

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	12450 Old Columbia Pike., Silver Spring	Meeting Date:	5/4/2022
Resource:	Individually Listed Master Plan Site (Conley House/Green Ridge 34/010)	Report Date:	4/27/2022
Applicant:	Iglesia Vida Nueva, Inc. David McKee, Agent	Public Notice:	4/20/2022
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Site Development		

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions to the proposal based on the HPC's feedback and return for a second Preliminary Consultation as architectural plans are developed.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #34/010 Conley House/Green Ridge
STYLE: Neoclassical
DATE: c.1902



Figure 1: The subject property is within the environmental setting of the Master Plan Site.

From *Places from the Past*:

“The large and elegant Conley House is an architectural statement of unusual urbanity and wealth in this community and era. A massive pedimented portico supported by Tuscan columns distinguishes the Neoclassical style residence. The center bay of the five-bay front facade has a Palladian-influenced doorway on the first level echoed by a three-part window on the second. Irish immigrant Thomas Y. Conley first established the farm in the 1830s, upon retiring from a Washington, D.C. dry goods store. Conley served in the State House of Delegates in the 1860s. Under the ownership of his grandson Edgar T. Conley, the farm reached its height in the 1920s, encompassing more than 600 acres. Following a stellar military career in which he rose to the rank of major general and received a Silver Star for his actions in the Spanish-American War, Edgar Conley retired to green Ridge. Family members recall the traditional farming techniques used by Conley who denied use of modern machinery on his farm. The farmstead includes a stone springhouse and a stone gashouse.”

The 1997 Fairland Master Plan identifies three objectives for historic resources and preservation in the area:

- Highlight the sites that are important to maintaining the character of the Fairland Master Plan area.
- Protect and enhance the Fairland Master Plan area’s historic and architectural heritage for the benefit of present and future residents.
- Integrate historic sites into new and existing development.

The Master Plan included recommendations to re-zone the area surrounding the designated 8.2 acres to “achieve a cluster layout in keeping with the historic structure and setting;” and to consider the historic structure and setting for a special exception uses such as a bed-and-breakfast, “to preserve the structure and setting.”

The area under consideration for redevelopment comprises approximately 1/2 of the designated square footage of the Master Plan Site.



Figure 2: Map showing the designated Master Plan site boundaries.

PROPOSAL

The applicant proposes to develop the lot to the south of the Conley House (within the designated environmental setting) as a church. The applicant's Preliminary Plan is being evaluated at the May 5, 2022 Planning Board meeting and HPC comments are requested.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation*. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a 4.1 acre largely vacant site, of which 3.77 acres are subject to a conservation easement. At the rear of the property, there is a non-historic metal building that appears to be utilized for auto repair.

The existing building on site was constructed sometime between 1951 and 1979, based on County aerial

photographs (see below). A view of this building from the public right-of-way is challenging because of the distance between the road and the structure and the existing trees. Staff finds this building does not contribute to the historic significance of the site and its demolition should be supported when a HAWP is submitted.



Figure 3: 1979 Aerial photograph shows a structure in the location of the non-historic metal building.

The applicant proposes to demolish the existing building and develop the site with a new church in the north corner of the site and parking along the northern property boundary.

A new concrete sidepath will be built on the site in compliance with the Bicycle Master Plan, which will require removing several trees from within the conservation easement. Based on their size, most of the trees in this portion of the site appear to be less than 15 years old. Additionally, the 1951 aerial photograph shows this area was not historically forested.



Figure 5: 1951 aerial photograph showing the subject property circled in red.

Staff request feedback from the HPC on:

- The proposed site layout including:
 - The 12,500 ft² church building;
 - 68 parking spaces; and
 - A retaining wall along the north property boundary
- The appropriateness of removing a significant number of trees from the conservation area; and
- Recommended measures to mitigate any impact on the historic Conley House.

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions to the proposal based on the HPC's feedback and return for a second Preliminary Consultation as architectural plans are developed.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

David W. McKee

Signature of owner or authorized agent

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Adjacent and Confronting Properties:

Silver Spring, MD 20904

2131 East Randolph Road

12501 Old Columbia Pike

Manors of Paint Branch HOA INC

20440 Century Boulevard STE 100

Germantown, MD 20874

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

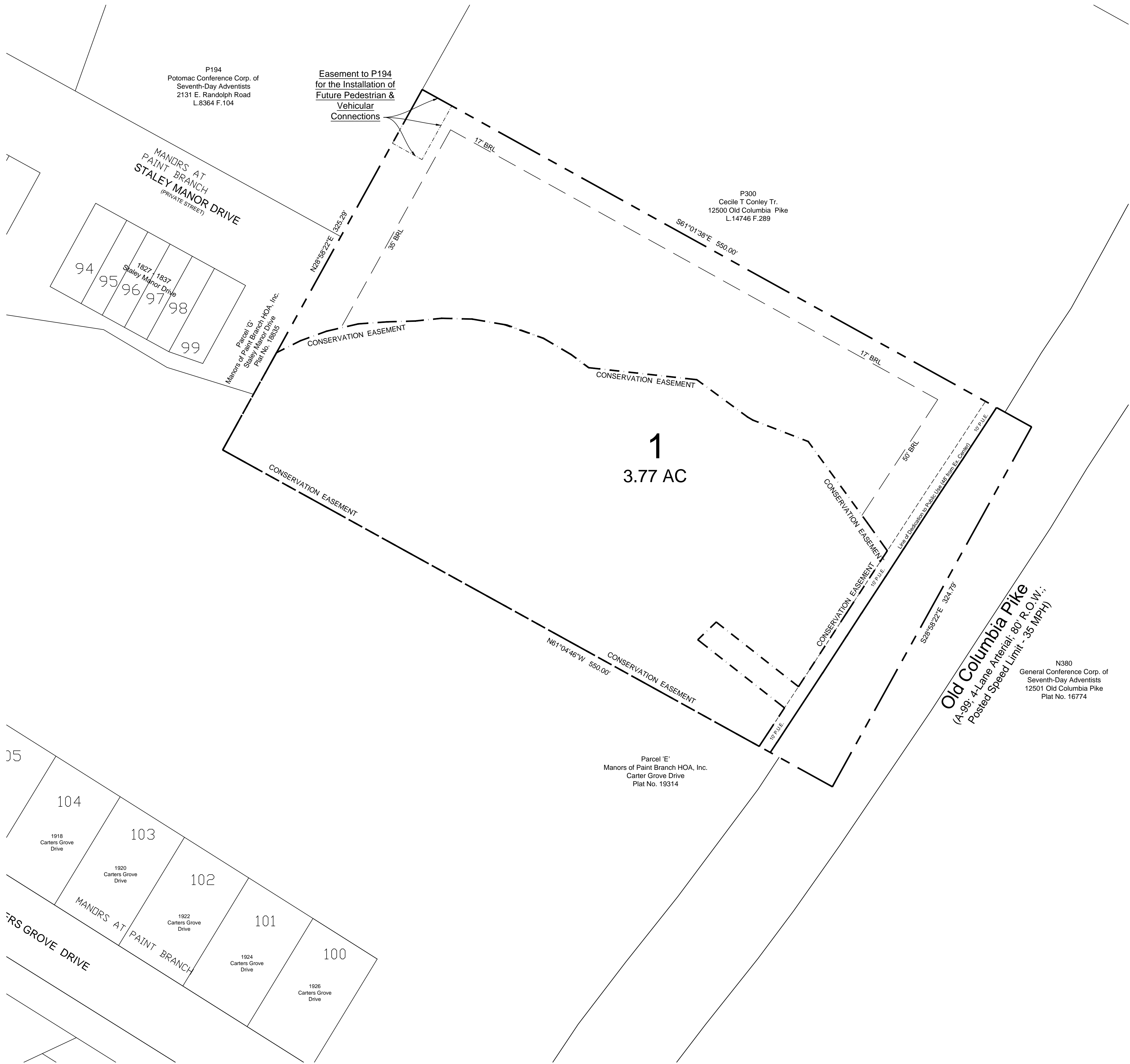
Iglesia Vida Nueva Church - Administrative Subdivision Plan No. 120210020

SHEET INDEX:

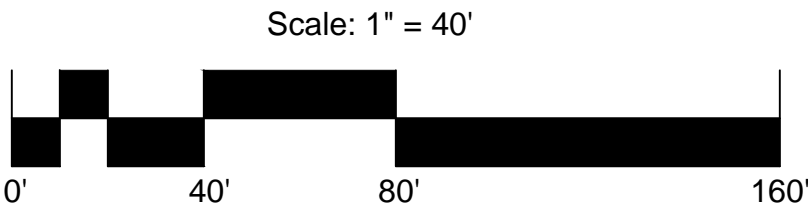
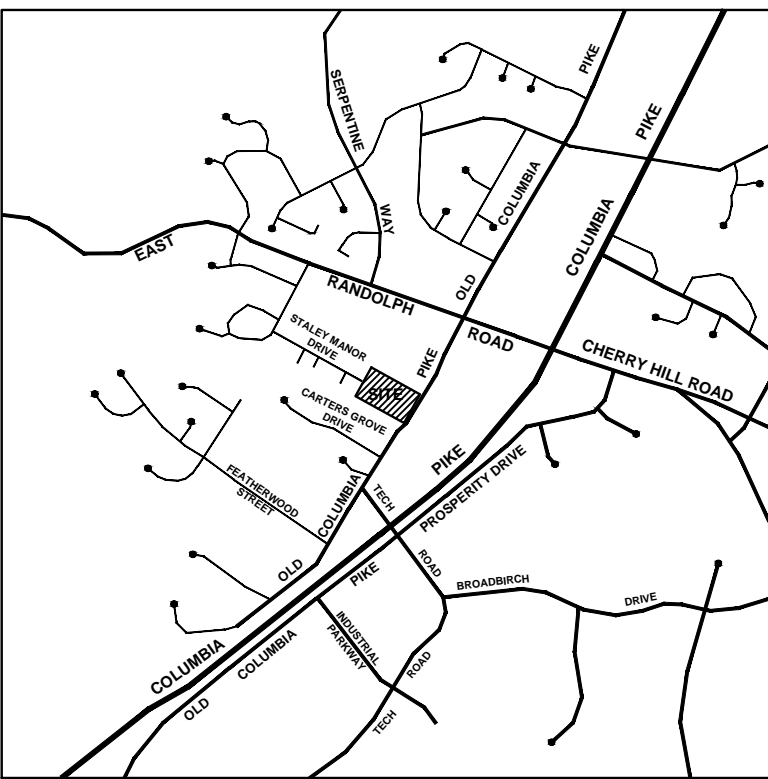
- 1. Cover Sheet / Lot Diagram
- 2. Reserved for Approvals & Planning Board Resolution
- 3. Preliminary Plan
- 4. Landscape & Lighting Plan
- 5. Preliminary / Final Forest Conservation Plan
- 6. Preliminary / Final Forest Conservation Plan
- 7. Preliminary / Final Forest Conservation Plan

LEGEND:

Property Line — N 67°04'00" W —
New Lot Line (Dedication Line) —
Building Restriction Line — 12' BRL —



VICINITY MAP
SCALE: 1" = 2,000'



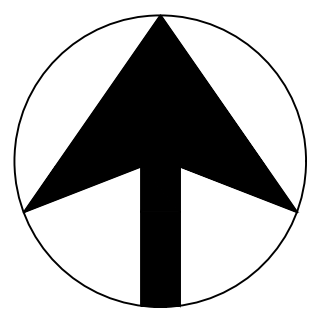
Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.
Signature: [Signature] Date: 02-25-2022 Exp. Date: 10-21-2022



Prepared for:
Iglesia Vida Nueva, Inc.
c/o Pastor German Pineda
13624 North Gate Drive
Silver Spring, MD 20906-2211
(301)873-7092

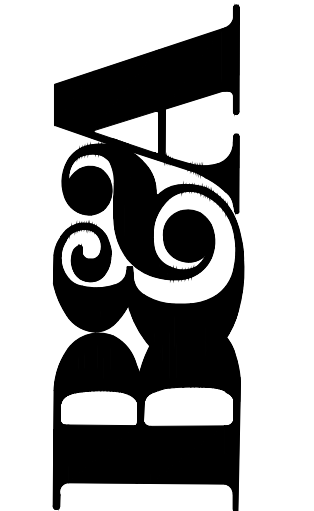
Revisions

Rev. 02-25-2022



date: 03/17/2021
scale: 1" = 40'

Benning & Associates, Inc.
Landscape Architects
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240



PRELIMINARY PLAN
Iglesia Vida Nueva Church
12450 Old Columbia Pike
Montgomery County, Maryland

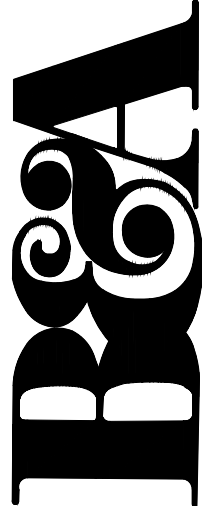


Revisions

date: 03/17/2021

scale:

Benning & Associates, Inc.
Professional Engineers
8931 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240

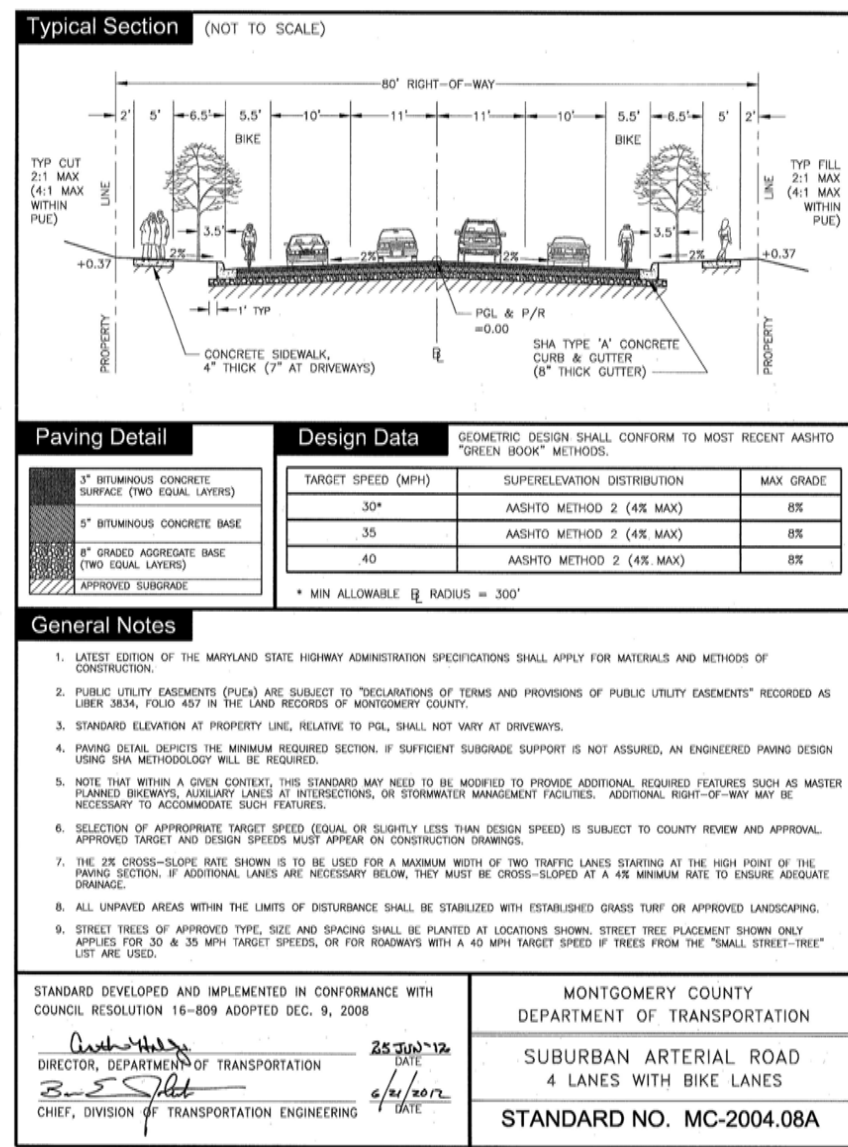
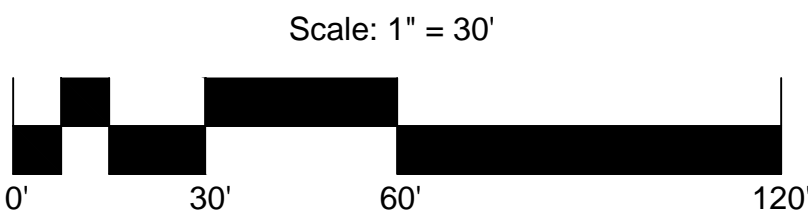


PRELIMINARY PLAN

Iglesia Vida Nueva Church
12450 Old Columbia Pike
Montgomery County, Maryland

WSSC GRID 216NE02
TAX MAP KD123
M-NCPPC FILE NO. 120210020
SHEET 2 OF 3

DEVELOPMENT STANDARDS		
ZONE: RE2C (Standard Method)	Required	Provided
Tract Area	N/A	4.10 AC
Dedication Area	N/A	0.33 AC
Lot Size	2.0 AC	3.77 AC
Lot Density	1 d.u. / 2 AC	1 d.u. / 3.80 AC
Front Setback	50'	50' or More (Will Meet Minimum)
Side Setback	17' min, 35' total	17' or More (Will Meet Minimum)
Rear Setback	35'	35' or More (Will Meet Minimum)
Building Height	50' Max.	≤50'
Lot Coverage	25% Max.	6,200 SF (3.8%)
Lot Width @ Building Line	150'	~325' (Will Meet Minimum)
Lot Width @ Front Lot Line	25'	~325' (Will Meet Minimum)



NOTES:

1. In order to accommodate the requested 11-foot wide sidewalk, dedication 48 feet from center is shown on the plan (versus 40 feet required by this section). The section is to be modified to provide an 8-foot buffer, 11-foot sidewalk, and 2-foot buffer strip adjacent to the proposed dedication line (21 feet total from back of curb versus 13.5 feet shown in section).
2. In accordance with this section, a 6.5-foot buffer and 5-foot sidewalk are proposed as an off-site improvement adjacent to Parcel E for a distance of approximately 360 feet to an existing bus stop at Carters Grove Drive.

Compliance with Section 59-6: General Development Requirements		
Proposed Use: Religious Assembly		
Fixed Seats - 270; GFA - 12,500 SF		
	Required	Provided
Parking Requirements: Sec. 6.2.4.B.	0.25 spaces / fixed seat (68 spaces)	68 spaces
Sec. 6.2.5.E. Size of Spaces (Perpendicular)	8.5'xw18'L	9'xw18'L
Sec 6.2.5.G. Drive Aisles (Perpendicular / Two-Way)	20'	20'
No. of Accessible Spaces	1 per 25 Sp. = 3 incl. 1 van accessible	3 with 2 van accessible
No. of Bicycle Parking Spaces	1 / 2,000 SF of GFA = 7 Sp.	7

NOTES:

1. GROSS AREA OF PROPERTY - 4.10 AC
2. AREA TO BE DEDICATED TO PUBLIC USE - 0.33 AC
3. NET TRACT AREA - 3.77 AC
4. EXISTING ZONING: RE-2C
5. METHOD OF DEVELOPMENT - STANDARD
6. NO. OF LOTS PROPOSED - 1
7. PROPOSED USE - RELIGIOUS ASSEMBLY
8. THE PROPERTY IS IDENTIFIED IN THE LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES AS HISTORIC RESOURCE NUMBER 34/010-00A CONLEY HOUSE / GREEN RIDGE.
9. LOT TO BE SERVED BY PUBLIC WATER & PUBLIC SEWER
10. EXISTING WATER SERVICE CATEGORY IS W-1; EXISTING SEWER SERVICE CATEGORY IS S-1.
11. LOCATED IN PAINT BRANCH WATERSHED (CLASS III; not an SPA).

Professional Certification:

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.

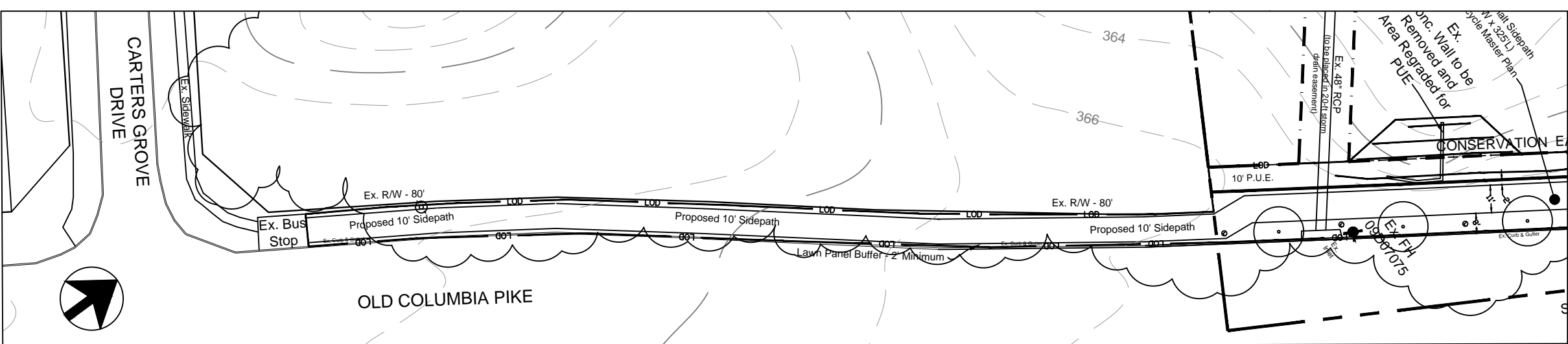
Signature: [Signature] Date: 02-25-2022 Exp. Date: 10-21-2022



Surveyor's Certificate:

I hereby certify that the boundary shown hereon is correct to my best knowledge and belief based upon existing records and visual observations.

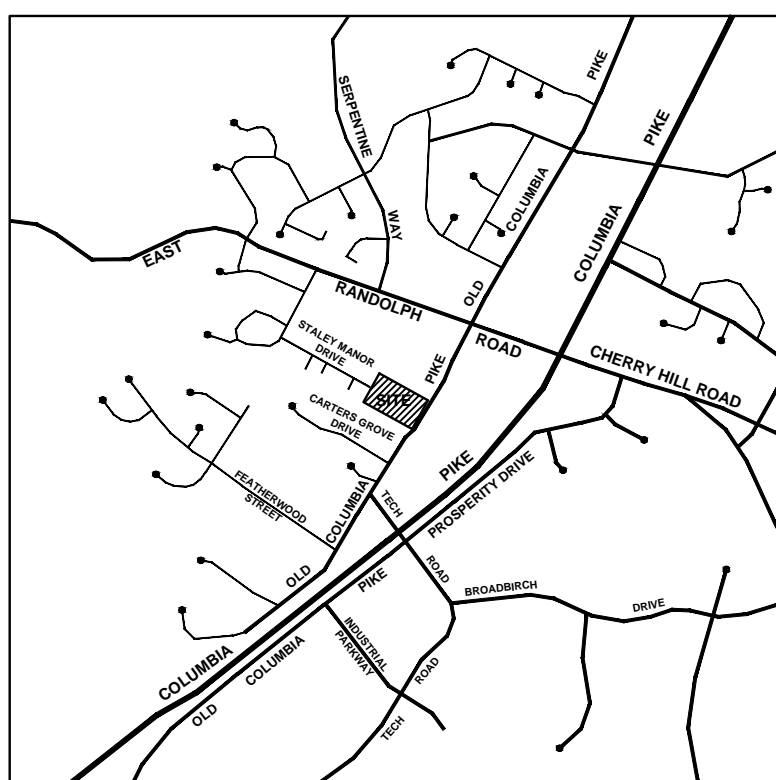
Signature: [Signature] Date: 02-25-22 Exp. Date: 04-03-2022



Detail View: Off-Site Improvement

VICINITY MAP

SCALE: 1" = 2,000'

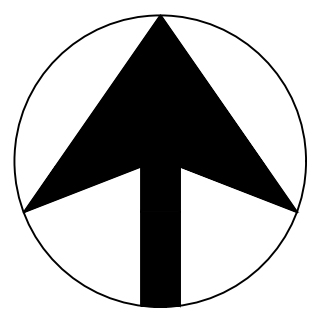


Prepared for:

Iglesia Vida Nueva, Inc.
c/o Pastor German Pineda
13624 North Gate Drive
Silver Spring, MD 20906-2211
(301)873-7092

Revisions

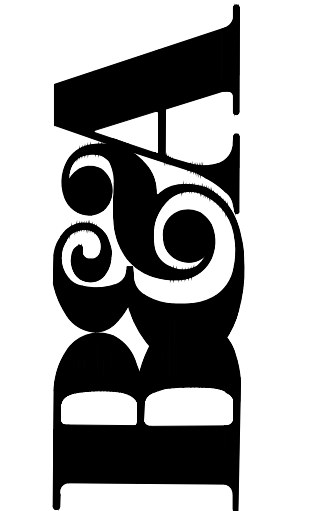
Rev.	Date	Description
Rev. 02-25-2022		



date: 03/17/2021

scale: 1" = 30'

Benning & Associates, Inc.
1891 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240



PRELIMINARY PLAN

Iglesia Vida Nueva Church

12450 Old Columbia Pike

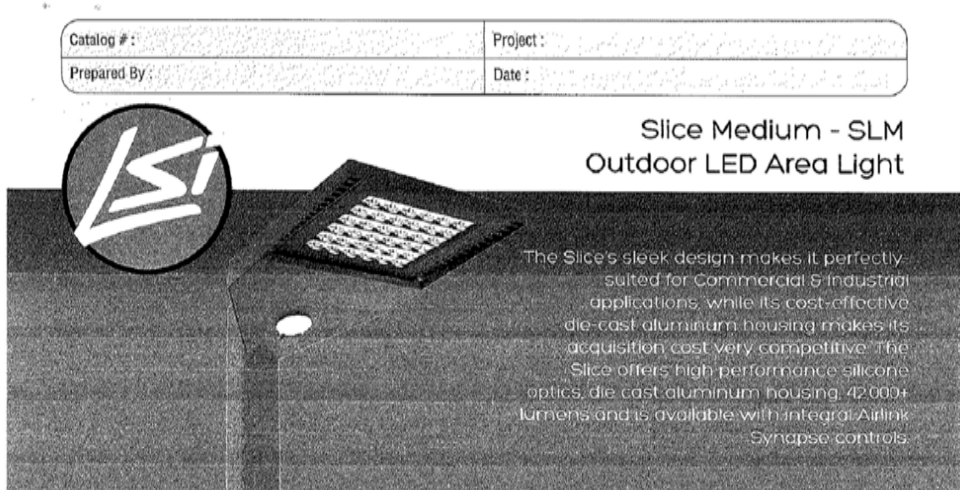
Montgomery County, Maryland

WSSC GRID 218E02

TAX MAP KD123

M-NCPPC FILE NO. 120210020

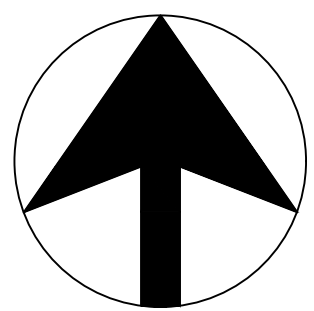
SHEET 3 OF 3



Features & Specifications	
General Features	
• Slice Medium is a high performance outdoor lighting fixture designed for commercial and industrial applications.	
• The fixture is designed to provide uniform, glare-free illumination for parking lots, walkways, and other outdoor areas.	
• The fixture is available in 10' and 15' lengths, with a 150W LED module.	
• The fixture is designed to be installed in a variety of environments, including wet locations.	
• The fixture is designed to be installed in a variety of environments, including wet locations.	
Product Dimensions	
• 10' Length: 10' x 10' x 10'	
• 15' Length: 15' x 15' x 15'	
Technical Specifications	
• Input Voltage: 120V AC	
• Output Voltage: 120V AC	
• Power Factor: 0.95	
• Efficiency: 100 lm/W	
• Beam Angle: 120°	
• Mounting: Surface Mount	
• Finish: White	
• Warranty: 5 Years	

Proposed Parking Lot Lighting (or Similar)
Full Cut-Off LED Fixture

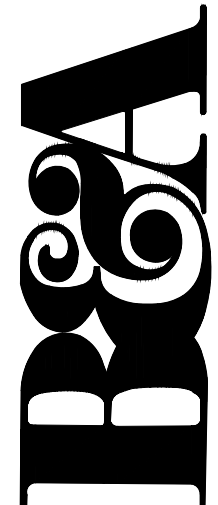
Revisions	
Rev.	02-25-2022



date: 03/17/2021

scale: 1" = 20'

Benning & Associates, Inc.
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 948-0240



CONCEPT LANDSCAPE & LIGHTING PLAN
Iglesia Vida Nueva Church
12450 Old Columbia Pike
Montgomery County, Maryland

WSSC GRID 218NE02

TAX MAP KD123

M-NCPPC FILE NO.
120210020

SHEET 1 OF 1

Section 59-6.2.9.C. Parking Lot Requirements for 10 or More Spaces

	Required	Provided
Sec. 6.2.9.C.1. Landscaped Area	Min. 5% of Total Parking Area (1,324 SF)	6.6% (1,758 SF)
Sec. 6.2.9.C.2. Tree Canopy	Min. 25% Coverage at 20 Years (6,619 SF)	27.1% (7,198 SF)*
Sec 6.2.9.C.3. Perimeter Planting	Min. 10' Wide, 6-foot Hedge, Canopy Tree Every 30 Feet, 2 Understory Trees for Every Canopy Tree	See Plan for Location & Requirements

* 20-year canopy coverage based upon coverage identified in the M-NCPPC Trees Technical Manual from September 1992, page 87 for N. Red Oak

Compliance with Section 59-6: General Development Requirements Proposed Use: Religious Assembly Fixed Seats - 277; GFA - 12,500 SF		
	Required	Provided
Parking Requirements: Sec. 6.2.4.B.	0.25 spaces / fixed seat (68 spaces)	68 spaces
Sec. 6.2.5.E. Size of Spaces (Perpendicular)	8.5'Wx18'L	9'Wx18'L
Sec 6.2.5.G. Drive Aisles (Perpendicular / Two-Way)	20'	20'
No. of Accessible Spaces	1 per 25 Sp. = 3 incl. 1 van accessible	3 with 2 van accessible
No. of Bicycle Parking Spaces	1 / 2,000 SF of GFA = 7 Sp.	7

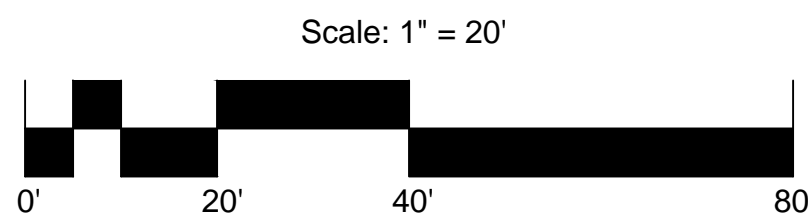
Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.

Signature: [Signature] Date: 02-25-2022 Exp. Date: 10-21-2022

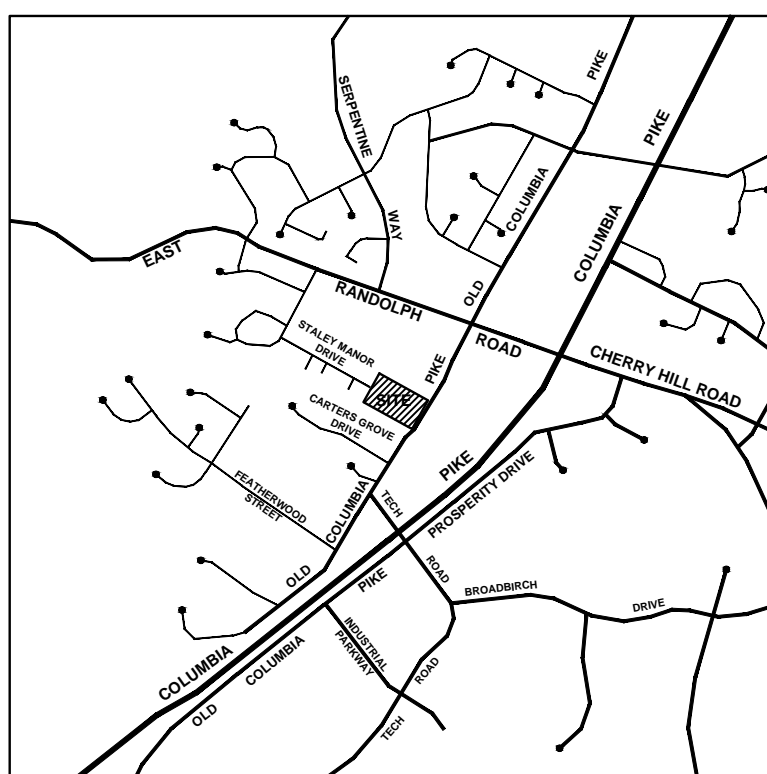


LEGEND:

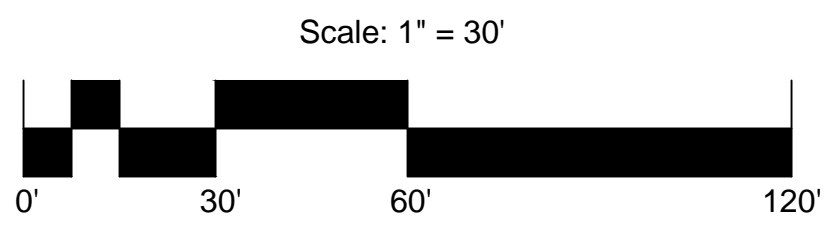
New Building	[Solid black rectangle]
Parking Area	[Dashed line rectangle]
Perimeter Planting Area	[Dotted line rectangle]
Landscaped Area (Parking)	[Stippled rectangle]
20-Year Canopy Coverage	[Hatched rectangle]



VICINITY MAP SCALE: 1" = 2,000'



Prepared for:
Iglesia Vida Nueva, Inc.
c/o Pastor German Pineda
13624 North Gate Drive
Silver Spring, MD 20906-2211
(301) 873-7092



DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 120210020 including, financial bonding, forest planting, maintenance and all other application agreements.

Developer's Name: Iglesia Vida Nueva, Inc.

Contact Person or Owner: German Pineda

Print Name: 13624 North Gate Drive, Silver Spring, MD 20906

Address: (301)873-7092 YanciPineda@hotmail.com

Phone # and Email:

Signature:

Professional Certification:

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.

Signature: 02-25-2022 10-21-2022
Date Exp. Date



NOTES:

1. Floodplain area shown hereon is from Record Plat # 19314.
2. Two-foot contour-interval topography from M-NCPPC GIS map data.
3. Property boundary from a survey conducted by Thomas A. Maddox, Professional Land Surveyor.

FOREST CONSERVATION WORKSHEET

Iglesia Vida Nueva Church

NET TRACT AREA:	
A. Total tract area ...	4.10
B. Additions to tract area (Off-Site Work, etc.); construction required by this plan...	0.17
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify)	0.00
G. Net Tract Area	4.27

LAND USE CATEGORY:

Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0

G. Afforestation Threshold ...	15%	x G =	0.64
H. Conservation Threshold ...	20%	x G =	0.85

EXISTING FOREST COVER:

I. Existing forest cover	1.94
J. Area of forest above afforestation threshold	1.30
K. Area of forest above conservation threshold	1.09

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	1.07
M. Clearing permitted without mitigation	0.87

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.65
O. Total area of forest to be retained	1.29

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.16
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.44
S. Total reforestation required	0.00
T. Total afforestation required	0.00
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.00

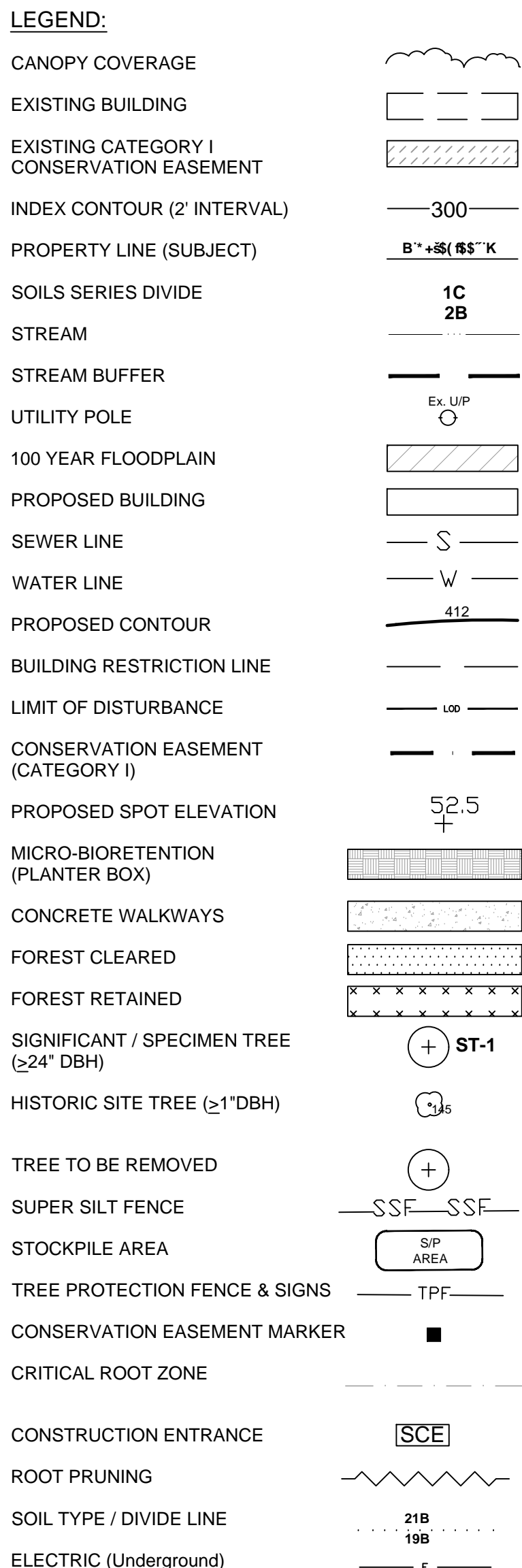
* off-site LOD area for work in Staley Manor Drive and LOD for off-site sidewalk improvement along Old Columbia Pike

NOTES:

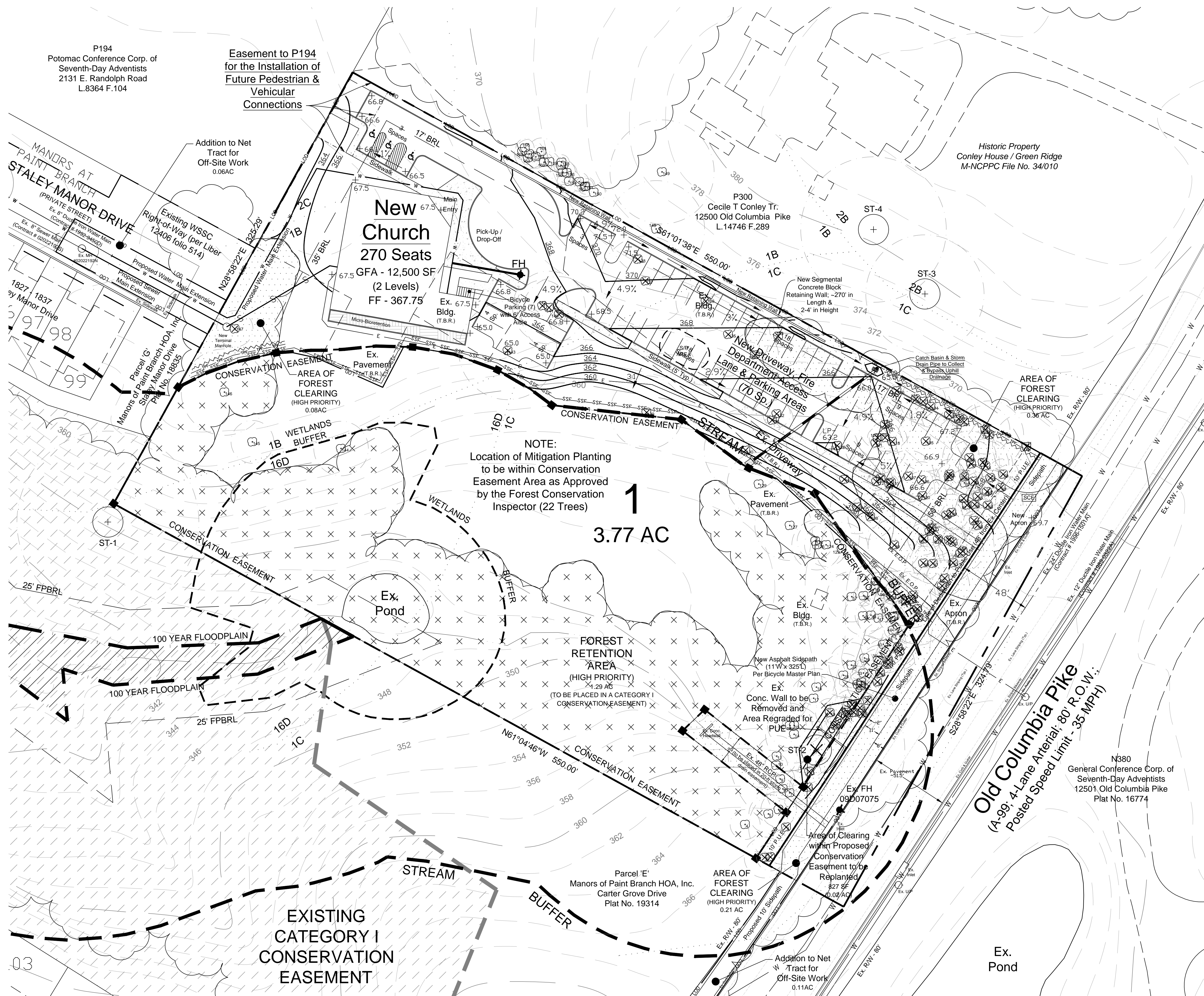
1. With the M-NCPPC forest conservation inspector's permission, the Limits-of-Disturbance may be adjusted in the field to save adjacent trees.
2. Tree sizes were obtained by measuring diameter-at-breast height with a diameter tape. Sizes for off-site trees are by ocular estimates.
3. On-site and off-site tree locations from a field survey conducted in August 2018 by: Benning & Associates, Inc. 8933 Shady Grove Ct. Gaithersburg, Maryland 20877 301-948-0240
4. Area of forest to be cleared is 0.64 acres.
5. All tree protection and stress reduction measures are intended to be completed within the limits of the property.
6. Locations of symbols for tree protection signs and tree protection fencing may have been adjusted for graphic and legibility reasons.
7. Additional root pruning may be required by the M-NCPPC inspector if determined necessary to mitigate construction related damage to adjacent save trees.

FINAL FOREST CONSERVATION PLAN

ACREAGE OF TRACT	ACREAGE OF TRACT REMAINING IN AGRICULTURE USE	ACREAGE OF ROAD AND UTILITY R.O.W. NOT TO BE IMPROVED	ACREAGE OF EXISTING FOREST	ACREAGE OF TOTAL FOREST RETENTION	ACREAGE OF TOTAL FOREST CLEARED	LAND USE CATEGORY	CONSERVATION THRESHOLD	AFFORESTATION THRESHOLD	FOREST WITHIN WETLANDS TO BE RETAINED	FOREST WITHIN WETLANDS TO BE CLEARED	FOREST WITHIN WETLANDS TO BE PLANTED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE RETAINED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE CLEARED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE PLANTED	FOREST WITHIN STREAM BUFFER TO BE RETAINED	FOREST WITHIN STREAM BUFFER TO BE CLEARED	FOREST WITHIN STREAM BUFFER TO BE PLANTED	FOREST WITHIN PRIORITY AREAS TO BE RETAINED	FOREST WITHIN PRIORITY AREAS TO BE CLEARED	FOREST WITHIN PRIORITY AREAS TO BE PLANTED	STREAM BUFFER-LINEAR FEET	STREAM BUFFER-AVERAGE WIDTH
4.16 AC	0.00 AC	0.00 AC	1.94 AC	1.29 AC	0.65 AC	INSTITUTIONAL	20% = 0.85 AC	15% = 0.64 AC	0.04 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	1.29 AC	0.18 AC	0.00 AC	577'	150'



Off-Site LOD for Sidewalk
1" = 60'

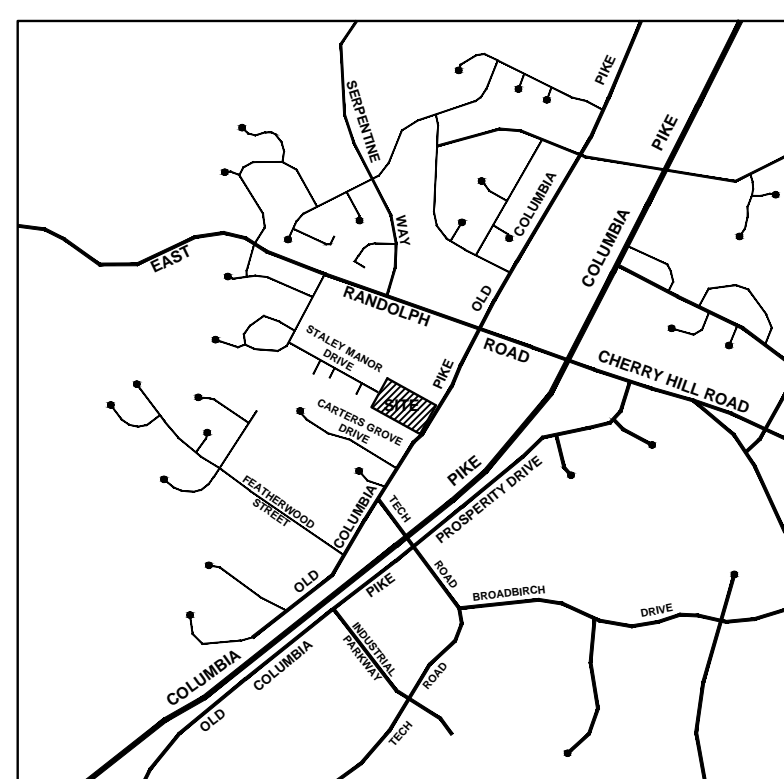


NOTES:

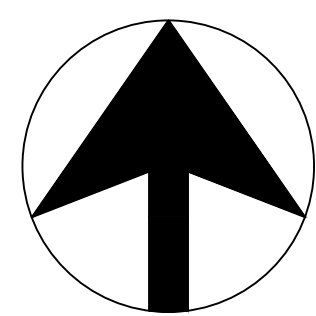
1. GROSS AREA OF PROPERTY - 4.1 AC
2. AREA TO BE DEDICATED TO PUBLIC USE - 0.33 AC
3. NET TRACT AREA - 3.77 AC
4. EXISTING ZONING: RE-2C
5. METHOD OF DEVELOPMENT - STANDARD
6. NO. OF LOTS PROPOSED - 1
7. PROPOSED USE - RELIGIOUS ASSEMBLY
8. THE PROPERTY IS IDENTIFIED IN THE LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES AS HISTORIC RESOURCE NUMBER 34/010-00A CONLEY HOUSE / GREEN RIDGE.
9. LOT TO BE SERVED BY PUBLIC WATER & PUBLIC SEWER.
10. EXISTING WATER SERVICE CATEGORY IS W-1; EXISTING SEWER SERVICE CATEGORY IS S-1.
11. LOCATED IN PAINT BRANCH WATERSHED (CLASS III; not an SPA).

Prepared for:
Iglesia Vida Nueva, Inc.
c/o Pastor German Pineda
13624 North Gate Drive
Silver Spring, MD 20906-2211
(301)873-7092

VICINITY MAP
SCALE: 1" = 2,000'



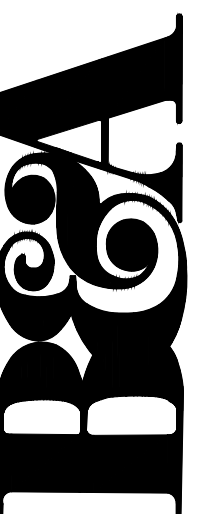
Revisions	
Rev.	02-25-2022



date: 03/17/2021

scale: 1" = 30'

Benning & Associates, Inc.
10000 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240



PRELIMINARY / FINAL FOREST CONSERVATION PLAN
Iglesia Vida Nueva Church
12450 Old Columbia Pike
Montgomery County, Maryland

WSSC GRID 218NE02
TAX MAP KD123
M-NCPPC FILE NO. 120210020
SHEET 1 OF 3

TREE TABLE						
TREE ID	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	CRZ (sf)	CRZ (radius ft)	TREE CONDITION
ST-1"	<i>Prunus serotina</i>	Black Cherry	40.0" (Estimated)	11,303	60.00	Moderate - Poor
ST-2"	<i>Quercus alba</i>	White Oak	38.9"	10,696	58.35	Good - Moderate
ST-3"	<i>Acer saccharum</i>	Sugar Maple	26.0" (Estimated)	4,778	39.00	Moderate
ST-4"	<i>Quercus rubra</i>	Northern Red Oak	32.0" (Estimated)	7,238	48.00	Moderate
1	<i>Monus alba</i>	White Mulberry	6.1"	263	9.15	Moderate
2	<i>Monus alba</i>	White Mulberry	9.0", 6.6", 7.8"	573	13.50	Moderate
3	<i>Pyrus calleryana</i>	Bradford Pear	16.5"	1,924	24.75	Moderate
4	<i>Pyrus calleryana</i>	Bradford Pear	6.6"	308	9.90	Moderate
5	<i>Pyrus calleryana</i>	Bradford Pear	8.6"	523	12.90	Moderate
6	<i>Pyrus calleryana</i>	Bradford Pear	7.8"	430	11.70	Moderate
7	<i>Pyrus calleryana</i>	Bradford Pear	10.0"	707	15.00	Moderate
8	<i>Pyrus calleryana</i>	Bradford Pear	4.5"	143	6.75	Moderate
9	<i>Pyrus calleryana</i>	Bradford Pear	6.3"	281	9.45	Moderate
10	<i>Pyrus calleryana</i>	Bradford Pear	5.0"	177	7.50	Moderate
11	<i>Pyrus calleryana</i>	Bradford Pear	9.0"	573	13.50	Moderate-Poor
12	<i>Prunus virginiana</i>	Chokecherry	8.1"	464	12.15	Moderate-Poor
13	<i>Prunus virginiana</i>	Chokecherry	5.0"	177	7.50	Moderate
14	<i>Prunus virginiana</i>	Chokecherry	12.6"	1,122	18.90	Moderate-Poor
15	<i>Prunus virginiana</i>	Chokecherry	5.3"	199	7.95	Moderate
16	<i>Prunus virginiana</i>	Chokecherry	9.8"	679	14.70	Moderate
17	<i>Pyrus calleryana</i>	Bradford Pear	10.3"	750	15.45	Moderate
18	<i>Pyrus calleryana</i>	Bradford Pear	9.2"	476	12.30	Moderate
19	<i>Pyrus calleryana</i>	Bradford Pear	6.3"	281	9.45	Moderate
20	<i>Pyrus calleryana</i>	Bradford Pear	4.0"	113	6.00	Moderate
21	<i>Pyrus calleryana</i>	Bradford Pear	8.0"	452	12.00	Moderate
22	<i>Pyrus calleryana</i>	Bradford Pear	6.5"	638	14.25	Moderate
23	<i>Pyrus calleryana</i>	Bradford Pear	10.5"	779	15.75	Moderate
24	<i>Pyrus calleryana</i>	Bradford Pear	4.3"	131	6.45	Moderate
25	<i>Pyrus calleryana</i>	Bradford Pear	4.0"	113	6.00	Moderate
26	<i>Ulmus americana</i>	American Elm	6.2"	272	9.30	Moderate-Poor
27	<i>Pyrus calleryana</i>	Bradford Pear	3.0"	84	4.50	Poor
28	<i>Pyrus calleryana</i>	Bradford Pear	9.6"	651	14.40	Moderate
29	<i>Pyrus calleryana</i>	Bradford Pear	6.0"	254	9.00	Moderate
30	<i>Pyrus calleryana</i>	Bradford Pear	8.0"	452	12.00	Moderate
31	<i>Pyrus calleryana</i>	Bradford Pear	5.2"	191	7.80	Moderate
32	<i>Pyrus calleryana</i>	Bradford Pear	8.0"	693	14.85	Moderate
33	<i>Pyrus calleryana</i>	Bradford Pear	5.8"	238	8.70	Moderate
34	<i>Pyrus calleryana</i>	Bradford Pear	9.8"	679	14.70	Moderate
35	<i>Pyrus calleryana</i>	Bradford Pear	10.7" & 7.4"	809	16.05	Moderate
36	<i>Pyrus calleryana</i>	Bradford Pear	11.7"	968	17.55	Moderate
37	<i>Pyrus calleryana</i>	Bradford Pear	6.5"	214	8.25	Moderate
38	<i>Pyrus calleryana</i>	Bradford Pear	6.5"	299	9.75	Moderate
39	<i>Pyrus calleryana</i>	Bradford Pear	10.0"	707	15.00	Moderate
40	<i>Pyrus calleryana</i>	Bradford Pear	10.0"	707	15.00	Moderate
41	<i>Pyrus calleryana</i>	Bradford Pear	6.0", 3.2" & 8.0"	452	12.00	Moderate
42	<i>Pyrus calleryana</i>	Bradford Pear	8.0"	452	12.00	Moderate
43	<i>Pyrus calleryana</i>	Bradford Pear	2.2"	34	3.30	Moderate
44	<i>Pyrus calleryana</i>	Bradford Pear	3.8"	102	5.70	Moderate
45	<i>Pyrus calleryana</i>	Bradford Pear	8.5"	511	12.75	Moderate
46	<i>Pyrus calleryana</i>	Bradford Pear	7.0" & 6.5"	346	10.50	Moderate
47	<i>Pyrus calleryana</i>	Bradford Pear	8.0"	573	13.50	Moderate
48	<i>Pyrus calleryana</i>	Bradford Pear	5.2" & 3.0"	191	7.80	Moderate
49	<i>Pyrus calleryana</i>	Bradford Pear	7.1"	356	10.65	Moderate
50	<i>Carya glabra</i>	Pignut Hickory	12.0" Estimate	1,018	18.00	Moderate
51	<i>Robinia pseudoacacia</i>	Black Locust	15.4"	1,616	23.10	Moderate
52	<i>Robinia pseudoacacia</i>	Black Locust	11.1"	871	16.65	Moderate
53	<i>Robinia pseudoacacia</i>	Black Locust	12.4"	1,087	18.60	Moderate
54	<i>Robinia pseudoacacia</i>	Black Locust	9.8"	679	14.70	Moderate
55	<i>Pyrus calleryana</i>	Bradford Pear	3.5"	87	5.25	Moderate
56	<i>Pyrus calleryana</i>	Bradford Pear	11.0"	895	16.50	Moderate
57	<i>Pyrus calleryana</i>	Bradford Pear	11.1"	871	16.65	Moderate
58	<i>Pyrus calleryana</i>	Bradford Pear	4.5" & 2.0"	143	6.75	Moderate
59	<i>Pyrus calleryana</i>	Bradford Pear	7.2"	366	10.80	Moderate
60	<i>Pyrus calleryana</i>	Bradford Pear	8.0" & 5.0"	452	12.00	Moderate-Poor
61	<i>Robinia pseudoacacia</i>	Black Locust	12.0" Estimate	1,018	18.00	Moderate
62	<i>Pyrus calleryana</i>	Bradford Pear	8.0"	452	12.00	Moderate
63	<i>Pyrus calleryana</i>	Bradford Pear	8.1"	464	12.15	Moderate
64	<i>Pyrus calleryana</i>	Bradford Pear	3.5"	87	5.25	Moderate
65	<i>Pyrus calleryana</i>	Bradford Pear	9.0"	573	13.50	Moderate
66	<i>Pyrus calleryana</i>	Bradford Pear	6.8" & 6.8"	327	10.20	Moderate
67	<i>Pyrus calleryana</i>	Bradford Pear	4.4" & 4.5"	143	6.75	Moderate
68	<i>Robinia pseudoacacia</i>	Black Locust	15.5"	1,696	23.25	Moderate
69	<i>Ulmus americana</i>	American Elm	8.0"	452	12.00	Moderate
70	<i>Pyrus calleryana</i>	Bradford Pear	6.8" & 4.0"	327	10.20	Moderate
71	<i>Pyrus calleryana</i>	Bradford Pear	15.0"	1,590	22.50	Moderate-Poor
72	<i>Robinia pseudoacacia</i>	Black Locust	14.8"	1,548	22.20	Moderate
73	<i>Robinia pseudoacacia</i>	Black Locust	10.7"	809	16.05	Moderate
74	<i>Juglans nigra</i>	Black Walnut	12.0"	1,018	18.00	Moderate
75	<i>Juglans nigra</i>	Black Walnut	10.9"	840	16.35	Moderate
76	<i>Carya ilinoensis</i>	Pecan	11.8"	994	17.70	Moderate
77	<i>Acer rubrum</i>	Red Maple	10.7"	809	16.05	Moderate
78	<i>Pyrus calleryana</i>	Bradford Pear	4.8"	163	7.20	Moderate
79	<i>Pyrus calleryana</i>	Bradford Pear	8.8"	327	10.20	Moderate
80	<i>Pyrus calleryana</i>	Bradford Pear	4.5"	143	6.75	Moderate
81	<i>Pyrus calleryana</i>	Bradford Pear	7.9"	441	11.85	Moderate
82	<i>Pyrus calleryana</i>	Bradford Pear	5.0" & 6.0"	254	9.00	Moderate
83	<i>Juglans nigra</i>	Black Walnut	6.5"	299	9.75	Poor
84	<i>Pyrus calleryana</i>	Bradford Pear	5.5"	214	8.25	Moderate
85	<i>Pyrus calleryana</i>	Bradford Pear	5.3"	199	7.95	Moderate
86	<i>Pyrus calleryana</i>	Bradford Pear	5.3"	199	7.95	Moderate
87	<i>Pyrus calleryana</i>	Bradford Pear	4.6" & 4.0"	452	6.90	Moderate
88	<i>Pyrus calleryana</i>	Bradford Pear	8.0" & 5.8"	452	12.00	Moderate
89	<i>Pyrus calleryana</i>	Bradford Pear	5.5", 6.0", 6.0" & 6.5"	346	12.00	Moderate
90	<i>Pyrus calleryana</i>	Bradford Pear	7.0"	272	10.50	Moderate
91	<i>Pyrus calleryana</i>	Bradford Pear	6.2" & 3.0"	346	9.30	Moderate
92	<i>Pyrus calleryana</i>	Bradford Pear	7.0" & 5.0"	346	10.50	Moderate
93	<i>Pyrus calleryana</i>	Bradford Pear	7.0", 6.2" & 7.0"	346	10.50	Moderate
94	<i>Pyrus calleryana</i>	Bradford Pear	6.3"	299	9.75	Moderate
95	<i>Pyrus calleryana</i>	Bradford Pear	7.2" & 6.2"	346	10.50	Moderate
96	<i>Pyrus calleryana</i>	Bradford Pear	7.0"	299	9.75	Moderate
97	<i>Pyrus calleryana</i>	Bradford Pear	7.0", 7.0", 9.0" & 6.0"	373	13.50	Moderate
98	<i>Pyrus calleryana</i>	Bradford Pear	7.5"	398	11.25	Moderate
99	<i>Pyrus calleryana</i>	Bradford Pear	11.5"	935	17.25	Moderate
100	<i>Quercus rubra</i>	Northern Red Oak	10.7"	809	16.05	Moderate
101	<i>Acer pensylvanicum</i>	Striped Maple	2.0"	28	3.00	Good
102	<i>Acer pensylvanicum</i>	Striped Maple	3.5"	87	5.25	Good
103	<i>Pyrus calleryana</i>	Bradford Pear	12.0" Estimate	1,018	18.00	Moderate-Poor
104	<i>Pyrus calleryana</i>	Bradford Pear	9.1"	585	13.65	Moderate-Poor
105	<i>Malus</i>	Crabapple	13.2"	1,232	19.80	Poor
106	<i>Pyrus calleryana</i>	Bradford Pear	8.0"	452	12.00	Moderate
107	<i>Pyrus calleryana</i>	Bradford Pear	11.4", 9.7" & 9.8"	919	17.10	Moderate-Poor
108	<i>Pyrus calleryana</i>	Bradford Pear	9.9" & 8.4"	613	14.85	Moderate
109	<i>Nyssa sylvatica</i>	Black Gum	4.0"	113	6.00	Good-Moderate
110	<i>Nyssa sylvatica</i>	Black Gum	5.0"	177	7.50	Good-Moderate
111	<i>Pyrus calleryana</i>	Bradford Pear	11.7" & 9.3"	968	17.55	Moderate
112	<i>Nyssa sylvatica</i>	Black Gum	4.0"	113	6.00	Moderate
113	<i>Nyssa sylvatica</i>	Black Gum	5.0"	177	7.50	Moderate

TREE TABLE						
TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	CRZ (sf)	CRZ (radius ft)	TREE CONDITION
114	<i>Pyrus calleryana</i>	Bradford Pear	10.0"	707	15.00	Poor
115	<i>Ulmus americana</i>	American Elm	9.0"	573	13.50	Moderate-Poor
116	<i>Malus</i>	Crabapple	10.0", 12.0" & 5.0"	1,018	18.00	Moderate-Poor
117	<i>Pyrus calleryana</i>	Bradford Pear	10.6" & 11.7"	968	17.55	Moderate-Poor
118	<i>Quercus coccinea</i>	Scarlet Oak	4.6"	150	6.90	Moderate
119	<i>Pyrus calleryana</i>	Bradford Pear	7.0"	346	10.50	Moderate
120	<i>Pyrus calleryana</i>	Bradford Pear	4.5"	143	6.75	Moderate
121	<i>Pyrus calleryana</i>	Bradford Pear	13.9"	1,366	20.85	Moderate-Poor
122	<i>Pyrus calleryana</i>	Bradford Pear	14.7"	1,527	22.05	Moderate-Poor
123	<i>Pyrus calleryana</i>	Bradford Pear	11.6"	951	17.40	Moderate
124	<i>Pyrus calleryana</i>	Bradford Pear	9.5"	638	14.25	Moderate
125	<i>Pyrus calleryana</i>	Bradford Pear	8.0"	452	12.00	Poor
126	<i>Pyrus calleryana</i>	Bradford Pear	11.0" & 6.7"	855	16.50	Moderate
127	<i>Pyrus calleryana</i>	Bradford Pear	15.4"	1,676	23.10	Moderate
128	<i>Quercus coccinea</i>	Scarlet Oak	9.0" & 8.5"	573	13.50	Good-Moderate
129	<i>Pyrus calleryana</i>	Bradford Pear	13.9"	1,366	20.85	Moderate
130	<i>Pyrus calleryana</i>	Bradford Pear	18.2"	2,341	27.30	Moderate
131	<i>Pyrus calleryana</i>	Bradford Pear	9.3" & 9.1"	611	13.95	Moderate
132	<i>Pyrus calleryana</i>	Bradford Pear	6.0"	308	9.00	Poor
133	<i>Pyrus calleryana</i>	Bradford Pear	14.0" & 9.0"	1,385	21.00	Moderate
134	<i>Pyrus calleryana</i>	Bradford Pear	10.3"	750	15.45	Poor
135	<i>Pyrus calleryana</i>	Bradford Pear	18.3"	2,367	27.45	Moderate
136	<i>Juglans nigra</i>	Black Walnut	13.3"	1,250	19.95	Moderate
137	<i>Pyrus calleryana</i>	Bradford Pear	19.8"	2,771	29.7	Poor
138	<i>Pyrus calleryana</i>	Bradford Pear	2.0"	28	3.00	Good
139	<i>Pyrus calleryana</i>	Bradford Pear	16.1"	1,832	24.15	Moderate-Poor
140	<i>Pyrus calleryana</i>	Bradford Pear	16.6"	1,948	24.90	Moderate
141	<i>Pyrus calleryana</i>	Bradford Pear	16.0"	1,810	24.00	Moderate
142	<i>Prunus virginiana</i>	Chokecherry	10.0" & 11.3"	903	16.95	Moderate-Poor
143	<i>Juglans nigra</i>	Black Walnut	21.6"	3,359	32.4	Moderate
144	<i>Pyrus calleryana</i>	Bradford Pear	8.0", 10.5", 4.2", 12.0" & 12.0"	1,018	18.00	Moderate
145	<i>Pyrus calleryana</i>	Bradford Pear	7.2" & 9.4"	625	14.10	Moderate
146	<i>Juglans nigra</i>	Black Walnut	19.0" & 19.0"	2,552	28.50	Moderate
147	<i>Pyrus calleryana</i>	Bradford Pear	8.0" & 6.0"	452	12.00	Moderate-Poor
148	<i>Quercus palustris</i>	Pin Oak	21.3"	3,207	31.95	Moderate
149	<i>Pinus strobus</i>	White Pine	22.9"	3,707	34.35	Moderate
150	<i>Pyrus calleryana</i>	Bradford Pear	5.0"	177	7.50	Moderate
151	<i>Pyrus calleryana</i>	Bradford Pear	3.5"	87	5.25	Moderate
152	<i>Pyrus calleryana</i>	Bradford Pear	4.5" & 4.5"	143	6.75	Moderate
153	<i>Pyrus calleryana</i>	Bradford Pear	4.2"	125	6.30	Moderate
154	<i>Pyrus calleryana</i>	Bradford Pear	5.2"	191	7.80	Moderate
155	<i>Pyrus calleryana</i>	Bradford Pear	4.5"	143	6.75	Good-Moderate
156	<i>Pyrus calleryana</i>	Bradford Pear	5.5"	214	8.25	Moderate
157	<i>Pyrus calleryana</i>	Bradford Pear	3.2"	72	4.80	Good-Moderate
158	<i>Pyrus calleryana</i>	Bradford Pear	3.3"	77	4.95	Good-Moderate
159	<i>Pyrus calleryana</i>	Bradford Pear	4.3"	131	6.45	Good-Moderate
160	<i>Pyrus calleryana</i>	Bradford Pear	4.2"	125	6.30	Moderate
161	<i>Pyrus calleryana</i>	Bradford Pear	4.0" & 5.0"	177	7.50	Moderate
162	<i>Pyrus calleryana</i>	Bradford Pear	6.5"	299	9.75	Moderate
163	<i>Pyrus calleryana</i>	Bradford Pear	3.0"	84	4.50	Good-Moderate
164	<i>Pyrus calleryana</i>	Bradford Pear	3.7", 3.2" & 6.0"	254	9.00	Moderate
165	<i>Pyrus calleryana</i>	Bradford Pear	2.5" & 3.5"	87	5.25	Poor
166	<i>Pyrus calleryana</i>	Bradford Pear	4.0" & 4.0"	113	6.00	Poor

** SPECIMEN TREE (≥30" dbh)
** TREE ≥ 75% OF THE CURRENT COUNTY/STATE CHAMPION FOR THE SPECIES

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 120210020 including, financial bonding, forest planting, maintenance and all other applicable agreements.

Developer's Name: **Iglesia Vida Nueva, Inc.**
Print Company Name _____

Contact Person or Owner: **German Pineda**
Print Name _____

Address: **13624 North Gate Drive, Silver Spring, MD 20906**
Phone # and Email: **(301)973-7092 YanciPineda@hotmail.com**

Signature: _____
Date: **02-25-2022** Exp. Date: **10-21-2022**

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 following people should must participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland 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 to verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall be approved 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 silt 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. Trenchers 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 systemsMeasures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.
3. A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including

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- photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.
4. Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.
 5. Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
 - a. Parking or driving of equipment, machinery or vehicles of any type.
 - b. Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
 - c. Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
 - d. Felling of trees into a protected area.
 - e. Trenching or grading for utilities, irrigation, drainage, etc.
 6. Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

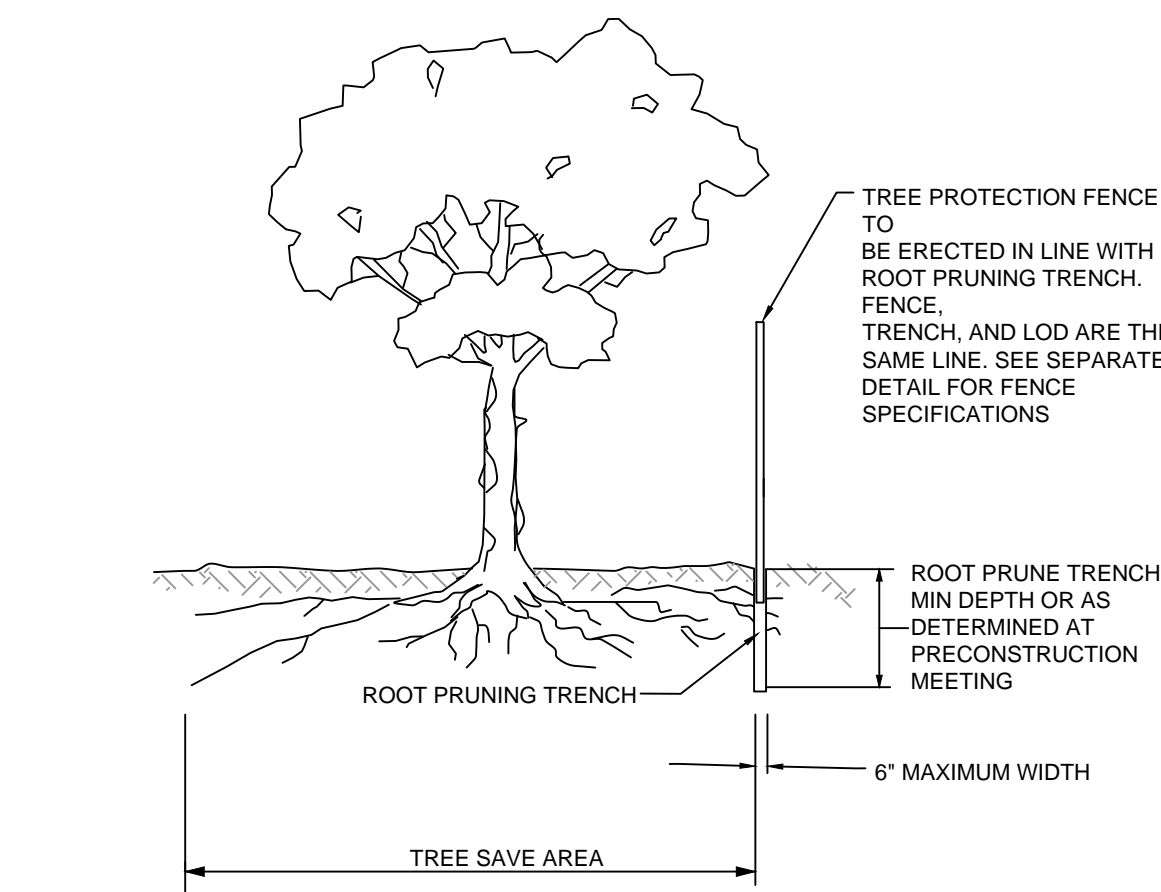
During Construction

7. Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
8. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understorey, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

9. After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - a. Removal, and possible replacement, of dead, dying, or hazardous trees
 - b. Pruning of dead or declining limbs
 - c. Soil aeration
 - d. Fertilization
 - e. Watering
 - f. Wound repair
- g. Clean up of retention areas, including trash removal
10. After the final inspection and completion of all corrective measures the Forest Conservation 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 DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
11. Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

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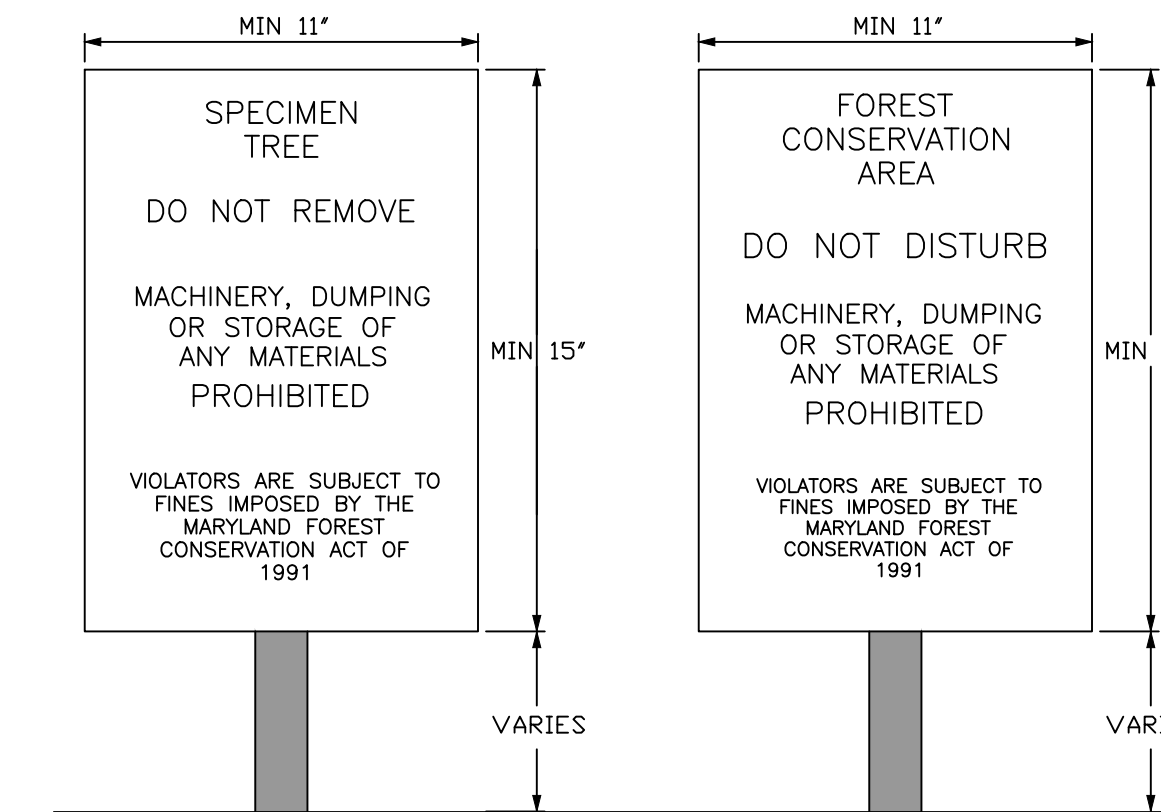


NOTE:

1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR.
4. TRENCHES SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
6. ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY FC INSPECTOR.

ROOT PRUNING DETAIL

NTS



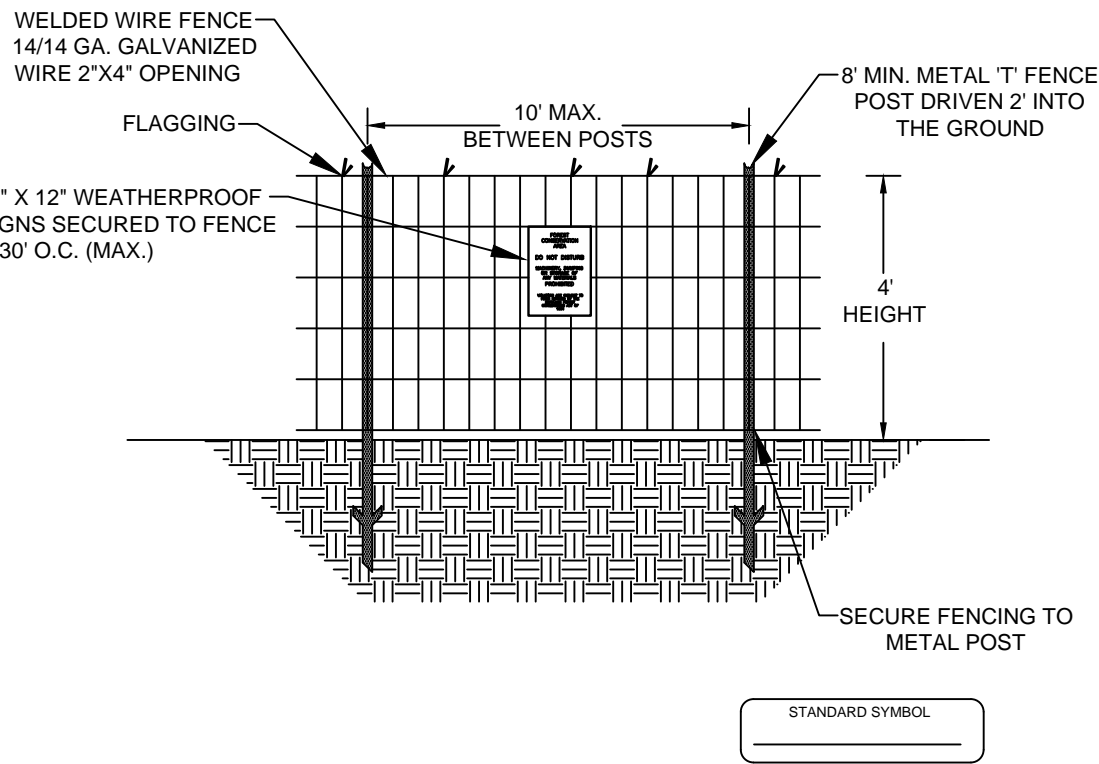
NOTES:

1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY 50 FEET APART - CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

CONSTRUCTION SIGNS

TREE PROTECTION FENCE DETAIL

NOT TO SCALE

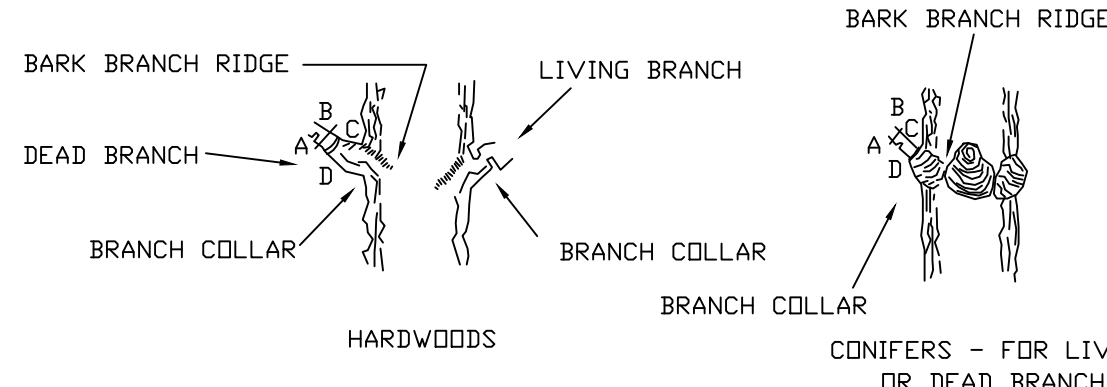


NOTE:

1. PRACTICE MAY BE COMBINED WITH SEDIMENT CONTROL FENCING.
2. LOCATION AND LIMITS OF FENCING SHOULD BE COORDINATED IN FIELD WITH ARBORIST.
3. BOUNDARIES OF PROTECTION AREA SHOULD BE STAKED PRIOR TO INSTALLING PROTECTIVE DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTION SIGNAGE IS REQUIRED.
6. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

MONTGOMERY COUNTY PLANNING DEPARTMENT - M-NCPPC
MONTGOMERYPLANNING.ORG

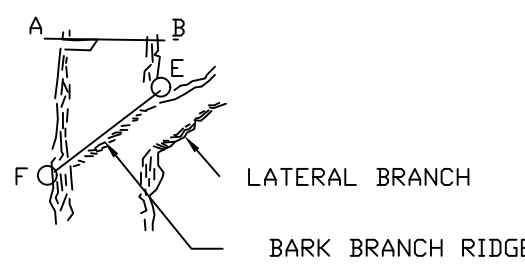
PRUNING A BRANCH



NOTES:

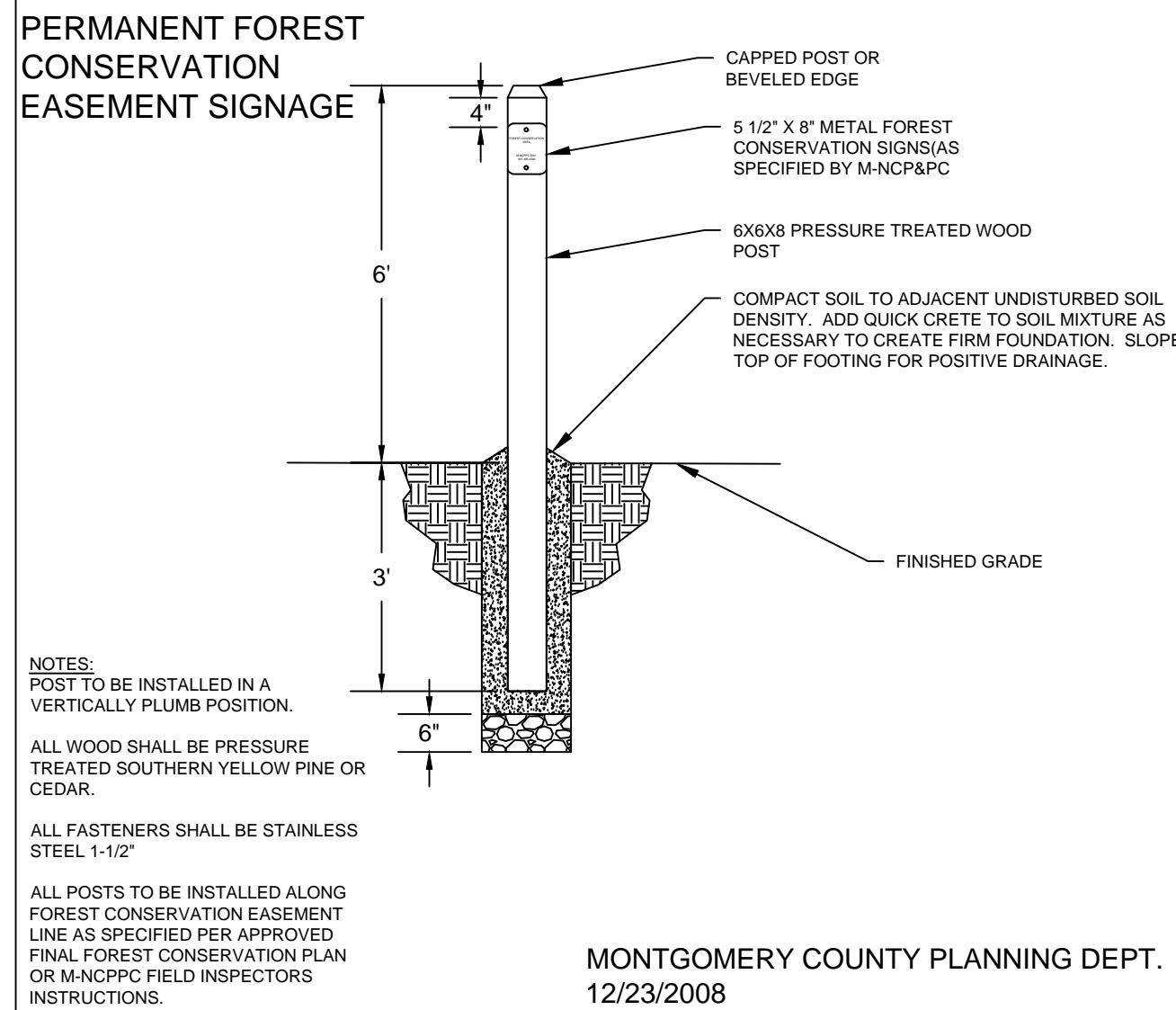
1. REMOVE BRANCH WEIGHT BY UNDERCUTTING AT 'A' AND REMOVE LIMB BY CUTTING THROUGH AT 'AB'.
2. REMOVE STUB AT 'CD' (LINE BETWEEN BRANCH BARK RIDGE AND OUTER EDGE OF BRANCH COLLAR).
3. IF 'D' IS DIFFICULT TO FIND ON HARDWOODS, ANGLE OF 'CD' TO TRUNK SHOULD BE THE REFLECTIVE ANGLE OF THE BARK BRANCH RIDGE TO THE TRUNK.
4. ONLY PRUNE AT SPECIFIED TIMES.
5. REMOVE NO MORE THAN 30% OF CROWN AT ONE TIME.

PRUNING A LEADER TO REDUCE SIZE



1. REMOVE TOP WEIGHT BY UNDERCUTTING AT 'A' AND REMOVE LIMB BY CUTTING THROUGH 'AB'.
2. REMOVE STUB AT 'EF' PARALLEL TO THE BARK BRANCH RIDGE.
3. ONLY PRUNE AT SPECIFIED TIMES.
4. NO MORE THAN 30% OF CROWN TO BE REMOVED AT ONE TIME.
5. DIAMETER OF LATERAL BRANCH SHOULD BE NO LESS THAN 30% OF THE DIAMETER OF THE LEADER.

TREE PRUNING



INSPECTIONS

All field inspections must be requested by the applicant.

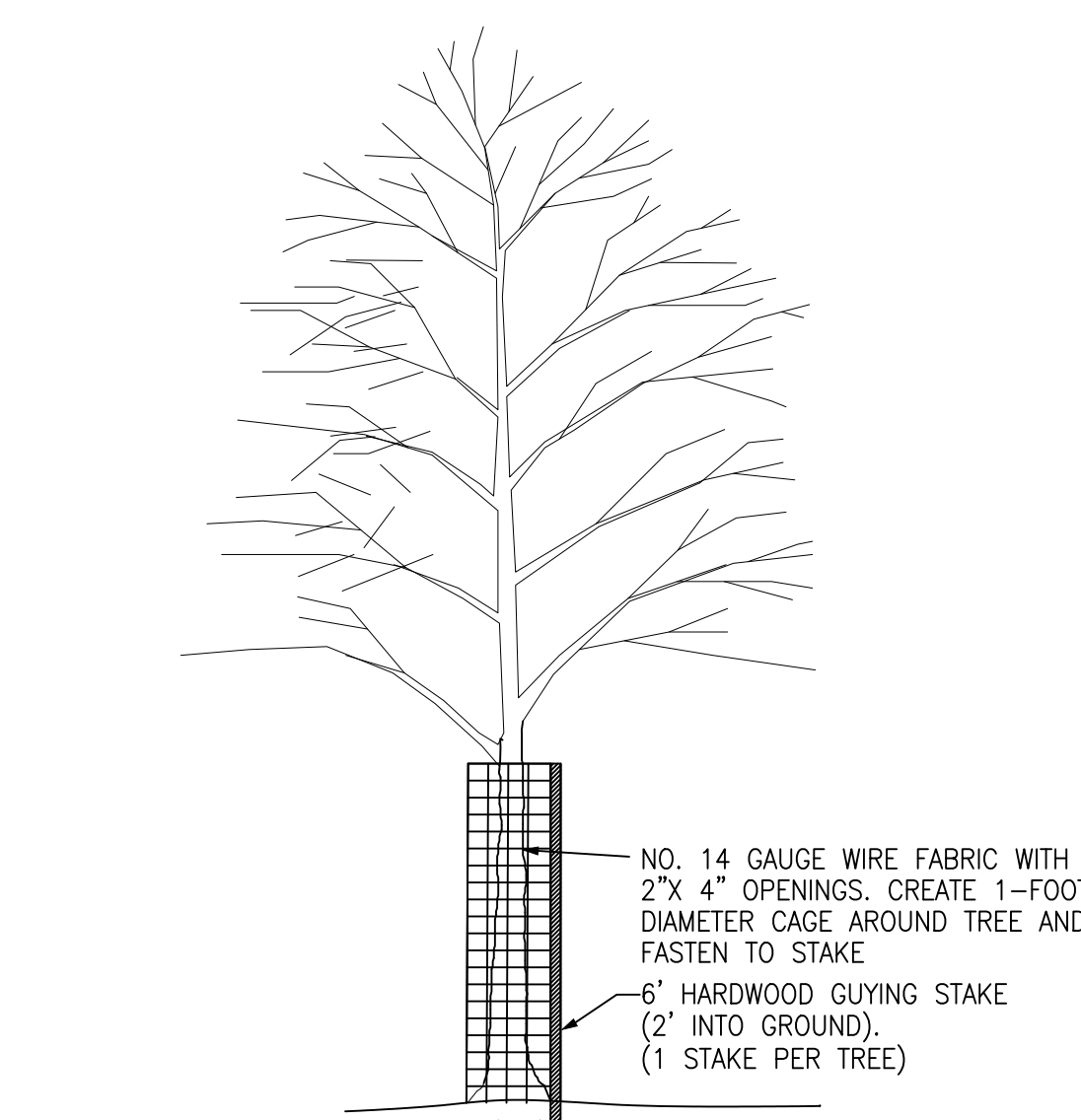
Field Inspections must be conducted as follows:

Plans without Planting Requirements

1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin and before release of the building permit.
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

Additional Requirements for Plans with Planting Requirements

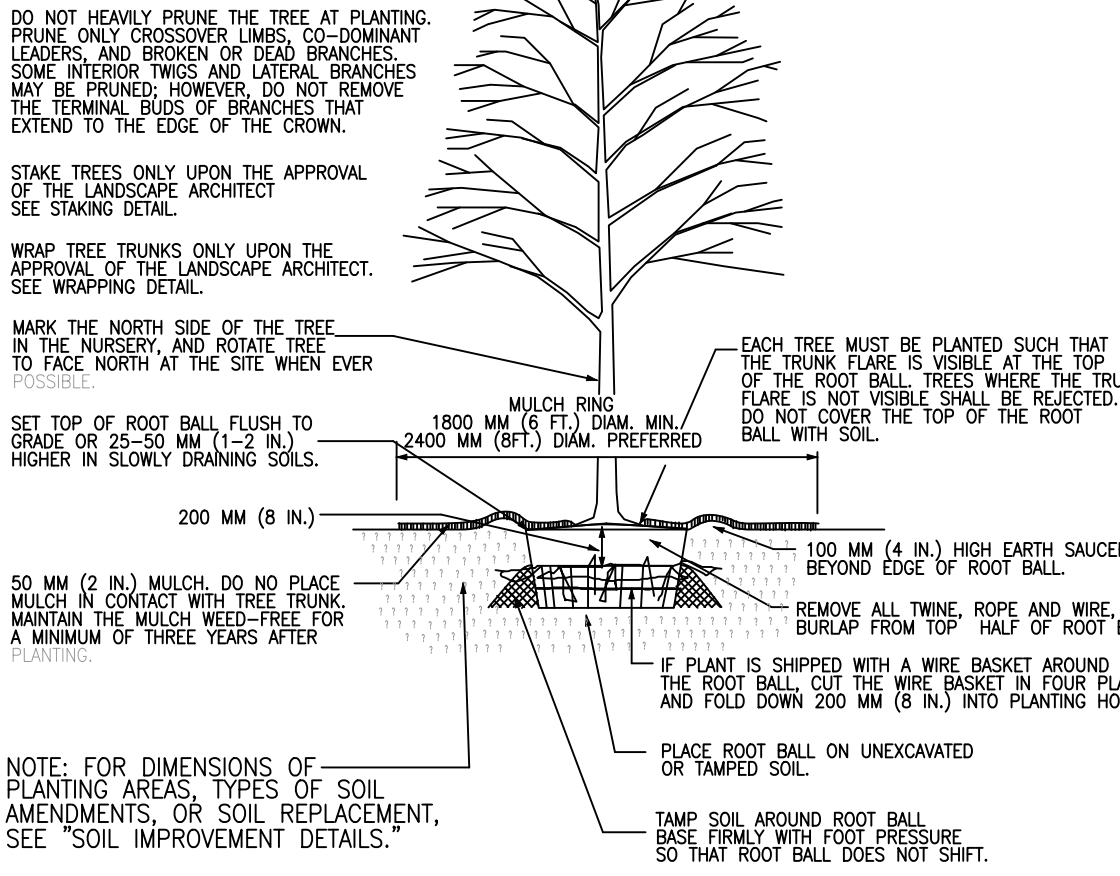
4. Before the start of any required reforestation and afforestation planting.
5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
6. 2 years after reforestation and afforestation have been completed, to determine survival and assess necessary maintenance activities for the remaining duration of the maintenance and management period.
7. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.



DEER PROTECTION CAGE

INTERNATIONAL SOCIETY OF ARBORICULTURE

INTERNATIONAL SOCIETY OF ARBORICULTURE
1400 WEST ANTHONY DRIVE
CHAMPAIGN, IL 61821
(217) 355-9411
(217) 355-9516 FAX

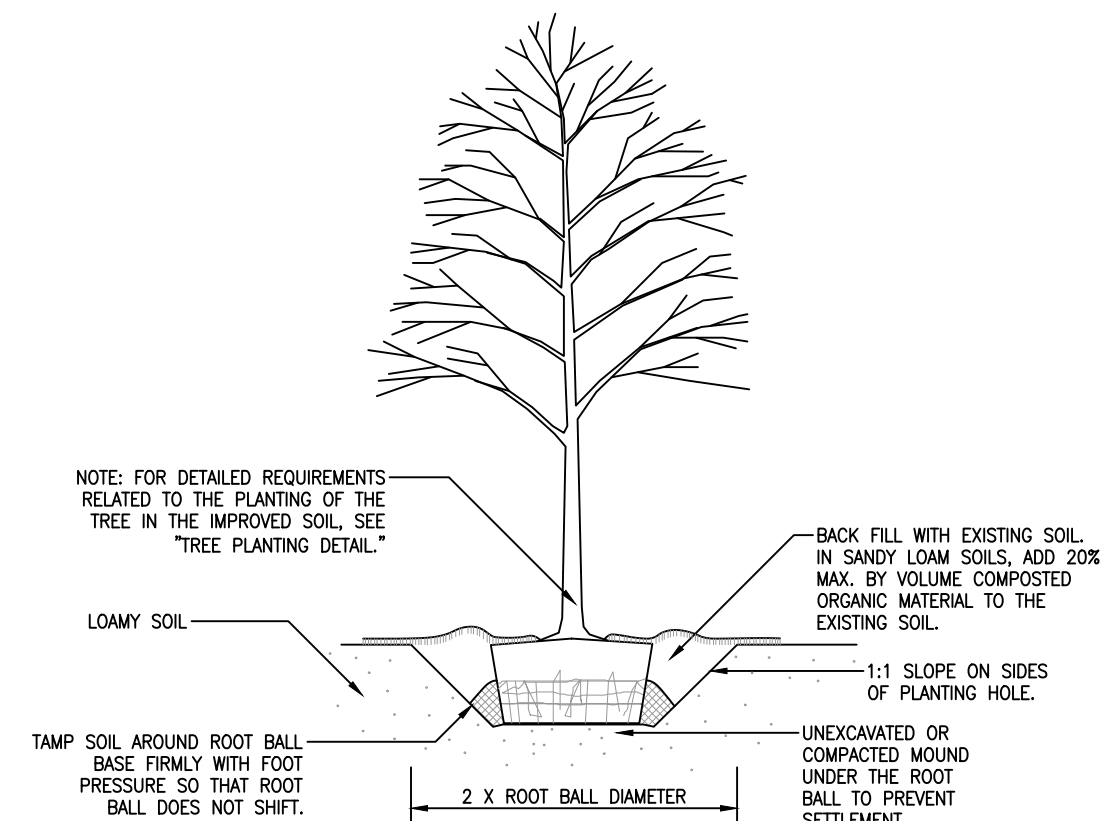


TREE PLANTING DETAIL - B&B TREES IN ALL SOIL TYPES

NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

INTERNATIONAL SOCIETY OF ARBORICULTURE

INTERNATIONAL SOCIETY OF ARBORICULTURE
1400 WEST ANTHONY DRIVE
CHAMPAIGN, IL 61821
(217) 355-9411
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SOIL IMPROVEMENT DETAIL - TREES PLANTED IN NON RESTRICTED SOIL CONDITIONS

NOTE: THIS DETAIL ASSUMES THAT THE AREA OF LOAMY SOIL AVAILABLE TO EACH TREE IS A MINIMUM OF 45 SQ. M (500 SQ. FT)

PLANT SCHEDULE: VARIANCE MITIGATION PLANTING - 22 Trees @ 3\" Caliper						
TREES: 94						
QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS	
6	1\" Cal.	Acer rubrum	Red Maple	15\" O.C.	B&B	
6	1\" Cal.	Liriodendron tulipifera	Tulip Poplar	15\" O.C.	B&B	
5	1\" Cal.	Quercus rubra	Red Oak	15\" O.C.	B&B	
5	1\" Cal.	Quercus bicolor	Swamp White Oak	15\" O.C.	B&B	

PLANT SCHEDULE: REFORESTATION AREA - 0.02 ACRE (4 Trees, 2 Shrubs)						
TREES: 72						
QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS	
2	1" Cal.	Acer rubrum	Red Maple	Evenly Distribute	B&B	
2	1" Cal.	Quercus bicolor	Swamp White Oak	Evenly Distribute	B&B	
SHRUBS: 24						
QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS	
2	18" - 24"	Viburnum acerifolium	Mapleleaf Viburnum	Evenly Distribute	Container Grown	

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 120210020, including, but not limited to, forest planning, maintenance and all other application agreements.

Developer's Name: Iglesia Vida Nueva, Inc.

Print Company Name

Contact Person or Owner: German Pineda

Print Name

Address: 13624 North Gate Drive, Silver Spring, MD 20906

Phone # and Email: (301)873-7092 YanciPineda@hotmail.com

Signature: _____

Professional Certification:

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.

Signature: _____ Date: 02-25-2022 Exp. Date: 10-21-2022



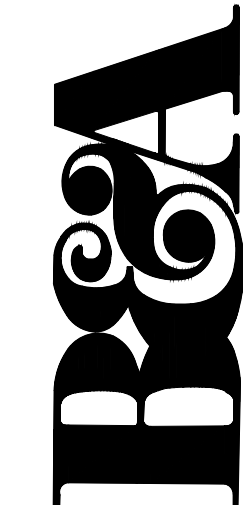
Revisions

Rev.	Date	Description
Rev. 02-25-2022		

date: 03/17/2021

scale:

Benning & Associates, Inc.
1400 West Anthony Drive
Champaign, IL 61821
(217) 355-9411
(217) 355-9516 FAX



PRELIMINARY // FINAL FOREST CONSERVATION PLAN
Iglesia Vida Nueva Church
12450 Old Columbia Pike
Montgomery County, Maryland

WSSC GRID 216NE02

TAX MAP K0123

M-NCPPC FILE NO. 120210020

SHEET 3 OF 3



















