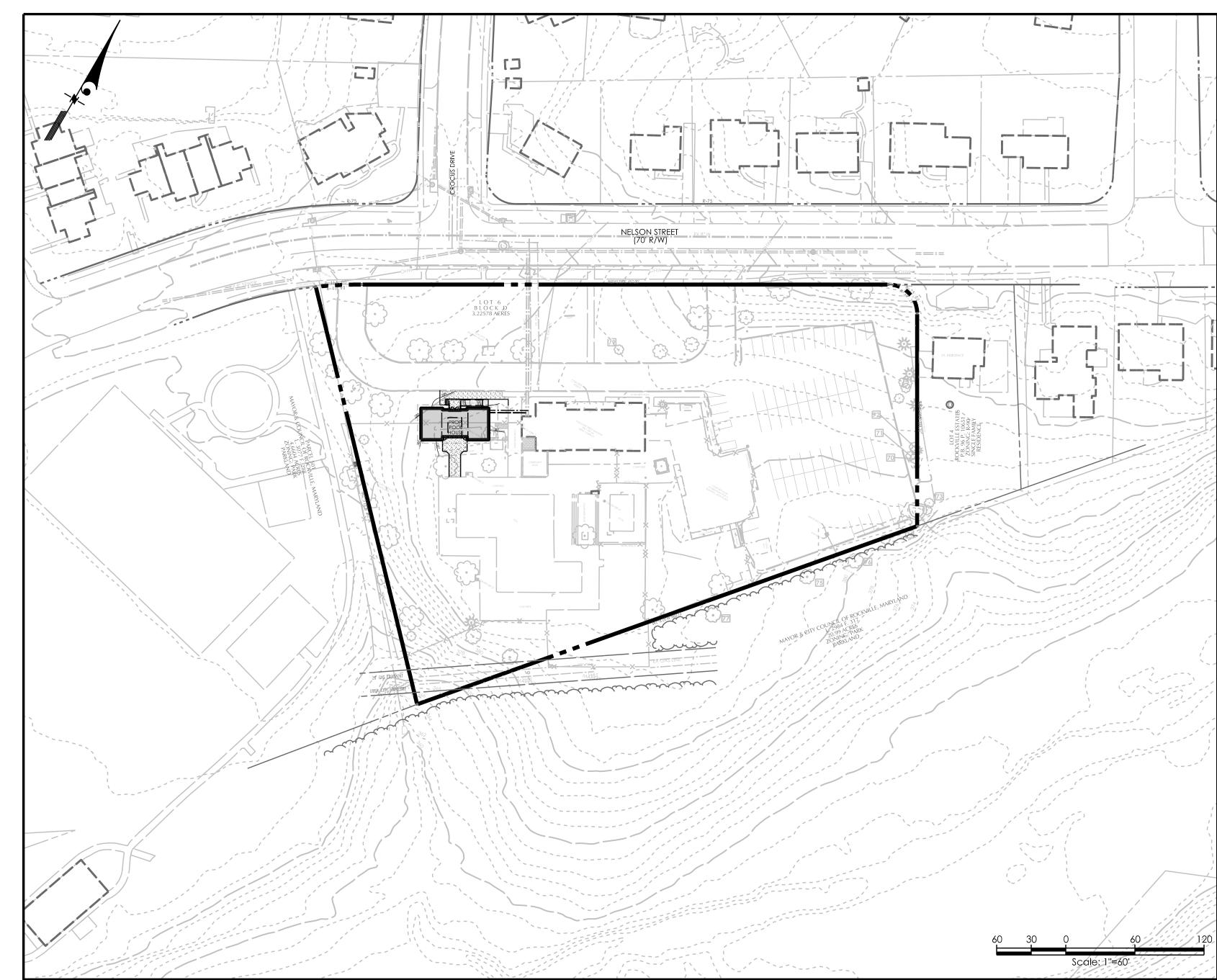
WOODLEY GARDENS Pool House (Phase I)

Minor Special Exception Amendment & Level I Site Plan



SITE PLAN NOTES

- 1 The purpose of this plan is the application for a Minor Special Exception Amendment and a Level 1 Site Plan application for a Non-accessory Swimming Pool (25.15.02.p) in
- 2 Phase 1 for the proposed use is limited to the construction of the pool house locker
- 3 Subsequent phases for the property will include additions to the Phase 1 pool house along with improvements to the swimming pools and the proposed construction of the proposed Private Educational Institution (PEI) requiring the review and approval of a Minor SE Amendment for the pool house additions and pools. A Major SE Amendment and Level 2 Site Plan (including stormwater management) will be required and
- reviewed for the for the PEI and entire property. 4 - Boundary and topographic information shown is based on compilation of field survey by Stantec October 2022, the plat of record for subject property, and GIS information for surrounding properties.
- 5 Additional existing condition and surrounding area information added from field observations and plans of record.
- 6 The plans have been prepared without the benefit of a recent title investigation.
- 7 Property address is 850 Nelson Street and currently identified as Lot 6, Block D, Rockville Estates on Plat 11221 recorded in 1976.
- 8 Natural Resource Inventory Case Number FTP2007-00012 approved 05/31/2022.
- 9 The use will be served by public water and sewer. 10 - This site is identified as Focus Area A1 in the Woodley Garden and College Gardens
- Planning Area (Area 5) of the 2021 Comprehensive Plan of the City of Rockville.
- 11 The property is subject to two previous and current Special Exception uses: S-54-62 (Swim Club) approved in 1962 and SPX98-0274 (PEI) approved in 1999 and modified six times, most recently in 2014 by SPX2014-00388.
- 12 This site is within the Watts Branch watershed (Class I-P).
- 13 There are no Locally Designated Historic Sites or Districts currently on or near the subject
- 14 A proposed sign to replace the existing sign will be ground mounted, a maximum of 100 s.f., and uplit or downlit (not internal) on each face. Detail to be provided during Level 2 Site Plan stage of review.
- 15 This plan is not for construction purposes.

PROJECT TEAM

Owner/Applicant:

Woodley Waves LLC Contact: Mr. James Meekin

Planner/Engineers/Landscape Architects/Surveyors:

Contact: Devin Kennedy, PLA, Certified Arborist Melissa Hill, P.E. Matthew Zane, L.S.

John Sekerak, Jr., ASLA, AICP

Project 308 Design, PLLC Contact: Chris Penndorf, AIA, NCARB

<u> Attorneys:</u> Shulman Rogers Contact: Nancy Regelin, Esq.

Phase 1 (New Pool House locker room facilities only)	
Minor Special Exception Amendment & Level 1 Site Plan	
1 of 9 - Cover Sheet	
2 of 9 - Site Plan	

- 3 of 9 Landscape Plan 4 of 9 - Forest Conservation Plan Amendment - 1 of 2
- 5 of 9 Forest Conservation Plan Amendment 2 of 2
- 7 of 9 Preliminary Sediment Control Plan
- 9 of 9 Comprehensive Site Plan

SHEET INDEX

6 of 9 - Fire Protection Site Plan

8 of 9 - Preliminary Building Elevations and Floor Plan

-	Construct main portion of new pool house
-	Install street trees within Nelson Street right-of-way
Pł	nase 2 (not a part of this SE or Level 1 Site Plan)
-	Interior renovation of existing pool house building for adaptation

- Reconstruct pools and pool deck areas.

- Construct new school classroom wings and gym - Install ADA spaces and pervious pavement in front drive

PROGRAM PHASING

-	Construct main portion of new poor nouse
-	Install street trees within Nelson Street right-of-way
P	hase 2 (not a part of this SE or Level 1 Site Plan)
-	Interior renovation of existing pool house building for adaptation as al purpose room for future school and before/after care.

Phase 3A (not a part of this SE or Level 1 Site Plan) - Construct snack and office wings of pool house

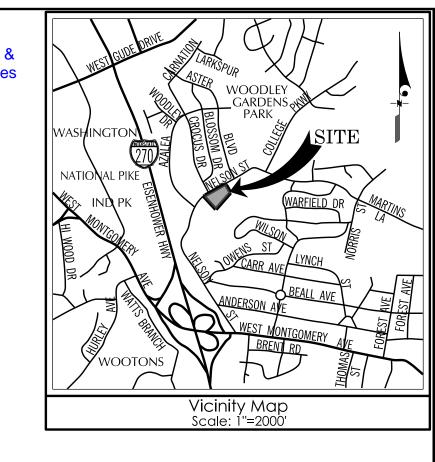
Phase 3B (not a part of this SE or Level 1 Site Plan)

- Mill, overlay, and restripe existing parking lot

- Install sign

[1] Previously affirmed existing conditions. Administrative Interpretation (25.06.04) requested. [2] Includes proposed 1,488 s.f. pool house (Phase One) and the remaining portion of existing building. [3] Front yard impervious surface is existing & increased by appx. 200 s.f. to provide ADA access to front door.

Community Planning & **Development Services**



TRACT AREA TABULATION

Gross Tract Area (GTA)	=	140,515 s.f. or	3.23 ac.
- Previous dedications to public use		0 s.f. or	0.00 ac.[
Existing Lot 6, Block D (Plat 11221)	=	140,515 s.f. or	3.23 ac.
- Proposed dedication to public use		0 s.f. or	0.00 ac.
Net Lot Area (NLA) of subject property	=	140,515 s.f. or	3.23 ac.

[1] Possible previous dedications not identified. Further determination of Gross Tract Area is unnecessary for this application.

PARKING TABULATION -25.16.03.d

ry Swimming Pool ons @ oyees @ es provided: lar parking spaces parking spaces (8'	1 1.00 T x 18'	space per space per otal Parking Sp w/ 8' aisle min.'		. ,	3.0 61.0 Pro	spaces	[1]
oyees @ es provided: lar parking spaces	1.00 T x 18'	space per otal Parking Sp	aces F	emplys =	3.0 61.0 Pro	spaces spaces	[1]
es provided: lar parking spaces	x 18'	otal Parking Sp	aces F	. ,	61.0 <u>Pro</u>	spaces	
lar parking spaces	s x 18'			Required =	Pro		
lar parking spaces	x 18'	w/8' aisle min.'		=		vided	
	x 18'	w/8' aisle min.'		=	4.1		
parking spaces (8'		w / 8' aisle min.			04	spaces	
	т	, -		=	3	spaces	
		otal parking sp	acesp	orovided =	67	spaces	Т
es:							
pool/deck GFA @	2	short term per	2,000	sq. ft. =	19.3	spaces	
pool/deck GFA @	1	long term per	4,000	sq. ft. =	4.8	spaces	
		Total bicycle sp	oaces	required =	24.1	spaces	
			Sł	nort term =	0	spaces	
			Lo	ong term =	12	spaces	П
	1	Total bicycle sp	aces p	provided =	12	spaces	[2]
				Sł Lo	Total bicycle spaces required = Short term = Long term = Total bicycle spaces provided =	Short term = 0 Long term = 12	Long term = 12 spaces

PARKING DESIGN STANDARDS -25.16.06

		Re	equired	Pro	vided	
Drive a	isle width:					
	Twoway	24	ft. min.	24	ft.	
	One way	14	ft. min.	n/a	ft.	
Parking	Spaces:					
	Width	9	ft. min.	9	ft.	
	Length - perpendicular	18	ft. min.	18	ft.	[3]
	Length - parallel	21	ft. min.	n/a	ft.	
Footnotes	s:					
[1]	Based on number of employees when the one time other than during changes at shi		of employee	es is pres	ent at ar	ny
[2]	Requested to defer (25.16.03.i) implement	ation until followin	a swim seas	on. Cov	ered (Lo	ng

DEVELOPMENT STANDARDS NON-ACCESSORY SWIMMING POOL IN THE R-90 ZONE

spaces will also be provided and co-located with the school use.

Term) spaces to be provided integral with construction of Phase Two additions. Additional

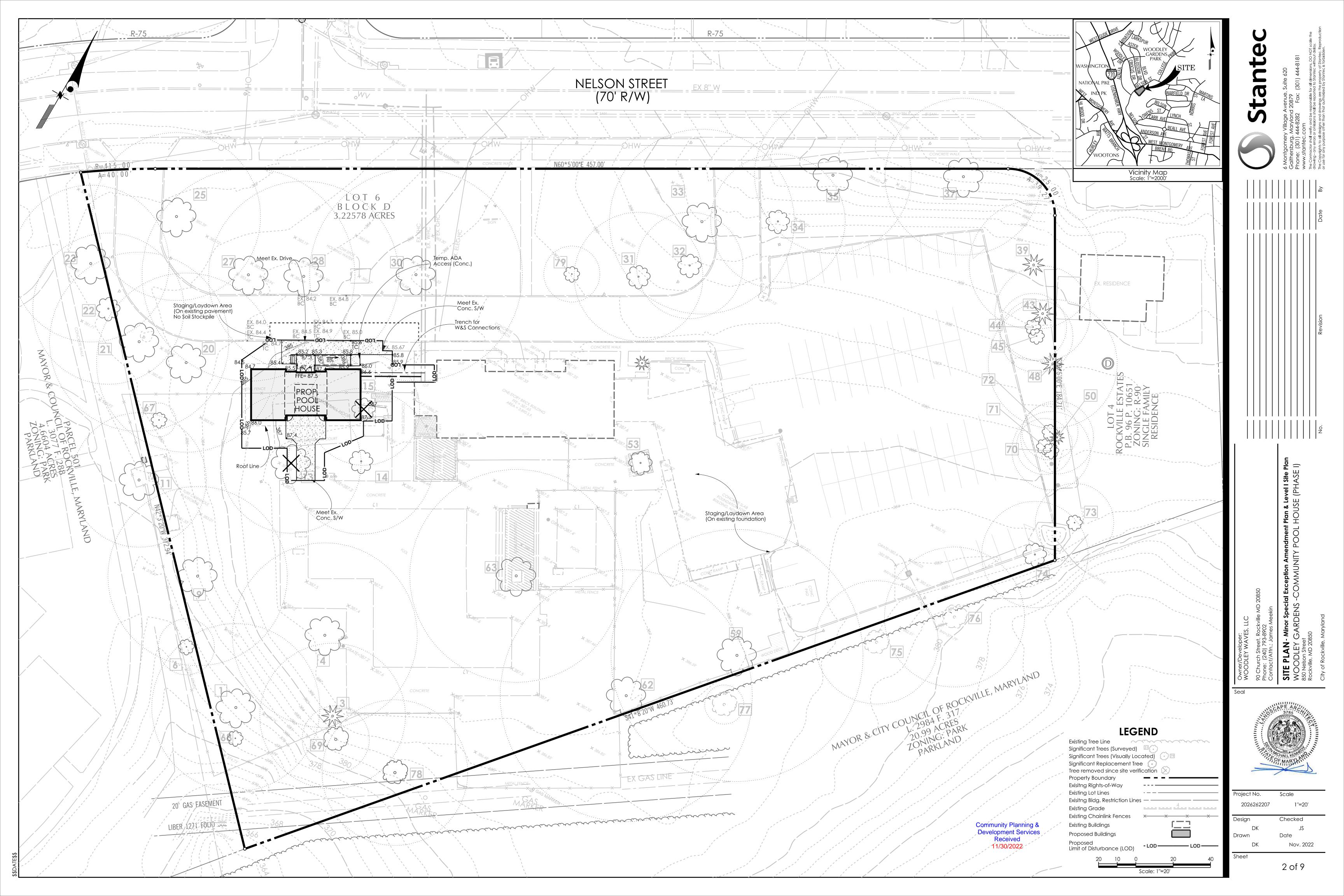
[3] 27 parking spaces extend beyond the curb by two feet or less as allowed by 25.16.06.b.4.

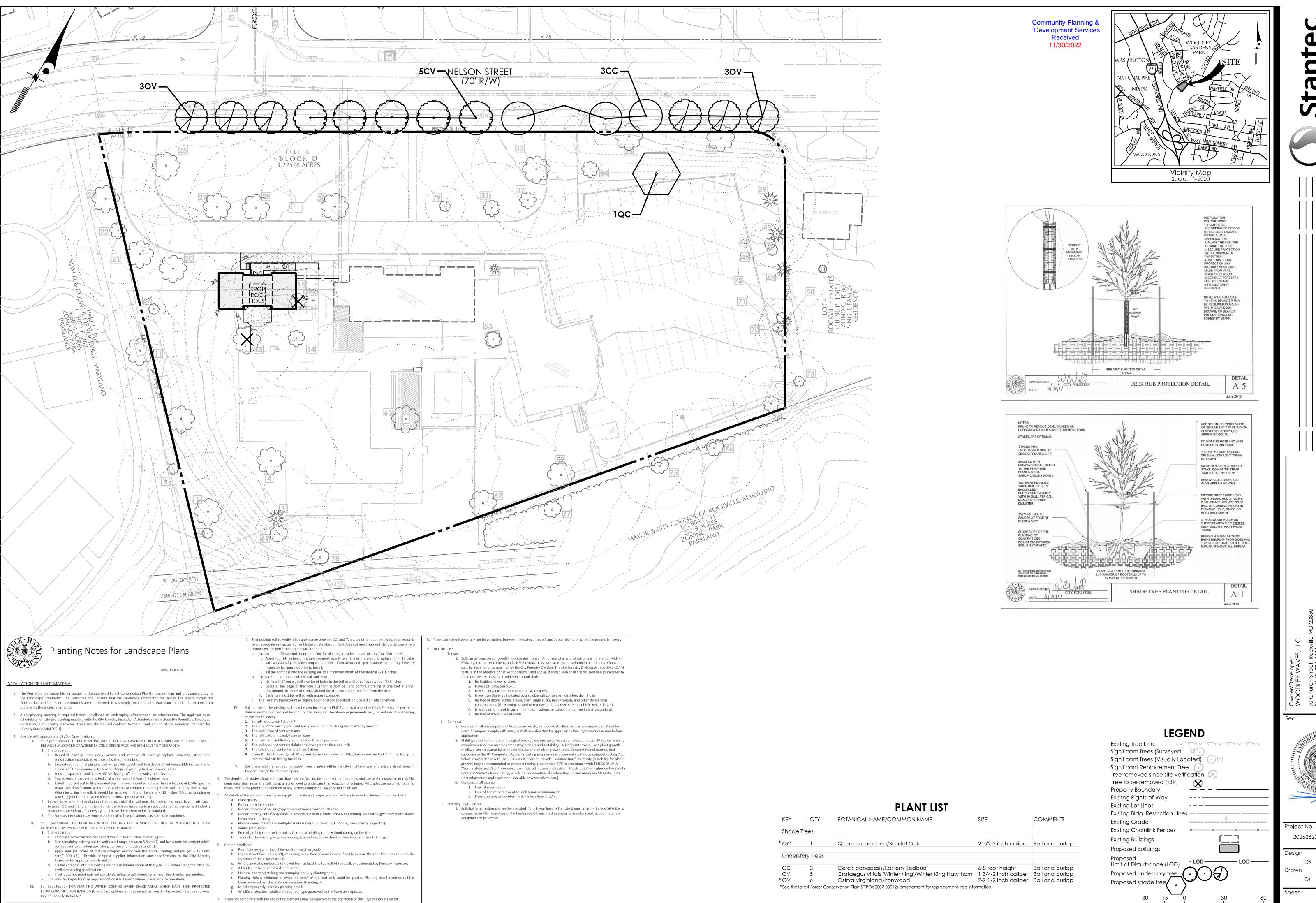
<u>Metric</u>	Code Ref.	Red	<u>quired</u>	<u>Provide</u>	<u>d</u>	
Lot Area - Pool (Legal Capacity 406 persons):	25.15.02.p.2.(a)	3.5	ac. min.	3.23	ac.	[1]
Lot Width at Front Setback Line:	25.10.05.a.	80	l.f. min.	495	l.f.	
Lot Width at Front Lot Line:	25.10.05.a.	25	l.f. min.	497	l.f.	
Front Building Setback:	25.10.05.a.	30	ft. min.	108	ft.	
Side Building Setback:	25.10.05.a.	11	ft. min.	57	ft.	
Rear Building Setback:	25.10.05.a.	25	ft. min.	195	ft.	
Building Height:	25.10.05.a.	35	ft. max.	17.1	ft.	
Lot Coverage (buildings):	25.10.05.a.	25%	max. or	4%	or	
		35,129	s.f. max.	5,888	s.f.	[2]
Impervious Surface in Front Yard (51,500 s.f.):	25.10.05.a.	30%	max. or	42%	or	[1]
		15,175	s.f. max.	21,735	s.f.	[3]
Pool Deck Size (20 s.f./person @ 406 persons):	25.03.03.c.9.	8,120	s.f. min.	9,325	s.f.	
Pool Distance to Property Line and Dwelling:	25.15.02.p.3.					
North (Nelson Street right-of-way)		75	ft. min.	180	ft.	
East (dwelling)		125	ft. min.	275	ft.	
South (parkland property line)		25	ft. min.	43	ft.	
West (parkland property line)		25	ft. min.	65	ft.	
Number of persons allowed on lot:	25.15.02.p.1.(c)	406	persons	406	prsi	ns

notes:	
Previously (affirmed

2026262207 Design Checked Nov. 2022

1 of 9



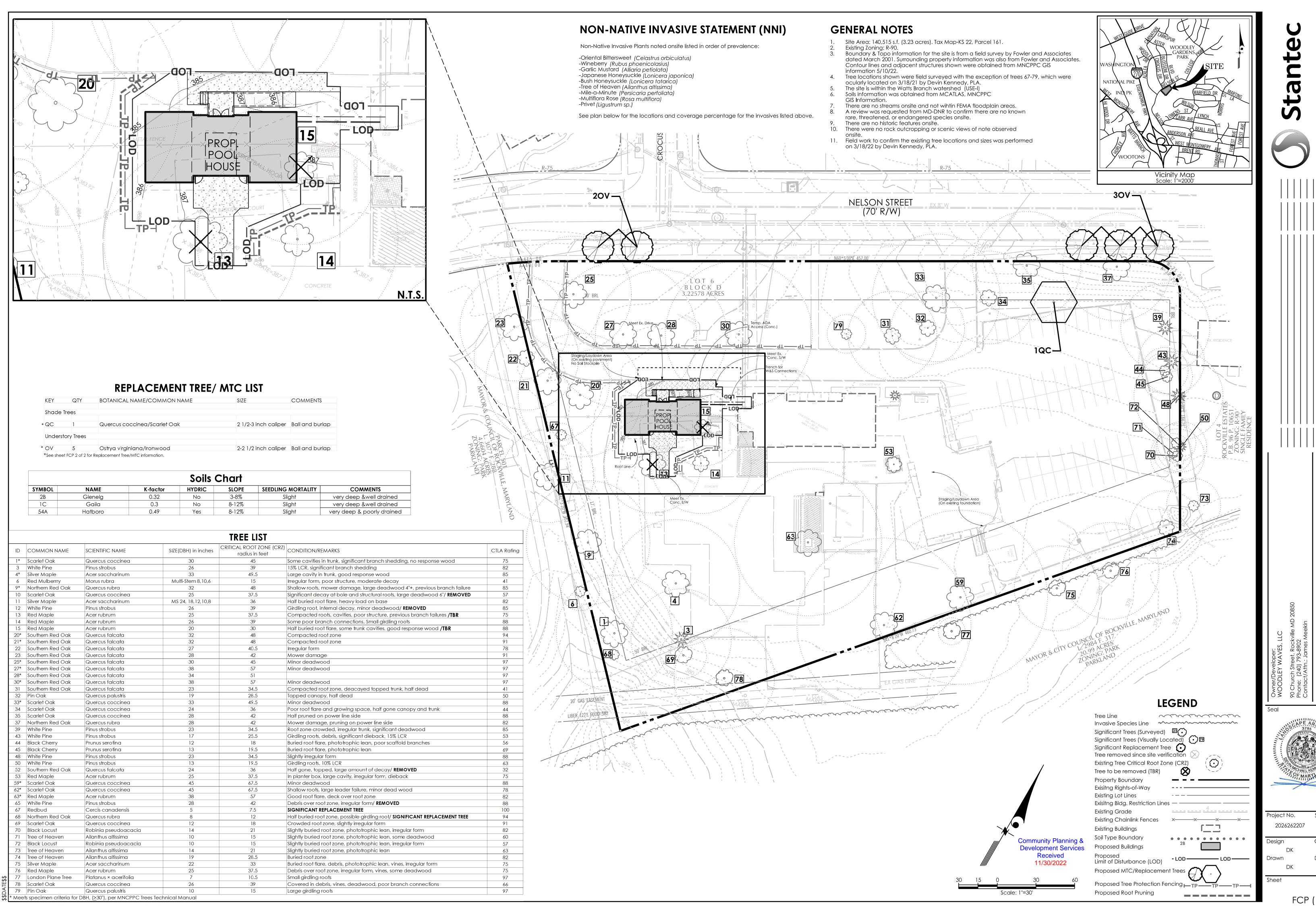






2026262207 Checked Date Nov. 2022

3 of 9



Checked Nov. 2022

SEQUENCE OF EVENTS

The permittee is responsible for strict adherence to the sequence and details as outlined. During each stage of the project, forestry staff may provide additional direction based on site conditions, unforeseen circumstances, or approved revisions.

1. Permittee shall obtain a Forestry Permit (FTP) for the project and secure copies of the approved Forest Conservation Plan (FCP) for distribution to contractors. The Permittee is responsible for obtaining a Maryland Roadside Tree Permit if applicable.

2. The Permittee must coordinate and schedule an onsite preconstruction meeting with the following attendees: Permittee, Construction Superintendent, Maryland LTE/ISA Certified Arborist (if required by Forestry Department), the City Forestry Inspector, City Project Inspector, and City Sediment Control Inspector. The limits of disturbance must be staked and flagged prior to the preconstruction meeting. No land disturbance shall occur prior to this meeting. This includes, but is not limited to, the installation of tree protection fencing, sediment control measures, clearing, grading and tree stress reduction measures. The limits of disturbance will be reviewed, and tree protection and tree care measures will be discussed.

3. No land disturbance shall begin before stress-reduction measures as indicated on the approved FCP, or otherwise directed by the Forestry Inspector have been implemented and approved by Forestry Inspector. Measures not specified on the plan may be required as determined by the Forestry Inspector in consultation with the Permittee's MD LTE/ISA Certified Arborist. Appropriate stress-reduction measures may include, but are not limited to:

- Root pruning
- b. Crown reduction or pru c. Watering

flagging.

- d. Fertilizing e. Surface mulchin f. Vertical mulching g. Root aeration matting
- 4. A professional with the dual credentials of Maryland Department of Natural Resources Licensed Tree Expert (LTE) and International Society of Arboriculture Certified Arborist (ISA CA) must perform all stress reduction measures. Documentation of these qualifications may be required. The measures must be done in accordance with ANSI Standards for Tree Care Operations (A300) and other industry best management practices. Implementation of the stress reduction measures must be observed by the Forestry Inspector or written documentation, including photographs must be sent via mail or email to the City
- 5. Temporary tree protection devices, including signage, shall be installed per the approved Forest Conservation Plan, or as otherwise directed by the Forestry Inspector, and prior to any land disturbance. Tree protection fencing locations must be staked and flagged prior to the pre-construction meeting. The Forestry Inspector, in coordination with the City Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved | INSTALLATION OF PLANT MATERIAL plan. The Permittee must contact the Forestry Inspector to schedule a follow up construction inspection after installing all tree protection measures and performing all stress reduction measures. Upon a satisfactory inspection by the Forestry inspector and Sediment Control Inspector, a Notice to Proceed will be issued and clearing and grading can commence. Temporary tree protection devices may include: a. Chain link fence (four feet high)
- b. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging. c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility
- IV. Soil testing of the existing soil may be conducted with PRIOR approval from the City's Forestry Inspector to determine the number and location of the samples. The above requirements may be reduced if soil testing shows the following:
- Soil pH is between 5.5 and 2. The top 24" of existing soil contains a minimum of 4-6% organic matter by weight
- 3. The soil is free of contaminants 4. The soil texture is sandy loam or loam
- 5. The soil has an infiltration rate not less than 1" per hour
- 6. The soil does not contain debris or stones greater than one inch 7. The soluble salt content is less than 3 dS/m
- 8. Consult the University of Maryland Extension website: http://extension.umd.edu/ for a listing of commercial soil testing facilities.
- V. Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if they are part of the approved plan.
- 4. The depths and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be 'as
- measured" to be prior to the addition of any surface compost till layer or mulch or sod. 5. All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:
- Plant quality. b. Proper form for species.
- c. Proper ratio of caliper size/height to container size/root ball size. d. Proper pruning cuts if applicable in accordance with current ANSI A300 pruning standards (generally there should
- be no recent pruning) e. No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry Inspector).
- Sound graft union. Free of girdling roots, or the ability to remove girdling roots without damaging the tree.
- Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage 6. Proper Installation
- a. Root flare no higher than 3 inches from existing grade.
- b. Exposed root flare (not graft); removing more than several inches of soil to expose the root flare may result in the rejection of the plant materia
- Wire baskets/twine/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector. All burlap or twine removed completel
- No hose and wire: staking and strapping per City planting detail. f. Planting Hole a minimum of twice the width of the root ball; could be greater. Planting detail assumes soil has beer
- prepared per the city's specifications (Planting, #3). Mulched properly, per City planting detail.
- Wildlife protection installed, if required; type approved by the Forestry Inspector.
- 7. Trees not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector. 8. Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen
- 9. DEFINITIONS i. Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4
 - 6%% organic matter content, and a NRCS textural class similar to pre-development conditions A horizon soils for the site, or as specified by the City Forestry Division. The city Forestry Division will specify a LOAM texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by the City Forestry Division. In addition, topsoil shall:
 - 1. Be friable and well drained

1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION

2. BOUNDARIES OF RETENTION AREAS MUST BE

FLAGGED PRIOR TO ROOT PRUNING.

THE FORESTRY INSPECTOR.

ORESTRY INSPECTOR

STAKED AT THE PRECONSTRUCTION MEETING AND

3. EXACT LOCATION OF ROOT PRUNING SHALL BE

DETERMINED IN THE FIELD IN COORDINATION WITH

4. EXCAVATED AREA MUST BE IMMEDIATELY BACK

FILLED WITH EXCAVATED SOIL OR OTHER ORGANIC

SOIL AS SPECIFIED PER PLAN OR BY THE

5. ROOTS SHALL BE CLEANLY CUT USING

VIBRATORY KNIFE OR OTHER ACCEPTABLE

EQUIPMENT, ROOT PRUNING METHODS AND

6. ALL PRUNING MUST BE EXECUTED AT LOD

SHOWN ON PLANS OR AS AUTHORIZED BY THE

SUPPLEMENTAL WATERING MAY BE REQUIRED

FOR ROOT PRUNED TREES THROUGHOUT THE

GROWING SEASON DURING CONSTRUCTION AND

SUBSEQUENT WARRANTY AND MAINTENANCE

MEANS MUST BE IN ACCORDANCE WITH ANSI

2. Have a pH between 5.5-7.

6. The Permittee and contractor shall maintain the temporary tree protection devices for the duration of the project and the location must not be altered without prior approval of the Forestry Inspector. No equipment, trucks, materials, debris, or any other items may be stored within the tree protection fence areas during the entire construction project. No access beyond the fenced area will be permitted. Tree Protection fencing shall not be removed without prior approval of the Forestry

. Long term tree protection devices/techniques, as shown on the FCP or as directed by the Forestry Inspector may include but are not limited to:

- a. Root aeration system
- b. Retaining walls c. Raised sidewalks
- f. Porous pavers
- d. Tunneling of utilities e. Pier and panel walls

- Periodic inspections at the discretion of the Forestry Inspector will occur during the construction project. Corrections and repairs to all tree protection devices and other protective measures, as determined by the Forestry Inspector, must be made within the timeframe established by the Forestry Inspector
- The Permittee must immediately notify the Forestry Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the plan. Remedial actions to the restore these areas will be determined by the Forestry Inspector and the corrective actions must be made within the timeframe established by the Forestry Inspector.
- Failure to comply with the approved FCP or any directive of the City Forester's office is a violation of the Forest and Tree Preservation Ordinance (FTPO). Pursuant to Section 10.5-34 of the FTPO, a fine in the amount of \$1,000 may be imposed for each violation. Each day a violation continues is a separate violation. In addition, a stop work order may be issued until the violation has been abated and the fine has been paid or an appeal has been filed pursuant to Section 10.5-35 of the FTPO. Additional punitive measures as stated under Section 10.5-34 of the FTPO may be imposed.

- After construction is completed, the Permittee must request a final inspection in writing with the Forestry Inspector. At the final inspection, the Forestry Inspector may require additional corrective measures, which may include, but is not limited to:
- a. Removal and replacement of dead and dying trees Pruning of damaged, dead or declining limbs
- Surface mulching
- d. Soil aeration Fertilization
- Watering g. Wound repair
- h. Clean up of retention areas including trash removal After the final inspection and completion of all corrective measures the Forestry 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 the City Sediment Control Inspector and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.

- 4. Have low salinity as indicated by a soluble salt content which is less than 3 dS/m 5. Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious contaminants, (if screening is used to remove debris, screen size must be \(^3\)/, inch or larger)
- 6. Have a nutrient profile such that it has an adequate rating, per current industry standards. 7. Be free of noxious weed seeds
- i. Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before
 - ii. Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refer completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing below in accordance with TMECC 05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for pla growth) may be documented as compost testing greater than 80% in accordance with TMECC 05.05-A, Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Sol
 - Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (test information and equipment available at www.solvita.com). iii. Compost shall also be:
 - Free of weed seeds. . Free of heavy metals or other deleterious contaminants.
- 3. Have a soluble salt content which is less than 3 dS/m
- i. Soil shall be considered severely degraded if grade was lowered or raised more than 14 inches OR soil v compacted in lifts regardless of the final grade OR was used as a staging area for construction materials
- equipment or processes.

- The Permittee shall notify the City Forestry Inspector IN WRITING when the planting is complete and request a post plan inspection. The inspection must include the Permittee, landscape contractor and Forestry Inspector. The maintenance warranty period will not begin until the City Forestry Inspector has accepted ALL plantings.
- Trees will be inspected for plant quality and proper planting in accordance with City specifications and nursery standa Once the maintenance period has begun, the applicant is responsible for maintaining plant health in accordance with signed Warranty and Maintenance Agreement
- . Routine inspections will be conducted throughout the warranty period and the applicant will be notified in writing w corrective measures are required. Failure to complete the corrective measures by the given date may result in fines be issued, permits revoked, extension of warranty period or other punitive measures.
- 4. Such maintenance shall include when appropriate, but not necessarily be limited to: a. Weekly watering equal to 10 gallons per caliper measure of tree diameter. (ex: 2.5" caliper tree =25
 - gallons/week.) Documented drenching natural rainfall may substitute for weekly watering. b. Control of competing vegetation throughout the maintenance period as necessary.
 - c. Fertilizing, as required by soil analysis. d. Pruning, mulching, tightening of strapping, resetting of plants to proper grades or upright position.

TREE PROTECTION

FENCE TO BE ERECTED IN

LINE WITH ROOT PRUNING

LIMITS. FENCE, ROOT

PRUNING LINE, AND LOD

ARE THE SAME LINE, SEL

AIRSPACE OR TRENCH 24"

ROOT PRUNING MUST

NOT EXTEND BEYOND

THE LOD BELOW GRADE

DETAIL

RECONSTRUCTION

ROOT PRUNING DETAIL

DETAIL A-6 FOR FENCE

SPECIFICATIONS.

- e. Furnishing and applying pesticides or other items necessary to thwart damage from insects and disease. f. Providing protection measures such as fencing and interpretive signs as necessary, to prevent destruction degradation of the planting site
- g. Replacement of dead and dying trees. Survival standards contained in the State Forest Conservation Manual sha be followed for the protection and satisfactory establishment of forest where applicable.

. A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for

. Comply with appropriate City Soil Specification: Soil Specification FOR TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED¹

> c. Loosen exposed subsoil below 48" by ripping 18" into the sub grade elevation. d. Test to ensure that planting bed drains at a rate of at least 1 inch/per hour.

- a. Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose subsoil free of debris. b. Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to a radius of 10' minimum or to new hard edge of planting bed, whichever is less.
- e. Install imported soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When nstalling the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to minimize potential settling. 2. Immediately prior to installation of plant material, the soil must be tested and must have a pH range
- between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry standards. Amend soil, if necessary, to achieve the current industry standard. 3. The Forestry Inspector may require additional soil specifications, based on site conditions
- II. Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED.
 - a. Remove all construction debris and top four to six inches of existing soil. b. Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate rating, per current industry standards. c. Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic Yard/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector
- for approval prior to install d. Till the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile rebuilding specification. e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.
- 2. The Forestry Inspector may require additional soil specifications, based on site conditions. III. Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS (One of two options, as determined by Forestry Inspector) Refer to approved City of
- 1. Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil:
- a. Option 1- Till Method- Depth of tilling for planting must be at least twenty-four (24) inches: Apply four (4) inches of mature compost evenly over the entire planting surface (4" = 12 cubic yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install. i. Till the compost into the existing soil to a minimum depth of twenty-four (24") inches
- b. Option 2 Aeration and Vertical Mulching Using a 2-3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches. ii. Begin at the edge of the hole dug for the root ball and continue drilling at one-foot intervals (maximum), in concentric rings around the tree out to ten (10) feet from the tree.
- Each hole must be refilled with mature compost c. The Forestry Inspector may require additional soil specifications, based on site conditions.

- h. Eradicate, suppress and control non-native and invasive plant species during the maintenance period to the satisfaction of the City Forestry Inspector.
- i. Installing and maintaining devices to protect against wildlife damage

j. Removal of staking and strapping after six months, or as directed by the Forestry Inspector.

- . The City of Rockville maintains a list of non-native and invasive plants for certain available on the City's website. The State of Maryland maintains a noxious weed list. The Permittee shall submit a Non-Native and Invasive Management Plan to the City Forestry Inspector for review and approval prior to the pre-planting meeting. Details to be included in the management
- a. Narrative and/or plan stating the location, type and amount of non-native and invasive plants present on the site. b. Proposed treatment measures and methods of control by plant type.
- c. Timing and frequency of treatments by plant type. d. Plan for seeding and/or re-planting following management/eradication treatment.
- e. Proposed signage type and locations for installing herbicide application notification signs.
- 2. Contractor is responsible for complying with MDE, EPA and other government agency regulations as well as obtaining proper permits from these agencies as applicable. The Forestry inspector must be notified 48 hours in advance prior to commencing any and all treatments.
- 3. The Forestry Inspector will perform periodic inspections of the non-native and invasive treatments throughout the warranty and maintenance period. The applicant may be required to submit proof of treatment.

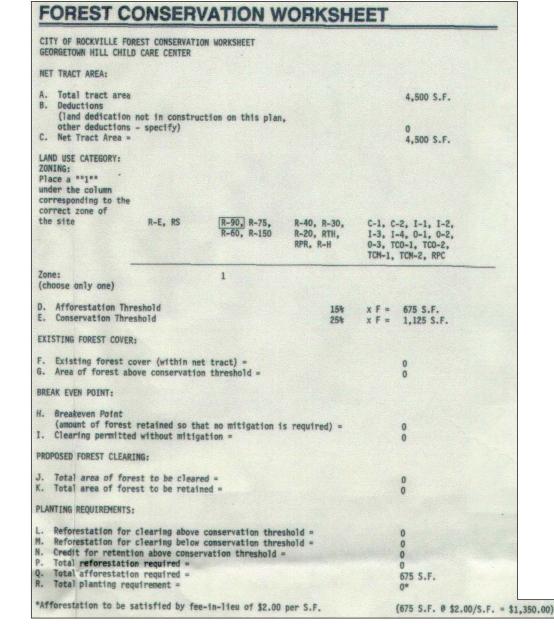
f. Copies of contractor certifications/pesticide licenses.

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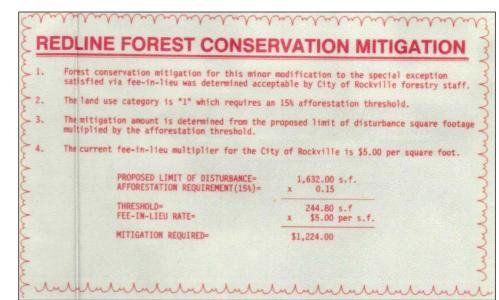
June 2018

NOTES: TREE PROTECTION STANDARD SYMBOL 1. PRACTICE MAY BE AREA —TPF — TPF — COMBINED WITH NO DISTURBANCE OR ACCESS PERMITTED BEYOND THIS POIN SEDIMENT CONTROL FENCING, PER DIRECTION OF FORESTRY STAFF. 2. LOCATION AND LIMITS AREA DE OF FENCING SHALL BE PROTECCION DE COORDINATED IN THE FIELD WITH FORESTRY ARBOLES NINGUN DISTURBIO O ACCES PERMITIDO MAS ALLA DE EST PUNTO
VIOLACIONES FORZADAS POR
CODIGO CAPITULO 10.5 3. BOUNDARIES OF PROTECTION AREA MUST BE STAKED PRIOR TO INSTALLING PROTECTIVE 4. ROOT DAMAGE SHOULD 10"x12" WEATHERPROOF BE AVOIDED, ROOT SIGNS SECURED TO FENCE AT 30' O.C. (MAX) PRUNING TO OCCUR CONJUNCTION WITH 6' MIN. METAL 'T' FENCE POSTS DRIVEN 24" INTO INSTALLATION, AS SHOWN ON FCP PLAN OR THE GROUND, FENCE MIN 4' ABOVE GRADE. PER DIRECTION OF FORESTRY STAFF. **NEON FLAGGING** 5. PROTECTIVE SIGNAGE WELDED WIRE FENCE IS REQUIRED. 14/14 G.A. GALVANIZEI WIRE 2"-4" OPENING 6. FENCING SHALL **BE MAINTAINED** SECURE FENCING TO THROUGHOUT METAL POSTS CONSTRUCTION. FORESTRY STAFF. ELEVATION DETAIL TREE PROTECTION FENCE DETAIL A-6

FC Worksheet from FTPO #2007-00012 (2007)



Mitigation from FTPO #2007-00012 (2014 Amndmt.) F. Existing forest cover (within net tract) =



SIGNIFICANT TREE REPLACEMENT TABLE from FTPO #2007-00012 (2007)

<u> </u>	AINII IO/	MAI ILIEE	REPLACEN	IEMI INDLI	
	INE REMOVED CED WITH:				
ID	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION/ REMARK
QC CC	2	Scarlet Oak Eastern Redbud	Quercus coccinea Cercis canadensis	2" - 2 1/2" cal. 10'-12' HT.	B&B Single Stem

-See Tree Table from sheet 1 of 2 for status of replacement trees already satisfied.

-One (1) Quercus coccinea is not exsiting onsite and will be replaced with

this amendment (Phase I-Community Pool House).

FOREST CONSERVATION MITIGATION **TABULATION** (Total required for this site)

Afforestation mitigation required for the whole site (3.22 ac.)=	21,078 sf (0.48 ac.)
Afforestation mitigation based on LOD (4,500 sf) satisfied from FTPO#2007-00012 (original FCP from 2007)=	- 675 sf. (0.02 ac.)
Afforestation mitigation based on LOD (1,632 sf) satisfied from FTPO#2007-00012 (Amendend FCP from 2014)=	245 sf. (0.01 ac.)
Afforestation mitigation based on LOD (5,000 sf) proposed with this FTPO#2007-00012 (This FCP amendment from 2022)=	1,200 sf. (0.05 ac.)
Afforestation mitigation still required to be satisfied during Phase II of the Woodley Waves project=	18,958 sf. (0.44 ac.)

MINIMUM TREE COVER (MTC) (Total required for this site)

19,078 s.f. (0.44 ac.)

Per Section 10.5-22 (d)(1) of the FTPO: The Minimum Tree Cover (MTC) requirement is to provide onsite the same percentage of the tract area as the afforestation level (15%). -Afforestation/MTC requirement= 140,515 sf x 0.15= 21,078 s.f. (0.48 ac.) -MTC requirement satisfied with 2,000 s.f. (0.05 ac.) this amendment (Phase I Woodley Waves)=

SIGNIFICANT TREE REPLACEMENT (for the proposed activity related to Pool House-Phase I, 2022)

Tree to be Removed (TBR): #15 (20" DBH) per Sect. 10.5-22 (a) (1) One (1) 20" tree TBR= Two (2) replacement trees @ 2.5" Cal. (OV) One (1) 25" tree TBR= Three (3) replacment trees @ 2.5" Cal. (OV) (5-OV TOTAL) One (1) Quercus coccinea (QC)/Scarlet oak proposed to be planted

Shade Tree Quercus coccinea/Scarlet Oak Ostrya virginiana/Ironwood 2-2 1/2 inch caliper Ball and burlap

per the replacement tree mitigation from FTPO#2007-0012(007

-MTC required to be satisfied with

the (Phase II Woodley Waves) amendment=

MINIMUM TREE COVER (MTC)

(For this amendment, Pool House-Phase I, 2022) Per Section 10.5-22 (d)(1) of the FTPO: The Minimum Tree Cover (MTC) requirement is to provide onsite the same percentage of the tract area as the afforestation level (15%).

Credit will be satisfied per Forest Conservation Manual, Sect. 8(f)(1) -Tract Area (LOD)= -Afforestation/MTC requirement= 5,000 s.f. x 0.15= 750 s.f. (0.02 ac.) Two (2) (2.5" Cal) replacement trees - 2 x 400 sf.= 800 s.f. -Afforestation/MTC provided=

FOREST CONSERVATION WORKSHEET

		CITY OF RO	OCKVILLE FO	DREST CONSERVATION W	VORKSHEET	Community Pla	anning
		WOODL	EY WAVES: (Community Pool House	(Phase I)	Development Receive	Servi
NET TRACT AR	REA:					11/30/20	
A. Total tract	area						0.11
B. Deduction	ns (land de	edication not	in construc	tion on this plan, other c	leductions -	specify)	0.00
C. Net Tract /	Area =					(5,000 s.f. LOD)	0.11
LAND USE CA	TEGORY:						
ZONING: Place a "1" under the column correspondin g to the correct zone of the site	R-E, RS			C-1, C-2, I-1, I-2, I-3, I-4, O-1, 0-2, 0-3, TCO-1, TCO-2, TCM-1, TCM-2, RPC			
Zone:		1					
(choose only	one)						
D. Afforestati	ion Thresh	old			15%	x F =	0.02
E. Conservat	ion Thresh	old			25%	x F =	0.03
EXISTING FOR	EST COVE	p.					

L. Reforestation for clearing above conservation threshold = M. Reforestation for clearing below conservation threshold = N. Credit for retention above conservation threshold = P. Total reforestation required =

H. Breakeven Point (amount of forest retained so that no mitigation is required) =

Forest Conservation Mitigation Notes (For this amendment, Community Pool House-Phase I, 2022) Forest conservation mitigation for this minor modification to the special exception (SPX) will be

satisfied via individual landscape trees. 2. The site existing zone (R-90) requires a 15% afforestation threshold.

G. Area of forest above conservation threshold =

I. Clearing permitted without mitigation =

J. Total area of forest to be cleared =

K. Total area of forest to be retained =

PROPOSED FOREST CLEARING:

PLANTING REQUIREMENTS:

Q. Total afforestation required =

R. Total planting requirement =

BREAK EVEN POINT:

The mitigation amount is determined from the proposed limit of disturbance (LOD) square footage multiplied by the afforestation threshold.

PROPOSED LIMIT OF DISTURBANCE (LOD)= 5,000 s.f. AFFORESTATION REQUIREMENTS (15%)= 0.15 THRESHOLD= 750 s.f.

MITIGATION PROVIDED=

I. Clearing permitted without mitigation =

J. Total area of forest to be cleared =

K. Total area of forest to be retained =

L. Reforestation for clearing above conservation threshold =

M. Reforestation for clearing below conservation threshold =

N. Credit for retention above conservation threshold:

PROPOSED FOREST CLEARING:

PLANTING REQUIREMENTS:

P. Total reforestation required =

Q. Total afforestation required =

R. Total planting requirement =

Two (2) (2.5" Cal.) Trees- 2 x 400 s.f.= 800 s.f.

FOREST CONSERVATION WORKSHEET (Full site requirement)

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET NET TRACT AREA: 3.22 A. Total tract area 0.00 B. Deductions (land dedication not in construction on this plan, other deductions - specify) 3.22 LAND USE CATEGORY: R-E, RS **R-90**, R-75, R-40, R-30, C-1, C-2, I-1, I-2, I-3, I-**ZONING:** R-60, R-150 R-20, RTH, 4, O-1, 0-2, 0-3, TCO-1, RPR, R-H TCO-2, TCM-1, TCM-2, under the column correspondi a to the correct zone of the site (choose only one x F = 0.48D. Afforestation Threshold E. Conservation Threshold x F =0.81 EXISTING FOREST COVERS 0.00 F. Existing forest cover (within net tract) = 0.00 G. Area of forest above conservation threshold BREAK EVEN POINT: 0.00 H. Breakeven Point (amount of forest retained so that no mitigation is required) =

BOTANICAL NAME/COMMON NAME COMMENTS 2 1/2-3 inch caliper Ball and burlap

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.48

0.00

2026262207 Checked Design

0.00

0.00

0.00

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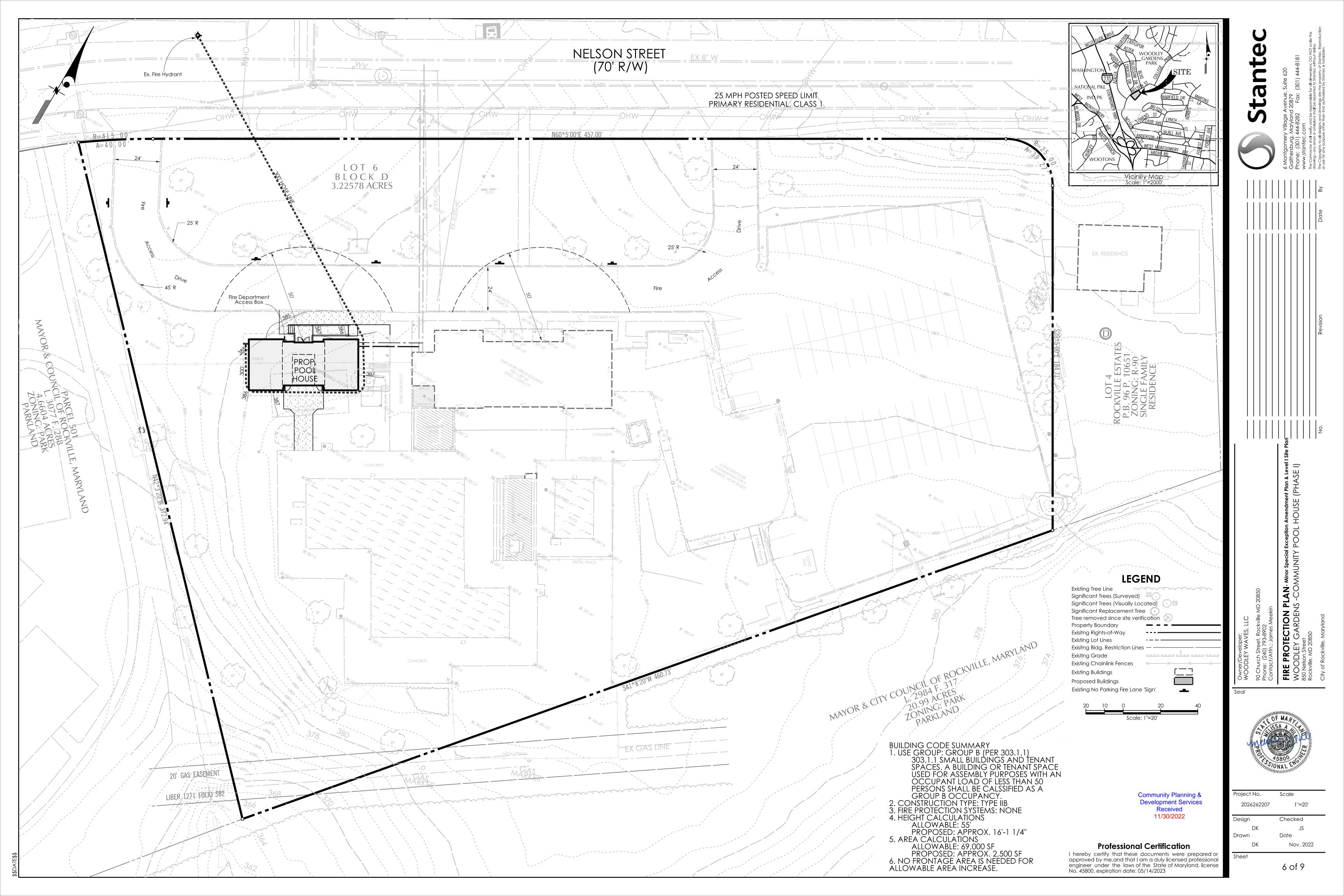
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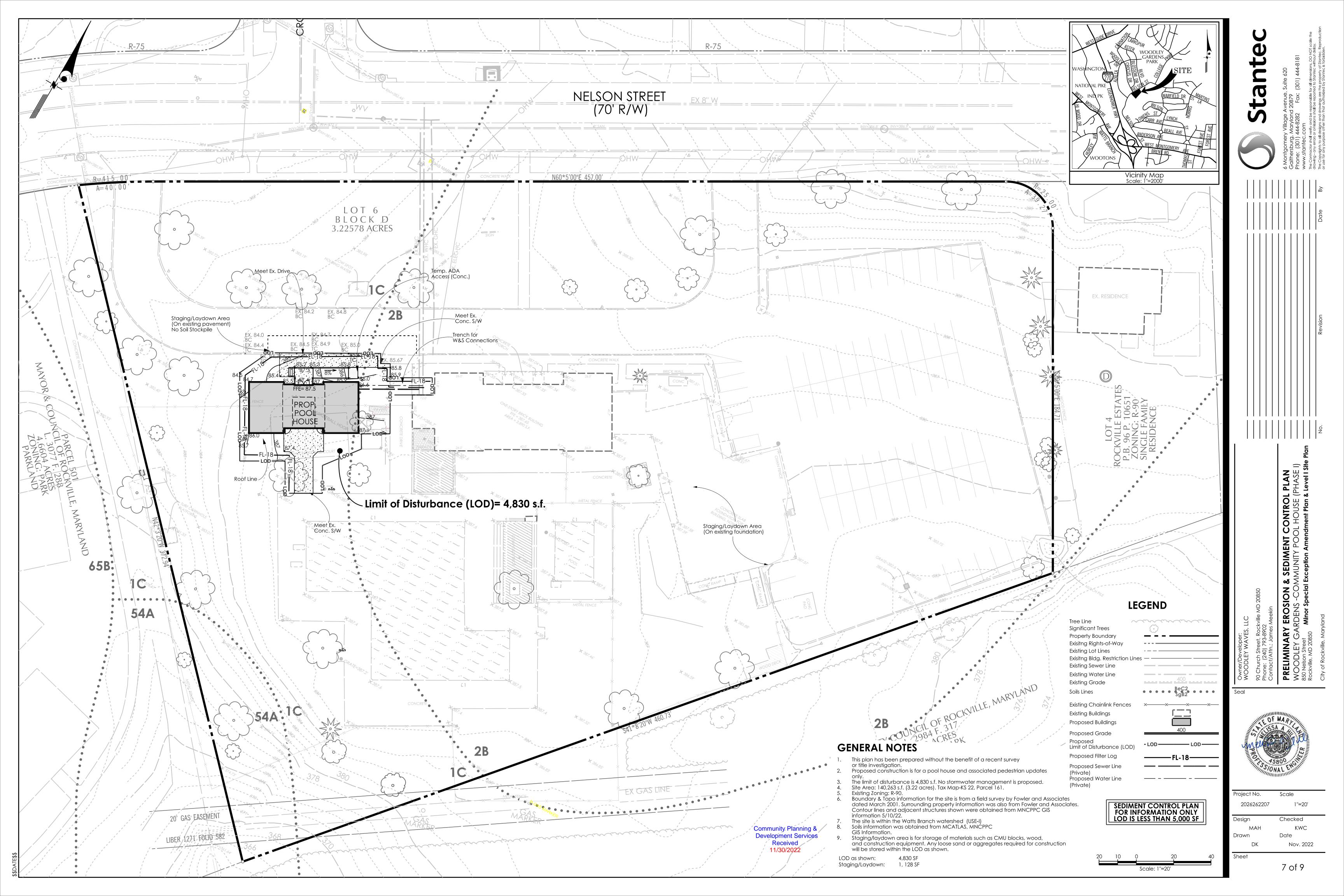
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(750 s.f.) 0.02

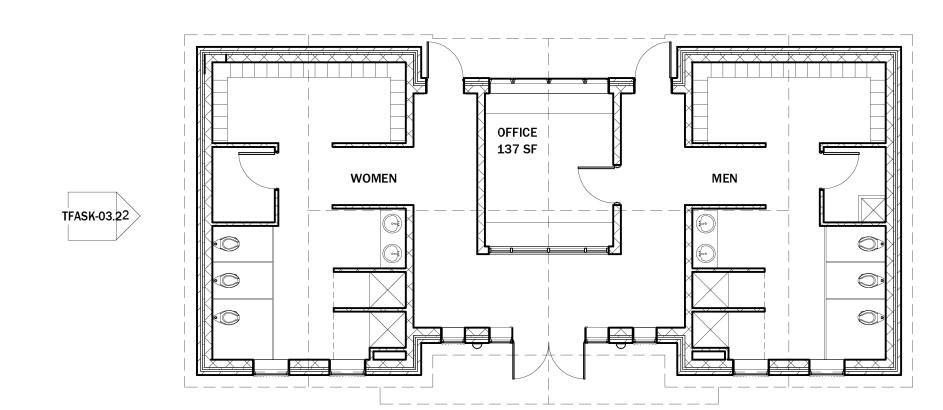
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Nov. 2022



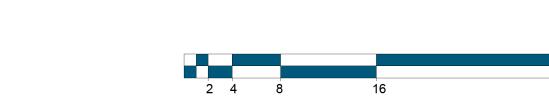






4TFASK-03.2







ARCHITECTURE INTERIORS
BRANDED GRAPHICS
PLANNING

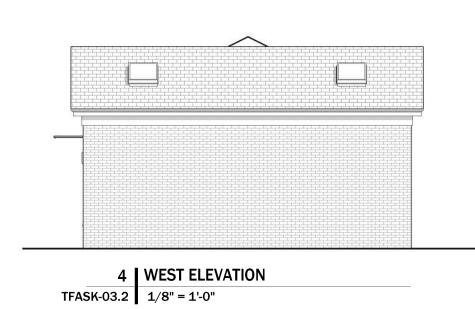
GHES WOODLEY GARDENS - PHASE 1

860 NELSON STREET
ROCKVILLE, MD 20850

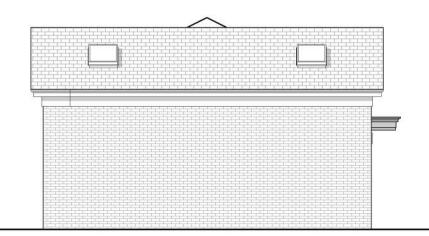
PHASE 1 POOL HOUSE PLAN rev.2

ISSUE DATE: 11/15/2022 PROJECT NUMBER: 22E008

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3 | SOUTH ELEVATION TFASK-03.2 | 1/8" = 1'-0"



2 | EAST ELEVATION TFASK-03.2 | 1/8" = 1'-0"

1 NORTH ELEVATION
TFASK-03.2 1/8" = 1'-0"

ARCHITECTURE INTERIORS
BRANDED GRAPHICS
PLANNING

GHES WOODLEY GARDENS - PHASE 1

860 NELSON STREET
ROCKVILLE, MD 20850

TFASK-03.2

TFASK-01.2

POOL HOUSE EXTERIOR ELEVATIONS rev.2

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Project No. As Shown 2026262207 Checked Design

Sheet

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Nov. 2022

