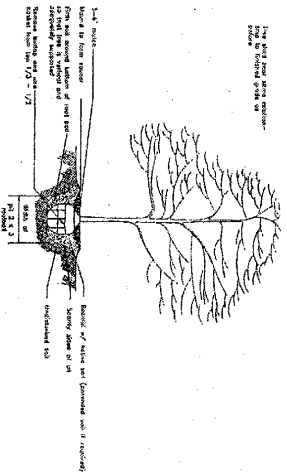


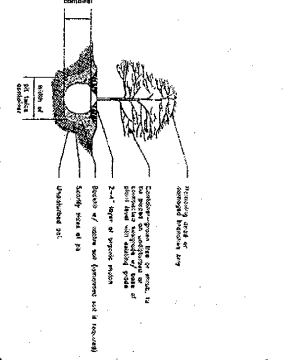
**PLANT SCHEDULE - RECOMMENDED SPECIES LIST**

KEY	QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
AR	18	2-2 1/2 Cal.	Acer Rubrum	Red Maple		
BN	3	3/4"-1" Cal.	Betula nigra	River Birch		
IC	64	30-36"	Ilex crenata	Japanese Holly		
VD	5	24-30"	Viburnum dentatum	Southern Arrowwood		

**PLANTING DETAIL - SHADE TREE**

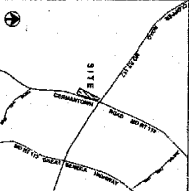


**PLANTING DETAIL - SHRUB**



NOTES: Planting shall be done in accordance with the following specifications:  
 1. All plants shall be supplied with a minimum of 2 cubic feet of topsoil.  
 2. All plants shall be watered regularly for the first year.  
 3. All plants shall be protected from damage by vehicles and other equipment.

**LEGEND:**  
 TREE  
 SHRUB

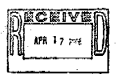


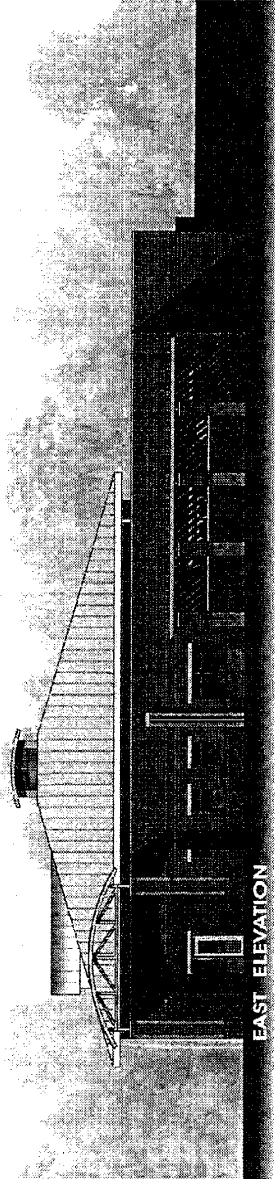
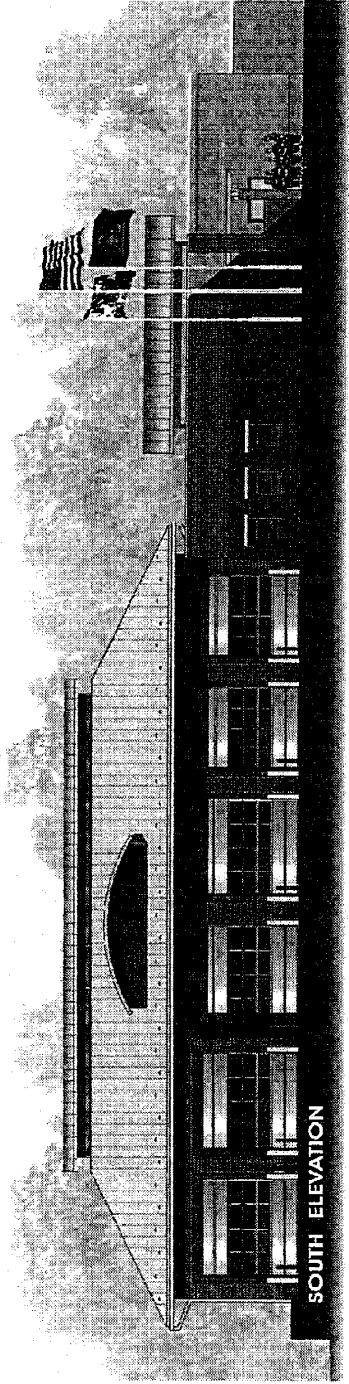
LANDSCAPE PLAN  
**GERMANTOWN FIRE STATION**  
 Montgomery County, Maryland

**B&A** Consulting & Associates, Inc.  
 Landscape Architecture  
 1000 Rockville Pike, Suite 200  
 Rockville, MD 20850  
 Phone: 301-981-1100  
 Fax: 301-981-1101  
 Website: www.bandaa.com

date: October 2004  
 scale: 1" = 30'

Sheet 1 of 1





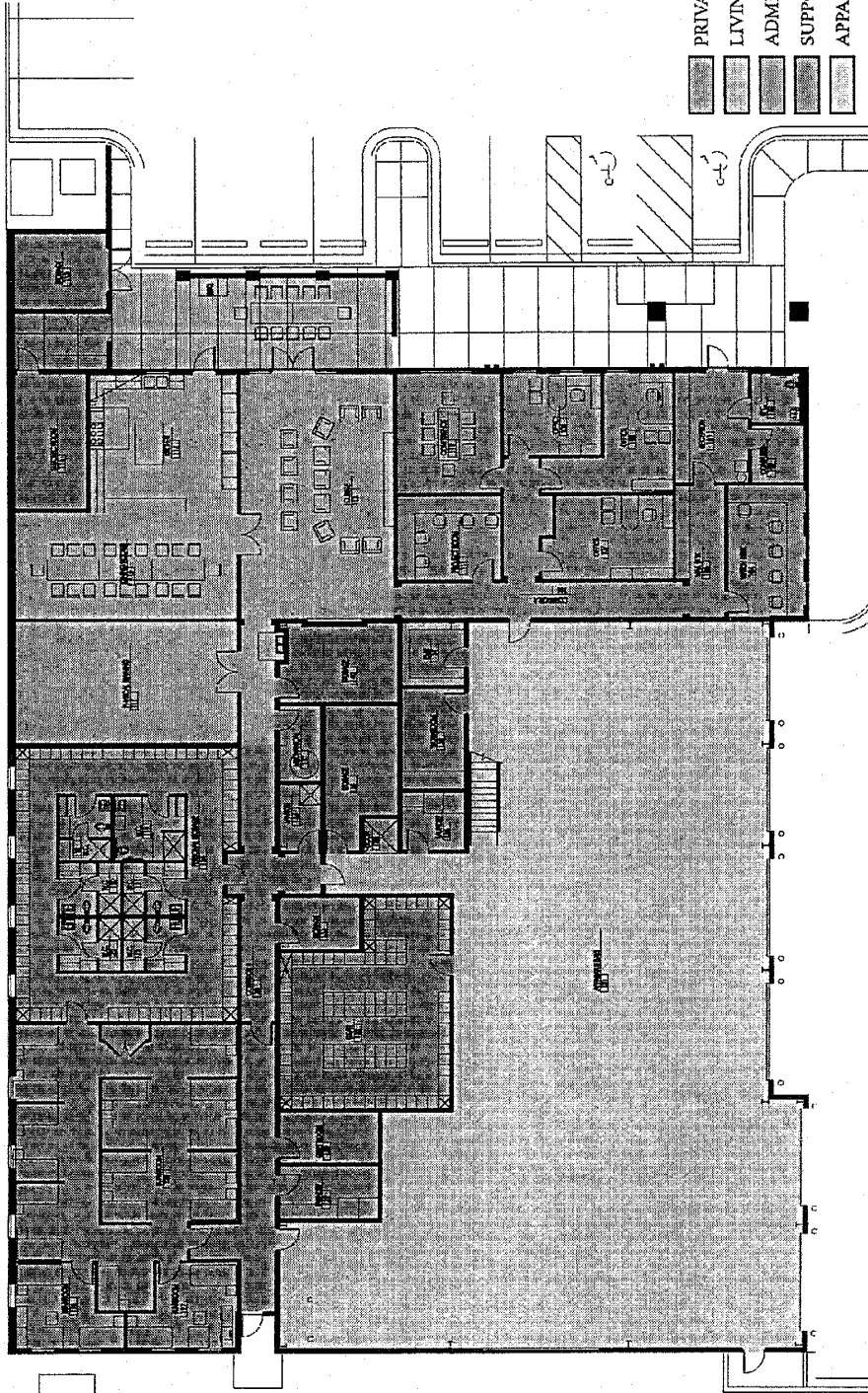
**MCFRS - GERMANTOWN STATION - WEST**

MONTGOMERY COUNTY, MARYLAND

8.26.05 DESIGN DEVELOPMENT SUBMITAL

**Michael Hackley  
Architects**





- PRIVATE QUARTERS
- LIVING QUARTERS
- ADMINISTRATIVE
- SUPPORT AREAS
- APPARATUS

Michael Hackley  
Architects

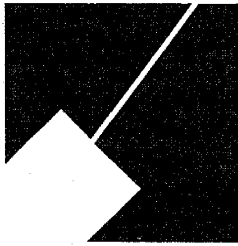
**MCFRS - GERMANTOWN STATION - WEST**

MONTGOMERY COUNTY, MARYLAND  
8.26.05 DESIGN DEVELOPMENT SUBMITAL



# ATTACHMENT 6

M-NCPPC



## MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

### MEMORANDUM

**DATE:** April 26, 2006

**TO:** Pamela Johnson, Community Based Planning

**VIA:** Mary Dolan, Environmental Planning *MD*

**FROM:** Michael Zamore, Environmental Planning *MZ*

**SUBJECT:** 1. Forest Conservation Plan for Mandatory Referral No. 05305-DPWT-1:  
New West Germantown Fire Station

2. Mandatory Referral No. 05305-DPWT-1: New West Germantown Fire  
Station

---

### **STAFF RECOMMENDATIONS:**

1. **Approval** of the Forest Conservation Plan, with the following conditions:
  - a) Applicant to submit a Final Forest Conservation Plan that meets the requirements of Section 109(B) of the Forest Conservation Regulations.
  - b) Final FCP to be approved by M-NCPPC Staff prior to any clearing or grading for the new facility.
  - c) The applicant shall implement all measures recommended by a qualified arborist, to ensure the long-term survival of material to be planted at the northern portion of the site. Measures may include removing or significantly reducing the embankment of piled earth at that location, prior to planting.
  - d) Required site inspections by M-NCPPC monitoring staff (as specified in Section 110 of the Forest Conservation Regulations).
2. **Approval** of Mandatory Referral No. 05305-DPWT-1 for the new West Germantown Fire Station

### Discussion

#### **Forest Conservation**

The 3.94-acre site has an approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) (No. 4-05074) granted in September 2004. Environmental

Planning staff has reviewed the preliminary forest conservation plan submitted for the project. The plan shows the site containing 1.0 acre of forest, which the applicant intends to clear. The Conservation Threshold for the site is 0.82 acres and the total planting requirement is 1.69 acres. The applicant will meet these requirements by planting 1.01 acres of forest onsite and making a *Fee-in-lieu* payment of \$26,658.72 for the remaining (0.68-acre) planting requirement. The applicant has adequately accounted for offsite disturbance (2,614 square feet) to facilitate sewer connection to the site.

Onsite planting area will include 0.81 acres of wetland and wetland buffers. Section 108 (C)(4) of the Forest Conservation Regulations lists non-tidal wetlands as priority for forest retention or reforestation. A further 0.25 acres will be planted on an earth berm at the northern end of the site. Staff's experience is that the survival rate of trees planted on earth berms is low unless special measures (appropriate caliper size, extended maintenance period, selection of appropriate species, removal of excess fill, erosion control, etc.) are taken to guarantee long-term survival. Staff has asked the applicant to seek and be guided by the advice of a qualified arborist as to steps that the applicant must take to improve the long-term survival of material to be planted at that location. Staff recommends approval of the Preliminary Forest Conservation Plan.

### **Environmental Guidelines**

There are approximately 0.82 acres of wetland and wetland buffer on the site. Some of the buffer (approximately 0.07 acres) extends to Germantown Road. The applicant has made a concerted effort to protect these wetland resources per the Environmental Guidelines (*Guidelines for Environmental Management of Development in Montgomery County*). The applicant will plant the wetland and wetland buffer area as part of meeting the site's reforestation requirements. Staff worked successfully with the applicant to eliminate encroachment into the wetlands, to significantly reduce encroachment into wetland buffer areas, and to protect the wetlands from uncontrolled storm runoff. There is some slight encroachment into wetland buffer adjacent to Germantown Road for sidewalk construction. This encroachment is unavoidable.

### **Water Quality**

The site is in the Gunners Branch subwatershed of the Great Seneca Creek Watershed. Great Seneca Creek is classified as a Use I-P watershed. The *Countywide Stream Protection Strategy* (CSPS, 1998) lists both subwatershed/stream and habitat conditions in Gunners Branch as 'fair' based on data available at that time. This large tributary drains portions of Germantown, which have relatively new developed areas with stormwater controls. Gunners Branch has been designated a Watershed Restoration Area indicating a need to treat varying degrees of stream degradation, primarily from the effects of uncontrolled runoff.

### **Stormwater Management**

The applicant has submitted a stormwater management concept plan to the Montgomery County Department of Permitting Services (DPS) for their review. The concept consists of onsite stormwater treatment through biofilters, and a dry pond at the southern end of the site. All stormwater management facilities except for necessary storm outfalls have been kept out of sensitive (wetland buffer) areas. To date DPS has not approved the stormwater management concept for the site. Regardless of any adjustments to the

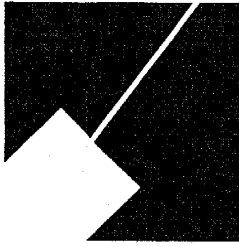
plan needed to obtain stormwater management approval, the site is being entirely cleared and regraded outside the wetland buffer. DPS has indicated that they would not approve clearing in the wetland buffer, so no change to the Forest Conservation Plan is anticipated.

### **LEED Design**

During the course of reviewing this project M-NCPPC Staff encouraged the applicant to use Leadership in Energy and Environmental Design (LEED) technology in the fire station building and stormwater management facilities. The applicant took steps to increase infiltration of stormwater back into the ground, but was unable to use a green roof building design on account of the cost required to reinforce the clear span roof design. The applicant will consider ways to use locally-sourced sustainable or renewable materials where feasible, in the proposed construction.

# ATTACHMENT 7

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

April 24 2006

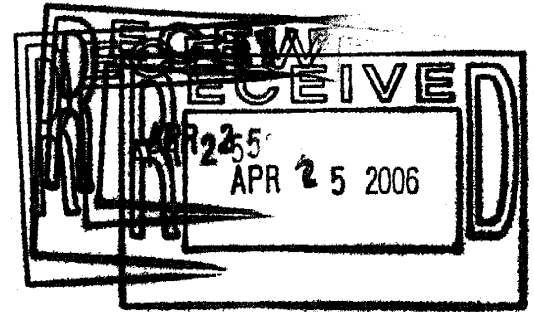
## MEMORANDUM:

TO: Pamela Johnson  
Community-Based Planning Division

VIA: Daniel K. Hardy, Supervisor *DKH*  
Transportation Planning

FROM: Ki H. Kim, Planner *KHK*  
Transportation Planning

SUBJECT: Mandatory Referral 05305-DPW&T-1 - West Germantown Fire Station,  
Germantown



Transportation Planning staff has reviewed the subject Mandatory Referral application and recommends the following comment in support of the approval of the subject Mandatory Referral application:

- The site should include two bike lockers to encourage employees/volunteers to bike to work.

### **Discussion**

The proposed West Germantown Fire Station is located in the southwest quadrant of the MD 18/MD 117 intersection in Germantown.

Staff has reviewed the submitted traffic statement and concurs that the traffic generated by the proposed fire station is not expected to have an adverse effect on the adjacent roadway network. Based on the information contained in the traffic statement, the site would generate 24 peak hour trips during the morning peak period (6:30 am to 9:30 am) and three peak hour trips during the evening peak period (4:00 am to 7:00 pm). Therefore, the site would not require a Local Area Transportation Review study to satisfy the Adequate Public Facilities review.

The 1989 Germantown Master Plan recommends Germantown-Darnestown Road (MD 118) as a six-lane major highway within 120-foot right-of-way adjacent to the site and Clopper Road (MD 117) as a six-lane major highway within 150-foot right-of-way. The master planned right-of-way exists for both MD 117 and MD 118 in the vicinity of the site and no additional right-of-way is required from the applicant. MD 118 exists as a five-lane (two-lane southbound and three-lane northbound) divided roadway and MD 117 exists as a four-lane divided roadway.

The Countywide Bikeways Functional Master Plan recommends a shared-use path or signed shared roadway along the west side of MD 118 and the south side of MD 117. There is an eight-foot-wide concrete sidewalk along MD 117 and a portion of MD 118 south of the intersection with MD 117. The site plan includes extension of the existing eight-foot-wide sidewalk along MD 118 to the future Leaman Farm Road and a lead-in sidewalk to the site by the applicant. The existing eight-foot-wide sidewalks along MD 117 and MD 118 serve as the master planned recommended shared-use paths. Staff recommends that the site include installation of two bike lockers to encourage some of the 20 employees/volunteers to bike to work and reduce single-occupant car travel. The bike lockers should be located close to the building, or alternatively on the parking lot island. There is no significant pedestrian activity in the area as the area is surrounded by open space.

The site is proposed to have a right-in/right-out access to the employee parking lot and a full movement emergency access to the fire station from MD 118. A flashing light will control the proposed emergency access to the fire station. The existing traffic signal at the MD 118/MD 117 intersection and a flashing light in front of the fire station will be coordinated to provide emergency vehicle preemption capabilities. Staff finds that the proposed access onto MD 118, and internal traffic circulation as shown on the site plan are adequate to accommodate safe operation of the West Germantown Fire Station.

KHK:gw

Mmo to Johnson re West Germantown Fire Station



March 14, 2006

Mr. Shawn Benjaminson, P.E., LEED  
ADTEK Engineers, Inc.  
97 Monocacy Boulevard, Unit H  
Frederick, MD 21701

Re: Montgomery County  
MD 118  
West Germantown Fire Station  
Mile Post: 3.92

Dear Mr. Benjaminson:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the plan submitted for the West Germantown Fire Station along with the subsequent email dated March 7, 2006 that includes the conceptual driveway location maintenance access to the proposed stormwater management facility. We have completed our review of these items and offer the following comments:

- SHA finds the proposed treatment of mountable curb for access to the fire station facility acceptable. The corresponding turning template that was received by this office on June 29, 2005 shows the need for the sizing of the median opening to be treated with the mountable curb.
- The median break to accommodate the fire emergency vehicles is now shown to be 107' wide. While we acknowledge the need for this width based on the submitted turning templates, we are still concerned how this turning maneuver will be made while minimizing the disruption to traffic along MD 118. Please clearly describe how this maneuver will be accommodated along with the measures being considered by the fire station to maximize safety and operations for all motorists along MD 118.
- Signal preemption would be required at the MD 118/MD 117 intersection due to the close proximity of the fire station entrance. SHA recommends that a fire house signal be provided along northbound MD 118 between Leaman Farm Road and the fire station entrance. The fire station signal should be coordinated with the preemption at MD 118/MD 117 to provide safe operations along both directions of MD 118. Please coordinate the design request (DR) process with Mr. Jeffrey Wentz, Assistant District Engineer – Traffic at (301) 513-7358.
- Regarding the proposed access to the stormwater management facility, SHA would prefer that the entrance be shifted to the north so that only right-turns may be made into and out of the driveway. The concept provided to SHA in the March 7, 2006 email suggests that the entrance is just beyond the limits of the median area along MD 118. This location could invite left-turn maneuvers into and out of the access road, which SHA cannot approve.
- To obtain an access permit from SHA, the review process will require (at a minimum) the following:
  - Complete set of the latest roadway plans at a scale of 1" = 30' or larger showing the access to the stormwater management facility.
  - Sight distance profiles for the proposed access points along MD 118 for the available movements, signed and sealed by a licensed professional.

Mr. Shawn Benjaminson  
Page Two

- An approved design request (DR) from the District 3 office for any proposed signal work.
  - Storm drain computations and all necessary plans associated with hydraulic improvements proposed within the SHA right-of-way.
  - A signing and pavement marking plan.
  - A traffic control plan.
  - A cost estimate for all work proposed within the State right-of-way.
- Once these items are reviewed and approved by EAPD and the supporting review divisions, an access permit may be granted for the proposed improvements.
  - SHA suggests that four (4) copies of the updated roadway plan and other items listed above be provided to this office to begin the necessary reviews needed prior to issuing an access permit for the fire station.

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Raymond Burns at 410-545-5592, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742. You may also E-mail Ray ([rburns1@sha.state.md.us](mailto:rburns1@sha.state.md.us)) or John ([jborkowski@sha.state.md.us](mailto:jborkowski@sha.state.md.us)). Thank you for your cooperation.

Very truly yours,

*Original signed by Ray Burns for*

Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/JAB/RB

Encl: Sight Distance Evaluation Guidelines

cc: Mr. Darrell Mobley (Via E-mail)  
Mr. Augustine Rebish (Via E-mail)  
Mr. Jeffrey Wentz (Via E-mail)  
Ms. Catherine Conlon (MNCPPC)  
Mr. Amanual Tsadik (Montgomery County)  
Mr. Joseph Chomock (Germantown Fire Department)

## ATTACHMENT 8

**Johnson, Pamela**

---

**From:** Shorb, Neil [Neil.Shorb@montgomerycountymd.gov]  
**Sent:** Friday, April 28, 2006 4:00 PM  
**To:** Johnson, Pamela  
**Subject:** FW: Germantown West Fire Station Inquiry

Pam FYI

Neil

-----Original Message-----

**From:** Shorb, Neil  
**Sent:** Wednesday, March 22, 2006 5:35 PM  
**To:** 'Chris Brown'  
**Cc:** Love, Michael  
**Subject:** RE: Germantown West Fire Station Inquiry

Chris:

First of all, thanks for attending our briefing on Monday night. We welcome the interest and input for the community as we prepare to construct the fire station. We also look forward to having you as our neighbor in about 24 months.

Now on to your questions. My responses are below.

Thanks again for the interest--feel free to contact me at any time.

Neil

-----Original Message-----

**From:** Chris Brown [mailto:cbrown@johnjkirlin-inc.com]  
**Sent:** Tuesday, March 21, 2006 4:25 PM  
**To:** Shorb, Neil  
**Cc:** Harryb@bauerandscottcpa.com; knonato@email.uophx.edu; jimbeds@erols.com; trinityumc@starpower.net; mdparts@unitedairtemp.com; matt\_zappone@yahoo.com  
**Subject:** Germantown West Fire Station Inquiry

Hi Neil

My name is Chris Brown, and I was able to see some of the presentation last night and have a few follow up questions; first I wanted to introduce myself - I am the chairman of trustees for Trinity United Methodist Church located directly behind the portion of land that you plan to build the Germantown West Fire Station on, at 13700 Schaeffer Road in Germantown. I was the guy that had the 2 little kids squirming all over the place by 7:30pm.... Here are my questions:

1) Will this fire - rescue facility offer any community outreach programs for children such as birthday party opportunities, open houses to see the trucks, etc?

---Most fire stations do offer some type of tours, Open House (usually during Fire Prevention week in October), birthday parties, etc.

2) Will this fire rescue facility be one that can offer our community at large training in areas such as Hazmat response for chemical spills, dirty bombs, hurricane/tornados, or other catastrophic emergencies such

as acts of terrorism (people tend to flock to the church in the case of crisis in droves) that could happen living so close to a major highway and a major railroad outside of such a major city ?

(This seems like a knee jerk, cliché question, but as a member of the region's church community, we can offer each other cross-training opportunities within the church community, to assist emergency operation centers that would undoubtedly be overwhelmed in helping potentially huge numbers of people in times of crisis. We believe that we have a moral and civic obligation to our communities to be trained, and then to train them in turn, thus offering stability through both good sense and spiritual strength)

---I believe that the County offers some of this training already so there is no reason to wait for the station to open. MCFRS dedicates a Division of the organization to Community Risk Reduction Services. In fact, the Chief of that Division, Mike Love, was at our meeting on Monday. By copy of this e-mail, I am referring your request for information to Division Chief Love so he can make the proper internal referral to staff to get back in touch with you to follow up on this question as well as your first question.

3) How will the community be able to access the "people in charge" or Fire Chief for the station ( we don't know what term is used for the person in charge so I am guessing at the title).

---Once the fire station is open in the spring of 2008, there will be officers assigned to the station, including a Station Commander that will likely serve as your point of contact. Until that time, I suggest that you contact me if you have any needs/issues related to the construction of the station as I will be the lead person in fire/rescue coordinating this facility until it opens.

4) What can we as a church do (if anything) to help you in this exciting time of transition? We are truly thankful to the county and the people involved in fire and rescue for this blanket of safety that you will offer to this end of our rapidly growing community.

--Nothing comes to mind at the present time, but we appreciate the offer and will be in touch should the need arise.

Hope these questions find their way to you with kind regards; and we look forward to having new neighbors. Please don't hesitate to contact us at the church at 301-540-4300. Our Pastor is named Jim Miller, and I guess you could say that he is "in charge" at least in person at our facility. Thanks again!

Chris Brown  
Project Manager  
John J. Kirlin, Inc. Mechanical Svc. Div.  
515 Dover Road Suite #2700  
Rockville MD 20850  
(301) 315-7572 Fax (301) 294-6527  
cbrown@johnjkirlin-inc.com

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