

SITE DATA

1. Zoning: RE-1
2. Existing Land Use: Golf Course & Club Facilities
3. Gross Tract Area: 198.68 Acres (Updated from NRI/FSD per survey by Joyce Engineering Corporation)
4. Approximate Area of Existing Forest Cover: 29.8 Acres (1,297,000 sq.ft.)
5. AREA TO BE PLACED IN CATEGORY I CONSERVATION EASEMENTS: 29.8 ACRES (1,298,500 SQ.FT.)
6. Watershed: Hawlings River (Class IV-P)

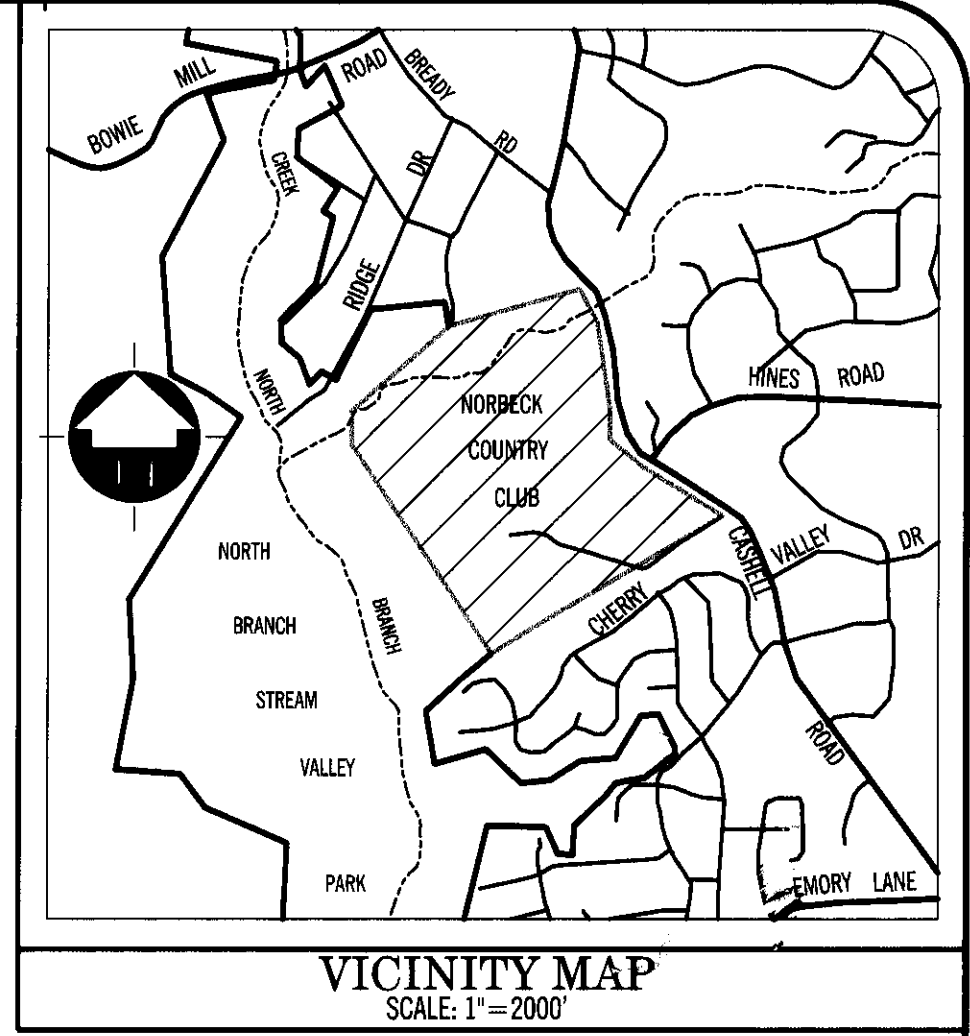
37-Apr-09
FOREST CONSERVATION WORKSHEET
VERSION 1.0

NET TRACT AREA:					
A. Total tract area	198.68				
B. Area within 100 year floodplain	0.00				
C. Area within MSSC R/W or road R/W constructed by public fund	0.00				
D. Net tract area	198.68				
LAND USE CATEGORY: (from Table 2, page 42, "Trees" Manual)					
Input the number "1" under the appropriate land use zoning, and limit to only one entry.					
ABA	MNR	IDA	HDR	MPD	CIA
0	0	1	0	0	0
E. Afforestation Threshold: 15% x D =		29.80			
F. Conservation Threshold: 20% x D =		39.74			
EXISTING FOREST COVER:					
G. Existing forest cover (excluding floodplain)	29.80				
H. Area of forest above afforestation threshold	0.00				
I. Area of forest above conservation threshold	0.00				
BREAK EVEN POINT:					
J. Forest retention above threshold with no mitigation	0.00				
K. Clearing permitted without mitigation	0.00				
PROPOSED FOREST CLEARING:					
L. Total area of forest to be cleared	0.00				
M. Total area of forest to be retained	29.80				
PLANTING REQUIREMENTS:					
N. Reforestation for clearing above conservation threshold	0.00				
O. Reforestation for clearing below conservation threshold	0.00				
P. Credit for retention above conservation threshold	0.00				
Q. Total reforestation required	0.00				
R. Total afforestation required	0.00				
S. Total afforestation and reforestation required	0.00				
T. Total reforestation and afforestation required	0.00				

LEGEND

- M.E.B. MAXIMUM ENVIRONMENTAL BUFFER (M.E.B.)
Maximum limit of Stream Buffer & 100 Year Floodplain
- EXISTING TREE LINE
- 100 YEAR FLOODPLAIN LIMIT
- FOREST SAVE AREAS
Areas to be placed in Category I Conservation Easements
1,298,500 sq.ft. or 29.8 Acres

No Forest Clear Areas are proposed
No Forest Planting Areas are proposed
No Root Pruning is proposed, except as indicated on Sheet 2 of 3
(Statement added 12/08)



NOTE: Landscape Dump Area

- LANDSCAPE DUMP AREA TO RETURN TO FOREST:
1. Area outlined on this FCP & labeled 'Landscape Dump Area' is to be surface graded (no cutting of underlying virgin soil layer) to return to original forest surface grade level.
 2. Dump area to be allowed to return naturally to a natural forest plant mix and forest floor composition. No plant material installation is proposed by this forest conservation plan.
- PLEASE NOTE THAT THE ABOVE GRADING FOR RECLAMATION OF THE DUMP AREA HAS ALREADY BEEN IMPLEMENTED AT THE TIME OF PREPARATION OF THIS FOREST CONSERVATION PLAN.

GENERAL NOTES

1. Computation of tract area by Joyce Engineering Corporation, dated Fall, 2003.
2. Boundary and topographic data is from MNCPPC digital files - Title #'s 223N44, 223N45, 224N44 and 224N45.
3. Delineation of forest edges shown on this Simplified NRI/FSD is from above referenced MNCPPC digital files, aerial photography and field observation.
4. One hundred year floodplain limit indicated is from MNCPPC Floodplain Maps entitled 'Rock Creek Ultimate Land Use' - Sheets 28 & 29A (undated).

Forest Conservation Data Table (Amended 04/09)

1.	Acres of Tract	198.68
2.	Acres of Tract Remaining in Agricultural Use	0
3.	Acres of road and utility ROW's which will not be improved as part of the development application	0
4.	Acres of total existing forest	29.8
5.	Acres of forest retention	29.8
6.	Acres of total forest cleared	0
7.	Land Use Category	Institutional Dev. Area
	- Conservation Threshold	39.74 Ac. (20%)
	- Afforestation Threshold	29.80 Ac. (15%)
8.a.	Acres of forest retained within wetlands	0
8.b.	Acres of forest cleared within wetlands	0
8.c.	Acres of forest planted within wetlands	0
9.a.	Acres of forest retained within 100 Year Floodplain	1.42
9.b.	Acres of forest cleared within 100 Year Floodplain	0
9.c.	Acres of forest planted within 100 Year Floodplain	0
10.a.	Acres of forest retained within stream buffers	5.58
10.b.	Acres of forest cleared within stream buffers	0
10.c.	Acres of forest planted within stream buffers	0
11.a.	Acres of forest retained within priority areas	5.58
11.b.	Acres of forest cleared within priority areas	0
11.c.	Acres of forest planted within priority areas	0
12.	Linear feet of stream buffer	1,550
	Average width of stream buffer (each side)	175 feet

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVAL
Plan No. CBA-2724-C
Signature: Stephen Fedelini
Date: 4/16/09

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
April 16, 2009
Mr. Jack Omer
Norbeck Country Club
17200 Cashell Road
Rockville, Maryland 20853
Re: Amendment to Final Forest Conservation Plan
Property Name: Norbeck Country Club
Plan Number: CBA-2724-C
Tract Size/Net Tract Size: 198.68 ac./198.68 ac.
Land Use Category: EDN
Dear Mr. Omer:
Based on the review by Environmental Planning Division staff of the Maryland National Capital Park and Planning Commission, the Amended Final Forest Conservation Plan referred above is approved. The Amended Final Forest Conservation Plan consists of: delineation of the club house, upgrading of the trails to meet requirements of the old and new trails to be new, and replacement of the member entrance canopy. The following items will need to be addressed prior to any clearing or grading:
1. Retain the Forest Conservation Worksheet to show a total tract area of 198.68 acres.
2. Individual trees near the limits of Clear Zones (CZ) that are identified on the FSD Plan as being saved must be certified by the arboretum and the M-NCPCC Inspector at the site as part of the pre-construction meeting. If the M-NCPCC Inspector determines any of the trees cannot be preserved, the identified trees should be removed as part of the project.
3. This area requires no specified on the Amended Final Forest Conservation Plan may be required by the M-NCPCC forest conservation inspector. These measures may include, but are not limited to, road pruning in areas as shown on the Forest Conservation Plan.
4. Inspections consistent with Section 110 of the Forest Conservation Regulations.
This letter must appear on all reproduced copies of the approved Amended Final Forest Conservation Plan. Any changes from the approved Amended Final Forest Conservation Plan must be submitted to and approved by the Environmental Planning Division and the M-NCPCC Inspector prior to any clearing or grading. If there are any subsequent additions or modifications planned for this development, a separate letter must be submitted to the Environmental Planning Division and the M-NCPCC Inspector.
EPP George Avenue, Silver Spring, MD 20910 | Environmental Planning | 301.495.4140 | Fax: 301.495.1303
www.MontgomeryPlanning.org

assessment must be submitted to M-NCPCC for review and approval prior to those changes occurring. If you have any questions regarding these notices, please contact Candy Rummel at 301-495-4543.
Sincerely,
Stephen Fedelini
Stephan Fedelini
Master Planner
Environmental Planning Division
cc: ECFW CBA-2724-C
Don Riddough, Site Solutions, Inc. (Doc. 301-540-7991)
EPP George Avenue, Silver Spring, MD 20910 | Environmental Planning | 301.495.4140 | Fax: 301.495.1303
www.MontgomeryPlanning.org

Final Forest Conservation Plan Approval Letter - April 16, 2009

SSI SITE SOLUTIONS INCORPORATED
2610 Observation Drive - Suite 200
Germantown, Maryland - 20876
(301) 840-7880 Fax: (301) 840-7881
Engineering - Surveying - Planning - Landscape Architecture

SIGNATURE & SEAL OF QUALIFIED PREPARER
Dennis W. Rohrbough, II
Md. Reg. Landscape Architect #491
April 17, 2009



1	Update per 2008 Club house & pool house proposal, add FC Data Table	12/2/08
2	FCP Approval Letter added, Gross tract area / date amended per staff comment	4/17/09
3	Root pruning note removed	4/17/09
NO	REVISION	DATE

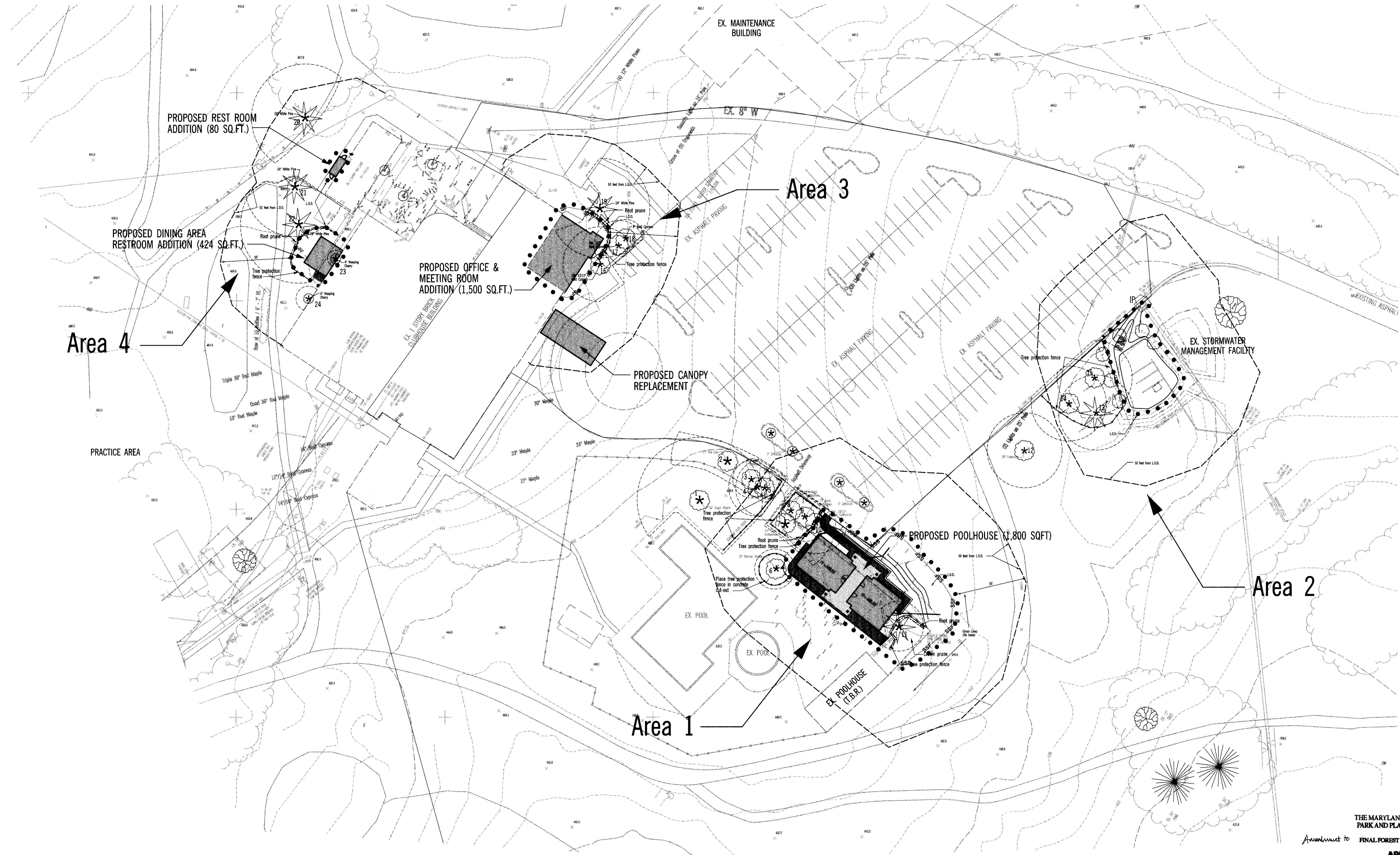
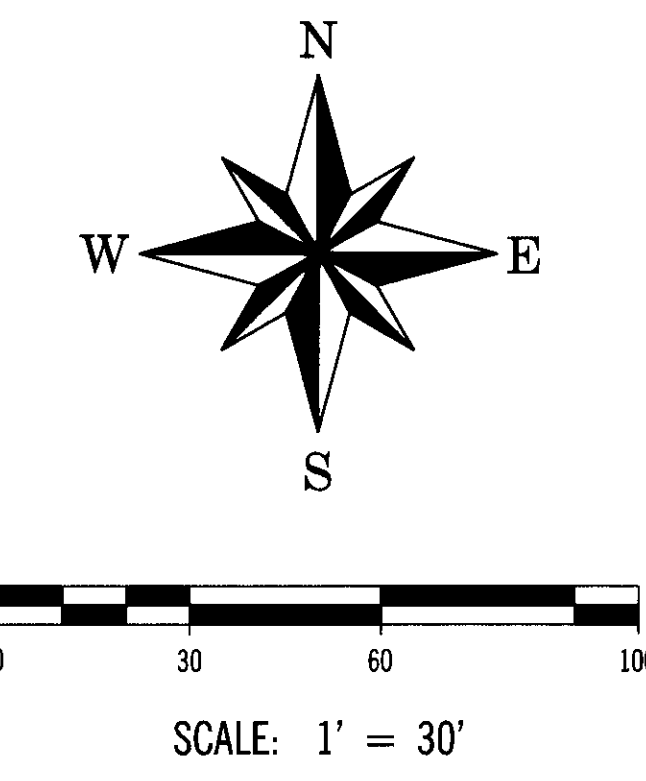
OWNER:
NORBECK COUNTRY CLUB
17200 CASHELL ROAD
ROCKVILLE, MARYLAND 20853
Attn: JACK OMER
301-774-7700

FOREST CONSERVATION PLAN
NORBECK COUNTRY CLUB
PARCEL P400.1, 1511 F. 251
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

DWR SCALE 1" = 200'
REVISION NO. 1 OF 3
DATE 4/17/2009
PROJ. NO. 1641

LEGEND

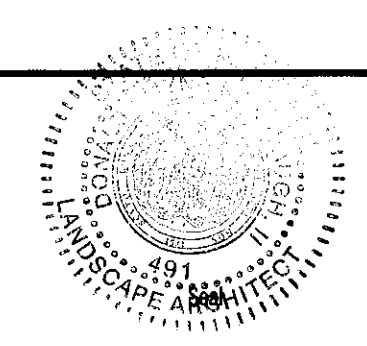
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|--|--------------------------------|--|--|
| | Existing Deciduous Tree | | Proposed Tree Protection Fence Locations |
| | Existing Evergreen Tree | | Line 50 Feet from Limit of Disturbance |
| | Critical Root Zone Limit (CRZ) | | Limit of Disturbance (LOD) |
| | Ex. Small Tree | | Proposed Root Pruning Locations |
| | Ex. Significant Tree | | |
| | Tree Number (See Sh. 3 of 3) | | |



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 Approved to FINAL FOREST CONSERVATION PLAN
APPROVAL
 Plan No. CEA-2724-C
 Signature [Signature] Date 4/17/2009

SSI SITE SOLUTIONS INCORPORATED
 20410 Observation Drive - Suite 200
 Germantown, Maryland - 20876
 (301)-940-7800 Fax: (301)-940-7801
 Engineering - Surveying - Planning - Landscape Architecture

SIGNATURE & SEAL OF QUALIFIED PREPARER
 [Signature]
 Michael W. Robinson, II
 Lic. No. Landscape Architect #491
 APRIL 17, 2009
 Date



NO.	REVISION	DATE

OWNER:
 NORBECK COUNTRY CLUB
 17200 CASHELL ROAD
 ROCKVILLE, MARYLAND 20853
 Attn: JACK GATES
 301-774-7700

FOREST CONSERVATION PLAN / TREE PROTECTION
NORBECK COUNTRY CLUB
 PARCEL P400.L.1811.F.251
 8th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

DWR	SCALE	1" = 30'
DESIGN		
MD		
CHECKED		
DATE	SHEET	2 of 3
	PROJ. No.	1641 E

SSI SOLUTIONS, INC. NORBECK COUNTRY CLUB

TREE PROTECTION LIST

TREE #	COMMON NAME	CONDITION	DBH	SIGNIFICANT TREE (Y/N)	CRZ AREA *	% CRZ SAVED	SAVE / REMOVE	COMMENTS
1	Sugar Maple	Good	30"	Y (Specimen)	5,160 sq.ft.*	100	Save	
2	Pin Oak	Good	27"	Y	1,940 sq.ft.*	100	Save	
3	Kentucky Coffeetree	Good	9"	N	570 sq.ft.	100	Save	
4	Kentucky Coffeetree	Good	14"	N	1,130 sq.ft.*	100	Save	
5	Kentucky Coffeetree	Good	14"	N	970 sq.ft.*	100	Save	
6	Norway Maple	Good	20"	Y	650 sq.ft.*	85	Save	In concrete cut-out
7	Kentucky Coffeetree	Good	24"	Y	1,640 sq.ft.*	65	Save	Root prune
8	Kentucky Coffeetree	Good	14"	N	890 sq.ft.*	100	Save	
9	Kentucky Coffeetree	Good	12"	N	1,020 sq.ft.	80	Save	Root prune
10	Kentucky Coffeetree	Good	15/15" (Dbl.)	N	1,330 sq.ft.*	0	Remove	On L.O.D.
11	Yew (tree form pruned)	Good	N/A - multi	N	880 sq.ft.*	50	Save	Owner desires to attempt to save as unique plant; root & crown prune
12	Crabapple	Good	18"	N	2,290 sq.ft.	93	Save	
13	White Pine	Good	18"	N	2,290 sq.ft.	60	Save	No grading in CRZ, high survivability potential (White Pine)
14	Crabapple	Good	18"	N	2,180 sq.ft.*	70	Save	No grading in CRZ
15	Crabapple	Good	18"	N	2,130 sq.ft.*	100	Save	
16	Bald Cypress	Good	12/15" (Dbl.)	N	1,900 sq.ft.*	50	Remove	Less than 3 ft. from L.O.D.
17	Bald Cypress	Good	12/9" (Dbl.)	N	770 sq.ft.*	80	Save	Root prune
18	Bald Cypress	Good	9"	N	510 sq.ft.*	94	Save	
19	White Pine	Good	24"	Y	2,890 sq.ft.*	74	Save	Root prune
20	White Pine	Good	26"	Y	2,860 sq.ft.*	100	Save	Protected by cart path
21	White Pine	Fair	24"	Y	2,020 sq.ft.*	100	Save	Protected by cart path
22	White Pine	Good	28"	Y	4,280 sq.ft.*	80	Save	Root prune
23	Weeping Cherry	Good	4"	N	70 sq.ft.*	0	Remove	within disturbed area
24	Weeping Cherry	Good	6"	N	160 sq.ft.*	100	Save	

* = Indicates Critical Root Zones impacted (reduced) by adjacent pavement, buildings or other impervious site elements. Base CRZ is 1.5 ft. radius per DBH inch (per Trees Technical Manual method of determination).

FOREST CONSERVATION NOTES

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

Pre-Construction

- 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 should 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 Maryland-licensed 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.
- No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
 - Root pruning
 - Crown reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration matting
 Measures not specified on the forest conservation plan may be required as determined by the forest conservation inspector in coordination with the arborist.
- 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 reduction measures during the pre-construction meeting.
- 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:
 - Chain link fence (four feet high)

- Super silt fence with wire strung between support poles (minimum 4 feet high) with high visibility flagging.
- 1/4 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

- 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 forest conservation inspector.

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

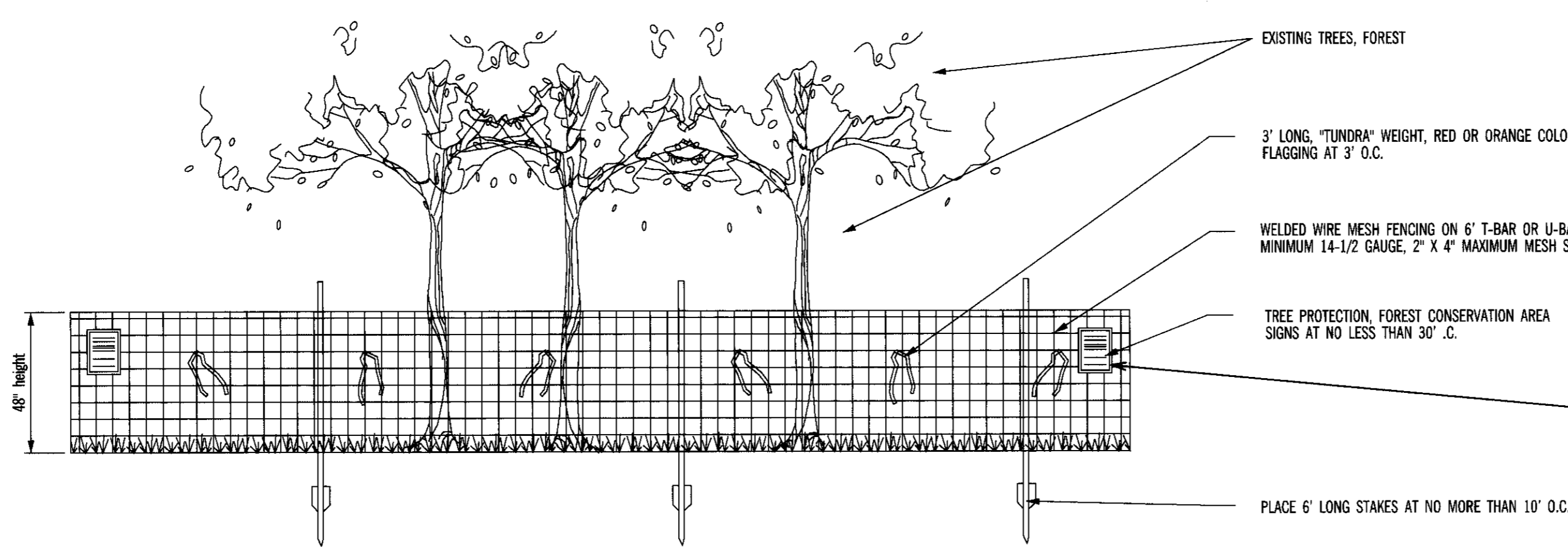
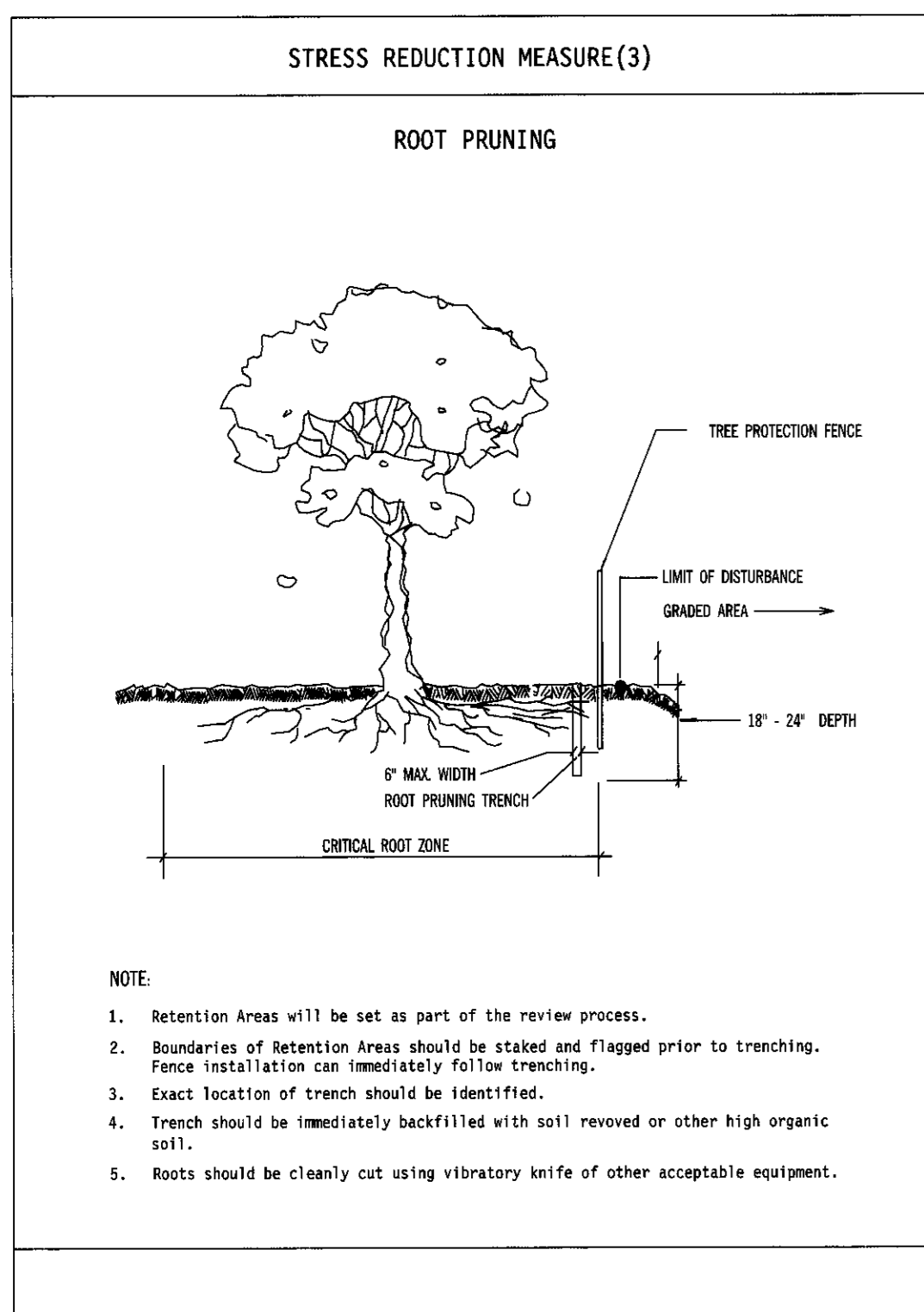
- Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.

During Construction

- 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.

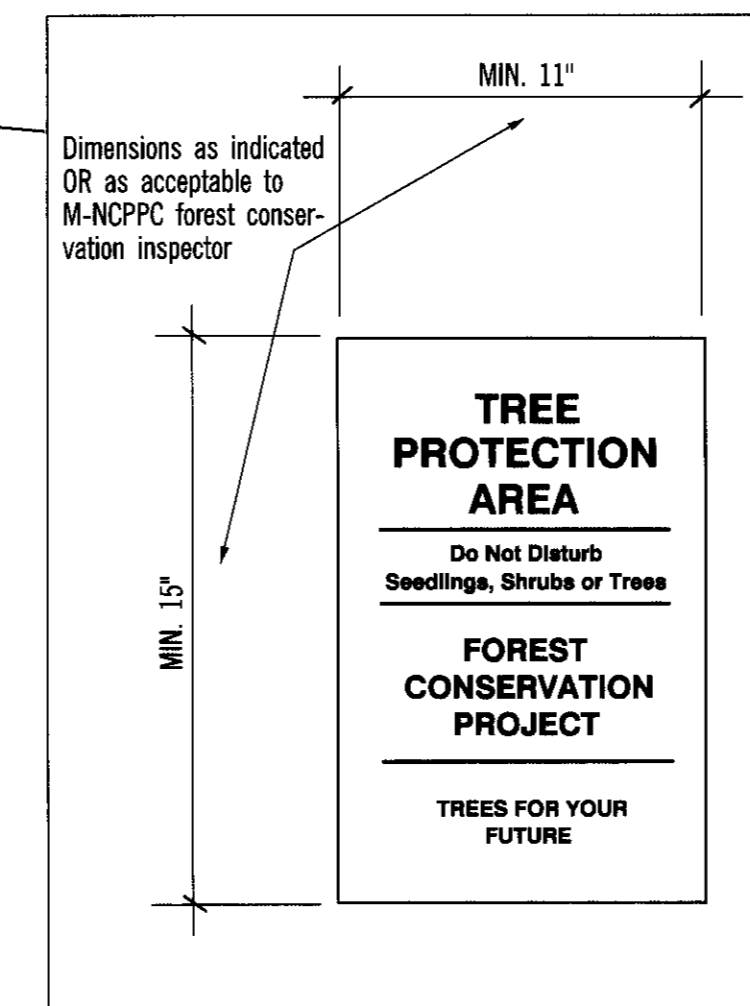
Post-Construction

- After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the Department of Permitting Services and the forest conservation inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.



TREE PROTECTION FENCE - WELDED WIRE (48" Ht.)

NOT TO SCALE



Sign Detail

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

- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
- After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin.
- After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

Additional Requirements for Plans with Planting Requirements

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

* M-NCPPC Inspection phone number: (301)495-4581

BUILDING PERMIT NOTE

Building Permit shall not be released until the M-NCPPC forest conservation inspector has signed off on the tree protection measures prescribed on these drawings.