

May 18, 2020

Elsabett Tesfaye
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

**Re: Comments and Point by Point Responses
Spectrum Retirement – 9545 River Road
VIKA # VM50363A**

Dear Elsabett,

Thank you for your review and comments related to the Spectrum Retirement – 9545 River Road project located in Montgomery County, Maryland. We have received your comments and offer the following responses:

**Landscape Plans
Reviewer: Douglas Johnsen**

Comment 1: Please remove the Forest Conservation Planting Schedule from the Landscape Detail Sheet 011-V-Landscape & Lighting-L500 since this is a regulatory function of the Preliminary Forest Conservation Plan.

Response: The forest conservation planting schedule has been removed from sheet L500.

Comment 2: Please identify the double row of 24 shrubs on the north side of MBF #9. These plants do not have a plant callout. They graphically appear to be IR2s. If this is true, this plant gets to a height of 2.5-ft to 3-ft. Please add additional screening to satisfy Section 6.5.3.C.7.

Response: The call outs have been added to these shrubs. Please see planting schedule for screening height.

Comment 3: Please add additional taller evergreen trees and shrubs along the northern property line in the gap between the 2 Category I Conservation Easements to provide adequate visual screening as required in Section 6.5.

Response: Additional taller evergreens have been added.

Comment 4: Please verify that each plant grows to a minimum height in its class as specified in Section 6.4.3.B. For example, the tree *Cladrastis kentukea* is listed as a Canopy Tree on the plant schedule, but it only grows to a height of 30-ft to 50-ft putting it in an Ornamental Tree size class per Code. The same is true for *Crataegus viridis*. There are several other plants in the plant schedule that do not meet the minimum height requirement for their class. Please provide the minimum height information for each plant on the plant schedule.

Response: We have revised the plant legend and

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schedule to reflect “shade & canopy” trees for anything that averages 40 feet in height and above to maintain a distinction between truly smaller ornamental trees.

Comment 5: All parts of the shrub *Rhododendron maximum* ‘roseum’ are listed as highly poisonous to humans: <https://plants.ces.ncsu.edu/plants/rhododendron-maximum/> so remove this plant from the planting schedule. The same is true for *Rhododendron catawbiense*: <https://plants.ces.ncsu.edu/plants/rhododendron-catawbiense/> and *Kalmia latifolia* <https://plants.ces.ncsu.edu/plants/kalmia-latifolia/>

Response: The plants listed as poisonous have been reduced and relocated away from gathering spaces and sidewalks to less high traffic areas.

Comment 6: Go through the planting schedule and remove all poisonous plants. Replace these plants with suitable substitutes of MD Native plants.

Response: The plants listed as poisonous have been reduced and relocated away from gathering spaces and sidewalks to less high traffic areas.

Comment 7: Please consider replacing the MD non-native plants in the schedule with MD natives to support the native bird populations <https://news.maryland.gov/dnr/2019/01/02/habichat-native-birds-plants/> plants can be found at <http://www.nativeplantcenter.net/>

Response: We’ve increased the diversity and number of native plants proposed.

Lighting Plans

Reviewer: Douglas Johnsen

Comment 1: Please include details for the mounting pole and show mounting height of standing light fixtures LP1 and LP2 to satisfy Section 6.4.4.2.

Response: The pole height has been identified and boxed on the details page.

Elza Hisel-McCoy
M-NCPPC
Comments and Point by Point Responses
8000 Wisconsin Avenue
Conditions of Approval
VIKA #VM50209A
March 18, 2020

Thank you for your comments and suggestions. We believe the above responses adequately address your comments. If you need any additional information, please contact our office.

Sincerely,
VIKA Maryland, LLC

..*Logan Alomar*.....
Logan Alomar
Project Manager

Enclosures

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