

MR2012001, Clarksburg Fire Station #35: Final Forest Conservation Plan Amendment and Preliminary/Final Water Quality Plan Amendment

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Staff Report Date: 06/03/16

Description

A. Clarksburg Fire Station #35:

Amended Forest Conservation Plan No. MR2015013

Redesign of proposed fire station located at 23420 Frederick Road (MD 355), Clarksburg; 3.99 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)

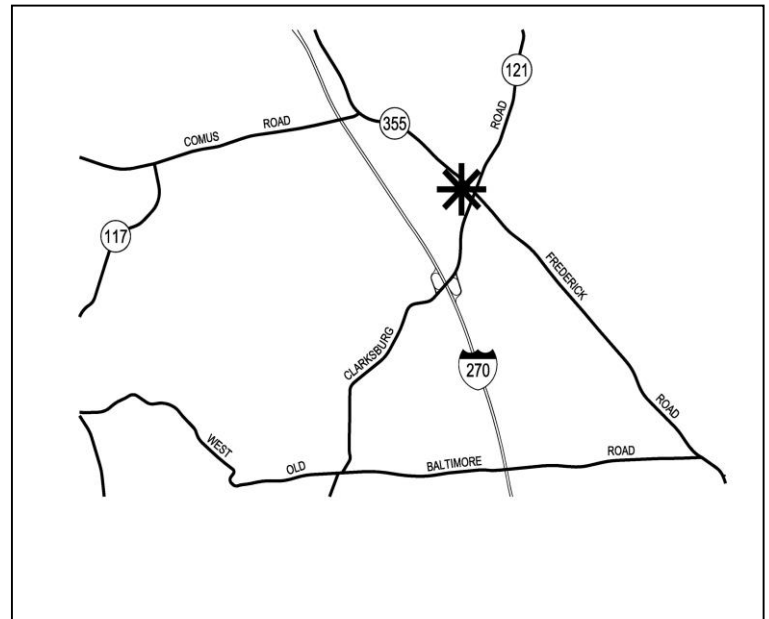
Staff Recommendation: Approval with conditions

B. Clarksburg Fire Station #35: Amended Preliminary/Final Water Quality Plan No. MR2015013

Acquisition of additional land and redesign of proposed fire station located at 23420 Frederick Road (MD 355), Clarksburg; 7.35 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)

Staff Recommendation: Approval with conditions

Applicant: Montgomery County Department of General Services



Summary

- The Montgomery County Department of General Services proposes to construct a new fire station. The Application is for an amendment to the Final Forest Conservation Plan and Preliminary/Final Water Quality Plan that were approved by the Planning Board in 2011. The fire station has been redesigned to reduce impervious surfaces on the property to comply with the recommendations of the 10 Mile Creek Area Limited Amendment Master Plan (2014) and the Clarksburg East Environmental Overlay Zone. This Master Plan and Overlay Zone did not exist at the time of the original approval. Impervious surfaces have been reduced from 1.47 acres to 1.07 acres, or 37 percent to 14.7 percent.
- 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 and recommendations for the Forest Conservation Plan and the SPA Water Quality Plan Amendments. The Planning Board's actions on the Forest Conservation Plan and Water Quality Plan are regulatory and binding. The review and recommendations for the Mandatory Referral are covered in a separate memorandum.

RECOMMENDATION

- A. Approval of the Amended Final Forest Conservation Plan, subject to the following conditions:
1. Prior to the start of any clearing, grading, or demolition on the Subject Property, the Applicant must place a Category I conservation easement over all areas of forest planting and retention, as specified on the approved Final Forest Conservation Plan. Conservation easements must be in a form approved by the M-NCPPC Office of the General Counsel and recorded by deed in the Montgomery County land records.
 2. Prior to the start of any clearing, grading, or demolition on the Subject Property, the Applicant must satisfy the 0.15 acre offsite planting requirement.
 3. Prior to the acceptance of any on-site forest planting by M-NCPPC forest conservation inspectors, the Applicant must enter into and record in the Montgomery County land records a five-year Maintenance and Management Agreement in a form approved by the M-NCPPC Office of the General Counsel.
 4. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector.
 5. The Applicant must install permanent conservation easement signage along the perimeter of the conservation easements as shown on the approved Final Forest Conservation Plan. Exact locations of the signs to be determined by the M-NCPPC forest conservation inspector to best define the limits of the conservation easement.
 6. The limits of disturbance shown on the final Sediment Control Plan must be consistent with the limits of disturbance shown on the Final Forest Conservation Plan.
- B. Approval of the Amended Preliminary/Final Water Quality Plan, subject to the following condition:
1. Prior to the start of any demolition, clearing, or grading for the construction of the fire station, M-NCPPC Staff must approve a removal and reclamation plan to be submitted by the Applicant that provides specifications for removal of existing impervious features and reclamation to stable, pervious surfaces of area where impervious surfaces exist on Parcel P888. The reclamation plan must reference a scaled plan that shows the proposed limits of disturbance, features to be demolished or removed, and existing streams, trees, and forest cover that are within fifty feet of the proposed limits of disturbance.
 2. Prior to the start of any demolition, clearing, or grading for the construction of the fire station, the Applicant must remove all impervious surfaces as shown on the approved NRI/FSD for Parcel P888 and restore these areas to a pervious condition. An M-NCPPC forest conservation inspector must be present at a pre-work meeting prior to the removal of the imperious surfaces.
 3. Prior to the start of any demolition, clearing, or grading for the construction of the fire station, the Applicant must contact an M-NCPPC forest conservation inspector to conduct a post-work inspection to verify the removal of all impervious surfaces and completion of reclamation in accordance with the approved reclamation plan.

4. Prior to the start of any clearing, grading, or demolition for the construction of the fire station, the Applicant must place a Category I conservation easement over Parcel P888 in its entirety. Conservation easements must be in a form approved by the M-NCPPC Office of the General Counsel and recorded by deed in the Montgomery County land records.
5. Prior to the start of any demolition, clearing or grading for the construction of the fire station, the Applicant must enter into an agreement with the Planning Board to limit impervious surfaces to no more than 15 percent, which shall include the impervious surfaces on the 7.25 acres that includes Parcel 888, Parcel 004, and Parcel 050, excluding the portion of MD 355 that is located on Parcel 050, as shown on the Impervious Surface Plan portion of the Preliminary/Final Water Quality Plan. The agreement must be in a form approved by the M-NCPPC Office of the General Counsel and recorded by deed in the Montgomery County land records.
6. Prior to the release of building permit, the Applicant must demonstrate conformance to the impervious surface limit. Any modifications which increases imperviousness beyond 15 percent will require Planning Board approval.
7. The Applicant must conform to the conditions as stated in the Montgomery County Department of Permitting Services (MCDPS) Preliminary/Final Water Quality Plan Approval letter dated July 29, 2011 and reconfirmed by MCDPS in a letter dated May 10, 2016.

SITE DESCRIPTION

The Clarksburg Fire Station #35 will be constructed on a 3.99-acre site comprised of two parcels, P050 and P004, located at 23420 Frederick Road (MD 355), just north of the intersection of MD 355 and Clarksburg Road (MD 121) (Property). Both parcels are zoned CRN. The Property is adjacent to, but outside of the Clarksburg Historic District. The Property contains 3.64 acres of existing forest. There are no streams, wetlands, 100-year floodplain or stream buffers located on or immediately adjacent to the Property. There are fourteen (14) trees between 24-29.9" Diameter at Breast Height (DBH) and seven (7) trees greater than or equal to 30" DBH located throughout and immediately adjacent to the Property. The Property is currently undeveloped, with the exception of a portion of MD 355 paving on P050 and an existing driveway apron adjacent to MD 355 on P004 (Figures 1 and 2).



Figure 1. Fire Station #35 Property Location and Surrounding Area – 2015 Aerial Photograph



Figure 2. Fire Station #35 Property Location – 2015 Aerial Photograph

In addition to Parcels P050 and P004, a third parcel, P888 is in the process of being acquired by Montgomery County and 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 proposed location of the Fire Station #35 (Figure 3). P888 is zoned R-90 and contains approximately 2.88 acres of existing forest. A Simplified Natural Resource Inventory/Forest Stand Delineation #420161910 was approved for P888 on June 1, 2016 (Attachment A).

There are two streams that originate offsite and flow in a westerly direction across the southern corner of P888. These streams have a stream buffer that incorporates slopes 15 percent and greater. There is another stream located on the adjacent property to the west and the associated stream buffer encroaches on P888, expanding to include slopes 15 percent and greater. Parcel P888 is currently undeveloped, with the exception of four structures and an asphalt driveway that appear to be the result of encroachments by adjacent property owners located to the north and south. 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 P888 is not part of the project site it is not included in the Mandatory Referral or Forest Conservation Plan Applications.

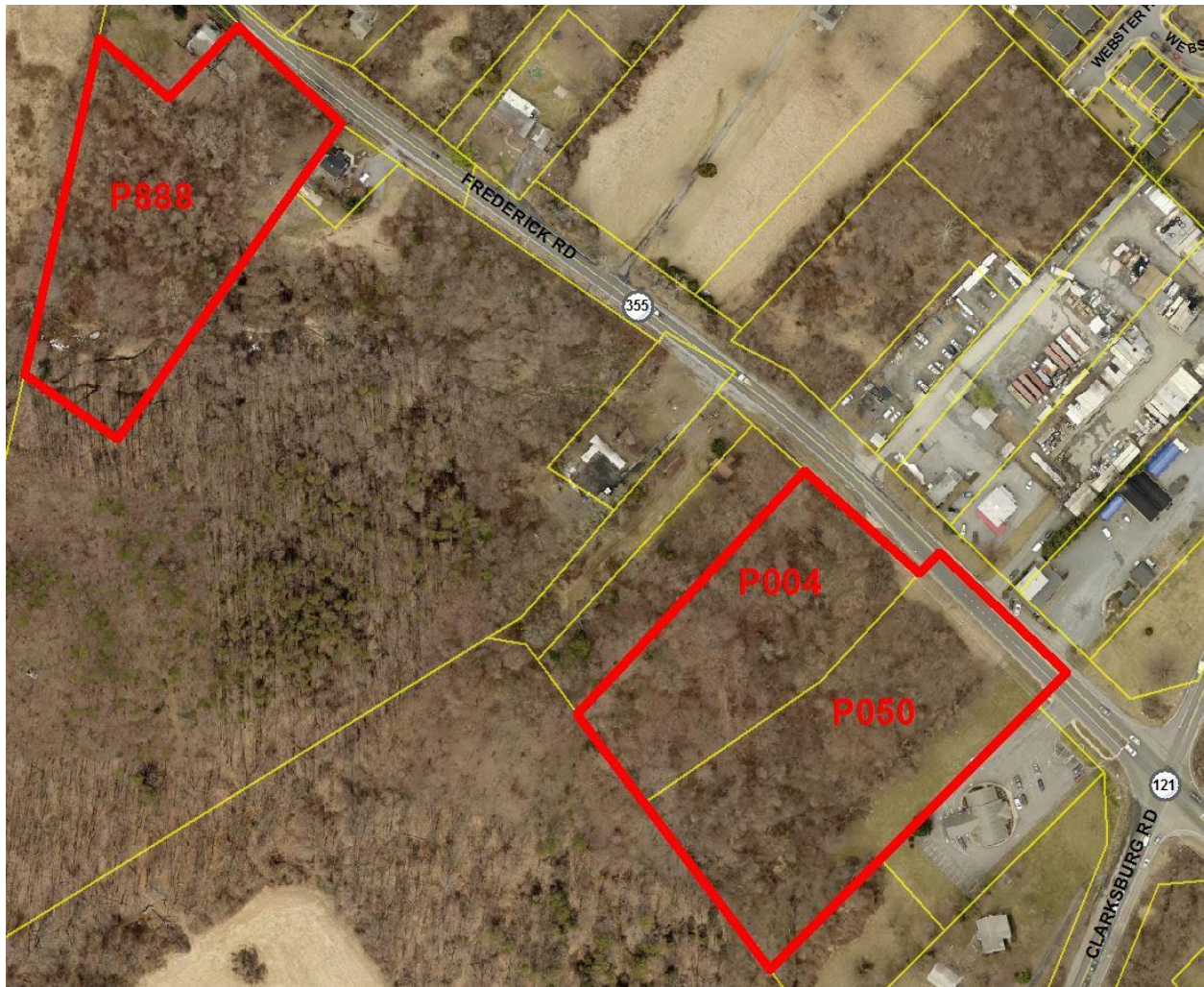


Figure 3. Parcel P888 Location and Surrounding Area - 2015 Aerial Photograph

All three parcels (P050, P004, and P888) are located in the Clarksburg Master Plan & Hyattstown Special Study Area (1994), the 10 Mile Creek Area Limited Amendment Master Plan (2014), the Ten Mile Creek Special Protection Area, and the Clarksburg East Environmental Overlay Zone. The three parcels are located within the LSTM 206 sub-watershed of the Little Seneca Creek-Ten Mile Creek watershed, which is classified by the State of Maryland as Use Class I/I-P waters.

PREVIOUS APPROVALS AND PROJECT DESCRIPTION

The Montgomery County Department of General Services proposes to construct a fire station to serve the Clarksburg area. The Final Forest Conservation Plan (FCP) and the Preliminary/Final Water Quality Plan (WQP) were approved by the Planning Board at a hearing on September 22, 2011 and the associated Planning Board Resolutions have a mailing date of July 11, 2012 (Attachment B). These plans were associated with Mandatory Referral MR2012001.

At the time of the original approvals, the Property was located within the Clarksburg Special Protection Area (SPA) and was not subject to a numerical impervious surface limit. Since the time of the original approvals, the 10 Mile Creek Area Limited Amendment Master Plan was approved, the Clarksburg East Environmental Overlay Zone and the Ten Mile Creek SPA were created, and the boundaries of the Clarksburg SPA were revised to accommodate the new SPA. The proposed location of the fire station has not changed and there has not been any construction related activity on the Property; however, Fire Station #35 is proposed to be located on a property that is currently within the Ten Mile Creek SPA and the Clarksburg East Environmental Overlay Zone. An Application to amend the Mandatory Referral, Final FCP and Preliminary/Final Water Quality Plan was submitted by the Applicant to demonstrate conformance with the recommendations of the 10 Mile Creek Area Limited Amendment Master Plan, the 10 Mile Creek Special Protection Area, and the Clarksburg East Environmental Overlay Zone.

The Application to amend the Mandatory Referral and associated FCP and WQP was prompted by a recommendation in the 10 Mile Creek Area Limited Amendment Master Plan:

“Consider other locations for a fire station, either outside the Ten Mile Creek Watershed, or on already developed land within the watershed where building the fire station would result in reducing existing imperviousness. If no other site is found, allow station development on the current site, but redesign the station to reduce imperviousness, to the extent feasible.”

The proposed fire station is consistent with the recommendations of the 2014 10 Mile Creek Area Limited Amendment Master Plan. The County did an extensive search of the service area and identified twenty-four (24) possible alternative sites for locating the fire station. Of those 24 individual sites, County staff and residents of the area narrowed it down to eight (8) sites to be explored further. After the County Executive’s briefing in April of 2014, the search was further refined to two (2) 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.

In accordance with the Master Plan recommendation, the Applicant redesigned the fire station and associated features to reduce the overall footprint and impervious surface needed for the project. In addition to addressing the Master Plan recommendation to reduce imperviousness to the extent feasible, the acquisition of an additional parcel of land, P888 and its inclusion in the Water Quality Plan (WQP) Application for this institutional use was identified as a way 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. The addition of this 3.36-acre parcel, which is in the

same sub-watershed as the fire station property, to the WQP Application increases the overall net tract area, effectively reducing the percentage of impervious surface for the project. The inclusion of P888 in the net tract area and the redesign of the project results in an impervious area below the 15 percent impervious surface limit set by the Overlay Zone.

The proposed location for the fire station is approximately ¼ mile from the optimum target location as established by Fire and Rescue Service for response to Clarksburg and the surrounding area. The location provides immediate north-south access via MD 355 and east-west access with its close proximity to MD 121 and Stringtown Road to the south. The County was unable to identify an alternate location for the fire station that would meet the access and response time needs of the area and result in a reduction in impervious surfaces in the Ten Mile Creek watershed. Alternatively, per the recommendation of the Master Plan, the proposed fire station has been redesigned in an effort to reduce the amount of impervious surfaces on the Property which is further discussed in the SPA Water Quality Plan section of this report. The station will be a new, two-story, 23,868 square foot facility designed to safely and responsively serve the Clarksburg vicinity.

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

A. FOREST CONSERVATION PLAN AMENDMENT ANALYSIS AND FINDINGS

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

Review for Conformance to the Forest Conservation Law

The Application is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code) under Section 22A-4(d) as a project by "*a government entity subject to a mandatory referral on a tract of land 40,000 square feet or larger...*" The Property included in the Final FCP Application is 3.99 acres in size and includes Parcels P050 and P004.

Final Forest Conservation Plan

A Natural Resources Inventory and Forest Stand Delineation (NRI/FSD) #420110590 was approved by Staff on November 12, 2010 and a Final Forest Conservation Plan for the Property was approved by the Planning Board on July 11, 2012 as part of Mandatory Referral Application 2012001. An Application to amend the Final Forest Conservation Plan was submitted as part of an amendment to the Mandatory Referral (Attachment C). The proposed amendment addresses the redesign of the fire station in an effort to reduce impervious surfaces and minimize impacts to sensitive resources, including forest. The amended FCP depicts a reduced footprint for the fire station and a corresponding reduced limits of disturbance resulting in additional forest retention on the Property.

The Application proposes to remove approximately 2.58 acres and retain 1.06 acres of the 3.64 acres of existing forest on the Property, resulting in a 0.40 acre planting requirement. The Applicant proposes to

meet the forest planting requirements through 0.13 acres of landscape planting onsite, 0.12 acres of forest planting onsite, and 0.15 acres to be met through preserving 0.30 acres of existing forest on Parcel P888, which is located within the same sub-watershed, SPA and Environmental Overlay Zone as the fire station Property. The amended FCP varies from the approved FCP in that there is less forest clearing required, resulting in greater forest retention and a reduced forest planting requirement (Table 1). The proposal to meet the planting requirements through a combination of onsite forest planting, onsite landscape planting credit, and at an offsite location is consistent with the previously approved FCP.

Table 1. Comparison of Approved FCP and Proposed FCP Amendment

	Forest Removed	Forest Retained	Planting Requirement
2012 Approved FCP	2.78 acres	0.86 acres	0.65 acres
2016 Amended FCP	2.58 acres	1.06 acres	0.40 acres

Forest Conservation Variance

Per Section 22A-12(b) (3) of the Montgomery Forest Conservation Law, a variance for the removal of three trees (#17, #18, and #20) and impacts to two trees (#12 and #13) was granted as part of the original Final FCP approval. Additional mitigation was not required and is not recommended now because the affected trees are located within existing forest and mitigation for forest loss is already incorporated into the forest conservation plan via the forest conservation worksheet. The amended Application does not result in any changes to the previously granted variance.

B. SPA WATER QUALITY PLAN AMENDMENT ANALYSIS AND FINDINGS

The Application meets the Water Quality Plan requirements of Chapter 19 of the Montgomery County Code and the requirements of the Clarksburg East Environmental Overlay Zone. The property included in the WQP Application is 7.35 acres in size and includes Parcels P050, P004, and P888.

Review for Conformance to the Special Protection Area Requirements

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

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

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

MCDPS Special Protection Area Review Elements

In a letter dated July 29, 2011 and reconfirmed in a letter dated May 10, 2016, MCDPS has conditionally approved the elements of the SPA Preliminary/Final Water Quality Plan under its purview with a synopsis provided below (Attachment D).

Site Performance Goals

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

1. Minimize storm flow runoff increases,
2. Minimize sediment loading,
3. Maximize groundwater recharge, and
4. Control toxic substances onsite.

Stormwater Management Concept

Stormwater management and recharge will be provided onsite via five enhanced biofilters and a structural filter to treat the fueling area prior to outfalling to a biofilter.

Sediment Control

Redundant sediment controls are to be used throughout the site. The use of sediment traps with forebays that provide 130 percent of the normally required storage volume is acceptable for larger disturbed areas. Silt fence alone will not be allowed as a perimeter control. The use of super silt fence will be acceptable for small areas of disturbance.

Monitoring

The monitoring must be in accordance with the Best Management Practices (BMP) monitoring protocols which have been established by the MCDPS and the Montgomery County Department of Environmental Protection (MCDEP). The monitoring requirements are described in the "Attachment to the Final Water Quality Plan" memorandum by MCDEP dated July 25, 2011 (Attachment D).

Planning Board Special Protection Area Review Elements

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

Environmental Buffer Protection

A Natural Resources Inventory and Forest Stand Delineation (NRI/FSD) #420110590 for the Property was approved by Staff on November 12, 2010. The Property is located in the Little Seneca Creek-Ten Mile Creek watershed (Use Class I/I-P waters). There are no streams, floodplains, wetlands, or environmental buffers on or affecting the Property where the fire station is proposed to be located. A NRI/FSD #420161910 for P888 was approved by Staff on June 1, 2016. P888 is also located within the Little

Seneca Creek-Ten Mile Creek watershed. This parcel contains environmentally sensitive features, including streams and associated environmental buffers that will be protected by a conservation easement proposed as part of this Application.

The Application meets all applicable requirements of the Environmental Guidelines and the 10 Mile Creek Area Limited Amendment Master Plan.

Forest Conservation

The Applicant submitted an amended Final FCP for review with the amended Mandatory Referral application. As a result of redesigning the fire station and associated features, the Forest Conservation Plan shows a reduced limits of disturbance from the previously approved FCP. The amended FCP proposes to remove approximately 2.58 acres and retain 1.06 acres of the 3.64 acres of existing forest, resulting in a 0.40 acre planting requirement. The Applicant proposes to meet the forest planting requirements through 0.13 acres of landscape planting onsite, 0.12 acres of reforestation onsite and 0.15 acres to be met by protecting 0.30 acres of existing, offsite forest within the Ten Mile Creek Special Protection Area and Clarksburg East Environmental Overlay Zone.

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

Impervious Surfaces

A main goal for development in all SPAs is to reduce the amount of impervious surfaces. The Clarksburg East Environmental Overlay Zone, which was created following approval of the 10 Mile Creek Area Limited Amendment Master Plan, specifies maximum imperviousness of 15 percent. Both the Master Plan and the Overlay Zone contain language pertaining to limiting impervious surfaces for this project as discussed previously in this Staff Report.

The originally approved WQP for the fire station depicted a design that included approximately 64,033 square feet or 1.47 acres of impervious surface on the Property (P050 and P004). The amended WQP proposes 46,483 square feet or 1.07 acres of impervious surface on the Property. Per Section 4.9.4 (B)(4) of the Clarksburg East Environmental Overlay Zone which exempts publicly funded roads from the impervious surface restriction, the 4,420 square foot portion of Frederick Road (MD 355) that is located on Parcel P050 is excluded from the impervious surface calculations. In conformance with the Master Plan recommendations specific to the proposed fire station to minimize impervious surfaces to the extent feasible, as well as efforts to comply with the Clarksburg East Environmental Overlay Zone to limit impervious surfaces to 15 percent, the amended Application includes the following revisions to the plans:

- Redesigned building from one-story to two-story to reduce overall footprint
- Reduced the number of parking spaces from 34 to 29
- Reduced the individual parking space dimensions from 9 feet x 18 feet to 8.5 feet x 18 feet
- Reduced the size of the apparatus bay apron by moving the building closer to MD355.

In addition to redesigning the proposed project to reduce impervious surfaces to the extent feasible, the acquisition of an additional, developable parcel of land, P888, within the same sub-watershed as the proposed fire station, and its inclusion in the Water Quality Plan Application for this institutional use was identified as a way to further reduce imperviousness for the project and in the watershed. The value of P888's location within the same sub-watershed is that the overall imperviousness in the sub-watershed where the fire station will be located will be minimized to maintain the health of these tributary streams in addition to the overall Ten Mile Creek watershed. The addition of this 3.36-acre parcel in the WQP Application increases the net tract area, effectively reducing the percentage of impervious surface for the project. The existing impervious surfaces on P888 will be removed and restored to a pervious condition but no credit will be taken for the removal itself. Rather, the entire, restored, parcel will be included in the net tract area for purposes of calculating the imperviousness for the project. The inclusion of P888 in the net tract area and its protection in a Category I conservation easement, the removal of existing impervious surfaces on P888 and the restoration of these areas to a pervious condition, along with the redesign of the project results in an impervious area below the 15 percent impervious surface limit set by the Overlay Zone and conformance with the 2014 10 Mile Creek Area Limited Amendment Master Plan.

The Application will result in approximately 46,483 square feet, or 1.07 acres of impervious surfaces, which translates to **14.7 percent of the 7.25-acre area included in the impervious surface calculations (Attachment E), thereby demonstrating conformance with the 15 percent impervious limit of the Clarksburg East Environmental Overlay Zone.**

CONCLUSION

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

ATTACHMENTS

- A. Approved Natural Resource Inventory/Forest Stand Delineation Parcel P888
- B. Planning Board Resolutions for Final FCP and Preliminary/Final WQO MR2012001, July 11, 2012
- C. Final FCP Amendment Plan
- D. MCDPS Preliminary/Final Water Quality Plan approval letter dated July 29, 2011 with MCDEP letter attached and Reconfirmation letter dated May 10, 2016.
- E. Impervious Surface Area Plan



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 1, 2016

Mr. Ronnie Warner
Montgomery County Department of General Services
101 Monroe Street, 9th Floor
Rockville, MD 20850

Dear Mr. Warner:

This letter is to inform you that Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) 420161910, Parcel 888, Frederick Road, is approved. A forest conservation plan can now be submitted to the Development Applications and Regulatory Coordination (DARC) Division in conjunction with any application to which it is a necessary component.

Since the property is subject to the Montgomery County Forest Conservation law there shall be no clearing of forest, understory, or tree removal on the subject site prior to the approval of a Final Forest Conservation Plan. If there are any subsequent modifications to the approved plan, not including changes initiated by a government agency, a separate amendment must be submitted to M-NCPPC for review and approval prior to the submission of a forest conservation plan.

If you have any questions regarding these actions, please feel free to contact me at (301) 495-4701 or maryjo.kishter@montgomeryplanning.org.

Sincerely,

A handwritten signature in black ink that reads "Mary Jo Kishter".

Mary Jo Kishter
Senior Planner
Area 3

Cc: Michael Kaye
Michael Norton



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

JUL 11 2012

MCPB 11-86
Forest Conservation Plan No. MR2012001
Clarksburg Fire Station #35
Date of Hearing: September 22, 2011

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 22A, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review forest conservation plan applications; and

WHEREAS, on July 27, 2011, the Montgomery County Department of General Services ("Applicant"), filed an application for approval of a Forest Conservation Plan on approximately 4.04 acres of land located at 23420 Frederick Road (MD 355) immediately north of the intersection of Frederick Road (MD 355) and Clarksburg Road (MD 121) ("Property" or "Subject Property"), in the Clarksburg master plan ("Master Plan") area; and

WHEREAS, Applicant's Forest Conservation Plan application was designated Forest Conservation Plan No. MR2012001, Clarksburg Fire Station #35 ("Forest Conservation Plan" or "Application"); and


WHEREAS, Staff issued a memorandum to the Planning Board dated September 5, 2011, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staff of other governmental agencies, the Planning Board held a public hearing on the Application (the "Hearing") on September 22, 2011; and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on September 22, 2011, the Planning Board approved the Forest Conservation Plan on a motion of Commissioner Presley, seconded by Commissioner Wells-Harley, with a vote of 4-0; Chair Carrier, and Commissioners Dreyfuss, and Presley, voting in favor, Commissioner Anderson abstaining.

Approved as to
Legal Sufficiency:


8787 Georgia Avenue, N.C. PPC Legal Department Chairman's Office: 301.495.1605 Fax: 301.495.1320
www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

MCPB No. 11-86
Forest Conservation Plan No. MR2012001
Clarksburg Fire station #35
Date of Hearing: September 22, 2011
Page 2

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board APPROVES Forest Conservation Plan No. MR2012001.

BE IT FURTHER RESOLVED, that having fully considered the recommendations and findings in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and considering the entire record, the Montgomery County Planning Board FINDS that:

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

Forest Conservation

The Applicant will meet the 0.65 acre forest planting requirement through 0.13 acres of landscape planting onsite, 0.33 acres of reforestation onsite, and 0.19 acres to be met via a fee-in-lieu payment.

Forest Conservation Variance

Section 5-1607(c) of the Natural Resources Article, MD Ann. Code identifies certain individual trees as high priority for retention and protection (Protected Trees). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree's critical root zone (CRZ), requires a variance under Section 22A-12(b)(3) of the County Code. Otherwise such resources must be left in an undisturbed condition.

As more specifically identified in the Staff Report, this project will require three Protected Trees, 30 inches and greater DBH to be removed. Further, the project will impact two Protected Trees. Therefore, a variance is required. Although the Applicant proposed tree preservation measures to help ensure the Protected Trees with anticipated impacts survive construction, the variance is required simply due to the impact. The Board agreed that the Applicant would suffer unwarranted hardship by being denied reasonable and significant use of the Subject Property without the Variance.

The Board made the following findings necessary to grant the Tree Variance:

1. *Granting the Tree Variance will not confer on the Applicant a special privilege that would be denied to other applicants.*

The proposed development is situated in an area of the Clarksburg Master Plan that was identified for future development. The Applicant is filing a standard Forest Conservation Plan concurrently with this variance request, and will follow the rules and requirements set forth by that plan. The project is

MCPB No. 11-86
Forest Conservation Plan No. MR2012001
Clarksburg Fire station #35
Date of Hearing: September 22, 2011
Page 3

not seeking any special privilege only the minimal amount of relief necessary through the established variance process.

2. *The need for the Tree Variance is not based on conditions or circumstances which are the result of the actions by the Applicant.*

As shown on the proposed plans, the grading for the site and the location of the storm water facilities seek to minimize the impacts to the existing forest and the few specimen trees on the site. Impacts to the specimen trees are the unavoidable result of the proposed development, not an inappropriate action taken by the applicant.

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

The requested variance is a result of the required buildable envelope as well as the proposed site design and layout on the subject property, and is not a result of land or building use on a neighboring property.

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

The proposed fire station has an approved Storm Water Management (SWM) Concept Plan, with final SWM Plans under-going review with MCDPS. The project will be developed in accordance with the latest state and local regulations for stormwater management designed to provide sufficient protection of the streams. These include five proposed bio-filtration facilities, which will filter and cleanse the runoff generated by the proposed development.

The Board finds that the Forest Conservation Plan complies with the requirements of Chapter 22A, the Montgomery County Forest Conservation Law.

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUL 11 2012 (which is the date that this Resolution is mailed to all parties of record); and

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

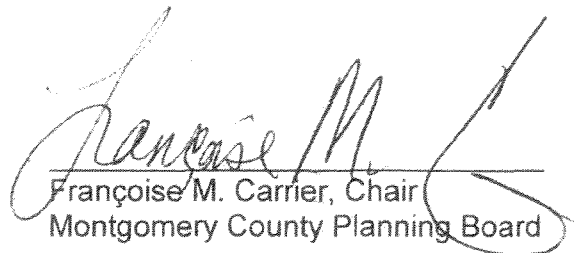
MCPB No. 11-86
Forest Conservation Plan No. MR2012001
Clarksburg Fire station #35
Date of Hearing: September 22, 2011
Page 4

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

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Presley, seconded by Commissioner Anderson, with Chair Carrier, and Commissioners Anderson and Presley present and voting in favor of the motion, and Vice Chair Wells-Harley temporarily absent, and Commissioner Dreyfuss absent, at its regular meeting held on Thursday, June 28, 2012, in Silver Spring, Maryland.


Françoise M. Carrier, Chair
Montgomery County Planning Board



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

JUL 11 2012

MCPB No. 11-87
SPA Final Water Quality Plan No. MR2012001
Clarksburg Fire Station #35
Date of Hearing: September 22, 2011

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 19, Article V, Water Quality Review in Special Protection Areas, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review Special Protection Area (SPA) water quality plan applications; and

WHEREAS, on July 27, 2011, Montgomery County Department of General Services ("Applicant"), filed an application for approval of a SPA Water Quality Plan on approximately 4.04 acres of land located at 23420 Frederick Road (MD 355) just north of the intersection of Frederick Road (MD 355) and Clarksburg Road (MD 121) ("Property" or "Subject Property"), in the Clarksburg master plan ("Master Plan") area; and

WHEREAS, Applicant's SPA water quality plan application was designated Water Quality Plan No. MR2012001, Clarksburg Fire Station #35 ("Preliminary/Final Water Quality Plan" or "Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board dated September 5, 2011, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staff of other governmental agencies, the Planning Board held a public hearing on the Application (the "Hearing") on September 22, 2011; and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on September 22, 2011, the Planning Board approved the Water Quality Plan subject to certain conditions on motion of Commissioner Presley; seconded by Commissioner Dreyfuss, with a vote of 4-1; Chair Carrier, Vice Chair Wells-Harley, and Commissioners Dreyfuss, and Presley, voting in favor, and, Commissioner Anderson opposed.

Approved as to
Legal Sufficiency:

8787 Georgia Avenue, Suite 2000, College Park, Maryland 20740 Chairman's Office: 301.495.4605 Fax: 301.495.1320
MNCPPC Legal Department
www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

MCPB No. 11-87

SPA Combined Preliminary and Final Water Quality Plan No. MR2012001

Clarksburg Fire Station #35

Date of Hearing: September 22, 2011

Page 2

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the relevant provisions of Montgomery County Code Chapter 19, Article V, the Planning Board approves SPA Water Quality Plan No. MR2012001 subject to the following conditions:

1. Conformance to the conditions as stated in Montgomery County Department of Permitting Services (DPS) Preliminary/Final water quality plan approval letter dated July 29, 2011.

BE IT FURTHER RESOLVED, that having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

The Application satisfies all the applicable requirements of the SPA Law, Montgomery County Code, Chapter 19, Article V.

The Applicant proposes to construct a new, single story fire station to safely and responsively meet the demands within the Clarksburg vicinity. The project has no impacts on any streams, wetlands, or stream valley buffers. The station will result in 1.47 acres of impervious surface on the 4.04 acre Property. This represents a total impervious surface coverage of approximately 37.0 percent for the Property. There is no overlay zone or Master Plan recommendation that sets a numeric impervious limit for this Property. However, Chapter 19, Article V, Section 19-64 requires a plan to minimize impervious area. The Board was satisfied that the Applicant had adequately minimized impervious surfaces on the Property and that the impervious surface that was shown on the plan was necessary for the fire station's operation. The stormwater management plan, sediment and erosion control plan, and the water quality monitoring component have been reviewed and conditionally approved by Montgomery County Department of Permitting Services, in coordination with the Montgomery County Department of Environmental Protection as the lead agencies for these components of the SPA Water Quality Plan.

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUL 11 2012 (which is the date that this Resolution is mailed to all parties of record); and

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

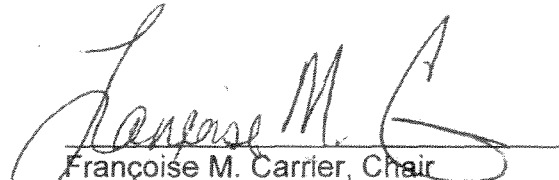
MCPB No. 11-87
SPA Combined Preliminary and Final Water Quality Plan No. MR2012001
Clarksburg Fire Station #35
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Françoise M. Carrier, Chair
Montgomery County Planning Board

ATTACHMENT B

MR. RICHARD BRUSH, MANAGER
MCDPS-WATER RES. PLAN REVIEW
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MS. LISA SCHWARTZ
DHCA
100 MARYLAND AVENUE
4TH FLOOR
ROCKVILLE, MD 20850

MS. SUSAN SCALA-DEMBY
MCDPS-ZONING
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MR. CHRISTOPHER ANDERSON MPDU
MANAGER, DHCA
100 MARYLAND AVENUE
4TH FLOOR
ROCKVILLE, MD 20850

MR. GREG LECK
MCDOT
100 EDISON PARK DRIVE
4TH FLOOR
GIATHERSBURG, MD 20878

MR. ATIQ PANJSHIRI
MCDPS-RIGHT-OF-WAY
PERMITTING
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MS. CHRISTINA CONTRERAS
MCDPS-LAND DEVELOPMENT
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

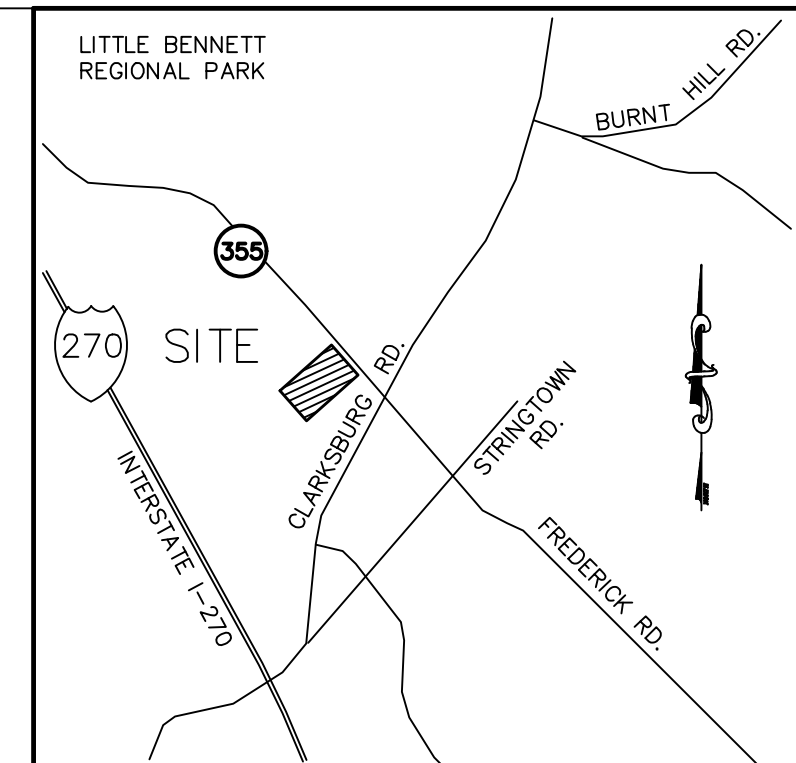
MR. ALAN SOUKUP
MCDDEP-WATER RESOURCE
PLANNING
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MR. RICHARD BRUSH, MANAGER
MCDPS-SEDIMENT/STORMWATER
INSPECTION & ENFORCEMENT
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MR. ESHAN MOTAZEDI
MCDPS-SITE PLAN ENFORCEMENT
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MR. GENE VON GUNTEN
MCDPS-WELL & SEPTIC
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20-850

MC-DGS-DBDC
DON SCHEUERMAN
101 MONROE STREET
ROCKVILLE, MD 20850



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.

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
 LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
 5146 DORSEY HALL DRIVE, 2ND FLOOR, ELLICOTT CITY, MD 21042
 P.443.542.9199 WWW.NORTONLANDDESIGN.COM

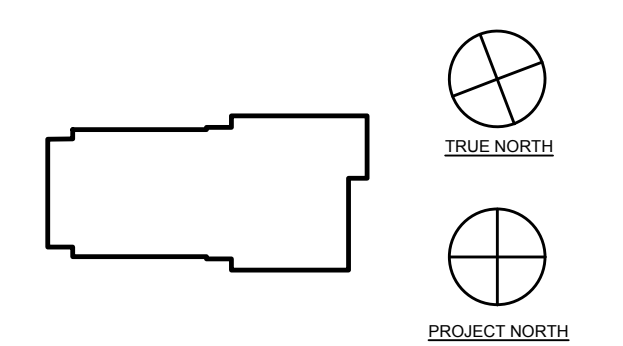
OWNER/APPLICANT
 MONTGOMERY COUNTY
 DEPARTMENT OF GENERAL SERVICES
 101 MONROE STREET, 11TH FLOOR
 ROCKVILLE, MARYLAND 20850
 ATTN: ROUBEN GHAZARIAN
 TEL: 240.777.6053 FAX: 240.777.6003

SEAL

NO.	ISSUE DESCRIPTION	DATE

DRAWN BY: JEB
 CHECKED BY: JLF

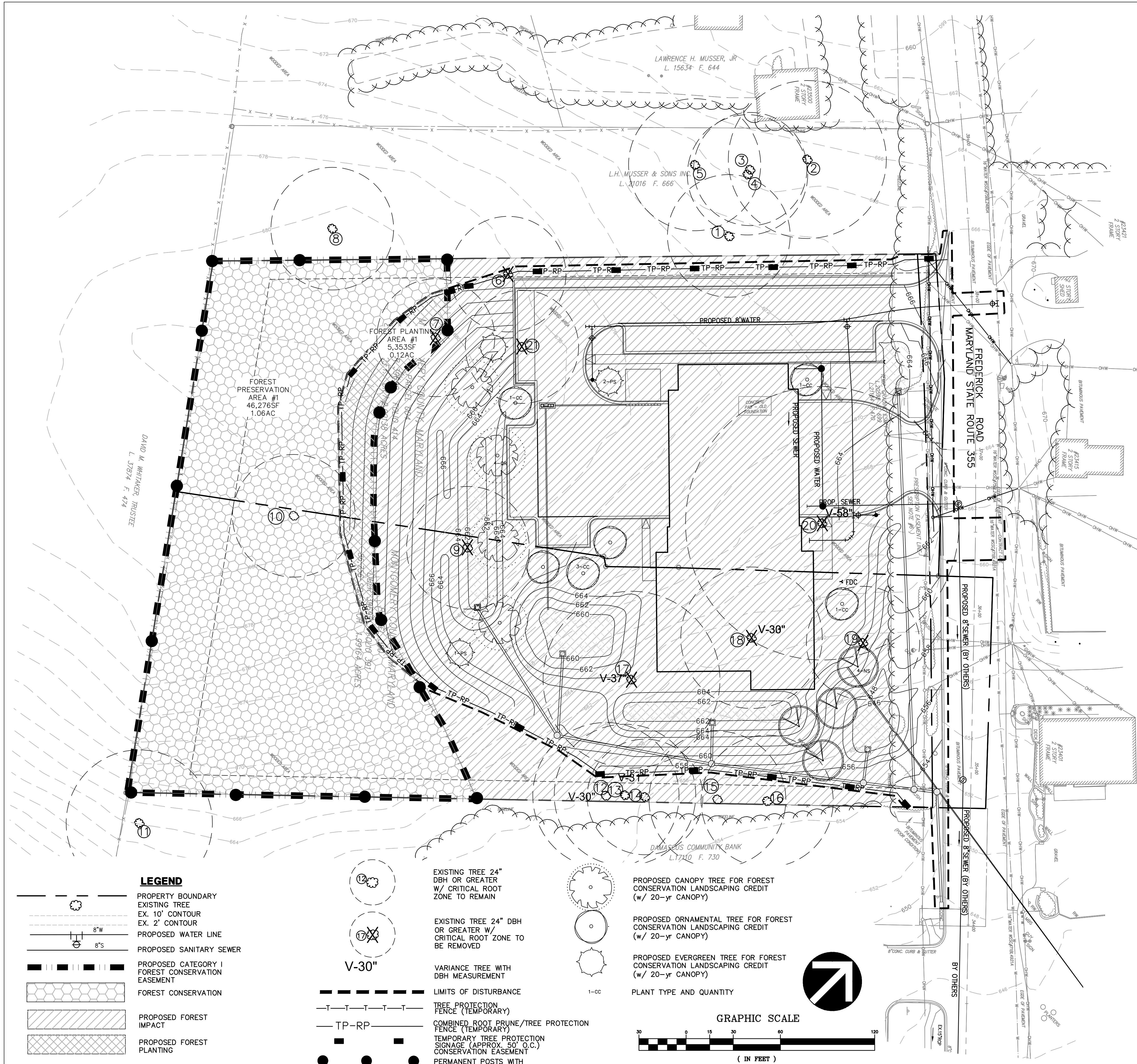
KEY PLAN



SHEET TITLE
AMENDED FINAL FOREST CONSERVATION PLAN

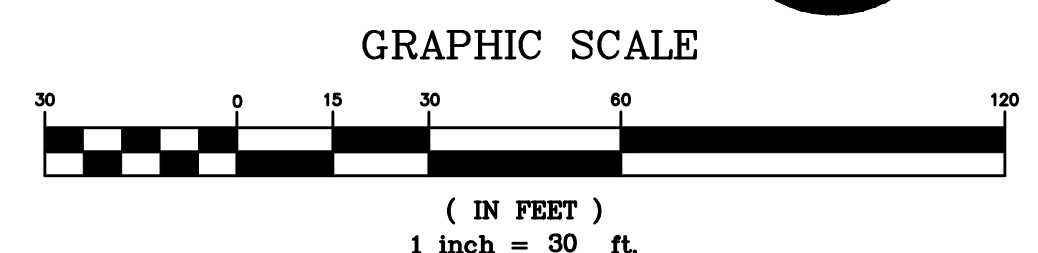
SHEET NUMBER

L-1.1



LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- 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"
- VARIANCE TREE WITH DBH MEASUREMENT
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE (TEMPORARY)
- TP-RP COMBINED ROOT PRUNE/TREE PROTECTION FENCE (TEMPORARY)
- TEMPORARY TREE PROTECTION SIGNAGE (APPROX. 50' O.C.) CONSERVATION EASEMENT
- PERMANENT POSTS WITH SIGNAGE AT 100' O.C.
- PROPOSED CANOPY TREE FOR FOREST CONSERVATION LANDSCAPING CREDIT (w/ 20-yr CANOPY)
- PROPOSED ORNAMENTAL TREE FOR FOREST CONSERVATION LANDSCAPING CREDIT (w/ 20-yr CANOPY)
- PROPOSED EVERGREEN TREE FOR FOREST CONSERVATION LANDSCAPING CREDIT (w/ 20-yr CANOPY)
- 1-CC PLANT TYPE AND QUANTITY



FOREST CONSERVATION WORKSHEET		CLARKSBURG FIRE STATION		5-Aug-02		
NET TRACT AREA:						
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	MPD	CIA
	0	0	1	0	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						2.58
O. Total area of forest to be retained						1.06
PLANTING REQUIREMENTS:						
P. Reforestation for clearing above conservation threshold						0.65
Q. Reforestation for clearing below conservation threshold						0.00
R. Credit for retention above conservation threshold						0.25
S. Total reforestation required						0.40
T. Total afforestation required						0.00
U. Credit for landscaping (may not exceed 20% of "S")						0.13
V. Total reforestation and afforestation required						0.27 **

3.99 ACRES OF PROPERTY AREA
+
0.08 ACRES OF OFFSITE LOD AREA
=

* 4.07 ACRES OF TOTAL TRACT AREA
REFORESTATION PROVIDED

0.12 ACRES ON-SITE REFORESTATION PROVIDED
+
0.15 ACRES FOREST BANKED AREA
=

** 0.27 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	1.06
ACREAGE OF TOTAL FOREST CLEARED	2.58
LAND USE CATEGORY & CONSERVATION & AFFORESTATION THRESHOLDS	
SEC. 22A-12(a) FOREST CONS. LAW	IDA: 15% / 20%
	Retained: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN WETLANDS	Cleared: 0.00 Planted: 0.00
	Retained: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN 100-YR FLOODPLAINS	Cleared: 0.00 Planted: 0.00
	Retained: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN STREAM BUFFERS	Cleared: 0.00 Planted: 0.00
	Retained: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN PRIORITY AREAS	Cleared: 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	2.58
FOREST PLANTING	
AREA # 1	0.12
FOREST PRESERVATION	
AREA # 1	1.06

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			
11	+ Quercus rubra	Black Cherry	31	Fair	Double @ 7', dead limbs	On Site			
12	+ Acer saccharinum	Silver Maple	30	Good	Multi-stem	On Site			
13	+ Acer saccharinum	Silver Maple	31	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

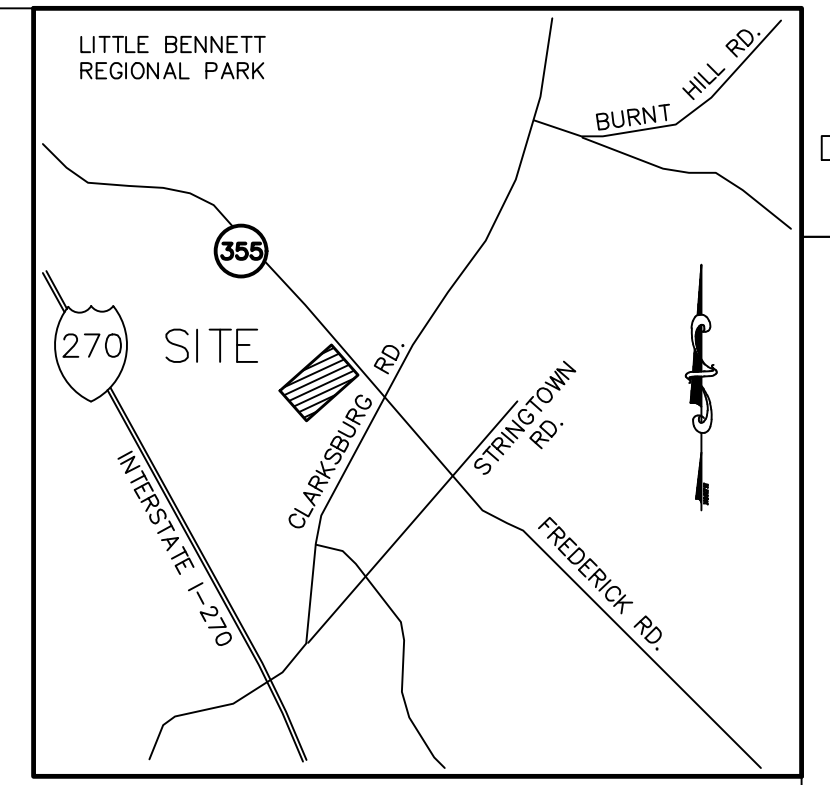
SHADE TREES									
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	20 Yr CANOPY (Diameter-Ft.)	SF CANOPY PER TREE	No. OF TREES CREDITED	FOREST CONSERVATION CREDIT
QR	4	QUERCUS RUBRA	RED OAK		2-1/2" - 3.0"	35	961.63	4	3,846.50
NS	4	NYSSA SYLVATICA	BLACK GUM		2-1/2" - 3.0"	26	530.66	4	2,122.64
ORNAMENTAL									
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
0.12 AC @ 100/AC							
Overstory Deciduous							
2-2.5" caliper		21'x21'	Quercus rubra	Red Oak	2	Acer rubrum	Red Maple
2-2.5" caliper		21'x21'	Liriodendron tulipifera	Tulip Poplar	2	Quercus velutina	Black Oak
2-2.5" caliper		21'x21'	Quercus alba	White Oak	2	Betula nigra	River Birch
2-2.5" caliper		21'x21'	Ostrya virginiana	Ironwood	1	Prunus virginiana	Choke Cherry
					TOTAL	9	
Understory Deciduous							
5' ht		21'x21'	Cornus florida	Dogwood	1	Tsuga canadensis	Canadian Hemlock
8' ht		21'x21'	Sassafras albidum	Sassafras	2	Cercis canadensis	Red Bud
					TOTAL	3	
0.12 AC @ 33/AC							
Understory Shrub							
3 GL		Random	Lindera benzoin	Spicebush	2	Kalmia latifolia	Mountain Laurel
3 GL		Random	Viburnum dentatum	Southern Arrowwood	2	Hamamelis virginiana	Common Witchhazel
					TOTAL # SHRUBS	4	
					TOTAL # PLANTS	16	

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 NOREAST MAPPING IN SEPTEMBER 2010.
- THE SUBJECT PROPERTY GROSS SITE AREA IS 3.99 ACRES, IS ZONED CRN AND IS LOCATED ON TAX MAP EW31 AND WSSC GRID 233NW13 & 232NW13. THIS PLAN INCLUDES 0.08 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 TEN MILE CREEK SPECIAL PROTECTION AREA AND CLARKSBURG EAST ENVIRONMENTAL OVERLAY ZONE.



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

SEAL

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.

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
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
5146 DORSEY HALL DRIVE, 2ND FLOOR
P.443.542.9199
ELLICOTT CITY, MD 21042
WWW.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

SHEET TITLE AMENDED FINAL FOREST CONSERVATION PLAN

SHEET NUMBER

L-1.2

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

Pre-Construction

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist or Maryland-licensed tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

2. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:

- Root pruning
- Crown reduction or pruning
- Watering
- Fertilizing
- Vertical mulching
- Root aeration matting

Measures not specified on the forest conservation plan may be required as determined by the forest conservation inspector in coordination with the arborist.

3. A Maryland-licensed tree expert or an International Society of Arboriculture- certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.

4. Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. The forest conservation inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:

- Chain link fence (four feet high)
- Super silt fence with wire strung between support poles (minimum 4 feet high) with high visibility flagging.
- 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

5. Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the forest conservation inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of forest conservation inspector.

6. Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown on the approved plan.

7. Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.

During Construction

8. Periodic inspections by the forest conservation inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the forest conservation inspector, must be made within the timeframe established by the inspector.

Post-Construction

9. After construction is completed, an inspection shall be requested. Corrective measures may include:

- Removal and replacement of dead and dying trees
- Pruning of dead or declining limbs
- Soil aeration
- Fertilization
- Watering
- Wound repair
- Clean up of retention areas

10. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the Department of Permitting Services and the forest conservation inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

INSPECTIONS

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

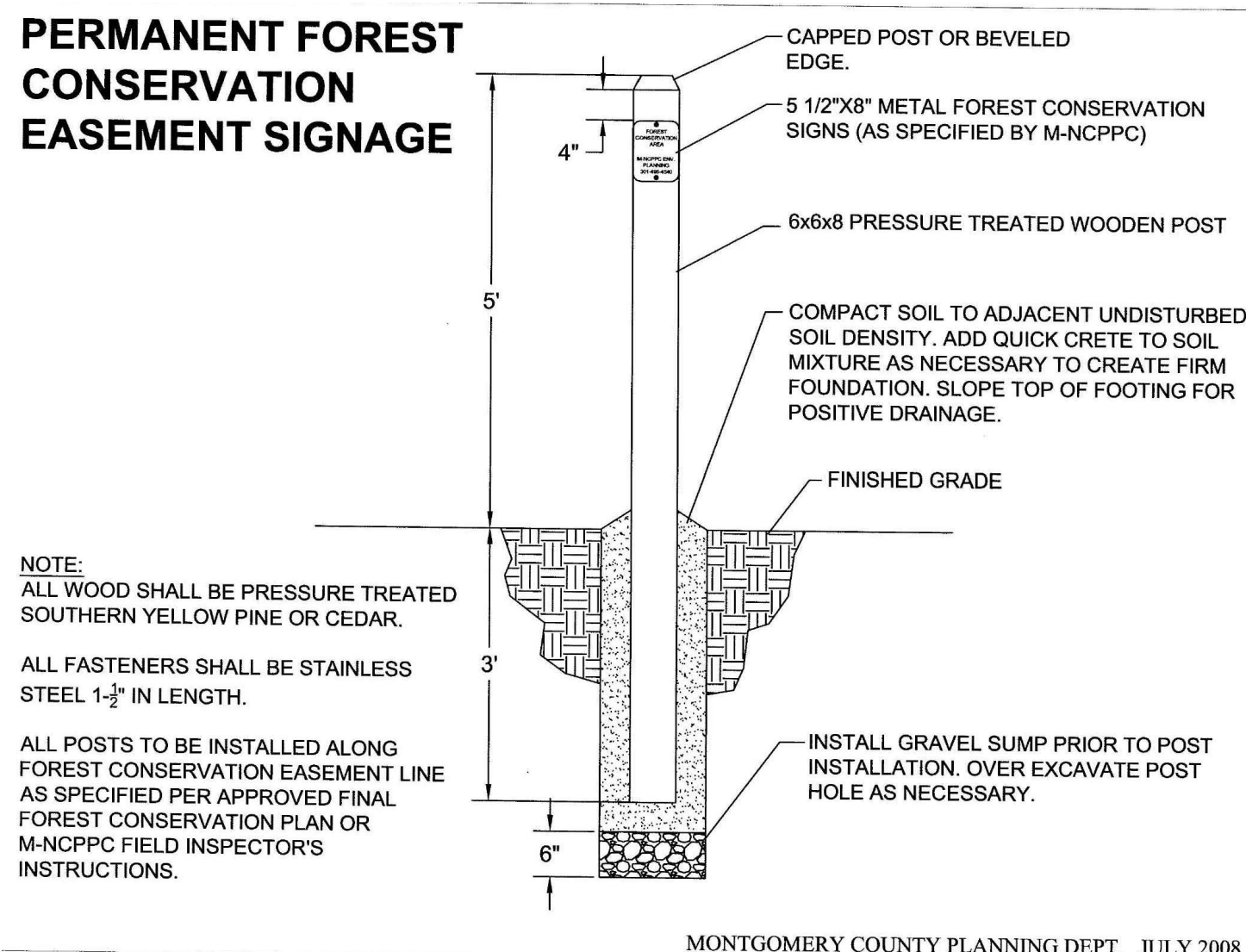
Tree Save Plans and Forest Conservation Plans without Planting Requirements

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

Additional Requirements for Plans with Planting Requirements

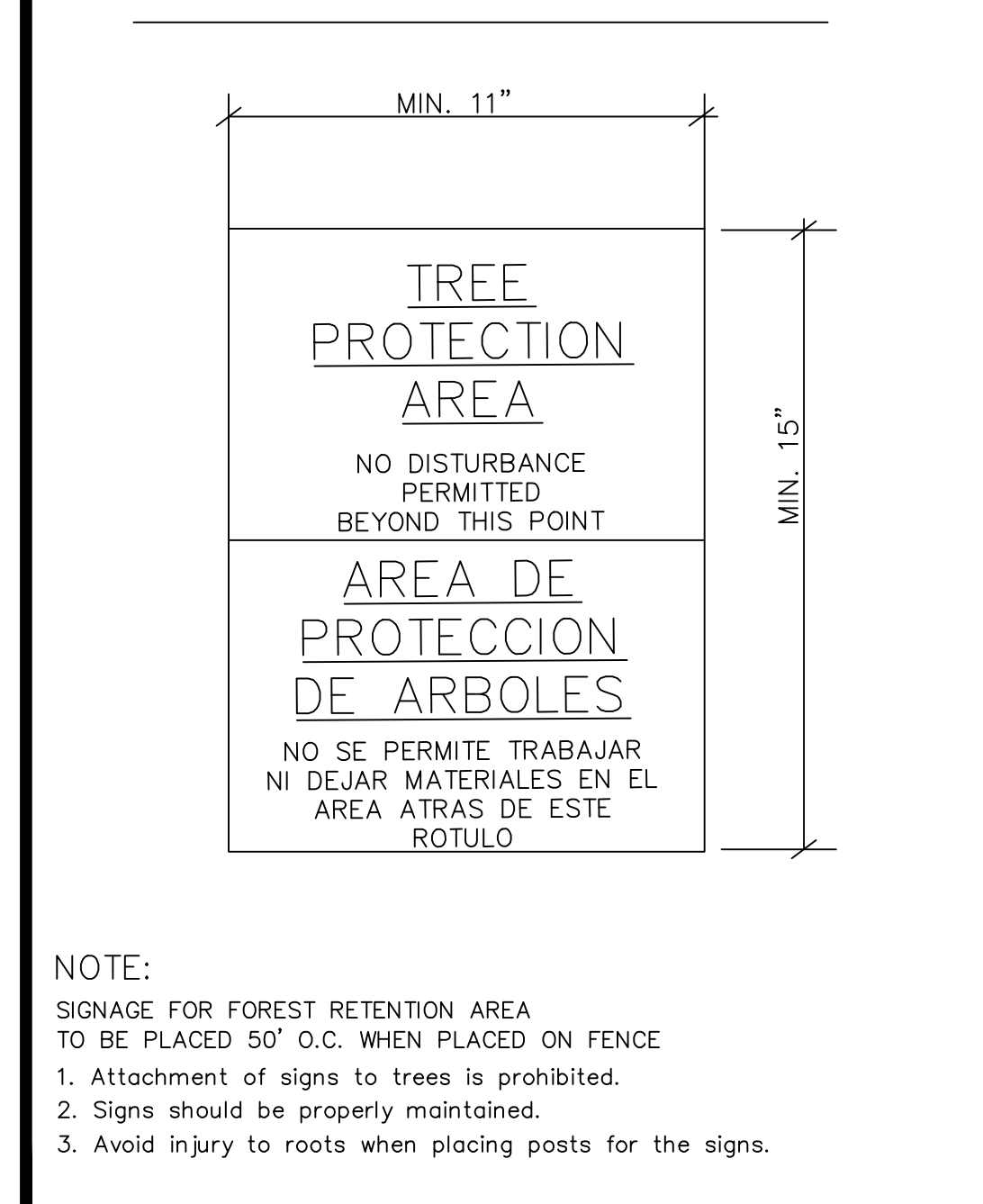
- Before the start of any required reforestation and afforestation planting
- After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
- At the end of the maintenance period to determine the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

PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE



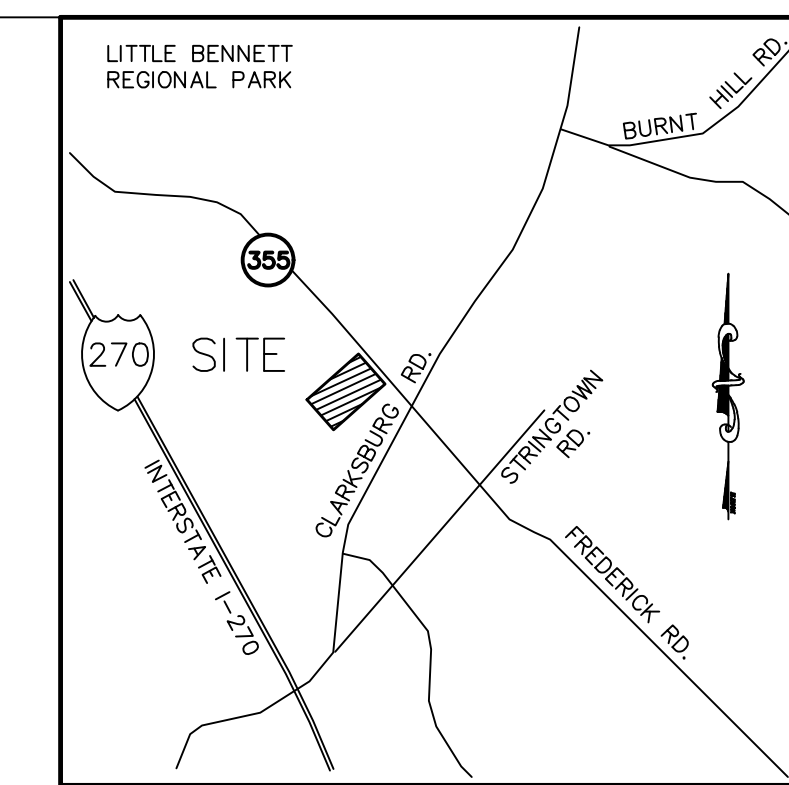
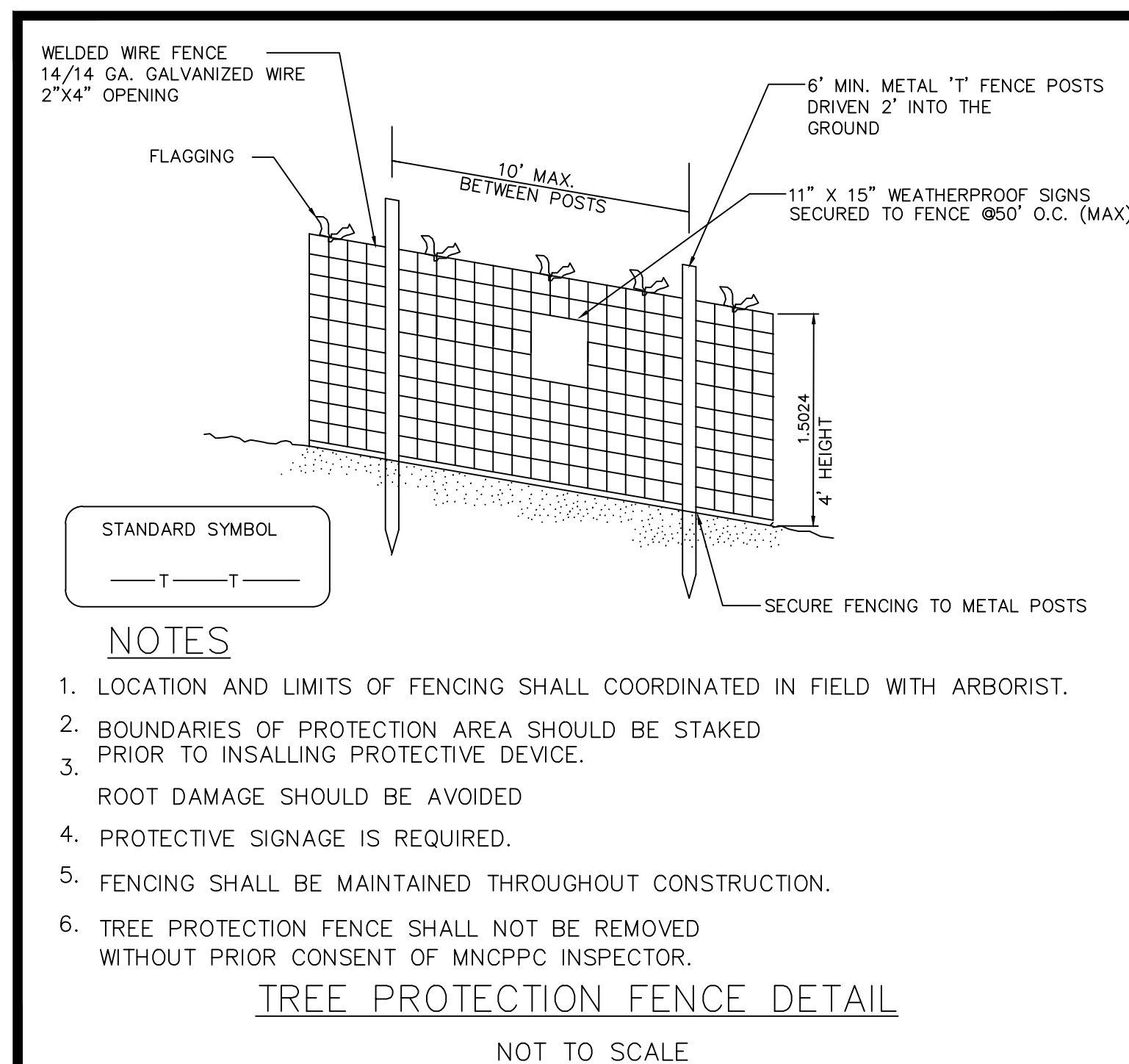
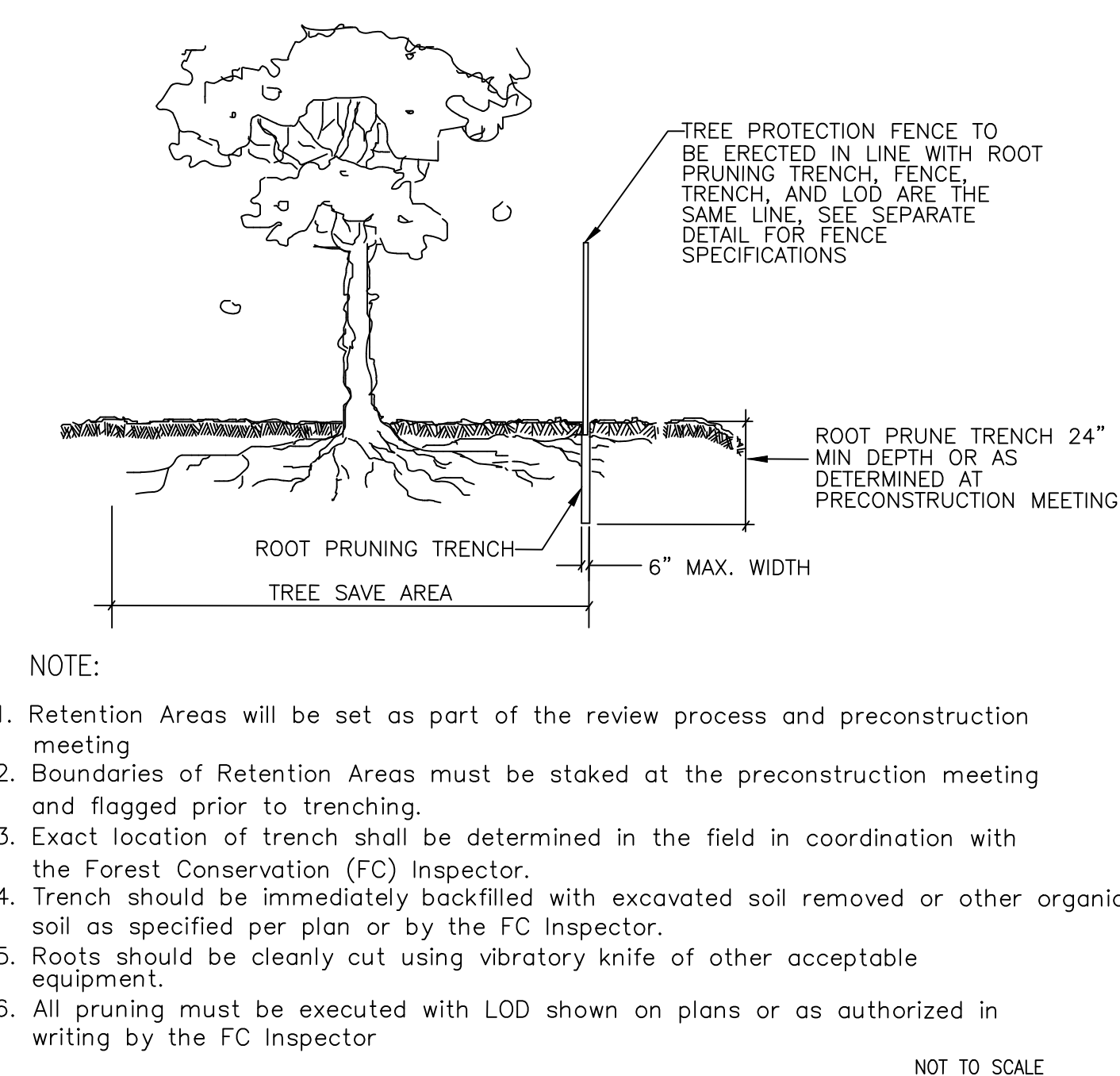
* ONLY PROVIDE QUICK CRETE AS REQUIRED BY INSPECTOR. INSTALL BOLLARD SO AS TO MINIMIZE ROOT IMPACTS.

FOREST RETENTION AREA SIGNAGE



STRESS REDUCTION MEASURE

ROOT PRUNING



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.

DATE: MICHAEL A. NORTON
MONTGOMERY COUNTY
MONTGOMERY COUNTY
ISA CERTIFIED ARBORIST: MA-47244
LTC 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.

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TEL: 240.777.6053 FAX: 240.777.6003

ARCHITECT:

HG
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

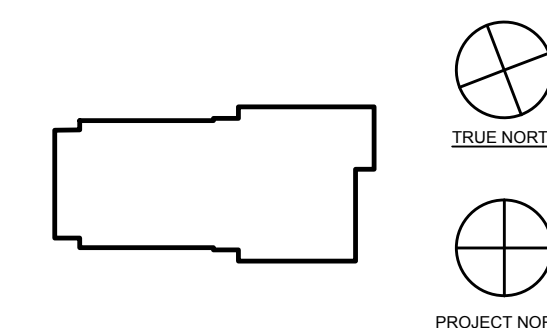
PROJECT:
CLARKSBURG FIRE STATION #35
23420 FREDERICK ROAD
CLARKSBURG, MARYLAND

SEAL

NO.	ISSUE DESCRIPTION	DATE

DRAWN BY: JEB
CHECKED BY: JLF

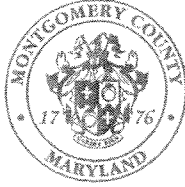
KEY PLAN



SHEET TITLE AMENDED FINAL FOREST CONSERVATION PLAN

SHEET NUMBER

L-1.3



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

May 10, 2016

Mr. Michael Kay
Montgomery County Dept. of General Services
101 Monroe Street, 11th Floor
Rockville, Maryland 20850

Re: Preliminary/Final Water Quality Plan
Reconfirmation for Clarksburg Fire Station #35
SWM Concept #239636


Dear Mr. Kay:

Your request for a stormwater management reconfirmation for the above site has been evaluated. The original approved Preliminary/Final Water Quality Plan dated 7/29/2011 is hereby reconfirmed. Please adhere to all conditions required as part of that approval.

This reconfirmation includes a reduction in impervious area and no change in the stormwater management design (micro biofilters and a structural filter to treat the fueling area before outfalling to a micro biofilter).

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

Sincerely,



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

Cc: C. Conlon
SM File #: 239636

ESD Acres: 4.04
Structural Acres: 0.20
Waived Acres: 0





DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid
Director

July 29, 2011

Mr. Jason Evens
VIKA, Inc.
20251 Century Boulevard, Suite 400
Germantown, Maryland 20874

Re: **Preliminary/Final Water Quality Plan**
for Clarksburg Fire Station #35
SM File #: 239636
Tract Size/Zone: 4.04 acres/R-200
Watershed: Little Seneca Creek

SPECIAL PROTECTION AREA

Dear Mr. Evens:

Based on a review by the Department of Permitting Services, the Preliminary/Final Water Quality Plan (P/FWQP) for the above mentioned site is conditionally approved. This approval is for the elements of the Final Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream buffer encroachments.

Site Description: The proposal is for the construction of a fire station and the associated infrastructure on a 4 acre property located on MD Route 355. This is located within the portion of the Little Seneca Creek watershed which is in the Clarksburg Special Protection Area.

Stormwater Management: Stormwater management and recharge will be provided on-site via five enhanced biofilters and a structural filter to treat the fueling area prior to outfalling to a biofilter.

Sediment Control: Redundant sediment controls are to be used throughout the site. The use of sediment traps with forebays that provide 130% of the normally required storage volume is acceptable for larger disturbed areas. Silt fence alone will not be allowed as a perimeter control. The use of super silt fence will be acceptable for small areas of disturbance.

Performance Goals: The performance goals that were established at the pre-application meeting still apply. The performance goals are as follows:

1. Minimize storm flow run off increases.
2. Minimize sediment loading.
3. Maximize groundwater recharge.



Jason Evens
July 29, 2011
Page 2

4. Control toxic substances on site.

Monitoring: The monitoring must be in accordance with the BMP monitoring protocols which have been established by the Department of Permitting Services (DPS) and Department of Environmental Protection (DEP). The monitoring requirements are described in the "Attachment to the Final Water Quality Plan" memorandum by DEP and included with this Final Water Quality Plan approval letter.

Prior to the start of any monitoring activity, a meeting is to be held on site with DEP, DPS, and those responsible for conducting the monitoring to establish the monitoring parameters.

Conditions of Approval: The following items will need to be addressed during the detailed sediment control/stormwater management plan stage. This list may not be all inclusive and may change based on available information at the time of the subsequent plan reviews:

1. Provide documentation that SHA will allow the proposed storm drain connection in the MD Route 355 right-of-way. Additionally, any required frontage improvements including sidewalks or pavement widening will need to address stormwater management/Environmental Site Design.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. Provide larger curb openings to spread flows as runoff enters the bioretention structures.
4. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.

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

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended Water Quality Plan requirements.

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

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

Jason Evens
July 29, 2011
Page 3

cc: C. Conlon (MNCPPC-DR)
M. Pfefferle (MNCPPC-ED)
D. Jordahl (MCDEP)
L. Galanko
SM File # 239638

Qn: on-site 4.04 ac
Qt: on-site 4.04 ac
Recharge Provided



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert G. Hoyt
Director

**Attachment to the Final Water Quality Plan for Clarksburg Fire Station
Description of BMP Monitoring Requirements**

SM: #239636

Date: July 25, 2011

This letter is issued by the Department of Environmental Protection (DEP) in conjunction with the Department of Permitting Services (DPS). The purpose of this attachment is to define project monitoring requirements and to provide guidelines or expectations for quality assurance and control (QA/QC), data analysis, reporting, and record keeping. Monitoring is to be completed according to DEP Best Management Practice (BMP) Monitoring Protocols or methods and protocols approved by DEP. DEP BMP Monitoring protocols are available at

(<http://www.montgomerycountymd.gov/content/dep/downloads/bmpprotocols.pdf>)

Some supplemental requirements and specificity addressing the standard monitoring requirements and procedures contained in the BMP monitoring protocols will be required.

Consistent methods will be used so that results and conclusions are defensible and can be compared with other Special Protection Area (SPA) BMP monitoring projects. Monitoring efforts and reports must employ scientific approaches in an attempt to determine effectiveness of BMPs and Environmental Site Design (ESD) at mitigating impacts associated with land development. Monitoring results and reports will demonstrate achievement of the project performance goals defined in the approval letter. Thorough and careful analyses of data are required. Methods and assumptions must be detailed. Annual reports must adhere to the specific format required by DEP and contain all required components in sequential order which is detailed in the SPA BMP Monitoring Report Checklist that is available online at:

(<http://www.montgomerycountymd.gov/content/dep/downloads/bmpchecklist.pdf>)

Prior to initiation of monitoring, consultants must contact DEP and DPS to review monitoring locations, procedures, and requirements. Careful coordination between the applicant, monitoring consultant, DEP and DPS is required to produce meaningful data and results.

Questions on the monitoring requirements and procedures may be directed to the following personnel:

Dave Jordahl (dave.jordahl@montgomerycountymd.gov); DEP contact
Leo Galanko (leo.galanko@montgomerycountymd.gov); DPS contact

Monitoring Requirements

Pre-Construction Monitoring requirements
None required.

During-Construction Monitoring requirements

- 1.) Total suspended solids (TSS) will be monitored at both inlets entering into the settling basin and at the outlet during at least one storm event on a monthly basis. A minimum of three TSS grab samples will be collected at the three specified locations during each storm event that is being monitored. Storms monitored should have at least one half inch of rainfall in a 24 hour period to be counted towards this requirement. Should there be a month where the minimal amount of precipitation and intensity does not occur that should be noted in the quarterly progress report. Samples should be collected within 24 hours after the storm. The storms during which the data was collected should also be characterized for duration and total rainfall. Storm frequency (return interval) should be reported as described in Technical Paper #40 of USDOC Weather Bureau. Results should be examined to determine the efficiency of the structure and percent removal of TSS.
- 2.) Monitoring of the area between the outfall of sediment basin and the receiving stream will require a photographic monitoring station with reports submitted quarterly to determine the stability of the area below the outfall. Photos should be taken from the same location, height, and aspect, to facilitate temporal comparison. An object of known size should be included with each shot to provide a frame of reference.

Post-Construction Monitoring requirements
None required.

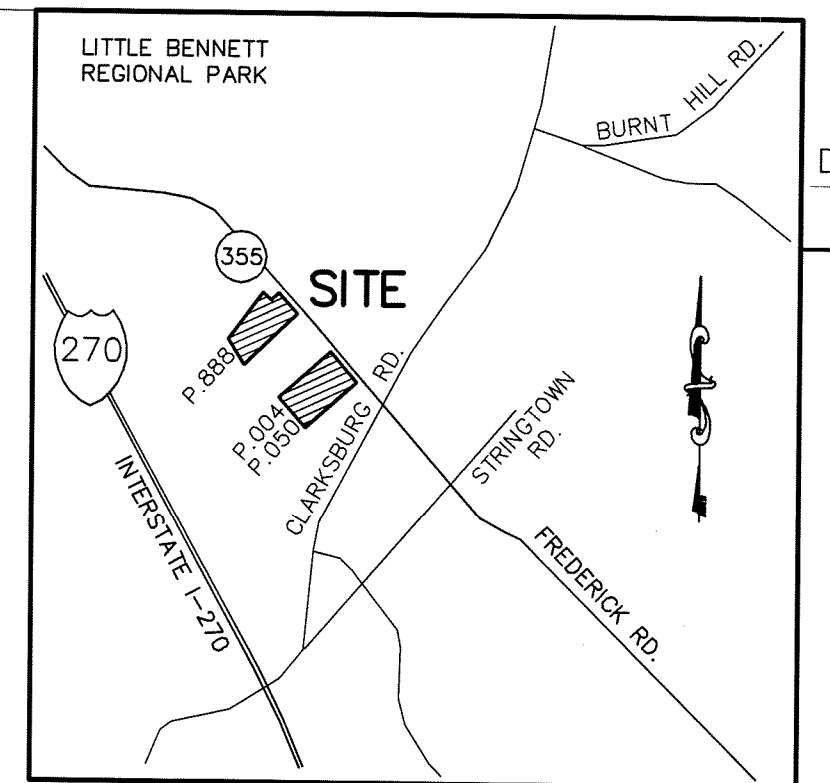
Reporting Requirements

- 1.) Quarterly progress reports are due by the 15th of the month following the end of each quarter. The progress reports must follow the format that is provided by DEP.
- 2.) An annual report is due by December 1 of each year of monitoring. Reports must adhere to the guidelines provided in SPA BMP Monitoring Report Checklist (<http://www.montgomerycountymd.gov/content/dep/downloads/bmpchecklist.pdf>). SPA BMP monitoring reports are to be delivered with data in an electronic format to DEP and DPS. Questions on the report content should be made to the specific DEP or DPS staff assigned to this project as the report is being prepared. All information provided to DEP will become public information that DEP may freely copy and distribute. No disclaimers regarding propriety rights should appear anywhere in the reports.

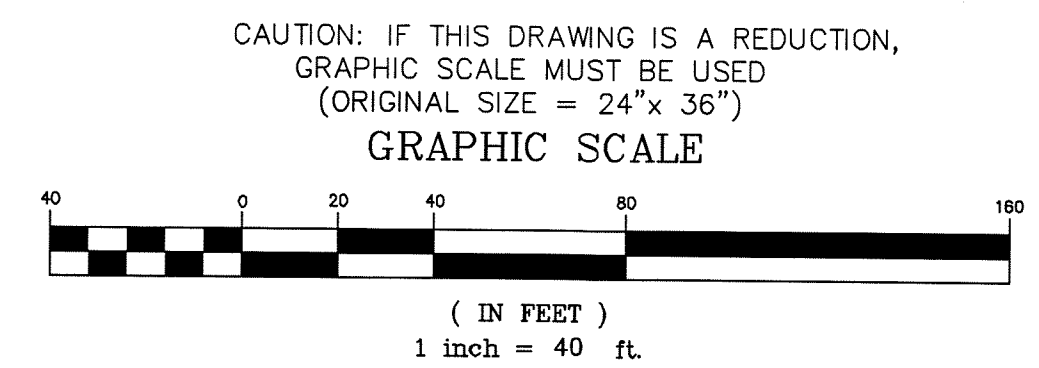
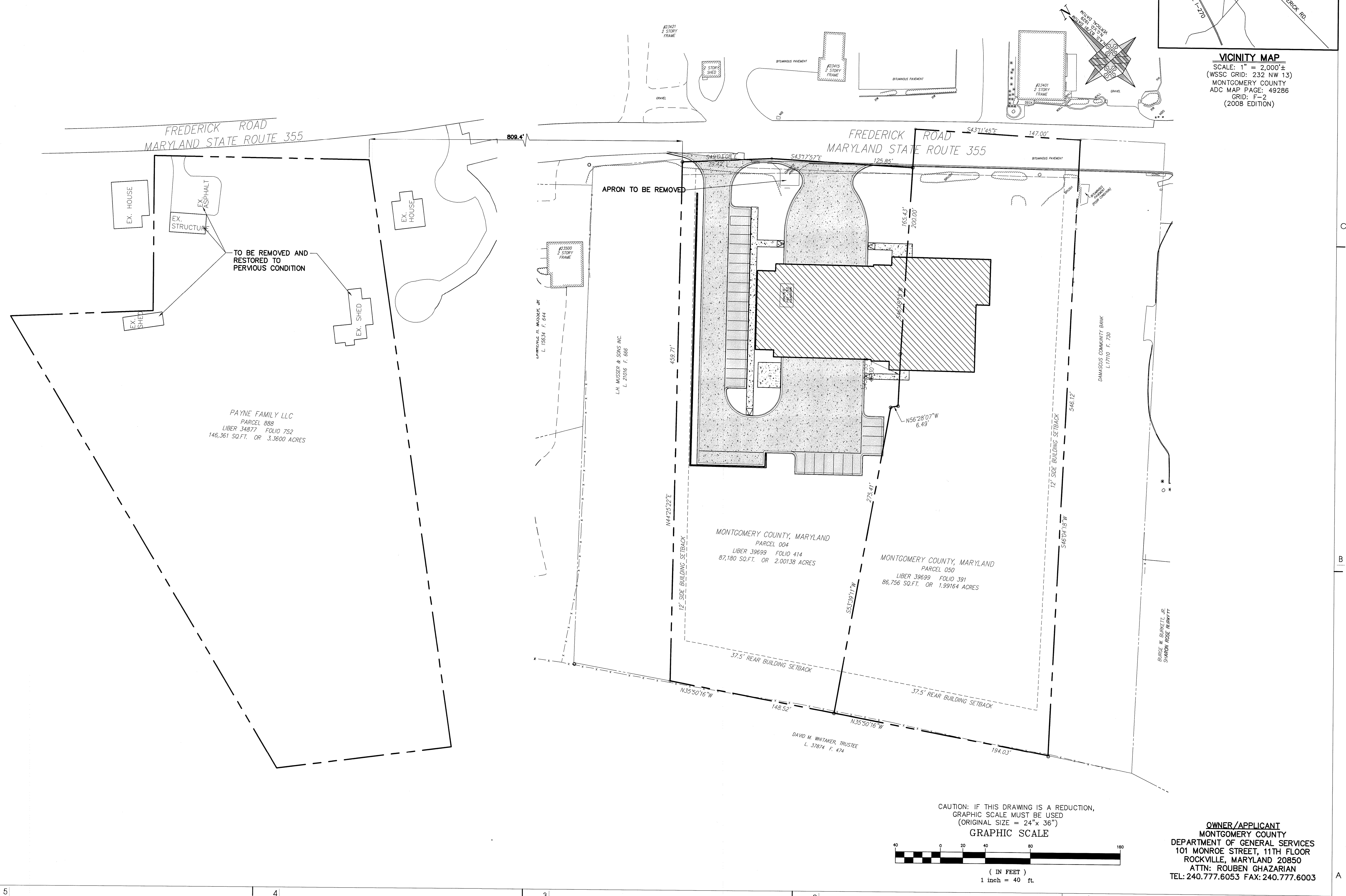
ATTACHMENT E

SITE IMPERVIOUS DATA	
SITE IMPERVIOUS AREA:	17,295 sq.ft.
BUILDING FOOTPRINT:	21,918 sq.ft.
DRIVEWAY:	5,107 sq.ft.
PARKING AREAS:	2,263 sq.ft.
SIDEWALK:	
TOTAL IMPERVIOUS AREA:	46,483 sq.ft.
LAND TRACT AREA: (P004, P050, P888)	315,877 sq.ft.
PERCENTAGE OF IMPERVIOUS:	14.72%

- NOTES:
1. PROPERTIES ARE LOCATED WITHIN THE TEN MILE CREEK SPECIAL PROTECTION AREA AND CLARKSBURG EAST ENVIRONMENTAL OVERLAY ZONE
 2. THE PROPERTY FALLS IN THE LITTLE SENECA CREEK - TEN MILE CREEK WATERSHED.
 3. THE EXISTING CONCRETE APRON ON THE PROPOSED FIRE STATION SITE WILL BE REMOVED.
 4. EXISTING PAVEMENT ALONG FREDERICK ROAD (MD 355) THAT IS ON THE PROPERTY IS NOT INCLUDED IN THE IMPERVIOUS SURFACE CALCULATIONS AS REFERENCED IN THE CLARKSBURG EAST OVERLAY ZONE (SECTION 4.9.4 (B)(4)) THAT EXEMPTS THIS ROAD. THIS SAME SECTION OF LAND THAT IS EXCLUDED FROM THE IMPERVIOUS SURFACE CALCULATIONS IS ALSO EXCLUDED FOR THE TOTAL LAND AREA. TOTAL LAND BE EXCLUDED 4,420 sf.
 5. ALL EXISTING IMPERVIOUS SURFACES ON PARCEL 888 ARE TO BE REMOVED AND THE AREAS WILL BE RESTORED TO A PERVIOUS CONDITION.



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



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
 703.487.6600

CONSULTANT:

ADTEK
 CIVIL, STRUCTURAL AND SPECIALTY ENGINEERING
 Patrick East Business Center
 97 Monocacy Blvd., Unit H
 Frederick, Maryland 21701
 Phone: 301-662-4408 Fax: 301-662-7484
 www.adtekengeers.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 WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 10000. EXPIRATION DATE: 31 JUNE 2017.

NO.	ISSUE DESCRIPTION	DATE

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

KEY PLAN

TRUE NORTH
 PROJECT NORTH

SHEET TITLE
SITE IMPERVIOUS AREA PLAN

SHEET NUMBER
C-0C