

Montgomery County Department of Park & Planning
County-wide Planning Division
Environmental Planning
Fax Transmittal Sheet
301)495-4540 □ FAX (301)495-1303

FAX TO: Sami Totah, Oxbridge Development, 301-294-4150 (fax: 301-294-4151)
FROM: Carol Martin, Senior Planner (301-495-4541)
RE: #1-92004, Denit Property
DATE: May 30, 2001

Five sheets including this memo.

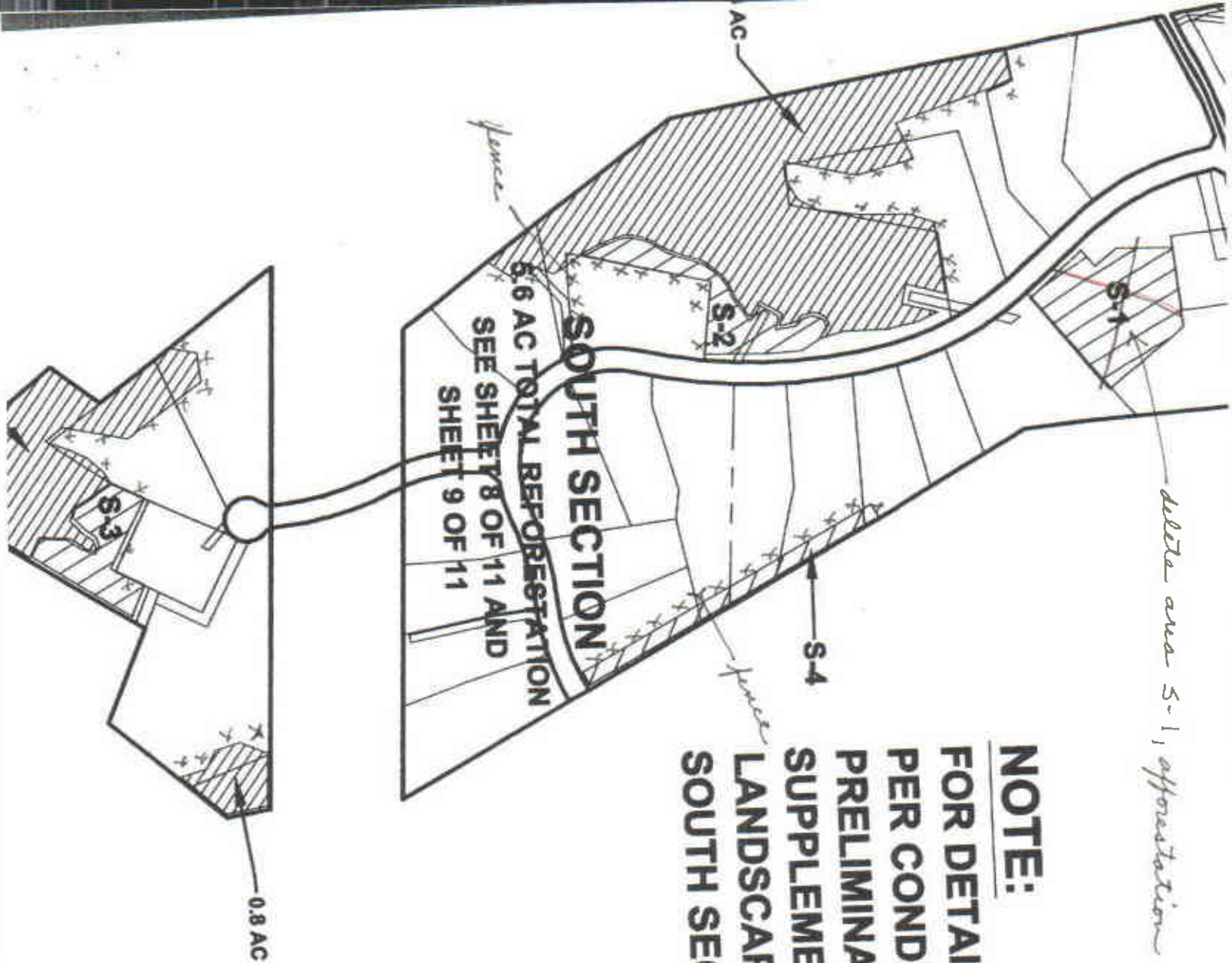
Attached are sheets showing proposed areas in Central Section to replace the afforestation area S-1, 2.2 acres in the middle of the field on the South Section. Staff recommends the area adjacent to C-1 retention area in Central Section. Expand this area of Category I easement within existing forest to the western property boundary. Or, as an alternative, place existing forest between retention areas C-1 and C-2 into Category I to create a contiguous area of retention between two areas of stream valley buffer.

Sheets are also attached and marked up to show proposed areas for permanent fencing where individual lots are immediately adjacent to or coincide with reforestation areas to be placed in Category I conservation easements. Staff requests installation of split-rail or other permanent fencing along these boundaries to be in place before any grading of the lots as listed below:

West Section: Lots #7-19 and 22 (property line coincides with SVB)
Central Section: Lots # 8, and 15-22 (property line coincides with SVB)
East Section: Lots #26 (natural regeneration area)
South Section: Lots # Area of reforestation along stream valley buffer on two sides of unnumbered lot (fifth lot in from New Hampshire along western side of road (Hawlings Park Rd.?) (Parcel C), and five unnumbered lots along the eastern boundary of the property where landscape-size trees will be planted and placed in easement as buffer to adjacent property

Due to the extensive forest regeneration on the Denit property and reduced reforestation planting requirements, Staff believes that these changes would make your forest conservation plan a better plan that would be more reasonable to address our concerns for future encroachment and enforcement.

cc: Cathy Conlon

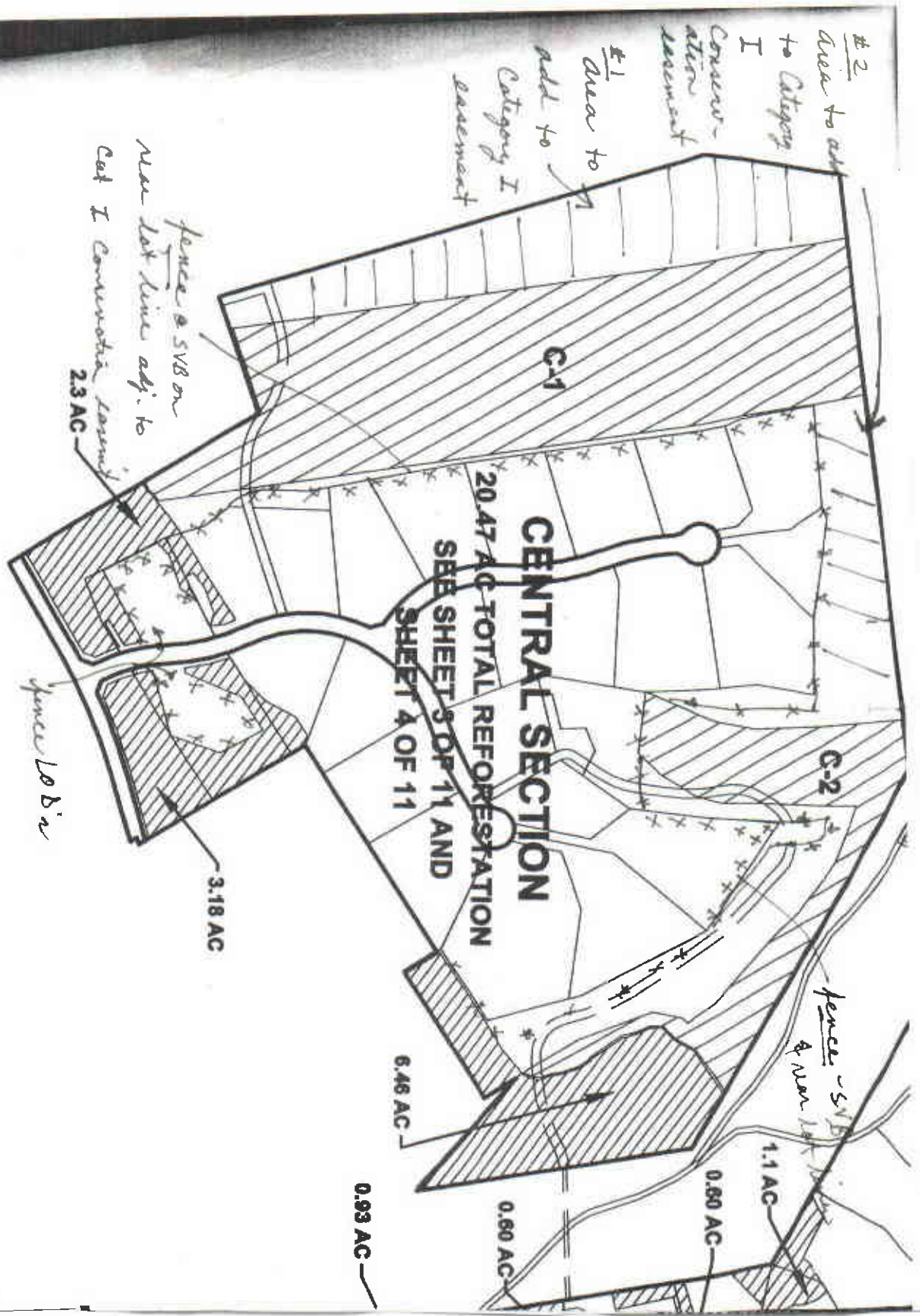


delete area S-1, afforestation

NOTE:

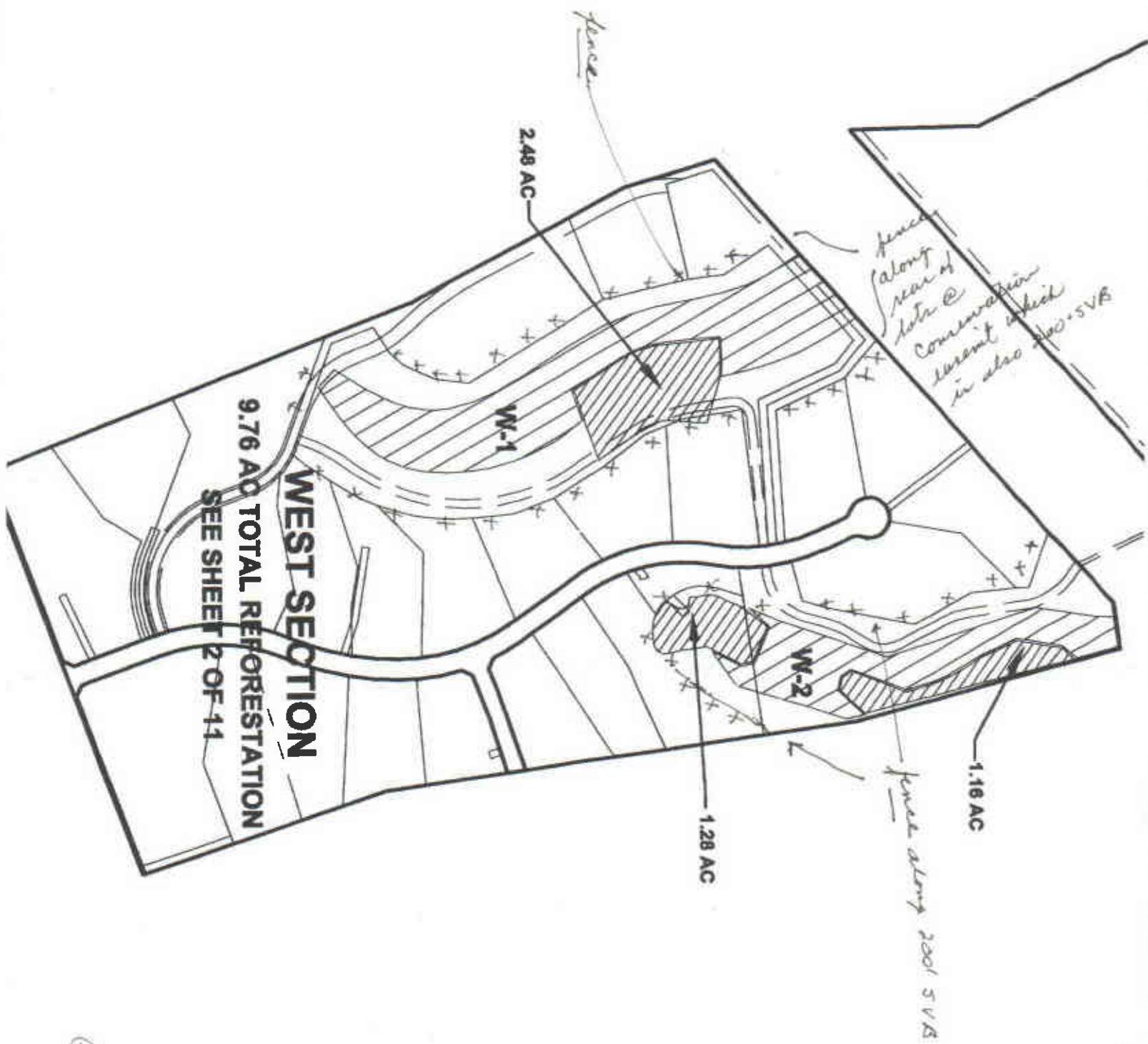
FOR DETAILS ON SCREENING / BUFFERING PER CONDITION NUMBERS 8 & 9 AND OF 1 PRELIMINARY PLAN APPROVAL, SEE SUPPLEMENTAL SHEETS 1 & 2 OF 2: LANDSCAPE / PLANTING PLAN FOR SOUTH SECTION DATED DECEMBER, 1998

- *check record photo*
- *additional fence to be built*
- *S-1 reforestation area*
- *action, open space*
- *Supplemental planting*
- *exchange for S-1*
- *fencing (split rail)*
- *(wire not accepted)*



#2
 Area to add
 to Category
 I
 Conversion
 after
 easement

#1
 Area to
 add to
 Category I
 easement



EAST SECTION

10.45 AC TOTAL REFORESTATION

SEE SHEET 7 OF 11

