



Glenstone II, Forest Conservation Plan Amendment, SC2013009  
T.C. Thompson Property, Preliminary Plan Amendment for Forest Conservation Plan Purposes, 11987272A

RB  
RAW

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Completed: 02/08/18

## Description

### Glenstone II FCP Amendment SC2013009

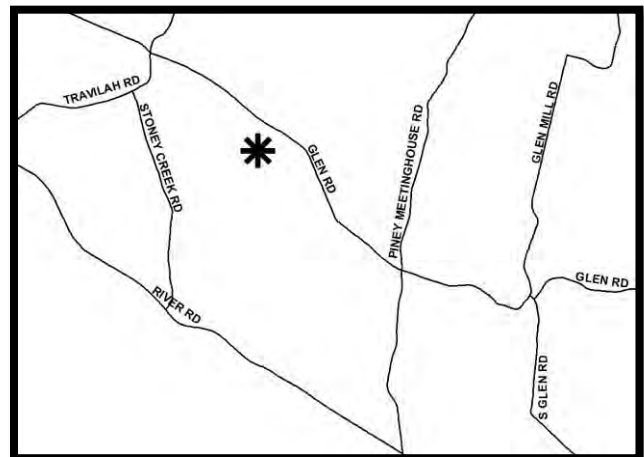
#### Preliminary Plan No. 11987272A

Application to remove 0.05 acres of Category I Conservation Easement; Located at 12311 Stoney Creek Rd., Parcel 578, Potomac, MD; and 12500 and remove 0.17 acres of Category I Conservation Easement; Located at 12504 Hunt Ridge Lane, Block C, Lots 24 and 25; approx. 200 acres; Zoned RE-2; 2002 Potomac Subregion Master Plan.

**Applicant:** Glenstone Foundation

**Acceptance Date:** December 26, 2017

**Review Basis:** Chapters 59 and 22A



## Summary

- Staff Recommendation: **Approval with Conditions**
- Proposal to remove approximately 0.17 acres of Category I Conservation Easement on Lots 24 and 25 of the Thompson Farm and .05 acres of Parcel 578 of the Glenstone Properties to construct a vehicle and pedestrian bridge and elevated roadway.
- 0.22 acres of on-site replacement for removal of Category I Conservation Easement.
- Remove 1.14 acres of Category I Conservation Easement from the dam maintenance area of a large existing pond that will remain a permanent feature of the site.
- Revise existing easement language to allow certain improvements and on-going maintenance to the Bridle Trail along Greenbriar Branch.
- Mitigate the realignment, resurfacing and extension of the Greenbriar and Sandy Branch Trails with 1.04 acres of on-site reforestation.
- Meets requirements of Chapter 22A, Forest Conservation Law.

## **SECTION 1 – RECOMMENDATIONS AND CONDITIONS**

**FOREST CONSERVATION PLAN NO. SC2013009:** Staff recommends approval of the amendment to the Forest Conservation Plan with the conditions below. All conditions of the original forest conservation plan and previous amendments, remain in full force and effect except as modified below:

1. Within sixty (60) days of the mailing date of the Planning Board Resolution and approval letter for these amendments, the Applicant must revise the Existing Conservation Easement language to account for the improvements and on-going maintenance of the Greenbriar Branch Bridle Trail. This document must be approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed.
2. The Applicant must execute a two-year Maintenance and Management Agreement approved by the M-NCPPC Office of General Counsel. The maintenance and management agreement is required for all forest planting areas credited toward meeting the requirements of the Forest Conservation Plan.
3. The Applicant must provide financial surety to the M-NCPPC Planning Department for the mitigation planting shown on the approved amended Final Forest Conservation Plan.
4. The Applicant must install the mitigation plantings within 6 months following the pre-construction meeting unless modified by the M-NCPPC Forest Conservation Inspector.
5. The Applicant must have all required site inspections performed by M-NCPPC staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
6. The limits of disturbance (LOD) on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Amended FFCP.

**PRELIMINARY PLAN NO. 11987272A:** Staff recommends approval of the limited amendment to the Preliminary Plan for Forest Conservation Plan purposes with the conditions below. All conditions of Preliminary Plan No. 119872720 as contained in the Montgomery County Planning Board's Resolution mailed May 30, 2003, or as amended, remain in full force and effect except as modified below:

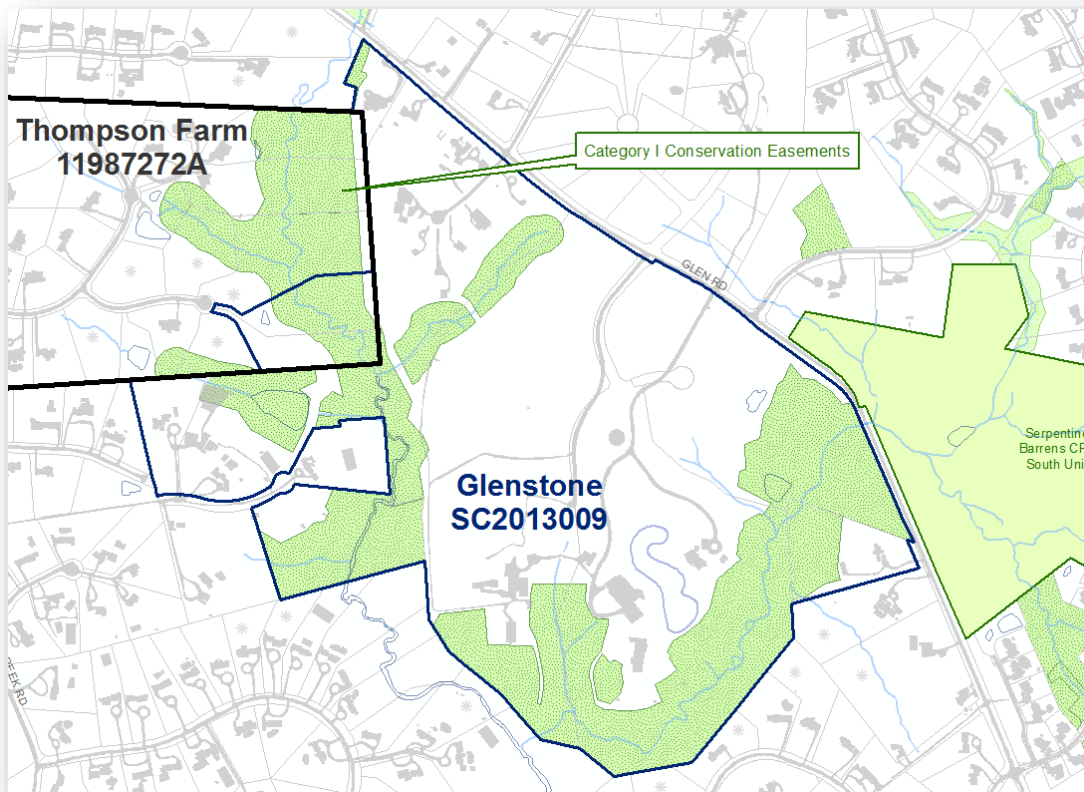
1. Within sixty (60) days of the mailing date of the Planning Board Resolution and approval letter for these amendments, the Applicant must record the new Conservation Easement reflecting the easement area that is not authorized to be removed. This document must be approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed and reflected on the record plat.
2. Within ninety (90) days of the mailing date of the Planning Board Resolution and approval letter for these amendments, the Applicant must extinguish the proposed area of Category I Conservation Easement. The extinguishment document must be approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed.

3. Within one hundred and twenty (120) days of the mailing date of the Planning Board Resolution and approval letter for these amendments, the Applicant must submit a complete record plat application that delineates the revised conservation easement and references the Liber/Folio of the recorded deed. The existing easement remains in full force and effect until the Category I Conservation Easement is recorded as removed.
4. The Applicant must execute a two-year Maintenance and Management Agreement approved by the M-NCPPC Office of General Counsel. The maintenance and management agreement is required for all forest planting areas credited toward meeting the requirements of the Forest Conservation Plan.
5. The Applicant must provide financial surety to the M-NCPPC Planning Department for the mitigation planting shown on the approved amended Final Forest Conservation Plan.
6. The Applicant must install the mitigation plantings within 6 months following the pre-construction meeting unless modified by the M-NCPPC Forest Conservation Inspector.
7. The Applicant must have all required site inspections performed by M-NCPPC staff per Section 22A.00.01.10 of the Forest Conservation Regulations
8. The limits of disturbance (LOD) on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Amended FFCP.

## SECTION 2 – SITE LOCATION AND DESCRIPTION

### Site Location

The subject properties are located on the south side of Glen Road and include the Corcoran, Three Sisters, and part of the Thompson Farm Subdivisions in Potomac, MD, with a total area of approximately 200 acres (“Property”). The Property is zoned RE-2 and located in the *Potomac Subregion 2002 Master Plan* area.

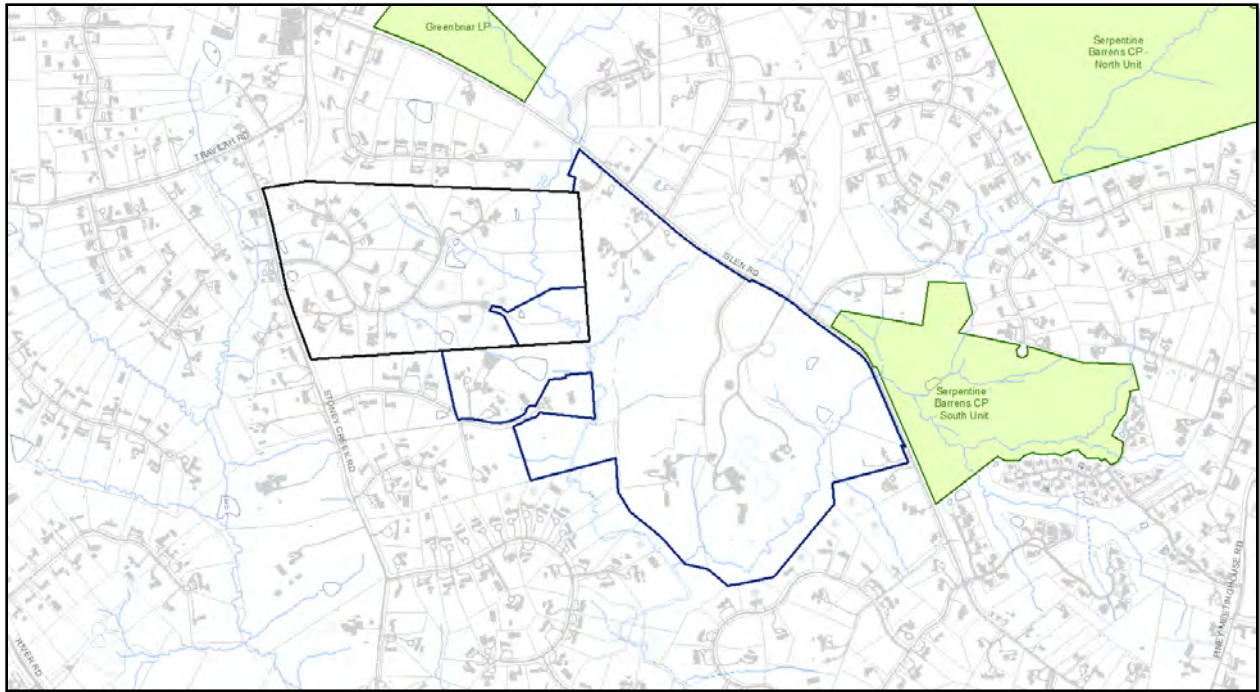


*Figure 1 – Existing Conservation Easements*

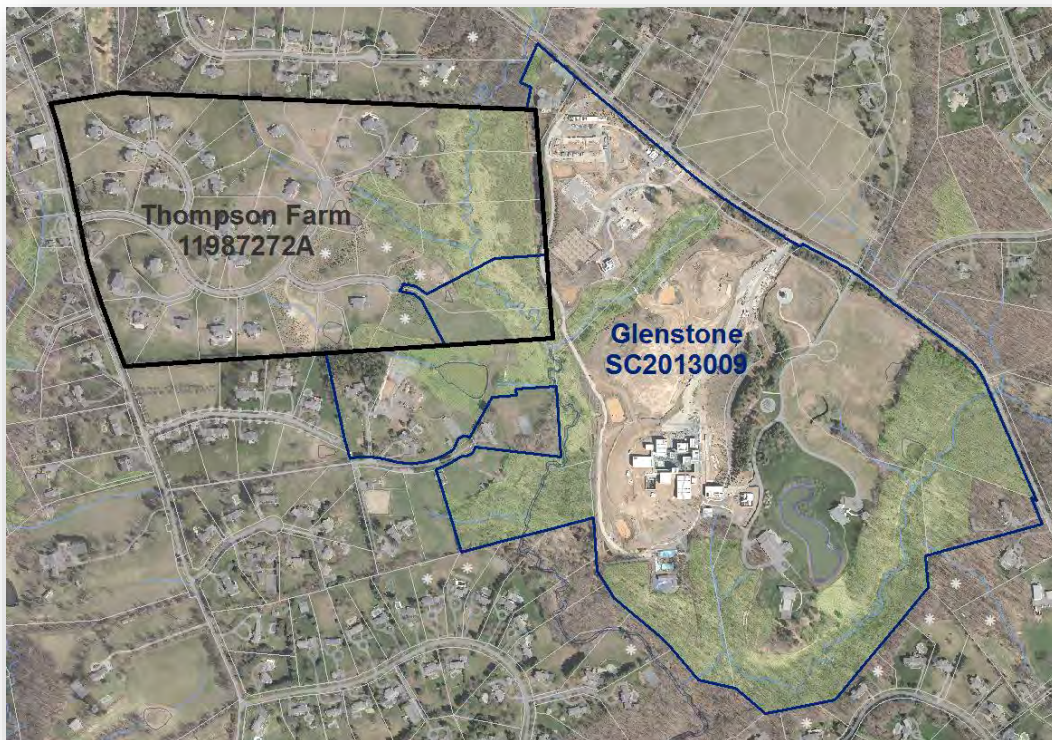
### Site Vicinity

The Properties are located between Glen, Stoney Creek, Travilah and Piney Meeting House Roads. They are primarily accessed from Glen Road. The Glenstone Forest Conservation Plan covers 8 lots. The Thompson Farm subdivision is covered by Forest Conservation Plan #119872720. Two properties adjacent to the Glenstone plan are owned by Glenstone and the subject of this revision. The Glenstone properties are currently being redeveloped as a museum and educational center. Two existing homes will remain on the Property. The Property is surrounded by RE-2-zoned residential properties and confronts the South Unit of the Serpentine Barrens Conservation Park. (Figure 2).





***Figure 2 – Site Vicinity***



***Figure 3 – 2017 Aerial Photograph of Site***

## SECTION 3 – APPLICATION AND PROPOSAL

### Previous Approvals

The Montgomery County Planning Board approved Preliminary Plan #119872720 “T.C. Thompson Farm”, on April 24, 2003. The original approval was for the creation of thirty-four (34) lots on 102.067-acres of land in the RE-2 zone. The forest conservation law of Montgomery County (Chapter 22A of the County Code) applied to this plan; thus, a Forest Conservation Plan was required. The FCP (Attachment B) had no existing onsite forest. The planting requirement was 20.15 acres, which was to take place within the Sandy Branch stream valley that had previously been pasture. The entire Sandy Branch stream valley buffer was placed into Category I Conservation Easement.

The Glenstone FCP was approved by the Planning Director in 2013 since it is associated with a sediment control permit and does not require Planning Board action. The original plan, along with several subsequent amendments has generated approximately 64.2 acres of Conservation Easement along the Greenbriar Branch and Sandy Branch stream valleys. Much of this conservation easement area is existing forest, but there are also planting areas totaling approximately 3.64 acres.

### Current Application

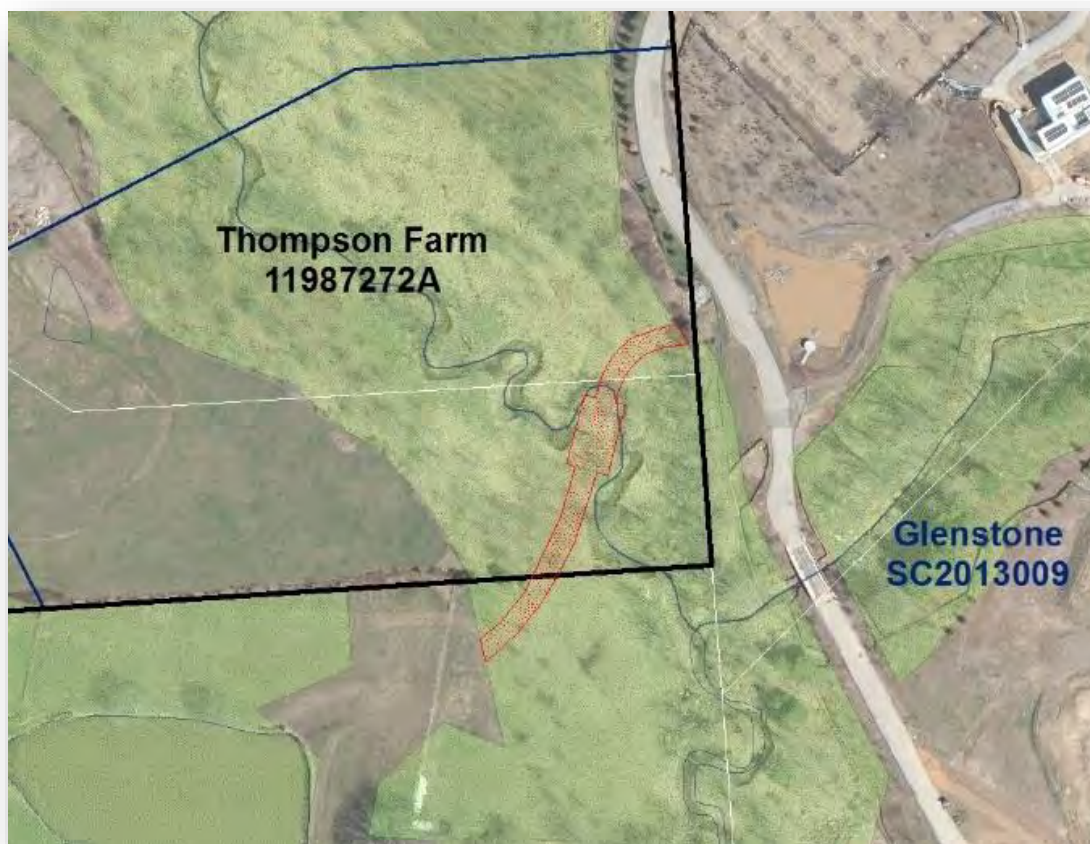
Easement Removal



*Figure 4 – Proposed Easement Removal for Pond Maintenance Area*



The Applicant requests the Planning Board amend the Final Forest Conservation Plans to remove two sections of the Category I Conservation Easement (see figures 4 and 5). The first area is 1.14 acres within the Greenbriar Branch stream valley. This easement area is a 50-foot slope that forms the dam to a pond that was built over 25 years ago on the higher elevation of the site. This area must be maintained on a regular basis to ensure the safety of the dam. It has been established that the pond is to remain a permanent feature of the site. A non-disturbance conservation easement in this location is not appropriate and should be removed from the Conservation Easement with no mitigation requirement. The second area is 0.22 acres within the Sandy Branch stream valley. The Sandy Branch stream valley separates the original Glenstone site from an increasing large land holding on the other side. The Glenstone Foundation requests the ability to build a vehicular bridge and elevated road within the stream valley to provide both vehicular and pedestrian access to Glenstone properties on the west side of Sandy Branch. These 0.22 acres will be mitigated 1:1 on-site (0.17 acres) on the Thompson Farm and 1:1 on-site (0.05 acres) on the Glenstone Property by extending the existing stream valley easements a total of 0.22 acres. (See Easement Attachment)



***Figure 5 – Proposed Category I Easement Removal for Vehicular Bridge and Road***

## Easement Modification

The Applicant proposed to make improvements to the existing bridle trail along Greenbriar Branch within the existing easement. The bridle trail easement was established with the approval of the Corcoran Property Preliminary Plan approval on July 9, 1987. The bridle trail connects to other trail easements on adjacent properties and to the trails that are planned for the South Serpentine Barrens Conservation Park located across Glen Road from the Subject Properties. The Applicant has extended their modern art collection to certain locations along Greenbriar Branch and would like to improve accessibility to these features by improving the trail. They propose to:

- Realign the trail in limited areas where inundation from Greenbriar Branch frequently make the trail unusable;
- Extend the trail to make connections with trails from outside the easement areas;
- Resurface the trail with decomposed granite;
- Repair existing culverts;
- Create two pedestrian bridges to the southeast side of Greenbriar Branch;
- Place interpretive signage for the art installations; and
- Install lights and security cameras along the trail.

## **SECTION 4 – ANALYSIS AND FINDINGS**

### **PLANNING BOARD REVIEW AUTHORITY**

The Forest Conservation Regulations require Planning Board action on certain types of modifications to an approved FFCP. COMCOR 22A.00.01.13 A (2), the Forest Conservation Regulations, state:

Major amendments which entail more than a total of 5000 square feet of additional forest clearing must be approved by the Planning Board or the Planning Director (depending on who approved the original plan).

### **FOREST CONSERVATION PLAN**

The Glenstone project is currently under construction on many different fronts. First, the new museum building is in the final stages of construction and will be completed later this year. The Applicant is also constructing an environmental educational center in association with the Museum. In addition, the Applicant has undertaken stream restoration plans for both Sandy Branch and Greenbriar Branch.

The Easement changes within Sandy Branch are timely, in that the on-going stream restoration has necessitated significant disturbance to the stream valley. The Applicant would like to build the proposed vehicular bridge over Sandy Branch during this process rather than after the stabilization has taken place. The bridge location has been chosen to minimize disturbance to stream valley features and the future stream alignment. Removal of 0.22 acres of easement area will allow this permanent structure to be built and maintained. The future raised 10-foot wide road way will allow vehicular and pedestrian crossing while allowing the flood plain to function normally rather than being forced into a culvert crossing with the associated fill within the stream valley.

The Applicant has proposed to mitigate for the loss of the 0.22 acres of conservation easement onsite by increasing the easement area within the Sandy Branch stream valley on a 1:1 basis. 0.05 acres will be placed on Parcel 578 in the Glenstone plan area and 0.17 acres will be placed on Lots 24 and 25 of the Thompson Farm plan area.

Trails within a Category I Conservation Easement are typically limited to natural surfaces. Other circumstances have persuaded Staff to consider the proposed improvements. First, several large and permanent art pieces were in place along the bridle trail prior to establishment of the easement in 2013. As this trail will continue to remain open to the public, the owner wishes to provide security, access for viewers, and the ability to do minor maintenance from time to time.

Park, Planning and Legal staff have had both on and off-site meetings with the Applicant to discuss these trail revisions and have agreed that the proposed improvements can take place within a modified Category I Conservation Easement. Mitigation for improvements to the entire length and width of the trail will take place by planting 1.04 acres of forest within un-forested sections of the Sandy Branch Conservation Easement area within the Glenstone site.

## **SECTION 5 – CITIZEN CORRESPONDENCE AND ISSUES**

As of the date of this report, Staff has not received any citizen correspondence and is not aware of any outstanding issues associated with this project.

The Applicant has met all noticing and submittal requirements.

## **SECTION 6 – CONCLUSION**

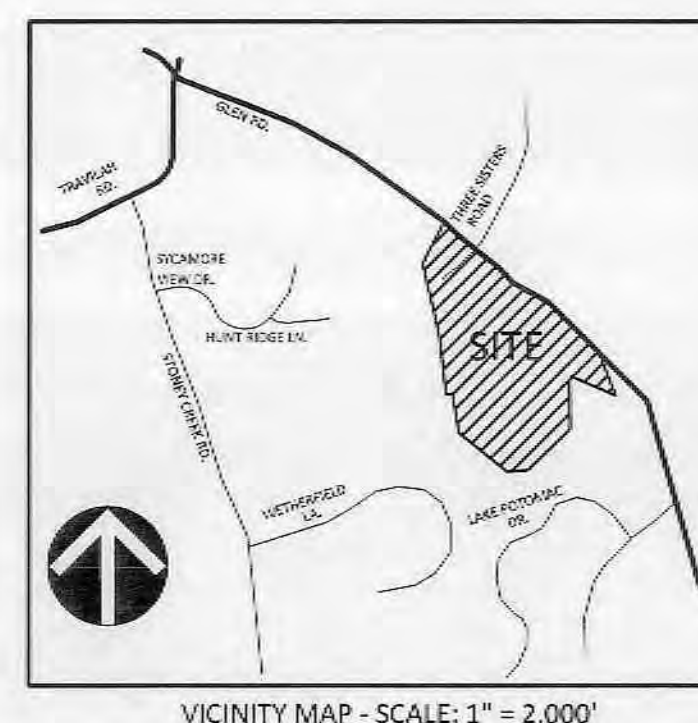
The proposed amendment meets all requirements established in Chapter 22A, Forest Conservation Law. Therefore, approval of the Application with the conditions specified herein is recommended.

Staff recommends that the Planning Board approve these Amended Forest Conservation Plans purposes with the conditions specified above.

### **ATTACHMENTS**

- A. Original Glenstone Forest Conservation Plan
- B. Original Thompson Farm Forest Conservation Plan
- C. Easement Exhibit
- D. Trail Alignment Exhibit
- E. Bridge Detail





MAPPED SOILS LEGEND				
SYMBOL	SERIES	TOSSON POTENTIAL	HYDRIC	
1B	Galla silt loam 3-8% slopes	Slight	No	
1C	Galla silt loam silt loams 8-15% slopes	Slight	No	
2C	Glenora silt loam 3-8% slopes	Slight	No	
6A	Glenville silt loam 3-8% slopes	Moderate	No	
5B	Baile silt loam 8-20% slopes	Moderate	YES	
16D	Brinklow-Blocktown channery silt loam 3-15% slopes	High	No	
35C	Crymora channery 8-15% slopes	Moderate	No	
53A	Concord silt loam 0-3% slopes	Slight	YES	
116D	Blackdown channery silt loam 2-25% slopes	High	No	
116E	Blackdown channery silt loam 2-25% slopes	High	No	

ENVIRONMENTAL  
SUMMARY TABLE

ACREAGE OF TRACT	150.20
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0.00
ACREAGE OF ROAD & UTILITY ROWS WHICH WILL NOT BE IMPROVED AS PART OF DEVELOPMENT APPLICATION	0.00
ACREAGE OF STREAM VALLEY BUFFER	32.58
ACREAGE OF TOTAL EXISTING FOREST	24.07
ACREAGE OF TOTAL FOREST RETENTION	30.36
ACREAGE OF TOTAL FOREST CLEARED	3.62
LAND USE CATEGORY & CONSERVATION ASSOCIATION THRESHOLD (SEE 22A-21-1) FOREST CON. LAW	IDA: 15% / 20%
	Retained: 2.4
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN WETLANDS	Retained: 0.00 Planted: 8.008 Retained: 5.0 Cleared: 0
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED W/IN 100'-FLOODPLAIN	Retained: 0.00 Planted: 26.87 Retained: 0.27 Cleared: 0.27 Planted: 0.54
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN STREAM BUFFERS	Retained: 26.87 Cleared: 0.27 Planted: 0.54
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN PROXIMITY AREAS	Retained: 26.87 Cleared: 0.27 Planted: 0.54
ACREAGE OF FOREST RETAINED WITH STREAM BUFFER PROVIDED	Unimproved: 5.949 Average Width: 130'



**GRAPHIC SCALE**

( IN FEET )  
1 inch = 150 ft.

SHEET C504

## SHEET C503

# SHEET C505

**SHEET C507**

FOREST SITING TABLE	
ON-SITE AREAS	TOTAL FOREST CLEARED (ACRES)
AREA #1	0.01
AREA #2	0.08
AREA #3	0.11
AREA #4	0.02
AREA #5	0.01
AREA #6	0.88
AREA #7	0.50
AREA #8	0.07
AREA #9	0.02
AREA #10	0.01
AREA #11	0.16
AREA #12	0.15
AREA #13	0.69
AREA #14	0.10
AREA #15	0.21
AREA #16	0.52
TOTAL	3.54

OFF-SITE AREAS	TOTAL FOREST CLEARED (ACRES)
AREA #A	0.08
TOTAL	0.08

**SHEET C506**

## SHEET INDEX

SHEET C 501	OVERALL FCP
SHEET C 502	DETAILED FCP
SHEET C 503	DETAILED FCP
SHEET C 504	DETAILED FCP
SHEET C 505	DETAILED FCP
SHEET C 506	DETAILED FCP
SHEET C 507	DETAILED FCP
SHEET C 508	TREE INVENTORIES, NOTES & SCHEDULES
SHEET C 509	DETAILS

GLENSTONE II  
POTOMAC, MARYLAND

## FOREST CONSERVATION WORKSHEET

NET TRACT AREA:	
A. Total tract area (150.15 ac minus 0.80 AC (prior Lot 1 LDD) plus 0.85 acres off-site disturbance)	150.20
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 =	150.20

LAND USE CATEGORY: (from Trees Technical Manual)

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

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

EXISTING FOREST COVER:

I. Existing forest cover (33.94 on-site + 0.08 off-site) =	34.0
J. Area of forest above afforestation threshold =	11.4
K. Area of forest above conservation threshold =	3.9

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation =	30.8
M. Clearing permitted without mitigation =	3.1

PROPOSED FOREST CLEARING

N. Total area of forest to be cleared (3.54 on-site + 0.08 off-site) =	3.62
O. Total area of forest to be retained =	30.4

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold =	0.9
Q. Reforestation for clearing below conservation threshold =	0.0
R. Credit for retention above conservation threshold =	0.3
S. Total reforestation required =	0.5
T. Total afforestation required =	0.5
U. Credit for landscaping (may not exceed 20% of "S") =	0.0
V. Total reforestation and afforestation required =	0.5

## AFFORESTATION / REFORESTATION CREDIT TABLE

ORIGINAL FCP SC2013009	AC
AFFORESTATION/REFORESTATION REQUIREMENT	0.00
MET WITH 30.40 AC FOREST PRESERVATION	
FCP 2013009 AMENDMENT 01	
AFFORESTATION/REFORESTATION REQUIREMENT	0.54
PROPOSED ON-SITE FOREST PLANTING	0.54
REMAINING REQUIREMENT	0.00

SEE FOREST PLANTING SCHEDULE SHEET C508  
SEE SIGNIFICANT & SPECIMEN TREE INVENTORIES FOR NRI'S  
420121670 AND 420150520 SHEET C508  
SEE REPLACEMENT TREE SCHEDULE SHEET C508

Legend Notes

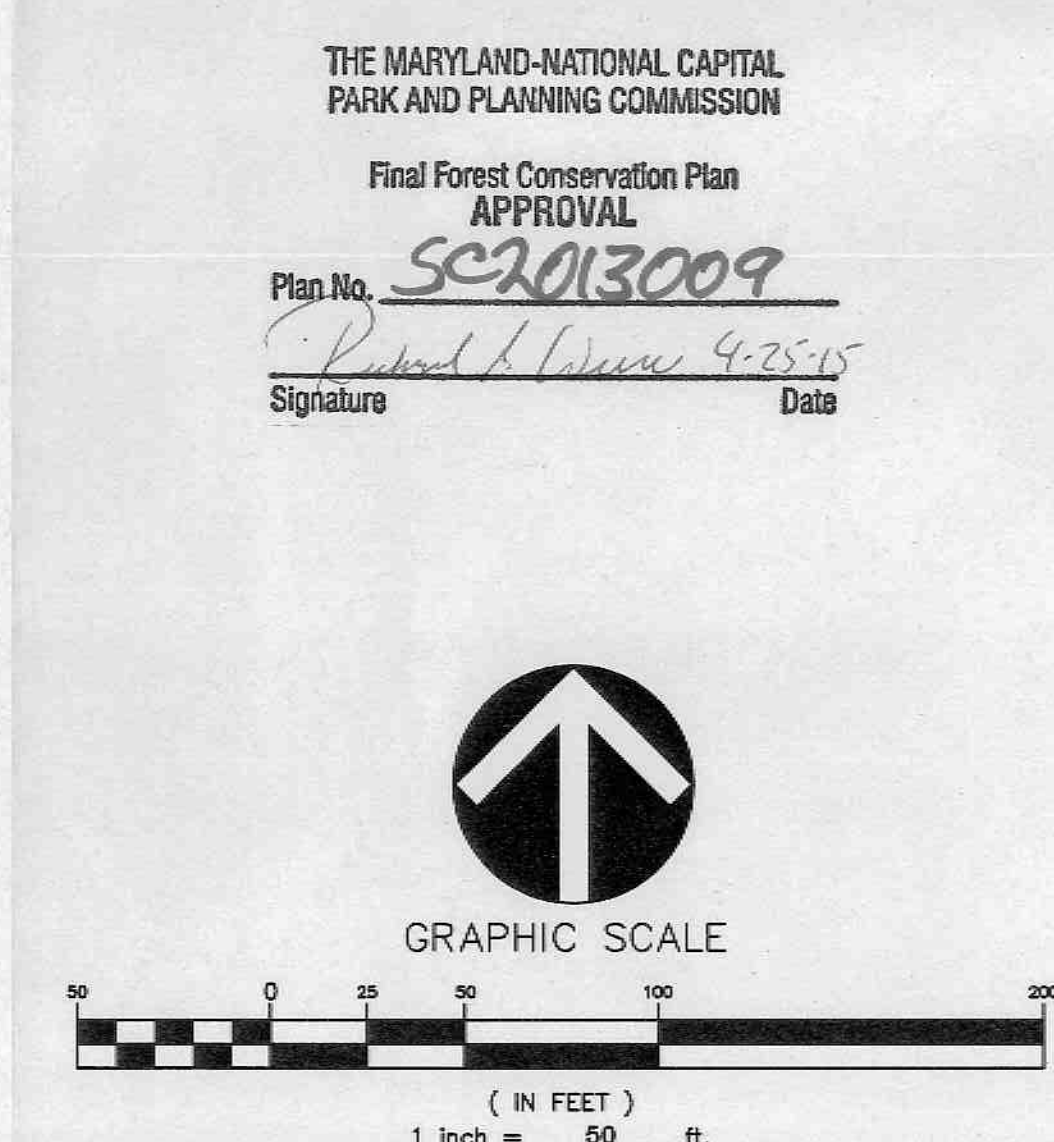
	EXISTING TREELINE
	PROPOSED TREELINE
	STREAM BUFFER
	WETLAND BUFFER
	LIMITS OF WETLAND
	STREAM BOUNDARY
	PROPOSED OVERALL LIMITS OF DISTURBANCE
	100-YEAR FLOOD PLAIN
	100-YEAR FLOOD PLAIN BRI
	EXISTING FOREST STAND
	FOREST IMPACT
	SLOPES 25% OR GREATER
	SLOPES 15% - 25% ON HIGHLY ERODIBLE SOILS
	CRITICAL ROOT ZONE (CRZ) OF SPECIMEN TREE
	CRZ AREA OF IMPACT OF SPECIMEN TREE
	CRITICAL ROOT ZONE (CRZ) OF SIGNIFICANT TREE
	TRACT AREA BOUNDARY
	EXISTING CATEGORY I FOREST CONSERVATION EASEMENT LINE
	SIGNIFICANT TREE (≥ 24" TO 229.9" D.B.H.)
	SPECIMEN TREE (≥ 30" D.B.H.)
	INDICATES TREE TO BE REMOVED
	INDICATES SPECIMEN TREE TO BE SAVED BUT CONSIDERED REMOVED FOR VARIANCE PURPOSES
	INDICATES SPECIMEN TREE DIED FROM STORM ON JUNE 30 AND SUBSEQUENTLY REMOVED
	FORESTED AREAS NOT IN CONSERVATION EASEMENT - FUTURE CLEARING
	REPLACEMENT TREE AS MITIGATION FOR REMOVAL OF SPECIMEN TREE

## C50







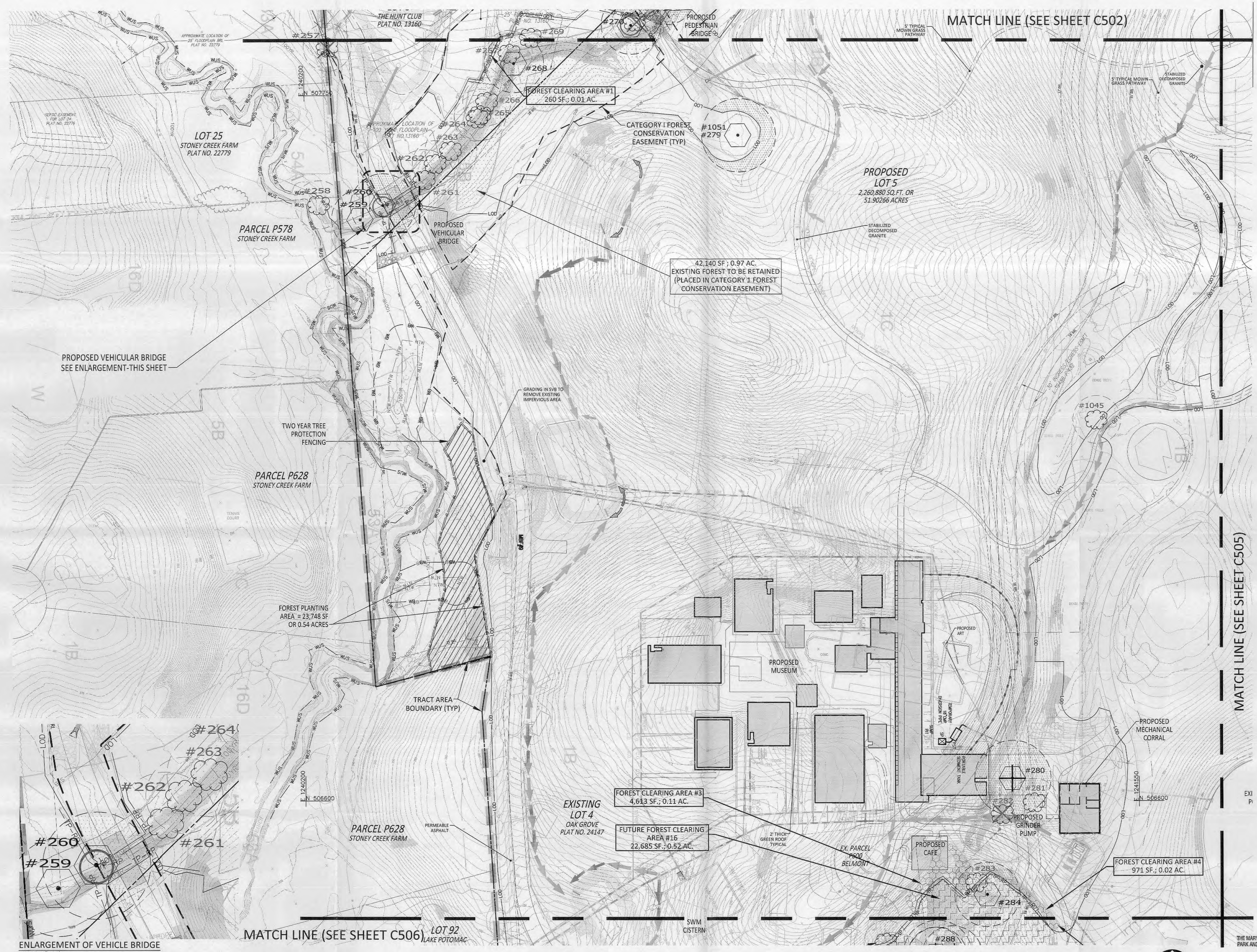


# Legend Notes

	SANITARY CLEANOUT
	STORM DRAIN MANHOLE
	ELECTRICAL JUNCTION BOX
	ELECTRICAL MANHOLE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GUY POLE
	GAS VALVE
	LIGHT POLE
	PHONE PEDESTAL
	PHONE MANHOLE
	UTILITY POLE
	SANITARY MANHOLE
	TRAFFIC CONTROL BOX
	TREE
	CABLE TELEVISION PEDESTAL
	UNKNOWN UTILITY MANHOLE
	WATER METER
	WATER MANHOLE
	WATER VALVE
	BOLLARD
	SIGN POST
	WOOD POST
	INLETS
	CURBS INLET
	EXISTING TREELINE
	PROPOSED TREELINE
	STREAM VALLEY BUFFER
	WETLAND BUFFER
	LIMITS OF WETLAND
	STREAM BOUNDARY
	PROPOSED OVERALL LIMITS OF DISTURBANCE
	100 YEAR FLOOD PLAIN
	25' FLOOD PLAIN BRL
	PROPOSED WATER
	PROPOSED STORM DRAIN
	PROPOSED PERMEABLE PAVEMENT
	SOILS
	SEC STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM
	SEC MOUNTABLE BERM
	SEC SUPER SILT FENCE
	SEC SILT FENCE
	SEC EARTH/PERIMETER DIKE/SWALE
	SEC BAFFLE BOARD
	SEC SEDIMENT CONTROL TRAP
	SEC RIP-RAP CHANNEL
	EXISTING FOREST STAND
	FOREST IMPACT
	FOREST PLANTING AREA
	SLOPES 25% OR GREATER
	SLOPES 15 - 25% ON HIGHLY ERODIBLE SOILS
	TP TREE PROTECTION FENCE
	TP- RP TREE PROTECTION / ROOT PRUNE
	CRITICAL ROOT ZONE (CRZ) OF SPECIMEN TREE
	CRZ AREA OF IMPACT OF SPECIMEN TREE
	CRITICAL ROOT ZONE (CRZ) OF SIGNIFICANT TREE
	TRACT AREA BOUNDARY
	EXISTING CATEGORY I FOREST CONSERVATION EASEMENT LINE
	SIGNIFICANT TREE (1'-24" TO 25-97 D.B.H.)
	SPECIMEN TREE (≥30" D.B.H.)
	INDICATES TREE TO BE REMOVED
	INDICATES SPECIMEN TREE TO BE SAVED BUT CONSIDERED REMOVED FOR VARIANCE PURPOSES
	INDICATES SPECIMEN TREE DAMAGED FROM STORM ON JUNE 30 AND THAT HAS UNDERGONE CLEANUP
	FOREST NOT IN CONSERVATION EASEMENT - FUTURE CLEARING
	REPLACEMENT TREE AS MITIGATION FOR REMOVAL OF SPECIMEN TREE



No.	Issue	Date
01	FIRST SUBMISSION	01/14/2015
02	RESPONSE TO COMMENTS	03/09/2015

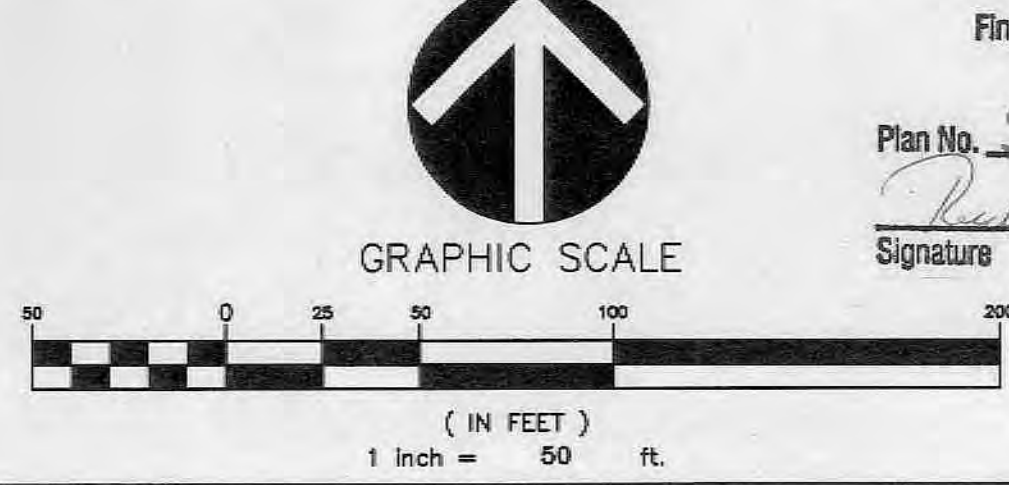


Legend Notes

- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL POLE
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- WELLS
- CURB INLET
- EXISTING TREELINE
- PROPOSED TREELINE
- STREAM VALLEY BUFFER
- WETLAND BUFFER
- LIMITS OF WETLAND
- STREAM BOUNDARY
- PROPOSED OVERALL LIMITS OF DISTURBANCE
- 100 YEAR FLOOD PLAIN
- 25' FLOOD PLAIN BRL
- PROPOSED WATER
- PROPOSED STORM DRAIN
- PROPOSED PERMEABLE PAVEMENT
- SOILS
- SEC STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM
- SEC MOUNTABLE BERM
- SEC SUPER SILT FENCE
- SEC SILT FENCE
- SEC EARTH/PERIMETER DIKE/SWALE
- SEC BAFFLE BOARD
- SEC SEDIMENT CONTROL TRAP
- SEC RIP-RAP CHANNEL
- EXISTING FOREST STAND
- FOREST IMPACT
- FOREST PLANTING AREA
- SLOPES 25% OR GREATER
- SLOPES 15 - 25% ON HIGHLY ERODIBLE SOILS
- TREE PROTECTION FENCE
- TREE PROTECTION/ROOT PRUNE CRITICAL ROOT ZONE (CRZ) OF SPECIMEN TREE
- CRZ AREA OF IMPACT OF SPECIMEN TREE
- CRITICAL ROOT ZONE (CRZ) OF SPECIMEN TREE
- TRACT AREA BOUNDARY
- EXISTING CATEGORY I FOREST CONSERVATION EASEMENT LINE
- SIGNIFICANT TREE (12" TO 29" D.B.H.)
- SPECIMEN TREE (30" D.B.H.)
- INDICATES TREE TO BE REMOVED
- INDICATES SPECIMEN TREE TO BE SAVED BUT CONSIDERED REMOVED FOR VARIANCE PURPOSES
- INDICATES SPECIMEN TREE DAMAGED FROM STORM ON JUNE 30 AND THAT HAS UNDERGONE CLEANUP
- FOREST NOT IN CONSERVATION EASEMENT - FUTURE CLEARING
- REPLACEMENT TREE AS NOTATION FOR REMOVAL OF SPECIMEN TREE

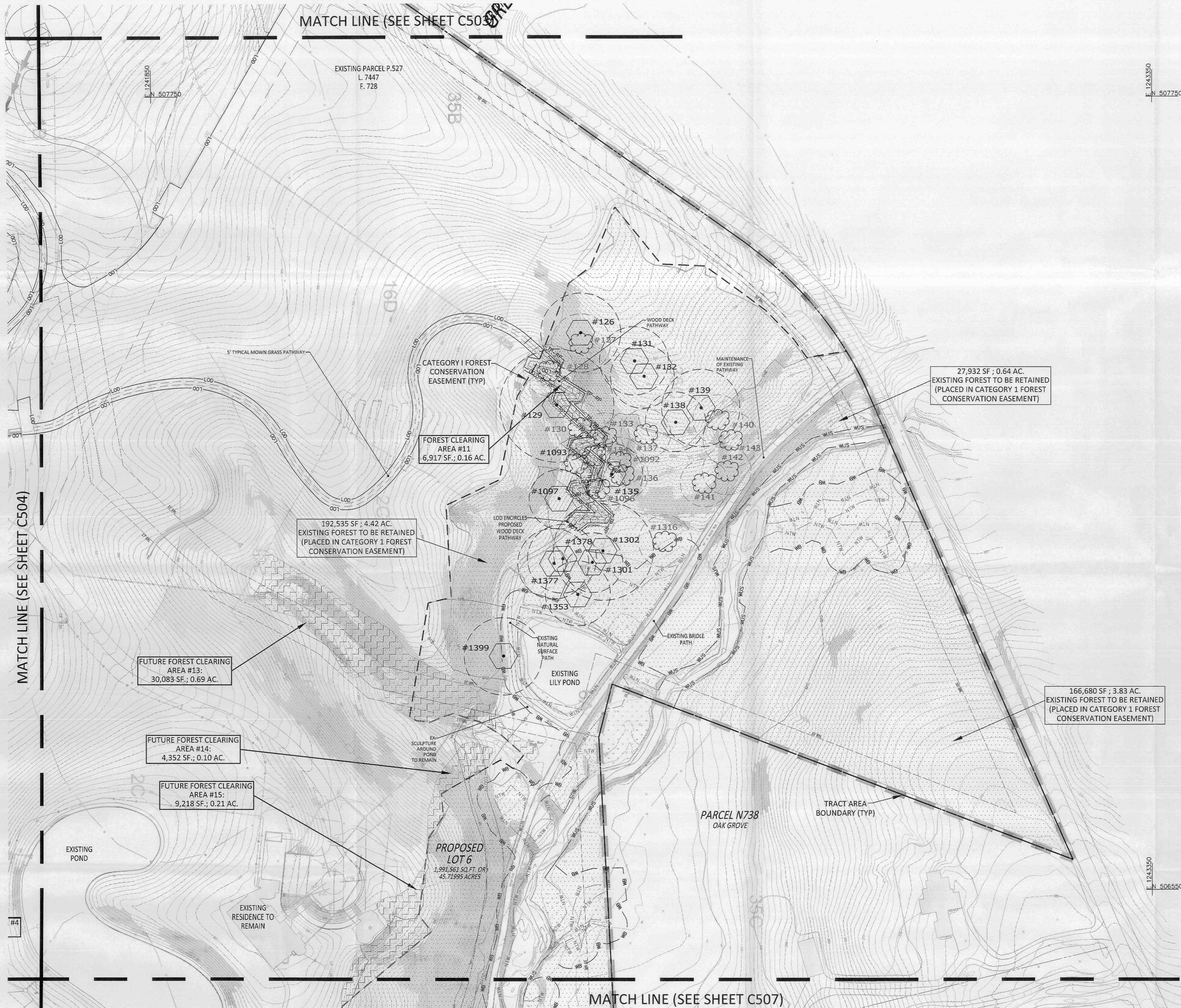
ENLARGEMENT OF VEHICLE BRIDGE  
SCALE: 1"=30'

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Final Forest Conservation Plan  
APPROVAL  
Plan No. SC2013009  
Signature  
Date





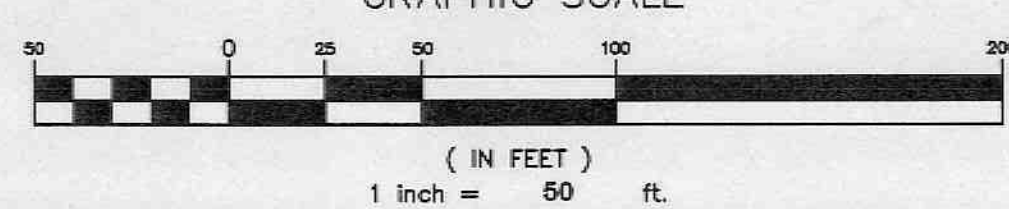
No.	Issue	Date
01	FIRST SUBMISSION	01/14/2015
02	RESPONSE TO COMMENTS	03/09/2015



Legend Notes

- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDISTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDISTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- CURB INLET
- EXISTING TREELINE
- PROPOSED TREELINE
- STREAM VALLEY BUFFER
- WETLAND BUFFER
- LIMITS OF WETLAND
- STREAM BOUNDARY
- PROPOSED OVERALL LIMITS OF DISTURBANCE
- 100YR FLOOD PLAIN
- 25' FLOOD PLAIN BRL
- 25' FLOOD PLAIN BRL
- PROPOSED WATER
- PROPOSED STORM DRAIN
- PROPOSED PERMEABLE PAVEMENT
- SOILS
- SEC STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM
- SEC MOUNTABLE BERM
- SEC SUPER SILT FENCE
- SEC SILT FENCE
- SEC EARTH/PERIMETER DIKE/SWALE
- SEC BAFFLE BOARD
- SEC SEDIMENT CONTROL TRAP
- SEC RIP-RAP CHANNEL
- EXISTING FOREST STAND
- FOREST IMPACT
- FOREST PLANTING AREA
- SLOPES 25% OR GREATER
- SLOPES 15 - 25% ON HIGHLY ERODIBLE SOILS
- TREE PROTECTION FENCE
- TREE PROTECTION/ ROOT PRUNE
- CRITICAL ROOT ZONE (CRZ) OF SPECIMEN TREE
- CRZ AREA OF IMPACT OF SPECIMEN TREE
- CRITICAL ROOT ZONE (CRZ) OF SIGNIFICANT TREE
- TRACT AREA BOUNDARY
- EXISTING CATEGORY I FOREST CONSERVATION EASEMENT LINE
- SIGNIFICANT TREE (>24" TO 29.9" D.B.H.)
- SPECIMEN TREE (>30" D.B.H.)
- INDICATES TREE TO BE REMOVED
- INDICATES SPECIMEN TREE TO BE SAVED BUT CONSIDERED REMOVED FOR VARIANCE PURPOSES
- INDICATES SPECIMEN TREE DAMAGED FROM STORM ON JUNE 30 AND THAT HAS UNDERGONE CLEANUP
- FOREST NOT IN CONSERVATION EASEMENT - FUTURE CLEARING
- REPLACEMENT TREE AS MITIGATION FOR REMOVAL OF SPECIMEN TREE

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Final Forest Conservation Plan  
APPROVAL  
Plan No. SC2013009  
Signature: [Signature] Date: 4-24-15





STONE CREEK FARM  
LOTS 13 THRU 20  
AND  
PARCEL D AND OUTC  
BLOCK 'C'

STONEY CREEK FARM  
LOTS 13 THRU 20  
AND  
PARCEL D AND OUTLOT E  
BLOCK 'C'

THE HUN CLUB  
PLAT NO. 13760

VICINITY MAP  
NOT TO SCALE

## OWNERS' CERTIFICATE

I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE CERTIFICATE AS SET FORTH ON SHEET 1 OF 5.

Henry W. Lee 12/19/2007 Thomas C. Thompson

WITNESS	DATE	THOMAS C. THOMPSON, JR., MANAGER THOMPSON RESIDUARY INVESTORS, LLC
---------	------	---

Key West 12/19/2013 Thomas C. Gholson

WITNESS	DATE	THOMAS C. THOMPSON, JR., MANAGER TOMMYT LLC
---------	------	--

Key West 12/19/2003 Vanessa Shofner

WITNESS	DATE	THOMAS C. THOMPSON, JR., MANAGER THOMPSON FAMILY INVESTORS, LLC
---------	------	--

### CURVE TABLE

NO	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING
OE3	200.00'	91°18'1"	32.38'	16.21'	32.32'	N76°12'51"E
OE4	185.00'	17°06'54"	58.25'	26.84'	58.03'	N04°05'13"E
OE5	90.00'	23°47'4"	24.92'	12.24'	24.74'	N58°07'23"W
OE6	125.00'	55°44'38"	12.80'	68.08'	116.86'	N43°12'19"W
OE7	100.00'	23°57'31"	45.56'	20.55'	45.26'	N04°46'52"E
OE8	50.00'	24°36'44"	21.77'	11.00'	21.60'	N05°56'03"E
OE9	100.00'	20°10'48"	35.22'	17.78'	35.04'	N33°29'48"W
OE10	215.00'	21°12'4"	79.50'	40.25'	78.12'	N67°36'51"E
OE11	225.00'	13°35'40"	93.91'	25.83'	90.86'	N65°25'11"E
OE12	225.00'	19°49'34"	17.62'	92.25'	92.74'	N58°32'12"E
OE13	200.00'	100°7'48"	58.25'	58.25'	96.72'	N86°22'47"E
OE19	100.00'	86°34'44"	71.38'	116.58'	150.70'	N73°20'07"E

## SUBDIVISION RECORD PLAT

LOTS 22 THRU 26

AND  
OUTLOT C, BLOCK 'C'

# STONEY CREEK FARM

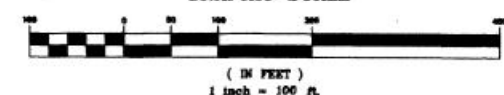
6TH ELECTION DISTRICT


MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 100'

DATE: JUNE 9, 2003

GRAPHIC SCALE



REVISION		 <p><b>Bowman</b> CONSULTING</p> <p>Bowman Consulting Group, Ltd. 2121 Eisenhower Avenue, Suite 300 Alexandria, Virginia 22314</p> <p>Phone: (703) 546-2188 Fax: (703) 863-5781 <a href="http://www.bowmanconsulting.com">www.bowmanconsulting.com</a></p>
© Bowman Consulting Group, Ltd.		DWG: P-2326 - Thompson Property/2326-01-002/Engineering/Plans/2326-01-00-BASE.dwg BOG PROJECT NO: 2326-01      TASK: 002      BY: RS      CHK: OZ      SHEET 4 OF 5

STONEY CREEK FARM  
LOTS 12, 21 & 27 THRU 34  
AND  
PARCELS A AND B  
BLOCK 'C'

**LOT 23**  
336,058 SQ. FT.

PARCEL 310  
(LIBER 1454  
FOLIO 69)

**LOT 24**  
198,196 SQ. FT.

**LOT 25**  
145,288 SQ. FT.

## AREA TABULATION

LOTS	=	884,895 SQ. FT. OR	20.30980 AC.
OUTLOTS	=	53,933 SQ. FT. OR	1.23813 AC.
STREETS	=	24,397 SQ. FT. OR	0.56008 AC.
<hr/>			
TOTAL	=	963,025 SQ. FT. OR	22.10801 AC.

NOTES: FOR PRIVATE WATER AND SEPTIC SYSTEMS ONLY.

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED: JUNE 26, 2003

Daniel Ber L Barbara A. Puller  
CHAIRMAN ASST. SECRETARY-TREASURER

M. N. C. P. & P. C. RECORD FILE NUMBER 627-50

RECORDED: \_\_\_\_\_  
PLAT BOOK: \_\_\_\_\_  
PLAT NO.: \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF  
PERMITTING SERVICES

APPROVED: December 30, 2005

April 1

BY: [Signature]  
DIRECTOR

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY THE ESTATE OF THOMAS C. THOMPSON RESIDUARY TRUST BY ITS TRUSTEES THOMAS C. THOMPSON, JR. AND CAROLINE THOMPSON TO THOMPSON RESIDUARY INVESTORS, LLC BY DEED DATED SEPTEMBER 17, 2003 AND RECORDED IN LIBER 24840 AT FOLIO 289, THE LAND CONVEYED BY THOMAS C. THOMPSON, JR. TO TOMMYLT LLC BY DEED DATED SEPTEMBER 17, 2003 AND RECORDED IN LIBER 24840, FOLIO 285, AND THE LAND CONVEYED BY THE THOMPSON FAMILY INVESTORS LTD. PARTNERSHIP TO THE THOMPSON FAMILY INVESTORS, LLC BY DEED DATED SEPTEMBER 16, 2003 AND RECORDED IN LIBER 24840, FOLIO 281, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. IRON PIPES SHOWN THUS ——— AND MONUMENTS SHOWN THUS ——— WILL BE PLACED AS INDICATED IN ACCORDANCE WITH SUBDIVISION REGULATION SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE. I HEREBY CERTIFY THAT THE LIMITS OF THE 100-YEAR FLOODPLAIN SHOWN ON THIS RECORD PLAT IS AN ACCURATE REFLECTION AS TRANSFERRED FROM THE FLOODPLAIN STUDY REFERENCED IN ITEM 13 OF NOTES ON SHEET 1 OF 5 ON THIS PLAT.

**FILED**

JAN 9 - 2004

Circuit Court  
County, Md.  
DATE: 11-18-2003

203330 187122 045006 RFL

MARWAN FARIS MUSTAFA  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION NO. 20099



# FOREST CONSERVATION EASEMENT EXHIBIT

STONEY CREEK  
FARM BLOCK 'C'  
FCP 11987272A

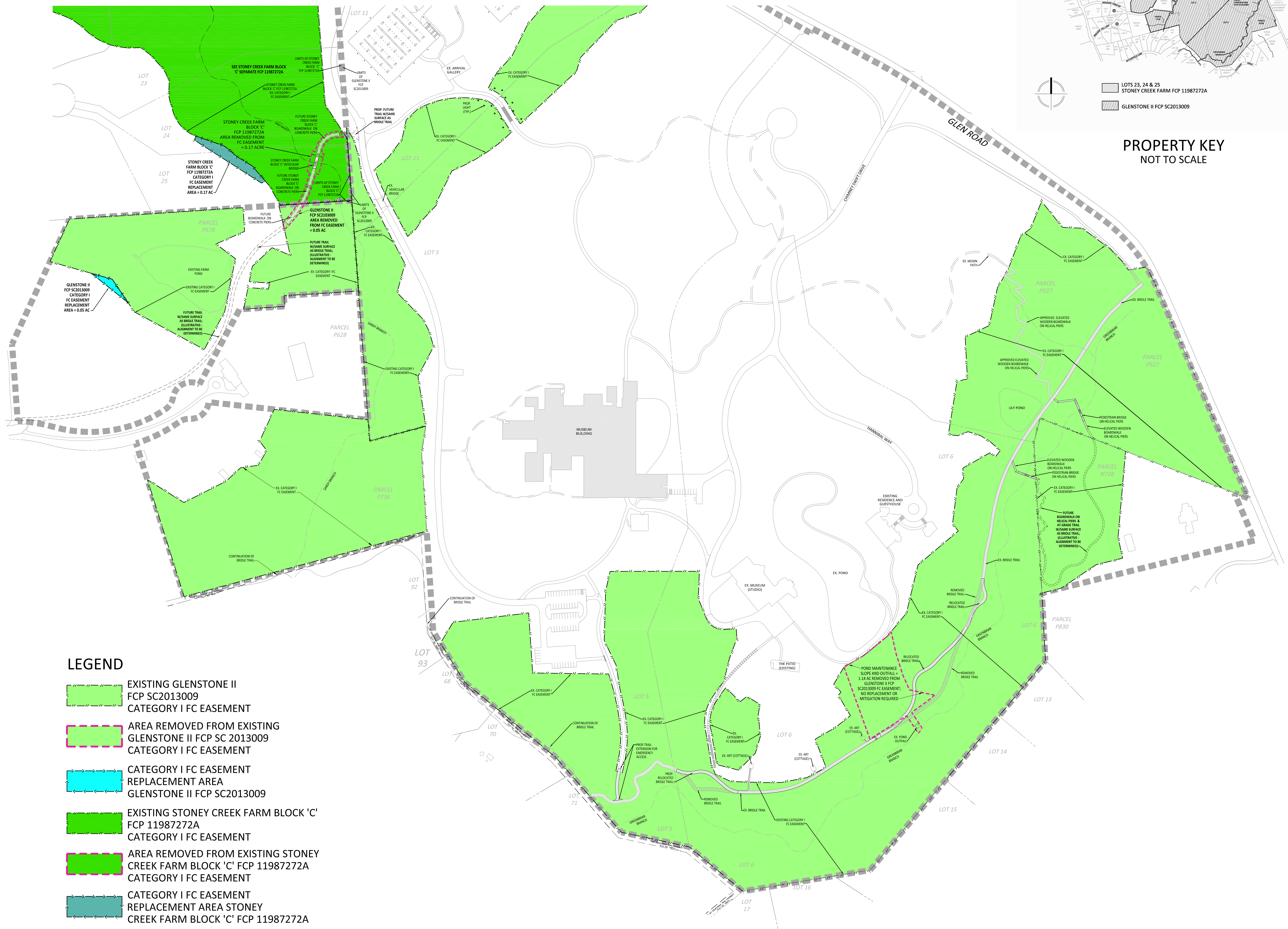
DRAWN BY: NRB  
DESIGNED BY: JB  
DATE ISSUED: JANUARY, 2018

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VIVA  
PROJECT VM1654B

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SHEET NO. **1 OF 1**



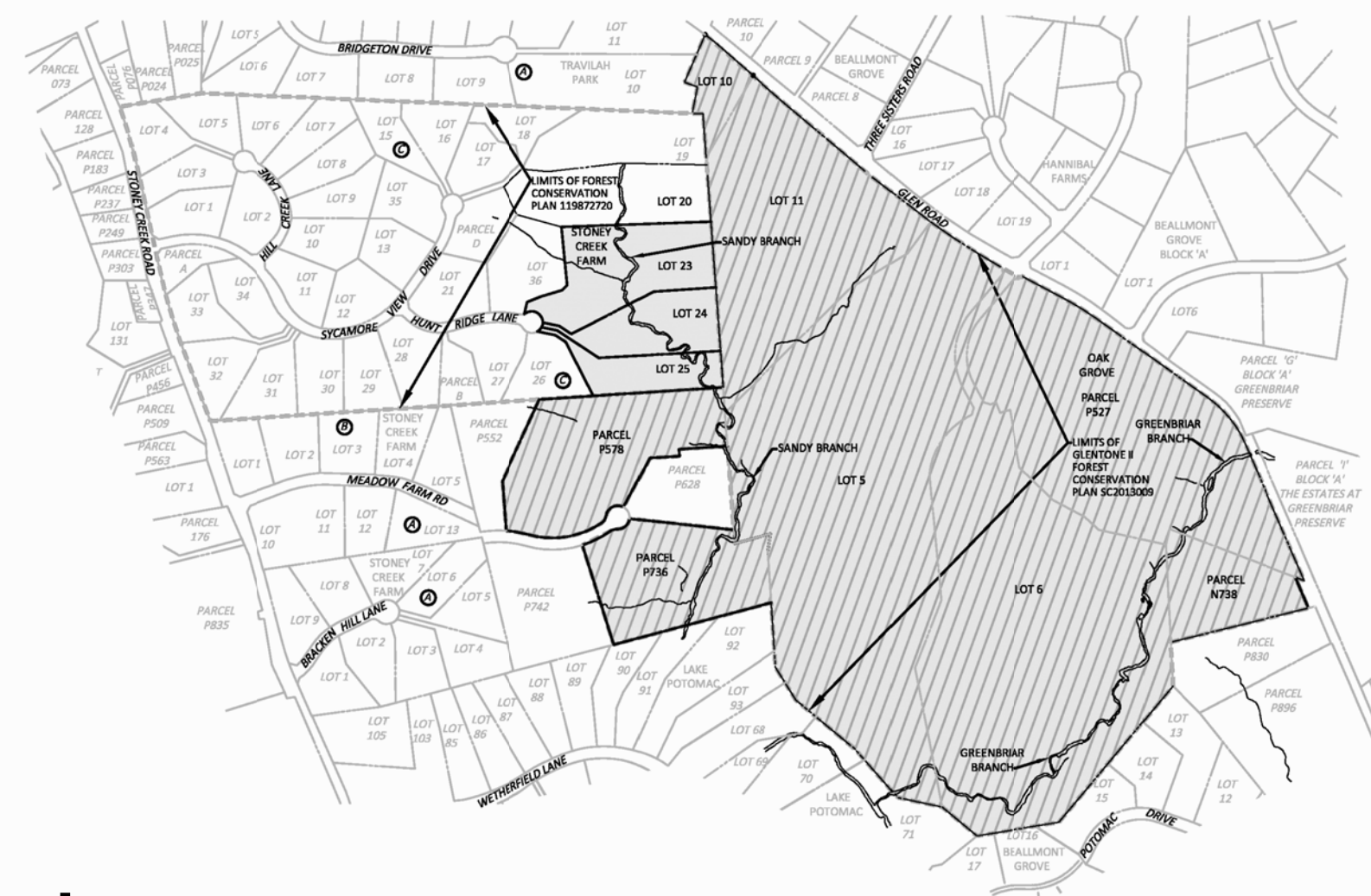


BRIDLE TRAIL REALIGNMENT EXHIBIT

GLENSTONE II  
FCP SC2013009

STONEY CREEK  
FARM BLOCK 'C'  
FCP 11987272A

DRAWN BY: NRZ  
DESIGNED BY: JB  
DATE ISSUED: JANUARY, 2018  
VIA PROJECT: VM1654B  
SHEET NO. **1 OF 1**



LOTS 23, 24 & 25  
STONEY CREEK FARM FCP 11987272A  
GLENSTONE II FCP SC2013009

PROPERTY KEY  
NOT TO SCALE

LEGEND

- EXISTING BRIDLE TRAIL TO REMAIN
- REMOVED BRIDLE TRAIL
- REALIGNED BRIDLE TRAIL

