



Preliminary/Final Water Quality Plan Amendment 220061410 and Preliminary/Final Forest Conservation Plan SC2017003
 Islamic Society of the Washington Area

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Staff Report Date: 2/23/17

Description

A. Islamic Society of the Washington Area, Preliminary/Final Water Quality Plan Amendment No. 220061410: A request to add 31,193 square feet of impervious surfaces to construct a parking lot addition; located at 2701 Briggs Chaney Road, on the south side of Briggs Chaney Road, approximately 1,200 feet west of the intersection with Old Columbia Pike; 5.28 acres; R-200 zone; Upper Paint Branch Overlay Zone; Upper Paint Branch Special Protection Area; 1997 Fairland Master Plan.

Staff recommendation: Approval with conditions

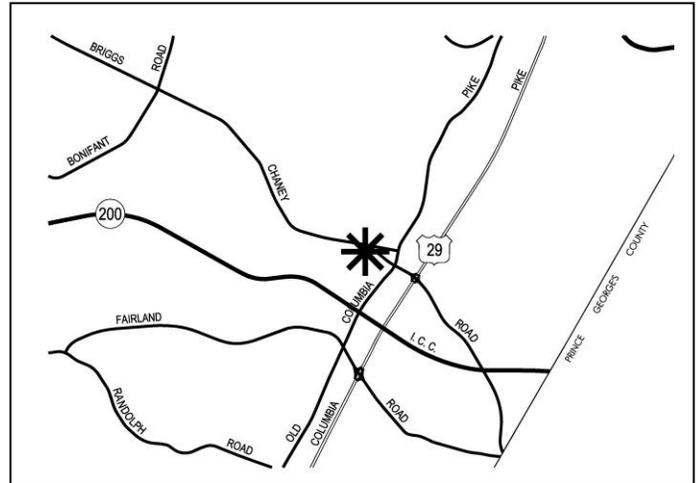
B. Preliminary/Final Forest Conservation Plan No. SC2017003: A request to add 31,193 square feet of impervious surfaces to construct a parking lot addition; located at 2701 Briggs Chaney Road, on the south side of Briggs Chaney Road, approximately 1,200 feet west of the intersection with Old Columbia Pike; 5.28 acres; R-200 zone; Upper Paint Branch Overlay Zone; Upper Paint Branch Special Protection Area; 1997 Fairland Master Plan.

Staff recommendation: Approval with conditions

Applicant: Islamic Society of the Washington Area

Submittal Date: August 31, 2016

Review Basis: Chapter 19, Chapter 59, and Chapter 22A



Summary

- The Application requests an amendment to the approved Preliminary/Final Water Quality Plan No. 220061410 and approval of a Preliminary/Final Forest Conservation Plan SC2017003 to construct an additional parking lot to serve the existing religious institution located in the Upper Paint Branch Special Protection Area and the Upper Paint Branch Overlay Zone. The Applicant will mitigate for impervious surfaces in excess of the 10 percent limit by removing existing impervious surfaces from an offsite location within the Upper Paint Branch Overlay Zone.
- The Application is subject to a settlement agreement for a water quality plan violation. This regulatory action brings the subject property into compliance with the water quality and forest conservation laws.

RECOMMENDATIONS AND CONDITIONS

- A. PRELIMINARY/FINAL WATER QUALITY PLAN AMENDMENT NO. 220061410:** Staff recommends approval, with the addition of the following new conditions. All original conditions of approval from Preliminary/Final Water Quality Plan No. 220061410 remain valid, unchanged, and in full force and effect, except as modified herein.
1. Impervious surfaces are limited to no more than 24 percent of the subject property within the SPA as shown on the Impervious Surface Plan Portion of the Preliminary/Final Water Quality Plan.
 2. Prior to any demolition, clearing or grading, the Applicant must enter into a revised agreement with the Planning Board to limit impervious surfaces to no more than 24 percent on the subject property and demonstrate conformance to the impervious surface limits.
 3. The Applicant must conform to the conditions as stated in the Montgomery County Department of Permitting Services (“MCDPS”) Preliminary/Final Water Quality Plan for the Islamic Society of the Washington Area letter dated August 8, 2016, unless otherwise amended by MCDPS provided the amendments do not conflict with other conditions of the approval.
- B. PRELIMINARY/FINAL FOREST CONSERVATION PLAN NO. SC2017003:** Staff recommends approval, subject to the following conditions:
1. Prior to issuance of the sediment control permit by MCDPS, and at the direction of the M-NCPPC forest conservation inspector, the Applicant must install permanent split rail fencing or equivalent acceptable to M-NCPPC Staff, along the conservation easement boundary where it abuts the onsite parking lot as shown on the approved Preliminary/Final Forest Conservation Plan.
 2. Prior to issuance of the sediment control permit by MCDPS, and at the direction of the M-NCPPC forest conservation inspector, the Applicant must install permanent conservation easement signage along the perimeter of the Category I Conservation Easement except where it abuts existing Category I conservation easement, or as determined by the M-NCPPC forest conservation inspector. Signs must be installed a maximum of 100 feet apart with additional signs installed where the easement changes direction.
 3. The Final Sediment Control Plan must depict the limits of disturbance (LOD) consistent with the LOD on the approved Preliminary/Final Forest Conservation Plan.
 4. The Applicant must comply with all tree protection and tree save measures shown on the approved Preliminary/Final Forest Conservation Plan. Tree save measures not specified on the approved Preliminary/Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector.

SITE LOCATION AND PROJECT DESCRIPTION

The property is a 5.28-acre parcel, located at 12700 Briggs Chaney Road, on the south side of Briggs Chaney Road approximately 1,200 feet west of Old Columbia Pike (“Property” or “Subject Property”) (Figure 1). The Property is zoned R-200, located in the *Fairland Master Plan* (“Master Plan”), and identified as Parcel P220 on Tax Map KR342.



Figure 1 - Vicinity Map

The Subject Property is currently improved with a structure that is used as a religious institution, a parking lot located behind the structure, and a private access driveway from Briggs Chaney Road (Figure 2). The remainder of the Property is undeveloped with existing forest and tree cover. The Property is in the Upper Paint Branch watershed, which is classified by the State of Maryland as Use Class III waters. It is also located within the Upper Paint Branch Special Protection Area (SPA) and the Upper Paint Branch Overlay Zone, where impervious surface for new development is limited to eight percent. An intermittent stream flows in a westerly direction through the southern portion of the Property. The stream system includes wetlands along the banks of the stream, and an associated stream buffer. There are approximately two acres of forest and additional tree cover on the Property, and there are several large trees located throughout the site. All of the forest and the entire stream buffer are protected within an existing Category I conservation easement.



Figure 2 – Aerial Map

PREVIOUS APPROVALS

A Minor Subdivision Record Plat and Special Protection Area Preliminary/Final Water Quality Plan for the Property were approved by the Montgomery County Planning Board in October 2006. The approval of the Water Quality Plan included a condition that the Islamic Society of the Washington Area (“Applicant”) enter into an agreement with the Planning Board to limit impervious surfaces to no more than 10 percent, the limit set by the Upper Paint Branch Environmental Overlay Zone at the time of the approval. The approval also required a Category I conservation easement over the stream buffer area and some tree planting within the conservation easement. The Property received an exemption from submitting a forest conservation plan at the time of this approval (42006029E).

CURRENT APPLICATION

Proposal

The applicant, Islamic Society of the Washington Area has requested approval for a Preliminary/Final Water Quality Plan Amendment and a new Preliminary/Final Forest Conservation Plan (“Application”).

The Islamic Society of the Washington Area currently operates out of the existing building on the Property. The existing parking lot is not adequate to meet their needs as expressed by both members of the Applicant's congregation and the surrounding community as well as evidenced by the parking that has occurred on unpaved surfaces outside of the current designated parking lot. The Application does not qualify for a forest conservation plan exemption, including the previously approved exemption under Section 22A-5(t) because the modification increases the developed area by more than 50 percent.

Preliminary/Final Water Quality Plan Amendment 220061410

The Application proposes to expand the existing parking lot to include an additional 100 spaces and reconfigure the walkways around the parking lot, requiring the addition of 31,193 square feet of impervious surface on the Property. The proposed additional impervious surface would result in a total of 54,193 square feet of impervious surface, or 23.6 percent of the 5.28-acre Property, as shown on the Impervious Surface Exhibit (Attachment A). The Applicant proposes to mitigate for the additional impervious surface at an offsite location within the same watershed by contributing to the acquisition and restoration of a developed property, including the removal of existing impervious surfaces equal to the amount of impervious surfaces being added to the Subject Property. The mitigation site is recently acquired M-NCPPC parkland located in the Upper Paint Branch Special Protection Area and the Upper Paint Branch Overlay Zone. The park site will be completely restored, planted, and maintained as a conservation park. Approval of the amended Water Quality Plan, as conditioned, would result in a new Impervious Surface Agreement between the Applicant and the Planning Board, limiting impervious surfaces on the Subject Property to 24 percent.

Preliminary/Final Forest Conservation Plan SC2017003

A Preliminary/Final Forest Conservation Plan was submitted for review on August 31, 2016 (Attachment B). The Subject Property contains approximately 2.1 acres of existing forest that is protected along with the onsite stream, wetlands and stream buffer, by an existing Category I conservation easement. There is no disturbance proposed within the forest and there is no forest planting required to expand the parking facility for this Application. Approval of the Forest Conservation Plan, as conditioned, will require that a fence be erected along the northern perimeter of the conservation easement where it abuts the proposed parking lot. In addition, signs identifying the limits of the conservation easement will be installed along the perimeter of the conservation easement, with the exception of the eastern side where it abuts an existing, offsite conservation easement.

ANALYSIS AND FINDINGS

1. *The Application satisfies all the applicable requirements of the Montgomery County Code Chapter 19 for Water Quality Reviews in Special Protection Areas and Montgomery County Code Chapter 59 for the Upper Paint Branch Overlay Zone.*

Special Protection Area Preliminary/Final Water Quality Plan

As part of the requirements of the Special Protection Area Law, a Special Protection Area Water Quality Plan must be reviewed in conjunction with this project's request for a sediment control permit. Under the provision of the law, MCDPS, the Planning Board, and the Montgomery County Department of Environmental Protection (MCDEP) have different responsibilities in the review of a Water Quality Plan. MCDEP may require payment by the Applicant for the Special Protection Area monitoring and/or Best Management Practices monitoring fees. MCDPS has reviewed and conditionally approved the elements of the Preliminary/Final Water Quality Plan under its purview as outlined in a letter dated August 8, 2016 (Attachment C). As part of this Application, the Planning

Board's responsibility is to determine if stream buffer protection, SPA forest conservation and planting requirements, and site imperviousness limits have been satisfied.

Planning Board Special Protection Area Review Elements

Stream Buffer Protection

Approximately 1.5 acres of the Property is located within the stream buffer, which includes an existing onsite stream and associated wetlands. The entire stream buffer is protected in an existing Category I conservation easement.

Forest Conservation and Planting Requirements

This Property meets all applicable requirements of Chapter 22A of the County Code. All of the existing forest on the Property is protected in a Category I conservation easement. The stream buffer is currently vegetated with tree and forest cover, and there are no additional forest planting requirements.

Imperviousness

Impervious surface restrictions for development projects in the Upper Paint Branch Special Protection Area (SPA) are set forth in the Overlay Zone for the Upper Paint Branch SPA. As per Chapter 59, Section 4.9.18, the imperviousness for the Application may not exceed 8.0 percent. This Property originally obtained approval of a Preliminary/Final Water Quality Plan in 2006 when the impervious surface limit was 10.0 percent. At that time, the Applicant entered into an Impervious Surface Agreement with the Planning Board limiting their impervious surfaces to 10.0 percent. As previously mentioned, the parking provided under that original approval has proved to be inadequate to meet the needs of the congregation and parking was occurring outside of the previously approved impervious areas. This Application proposes to amend the Preliminary/Final Water Quality Plan to allow the construction of an additional parking lot, requiring 31,193 square feet of additional impervious surfaces on the Property to alleviate the existing parking shortage. The Application results in a total of 54,193 square feet of impervious surface, or 23.6 percent of the 5.28-acre Property.

The Applicant will enter into a new Impervious Surface Agreement with the Planning Board limiting their impervious surfaces to 24.0 percent. The Applicant proposes mitigation for the additional onsite impervious surfaces by removing an equal amount of impervious surface from another property located within the Upper Paint Branch SPA and Overlay Zone. This mitigation approach is similar to what has been allowed for other institutional uses such as Montgomery County Public Schools.

Montgomery County Department of Permitting Service Special Protection Area Review Elements

MCDPS has reviewed and conditionally approved the elements of the SPA Final Water Quality Plan under its purview (Attachment C). These elements include site performance goals, stormwater management, sediment and erosion control, and monitoring of Best Management Practices.

- **Site Performance Goals**
As part of the Water Quality Plan, the following performance goals were established for the site: minimize storm flow runoff increases and sediment loading.
- **Stormwater Management Concept**
The approved stormwater management concept plan utilizes pervious pavement to meet required stormwater management goals for the parking lot addition.

- Sediment and Erosion Control

A detailed sediment control plan must be submitted and the existing infiltration trench on site must be protected from sediment contamination during construction.

Staff finds that the Preliminary/Final Water Quality Plan as amended satisfactorily protects the stream buffer on the Property, satisfies the SPA forest conservation and planting requirements, and meets the imperviousness limits established in the Upper Paint Branch SPA.

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

Forest Conservation

Natural Resource Inventory/Forest Stand Delineation

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) 420161200 was approved for the Property on April 26, 2016. The NRI/FSD identifies the environmental features and forest resources on the Property. A stream, wetlands, and associated stream buffer lie in the southern portion of the Property. The approximately 1.5-acre stream buffer includes some forest and tree cover. The stream buffer and all of the forest is protected in an existing Category I conservation easement. There are sixteen trees greater than or equal to 24" Diameter at Breast Height (DBH), four of which are 30" DBH and greater.

Preliminary/Final Forest Conservation Plan

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law. A Forest Conservation Plan (FCP) (Attachment B) was submitted as required with the review process for a sediment control permit. There are approximately 2.0 acres of forest on the Property currently protected in a Category I conservation easement. The Application proposes to retain all of the forest and there are no impacts proposed to any trees 24" DBH and greater, therefore, no tree variance is required. The Applicant will install permanent fencing along the northern limit of the conservation easement where it abuts the proposed parking lot and permanent signs along the southern and western limits of the easement. The eastern side of the conservation easement is adjacent to an offsite conservation easement.

CONCLUSION

The proposed Preliminary/Final Water Quality Plan Amendment and Preliminary/Final Forest Conservation Plan meet all requirements established in the Montgomery County Code. Therefore, approval of the Applications with the conditions specified herein is recommended.

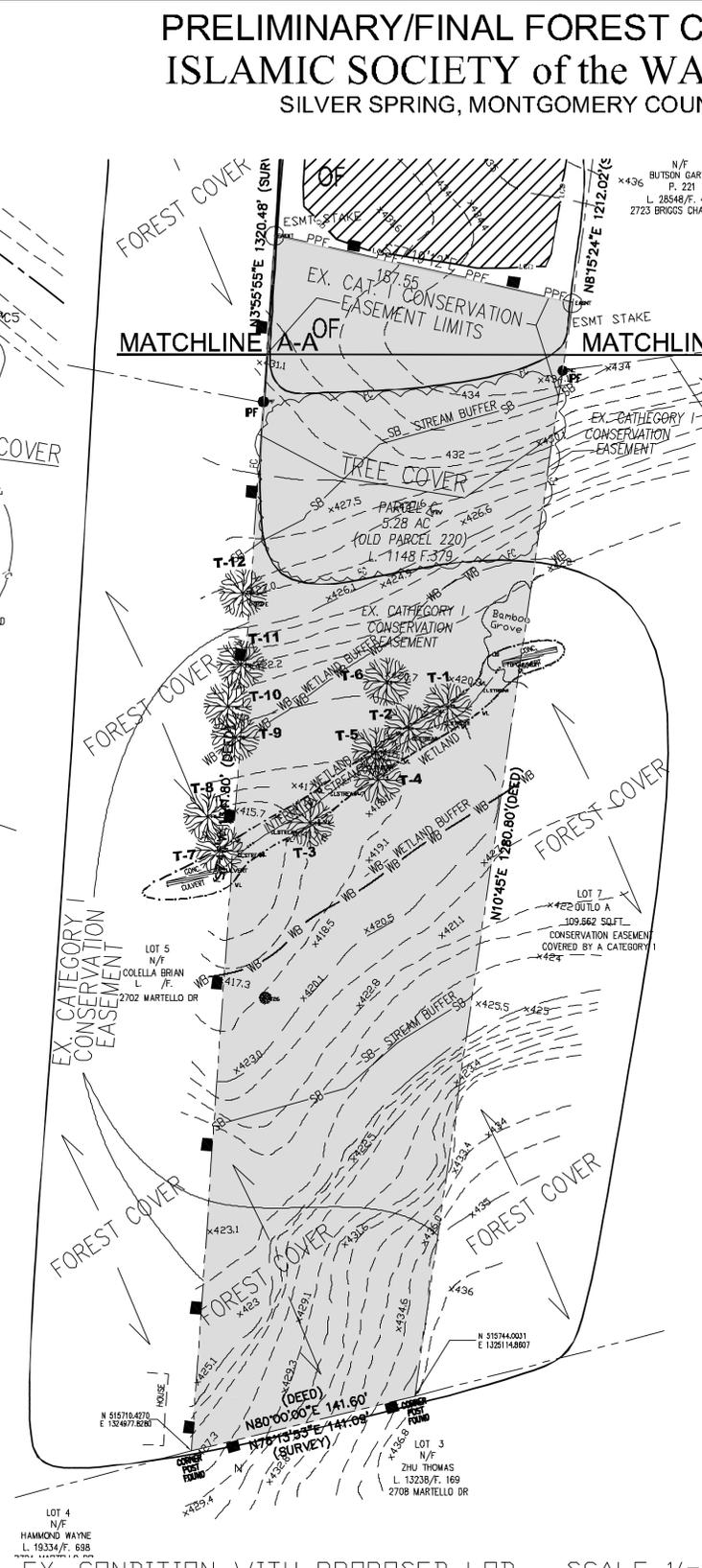
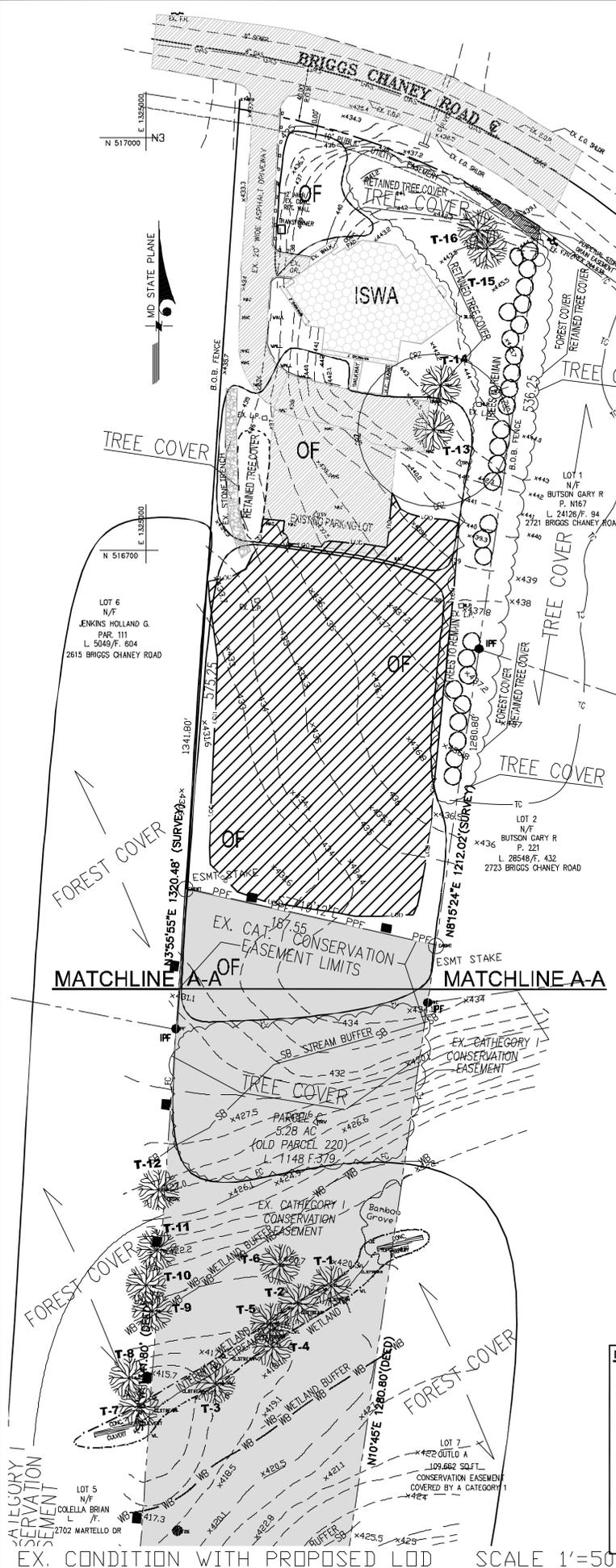
ATTACHMENTS

Attachment A – Impervious Surface Exhibit – Preliminary/Final WQP Amendment

Attachment B – Preliminary/Final Forest Conservation Plan

Attachment C – MCDPS Preliminary/Final WQP Approval Memo, August 8, 2016

PRELIMINARY/FINAL FOREST CONSERVATION PLAN
 ISLAMIC SOCIETY of the WASHINGTON AREA
 SILVER SPRING, MONTGOMERY COUNTY, MARYLAND



EX. CONDITION WITH PROPOSED LOD SCALE 1' = 50'

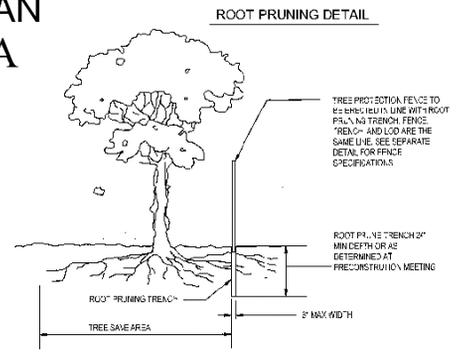
DEVELOPER'S CERTIFICATE
 The undersigned agrees to execute all the features of approved Final Forest Conservation Plan No. _____ including financial bonding, forest planting, maintenance, and all other applicable agreements.

ISLAMIC SOCIETY OF THE WASHINGTON AREA
 Developer's Name: _____
 Contact Person or Owner: **SHIFK HOUSSEIN**
 Address: **2701 BRIGGS CHANEY ROAD S.S. MD 20905**
 Phone and Email: **(301) 879-0930 ICFC@HOTMAIL.COM**
 Signature: _____

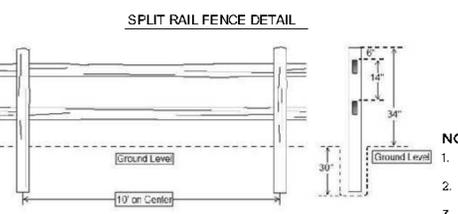
LANDSCAPE ARCHITECT'S CERTIFICATION
 THE UNDERSIGNED LICENSED PROFESSIONAL LANDSCAPE ARCHITECT CERTIFIES THAT THE DRAWINGS HEREON CONFORM TO THE STANDARDS OF THE ZONE. THE DRAWINGS ARE CONSISTENT WITH THE DATA TABLE PROVIDED. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

PRINT NAME: **SCOTT R. WOLFORD**
 MD LICENSE NUMBER: _____
 SIGNATURE: _____
 DATE: _____
 EXPIRATION DATE: _____

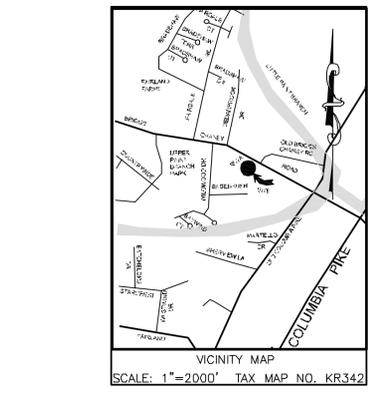
- PLAN LEGEND**
- EXISTING PAVING TO REMAIN
 - EXISTING BUILDING
 - EX. STONE FILL TRENCH
 - OPEN FIELD
 - EXISTING TREE COVER
 - EXISTING FOREST COVER
 - FOREST STAND BOUNDARY
 - WETLAND BOUNDARY
 - WB- WETLAND BUFFER
 - SPECIMEN TREE
 - SB- STREAM BUFFER
 - 5' OF STREAM
 - EXISTING FENCE
 - PROPERTY LINE
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EX. CATEGORY I CONSERVATION EASEMENT
 - EXISTING PROPERTY LINE
 - EXISTING CONTOUR
 - 355.0 PROPOSED CONTOUR
 - x355.0 PROPOSED ELEVATION
 - LOD - LOD LIMIT OF DISTURBANCE
 - SF - SF SILT FENCE
 - TP - TP TREE PROTECTION FENCE
 - CL - CL CHAIN LINK FENCE
 - CRZ CRITICAL ROOT ZONE
 - RETAINED TREE COVER
 - EX. STONE FILLED DITCH
 - GRUBBING AND CLEARING
 - PERMANENT SIGN
 - SUPER SILT FENCE
 - RP - RP ROOT PRUNING
 - PPF - PPF SPLIT RAIL FENCE



- NOTES:**
- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCT OF MEETING.
 - BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TRENCHING.
 - EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR.
 - TRENCH SHOULD BE IMMEDIATELY BACK-FILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR.
 - ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
 - ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.



- NOTES:**
- Practice may be combined with sediment control fencing.
 - Location and limits of fencing should be coordinated in field with arborist.
 - Boundaries of protection area should be staked prior to installing protective device.
 - Root damage should be avoided.
 - Protection signage is required.
 - Fencing shall be maintained throughout construction.



TREE #	COMMON NAME	SCIENTIFIC NAME	DB #	CONDITION RATING
1	RED MAPLE	ACER RUBRUM	3 STEMS 17' 23' 27"	GOOD
2	PIN OAK	QUERCUS PALUSTRIS	27'	GOOD
3	RED MAPLE	ACER RUBRUM	28'	GOOD
4	PIN OAK	QUERCUS PALUSTRIS	3 STEMS 18' 13' 18"	GOOD
5	RED MAPLE	ACER RUBRUM	3 STEMS 28' 28' 11"	GOOD
6	NORTHERN RED OAK	QUERCUS RUBRA	24'	GOOD
7	RED MAPLE	ACER RUBRUM	3 STEMS 12' 16' 14"	GOOD
8	RED MAPLE	ACER RUBRUM	2 STEMS 13' 27'	GOOD
9	RED MAPLE	ACER RUBRUM	2 STEMS 18' 21'	GOOD
10	NORTHERN RED OAK	QUERCUS RUBRA	25'	GOOD
11	NORTHERN RED OAK	QUERCUS RUBRA	28'	GOOD
12	EASTERN WHITE PINE	PINUS STROBUS	27'	GOOD
13	SCARLET OAK	QUERCUS COCCINEA	37'	GOOD
14	SCARLET OAK	QUERCUS COCCINEA	36'	GOOD
15	SCARLET OAK	QUERCUS COCCINEA	41'	GOOD
16	SCARLET OAK	QUERCUS COCCINEA	32'	GOOD

* SPECIMEN TREES

TREE PROTECTION NOTES:

- TREE PROTECTION FENCING SHALL BE INSTALLED AT THE CRZ OF THE IDENTIFIED TREE PRIOR TO CONSTRUCTION COMMENCEMENT.
- ALL EFFORTS WILL BE UNDERTAKEN TO MINIMIZE DISTURBANCE TO THE CRZ OF TREE 13, ROOT PRUNING WILL BE PERFORMED IN ACCORDANCE WITH THE DETAIL AT THE INTERFACE OF THE PROPOSED LOD WITH THE ROOT ZONE OF TREE 13.

PRELIMINARY/FINAL FOREST CONSERVATION PLAN
 ISLAMIC SOCIETY OF THE WASHINGTON AREA
 COMMUNITY CENTER
 HARDING SUBDIVISION PARCEL 'C' PLAT NO. 23630
 2701 BRIGGS CHANEY ROAD, SILVER SPRING, MARYLAND 20905

BAZIKIAN CIVIL, LLC.
 ENGINEERS
 P.O. BOX 100, SAINT MICHAELS, MD 21663
 TEL: (410) 745-9642
 INFO@BAZIKIAN.COM

LANDQUEST VENTURES, LLC.
 ENVIRONMENTAL SERVICES
 13487 EAGLE REST DRIVE, SUITE 1
 LEESBURG, VIRGINIA 20176
 (703) 268-9480 (257) 268-9480 (MOBILE)
 INFO@LANDQUEST.COM

ENGINEERING AND BASEMAP BY

DATE	REVISION
01/11/2017	
SCALE	
1"=50'	
DRAWN BY	
C.M.	
DRAWING #	
FILE #	
JOB #	

C-01

SHEET 1 OF 2

Sequence of Events for Properties Required to Comply with Forest Conservation Plans Exemptions from Submitting Forest Conservation Plans and Tree Save Plans

- Pre-Construction**
- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance. The property owner shall contact the Montgomery County Planning Department inspection staff before any land disturbing activities occur to verify the limits of disturbance and discuss tree protection and tree care measures. The property owner's representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist or Maryland licensed tree expert that will implement the tree protection measures, Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector must attend this pre-construction meeting.
 - No land disturbances shall begin before stress-reduction measures have been implemented. Appropriate stress-reduction measures may include, but are not limited to:
 - Root pruning
 - Crown reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration/mating
 Measures not specified on the plan may be required as determined by Forest Conservation Inspector in coordination with the property owner's arborist.
 - A Maryland Licensed tree expert, or an ISA certified arborist must perform all stress reduction measures. Implementation of the stress reduction measures must be observed by the Forest Conservation Inspector or written documentation must be sent to the Forest Conservation Inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The Forest Conservation Inspector will determine the exact method to convey the implementation of all stress reduction measures during the pre-construction meeting.
 - Temporary tree protection devices shall be installed per the approved Forest Conservation Plan, exemption from submitting a Forest Conservation Plan, or Tree Save Plan and prior to any land disturbance. Tree protection fencing location must be staked and flagged prior to the pre-construction meeting. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - Temporary protection devices must be maintained and installed by property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area is permitted. Tree protection must not be removed without prior approval of Forest Conservation Inspector.
 - Forest retention area signs must be installed as required by the Forest Conservation Inspector, or as shown on the approved plan.
 - Long-term protection devices must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.
- During-Construction**
- Periodic inspections by the Forest Conservation Inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the Forest Conservation Inspector, must be made within the timeframe established by the Forest Conservation Inspector.
 - The property owner must immediately notify the Forest Conservation Inspector of any damages to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions to restore these areas will be determined by the Forest Conservation Inspector and those corrective actions must be made within the timeframe established by the Forest Conservation Inspector.
- Post-Construction**
- After construction is completed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - 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 including trash removal
 - After final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
- Inspections**
- All field inspections must be requested by the applicant. Field inspections must be conducted as follows:
- Plans without planting Requirements**
- 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 and before release of the building permit.
 - 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 maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

Forest Conservation Data Table

Tract	Number of Acres		
Remaining agricultural land	5.28		
Road and Utility ROWs	0		
Total existing forest	2.09		
Forest retention	2.09		
Forest cleared	0		

Land use threshold	IDA	ARA, MDR, IDA, HDR, MFD, OR CIA
Land use category	IDA	PERCENT
Conservation threshold	20%	PERCENT
Afforestation threshold	15%	PERCENT

Stream(s)	Total channel length (ft)		Average buffer Width (ft)	
	Retained	Cleared	Planted	
Stream(s)	280 LF	21,000 FT		

Acres of forest in	Retained			Cleared			Planted					
	Wetlands	100-yr floodplains	Stream buffers	Priority areas	Wetlands	100-yr floodplains	Stream buffers	Priority areas	Wetlands	100-yr floodplains	Stream buffers	Priority areas
Wetlands	0.08	0	0	0	0	0	0	0	0	0	0	0
100-yr floodplains	0	0	0	0	0	0	0	0	0	0	0	0
Stream buffers	0.48	0	0	0	0	0	0	0	0	0	0	0
Priority areas	1.62	0	0	0	0	0	0	0	0	0	0	0

¹ Only Road or Utility ROWs not to be improved as part of development application.
² Information from FCI Land Use Categories & Thresholds document.
³ Measured from stream edge to buffer edge.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

A. Total tract area	5.28
B. Land dedication acres (parks, county facility, etc.)....	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)....	0.00
D. Area to remain in commercial agricultural production/use....	0.00
E. Other deductions (specify).....	0.00
F. Net tract area	= 5.28

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

	ARA	MDR	IDA	HDR	MFD	CIA	
	0	0	1	0	0	0	

G. Afforestation Threshold

H. Conservation Threshold

	15 % X F	=	0.79
	20 % X F	=	1.06

EXISTING FOREST COVER

I. Existing forest cover....	=	2.09
J. Area of forest above conservation threshold...	=	1.30
K. Area of forest above conservation threshold....	=	1.03

BREAK EVEN POINT:

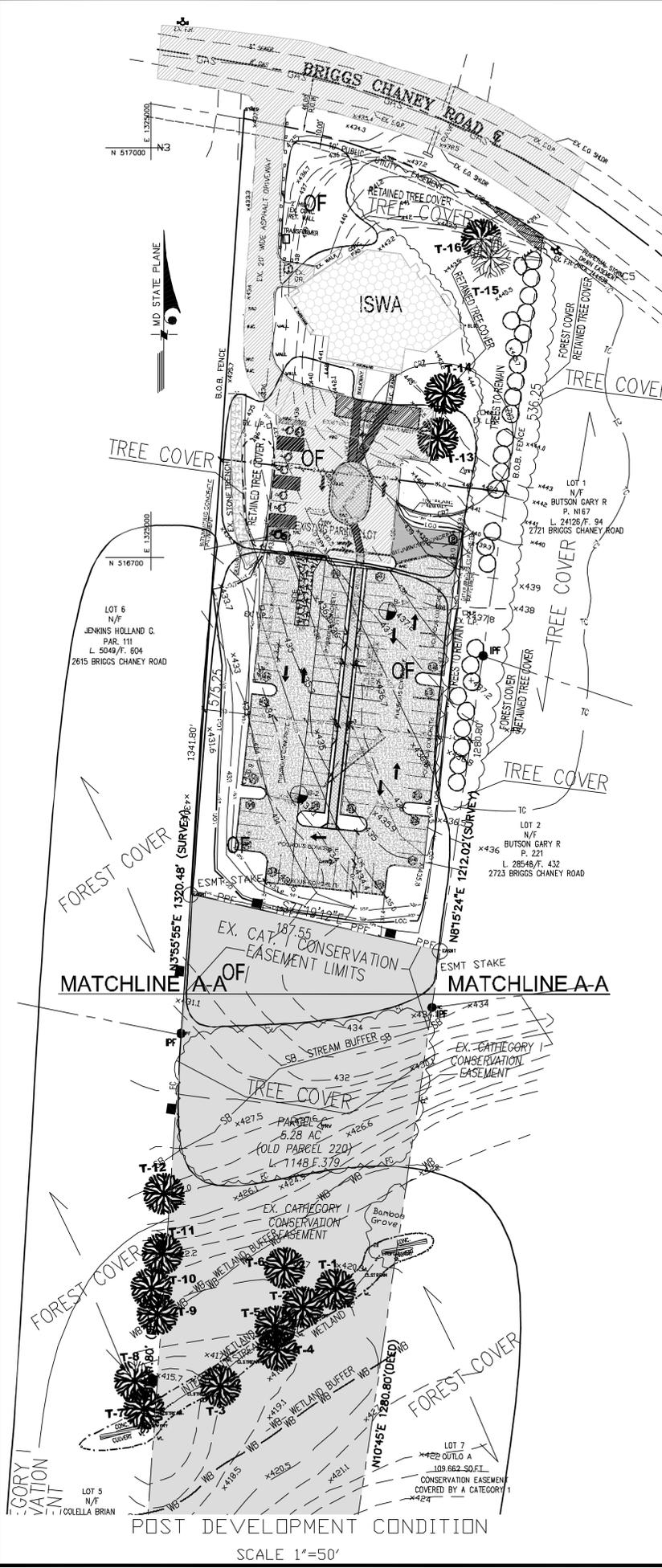
L. Forest retention above threshold with no mitigation....	=	1.26
M. Clearing permitted without mitigation....	=	0.83

PROPOSED FOREST CLEARING:

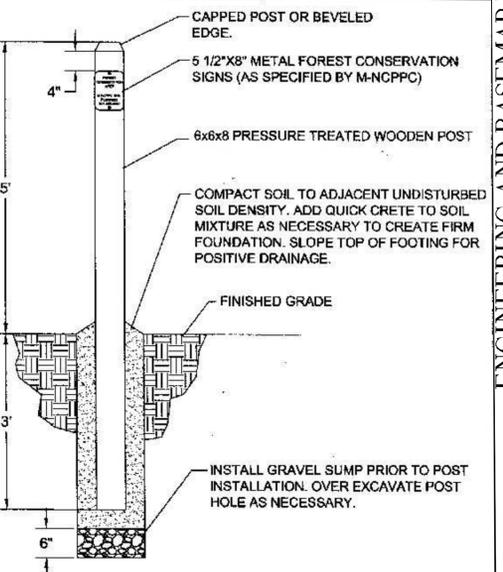
N. Total area of forest to be cleared	=	0.00
O. Total area of forest to be retained....	=	2.09

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold....	=	0.00
Q. Reforestation for clearing below conservation threshold....	=	0.00
R. Credit for retention above conservation threshold....	=	1.03
S. Total reforestation required....	=	0.00
T. Total afforestation required....	=	0.00
U. Credit for landscaping (may not exceed 20% of "S")....	=	0.00
V. Total reforestation and afforestation required....	=	0.00



PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE



NOTES:
 POST TO BE INSTALLED IN A VERTICALLY PLUMB POSITION.
 ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.
 ALL FASTENERS SHALL BE STAINLESS STEEL 1/2" IN LENGTH.
 ALL POSTS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AS SPECIFIED PER APPROVED FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTOR'S INSTRUCTIONS.

ATTENTION
 THIS SITE IS WITHIN THE ENVIRONMENTALLY SENSITIVE UPPER PAINT BRANCH SPECIAL PROTECTION AREA TO HELP PROTECT THE DELICATE AQUATIC HABITAT FROM THE IMPACTS OF LAND DEVELOPMENT THESE PLANS MUST BE STRICTLY ADHERED TO IF THERE IS A PROBLEM, CALL
LEO GALANKO AT TEL 240.777.6242
 AND THE MCDPS STAFF MEMBER WILL ASSIST YOU IN DEVELOPING A SOLUTION BEFORE STREAM IMPACTS OCCURE (REMEMBER THAT THE SITE IS WITHIN A SPECIAL PROTECTION AREA WHEN YOU CALL)
 "LET'S WORK TOGETHER TO KEEP IT CLEAN"
 ACKNOWLEDGED SHEKH HOUSEIN TEL 301.728.0648
 OWNER/DEVELOPER

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of approved Final Forest Conservation Plan No. _____ including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: ISLAMIC SOCIETY OF THE WASHINGTON AREA
 Printed company name

Contact Person or Owner: SHEKH HOUSEIN
 Printed Name

Address: 2701 BRIGGS CHANEY ROAD S.S. MD 20905

Phone and Email: (301) 879-0950 ICFHC@HOTMAIL.COM

Signature: _____

LANDSCAPE ARCHITECT'S CERTIFICATION

THE UNDERSIGNED LICENSED PROFESSIONAL LANDSCAPE ARCHITECT CERTIFIES THAT THE DRAWINGS HEREON CONFORM TO THE STANDARDS OF THE ZONE. THE DRAWINGS ARE CONSISTENT WITH THE DATA TABLE PROVIDED. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

PRINT NAME	SIGNATURE	DATE
SCOTT R. WOLFORD	_____	_____
MD LICENSE NUMBER	EXPIRATION DATE	
_____	_____	

- TREE PROTECTION NOTES:**
- TREE PROTECTION FENCING SHALL BE INSTALLED AT THE CRZ OF THE IDENTIFIED TREE PRIOR TO CONSTRUCTION COMMENCEMENT.
 - ALL EFFORTS WILL BE UNDERTAKEN TO MINIMIZE DISTURBANCE TO THE CRZ OF TREE 13, ROOT PRUNING WILL BE PERFORMED IN ACCORDANCE WITH THE DETAIL AT THE INTERFACE OF THE PROPOSED LOD WITH THE ROOT ZONE OF TREE 13.

PRELIMINARY/FINAL FOREST CONSERVATION PLAN
 ISLAMIC SOCIETY OF THE WASHINGTON AREA
 COMMUNITY CENTER
 HARDING SUBDIVISION PARCEL 'C' PLAT NO. 23630
 2701 BRIGGS CHANEY ROAD, SILVER SPRING, MARYLAND 20905

BAZIKIAN CIVIL, LLC.
 ENGINEERS
 P.O. BOX 100, SAINT MICHAELS, MD 21663
 TEL: (410) 745-9642
 INFO@BAZIKIAN.COM

LANDQUEST VENTURES, LLC.
 ENVIRONMENTAL SERVICES
 13487 EAGLE REST DRIVE, SUITE 1
 LEESBURG, VIRGINIA 20176
 (703) 268-9480 (257) 268-9480 (MOBILE)
 SHEET 2 OF 2

C-02

DATE	REVISION
04/14/2017	SCALE AS NOTED
	DRAWN BY C.M.
	DRAWING #
	FILE #
	JOB #



Attachment C

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

August 8, 2016

Mr. Rafik Bazikian, PE
Bazikian Civil, LLC
P.O. Box 100
Saint Michaels, Maryland 21663

Re: **COMBINED PRELIMINARY/FINAL WATER QUALITY PLAN** Request for Islamic Society of the Washington Area
SM File #: 281924
Tract Size/Zone: 5.28 acres/RE-1
Total Concept Area: 5.28 acres
Lots/Block: Not Provided
Parcel(s): Not Provided
Watershed: Upper Paint Branch SPA

Dear Bazikian:

Based on a review by the Department of Permitting Services Review Staff, the Combined Preliminary/Final Water Quality Plan for the above mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals for the parking lot addition via the use of pervious pavement.

The following **conditions** will need to be addressed **during** the final stormwater management design plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. The existing infiltration trench on site must be protected from sediment contamination at all times during construction.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

This list may not be all-inclusive and may change based on available information at the time.

The performance goals that were established at the pre-application meeting are to be met through the implementation of the Preliminary/Final Water Quality Plan. They are as follows:

1. Minimize storm flow run off increases.
2. Minimize sediment loading.

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

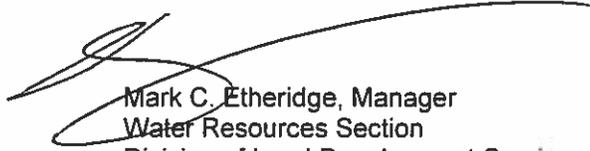
Mr. Rafik Bazikian, P.E.
August 8, 2016
Page 2 of 2

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is **not required**. Payment of the Special Protection Area Stream monitoring and/or the BMP monitoring fees may be required, and will be determined prior to issuance of the sediment control permit.

This letter must appear on the final stormwater management design plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

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

Sincerely,



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

MCE: lmg

cc: C. Conlon
SM File # 281924

ESD Acres:	1.0
STRUCTURAL Acres:	1.0 existing
WAIVED Acres:	0