MCPB
Consent Agenda Item No.
Date: 10/1/15

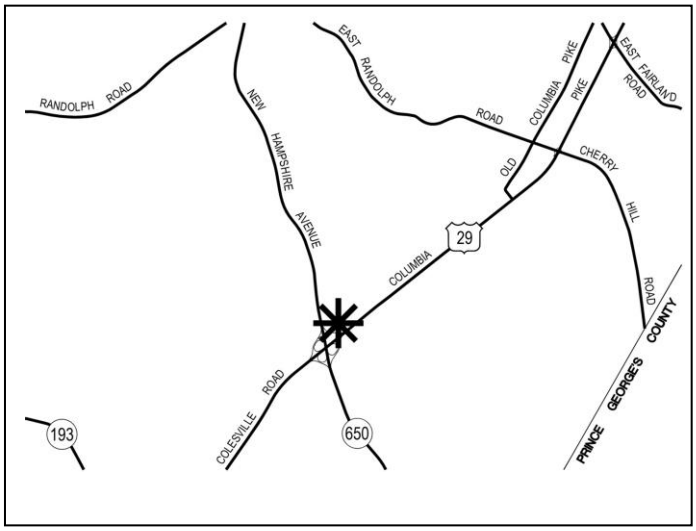
Third District Police Station, Phase II (Victory Housing), Preliminary Forest Conservation Plan Amendment, MR2009742

Amy Lindsey, Planner Coordinator, Area 2 Division, amy.lindsey@montgomeryplanning.org, 301.495.2189
Khalid Afzal, Planning Supervisor, Area 2 Division, khalid.afzal@montgomeryplanning.org, 301.495.4650
Glenn Kreger, Chief, Area 2 Division, glenn.kreger@montgomeryplanning.org, 301.495.4653

Completed: 9/18/15

Description

- Request to amend the approved Preliminary Forest Conservation Plan to amend the Category I Forest Conservation Easement to allow for reconfiguration of pedestrian improvements associated with Victory Housing Special Exception S-2873 and the approved Preliminary Plan 120140210.
- 12.79 acres zoned R-90/TDR-6;
- 1997 *White Oak Master Plan;*
- Applicant: Victory Housing Inc.;
- Filing date: 7/16/15.



Summary

- Staff recommends **approval with conditions.**
- Existing easements to be abandoned and new replacement easements to be recorded in the land records.

Pursuant to Chapter 22A of the County Code, the Board's actions on Forest Conservation Plans are regulatory and binding.

RECOMMENDATION AND CONDITIONS OF APPROVAL

Staff recommends approval of the Amended Preliminary Forest Conservation Plan subject to the following conditions:

Conditions

1. Prior to issuance of a Sediment Control Permit from the Department of Permitting Services, the Applicant must obtain approval of a Final Forest Conservation Plan from the Planning Department. The Final Forest Conservation Plan must be consistent with the approved Preliminary Forest Conservation Plan.
2. Prior to any demolition, clearing, or grading on-site, the Applicant must record a record plat that references the appropriate Category I Conservation Easement recorded in the Montgomery County Land Records and shows a Category I Conservation easement over areas of forest retention and forest planting, as shown on the Amended Preliminary Forest Conservation Plan.

OVERVIEW

The proposed amended PFCP includes changes to the previously recorded Category I Conservation Easements to bring the PFCP into agreement with the Victory Crossing Preliminary Plan #120140210. This Preliminary Plan included changes to the pedestrian circulation system approved in association with the approval of the Third District Police Station Mandatory Referral and the related PFCP. These changes necessitate minor modifications to the previously recorded Category I Forest Conservation Easements.

ANALYSIS

Environmental Guidelines

Staff initially approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420050860) on November 2, 2004 and recertified it on March 18, 2009. Since then, a portion of the site has been developed as the Third District Police Station. Currently, there are approximately 6.2 acres of forest on-site.

The Property lies within the Paint Branch watershed (State Use III, or non-tidal cold water), but outside the Special Protection Area. There are no streams, wetlands, floodplains, or environmental buffers on the site. The proposed project is in compliance with the *Environmental Guidelines*.

Forest Conservation

This Property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). The Planning Board approved a Preliminary Forest Conservation Plan (PFCP) with the Mandatory Referral (#MR2009742) (Attachment 1) for the Third District Police Station on December 16, 2010. The Police Station was explicitly considered to be Phase 1 of the development, with Phase 2 to be determined later. The Planning Board approved an amended PFCP with the Victory Housing Special Exception application for Phase 2, Victory Housing (#S-2873), on October 4, 2014 (Attachment 2). On July 9, 2015, the Planning Board approved a Final Forest Conservation Plan (FFCP) for Phase 2, with Victory Crossing Preliminary Plan (#120140210) for the entire site (Attachment 3). The Planning Board hearing on the Preliminary Plan included a discussion about minor realignments of pedestrian walkways and the need to further amend the PFCP to accommodate these realignments, as memorialized in the associated resolution (Attachment 4). The proposed amended PFCP includes minor adjustments to the Category I Conservation Easements to allow for the construction of a walkway connecting the Victory

Crossing development to Seton Drive and the relocation of the sidewalk from the north side of Seton Drive to the south side (Attachment 5).

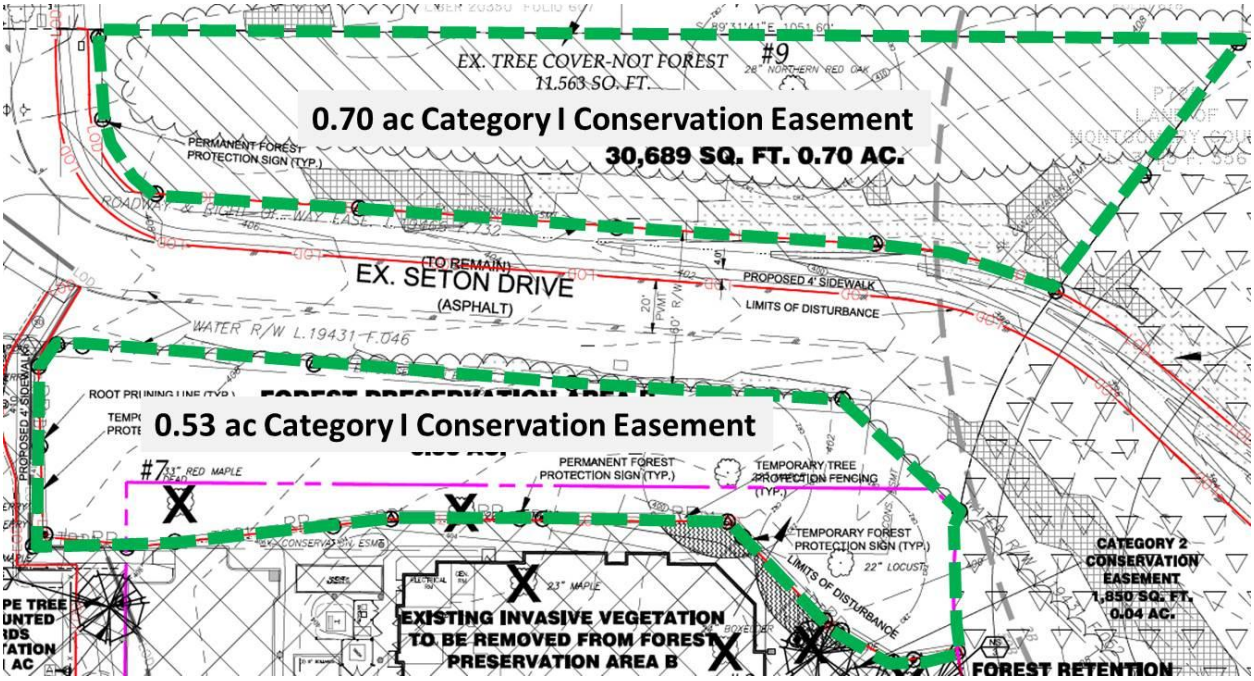


Figure 1 Approved easements

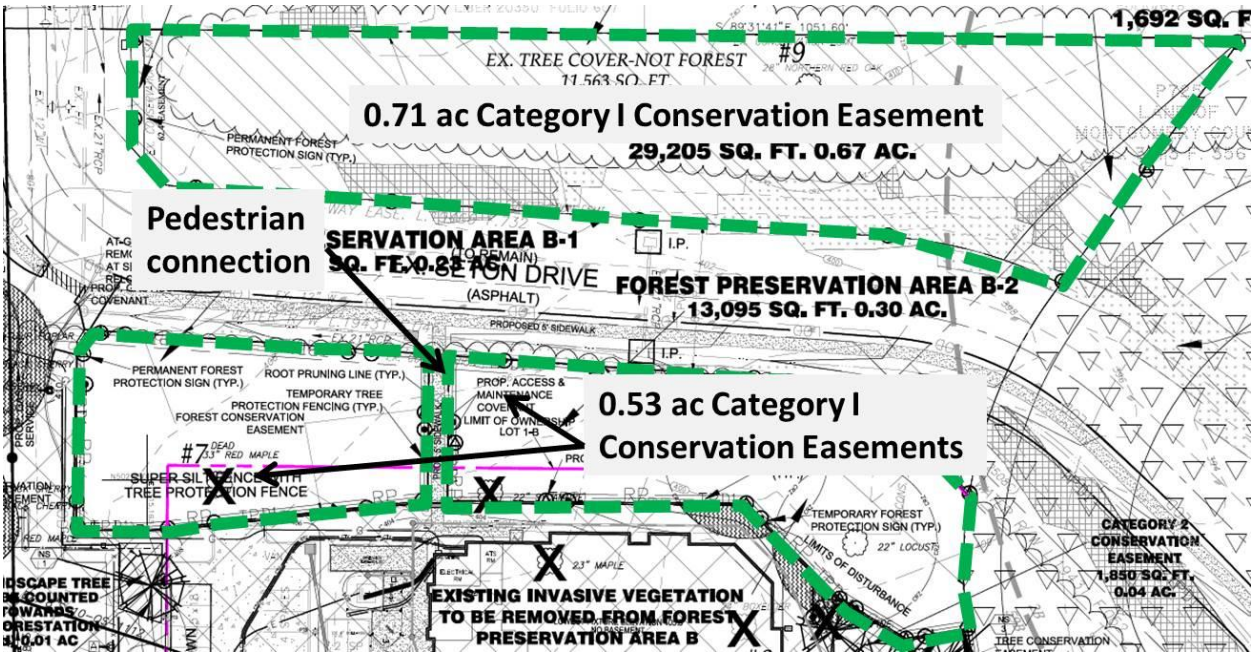


Figure 2 Proposed easements

The approved amended PFCP shows 2.70 acres of forest retention, 1.02 acres of forest planting, and 0.24 acres of landscape credit. The proposed amended PFCP shows 2.70 acres of forest retention, 1.03 acres of forest planting, and 0.24 acres of landscape credit.

CONCLUSION

Staff recommends that the Planning Board approve the Amended Preliminary Forest Conservation Plan with the conditions cited in this staff report.

Attachments

1. Preliminary Forest Conservation Plan 12/16/2010
2. Amended Preliminary Forest Conservation Plan 10/4/2014
3. Final Forest Conservation Plan 7/9/2015
4. Preliminary Plan Resolution 7/9/2015
5. Proposed Amended Preliminary Forest Conservation Plan

ATTACHMENT 1

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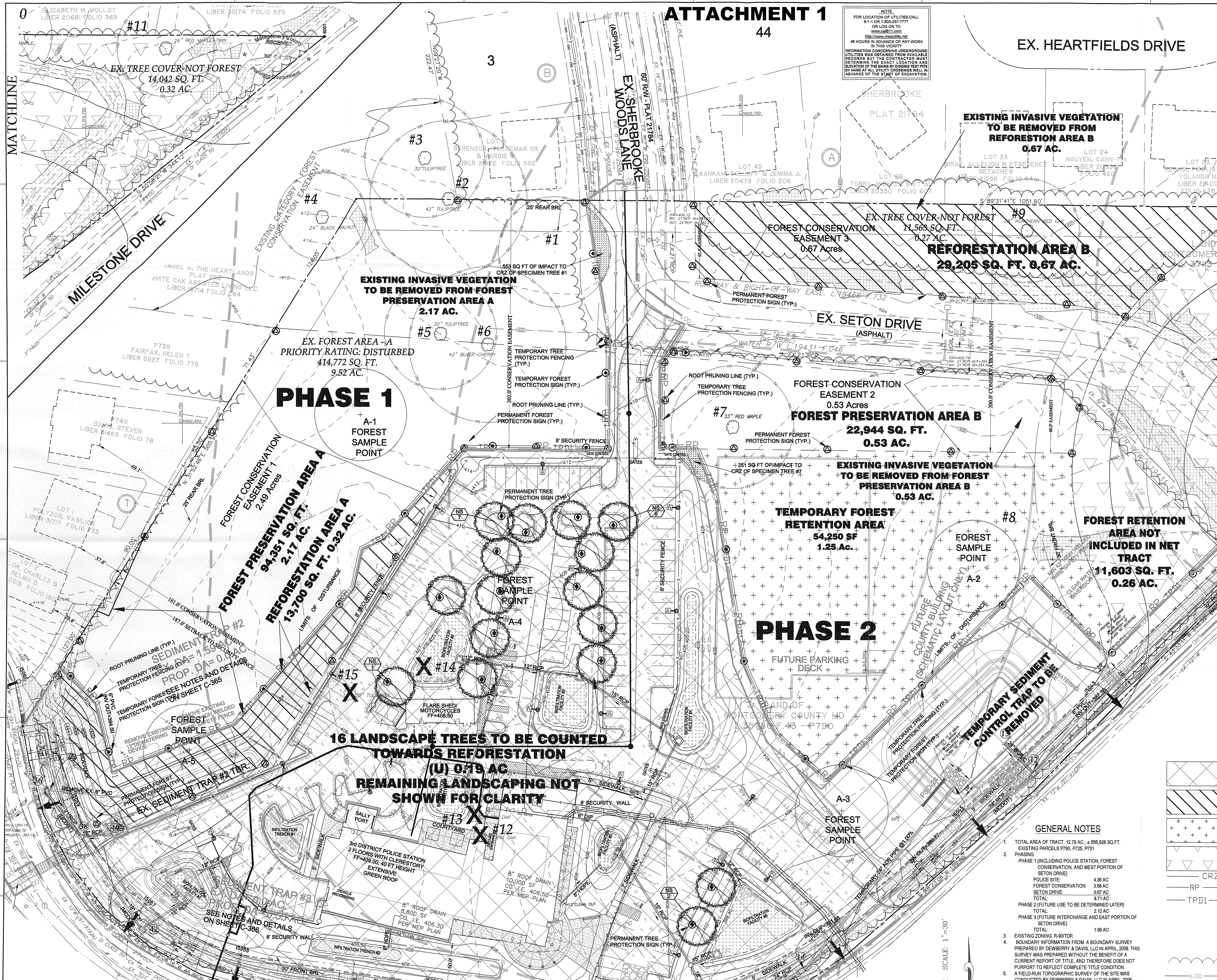


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY FOREST CONSERVATION PLAN submitted to meet Planning Bd. condition #1

CONDITIONAL APPROVAL

Plan No. MR2009742

Signature [illegible] Date 6/13/11

N.A.D. 83/91 DATUM SCALE: 1"=30'
N.G.V.D. 1929

ENVIRONMENTAL TABULATION

EX. FOREST ON GROSS SITE	9.52 AC.
EX. FOREST ON NET SITE	9.25 AC.
EX. STREAM BUFFER	0 AC.
EX. FORESTED STREAM BUFFER	0 AC.
EX. WETLANDS	0 AC.
EX. WETLANDS IN FOREST	0 AC.
EX. FLOODPLAIN	0 AC.
EX. FLOODPLAIN IN FOREST	0 AC.
AVERAGE WIDTH OF BUFFER	N/A
LINEAR FEET OF STREAMS	N/A

GENERAL NOTES

1. TOTAL AREA OF TRACT: 12.79 AC.; ± 556,928 SQ.FT. EXISTING PARCELS P790, P725, P731
2. PHASING:
   PHASE 1 (INCLUDING POLICE STATION, FOREST CONSERVATION, AND WEST PORTION OF SETON DRIVE)
   POLICE SITE: 4.36 AC
   FOREST CONSERVATION: 3.68 AC
   SETON DRIVE: 0.67 AC
   TOTAL: 8.71 AC
   PHASE 2 (FUTURE USE TO BE DETERMINED LATER)
   TOTAL: 2.12 AC
   PHASE 3 (FUTURE INTERCHANGE AND EAST PORTION OF SETON DRIVE)
   TOTAL: 1.96 AC
3. EXISTING ZONING: R-90/TDR
4. BOUNDARY INFORMATION FROM A BOUNDARY SURVEY PREPARED BY DEWBERRY & DAVIS, LLC IN APRIL, 2008. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT REPORT OF TITLE, AND THEREFORE DOES NOT PURPORT TO REFLECT COMPLETE TITLE CONDITION.
5. A FIELD-RUN TOPOGRAPHIC SURVEY OF THE SITE WAS CONDUCTED BY DEWBERRY & DAVIS, LLC IN APRIL, 2008. ADDITIONAL ADJACENT TOPOGRAPHIC INFORMATION WAS TAKEN FROM AVAILABLE RECORDS AND SITE INSPECTIONS CONTOUR INTERVAL: 2 FEET.
6. THERE ARE NO 100-YEAR FLOODPLAINS ON THIS SITE ACCORDING TO FEMA FIRM MAP NO. 24031C0390D.
7. THERE ARE NO RARE, THREATENED & ENDANGERED SPECIES, OR CRITICAL HABITATS ON THIS SITE ACCORDING TO AVAILABLE RECORDS.
8. THERE ARE NO HISTORIC RESOURCES ON SITE ACCORDING TO AVAILABLE INFORMATION (WWW.MDMERLIN.NET).
9. WATERSHED: PAINT BRANCH, USE CLASS III.
10. NO STREAMS OR WETLANDS WERE OBSERVED ON THE SITE, NOR ARE IDENTIFIED ON THE NF&WS WETLAND MAPPER.
11. NO CHAMPION TREES OR TREES WITHIN 75% OF A STATE CHAMPION ARE LOCATED ON-SITE.

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN No. MR2009742 INCLUDING, FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: Montgomery County Department of General Services
Printed Company Name

CONTACT PERSON OR OWNER: Behrooz Alemi, AIA
Printed Name

ADDRESS: Montgomery County Department of General Services
Division of Building Design & Construction
101 Monroe Street, 11th Floor
Rockville, MD 20850

PHONE AND EMAIL: 240.777.6123
behrooz.alemi@montgomerycountymd.gov

SIGNATURE: [illegible] 5/2/2011

LEGEND

▨	FOREST CLEARED
▨	REFORESTATION
+ + +	TEMPORARY FOREST RETENTION ON PHASE 2
▽ ▽ ▽	AREA FOR FUTURE INTERCHANGE NOT INCLUDED IN NET SITE
—— CRZ ——	CRITICAL ROOT ZONE
—— RP ——	ROOT PRUNE
—— TPD1 ——	TREE PROTECTION DEVICE TEMPORARY-FOR CONSTRUCTION
⊙	FOREST CONSERVATION SIGNS TEMPORARY-FOR CONSTRUCTION
⊙	PERMANENT FOREST CONSERVATION (CAT. 1) SIGNS
◈	PERMANENT TREE CONSERVATION (CAT. 2) SIGNS
⌒⌒⌒	EX. TREE LINE
—— LOD ——	LIMIT OF DISTURBANCE
#12 ✿	EX. TREE (24" D.B.H. OR GREATER)
✗	EX. TREE (24" D.B.H. OR GREATER) TO BE REMOVED
— —	EX. SOILS BOUNDARY
2B	EX. SOILS SYMBOL
▦	EX. SLOPES 15-25%
▦	EX. SLOPES 25% AND GREATER

Montgomery County Planning Department RECEIVED MAY 12 2011

PERMIT SET

ARCHITECTURAL
PSA Dewberry
Mark Scott
8401 Arlington Boulevard
Fairfax, VA 22031-4666
Phone: 703-698-9076
Fax: 703-698-9049

STRUCTURAL
Dewberry & Davis LLC
Iraj Golshen
8401 Arlington Boulevard
Fairfax, VA 22031-4666
Phone: 703-849-0671
Fax: 703-849-0537

MECHANICAL, ELECTRICAL, AND PLUMBING
Mendoza, Ribas, Farinas & Associates
Jorge Ribas
6265 Executive Blvd.
Rockville, Maryland 20852
Phone: 301.468.8882
Fax: 301.770.2567

CIVIL
Dewberry & Davis LLC
Ron Mijan
203 Perry Parkway, Suite 100
Gaithersburg, MD 20877
Phone: 301.337.2863
Fax: 301.258.7607

Mandatory Referral #: MR-2009742
NRI-FSD#: 4-20050860
SWM/SEC Permit#: 239311

3RD DISTRICT POLICE STATION

1002 Milestone Dr.
Silver Spring, MD 20904

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 1102,
Expiration Date: 08/03/2012

SEAL
STATE OF MARYLAND KEVIN DAVIS MACK No. 1102 REGISTERED BOARD OF EXAMINERS OF LANDSCAPE ARCHITECTS
4/26/11

L 35786 F 43; P790
L 37113 F 361; P731
L 37331 F 356; P725

Contact:
Behrooz Alemi, AIA
Montgomery County Division of Building Design & Construction
Department of General Services
240.777.6123

SCALE
0' 15' 30' 60'

4/21/11		Permit Revisions
01/10/11		80% CD & Permit Set
10/22/10		MR Redesign for FCP
7/2/10		80% CD Submission
6/23/10		MR Revision per MNCPPC
5/10/10		MR Revision per MNCPPC
3/18/10		MR Revision per MNCPPC
2/17/10		50% CD Submission
1/29/10		MR Revision per MNCPPC
1/27/10		30% CD Submission
1/13/10		10% CD Submission
12/28/09		MR Revision per MNCPPC
10/14/09		100% DD Submission
9/27/09		80% DD Progress Set
9/18/09		Mandatory Referral Set
9/2/09		60% DD Progress Set
8/12/09		40% DD Progress Set
7/29/09		20% DD Progress Set
6/2/09		100% SD Submission
4/28/09		50% SD Submission
DATE	BY	DESCRIPTION

REVISIONS

DRAWN BY ACO
APPROVED BY KDM
CHECKED BY RMM
DATE 03/09/2011

TITLE
PRELIMINARY FOREST CONSERVATION PLAN; PHASES 1& 2

PROJECT NO. 50018577

LS-201

SHEET NO. OF

P:\PROJECT\2008 File\3rd-Dist Police-50018781\CAD\CIVIL\Site Plan - CD\LS201_PFCP.dwg, 4/26/2011 3:42:05 PM, kmack, \\Amistad\HP Designjet 5500 HPGL2, 1:1

FOREST CONSERVATION NOTES

Sequence of Events for Property Owners Required to Comply With Forest Conservation and/or Tree-Save Plans

Pre-Construction

1. 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, construction superintendent, 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.
2. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
   a. Root pruning
   b. Crown reduction or pruning
   c. Watering
   d. Fertilizing
   e. Vertical mulching
   f. Root aeration matting

   Measures not specified on the forest conservation plan may be required as determined by the forest conservation inspector in coordination with the arborist.
3. A Maryland-licensed tree expert or an International Society of Arboriculture-certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.
4. Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. The forest conservation inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:
   a. Chain link fence (four feet high)
   b. Super silt fence with wire strung between support poles (minimum 4 feet high) with high visibility flagging.
   c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
5. 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.
6. Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown on the approved plan.
7. 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

8. 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

9. After construction is completed, an inspection shall be requested. Corrective measures may include:
   a. Removal and replacement of dead and dying trees
   b. Pruning of dead or declining limbs
   c. Soil aeration
   d. Fertilization
   e. Watering
   f. Wound repair
   g. Clean up of retention areas
10. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the Department of Permitting Services and the forest conservation inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

FOREST CONSERVATION FIELD INSPECTIONS

INSPECTIONS

All field inspections must be requested by the applicant. Inspections must be conducted as follows:

Tree Save Plans and Forest Conservation Plans without Planting Requirements

1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins
2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin.
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

Additional Requirements for Plans with Planting Requirements

4. Before the start of any required reforestation and afforestation planting
5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

REFORESTATION INSPECTION AND PLANTING NARRATIVE

1. REFORESTATION INSPECTION SCHEDULE

THERE SHALL BE FIVE INSPECTIONS FOR FOREST CONSERVATION.

A. THE FIRST INSPECTION SHALL OCCUR AFTER FLAGGING/STAKING OF THE L.O.D. AND/OR STREAM BUFFERS, AND PRIOR TO ANY CLEARING, GRADING OR SEDIMENT CONTROL MEASURES. THIS INSPECTION IS TO ADDRESS THE ISSUES OF TREE PROTECTION AND SEDIMENT CONTROL. THE DEVELOPER AND REPRESENTATIVES FROM NCPPC AND MCDPS WILL MEET TO WALK THE PROPOSED LIMITS OF DISTURBANCE AND DETERMINE THE FINAL LOCATIONS OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES.

B. THE SECOND INSPECTION SHALL OCCUR AFTER PLACEMENT OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES, AND PRIOR TO CLEARING AND GRADING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF PROTECTIVE MEASURES. NOTE:

C. THE THIRD INSPECTION SHALL OCCUR PRIOR TO PLANTING IN REFORESTATION AREAS. THIS PRE-PLANTING INSPECTION IS TO MAKE FINAL DECISIONS REGARDING THE BEST IMPLEMENTATION OF THE PLANTING PLAN, INCLUDING, BUT NOT LIMITED TO, THE FINAL PLACEMENT AND SELECTION OF PLANT SPECIES, DETERMINATION OF THE REGENERATION POTENTIAL OF EXISTING PLANTS TO REMAIN, AND A DETERMINATION OF THE BEST EDGE PLANTING TREATMENT. THE PURCHASE AND DELIVERY OF PLANT MATERIALS SHOULD NOT BE MADE UNTIL AFTER THIS INSPECTION SINCE A DETERMINATION MAY BE MADE IN THE FIELD TO ALTER THE CHOICE OF PLANT MATERIAL.

D. THE FOURTH INSPECTION SHALL OCCUR IMMEDIATELY FOLLOWING THE COMPLETION OF THE REFORESTATION PLANTING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF THE PLANTING.

E. THE FIFTH AND FINAL INSPECTION SHALL OCCUR AT THE COMPLETION OF THE TWO-YEAR MAINTENANCE PROGRAM. THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE SUCCESS AND ADEQUACY OF THE MAINTENANCE PROGRAM (AND DEER MANAGEMENT PROGRAM). A FINAL DETERMINATION WILL BE MADE AT THIS TIME AS TO WHETHER ADDITIONAL PLANTINGS AND A FURTHER MAINTENANCE PROGRAM ARE NECESSARY.

2. PRE-PLANTING CONSIDERATIONS

A. IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE GROUNDCOVER SPECIES, MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING BUT NOT LIMITED TO, MULCHING AROUND THE REFORESTATION PLANTINGS, AND FABRIC COVERINGS. THE USE OF CHEMICAL WEED CONTROLS WILL BE LIMITED TO EXTREME CASES AND, AND ONLY WITH PRIOR WRITTEN APPROVAL BY MNCPPC STAFF.

B. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.

C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS. NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE PREFERRED.

D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.

3. PLANT MATERIAL STORAGE

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

4. ON-SITE INSPECTION

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

5. PLANTING SPECIFICATIONS

A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSENED FROM THE SOILS - IF THE ROOTS ENCIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.

B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED, AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.

C. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD, AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.

D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE.

6. POST-PLANTING CONSIDERATIONS

A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.

B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.

C. IN AREAS WHERE A SIGNIFICANT RISK OF DAMAGE BY DEER IS ANTICIPATED, A DEER MANAGEMENT PROGRAM MUST BE REVIEWED AND APPROVED BY M-NCPPC. ANY SUBSTANTIAL DAMAGE OR DESTRUCTION RESULTING FROM A FAILURE TO COMPLY WITH THE APPROVED DEER MANAGEMENT PROGRAM MUST BE REPAIRED BEFORE REFORESTATION BONDS WILL BE RELEASED.

D. SURVIVAL RATE OF REFORESTATION MATERIAL TO BE 75% AT THE END OF THE SECOND GROWING SEASON.

AT LEAST ONE PERSON PERFORMING THE INVASIVE PLANT MANAGEMENT WORK MUST HAVE EXPERIENCE IN INVASIVE PLANT REMOVAL AND MANAGEMENT TECHNIQUES. QUALIFICATIONS OF THIS PERSON MUST BE SUBMITTED TO M-NCPPC ENVIRONMENTAL PLANNING DIVISION FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.

Invasive Species Control for Forest Conservation Easement (2.69 Acres)

The invasive species observed on this site included Bush Honeysuckle, Japanese Honeysuckle, Multiflora Rose, and Asiatic Bittersweet. These species comprise approximately 75% of all layers. Because a significant portion of the stand will be re-graded as part of this site plan no control of invasive species should begin until the limit of disturbance has been established in the field. Then, and only then, should invasive species control be initiated for those areas outside of the limit of disturbance.

It is recommended that the invasive species present on this site be controlled. Many invasive species if simply cut and left in contact with moist soils will re-sprout. An effective control method for small areas of invasive species is to either cut the stems at ground level or when possible pull the stems from the ground and disposing of the stems. Where small patches occur, Japanese Honeysuckle, Asiatic Bittersweet, and Bush Honeysuckle can be easily pulled from the ground along with the root systems; this would be similar to weeding landscape beds but would be done in the forest areas and other open areas where the invasive species are found. Care should be taken not to disturb the soil any more than necessary. This method of control causes minimal impacts to the forest areas and should be done in the early spring when soils are moist and loose. This control method will significantly reduce but not eliminate re-growth of these species. Additional control over a three or four year period will eliminate most plants if done periodically throughout the growing season especially before the plants set fruit. This method will cause the invasive species to die because those plants will not be able to produce adequate nutrient stores in their roots. Herbicides shall be used only as a last option with approval from MNCPPC. When used for control of invasive species, herbicides shall be applied in accordance with the label requirements by a licensed applicator and extreme caution must be exercised to insure that native species are not controlled adversely impacted by any broadcast spray.

For the larger vines which are growing into the canopies of the trees the vines should be cut at ground level and at two to six feet above ground level to create a gap so that the top portion of the vine does not contact the ground to re-sprout roots. Care shall be taken to not damage the bark of any trees which the vines are growing on. This will cause the upper portion of the vine that had grown into the tree canopy to die, slowly decay, and drop to the ground. The cut stem should immediately be sprayed with an approved herbicide for control of that species and applied in accordance with the label requirements. The herbicide, once applied to the cut stem, will be drawn into the root system of the plant and greatly reduce any potential re-growth of these invasive species. The Multiflora Rose, as with the larger vines, should be cut at ground level, the upper portion of the cut stem should be removed and disposed of and the cut stem remaining in the soil should be immediately sprayed with an approved herbicide for that species. The spraying can be done with a hand-held spray bottle or a backpack sprayer but the spray must be limited to the cut stem only.

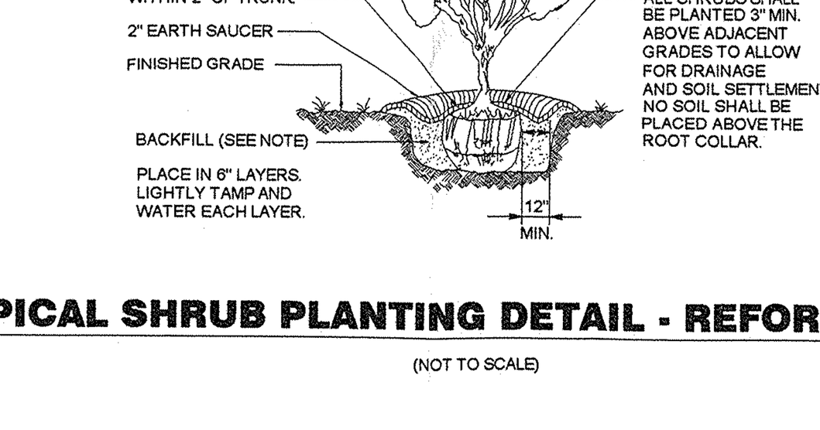
Because the vegetation being removed involves the removal of invasive species, it is extremely important that all individuals performing the work be knowledgeable in the identification of these invasive species so that only the invasive species are controlled but not the native species that are also present and intermixed with the invasive species. All invasive species control work done in forest areas shall be accomplished with hand tools only, no motorized wheeled equipment. Motorized wheeled equipment used for hauling shall not be driven into this forest area; it should be parked in the open areas adjacent to the areas where the invasive species are being controlled. All invasive species control work must be done by or under the supervision of an arborist or appropriate licensed/qualified professional. All cut vegetative material shall be disposed of in the landfill; mulching of materials is not allowed. Care shall be taken to not drop seeds or fruits on the ground.

Reforestation Area A Planting List

Reforestation area			0.32 Ac.			
	Trees:					
		100 2" Trees per Ac. X 60%	20			
		200 1" Trees per Ac. X 40%	26			
		Total of all Trees	46			
		Botanical Name	**Common Name**	**Size**	**Percent**	**Number**
		Acer rubrum	Red Maple	2"	15 %	5
		Quercus palustris	Pin Oak	2"	15 %	5
		Quercus coccinia	Scarlet Oak	2"	15 %	5
		Nyssa sylvatica	Black Gum	2"	15 %	5
			2" Trees to be planted:		60 %	20
		Cercis canadensis	Redbud	1"	15 %	10
		Juniperus virginiana	Eastern Red Cedar	1"	10 %	7
		Prunus serotina	Black Cherry	1"	15 %	9
			1" Trees to be planted:		40 %	26
			Total of all trees to be planted:		100 %	46
	Shrubs:					
		33 1-3 gallon containers per Ac.:	11			
		Amelanchier canadensis	Serviceberry	1-3 Gallon	33 %	4
		Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon	33 %	4
		Lindera benzoin	Spicebush	1-3 Gallon	33 %	4
			Total of all shrubs			12

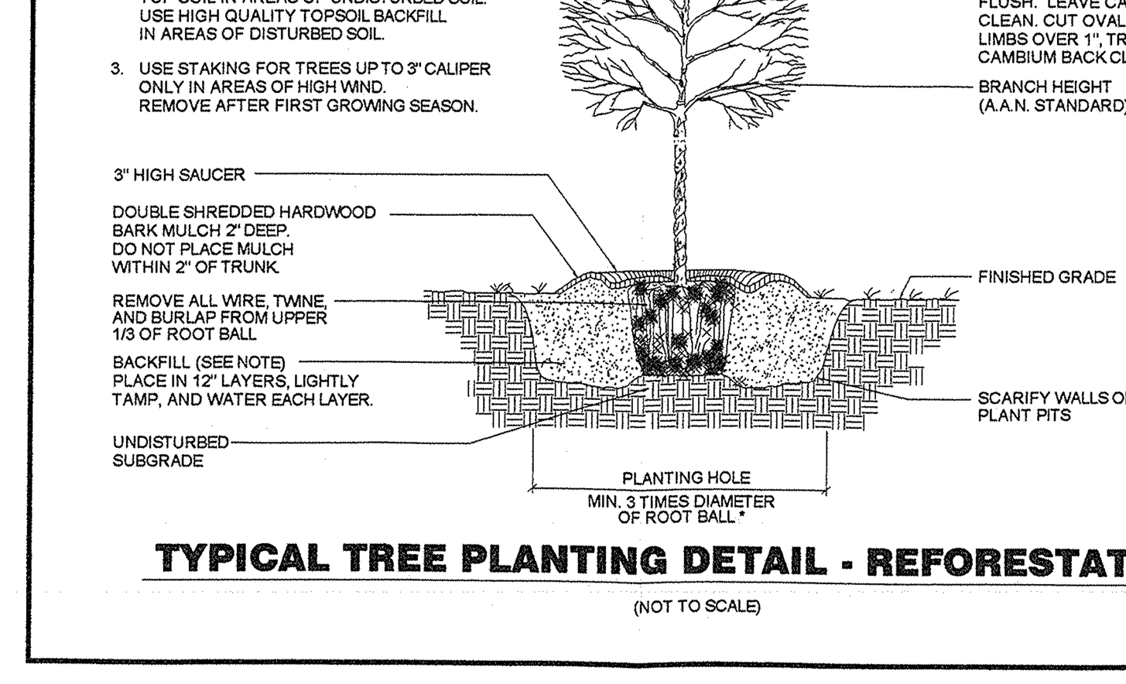
Reforestation Area B Planting List

Reforestation area			0.67 Ac.			
	Trees:					
		100 2" Trees per Ac. X 60%	41			
		200 1" Trees per Ac. X 40%	54			
		Total of all Trees	95			
		Botanical Name	**Common Name**	**Size**	**Percent**	**Number**
		Acer rubrum	Red Maple	2"	15 %	11
		Quercus palustris	Pin Oak	2"	15 %	10
		Quercus coccinia	Scarlet Oak	2"	15 %	10
		Nyssa sylvatica	Black Gum	2"	15 %	10
			2" Trees to be planted:		60 %	41
		Cercis canadensis	Redbud	1"	15 %	20
		Juniperus virginiana	Eastern Red Cedar	1"	10 %	14
		Prunus serotina	Black Cherry	1"	15 %	20
			1" Trees to be planted:		40 %	54
			Total of all trees to be planted:		100 %	95
	Shrubs:					
		33 1-3 gallon containers per Ac.:	23			
		Amelanchier canadensis	Serviceberry	1-3 Gallon	33 %	8
		Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon	33 %	8
		Lindera benzoin	Spicebush	1-3 Gallon	33 %	7
			Total of all shrubs			23



TYPICAL SHRUB PLANTING DETAIL - REFORESTATION

(NOT TO SCALE)



TYPICAL TREE PLANTING DETAIL - REFORESTATION

(NOT TO SCALE)

FOREST CREDIT FOR LANDSCAPING (Line U = 20% of Line S Max)

KEY	Quant	Botanical Name	Common Name	Size	Root	Canopy Credit per tree	Total Credit
NS	16	Nyssa sylvatica	Black Gum	2"-2 1/2" Cal	CONT	530 Sq Ft	8,480.00 Sq Ft
							8,480.00 Sq Ft
							0.19 Acres
						40	Sq Ft of credit not counted due to overlap of canopies
						0.19	Acres Landscape Credit Taken
						0.24	Acres Maximum Credit Allowed

NOTE:
THE 16 BLACK GUM TREES SHOWN ON THIS FOREST CONSERVATION PLAN AND LABELED WITH ◈ ARE SUBJECT TO THE TERMS OF A CATEGORY II CONSERVATION EASEMENT AGREEMENT WHICH WILL BE RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MD PER THE FINAL FOREST CONSERVATION PLAN. THIS CATEGORY II CONSERVATION EASEMENT WILL COVER THE ENTIRE SITE, EXCEPT FOR AREAS IN A PUE, OTHER EASEMENTS OR RIGHTS OF WAY, AND AREAS COVERED BY A STORMWATER MANAGEMENT FACILITY.

FOREST CONSERVATION WORKSHEET
3rd District Police Station with 200' Buffer & Seton Drive

5-Aug-02

NET TRACT AREA:

A. Total tract area ...			12.97
B. Land dedication acres (parks, county facility, etc.) ...			0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...			1.82
D. Area to remain in commercial agricultural production/use ...			0.00
E. Other deductions (specify)			0.00
F. Net Tract Area ....=			11.15

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 =	1.67
H. Conservation Threshold ...	20%	x F =	2.23

EXISTING FOREST COVER:

I. Existing forest cover ....=	9.25
J. Area of forest above afforestation threshold ....=	7.58
K. Area of forest above conservation threshold ....=	7.02

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	3.63
M. Clearing permitted without mitigation ....=	5.62

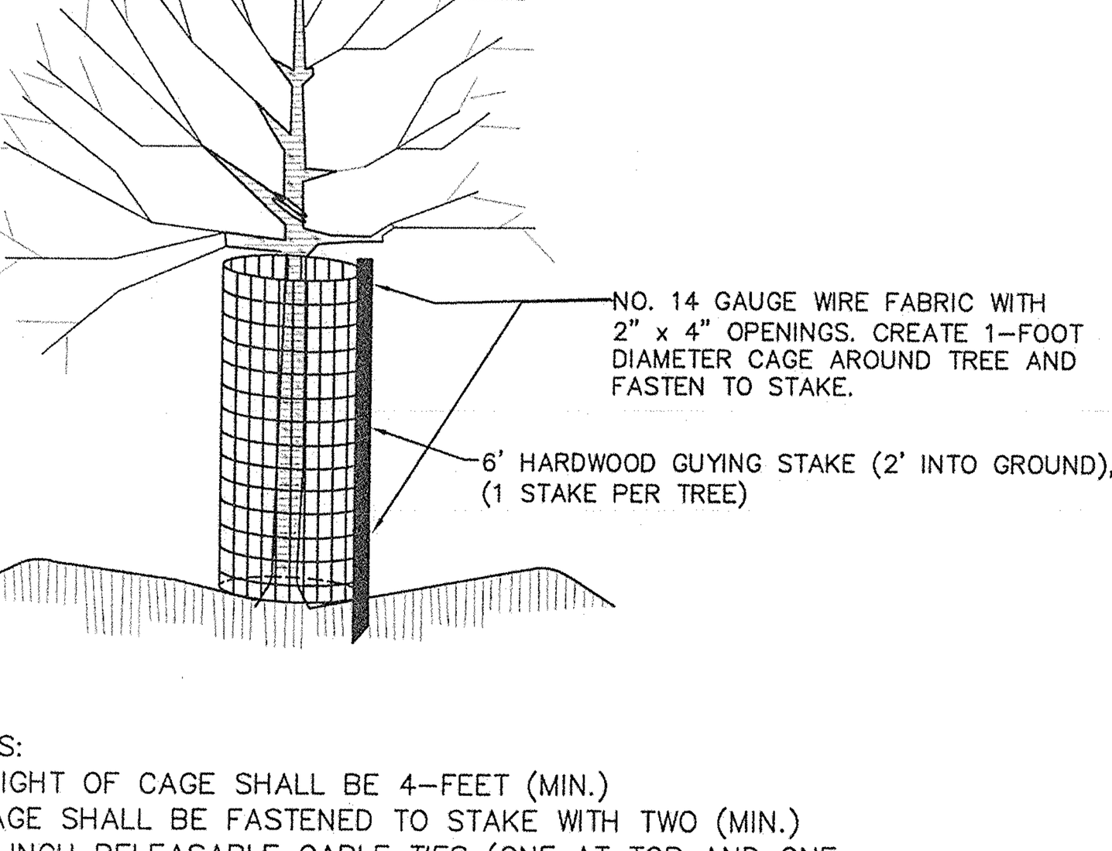
PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ....=	6.56
O. Total area of forest to be retained ....=	2.69

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	1.64
Q. Reforestation for clearing below conservation threshold ....=	0.00
R. Credit for retention above conservation threshold ....=	0.46
S. Total reforestation required ....=	1.18
T. Total afforestation required ....=	0.00
U. Credit for landscaping (may not exceed 20% of "S") ....= (SEE CALCULATION ABOVE)	0.19
V. Total reforestation and afforestation required ....=	0.99

ON-SITE REFORESTATION PROVIDED: 0.99



NOTES:
1. HEIGHT OF CAGE SHALL BE 4-FEET (MIN.)
2. CAGE SHALL BE FASTENED TO STAKE WITH TWO (MIN.) 11-INCH RELEASABLE CABLE TIES (ONE AT TOP AND ONE 6" (MIN.) ABOVE THE GROUND.
3. DO NOT DAMAGE TREE DURING INSTALLATION.
4. SUBSTITUTIONS MUST BE APPROVED BY MNCPPC INSPECTOR
5. CAGES TO BE REMOVED AT DIRECTION OF MNCPPC INSPECTOR

TREE SHELTER

DATA TABLE P790;P725;P731(PARCELS ONLY)

AREA OF EXISTING WETLANDS	0.00 AC.
AREA OF EXISTING 100 YEAR FLOODPLAIN	0.00 AC.
AREA OF EXISTING STREAM BUFFER INCLUDING ENVIRONMENTAL BUFFER	0.00 AC.
AREA OF EXISTING FOREST WITHIN FLOODPLAIN	0.00 AC.
AREA OF EXISTING FOREST WITHIN STREAM BUFFER	0.00 AC.
AREA OF EXISTING FOREST WITHIN ENV. BUFFER	0.00 AC.
AREA OF EXISTING WETLANDS WITHIN FOREST	0.00 AC.
AREA OF FOREST	9.52 AC.
AVERAGE WIDTH OF ENVIRONMENTAL BUFFER	0.00 FT.
LINEAR EXTENT OF STREAM	0 FT.

NET LOT AREA CALCULATION

GROSS TRACT AREA (SITE):	556,928 SF; 12.79 Acres
OFF-SITE DISTURBANCES IN MILESTONE DRIVE R.O.W.	7,574 SF; 0.17 Acres
OFF-SITE DISTURBANCES IN SHERBROOKE WOODS LANE R.O.W.:	473 SF; 0.01 Acres
TOTAL GROSS SITE AREA:	**564,975 SF; 12.97 Acres**
SUBTRACTIONS FOR NET SITE AREA: PARCEL C; FUTURE STEWART LANE INTERCHANGE (85,414 SF) MINUS DISTURBANCE FOR UTILITIES AND SEDIMENT CONTROL (6,149 SF):	79,265 SF; 1.82 Acres
TOTAL NET SITE AREA:	**485,710 SF; 11.15 Acres**

EXISTING FOREST AREA CALCULATION

EXISTING FOREST ON SITE:	414,772 SF; 9.52 Acres
EXISTING FOREST IN OFF-SITE DISTURBANCE:	0 SF; 0.00 Acres
EXISTING FOREST UNDISTURBED & NOT INCLUDED IN GROSS SITE (PART OF FUTURE STEWART LANE INTERCHANGE):	11,603 SF; 0.27 Acres
TOTAL NET EXISTING FOREST:	**403,169 SF; 9.25 Acres**

FOREST RETENTION CALCULATION

PRESERVATION AREA A:	94,351 SF; 2.16 Acres
PRESERVATION AREA B:	22,944 SF; 0.53 Acres
TOTAL PRESERVATION ON-SITE:	**117,295 SF; 2.69 Acres**

REFORESTATION CALCULATION

REFORESTATION AREA A:	13,700 SF; 0.32 Acres
REFORESTATION AREA B:	29,905 SF; 0.67 Acres
TOTAL REFORESTATION ON-SITE:	**42,905 SF; 0.99 Acres**

FOREST CONSERVATION ON-SITE

TOTAL FOREST PRESERVATION ON-SITE:	117,295 SF; 2.69 Acres
TOTAL REFORESTATION ON-SITE:	42,905 SF; 0.99 Acres
TOTAL LANDSCAPING CREDIT:	8,277 SF; 0.19 Acres
TOTAL CONSERVATION ON-SITE:	**168,477 SF; 3.87 Acres**

TEMPORARY FOREST RETENTION ON PHASES 2 & 3;

(CALCULATED AS 'CLEARED' FOR THE FOREST CONSERVATION WORKSHEET. NOT INCLUDED IN FOREST PRESERVATION TOTAL)

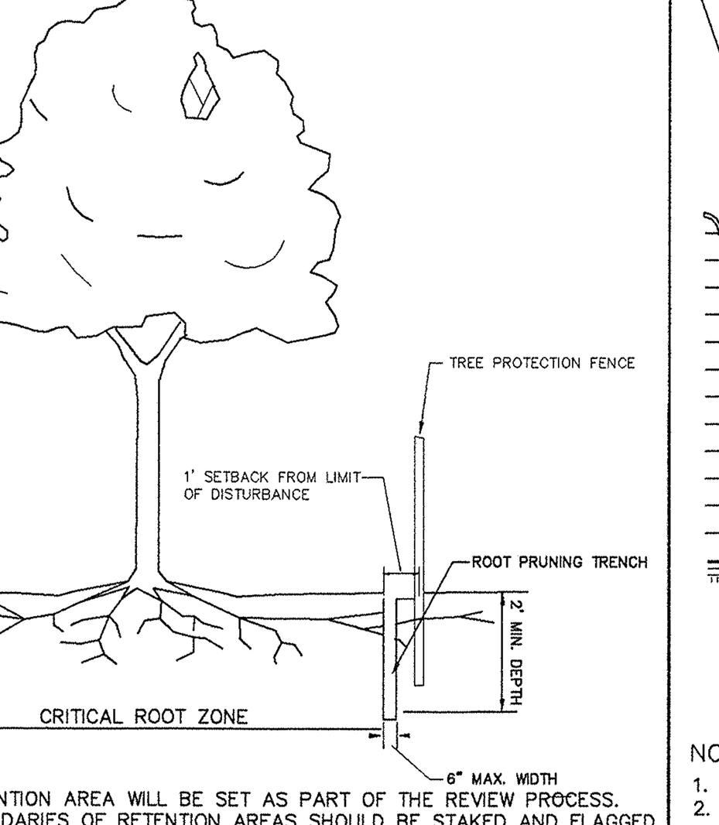
RETENTION AREA A (PHASE 2):	54,250 SF; 1.25 Acres
RETENTION AREA B (PHASE 3):	11,603 SF; 0.26 Acres
TOTAL TEMPORARY RETENTION ON PHASES 2 & 3:	**65,853 SF; 1.51 Acres**

TREES WITH DBH's OF 24" OR GREATER

TREES TO BE DISTURBED	#	COMMON NAME / SCIENTIFIC NAME	TRUNK Ø (D.B.H.)	CONDITION
XX	1*	TULIPTREE / *Liriodendron tulipifera*	30"	GOOD
	2*	TULIPTREE / *Liriodendron tulipifera*	42"	POOR, LARGE FISSURE
	3*	TULIPTREE / *Liriodendron tulipifera*	32"	GOOD, LOWER LIMB LOSS
	4	BLACK WALNUT / *Juglans nigra*	±24"	POOR, SIGNIFICANT LIMB LOSS, DIFFICULT TO MEASURE DUE TO THICK BRAMBLES
	5*	TULIPTREE / *Liriodendron tulipifera*	30"	GOOD
	6*	BLACK CHERRY / *Prunus serotina*	42"	GOOD
XX	7*	RED MAPLE / *Acer rubrum*	33"	POOR, TERMINAL DIEBACK, LOWER LIMB LOSS
	8	BOXELDER / *Acer negundo*	24"	GOOD
	9	NORTHERN RED OAK / *Quercus borealis*	28"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS, POSSIBLE DISEASE OR FUNGUS
	10*	RED MAPLE / *Acer rubrum*	31"	GOOD, LOWER LIMB LOSS
	11	RED MAPLE - TWIN / *Acer rubrum*	26"	GOOD
X	12	PIN OAK / *Quercus palustris*	27"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS
X	13	PIN OAK / *Quercus palustris*	29"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS
X	14	PIN OAK / *Quercus palustris*	27"	GOOD, LOWER LIMB LOSS
X	15	TULIPTREE / *Liriodendron tulipifera*	25"	GOOD

* SPECIMEN TREE
X TREES TO BE REMOVED.
XX A VARIANCE REQUEST TO DISTURB THE CRITICAL ROOT ZONES OF TREES #1 AND #7 IS SUBMITTED WITH THIS PLAN.

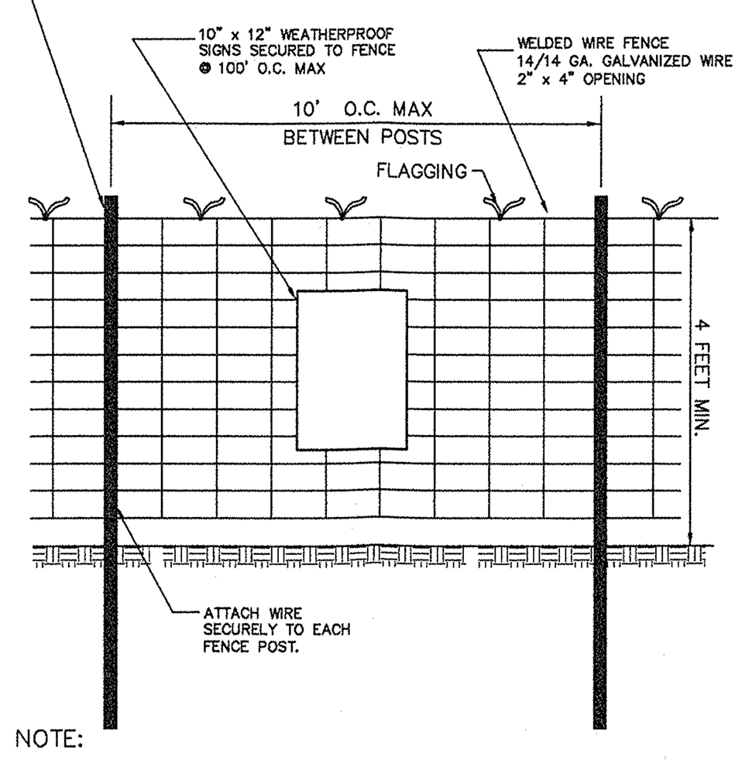
ROOT PRUNING DETAIL



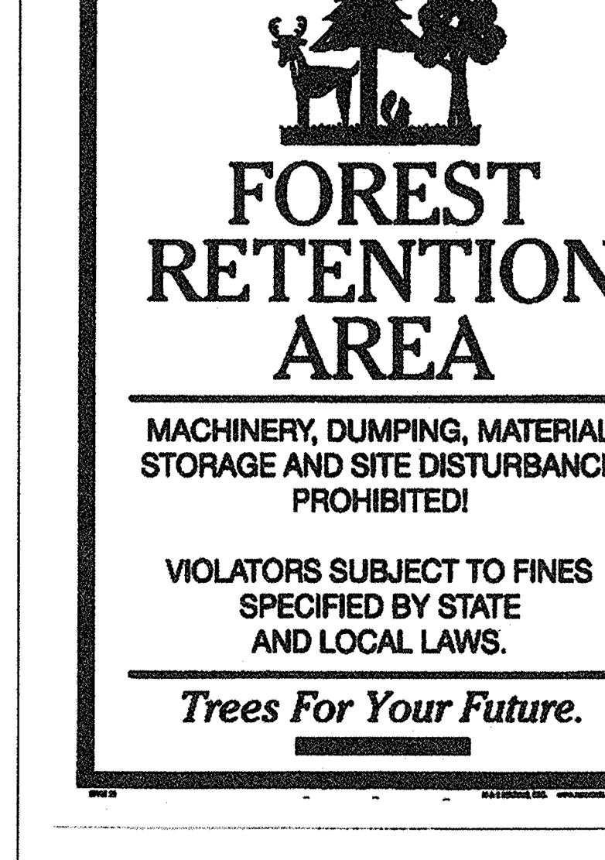
NOTE:
1. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

TREE PROTECTION FENCING

WELDED WIRE FENCE



NOTE:
1. PRACTICE MAY BE COMBINED WITH SEDIMENT CONTROL FENCING.
2. LOCATION AND LIMITS OF FENCING SHALL BE COORDINATED IN FIELD WITH ARBORIST.
3. BOUNDARIES OF PROTECTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING PROTECTIVE DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICE.
5. PROTECTIVE SIGNAGE IS REQUIRED.
6. FENCING SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.



PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE

NOTES:
ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.

ALL FASTENERS SHALL BE STAINLESS STEEL 1-½" IN LENGTH.

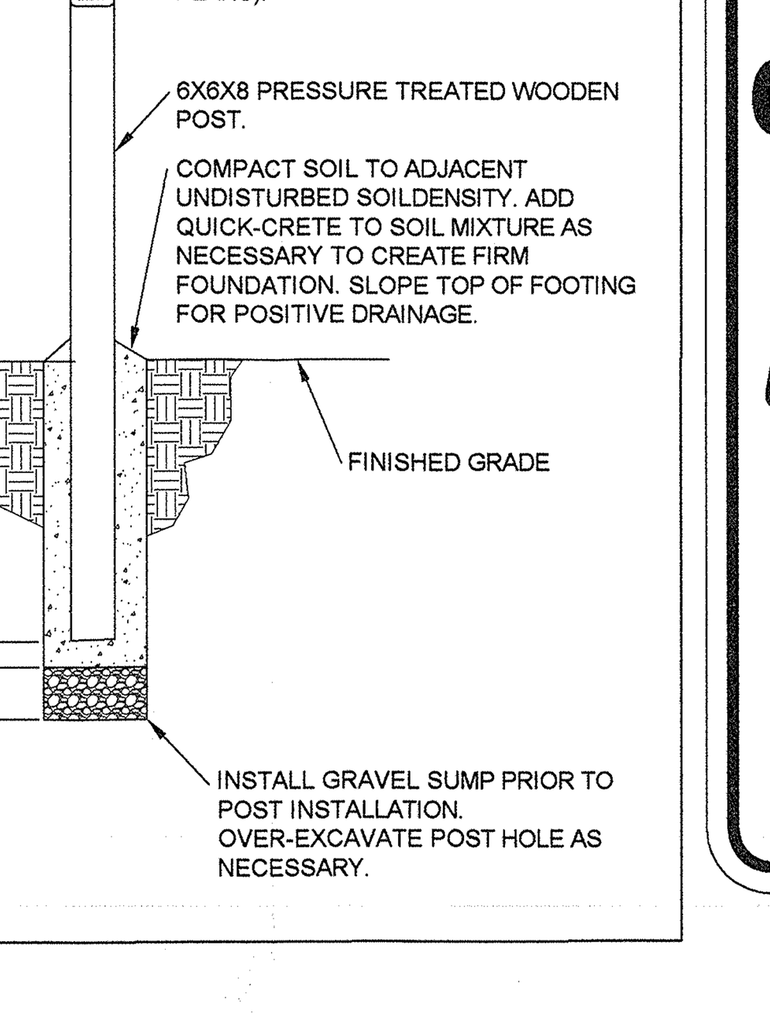
ALL POSTS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AND AT PLACES WHERE THERE IS A BEND IN THE LINE, AS SPECIFIED PER APPROVED FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTOR'S INSTRUCTIONS.

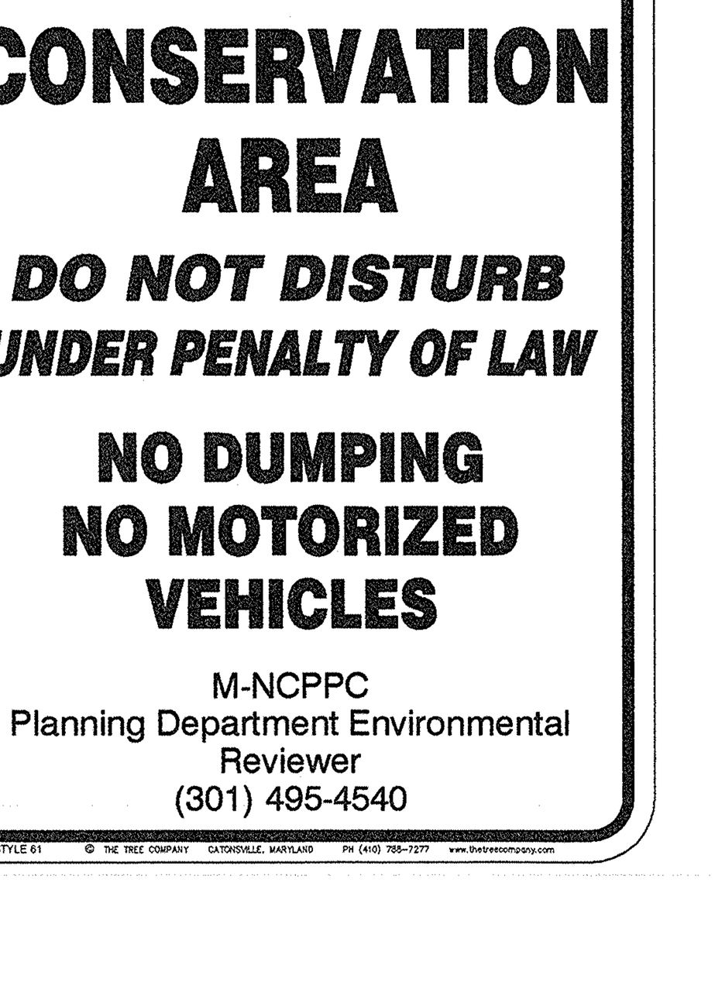
ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

SIGNS SHALL BE PROPERLY MAINTAINED.

AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR SIGNS.

SIGNS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 100' ALONG ALL L.O.D.'s AND/OR STREAM BUFFERS IN AREAS OF FOREST RETENTION.





SOILS INFORMATION

Descriptions per Montgomery County Soil Survey, websoilsurvey.nrcs.usda.gov

2B Glenelg silt loam, 3 to 8 percent slopes (Prime Agricultural soil) Well Drained; K FACTOR = 0.32

57C Chillum silt loam, 8 to 15 percent slopes Well Drained; K FACTOR = 0.43

59B Beltsville silt loam, 3 to 8 percent slopes Moderately Well Drained; K FACTOR = 0.43

NO SOILS ARE HIGHLY ERODIBLE SOIL OR HYDRIC

NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRELIMINARY FOREST CONSERVATION PLAN
submitted to meet Planning Board condition #1
CONDITIONAL APPROVAL
Plan No. MR 2009742
Signature [signature] Date 6/13/11

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN No. MR2009742 INCLUDING, FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: Montgomery County Department of General Services (Printed Company Name)

CONTACT PERSON OR OWNER: Behrooz Alemi, AIA (Printed Name)

ADDRESS: Montgomery County Department of General Services, Division of Building Design & Construction, 101 Monroe Street, 11th Floor, Rockville, MD 20850

PHONE AND EMAIL: 240.777.6123 behrooz.alemi@montgomerycountymd.gov

SIGNATURE: ____________

ARCHITECTURAL
PSA Dewberry
Mark Scott
8401 Arlington Boulevard
Fairfax, VA 22031-4666
Phone: 703-698-9076
Fax: 703-698-9049

STRUCTURAL
Dewberry & Davis LLC
Iraj Golshen
8401 Arlington Boulevard
Fairfax, VA 22031-4666
Phone: 703-849-0671
Fax: 703-849-0537

MECHANICAL, ELECTRICAL, AND PLUMBING
Mendoza, Ribas, Farinas & Associates
Jorge Ribas
6265 Executive Blvd.
Rockville, Maryland 20852
Phone: 301.468.8882
Fax: 301.770.2567

CIVIL
Dewberry & Davis LLC
Ron Mijan
203 Perry Parkway, Suite 100
Gaithersburg, MD 20877
Phone: 301.337.2863
Fax: 301.258.7607

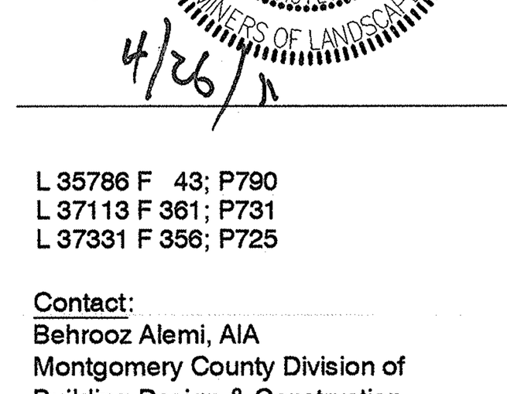
Mandatory Referral #: MR-2009742
NRI-FSD#: 4-20050860
SWM/SEC Permit#: 239311

3RD DISTRICT POLICE STATION

1002 Milestone Dr.
Silver Spring, MD 20904

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 1102, Expiration Date: 08/03/2012

SEAL



L 35786 F 43; P790
L 37113 F 361; P731
L 37331 F 356; P725

Contact:
Behrooz Alemi, AIA
Montgomery County Division of Building Design & Construction
Department of General Services
240.777.6123

SCALE

DATE	BY	DESCRIPTION
4/21/11		Permit Revisions
01/10/11		80% CD & Permit Set
10/22/10		MR Redesign for FCP
7/2/10		80% CD Submission
6/23/10		MR Revision per MNCPPC
5/10/10		MR Revision per MNCPPC
3/18/10		MR Revision per MNCPPC
2/17/10		50% CD Submission
1/29/10		MR Revision per MNCPPC
1/27/10		30% CD Submission
1/13/10		10% CD Submission
12/28/09		MR Revision per MNCPPC
10/14/09		100% DD Submission
9/27/09		80% DD Progress Set
9/18/09		Mandatory Referral Set
9/2/09		60% DD Progress Set
8/12/09		40% DD Progress Set
7/29/09		20% DD Progress Set
6/2/09		100% SD Submission
4/28/09		50% SD Submission

REVISIONS

DRAWN BY: ACO
APPROVED BY: KDM
CHECKED BY: RMM
DATE: 03/09/2011

TITLE
PRELIMINARY FOREST CONSERVATION PLAN DETAILS; PHASES 1 & 2

PROJECT NO. 50018577

LS-202

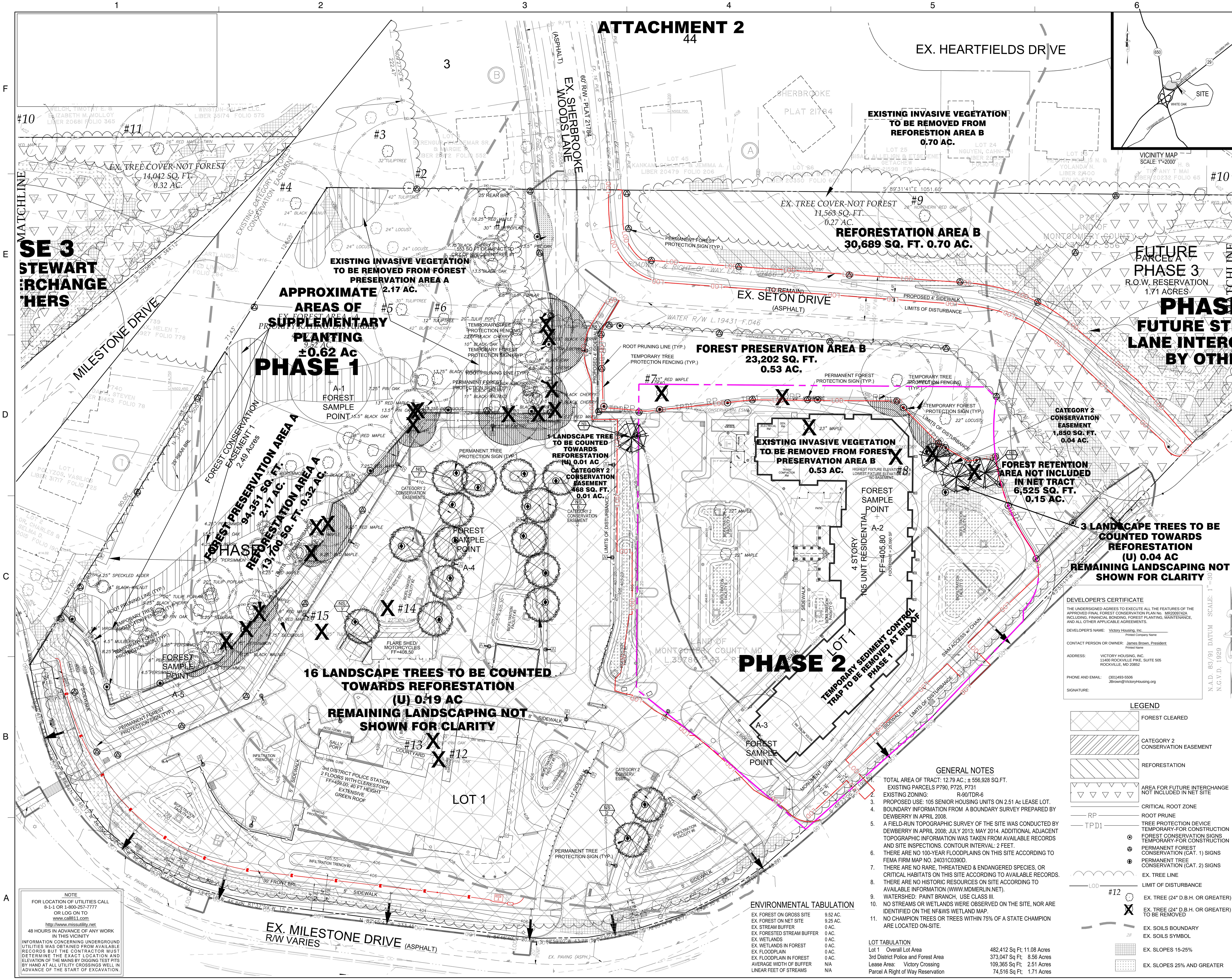
SHEET NO. OF

PERMIT SET

P:\PROJECT\2008 File\3rd-Dist Police-50018781\CAD\CIVIL\Site Plan - CD\LS201_PFCP.dwg, 4/26/2011 3:36:45 PM, kmock, \\Amistad\HP Designjet 5500 HPGL2, 1:1

ATTACHMENT 2

44



GENERAL NOTES

1. TOTAL AREA OF TRACT: 12.79 AC.; ± 556,928 SQ.FT.
   EXISTING PARCELS P790, P725, P731
2. EXISTING ZONING: R-90/TDR-6
3. PROPOSED USE: 105 SENIOR HOUSING UNITS ON 2.51 Ac LEASE LOT.
4. BOUNDARY INFORMATION FROM A BOUNDARY SURVEY PREPARED BY DEWBERRY IN APRIL 2008.
5. A FIELD-RUN TOPOGRAPHIC SURVEY OF THE SITE WAS CONDUCTED BY DEWBERRY IN APRIL 2008; JULY 2013; MAY 2014. ADDITIONAL ADJACENT TOPOGRAPHIC INFORMATION WAS TAKEN FROM AVAILABLE RECORDS AND SITE INSPECTIONS. CONTOUR INTERVAL: 2 FEET.
6. THERE ARE NO 100-YEAR FLOODPLAINS ON THIS SITE ACCORDING TO FEMA FIRM MAP NO. 24031C0390D.
7. THERE ARE NO RARE, THREATENED & ENDANGERED SPECIES, OR CRITICAL HABITATS ON THIS SITE ACCORDING TO AVAILABLE RECORDS.
8. THERE ARE NO HISTORIC RESOURCES ON SITE ACCORDING TO AVAILABLE INFORMATION (WWW.MDMERLIN.NET).
9. WATERSHED: PAINT BRANCH, USE CLASS III.
10. NO STREAMS OR WETLANDS WERE OBSERVED ON THE SITE, NOR ARE IDENTIFIED ON THE NF&WS WETLAND MAP.
11. NO CHAMPION TREES OR TREES WITHIN 75% OF A STATE CHAMPION ARE LOCATED ON-SITE.

ENVIRONMENTAL TABULATION

EX. FOREST ON GROSS SITE	9.52 AC.
EX. FOREST ON NET SITE	9.25 AC.
EX. STREAM BUFFER	0 AC.
EX. FORESTED STREAM BUFFER	0 AC.
EX. WETLANDS	0 AC.
EX. WETLANDS IN FOREST	0 AC.
EX. FLOODPLAIN	0 AC.
EX. FLOODPLAIN IN FOREST	0 AC.
AVERAGE WIDTH OF BUFFER	N/A
LINEAR FEET OF STREAMS	N/A

LOT TABULATION

Lot 1 Overall Lot Area	482,412 Sq Ft;	11.08 Acres
3rd District Police and Forest Area	373,047 Sq Ft;	8.56 Acres
Lease Area: Victory Crossing	109,365 Sq Ft;	2.51 Acres
Parcel A Right of Way Reservation	74,516 Sq Ft;	1.71 Acres

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN No. MR2009742A INCLUDING, FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: Victory Housing, Inc. (Printed Company Name)

CONTACT PERSON OR OWNER: James Brown, President (Printed Name)

ADDRESS: VICTORY HOUSING, INC. 11400 ROCKVILLE PIKE, SUITE 505 ROCKVILLE, MD 20852

PHONE AND EMAIL: (301)493-5506 JBrown@VictoryHousing.org

SIGNATURE:

LEGEND

- FOREST CLEARED
- CATEGORY 2 CONSERVATION EASEMENT
- REFORESTATION
- AREA FOR FUTURE INTERCHANGE NOT INCLUDED IN NET SITE
- CRITICAL ROOT ZONE
- RP — ROOT PRUNE
- TPD1 — TREE PROTECTION DEVICE TEMPORARY-FOR CONSTRUCTION
- FOREST CONSERVATION SIGNS TEMPORARY-FOR CONSTRUCTION
- PERMANENT FOREST CONSERVATION (CAT. 1) SIGNS
- PERMANENT TREE CONSERVATION (CAT. 2) SIGNS
- EX. TREE LINE
- LOD — LIMIT OF DISTURBANCE
- #12 EX. TREE (24" D.B.H. OR GREATER)
- EX. TREE (24" D.B.H. OR GREATER) TO BE REMOVED
- EX. SOILS BOUNDARY
- 2B EX. SOILS SYMBOL
- EX. SLOPES 15-25%
- EX. SLOPES 25% AND GREATER

NOTE

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com http://www.missutility.net

48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

ARCHITECTURAL
Grimm + Parker Architects
Logan Schutz, AIA
11720 Beltsville Drive, Ste 600
Calverton, MD 20705
Phone: 301.595.1000

CIVIL
Dewberry
Dewberry Consultants LLC
Kevin Mack, RLA
203 Perry Parkway, Suite 100
Gaithersburg, MD 20877
Phone: 301.337.2861
Fax: 301.258.7607

MECHANICAL, ELECTRICAL, AND PLUMBING
Hoffman Borowski & Assoc, LLC
Gerard Marshall
2205 York Road, Suite 200
Timonium, MD 21093
Phone: 410.505.8143

STRUCTURAL

DEVELOPER
Jeff Blackwell, VP
Victory Housing, Inc
11400 Rockville Pike, Ste 505
Rockville, MD 20852
T: 301.493.0424
F: 301.493.9788

POLICE STATION
Mandatory Referral #: MR-2009742
NRI-FSD#: 4-20050860
SWM/SEC Permit#: 239311
IFB#: 1013668

VICTORY CROSSING
Special Exception #: S-2873
Preliminary Plan #: 120140210
NRI-FSD#: 4-20050860
FFCP#: MR2009742
SWM/SEC Permit#: 255753

JO62
L 35786 F 43; P790
L 37113 F 361; P731
L 37113 F 356; P725

3rd DISTRICT POLICE STATION (VICTORY CROSSING)

1090 Milestone Dr.
Silver Spring, MD 20904
WSSC Map # 215NE01
ADC Book Map # 5287 B.3

SEAL

STATE OF MARYLAND · KEVIN DAVIS MACK · No. 1102 · REGISTERED · BOARD OF EXAMINERS OF LANDSCAPE ARCHITECTS

08/27/14

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 1102, Expiration Date: 08/03/2016

SCALE 0' 15' 30' 60'

-	-		-
	DATE	BY	DESCRIPTION

REVISIONS

DRAWN BY	KDM
APPROVED BY	KDM
CHECKED BY	JMC
DATE	08/27/2014

TITLE

REVISED PRELIMINARY FOREST CONSERVATION PLAN

PROJECT NO. 50060031

SHEET NO. 13-PFCP-MR2009742-01

LS-201

1 2 3 4 5 6

F E D C B A

FOREST CONSERVATION NOTES

Sequence of Events for Property Owners Required to Comply With Forest Conservation and/or Tree-Save Plans

Pre-Construction

1. 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, construction superintendent, 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.
2. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
   a. Root pruning
   b. Crown reduction or pruning
   c. Watering
   d. Fertilizing
   e. Vertical mulching
   f. Root aeration matting

   Measures not specified on the forest conservation plan may be required as determined by the forest conservation inspector in coordination with the arborist.
3. A Maryland-licensed tree expert or an International Society of Arboriculture-certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.
4. Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. The forest conservation inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:
   a. Chain link fence (four feet high)
   b. Super silt fence with wire strung between support poles (minimum 4 feet high) with high visibility flagging.
   c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
5. 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.
6. Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown on the approved plan.
7. 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
8. 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
9. After construction is completed, an inspection shall be requested. Corrective measures may include:
   a. Removal and replacement of dead and dying trees
   b. Pruning of dead or declining limbs
   c. Soil aeration
   d. Fertilization
   e. Watering
   f. Wound repair
   g. Clean up of retention areas
10. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the Department of Permitting Services and the forest conservation inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

AT LEAST ONE PERSON PERFORMING THE INVASIVE PLANT MANAGEMENT WORK MUST HAVE EXPERIENCE IN INVASIVE PLANT REMOVAL AND MANAGEMENT TECHNIQUES. QUALIFICATIONS OF THIS PERSON MUST BE SUBMITTED TO M-NCPPC PLANNING DEPARTMENT ENVIRONMENTAL REVIEWER FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.

Reforestation Area A Planting List

Reforestation area			0.32 Ac.			
	Trees:					
		100 2" Trees per Ac. X 60%	20			
		200 1" Trees per Ac. X 40%	26			
		Total of all Trees	46			
		Botanical Name	**Common Name**	**Size**	**Percent**	**Number**
		Acer rubrum	Red Maple	2"	15 %	5
		Quercus palustris	Pin Oak	2"	15 %	5
		Quercus coccinia	Scarlet Oak	2"	15 %	5
		Nyssa sylvatica	Black Gum	2"	15 %	5
			2" Trees to be planted:		60 %	20
		Cercis canadensis	Redbud	1"	15 %	10
		Juniperus virginiana	Eastern Red Cedar	1"	10 %	7
		Prunus serotina	Black Cherry	1"	15 %	9
			1" Trees to be planted:		40 %	26
			Total of all trees to be planted:		100 %	46
	Shrubs:					
		33 1-3 gallon containers per Ac.:	11			
		Amelanchier canadensis	Serviceberry	1-3 Gallon	33 %	4
		Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon	33 %	4
		Sassafras albidum	Sassafras	1-3 Gallon	33 %	4
			Total of all shrubs			12

Reforestation Area B Planting List

Reforestation area			0.7 Ac.			
	Trees:					
		100 2" Trees per Ac. X 60%	42			
		200 1" Trees per Ac. X 40%	56			
		Total of all Trees	98			
		Botanical Name	**Common Name**	**Size**	**Percent**	**Number**
		Acer rubrum	Red Maple	2"	15 %	11
		Quercus palustris	Pin Oak	2"	15 %	11
		Quercus coccinia	Scarlet Oak	2"	15 %	11
		Nyssa sylvatica	Black Gum	2"	15 %	11
			2" Trees to be planted:		60 %	44
		Cercis canadensis	Redbud	1"	15 %	21
		Juniperus virginiana	Eastern Red Cedar	1"	10 %	14
		Prunus serotina	Black Cherry	1"	15 %	21
			1" Trees to be planted:		40 %	56
			Total of all trees to be planted:		100 %	100
	Shrubs:					
		33 1-3 gallon containers per Ac.:	24			
		Amelanchier canadensis	Serviceberry	1-3 Gallon	33 %	8
		Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon	33 %	8
		Lindera benzoin	Spicebush	1-3 Gallon	33 %	8
			Total of all shrubs			24

FOREST CREDIT FOR LANDSCAPING (Line U = 20% of Line S Max)

KEY	Quant	Botanical Name	Common Name	Size	Root	Canopy Credit per tree	Total Credit	
NS	20	Nyssa sylvatica	Black Gum	2"-2 1/2" Cal	B&B	530 Sq Ft	10,600.00	Sq Ft
							10,600.00	Sq Ft
							0.24	Acres
						40	Sq Ft of credit not counted due to overlap of canopies	
						0.24	Acres Landscape Credit Taken	
						0.252	Acres Maximum Credit Allowed	

NOTE:
THE 20 BLACK GUM TREES SHOWN ON THIS FOREST CONSERVATION PLAN AND LABELED WITH ◆ ARE SUBJECT TO THE TERMS OF A CATEGORY II CONSERVATION EASEMENT AGREEMENT, AS SHOWN ON THIS PLAN, WHICH WILL BE RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MD PER THIS FINAL FOREST CONSERVATION PLAN.

FOREST CONSERVATION WORKSHEET
3rd District Police + Victory Crossing with Seton Dr S/W
5-Aug-02

NET TRACT AREA:

A. Total tract area ...	12.97
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	1.52
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area ....=	11.45

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 =	1.72
H. Conservation Threshold ...	20%	x F =	2.29

EXISTING FOREST COVER:

I. Existing forest cover ....=	9.37
J. Area of forest above afforestation threshold ....=	7.65
K. Area of forest above conservation threshold ....=	7.08

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	3.71
M. Clearing permitted without mitigation ....=	5.66

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ....=	6.67
O. Total area of forest to be retained ....=	2.70

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	1.67
Q. Reforestation for clearing below conservation threshold ....=	0.00
R. Credit for retention above conservation threshold ....=	0.41
S. Total reforestation required ....=	1.26
T. Total afforestation required ....=	0.00
U. Credit for landscaping (may not exceed 20% of "S") ....=(SEE CALCULATION ABOVE)	0.24
V. Total reforestation and afforestation required ....=	1.02

ON-SITE REFORESTATION PROVIDED: 1.02

DATA TABLE FOR GROSS SITE

P790;P725;P731(PARCELS ONLY)

AREA OF EXISTING WETLANDS	0.00 AC.
AREA OF EXISTING 100 YEAR FLOODPLAIN	0.00 AC.
AREA OF EXISTING STREAM BUFFER INCLUDING ENVIRONMENTAL BUFFER	0.00 AC.
AREA OF EXISTING FOREST WITHIN FLOODPLAIN	0.00 AC.
AREA OF EXISTING FOREST WITHIN STREAM BUFFER	0.00 AC.
AREA OF EXISTING FOREST WITHIN ENV. BUFFER	0.00 AC.
AREA OF EXISTING WETLANDS WITHIN FOREST	0.00 AC.
AREA OF FOREST ON GROSS SITE	9.52 AC.
AREA OF FOREST ON NET SITE	9.25 AC.
AVERAGE WIDTH OF ENVIRONMENTAL BUFFER	0.00 FT.
LINEAR EXTENT OF STREAM	0 FT.

NET LOT AREA CALCULATION

GROSS TRACT AREA (SITE):	556,928 SF; 12.79 Acres
OFF-SITE DISTURBANCES IN MILESTONE DRIVE R.O.W.	7,574 SF; 0.17 Acres
OFF-SITE DISTURBANCES IN SHERBROOKE WOODS LANE R.O.W.:	473 SF; 0.01 Acres
TOTAL GROSS SITE AREA:	**564,975 SF; 12.97 Acres**

SUBTRACTIONS FOR NET SITE AREA:
PARCEL C; FUTURE STEWART LANE INTERCHANGE (74,516 SF) MINUS DISTURBANCE FOR UTILITIES, SIDEWALK AND SEDIMENT CONTROL (8,673 SF): 66,405 SF; 1.52 Acres
TOTAL NET SITE AREA: 498,570 SF; 11.45 Acres

EXISTING FOREST AREA CALCULATION

EXISTING FOREST ON SITE:	414,772 SF; 9.52 Acres
EXISTING FOREST IN OFF-SITE DISTURBANCE:	0 SF; 0.00 Acres
EXISTING FOREST UNDISTURBED & NOT INCLUDED IN NET SITE (PART OF FUTURE STEWART LANE INTERCHANGE):	6,525 SF; 0.15 Acres
TOTAL NET EXISTING FOREST:	**408,247 SF; 9.37 Acres**

FOREST RETENTION CALCULATION

PRESERVATION AREA A:	94,351 SF; 2.17 Acres
PRESERVATION AREA B:	23,202 SF; 0.53 Acres
TOTAL PRESERVATION ON-SITE:	**117,553 SF; 2.70 Acres**

REFORESTATION CALCULATION

REFORESTATION AREA A:	13,700 SF; 0.32 Acres
REFORESTATION AREA B:	30,689 SF; 0.70 Acres
TOTAL REFORESTATION ON-SITE:	**44,389 SF; 1.02 Acres**

FOREST CONSERVATION ON-SITE

TOTAL FOREST PRESERVATION ON-SITE:	117,553 SF; 2.70 Acres
TOTAL REFORESTATION ON-SITE:	44,389 SF; 1.02 Acres
TOTAL LANDSCAPING CREDIT:	10,600 SF; 0.24 Acres
TOTAL CONSERVATION ON-SITE:	**172,550 SF; 3.96 Acres**

TEMPORARY FOREST RETENTION ON PHASE 3;
LOCATED IN FUTURE RIGHT OF WAY AND NOT INCLUDED IN NET SITE OR FOREST PRESERVATION TOTAL

RETENTION AREA (PHASE 3):	6,534 SF; 0.15 Acres
TOTAL TEMPORARY RETENTION ON PHASE 3:	**6,534; 0.15 Acres**

NOTE
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Grimm + Parker Architects
Logan Schutz, AIA
11720 Beltsville Drive, Ste 600
Calverton, MD 20705
Phone: 301.595.1000

CIVIL
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Dewberry Consultants LLC
Kevin Mack, RLA
203 Perry Parkway, Suite 100
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POLICE STATION
Mandatory Referral #: MR-2009742
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IFB#: 1013668

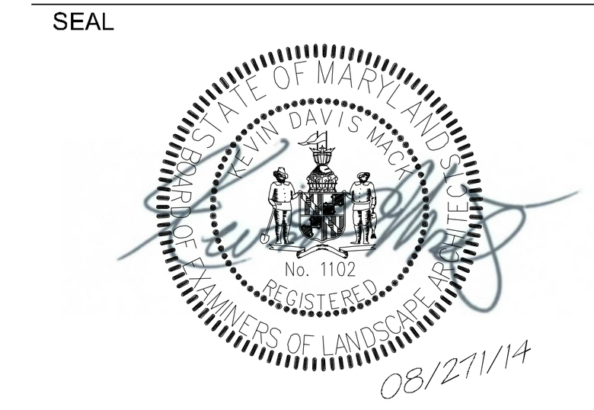
VICTORY CROSSING
Special Exception #: S-2873
Preliminary Plan #: 120140210
NRI-FSD#: 4-20050860
FFCP#: MR2009742
SWM/SEC Permit#: 255753

JQ62
L 35786 F 43; P790
L 37113 F 361; P731
L 37113 F 356; P725

3rd DISTRICT POLICE STATION (VICTORY CROSSING)

1090 Milestone Dr.
Silver Spring, MD 20904
WSSC Map # 215NE01
ADC Book Map # 5287 B.3

SEAL



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 1102 , Expiration Date: 08/03/2016

SCALE

REFORESTATION INSPECTION AND PLANTING NARRATIVE

1. REFORESTATION INSPECTION SCHEDULE

THERE SHALL BE FIVE INSPECTIONS FOR FOREST CONSERVATION.

A. THE FIRST INSPECTION SHALL OCCUR AFTER FLAGGING/STAKING OF THE L.O.D. AND/OR STREAM BUFFERS, AND PRIOR TO ANY CLEARING, GRADING OR SEDIMENT CONTROL MEASURES. THIS INSPECTION IS TO ADDRESS THE ISSUES OF TREE PROTECTION AND SEDIMENT CONTROL. THE DEVELOPER AND REPRESENTATIVES FROM NCPPC AND MCDPS WILL MEET TO WALK THE PROPOSED LIMITS OF DISTURBANCE AND DETERMINE THE FINAL LOCATIONS OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES.

B. THE SECOND INSPECTION SHALL OCCUR AFTER PLACEMENT OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES, AND PRIOR TO CLEARING AND GRADING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF PROTECTIVE MEASURES. NOTE:

C. THE THIRD INSPECTION SHALL OCCUR PRIOR TO PLANTING IN REFORESTATION AREAS. THIS PRE-PLANTING INSPECTION IS TO MAKE FINAL DECISIONS REGARDING THE BEST IMPLEMENTATION OF THE PLANTING PLAN, INCLUDING, BUT NOT LIMITED TO, THE FINAL PLACEMENT AND SELECTION OF PLANT SPECIES, DETERMINATION OF THE REGENERATION POTENTIAL OF EXISTING PLANTS TO REMAIN, AND A DETERMINATION OF THE BEST EDGE PLANTING TREATMENT. THE PURCHASE AND DELIVERY OF PLANT MATERIALS SHOULD NOT BE MADE UNTIL AFTER THIS INSPECTION SINCE A DETERMINATION MAY BE MADE IN THE FIELD TO ALTER THE CHOICE OF PLANT MATERIAL.

D. THE FOURTH INSPECTION SHALL OCCUR IMMEDIATELY FOLLOWING THE COMPLETION OF THE REFORESTATION PLANTING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF THE PLANTING.

E. THE FIFTH AND FINAL INSPECTION SHALL OCCUR AT THE COMPLETION OF THE TWO-YEAR MAINTENANCE PROGRAM. THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE SUCCESS AND ADEQUACY OF THE MAINTENANCE PROGRAM (AND DEER MANAGEMENT PROGRAM). A FINAL DETERMINATION WILL BE MADE AT THIS TIME AS TO WHETHER ADDITIONAL PLANTINGS AND A FURTHER MAINTENANCE PROGRAM ARE NECESSARY.

2. PRE-PLANTING CONSIDERATIONS

A. IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE GROUNDCOVER SPECIES, MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING BUT NOT LIMITED TO, MULCHING AROUND THE REFORESTATION PLANTINGS, AND FABRIC COVERINGS. THE USE OF CHEMICAL WEED CONTROLS WILL BE LIMITED TO EXTREME CASES AND, AND ONLY WITH PRIOR WRITTEN APPROVAL BY MNCPPC STAFF.

B. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.

C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS. NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE PREFERRED.

D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.

3. PLANT MATERIAL STORAGE

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

4. ON-SITE INSPECTION

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

5. PLANTING SPECIFICATIONS

A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSENED FROM THE SOILS. IF THE ROOTS ENCIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.

B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED, AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.

C. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD, AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.

D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE.

6. POST-PLANTING CONSIDERATIONS

A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.

B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.

C. IN AREAS WHERE A SIGNIFICANT RISK OF DAMAGE BY DEER IS ANTICIPATED, A DEER MANAGEMENT PROGRAM MUST BE REVIEWED AND APPROVED BY M-NCPPC. ANY SUBSTANTIAL DAMAGE OR DESTRUCTION RESULTING FROM A FAILURE TO COMPLY WITH THE APPROVED DEER MANAGEMENT PROGRAM MUST BE REPAIRED BEFORE REFORESTATION BONDS WILL BE RELEASED.

D SURVIVAL RATE OF REFORESTATION MATERIAL TO BE 75% AT THE END OF THE SECOND GROWING SEASON.

FOREST CONSERVATION FIELD INSPECTIONS

INSPECTIONS

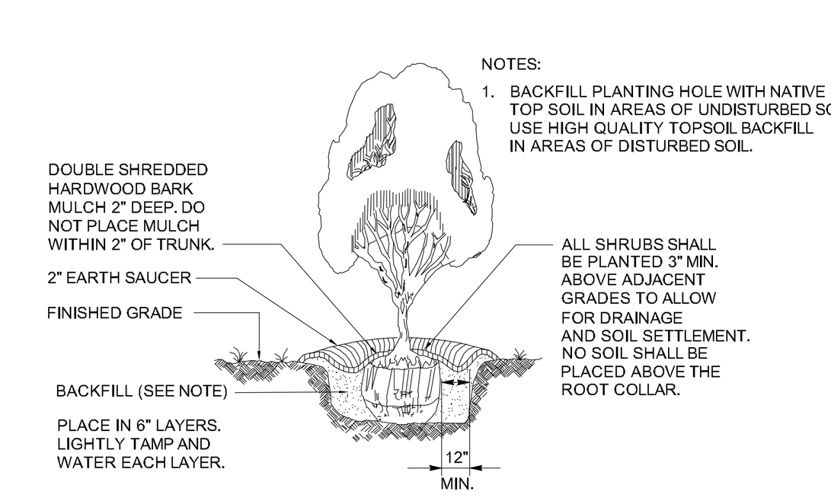
All field inspections must be requested by the applicant. Inspections must be conducted as follows:

Tree Save Plans and Forest Conservation Plans without Planting Requirements

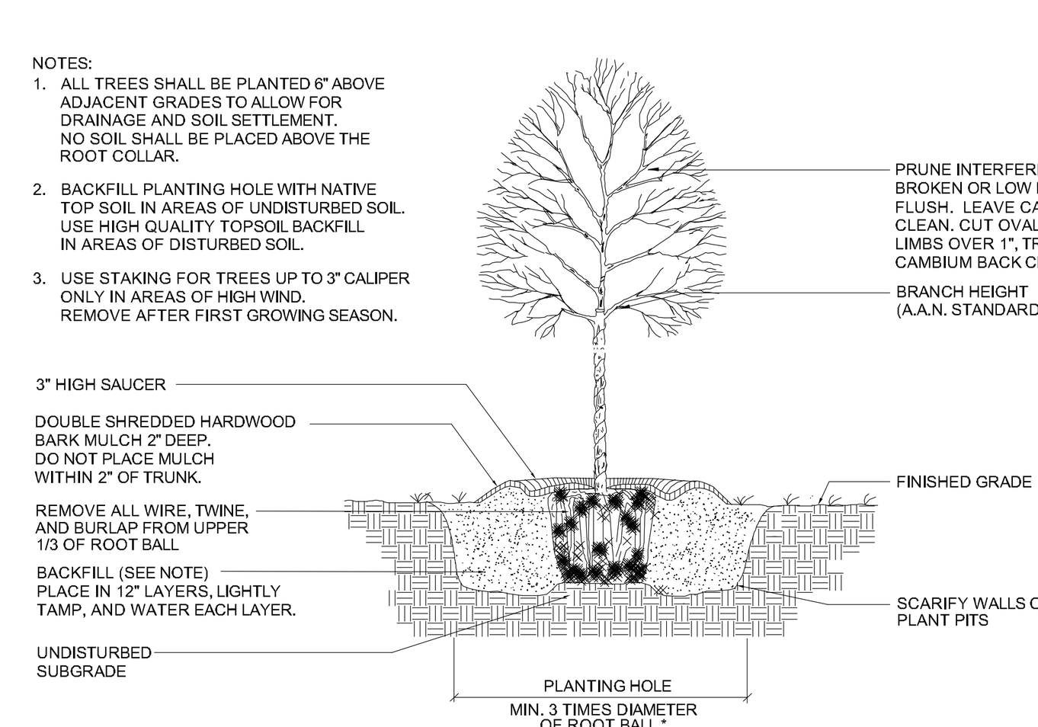
1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins
2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin.
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

Additional Requirements for Plans with Planting Requirements

4. Before the start of any required reforestation and afforestation planting
5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

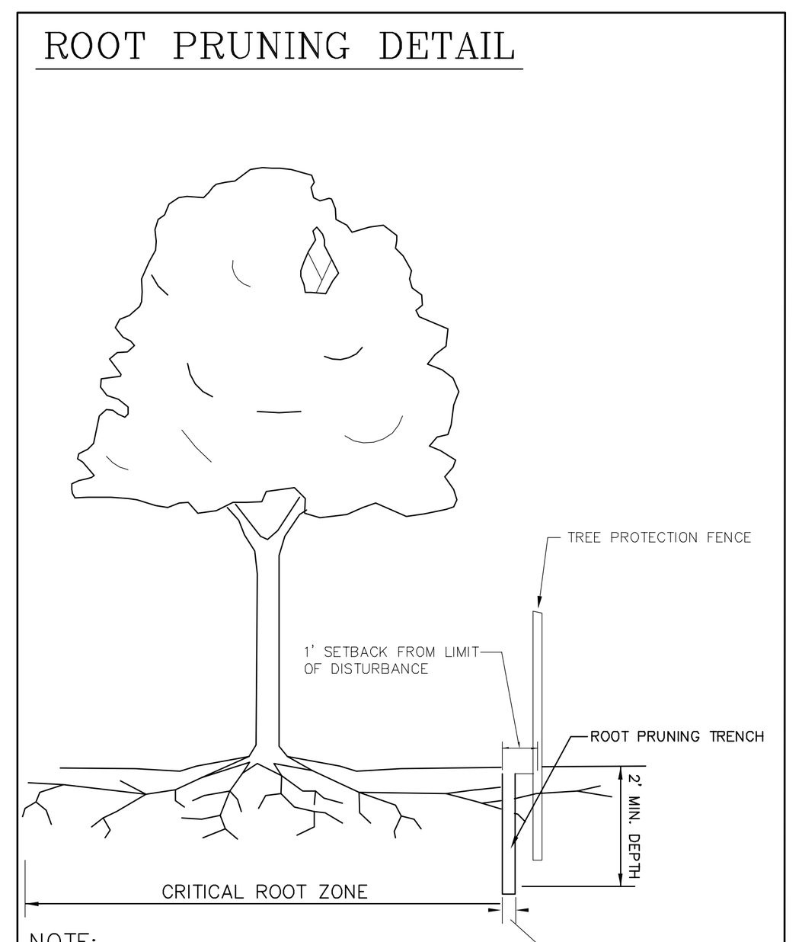


TYPICAL SHRUB PLANTING DETAIL - REFORESTATION
(NOT TO SCALE)

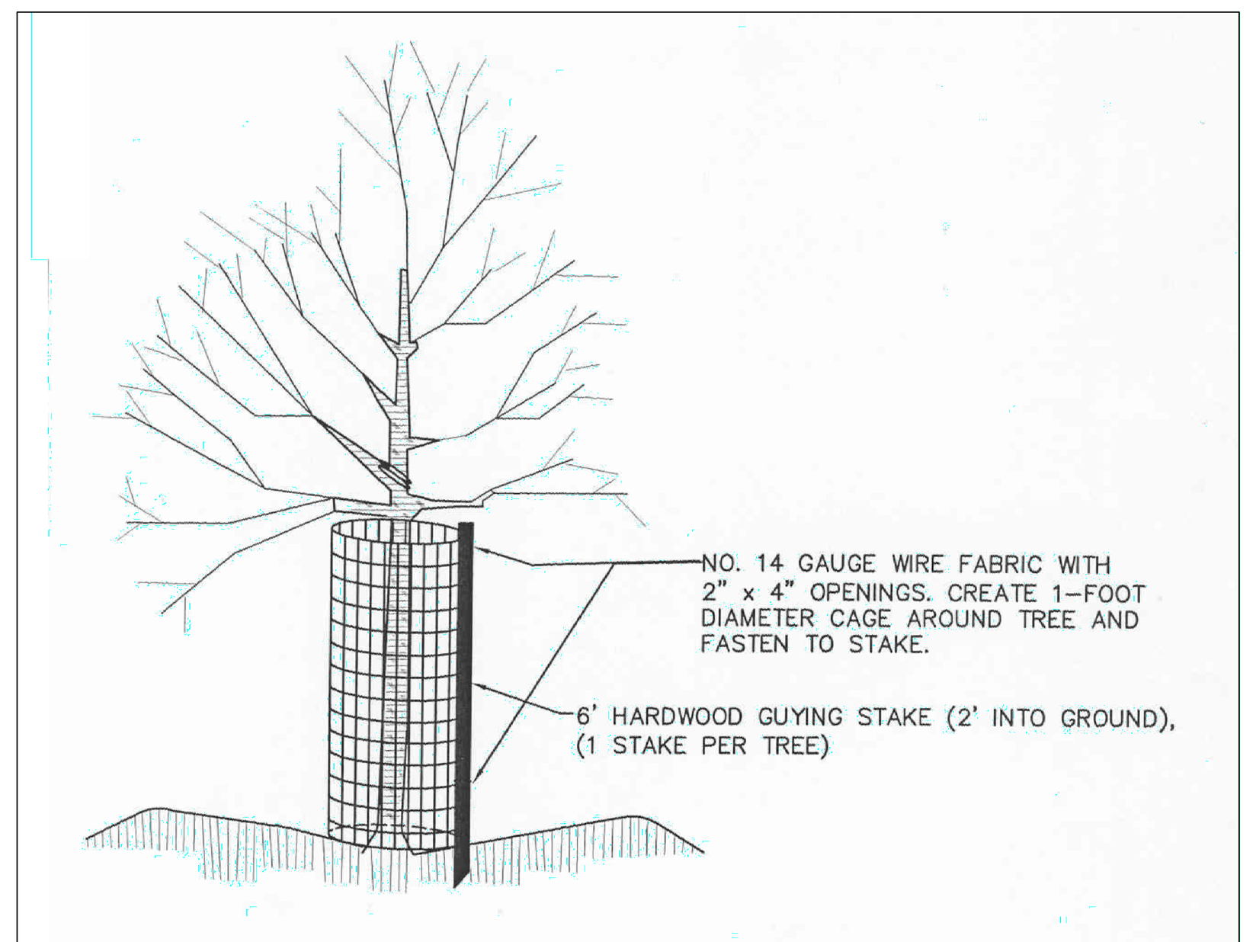


TYPICAL TREE PLANTING DETAIL - REFORESTATION
(NOT TO SCALE)

ROOT PRUNING DETAIL



NOTE:
1. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

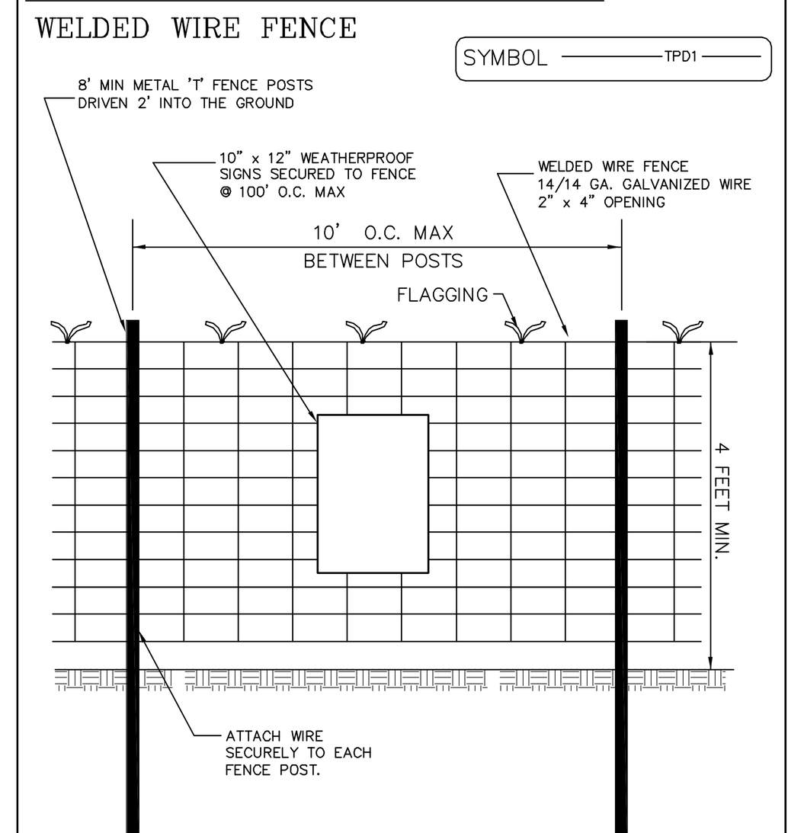


NOTES:
1. HEIGHT OF CAGE SHALL BE 4-FEET (MIN.)
2. CAGE SHALL BE FASTENED TO STAKE WITH TWO (MIN.) 11-INCH RELEASABLE CABLE TIES (ONE AT TOP AND ONE 6" (MIN.) ABOVE THE GROUND.
3. DO NOT DAMAGE TREE DURING INSTALLATION.
4. SUBSTITUTIONS MUST BE APPROVED BY MNCPPC INSPECTOR
5. CAGES TO BE REMOVED AT DIRECTION OF MNCPPC INSPECTOR

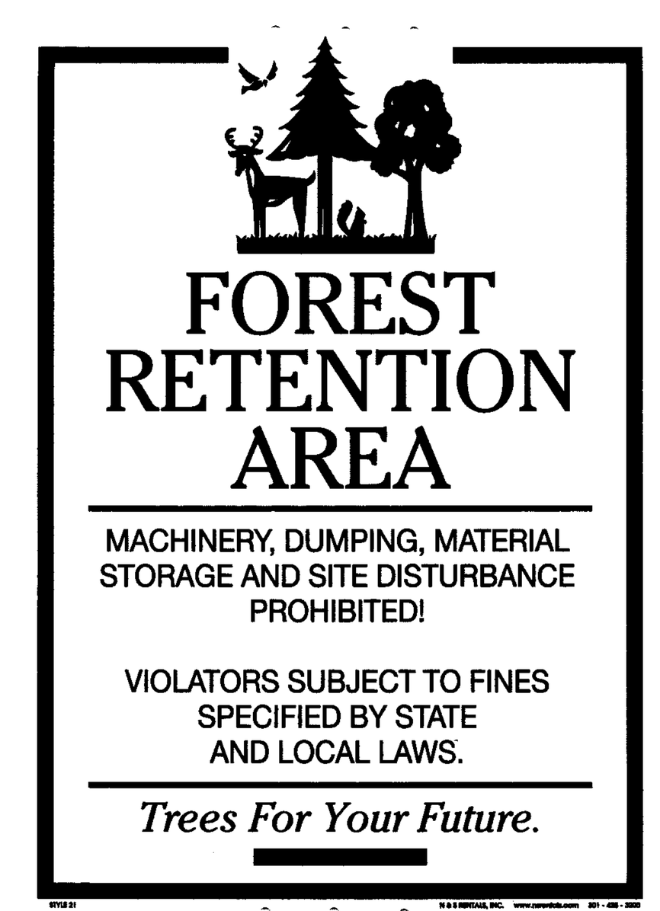
TREE SHELTER

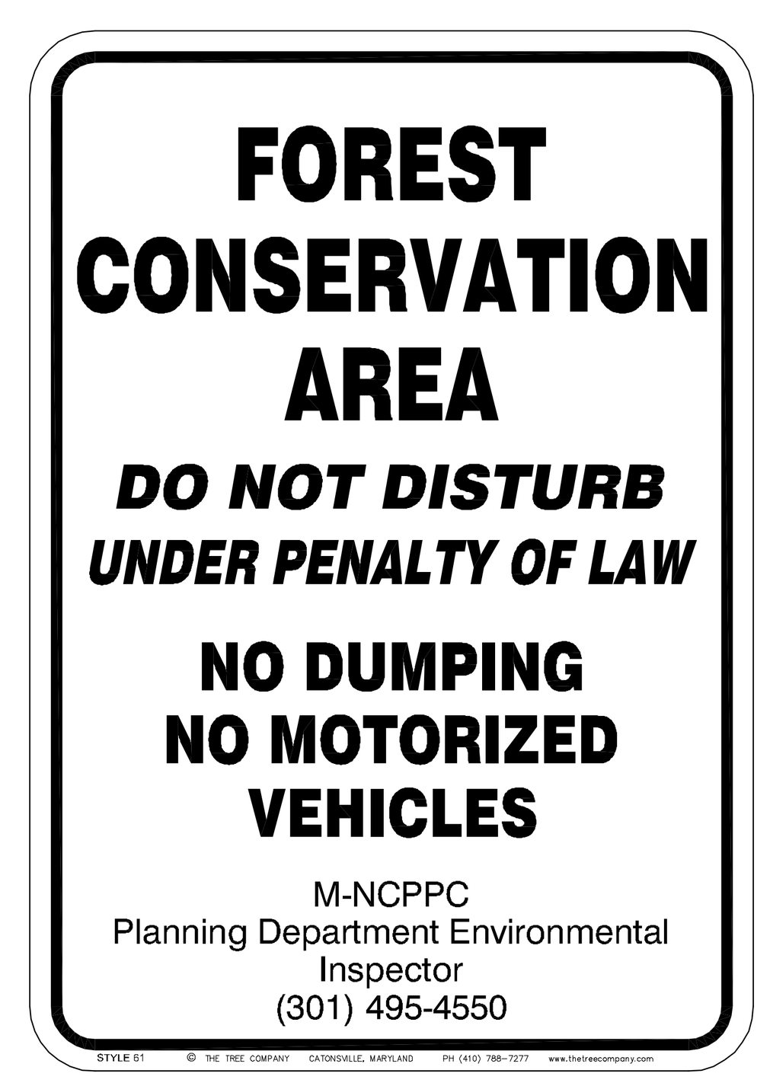
TREE PROTECTION FENCING

WELDED WIRE FENCE



NOTE:
1. PRACTICE MAY BE COMBINED WITH SEDIMENT CONTROL FENCING.
2. LOCATION AND LIMITS OF FENCING SHALL BE COORDINATED IN FIELD WITH ARBORIST.
3. BOUNDARIES OF PROTECTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING PROTECTIVE DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICE.
5. PROTECTIVE SIGNAGE IS REQUIRED.
6. FENCING SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.





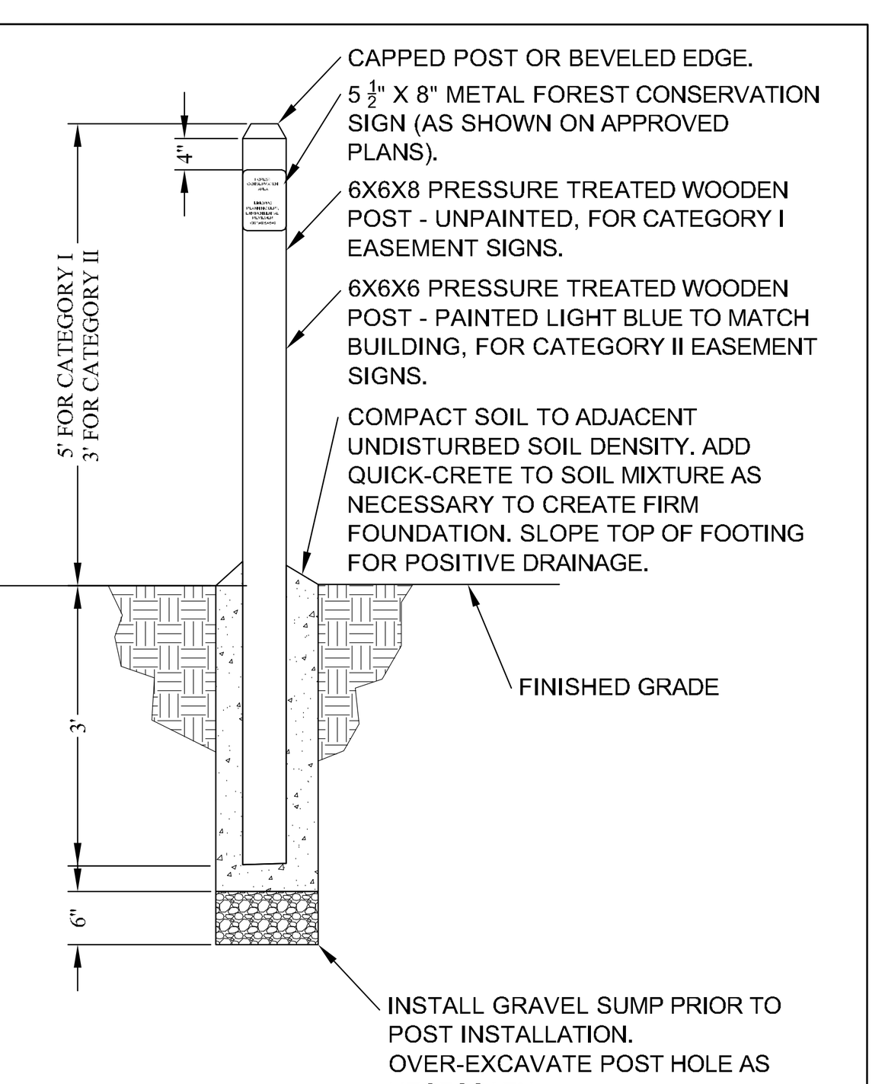
CATEGORY I CONSERVATION FOREST AREAS

TREES WITH DBH's OF 24" OR GREATER

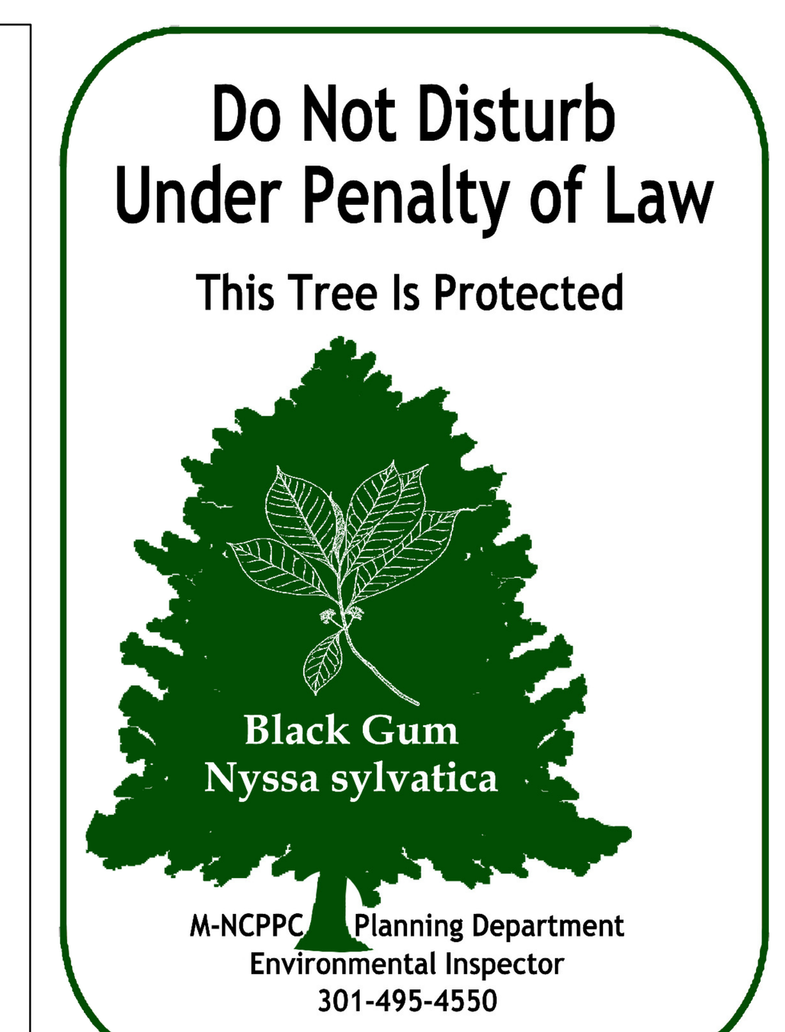
TREES TO BE DISTURBED	#	COMMON NAME / SCIENTIFIC NAME	TRUNK Ø (D.B.H.)	CONDITION
XX	1*	TULIPTREE / *Liriodendron tulipifera*	30"	GOOD
	2*	TULIPTREE / *Liriodendron tulipifera*	42"	POOR, LARGE FISSURE
	3*	TULIPTREE / *Liriodendron tulipifera*	32"	GOOD, LOWER LIMB LOSS
	4	BLACK WALNUT / *Juglans nigra*	±24"	POOR, SIGNIFICANT LIMB LOSS, DIFFICULT TO MEASURE DUE TO THICK BRAMBLES
	5*	TULIPTREE / *Liriodendron tulipifera*	30"	GOOD
	6*	BLACK CHERRY / *Prunus serotina*	42"	GOOD
X	7*	RED MAPLE / *Acer rubrum*	33"	DEAD
X	8	BOXELDER / *Acer negundo*	24"	GOOD
	9	NORTHERN RED OAK / *Quercus borealis*	28"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS, POSSIBLE DISEASE OR FUNGUS
	10*	RED MAPLE / *Acer rubrum*	31"	GOOD, LOWER LIMB LOSS
	11	RED MAPLE - TWIN / *Acer rubrum*	26"	GOOD
X	12	PIN OAK / *Quercus palustris*	27"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS
X	13	PIN OAK / *Quercus palustris*	29"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS
X	14	PIN OAK / *Quercus palustris*	27"	GOOD, LOWER LIMB LOSS
X	15	TULIPTREE / *Liriodendron tulipifera*	25"	GOOD

* SPECIMEN TREE
X TREES TO BE REMOVED.
XX A VARIANCE REQUEST TO DISTURB THE CRITICAL ROOT ZONES OF TREES #1 AND #7 IS SUBMITTED WITH THIS PLAN.

PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE



NOTES:
ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.
ALL FASTENERS SHALL BE STAINLESS STEEL 1-1/2" IN LENGTH.
ALL POSTS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AND AT PLACES WHERE THERE IS A BEND IN THE LINE, AS SPECIFIED PER APPROVED FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTOR'S INSTRUCTIONS.
ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
SIGNS SHALL BE PROPERLY MAINTAINED.
AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR SIGNS.
SIGNS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 100' ALONG ALL L.O.D.'s AND/OR STREAM BUFFERS IN AREAS OF FOREST RETENTION.



CATEGORY II CONSERVATION LANDSCAPE TREES

SOILS INFORMATION

Descriptions per Montgomery County Soil Survey, websoilsurvey.nrcs.usda.gov

2B Glenelg silt loam, 3 to 8 percent slopes (Prime Agricultural soil) Well Drained; K FACTOR = 0.32

57C Chillum silt loam, 8 to 15 percent slopes Well Drained; K FACTOR = 0.43

59B Beltsville silt loam, 3 to 8 percent slopes Moderately Well Drained; K FACTOR = 0.43

NO SOILS ARE HIGHLY ERODIBLE SOIL OR HYDRIC

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN No. MR2009742A INCLUDING, FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: Victory Housing, Inc. (Printed Company Name)

CONTACT PERSON OR OWNER: James Brown, President (Printed Name)

ADDRESS: VICTORY HOUSING, INC. 11400 ROCKVILLE PIKE, SUITE 505 ROCKVILLE, MD 20852

PHONE AND EMAIL: (301)493-5506 JBrown@VictoryHousing.org

SIGNATURE:

	DATE	BY	DESCRIPTION
-	-		-

REVISIONS

DRAWN BY	KDM
APPROVED BY	KDM
CHECKED BY	JMC
DATE	08/27/2014

TITLE
REVISED PRELIMINARY FOREST CONSERVATION PLAN DETAILS;

PROJECT NO. 50060031
SHEET NO. 13-PFCP-MR2009742-02

LS-202

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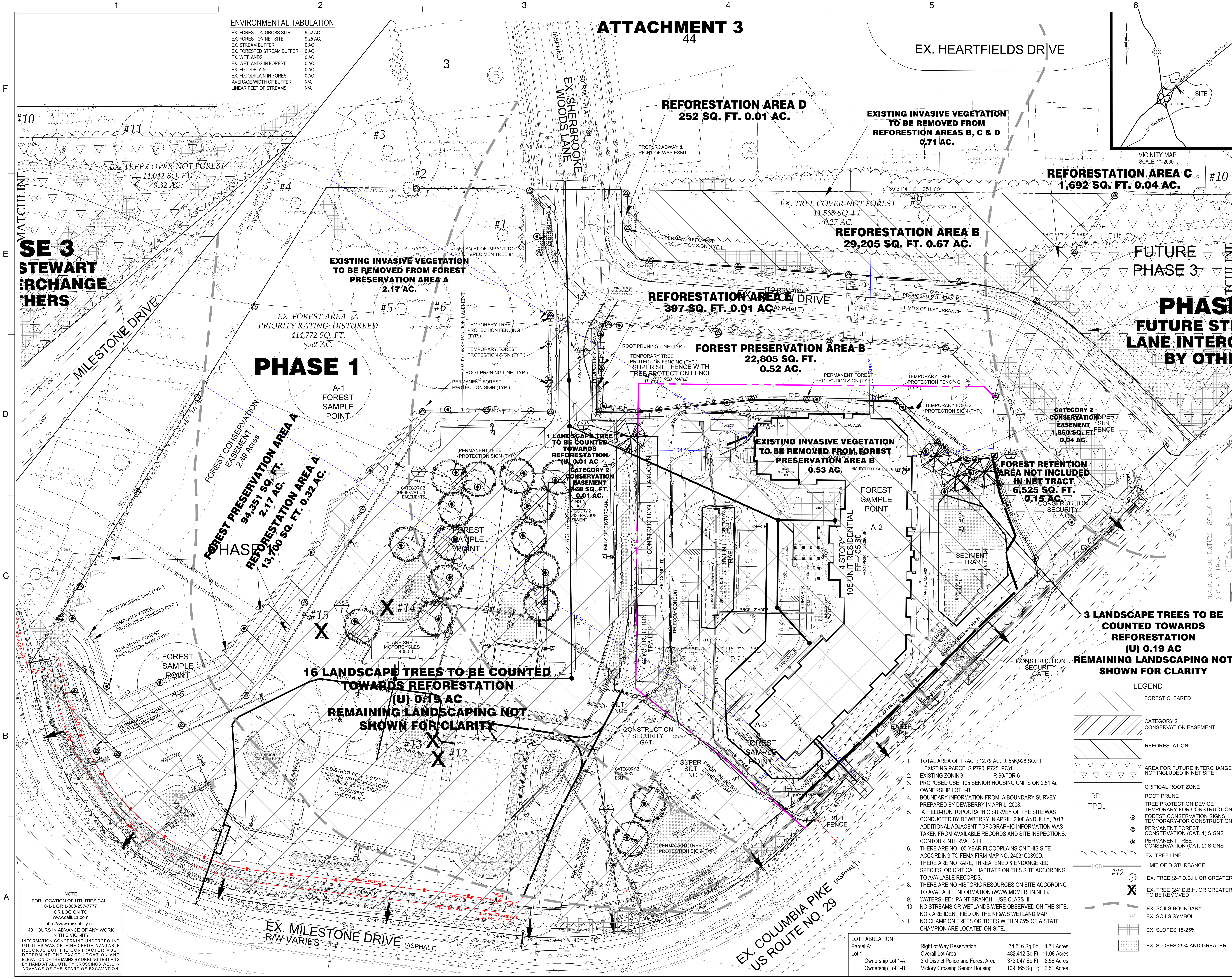
ATTACHMENT 3

44



ENVIRONMENTAL TABULATION

EX. FOREST ON GROSS SITE	9.52 AC.
EX. FOREST ON NET SITE	9.25 AC.
EX. STREAM BUFFER	0 AC.
EX. FORESTED STREAM BUFFER	0 AC.
EX. WETLANDS	0 AC.
EX. WETLANDS IN FOREST	0 AC.
EX. FLOODPLAIN	0 AC.
EX. FLOODPLAIN IN FOREST	0 AC.
AVERAGE WIDTH OF BUFFER	N/A
LINEAR FEET OF STREAMS	N/A

NOTE

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com http://www.missutility.net

48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

1. TOTAL AREA OF TRACT: 12.79 AC.; ± 556,928 SQ.FT. EXISTING PARCELS P790, P725, P731
2. EXISTING ZONING: R-90/TDR-6
3. PROPOSED USE: 105 SENIOR HOUSING UNITS ON 2.51 Ac OWNERSHIP LOT 1-B.
4. BOUNDARY INFORMATION FROM A BOUNDARY SURVEY PREPARED BY DEWBERRY IN APRIL, 2008.
5. A FIELD-RUN TOPOGRAPHIC SURVEY OF THE SITE WAS CONDUCTED BY DEWBERRY IN APRIL, 2008 AND JULY, 2013. ADDITIONAL ADJACENT TOPOGRAPHIC INFORMATION WAS TAKEN FROM AVAILABLE RECORDS AND SITE INSPECTIONS. CONTOUR INTERVAL: 2 FEET.
6. THERE ARE NO 100-YEAR FLOODPLAINS ON THIS SITE ACCORDING TO FEMA FIRM MAP NO. 24031C0390D.
7. THERE ARE NO RARE, THREATENED & ENDANGERED SPECIES, OR CRITICAL HABITATS ON THIS SITE ACCORDING TO AVAILABLE RECORDS.
8. THERE ARE NO HISTORIC RESOURCES ON SITE ACCORDING TO AVAILABLE INFORMATION (WWW.MDMERLIN.NET).
9. WATERSHED: PAINT BRANCH, USE CLASS III.
10. NO STREAMS OR WETLANDS WERE OBSERVED ON THE SITE, NOR ARE IDENTIFIED ON THE NF&WS WETLAND MAP.
11. NO CHAMPION TREES OR TREES WITHIN 75% OF A STATE CHAMPION ARE LOCATED ON-SITE.

LOT TABULATION

Parcel A:	Right of Way Reservation	74,516 Sq Ft;	1.71 Acres
Lot 1:	Overall Lot Area	482,412 Sq Ft;	11.08 Acres
Ownership Lot 1-A:	3rd District Police and Forest Area	373,047 Sq Ft;	8.56 Acres
Ownership Lot 1-B:	Victory Crossing Senior Housing	109,365 Sq Ft;	2.51 Acres

LEGEND

▨	FOREST CLEARED
▨	CATEGORY 2 CONSERVATION EASEMENT
▨	REFORESTATION
▽	AREA FOR FUTURE INTERCHANGE NOT INCLUDED IN NET SITE
——	CRITICAL ROOT ZONE
— RP —	ROOT PRUNE
— TPD1 —	TREE PROTECTION DEVICE TEMPORARY-FOR CONSTRUCTION
⊙	FOREST CONSERVATION SIGNS TEMPORARY-FOR CONSTRUCTION
⊙	PERMANENT FOREST CONSERVATION (CAT. 1) SIGNS
●	PERMANENT TREE CONSERVATION (CAT. 2) SIGNS
⌒⌒⌒	EX. TREE LINE
— LOD —	LIMIT OF DISTURBANCE
#12	EX. TREE (24" D.B.H. OR GREATER)
X	EX. TREE (24" D.B.H. OR GREATER) TO BE REMOVED
— —	EX. SOILS BOUNDARY
2B	EX. SOILS SYMBOL
▦	EX. SLOPES 15-25%
▨	EX. SLOPES 25% AND GREATER

ARCHITECTURAL
Grimm + Parker Architects
Logan Schutz, AIA
11720 Beltsville Drive, Ste 600
Calverton, MD 20705
Phone: 301.595.1000

CIVIL
Dewberry
Dewberry Consultants LLC
Kevin Mack, RLA
203 Perry Parkway, Suite 100
Gaithersburg, MD 20877
Phone: 301.337.2861
Fax: 301.258.7607

MECHANICAL, ELECTRICAL, AND PLUMBING
Hoffman Borowski & Assoc, LLC
Gerard Marshall
2205 York Road, Suite 200
Timonium, MD 21093
Phone: 410.505.8143

STRUCTURAL

DEVELOPER
Jeff Blackwell, VP
Victory Housing, Inc
11400 Rockville Pike, Ste 505
Rockville, MD 20852
T: 301.493.0424
F: 301.493.9788

POLICE STATION
Mandatory Referral #: MR-2009742
NRI-FSD #: 4-20050860
SWM/SEC Permit #: 239311
IFB #: 1013668

VICTORY CROSSING
Special Exception #: S-2873
Preliminary Plan #: 120140210
NRI-FSD #: 4-20050860
FFCP #: MR2009742
SWM/SEC Permit #: 255753

JQ62
L 35786 F 43; P790
L 37113 F 361; P731
L 37113 F 356; P725

VICTORY CROSSING

1090 Milestone Dr.
Silver Spring, MD 20904
WSSC Map # 215NE01
ADC Book Map # 5287 B.3

SEAL

STATE OF MARYLAND — KEVIN DAVIS MACK — No. 1102 — REGISTERED — BOARD OF EXAMINERS OF LANDSCAPE ARCHITECTS
11/04/14

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 1102, Expiration Date: 08/03/2016

SCALE 0' 15' 30' 60'

SCALE

-	-		-
	DATE	BY	DESCRIPTION

REVISIONS

DRAWN BY KDM
APPROVED BY KDM
CHECKED BY JMC
DATE 11/04/2014

TITLE
REVISED FINAL FOREST CONSERVATION PLAN

PROJECT NO. 50060031
SHEET NO. 13-FFCP-MR2009742-01

LS-301

REFORESTATION AREAS FOR PHASE 1

Reforestation Area A Planting List

Reforestation area 0.32 Ac.

Trees:	100 2" Trees per Ac. X 60%	20			
	200 1" Trees per Ac. X 40%	26			
	Total of all Trees	46			
	Botanical Name	**Common Name**	**Size**	**Percent**	**Number**
	Acer rubrum	Red Maple	2"	15 %	5
	Quercus palustris	Pin Oak	2"	15 %	5
	Quercus coccinia	Scarlet Oak	2"	15 %	5
	Nyssa sylvatica	Black Gum	2"	15 %	5
		2" Trees to be planted:		60 %	20
	Cercis canadensis	Redbud	1"	15 %	10
	Juniperus virginiana	Eastern Red Cedar	1"	10 %	7
	Prunus serotina	Black Cherry	1"	15 %	9
		1" Trees to be planted:		40 %	26
		Total of all trees to be planted:		100 %	46
Shrubs:	33 1-3 gallon containers per Ac.:	11			
	Amelanchier canadensis	Serviceberry	1-3 Gallon	33 %	4
	Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon	33 %	4
	Sassafras albidum	Sassafras	1-3 Gallon	33 %	4
		Total of all shrubs			12

Reforestation Area B Planting List

Reforestation area 0.67 Ac.

Trees:	100 2" Trees per Ac. X 60%	41			
	200 1" Trees per Ac. X 40%	54			
	Total of all Trees	95			
	Botanical Name	**Common Name**	**Size**	**Percent**	**Number**
	Acer rubrum	Red Maple	2"	15 %	11
	Quercus palustris	Pin Oak	2"	15 %	10
	Quercus coccinia	Scarlet Oak	2"	15 %	10
	Nyssa sylvatica	Black Gum	2"	15 %	10
		2" Trees to be planted:		60 %	41
	Cercis canadensis	Redbud	1"	15 %	20
	Juniperus virginiana	Eastern Red Cedar	1"	10 %	14
	Prunus serotina	Black Cherry	1"	15 %	20
		1" Trees to be planted:		40 %	54
		Total of all trees to be planted:		100 %	95
Shrubs:	33 1-3 gallon containers per Ac.:	23			
	Amelanchier canadensis	Serviceberry	1-3 Gallon	33 %	8
	Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon	33 %	8
	Lindera benzoin	Spicebush	1-3 Gallon	33 %	7
		Total of all shrubs			23

REFORESTATION AREAS FOR PHASE 2

Reforestation Area C Planting List

Reforestation area 0.04 Ac.

Trees:	100 2" Trees per Ac. X 60%	3			
	200 1" Trees per Ac. X 40%	4			
	Total of all Trees	7			
	Botanical Name	**Common Name**	**Size**	**Percent**	**Number**
	Acer rubrum	Red Maple	2"	15 %	1
	Quercus palustris	Pin Oak	2"	15 %	1
	Quercus coccinia	Scarlet Oak	2"	15 %	1
	Nyssa sylvatica	Black Gum	2"	15 %	1
		2" Trees to be planted:		60 %	4
	Cercis canadensis	Redbud	1"	15 %	2
	Juniperus virginiana	Eastern Red Cedar	1"	10 %	1
	Prunus serotina	Black Cherry	1"	15 %	1
		1" Trees to be planted:		40 %	4
		Total of all trees to be planted:		100 %	8
Shrubs:	33 1-3 gallon containers per Ac.:	2			
	Amelanchier canadensis	Serviceberry	1-3 Gallon	33 %	1
	Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon	33 %	1
	Lindera benzoin	Spicebush	1-3 Gallon	33 %	0
		Total of all shrubs			2

Reforestation Area D Planting List

Reforestation area 0.01 Ac.

Trees:	100 2" Trees per Ac. X 60%	1			
	200 1" Trees per Ac. X 40%	1			
	Total of all Trees	2			
	Botanical Name	**Common Name**	**Size**	**Percent**	**Number**
	Acer rubrum	Red Maple	2"	15 %	1
	Quercus palustris	Pin Oak	2"	15 %	0
	Quercus coccinia	Scarlet Oak	2"	15 %	0
	Nyssa sylvatica	Black Gum	2"	15 %	0
		2" Trees to be planted:		60 %	1
	Cercis canadensis	Redbud	1"	15 %	0
	Juniperus virginiana	Eastern Red Cedar	1"	10 %	0
	Prunus serotina	Black Cherry	1"	15 %	0
		1" Trees to be planted:		40 %	0
		Total of all trees to be planted:		100 %	1
Shrubs:	33 1-3 gallon containers per Ac.:	1			
	Amelanchier canadensis	Serviceberry	1-3 Gallon	33 %	1
	Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon	33 %	1
	Lindera benzoin	Spicebush	1-3 Gallon	33 %	0
		Total of all shrubs			2

Reforestation Area E Planting List

Reforestation area 0.01 Ac.

Trees:	100 2" Trees per Ac. X 60%	1			
	200 1" Trees per Ac. X 40%	1			
	Total of all Trees	2			
	Botanical Name	**Common Name**	**Size**	**Percent**	**Number**
	Acer rubrum	Red Maple	2"	15 %	1
	Quercus palustris	Pin Oak	2"	15 %	0
	Quercus coccinia	Scarlet Oak	2"	15 %	0
	Nyssa sylvatica	Black Gum	2"	15 %	0
		2" Trees to be planted:		60 %	1
	Cercis canadensis	Redbud	1"	15 %	0
	Juniperus virginiana	Eastern Red Cedar	1"	10 %	0
	Prunus serotina	Black Cherry	1"	15 %	0
		1" Trees to be planted:		40 %	0
		Total of all trees to be planted:		100 %	1
Shrubs:	33 1-3 gallon containers per Ac.:	1			
	Amelanchier canadensis	Serviceberry	1-3 Gallon	33 %	1
	Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon	33 %	1
	Lindera benzoin	Spicebush	1-3 Gallon	33 %	0
		Total of all shrubs			2

FOREST CONSERVATION NOTES

Sequence of Events for Property Owners Required to Comply With Forest Conservation and/or Tree-Save Plans

Pre-Construction

1. 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, construction superintendent, 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.
2. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
   a. Root pruning
   b. Crown reduction or pruning
   c. Watering
   d. Fertilizing
   e. Vertical mulching
   f. Root aeration matting

   Measures not specified on the forest conservation plan may be required as determined by the forest conservation inspector in coordination with the arborist.
3. A Maryland-licensed tree expert or an International Society of Arboriculture-certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.
4. Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. The forest conservation inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:
   a. Chain link fence (four feet high)
   b. Super silt fence with wire strung between support poles (minimum 4 feet high) with high visibility flagging.
   c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
5. 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.
6. Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown on the approved plan.
7. 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
8. 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
9. After construction is completed, an inspection shall be requested. Corrective measures may include:
   a. Removal and replacement of dead and dying trees
   b. Pruning of dead or declining limbs
   c. Soil aeration
   d. Fertilization
   e. Watering
   f. Wound repair
   g. Clean up of retention areas
10. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the Department of Permitting Services and the forest conservation inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

REFORESTATION INSPECTION AND PLANTING NARRATIVE

1. REFORESTATION INSPECTION SCHEDULE

THERE SHALL BE FIVE INSPECTIONS FOR FOREST CONSERVATION.

A. THE FIRST INSPECTION SHALL OCCUR AFTER FLAGGING/STAKING OF THE L.O.D. AND/OR STREAM BUFFERS, AND PRIOR TO ANY CLEARING, GRADING OR SEDIMENT CONTROL MEASURES. THIS INSPECTION IS TO ADDRESS THE ISSUES OF TREE PROTECTION AND SEDIMENT CONTROL. THE DEVELOPER AND REPRESENTATIVES FROM NCPPC AND MCDPS WILL MEET TO WALK THE PROPOSED LIMITS OF DISTURBANCE AND DETERMINE THE FINAL LOCATIONS OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES.

B. THE SECOND INSPECTION SHALL OCCUR AFTER PLACEMENT OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES, AND PRIOR TO CLEARING AND GRADING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF PROTECTIVE MEASURES. NOTE:

C. THE THIRD INSPECTION SHALL OCCUR PRIOR TO PLANTING IN REFORESTATION AREAS. THIS PRE-PLANTING INSPECTION IS TO MAKE FINAL DECISIONS REGARDING THE BEST IMPLEMENTATION OF THE PLANTING PLAN, INCLUDING, BUT NOT LIMITED TO, THE FINAL PLACEMENT AND SELECTION OF PLANT SPECIES, DETERMINATION OF THE REGENERATION POTENTIAL OF EXISTING PLANTS TO REMAIN, AND A DETERMINATION OF THE BEST EDGE PLANTING TREATMENT. THE PURCHASE AND DELIVERY OF PLANT MATERIALS SHOULD NOT BE MADE UNTIL AFTER THIS INSPECTION SINCE A DETERMINATION MAY BE MADE IN THE FIELD TO ALTER THE CHOICE OF PLANT MATERIAL.

D. THE FOURTH INSPECTION SHALL OCCUR IMMEDIATELY FOLLOWING THE COMPLETION OF THE REFORESTATION PLANTING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF THE PLANTING.

E. THE FIFTH AND FINAL INSPECTION SHALL OCCUR AT THE COMPLETION OF THE TWO-YEAR MAINTENANCE PROGRAM. THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE SUCCESS AND ADEQUACY OF THE MAINTENANCE PROGRAM (AND DEER MANAGEMENT PROGRAM). A FINAL DETERMINATION WILL BE MADE AT THIS TIME AS TO WHETHER ADDITIONAL PLANTINGS AND A FURTHER MAINTENANCE PROGRAM ARE NECESSARY.

2. PRE-PLANTING CONSIDERATIONS

A. IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE GROUNDCOVER SPECIES, MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING BUT NOT LIMITED TO, MULCHING AROUND THE REFORESTATION PLANTINGS, AND FABRIC COVERINGS. THE USE OF CHEMICAL WEED CONTROLS WILL BE LIMITED TO EXTREME CASES AND, AND ONLY WITH PRIOR WRITTEN APPROVAL BY MNCPPC STAFF.

B. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.

C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS. NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE PREFERRED.

D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.

3. PLANT MATERIAL STORAGE

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

4. ON-SITE INSPECTION

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

5. PLANTING SPECIFICATIONS

A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSENED FROM THE SOILS. IF THE ROOTS ENCIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.

B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED, AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.

C. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD, AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.

D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE.

6. POST-PLANTING CONSIDERATIONS

A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.

B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.

C. IN AREAS WHERE A SIGNIFICANT RISK OF DAMAGE BY DEER IS ANTICIPATED, A DEER MANAGEMENT PROGRAM MUST BE REVIEWED AND APPROVED BY M-NCPPC. ANY SUBSTANTIAL DAMAGE OR DESTRUCTION RESULTING FROM A FAILURE TO COMPLY WITH THE APPROVED DEER MANAGEMENT PROGRAM MUST BE REPAIRED BEFORE REFORESTATION BONDS WILL BE RELEASED.

D SURVIVAL RATE OF REFORESTATION MATERIAL TO BE 75% AT THE END OF THE SECOND GROWING SEASON.

FOREST CONSERVATION FIELD INSPECTIONS

INSPECTIONS

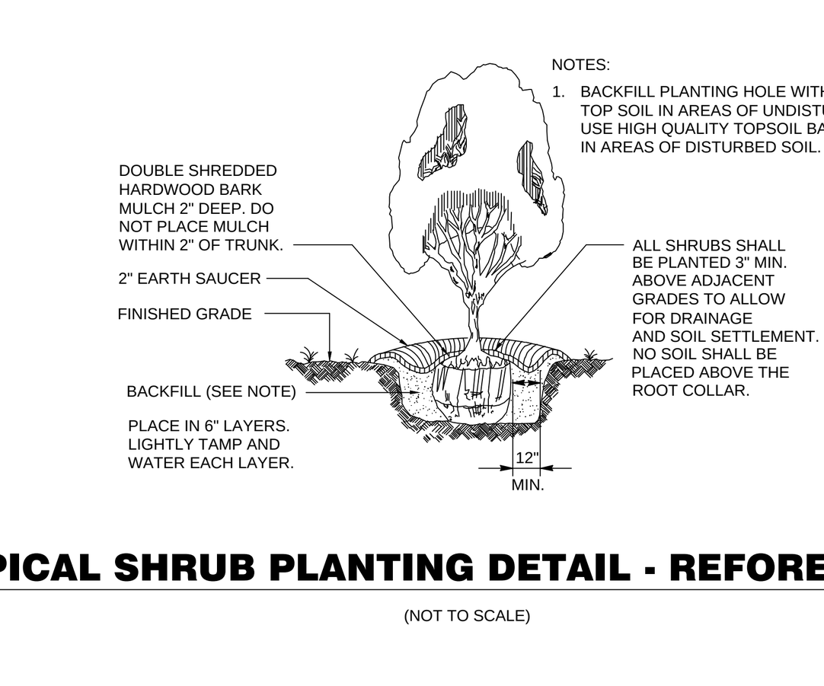
All field inspections must be requested by the applicant. Inspections must be conducted as follows:

Tree Save Plans and Forest Conservation Plans without Planting Requirements

1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins
2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin.
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

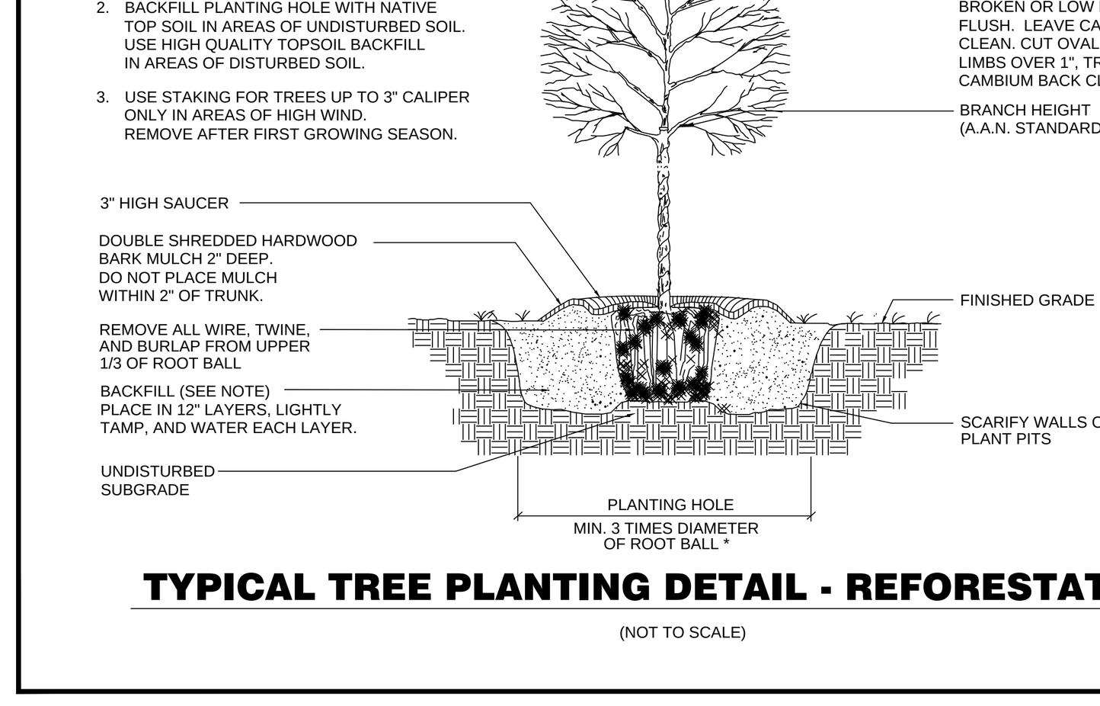
Additional Requirements for Plans with Planting Requirements

4. Before the start of any required reforestation and afforestation planting
5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.



TYPICAL SHRUB PLANTING DETAIL - REFORESTATION

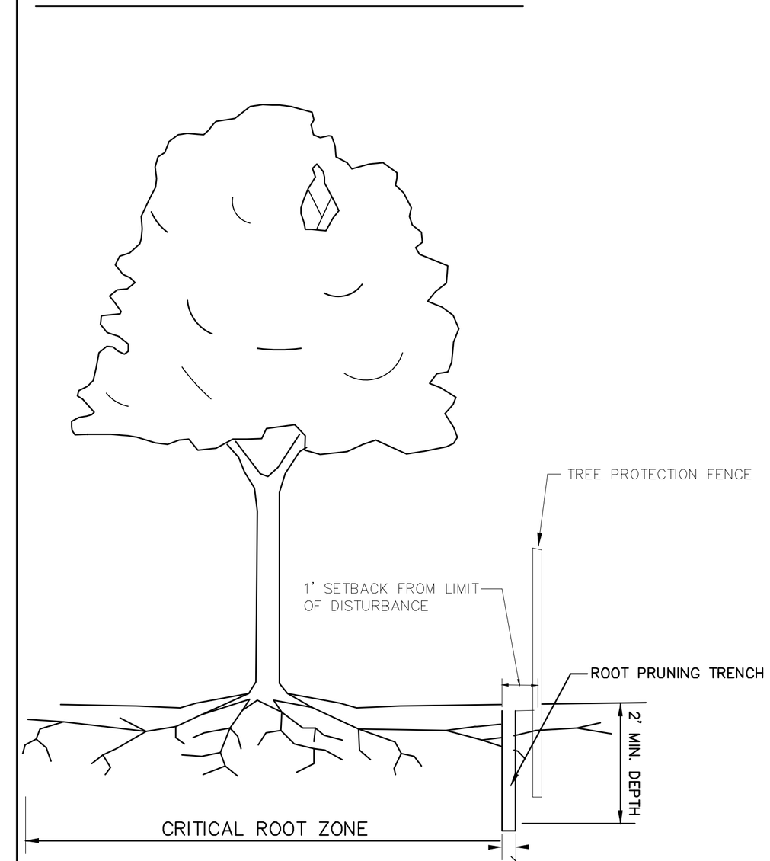
(NOT TO SCALE)



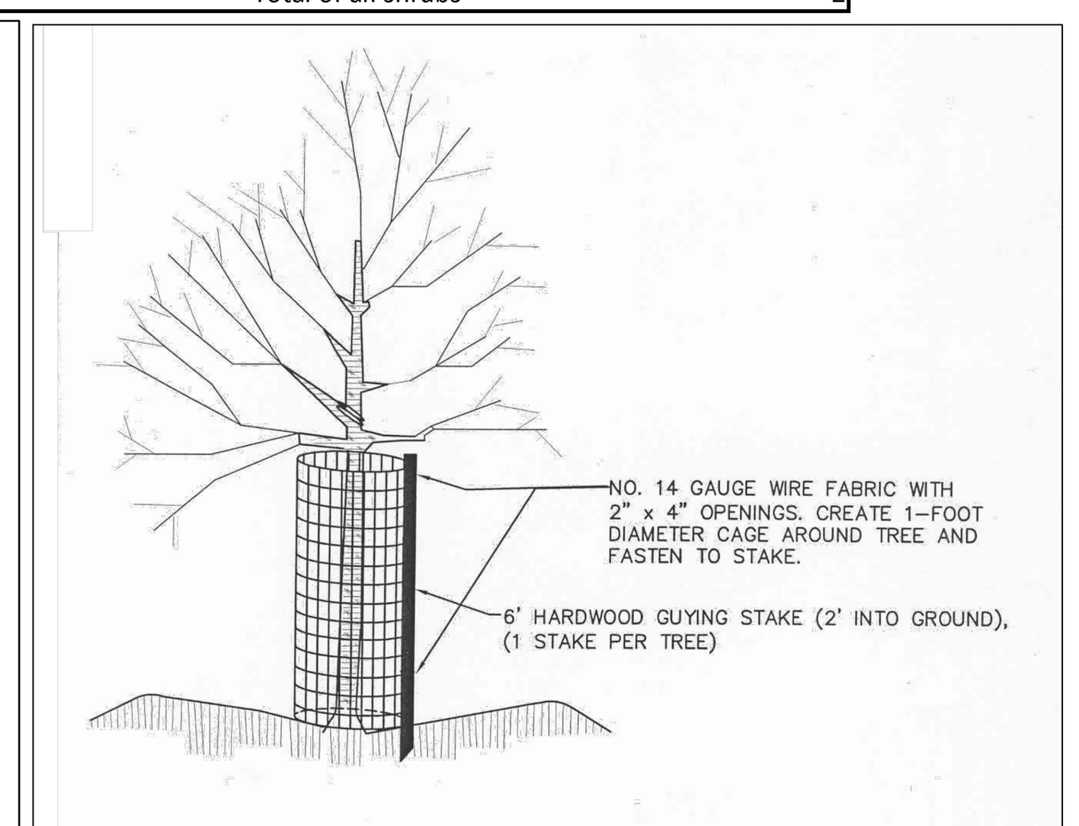
TYPICAL TREE PLANTING DETAIL - REFORESTATION

(NOT TO SCALE)

ROOT PRUNING DETAIL



NOTE:
1. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

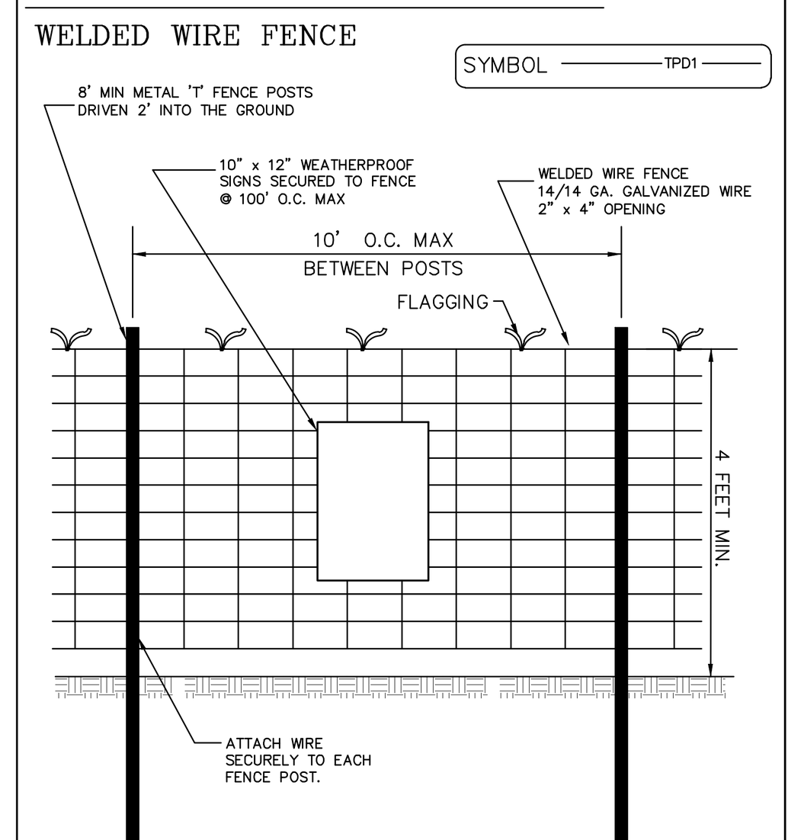


NOTES:
1. HEIGHT OF CAGE SHALL BE 4-FEET (MIN.)
2. CAGE SHALL BE FASTENED TO STAKE WITH TWO (MIN.) 11-INCH RELEASABLE CABLE TIES (ONE AT TOP AND ONE 6" (MIN.) ABOVE THE GROUND.
3. DO NOT DAMAGE TREE DURING INSTALLATION.
4. SUBSTITUTIONS MUST BE APPROVED BY MNCPPC INSPECTOR
5. CAGES TO BE REMOVED AT DIRECTION OF MNCPPC INSPECTOR

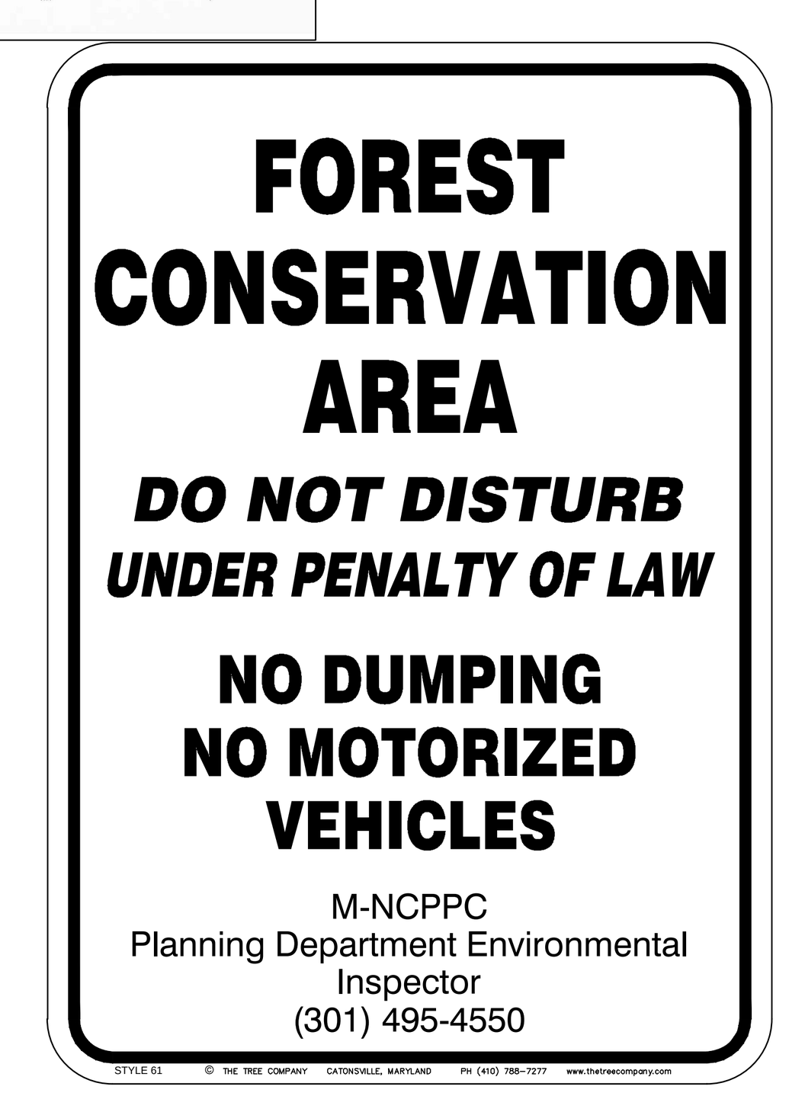
TREE SHELTER

TREE PROTECTION FENCING

WELDED WIRE FENCE



NOTE:
1. PRACTICE MAY BE COMBINED WITH SEDIMENT CONTROL FENCING.
2. LOCATION AND LIMITS OF FENCING SHALL BE COORDINATED IN FIELD WITH ARBORIST.
3. BOUNDARIES OF PROTECTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING PROTECTIVE DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICE.
5. PROTECTIVE SIGNAGE IS REQUIRED.
6. FENCING SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.



CATEGORY I CONSERVATION FOREST AREAS

FOREST CREDIT FOR LANDSCAPING (Line U = 20% of Line S Max)							
KEY	Quant	Botanical Name	Common Name	Size	Root	Canopy Credit per tree	Total Credit
NS	20	Nyssa sylvatica	Black Gum	2"-2 1/2" Cal	B&B	530 Sq Ft	10,600.00 Sq Ft
							10,600.00 Sq Ft
							0.24 Acres
						40	Sq Ft of credit not counted due to overlap of canopies
						0.24	Acres Landscape Credit Taken
						0.252	Acres Maximum Credit Allow

NOTE:

THE 20 BLACK GUM TREES SHOWN ON THIS FOREST CONSERVATION PLAN AND LABELED WITH ◆ ARE SUBJECT TO THE TERMS OF A CATEGORY II CONSERVATION EASEMENT AGREEMENT, AS SHOWN ON THIS PLAN, WHICH WILL BE RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MD PER THIS FINAL FOREST CONSERVATION PLAN.

FOREST CONSERVATION WORKSHEET

3rd District Police + Victory Crossing with Seton Dr S/W

5-Aug-02

NET TRACT AREA:						
A. Total tract area ...						12.97
B. Land dedication acres (parks, county facility, etc.) ...						0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...						1.52
D. Area to remain in commercial agricultural production/use ...						0.00
E. Other deductions (specify)						0.00
F. Net Tract Area ....=						11.45
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 =		1.72
H. Conservation Threshold ...			20%	x F =		2.29
EXISTING FOREST COVER:						
I. Existing forest cover ....=						9.37
J. Area of forest above afforestation threshold ....=						7.65
K. Area of forest above conservation threshold ....=						7.08
BREAK EVEN POINT:						
L. Forest retention above threshold with no mitigation ....=						3.71
M. Clearing permitted without mitigation ....=						5.66
PROPOSED FOREST CLEARING:						
N. Total area of forest to be cleared ....=						6.68
O. Total area of forest to be retained ....=						2.69
PLANTING REQUIREMENTS:						
P. Reforestation for clearing above conservation threshold ....=						1.67
Q. Reforestation for clearing below conservation threshold ....=						0.00
R. Credit for retention above conservation threshold ....=						0.40
S. Total reforestation required ....=						1.27
T. Total afforestation required ....=						0.00
U. Credit for landscaping (may not exceed 20% of "S") ....(SEE CALCULATION ABOVE)						0.24
V. Total reforestation and afforestation required ....=						1.03
ON-SITE REFORESTATION PROVIDED:						1.04

NOTE

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

TREES WITH DBH's OF 24" OR GREATER

TREES TO BE DISTURBED	#	COMMON NAME / SCIENTIFIC NAME	TRUNK Ø (D.B.H.)	CONDITION
XX	1*	TULIPTREE / *Liriodendron tulipifera*	30"	GOOD
	2*	TULIPTREE / *Liriodendron tulipifera*	42"	POOR, LARGE FISSURE
	3*	TULIPTREE / *Liriodendron tulipifera*	32"	GOOD, LOWER LIMB LOSS
	4	BLACK WALNUT / *Juglans nigra*	±24"	POOR, SIGNIFICANT LIMB LOSS, DIFFICULT TO MEASURE DUE TO THICK BRAMBLES
	5*	TULIPTREE / *Liriodendron tulipifera*	30"	GOOD
	6*	BLACK CHERRY / *Prunus serotina*	42"	GOOD
X	7*	RED MAPLE / *Acer rubrum*	33"	DEAD
X	8	BOXELDER / *Acer negundo*	24"	GOOD
	9	NORTHERN RED OAK / *Quercus borealis*	28"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS, POSSIBLE DISEASE OR FUNGUS
	10*	RED MAPLE / *Acer rubrum*	31"	GOOD, LOWER LIMB LOSS
	11	RED MAPLE - TWIN / *Acer rubrum*	26"	GOOD
X	12	PIN OAK / *Quercus palustris*	27"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS
X	13	PIN OAK / *Quercus palustris*	29"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS
X	14	PIN OAK / *Quercus palustris*	27"	GOOD, LOWER LIMB LOSS
X	15	TULIPTREE / *Liriodendron tulipifera*	25"	GOOD

* SPECIMEN TREE

X TREES TO BE REMOVED.

XX A VARIANCE REQUEST TO DISTURB THE CRITICAL ROOT ZONES OF TREES #1 AND #7 IS SUBMITTED WITH THIS PLAN.

SOILS INFORMATION

Descriptions per Montgomery County Soil Survey, websoilsurvey.nrcs.usda.gov

2B Glenelg silt loam, 3 to 8 percent slopes (Prime Agricultural soil) Well Drained; K FACTOR = 0.32

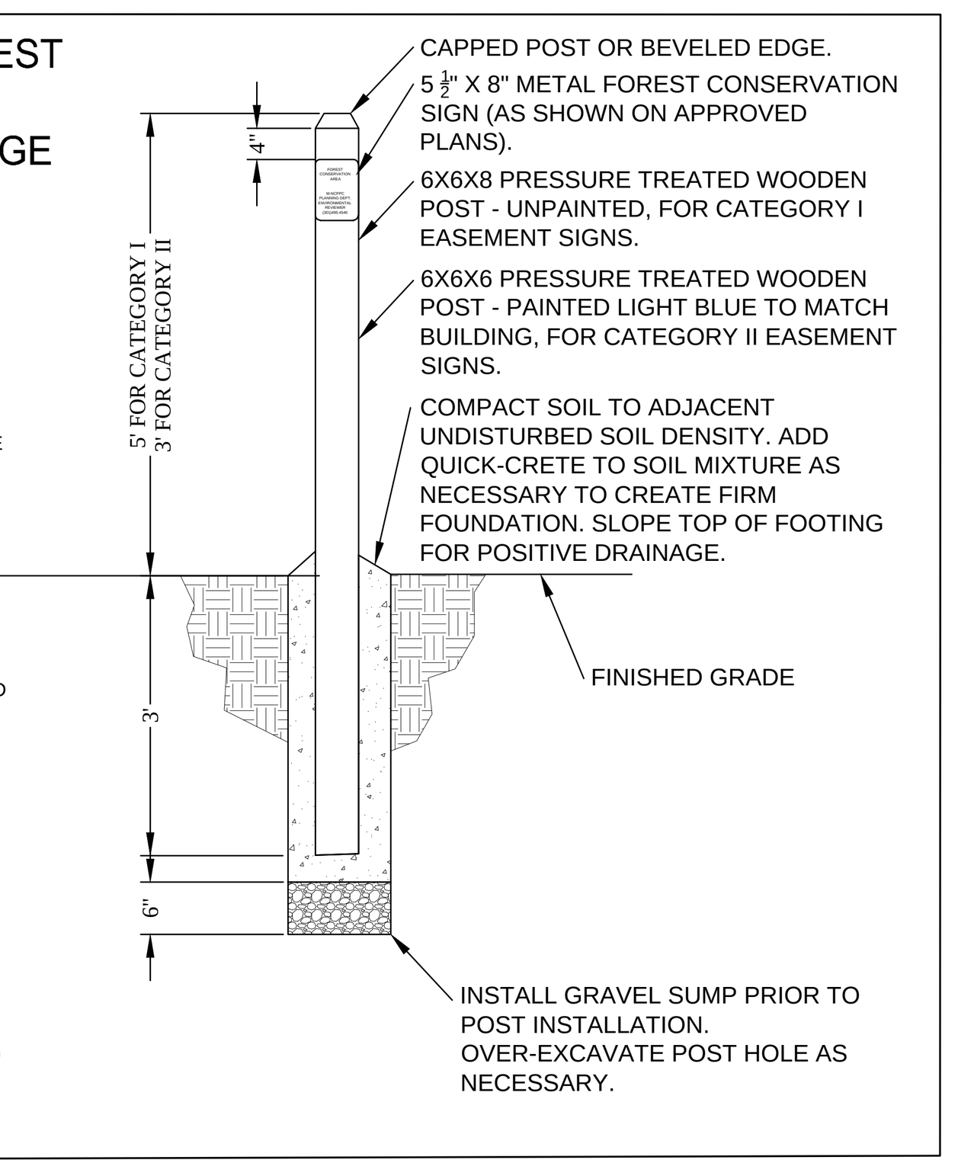
57C Chillum silt loam, 8 to 15 percent slopes Well Drained; K FACTOR = 0.43

59B Beltsville silt loam, 3 to 8 percent slopes Moderately Well Drained; K FACTOR = 0.43

NO SOILS ARE HIGHLY ERODIBLE SOIL OR HYDRIC

AT LEAST ONE PERSON PERFORMING THE INVASIVE PLANT MANAGEMENT WORK MUST HAVE EXPERIENCE IN INVASIVE PLANT REMOVAL AND MANAGEMENT TECHNIQUES. QUALIFICATIONS OF THIS PERSON MUST BE SUBMITTED TO M-NCPPC PLANNING DEPARTMENT ENVIRONMENTAL REVIEWER FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.

PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE



NOTES:
ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.

ALL FASTENERS SHALL BE STAINLESS STEEL 1-1/2" IN LENGTH.

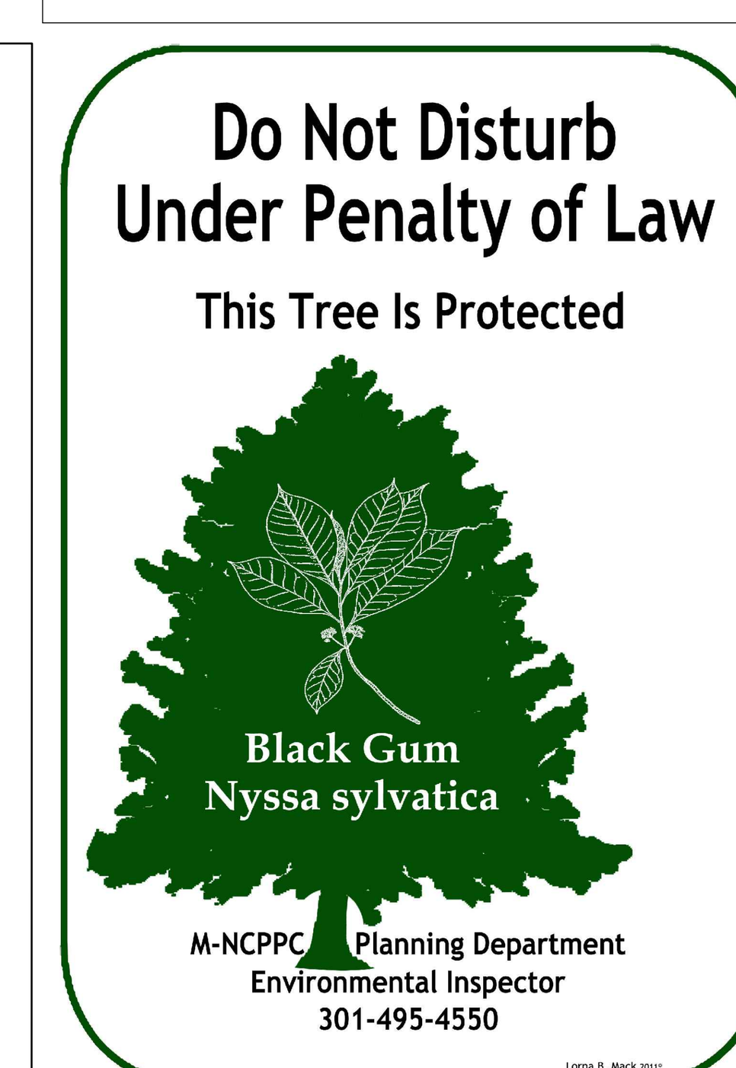
ALL POSTS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AND AT PLACES WHERE THERE IS A BEND IN THE LINE, AS SPECIFIED PER APPROVED FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTOR'S INSTRUCTIONS.

ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

SIGNS SHALL BE PROPERLY MAINTAINED.

AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR SIGNS.

SIGNS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 100' ALONG ALL L.O.D.'s AND/OR STREAM BUFFERS IN AREAS OF FOREST RETENTION.



CATEGORY II CONSERVATION LANDSCAPE TREES

DATA TABLE FOR GROSS SITE

P790;P725;P731(PARCELS ONLY)

AREA OF EXISTING WETLANDS	0.00 AC.
AREA OF EXISTING 100 YEAR FLOODPLAIN	0.00 AC.
AREA OF EXISTING STREAM BUFFER INCLUDING ENVIRONMENTAL BUFFER	0.00 AC.
AREA OF EXISTING FOREST WITHIN FLOODPLAIN	0.00 AC.
AREA OF EXISTING FOREST WITHIN STREAM BUFFER	0.00 AC.
AREA OF EXISTING FOREST WITHIN ENV. BUFFER	0.00 AC.
AREA OF EXISTING WETLANDS WITHIN FOREST	0.00 AC.
AREA OF FOREST ON GROSS SITE	*5.19 AC.
AREA OF FOREST ON NET SITE	*5.04 AC.
AVERAGE WIDTH OF ENVIRONMENTAL BUFFER	0.00 FT.
LINEAR EXTENT OF STREAM	0 FT.

*AREA OF FOREST ON SITE IS BASED ON EXISTING CONDITIONS AFTER PHASE 1 WAS COMPLETED AND INCLUDES AREAS OF FOREST PRESERVATION, REFORESTATION, AND FOREST RETENTION.

FOREST CONSERVATION COMPUTATIONS FOR PHASES 1 & 2 COMBINED

NET LOT AREA CALCULATION

GROSS TRACT AREA (SITE):	556,928 SF; 12.79 Acres
OFF-SITE DISTURBANCES IN MILESTONE DRIVE R.O.W.	7,690 SF; 0.18 Acres
OFF-SITE DISTURBANCES IN SHERBROOKE WOODS LANE R.O.W.:	473 SF; 0.01 Acres
TOTAL GROSS SITE AREA:	**565,091 SF; 12.97 Acres**
SUBTRACTIONS FOR NET SITE AREA: PARCEL C; FUTURE STEWART LANE INTERCHANGE (74,516 SF) MINUS DISTURBANCE FOR UTILITIES, SIDEWALK AND SEDIMENT CONTROL (8,673 SF):	66,405 SF; 1.52 Acres
TOTAL NET SITE AREA:	**498,686 SF; 11.45 Acres**

EXISTING FOREST AREA CALCULATION

EXISTING FOREST ON SITE:	414,772 SF; 9.52 Acres
EXISTING FOREST IN OFF-SITE DISTURBANCE:	0 SF; 0.00 Acres
EXISTING FOREST UNDISTURBED & NOT INCLUDED IN NET SITE (PART OF FUTURE STEWART LANE INTERCHANGE):	6,525 SF; 0.15 Acres
TOTAL NET EXISTING FOREST:	**408,247 SF; 9.37 Acres**

FOREST RETENTION CALCULATION

PRESERVATION AREA A:	94,351 SF; 2.17 Acres
PRESERVATION AREA B:	22,805 SF; 0.52 Acres
TOTAL PRESERVATION ON-SITE:	**117,156 SF; 2.69 Acres**

REFORESTATION CALCULATION

REFORESTATION AREA A:	13,700 SF; 0.32 Acres
REFORESTATION AREA B:	29,205 SF; 0.69 Acres
REFORESTATION AREA C:	1,692 SF; 0.01 Acres
REFORESTATION AREA D:	252 SF; 0.01 Acres
REFORESTATION AREA E:	397 SF; 0.01 Acres
TOTAL REFORESTATION ON-SITE:	**45,246 SF; 1.04 Acres**

FOREST CONSERVATION ON-SITE

TOTAL FOREST PRESERVATION ON-SITE:	117,553 SF; 2.70 Acres
TOTAL REFORESTATION ON-SITE:	45,246 SF; 1.04 Acres
TOTAL LANDSCAPING CREDIT:	10,600 SF; 0.24 Acres
TOTAL CONSERVATION ON-SITE:	**173,399 SF; 3.98 Acres**

TEMPORARY FOREST RETENTION ON PHASE 3;

LOCATED IN FUTURE RIGHT OF WAY AND NOT INCLUDED IN NET SITE OR FOREST PRESERVATION TOTAL

RETENTION AREA (PHASE 3):	6,534 SF; 0.15 Acres
TOTAL TEMPORARY RETENTION ON PHASE 3:	**6,534; 0.15 Acres**

DEVELOPER'S CERTIFICATE

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

DEVELOPER'S NAME: ______________________ (Printed Company Name)

CONTACT PERSON OR OWNER: ______________________ (Printed Name)

ADDRESS:

PHONE AND EMAIL:

SIGNATURE: ______________________

ARCHITECTURAL
Grimm + Parker Architects
Logan Schutz, AIA
11720 Beltsville Drive, Ste 600
Calverton, MD 20705
Phone: 301.595.1000

CIVIL
Dewberry
Dewberry Consultants LLC
Kevin Mack, RLA
203 Perry Parkway, Suite 100
Gaithersburg, MD 20877
Phone: 301.337.2861
Fax: 301.258.7607

MECHANICAL, ELECTRICAL, AND PLUMBING
Hoffman Borowski & Assoc, LLC
Gerard Marshall
2205 York Road, Suite 200
Timonium, MD 21093
Phone: 410.505.8143

STRUCTURAL

DEVELOPER
Jeff Blackwell, VP
Victory Housing, Inc
11400 Rockville Pike, Ste 505
Rockville, MD 20852
T: 301.493.0424
F: 301.493.9788

POLICE STATION
Mandatory Referral #: MR-2009742
NRI-FSD#: 4-20050860
SWM/SEC Permit#: 239311
IFB#: 1013668

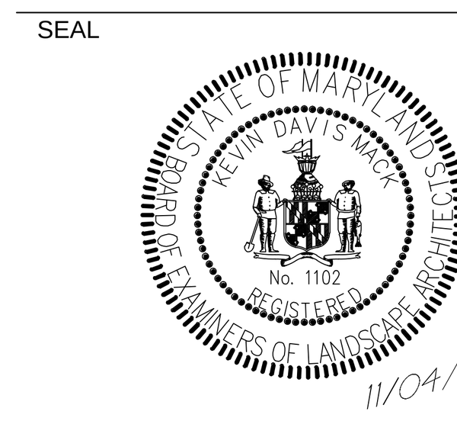
VICTORY CROSSING
Special Exception #: S-2873
Preliminary Plan #: 120140210
NRI-FSD#: 4-20050860
FFCP#: MR2009742
SWM/SEC Permit#: 255753

JQ62
L 35786 F 43; P790
L 37113 F 361; P731
L 37113 F 356; P725

VICTORY CROSSING

1090 Milestone Dr.
Silver Spring, MD 20904
WSSC Map # 215NE01
ADC Book Map # 5287 B.3

SEAL



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 1102, Expiration Date: 08/03/2016

SCALE

SCALE

-	-		-
	DATE	BY	DESCRIPTION

REVISIONS

DRAWN BY	KDM
APPROVED BY	KDM
CHECKED BY	JMC
DATE	11/04/2014

TITLE

FINAL FOREST CONSERVATION PLAN DETAILS;

PROJECT NO. 50060031

SHEET NO. 13-FFCP-MR2009742-02

LS-302

ATTACHMENT 4

JUL 15 2015

MCPB No. 15-72
Preliminary Plan No. 120140210
Victory Crossing
Date of Hearing: July 9, 2015

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on December 9, 2013, Victory Housing Inc. ("Applicant") filed an application for approval of a preliminary plan of subdivision that would create one lot (including two ownership lots) for the Third District Police Station and a senior housing facility with a maximum of 105 units, and one parcel (for right-of-way reservation for the future Stewart Lane interchange) on approximately 12.79 acres of land in the R-90/TDR Zone, located in the northeast quadrant of the intersection of Milestone Drive and New Hampshire Avenue ("Subject Property"), in the White Oak Master Plan ("Master Plan") area; and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120140210, Victory Crossing ("Preliminary Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated June 26, 2015, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on July 9, 2015, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

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

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board approves Preliminary Plan No. 120140210 to create one lot (with two ownership lots), and one parcel on the Subject Property, subject to the following conditions:[1]

[1] 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.

Approved as to
Legal Sufficiency: Christina Sorrento 7/2/15
M-NCPPC Legal Department

1) Approval is limited to one lot (including two ownership lots), and one parcel (for right-of-way reservation for the future Stewart Lane interchange) to allow for a senior housing facility limited to one-hundred and five (105) units.

2) The Applicant must comply with the conditions of approval of the Board of Appeals opinion for Special Exception S-2873.

3) The Applicant must place a Category I conservation easement over approximately 3.73 acres of forest retention and planting, as shown on the Final Forest Conservation Plan. Prior to any demolition, clearing, or grading, the easement must be approved by the M-NCPPC Office of General Counsel and recorded by deed in the Montgomery County Land Records. The liber and folio of the recorded easement must be referenced on the record plat. The amount of acreage may change based on the expected amendment to allow for the change in sidewalk location.

4) The Applicant must place a Category II conservation easement over approximately 0.24 acres of landscape credit, as shown on the Final Forest Conservation Plan. Prior to any demolition, clearing, or grading, the easement must be approved by the M-NCPPC Office of General Counsel and recorded by deed in the Montgomery County Land Records. The liber and folio of the recorded easement must be referenced on the record plat.

5) Prior to issuance of a building permit, the Applicant must provide Staff with certification from an engineer specializing in acoustics that the building shell has been designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.

6) After construction is complete, and prior to issuance of final residential occupancy permits, the Applicant must provide staff with a certification from an engineer specializing in acoustics confirming that the dwelling units were constructed in accord with the approved specifications for noise attenuation.

7) Prior to issuance of any use and occupancy permit, the Applicant must provide two inverted U bike racks near the entrance of the building, as shown on the Preliminary Plan.

8) Prior to issuance of any use and occupancy permit, the Applicant must construct five-foot wide sidewalks on the south side of Seton Drive, and all other sidewalks, as shown on the Preliminary Plan.

9) Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by the Montgomery County Department of Transportation (MCDOT).

10) The Planning Board accepts the recommendations of MCDOT in its letter dated October 16, 2014 and July 7, 2015, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of this Preliminary Plan approval.

11) The Planning Board accepts the recommendations of the MCDPS stormwater management concept approval letter dated December 6, 2013, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.

12) The Certified Preliminary Plan must contain the following note: Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, and site circulation shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permits. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for this lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.

13) The record plat must reflect common ingress/egress and utility easements over all shared driveways and sidewalks.

14) The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for eighty five (85) months from the date of mailing of the Planning Board Resolution.

15) All necessary easements must be shown on the record plat.

16) Prior to record plat, the Applicant must revise their Preliminary Forest Conservation Plan to address the revised sidewalk location. The Preliminary Forest Conservation Plan must be submitted to M-NCPPC by the Applicant for review and approval by the Planning Board. The Amended Final Forest

Conservation Plan must be consistent with the Amended Preliminary Forest Conservation Plan.

BE IT FURTHER RESOLVED, that, having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the 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. *The Preliminary Plan substantially conforms to the Master Plan.*

The proposed use and development are consistent with the Master Plan. The Master Plan contains specific recommendations for the larger 12.79-acre parcel (which includes the Subject Property), known as Milestone Property, and identified as an "undeveloped parcel." The Master Plan envisions the area outside of the identified commercial centers to remain residential in nature and recommends that infill developments follow the established residential pattern. In keeping with this vision, the Master Plan further recommends that "the land use and zoning goal in the White Oak Master Plan area is to ensure livable communities for the future by protecting and strengthening their positive attributes and encouraging development that will enhance the communities' functions, sense of place and identity." (p. 16)

The Master Plan states that special exception uses may be approved by the Board of Appeals if they meet the standards, requirements, and the general conditions set forth in the Zoning Ordinance, but may be denied if there is an excessive concentration of such uses in an area or if the uses are inconsistent with the Master Plan recommendations. The Master Plan recognizes the importance of providing affordable elderly housing and care options within the Plan's area, stating that there will be a significant increase of persons over the age of 70 and limited number of housing opportunities for this segment of the population. The Master Plan encourages the provision of affordable elderly housing facilities at appropriate locations in the planning area that could support the needs of this population, including locating such facilities along bus routes and near shopping and public facilities (p. 66).

The Subject Property is situated near several public facilities and the White Oak Shopping Center, and is served by Metrobus and Ride On bus routes and is a good location for elderly housing. The Master Plan recommends a single-family housing option on the Subject Property, but it also recommends providing appropriate opportunities for elderly housing in the area near shopping, transit and other amenities. The senior housing development is residential in nature, and is located appropriately to serve the elderly housing needs of the area. As determined at the time of the approval of the special exception, the use can be supported by the existing infrastructure and facilities in the area without any negative impact on the surrounding land uses and

population. The Preliminary Plan indicates that the residential building will be fronting on both Milestone Drive and Seton Drive with parking, and outdoor gathering areas shielded from Milestone and Seton Drives by the multi-family residential building, which offers an appropriate transition from the US 29 corridor to the single-family detached neighborhoods to the north. The architecture is consistent in scale and design with many multifamily and townhouse developments in and around the White Oak Master Plan area.

Finally, the Preliminary Plan shows the minimum amount of pavement necessary to adequately and safely circulate vehicles, residents and pedestrians, and the building footprint is compact to minimize the on-site imperviousness. Therefore, the Preliminary Plan is in substantial conformance with the Master Plan.

2. *Public facilities will be adequate to support and service the subdivision.*

Transportation Demand Management
The Applicant is not required to enter into a Traffic Mitigation Agreement because it is not located in a Traffic management District. .

Master Plan Roadways and Bikeways
In accordance with the Master Plan and 2005 Countywide Bikeways Functional Master Plan, the sector-planned roadways and bikeways are listed below:

1. New Hampshire Avenue (MD 650) is designated as a six-lane divided major highway, M-12, with a 120-foot wide right-of-way and a signed shared roadway/bikeway, SR-30 or Class III, PB-24.

2. Columbia Pike (US 29) is designated as a six-lane divided controlled major highway, CM-10, with a recommended 200-foot wide right-of-way and a dual bikeway, DB-9.

3. Stewart Lane is designated as a two-lane arterial, A-286, with the recommended 80-foot wide right-of-way and Class II bikeway, PB-27.

Milestone Drive, Sherbrooke Woods Lane, and Seton Drive are not listed in the White Oak Master Plan.

- Milestone Drive is a two-lane service road within the State's MD 650 and US 29 rights-of-way.

- Sherbrooke Woods Lane is a north-south secondary residential street within a 60-foot wide right-of-way within the residential Kaufman subdivision.

- Seton Drive was originally the east-west segment of Sherbrooke Woods Lane that was built as a public secondary residential street to connect to Milestone Drive/Columbia Pike opposite Stewart Lane. Seton Drive does not have its own dedicated right-of-way, but is part of Parcel P725.

Master Plan Transitway

The 2013 Countywide Transit Corridors Functional Master Plan recommends the Bus Rapid Transit (BRT) Corridor 9, "US 29 Corridor" along Columbia Pike (US 29) south of Lockwood Drive and north of Stewart Lane with the BRT shifted off Columbia Pike onto Stewart Lane and Lockwood Drive. The nearest BRT station is recommended to be at the intersection of New Hampshire Avenue (MD 650) and Lockwood Drive.

Current Public Transportation Projects

Besides the BRT study above, the other current public transportation projects are as follows:

- The SHA's CTP Project MO8875170, US 29, Columbia Pike interchange at Stewart Lane has approximately 30% design or preliminary investigation funding only, but none for engineering or construction. The Applicant's plan shows the right-of-way for this future interchange.

- SHA's CTP Project MO8445176, US 29, Columbia Pike/Stewart Lane interchange to add an additional left-turn/through lane on southbound US 29 is in the early design stage with the Project Impact Report approved, but further design work is currently on hold.

Available Transit Service

The following public transit is available along the nearby major highways:

- Metrobus routes K6, Z9, Z11, Z13, and Z29 currently operate along Columbia Pike near the property frontage south of Stewart Lane.

- Metrobus routes Z6, Z8, Z9, Z11, Z13, and Z29, Ride-On route 10, and Maryland Transit Administration's Commuter Bus routes 915 and 929 currently operate through the Columbia Pike/Stewart Lane intersection and along Columbia Pike near the property frontage north of Stewart Lane.

- Metrobus routes C8 and Z2 and Ride On route 21 currently operate along New Hampshire Avenue near the Property frontage.

The nearest bus stops are located at the intersections of New Hampshire Avenue/ Heartfields Drive and Columbia Pike/Seton Drive/Stewart Lane.

Pedestrian and Bicycle Facilities
The existing sidewalks include the following:

- Five-foot wide along the north side of Milestone Drive.
- Five-foot wide on the south side of Sherbrooke Woods Lane.

The Applicant is required to provide five-foot-wide sidewalks along the south side of Seton Drive, and five-foot-wide lead-in sidewalks from Milestone Drive and Seton Drive. From Milestone Drive and Seton Drive, residents and staff could walk to the nearby bus stops on New Hampshire Avenue and Columbia Pike and White Oak Library in the northeast corner of the New Hampshire Avenue/Heartfields Drive intersection. The Applicant is required to provide two bike racks to store at least four bicycles in front of the main entrance.

Local Area Transportation Review
The number of weekday peak-hour trips were based on actual driveway counts collected in June 2014 for the existing 3rd District Police Station. The number of peak hour trips for the proposed building was determined using trip-generation rates for "senior adult housing attached" units from the Institute of Transportation Engineer's Trip Generation Manual.

Although the additional peak hour trips are less than 30 for the senior housing use only, a traffic study was required to satisfy LATR for the overall site (including the Police Station) because the combined uses generate 30 or more total (i.e., existing and additional) peak-hour trips within the weekday AM and PM peak periods. The calculated Critical Lane Volume (CLV) values at the five analyzed intersections are less than the applicable CLV standard and, thus, the LATR test is satisfied.

Transportation Policy Area Review
A transportation impact tax payment is not required to satisfy the Transportation Policy Area Review (TPAR) test because the "multi-family senior" residential units are exempt.

Other Public Facilities and Services
Other public facilities and services are available and will be adequate to serve the proposed dwelling units. The Application meets the Montgomery County Fire and Rescue Service requirements for fire and rescue vehicle access. Public facilities and services, such as police stations, schools, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy currently in effect.

3. *The size, width, shape, and orientation of the lots are appropriate for the location of the subdivision.*

The Preliminary Plan has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision taking into account the recommendations in the Master Plan, and for the type of development or use contemplated. As conditioned, the approved lot meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conforms to the recommendations of the Master Plan. The Application has been reviewed by other applicable County agencies, all of whom have recommended approval of the Application.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

Environmental Guidelines

The Board finds that as conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law. Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) (No. 420050860) for the Subject Property on November 2, 2004 and recertified it on March 18, 2009. Since then, a portion of the site has been developed as the Third District Police Station. Currently, there is approximately 6.2 acres of forest on-site.

The site lies within the Paint Branch watershed (State Use III, or non-tidal cold water), but outside the Special Protection Area. There are no streams, wetlands, floodplains, or environmental buffers on the site. The project is in compliance with the Environmental Guidelines.

Forest Conservation

This Property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). The Planning Board approved a Preliminary Forest Conservation Plan (PFCP) with the Mandatory Referral (#MR2009742) for the Third District Police Station on December 16, 2010. The Police Station was explicitly considered to be Phase 1 of the development, with Phase 2 to be determined later. The Planning Board required amendment of the PFCP with Phase 2 and a separate Final Forest Conservation Plan (FFCP) for each phase. An amended PFCP was approved with the Planning Board's review of S-2873, Victory Housing, on October 4, 2014.

An FFCP for Phase 2 was submitted in association with Preliminary Plan No. 120140210. The FFCP is consistent with the approved PFCP. The only difference between the two plans is an additional 0.01 acres of clearing is shown on the FFCP. The additional forest clearing is required for the grading and construction of the proposed sidewalk, which will connect the Victory Housing project with Seton Drive to the north. The 0.01 acres will be reforested after disturbance. The FFCP shows 2.69

acres of forest retention, 1.04 acres of forest planting, and 0.24 acres of landscape credit.

Prior to approval of the record plat, the Preliminary and Final Forest Conservation Plans must be amended to reflect the change in location of the sidewalk along Seton Drive.

Noise
The Montgomery County "Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development" stipulate a 65 dBA Ldn maximum noise level for outdoor recreation areas and 45 dBA Ldn for indoor areas.

The Subject Property is located northeast of the intersection of US 29 (Columbia Pike) and MD 650 (New Hampshire Avenue) and is exposed to traffic noise from primarily US 29. A noise analysis demonstrates that the projected noise levels exceed the 65 dBA Ldn guideline applied to external activity spaces. However, this facility does not include any external activity spaces between the building and US 29, and the building will shield proposed external activity areas to the west of the building, away from US 29. Therefore architectural methods will be used to mitigate for interior noise, with a building shell analysis provided at the time of building permit to certify that interior noise levels will not exceed the 45 dBA Ldn standard.

5. *All stormwater management requirements shall be met as provided in Chapter 19, article II, title "storm water management", Section 19-20 through 19-35.*

The MCDPS Stormwater Management Section issued a letter accepting the stormwater management concept for the Subject Property on December 6, 2013. The stormwater management concept proposes to meet required stormwater management goals via Environmentally Sensitive Design through the use of micro-bioretention.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 60 months from its initiation date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUL 15 2015 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * * * * * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Fani-González, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioner Fani-González voting in favor, and Commissioners Dreyfuss and Presley absent, at its regular meeting held on Thursday, July 9, 2015, in Silver Spring, Maryland.

Casey Anderson, Chair
Montgomery County Planning Board

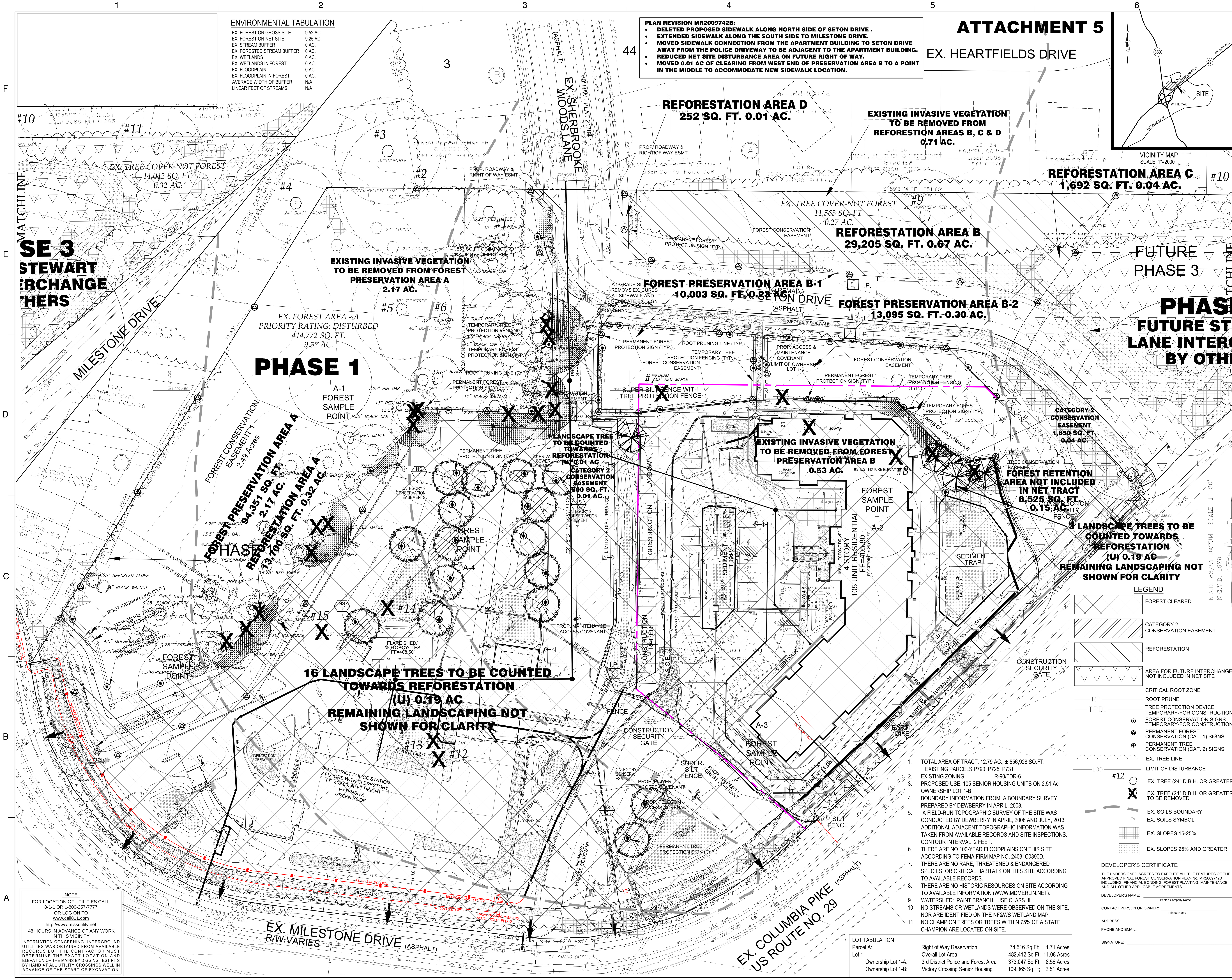
ATTACHMENT 5

ENVIRONMENTAL TABULATION

EX. FOREST ON GROSS SITE	9.52 AC.
EX. FOREST ON NET SITE	9.25 AC.
EX. STREAM BUFFER	0 AC.
EX. FORESTED STREAM BUFFER	0 AC.
EX. WETLANDS	0 AC.
EX. WETLANDS IN FOREST	0 AC.
EX. FLOODPLAIN	0 AC.
EX. FLOODPLAIN IN FOREST	0 AC.
AVERAGE WIDTH OF BUFFER	N/A
LINEAR FEET OF STREAMS	N/A

PLAN REVISION MR2009742B:

- DELETED PROPOSED SIDEWALK ALONG NORTH SIDE OF SETON DRIVE .
- EXTENDED SIDEWALK ALONG THE SOUTH SIDE TO MILESTONE DRIVE.
- MOVED SIDEWALK CONNECTION FROM THE APARTMENT BUILDING TO SETON DRIVE AWAY FROM THE POLICE DRIVEWAY TO BE ADJACENT TO THE APARTMENT BUILDING.
- REDUCED NET SITE DISTURBANCE AREA ON FUTURE RIGHT OF WAY.
- MOVED 0.01 AC OF CLEARING FROM WEST END OF PRESERVATION AREA B TO A POINT IN THE MIDDLE TO ACCOMMODATE NEW SIDEWALK LOCATION.



NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

1. TOTAL AREA OF TRACT: 12.79 AC.; ± 556,928 SQ.FT. EXISTING PARCELS P790, P725, P731
2. EXISTING ZONING: R-90/TDR-6
3. PROPOSED USE: 105 SENIOR HOUSING UNITS ON 2.51 Ac OWNERSHIP LOT 1-B.
4. BOUNDARY INFORMATION FROM A BOUNDARY SURVEY PREPARED BY DEWBERRY IN APRIL, 2008.
5. A FIELD-RUN TOPOGRAPHIC SURVEY OF THE SITE WAS CONDUCTED BY DEWBERRY IN APRIL, 2008 AND JULY, 2013. ADDITIONAL ADJACENT TOPOGRAPHIC INFORMATION WAS TAKEN FROM AVAILABLE RECORDS AND SITE INSPECTIONS. CONTOUR INTERVAL: 2 FEET.
6. THERE ARE NO 100-YEAR FLOODPLAINS ON THIS SITE ACCORDING TO FEMA FIRM MAP NO. 24031C0390D.
7. THERE ARE NO RARE, THREATENED & ENDANGERED SPECIES, OR CRITICAL HABITATS ON THIS SITE ACCORDING TO AVAILABLE RECORDS.
8. THERE ARE NO HISTORIC RESOURCES ON SITE ACCORDING TO AVAILABLE INFORMATION (WWW.MDMERLIN.NET).
9. WATERSHED: PAINT BRANCH, USE CLASS III.
10. NO STREAMS OR WETLANDS WERE OBSERVED ON THE SITE, NOR ARE IDENTIFIED ON THE NF&WS WETLAND MAP.
11. NO CHAMPION TREES OR TREES WITHIN 75% OF A STATE CHAMPION ARE LOCATED ON-SITE.

LOT TABULATION

Parcel A:	Right of Way Reservation	74,516 Sq Ft;	1.71 Acres
Lot 1:	Overall Lot Area	482,412 Sq Ft;	11.08 Acres
Ownership Lot 1-A:	3rd District Police and Forest Area	373,047 Sq Ft;	8.56 Acres
Ownership Lot 1-B:	Victory Crossing Senior Housing	109,365 Sq Ft;	2.51 Acres

LEGEND

- FOREST CLEARED
- CATEGORY 2 CONSERVATION EASEMENT
- REFORESTATION
- AREA FOR FUTURE INTERCHANGE NOT INCLUDED IN NET SITE
- CRITICAL ROOT ZONE
- RP — ROOT PRUNE
- TPD1 — TREE PROTECTION DEVICE TEMPORARY-FOR CONSTRUCTION
- FOREST CONSERVATION SIGNS TEMPORARY-FOR CONSTRUCTION
- PERMANENT FOREST CONSERVATION (CAT. 1) SIGNS
- PERMANENT TREE CONSERVATION (CAT. 2) SIGNS
- EX. TREE LINE
- LOD — LIMIT OF DISTURBANCE
- #12 EX. TREE (24" D.B.H. OR GREATER)
- EX. TREE (24" D.B.H. OR GREATER) TO BE REMOVED
- EX. SOILS BOUNDARY
- 2B EX. SOILS SYMBOL
- EX. SLOPES 15-25%
- EX. SLOPES 25% AND GREATER

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN No. MR2009742B INCLUDING, FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: ____________ (Printed Company Name)
CONTACT PERSON OR OWNER: ____________ (Printed Name)
ADDRESS:
PHONE AND EMAIL:
SIGNATURE: ____________

ARCHITECTURAL
Grimm + Parker Architects
Logan Schutz, AIA
11720 Beltsville Drive, Ste 600
Calverton, MD 20705
Phone: 301.595.1000

CIVIL
Dewberry
Dewberry Consultants LLC
Kevin Mack, RLA
2101 Gaither Road, Suite 340
Rockville, MD 20850
Phone: 301.337.2861
Fax: 301.258.7607

MECHANICAL, ELECTRICAL, AND PLUMBING
Hoffman Borowski & Assoc, LLC
Gerard Marshall
2205 York Road, Suite 200
Timonium, MD 21093
Phone: 410.505.8143

STRUCTURAL

DEVELOPER
Jeff Blackwell, VP
Victory Housing, Inc
11400 Rockville Pike, Ste 505
Rockville, MD 20852
T: 301.493.0424
F: 301.493.9788

POLICE STATION
Mandatory Referral #: MR-2009742
NRI-FSD#: 4-20050860
SWM/SEC Permit#: 239311
IFB#: 1013668

VICTORY CROSSING
Special Exception #: S-2873
Preliminary Plan #: 120140210
NRI-FSD#: 4-20050860
FFCP#: MR2009742B
SWM Concept #: 255753
SWM/SEC Permit#: 271375

JQ62
L 35786 F 43; P790
L 37113 F 361; P731
L 37113 F 356; P725

3rd DISTRICT POLICE STATION (VICTORY CROSSING)

100% Construction Documents

1090 Milestone Dr.
Silver Spring, MD 20904
WSSC Map # 215NE01
ADC Book Map # 5287 B.3

SEAL

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 1102, Expiration Date: 08/03/2016

SCALE 0' 15' 30' 60'

4	8/26/2015	KDM	Changes since permit
	DATE	BY	DESCRIPTION

REVISIONS

DRAWN BY KDM
APPROVED BY KDM
CHECKED BY JMC
DATE 08/31/2015

TITLE
REVISED PRELIMINARY FOREST CONSERVATION PLAN

PROJECT NO. 50060031
SHEET NO. 08-FCP-MR2009742B-01

LS-201

SOILS INFORMATION

Descriptions per Montgomery County Soil Survey, websoilsurvey.nrcs.usda.gov

2B Glenelg silt loam, 3 to 8 percent slopes (Prime Agricultural soil)
Well Drained; K FACTOR = 0.32

57C Chillum silt loam, 8 to 15 percent slopes
Well Drained; K FACTOR = 0.43

59B Beltsville silt loam, 3 to 8 percent slopes
Moderately Well Drained; K FACTOR = 0.43

NO SOILS ARE HIGHLY ERODIBLE SOIL OR HYDRIC

SEQUENCE OF EVENTS

PRE-CONSTRUCTION

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance. The property owner shall contact the Montgomery County Planning Department inspection staff before any land disturbing activities occur to verify the limits of disturbance and discuss tree protection and tree care measures. The property owner's representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist or Maryland licensed tree expert that will implement the tree protection measures, Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector must attend this pre-construction meeting.

2. No land disturbance shall begin before stress-reduction measures have been implemented. Appropriate stress reduction measures may include, but are not limited to:
   a. Root pruning
   b. Crown reduction or pruning
   c. Watering
   d. Fertilizing
   e. Vertical mulching
   f. Root aeration matting
   Measures not specified on the plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.

3. A Maryland licensed tree expert, or an ISA certified arborist must perform all stress reduction measures. Implementation of the stress reduction measures must be observed by the Forest Conservation Inspector or written documentation must be sent to the Forest Conservation Inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The Forest Conservation Inspector will determine the exact method to convey the implementation of all stress reductions measures during the pre-construction meeting.

4. Temporary tree protection devices shall be installed per the approved Forest Conservation Plan, exemption from submitting a Forest Conservation Plan, or Tree Save Plan and prior to any land disturbance. Tree protection fencing locations must be staked and flagged prior to the pre-construction meeting. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:
   a. Chain link fence (four feet high)
   b. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
   c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

5. Temporary protection devices must be maintained and installed by the property owner 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 is permitted. Tree protection must not be removed without prior approval of Forest Conservation Inspector.

6. Forest retention area signs must be installed as required by the Forest Conservation Inspector, or as shown on the approved plan.

7. Long-term protection devices must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed

DURING CONSTRUCTION

8. 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 Forest Conservation Inspector.

9. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions to restore these areas will be determined by the Forest Conservation Inspector and those corrective actions must be made within the timeframe established by the Forest Conservation Inspector.

POST-CONSTRUCTION

10. After construction is completed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
   a. Removal and replacement of dead and dying trees
   b. Pruning of dead or declining limbs
   c. Soil aeration
   d. Fertilization
   e. Watering
   f. Wound repair
   g. Clean up of retention areas including trash removal

11. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

INSPECTIONS

All field inspections must be requested by the applicant.
Field Inspections must be conducted as follows:

PLANS WITHOUT PLANTING REQUIREMENTS

1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin and before release of the building permit.
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

ADDITIONAL REQUIREMENTS FOR PLANS WITH PLANTING REQUIREMENTS

4. Before the start of any required reforestation and afforestation planting.
5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

REFORESTATION AREAS FOR PHASE 1

Reforestation Area A Planting List

Reforestation area		0.32 Ac.				
	Trees:					
		100 2" Trees per Ac. X 60%	20			
		200 1" Trees per Ac. X 40%	26			
		Total of all Trees	46			
		Botanical Name	**Common Name**	**Size**	**Percent**	**Number**
		Acer rubrum	Red Maple	2"	15 %	5
		Quercus palustris	Pin Oak	2"	15 %	5
		Quercus coccinia	Scarlet Oak	2"	15 %	5
		Nyssa sylvatica	Black Gum	2"	15 %	5
			2" Trees to be planted:		60 %	20
		Cercis canadensis	Redbud	1"	15 %	10
		Juniperus virginiana	Eastern Red Cedar	1"	10 %	7
		Prunus serotina	Black Cherry	1"	15 %	9
			1" Trees to be planted:		40 %	26
			Total of all trees to be planted:		100 %	46
	Shrubs:					
		33 1-3 gallon containers per Ac.:	11			
		Amelanchier canadensis	Serviceberry	1-3 Gallon	33 %	4
		Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon	33 %	4
		Sassafras albidum	Sassafras	1-3 Gallon	33 %	4
			Total of all shrubs			12

Reforestation Area B Planting List

Reforestation area		0.67 Ac.				
	Trees:					
		100 2" Trees per Ac. X 60%	41			
		200 1" Trees per Ac. X 40%	54			
		Total of all Trees	95			
		Botanical Name	**Common Name**	**Size**	**Percent**	**Number**
		Acer rubrum	Red Maple	2"	15 %	11
		Quercus palustris	Pin Oak	2"	15 %	10
		Quercus coccinia	Scarlet Oak	2"	15 %	10
		Nyssa sylvatica	Black Gum	2"	15 %	10
			2" Trees to be planted:		60 %	41
		Cercis canadensis	Redbud	1"	15 %	20
		Juniperus virginiana	Eastern Red Cedar	1"	10 %	14
		Prunus serotina	Black Cherry	1"	15 %	20
			1" Trees to be planted:		40 %	54
			Total of all trees to be planted:		100 %	95
	Shrubs:					
		33 1-3 gallon containers per Ac.:	23			
		Amelanchier canadensis	Serviceberry	1-3 Gallon	33 %	8
		Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon	33 %	8
		Lindera benzoin	Spicebush	1-3 Gallon	33 %	7
			Total of all shrubs			23

REFORESTATION AREAS FOR PHASE 2

Reforestation Area C Planting List

Reforestation area		0.04 Ac.				
	Trees:					
		100 2" Trees per Ac. X 60%	3			
		200 1" Trees per Ac. X 40%	4			
		Total of all Trees	7			
		Botanical Name	**Common Name**	**Size**	**Percent**	**Number**
		Acer rubrum	Red Maple	2"	15 %	1
		Quercus palustris	Pin Oak	2"	15 %	1
		Quercus coccinia	Scarlet Oak	2"	15 %	1
		Nyssa sylvatica	Black Gum	2"	15 %	1
			2" Trees to be planted:		60 %	4
		Cercis canadensis	Redbud	1"	15 %	2
		Juniperus virginiana	Eastern Red Cedar	1"	10 %	1
		Prunus serotina	Black Cherry	1"	15 %	1
			1" Trees to be planted:		40 %	4
			Total of all trees to be planted:		100 %	8
	Shrubs:					
		33 1-3 gallon containers per Ac.:	2			
		Amelanchier canadensis	Serviceberry	1-3 Gallon	33 %	1
		Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon	33 %	1
		Lindera benzoin	Spicebush	1-3 Gallon	33 %	0
			Total of all shrubs			2

Reforestation Area D Planting List

Reforestation area		0.01 Ac.				
	Trees:					
		100 2" Trees per Ac. X 60%	1			
		200 1" Trees per Ac. X 40%	1			
		Total of all Trees	2			
		Botanical Name	**Common Name**	**Size**	**Percent**	**Number**
		Acer rubrum	Red Maple	2"	15 %	1
		Quercus palustris	Pin Oak	2"	15 %	0
		Quercus coccinia	Scarlet Oak	2"	15 %	0
		Nyssa sylvatica	Black Gum	2"	15 %	0
			2" Trees to be planted:		60 %	1
		Cercis canadensis	Redbud	1"	15 %	0
		Juniperus virginiana	Eastern Red Cedar	1"	10 %	0
		Prunus serotina	Black Cherry	1"	15 %	0
			1" Trees to be planted:		40 %	0
			Total of all trees to be planted:		100 %	1
	Shrubs:					
		33 1-3 gallon containers per Ac.:	1			
		Amelanchier canadensis	Serviceberry	1-3 Gallon	33 %	1
		Viburnum prunifolium	Blackhaw Viburnum	1-3 Gallon	33 %	1
		Lindera benzoin	Spicebush	1-3 Gallon	33 %	0
			Total of all shrubs			2

REFORESTATION INSPECTION AND PLANTING NARRATIVE

1. REFORESTATION INSPECTION SCHEDULE
THERE SHALL BE FIVE INSPECTIONS FOR FOREST CONSERVATION.

A. THE FIRST INSPECTION SHALL OCCUR AFTER FLAGGING/STAKING OF THE L.O.D. AND/OR STREAM BUFFERS, AND PRIOR TO ANY CLEARING, GRADING OR SEDIMENT CONTROL MEASURES. THIS INSPECTION IS TO ADDRESS THE ISSUES OF TREE PROTECTION AND SEDIMENT CONTROL. THE DEVELOPER AND REPRESENTATIVES FROM NCPPC AND MCDPS WILL MEET TO WALK THE PROPOSED LIMITS OF DISTURBANCE AND DETERMINE THE FINAL LOCATIONS OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES.
B. THE SECOND INSPECTION SHALL OCCUR AFTER PLACEMENT OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES, AND PRIOR TO CLEARING AND GRADING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF PROTECTIVE MEASURES.
C. THE THIRD INSPECTION SHALL OCCUR PRIOR TO PLANTING IN REFORESTATION AREAS. THIS PRE-PLANTING INSPECTION IS TO MAKE FINAL DECISIONS REGARDING THE BEST IMPLEMENTATION OF THE PLANTING PLAN, INCLUDING, BUT NOT LIMITED TO, THE FINAL PLACEMENT AND SELECTION OF PLANT SPECIES, TERMINATION OF THE REGENERATION POTENTIAL OF EXISTING PLANTS TO REMAIN, AND A DETERMINATION OF THE BEST EDGE PLANTING TREATMENT. THE PURCHASE AND DELIVERY OF PLANT MATERIALS SHOULD NOT BE MADE UNTIL AFTER THIS INSPECTION SINCE A DETERMINATION MAY BE MADE IN THE FIELD TO ALTER THE CHOICE OF PLANT MATERIAL.
D. THE FOURTH INSPECTION SHALL OCCUR IMMEDIATELY FOLLOWING THE COMPLETION OF THE REFORESTATION PLANTING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF THE PLANTING.
E. THE FIFTH AND FINAL INSPECTION SHALL OCCUR AT THE COMPLETION OF THE TWO-YEAR MAINTENANCE PROGRAM. THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE SUCCESS AND ADEQUACY OF THE MAINTENANCE PROGRAM (AND DEER MANAGEMENT PROGRAM). A FINAL DETERMINATION WILL BE MADE AT THIS TIME AS TO WHETHER ADDITIONAL PLANTINGS AND A FURTHER MAINTENANCE PROGRAM ARE NECESSARY.

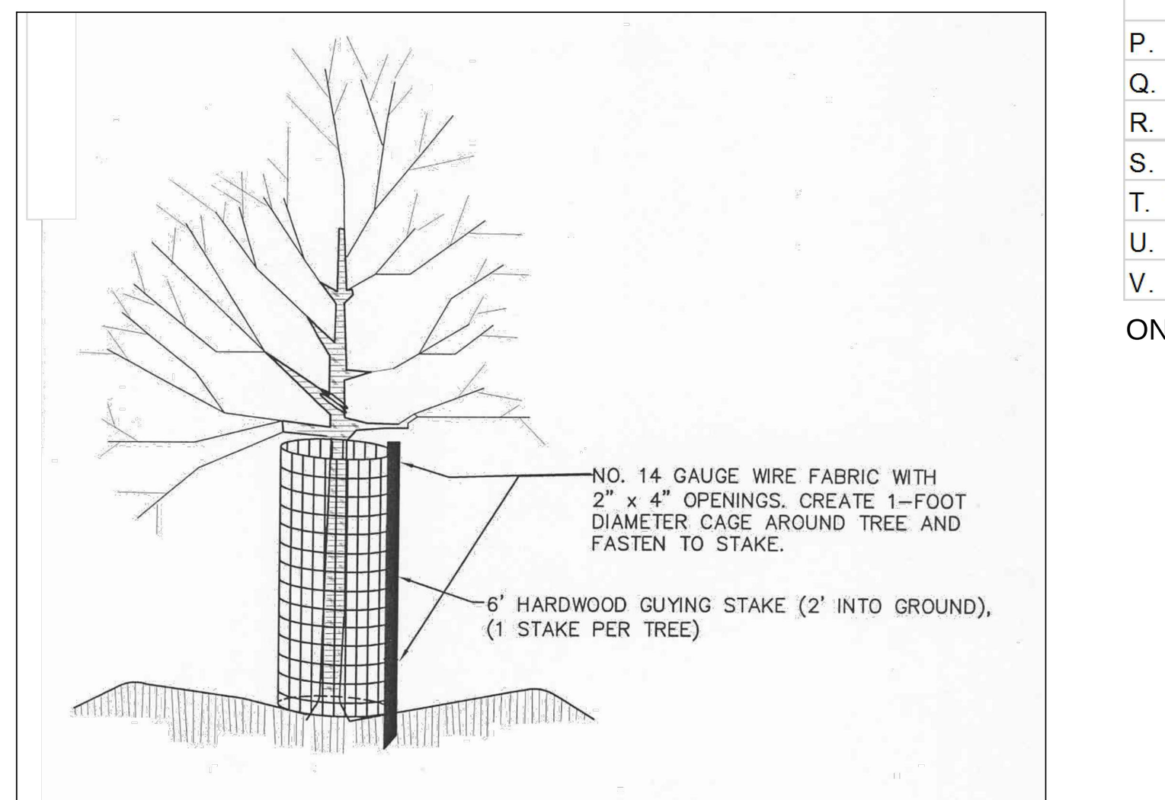
2. PRE-PLANTING CONSIDERATIONS
A. IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE GROUNDCOVER SPECIES, MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING BUT NOT LIMITED TO, MULCHING AROUND THE REFORESTATION PLANTINGS, AND FABRIC COVERINGS. THE USE OF CHEMICAL WEED CONTROLS WILL BE LIMITED TO EXTREME CASES AND, AND ONLY WITH PRIOR WRITTEN APPROVAL BY MNCPPC STAFF.
B. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.
C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS. NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE PREFERRED.
D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.

3. PLANT MATERIAL STORAGE IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

4. ON-SITE INSPECTION PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

5. PLANTING SPECIFICATIONS
A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSENED FROM THE SOILS. IF THE ROOTS ENCIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.
B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED, AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.
C. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD, AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.
D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE.

6. POST-PLANTING CONSIDERATIONS
A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.
B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.
C. IN AREAS WHERE A SIGNIFICANT RISK OF DAMAGE BY DEER IS ANTICIPATED, A DEER MANAGEMENT PROGRAM MUST BE REVIEWED AND APPROVED BY M-NCPPC. ANY SUBSTANTIAL DAMAGE OR DESTRUCTION RESULTING FROM A FAILURE TO COMPLY WITH THE APPROVED DEER MANAGEMENT PROGRAM MUST BE REPAIRED BEFORE REFORESTATION BONDS WILL BE RELEASED.
D. SURVIVAL RATE OF REFORESTATION MATERIAL TO BE 75% AT THE END OF THE SECOND GROWING SEASON.



NOTES:
1. HEIGHT OF CAGE SHALL BE 4-FEET (MIN.)
2. CAGE SHALL BE FASTENED TO STAKE WITH TWO (MIN.) 11-INCH RELEASABLE CABLE TIES (ONE AT TOP AND ONE 6" (MIN.) ABOVE THE GROUND.
3. DO NOT DAMAGE TREE DURING INSTALLATION.
4. SUBSTITUTIONS MUST BE APPROVED BY MNCPPC INSPECTOR
5. CAGES TO BE REMOVED AT DIRECTION OF MNCPPC INSPECTOR

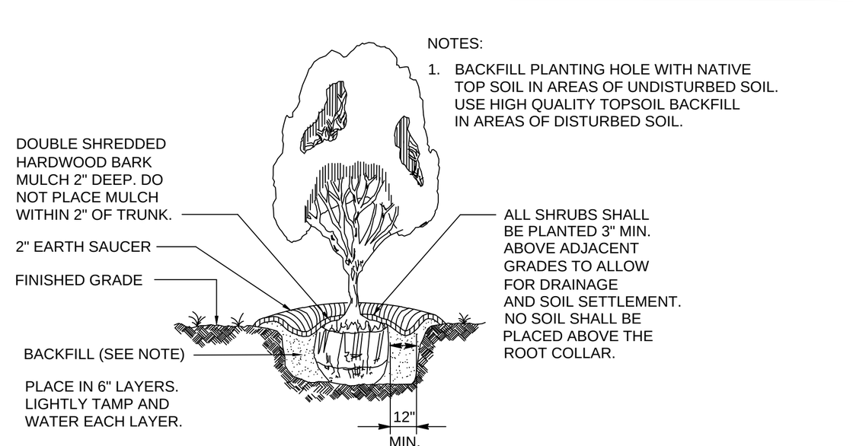
TREE SHELTER

TREES WITH DBH's OF 24" OR GREATER

TREES TO BE DISTURBED	#	COMMON NAME / SCIENTIFIC NAME	TRUNK Ø (D.B.H.)	CONDITION
XX	1*	TULIPTREE / *Liriodendron tulipifera*	30"	GOOD
	2*	TULIPTREE / *Liriodendron tulipifera*	42"	POOR, LARGE FISSURE
	3*	TULIPTREE / *Liriodendron tulipifera*	32"	GOOD, LOWER LIMB LOSS
	4	BLACK WALNUT / *Juglans nigra*	±24"	POOR, SIGNIFICANT LIMB LOSS, DIFFICULT TO MEASURE DUE TO THICK BRAMBLES
	5*	TULIPTREE / *Liriodendron tulipifera*	30"	GOOD
	6*	BLACK CHERRY / *Prunus serotina*	42"	GOOD
X	7*	RED MAPLE / *Acer rubrum*	33"	DEAD
X	8	BOXELDER / *Acer negundo*	24"	GOOD
	9	NORTHERN RED OAK / *Quercus borealis*	28"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS, POSSIBLE DISEASE OR FUNGUS
	10*	RED MAPLE / *Acer rubrum*	31"	GOOD, LOWER LIMB LOSS
	11	RED MAPLE - TWIN / *Acer rubrum*	26"	GOOD
X	12	PIN OAK / *Quercus palustris*	27"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS
X	13	PIN OAK / *Quercus palustris*	29"	GOOD, TERMINAL DIEBACK, LOWER LIMB LOSS
X	14	PIN OAK / *Quercus palustris*	27"	GOOD, LOWER LIMB LOSS
X	15	TULIPTREE / *Liriodendron tulipifera*	25"	GOOD

* SPECIMEN TREE
X TREES TO BE REMOVED.
XX A VARIANCE REQUEST TO DISTURB THE CRITICAL ROOT ZONES OF TREES #1 AND #7 IS SUBMITTED WITH THIS PLAN.

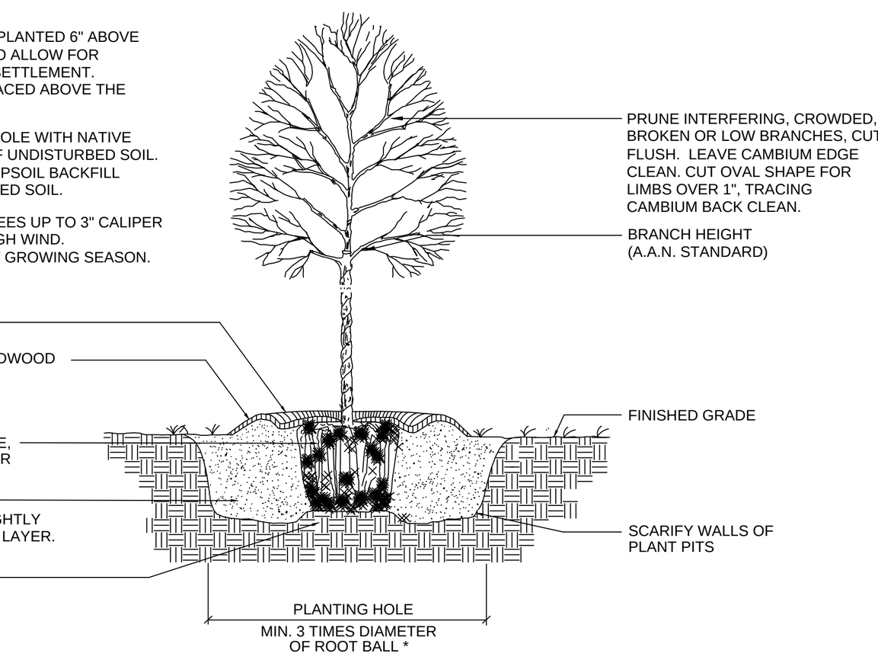
NOTES:
1. BACKFILL PLANTING HOLE WITH NATIVE TOP SOIL IN AREAS OF UNDISTURBED SOIL. USE HIGH QUALITY TOPSOIL BACKFILL IN AREAS OF DISTURBED SOIL.



TYPICAL SHRUB PLANTING DETAIL - REFORESTATION

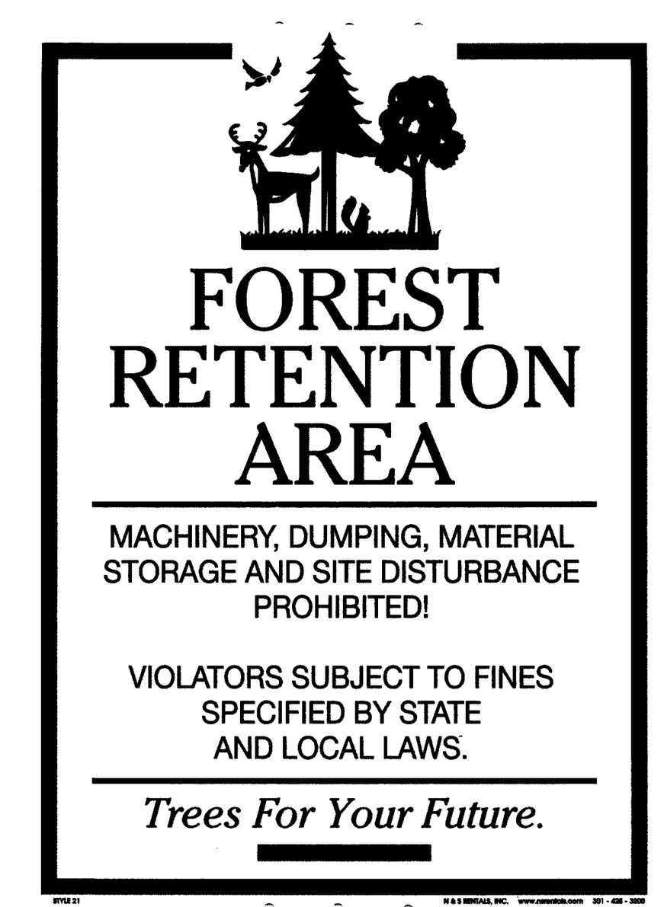
(NOT TO SCALE)

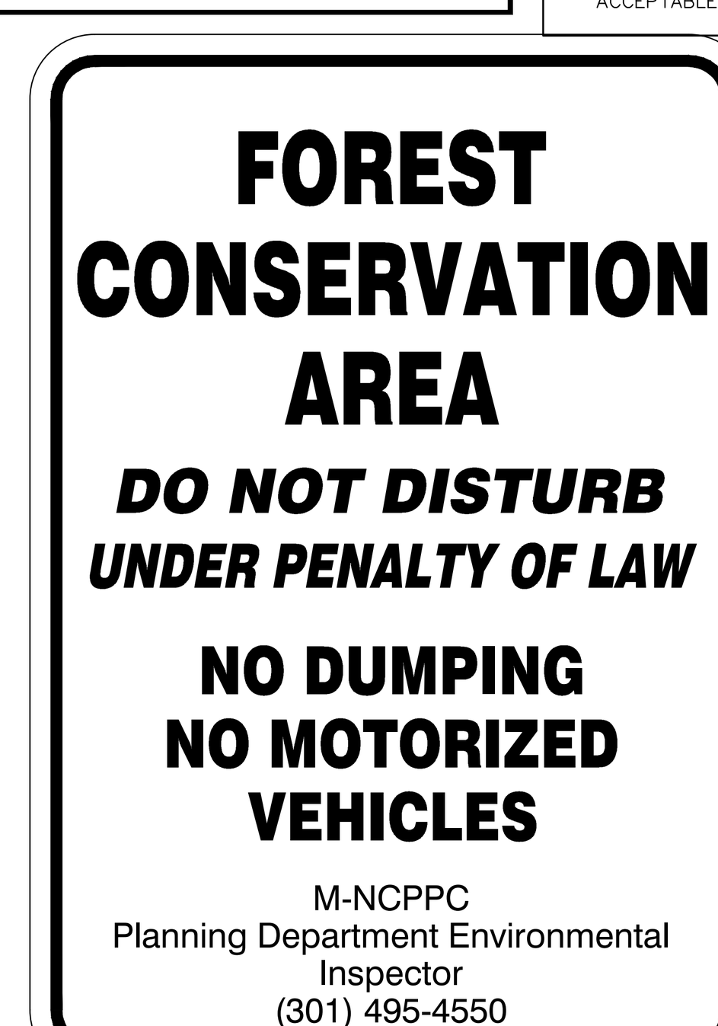
NOTES:
1. ALL TREES SHALL BE PLANTED 6" ABOVE ADJACENT GRADES TO ALLOW FOR DRAINAGE AND SOIL SETTLEMENT. NO SOIL SHALL BE PLACED ABOVE THE ROOT COLLAR.
2. BACKFILL PLANTING HOLE WITH NATIVE TOP SOIL IN AREAS OF UNDISTURBED SOIL. USE HIGH QUALITY TOPSOIL BACKFILL IN AREAS OF DISTURBED SOIL.
3. USE STAKING FOR TREES UP TO 3" CALIPER ONLY IN AREAS OF HIGH WIND. REMOVE AFTER FIRST GROWING SEASON.



TYPICAL TREE PLANTING DETAIL - REFORESTATION

(NOT TO SCALE)





CATEGORY I CONSERVATION FOREST AREAS

KEY	Quant	Botanical Name	Common Name	Size	Root	Canopy Credit per tree	Total Credit
							FOREST CREDIT FOR LANDSCAPING (Line U = 20% of Line S Max)
NS	20	Nyssa sylvatica	Black Gum	2"-2 1/2" Cal	B&B	530 Sq Ft	10,600.00 Sq Ft
							10,600.00 Sq Ft
							0.24 Acres
						40	Sq Ft of credit not counted due to overlap of canopies
						0.24	Acres Landscape Credit Taken
						0.252	Acres Maximum Credit Allow

NOTE:
THE 20 BLACK GUM TREES SHOWN ON THIS FOREST CONSERVATION PLAN AND LABELED WITH ◆ ARE SUBJECT TO THE TERMS OF A CATEGORY II CONSERVATION EASEMENT AGREEMENT, AS SHOWN ON THIS PLAN, WHICH WILL BE RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MD PER THIS FINAL FOREST CONSERVATION PLAN.

FOREST CONSERVATION WORKSHEET
3rd District Police + Victory Crossing with Seton Dr S/W
5-Aug-02

NET TRACT AREA:

A. Total tract area ...	12.97
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	1.55
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area ....=	11.42

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 =	1.71
H. Conservation Threshold ...	20%	x F =	2.28

EXISTING FOREST COVER:

I. Existing forest cover ....=	9.37
J. Area of forest above afforestation threshold ....=	7.66
K. Area of forest above conservation threshold ....=	7.09

BREAK EVEN POINT:

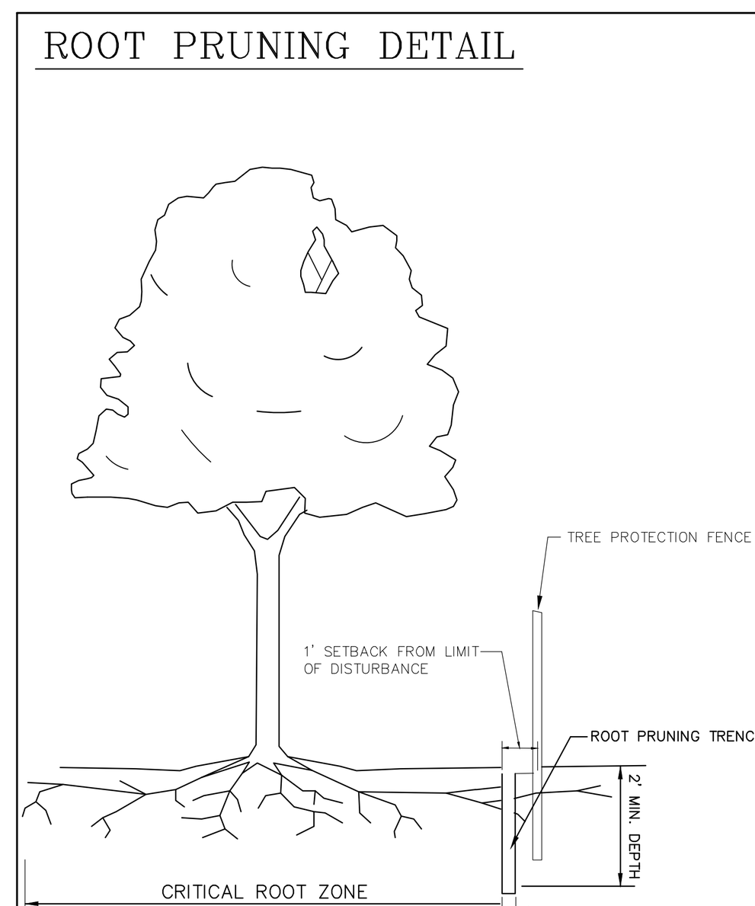
L. Forest retention above threshold with no mitigation ....=	3.70
M. Clearing permitted without mitigation ....=	5.67

PROPOSED FOREST CLEARING:

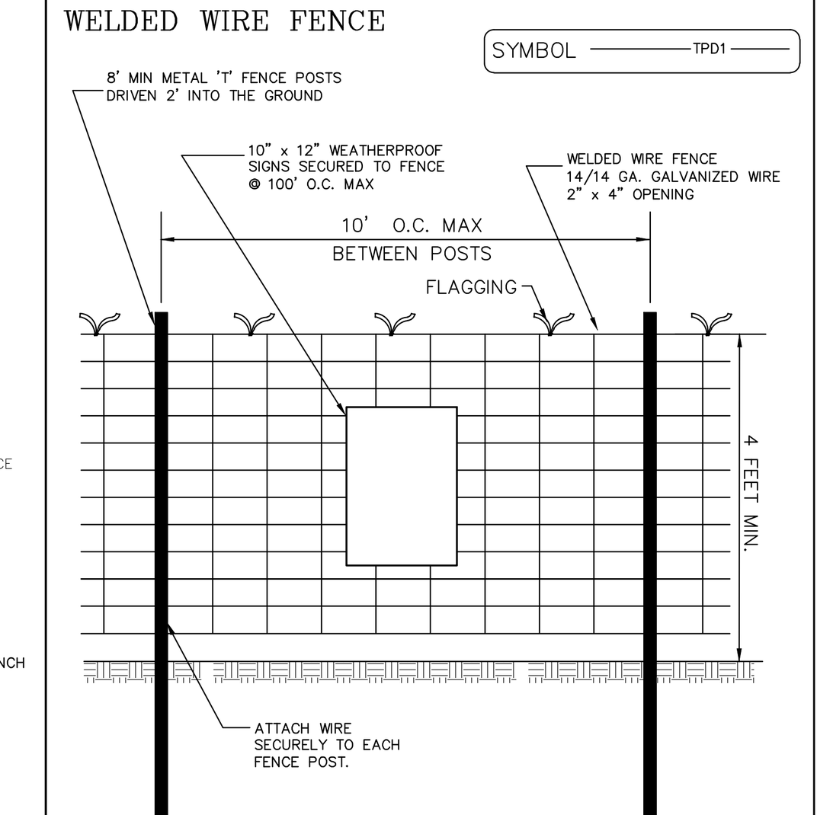
N. Total area of forest to be cleared ....=	6.67
O. Total area of forest to be retained ....=	2.70

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	1.67
Q. Reforestation for clearing below conservation threshold ....=	0.00
R. Credit for retention above conservation threshold ....=	0.42
S. Total reforestation required ....=	1.25
T. Total afforestation required ....=	0.00
U. Credit for landscaping (may not exceed 20% of "S") ....=(SEE CALCULATION ABOVE)	0.24
V. Total reforestation and afforestation required ....=	1.01
ON-SITE REFORESTATION PROVIDED:	1.03



NOTE:
1. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.



NOTE:
1. PRACTICE MAY BE COMBINED WITH SEDIMENT CONTROL FENCING.
2. LOCATION AND LIMITS OF FENCING SHALL BE COORDINATED IN FIELD WITH ARBORIST.
3. BOUNDARIES OF PROTECTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING PROTECTIVE DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICE.
5. PROTECTIVE SIGNAGE IS REQUIRED.
6. FENCING SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE

NOTES:
ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.

ALL FASTENERS SHALL BE STAINLESS STEEL 1-½" IN LENGTH.

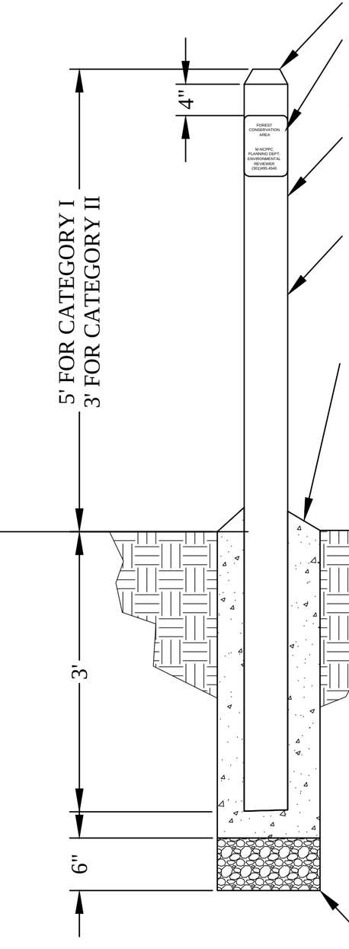
ALL POSTS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AND AT PLACES WHERE THERE IS A BEND IN THE LINE, AS SPECIFIED PER APPROVED FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTOR'S INSTRUCTIONS.

ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

SIGNS SHALL BE PROPERLY MAINTAINED.

AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR SIGNS.

SIGNS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 100' ALONG ALL L.O.D.'s AND/OR STREAM BUFFERS IN AREAS OF FOREST RETENTION.



CAPPED POST OR BEVELED EDGE.
5 ½" X 8" METAL FOREST CONSERVATION SIGN (AS SHOWN ON APPROVED PLANS).
6X6X8 PRESSURE TREATED WOODEN POST - UNPAINTED, FOR CATEGORY I EASEMENT SIGNS.
6X6X6 PRESSURE TREATED WOODEN POST - PAINTED LIGHT BLUE TO MATCH BUILDING, FOR CATEGORY II EASEMENT SIGNS.
COMPACT SOIL TO ADJACENT UNDISTURBED SOIL DENSITY. ADD QUICK-CRETE TO SOIL MIXTURE AS NECESSARY TO CREATE FIRM FOUNDATION. SLOPE TOP OF FOOTING FOR POSITIVE DRAINAGE.
FINISHED GRADE
INSTALL GRAVEL SUMP PRIOR TO POST INSTALLATION. OVER-EXCAVATE POST HOLE AS NECESSARY.

DATA TABLE FOR GROSS SITE

P790;P725;P731(PARCELS ONLY)

	Number of Acres
Tract	12.8
Remaining in Agricultural Use	-
Road & Utility ROWs[1]	1.6
Total Existing Forest	5.2
Forest Retention	2.7
Forest Cleared	6.7

Land Use & Thresholds[2]

Land Use Category	IDA	ARA, MDR, IDA, HDR, MDP, or CIA.
Conservation Threshold	15%	percent
Afforestation Threshold	20%	percent

	Total Channel Length (ft.)	Average Buffer Width (ft.)[3]
Stream(s)	-	-

Acres of Forest in	Retained	Cleared	Planted
Wetlands	-	-	-
100-Year Floodplain	-	-	-
Stream Buffers	-	-	-
Priority Areas	-	-	-

*AREA OF FOREST ON SITE IS BASED ON EXISTING CONDITIONS AFTER PHASE 1 WAS COMPLETED AND INCLUDES AREAS OF FOREST PRESERVATION, REFORESTATION, AND FOREST RETENTION.

FOREST CONSERVATION COMPUTATIONS FOR PHASES 1 & 2 COMBINED

NET LOT AREA CALCULATION

GROSS TRACT AREA (SITE):	556,928 SF; 12.79 Acres
OFF-SITE DISTURBANCES IN MILESTONE DRIVE R.O.W.	7,690 SF; 0.18 Acres
OFF-SITE DISTURBANCES IN SHERBROOKE WOODS LANE R.O.W.:	473 SF; 0.01 Acres
TOTAL GROSS SITE AREA:	**565,091 SF; 12.97 Acres**
SUBTRACTIONS FOR NET SITE AREA: PARCEL A; FUTURE STEWART LANE INTERCHANGE (74,516 SF) MINUS DISTURBANCE FOR UTILITIES, SIDEWALK AND SEDIMENT CONTROL (7,058 SF):	67,458 SF; 1.55 Acres
TOTAL NET SITE AREA:	**497,633 SF; 11.42 Acres**

EXISTING FOREST AREA CALCULATION

EXISTING FOREST ON SITE:	414,772 SF; 9.52 Acres
EXISTING FOREST IN OFF-SITE DISTURBANCE:	0 SF; 0.00 Acres
EXISTING FOREST UNDISTURBED & NOT INCLUDED IN NET SITE (PART OF FUTURE STEWART LANE INTERCHANGE):	6,525 SF; 0.15 Acres
TOTAL NET EXISTING FOREST:	**408,247 SF; 9.37 Acres**

FOREST RETENTION CALCULATION

PRESERVATION AREA A:	94,351 SF; 2.17 Acres
PRESERVATION AREA B-1:	10,003 SF; 0.23 Acres
PRESERVATION AREA B-2:	13,095 SF; 0.30 Acres
TOTAL PRESERVATION ON-SITE:	**117,449 SF; 2.70 Acres**

REFORESTATION CALCULATION

REFORESTATION AREA A:	13,700 SF; 0.32 Acres
REFORESTATION AREA B:	29,205 SF; 0.69 Acres
REFORESTATION AREA C:	1,692 SF; 0.01 Acres
REFORESTATION AREA D:	252 SF; 0.01 Acres
TOTAL REFORESTATION ON-SITE:	**44,849 SF; 1.03 Acres**

FOREST CONSERVATION ON-SITE

TOTAL FOREST PRESERVATION ON-SITE:	117,449 SF; 2.70 Acres
TOTAL REFORESTATION ON-SITE:	44,849 SF; 1.03 Acres
TOTAL LANDSCAPING CREDIT:	10,600 SF; 0.24 Acres
TOTAL CONSERVATION ON-SITE:	**172,898 SF; 3.97 Acres**

TEMPORARY FOREST RETENTION ON PHASE 3;

LOCATED IN FUTURE RIGHT OF WAY AND NOT INCLUDED IN NET SITE OR FOREST PRESERVATION TOTAL

RETENTION AREA (PHASE 3):	6,534 SF; 0.15 Acres
TOTAL TEMPORARY RETENTION ON PHASE 3:	**6,534; 0.15 Acres**

AT LEAST ONE PERSON PERFORMING THE INVASIVE PLANT MANAGEMENT WORK MUST HAVE EXPERIENCE IN INVASIVE PLANT REMOVAL AND MANAGEMENT TECHNIQUES. QUALIFICATIONS OF THIS PERSON MUST BE SUBMITTED TO M-NCPPC PLANNING DEPARTMENT ENVIRONMENTAL REVIEWER FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.

CATEGORY II CONSERVATION LANDSCAPE TREES

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN No. MR2009742B INCLUDING, FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: ____________ (Printed Company Name)

CONTACT PERSON OR OWNER: ____________ (Printed Name)

ADDRESS:

PHONE AND EMAIL:

SIGNATURE: ____________

ARCHITECTURAL
Grimm + Parker Architects
Logan Schutz, AIA
11720 Beltsville Drive, Ste 600
Calverton, MD 20705
Phone: 301.595.1000

CIVIL
Dewberry Consultants LLC
Kevin Mack, RLA
2101 Gaither Road, Suite 340
Rockville, MD 20850
Phone: 301.337.2861
Fax: 301.258.7607

MECHANICAL, ELECTRICAL, AND PLUMBING
Hoffman Borowski & Assoc, LLC
Gerard Marshall
2205 York Road, Suite 200
Timonium, MD 21093
Phone: 410.505.8143

STRUCTURAL

DEVELOPER
Jeff Blackwell, VP
Victory Housing, Inc
11400 Rockville Pike, Ste 505
Rockville, MD 20852
T: 301.493.0424
F: 301.493.9788

POLICE STATION
Mandatory Referral #: MR-2009742
NRI-FSD#: 4-20050860
SWM/SEC Permit#: 239311
IFB#: 1013668

VICTORY CROSSING
Special Exception #: S-2873
Preliminary Plan #: 120140210
NRI-FSD#: 4-20050860
FFCP#: MR2009742B
SWM Concept #: 255753
SWM/SEC Permit#: 271375

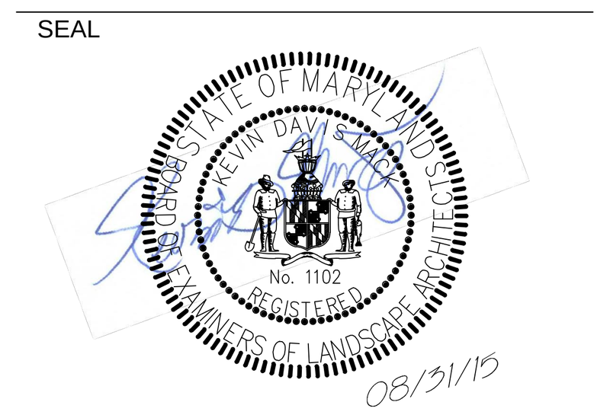
JQ62
L 35786 F 43; P790
L 37113 F 361; P731
L 37113 F 356; P725

3rd DISTRICT POLICE STATION (VICTORY CROSSING)

100% Construction Documents

1090 Milestone Dr.
Silver Spring, MD 20904
WSSC Map # 215NE01
ADC Book Map # 5287 B.3

SEAL



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 1102, Expiration Date: 08/03/2016

SCALE

4	8/26/2015	KDM	Changes since permit
	DATE	BY	DESCRIPTION

REVISIONS

DRAWN BY KDM
APPROVED BY KDM
CHECKED BY JMC
DATE 08/31/2015

TITLE
REVISED PRELIMINARY FOREST CONSERVATION PLAN DETAILS;

PROJECT NO. 50060031
SHEET NO. 08-FCP-MR2009742B-02

LS-202