

WHEATON REGIONAL PARK FOREST CONSERVATION PLAN NO. F20230090



Description

Forest Conservation Plan No. F20230090 establishes a comprehensive Forest Conservation Plan for all of Wheaton Regional Park. This Forest Conservation Plan sets up a regulatory process to allow for implementation of the 2022 *Wheaton Regional Park Master Plan*, maintenance activities, and environmental improvement projects.

No. F20230090

Completed: 04-21-2023

MCPB

Item No. 7

05-04-2023

Montgomery County

Planning Board

2425 Reedie Drive, Floor 14

Wheaton, MD 20902

Planning Staff



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LOCATION/ADDRESS

2000 - 2002 Shorefield Road, Silver Spring

MASTER PLAN

1989 *Master Plan for Kensington-Wheaton* and
2001 *Kemp Mill Master Plan*

ZONE

R-90

PROPERTY SIZE

538.66 acres

APPLICANT

Montgomery County Parks Department

ACCEPTANCE DATE

1/03/2023

REVIEW BASIS

Chapter 22A



Summary:

- Staff recommends approval of Forest Conservation Plan No. F20230090 with conditions.
- The Forest Conservation Plan proposes 329.66 acres of permanent forest preservation and 41.66 acres of potential clearing.
- The Forest Conservation Plan does not allow for any clearing or tree removal but provides a framework to implement the 2022 *Wheaton Regional Park Master Plan*, maintain existing facilities, and provide environmental improvements.
- All land disturbance requires an amendment to this plan. Amendments to plans that show disturbance outside of forest designated as protected may be approved as Director-level amendments.
- Staff has received approximately 20 pieces of correspondence and phone calls. However, none of them were related to the Forest Conservation Plan but other issues surrounding Wheaton Regional Park.
- Plan was submitted prior to April 3, 2023 and was reviewed under the standards in effect at that time.

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EXECUTIVE SUMMARY

Wheaton Regional Park is one of five regional parks that serve the whole of Montgomery County, along with Black Hill, Cabin John, Little Bennett, and Rock Creek Regional Parks. Wheaton is the most urban of the county's regional parks and serves a highly diverse population. More than 20,000 people live within a ½ mile walk of the park; nearly 60,000 people live within two miles of the park, an easy bicycling distance; and nearly a quarter of a million people live within four miles of the park.

The 2022 *Wheaton Regional Park Master Plan* is the first park master plan developed since the Planning Board approved drafts of *Thrive Montgomery 2050* and the 2022 *Parks, Recreation, and Open Space (PROS) Plan*. The goal of this Forest Conservation Plan (FCP) is to establish a framework to allow the Montgomery County Parks Department to implement the approved master plan in an efficient manner while meeting the requirements of Chapter 22A, Montgomery County Forest Conservation Law.

Chapter 22A, Montgomery County Forest Conservation Law applies to all government entities subject to mandatory referrals or park development plans on tracts of land 40,000 square feet or larger unless reviewed by the State Department of Natural Resources for compliance with Maryland Forest Conservation Law. Additionally, Chapter 22A applies to all persons required to obtain a sediment control permit on a tract of land 40,000 square feet and larger.

Wheaton Regional Park has numerous overlapping FCPs and Forest Conservation Exemptions. These plans often cover areas proposed for disturbance without considering the forest on Wheaton Regional Park that is protected. A single FCP will provide a streamlined approach to implementing the 2022 *Wheaton Regional Park Master Plan*, the maintenance of park facilities, and the provision of environmental improvements while ensuring adherence with Chapter 22A. The FCP currently under review does not allow for any land disturbance but instead sets up a framework for review and approval of amendments that will allow for activity. No forest will be cleared as a result of the approval of this FCP. All disturbance will require further review and amendments.

The process proposed with this plan is appropriate for institutional uses on large properties with approved master plans. It allows institutions to plan for potential future development and maintenance needs while permanently protecting forest to meet forest conservation requirements.

SECTION 1: RECOMMENDATIONS AND CONDITIONS

FOREST CONSERVATION PLAN NO. F20230090

Staff recommends approval of Wheaton Regional Park, Forest Conservation Plan No. F20230090, for implementation of the 2022 *Wheaton Regional Park Master Plan*, maintenance projects, and environmental improvements. The following site development elements shown on the latest electronic version of Forest Conservation Plan No. F20230090, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the conditions below. This Forest Conservation Plan supersedes all previous Forest Conservation Plans on the Subject Property.

This approval is subject to the following conditions:

1. For development that is associated with a Park Development Plan, an amendment to Forest Conservation Plan No. F20230090 must be submitted for Planning Board approval concurrently with the Park Development Plan in accordance with Section 22A-11.e.2. of the County Code.
2. For development that is not associated with a Park Development Plan, an amendment to Forest Conservation Plan No. F20230090 must be submitted for approval according to the following:
 - a. Projects in Unforested Areas
Before any demolition, clearing, grading, or construction occurs in unforested areas, an amendment must be submitted to update the approved plans.
 - i. The Forest Conservation Plan Amendment will be reviewed as a Director-level Amendment in accordance with Section 22A-11.a.2 of the County Code.
 - ii. All variance provisions of Chapter 22A must be followed, including the planting of mitigation trees.
 - b. Projects in Forested Areas (Shown as Potentially Cleared)
Before any demolition, clearing, grading, or construction occurs in forested areas shown as potentially cleared or cleared for worksheet purposes, an amendment must be submitted.
 - i. The Forest Conservation Plan Amendment will be reviewed as a Director-level Amendment in accordance with Section 22A-11.a.2 of the County Code.
 - ii. All variance provisions of Chapter 22A must be followed, including the planting of mitigation trees.
 - c. Projects in Forested Areas (Shown as Retained)
Before any demolition, clearing, grading, or construction occurs in forested areas shown as retained, an amendment must be submitted for Planning Board approval in accordance with Section 22A-11.a.2 of the County Code.

3. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
4. 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 Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.

SECTION 2: SITE DESCRIPTION

VICINITY

The Subject Property (or “Property” (outlined below)) is located at 2000 - 2002 Shorefield Road, Silver Spring. The Property is surrounded by single family detached residences, multi-family residences, and institutional uses. The Property has frontage on Arcola Avenue, Kemp Mill Road, Glenallan Avenue, and Shorefield Road.



Figure 1 - Vicinity Map

PROPERTY DESCRIPTION

The Subject Property is approximately 538 acres and is comprised of 37 parcels and four (4) tracts of land. There are 371.32 acres of forest and 141.60 acres of stream valley buffer on the Property, with tree cover in many unforested areas.



Figure 2 - Subject Property

For consistency with the 2022 *Wheaton Regional Park Master Plan*, the park is divided into seven (7) areas.



Figure 3 - Brookside Gardens

Brookside Gardens is accessed from Glenallan Avenue and includes a visitor center, conservatory, gardens and ponds, pagoda, hard surface trails, maintenance area, and parking lots.



Figure 4 - Shorefield Area

Shorefield Area is accessed from Shorefield Road and includes an adventure playground, carousel, miniature train, picnic areas, Pine Lake, Stubbs Barn, hard surface trails, restrooms, and parking lots.



Figure 5 - Rubini Athletic Complex

Rubini Athletic Complex is accessed from Orebaugh Avenue and includes diamond athletic fields, tennis bubble, ice rink, sports pavilion, dog park, outdoor tennis courts, full-sized basketball court, hard surface trails, rest rooms, and parking lots.



Figure 6 - Equestrian Center

Equestrian Center is accessed from Glenallan Avenue and includes equestrian riding center and stables, riding rink, pastures, and parking.



Figure 7 - Brookside Nature Center

Brookside Nature Center is accessed from Glenallan Avenue and includes a nature center, amphitheater, historic cabin, pond, and parking.



Figure 8 - Wheaton Maintenance Facility

Wheaton Maintenance Facility is accessed from Kemp Mill Road and includes the main building and offices, vehicle maintenance bays, fuel pumps, and employee parking.



Figure 9 – Yellow Trout-lily in Forest



Figure 10 - Natural Surface Trail in Forest

Forest is located in the interior of the Property and includes biodiversity areas, streams, natural surface trails and hard surface trails.

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

There are numerous FCPs and Forest Conservation Exemptions on the Property. Previous plans include:

- PP1995001 for Brookside Gardens has been amended numerous times to allow for changes to parking areas, stormwater management, greenhouses, and circulation.
- PP1997001 allowed for the construction of an ice skating rink.
- PP1998002 allowed for the construction of telecommunication facilities.
- PP2002002 allowed for the development of a fitness area.
- PP2014001 allowed for the reconstruction of Pine Lake trail.

In 2013, Brookside Gardens was under review as an amendment to PP1995001 for a change to the parking lot. It included removal of forest previously shown as saved, which triggered a requirement to replant at a 1:1 rate¹. Since the FCP associated with PP1995001 only includes the immediate area around Brookside Gardens, there was no additional area to plant and preserve forest. Park and Planning staff met to work out a mechanism to allow for future changes to be made to the developed areas of Wheaton Regional Park without triggering additional planting requirements, balancing the developed and preserved areas as is intended on a Regional Park. The mechanism that staff proposed was a Forest Conservation Plan for the entire Wheaton Regional Park.

On December 5, 2013, the Planning Board approved an amendment to PP1995001 that included the following condition:

1. “The Department of Parks must prepare a Forest Conservation Plan for the entire Wheaton Regional Park in conjunction with the Master Plan for Wheaton Regional Park and compensate for the removal of 0.66 acres of forest associated with the proposed improvements.”

At that time, the Parks Department had already started working on the Wheaton Regional Park Master Plan, so this timing made sense. The Planning Board was supportive of this approach, which included delaying mitigation for forest loss.

On March 24, 2016, the Planning Board approved another amendment to PP1995001 to replace the greenhouses. The Planning Board reiterated their support for the “whole park” approach and agreed to defer more mitigation for additional forest loss. Staff from both departments continued to meet

¹ While no easements are placed on Park Property, as M-NCPPC is the holder of both the land and Forest Conservation Easements, we treat the forest as if it is under easement and thus treated the same way.

and developed a process. The process outlined below streamlines review, considers the existing forest on the overall Property, and simplifies record keeping for both departments while meeting Forest Conservation Law.

The *Wheaton Regional Park Master Plan* was approved by the Planning Board on June 23, 2022. FCP No. F20230090 was developed using the 2022 *Wheaton Regional Park Master Plan* and accommodates maintenance of existing facilities.

PROCESS

Montgomery Parks and Montgomery Planning staff have worked together to develop a process that will allow Montgomery Parks to move forward with the improvements approved in the 2022 *Wheaton Regional Park Master Plan*, maintenance projects, and environmental enhancement projects in an expedited fashion while meeting the requirements of Forest Conservation Law.

Montgomery Parks has created a Forest Conservation Plan (FCP) which includes the entirety of Wheaton Regional Park. The FCP does not show any disturbance for future projects but categorizes the Property into three classes of development status: currently developed (unforested), potentially disturbed (forested), and permanently protected (forested). Areas of forest that are shown as potentially disturbed are counted as cleared on the forest conservation worksheet and are not considered permanently protected. No forest conservation easements are recorded on Park property, as M-NCPPC cannot be the grantor and grantee of an easement. However, forest shown as retained on FCPs for Park property is treated as if it is protected by a Category 1 Conservation easement.

The following flowchart describes the process described in the conditions of approval (Figure 11).

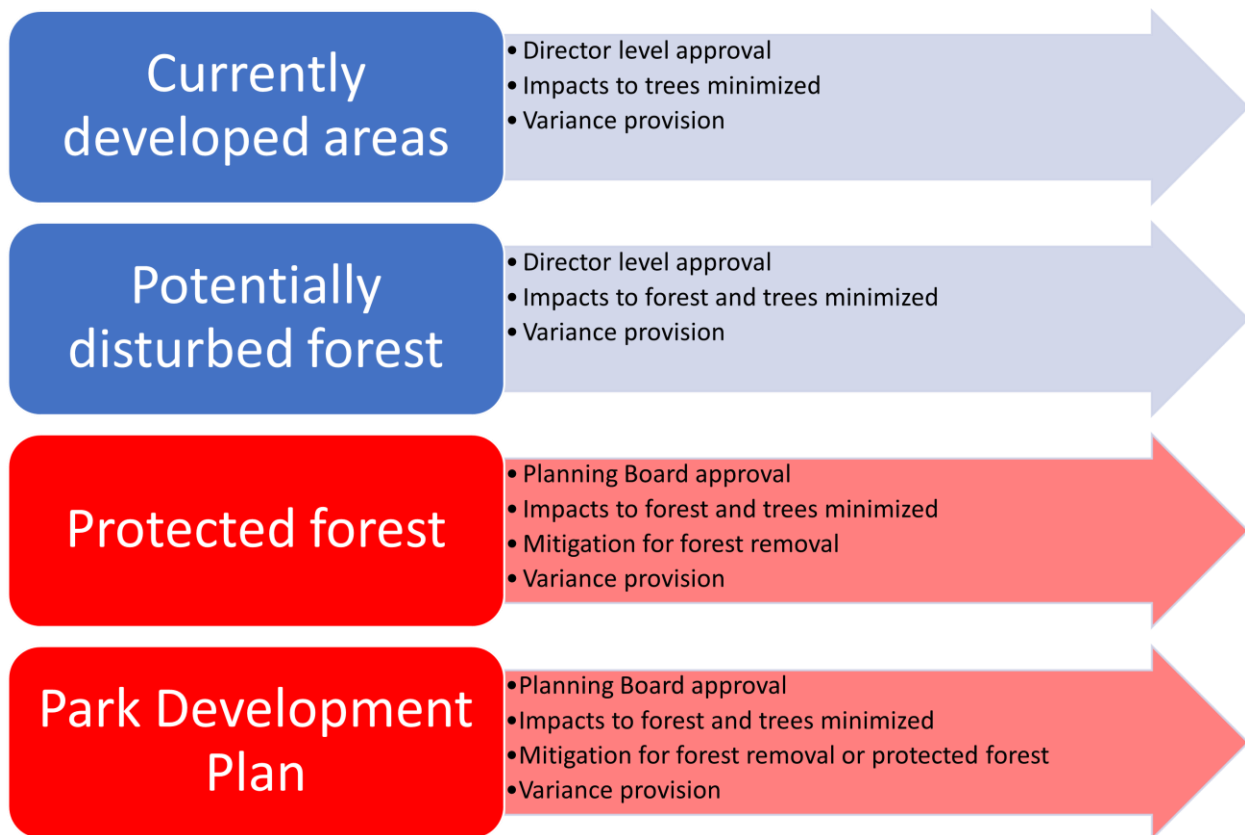


Figure 11 - Review Process

No demolition, clearing, or grading is allowed without amending the FCP and showing the limits of disturbance and any impacts to forest and individual trees. A detailed tree survey will be required with each amendment in order to minimize disturbance to trees and allow the preparation of any variances for impacts to Protected Trees, as required under Section 22A-21.

PROPOSAL

The Montgomery County Department of Parks (Montgomery Parks) has submitted a FCP covering Wheaton Regional Park. The FCP does not propose any demolition, clearing, or grading or include any forest or tree removal but instead creates a framework and process for future amendments. Montgomery Parks looked at three specific types of potential disturbance in order to prepare the FCP.

1. Locations and possible areas of disturbance in order to construct the facilities approved in the 2022 *Wheaton Regional Park Master Plan*. For example, Sheet L-1 shows potential clearing of approximately 0.58 acres of forest for expansion of equestrian facilities.
2. Locations of potential future maintenance projects were identified. This includes hard surface trails, bridges, and areas in active use. For example, Sheet L-4 shows maintenance strips created adjacent to hard surface trails to allow for repairs with a potential clearing of 0.38 acres of forest.

3. The locations of potential environmental enhancement projects were also identified. This includes stream restoration projects, stormwater management facility maintenance, and culvert repairs. For example, Sheet L-2 shows 1.67 acres of potential forest clearing to restore the Glenallan Tributary stream restoration project.

These three types of projects were identified and overlaid over NRI/FSD No. 420221400 to classify area in Wheaton Regional Park by the following categories:

- Developed areas – this category covers approximately 167 acres of Wheaton Regional Park and includes playing fields, playgrounds, equestrian areas, parking lots, buildings, and paved areas.
- Preserved forest – this category covers approximately 330 acres of forest on Wheaton Regional Park and will be treated as if it is protected by a Category I Conservation Easement.
- Potentially disturbed forest – this category includes forest that may potentially be cleared to allow the activities listed above. It does not mean this forest will definitely be cleared and no clearing is allowed without future amendments to this FCP. This category covers 40.68 acres of forest.

The FCP shows each area of potential clearing, labeled with the purpose of the potential clearing and acreage, as shown in an enlarged example. (Figure 12).

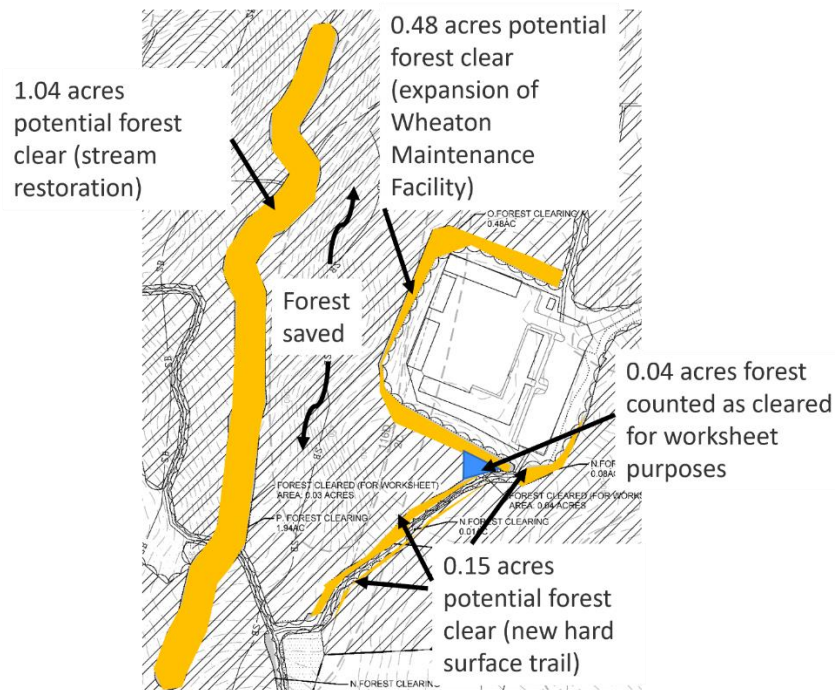


Figure 12 - Example of Potential Clearing

The FCP includes a chart of all potential forest clearing areas, with a map code, sheet reference, and general description (Attachment B). An example is shown below (Table 1).

Table 1 - Example of Potential Forest Clearing Chart

Map Code	Sheet Number	Explanation/Description	Record of FCP Amendments (Plan #, date of approval, when project is built/will be built)
B	L-1	In these areas, forest may be impacted due to potential future expansion and/or renovation of the Wheaton Stables, which the 2022 park master plan recommends will remain at this location. The building and associated infrastructure for Wheaton Stables is aging/deteriorating and will require significant renovation to keep it safe and comfortable for both employees and patrons for years to come. Timing TBD.	

SECTION 4: FOREST CONSERVATION PLAN NO. F20230090 ANALYSIS

FCP No. F20230090 meets Montgomery County Forest Conservation Law by permanently preserving approximately 329.66 acres of forest, which is above the 160.45-acre numerical break-even point. No limits of disturbance are shown on this plan but only areas of potential clearing for approved improvements, maintenance of existing facilities, and environmental improvement projects, such as stream restoration plans and stormwater management facility maintenance. All areas of potential clearing are counted as removed for forest conservation worksheet purposes but may not be removed without approval of an amendment including limits of disturbance. Areas of potential clearing are not considered retained forest and protected by the equivalent of a Category I Conservation Easement.

SECTION 5: COMMUNITY OUTREACH

The Parks Department had a rigorous public outreach process for the 2022 *Wheaton Regional Park Master Plan*, detailed in that document. Application signs were placed according to Planning Department requirements.

Staff received several letters of correspondence and phone calls throughout the review of FCP No. F20230090. None of the correspondence was related to the Forest Conservation Plan but was concerned with the equestrian facilities and the conversion of tennis courts to pickleball courts. As this plan does not approve any disturbance or programmatic changes, community members were directed to contact the appropriate Parks Department staff.

SECTION 6: CONCLUSION

As conditioned, FCP No. F20230090 meets the requirements of Chapter 22A, Montgomery County Forest Conservation Law. Therefore, Staff recommends approval of Wheaton Regional Park FCP.

ATTACHMENTS

Attachment A: Forest Conservation Plan

Attachment B: Matrix of Forest Impacts

Attachment C: Community Correspondence

WHEATON REGIONAL PARK

FINAL FOREST CONSERVATION PLAN

Attachment A

SHEET INDEX

R-1 FINAL FOREST CONSERVATION PLAN –
RESOLUTION SHEET

R-2 FINAL FOREST CONSERVATION PLAN –
FUTURE RESOLUTION SHEET

G-1 FINAL FOREST CONSERVATION PLAN–
OVERALL DRAWING KEY

L-1 FINAL FOREST CONSERVATION PLAN

L-2 FINAL FOREST CONSERVATION PLAN

L-3 FINAL FOREST CONSERVATION PLAN

L-4 FINAL FOREST CONSERVATION PLAN

L-5 FINAL FOREST CONSERVATION PLAN

L-6 FINAL FOREST CONSERVATION PLAN

L-7 FINAL FOREST CONSERVATION PLAN

L-8 FINAL FOREST CONSERVATION PLAN–
NOTES & DETAILS

RESOLUTION

RESOLUTION

DEVELOPER'S CERTIFICATE

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

Developer's Name: Montgomery County Parks Dept.
Printed Company Name

Contact Person or Owner: _____
Printed Name

Address: 2425 Reedie Drive, Wheaton, MD 20902

Phone and Email: _____

Signature: _____

**NORTON LAND DESIGN**
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BALT. 443.642.9199

ELLICOTT CITY, MD 21042
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		DESIGN		CERTIFICATION OF QUALIFIED PROFESSIONAL		The Maryland-National Capital Park and Planning Commission		REVIEW AND APPROVAL		ISSUED FOR PROCUREMENT ON _____		Wheaton Regional Park FINAL FOREST CONSERVATION PLAN - MR2023010		DWG. # R-1	
Designer's Name				I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.		 <div>Montgomery County Department of Parks 2425 Reedie Drive, 12 Floor Wheaton, Maryland 20902 (301) 495-2595</div>				REVISIONS		TAX MAP GRID: JQ122, JQ123, JQ342, JQ343		SCALE: AS SHOWN Liber Folio	
Address		Landscape Architect Date Checked By:		Project Manager Date				Rev. No. Date Description		WSSC GRID: 215NW01, 215NW02, 216NW01, 216NW02					
City/State/Zip		Architect Date Checked By:		Construction Manager Date											
Telephone Number		Engineer Date Checked By:		Park Manager Date											
		Drawn by Date Checked By:													

RESOLUTION

RESOLUTION

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Montgomery County Parks Dept.

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2425 Reedie Drive, Wheaton, MD 20902

Phone and Email:

Signature:

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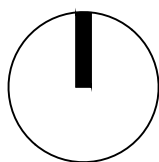
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	DESIGN		<div>CERTIFICATION OF QUALIFIED PROFESSIONAL</div> <div>I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.</div> <div><div>2.17.2023</div><div>DATE</div></div> <div><div></div><div>MICHAEL A. NORTON MDNR / COMAR 08.19.06.01 QUALIFIED PROFESSIONAL</div></div>	<div></div> <div>The Maryland-National Capital Park and Planning Commission</div> <div>Montgomery County Department of Parks 2425 Reedie Drive, 12 Floor Wheaton, Maryland 20902 (301) 495-2595</div>	REVIEW AND APPROVAL	ISSUED FOR PROCUREMENT ON _____	<div>Wheaton Regional Park</div> <div>FINAL FOREST CONSERVATION</div> <div>PLAN - MR2023010</div> <div>TAX MAP GRID: JQ122, JQ123, JQ342, JQ343</div> <div>WSSC GRID: 215NW01, 215NW02, 216NW01, 216NW02</div> <div>SCALE: AS SHOWN Liber Folio</div>	DWG. # R-2		
Designer's Name						REVISIONS				
Address	Landscape Architect	Date			Checked By:	Rev. No.			Date	Description
City/State/Zip	Architect	Date			Checked By:					
Telephone Number	Engineer	Date			Checked By:					
	Drawn by	Date			Checked By:					

LEGEND		
---	PROPERTY LINE	
---	ADJACENT PROPERTY LINE	
~~~~~	FOREST BOUNDARY	
---	STREAMS	
—w—	EXISTING WETLAND	
— — —	WETLAND BUFFER	
▨	STREAM BUFFER	
▨▨▨	100-YR FLOODPLAIN (FEMA)	
▨▨▨▨▨	100-YR FLOODPLAIN (MNCPPC)	
---	FLOODPLAIN BUILDING RESTRICTION LINE	
---	SOIL DIVIDE	
—	TRAIL - HARD SURFACE	
- - -	TRAIL - NATURAL SURFACE	

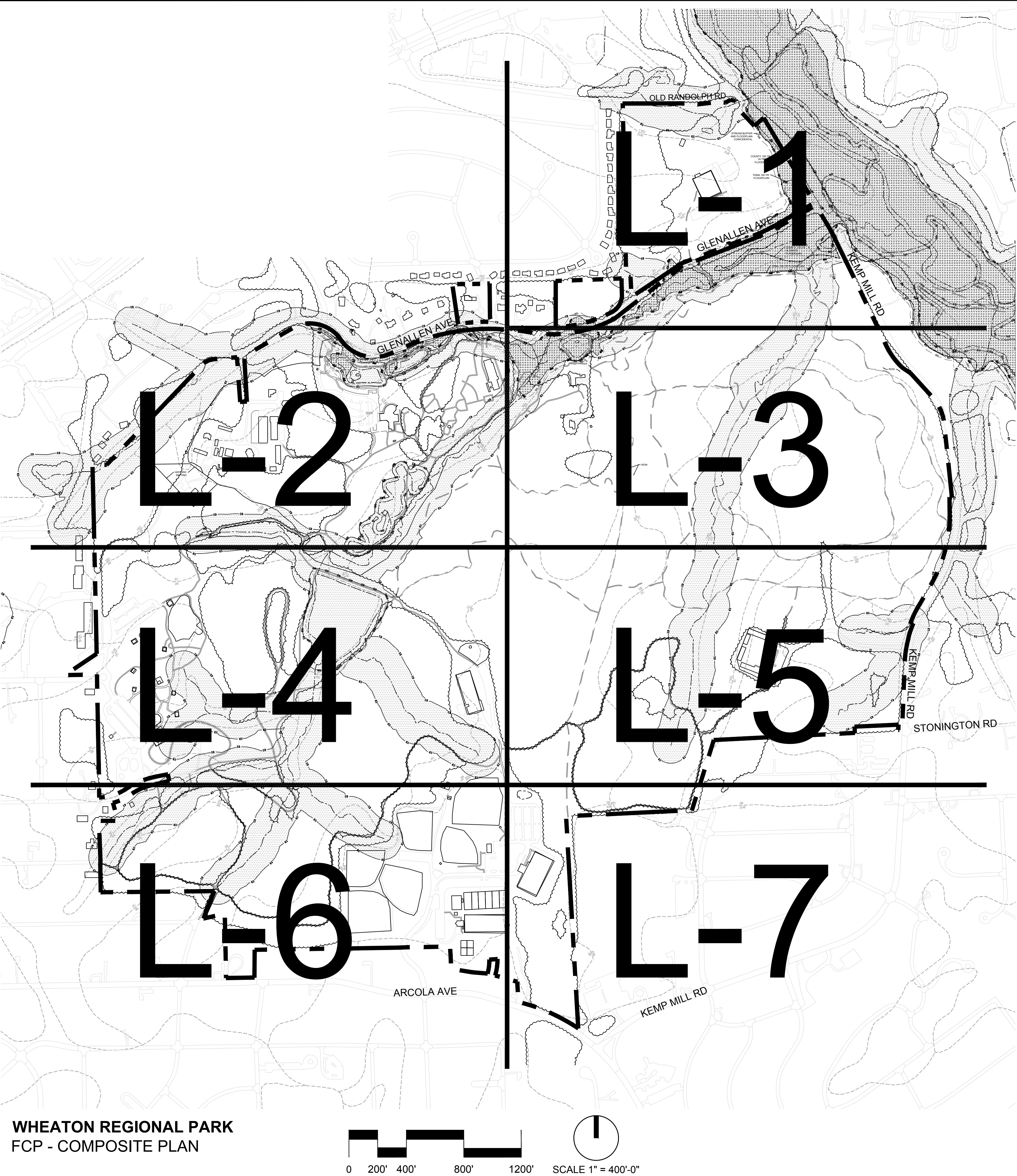


VICINITY MAP  
1"=2000'

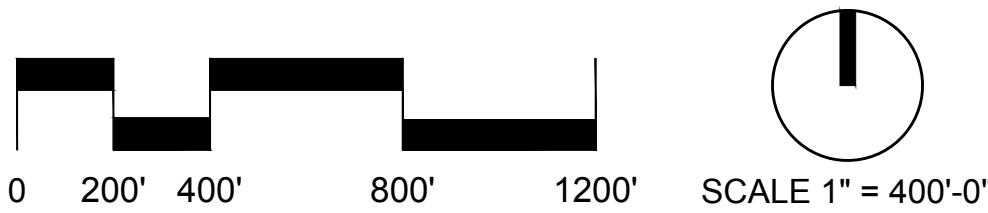


NOTES REGARDING AMENDMENTS TO APPROVED FOREST CONSERVATION PLAN

- This plan reflects anticipated areas of forest clearing required for future projects. Actual limits of disturbance (LOD), tree protection measures, permitting requirements, and forest impacts will be confirmed as each project is developed. The process for amendments to the Final Forest Conservation Plan (FCP), if required, are outlined in note 5.
- Construction of natural surface trails and maintenance of infrastructure are anticipated to have no impacts to existing forest.
- Projects requiring a modification to the FCP will survey and locate all specimen trees 100' beyond the LOD with condition assessments and will comply with Chapter 22-A.
- Variances will be submitted with each project as necessary.
- FCP Amendment Process:
  - Plans with no forest clearing.
    - Site development plans get submitted and FCP cover sheet (updated with revision number and any changes).
    - Variance is submitted, if necessary.
    - No review.
    - Approval letter is written and added to approval sheets, documenting changes and variance approval.
    - Plan gets stamped.
  - Plans with forest clearing in areas shown as cleared on FCP.
    - Site development plans get submitted and FCP cover sheet (updated with revision number and any changes). Actual proposed forest clearing gets documented in table.
    - Variance is submitted, if necessary.
    - Plans are reviewed for compliance with Chapter 22A.
    - Approval letter is written and added to approval sheets, documenting changes and variance approval.
    - Plan gets stamped.
  - Plans with forest clearing in areas shown as saved and protected on FCP.
    - Site development plans get submitted and FCP cover sheet (updated with revision number and any changes).
    - Variance is submitted, if necessary.
    - Plan is reviewed to ensure minimization of impacts. Alternate area of preservation is identified, if required.
    - Planning Board reviews and approves.
    - Approval is added to approval sheets, changes documented.



WHEATON REGIONAL PARK  
FCP - COMPOSITE PLAN



Wheaton Regional Park Forest Conservation Plan  
Descriptions/Explanations of areas of forest that are impacted  
February 10, 2023

Map Code	Sheet Number	Explanation/Description	Record of FCP Amendments (Plan #, date of approval, when project is built/will be built)
A	L-1	In this area, forest is shown as cleared to accommodate future stream restoration projects. All tree impacts will be minimized or mitigated. Timing TBD.	
B	L-1	In these areas, forest may be impacted due to potential future expansion and/or renovation of the Wheaton Stables, which the 2022 park master plan recommends will remain at this location. The building and associated infrastructure for Wheaton Stables is aging/deteriorating and will require significant renovation to keep it safe and comfortable for both employees and patrons for years to come. Timing TBD.	
C	L-2	In this area, forest is shown as cleared to accommodate future trail improvement and stream restoration projects. All tree impacts will be minimized or mitigated. Timing TBD.	
D	L-2	These areas are not technically forest; these areas are cultivated landscapes within Brookside Gardens.	
E	L-2	In these areas, forest is shown as cleared to accommodate planned stream restoration projects, including the Glenallen Tributary (Summer 2023). All tree impacts will be minimized or mitigated.	
F	L-3	This area is shown as technically cleared for purposes of facility maintenance. It is the location of the Amphitheatre for Brookside Nature Center.	
G	L-4, L-2	These areas are shown as cleared to accommodate projects recommended in the 2022 park master plan. Including paving the gravel road and a new group picnic area with associated amenities. Timing TBD.	
H	L-4	In these areas, forest is shown as cleared to accommodate future stream restoration projects. All tree impacts will be minimized or mitigated. Timing TBD.	
J	L-4	This area is shown as technically cleared for purposes of spillway maintenance	
K	L-4	This area is shown as cleared to accommodate planned plaza project, as recommended in the 2022 park master plan. Timing TBD.	
L	L-4	This area is shown as cleared to accommodate potential expansion and renovation of the dog park, as recommended in the 2022 park master plan. Timing TBD.	
M	L-5, L-7	This area is shown as cleared to accommodate planned renovations to the existing hard surface trail. Timing TBD.	
N	L-5	This area is shown as cleared to accommodate a new hard surface park trail, as recommended in the 2022 park master plan. Timing TBD.	
O	L-5	This area is shown as cleared to accommodate the proposed expansion and renovation of the Wheaton Maintenance Yard, as recommended in the 2022 park master plan. Timing TBD.	
P	L-5	This area is shown as cleared to accommodate a future stream restoration and/or trail culvert projects. All tree impacts will be minimized or mitigated. Timing TBD.	
Q	L-6	These areas are shown as cleared to accommodate a future stream restoration project. All tree impacts will be minimized or mitigated. Timing TBD.	
R	L-6	This area is shown as cleared to accommodate potential improvements (e.g., outfall/stream restoration, trail connection(s) to Naim Trail, etc.) associated with the planned Adventure Sports Park, as recommended in the 2022 park master plan. Only specific areas may be affected; the project is unlikely to impact the entire area shown. Preliminary engineering underway in Winter/Spring 2023.	
S	L-7	This area is shown as cleared to accommodate planned improvements, as recommended in the 2022 park master plan. Including new soccer fields, new parking lots and a new park entrance road. Timing TBD.	
T	L-1	In this area, forest is shown as cleared to accommodate future stream restoration projects. All tree impacts will be minimized or mitigated. (Lower Glenallen Tributary Stream Restoration; Construction timeframe = 2026)	
U	L-1	In these areas, forest is shown as cleared to accommodate future projects. All tree impacts will be minimized or mitigated. (Brookside Nature Center Annex bridge replacement and stream restoration; Construction timeframe = Winter 2023-24)	
V	L-1	In these areas, forest is shown as cleared to accommodate future projects. All tree impacts will be minimized or mitigated. (Brookside Nature Center entrance bridge replacement and stream restoration; Construction timeframe = 2025)	
W	L-2	In these areas, forest is shown as cleared to accommodate future project. (New plaza for Brookside Gardens entrance from Shorefield Area, as recommended in the 2022 park master plan; Construction timeframe = Winter 2024/25)	
X	L-2	In these areas, forest is shown as cleared to accommodate future projects. All tree impacts will be minimized or mitigated. (Culvert replacement and associated stream restoration – timing TBD)	
Y	L-4, L-6	In these areas, forest is shown as cleared to accommodate future projects. (Naim Trail and Outfall Rehabilitation; Construction timeframe = Summer/Fall 2023)	
Z	L-6	In these areas, forest is shown as cleared to accommodate future projects. All tree impacts will be minimized or mitigated. Parker Avenue Outfall Rehabilitation (Construction timeframe = Spring/Summer 2023)	
AA	L-6	In these areas, forest is shown as cleared to accommodate future projects. (Wheaton Trail Loop Rehabilitation; Construction timeframe = Summer 2023)	

DEVELOPER'S CERTIFICATE

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

Developer's Name: Montgomery County Parks Dept.  
Printed Company Name

Contact Person or Owner: _____  
Printed Name

Address: 2425 Reddie Drive, Wheaton, MD 20902

Phone and Email: _____

Signature: _____

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BALT.443.542.9199 WWW.NORTONLANDDESIGN.COM

	DESIGN			<div>CERTIFICATION OF QUALIFIED PROFESSIONAL</div> <div>I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNC&amp;P&amp;C AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.</div> <div>2.17.2023</div> <div>DATE</div> <div><div>MICHAEL A. NORTON</div><div>MDNRP / COMAR 08.19.06.01</div><div>QUALIFIED PROFESSIONAL</div></div>	<div></div> <div>The Maryland-National Capital Park and Planning Commission</div> <div>Montgomery County Department of Parks</div> <div>2425 Reddie Drive, 12 Floor</div> <div>Wheaton, Maryland 20902</div> <div>(301) 495-2595</div>	REVIEW AND APPROVAL		ISSUED FOR PROCUREMENT ON _____			<div>Wheaton Regional Park</div> <div>FINAL FOREST CONSERVATION</div> <div>PLAN - MR2023010</div> <div>TAX MAP GRID: JQ122, JQ123, JQ342, JQ343</div> <div>WSSC GRID: 215NW01, 215NW02, 216NW01, 216NW02</div> <div>SCALE: AS SHOWN      Liber      Folio</div>	<div>DWG. # <b>G-1</b></div> <div>SHT. # <u>3</u> of <u>11</u></div>
Designer's Name			REVISIONS									
Address	Landscape Architect	Date	Checked By:			Rev. No.	Date	Description				
City/State/Zip	Architect	Date	Checked By:									
Telephone Number	Engineer	Date	Checked By:									
	Drawn by	Date	Checked By:									



	PROPERTY LINE
	ADJACENT PROPERTY LINE
	AERIAL CANOPY (NON-FOREST)
	FOREST BOUNDARY
	STREAMS
	EXISTING WETLAND
	WETLAND BUFFER
	WATER BODY
	STREAM BUFFER
	100-YR FLOODPLAIN (FEMA)
	100-YR FLOODPLAIN MNCPPC
	100-YR FLOODPLAIN AREA
	FLOODPLAIN BUILDING RESTRICTION LINE
	SOIL DIVIDE
	WATERSHED BOUNDARY
	HISTORIC SITE
	EXISTING CONTOURS (2')
	EXISTING CONTOURS (10')
	TRAIL - HARD SURFACE
	TRAIL - NATURAL SURFACE
	FUTURE PROJECT AREA
	LIMITS OF POTENTIAL FOREST CLEARING
	LIMITS OF FOREST CLEARING FOR WORKSHEET ONLY
	LIMITS OF FOREST PRESERVATION

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

Developer's Name: Montgomery County Parks Dept.  
Printed Company Name

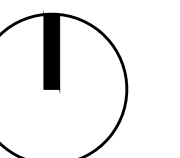
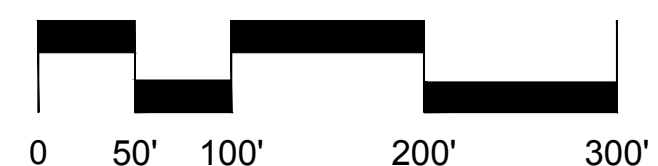
Contact Person or Owner:

Printed Name _____

Address: 2425 Reddie Drive, Wheaton, MD 20902

Phone and Email:

Signature: _____



SCALE 1" = 100'-0"

	DESIGN	
Designer's Name		
Address	Landscape Architect      Date	Checked By:
City/State/Zip	Architect      Date	Checked By:
Telephone Number	Engineer      Date	Checked By:
	Drawn by      Date	Checked By:

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE  
WITH MARYLAND STATE, MNCP&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

2.17.2023  
DATE

MICHAEL A. NORTON  
MDNR / COMAR 08.19.06.0  
QUALIFIED PROFESSIONAL



Montgomery County Department of Parks  
2425 Reddie Drive, 12 Floor  
Wheaton, Maryland 20902  
(301) 495-2595

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

[illegible]

**TAX MAP GRID:** JQ122, JQ123, JQ342, JQ343  
**WSSC GRID:** 215NW01, 215NW02, 216NW01, 216NW02

OWG. # **L-1**

HT. # 4 of 11



LEGEND

- PROPERTY LINE  
--- ADJACENT PROPERTY LINE  
~~~~~ AERIAL CANOPY (NON-FOREST)  
~~~~~ FOREST BOUNDARY  
--- STREAMS  
--- W --- EXISTING WETLAND  
--- WB --- WETLAND BUFFER  
~~~~~ WATER BODY  
--- SB --- STREAM BUFFER
--- FP --- 100-YR FLOODPLAIN (FEMA)
--- FP --- 100-YR FLOODPLAIN MNCPPC
--- FP --- 100-YR FLOODPLAIN AREA
--- BRL --- FLOODPLAIN BUILDING RESTRICTION LINE
--- 2B --- SOIL DIVIDE
--- 65B --- SOIL DIVIDE
--- XYZ WATERSHED --- WATERSHED BOUNDARY

- ▲ HISTORIC SITE
--- EXISTING CONTOURS (2')
--- 410 --- EXISTING CONTOURS (10')
--- TRAIL - HARD SURFACE
--- TRAIL - NATURAL SURFACE
--- FUTURE PROJECT AREA
--- LIMITS OF POTENTIAL FOREST CLEARING
--- LIMITS OF FOREST CLEARING FOR WORKSHEET ONLY
--- LIMITS OF FOREST PRESERVATION

DEVELOPER'S CERTIFICATE

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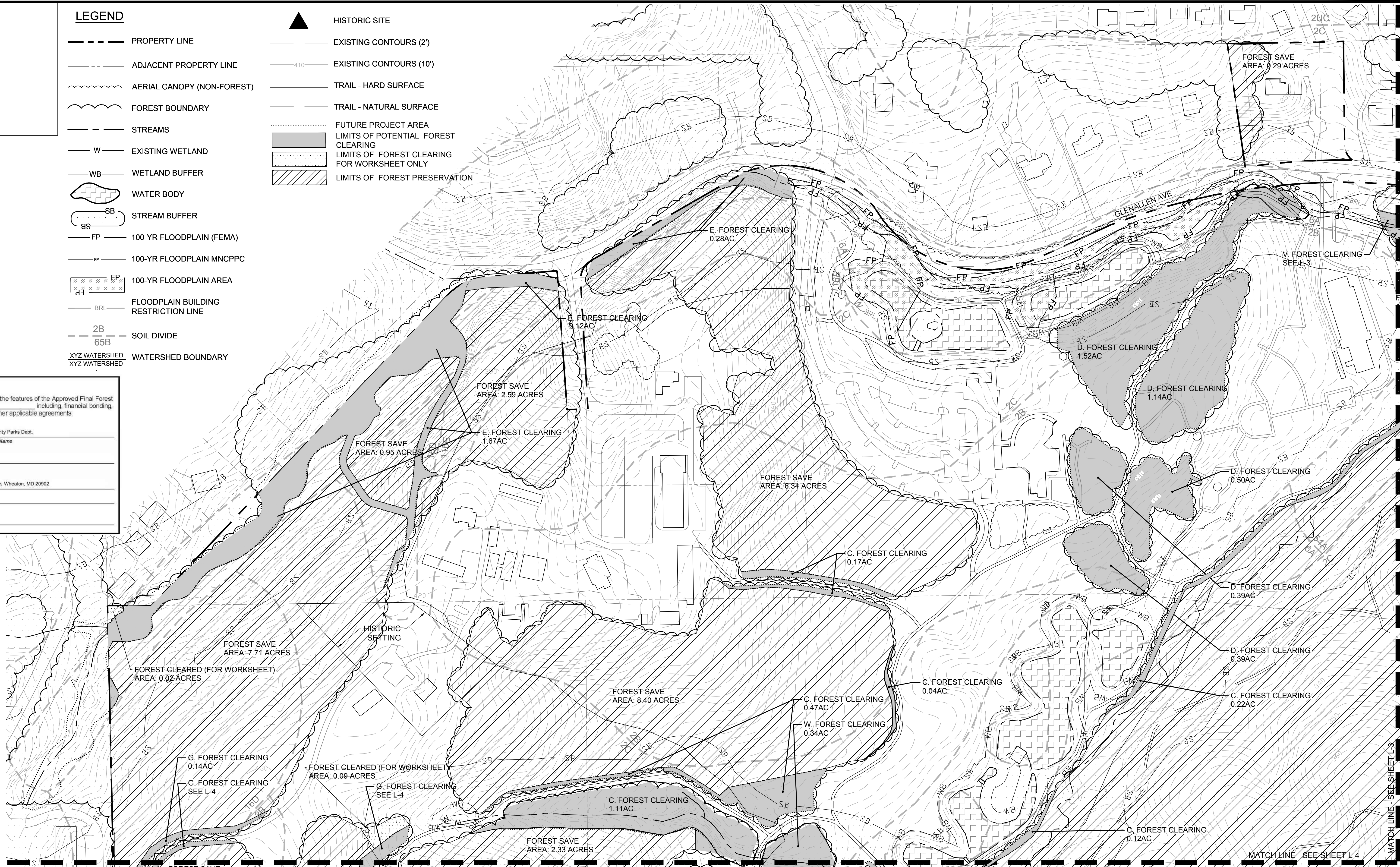
Developer's Name: Montgomery County Parks Dept.
Printed Company Name

Contact Person or Owner:
Printed Name

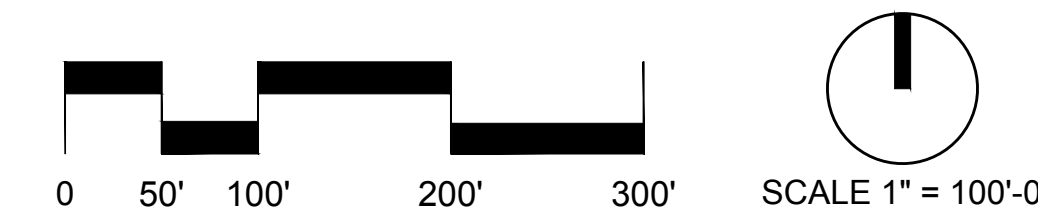
Address: 2425 Reedie Drive, Wheaton, MD 20902

Phone and Email:

Signature:



NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
5148 DORSEY HALL DRIVE, 2ND FLOOR
BALT. 443.542.9199
ELLICOTT CITY, MD 21042
WWW.NORTONLANDDESIGN.COM



| DESIGN | | | |
|---------------------|------|-------------|--|
| Designer's Name | | | |
| Address | | | |
| City/State/Zip | | | |
| Telephone Number | | | |
| Landscape Architect | Date | Checked By: | |
| Architect | Date | Checked By: | |
| Engineer | Date | Checked By: | |
| Drawn by | Date | Checked By: | |

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

2.17.2023

DATE

MICHAEL A. NORTON
MDNR / COMAR 08.19.06.01
QUALIFIED PROFESSIONAL



The Maryland-National Capital
Park and Planning Commission

Montgomery County Department of Parks
2425 Reedie Drive, 12 Floor
Wheaton, Maryland 20902
(301) 495-2595









| REVIEW AND APPROVAL | | ISSUED FOR PROCUREMENT ON _____ | |
|----------------------|------|---------------------------------|------|
| | | REVISIONS | |
| Project Manager | Date | Rev. No. | Date |
| Construction Manager | Date | | |
| Park Manager | Date | | |




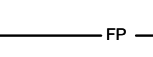

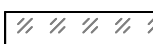
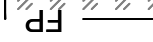

Wheaton Regional Park
FINAL FOREST CONSERVATION
PLAN - MR2023010
TAX MAP GRID: JQ122, JQ123, JQ342, JQ343
WSSC GRID: 215NW01, 215NW02, 216NW01, 216NW02
SCALE: AS SHOWN Liber Folio




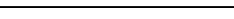



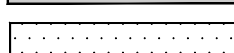
DWG. # **L-2**

SHT. # 5 of 11



| | |
|---|----------------------------|
|  | PROPERTY LINE |
|  | ADJACENT PROPERTY LINE |
|  | AERIAL CANOPY (NON-FOREST) |
|  | FOREST BOUNDARY |
|  | STREAMS |
|  | EXISTING WETLAND |
|  | WETLAND BUFFER |
|  | WATER BODY |

 STREAM BUFFER
 100-YR FLOODPLAIN (FEMA)
 100-YR FLOODPLAIN MNCPPC
 100-YR FLOODPLAIN AREA
 FLOODPLAIN BUILDING RESTRICTION LINE
 SOIL DIVIDE
 WATERSHED BOUNDARY
 HISTORIC SITE

| | |
|---|---|
|  | EXISTING CONTOURS (2') |
|  | EXISTING CONTOURS (10') |
|  | TRAIL - HARD SURFACE |
|  | TRAIL - NATURAL SURFACE |
|  | FUTURE PROJECT AREA |
|  | LIMITS OF POTENTIAL FOREST
CLEARING |
|  | LIMITS OF FOREST CLEARING
FOR WORKSHEET ONLY |
|  | LIMITS OF FOREST PRESERVATION |

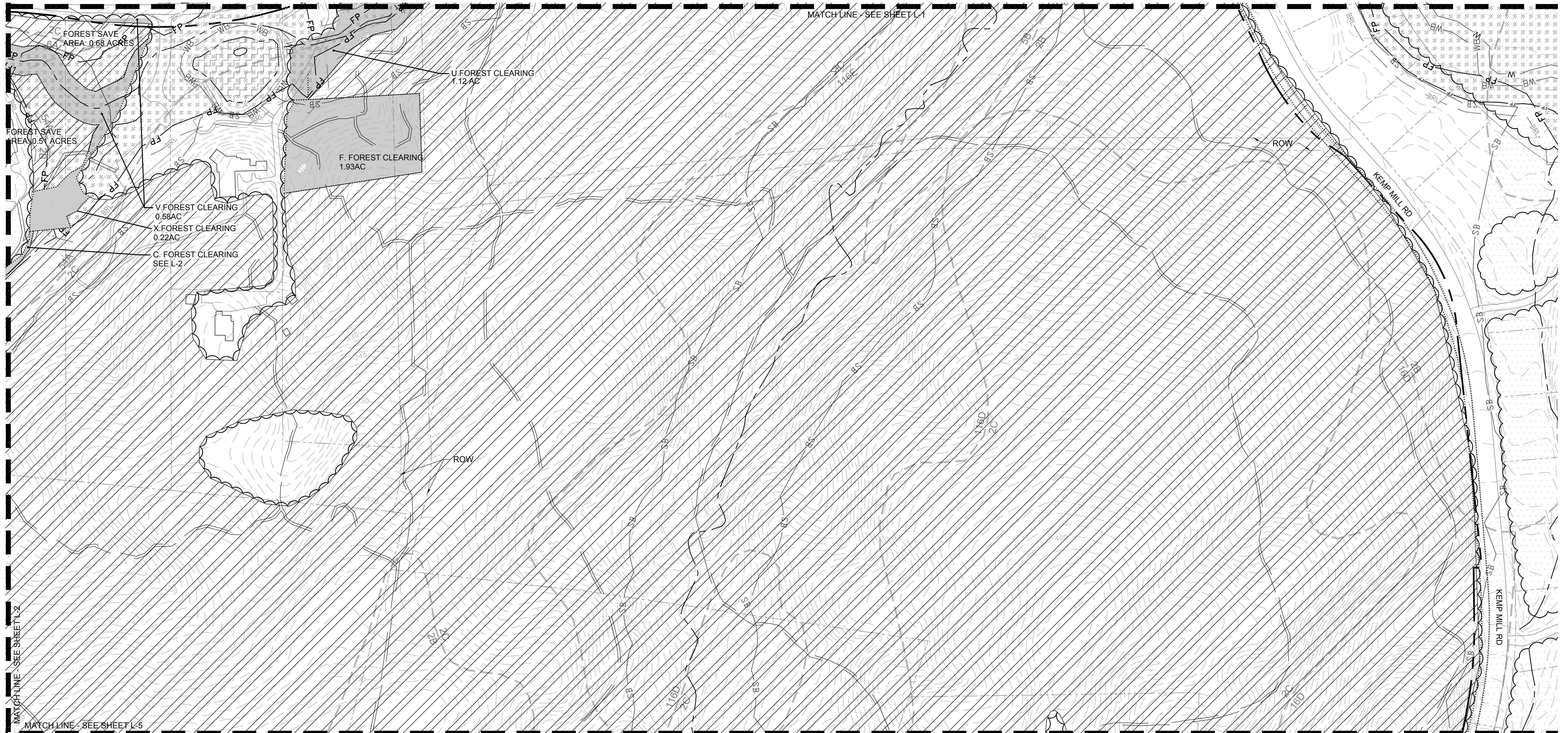
Developer's Name: Montgomery County Parks Dept.
Printed Company Name



Contact Person or Owner: \_\_\_\_\_
Printed Name

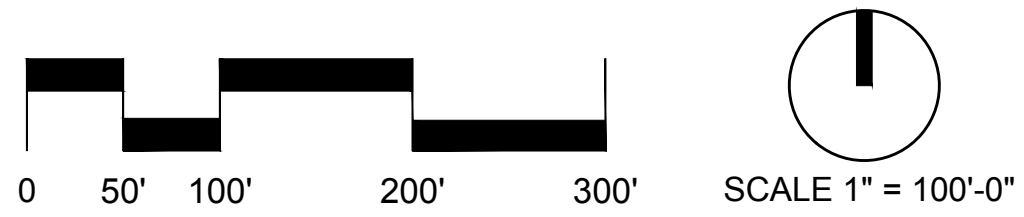
Address: 2425 Reedie Drive, Wheaton, MD 20902

Phone and Email: \_\_\_\_\_

Signature: \_\_\_\_\_



| | | | | | | | | | | | |
|---------------------|--------|-------------|---|--|---------------------|------|---------------------------------|--|---|-------------------|------------------------------|
| | DESIGN | | <div>CERTIFICATION OF QUALIFIED PROFESSIONAL</div> <div>I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPAC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.</div> <div><div>2.17.2023</div><div>DATE</div></div> <div><div></div><div>MICHAEL A. NORTON
MDNR / COMAR 08.19.06.01
QUALIFIED PROFESSIONAL</div></div> | <div></div> <div>The Maryland-National Capital
Park and Planning Commission</div> <div>Montgomery County Department of Parks
2425 Reedie Drive, 12 Floor
Wheaton, Maryland 20902
(301) 495-2595</div> | REVIEW AND APPROVAL | | ISSUED FOR PROCUREMENT ON _____ | | <div>Wheaton Regional Park</div> <div>FINAL FOREST CONSERVATION</div> <div>PLAN - MR2023010</div> <div>TAX MAP GRID: JQ122, JQ123, JQ342, JQ343</div> <div>WSSC GRID: 215NW01, 215NW02, 216NW01, 216NW02</div> <div>SCALE: AS SHOWN Liber Folio</div> | DWG. # L-3 | SHT. # <u>6</u> of <u>11</u> |
| | | REVISIONS | | | | | | | | | |
| Designer's Name | Date | Checked By: | | | Rev. No. | Date | Description | | | | |
| Landscape Architect | | | | | | | | | | | |
| Address | Date | Checked By: | | | | | | | | | |
| Architect | | | | | | | | | | | |
| City/State/Zip | Date | Checked By: | | | | | | | | | |
| Engineer | | | | | | | | | | | |
| Telephone Number | Date | Checked By: | | | | | | | | | |
| Drawn by | | | | | | | | | | | |



LEGEND

--- PROPERTY LINE

--- ADJACENT PROPERTY LINE

--- AERIAL CANOPY (NON-FOREST)

--- FOREST BOUNDARY

--- STREAMS

W EXISTING WETLAND

WB WETLAND BUFFER

WATER BODY

SB STREAM BUFFER

FP 100-YR FLOODPLAIN (FEMA)

FP 100-YR FLOODPLAIN MNCPPC

FP 100-YR FLOODPLAIN AREA

BRL FLOODPLAIN BUILDING RESTRICTION LINE

2B 65B SOIL DIVIDE

XYZ WATERSHED XYZ WATERSHED

HISTORIC SITE

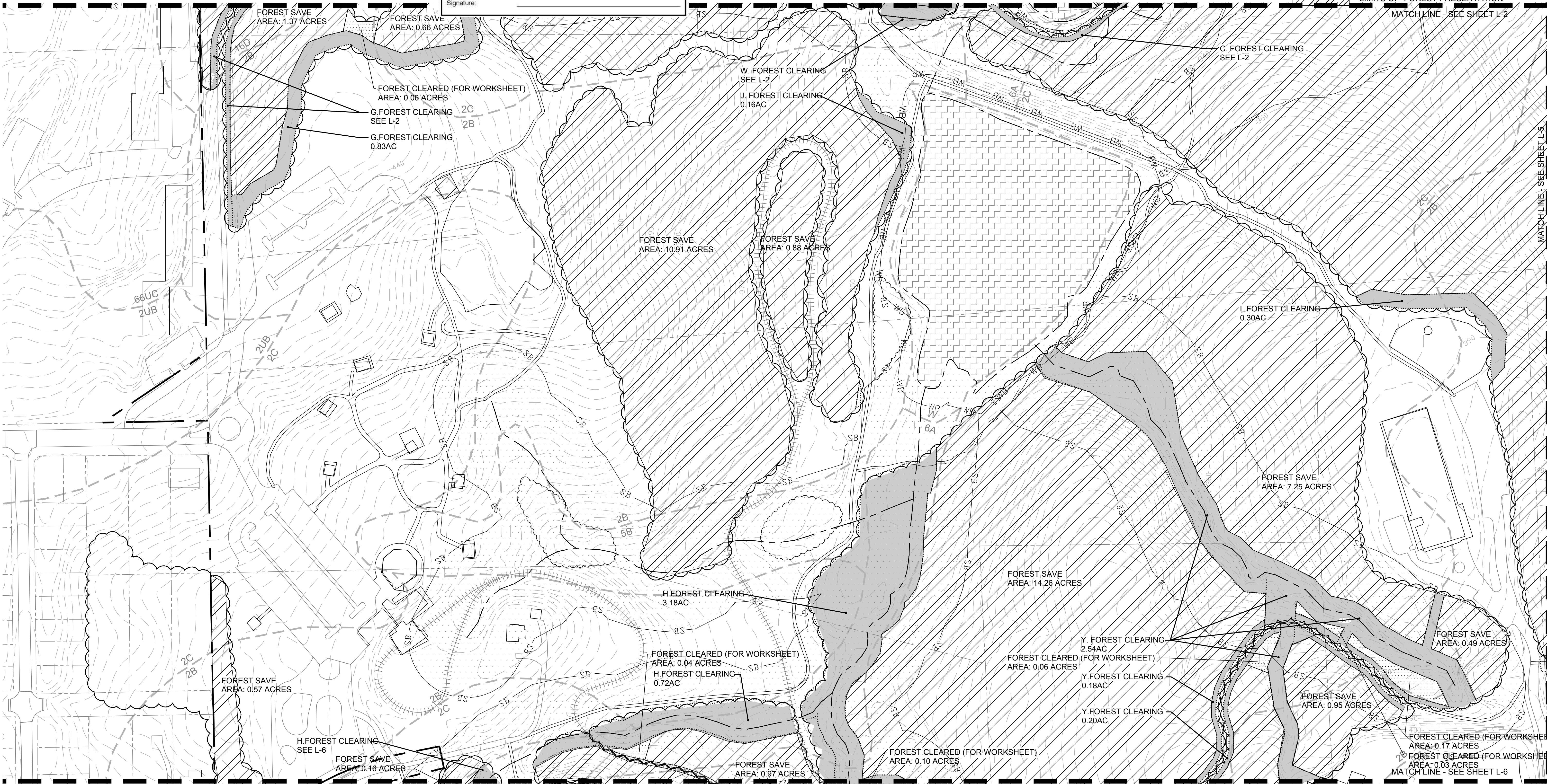
EXISTING CONTOURS (2')

EXISTING CONTOURS (10')

TRAIL - HARD SURFACE

TRAIL - NATURAL SURFACE

FUTURE PROJECT AREA
LIMITS OF POTENTIAL FOREST
CLEARING
LIMITS OF FOREST CLEARING
FOR WORKSHEET ONLY
LIMITS OF FOREST PRESERVATION



| | | | | | | | | | | | | | | | |
|------------------|--|---------------------|--|------|-------------|---|---|---------------------|--|---------------------------|--|---|--|-------------------------------------|--|
| Designer's Name | | Landscape Architect | | Date | Checked By: | CERTIFICATION OF QUALIFIED PROFESSIONAL
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

2.17.2023
DATE
MICHAEL A. NORTON
MDNR / COMAR 08.19.06.01
QUALIFIED PROFESSIONAL |
The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
2425 Reedie Drive, 12 Floor
Wheaton, Maryland 20902
(301) 495-2595 | REVIEW AND APPROVAL | | ISSUED FOR PROCUREMENT ON | | Wheaton Regional Park
FINAL FOREST CONSERVATION
PLAN - MR2023010
TAX MAP GRID: JQ122, JQ123, JQ342, JQ343
WSSC GRID: 215NW01, 215NW02, 216NW01, 216NW02
SCALE: AS SHOWN Liber Folio | | DWG. # L-4
SHT. # 7 of 11 | |
| Address | | Architect | | Date | Checked By: | | | | | | | | | | |
| City/State/Zip | | Engineer | | Date | Checked By: | | | | | | | | | | |
| Telephone Number | | Drawn by | | Date | Checked By: | | | | | | | | | | |

DEVELOPER'S CERTIFICATE

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

Developer's Name:

Montgomery County Parks Dept.

Printed Company Name

Contact Person or Owner:

Printed Name

Address:

2425 Reedie Drive, Wheaton, MD 20902

Phone and Email: \_\_\_\_\_

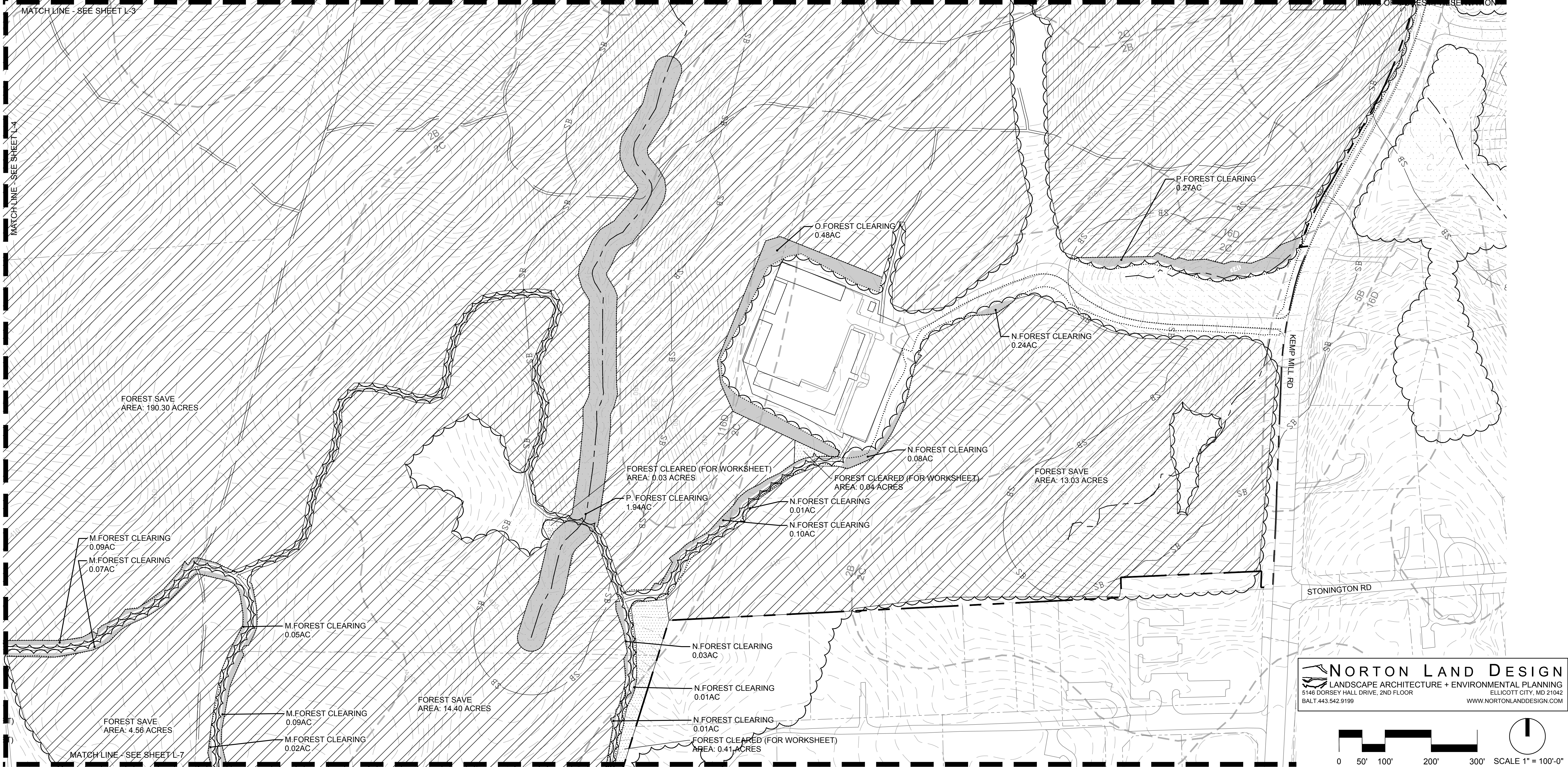
Signature: \_\_\_\_\_

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- AERIAL CANOPY (NON-FOREST)
- FOREST BOUNDARY
- STREAMS
- WEXISTING WETLAND
- WBWETLAND BUFFER
- WATER BODY

- SBSTREAM BUFFER
- FP100-YR FLOODPLAIN (FEMA)
- FP100-YR FLOODPLAIN MNCPPC
- FP100-YR FLOODPLAIN AREA
- BRLFLOODPLAIN BUILDING RESTRICTION LINE
- 2B65BSOIL DIVIDE
- XYZ WATERSHEDXYZ WATERSHEDWATERSHED BOUNDARY

- HISTORIC SITE
- EXISTING CONTOURS (2')
- 410EXISTING CONTOURS (10')
- TRAIL - HARD SURFACE
- TRAIL - NATURAL SURFACE
- FUTURE PROJECT AREA
- LIMITS OF POTENTIAL FOREST CLEARING
- LIMITS OF FOREST CLEARING FOR WORKSHEET ONLY
- LIMITS OF FOREST CONSERVATION



NORTON LAND DESIGN

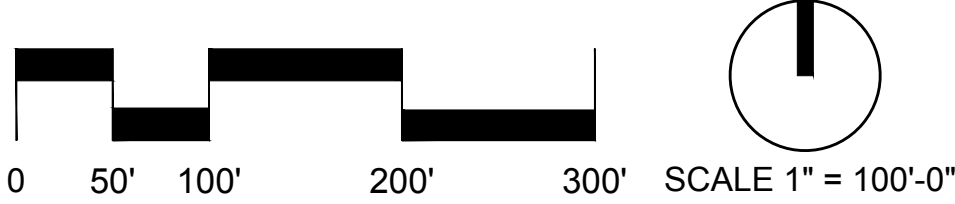
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING

5146 DORSEY HALL DRIVE, 2ND FLOOR

BALT. 443.542.9199

ELLCOTT CITY, MD 21042

WWW.NORTONLANDDESIGN.COM



| | | | | | | | | | | | | |
|------------------|--|---|------|--|--|----------------------|------|---------------------------------|------|--|---|---|
| DESIGN | | CERTIFICATION OF QUALIFIED PROFESSIONAL | | The Maryland-National Capital Park and Planning Commission | | REVIEW AND APPROVAL | | ISSUED FOR PROCUREMENT ON _____ | | Wheaton Regional Park
FINAL FOREST CONSERVATION
PLAN - MR2023010 | | DWG. # L-5

SHT. # 8 of 11 |
| Designer's Name | | Landscape Architect | Date | Checked By: | | Project Manager | Date | Rev. No. | Date | Description | TAX MAP GRID: JQ122, JQ123, JQ342, JQ343 | |
| Address | | Architect | Date | Checked By: | | Construction Manager | Date | | | | WSSC GRID: 215NW01, 215NW02, 216NW01, 216NW02 | |
| City/State/Zip | | Engineer | Date | Checked By: | | Park Manager | Date | | | | SCALE: AS SHOWN | |
| Telephone Number | | Drawn by | Date | Checked By: | | | | | | | Liber Folio | |

CERTIFICATION OF QUALIFIED PROFESSIONAL

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2.17.2023

DATE

MICHAEL A. NORTON

MDNR / COMAR 08.19.06.01

QUALIFIED PROFESSIONAL

The Maryland-National Capital Park and Planning Commission

Montgomery County Department of Parks

2425 Reedie Drive, 12 Floor

Wheaton, Maryland 20902

(301) 495-2595

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Printed Company Name: \_\_\_\_\_

Contact Person or Owner: \_\_\_\_\_
Printed Name: \_\_\_\_\_

Address: 2425 Reddie Drive, Wheaton, MD 20902

Phone and Email: \_\_\_\_\_

Signature: \_\_\_\_\_

LEGEND

--- PROPERTY LINE

--- ADJACENT PROPERTY LINE

~~~~~ AERIAL CANOPY (NON-FOREST)

~~~~~ FOREST BOUNDARY

--- STREAMS

--- W --- EXISTING WETLAND

--- WB --- WETLAND BUFFER

~~~~~ WATER BODY

SB STREAM BUFFER

FP 100-YR FLOODPLAIN (FEMA)

FP 100-YR FLOODPLAIN MNCPPC

FP 100-YR FLOODPLAIN AREA

BRL FLOODPLAIN BUILDING RESTRICTION LINE

2B 65B SOIL DIVIDE

XYZ WATERSHED XYZ WATERSHED WATERSHED BOUNDARY

▲ HISTORIC SITE

--- EXISTING CONTOURS (2')

---410--- EXISTING CONTOURS (10')

==== TRAIL - HARD SURFACE

==== TRAIL - NATURAL SURFACE

..... FUTURE PROJECT AREA

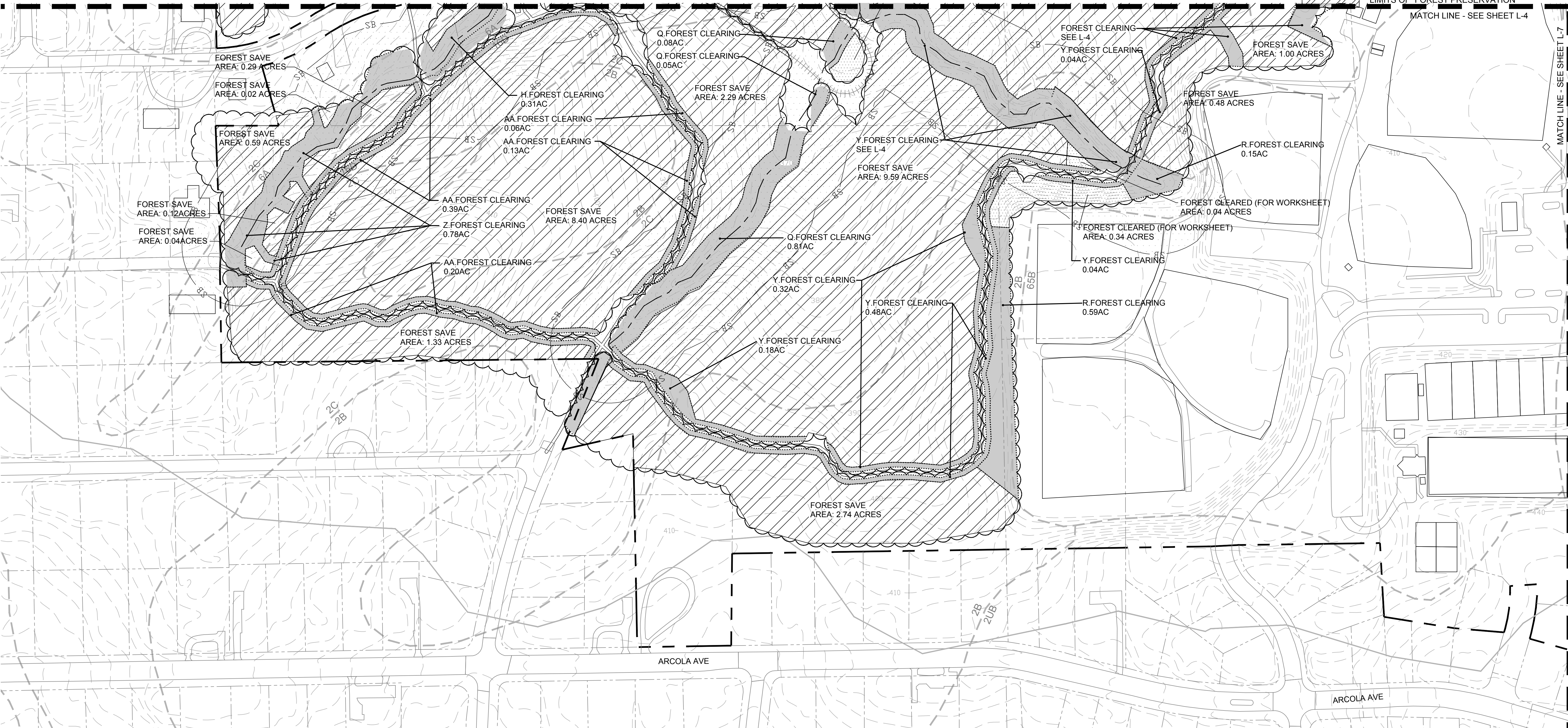
LIMITS OF POTENTIAL FOREST CLEARING

LIMITS OF FOREST CLEARING FOR WORKSHEET ONLY

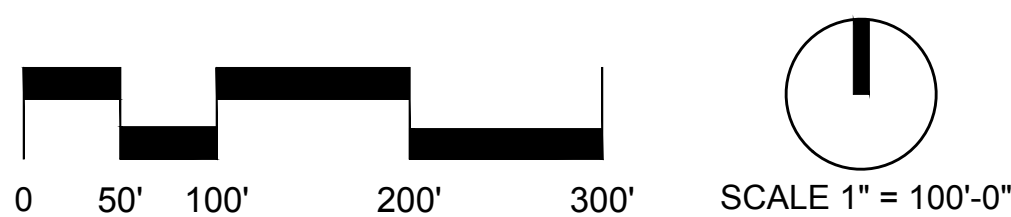
LIMITS OF FOREST PRESERVATION

MATCH LINE - SEE SHEET L-4

MATCH LINE - SEE SHEET L-7



**NORTON LAND DESIGN**  
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING  
5146 DORSEY HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042  
BALT. 443.542.9199 WWW.NORTONLANDDESIGN.COM



| DESIGN              |      |             |
|---------------------|------|-------------|
| Designer's Name     |      |             |
| Address             |      |             |
| City/State/Zip      |      |             |
| Telephone Number    |      |             |
| Landscape Architect | Date | Checked By: |
| Architect           | Date | Checked By: |
| Engineer            | Date | Checked By: |
| Drawn by            | Date | Checked By: |

CERTIFICATION OF QUALIFIED PROFESSIONAL

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2.17.2023

DATE

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MD&R / COMAR 08.19.06.01  
QUALIFIED PROFESSIONAL



The Maryland-National Capital  
Park and Planning Commission

Montgomery County Department of Parks  
2425 Reddie Drive, 12 Floor  
Wheaton, Maryland 20902  
(301) 495-2595

| REVIEW AND APPROVAL  |      | ISSUED FOR PROCUREMENT ON _____ |      |
|----------------------|------|---------------------------------|------|
|                      |      | REVISIONS                       |      |
| Project Manager      | Date | Rev. No.                        | Date |
| Construction Manager | Date |                                 |      |
| Park Manager         | Date |                                 |      |

**Wheaton Regional Park**  
**FINAL FOREST CONSERVATION**  
**PLAN - MR2023010**

TAX MAP GRID: JQ122, JQ123, JQ342, JQ343  
WSSC GRID: 215NW01, 215NW02, 216NW01, 216NW02  
SCALE: AS SHOWN Liber Folio

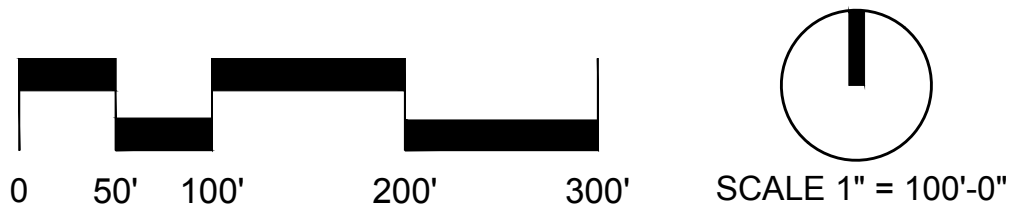
DWG. # **L-6**

SHT. # 9 of 11





- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - AERIAL CANOPY (NON-FOREST)
  - FOREST BOUNDARY
  - STREAMS
  - W EXISTING WETLAND
  - WB WETLAND BUFFER
  - WATER BODY
  - SB STREAM BUFFER
  - FP 100-YR FLOODPLAIN (FEMA)
  - 100-YR FLOODPLAIN MNCPPC
  - 100-YR FLOODPLAIN AREA
  - FLOODPLAIN BUILDING RESTRICTION LINE
  - 2B 65B SOIL DIVIDE
  - XYZ WATERSHED XYZ WATERSHED WATERSHED BOUNDARY
  - HISTORIC SITE
  - EXISTING CONTOURS (2')
  - EXISTING CONTOURS (10')
  - TRAIL - HARD SURFACE
  - TRAIL - NATURAL SURFACE
  - FUTURE PROJECT AREA
  - LIMITS OF POTENTIAL FOREST CLEARING
  - LIMITS OF FOREST CLEARING FOR WORKSHEET ONLY
  - LIMITS OF FOREST PRESERVATION



**DEVELOPER'S CERTIFICATE**

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Developer's Name: Montgomery County Parks Dept.  
Printed Company Name: _____

Contact Person or Owner: _____  
Printed Name: _____

Address: 2425 Reedie Drive, Wheaton, MD 20902

Phone and Email: _____

Signature: _____

**NORTON LAND DESIGN**  
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING  
5146 DORSEY HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042  
BALT.443.542.9199 WWW.NORTONLANDDESIGN.COM

| DESIGN           |                     |      |             |
|------------------|---------------------|------|-------------|
| Designer's Name  |                     |      |             |
| Address          | Landscape Architect | Date | Checked By: |
| City/State/Zip   | Architect           | Date | Checked By: |
| Telephone Number | Engineer            | Date | Checked By: |
|                  | Drawn by            | Date | Checked By: |

**CERTIFICATION OF QUALIFIED PROFESSIONAL**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

2.17.2023  
DATE

MICHAEL A. NORTON  
MDNR / COMAR 08.19.06.01  
QUALIFIED PROFESSIONAL

**The Maryland-National Capital  
Park and Planning Commission**

Montgomery County Department of Parks  
2425 Reedie Drive, 12 Floor  
Wheaton, Maryland 20902  
(301) 495-2595

| REVIEW AND APPROVAL  |      |
|----------------------|------|
| Project Manager      | Date |
| Construction Manager | Date |
| Park Manager         | Date |

| ISSUED FOR PROCUREMENT ON _____ |      |             |
|---------------------------------|------|-------------|
| REVISIONS                       |      |             |
| Rev. No.                        | Date | Description |
|                                 |      |             |
|                                 |      |             |
|                                 |      |             |
|                                 |      |             |

**Wheaton Regional Park  
FINAL FOREST CONSERVATION  
PLAN - MR2023010**

TAX MAP GRID: JQ122, JQ123, JQ342, JQ343  
WSSC GRID: 215NW01, 215NW02, 216NW01, 216NW02  
SCALE: AS SHOWN Liber Folio

DWG. # **L-7**

SHT. # **10** of **11**



Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
  - The property owner must arrange for the meeting and following people **should** must participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
    - Typical tree protection devices include:
      - Chain link fence (four feet high)
      - Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
      - 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
    - Typical stress reduction measures may include, but are not limited to:
      - Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
      - Crown Reduction or pruning
      - Watering
      - Fertilizing
      - Vertical mulching
      - Root aeration systems
- Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.
- A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including

photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

- Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. 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.
- Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
  - Parking or driving of equipment, machinery or vehicles of any type.
  - Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
  - Dumping of any chemicals (i.e. paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
  - Felling of trees into a protected area.
  - Trenching or grading for utilities, irrigation, drainage, etc.
- Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

- Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
- The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

- After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
  - Removal, and possible replacement, of dead, dying, or hazardous trees
  - Pruning of dead or declining limbs
  - Soil aeration
  - Fertilization
  - Watering
  - Wound repair

- Clean up of retention areas, including trash removal

10. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

11. Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

INSPECTIONS

All field inspections must be requested by the applicant.

Field Inspections must be conducted as follows:

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 and before release of the building permit.
- 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 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.

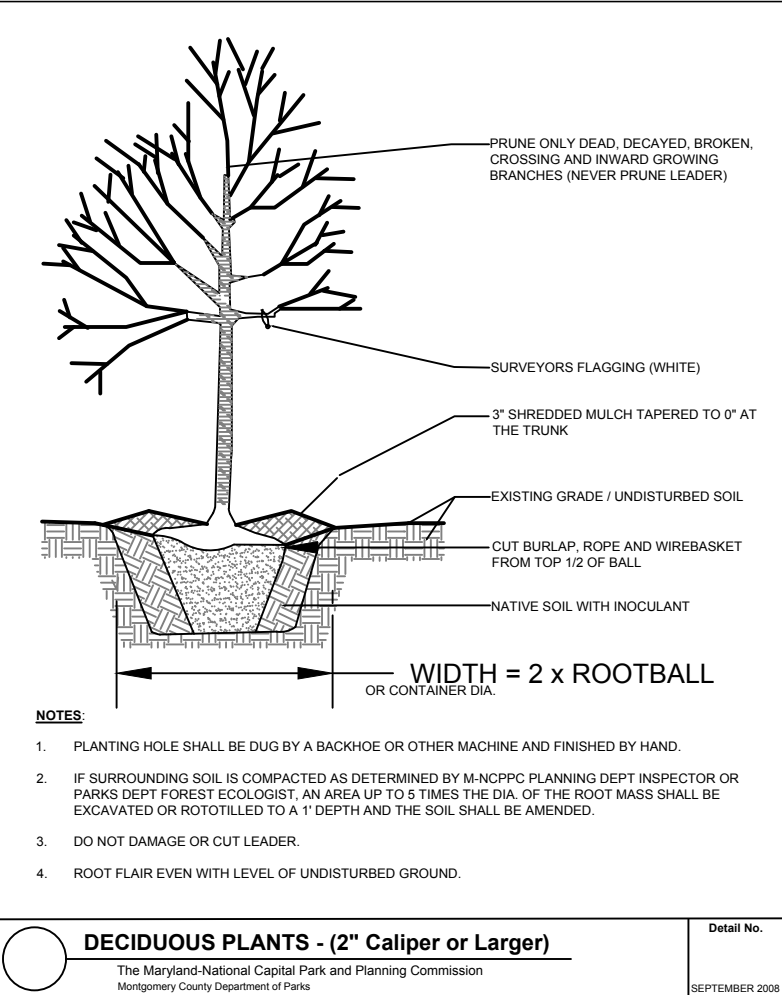
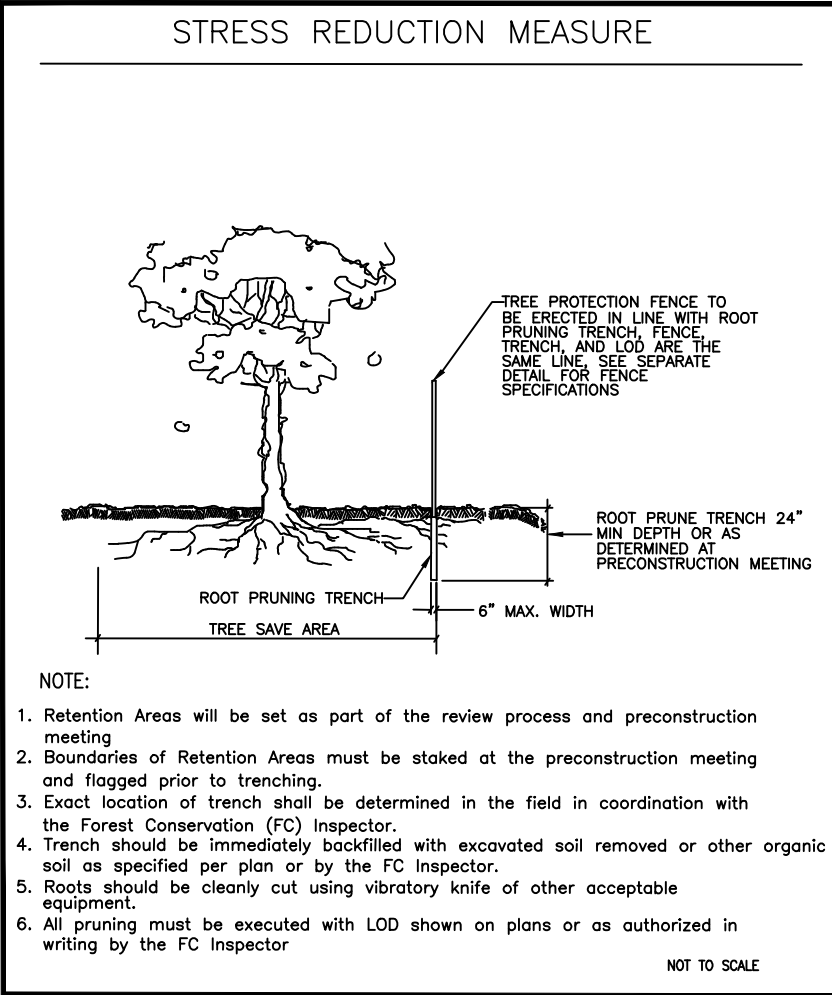
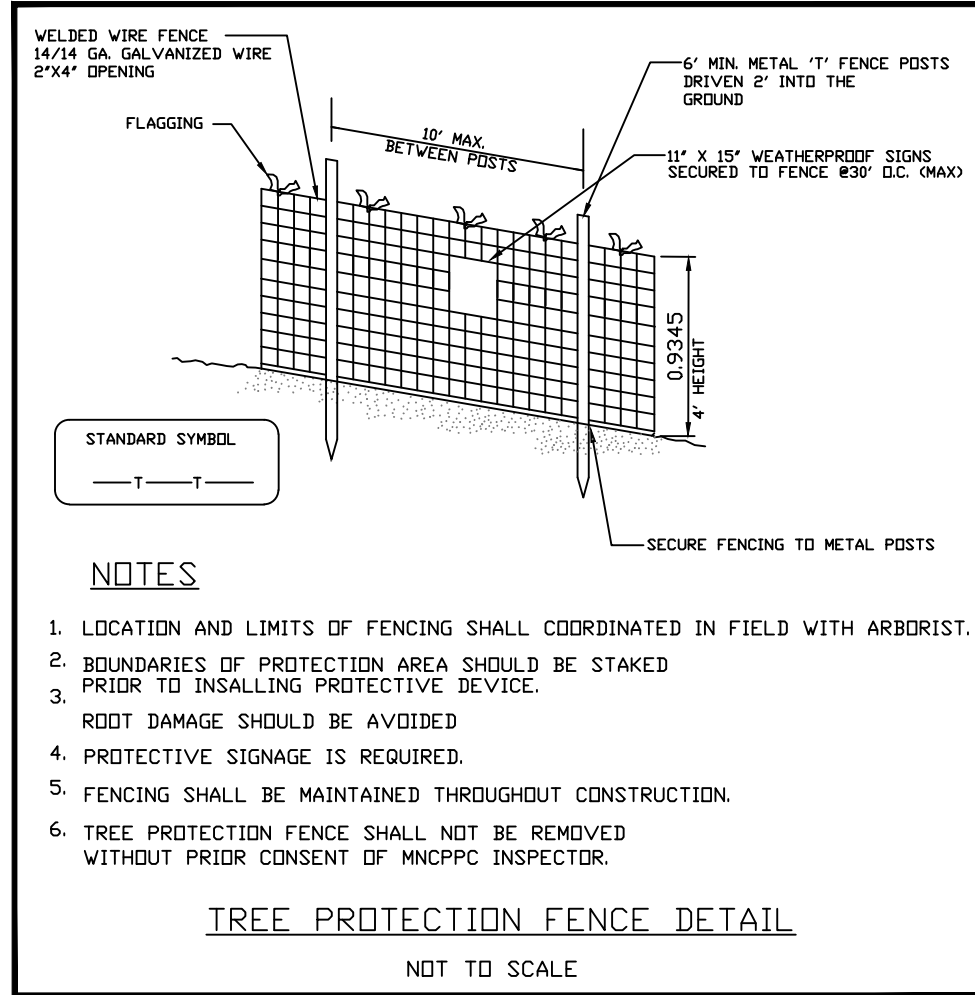
FOREST CONSERVATION WORKSHEET

WHEATON REGIONAL PARK

|                                                                                    |     |     |     |     |     |                  |
|------------------------------------------------------------------------------------|-----|-----|-----|-----|-----|------------------|
|                                                                                    |     |     |     |     |     | 5-Aug-02         |
| NET TRACT AREA:                                                                    |     |     |     |     |     |                  |
| A. Total tract area ...                                                            |     |     |     |     |     | 538.66           |
| 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 .....                                                            |     |     |     |     |     | 538.66           |
| LAND USE CATEGORY: (from <i>Trees Technical Manual</i> )                           |     |     |     |     |     |                  |
| Input the number "1" under the appropriate land use, limit to only one entry.      |     |     |     |     |     |                  |
|                                                                                    | ARA | MDR | IDA | HDR | MPD | CIA              |
|                                                                                    | 0   | 0   | 1   | 0   | 0   | 0                |
| G. Afforestation Threshold ...                                                     |     |     |     |     |     | 15% x F = 80.80  |
| H. Conservation Threshold ...                                                      |     |     |     |     |     | 20% x F = 107.73 |
| EXISTING FOREST COVER:                                                             |     |     |     |     |     |                  |
| I. Existing forest cover .....                                                     |     |     |     |     |     | 371.32           |
| J. Area of forest above afforestation threshold .....                              |     |     |     |     |     | 290.52           |
| K. Area of forest above conservation threshold .....                               |     |     |     |     |     | 263.59           |
| BREAK EVEN POINT:                                                                  |     |     |     |     |     |                  |
| L. Forest retention above threshold with no mitigation ....                        |     |     |     |     |     | 160.45           |
| M. Clearing permitted without mitigation .....                                     |     |     |     |     |     | 210.87           |
| PROPOSED FOREST CLEARING:                                                          |     |     |     |     |     |                  |
| N. Total area of forest to be cleared .....                                        |     |     |     |     |     | 41.66            |
| O. Total area of forest to be retained .....                                       |     |     |     |     |     | 329.66           |
| PLANTING REQUIREMENTS:                                                             |     |     |     |     |     |                  |
| P. Reforestation for clearing above conservation threshold ....                    |     |     |     |     |     | 10.42            |
| Q. Reforestation for clearing below conservation threshold ....                    |     |     |     |     |     | 0.00             |
| R. Credit for retention above conservation threshold .....                         |     |     |     |     |     | 221.93           |
| S. Total reforestation required .....                                              |     |     |     |     |     | 0.00             |
| T. Total afforestation required .....                                              |     |     |     |     |     | 0.00             |
| U. Credit for landscaping (may not exceed 20% of "S") .....                        |     |     |     |     |     | 0.00             |
| V. Total reforestation and afforestation required .....                            |     |     |     |     |     | 0.00             |

SITE PLANTING & REFORESTATION GENERAL NOTES

- DRAWINGS ARE FOR TREE CONSERVATION AND REFORESTATION PURPOSES ONLY. AS-BUILT CONDITIONS MAY VARY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITY LOCATIONS SHOWN AND DESCRIBED ON THE DRAWINGS, AND SHALL INFORM NORTON LAND DESIGN, TEL NO. 240-342-2329 OF ANY DISCREPANCIES OR POTENTIAL PROBLEMS PRIOR TO COMMENCING WORK.
- IN REFORESTATION AREAS ALL BRANCHED DECIDUOUS TREES SHALL BE PLANTED WITH RANDOM SPACING 20.9' ON CENTER. SHRUBS AND CONTAINER GROWN EVERGREENS NOT IN PLANTING BEDS SHALL BE PLANTED IN RANDOM SPACING 33.0' ON CENTER.
- DO NOT PLANT TREES OR SHRUBS WITHIN 3'-0" OF THE CENTERLINE OF SWALES OR DITCHES.
- "MISS UTILITY" (1-800-257-7777) MUST BE CONTACTED A MINIMUM OF 48 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION FOR PLANT MATERIAL INSTALLATION.
- NO PLANT MATERIAL SHALL BE PLANTED DIRECTLY IN FRONT OF ROADWAY SIGN SIGHT LINES.
- PLANT MATERIALS AND PLANTING MEASURES SHALL CONFORM WITH THE "LANDSCAPE SPECIFICATION GUIDELINES FOR THE BALTIMORE-WASHINGTON METROPOLITAN AREAS", LATEST EDITION.
- ALL PLANTS SHALL BE WATERED FOR A TWO YEAR PERIOD AS REQUIRED. THE CONTRACTOR SHALL PROVIDE SUFFICIENT MANPOWER AND EQUIPMENT TO COMPLETE THE WATERING AS REQUIRED.
- THE FOLLOWING LIST OF PLANTS SHALL BE PLANTED ONLY DURING THE SPRING PLANTING SEASON: ACER RUBRUM AND QUERCUS SPP. (ALL OAK SPECIES).
- ALL EXISTING TRASH AND IMPERVIOUS AREAS SHOWN ON THE PLAN TO BE REMOVED MUST BE REMOVED AND ANY DISTURBED SOIL MUST BE STABILIZED AND SEEDED. IT MAY BE NECESSARY TO SCARIFY AND/OR AERATE THE SOIL.
- 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.
- STOCK WILL BE PLANTED IN RANDOM ORDER TO REFLECT NATURAL GROWTH OF THE FOREST.
- PLANTING FIELD SHOULD BE 2X ROOT BALL DIAMETER. NATIVE SOIL MATERIAL WILL BE USED TO BACKFILL PLANT SITE AND AREA WILL BE PACKED TO REMOVE AIR POCKETS. RAKE SOIL EVENLY OVER THE PLANTING FIELD AND COVER HOLE WITH THREE INCHES OF MULCH. WATER TO SETTLE SOIL AND PROVIDE MOISTURE AS NEEDED.
- DEER PROTECTION MEASURES TO BE PROVIDED FOR ALL PLANTED TREES. SPECIFIC MEASURES TO BE DETERMINED AS PART OF THE PRE-PLANTING MEETING.



| PLANTING SCHEDULE                                                                                                                   |                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| TASKS                                                                                                                               | MONTHS                                             |
|                                                                                                                                     | JAN FEB MAR APR MAY JUNE JULY AUG SEPT OCT NOV DEC |
| TRANSPLANT OF 2" DBH OR GREATER                                                                                                     |                                                    |
| PLANTING SEEDLINGS, WHIPS                                                                                                           |                                                    |
| MINIMUM MONITORING                                                                                                                  | * * *                                              |
| FERTILIZER * (IF NEEDED)                                                                                                            |                                                    |
| WATER **                                                                                                                            |                                                    |
| PRUNING                                                                                                                             |                                                    |
| KEY                                                                                                                                 |                                                    |
| * ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS                                                               |                                                    |
| ☐ GREATLY RECOMMENDED                                                                                                               |                                                    |
| ☐ RECOMMENDED WITH ADDITIONAL CARE                                                                                                  |                                                    |
| ☐ RECOMMENDED                                                                                                                       |                                                    |
| ** DEPENDENT UPON SITE CONDITIONS                                                                                                   |                                                    |
| ** DEPENDENT UPON SITE CONDITIONS, WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1" |                                                    |
| NOTES:                                                                                                                              |                                                    |

DEVELOPER'S CERTIFICATE

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

Developer's Name: _____  
Printed Company Name: _____

Contact Person or Owner: _____  
Printed Name: _____

Address: _____  
2425 Reddie Drive, Wheaton, MD 20902

Phone and Email: _____

Signature: _____

**NORTON LAND DESIGN**  
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING  
5148 DORSEY HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042  
BALT. 443.542.9199 WWW.NORTONLANDESIGN.COM

| DESIGN           |                     |      |             |
|------------------|---------------------|------|-------------|
| Designer's Name  | Landscape Architect | Date | Checked By: |
| Address          | Architect           | Date | Checked By: |
| City/State/Zip   | Engineer            | Date | Checked By: |
| Telephone Number | Drawn by            | Date | Checked By: |

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

2.17.2023  
DATE

MICHAEL A. NORTON  
MDNR / COMAR 08.19.06.01  
QUALIFIED PROFESSIONAL



The Maryland-National Capital Park and Planning Commission

Montgomery County Department of Parks  
2425 Reddie Drive, 12 Floor  
Wheaton, Maryland 20902  
(301) 495-2595

| REVIEW AND APPROVAL  |      | ISSUED FOR PROCUREMENT ON _____ |  |
|----------------------|------|---------------------------------|--|
|                      |      | REVISIONS                       |  |
| Rev. No.             | Date | Description                     |  |
|                      |      |                                 |  |
| Project Manager      | Date |                                 |  |
| Construction Manager | Date |                                 |  |
| Park Manager         | Date |                                 |  |

Wheaton Regional Park  
FINAL FOREST CONSERVATION

PLAN - MR2023010

TAX MAP GRID: JQ122, JQ123, JQ342, JQ343

WSSC GRID: 215NW01, 215NW02, 216NW01, 216NW02

SCALE: AS SHOWN

Liber

Folio

DWG. # **L-8**

SHT. # **11** of **11**



## Wheaton Regional Park Forest Conservation Plan

Descriptions/Explanations of areas of forest that are impacted

February 10, 2023

| Map Code | Sheet Number | Explanation/Description                                                                                                                                                                                                                                                                                                                                                                                                 | Record of FCP Amendments (Plan #, date of approval, when project is built/will be built) |
|----------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| A        | L-1          | In this area, forest is shown as cleared to accommodate future stream restoration projects. All tree impacts will be minimized or mitigated. Timing TBD.                                                                                                                                                                                                                                                                |                                                                                          |
| B        | L-1          | In these areas, forest may be impacted due to potential future expansion and/or renovation of the Wheaton Stables, which the 2022 park master plan recommends will remain at this location. The building and associated infrastructure for Wheaton Stables is aging/deteriorating and will require significant renovation to keep it safe and comfortable for both employees and patrons for years to come. Timing TBD. |                                                                                          |
| C        | L-2          | In this area, forest is shown as cleared to accommodate future trail improvement and stream restoration projects. All tree impacts will be minimized or mitigated. Timing TBD.                                                                                                                                                                                                                                          |                                                                                          |
| D        | L-2          | These areas are not technically forest; these areas are cultivated landscapes within Brookside Gardens.                                                                                                                                                                                                                                                                                                                 |                                                                                          |
| E        | L-2          | In these areas, forest is shown as cleared to accommodate planned stream restoration projects, including the Glenallan Tributary (Summer 2023). All tree impacts will be minimized or mitigated.                                                                                                                                                                                                                        |                                                                                          |
| F        | L-3          | This area is shown as technically cleared for purposes of facility maintenance. It is the location of the Amphitheatre for Brookside Nature Center.                                                                                                                                                                                                                                                                     |                                                                                          |
| G        | L-4, L-2     | These areas are shown as cleared to accommodate projects recommended in the 2022 park master plan. Including paving                                                                                                                                                                                                                                                                                                     |                                                                                          |



| Map Code | Sheet Number | Explanation/Description                                                                                                                                                                                                                                                                              | Record of FCP Amendments (Plan #, date of approval, when project is built/will be built) |
|----------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
|          |              | the gravel road and a new group picnic area with associated amenities. Timing TBD.                                                                                                                                                                                                                   |                                                                                          |
| H        | L-4          | In these areas, forest is shown as cleared to accommodate future stream restoration projects. All tree impacts will be minimized or mitigated. Timing TBD.                                                                                                                                           |                                                                                          |
| J        | L-4          | This area is shown as technically cleared for purposes of spillway maintenance                                                                                                                                                                                                                       |                                                                                          |
| K        | L-4          | This area is shown as cleared to accommodate planned plaza project, as recommended in the 2022 park master plan. Timing TBD.                                                                                                                                                                         |                                                                                          |
| L        | L-4          | This area is shown as cleared to accommodate potential expansion and renovation of the dog park, as recommended in the 2022 park master plan. Timing TBD.                                                                                                                                            |                                                                                          |
| M        | L-5, L-7     | This area is shown as cleared to accommodate planned renovations to the existing hard surface trail. Timing TBD.                                                                                                                                                                                     |                                                                                          |
| N        | L-5          | This area is shown as cleared to accommodate a new hard surface park trail, as recommended in the 2022 park master plan. Timing TBD.                                                                                                                                                                 |                                                                                          |
| O        | L-5          | This area is shown as cleared to accommodate the proposed expansion and renovation of the Wheaton Maintenance Yard, as recommended in the 2022 park master plan. Timing TBD.                                                                                                                         |                                                                                          |
| P        | L-5          | This area is shown as cleared to accommodate a future stream restoration and/or trail culvert projects. All tree impacts will be minimized or mitigated. Timing TBD.                                                                                                                                 |                                                                                          |
| Q        | L-6          | These areas are shown as cleared to accommodate a future stream restoration project. All tree impacts will be minimized or mitigated. Timing TBD.                                                                                                                                                    |                                                                                          |
| R        | L-6          | This area is shown as cleared to accommodate potential improvements (e.g., outfall/stream restoration, trail connection(s) to Nairn Trail, etc.) associated with the planned Adventure Sports Park, as recommended in the 2022 park master plan. Only specific areas may be affected; the project is |                                                                                          |

| Map Code | Sheet Number | Explanation/Description                                                                                                                                                                                                                        | Record of FCP Amendments (Plan #, date of approval, when project is built/will be built) |
|----------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
|          |              | unlikely to impact the entire area shown. Preliminary engineering underway in Winter/Spring 2023.                                                                                                                                              |                                                                                          |
| S        | L-7          | This area is shown as cleared to accommodate planned improvements, as recommended in the 2022 park master plan. Including new soccer fields, new parking lots and a new park entrance road. Timing TBD.                                        |                                                                                          |
| T        | L-1          | In this area, forest is shown as cleared to accommodate future stream restoration projects. All tree impacts will be minimized or mitigated. (Lower Glenallan Tributary Stream Restoration; Construction timeframe = 2026)                     |                                                                                          |
| U        | L-1          | In these areas, forest is shown as cleared to accommodate future projects. All tree impacts will be minimized or mitigated. (Brookside Nature Center Annex bridge replacement and stream restoration; Construction timeframe – Winter 2023-24) |                                                                                          |
| V        | L-1          | In these areas, forest is shown as cleared to accommodate future projects. All tree impacts will be minimized or mitigated. (Brookside Nature Center entrance bridge replacement and stream restoration; Construction timeframe = 2025)        |                                                                                          |
| W        | L-2          | In these areas, forest is shown as cleared to accommodate future project. (New plaza for Brookside Gardens entrance from Shorefield Area, as recommended in the 2022 park master plan; Construction timeframe = Winter 2024/25)                |                                                                                          |
| X        | L-2          | In these areas, forest is shown as cleared to accommodate future projects. All tree impacts will be minimized or mitigated. (Culvert replacement and associated stream restoration – timing TBD)                                               |                                                                                          |
| Y        | L-4, L-6     | In these areas, forest is shown as cleared to accommodate future projects. (Nairn Trail and Outfall Rehabilitation; Construction timeframe = Summer/Fall 2023)                                                                                 |                                                                                          |

| Map Code | Sheet Number | Explanation/Description                                                                                                                                                                                        | Record of FCP Amendments (Plan #, date of approval, when project is built/will be built) |
|----------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Z        | L-6          | In these areas, forest is shown as cleared to accommodate future projects. All tree impacts will be minimized or mitigated. Parker Avenue Outfall Rehabilitation (Construction timeframe = Spring/Summer 2023) |                                                                                          |
| AA       | L-6          | In these areas, forest is shown as cleared to accommodate future projects. (Wheaton Trail Loop Rehabilitation; Construction timeframe = Summer 2023)                                                           |                                                                                          |

**From:** [Andrew Stein](#)  
**To:** [Lindsey, Amy](#); [ira.h.ungar@gmail.com](mailto:ira.h.ungar@gmail.com); [Balmer, Emily](#); [councilmember.fani-gonzalez@montgomerycountymd.gov](mailto:councilmember.fani-gonzalez@montgomerycountymd.gov)  
**Date:** Monday, February 27, 2023 2:25:56 PM

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi all,

I'm a resident of Kemp Mill, and I am writing to urge you to reconsider the proposal to ELIMINATE three tennis courts at Wheaton and replace them with non dual use pickleball courts. I enjoy both tennis and pickleball but oppose this proposal.

Wheaton already has two outdoor tennis courts with lines put down in different colors so that they can be used for both tennis and pickleball. Those courts should be plenty as the 6 tennis courts are used heavily, but the pickleball ones are rarely used. Removing 3 existing heavily used tennis courts would deprive people in the neighborhood of recreation and physical exercise. The existing format allows for both sports to be played side by side and is working well.

In addition,.new pickleball courts are already available now at the Wheaton Community Recreation Center (in the Wheaton Library Building), near the park ([https://www.trumba.com/calendars/wheaton?filter1=1385414_&filterfield1=49670&media=print](https://www.trumba.com/calendars/wheaton?filter1=1385414_&filterfield1=49670&media=print)). And there is already additional pickleball availability in the Wheaton Indoor Tennis courts at the park (<https://montgomeryparks.org/parks-and-trails/wheaton-regional-park/indoorhe-tennis-facility/>).

Pickleball has indeed gotten a lot of attention recently but tennis remains the more popular sport. Four times as many Americans play tennis as play pickleball. Furthermore, the pickleball wave may be cresting. The Washington Post listed pickleball as "out" in its annual "In/Out" list this past January. It would be unwise and short sighted to destroy existing tennis courts for a new sport whose popularity may not be long lasting.

Thanks so much for your consideration.

Andrew Stein  
11702 Saddlerock Rd, Silver Spring



The Wheaton stables and Brookside Gardens are the two main attractions that set Wheaton apart from other areas of Silver Spring. They help to keep Wheaton on the map as a desirable place to visit and live. The horses make it seem as if Wheaton is serene and pastoral in contrast to the bad and the ugly of Wheaton. Why not demolish, repurpose, renovate, that eyesore called Glenmont center. That place is an embarrassment. I go out of my way many times to drive past the stables on my way home just to avoid driving past GA Ave and Glenmont center. So much of Wheaton/Glenmont looks like struggle. The stables look like peace and hope. We do not need more housing units at the expense of the stables.

Carolyn J. Harris  
1536 Hugo Circle  
Silver Spring 20906

**From:** [Eizenstat, Jay](#)  
**To:** [Lindsey, Amy](#); [Balmer, Emily](#); [councilmember.fani-gonzalez@montgomerycountymd.gov](mailto:councilmember.fani-gonzalez@montgomerycountymd.gov); [ira.h.ungar@gmail.com](mailto:ira.h.ungar@gmail.com)  
**Subject:** Wheaton Outdoor Tennis Courts  
**Date:** Thursday, February 23, 2023 12:24:06 PM  
**Attachments:** [image001.png](#)

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Ms. Lindsey, Ms. Balmer, Councilmember Gonzalez, and Mr. Ungar:

As a longtime resident of the Kemp Mill neighborhood in Silver Spring, I am writing express concern and strong opposition to the County's plan to eliminate three of the outdoor tennis courts and replace them with non-dual use pickleball courts.

Wheaton already has two outdoor tennis courts with lines put down in different colors so that they can be used for both tennis and pickleball. Those courts should be plenty as the 6 tennis courts are used heavily for tennis, but only rarely for pickleball. Given the popularity of the tennis courts, removing 3 existing heavily used tennis courts would deprive residents of the neighborhood access to recreation and physical exercise.

In addition, new pickleball courts are already available now at the Wheaton Community Recreation Center (in the Wheaton Library Building), near the park ([https://www.trumba.com/calendars/wheaton?filter1=_1385414_&filterfield1=49670&media=print](https://www.trumba.com/calendars/wheaton?filter1=_1385414_&filterfield1=49670&media=print)) . And there is already additional pickleball availability in the Wheaton Indoor Tennis courts at the park (<https://montgomeryparks.org/parks-and-trails/wheaton-regional-park/indoorhe-tennis-facility/>) .

Pickleball has indeed gotten a lot of attention recently but tennis remains a far more popular sport. Four times as many Americans play tennis as play pickleball. Furthermore, the pickleball wave may be cresting. The Washington Post listed pickleball as "out" in its annual "In/Out" list this past January. It would be unwise and short sighted to destroy existing tennis courts for a new sport that may not be long lasting.

Thanks so much for your consideration of my concerns.

Jay Eizenstat

**Jay L. Eizenstat, Esq.**  
**Senior Director, Global Trade & Public Affairs**  
**Global Public Affairs**  
M +1-202-330-2311  
E [jay.eizenstat@effem.com](mailto:jay.eizenstat@effem.com)  
[mars.com](http://mars.com)

**MARS**

The world we  
want tomorrow  
starts with how we  
do business today

**From:** [Brown, Angela](#)  
**To:** [Eva K Sullivan](#); [MCP-Chair](#)  
**Cc:** [Kines, Charles](#)  
**Subject:** RE: Wheaton Park Stables  
**Date:** Monday, February 13, 2023 11:11:24 AM

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Good Morning Ms. Sullivan,

Mr. Charles Kines, who is cc'd above, is the Lead Reviewer for this project. You can contact him with any and all questions and concerns that you may have.

Regards,  
Angela Brown

**Angela P. Brown**  
*Planning Technician Manager*  
*Public Information, Addressing & Permit Review*  
*Intake & Regulatory Coordination Division (IRC)*  
*The Maryland National Capital Park & Planning Commission*  
*2425 Reedie Drive, Wheaton, Maryland 20902*  
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**From:** Eva K Sullivan <ergosullivan@gmail.com>  
**Sent:** Saturday, February 11, 2023 8:37 AM  
**To:** Brown, Angela <angela.brown@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>  
**Subject:** Wheaton Park Stables

Dear Park & Planning,

It is my understanding that there's a plan to get rid of the horse stables in Wheaton Regional Park. I hope you will reconsider use of this valuable green space and keep the stables intact. This open land adds value to a community and preserves a natural environment for future generations to enjoy. Once the land is developed, there is no going back to its natural state.

Please think outside the box if money is the driving force behind this decision. Look at what Sligo Golf Course has done with the Friday evening music concerts that attract paying customers (for food and drinks). Maybe Wheaton Stables should consider a horse-friendly event that would bring income. I know for me, I'd go for a coffee shop or wine bar, art gallery, or something like that.

Please keep Wheaton Stables intact to preserve this open space for future Montgomery County residents to enjoy.



Eva Sullivan  
Silver Spring

From: Greg Simon <gsimon2014@gmail.com>

Sent: Friday, February 10, 2023 2:47 PM

To: Brown, Angela <angela.brown@montgomeryplanning.org>

Subject: Save the Wheaton horse stable

Dear Angela Brown

I hate having to write this email every year. We in the Wheaton community want to keep the horse stable and not convert to a new use. Please rather than wasting money every year evaluating it, use the more to renovate it.

The stable serve an invaluable use for the community and speaking for my self I really just love to walk by them and enjoy watching them.

It adds a special character to the area and I would hate to see it removed.

Greg Simon

12043 Remington Dr

Silver spring Md 20902

202 738 6333

I have just finished reading the new plans put out by the Parks for various parks and facilities, including Wheaton Regional stables. I have many concerns about some of the features of the plans included here for the parks but especially about the statements and plans regarding the Stables at Wheaton Regional.

As a former boarder there and some one who fondly remembers all the people and horses throughout the decades who have been there, including my own ( I had a horse actually born to my mare there) , decades of memories, I'm also a former Park Naturalist who got her start at Brookside, so I know those trails extremely well.

Horses trails are great as horse trails. We share well with hikers as long as hikers realize that we are all there to enjoy the experience together. For us, that may include a lovely canter, fast trot, or a slow paced walk to gaze upon the nature around us. I can remember having bikers running us down, spooking young people on horseback, hikers yelling at to move away from their barking dogs (a bad situation) ignorant they were on a horse trail, and other, runners, quickly coming up behind a horse because they refused to read trail signs. There are plenty of trails there, well marked so that they don't have to be on a Horse Path. It's a clear decision.

Now you want to increase public usage purposely? The public has plenty of options to hike, run, bike, or enjoy the scenic nature views. But for the County equestrians, the Park and Planners seem to think that we are unimportant and unlikely to miss an old friend and well established equestrian center and trails system like Wheaton Regional. I assure you , that's not the case.

For so many, especially for those who love horses, a place like Wheaton is essential in its accessibility and price range. They have pony rides, indoor and outdoor rings , trails, and boarding. That wide range of activities and usage is needed and amazing. It needs our support in every way, not for its leadership to be looking for ways to subtly diminish it.

Everywhere I look I see more and more land turned over to soccer fields. Baseball too. That's great. Athletics need the county to be supportive. That includes Athletes like equestrians .

But what happened to the 70/30 rule? What's gained to just leaving nature for nature? Wheaton Park is already overwhelmed and overdeveloped, way past the 70/30 percentile. With every new move, like making the riding trails "multi purpose " I can guarantee more people and less nature follows.

Fix up the stables, leave the trails alone. You know what's over a \$2 to 3 billion dollar industry in Maryland? Especially Montgomery County? Horses. Backyard, stabled, beginner, intermediate riders. Horse lovers. As someone who's both a horse owner, lifelong horse lover, former Park Naturalist, consider I do have experience and have experienced that which I'm specifically talking about.

Please take this into account when or if going forward with any plans.

Thank you

Melanie Marshall

Sent from my iPhone

----- Original Message -----

**From:** Roxanne Mirabal-Beltran <roxmb@yahoo.com>;

**Received:** Mon Feb 13 2023 22:33:57 GMT-0500 (Eastern Standard Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Subject:** Wheaton Stables

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good evening,

This is my request that the Wheaton Stables be maintained as it currently stands on the approved Master Plan. I disagree with the draft which suggests that the stables be done away with.

The only of its kind in this down county region, the Wheaton stables provide a valuable resource that offers pre-vocational and vocational experiences to individuals with developmental disabilities. It is lovely to walk the trails of Wheaton and see riders — such a beautiful site in such an urban area.

Please simply update the existing structures so that this gem can continue to bring joy to the residents of this county. Please desist in continually trying to undermine the voice of the community who has already spoken in support of the Wheaton stables for several years. Enough is enough. Build the pedestrian paths, update the structures, and then make it easier for your residents to enjoy the gifts this space offers.

Roxanne Mirabal-Beltran  
505 Ridgewell Way  
20902  
240-505-3828

From: Richard Lippman <richard.lippman@gmail.com>  
Sent: Sunday, February 12, 2023 5:17 PM  
To: MCP-Chair <mcp-chair@mncppc-mc.org>; Brown, Angela <angela.brown@montgomeryplanning.org>  
Cc: info@marcelrich.org; Richard Lippman <richard.lippman@gmail.com>; Susan Lippman <susan.papp.lippman@gmail.com>  
Subject: Wheaton Stables

To the Planning Committee:

I am writing to you in the concern about the upcoming meeting of the MNCPPC on February 14, 2023 regarding the future planning and fate of the Wheaton Stables within Wheaton Regional Park. I am writing to you in support of keeping Wheaton Stables and its resident horses available to the public.

Our family has lived near Wheaton Regional Park and the Wheaton Stables for over 35 years. One of the most remarkable benefits of this region of Montgomery County is the presence of the Stables and the opportunity the Stables provide for everyone of all ages to ride, learn, volunteer and maintain the horses that are housed at the stables. This is something unique to the County, particularly to have these benefits so close in to the city and available to the residents of Montgomery County.

What a shame it would be to close down the stables and deny the opportunity for what the stables can provide in the form of healthy and wholesome activity particularly for young children who dream of learning to ride horses, and even compete in horse related sports-right here in the County, in a lovely and pristine location in the heart of Montgomery County- a respite from urban growth and congestion.

Come and breathe the air!! We gain nothing by removing and taking away recreational facilities a little bit at a time, and to what purpose?. There needs to be refuge and reserve to this precious land in our midst. The horses do not bother anyone, but they do enhance the environment. The trails in Wheaton Regional are ideal for them, and for those who ride; and the stables allow for their care and health, as well as the paddocks that accompany the barn for people to learn riding skills not available anywhere else within a reasonable distance in "down county" Montgomery.

Save the stables!

Richard E. Lippman  
1171 Kersey Rd  
Silver Spring, MD 20902

Richard.lippman@gmail.com

Cc: Marc Elrich, County Executive



**From:** Tony Li <[tony.li.public@gmail.com](mailto:tony.li.public@gmail.com)>

**Sent:** Friday, February 10, 2023 11:12 AM

**To:** Brown, Angela <[angela.brown@montgomeryplanning.org](mailto:angela.brown@montgomeryplanning.org)>; MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)>

**Subject:** Wheaton Regional Park Final Forest Conservation Plan MR 2023010

I am emailing to provide written testimony regarding MR2023010, Wheaton Regional Park Final Forest Conservation Plan, in particular plans for the Equestrian Center.

The Equestrian Center provides an irreplaceable service to this region of the county and its youth. It serves a unique purpose in community outreach and accessibility to the county's heritage.

I ask that the Board listens to the feedback of the local residents who actually use and support the park, and reevaluate your plans for the Equestrian Center.

Kind regards,

Tony Li

1518 Ingram Ter

Silver Spring, MD

**From:** [David Volosov](#)  
**To:** [Lindsey, Amy](#); [emily.balmer@montgomerycountyplanning.org](mailto:emily.balmer@montgomerycountyplanning.org); [councilmember.fani-gonzalez@montgomerycountyplanning.org](mailto:councilmember.fani-gonzalez@montgomerycountyplanning.org); [ira.h.ungar@gmail.com](mailto:ira.h.ungar@gmail.com)  
**Subject:** Wheaton Tennis Courts  
**Date:** Thursday, February 23, 2023 10:32:08 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi,

I am writing to you as I recently heard about a proposal to remove some of the tennis courts in Wheaton and replace them with Pickleball Courts. My family and I routinely use those tennis courts. I rarely if ever see people using the courts for pickleball, even though some of the tennis courts have pickleball lines drawn on them. What's more, pickleball is a new fad, and like most/ all fads, it is likely to pass quickly.

Tennis, on the other hand, is a timeless sport that is open to people of all ages. In fact, there is a gentleman in his 80s who I met on the courts who plays tennis daily. There are multiple groups of older people, middle-aged people (such as myself), and younger people (such as my children and their friends) who use the tennis courts on a regular basis. Frankly, I would like to see the county add tennis courts as there can sometimes be a wait, especially when the weather is nice.

I can go on and on, but I want to respect your time. In a nutshell, tennis is a timeless classic sport played by countless local people of all ages. Pickleball is a passing fad. We should not deprive people of their access to tennis courts to make room for a passing fad.

Thank you,  
David Volosov  
(Auth Lane in Silver Spring / Wheaton)