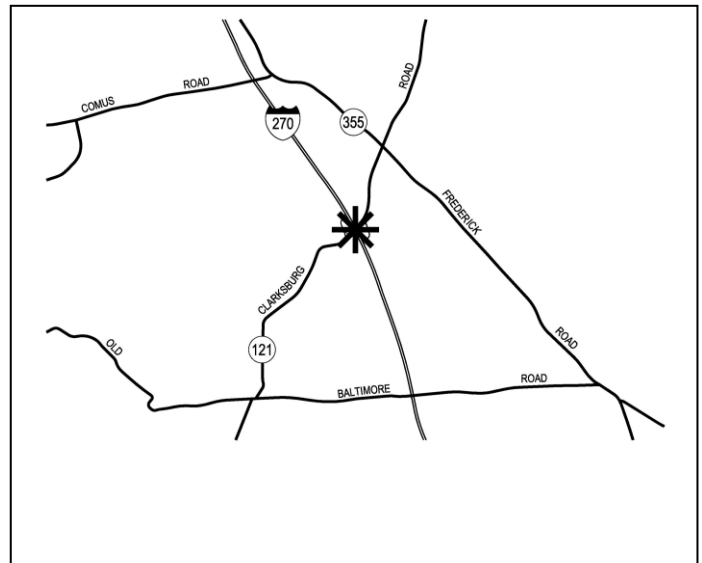
**Staff Recommendation: Approval with Comments**

**Applicant:** Cabin Branch Management, LLC

**Submittal Date:** 07/10/14

**Summary**

- There are four items for Planning Board review for the MD 121 & I-270 Improvements project: the mandatory referral plan, the special protection area (SPA) final water quality plan, the final forest conservation plan (FCP), and a Site Plan amendment to amend the Cabin Branch FCP. This memorandum covers staff's review and recommendations on the SPA final water quality plan, the forest conservation plan, and the Site Plan amendment to amend the Cabin Branch FCP.



## STAFF RECOMMENDATIONS

- A. Cabin Branch Infrastructure: Site Plan Amendment No. 82005015F  
**APPROVAL of the Amended Final Forest Conservation Plan 82005015F (No conditions)**
- B. MD 121 & I-270 Interchange Improvements Final Forest Conservation Plan (MR2014049):  
Clarksburg Special Protection Area  
**APPROVAL with conditions of the Final Forest Conservation Plan MR2014049**
1. Prior to any land disturbing activities or issuance of Sediment and Erosion Control Permit, the Applicant must submit a revised Forest Conservation Plan, subject to Staff approval, for the following:
    - a. Include a signed developers certificate on every page;
    - b. Include an original Qualified Professional's signature on every page;
    - c. Remove blaze orange fencing detail from page 7 of 7
  2. Inspections must occur consistent with Section 22A.00.01.10 of the Forest Conservation Regulations.
  3. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector.
  4. The Applicant must submit a Certificate of Compliance to use an M-NCPPC approved offsite forest mitigation bank prior to any land disturbing activities. The Certificate of Compliance must provide 1.54 acres of mitigation credit
- C. MD 121 & I-270 Interchange Improvements Preliminary/Final Water Quality Plan (MR2014049):  
Clarksburg Special Protection Area.  
**APPROVAL with conditions of the special protection area water quality plan**
1. Conformance to the conditions as stated in Montgomery County Department of Permitting Services (MCDPS) final water quality plan approval letter dated December 6, 2013 (Attachment 1).

## DISCUSSION

The Cabin Branch development was proposed for 1,886 total residential dwelling units and 2,420,000 square feet of commercial space.

The Phase 1 development was approved for 1,600 dwelling units and 1,538,000 square feet of commercial space with a number of roadway improvement conditions. One of the off-site roadway improvements requires modification to the existing I-270/MD 121 interchange.

The Phase 2 development included an additional 286 dwelling units and 882,000 square feet of commercial space required additional roadway improvements and an overall roadway phasing plan. The Phase 2 roadway improvements package includes additional improvements at the I-270/MD 121 interchange above and beyond the Phase 1 conditioned improvements.

This project is for the widening of the MD121 bridge over I-270 from four lanes to six lanes, construction of a second left turn lane to southbound MD121 on the ramp from northbound I-270, addition of a ramp from northbound MD121 to southbound I-270, and addition of traffic signals on MD121 at the freeway ramp termini and will satisfy Cabin Branch Managements, LLC (“Applicant”) requirements from conditions required to implement Preliminary Plan #120031100 Cabin Branch.

The MD 121 & I-270 Improvements will require the review and approval of a final water quality plan (MR2014049), Final Forest Conservation Plan (MR2014049), a Mandatory Referral (MR2014049), and a amendment to the Cabin Branch Site Plan and Final Forest Conservation Plan (82005015F).

### **SPA WATER QUALITY PLAN**

This project is within the Clarksburg SPA and on publicly owned property (right-of-way) so 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:

*(c) Publicly owned property. Before engaging in any land disturbing activity on publicly owned property in an area designated as a special protection area, the applying agency or department should prepare a combined preliminary and final water quality plan.*

### **Review for Conformance to the Special Protection Area Requirements**

As part of the requirements of the SPA law, a water quality plan must be reviewed in conjunction with a mandatory referral.<sup>1</sup> Under the provision of the law, the MCDPS and the Planning Board have different responsibilities in the review of a water quality plan. MCDPS has reviewed and conditionally approved the elements of the water quality plan under its purview. The Planning Board responsibility is to determine if environmental buffer protection, SPA forest conservation and planting requirements have been satisfied.

### **MCDPS Special Protection Area Review Elements**

MCDPS has reviewed and conditionally approved the elements of the SPA final water quality plan under its purview in a letter dated December 6, 2013 (Attachment A).

### **Planning Board Special Protection Area Review Elements**

***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***

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<sup>1</sup> Section 19-67 of the Montgomery County Code states that “ before engaging in any land disturbing activity on publicly owned property in an area designated as a special protection area, the applying agency or department should prepare a combined preliminary and final water quality plan.”

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD#4201141170) was approved by Planning Staff on May 5, 2014. The site is located within the Clarksburg SPA and the Little Seneca Creek watershed, a Use Class IV-P watershed. The Countywide Stream Protection Strategy rates streams in this watershed as good overall quality. There are streams, floodplains, wetlands, and environmental buffers on site.

This application has some impacts to the Stream Valley Buffer (SVB) along the west side of I-270 to provide for the necessary sediment control, grading, and stormwater management for the proposed improvements (Figure 2).



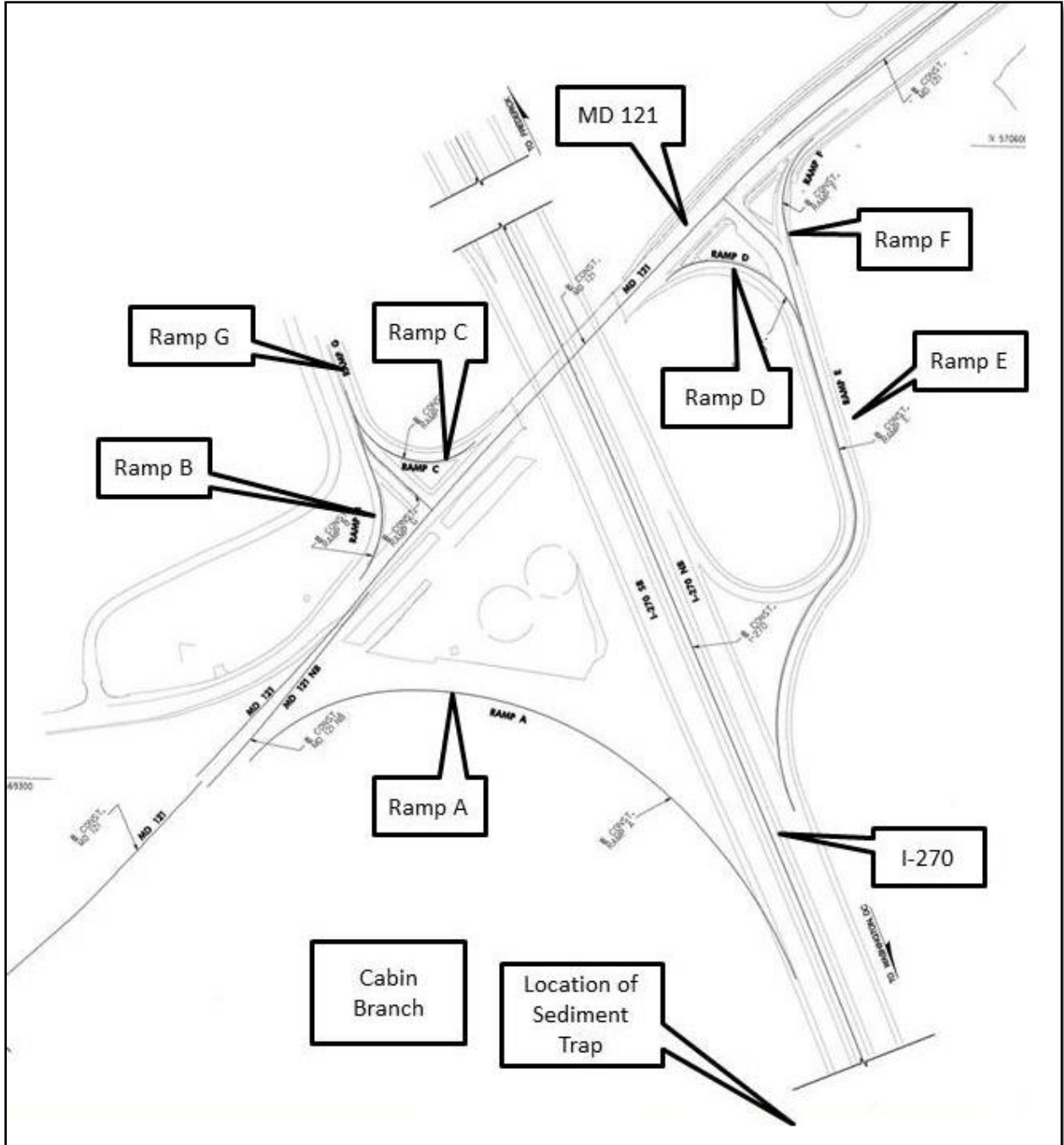


Figure 1: MD 121 and I-270 and Interchange Overview

The sediment trap located along southbound I-270 will be installed and function during construction to provide erosion and sediment control for the construction of new Ramp A and acceleration lane on southbound I-270. Temporary impacts to the unforested stream valley buffer in this area are required due to the need for the sediment trap at this location during construction. The sediment trap will be removed following completion of construction and the area outside of SHA right-of-way will be restored

and stabilized. The area inside of the SHA right-of-way at this location will be converted into a landscaped bio-swale to provide permanent water quality management.

Roadway projects, especially improvements to existing roads, provide very limited opportunities to reduce the impacts to environmental buffers because of the existing locations of the roadways, set roadway standards for width of paving, and other required facilities. However, Staff believes the Applicant has minimized impacts to the environmental buffers to the greatest extent possible, while achieving the necessary infrastructure improvements in a safe and responsive manner and in accordance with all State and Federal Regulations.

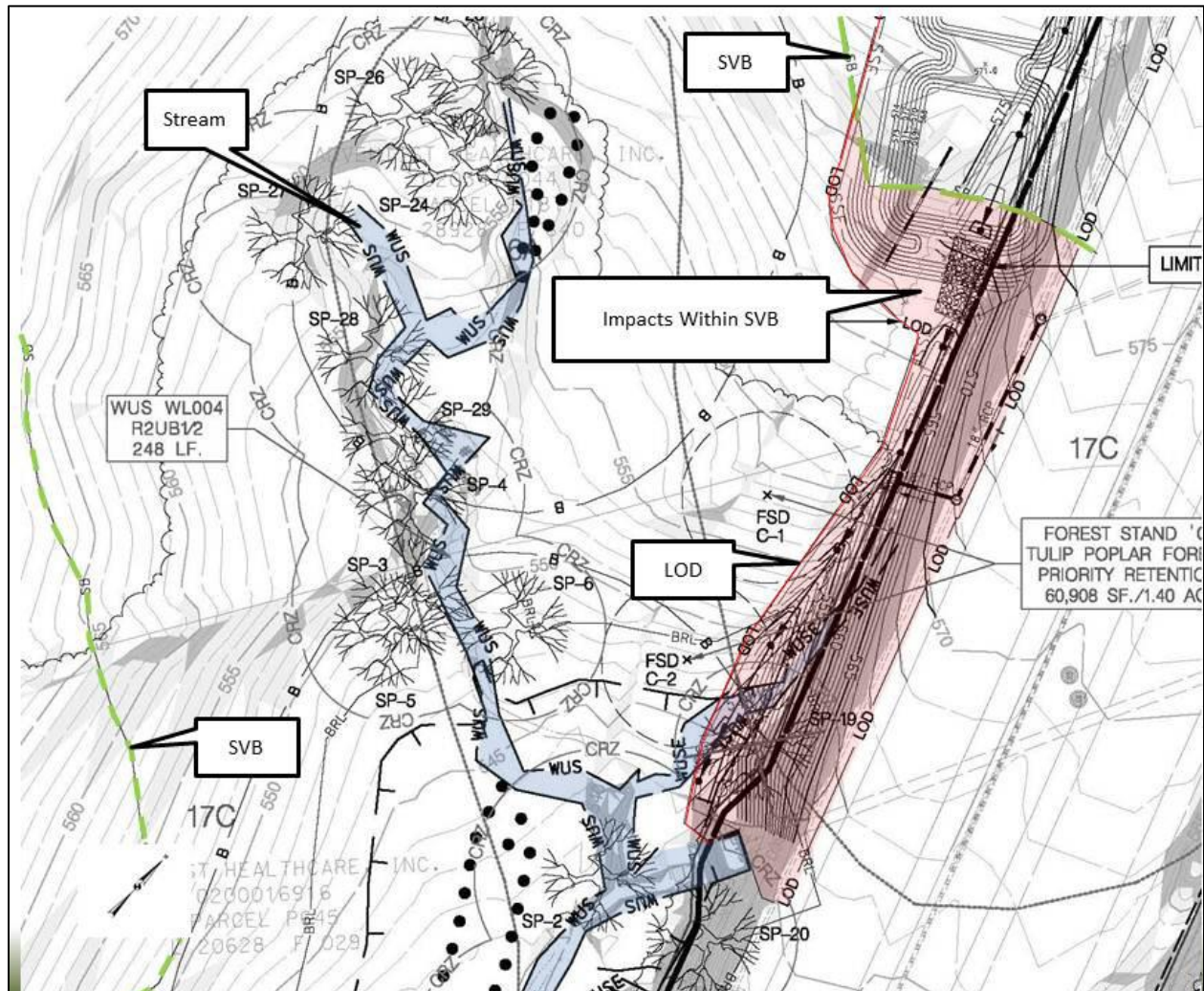


Figure 2: Impacts Within the Stream Valley Buffer

### ***Imperviousness***

Within this section of the Clarksburg SPA there is no impervious surface cap or limit. However, a main goal of all SPA's is to reduce the overall impervious footprint of new development within SPA boundaries (the impervious footprint includes roads, paved surfaces such as driveways, houses, buildings, parking lots, etc.).

Roadway projects provide very limited opportunities to reduce the impervious footprint because of set roadway standards for width of paving and other required amenities. However, Staff believes the Applicant has minimized the impervious surfaces to the greatest extent possible while maintaining the intended public service in a safe and responsive manner.

### ***Forest Conservation***

This project is subject to the Montgomery County Forest Conservation law (Chapter 22A of the County code) under section 22A-4(d) "*a government entity subject to mandatory referral on a tract of land 40,000 square feet or larger...*" The site is 8.93 acres in size and contains 0.21 acres of forest.

The forest conservation plan (MR20140490) shows 0.21 acres of forest clearing and no forest retention generating a 1.54 acre planting requirement (Attachment B). The applicant wishes to meet the forest planting requirements through an offsite forest conservation mitigation bank.

In addition to the new activities within the right-of-way the scope of the project extends onto the Cabin Branch properties which are covered by an approved FFCP (82005015E). The Applicant has also submitted an amendment to the Cabin Branch FFCP (82005015F) (Attachment C) to update that plan with final grading and roadway design as required under 22A.00.01.09.B. The Cabin Branch FFCP (82005015F) does not affect any of the forest conservation worksheet numbers for the Cabin Branch Plan and no additional requirements are necessary.

### **Tree Variance**

Section 22A-12(b)(3) of the Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. The law requires no impact to trees that: measure 30 inches or greater, DBH ("Protected Tree") are part of a historic site or designated with an historic structure; are designated as a national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species. Any impact to a Protected Tree, including removal or disturbance within the Protected 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. In the written request for a variance, an applicant must demonstrate that strict adherence to Section 22A-12(b)(3), i.e. no disturbance to a Protected Tree, would result in an unwarranted hardship as part of the development of a property.

Variance Request

The Applicant submitted a variance request dated June 9, 2014 for the impacts of Variance Trees by the proposed activities (Attachment D). The Applicant has requested a tree variance to impact, but not remove, three (3) Variance Trees.

Specimen Tree ID	Species	Size	CRZ Disturbance	Recommendation	Related Activity
SP-11	Acer rubrum	47-in	0*	Save	Road resurfacing
SP-30	Quercus velutina	30-in	20%	Save	Grading
SP-31	Quercus alba	33-in	20%	Save	Grading

\*While the limits of disturbance extend through the Critical Root Zone for SP-11, the proposed work is resurfacing of the existing paved roadway, therefore, no impact to the underlying soil is expected.



Tree SP-11 has minor CRZ impacts from the road resurfacing, no soil impacts are anticipated, and the tree is recommended to be retained. The minor CRZ impact should have little overall impact to the trees overall health.

Tree SP-30 has 20 percent of its CRZ being impacted by grading from the improvements being made to the exit ramp from I-270. The CRZ impact should have little overall impact to the trees overall health and the tree is to be retained.

Tree SP-31 has 20 percent of its CRZ being impacted by grading from the improvements being made to the exit ramp from I-270. The CRZ impact should have little overall impact to the trees overall health and the tree is to be retained.

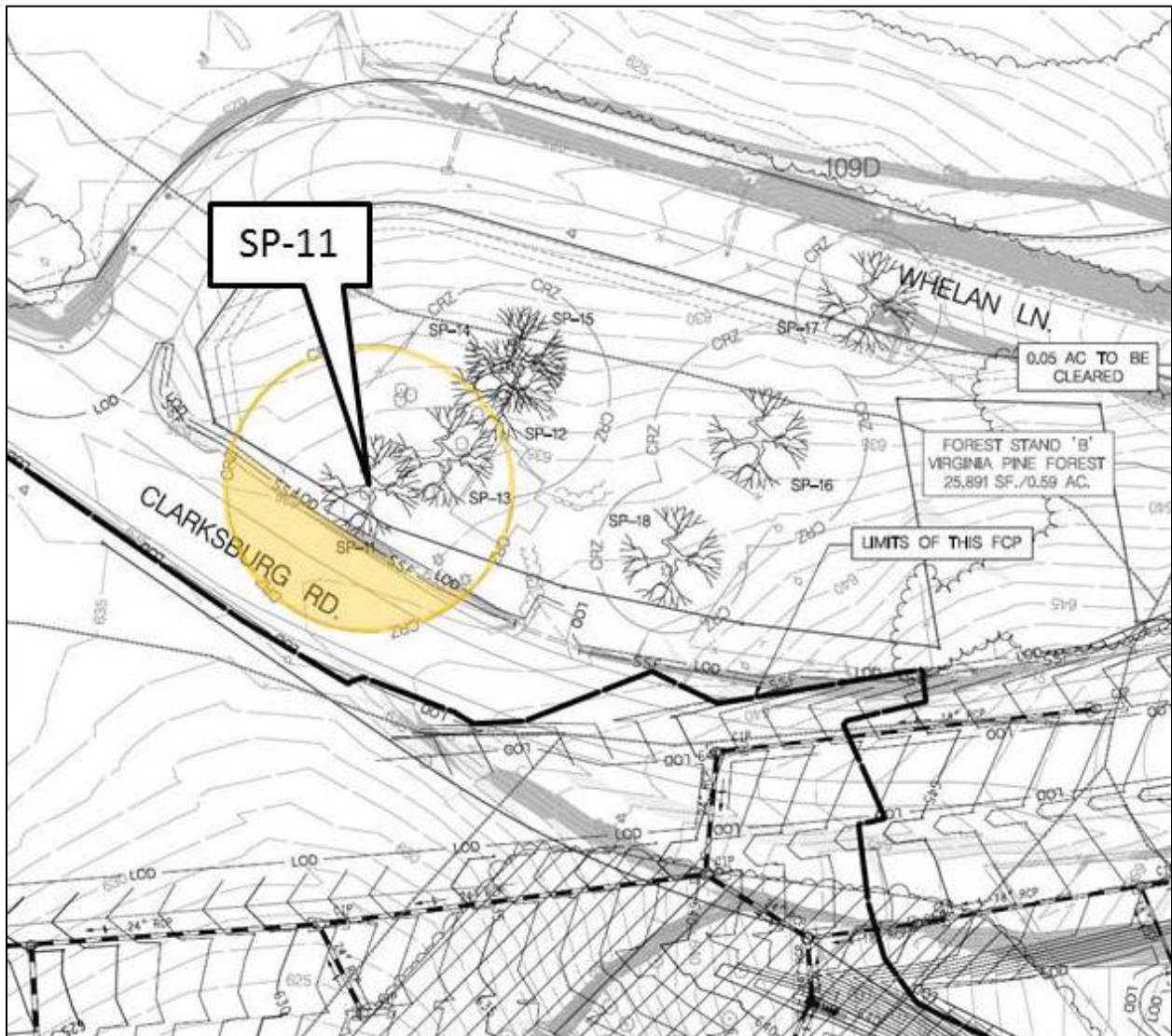


Figure 3: Impacts to Variance Tree SP-11

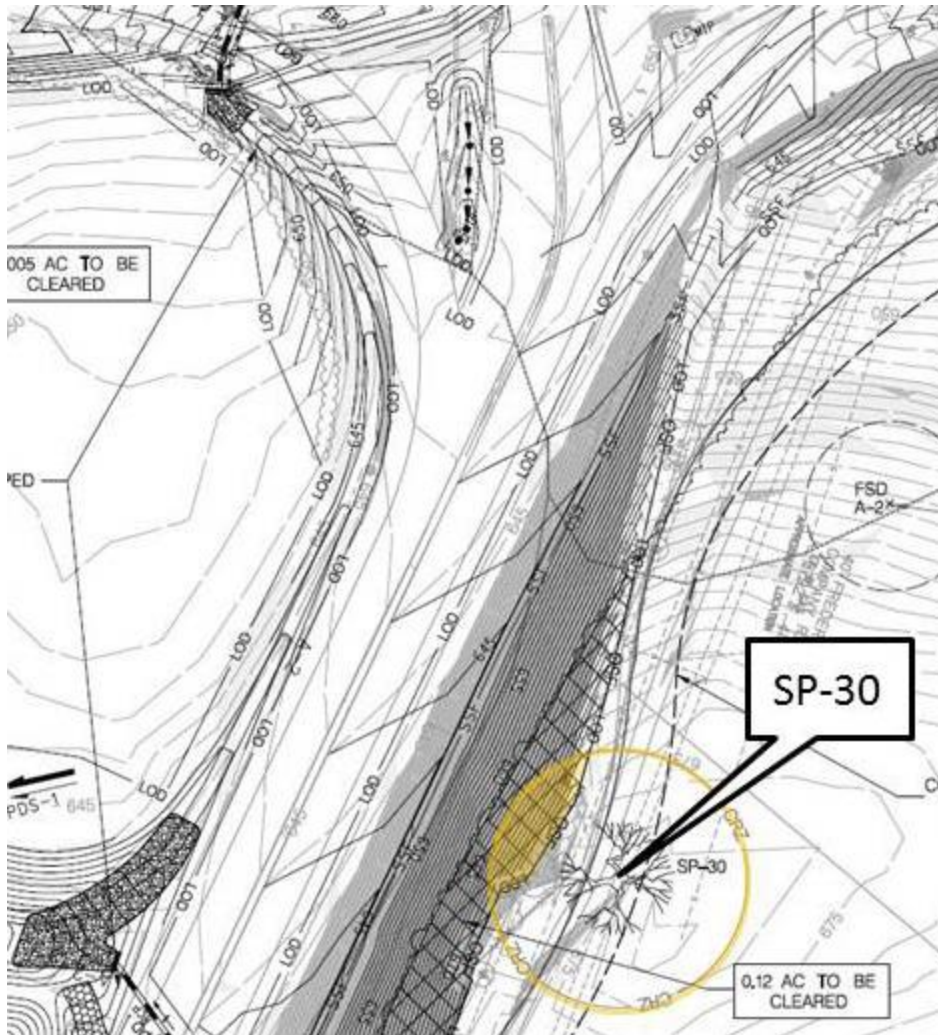


Figure 4: Impacts to Variance Tree SP-30



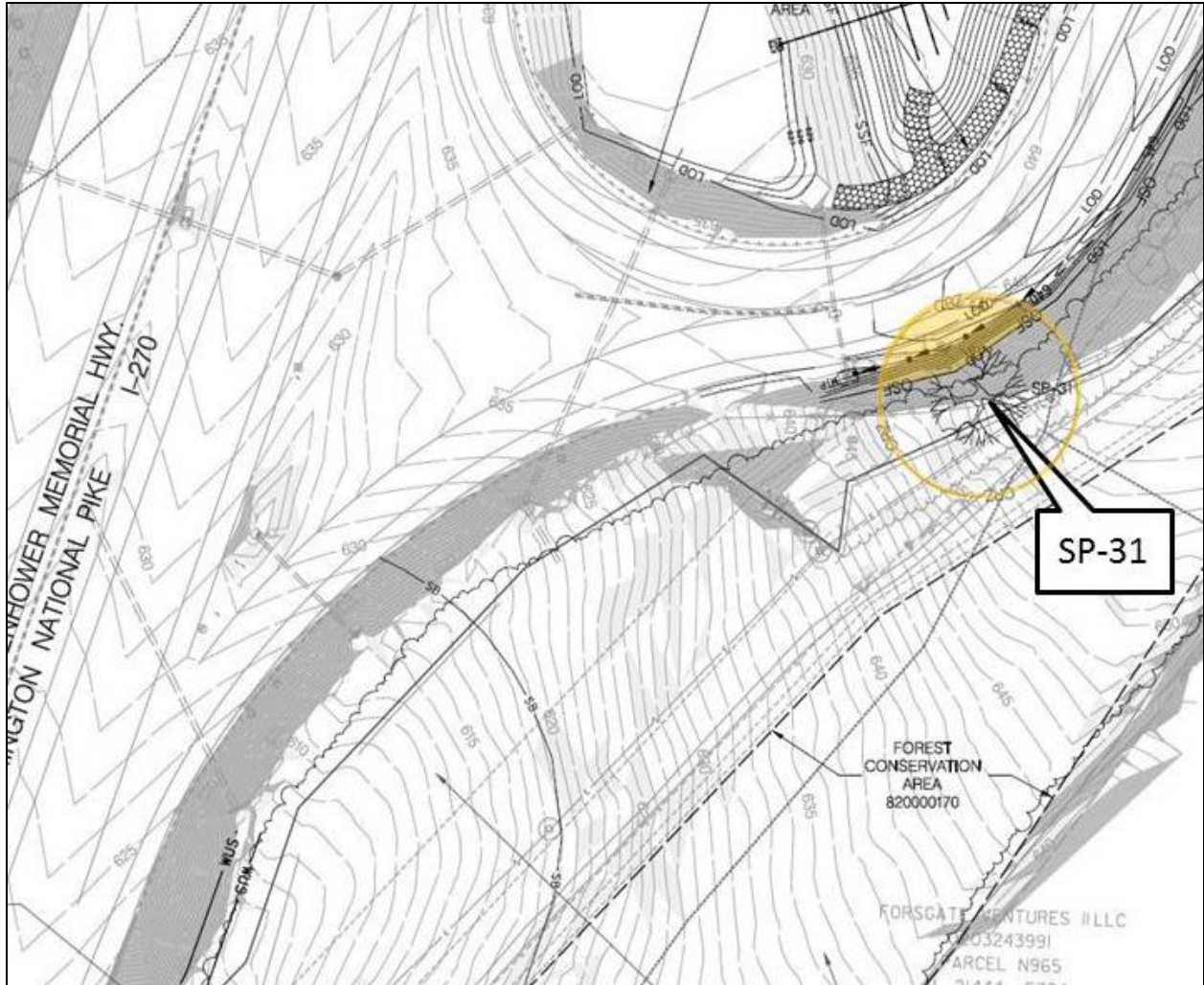


Figure 5: Impacts to Variance Tree SP-31

Justification of Unwarranted Hardship

As per Section 22A-21, a variance may only be considered if the Planning Board finds that leaving the Variance Trees in an undisturbed state would result in an unwarranted hardship.

This variance request is to allow disturbance for the improvements to the existing interchange. Given the construction activities necessary for construction of the onramp and additional safety improvements and their proximity to Variance trees, it is not possible to avoid impact to these trees. Not granting a variance would eliminate the ability to make the needed infrastructure and safety improvements and the interchange could not be improved.

Variance Findings

Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board in order for a variance to be granted.

Staff has made the following determination based on the required findings that granting of the requested variance:

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

Given the scope of the construction activity necessary for the interchange improvements, combined with the location of the trees and root zones, disturbance to variance trees is unavoidable and required to implement the proposed plans. As such, this is not a *special privilege* to be conferred on the applicant.

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

The requested variance is based upon the requirements of SHA, to improve the interchange to accommodate approved development in the area and not a result of the Applicant.

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

The surrounding land uses do not have any inherent characteristics or conditions that have created or contributed to the need for a variance.

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

The granting of this variance will not adversely affect water quality. Appropriate erosion and sediment controls will be installed, as specified in the Erosion and Sediment Control Plan for this project. Additionally, no Variance Trees are being removed as part of this request.

#### Mitigation for Trees Subject to the Variance Provision

There are no trees proposed for removal in this variance request. 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 July 28, 2014. On August 27, 2014, the County Arborist recommended the variance be approved with mitigation (Attachment E)

#### Variance Recommendation

Staff recommends that the variance be granted.

The submitted FFCP amendment meets all applicable requirements of the Chapter 22A of the County Code (Forest Conservation Law).



## **COMMUNITY OUTREACH**

Each application, MR2014049 and 82005015F, were submitted and noticed in accordance with all Planning Board adopted procedures. As of the date of this report, Staff has not received any correspondence regarding either application. Any correspondence received after posting of the Staff Report will be forwarded to the Planning Board for discussion at the hearing.

## **CONCLUSION**

The Mandatory Referral FFCP and Cabin Branch FFCP amendment, meet all applicable requirements of Chapter 22A of the County Code (Forest Conservation Law). Staff recommends the Planning Board approve the Cabin Branch FFCP amendment (82005015F), and approve the Mandatory Referral FFCP for the interchange improvements along with the final water quality plan (MR20140490), with the conditions cited in this Staff Report.

## **Attachments**

- Attachment A – MCDPS SPA final water quality plan letter dated December 6, 2013
- Attachment B – Final Forest Conservation Plan (MR20140490)
- Attachment C – Cabin Branch Final Forest Conservation Plan Amendment (82005015F)
- Attachment D – Variance Request
- Attachment E – County Arborist Recommendation



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

December 6, 2013

Mr. Ryan Burdette, PE  
KCI Technologies Inc.  
936 Ridgebrook Road  
Sparks, Maryland 21152

Re: Stormwater Management **CONCEPT** Request  
for MD 121 at Interstate 270 Interchange  
Improvements  
SM File #: 250011  
Tract Size/Zone: 2.6 acres/roadway  
Total Concept Area: 2.6 acres  
Watershed: Little Seneca Creek

Dear Mr. Burdett:

Based on a review by the Department of Permitting Services Review Staff, the Final Water Quality Plan (FWQP) for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via bio swales, micro-bioretenion, sand filters (surface and structural) and existing wet and dry ponds.

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

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. Additional soil testing will be required for the bio swales, micro bioretention and surface sand filters to determine depth to groundwater. These features are not to be located where the water table is within 2' of the bottom of the facility.
4. Provide a written agreement as to who will be responsible for providing long term maintenance for all of the proposed ESD/stormwater management features that are proposed.

This list may not be all-inclusive and may change based on available information at the time.

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

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

Mr. Ryan Burdette, PE  
Page 2  
December 6, 2013

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 Leo Galanko at 240-777-6242.

Sincerely,



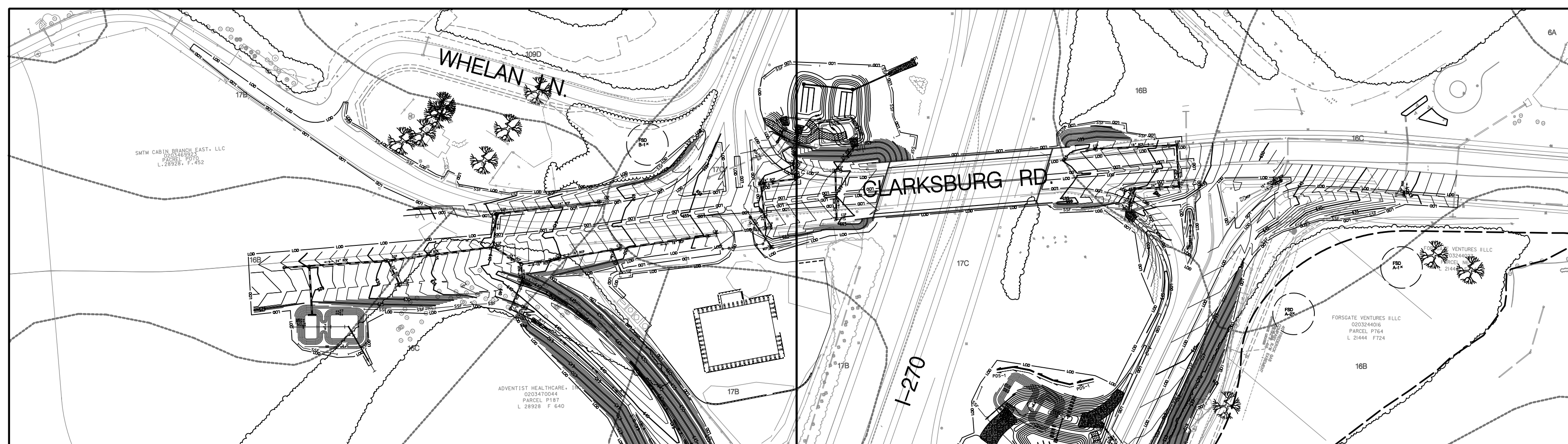
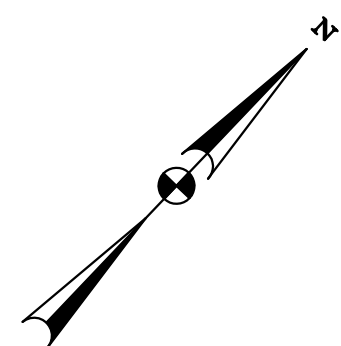
Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: me lmg

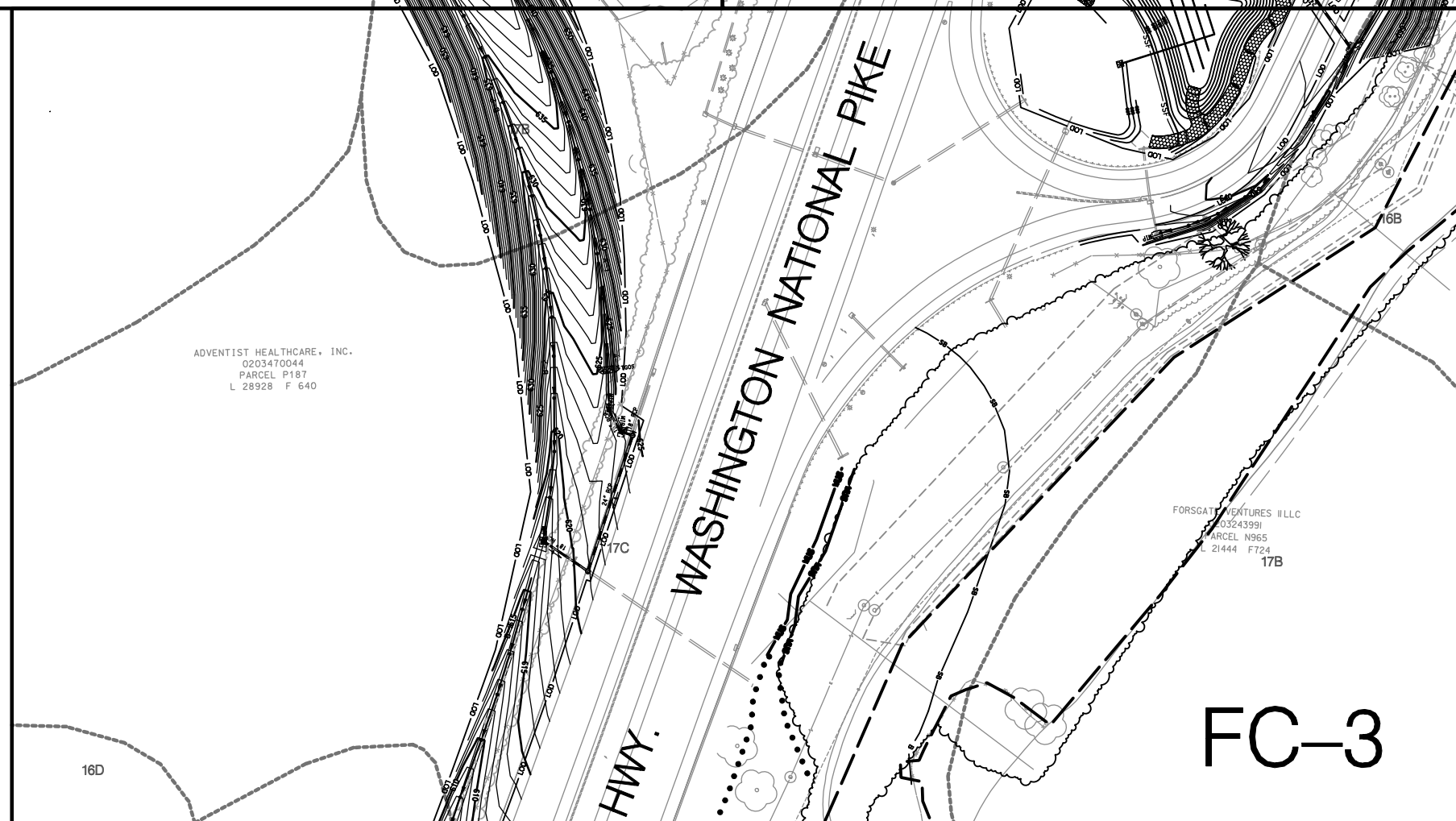
cc: C. Conlon  
L. Galanko  
K. Van Ness (MCDEP)  
SM File # 250011

ESD Acres:	10.0 acres
STRUCTURAL Acres:	3.68 acres
WAIVED Acres:	N/A

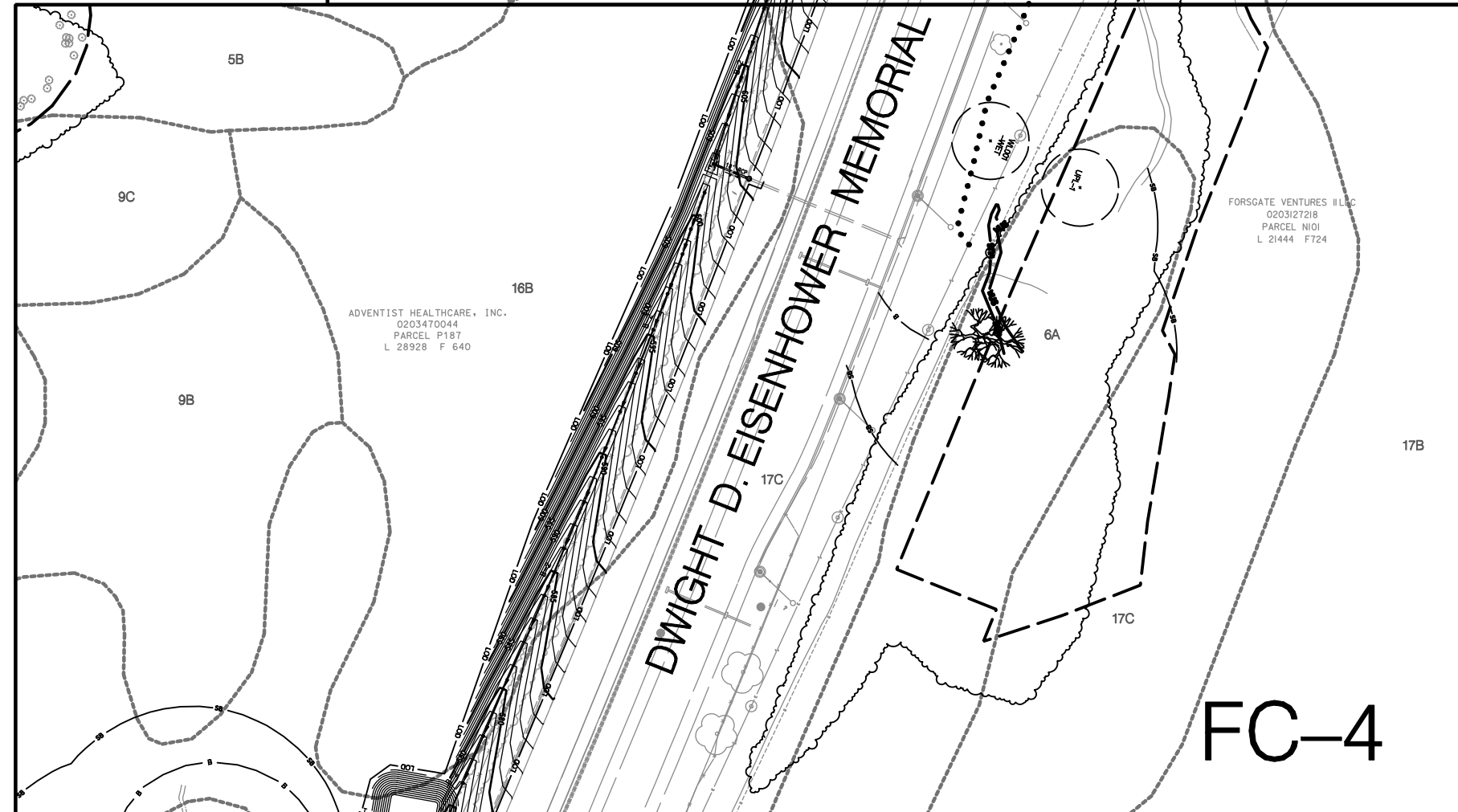




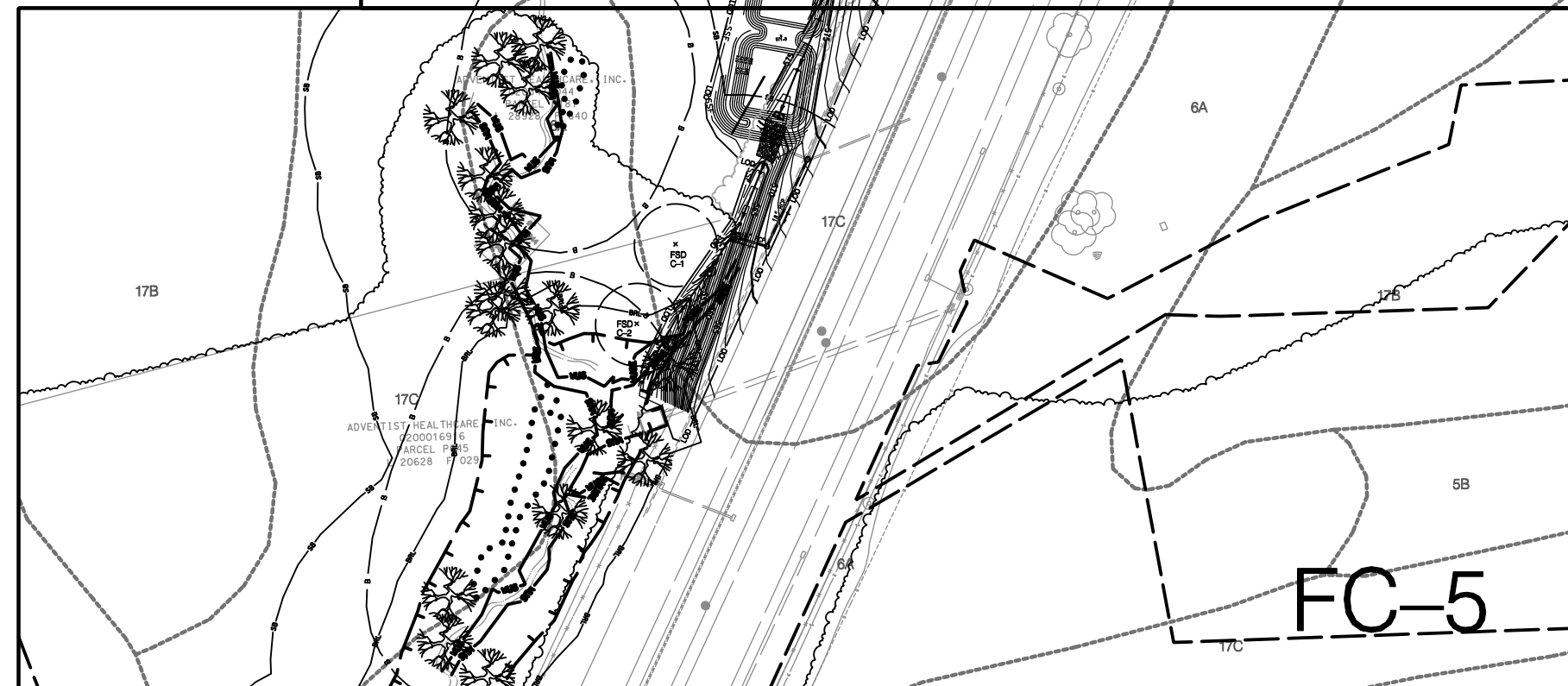
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FC-2



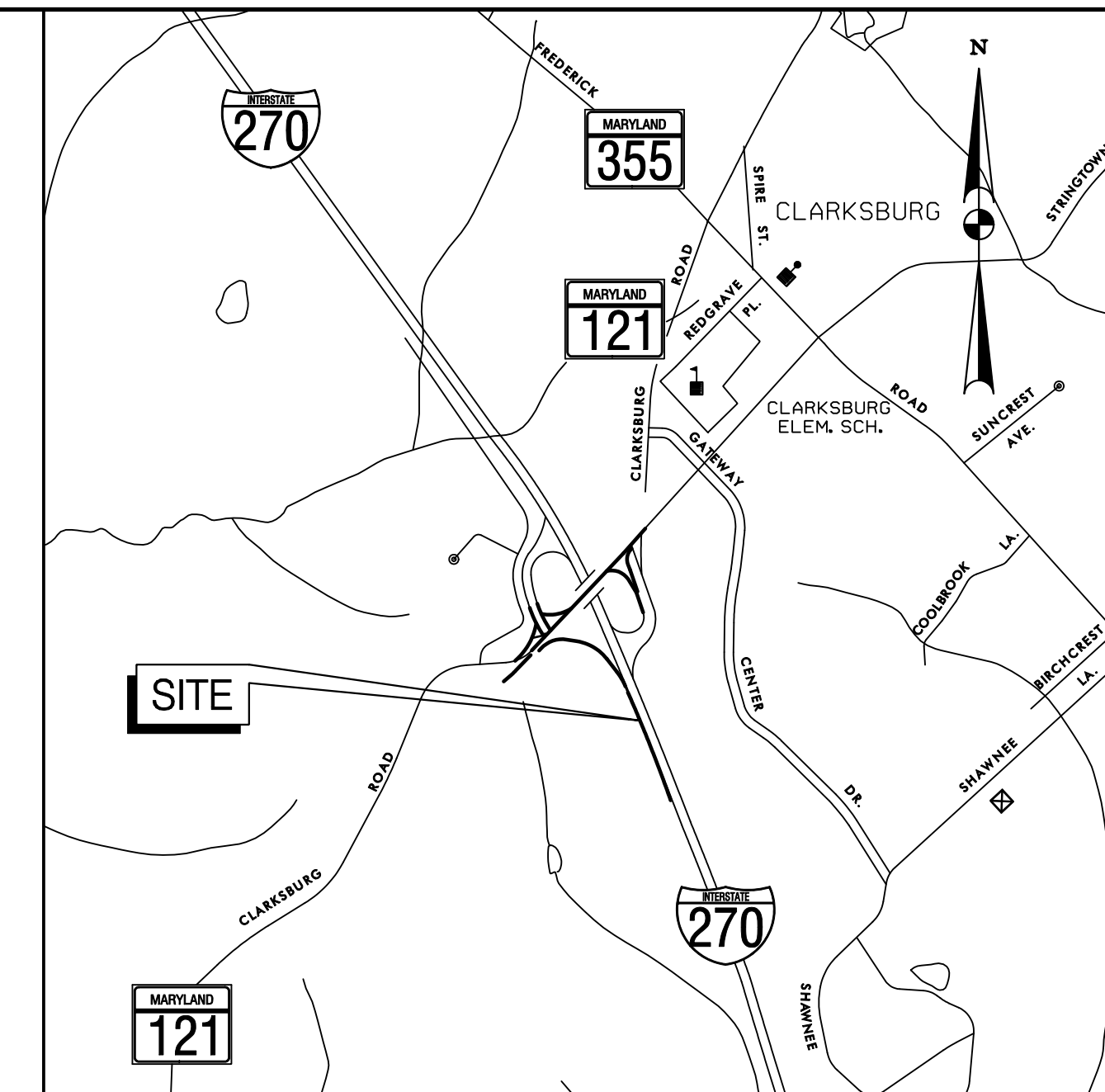
FC-3



FC-4



FC-5



VICINITY MAP  
SCALE: 1"=2000'

THIS PLAN WAS PREPARED BY:  
JENNIFER BIRD  
KCI TECHNOLOGIES  
MDNR QUALIFIED PROFESSIONAL  
STATUS (SEPTEMBER 2011)

*Jennifer A. Bird* JULY 2014  
SIGNATURE DATE

**KCI TECHNOLOGIES**  
 ENGINEERS  
 PLANNERS  
 SCIENTISTS  
 CONSTRUCTION MANAGERS

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 SPARKS, MARYLAND 21152  
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**SHEET INDEX**

DRAWING NO.	SHEET TITLE
KEY-1	KEY MAP
FC-1 TO FC-5	FCP PLAN
FC-6	FCP NOTES & DETAILS

CABIN BRANCH MANAGEMENT, LLC

MD 121 AT I-270  
INTERCHANGE IMPROVEMENTS

**FCP KEY MAP**

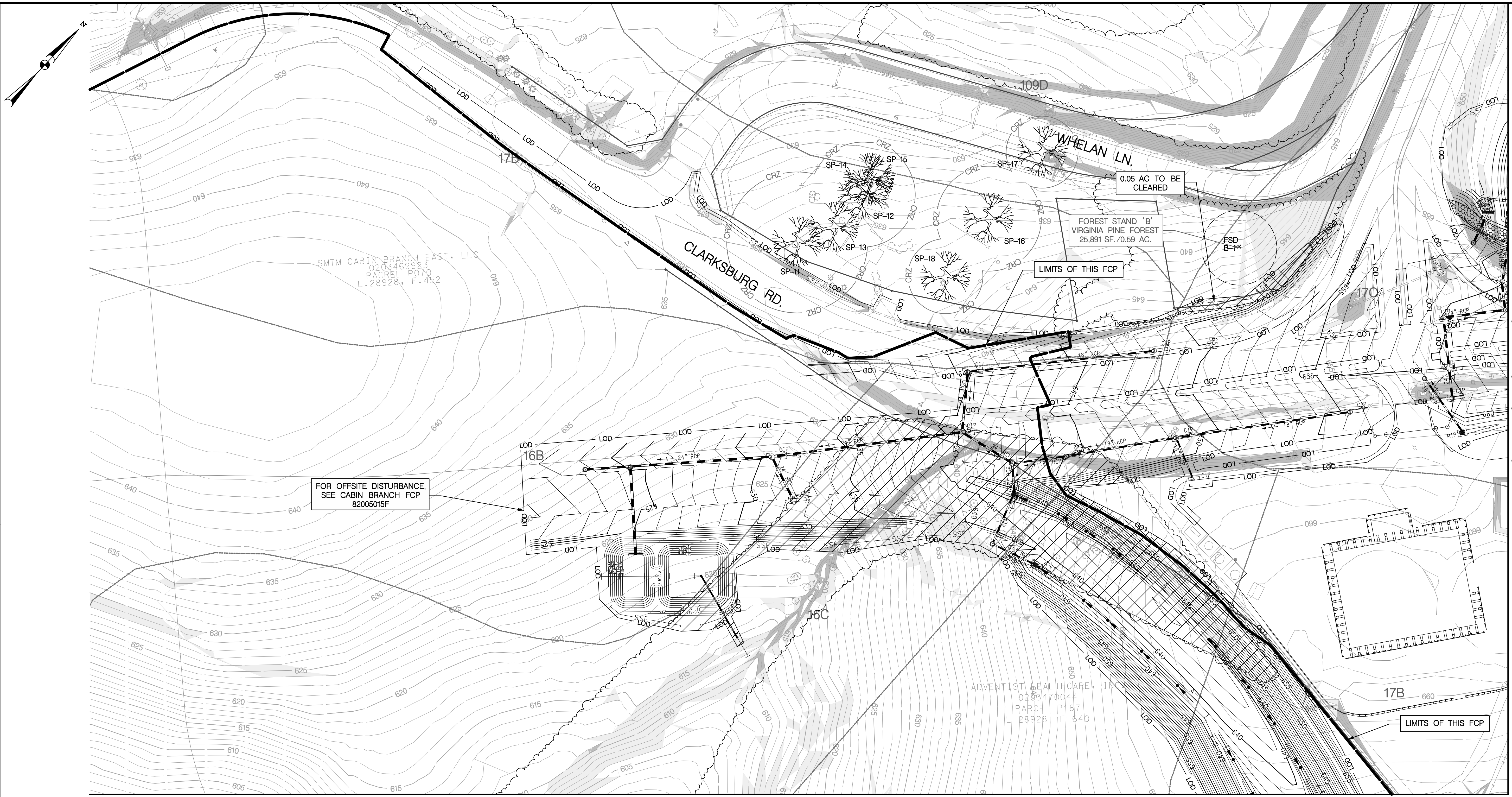
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 CHECKED BY: JB HORIZONTAL SCALE: \_\_\_\_\_  
 F.A.P. NO. \_\_\_\_\_ VERTICAL SCALE: \_\_\_\_\_

DRAWING NO. **KEY-1** OF **1** SHEET NO. **1** OF **7**

BY: Amanda Wagoner Division: P050 Natural Res Emp





MATCHLINE SEE SHEET FC-02

MATCHLINE SEE SHEET FC-03

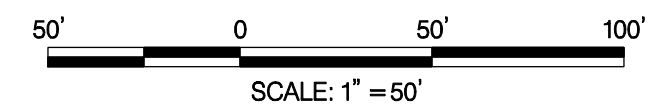
**SPECIMEN TREE TABLE**

NUMBER	SPECIES	COMMON NAME	SIZE, DBH (in.)	CONDITION
SP-11	Acer rubrum	Red Maple	47.0	FAIR
SP-12	Acer rubrum	Red Maple	35.0	FAIR
SP-13	Acer rubrum	Red Maple	24.0	FAIR
SP-14	Acer negundo	Box Elder	24.0	FAIR
SP-15	Acer negundo	Box Elder	24.0	FAIR
SP-16	Acer negundo	Box Elder	35.0	FAIR
SP-17	Acer negundo	Box Elder	24.0	FAIR
SP-18	Pinus strobus	Eastern White Pine	25.0	FAIR

**LEGEND**

	EXISTING CONTOUR		EXISTING TREE LINE		PERIMETER DIKE/SWALE
	EXISTING TREE LINE		EXISTING PIPE / CULVERT		PLACED RIPRAP DITCH
	EXISTING STORM DRAIN & INLET		PROPOSED CONTOURS		SILT FENCE
	RIGHT OF WAY LINE		PROPOSED PIPE		SUPER SILT FENCE
	STUDY AREA BOUNDARY		CURB INLET PROTECTION		LIMIT OF DISTURBANCE
	SOILS DELINEATION		WETLAND BOUNDARY		
	SUPER SILT FENCE		WETLAND BUFFER		
	CURB INLET PROTECTION		WATERS OF THE U.S.		
	LIMIT OF DISTURBANCE		STREAM BUFFER		
			WETLAND /UPLAND SAMPLE PLOT		
			PREVIOUSLY APPROVED FCP# 820050150 BOUNDARY		

	SLOPES 15-25%		SPECIMEN TREE
	SLOPES 25% OR GREATER		
	WOODLAND CLEARING		
	OFFSITE REMOVAL		



THIS PLAN WAS PREPARED BY:  
 JENNIFER BIRD  
 KCI TECHNOLOGIES  
 MDNR QUALIFIED PROFESSIONAL  
 STATUS (SEPTEMBER 2011)  
*Jennifer K. Bird*  
 SIGNATURE DATE JULY 2014

**KCI TECHNOLOGIES**  
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**CABIN BRANCH MANAGEMENT, LLC**

MD 121 AT I-270  
 INTERCHANGE IMPROVEMENTS

**FCP PLAN**

SCALE 1" = 50' ADVERTISED DATE \_\_\_\_\_ TRACKING NO. 08APMO008XX

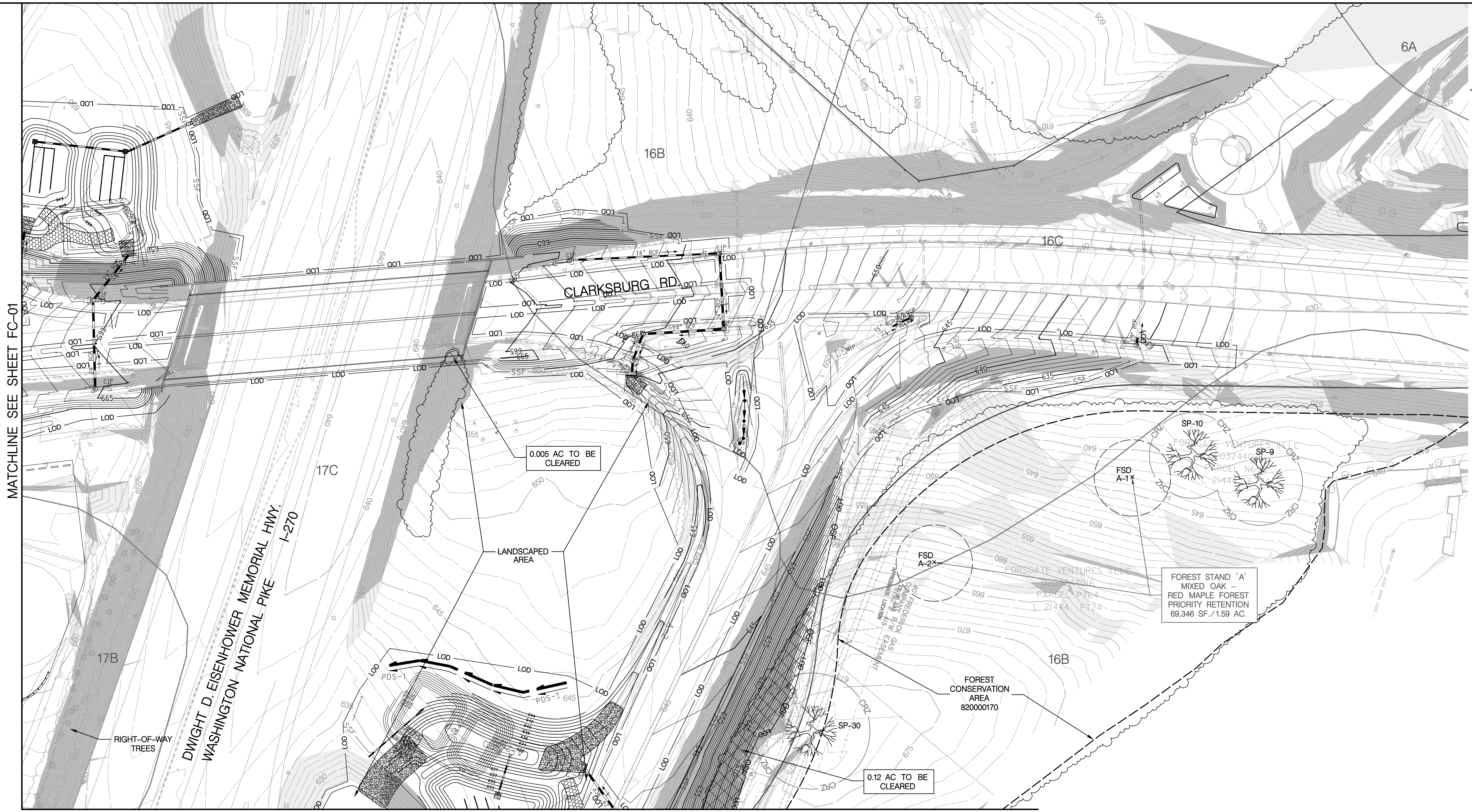
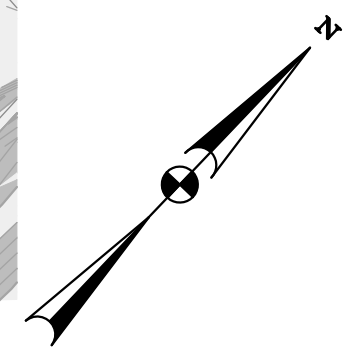
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CHECKED BY JB	HORIZONTAL SCALE _____
F.A.P. NO. _____	VERTICAL SCALE _____

DRAWING NO. **FC - 1** OF **6** SHEET NO. **2** OF **7**

PLOTTED: \*09:32 AM on Monday, June 30, 2014\*  
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BY: Amanda Wagoner Division: P050 Natural Res Emp





MATCHLINE SEE SHEET FC-01

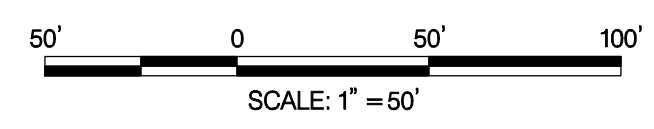
MATCHLINE SEE SHEET FC-03

BY: Amanda Wagoner Division: P050 Natural Res Emp

THIS PLAN WAS PREPARED BY:  
 JENNIFER BIRD  
 KCI TECHNOLOGIES  
 MDNR QUALIFIED PROFESSIONAL  
 STATUS (SEPTEMBER 2011)  
 SIGNATURE: *Jennifer A. Bird* JULY 2014  
 DATE

**SPECIMEN TREE TABLE**

NUMBER	SPECIES	COMMON NAME	SIZE, DBH (in.)	CONDITION
SP-9	Liriodendron tulipifera	Tulip Poplar	28.0	GOOD
SP-10	Liriodendron tulipifera	Tulip Poplar	30.0	FAIR
SP-30	Quercus velutina	Black Oak	38.0	GOOD



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**LEGEND**

- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING PIPE / CULVERT
- EXISTING STORM DRAIN & INLET
- RIGHT OF WAY LINE
- STUDY AREA BOUNDARY
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- STREAM BUFFER
- WETLAND /UPLAND SAMPLE PLOT
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- PREVIOUSLY APPROVED FCP# 820050150 BOUNDARY
- PERIMETER DIKE/SWALE
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- PLACED RIPRAP DITCH
- PROPOSED CONTOURS
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- SUPER SILT FENCE
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- SPECIMEN TREE
- SLOPES 15-25%
- SLOPES 25% OR GREATER
- WOODLAND CLEARING

**CABIN BRANCH MANAGEMENT, LLC**

MD 121 AT I-270  
 INTERCHANGE IMPROVEMENTS

**FCP PLAN**

SCALE 1" = 50' ADVERTISED DATE \_\_\_\_\_ TRACKING NO. 08APMO008XX

DESIGNED BY \_\_\_\_\_ COUNTY MONTGOMERY  
 DRAWN BY CSD LOGMILE \_\_\_\_\_  
 CHECKED BY JB HORIZONTAL SCALE \_\_\_\_\_  
 F.A.P. NO. \_\_\_\_\_ VERTICAL SCALE \_\_\_\_\_

DRAWING NO. **FC - 2** OF **5** SHEET NO. **3** OF **7**

PLOTTED: \*09:33 AM on Monday, June 30, 2014\*  
 FILE: M:\2012\2212588\drawings\CSD\_FILES\FC-SA02\_MD121.dgn



MATCHLINE SEE SHEET FC-01

MATCHLINE SEE SHEET FC-02



FOR OFFSITE DISTURBANCE, SEE CABIN BRANCH FCP 82005015F

WUS WL002 R4SB3 200 LF.

WETLAND WL001 PEM1A 23,276 SF./0.53 AC.

FOREST CONSERVATION AREA 820000170

FORSGATE VENTURES II LLC 03243991 PARCEL N965 21444 F724 17B

FOREST STAND 'A' MIXED OAK - RED MAPLE FOREST PRIORITY RETENTION 69,346 SF./1.59 AC.

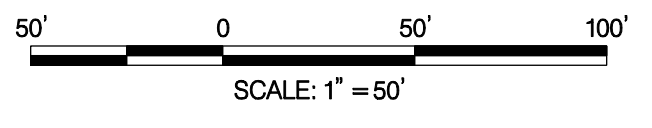
MATCHLINE SEE SHEET FC-04

LEGEND

	EXISTING CONTOUR		PERIMETER DIKESWALE		SPECIMEN TREE
	EXISTING TREE LINE		SOIL STABILIZATION MATTING		SLOPES 15-25%
	EXISTING PIPE / CULVERT		PLACED RIPRAP DITCH		SLOPES 25% OR GREATER
	EXISTING STORM DRAIN & INLET		PROPOSED CONTOURS		WOODLAND CLEARING
	RIGHT OF WAY LINE		PROPOSED PIPE		PREVIOUSLY APPROVED FCP# 820050150 BOUNDARY
	STUDY AREA BOUNDARY		SILT FENCE		
	SOILS DELINEATION		SUPER SILT FENCE		
	WETLAND BOUNDARY		CURB INLET PROTECTION		
	WETLAND BUFFER		LIMIT OF DISTURBANCE		
	WATERS OF THE U.S.				
	STREAM BUFFER				
	WETLAND /UPLAND SAMPLE PLOT				
	FOREST CONSERVATION EASEMENT				

**SPECIMEN TREE TABLE**

NUMBER	SPECIES	COMMON NAME	SIZE,DBH(in.)	CONDITION
SP-31	Quercus alba	White Oak	33.0	GOOD



THIS PLAN WAS PREPARED BY:  
 JENNIFER BIRD  
 KCI TECHNOLOGIES  
 MDR QUALIFIED PROFESSIONAL  
 STATUS (SEPTEMBER 2011)

*Jennifer A. Bird* JULY 2014  
 SIGNATURE DATE

**KCI TECHNOLOGIES**  
 ENGINEERS  
 PLANNERS  
 SCIENTISTS  
 CONSTRUCTION MANAGERS

936 RIDGEBROOK ROAD  
 SPARKS, MARYLAND 21152  
 TELEPHONE: (410) 316-7800  
 FAX: (410) 316-7818

**CABIN BRANCH MANAGEMENT, LLC**

MD 121 AT I-270  
 INTERCHANGE IMPROVEMENTS

**FCP PLAN**

SCALE 1" = 50' ADVERTISED DATE \_\_\_\_\_ TRACKING NO. 08APMO008XX

DESIGNED BY \_\_\_\_\_ COUNTY MONTGOMERY  
 DRAWN BY CSD LOGMILE \_\_\_\_\_  
 CHECKED BY JB HORIZONTAL SCALE \_\_\_\_\_  
 F.A.P. NO. \_\_\_\_\_ VERTICAL SCALE \_\_\_\_\_

DRAWING NO. **FC - 3** OF **6** SHEET NO. **4** OF **7**

PLOTTED: 10:34 AM on Monday, June 30, 2014  
 FILE: M:\2012\2212588\drawings\CSD\_FILES\FC-3A03\_MD121.dgn

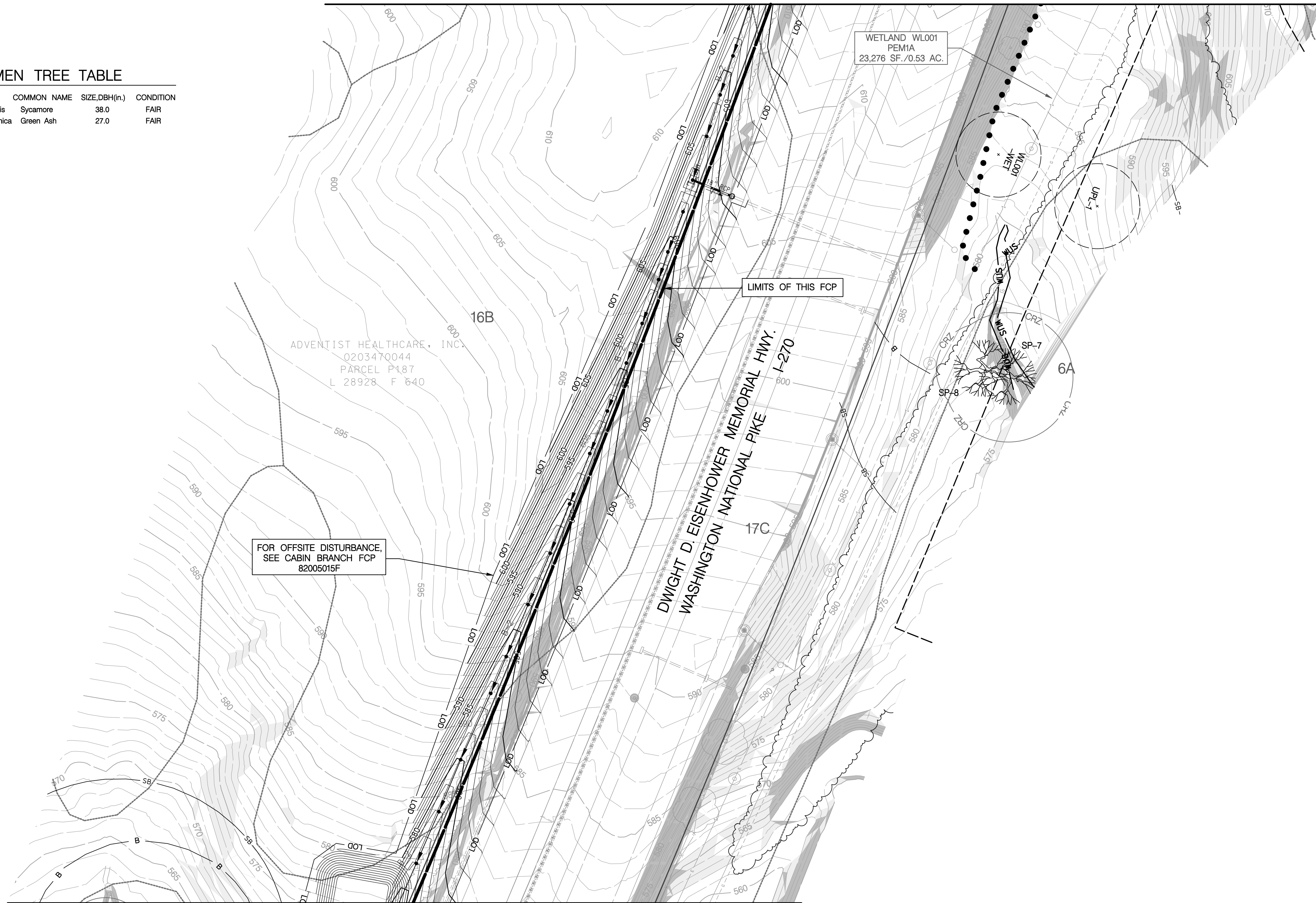
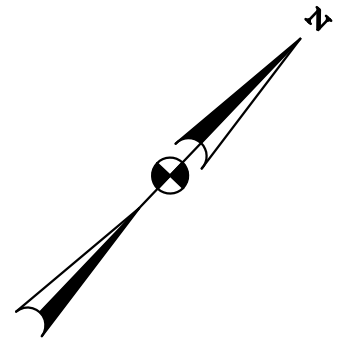
BY: Amanda Wagoner Division: P050 Natural Res Emp



MATCHLINE SEE SHEET FC-03

**SPECIMEN TREE TABLE**

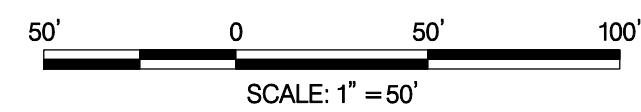
NUMBER	SPECIES	COMMON NAME	SIZE, DBH(in.)	CONDITION
SP-7	Platanus occidentalis	Sycamore	38.0	FAIR
SP-8	Fraxinus pennsylvanica	Green Ash	27.0	FAIR



MATCHLINE SEE SHEET FC-05

**LEGEND**

	EXISTING CONTOUR		PERIMETER DIKESWALE		SPECIMEN TREE
	EXISTING TREE LINE		SOIL STABILIZATION MATTING		SLOPES 15-25%
	EXISTING PIPE / CULVERT		PLACED RIPRAP DITCH		SLOPES 25% OR GREATER
	EXISTING STORM DRAIN & INLET		PROPOSED CONTOURS		WOODLAND CLEARING
	RIGHT OF WAY LINE		PROPOSED PIPE		PREVIOUSLY APPROVED FCP# 820050150 BOUNDARY
	STUDY AREA BOUNDARY		24" RCP		
	SOILS DELINEATION		SF		
	WETLAND BOUNDARY		SSF		
	WETLAND BUFFER		CIP		
	WATERS OF THE U.S.		LDD		
	STREAM BUFFER				
	x UPL-1 x WL001-WET				
	FOREST CONSERVATION EASEMENT				



THIS PLAN WAS PREPARED BY:  
 JENNIFER BIRD  
 KCI TECHNOLOGIES  
 MDR QUALIFIED PROFESSIONAL  
 STATUS (SEPTEMBER 2011)  
 SIGNATURE: *Jennifer Bird* JULY 2014  
 DATE

**KCI TECHNOLOGIES**  
 ENGINEERS  
 PLANNERS  
 SCIENTISTS  
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 936 RIDGEBROOK ROAD  
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CABIN BRANCH MANAGEMENT, LLC

MD 121 AT I-270  
 INTERCHANGE IMPROVEMENTS

**FCP PLAN**

SCALE 1" = 50' ADVERTISED DATE \_\_\_\_\_ TRACKING NO. 08APMO008XX

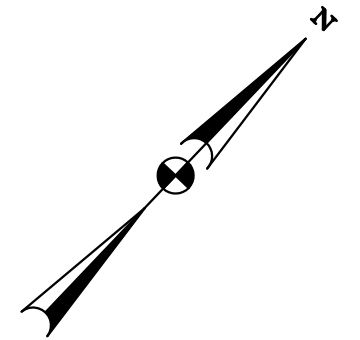
DESIGNED BY \_\_\_\_\_ COUNTY MONTGOMERY  
 DRAWN BY CSD LOGMILE \_\_\_\_\_  
 CHECKED BY JB HORIZONTAL SCALE \_\_\_\_\_  
 F.A.P. NO. \_\_\_\_\_ VERTICAL SCALE \_\_\_\_\_

DRAWING NO. **FC - 4** OF **6** SHEET NO. **5** OF **7**

PLOTTED: 10:35 AM on Monday, June 30, 2014  
 FILE: M:\2012\2212588\drawings\CSD\_FILES\FC-SA04\_MD121.dgn

BY: Amanda Wagoner Division: P050 Natural Res Emp





**SPECIMEN TREE TABLE**

NUMBER	SPECIES	COMMON NAME	SIZE, DBH(in.)	CONDITION
SP-1	Liriodendron tulipifera	Tulip poplar	34.0	POOR
SP-2	Liriodendron tulipifera	Tulip poplar	37.0	POOR
SP-3	Liriodendron tulipifera	Tulip poplar	34.0	GOOD
SP-4	Liriodendron tulipifera	Tulip poplar	33.0	FAIR
SP-5	Liriodendron tulipifera	Tulip poplar	26.0	FAIR
SP-6	Liriodendron tulipifera	Tulip poplar	27.0	GOOD
SP-19	Platanus occidentalis	Sycamore	24.0	FAIR
SP-20	Platanus occidentalis	Sycamore	27.0	FAIR
SP-21	Liriodendron tulipifera	Tulip poplar	27.0	FAIR
SP-22	Platanus occidentalis	Sycamore	27.0	GOOD
SP-23	Liriodendron tulipifera	Tulip poplar	36.0	GOOD
SP-24	Quercus rubra	Northern red oak	35.0	POOR
SP-25	Acer rubrum	Red maple	25.0	GOOD
SP-26	Acer rubrum	Red maple	26.0	POOR
SP-27	Platanus occidentalis	Sycamore	36.0	POOR
SP-28	Quercus alba	White oak	36.0	FAIR
SP-29	Liriodendron tulipifera	Tulip poplar	27.0	GOOD

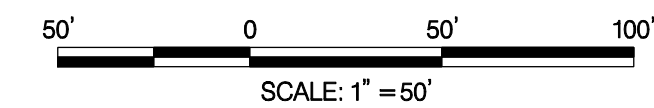


**LEGEND**

	EXISTING CONTOUR		PERIMETER DIKES/WALE		WETLAND /UPLAND SAMPLE PLOT
	EXISTING TREE LINE		SOIL STABILIZATION MATTING		SPECIMEN TREE
	EXISTING PIPE /CULVERT		PLACED RIPRAP DITCH		OFFSITE SPECIMEN TREE FOR REMOVAL
	EXISTING STORM DRAIN & INLET		PROPOSED CONTOURS		SLOPES 15-25%
	RIGHT OF WAY LINE		PROPOSED PIPE		SLOPES 25% OR GREATER
	STUDY AREA BOUNDARY		SILT FENCE		OFFSITE REMOVAL
	SOILS DELINEATION		SUPER SILT FENCE		PREVIOUSLY APPROVED FCP# 820050150 BOUNDARY
	WETLAND BOUNDARY		CURB INLET PROTECTION		
	WETLAND BUFFER		LIMIT OF DISTURBANCE		
	WATERS OF THE U.S.				
	STREAM BUFFER				
	100-YEAR FLOODPLAIN				
	FLOODPLAIN BUILDING RESTRICTION LINE (BRL)				
	FOREST CONSERVATION EASEMENT				

THIS PLAN WAS PREPARED BY:  
 JENNIFER BIRD  
 KCI TECHNOLOGIES  
 MDNR QUALIFIED PROFESSIONAL  
 STATUS (SEPTEMBER 2011)  
  
 SIGNATURE | JULY 2014 | DATE

**KCI TECHNOLOGIES**  
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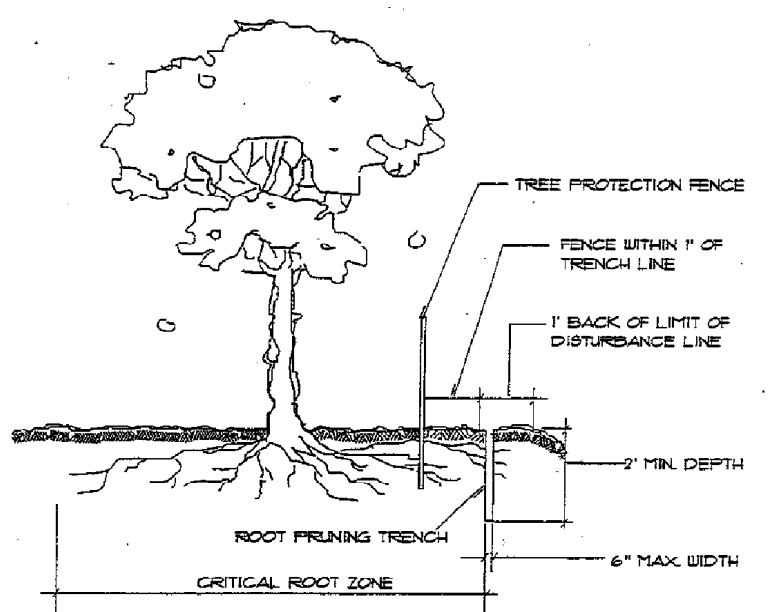
**CABIN BRANCH MANAGEMENT, LLC**  
 MD 121 AT I-270  
 INTERCHANGE IMPROVEMENTS  
**FCP PLAN**  
 SCALE 1" = 50' ADVERTISED DATE \_\_\_\_\_ TRACKING NO. 08APMO008XX  
 DESIGNED BY \_\_\_\_\_ COUNTY MONTGOMERY  
 DRAWN BY CSD LOGMILE \_\_\_\_\_  
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 F.A.P. NO. \_\_\_\_\_ VERTICAL SCALE \_\_\_\_\_  
 DRAWING NO. **FC - 5** OF **6** SHEET NO. **6** OF **7**

BY: Amanda Wagoner Division: P050 Natural Res Emp



**STRESS REDUCTION MEASURES (1)**

**ROOT PRUNING**



- NOTE:
1. Retention Areas will be set as part of the review process.
  2. Boundaries of Retention Areas should be staked and flagged prior to trenching.
  3. Branch location of trench should be identified.
  4. Trench should be immediately backfilled with soil removed or other high organic soil.
  5. Roots should be cleanly cut using vibratory knife or other acceptable equipment.

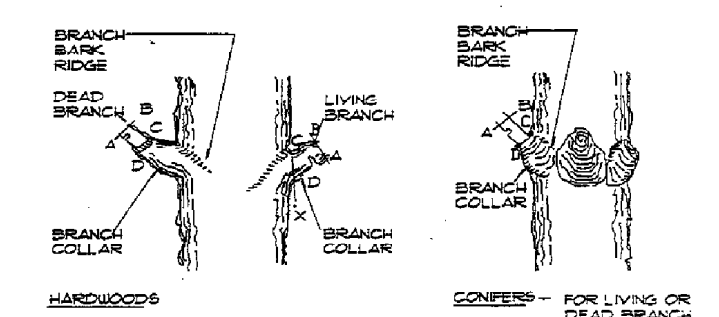
SOURCE: City of Gaithersburg Maryland CITY TREE MANUAL, Adapted from Maryland State FOREST CONSERVATION MANUAL

**ROOT PRUNING**  
NOT TO SCALE

**STRESS REDUCTION MEASURES (2)**

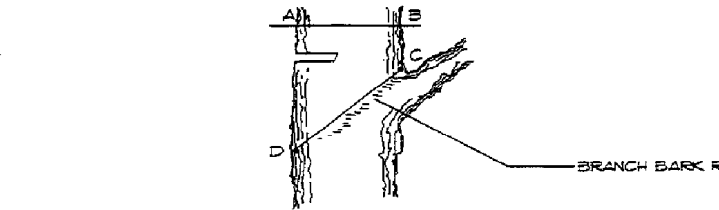
**CROWN REDUCTION**

**PRUNING A BRANCH**



- NOTE:
1. Remove branch weight by undercutting at A and remove limb by cutting through at B.
  2. Remove limb at CD (line between branch bark ridge and outer edge of branch collar).
  3. If it is difficult to find on hardwood, drop vertical from C (line CX) Angle XCT XCCD.

**PRUNING A LEADER OR TO REDUCE SIZE**



- NOTE:
1. Only prune at specified times.
  2. No more than 30% of crown to be removed at one time.

SOURCE: Fairfax County, Virginia WILDLIFE PRESERVATION & PLANTING, Adapted from Maryland State FOREST CONSERVATION MANUAL

**TREE PRUNING**  
NOT TO SCALE

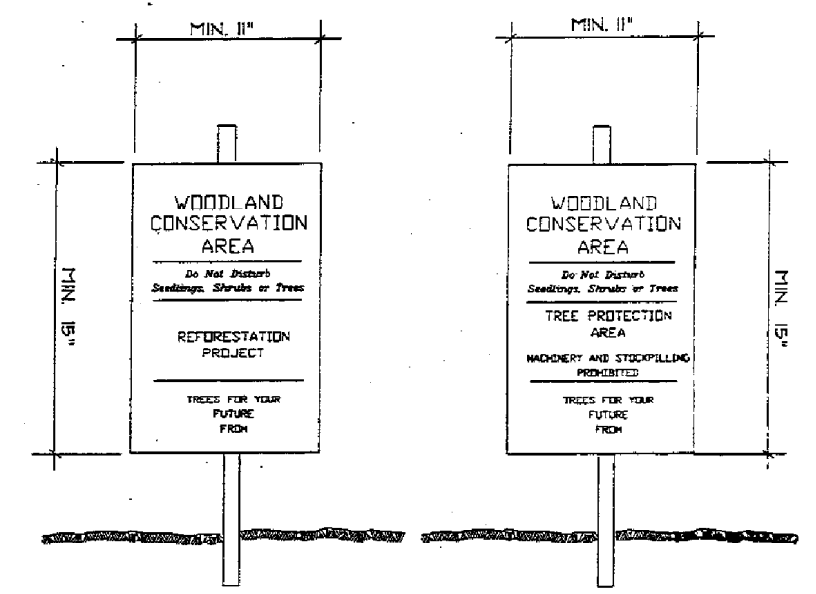


- NOTES:
1. BOTTOM OF SIGN TO BE HIGHER THAN TREE PROTECTION FENCE.
  2. SIGNS TO BE PLACED 50 TO 100' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART WITHIN THE ACCEPTABLE NOTED RANGE.
  3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
  4. SIGNS MAY BE REMOVED FROM RESIDENTIAL LOTS UPON ISSUANCE OF USE AND OCCUPANCY RETENTION FOREST ONLY.
  5. ALL SIGNAGE MUST REMAIN DURING THE MAINTENANCE PERIOD.
  6. THE SIGNS NOTIFY CONSTRUCTION WORKERS AND FUTURE RESIDENTS OF THE NEWLY PLANTED MATERIAL, IMPROVING THE TREES' SURVIVAL RATES.
  7. SIGNS MAY BE ADAPTED BY RESIDENTS FOR IDENTIFICATION OF FOREST RETENTION AREAS.

**FOREST CONSERVATION SIGNAGE**  
NOT TO SCALE

**Appendix B / PLANTING SPECIFICATIONS**

**SIGNAGE**

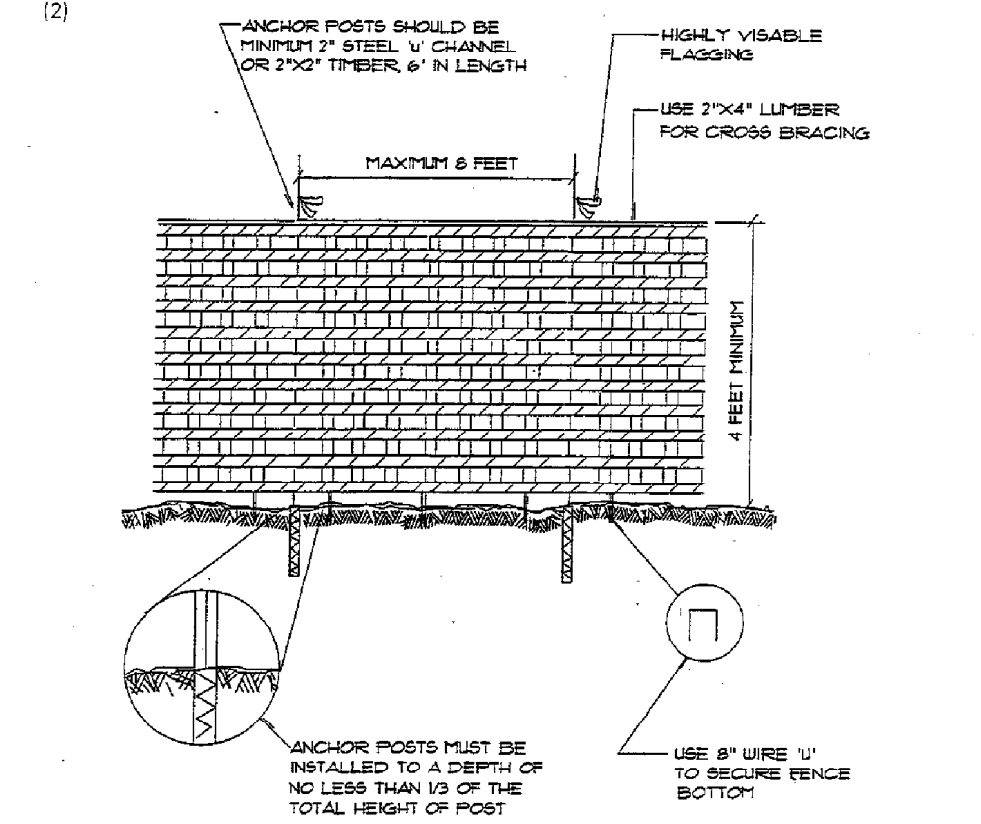


- NOTE:
1. Attachment of signs to trees is prohibited.
  2. Signs should be properly maintained.
  3. Avoid injury to roots when placing posts for the signs.
  4. Signs should be posted to be visible to all construction personnel from all directions.

SOURCE: Prince George's County, Maryland WOODLAND CONSERVATION MANUAL, Adapted from Maryland State FOREST CONSERVATION MANUAL

**BLAZE ORANGE PLASTIC MESH**

**TREE PROTECTION FENCING (2)**



- NOTE:
1. Forest protection device only.
  2. Retention Area will be set as part of the review process.
  3. Boundaries of Retention Area should be staked and flagged prior to installing device.
  4. Root damage should be avoided.
  5. Protective signage is required.
  6. Device should be maintained throughout construction.

SOURCE: Prince George's County, Maryland WOODLAND CONSERVATION MANUAL, Adapted from Maryland State FOREST CONSERVATION MANUAL

September 1992

DATA TABLE	
8.93 AC.	TRACT AREA
0.00 AC.	TRACT AREA REMAINING PART OF AGRICULTURAL USE
0.00 AC.	ROAD AND UTILITY RIGHTS-OF-WAY WHICH WILL NOT BE IMPROVED
0.205 AC.	TOTAL EXISTING FOREST
0.00 AC.	TOTAL FOREST RETENTION
0.205 AC.	TOTAL FOREST CLEARING
MXPD 20% 15%	LAND USE CATEGORY CONSERVATION THRESHOLD AFFORESTATION THRESHOLD
0.00 AC.	FOREST RETAINED WITHIN WETLANDS
0.00 AC.	FOREST CLEARED WITHIN WETLANDS
0.00 AC.	FOREST PLANTED WITHIN WETLANDS
0.00 AC.	FOREST RETAINED WITHIN 100 YR. FLOODPLAIN
0.00 AC.	FOREST CLEARED WITHIN 100 YR. FLOODPLAIN
0.00 AC.	FOREST PLANTED WITHIN 100 YR. FLOODPLAIN
0.00 AC.	FOREST RETAINED WITHIN STREAM BUFFERS
0.00 AC.	FOREST CLEARED WITHIN STREAM BUFFERS
0.00 AC.	FOREST PLANTED WITHIN STREAM BUFFERS
0.00 AC.	FOREST RETAINED WITHIN PRIORITY AREAS
0.15 AC.	FOREST CLEARED WITHIN PRIORITY AREAS
0.00 AC.	FOREST PLANTED WITHIN PRIORITY AREAS
304 LF.	STREAM BUFFER LENGTH
150'	AVERAGE STREAM BUFFER WIDTH

NOTE: AREAS BASED ON LIMIT OF DISTURBANCE

FOREST CONSERVATION WORKSHEET						
MD 121 AT I-270 INTERCHANGE IMPROVEMENTS						
NET TRACT AREA:						5-Aug-02
A.	Total tract area ....					8.93
B.	Land dedication acres (parks, county facility, etc.) ...					0.00
C.	Land dedication for roads or utilities (not being constructed by this plan) ...					0.00
D.	Area to remain in commercial agricultural production/use ...					0.00
E.	Other deductions (specify) .....					0.00
F.	Net Tract Area .....					8.93
LAND USE CATEGORY: (from Trees Technical Manual)						
Input the number "1" under the appropriate land use, limit to only one entry.						
	ARA	MDR	IDA	HDR	MPD	CIA
	0	0	0	0	1	0
G.	Afforestation Threshold ...				15%	x F = 1.34
H.	Conservation Threshold ...				20%	x F = 1.79
EXISTING FOREST COVER:						
I.	Existing forest cover .....					0.21
J.	Area of forest above afforestation threshold .....					0.00
K.	Area of forest above conservation threshold .....					0.00
BREAK EVEN POINT:						
L.	Forest retention above threshold with no mitigation .....					0.00
M.	Clearing permitted without mitigation .....					0.00
PROPOSED FOREST CLEARING:						
N.	Total area of forest to be cleared .....					0.21
O.	Total area of forest to be retained .....					0.00
PLANTING REQUIREMENTS:						
P.	Reforestation for clearing above conservation threshold .....					0.00
Q.	Reforestation for clearing below conservation threshold .....					0.41
R.	Credit for retention above conservation threshold .....					0.00
S.	Total reforestation required .....					0.41
T.	Total afforestation required .....					1.13
U.	Credit for landscaping (may not exceed 20% of "S") .....					0.00
V.	Total reforestation and afforestation required .....					1.54

- FCP NOTES:
1. MITIGATION WILL BE PROVIDED THROUGH AN OFF-SITE MITIGATION BANK.
  2. LANDSCAPING, INCLUDING PLANTING OF TREES, WILL BE PROVIDED IN SWM AREAS. THE PROPOSED LANDSCAPE PLANS ARE ATTACHED.

**GENERAL NOTES:**

1. THE TOPOGRAPHICAL SURVEY DATA WAS COMPLETED BY KCI TECHNOLOGIES, INC. ADDITIONAL TOPOGRAPHICAL SURVEY DATA WAS PROVIDED BY LOIEDERMAN SOLTESZ ASSOCIATES.
2. THE STUDY AREA IS LOCATED WITHIN THE SENECA CREEK WATERSHED. THE USE CLASS FOR STREAMS IN THIS AREA IS USE IV-P.
3. ZONING DESIGNATIONS WITHIN THE STUDY AREA INCLUDE MIXED USE PLANNED RESIDENTIAL (MXPD) AND TECHNOLOGY AND BUSINESS PARK (I-3). THE MAJORITY OF THE STUDY AREA IS WITHIN HIGHWAY RIGHT-OF-WAY.
4. WETLANDS AND "WATERS OF THE U.S." WERE DELINEATED BY JENN BIRD AND KATIE MYERS OF KCI TECHNOLOGIES, INC. IN JANUARY 2013 AND MARCH 2014. THREE WETLANDS, TWO EPHEMERAL CHANNELS, TWO INTERMITTENT STREAMS, AND THREE PERENNIAL STREAMS WERE IDENTIFIED.
5. CRITICAL HABITATS CONSIST OF NON-TIDAL WETLANDS, THEIR BUFFERS, STEEP SLOPES, AND WATERS OF THE US.
6. NO RARE, THREATENED, OR ENDANGERED SPECIES WERE ENCOUNTERED DURING THE FIELD INVESTIGATIONS.
7. CLEARING IN AREAS COVERED UNDER FCP# 820050150 ARE NOT INCLUDED IN THIS FCP.
8. THE STUDY AREA IS LOCATED WITHIN THE CLARKSBURG SPECIAL PROTECTION AREA (SPA).
9. THE STUDY AREA IS NOT LOCATED WITHIN A MAPPED FEMA 100-YEAR FLOODPLAIN. THE 100 YEAR FLOODPLAIN SHOWN ON FSD-5 IS BASED ON A STUDY BY RODGERS CONSULTING, INC..
10. AN EXISTING FOREST CONSERVATION EASEMENT IS LOCATED EAST OF THE PROPOSED PROJECT AREA AND WILL NOT BE IMPACTED BY CONSTRUCTION OF THE MD 121 INTERCHANGE IMPROVEMENTS.

**FOREST RESOURCE NOTES:**

1. FOREST STANDS WERE DELINEATED BY JENN BIRD AND KATIE MYERS OF KCI TECHNOLOGIES, INC. ON DECEMBER 12, 2013.
2. THREE FOREST STANDS (STANDS A, B, AND C) WERE IDENTIFIED WITHIN THE PROJECT STUDY AREA. STANDS A AND C WERE IDENTIFIED AS PRIORITY RETENTION AREAS.
3. THIRTY ONE SPECIMEN TREES WERE IDENTIFIED WITHIN THE PROJECT STUDY AREA.

**SOILS TABLE:**

Soil Symbol	Soil Unit Name	Percent Slope	K <sub>t</sub> value	Hydric (Y/N)
6A	Baile silt loam	0-3	0.43	Y
16B	Brinklow-Blocktown channery silt loams	3-8	0.28	N
16C	Brinklow-Blocktown channery silt loams	8-15	0.28	N
17B	Occoquan loam	3-8	0.37	N
17C	Occoquan loam	8-15	0.37	N

BY: Amanda Wagoner Division: P050 Natural Res Emp

THIS PLAN WAS PREPARED BY:  
JENNIFER BIRD  
KCI TECHNOLOGIES  
MDNR QUALIFIED PROFESSIONAL  
STATUS (SEPTEMBER 2011)

*Jennifer H. Bird*  
SIGNATURE JULY 14, 2014  
DATE

**KCI TECHNOLOGIES**  
ENGINEERS  
PLANNERS  
SCIENTISTS  
CONSTRUCTION MANAGERS

936 RIDGEBROOK ROAD  
SPARKS, MARYLAND 21152  
TELEPHONE: (410) 316-7800  
FAX: (410) 316-7818

**CABIN BRANCH MANAGEMENT, LLC**

MD 121 AT I-270  
INTERCHANGE IMPROVEMENTS

**FCP NOTES & DETAILS**

SCALE N/A ADVERTISED DATE \_\_\_\_\_ TRACKING NO. 08APM0008XX

DESIGNED BY \_\_\_\_\_ COUNTY MONTGOMERY

DRAWN BY CSD LOGMILE \_\_\_\_\_

CHECKED BY JB HORIZONTAL SCALE \_\_\_\_\_

F.A.P. NO. \_\_\_\_\_ VERTICAL SCALE \_\_\_\_\_

DRAWING NO. **FC - 6** OF **6** SHEET NO. **7** OF **7**



# FFCP PLAN APPROVALS

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

March 27, 2012

Sylke Knuppel  
Cabin Branch Management, LLC  
6905 Rockledge Drive, Suite 800  
Bethesda, MD 20817

Re: Final Forest Conservation Plan (FFCP)  
Cabin Branch (820050150)

Dear Ms. Knuppel:

Based on the review by planning staff of the Maryland National Capital Park and Planning Commission, the Final Forest Conservation Plan submitted to M-NCPPC on February 17 and March 22, 2012 for the plan identified above, is approved with the following conditions:

- This updated approval of the previously approved FFCP 820050150 covers sheets 1-7, 10-12, 17-21, 24-34, 46, 48, 49-51, and 63A.
- This FFCP was approved prior to the signature sets of overlapping individual site plans and assumes substantial concurrence with any subsequently approved site plan signature sets. Any changes from this approved FFCP to individual subsequently approved site plan signature sets not in substantial concurrence may require an FFCP amendment.
- Any planting substitutions from the approved reforestation list or trees using landscaping credit must be approved by the M-NCPPC forest conservation inspector at the pre-planting meeting.
- Compliance with all applicable requirements of the Forest Conservation Law (Chapter 22A-11) and Forest Conservation Regulations (Section 109 and 110).

This letter must appear on all reproduced copies of the approved Final Forest Conservation Plan. Any changes from the approved Final Forest Conservation Plan may constitute grounds to rescind or amend any approval action taken, and to re-evaluate the site for additional or amended plantings. If there are any subsequent additions or modifications planned for this development, a separate amendment must be submitted to M-NCPPC for review and approval prior to those changes occurring.

Please contact Mr. Douglas Johnson at [douglas.johnson@montgomeryplanning.org](mailto:douglas.johnson@montgomeryplanning.org) at 301-495-4712 to schedule all necessary inspections. If you have any questions regarding these actions, please feel free to contact Joshua Peas at 301-495-4546.

Sincerely,  
*John Carter*  
John Carter  
Chief Area 3 Planning Team

Cc: FCP File # 820050150  
Dusty Road, Rodgers Consulting  
Chanda Mendon, LSA

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

April 9, 2013

Sylke Knuppel  
Cabin Branch Management, LLC  
6905 Rockledge Drive, Suite 800  
Bethesda, MD 20817

Re: Final Forest Conservation Plan (FFCP)  
Cabin Branch (820050150)

Dear Ms. Knuppel:

Based on the review by planning staff of the Maryland National Capital Park and Planning Commission, the Final Forest Conservation Plan submitted to M-NCPPC on February 17, 2013 for the plan identified above, is approved with the following conditions:

- This updated approval of the previously approved FFCP 820050150 covers sheets 1-4, 16, 17, 20, 21, 24-39, 46, 48, 49, 54, 56, 58, 62, 63, and 63A.
- This FFCP was approved prior to the signature sets of overlapping individual site plans and assumes substantial concurrence with any subsequently approved site plan signature sets. Any changes from this approved FFCP to individual subsequently approved site plan signature sets not in substantial concurrence may require an FFCP amendment.
- Any planting substitutions from the approved reforestation list or trees using landscaping credit must be approved by the M-NCPPC forest conservation inspector at the pre-planting meeting.
- Compliance with all applicable requirements of the Forest Conservation Law (Chapter 22A-11) and Forest Conservation Regulations (Section 109 and 110).

This letter must appear on all reproduced copies of the approved Final Forest Conservation Plan. Any changes from the approved Final Forest Conservation Plan may constitute grounds to rescind or amend any approval action taken, and to re-evaluate the site for additional or amended plantings. If there are any subsequent additions or modifications planned for this development, a separate amendment must be submitted to M-NCPPC for review and approval prior to those changes occurring.

Please contact Mr. Douglas Johnson at [douglas.johnson@montgomeryplanning.org](mailto:douglas.johnson@montgomeryplanning.org) at 301-495-4712 to schedule all necessary inspections. If you have any questions regarding these actions, please feel free to contact Joshua Peas at 301-495-4546.

Sincerely,  
*John Carter*  
John Carter  
Chief Area 3 Planning Team

Cc: FCP File # 820050150  
Dusty Road, Rodgers Consulting

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

April 22, 2013

Cabin Branch Management, LLC  
6905 Rockledge Drive, Suite 800  
Bethesda, MD 20817

Re: Final Forest Conservation Plan (FFCP)  
Cabin Branch (820050150)

Dear Sirs:

Based on the review by planning staff of the Maryland National Capital Park and Planning Commission, the Final Forest Conservation Plan submitted to M-NCPPC on April 17, 2013 for the plan identified above, is approved with the following conditions:

- This updated approval of the previously approved FFCP 820050150 covers sheets 1-4, 32, 37, 38, 40-43, 46-48, 50-53, 55-57, and 63.
- This FFCP was approved prior to the signature sets of overlapping individual site plans and assumes substantial concurrence with any subsequently approved site plan signature sets. Any changes from this approved FFCP to individual subsequently approved site plan signature sets not in substantial concurrence may require an FFCP amendment.
- Any planting substitutions from the approved reforestation list or trees using landscaping credit must be approved by the M-NCPPC forest conservation inspector at the pre-planting meeting.
- Compliance with all applicable requirements of the Forest Conservation Law (Chapter 22A-11) and Forest Conservation Regulations (Section 109 and 110).

This letter must appear on all reproduced copies of the approved Final Forest Conservation Plan. Any changes from the approved Final Forest Conservation Plan may constitute grounds to rescind or amend any approval action taken, and to re-evaluate the site for additional or amended plantings. If there are any subsequent additions or modifications planned for this development, a separate amendment must be submitted to M-NCPPC for review and approval prior to those changes occurring.

Please contact Mr. Douglas Johnson at [douglas.johnson@montgomeryplanning.org](mailto:douglas.johnson@montgomeryplanning.org) at 301-495-4712 to schedule all necessary inspections. If you have any questions regarding these actions, please feel free to contact Joshua Peas at 301-495-4546.

Sincerely,  
*John Carter*  
John Carter  
Chief Area 3 Planning Team

Cc: FCP File # 820050150  
Dusty Road, Rodgers Consulting

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

May 2, 2013

Cabin Branch Management, LLC  
6905 Rockledge Drive, Suite 800  
Bethesda, MD 20817

Subject: Final Forest Conservation Plan for MD 121  
Property Name: Cabin Branch Infrastructure Site Plan Amendment  
Plan Number: 820050150

Dear Cabin Branch Management, LLC:

Based on the review by the Planning Staff of The Maryland-National Capital Park and Planning Commission (M-NCPPC), the Final Forest Conservation Plan (FFCP) submitted to M-NCPPC referenced above, is approved. Minor modifications to MD 121 include minor grading outside the public right-of-way, a new tree lot, and additional pavement removal, that does not modify any Forest Conservation areas.

The forest conservation plan is approved subject to the existing conditions. The following items shall occur prior to any demolition, clearing or grading occurring on site:

- This updated approval of the previously approved FFCP 820050150 covers sheets 1-4, 5, 6, 10, 12, 18-20, 25-38, 50-51, and 62.
- This FFCP was approved prior to the signature sets of overlapping individual site plans and assumes substantial concurrence with any subsequently approved site plan signature sets. Any changes from this approved FFCP to individual subsequently approved site plan signature sets not in substantial concurrence may require an FFCP amendment.
- Any planting substitutions from the approved reforestation list or trees using landscaping credit must be approved by the M-NCPPC forest conservation inspector at the pre-planting meeting.
- Compliance with all applicable requirements of the Forest Conservation Law (Chapter 22A-11) and Forest Conservation Regulations (Section 109 and 110).

Any changes from the approved FFCP may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent additions or modifications planned for this development, a separate amendment must be submitted to the M-NCPPC for review and approval prior to those changes occurring. If you have any questions regarding these actions, please contact Josh Peas at 301-495-4546 or [johncarter@montgomeryplanning.org](mailto:johncarter@montgomeryplanning.org).

Sincerely,  
*John Carter*  
John Carter  
Chief Area 3 Planning Team

Cc: File: 820050150  
Planning Area 3 Team  
8787 Georgia Avenue, Silver Spring, Maryland 20910  
www.MontgomeryPlanning.org

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

MCPB No. 14-36  
Site Plan No. 82005015E  
Cabin Branch Infrastructure Site Plan  
Date of Hearing: May 22, 2014

JUN 2 2014

**RESOLUTION**

WHEREAS, under Montgomery County Code Division 59-D-3, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on September 19, 2007, the Planning Board, by Resolution MCPB No. 07-31, approved Site Plan No. 820050150, for the Infrastructure and Roads Only Site Plan to accommodate 1,538 residential dwelling units, 500 senior units, and 2,436,000 square feet of retail and employment, including 635 Transfer Development Rights (TDR) and 228 Moderately Priced Dwelling Units (MPDU), on 535.04 acres of RMX-1/MXPD zoned-land, located west of I-270, north of West Old Baltimore Road and southeast of Clarksburg Road (MD 121) ("Subject Property"), in the Clarksburg Policy Area, Clarksburg Master Plan ("Master Plan") area; and

WHEREAS, on June 9, 2008, the Planning Board approved an amendment to the Site Plan No. 82005015A (MCPB No. 08-58) to amend the Infrastructure and Roads Only Site Plan for the design and cross section of West Old Baltimore Road on the Subject Property; and

WHEREAS, on March 7, 2012, the Planning Board approved an amendment to the Site Plan No. 82005015B (MCPB No. 11-124) to revise Conditions of Approval for Water Quality, Forest Conservation, and Clearing and Grading, on the Subject Property; and

WHEREAS, on November 27, 2012, the Planning Director approved an administrative amendment to the Site Plan No. 82005015C, to amend the Infrastructure and Roads Only Site Plan to make minor changes to the Forest Conservation Plan associated with the Infrastructure Plan to reflect the final engineering for a water line on the Subject Property; and

WHEREAS, on May 2, 2013, the Planning Director approved an administrative amendment to the Site Plan No. 82005015D, to amend the Infrastructure and Roads Only Site Plan for minor modifications to MD 121 on the Subject Property; and

Approved as to  
Legal Staff: *[Signature]*

Phone: 301-495-4605 Fax: 301-495-1330  
E-Mail: [mcp-b@mcplanning.org](mailto:mcp-b@mcplanning.org) E-Mail: [mcp-b@mcplanning.org](mailto:mcp-b@mcplanning.org)

MCPB No. 14-36  
Site Plan No. 82005015E  
Cabin Branch Infrastructure Site Plan  
Page 2

WHEREAS, on October 23, 2013, Cabin Branch Management, LLC Applicant, filed an application for approval of an amendment to the previously approved site plan(s) to revise the Final Forest Conservation Plan to adjust the Limits of Disturbance and Category I conservation easements for new culvert design and mitigation projects on the Subject Property; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82005015E Cabin Branch Infrastructure Site Plan ("Site Plan," "Amendment" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated May 8, 2014, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on May 22, 2014, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote as certified below.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board APPROVES Site Plan No. 82005015E to adjust the Limits of Disturbance and Category I conservation easements for new culvert design and mitigation projects to the following conditions:

- No ground disturbing activities shall occur within the Limits of Disturbance shown on the Final Forest Conservation Plan in Maryland-National Capital Park and Planning Commission (M-NCPPC) properties without permission from M-NCPPC inspectors or representatives, including any necessary park permits.
- All other applicable terms, conditions, and findings of the previous site plan approvals remain in full force and effect.
- Any offsite construction activities must not proceed without acquisition of the necessary easements and/or right of way.

<sup>1</sup> For the purposes of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) interested in the terms of this approval.

MCPB No. 14-36  
Site Plan No. 82005015E  
Cabin Branch Infrastructure Site Plan  
Page 3

4. Approval of this Amendment does not impact the ultimate alignment of West Old Baltimore Road, which may be amended with a future site plan.

BE IT FURTHER RESOLVED, that all other site plan conditions of approval for this project remain valid, unchanged and in full force and effect.

BE IT FURTHER RESOLVED, that all site development elements shown on the Cabin Branch Infrastructure Site Plan submitted via ePlans to the M-NCPPC as of the date of the Staff Report, 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 as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

- Unless specifically set forth herein, this Amendment does not alter the intent, objectives or requirements in the originally approved site plan, and all findings not specifically addressed remain in effect.
- The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and the protection of environmentally sensitive features:
  - Forest Conservation**  
The Applicant is revising the approved Final Forest Conservation Plan in order to implement changes to two culverts (under West Old Baltimore Road), and associated mitigation projects. The revisions require clearing 0.48 acres of additional forest, an increase in the Limits of Disturbance, and impacts to two offsite areas. The Amendment generates a 0.43-acre increase in planting requirements which is addressed in the revised Forest Conservation Phasing Exhibit, which is part of the revised Final Forest Conservation Plan.
  - Forest Conservation Variance**  
Section 22A-12(n)(3) of the Forest Conservation Law identifies certain individual trees as high priority for retention and protection ("Protected Trees"). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree's Critical Root Zone ("CRZ"), requires a variance (Tree Variance). The Applicant requested a Tree Variance to remove four Protected

MCPB No. 14-36  
Site Plan No. 82005015E  
Cabin Branch Infrastructure Site Plan  
Page 4

Trees and to impact but retain thirteen Protected Trees as identified in the Staff Report, page 13.

The Planning Board found that without the Tree Variance, the Applicant would suffer unwarranted hardship and would deny the Applicant reasonable and significant use of the Subject Property. The Board made the following findings necessary to grant the Tree Variance:

- In accordance with Section 22A-21(a), the Applicant has shown that failure to grant the Tree Variance would result in unwarranted hardship due to special conditions peculiar to the property.  
Disturbance of the Protected Trees is necessary to implement the project which in turn would impede significant and already approved development on the Cabin Branch project. Therefore, there is reasonable justification for the Board to consider the Tree Variance in order to avoid an unwarranted hardship to the Applicant.
- In accordance with Section 22A-21(c), the Board finds that the Applicant has met all of the following criteria required to grant the Tree Variance:
  - Granting the Tree Variance will not confer on the Applicant a special privilege that would be denied to other applicants.  
Granting the variance will not confer a special privilege on the Applicant. Given the scope of the construction activity necessary to replace the culverts and install the stream restoration combined with the location of the trees and root zones, disturbance variance trees is unavoidable and required to implement previously approved development.
  - The need for the Tree Variance is not based on conditions or circumstances which are the result of the actions by the Applicant.  
The requested variance is based upon the requirements of various agencies, MDE and MNCPPC Parks, to install a new type of culvert and environmental mitigation for the installation of the new culverts. The location of the variance trees, the location of the existing streams, and the food location of the culverts and the mitigation projects limit the Applicants ability to avoid Protected Trees.
  - The need for the Tree Variance is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.

MCPB No. 14-36  
Site Plan No. 82005015E  
Cabin Branch Infrastructure Site Plan  
Page 5

The requested variance is based upon the Subject Property, location and distribution of the protected trees, and the prior approvals and conditions, and is not related to a condition of the land or building use on a neighboring property.

**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 Dryflus, seconded by Commissioner Prestley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dryflus, and Prestley voting in favor at its regular meeting held on Thursday, May 22, 2014, in Silver Spring, Maryland.

*[Signature]*  
Montgomery County Planning Board

BE IT FURTHER RESOLVED, that this Resolution 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 this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUN 2 2014 (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

MCPB No. 14-36  
Site Plan No. 82005015E  
Cabin Branch Infrastructure Site Plan  
Page 6

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 Dryflus, seconded by Commissioner Prestley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dryflus, and Prestley voting in favor at its regular meeting held on Thursday, May 22, 2014, in Silver Spring, Maryland.

*[Signature]*  
Montgomery County Planning Board

BE IT FURTHER RESOLVED, that this Resolution 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 this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUN 2 2014 (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

CALL "MISS UTILITY" AT  
1-800-257-7777  
48 Hours Before Start of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 55A of the Montgomery County Code.

REVISION	DATE	REVISION	DATE	REVISION	DATE
REVISED PER P&P COMMENTS-LSA	4/2/07	REVISED FOR P&LSA	10/20/11		
REVISED PER P&P COMMENTS FROM 8/30/07-LSA	9/20/07	REVISED FOR SIGNATURE SET - RCL/nrm	1/20/12		
REVISED PER P&P COMMENTS FROM 11/20/07-LSA	12/20/07	REVISED FOR 82005015F AMENDMENT	6/20/14		
REVISED PER P&P COMMENTS FROM 1/4/08-LSA	1/20/08				
REVISED PER P&P COMMENTS-LSA	9/2/09				
REVISED PER P&P COMMENTS FROM 11/30/09-LSA	4/2/10				
REVISED PER SP REVISIONS-LSA	4/2/11				
REVISED FOR P&LSA	9/2/11				

Applicant: Cabin Branch Management LLC  
6905 Rockledge Drive, Suite 800  
Bethesda, Maryland 20817  
Phone: (301) 803-4855  
Fax: (301) 803-4929  
Contact: Sylke Knuppel, P.E.

**CABIN BRANCH**  
ELECTION DISTRICT NO. 2  
MONTGOMERY COUNTY, MARYLAND

**RODGERS CONSULTING**  
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Ph: 301.253.6609 (Frederick)  
Ph: 301.548.6256  
www.rodgers.com

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY _____	DATE _____

**FINAL FOREST CONSERVATION PLAN**  
CABIN BRANCH

SCALE: N/A  
JOB No. 782A5  
DATE: OCT., 2012  
SHEET No. 2 of 63

Qualified Professional Certificate  
Exclusive to this sheet.

Date \_\_\_\_\_  
Dusty Road  
Qualified Professional  
COMAR 08.19.06.01

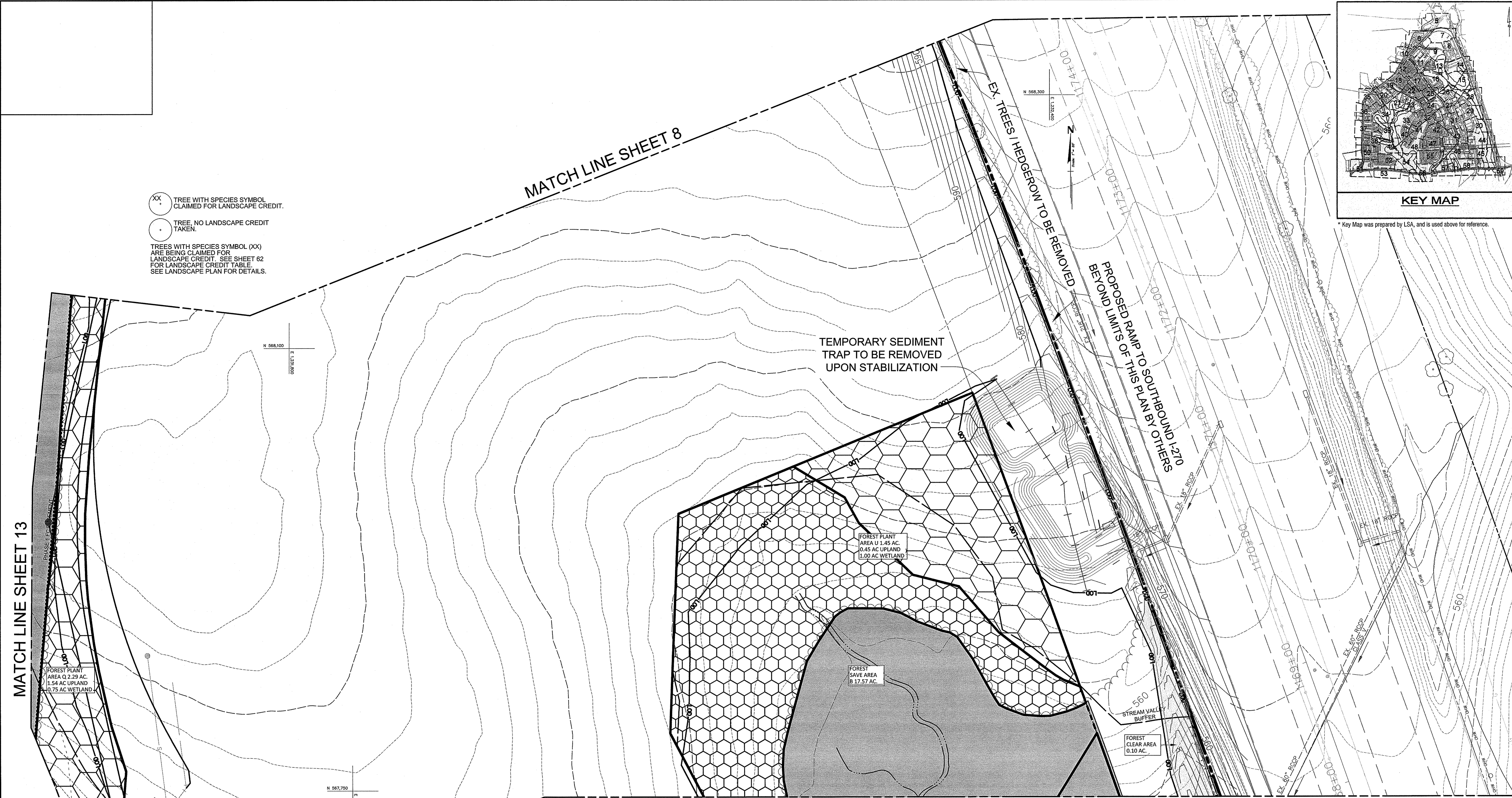
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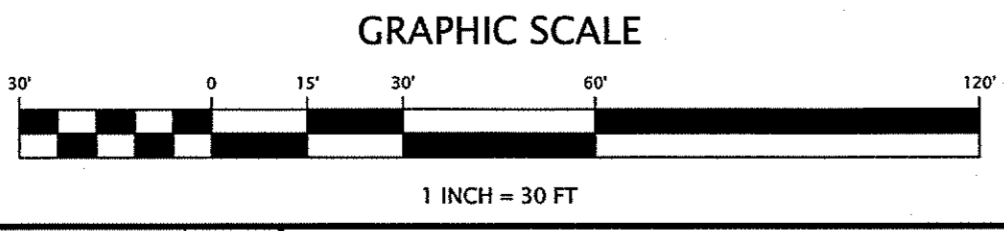
**KEY MAP**  
\* Key Map was prepared by LSA, and is used above for reference.

XX TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.  
 TREE, NO LANDSCAPE CREDIT TAKEN.  
 TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.



**Legend**

Stream Valley Buffer	100 yd Floodplain	25' Floodplain BRL	Non-Tidal Wetlands	Non-Tidal Wetland	Significant Tree and Critical Root Zone (CRZ)	Significant Tree to be removed	Perennial or Intermittent Stream	Existing Contours	Proposed Contours	Limit of Disturbance	LOC	Phase I Category 1 Forest Conservation Easement	Ultimate Forest Conservation Easement	Forest Retention	Allorestation (Upland/Wetland/WSSC mix)	Forest Clearing	Tree Protection Fence & Root Pruning	Long-term Easement Signage



CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start of Construction

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

**OWNER/DEVELOPER'S CERTIFICATE**  
 The Undersigned agrees to execute all the features of the Site Plan Approval No. 82005015F including Approval Conditions, Development Program, and Certified Site Plan.  
 Developer's Name: Cabin Branch Management, LLC - Sylke Knuppel  
 Company: Contact Person  
 Address: 9665 Rockledge Drive #800 Bethesda, MD 20817  
 Phone: (301) 803-4855  
 Signature: \_\_\_\_\_

**Qualified Professional Certificate**  
 Exclusive to this sheet only.  
 6/25/14  
 Date  
 M. D. D. D.  
 Signature  
 Dusty Rood  
 Qualified Professional  
 COMAR 08.19.06.01

REVISION	DATE	REVISION	DATE	REVISION	DATE
Revised for construction approval - mass grading	2/9/12				
Revised for D contract amendment - hm	5/22/12				
Revised for C amendment, revised alignment	9/4/12				
Revised for 82005015F amendment - GT1	6/18/14				

Applicant: Cabin Branch Management LLC  
 6905 Rockledge Drive, Suite 800  
 Bethesda, Maryland 20817  
 Phone: (301) 803-4855  
 Fax: (301) 803-4929  
 Contact: Sylke Knuppel, P.E.

**CABIN BRANCH**  
 ELECTION DISTRICT NO. 2  
 MONTGOMERY COUNTY, MARYLAND

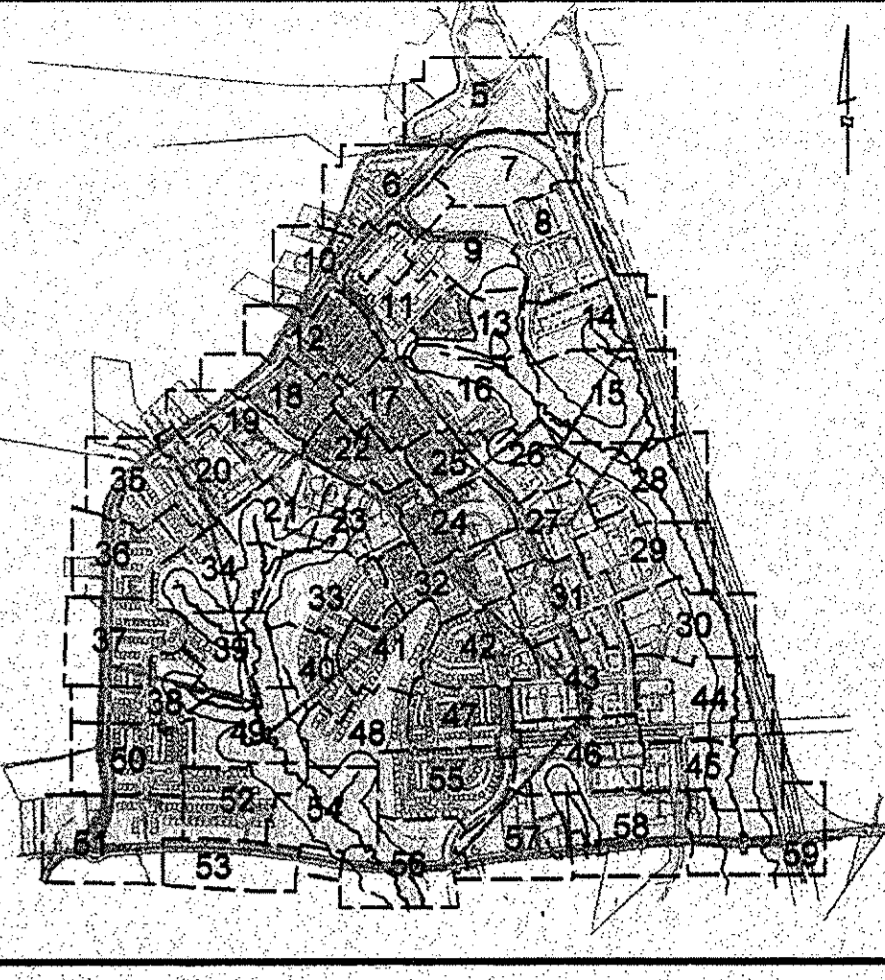
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 www.rogders.com

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY	DATE

**FINAL FOREST CONSERVATION PLAN**  
**CABIN BRANCH**

SCALE: 1" = 30'  
 JOB No. 782A5  
 DATE: OCT., 2012  
 SHEET No. 14 OF 63  
 10-BFCP-82005015F-014





KEY MAP  
\* Key Map was prepared by LSA, and is used above for reference.

**Legend**

Stream Valley Buffer	
100 yr Floodplain	
25 Floodplain BFL	
Non-Tidal Wetlands	
Non-Tidal Wetland Buffer	
Significant Tree and Critical Root Zone (CRZ)	
Significant Tree to be removed	
Perennial or Intermittent Stream	
Existing Contours	
Proposed Contours	
Limit of Disturbance	
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Tree Protection Fence & Root Pruning	
Long-term Easement Signage	

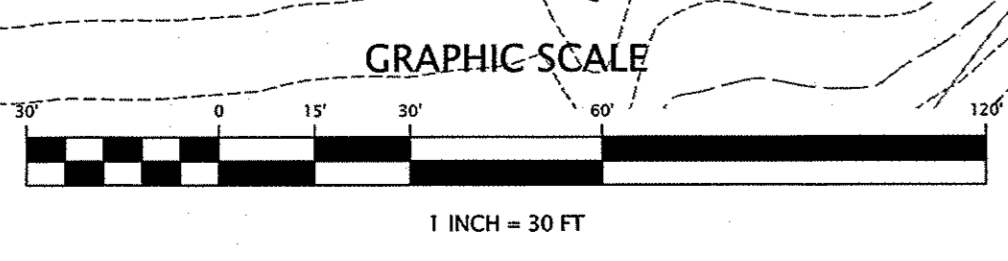
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The Underigned agrees to execute all the features of the Site Plan Approval No. S2005015F including Approval Conditions, Development Program, and Certified Site Plan. Developer's Name: Cabin Branch Management, LLC, Sylke Kruppel Company Contact Person: \_\_\_\_\_

Address: 6905 Rockledge Drive #800 Bethesda, MD 20817  
 Phone: (301) 803-4855  
 Signature: \_\_\_\_\_

**Qualified Professional Certificate**  
 Exclusive to this sheet only.  
 Date: 6/25/14  
 Signature: [Signature]  
 Title: Darryl Rodgers  
 Qualified Professional  
 COMAR 08.19.06.01

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CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

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

REVISION	DATE	REVISION	DATE	REVISION	DATE
Revised for construction approval - mass grading	2/9/12				
Revised for S2005015F amendment - GTH	6/18/14				

**Applicant: Cabin Branch Management LLC**  
 6905 Rockledge Drive, Suite 800  
 Bethesda, Maryland 20817  
 Phone: (301) 803-4855  
 Fax: (301) 803-4929  
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**CABIN BRANCH**  
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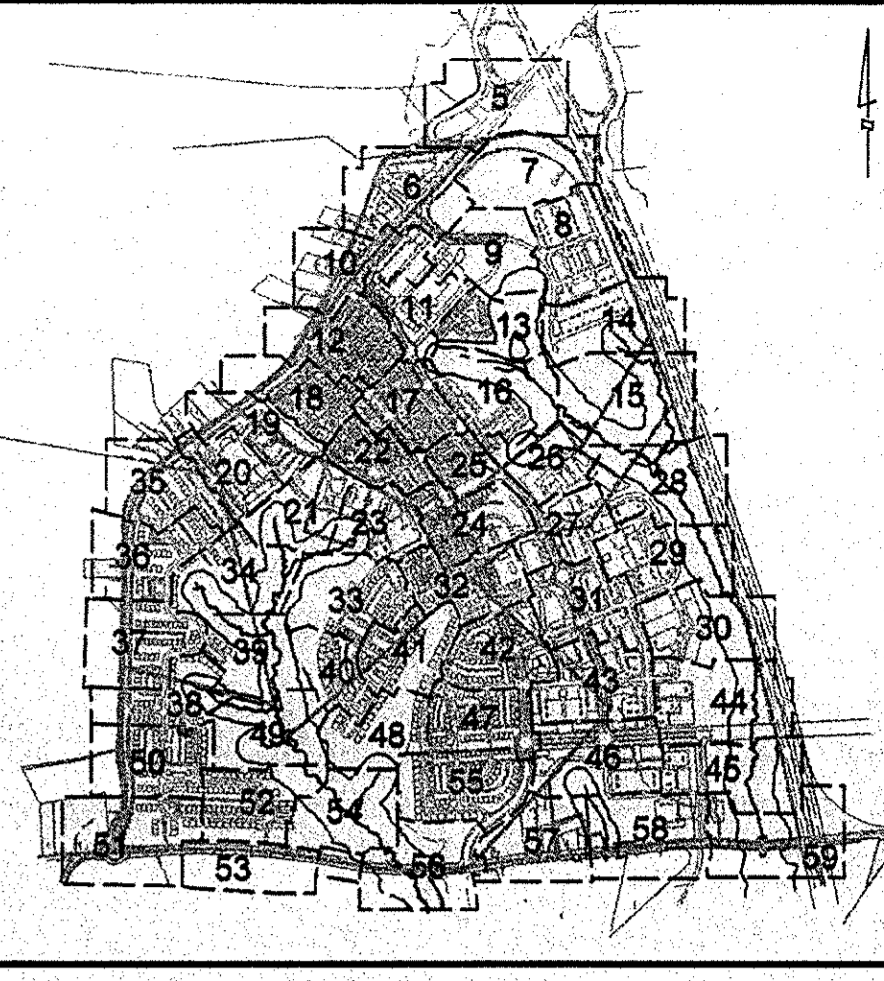
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BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY	DATE

**FINAL FOREST CONSERVATION PLAN**  
**CABIN BRANCH**

SCALE: 1" = 30'  
 JOB No. 782A5  
 DATE: OCT., 2012  
 SHEET No. 8 of 63



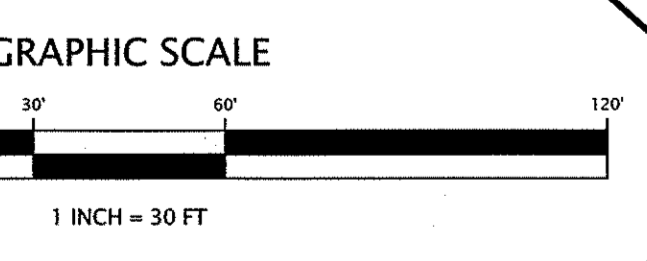
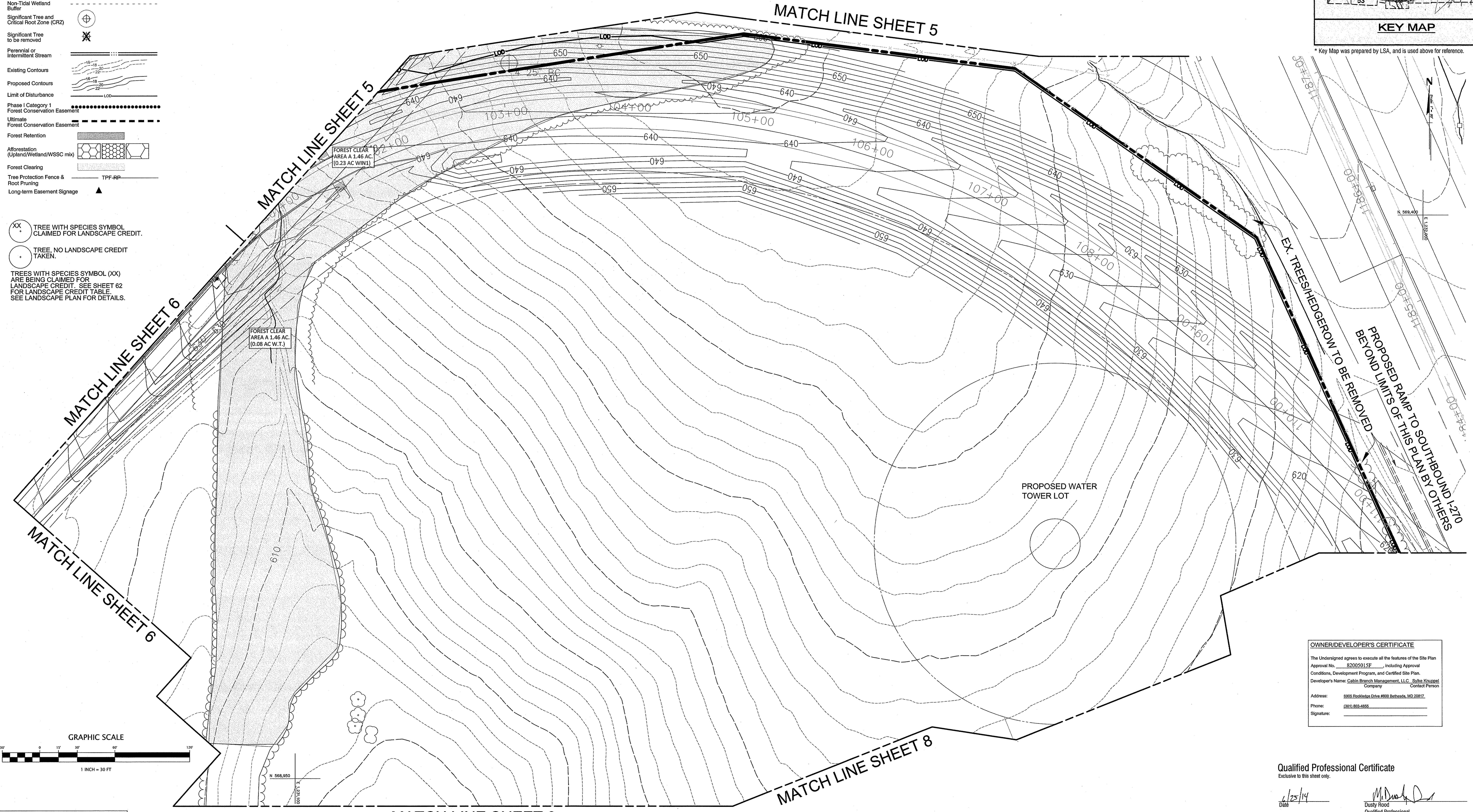


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  - 25' Floodplain BRL
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  - Ultimate Forest Conservation Easement
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  - Forest Clearing
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  - Long-term Easement Signage

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Developer's Name: Cabin Branch Management, LLC, Sylke Knuppel Company

Address: 6905 Rockledge Drive #600 Bethesda, MD 20817

Phone: (301) 803-4855

Signature: \_\_\_\_\_

**Qualified Professional Certificate**  
Exclusive to this sheet only.

6/25/14  
Date

[Signature]  
Dusty Road  
Qualified Professional  
COMAR 08.19.06.01

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Applicant: Cabin Branch Management LLC  
6905 Rockledge Drive, Suite 800  
Bethesda, Maryland 20817  
Phone: (301) 803-4855  
Fax: (301) 803-4929  
Contact: Sylke Knuppel, P.E.

REVISION	DATE	REVISION	DATE	REVISION	DATE
Revised for construction approval - mass grading	2/20/12				
Revised for 82005015F amendment - GTH	6/18/14				

**CABIN BRANCH**  
ELECTION DISTRICT NO. 2  
MONTGOMERY COUNTY, MARYLAND

**RODGERS CONSULTING**  
19847 Century Boulevard  
Suite 200  
Germantown, Maryland 20874  
Ph: 301.948.4700 (Main)  
Ph: 301.253.6609 (Frederick)  
F: 301.948.6256  
www.rodgers.com

BY	DATE
DESIGNED	
DRAWN	
REVIEWED	
RELEASE FOR	
BY	DATE

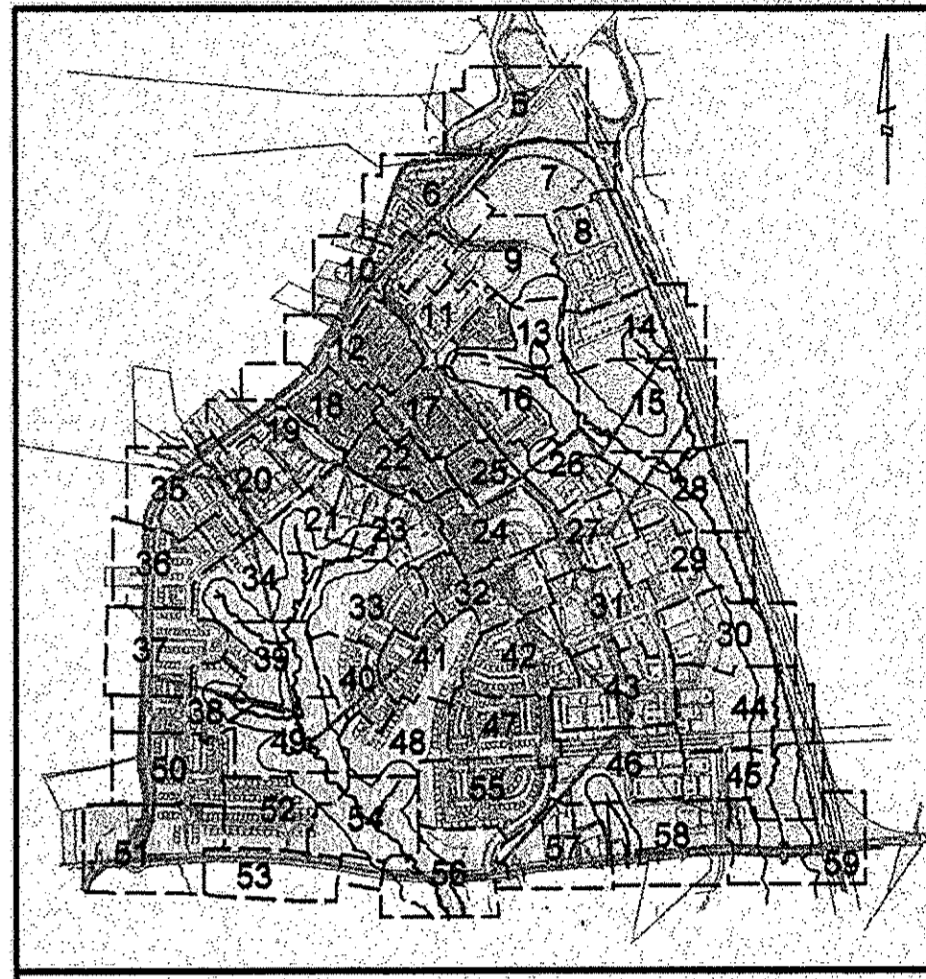
**FINAL FOREST CONSERVATION PLAN  
CABIN BRANCH**

SCALE: 1" = 30'  
JOB No: 782A5  
DATE: OCT., 2012  
SHEET No. 7 of 63

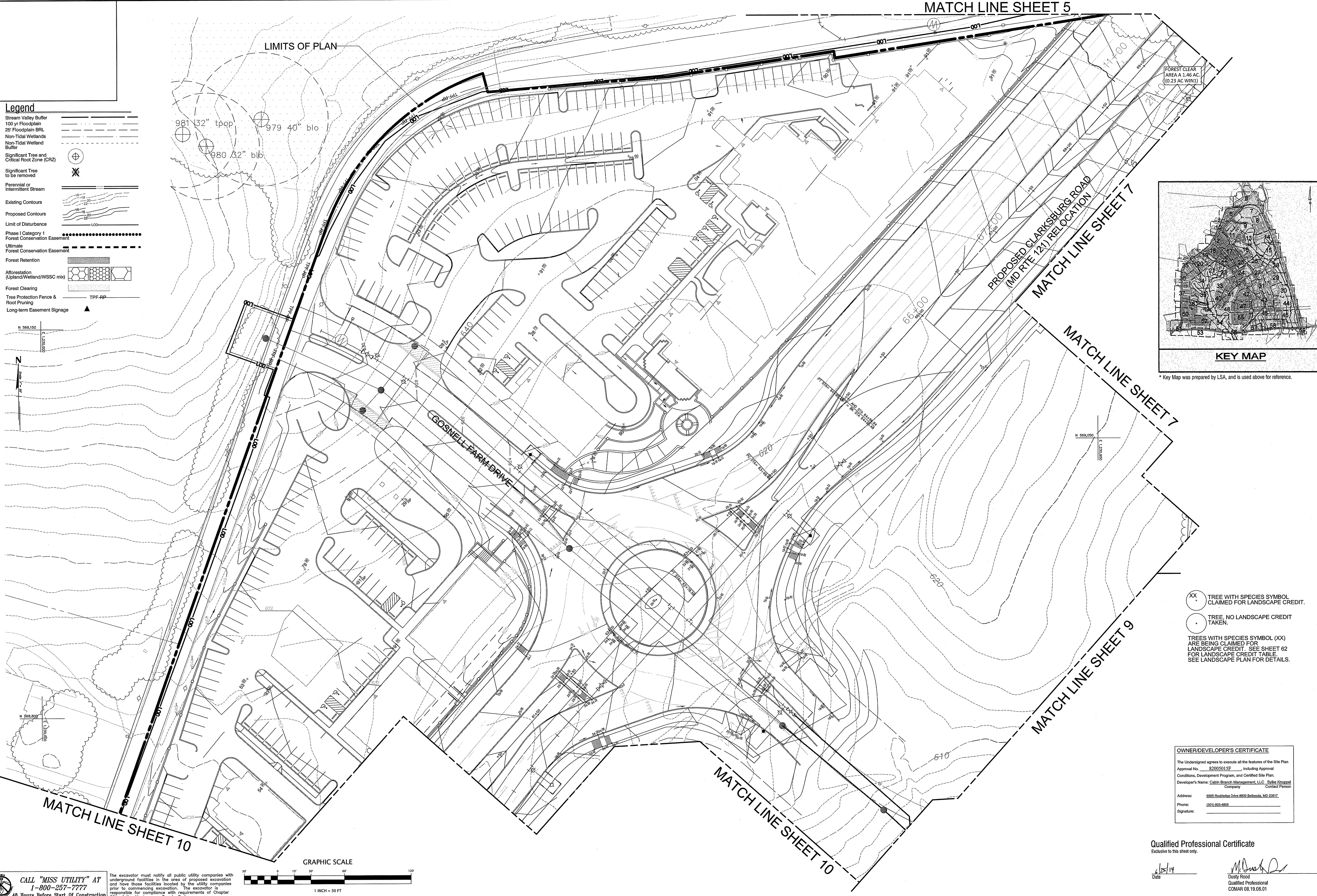
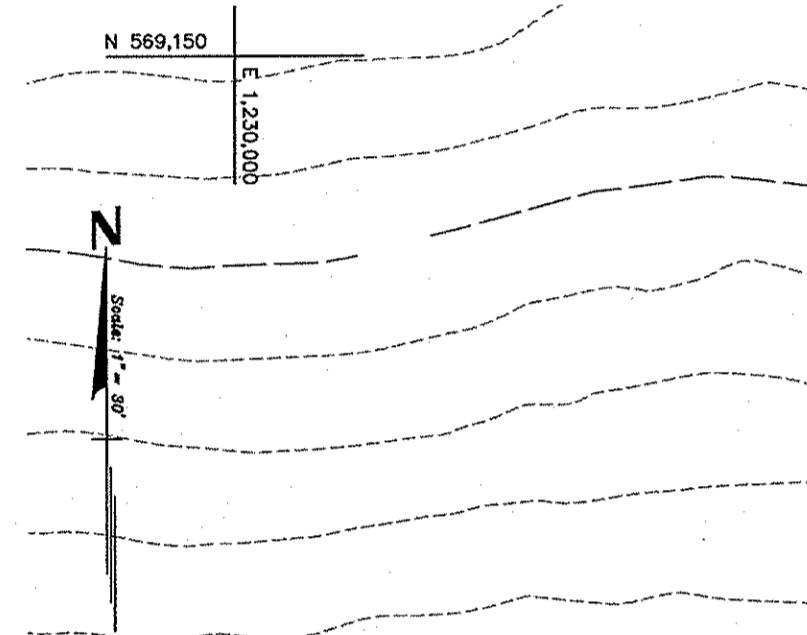


LIMITS OF PLAN

- Legend**
- Stream Valley Buffer
  - 100 yr Floodplain
  - 25' Floodplain BFL
  - Non-Tidal Wetlands
  - Non-Tidal Wetland Buffer
  - Significant Tree and Critical Root Zone (CRZ)
  - Significant Tree to be removed
  - Perennial or Intermittent Stream
  - Existing Contours
  - Proposed Contours
  - Limit of Disturbance
  - Phase I Category 1 Forest Conservation Easement
  - Ultimate Forest Conservation Easement
  - Forest Retention
  - Afforestation (Upland/Wetland/WSSC mix)
  - Forest Clearing
  - Tree Protection Fence & Root Pruning
  - Long-term Easement Signage



KEY MAP  
\* Key Map was prepared by LSA, and is used above for reference.



- XX TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.
  - TREE, NO LANDSCAPE CREDIT TAKEN.
- TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

**OWNER/DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Site Plan Approval No. 82005015F including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Cabin Branch Management LLC, Syke Knuppel Company  
 Contact Person: \_\_\_\_\_

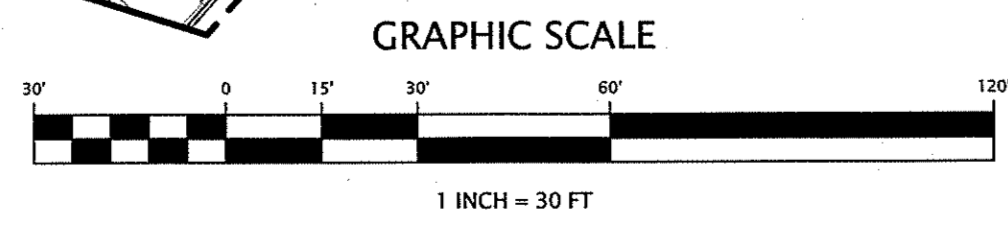
Address: 6905 Rockledge Drive #200 Bethesda, MD 20817  
 Phone: (301) 603-4855  
 Signature: \_\_\_\_\_

**Qualified Professional Certificate**  
 Exclusive to this sheet only.

Date: 6/25/14  
 Signature: [Signature]  
 Name: Dusty Rood  
 Title: Qualified Professional  
 License: COMAR 08.19.06.01

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start of Construction

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



REVISION	DATE	REVISION	DATE	REVISION	DATE
Revised for construction approval - mass grading	2/20/12				
Revised for 82005015F amendment - GTH	9/18/14				

Applicant: Cabin Branch Management LLC  
 6905 Rockledge Drive, Suite 800  
 Bethesda, Maryland 20817  
 Phone: (301) 803-4855  
 Fax: (301) 803-4929  
 Contact: Syke Knuppel, P.E.

**CABIN BRANCH**  
 ELECTION DISTRICT NO. 2  
 MONTGOMERY COUNTY, MARYLAND

**RODGERS CONSULTING**  
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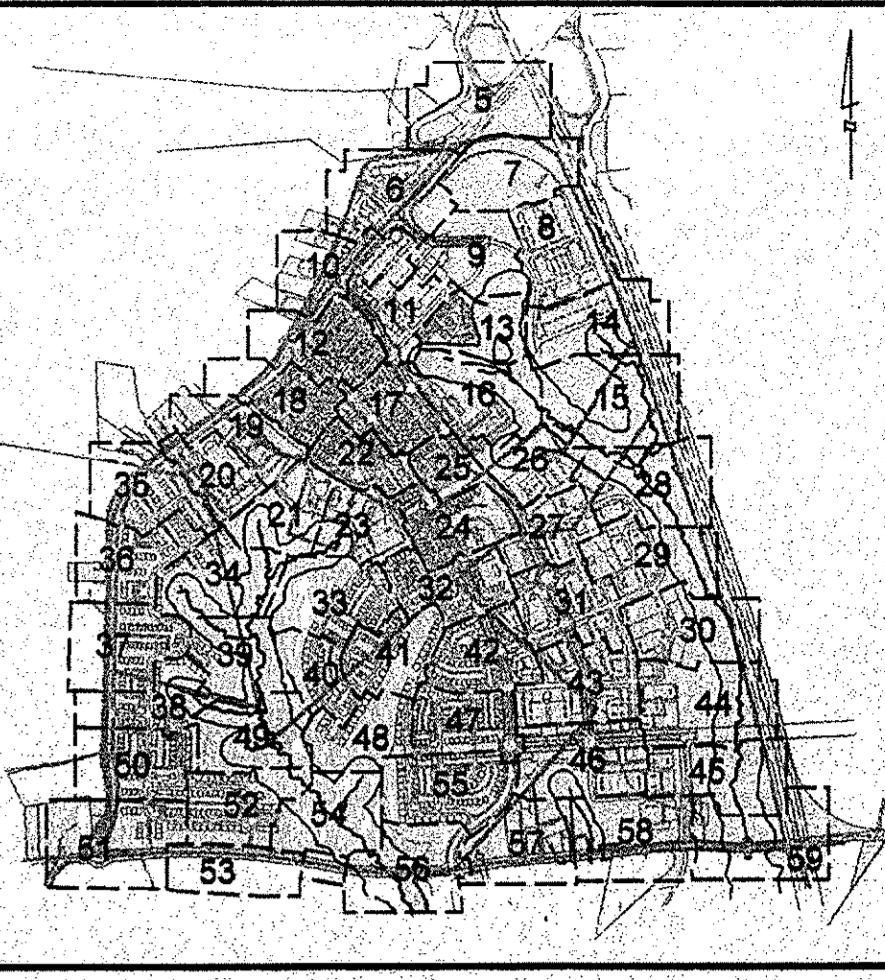
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REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY: _____	DATE: _____

**FINAL FOREST CONSERVATION PLAN**  
**CABIN BRANCH**

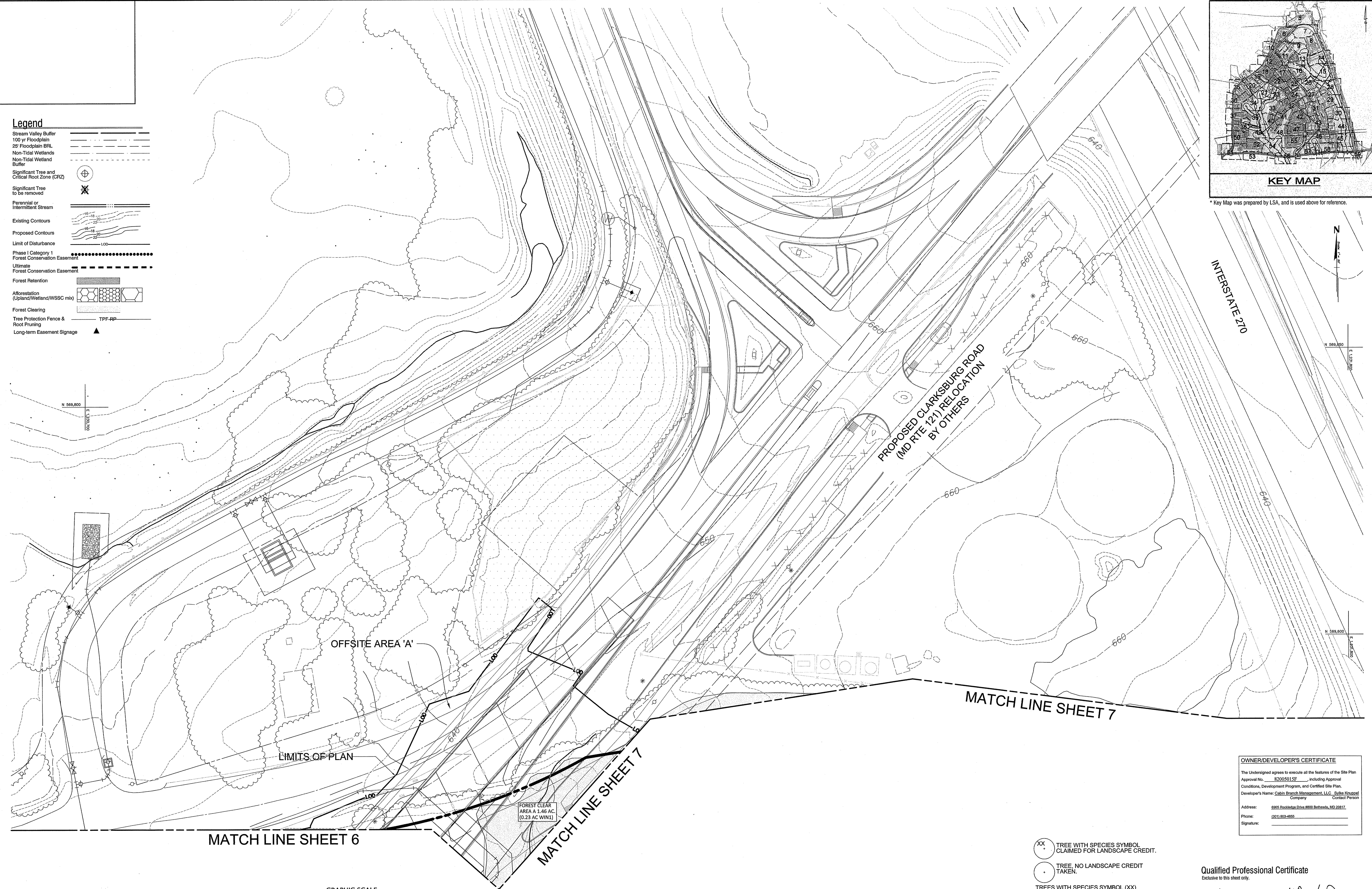
SCALE: 1" = 30'  
 JOB No: 782A5  
 DATE: OCT., 2012  
 SHEET No: 6 of 63





**KEY MAP**  
\* Key Map was prepared by LSA, and is used above for reference.

- Legend**
- Stream Valley Buffer
  - 100 yr Floodplain
  - 25' Floodplain BRL
  - Non-Tidal Wetlands
  - Non-Tidal Wetland Buffer
  - Significant Tree and Critical Root Zone (CRZ)
  - Significant Tree to be removed
  - Perennial or Intermittent Stream
  - Existing Contours
  - Proposed Contours
  - Limit of Disturbance
  - Phase I Category 1 Forest Conservation Easement
  - Ultimate Forest Conservation Easement
  - Forest Retention
  - Afforestation (Upland/Wetland/WSSC mix)
  - Forest Clearing
  - Tree Protection Fence & Root Pruning
  - Long-term Easement Signage



INTERSTATE 270

**OWNER/DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Site Plan Approval No. 82005015F including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Cabin Branch Management, LLC, Sylke Knuppel  
Company: Company

Address: 6905 Rockledge Drive #800 Bethesda, MD 20817

Phone: (301) 803-4855

Signature: \_\_\_\_\_

**Qualified Professional Certificate**  
Exclusive to this sheet only.

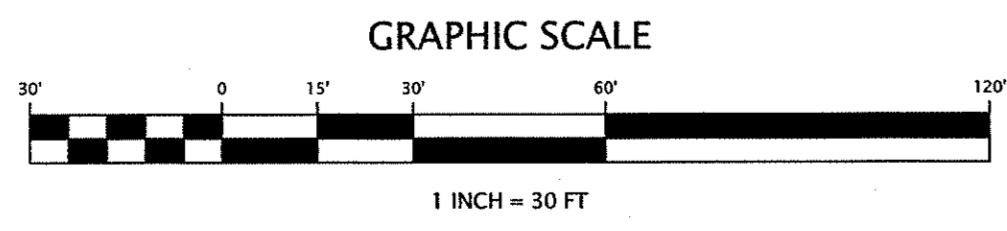
Date: 6/25/14

*M. Dusty D.*  
Dusty Road  
Qualified Professional  
COMAR 08.19.06.01

XX \* TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.

○ TREE, NO LANDSCAPE CREDIT TAKEN.

TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.



**CALL "MISS UTILITY" AT 1-800-257-7777 48 hours before Start Of Construction**

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

REVISION	DATE	REVISION	DATE	REVISION	DATE
Revised for construction approval - mass grading	2/9/12				
Revised for 82005015F amendment - GTH	6/18/14				

**Applicant: Cabin Branch Management LLC**  
6905 Rockledge Drive, Suite 800  
Bethesda, Maryland 20817  
Phone: (301) 803-4855  
Fax: (301) 803-4929  
Contact: Sylke Knuppel, P.E.

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BY: _____	DATE: _____

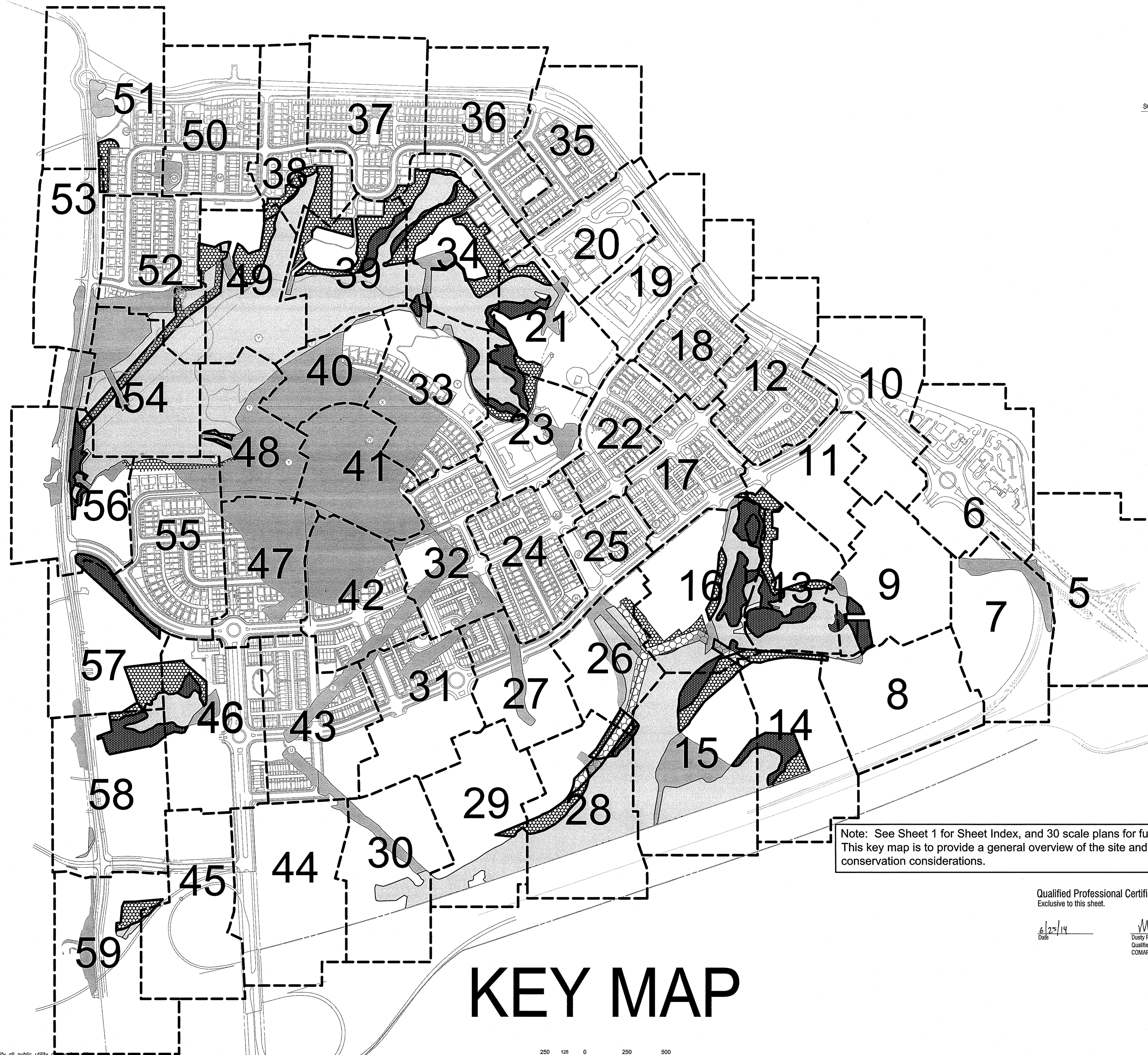
**FINAL FOREST CONSERVATION PLAN**  
**CABIN BRANCH**

SCALE: 1" = 30'  
JOB No. 782A5  
DATE: OCT., 2012  
SHEET No. 5 OF 63









Note: See Sheet 1 for Sheet Index, and 30 scale plans for further detail. This key map is to provide a general overview of the site and forest conservation considerations.

**LEGEND**

-  FOREST PLANTING
-  FOREST TO BE REMOVED
-  FOREST TO BE SAVED

Qualified Professional Certificate  
Exclusive to this sheet.

6/25/14  
Date  
  
Dusty Hood  
Qualified Professional  
COMAR 08.19.06.01

**OWNER/DEVELOPER'S CERTIFICATE**  
The Undersigned agrees to execute all the features of the Site Plan Approval No. 82005015F, including Approval Conditions, Development Program, and Certified Site Plan.  
Developer's Name: Cabin Branch Management, LLC, Sylke Kruppel  
Company: Company  
Address: 6905 Rockledge Drive #809 Bethesda, MD 20817  
Phone: (301) 803-4855  
Signature: \_\_\_\_\_

# KEY MAP



CALL "MISS UTILITY" AT  
1-800-257-7777  
48 Hours Before Start of Construction

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

REVISION	DATE	REVISION	DATE
REV. PER P&P COMMENTS - LSA	4/2007	REV. FOR PLANNING BOARD - LSA	10/13/11
REV. PER P&P COMMENTS FROM 8/30/07 - LSA	9/2007	REVISED FOR SIGNATURE SET - RCJ/hmm	1/2012
REV. PER P&P COMMENTS FROM 11/20/07 - LSA	12/2007	REVISED FOR WINS SUBMITTAL - RCJ/hmm	4/2012
REV. PER P&P COMMENTS FROM 1/4/08 - LSA	1/2008	REVISED FOR B2005015F AMEND - RCJ/GTH	6/2014
REV. PER DPS SWM & SC COMMENTS - LSA	9/2009		
REV. PER P&P COMMENTS FROM 11/30/09 - LSA	4/2010		
REV. PER SITE PLAN REVISIONS - LSA	4/2011		
REV. FOR PLANNING BOARD - LSA	09/02/11		

Applicant: Cabin Branch Management LLC  
6905 Rockledge Drive, Suite 800  
Bethesda, Maryland 20817  
Phone: (301) 803-4855  
Fax: (301) 803-4929  
Contact: Sylke Kruppel, P.E.

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RELEASE FOR	<input type="checkbox"/>
BY _____	DATE _____

**FINAL FOREST CONSERVATION PLAN**  
**CABIN BRANCH**

SCALE: 1" = 250'  
JOB No. 782A5  
DATE: OCT., 2012  
SHEET No. 3 of 63



CABIN BRANCH FFCP  
FOREST CONSERVATION SUMMARY

ZONE	RMX/TDR		MXP-D-EMPLOYMENT		MXP-D-RESIDENTIAL		LINTHICUM WEST		OFFSITE A		WATER TOWER		WOBR		SUMMARY	
	Approved to Date	Overall	Approved to Date	Overall	Approved to Date	Overall	Approved to Date	Overall	Approved to Date	Overall	Approved to Date	Overall	Approved to Date	Overall	Approved to Date	Overall
NET TRACT ACREAGE	88.98	256.78	31.52	215.63	48.66	61.76	0	5.28	0.39	0.53	1.49	0.63	0.63	171.15	542.10	
LAND USE CATEGORY	MPD-RES	MPD-RES		MPD-RES	MPD-RES	MPD-RES	MPD		ARA		CIA		MDR		N/A	
LAND DEDICATION AREAS	0	0	0.00	9.18	0	0.00	0	0	0	0	0	0	0	0	9.18	
ACREAGE REMAINING IN AGRICULTURAL USE	0	0	0.00	0.00	0	0.00	0	0	0	0	0	0	0	0	0.00	
CONSERVATION THRESHOLD		51.36	0.00	40.88	0	12.35	0	1.03	0	0.27	0.22	0.16	0.16	0.22	106.27	
AFFORESTATION THRESHOLD		38.52	0.00	30.66	0	9.26	0	0.78	0	0.11	0.22	0.13	0.13	0.22	79.68	
TOTAL EXISTING FOREST	18.55	85.76	1.84	37.38	4.18	5.27	0	1.23	0	0.14	0	0	0.32	0.32	130.10	
FOREST RETAINED	8.36	37.08	0.00	27.78	0	0	0	0	0	0	0	0	0	8.36	64.86	
FOREST CLEARED	10.19	48.68	1.84	9.60	4.18	5.27	0	1.23	0	0.14	0	0	0.32	0.32	65.24	
WETLANDS	Total Acreage	0.78	2.09	0.00	8.87	0	0.00	0	0.24	0	0	0	0	0	11.20	
	Forest Cleared	0	0.12	0.00	0.01	0	0.00	0	0.22	0	0	0	0	0	0.35	
	Forest Retained	0.68	1.88	0.00	5.16	0	0.00	0	0	0	0	0	0	0	6.68	
	Priority Planting	0.05	0.05	0.00	1.07	0	0.00	0	0	0	0	0	0	0	0.05	
100-YEAR FLOODPLAIN	Total Acreage	2.17	7.44	0.42	25.37	0	0.00	0	0.44	0	0	0	0	0	33.25	
	Forest Cleared	0.12	0.62	0.18	0.18	0	0.00	0	0.46	0	0	0	0	0	1.26	
	Forest Retained	1.88	6.55	0.00	11.20	0	0.00	0	0	0	0	0	0	1.88	17.75	
	Priority Planting	0.16	0.08	0.13	2.24	0	0.00	0	0	0	0	0	0	0	2.32	
STREAM VALLEY BUFFER	Total Acreage	11.73	43.87	2.49	59.50	0	0.00	0	0.86	0	0	0	0	0	104.23	
	Forest Cleared	0.54	3.22	0.96	1.31	0	0.00	0	0.54	0	0	0	0	0	5.07	
	Forest Retained	7.86	31.50	0.00	28.41	0	0.00	0	0	0	0	0	0	7.86	59.91	
	Priority Planting	3.25	9.24	2.13	12.79	0	0.00	0	0	0	0	0	0	0	22.03	
PRIORITY AREAS	Total Acreage	11.73	43.87	2.50	59.50	0	0.00	0	0.86	0	0	0	0	0	104.23	
	Forest Cleared	0.54	3.22	0.96	1.31	0	0.00	0	0.54	0	0	0	0	0	5.07	
	Forest Retained	7.86	31.50	0.00	28.41	0	0.00	0	0	0	0	0	0	7.86	59.91	
	Priority Planting	3.25	9.24	2.13	12.79	0	0.00	0	0	0	0	0	0	0	22.03	
LINEAR FEET OF STREAM		2125	7,575	151.00	7,881	0	0	0	135	0	0	0	0	0	15591.00	
AV. LINEAR FEET OF STREAM BUFFER WIDTH		285	350	378.00	340	0	0	0	483	0	0	0	0	0	1173.00	
FOREST PLANTING REQUIRED		0	37.15	1.09	19.00	0	14.53	0	2.16	0.28	0.22	0.22	0.36	1.59	73.70	
PLANTING PROVIDED		3.75	17.68	3.66	24.02	0	0	0	0	0	0	0	0.14	0.14	41.84	
LANDSCAPE CREDIT TAKEN		1.81	7.43	0.43	3.76	0.89	2.10	0	0.43	0	0.00	0	0	0	13.72	
DEFICIT/SURPLUS		0	-12.04	0.00	8.78	0	-12.43	0	-1.73	0	-0.28	0	-0.22	-0.22	-18.14	

CABIN BRANCH FFCP  
LANDSCAPE CREDIT BY SITE PLAN AND ZONE

SITE PLAN	SHEET #	ZONE	LOCATION	SYMBOL	SPECIES	COMMON NAME	CANOPY DIA @ 20 YRS	# TREES	CREDIT: 25% OF CANOPY DIA (IN SF)
WIN-1	6	RMX/TDR-1	Cabin Branch Road	QP	Quercus phellos	Willow Oak	17	63	3,575
WIN-1	7	RMX/TDR-1	Cabin Branch Road	QP	Quercus phellos	Willow Oak	17	5	284
WIN-1	10	RMX/TDR-1	Cabin Branch Road	QP	Quercus phellos	Willow Oak	17	58	3,291
WIN-1	11	RMX/TDR-1	Cabin Branch Road	CA	Carpinus caroliniana	American Hornbeam	39	12	3,584
WIN-1	11	RMX/TDR-1	Cabin Branch Road	UA	Ulmus americana	American Elm	26	26	3,451
WIN-1	12	RMX/TDR-1	Cabin Branch Road	QP	Quercus phellos	Willow Oak	17	40	2,270
WIN-1	17	RMX/TDR-1	Cabin Branch Road	CA	Carpinus caroliniana	American Hornbeam	39	14	4,181
WIN-1	17	RMX/TDR-1	Grebe Street	AR	Acer rubrum	Red Maple 'Armstrong'	48	13	5,881
WIN-1	18	RMX/TDR-1	Clarksburg Road	QR	Quercus phellos	Willow Oak	17	10	567
WIN-1	18	RMX/TDR-1	Clarksburg Road	AR	Acer rubrum	Red Maple 'Armstrong'	48	5	2,262
WIN-1	19	RMX/TDR-1	Byrne Park Drive	QR	Quercus rubra	Red Oak	35	30	7,216
WIN-1	19	RMX/TDR-1	Clarksburg Road	AR	Acer rubrum	Red Maple 'Armstrong'	48	4	1,810
WIN-1	19	RMX/TDR-1	Clarksburg Road	QP	Quercus phellos	Willow Oak	17	15	851
WIN-1	20	RMX/TDR-1	Cabin Branch Road	QP	Quercus phellos	Willow Oak	17	4	227
WIN-1	22	RMX/TDR-1	Byrne Park Drive	QR	Quercus rubra	Red Oak	35	27	6,494
WIN-1	23	RMX/TDR-1	Fulmer Avenue	QR	Quercus rubra	Red Oak	35	12	2,886
WIN-1	25	RMX/TDR-1	Skimmer Street	QR	Quercus rubra	Red Oak	35	3	722
WIN-1	32	RMX/TDR-1	Petrel Place	AR	Acer rubrum	Red Maple 'Armstrong'	48	12	5,429
WIN-1	32	RMX/TDR-1	Spoonbill Street	AR	Acer rubrum	Red Maple 'Armstrong'	48	10	4,524
WIN-1	32	RMX/TDR-1	Fulmer Avenue	QR	Quercus rubra	Red Oak	35	12	2,886
								SF	65,443
								ACRES	1.50

CABIN BRANCH FFCP  
LANDSCAPE CREDIT BY SITE PLAN AND ZONE

SITE PLAN	SHEET #	ZONE	LOCATION	SYMBOL	SPECIES	COMMON NAME	CANOPY DIA @ 20 YRS	# TREES	CREDIT: 25% OF CANOPY DIA (IN SF)
WIN-2	24	MXP-D-RES	STREET A	QC	Quercus coccinea	Scarlet Oak	26	24	3,186
WIN-2	25	MXP-D-RES	CABIN BRANCH AVE	UA	Ulmus americana 'Valley Forge'	American Elm	26	6	796
WIN-2	27	MXP-D-RES	PETREL PLACE	AR	Acer rubrum	Red Maple	48	12	5,429
WIN-2	27	MXP-D-RES	PARCEL B	QP	Quercus phellos	Willow Oak	17	3	170
WIN-2	27	MXP-D-RES	CABIN BRANCH AVE	UA	Ulmus americana 'Valley Forge'	American Elm	26	11	1,460
WIN-2	31	MXP-D-RES	HARRIER WAY	ARO	Acer rubrum 'October Glory'	October Glory Red Maple	48	16	7,238
WIN-2	31	MXP-D-RES	PARCEL B	QP	Quercus phellos	Willow Oak	17	10	567
WIN-2	31	MXP-D-RES	CABIN BRANCH AVE	UA	Ulmus americana 'Valley Forge'	American Elm	26	8	1,062
WIN-2	32	MXP-D-RES	PETREL PLACE	AR	Acer rubrum	Red Maple	48	14	6,333
WIN-2	32	MXP-D-RES	PARCEL B	QP	Quercus phellos	Willow Oak	17	6	340
WIN-2	42	MXP-D-RES	PARCEL B	QP	Quercus phellos	Willow Oak	17	5	284
WIN-2	42	MXP-D-RES	HARRIER WAY	ARO	Acer rubrum 'October Glory'	October Glory Red Maple	48	2	905
WIN-2	43	MXP-D-RES	DOVEKIE AVENUE	ARO	Acer rubrum 'October Glory'	October Glory Red Maple	48	9	4,072
WIN-2	43	MXP-D-RES	CABIN BRANCH AVE	CA	Carpinus caroliniana	Ironwood	39	7	2,091
WIN-2	43	MXP-D-RES	CABIN BRANCH AVE	UA	Ulmus americana 'Valley Forge'	American Elm	26	23	3,053
WIN-2	46	MXP-D-RES	CEMETERY	AG	Amelanchier grandiflora	Serviceberry	20	3	236
WIN-2	46	MXP-D-RES	CEMETERY	QR	Quercus rubra	Red Oak	35	2	481
WIN-2	46	MXP-D-RES	LITTLE SENECA PKWY	QP	Quercus phellos	Willow Oak	17	9	511
WIN-2	46	MXP-D-RES	CABIN BRANCH AVE	UA	Ulmus americana 'Valley Forge'	American Elm	26	2	265
WIN-2	46	MXP-D-RES	CABIN BRANCH AVE	CA	Carpinus caroliniana	Ironwood	39	1	299
								SF	3877
								ACRES	0.89

SITE PLAN	SHEET #	ZONE	LOCATION	SYMBOL	SPECIES	COMMON NAME	CANOPY DIA @ 20 YRS	# TREES	CREDIT: 25% OF CANOPY DIA (IN SF)
WIN-2	25	MXP-D-EMPL	CABIN BRANCH AVE	CA	Carpinus caroliniana	Ironwood	39	5	1,493
WIN-2	25	MXP-D-EMPL	CABIN BRANCH AVE	UA	Ulmus americana 'Valley Forge'	American Elm	26	6	796
WIN-2	27	MXP-D-EMPL	CABIN BRANCH AVE	UA	Carpinus caroliniana	Ironwood	39	12	3,584
WIN-2	27	MXP-D-EMPL	CABIN BRANCH AVE	UA	Ulmus americana 'Valley Forge'	American Elm	26	13	1,593
WIN-2	31	MXP-D-EMPL	CABIN BRANCH AVE	CA	Carpinus caroliniana	Ironwood	39	7	2,091
WIN-2	31	MXP-D-EMPL	CABIN BRANCH AVE	UA	Ulmus americana 'Valley Forge'	American Elm	26	8	1,195
WIN-2	43	MXP-D-EMPL	CABIN BRANCH AVE	CA	Carpinus caroliniana	Ironwood	39	8	2,389
WIN-2	43	MXP-D-EMPL	CABIN BRANCH AVE	UA	Ulmus americana 'Valley Forge'	American Elm	26	9	1,195
WIN-2	43	MXP-D-EMPL	DOVEKIE AVENUE	ARO	Acer rubrum 'October Glory'	Red Maple	48	7	1,195
WIN-2	44	MXP-D-EMPL	LITTLE SENECA PKWY	QP	Quercus phellos	Willow Oak	17	28	1,589
WIN-2	46	MXP-D-EMPL	LITTLE SENECA PKWY	QP	Quercus phellos	Willow Oak	17	24	1,362
								SF	18,481
								ACRES	0.42

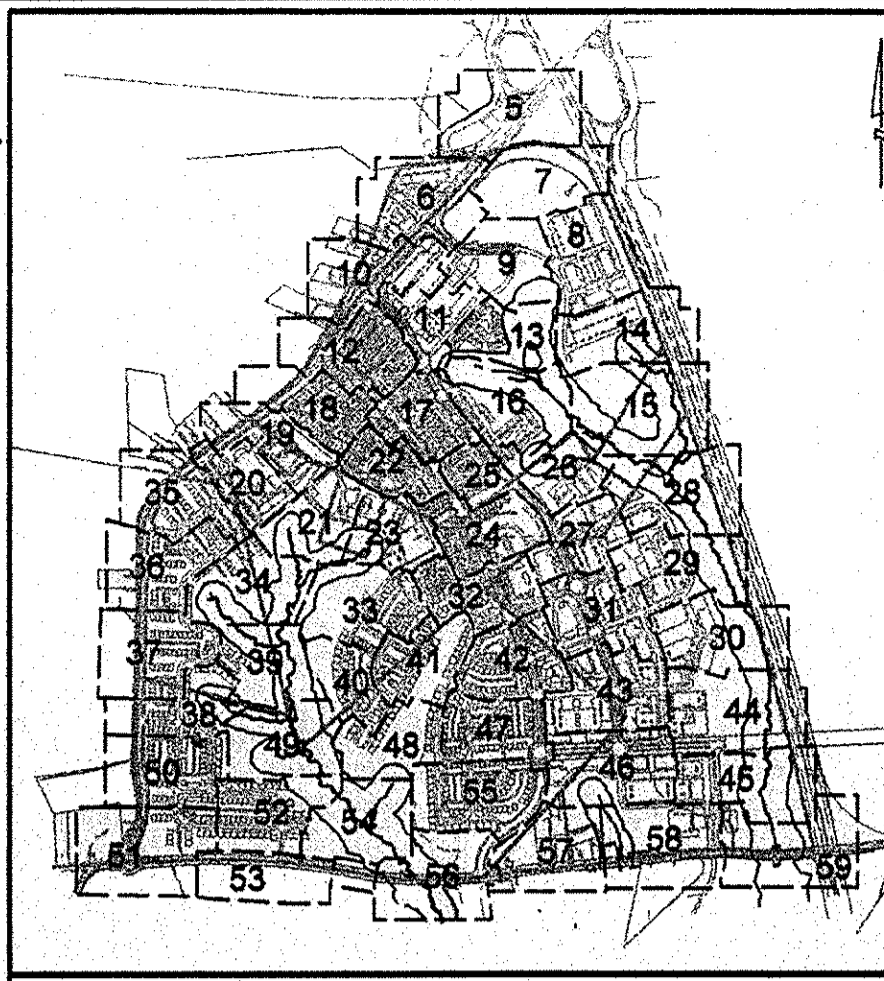
SITE PLAN	SHEET #	ZONE	LOCATION	SYMBOL	SPECIES	COMMON NAME	CANOPY DIA @ 20 YRS	# TREES	CREDIT: 25% OF CANOPY DIA (IN SF)
WIN-2	32	RMX-1/TDR	PARCEL B	TA	Tilia americana	Am. Linden	30	6	1,060
WIN-2	33	RMX-1/TDR	ALONG STILT ST	LS	Liquidambar styraciflua 'Rotundiloba'	Sweet Gum	26	15	1,991
WIN-2	33	RMX-1/TDR	GODWIT STREET	QR	Quercus rubra	Red Oak	35	16	3,848
WIN-2	40	RMX-1/TDR	STILT STREET	LS	Liquidambar styraciflua 'Rotundiloba'	Sweet Gum	26	18	2,389
WIN-2	41	RMX-1/TDR	PARCEL C	AG	Amelanchier grandiflora	Serviceberry	20	4	314
WIN-2	41	RMX-1/TDR	GODWIT STREET	QR	Quercus rubra	Red Oak	35	17	4,089
								SF	13,692
								ACRES	0.31

TOTAL LANDSCAPE CREDIT SPECIFIED TO DATE WIN1 AND WIN2: 3.12 ACRES

CABIN BRANCH FFCP  
LANDSCAPE CREDIT BY SITE PLAN AND ZONE

SITE PLAN	SHEET #	ZONE	LOCATION	SYMBOL	SPECIES	COMMON NAME	CANOPY DIA @ 20 YRS	# TREES	CREDIT: 25% OF CANOPY DIA (IN SF)
WIN-3	20	RMX/TDR	Woodcock Way	ARO	Acer rubrum 'October Glory'	Red Maple	48	2	905
WIN-3	20	RMX/TDR	Dunlin Street	BH	Carya cordifolia	Bitternut Hickory	39	25	7,466
WIN-3	20	RMX/TDR	Casplan Tern Way	HB	Celtis occidentalis	Hackberry	45	2	795
WIN-3	34	RMX/TDR	Private Drive	AE	Ulmus americana	American Elm	26	6	796
WIN-3	34	RMX/TDR	Private Drive	HC	Aesculus hippocastanum	Horse Chesnut	48	5	2,262
WIN-3	34	RMX/TDR	Private Drive	PH	Carya glabra	Pignut Hickory	39	6	1,792
WIN-3	35	RMX/TDR	Greenspace	AE	Ulmus americana	American Elm	26	12	1,593
WIN-3	35	RMX/TDR	Woodcock Way	ARO	Acer rubrum 'October Glory'	Red Maple	48	5	2,262
WIN-3	35	RMX/TDR	Greenspace	BC	Prunus serotina	Black Cherry	39	6	1,792
WIN-3	35	RMX/TDR	Casplan Tern Way	HB	Celtis occidentalis	Hackberry	45	15	5,964
WIN-3	35	RMX/TDR	Dowitcher Way	HC	Aesculus hippocastanum	Horse Chesnut	48	12	5,429
WIN-3	35	RMX/TDR	Greenspace	QR	Quercus rubra	Red Oak	35	4	962
WIN-3	36	RMX/TDR	Greenspace	AE	Ulmus americana	American Elm	26	10	1,327
WIN-3	36	RMX/TDR	Greenspace	AH	Carpinus car				





KEY MAP

\* Key Map was prepared by LSA, and is used above for reference.

Legend

- Stream Valley Buffer
- 100 yr Floodplain
- 25' Floodplain BRL
- Non-Tidal Wetlands
- Non-Tidal Wetland Buffer
- Significant Tree and Critical Root Zone (CRZ)
- Significant Tree to be removed
- Perennial or Intermittent Stream
- Existing Contours
- Proposed Contours
- Limit of Disturbance
- Phase I Category 1 Forest Conservation Easement
- Ultimate Forest Conservation Easement
- Forest Retention
- Afforestation (Upland/Wetland/WSSC mix)
- Forest Clearing
- Tree Protection Fence & Root Pruning
- Long-term Easement Signage

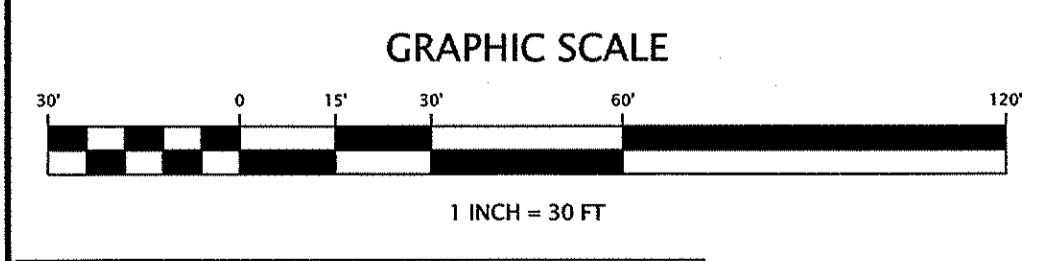
- XX TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.
- TREE, NO LANDSCAPE CREDIT TAKEN.
- TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.

OWNER/DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 82005015F, including Approval Conditions, Development Program, and Certified Site Plan. Developer's Name: Cabin Branch Management, LLC, Sylke Knuppel Company Contact Person Address: 6905 Rockledge Drive #800 Bethesda, MD 20817 Phone: (301) 803-4855 Signature: \_\_\_\_\_

Qualified Professional Certificate  
Exclusive to this sheet only.

1/25/14  
Date  
Dusty Road  
Qualified Professional  
COMAR 08.19.06.01



CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start of Construction

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

Approved for Construction w/ 82005015C

Applicant: Cabin Branch Management LLC  
6905 Rockledge Drive, Suite 800  
Bethesda, Maryland 20817  
Phone: (301) 803-4855  
Fax: (301) 803-4929  
Contact: Sylke Knuppel, P.E.

**CABIN BRANCH**  
ELECTION DISTRICT NO. 2  
MONTGOMERY COUNTY, MARYLAND

**RODGERS CONSULTING**  
19847 Century Boulevard Suite 200 Germantown, Maryland 20874  
Ph: 301.948.4700 (Main) Ph: 301.253.6609 (Frederick) Fax: 301.948.6256 www.rodgers.com

DESIGNED	BY	DATE
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

**FINAL FOREST CONSERVATION PLAN**  
CABIN BRANCH

SCALE: 1" = 30'  
JOB No: 782A5  
DATE: OCT., 2012  
SHEET No: 15 of 63

REVISION	DATE	REVISION	DATE	REVISION	DATE
Revised for construction approval - mass grading	2/9/12				
Revised for D contract amendment - hrm	5/22/12				
Revised for C amendment, revised alignment	9/4/12				
Revised for P&P comments	9/27/12				
Revised for 82005015F amendment - GTH	6/18/14				



**PROJECT MEMORANDUM**

**TO:** Maryland National Capital Parks and Planning Commission  
Montgomery County Planning Department  
Environmental Planning Division  
8787 Georgia Avenue  
Silver Spring, MD 20910

**FROM:** Jennifer Bird  
KCI Technologies, Inc.  
Natural Resources Management

**DATE:** June 9, 2014

**SUBJECT:** MD 121 at I-270 Interchange Project  
Specimen Tree Variance Request  
KCI Job Number: 22122586

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KCI Technologies, Inc. (KCI) is assisting Cabin Branch Management, LLC in designing and permitting proposed improvements to the Maryland Route (MD) 121 at I-270 Interchange in Clarksburg, Montgomery County, Maryland.

KCI, on behalf of Cabin Branch Management, LLC, has prepared a Forest Conservation Plan (FCP) for the project that illustrates proposed improvements at the interchange, and includes the proposed impacts to the Critical Root Zones (CRZs) of three specimen trees. It is not possible to avoid impacts to these CRZs due to their proximity to the roadway.

Section 22A-12(b) (3) of the Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. The Law requires there be no impact to trees that: measure 30 inches or greater, diameter at breast height (DBH); are part of an historic site or designated with an historic structure; are designated as a national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species. Any impact to these trees, including removal of any priority tree, disturbance within the tree's critical root zone (CRZ), or pruning, 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.

### Variance Request

This requested variance is for impacts to three specimen trees that are considered high priority for retention by the County Forest Conservation Law.

Specimen Tree ID	Species	Size	CRZ Disturbance	Recommendation	Related Activity
SP-11	Acer rubrum	47-in	0*	Save	Road resurfacing
SP-30	Quercus velutina	30-in	20%	Save	Grading
SP-31	Quercus alba	33-in	20%	Save	Grading
*While the limits of disturbance extend through the Critical Root Zone for SP-11, the proposed work is resurfacing of the existing paved roadway, therefore, no impacts to the CRZ are expected.					

### Unwarranted Hardship

As per Section 22A-21, a variance may only be considered if the Planning Board finds that not granting a variance would result in an unwarranted hardship.

This variance request is to allow disturbance for the improvements to the existing interchange. Given the construction activities necessary for construction of the onramp and additional safety improvements and their proximity to Variance trees, it is not possible to avoid impact to these trees.

On behalf of Cabin Branch Management, LLC, KCI requests consideration of the following:

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

Given the scope of the construction activity necessary for the interchange improvements, combined with the location of the trees and root zones, disturbance to variance trees is unavoidable and required to implement the proposed plans.

*2. The Variance is not based on conditions or circumstances which are the result of the actions by the applicant.*

The requested variance is based upon the requirements of SHA, to improve the interchange to accommodate approved development in the area. The location of the variance trees limit the Applicants ability to avoid protected trees.

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

The requested variance is based upon the Subject Property, location and distribution of the protected trees, and the prior approvals and conditions, and is not related to a condition of the land or building use on a neighboring property.

*4. The Variance will not violate State water quality standards or cause measurable degradation in water quality.*

The interchange improvements are designed following the requirements of the new, approved Storm Water Management and Water Quality Plans. The construction of the interchange improvements will be managed under an approved Erosion and Sediment Control Plan.



## DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Robert G. Hoyt  
Director

August 27, 2014

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

RE: I 270/MD 121 Interchange, MR 2014049, NRI/FSD application accepted on 2/3/2014

Dear Mr. Anderson:

All applications for a variance from the requirements of Chapter 22A of the County Code submitted after October 1, 2009 are subject to Section 22A-12(b)(3). 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, interpreted as a condition or circumstance that is the result of the actions by the applicant. Therefore, the

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**Division of Environmental Policy & Compliance**



Casey Anderson  
August 27, 2014  
Page 2

variance can be granted under this criterion, as long as appropriate mitigation is provided for the resources disturbed.

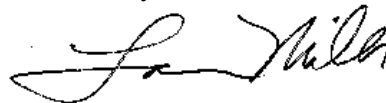
3. The disturbance of trees, or other vegetation, by the applicant does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property. Therefore, the variance can be granted under this criterion.
4. The disturbance of trees, or other vegetation, 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 minor revisions to the impacts to trees subject to variance provisions 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: Josh Penn, Senior Planner