

TREE VARIANCE MITIGATION LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE / ROOT	SPACING
SHADE TREES						
ARU	19	Acer rubrum	Red Maple	3-3 1/2"	B&B	AS SHOWN
PAA	24	Platanus x acerfolia	London Planetree	3-3 1/2"	B&B	AS SHOWN
GRU	10	Quercus rubra	Northern Red Oak	3-3 1/2"	B&B	AS SHOWN

Note: These mitigation plantings are per previously approved plans

2018 Amendment Tree Variance Detail Table						
Tree ID #	Species	DBH	Impact / Remove	% Impacted	Condition	Mitigation
8	Sycamore	32	Impact Only	25%	Good	stress reduction measures
9	Sycamore	33	Impact Only	23%	Good	stress reduction measures
13	Sycamore	41	Impact Only	29%	Good	stress reduction measures
15	Sycamore	40	Impact Only	13%	Good	stress reduction measures
17	Sycamore	34	Impact Only	15%	Good	stress reduction measures
355	Black Walnut	35	Impact Only	11%	Fair	stress reduction measures

PREVIOUSLY APPROVED IMPACTED SPECIMEN TREES

Specimen Trees Impacted by the Previous LOD

34, 38, 41, 46, 66, 198

Specimen Trees Impacted by the Proposed LOD

10, 11, 13, 17, 19, 35, 37, 61, 67, 72, 73, 74, 75, 76, 77, 92, 93, 97, 98, 108, 110, 120, 122, 125, 149, 150, 158, 168, 169, 170, 181, 182, 196, 214, 218

Trees on/near Historic Property Impacted the Proposed LOD

219, 244, 245, 259, 354

GENERAL NOTES

- The purpose of this plan is for the modification of the existing Special Exceptions: Housing and Related Facilities for Senior Adults and Persons with Disabilities (S-452-C) and Nursing Home and Domiciliary Care Homes (S-856-A)
- Boundary Information shown is based on boundary survey prepared by MHG
- Topographic information is two foot contour interval from topographic survey prepared by MHG. Surrounding property information is from M-NCPPC GIS.
- NRI/FSD 4-97071 has been approved for this site on 10/24/03. Preliminary/Final Forest Conservation Plan S-1855 was also approved on 10/24/03.
- Water and Sewer Category: W-1 & S-1 respectively
- This site is within the 1998 Sandy Spring/Ashton Master Plan area.
- This site is within the Potomac Annual Growth Policy Area.
- This site is within the Northwest Branch Watershed (Class IV).
- This plan is not for construction purposes.
- Portions of this site are in the 100-Yr FEMA Floodplain as shown on FIRM 24031C0220D effective 9/29/2006.
- The proposed future trail connection as shown within the stream valley buffer may require an amendment to this Final Forest Conservation Plan prior to implementation.
- Tree locations from Stantec Forest Conservation Plan CBA-1855 approved on 1/20/17. Off-site trees on adjacent historic property (L-8333 F.21) and ROW trees located by MHG February 2018.

LEGEND

PROPERTY BOUNDARY

EXISTING TREE CANOPY

SIGNIFICANT TREES

SPECIMEN TREES

STANDING DEAD/REMOVED TREE

STREAM

STREAM VALLEY BUFFER

FEMA 100-YR FLOODPLAIN

PROPOSED FOREST CONSERVATION EASEMENT

LIMIT OF DISTURBANCE

TREE PROTECTION FENCE, ROOT PRUNING, & TEMPORARY TREE PROTECTION SIGNAGE (AS SHOWN ON TREE FENCE DETAIL)

PHASE I CONSERVATION PLANTING

PHASE II CONSERVATION PLANTING

CRITICAL ROOT ZONE

TREES TO BE REMOVED/ TREES REMOVED

TREES FOR VARIANCE MITIGATION

SUPER SILT FENCE

VICINITY MAP, SCALE 1" = 2,000'

RECEIVED MAY 01 2018 Montgomery County Planning Department

FOREST CONSERVATION WORKSHEET									
NET TRACT AREA:									
A. Total tract area ...									62.41 *
B. Land dedication acres (parks, county facility, etc.) ...									0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...									3.71 **
D. Area to remain in commercial agricultural production/use ...									0.00
E. Other deductions (specify) ...									0.00
F. Net Tract Area ...									58.70
LAND USE CATEGORY: (from Trees Technical Manual)									
Input the number "1" under the appropriate land use, limit to only one entry.									
	ARA	MDR	IDA	HDR	MPD	GIA			
	0	1	0	0	0	0			
G. Afforestation Threshold ...					20%	x F =			11.74
H. Conservation Threshold ...					25%	x F =			14.68
EXISTING FOREST COVER:									
I. Existing forest cover ...									16.59 ***
J. Area of forest above afforestation threshold ...									4.85
K. Area of forest above conservation threshold ...									1.92
BREAK EVEN POINT:									
L. Forest retention above threshold with no mitigation ...									15.06
M. Clearing permitted without mitigation ...									1.53
PROPOSED FOREST CLEARING:									
N. Total area of forest to be cleared ...									3.93
O. Total area of forest to be retained ...									12.66
PLANTING REQUIREMENTS:									
P. Reforestation for clearing above conservation threshold ...									0.48
Q. Reforestation for clearing below conservation threshold ...									4.03
R. Credit for retention above conservation threshold ...									0.00
S. Total reforestation required ...									4.51
T. Total afforestation required ...									0.00
U. Credit for landscaping (may not exceed 20% of "S") ...									0.00
V. Total reforestation and afforestation required ...									4.51

- * 62.18 acres Parcel C, plus off-site disturbance.
- ** 3.71 acres of existing storm drain and sanitary sewer easement excluded from the tract area.
- *** 20.30 acres per approved FFCP #S-1836, but excluding 3.71 acres of existing storm drain and sanitary sewer easement.

- Note:
- Applicant is proposing to plant 3.36 acres of forest within the conservation easement.
 - The remaining 1.15 acres of mitigation required will be provided via offsite banking.
 - As part of this amendment a discrepancy was found in the forest conservation numbers as shown on the previously approved plan. A previous easement was listed as 20.02 acres and the actual area is 19.21 acres.

FOREST CONSERVATION DATA TABLE

DESCRIPTION	SIZE
Tract Area (Parcel C)	62.18 Acres
Off-site	0.23 Acres
Subtotal Tract Area	62.41 Acres
Existing SD/SS Eamt	3.71 Acres
Net Tract Area	58.70 Acres
Existing Forest	16.59 Acres
Total Forest Retention	12.66 Acres
Total Forest Cleared	3.93 Acres
Land Use Category	RE-2
Afforestation Threshold	20%
Reforestation Threshold	25%
Linear Feet of Stream Valley Buffer	3,000 feet
Area of Stream Valley Buffer	16.74 Acres
Area of Forest within Stream Valley Buffer	11.57 Acres

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Final Forest Conservation Plan APPROVAL

Plan No. CBA-1855

[Signature] 5/15/18
Signature Date

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. CBA-1855, including financial bonding, forest planting, maintenance and all other applicable agreements.

Developer's Name: Friends House Retirement Community Kevin Harrington
Company Contact Person

Address: 17340 Quaker Lane Sandy Spring, MD 20860

Phone: 301-924-7528

Email: kharrington@friendshouse.com

Signature: [Signature]

QUALIFIED PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

4/26/18
DATE

[Signature]
FRANK C. JOHNSON

RECOGNIZED AS QUALIFIED PROFESSIONAL
BY MD. DEPT. OF NATURAL RESOURCES
COMAR 08.19.06.01



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

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FRIENDS HOUSE
RETIREMENT COMMUNITY
17340 QUAKER LANE
SANDY SPRING, MARYLAND 20860
MR. KEVIN HARRINGTON
EXECUTIVE DIRECTOR
KHARRINGTON@FRIENDSHOUSE.COM
PHONE: 301-924-7528
FAX: 301-924-2265

REVISIONS	NO.	DESCRIPTION	DATE
1	1	Revise LOD and FCE	3/13/18

TAX MAP J1341 WSSC 2239W02

PARCEL "C"
PLAT 14595

8TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

FRIENDS HOUSE
RETIREMENT COMMUNITY

PROJ. MGR. PGL

DRAWN BY FCJ

SCALE 1"= 100'

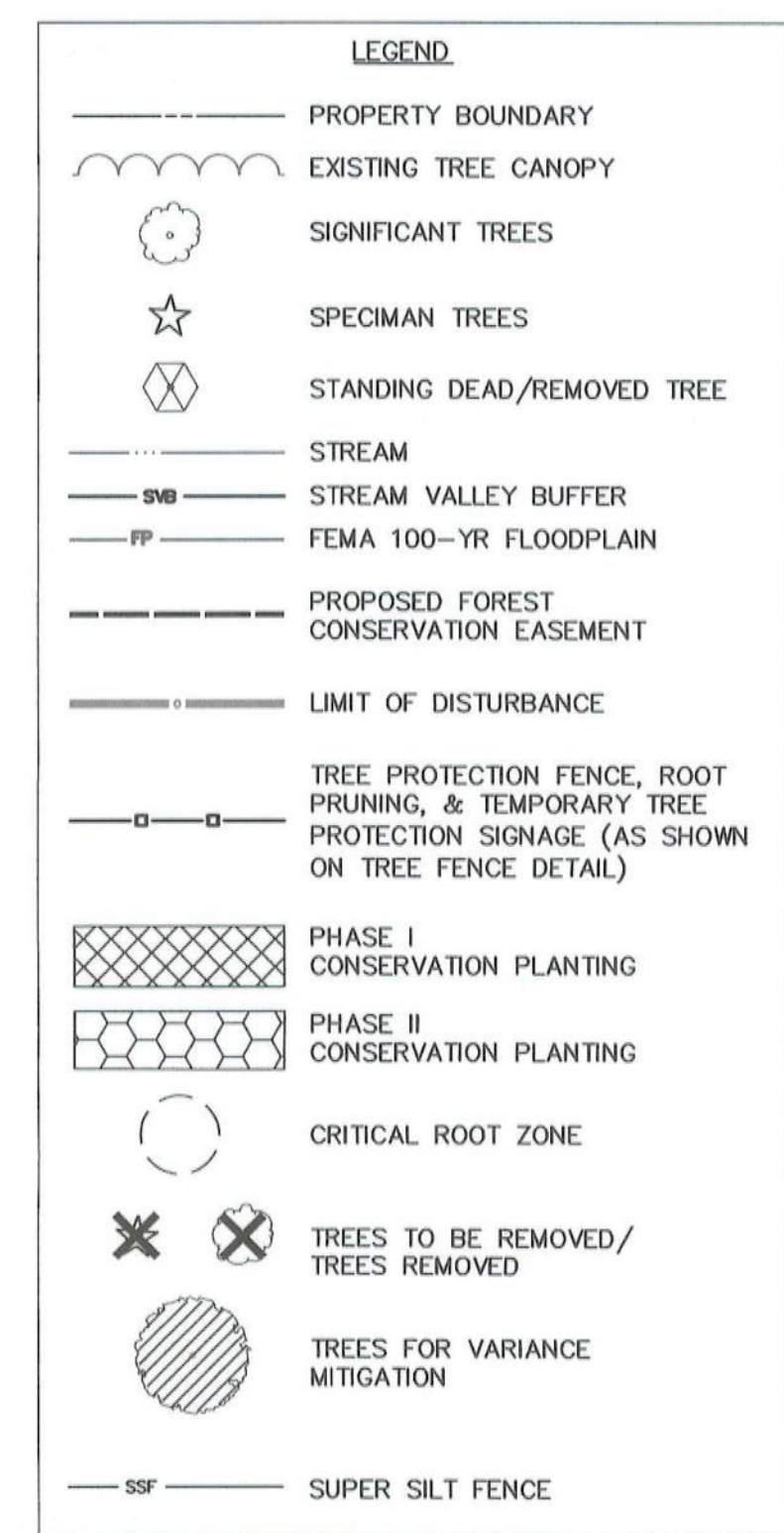
DATE 03/08/18

FINAL FOREST
CONSERVATION PLAN
ALL PHASES

FC1.01

PROJECT NO. 96.380.16

SHEET NO. 1 OF 3



PHASE I TREE REFORESTATION LIST				
QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE / ROOT
SHADE TREES				
73	Carpinus caroliniana	American Hornbeam	1" cal.	Container
67	Fagus grandifolia	American Beech	1" cal.	Container
114	Platanus occidentalis	American Sycamore	1" cal.	Container
74	Prunus serotina	Black Cherry	1" cal.	Container
112	Quercus coccinea	Scarlet Oak	1" cal.	Container
160	Quercus prinus	Chestnut Oak	1" cal.	Container
TOTAL 600				
SHRUBS				
67	Amelanchier canadensis	Shadow Snowberry		#3 Cont.
67	Asimina triloba	Paw Paw		#3 Cont.
66	Lindera benzoin	Spicebush		#3 Cont.
TOTAL 200				

Planting rate was determined from the Montgomery County Tree Technical Manual, pg. 36: 5.Standards- '1" caliper trees/ acre, shrubs must be planted at one third the rate of trees'.

Planting area proposed = 3.00 acres
 Rate = 200 1" caliper trees/ acre
 3.00 x 200 = 600 trees total
 Shrubs = 1/3 tree total = 200 shrubs total

Planting Distribution: All plant species specified should be located in a random positive association pattern and evenly distributed throughout the indicated planting area.

Spacing:
Trees: approximately 15'-20' o.c.

Note:
The contractor shall make appropriate adjustments to tree spacing and field locate proposed plantings around existing vegetation. Whenever possible, proposed tree plantings should be located at least 15 feet from existing trees.

PHASE II TREE REFORESTATION LIST				
QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE / ROOT
SHADE TREES				
11	Carpinus caroliniana	American Hornbeam	1" cal.	Container
9	Fagus grandifolia	American Beech	1" cal.	Container
12	Platanus occidentalis	American Sycamore	1" cal.	Container
10	Prunus serotina	Black Cherry	1" cal.	Container
14	Quercus coccinea	Scarlet Oak	1" cal.	Container
16	Quercus prinus	Chestnut Oak	1" cal.	Container
TOTAL	72			
SHRUBS				
8	Amelanchier canadensis	Shadblow Serviceberry		#3 Cont.
8	Asimina triloba	Paw Paw		#3 Cont.
8	Lindera benzoin	Spicebush		#3 Cont.
TOTAL	24			

Planting rate was determined from the Montgomery County Tree Technical Manual, pg. 36: 5.Standards- "1" caliper trees/ acre, shrubs must be planted at one third the rate of trees".

Planting area proposed = 0.36 acres
 Rate = 200 1" caliper trees/ acre
 0.36 x 200 = 72 trees total
 Shrubs = 1/3 tree total = 24 shrubs total

Planting Distribution: All plant species specified should be located in a random positive association pattern and evenly distributed throughout the indicated planting area.

Spacing:
Trees: approximately 15'-20' o.c.

Note: The contractor shall make appropriate adjustments to tree spacing and field locate proposed plantings around existing vegetation. Whenever possible, proposed tree plantings should be located at least 15 feet from existing trees.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. CBA-1855, including financial bonding, forest planting, maintenance and all other applicable agreements.

Address: 17340 Quaker Lane Sandy Spring, MD 20860

Email: kharrington@friendshouse.com

Signature:

QUALIFIED PROFESSIONAL CERTIFICATION

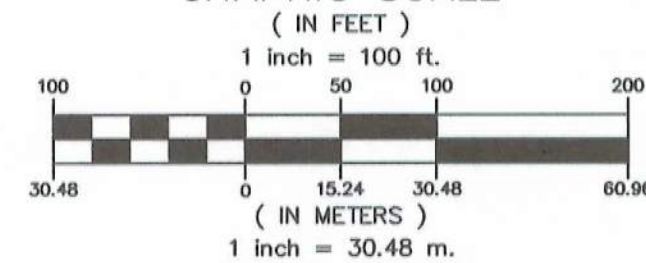
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

DATE 4/26/18

FRANK C. JOHNSON

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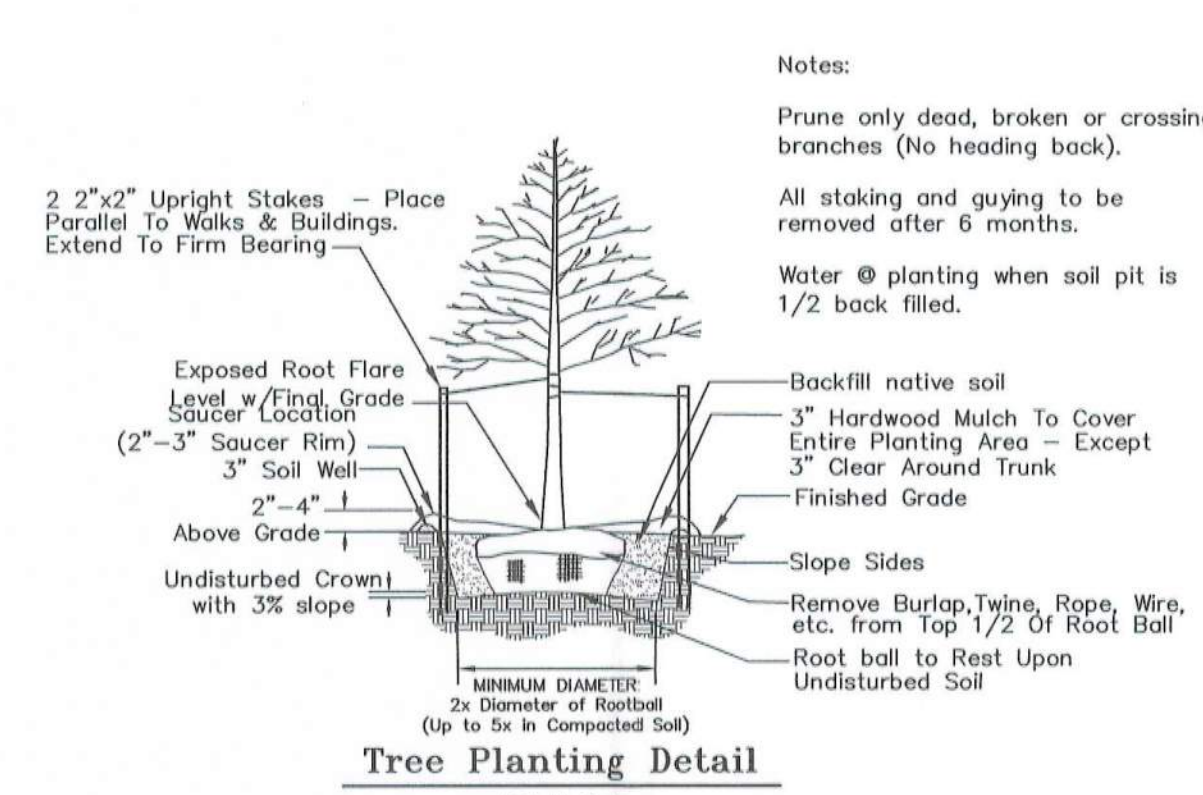
GRAPHIC SCALE



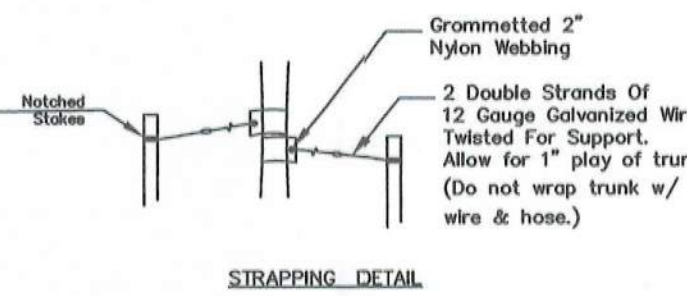
SPECIMEN & SIGNIFICANT TREES			
ID	COMMON NAME	BOTANICAL NAME	CONDITION/REMARKS
1	* Oriental Plane	Platanus orientalis	Good
2	* Oriental Plane	Platanus orientalis	Good
3	* Oriental Plane	Platanus orientalis	Good
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116	* Oriental Plane	Platanus orientalis	Good

117	* European Beech	Fagus sylvatica	Very Good
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236	* European Beech	Fagus sylvatica	Good

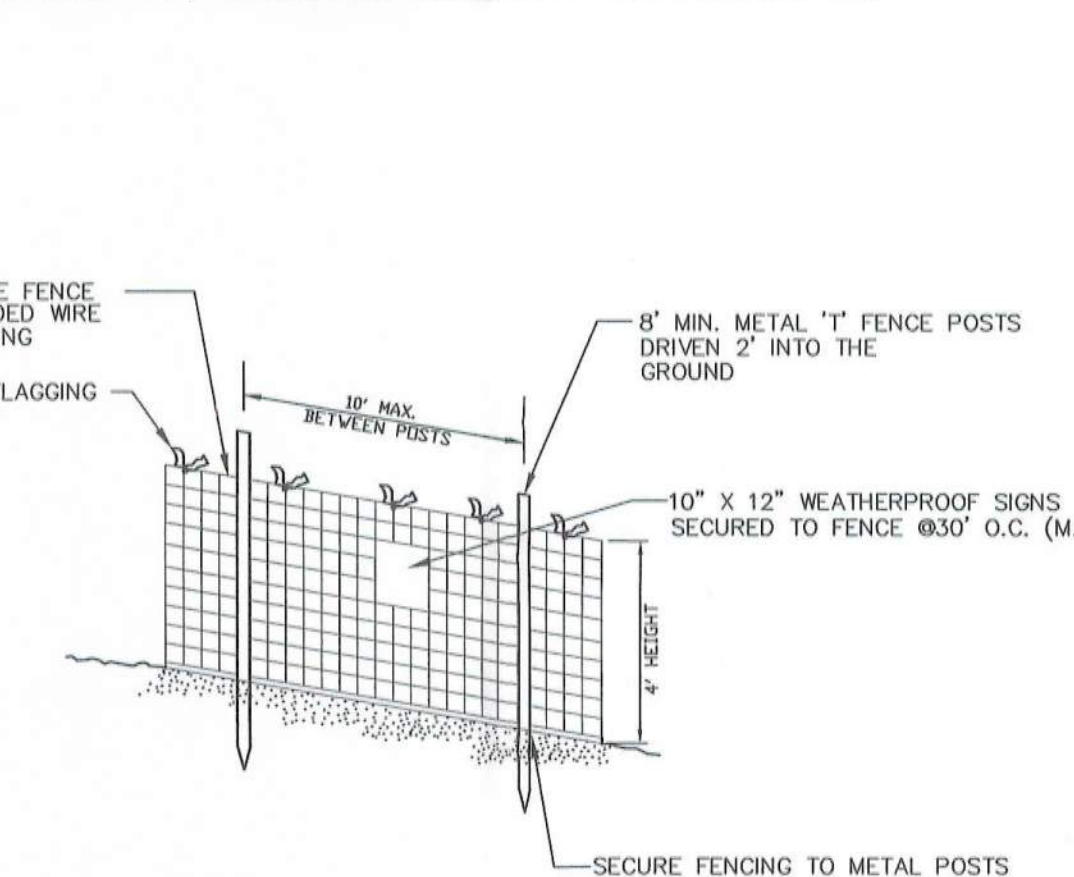
Notes: Dimensions are given for each trunk of multiple bole trees when division occurs below 4.5 feet. If major division occurs above 4.5 feet only the trunk diameter at 4.5 feet is given.
 * Indicate specimen trees for use per the MNCPPC Tree Technical Manual.
 Two ID numbers correspond to those assigned on the Natural Resource Inventory/Forest Stand Delineation Map.



* Minimize planting pit when planting within CRZ of existing trees



NOTE: PLANT CAREFULLY AROUND EXISTING TREES TO MINIMIZE IMPACTS TO THE ROOTS. WHEN ROOTS ARE ENCOUNTERED, SHIFT PLANTING LOCATIONS AS NEEDED AND/OR MINIMIZE THE SIZE OF THE PLANTING PIT.



NOTES

1. PRACTICE MAY BE COMBINED WITH SEDIMENT CONTROL, FENCING, LOCATION AND LIMITS OF FENCING SHALL BE COORDINATED WITH THE FIELD INSPECTOR.
2. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED. SHOULD BE ATTACHED ONLY TO TEMPORARY TREE PROTECTION FENCE AS SHOWN IN FENCE DETAIL.
3. BOUNDARIES OF PROTECTION AREA SHOULD BE STAKED PRIOR TO INSTALLING PROTECTIVE DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE IS REQUIRED.
6. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

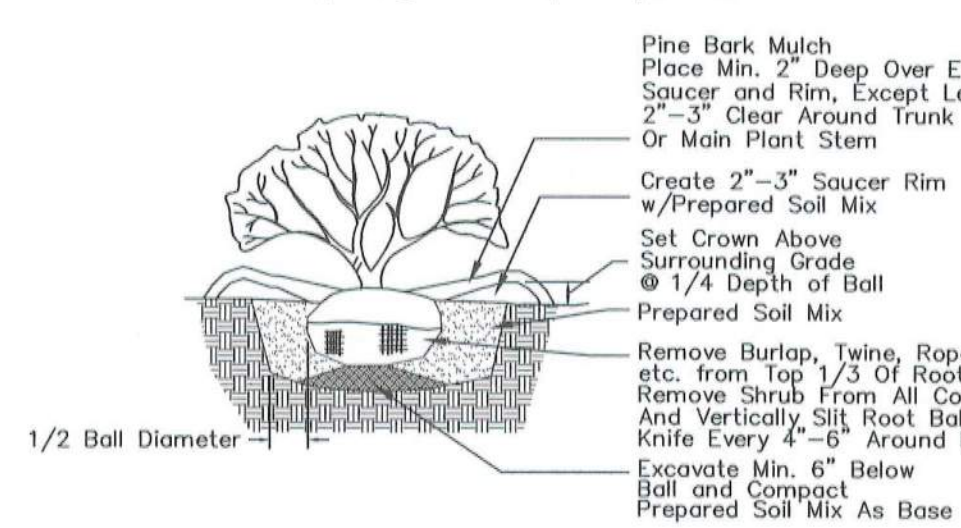
Tree Protection Fence Detail

Not To Scale

Temporary Signage

Not To Scale

Note: Water @ planting when soil pit is 1/2 back



Shrub Planting Detail

Not To Scale

FOREST CONSERVATION PLANTING NOTES

Planting:

1. a. Owner shall contact MC Planning Department staff before planting.
b. Contractor to mow afforestation area and remove all invasive plants (i.e. multiflora rose, mulberry trees) and apply herbicide, only if determined to be needed by MC Planning Department Inspector, to eliminate competition of weed seed prior to planting. MC Planning Dept. Inspector will determine if additional measures are needed.
2. All plant material shall be approved by the Owner or duly appointed representative prior to planting. If plant material is not available substitutions may be made with prior approval from the developer and MC Planning Dept.
3. Size and standards of plant materials shall conform to latest edition of "USA Standards for Nursery Stock", by the American Association of Nurserymen, Inc. (AAN).
4. All plants shall be placed so as not to obstruct drainage.
5. Plants shall be installed randomly in a triangular or staggered pattern (not in a straight line). Container stock shall be spaced minimum 8-12 feet on center (See detail).
6. Slow release fertilizer (Osmocote 10-10-5) shall be applied at the time of planting at the rate of 600 lbs. per acre. If Osmocote is not available, equivalent product or other means of fertilization to be determined during pre-planting meeting.
7. Where field conditions exist which would adversely affect plant performance, or interfere with proper planting procedures, the contractor shall notify the Owner prior to installation of plant materials.
8. All trees are to be located a minimum distance of 5' from all utility boxes, 5' from a storm drain inlet or manhole, 10' from a fire hydrant, 15' from any public street light, and 2' from any driveway aprons.
9. Remove litter and debris as required during the first growing season and at the beginning of the second growing season.
10. Plants shall be installed only between the months of January and May and between September and December when the ground is not frozen.
11. All disturbed areas within the Forest Conservation easement to be seeded with Southern Tier Consulting, Inc. (716-968-1202), Native/Naturalized Wildflower Seed Mix (Northeast) at a rate of 25 pounds per acre.
12. After planting is complete, MNCPPC Inspector must inspect and sign off on the planting. If the planting is not acceptable and required maintenance period may begin or whether additional measures are needed in order for the planted area to be accepted. At the discretion of the MNCPPC Plan reviewer, up to one-half of the financial security may be released if stock and planted area is in good condition. Plants shall have 2 year maintenance/warranty period from the time of installation with MNCPPC acceptance. Any replacement must be installed as above.
13. See top soil specifications sheet for restoring disturbed areas within the proposed conservation easements to ensure proper soil mix for planting.

Maintenance:

1. The plant material shall be maintained by the owner/developer for two (2) years after the completion. Maintenance shall consist of:
 - A. Remove and replace all dead or diseased vegetation.
 - B. Remove all invasive non-native plants.
 - C. Necessary watering, fertilization, or pest control.
2. Moving shall not occur unless performed under a valid M-NCPPC maintenance and management agreement.
3. Deer protection measures as seen necessary.
4. Year 1 and 2: Two inspections per year: Inspect in the beginning of the growing season (May or June), and in-spect at the end of the growing season (September or October).
5. At the end of the second year the survival rate of all the afforestation/reforestation area shall be to a minimum standard of 100 trees per acre or 75% of the total trees planted per acre (whichever is greater). Additional material may need to be planted to bring the total count up to the minimum standard needed.
6. At the end of the maintenance period a final inspection shall be set up at the site with the Owner or Owner's representative and a staff member from MNCPPC to ensure the site requires no further afforestation/reforestation survival rate has been achieved.

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 Planning Department

Sequence of Events for Properties Required To Comply With Forest Conservation Plans, Exemptions From Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
2. The property owner must arrange for the meeting and the following people must participate at the preconstruction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/MD Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
 - a. Typical tree protection devices include:
 - i. Chain link fence (four feet high)
 - ii. Super slit fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - iii. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - b. Typical stress reduction measures may include, but are not limited to:
 - i. Root pruning with a root cutter or vibratory plow designed for that purpose. Trenches are not allowed, unless approved by the Forest Conservation Inspector
 - ii. Crown Reduction or pruning
 - iii. Watering
 - iv. Fertilizing
 - v. Vertical mulching
 - vi. Root aeration systems
3. A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including photographs)