



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

MCPB
 Item # **8**
 2/26/09

MEMORANDUM

Date: February 13, 2009

TO: Montgomery County Planning Board

VIA: Mark Pfefferle, Acting Chief *MP*
 Stephen D. Federline, Master Planner *SDF*
 Environmental Planning Division

FROM: Andrea Stone, Senior Planner *AS*
 Candy Bunnag, Planner Coordinator *CS*
 Environmental Planning Division

REVIEW TYPE: Forest Conservation Plan Amendments

APPLYING FOR: Amendments to Forest Conservation Plans (FCP) and limited Preliminary Plan Amendments to modify approved Forest Conservation Plans and/or Conservation Easements. Proposal to remove conservation easements and replace offsite , or pay county fee-in-lieu to address SHA Intercounty Connector (ICC) Plans

PLAN NAMES AND PLAN NUMBERS: Mill Creek South, #11991069A; Woodlawn/Rock Creek Ridge, #12005038A; Small's Nursery, #11994011A; Golden Bear Golf Center, #11997003A; Washington Christian Academy, #12004055A; Willson Property, #11996077A; Cross Creek Club, #11998048B; Graystone Property (Neuberg Property), offsite forest retention site for Kaufman Property, #119980960; Vihara Property, offsite forest retention site for Kaufman Property, #119980960

REVIEW BASIS: Forest Conservation Regulations, Section 113.A.(2), Regulation No. 1-01AM (COMCOR) 18-01AM

LOCATIONS: At various locations adjacent to the ICC Right-of-Way (see Attachment 1)

APPLICANT: State Highway Administration (SHA)

ENGINEER: Melinda B. Peters
 Director, Office of the Intercounty Connector
 State Highway Administration

HEARING DATE: February 26, 2009

RECOMMENDATIONS:

Staff recommendations are presented in two groups based on the watershed in which the affected sites are located. Sites to the west of Georgia Avenue lie within the Potomac River watershed (e.g., Rock Creek). Those to the east of Georgia Avenue lie within the Anacostia River watershed (e.g., Northwest Branch, Paint Branch, Little Paint Branch).

1. Approval of the following plans located to the west of Georgia Avenue:

- **Limited Preliminary Plan Amendment for:**
#19991069A (Mill Creek South)
- **Forest Conservation Plan and Limited Preliminary Plan Amendments for:**
#12005038A (Woodlawn/Rock Creek Ridge) and
#11994011A (Small's Nursery)

subject to the following conditions:

- a. SHA to pay a fee-in-lieu amount of \$221,110.56, as may be provided in cash, and/or by transfer of assets found to be of comparable value to M-NCPPC, to allow the M-NCPPC Department of Parks to plant and maintain 5.64 acres of forest on parkland located in the Potomac River watershed. Payment to be made no later than June 30, 2009.
- b. Amended conservation easements for affected properties to be shown on the land records for the affected properties. SHA to submit all documents related to the amended conservation easements no later than June 30, 2009 for staff review and approval prior to recording these documents in the land records.

2. Approval of the following plans located to the east of Georgia Avenue:

- **Forest Conservation Plan Amendment for:**
 - * 1998096A (Kaufman Property)
- **Forest Conservation Plan and Limited Preliminary Plan Amendments for:**
 - * 11997003A (Golden Bear Golf Course Center)
 - * 12004055A (Washington Christian Academy)
 - * 11996077A (Willson Property)
 - * 11998048B (Cross Creek Club)

subject to the following conditions:

- a. SHA to place a Category I conservation easement in a form approved by M-NCPPC for 1.87 acres of existing forest on Parcel 36, Plat Number 17473, Reservation Plat of Land for Public Use, Intercounty Connector, adjacent to Briggs Chaney Road and ICC interchange, and 5.39 acres of existing forest on Cross Creek Property, Map KR61 Parcel P326.
- b. Category I conservation easements in a form approved by the M-NCPPC on Parcel 36, Plat Number 17473, Reservation Plat of Land for Public Use, Intercounty Connector, adjacent to Briggs Chaney Road and ICC interchange and Cross Creek Property, Map KR61 Parcel P326 and amended conservation easements for affected properties to be shown on the land records for the affected properties. SHA to submit all documents

related to these conservation easements no later than June 30, 2009 for staff review and approval prior to recording these documents in the land records.

BACKGROUND

There are nine sites adjacent to the ICC ROW which have conservation easements displaced by construction of the ICC. These platted properties had existing conservation easements recorded in the county land records prior to SHA obtaining portions of these properties for the ICC ROW.

Six of these sites have conservation easements that were created to meet approved Forest Conservation Plan requirements. One site is a subdivision (Mill Creek South, #19991069A) approved prior to the adoption of the County Forest Conservation Law, which includes a conservation easement created to protect a forested environmental buffer area. The remaining two sites (Graystone Property and Vihara Property) have conservation easements that were created to protect offsite forest retention areas in the same watershed as required per condition of approval of a subdivision.

The locations of these nine sites are shown in Attachment 1.

PLANNING BOARD REVIEW AUTHORITY

The Forest Conservation Regulations require Planning Board action on certain types of modifications to an approved forest conservation plan. Section 113.A(2) of the Forest Conservation Regulation states:

“Major amendments which entail more than a total of 5000 square feet of additional forest clearing must be approved by the Planning Board or Planning Directory (depending on who approved the original plan). Notice of each major plan amendment must be given to adjacent property owners as part of the Planning Board or Planning Directory approval processes.”

Each of these amendments proposes more than 5,000 square feet of additional forest removal when compared to the originally approved plan. These amendments therefore qualify as major amendments. Since each of these forest conservation plans was approved as part of a preliminary subdivision plan, the Planning Board must also review and act on the preliminary plan amendment.

PROPOSED FOREST CONSERVATION AND PRELIMINARY PLAN CHANGES

SHA proposes to remove and amend conservation easements on a total of 9 sites. Staff has grouped them according to the watershed they lie in: there are 3 sites within the Potomac River watershed (west of Georgia Avenue) and 6 sites (east of Georgia Avenue) within the Anacostia River watershed. Staff finds that the loss of the specific conservation easement areas within each of these sites is unavoidable and necessary since the ICC ROW overlaps on these areas. Staff recommends, and SHA agrees, that the mitigation should occur in the same watershed as the easements that will be removed.

Based on the Resolution of Conservation Easements within ICC Limits of Disturbance between SHA and M-NCPPC, dated July 31, 2008 and amended November 10, 2008, the conservation easements are proposed to be mitigated as follows:

1 acre of replacement forest
per acre of conservation easement removed -- if replaced with existing forest onsite

2 acres of replacement forest
per acre of conservation easement removed -- if replaced with existing forest offsite or with newly planted forest

Potomac River Watershed

There are three sites that lie west of Georgia Avenue, within the Potomac River watershed. A total of 52.8 acres of forested conservation easements lie on these sites. SHA proposes to remove 2.82 acres of conservation easements because they lie within the ICC ROW. A total of 49.98 acres of conservation easements will remain on the original sites. To mitigate for the loss, SHA proposes to pay a fee-in-lieu of \$221,110.56, as may be provided in cash, and/or by transfer of assets found to be of comparable value to M-NCPPC, to allow the M-NCPPC Department of Parks to plant and maintain 5.64 acres of forest on parkland located in the Potomac River watershed. This amount of forest planting is twice as much as the total amount of conservation easement areas that will be lost on sites lying within the Potomac River watershed.

Anacostia River Watershed

Within the Anacostia River watershed, there are six sites with a total of 53.3 acres of forested conservation easements. SHA proposes to remove 4.69 acres of conservation easements. A total of 48.7 acres of conservation easements will remain on the original sites.

SHA proposes to mitigate the loss of conservation easements on two separate properties that SHA owns: SHA proposes to protect 5.39 acres of existing upland forest on Cross Creek Property, Map KR61 Parcel P326 and 1.87 acres of upland forest on Parcel 36, Plat Number 17473, Reservation Plat of Land for Public Use, Intercounty Connector (see Attachment 2).

On Parcel 36, Plat Number 17473, Reservation Plat of Land for Public Use, Intercounty Connector, adjacent to Briggs Chaney Road and ICC interchange, SHA will also be protecting 3.80 acres of contiguous forest to help meet Maryland Department of Natural Resources requirements for State forest conservation requirements for the ICC. This protected forest is adjacent to the upland forest that is proposed to mitigate the loss of conservation easements. The site adjoins M-NCPPC Tanglewood Neighborhood Park to the west of the stream (Attachment 3).

On Cross Creek Property, Map KR61 Parcel P326, the proposed mitigation area is an existing forested area adjacent to the remaining conservation easement that will be reduced in size.

List of Preliminary Plans and Forest Conservation Plans Proposed for Amendments by State Highway Administration for the Intercounty Connector Project. The amended plans are included in Attachment 4, with page number referenced in the table.

Name of Plan	Plan File No.	Location	Master Plan Area	Amendment to:		Category I Conservation Easements		
				Forest Conservation Plan	Preliminary Plan	Total in Plan	Proposed for Removal by SHA	Proposed Mitigation by SHA
Plans in Potomac River Watershed:								
Mill Creek South (Attachment 5, pg. 12)	11991069A	Mill Creek South, Briardale Rd., 1500ft. northwest of Shady Grove Rd.	Shady Grove Sector Plan		✓	1.3ac.	0.064 ac.	Fee-in-lieu for 0.13 ac.
Woodlawn/Rock Creek Ridge (pg. 13)	12005038A	Northwest and southeast sides of Needwood Rd., 600 ft. southwest of Muncaster Mill Rd.	Upper Rock Creek Master Plan	✓	✓	3.66 ac.	2.50 ac.	Fee-in-lieu for 5.00 ac.
Small's Nursery (pg. 15)	11994011A	Northwest quadrant of intersection of Georgia Ave. and Norbeck Rd.	Olney Master Plan	✓	✓	47.89 ac.	0.255 ac.	Fee-in-lieu for 0.51 ac.

Plans in Anacostia River Watershed:

Golden Bear Golf Course Center (pg. 16)	11997003A	Northeast quadrant of intersection of Georgia Ave. and Norbeck Rd.	Olney Master Plan	✓	✓	4.19 ac.	0.63 ac.	1.26 ac. existing upland, offsite forest
Washington Christian Academy (pg. 17)	12004055A	Batchellors Forest Rd., 1300 ft. east of Georgia Ave.	Olney Master Plan	✓	✓	25.99	0.21 ac.	0.42 ac. existing upland offsite forest
Willson Property (pg. 20)	11996077A	Layhill Rd., 1400 ft. north of Longmead Rd.	Aspen Hill Master Plan	✓	✓	0.51 ac.	0.51 ac.	1.02 ac. existing upland offsite forest
Cross Creek Club (pg. 21)	11998048B	Briggs Chaney Rd., north of Fairland Rd.	Fairland Master Plan	✓	✓	19.95 ac.	0.07 ac. on parkland + 2.04 ac. onsite	0.14 ac. existing upland offsite forest + 2.04 ac. existing upland onsite forest = 2.18 ac. upland forest

Plans in Anacostia River Watershed:

Graystone Property (Neuberg Property) (pg. 23)	Offsite forest retention site for Kaufman Property, 119980960	Western end of Countryside Dr., south of Briggs Chaney Rd.	Fairland Master Plan	✓	✓	1.20 ac.	1.20 ac.	2.40 ac. existing upland offsite forest
Vihara Property (pg. 24)	Offsite forest retention site for Kaufman Property, 119980960	South of Briggs Chaney Rd., west of Wildwood Dr.	Fairland Master Plan	✓	✓	1.5 ac.	0.025 ac.	0.05 ac. existing upland offsite forest

REVIEW ISSUES

Community Notification

On Friday, February 13, 2009, staff mailed notifications of the proposed amendments to property owners within the subdivisions with proposed amendments to conservation easements and property owners adjoining these affected subdivisions.

Staff Analysis/Position

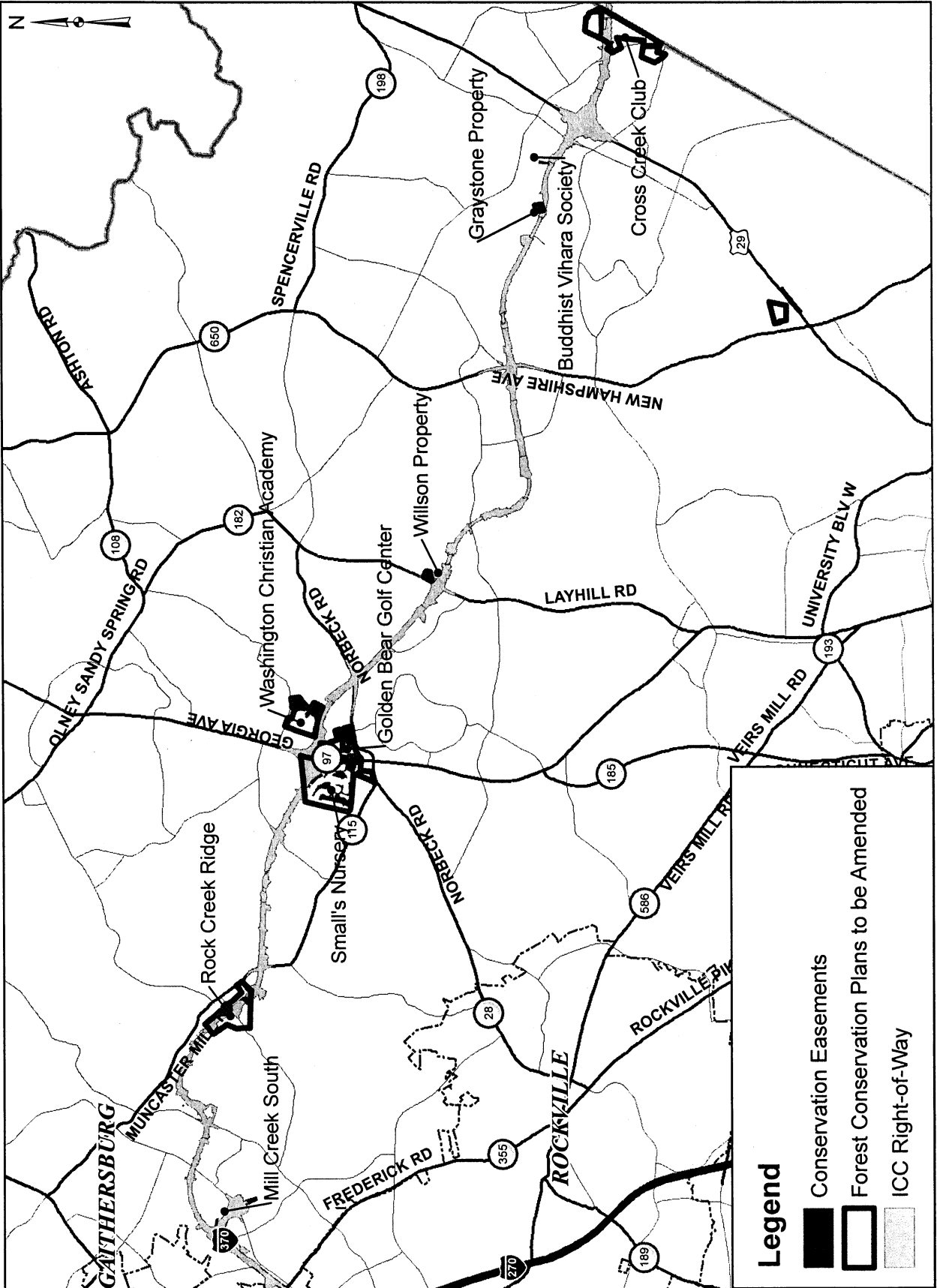
SHA's proposed mitigation acreages for each of the group of sites within the Potomac River and the Anacostia River watersheds are consistent with the SHA and M-NCPPC MOU (July 31, 2008, amended November 10, 2008).

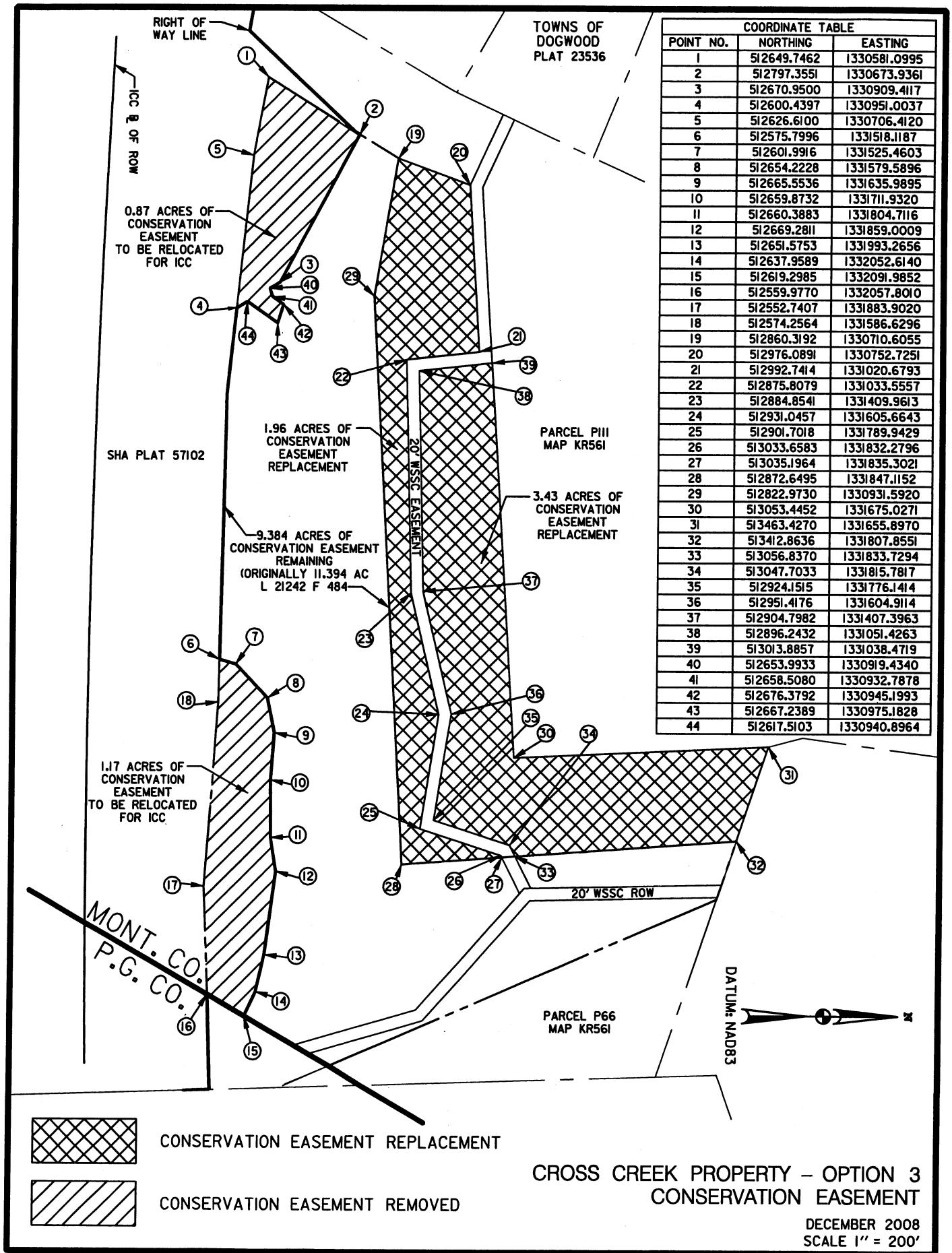
To mitigate for the loss of 2.82 acres of conservation easements on sites within the Potomac River watershed, staff supports the payment of a fee-in-lieu and recommends that SHA pay a fee-in-lieu of \$221,100.56. This amount is based on 90 cents per square foot of forest planting, which is the county fee-in-lieu rate. Parks staff have indicated that they can plant 5.64 acres of forest within parkland in the Potomac River watershed.

On the two proposed mitigation sites within the Anacostia River watershed, the forest stands that will be protected are upland stands that would not normally be preserved in the County's regulatory process if these sites were developed. In addition, the two forest stands are adjacent to either an existing conservation easement area or a proposed forested conservation area that SHA proposes to create to meet Maryland DNR forest conservation requirements.

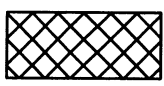

Staff finds that SHA's proposal, with staff's recommended conditions, will result in the protection of existing forest and creation of planted forest that exceed the amount of conservation easements areas that will be removed and that are consistent with the SHA and M-NCPPC MOU.

S:\Documents, Data, & Inspection Forms\Forest Conservation Easements\Staff Report 20090213.doc



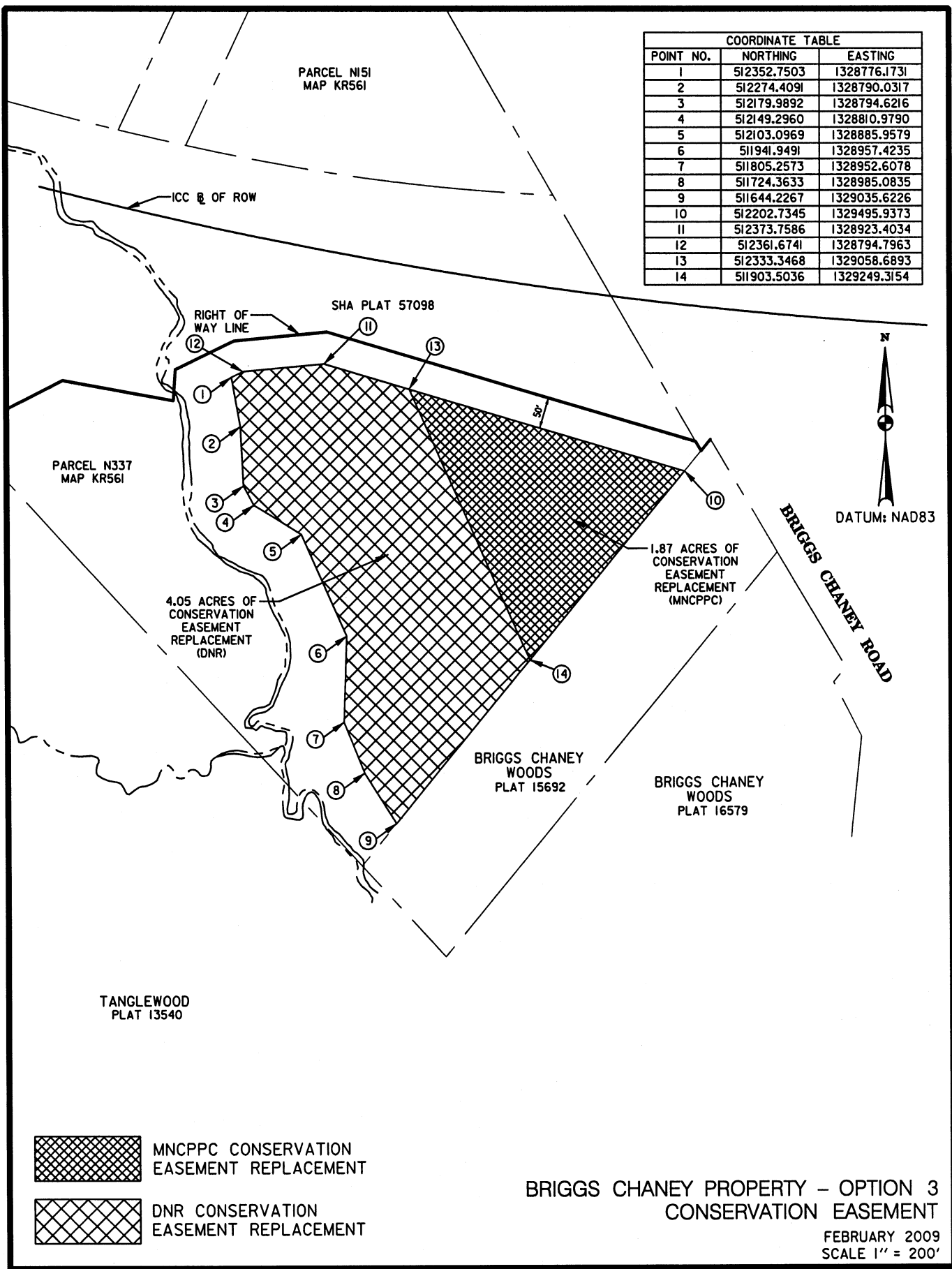




COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1	512649.7462	1330581.0995
2	512797.3551	1330673.9361
3	512670.9500	1330909.4117
4	512600.4397	1330951.0037
5	512626.6100	1330706.4120
6	512575.7996	1331518.1187
7	512601.9916	1331525.4603
8	512654.2228	1331579.5896
9	512665.5536	1331635.9895
10	512659.8732	1331711.9320
11	512660.3883	1331804.7116
12	512669.2811	1331859.0009
13	512651.5753	1331993.2656
14	512637.9589	1332052.6140
15	512619.2985	1332091.9852
16	512559.9770	1332057.8010
17	512552.7407	1331883.9020
18	512574.2564	1331586.6296
19	512860.3192	1330710.6055
20	512976.0891	1330752.7251
21	512992.7414	1331020.6793
22	512875.8079	1331033.5557
23	512884.8541	1331409.9613
24	512931.0457	1331605.6643
25	512901.7018	1331789.9429
26	513033.6583	1331832.2796
27	513035.1964	1331835.3021
28	512872.6495	1331847.1152
29	512822.9730	1330931.5920
30	513053.4452	1331675.0271
31	513463.4270	1331655.8970
32	513412.8636	1331807.8551
33	513056.8370	1331833.7294
34	513047.7033	1331815.7817
35	512924.1515	1331776.1414
36	512951.4176	1331604.9114
37	512904.7982	1331407.3963
38	512896.2432	1331051.4263
39	513013.8857	1331038.4719
40	512653.9933	1330919.4340
41	512658.5080	1330932.7878
42	512676.3792	1330945.1993
43	512667.2389	1330975.1828
44	512617.5103	1330940.8964

 CONSERVATION EASEMENT REPLACEMENT
 CONSERVATION EASEMENT REMOVED

CROSS CREEK PROPERTY - OPTION 3
 CONSERVATION EASEMENT
 DECEMBER 2008
 SCALE 1" = 200'

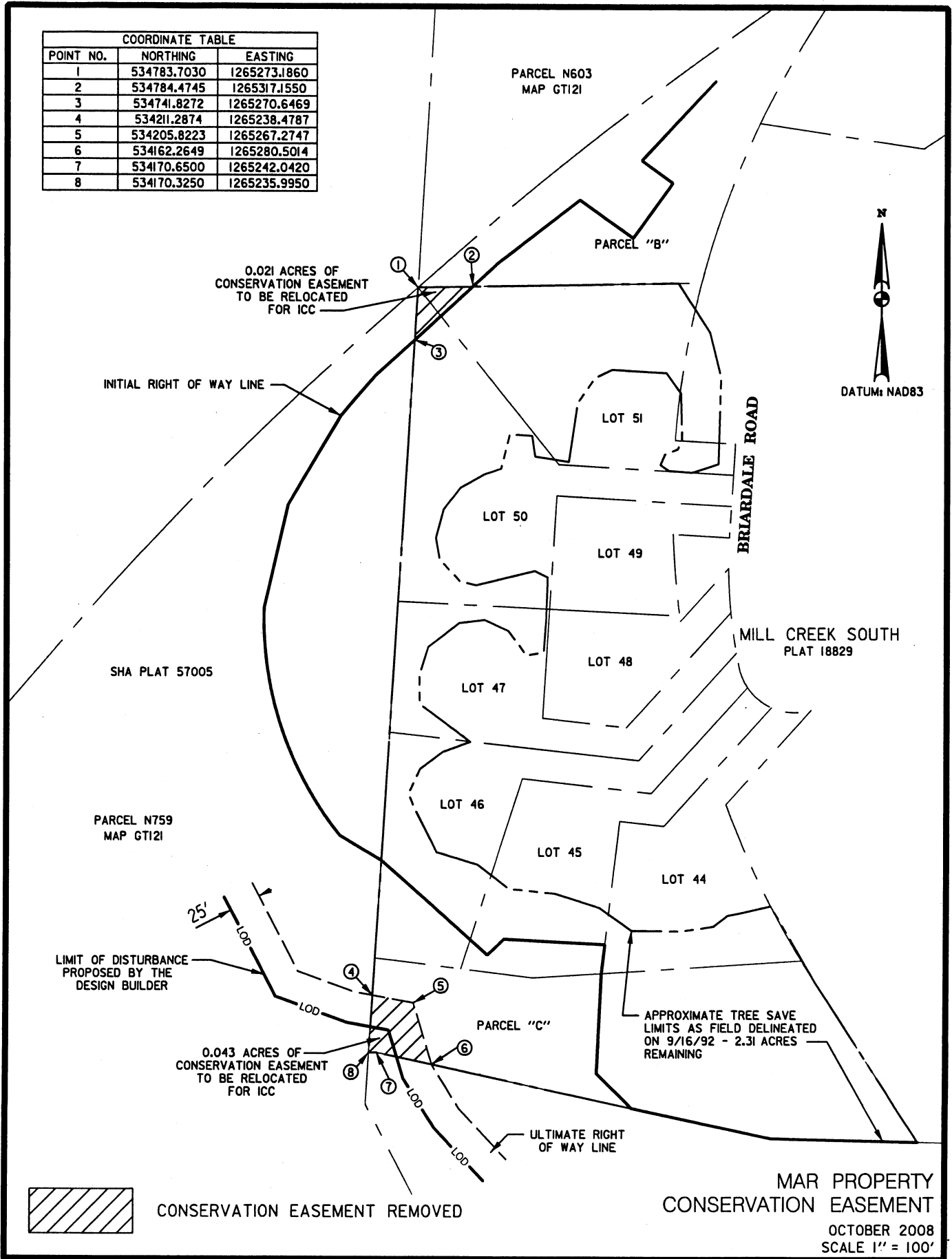
COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1	512352.7503	1328776.1731
2	512274.4091	1328790.0317
3	512179.9892	1328794.6216
4	512149.2960	1328810.9790
5	512103.0969	1328885.9579
6	511941.9491	1328957.4235
7	511805.2573	1328952.6078
8	511724.3633	1328985.0835
9	511644.2267	1329035.6226
10	512202.7345	1329495.9373
11	512373.7586	1328923.4034
12	512361.6741	1328794.7963
13	512333.3468	1329058.6893
14	511903.5036	1329249.3154



 MNCPPC CONSERVATION EASEMENT REPLACEMENT
 DNR CONSERVATION EASEMENT REPLACEMENT

BRIGGS CHANEY PROPERTY – OPTION 3
 CONSERVATION EASEMENT
 FEBRUARY 2009
 SCALE 1" = 200'

COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1	534783.7030	1265273.1860
2	534784.4745	1265317.1550
3	534741.8272	1265270.6469
4	534211.2874	1265238.4787
5	534205.8223	1265267.2747
6	534162.2649	1265280.5014
7	534170.6500	1265242.0420
8	534170.3250	1265235.9950



MAR PROPERTY
 CONSERVATION EASEMENT
 OCTOBER 2008
 SCALE 1" = 100'

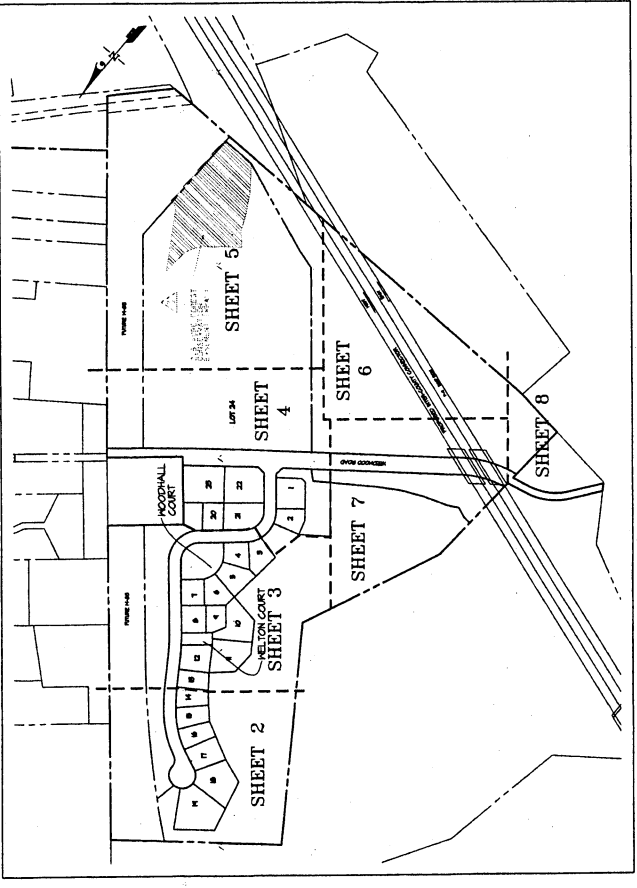
SEVEN YEAR
PASS IDENTITY
1-800-387-3777

ROCK CREEK RIDGE FOREST CONSERVATION PLAN LOTS 1-24, BLOCK A, AND PARCELS A THRU F

VICINITY MAP
SCALE 1 : 2000

LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- EXISTING TREE LINE
- PROPOSED TREE LINE
- TREE PROTECTION SIGN
- STREAM VALLEY BUFFER
- LIMIT OF DISTURBANCE
- TREE PROTECTION FENCE
- WETLANDS/LANDS BUFFER
- FLOORPLAN
- NONPLANT TREES WITH CRITICAL ROOT ZONE
- TREE CLEAR
- TREE SAVE AREA - CATEGORY 1 FOREST CONSERVATION ELEMENT
- TREE REPLACEMENT
- FOREST CONSERVATION ELEMENT
- STEEP SLOPES (25% AND GREATER)
- PROPOSED CURB & GUTTER
- PROPOSED WATER
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED SIDEWALKS
- PROPOSED PAVING
- ROOT PRUNING



KEY MAP
SCALE 1"=200'

SHEET SCHEDULE

SHEET No.	TITLE
1	COVER SHEET
2-9	FOREST CONSERVATION PLANS
9	FOREST CONSERVATION PLAN NOTES & DETAILS

SITE DATA

Total Site Area	148.4 AC
Setback Zone	100'
Development Type	Commercial
Parcel No.	201-011-1000
Proposed Use	Commercial
County	Allegheny
Municipality	East Pittsburgh
Map Sheet	201-011-1000
Project No.	1000
Project Name	Rock Creek Ridge

PERMITS

Agency	Permit	Status
PA Dept. of Environmental Protection	Site Plan	Approved
PA Dept. of Environmental Protection	Stormwater	Approved
PA Dept. of Environmental Protection	Water	Approved
PA Dept. of Environmental Protection	Sewer	Approved
PA Dept. of Environmental Protection	Drainage	Approved
PA Dept. of Environmental Protection	Other	Approved

REMARKS

1. All trees shall be protected or replaced as required by the Forest Conservation Plan.
2. All trees shall be protected or replaced as required by the Forest Conservation Plan.
3. All trees shall be protected or replaced as required by the Forest Conservation Plan.



DATE SUBMITTED: 10/20/05



DATE SUBMITTED: 10/20/05

NOTES

- 1. OWNER: ROCK CREEK RIDGE, INC.
- 2. DEVELOPER: PRODUCTIONS, INC.
- 3. BOULDER: PRODUCTIONS, INC.
- 4. TOPOGRAPHY BY: GEORGE LITTLE & PARTNERS, P.A. - AUG. 2004
- 5. METEOROLOGICAL STUDY BY: ENVIRONMENTAL SYSTEMS ANALYSIS, INC. - FEB. 2002
- 6. THERE IS NO NOISE SOURCE PLANNED ON THIS SITE.
- 7. THERE IS NO SIGNIFICANT PROPOSED CHANGES IN USE.
- 8. THIS IS A SITE SPECIFIC PROJECT.
- 9. PERMITTED BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC. - NOVEMBER 2004
- 10. APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 2004
- 11. PREVIOUSLY PERMITTED BY THE BOARD OF SUPERVISORS ON OCTOBER 2004
- 12. ALL UTILITIES ARE LOCATED AND SHOWN AS SHOWN ON THE PROVIDED CONSTRUCTION PLANS. ANY CHANGES TO UTILITIES SHALL BE APPROVED BY THE UTILITIES PROVIDER. ALL UTILITIES SHALL BE PROTECTED AND REPAIRED TO ORIGINAL CONDITION OR BETTER. ANY CHANGES TO UTILITIES SHALL BE APPROVED BY THE UTILITIES PROVIDER.
- 13. HANDLING AND STORAGE OF MATERIALS SHALL BE LIMITED TO THE CLEARING AND CONSTRUCTION AREAS. ALL MATERIALS SHALL BE STORED IN THE DESIGNATED AREAS.
- 14. ALL CLEARING AND CONSTRUCTION ACTIVITIES TO REMOVAL OF ALL EXISTING CONSTRUCTION AND IMPROVEMENTS SHALL BE COMPLETED WITHIN THE PERMITTED TIME FRAME.
- 15. AFTER REFINISHED CONSTRUCTION AND IMPROVEMENTS PLANNING HAS BEEN COMPLETED, ALL EXISTING CONSTRUCTION AND IMPROVEMENTS SHALL BE COMPLETED WITHIN THE PERMITTED TIME FRAME.
- 16. ALL UTILITIES SHALL BE PROTECTED AND REPAIRED TO ORIGINAL CONDITION OR BETTER. ANY CHANGES TO UTILITIES SHALL BE APPROVED BY THE UTILITIES PROVIDER.
- 17. ALL UTILITIES SHALL BE PROTECTED AND REPAIRED TO ORIGINAL CONDITION OR BETTER. ANY CHANGES TO UTILITIES SHALL BE APPROVED BY THE UTILITIES PROVIDER.

MARILYN VANDERKAM, PROJECT MANAGER
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Seven Star
Four Power Construction, Inc. # 24022
570 West Creek Ridge
Spartanburg, SC 29592

SENT VIA FAX TO: 201-011-1000

THE SUBJECT FOREST CONSERVATION PLAN HAS BEEN REVIEWED BY ENVIRONMENTAL PLANNING & DESIGN (EP&D). THE FOLLOWING RECOMMENDATIONS HAVE BEEN MADE:

STANBOSCH ASSOCIATES
Address as address

RECOMMENDATIONS

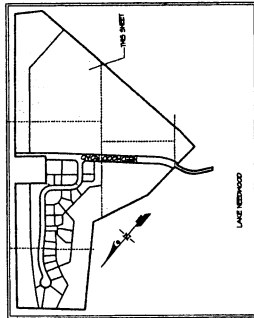
1. Compliance with all applicable laws, rules, and regulations.
2. Compliance with all applicable laws, rules, and regulations.
3. Compliance with all applicable laws, rules, and regulations.
4. Compliance with all applicable laws, rules, and regulations.
5. Compliance with all applicable laws, rules, and regulations.
6. Compliance with all applicable laws, rules, and regulations.

DAVID G. LERNER
Professional Engineer

1. I hereby certify that the Plan and Specifications were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Pennsylvania. I am duly Licensed in the State of Pennsylvania, License No. 10344, Expiration Date 12/31/06.

DAVID G. LERNER
Professional Engineer

Sheet No. 1
 Date: 04/11/05
 Project: FOREST CONSERVATION PLAN
 Client: GLENN COUNTY
 Drawing No.: 01151

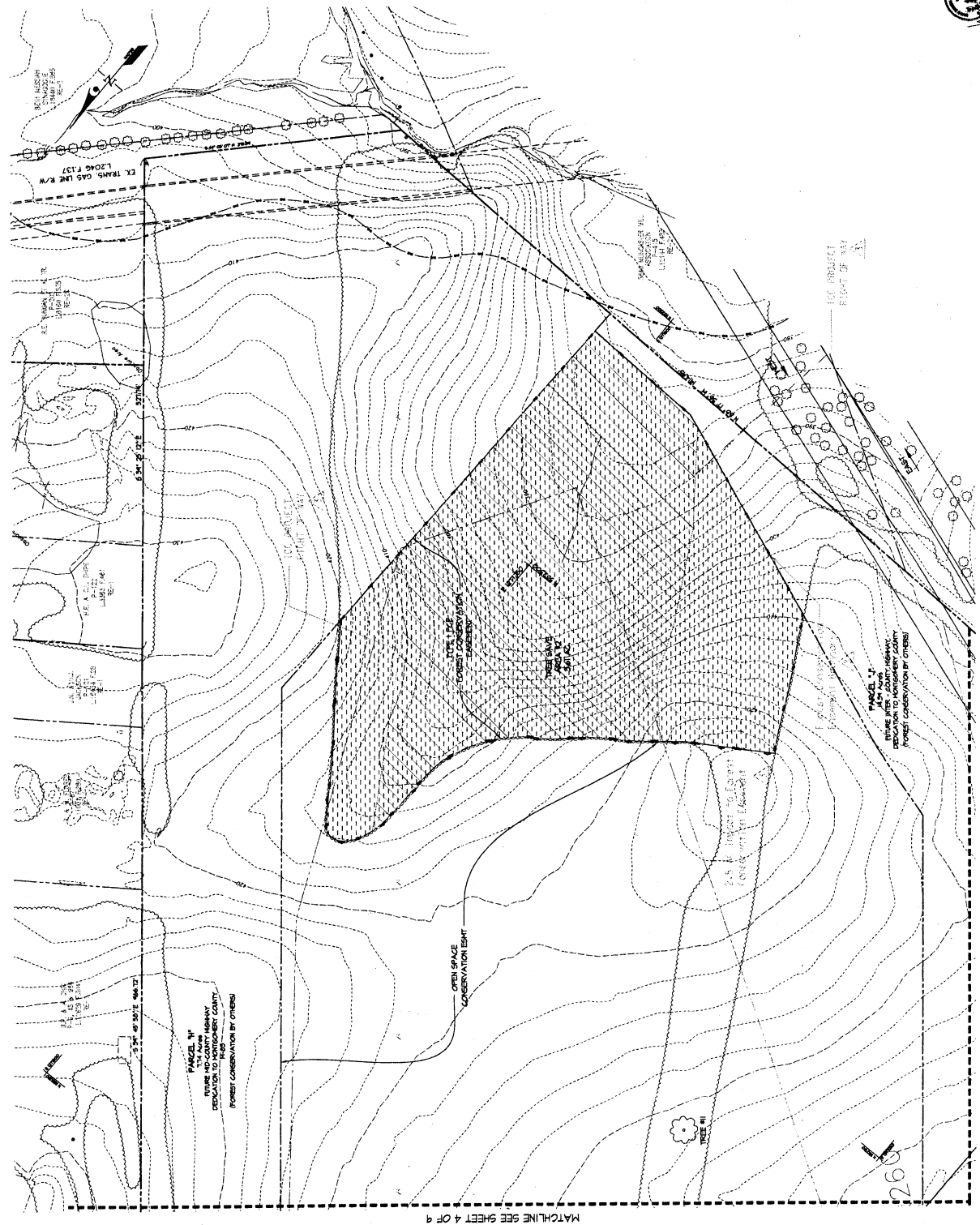


- NOTES:
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

PREPARED FOR:
 GLENN COUNTY
 PROJECT: FOREST CONSERVATION PLAN
 DATE: APRIL 2005

FOREST CONSERVATION PLAN
 ROCK CREEK RIDGE
 Lots 13A and Parcels A.J. Block A

SCALE: 1" = 30'
 SHEET: 5 OF 9
 DATE: APRIL 2005



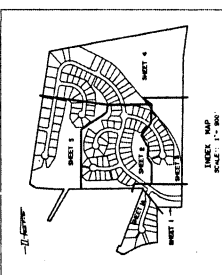
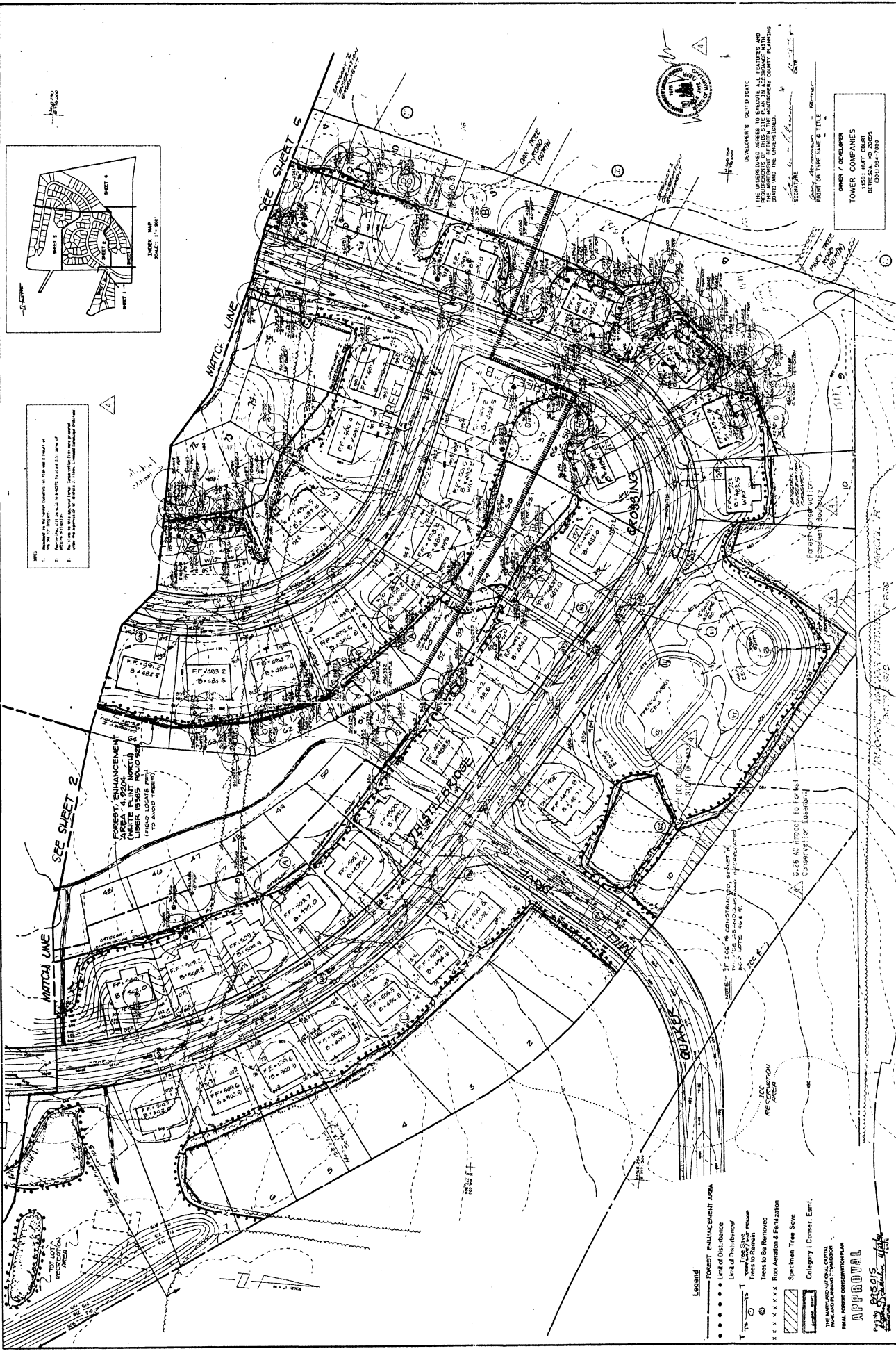
MATCHLINE SEE SHEET 4 OF 4

MATCHLINE SEE SHEET 6 OF 4

GLENN COUNTY LITTLE & WEBER, P.A.
 CIVIL ENGINEERS AND ARCHITECTS
 1000 W. MAIN ST., SUITE 200, YUBA CITY, CA 95994
 TEL: (530) 885-1111 FAX: (530) 885-1112

PREPARED FOR:
 GLENN COUNTY
 PROJECT: FOREST CONSERVATION PLAN
 DATE: APRIL 2005

SCALE: 1" = 30'
 SHEET: 5 OF 9
 DATE: APRIL 2005



NOTES:
 1. All work shall be done in accordance with the approved plans and specifications.
 2. The contractor shall be responsible for obtaining all necessary permits.
 3. All work shall be done in accordance with the approved plans and specifications.
 4. All work shall be done in accordance with the approved plans and specifications.

OWNER / DEVELOPER
TOWER COMPANIES
 1001 N. W. 100th St.
 Fort Lauderdale, FL 33304
 (954) 564-7000

DESIGNER'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER AND ARCHITECT IN THE STATE OF FLORIDA AND THAT I AM THE DESIGNER OF THE FOREST CONSERVATION PLAN AND THE UNDERSTANDING OF THE FOREST CONSERVATION PLAN.

SMALL'S NURSERY
 8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

FOREST CONSERVATION PLAN

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/15/00	PRELIMINARY PLAN	...	...
2	12/15/00	FINAL PLAN	...	...

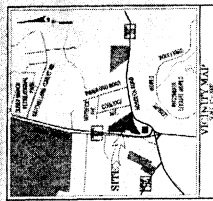
ASSOCIATES, INC.
 LAND PLANNING
 ENVIRONMENTAL STUDIES
 1101 14th Street, N.W.
 Washington, D.C. 20005
 (202) 775-1100

LOEDERMAN
 CIVIL ENGINEERING
 1101 14th Street, N.W.
 Washington, D.C. 20005
 (202) 775-1100

APPROVAL
 STATE OF MARYLAND
 DEPARTMENT OF ENVIRONMENTAL & GENERAL SERVICES
 DIVISION OF PLANNING & DESIGN



- LEGEND**
- EXISTING TOPOGRAPHY
 - PROPOSED BUILDING
 - EXISTING TREE LINES
 - PROPOSED TREE LINES
 - SOILS
 - TREE SAVE AREAS
 - TREE CLEAR AREAS
 - TREE PLANT AREAS
 - TREE PROTECTION FENCING DURING CONSTRUCTION
 - PROPOSED LIMIT OF DISTURBANCE
 - CRITICAL ROOT ZONE 1' FROM = 1.5 RADIUS

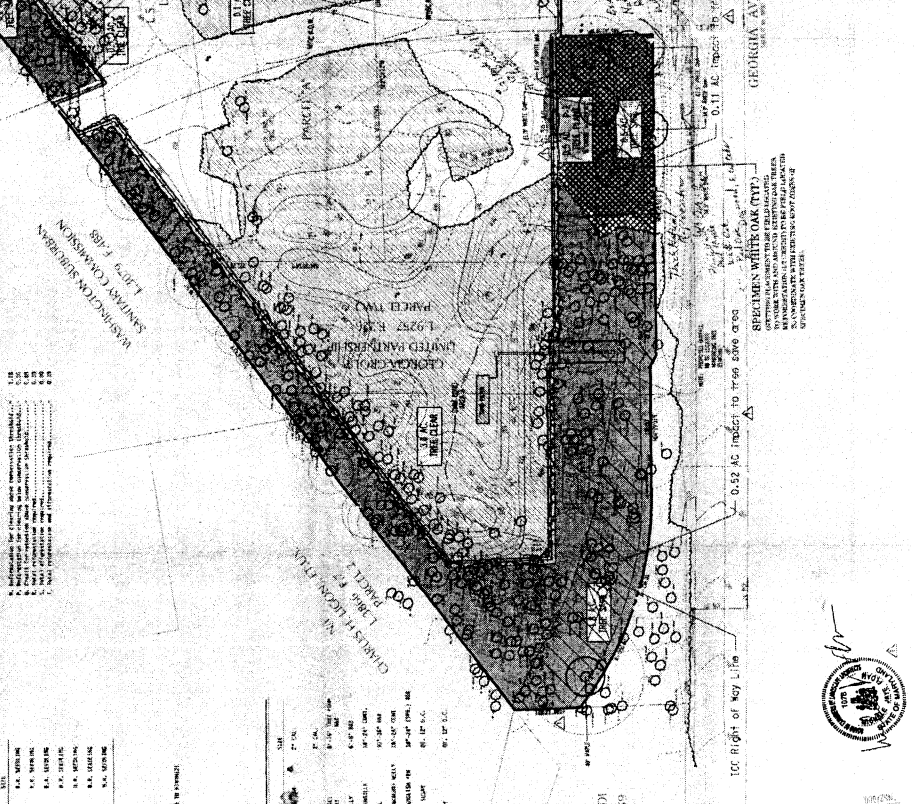


GENERAL NOTES

1. Operations and retaining walls are to be constructed in accordance with the approved plans.
2. All work shall be done in accordance with the approved plans and specifications.
3. All work shall be done in accordance with the approved plans and specifications.
4. All work shall be done in accordance with the approved plans and specifications.

PLANTING SCHEDULE

NO.	PLANTING AREA	PLANTING SPECIES	PLANTING DATE	PLANTING METHOD
1	1.00 AC	1.00 AC	1.00 AC	1.00 AC
2	2.00 AC	2.00 AC	2.00 AC	2.00 AC
3	3.00 AC	3.00 AC	3.00 AC	3.00 AC
4	4.00 AC	4.00 AC	4.00 AC	4.00 AC
5	5.00 AC	5.00 AC	5.00 AC	5.00 AC
6	6.00 AC	6.00 AC	6.00 AC	6.00 AC
7	7.00 AC	7.00 AC	7.00 AC	7.00 AC
8	8.00 AC	8.00 AC	8.00 AC	8.00 AC
9	9.00 AC	9.00 AC	9.00 AC	9.00 AC
10	10.00 AC	10.00 AC	10.00 AC	10.00 AC



FINAL FOREST CONSERVATION PLAN NOTES

1. All work shall be done in accordance with the approved plans and specifications.
2. All work shall be done in accordance with the approved plans and specifications.
3. All work shall be done in accordance with the approved plans and specifications.
4. All work shall be done in accordance with the approved plans and specifications.

LANDSCAPE PLANT LIST

NO.	PLANTING AREA	PLANTING SPECIES	PLANTING DATE	PLANTING METHOD
1	1.00 AC	1.00 AC	1.00 AC	1.00 AC
2	2.00 AC	2.00 AC	2.00 AC	2.00 AC
3	3.00 AC	3.00 AC	3.00 AC	3.00 AC
4	4.00 AC	4.00 AC	4.00 AC	4.00 AC
5	5.00 AC	5.00 AC	5.00 AC	5.00 AC
6	6.00 AC	6.00 AC	6.00 AC	6.00 AC
7	7.00 AC	7.00 AC	7.00 AC	7.00 AC
8	8.00 AC	8.00 AC	8.00 AC	8.00 AC
9	9.00 AC	9.00 AC	9.00 AC	9.00 AC
10	10.00 AC	10.00 AC	10.00 AC	10.00 AC

APPROVAL

DATE: 11/13/2008

PROJECT: 11/13/2008

LANDSCAPE AND FOREST CONSERVATION PLAN

GOLDEN BEAR GOLF CENTER

GREENHORN & O'MARA, INC.

CONTRACT PURCHASER / APPLICANT

PUBLIC COUNTRY CLUBS, INC.

16

MATCH LINE SHEET 4

MATCH LINE SHEET 6

23.62 AC.
FOREST CLEARING
CONTINUE SEE
SHEETS 3 AND 4

24.18 AC.
FOREST RETENTION
CONTINUE SEE SHEETS 3, 4 AND 6

MATCH LINE SHEET 3

INTER COUNTY CONNECTOR
RIGHT-OF-WAY DEDICATION
1.45 AC.

0.08 AC. (100' to Forest Conservation Easement)

INTER COUNTY CONNECTOR
CENTERLINE

MONTGOMERY COUNTY
N912
L7281, F654

LEGEND:

- FOREST SAMPLING POINTS
- WETLAND TREE
- FOREST STAND & STAND NUMBER
- EXISTING PERMANENT OR TEMPORARY STREAM
- EXISTING TEMPORARY PERMANENT CHANNEL
- LIMIT OF DISTURBANCE
- PROPOSED CATCHMENT DISSECTOR
- PROPOSED DRAINAGE
- PROPOSED PROTECTION FENCE & PERMANENT SHOULDER
- FOREST CLEARING
- FOREST RETENTION
- ELC BUFFER AREA
- NO DISTURBANCE
- NO DISTURBANCE (DEDUCTED FROM TRACT AREA)
- SPOT ELEVATIONS
- RETAINING WALL - TOP & BOTTOM ELEVATIONS
- PROPOSED CLAMP
- STREAM VALLEY BUFFER
- WETLAND
- WETLAND BUFFER
- FLOODPLAIN
- FLOODPLAIN B.L.
- SOIL LINES
- SOIL TEXT

APPLICANT:
WASHINGTON CHRISTIAN SCHOOL SOCIETY, INC.
SILVER SPRING, MARYLAND 20910
PHONE: (301) 804-4448
CONTACT: SUE LARVA DANSEH

FINAL
FOREST CONSERVATION
PLAN

RODGERS
SPECIALISTS IN LAND USE PLANNING
(Relocating the edge of land forest)

ACRES	1.45	0.08	23.62	24.18	30.33
TOTAL	1.45	0.08	23.62	24.18	30.33
PERCENTAGE	4.8%	0.3%	77.3%	79.1%	83.7%
PERMANENT	0.08	0.08	23.62	24.18	30.33
TEMPORARY	0.00	0.00	0.00	0.00	0.00
UNDEVELOPED	0.00	0.00	0.00	0.00	0.00
DEVELOPED	0.00	0.00	0.00	0.00	0.00

WASHINGTON CHRISTIAN SCHOOL SOCIETY, INC.
SILVER SPRING, MARYLAND 20910
PHONE: (301) 804-4448
CONTACT: SUE LARVA DANSEH

Qualified Professional Certificate

[Signature]
Name: *[Name]*
Title: *[Title]*
Company: *[Company]*

APPROVAL
Professional Seal
Professional Stamp



Form No. F-294 (1/77)
F-294-2

- NOTES:
1. Approval by the Forest Conservation Plan was a result of the 2001 Act (19-0101).
 2. Mitigation will be provided as a condition of the permit.
 3. The site plan, as approved by the Forest Conservation Plan, will be placed over the superimposed of MONTGOMERY COUNTY, MONTGOMERY COUNTY, MARYLAND.

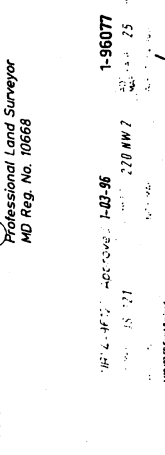
GENERAL NOTES
 Boundary, as shown, taken from available deeds and plats of record.
 Subject to change upon completion of final survey.
 Topography, as shown, taken from M.N.C.P. & P.C. topo maps.

1. Area = 3.467 Acres
2. Zoned: R-200
3. Deed reference: L 3668 F. 55
4. No. proposed lots: 5
5. Area of dedication = 2,700 Sq.Ft. or 0.06 Ac.
6. Planning Area: Aspen Hill Area Area 25
7. Water Category: W-4
8. Sewer Category: S-5
9. Soil Map: No. 20 (New series)
10. Soils: Glenelg silt loam (k=0.32); Occoquan loam (k=0.32)
11. Drainage Basin: Northwest Branch Tributary No. 9.
12. There are no streams on this site.
13. There are no existing structures on this site. (Only parts of structures.)
14. There are no historic features on this site.
15. There are no critical habitats on this site.
16. There are 25% slopes on this site.
17. There are 15% slopes at the northern corner of site shown thus
18. There are no trees on this property
19. Afforestation threshold = 15% (high density residential) 10.51 Ac.)
20. Disturbed Area = 54,619 Sq.Ft. or 1.25 Ac. (Onsite)
21. Imperious Area = 21,900 Sq.Ft. or 0.5 Ac.
22. Storm water management waiver request pending.

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is based on existing deeds and plats recorded among the Land Records of Montgomery County. Subject to change upon completion of a final survey.
 Topography from sources: noted

Feb. 2, 1996
 Date
 John R. Winter
 Professional Land Surveyor
 MD Reg. No. 10668



CONTRACT NUMBER:
 Robert F. Gilroy
 1270 Cobaltstone Dr.
 S.S. #42 20805
 301-598-9139
 71817-993-4139

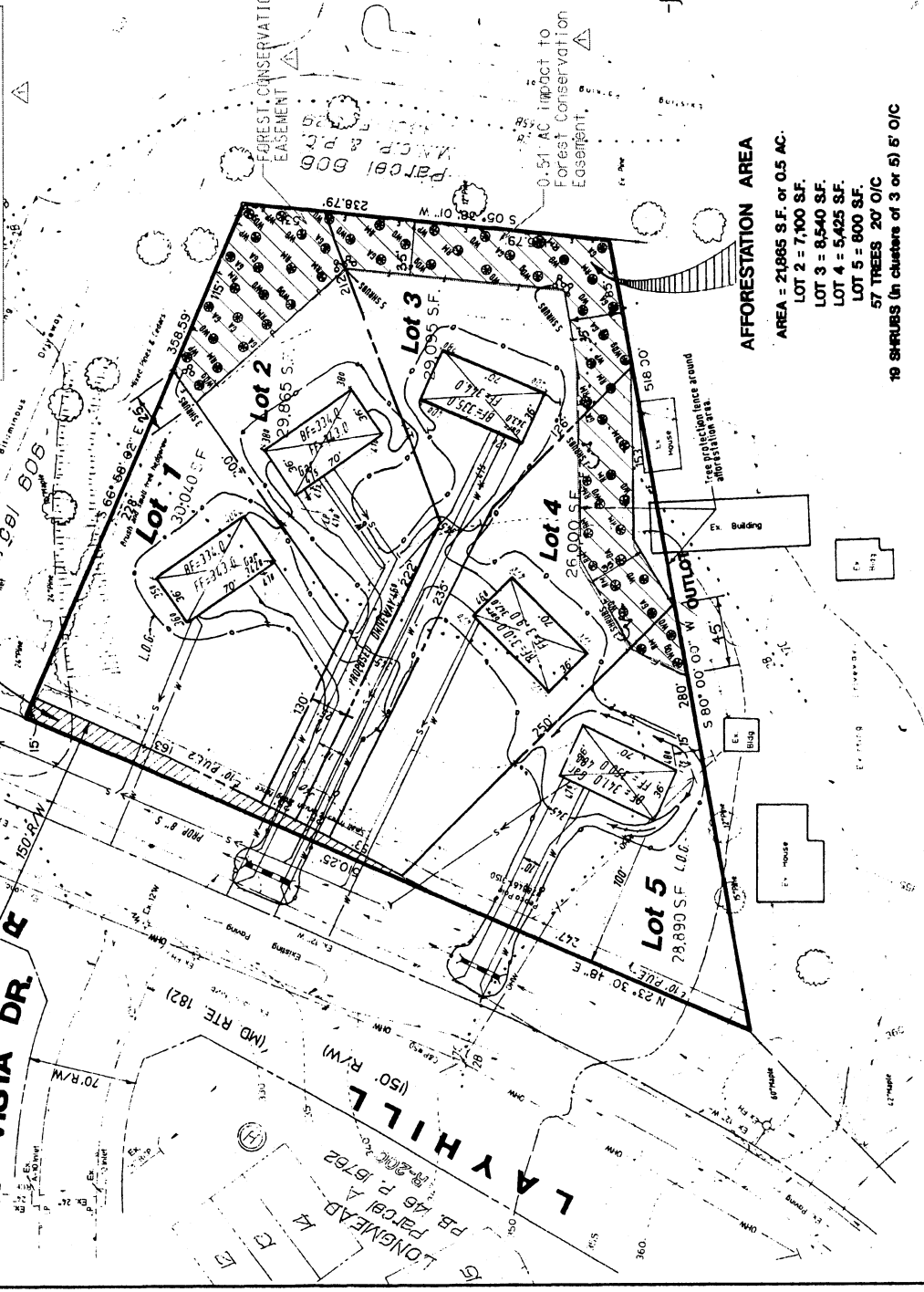
1-96077
 18-2-4-4-7-7-4-03-96
 220 NW 7
 18-2-4-4-7-7-4-03-96

AFFORESTATION PLAN
 PARCEL 758 - LIBER 3668 FOLIO 55

WILLSON PROPERTY
 13th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

WILLSON ASSOCIATES, P.C.
 MARCH, 1996 33066 C 1 7

NOTES
 1. Amendment to the Forest Conservation Plan was a result of the S.M.P. Project.
 2. Mitigation will be provided as 1:12 acres of off-site forest restoration.
 3. Revisions to this approved Forest Conservation Plan were prepared under the supervision of Robert J. Wilson, Licensed Land Surveyor.



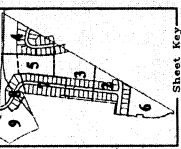
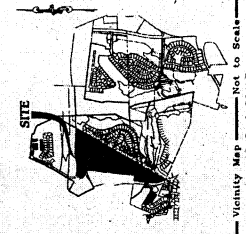
AFFORESTATION AREA
 AREA = 21,865 S.F. or 0.5 AC.
 LOT 2 = 7,100 S.F.
 LOT 3 = 8,540 S.F.
 LOT 4 = 5,425 S.F.
 LOT 5 = 800 S.F.
 57 TREES 20' O/C
 19 SHRUBS (in clusters of 3 or 5) 5' O/C

DESIGN CERTIFICATE
 THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 The Afforestation data shown hereon was prepared in accordance with the "Tree, Technical Manual" JENRAL FOREST CONSERVATION PLAN July 1992

APPROVAL
 M. T. Sautterland
 Plan No. 196077
 Signature: [Signature]
 DATE



Scale 1" = 50'
 PLAN
 PARCEL 663
 PARCEL 664
 PARCEL 665
 PARCEL 666
 PARCEL 667
 PARCEL 668
 PARCEL 669
 PARCEL 670



NOTES:
1. Amendment to the Forest Conservation Plan was a result of the SHA, LLC Project.
2. On-site forest retention areas of 2.14 acres is provided and is to be maintained and protected as shown in the Forest Conservation Plan.
3. Revisions to this approved Forest Conservation Plan were prepared under the supervision of Michael J. Flannery, Licensed Landscape Architect.

CROSS CREEK CLUB PHASE II - MONTGOMERY COUNTY

NO.	DESCRIPTION	PHASE I (AC)	PHASE II (AC)	TOTAL (AC)
1	Forest Retention	10.00	10.00	20.00
2	Forest Removal	10.00	10.00	20.00
3	Other Land Use	10.00	10.00	20.00
4	Other Land Use	10.00	10.00	20.00
5	Other Land Use	10.00	10.00	20.00
6	Other Land Use	10.00	10.00	20.00
7	Other Land Use	10.00	10.00	20.00
8	Other Land Use	10.00	10.00	20.00
9	Other Land Use	10.00	10.00	20.00
10	Other Land Use	10.00	10.00	20.00

PHASE I QUANTIFICATION SCHEDULE

NO.	ROW	DESCRIPTION	REMARKS
1	1	...	...
2	2	...	...

PHASE II QUANTIFICATION SCHEDULE

NO.	ROW	DESCRIPTION	REMARKS
1	1	...	...
2	2	...	...

PHASE III QUANTIFICATION SCHEDULE

NO.	ROW	DESCRIPTION	REMARKS
1	1	...	...
2	2	...	...

PHASE IV QUANTIFICATION SCHEDULE

NO.	ROW	DESCRIPTION	REMARKS
1	1	...	...
2	2	...	...

PHASE V QUANTIFICATION SCHEDULE

NO.	ROW	DESCRIPTION	REMARKS
1	1	...	...
2	2	...	...

PHASE VI QUANTIFICATION SCHEDULE

NO.	ROW	DESCRIPTION	REMARKS
1	1	...	...
2	2	...	...

PHASE VII QUANTIFICATION SCHEDULE

NO.	ROW	DESCRIPTION	REMARKS
1	1	...	...
2	2	...	...

PHASE VIII QUANTIFICATION SCHEDULE

NO.	ROW	DESCRIPTION	REMARKS
1	1	...	...
2	2	...	...

PHASE IX QUANTIFICATION SCHEDULE

NO.	ROW	DESCRIPTION	REMARKS
1	1	...	...
2	2	...	...

PHASE X QUANTIFICATION SCHEDULE

NO.	ROW	DESCRIPTION	REMARKS
1	1	...	...
2	2	...	...

PHASE XI QUANTIFICATION SCHEDULE

NO.	ROW	DESCRIPTION	REMARKS
1	1	...	...
2	2	...	...

PHASE XII QUANTIFICATION SCHEDULE

NO.	ROW	DESCRIPTION	REMARKS
1	1	...	...
2	2	...	...

PHASE XIII QUANTIFICATION SCHEDULE

NO.	ROW	DESCRIPTION	REMARKS
1	1	...	...
2	2	...	...



LIMITS OF CURRENT REVISION

1905 SOUTH MAIN STREET, SUITE 200, MONTGOMERY COUNTY, MARYLAND

APPROVAL
DATE: 8-10-2009
BY: [Signature]
MICHAEL J. FLANNERY, License No. 17849
LICENSED LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT CERTIFICATE
I, THE UNDERSIGNED, MICHAEL J. FLANNERY, A LICENSED LANDSCAPE ARCHITECT, DO HEREBY CERTIFY THAT I AM AN ACTIVE MEMBER OF THE LANDSCAPE ARCHITECTS ASSOCIATION OF MARYLAND AND AM REGISTERED AS A LANDSCAPE ARCHITECT UNDER THE REGISTRATION ACT OF 1997.
DATE: 8-10-2009
MICHAEL J. FLANNERY, License No. 17849
LICENSED LANDSCAPE ARCHITECT

THE MARYLAND LANDSCAPE ARCHITECTS ASSOCIATION
LANDSCAPE ARCHITECTS BOARD
APPROVAL
DATE: 8-10-2009
BY: [Signature]
MICHAEL J. FLANNERY, License No. 17849
LICENSED LANDSCAPE ARCHITECT

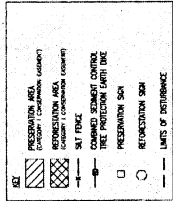
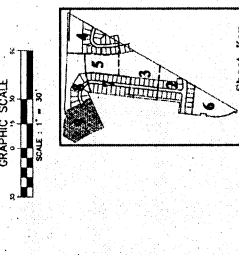
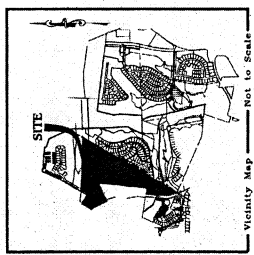
LANDSCAPE ARCHITECT CERTIFICATE
I, THE UNDERSIGNED, MICHAEL J. FLANNERY, A LICENSED LANDSCAPE ARCHITECT, DO HEREBY CERTIFY THAT I AM AN ACTIVE MEMBER OF THE LANDSCAPE ARCHITECTS ASSOCIATION OF MARYLAND AND AM REGISTERED AS A LANDSCAPE ARCHITECT UNDER THE REGISTRATION ACT OF 1997.
DATE: 8-10-2009
MICHAEL J. FLANNERY, License No. 17849
LICENSED LANDSCAPE ARCHITECT

THE MARYLAND LANDSCAPE ARCHITECTS ASSOCIATION
LANDSCAPE ARCHITECTS BOARD
APPROVAL
DATE: 8-10-2009
BY: [Signature]
MICHAEL J. FLANNERY, License No. 17849
LICENSED LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT CERTIFICATE
I, THE UNDERSIGNED, MICHAEL J. FLANNERY, A LICENSED LANDSCAPE ARCHITECT, DO HEREBY CERTIFY THAT I AM AN ACTIVE MEMBER OF THE LANDSCAPE ARCHITECTS ASSOCIATION OF MARYLAND AND AM REGISTERED AS A LANDSCAPE ARCHITECT UNDER THE REGISTRATION ACT OF 1997.
DATE: 8-10-2009
MICHAEL J. FLANNERY, License No. 17849
LICENSED LANDSCAPE ARCHITECT

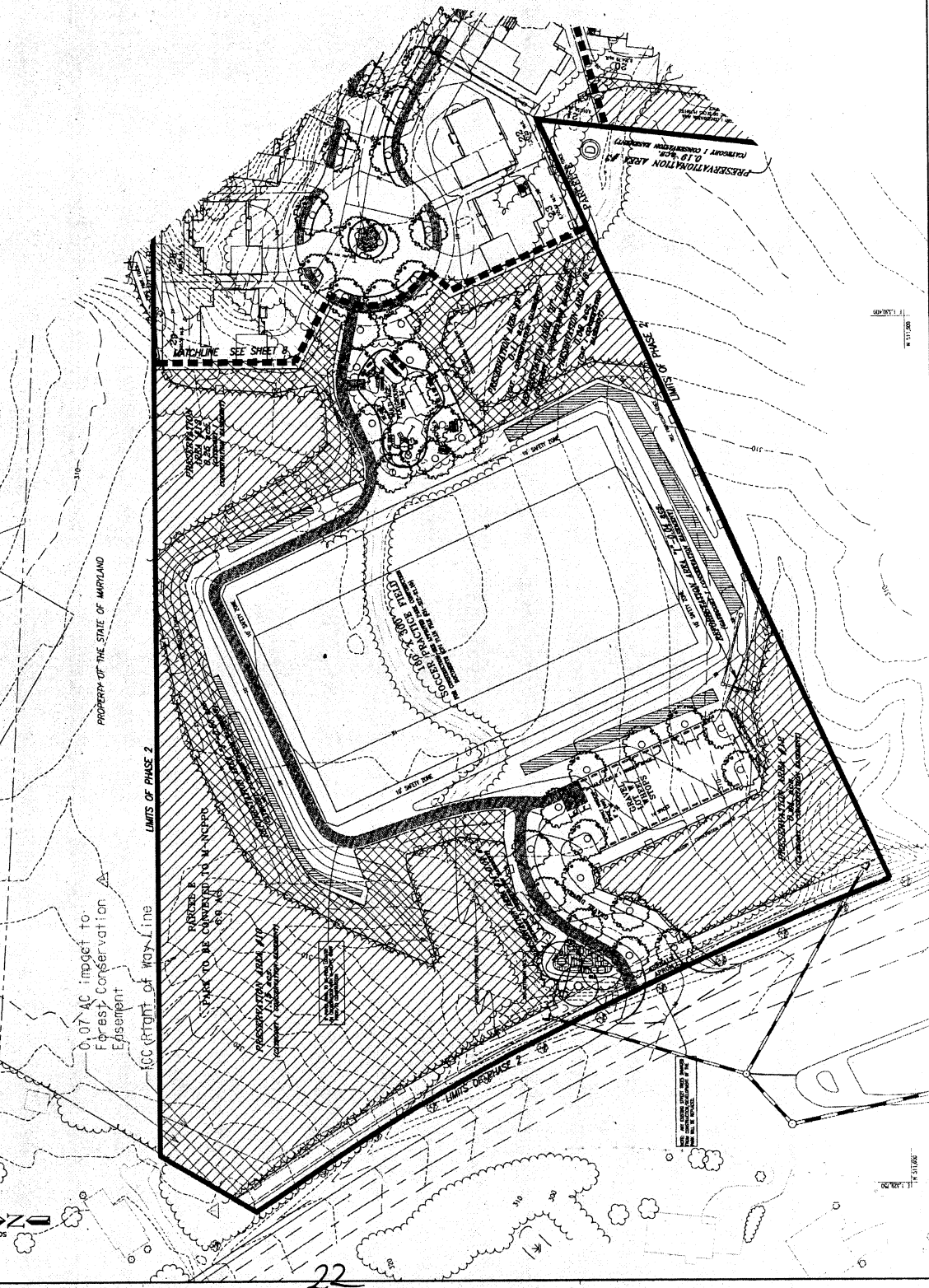
THE MARYLAND LANDSCAPE ARCHITECTS ASSOCIATION
LANDSCAPE ARCHITECTS BOARD
APPROVAL
DATE: 8-10-2009
BY: [Signature]
MICHAEL J. FLANNERY, License No. 17849
LICENSED LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT CERTIFICATE
I, THE UNDERSIGNED, MICHAEL J. FLANNERY, A LICENSED LANDSCAPE ARCHITECT, DO HEREBY CERTIFY THAT I AM AN ACTIVE MEMBER OF THE LANDSCAPE ARCHITECTS ASSOCIATION OF MARYLAND AND AM REGISTERED AS A LANDSCAPE ARCHITECT UNDER THE REGISTRATION ACT OF 1997.
DATE: 8-10-2009
MICHAEL J. FLANNERY, License No. 17849
LICENSED LANDSCAPE ARCHITECT



NOTES

1. Amendment to the Forest Conservation Plan was a result of the Silt ICC Project.
2. On-site forest retention area of 2.11 acres is provided as mitigation. An additional 3.28 acres of forest retention area is provided as off-site mitigation for other Forest Conservation Plans.
3. Revisions to this approved Forest Conservation Plan were prepared under the supervision of Michele J. Flood, Licensed Landscape Architect.



A-44 R/W CENTERLINE

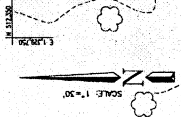
300' A-44 R/W

PROPERTY OF THE STATE OF MARYLAND

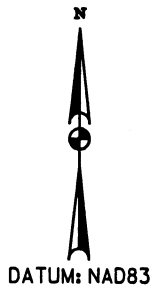
0.07 AC Impact to Forest Conservation Easement

ICC (PART) OF KEY LINE

LIMITS OF PHASE 2



THE MARYLAND DEPARTMENT OF THE ENVIRONMENT
 STATE OF MARYLAND
 PROJECT: CROSS CREEK CLUB
 LOCATION: [unclear]
 DATE: 08/04/03
 DRAWN BY: J. J. [unclear]
 CHECKED BY: [unclear]



PARCEL N237
MAP KR22

ENTIRE 1.20 ACRES OF
CONSERVATION EASEMENT
AS DOCUMENTED IN
L 35161 F 126
TO BE RELOCATED
FOR THE ICC

514.45'
+52.86

LOT 6

LOT 5

314.68'
+80.25



LOT 1

LOT 2

RIGHT OF WAY LINE

COUNTRYSIDE
DRIVE

STATE OF MARYLAND
PREVIOUSLY
PROPERTY OF
GRAYSTONE, L.C.
L 18635 F 001

LOT 1

LOT 2

PC 751.66+80
P=576.06 L=272
E=1,320.700-386

150.00'
+77.63

SHA PLAT 57135



160.88'
+81.88

ICC R OF ROW

PT. TANGENT
N=576.06 L=272
E=1,320.700-386

CURVE DATA

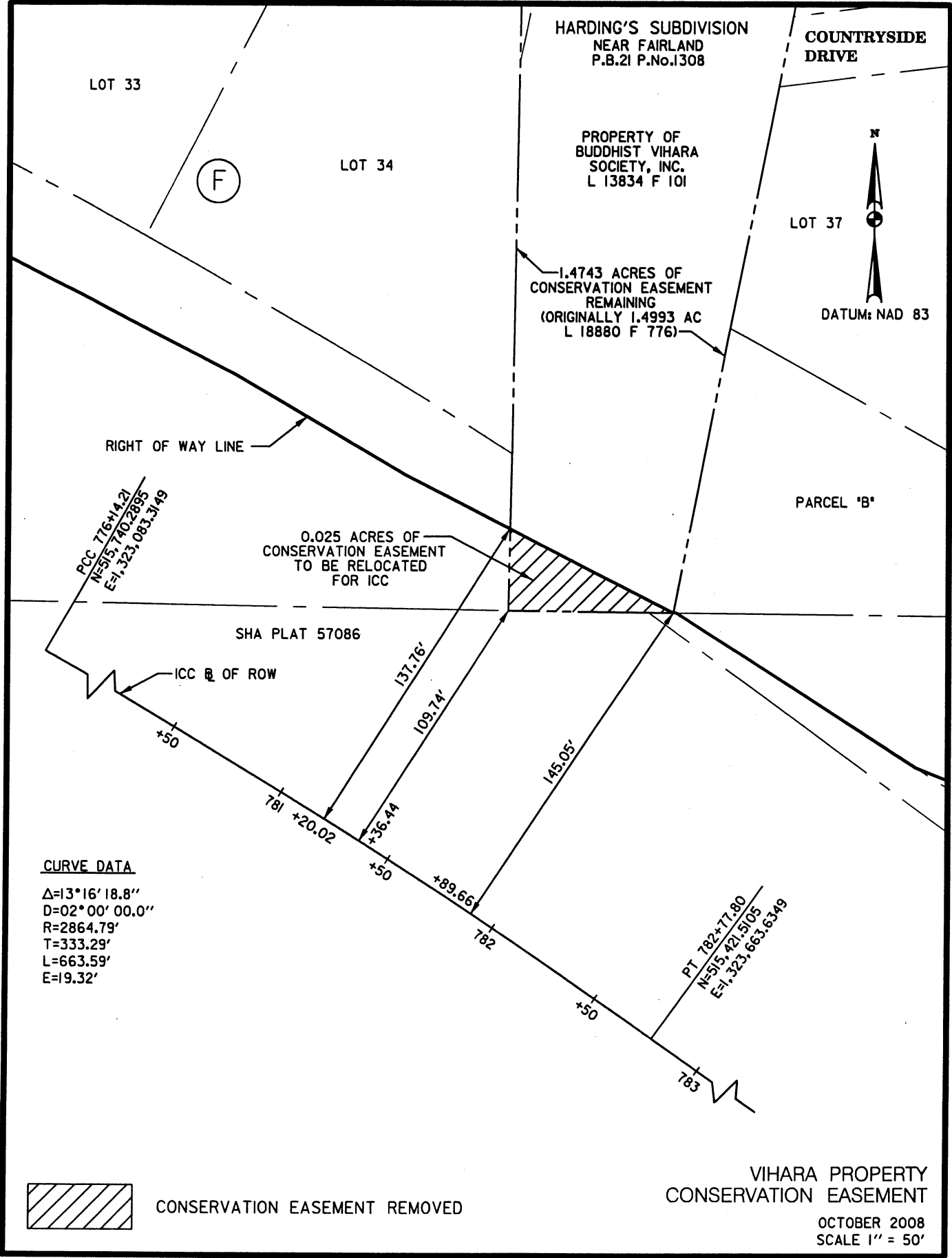
$\Delta=28^{\circ} 03' 54.3''$
 $D=02^{\circ} 45' 00.0''$
 $R=2083.48'$
 $T=520.73'$
 $L=1020.55'$
 $E=64.09'$



CONSERVATION EASEMENT REMOVED

GRAYSTONE PROPERTY
CONSERVATION EASEMENT

OCTOBER 2008
SCALE 1" = 100'



LOT 33

(F)

LOT 34

HARDING'S SUBDIVISION
NEAR FAIRLAND
P.B.21 P.No.1308

COUNTRYSIDE
DRIVE

PROPERTY OF
BUDDHIST VIHARA
SOCIETY, INC.
L 13834 F 101

LOT 37



DATUM: NAD 83

1.4743 ACRES OF
CONSERVATION EASEMENT
REMAINING
(ORIGINALLY 1.4993 AC
L 18880 F 776)

PARCEL 'B'

RIGHT OF WAY LINE

0.025 ACRES OF
CONSERVATION EASEMENT
TO BE RELOCATED
FOR ICC

PCC 776+14.21
N=515.7402895
E=1323.0833149

SHA PLAT 57086

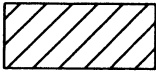
ICC R OF ROW

CURVE DATA

$\Delta=13^{\circ}16'18.8''$
 $D=02^{\circ}00'00.0''$
 $R=2864.79'$
 $T=333.29'$
 $L=663.59'$
 $E=19.32'$

137.76'
 109.74'
 145.05'
 +36.44
 +89.66
 +20.02
 +50
 +50
 +50

PT 782+71.80
 N=515.4215105
 E=1323.6636349



CONSERVATION EASEMENT REMOVED

VIHARA PROPERTY
CONSERVATION EASEMENT

OCTOBER 2008
SCALE 1" = 50'