



Clarksburg Fire Station #35, Mandatory Referral, MR2012001 (Amendment)

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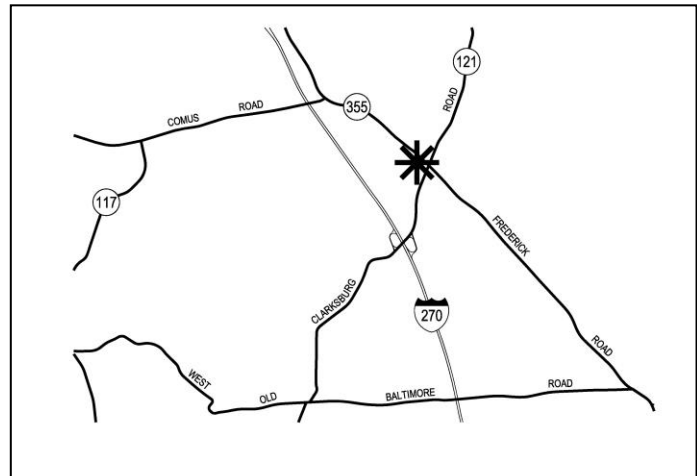
Completed: 6/3/16

Description

C. Mandatory Referral MR2012001, Clarksburg Fire Station #35 (Amendment)

Acquisition of additional land and redesign of Fire Station #35 to meet requirements of Clarksburg East Environmental Overlay Zone located at 23420 Frederick Road (MD 355), Clarksburg; 4.05 acres; CRN Zone and Clarksburg East Environmental Overlay Zone; Clarksburg Master Plan & Hyattstown Special Study Area (1994) and 10 Mile Creek Area Limited Amendment Master Plan (2014)

- Applicant: Montgomery County Department of General Services
- Filing Date: May 6, 2016



Summary

- There are three items for Planning Board review for the Clarksburg Fire Station #35 project: The Amended Final Forest Conservation Plan, the Amended Preliminary/Final Water Quality Plan for the Ten Mile Creek Special Protection Area (SPA) and the Mandatory Referral. This memorandum covers Staff review of the Mandatory Referral. The Amended Final Forest Conservation Plan and the Amended Preliminary/Final Water Quality Plan for the Ten Mile Creek Special Protection Area (SPA) are covered in a separate memorandum.
- Complies with the 2014 10 Mile Creek Area Limited Amendment Master Plan including allowance for future access to the master planned, Relocated 355 Bypass.
- The proposed design for the fire station is compatible within its site context and with the adjacent Historic District.
- Recommendation to acquire Parcel 888 for purposes of satisfying water quality and the Clarksburg East Environmental Overlay Zone.

RECOMMENDATIONS:

Transmit the following comments to the Montgomery County Department of General Services:

1. All comments from the previously approved Mandatory Referral, September of 2011, remain in effect.
2. Cooperate with WSSC to implement sewer service to the Historic District and the new Fire Station.
3. For any future improvements at the facility that will increase the number of staff persons or visitors on site, submit a transportation study with an amended facility plan for an added Mandatory Referral review.

Justification

A new fire station in the Town Center vicinity is necessary to serve the existing and projected population of the Clarksburg planning area. The Department of Fire and Rescue Services and the Department of General Services established this need soon after approval of the Clarksburg Master Plan in 1994. The facility was included in the Fire and Rescue station location and resource work group report in October 14, 1999. The justification was approved by County Council in October 2005. The Planning Board reviewed and approved a Mandatory Referral for the Fire Station in May 2010.

Background

The first County appropriation for the project was made in FY 2003. The present site was acquired after years of effort by the County to find a suitable site that would accommodate the facility program in the necessary service area. The May 13, 2010 Planning Board approval of the County's recommended site had followed extensive evaluations of more than 10 alternate locations.

The Montgomery County Department of General Services (MCDGS) completed the facility design development phase for the proposed Fire Station #35 in 2012.

Previous Board Actions

MCDGS representatives and Planning staff have had multiple briefings and discussions with residents of the Clarksburg community throughout the history of development of the Fire Station project.

Community meetings included events in April 2004, April 2009, and April 2010 prior to the Planning Board review and approval of the Mandatory Referral (MR) for Site Selection phase of the project.

Comments from the Planning Board for the project at the time of the Site Selection approval included requests that the Applicant:

- Meet with both the Clarksburg Citizen Association and also staff of the Historic Preservation Commission during the early stages of the facility planning process, and
- Seek exceptional applications for - sustainability; Best Management Practices (BMP's) for stormwater management; and environmental site design (ESD) considerations for the project.

On February 28, 2011, Planning staff and DGS representatives meet with the Clarksburg Citizens Association and discussed the project plans. Citizens supported the facility plans and inquired about:

- Future accommodation and access to the master planned, Relocated MD 355 roadway south of the site;
- The space program for the facility; and
- Compatibility with the adjacent Historic District.

On September 22, 2011, the Planning Board reviewed and took testimony on the Mandatory Referral and Water Quality Plan for Clarksburg Fire Station #35 for design and implementation. The Mandatory Referral was recommended for approval and the Water Quality Plan was approved, both with conditions. The main concern of the Planning Board was the level of impervious surface that the project would create in the Clarksburg Special Protection Area and in the Ten Mile Creek watershed. The Planning board asked the County to look for site alternatives and ways to redesign the building to minimize imperviousness.

Mandatory Referral Review

The MCDGS proposal for the construction of a new firehouse and associated site improvements requires the Mandatory Referral review process under the Montgomery County Planning Department's Uniform Standards for Mandatory Referral Review. State law requires all federal, state, and local governments and public utilities to submit proposed projects for a Mandatory Referral review and approval by the Commission. The law requires the Planning Board to review and approve the proposed location, character, grade and extent of any road, park, public way or ground, public (including federal) building or structure, or public utility (whether publicly or privately owned) prior to the project being located, constructed or authorized.

The application being reviewed today is an amendment to the previous conditionally approved Mandatory Referral and Water Quality Plan. This application is to review and approve changes from the previous approvals. The main focus is on the alternative site selection process, impervious surface levels, and building design as recommended in the 2014 10-Mile Creek Master Plan.

Site Description

The project site parcels P50 and P004 are owned by Montgomery County and are located at 23420 and 23410 Frederick Road, just north of the intersection of Fredrick Road (Route 355) and Clarksburg Road (Route 121). The project site is adjacent to but not within the Clarksburg Historic District. There is one private residence to the north of parcel P004, one private residence south of parcel P888; other neighboring structures have a residential character but are primarily commercial in use. These include a bank, a dentistry center, a consignment shop, and a plumbing supply shop.



Figure 1: 2015 Aerial of Subject Property

Project Description

The facility will be used 24 hours a day, seven days a week for response to public safety emergencies. The proposed building layout responds to the program of requirements in an efficient and effective manner. The building design has been modified to a two-story building with four drive-through apparatus bays. The building area is 23,868 SF. The south side of the building will have the two story with the first floor being administrative offices, kitchen, locker rooms, and sleeping quarters. The second floor will be for administrative activities, training and exercise.

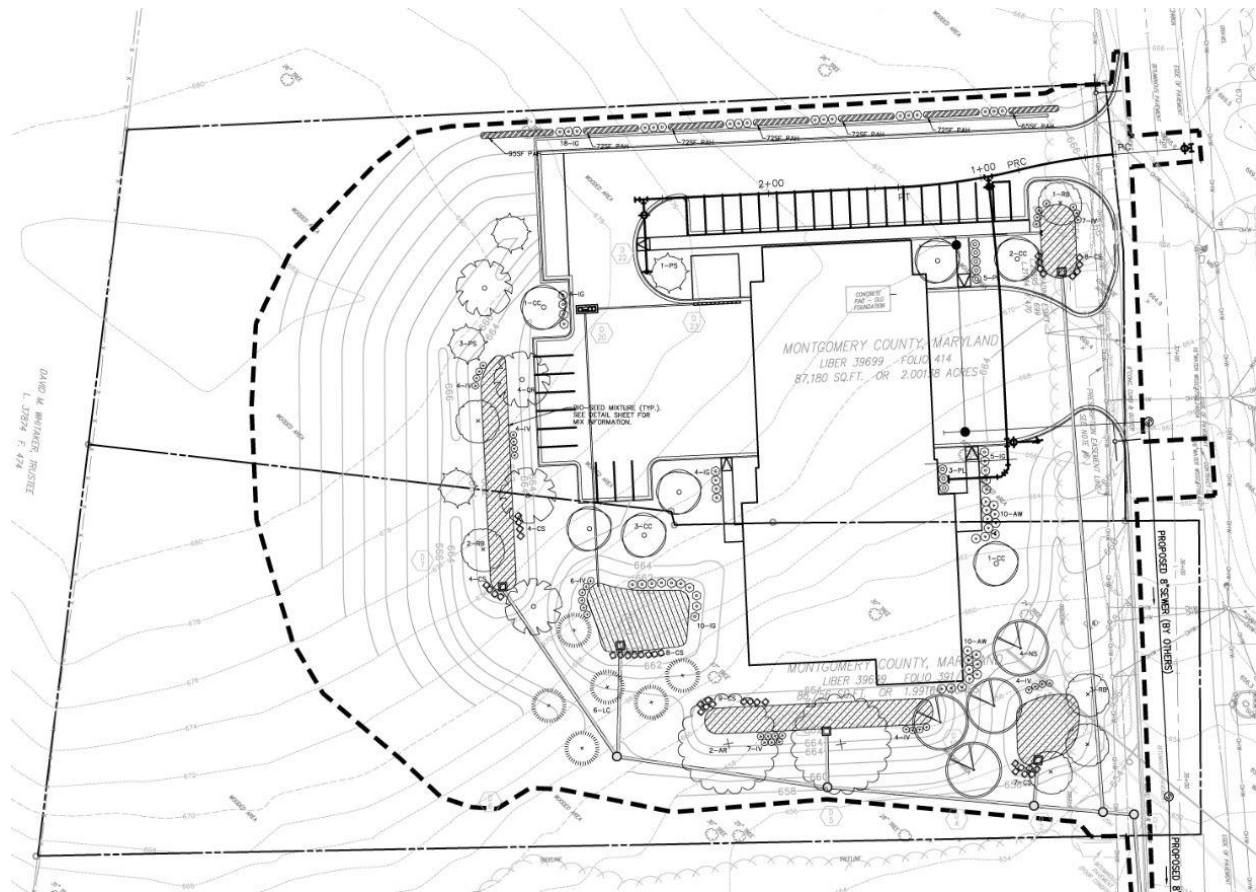


Figure 2: Site Layout and Landscape Plan for Fire Station

Master Plan Consistency

The proposed fire station is consistent with recommendations in the 2014 10 Mile Creek Area Limited Amendment to the Clarksburg Master Plan. The Limited Amendment recommended creation of an environmental overlay zone to protect sensitive resources in the Ten Mile Creek watershed. The Clarksburg East Environmental Overlay Zone, created in 2014, imposes a 15 percent limit on impervious surfaces. The Limited Amendment acknowledges the Subject Property as the location of a proposed new fire station and recommends an extensive search for an alternate location for a new fire station as a means of limiting imperviousness. The Limited Amendment also notes that if no other site is found, the fire station could be built, but redesigned to reduce the amount of imperviousness to the extent feasible.

After the recommendation of approval of the Mandatory Referral and Water Quality Plan (MR2012001) in 2012 the County did an extensive search of the service area and identified 24 possible alternative sites. After review of the initial 24 individual sites, County Staff and Residents of the area narrowed it to eight sites to be explored further. After the County Executive's briefing in April of 2014, the search was further refined to two alternative locations, Site 7 (former Avalon School Site) and Site 15 (The COMSAT

Property). Site 7 was determined to be economically infeasible based on the sale price and Site 15 was already in the process of being sold.

The alternative location search did not find any additional locations that would meet all the criteria needed for the service market. Executive staff concluded that adding land within the same subwatershed to the project was an appropriate method for meeting the impervious surface limits in the overlay zone. MCDGS identified parcel P 888 for acquisition and inclusion in the project. *The acquisition of this parcel and its inclusion in the Water Quality Plan (WQP) Application for this institutional use is expected to further reduce imperviousness for the project and in the watershed, and address the goal of the Clarksburg East Environmental Overlay Zone to limit impervious surfaces to 15 percent.*

P 888 (Montgomery County is the contract purchaser for P 888) is included in the amended Water Quality Plan Application. This 3.36-acre parcel is located on the west side of Frederick Road (MD 355), approximately 730 feet southeast of its intersection with Snowden Farm Parkway, and approximately 1,500 feet northwest of the location of the proposed Fire Station #35. P 888 is zoned R-90 and contains approximately 2.88 acres of existing forest. This parcel is included in the SPA Water Quality Plan Application in order to meet the impervious surface requirements for this institutional use. The fundamental purpose of the impervious surface limit is to minimize the amount of impervious surfaces in this sensitive watershed. Since the parcel is not part of the site it is not included in the Mandatory Referral or Forest Conservation Plan Applications.

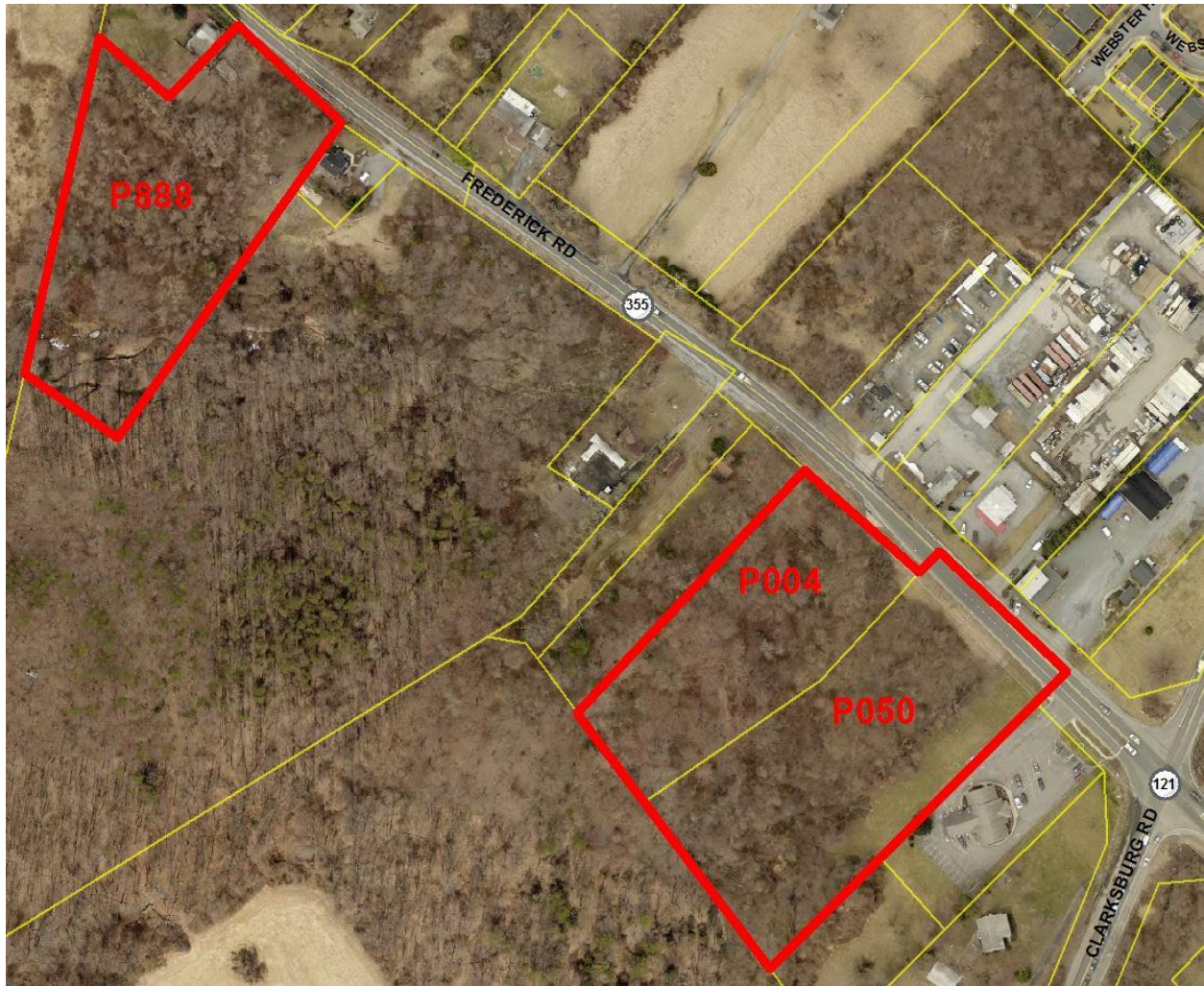


Figure 3: Geographic Location of Offsite P. 888

Imperviousness for the project below the 15 percent imperviousness cap set by the Clarksburg East Environmental Overlay Zone. The additional land mass and alterations to the Station design brings the Application into substantial conformance with the 2014 10 Mile Creek Area Limited Amendment.

Neighborhood Compatibility

Building Scale - The immediate surrounding neighborhood has an established rural, low scale, open character. Staff has determined that the subject 4.05-acre site is large enough to accommodate the facility as designed while providing compatibility with the existing character of the immediate site vicinity and the adjacent Historic District.

Clarksburg Historic District – The proposed Clarksburg fire station is located outside the Clarksburg Historic District. Therefore, the undertaking is not subject to historic preservation review under Chapter 24A of the County Code.

The “Clarksburg Historic District and Vicinity” section of the 10 Mile Creek Area Limited Amendment recognized that a new fire station would likely be constructed in this location, suggesting that such redevelopment as would be allowed in this part of Clarksburg “would complement Historic District development across MD 355.” Design Guidelines adopted for properties within the district, such as those immediately across MD 355 from the subject property, require that buildings be oriented to the street with parking located behind the buildings, sidewalks be provided, setbacks match those of existing buildings, and that the design of new construction be compatible with the historic resources within the district. This project is not subject to these guidelines by virtue of its location outside the historic district. But because the site is immediately confronting the historic district, consistency with historic district design guidelines would yield a context-sensitive design more suitable for this location. During consultation with the county, historic preservation staff made recommendations, such as moving the station closer to the street and locating parking behind the building, that would have made the project more compatible with the historic district.

Although certain design considerations historic preservation staff identified during the review process were not able to be incorporated into the program, historic preservation staff is satisfied that, on balance, the station will not have an adverse impact on the historic district.

Facility Design –

Multiple site concepts were evaluated throughout the planning phases to determine the optimum response to both the functional and environmental design requirements. The proposed site design seeks to best utilize the site and existing topography for the anticipated service requirements. The amount of impervious surface onsite was reduced by decreasing parking spaces from 100 spaces to 34 spaces as part of the verification of the 2005 Program of Requirements, and to 29 spaces as part of the Feasibility Study conducted in 2016 (a total of 71 spaces eliminated). Also, as part of this study, additional impervious area was reduced by reducing the parking space dimensions to 8.5’x18’ (the minimum size allowed in the code), as well as providing a reduction in the size of the apparatus bay apron, by moving the building closer towards Frederick Road (Route 355). There is no sidewalk proposed along MD 355 in order to reduce the impervious area further. The proposed impervious area for the site, not including MD 355 in the numerator or denominator, is 14.72 percent. The site design and layout addresses the future MD 355 bypass with a thoughtful placement of services around the site. The trash and mechanical services are incorporated into the design or hidden from view to eliminate an unpleasant view of the building from the future MD 355 bypass. This placement allows for a clear view of the fire station from the future MD 355 bypass that is similar to the view from Fredrick Road. In this way the building does not have a “rear” face and conveys a welcome view of Clarksburg to those who will be passing by on the MD 355 bypass.

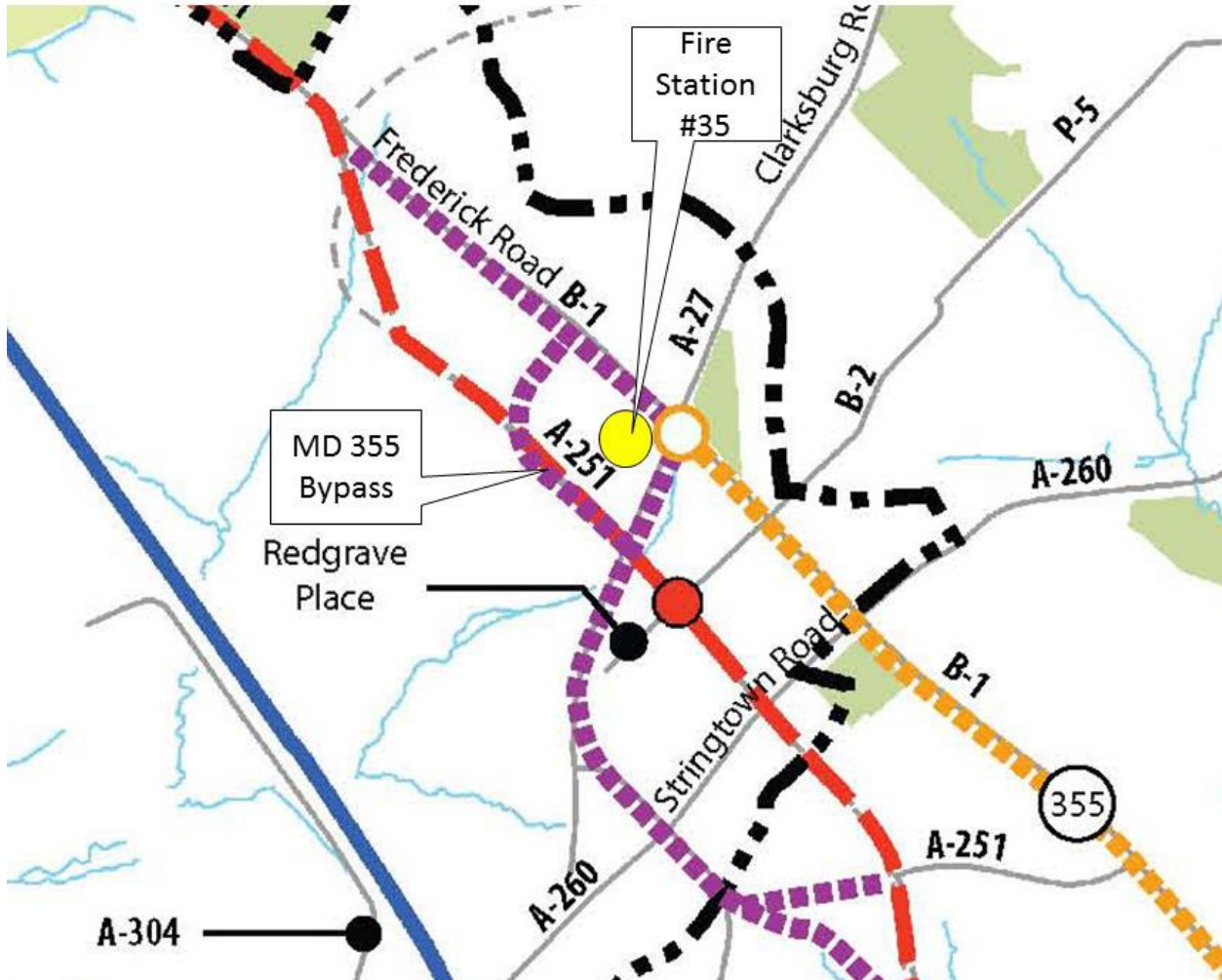


Figure 4: Master Plan Roadway Network

The most significant design changes result from the redesign of the building from a one-story to a two-story design. The original design attempted to retain the same character as some of the surrounding residential properties, as recommended in the 1994 Clarksburg Master Plan. The original design incorporated white clapboard siding, gabled rooflines, and dormers to bring the scale and feel of the project to a more residential feel. However, at the time of the redesign to a two-story building the Applicant decided that the additional massing of a two-story structure significantly limited the ability to achieve residential character. Project architects therefore created a more traditional fire station design. The new design focuses mainly on brick and glass and traditional fire station designs. The new design, while not residential in character, definitely supports the eclectic nature of the Clarksburg Historic District by offsetting the white gabled wood structure across the street.



Figure 5: Approved 2011 Design



Figure 6: Proposed 2016 Design

The area surrounding the site has undergone specific changes in master plan recommendations from the 1994 Clarksburg Master Plan to the 2014 10-Mile Creek Limited Amendment. These changes include:

- Change of land use from residential to mixed use;
- Change of zoning from R-200 to CRN;
- Specific acknowledgement that the Site is designated as a fire station

With the adoption of the 2014 10-Mile Creek Limited Amendment, prospective land uses in this part of the Town Center have changed, making a more traditional fire station design appropriate.

ENVIRONMENT

Forest Conservation

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law. See the Preliminary/Final Water Quality Plan staff report (Item A and Item B) for a complete analysis.

Environmental Guidelines

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law. The Final Water Quality Plan Amendment staff report (Item B) includes a complete analysis.

Special Protection Areas (SPA) Water Quality Plan

This project is located within the Ten Mile Creek SPA and on publicly owned property. The Mandatory Referral project is required to obtain approval of a water quality plan under Section 19-62 of the Montgomery County Code. The Final Water Quality Plan Amendment staff report (Item B) includes a complete analysis.

COMMUNITY OUTREACH AND NOTIFICATION

County Department of General Services representatives and Planning staff have had multiple briefings and discussions with residents of the Clarksburg community throughout the history of development of the Fire Station project. Community meetings included events in April 2004, April 2009, and April 2010 held prior to the May 2010 Planning Board review and approval of the Mandatory Referral for Site Selection phase of the project.

Comments from the Planning Board for the project at the time of the Site Selection approval included requests that the Applicant:

- Meet with both the Clarksburg Citizen Association and also staff of the Historic Preservation Commission during the early stages of the facility planning process, and
- Seek exceptional applications for - sustainability; Best Management Practices (BMP's) for stormwater management; and environmental site design (ESD) considerations for the project.

On February 28, 2011 Planning staff and DGS representatives met with the Clarksburg Citizens Association and discussed the project plans. Citizens were supportive of the facility plans and inquired about:

- Future accommodation and access to the master planned, Relocated MD 355 roadway south of the site

- The space program for the facility, and
- Compatibly with the adjacent Historic District.

On Wednesday May 25, 2016 Montgomery County held a public meeting from 7:00 PM to 9:00 PM at Rocky Hills Middle School, located at 22401 Brick Haven Way, Clarksburg, Maryland 20871. Citizens were supportive of the facility plans and inquired about:

- Future accommodation and access to the master planned, Relocated MD 355 roadway south of the site
- Right-of-way Dedication, and
- If the new design would fulfill all the needs of the Fire Station.

For the Mandatory Referral for design development and implementation, the Forest Conservation Plan and Water Quality applications, the Planning Department staff notified adjoining and confronting property owners and notified the Clarksburg Citizens Association of the submittal and Planning Board review date.

CONCLUSION

Based on information provided by the Applicant and the analysis contained in this report, Staff concludes that the proposed Mandatory Referral for the Clarksburg Fire Station will be compatible within its site context and meets the applicable standards and guidelines for the environment.

Staff recommends approval of the Mandatory Referral with comments listed at the front of this report to be transmitted to the County Department of General Services.

ATTACHMENTS

- A. MCDGS Mandatory Referral Package
- B. Updated Mandatory Referral Narrative
- C. Clarksburg Fire Station #35 Site Layout Plan



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: May 1, 2012

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MANDATORY REFERRAL APPLICATION

M-NCPPC Staff Use Only
Table with columns for File Number, Date Application Received, Application Completed by, MR, and MR Type (check One).

An application will not be accepted for review unless all required information and fees are provided. If an item requires more space, attach a separate sheet.

Project Name (Subdivision): Clarksburg Fire Station # 35 Acres 7.4 (sf / 43,560)
200 scale Base Map # 233NW13 Tax Map # EW 31 / EW 22 Special Protection Area Clarksburg SPA

Property Tax Account Number(s) associated with the plan (8 digits)
A. 02-00025716 B. 0200019395 C. 02-0002008 D. E.
F. G. H. I. J.

Location: (Complete either A or B)
A. On Frederick Road, 500 feet NE of Clarksburg Road
B. quadrant, intersection of and

Subdivision Information: (Complete either C, if located within a recorded subdivision, or D)
C. Lot Block Subdivision
D. Parcel Liber Folio; Parcel Liber Folio; Parcel Liber Folio

Description of Project: Proposed Clarksburg Fire Station # 35.

Applicant (Agency/Department Head or Agency/Department Representative)

Form for Applicant information including Submitting Agency or Department, Contact Person, Street Address, City, State, Zip Code, Telephone Number, Fax Number, and E-mail.


Engineer/Plan Preparer

ADTEK		Jason Fritz	
<i>Name</i>		<i>Contact Person</i>	
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<i>Street Address</i>			
<i>City</i>		<i>State</i>	
301.662.4408		301.662.7484	
<i>Telephone Number</i>		<i>Fax Number</i>	
<i>ext.</i>		<i>E-mail</i>	
		jfritz@adtekengineers.com	

Other Contact Person (if applicable)

<i>Name</i>		<i>Contact Person</i>	
<i>Street Address</i>			
<i>City</i>		<i>State</i>	
<i>Telephone Number</i>		<i>Fax Number</i>	
<i>ext.</i>		<i>E-mail</i>	

Signature of Applicant


Signature

May 3, 2016

Date

Mr. Rouben Ghazarian

Name (Type or Print)

Clarksburg Fire Station # 35

Clarksburg, Maryland

Mandatory Referral Amendment Report

Original Mandatory Referral No. MR2012001-DGS-1

Prepared for:

**Montgomery County
Department of General Services**

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MONTGOMERY COUNTY DEPARTMENT OF PLANNING

Maryland –National Capital Park and Planning Commission

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1. Narrative

This is a Mandatory Referral Amendment to a previously approved Mandatory Referral for Clarksburg Fire Station #35 Mandatory Referral No. MR2012001-DGS-1.

a) Site Context

Clarksburg Fire Station # 35 is proposed to be situated on 7.35 acres located along Frederick Road (MD RT 355) approximately 500 feet northwest of Clarksburg Road, in Clarksburg, Maryland. The subject property is made up of three parcels; P.4, P.50, and P.888. Parcels 4 and 50, within Tax Map EW31, are adjacent to each other, are 2.00 and 1.99 acres respectively, and are located at 23420 and 23410 Frederick Road (MD RT 355). Parcel 888 is within Tax Map EW22, is 3.36 acres, and does not have a designated address, however, abuts Frederick Road (MD RT 355). This parcel is currently being acquired by Montgomery County contract purchaser. All three properties are within Election District 02. The properties are found on WSSC Maps 233NW13, 233NW14, 232NW13, and 232NW14 and have tax account numbers 02-00025716, 02-00019395, and 02-00020508. The developed site (P.4 and P.50) is bounded by Damascus Community Bank to the southeast, Frederick Road (MD RT 355) with commercial businesses and single family homes to the northeast, and woods to the west and southwest. The subject properties are located outside of the Historic District.

b) Site Topography:

Topography for the site slopes in a northeast direction. At the rear of the site there is a high point and the topography slopes down towards Frederick Road (MD RT 355). From the high point, a ridge line is created near the west property line and a saddle point is located at the road where Frederick Road slopes down to the east and west. There is approximately 30 feet of vertical relief overall across the property. There is no off-site drainage area that enters the site.

c) Proposed Building Design

The proposed facility is funded by Montgomery County and the facility will be used 24 hours a day, 7 days a week for response to public safety emergencies.

The proposed building layout is basically a 2-story building with 4 drive-through apparatus bays. The building area is 23,868 SF. The south side of the building will have the 2 story with the 1st floor being administrative offices, kitchen, locker rooms, and sleeping quarters. The 2nd floor will be for administrative, training and exercise.

All cost of the Building and Site Construction for this project will be CIP funded.

d) Site Analysis:

Montgomery County modified the previous Mandatory Referral Site Plan layout to arrive with the final scheme as shown on the Site Plan (see Section 3). This scheme keeps the site development area out of the future relocated Frederick Road (MD RT 355) right-of-way. In addition setback requirements can be met to conform to requirements of Zoning. The impervious area for this layout is 14.72%, which conforms to the required maximum of 15% in a Special Protection Area (SPA). The most compact building footprint was selected, along with a reduction in the number of parking and in parking space size to a standard of 8.5' by 18', as well as, a reduction to the exit apron dimensions are proposed in order to meet maximum impervious requirements. Sidewalk along Frederick Road cannot be proposed as this will increase the impervious percentage beyond what is allowed in the SPA.

There are two vehicular connections proposed to Frederick Road (MD RT 355). The main entrance/exit is proposed close to the northwest property line. This allows for the entrance to be located at the crest of the hill, making for the best site distance along the road. A second connection is proposed which would be an exit only onto Frederick Road. This is specifically for the exit of Fire Apparatus vehicles. While entrances are close together and do not maintain the 100 foot separation that MCDOT requires, it is justified since the second connection is an exit only. Additional signage will likely be required and a signal will be installed on Frederick Road (MD Rt 355) for emergency egress from the site.

In order to minimize the impervious area, the largest Fire Apparatus can only enter into three of the four garage bays. There is not enough turning diameter for the largest Fire Apparatus to enter into the closest garage bay to the main entry drive.

A retaining wall along the northwest property line will be required, assuming a 3% maximum slope from the apparatus bay down to Frederick Road (MD RT 355). This sets the apparatus bay elevation at 668.00. This wall will be a maximum of 10 feet tall which will be near the rear corner of the parking lot towards the back of the site. This wall will gradually step down and will terminate approximately 25 feet in front of the building. It will be approximately 240 feet long. From the back of the parking lot, a 3:1 slope up the hill will tie out the grading approximately 30 feet behind the curb line. Due to the projection of the building to the east, additional excavation towards the rear of the building and into the hillside will be required to provide areas for storm water management.

The limit of disturbance for the site is estimated at 3.0 acres. This assumes that approximately 5 micro-bioretenion facilities will be provided to meet storm water management requirements. These storm water facilities will be proposed along the lower side of the site to the southeast near the property line and at the rear of the building. It is likely that the earthwork for this site will be heavy and that moderate spoils will need to be removed from the site.

Based on the configuration of the site, 29 parking spaces can be provided. Of this amount, 2 will be dedicated for accessible parking. Accessible curb ramps will be provided from designated parking spaces to the building entrance and for egress.

Site lighting will be provided to provide safety to the building and parking areas and will be shielded and aimed to prevent off-site spill on adjacent properties. The site lighting will be similar to what was proposed with the original Mandatory Referral.

e) Master Plan:

Per Maryland Capital Park and Planning Commission maps, the site is zoned Commercial Residential Neighborhood (CRN) The subject site lies within the Clarksburg Master Plan area, specifically in the Town Center District which is adjacent to the Clarksburg Historic District. The Master Plan supports these parcels as the location for a Fire Station.

Based on the current Montgomery County Zoning Ordinance, dimensional regulations for the developable property will include the following:

Front setback – 0’

Side setback – 12’ min / 37.5’ total

Rear setback – 37.5’

Maximum Building Height – 25’-65’ (When the subject property confronts a property in an Agricultural, Rural Residential, Residential Detached, or Residential Townhouse zone that is vacant or improved with an agricultural or residential use, any structure may not protrude beyond a 45 degree angular plane projecting over the subject property, measured from a height equal to the height allowed for a detached house in the confronting zone at the front or side street setback line..)

Maximum Lot Coverage – N/A

Parking setback – Front: behind the building front; Side: 12’; Rear: 10’

(It is noted that Parcel 888 is Zoned R-90, but there is no proposed develop. The dimensional regulation presented are for the CRN zone only.)

The Master Plan recommends that alternative locations for the Fire Station be explored. Prior to the original Mandatory Referral submission in 2012, the County explored more than 10 locations.

f) Vegetation:

All three parcels that make up the project site are forested, with exception to several existing structures on Parcel 888 which will be razed. A Simplified NRI/FSD for this parcel is being submitted as part of this Mandatory Referral submission. Significant tree clearing will be required for the proposed development on the other two parcels.

g) Site Soils:

In terms of hydrology, all on-site soil groups are characteristically known to provide good drainage and allow adequate infiltration. However, the Geotechnical Report shows infiltration rates less than the state required. A majority of the site is indicated as hydrologic soil group 'C' per the USDA Soil Survey. There are also a small portion of group 'D' hydrologic soils located on the site. All of these group ratings should not encounter limitations on storm water management facilities. Soils mapping indicate the present of rock 30 inches and greater at the site.

h) Flood Plains, Stream Valley Buffers and Non-Tidal Wetlands:

Per FEMA Floodplain Map 24031C0160D dated Sept 29, 2006, there is no mapped FEMA floodplain within the vicinity of the site.

According to the U.S. Fish and Wildlife Mapping services there are no nationally recognized wetlands located on or around the site.

i) Storm Drainage and Storm Water Management:

The site is currently located within the 10-Mile Creek Special Protection Area. This requires water quality monitoring before, during, and after development and may require additional storm water treatment for impervious areas. A maximum of 15% impervious is allowed and 80% of the site must remain as Open Space. Per the Clarksburg Limited Master Plan Amendment states that the amount of impervious area for the development shall be reduced to the extent feasible.

The site drains to the Little Seneca Creek Watershed which is a Use I stream.

It can be anticipated that site improvements will be required to include Environmental Site Design (ESD) to the maximum extent practicable in order to treat all areas inside the limits of disturbance. If ESD efforts are exhausted and the site has still not been able to reach a hydrologic state of "woods in good condition," then structural practices may be permitted as determined by Montgomery County.

Potential ESD storm water management practices for the site include micro-scale practices. Micro-scale facilities include the utilization of bio-swales and micro-bioretenion facilities where available open space can be found, such as parking lot islands. Alternative surfaces were considered, including vegetative roofing for buildings, as well as permeable pavements. However, in order to keep the general appearance of the building and complement the existing structures in the vicinity of the project, a traditional roof is proposed. Permeable pavements cannot be utilized as the infiltration rates at the site do not meet the minimum state standards for infiltration. The bio-swales proposed along Frederick Road will be provided as visual amenities and compatible with the existing character of the adjacent Historic District.

Evaluation of storm run-off will need to be performed to ensure that run-off from the site does not adversely impact the downstream adjacent sites.

j) Transportation:

The 1994 Clarksburg Master Plan, as well as, the 2011 Clarksburg Limited Master Plan Amendment propose the realignment of Frederick Road (MD RT 355) with a proposed right-of-way width of 130 feet to the south of the subject properties, requiring dedication on all three parcels. This realignment includes the Corridor Cities Transit Way. The proposed road will be a 2 lane road with shared use paths. The existing Frederick Road will remain and the proposed right-of-way is 50 feet, which currently parcel 50 would need to have dedicated along its frontage. The existing Frederick Road will continue to have shared road for bicycles per the Master Plan. Bicycle access from Frederick Road can access the site into the proposed entrance for the site. Currently there are several Ride-On bus stops on existing Frederick Road. These will likely be moved, once Frederick Road (MD RT 355) is realigned.

There are currently not existing sidewalks or public paths on either side of existing Frederick Road (MD RT 355) at the site location. Because of this, it is anticipated that limited pedestrian traffic from the road entering the site will occur.

MCFRS has not determined an increase in staff allocated for this facility. Based on other Fire Stations of similar size, the number of Peak Hour Trips are estimated at less than 30.

k) Compliance with Montgomery County Noise Ordinance

Maximum allowable noise levels in Montgomery County are limited to 65dBA during the daytime and 55dBA during the nighttime. Emergency operations by fire and rescue services are exempt from the County noise ordinance per Section 31B-10-a-2 during emergency responses only. Allowable noise for construction activities will be required to meet the County Noise Ordinance.

l) Sediment Control

The proposed sediment control plan for this site will utilize “The Maryland Department of the Environment Standards and Specifications for Soil Erosion and Sediment Control”. Specific standards for the site include stabilized construction entrances, silt fence, and super silt fence. A sediment trap or basin most likely will be provided with a forebay in order to increase the volume captured by 30% which is in accordance with previous discussions with MCDPS and MCDEP staff.

m) Forest Conservation

A previously approved Final Forest Conservation Plan MR2012001 exists for Parcels 04 and 050. The plan is proposed to be amended as part of the Mandatory Referral process. Forest Conservation will be met through a combination of onsite preservation, onsite forest planting, onsite landscape credit and offsite forest bank. It is noted that Parcel 888 will be designated for Forest Conservation banking for this project and will be used to bank forest for future Montgomery County projects.

The Specimen Tree Variance is not proposed to be amended as the LOD matches or is reduced from the previously approved plan.

n) Utilities:

The current site is serviced by WSSC for water, however, there is no publicly available sewer at the site. A 16" DIP waterline that lies within the north side of Frederick Road (MD RT 355). Any connections to this pipe will have to cross the road to do so. In order to provide public sewer to the site, a sewer force main with a pump station would need to be installed to connect to existing WSSC infrastructure approximately 1500 feet away on Clarksburg Road. It is currently understood that this connection will be provided by others in advance of development for the property.

Power and Telecommunication lines are currently overhead along Frederick Road (MD RT 355). Power and Cable are located on the south side, while telephone is located on the north side. County Fiber Optic would need to be made available for the proposed Fire Station. It is unknown if Fiber Optic or gas options are available for this project at this time.

o) Traffic Signal Design:

A traffic signal design will be developed to incorporate a New "Emergency" Traffic Signal in front of the proposed Fire Station with the Existing Traffic Signal at the intersection of Frederick Road and Clarksburg Road. It is assumed that the average use of this signal is 30 times per 24 hour time period during the Emergency Response time. A Design Request for a proposed traffic signal will be submitted to SHA for their review and approval.

p) IgCC (International Green Construction Code):

The County is in the process of adopting the IgCC versus LEED. It is anticipated that IgCC will be used on the project. In order to meet the IgCC requirements, the proposed development is not located near existing surface waters, storm water management devices will be provided, no irrigation of exterior vegetated areas will be proposed, bike parking will be provided with space to increase, high-occupancy & low-emission vehicle parking will be provided, and a substantial portion of the site will be concrete allowing for mitigating the heat island effect.

In the event that LEED is utilized, a minimum of LEED Silver will be achieved for the project.

q) Community Meeting:

Montgomery County is currently scheduling an additional meeting prior to the Mandatory Referral Hearing for this project. A specific date has not yet been determined.

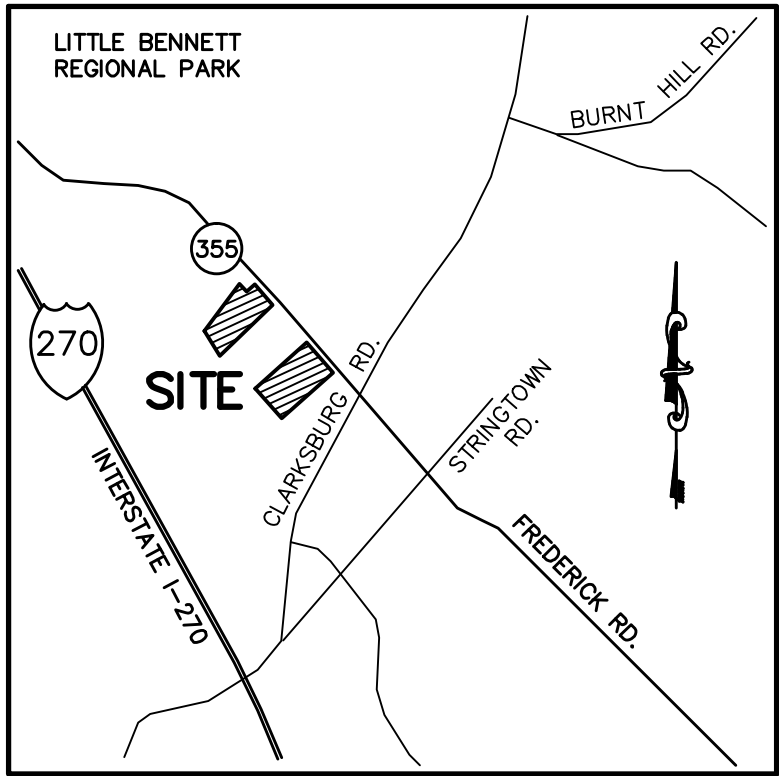
r) Preliminary/Final Water Quality Plan:

Coordination with Montgomery County Department of Permitting Services has occurred regarding a reconfirmation of the existing Preliminary/Final Water Quality Plan previously approved for this project. It is noted, that correspondence between Montgomery County and the Water Resources department is shown in Section 12. Once a confirmation letter from MCDPS is acquired, a copy will be provided to MNCPPC staff.

A copy of the previous Preliminary/Final Water Quality Report is included in Section 12.

As previously stated, several reductions in impervious area have been provided in order to meet the 15% cap on impervious area. Refer to Section 1.d.

2. General Location Map



VICINITY MAP

SCALE: 1" = 2,000'±
(WSSC GRID: 232 NW 13)
MONTGOMERY COUNTY
ADC MAP PAGE: 49286
GRID: F-2
(2008 EDITION)

3. Site Plan/Utilities and Right-of-Way/
Overall Concept Development Plan

ZONING TABLE

SITE IS ZONED CRN

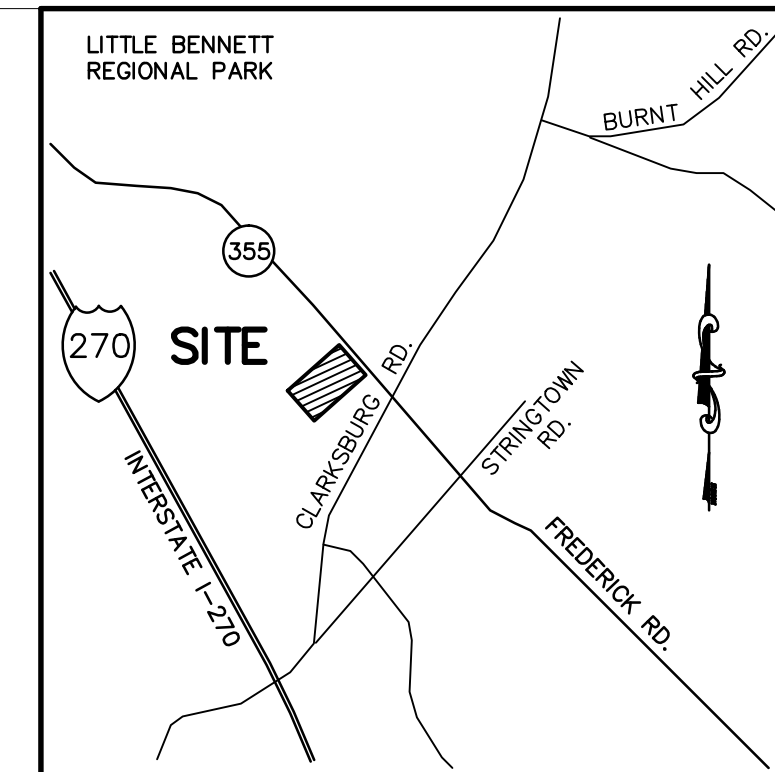
	REQUIREMENT	PROPOSED CONDITIONS
MAIN BLDG FRONT SETBACK	0 FEET	79.6 FEET
SIDE YARD—ONE SIDE	12 FEET	83.0 FEET
SIDE YARD—SUM OF BOTH SIDES	37.5 FEET	543.8 FEET
REAR YARD	37.5 FEET	114.9 FEET
MAX. BUILDING HEIGHT	25' - 65' FEET	2 STORIES 39'-0"

SITE IMPERVIOUS DATA

BUILDING FOOTPRINT:	17,295 sq.ft.
SITE IMPERVIOUS AREA:	29,188 sq.ft.
TOTAL IMPERVIOUS AREA:	46,483 sq.ft.
LAND TRACT AREA: (P0004, P050, P888)	169,515 sq.ft.
PERCENTAGE OF IMPERVIOUS:	14.72%

PARKING TABULATION

STANDARD SPACES (8'5" x 18').....	27
ACCESSIBLE SPACES (8' x 18').....	2
TOTAL PROPOSED.....	29

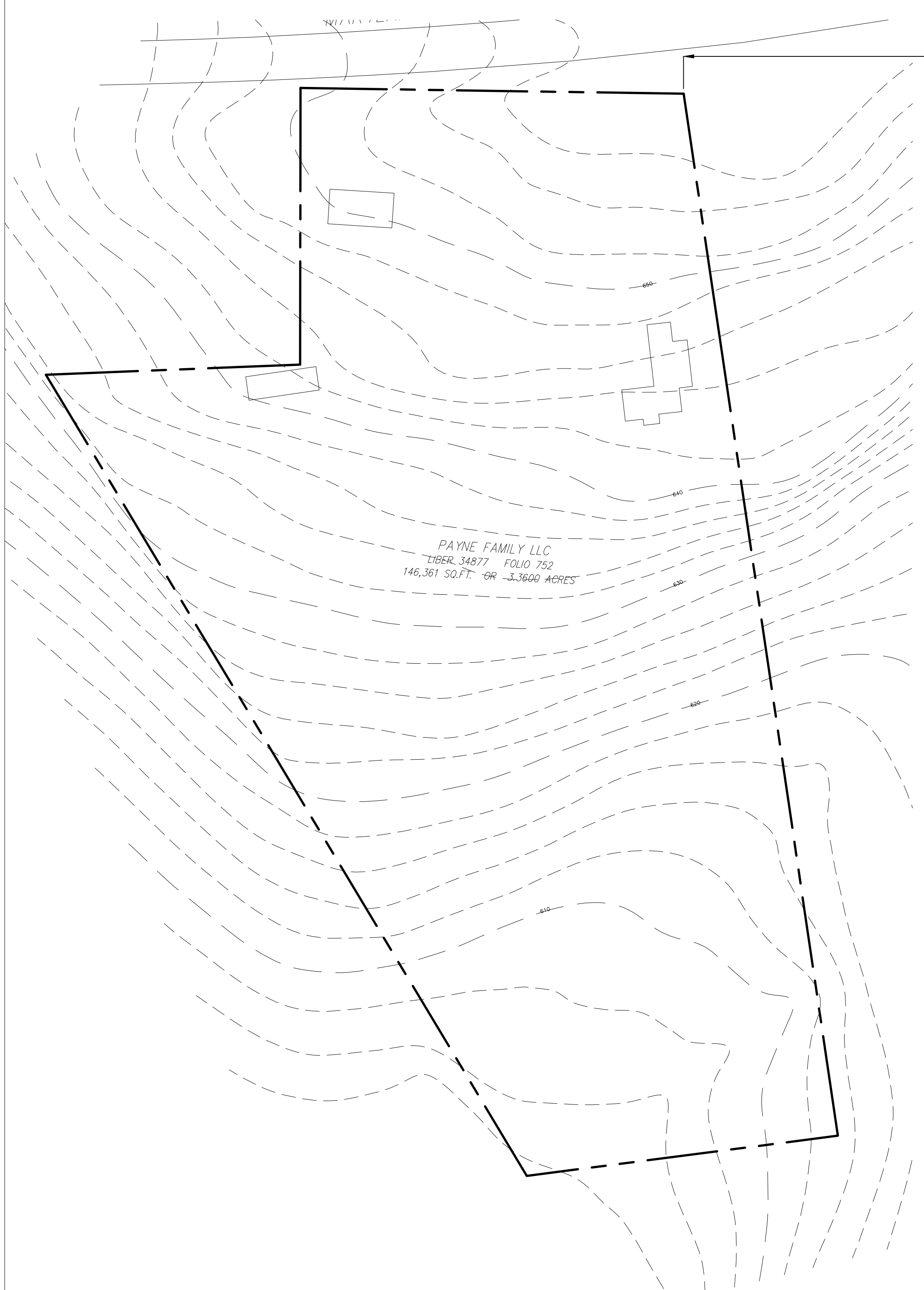
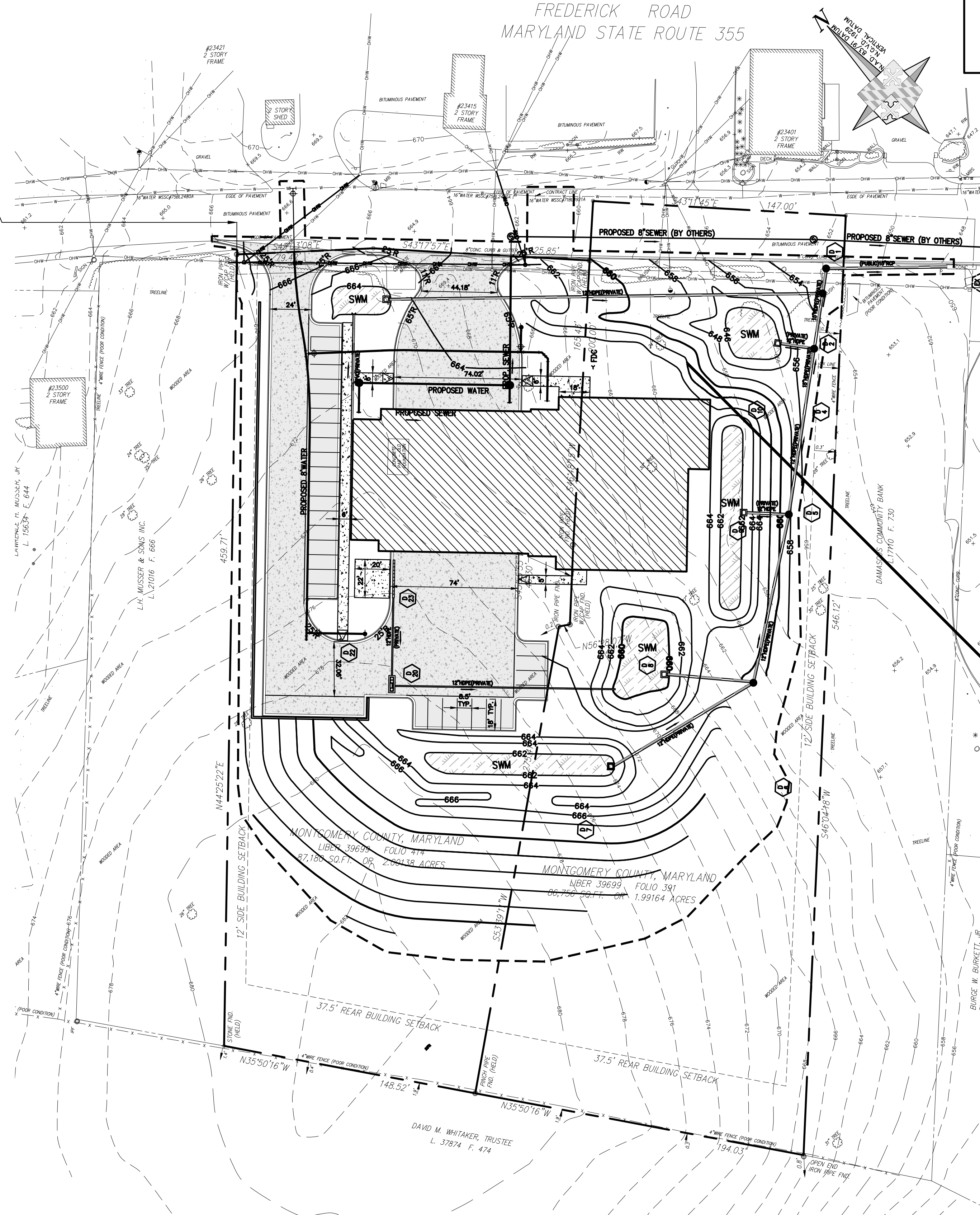


VICINITY MAP

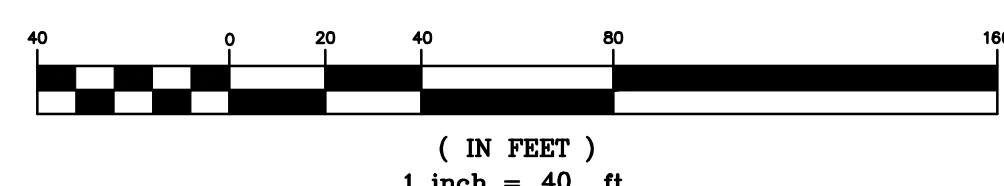
SCALE: 1" = 2,000'±
 (WSSC GRID: 232 NW 13)
 MONTGOMERY COUNTY
 ADC MAP PAGE: 49286
 GRID: F-2
 (2008 EDITION)

LEGEND

- EXISTING MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- UTILITY POLE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING CONTOUR
- RIPRAP
- EXISTING LIGHT SIGN
- EXISTING TREE LINE
- EXISTING FENCE
- PROPOSED STORM DRAIN
- PROPOSED CONTOUR
- CONC CURB & GUTTER
- PROP. BUILDING
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- ASPHALT PAVEMENT
- BIORETENTION FACILITY



CAUTION: IF THIS DRAWING IS A REDUCTION,
 GRAPHIC SCALE MUST BE USED
 (ORIGINAL SIZE = 24" x 36")
GRAPHIC SCALE



OWNER/APPLICANT
 MONTGOMERY COUNTY
 DEPARTMENT OF GENERAL SERVICES
 101 MONROE STREET, 11TH FLOOR
 ROCKVILLE, MARYLAND 20850
 ATTN: ROUBEN GHAZARIAN
 TEL: 240.777.6053 FAX: 240.777.6003



22630 DAVIS DRIVE, SUITE 175
 STERLING, VIRGINIA 20164
 703.437.6600

CONSULTANT:



MONTGOMERY COUNTY MARYLAND
 DEPARTMENT OF GENERAL SERVICES
 OFFICE OF PLANNING & DEVELOPMENT
 101 MONROE STREET
 11TH FLOOR
 ROCKVILLE, MARYLAND 20850

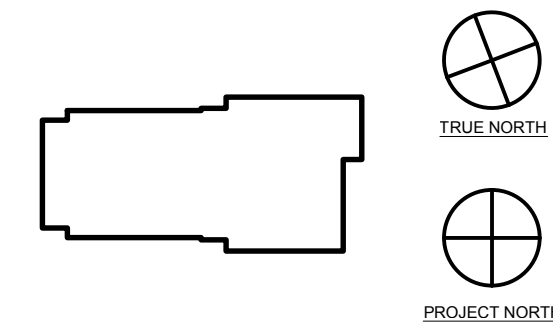
PROJECT:
 CLARKSBURG
 FIRE STATION
 #35
 23420 FREDERICK ROAD
 CLARKSBURG, MARYLAND

SEAL

NO.	ISSUE DESCRIPTION	DATE

PROJECT NUMBER: M1590B
 DRAWN BY: JEB
 CHECKED BY: JLF

KEY PLAN



SHEET TITLE

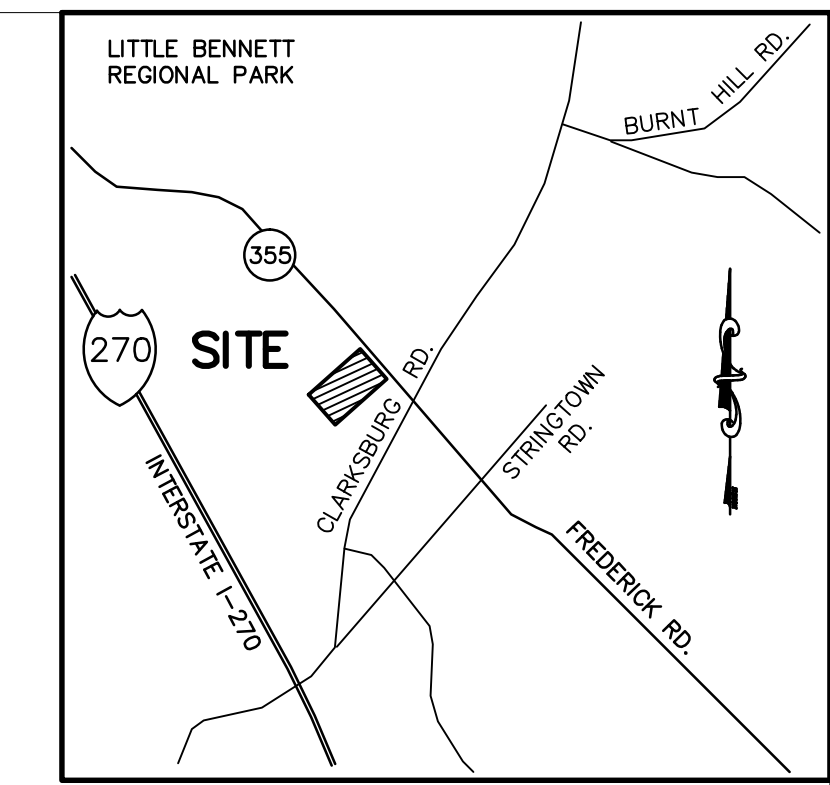
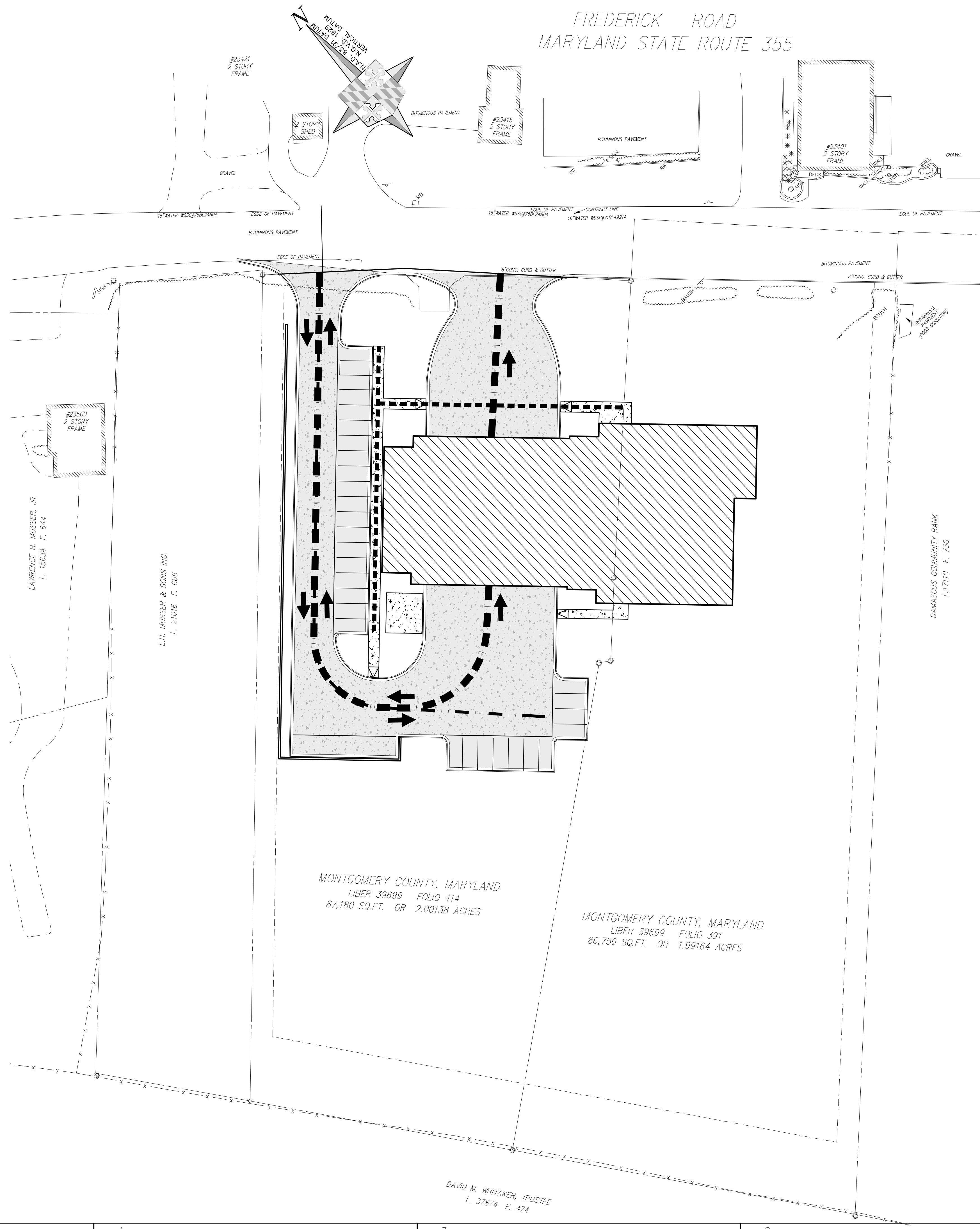
SITE PLAN

SHEET NUMBER

C-0A

4. Pedestrian and Vehicular Circulation Plan

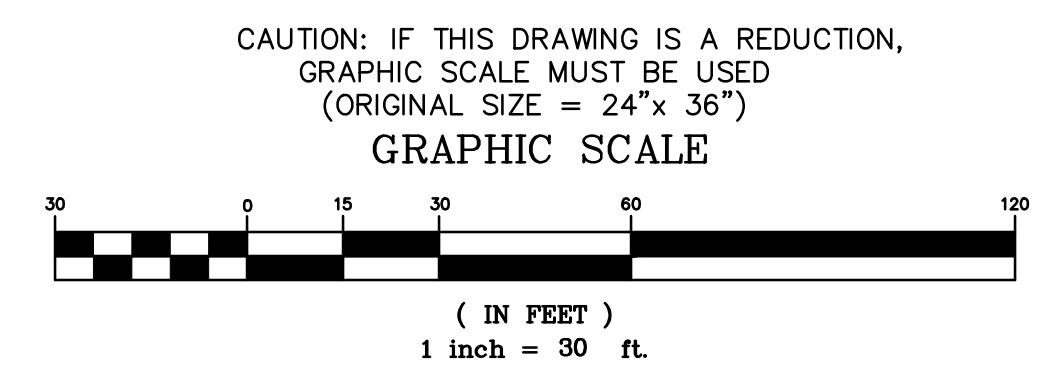
FREDERICK ROAD
MARYLAND STATE ROUTE 355



VICINITY MAP
SCALE: 1" = 2,000'±
(WSSC GRID: 232 NW 13)
MONTGOMERY COUNTY
ADC MAP PAGE: 49286
GRID: F-2
(2008 EDITION)

LEGEND

PROPERTY LINE	---
PEDESTRIAN CIRCULATION	-----
VEHICULAR CIRCULATION	-----
APPARATUS CIRCULATION	-----



ARCHITECT:
HG
HUGHES GROUP
ARCHITECTS
22630 DAVIS DRIVE, SUITE 175
STERLING, VIRGINIA 20164
703.437.6600

CLIENT:

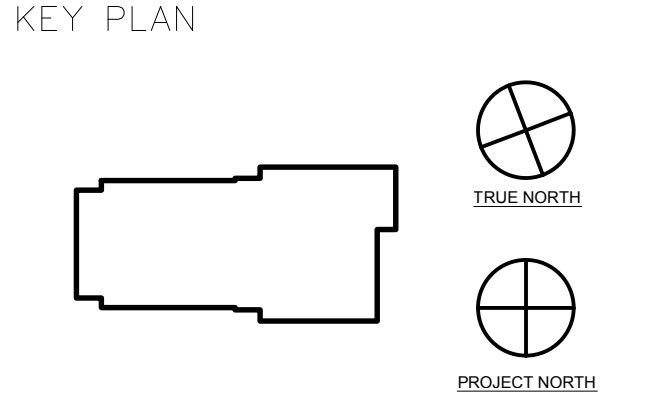
MONTGOMERY COUNTY MARYLAND
DEPARTMENT OF GENERAL SERVICES
OFFICE OF PLANNING & DEVELOPMENT
101 MONROE STREET
11TH FLOOR
ROCKVILLE, MARYLAND 20850

PROJECT:
CLARKSBURG FIRE STATION #35
23420 FREDERICK ROAD
CLARKSBURG, MARYLAND

SEAL

NO.	ISSUE DESCRIPTION	DATE

PROJECT NUMBER: M1590B
DRAWN BY: JEB
CHECKED BY: JLF



SHEET TITLE
PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

SHEET NUMBER
C-0B

OWNER/APPLICANT
MONTGOMERY COUNTY
DEPARTMENT OF GENERAL SERVICES
101 MONROE STREET, 11TH FLOOR
ROCKVILLE, MARYLAND 20850
ATTN: ROUBEN GHAZARIAN
TEL: 240.777.6053 FAX: 240.777.6003

DAVID M. WHITAKER, TRUSTEE
L. 37874 F. 474

MONTGOMERY COUNTY, MARYLAND
LIBER 39699 FOLIO 414
87,180 SQ.FT. OR 2.00138 ACRES

MONTGOMERY COUNTY, MARYLAND
LIBER 39699 FOLIO 391
86,756 SQ.FT. OR 1.99164 ACRES

L.H. MUSSEY & SONS INC.
L. 21016 F. 666

LAWRENCE H. MUSSEY, JR.
L. 15634 F. 644

DAMASCUS COMMUNITY BANK
L.17710 F. 730

5. Simplified NRI-FSD / Amended Forest Conservation Plan



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
 Fax 301.495.1306

**NRI/FSD (Natural Resources Inventory / Forest Stand Delineation) and
 Forest Conservation Exemption Review**

New Application Revised Application Amendment Recertification of Expired NRI/FSD

M-NCPPC Staff Use Only	
NRI/FSD Plan Number	4 _____
Date Application Received	_____
Date Application Complete	_____
Application Completed by	_____
Pending Plan No., if applicable	_____
Fee (attach worksheet)	_____
Fee Received by	_____

An application will not be accepted for review unless all required information below and appropriate fees are provided. If an item requires more space, attach a separate sheet.

Name of Plan: P888 FREDERICK ROAD

Size of Tract 3.36 Acres 146362 Sq.Ft.

200 scale Base Map # 233NW14, Tax Map # EW22 Special Protection Area 10 Mile Creek

Property Tax Account 232NW13,14 associated with the plan (8 digits)

A. 00020508 B. _____ C. _____ D. _____ E. _____
 F. _____ G. _____ H. _____ I. _____ J. _____

Location:

On FREDERICK ROAD (ROUTE 355), 727 feet SE of SNOWDEN FARM PARKWAY
Street Name (N,S,E,W etc.) Nearest Intersecting Street

Property address if known:

Number _____ Street Name _____ City _____

Subdivision Information: (Complete either A, if located within a recorded subdivision, or B)

A. Lot(s) _____ Block(s) _____ Subdivision Name _____ Plat(s) _____

B. Parcel 888 Liber 34877 Folio 752; Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____

Watershed: LITTLE SENECA CREEK-TEN MILE CREEK

Tract Area 3.36 ac. Forested 3.36 ac. Wetlands 0.00 ac. Forested Wetlands 0.00 ac.
 Forested Stream Buffer 0.00 ac. Stream Buffer 0.00 ac. length: 0 ft. width: 0 ft. 1 or both sides
(average)

Applicant Owner, Owner's Representative, or Contract Purchaser – check applicable (**Written verification required if not the owner**)

MONTGOMERY COUNTY DEPARTMENT OF GENERAL SERVICES ATTN: RONNIE WARNER

Name
101 MONROE STREET, 9TH FLOOR

Street Address
ROCKVILLE MD 20850

City State Zip Code
(240) 777-6071 (240) 777-6195 ronnie.warner@montgomerycountymd.gov

Telephone Number ext. Fax Number E-mail

Contact Person (If other than applicant)

MICHAEL NORTON, NORTON LAND DESIGN LLC

Name

5146 DORSEY HALL DRIVE, 2ND FLOOR

Street Address

ELLCOTT CITY

MD

21042

City

(443) 542-9199 101

State

MICHAEL_NORTON@NORTONLANDDESIGN.COM

Zip Code

Telephone Number ext. Fax Number

E-mail

Plan Preparer (Qualifications of preparer must be included if individual has not been previously certified.)

MICHAEL NORTON

LA 3310 & QUALIFIED PROFESSIONAL

Name

5146 DORSEY HALL DRIVE, 2ND FLOOR

L.A. or Forester Certification No.

Street Address

ELLCOTT CITY

MD

21042

City

(443) 542-9199

State

MICHAEL_NORTON@NORTONLANDDESIGN.COM

Zip Code

Telephone Number ext. Fax Number

E-mail

Complete sections 1 and 2: (and section 3 if applying for an FCP Exemption)

1.	Type of Plan approval being applied for in addition to this NRI/FSD application		
	<input type="checkbox"/> Pre-Application Submission	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Park Development Plan
	<input type="checkbox"/> Minor Subdivision	<input checked="" type="checkbox"/> Mandatory Referral	<input type="checkbox"/> Sketch Plan
	<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Sediment Control or Small Land Disturbance (if known, MCDPS permit # _____)	
	<input type="checkbox"/> Site Plan		
	<input type="checkbox"/> Project Plan	<input type="checkbox"/> Special Exception/Conditional Use	

2.	Type of NRI/FSD Plan Submittal (See Forest Conservation Regulation for NRI/FSD requirements):	
	<input type="checkbox"/> Full NRI/FSD (as described in the Forest Conservation Regulations, Section 106)	
	<input checked="" type="checkbox"/> Simplified NRI/FSD (property boundaries, topography, streams and buffers if proposed l.o.d. is within 200' of a stream, existing forest boundaries, specimen trees, existing improvements)	
<input type="checkbox"/> Existing Conditions Plan (topography, existing & proposed improvements, existing & proposed lot lines)		

3.	Complete all information below if applying for FCP Exemption (If you are clearing more than 5,000 sf. of forest/tree canopy or you answer yes to e, f or g below, you may not qualify for an exemption, refer to the Chapter 22A-5 of the Forest Conservation Law to determine if a Tree Save Plan or FCP will be required).	
	a. Type of Exemption being applied for: _____ <small>(Refer to the Forest Conservation Law, section 22A-5 for description of exemptions. Attach appropriate information to support the request including plan drawings, narrative of activities, tree clearing illustrations, etc.)</small>	
	b. Is the Declaration of Intent attached, if required? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, type: <input type="checkbox"/> Agricultural <input type="checkbox"/> Real Estate Transfer <input type="checkbox"/> Residential Single Lot	
	c. Total area of existing forest: _____ ac. or _____ s.f.	
	d. Total area of forest/tree disturbance (measured by canopy area removed): _____ ac. or _____ s.f.	
	e. Are any of the trees ≥ 30" in diameter at 4.5' above the ground, or otherwise a specimen of the species? <input type="checkbox"/> Yes (If yes, attach site plan drawing/sketch showing the trees in relation to the proposed limits of disturbance.) <input type="checkbox"/> No	
	f. Is the clearing area within a stream buffer? <input type="checkbox"/> Yes <input type="checkbox"/> No (Area within 200 – 300 feet of a stream could be part of a buffer.)	
	g. Is a SPA water quality plan required? <input type="checkbox"/> Yes <input type="checkbox"/> No <small>(Contact MCDPS for information regarding the SPA requirements at 240 777-6242)</small>	

Supplemental Information:

Previous Plan Submittals: *(enter information, if applicable)*

NRI/FSD Submission Name _____ File Number 4 _____


Pre-Application Submission Name _____ File Number 7 _____

Other Plan Name _____ File Number _____

Describe the nature of the amendment or why the plan is being recertified, if applicable. Attached

Applicant hereby notifies that he/she is the sole owner of the subject property, is otherwise legally authorized to represent the owner(s) (written verification provided), or is a contract purchaser authorized to submit this application by the property owner (written verification provided).

Signature of Applicant (Owner or Contract Purchaser)



 Signature

5/4/16

 Date

RONNIE WARNER

 Print Name

Checklist

The checklist below shall be used to identify the necessary information for the review and approval of NRI/FSDs and requests to be exempt from submitting a forest conservation plan. This checklist must be completed and submitted as part of the application.

- Applicants submitting for a full NRI/FSD must complete sections 1, 2, and 3.
- Applicants submitting for a simplified NRI/FSD must complete sections 1, and 2.
- Applicants submitting a request to be exempt from submitting a forest conservation plan must complete section 1, 2, and 4.
- Applicants permitted to submit an existing conditions plan must complete section 1 and 2.1 to 2.11.

In certain instances, it may be necessary to submit additional information, or additional information may be requested to determine the exact location of natural features such as wetlands. See the submission requirements document for more information on each item in the checklist below.

Section 1. General Information

- 1.1. Complete application form and checklist.....
- 1.2. Complete fee schedule and worksheet.....
- 1.3. PDF image of plan drawing.....

Section 2. Required for All Applications (Information to be shown on the plan)

- 2.1. Scaled drawing with north arrow
- 2.2. Title Information
- 2.3. Vicinity map location.....
- 2.4. Signature and seal of plan preparer
- 2.5. Plan notes
- 2.6. Boundary Outline of Property
- 2.7. Existing roads, driveways, and buildings.....
- 2.8. Existing topography.....
- 2.9. Watershed.....
- 2.10. Watershed use class.....
- 2.11. SPA or PMA.....
- 2.12. Perennial and intermittent streams
- 2.13. Stream/environmental buffers
- 2.14. Floodplains
- 2.15. Floodplain building restriction lines
- 2.16. Floodplain source
- 2.17. Soils and soil contours
- 2.18. Soils table.....
- 2.19. Slopes 25% and greater.....
- 2.20. Slopes between 15 to 25% on erodible soils.....
- 2.21. Slopes 15% and greater in the Upper Paint Branch SPA
- 2.22. Wetlands
- 2.23. Wetland buffers
- 2.24. Wetland source
- 2.25. Observed rare, threatened and endangered species.....
- 2.26. Maryland DNR RTE letter.....
- 2.27. Aerial extent of forest and tree cover
- 2.28. Cultural features and historic sites
- 2.29. Trees 24 inches DBH and greater.....
- 2.30. Specimen trees
- 2.31. Champion trees and trees 75% of state champion
- 2.32. Tree diameter measurement tool.....
- 2.33. Tree table
- 2.34. Legend/Key
- 2.35. Resource data table
- 2.36. Date(s) field work conducted.....
- 2.37. Person(s) conducting field work

No. Copies	Qualified Professional	M-NCPPC Staff
1	Included	
1	Included	
1	Included	
2		
	Included	
	Included	
	Included	
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	Included	
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	Included	
	D Tape	
	Included	
	Included	
	Included	
	Shown in Notes	
	Shown in Notes	

Section 3. To be completed for all full NRI/FSDs

- 3.1. Delineation of multiple forest stands.....
- 3.2. Priority ranking for each forest stand.....
- 3.3. Designation of each forest stand.....
- 3.4. Stand Description.....
 - a. Acreage.....
 - b. Dominant and co-dominant species.....
 - c. Size class of species.....
 - d. Percent canopy closure.....
 - e. Number of canopy layers.....
 - f. Percent floor covered by: (i) herbaceous plants, (ii) downed woody material, (iii) alien or invasive species.....
 - g. Condition classes, structure, function, retention potential, transplant and regenerative potential.....
 - h. Evidence of past management practices.....
- 3.5. Forest sampling/reference points located on drawing.....

Section 4. To be completed for all exemption requests

- 4.1. Exemption requested.....
- 4.2. Narrative statement describing project and justification for requested exemption.....
- 4.3. Limits of Disturbance.....
- 4.4. Amount of forest to be removed.....
- 4.5. Amount of forest to be removed in stream buffers.....
- 4.6. SPA water quality plan requirements.....
- 4.7. SPA exemption justification.....
- 4.8. Declaration of Intent.....

No. Copies	Qualified Professional	M-NCPPC Staff
2		
	Not Included	
	Not Included	
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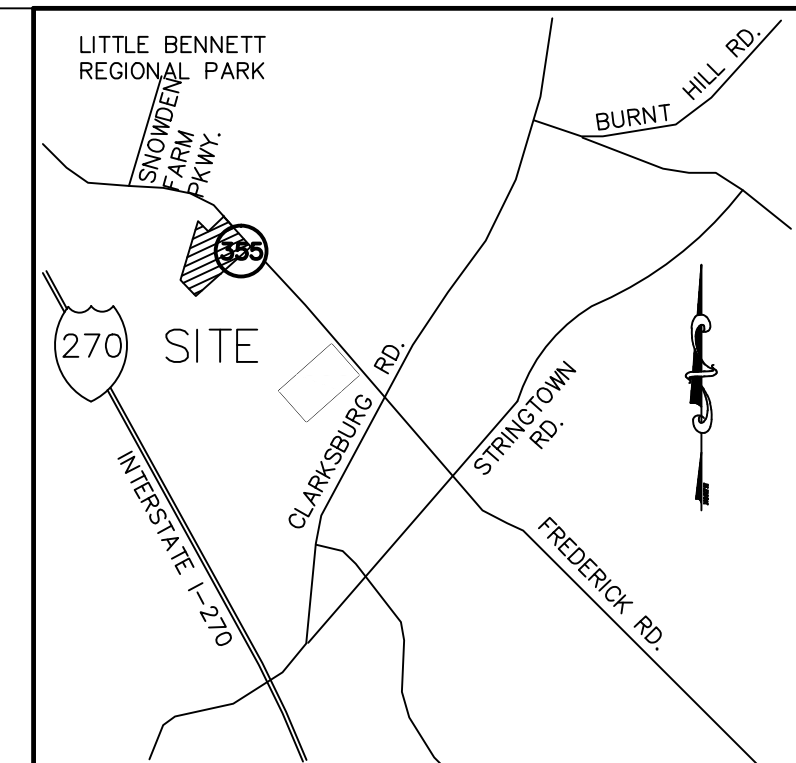
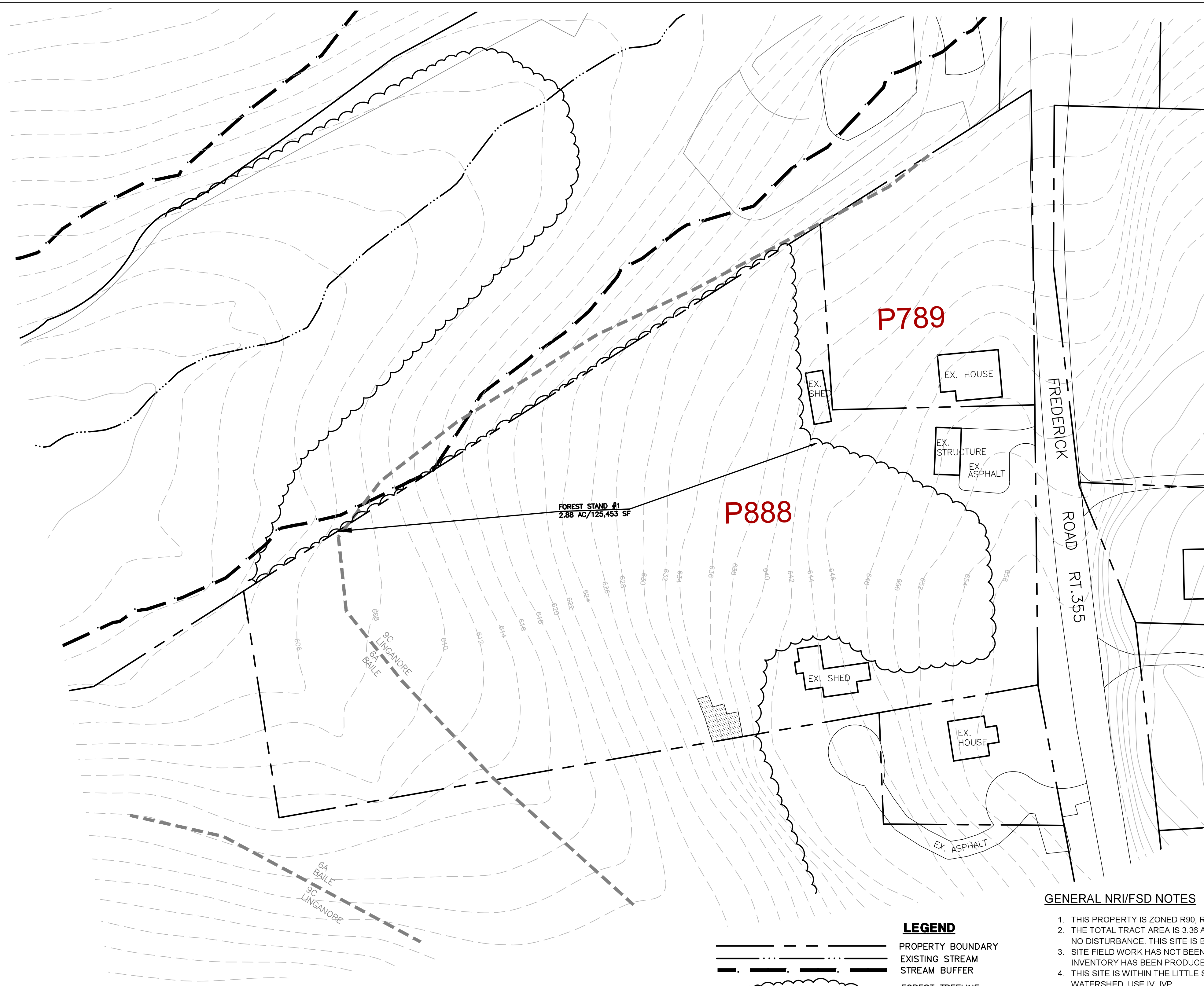
The plan preparer hereby certifies that all required information for the submission of forest conservation plan has been included in this application, and that to the best of his/her knowledge, information, and reasonable belief, the information and data are accurate.

Signature of Plan Preparer

Signature

Date

MICHAEL NORTON
Name (Type or Print)



VICINITY MAP
 SCALE: 1" = 2,000'±
 (WSSC GRID: 232 NW 13)
 MONTGOMERY COUNTY
 ADC MAP PAGE: 49286
 GRID: F-2
 (2008 EDITION)

SITE NARRATIVE AND FOREST SUMMARY

INTRODUCTION

Norton Land Design completed a Simplified Natural Resource Inventory & Forest Stand Delineation for the project known as Parcel 888 Frederick Road located in Clarksburg, Montgomery County, MD in May 2016. The delineation was conducted using the guidelines set forth in the MDNR State Forest Conservation Technical Manual and MNCPPC Trees, Approved Technical Manual.

GENERAL INFORMATION

This is a 3.36-acre site that consists of one parcel (P888) owned by MNCPPC. The site has vehicle access from Frederick Road. The site lies within the Little Seneca Creek-Ten Mile Creek Watershed, Use IV, IV P and is located in the Ten Mile Creek SPA.

ENVIRONMENTAL FEATURES

100 YEAR FLOOD PLAN

There is a no 100-yr floodplain associated with the property according to the FEMA flood map Community-Panel # 24031C 0160D.

SOILS

The Soil Survey of Montgomery County, Maryland describes the soil types present on the site as follows. The general soil association for this part of the county is Glenelg-Gaia-Ocoquan.

Soil type 6A - Baile silt loam, 0 to 3 percent slopes. The high water table and slow permeability are the main limitations on sites for septic tank absorption fields. Most areas are used as woodland or pasture. The suitability for Wild herbaceous plants, hardwood trees, and coniferous plants is good. The potential as habitat for openland wildlife and woodland wildlife is good. These soils are classified as hydric soils.

Soil type 9C - Linganore - Hyattstown channery silt loams, 8-15% slopes. These well drained, strongly sloping soils are on broad ridgetops and site slopes. The Linganore soil generally is slightly lower on the landscape than the Hyattstown soil. Slopes generally are smooth, but a few are dissected by small drainageways. The potential productivity for trees on these soils is moderately high. The depth to bedrock and the slope are the main limitations on sites for dwellings, especially those with basements.

NONTIDAL WETLANDS

There are no wetlands or wetland buffers observed within 100' of the study area during the desktop investigation.

STREAMS AND DRAINAGEWAYS

There is a stream 150' from the property line. It is a tributary to Little Seneca Creek. It has a 125' stream buffer associated with it.

TOPOGRAPHY AND STEEP SLOPES

The site is sloping with areas of steep slopes onsite. The site generally slopes down to the southwest. The high point lies in the northeastern portion of the site.

CRITICAL HABITATS

The MDNR and Fish & Wildlife Service have been notified of the project area and description. There appears to be no critical wildlife habitats from the field inspection. Copies of their correspondence will be provided when received.

CULTURAL FEATURES

There are no historic properties associated with the project. It appears no historic properties will be affected by the proposed activity on the subject site.

FOREST STAND INFORMATION

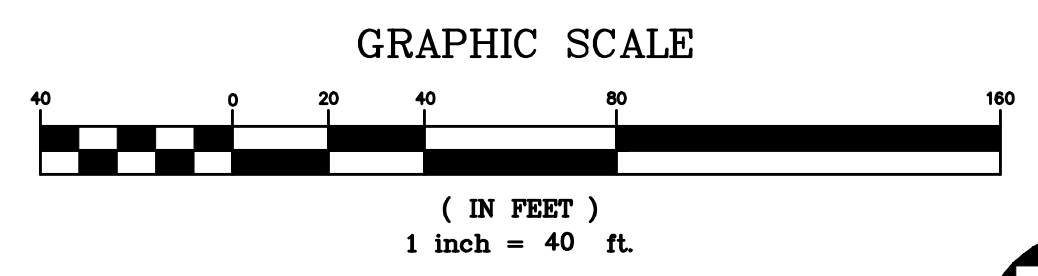
There are 2.88 acres of forest on-site.

GENERAL NRI/FSD NOTES

1. THIS PROPERTY IS ZONED R90, RESIDENTIAL ZONE
2. THE TOTAL TRACT AREA IS 3.36 ACRES. THE LOD AREA IS 0 ACRES. THERE IS NO DISTURBANCE. THIS SITE IS BEING USED AS A FOREST BANK
3. SITE FIELD WORK HAS NOT BEEN PERFORMED. THIS NATURAL RESOURCE INVENTORY HAS BEEN PRODUCED BY DESKTOP REVIEW.
4. THIS SITE IS WITHIN THE LITTLE SENECA CREEK, TEN MILE CREEK WATERSHED, USE IV, IV P
5. THIS PROPERTY IS WITHIN THE TEN MILE CREEK SPA.
6. THERE ARE NO WETLANDS OR WETLAND BUFFERS WITHIN 100' OF THE PROPERTY.
7. THERE IS A STREAM WITHIN 150' OF THE PROPERTY AND THERE IS A STREAM BUFFER ASSOCIATED WITH THAT STREAM.
8. THERE IS NO FLOODPLAIN ASSOCIATED WITH THE PROPERTY ACCORDING TO THE FEMA ONLINE FIRMETTE MAP #24031C 0160D
9. 2' TOPOGRAPHY IS DERIVED FROM MNCPPC MAPS
10. THERE ARE NO PRIME AGRICULTURAL SOILS ON THE PROPERTY.
11. A TREE INVENTORY WAS NOT PERFORMED.
12. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON OR OFFSITE AT THE TIME OF THE FIELD INVESTIGATION. CORRESPONDENCE FROM MD DNR AND US FISH AND WILDLIFE SERVICE WILL BE PROVIDED WHEN RECEIVED.
13. NO TREE INVENTORY WAS PERFORMED TO DETERMINE THE PRESENCE OF CURRENT STATE CHAMPION TREES. NO TREES WERE INVENTORIED TO DETERMINE THE PRESENCE OF 75% DBH OF AN EXISTING STATE CHAMPION. NO TREES WERE INVENTORIED TO DETERMINE PRESENCE OF TREES RECOGNIZED AS CURRENT COUNTY CHAMPION TREES.
14. THERE ARE NOT BELIEVED TO BE ANY HISTORIC PROPERTIES ASSOCIATED WITH THE PROJECT. IT APPEARS NO HISTORIC SITES WILL BE AFFECTED BY THE PROPOSED ACTIVITY ON THE SUBJECT PROPERTY.

LEGEND

- — — — — PROPERTY BOUNDARY
- — — — — EXISTING STREAM
- — — — — STREAM BUFFER
- — — — — FOREST TREELINE
- 2UB GLENELG SOILS
- STEEP SLOPES >25%



CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

5.5.2016 DATE

MICHAEL A. NORTON
 MDNR / COMAR 08.19.08.01
 QUALIFIED PROFESSIONAL
 ISA CERTIFIED ARBORIST: MA-4724A
 LTE NUMBER: 1756

SOIL TABLE

SOILS	ERODIBLE	HYDRIC	CONTAINS 15-25% SLOPES	CONTAINS > 25% SLOPES	CAPABILITY SUBCLASS SYMBOL	PRIME AGRICULTURAL SOIL
9C LINGANORE HYATTSTOWN CHANNERY SILT LOAMS 8-15% SLOPES	NO	NO	N/A	?	Iv	NO
6A BAILE SILT LOAM 0-3% SLOPES	NO	YES	N/A	?	Vw	NO

NRI/FSD TABULATION TABLE

ACREAGE OF TRACT:	3.36*
ACREAGE OF EX. FOREST:	2.88
ACREAGE OF EXISTING WETLANDS	0.00
ACREAGE OF FORESTED WETLANDS	0.00
ACREAGE OF WETLAND BUFFERS	0.00
ACREAGE OF STREAM BUFFERS	0.00
ACREAGE OF FORESTED STREAM BUFFER	0.00
ACREAGE OF 100 YEAR FLOODPLAIN	0.00
LINEAR EXTENT OF STREAMS	0
AVERAGE WIDTH OF STREAM BUFFER	0'
*PER DEED	

NORTON LAND DESIGN
 LANDSCAPE ARCHITECTURE □ ENVIRONMENTAL PLANNING
 5148 DORSEY HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042
 P.443.542.9199 □ □ □ NORTONLANDDESIGN.COM

OWNER/APPLICANT
 MONTGOMERY COUNTY
 DEPARTMENT OF GENERAL SERVICES
 101 MONROE STREET, 11TH FLOOR
 ROCKVILLE, MARYLAND 20850
 ATTN: ROUBEN GHAZARIAN
 TEL: 240.777.6053 FAX: 240.777.6003

ARCHITECT:

HUGHES GROUP ARCHITECTS
 22630 DAVIS DRIVE, SUITE 175
 STERLING, VIRGINIA 20164
 703.437.6600
 CONSULTANT:

CLIENT:

MONTGOMERY COUNTY MARYLAND
 DEPARTMENT OF GENERAL SERVICES
 OFFICE OF PLANNING & DEVELOPMENT
 101 MONROE STREET
 11TH FLOOR
 ROCKVILLE, MARYLAND 20850

PROJECT:
 PARCEL 888,
 FREDERICK ROAD
 CLARKSBURG,
 MARYLAND

SEAL

NO.	ISSUE DESCRIPTION	DATE

PROJECT NUMBER: M1590B
 DRAWN BY: JEB
 CHECKED BY: JLF

KEY PLAN

SHEET TITLE
 SIMPLIFIED NRI-FSD

SHEET NUMBER
 L-0.1



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760 www.montgomeryplanning.org

Phone 301.495.4550
 Fax 301.495.1306

FOREST CONSERVATION PLAN APPLICATION

Preliminary FCP Final FCP Amendment

M-NCPPC Staff Use Only	
FCP File Number	
NRI/FSD Plan Number	4
Preliminary/Site Plan Number	
Date Application Received	
Application Complete	
Application Completed By	
Fee (attach worksheet)	
Fee Received By	

An application will not be accepted for review unless all required information below and appropriate fees are provided. If an item requires more space, attach a separate sheet.

Name of Plan: CLARKSBURG FIRE STATION

Size of property tract: 3.99 Acres 173,936 SF

200-scale Base Map # 233NW13 Tax Map # EW31 Special Protection Area 10 Mile Creek

Property Tax Account Number(s) associated with the plan (8 digits)

A. 00019395 B. 00025716 C. _____ D. _____ E. _____
 F. _____ G. _____ H. _____ I. _____ J. _____

Location:

On FREDERICK ROAD (MD 355), 450 feet NW of CLARKSBURG ROAD
Street Name (N,S,E,W, etc.) Nearest Intersecting Street

Subdivision Information: (Complete either A, if located within a recorded subdivision, or B)

A. Lot(s) _____ Block(s) _____ Subdivision Name _____ Plat(s) _____
 B. Parcel 4 Liber 39699 Folio 414 ; Parcel 50 Liber 39699 Folio 391 ; Parcel _____ Liber _____ Folio _____

Applicant Owner, Owner's Representative, or Contract Purchaser – check applicable (Written verification required if not the owner)

MONTGOMERY COUNTY DEPARTMENT OF GENERAL SERVICES ATTN: ROUBEN GHAZARIAN

Name
 101 MONROE STREET, 11TH FLOOR
 Street Address
 ROCKVILLE MD 20850
 City State Zip Code
 (240) 777-6056 (240) 777-6003 rouben.ghazarian@montgomerycountymd.gov
 Telephone Number ext. Fax Number E-mail

Contact Person

MICHAEL NORTON, NORTON LAND DESIGN LLC
 Name
 5416 DORSEY HALL DRIVE, 2ND FLOOR
 Street Address
 ELLICOTT CITY MD 21042
 City State Zip Code
 (443) 542-9199 101 MICHAEL_NORTON@NORTONLANDDESIGN.COM
 Telephone Number ext. Fax Number E-mail

Plan Preparer (Qualifications of preparer must be included if individual has not been previously certified.)

MICHAEL NORTON, NORTON LAND DESIGN LLC

Name

5146 DORSEY HALL DRIVE, 2ND FLOOR

Street Address

ELLCOTT CITY

MD

21042

City

State

Zip Code

(443) 542-9199 101

MICHAEL_NORTON@NORTONLANDDESIGN.COM

Telephone Number

ext.

Fax Number

E-mail

Supplemental Information:

Previous Plan Submittals: (enter information, if applicable)

Preliminary Plan Name	_____	File Number 1	_____
Sketch Plan	_____	File Number 3	_____
NRI/FSD Submission Name	CLARKSBURG FIRE STATION	File Number 4	20110590
Concept Plan	_____	File Number 5	_____
Pre-Application Submission Name	_____	File Number 7	_____
Site Plan	_____	File Number 8	_____
Project Plan	_____	File Number 9	_____
Conditional Use/Special Exception	_____	File Number	_____
Mandatory Referral	CLARKSBURG FIRE STATION	File Number MR	2012001
Sediment Control Plan Name	_____	File Number SC	_____
Other	_____	File Number	_____

Describe the nature of the amendment or revision

Attached

Site layout revisions as a result of the site and surrounding area being classified as belonging to the Ten Mile Creek SPA.

Is this amendment in response to a forest conservation citation or notice of violation?

Yes

No

Legal restrictions on property not shown on plan, if any*

*MNCPPC does not enforce private easements or any other private legal agreements, but they should be noted as part of the application

Forest Conservation Variance

Under Maryland State Law any property subject to a forest conservation plan that proposes to remove certain vegetation is required to receive a variance. The variance provisions apply to any property that proposes to remove:

- any tree 30 inches and greater in diameter at breast height (dbh);
- any tree with a dbh equal to or greater than 75% of the current state champion;
- trees that are part of a historic site or associated with a historic structure;
- any tree designated as the county champion tree; or
- any tree, shrub or plant identified on the list of rare, threatened and endangered list of the U.S. Fish and Wildlife Service or the Maryland Department of Natural Resources.

Does this forest conservation plan propose the removal of vegetation that requires a variance?

Yes No

If yes, you must submit a variance request with the initial submission of the forest conservation plan. All forest conservation plans requiring a variance must request the variance in writing. The applicant must demonstrate that enforcement would result in unwarranted hardship.

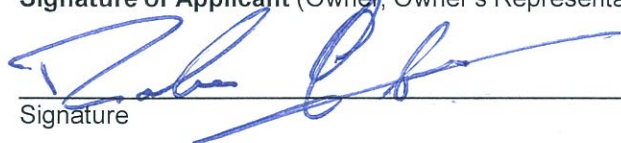
The variance requests must include narrative discussion on the following:

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

Applicant's Signature

Applicant hereby notifies that he/she is the sole owner of the subject property, is otherwise legally authorized to represent the owner(s) (written verification provided), or is a contract purchaser authorized to submit this application by the property owner (written verification provided).

Signature of Applicant (Owner, Owner's Representative, or Contract Purchaser) *written verification needed if not the owner*



Signature

5/4/16
Date

ROUBEN GHAZARIAN

Name (Type or Print)

4. Data Table

- Include on FCP Drawing.....
- 4.1 Acreage of tract
- 4.2 Acreage of tract remaining in agricultural use
- 4.3 Acreage of road and utility ROWs which will not be improved as part of the development application
- 4.4 Acreage of total existing forest
- 4.5 Acreage of forest retention
- 4.6 Acreage of total forest cleared
- 4.7 Land use category and conservation/afforestation thresholds from Section 22A-12(1) of the Forest Conservation Law
- 4.8.a.Acreage of forest retained within wetlands
- 4.8.b.Acreage of forest cleared within wetlands
- 4.8.c.Acreage of forest planted within wetlands
- 4.9.a.Acreage of forest retained within 100-year floodplain
- 4.9.b.Acreage of forest cleared within 100-year floodplain
- 4.9.c.Acreage of forest planted within 100-year floodplain
- 4.10.a.Acreage of forest retained within stream buffers
- 4.10.b.Acreage of forest cleared within stream buffers
- 4.10.c.Acreage of forest planted within stream buffers
- 4.11.a. Acreage of forest retained within priority areas
- 4.11.b. Acreage of forest cleared within priority areas
- 4.11.a. Acreage of forest planted within priority areas
- 4.12 Linear feet and average width of stream buffer provided on each side of streams

5. Final Forest Conservation Plan

- Final FCPs must include items 2, 3, and 4 above
- 5.1 Final site grading plans which include building locations and footprints, retaining walls, road and parking layout, sidewalks and pathways, and recreation facilities.
- 5.2 Limits of disturbance lines which reflects the limits of all clearing and grading of the tract, and location of sediment and erosion control devices
- 5.3 Survey of trees 24 inches and greater at 4.5 feet over ground for 50 feet on either side of the LOD, and delineation of their critical root zones.
- 5.4 Retention areas including forest, tree stands and other individual trees to be saved, including acreage
- 5.5 FCP Developer's Certificate
- 5.6 Inspection schedule
- 5.7 For plans requiring planting:
 - 5.7a Location and acreage to be planted
 - 5.7b Analysis of suitability for the planting site and pre-planting measures
 - 5.7c List of trees and shrubs to be planted, incl. sizes and quantities
 - 5.7d Planting area protection measures (at a minimum, fencing and deer control)
 - 5.7e Long-term maintenance plan
 - 5.7f Financial security calculation

No. Copies	Engineer/Surveyor	M-NCPPC Staff
2		
	Not Included	
	Not Included	
	Not Included	
	Not Included	
	Not Included	
	Not Included	
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	Not Present	
	Not Present	

6. Variance Requests

- 6.1 Written request addressing 22A-21(b).....
- 6.2 PDF image of variance request

No. Copies	Engineer/Surveyor	M-NCPPC Staff
1	Included	
1	Included	

The plan preparer hereby certifies that all required information for the submission of forest conservation plan has been included in this application, and that to the best of his/her knowledge, information, and reasonable belief, the information and data are accurate.

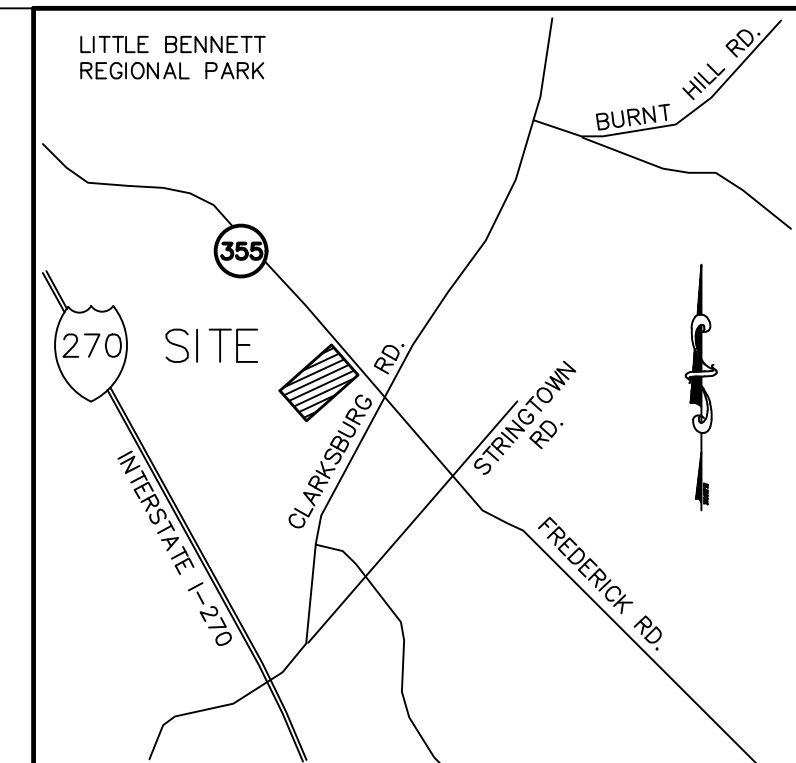
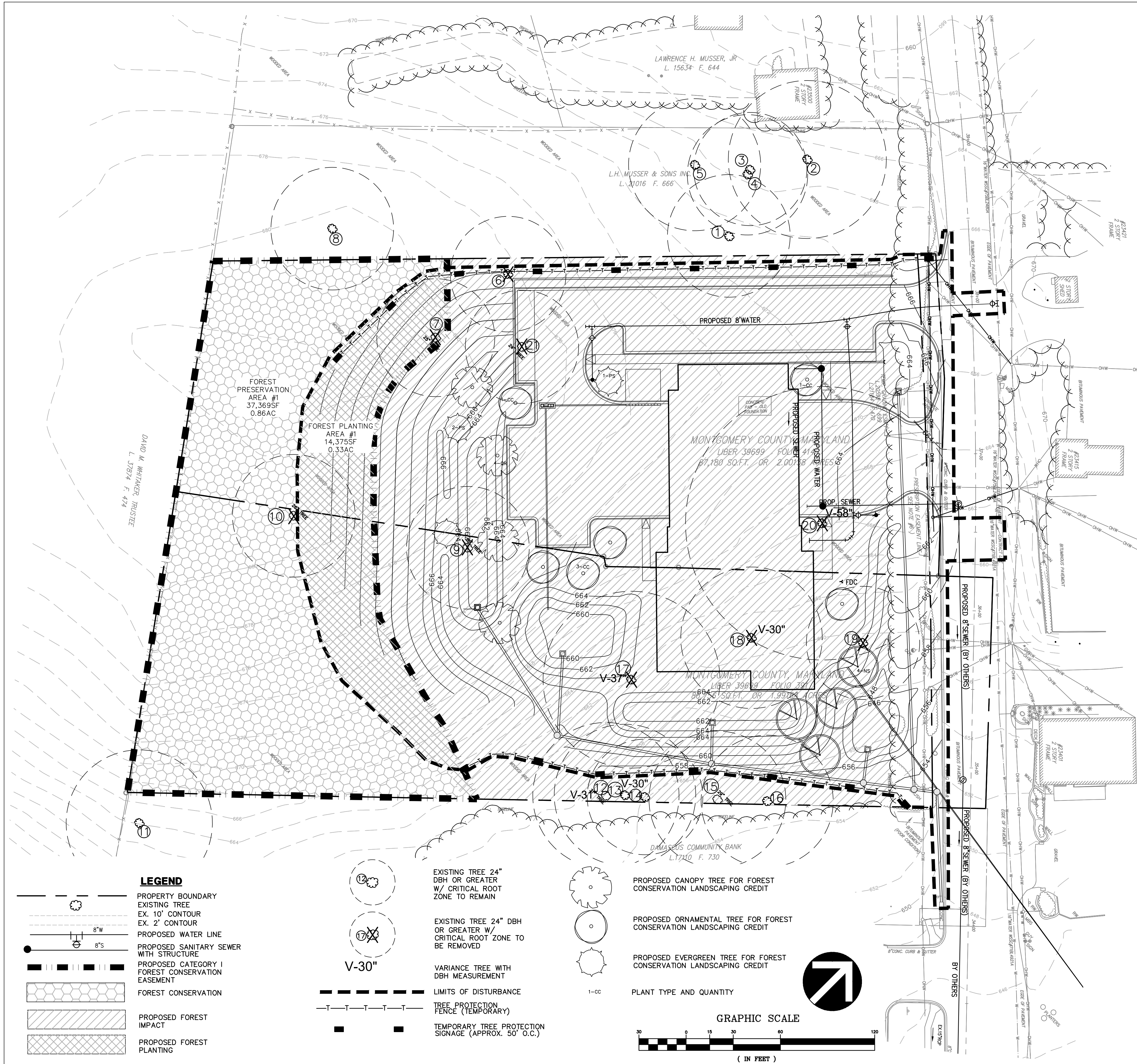
Signature of Plan Preparer

Signature


Date


MICHAEL NORTON

Name (Type or Print)



VICINITY MAP
 SCALE: 1" = 2,000'
 (WSSC GRID: 232 NW 13)
 MONTGOMERY COUNTY
 ADC MAP PAGE: 49286
 GRID: F-2
 (2008 EDITION)

ARCHITECT:

HUGHES GROUP
ARCHITECTS
 22630 DAVIS DRIVE, SUITE 175
 STERLING, VIRGINIA 20164
 703.437.6600
 CONSULTANT:

CLIENT:

MONTGOMERY COUNTY MARYLAND
 DEPARTMENT OF GENERAL SERVICES
 OFFICE OF PLANNING & DEVELOPMENT
 101 MONROE STREET
 11TH FLOOR
 ROCKVILLE, MARYLAND 20850

PROJECT:
CLARKSBURG FIRE STATION #35
 23420 FREDERICK ROAD
 CLARKSBURG, MARYLAND

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNC&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

5.5.2016
 DATE

MICHAEL A. NORTON
 MDNR / COMAR 08.19.06.01
 QUALIFIED PROFESSIONAL
 ISA CERTIFIED ARBORIST: MA-47244
 LTE NUMBER: 1756

DEVELOPER'S CERTIFICATE
 THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. MR2012001 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.
 DEVELOPER'S NAME: MONTGOMERY COUNTY DEPARTMENT OF GENERAL SERVICES
 CONTACT PERSON OR OWNER: ROUBEN GHAZARIAN
 ADDRESS: 101 MONROE STREET, 11TH FLOOR, ROCKVILLE, MD 20850
 PHONE AND EMAIL: 204-777-6056, Rouben.Ghazarian@montgomerycountymd.gov
 SIGNATURE: _____
 FOREST CONSERVATION PLAN
 CLARKSBURG FIRE STATION
 MNCPPC FCP # _____

MISS UTILITY

CALL "MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. BEFORE EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR CALLING TICKET CHECK AT 1-866-821-4226 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED, 48 HOURS AFTER CALLING MISS UTILITY. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

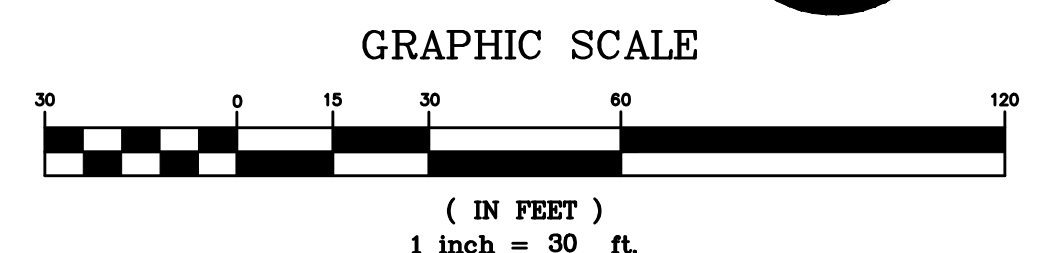
NORTON LAND DESIGN
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 ROCKVILLE, MARYLAND 20850
 ATTN: ROUBEN GHAZARIAN
 TEL: 240.777.6053 FAX: 240.777.6003

- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING TREE
 - EX. 10' CONTOUR
 - EX. 2' CONTOUR
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER WITH STRUCTURE
 - PROPOSED CATEGORY I FOREST CONSERVATION EASEMENT
 - FOREST CONSERVATION
 - PROPOSED FOREST IMPACT
 - PROPOSED FOREST PLANTING

- EXISTING TREE 24" DBH OR GREATER W/ CRITICAL ROOT ZONE TO REMAIN
- EXISTING TREE 24" DBH OR GREATER W/ CRITICAL ROOT ZONE TO BE REMOVED
- V-30"
- V-31"
- V-37"
- V-58"
- VARIANCE TREE WITH DBH MEASUREMENT
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE (TEMPORARY)
- TEMPORARY TREE PROTECTION SIGNAGE (APPROX. 50' O.C.)

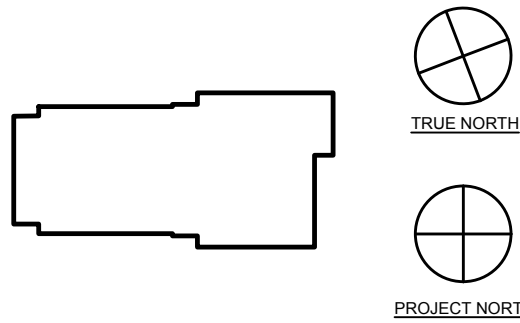
- PROPOSED CANOPY TREE FOR FOREST CONSERVATION LANDSCAPING CREDIT
- PROPOSED ORNAMENTAL TREE FOR FOREST CONSERVATION LANDSCAPING CREDIT
- PROPOSED EVERGREEN TREE FOR FOREST CONSERVATION LANDSCAPING CREDIT
- 1-CC
- PLANT TYPE AND QUANTITY



SEAL

NO.	ISSUE DESCRIPTION	DATE

DRAWN BY: JEB
 CHECKED BY: JLF

KEY PLAN

 TRUE NORTH
 PROJECT NORTH

SHEET TITLE: AMENDED FINAL FOREST CONSERVATION PLAN
 SHEET NUMBER: L-1.1

FOREST CONSERVATION WORKSHEET			
CLARKSBURG FIRE STATION			
NET TRACT AREA:			5-Aug-02
A. Total tract area ...			4.07 *
B. Land dedication acres (parks, county facility, etc.) ...			0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...			0.00
D. Area to remain in commercial agricultural production/use ...			0.00
E. Other deductions (specify) Conservation Easement			0.00
F. Net Tract Area			4.07
LAND USE CATEGORY: (from <i>Trees Technical Manual</i>)			
Input the number "1" under the appropriate land use, limit to only one entry.			
ARA	MDR	IDA	HDR
0	0	1	0
MPD	CIA		
0	0		
G. Afforestation Threshold ...	15%	x F =	0.61
H. Conservation Threshold ...	20%	x F =	0.81
EXISTING FOREST COVER:			
I. Existing forest cover			3.64
J. Area of forest above afforestation threshold			3.03
K. Area of forest above conservation threshold			2.83
BREAK EVEN POINT:			
L. Forest retention above threshold with no mitigation			1.38
M. Clearing permitted without mitigation			2.26
PROPOSED FOREST CLEARING:			
N. Total area of forest to be cleared			2.78
O. Total area of forest to be retained			0.86
PLANTING REQUIREMENTS:			
P. Reforestation for clearing above conservation threshold			0.70
Q. Reforestation for clearing below conservation threshold			0.00
R. Credit for retention above conservation threshold			0.05
S. Total reforestation required			0.65
T. Total afforestation required			0.00
U. Credit for landscaping (may not exceed 20% of "S")			0.13
V. Total reforestation and afforestation required			0.52 **

3.99 ACRES OF PROPERTY AREA
 +
 0.08 ACRES OF OFFSITE LOD AREA
 =
 * 4.07 ACRES OF TOTAL TRACT AREA
 REFORESTATION PROVIDED
 0.33 ACRES ON-SITE REFORESTATION PROVIDED
 +
 0.19 ACRES FOREST BANKED AREA
 =
 ** 0.52 ACRES REFORESTATION PROVIDED

FCP ENVIRONMENTAL SUMMARY TABLE

ACREAGE OF TRACT	4.07
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0.00
ACREAGE OF ROAD & UTILITY ROWS WHICH WILL NOT BE IMPROVED AS PART OF DEVELOPMENT APPLICATION	0.00
ACREAGE OF STREAM VALLEY BUFFER	0.00
ACREAGE OF TOTAL EXISTING FOREST	3.64
ACREAGE OF TOTAL FOREST RETENTION	0.86
ACREAGE OF TOTAL FOREST CLEARED	2.78
LAND USE CATEGORY & CONSERVATION & AFFORESTATION THRESHOLDS SEC. 22A-12(a) FOREST CONS. LAW	IDA: 15% / 20%
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN WETLANDS	Retained: 0.00 Planted: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN 100-YR FLOODPLAINS	Retained: 0.00 Planted: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN STREAM BUFFERS	Retained: 0.00 Planted: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN PRIORITY AREAS	Retained: 0.00 Planted: 0.00
LINEAR FEET AND AVERAGE WIDTH STREAM BUFFER PROVIDED	Linear Feet: 0.00 Average Width: 0.00'

* INCLUDES OFF-SITE AREA IMPACTS

FOREST AREA TABULATIONS

FOREST IMPACT	ACRES
AREA # 1	2.78
FOREST PLANTING	
AREA # 1	0.33
FOREST PRESERVATION	
AREA # 1	0.86

EXISTING SPECIMEN TREES

SIGNIFICANT & SPECIMEN TREE LIST									
#	Botanical Name	Common Name	D.B.H.*	Condition**	Notes	Location	TBR		
1	Acer saccharinum	Silver Maple	26.5	Good	Double @ 7'				
2	+ Acer saccharinum	Silver Maple	33.5	Good	Double @ 5'	On Site			
3	Acer saccharinum	Silver Maple	24	Good					
4	Acer saccharinum	Silver Maple	25.5	Good	Poison Ivy on trunk				
5	Acer saccharinum	Silver Maple	28	Fair	Trunk rot, dead limbs, poison ivy				
6	Acer rubrum	Red Maple	24.5	Fair	Large trunk scar, leaning	On Site	Y		
7	Liriodendron tulipifera	Tulip Poplar	25	Good		On Site	Y		
8	Acer rubrum	Red Maple	26	Good	Triple @ 8'	On Site	Y		
9	Liriodendron tulipifera	Tulip Poplar	26	Good		On Site	Y		
10	Quercus rubra	Black Cherry	26	Poor	Double @ 5', trunk rot, vine covered	On Site	Y		
11	+ Quercus rubra	Black Cherry	31	Fair	Double @ 7', dead limbs	On Site			
12	+ Acer saccharinum	Silver Maple	31	Good	Multi-stem	On Site			
13	+ Acer saccharinum	Silver Maple	30	Good	Multi-stem	On Site			
14	Acer saccharinum	Silver Maple	24.5	Good	Double @ 8', vines	On Site			
15	Acer saccharinum	Silver Maple	29	Good	Multi-stem	On Site			
16	Acer saccharinum	Silver Maple	28	Good	Multi-stem	On Site			
17	+ Acer saccharinum	Silver Maple	37.5	Good	Double @ 8'	On Site	Y		
18	+ Acer saccharinum	Silver Maple	30	Good	Double @ 15'	On Site	Y		
19	Acer saccharinum	Silver Maple	24	Good		On Site	Y		
20	+ Acer saccharinum	Silver Maple	58	Good	Triple @ 8'	On Site	Y		
21	Acer saccharinum	Silver Maple	24	Good	1/3 of triple	On Site	Y		

* Diameter at breast height measured in inches
 ** Estimate of general tree health
 + Specimen trees > 30" DBH

LANDSCAPE CREDIT

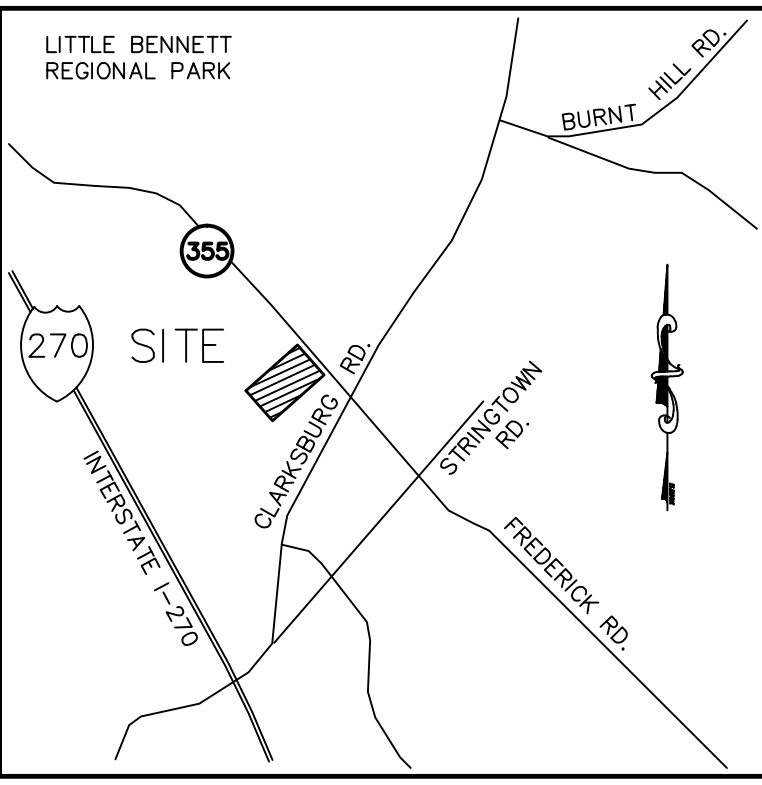
SHADE TREES									
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	20 Yr CANOPY (Diameter-Ft.)	SF CANOPY PER TREE	No. OF TREES CREDITED	FOREST CONSERVATION CREDIT
QR	4	QUERCUS RUBRA	RED OAK		2-1/2" - 3.0"	35	961.63	4	3,846.50
NS	4	NYSSA SYLVATICA	BLACK GUM		2-1/2" - 3.0"	26	530.66	4	2,122.84
ORNAMENTAL									
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	20 Yr CANOPY (Ft.)		QTY	FOREST CONSERVATION CREDIT
CC	6	CERCIS CANADENSIS	REDBUD	8'-0" - 10'-0"		20		6	1,884.00
EVERGREEN TREES									
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	20 Yr CANOPY (Ft.)		QTY	FOREST CONSERVATION CREDIT
PS	3	PINUS STROBUS	WHITE PINE	6'-0" - 8'-0"		16		3	602.88
							Total provided in sq.ft. =		8,456.02
							Total provided in acres =		0.19
							Total credit taken (ac.)		0.13

RE-FORESTATION SCHEDULE

SIZE	PLANTING RATE	APPROX. SPACING	BOTANICAL NAME	COMMON NAME	QUANTITY	SUBSTITUTION	LIST
	0.33 AC @ 100/AC		Overstory Deciduous			BOTANICAL NAME	COMMON NAME
2-2.5" caliper		21'x21'	Quercus rubra	Red Oak	7	Acer rubrum	Red Maple
2-2.5" caliper		21'x21'	Liriodendron tulipifera	Tulip Poplar	7	Quercus velutina	Black Oak
2-2.5" caliper		21'x21'	Quercus alba	White Oak	7	Betula nigra	River Birch
2-2.5" caliper		21'x21'	Ostrya virginiana	Ironwood	7	Prunus virginiana	Choke Cherry
			TOTAL		28		
			Understory Deciduous				
5' ht		21'x21'	Cornus florida	Dogwood	3	Tsuga canadensis	Canadian Hemlock
8' ht		21'x21'	Sassafras albidum	Sassafras	2	Cercis canadensis	Red Bud
			TOTAL		5		
			Understory Shrub				
3 GL		Random	Lindera benzoin	Spicebush	5	Kalmia latifolia	Mountain Laurel
3 GL		Random	Viburnum dentatum	Southern Arrowwood	6	Hamamelis virginiana	Common Witchhazel
			TOTAL # SHRUBS		11		
			TOTAL # PLANTS		44		

GENERAL NOTES

- THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM, (NAD83/CORS) MD1900.
- THE VERTICAL DATUM IS BASED ON WSSC BENCHMARK #3308, BRASS BOLT AND WASHER SET IN CONCRETE HEADWALL AT THE SOUTHERN INTERSECTION OF CLARKSBURG ROAD AND FREDERICK ROAD (ELEVATION 638.790). THE DATUM IS NGVD29.
- THE SUBJECT PROPERTY IS LOCATED ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24031C0160D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006. THE MAP WAS NOT PRINTED BECAUSE THERE ARE NO SPECIAL FLOOD HAZARD AREA LOCATED IN THIS AREA.
- THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HERE ON WAS FIELD VERIFIED BY VKA INC. ON AUGUST 13, 2010. THE OUTFALL / OFF SITE TOPOGRAPHIC INFORMATION WAS PROVIDED BY NORTON MAPPING IN SEPTEMBER 2010.
- THE SUBJECT PROPERTY GROSS SITE AREA IS 3.99 ACRES, IS ZONED R-200 AND IS LOCATED ON TAX MAP EW31 AND WSSC GRID 233NW13 & 232NW13. THIS PLAN INCLUDES 0.06 ACRES OF OFF-SITE DISTURBANCE. THE SUBJECT PROPERTY IS COMPRISED OF PARCEL P004 & P050 WITH CORRESPONDING TAX ACCOUNT NUMBERS 02-00025716 & 02-00019395.
- THE SUBJECT PROPERTY IS LOCATED IN THE LITTLE SENECA CREEK WATERSHED, A USE CLASS I-P STREAM.
- THIS PLAN IS SUBJECT TO APPROVED NATURAL RESOURCES INVENTORY #420110590.
- THERE IS 3.64 A.C. FORESTED AREA LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION. THERE ARE 14 SIGNIFICANT TREES ON SITE OR WITHIN NRI LIMIT OF 100 FEET PAST PROPERTY LINE. 5 OF THOSE TREES ARE SPECIMEN TREES ON THIS SITE.
- THERE ARE NO WATERS OF THE UNITED STATES, 100 YEAR FLOOD PLAIN, WETLANDS OR THEIR ASSOCIATED BUFFERS OR SETBACKS LOCATED ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC ATLAS AS HISTORIC SITE.
- THERE WERE NO RARE, THREATENED OR ENDANGERED SPECIES ENCOUNTERED ON THE SITE DURING THE NRI FIELD VISIT. A LETTER WAS RECEIVED FROM MD DNR INDICATING THAT THERE ARE NO RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE PROJECT SITE.
- THE LAND USE CATEGORY FOR THIS PROPERTY IS IDA, WHICH IS AN INSTITUTIONAL DEVELOPMENT AREA. THE ZONE WILL REMAIN R-200.
- THIS PROPERTY IS LOCATED WITHIN THE CLARKSBURG MASTER PLAN SPECIAL PROTECTION AREA.



VICINITY MAP
 SCALE: 1" = 2,000'
 (WSSC GRID: 232 NW 13)
 MONTGOMERY COUNTY
 ADC MAP PAGE: 49286
 GRID: F-2
 (2008 EDITION)

ARCHITECT:

HUGHES GROUP
ARCHITECTS
 22630 DAVIS DRIVE, SUITE 175
 STERLING, VIRGINIA 20164
 703.437.6600

CONSULTANT:

CLIENT:

MONTGOMERY COUNTY MARYLAND
 DEPARTMENT OF GENERAL SERVICES
 OFFICE OF PLANNING & DEVELOPMENT
 101 MONROE STREET
 11TH FLOOR
 ROCKVILLE, MARYLAND 20850

PROJECT:
 CLARKSBURG
 FIRE STATION
 #35
 23420 FREDERICK
 ROAD
 CLARKSBURG,
 MARYLAND

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNC&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

5.5.2016
 DATE

MICHAEL A. NORTON
 MDNR / COMAR 08.19.06.01
 QUALIFIED PROFESSIONAL
 ISA CERTIFIED ARBORIST: MA-4724A
 LTE NUMBER: 1756

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. MR2012001 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: MONTGOMERY COUNTY DEPARTMENT OF GENERAL SERVICES

CONTACT PERSON OR OWNER: ROUBEN GHAZARIAN

ADDRESS: 101 MONROE STREET, 11TH FLOOR
 ROCKVILLE, MD 20850

PHONE AND EMAIL: 204-777-6056
 Rouben.Ghazarian@montgomerycountymd.gov

SIGNATURE: _____

FOREST CONSERVATION PLAN
 CLARKSBURG FIRE STATION
 MNCPPC FCP # _____

MISS UTILITY

CALL "MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. BEFORE EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR CALLING TICKET CHECK AT 1-866-821-4226 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED, 48 HOURS AFTER CALLING MISS UTILITY. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

NORTON LAND DESIGN
 LANDSCAPE ARCHITECTURE □ ENVIRONMENTAL PLANNING
 5146 DORSEY HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042
 P.443.542.9199 □ □ □ NORTONLANDDESIGN.COM

OWNER/APPLICANT
 MONTGOMERY COUNTY
 DEPARTMENT OF GENERAL SERVICES
 101 MONROE STREET, 11TH FLOOR
 ROCKVILLE, MARYLAND 20850
 ATTN: ROUBEN GHAZARIAN
 TEL: 240.777.6053 FAX: 240.777.6003

SEAL

PROJECT NUMBER: M1590B
 DRAWN BY: JEB
 CHECKED BY: JLF

NO.	ISSUE DESCRIPTION	DATE

KEY PLAN

TRUE NORTH

PROJECT NORTH

SHEET TITLE AMENDED FINAL FOREST CONSERVATION PLAN

SHEET NUMBER

L-1.2

6. Special Protection Area Map

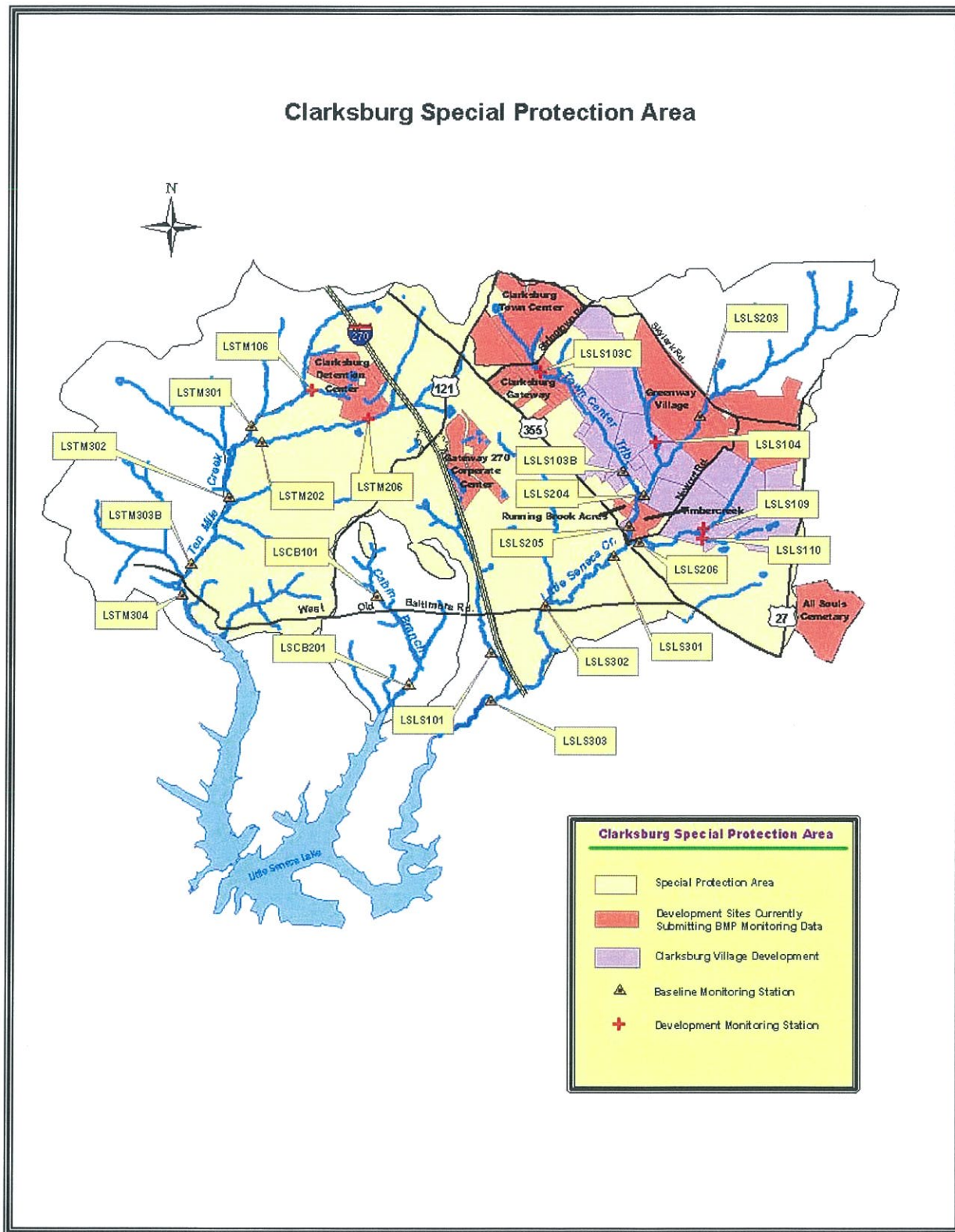
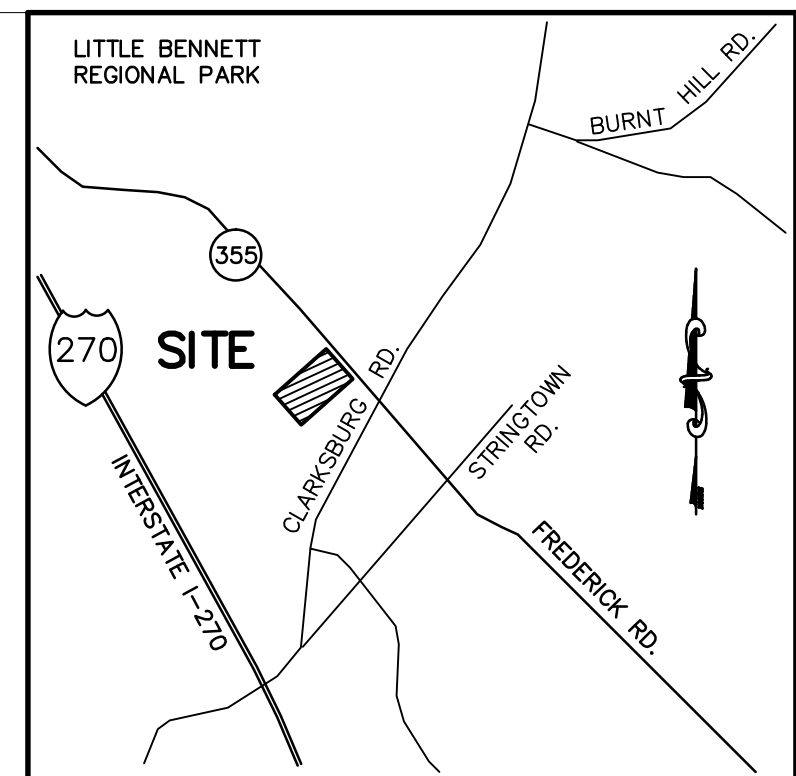



Figure 2. Clarksburg Special Protection Area

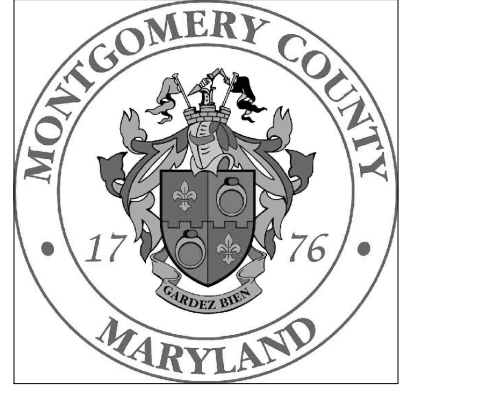
7. Topographic Map



VICINITY MAP
 SCALE: 1" = 2,000'±
 (WSSC GRID: 232 NW 13)
 MONTGOMERY COUNTY
 ADC MAP PAGE: 49286
 GRID: F-2
 (2008 EDITION)

- LEGEND**
- EXISTING MANHOLE
 - EXISTING SANITARY SEWER
 - EXISTING STORM DRAIN
 - UTILITY POLE
 - EXISTING WATER LINE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING CONTOUR
 - RIPRAP
 - EXISTING LIGHT
 - SIGN
 - EXISTING TREE LINE
 - EXISTING FENCE

ARCHITECT:

 HUGHES GROUP
ARCHITECTS
 22630 DAVIS DRIVE, SUITE 175
 STERLING, VIRGINIA 20164
 703.437.6600
 CONSULTANT:

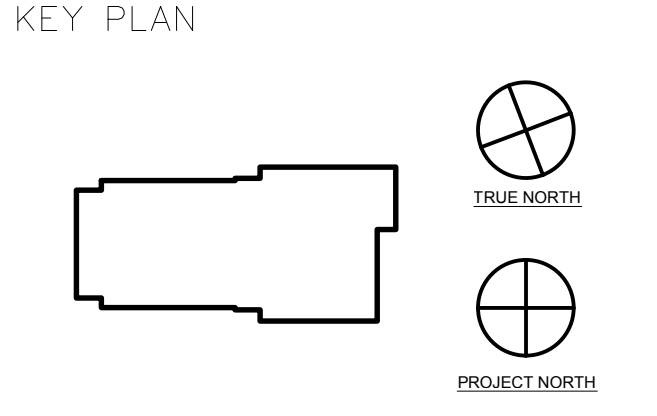
CLIENT:

MONTGOMERY COUNTY MARYLAND
 DEPARTMENT OF GENERAL SERVICES
 OFFICE OF PLANNING & DEVELOPMENT
 101 MONROE STREET
 11TH FLOOR
 ROCKVILLE, MARYLAND 20850

PROJECT:
CLARKSBURG FIRE STATION #35
 23420 FREDERICK ROAD
 CLARKSBURG, MARYLAND

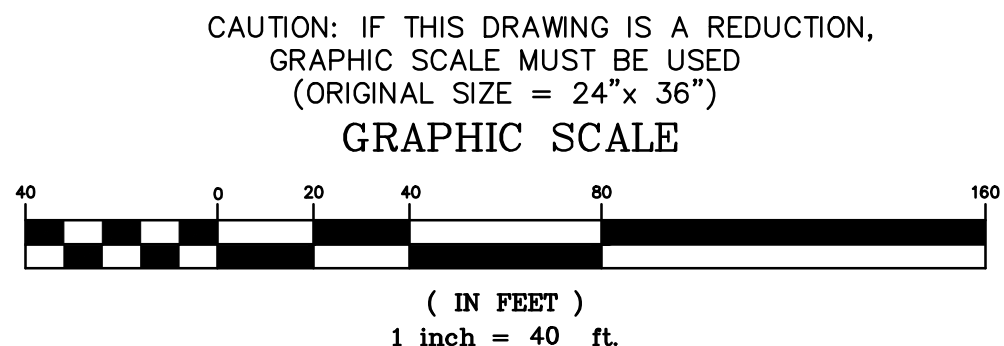
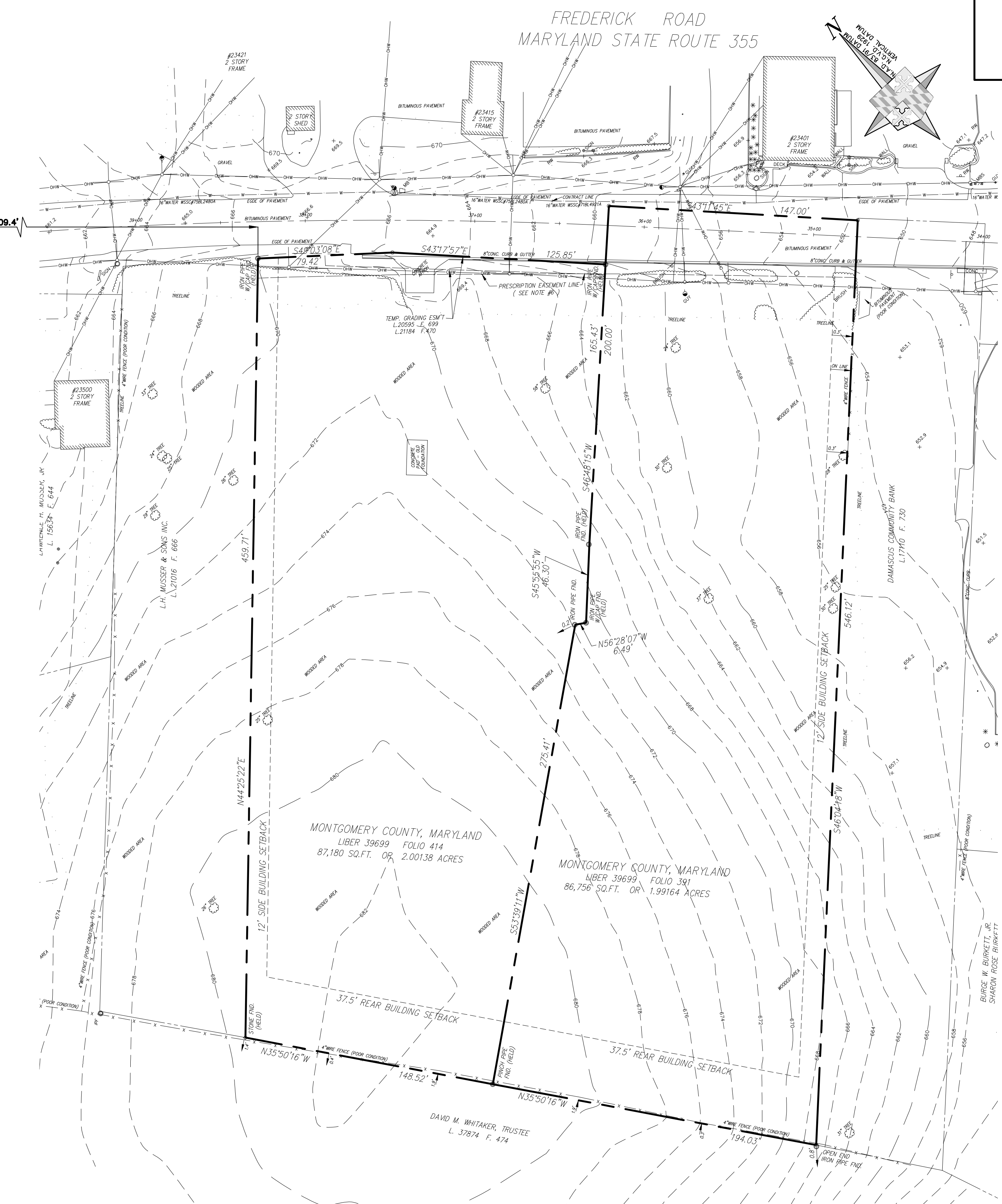
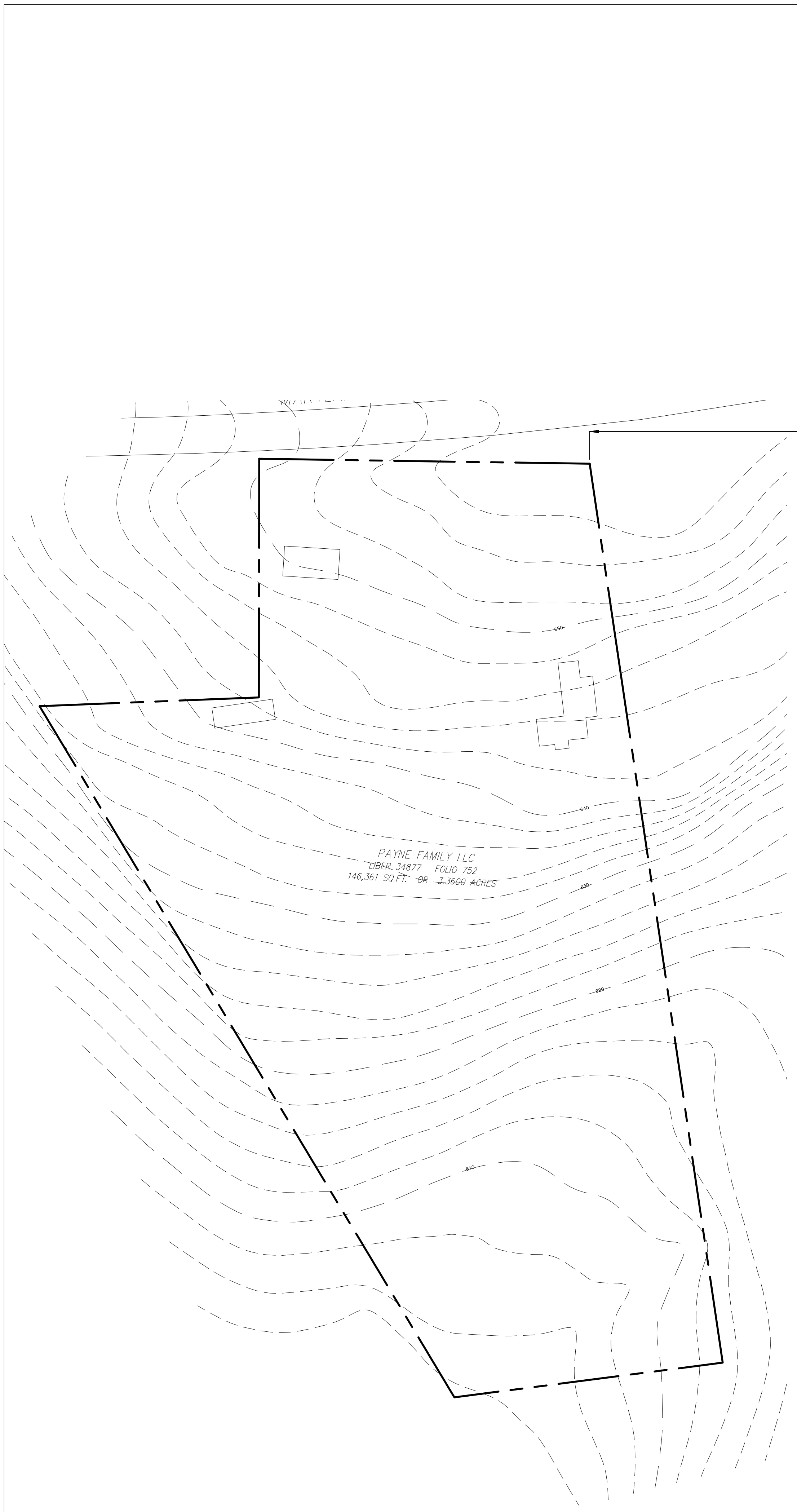
SEAL

NO.	ISSUE DESCRIPTION	DATE

PROJECT NUMBER: M1590B
 DRAWN BY: JEB
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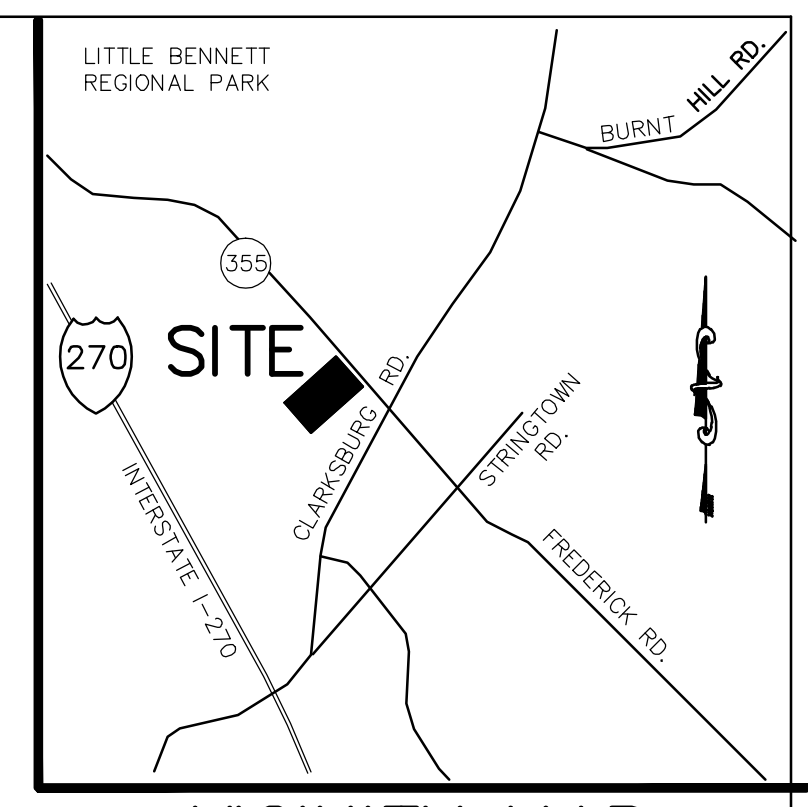
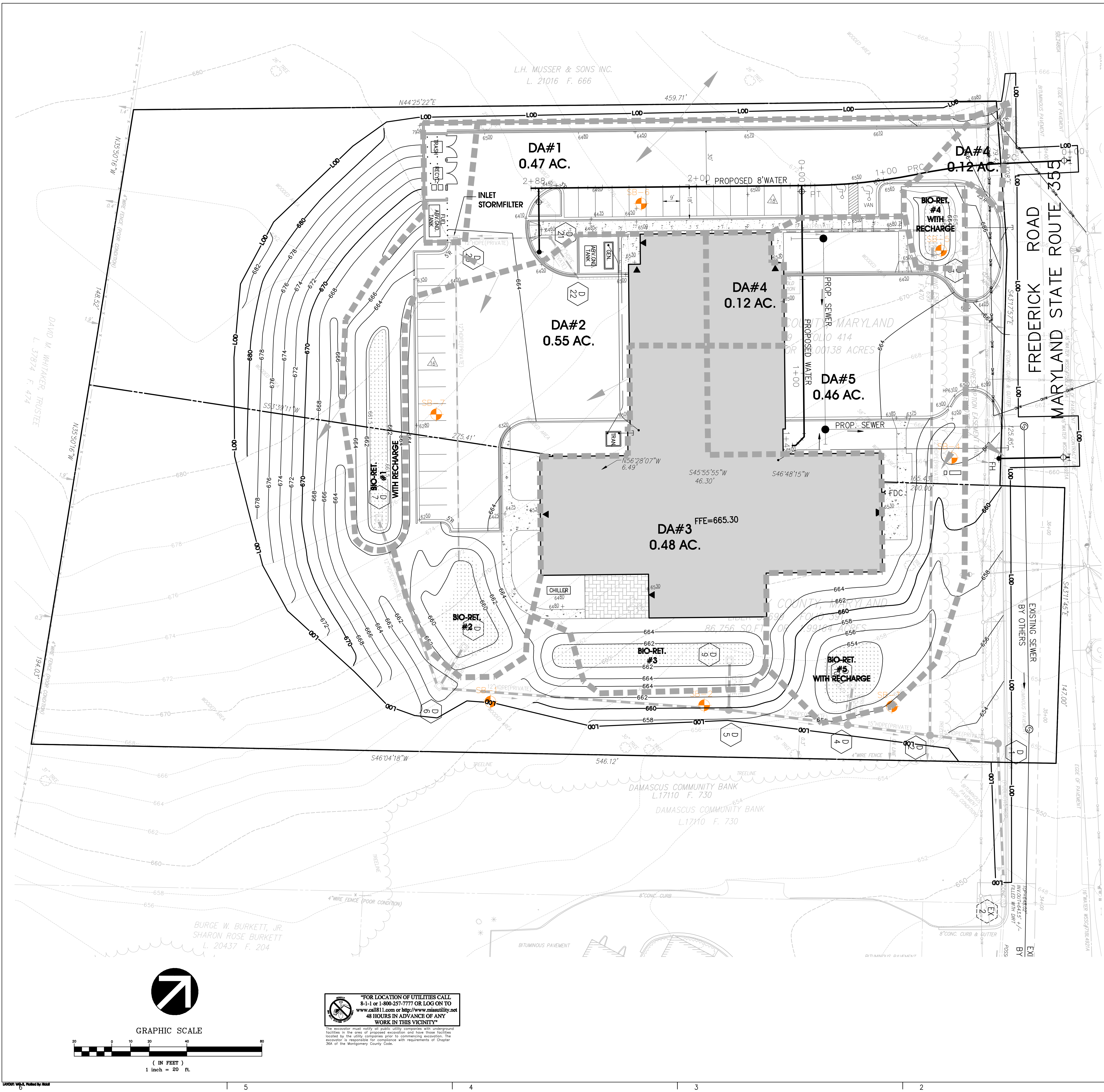


SHEET TITLE
EXISTING CONDITIONS PLAN
 SHEET NUMBER
C-0

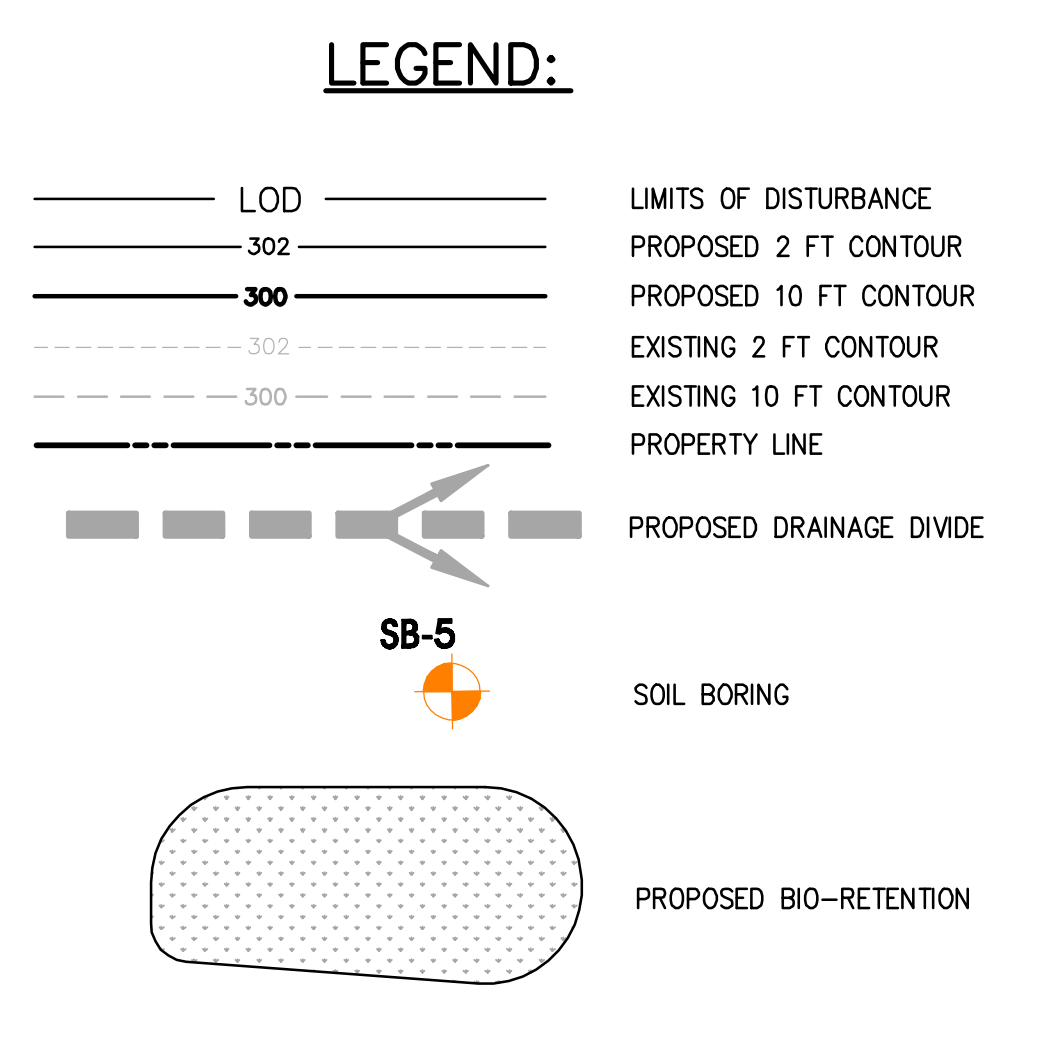


OWNER/APPLICANT
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 101 MONROE STREET, 11TH FLOOR
 ROCKVILLE, MARYLAND 20850
 ATTN: ROUBEN GHAZARIAN
 TEL: 240.777.6053 FAX: 240.777.6003

8. Previous Preliminary / Final Water Quality Plan

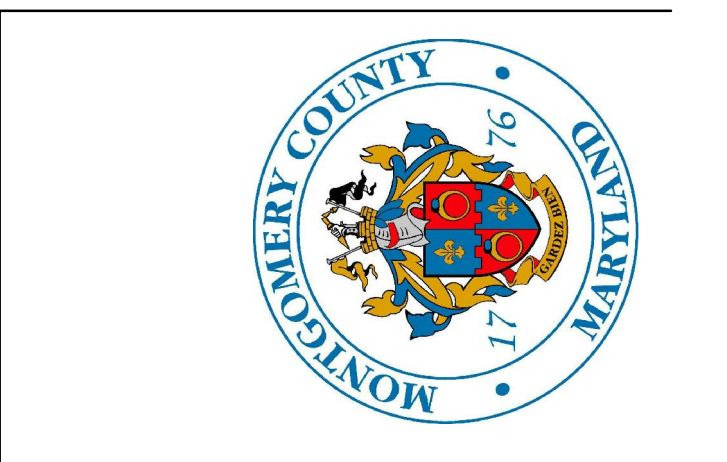
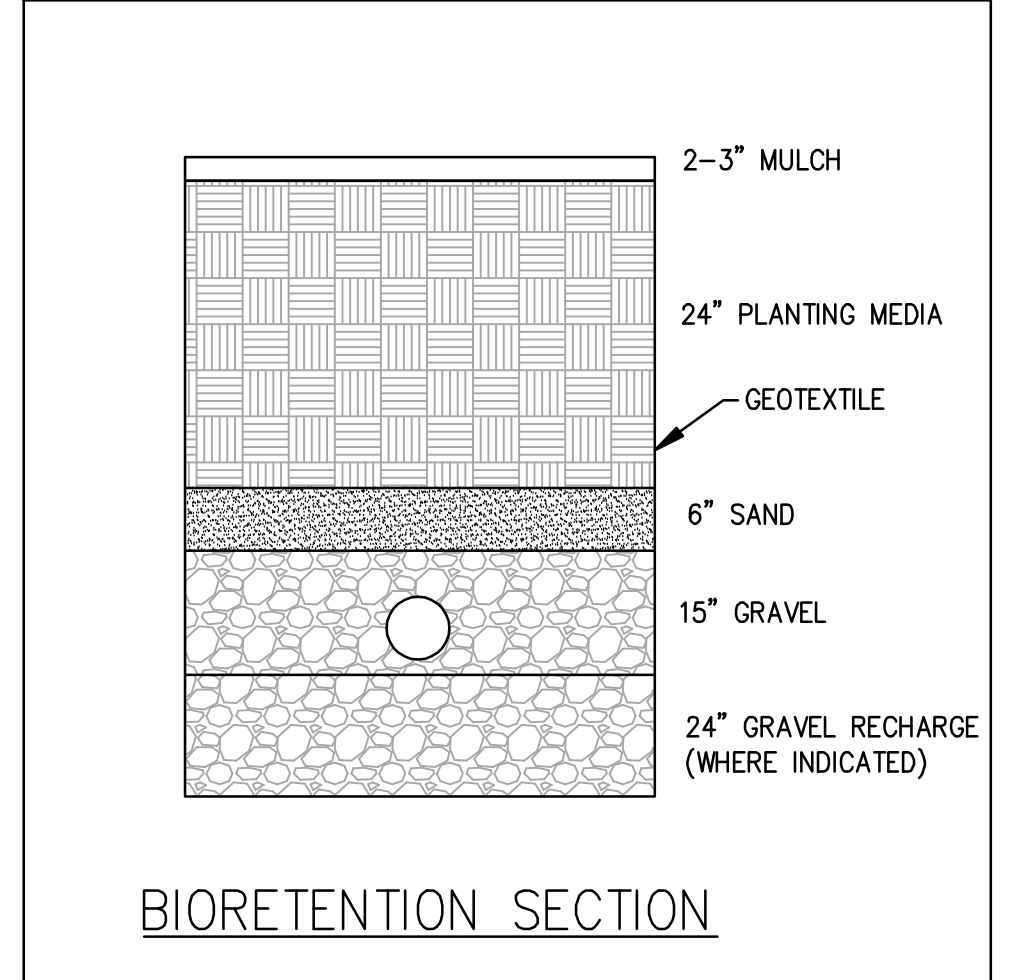


VICINITY MAP
SCALE: 1" = 2000'



PRELIMINARY/FINAL WATER QUALITY SUMMARY

SWM FACILITY	DRAINAGE AREA	IMPERVIOUS AREA	ESD, REQUIRED	ESD, PROVIDED
1	0.51 ac.	0.36 ac.	2,270 cf	2,323 cf
2	0.51 ac.	0.35 ac.	2,231 cf	2,805 cf
3	0.48 ac.	0.38 ac.	2,369 cf	2,914 cf
4	0.12 ac.	0.09 ac.	566 cf	692 cf
5	0.46 ac.	0.24 ac.	1,540 cf	1,890 cf
			8,976 cf	10,423 cf



CLARKSBURG FIRE STATION #35

PROJECT ADDRESS: 23420 Fredrick Road Clarksburg, MD.
OWNER: Montgomery County Maryland

SEAL

KEY PLAN

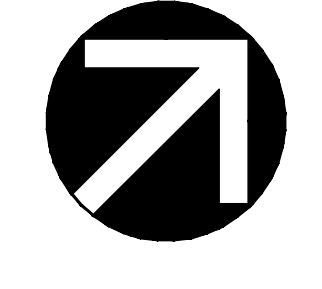
DRAWING ISSUE

NO.	REVISION	DATE
1	MANDATORY REFERRAL SUBMISSION	JUNE, 2011

PROJECT NUMBER
0702
M1590B

DRAWING TITLE
**PRELIMINARY/FINAL
WATER QUALITY
PLAN**

DRAWING NUMBER
C-101

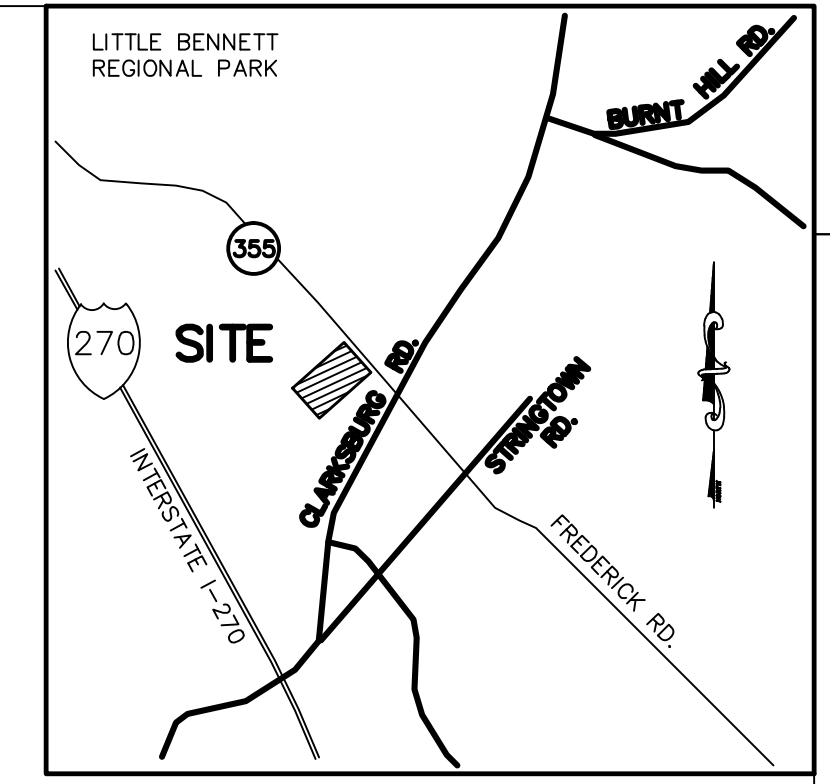
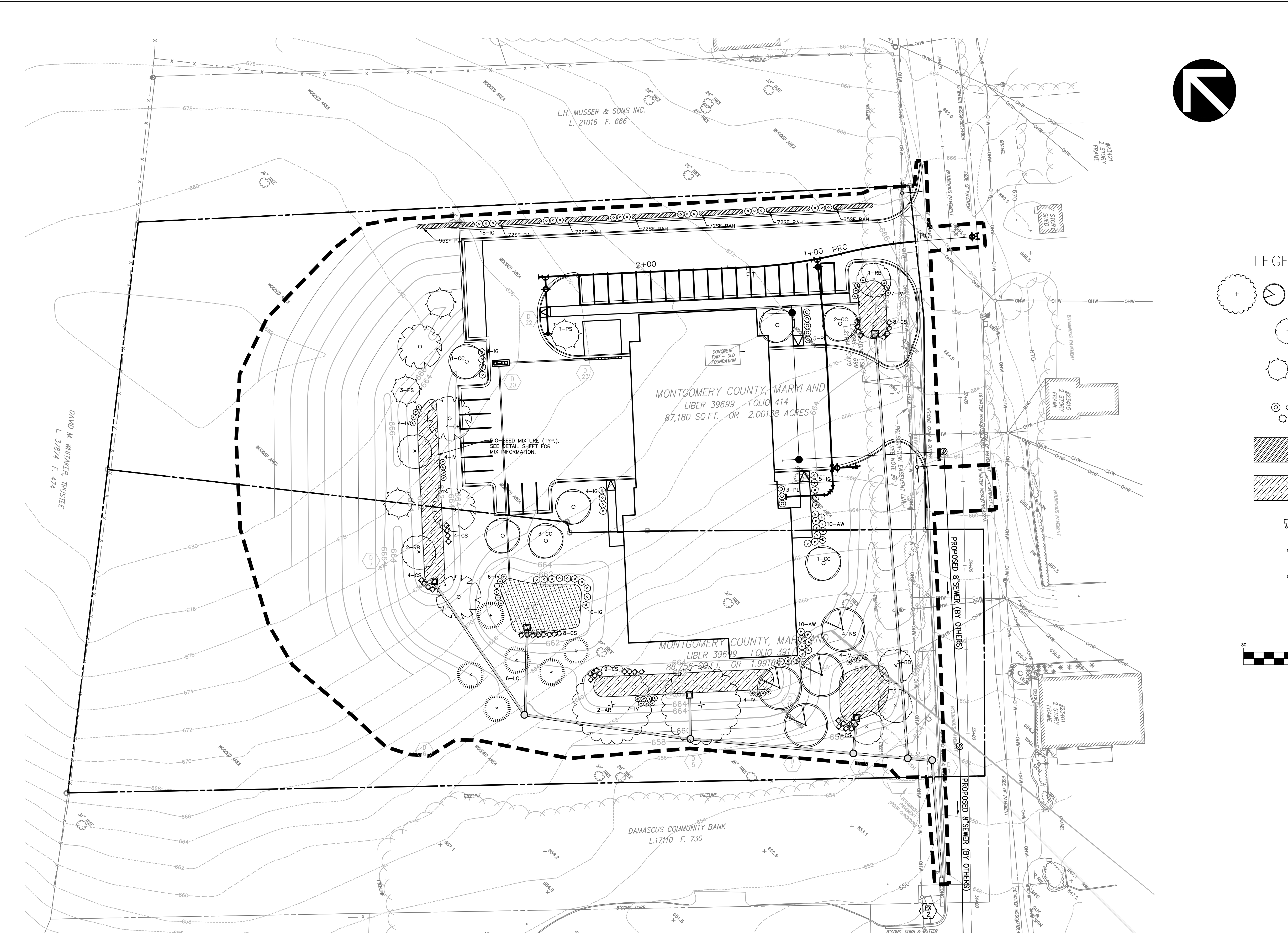


GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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

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

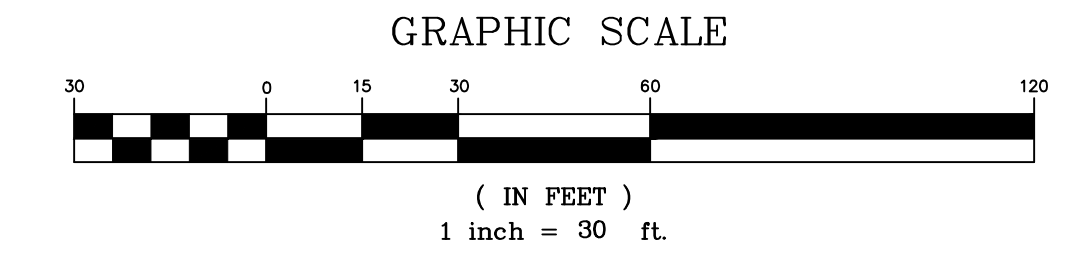
9. Landscaping Plan



VICINITY MAP
 SCALE: 1" = 2,000'
 (WSSC GRID: 232 NW 13)
 MONTGOMERY COUNTY
 ADC MAP PAGE: 49286
 GRID: F-2
 (2008 EDITION)

LEGEND

- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED GROUNDCOVERS
- PROPOSED SWM GROUNDCOVERS
- PROPOSED LIGHT FIXTURES
- EX. TREE TO REMAIN
- EX. TREE TO BE REMOVED



SURVEY LEGEND

- | | | | | | | | |
|--|----------------------------------|--|----------------------------|--|---------------------------|--|------------------------------------|
| | CABLE TELEVISION CONDUIT | | SANITARY CLEANOUT | | SANITARY MANHOLE | | CONC. CONCRETE |
| | ELECTRICAL CONDUIT | | STORM DRAIN MANHOLE | | TRAFFIC CONTROL BOX | | C&G CURB AND GUTTER |
| | EDGE OF PAVEMENT | | ELECTRICAL JUNCTION BOX | | TRAFFIC SIGNAL POLE | | BLDG. BUILDING |
| | FENCE LINE | | FIRE DEPARTMENT CONNECTION | | TREE | | STY. STORY |
| | NATURAL GAS CONDUIT | | FIRE HYDRANT | | CABLE TELEVISION PEDESTAL | | TRV. ELECTRICAL TRANSFORMER |
| | OVERHEAD WIRES | | GAS MANHOLE | | UNKNOWN UTILITY MANHOLE | | ASPH. ASPHALT |
| | TELEPHONE/COMMUNICATIONS CONDUIT | | GUY POLE | | WATER METER | | ESMT. EASEMENT |
| | PROPERTY LINES | | LIGHT POLE | | WATER MANHOLE | | RCP. REINFORCED CONCRETE PIPE |
| | PUBLIC UTILITIES EASEMENTS | | GAS VALVE | | WATER MANHOLE | | OMP. CORRUGATED METAL PIPE |
| | SANITARY SEWER CONDUIT | | LIGHT VALVE | | WATER VALVE | | BR. BUILDING RESTRICTION LINE |
| | STORM DRAIN CONDUIT | | PHONE PEDESTAL | | BOLLARD | | R/W RIGHT-OF-WAY |
| | WATER CONDUIT | | PHONE PEDESTAL | | SIGN POST | | |
| | | | PHONE MANHOLE | | WOOD POST | | |
| | | | UTILITY POLE | | INLETS | | |
| | | | | | CURB INLET | | |

NORTON LAND DESIGN
 LANDSCAPE ARCHITECTURE □ ENVIRONMENTAL PLANNING
 5148 DORSEY HALL DRIVE, 2ND FLOOR ELICOTT CITY, MD 21042
 BALT. 443.542.9199 □ NORTONLANDDESIGN.COM

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 101 MONROE STREET, 11TH FLOOR
 ROCKVILLE, MARYLAND 20850
 ATTN: ROUBEN GHAZARIAN
 TEL: 240.777.6053 FAX: 240.777.6003

ARCHITECT:

HUGHES GROUP ARCHITECTS
 22630 DAVIS DRIVE, SUITE 175
 STERLING, VIRGINIA 20164
 703.437.6600
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 DEPARTMENT OF GENERAL SERVICES
 OFFICE OF PLANNING & DEVELOPMENT
 101 MONROE STREET
 11TH FLOOR
 ROCKVILLE, MARYLAND 20850

PROJECT:
CLARKSBURG FIRE STATION #35
 23420 FREDERICK ROAD
 CLARKSBURG, MARYLAND

SEAL

NO.	ISSUE DESCRIPTION	DATE

PROJECT NUMBER: M1590B
 DRAWN BY: JEB
 CHECKED BY: JLF

KEY PLAN

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-2.1

LAYOUT: L-1 Composite, Plotted by: mmonroe

GENERAL PLANTING NOTES

PLANT / MATERIAL NOTES

PLANT IDENTIFICATION:

- ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING AND ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.
- STATE OR FEDERAL NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER UPON REQUEST.
- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. PLANT QUANTITIES SHOWN ON THE PLAN SHALL GOVERN OVER THOSE SHOWN ON THE PLANT LIST.
- CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS.
- PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONFORM IN GENERAL TO THE REPRESENTATIVE SPECIES.
- SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER. ANY SUBSTITUTIONS MADE WITHOUT THIS APPROVAL MADE BE SUBJECT TO REJECTION AND REMOVAL AT THE CONTRACTOR'S EXPENSE.
- PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AS TO QUALITY, SIZE AND VARIETY. PLANTS DAMAGED IN HANDLING OR TRANSPORTATION MAY BE REJECTED BY THE OWNER.

PLANT QUALITY:

- ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND BE FREE OF PLANT DISEASE, INSECTS, EGGS AND LARVAE AND SHALL HAVE HEALTHY ROOT SYSTEMS. PLANTS SHALL BE OBTAINED FROM SITES WHICH ARE SIMILAR IN SOIL AND CLIMATIC CONDITIONS AS THOSE OF THE PROJECT SITE.
- BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BALL OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.A.N. SPECIFICATIONS.
- CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN THE CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS TOGETHER.
- PLANTING SHALL BE DONE DURING OPERATION.
- ALL PLANT MATERIAL IN TRANSIT SHALL BE COVERED WITH BURLAP OR SIMILAR COVER TO KEEP IT FROM WIND DAMAGE AND DRYING OUT.

PLANT SIZE:

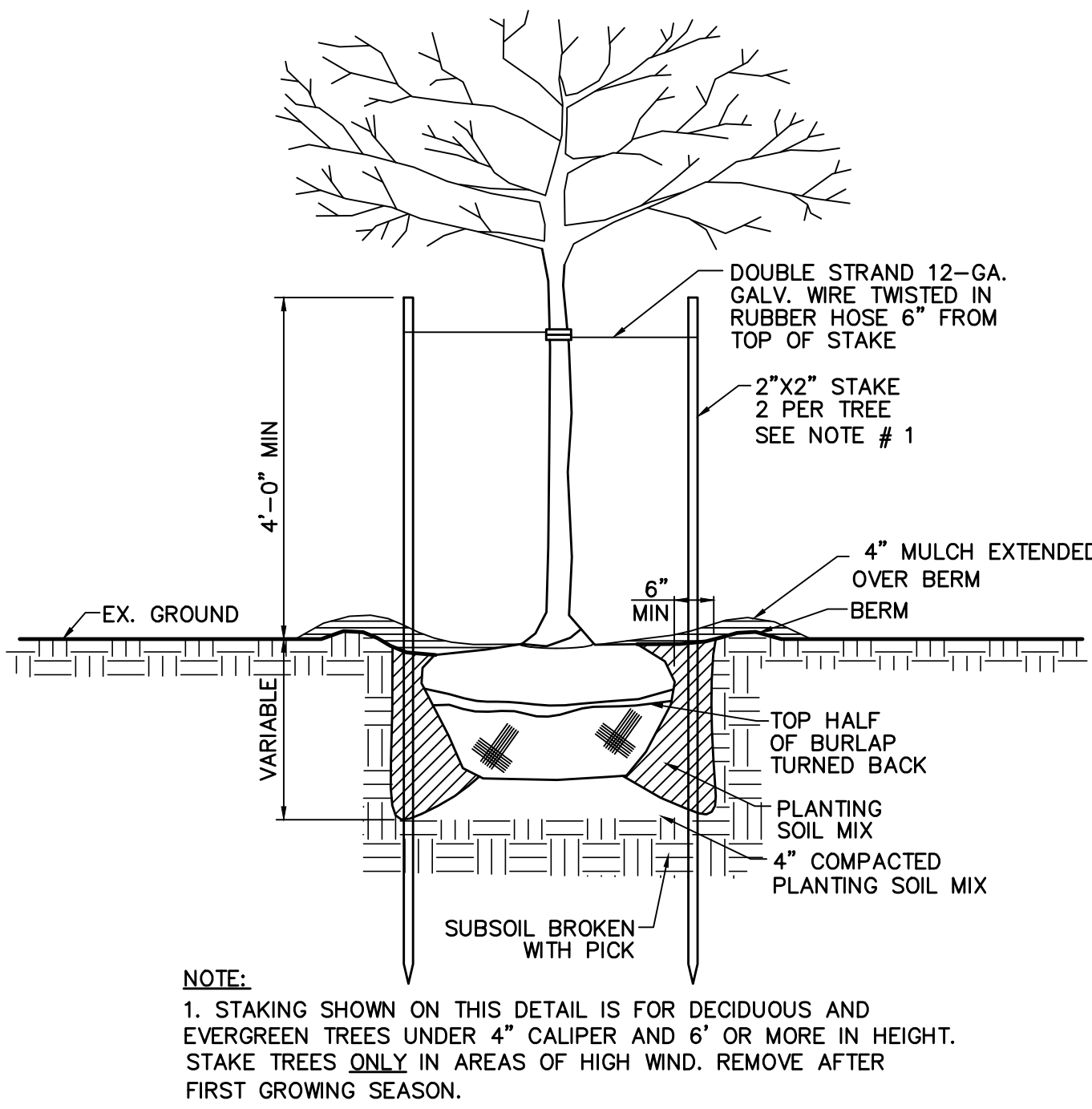
- ALL PLANT SIZES SHALL AVERAGE AT LEAST THE MIDDLE OF THE PLANT RANGE GIVEN IN THE PLANT LIST, BUT IN NO CASE SHALL ANY PLANT BE LESS THAN THAT SIZE STATED FOR THAT SPECIES.
- CALIPER MEASUREMENTS SHALL BE TAKEN AT A POINT ON THE TRUNK 6 INCHES ABOVE NATURAL GRADE FOR TREES UP TO 4 INCHES IN DIAMETER; AND AT A POINT 12 INCHES ABOVE NATURAL GRADE FOR TREES OVER 4 INCHES IN DIAMETER.
- SINGLE TRUNK TREES SHALL NOT INCLUDE THE "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE.
- SHRUBS HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED FROM THE END OF THE BRANCHING, EQUALLY AROUND THE PLANT. MEASUREMENTS SHALL NOT INCLUDE TERMINAL GROWTH.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED SHALL REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP.

MULCH:

- MULCH SHALL BE EITHER COMPOSTED HARDWOOD BARK, FINE SHREDDED HARDWOOD BARK, PINE BARK OR APPROVED EQUAL, AND FREE OF FOREIGN MATTER.

FERTILIZER:

- FERTILIZER SHALL BE GRANULAR, PACKET OR PELLET, WITH 35% TO 80% OF TOTAL NITROGEN IN ORGANIC FORM. IT SHALL BE A COMPLETE FERTILIZER WITH A MINIMUM ANALYSIS OF 10% NITROGEN, 6% PHOSPHOROUS AND 4% POTASSIUM. GRANULAR FERTILIZER SHALL BE APPLIED TO THE SOIL MIX WITH A 10-6-4 ANALYSIS AT THE FOLLOWING RATES: TREE PITS, 2-3 LBS. PER INCH OF TRUNK DIAMETER; SHRUB BEDS, 2 LBS. PER 100 SQUARE FEET OF BED AREA (OR 1/4 LB. PER FOOT OF HEIGHT OR SPREAD). GROUND COVER, VINE AND HERBACEOUS PLANTS, 2-3 LBS. PER 100 SQUARE FEET. THE OWNER RESERVES THE RIGHT TO DETERMINE THE TIME FERTILIZATION SHOULD OCCUR WITHIN THE ONE YEAR GUARANTEE PERIOD.
- TOPSOIL, IF REQUIRED, SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, CLUMPS, PLANTS, AND THEIR ROOT DEBRIS AND OTHER EXTRANEUS MATTER OF 1 INCH IN DIAMETER, AND CAPABLE OF PERMITTING VIGOROUS PLANT GROWTH. TOPSOIL SHALL HAVE A pH RANGE OF 6.0 TO 6.5, WITH A pH RANGE OF 5.0 TO 5.5 FOR PLANTS REQUIRING ACID SOILS. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS TO OWNER PRIOR TO IMPORTING TOPSOIL ONTO THE PROJECT SITE.



- NOTE:**
- STAKING SHOWN ON THIS DETAIL IS FOR DECIDUOUS AND EVERGREEN TREES UNDER 4" CALIPER AND 6' OR MORE IN HEIGHT. STAKE TREES ONLY IN AREAS OF HIGH WIND. REMOVE AFTER FIRST GROWING SEASON.
 - NO STAKING REQUIRED FOR STREET TREES. CONTRACTOR RESPONSIBLE FOR KEEPING STREET TREES STRAIGHT.

PLANTING DETAIL
NOT TO SCALE

PLANTING NOTES

LOCATION:

- PLANT LOCATIONS WILL BE STAKED BY THE LANDSCAPE CONTRACTOR AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO PLANT LOCATIONS IN THE FIELD SO AS TO AVOID UTILITIES, SWALES AND OTHER UNFORSEEN CONFLICTS. IF UNUSUALLY LARGE DISCREPANCIES ARISE BETWEEN ACTUAL FIELD LIMITS AND THOSE PLANTING AREAS SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE CONTRACTOR'S NEED TO RELOCATE THE PLANT MATERIAL AT HIS OWN EXPENSE.
- TREES AND SHRUBS THAT ARE TO BE PLANTED IN UNIFORM MASSES AND/OR ROWS SHALL BE OF UNIFORM SIZE, SHAPE, AND VIGOR.

TREE MAINTENANCE REQUIREMENTS:

ANY PERSON WHO INSTALLS A TREE PURSUANT TO THIS CHAPTER SHALL GUARANTEE THE LIFE OF THE TREE FOR ONE (1) YEAR AND SHALL REPLACE ANY TREE THAT DIES OR BECOMES DISEASED DURING THE ONE (1) YEAR PERIOD. THE ADJACENT PROPERTY OWNER SHALL WATER ANY TREE, OR OTHER WOODY OR HERBACEOUS PLANTING INCLUDING CONTAINER PLANTINGS LOCATED IN THE PUBLIC SPACE.

THE ADJACENT PROPERTY OWNER SHALL PERFORM ANY NEEDED MAINTENANCE OF THE TREE SPACE, INCLUDING, BUT NOT LIMITED TO, CLEANING, WEEDING, MULCHING, AND REPLACEMENT OF PLANTINGS, OR GROUND COVER.

THE ADJACENT PROPERTY OWNER SHALL PERFORM ANY NEEDED GENERAL MAINTENANCE WORK ON LANDSCAPED AREAS AND PLANTER BOXES INSTALLED ON PUBLIC SPACE.

THE ADJACENT PROPERTY OWNER OR THE DEPARTMENT MAY PERFORM ANY EMERGENCY MAINTENANCE OF A TREE IN THE PUBLIC SPACE.

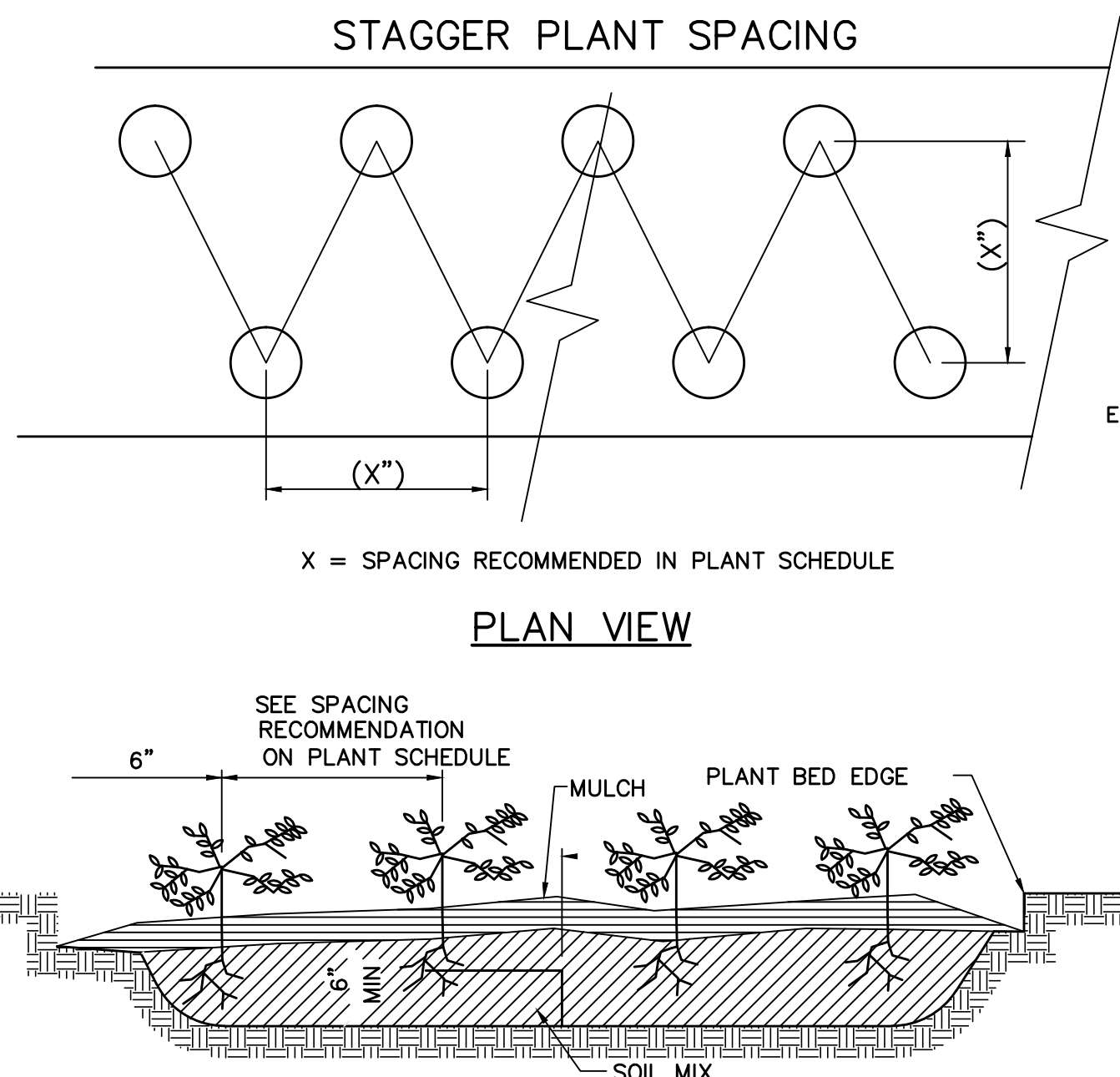
MAINTENANCE / WARRANTY NOTES: CONTRACTOR RESPONSIBILITIES

MAINTENANCE:

- THE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND UP TO THE TIME OF FINAL ACCEPTANCE FOR KEEPING THE PLANTING AND WORK INCIDENTAL THERETO IN GOOD CONDITION BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING AND SPRAYING, RESTAKING AND CLEANING UP AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT TIME OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE REQUIRED TO REMOVE ALL DEBRIS, TRASH, AND UNNECESSARY MATERIALS FROM THE AREA OF WORK AND/OR THE PROPERTY ON A DAILY BASIS.
- THE CONTRACTOR SHALL REMOVE ALL DEAD PLANT MATERIAL FROM THE JOB SITE ON A WEEKLY BASIS. CONTRACTOR SHALL ALSO BE REQUIRED TO RETAIN A LOG OF ALL PLANT MATERIALS REMOVED DUE TO DEATH OR INJURY SO AS TO PROPERLY IDENTIFY THOSE PLANTS FOR REPLACEMENT.

WARRANTY AND REPLACEMENT:

- ALL PLANT MATERIAL, INCLUDING TREES AND ALL WOODY AND HERBACEOUS PLANTS SHALL BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. THE CONTRACTOR IS NOT RESPONSIBLE FOR LOSSES OR DAMAGE CAUSED BY OTHER TRADES MECHANICAL INJURY OR VANDALISM.
- ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND SHALL BE REPLACED AT NO COST TO THE OWNER.



GROUND COVER / SLOPE STABILIZATION PLANTING DETAIL
NOT TO SCALE

PLANT SCHEDULE:

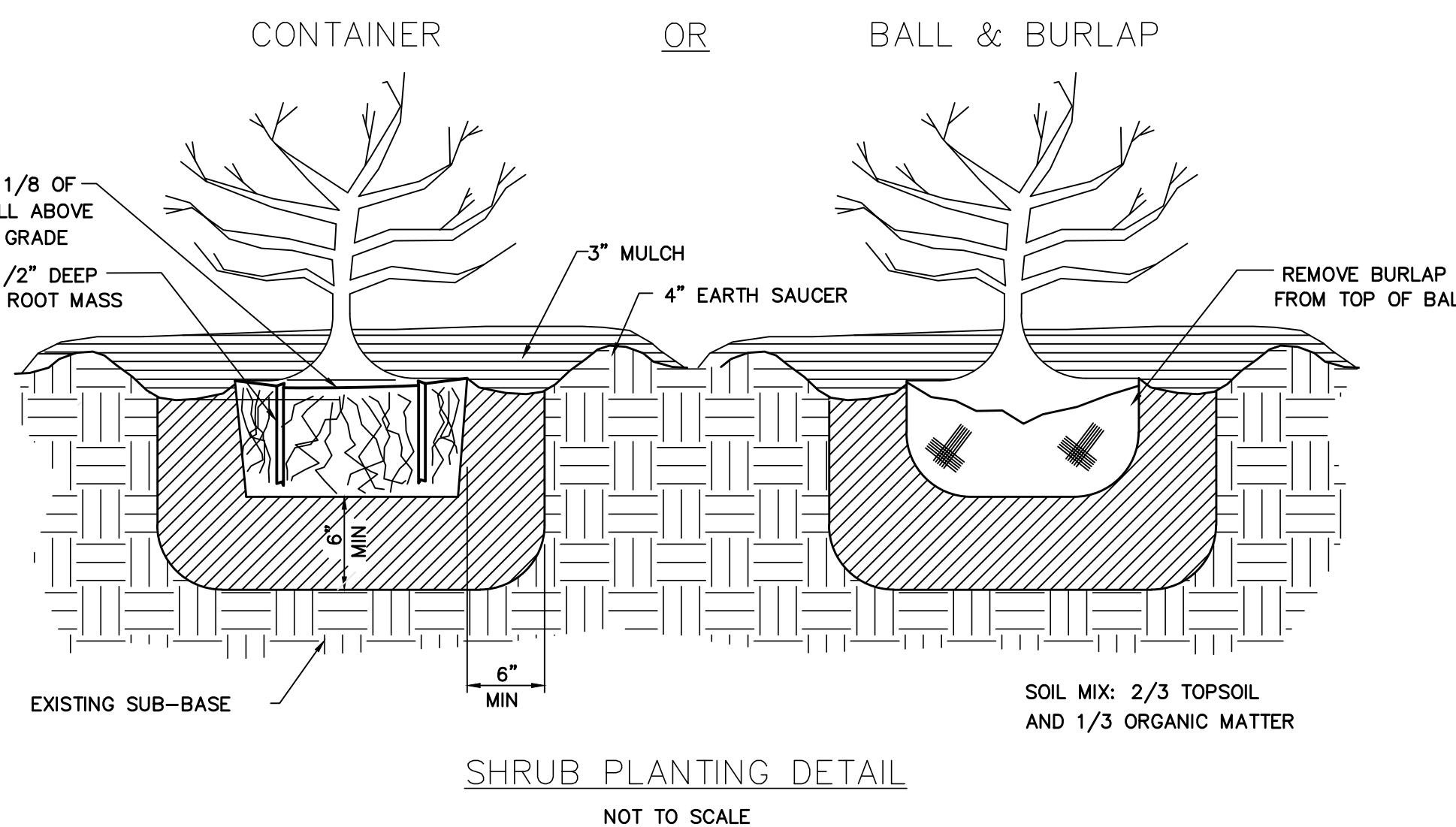
PLANT LIST

SHADE TREES		KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
NS	4	NYSSYA SYLVATICA		BLACK GUM / BLACK TUPELO	14'-16'	2 1/2" - 3"	B&B	
OR	4	QUERCUS RUBRA		RED OAK	14'-16'	2 1/2" - 3"	B&B	
ORNAMENTAL TREES		KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
CC	7	CERCIC CANADENSIS		REDBUD	6'-8'	1 1/2" - 2"	B&B	
EVERGREEN TREES		KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
LC	6	X CUPRESSOCYPARIS LEYLANDII		LEYLAND CYPRESS	8' - 10'		B&B	
PS	4	PINUS STROBUS		WHITE PINE	8' - 10'		B&B	
GROUNDCOVERS		KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
PAH	266	PENNISSETUM ALOPECUROIDES		FOUNTAIN GRASS	1 GAL			CONTAINER; 18" O.C.
SHRUBS		KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
AW	20	AZALEA 'GIRARDS PLEASANT WHITE'		AZALEA 'GIRARDS PLEASANT WHITE'	24"-30"			CONTAINER
IG	42	ILEX GLABRA		INKBERRY HOLLY	24"-30"			CONTAINER
PL0	8	PRUNUS LAUROCERASUS 'OTTO LUYKENS'		OTTO LUYKENS CHERRY LAUREL	18" - 24"			CONTAINER

SWM PLANT SCHEDULE:

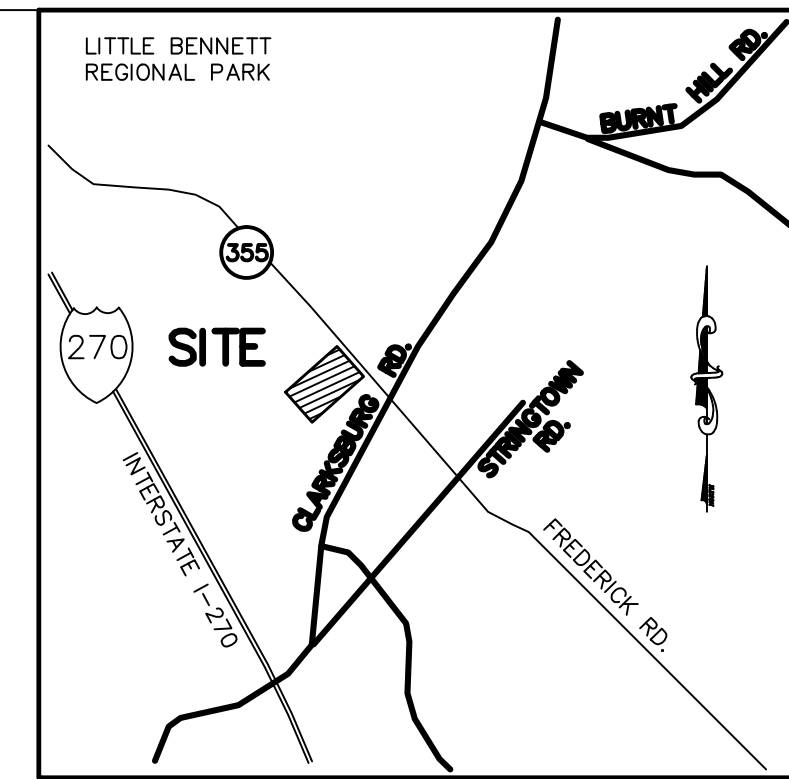
PLANT LIST

SHADE TREES		KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
AR	2	ACER RUBRUM		RED MAPLE	14'-16'	2 1/2" - 3"	B&B	
ORNAMENTAL TREES		KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
RB	6	BETULA NIGRA		RIVER BIRCH	6'-8'	1 1/2" - 2"	B&B	
SHRUBS		KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
IV	36	ITEA VIRGINICA		SWEETSPRIRIE	24"-30"			CONTAINER
CS	40	CORNUS SERICEA		REDSIER DOGWOOD	24"-30"			CONTAINER



NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE □ ENVIRONMENTAL PLANNING
5146 DORSEY HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042
BALT. 443.542.9199 □□□ NORTONLANDDESIGN.COM

OWNER/APPLICANT
MONTGOMERY COUNTY
DEPARTMENT OF GENERAL SERVICES
101 MONROE STREET, 11TH FLOOR
ROCKVILLE, MARYLAND 20850
ATTN: ROUBEN GHAZARIAN
TEL: 240.777.6053 FAX: 240.777.6003



Newsom Seed Inc.
www.newsomseed.com
Bio-Retention Seed Mixture

<i>Panicum rigidulum</i> , PA ecotype	Redtop Panic Grass, PA ecotype
<i>Schizachyrium scoparium</i> , Eastern ecotype	Little Bluestem, Eastern ecotype
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Carex vulpinoidea</i>	Fox Sedge
<i>Chasmanthium latifolium</i>	River Oats
<i>Echinacea purpurea</i>	Purple Coneflower
<i>Liatris spicata</i>	Marsh (Dense) Blazing Star
<i>Rudbeckia hirta</i>	Black Eyed Susan
<i>Pieris japonica</i>	Tall White Beard Tongue
<i>Andropogon gerardii</i> , Niagara	Niagara Big Bluestem
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Aster novae-angliae</i>	New England Aster
<i>Baptisia australis</i>	Blue False Indigo
<i>Desmodium canadense</i>	Showy Tick Trefoil
<i>Geum laciniatum</i>	Rough Avens
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Senna hebecarpa</i>	Wild Senna
<i>Tradescantia ohiensis</i>	Ohio Spiderwort
<i>Verbena hastata</i>	Blue Vervain
<i>Zizia aurea</i>	Golden Alexanders
<i>Agrostis perennans</i>	Autumn Bentgrass

Seeding rate: 1lb per pond
NOTE: SEE BIO-RETENTION SEEDING SPECIFICATIONS ON SHEET C3-501
HARDINESS ZONE OF PROJECT = ZONE 7A

ARCHITECT:



CONSULTANT:

CLIENT:



MONTGOMERY COUNTY MARYLAND

DEPARTMENT OF GENERAL SERVICES
OFFICE OF PLANNING & DEVELOPMENT
101 MONROE STREET
11TH FLOOR
ROCKVILLE, MARYLAND 20850

PROJECT:
CLARKSBURG
FIRE STATION
#35
23420 FREDERICK
ROAD
CLARKSBURG,
MARYLAND

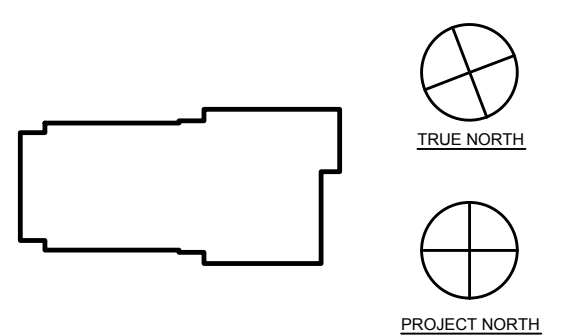
SEAL



NO.	ISSUE DESCRIPTION	DATE

PROJECT NUMBER: M1590B
DRAWN BY: JEB
CHECKED BY: JLF

KEY PLAN



SHEET TITLE
LANDSCAPE
PLAN NOTES &
DETAILS

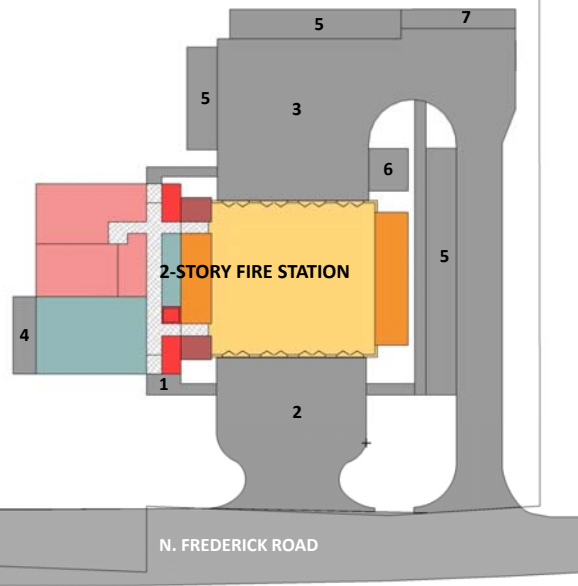
SHEET NUMBER

L-2.2

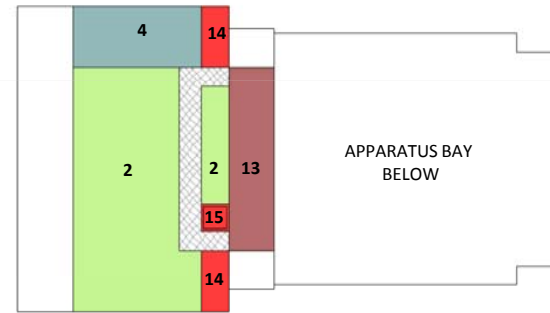
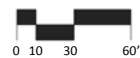
10. Architectural Schematics

LEGEND:

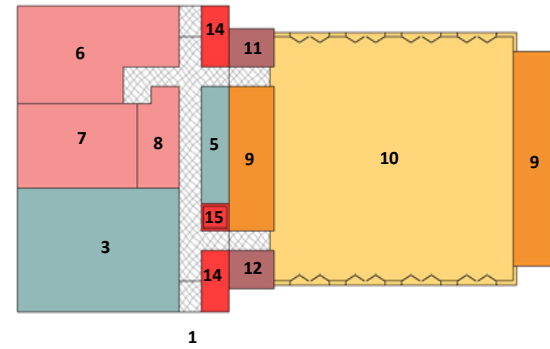
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- 2 FRONT APRON
- 3 REAR APRON
- 4 PATIO
- 5 PARKING
- 6 UTILITY PAD
- 7 TRASH/UTILITY PAD



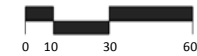
SITE PLAN



SECONDFLOOR PLAN



FIRST FLOOR PLAN



LEGEND:

- 1 ENTRY
- 2 ADMIN/TRAINING
- 3 LIVING/DINING
- 4 EXERCISE
- 5 LAUNDRY/STOR
- 6 BUNK ROOM
- 7 M. LOCKER ROOM
- 8 W. LOCKER ROOM
- 9 BAY SUPPORT
- 10 APPARATUS BAY
- 11 ELEC
- 12 SPRINKLER
- 13 MECH
- 14 STAIRS
- 15 ELEVATOR

BUILDING AREA= 23,868 SF



CLARKSBURG FIRE STATION NO. 35 MANDATORY REFERRAL
MONTGOMERY COUNTY, MD



Side Elevation
southeast



Front Elevation
northeast



Side Elevation

northeast



Rear Elevation

southwest

11. Previous Preliminary / Final Water
Quality Report & Updated Site
Impervious Plan



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

March 21, 2016

Greg Ossont
Deputy Director
Department of General Services
101 Monroe Street, 9th Floor
Rockville, Maryland 20850

Dear Mr. Ossont:

The Department of General Services recently inquired about the impervious surface requirements for properties located within the Ten Mile Creek Special Protection Area and the Clarksburg East Environmental Overlay Zone, which imposes a 15 percent impervious surface limit.

Based on past Commission practice, the Planning Department would recommend that the protection of non-contiguous property located within the Clarksburg East Environmental Overlay Zone and a single sub-watershed be accepted to meet the overlay zone's imperviousness limits for public and institutional uses under certain conditions. Specifically, the non-contiguous land must be capable of being developed individually with at least 15 percent impervious. Further, the non-contiguous property must be permanently restricted from development (i.e. vacant) and kept in vegetative cover by an appropriate instrument. Under no circumstances may the impervious surface area across the site containing the institutional use and the non-contiguous property exceed 15 percent. Our goal is always to minimize impervious surface through innovative design and an evaluation of the programmed uses.

We look forward to working with you on this new public facility. If you have any additional questions, please do not hesitate to contact Kipling Reynolds at (301) 495-4575 or kipling.reynolds@montgomeryplanning.org.

Sincerely,

Gwen Wright
Planning Director

cc: Ronnie L. Warner, LEED Green Associate | Redevelopment Manager



DEPARTMENT OF GENERAL SERVICES

Isiah Leggett
County Executive

David E. Dise
Director

April 18, 2016

Mr. Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850

Re: Preliminary/Final Water Quality Plan
for Clarksburg Fire Station #35
SM File #: 239636
CIP No. 450300

Dear Mr. Etheridge:

Based on Mandatory Referral MR2012001 recommendations from the Planning Board hearing held on September 22, 2011 and the Ten Mile Creek Limited Amendment to the 1994 Clarksburg Master Plan, the Department of General Services (DGS) has revised the site plan associated with the above referenced project and is requesting a reconfirmation of the Preliminary/Final Water Quality Plan (P/FWQP) July 29, 2011 approval by the Department of Permitting Services (DPS).

Specifically, the building has been revised from a one-story structure with a building footprint of 22,600 SF to a two-story structure with a building footprint of 17,295 SF; and the site impervious area has decreased from 37,650 SF to 30,460 SF. Attached, please find architectural illustratives' of the approved site plan and revised site plan layouts.

The basic site layout has remained the same and the on-site stormwater management practices including recharge, consisting of five enhanced biofilters and a structural filter to treat the fueling area prior to outfalling to a biofilter will still be implemented as per the previous approval; however the ESD's will be reduced in sized due to the reduction of impervious area.

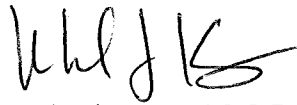
Division of Building Design and Construction

101 Monroe Street, 11th Floor • Rockville, Maryland 20850 • 240-777-6034 • 240-777-6003 FAX
www.montgomerycountymd.gov

Mark Etheridge
April 18, 2016
Page 2

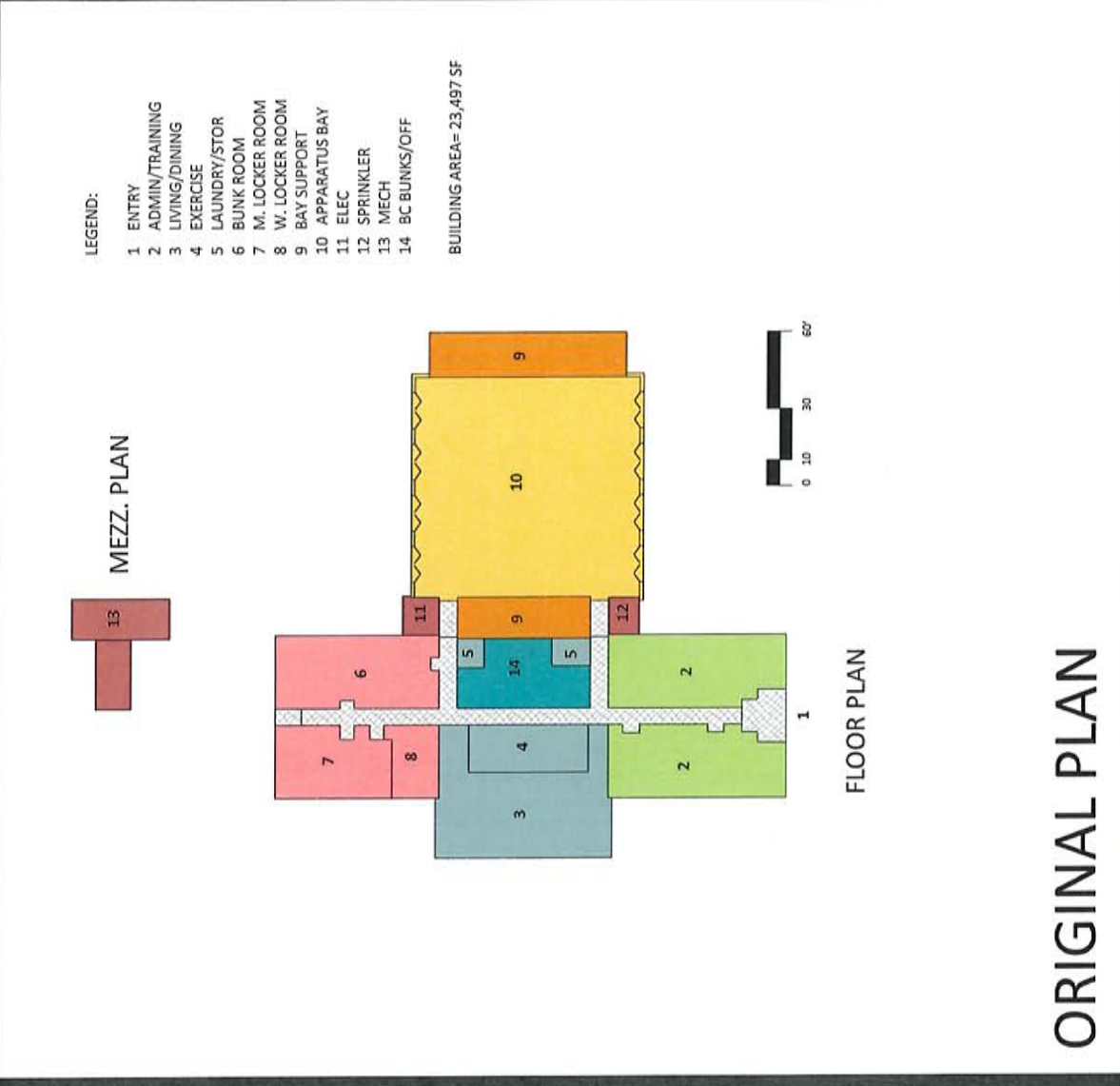
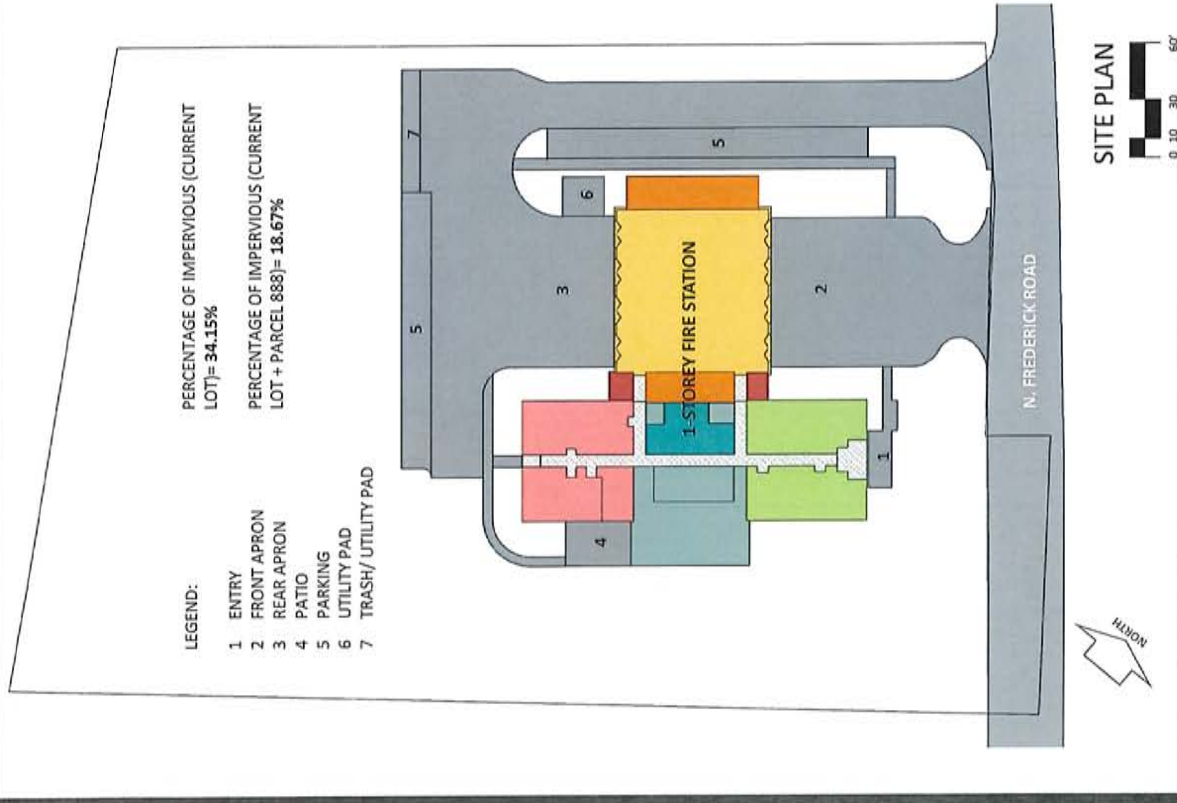
Should you have any questions regarding this matter, please feel free to contact me at (240) 777-6072.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Kay". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

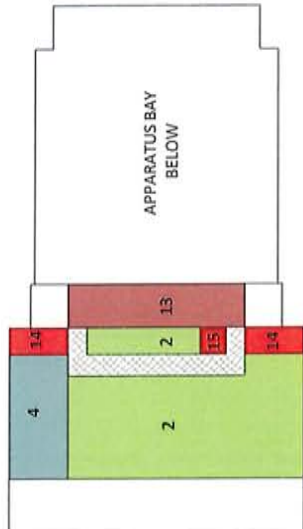
Michael J. Kay, M.S, P.E.
Senior Engineer
Quality Control & Support Services Section

cc: Ernest Lunsford, P.E., Chief, DBDC
Don Scheuerman, Assistant Chief, DBDC
Kassa Seyoum, Team Leader, DBDC
Rouben Ghazarian, P.E., Capital Project Manager, DBDC
Leo Galanko, Plan Reviewer, DPS



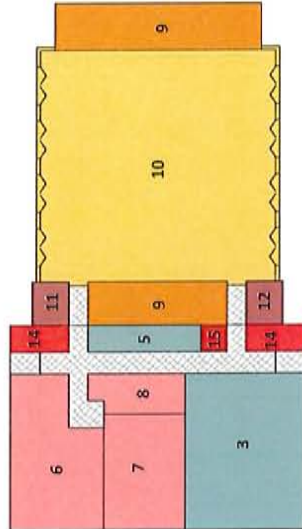
ORIGINAL PLAN

- LEGEND:
- 1 ENTRY
 - 2 ADMIN/TRAINING
 - 3 LIVING/DINING
 - 4 EXERCISE
 - 5 LAUNDRY/STOR
 - 6 BUNK ROOM
 - 7 M. LOCKER ROOM
 - 8 W. LOCKER ROOM
 - 9 BAY SUPPORT
 - 10 APPARATUS BAY
 - 11 ELEC
 - 12 SPRINKLER
 - 13 MECH
 - 14 STAIRS
 - 15 ELEVATOR



SECOND FLOOR PLAN

BUILDING AREA= 23,868 SF

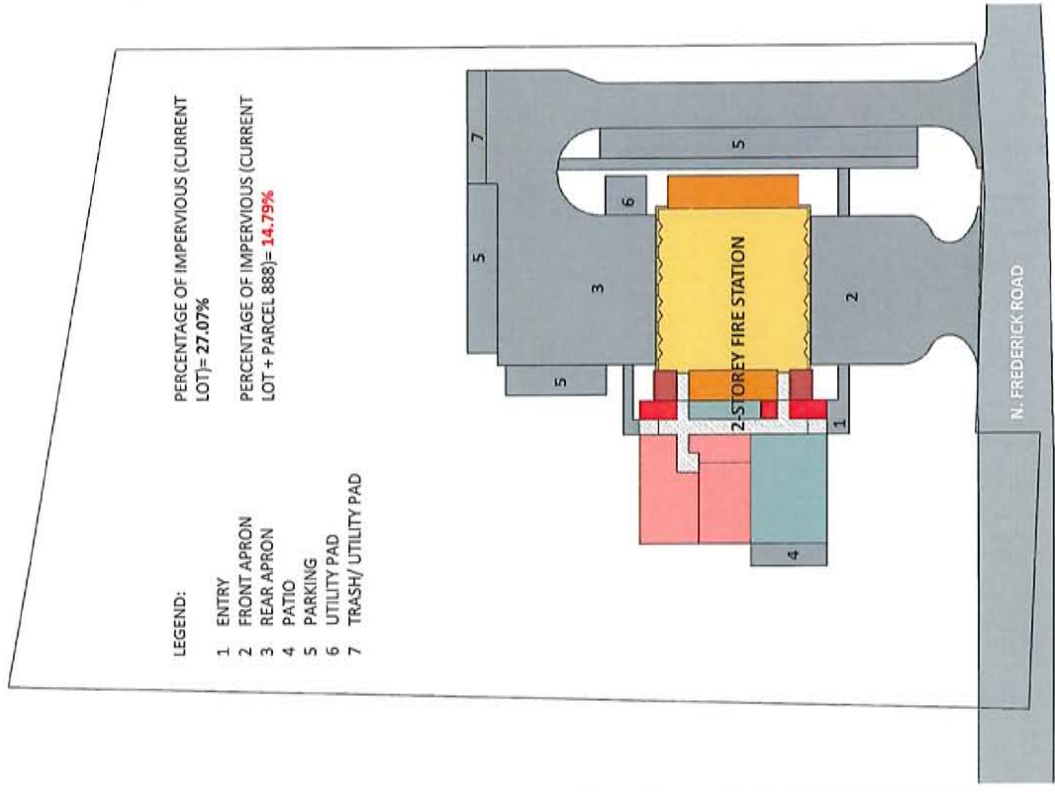


FIRST FLOOR PLAN



SCHEME 2 (14.79%)

- LEGEND:
- 1 ENTRY
 - 2 FRONT APRON
 - 3 REAR APRON
 - 4 PATIO
 - 5 PARKING
 - 6 UTILITY PAD
 - 7 TRASH/ UTILITY PAD
- PERCENTAGE OF IMPERVIOUS (CURRENT LOT)= 27.07%
- PERCENTAGE OF IMPERVIOUS (CURRENT LOT + PARCEL 888)= 14.79%



SITE PLAN



CLARKSBURG FIRE STATION

Clarksburg, Maryland

PRELIMINARY/FINAL WATER QUALITY REPORT

Prepared for:

**Montgomery County
Department of General Services**

**101 Monroe Street, 11th Floor
Rockville, Maryland 20850
Attn: Rouben Ghazarian**

Prepared by:
Jason A. Evans

VIKA, Inc.
20251 Century Boulevard
Suite 400
Germantown, Maryland 20874
Tel: (301) 916-4100 Fax: (301) 916-2262

February 14, 2011



Jason A. Evans

TABLE OF CONTENTS

I PRELIMINARY/FINAL WATER QUALITY REPORT

- A. Site Description
- B. Stormwater Management
- C. Sediment Control
- D. Performance Goals
 - 1. Minimize Storm Flow Runoff Increases
 - 2. Minimize Sediment Loading
 - 3. Maximize Groundwater Recharge
 - 4. Control Toxic Substances On Site

APPENDIX A

- Figure 1 Vicinity Map
- Figure 2 Soils Map

APPENDIX B

- Calculations
 - ESDv Design Computations
 - Sediment Control Computations

APPENDIX C

- Supporting Documents
 - Geotechnical Report
 - Prelim/Final Water Quality Plan
 - Preliminary Sediment Control Plan

I PRELIMINARY/FINAL WATER QUALITY REPORT

A. Site Description

The Clarksburg Fire Station Site is comprised of two R-200 zoned parcels (P50 & P04) north of Clarksburg Road, on the west side of MD Route 355 (Frederick Road) in Clarksburg, Montgomery County, Maryland. Frederick Road is maintained as a two lane road, and a Class III bikeway (on street) with a recommended 50 foot right-of-way in front of the subject property. The forested parcels P50 and P04 are located adjacent to the Clarksburg Historic District and are in the Clarksburg Special Protection Area, Development Stage 3.

The site naturally drains east to Frederick Road where the nearest storm drain is located approximately 60 feet south of the site. Located in the Ten Mile Creek watershed, the site ultimately drains to Little Seneca Creek. Based on information from Washington Suburban Sanitary commission (WSSC), the site is located in a water and sewer category W-1 and S-6.

The proposed site plan includes the construction of a fire station and associated infrastructure. Because the site is located adjacent to the Historic District, MNCPPC has requested the building design be compatible with the adjacent historic district.

B. Stormwater Management

The site is designed to incorporate Environmental Site Design (ESD) to the Maximum Extent Practicable. The proposed stormwater management for the site includes multiple bio-retention facilities spread throughout the site with an enhanced cross section to promote infiltration. Due to the historic style of the proposed building, the sloped roof is not amenable to the installation of vegetative roof and therefore not an ideal application for this site.

The proposed drive aisle used by the fire trucks will remain concrete for this design. The introduction of pervious pavement in these areas creates concerns about the lifespan of the material due to the heavy truck loading. With the proposed use of the site being emergency safety, failure of the site's infrastructure should be avoided since other ESD options are available. The introduction of pervious pavement outside of the main drive aisle was evaluated for stormwater management. The parking area just north of the proposed fire station is in close proximity of the building and given that the soil investigation report shows little to no infiltration, this area may cause undesirable surcharge on the building foundation. Although the remaining parking areas are not meant to be driven on by the truck apparatus, temporary parking or storing of these heavy vehicles may be necessary outside of the main drive.

Due to the use of the site and the low infiltration results, the stormwater management plan proposes bio-retention facilities as ESD measure in accordance with the latest Stormwater Management Design Criteria. Although soil investigation of the site resulted in low infiltration rates, the bio-retention facilities will be designed with an enhanced cross section to promote as much infiltration as possible.

The site can be found on Map 7 of the “Soil Survey of Montgomery County, Maryland” (prepared by the United States Department of Agriculture and the Natural Resources Conservation Service, issued in July, 1995). This map indicates that the soils on-site are HSG type D-soils (Hyattstown). A copy of the Soil Map is included in the appendix.

C. Sediment Control

Sediment control for sites located in a special protection area, need additional consideration and design to protect the watershed. The proposed sediment control plan for this site will utilize “The Maryland Department of the Environment Standards and Specifications for Soil Erosion and Sediment Control”. Specific standards for the site include stabilized construction entrances, earth dikes, super silt fence and a sediment trap. The sediment trap design for this site will add a forebay in order to increase the volume captured by 30%. This additional volume will further reduce the chances of sediment laden runoff from leaving the site.

D. Performance Goals

The four performance goals listed below have been considered during the design of this plan and include the following designs to address and achieve the goals.

1. *Minimize Storm Flow Runoff Increases:* Stormwater management design for the site includes the use of multiple bio-retention facilities spread throughout the site. Each facility treats the required rainfall depth to model the site back to “woods in good condition”. The additional volume captured to meet the latest ESD and County requirements, helps to reduce storm runoff from the site. By spreading the facilities around the site as much as possible, runoff from the upland drainage areas are held before released so the ultimate discharge from the site is staggered. The introduction of an enhanced cross section will also allow the bio-retention facilities to capture runoff for recharge and lower runoff increases.
2. *Minimize Sediment Loading:* Sediment control for the site proposes perimeter control and a sediment trap. This sediment trap has been oversized to provide additional storage and further reduce sediment loading from the site to the watershed.
3. *Maximize Groundwater Recharge:* Soil boring investigation shows that this site has little to no infiltration. While infiltration techniques such as pervious pavement, drywells and infiltration trenches are not proposed, the bio-retention areas have been modified to provide recharge volume below the filtration media and under drain pipe. Recharge volume will be provided for the site to recharge as much as the soils will allow.
4. *Control Toxic Substances On Site:* The soap product being used for truck washing will be non-toxic and environmentally safe. Therefore, periodical washing of the fire trucks will not require capture and treatment of the chemicals used. Exterior runoff will travel through grass pre-treatment before capture in the stormwater management facilities. Drains interior to the truck bays are captured and treated through WSSC. A fueling station is proposed at this site that includes 2 underground tanks and a diesel generator. All fueling stations have automatic daily gauges to monitor the control of the system. Strict EPA regulations for fuel stations will be followed as well.

APPENDIX A

Figure 1 – Vicinity Map

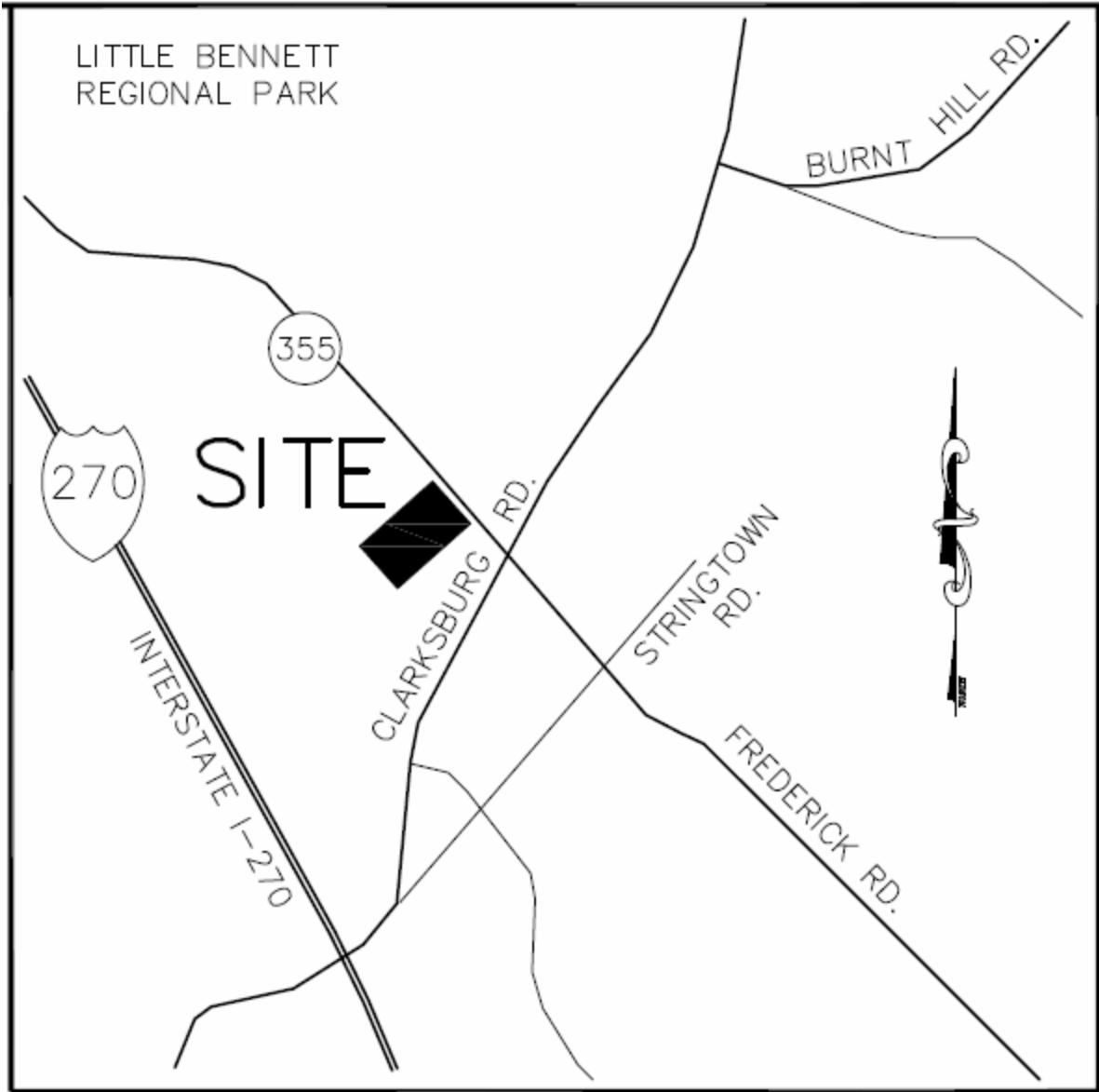
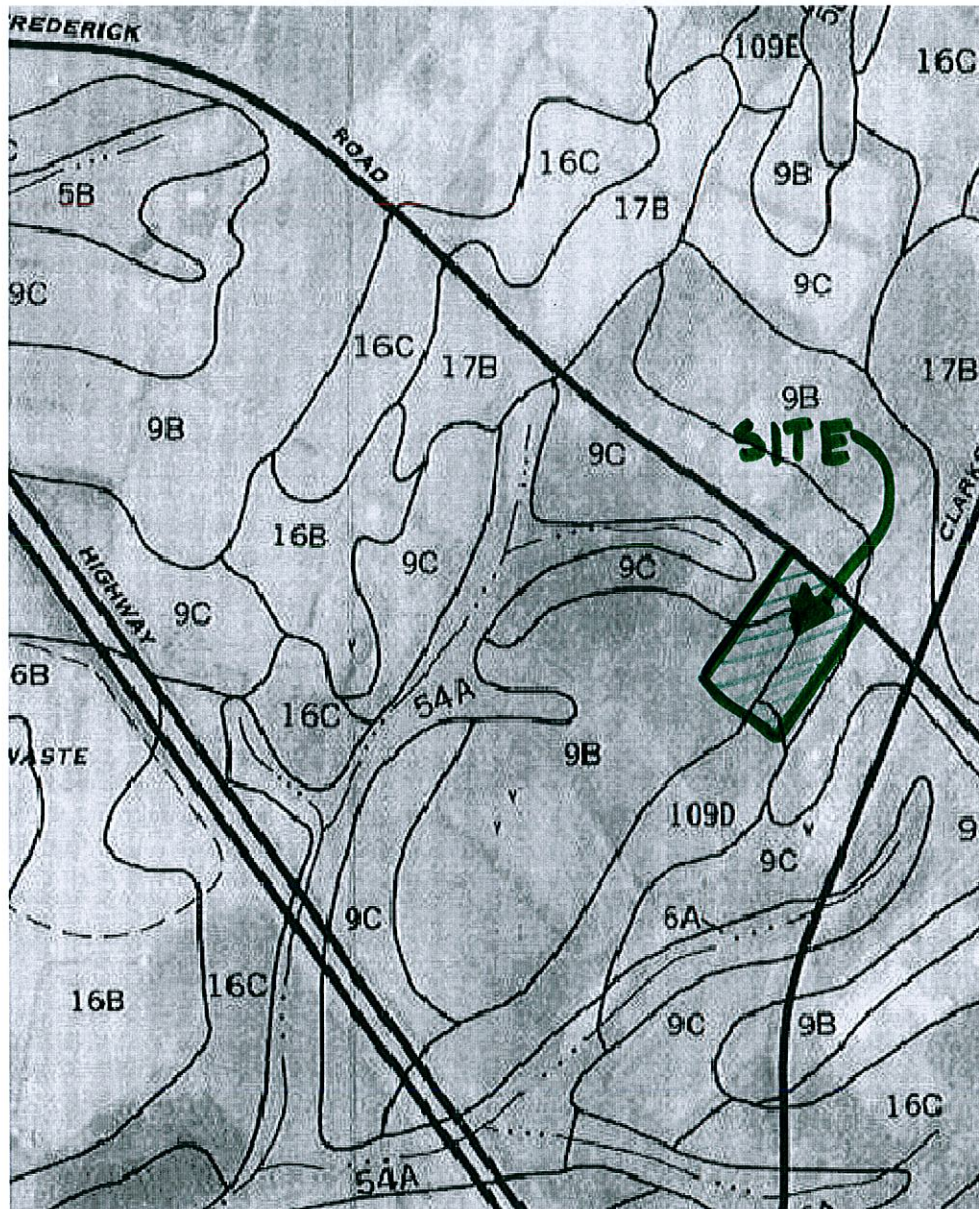


Figure 2 – Soils Map



Montgomery County Map Sheet 7

- 9B - Hyattstown – Hydrologic Group D
- 9C - Hyattstown – Hydrologic Group D
- 109D - Hyattstown – Hydrologic Group D

APPENDIX B

Calculations

ESDv Design Computations
Sediment Control Computations

ESDv Design Computations



VIKA, Inc.
 20251 Century Blvd., Suite 400
 Germantown, MD 20874
 301-916-4100 Fax 301-916-2262

Date 1/14/2011
 Project Name Clarksburg Fire Station
 Project No. M1590B
 By JAE
 Checked _____

Drainage Area #1
Environmental Site Design Volume (ESDv) COMPUTATIONS

HSG	Area	Percent	P _E Req
A	0.00	0%	0.00
B	0.00	0%	0.00
C	0.00	0%	0.00
D	0.51	100%	1.80

Inches of Rainfall, P = 1.80 in.

Drainage Area, A = 0.51 Acres

Impervious Area, A_i = 0.36 Acres

Percent Imperviousness, I = 70.9%

Volumetric Runoff Coefficient, R_v = 0.05 + 0.009(I)

R_v = 0.05 + 0.009(0.7)

R_v = 0.688

Environmental Site Design, ESDv = (P x R_v x A)/12

ESDv = (1.8 in. x 0.688 x 0.50505050505050505 Ac.)/12

ESDv = 0.052 Ac-Ft
= (2270 Ft ³)

Pre-Treatment

Minimum Area of Facility A_f = ESD_v x (0.10)

A_f = 227 sf

Minimum Pre Treatment Length L_p = A_f x (0.10)

A_f = 23 ft



VIKA, Inc.
 20251 Century Blvd., Suite 400
 Germantown, MD 20874
 301-916-4100 Fax 301-916-2262

Date: 1/14/2011
 Project Name: Clarksburg Fire Station
 Project No.:
 Prepared By: JAE

Bio-Retention Facility #1

Quantity Stage - Storage						
Elevation	Area	Average Area	Differential Depth	Incremental Volume	Cumulative Volume	Cumulative Volume
<i>(ft.)</i>	<i>(sq.ft.)</i>	<i>(sq.ft.)</i>	<i>(ft.)</i>	<i>(cu.ft.)</i>	<i>(cu.ft.)</i>	<i>(ac.ft.)</i>
661.50	950				0	0.000
		1,325	1.00	1,325		
662.50	1,700				1,325	0.030
		2,050	1.00	2,050		
663.50	2,400				3,375	0.077

Volume Provided in Filter Media

Surface Area = 950 sf
 Filter Depth = 3.5 ft
 Void Ratio = 0.30

Volume Provided = 998 cf

Total Volume Provided = 2,323 cf



VIKA, Inc.
 20251 Century Blvd., Suite 400
 Germantown, MD 20874
 301-916-4100 Fax 301-916-2262

Date 1/14/2011
 Project Name Clarksburg Fire Station
 Project No. M1590B
 By JAE
 Checked _____

Drainage Area #2
Environmental Site Design Volume (ESDv) COMPUTATIONS

HSG	Area	Percent	P _E Req
A	0.00	0%	0.00
B	0.00	0%	0.00
C	0.00	0%	0.00
D	0.51	100%	1.80

Inches of Rainfall, P = 1.80 in.

Drainage Area, A = 0.51 Acres

Impervious Area, A_i = 0.35 Acres

Percent Imperviousness, I = 68.6%

Volumetric Runoff Coefficient, R_v = 0.05 + 0.009(I)

R_v = 0.05 + 0.009(0.7)

R_v = 0.667

Environmental Site Design, ESDv = (P x R_v x A)/12

ESDv = (1.8 in. x 0.667 x 0.511937557392103 Ac.)/12

ESDv = 0.051 Ac-Ft
= (2231 Ft ³)

Pre-Treatment

Minimum Area of Facility A_f = ESDv x (0.10)

A_f = 223 sf

Minimum Pre Treatment Length L_p = A_f x (0.10)

A_f = 22 ft



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20251 Century Blvd., Suite 400
Germantown, MD 20874
301-916-4100 Fax 301-916-2262

Date: 1/14/2011
Project Name: Clarksburg Fire Station
Project No.:
Prepared By: JAE

Bio-Retention Facility #2

Quantity Stage - Storage						
Elevation	Area	Average Area	Differential Depth	Incremental Volume	Cumulative Volume	Cumulative Volume
<i>(ft.)</i>	<i>(sq.ft.)</i>	<i>(sq.ft.)</i>	<i>(ft.)</i>	<i>(cu.ft.)</i>	<i>(cu.ft.)</i>	<i>(ac.ft.)</i>
661.00	1,100				0	0.000
		1,450	1.00	1,450		
662.00	1,800				1,450	0.033
		2,150	1.00	2,150		
663.00	2,500				3,600	0.083

Volume Provided in Filter Media

Surface Area = 1100 sf
Filter Depth = 3.5 ft
Void Ratio = 0.30

Volume Provided = 1155 cf

Total Volume Provided = 2,605 cf



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Date 1/14/2011
 Project Name Clarksburg Fire Station
 Project No. M1590B
 By JAE
 Checked _____

Drainage Area #3
Environmental Site Design Volume (ESDv) COMPUTATIONS

HSG	Area	Percent	P _E Req
A	0.00	0%	0.00
B	0.00	0%	0.00
C	0.00	0%	0.00
D	0.48	100%	1.80

Inches of Rainfall, P = 1.80 in.

Drainage Area, A = 0.48 Acres

Impervious Area, A_i = 0.38 Acres

Percent Imperviousness, I = 79.2%

Volumetric Runoff Coefficient, R_v = 0.05 + 0.009(I)

R_v = 0.05 + 0.009(0.8)

R_v = 0.763

Environmental Site Design, ESDv = (P x R_v x A)/12

ESDv = (1.8 in. x 0.763 x 0.475206611570248 Ac.)/12

ESDv = 0.054 Ac-Ft
= (2369 Ft ³)



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Date: 1/14/2011
Project Name: Clarksburg Fire Station
Project No.:
Prepared By: JAE

Bio-Retention Facility #3

Quantity Stage - Storage						
Elevation	Area	Average Area	Differential Depth	Incremental Volume	Cumulative Volume	Cumulative Volume
<i>(ft.)</i>	<i>(sq.ft.)</i>	<i>(sq.ft.)</i>	<i>(ft.)</i>	<i>(cu.ft.)</i>	<i>(cu.ft.)</i>	<i>(ac.ft.)</i>
662.00	1,280				0	0.000
		1,570	1.00	1,570		
663.00	1,860				1,570	0.036
		2,130	1.00	2,130		
664.00	2,400				3,700	0.085

Volume Provided in Filter Media

Surface Area = 1280 sf
Filter Depth = 3.5 ft
Void Ratio = 0.30

Volume Provided = 1344 cf

Total Volume Provided = 2,914 cf



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Date 1/14/2011
 Project Name Clarksburg Fire Station
 Project No. M1590B
 By JAE
 Checked _____

Drainage Area #4
Environmental Site Design Volume (ESDv) COMPUTATIONS

HSG	Area	Percent	P _E Req
A	0.00	0%	0.00
B	0.00	0%	0.00
C	0.00	0%	0.00
D	0.12	100%	1.80

Inches of Rainfall, P = 1.80 in.

Drainage Area, A = 0.12 Acres

Impervious Area, A_i = 0.09 Acres

Percent Imperviousness, I = 73.6%

Volumetric Runoff Coefficient, R_v = 0.05 + 0.009(I)

R_v = 0.05 + 0.009(0.7)

R_v = 0.712

Environmental Site Design, ESDv = (P x R_v x A)/12

ESDv = (1.8 in. x 0.712 x 0.121671258034894 Ac.)/12

ESDv = 0.013 Ac-Ft
= (0566 Ft ³)



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Date: 1/14/2011
 Project Name: Clarksburg Fire Station
 Project No.:
 Prepared By: JAE

Bio-Retention Facility #4

Quantity Stage - Storage						
Elevation	Area	Average Area	Differential Depth	Incremental Volume	Cumulative Volume	Cumulative Volume
<i>(ft.)</i>	<i>(sq.ft.)</i>	<i>(sq.ft.)</i>	<i>(ft.)</i>	<i>(cu.ft.)</i>	<i>(cu.ft.)</i>	<i>(ac.ft.)</i>
663.00	280				0	0.000
		398	1.00	398		
664.00	515				398	0.009
		665	1.00	665		
665.00	815				1,063	0.024

Volume Provided in Filter Media

Surface Area = 280 sf
 Filter Depth = 3.5 ft
 Void Ratio = 0.30

Volume Provided = 294 cf

Total Volume Provided = 692 cf



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Date 1/14/2011
 Project Name Clarksburg Fire Station
 Project No. M1590B
 By JAE
 Checked _____

Drainage Area #5

Environmental Site Design Volume (ESDv) COMPUTATIONS

HSG	Area	Percent	P _E Req
A	0.00	0%	0.00
B	0.00	0%	0.00
C	0.00	0%	0.00
D	0.46	100%	1.80

Inches of Rainfall, P = 1.80 in.

Drainage Area, A = 0.46 Acres

Impervious Area, A_i = 0.24 Acres

Percent Imperviousness, I = 51.8%

Volumetric Runoff Coefficient, R_v = 0.05 + 0.009(I)

R_v = 0.05 + 0.009(0.5)

R_v = 0.516

Environmental Site Design, ESDv = (P x R_v x A)/12

ESDv = (1.8 in. x 0.516 x 0.45684113865932 Ac.)/12

ESDv = 0.035 Ac-Ft
= (1540 Ft ³)

Pre-Treatment

Minimum Area of Facility A_f = ESD_v x (0.10)

A_f = 154 sf

Minimum Pre Treatment Length L_p = A_f x (0.10)

A_f = 15 ft



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Date: 1/14/2011
Project Name: Clarksburg Fire Station
Project No.:
Prepared By: JAE

Bio-Retention Facility #5

Quantity Stage - Storage						
Elevation	Area	Average Area	Differential Depth	Incremental Volume	Cumulative Volume	Cumulative Volume
<i>(ft.)</i>	<i>(sq.ft.)</i>	<i>(sq.ft.)</i>	<i>(ft.)</i>	<i>(cu.ft.)</i>	<i>(cu.ft.)</i>	<i>(ac.ft.)</i>
654.00	800				0	0.000
		1,050	1.00	1,050		
655.00	1,300				1,050	0.024
		1,750	1.00	1,750		
656.00	2,200				2,800	0.064

Volume Provided in Filter Media

Surface Area = 800 sf
Filter Depth = 3.5 ft
Void Ratio = 0.30

Volume Provided = 840 cf

Total Volume Provided = 1,890 cf

Sediment Control Computations

- 8180 Greensboro Drive, Suite 200, McLean, Virginia 22102703-442-7800 ■ Fax No. 703-761-2787
- 20251 Century Boulevard, Suite 400, Germantown, Maryland 20874301-916-4100 ■ Fax No. 301-916-2262

EXISTING DA = 2.09 AC

PROPOSED DA = 2.66 AC

SEC TRAP

$$\begin{aligned} \text{VOLUME} &= 2.66 \text{ AC} \times 3,600 \text{ CF/AC} = 9,576 \text{ CF} \\ &= \text{FOR SPA, AN ADDITIONAL 30\% WILL BE} \\ &\quad \text{ADDED INTO A FOREBAY.} \\ &= 9,576 \text{ CF} \times 30\% = 2,873 \text{ CF} \\ &= 9,576 \text{ CF} + 2,873 \text{ CF} = \underline{12,449 \text{ CF REQ'D.}} \end{aligned}$$



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Date: 1/14/2011
 Project Name: Clarksburg Fire Station
 Project No.:
 Prepared By: JAE

Sediment Control Trap

Quantity Stage - Storage						
Elevation	Area	Average Area	Differential Depth	Incremental Volume	Cumulative Volume	Cumulative Volume
<i>(ft.)</i>	<i>(sq.ft.)</i>	<i>(sq.ft.)</i>	<i>(ft.)</i>	<i>(cu.ft.)</i>	<i>(cu.ft.)</i>	<i>(ac.ft.)</i>
652.00	3,200				0	0.000
		3,850	2.00	7,700		
654.00	4,500				7,700	0.177
		5,200	1.00	5,200		
655.00	5,900				12,900	0.296
		6,800	1.00	6,800		
656.00	7,700				19,700	0.452

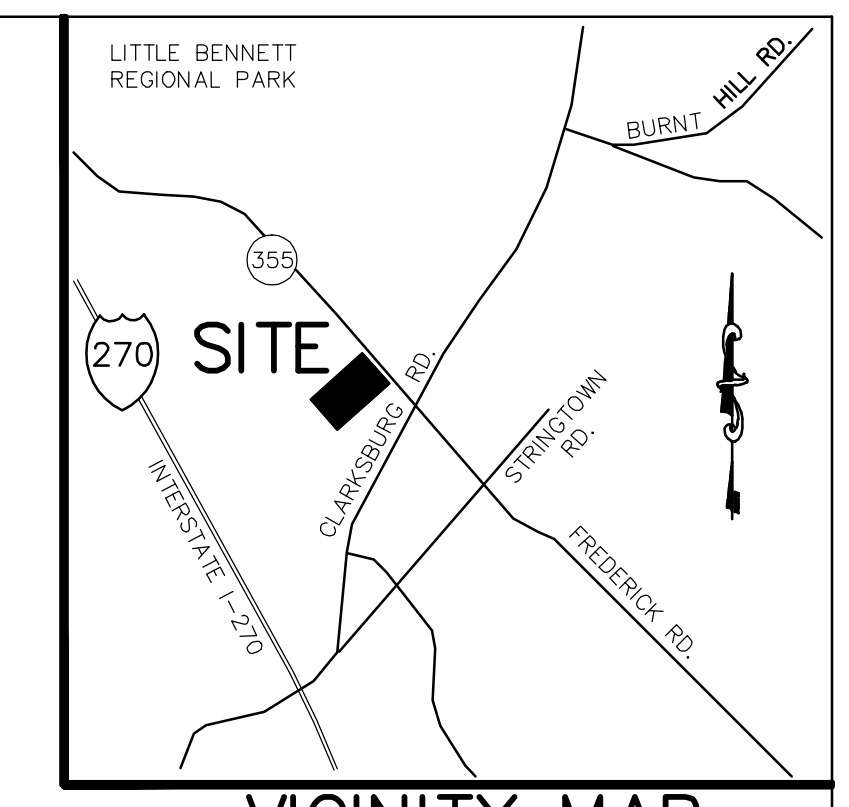
Storage Volume Provided = 12,449 cf

Storage Volume Required (130%) = 12,900 cf

APPENDIX C

Supporting Documents

Geotechnical Report
Prelim/Final Water Quality Plan
Preliminary Sediment Control Plan



VICINITY MAP
SCALE: 1" = 2000'



CLARKSBURG FIRE STATION #35

PROJECT ADDRESS:
**23420 Fredrick Road
Clarksburg, MD.**

OWNER:
Montgomery County Maryland

SEAL

KEY PLAN

DRAWING ISSUE		
NO.	REVISION	DATE
1	MANDATORY REFERRAL SUBMISSION	JUNE, 2011

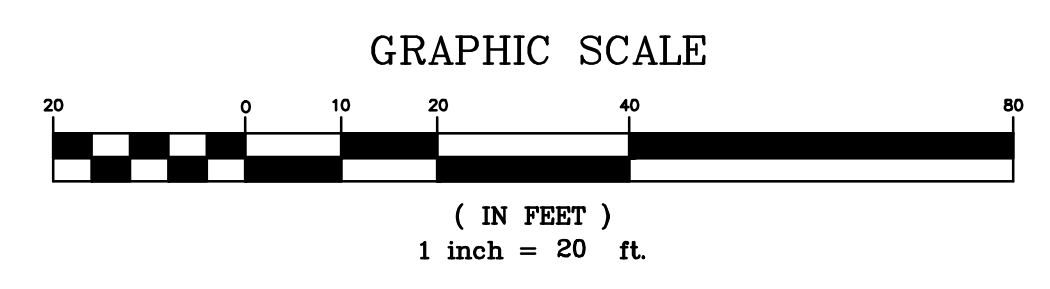
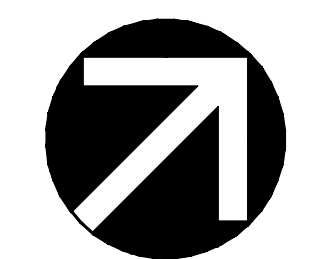
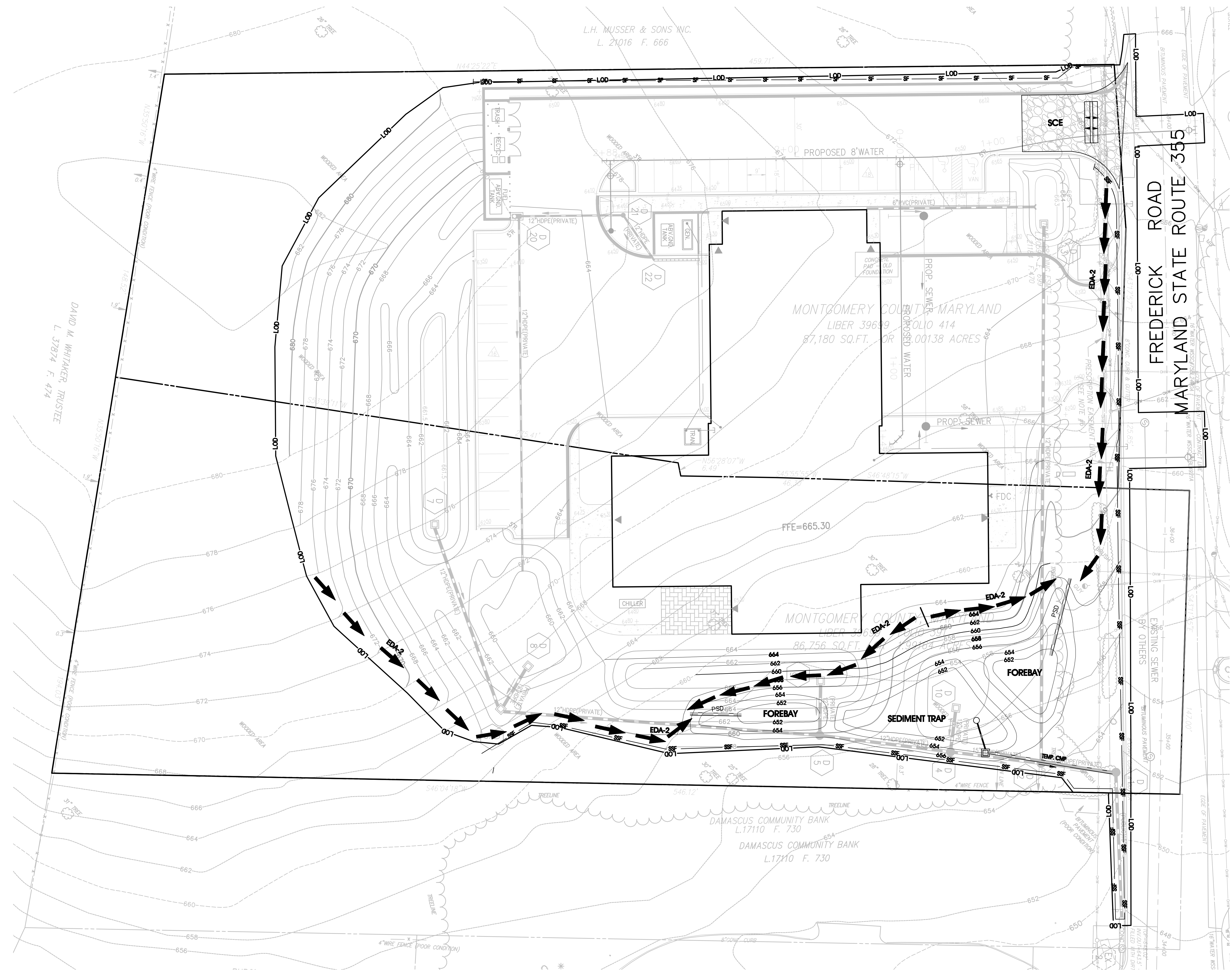
PROJECT NUMBER
**0702
M1590B**

DRAWING TITLE
**PRELIMINARY
SEDIMENT
CONTROL PLAN**

DRAWING NUMBER
C-102

LEGEND:

- SF SILT FENCE
- SSF MODIFIED SUPER SILT FENCE
- LOD LIMITS OF DISTURBANCE
- 302 PROPOSED 2 FT CONTOUR
- 300 PROPOSED 10 FT CONTOUR
- 302 EXISTING 2 FT CONTOUR
- 300 EXISTING 10 FT CONTOUR
- PROPERTY LINE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- EDA-2 PROPOSED EARTH DIKE
- PSD PROPOSED PIPE SLOPE DRAIN



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

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 58A of the Montgomery County Code.

CLARKSBURG FIRE STATION

Clarksburg, Maryland

Mandatory Referral Amendment Report

Original Mandatory Referral No. MR2012001-DGS-1

Prepared for:

**Montgomery County
Department of General Services**

**101 Monroe Street, 11th Floor
Rockville, Maryland 20850
Attn: Rouben Ghazarian**

Prepared by:

VIKA, Inc.
20251 Century Boulevard, Suite 400
Germantown, Maryland 20874
Tel: (301) 916-4100 Fax: (301) 916-2262

Hughes Group Architects
22630 Davis Drive, Suite 175
Sterling VA 20164

Amended by:

ADTEK Engineers
97 Monocacy Blvd., Unit H
Frederick, Maryland 21701
Tel: (301) 662-4408 Fax: (301) 662-7484

Original: February 28, 2011
Revised: May 19, 2016

Site Context

In the late 1800's, Clarksburg was a major town in the northern part of Montgomery County. The construction of the Baltimore and Ohio Railroad undermined its economy and by the late 20th century Clarksburg was barely a shell of its former self. Most of the original buildings are gone, but the area has been rebuilt as a suburban bedroom community, and is again a major population center. Since 2000, there has been a major growth in the area of Clarksburg with a new planned communities and a town center was constructed along the I-270 corridor.

The project site parcels P50 and P04 are owned by Montgomery County and are located at 23420-10 Fredrick Road just north of the intersection of Fredrick Road (Route 355) and Clarksburg Road (Route 121). Additionally, parcel P888, which is non-contiguous to the previously mentioned parcels, is included as part of the project. P888 does not have a designated address, however, abuts Frederick Road (Route 355) and is approximately 1,200 feet north of parcels P50 and P04. Montgomery County is the contract purchaser for this parcel. While parcels P50 and P04 are zoned Commercial Residential Neighborhood (CRN), parcel P888 is zoned R-90, however, no development is proposed on this parcel. The project site is adjacent to but not within the Clarksburg Historic District. There is one private residence to the North of parcel P4, one private residence South of parcel P888, and other neighboring structures have a residential character but are primarily commercial in use. These include a bank, a dentistry center, a consignment shop, and a plumbing supply shop.

Proposed Site

Multiple site concepts were evaluated throughout the planning phases to determine the optimum response to both the functional and environmental design requirements. The proposed site design seeks to best utilize the site and existing topography for the anticipated service requirements. The amount of impervious surface onsite was reduced due to the decrease of parking spaces from 100 spaces to 34 spaces as part of the verification of the 2005 Program of Requirements, and then again a reduction to 29 spaces as part of the Feasibility Study conducted in 2016. Also, as part of this study, additional impervious area was reduced by reducing the parking space dimensions to 8.5'x18', as well as, providing a reduction in the size of the apparatus bay apron, by moving the building closer towards Frederick Road (Route 355). There is no sidewalk proposed along 355 in order to reduce the impervious area further. The proposed impervious area for the site, not including 355 in the numerator or denominator, is 14.72%. The site design and layout addresses the future 355 bypass with a thoughtful placement of services around the site. The trash and mechanical services are incorporated into the design or hidden from view to eliminate an unpleasant view of the building from the future 355 bypass. This placement allows for a clear view of the fire station from the future 355 bypass that is as beautiful as the view from Fredrick Road. In this way the building does not have a "rear" face and conveys a welcome view of Clarksburg to those passing by on the 355 bypass.

Proposed Building Design

The facility will be used 24 hours a day, 7 days a week for response to public safety emergencies. The proposed building layout responds to the program of requirements in an efficient and effective manner. The building design has been modified to a 2-story building with 4 drive-through apparatus bays. The building area is 23,868 SF. The south side of the building will have the 2 story with the 1st floor being administrative offices, kitchen, locker rooms, and sleeping quarters. The 2nd floor will be for administrative, training and exercise.

The building massing and materials respect the architectural vernacular of the buildings in the adjacent Clarksburg Historic District. The use of gable roofs, brick, and traditional fire station aesthetics recall the surrounding architecture while the massing recognizes this as a civic building, but also respects the scale of the residential buildings in the area. Vehicular access is provided from existing Frederick Road (MD Route 355).

The project is registered with the United States Green Building Council under the LEED 2009 Rating system and will seek a minimum of LEED Silver Certification. The County is in the process of adopting the IgCC. In order to meet the IgCC requirements, the proposed development is not located near existing surface waters, storm water management devices will be provided, no irrigation of exterior vegetated areas will be proposed, bike parking will be provided with space to increase, high-occupancy & low-emission vehicle parking will be provided, and a substantial portion of the site will be concrete allowing for mitigating the heat island effect.

Compliance with Clarksburg Master Plan

The site is located in the Clarksburg Master Plan area, adjacent to the Historic District and is also identified in the Plan as being included in the 10-Mile Creek Special Protection Area.

The Master Plan designates the intersection of Frederick and Clarksburg Roads as the historic center of Clarksburg and proposes the creation of a 635 acre Town Center District. While the property is not located in the Historic District it is considered part of the Town Center. Under “Community Facilities Recommendations”, the Plan recommends locational guidelines for a Fire Station in Clarksburg stating that it should be both close to the Town Center and maximize access to the road network.

The Street and Highway Plan section of the Master Plan, as well as, the 2011 Clarksburg Limited Master Plan Amendment, proposes creating a Clarksburg by-pass to protect the Clarksburg Historic District along MD 355. Frederick Road is maintained as a two lane road, and a Class III bikeway (on street) with a recommended 50 foot right-of-way in front of the subject property. The Plan also recommends that MD 355 be relocated approximately 500’ west of the Historic District as a four lane divided arterial highway with transitway and a 130’ right-of-way.

Dedication will be required on all three parcels. Observation Drive is also proposed to be extended as an arterial highway with transitway and would connect to the relocated section of MD 355.

Currently there are several Ride-On bus stops on existing Frederick Road. These will likely be moved, once Frederick Road (MD RT 355) is realigned.

The Master Plan recommends that alternative locations for the Fire Station be explored. Prior to the original Mandatory Referral submission in 2012, the County explored more than 10 locations.

MCFRS has not determined an increase in staff allocated for this facility. Based on other Fire Stations of similar size, the number of Peak Hour Trips are estimated at less than 30.

Pedestrian and Bicycle Access and Safety

Pedestrian and bicycle access to the site will be via Fredrick Road into the proposed entrance to the site. There are currently no existing sidewalks or public paths on either side of existing Frederick Road (MD RT 355) at the site location. Because of this, it is anticipated that limited pedestrian traffic from the road entering the site will occur. This layout was developed with and approved by Fire/Rescue Services and DGS based on the site constraints. This arrangement is not uncommon to Montgomery County fire stations and the anticipated amount of public traffic is minimal since this station will not have a public meeting room.

Compliance with Montgomery County Noise Ordinance

Maximum allowable noise levels in Montgomery County are limited to 65dBA during the daytime and 55dBA during the nighttime. Emergency operations by fire and rescue services are exempt from the County noise ordinance per Section 31B-10-a-2. Allowable noise for construction activities will be required to meet the County Noise Ordinance.

Stormwater Management

The site is located in the 10-Mile Creek Special Protection Area. This requires water quality monitoring before, during, and after development and may require additional storm water treatment for impervious areas. A maximum of 15% impervious is allowed and 80% of the site must remain as Open Space. The Clarksburg Limited Master Plan Amendment states that the amount of impervious area for the development shall be reduced to the extent feasible. A Preliminary and Final water quality plan was approved previously by MCDPS and MNCPPC.e These plans were developed in accordance with the Pre-application meeting discussion with

MCDPS and MCDEP staff. A reconfirmation from MCDPS for the Preliminary and Final water quality plan has been provided as part of this submission. Preliminary and Final water quality plans are designed to incorporate Environmental Site Design (ESD) to the Maximum Extent Practicable. The proposed stormwater management for the site includes multiple bio-retention facilities spread throughout the site with an enhanced cross section to promote infiltration. Due to the historic style of the proposed building, the sloped roof is not amenable to the installation of vegetative roof and therefore not an ideal application for this site.

The proposed drive aisle used by the fire trucks will remain concrete for this design. The introduction of pervious pavement in these areas creates concerns about the lifespan of the material due to the heavy truck loading. With the proposed use of the site being emergency safety, failure of the site's infrastructure should be avoided since other ESD options are available. The introduction of pervious pavement outside of the main drive aisle was evaluated for stormwater management. The parking area just north of the proposed fire station is in close proximity of the building and given that the soil investigation report shows little to no infiltration, this area may cause undesirable surcharge on the building foundation. Although the remaining parking areas are not meant to be driven on by the truck apparatus, temporary parking or storing of these heavy vehicles may be necessary outside of the main drive.

Due to the use of the site and the low infiltration results, the stormwater management plan proposes bio-retention facilities as ESD measure in accordance with the latest Stormwater Management Design Criteria. Although soil investigation of the site resulted in low infiltration rates, the bio-retention facilities will be designed with an enhanced cross section to promote as much infiltration as possible. The bio-swales proposed along Frederick Road will be provided as visual amenities and compatible with the existing character of the adjacent Historic District.

Evaluation of storm run-off will need to be performed to ensure that run-off from the site does not adversely impact the downstream adjacent sites.

Sediment Control

Sediment control for sites located in a special protection area, need additional consideration and design to protect the watershed. The proposed sediment control plan for this site will utilize "The Maryland Department of the Environment Standards and Specifications for Soil Erosion and Sediment Control". Specific standards for the site include stabilized construction entrances, earth dikes, super silt fence and a sediment trap. The sediment trap design for this site will add a forebay in order to increase the volume captured by 30%, which is in accordance with the discussions of pre-application meeting with MCDPS and MCDEP staff. This additional volume will further reduce the chances of sediment laden runoff from leaving the site.

Forest Conservation

A previously approved Final Forest Conservation Plan MR2012001 exists for Parcels 04 and 050. The plan is proposed to be amended as part of the Mandatory Referral process. Forest Conservation will be met through a combination of onsite preservation, onsite forest planting, onsite landscape credit and offsite forest bank. It is noted that Parcel 888 will be designated for Forest Conservation banking for this project and will be used to bank forest for future Montgomery County projects.

The Specimen Tree Variance is not proposed to be amended as the LOD matches or is reduced from the previously approved plan.

Utilities:**Sewer System:**

The proposed building will be served by a proposed sanitary sewer main, to be built by others, located in Frederick Road right-of-way in project property frontage. Per Montgomery County DGS direction, it is to be assumed that this sanitary sewer main will be in place prior to completion of building construction and have adequate capacity to serve the proposed building.

Potable Water System:

The proposed facility will be served via a connection to an existing 16" waterline, contract # 71BL4921A, in Frederick Road right-of-way which was built in 1971. It is assumed that the existing water main is sufficiently meeting the current needs of the building and is also anticipated to be of sufficient capacity to meet the needs required by any prospective improvements.

According to WSSC, the site is in an 836A pressure zone with a High Hydraulic Gradient (HHG) of approximately 880 and a Low Hydraulic Gradient of approximately 780. On that basis, per WSSC prescribed calculations, the water pressure at the existing connection to the water main in Frederick Road is approximated to be between 95 p.s.i. and 52 p.s.i. The exact pressures and flows should be confirmed via field testing at the time of final design.

Dry Utilities:

The proposed facility will be served via connections to existing dry utilities (Electric, Cable, Phone, Gas, etc.) in public street. It is assumed that existing utilities has sufficient capacity to meet the needs required by this project. County Fiber Optic would need to be made available for

the proposed Fire Station. It is unknown if Fiber Optic or gas options are available for this project at this time.

Traffic Signal Design:

A traffic signal design will be developed to incorporate a New “Emergency” Traffic Signal in front of the proposed Fire Station with the Existing Traffic Signal at the intersection of Frederick Road and Clarksburg Road. It is assumed that the average use of this signal is 30 times per 24 hour time period during the Emergency Response time. A Design Request for a proposed traffic signal will be submitted to SHA for their review and approval.

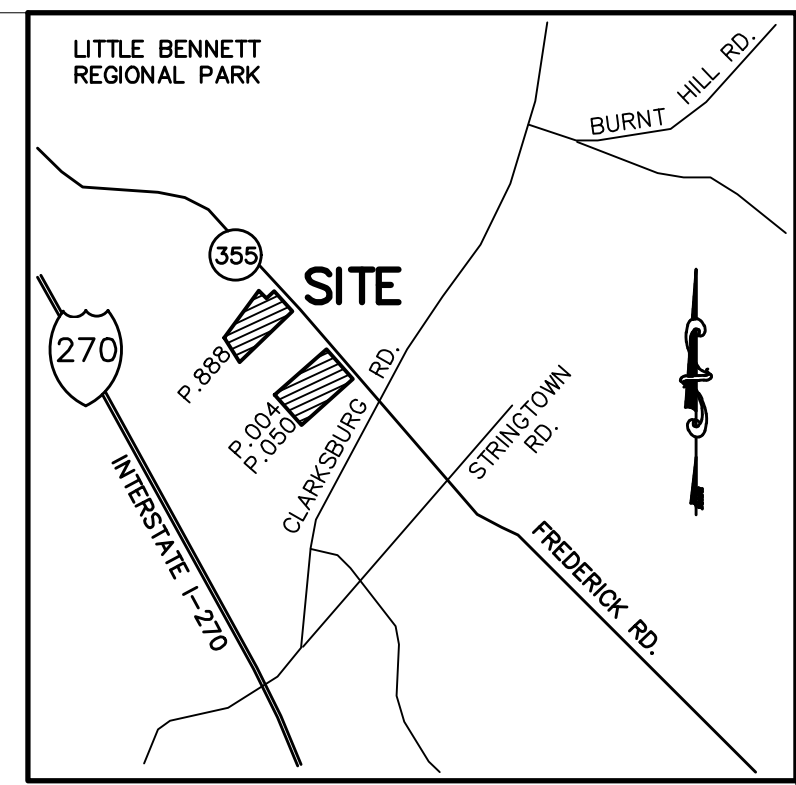
Community Meeting:

Montgomery County has a public meeting scheduled for Wednesday May 25, 2016, from 7:00 PM to 9:00 PM at Rocky Hills Middle School, located at 22401 Brick Haven Way, Clarksburg, Maryland 20871. A list of confronting and adjoining property owners, as well as, civic associations within one mile of the site is being provided to planning staff.

SITE IMPERVIOUS DATA	
SITE IMPERVIOUS AREA:	17,295 sq.ft.
BUILDING FOOTPRINT:	21,818 sq.ft.
DRIVEWAY:	5,107 sq.ft.
PARKING AREAS:	2,263 sq.ft.
SIDEWALK:	
TOTAL IMPERVIOUS AREA:	46,483 sq.ft.
LAND TRACT AREA:	315,877 sq.ft.
(P004, P050, P888)	
PERCENTAGE OF IMPERVIOUS:	14.72%

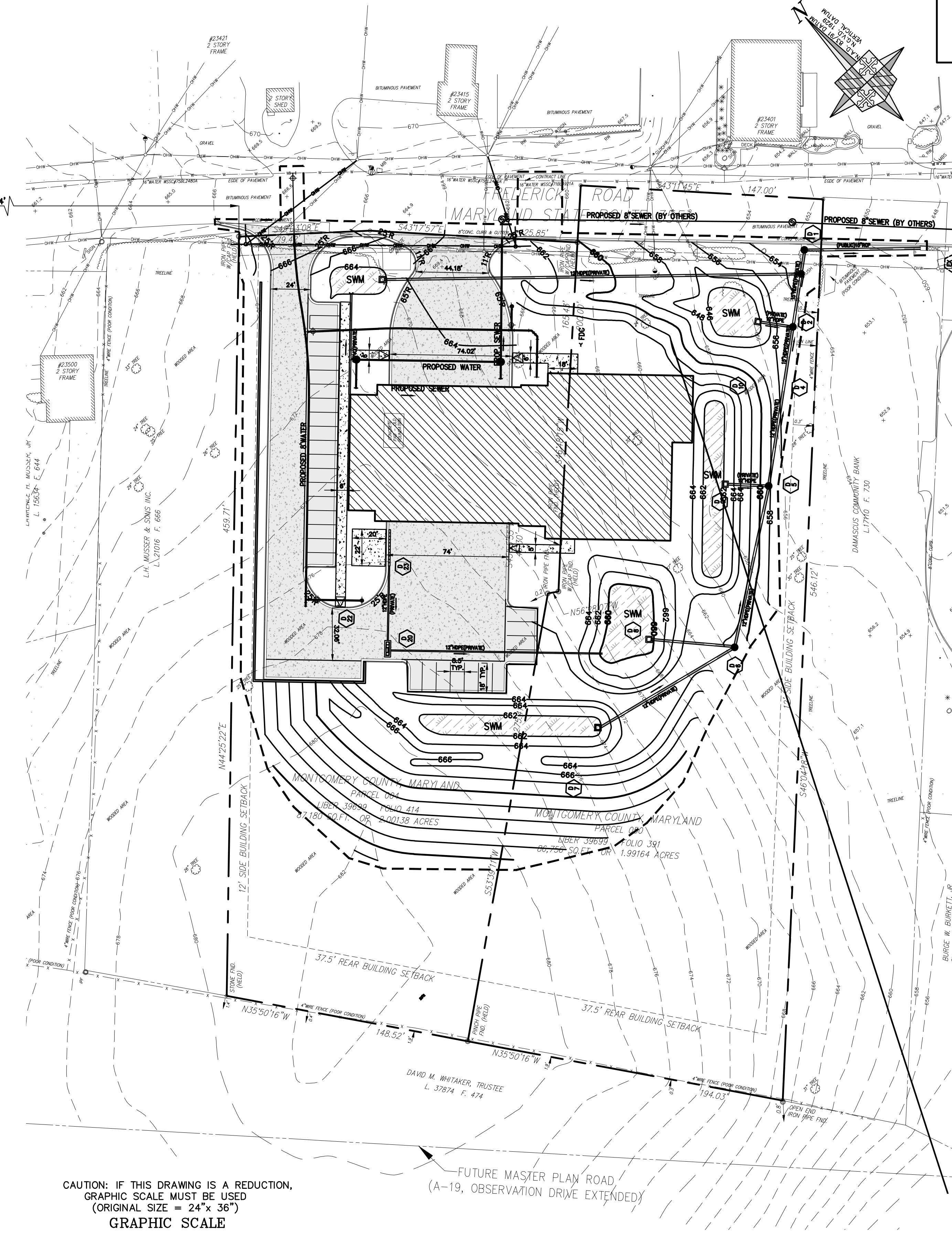
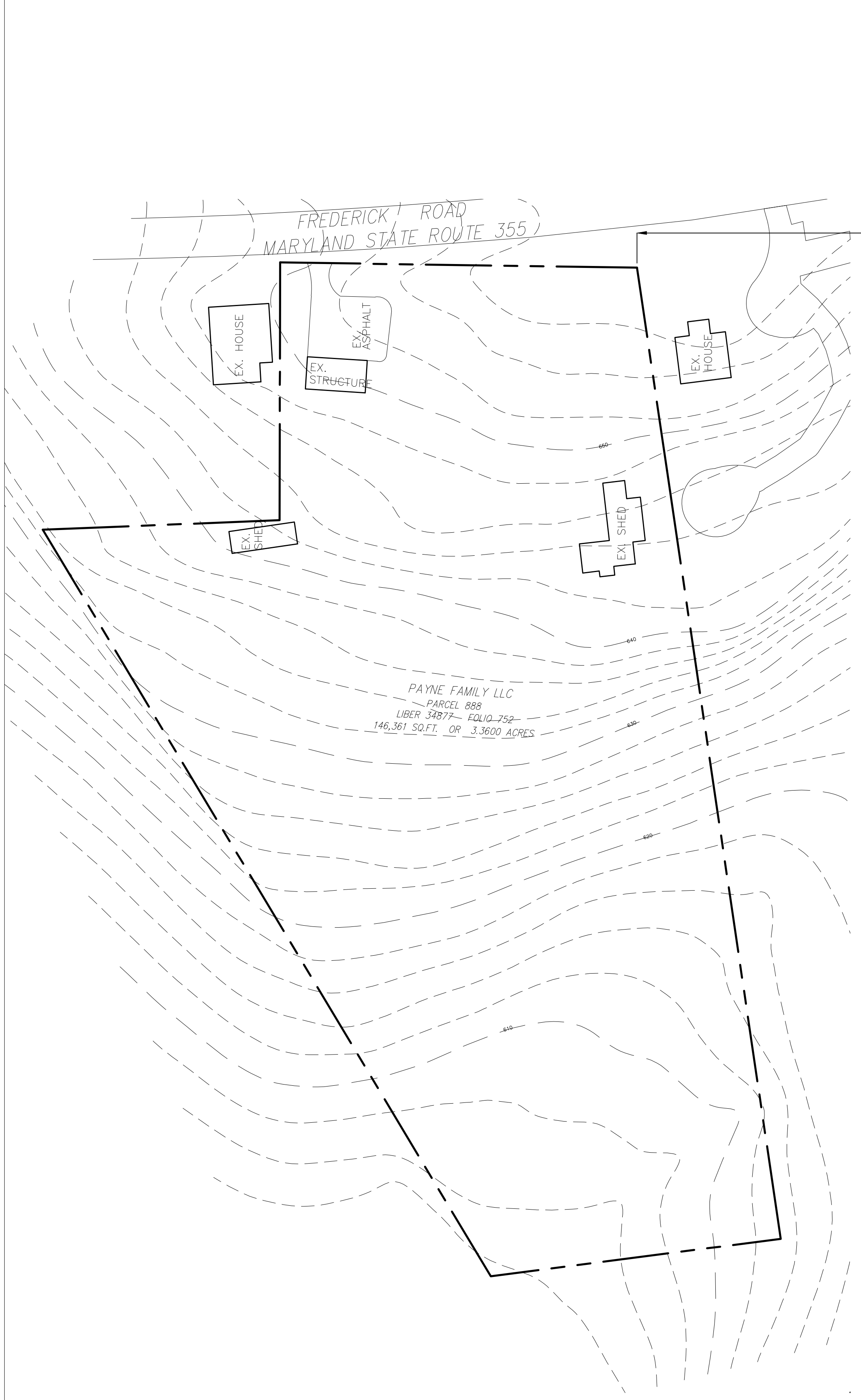
ZONING TABLE		
SITE IS ZONED CRN		
REQUIREMENT	REQUIREMENT	PROPOSED CONDITIONS
MAIN BLDG FRONT SETBACK	0 FEET	79.6 FEET
SIDE YARD—ONE SIDE	12 FEET	83.0 FEET
SIDE YARD—SUM OF BOTH SIDES	37.5 FEET	543.8 FEET
REAR YARD	37.5 FEET	114.9 FEET
MAX. BUILDING HEIGHT	25' - 65' FEET	2 STORIES 39'-0"

PARKING TABULATION	
STANDARD SPACES (8'5" x 18")	27
ACCESSIBLE SPACES (8' x 18")	2
TOTAL PROPOSED	29



VICINITY MAP
 SCALE: 1" = 2,000'±
 (WSSC GRID: 232 NW 13)
 MONTGOMERY COUNTY
 ADC MAP PAGE: 49286
 GRID: F-2
 (2008 EDITION)

- LEGEND**
- EXISTING MANHOLE
 - EXISTING SANITARY SEWER
 - EXISTING STORM DRAIN
 - UTILITY POLE
 - EXISTING WATER LINE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING CONTOUR
 - RIPRAP
 - EXISTING LIGHT
 - SIGN
 - EXISTING TREE LINE
 - EXISTING FENCE
 - PROPOSED STORM DRAIN
 - PROPOSED CONTOUR
 - CONC CURB & GUTTER
 - PROP. BUILDING
 - CONCRETE SIDEWALK
 - HEAVY DUTY CONCRETE
 - ASPHALT PAVEMENT
 - BIORETENTION FACILITY



CAUTION: IF THIS DRAWING IS A REDUCTION,
 GRAPHIC SCALE MUST BE USED
 (ORIGINAL SIZE = 24" x 36")
GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft.

OWNER/APPLICANT
 MONTGOMERY COUNTY
 DEPARTMENT OF GENERAL SERVICES
 101 MONROE STREET, 11TH FLOOR
 ROCKVILLE, MARYLAND 20850
 ATTN: ROUBEN GHAZARIAN
 TEL: 240.777.6053 FAX: 240.777.6003

ARCHITECT:

 HUGHES GROUP
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 STERLING, VIRGINIA 20164
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CONSULTANT:

 ADTEK
 CIVIL, STRUCTURAL AND SPECIALTY ENGINEERING
 Patrick East Business Center
 97 Monocacy Blvd., Unit H
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 www.adtekengineers.com

CLIENT:

MONTGOMERY COUNTY MARYLAND
 DEPARTMENT OF GENERAL SERVICES
 OFFICE OF PLANNING & DEVELOPMENT
 101 MONROE STREET
 11TH FLOOR
 ROCKVILLE, MARYLAND 20850

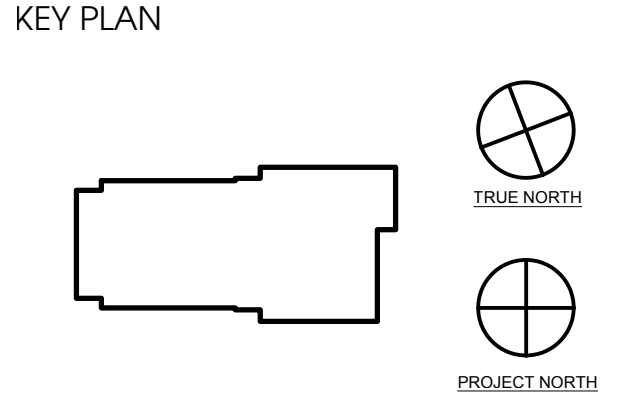
PROJECT:
CLARKSBURG FIRE STATION #35
 23420 FREDERICK ROAD
 CLARKSBURG, MARYLAND

SEAL

 I HEREBY CERTIFY THAT THESE DOCUMENTS ARE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 44954. EXPIRES DATE: 06 JUNE 2017.

NO.	ISSUE DESCRIPTION	DATE

PROJECT NUMBER: M1590B
 DRAWN BY: JEB
 CHECKED BY: JLF



SHEET TITLE
SITE PLAN
 SHEET NUMBER
C-0A