

**MR2015013, Good Hope Neighborhood Recreation Center: Forest Conservation Plan and Preliminary/Final Water Quality Plan**

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**Staff Report Date: 03/06/15**

**Description**

**A. Good Hope Neighborhood Recreation Center:  
Forest Conservation Plan No. MR2015013**

Tear down, onsite relocation and expansion of the Montgomery County Recreation Department's Good Hope Neighborhood Recreation Center located at M-NCPPC's Good Hope Local Park; 14715 Good Hope Road, Silver Spring; 13.19 acres; RE-2C Zone; Upper Paint Branch Environmental Overlay Zone; Cloverly Master Plan.

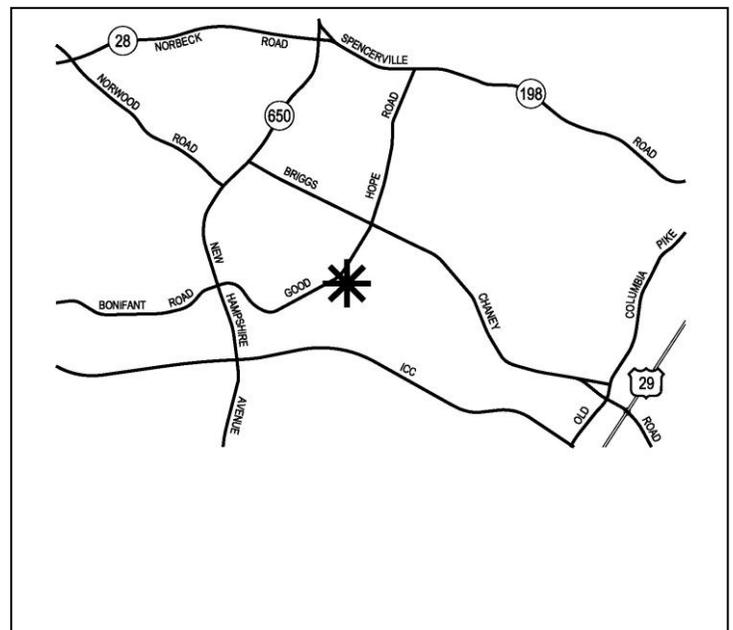
**Staff Recommendation:** Approval with conditions

**B. Good Hope Neighborhood Recreation Center:  
Preliminary/Final Water Quality Plan No. MR2015013**

Tear down, onsite relocation and expansion of the Montgomery County Recreation Department's Good Hope Neighborhood Recreation Center located at M-NCPPC's Good Hope Local Park; 14715 Good Hope Road, Silver Spring; 13.19 acres; RE-2C Zone; Upper Paint Branch Environmental Overlay Zone; Cloverly Master Plan.

**Staff Recommendation:** Approval with conditions

**Applicant:** Montgomery County Department of Parks and Montgomery County Department of General Services



**Summary**

- The Montgomery County Department of Parks, in cooperation with the Montgomery County Department of General Services proposes to tear down and rebuild the Good Hope Neighborhood Recreation Center building and parking lot, provide ADA accessibility improvements throughout the park, and relocate the playground.
- There are three items for Planning Board review for the Good Hope Neighborhood Recreation Center project: The Preliminary Forest Conservation Plan, the Preliminary/Final Water Quality Plan for the Upper Paint Branch Special Protection Area (SPA) and the Mandatory Referral. This memorandum covers Staff review and recommendations for the Forest Conservation Plan and the SPA Water Quality Plan. The Planning Board's actions on the Forest Conservation Plan and Water Quality Plan are regulatory and binding. The review and recommendations for the Mandatory Referral are covered in a separate memorandum prepared by the Montgomery County Department of Parks.

## **RECOMMENDATION**

- A. Approval of the Preliminary Forest Conservation Plan, subject to the following conditions:
1. Prior to any clearing, grading or demolition on the Property, the Applicants must obtain M-NCPPC approval of a Final Forest Conservation Plan consistent with the approved Preliminary Forest Conservation Plan.
  2. The Applicants must provide mitigation in the form of seven (7) native canopy trees with a minimum size of three (3) caliper inches. The trees must be planted on the Subject Property outside of any right-of-way, or utility easements, including stormwater management easements.
  3. The limits of disturbance shown on the final Sediment Control Plan must be consistent with the limits of disturbance shown on the Final Forest Conservation Plan.
  4. The Applicants must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector.
- B. Approval of the Preliminary/Final Water Quality Plan. Subject to the following condition:
1. The impervious surfaces on the Subject Property and offsite disturbed areas are limited to no more than 1.80 acres as shown on the Impervious Surface Plan Portion of the Preliminary/Final Water Quality Plan.

## **SITE DESCRIPTION**

The 13.19 acre Property is located at 14715 Good Hope Road in the southeast corner of the intersection of Good Hope Road and Twig Road (Figures 1 and 2). The Property is bound by Good Hope Road to the north, Twig Road to the west, and residential neighborhoods to the south and east. The Property is located in the Cloverly Master Plan area and the Upper Paint Branch Special Protection Area. The Property is located within the Paint Branch watershed, which is classified by the State of Maryland as Use Class III/III-P waters. The Property contains approximately 4.38 acres of forest located in the eastern portion of the site. There are no streams, wetlands, 100-year floodplain or stream buffers located on or immediately adjacent to the Property. There are nine (9) trees greater than or equal to 24" Diameter at Breast Height (DBH) and eleven (11) trees greater than or equal to 30" DBH located throughout the Property. The Property is currently developed with a two-story recreation building, exterior basketball and tennis courts, a playground, a splash park, athletic fields, and associated parking.

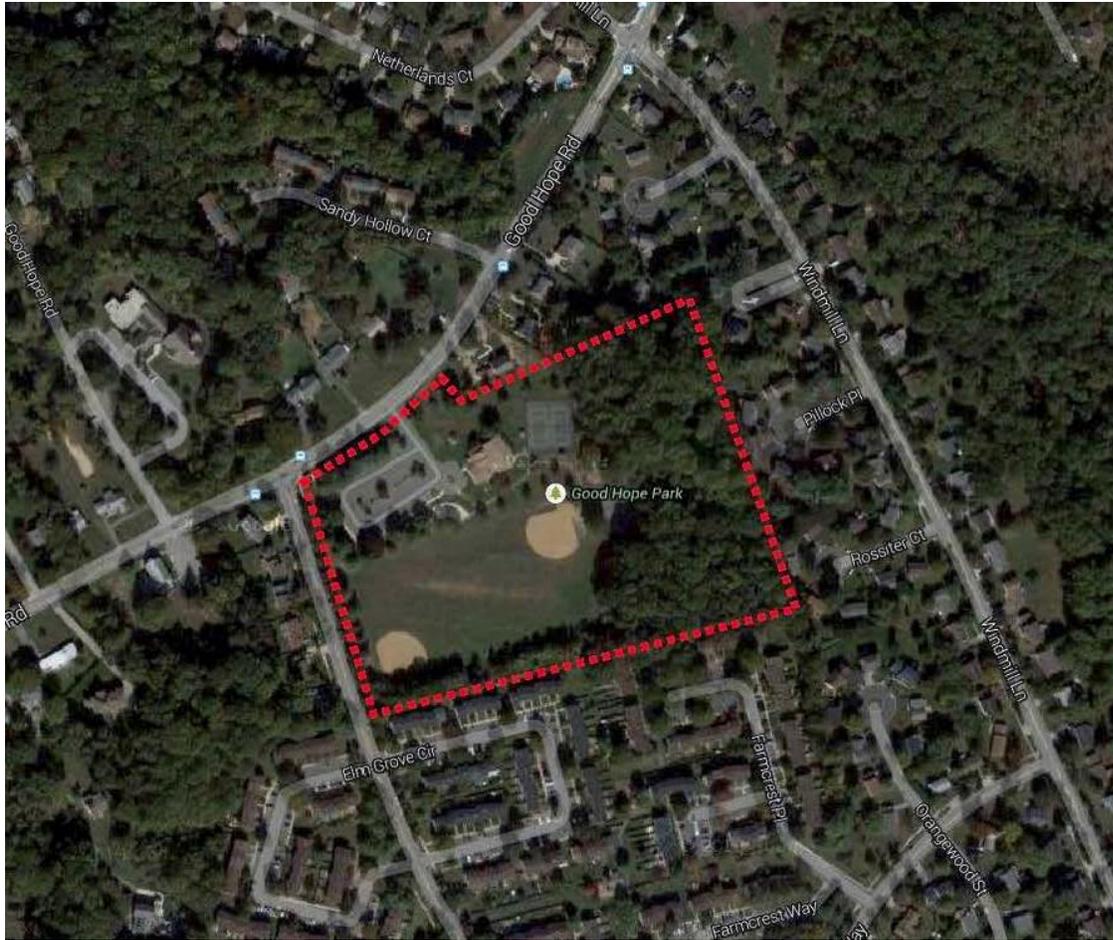


Figure 1. Property Location and Surrounding Area



Figure 2. Property Location

## **PROJECT DESCRIPTION**

The Property is owned by the Maryland National Capital Park & Planning Commission (M-NCPPC), and includes a local park and recreation center. M-NCPPC's Department of Parks operates and maintains the park including all exterior play areas, while the Recreation Center is operated by Montgomery County. The proposed project is a cooperative effort by both agencies. The existing Recreation Center building and parking lot will be demolished. A new Recreation Center will be constructed on the site of the existing parking lot and a new parking lot will be constructed in place of the existing building. This new layout will result in a more centrally located parking lot, providing closer access to the park's many offerings. The existing playground will be relocated to a more central location, away from the existing forest. Additionally, the park will receive improvements to its ADA accessibility to provide access to existing ball fields, basketball courts, tennis courts, and the relocated playground. Stormwater management features will also be added to comply with the current requirements.

The Planning Board's actions on the Preliminary/Final Water Quality Plan and Preliminary Forest Conservation Plan are regulatory and binding. The Planning Board must act on the Preliminary/Final Water Quality Plan and Preliminary Forest Conservation Plan before it finalizes its recommendations on the Mandatory Referral.

### **A. FOREST CONSERVATION PLAN ANALYSIS AND FINDINGS**

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law.

#### Review for Conformance to the Forest Conservation Law

The Application is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code) under Section 22A-4(d) as a project by "*a government entity subject to a mandatory referral on a tract of land 40,000 square feet or larger...*" The Property is 13.19 acres in size and contains approximately 4.38 acres of forest.

#### **Preliminary and Final Forest Conservation Plan**

A Natural Resources Inventory and Forest Stand Delineation (NRI/FSD) #420141480 was approved by Staff on May 8, 2014 and a Preliminary Forest Conservation Plan for the Property was submitted as part of the Mandatory Referral Application (Attachment A). The Property contains approximately 4.38 acres of forest located in the eastern portion of the site. The Application proposes to remove approximately 0.03 acres of forest and retain 4.35 acres, which is above the forest conservation threshold. As a result, there is no forest planting requirement associated with this project.

#### ***Forest Conservation 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; are part of an historic site or designated with an historic structure; are designated as national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are

designated as Federal or State rare, threatened, or endangered species (“Protected Trees”). Any impact to a Protected Tree, including removal or disturbance within the Tree’s critical root zone (CRZ) requires a variance.

Variance Request - The Applicants submitted a variance request in a letter dated December 1, 2014, for the impacts/removal of trees (Attachment B). Due to requested revisions to the plans, the variance request was revised in a letter dated February 25, 2015. The Applicants propose to remove two (2) trees that are 30 inches and greater, DBH, and to impact, but not remove, two (2) other Protected Trees that are considered high priority for retention under Section 22A-12(b) (3) of the County Forest Conservation Law. Details of the Protected Trees to be removed or affected but retained are described below and depicted in Figures 3 and 4.

Trees to be removed:

- T8 – 31.5” DBH white pine, good condition – proposed parking lot
- T82 – 33” DBH weeping cherry, average condition – proposed parking lot

Trees to be affected but retained:

- T24 – 43” DBH red oak, good condition – grading SWM facility; 10% CRZ impact
- T26 – 32” DBH red oak, good condition – grading SWM facility, sidewalk construction; 20% CRZ impact

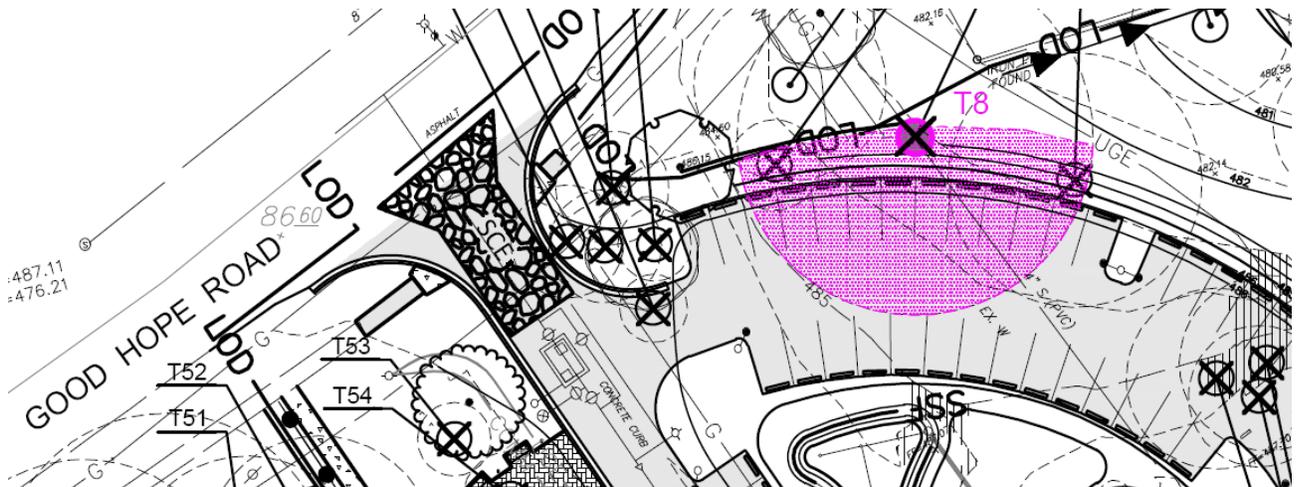


Figure 3. Tree T8 to be removed

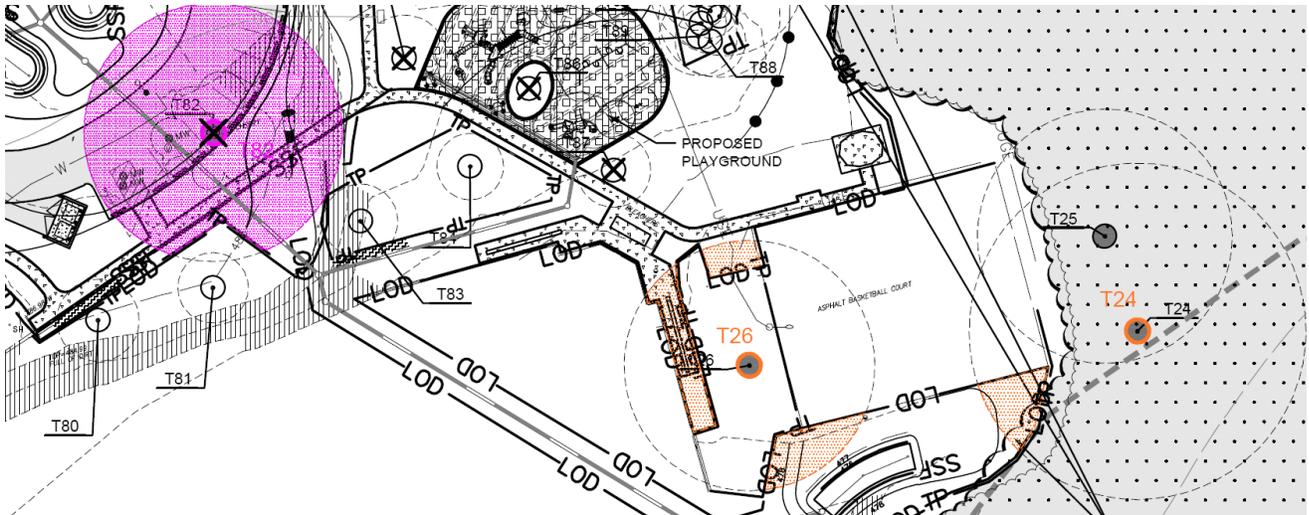


Figure 4. Tree T82 to be removed, Trees T24 and T26 to be affected

Unwarranted Hardship Basis –Section 22A-21 states that a variance may only be considered if the Planning Board finds that leaving the Protected Trees in an undisturbed state would result in an unwarranted hardship, denying an applicant reasonable and significant use of a property. The Applicants contend that an unwarranted hardship would be created due to the existing conditions on the Property, and the development standards necessary to fulfill specific requirements. There are Protected Trees located throughout the Property. The existing facility has been in this location since the 1970’s and is an established, integral part of the community. Improvements are necessary because the existing facility does not meet Montgomery County’s or the Americans with Disabilities Act’s current standards for recreation centers, and has outdated building systems.

The two Protected Trees proposed for removal are located outside of the forest, within the developable area of the Property. These trees will be removed for the grading and construction of the proposed parking lot. The two Protected Trees proposed to be affected but retained, will be minimally impacted due to grading, sidewalk construction, and renovations to the ball field dugouts to make them ADA accessible. These trees will receive tree protection measures during construction. Staff finds that an unwarranted hardship would be created if a variance were not considered.

Variance Findings – Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board or Planning Director, as appropriate, in order for a variance to be granted. Staff has made the following determinations in the review of the variance request and the proposed forest conservation plan:

Granting the requested variance:

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

Granting the variance will not confer a special privilege on the Applicants, as removal and disturbance to the Protected Trees are due to the reasonable development of the Property. The Protected Trees are located throughout the Property, within the developable area of the site. Disturbance to the existing forest has been avoided with the exception of minimal clearing of

0.03 acres. The requested variance is based on existing site conditions, including the existing development, and the number and locations of the Protected Trees.

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

The need for the variance is not based on conditions or circumstances which are the result of actions by the Applicants. The requested variance is based on existing site conditions, including the existing development and access, and the number and locations of Protected Trees.

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

The need for a variance is a result of the existing conditions, the proposed site design, and the layout on the Property, and not a result of land or building use on a neighboring property.

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

The variance will not violate State water quality standards or cause measurable degradation in water quality. None of the Protected Trees are located within a stream buffer or wetland. They are located within a Special Protection Area; however, the Application proposes to mitigate for the loss of these trees by planting additional trees on the Property. In addition, the Montgomery County DPS has found the stormwater management concept for the proposed project to be acceptable as stated in a letter dated October 13, 2014. The stormwater management concept incorporates Environmental Site Design standards.

Mitigation for Protected Trees Subject to the Variance Provision – The two Protected Trees proposed to be removed are located outside of existing forest and Staff recommends mitigation for the loss of these trees. Staff recommends the Applicants plant seven (7) three-inch caliper native canopy trees as mitigation for the loss of the two Protected Trees.

County Arborist's Recommendation on the Variance – In accordance with the 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 March 3, 2015, the County Arborist issued recommendations on the variance request and recommended the variance be approved with mitigation (Attachment C).

Variance Recommendation – Staff recommends that the variance be granted with mitigation.

## **B. SPA WATER QUALITY PLAN ANALYSIS AND FINDINGS**

The Application meets the Water Quality Plan requirements of Chapter 19 of the Montgomery County Code and the impervious requirements of the Upper Paint Branch Environmental Overlay Zone.

## Review for Conformance to the Special Protection Area Requirements

This project is located within the Upper Paint Branch SPA and on publicly owned property. It is required to obtain approval of a water quality plan under Section 19-62(c) of the Montgomery County Code. This section of the code states:

*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.*

As part of the requirements of the Special Protection Area law, a SPA Water Quality Plan should be reviewed in conjunction with a Mandatory Referral. Under Section 19-65, the provision of the law, the Montgomery County Department of Permitting Services (DPS) and the Planning Board have different responsibilities in the review of a Water Quality Plan. DPS has reviewed and conditionally approved the elements of the water quality plan under its purview. The Planning Board's responsibility is to determine if environmental buffer protection, SPA forest conservation and planting requirements, and limits on impervious surfaces have been satisfied.

## County DPS Special Protection Area Review Elements

In a letter dated October 13, 2014, DPS has conditionally approved the elements of the SPA Preliminary/Final Water Quality Plan under its purview with a synopsis provided below (Attachment D).

### ***Site Performance Goals***

As part of the Preliminary/Final Water Quality Plan, the following performance goals were established for the Property:

1. Storm flow runoff increases are to be minimized.
2. Sediment loading is to be minimized during construction; redundant erosion control treatments may be required.
3. Stormwater management will be provided in the form of Environmental Site Design to the Maximum Extent Practical (ESD to the MEP).

### ***Stormwater Management***

Stormwater management for the Property will be provided by micro-biofilters.

### ***Sediment Control***

Redundant sediment control measures may be required.

### ***BMP Monitoring***

Required BMP monitoring will be performed by the Montgomery County Department of Environmental Protection (DEP) with the Applicant(s) required to pay a fee for this monitoring.

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

Staff recommends Planning Board approval of the elements of the SPA Water Quality Plan under its purview.

### ***Environmental Buffer Protection***

A Natural Resources Inventory and Forest Stand Delineation (NRI/FSD) #420141480 was approved by Staff on May 8, 2014. There are no streams, floodplains, wetlands, or environmental buffers on or affecting the Property.

### ***Forest Conservation***

The Applicants submitted a Preliminary Forest Conservation Plan for review with the Mandatory Referral. The Forest Conservation Plan shows the removal of 0.03 acres of forest and the retention of 4.35 acres of forest, which is above the conservation threshold. As a result, there is no forest planting requirement associated with this project.

### ***Impervious Surfaces***

A main goal for development in all SPAs is to reduce the amount of impervious surfaces. The Upper Paint Branch Environmental Overlay Zone, which was created following approval of the Cloverly Master Plan and subsequently amended, specifies maximum imperviousness of eight percent. The zone allows impervious surface that lawfully existed in July 2007 to continue or be reconstructed, even if the amount totals greater than eight percent.

The proposed building footprint will be increased to meet programming needs; however, the parking facility footprint, while maintaining the current number of spaces, will be reduced by a more efficient design. This allows for an improvement in programming while still meeting the impervious surface limitations imposed by the Upper Paint Branch SPA Overlay Zone. The proposed stormwater management facility improvements will meet the current standards within the Upper Paint Branch SPA.

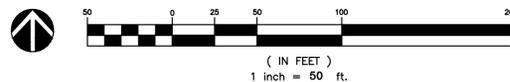
The Property currently has 1.74 acres of impervious surfaces within its boundaries, which translates to 13.18 percent. The Application proposes some offsite construction within the rights-of-way of Good Hope Road and Twig Road where access to the Property is provided. These areas, totaling 0.12 acres, were added to the calculations of impervious surfaces for the project, as outlined in the *Environmental Guidelines for Environmental Management of Development in Montgomery County*. The existing impervious surfaces, including surfaces within the offsite areas that will be disturbed equal 1.80 acres, which translates to 13.52 percent of the total project area (Attachment E). The Application will result in 1.80 acres of impervious surfaces, which translates to 13.52 percent of the total project area, including the offsite areas that will be disturbed (Attachment F). The project does not increase the amount of impervious surface over that which exists today, thereby demonstrating conformance with the impervious surface limitations of the Upper Paint Branch Environmental Overlay Zone.

## **CONCLUSION**

Staff recommends the Planning Board approve the Preliminary Forest Conservation Plan and the Preliminary/Final Water Quality Plan with conditions specified above.

## **ATTACHMENTS**

- A. Forest Conservation Plan
- B. Tree Variance Request
- C. Tree Variance Recommendation from County Arborist
- D. Department of Permitting Services (DPS) Preliminary/Final Water Quality Plan approval letter dated October 13, 2014.
- E. Impervious Surface Exhibit – Existing
- F. Impervious Surface Exhibit - Proposed



**MAPPED SOIL TYPES**

SYMBOL	DESCRIPTION	HYDRIC?	HIGHLY ERODIBLE?
2B	GLENELG SILT LOAM, 3-8% SLOPES	NO	NO
2C	GLENELG SILT LOAM, 8-15% SLOPES	NO	NO

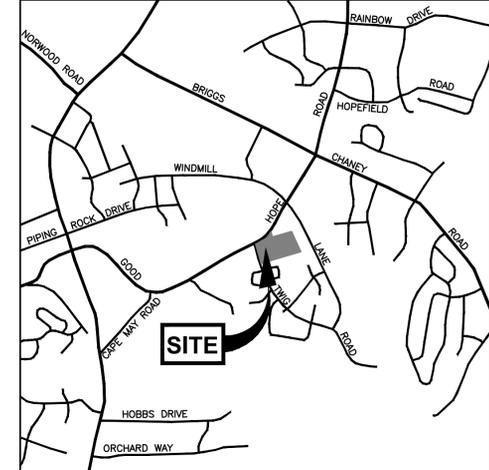
**SUMMARY TABLE**

EXISTING FOREST	= 4.38 ACRES
WETLANDS	= 0.00 ACRES
FORESTED WETLANDS	= 0.00 ACRES
STREAM BUFFER	= 0.00 ACRES
FORESTED STREAM BUFFER	= 0.00 ACRES
100 YEAR FLOODPLAIN	= 0.00 ACRES
FORESTED 100 YEAR FLOODPLAIN	= 0.00 ACRES
LINEAR EXTENTS OF STREAMS	= 0.00 LINEAR FEET
AVERAGE WIDTH OF STREAM BUFFER	= 0.00 FEET

SEE SHEET LF-101 FOR ENLARGEMENT

SEE SHEET LF-103 FOR ENLARGEMENT

SEE SHEET LF-102 FOR ENLARGEMENT



**VICINITY MAP**  
1" = 2000'  
MONTGOMERY COUNTY



**MONTGOMERY COUNTY MARYLAND**  
DEPARTMENT OF GENERAL SERVICES  
DIVISION OF BUILDING DESIGN AND CONSTRUCTION  
101 MONROE STREET, 9TH FLOOR  
ROCKVILLE, MARYLAND 20850

**PROJECT:**  
Good Hope Neighborhood  
Recreation Center  
14715 GOOD HOPE ROAD,  
SILVER SPRING, MD 20905

**ARCHITECT:**  
Sorg Architects  
918 U Street NW, Washington DC 20001  
1202.393.6445 F202.393.6497 sorgarchitects.com

**CONSULTANT:**  
**AMT**  
A. MORTON THOMAS AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
800 KING FARM BLVD, 4TH FL., ROCKVILLE, MD 20850  
(301) 881-2545 FAX:(301) 881-0814  
EMAIL: AMT@AMTENGINEERING.COM

**REGISTRATION:**

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 3381, EXP. DATE: 10-22-2016.

NO.	DATE	ISSUE DESCRIPTION
1	07-11-2014	SD SUBMISSION
2	02-09-2015	DD SUBMISSION

**PROJECT NO:** 111-284.001  
**DRAWN BY:** MCW  
**CHECKED BY:** MAE

**KEY PLAN:**

**SHEET TITLE:**  
**PRELIMINARY FOREST CONSERVATION PLAN**

**SHEET NUMBER:**  
**LF-100**

Original drawing is 24" x 36". Scale entities accordingly if reduced.

**LEGEND**

- PROPERTY LINE
- EXISTING CONTOUR
- SOIL LIMITS AND TYPE
- EXISTING TREE LINE
- FOREST STAND TO BE CLEARED
- FOREST STAND TO REMAIN
- STEEP SLOPES 15% AND GREATER
- TREE STAND TO BE CLEARED
- TREE STAND TO REMAIN

**PROPERTY INFORMATION:**

PARCEL NUMBER: LOT 225  
ACCOUNT NUMBER: 00256985  
SUBDIVISION NUMBER: 1  
ADC MAP/GRID: 31/G4  
LIBER/FOLIO: L.4389, F. 779  
TAX MAP: KR123  
WSSC GRID: 219NE02  
TOTAL ACRES: 13.19 AC  
NET TRACT AREA: 13.19 AC

**DEVELOPER'S CERTIFICATE**

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. PP1995001 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

**DEVELOPER'S NAME:** M-NCPPC MONTGOMERY COUNTY PARKS  
**PRINTED COMPANY NAME**

**CONTACT PERSON OR OWNER:** MARIAN ELSASSER  
**PRINTED NAME**

**ADDRESS:** 9500 BRUNETT AVENUE, SILVER SPRING, MD 20901

**PHONE AND EMAIL:** 301-495-3597 marian.elsasser@montgomeryparks.org

**SIGNATURE:**

**FOREST CONSERVATION WORKSHEET**  
Good Hope Park

NET TRACT AREA: 5-Aug-02

A. Total tract area ...	13.33
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify) ...	0.00
F. Net Tract Area	13.33

**LAND USE CATEGORY:** (from Trees Technical Manual)  
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0

G. Afforestation Threshold ... 15% x F = 2.00  
H. Conservation Threshold ... 20% x F = 2.67

**EXISTING FOREST COVER:**

I. Existing forest cover	4.38
J. Area of forest above afforestation threshold	2.38
K. Area of forest above conservation threshold	1.71

**BREAK EVEN POINT:**

L. Forest retention above threshold with no mitigation	3.01
M. Clearing permitted without mitigation	1.37

**PROPOSED FOREST CLEARING:**

N. Total area of forest to be cleared	0.02
O. Total area of forest to be retained	4.36

**PLANTING REQUIREMENTS:**

P. Reforestation for clearing above conservation threshold	0.01
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	1.69
S. Total reforestation required	0.00
T. Total afforestation required	0.00
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.00

**SUMMARY TABLE** (all values in acres, unless noted otherwise)

Total area of tract	13.33
Acres of tract remaining in agriculture	0.00
Acres of road and utility ROW which will not be improved	0.00
Acres of stream valley buffer	0.00
Total acreage of existing forest:	4.38
Forest retained	4.35
Forest cleared	0.03
Land use category: IDA	
Afforestation threshold (15%)	2.00
Conservation threshold (20%)	2.67
Acres of forest within wetlands:	
Retained	0.00
Cleared	0.00
Planted	0.00
Acres of forest within 100 year floodplains:	
Retained	0.00
Cleared	0.00
Planted	0.00
Acres within stream buffers:	
Retained	0.00
Cleared	0.00
Planted	0.00
Acres within priority areas:	
Retained	4.35
Cleared	0.03
Planted	0.00
Stream buffer:	
Length = 0 feet	
Average width = 0 feet	

- GENERAL NOTES**
- THE PROPERTY BOUNDARY INFORMATION IS BASED ON AN A. MORTON THOMAS & ASSOCIATES FIELD RUN SURVEY (OCTOBER 2012).
  - ZONING FOR THESE PARCELS IS RE2C.
  - THE TOPOGRAPHIC SURVEY SHOWN ON THIS PLAN WAS COMPLETED BY A. MORTON THOMAS & ASSOCIATES, INC. IN OCTOBER 2012 AND MONTGOMERY COUNTY GIS TOPOGRAPHIC INFORMATION.
  - THE SITE IS LOCATED WITHIN THE PAINT BRANCH WATERSHED WHICH IS DESIGNATED USE-III/II-P.
  - THERE IS NO FLOODPLAIN ON THIS SITE AS DETERMINED FROM FEMA FLOOD MAP 24031C0380D.
  - THERE ARE NO WETLANDS ONSITE OR WITHIN 100 FEET OF THE PROPERTY LINE AS SUPPLEMENTED BY THE NATIONAL WETLANDS INVENTORY.
  - THE SITE IS WITHIN THE UPPER PAINT BRANCH SPECIAL PROTECTION AREA.
  - THERE ARE NO KNOWN RECORDS OR READILY OBSERVABLE ARCHAEOLOGICAL, HISTORICAL OR CULTURAL FEATURES ON THIS SITE.
  - FIELD WORK WAS CONDUCTED BY ANDREW STREAGLE, RLA AND ANDREA ROMANO OF A. MORTON THOMAS & ASSOCIATES, INC. ON JULY 9, 2012. TREES WERE MEASURED USING A D-TAPE.
  - THERE ARE NO KNOWN RECORDS OR READILY OBSERVABLE RARE, THREATENED OR ENDANGERED SPECIES OR CRITICAL HABITATS ON THE SITE.
  - THE SIGNIFICANT AND SPECIMEN TREES ON THE SUBJECT PROPERTY ARE SHOWN ON THE PLANS.
  - THERE ARE NO MONTGOMERY COUNTY OR STATE CHAMPION TREES ON THIS PARCEL. NO TREES ON THE PARCEL HAVE A DBH ≥ 75% OF THE COUNTY OR STATE CHAMPION.
  - AN APPROVED NRI/FSD IS VALID FOR TWO YEARS FROM THE DATE OF SIGNATURE BY STAFF, OR UNTIL INFORMATION USED TO PREPARE THE NRI/FSD CHANGES. NRI/FSD'S WILL BE REQUIRED TO BE REVISED AND RE-APPROVED IF THE BASE INFORMATION OR PROJECT LIMITS CHANGE SIGNIFICANTLY.

THIS PLAN IS FOR TREE PROTECTION/  
FOREST CONSERVATION PLAN PURPOSES ONLY

**DEVELOPER'S CERTIFICATE**

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. PP1995001 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: M-NCPPC MONTGOMERY COUNTY PARKS  
PRINTED COMPANY NAME

CONTACT PERSON OR OWNER: MARIAN ELSASSER  
PRINTED NAME

ADDRESS: 9500 BRUNETT AVENUE, SILVER SPRING, MD 20901

PHONE AND EMAIL: 301-495-3597 marian.elsasser@montgomeryparks.org

SIGNATURE: \_\_\_\_\_



**MONTGOMERY COUNTY MARYLAND**

DEPARTMENT OF GENERAL SERVICES  
DIVISION OF BUILDING DESIGN AND CONSTRUCTION

101 MONROE STREET, 9TH FLOOR  
ROCKVILLE, MARYLAND 20850

PROJECT:  
**Good Hope Neighborhood Recreation Center**

14715 GOOD HOPE ROAD,  
SILVER SPRING, MD 20905

ARCHITECT:

Sorg Architects  
918 U Street NW, Washington DC 20001  
T202.393.6445 F202.393.6497 sorgarchitects.com

CONSULTANT:

A. MORTON THOMAS AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
800 KING FARM BLVD, 4TH FL., ROCKVILLE, MD 20850  
(301) 881-2545 FAX:(301) 881-0814  
EMAIL: AMT@AMTENGINEERING.COM

REGISTRATION:

PROFESSIONAL CERTIFICATION  
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2	02-09-2015	DD SUBMISSION

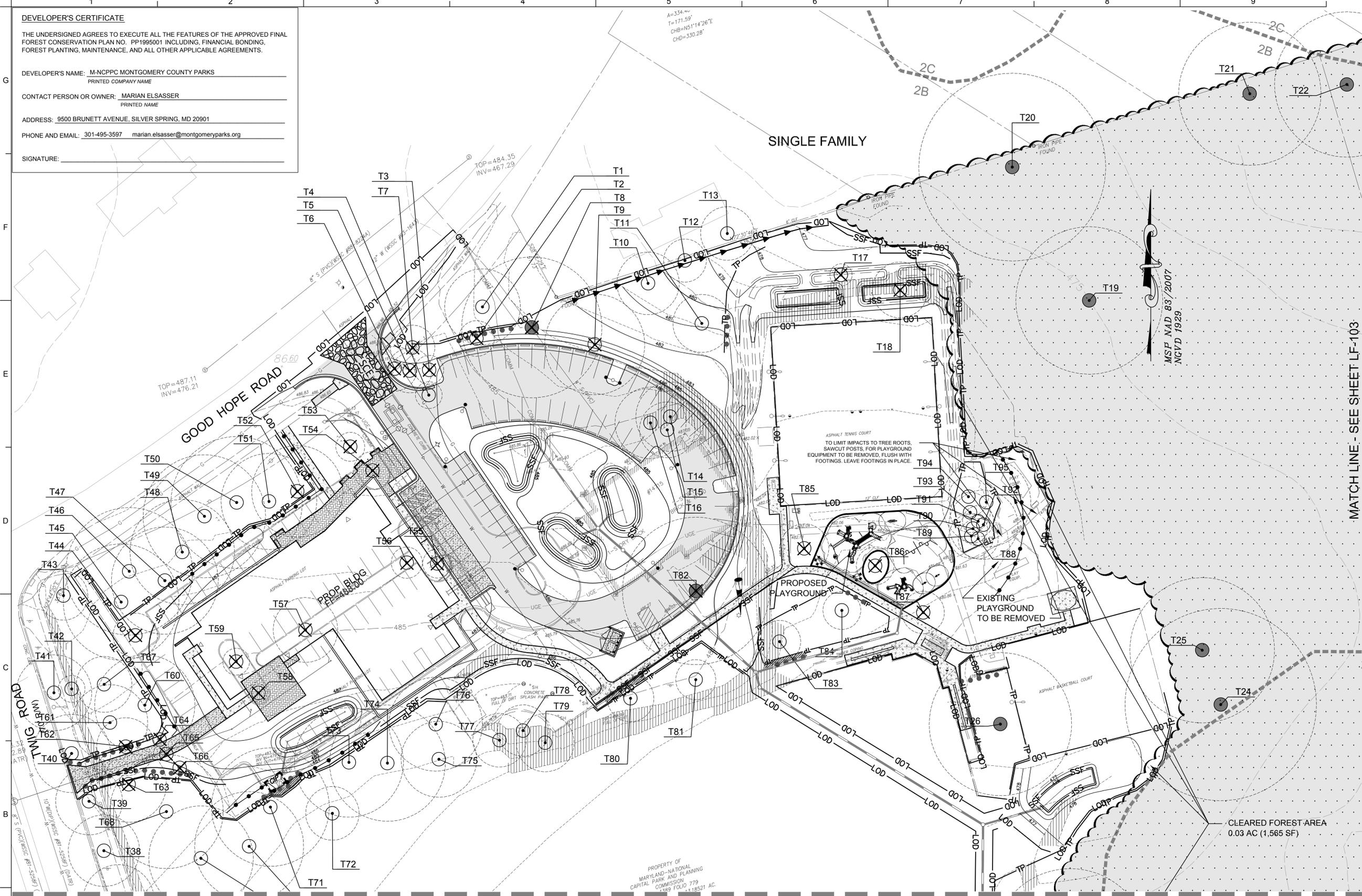
PROJECT NO: 111-284.001  
DRAWN BY: MCW  
CHECKED BY: MAE

KEY PLAN:

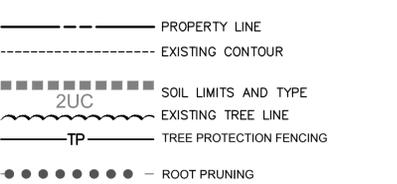
SHEET TITLE:  
**PRELIMINARY FOREST CONSERVATION PLAN**

SHEET NUMBER:  
**LF-101**

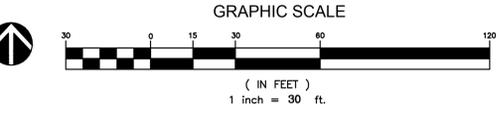
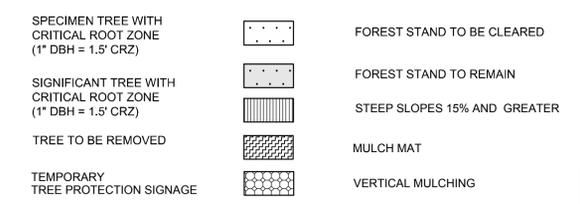
Original drawing is 24" x 36". Scale entities accordingly if reduced.



MATCH LINE - SEE SHEET LF-102



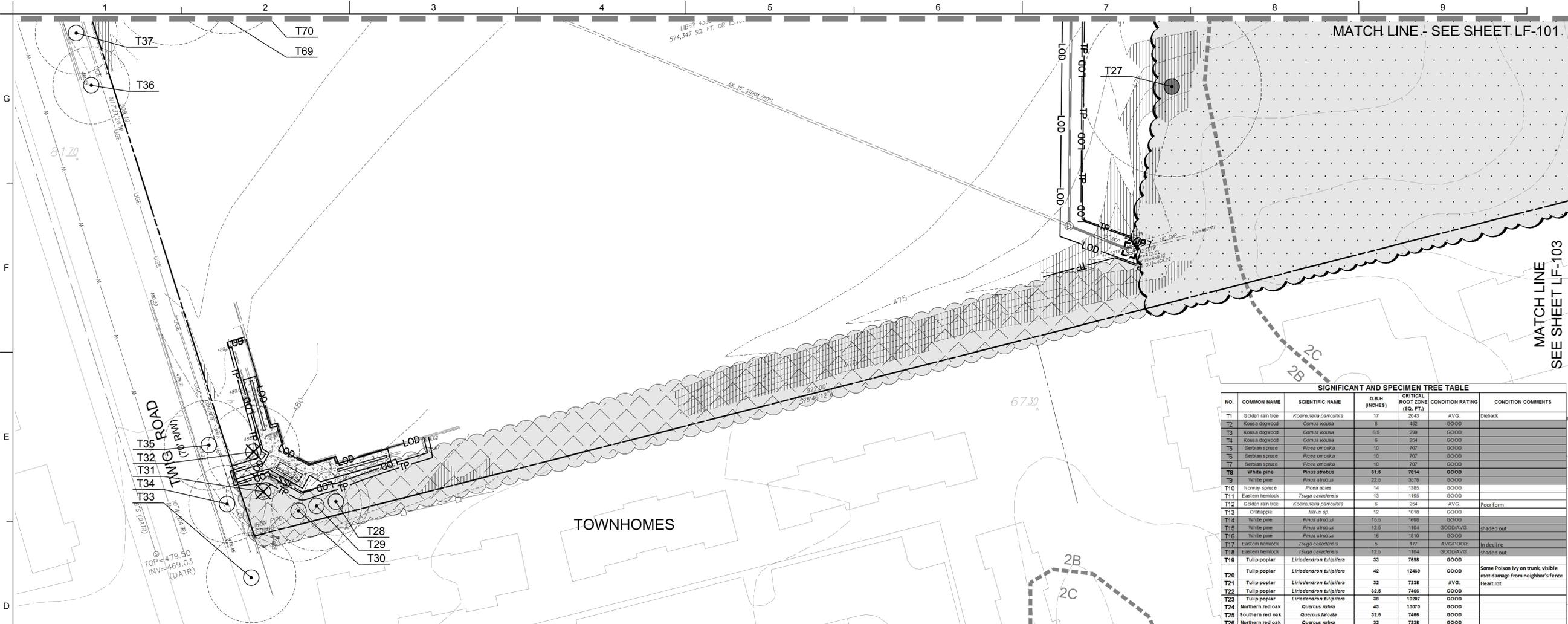
**LEGEND**



THIS PLAN IS FOR TREE PROTECTION/ FOREST CONSERVATION PLAN PURPOSES ONLY

**NOTE:**  
GENERALLY, ROOT PRUNING AND TREE PROTECTION FENCE ARE LOCATED AT THE LIMIT OF DISTURBANCE. THEREFORE, THE LAYOUT OF LINES DEPICTING TREE PROTECTION FENCE AND ROOT PRUNING IS DIAGRAMMATIC, AND FOR REFERENCE ONLY. PLEASE REFER TO THE STRESS REDUCTION DETAIL FOR MORE INFORMATION.

MATCH LINE - SEE SHEET LF-103



**MONTGOMERY COUNTY MARYLAND**  
 DEPARTMENT OF GENERAL SERVICES  
 DIVISION OF BUILDING DESIGN AND CONSTRUCTION  
 101 MONROE STREET, 9TH FLOOR  
 ROCKVILLE, MARYLAND 20850

**PROJECT:**  
 Good Hope Neighborhood  
 Recreation Center  
 14715 GOOD HOPE ROAD,  
 SILVER SPRING, MD 20905

**ARCHITECT:**  
  
 Sorg Architects  
 918 U Street NW, Washington DC 20001  
 1202.393.6445 F202.393.6497 sorgarchitects.com

**CONSULTANT:**  
  
**A. MORTON THOMAS AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 800 KING FARM BLVD, 4TH FL, ROCKVILLE, MD 20850  
 (301) 881-2545 FAX:(301) 881-0814  
 EMAIL: AMT@AMTENGINEERING.COM

**REGISTRATION:**

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 3381, EXP. DATE: 10-22-2016.

NO.	DATE	ISSUE DESCRIPTION
1	07-11-2014	SD SUBMISSION
2	02-09-2015	DD SUBMISSION

**PROJECT NO:** 111-284.001  
**DRAWN BY:** MCW  
**CHECKED BY:** MAE

**KEY PLAN:**

**SHEET TITLE:**  
**PRELIMINARY FOREST CONSERVATION PLAN**

**SHEET NUMBER:**  
**LF-102**

Original drawing is 24" x 36". Scale includes annotation if reduced.

NO.	COMMON NAME	SCIENTIFIC NAME	D.B.H (INCHES)	CRITICAL ROOT ZONE (SQ. FT.)	CONDITION RATING	CONDITION COMMENTS
T1	Golden rain tree	Koelerutera paniculata	17	2043	AVG.	Dieback
T2	Kousa dogwood	Comus kousa	8	452	GOOD	
T3	Kousa dogwood	Comus kousa	6.5	299	GOOD	
T4	Kousa dogwood	Comus kousa	6	254	GOOD	
T5	Sebanian spruce	Picea omorika	10	707	GOOD	
T6	Sebanian spruce	Picea omorika	10	707	GOOD	
T7	Sebanian spruce	Picea omorika	10	707	GOOD	
T8	White pine	Pinus strobus	21.5	7914	GOOD	
T9	White pine	Pinus strobus	22.5	8078	GOOD	
T10	Norway spruce	Picea abies	14	1385	GOOD	
T11	Eastern hemlock	Tsuga canadensis	13	1195	GOOD	
T12	Golden rain tree	Koelerutera paniculata	6	254	AVG.	Poor form
T13	Crabapple	Malus sp.	12	1018	GOOD	
T14	White pine	Pinus strobus	15.5	1696	GOOD	
T15	White pine	Pinus strobus	12.5	1104	GOOD/AVG	shaded out
T16	White pine	Pinus strobus	16	1910	GOOD	
T17	Eastern hemlock	Tsuga canadensis	5	177	AVG/POOR	In decline
T18	Eastern hemlock	Tsuga canadensis	12.5	1104	GOOD/AVG	shaded out
T19	Tulip poplar	Liriodendron tulipifera	33	7688	GOOD	
T20	Tulip poplar	Liriodendron tulipifera	42	12489	GOOD	
T21	Tulip poplar	Liriodendron tulipifera	32	7238	AVG.	Heart rot
T22	Tulip poplar	Liriodendron tulipifera	32.5	7466	GOOD	
T23	Tulip poplar	Liriodendron tulipifera	38	10207	GOOD	
T24	Northern red oak	Quercus rubra	45	13070	GOOD	
T25	Southern red oak	Quercus falcata	32.5	7466	GOOD	
T26	Northern red oak	Quercus rubra	32	7238	GOOD	
T27	Northern red oak	Quercus rubra	35	8659	GOOD	
T28	Austrian pine	Pinus nigra	13	1195	AVG.	Limbed up, poor form
T29	Austrian pine	Pinus nigra	17.5	2165	AVG.	Limbed up, poor form
T30	Austrian pine	Pinus nigra	19.5	2688	AVG.	Limbed up, poor form
T31	Austrian pine	Pinus nigra	14.5	1486	AVG.	Limbed up, poor form
T32	Austrian pine	Pinus nigra	18	2290	GOOD/AVG	Limbed up
T33	Bradford pear	Pinus cateriana Bradford	17.5	2165	GOOD/AVG	
T34	Bradford pear	Pinus cateriana Bradford	15	1690	GOOD/AVG	
T35	Bradford pear	Pinus cateriana Bradford	17.5	2165	GOOD/AVG	
T36	Bradford pear	Pinus cateriana Bradford	16	1910	GOOD/AVG	
T37	Bradford pear	Pinus cateriana Bradford	16	1910	GOOD/AVG	
T38	Bradford pear	Pinus cateriana Bradford	16	1910	AVG/POOR	Wound on trunk
T39	Bradford pear	Pinus cateriana Bradford	15	1690	GOOD/AVG	
T40	Bradford pear	Pinus cateriana Bradford	17.5	2165	GOOD/AVG	
T41	Bradford pear	Pinus cateriana Bradford	17	2043	GOOD/AVG	
T42	Black gum	Nyssa sylvatica	6	254	GOOD	
T43	Bradford pear	Pinus cateriana Bradford	11	855	GOOD	
T44	Bradford pear	Pinus cateriana Bradford	10	707	GOOD	
T45	White pine	Pinus strobus	26	4778	GOOD	
T46	White pine	Pinus strobus	26.5	5741	GOOD	
T47	White pine	Pinus strobus	24	4970	GOOD	
T48	White pine	Pinus strobus	23.5	3904	GOOD	
T49	White pine	Pinus strobus	27.5	5346	GOOD	
T50	White pine	Pinus strobus	29.5	6151	GOOD	
T51	White pine	Pinus strobus	21.5	3267	GOOD	
T52	White pine	Pinus strobus	20.5	2971	GOOD	
T53	Kousa dogwood	Comus kousa	6.5	299	POOR	In decline
T54	Kousa dogwood	Comus kousa	6.5	299	GOOD	
T55	Kousa dogwood	Comus kousa	6.5	299	GOOD	
T56	Kousa dogwood	Comus kousa	7	346	GOOD	
T57	Japanese zelkova	Zelkova serrata	14.5	1486	AVG.	Stunted form
T58	Kousa dogwood	Comus kousa	4	113	GOOD	Codominant leaders
T59	Kousa dogwood	Comus kousa	6.5	254	GOOD	
T60	Northern red oak	Quercus rubra	22.5	3978	GOOD	
T61	Austrian pine	Pinus nigra	17	2043	GOOD	
T62	Norway spruce	Picea abies	13	1195	GOOD	
T63	Austrian pine	Pinus nigra	17	2043	GOOD	
T64	Redbud	Cercis canadensis	1	7	GOOD	
T65	White oak	Quercus alba	1	7	GOOD	
T66	Redbud	Cercis canadensis	1	7	GOOD	
T67	Norway spruce	Picea abies	12.5	1104	GOOD	
T68	White pine	Pinus strobus	25.5	4596	GOOD	
T69	White pine	Pinus strobus	23.5	3904	GOOD	
T70	White pine	Pinus strobus	24.5	4343	GOOD	
T71	Japanese zelkova	Zelkova serrata	26.5	4944	GOOD	
T72	White pine	Pinus strobus	12	1018	GOOD	Poison Ivy on trunk
T73	White pine	Pinus strobus	24.5	4343	GOOD	
T74	White pine	Pinus strobus	26	4778	GOOD	Codominant leaders
T75	White pine	Pinus strobus	17	2043	GOOD	
T76	White pine	Pinus strobus	21	3117	GOOD	
T77	River birch	Betula nigra	12	1018	GOOD	
T78	River birch	Betula nigra	11.5	935	GOOD	
T79	River birch	Betula nigra	13	1195	GOOD	
T80	Red maple	Acer rubrum	10.5	779	GOOD	
T81	Red maple	Acer rubrum	9	573	GOOD	
T82	Weeping cherry	Prunus subhirtella	33	7688	AVG.	Scar on trunk, codominant leaders
T83	Red maple	Acer rubrum	9.5	538	GOOD	
T84	Red maple	Acer rubrum	8.5	511	GOOD	
T85	Eastern hemlock	Tsuga canadensis	11	855	AVG.	In decline
T86	Red maple	Acer rubrum	8.5	511	GOOD	
T87	Red maple	Acer rubrum	9.5	638	GOOD	
T88	Black gum	Nyssa sylvatica	9	573	GOOD	
T89	Black gum	Nyssa sylvatica	10	707	GOOD	
T90	Black gum	Nyssa sylvatica	6.5	299	GOOD	
T91	Black gum	Nyssa sylvatica	7	346	GOOD	
T92	Black cherry	Prunus serotina	15.5	1696	GOOD	
T93	Black gum	Nyssa sylvatica	9	573	GOOD	
T94	Eastern red cedar	Juniperus virginiana	9	573	GOOD	
T95	Red maple	Acer rubrum	20	2927	GOOD	

**MONTGOMERY COUNTY STANDARD FOREST CONSERVATION NOTES**

- PRE-CONSTRUCTION:**
- AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS. THE PROPERTY OWNER SHOULD CONTACT THE MONTGOMERY COUNTY PLANNING DEPARTMENT INSPECTION STAFF BEFORE CONSTRUCTION TO VERIFY THE LIMITS OF DISTURBANCE AND DISCUSS TREE PROTECTION AND TREE CARE MEASURES. THE DEVELOPER'S REPRESENTATIVE, ISA CERTIFIED ARBORIST OR MARYLAND-LICENSED TREE EXPERT THAT WILL IMPLEMENT THE TREE PROTECTION MEASURES, FOREST CONSERVATION INSPECTOR, AND DEPARTMENT OF PERMITTING SERVICES (DPS) SEDIMENT CONTROL INSPECTOR SHOULD ATTEND THIS PRE-CONSTRUCTION MEETING.
  - NO CLEARING OR GRADING SHALL BEGIN BEFORE STRESS-REDUCTION MEASURES HAVE BEEN IMPLEMENTED. APPROPRIATE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO:
    - CHAIN LINK FENCE (FOUR FEET HIGH)
    - SUPER SILT FENCE WITH WIRE STRUNG BETWEEN SUPPORT POLES (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.
    - 14 GAUGE 2 INCH X 4 INCH WELDED WIRE FENCING SUPPORTED BY STEEL T-BAR POSTS (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.
  - TEMPORARY PROTECTION DEVICES SHALL BE MAINTAINED AND INSTALLED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION PROJECT AND MUST NOT BE ALTERED WITHOUT PRIOR APPROVAL FROM THE FOREST CONSERVATION INSPECTOR. NO EQUIPMENT, TRUCKS, MATERIALS, OR DEBRIS MAY BE STORED WITHIN THE TREE PROTECTION FENCE AREAS DURING THE ENTIRE CONSTRUCTION PROJECT. NO VEHICLE OR EQUIPMENT ACCESS TO THE FENCED AREA WILL BE PERMITTED. TREE PROTECTION SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF FOREST CONSERVATION INSPECTOR.
  - FOREST RETENTION AREA SIGNS SHALL BE INSTALLED AS REQUIRED BY THE FOREST CONSERVATION INSPECTOR, OR AS SHOWN ON THE APPROVED PLAN.
  - LONG-TERM PROTECTION DEVICES WILL BE INSTALLED PER THE FOREST CONSERVATION PLAN/TREE SAVE PLAN AND ATTACHED DETAILS. INSTALLATION WILL OCCUR AT THE APPROPRIATE TIME DURING THE CONSTRUCTION PROJECT. REFER TO THE PLAN DRAWING FOR LONG-TERM PROTECTION MEASURES TO BE INSTALLED.
- DURING CONSTRUCTION:**
- PERIODIC INSPECTIONS BY THE FOREST CONSERVATION INSPECTOR WILL OCCUR DURING THE CONSTRUCTION PROJECT. CORRECTIONS AND REPAIRS TO ALL TREE PROTECTION DEVICES, AS DETERMINED BY THE FOREST CONSERVATION INSPECTOR, MUST BE MADE WITHIN THE TIMEFRAME ESTABLISHED BY THE INSPECTOR.
- POST-CONSTRUCTION:**
- AFTER CONSTRUCTION IS COMPLETED, AN INSPECTION SHALL BE REQUESTED. CORRECTIVE MEASURES MAY INCLUDE:
    - REMOVAL AND REPLACEMENT OF DEAD AND DYING TREES

- CHAIN LINK FENCE (FOUR FEET HIGH)
- SUPER SILT FENCE WITH WIRE STRUNG BETWEEN SUPPORT POLES (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.
- 14 GAUGE 2 INCH X 4 INCH WELDED WIRE FENCING SUPPORTED BY STEEL T-BAR POSTS (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.

- PRUNING OF DEAD OR DECLINING LIMBS
- SOIL AERATION
- FERTILIZATION
- WATERING
- WOUND REPAIR
- CLEAN UP OF RETENTION AREAS

**TREE PROTECTION NOTES**

- GENERAL: CONTRACTOR SHALL HOLD PRE-CONSTRUCTION MEETING WITH OWNER'S REPRESENTATIVE, M-NCPPC INSPECTOR, DPS SEDIMENT CONTROL INSPECTOR, ARBORIST AND CONTRACTOR IN ATTENDANCE. ISA CERTIFIED ARBORIST/MD LICENSED TREE EXPERT SHALL IMPLEMENT TREE PROTECTION MEASURES AS NOTED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. CONTACT M-NCPPC INSPECTOR TO INSPECT IMPLEMENTATION OF TREE PROTECTION MEASURES PRIOR TO START OF CONSTRUCTION. CONTACT M-NCPPC INSPECTOR FOR FINAL INSPECTION PRIOR TO REMOVAL OF TREE PROTECTION MEASURES.
- TREE NO. 71, 80 & 83 - ROOT PRUNE AT EDGE OF PROPOSED UTILITY TRENCH. CUT ROOTS WITH SHARP, CLEAN PRUNING INSTRUMENTS; DO NOT PULL, TEAR, BREAK OR CHOP. INSTALL MULCH PROTECTION MATTING TO PROTECT REMAINING ROOTS INSIDE THE LIMIT OF DISTURBANCE. AFTER CONSTRUCTION IS COMPLETE, ISA CERTIFIED ARBORIST/MD LICENSED TREE EXPERT SHOULD IMPLEMENT ANY NECESSARY FOLLOW-UP TREATMENTS PRIOR TO FINAL INSPECTION.
- ROOT PRUNE AT EDGE OF PROPOSED EXCAVATION FOR PAVING. CUT ROOTS WITH SHARP, CLEAN PRUNING INSTRUMENTS; DO NOT PULL, TEAR, BREAK OR CHOP. INSTALL MULCH MATTING IN ROOT PROTECTION ZONE TO PROTECT REMAINING ROOTS INSIDE THE LIMIT OF DISTURBANCE. AFTER CONSTRUCTION IS COMPLETE, ISA CERTIFIED ARBORIST/MD LICENSED TREE EXPERT SHOULD IMPLEMENT ANY NECESSARY FOLLOW-UP TREATMENTS PRIOR TO FINAL INSPECTION.
- TREE NO. 26 - ROOT PRUNE AT EDGE OF PROPOSED EXCAVATION FOR BIORETENTION MEDIA. CUT ROOTS WITH SHARP, CLEAN PRUNING INSTRUMENTS; DO NOT PULL, TEAR, BREAK OR CHOP. INSTALL MULCH MATTING IN ROOT PROTECTION ZONE TO PROTECT REMAINING ROOTS INSIDE THE LIMIT OF DISTURBANCE. AFTER CONSTRUCTION IS COMPLETE, ISA CERTIFIED ARBORIST/MD LICENSED TREE EXPERT SHOULD IMPLEMENT ANY NECESSARY FOLLOW-UP TREATMENTS PRIOR TO FINAL INSPECTION.
- TREE NO. 34, 35, 39, 40, 47, 60, & 71 - INSTALL TRUNK PROTECTION BEFORE CONSTRUCTION ACTIVITIES BEGIN. PROTECTION SHOULD BEGIN AT ROOT FLARE AND END APPROXIMATELY EIGHT FEET FROM THE GROUND OR AT THE LOWEST EXISTING BRANCH.
- TREE 24, 26, 71, 80 & 83 - AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE AERATE SURFACE SOIL COMPACTED DURING CONSTRUCTION, 10 FEET BEYOND CRITICAL ROOT ZONE AND NO CLOSER THAN 3 FEET TO TREE TRUNK. DRILL 2-INCH DIAMETER HOLES A MINIMUM OF 12 INCHES DEEP AT 24 INCHES O.C. BACKFILL HOLES WITH AN EQUAL MIX OF AUGERED SOIL, SAND, AND LEAF COMPOST. AFTER CONSTRUCTION IS COMPLETE, ISA CERTIFIED ARBORIST/MD LICENSED TREE EXPERT SHOULD IMPLEMENT ANY NECESSARY FOLLOW-UP TREATMENTS PRIOR TO FINAL INSPECTION.

**REMOVAL OF EXISTING ASPHALT & CONCRETE WITHIN CRITICAL ROOT ZONES**

- THE CONTRACTOR SHALL MEET WITH THE M-NCPPC URBAN FORESTER AND CONSTRUCTION INSPECTOR PRIOR TO REMOVAL OF THE ASPHALT TRAIL TO DISCUSS METHODS TO BE USED TO REMOVE ASPHALT. REMOVAL OF ASPHALT MAY BE REQUIRED TO BE DONE BY HAND DEPENDING ON SITE CONDITIONS.
- THE EXISTING TOP LAYER OF ASPHALT SHALL BE PEELED AWAY WITHOUT DISTURBING THE GROUND OR MATERIAL BENEATH. IF A BASE COURSE OF ROCK IS BENEATH THE ASPHALT THE ROCK SHALL BE LEFT IN PLACE.
- DURING THE REMOVAL OF THE ASPHALT LAYER GREAT CARE SHALL BE TAKEN TO NOT DISTURB EXISTING TREE ROOTS ALONG OR UNDER EXISTING ASPHALT. EXISTING TREE ROOTS GREATER THAN 1.5" IN DIAMETER ENCOUNTERED DURING THE REMOVAL PROCESS SHALL NOT BE CUT UNLESS APPROVED BY THE M-NCPPC URBAN FORESTER.
- EQUIPMENT SHOULD REMAIN ON EXISTING ASPHALT DURING THE REMOVAL PROCESS. EQUIPMENT SHALL NOT TRAVERSE OVER AREAS WHERE ASPHALT WAS REMOVED IN ORDER TO PROTECT EXPOSED TREE ROOTS.
- GROUND PROTECTION SUCH AS A 12" MULCH LAYER WILL BE REQUIRED IF EQUIPMENT IS TO BE OPERATED WITHIN THE CRITICAL ROOT ZONE.
- REMOVAL OF THE EXISTING ASPHALT TRAIL SHALL BE DONE UNDER SUPERVISION OF THE M-NCPPC URBAN FORESTER AND THE CONSTRUCTION INSPECTOR.

**DEVELOPER'S CERTIFICATE**

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. PP1995001 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

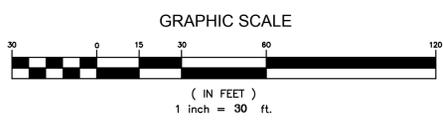
DEVELOPER'S NAME: M-NCPPC MONTGOMERY COUNTY PARKS  
 PRINTED COMPANY NAME

CONTACT PERSON OR OWNER: MARIAN ELSASSER  
 PRINTED NAME

ADDRESS: 9600 BRUNETT AVENUE, SILVER SPRING, MD 20901

PHONE AND EMAIL: 301-495-3597 marian.elsasser@montgomeryparks.org

SIGNATURE: \_\_\_\_\_



THIS PLAN IS FOR TREE PROTECTION/ FOREST CONSERVATION PLAN PURPOSES ONLY

**LEGEND**

- PROPERTY LINE
- LOD - PROPOSED PROJECT LIMITS
- 1' CONTOUR
- SOIL LIMITS AND TYPE (2UC)
- EXISTING TREE LINE
- ROOT PROTECTION ZONE
- MULCH MAT
- TREE PROTECTION FENCING (TP)
- ROOT PRUNING
- SPECIMEN TREE WITH CRITICAL ROOT ZONE (1" DBH = 1.5' CRZ)
- SIGNIFICANT TREE WITH CRITICAL ROOT ZONE (1" DBH = 1.5' CRZ)
- TREE TO BE REMOVED
- FOREST STAND TO BE CLEARED
- FOREST STAND TO REMAIN
- STEEP SLOPES 15% AND GREATER
- TEMPORARY TREE PROTECTION SIGNAGE



February 25, 2015

**Mr. Mark Pfefferle**

Environmental Planning Division  
Maryland - National Capital Park and Planning Commission (M-NCPPC)  
8787 Georgia Ave.  
Silver Spring, MD 20910

Re: Good Hope Neighborhood  
Recreation Center  
Plan No. **420141480**  
AMT File No. 111-284.001

Dear Mr. Pfefferle:

On behalf of M-MCPPC Montgomery County Parks and Montgomery County Department of General Services and pursuant to Section 22A-21 *Variance provisions* of the Montgomery County Forest Conservation Ordinance and Md. Code Ann., Natural Resources, §5-1602 et seq., we are writing to request a variance to allow disturbance in the critical root zones of the following specimen trees for the above-named construction project:

Tree #	Species	D.B.H (inches)	Tree Condition	% CRZ Impact	Comments	Reason for disturbance
24	<i>Quercus rubra</i>	43	Good	4	-	Proposed grading for SWM facility
26	<i>Quercus rubra</i>	32	Good	18	-	Location of proposed sidewalk and grading/ Proposed grading for SWM facility, dugout renovation

As well as removal of the following specimen trees for the above-named construction project:

Tree #	Species	D.B.H (inches)	Tree Condition	% CRZ Impact	Comments	Reason for removal
8	<i>Pinus strobus</i>	31.5	Good	50	-	Location of proposed parking area/grading for parking area
82	<i>Prunus subhirtella pendula</i>	33	Average	97	Scar on trunk, codominant leaders	Location of proposed parking area

This project consists of removal of the existing community center and parking lot, construction of a new community center and parking lot, new pedestrian/ADA paths and sports field connections, removal of existing playground facilities, construction of new playground facilities, and new stormwater management facilities. The trees described above have been evaluated by a certified arborist who works for **AMT**<sup>1</sup>. The construction will require disturbance in the critical root zones of trees 24 and 26. Root pruning will be performed and tree protection fencing and mulch matting installed to protect the remaining area of critical root zone as needed. The construction will require removal of trees 8 and 82 due to placement of the proposed parking area and associated site grading. The attached "Exhibit 1" and "Exhibit 2" show the project site and its surroundings.

\*\*\*\*\*

Section 22A-21(b) *Application requirements* states that the applicant must:

- (1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship;
- (2) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;
- (3) Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance; and
- (4) Provide any other information appropriate to support the request.

Pursuant to "(1) *Describe the special conditions peculiar to the property which would cause the unwarranted hardship*, Good Hope Local Park is located on the east side of Good Hope Road, at the intersection with Twig Road on approximately 13.19 acres. The park use as is a permitted use in the RE2C zone. The park has occupied this site and served the surrounding community since the 1970's. It is an established, integral element of the area, providing necessary and suitable benefits and services to the community. The park is within the Paint Branch Special Protection Area (SPA), which limits impervious coverage on any given property to 8% or to the property's existing impervious coverage, whichever is greater. Consequently, impervious area allowed is limited to approximately 13% coverage of the site.

The proposed recreation center is to be rebuilt in the location of the existing parking lot. The existing structure does not meet Montgomery County's or the Americans with Disabilities Act's current standards for recreation centers, and has outdated building systems. The proposed recreation center has been located such that disturbance of existing trees on the edges of the existing parking lot is minimized. The proposed building footprint has also been configured to be large enough to meet programming needs, but small enough to help the overall project stay under the SPA impervious area cap. The proposed parking lot has been located on the site to maximize site circulation, minimize impervious area (due to SPA impervious area cap), and minimize disturbance to existing trees.

---

<sup>1</sup>Andrew Streagle, ISA #MA4826-A

The proposed stormwater management facilities provide the adequate levels of control as required by Montgomery County Code, Chapter 19, as enforced by Montgomery County Department of Permitting Services, and the project has received SWM Concept approval from DPS. The Environmental Site Design practices (greenroofs, microbioretention, etc.) will provide ESD treatment for not only the site's proposed improvements but also previously untreated existing site features (i.e. the tennis and basketball courts), these facilities are designed to meet or exceed the required treatment volumes.

To reduce specimen tree impacts associated with stormwater management facility improvements and sidewalk improvements, proposed grading has been reduced and reconfigured, and stormwater management facility locations have shifted.

The site and programmatic constraints described above are **special conditions peculiar** to this site. Were the applicant to be denied the requested variance to disturb the critical root zone of trees 24 and 26, and remove trees 8 and 82, the applicant would be unable to achieve the facilities necessary to meet its programmatic requirements and unable to proceed with stormwater management facility improvements. As such, this would cause an **unwarranted hardship** to M-NCPPC Montgomery Parks and Montgomery County Department of General Services, as well as the community that the park and community center serve.

Pursuant to "(2) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas", enforcement of a prohibition on disturbing the critical root zone of the specimen trees 24 and 26, and removal of trees 8 and 82, the applicant would be unable to achieve the facilities necessary to meet its programmatic requirements and unable to proceed with stormwater management facility improvements, thus **depriving M-NCPPC Montgomery Parks, Montgomery County Department of General Services, and the community of amenities commonly enjoyed by others** who are served by similar facilities that have many of the same features as the subject property.

Pursuant to "(3) Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance", the specimen trees are not located near any water bodies as none are present on the site. The existing forest on the eastern portion of the site is to remain, and will continue to provide water quality and quantity benefits. New tree planting and stormwater management facilities are proposed for the site and will provide additional quality and quantity benefits as well. For the above reasons, the disturbance of the critical root zone of trees 24 and 26, and removal of trees 8 and 82 **would not violate the aforementioned standards, nor would it result in a measurable degradation in water quality.**

Pursuant to "(4) Provide any other information appropriate to support the request", the proposed facilities have been designed to meet minimum programmatic requirements and limit impervious surfaces, while minimize disturbance to, and removal of, specimen trees on the site.

\*\*\*\*\*

As further basis for its variance request, the applicant can demonstrate that it meets the Section 22A-21(d) *Minimum criteria*, which 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

Pursuant to “(1) Will confer on the applicant a special privilege that would be denied to other applicants, the use of this site as a park and community center is an established use, permitted in the RE2C zone, and operated in a manner consistent with that of the other park and community center facilities in the area. The current park and community center facilities meet zoning requirements for building height and setbacks. The proposed buildings meet these zoning requirements as well. As such, by granting this variance request no **special privilege** will be conferred on the applicant that would be denied to other applicants.

Pursuant to “(2) Is based on conditions or circumstances which are the result of the actions by the applicant, the applicant has taken no **actions leading to the conditions or circumstances** that are the subject of this variance request.

Pursuant to “(3) Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property, the **surrounding land uses** (residential development) do not have any **inherent characteristics that have created** this particular need for a variance.

Finally, pursuant to “(4) Will violate State water quality standards or cause measurable degradation in water quality, the applicant cites the reasoning previously provided in response to requirement 22A-21(b)(3), and restates its belief that granting this variance request **will not violate State water quality standards or cause measurable degradation in water quality**.

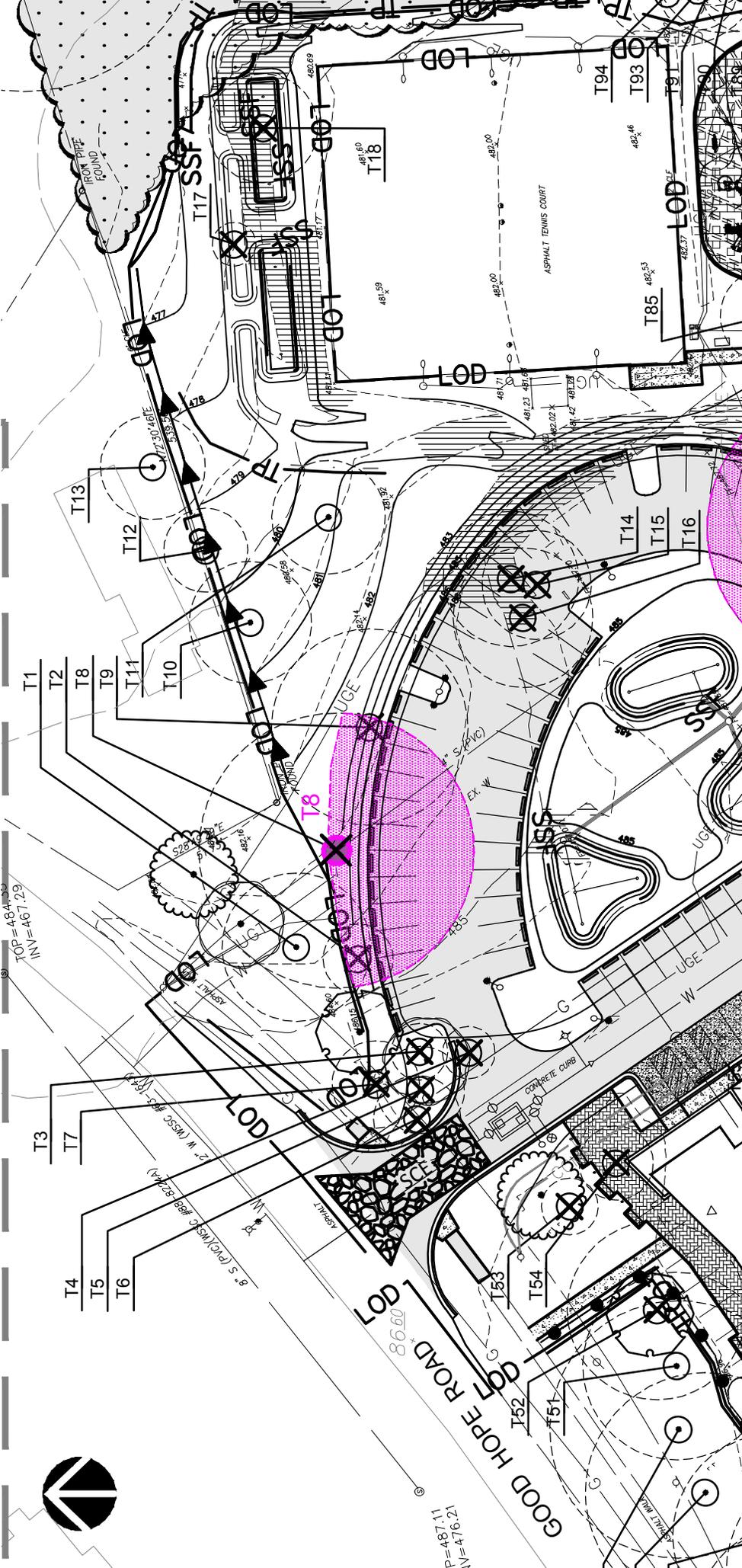
For the above reasons, the applicant respectfully requests that the Planning Board APPROVE its request for a variance from the provisions of Section 22A of the Montgomery County Forest Conservation Ordinance and Md. Code Ann., Natural Resources, §5-1602 et seq., and thereby, GRANTS permission to disturb the critical root zones of trees 24 and 26, and remove trees 8 and 82 in order to allow construction of this project.

Sincerely,

**A. MORTON THOMAS and Associates, Inc.**



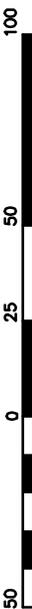
Andrew E. Streagle, RLA, ISA  
Senior Project Landscape Architect



### GENERAL NOTES

### LEGEND

-  SIGNIFICANT TREE
-  TREE TO BE REMOVED
-  SPECIMEN TREE
-  SPECIMEN TREE WITH CRZ IMPACT
-  EDGE OF CANOPY
-  LIMIT OF DISTURBANCE
-  LOD



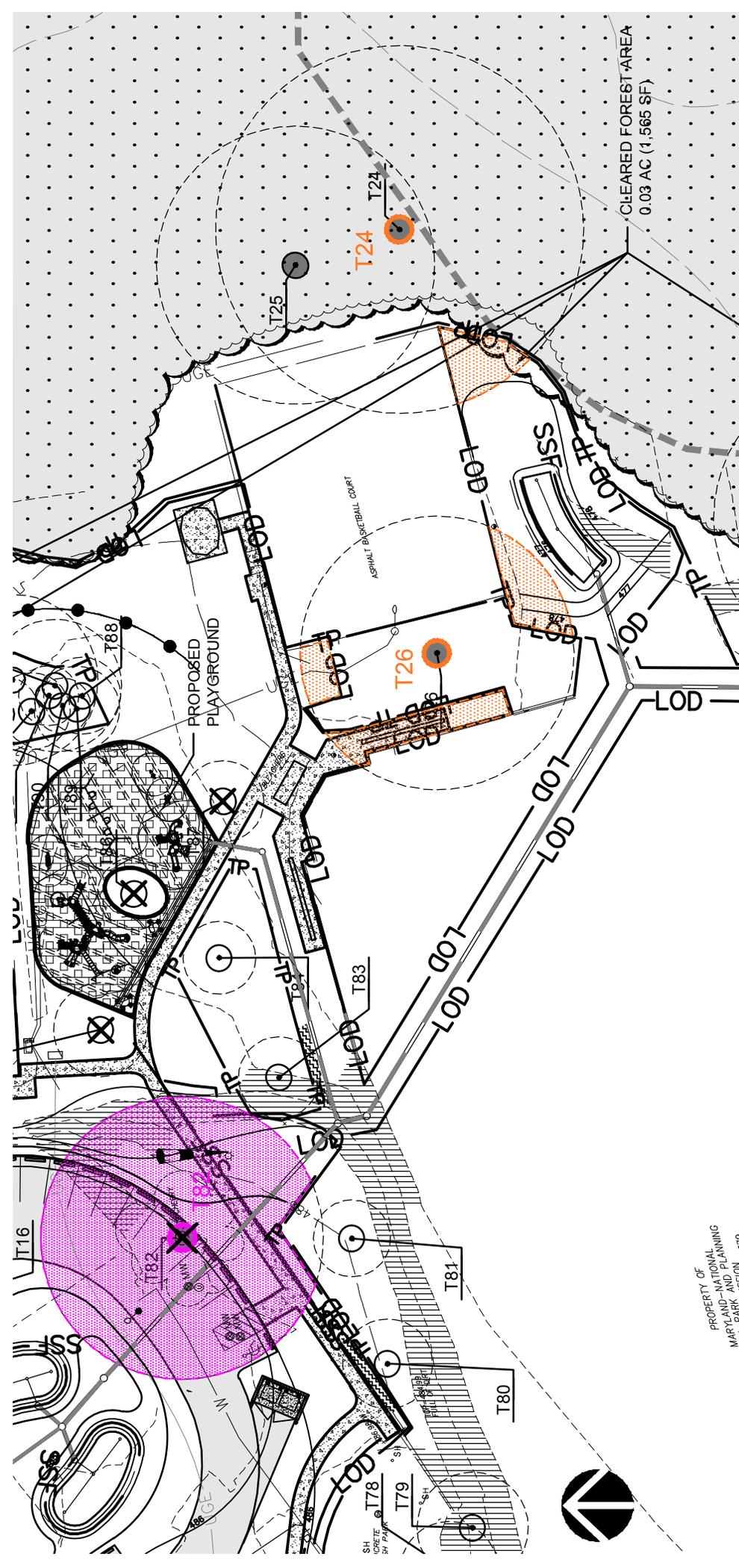
SCALE: 1" = 50'

## EXHIBIT 1 FOREST CONSERVATION VARIANCE REQUEST

GOOD HOPE NEIGHBORHOOD RECREATION CENTER - Silver Spring, Maryland  
FEBRUARY 2015



A Morton Thomas and Associates, Inc.  
800 King Farm Boulevard, 4th Floor, Rockville, MD 20850  
Tel: 301.881.2545 Fax: 301.881.0814



PROPERTY OF  
NATIONAL  
MARYLAND-AND PLANNING  
PARK REGION 470

**GENERAL NOTES**

**LEGEND**

-  SIGNIFICANT TREE
-  TREE TO BE REMOVED
-  SPECIMEN TREE
-  SPECIMEN TREE WITH CRZ IMPACT
-  EDGE OF CANOPY
-  LIMIT OF DISTURBANCE



**EXHIBIT 2  
FOREST CONSERVATION VARIANCE REQUEST**

GOOD HOPE NEIGHBORHOOD RECREATION CENTER - Silver Spring, Maryland  
FEBRUARY 2015

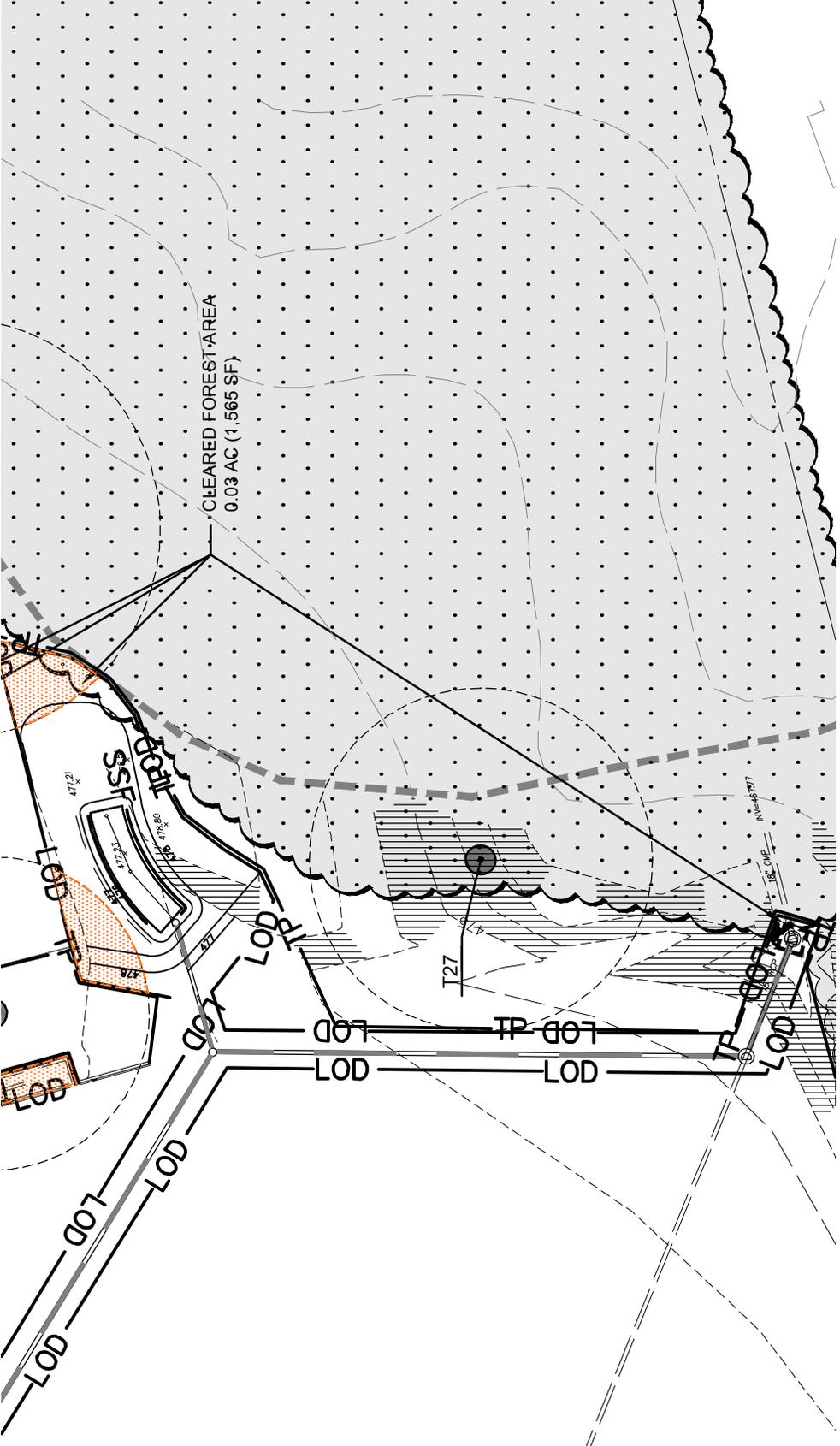


A Morton Thomas and Associates, Inc.  
800 King Farm Boulevard, 4th Floor, Rockville, MD 20850  
Tel: 301.881.2545 Fax: 301.881.0814



PROPERTY OF  
NATIONAL  
ID-NAD PLANNING  
K AND PLANNING  
MISSION 779  
1389 FOLIO 779  
2. FT. OR 13.16521 AC.

BL 1/2" STONW (80)



**GENERAL NOTES**

**LEGEND**

-  SIGNIFICANT TREE
-  TREE TO BE REMOVED
-  SPECIMEN TREE
-  SPECIMEN TREE WITH CRZ IMPACT
-  EDGE OF CANOPY
-  LIMIT OF DISTURBANCE



SCALE: 1" = 50'

**EXHIBIT 3  
FOREST CONSERVATION VARIANCE REQUEST**

GOOD HOPE NEIGHBORHOOD RECREATION CENTER - Silver Spring, Maryland  
FEBRUARY 2015



A Morton Thomas and Associates, Inc.  
800 King Farm Boulevard, 4th Floor, Rockville, MD 20850  
Tel: 301.881.2545 Fax: 301.881.0814



## DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Lisa Feldt  
Director

March 3, 2015

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

RE: Good Hope Recreation Center - Revised, MR 2015013, NRI/FSD application accepted on 4/7/2014

Dear Mr. Anderson:

All applications for a variance from the requirements of Chapter 22A of the County Code submitted after October 1, 2009 are subject to Section 22A-12(b)(3). Accordingly, given that the application for the above referenced request was submitted after that date and must comply with Chapter 22A, and the Montgomery County Planning Department ("Planning Department") has completed all review required under applicable law, I am providing the following recommendation pertaining to this request for a variance.

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

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

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

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



Casey Anderson  
March 3, 2015  
Page 2

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

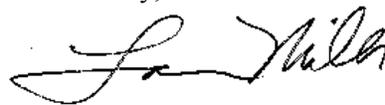
3. The disturbance of trees, or other vegetation, by the applicant does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property. Therefore, the variance can be granted under this criterion.
4. The disturbance of trees, or other vegetation,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

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

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

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

Sincerely,



Laura Miller  
County Arborist

cc: Mary Jo Kishter, Senior Planner



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

October 13, 2014

Mr. Mike Wychulis P.E.  
A.Morton Thomas & Associates, Inc.  
800 King Farm Blvd., 4<sup>th</sup> Fl.  
Rockville, Maryland 20850

Re: Preliminary/Final Water Quality Plan Request for  
Good Hope Neighborhood Recreation Center  
SM File #: 266577  
Tract Size/Zone: 13.19 acres/RE-2C  
Total Concept Area: 13.19 acres  
Parcel(s): 225  
Watershed: Upper Paint Branch

Dear Mr Wychulis:

Based on a review by the Department of Permitting Services Review Staff, the Preliminary/Final Water Quality Plan for the above mentioned site is **acceptable**. The Preliminary/Final Water Quality Plan proposes to meet required stormwater management goals via 7 micro-biofilters, a green roof and alternative surfaces.

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. Show that the existing storm drain that is being tied into has the capacity to handle the 10 year storm from the new impervious area.

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 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.

Mike Wychulis  
October 13, 2014  
Page 2

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

Sincerely,

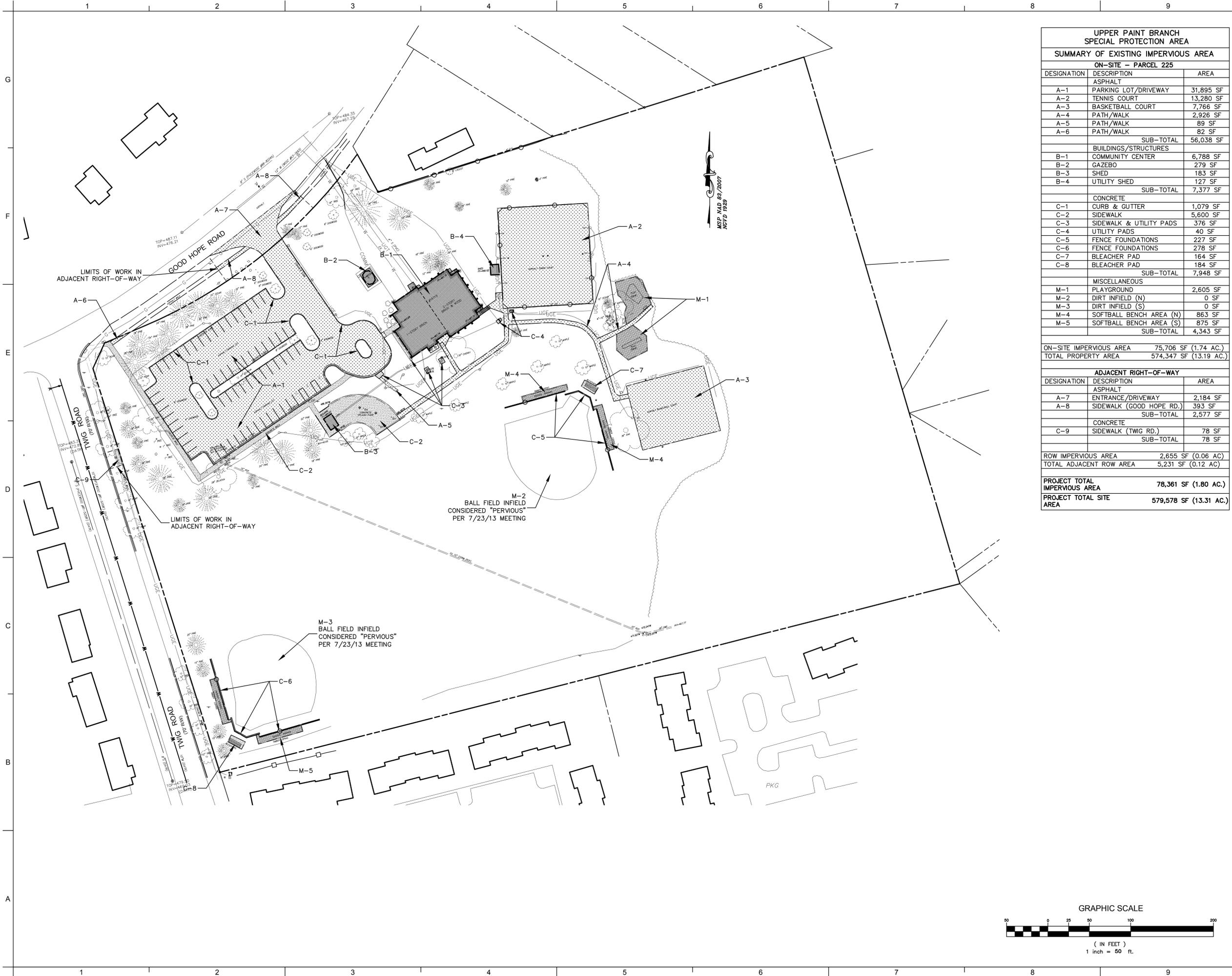


Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: me lmg

cc: C. Conlon  
SM File # 266577

ESD Acres:	13.19
STRUCTURAL Acres:	0
WAIVED Acres:	0



UPPER PAINT BRANCH SPECIAL PROTECTION AREA		
SUMMARY OF EXISTING IMPERVIOUS AREA		
ON-SITE - PARCEL 225		
DESIGNATION	DESCRIPTION	AREA
<b>ASPHALT</b>		
A-1	PARKING LOT/DRIVEWAY	31,895 SF
A-2	TENNIS COURT	13,280 SF
A-3	BASKETBALL COURT	7,766 SF
A-4	PATH/WALK	2,926 SF
A-5	PATH/WALK	89 SF
A-6	PATH/WALK	82 SF
SUB-TOTAL		56,038 SF
<b>BUILDINGS/STRUCTURES</b>		
B-1	COMMUNITY CENTER	6,788 SF
B-2	GAZEBO	279 SF
B-3	SHED	183 SF
B-4	UTILITY SHED	127 SF
SUB-TOTAL		7,377 SF
<b>CONCRETE</b>		
C-1	CURB & GUTTER	1,079 SF
C-2	SIDEWALK	5,600 SF
C-3	SIDEWALK & UTILITY PADS	376 SF
C-4	UTILITY PADS	40 SF
C-5	FENCE FOUNDATIONS	227 SF
C-6	FENCE FOUNDATIONS	278 SF
C-7	BLEACHER PAD	164 SF
C-8	BLEACHER PAD	184 SF
SUB-TOTAL		7,948 SF
<b>MISCELLANEOUS</b>		
M-1	PLAYGROUND	2,605 SF
M-2	DIRT INFIELD (N)	0 SF
M-3	DIRT INFIELD (S)	0 SF
M-4	SOFTBALL BENCH AREA (N)	863 SF
M-5	SOFTBALL BENCH AREA (S)	875 SF
SUB-TOTAL		4,343 SF
ON-SITE IMPERVIOUS AREA		75,706 SF (1.74 AC.)
TOTAL PROPERTY AREA		574,347 SF (13.19 AC.)
<b>ADJACENT RIGHT-OF-WAY</b>		
DESIGNATION	DESCRIPTION	AREA
<b>ASPHALT</b>		
A-7	ENTRANCE/DRIVEWAY	2,184 SF
A-8	SIDEWALK (GOOD HOPE RD.)	393 SF
SUB-TOTAL		2,577 SF
<b>CONCRETE</b>		
C-9	SIDEWALK (TWIG RD.)	78 SF
SUB-TOTAL		78 SF
ROW IMPERVIOUS AREA		2,655 SF (0.06 AC)
TOTAL ADJACENT ROW AREA		5,231 SF (0.12 AC)
<b>PROJECT TOTAL IMPERVIOUS AREA</b>		<b>78,361 SF (1.80 AC.)</b>
<b>PROJECT TOTAL SITE AREA</b>		<b>579,578 SF (13.31 AC.)</b>

CLIENT:



**MONTGOMERY COUNTY MARYLAND**

DEPARTMENT OF GENERAL SERVICES  
DIVISION OF BUILDING DESIGN AND CONSTRUCTION  
101 MONROE STREET, 9TH FLOOR  
ROCKVILLE, MARYLAND 20850

**PROJECT:  
Good Hope Neighborhood  
Recreation Center**

14715 GOOD HOPE ROAD,  
SILVER SPRING, MD 20905

ARCHITECT:



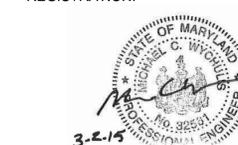
Sorg Architects  
918 U Street NW, Washington DC 20001  
7202.393.6445 F202.393.6497 sorgarchitects.com

CONSULTANT:



A. MORTON THOMAS AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
800 KING FARM BLVD., 4TH FL., ROCKVILLE, MD 20850  
(301) 881-2545 FAX:(301) 881-0814  
EMAIL: AMT@AMTENGINEERING.COM

REGISTRATION:



PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A  
DULY LICENSED PROFESSIONAL ENGINEER UNDER THE  
LAWS OF THE STATE OF MARYLAND,  
LICENSE NUMBER: 22531, EXP. DATE: 01-06-2016.

NO.	DATE	ISSUE DESCRIPTION
1	07-11-2014	SD SUBMISSION
2	02-09-2015	DD SUBMISSION

PROJECT NO: 111-284.001  
DRAWN BY: MCW  
CHECKED BY: MAE

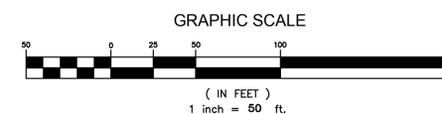
KEY PLAN:

SHEET TITLE:  
**EXISTING  
IMPERVIOUS AREA  
SUMMARY**

SHEET NUMBER:

**GI-002**

Original drawing is 24" x 36". Scale entries accordingly if reduced.



X:\Rockville\111-284.001 - Good Hope Neighborhood Re-CAD\G002-111284.dwg, 3/2/2015 1:04:03 PM, - PDF - DWG to PDF.plt

