

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN CONDITIONS

TO:

SUBJECT: Final Forest Conservation Plan
Preliminary/Site Plan # 1-92004, Denit Property
Date Rec'd 4/19/95 NRI/FSD # 4-93019

The subject Final Forest Conservation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law) and the conditions of the Planning Board approved plan. The following determination has been made:

SUBMISSION ADEQUACY

- Adequate as submitted (FCP and supporting information is in Environmental Planning Division file.)
- Inadequate for evaluation. The following items must be submitted:
 - Forest Conservation Plan Drawing
 - Long-term protection methods
 - Justification for aff/reforestation method
 - Other: _____
- Forest Conservation Worksheet
- Development Program

RECOMMENDATIONS:

- Disapprove for reasons cited in the comments below.
- Revise according to the comments specified below.
- Approve subject to the following conditions:
 - Required site inspections by M-NCPPC monitoring staff(as specified in "Trees Technical Manual")
 - Approval of the following items by M-NCPPC staff prior to DEP issuance of the sediment and erosion control permit or issuance of first building permit:
 - Tree Protection Plan
 - Afforestation/Reforestation Planting Plan
 - Submittal of financial security to M-NCPPC.
 - Record plat to show appropriate notes and/or easements.
 - Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
 - Other: Development phasing to be coordinated with planting plan by M-NCPPC staff
- Comments: Site Inspection, Tree Protection & Planting Plan, Bonding, Record Plat, and Maintenance Agreement, to be finalized prior to Final Forest Conservation Plan. Phasing to be decided prior to issuance of building permit.

SIGNATURE: Richard A. Weems, Environmental Planning Division DATE: 5/8/95

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: _____
Development Review Division

SUBJECT: Preliminary/Final Forest Conservation Plan # 1-92004
Preliminary/Site Plan Denit Property
Date Recd _____ NRI/FSD # 1492069

The subject Forest Conservation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

- Adequate as submitted
- Inadequate for evaluation. The following items must be submitted:
 - Forest Conservation Plan Drawing Forest Conservation worksheet
 - Approved NRI/FSD Map Development Program
 - Justification for afforestation/reforestation method
 - Qualifications of Preparer(s) Long term protection methods
 - Other _____

RECOMMENDATIONS

- Disapprove for reasons cited in comments below.
- Revise according to the comments specified below.
- Approve subject to the following conditions:
 - Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
 - Approval of the following items by M-NCPPC staff prior to DEP issuance of the sediment and erosion control permit:
 - Tree Protection Plan
 - Afforestation/Reforestation Planting Plan
 - Submittal of financial security to M-NCPPC prior to clearing or grading.
 - Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
 - Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
 - Other provide declaration of intent for agricultural use.
- Comments: _____

This plan is complete with the exception of the above conditions and a declaration of intent to continue agriculture in delineated areas. Without this declaration, the forest acreage change significantly.

SIGNATURE: *Ethelene Nelson*
Environmental Planning Division

DATE: 11/26/97

cc: (applicant)

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Malcolm Shaneman
Development Review Division

SUBJECT: Final Forest Conservation Plan # 1-92004 (FOR STREETS & S/E CONTROL ONLY!)
Preliminary/Site Plan Denit Estates, West Section
Date Recd 9/01/00 NRI/FSD # 4-93019

The subject Forest Conservation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

- Adequate as submitted
 Inadequate for evaluation. The following items must be submitted:
 Forest Conservation Plan Drawing Forest Conservation worksheet
 Approved NRI/FSD Map Development Program
 Justification for afforestation/reforestation method
 Qualifications of Preparer(s) Long term protection methods
 Other _____

RECOMMENDATIONS

- Disapprove for reasons cited in comments below.
 Revise according to the comments specified below.
 Approve subject to the following conditions:
 Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
 Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
 Tree Protection Plan (if required by LOD's)
 Afforestation/Reforestation/Landscape Planting Plan
 Submittal of financial security to M-NCPPC prior to clearing or grading.
 Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
 Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
 Other _____

Comments: 1) Final FCP to be submitted at time of site development. 2) This approval for street grading only. 3) Final FCP to include reforestation planting schedule including species, size and quantity. 4) A Landscape/nursery estimate based on the approved planting schedule becomes the basis for the financial security. 5) Reforestation areas to be plat recorded as Category I forest conservation easement.

SIGNATURE: Carol Martin (301-495-4541) DATE: 9/20/00
Environmental Planning Division

FCPR r 2/25/99

cc: Benning & Assoc. (J. Maisel, fax: 301-948-0241)

Mylan signed & ready for pick up!

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Malcolm Shaneman
Development Review Division

SUBJECT: Final Forest Conservation Plan # 1-92004 (FOR STREETS & S/E CONTROL ONLY!)
Preliminary/Site Plan Denit Estates, South Section
Date Recd 9/22/00 NRI/FSD # 4-93019

The subject Forest Conservation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

- Adequate as submitted
 Inadequate for evaluation. The following items must be submitted:
 Forest Conservation Plan Drawing Forest Conservation worksheet
 Approved NRI/FSD Map Development Program
 Justification for afforestation/reforestation method
 Qualifications of Preparer(s) Long term protection methods
 Other _____

RECOMMENDATIONS

- Disapprove for reasons cited in comments below.
 Revise according to the comments specified below.
 Approve subject to the following conditions:
 Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
 Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
 Tree Protection Plan (if required by LOD's)
 Afforestation/Reforestation/Landscape Planting Plan
 Submittal of financial security to M-NCPPC prior to clearing or grading.
 Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
 Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
 Other _____

Comments: 1) Final FCP to be submitted at time of site development. 2) This approval for street grading only. 3) Final FCP to include reforestation planting schedule including species, size and quantity. 4) A Landscape/nursery estimate based on the approved planting schedule becomes the basis for the financial security. 5) Reforestation areas to be plat recorded as Category I forest conservation easement. 6) Mylar may be submitted for signature.

SIGNATURE: Carol Martin (301-495-4541)
Environmental Planning Division

DATE: 10/10/00

cc: Benning & Assoc. (J. Maisel, fax: 301-948-0241) ✓

FCFR r 2/25/99

signed mylar 10-20-00

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Malcolm Shaneman
Development Review Division

SUBJECT: Final Forest Conservation Plan # 1-92004 (FOR STREETS & S/E CONTROL ONLY)
Preliminary/Site Plan Denit Estates, EAST SECTION
Date Recd 10/19/00 NRI/FSD # 4-93019

The subject Forest Conservation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

- Adequate as submitted
 Inadequate for evaluation. The following items must be submitted:
 Forest Conservation Plan Drawing Forest Conservation worksheet
 Approved NRI/FSD Map Development Program
 Justification for afforestation/reforestation method
 Qualifications of Preparer(s) Long term protection methods
 Other _____

RECOMMENDATIONS

- Disapprove for reasons cited in comments below.
 Revise according to the comments specified below.
 Approve subject to the following conditions:
 Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
 Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
 Tree Protection Plan (if required by LOD's)
 Afforestation/Reforestation/Landscape Planting Plan
 Submittal of financial security to M-NCPPC prior to clearing or grading.
 Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
 Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
 Other _____

Comments: 1) This approval for street grading only. 2) Final FCP to be submitted at time of site development. 3) An area of grading within forest and a proposed forest conservation easements on Parcel E will need to be accounted for at final FCP. 3) All Retention and Reforestation areas to be plat recorded as Category I forest conservation easement. 4) Mylar maps submitted for signature.

SIGNATURE: Carol Martin (301-495-4541) DATE: 11/06/00
Environmental Planning Division

cc: Benning & Assoc. (J. Maisel, fax: 301-948-0241) ✓

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Malcolm Shaneman
Development Review Division

SUBJECT: Final Forest Conservation Plan # 1-92004
Preliminary/Site Plan Denit Estates
Date Recd 2/06/01 NRI/FSD # 4-93019

The subject Forest Conservation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

- Adequate as submitted
 Inadequate for evaluation. The following items must be submitted:
 Forest Conservation Plan Drawing Forest Conservation worksheet
 Approved NRI/FSD Map Development Program
 Justification for afforestation/reforestation method
 Qualifications of Preparer(s) Long term protection methods
 Other _____

RECOMMENDATIONS

- Disapprove for reasons cited in comments below.
 Revise according to the comments specified below.
 Approve subject to the following conditions:
 Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
 Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
 Tree Protection Plan (if required by LOD's)
 Afforestation/Reforestation/Landscape Planting Plan
 Submittal of financial security to M-NCPPC prior to clearing or grading.
 Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
 Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
 Other _____

Comments: 1) On page 10 of 11, Change "S-3" to "S-4" and "S-4" to S-3, (and reorder them) this will then agree with what is shown on plan sheet 9 of 11. 2) All Retention and Reforestation areas to be plat recorded as Category I forest conservation easement. 3) Submit landscaper/nursery estimate for proposed reforestation plan. 4) Approved estimate becomes basis for financial security.

SIGNATURE: Carol Martin (301-495-4541)
Environmental Planning Division

DATE: 2/21/01

cc: Benning & Assoc. (J. Maisel, fax: 301-948-0241) ✓

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Malcolm Shaneman
Development Review Division

SUBJECT: Final Forest Conservation Plan # 1-92004
Preliminary/Site Plan Denit Estates
Date Recd 2/28/01 NRI/FSD # 4-93019

The subject Forest Conservation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

- Adequate as submitted
 Inadequate for evaluation. The following items must be submitted:
 Forest Conservation Plan Drawing Forest Conservation worksheet
 Approved NRI/FSD Map Development Program
 Justification for afforestation/reforestation method
 Qualifications of Preparer(s) Long term protection methods
 Other _____

RECOMMENDATIONS

- Disapprove for reasons cited in comments below.
 Revise according to the comments specified below.
 Approve subject to the following conditions:
 Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
 Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
 Tree Protection Plan (if required by LOD's)
 Afforestation/Reforestation/Landscape Planting Plan
 Submittal of financial security to M-NCPPC prior to clearing or grading.
 Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
 Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
 Other _____

Comments: 1) Submit landscaper/nursery estimate based on approved reforestation plan. 2) Approved estimate becomes basis for financial security to be posted. All retention and reforestation areas to be plat recorded as Category I forest conservation easement. 4) Mylars have been signed and are ready for pickup.

SIGNATURE: Carol Martin (301-495-4541)
Environmental Planning Division

DATE: 3/08/01

cc: Benning & Assoc. (J. Maisel, fax: 301-948-0241)

FCPR r 2/25/99

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Malcolm Shaneman
Development Review Division

SUBJECT: Final Forest Conservation Plan # 1-92004 (Rev)
Preliminary/Site Plan Denit Estates
Date Recd 5/01/01 NRI/FSD # 4-93019

The subject Forest Conservation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

- Adequate as submitted
 Inadequate for evaluation. The following items must be submitted:
 Forest Conservation Plan Drawing Forest Conservation worksheet
 Approved NRI/FSD Map Development Program
 Justification for afforestation/reforestation method
 Qualifications of Preparer(s) Long term protection methods
 Other

RECOMMENDATIONS

- Disapprove for reasons cited in comments below.
 Revise according to the comments specified below.
 Approve subject to the following conditions:
 Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
 Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
 Tree Protection Plan
 Afforestation/Reforestation Planting Plan
 Submittal of financial security to M-NCPPC prior to clearing or grading.
 Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
 Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
 Other

Comments: Reforestation estimate as submitted by Ecotone, Inc. (Jim Morris) in the amount of \$108,203.00 is acceptable for reforestation of 19.67 acres. Bond may be submitted in this amount.

SIGNATURE: Carol Martin (301-495-4541)
Environmental Planning Division

DATE: 5/03/01

cc: Oxbridge Group (S. Totah, fax 301-294-4151)
Ecotone (J. Morris, fax: 410-452-8966)