

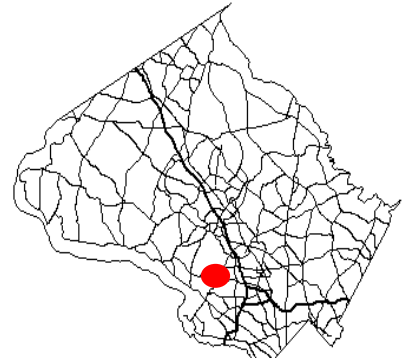


MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #
MCPB 7-19-07

MEMORANDUM

DATE: July 6, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief
Development Review Division
FROM: Robert A. Kronenberg, Acting
Supervisor
Development Review Division
(301) 495-2187



REVIEW TYPE: **Site Plan Review**
CASE #: **81984111A**
PROJECT NAME: **TPC Avenel**
APPLYING FOR: Improvements to existing golf course and related facilities, including stream restoration, golf hole reconfiguration, competitive enhancements, clubhouse addition and additional modifications
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance
ZONE: RE-2C/TDR
LOCATION: 10,000 Oaklyn Drive, 500 feet northwest of the intersection with Beman Wood Way in Potomac, Maryland
MASTER PLAN: Potomac Master Plan
APPLICANT: TPC Avenel
FILING DATE: February 6, 2007
HEARING DATE: July 19, 2007

STAFF RECOMMENDATION: Approval of improvements to existing golf course and related facilities, including stream restoration, golf hole reconfiguration, competitive enhancements, clubhouse addition and additional modifications. All site development elements as shown on the site and landscape plans stamped by the M-NCPPC on June 14, 2007 shall be required except as modified by the following conditions:

1. Special Exception Conformance
The proposed development shall comply with the following conditions of approval for Special Exception S-914-C dated January 17, 2007 [Attachment A]

2. Preliminary Plan Conformance
The proposed development shall comply with the conditions of approval for Preliminary Plan #11984104, as listed in the Planning Board opinion dated September 10, 1984 [Attachment B].
3. Site Plan Conformance
The proposed development shall comply with the conditions of approval for Site Plan 819840110 as listed in the Planning Board opinion dated October 8, 1984 [Attachment C].
4. Landscaping
 - a. Locations and types of tee box landscaping and golf course “accent” tree plantings to be provided with prior to completion of the certified site plan. The exact locations and types of tee box landscaping and golf course “accent” tree plantings will have a minimal effect on the overall design, layout, quality or intent of the site plan, therefore any modifications or changes to the locations and types of tee box landscaping and/or golf course “accent” tree plantings requested by the applicant subsequent to approval of the certified site plan may be approved by the Planning Director, or his/her designee.
 - b. Provide alternative plant materials as part of the landscape plan for future selection of plant materials.
5. Lighting
 - a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for commercial development.
 - b. All light fixtures shall be cut-off fixtures and able to be equipped with shields, reflectors or refractors to assist in negating glare onto surrounding residential properties.
 - c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
 - d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting residential properties.
 - e. The height of the light poles shall not exceed 12 feet, not including the mounting base and luminaire.
6. Pedestrian Circulation
The internal pedestrian pathways and cart paths shall be consistent in width, location and material with the site plan and forest conservation plan.
7. Forest Conservation and Environmental Review
The applicant shall comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memorandum dated July 5, 2007 [Attachment C]:
 - a. The applicant must comply with the conditions of approval for the final Forest Conservation Plan. The applicant must meet the all conditions prior to MCDPS issuance of sediment and erosion control permit(s). Conditions include, but are not limited to the following:
 - 1) The final forest conservation plan must be revised to include the following:
 - a. Add forest planting to the following areas:
 - Slopes adjoining existing forest on the western side of the stream near the green for hole #6.
 - Part of the stream buffer adjoining the south side of the stream near the hole #10 tee boxes.
 - Part of the stream buffer adjoining the south side of the stream near the hole #11 tee boxes.

- b. Locations and details of permanent markers (such as fences or signs) that clearly identify the boundaries of forest retention, forest planting, and environmental buffers. Markers and scorecard notations must indicate restricted access to wetland areas.
 - c. Forest conservation worksheet shall be revised to confirm that all reforestation and afforestation requirements will be met through onsite forest planting.
 - d. Detailed planting plan for forest planting areas.
 - e. Tree protection plan for individual trees 24 inches and greater in diameter at breast height (dbh) that are proposed for retention and are located outside a forest stand.
 - f. Plan to control invasive plants, deer, and wildfowl predation.
 - g. Revised environmental landscape plan that provides planting details for non-forested areas within the environmental buffers.
 - h. Revised plan that identifies areas within environmental buffers that have high maintenance, low maintenance, or no maintenance. All wetland areas will have low or no maintenance.
- 2) Financial security to cover the installation and required maintenance of forest planting areas must be reviewed and approved by M-NCPPC staff prior to the pre-planting meeting with the MNCPPC Inspector.
 - 3) The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) must be revised to show the correct location and amount of existing forest.
- b. Category I conservation easements must be placed over forest retention and forest planting areas. Record plats must be re-recorded to add these conservation easements prior to release of financial security for forest planting.
 - c. Prior to the issuance of the sediment control permit, the applicant must submit a letter of intent to issue a Nontidal Wetlands and Waterways Permit signed by the Maryland Department of the Environment (MDE) for the proposed changes. The signed letter must be submitted to DPS and M-NCPPC Environmental Planning staff.
 - d. The applicant must define the key construction stages of the stream restoration work that require onsite inspection by the design professional. The designation of “key construction stages” must be added to the PGA Tour letter of June 28, 2007. An addendum to the letter must be approved by DEP prior to the pre-construction meeting.
 - e. The commitments made in the PGA Tour letter dated June 28, 2007, as revised by condition (d), must be added directly or by reference to the certified site plan.
 - f. The applicant must submit as-built surveys of completed stream channel work, as identified in the PGA Tour letter of June 28, 2007, to DEP as each stream channel section is completed.
 - g. The applicant must provide an initial certification of the golf course under the Audubon International Cooperative Sanctuary Program for Golf Courses no later than July 2009, with proof of recertification every two years for the life of the special exception. The applicant must submit documentation of initial and continuing certification to M-NCPPC Environmental Planning.
 - h. The applicant must revise the integrated pest management (IPM) plan to include specific information on chemical storage, use, and disposal, as specified in MCDEP’s letter dated July 2, 2007. The revised IPM plan must be approved by MNCPPC Environmental

Planning and DEP prior to scheduling the pre-planting meeting with the MNCPPC Inspector.

- i. Inspection and maintenance plan, prepared by LandStudies, Inc. dated July 2007, must be revised to address all items specified below. The revised inspection and maintenance plan must be submitted to M-NCPPC and DEP for review and approval prior to scheduling the pre-construction meeting:

- 1) Inspections and maintenance must cover a minimum of three years post construction, and will be extended to cover the first 2-year, 10-year, 50-year, and 100-year storm events to occur within the post-construction period. Plan must include measures to implement basic repairs, and to remediate damage to parkland during construction, and three years post construction.
- 2) Written reports on all inspections, maintenance, and remedial work must be generated by a qualified consultant, and provided to DEP in proper format. These reports must be submitted to DEP within the following time periods: weekly during the construction period; within one week after each of the storm events specified in condition a, above; and annually during the post-construction period.
- 3) All non-emergency repair and remedial work must be coordinated with Montgomery County DEP and DPS, in consultation with the Stream Engineer or TPC Avenel, after each of the storm events specified in condition (1) above.

8. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated July 3, 2006, unless amended and approved by the Montgomery County Department of Permitting Services.

9. Development Program

Applicant shall construct the proposed development in accordance with a Development Program. A Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of certified site plan. Development Program shall include a phasing schedule as follows:

- a. Street tree planting along Club House Drive shall be completed no later than six months after completion of the clubhouse addition.
- b. Pedestrian pathways, including the sidewalks and cart paths, shall be completed no later than six months after final grading of the golf course holes has been completed.
- c. Landscaping associated with the parking lot and building addition shall be completed as construction of each facility is completed.
- d. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
- e. Phasing of dedications, stormwater management, sediment/erosion control, forestation, community paths or other features.

10. Clearing and Grading

The Applicant may begin clearing and grading prior to M-NCPPC approval of the certified site plan only after the final Forest Conservation Plan and Sediment Control Plans have been approved. The certified site plan shall be approved by M-NCPPC prior to issuance of any building permit or recording of plat(s).

11. Certified Site Plan

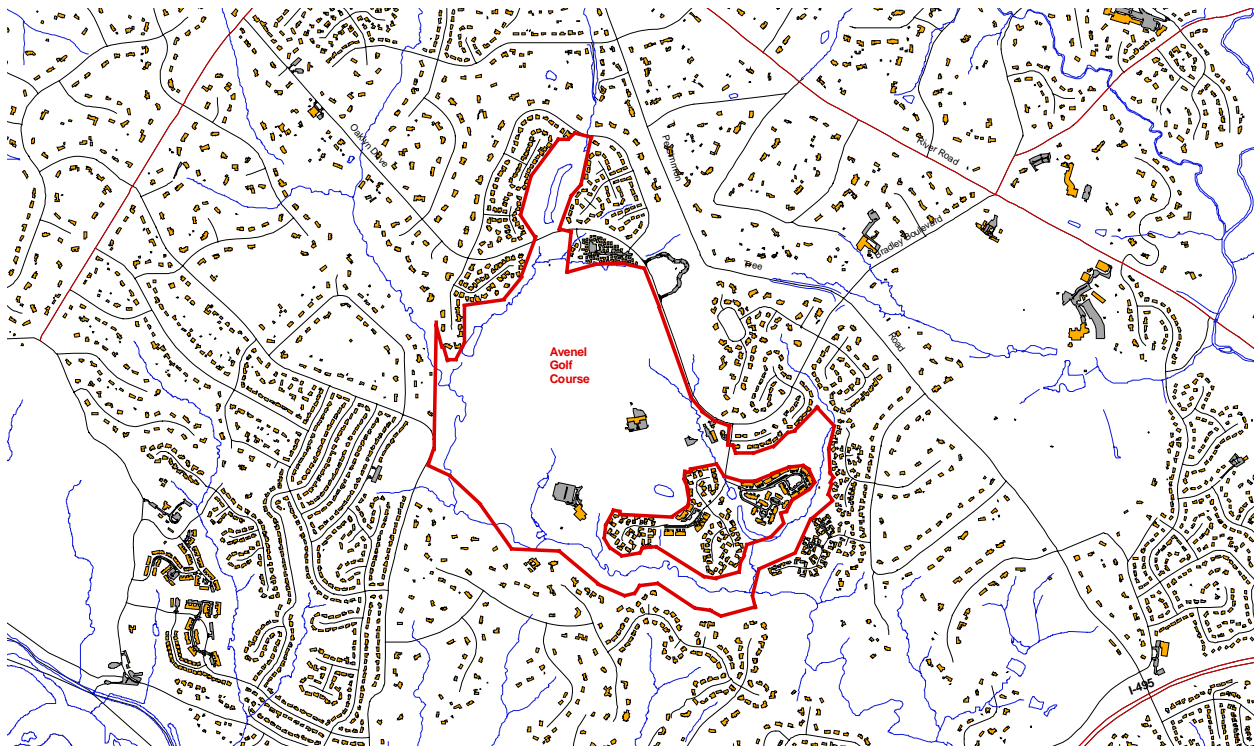
Prior to approval of the certified site plan, the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development program, M-NCPPC/DPS inspection schedule, site plan index, and site plan resolution.
- b. Limits of disturbance.
- c. Methods and locations of tree protection.
- d. Category I conservation easement areas and revised plans.
- e. Note stating the M-NCPPC staff must inspect tree-save and forest-save areas and protection devices prior to clearing and grading.

PROJECT DESCRIPTION: Site Vicinity

The 226-acre site is located south of River Road and directly off of Bradley Boulevard in the Potomac subregion of the county. The Avenel community was created in the early 1980's and includes an 18-hole golf course, practice range and 850 dwelling units. Most of the residents are buffered from the course with view-sheds into the play area at key spots. The residential component of the development is not included in this application. The golf course is approximately south of River Road, and in close proximity to the intersection with the Falls/River Road shopping center and the I-495 (Capital Beltway).

Congressional Country Club is another 18-hole golf course located directly west of the subject site with access from River Road. Rock Run tributary forms the southern and western boundaries of this site and is part of the M-NCPPC Rock Run Stream Valley Park. The Potomac River is located approximately 5 miles to the west of the golf course.



PROJECT DESCRIPTION: Site Description

The 18-hole golf course is framed by Rock Run Tributary to the west and south, and portions of the Avenel community to the north and northwest. Holes 1 and 18 wrap around the existing clubhouse and a portion of the Avenel residential development. Primary access to the site is from Oaklyn Drive via Bradley Boulevard.

The course is carved into the natural environment with forested buffers along Rock Run and between the golf fairways. Minor tributaries to Rock Run traverse the course. Topography is extreme with 15-25 percent slopes in the areas surrounding the tributary, while the fairways accommodate various grades that follow the existing contours. Currently, many of the course features are located within the stream valleys and floodplain. As with most golf courses, pedestrian and cart paths and bridges are located adjacent to the fairways for access.

The 1-story clubhouse is located in the southern-central portion of the course with direct access from Oaklyn Drive. Ancillary surface parking is located north and west of the clubhouse. The site contains two shelters for golfers. Three large ponds that provide service for stormwater management and irrigation, as well as for visual attractiveness are located throughout the course.



PROJECT DESCRIPTION: Proposal

This proposal seeks to reprogram the current 18-hole golf course and regrade the fairways, tee boxes and greens to accommodate a better golf environment and facilitate best management practices for the environmentally sensitive areas.

The site consists of the 226-acre existing 18-hole golf course and is within the Rock Run watershed (Use I waters). The main stem of Rock Run and some of its tributaries flow through the golf course site.

The golf course was first approved as a special exception on June 13, 1984. The majority of the course lies within environmental buffers, as defined by the Planning Board's Environmental Guidelines. When the course was originally approved and built, the protection of environmental buffers was only partially applied on the site. The lack of protected and natural environmental buffers was allowed because it was considered to be offset by a stormwater management approach that was innovative at the time. The stormwater management features included extended-detention wet ponds, grass swales, and open section roads.

However, over time, it became apparent that these stormwater management features did not prevent flooding and stream erosion within the golf course. This is because the course lies within the natural floodplain of the stream system, and upstream development has changed the hydrology of the streams that flow through the course. Stream channel downcutting has resulted in entrenched streams that are unstable and prone to erosion. Geomorphic studies prepared by the applicant's consultants have found that the area had been significantly altered even before the golf course was constructed. Gold mining operations and agricultural activities that caused the buildup of sediments in the floodplain have severely degraded the stream valley.

The practice range is north of the clubhouse and consists of practice greens and tees. The clubhouse is located in the center of the site, surrounded to the east and west by the 1st and 18th greens and to the south and west by the 9th and 10th greens.

PROJECT DESCRIPTION: Prior Approvals

Special Exception

Special Exception S-914 was approved by the Board of Appeals on June 13, 1984, to permit construction and operation of an 18-hole golf course and other structures, including a clubhouse with pro shop, locker rooms, administrative offices and dining area, a maintenance building, four shelter/rest areas, a snack stand and parking areas. The Special Exception was modified on January 17, 2007 (effective date February 9, 2007), by the Board of Appeals for changes to the course as outlined in the opinion.

Preliminary Plan

The Preliminary Plan of Subdivision (11984104) was approved by the Planning Board on September 10, 1984 for 850 dwelling units and a golf course on 978 acres.

Site Plan

The Site Plan (819840110) was approved by the Planning Board on September 10, 1984 (Resolution dated October 8, 1984) for an 18-hole golf course.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (RE-2C/TDR Zone)

| Development Standard | Permitted/ Required | Proposed for Approval |
|--|------------------------|--------------------------|
| Min. Tract Area (ac.): | Not Specified | 226.65 |
| Min. Building Setbacks For Clubhouse Addition (ft.) | | |
| <u>Main Building</u> | | |
| from street (Oaklyn Drive) | 40 | 670 |
| rear yard | 30 | 470 |
| side yard | 12/25 combined | 65/2750 combined |
| <u>Accessory Building*</u> | | |
| from street (Oaklyn Drive) | 80 | N/A |
| rear yard | 10 | N/A |
| side yard | 15 | N/A |
| Max. Building Coverage (%) | 25 | 0.45 |
| Max. Building Height (ft.): | | |
| Main Building | 50 | 35 |
| Accessory Building | Not Specified | N/A |
| Parking Spaces Required | | |
| Ex. Private Club | 84 | |
| (2.5 spaces/1000 sf GFA) | | |
| Addition (3,600 sf) | 9 | |

| Development Standard | Permitted/ Required | Proposed for Approval |
|--------------------------------|------------------------|--|
| (2.5 spaces/1000 sf GFA) | | |
| Total Required | 93 | |
| Total Provided | | 250 (at clubhouse) 20 (at maintenance bldg.) |
| Min. Internal Green Space (%): | 5% (3,758 sf) | 5.5% (4,128 sf) |

* Existing maintenance building and shelters to remain and not proposed for revisions or alterations.

ANALYSIS:

Conformance to Master Plan

The subject property is covered by the 2002 Potomac Subregion Master Plan, which identifies the property as a public or private recreation site and recommends the property for continued RE-2C/TDR zoning. The Master Plan provides recommendations for special exceptions to limit the impacts of special exceptions in established neighborhoods, avoid concentration of special exception uses along major corridors and protection of environmental features. The proposed modification would not lead to a significant impact by the golf course on the surrounding neighborhood, nor would the improvements be incompatible with the area.

FINDINGS: For Site Plan Review

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

An approved development plan or a project plan is not required for the subject development. However, the applicant has been approved for a special exception modification (S-914-C) for modifications to the existing course to make improvements to existing golf course facilities and this application is consistent with the conditions of approval from the Board of Appeals in the resolution dated January 17, 2007.

2. *The site plan meets all of the requirements of the zone in which it is located, and, where applicable, conforms to an urban renewal plan approved under Chapter 56.*

The Site Plan meets all of the requirements of the RE-2C/TDR Zone as demonstrated in the Project Data Table on page 9.

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

- a. Locations of buildings and structures

The locations of buildings and structures are adequate, safe and efficient.

The 1-story clubhouse addition has been sited on the northeast side of the existing building to minimize disturbance and impacts to the stream buffer. Currently, the clubhouse is located directly on the edge of the stream buffer and the cart path is within the limits of the stream buffer. The existing patio area is in the location of the proposed expansion and would not have been within the stream buffer during the 1984 review of the site plan. The proposed 40,360 square foot addition encroaches 3,279 square feet into the buffer but is within an already disturbed area and is located in the most logical area for placement and service. Any location other than the north side where the entrance and parking are situated would most likely result in further encroachment and disturbance within the proposed buffer.

Existing and proposed retaining walls associated with the clubhouse and regraded tee boxes, fairways and greens are located throughout the golf course. The walls range in size from 3 feet to 8 feet depending on the location and contain a stone veneer or equal material.

The proposed entry signs consist of masonry material and highlight the entrance to the golf course on both sides of Clubhouse Drive at the entrance from Oaklyn Drive.

b. Open Spaces

The plan proposes approximately 211 acres of open space, or 94 percent of the subject golf course property, exclusive of the driveways, carts paths, clubhouse and surface parking lot. Open space is adequate, safe and efficient and provides a significant buffer to the stream valley park and neighboring residential community.

c. Landscaping and Lighting

The proposed landscaping and lighting is safe, adequate and efficient.

The proposed landscaping on the site consists of additional shade trees along Club House Drive and within the parking lot area, as well as ornamental and accent planting around the tee boxes and within the fairways to provide markers for the golfers. Foundation planting around the clubhouse addition provides for year-round color and texture.

The lighting plan consists of 12-foot-tall cast aluminum posts with acorn style Washington Globe luminaire fixtures along Clubhouse Drive and within the parking area.

d. Recreation Facilities

The proposed development is not subject to the M-NCPPC Recreation Guidelines since residential development is not part of the application; however, the modified golf course provides for recreational opportunities for adjacent residents.

e. Pedestrian and Vehicular Circulation Systems

Vehicular and pedestrian circulation is safe, adequate and efficient.

Existing access points to the site will be maintained from the existing 24-foot-wide drive via Oaklyn Drive to the existing clubhouse. The drive is contained within a variable 50-70-foot-wide access easement and is not being altered with this amendment.

The internal cart paths run parallel and through the proposed golf course and range in size from 8 feet without a curb to 16-feet-wide with a 4" x 4" curb. The cart paths affected by the regrading are being replaced and will align and connect to the existing paths. An existing internal sidewalk follows Clubhouse Drive from Oaklyn Drive to the clubhouse facility.

4. *Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development.*

The improvements to the golf course, including the clubhouse addition and relocation of pathways are compatible with other uses and other site plans adjacent to the existing development. The proposed height of the clubhouse addition is consistent with the existing structure and is sited appropriately to the environmental features and existing course facilities. Existing forest and tree areas are being preserved to provide for buffers to the adjacent residences while allowing views and vistas into the golf course.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The site plan amendment is limited to proposed changes to the existing golf course and its facilities. The amendment does not include the residential portion of the subdivision. Since the project proposes changes to an existing use, which lies substantially within environmental buffers, and the project does not involve a new land use, staff cannot fully apply the Planning Board's Environmental Guidelines in its review of the project.

The current stream is in the process of downcutting and active channel adjustment. The proposed project includes a major environmental component for stream restoration and floodplain reconstruction. The proposed work would reconnect the stream to a wider floodplain by removing the built-up sediments and re-establishing wetlands and native vegetation in the more frequently inundated areas along the stream edges in a new floodplain. This process would provide more storage capacity alongside the stream channel for high flows to spread out, slow down, and filter out sediment and pollutants. The restoration technique involves a great deal of research to determine the appropriate floodplain elevations, based on historic data and soil borings and the appropriate channel dimensions to handle the current flows in a non-erosive manner.

The submitted final Forest Conservation Plan (FCP) shows 25.30 acres of existing forest. This is smaller than the existing forest (28.66 acres) that was identified on the approved NRI/FSD (# 4-06060) and the preliminary FCP that was conditionally approved at the special exception stage. In a more detailed review of the forest conservation plan at the site plan stage, staff identified some areas that had been shown as existing forest cover which do not meet the minimum size (10,000 square feet) or width (50 feet) of forest as defined in the Montgomery County Forest Conservation Law. *Staff recommends that the NRI/FSD be revised and corrected to remove those areas of tree cover that do not meet the definition of forest.*

The final FCP proposes clearing 1.31 acres and retaining 23.99 acres of the 25.30 acres of existing forest. Under the Forest Conservation Law, the project is required to plant a total of 16.32 acres of forest. The FCP proposes to plant 15.80 acres as forest and 0.52 acre as landscaping. *Staff recommends that the FCP be revised to show that the total*

16.32 acres of required forest planting will be met through onsite forest planting.

According to staff review, there is adequate space within the golf course site to meet the entire forest planting requirement onsite and as forest planting (i.e., without the use of landscape credits), including three areas along or near the stream where forest plantings could be located without interfering with the golf course play. This would increase the onsite forest planting to meet the required amount and would increase the length riparian forest cover within the site.

There are several conditions in the approval of the special exception modification which relate to the forest conservation plan, including:

Condition 7, which states:

“In conjunction with its request for a site plan modification approval from the Montgomery County Planning Board, the Petitioner shall request approval for a revised forest conservation plan, as shown on page 40 above and identified as Exhibit 68 (to be submitted in corrected form per Condition 3 above), which does not impinge on golf course views that are currently enjoyed by nearby residences.”

The final FCP shows removal of forest planting areas next to adjoining residences that currently have clear views of the golf course. The alternative forest planting areas, labeled 3, 4, and 6, will result in 8.30 acres of forest in the same general locations and configurations as those areas shown on Exhibit 68 of the special exception modification. The total forest planting area exceeds the 5.5 acres of forest planting shown on Exhibit 68. The final FCP is consistent with Exhibit 68 of the special exception modification and meets condition 7 of the special exception modification approval.

Condition 9 states:

“The Applicant shall submit a Final Forest Conservation Plan (FCP) prepared by a qualified professional to the Environmental Planning Staff of the M-NCPPC prior to site plan approval. This plan must demonstrate full compliance with the requirements of Forest Conservation Law, section 22-A-12.

Final forest conservation plan will include, but is not limited to, the following items:

Permanent markers (such as fences or signs) that clearly identify the boundaries of forest retention, forest planting, and environmental buffers, particularly in the vicinity of residences, and heavy-use areas.

Plan to control invasive plants, deer and wildfowl predation, to minimize their adverse impacts on forest planting areas, stream buffers, and floodplain reconstruction/wetland creation areas.

Tree protection plan for individual trees 24 inches and greater in diameter at breast height that is located outside a forest stand.

Record plat to reflect a Category I easement over all areas of forest retention, and forest planting. With respect to environmental buffers that are not included in active play areas, specific areas to be included in any easement area and specific easement category to be determined at time of site plan.”

The final FCP proposes to use permanent fencing on some parts of the golf course and signs on other parts of the course to demarcate forest conservation areas and environmental buffers. The demarcation of the environmental areas need to be provided on the final FCP show the specific locations of the fencing and signage.

The applicant proposes to use tree shelters and deer repellent to help protect planted trees from deer. Dogs that are currently used by the golf course staff to chase out geese from the course will be used to help chase deer from the golf course.

These measures are acceptable to minimize deer and wildfowl damage on planted trees on the site. Staff recommends that the applicant’s proposal to minimize deer and wildfowl damage be included in the final FCP.

Staff recommends that forest preservation areas and forest planting areas shown on the final FCP and amended by staff’s recommended condition be placed in Category I conservation easements. The conservation easements should be shown on record plats.

The applicant has submitted a “proposed buffer” exhibit and an “environmental landscape” plan. The “proposed buffer” exhibits shows areas of no maintenance, low maintenance, and high maintenance. The “environmental landscape” plan shows the proposed planting areas and details for those areas that are proposed as meadow or non-forested areas outside of golf holes and forest conservation areas.

Areas of “no maintenance” correspond to forest retention and forest planting areas. Staff recommends that areas of no maintenance be placed in Category I conservation easements. Areas of low maintenance include herbaceous plants, low-growing native shrubs and trees, and some areas of created and natural wetlands. These areas are within or near the line of play and will be maintained so that the height of vegetation does not interfere with golf play. Areas of high maintenance are generally associated with the golf holes and in the immediate vicinity of the fairways, tees, and greens.

The locations for the areas of no and low maintenance are revised to be consistent with staff’s recommended forest planting and forest protection areas. In addition, staff recommends that only no maintenance areas be covered by Category I conservation easement and the low and high maintenance areas be not placed in any type of conservation easement. Instead, staff recommends that the “proposed buffer” exhibit and the “environmental landscape” plan, which are revised to be consistent with staff’s recommended forest planting and forest protection areas, should be incorporated into the

final FCP so that the plantings and maintenance requirements of the low and high maintenance areas can be enforced.

Additionally, the applicant has satisfied conditions 8 and 10 (a-e) of the Special Exception with respect to environmental guidelines and review, separate from the forest conservation requirements and as referenced the memorandum from Environmental Planning dated July 5, 2007.

DPS approved a stormwater management concept on July 3, 2006. There are three existing stormwater management wet ponds on the golf course that provide water quantity and quality controls for part of the site. Areas of the golf course that are not controlled by the ponds will be addressed through a combination of nonstructural stormwater management methods. Other improvements on the site, including renovations to the clubhouse and entrance road widening, will be treated through biofiltration and grass channels.

ATTACHMENTS

- A. Board of Appeals Opinion for S-914-C
- B. Planning Board resolution for Site Plan 819840110
- C. Memoranda from agencies

ATTACHMENT A

ATTACHMENT B

ATTACHMENT C

ATTACHMENT D