



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
July 11, 2002

MEMORANDUM

TO: Montgomery County Planning Board
VIA: John A. Carter, Chief, Community-Based Planning Division *JAC*
FROM: Glenn Kreger, Silver Spring/Takoma Park Team Leader *GK*
Don Downing, Planner Coordinator *D.D.*
Community-Based Planning Division

REVIEW TYPE: Mandatory Referral
PROJECT NAME: CASA of Maryland Facility Expansion at 734 East University Boulevard
APPLICANT: Department of Health and Human Services, Montgomery County, Maryland
CASE NUMBER: 02104-HHS-1
REVIEW BASIS: Article 28, Chapter 7-112 of the Regional District Act

ZONE: R-30
MASTER PLAN: East Silver Spring Master Plan
FILING DATE: May 23, 2002

STAFF RECOMMENDATION: APPROVAL with the following comments.

1. This project will result in substantial development to the maximum extent desirable on this site. If the future CASA program requires additional space, then the program should be moved to another suitable site. Any future changes in facilities or increases in the number of clients served should be submitted for mandatory referral.

Zoning Ordinance Requirements

2. The applicant should remove the shed and both temporary trailers when they are no longer needed for the CASA of Maryland program or when the program is moved to another location. The applicant plans to remove one trailer when the project is complete and open.
3. The applicant should consult with County police, school staff, and CASA staff and decide whether additional rear yard screening for those areas that remain visible from the school property is desirable. Screening may include plantings, shrubbery or treatment of the chain link fence. If the CASA use is relocated to another property, provide appropriate additional screening, depending on the nature of the future use.

4. Division 59-E-4 of the Zoning Ordinance requires that a parking facilities plan be submitted to the Director of Permitting Services for projects that require 25 or more parking spaces, to be approved prior to issuance of building permits. Staff recommends that the Planning Board support the following:
 - i. Waiver of up to five of the 29 required on-site parking spaces, provided that the applicant continues to lease at least as many spaces off site;
 - ii. Planting of four 3-inch caliper trees within an area of 450 square feet, to be planted at the corners and within the parking lot; and
 - iii. Waiver of the 30-foot side and the 10-foot rear yard setback requirements.

Streetscape Comments

5. The Site Plan and other plans should be revised to show a reservation of 23-feet from the existing curb along University Boulevard, which may be required for dedication to meet final right-of-way requirements associated with improvements along University Boulevard.
6. The applicant should provide four street trees of 3-inch caliper and spaced at 30 to 40 foot intervals, located adjacent to the existing sidewalk along University Boulevard. The tree species may be either Ginkgo, the same as used within the adjacent New Hampshire Estates Park, or other species as may be recommended by the Maryland SHA as part of the University Boulevard International Corridor streetscape project.

Site Design Comments

7. A 115-foot long sidewalk connection should be provided along the driveway entrance to the site on an existing area that has been compacted by heavy pedestrian use, connecting to the entrance of the new building.
8. The three trees on the existing island should be replaced with three trees of comparable caliper on the reconfigured island.

Environmental Requirements

9. A storm water management concept plan approved by the Department of Permitting Services must be submitted to the Environmental Planning staff in the Countywide Planning Division prior to issuance of building and sediment and erosion control permits.

Park Use Comments

10. A Park permit must be obtained to allow for planting on the adjacent Park property in accordance with the Stream Buffer Planting Plan as described in Finding 5 following. Coordinate with Park staff, concerning a clean up of the stream buffer, prior to planting of the 59 trees.
11. The applicant should coordinate with Park Police, Park staff, County police, and CASA staff and decide whether to replace the wood-screening fence with a chain link fence to assure security on both properties. The CASA site should be managed to remove trash, prevent overnight sleeping, and maintain security of the property.

EXISTING CONDITIONS: NEIGHBORHOOD AND SITE

The site is zoned R-30 and consists of approximately 1.46 acres. The site is bounded on the north by New Hampshire Estates Local Park (zoned R-30), on the east by New Hampshire Estates Elementary School (zoned R-60), on the south by garden apartments along University Boulevard (zoned R-10), and on the west by University Boulevard. Across University Boulevard is a PEPCO substation (zoned R-60). The neighborhood is also composed of a mix of garden apartments and single-family houses. CASA is also located near the Clifton Park Crossroads Center commercial area at University Boulevard and Piney Branch Road. See the Vicinity Map, the existing Land Use Map, and the Zoning Map.

The site contains a house that has been converted to office use, including two floors and a basement. The site also contains several temporary structures that are heavily used for the services provided by CASA, including two trailers, a storage shed, and an enclosed garage.

The site is zoned R-30. A Special Exception would normally be required if the existing use was privately owned. The property is owned by Montgomery County, under the Department of Housing and Community Affairs. CASA of Maryland has primary responsibility for use of the site and the current building. The new building will be managed by the Department of Health and Human Services. It will be used primarily by CASA of Maryland during the daytime, but will be available for community uses, especially during evenings and weekends.

SUMMARY OF PROJECT AND PROCESS

Overall Project:

CASA of Maryland provides employment and job training for day laborers from 6:00 a.m. to approximately 2:00 p.m., Monday through Friday. CASA also provides training in English proficiency, Latino advocacy, and leadership development. The CASA site is also used for community meetings and occasional emergency food distribution after

2:00 p.m., Monday through Friday. The CASA site and program at 734 East University Boulevard provides critical services in an organized system that provides reliable employment and fairness to employers and workers alike.

In recent years there has been a growing market for day laborers that do not utilize the structured CASA employment services. Some day laborers remain at the CASA site after 2:00 p.m. Many others congregate in commercial areas at the intersection of University Boulevard and New Hampshire Avenue. The City of Takoma Park established a temporary informal labor market site behind an office building on New Hampshire Avenue south of East-West Highway. A Crossroads Task Force was appointed by the Governor to address the employment needs of the growing immigrant population.

The project involves a retrofit of uses on an existing site. The facility expansion is designed to:

- Provide additional space for existing services, in particular to accommodate workers who are waiting for employment,
- Upgrade restroom facilities to commercial grade, and
- Meet ADA requirements.

A new building is proposed for the site, which will add a gross floor area of approximately 2,065 feet to the existing 2,304 square feet of permanent structure on site. The new building will allow for some flexibility in providing needed employment services.

Other improvements to the site include:

- relocation of existing stormwater lines around the proposed additions,
- revisions to vehicular circulation to accommodate the location of the new building, and,
- removal of trailer number one in the center of the back of the site.

The project is planned to accommodate the current number of clients that come for employment and training services. **This project will result in substantial development to the maximum extent desirable on this site. If the future CASA program requires additional space, then the program should be moved to another suitable site.**

Project Schedule and Budget:

The project is to be constructed as soon as possible. It needs to be completed by January 2003, to reduce the need for clients to wait outside during winter months. The budget of \$250,000 limits the type of improvements that can be provided on-site. Funding includes \$100,000 of State funds from a Maryland Bond Bill and \$150,000 budgeted from County funds.

The applicant states that both the building and site improvements are exceeding the budgeted amount. They are modifying the building design to stay within the \$250,000 budget. They believe that the site improvement requirements recommended in this review will require budgeting of additional funds. **Staff supports the effort to receive supplemental funding for this important project.**

Zoning Review:

The applicant submitted a Site Plan that shows the placement of the new building, revisions to on-site circulation, the general location of trees and woodlands, and a stormwater management area. Staff has compared the zoning requirements that would apply to a private development on the site with the applicant's plans, including off-street parking lot requirements. Staff evaluated the adequacy, safety and efficiency of the plan.

The project meets the development standard requirements of the R-30 Zone, with the following exceptions:

- Rear Yard Setback Requirements

The site is nonconforming as to the 30-foot rear yard setback requirement, for the three structures at the rear of the site. Staff concurs with the applicant that the equipment storage shed and one of the trailers will continue to be needed to meet the program needs and to serve the large number of clients at the site. The applicant states that they will remove one of the trailers when the new building is completed. **Staff recommends that the trailers and the shed be removed when they are no longer needed to serve the purposes of CASA.**

- Rear Yard Screening Requirements

The area along the rear lot line contains two high chain link fences, seven large trees, and hedgerow plantings, some of which grow on the fences. Two forty-five foot trailers also generally screen the adjacent property and a storage shed. The area behind the trailers, while accessible to the CASA workers and visible from the adjacent school property, appears to be unused. The portion of the adjacent New Hampshire Estates Elementary School that is visible from the site is the service area, a sidewalk to access the school from the neighborhood, and a grassy area at the southeast end of the property.

The applicant should consult with County police, school staff, and CASA staff and decide whether additional rear yard screening for those areas that remain visible from the school property is desirable. The screening may include trees, shrubbery, or treatment of the chain link fence.

If CASA is relocated to another site, then the trailers and shed should be removed and appropriate screening should be provided. The nature of the screening should be determined at that time based on the new use.

- Off-Street Parking Requirements

The Zoning Ordinance requires 29 spaces, including two spaces for temporary buildings, for meeting centers, and general office use. **Division 59-E-4 of the Zoning Ordinance requires that a parking facilities plan be submitted to the Director of Permitting Services for projects that require 25 or more parking spaces. The Maryland Building Code for the Handicapped states that if 26 or more spaces are provided, then two of those spaces shall be reserved for handicapped use. The parking facilities plan is to be approved prior to issuance of building permits.**

The applicant states that they can provide 26 parking spaces by repainting the lot to accommodate 8-foot wide spaces, by adding one space next to the garage, and by eliminating one of the existing handicapped spaces. From staff observation, it appears that parking is often fully used. The applicant states that they are currently leasing additional space for employees on a nearby commercial property. A very large number of workers who come to the site rely on transit or walking. Since CASA may not be a long-term use of the property, two spaces required for the temporary buildings ultimately may not be needed to meet future requirements. **Staff supports a waiver of up to five spaces if CASA continues to lease spaces off-site, since there is limited space available on-site to expand parking and great reliance on pedestrian access to the site**

The internal area of the parking lot is nonconforming as to the 5% landscaping requirement. The lot has no trees immediately within the parking lot to provide shade to reduce heat generation and provide comfort for car users. **An area of 450 square feet should be set aside for the planting of four trees of 3-inch caliper to provide shade for the parking lot.**

The parking lot access and driveways are nonconforming as to the 30-foot rear and the 10-foot side yard setback requirements. Approximately 42 feet of the entrance driveway has from 5 to 9.9 feet of setback from the side yard next to the apartment buildings. A wood fence exists that provides screening between the CASA site and the adjacent apartment building. A turning area at the end of the drive aisle extends to within 17 feet of the rear yard setback area adjacent to the New Hampshire Estates Elementary School. **Staff recommends that the Planning Board support a waiver of the side and rear yard setback requirements, as reflected in the following comments.**

Staff recommends that the Planning Board support the:

1. **Waiver of up to five of the 29 required on-site parking spaces, if the applicant continues to lease an equivalent number of off-site spaces;**
2. **Planting of four 3-inch caliper trees within an area of 450 square feet, to be planted at the corners and within the parking lot; and**
3. **Waiver of the 30-foot side and the 10-foot rear yard setback requirements.**

Design Review:

Staff also evaluated the adequacy of the site plan for landscaping and pedestrian circulation (see **Finding number 4**). Staff has recently worked with the Maryland State Highway Administration and a community task force to address access, safety, and beautification needs along University Boulevard. The applicant proposes to reserve for dedication up to 22 feet from the public curb. **Staff recommends that approximately 3300 square feet of area (an additional 1-foot, totaling 23 feet in width) to the curb be reserved to provide for future streetscape improvements to University Boulevard**, as proposed in the recent State of Maryland Highway Administration (SHA) streetscape study. The 23-foot area to be reserved includes 3 to 5 feet for moving the curb, 6 to 8 feet for a grass and tree panel, 8 feet for a new sidewalk, and 2 feet for a graded transition. **Staff recommends that 4 street trees be planted as part of the CASA of Maryland project**, as the University Boulevard concept plan may be delayed a number of years due to consideration of the Purple Line transit facility.

The use of this site is very dependent on pedestrian access. The SHA University Boulevard streetscape study has addressed the need to improve bus stop locations and create a safe crossing environment in this area. A compacted path exists adjacent to the driveway entrance to CASA, leading from the existing sidewalk along University Boulevard. **The CASA project should provide a 115-foot long sidewalk connection along the driveway entrance to the new building entrance on the site.**

The Site Plan and the Stream Buffer Planting Plan show that the traffic island in front of the existing building will be reconfigured and reduced in size to accommodate the new building. This results in the loss of a 4-inch Black Cherry tree and two smaller trees. **The Plans should be revised to provide three replacement trees.**

Environmental Review:

- Forest Conservation Law

This site has been granted an exemption from the requirement to submit a Forest Conservation Plan because it is a modification of existing developed property with no more than a total of 5,000 square feet of forest cleared; no forest clearing within a stream buffer or on property subject to Special Protection Area\Water Quality Management Plan (SPA\WQP) requirements; and does not require a new subdivision plan. There are no specimen trees impacted by the proposed development.

Approximately 1,017.5 square feet of the building encroaches on an unforested portion of the 100' stream valley buffer. An additional 2,104 square feet of graded disturbance is indicated in the same area. This site is severely limited by existing conditions. The building is located to maintain effective operations and to provide for security.

As mitigation for this encroachment, the applicant has provided a Stream Buffer Planting Plan showing reforestation using 59 trees in the entire section of unforested stream buffer on both the CASA property and on adjacent property,

New Hampshire Estates Park, owned by M-NCPPC. Planting on M-NCPPC property has the approval of the Natural Resources Management unit.

- Storm Water Management

This site is located in the Lower Mainstem subwatershed of the Northwest Branch watershed. Labeled by the County Stream Protection Strategy as located in a Watershed Restoration Area, this subwatershed has fair stream conditions and good overall habitat conditions. All efforts should be made to address degraded conditions by improving runoff conditions, stream restoration, and stormwater retrofit.

Staff recommends that a storm water management concept plan approved by the Department of Permitting Services be submitted to the Countywide Planning Division, Environmental Planning Section prior to issuance of building and sediment and erosion control permits.

Park Review:

The project is adjacent to the New Hampshire Estates Park. The area between the stream and the CASA boundary contains trees, possibly some invasive plant species, undergrowth, and some trash. The stream contains large rocks to reduce erosion and to the west is an area of mowed grass and other park facilities. The wood fence separating the two properties has some damage and is used for informal access to an isolated corner at the rear of the park property. There is evidence of locations where people may be sleeping overnight on the CASA property. The County has suggested the possibility of replacing the wood fence with a chain link fence to improve security.

Staff has recommended off-site stream buffer mitigation to provide additional protection of the stream near the Park. While off-site mitigation is not normally allowed on Park property, Park and Environmental staff have agreed that such planting is acceptable in this case. The notes for the CASA stream buffer planting plan state that areas with substantial growth of invasive undercover species will be removed prior to planting of new trees.

The applicant will need a park permit to plant on Park property. At that time the applicant should coordinate with Park staff concerning how to accomplish a clean up and preparation of the area for planting of the 59 trees.

The applicant should coordinate with Park Police, Park staff, County police, and CASA staff and decide whether to replace the wood-screening fence with a chain link fence to assure security on both properties. The CASA site should be managed to remove trash, prevent overnight sleeping, and maintain security of the property.

Previous Planning Board Actions:

The CASA of Maryland Employment and Training Center was relocated to this site in 1993. Staff could not identify any previous mandatory referrals.

Future Reviews:

There will be no future Planning Board review for specific phases of this project. This project will result in substantial development to the maximum extent desirable on this site. **Any changes in facilities or increases in the number of clients served should be submitted for mandatory referral.**

Community Outreach and Community Concerns:

The Department of Health and Human Services (HHS) has held several meetings in the past year to address feasibility, design, and detailed plans. Staff from CASA and the HHS scheduled a public information forum on June 27, 2002 to present the project to residents of the surrounding neighborhoods and to seek suggestions. The meeting was held at the Long Branch Community Center. Approximately ten area residents, several staff from CASA, and staff from various County agencies attended the June 27 meeting. Residents in attendance were primarily workers who seek employment through the CASA program. They seemed pleased that a new building was being provided. They also stated that the building would be needed to expand current and future services. They asked that CASA be allowed to manage the new building. County staff replied that the County would retain control of the building, to insure proper maintenance and access to community users.

M-NCPPC staff has notified the nearby civic associations and other nearby properties that a mandatory referral has been submitted. No community concerns have been identified at this time.

PROJECT ANALYSIS/FINDINGS

- 1. FINDING: This project is consistent with the East Silver Spring Master Plan, 2000.**

The Master Plan recommends that community facilities be provided at appropriate locations to meet human service needs of the diverse community, including the CASA of Maryland Employment and Training Center. The Plan also supports the provision and location of adequate social, employment, and health facilities and services to meet the needs of area residents.

The substantial development proposed for this site is the maximum that should be allowed. If the future CASA program requires additional space, then the program should be moved to another suitable site. Any future changes in facilities or increases in the number of clients served should be submitted for mandatory referral.

2. FINDING: In order for the project to be consistent with general development standards of the R-30 Zone, the applicant should:

- a. Remove the shed and both temporary trailers when they are no longer needed for the CASA of Maryland program or when the program is moved to another location. The applicant plans to remove one trailer when the project is complete and open.
- b. The applicant should consult with County police, school staff, and CASA staff and decide whether additional rear yard screening for those areas that remain visible from the school property is desirable. Screening may include plantings, shrubbery, or treatment of the chain link fence. If the CASA use is relocated to another property, provide appropriate additional screening, depending on the nature of the future use.
- c. Division 59-E-4 of the Zoning Ordinance requires that a parking facilities plan be submitted to the Director of Permitting Services for projects that require 25 or more parking spaces. The plan is to be approved prior to issuance of building permits. As part of the parking facilities plan review, staff recommends that the Planning Board support the following:
 1. Waiver of up to five of the 29 required on-site parking spaces, provided that the applicant continues to lease at least as many spaces off-site; and,
 2. Planting of four 3-inch caliper trees within an area of 450 square feet, to be planted at the corners and within the parking lot; and
 3. Waiver of the 30-foot side and the 10-foot rear yard setback requirements.

3. FINDING: The project will be compatible with existing and proposed adjacent uses and structures in terms of nature and size, shape, scale, height, arrangement and design of structures when the comments in the approval are accomplished.

The application shows proposed elevations for all four sides of the new building. The size and mass of the new building is compatible with existing structures on-site and in the neighborhood.

4. FINDING: In order for the location of the building and structures, open space, landscaping, recreation facilities, and pedestrian and vehicular circulation to be adequate, safe, and efficient, the applicant should do the following:

- a. Revise the Site Plan and other plans to show a reservation of 23 feet from the existing curb along University Boulevard, which may be required for

dedication to meet final right-of-way requirements associated with streetscape improvements along University Boulevard.

- b. Provide four street trees of 3-inch caliper and spaced at 30 to 40 foot intervals, located adjacent to the existing sidewalk along University Boulevard. The tree species may be either Ginkgo, the same as used with the adjacent New Hampshire Estates Park, or other species as may be recommended by the Maryland SHA as part of the University Boulevard streetscape project.
- c. Provide a 115-foot sidewalk connection along the driveway entrance to the site on an existing area that has been compacted by heavy pedestrian use, connecting to the entrance of the new building.
- d. Replace the three trees on the existing island with three trees of comparable caliper on the reconfigured island.

5. FINDING: The project is consistent with environmental guidelines and requirements.

The applicant has submitted a Stream Buffer Planting Plan that provides for 59 trees and seeding along the stream area on both the CASA and the park property. The plan has been approved by the Park Planning and Resource Analysis staff as to tree type, number, and caliper. The tree planting is necessary since a portion of the building will intrude on the 100-foot stream buffer area.

A storm water management concept plan approved by the Department of Permitting Services must be submitted to the Countywide Planning Division, Environmental Planning Section prior to issuance of building and sediment and erosion control permits.

6. FINDING: In order for the project to be acceptable for use of the adjacent M-NCPPC Park property, the applicant should do the following:

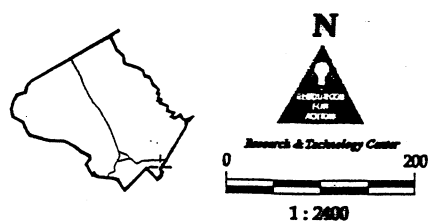
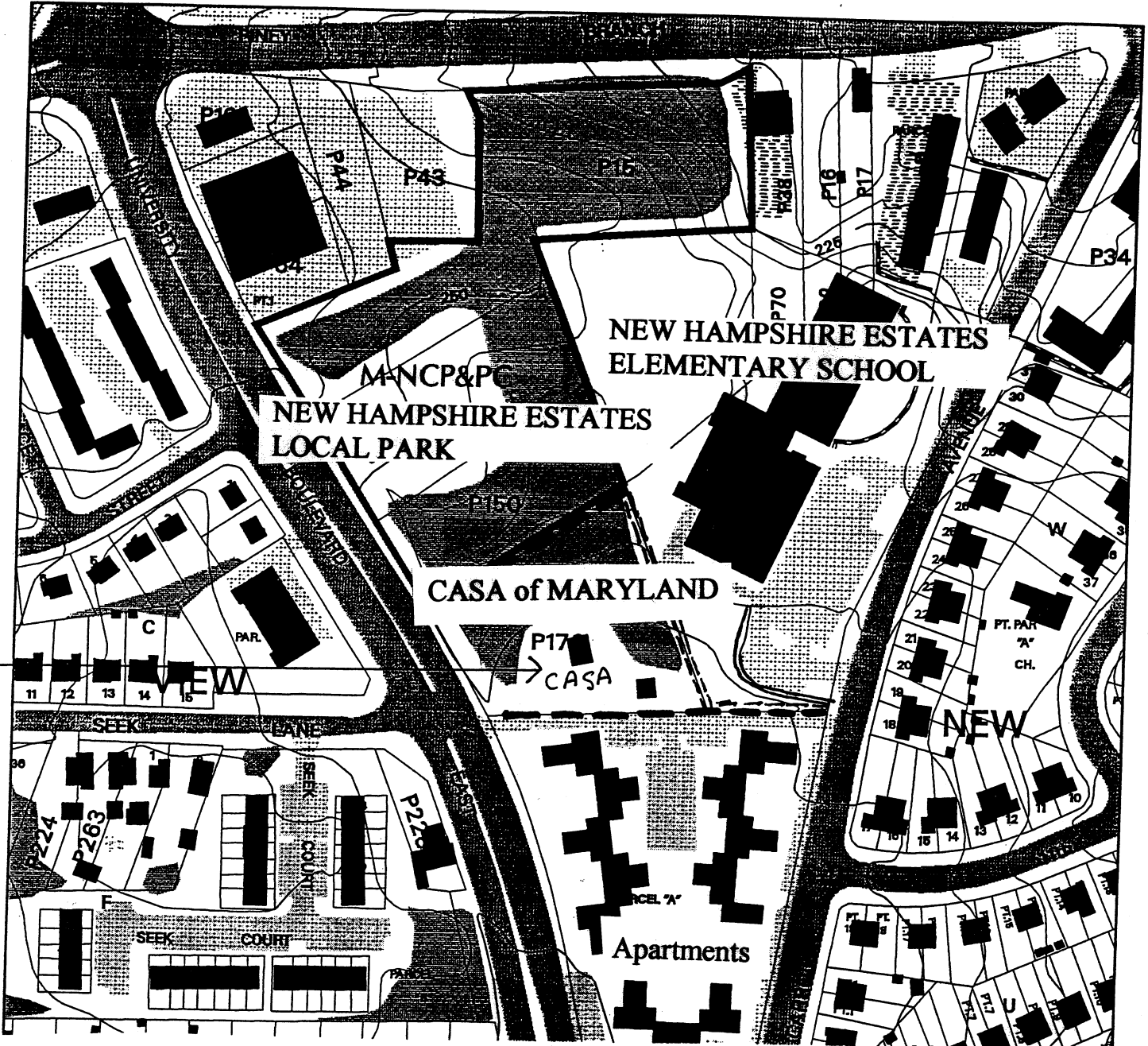
- a. A Park permit must be obtained to allow for planting on the adjacent Park property in accordance with the Stream Buffer Planting Plan as described in Finding 5. Coordinate with Park staff, concerning a clean up of the stream buffer, prior to planting of the 59 trees.
- b. The applicant should coordinate with Park Police, Park staff, County police, and CASA staff and decide whether to replace the wood-screening fence with a chain link fence to assure security on both properties. The CASA site should be managed to remove trash, prevent overnight sleeping, and maintain security of the property.

7. **FINDING: The project is consistent with transportation policies and plans.**

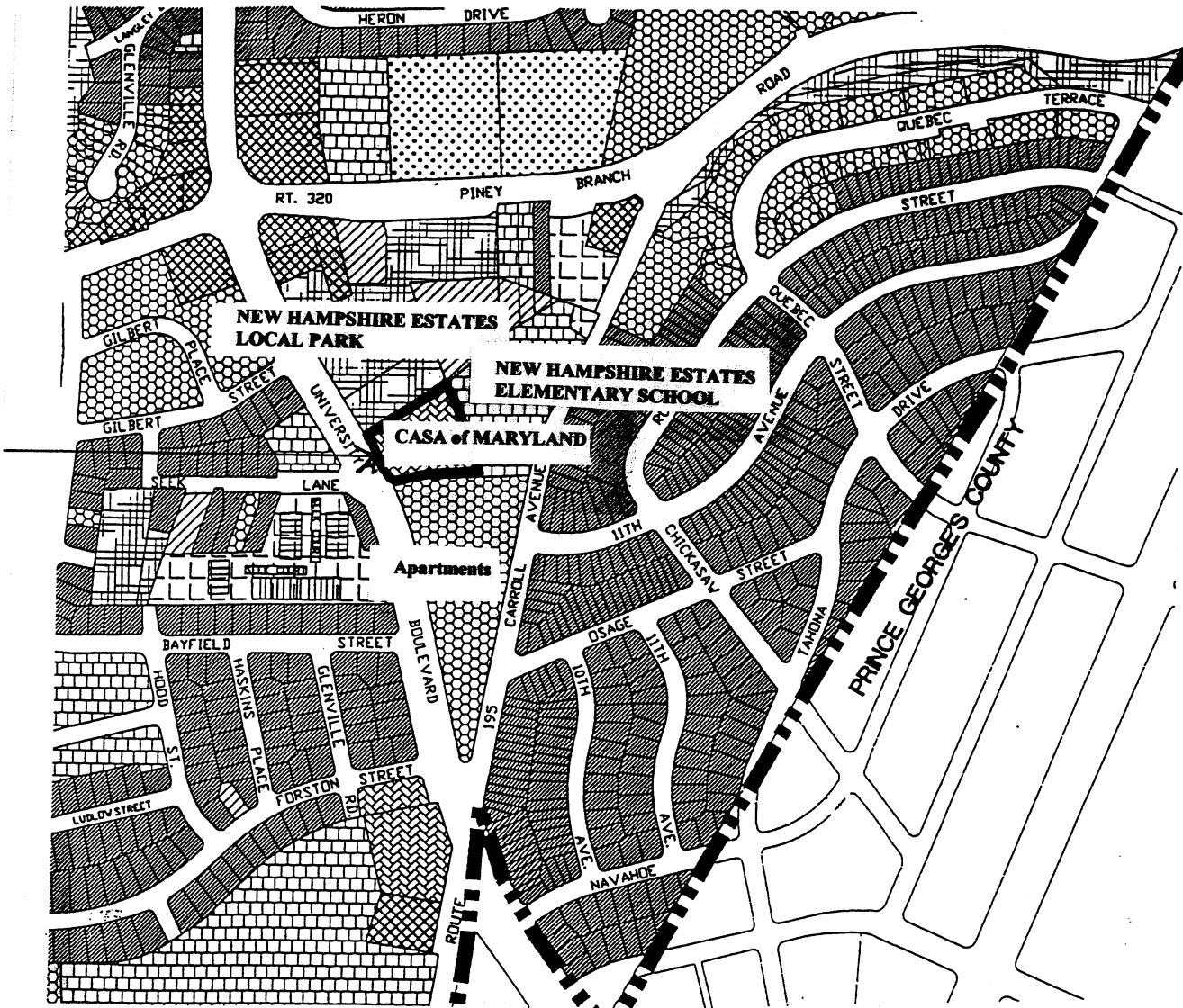
The project is designed to serve the existing clients and so there will be no projected increase in client population. Therefore, vehicular traffic is not expected to increase as a result of this project.

DD:ha: a:\downing1\mr casa report.doc
Attachments

Location Map for CASA of Maryland

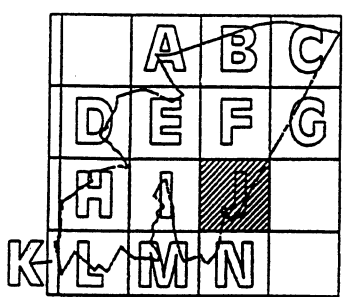
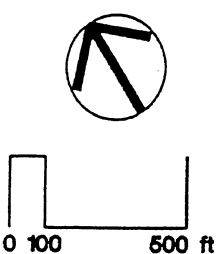


Land Use Map for CASA of Maryland

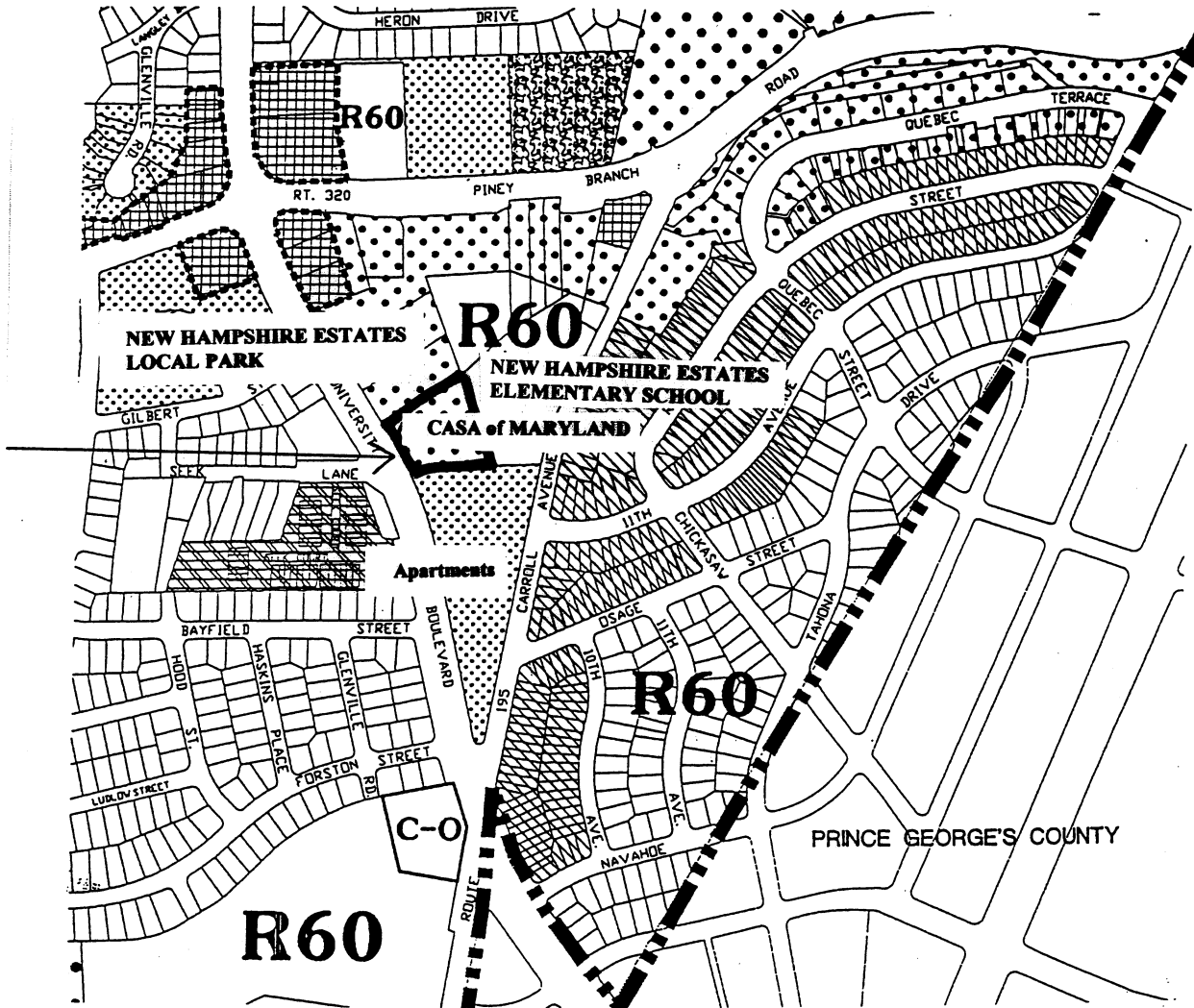


- LEGEND**
- County Line
 - Master Plan Boundary
 - Single Family Detached Residential
 - Townhouses
 - Garden Apartments
 - Elevator Apartments
 - Retail
 - Office

- Cultural and Institutional
- Parks
- Vacant



Zoning Map for CASA of Maryland



LEGEND

- County Line
- ==== Master Plan Boundary
- Grid pattern: C-1 - Local Commercial
- Grid pattern with 'C-O': C-O - Commercial Office
- Dotted pattern: R-10 - Multi-Family High Density Residential
- Dotted pattern with dots: R-30 - Multi-Family Low Density Residential
- Diagonal hatching: R-40 - One Family Semi-Detached
- White box: R-60 - Single Family Residential
- Grid pattern with dots: R-H - Multi-Family Residential
- Diagonal hatching: RT-8 - Townhouses
- Dashed box: CROZ - Commercial Revitalization Overlay Zone

0 100 500 ft

A north arrow points towards the top-left. To its right is a grid reference diagram with columns labeled A, B, C and rows labeled D, E, F, G, H, I, J, K, L, M, N. A shaded square is located at the intersection of column M and row H.

R-30 Zone: Comparison of Development Standards

(**Bold:** does not meet the development standard.)

Feature	Required	Provided
<u>Development Standards:</u>		
<u>Minimum Net Lot Area</u>	12,000 sq. ft.	63,162 sq. ft.
<u>Minimum Lot Width at Front – Interior Lot</u>	75 ft.	143 ft.
<u>Yard Requirements/Setbacks</u>		
Front	30 ft. from street line (curb) or 65ft. from centerline	65.1 ft. from curb; or 42.1 ft. after dedication
Side	10 ft.	
Sum of sides	30 ft.	70.5 ft.
Rear	30 ft.	150 ft.
		142 ft.
<u>Building Height</u>	35 ft.	15ft.
<u>Coverage Limitations</u>		
Building – max. area	18 % of Lot Area	8.1 % for all buildings
Green Area – min. area	65 % of Lot Area	72%
<u>Temporary Buildings – Development Standards:</u>		
<u>Yard Requirements/</u>		
Minimum Rear Setbacks	30 ft.	
Shed		12 ft.
Trailer One		15 ft.; to be removed
Trailer Two		18 ft.
Frame Building (garage)		48 ft.
Minimum Side Setbacks	10 ft.	
Frame Building (garage)		18 ft.
Trailer Two		10 ft.
<u>Off-Street Parking Requirements</u>		
<u>Number of Spaces</u>		
Meeting Center	29 Total, include 2 temporary	26 spaces proposed, including one handicapped space; lease additional spaces, possible waiver for up to 5 spaces.
General Office	21 needed	
	8 needed	
<u>Perimeter Landscape Area</u>		
Access and Drive Aisles	1 Shade Tree for every 40 ft. of Lot Perimeter; 700 ft. / 40 ft. = 18 trees.	12 trees
Parking Lot Area		
<u>Internal Landscaping</u>	5% of the internal area to be planted with shade trees.	0 %; plant 4 trees.
<u>Setbacks for parking</u>		
Rear	30 ft.	17 ft.
Side	10 ft.	7-15ft.
<u>Screening</u>		
M-NCPPC N.H.E. Park	Must be effectively screened from adjoining residential zone or institutional property.	Vegetation & board fence
New Hampshire Est. School		Chain fence & one trailer
Univ. Manor Apartments		Board fence

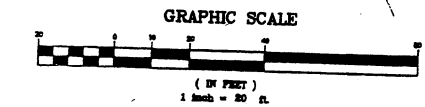
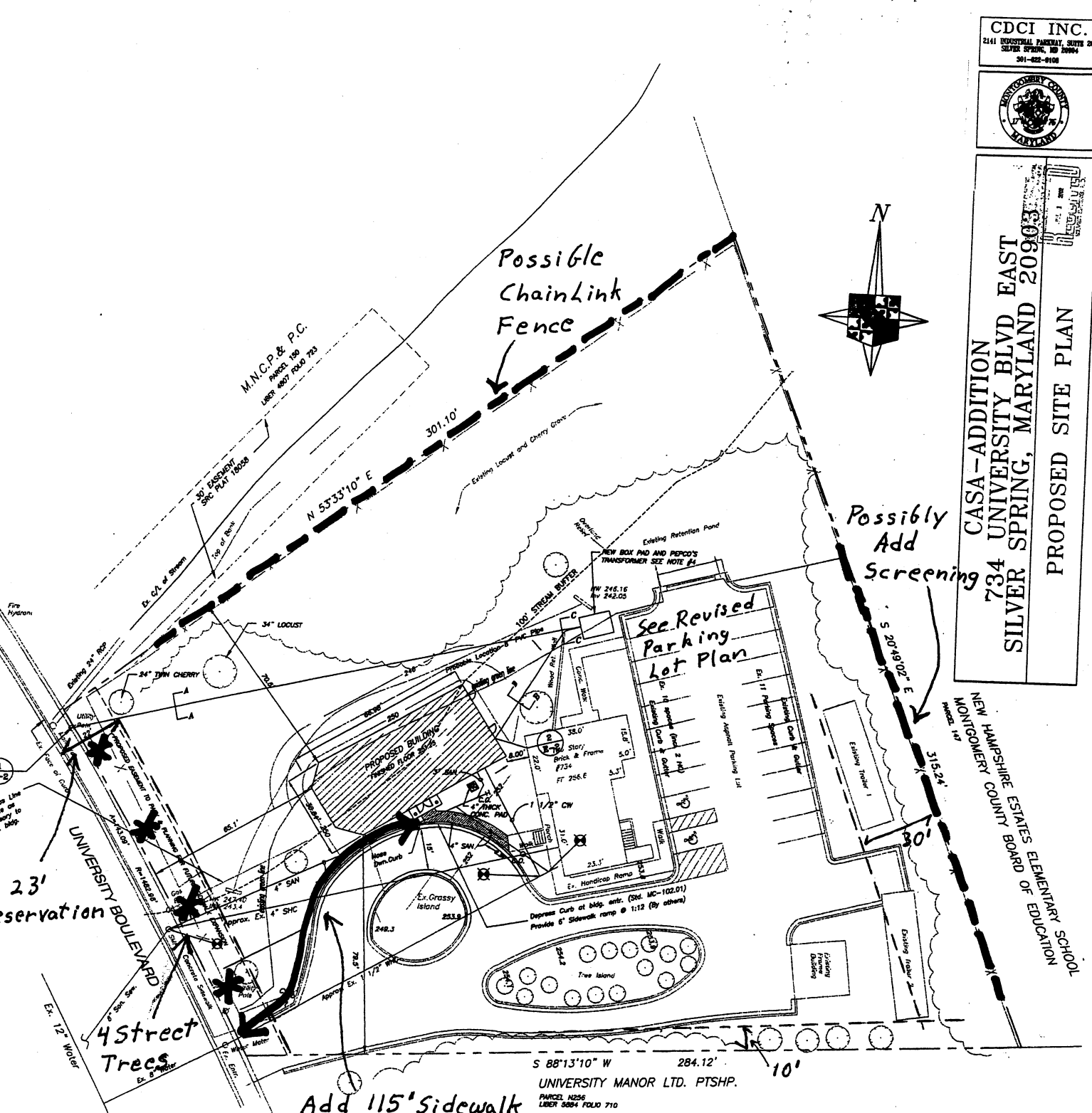
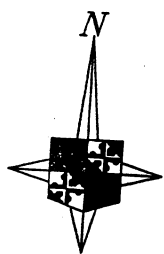
Proposed Site Plan

CDCI INC.
241 INDUSTRIAL PARKWAY, SUITE 204
SILVER SPRING, MD 20904
301-682-9100



CASA-ADDITION
734 UNIVERSITY BLVD EAST
SILVER SPRING, MARYLAND 20903
PROPOSED SITE PLAN

NEW HAMPSHIRE ESTATES ELEMENTARY SCHOOL
MONTGOMERY COUNTY

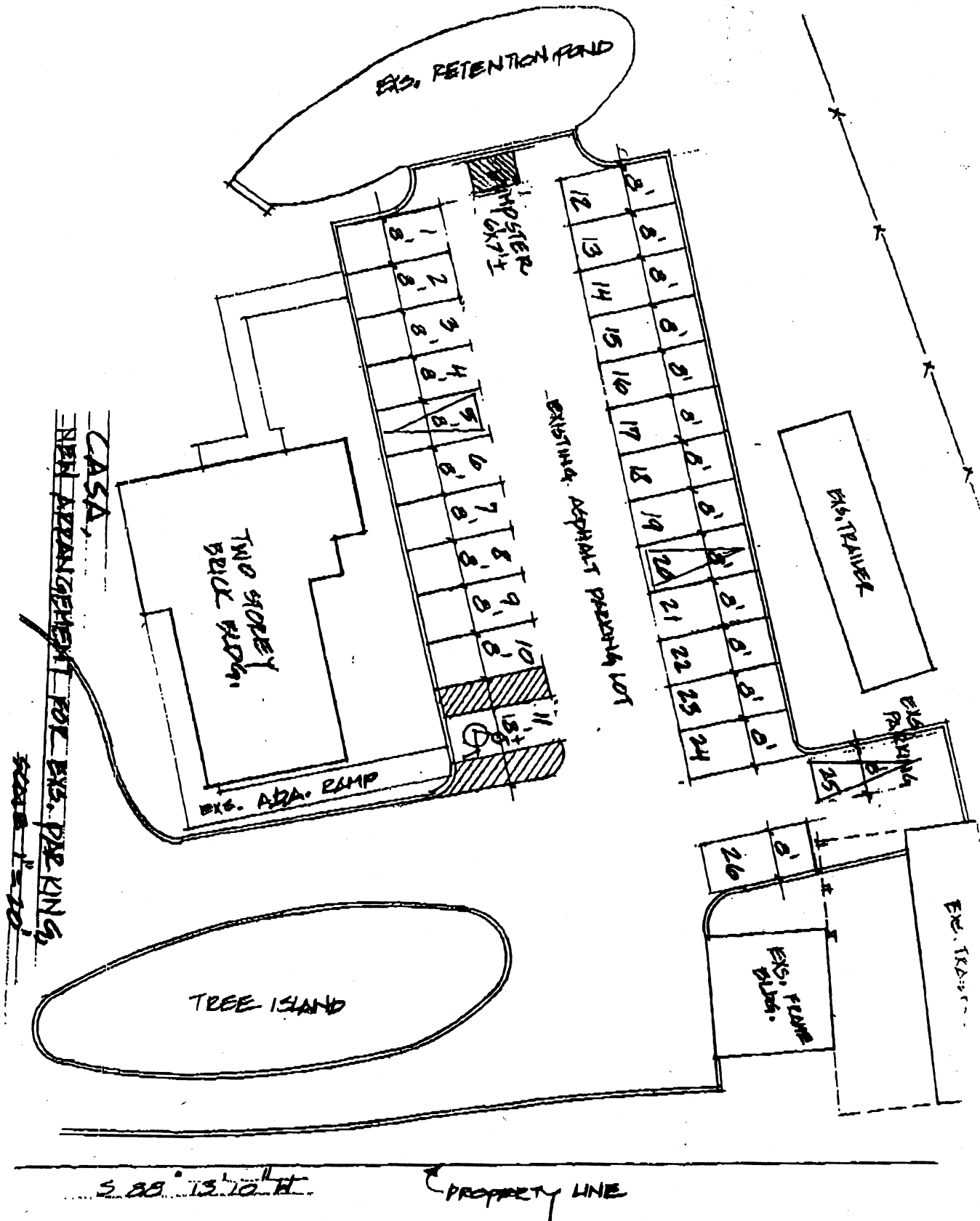


PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

- GENERAL UTILITY NOTES:
1. ALL SANITARY SEWER LINES SHALL BE P.V.C. (SDR 35).
 2. NEW 4" SANITARY LINE IS TO BE CONSTRUCTED UNDER A W.S.S.C. PLUMBING PERMIT AND TO BE INSPECTED BY A W.S.S.C. PLUMBING INSPECTOR.
 3. CLEANOUTS ARE TO BE INSTALLED AT 150' INTERVALS AND AT ALL HORIZONTAL BENDS.

S 88°13'10" W 284.12'
UNIVERSITY MANOR LTD. PTSHOP.
PARCEL 1256
LIBER 5884 FOLD 710

Revised Parking Lot Plan



Plant Materials and Tree Summary

PROPOSED STREAM BUFFER PLANT MATERIALS

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	UNIT/ROOT	SPACING	FORM
12	ACER RUBRUM	RED MAPLE	1" CAL.	B&B	RANDOMLY 14.75' O.C.	TREE
10	FAGUS GRANDIFOLIA	AMERICAN BEECH	1" CAL.	B&B	RANDOMLY 14.75' O.C.	TREE
11	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1" CAL.	B&B	RANDOMLY 14.75' O.C.	TREE
12	NYSSA SYLVATICA	BLACK GUM	1" CAL.	B&B	RANDOMLY 14.75' O.C.	TREE
12	PRUNUS SEROTINA	BLACK CHERRY	1" CAL.	B&B	RANDOMLY 14.75' O.C.	TREE
12	QUERCUS RUBRA	RED OAK	1" CAL.	B&B	RANDOMLY 14.75' O.C.	TREE
12LBS.		SYLVA FIELD AND FOREST MIX OR ERNST NATIVE UPLAND WILDLIFE FORAGE AND COVER MEADOW MIX; OR EQUIVALENT			40LBS./AC	SEED
6LBS.		COMPANION SEED MIX OF 50% ANNUAL RYE GRASS & 50% REDTOP GRASS			4LBS./ 10,000SF	SEED
69	TOTAL TREES REQUIRED & PROVIDED AT RATE OF 200-1" CAL. TREES PER ACRE (0.29 ACRES)					

SIGNIFICANT/SPECIMEN TREE SUMMARY SHEET

Tree #	Species	D.B.H.	Critical Root Zone (sq. ft.)	Tree Condition	Root Condition	Comments
1	BLACK CHERRY	2-12"	4,072	FAIR	FAIR	SAVE & PROTECT
2	BLACK LOCUST	2-30"	25,447			TO BE REMOVED
3	BLACK LOCUST	34"	8,172	POOR	POOR	SAVE & PROTECT
4	RED MAPLE	27"	4,454	FAIR	FAIR	TO BE REMOVED
5	ALIANTHUS	2-12"	4,072	FAIR	FAIR	TO BE REMOVED

