



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

April 23, 2008

Victoria Bryant
Macris, Hendricks, and Glascock
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886

Dear Ms. Bryant:

This letter is to inform you that Forest Conservation Plans 120080070 and 820080040, Ashton Meeting Place, have been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law) and Section 109A. of the Forest Conservation Regulation. The preliminary Forest Conservation Plan is recommended for approval with the following conditions :

- a. Approval of the Final Forest Conservation Plan consistent with the approved Preliminary Forest Conservation Plan prior to any clearing, grading or demolition on the site.
- b. Worksheets on Preliminary Forest Conservation Plan must be revised to include corrected acreages for tract areas.
- c. Specific protection measures for the Siberian Elm, as identified in the letter dated January 8, 2008, from Chris Cowles, ISA certified arborist, to Phil Perrine must be incorporated into the Final Forest Conservation Plan, including, but not limited to, the installation of utility lines within the PUE near the tree by directional boring and installation of a "root friendly paving section" for any sidewalk or walkway within the tree's critical root zone, and specific stress reduction measures before, during, and up to 5 years after completion of construction.
- d. A certified arborist must be present at the pre-construction meeting, during construction, and after construction to implement specific tree protection measures for the Siberian Elm at the corner of Ashton Road and New Hampshire Avenue.
- e. Add 0.043 acre (1880 square feet) of forest planting and Category I conservation easement at the eastern corner of the open space area, adjacent to the environmental buffer.
- f. Estimate for forest planting bond must be revised to include additional forest planting recommended in condition (1)(e), above. Bond estimate must be based on \$0.90 per square foot of total forest planting area or a detailed estimate from a forest planting contractor.
- g. Specific location of tree protection fencing may be adjusted in the field by the M-NCPPC inspector, in coordination with the certified arborist, at the pre-construction meeting.
- h. Applicant must revise the forest conservation plan so that imperviousness for the portion of the project that lies outside the environmental buffer and is zoned RC does not exceed 10 percent. This will require the relocation of the access road for the

- proposed stormwater management facility.
- i. Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual").
 - j. Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
 - Tree Protection Plan
 - Afforestation/Reforestation Planting Plan
 - k. Submittal of financial security to M-NCPPC prior to clearing or grading.
 - l. Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
 - m. Submittal of electronic version of signed final forest conservation plan to be submitted to Environmental Planning prior to clearing or grading. Electronic files must have Environmental Planning approval signature, be in PDF format, and be in only one file.
 - n. Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.

If you have any questions regarding these actions, please feel free to contact Candy Bunnag at (301)495-4543 or candy.bunnag@mncppc-mc.org.

Sincerely,



Candy Bunnag, Environmental Planner

Cc: 120080070 and 820080040
Fred Nichols, Ashton Meeting, LLC (fax: 301-924-5245)