



**Andrea S. Heid Property (a.k.a. Stoney Creek Estates) Lot 175: Limited Preliminary Plan Amendment No. 11996012A
(In Response to a Forest Conservation Law Violation)**



Stephen Peck, Senior Planner, DARC, Stephen.Peck@montgomeryplanning.org, 301-495-4564



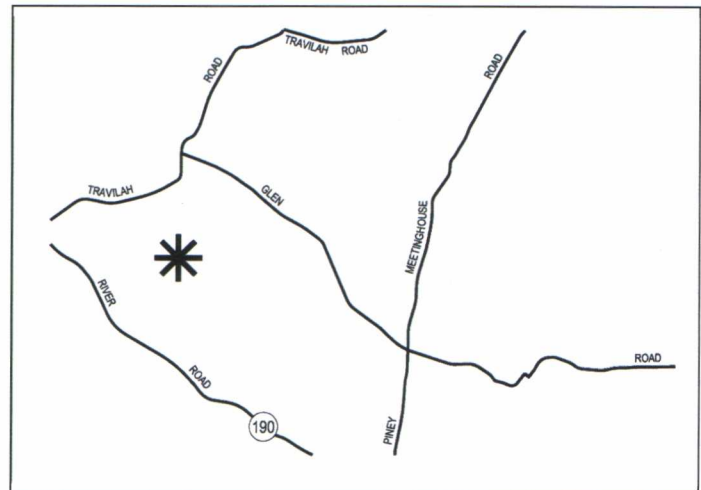
Mark Pfefferle, Chief, DARC, Mark.Pfefferle@montgomeryplanning.org, 301-495-4730

Description

Completed: 5/20/2016

**Limited Amendment, Preliminary Plan No. 11996012A,
Andrea S. Heid Property (a.k.a. Stoney Creek Estates)
Lot 175, (in response to a forest conservation law
violation)**

- 12300 Stoney Creek Road
- RE2 Zone
- Within Potomac Subregion Master Plan
- Property Owner: Debra and James Maher
- Property Owner Representative: Gary Balsamo
- Submitted on October 30, 2015



Summary

Request to amend the Preliminary Plan of Subdivision for forest conservation purposes.

1. Proposal to remove 12,834 square feet of Category I Conservation Easement from Lot 175 and mitigate offsite by acquiring 25,668 square feet of forest conservation credit at an M-NCPPC approved forest conservation bank.

STAFF RECOMMENDATION AND CONDITIONS

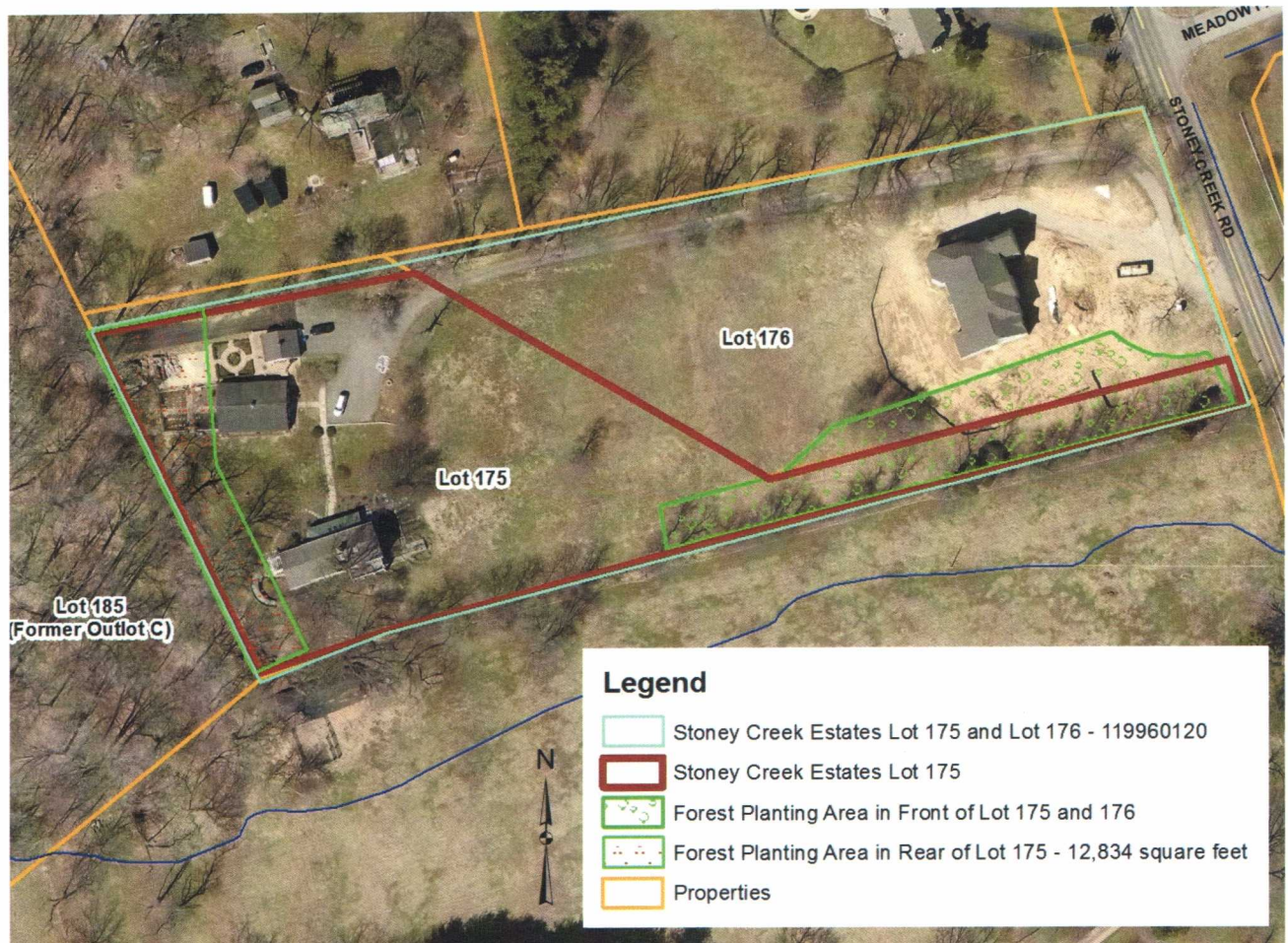
Staff recommends approval of the limited amendment to the Preliminary Plan for forest conservation purposes with the conditions listed below. All other conditions of Preliminary Plan No. 119960120, as contained in the Montgomery County Planning Board's Opinion dated November 28, 1995, remain in full force and effect.

1. Within sixty (60) days of the mailing date of the Planning Board Resolution approving plan number 11996012A, the Property Owner must record in the Land Records of Montgomery County, Maryland, a Certificate of Compliance, approved by the M-NCPPC Office of General Counsel, to use an offsite mitigation bank. The Certificate of Compliance must provide 25,668 square feet of mitigation credit for the removal of 12,834 square feet of Category I Conservation Easement.
2. Within sixty (60) days of the mailing date of the Planning Board Resolution, the Property Owner must submit a cost estimate for the onsite forest planting, two-year maintenance and signage requirements of the Forest Conservation Plan for Staff review and approval.
3. Within ninety (90) days of the mailing date of the Planning Board Resolution, the Property Owner must submit financial security for the planting, maintenance and signage requirements of the Forest Conservation Plan in the amount and format approved by Staff.
4. Within ninety (90) days of the mailing date of the Planning Board Resolution, the Property Owner must enter into a Maintenance and Management Agreement in a form approved by the M-NCPPC Office of the General Counsel to ensure compliance with the conditions of the Forest Conservation Plan.
5. The Property Owner of Lot 175 must install and the M-NCPPC Inspector must inspect and approve, the plantings shown on the Forest Conservation Plan prior to November 30, 2016.
6. Within one hundred and twenty (120) days of the mailing date of the Planning Board Resolution (but not before the Certificate of Compliance is approved), the Property Owner must submit a complete Record Plat application that delineates the remaining Category I Conservation Easement and provides for the release of the 12,834 square feet Category I Conservation Easement at the rear of Lot 175. The existing Category I Conservation Easement remains in full force and effect until the deed of Category I Conservation Easement release is recorded in the Land Records of Montgomery County, Maryland.

SITE DESCRIPTION

The Subject Property, Andrea S. Heid Property Lot 175, is situated on the west side of Stoney Creek Road approximately 250 feet southwest of the intersection of Stoney Creek Road and Meadow Farm Road. The Subject Property is also known as Stoney Creek Estates Lot 175. Figure 1 shows the two lot subdivision, the Subject Property, the existing Category I Conservation Easements and the existing improvements. There are two areas of forest planting on Lot 175, a front planting area and a rear planting area. The current Property Owner, James Maher and Debra Maher, purchased the property in 1997. Concrete walks, concrete slabs, stone walls and a raised terraced patio visible in Figure 1 were constructed in the rear conservation easement by the current Property Owner. In 2014, Mr. Gary Balsamo, the Property Owner's representative, constructed a paved driveway within a portion of the rear conservation easement which is also an access and utility easement to the adjacent property, Stoney Creek Estates Lot 185.

Figure 1: Stoney Creek Estates Lot 175 Conservation Easement Map with 2015 Aerial Photo Overlay



Background

Approval of Andrea S. Heid Property, 119960120

In 1995, the Montgomery County Planning Board approved Preliminary Plan No. 119960120 “Andrea S. Heid Property” by Opinion mailed November 28, 1995 to create two lots from 4.07 acres of land in the RE2 Zone (Attachment 1). The Subdivision included an existing home, originally constructed in 1937. Today, the subdivision is also known as Stoney Creek Estates Lot 175 and Lot 176.

The approved Preliminary Plan (Attachment 2) provided two forest plant areas totaling 0.80 acres. Behind the existing house, stable and garage, see Figure 1, the Plan set aside a 12,834 square feet, 0.30-acre forest planting area. Along the front, southern edge of Lot 175 and Lot 176, the Plan set aside a 0.50-acre forest planting area.

Record Plat No. 20888 established Stoney Creek Estates Lot 175 and Lot 176 in April 1996 and delineated the planting areas as Category I Conservation Easement (Attachment 3). Record Plat No.

20888 granted the Category I Forest Conservation Easement on Stoney Creek Estates Lot 175 and Lot 176 to M-NCPPC pursuant to the Agreement recorded in Liber 13178 Folio 412 among the Land Records of Montgomery County, Maryland (Attachment 4).

Stoney Creek Overlook Inc. Access Easement on Lot 175 – precursor to conservation easement violation

After filing of Record Plat No. 20888, Lot 175 and Lot 176 were sold to Stoney Creek Overlook Inc. Mr. Gary Balsamo is an official representative of Stoney Creek Overlook Inc. In May 1997, Stoney Creek Overlook Inc. recorded among the Land Records of Montgomery County, Maryland a Declaration of Easement over portions of Lot 175 and Lot 176 to serve as access to Outlot C (Attachment 5). This easement for vehicular access overlapped portions of the Category I Conservation Easement area on Lot 175. M-NCPPC was not a party to this Agreement and was unaware of the potential for encroachment into the Conservation Easement. In March 2005, Mr. Gary Balsamo discussed with staff, the steps required to change the Category I Conservation Easement area on Lot 175 to permit access to the adjacent property, Stoney Creek Estates Outlot C. Staff discussed how the access area of the conservation easement was to be released, however the Category I Conservation Easement area of Lot 175 which serves as access to Lot 185 was never released.

Final Forest Conservation Plan Approval and Status of Forest Planting

In June 2014, a Final Forest Conservation Plan was approved for Stoney Creek Estates Lot 175 and Lot 176 (Attachment 6).

In August 2014, the Montgomery County Council approved an amendment to the forest conservation law which permitted the forest planting requirements to be apportioned by lot. In September 2014, the Property Owner of Lot 176 posted financial security for the portion of the forest planting requirements required on Lot 176.

To date, the front 0.50-acre forest planting area overlapping portions of Lot 175 and Lot 176 has not been planted by the respective property owners. The regulatory deadline for planting on Lot 176 is next growing season as the new house construction on Lot 176 completed this year. No regulatory time limit to plant on Lot 175 exists as there has not there has not been a development application on Lot 175 which would trigger the requirement to plant.

Violations

There are two conservation easement encroachment violations on Lot 175: 1) structural improvements consisting of stone walls, concrete sidewalks and stone steps, and 2) construction of a private driveway.

Structural improvements - Category I Conservation Easement Violation

In February 2015, the Inspector conducted a conservation easement inspection and observed dumped firewood, concrete walks and a stone walled terrace within the rear Category I Conservation Easement area of Lot 175. On March 12, 2015, the Inspector met with the Property Owner of Lot 175 and issued a Notice of Violation for structural improvements and dumping within the conservation easement area

(Attachment 7). The Inspector described to Debra and James Maher how the stone walls, the terrace, concrete sidewalks and dumping are violations of the Category I Conservation Easement Agreement and discussed the remedial actions. Figure 2 shows how parts of the approved forest planting area in the rear of Lot 175 have been filled in and improved with a fenced, stonewall, terrace.

Figure 2 - Stone Wall Terrace and Fence in rear Conservation Easement area of Lot 175



Private driveway – Category I Conservation Easement Violation

While meeting with the Property Owner, the Inspector discovered a paved driveway, previously buried in snow. The Inspector learned that Owner of Lot 185 had built this driveway within the Category I Conservation Easement of Lot 175. On March 16, 2015, the Inspector met Gary Balsamo, representative for the Lot 185 Owner, at the driveway located within the access easement, and issued to him a Notice Violation for building a private driveway within a Category I Conservation Easement (Attachment 8). Figure 3 is a photo of the driveway, constructed in 2014, within the Category I Conservation Easement on Lot 175.

Figure 3 - Driveway and Dumped Wood in rear Conservation Easement area of Lot 175



On April 16, 2015, Staff met with Mr. Maher and Mr. Balsamo at the Planning Department. At this meeting, Staff described how a limited amendment to a Preliminary Plan for conservation easement changes could be submitted for review and Planning Board action.

Amendment

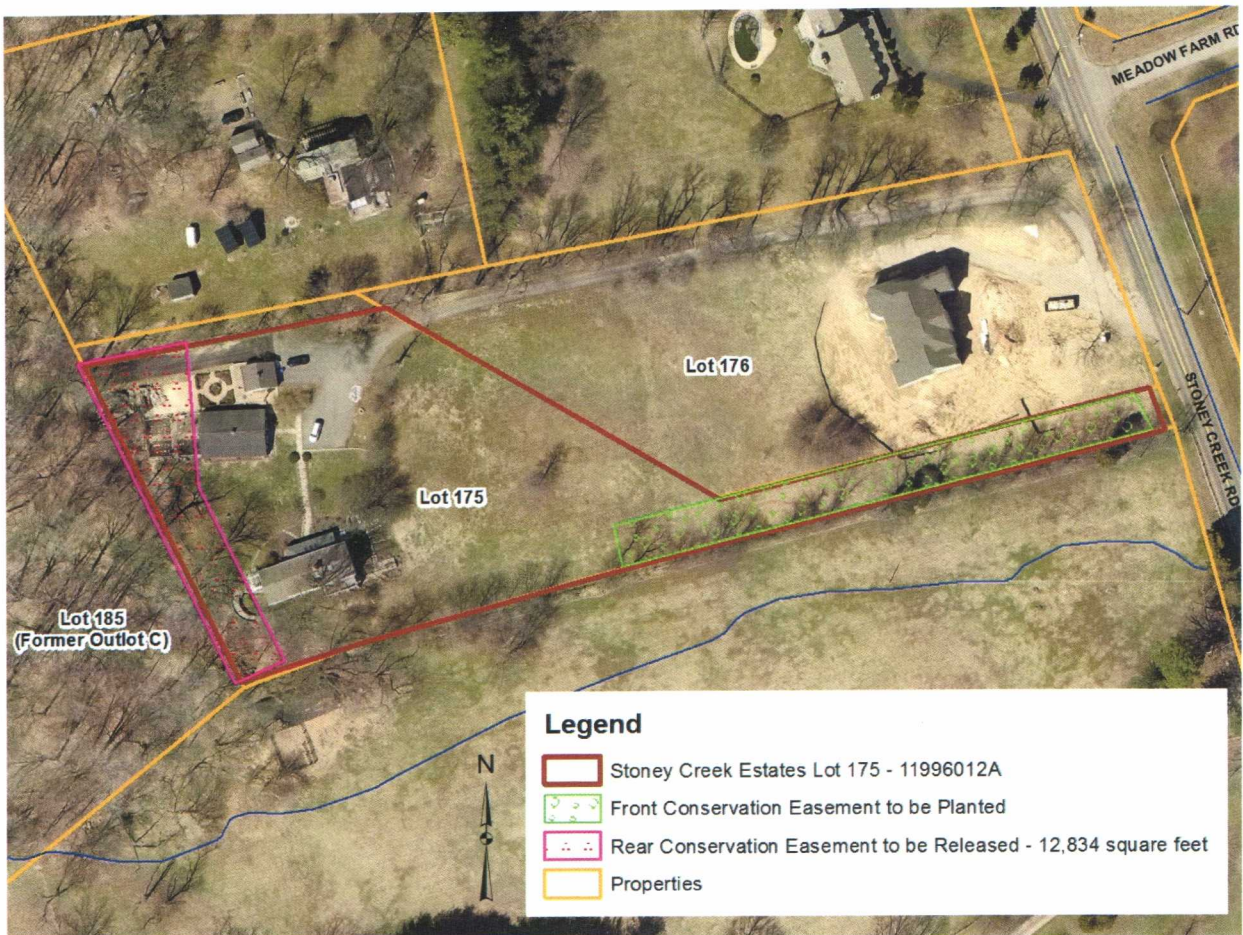
On October 30, 2015, Staff accepted a limited Preliminary Plan Amendment for release of the Category I Conservation Easement in the rear of Lot 175. Mr. Balsamo was authorized by the Property Owner to prepare and file this Application on their behalf.

The Final Forest Conservation Plan Amendment submitted for Planning Board approval is attached (Attachment 9). Figure 4, below, shows the 12,834 square foot conservation easement area in the rear of the property proposed for release (pink) and replacement offsite, and the conservation easement area in the front of the property proposed for planting (green).

The Amendment shows the surveyed location of all structures built within the conservation easement area at the rear of Lot 175. There are stone steps, concrete walks, stone walls, a stone terrace, fences and a private asphalt drive within this conservation easement.

The Amendment proposes removing the entire Category I Conservation Easement area from the rear of Lot 175 and mitigating offsite. A total of 12,834 square feet of Category I Conservation Easement is proposed to be removed and mitigated offsite by acquiring 25,668 square feet of forest conservation credit at an approved forest conservation bank. The Amendment also proposes planting the front 0.25-acre Category I Conservation Easement Area as specified on the 2014 Approved Final Forest Conservation Plan. Twenty (25) 2-inch caliper trees and nine (9) shrubs will be planted in the front conservation easement area of Lot 175.

Figure 4: Amendment – 12,834 square feet Category I Conservation Easement Removal



PLANNING BOARD REVIEW AUTHORITY

The Planning Board approved Preliminary Plan 119960120 “Andrea S. Heid Property” and required the establishment of conservation easements in the subdivision. The Planning Board has authority under

Subdivision Regulations (Chapter 50 of the Montgomery County Code) to approve an amendment that proposes changes to the conservation easements.

In addition, the Planning Board has directed Staff to bring all requests for modifications to conservation easements before them to be considered in a public forum.

STAFF REVIEW AND RECOMMENDATION

The Property Owner proposes removing the 12,834 square feet of conservation easement area in the rear of Lot 175 and mitigating offsite with 25,668 square feet of credit at a forest bank. This offsite mitigation will result in the protection of 25,668 square feet of forest planting or the protection of 51,336 square feet of existing forest at a forest conservation bank. The 2:1 rate for mitigation is consistent with Planning Board policy of 2 square feet of offsite forest planting for every 1 square foot of conservation easement release.

Planting the front area of the conservation easement of Lot 175 is proposed to be done now. It has not been required to date, as no sediment control permit has been issued for development activity on Lot 175. Planting the front conservation easement area now will complete the forest conservation plan requirements on Lot 175. The planting will coincide with the planting requirements of the conservation easement area of Lot 176 by the Lot 176 Owner.


NOTIFICATION and OUTREACH

The Subject Property was properly signed with notification of the upcoming Preliminary Plan Amendment prior to the acceptance of the application. Staff has not received correspondence from community groups or citizens as of the date of the staff report.

ATTACHMENTS

1. Montgomery County Planning Board Opinion - Preliminary Plan No. 119960120; Andrea S. Heid Property
2. Approved Preliminary Plan No. 119960120
3. Record Plat No. 20088 – Stoney Creek Estates Lot 175 and Lot 176
4. Category I Conservation Easement Agreement, Liber 13178 Folio 412
5. Declaration of Easement and Amendment of Easement, Liber 148623 Folio 299
6. Approved Final Forest Conservation Plan and Approval Memo
7. Notice of Violation issued to Lot 175 Owner
8. Notice of Violation issued to Lot 185 Owner Representative
9. Lot 175 Final Forest Conservation and Preliminary Plan Amendment – 11996012A

Date of mailing: November 28, 1995



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring Maryland 20910-3760

Action: Approved Staff Recommendation
(Motion of Comm. Holmes, seconded by Comm. Richardson, with a vote of 3-0; Comms. Holmes, Richardson, and Baptiste, voting in favor, with Comm. Hussmann being absent and Comm. Aron being temporarily absent).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-96012
NAME OF PLAN: ANDREA S. HEID PROPERTY

On 08-11-95, ANDREA S. HEID, submitted an application for the approval of a preliminary plan of subdivision of property in the RE2 zone. The application proposed to create 2 lots on 4.07 ACRES of land. The application was designated Preliminary Plan 1-96012. On 11-16-95, Preliminary Plan 1-96012 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-96012 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-96012, subject to the following conditions:

- (1) Compliance with Environmental Planning Division approval regarding the requirements of the forest conservation legislation (as part of the preliminary plan). Applicant must satisfy all conditions prior to recording of plat(s) or MCDEP issuance of sediment and erosion control permit, as appropriate
- (2) Record plat to reference common ingress/egress easement for access
- (3) Access and improvements as required and approved by MCDOT
- (4) Conditions of Health Department approval dated 9-19-95
- (5) Dedication of Stoney Creek Road 40 feet off center line
- (6) Other necessary easements
- (7) This preliminary plan will remain valid until December 28, 1998. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.

CERTIFICATION OF TEST SITE LOCATIONS.

I HEREBY CERTIFY TO THE ACCURACY AND LOCATION OF THE SEPTIC SYSTEM TESTS INDICATED ON THIS PRELIMINARY PLAN OF SUBDIVISION

SIGNATURE: Thomas A. Maddox DATE: 7/17/95

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.

DATE: 7/17/95 Thomas A. Maddox

NOTES:

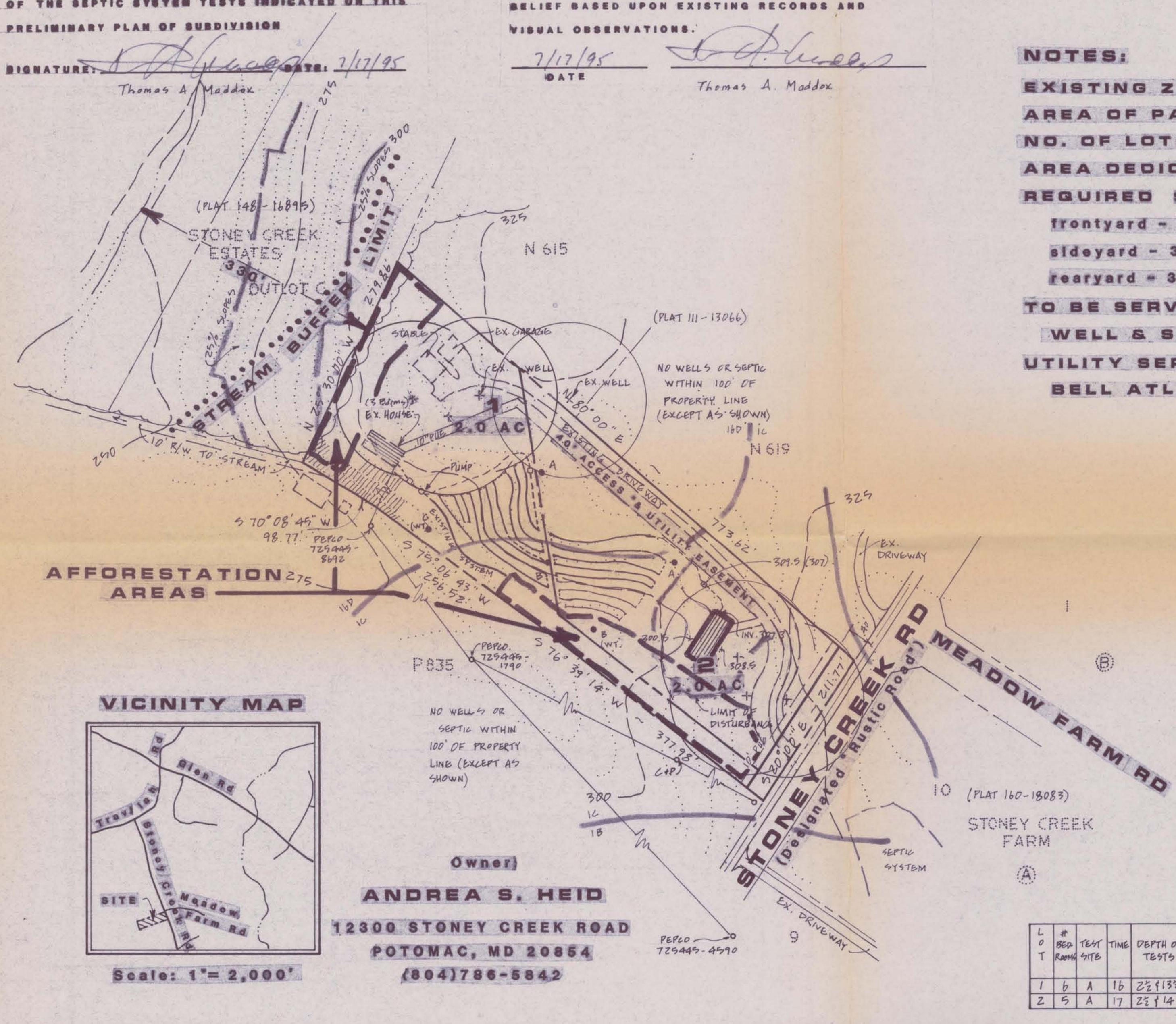
- EXISTING ZONING - RE2
- AREA OF PARCEL - 4.0722 AC
- NO. OF LOTS PROPOSED - 2
- AREA DEDICATED TO STREET - 0.0722 AC
- REQUIRED SETBACKS:
 - frontyard - 50'
 - sideyard - 35' total, 17' min.
 - rearyard - 35'
- TO BE SERVED BY INDIVIDUAL WELL & SEPTIC SYSTEMS
- UTILITY SERVICE TO BE PROVIDED BY:
 - BELL ATLANTIC, PEPCO

The Maryland-National Capital Park and Planning Commission
 Approved Preliminary Subdivision Plan No. 1-96017
 At its meeting of 11-16-95

- (1) Compliance with Environmental Planning Division approval regarding the requirements of the forest conservation legislation (as part of the preliminary plan). Applicant must satisfy all conditions prior to recording of plat(s) or MCDEP issuance of sediment and erosion control permit, as appropriate
- (2) Record plat to reference common ingress/egress easement for access
- (3) Access and improvements as required and approved by MCDOT
- (4) Conditions of Health Department approval dated 9-19-95
- (5) Dedication of Stoney Creek Road 40 feet off center line
- (6) Other necessary easements
- (7) This preliminary plan will remain valid until December 28, 1998. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.

Technical Staff Recommendation made to MCPB by:

[Signature]
 Development Review Division



Owner:
ANDREA S. HEID
 12300 STONEY CREEK ROAD
 POTOMAC, MD 20854
 (804) 786-5842

L	#	TEST	TIME	DEPTH OF	TEST	TIME	DEPTH OF	TEST	TIME	DEPTH OF	INV. LOWEST	SEPTIC TANK			INVERT	INITIAL	ENTIRE	DEPTH
0	BEP	TIME	TIME	DEPTH OF	TIME	DEPTH OF	TIME	DEPTH OF	TIME	DEPTH OF	FIXTURE	INVERT	INVERT	BEGIN	SYSTEM	SYSTEM	OF	
T	ROOM	SITE	SITE	TESTS	SITE	TESTS	SITE	TESTS	SITE	TESTS		IN	OUT	FIELD			STONE	
1	b	A	16	22' ± 13E	B	11	22' ± 13	C	10	42' ± 14	301.5	309.2	304.9	304.0	217'	1,000'	4'	
2	s	A	17	22' ± 14	B	11	22' ± 13	2B	27	32' ± 12E	310.3	306.7	306.4	305.5	239'	1,000'	4'	

PRELIMINARY PLAN
ANDREA S. HEID PROPERTY
 DARNESTOWN ELECTION DISTRICT (6)
 MONTGOMERY COUNTY, MARYLAND

B&A
 Benning & Associates, Inc.
 Land Planning Consultants
 8933 Shady Grove Court
 Gaithersburg, Md. 20877
 (301) 948-0240

date: **JULY 1995**
 scale 1" = 100'



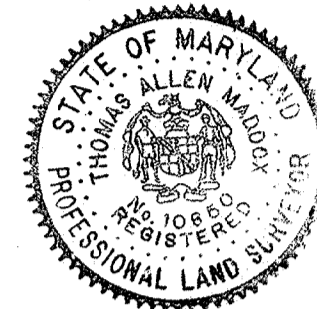
REVISIONS:
 9.26.95

SURVEYOR'S CERTIFICATE PLAT No 20088

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF PART OF THE LAND DESCRIBED IN A DEED FROM E. MICHAEL HEID AND ANDREA S. HEID DATED JULY 17, 1986 AND RECORDED IN LIBER 7226 AT FOLIO 260 AND ALSO ALL OF THE LAND DESCRIBED IN A DEED FROM ROBERT E. SANDERS AND FLORENCE R. SANDERS TO ANDREA S. HEID DATED JANUARY 12, 1994 AND RECORDED IN LIBER 13287 AT FOLIO 245 AMONG THE LAND RECORDS MONTGOMERY COUNTY MARYLAND AND THAT PROPERTY MARKERS SHOWN THUS WILL BE SET IN ACCORDANCE WITH SECTION 50-24 (a)(2) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA SHOWN ON THIS PLAN IS 4.073 ACRES OF LAND OF WHICH 0.073 ACRES OR 3186 SQUARE FEET IS DEDICATED TO PUBLIC USE.

DATE: Feb. 16, 1996
 THOMAS A. MADDOX - REG. PROFESSIONAL LAND SURVEYOR/MD. #10850



OWNER'S DEDICATION

I ANDREA S. HEID OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. HEREBY ADOPT THIS PLAN OF SUBDIVISION. ESTABLISH MINIMUM BUILDING RESTRICTION LINES. DEDICATE THE AREA SHOWN HEREON TO PUBLIC USE. GRANT, BY THIS PLAT, THE AREA SHOWN HEREON AS "HIGHWAY EASEMENT" TO MONTGOMERY COUNTY, MARYLAND FOR FUTURE WIDENING OF STONEY CREEK ROAD AND FURTHER GRANT TO MONTGOMERY COUNTY, MARYLAND A SLOPE EASEMENT TO THE FRONT BUILDING RESTRICTION LINE OR AS SHOWN HEREON. SAID SLOPE EASEMENT SHALL BE EXTINGUISHED AFTER ALL PUBLIC IMPROVEMENTS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND OR BY OTHER APPROPRIATE PUBLIC AGENCY: ESTABLISH THE 40' INGRESS-EGRESS AND UTILITY EASEMENT AS SHOWN HEREON: GRANT A CONSERVATION EASEMENT AS SHOWN HEREON TO THE PARTY NAMED IN THAT DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT - CATEGORY 1" AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER GRANT A UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD.

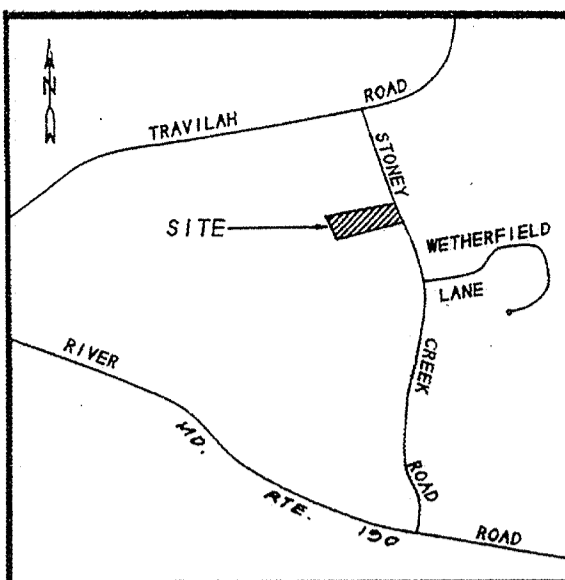
THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR CERTAIN MORTGAGES, AND THE PARTIES IN INTEREST THERETO HAVE HEREON INDICATED THEIR ASSENT.

[Signature] WITNESS
 1/25/96 Andrea S. Heid DATE ANDREA S. HEID

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION:

CITIZENS SAVINGS BANK, F.S.B.
[Signature] WITNESS
 1/31/96 James Kerr DATE JAMES KERR VICE PRESIDENT

HOUSEHOLD FINANCE CORPORATION
[Signature] WITNESS
 2/12/96 Gayle Barnes DATE GAYLE BARNES REAL ESTATE LENDING UNIT MANAGER



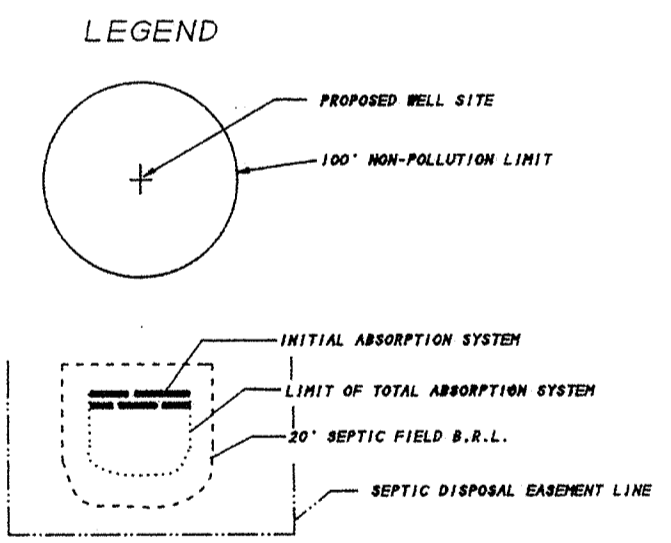
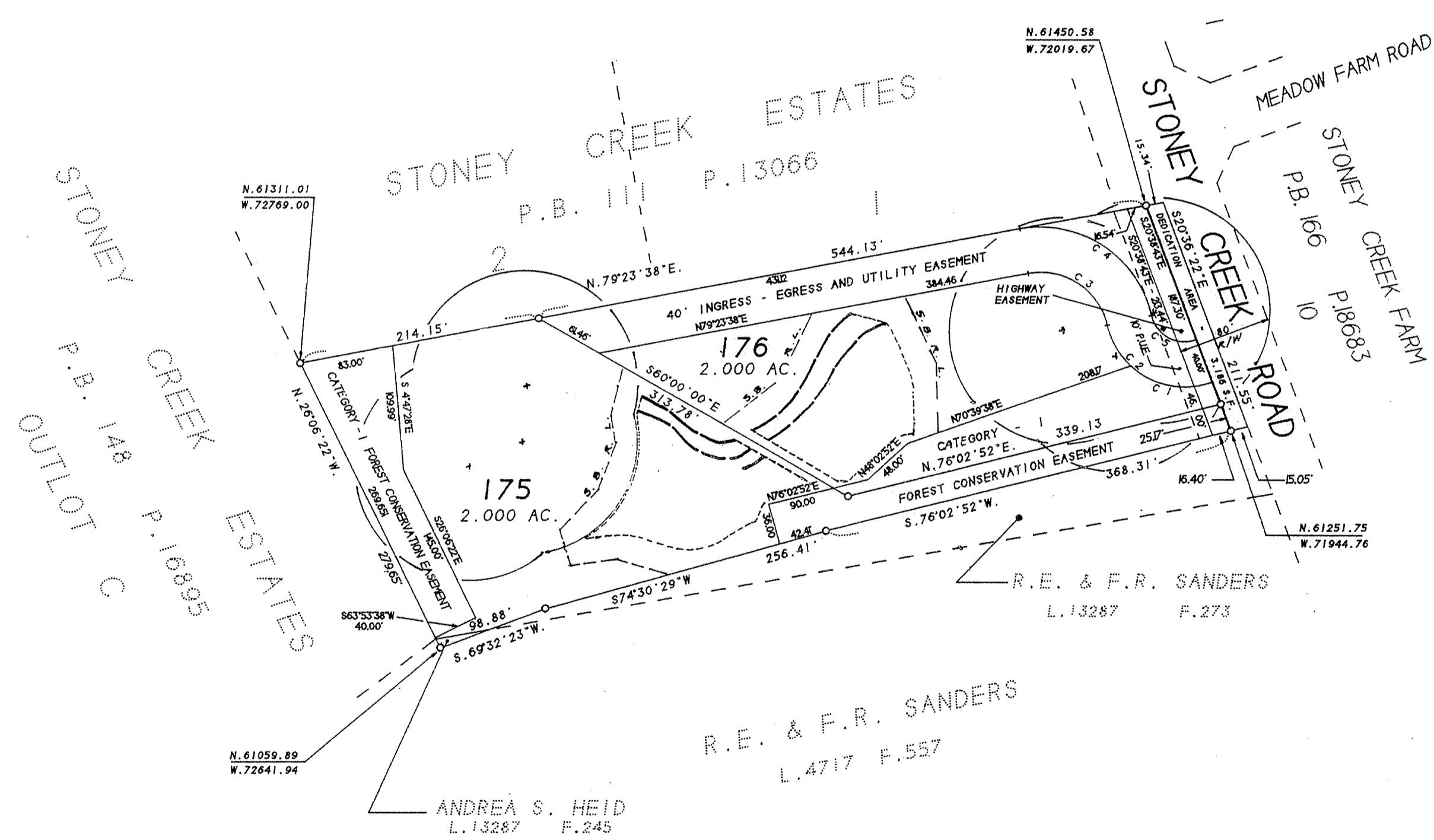
VICINITY MAP
 SCALE: 1" = 2000'

THIS DEVELOPMENT IS SUBJECT TO THE FOREST CONSERVATION LAWS OF 1992

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLANS ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.

CURVE TABLE

LABEL	RADIUS	DELTA	LENGTH	CHORD L	CHORD BR
C 1	70.00'	63°29'31"	77.57'	73.66'	N 78°51'36" W
C 2	70.00'	97°46'18"	119.47'	105.49'	N 61°42'43" W
C 3	60.00'	87°47'18"	91.93'	83.20'	N 56°42'43" W
C 4	100.00'	87°47'18"	153.22'	138.67'	S 56°42'43" E
C 5	30.00'	97°47'18"	51.20'	45.21'	S 61°42'43" E



SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE HEALTH DEPARTMENT.
 LOT 175 APPROVED FOR A 6 BEDROOM HOUSE.
 LOT 176 APPROVED FOR A 5 BEDROOM HOUSE.

DATE _____
 PLAT BOOK _____
 PLAT NO. 296199196012RE242800

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED 2/22/96
[Signature] CHAIRMAN
[Signature] ASST. SECRETARY
[Signature] TREASURER

MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
 PUBLIC WORKS AND
 APPROVED APRIL 4, 1996
[Signature] FOR DIRECTOR

MONTGOMERY COUNTY DEPARTMENT OF HEALTH
 APPROVED April 16, 1996
[Signature] HEALTH OFFICER

FILED
 APR 25 1996

LOTS 175 & 176
STONEY CREEK ESTATES
 ELECTION DISTRICT NO. 6
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100' JANUARY 1996

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 406 GREEN PASTURE DRIVE
 ROCKVILLE, MARYLAND 20852
 (301) 984 - 5804

M.N.C.P & P.C. RECORD FILE NO. 599-6 296199

599-6
 MSA 5511244-6971

CONSERVATION EASEMENT AGREEMENT

Category I

DEFINITIONS

Grantor: Fee simple owner of real property subject to a:
(i) Plan approval conditioned on compliance with a FCP; or
(ii) Plan approval conditioned on compliance with a conservation easement agreement (issued pursuant to Chapter 50 or 59, Montgomery County Code).

Grantee: Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ("Commission").

Planning Board: Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission.

Planning Director: Director of the Montgomery County Planning Department of the Maryland-National Capital Park and Planning Commission, Montgomery County, or the Director's designee.

Plan: Sediment control permit approved pursuant to Montgomery County Code Chapter 19; preliminary plan approved under Montgomery County Code Chapter 50; site plan, development plan, planned unit development or special exception application approved under Montgomery County Code Chapter 59; mandatory referral reviewed pursuant to Article 28 of Maryland State Code Annotated; approved major utility construction (as defined by Washington Suburban Sanitary Commission's regulations).

Forest Conservation Plan ("FCP"): Forest Conservation Plan approved by the Planning Board or Planning Director pursuant to Chapter 22A, Montgomery County Code.

Exhibit A:

- (i) FCP approved as a condition of receiving any of the Plan approval noted above; or
(ii) Approved and signed Plan referencing this Agreement.

DP, F, S, E, \$ 0.00
RECORDING FEE 0.00
TOTAL 0.00
MGR JDU B1429
Dec 30, 1994 12:24 pm

WITNESSETH

This Agreement reflects a grant of easement by Grantor to the Grantee.

WHEREAS Grantor (or Grantor's agent) has obtained authority to develop pursuant to a Plan in accordance with Montgomery County, Maryland laws; and

WHEREAS, the Planning Board or other approving authority approved Grantor's Plan conditioned upon a requirement that development occur in strict accordance with a FCP approved by the Planning Board after full review of the FCP pursuant to the

94 DEC 30 P 12: 27.1

FILED
MOLLY O. RUHL
CLERKS OFFICE
MONTGOMERY COUNTY

provisions of Montgomery County Code Chapter 22A (Forest Conservation); Chapter 50 (Subdivision Regulations); and/or Chapter 59 (Zoning Ordinance); and/or

the Planning Board approved Grantor's Plan conditioned upon Grantor subjecting the property to be developed ("Property") or a portion of the property to be developed to a conservation easement pursuant to the provisions of Montgomery County Code Chapter 50 (Subdivision Regulations), and/or Chapter 59 (Zoning Ordinance); and

WHEREAS, the location of this easement ("Easement") is as shown on Exhibit A (incorporated by reference into the terms of this Agreement); and

WHEREAS, the purpose of this Easement is to protect existing and future forest cover; individual trees; streams and adjacent buffer areas, wetlands and other sensitive natural features; and to maintain existing natural conditions to protect plant habitats, water quality and wildlife; and

WHEREAS, the purpose includes preservation of the natural beauty of the property subject to the Easement and prevention of any alteration, construction or destruction that will tend to mar or detract from such natural beauty; and

WHEREAS, the purpose also includes the protection and preservation of natural features within the area of the Easement which efforts are consistent with the terms and conditions of the approved plan and applicable law; and

WHEREAS, the Parties intend for the conditions and covenants contained in this Easement Agreement to run with the land in perpetuity and to be binding on all subsequent owners and occupants of the Property; and

WHEREAS, the Parties intend that a servitude be placed upon the Property to create a conservation benefit in favor of the Planning Board.

NOW, THEREFORE, the Grantor has executed this agreement for no monetary consideration but for the purpose of ensuring compliance with development standards imposed in accordance with Montgomery County law as a condition of development approval. The Grantor does hereby grant and convey unto the Planning Board, in perpetuity, an Easement on the Property of the size and location described in Exhibit A, and further described on the applicable record plat(s), of the nature and character described herein. This Easement constitutes a covenant real running with the title of the land, and is granted to preserve, protect and maintain the general topography and natural character of the land. Grantor, its heirs, successors and assigns covenant to abide by the following restrictions within the Easement:

1. The foregoing recitals are agreed to and incorporated herein and shall be binding upon the parties.

2. No living trees or shrubs (of any size or type) shall be cut down, removed or destroyed without prior written consent from the Planning Board. Diseased or hazardous trees or limbs may be removed to prevent personal injury or property damage after reasonable notice to the Planning Board, unless such notice is not practical in an emergency situation or is undertaken pursuant to a forest management plan approved by the Planning Director or Maryland's Department of Natural Resources ("DNR").

3. No plant materials (including, but not limited to brush, saplings, undergrowth, or non-woody vegetation) shall be mowed or cut down, dug up removed or destroyed unless removed pursuant to the terms and conditions of an approved forest management plan. Noxious weeds (limited to weeds defined as "noxious" under Maryland State or Montgomery County laws or regulations and "exotic or invasive plants" in the Montgomery County *Trees Technical Manual*) may be removed as required by law or according to an approved management plan, but the method of removal must be consistent with the limitations contained within this Agreement. Vegetation removal shall be limited to noxious, exotic or invasive weeds only, and protective measures must be taken to protect nearby trees and shrubs.

4. No mowing, agricultural activities, or cultivation shall occur. Grantor may replace dead trees or undergrowth provided that new plantings are characteristic of trees or undergrowth native to Maryland.

5. Nothing in this Agreement precludes activities necessary to implement or maintain afforestation or reforestation efforts pursued pursuant to an approved forest conservation plan or maintenance agreement implemented under Chapters 19 or 22A of the Montgomery County Code.

6. The following activities may not occur at any time within the Easement Area:

- a. Construction, excavation or grading (except for afforestation and reforestation efforts conducted in compliance with an approved forest conservation plan).
- b. Erection of any building or structural improvements on or above ground, including (but not limited to) sheds, dog pens, play equipment and retaining walls.
- c. Construction of any roadway or private drive.
- d. Activities which in any way could alter or interfere with the natural ground cover or drainage

(including alteration of stream channels, stream currents or stream flow).

- e. Industrial or commercial activities.
- f. Timber cutting, unless conducted pursuant to a forest management plan approved by DNR.
- g. Location of any component of a septic system or wells.
- h. Excavation, dredging, or removal of loam, gravel, soil, rock, sand and other materials.
- i. Diking, dredging, filling or removal of wetlands.
- j. Pasturing of livestock (including horses) and storage of manure or any other suit.
- k. Alteration of stream.

7. Nothing in this Agreement shall prevent construction or maintenance of stormwater structures and/or facilities or other utilities, including, but not limited to water and sewer lines, on, over, or under the Easement Area, if said structures, facilities or utilities are (i) required to implement the Plan, (ii) shown on the approved FCP, and (iii) approved by the appropriate governing bodies or agencies in accordance with applicable laws and regulations.

8. No dumping of unsightly or offensive material, including trash, ashes, sawdust or grass clippings shall occur. Natural biodegradable materials may be allowed in a properly located, designed, managed and maintained compost pile, provided the activity does not damage adjacent trees. Upon prior written approval of the Planning Director, suitable heavy fill and other stabilization measures may be placed to control and prevent erosion, provided that the fill is covered by arable soil or humus and properly stabilized.

9. Fences consistent with the purposes of the Easement may be erected within the Easement Area only after written approval from the Planning Director

10. Unpaved paths or trails consistent with the purposes of the Easement may be created within the Easement Area if shown on the FCP or with prior written approval from the Planning Director.

11. All rights reserved by or not prohibited to Grantor shall be exercised so as to prevent or minimize damage to the forest and trees, streams and water quality, plant and wildlife habitats, and the natural topographic character of the land within the Easement.

12. Grantor authorizes Planning Board representatives to

enter the Property and Easement at their own risk and at reasonable hours for the purpose of making periodic inspections to ascertain whether the Grantor, its heirs, successors or assigns have complied with the restrictions, conditions, and easements established herein. This Easement does not convey to the general public the right to enter the Property or Easement for any purpose. The Easement does not restrict or enlarge access to the general public in common open space held under community or homeowner association control beyond any access rights created by applicable community or homeowner association covenants and by-laws.

13. Grantor further agrees to make specific reference to this Easement in a separate paragraph of any subsequent deed, sales contract, mortgage, lease or other legal instrument by which any interest in the Property is conveyed.

14. No failure on the part of the Planning Board to enforce any covenant or provision herein shall waive the Planning Board's right to enforce any covenant within this agreement.

15. Upon finding a violation of any of the restrictions, conditions, covenants and easements established by this Agreement, the Planning Board shall have the right to enforce such provisions in accordance with any statutory authority (including, if applicable, the imposition of civil monetary fines or penalties in amounts and by such means as may be promulgated from time to time). The Planning Board also may seek injunctive or other appropriate relief in any court of competent jurisdiction, including the right to recover damages in an amount sufficient to restore the property to its original natural state, and Grantor agrees to pay for court costs and reasonable attorney fees if the Planning Board successfully seeks judicial relief.

16. All written notices required by this Agreement shall be sent to the Planning Director, M-NCPPC, 8787 Georgia Avenue, Silver Spring, Maryland 20910.

TO HAVE AND TO HOLD unto the Planning Board, its successors and assigns forever, this Grant shall be binding upon the heirs, successors and assigns of the Grantor in perpetuity and shall constitute a covenant real running with the title of the Property.

* * * * *

This is to certify that the within instrument has been prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Michele Rosenfeld
Michele Rosenfeld
Associate General Counsel
M-NCPPC

LF 13178.417



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks, Montgomery County, Maryland
8500 Brunetz Avenue • Silver Spring, Maryland 20901

December 30, 1994

Clerk of the Circuit Court
Judicial Center
50 Courthouse Square
Rockville, Maryland 20850

Dear Clerk:

Please record among the Land Records of Montgomery County, Maryland the attached conservation easement on behalf of The Maryland-National Capital Park and Planning Commission. The Commission is a state-created agency authorized to buy, sell and otherwise dispose of real property interests pursuant to Article 28 of the Annotated Code of Maryland and therefore is exempt from transfer and recording fees.

Your cooperation in this regard is appreciated.

Sincerely,

William E. Gries
Land Acquisition Specialist

WG/kb
/clerk.ltr/



MONTGOMERY COUNTY PARKS

DECLARATION OF EASEMENT AND AMENDMENT OF EASEMENT

THIS DECLARATION OF EASEMENT is made this 5th day of May, 1997 by STONEY CREEK OVERLOOK, L.L.C. ("Stoney Creek").

WHEREAS, Stoney Creek is the owner of real property located in Montgomery County, Maryland and known as:

Lots numbered ONE HUNDRED SEVENTY-FIVE (175) and ONE HUNDRED SEVENTY-SIX (176) in the subdivision known as STONEY CREEK ESTATES, as per plat thereof duly recorded among the Land Records of Montgomery County, Maryland in Plat Book 180 at Plat No. 20088.

and

Outlot "C" in the subdivision known as STONEY CREEK ESTATES, as per plat thereof duly recorded among the Land Records of Montgomery County, Maryland in Plat Book 148 at Plat No. 16895.

(hereinafter "Lot 175", "Lot 176" and "Outlot C", respectively); and

WHEREAS, there is in existence a 40' Ingress - Egress and Utility Easement over Lot 176, established by Plat recorded in Plat Book 180 at Plat No. 20088 and as shown on the certain Plat by Thomas A. Maddox dated December, 1966 and attached hereto as Exhibit "A" (the "40' Easement"), and Stoney Creek desires to define the terms of the 40' Easement; and

WHEREAS, Stoney Creek desires to create an additional 25' Wide Easement over Lot 175, as shown on the Plat attached as Exhibit "A" hereto (the "25' Easement").

NOW, THEREFORE, Stoney Creek declares that Lot 176 shall be subject to a 40' Easement and Lot 175 shall be subject to a 25' Easement, both for the joint benefit of Lot 175, Lot 176 and Outlot C, as hereinafter provided:

1. EASEMENT AREA. The Easement Area of the 40' Easement shall be as shown and established on that certain Plat recorded in Plat Book 180 at Plat No. 20088 and as shown on that certain Plat attached hereto as Exhibit "A". The Easement Area of the 25' Easement shall be as shown on that certain Plat attached hereto as Exhibit "A" and as described in Exhibit "B". The Easement Area of the 40' Easement and the 25' Easement shall be collectively referred to hereinafter as the "Easement Areas", or individually as the "40' Easement Area" or the "25' Easement Area".

2. ESTABLISHMENT OF EASEMENT. Lot 176 shall be subject and servient to the 40' Easement and Lot 175 shall be subject to the 25' Easement. Both the 40' Easement and the 25' Easement shall constitute an easement and right-of-way in, through, over and across said property for vehicular and pedestrian ingress and egress along and over the Easement Areas, for the joint use and benefit of Lot 175, Lot 176 and Outlot C. The general rules of law regarding joint driveways and of liability for property damage due to negligent or willful acts or omissions regarding the same shall apply thereto. No person or entity shall in any way interfere with the free and unobstructed use thereof by the owners, occupants and invitees of Lot 175, Lot 176 and Outlot C, and the Easement Areas shall at all times be free and clear of parked vehicles or other obstructions to its use.

97MAY-9 A 10:23B

FILED MOLLY O. RUHL CLERKS OFFICE MONTGOMERY COUNTY, MD.

[P.K.]



Rothstein & Associates

20 2 dt

3. CONSTRUCTION, MAINTENANCE AND REPAIR OF DRIVEWAY. A paved joint driveway, to serve all lots, shall be constructed in the Easement area, in the location, of the materials, and as and when determined by Stoney Creek. The cost of the initial construction and any repair and maintenance of the driveway shall be paid 47.00% by the owner of Outlot "C", 39.00% by the owner of Lot 175 and 14.00% by the owner of Lot 176. This obligation for joint construction and maintenance shall not apply to any driveway which is constructed to tie into the joint driveway but which serves only one property, and the owner of the property being exclusively served by such "tie-in" driveway shall be responsible for its maintenance.

The owners of each lot subject of this Easement shall maintain said joint driveway in a safe condition and in good repair, and the said owners shall be responsible, in the proportions above stated, for the cost of construction, maintenance and repair of said joint driveway, including snow removal, except as otherwise provided herein.

In the event the joint driveway shall be destroyed or damaged, any owner who uses the same may restore it, and if the other owners thereafter make use of same, said other owners shall contribute to the cost of restoration thereof in the proportions above stated, subject however to the right of any owner to call for a larger contribution from said other owners under any rule of law regarding liability for negligent or willful acts or omissions by said other owner, or any such other owner's family, invitees, employees, or guests.

Operating costs and maintenance of joint driveway post lamps, if any, shall be the sole responsibility of the owner of the Lot to which said post lamp's wiring is connected.

4. DURATION; BINDING EFFECT. The Easements granted herein shall be perpetual in nature, run with and bind the land, and shall be binding upon Stoney Creek, its successors and assigns.

5. TERMINATION OF COVENANT LIABILITY. The obligations of any party hereunder shall apply only with respect to the period of time during which such party is the owner of a fee simple interest in Lot 175, Lot 176 and/or Outlot C, and when such party ceases to own a fee simple interest therein, the obligations thereafter accruing with respect to such property shall be the obligations of its successor in ownership.

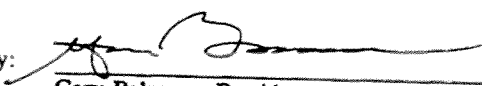
6. FUTURE RESUBDIVISION OF LOTS. In the event that the lots are resubdivided and renamed at some point in time in the future, the new lot which constitutes over 50% of former Lot 175 shall bear the costs and responsibilities of Lot 175, the new lot which constitutes over 50% of former Lot 176 shall bear the costs and responsibilities of Lot 176, and the new lot which constitutes over 50% of former Outlot "C" shall bear the costs and responsibilities of Outlot "C".

7. DISPUTES. In the event of any dispute arising concerning the use, repair and maintenance of said driveway as set forth herein, or concerning the interpretation of any terms hereunder, such dispute shall be resolved by binding arbitration.

WITNESS its hand and seal.

STONEY CREEK OVERLOOK, L.L.C.

By: THE BALSAMO GROUP, INC.,
Managing Member

By: 
Gary Balsamo, President

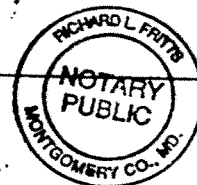
LF 14863.301

STATE OF MARYLAND
COUNTY OF MONTGOMERY

I HEREBY CERTIFY that on this 5TH day of May, 1997, before me, the subscriber, a notary public in and for the jurisdiction aforesaid, personally appeared GARY BALSAMO, who acknowledged himself to be the President of The BALSAMO GROUP, INC., the said The Balsamo Group, Inc. being the Managing Member of STONEY CREEK OVERLOOK, L.L.C., known to me (or satisfactorily proven) to be the person who executed the foregoing instrument and acknowledged the same to be his act and deed and the act and deed of the corporate parties executing.

WITNESS my hand and notarial seal.

Notary Public



My Commission Expires: 10/1/00

ATTORNEY CERTIFICATION

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Richard L. Fritts

RETURN TO:

PARAGON TITLE & ESCROW COMPANY
7415 ARLINGTON ROAD
BETHESDA, MARYLAND 20814
CASE 650-97

GRANTOR ADDRESS: 9812 FALLS ROAD #114-301, POTOMAC, MD 20854
GRANTEE ADDRESS: 9812 FALLS ROAD #114-301, POTOMAC, MD 20854
PROPERTY ADDRESS: 12300 STONEY CREEK ROAD, POTOMAC, MD 20854
TITLE INSURER: NONE
PARCEL ID: 6-1-
LOT 175: 3136953
LOT 176: 3136964
OUTLOT C: 2767591

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 14863, p. 0301, MSA_CE63_14818, Date available 06/15/2005. Printed 03/10/2015.



Rothstein
&
Associates

STONEY CREEK ESTATES
P.B. 148 P. 13086

STONEY CREEK ESTATES
OUTLOT C
P.B. 148 P. 13085

STONEY CREEK ROAD

25' WIDE EASEMENT FOR
FOR ACCESS AND UTILITIES
TO OUTLOT "C"

175
2.000 AC.

R.E. & F.R. SANDERS
L. 4217 P. 557

PLAT SHOWING

REFERENCE	A 25' WIDE EASEMENT FOR ACCESS AND UTILITIES TO OUTLOT "C" ACROSS LOT 175 STONEY CREEK ESTATES ELECTION DISTRICT NO. 6 MONTGOMERY COUNTY, MARYLAND SCALE: 1" = 100'
P.B. 180	
P. 20088	
L.	
F.	
	DECEMBER 1996

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MD 20877
 (301) 984-5884 OR (301) 530-8612

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 14863, p. 0302, MSA CE63 14818. Date available 06/15/2005. Printed 03/10/2015.

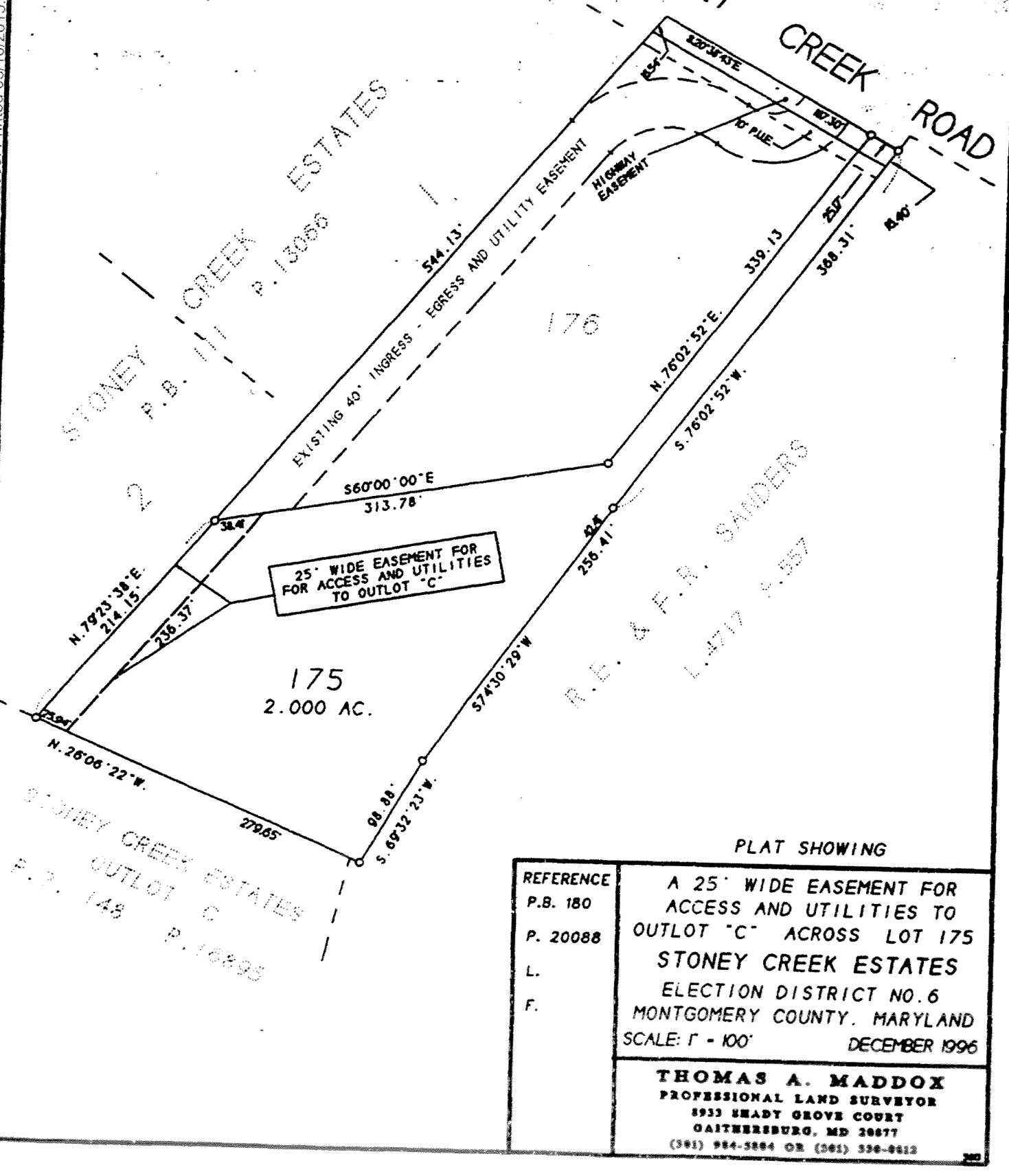


EXHIBIT "B"

**Description of a 25' Easement
over Lot 175, Stoney Creek Estates
Montgomery County, Maryland**

Beginning for the same at the westernmost common corner of Lot 2, Stoney Creek Estates, as shown in Plat Book 111 at Plat No. 13066 among the Land Records of Montgomery County, Maryland, and Lot 175, Stoney Creek Estates, as shown in Plat Book 180 at Plat No. 20088 among said Land Records, said corner also being on the boundary line between Lot 175 and Outlot C as shown in Plat Book 180 at Plat No. 20088, and continuing the following 4 courses and distances:

1. Along the common boundary line of Lot 2 and Lot 175, North 79°23'38" East 214.15 feet; thence leaving the common boundary line of Lot 2 and Lot 175 and travelling along the common boundary line of Lot 175 and Lot 176 as shown in Plat Book 180 at Plat No. 20088,
2. South 60°00'00" East 38.41 feet; thence leaving the common boundary line of Lot 175 and Lot 176 to travel over Lot 175,
3. South 79°23'38" West 236.37 feet to a point on the common boundary line of Lot 175 and Outlot C; thence along the common boundary line of Lot 175 and Outlot C,
4. North 26°06'22" West 25.94 feet to the place of Beginning.

LF 14863.304

State of Maryland Land Instrument Intake Sheet

Baltimore City County: MONTGOMERY

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only--All Copies Must Be Legible)

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if Applicable) Cite or Explain Authority

4 Consideration and Tax Calculations
Table with columns: Consideration Amount, Finance Office Use Only

5 Fees
Table with columns: Amount of Fees, Dec. 1, Dec. 2, Agent, Tax Bill, C.B. Credit, Ag. Tax/Other

6 Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

7 Transferred From
Dec. 1 - Grantor(s) Name(s)
Dec. 2 - Grantor(s) Name(s)

8 Transferred To
Dec. 1 - Grantor(s) Name(s)
Dec. 2 - Grantor(s) Name(s)

9 Other Names to Be Indexed
Dec. 1 - Additional Names to be Indexed (Optional)
Dec. 2 - Additional Names to be Indexed (Optional)

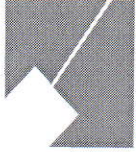
10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: Richard L. Fritts (File #71697)
Firm: Paragon Title & Escrow Co.
Address: 7415 Arlington Road Bethesda, MD 20814 Phone: (301) 986-1114

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes X No Will the property being conveyed be the grantee's principal residence?
Yes X No Does transfer include personal property? If yes, identify:
Yes X No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line
Terminal Verification Agricultural Verification Whole Part Tran. Process Verification
Transfer Number: 19 Date Received: 19 Geo. Map Sub Assigned Property No.
Land Buildings Total
Zoning Grid Plat Lot
Use Parcel Section Occ. Cd.
Town Cd. Ex. St. Ex. Cd.

Distribution: Clerk's Office
SDAT
Office of Finance
Proprietor
AOC-CC-300 (4/88)

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 14863, p. 0304, MSA, CE63, 14818, Date available 06/15/2005, Printed 03/10/2015.



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 6, 2014

Rohit and Anika Khanna
737 Summer Walk Drive
Gaithersburg, MD 20878

Final Forest Conservation Plan
Property Name: Stoney Creek Estates – Lots 175 & 176
Plan Number: 119960120
Tract Size/Net Tract Area: 4.0 Acres/4.0 Acres

Dear Rohit and Anika Khanna:

Based on the review by the Maryland National Capital Park and Planning Commission (M-NCPPC), the final forest conservation plan mentioned above is approved. The Final Forest Conservation Plan consists of no forest saved, no forest removed, and 0.80-acres of reforestation required, all of which will be met onsite. The conditions of approval are as follows:

1. The Applicant must submit financial security for planting 0.80 acres of forest prior to the start of clearing and grading.
2. The Applicant must obtain M-NCPPC approval of a two-year maintenance and management agreement prior to M-NCPPC accepting any onsite planting.
3. Inspections consistent with Section 22A.00.01.10 of the Forest Conservation Regulations.
4. The Applicant must install permanent Category I Forest Conservation Easement signage along the perimeter of the conservation easements.

Any changes from the approved final forest conservation plan may constitute grounds to rescind or amend any approval actions taken, and to re-evaluate the site for additional or amended plantings. If there are any subsequent additions or modifications planned for this development, a separate amendment must be submitted to M-NCPPC for review and approval prior to those changes occurring. If you have any questions regarding these actions, please feel free to contact Josh Penn at (301) 495-4546.

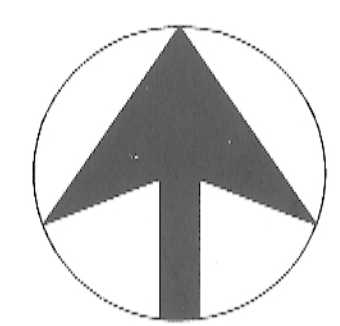
Sincerely,

A handwritten signature in black ink that reads "John Carter".

John Carter
Chief, Planning Area 3

Cc: File 119960120
Dave McKee, Benning and Associates

06/02/2014



date: May 12, 2014
scale: 1" = 40'

- LEGEND:**
- PROPOSED HOUSE
 - PROPOSED CONTOUR
 - PROPOSED SEPTIC TANK
 - PROPOSED WELL
 - PROPOSED SEPTIC SYSTEM
 - PROPOSED SPOT ELEVATION
 - SEPTIC AREA OUTLINE
 - CATEGORY I CONSERVATION EASEMENT
 - PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Final Forest Conservation Plan
APPROVAL

Plan No. 119960120
Signature: *[Signature]* Date: 6/6/14

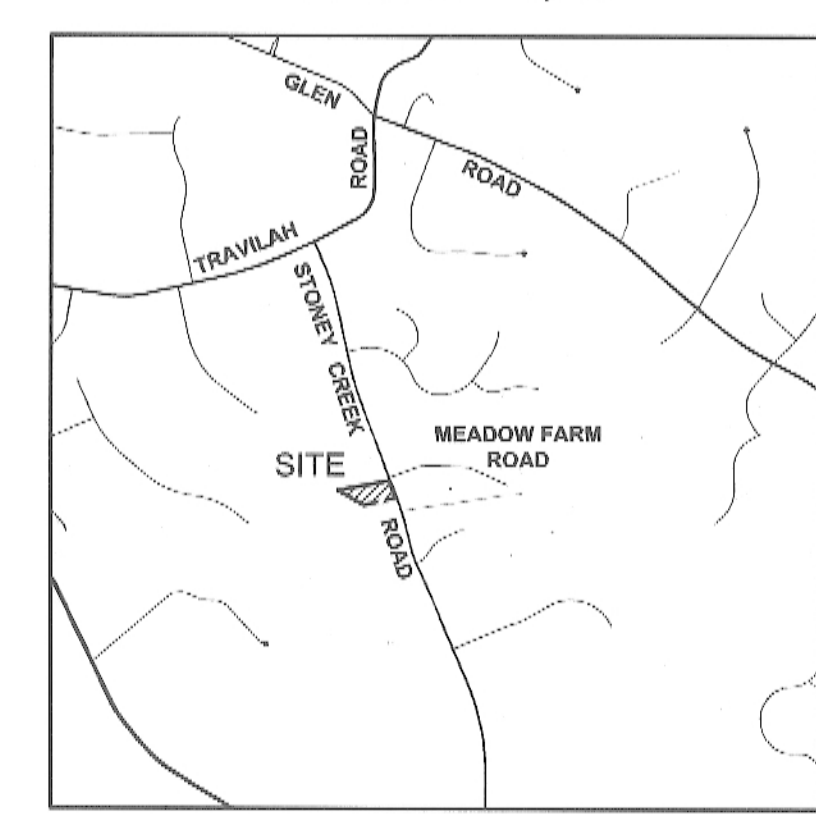
Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 948-0240



RECEIVED
M-NPPC
JUN - 4 2014
MONTGOMERY COUNTY
PLANNING DEPARTMENT

PREPARED FOR:
ROHIT & ANIKA KHANNA
737 SUMMER WALK DRIVE
GAITHERSBURG, MD 20878
301-977-1974

VICINITY MAP
SCALE: 1" = 2,000'



DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 119960120 including, financial bonding, forest planting, maintenance and all other application agreements.

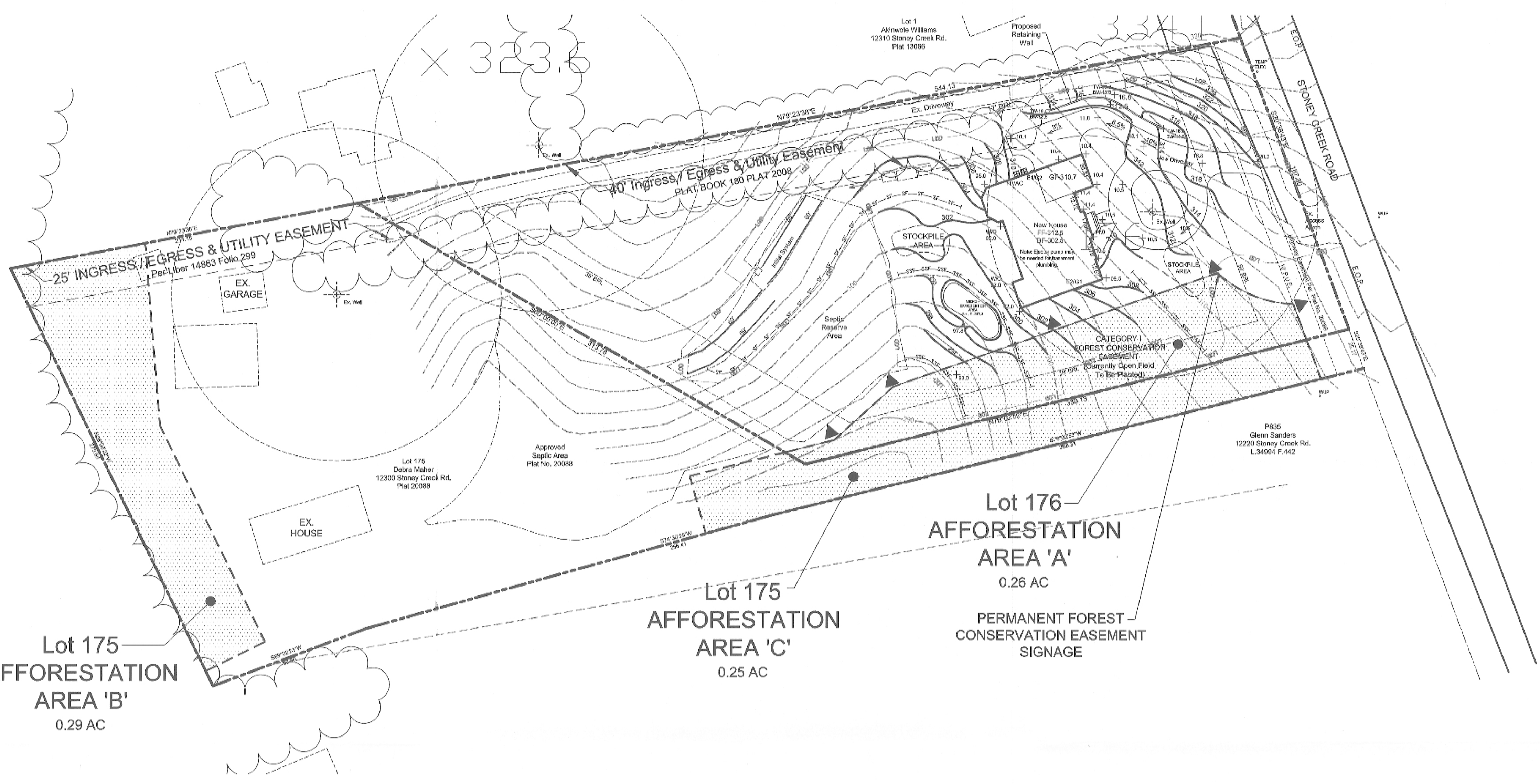
Developer's Name: Print Company Name

Contact Person or Owner: ROHIT & ANIKA KHANNA
Print Name

Address: 737 SUMMER WALK DRIVE GAITHERSBURG, MD 20878

Phone # and Email: 301-977-1974

Signature: *[Signature]*



FINAL FOREST CONSERVATION PLAN NOTES:

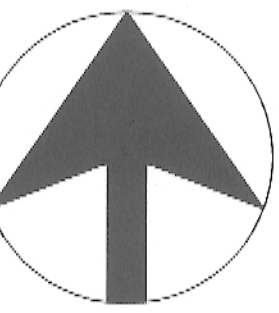
- REFORESTATION REQUIREMENTS - AREA 'A'**
1. AFFORESTATION FOR ANDREA S. HEID PROPERTY # 11996012 0.26 ACRES
2. PROPOSED PLANTING DENSITY:
100 TREES 1.5-2" CAL. / AC
33 SHRUBS 18-24" HEIGHT / AC
3. NUMBER OF TREES TO BE PLANTED: 100 x 0.26 AC = 26 TREES
4. NUMBER OF SHRUBS TO BE PLANTED: 33 x 0.26 AC = 9 SHRUBS
5. SURVIVABILITY REQUIRED AT END OF TWO-YEAR MAINTENANCE PERIOD 26 TREES x 100% = 26 TREES
9 SHRUBS x 75% = 7 SHRUBS
- REFORESTATION REQUIREMENTS - AREA 'B'**
1. AFFORESTATION FOR ANDREA S. HEID PROPERTY # 11996012 0.29 ACRES
2. PROPOSED PLANTING DENSITY:
100 TREES 1.5-2" CAL. / AC
33 SHRUBS 18-24" HEIGHT / AC
3. NUMBER OF TREES TO BE PLANTED: 100 x 0.29 AC = 29 TREES
4. NUMBER OF SHRUBS TO BE PLANTED: 33 x 0.29 AC = 10 SHRUBS
5. SURVIVABILITY REQUIRED AT END OF TWO-YEAR MAINTENANCE PERIOD 29 TREES x 100% = 29 TREES
10 SHRUBS x 75% = 8 SHRUBS
- REFORESTATION REQUIREMENTS - AREA 'C'**
1. AFFORESTATION FOR ANDREA S. HEID PROPERTY # 11996012 0.25 ACRES
2. PROPOSED PLANTING DENSITY:
100 TREES 1.5-2" CAL. / AC
33 SHRUBS 18-24" HEIGHT / AC
3. NUMBER OF TREES TO BE PLANTED: 100 x 0.25 AC = 25 TREES
4. NUMBER OF SHRUBS TO BE PLANTED: 33 x 0.25 AC = 9 SHRUBS
5. SURVIVABILITY REQUIRED AT END OF TWO-YEAR MAINTENANCE PERIOD 25 TREES x 100% = 25 TREES
9 SHRUBS x 75% = 7 SHRUBS

PLANT SCHEDULE - RECOMMENDED SPECIES LIST

AFFORESTATION AREA 'A' - LOT 176 (0.26 AC) 26 TREES 9 SHRUBS					
QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
TREES: 26					
6	1.5-2" Cal.	Acer rubrum	Red Maple	15-20'	B & B
5	1.5-2" Cal.	Liriodendron tulipifera	Tulip Poplar	15-20'	B & B
5	1.5-2" Cal.	Plantanus occidentalis	Sycamore	15-20'	B & B
5	1.5-2" Cal.	Quercus alba	White Oak	15-20'	B & B
5	1.5-2" Cal.	Quercus palustris	Pin Oak	15-20'	B & B
SHRUBS: 9					
5	18-24" Height	Viburnum acerifolium	Mapleleaf Viburnum		Container Grown
4	18-24" Height	Viburnum dentatum	Southern Arrowwood		Container Grown
AFFORESTATION AREA 'B' - LOT 175 (0.29 AC) 29 TREES 10 SHRUBS					
QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
TREES: 29					
6	1.5-2" Cal.	Acer rubrum	Red Maple	15-20'	B & B
6	1.5-2" Cal.	Liriodendron tulipifera	Tulip Poplar	15-20'	B & B
6	1.5-2" Cal.	Plantanus occidentalis	Sycamore	15-20'	B & B
6	1.5-2" Cal.	Quercus alba	White Oak	15-20'	B & B
5	1.5-2" Cal.	Quercus palustris	Pin Oak	15-20'	B & B
SHRUBS: 10					
5	18-24" Height	Viburnum acerifolium	Mapleleaf Viburnum		Container Grown
5	18-24" Height	Viburnum dentatum	Southern Arrowwood		Container Grown
AFFORESTATION AREA 'C' - LOT 175 (0.25 AC) 25 TREES 9 SHRUBS					
QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
TREES: 25					
5	1.5-2" Cal.	Acer rubrum	Red Maple	15-20'	B & B
5	1.5-2" Cal.	Liriodendron tulipifera	Tulip Poplar	15-20'	B & B
5	1.5-2" Cal.	Plantanus occidentalis	Sycamore	15-20'	B & B
5	1.5-2" Cal.	Quercus alba	White Oak	15-20'	B & B
5	1.5-2" Cal.	Quercus palustris	Pin Oak	15-20'	B & B
SHRUBS: 9					
5	18-24" Height	Viburnum acerifolium	Mapleleaf Viburnum		Container Grown
4	18-24" Height	Viburnum dentatum	Southern Arrowwood		Container Grown

FINAL FOREST CONSERVATION & PLANTING PLAN
STONE CREEK ESTATES - Lots 175 & 176
12300 & 12306 Stoney Creek Road
Montgomery County, Maryland

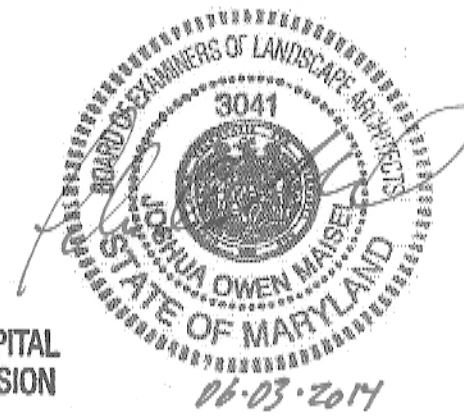
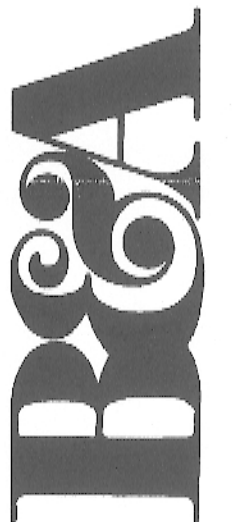
06/02/2014



date: May 12, 2014

scale:

Bemling & Associates, Inc.
Land Planning Consultants
8833 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240



FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

A. Total tract area ...	4.00
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area	4.00

LAND USE CATEGORY: (from *Trees Technical Manual*)

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

ARA	MDR	IDA	HDR	MPD	CIA
0.00	1.00	0.00	0.00	0.00	0.00

G. Afforestation Threshold ...	0.20 x F =	0.80
H. Conservation Threshold ...	0.25 x F =	1.00

EXISTING FOREST COVER:

I. Existing forest cover	0.00
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

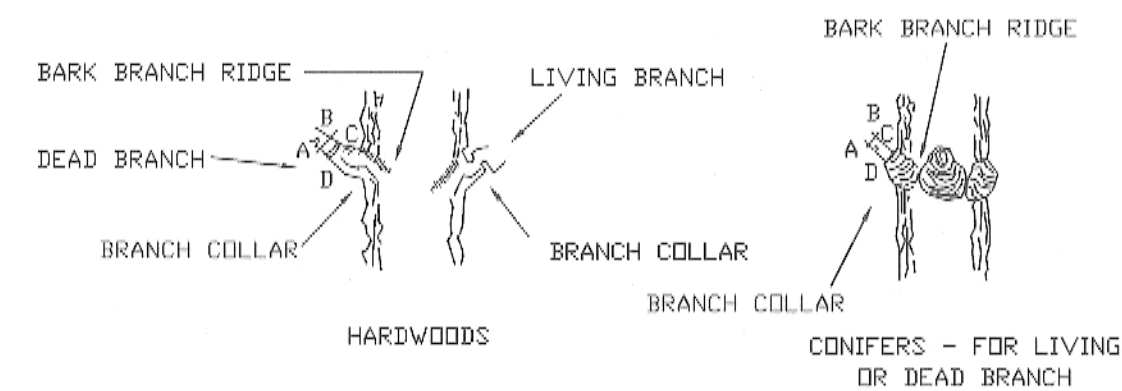
PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.00
T. Total afforestation required	0.80
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.80

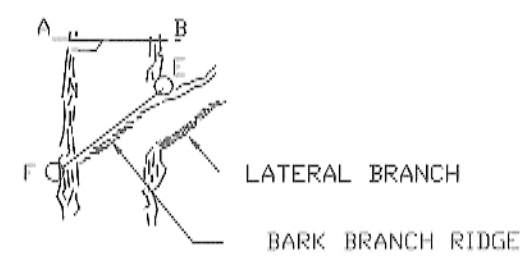
PRUNING A BRANCH



NOTES:

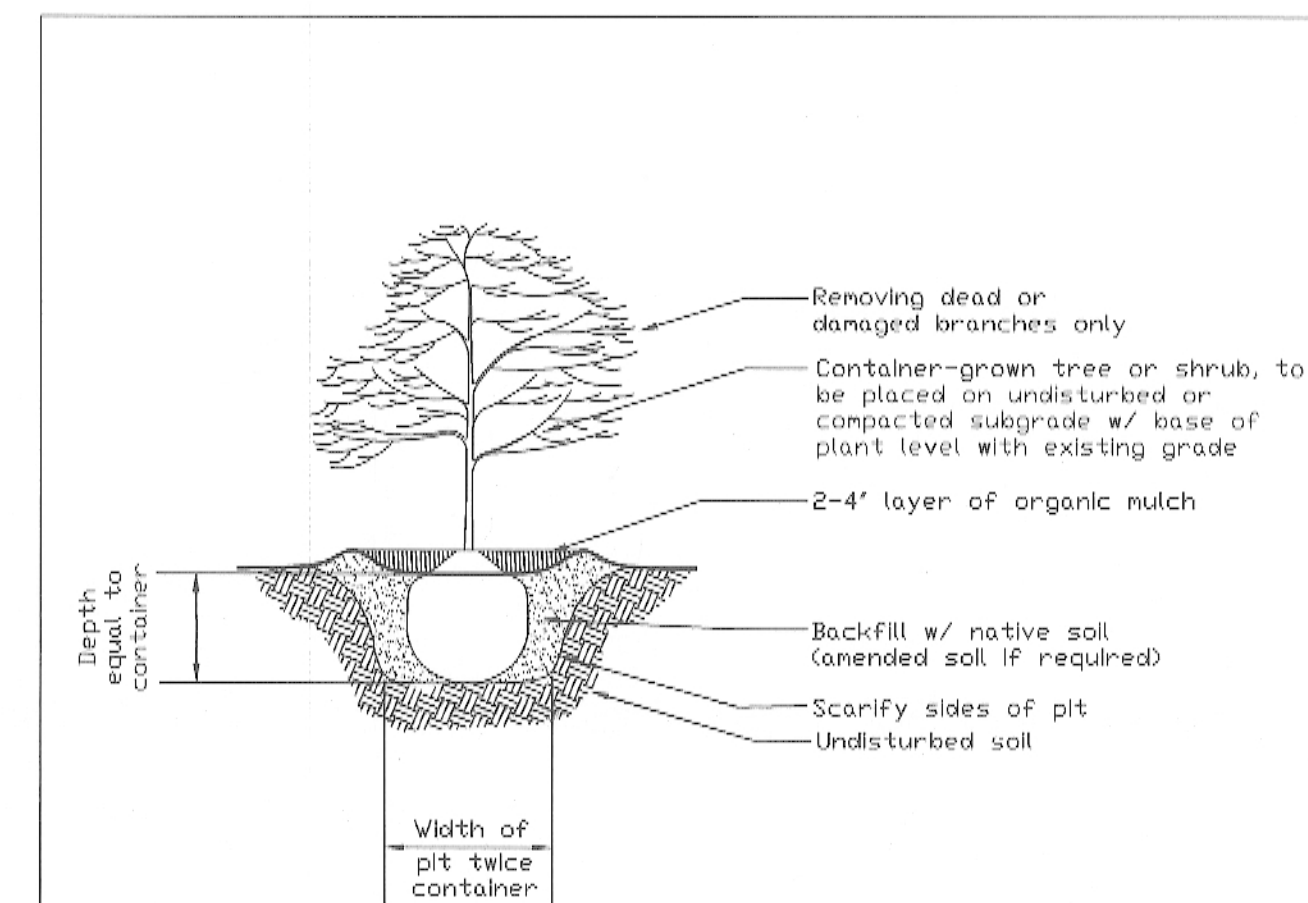
1. REMOVE BRANCH WEIGHT BY UNDERCUTTING AT 'A' AND REMOVE LIMB BY CUTTING THROUGH AT 'AB'.
2. REMOVE STUB AT 'CD' (LINE BETWEEN BRANCH BARK RIDGE AND OUTER EDGE OF BRANCH COLLAR).
3. IF 'D' IS DIFFICULT TO FIND ON HARDWOODS, ANGLE OF 'CD' TO TRUNK SHOULD BE THE REFLECTIVE ANGLE OF THE BARK BRANCH RIDGE 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 AT 'AB'.
2. REMOVE STUB AT 'CD' 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



PLANTING DETAIL - SHRUB
Container Grown

INTERNATIONAL SOCIETY OF ARBORICULTURE

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

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSCUT LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INSIDE TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE STAKING DETAIL.

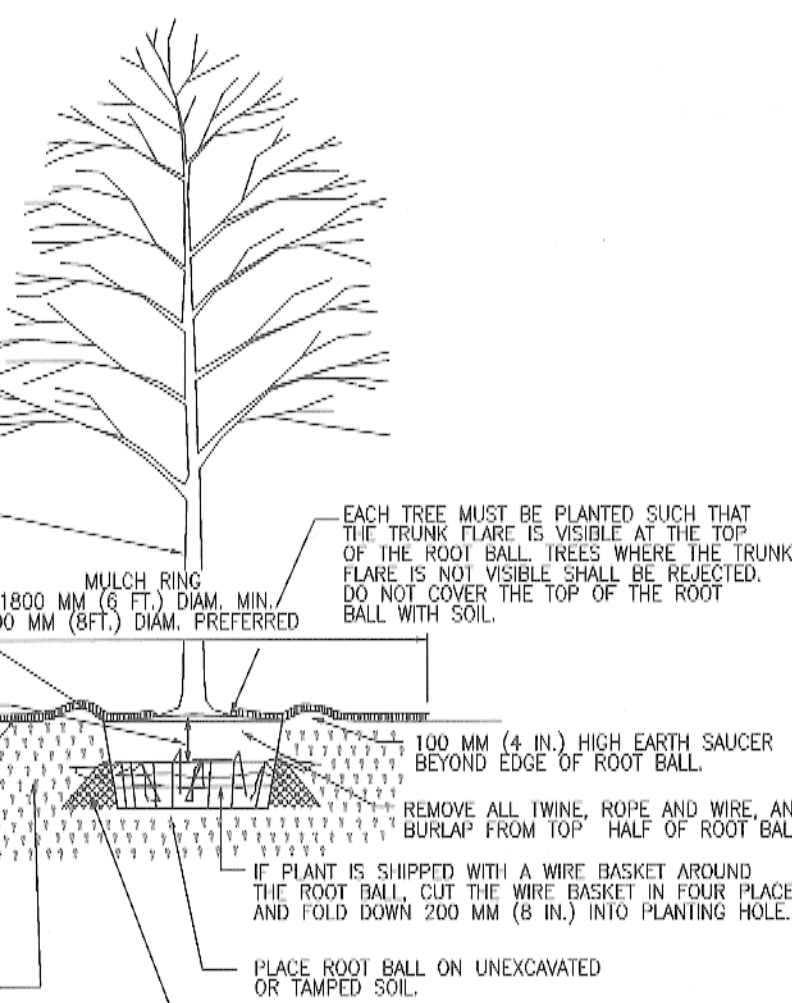
WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.

NOTE: FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE "SOIL IMPROVEMENT DETAILS."



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
(217) 355-9516 FAX

NOTE: FOR DETAILED REQUIREMENTS RELATED TO THE PLANTING OF THE TREE IN THE IMPROVED SOIL, SEE "TREE PLANTING DETAIL."

LOAMY SOIL

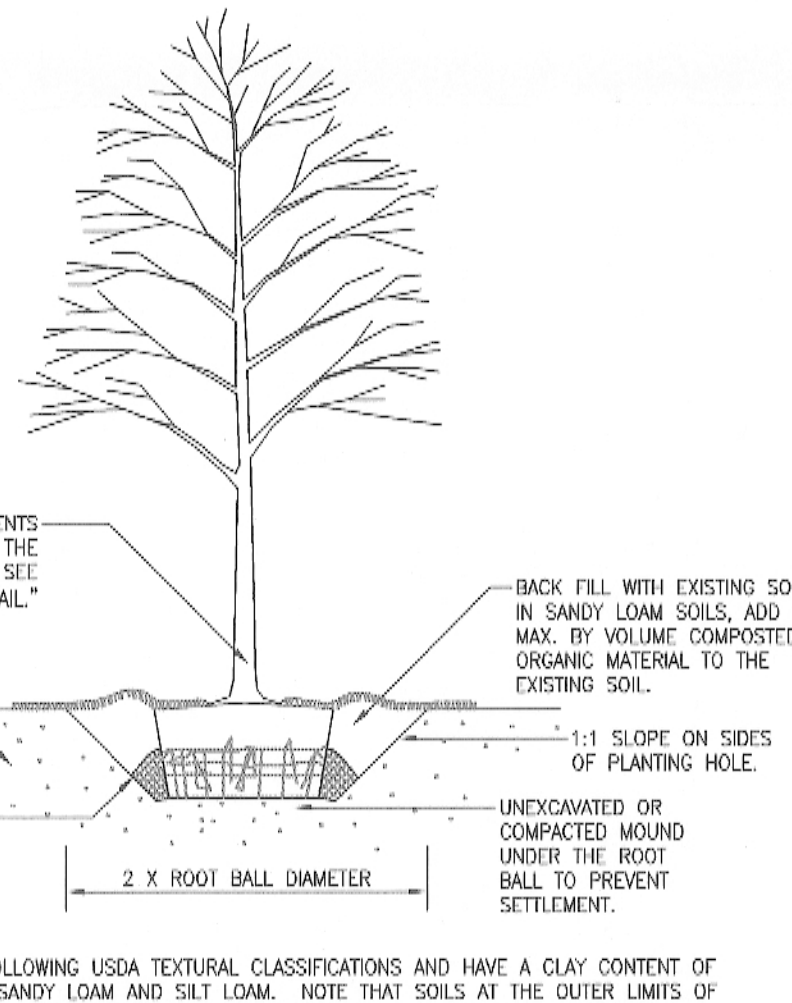
TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

LOAMY SOILS INCLUDE THE FOLLOWING USDA TEXTURAL CLASSIFICATIONS AND HAVE A CLAY CONTENT OF BETWEEN 15 TO 27%. LOAM, SANDY LOAM AND SILT LOAM. NOTE THAT SOILS AT THE OUTER LIMITS OF THE LOAM CLASSIFICATIONS MAY PRESENT SPECIAL PLANTING PLANTING PROBLEMS NOT ANTICIPATED BY THIS DETAIL.

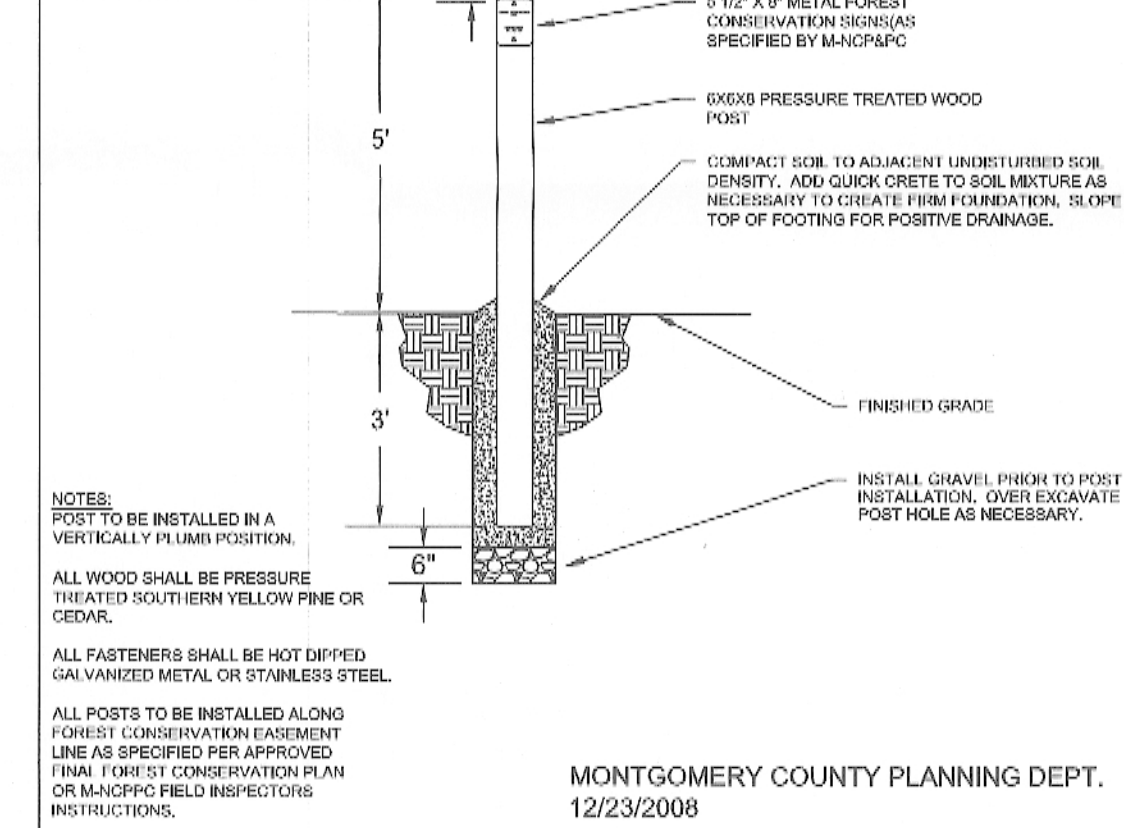
LOAMY SOILS ARE DEFINED AS GRANULAR OR BLOCKY FRIABLE SOILS, A MIXTURE OF SAND, SILT AND CLAY PARTICLES WITH A MINIMUM OF 1.5% BY DRY WEIGHT ORGANIC MATTER. THE SOIL MUST NOT BE SO COMPACTED AS TO IMPED ROOT GROWTH OR DRAINAGE. THE SOIL STRUCTURE SHALL NOT BE PLAY OR MASSIVE. THE SOIL MUST BE TESTED FOR TEXTURE, DRAINAGE CAPABILITY, PH, AND NUTRIENT VALUES PRIOR TO DETERMINING PLANT SELECTIONS AND ANY ADDITIONAL SOIL IMPROVEMENTS.

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.)



PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE



NOTE: POST TO BE INSTALLED IN A VERTICALLY PLUMB POSITION.

ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.

ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED METAL OR STAINLESS STEEL.

ALL POSTS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AS SPECIFIED PER APPROVED FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTORS' INSTRUCTIONS.

MONTGOMERY COUNTY PLANNING DEPT.
12/23/2008

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 119980120 including, financial bonding, forest planting, maintenance and all other application agreements.

Developer's Name: _____
Print Company Name

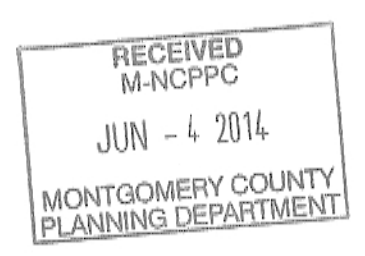
Contact Person or Owner: _____
Print Name: ROHIT & ANIKA KHANNA

Address: 737 SUMMER WALK DRIVE GAITHERSBURG, MD 20878

Phone # and Email: 301-977-1974

Signature: *Rohit Khan*

FINAL FOREST CONSERVATION & PLANTING PLAN
STONEY CREEK ESTATES - Lots 175 & 176
12300 & 12306 Stoney Creek Road
Montgomery County, Maryland



Sequence of Events for Property Owners Required to Comply With Forest Conservation and/ or Tree-Save Plans

Pre-Construction

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner shall contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.
2. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
 - a. Root pruning
 - b. Crown Reduction or pruning
 - c. Watering
 - d. Fertilizing
 - e. Vertical mulching
 - f. Root aeration matting
 Measures not specified on the forest conservation plan may be required as determined by the M-NCP&PC inspector in coordination with the arborist.

3. A Maryland licensed tree expert or an International Society of Arboriculture certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.

4. Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. 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. Temporary tree protect devices may include:
 - a. Chain link fence (four feet high)
 - b. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

5. Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the forest conservation inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of the forest conservation inspector.

6. Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown approved plan.

7. Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.

During Construction

8. Periodic inspections by the forest conservation inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the forest conservation inspector, must be made within the timeframe established by the inspector.

Post-Construction

9. After construction is completed, an inspection shall be requested. Corrective measures may include:
 - a. Removal and replacement of dead and dying trees
 - b. Pruning of dead or declining limbs
 - c. Soil aeration
 - d. Fertilization
 - e. Watering
 - f. Wound repair
 - g. Clean up of retention areas
10. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. No additional grading, sodding, or burial may take place.

GENERAL PLANTING NOTES:

1. Prior to any planting on the site, a pre-planting meeting with the M-NCP&PC Inspector must be arranged.
2. The contractor shall locate and verify the existence of all utilities prior to any excavation work.
3. The contractor shall supply all plant materials in quantities equal to that shown on plan.
4. All plant material shall conform to the guidelines established in the current American Standard for Nursery Stock as published by the American Association of Nurserymen.
5. All plants shall bear the same relationship to finished grade as the plant's original grade.
6. All plants shall be balled & burlapped or container grown as specified. Container grown stock that is root balled will not be acceptable.
7. With container grown stock, the container shall be removed and the ball shall be cut through the surface in two vertical locations.
8. All plants shall be sprayed with an antidesiccant within 24 hours after planting.
9. All plants shall be installed as per details.
10. All plants and stakes shall be set plum unless otherwise specified.
11. The landscape contractor shall provide loam fill as needed.
12. All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered weekly or more often, if necessary, during the first growing season.
13. Landscaping including on-site forest mitigation within the stream buffer, to be installed and approved prior to occupancy and use of the facility.

PLANTING NOTES:

1. Prior to planting, inspect planting stock. Plants not conforming to the American Standard for Nursery Stock specifications for size, form, vigor or roots, or due to trunk wounds, insects and disease should be replaced.
2. Areas planted should be mulched after planting unless tree shelters are provided.
3. Water heavily to fill any air pockets in soil.

SITE PREPARATION NOTES:

1. Soil tests are to be performed by contractor in all areas proposed for planting to determine deficiencies.
2. Soil amendments, if necessary, should be applied before planting and are to be determined by University of Maryland Cooperative Extension Service or other qualified professional, as determined by the M-NCP&PC site inspector.
3. Topsoil for planting shall be uniform composition, free of subsoil, clay lumps, stones, stumps, roots or similar objects larger than 1 inch.
4. Topsoil must be free of plant or parts of Bermudagrass, Quackgrass, Johnsongrass, Nutsage, Poison Ivy, Canadian Thistle, or others.
5. All topsoil shall be tested by a recognized laboratory for pH and soluble salts. A pH of 4.5 to 7.5 is required. Soluble salts shall not be higher than 500 parts per million.
6. All existing trash must be removed prior to planting.
7. Four inches of topsoil will be added to all reforestation areas prior to planting.
8. All plant installation shall follow the latest edition of the M-NCP & PC publication "Trees-Approved Technical Manual".
9. Plants shall be inspected by the contractor and any material that is either damaged or which has root ball compaction, j-rooted or kinked root systems will be replaced. No plants will be stored on site. Plants will be planted immediately once received from the nursery.
10. Stock will be planted in random order to reflect natural growth of the forest.
11. Planting field should be limited to 2.5x root ball diameter. Native soil material will be used to back fill plant site and area will be packed to remove air pocket. Rake soil evenly over the planting field and fill plant site and area will be packed to remove air pocket. Rake soil evenly over the planting field and cover hole with three inches of mulch. Water to settle soil and provide moisture as needed.
12. Deer protection measures to be determined as part of the pre-planting meeting.

MAINTENANCE AGREEMENT:

1. The owner's Maintenance Period shall last for two years after completion of planting as directed by the approval authority (M-NCP&PC).
2. The owner's maintenance of new planting shall consist of watering, cultivating, weeding, mulching, installing tree shelters, replacement of tree shelters, resetting plants to proper grades or upright position, and furnishing and applying such pesticide sprays and invigorants as are necessary to keep the plants free of insects and disease and in thriving condition.
3. Protect planting areas and plants at all times against damage of all kinds for the duration of maintenance period. Maintenance includes temporary protection barriers and signs as required for protection.

MAINTENANCE:

1. The area will be mowed before planting and invasive species should be treated with herbicide at this time to inhibit their comeback. Continuing maintenance will be needed to control competing vegetation until the new plantings become established. This may include repeat mowing, mulching and/or touch treatment of exotics with herbicide. Mowing will be required at least once during each growing season of the two-year maintenance period.
2. All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall be watered weekly or more often during the first growing season depending on conditions and species tolerance. All plants shall be watered periodically during subsequent spring, Summer & Fall seasons of the two-year maintenance period as conditions require and as per maintenance agreement.
3. Exact measures for installation and maintenance to be determined at pre-planting meeting.
4. Forest planting areas to be covered by a two-year maintenance program, with a two-year bond. The landscape contractor will inspect all planted areas every six months after for two years. At the end of the two year inspection, the contractor will request M-NCP&PC inspection and will ensure that 75% of the original stock level is alive and vigorous.
5. In years one and two each forest planting area will be maintained by either mowing or chemical treatment. Control of exotic and invasive species is to be done without the use of herbicides as much as possible. If use of chemicals is unavoidable, contact M-NCP&PC (301) 495-4540 for approval prior to application of chemicals.
6. During each inspection following planting, the contractor will evaluate the need for additional watering, additional fertilizer or lime and any additional steps to control competing vegetation. The contractor will also assess any disease potential of if any outside influences is having a deleterious affect on the mitigation sites.

Inspections:

All field inspections must be requested by the applicant. Inspections must be conducted as follows:

Tree Save Plans and Forest Conservation Plans without Planting Requirements

- 1) After the limits of disturbance have been staked and flagged, but before any clearing or grading resumes.
- 2) After necessary stress reduction measures have been completed and the protection measures have been installed, but before any clearing or grading resumes.
- 3) After completion of all construction activities to determine the level of compliance with the provisions of the forest conservation plan;

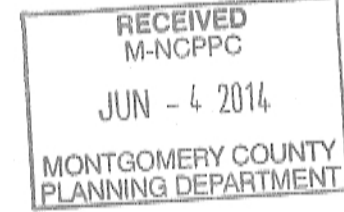
Additional Requirements for Plans with Planting Requirements

- 4) Before the start of any required reforestation and afforestation planting
- 5) After required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance
- 6) 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.

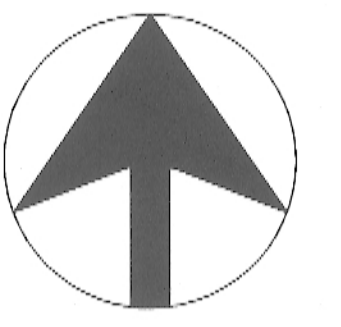
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Final Forest Conservation Plan
APPROVAL

Plan No. 119960120
[Signature] 6/6/14
Signature Date



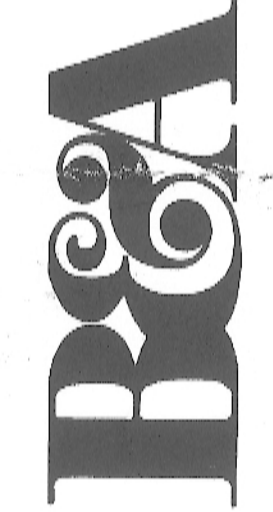
06/02/2014



date: May 12, 2014

scale:

Bemning & Associates, Inc.
Landscape Consultants
8933 Study Grove Court
Gaithersburg, MD 20877
(301) 948-0240



**FINAL FOREST CONSERVATION & PLANTING PLAN
STONEY CREEK ESTATES - Lots 175 & 176
12300 & 12306 Stoney Creek Road
Montgomery County, Maryland**

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 119960120 including, financial bonding, forest planting, maintenance and all other application agreements.

Developer's Name: _____
Print Company Name

Contact Person or Owner: ROHIT & ANIKA KHANNA
Print Name

Address: 737 SUMMER WALK DRIVE GAITHERSBURG, MD 20878

Phone # and Email: 301-977-1974

Signature: *[Signature]*



MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue, Silver Spring, Maryland 20910
 Environmental Planning Division 301.495.4540 Fax: 301.495.1303
 www.MontgomeryPlanning.Org

Attachment 7

Issued
FAQs

NOTICE OF VIOLATION

EDPNOV 0001

FOR MONTGOMERY COUNTY, MARYLAND, the undersigned issuer, being duly authorized, states that:

On February 26, 2015 the recipient of this NOTICE, James Maher and Debra Maher
Date Recipient's Name
 who represents the property owner, James and Debra Maher
Property Owner's Name

is notified that a violation of the Montgomery County Forest Conservation Law (Chapter 22-A) exists at the following location: Lot 175 Stoney Creek Estates, 12300 Stoney Creek Rd

Plan No. 119960120 Explanation: retaining walls, fill dirt and dumped wood and brick within Category 1 Conservation Easement

VIOLATION:

- Failure to hold a required pre-construction meeting.
 - Failure to have tree protection measures inspected prior to starting work.
 - Failure to install or maintain tree protection measures per the approved Forest Conservation or Tree Save plan.
 - Failure to comply with terms, conditions and/or specifications of an approved Forest Conservation plan or Tree Save plan, or as directed by Forest Conservation Inspector
 - Failure to obtain an approved Forest Conservation plan or Tree Save plan prior to cutting, clearing, or grading 5,000 square feet on a property of 40,000 square feet or greater.
 - Failure to comply with reforestation or afforestation requirements of a Forest Conservation Plan.
 - Failure to obtain written approval for a fence permit prior to installing a fence that passes through or around a conservation easement.
 - Other: activities interfering with natural ground cover and structural improvements within Category 1 Conservation Easement - easement agreement violation
- Failure to comply with this NOV by 03/20/15 may result in i) issuance of a citation, ii) issuance of a Stop Work Order, and/or iii) issuance of a Notice of Hearing to appear before the Planning Board for appropriate Administrative Action. Recipient is to call the inspector at 301-495-4564 when the corrective action is complete. The following corrective action(s) must be performed as directed and within any time frames specified below:**
- Stake out limits of disturbance (LOD) and contact Forest Conservation Inspector for a pre-construction meeting:
 - Install tree protection measures and/or tree care as directed by Forest Conservation Inspector.
 - Submit required application for compliance with Chapter 22A of the County Code. Contact Environmental Planning at 301-45-4540.
 - Cease all cutting, clearing, or grading and/or land distributing activity. Approval from Forest Conservation Inspector is required to resume work.
 - Schedule a pre-planting meeting with the Forest Conservation Inspector prior to the reforestation of afforestation planting.
 - Schedule and attend a meeting with staff to determine appropriate corrective action to be performed by a date certain. Failure to complete the corrective action by the date assigned may result in i) issuance of a citation, ii) issuance of a Stop Work Order, and/or iii) issuance of a Notice of Hearing to appear before the Planning Board for appropriate Administrative Action.
 - Other:

MNCPPC Inspector Stephen Peck Stephen Peck 02/27/2015
Printed Name Signature Date

RECEIVED BY: sent certified mail
Printed Name Signature Date

1. Why is there a forest conservation easement on my property?

When your lot was created in order to build your house, the developer was required by law to preserve a certain amount of property for forest conservation. The developer chose to place a forest conservation easement over a portion of the subdivision that included your lot. The location of your house on the lot was determined by the builder after the subdivision was created with the easements already in place.

2. I have an easement on my property; can I remove it?

In some, but not all cases the Planning Board may let you remove and replace the easement, but it is a costly process. You should expect to survey or replat your property, survey the replacement property, and plant trees and bushes in a much larger area determined appropriate to replace the easement. If you are interested in learning if this is an option for your property, please request a meeting with M-NCPPC staff.

3. I received a Notice of Violation. What do I do?

The Notice of Violation lists the corrective actions that need to be completed to bring your property into compliance by a certain date. If you have questions or concerns about the corrective actions, you can set up a meeting with M-NCPPC staff before the compliance date.

4. What happens if I don't agree or comply with the Notice of Violation?

You may set up a meeting with M-NCPPC Staff to discuss the Notice of Violation. The staff will work with you to identify possible solutions to bring your property into compliance. However, you can also request a hearing on the matter, and a Notice of Hearing will be issued. *Please read FAQ #9.* If you ignore the Notice of Violation, the inspector may issue an Administrative Citation to you with a fine of up to \$1,000 for each violation and a date by which the fine needs to be paid and the corrective actions completed. You can avoid a fine by bringing your property into compliance.

5. I received an Administrative Citation. What do I do?

The Administrative Citation lists the corrective actions that need to be completed to bring the property into compliance by a certain date. It will also include a fine of up to \$1,000 that must be paid by the date on the Citation. Additional fines may accrue if the deadline is not met. You may also request a hearing within 15 days of the date the Citation was issued. *See FAQ #8.*

6. If I pay the Citation, is there anything else I need to do?

Yes. You must also bring your property into compliance by performing the corrective actions listed on the Citation. If you have any questions about what needs to be done, please contact the inspector.

7. What happens if I don't agree or comply with the Administrative Citation?

If you do not comply with the Administrative Citation, you will be issued a Notice of Hearing.

8. How do I request a hearing?

Send a written request to M-NCPPC, Office of the General Counsel, 8787 Georgia Avenue, Silver Spring, MD 20910, and include a copy of the Notice of Violation or Administrative Citation.

9. I received a Notice of Hearing. What does that mean?

The Notice of Hearing lists the date and location of a hearing in front of a hearing officer who will make a recommendation to the Planning Board. The hearing is similar to a trial. A lawyer for the Planning Department will present evidence to prove that your property has a forest conservation violation. You will have the opportunity to present contrary evidence. Before the hearing, if you decide that you would like to resolve the violation to avoid the hearing process and an additional financial penalty that will be imposed if you are found in violation, you should contact the inspector to set up a meeting to implement the previously identified corrective actions.

10. What can I expect at the hearing?

The Enforcement Rules that govern the hearings can be found on the Planning Board's homepage at <http://www.montgomeryplanningboard.org/> under the "Learn More" section. The hearing is held in front of a hearing officer, and is similar to a trial. You will have the opportunity to present evidence, have witnesses testify on your behalf and cross-examine the Planning Department's witnesses. The hearing officer will make a recommendation to the Planning Board whether to find you in violation, and if so, recommend corrective actions and an Administrative Civil Penalty in addition to the fine set on the Citation. The Planning Board will hold another hearing that will be limited to review of the hearing officer's recommendation and any issues raised from the first hearing. You will be limited to 10 minutes to present your position to the Planning Board. The Planning Board will decide whether to accept the hearing officer's recommendation, or to make any changes. The Planning Board will then issue an Order that is only appealable in the Circuit Court. Please read FAQ #11.

11. Do I need an attorney?

If you are found in violation, you could be subject to significant expense – both in penalties and cost to bring your property into compliance. Although you may represent yourself, you should consider hiring an attorney.

12. What will this cost me?

In addition to the fine listed on your Administrative Citation, in any case where a violation is found after a hearing, the law requires the Planning Board to impose an Administrative Civil Penalty for violations of the Forest Conservation Law and associated agreements, with a minimum of \$0.30 per square foot of property impacted to a maximum of \$10.45 per square foot. The penalty is based on the 8 factors listed in Section 22A-16(d)(2) of the Montgomery County Code. The Planning Board may also impose requirements to bring your property into compliance with the law, such as development of a new forest conservation plan and replanting. You may incur significant additional costs to comply with the Board's Order.





MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue, Silver Spring, Maryland 20910

Environmental Planning Division 301.495.4540 Fax: 301.495.1303

www.MontgomeryPlanning.Org

Issued with
FAQs

NOTICE OF VIOLATION

EDPNOV 0001

FOR MONTGOMERY COUNTY, MARYLAND, the undersigned issuer, being duly authorized, states that:

On 03/12/2015 the recipient of this NOTICE, Gary Balsamo

who represents the property owner, Stoney Creek Overlook LLC; Lot 185 Stoney Creek Estate

is notified that a violation of the Montgomery County Forest Conservation Law (Chapter 22-A) exists at the following location: northwest corner area of Category I Conservation Easement on Lot 175 Stoney Creek Estates

Plan No. <u>119960120</u>	Explanation: <u>constructed private driveway within Category I Conservation Easement</u>
VIOLATION:	
<input type="checkbox"/>	Failure to hold a required pre-construction meeting.
<input type="checkbox"/>	Failure to have tree protection measures inspected prior to starting work.
<input type="checkbox"/>	Failure to install or maintain tree protection measures per the approved Forest Conservation or Tree Save plan.
<input type="checkbox"/>	Failure to comply with terms, conditions and/or specifications of an approved Forest Conservation plan or Tree Save plan, or as directed by Forest Conservation Inspector
<input type="checkbox"/>	Failure to obtain an approved Forest Conservation plan or Tree Save plan prior to cutting, clearing, or grading 5,000 square feet on a property of 40,000 square feet or greater.
<input type="checkbox"/>	Failure to comply with reforestation or afforestation requirements of a Forest Conservation Plan.
<input type="checkbox"/>	Failure to obtain written approval for a fence permit prior to installing a fence that passes through or around a conservation easement.
<input checked="" type="checkbox"/>	Other: <u>Violation of Category I Conservation Easement Agreement L13178 Folio 41</u>
<p>Failure to comply with this NOV by <u>04/13/15</u> may result in i) issuance of a citation, ii) issuance of a Stop Work Order, and/or iii) issuance of a Notice of Hearing to appear before the Planning Board for appropriate Administrative Action. Recipient is to call the inspector at <u>301-495-4564</u> when the corrective action is complete. The following corrective action(s) must be performed as directed and within any time frames specified below:</p>	
<input type="checkbox"/>	Stake out limits of disturbance (LOD) and contact Forest Conservation Inspector for a pre-construction meeting:
<input type="checkbox"/>	Install tree protection measures and/or tree care as directed by Forest Conservation Inspector.
<input type="checkbox"/>	Submit required application for compliance with Chapter 22A of the County Code. Contact Environmental Planning at 301-45-4540.
<input checked="" type="checkbox"/>	Cease all cutting, clearing, or grading and/or land disturbing activity. Approval from Forest Conservation Inspector is required to resume work. <u>within category I conservation easement on Lot 175</u>
<input type="checkbox"/>	Schedule a pre-planting meeting with the Forest Conservation Inspector prior to the reforestation of afforestation planting.
<input checked="" type="checkbox"/>	Schedule and attend a meeting with staff to determine appropriate corrective action to be performed by a date certain. Failure to complete the corrective action by the date assigned may result in i) issuance of a citation, ii) issuance of a Stop Work Order, and/or iii) issuance of a Notice of Hearing to appear before the Planning Board for appropriate Administrative Action.
<input type="checkbox"/>	Other:

MNCPPC
Inspector

Stephen Peck
Printed Name

Stephen Peck
Signature

03/16/2015
Date

RECEIVED
BY:

GARY BALSAMO for Stoney Creek LLC
Printed Name

Signature

03/16/15
Date

1. Why is there a forest conservation easement on my property?

When your lot was created in order to build your house, the developer was required by law to preserve a certain amount of property for forest conservation. The developer chose to place a forest conservation easement over a portion of the subdivision that included your lot. The location of your house on the lot was determined by the builder after the subdivision was created with the easements already in place.

2. I have an easement on my property; can I remove it?

In some, but not all cases the Planning Board may let you remove and replace the easement, but it is a costly process. You should expect to survey or replat your property, survey the replacement property, and plant trees and bushes in a much larger area determined appropriate to replace the easement. If you are interested in learning if this is an option for your property, please request a meeting with M-NCPPC staff.

3. I received a Notice of Violation. What do I do?

The Notice of Violation lists the corrective actions that need to be completed to bring your property into compliance by a certain date. If you have questions or concerns about the corrective actions, you can set up a meeting with M-NCPPC staff before the compliance date.

4. What happens if I don't agree or comply with the Notice of Violation?

You may set up a meeting with M-NCPPC Staff to discuss the Notice of Violation. The staff will work with you to identify possible solutions to bring your property into compliance. However, you can also request a hearing on the matter, and a Notice of Hearing will be issued. *Please read FAQ #9.* If you ignore the Notice of Violation, the inspector may issue an Administrative Citation to you with a fine of up to \$1,000 for each violation and a date by which the fine needs to be paid and the corrective actions completed. You can avoid a fine by bringing your property into compliance.

5. I received an Administrative Citation. What do I do?

The Administrative Citation lists the corrective actions that need to be completed to bring the property into compliance by a certain date. It will also include a fine of up to \$1,000 that must be paid by the date on the Citation. Additional fines may accrue if the deadline is not met. You may also request a hearing within 15 days of the date the Citation was issued. *See FAQ #8.*

6. If I pay the Citation, is there anything else I need to do?

Yes. You must also bring your property into compliance by performing the corrective actions listed on the Citation. If you have any questions about what needs to be done, please contact the inspector.

7. What happens if I don't agree or comply with the Administrative Citation?

If you do not comply with the Administrative Citation, you will be issued a Notice of Hearing.

8. How do I request a hearing?

Send a written request to M-NCPPC, Office of the General Counsel, 8787 Georgia Avenue, Silver Spring, MD 20910, and include a copy of the Notice of Violation or Administrative Citation.

9. I received a Notice of Hearing. What does that mean?

The Notice of Hearing lists the date and location of a hearing in front of a hearing officer who will make a recommendation to the Planning Board. The hearing is similar to a trial. A lawyer for the Planning Department will present evidence to prove that your property has a forest conservation violation. You will have the opportunity to present contrary evidence. Before the hearing, if you decide that you would like to resolve the violation to avoid the hearing process and an additional financial penalty that will be imposed if you are found in violation, you should contact the inspector to set up a meeting to implement the previously identified corrective actions.

10. What can I expect at the hearing?

The Enforcement Rules that govern the hearings can be found on the Planning Board's homepage at <http://www.montgomeryplanningboard.org/> under the "Learn More" section. The hearing is held in front of a hearing officer, and is similar to a trial. You will have the opportunity to present evidence, have witnesses testify on your behalf and cross-examine the Planning Department's witnesses. The hearing officer will make a recommendation to the Planning Board whether to find you in violation, and if so, recommend corrective actions and an Administrative Civil Penalty in addition to the fine set on the Citation. The Planning Board will hold another hearing that will be limited to review of the hearing officer's recommendation and any issues raised from the first hearing. You will be limited to 10 minutes to present your position to the Planning Board. The Planning Board will decide whether to accept the hearing officer's recommendation, or to make any changes. The Planning Board will then issue an Order that is only appealable in the Circuit Court. Please read FAQ #11.

11. Do I need an attorney?

If you are found in violation, you could be subject to significant expense – both in penalties and cost to bring your property into compliance. Although you may represent yourself, you should consider hiring an attorney.

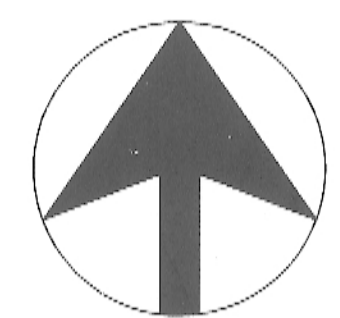
12. What will this cost me?

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Revisions

06/02/2014	

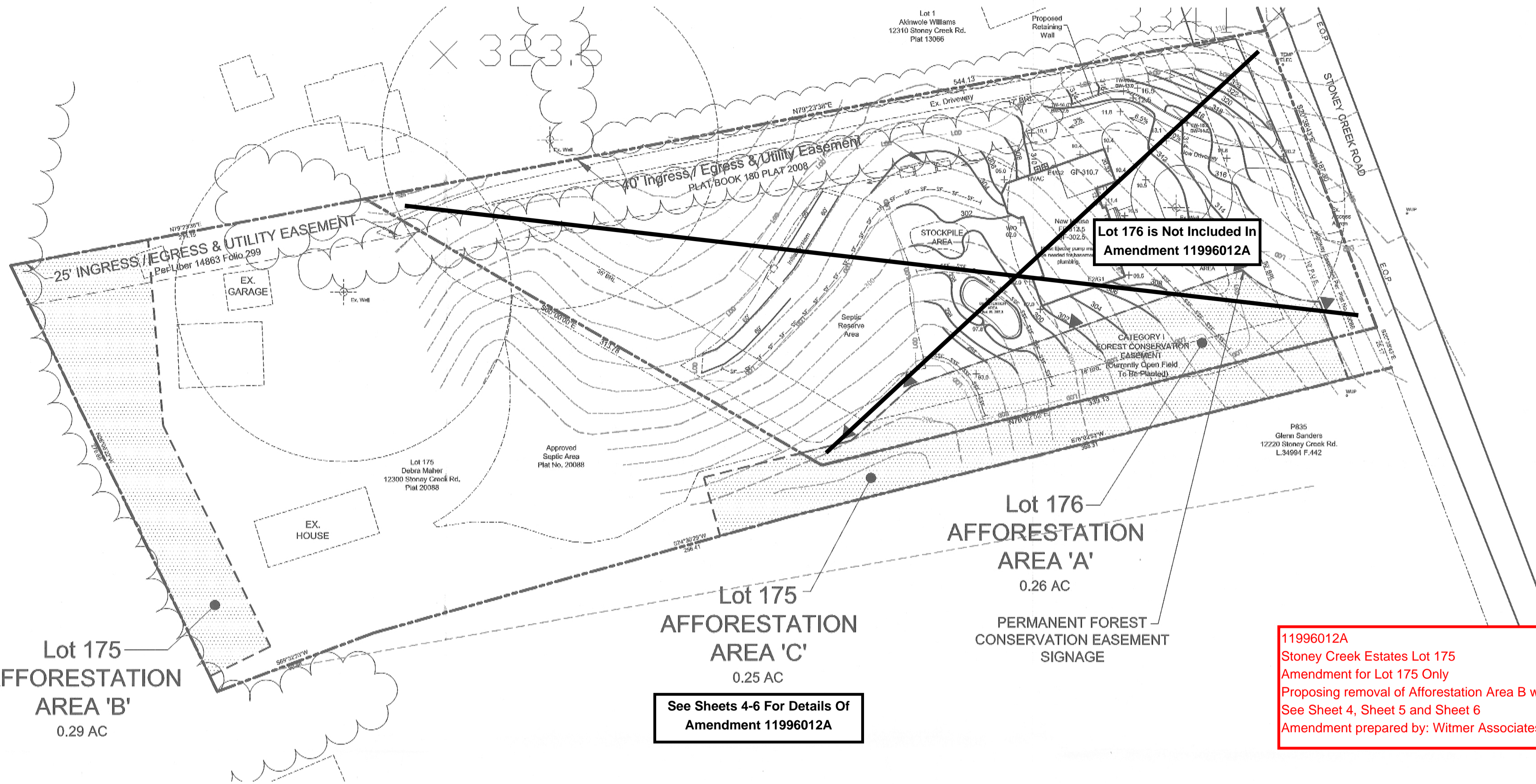


date: May 12, 2014

scale: 1" = 40'

- LEGEND:**
- PROPOSED HOUSE
 - PROPOSED CONTOUR
 - PROPOSED SEPTIC TANK
 - PROPOSED WELL
 - PROPOSED SEPTIC SYSTEM
 - PROPOSED SPOT ELEVATION
 - SEPTIC AREA OUTLINE
 - CATEGORY I CONSERVATION EASEMENT
 - PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE

~~THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION~~
 Final Forest Conservation Plan
 APPROVAL
 Plan No. 119960120
 Signature: *[Signature]* Date: 6/2/14



See Sheets 4-6 For Details Of Amendment 11996012A

11996012A
 Stoney Creek Estates Lot 175
 Amendment for Lot 175 Only
 Proposing removal of Afforestation Area B with offsite mitigation
 See Sheet 4, Sheet 5 and Sheet 6
 Amendment prepared by: Witmer Associates, LLC

PLANT SCHEDULE - RECOMMENDED SPECIES LIST

QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
AFFORESTATION AREA 'A' - LOT 176 (0.26 AC) 26 TREES 9 SHRUBS					
TREES: 26					
6	1.5-2" Cal.	Acer rubrum	Red Maple	15-20'	B & B
5	1.5-2" Cal.	Liriodendron tulipifera	Tulip Poplar	15-20'	B & B
5	1.5-2" Cal.	Plantanus occidentalis	Sycamore	15-20'	B & B
5	1.5-2" Cal.	Quercus alba	White Oak	15-20'	B & B
5	1.5-2" Cal.	Quercus palustris	Pin Oak	15-20'	B & B
SHRUBS: 9					
5	18-24" Height	Viburnum acerifolium	Mapleleaf Viburnum		Container Grown
4	18-24" Height	Viburnum dentatum	Southern Arrowwood		Container Grown
AFFORESTATION AREA 'B' - LOT 175 (0.29 AC) 29 TREES 10 SHRUBS					
TREES: 29					
6	1.5-2" Cal.	Acer rubrum	Red Maple	15-20'	B & B
6	1.5-2" Cal.	Liriodendron tulipifera	Tulip Poplar	15-20'	B & B
6	1.5-2" Cal.	Plantanus occidentalis	Sycamore	15-20'	B & B
6	1.5-2" Cal.	Quercus alba	White Oak	15-20'	B & B
5	1.5-2" Cal.	Quercus palustris	Pin Oak	15-20'	B & B
SHRUBS: 10					
5	18-24" Height	Viburnum acerifolium	Mapleleaf Viburnum		Container Grown
5	18-24" Height	Viburnum dentatum	Southern Arrowwood		Container Grown
AFFORESTATION AREA 'C' - LOT 175 (0.25 AC) 25 TREES 9 SHRUBS					
TREES: 25					
5	1.5-2" Cal.	Acer rubrum	Red Maple	15-20'	B & B
5	1.5-2" Cal.	Liriodendron tulipifera	Tulip Poplar	15-20'	B & B
5	1.5-2" Cal.	Plantanus occidentalis	Sycamore	15-20'	B & B
5	1.5-2" Cal.	Quercus alba	White Oak	15-20'	B & B
5	1.5-2" Cal.	Quercus palustris	Pin Oak	15-20'	B & B
SHRUBS: 9					
5	18-24" Height	Viburnum acerifolium	Mapleleaf Viburnum		Container Grown
4	18-24" Height	Viburnum dentatum	Southern Arrowwood		Container Grown

FINAL FOREST CONSERVATION PLAN NOTES:

- REFORESTATION REQUIREMENTS - AREA 'A'**
 1. AFFORESTATION FOR ANDREA S. HEID PROPERTY # 11996012 0.26 ACRES
 2. PROPOSED PLANTING DENSITY:
 100 TREES 1.5-2" CAL. / AC
 33 SHRUBS 18-24" HEIGHT / AC
 3. NUMBER OF TREES TO BE PLANTED: 100 x 0.26 AC = 26 TREES
 4. NUMBER OF SHRUBS TO BE PLANTED: 33 x 0.26 AC = 9 SHRUBS
 5. SURVIVABILITY REQUIRED AT END OF TWO-YEAR MAINTENANCE PERIOD: 26 TREES x 100% = 26 TREES
 9 SHRUBS x 75% = 7 SHRUBS
- REFORESTATION REQUIREMENTS - AREA 'B'**
 1. AFFORESTATION FOR ANDREA S. HEID PROPERTY # 11996012 0.29 ACRES
 2. PROPOSED PLANTING DENSITY:
 100 TREES 1.5-2" CAL. / AC
 33 SHRUBS 18-24" HEIGHT / AC
 3. NUMBER OF TREES TO BE PLANTED: 100 x 0.29 AC = 29 TREES
 4. NUMBER OF SHRUBS TO BE PLANTED: 33 x 0.29 AC = 10 SHRUBS
 5. SURVIVABILITY REQUIRED AT END OF TWO-YEAR MAINTENANCE PERIOD: 29 TREES x 100% = 29 TREES
 10 SHRUBS x 75% = 8 SHRUBS
- REFORESTATION REQUIREMENTS - AREA 'C'**
 1. AFFORESTATION FOR ANDREA S. HEID PROPERTY # 11996012 0.25 ACRES
 2. PROPOSED PLANTING DENSITY:
 100 TREES 1.5-2" CAL. / AC
 33 SHRUBS 18-24" HEIGHT / AC
 3. NUMBER OF TREES TO BE PLANTED: 100 x 0.25 AC = 25 TREES
 4. NUMBER OF SHRUBS TO BE PLANTED: 33 x 0.25 AC = 9 SHRUBS
 5. SURVIVABILITY REQUIRED AT END OF TWO-YEAR MAINTENANCE PERIOD: 25 TREES x 100% = 25 TREES
 9 SHRUBS x 75% = 7 SHRUBS

DEVELOPERS CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 11996012A including financial bonding, forest planting, maintenance and all other application agreements.

Developer's Name: _____
 Print Company Name

Contact Person or Owner: _____
 JAMES & DEBRA MAHER
 Print Name

Address: 12308 Stoney Creek Road, Potomac, Maryland 20854

Phone # and Email: 703-906-0691

Signature: _____

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 119960120 including financial bonding, forest planting, maintenance and all other application agreements.

Developer's Name: _____
 Print Company Name

Contact Person or Owner: ROHIT & ANIKA KHANNA
 Print Name

Address: 737 SUMMER WALK DRIVE GAITHERSBURG, MD 20878

Phone # and Email: 301-977-1974

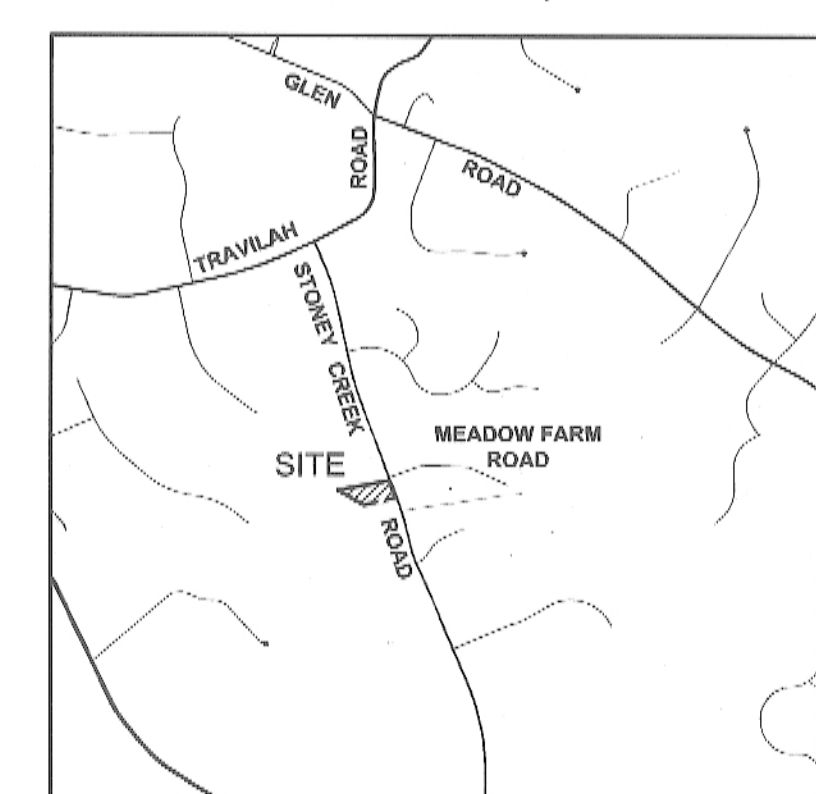
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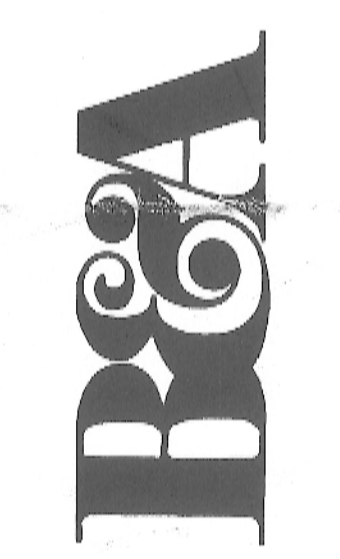
RECEIVED
 M-NCPPC
 JUN - 4 2014
 MONTGOMERY COUNTY
 PLANNING DEPARTMENT

PREPARED FOR:
ROHIT & ANIKA KHANNA
 737 SUMMER WALK DRIVE
 GAITHERSBURG, MD 20878
 301-977-1974

VICINITY MAP
 SCALE: 1" = 2,000'

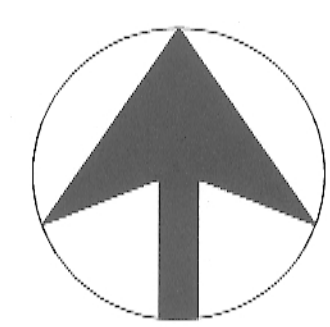


Benning & Associates, Inc.
 Land Planning Consultants
 8933 Shady Grove Court
 Gaithersburg, MD 20877
 (301) 948-0240



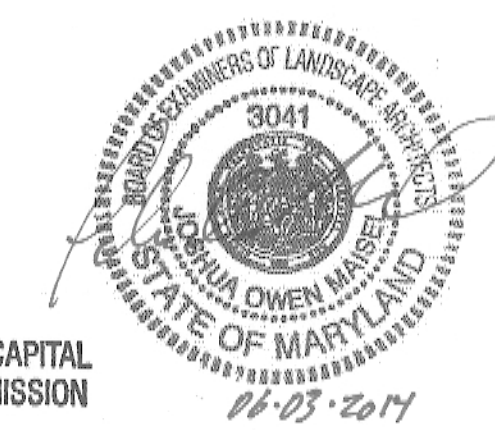
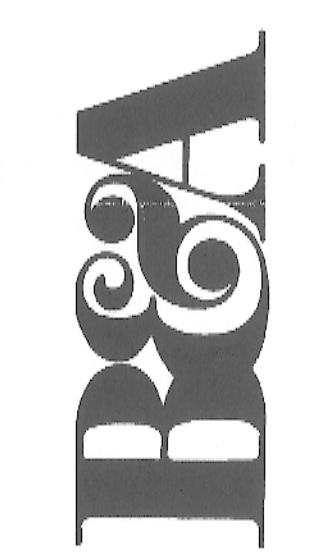
FINAL FOREST CONSERVATION & PLANTING PLAN
STONEY CREEK ESTATES - Lots 175 & 176
 12308 & 12306 Stoney Creek Road
 Montgomery County, Maryland

06/02/2014



date: May 12, 2014
scale:

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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Final Forest Conservation Plan APPROVAL

Plan No. 119960120

Signature: *[Signature]* Date: 6/6/14



FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

A. Total tract area ...	4.00
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify) ...	0.00
F. Net Tract Area	4.00

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0.00	1.00	0.00	0.00	0.00	0.00

G. Afforestation Threshold ... 0.20 x F = 0.80
H. Conservation Threshold ... 0.25 x F = 1.00

EXISTING FOREST COVER:

I. Existing forest cover	0.00
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

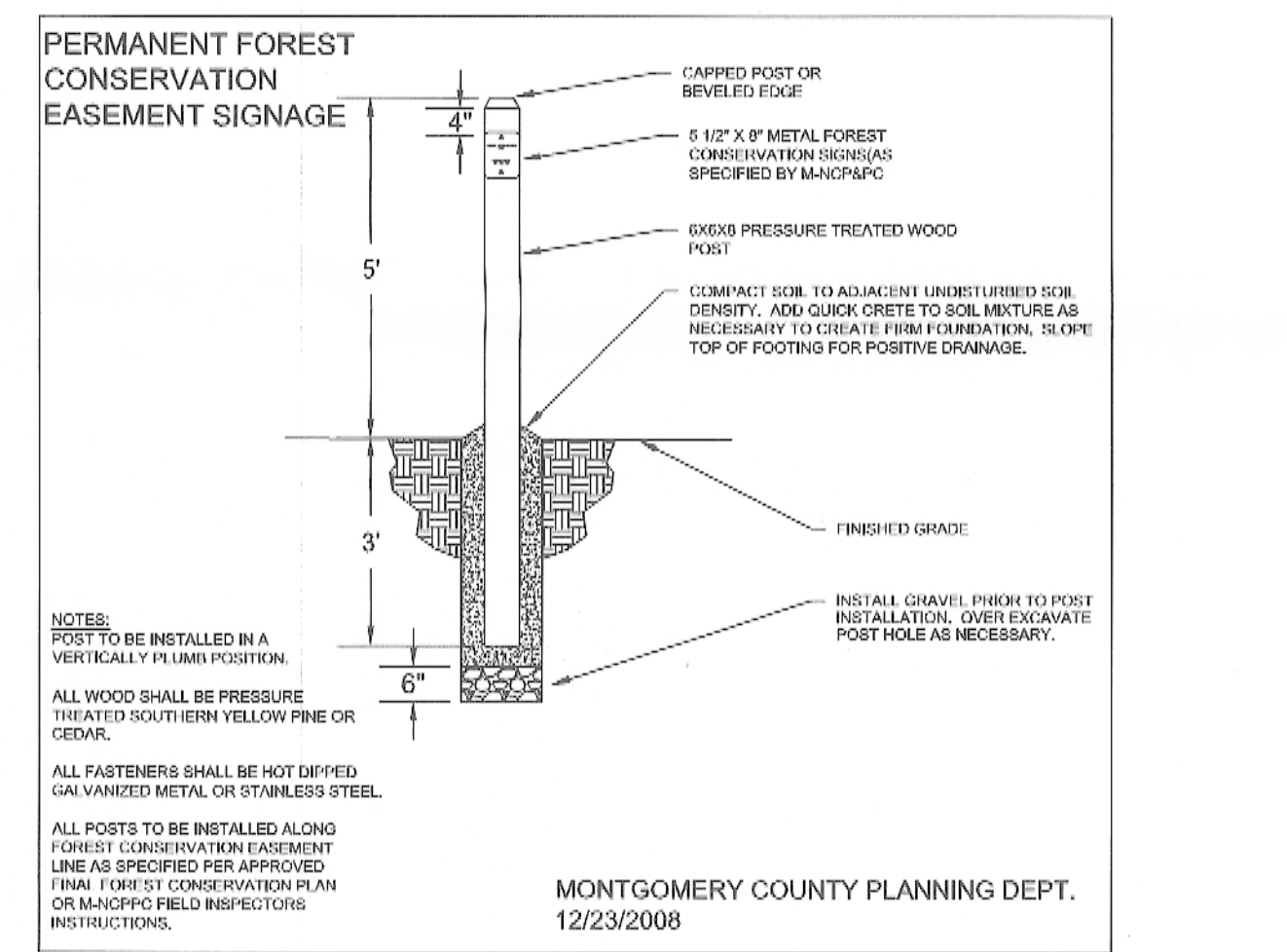
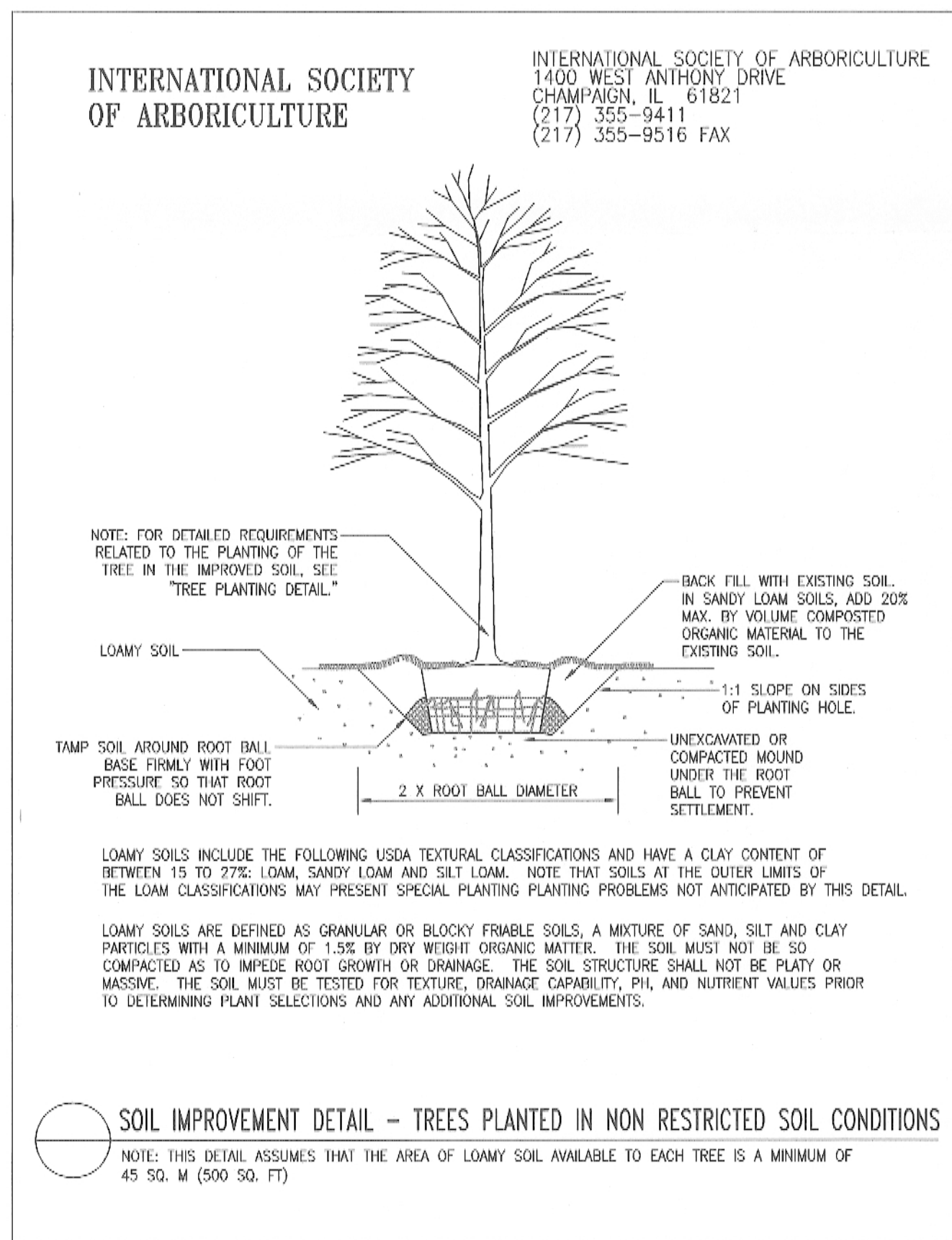
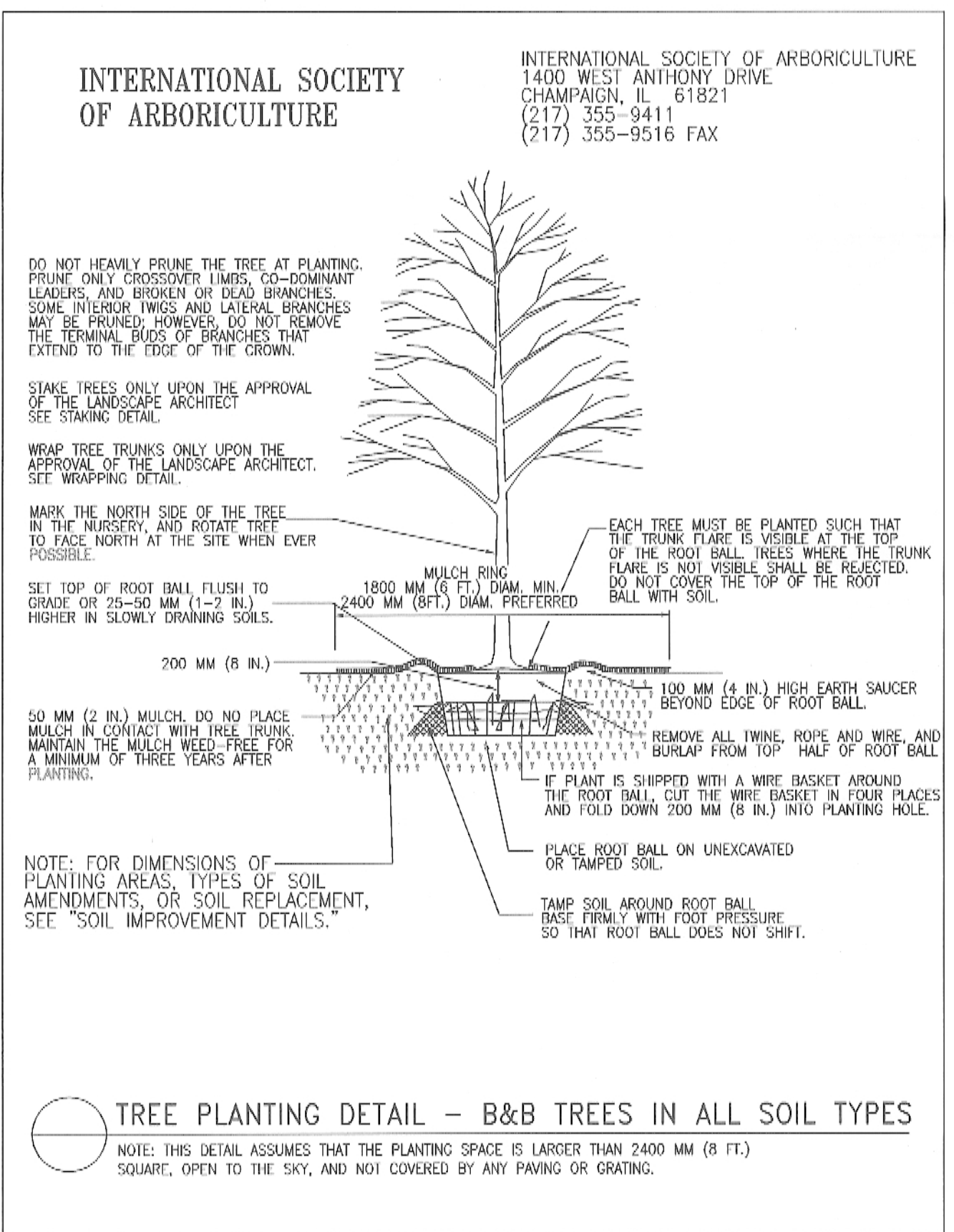
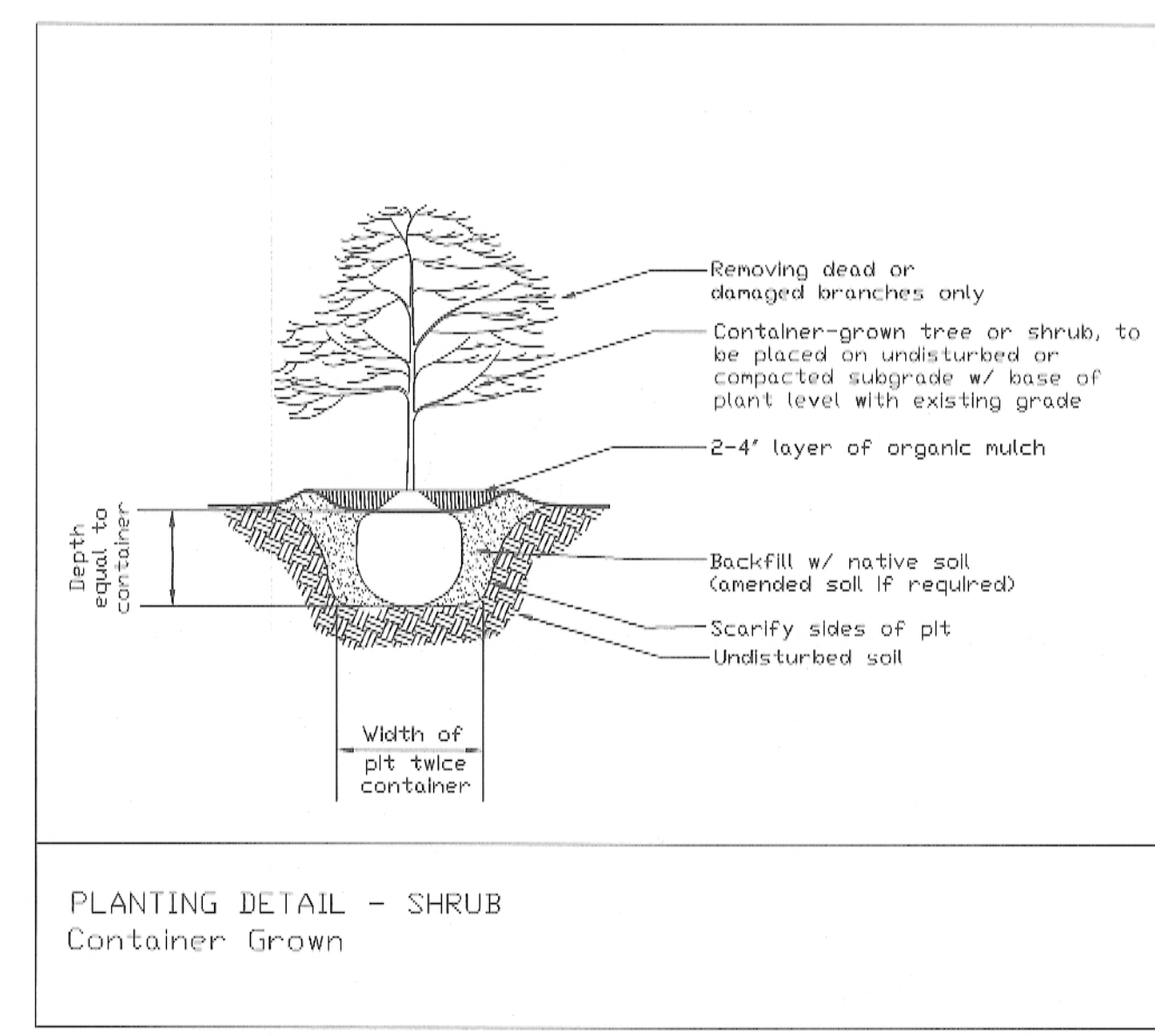
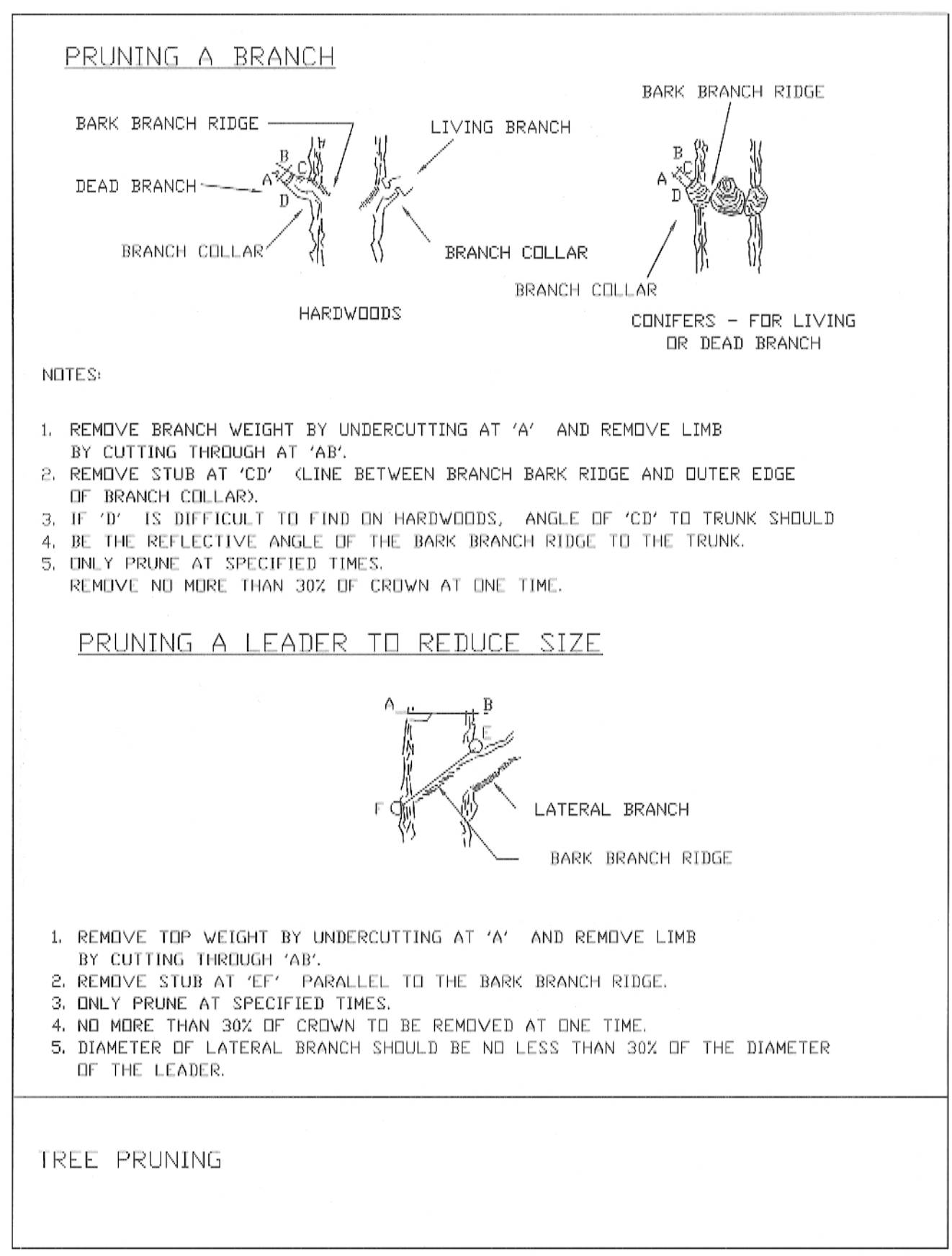
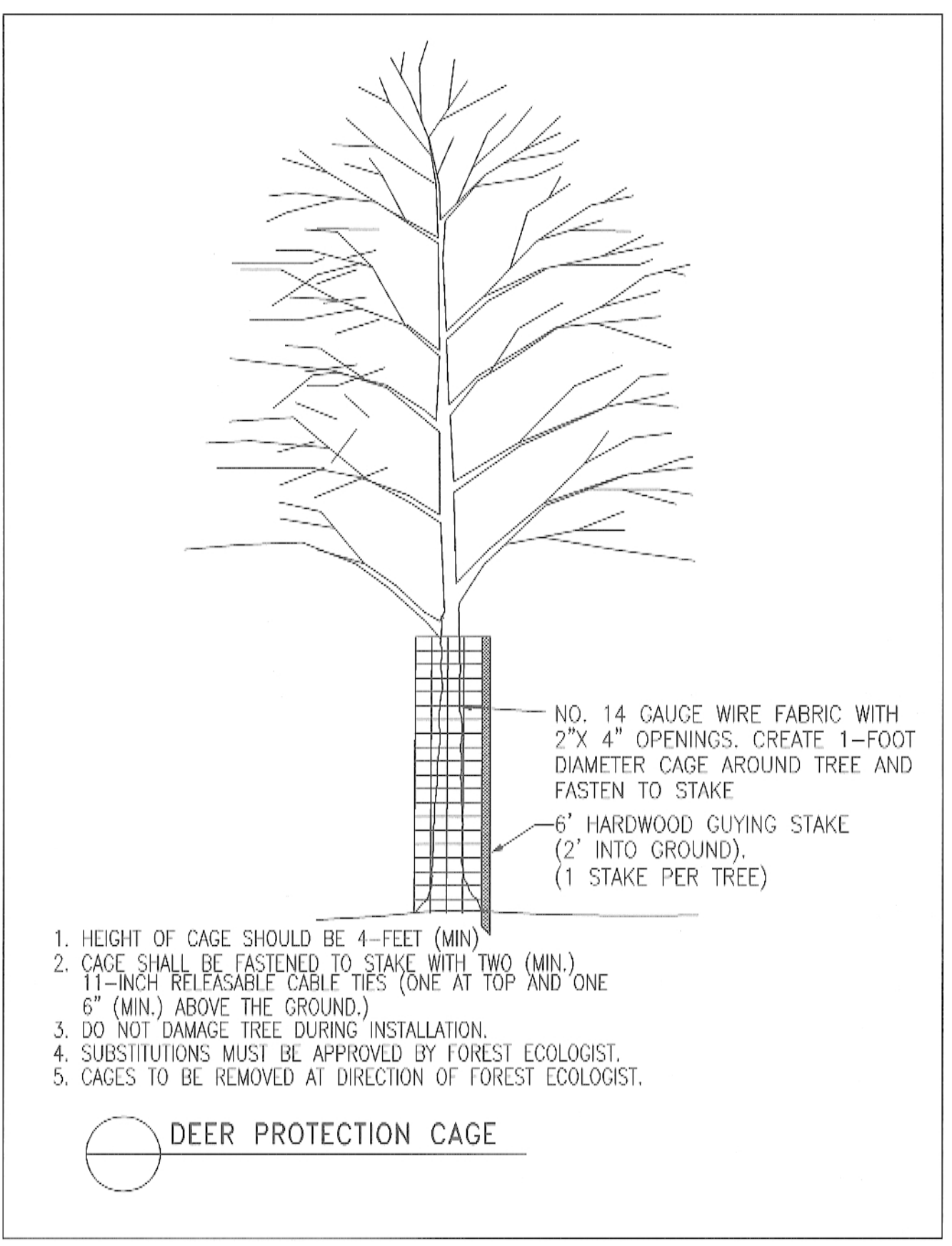
L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.00
T. Total afforestation required	0.80
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.80



DEVELOPER'S CERTIFICATE

The Uncorsigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 119960120 including, financial bonding, forest planting, maintenance and all other application agreements.

Developer's Name: _____
Print Company Name

Contact Person or Owner: _____
Print Name: ROHIT & ANIKA KHANNA

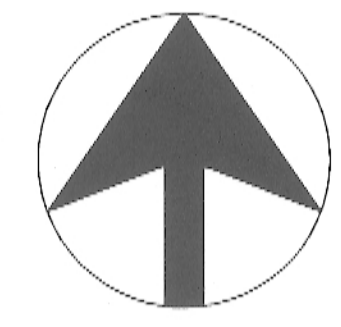
Address: 737 SUMMER WALK DRIVE GAITHERSBURG, MD 20878

Phone # and Email: 301-977-1974

Signature: *[Signature]*

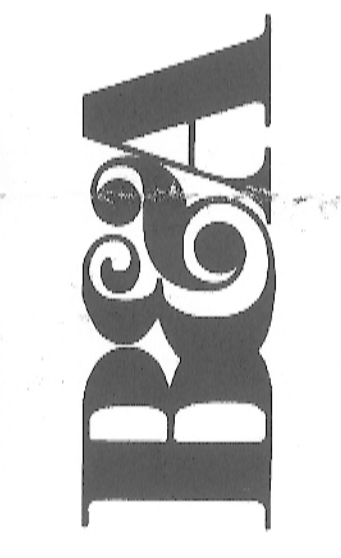
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date: May 12, 2014
scale:

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FINAL FOREST CONSERVATION & PLANTING PLAN
STONEY CREEK ESTATES - Lots 175 & 176
12300 & 12306 Stoney Creek Road
Montgomery County, Maryland

Sequence of Events for Property Owners Required to Comply With Forest Conservation and/ or Tree-Save Plans

Pre-Construction

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner shall contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.
2. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
 - a. Root pruning
 - b. Crown Reduction or pruning
 - c. Watering
 - d. Fertilizing
 - e. Vertical mulching
 - f. Root aeration matting
 Measures not specified on the forest conservation plan may be required as determined by the M-NCP&PC Inspector in coordination with the arborist.

3. A Maryland licensed tree expert or an International Society of Arboriculture certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.

4. Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. 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. Temporary tree protect devices may include:
 - a. Chain link fence (four feet high)
 - b. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

5. Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the forest conservation inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of the forest conservation inspector.

6. Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown approved plan.

7. Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.

During Construction

8. Periodic inspections by the forest conservation inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the forest conservation inspector, must be made within the timeframe established by the inspector.

Post-Construction

9. After construction is completed, an inspection shall be requested. Corrective measures may include:
 - a. Removal and replacement of dead and dying trees
 - b. Pruning of dead or declining limbs
 - c. Soil aeration
 - d. Fertilization
 - e. Watering
 - f. Wound repair
 - g. Clean up of retention areas
10. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. No additional grading, sodding, or burial may take place.

GENERAL PLANTING NOTES:

1. Prior to any planting on the site, a pre-planting meeting with the M-NCP&PC Inspector must be arranged.
2. The contractor shall locate and verify the existence of all utilities prior to any excavation work.
3. The contractor shall supply all plant materials in quantities equal to that shown on plan.
4. All plant material shall conform to the guidelines established in the current American Standard for Nursery Stock as published by the American Association of Nurserymen.
5. All plants shall bear the same relationship to finished grade as the plant's original grade.
6. All plants shall be balled & burlapped or container grown as specified. Container grown stock that is root bound will not be acceptable.
7. With container grown stock, the container shall be removed and the ball shall be cut through the surface in two vertical locations.
8. All plants shall be sprayed with an antidesiccant within 24 hours after planting.
9. All plants shall be installed as per details.
10. All plants and stakes shall be set plum unless otherwise specified.
11. The landscape contractor shall provide loam fill as needed.
12. All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered weekly or more often, if necessary, during the first growing season.
13. Landscaping including on-site forest mitigation within the stream buffer, to be installed and approved prior to occupancy and use of the facility.

PLANTING NOTES:

1. Prior to planting, inspect planting stock. Plants not conforming to the American Standard for Nursery Stock specifications for size, form, vigor or roots, or due to trunk wounds, insects and disease should be replaced.
2. Areas planted should be mulched after planting unless tree shelters are provided.
3. Water heavily to fill any air pockets in soil.

SITE PREPARATION NOTES:

1. Soil tests are to be performed by contractor in all areas proposed for planting to determine deficiencies.
2. Soil amendments, if necessary, should be applied before planting and are to be determined by University of Maryland Cooperative Extension Service or other qualified professional, as determined by the M-NCP&PC site inspector.
3. Topsoil for planting shall be uniform composition, free of subsoil, clay lumps, stones, stumps, roots or similar objects larger than 1 inch.
4. Topsoil must be free of plant or parts of Bermudagrass, Quackgrass, Johnsongrass, Nutsage, Poison Ivy, Canadian Thistle, or others.
5. All topsoil shall be tested by a recognized laboratory for pH and soluble salts. A pH of 4.5 to 7.5 is required. Soluble salts shall not be higher than 500 parts per million.
6. All existing trash must be removed prior to planting.
7. Four inches of topsoil will be added to all reforestation areas prior to planting.
8. All plant installation shall follow the latest edition of the M-NCP & PC publication "Trees-Approved Technical Manual".
9. Plants shall be inspected by the contractor and any material that is either damaged or which has root ball compaction, j-rooted or kinked root systems will be replaced. No plants will be stored on site. Plants will be planted immediately once received from the nursery.
10. Stock will be planted in random order to reflect natural growth of the forest.
11. Planting field should be limited to 2.5x root ball diameter. Native soil material will be used to back fill plant site and area will be packed to remove air pocket. Rake soil evenly over the planting field and fill plant site and area will be packed to remove air pocket. Rake soil evenly over the planting field and cover hole with three inches of mulch. Water to settle soil and provide moisture as needed.
12. Deer protection measures to be determined as part of the pre-planting meeting.

MAINTENANCE AGREEMENT:

1. The owner's Maintenance Period shall last for two years after completion of planting as directed by the approval authority (M-NCP&PC).
2. The owner's maintenance of new planting shall consist of watering, cultivating, weeding, mulching, installing tree shelters, replacement of tree shelters, resetting plants to proper grades or upright position, and furnishing and applying such pesticide sprays and invigorants as are necessary to keep the plants free of insects and disease and in thriving condition.
3. Protect planting areas and plants at all times against damage of all kinds for the duration of maintenance period. Maintenance includes temporary protection barriers and signs as required for protection.

MAINTENANCE:

1. The area will be mowed before planting and invasive species should be treated with herbicide at this time to inhibit their comeback. Continuing maintenance will be needed to control competing vegetation until the new plantings become established. This may include repeat mowing, mulching and/or touch treatment of exotics with herbicide. Mowing will be required at least once during each growing season of the two-year maintenance period.
2. All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall be watered weekly or more often during the first growing season depending on conditions and species tolerance. All plants shall be watered periodically during subsequent spring, Summer & Fall seasons of the two-year maintenance period as conditions require and as per maintenance agreement.
3. Exact measures for installation and maintenance to be determined at pre-planting meeting.
4. Forest planting areas to be covered by a two-year maintenance program, with a two-year bond. The landscape contractor will inspect all planted areas every six months after for two years. At the end of the two year inspection, the contractor will request M-NCP&PC inspection and will ensure that 75% of the original stock level is alive and vigorous.
5. In years one and two each forest planting area will be maintained by either mowing or chemical treatment. Control of exotic and invasive species is to be done without the use of herbicides as much as possible. If use of chemicals is unavoidable, contact M-NCP&PC (301) 495-4540 for approval prior to application of chemicals.
6. During each inspection following planting, the contractor will evaluate the need for additional watering, additional fertilizer or lime and any additional steps to control competing vegetation. The contractor will also assess any disease potential of if any outside influences is having a deleterious affect on the mitigation sites.

Inspections:

All field inspections must be requested by the applicant. Inspections must be conducted as follows:

Tree Save Plans and Forest Conservation Plans without Planting Requirements

- 1) After the limits of disturbance have been staked and flagged, but before any clearing or grading resumes.
- 2) After necessary stress reduction measures have been completed and the protection measures have been installed, but before any clearing or grading resumes.
- 3) After completion of all construction activities to determine the level of compliance with the provisions of the forest conservation plan;

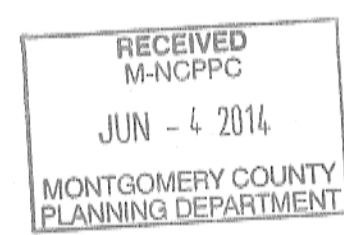
Additional Requirements for Plans with Planting Requirements

- 4) Before the start of any required reforestation and afforestation planting
- 5) After required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance
- 6) 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.

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Final Forest Conservation Plan
APPROVAL

Plan No. 119960120
[Signature] 6/6/14
Signature Date



DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 119960120 including, financial bonding, forest planting, maintenance and all other application agreements.

Developer's Name: _____
Print Company Name

Contact Person or Owner: ROHIT & ANIKA KHANNA
Print Name

Address: 737 SUMMER WALK DRIVE GAITHERSBURG, MD 20878

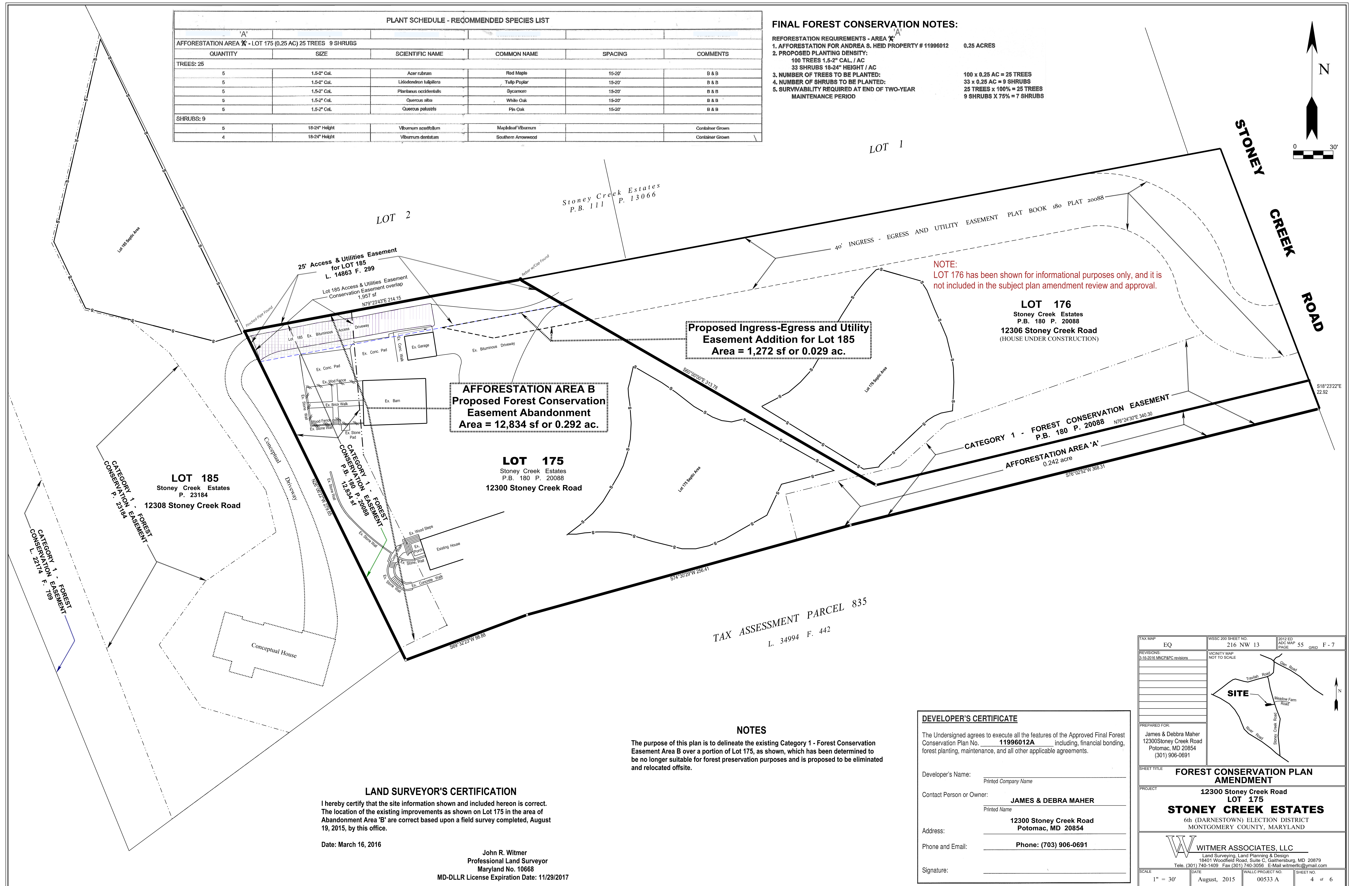
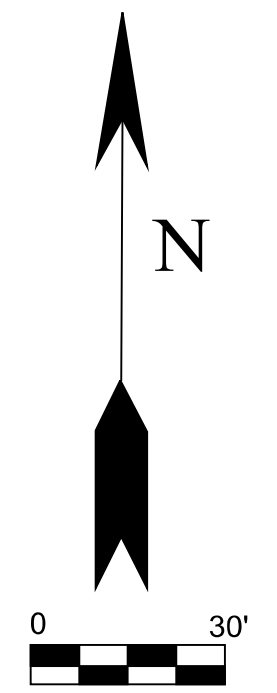
Phone # and Email: 301-977-1974

Signature: *[Signature]*

PLANT SCHEDULE - RECOMMENDED SPECIES LIST					
AFFORESTATION AREA 'A' - LOT 175 (0.25 AC) 25 TREES 9 SHRUBS					
QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
TREES: 25					
5	1.5-2" Cal.	Acer rubrum	Red Maple	15-20'	B & B
5	1.5-2" Cal.	Liriodendron tulipifera	Tulip Poplar	15-20'	B & B
5	1.5-2" Cal.	Plantanus occidentalis	Sycamore	15-20'	B & B
5	1.5-2" Cal.	Quercus alba	White Oak	15-20'	B & B
5	1.5-2" Cal.	Quercus palustris	Pin Oak	15-20'	B & B
SHRUBS: 9					
5	18-24" Height	Viburnum acerifolium	Mapleleaf Viburnum		Container Grown
4	18-24" Height	Viburnum dentatum	Southern Arrowwood		Container Grown

FINAL FOREST CONSERVATION NOTES:

- REFORESTATION REQUIREMENTS - AREA 'A'
- AFFORESTATION FOR ANDREA S. HEID PROPERTY # 11996012 0.25 ACRES
 - PROPOSED PLANTING DENSITY:
100 TREES 1.5-2" CAL. / AC
33 SHRUBS 18-24" HEIGHT / AC
 - NUMBER OF TREES TO BE PLANTED: 100 x 0.25 AC = 25 TREES
 - NUMBER OF SHRUBS TO BE PLANTED: 33 x 0.25 AC = 9 SHRUBS
 - SURVIVABILITY REQUIRED AT END OF TWO-YEAR MAINTENANCE PERIOD: 25 TREES x 100% = 25 TREES
9 SHRUBS x 75% = 7 SHRUBS



NOTE:
LOT 176 has been shown for informational purposes only, and it is not included in the subject plan amendment review and approval.

AFFORESTATION AREA B
Proposed Forest Conservation Easement Abandonment
Area = 12,834 sf or 0.292 ac.

Proposed Ingress-Egress and Utility Easement Addition for Lot 185
Area = 1,272 sf or 0.029 ac.

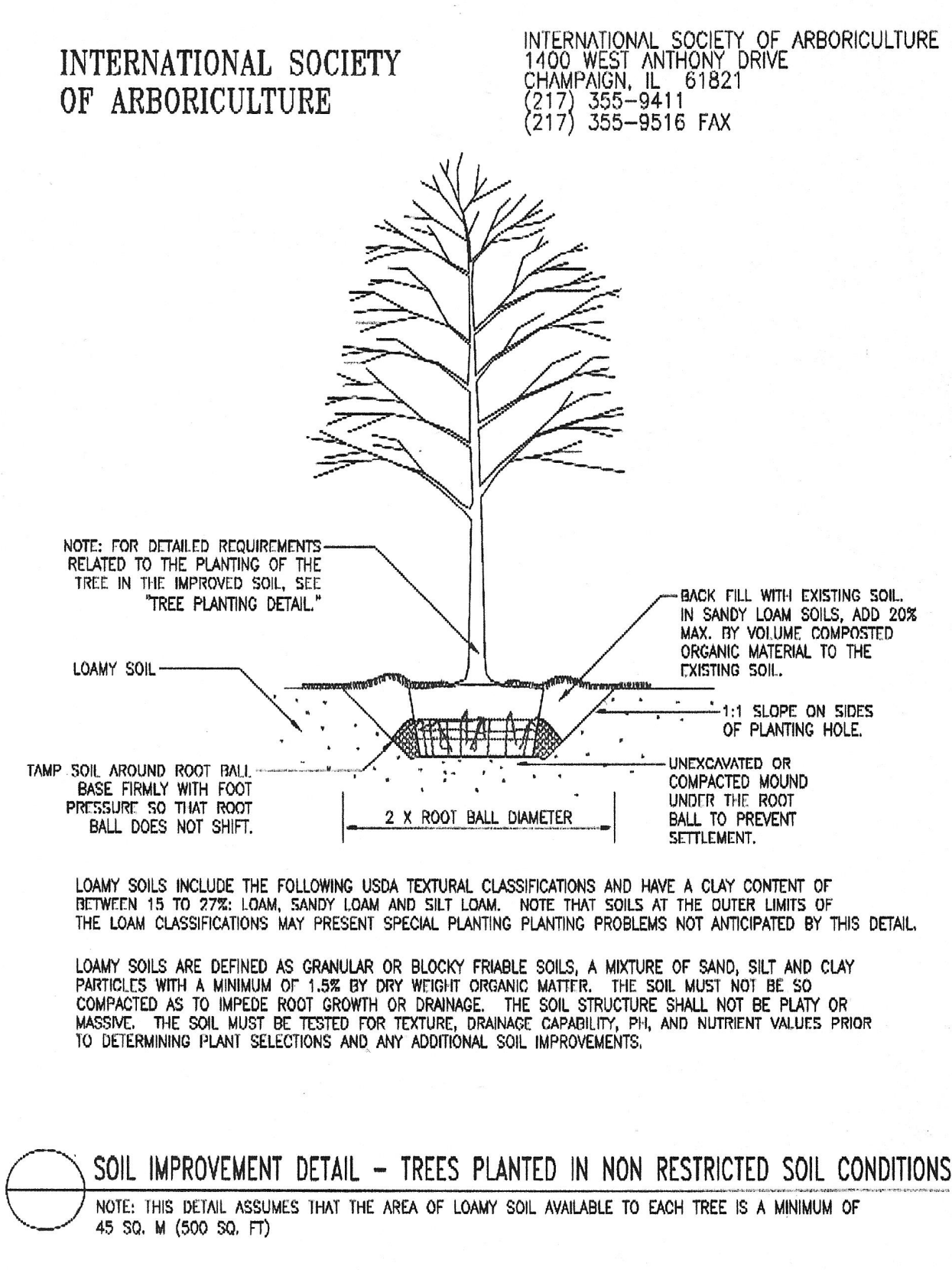
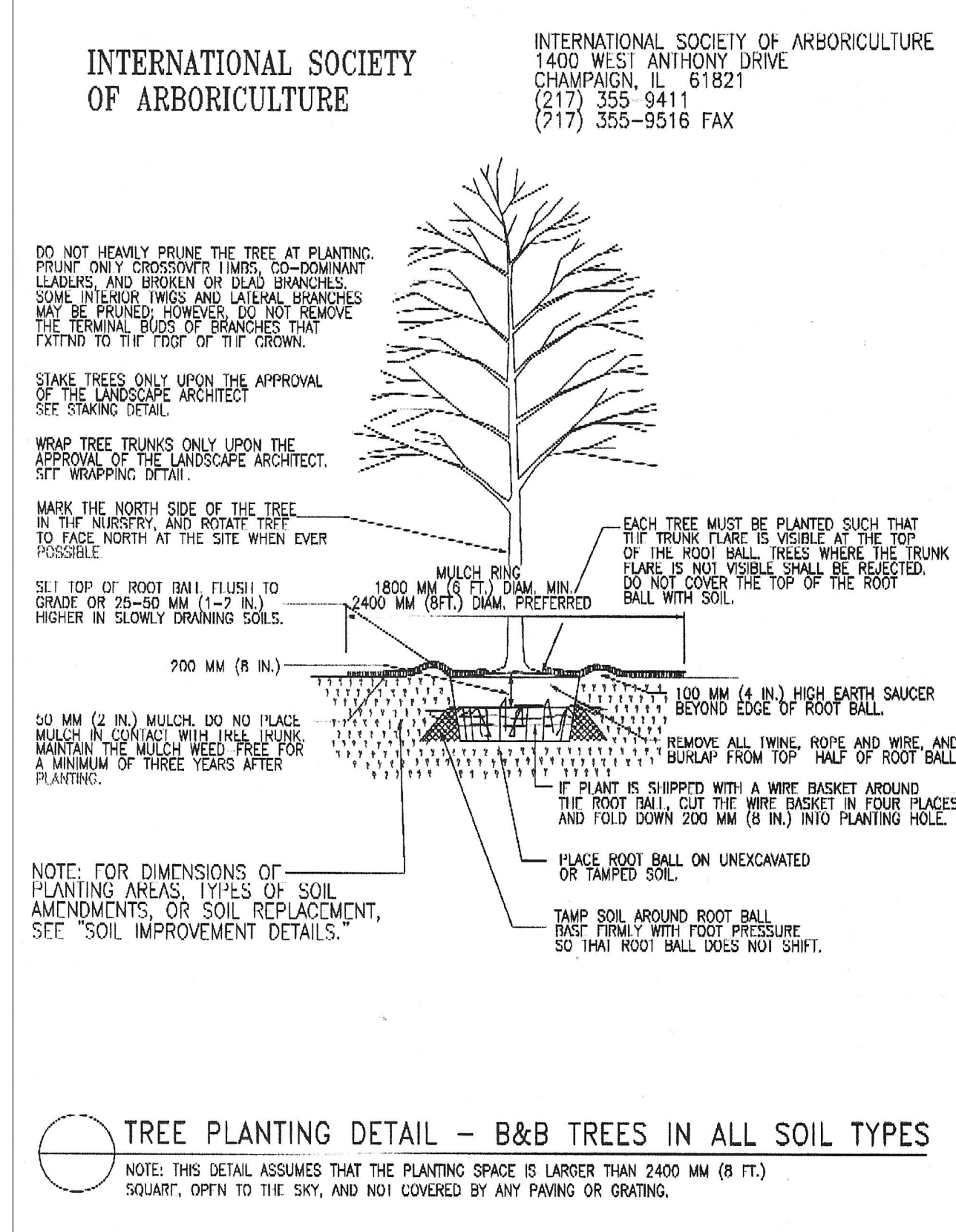
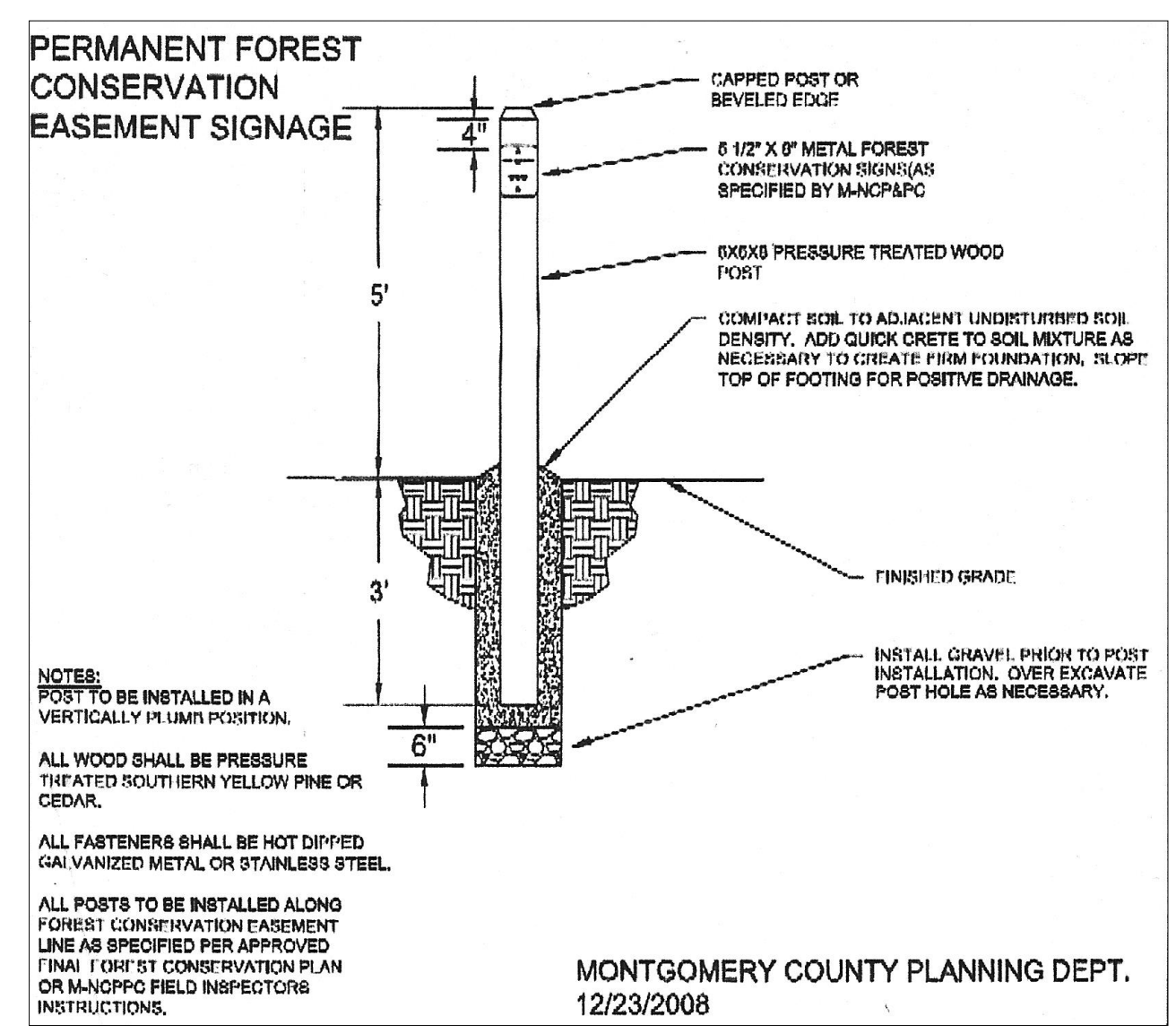
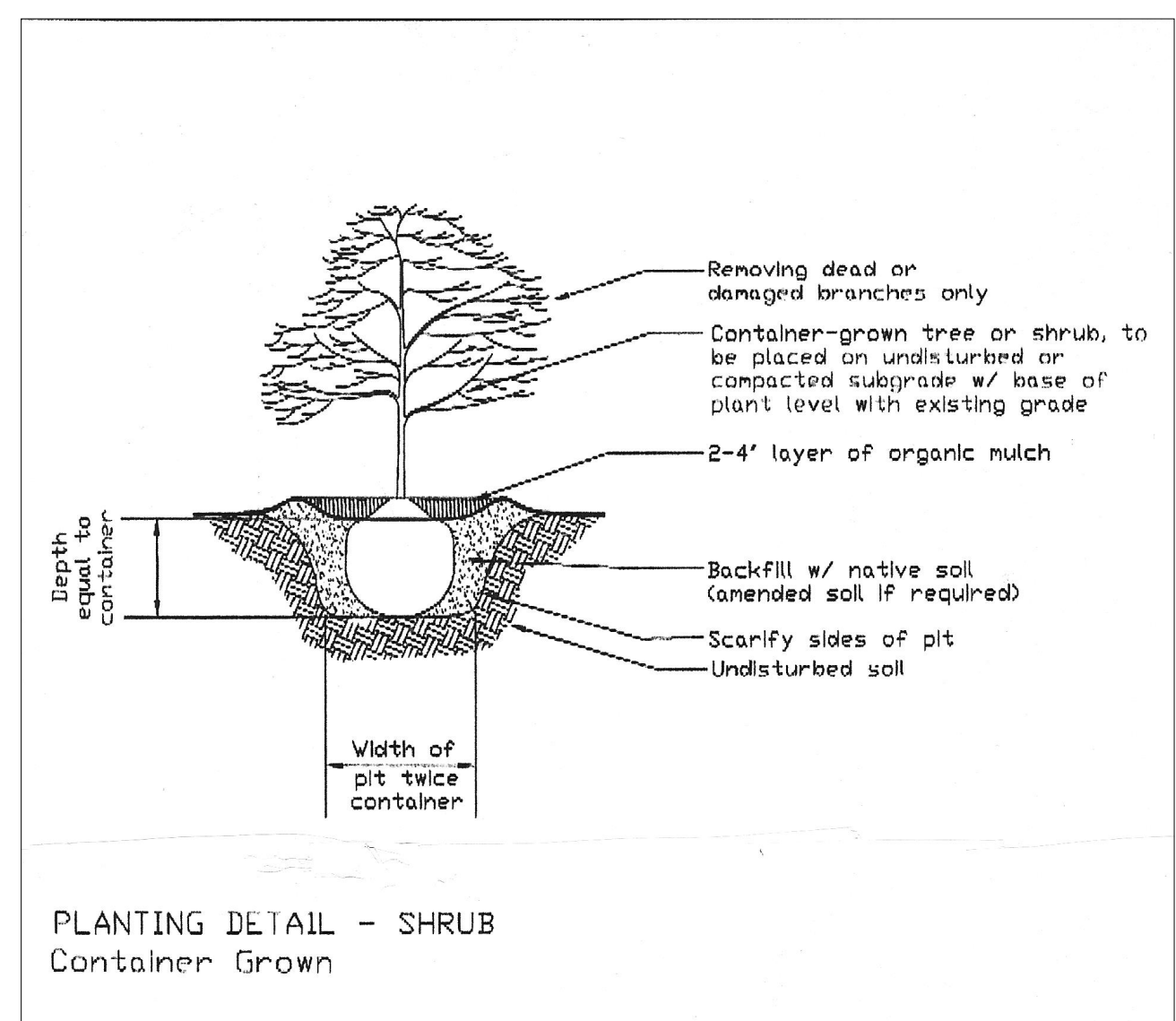
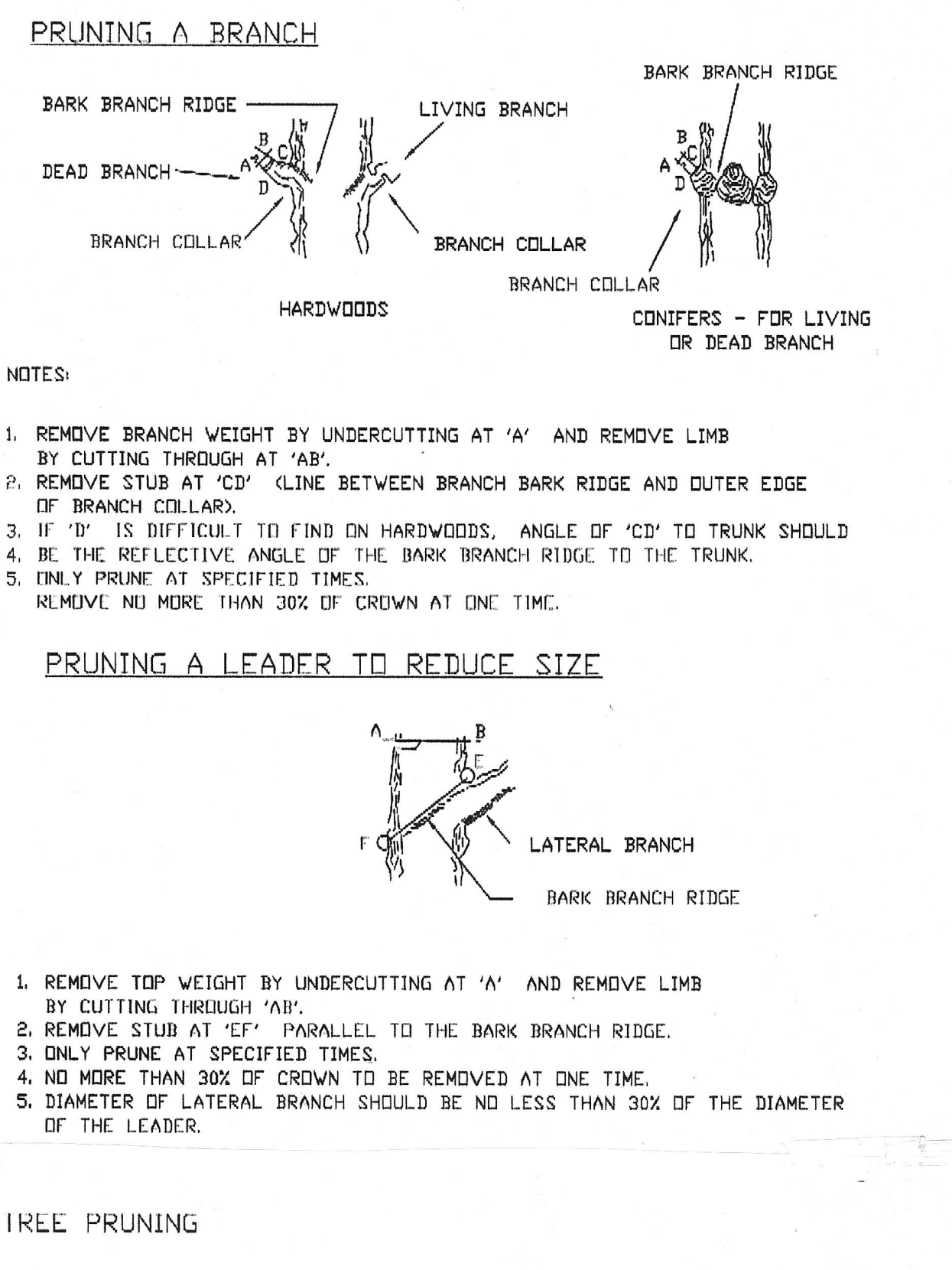
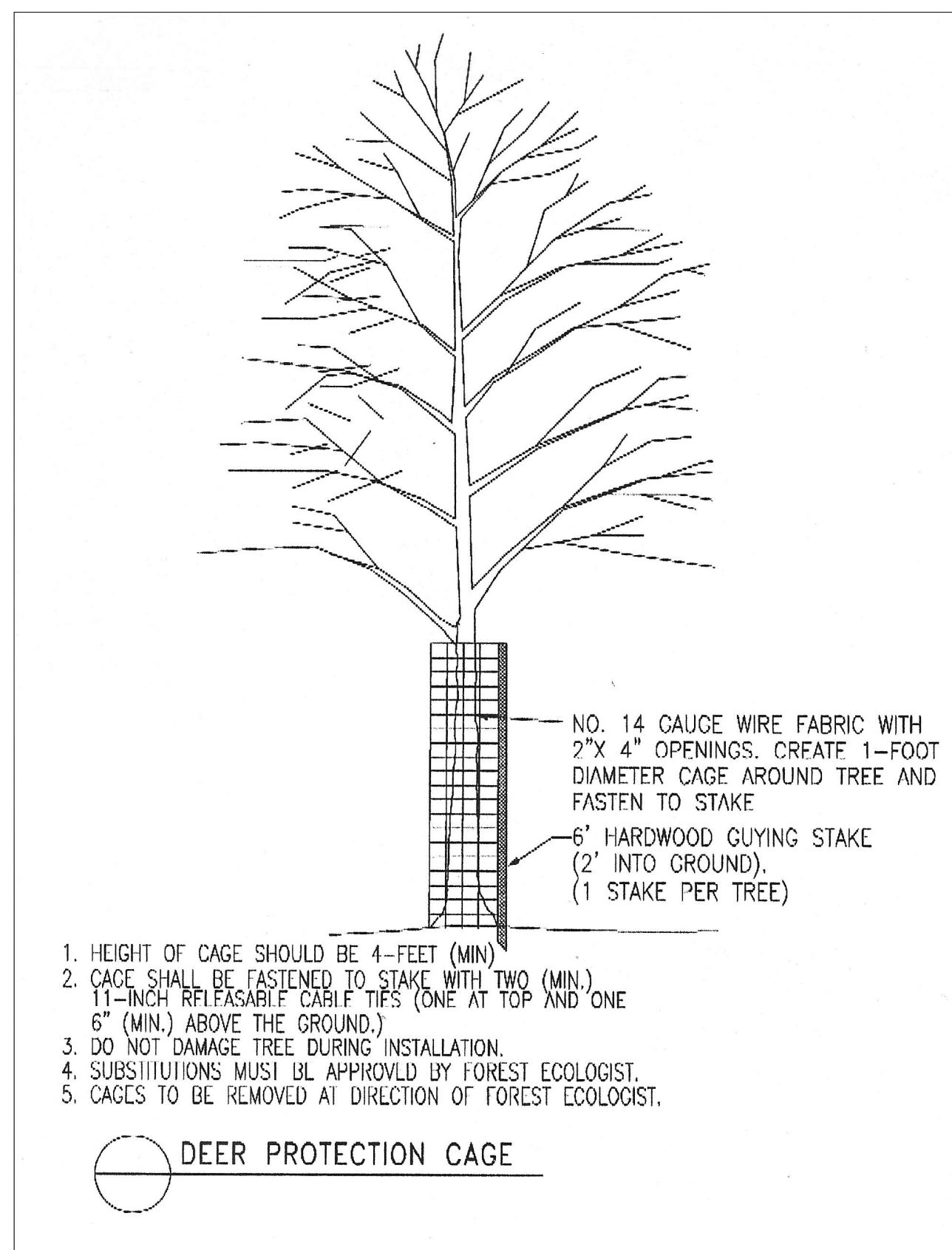
TAX ASSESSMENT PARCEL 835
L. 34994 F. 442

NOTES
The purpose of this plan is to delineate the existing Category 1 - Forest Conservation Easement Area B over a portion of Lot 175, as shown, which has been determined to be no longer suitable for forest preservation purposes and is proposed to be eliminated and relocated offsite.

LAND SURVEYOR'S CERTIFICATION
I hereby certify that the site information shown and included hereon is correct. The location of the existing improvements as shown on Lot 175 in the area of Abandonment Area 'B' are correct based upon a field survey completed, August 19, 2015, by this office.
Date: March 16, 2016
John R. Witmer
Professional Land Surveyor
Maryland No. 10668
MD-DLLR License Expiration Date: 11/29/2017

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. **11996012A** including, financial bonding, forest planting, maintenance, and all other applicable agreements.
Developer's Name: _____
Contact Person or Owner: **JAMES & DEBRA MAHER**
Address: **12300 Stoney Creek Road Potomac, MD 20854**
Phone and Email: **Phone: (703) 906-0691**
Signature: _____

TAX MAP EQ	WSSC 200 SHEET NO. 216 NW 13	2012 ED. ADC MAP PAGE 55	GRID F-7
REVISIONS: 3-16-2015 MINORPC revisions	VICINITY MAP NOT TO SCALE		
PREPARED FOR: James & Debra Maher 12300 Stoney Creek Road Potomac, MD 20854 (301) 906-0691			
SHEET TITLE: FOREST CONSERVATION PLAN AMENDMENT			
PROJECT: 12300 Stoney Creek Road LOT 175 STONEY CREEK ESTATES 6th (DARNESTOWN) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND			
WITMER ASSOCIATES, LLC Land Surveying, Land Planning & Design 18401 Woodfield Road, Suite C, Gaithersburg, MD 20879 Tele. (301) 740-1409 Fax (301) 740-3056 E-Mail witmerllc@gmail.com			
SCALE 1" = 30'	DATE August, 2015	WALC PROJECT NO. 00533 A	SHEET NO. 4 of 6



DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 11996012A including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: _____
Printed Company Name

Contact Person or Owner: JAMES & DEBRA MAHER
Printed Name

Address: 12300 Stoney Creek Road
Potomac, MD 20854

Phone and Email: Phone: (703) 906-0691

Signature: _____

FOREST CONSERVATION PLAN AMENDMENT

PROJECT: **12300 STONEY CREEK ESTATES LOT 175**

STONEY CREEK ESTATES

6th (DARNESTOWN) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
Land Surveying, Land Planning & Design
19401 Woodfield Road, Ste. C, Gaithersburg, MD 20879
Tele: (301) 740-1499 Fax: (301) 740-3056 E-mail: wimterllc@gmail.com

SCALE: As Noted DATE: November, 2015 WALLC PROJECT NO.: 00633 A SHEET NO.: 5 of 6

Sequence of Events for Property Owners Required to Comply With Forest Conservation and/ or Tree-Save Plans

Pre-Construction

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner shall contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.
2. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
 - a. Root pruning
 - b. Crown Reduction or pruning
 - c. Watering
 - d. Fertilizing
 - e. Vertical mulching
 - f. Root aeration matting
 Measures not specified on the forest conservation plan may be required as determined by the M-NCPPC Inspector in coordination with the arborist.
3. A Maryland licensed tree expert or an International Society of Arboriculture certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.
4. Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. 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. Temporary tree protect devices may include:
 - a. Chain link fence (four feet high)
 - b. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
5. Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the forest conservation inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of the forest conservation inspector.
6. Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown approved plan.
7. Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.

During Construction

8. Periodic inspections by the forest conservation inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the forest conservation inspector, must be made within the timeframe established by the inspector.

Post-Construction

9. After construction is completed, an inspection shall be requested. Corrective measures may include:
 - a. Removal and replacement of dead and dying trees
 - b. Pruning of dead or declining limbs
 - c. Soil aeration
 - d. Fertilization
 - e. Watering
 - f. Wound repair
 - g. Clean up of retention areas
10. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. No additional grading, sodding, or burial may take place.

GENERAL PLANTING NOTES:

1. Prior to any planting on the site, a pre-planting meeting with the M-NCP&PC Inspector must be arranged.
2. The contractor shall locate and verify the existence of all utilities prior to any excavation work.
3. The contractor shall supply all plant materials in quantities equal to that shown on plan.
4. All plant material shall conform to the guidelines established in the current American Standard for Nursery Stock as published by the American Association of Nurserymen.
5. All plants shall bear the same relationship to finished grade as the plant's original grade.
6. All plants shall be balled & burlapped or container grown as specified. Container grown stock that is root bound will not be acceptable.
7. With container grown stock, the container shall be removed and the ball shall be cut through the surface in two vertical locations.
8. All plants shall be sprayed with an antidesiccant within 24 hours after planting.
9. All plants shall be installed as per details.
10. All plants and stakes shall be set plum unless otherwise specified.
11. The landscape contractor shall provide loam fill as needed.
12. All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered weekly or more often, if necessary, during the first growing season.
13. Landscaping including on-site forest mitigation within the stream buffer, to be installed and approved prior to occupancy and use of the facility.

PLANTING NOTES:

1. Prior to planting, inspect planting stock. Plants not conforming to the American Standard for Nursery Stock specifications for size, form, vigor or roots, or due to trunk wounds, insects and disease should be replaced.
2. Areas planted should be mulched after planting unless tree shelters are provided.
3. Water heavily to fill any air pockets in soil.

SITE PREPARATION NOTES:

1. Soil tests are to be performed by contractor in all areas proposed for planting to determine deficiencies.
2. Soil amendments, if necessary, should be applied before planting and are to be determined by University of Maryland Cooperative Extension Service or other qualified professional, as determined by the M-NCP&PC site inspector.
3. Topsoil for planting shall be uniform composition, free of subsoil, clay lumps, stones, stumps, roots or similar objects larger than 1 inch.
4. Topsoil must be free of plant or parts of Bermudagrass, Quackgrass, Johnsongrass, Nutsage, Poison Ivy, Canadian Thistle, or others.
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Additional Requirements for Plans with Planting Requirements

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Printed Company Name

Contact Person or Owner: **JAMES & DEBRA MAHER**
Printed Name

Address: **12300 Stoney Creek Road
 Potomac, MD 20854**

Phone and Email: **Phone: (703) 906-0691**

Signature: _____

SHEET TITLE			
FOREST CONSERVATION PLAN AMENDMENT			
PROJECT			
12300 STONEY CREEK ESTATES LOT 175 STONEY CREEK ESTATES			
<small>6th (DARNESTOWN) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</small>			
			
<small>Land Surveying, Land Planning & Design 19401 Woodfield Road, Ste. C, Gaithersburg, MD 20879 Tele: (301) 740-1499 Fax: (301) 740-3056 E-mail: wimterl@gmail.com</small>			
SCALE	DATE	WALLC PROJECT NO.	SHEET NO.
As Noted	November, 2015	00533 A	6 of 6