



Gate of Heaven Cemetary, Amended Forest Conservation Plan, 11993048C



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Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, 301.495.4653

Completed: 4/29/19

Description

Request to amend the Preliminary Plan for the purpose of reconfiguring Category I Conservation Easements on the Final Forest Conservation Plan.

Location: 13801 Georgia Avenue, Silver Spring, Maryland 20906.

Size: 127.47 acres.

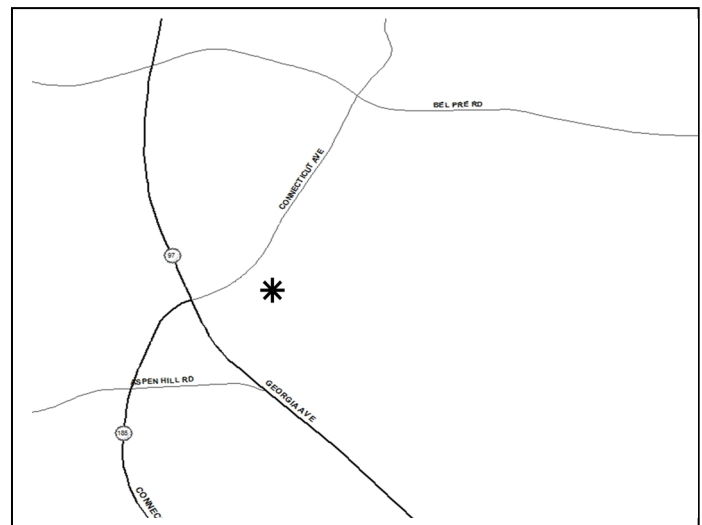
Zone: RE-2 Zone.

Master Plan: 1994 *Aspen Hill Master Plan*.

Applicant: Archdiocese of Washington.

Acceptance Date: 3/2/2018.

Review Basis: Chapter 22A and Chapter 50.



Summary

- Staff recommends approval with conditions.
- Pursuant to Chapter 22A Forest Conservation Law of the Montgomery County Code, the Planning Board's actions on Forest Conservation Plans are regulatory and binding.

RECOMMENDATION AND CONDITIONS

Pursuant to Chapter 22A Forest Conservation Law of the Montgomery County Code, the Planning Board's actions on Forest Conservation Plans are regulatory and binding. Staff recommends approval of the amended Final Forest Conservation Plan, subject to the following conditions:

1. The limits of disturbance on the Sediment Control Plan must match the limits of disturbance shown on the amended Final Forest Conservation Plan.
2. Prior to the start of any demolition, clearing, grading or construction on the Subject Property, the Applicant must record a deed of release to remove approximately 1,396,471 square feet of Category I Conservation Easement on the Subject Property as shown on the amended Final Forest Conservation Plan. The deed of release must be in a form approved by the Maryland-National Capital Park & Planning Commission Office of the General Counsel.
3. Prior to the start of any demolition, clearing, grading or construction on the Subject Property, the Applicant must:
 - a. Record a Category I Conservation Easement over approximately 1,334,974 square feet of reforestation/afforestation areas and retention areas credited toward the forest conservation requirements as shown on the amended Final Forest Conservation Plan. The Category I Conservation Easement must be recorded in the Montgomery County Land Records in the form of a deed approved by the M-NCPPC Office of the General Counsel, and the Liber Folio for the easement must be referenced on the record plat.
 - b. Provide financial surety to the M-NCPPC Planning Department for the on-site forest planting areas.
 - c. Submit a two-year Maintenance and Management Agreement for the forest planting areas for review and approval by Planning Staff and the M-NCPPC Office of the General Counsel.
4. All forest planting must begin within the first planting season after issuance of the first grading permit.
5. The Applicant must install permanent conservation easement signage along the perimeter of the Category I Conservation Easements, or as determined by the M-NCPPC forest conservation inspector. Signs must be installed a maximum of 100 feet apart with additional signs installed where the easement changes direction.
6. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the approved Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector.

PROJECT DESCRIPTION AND BACKGROUND

Project Description

The Applicant proposes to create additional burial plots, with associated access roads and stormwater management in the northeast area of the cemetery. The additional burial plots are located in an area designated for this purpose on Preliminary Plan No. 119930480. While the area is currently forested, the forest is not covered by a Category I Conservation Easement. Category I Conservation Easements cover areas of forest and stream valley buffers. However, the Category I Conservation Easements also cover roads and other infrastructure, as approved on Preliminary Plan No. 119930480. The amended Final Forest Conservation Plan proposes to remove the existing Category I Conservation Easements and record new Category I Conservation Easements, to allow for the complete use and maintenance of the cemetery while protecting the natural resources.

Site Description

The 127.47-acre property (Subject Property or Property – outlined in red in Figure 1) is located at 13801 Georgia Avenue, south of Connecticut Avenue. The Property is surrounded by commercial development to the north, west, and south and a mix of residential and institutional uses to the southeast and east. A tributary of the Turkey Branch of Rock Creek bisects the property from north to south. The Property is located in the Turkey Branch watershed and not within any Special Protection Areas.

ANALYSIS

Forest Conservation

This Property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). The Planning Board approved a Preliminary Plan (Attachment 1) on December 2, 1993, showing an overall plan with conservation easements. Staff approved a Final Forest Conservation Plan (FFCP) (Attachment 2) that included limits of disturbance and construction details. A Category I Conservation Easement was recorded over all areas of forest retention. On September 21, 2016, the Planning Board approved a Preliminary Plan No. 11993048A (Attachment 3) to amend the FFCP No. 11993048A, which included temporary disturbance within a Category I Conservation Easement for Montgomery County Department of Transportation to replace a culvert under Connecticut Avenue. It required the clearing of 0.03 acres of forest within a Category I Conservation Easement, which were replanted within the easement area.

On October 24, 2016, the Applicant applied for Preliminary Plan No. 11993048B to amend the Final Forest Conservation Plan. This application was withdrawn, due to a revision to the scope of work. On March 2, 2017, the Applicant applied for Preliminary Plan No. 11993048C (Attachment 4) to amend the Final Forest Conservation Plan to allow for the development of a new burial area and associated circulation and stormwater management improvements. Additionally, the existing Category I Conservation Easements will be reconfigured to allow for easier operation and maintenance while complying with the easements. Currently, the Category I Conservation Easements cover roadways and supporting infrastructure, as shown on FFCP No. 119930480. This amendment removes unforested areas from the easements and adds additional planting areas to increase the width of all easements to a 50' minimum. The current easement is approximately 32.06 acres and the proposed easement covers 30.65 acres. No protected forest is proposed for removal – changes in easement area are due to removal of unforested areas and existing WSSC easements. An additional 1.55 acres of forest will be planted with this amendment.



Figure 1 Vicinity Map



Figure 2: Existing easements (in white)



Figure 3: Proposed easements (additions in green)

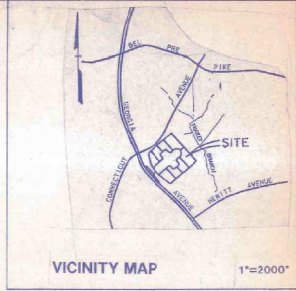
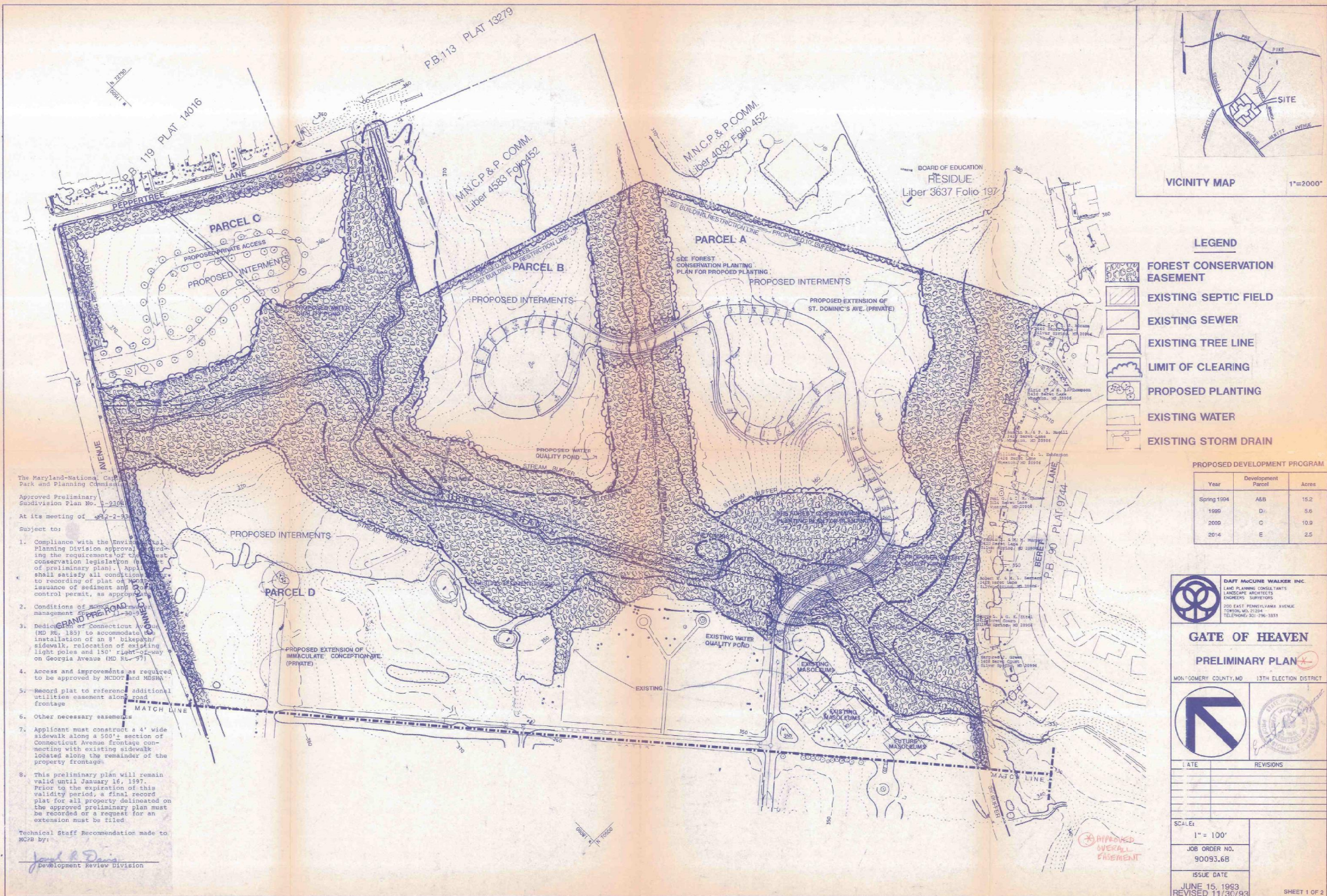
CONCLUSION

Staff concludes that the Forest Conservation Plan meets the requirements of Chapter 22A Forest Conservation Law. Therefore, Staff recommends that the Planning Board approve the Preliminary Forest Conservation Plan, with the above conditions.

ATTACHMENTS:

1. Preliminary Plan No. 119930480
2. Final Forest Conservation Plan No. 119930480
3. Amended Final Forest Conservation Plan No. 11993048A
4. Proposed Amended Final Forest Conservation Plan No. 11993048C

ATTACHMENT 1



LEGEND

- FOREST CONSERVATION EASEMENT
- EXISTING SEPTIC FIELD
- EXISTING SEWER
- EXISTING TREE LINE
- LIMIT OF CLEARING
- PROPOSED PLANTING
- EXISTING WATER
- EXISTING STORM DRAIN

PROPOSED DEVELOPMENT PROGRAM

| Year | Development Parcel | Acres |
|-------------|--------------------|-------|
| Spring 1994 | ABB | 15.2 |
| 1995 | D | 5.6 |
| 2000 | C | 10.9 |
| 2014 | E | 2.5 |

The Maryland-National Capital Park and Planning Commission
 Approved Preliminary Subdivision Plan No. 93-04
 At its meeting of 10-2-93

Subject to:

- Compliance with the Environmental Planning Division approval regarding the requirements for forest conservation legislation (Application of preliminary plan). Applicant shall satisfy all conditions to recording of plat on receipt of issuance of sediment and erosion control permit, as approved.
- Conditions of Maryland Department of Transportation (MDOT) management of road frontage.
- Design of Connecticut Avenue (MD Rt. 185) to accommodate installation of an 8' bikeway/sidewalk, relocation of existing light poles and 150' right-of-way on Georgia Avenue (MD Rt. 97).
- Access and improvements as required to be approved by MDOT and MSHA.
- Record plat to reference additional utilities easement along road frontage.
- Other necessary easements.
- Applicant must construct a 4' wide sidewalk along a 500' section of Connecticut Avenue frontage connecting with existing sidewalk located along the remainder of the property frontage.
- This preliminary plan will remain valid until January 16, 1997. 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 MOPB by:
Janet K. Davis
 Development Review Division

DART McCLINE WALKER INC.
 LAND PLANNING CONSULTANTS
 LANDSCAPE ARCHITECTS
 ENGINEERS SURVEYORS
 200 EAST PENNSYLVANIA AVENUE
 THURSDAY, MD 21154
 TELEPHONE 301-796-1833

GATE OF HEAVEN
PRELIMINARY PLAN

MON/COMERY COUNTY, MD 13TH ELECTION DISTRICT

| DATE | REVISIONS |
|------|-----------|
| | |
| | |
| | |
| | |

SCALE: 1" = 100'
 JOB ORDER NO. 90093.6B
 ISSUE DATE: JUNE 15, 1993
 REVISED: 11/30/93

GRAND PRE ROAD

PARCEL A
ASPEN HILL
POST OFFICE
P.B. 93 P1021

GRANT OF LAND FOR BIKE PATH
Bike path will require the addition of 4' to the existing sidewalk. Since there is no substantial change in grade within the required 4', the existing slope transition will be adequate.

CONNECTICUT

PROPOSED PEPCO EASEMENT

PROPOSED INTERMENTS

PARCEL E

PROPOSED C & P EASEMENT

GEORGIA

AVENUE

ST. ANDREW'S AVENUE

ST. MICHAEL'S AVENUE

ST. CATHERINE LABOURE AVENUE

ST. JUDE'S AVENUE

ST. JAMES AVE

ST. JOHN'S AVE

ST. CAMILLUS' AVENUE

ST. GABRIEL'S AVENUE

SAINT PETERS

ST. STEPHEN'S AVE

AVENUE

ST. DOMINIC'S

ASPEN MANOR SHOPPING CENTER

PARCEL X
ASPEN MANOR SHOPPING CENTER
P.B. 79 PLAT 7993

GENERAL NOTES

1. Address: Gate of Heaven Cemetery
1201 Georgia Avenue
Silver Spring, MD 20908
2. Owner: The Catholic Commission of the Archdiocese of Washington
1201 Georgia Avenue
Silver Spring, MD 20908
3. Tax Account No. 13-981246
4. 3rd Election District
5. Tax Map No. 18-242
6. Existing zoning at the cemetery and adjacent property is R-2.
7. Current Land Use:
Cemetery 64 Acres ±
Undeveloped 63 Acres ±
8. Total Acreage: 127.56 Acres
Resorce of Law 1145, Page 284
9. There are no dedicated right-of-ways. Site circulation is by private street.
10. Public utility easement sewer and storm easement on Georgia Avenue. It is proposed to adjust sewer service from St. Dominic's Avenue across Turkey Branch to Plural's Acid Pond St. for wastewater treatment.
11. There are no signs proposed for the development of Parcel A and B. Any future signage shall comply with county requirements.
12. There are no buildings proposed for interment areas.
13. The Revised Preliminary Plan including the Forest Steward Commission was approved as submitted by MCHOPPC in July 1993 (Revised April 1993).
14. Topography from aerial survey by Potomac Aerial Survey, Inc. had no survey by James H. Wilson Assoc., Inc. merged with Montgomery County topography and boundary survey by James H. Wilson Assoc., Inc.
15. The 100-year floodplain is based upon a NEC-3 flood study prepared by Duff McCune Walker, Inc., Towson, MD.
16. The wetlands were field located by Laster/Winter Assoc.
17. All streams, streambank management areas, 100-year floodplain, wetlands and MCHOPPC approved stream buffers are shown.
18. The improvements indicated as "Future Massacutts" were approved January 17, 1996, under Special Exception No. 92294. The Preliminary Plan Requirements approval was waived for the massacutts.
19. The subdivisions will not be created.

PROPOSED USE OF CEMETERY AREA

| | Acres |
|-----------------------------------|-----------|
| Currently Approved Cemetery Use | 61.5142 |
| New Special Exception Area | 30.9298 * |
| Perimeter Buffers Outside SE Area | 5.8800 |
| Total Acreage | 127.5200 |

* Based upon approval of the Special Exception.



DAFF McCune Walker Inc.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
300 EAST PENNSYLVANIA AVENUE
TOWSON, MD 21284
TELEPHONE 301-936-1333

GATE OF HEAVEN
PRELIMINARY PLAN

MONTGOMERY COUNTY, MD 13TH ELECTION DISTRICT



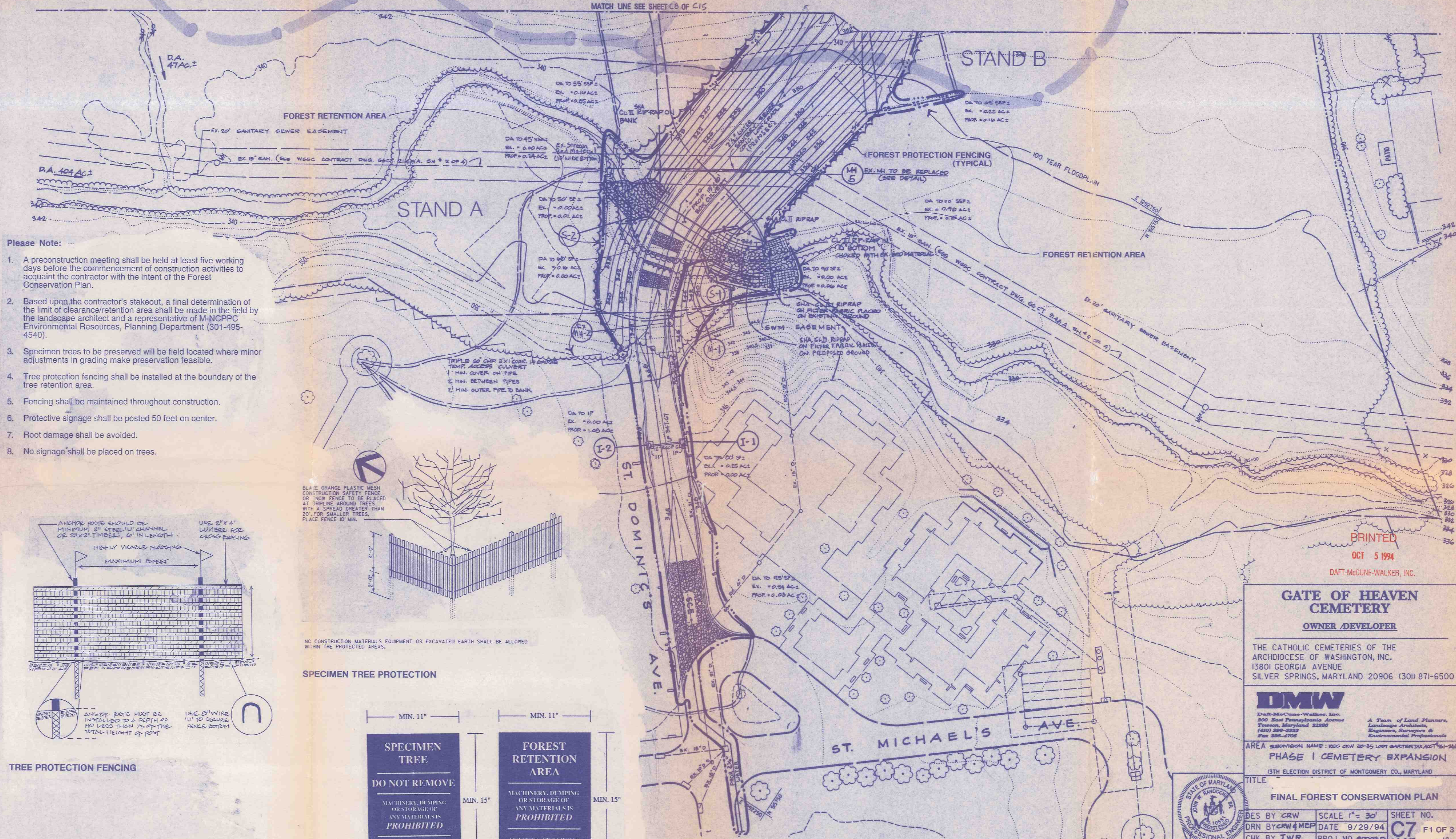

| DATE | REVISIONS |
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SCALE: 1" = 100'

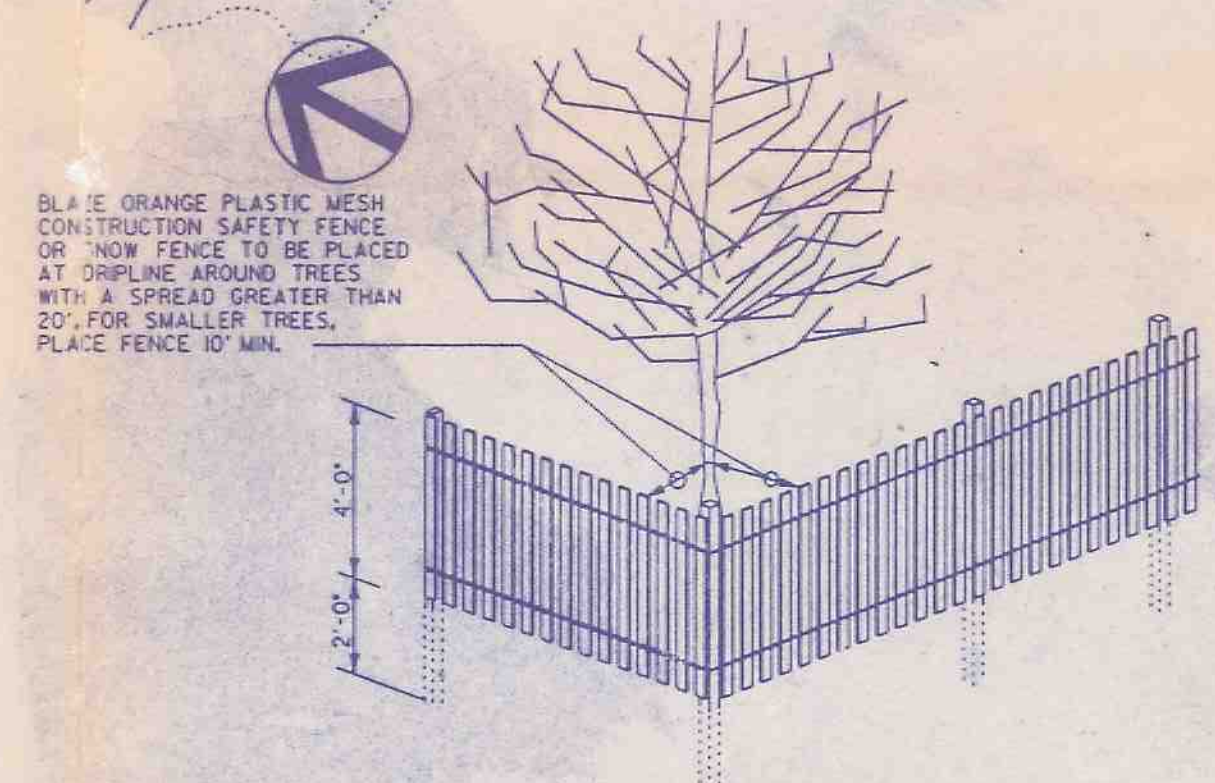
JOB ORDER NO. 90093.6B

ISSUE DATE
JUNE 15, 1993
REVISED 11/30/93

MATCH LINE SEE SHEET C6 OF C15

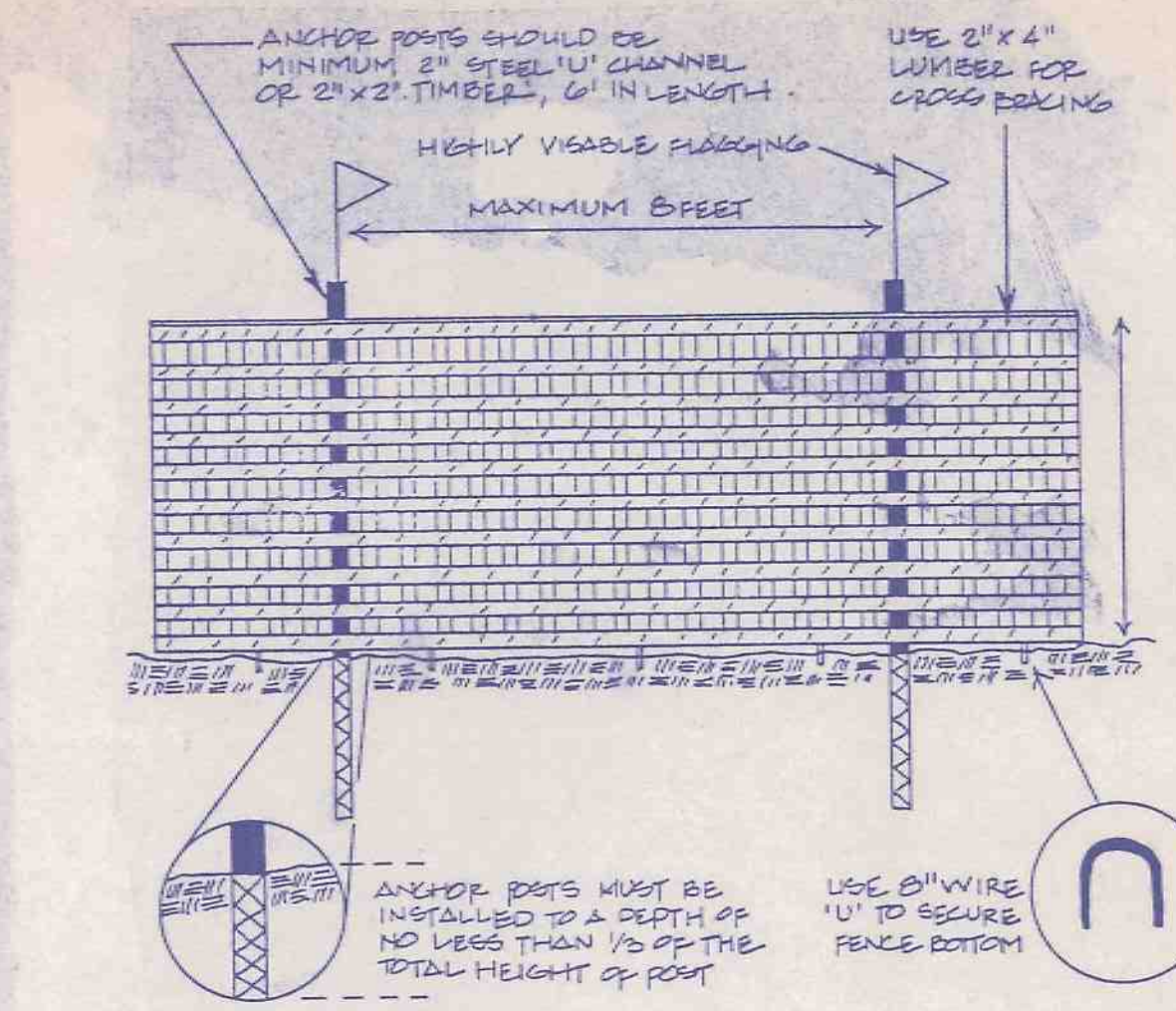


- Please Note:
1. A preconstruction meeting shall be held at least five working days before the commencement of construction activities to acquaint the contractor with the intent of the Forest Conservation Plan.
 2. Based upon the contractor's stakeout, a final determination of the limit of clearance/retention area shall be made in the field by the landscape architect and a representative of M-NCPPC Environmental Resources, Planning Department (301-495-4540).
 3. Specimen trees to be preserved will be field located where minor adjustments in grading make preservation feasible.
 4. Tree protection fencing shall be installed at the boundary of the tree retention area.
 5. Fencing shall be maintained throughout construction.
 6. Protective signage shall be posted 50 feet on center.
 7. Root damage shall be avoided.
 8. No signage shall be placed on trees.



NO CONSTRUCTION MATERIALS, EQUIPMENT OR EXCAVATED EARTH SHALL BE ALLOWED WITHIN THE PROTECTED AREAS.

SPECIMEN TREE PROTECTION



TREE PROTECTION FENCING



PROTECTIVE SIGNAGE



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OCT 5 1994
DAFT-McCUNE-WALKER, INC.

GATE OF HEAVEN CEMETERY
OWNER / DEVELOPER

THE CATHOLIC CEMETERIES OF THE ARCHDIOCESE OF WASHINGTON, INC.
13801 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20906 (301) 871-6500

DMW
DAFT-McCUNE-WALKER, INC.
300 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 286-3333
Fax: 286-4706
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

AREA SUBDIVISION NAME: REC. COW 25-35 LOT BARTER TAX ACT '81-246
PHASE I CEMETERY EXPANSION
15TH ELECTION DISTRICT OF MONTGOMERY CO., MARYLAND

TITLE
FINAL FOREST CONSERVATION PLAN

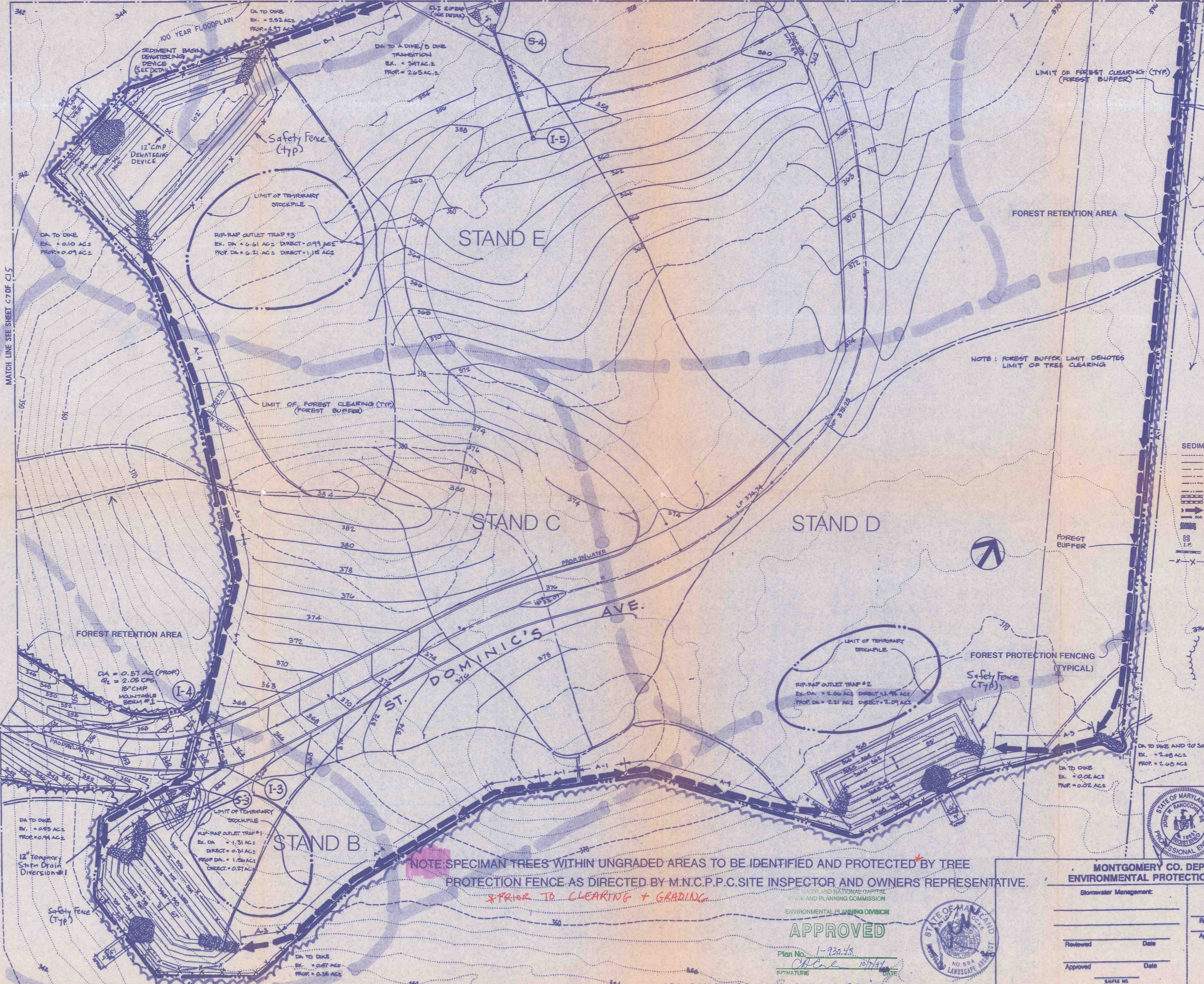
| | | |
|------------------|-------------------------|-------------------|
| DES BY CRW | SCALE 1" = 30' | SHEET NO. |
| DRN BY CRW & MEP | DATE 9/29/94 | C7 F1 OF 3 |
| CHK BY JWR | PROJ. NO. 90093D OF C15 | - 12 |

MONTGOMERY CO. DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVED FOR:

| Stormwater Management: | Sediment Control Technical Requirements: | Administrative Requirements: |
|---------------------------|--|---------------------------------|
| Reviewed _____ Date _____ | Reviewed _____ Date _____ | Reviewed _____ Date _____ |
| Approved _____ Date _____ | Approved _____ Date _____ | REVIEWED CONTROL POINT IS _____ |

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
ENVIRONMENTAL PLANNING DIVISION
APPROVED
Plan No. 1-93048
Signature: [Signature] DATE 10/7/94
REFER TO APPROVED PRELIMINARY PLAN FOR OVERALL EASEMENT VIEW
AREA OF DISTURBANCE THIS SHEET: 37,457 S.F. = 0.85 AC (COPY IN THIS FILE)





PRINTED
OCT 5 1994
DAFT-MCCUNE-WALKER, INC.

Trap Specification Table

| Trap Number | 1 | 2 | 3 |
|----------------------------|---------|---------|---------|
| Trap Type | ST 101 | ST 101 | ST 101 |
| Existing Drainage Area Ac. | 1.81 | 2.04 | 6.61 |
| Interim Drainage Area Ac. | 1.56 | 2.21 | 6.21 |
| Proposed Drainage Area Ac. | 1.56 | 2.21 | 6.21 |
| Storage Required C.F. | 3.84 | 3.97 | 11.29 |
| Storage Provided C.F. | 3.45 | 4.55 | 11.29 |
| Top Embankment Elevation | 354.0 | 348.0 | 348.0 |
| Crest Elevation | 350.5 | 344.5 | 344.5 |
| Existing Ground Elevation | 348.25 | 346.5 | 345.25 |
| Cleanout Elevation | 346.0 | 346.0 | 346.0 |
| Bottom Elevation | 346.5 | 346.5 | 346.5 |
| Outlet Width ft | 6.0 | 6.0 | 16.0 |
| Ø | 1.5 | 1.5 | 1.5 |
| Bottom Dimension | 10'x11' | 10'x11' | 34'x10' |
| Trap Depth | 5' | 5' | 5' |
| Trap Slopes | 2:1 | 2:1 | 2:1 |
| Barrel Diameter | 18" | 18" | 18" |
| Riser Diameter | 18" | 18" | 18" |

- SEDIMENT CONTROL LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING DRAINAGE AREA
 - PROPOSED DRAINAGE AREA
 - LIMIT OF DISTURBANCE
 - LIMIT OF TEMPORARY STOCKPILE
 - MOUNTAIN BERM
 - EARTH DIKE
 - STONE OUTLET STRUCTURE
 - RIP-RAP SLOPE PROTECTION
 - INLET PROTECTION
 - Temp. Storm Drain Diversion
 - Safety Fence

GATE OF HEAVEN CEMETERY
OWNER / DEVELOPER

THE CATHOLIC CEMETERIES OF THE ARCHDIOCESE OF WASHINGTON, INC.
13801 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20906 (301) 871-6500

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 586-3333
Fax 286-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

AREA SUBDIVISION NAME: REC. OR. 35-35, LEFT QUARTER TAX ACT 54-28
PHASE I CEMETERY EXPANSION
13TH ELECTION DISTRICT OF MONTGOMERY CO., MARYLAND

FINAL FOREST CONSERVATION PLAN

| | | |
|------------------|------------------|----------------|
| DES BY CRW | SCALE 1"=30' | SHEET NO. |
| DRN BY CRW + MEF | DATE 9/29/94 | C8 F2 OF 3 |
| CHK BY JWR | PROJ. NO. 90098D | of C15 / of 12 |

NOTE: SPECIMAN TREES WITHIN UNGRADED AREAS TO BE IDENTIFIED AND PROTECTED BY TREE PROTECTION FENCE AS DIRECTED BY M.N.C.P.C. SITE INSPECTOR AND OWNERS' REPRESENTATIVE.
PRIOR TO CLEARING + GRADING.

APPROVED

Plan No. 1-93a.48

SIGNATURE DATE



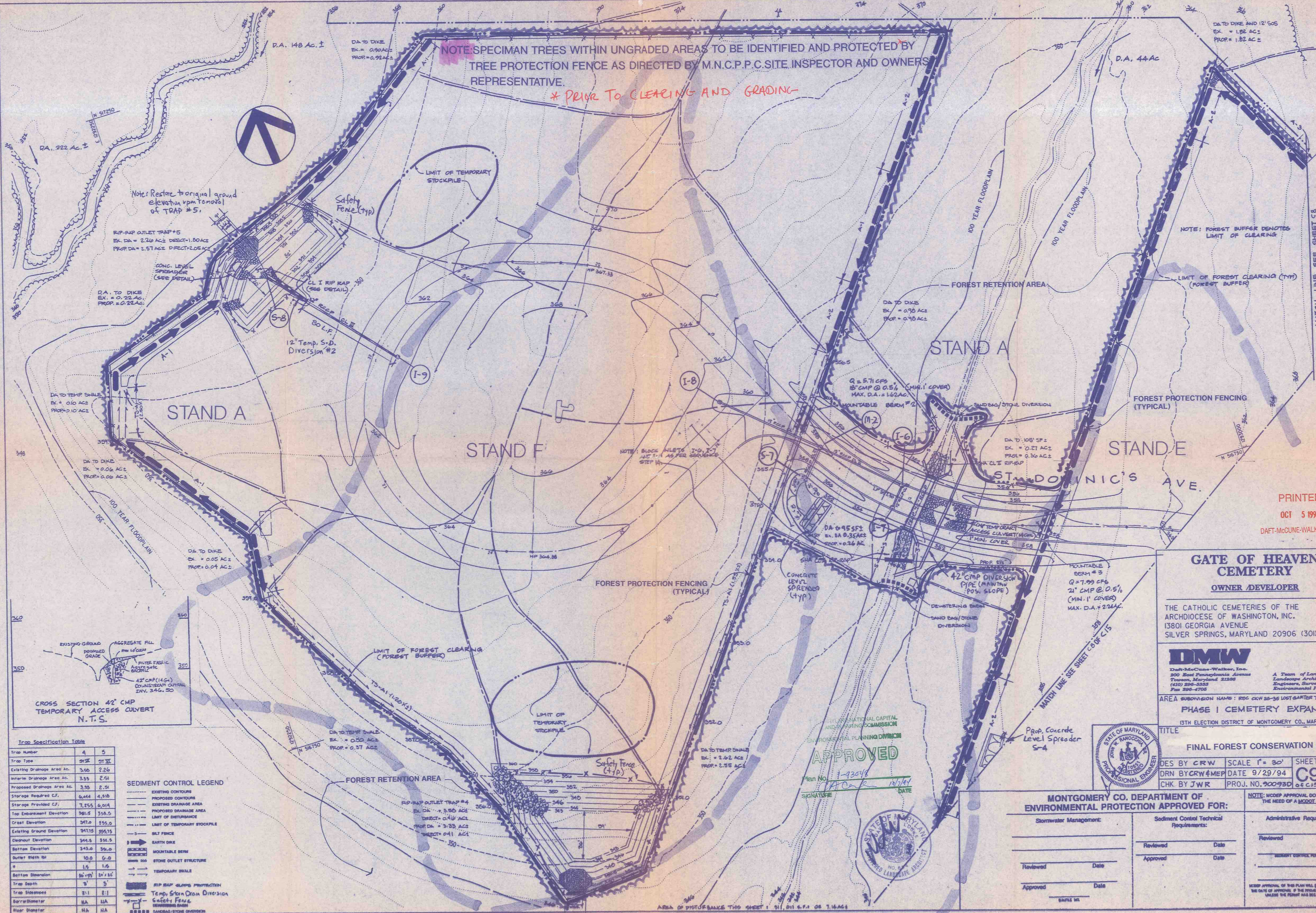
MONTGOMERY CO. DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVED FOR:

| Stormwater Management: | Sediment Control Technical Requirements: | Administrative Requirements: |
|---------------------------|--|------------------------------|
| Reviewed _____ Date _____ | Reviewed _____ Date _____ | Reviewed _____ Date _____ |
| Approved _____ Date _____ | Approved _____ Date _____ | SECRETARY/COMMISSIONER |

NOTICE: MDEP APPROVAL DOES NOT NEGATE THE NEED OF A MOODOT ACCESS PERMIT.

NOTE SPECIMAN TREES WITHIN UNGRADED AREAS TO BE IDENTIFIED AND PROTECTED BY TREE PROTECTION FENCE AS DIRECTED BY M.N.C.P.C. SITE INSPECTOR AND OWNERS REPRESENTATIVE.

* PRIOR TO CLEARING AND GRADING *



Notes: Restore to original ground elevation upon removal of TRAP #5.

RIP-RAP OUTLET TRAP #5
EX. DA = 2.24 AC DIRECT = 1.00 AC
PROP. DA = 2.57 AC DIRECT = 0.50 AC

CONC. LEVEL SPREADER (SEE DETAIL)

DA TO DIKE
EX. = 0.22 AC
PROP. = 0.22 AC

12" Temp. S.D. Diversion #2

STAND A

STAND F

STAND A

STAND E

ST. DOMINIC'S AVE.

GATE OF HEAVEN CEMETERY

OWNER / DEVELOPER

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300 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-5533
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

AREA SUBDIVISION NAME: REG. CKN 25-35 LOST GARTER TAX ACT #64-216

PHASE I CEMETERY EXPANSION

13TH ELECTION DISTRICT OF MONTGOMERY CO., MARYLAND

TITLE

FINAL FOREST CONSERVATION PLAN

DES. BY CRW SCALE 1" = 30' SHEET NO. C9 F3 OF 3

DRN BY CRW & MFP DATE 9/29/94

CHK BY JWR PROJ. NO. 90093D 04 C15 04 12

MONTGOMERY CO. DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVED FOR:

| | | |
|---------------------------|--|------------------------------|
| Stormwater Management: | Sediment Control Technical Requirements: | Administrative Requirements: |
| Reviewed _____ Date _____ | Reviewed _____ Date _____ | Reviewed _____ Date _____ |
| Approved _____ Date _____ | Approved _____ Date _____ | Approved _____ Date _____ |

NOTE: MCEP APPROVAL DOES NOT NEGATE THE NEED OF A MCEP ACCESS PERMIT.

MCEP APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT BEGUN UNLESS THE PERMIT HAS BEEN EXTENDED.

Trap Specification Table

| Trap Number | 4 | 5 |
|----------------------------|-----------|-----------|
| Trap Type | 512E | 512E |
| Existing Drainage Area Ac. | 3.66 | 2.26 |
| Interim Drainage Area Ac. | 3.35 | 2.51 |
| Proposed Drainage Area Ac. | 3.35 | 2.51 |
| Storage Required CF | 6,444 | 4,618 |
| Storage Provided CF | 7,255 | 6,014 |
| Top Embankment Elevation | 361.5 | 358.5 |
| Crest Elevation | 357.0 | 355.0 |
| Existing Ground Elevation | 347.15 | 355.15 |
| Clearout Elevation | 344.5 | 344.5 |
| Bottom Elevation | 343.0 | 346.0 |
| Outlet Slope (ft) | 10.0 | 6.0 |
| Bottom Dimension | 36" x 36" | 30" x 36" |
| Trap Depth | 3' | 5' |
| Trap Slopes | 2:1 | 2:1 |
| Barral Diameter | 1/4" | 1/4" |
| Riser Diameter | 1/4" | 1/4" |

SEDIMENT CONTROL LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING DRAINAGE AREA
- PROPOSED DRAINAGE AREA
- LIMIT OF DISTURBANCE
- LIMIT OF TEMPORARY STOCKPILE
- SILT FENCE
- EARTH DIKE
- MOUNTABLE BERM
- STONE OUTLET STRUCTURE
- TEMPORARY SWALE
- RIP-RAP SLOPE PROTECTION
- TEMP. STORM DRAIN DIVERSION
- SAFETY FENCE
- DEMONSTRATION BASIN
- SAND BAG/STONE DIVERSION

PRINTED
OCT 5 1994
DAFT-MCCUNE-WALKER, INC.

APPROVED

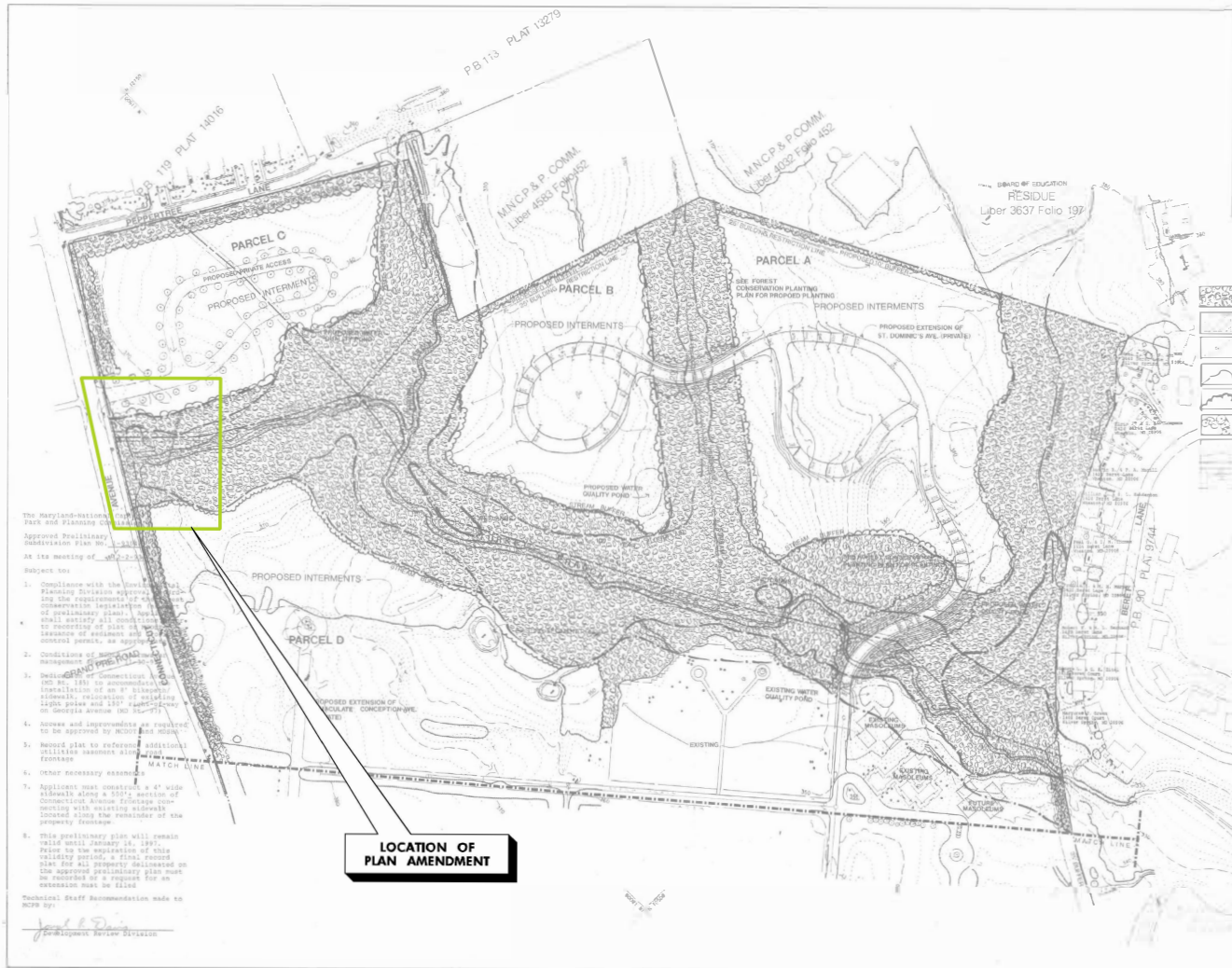
Plan No. 1-93048
Signature: [Signature]
Date: 10/2/94



AREA OF DISTURBANCE THIS SHEET: 31, 211 S.F. OF 7,164 S.F.

ATTACHMENT 3

| Filename | Title | Sheet Number |
|----------------------|--|--------------|
| 10-FCP-11993048A-001 | Cover Sheet | 1 |
| 10-FCP-11993048A-002 | Final Forest Conservation Plan Amendment | 2 |
| 10-FCP-11993048A-003 | Final Forest Conservation Plan Amendment | 3 |



LEGEND

- FOREST CONSERVATION EASEMENT
- EXISTING SEPTIC FIELD
- EXISTING SEWER
- EXISTING TREE LINE
- LIMIT OF CLEARING
- PROPOSED PLANTING
- EXISTING WATER
- EXISTING STORM DRAIN

PROPOSED DEVELOPMENT PROGRAM

| Year | Development | Parcel | Acres |
|-------------|-------------|--------|-------|
| Spring 1994 | AMB | 15.2 | |
| 1999 | D | 9.6 | |
| 2009 | C | 10.9 | |
| 2014 | E | 2.5 | |

GATE OF HEAVEN
PRELIMINARY PLAN

125 EAST WASHINGTON AVENUE
BETHESDA, MARYLAND 20814
TEL: 301.279.1000
FAX: 301.279.1001

MONTGOMERY COUNTY, MD 12TH ELECTION DISTRICT

DATE: _____
SCALE: 1" = 100'

JUNE 19, 1993
REVISED 11/20/93

SHEET 1 OF 2

The Maryland-National Park and Planning Commission approved this Preliminary Subdivision Plan No. 10-FCP-11993048A-001 at its meeting of 06/12/2016.

Subject to:

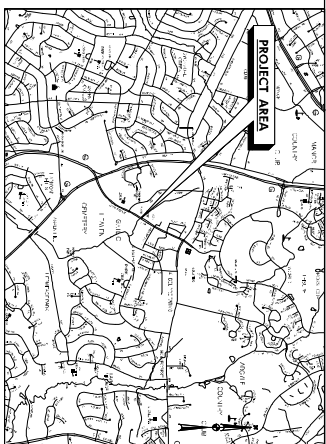
1. Compliance with the regulations of the Planning Division approving the requirements of the conservation easement and the requirements of the preliminary plan. Applicant shall satisfy all conditions to monitoring of plan at issuance of easement and shall control permit, as appropriate, to management of the easement.
2. Details of connection to MDOT to 125 to accommodate installation of an 8" diameter sidewalk, relocation of existing light poles and 12" water-pipes on Georgia Avenue (DC Street).
3. Access and improvements as required to be approved by MDOT and MDOT.
4. Revised plan to reference additional utility easement and utility easement.
5. Other necessary easements. MATCH LINE
6. Applicant must construct a 4' wide sidewalk along a 500' section of Connecticut Avenue adjacent connecting with existing sidewalk located along the remainder of the property frontage.
7. This preliminary plan will remain valid until January 31, 1997. Prior to the expiration of this validity period, a final record plan shall be prepared and submitted to the approved preliminary plan and the applicant shall be responsible for an extension must be filed.

Technical Staff Recommendation made to MDOT by:

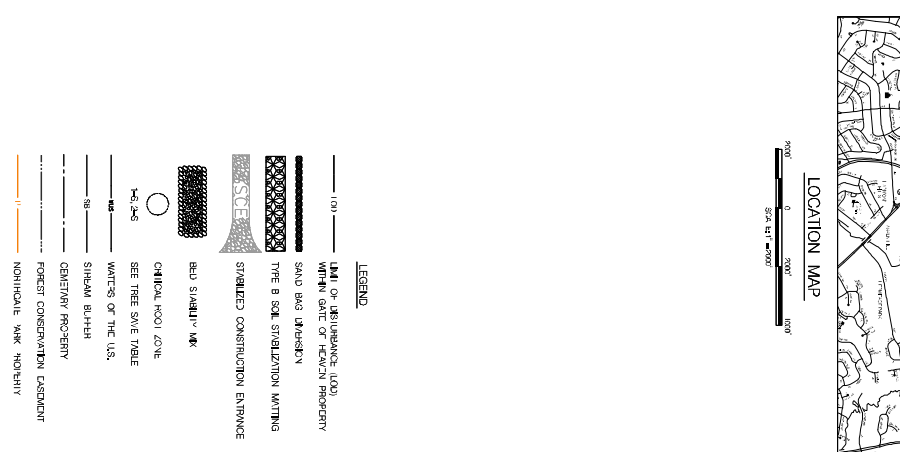
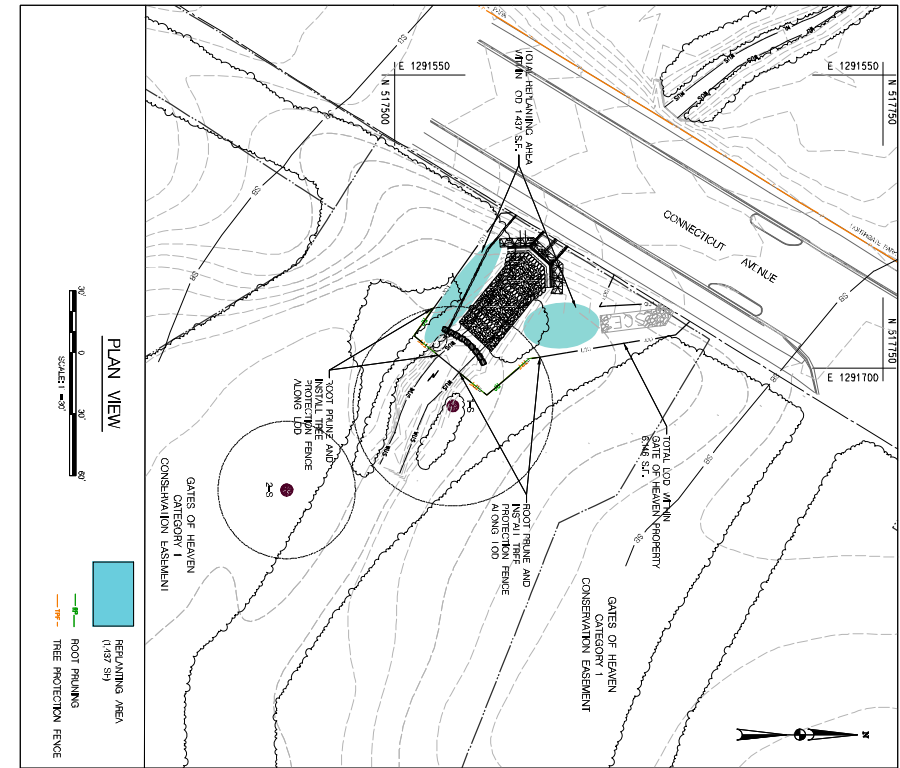
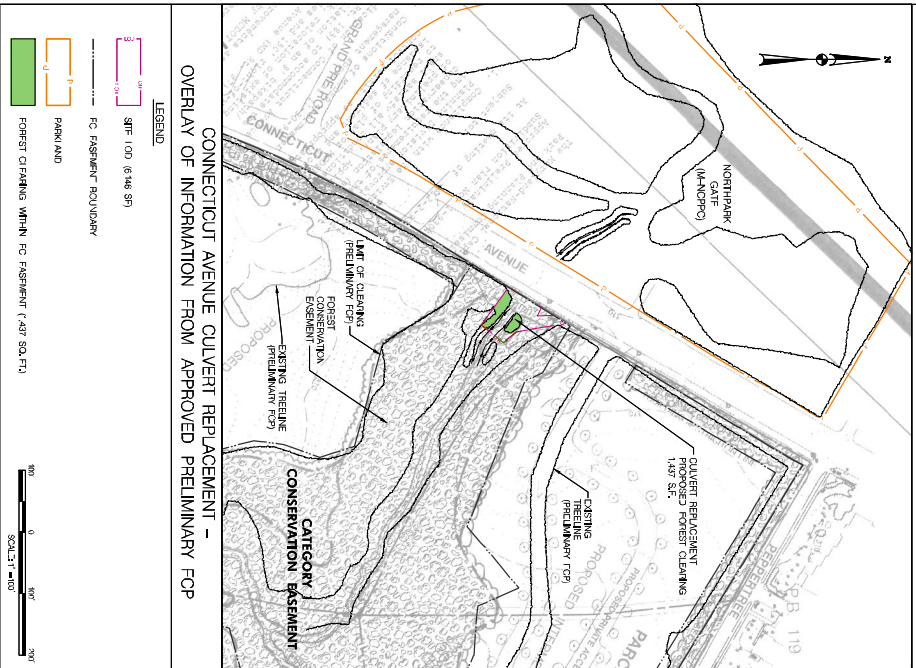
LOCATION OF PLAN AMENDMENT

| TREE SAVE TABLE | | | |
|-----------------|-----------|-------------------|--------|
| TREE # | SPECIES | SIZE (DBH INCHES) | STATUS |
| 1 | Green Ash | 34 | Save |
| 2 | Red Maple | 23.4 | Save |

CRZ will be protected through root pruning and other protection
CRZ outside LOD



LOCATION MAP
SCALE: 1" = 2000'



CONNECTICUT AVENUE CULVERT REPLACEMENT - OVERLAY OF INFORMATION FROM APPROVED PRELIMINARY FOP

LEGEND

- SITE 100 (8'x48' SF)
- FC FASHPANT BOUNDARY
- PARKLAND
- FOREST CLEARING WITHIN FC FASHPANT (7,497 SQ. FT.)

DEVELOPER'S CERTIFICATE

The undersigned agrees to maintain all the features of the approved final forest conservation plan, No. 13802684, including structural bonding, street parking, maintenance, and all other applicable requirements.

Developer's Name: **MONTGOMERY CO. OUTDOOR RECREATION**

Contractor's Name: **THE WILSON T. BALLARD CO. CONSULTING ENGINEERS**

Address: 1300 EDITIONS AVENUE, SUITE 200, ROCKVILLE, MD 20851

Phone and Email: (301) 271-4500

Signature: _____

DEVELOPER'S CERTIFICATE

The undersigned agrees to maintain all the features of the approved final forest conservation plan, No. 13802684, including structural bonding, street parking, maintenance, and all other applicable requirements.

Developer's Name: **GATES OF HEAVEN CONSERVATION INC.**

Contractor's Name: **THE WILSON T. BALLARD CO. CONSULTING ENGINEERS**

Address: 1300 EDITIONS AVENUE, SUITE 200, ROCKVILLE, MD 20851

Phone and Email: (301) 271-4500

Signature: _____

PLAN PREPARED BY:

| DATE | REVISION | SYMBOLS |
|------|----------|---------|
| 7/7 | | |

THE WILSON T. BALLARD CO. CONSULTING ENGINEERS
6000 WOODS DRIVE, SUITE 200, ROCKVILLE, MD 20851

DATE: JUNE 2016

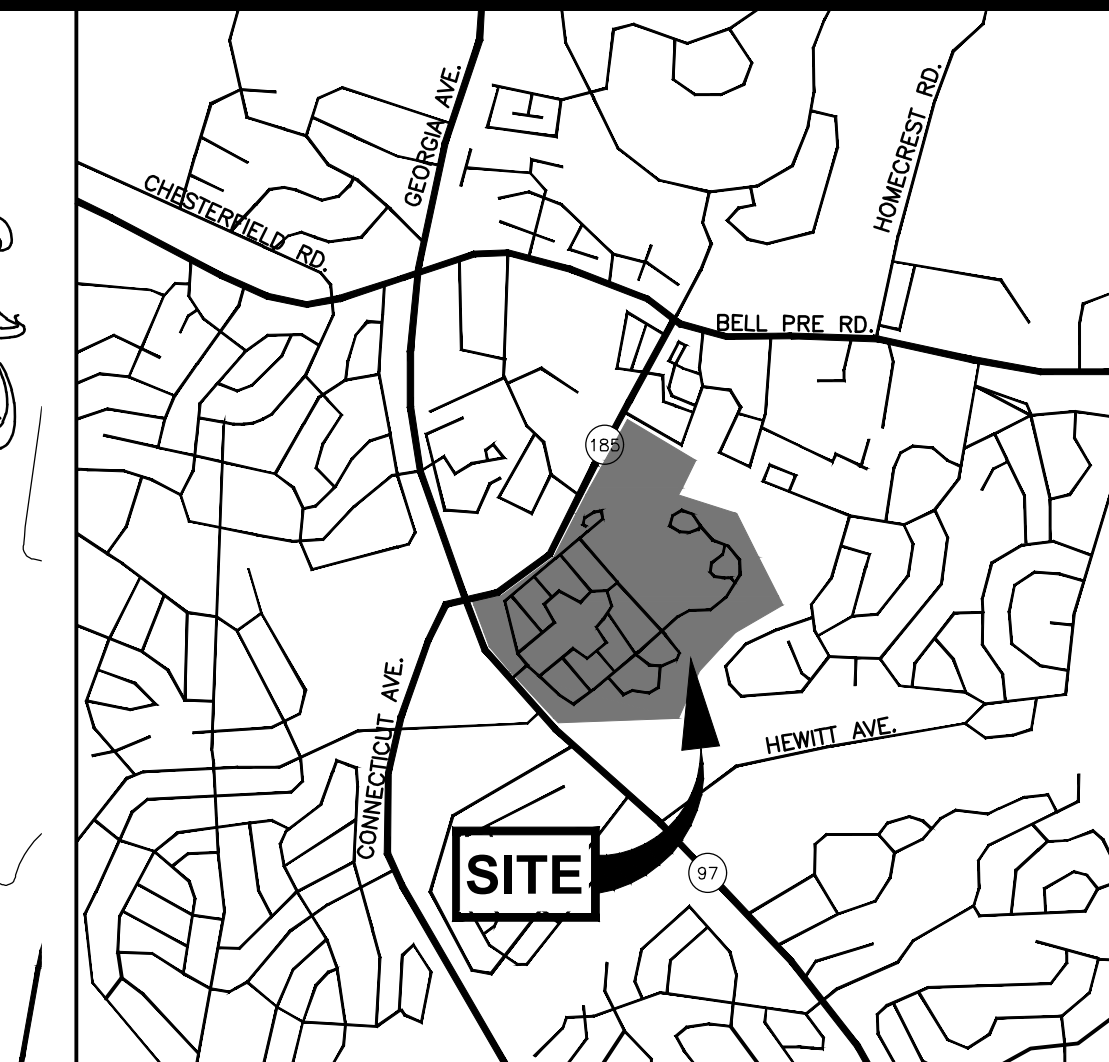
CONNECTICUT AVENUE CULVERT REPLACEMENT FINAL FOREST CONSERVATION PLAN AMENDMENT "GATES OF HEAVEN"

SCALE: AS SHOWN

DATE: JUNE 2016

Project No. _____

Sheet No. _____ of _____



VICINITY MAP
1" = 200'
MONTGOMERY COUNTY

LEGEND

- SB — STREAM BUFFER
- — PROPERTY LINE
- - - - EXISTING CONTOUR
- — FOREST STAND LINE
- FP — 100YR FLOOD PLAIN
- — FLOOD PLAIN BRL
- - - - FOREST CONSERVATION EASEMENT
- 2B ■■■■■ SOIL LIMITS AND TYPE
- ~ ~ ~ ~ FOREST EDGE
- □ □ □ FOREST STAND OFF SITE
- □ □ □ FOREST STAND ON SITE
- □ □ □ TREE STAND
- □ □ □ FOREST CONSERVATION EASEMENT
- □ □ □ WETLANDS
- □ □ □ PROPOSED REFORESTATION AREA FOR AREAS OUTSIDE FOREST
- SPECIMEN TREE
- SIGNIFICANT TREE
- ▼ TEMPORARY TREE PROTECTION SIGNAGE
- — TREE PROTECTION FENCE
- ⊗ TREE TO BE REMOVED
- - - - STREAM CENTERLINE
- WB — WETLAND BUFFER
- ▼ PERMANENT TREE PROTECTION SIGNAGE
- # AMENDMENT LIST CHANGE
- → → → EARTH DIKE

SUMMARY TABLE (all values in acres, unless noted otherwise)

| | |
|--|--------------|
| Total area of tract | 127.6 |
| Acres of tract remaining in agriculture | 0.00 |
| Acres of road and utility ROW which will not be improved | 0.00 |
| Acres of stream valley buffer | 27.5 |
| Total acreage of existing forest: | 40.18 |
| Forest retained | 25.30 |
| Forest cleared | 14.88 |
| Land use category: IDA | |
| Afforestation threshold (15%) | 3.05 |
| Conservation threshold (20%) | 4.07 |
| Acreage of forest within wetlands: | |
| Retained | 0.93 |
| Cleared | 0.00 |
| Planted | 0.00 |
| Acreage of forest within 100 year floodplains: | |
| Retained | 13.98 |
| Cleared | 0.00 |
| Planted | 0.00 |
| Acreage within stream buffers: | |
| Retained | 26.56 |
| Cleared | 0.00 |
| Planted | 0.00 |
| Acreage within priority areas: | |
| Retained | 17.90 |
| Cleared | 0.18 |
| Planted | 0.00 |
| Stream buffer: | |
| Length = 4,656 feet | |
| Average width = 210 feet | |

- Amendment List:**
1. Extinguish FC easement along Georgia Avenue and Connecticut Avenue to just south of stream
 2. Extinguish FC easement in southwest corner of site; overlap of existing maintenance yard
 3. Extinguish FC easement on southeast edge of site
 4. Extinguish FC easement over north stream crossing; also taking a sliver of easement since plots were inadvertently laid out into the edge of the FC easement
 5. Extinguish FC easement over south stream crossing
 6. Add area to FC easement along southern edge of site
 7. Add area to FC easement along area of new plots
 8. Add area to FC easement around stockpile and cell tower
 9. Add new section of plots between existing sections and stream valley
 10. Add stockpile area on area north of stream near cell tower

PROPERTY INFORMATION:

| | |
|---------------------|----------|
| PARCEL NUMBER: | N400 |
| ACCOUNT NUMBER: | 03094106 |
| SUBDIVISION NUMBER: | 1 |
| ADC MAP/GRID: | 31/G4 |
| LIBER/FOLIO: | N/A |
| TAX MAP: | HR562 |
| WSSC GRID: | 218NW04 |
| TOTAL ACRES: | 127.6 AC |
| NET TRACT AREA: | 127.6 AC |

| FOREST STAND | FOREST ASSOCIATION |
|--------------|--------------------|
| A | MAPLE/TULIP POPLAR |
| B | MIXED PINE |
| C | OAK/HICKORY |
| D | TULIP POPLAR |
| E | MIXED PINE |
| F | MIXED PINE |
| G | TULIP POPLAR |
| H | TULIP POPLAR/MAPLE |

GENERAL NOTES

1. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM RECORDS AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY.
2. ZONING FOR THESE PARCELS IS RE-2.
3. THE TOPOGRAPHIC SURVEY SHOWN ON THIS PLAN WAS COMPLETED BY A. MORTON THOMAS & ASSOCIATES, INC. IN OCTOBER 2012 AND MONTGOMERY COUNTY GIS TOPOGRAPHIC INFORMATION.
4. THE SITE IS LOCATED WITHIN THE MIDDLE ROCK CREEK WATERSHED WHICH IS DESIGNATED USE-1.
5. FLOODPLAIN ON THIS SITE IS AS DETERMINED FROM FEMA FLOOD MAP 24031C0355D.
6. THE SITE IS NOT WITHIN THE UPPER PAINT BRANCH SPECIAL PROTECTION AREA.
7. THERE ARE NO KNOWN RECORDS OR READILY OBSERVABLE ARCHAEOLOGICAL, HISTORICAL OR CULTURAL FEATURES ON THIS SITE.
8. FIELD WORK WAS CONDUCTED BY ANDREW STREAGLE, RLA AND CHRISTINE LY OF A. MORTON THOMAS & ASSOCIATES, INC. ON JUNE 24, 2016. TREES WERE MEASURED USING A D-TAPE.
9. THERE ARE NO KNOWN RECORDS OR READILY OBSERVABLE RARE, THREATENED OR ENDANGERED SPECIES OR CRITICAL HABITATS ON THE SITE.
10. THE SIGNIFICANT AND SPECIMEN TREES ON THE SUBJECT PROPERTY ARE SHOWN ON THE PLANS.
11. THERE ARE NO MONTGOMERY COUNTY OR STATE CHAMPION TREES ON THIS PARCEL. NO TREES ON THE PARCEL HAVE A DBH ≥ 75% OF THE COUNTY OR STATE CHAMPION.
12. AN APPROVED NRI/FSD IS VALID FOR TWO YEARS FROM THE DATE OF SIGNATURE BY STAFF, OR UNTIL INFORMATION USED TO PREPARE THE NRI/FSD CHANGES. NRI/FSD'S WILL BE REQUIRED TO BE REVISED AND RE-APPROVED IF THE BASE INFORMATION OR PROJECT LIMITS CHANGE SIGNIFICANTLY.

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 11993048B INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

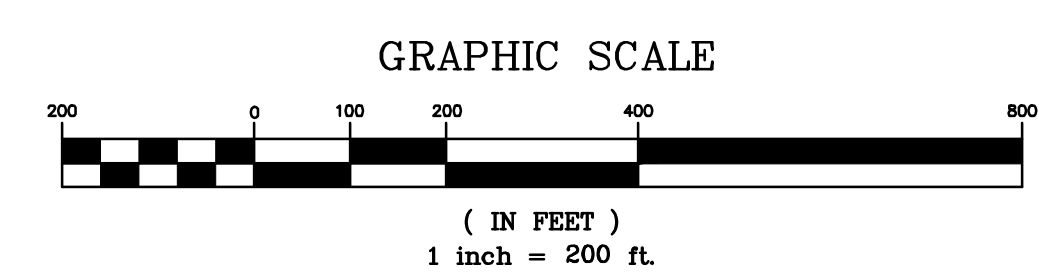
DEVELOPER'S NAME: CATHOLIC CEMETERIES OF THE ARCHDIOCESE OF WASHINGTON, INC.
PRINTED COMPANY NAME

CONTACT PERSON OR OWNER: JOHN A. SPALDING, PRESIDENT/CEO
PRINTED NAME

ADDRESS: 13801 GEORGIA AVE, SILVER SPRING, MD 20906

PHONE AND EMAIL: 301-871-1300 JAS@CCAW.ORG

SIGNATURE: _____



SEAL

OWNER

CATHOLIC CEMETERIES OF THE ARCHDIOCESE OF WASHINGTON, DC

PROJECT TITLE

GATE OF HEAVEN CEMETERY

ASPEN HILL, MD

REVISIONS

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |

| | |
|--------------|--------------|
| AMT FILE NO. | 15-0801.002 |
| DATE: | 7/02/18 |
| SCALE: | 1" = 200'-0" |
| DESIGNED BY: | AMT |
| DRAWN BY: | AMT |
| CHECKED BY: | AMT |

BID SET

SHEET TITLE

FINAL FOREST CONSERVATION PLAN

SHEET **FC100**

SHEET 2 OF 9