

MCPB Item No. 7 A,B,C Date: 9-11-14

## MD 121 & I-270 Interchange Improvements

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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 & 1-270 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

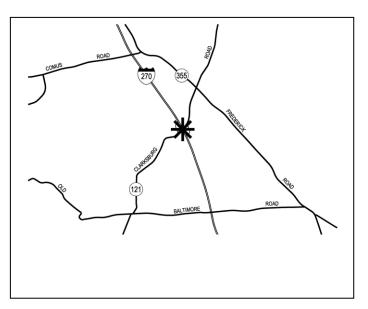
### Staff Recommendation: Approval with Comments

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 & 1-270 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**

<sup>&</sup>lt;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).

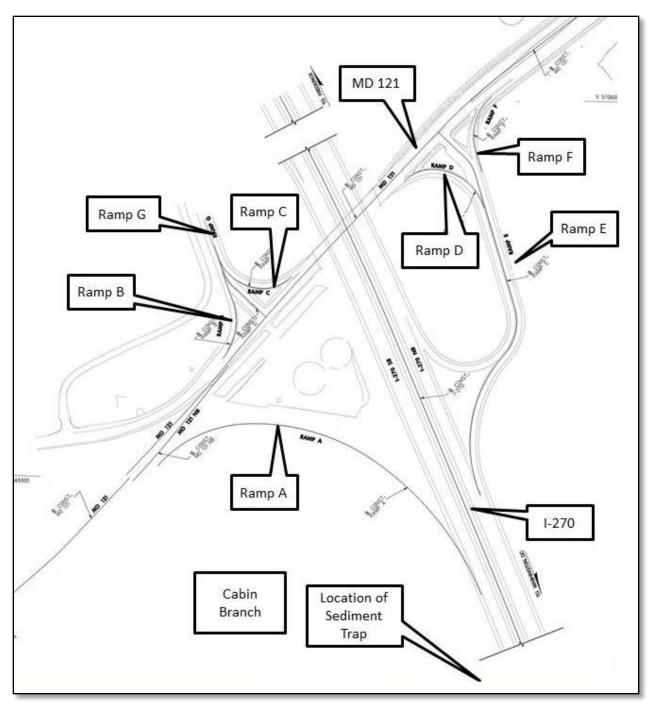


Figure 1: MD 121 and I-270 and Interchange Overview

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.

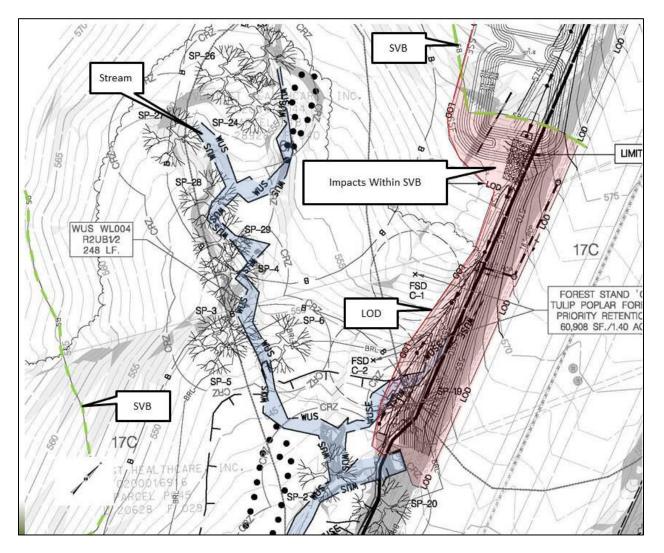


Figure 2: Impacts Within the Stream Valley Buffer

## 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 Tro ID	ee	Species	Size	CRZ Disturban ce	Recommendatio n	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.

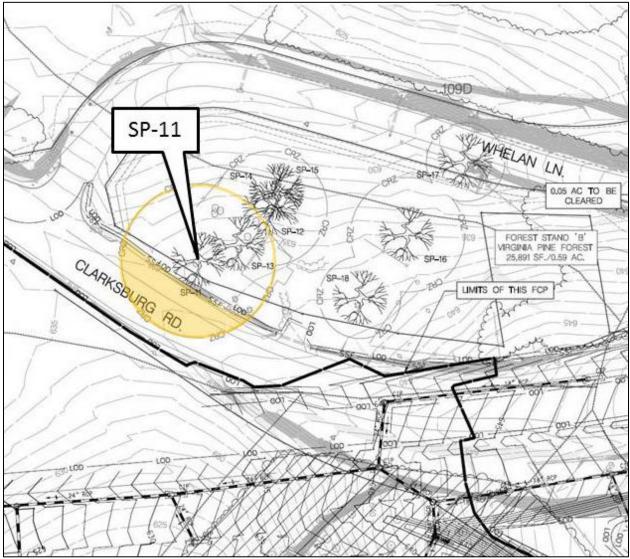
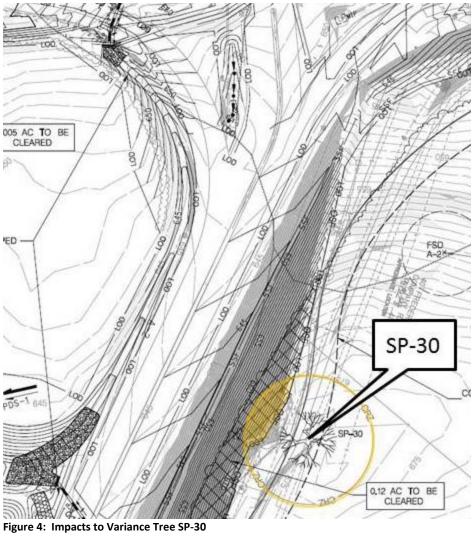


Figure 3: Impacts to Variance Tree SP-11



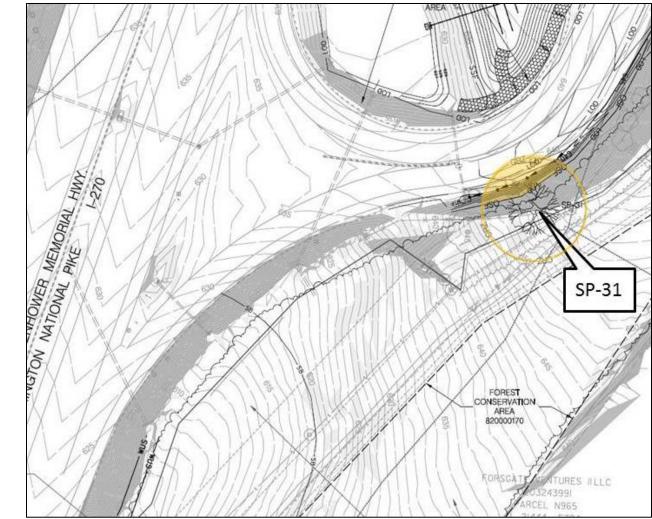


Figure 5: Impacts to Variance Tree SP-31

## 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-bioretention, 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

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



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.

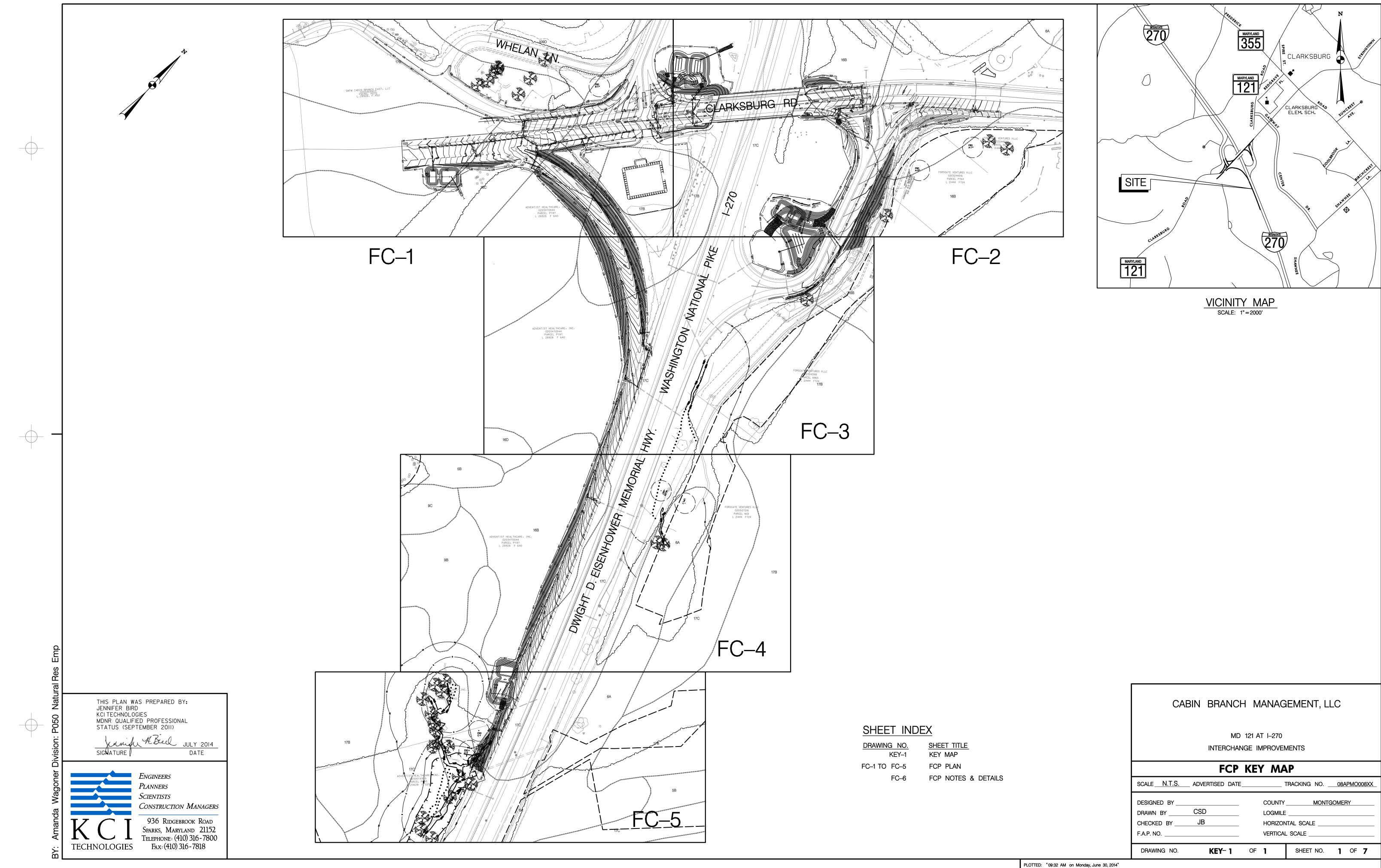
Sincerely,

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

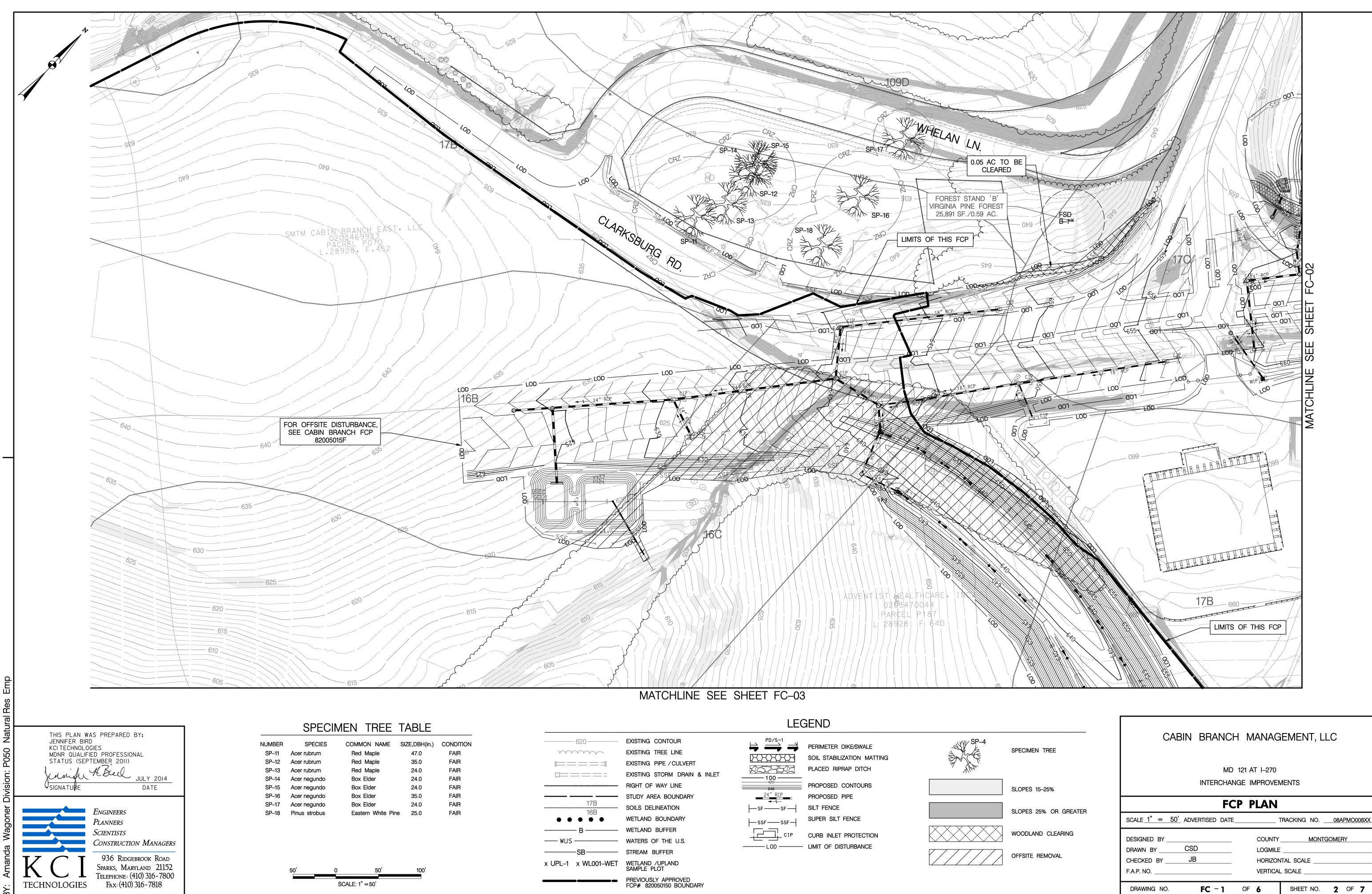
MCE: me Img

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

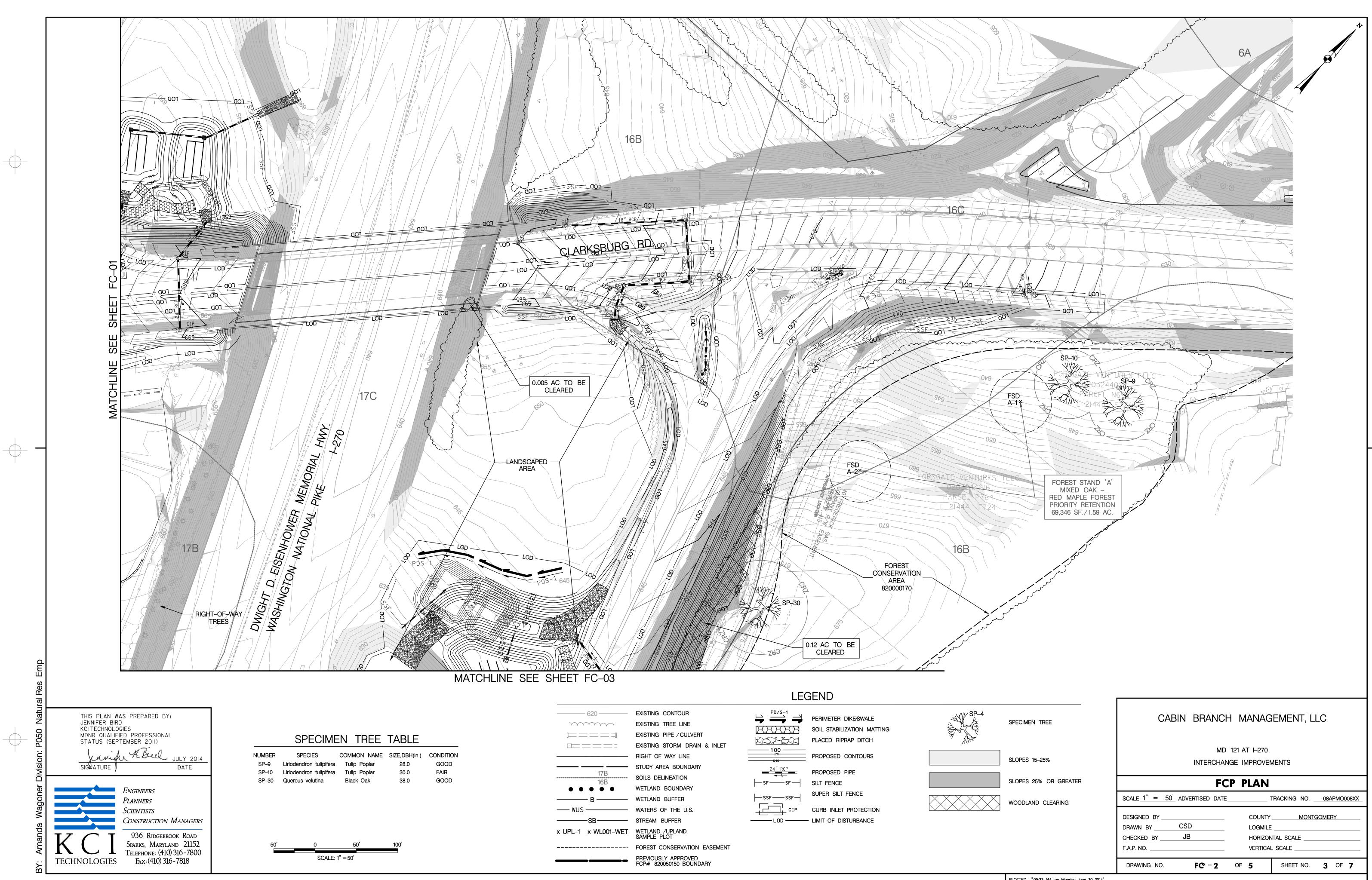


FCP KEY MAP					
SCALE <u>N.T.S.</u>	_ ADVERTISED DATE_		RACKING NO	08APMO008XX	
DRAWN BY CHECKED BY		LOGMILE HORIZON			
DRAWING NO.	<b>KEY</b> - 1	OF <b>1</b>	SHEET NO.	1 OF 7	

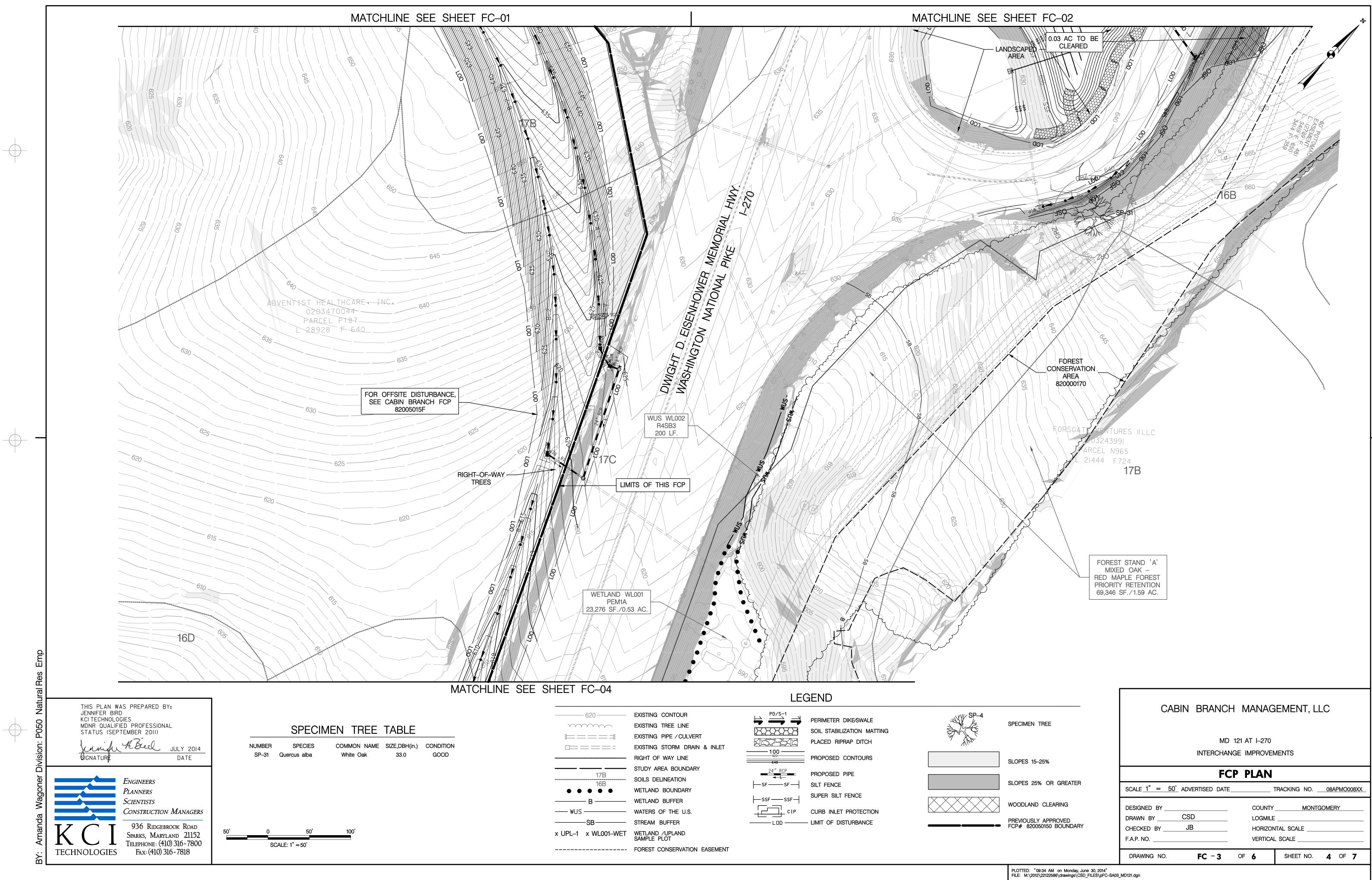


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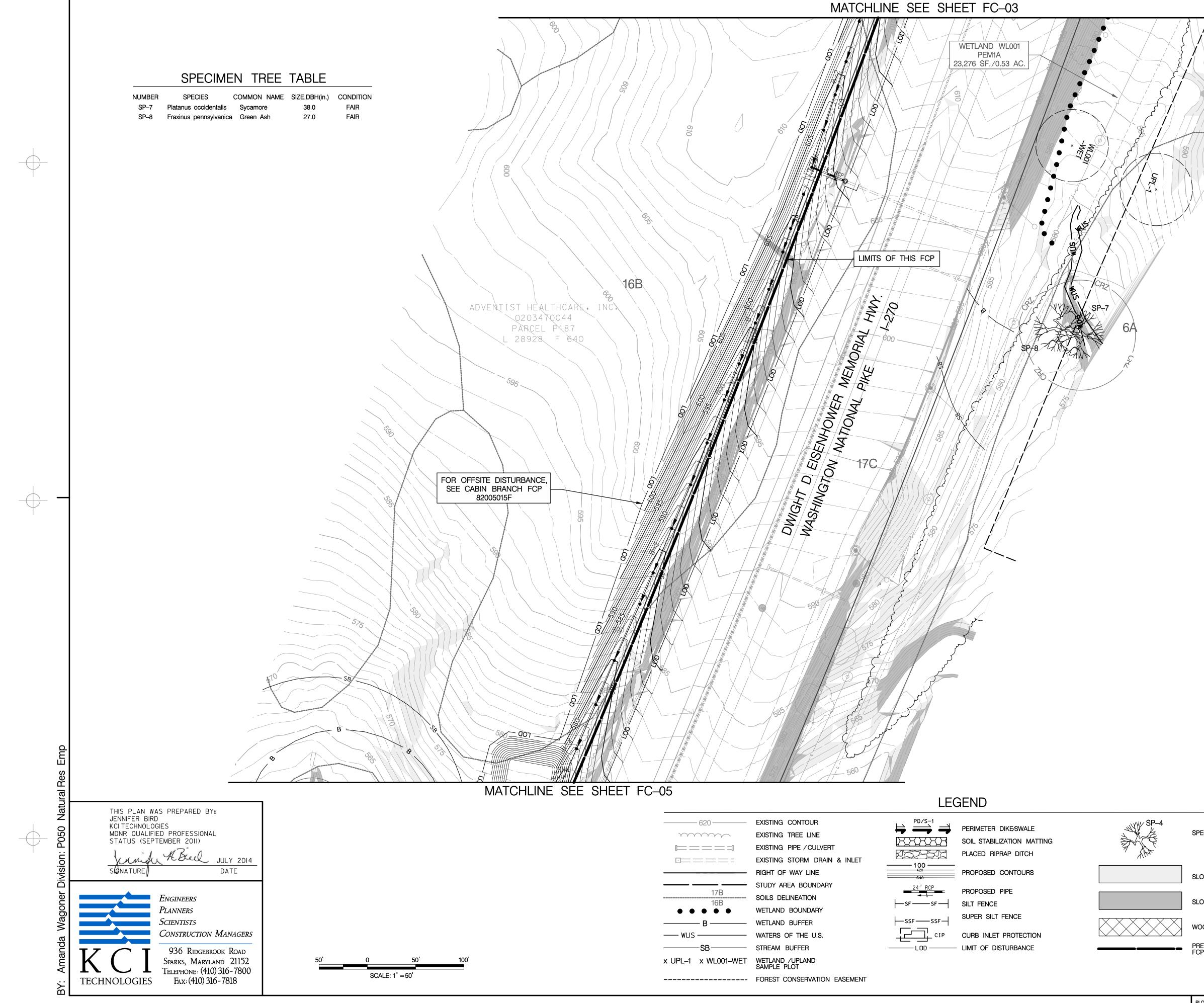
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SPECIMEN TREE

SLOPES 15-25%

SLOPES 25% OR GREATER

WOODLAND CLEARING

PREVIOUSLY APPROVED FCP# 820050150 BOUNDARY

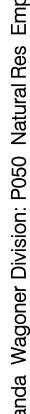
## CABIN BRANCH MANAGEMENT, LLC

MD 121 AT I-270

INTERCHANGE IMPROVEMENTS

FCP PLAN				
SCALE <u>1" = 50</u>	ADVERTISED DATE_		TRACKING NO	08APMO008XX
DRAWN BY CHECKED BY	CSD JB	LOGMILE HORIZON	MONTG	
DRAWING NO.	FC -4	OF 6	SHEET NO.	5 OF 7

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
SP6	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 oal	× 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

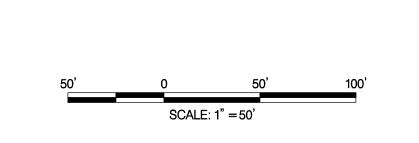


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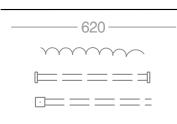
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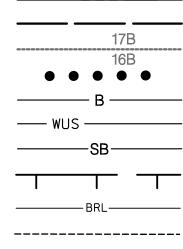
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JENNIFER BIRD	GIES ED PROFESSIONAL
KCI TECHNOLOGIES	Engineers Planners Scientists Construction Managers 936 Ridgebrook Road Sparks, Maryland 21152 Telephone: (410) 316-7800 Fax: (410) 316-7818









EXISTING CONTOUR EXISTING TREE LINE EXISTING PIPE / CULVERT EXISTING STORM DRAIN & INLET - RIGHT OF WAY LINE ----- STUDY AREA BOUNDARY SOILS DELINEATION WETLAND BOUNDARY WATERS OF THE U.S. ----- STREAM BUFFER 100-YEAR FLOODPLAIN FLOODPLAIN BUILDING RESTRICTION LINE (BRL) ----- FOREST CONSERVATION EASEMENT

## LEGEND

KXXXX RAZZEKI 

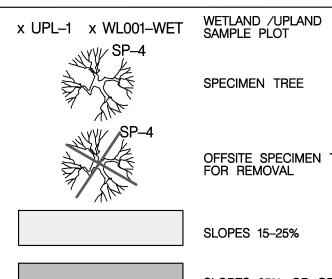


SOIL STABILIZATION MATTING PLACED RIPRAP DITCH PROPOSED CONTOURS

PROPOSED PIPE

SUPER SILT FENCE

CIP CURB INLET PROTECTION ------LOD ------- LIMIT OF DISTURBANCE



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OFFSITE SPECIMEN TREE FOR REMOVAL

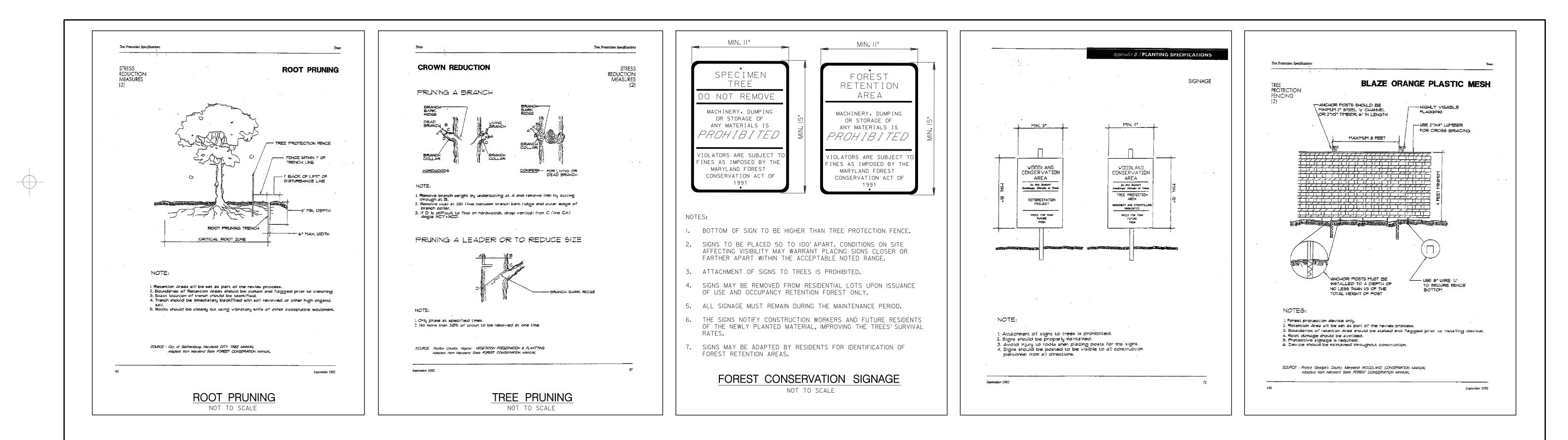
SPECIMEN TREE

CABIN BRANCH MANAGEMENT, LLC

MD 121 AT I-270

INTERCHANGE IMPROVEMENTS

FOR REMOVAL	FCP PLAN		
	SCALE 1" = 50' advertised date	TRACKING NO08APMO008XX	
SLOPES 15-25%			
	DESIGNED BY	COUNTY MONTGOMERY	
SLOPES 25% OR GREATER	DRAWN BY CSD	LOGMILE	
	CHECKED BYJB		
OFFSITE REMOVAL	F.A.P. NO	VERTICAL SCALE	
PREVIOUSLY APPROVED FCP# 820050150 BOUNDARY	DRAWING NO. FC - 5	OF 6 SHEET NO. 6 OF 7	



	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 L.F.	STREAM BUFFER LENGTH
150'	AVERAGE STREAM BUFFER WIDTH
NOTE: ARE	AS BASED ON LIMIT OF DISTURBANCE



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	FORESTC				170	
MI	D 121 AT I-27	DINTERCH	ANGE IMF	ROVEME	NIS	<b>5 A</b> · · • 0
NET TRACT AREA:						5-Aug-0
A. Total tract area						8.9
<ul> <li>B. Land dedication acres (p)</li> </ul>	parks county	facility etc	:)			0.0
C. Land dedication for road				by this pla	n)	0.0
D. Area to remain in comm						0.0
E. Other deductions (speci	fy)					0.0
F. Net Tract Area					=	8.9
		hairalla	and b			
LAND USE CATEGORY: (fr	om Trees Ted umber "1" und			tuse		
	one entry.		ophato lan			
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 =	1.7
					9244740	0.046539248302
EXISTING FOREST COVER	R:					
						0.0
<ul> <li>I. Existing forest cover</li> <li>J. Area of forest above affor</li> </ul>						0.2
<ol> <li>Area of forest above allor</li> <li>K. Area of forest above con</li> </ol>						0.0
R. Alea of lotest above con	iservation the	511010				0.0
BREAK EVEN POINT:						
L. Forest retention above th	nreshold with r	no mitigatio	on=			0.0
M. Clearing permitted witho	out mitigation		=			0.0
PROPOSED FOREST CLE	ADINO					
PROPOSED FOREST CLE	ARING.					
N. Total area of forest to be	e cleared		=			0.2
O. Total area of forest to be						0.0
PLANTING REQUIREMENT	rs:					
P. Reforestation for clearing	a above conse	ervation thr	eshold =			0.0
Q. Reforestation for clearing	-					0.4
R. Credit for retention above						0.0
S. Total reforestation requir						0.4
T. Total afforestation require						1.1
U. Credit for landscaping (n	nay not excee	d 20% of "	'S")=			0.0
V. Total reforestation and a	fforestation re	quired	=			1.54

## FCP NOTES:

- 1. MITIGATION WILL BE PROVIDED THROUGH AN OFF-SITE MITIGATION BANK.
- 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.

2. LANDSCAPING, INCLUDING PLANTING OF TREES, WILL BE PROVIDED IN SWM AREAS.

## SOILS TABLE:

Soil Symbol	Soil Unit Name	Percent Slope	K <sub>f</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

CABIN BRANCH MANAGEMENT, LLC					
MD 121 AT I-270 INTERCHANGE IMPROVEMENTS					
FCP NOTES & DETAILS         SCALE       N /A       ADVERTISED DATE       TRACKING NO.       08APMO008XX					
DESIGNED BY       COUNTYMONTGOME         DRAWN BY       CSD         LOGMILE         CHECKED BY         JB       HORIZONTAL SCALE         F.A.P. NO       VERTICAL SCALE	<u>ERY</u>				
DRAWING NO. FC - 6 OF 6 SHEET NO. 7	OF <b>7</b>				

MONTGOMERY COUNTY PLANNING DEPARTMENT HE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING DEPARTMENT THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION March 27, 2012 Sylke Knupple Cabin Branch Management, LLC Sylke Knupple Cabin Branch Management, LLC 6905 Rockledge Drive, Suite 800 Bethesda, MD 20817 6905 Rockledge Drive, Suite 800 Bethesda, MD 20817 Re: Final Forest Conservation Plan (FFCP) Re: Final Forest Conservation Plan (FFCP) Cabin Branch (820050150) Cabin Branch (820050150) Dear Ms. Knupple Dear Ms. Knupple: Based on the review by planning staff of the Maryland National Capital Park and Planning Commission, 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 the Final Forest Conservation Plan submitted to M-NCPPC on February 19, 2013 for the plan identified plan identified above, is approved with the following conditions: above, is approved with the following conditions: 1. This updated approval of the previously approved FFCP 820050150 covers sheets 1-7, 10-12, 17-1. This updated approval of the previously approved FFCP 820050150 covers sheets 1-4, 16, 27, 31-34, 39-44, 46, 58, 60-63, and 63A. 20 21 34-39 46 48 49 54 56 58 62 63 and 63A. 2. This FFCP was approved prior to the signature sets of overlapping individual site plans and 2. This FFCP was approved prior to the signature sets of overlapping individual site plans and assumes substantial conformance with any subsequently approved site plan signature sets. Any assumes substantial conformance with any subsequently approved site plan signature sets. Any changes from this approved FFCP to individual subsequently approved site plan signature sets not changes from this approved FFCP to individual subsequently approved site plan signature sets not in substantial conformance may require an FFCP amendment in substantial conformance may require an FFCP amendment. 3. Any planting substitutions from the approved reforestation list or trees using landscaping credit 3. 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. must be approved by the M-NCPPC forest conservation inspector at the pre-planting meeting. 4. Compliance with all applicable requirements of the Forest Conservation Law (Chapter 22A-11) 4. Compliance with all applicable requirements of the Forest Conservation Law (Chapter 22A-11) and Forest Conservation Regulations (Section 109 and 110). and Forest Conservation Regulations (Section 109 and 110). This letter must appear on all reproduced copies of the approved Final Forest Conservation Plan. Any 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 changes from the approved Final Forest Conservation Plan may constitute grounds to rescind or amend any approval actions taken, and to re-evaluate the site for additional or amended plantings. If there are any approval actions taken, and to re-evaluate the site for additional or amended plantings. If there are any subsequent additions or modification planned for this development, a separate amendment must be any subsequent additions or modification planned for this development, a separate amendment must be submitted to M-NCPPC for review and approval prior to those changes occurring. submitted to M-NCPPC for review and approval prior to those changes occurring. Please contact Mr. Douglas Johnsen at douglas.johnsen@montgomeryplanning.org at 301-495-4712 to Please contact Mr. Douglas Johnsen at douglas.johnsen@montgomeryplanning.org at 301-495-4712 to schedule all necessary inspections. If you have any questions regarding these actions, please feel free to schedule all necessary inspections. If you have any questions regarding these actions, please feel free to contact Joshua Penn at 301-495-4546. contact Joshua Penn at 301-495-4546. Sincerely, Sincerely on Casta Jan Lette John Carter John Carter Chief Area 3 Planning team Chief Area 3 Planning team Cc: FCP File # 820050150 Dusty Rood, Rodgers Consulting Cc: FCP File # 820050150 Dusty Rood, Rodgers Consulting Chanda Beaufort, LSA MCPB No. 14-36 Site Plan No. 82005015E Cabin Branch Infrastructure Site Plan MONTGOMERY COUNTY PLANNING BOARD Page 2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION. MCPB No. 14-36 Site Plan No. 82005015E WHEREAS, on October 23, 2013, Cabin Branch Management, LLC Applicant. Cabin Branch Infrastructure Site Plan filed an application for approval of an amendment to the previously approved site JUN 2 2014 Date of Hearing: May 22, 2014 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 RESOLUTION WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82005015E Cabin Branch Infrastructure Site Plan ("Site Plan," "Amendment" WHEREAS, under Montgomery County Code Division 59-D-3, the Montgomery or "Application"); and County Planning Board is authorized to review site plan applications; and WHEREAS, following review and analysis of the Application by Planning Board WHEREAS, on September 19, 2007, the Planning Board, by Resolution MCPB No. 07-131, approved Site Plan No. 820050150, for the Infrastructure and Roads Only staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated May 9, 2014, setting forth its analysis of, and recommendation Site Plan to accommodate 1,886 residential dwelling units, 500 senior units, and for approval of the Application, subject to certain conditions ("Staff Report"); and 2,436,000 square feet of retail and employment, including 635 Transfer Development Rights (TDRs) and 236 Moderately Priced Dwelling Units (MPDUs), on 535.04 acres of WHEREAS, on May 22, 2014, the Planning Board held a public hearing on the RMX-1/MXPD zoned-land, located west of I-270, north of West Old Baltimore Road and Application, and at the hearing the Planning Board heard testimony and received southeast of Clarksburg Road (MD 121) ("Subject Property"), in the Clarksburg Policy evidence submitted for the record on the Application; and Area, Clarksburg Master Plan ("Master Plan") area; and WHEREAS, at the hearing, the Planning Board voted to approve the Application WHEREAS, on June 9, 2008, the Planning Board approved an amendment to subject to certain conditions, by the vote as certified below. the Site Plan No. 82005015A (MCPB No. 08-68) to amend the Infrastructure and Roads Only Site Plan for the design and cross section of West Old Baltimore Road on the NOW, THEREFORE, BE IT RESOLVED that, the Planning Board APPROVES Site Plan No. 82005015E to adjust the Limits of Disturbance and Category I Subject Property; and conservation easements for new culvert design and mitigation projects subject to the WHEREAS, on March 7, 2012, the Planning Board approved an amendment to following conditions: 1 the Site Plan No. 82005015B (MCPB No: 11-124) to revise Conditons of Approval for Water Quality, Forest Conservation, and Clearing and Grading, on the Subject Property; 1- No ground disturbing activities shall occur within the Limits of Disturbance shown and on the Final Forest Conservation Plan in Maryland-National Capitol Park and Planning Commission (M-NCPPC) properties without permission from M-NCPPC WHEREAS, on November 27, 2012, the Planning Director approved an inspectors or representatives, including any necessary park permits. 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 2- All other applicable terms, conditions, and findings of the previous site plan associated with the Infrastructure Plan to reflect the final engineering for a water line on approvals remain in full force and effect. the Subject Property; and 3- Any offsite construction activities must not proceed without acquisition of the WHEREAS, on May 2, 2013, the Planning Director approved an administrative necessary easements and/or right of way. 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 For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval. Second Store Spirit Marchan 2001 Phone: 301.495.4605 Fax: 301.495.1320 W. M. S. Rigoling J. Handle 105 St. Lorg E-Mail: mcp-chair@mncppc.inc.org Approved as to Legal Sufficiency The excavator must notify all public utility companies with "MISS UTILITY" AT CALL underground facilities in the area of proposed excavation and have those facilities located by the utility companies 1-800-257-7777 prior to commencing excavation. The excavator is 48 Hours Before Start Of Construction responsible for compliance with requirements of Chapter 36A of the Montgomery County Code. Applicant: Cabin Branch Management LLC REVISION REVISION REVISION DATE 6905 Rockledge Drive, Suite 800 4/2007 REVISED FOR PB-LSA REVISED PER P&P COMMENTS-LSA Bethesda, Maryland 20817 EVISED PER P&P COMMENTS FROM 8/30/07-LSA 9/2007 REVISED FOR SIGNATURE SET - RCI/hrm Phone: (301) 803-4855 EVISED PER P&P COMMENTS FROM 11/20/07-LSA12/2007 REVISED FOR 82005015F AMENDMENT Fax: (301) 803-4929 REVISED PER P&P COMMENTS FROM 1/4/08-LSA Contact: Sylke Knuppel, P.E. **REVISED PER DPS COMMENTS -LS** REVISED PER P&P COMMENTS FROM 11/30/09-LSA 4/20 REVISED PER SP REVISIONS-LS 4/20

9/201

REVISED FOR PB-LSA

# FFCP PLAN APPROVALS

April 22, 2013

April 8, 2013

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

- 1. 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 62, 2. This FFCP was approved prior to the signature sets of overlapping individual site plans and
- assumes substantial conformance 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 conformance 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. 4. 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 actions taken, and to re-evaluate the site for additional or amended plantings. If there are any subsequent additions or modification 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 Johnsen at douglas.johnsen@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 Penn at 301-495-4546. Sincerely

## de late

John Carter Chief Area 3 Planning team Cc: FCP File # 820050150 Dusty Rood, Rodgers Consulting

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:

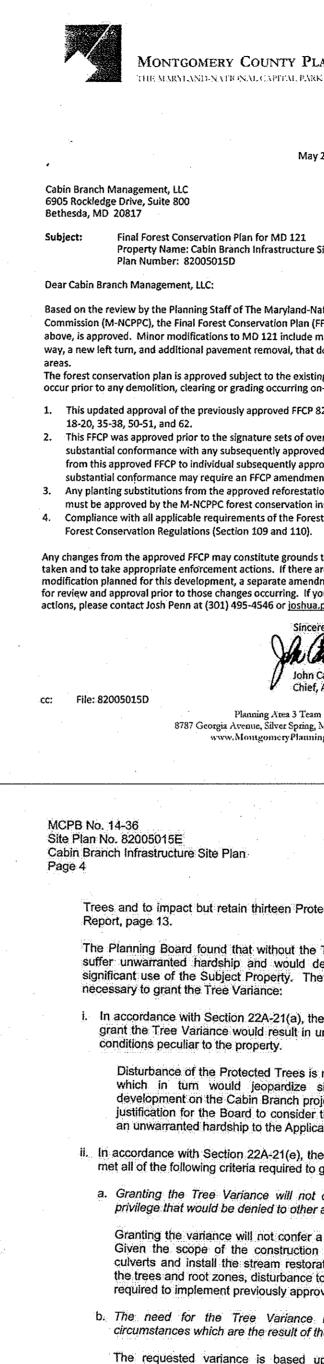
1. Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, and all findings not specifically addressed remain in effect.

2. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and the protection of environmentally sensitive features: A. 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.

B. Forest Conservation Variance

Section 22A-12(b)(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



CABIN BRANCH

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

VALS		
MONTGOMERY COUNTY PLANNING DEPARTMENT THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION		
May 2, 2013		,
anch Management, LLC kledge Drive, Suite 800 n, MD 20817		
Final Forest Conservation Plan for MD 121 Property Name: Cabin Branch Infrastructure Site Plan Amendment Plan Number: 82005015D in Branch Management, LLC:		
the review by the Planning Staff of The Maryland-National Capital Park and Planning ion (M-NCPPC), the Final Forest Conservation Plan (FFCP) submitted to M-NCPPC referenced approved. Minor modifications to MD 121 include minor grading outside the public right-of- w left turn, and additional pavement removal, that does not modify any Forest Conservation		
t conservation plan is approved subject to the existing conditions. The following items shall or to any demolition, clearing or grading occurring on-site: updated approval of the previously approved FFCP 820050150 covers sheets 1-4, 5, 6, 10, 12, 0, 35-38, 50-51, and 62.		
FFCP was approved prior to the signature sets of overlapping individual site plans and assumes tantial conformance with any subsequently approved site plan signature sets. Any changes this approved FFCP to individual subsequently approved site plan signature sets not in tantial conformance may require an FFCP amendment. planting substitutions from the approved reforestation list or trees using landscaping credit t be approved by the M-NCPPC forest conservation inspector at the pre-planting meeting. pliance with all applicable requirements of the Forest Conservation Law (Chapter 22A-11) and		
st Conservation Regulations (Section 109 and 110). ges from the approved FFCP may constitute grounds to rescind or amend any approval actions to take appropriate enforcement actions. If there are any subsequent additions or ion planned for this development, a separate amendment must be submitted to the M-NCPPC and approval prior to those changes occurring. If you have any questions regarding these lease contact Josh Penn at (301) 495-4546 or <u>ioshua.penn@montgomeryplanning.org</u> .		
Sincerely, John Carter		
e: 82005015D Planning Area 3 Team 8787 Georgia Avenue, Silver Spring, Maryland 20910 www.MonugomeryPlanning.org		
No. 14-36 an No. 82005015E Branch Infrastructure Site Plan	MCPB No. 14-36 Site Plan No. 82005015E Cabin Branch Infrastructure Site Plan Page 5	MCPB No. 14-36 Site Plan No. 82005015E Cabin Branch Infrastructure Site Plan Page 6
Trees and to impact but retain thirteen Protected Trees as identified in the Staff Report, page 13.	The requested variance is based upon the Subject Property, location and	Resolution, consistent with the procedur agency decisions in Circuit Court (Rule 7
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:	<ul> <li>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.</li> <li>d. Granting the Tree Variance will not violate State water quality standards or cause measurable degradation in water quality.</li> </ul>	CER This is to certify that the foregoing is a tr the Montgomery County Planning Boar
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 this project	The replacement of these culverts is a requirement of the new, approved Stormwater Management and Water Quality Plans requirements. The construction of the replacement culverts will be managed under an approved Erosion and Sediment Control Plan. As stated in the November	Planning Commission on motion of Commissioner Presley, with Chair Carrie Anderson, Dreyfuss, and Presley voti Thursday, May 22, 2014, in Silver Spring
which in turn would jeopardize 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.	20, 2013 letter counter-signed by MCDPS, no amendment to the Water Quality Plan is required for this activity. Additionally, the stream and wetland mitigation work stemming from the project will help increase water quality in the area. The restored mitigation sites with plantings will off-site the loss of four protected trees.	
In accordance with Section 22A-21(e), the Board finds that the Applicant has met all of the following criteria required to grant the Tree Variance.	BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and	
<ul> <li>Granting the Tree Variance will not confer on the Applicant a special privilege that would be denied to other applicants.</li> <li>Granting the variance will not confer a special privilege on the Applicant.</li> </ul>	BE IT FURTHER RESOLVED, that this Site Plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and	
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 to variance trees is unavoidable and required to implement previously approved development.	BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is	
b. The need for the Tree Variance is not based on conditions or circumstances which are the result of the actions by the Applicant.	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	
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 fixed location of the culverts and the mitigation projects limit the Applicants ability to avoid Protected Trees.		
c. 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.		

## Exclusive to this sheet.

Date



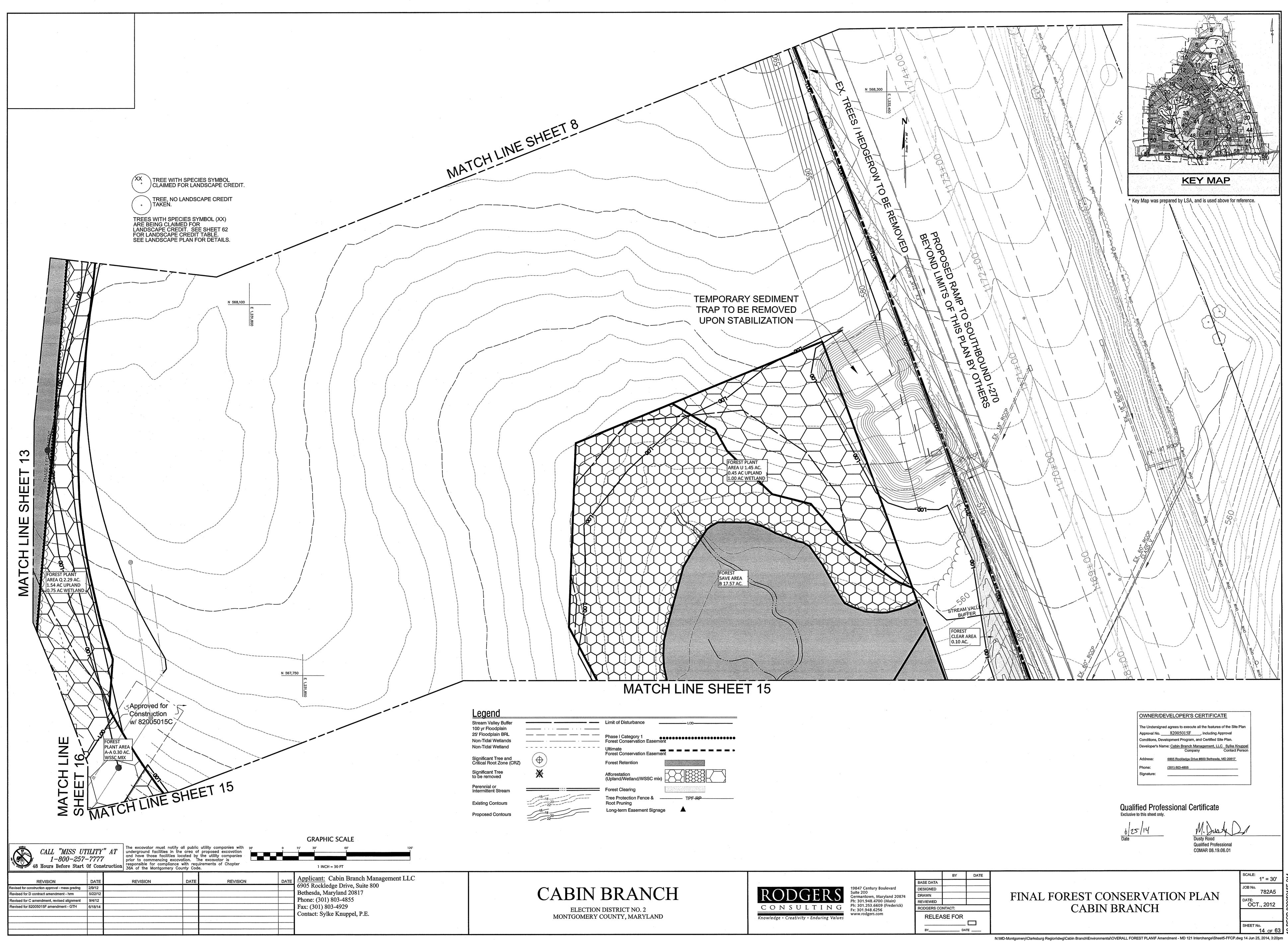
7 Century Boulevard	
200	
antown, Maryland 20874	
1.948.4700 (Main)	
01.253.6609 (Frederick)	
1.948.6256	
rodgers.com	
-	

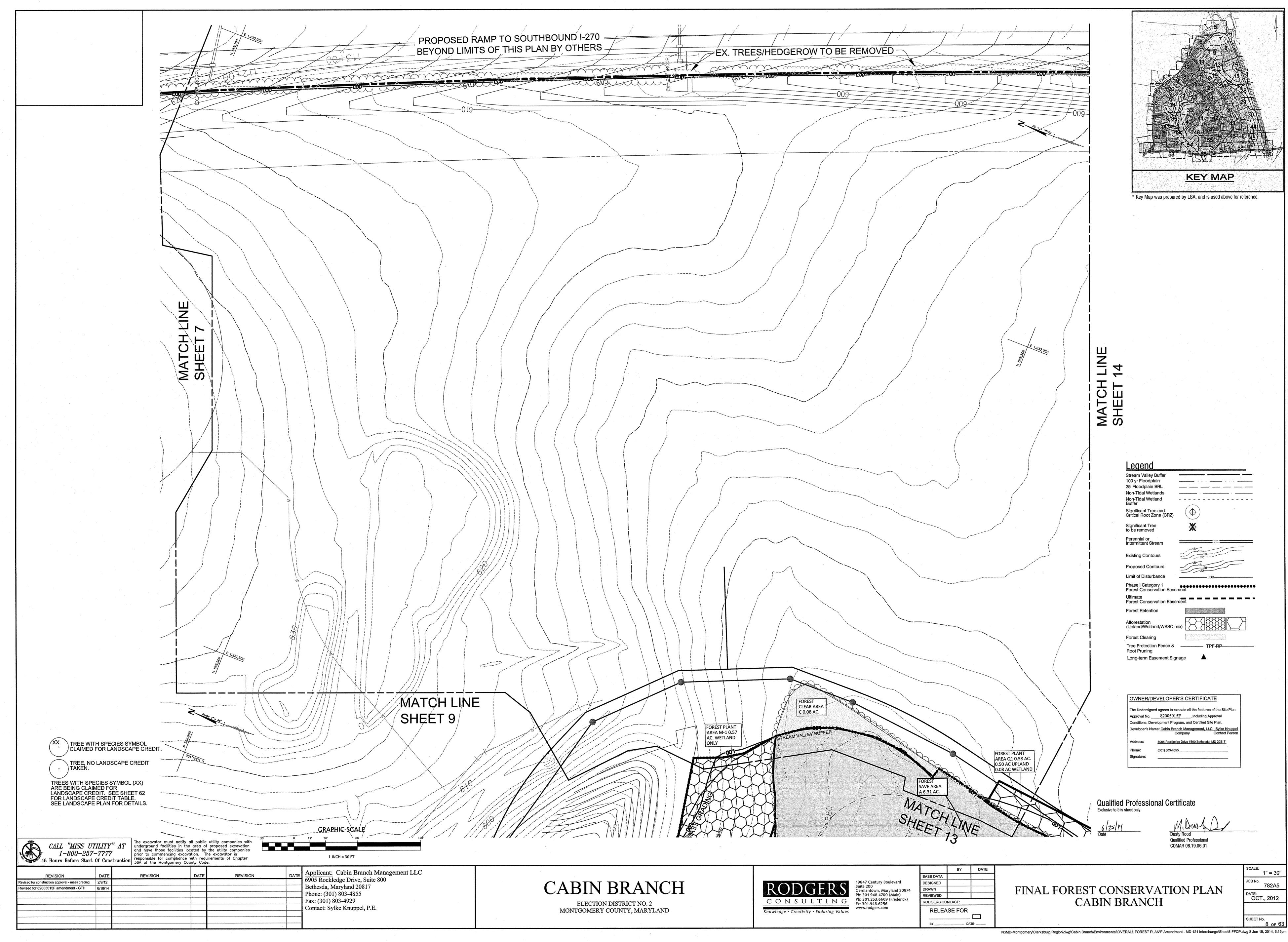
DATE BASE DATA DESIGNED RAWN EVIEWED ODGERS CONTACT: **RELEASE FOR** 

······ DATE

FINAL FOREST CONSERVATION PLAN CABIN BRANCH

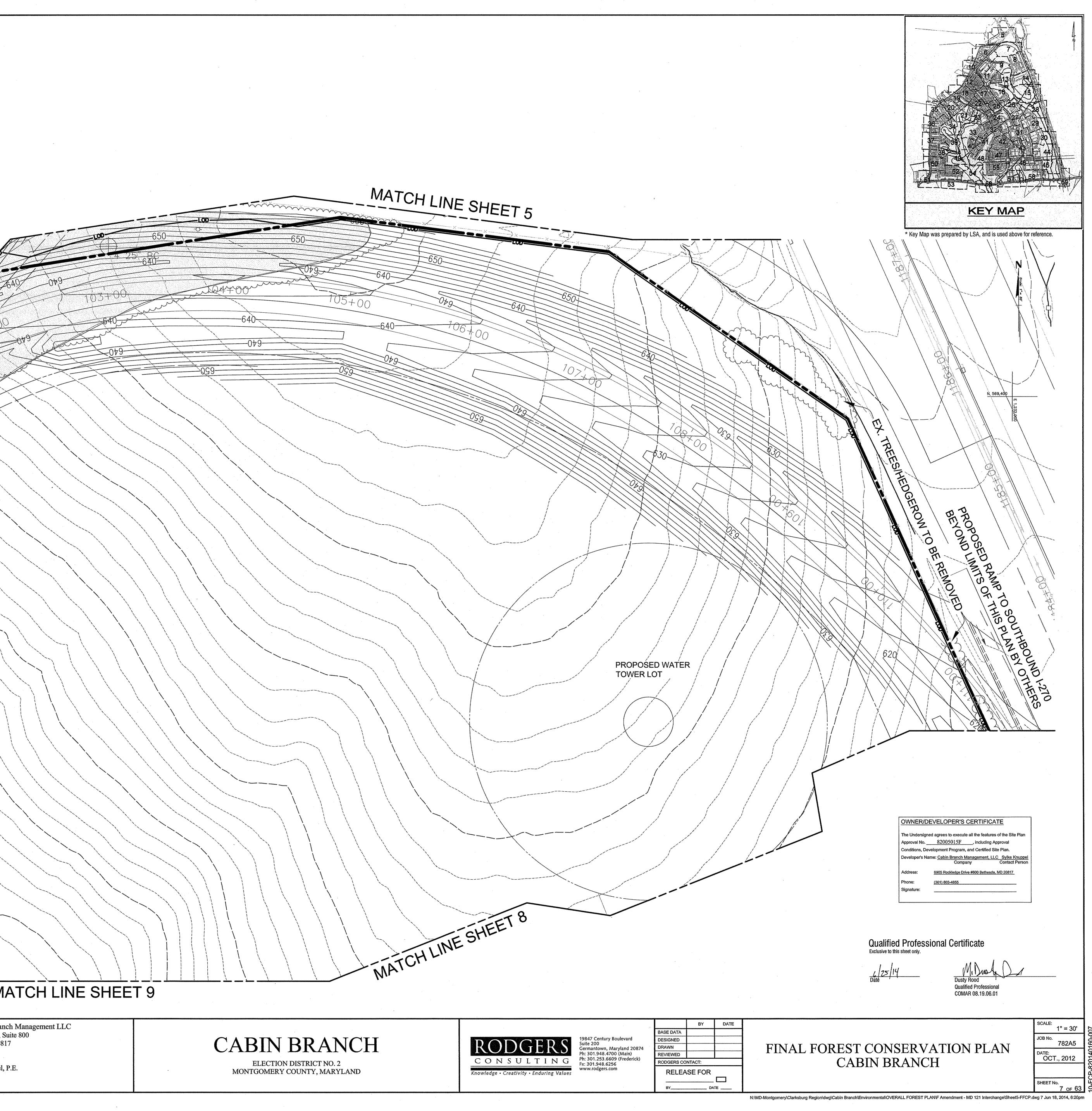
ral rules for the judicial review of administrative 7-203, Maryland Rules). \* \* \* \* \* \* TIFICATION rue and correct copy of a resolution adopted by ard of the Maryland-National Capital Park and of Commissioner Dreyfuss, seconded by er, Vice Chair Wells-Harley, and Commissioners ing in favor at its regular meeting held on , Maryland. Mansnell !!! Françoise M. Carrier, Chair Montgomery County Planning Board 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 6905 Rockledge Drive #800 Bethesda, MD 20817 Address: <u>(301) 803-4855</u> Phone Signature **Qualified Professional Certificate** Dusty Rood **Qualified Professional** COMAR 08.19.06.01 SCALE: N/A JOB No. 782A5 DATE: OCT., 2012 SHEET No. 2 OF 63

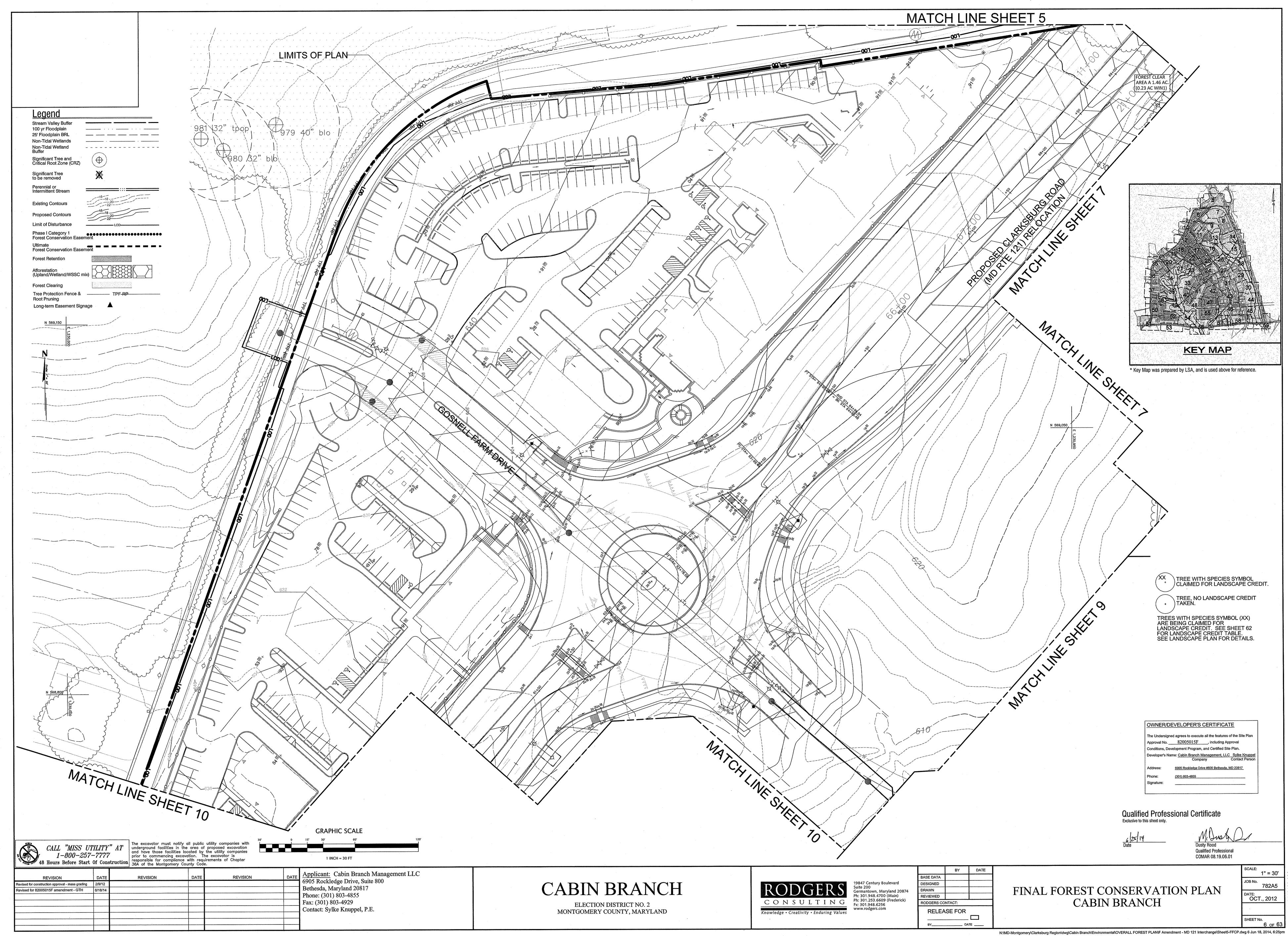




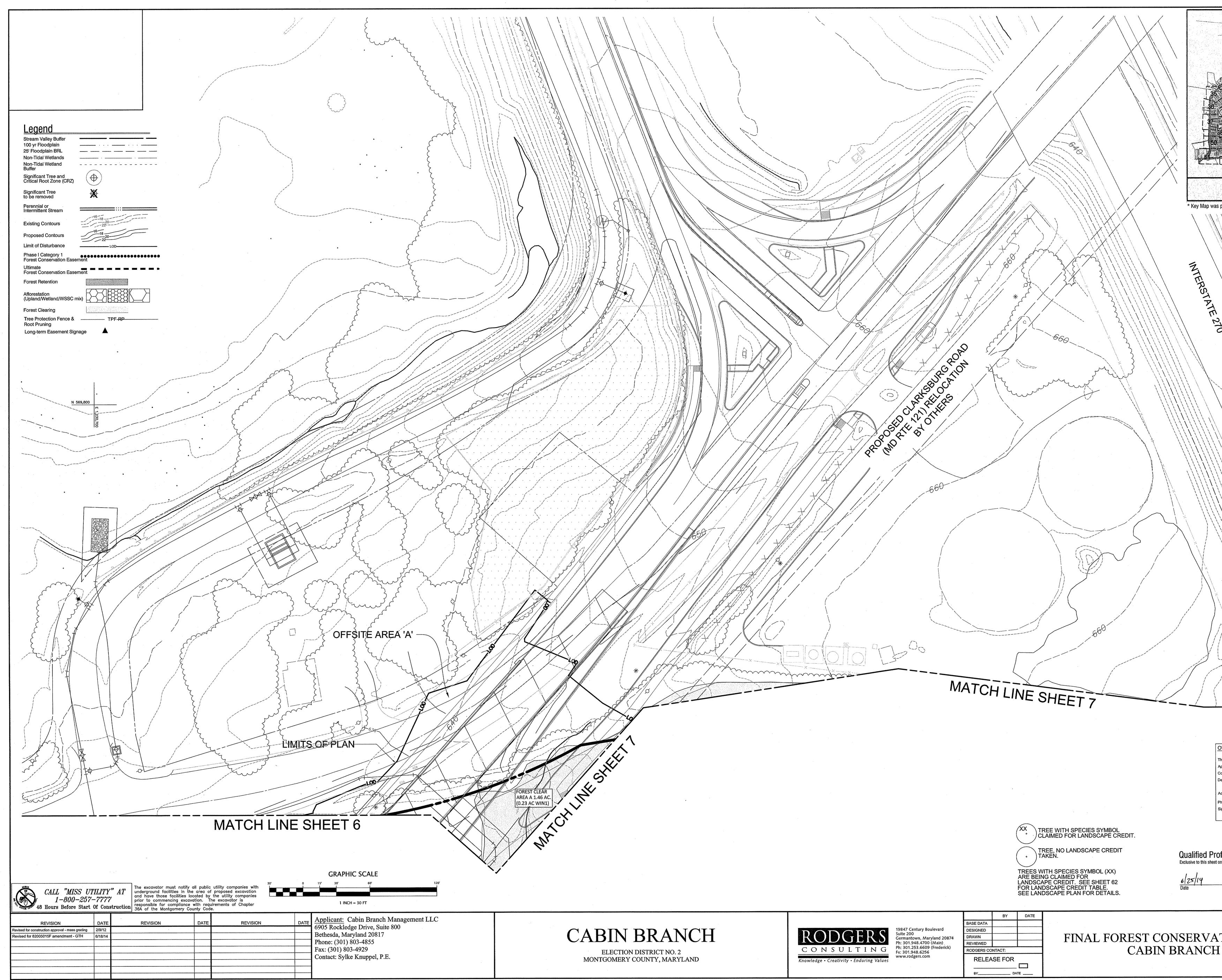
KEY MAP \* Key Map was prepared by LSA, and is used above for reference. ----- $(\oplus)$ •••••••••••••••• Tree Protection Fence & \_\_\_\_\_ TPF-RP OWNER/DEVELOPER'S CERTIFICATE The Undersigned agrees to execute all the features of the Site Plan Approval No. 82005015F, including Approval Conditions, Development Program, and Certified Site Plan. Developer's Name: Cabin Branch Management, LLC Sylke Knuppel Company Contact Person 6905 Rockledge Drive #800 Bethesda, MD 20817 (301) 803-4855 , Just Dusty Rood Qualified Professional COMAR 08.19.06.01 SCALE: 1" = 30' JOB No. . 782A5 DATE: OCT., 2012 SHEET No. 8 of 63

Legend			•
100 yr Floodplain			
Buffer Significant Tree and Critical Root Zone (CRZ) Significant Tree			
Significant Tree to be removed X Perennial or Intermittent Stream		• • • • • •	
Existing Contours Proposed Contours Limit of Disturbance			5
Phase I Category 1 Forest Conservation Easement	 • • • •		No the second se
Forest Conservation Easement Forest Retention Afforestation (Upland/Wetland/WSSC mix)			FOREST CLEAR AREA A 1.46 AC. (0.23 AC WIN1)
Forest Clearing			AREA A 1.46 AC. (0.23 AC WIN1)
Root Pruning Long-term Easement Signage		MA	
XX + TREE WITH SPECIES SYMBOL CLAIMED FOR LANDSCAPE CREDIT.			
TREE, NO LANDSCAPE CREDIT			
TREES WITH SPECIES SYMBOL (XX) ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEET 62 FOR LANDSCAPE CREDIT TABLE. SEE LANDSCAPE PLAN FOR DETAILS.			
L.		FOREST CLEAR AREA A 1.46 AC. (0.08 AC W.T.)	
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		E 1,231,100	
CALL "MISS UTILITY" AT 1-800-257-7777 The excaudergro and have prior to responsite	avator must notify all public und facilities in the area of e those facilities located by commencing excavation. T ole for compliance with requ the Montgomery County Code	alan alan alan	M
 REVISION DATE REVIS Revised for construction approval - mass grading 2/9/12		e. REVISION	DATE <u>Applicant:</u> Cabin Bran 6905 Rockledge Drive, S
Revised for 82005015F amendment - GTH 6/18/14			Bethesda, Maryland 208           Phone: (301) 803-4855           Fax: (301) 803-4929           Contact: Sylke Knuppel,





EAR 46 AC.	
	8
1 3 32 For 2	
	TAB
53 56 58	59
<u>KEY MAP</u>	
is prepared by LSA, and is used above for re	ference.
TREE WITH SPECIES SYN CLAIMED FOR LANDSCAF	ABOL PE CREDIT.
TREE, NO LANDSCAPE CI	REDIT
TREES WITH SPECIES SYMBOL (	XX)
ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHEE FOR LANDSCAPE CREDIT TABLE	T 62
SEE LANDSCAPE PLAN FOR DET	AILS.
NER/DEVELOPER'S CERTIFICATE	íte Plan
NER/DEVELOPER'S CERTIFICATE ndersigned agrees to execute all the features of the S val No. <u>82005015F</u> , including Approval tions, Development Program, and Certified Site Plan.	ite Plan
ndersigned agrees to execute all the features of the S val No. <u>82005015F</u> , including Approval tions, Development Program, and Certified Site Plan. oper's Name: <u>Cabin Branch Management, LLC Sylke</u> Company Contac	Knuppel t Person
ndersigned agrees to execute all the features of the S val No. <u>82005015F</u> , including Approval tions, Development Program, and Certified Site Plan. oper's Name: <u>Cabin Branch Management, LLC Sylke</u> Company Contac ss: <u>6905 Rockledge Drive #800 Bethesda, MD 2081</u> c: <u>(301) 803-4855</u>	Knuppel t Person
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2) Additional forest retention for the revised alignment of the D contract water and sewer lines.

3) Forest clearing for pond 13 outfall.

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B. Land dedica	tion acres (	parks, cour	nty facility,	etc.)	
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D. Area to rem	ain in comn	nercial agric	ultural proc	luction/use	•••
E. Other deduc	tions (spec	ify)			
F. Net Tract Ar	ea		* * * * * * * * * * * * * * * * * * *		
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N. Total area o	f forest to b	e cleared			
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P. Reforestatio	n for clearin	ia above co	nservation t	hreshold	
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S. Total refores	station requi	ired			.=
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U. Credit for la	ndscaping (	may not ex	ceed 20% (	of "S")	.=
V. Total refores	station and a	afforestation	n required		
* Limited to offsite	Culvert 2 impro	ovement			

## See Sheet 62 for summary and tracking information

CALL "MISS UT 1-800-257- 48 Hours Before Start	-7777	and have those facilities loc prior to commencing excave	ated by ition. Ti with requ	the utility companies ne excavator is irements of Chapter		
REVISION	DATE	REVISION	DATE	REVISION	DATE	Applicant: Cabin Branc
REVISED PER P&P COMMENTS-LSA	4/2007	REVISED FOR PB-LSA	10/2011			6905 Rockledge Drive, Su
REVISED PER P&P COMMENTS FROM 8/30/07-LSA	9/2007	REVISED FOR SIGNATURE SET - RCI/hrm	1/2012			Bethesda, Maryland 20817
REVISED PER P&P COMMENTS FROM 11/20/07-LSA	12/2007	REVISED TO REMOVE NOTES PER P&P - RCI/hrm	3/2012			Phone: (301) 803-4855
REVISED PER P&P COMMENTS FROM 1/4/08-LSA	1/2008	REVISED FROM 3/2012 APPROVAL TO INCLUDE D CONTRACT AND FARM POND CHANGES - RCI	5/2012			Fax: (301) 803-4929
REVISED PER DPS COMMENTS -LSA		REVISED FOR P&P COMMENTS- RCI	9/2012			Contact: Sylke Knuppel, P
REVISED PER P&P COMMENTS FROM 11/30/09-LS.	44/2010	REVISED FOR 82005015F AMEND- RCI/GTH	6/2014			FF,-
REVISED PER SP REVISIONS-LSA	4/2011			****		
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# FOREST CONSERVATION WORKSHEETS

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			MXPD RES	IDENTIAL			
NET TRACT A	DEA·						5-Aug-02
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A. Total tract	area			a			61.76
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H. Conservati	on Threshold				20%	x F =	12.35
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	est above affores						0.00
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G. Afforestation	Threshold				15%	x F =	0.79
H. Conservation	n Threshold		1898. 1. J. B. I. (11), F. (18), S. (18), S. (19), S. (19	1"A.B. (A. A. W.L.) 107900. ALC: 5.1	20%	x F =	1.00
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	EST COVER.		**************************************	en energen e landeren bink som en som förstande en er i st		n (1977) North Martin (1972) North Control (1972)	er sondet siderant i former de ers, terstander sjolgen sjolgen
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K. Area of fores	t above conse	ervation thre	shold				0.17
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BREAK EVEN	POINT:			an a			ст толист на на умере и разли вост на <b>ст мини</b> та и
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L. Forest retent	المانية المانية المانية في المانية المانية المانية المانية من منه المانية المانية. ا			a cana con constant and constant	1		1.09
M. Clearing per		miligation	••••••••••••••••••••••••••••••••••••••				0.14
PROPOSED FO	DREST CLEAR	RING:		ana mananala, ana 2-3 domena lana dana dana da kara sa da	nan disher (indrasa) din masa mengerikan sala yang disebut di sebut sala yang disebut sebut sebut sebut sebut s	n Annah - Sanahar Antoni Anton Anton Antoni an Antoni an Antoni an Antoni Antoni Antoni Antoni Antoni Antoni An	e danaadooreiddad hoedd on denol Arhigod nedra i'r ddifno o gyleon
ى			······································				
N. Total area of	forest to be c	leared		=	10 A		1.23
O. Total area of	forest to be r	etained					0.00
PLANTING REC			i Innerhan a' santa Manianan Katanin sa sa	s y tauwing at tenya minging aya na minging aya na ang anang		······································	
FLANTING REG		•					Algenie I sied wittenten witten nach weitente die Anders Mansteilen of with the e
P. Reforestation	n for clearing a	above conse	ervation thre	shold=	14.1144.007.007.007.007.007.007.007.007.007.0		0.04
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	ention above of					energenen en en en an an en antañ en soerren fan sen en e	0.00
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	ation required				######################################	ал - на или Балималан инан на тал на тал <sup>7</sup> а - наконание лат е селотики -	0.00
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25%	x F =	0.16
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ELECTION DISTRICT NO. 2 MONTGOMERY COUNTY, MARYLAND

	FOREST CONSERVATION WATER TOWER STORAG	construction of the second second second		
5-Aug-02	WATER TOWER STORAG			5-Aug-02
	NET TRACT AREA:	·····		
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5.28	A. Total tract area			1.49
0.00	B. Land dedication acres (parks, county facility, etc.)			0.00
0.00	C. Land dedication for roads or utilities (not being construct	cted by this pl	an)	0.00
0.00	D. Area to remain in commercial agricultural production/us	ie	an the first section of the section of the section and the section of the section	0.00
0.00	E. Other deductions (specify)			0.00
5.28	F. Net Tract Area		·····	1.49
			······································	
	LAND USE CATEGORY: (from Trees Technical Manual) Input the number "1" under the appropriate	and use		
	limit to only one entry.			an dia mandra dia dia mandra dia mandra amin'ny fisiana dia fisiana dia fisiana dia fisia dia dia dia dia dia a
2 norfler - menor no skiller stort ofter sould 1 1			an naman kalan da kutan kalaka kakan kalan na nan kutan kutan kutan kalan naman kutan naman Kutan kalan da kutan kalan kutan kutan Kutan kutan da kutan	
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i interaction to the balance spectrum on powers?	. 0 0 0	0 0	1	v no m n a pranosti ning salan sam a siteratim yaki suyun, na mta ministrativunya siterat
0.79	G. Afforestation Threshold	15%	x F =	0.22
1.06	H. Conservation Threshold	15%	x F =	0.22
en skul bedramber om den sen en en e	EXISTING FOREST COVER:			annan a suite anna suite anna anna ann an suite anna anna anna anna anna anna anna an
1.23	I. Existing forest cover=	a' du ch-chailte a ch-cailte ch-chailte dhar dhar a' du cailte dhailte dhar a' du cailte dhar a' dhar a dhar a	Ma a ca 1 an Tanta in ca 2 an	0.00
0.44	J. Area of forest above afforestation threshold=		for a more of an and a second s	0.00
0.17	K. Area of forest above conservation threshold=			0.00
- May - 2 Mar 1 - 1 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -			2007 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
	BREAK EVEN POINT:			
1.09	L. Forest retention above threshold with no mitigation=	1	na hanna han nag bahar ang shina na shina pangkana na sa	0.00
0.14	M. Clearing permitted without mitigation=			0.00
				A THEORY & A RULE WHEN PLANT AND THE REAL THE REAL THE REAL THE REAL PLANT AND REAL PLANT AND REAL PLANT AND RE
	PROPOSED FOREST CLEARING:			مىرى بىرى بىرى بىرى بىرى بىرى بىرى بىرى
1.23	N. Total area of forest to be cleared=			0.00
0.00	O. Total area of forest to be retained=			0.00
rd ereme a medius v arter merus 		1	1000-1004 (1000)	1000-10-7-00-00-00-00-00-00-00-00-00-00-00-00-
a da shadan biladada a da dhidh da shada da f	PLANTING REQUIREMENTS:		17-100-1 47-5 H.S. 1 & K.S. MAY & BARR & B. 1, 1 & Physical Review & Archive 1	1977 - 58 - 68 <b>58 58 68 78</b> 89 5 1577 55 558 56 56 56 56 56
0.04	P. Reforestation for clearing above conservation threshold			0.00
2.11	Q. Reforestation for clearing below conservation threshold			0.00
0.00	R. Credit for retention above conservation threshold	analanda di kulana di kana katana kana kana kana kana kana ka	a anna i a chuanta, i dhu i hafatiki kakita a chuanta k	0.00
2.16	S. Total reforestation required	=		0.00
0.00	T. Total afforestation required			0.22
0.43	U. Credit for landscaping (may not exceed 20% of "S")		eletter hanne et den av hannensterne for i banden telsa aver scharadet	0.00
1.73	V. Total reforestation and afforestation required	••••		0.22

Qualified Professional Certificate Exclusive to this sheet.

<u>6 25 14</u> Date

Qualified Professional COMAR 08.19.06.01



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

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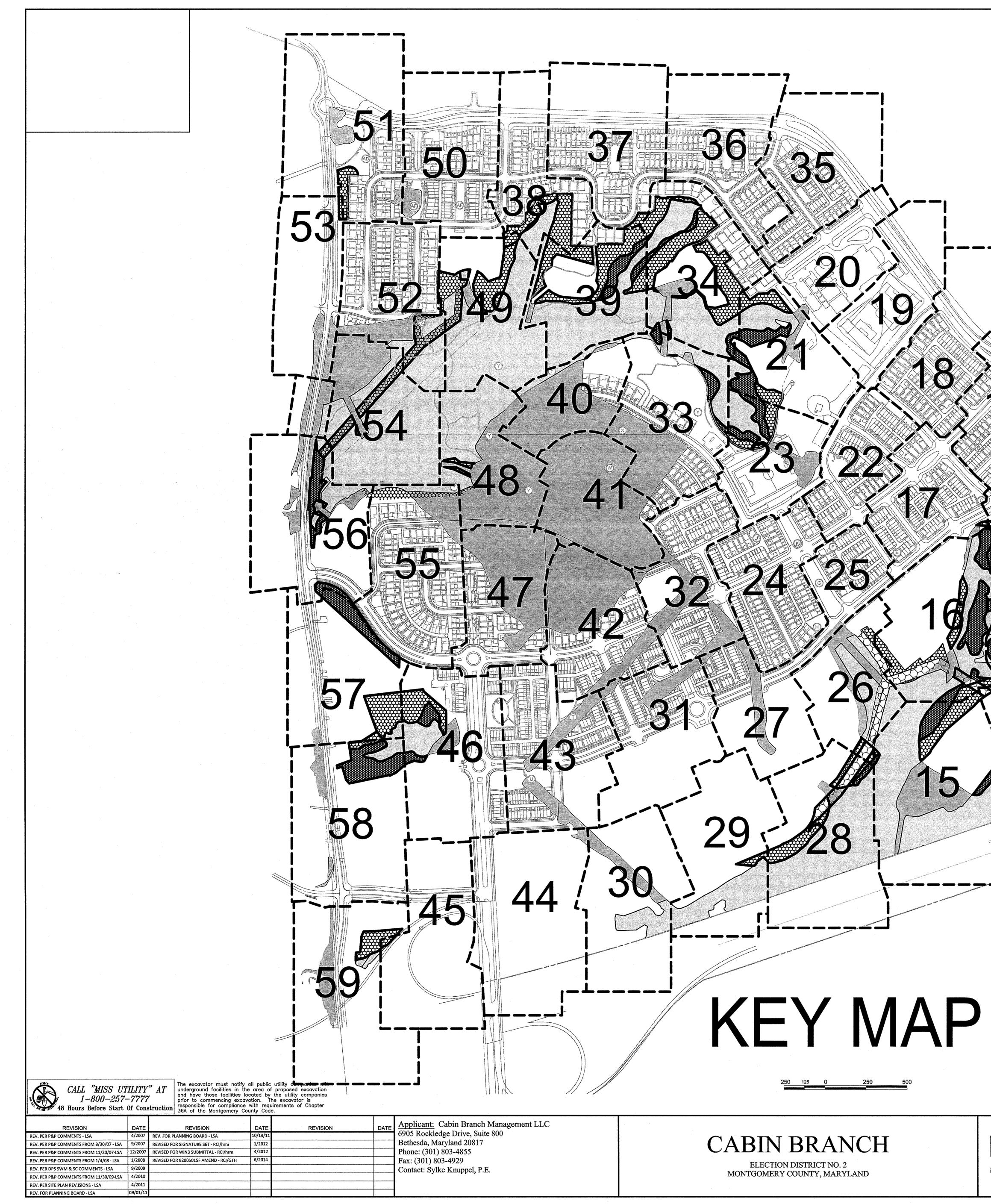
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## FINAL FOREST CONSERVA CABIN BRANCH

Ni\MD-Montgomery\Clarksburg Region\dwg\Cabin Branch\Environmental\OVERALL FOREST PLAN\F Amendment - MD 121 Interchange\Sheet4-worksheets.dwg Layout1 Jun 25, 2014, 3:10pm

The Undersid	ned agrees to execute all t	RTIFICATE	
-	82005015E		
	evelopment Program, and	[	
		jement, LLC Sylke Knuppel Contact Person	
Address:	6905 Rockledge Drive #80	00 Bethesda, MD 20817	
Phone:	(301) 803-4855		
Signature:			
		SCALE:	
		N/A	
	ΡΙΔΝ		
ION	PLAN	JOB No.	
TION	PLAN		



SCALE: 1" = 250' 6 9 8 11 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. Qualified Professional Certificate Exclusive to this sheet. M. Dush D 6 25 14 Date Qualified Professional COMAR 08.19.06.01 BY DATE BASE DATA 19847 Century Boulevard Suite 200 Germantown, Maryland 20874 Ph: 301.948.4700 (Main) RODGERS DESIGNED FINAL FOREST CONSERVA DRAWN REVIEWED CONSULTING Ph: 301.253.6609 (Fr Fx: 301.948.6256 CABIN BRANCH Ph: 301.253.6609 (Frederick) RODGERS CONTACT: www.rodgers.com Knowledge • Creativity • Enduring Values RELEASE FOR -----

\_\_\_\_\_ DATE \_\_\_\_\_

BY

LEGEND	
FOREST	
FOREST TO E	3E
REMOVED	
nd 30 scale plans for further detail. FOREST TO BE SAVED	
overview of the site and forest	
OWNER/DEVELOPER'S CERTIFICA	
Qualified Professional Certificate       The Undersigned agrees to execute all the features         Approval No.       82005015F	1 1
Exclusive to this sheet. Conditions, Development Program, and Certified Site Developer's Name: Cabin Branch Management, LLC	
Company	Contact Person
6     25/14     Address:     6905 Rockledge Drive #800 Bethesda,       Date     Dusty Rood     Phone:     (301) 803-4855	MD 20817
Qualified Professional Signature:	
TE	SCALE: 1" = 250'
	JOB No. 782A5
FINAL FOREST CONSERVATION PLAN	DATE:
CABIN BRANCH	OCT., 2012
	SHEET No.
	<u>3 of 63</u>
N:\MD-Montgomery\Clarksburg Region\dwg\Cabin Branch\Environmental\OVERALL FOREST PLAN\F Amendment - MD 121 Interchange\Sheet3-key map.dwg L	ayout1 Jun 25, 2014, 2:35pm

WHME         6         BARCTION IS Cale Signed, Food         OP         Operand Parties         With Cole         17         BURCTON         Cale Signed Signed         Display           WHME         1         BARCTION IS Cale Signed, Food         C/O         Operand Parties         VIII Signed S	o	SH	1		01/2 -= -			D	CANOPY		ļ	CREDIT: 25% OF CANOPY
NUME         2         SUMPTION         Dool Stands Priced         OP         Duran shelos         NUME         D1         SUMPTION         D200         DURAN         P1         P3         P3         P3           WHEL         10         MARCHON         Calin March Passa         CAL         Carpino calinitas         American Intersectum         38         12         SADE           WHEL         11         SADETIAL         Calin March Passa         CAL         Carpino calinitas         American Intersectum         38         14         AM           WHEL         21         SADETIAL         Calin March Passa         CAL         Carpino calinitas         Namerican Intersectum         73         SADETIAL         Calin March Passa         CAL         Carpino calinitas         Namerican Intersectum         73         SADETIAL         SADETIAL         Calin March Passa         CAL         Calin March Passa         CAL         Calin March Passa					SYMBOL	SPECIES Ouercus phellos			YRS 17	1		DIA (IN SF) 3.575
Number         10         MACHINE I BAD MACTINE I Cale in served, head DA DA DA D										·		
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Minist         JJ         Stormal         Description         Willing         JJ         Stormal         Distant Start         Stormal         Distant         JJ         Stormal         Distant         Stormal         Distant         Stormal         Distant         Stormal         Distant         Stormal         Distant         Stormal         Stor	WIN-1	. 1	1 RMX/TDR	-1 Cabin Branch Road	CA	Carpinus caroliniana	American H	ornbeam	39		12	3,584
Mins.         J.J.         MOVTRO 1         Cols Barger, Bood         Unsummerican         Amarcan En         Je         Je <t< td=""><td>WIN-1</td><td>. 1</td><td></td><td></td><td></td><td></td><td>America</td><td>n Elm</td><td>26</td><td></td><td></td><td>3,451</td></t<>	WIN-1	. 1					America	n Elm	26			3,451
Number         1         MOVENA         Cases Street         And         Complex controls         Number of the set set set set set set set set set se						•				1		2,270
WH-1         I         RevTMAL         Grees Sereet         A.R.         Acer rutrum         Red Maple         4.1         13         5.88           WH-1         II         REVTMAL         Grees Sereet         A.R.         Acer rutrum         Number Obs.         27         30         453           WH-1         III         REVTMAL         Grees Sereet         A.R.         Acer rutrum         Number Obs.         43         43         53         200         553           WH-1         III         REVTMAL         Greek Sereet         MURIC Obs.         23         53         200         72.21           WH-1         III         REVTMAL         Greek Sereet         MURIC Obs.         23         53         22         54.83           WH-1         28         REVTMAL         Greek Sereet         MURIC Obs.         32         22         54.83           WH-1         28         REVTMAL         Sereet AB         Acer rutrum         Red Davis         43         12         54.82           WH-1         28         REVTMAL         Sereet AB         Acer rutrum         Red Maple         43         12         54.2           WH-1         28         REVTMAL         MURIC Obs.									****			·
North-1         Die Mer/Thi-1         Clarisburg Rood         Ag         Auser and auser	1-111.00										14	-1,202
WH-1         16         MAY(104.1         Clarisburg Read         A.R.         Acer nutrum         Pred Kaple         4.8         5.5         2.26.           WH-1         16         MAY(104.1         Clarisburg Read         A.R.         Acer nutrum         Red Caple         3.5         3.0         7.21.           WH-1         18         MAY(104.1         Clarisburg Read         A.R.         Acer nutrum         Red Caple         3.5         3.0         7.21.           WH-1         10         MAY(104.1         Clarisburg Read         A.R.         Acer nutrum         Red Caple         3.0         2.2         6.00.         3.0         2.2         6.00.         3.0         2.2         6.00.         3.0         2.2         6.00.         3.0         2.2         6.00.         3.0         2.2         5.00.         7.22         7.00.	WIN-1	. 1								- <u>†</u>		5,881
Mumber         10         MOXIMUL         Carlsburg fixed         A         Accur shows         Moveman fixed	WIN-1	. 1	8 RMX/TDR	-1 Clarksburg Road	QP	Quercus phellos			17		10	567
No.         Sec.         Not Train 2         Carisbarg Road         A.R.         Accer volume         Find Roads         A.R.         A.R.         A.R.           WH-1         10         MACTITAL - Like Encoding Road         AP         Ouerous philos         Willio Oak         12         A.G.         22.3           WH-1         20         MACTITAL - Like Encoding         Constraine         Bed Oak         35         12         4.8         4.2           WH-1         20         MACTITAL - Like Encoding         Constraine         Bed Oak         35         12         2.8           WH-1         23         MACTITAL - Development Points         MAC         Acer rubum         Red Oak         35         12         4.8           WH-1         32         MACTITAL - Development Points         Acer rubum         Red Oak         35         12         4.8           WH-1         32         MACTITAL - Development Points         Acer rubum         Part Red Oak         35         12         4.8           WH-1         32         MACTITAL - Development Points         MAC         12         5.2         4.8         4.8         4.8         4.8         4.8         4.8         4.8         4.8         4.8         4.8	WIN-1	1	8 RMX/TDR	-1 Clarksburg Road	AR	Acer rubrum		•	48		5	2,262
NHCL         12         NOVTRES         Carabberg Read         A         Derroit philos         Minter Odd         T         I         I         Sinter Odd           VIII-1         20         NOVTRES         Carabberg Read         OF         Derroit philos         Willer Odd         T         I         I         I         I         I         Sinter Odd         NovTRES         Carabberg Read         OF         Derroit philos         Willer Odd         I         I         Carabberg Read         Sinter Odd         Sinter	WIN-1	. 1	9 RMX/TDR	-1 Byrne Park Drive	QR	Quercus rubra	Red C	ak	35		30	7,216
VIII-1         10         INVERTION         Constraints Read         OP         Constraints Read         Constraints Re				1 Clarksburg Poad	40	A		•	40			1 910
VMH-1         20         MOTORD 1         Cable framework from View         QP         Quertus shinks         VMID 2         State T         20         Add to the State T         20		·····										
1984         23         RW70784 i Semmer Street         0P         Ourneam uhra Net Data Street         18         13         12         23         23           WH-1         28         RW70784 i Semmer Street         0P         Ouersam uhra Ammatongi Ammatongi Semmer Street         0P         Ouersam uhra Ammatongi Semmer Street         3         3         3         3         3         3         3         3         3         3         3         3         3         3         3         3         772           WH-1         38         RW70784 i Ferrit         Perry Pirat         Red Magle Ammatongi Semmer Street         48         1.2         2.4         2.4         2.4         2.4         4.5         1.2         2.8         4.4         4.5         1.2         2.8         4.4         4.5         1.2         2.8         4.5         1.2         2.8         5.5         1.2         2.8         5.5         1.5         2.2         2.8         5.5         1.5         2.8         5.5         1.5         2.8         5.5         1.5         2.8         5.5         1.5         2.8         5.5         1.5         1.5         1.5         1.5         1.5         1.5         1.5         1.5         1.5 <td></td> <td>227</td>												227
V016-1         25         MAY101-1         Simmer Street         0.R         Queresandura         Red Maple         35         3         722           WIN-1         32         IMAY100-1         Perrel Place         AR         Acer rubrum         Minititorial         48         10         4.2           WIN-1         32         IMAY100-1         Ferrel Place         AR         Acer rubrum         Minititorial         5         12         5.2         12         5.8         12         2.88           WIN-1         32         IMAY100-1         Ferrel Place         Acer rubrum         Minititorial         5         14         2.8         45.4         4         4.2         2.8         45.4         4         4.2         4.4         4.6	WIN-1	. 2	2 RMX/TDR	-1 Byrne Park Drive	QR	Quercus rubra	Red C	ak	35		27	6,494
WIRL         32         MAYTINA         Pertei Place         AR         Accr rubrum         Red Mesic         43         12         5.42           WIRL-1         32         MAYTINA         Spootbill Street         AR         Accr rubrum         Red Mesic         As         12         2.88           WIRL-1         32         MAYTINA         Spootbill Street         AR         Accr rubrum         Red Oak         35         12         2.88           WIRL-1         32         MAYTINA         Spootbill Street         AR         Accr rubrum         Red Oak         35         12         2.88           WIRL-1         32         MAYTINA         Pathers Answerue         OR         Operation Street	WIN-1	. 2	3 RMX/TDR	-1 Fulmer Avenue	QR	Quercus rubra	Red C	ak	35		12	2,886
WIN-L         32         IPM/TORS I         Pertel Place         AB         Accer ruburun         Mant Major         48         12         54-22           WIN-L         32         IPM/TORS I         Seconbil Street         AB         Accer ruburun         Mart Major         48         10         4,22           WIN-L         32         IPM/TORS I         Seconbil Street         AB         Accer ruburun         Red Dak         55         12         4,82           WIN-L         32         IPM/TORS I         Seconbil Street         AB         Accer ruburun         Red Major         Seconbil Street         Accer ruburun         COMMON         CMMOP         8         00         DM         DM </td <td>WIN-1</td> <td>. 2</td> <td>5 RMX/TDR</td> <td>-1 Skimmer Street</td> <td>QR</td> <td>Quercus rubra</td> <td><u>]</u></td> <td></td> <td>35</td> <td></td> <td>3</td> <td>722</td>	WIN-1	. 2	5 RMX/TDR	-1 Skimmer Street	QR	Quercus rubra	<u>]</u>		35		3	722
WINEL         32         IAAV/TIRE         Spoonbill Street         AB         ApproxID         Ned Magie Varmation?         AB         10         4.22           WINEL         32         IMAVTERS         Fulmer Avenue         QR         Operatorian         Red Dak         35         12         2.88           WINEL         32         IMAVTERS         Fulmer Avenue         QR         Operatorian         Red Dak         35         12         2.88           WINEL         20         IMAVTERS         Fulmer Avenue         QR         Operatorian         Fulf         Approx         Fulf         Approx         Fulf         Approx         Fulf         Approx         Fulf         Approx         Fulf         Approx         COMAMON         Fulf Avenue	WIN-1	3	2 RMX/TDR	-1 Petrel Place	AR	Acer rubrum	(		48		12	5,429
With-1         32         BMO/TIDE-1         Fullmar Avenue         DB         Outerrup rubra         Red Oak         35         12         2.89         65.44           VIII-1         - <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>			-									
Image: Control of the second state of the s												4,524
CABIN BINANCH FRZP         TOTAL WINA-RAMA-L/TDR         AGRES         1.50           CABIN BINANCH ACZ         CABIN BINANCH ACZ         CABIN BINANCH ACZ           IMIDISCAPE CREDIT D'I STIE PLAN AND ZONE           STRE SHEET         COMMON         CANUE MINISCAPE CREDIT D'I STIE PLAN AND ZONE           STRE SHEET         COMMON         CANUE PLANCE	WIN-1	. 3	Z RMX/TDR	Fulmer Avenue	QK	Quercus rubra	Red C	ак	35		12	2,886 <b>65,443</b>
CABIN DRAWCH FFCP           LANDSCARE CREDIT BY SITE FLAM AND 20NE           CREDIT BY SITE FLAM AND 20NE           CREDIT BY SITE FLAM AND 20NE           COMMON         CAMOP III III STREED AND 20NE           CALIND SYMBOL         SPECIES         COMMON         CAMOP IIII IIII IIIIIIIIIIIIIIIIIIIIIIIIII							TOTAL W	/IN-1 RMX-1/	TDR		ES	1.50
LANDSCAPE CREDIT BY STEP LAN AND ZONE         COMMON         CANNAGE         CONSTR         SHEET           NITE         SHEET         ZONE         LOCATION         SYM4801         SPECIES         NAMAE         2018         26.         24. <td></td> <td>1.'</td> <td>I</td> <td></td> <td></td> <td></td> <td>I</td> <td></td> <td></td> <td></td> <td></td> <td></td>		1.'	I				I					
STRE         SHEET         ZONE         LCCATTOM         SYMBOL         SPECIES         COMMON         CAMOPY         CENT           VIA.         4         MXPD-RES         STREET A         QC         Quercus ocicinea         Scarlet Das.         26         24         328           VIA.         2         MXPD-RES         CABIN BRANCH AVE         UA         Ultuwa americanu "Valley Forge"         American Em         26         6         79           VIX.2         27         MXPD-RES         CABIN BRANCH AVE         UA         Ultuwa americanu "Valley Forge"         American Em         26         11         144           VIX.2         1         MXPD-RES         CABIN BRANCH AVE         UA         Ultuwa americanu "Valley Forge"         American Em         26         11         144           VIX.2         1         MXPD-RES         CABIN BRANCH AVE         UA         Ultuwa americanu "Valley Forge"         American Em         26         8         16         10           VIX.2         21         MXPD-RES         CABIN BRANCH AVE         UA         Ultuwa americanu "Valley Forge"         American Em         26         27         28         20         20         Cobinet Gory         Red Maghe         48         16         1					***							
STR         SHEET         ZONE         LOCATION         SYMBOL         SPECIES         COMMON         Dikes         P         PAL           VIN-12         4         MCP-DRES         STREETA         QC         Quercus acadines         Scarlet Dak.         261         443         321           VIN-2         25         MCPD-RES         STREETA         QC         Quercus acadines         Scarlet Dak.         261         44         322           VIN-2         27         MXPD-RES         PETRIE PLACE         AR         Accer rubrum         Red Maple         48         12         542           VIN-2         7         MXPD-RES         PARCEL B         QP         Quercus phelos         Willow Oak.         17         10         553           VIN-2         1         MXPD-RES         PARCEL B         QP         Quercus phelos         Willow Oak.         17         10         553           VIN-2         1         MXPD-RES         PARCEL B         QP         Quercus phelos         Willow Oak.         17         5         282           VIN-2         1         MXPD-RES         PARCEL B         QP         Quercus phelos         Willow Oak.         17         5         282	T	·····	·····	L	ANDSCAPE	CREDIT BY SITE PLAN	AND ZONE					CREDIT: 16
TRN-2         24         MXPD-RES         CABIN BRANCH AVE         Quercus confones         Service Dak         28         24         318           NR-2         27         MXPD-RES         CABIN BRANCH AVE         U.A.         Unuus americana "Valley Forge"         American Erm         25         6         79           NR-2         7         MXPD-RES         CABIN BRANCH AVE         U.A.         Unuus americana "Valley Forge"         American Erm         16         11         3         17           NR-2         7         MXPD-RES         FARRER INACE         AM         Aver rubram "October Glory         Red Maple         48         16         722           NR-2         11         MXPD-RES         FARRER INAY         AN         Aver rubram "October Glory         Red Maple         48         16         722           NR-2         13         MXPD-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         5         34           NR-2         12         MXPD-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         5         34           NR-2         13         MXPD-RES         PARCEL B         QP         Quercus phellos         Willow Oa	SITE	SHEET						COMMON			#	OF CANOF
IRVE         25         MXPD-RES         CABIN BRANCH AVE         U.A.         Ultrus americana 'Valley' Forge'         American Em         26         6         79           NR2         27         MXPD-RES         PARCE IS         OP         Querrus phellos         Willow Caki.         71         31         73         73         73         73         73         73         73         73         73         74 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>·</td> <td></td> <td></td> <td></td> <td>DIA (IN SI</td>								·				DIA (IN SI
NP.2         27         MXPD-RES         PETREL PLACE         AR         Acer rubrum         Red Maple         48         12         542           NN2         27         MXPD-RES         PARCEL 8         QP         Quercus phellos         Millow Cak         17         MXPD-RES         Caline RANCH AVE         UNU         Unus americana "Valley Forget"         American Elm         26         11         144           VIN-2         31         MXPD-RES         CAINE RANCH AVE         UA         Unus americana "Valley Forget"         American Elm         26         81         100           VIN-2         31         MXPD-RES         PARCEL B         QP         Quercus phellos         Willow Cak         17         6         34           VIN-2         24         MXPD-RES         PARCEL B         QP         Quercus phellos         Willow Cak         17         6         34         2         90           VIN-2         24         MXPD-RES         PARCEL B         QP         Quercus phellos         Willow Cak         17         6         34         2         90         7         200           VIN-2         43         MXPD-RES         CANNPARCE ALS         AMAR         Acer rubrum 'October Glory'         Red Maple												3186
NN-2         27         MXPD-RES         PARCEL B         OP         Quercus phellos         Willow Oak         17         33         17.           NN-2         27         MXPD-RES         CADIN BRANCH AVE         UA         Ulmusa mericana "Valley Forge"         American Elm         26         11         144           NN-2         31         MXPD-RES         PARCEL B         OP         Quercus phellos         Willow Oak         17         10         75           NN-2         31         MXPD-RES         CADIN BRANCH AVE         UA         Ulmusa mericana "Valley Forge"         American Elm         26         8         003           NN-2         32         MXPD-RES         PARCEL B         OP         Quercus phellos         Willow Oak         17         5         28           NN-2         32         MXPD-RES         PARCEL B         OP         Quercus phellos         Willow Oak         17         5         28           NN-2         34         MXPD-RES         PARCEL B         OP         Quercus phellos         Willow Oak         17         5         28         30         7         205           NN-2         45         MXPD-RES         CABIN BRANCH AVE         UA         Ulmusa merican												
INV2         27         MMPD-RES         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         11         146           MN2         31         MMPD-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         10         56           MN2         31         MMPD-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         10         56           MN2         32         MMPD-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         5         28           MN2         23         MMPD-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         5         28           MN2         42         MMPD-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         5         28           MN2         43         MMPD-RES         CABIN BRANCH AVE         ARC         CACE Tubrum 'October Glory'         Rd Maple         48         9         400           MN2         33         MAPD-RES         CABIN BRANCH AVE         CA         Carpinus caroliniana         Tornwood         39         7 <td>····</td> <td>*****</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>****</td> <td>***</td> <td>170</td>	····	*****								****	***	170
INV.2         IMARD-RES         HARRIER WAY         ARO         Acer rubrum 'October Glory'         October Glory'         Red Maple         48         16         722           INV.2         31         MXPD-RES         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         8         100           INV.2         22         MXPD-RES         CERTE PLACE         AR         Acor rubrum         Red Maple         48         14         633           INV.2         22         MXPD-RES         PARCEL B         OP         Quercus phellos         Willow Oak         17         5         28           INV.2         24         MXPD-RES         PARCEL B         OP         Quercus phellos         Willow Oak         17         5         28           INV.2         43         MXPD-RES         DOVEKIE AVENUE         ARO         Acer rubrum 'October Glory'         Red Maple         48         9         40           INV.2         43         MXPD-RES         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         1         23         303           INV.2         46         MXPD-RES         CABIN BRANCH AVE         CA         Garpinus carolin												1460
INN2         31         MXPD-RES         CABIN BRANCH AVE         UA         Ulinus americana Valley Forge         American Elm         25         MXPD-RES         CABIN BRANCH AVE         UA         Ulinus americana Valley Forge         American Elm         26         8         JOD           110         23         MXPD-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         6         48           110-2         24         MXPD-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         5         228           110-2         43         MXPD-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         5         228           110-2         43         MXPD-RES         DOVEKIE AVENUE         ARO         Acer rubrum 'October Glory'         Red Maple         48         9         -0           110-2         46         MXPD-RES         CABIN BRANCH AVE         UA         Ulurus americana Valley Forge'         American Elm         26         23         200         3         223         300         12         35         24         46         MXPD-RES         CABIN BRANCH AVE         UA         Ulurus americana Valley Forge'         Ame								,	•			[
NN-2         3.1         MXPD-RES         CABIN BRANCH AVE         UA         Ulmus americana Valley Forge'         American Eln         26         8         JOC           NN-2         32         MXPO-RES         PERREL PLACE         AR         Acer rubrum         Red Maple         44         14         633           NN-2         32         MXPO-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         5         228           NN-2         32         MXPO-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         5         228           NN-2         42         MXPO-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         5         228           NN-2         43         MXPO-RES         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironvood         39         7         200         3         23         302           NN-2         46         MXPO-RES         CEMETERY         AG         Amelanchier grandifiona         Serviceberry         20         3         23         302           NN-2         46         MXPO-RES         CABIN BRANCH AVE         QA						·						7238
NN-2         32         MXPD-RES         PFTREL PLACE         AR         Accer rubrum         Red Maple         48         14         633           NIN-2         32         MXPO-RES         PARCEL B         OP         Quercus phellos         Willow Oak         17         5         28           NIN-2         42         MXPO-RES         PARCEL B         OP         Quercus phellos         Willow Oak         17         5         28           VIN-2         43         MXPO-RES         PARCEL AVENUE         ARO         Acer rubrum 'October Glory' Red Maple         48         9         400           VIN-2         43         MXPO-RES         CABIN BRANCH AVE         UA         Ulinus americana Valley Forge'         American Elm         26         23         300           VIN-2         46         MXPO-RES         CABIN BRANCH AVE         UA         Ulinus americana Valley Forge'         American Elm         26         2         26         3         23         300           VIN-2         46         MXPO-RES         CABIN BRANCH AVE         UA         Ulinus americana Valley Forge'         American Elm         26         2         26         3         29         3         1         29         5         38			****									567
NN-2         32         MXPD-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         6         34           INN-2         42         MXPO-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         5         28           INN-2         43         MXPO-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         5         28           INN-2         43         MXPO-RES         CABIN BRANCH AVE         CA         Carpinus carolinama         Ironwood         39         7         206           INN-2         43         MXPO-RES         CABIN BRANCH AVE         LA         Ulnus americana 'Valley Forge'         Amcerian Elm         26         23         305           INN-2         46         MXPO-RES         CABIN BRANCH AVE         UA         Ulnus americana 'Valley Forge'         American Elm         26         2         26         16         17         9         511           INN-2         46         MXPO-RES         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         12         29         51         382         48         12         26         2					·		······································					6333
VIN-2         42         MXPD-RES         PARCEL B         QP         Quercus phellos         Willow Oak         17         5         28           VIN-2         42         MXPD-RES         HARRER WAY         ARO         Acer rubrum 'October Glory         Red Maple         48         2         90           VIN-2         43         MXPD-RES         COVEKIE AVENUE         ARO         Acer rubrum 'October Glory         Red Maple         48         9         407           VIN-2         43         MXPD-RES         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         Americane Elm         26         23         300           VIN-2         46         MXPD-RES         CEMITERY         AG         Amelenchier grandifilora         serviceberry         20         3         22         48           VIN-2         46         MXPD-RES         CEMITERY         AG         Quercus phellos         Willow Oak         17         9         51           VIN-2         46         MXPD-RES         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         1         29         57         387           VIN-2         25         MXPD-EMPL         CABIN BRANCH AVE <td< td=""><td></td><td></td><td></td><td>******</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>340</td></td<>				******								340
VIN-2         42         MXPD-RES         HARRIER WAY         ARO         Acer rubrum 'October Glory'         Red Maple         48         2         99           VIN-2         43         MXPD-RES         DOVEKIE AVENUE         ARO         Acer rubrum 'October Glory'         Red Maple         48         9         4007           VIN-2         43         MXPD-RES         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         7         205           VIN-2         46         MXPD-RES         CEMBTERY         AG         Amelanchier grandiflora         Serviceberry         20         3         223           VIN-2         46         MXPD-RES         CEMETERY         AG         Amelanchier grandiflora         Serviceberry         20         3         223         48           VIN-2         46         MXPD-RES         CEMETERY         QR         Quercus phellos         Willow Oak         17         9         51         387         78         387           VIN-2         46         MXPD-RES         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         1         29         55         387           VIN-2         57 <td< td=""><td></td><td></td><td></td><td>· · · · · · · · · · · · · · · · · · ·</td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td>284</td></td<>				· · · · · · · · · · · · · · · · · · ·							-	284
MXPD-RES         DOVEKIE AVENUE         ARO         Acer rubrum 'October Glory'         October Glory'         Colore									- 1 - I			
VIN-2         43         MXPD-RES         DOVERE AVENUE         ARO         Acer curprum 'October Glory'         Red Maple         48         9         4077           VIN-2         43         MXPD-RES         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         7         200           VIN-2         43         MXPD-RES         CABIN BRANCH AVE         UA         Uinus americana Valley Forge'         American Eim         26         23         30           VIN-2         46         MXPD-RES         CEMETERY         AG         American Parlow P	VIN-2	42	MXPD-RES	HARRIER WAY	ARO	Acer rubrum 'Octo	ber Glory			8	2	905
NIN-2         43         MXPD-RES         CABIN BRANCH AVE         UA         Ullmus americana 'Valley Forge'         American Elm         26         23         302           VIN-2         46         MXPD-RES         CEMETERY         AG         Amelianchier grandifica         Serviceberry         20         3         23           VIN-2         46         MXPD-RES         CEMETERY         QR         Quercus uphellos         Willow Cak         17         9         51           VIN-2         46         MXPD-RES         CABIN BRANCH AVE         UA         Ulmus americana Valley Forge'         American Elm         26         2         26           VIN-2         46         MXPD-RES         CABIN BRANCH AVE         UA         Ulmus americana Valley Forge'         American Elm         26         2         26         26         2         26         2         26         2         26         2         26         2         26         2         26         2         26         2         26         2         26         2         26         2         26         2         26         2         26         30         5         34         35         31         35         34         35 <t< td=""><td>VIN-2</td><td>43</td><td>MXPD-RES</td><td>DOVEKIE AVENUE</td><td>ARO</td><td>Acer rubrum 'Octo</td><td>ber Glory'</td><td></td><td>-</td><td>8</td><td>9</td><td>4072</td></t<>	VIN-2	43	MXPD-RES	DOVEKIE AVENUE	ARO	Acer rubrum 'Octo	ber Glory'		-	8	9	4072
NIN-2         46         MXPD-RES         CEMETERY         AG         Amelanchier grandiflora         Serviceberry         20         3         23           VIN-2         46         MXPD-RES         CEMETERY         QR         Quercus rubra         Red Oak         35         2         48           VIN-2         46         MXPD-RES         CABIN BRANCH AVE         UA         Ulmus americana Valley Forge'         American Elm         26         2.26           VIN-2         46         MXPD-RES         CABIN BRANCH AVE         UA         Ulmus americana Valley Forge'         American Elm         26         2.26           VIN-2         46         MXPD-RES         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         1         29           VIN-2         5         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         12         35           VIN-2         25         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         12         35           VIN-2         27         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39	VIN-2	43	MXPD-RES	CABIN BRANCH AVE	CA	Carpinus caro	liniana	Ironwood	3	9	7	2091
NN-2         46         MXPD-RES         CEMETERY         QR         Quercus rubra         Red Oak         35         2         48           VIN-2         46         MXPD-RES         LITLE SENECA PKWY         QP         Quercus phellos         Willow Oak         17         9         51           VIN-2         46         MXPD-RES         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         2         26           VIN-2         46         MXPD-RES         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         1         29           VIN-2         AMXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         30         5         148           VIN-2         25         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         30         12         35         144           VIN-2         25         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         30         12         35           VIN-2         25         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Iro	VIN-2	43	MXPD-RES	CABIN BRANCH AVE	UA					6	23	3053
NN-2         46         MXPD-RES         LITTLE SENECA PKWY         QP         Quercus phellos         Willow Oak         17         9         51           VIN-2         46         MXPD-RES         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         2         26           VIN-2         46         MXPD-RES         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         1         29           VIN-2         46         MXPD-RES         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         1         29           SITE         SHEET         ZONE         LOCATION         SYMBOL         SPECIES         COMMON         NAME         CARDPY         #         CREDIT           VIN-2         25         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         5         343           VIN-2         25         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         12         355           VIN-2         26         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus carolinia												236
VIN-2         46         MXPD-RES         CABIN BRANCH AVE         UA         Ulmus americana Valley Forge'         American Elm         26         2         26           VIN-2         46         MXPD-RES         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         1         29           VIN-2         46         MXPD-RES         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         1         29           SITE         SHEET         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         5         144           VIN-2         25         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         12         355           VIN-2         25         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         12         355           VIN-2         27         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         12         355           VIN-2         31         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwoo												481
WIN-2         G         MXPD-RES         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         1         29           Image: Im							*					265
Image: System of the												299
Image: bit is the stress of the stress o											SF	38777
SITE NITE NITE NITE NITE NITE NITE NITE N											ACRES	0.80
STEE         SHEET #         ZONE         LOCATION         SYMBOL         SPECIES         COMMON         DIA @ 20 YRS         # TREES         DIA (II DA (II DA (II VIN-2           VIN-2         25         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         5         143           VIN-2         25         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         6         79           VIN-2         27         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         13         155           VIN-2         31         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         8         115           VIN-2         31         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         9         115           VIN-2         43         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         9         115           VIN-2         43         MXPD-EMPL								WINF		OPY	ACALS	CREDIT: 25
VIN-2         25         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         5         149           VIN-2         25         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         6         79           VIN-2         27         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         13         155           VIN-2         27         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         13         155           VIN-2         31         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         8         115           VIN-2         31         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         9         115           VIN-2         43         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         9         115           VIN-2         43         MXPD-EMPL <td< td=""><td></td><td></td><td>70115</td><td>LOCATION</td><td>CYMPOL</td><td>COFCIEC</td><td></td><td></td><td>DIA</td><td>@</td><td></td><td></td></td<>			70115	LOCATION	CYMPOL	COFCIEC			DIA	@		
NIN-2       25       MXPD-EMPL       CABIN BRANCH AVE       UA       Ulmus americana 'Valley Forge'       American Elm       26       6       79         VIN-2       27       MXPD-EMPL       CABIN BRANCH AVE       CA       Carpinus caroliniana       Ironwood       39       12       358         VIN-2       27       MXPD-EMPL       CABIN BRANCH AVE       UA       Ulmus americana 'Valley Forge'       American Elm       26       13       159         VIN-2       31       MXPD-EMPL       CABIN BRANCH AVE       UA       Ulmus americana 'Valley Forge'       American Elm       26       8       115         VIN-2       31       MXPD-EMPL       CABIN BRANCH AVE       UA       Ulmus americana 'Valley Forge'       American Elm       26       8       115         VIN-2       43       MXPD-EMPL       CABIN BRANCH AVE       UA       Ulmus americana 'Valley Forge'       American Elm       26       9       115         VIN-2       43       MXPD-EMPL       CABIN BRANCH AVE       UA       Ulmus americana 'Valley Forge'       American Elm       26       7       115         VIN-2       44       MXPD-EMPL       LABIN BRANCH AVE       UA       Ulmus americana 'Valley Forge'       American Elm       26				***								1493
IN-2         27         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         12         358           /IN-2         27         MXPL-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         13         159           /IN-2         31         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         8         115           /IN-2         31         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         8         115           /IN-2         43         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         9         115           /IN-2         43         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         9         115           /IN-2         43         MXPD-EMPL         LOTE SENECA PKWY         QP         Quercus phellos         Willow Oak         17         24         136           /IN-2         46         MXPD-EMPL         LUTTLE SENECA P												796
IN-2         3.1         MXPD-EMPL         CABIN BRANCH AVE         CA         Carpinus caroliniana         Ironwood         39         7         200           /IN-2         3.1         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         8         1115           /IN-2         43         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         9         1115           /IN-2         43         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana 'Valley Forge'         American Elm         26         9         115           /IN-2         43         MXPD-EMPL         CABIN BRANCH AVE         UA         Ulmus americana' Valley Forge'         American Elm         26         9         115           /IN-2         43         MXPD-EMPL         LITTLE SENECA PKWY         QP         Quercus phellos         Willow Oak         17         28         155           /IN-2         46         MXPD-EMPL         LITTLE SENECA PKWY         QP         Quercus phellos         Willow Oak         17         24         136           /IN-2         46         MXPD-EMPL         LITTLE SENECA PKWY						Carpinus caro	liniana					3584
MART       Diam       Diam <thdiam< th="">       Diam       Diam</thdiam<>	/IN-2	27	MXPL-EMPL	CABIN BRANCH AVE	UA			American El	m 2	6		1593
$\begin{array}{c c c c c c c c c c c c c c c c c c c $												2091
$\begin{array}{c c c c c c c c c c c c c c c c c c c $				······································								1195
$\begin{array}{c c c c c c c c c c c c c c c c c c c $						•		·····				2389 1195
Initial of the bind bind bind bind bind bind bind bind												1195
VIN-2       46       MXPD-EMPL       LITTLE SENECA PKWY       QP       Quercus phellos       Willow Oak       17       24       136         Image: Sene construction       Image: S							-					1589
Image: Note of the i	VIN-2	46	MXPD-EMPL	LITTLE SENECA PKWY	QP	Quercus ph	ellos	Willow Oal	k 1	7	24	1362
Image: section of the symbol	ľ					······································					SF	18481
SITE PLANSHEET #ZONELOCATIONSYMBOLSPECIESCOMMON SPECIESCANOPY DIA @ 20 YRS# TREESCREDIT OF CAN DIA (IIVIN-232RMX-1/TDRPARCEL BTATilia americanaAm. Linden306106VIN-233RMX-1/TDRALONG STILT STLS'Rotundiloba'Sweet Gum2615199VIN-233RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3516384VIN-240RMX-1/TDRSTILT STREETLS'Rotundiloba'Sweet Gum2618238VIN-240RMX-1/TDRSTILT STREETLS'Rotundiloba'Sweet Gum2618238VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3517400VIN-241RMX-1/TDRGODWIT STREETQ											ACRES	0.42
STILL PLAN#ZONELOCATIONSYMBOLSPECIESNAME20 YRSTREESDIA (II 20 YRS)VIN-232RMX-1/TDRPARCEL BTATilia americanaAm. Linden306106VIN-233RMX-1/TDRALONG STILT STLSLiquidambar styraciflua 'Rotundiloba'Sweet Gum2615199VIN-233RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3516384VIN-240RMX-1/TDRSTILT STREETLS'Rotundiloba'Sweet Gum2618238VIN-241RMX-1/TDRSTILT STREETLS'Rotundiloba'Serviceberry20431VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3517408VIN-241RMX-1/TDRGODWIT STREETQRQUERCUS rubra <td< td=""><td></td><td><b>.</b></td><td></td><td></td><td></td><td></td><td></td><td></td><td>CAN</td><td></td><td></td><td>CREDIT: 25</td></td<>		<b>.</b>							CAN			CREDIT: 25
VIN-232RMX-1/TDRPARCEL BTATilia americanaAm. Linden306106VIN-233RMX-1/TDRALONG STILT STLSLiquidambar styraciflua 'Rotundiloba'Sweet Gum2615199VIN-233RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3516384VIN-240RMX-1/TDRSTILT STREETLS'Rotundiloba'Sweet Gum2618238VIN-241RMX-1/TDRSTILT STREETLS'Rotundiloba'Sweet Gum2618238VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraServiceberry20431VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3517408VIN-241RMX-1/TDRGODWIT STREETQRQUERCUS rubraRed Oak<		SHEET	ZONE	LOCATION	SYMBOL	SPECIES	5		1			OF CANOF DIA (IN SF
VIN-233RMX-1/TDRALONG STILT STLSLiquidambar styraciflua 'Rotundiloba'Sweet Gum2615199VIN-233RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3516384VIN-240RMX-1/TDRSTILT STREETLSLiquidambar styraciflua 'Rotundiloba'Sweet Gum2618238VIN-241RMX-1/TDRSTILT STREETLS'Rotundiloba'Sweet Gum2618238VIN-241RMX-1/TDRPARCEL CAGAmelanchier grandifloraServiceberry20431VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3517408VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3517408VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3517408VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3517408VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak351636VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3517408VIN-241RMX-1/TDRACRESO.3ACRES0.3ACRES0.3		#										1060
VIN-233RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3516384VIN-240RMX-1/TDRSTILT STREETLSLiquidambar styraciflua 'Rotundiloba'Sweet Gum2618238VIN-241RMX-1/TDRPARCEL CAGAmelanchier grandifloraServiceberry20431VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3517408VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3517408VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3517408VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3516384VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3517408VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3517408VIN-241RMX-1/TDRGODWIT STREETQRACRES0.336363636VIN-241RMX-1/TDRGODWIT STREETQRACRES0.3373636363736VIN-241RMX-1/TDRACRESACRESACRES36363636363636363636VIN-241ACRESACRES	PLAN	****	T		10			C		c	4 F	1000
VIN-240RMX-1/TDRSTILT STREETLSLiquidambar styraciflua 'Rotundiloba'Sweet Gum2618238VIN-241RMX-1/TDRPARCEL CAGAmelanchier grandifloraServiceberry20431VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3517408VIN-241RMX-1/TDRGODWIT STREETQRQuercus rubraRed Oak3517408VIN-241RMX-1/TDRGODWIT STREETQROuercus rubraRed Oak3517408VIN-241RMX-1/TDRGODWIT STREET0.3ACRES0.3408408VIN-241ACRESACRESACRES0.3408408408VIN-24141414141414141VIN-24141414141414141VIN-24141414141414141	PLAN VIN-2	32	RMY-1/TOD									1991 3848
VIN-2       40       RMX-1/TDR       STILT STREET       LS       'Rotundiloba'       Sweet Gum       26       18       238         VIN-2       41       RMX-1/TDR       PARCEL C       AG       Amelanchier grandiflora       Serviceberry       20       4       31         VIN-2       41       RMX-1/TDR       GODWIT STREET       QR       Quercus rubra       Red Oak       35       17       408         VIN-2       41       RMX-1/TDR       GODWIT STREET       QR       Quercus rubra       Red Oak       35       17       408         VIN-2       41       RMX-1/TDR       GODWIT STREET       QR       Quercus rubra       Red Oak       35       17       408         VIN-2       41       RMX-1/TDR       GODWIT STREET       QR       Image: Comparison of the street of the	PLAN VIN-2 VIN-2	32 33					/raciflua			·····		
VIN-2       41       RMX-1/TDR       GODWIT STREET       QR       Quercus rubra       Red Oak       35       17       408         Image:	PLAN VIN-2 VIN-2	32 33	RMX-1/TDR						n 2			2389
SF     136       TOTAL WIN-2     RMX-1/TDR       ACRES     0.3	PLAN VIN-2 VIN-2 VIN-2 VIN-2	32 33 33 40	RMX-1/TDR RMX-1/TDR	GODWIT STREET STILT STREET				- · ·		<u>^</u>	<u> </u>	314
TOTAL WIN-2 RMX-1/TDR ACRES 0.3	PLAN VIN-2 VIN-2 VIN-2 VIN-2 VIN-2	32 33 33 40 41	RMX-1/TDR RMX-1/TDR RMX-1/TDR	GODWIT STREET STILT STREET PARCEL C	AG	Amelanchier gra						1
	PLAN /IN-2 /IN-2 /IN-2 /IN-2 /IN-2	32 33 33 40 41	RMX-1/TDR RMX-1/TDR RMX-1/TDR	GODWIT STREET STILT STREET PARCEL C	AG	Amelanchier gra			·····		17	4089
OTAL LANDSCAPE CREDIT SPECIFIED TO DATE WIN1 AND WIN2: 3.12 ACRES	/IN-2 /IN-2 /IN-2 /IN-2 /IN-2	32 33 33 40 41	RMX-1/TDR RMX-1/TDR RMX-1/TDR	GODWIT STREET STILT STREET PARCEL C	AG	Amelanchier gra		Red Oak	3 L WIN-2		17	4089 13692
	/IN-2 /IN-2 /IN-2 /IN-2 /IN-2	32 33 33 40 41	RMX-1/TDR RMX-1/TDR RMX-1/TDR	GODWIT STREET STILT STREET PARCEL C	AG	Amelanchier gra		Red Oak	3 L WIN-2		17 SF	1
	PLAN /IN-2 /IN-2 /IN-2 /IN-2 /IN-2	32 33 33 40 41 41	RMX-1/TDR RMX-1/TDR RMX-1/TDR RMX-1/TDR	GODWIT STREET STILT STREET PARCEL C GODWIT STREET	AG QR	Amelanchier gra Quercus ru	ibra	Red Oak TOTAI RMX-	3 WIN-2 1/TDR	5	17 SF ACRES	13692
	/IN-2 /IN-2 /IN-2 /IN-2 /IN-2 /IN-2	32 33 33 40 41 41	RMX-1/TDR RMX-1/TDR RMX-1/TDR RMX-1/TDR	GODWIT STREET STILT STREET PARCEL C GODWIT STREET	AG QR	Amelanchier gra Quercus ru	ibra	Red Oak TOTAI RMX-	3 WIN-2 1/TDR	5	17 SF ACRES	13692
	LAN /IN-2 /IN-2 /IN-2 /IN-2 /IN-2	32 33 33 40 41 41	RMX-1/TDR RMX-1/TDR RMX-1/TDR RMX-1/TDR	GODWIT STREET STILT STREET PARCEL C GODWIT STREET	AG QR	Amelanchier gra Quercus ru	ibra	Red Oak TOTAI RMX-	3 WIN-2 1/TDR	5	17 SF ACRES	13692
	LAN /IN-2 /IN-2 /IN-2 /IN-2 /IN-2	32 33 33 40 41 41	RMX-1/TDR RMX-1/TDR RMX-1/TDR RMX-1/TDR	GODWIT STREET STILT STREET PARCEL C GODWIT STREET	AG QR	Amelanchier gra Quercus ru	ibra	Red Oak TOTAI RMX-	3 WIN-2 1/TDR	5	17 SF ACRES	13692

## CABIN BRANCH FFCP

CALL "MISS UT 1-800-257- 48 Hours Before Start (	-7777	<i>AT</i> underground facilities in the and have those facilities loc prior to commencing excave responsible for compliance	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	Applicant: Cabin Branch Ma		
REVISED PER P&P COMMENTS-LSA	4/2007	REVISED FOR PB-LSA	10/2011			6905 Rockledge Drive, Suite 80		
REVISED PER P&P COMMENTS FROM 8/30/07-LSA	9/2007	REVISED FOR SIGNATURE SET - RCI/hrm	1/2012			Bethesda, Maryland 20817		
REVISED PER P&P COMMENTS FROM 11/20/07-LS/	12/2007	REVISED FOR COMBINED RCI/LSA SHEETS - RCI	3/2012			Phone: (301) 803-4855		
REVISED PER P&P COMMENTS FROM 1/4/08-LSA	1/2008	REVISED FOR C AMEND/D CONTRACT SUBMITTAL	8/2012			Fax: (301) 803-4929		
REVISED PER DPS COMMENTS -LSA	VISED PER DPS COMMENTS -LSA 9/2009 REVISED FOR 82005015F AMENDMENT - RC VISED PER P&P COMMENTS FROM 11/30/09-LSA 4/2010		6/2014			Contact: Sylke Knuppel, P.E.		
REVISED PER P&P COMMENTS FROM 11/30/09-LS								
REVISED PER SP REVISIONS-LSA								
REVISED FOR PB-LSA								

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## CABIN BRANCH FFCP FOREST CONSERVATION SUMMARY

ZONE	· · · · · · · · · · · · · · · · · · ·	RMX/	<sup>-</sup> DR	MXPD-EMF	PLOYMENT	MXPD-RESID	DENTIAL	LINTHICUM	WEST	OFFSITE A		WATER TO	WER	WOBR	SUMMAF	Υ
		Approved to	*******	Approved		Approved		Approved		Approved		Approved		Approved	Approve	d
		Date	Overall	to Date	Overall	to Date	Overall	to Date	Overall	to Date	Overall	to Date	Overall	to Date	Overall 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	1.49	0.63	0.63 171.1	5 542.1
LAND USE CATEGORY	¥	MPD-RES	MPD-RES		MPD-RES		MPD-RES	0	MPD		ARA	en de la service de la service la service de la service de la service la service de la	CIA	0	MDR	N/A
LAND DEDICATION AREA	45	0		0.00	9.18	0	0.00	0	0	0	0	0	C	0	0	0 9.1
ACREAGE REMAINING IN	N AGRICULTURAL USI	Ξ		0.00	0.00	0	0.00	0	0	0	0	0	C	) 0	0	0 0.0
CONSERVATION THRESH	HOLD		51.36	0.00	40.88	0	12.35	0	1.03	0	0.27	0.22	0.22	2 0.16	0.16 0.2	2 106.2
AFFORESTATION THRES	HOLD		38.52	0.00	30.66	0	9.26	0	0.78	0	0.11	0.22	0.22	2 0.13	0.13 0.2	2 79.6
TOTAL EXISTING FOREST		18.55	85.76	1.84	37.38	4.18	5.27	0	1.23	0	0.14	0	C	0.32	0.32 24.5	7 130.1
FOREST RETAINED		8.36	37.08	0.00	27.78	0	0	0	0	0	0	0	C	) 0	0 8.3	6 64.8
FOREST CLEARED		10.19	48.68	1.84	9.60	4.18	5.27	0	1.23	0	0.14	0	C	0.32	0.32 16.2	1 65.2
WETLANDS	Total Acreage	0.78	2.09	0.00	8.87	0	0.00	0	0.24	0	0	0	C	0	0 0.7	8 11.2
	Forest Cleared	0	0.12	0.00	0.01	0	0.00	0	0.22	0	0	0	C	0	0	0 0.3
	Forest Retained	0.68	1.88	0.00	5.16	0	0.00	0	0	0	0	0	C	0	0.6	8 7.0
	<b>Priority Planting</b>	0.05	0.05	0.00	1.07	0	0.00	0	0	0	0	0	C	0	0.0	5 1.1
100-YEAR FLOODPLAIN	Total Acreage	2.17	7.44	0.42	25.37	0	0.00	0	0.44	0	0	0	C	0	0 2.5	9 33.2
	Forest Cleared	0.12	0.62	0.18	0.18	0	0.00	0	0.46	0	0	0	C	0	0 0.	3 1.2
	Forest Retained	1.88	6.55	0.00	11.20	0	0.00	0	0	0	0	0	<u> </u>	0	0 1.8	8 17.7
	<b>Priority Planting</b>	0.16	0.08	0.13	2.24	0	0.00	0	0	0	0	0	C	0	0 0.2	9 2.3
STREAM VALLEY BUFFER	Total Acreage	11.73	43.87	2.49	59.50	0	0.00	0	0.86	0	0	0	0	0	0 14.2	2 104.2
n senera a serem a non ne anella enderan de nelevaro de cubancado de an se se debury deben con dos espana a bendo do de de	Forest Cleared	0.54	3.22	0.96	1.31	0	0.00	0	0.54	0	0	0	C	0	0 1.	5 5.0
	Forest Retained	7.86	31.50	0.00	28.41	0	0.00	0	0	0	0	0	0	0	0 7.8	6 59.9
	<b>Priority Planting</b>	3.25	9.24	2.13	12.79	0	0.00	0	0	0	0	0	Ċ	0	0 5.3	8 22.0
PRIORITY AREAS	Total Acreage	11.73	43.87	2.50	59.50	0	0.00	0	0.86	0	0	0	0	) 0	0 14.2	3 104.2
<b>V</b> ectors and a set of the set of	Forest Cleared	0.54	3.22	0.96	1.31	0	0.00	0	0.54	0	0	0	<u> </u>	) 0	0 1.	5 5.0
na njema na porije komeno porijem poseba positiva poko ka za mogo na komeno meto poko na komeno se kome	Forest Retained	7.86	31.50	0.00	28.41	0	0.00	0	0	0	0	0	0	0 0	0 7.8	6 59.9
	Priority Planting	3.25	9.24	2.13	12.79	0	0.00	0	0	0	0	0	0	0	0 5.3	8 22.0
LINEAR FEET OF STREAM	1	2125	7,575	151.00	7,881	0	0	0	135	0	0	0	0	0	0 227	6 15591.0
AV. LINEAR FEET OF STR	EAM BUFFER WIDTH	285	350	378.00	340	0	0	0	483	0	0	0	0	0	0	3 1173.0
FOREST PLANTING REQU	JIRED	0	37.15	1.09	19.00	0	14.53	0	2.16	0.28	0.28	0.22	0.22	0.36	0.36 1.5	9 73.7
PLANTING PROVIDED		3.75	17.68	3.66	24.02	0	0	0	0	0	0	0	C	0.14	0.14 7.4	1 41.8
LANDSCAPE CREDIT TAK	EN	1.81	7.43	0.43	3.76	0.89	2.10	0	0.43	0	0.00	0	C	0	0 3.1	3 13.7
DEFICIT/SURPLUS		0	-12.04	0.00	8.78	0	-12.43	0	-1.73	0	-0.28	0	-0.22	-0.22	-0.22	0 -18.1

				C	ABIN BRANCH FFCP				
		+	LA	NDSCAPE (	CREDIT BY SITE PLAN AND ZONE			<b>r</b>	
ITE LAN	SHEE T#	ZONE	LOCATION	SYMBO	SPECIES	COMMON NAME	CANOPY DIA @ 20 YRS	# TREE S	CREDIT: 25% OF CANOPY DIA (IN SF)
IN-3	20	RMX/TDR	Woodcock Way	ARO	Acer rubrum 'October Glory'	Red Maple	48	2	905
IN-3	20	RMX/TDR	Dunlin Street	вн	Carya cordifornis Bitternut 39 Hickory 39		25	7466	
IN-3	20	RMX/TDR	Caspian Tern Way	НВ	HB Celtis occidentalis Hackberry 45		45	2	795
IN-3	34	RMX/TDR	Private Drive	AE	Ulmus americana	American Elm	26	6	796
IN-3	34	RMX/TDR	Private Drive	HC	Aesculus hippocastanum	Horse Chesnut	48	5	2262
IN-3	34	RMX/TDR	Private Drive	РН	Carya glabra	Pignut Hickory	39	6	1792
IN-3	35	RMX/TDR	Greenspace	AE	Ulmus americana	American Elm	26	12	1593
IN-3	35	RMX/TDR	Woodcock Way	ARO	Acer rubrum 'October Glory'	Red Maple	48	5	2262
IN-3	35	RMX/TDR	Greenspace	вс	Prunus serotina	Black Cherry	39	6	1792
IN-3	35	RMX/TDR	Caspian Tern Way	НВ	Celtis occidentalis Hackberry 45		15	5964	
IN-3	35	RMX/TDR	Dowitcher Way	нс	Aesculus hippocastanum Horse Chesnut 48		12	5429	
IN-3	35	RMX/TDR	Greenspace	QR	Quercus rubra Red Oak 35		4	962	
IN-3	36	RMX/TDR	Greenspace	AE	Ulmus americana	American Elm	26	10	1327
IN-3	36	RMX/TDR	Greenspace	АН	Carpinus caroliniana	American Hornbeam	39	13	3882
IN-3	36	RMX/TDR	Woodcock Way	ARO	Acer rubrum 'October Glory'	Red Maple	48	26	11762
IN-3	36	RMX/TDR	Dowitcher Way	нс	Aesculus hippocastanum	Horse Chesnut	48	9	4072
IN-3	36	RMX/TDR	Greenspace	QR	Quercus rubra	Red Oak	35	.4	962
IN-3	36	RMX/TDR	Woodcock Way	SB	Amelanchier canadensis	Serviceberry	20	10	785
IN-3	37	RMX/TDR	Greenspace	AB	Fagus grandifolia	American Beech	46	16	6648
IN-3	37	RMX/TDR	Woodcock Way	ARO	Acer rubrum 'October Glory'	Red Maple	48	36	16286
IN-3	37	RMX/TDR	Woodcock Way	RB	Cercis Canadensis	Eastern Redbud	20	23	1806
IN-3	38	RMX/TDR	Woodcock Way	ARO	Acer rubrum 'October Glory'	Red Maple	48	5	2262
IN-3	39	RMX/TDR	Private Drive	RB	Cercis Canadensis	Eastern Redbud	20	2	157
								SF	81968
						TOTAL W RMX-1/T		ACRE S	1.88

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	Г		f	LANDSCAPE	CREDIT BY SITE PLAN AND ZONE		1		
SITE PLAN	SHEET #	ZONE	LOCATION	SYMBOL	SPECIES	COMMON NAME	CANOPY DIA @ 20 YRS	# TREES	CREDIT: 259 OF CANOP DIA (IN SF)
тош-1	32	RMX/TDR	Stint Street	ARO	Acer rubrum 'October Glory'	Red Maple	48	9	4072
TOLL-1	32	RMX/TDR	Fulmer Avenue	UA	Ulmus americana	American Elm	26	17	2256
тоц-1	32	RMX/TDR	Pool / Greenspace	QR	Quercus rubra	Red Oak	35	12	2886
тоц-1	32	RMX/TDR	Parking Lot	QP	Quercus phellos	Willow Oak	17	2	113
TOLL-1	40	RMX/TDR	Stint Street	ARO	Acer rubrum 'October Glory'	Red Maple	48	27	12215
тоц-1	40	RMX/TDR	Greenspace	QP	Quercus phellos	Willow Oak	17	7	397
тоц-1	41	RMX/TDR	Stint Street	ARO	Acer rubrum 'October Glory'	Red Maple	48	31	14024
тоц-1	41	RMX/TDR	Godwit Street	QR	Quercus rubra	Red Oak	35	8	1924
TOLL-1	41	RMX/TDR	Greenspace	QP	Quercus phellos	Willow Oak	17	4	227
тоц-1	41	RMX/TDR	Fulmer Avenue	UA	Ulmus americana	American Elm	26	16	2124
TOLL-1	42	RMX/TDR	Fulmer Avenue	UA	Ulmus americana	American Elm	26	8	1062
тоц-1	42	RMX/TDR	Greenspace	QC	Quercus coccinea	Scarlet Oak	26	12	1593
тош-1	42	RMX/TDR	Harrier Way	ARO	Acer rubrum 'October Glory'	Red Maple	48	29	13119
TOU-1	42	RMX/TDR	Broadway Avenue	QP	Quercus phellos	Willow Oak	17	26	1475
TOLL-1	42	RMX/TDR	Broadway Avenue	сс	Carpinus caroliniana	Ironwood	39	13	3882
тоц-1	42	RMX/TDR	Playground	QP	Quercus phellos	Willow Oak	17	. 7	397
TOLL-1	42	RMX/TDR	Dovekie Avenue	ARO	Acer rubrum 'October Glory'	Red Maple	48	26	11762
тоц-1	42	RMX/TDR	Greenspace	QP	Quercus phelios	Willow Oak	17	4	227
тоц-1	43	RMX/TDR	Dovekie Avenue	ARO	Acer rubrum 'October Glory'	Red Maple	48	15	6786
TOLL-1	43	RMX/TDR	Greenspace	QP	Quercus phellos	Willow Oak	17	16	908
ТОЦ-1	43	RMX/TDR	Greenspace - Ellipse	QR	Quercus rubra	Red Oak	35	10	2405
TOLL-1	43	RMX/TDR	Greenspace - Ellipse	QR	Quercus rubra	Red Oak	35	2	481
ТОЦ-1	46	RMX/TDR	Little Seneca Parkway	ARO	Acer rubrum 'October Glory'	Red Maple	48	48	21715
TOLL-1	47	RMX/TDR	Dovekie Avenue	ARO	Acer rubrum 'October Glory'	Red Maple	48	11	4976
тоц-1	47	RMX/TDR	Fulmer Avenue	UA	Ulmus americana	American Elm	26	2	265
ТОЦ-1	47	RMX/TDR	Morhen Street	QR	Quercus rubra	Red Oak	35	18	4330
тоц-1	47	RMX/TDR	Limpkin Street	QC	Quercus coccinea	Scarlet Oak	26	16	2124
тоц-1	47	RMX/TDR	Greenspace	QP	Quercus phellos	Willow Oak	17	28	1589
тоц1	47	RMX/TDR	Broadway Avenue	QP	Quercus phellos	Willow Oak	1.7	23	1305
тоц-1	47	RMX/TDR	Broadway Avenue	cc	Carpinus caroliniana	Ironwood	39	7	2091
TOLL-1	48	RMX/TDR	Fulmer Avenue	UA	Ulmus americana	American Elm	22	22	2091
тоц-1	48	RMX/TDR	Greenspace	QP	Quercus phellos	Willow Oak	17	10	567
тоц-1	55	RMX/TDR	Fulmer Avenue	UA	Ulmus americana	American Elm	26	44	5840
тоц-1	55	RMX/TDR	Morhen Street	QR	Quercus rubra	Red Oak	35	19	4570
тоц-1	55	RMX/TDR	Limpkin Street	QC	Quercus coccinea	Scarlet Oak	26	18	2389
TOLL-1	55	RMX/TDR	Broadway Avenue	QP	Quercus phellos	Willow Oak	17	33	1873
TOLL-1	55	RMX/TDR	Broadway Avenue	CC	Carpinus caroliniana	Ironwood	39	11	3285
TOLL-1	55	RMX/TDR	Broadway Avenue	QP	Quercus phellos	Willow Oak	17	11	908
ТОЦ-1	56	RMX/TDR	Broadway Avenue	CC C	Carpinus caroliniana	Ironwood	20	7	550
			bioudina y Avenue			TOTAL TO	L	SF	135476
	<u>                                     </u>		·····			RMX-1/T		5.	~~~~

	CABIN BRANCH FFCP LANDSCAPE CREDIT BY SITE PLAN AND ZONE												
ITE AN	SHEET #	ZONE	LOCATION	SYMBOL	SPECIES	COMMON NAME	CANOPY DIA @ 20 YRS	# TREES	CREDIT: 25% OF CANOPY DIA (IN SF)				
LL-2	38	RMX/TDR	Woodcock Way	ARO	Acer rubrum 'October Glory'	Red Maple	48	10	4524				
LL-2	38	RMX/TDR	Jaeger Road	LS	Liquidambar styraciflua	Sweet Gum	26	23	3053				
LL-2	50	RMX/TDR	Woodcock Way	ARO	Acer rubrum 'October Glory'	Red Maple	48	22	9953				
LL-2	50	RMX/TDR	Jaeger Road	LS	Liquidambar styraciflua	Sweet Gum	26	21	2787				
LL-2	50	RMX/TDR	Greenspace	QP	Quercus prinus	Chesnut Oak	35	21	5051				
LL-2	50	RMX/TDR	Greenspace	QR	Quercus rubra	Red Oak	35 -	16	3848				
<u>Ц-2</u>	51	RMX/TDR	Woodcock Way	ARO	Acer rubrum 'October Glory'	Red Maple	48	20	9048				
Ц2	51	RMX/TDR	Jaeger Road	LS	Liquidambar styraciflua	Sweet Gum	26	3	398				
Ш-2	51	RMX/TDR	Greenspace	NS	Nyssa sylvatica	Black Gum	26	8	1062				
Ш-2	52	RMX/TDR	Greenspace	NS	Nyssa sylvatica	Black Gum	26	4	531				
Ш-2	52	RMX/TDR	Gull Street	UA	Ulmus americana	American Elm	26	42	5575				
LL-2	52	RMX/TDR	Jaeger Road	LS	Liquidambar styraciflua	Sweet Gum	26	8	1062				
Ш-2	52	RMX/TDR	Woodcock Way	ARO	Acer rubrum 'October Glory'	Red Maple	48	22	9953				
						TOTAL TO	LL-2	SF	56844				
						RMX-1/T	DR	ACRES	1.30				

ranch Management LLC e, Suite 800 0817

CABIN BRANCH ELECTION DISTRICT NO. 2 MONTGOMERY COUNTY, MARYLAND

\*ALL REMAINING LANDSCAPE CREDIT TREES SHALL BE BONDED AND PLANTED WITHIN THE PROJECT.

## Qualified Pro Exclusive to this

6 25/14 Date

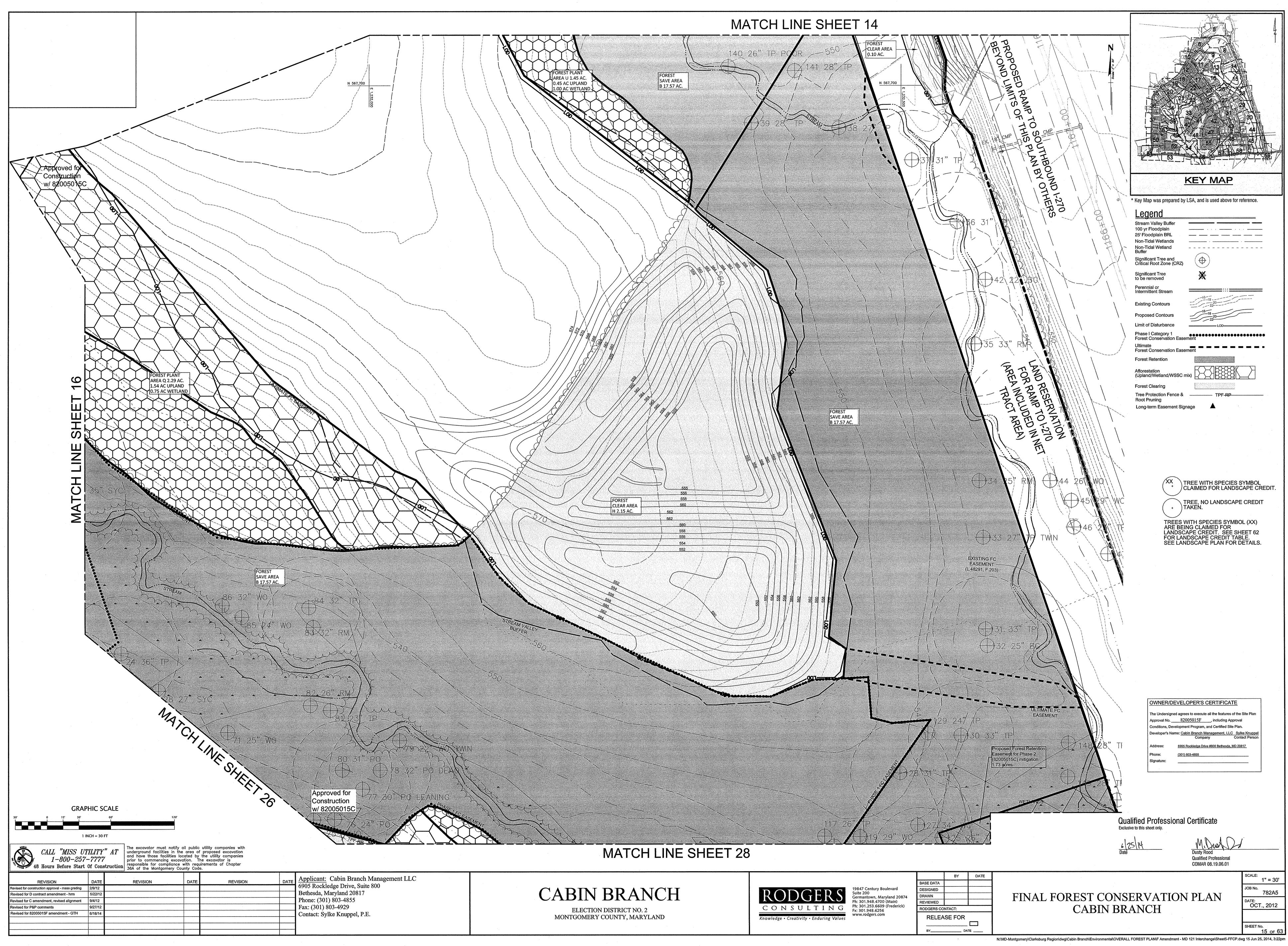


BY DATE BASE DATA DESIGNED DRAWN REVIEWED RODGERS CONTACT: RELEASE FOR ------

BY\_\_\_\_\_ DATE \_\_\_\_

FINAL FOREST CONSERVAT CABIN BRANCH

	OWNER/DEV	ELOPER'S CERTIFIC	ATE
	Approval No Conditions, Deve	agrees to execute all the fe 82005015F, in lopment Program, and Certi e: <u>Cabin Branch Manageme</u> Company	cluding Approval fied Site Plan.
	Address:	6905 Rockledge Drive #800 E	Bethesda, MD 20817
	Phone:	(301) 803-4855	
	Signature:		
ofe: is she		Dusty Rood Qualified Professional COMAR 08.19.06.01	
			SCALE: N/A
T	ION P	TAN	782A5
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			SHEET No. 62 of 63



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CLAIMED FOR LANDSC     TREE, NO LANDSCAPE	
TREES WITH SPECIES SYMBO ARE BEING CLAIMED FOR LANDSCAPE CREDIT. SEE SHI	EET 62
FOR LANDSCAPE CREDIT TAB	ETAILS.
• •	
VNER/DEVELOPER'S CERTIFICATE	Site Plan
proval No. <u>82005015F</u> , including Approval inditions, Development Program, and Certified Site Plan.	
reloper's Name: <u>Cabin Branch Management, LLC Sylk</u> Company Conta Iress: <u>6905 Rockledge Drive #800 Bethesda, MD 208</u>	act Person
ne: (301) 803-4855 nature:	
ofessional Certificate	
M. Dush Dd	
Dusty Rood Qualified Professional	
COMAR 08.19.06.01	SCALE:
	1" = 30' JOB No. 782А5
ATION PLAN H	DATE: OCT., 2012
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	15 OF 63



## **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

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	<b>CRZ</b> Disturbance	Recommendation	<b>Related Activity</b>	
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 nonconforming, 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 <u>can be granted</u> 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

**Division of Environmental Policy & Compliance** 

variance <u>can be granted</u> 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 <u>can be granted</u> 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 <u>can be granted</u> 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,

- Vulla

Laura Miller County Arborist

cc: Josh Penn, Senior Planner