

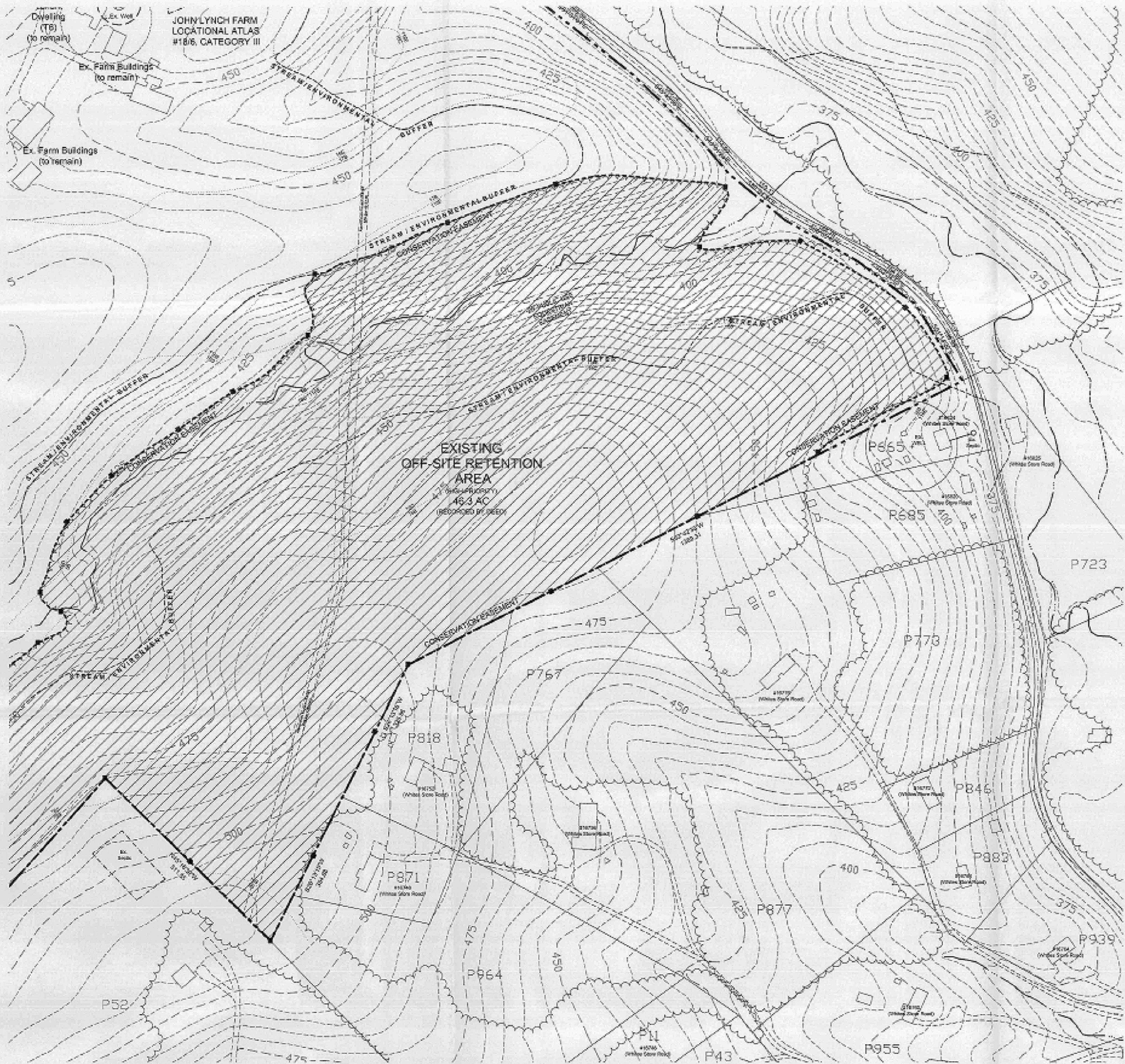


date: 05/15/2015
scale: 1" = 100'

Borning & Associates, Inc.
1802 Shady Grove Court
Columbia, MD 21047
(410) 271-1111



FINAL FOREST CONSERVATION PLAN
GREENTREE FARM
(WSSC Grid Sheet 228NW17; Tax Map DU 13)
Montgomery County, Maryland



- LIST OF AMENDMENT ITEMS**
- The addition of two new barns and associated improvements was added to the Farm Remainder which has an address of 17300 White Store Road.
 - The plan was revised to show that the main house and guest house on the Farm Remainder at 17300 White Store Road are to be demolished and new homes are to be built to replace them.
 - New limit-of-disturbance (LOD) areas were added to the plan on the Farm Remainder at 17300 White Store Road for the new barns, demolition and replacement homes, and associated site improvements including septic fields.
 - The FCP worksheet was revised to include the new LOD areas shown on 17300 Whites Store Road in the net tract area. These areas were previously included in the area excluded from the net tract for agricultural uses.
 - The notes below the FCP worksheet were updated to show how the additional reforestation requirement is to be met.
 - The plan and tree chart were revised to propose the removal of ST-25 which falls within the LOD area added to the plan.

DEVELOPER'S CERTIFICATE - GREENTREE FARM

The undersigned agrees to execute all the conditions of the Agreement of Forest Conservation Plan No. 120090110, including, but not limited to, the following: to provide for the plan, maintenance and all other applicable agreements.

Developer's Name: Greentree Farm LLC
 Full Company Name: _____
 Contact Person or Owner: Mr. Matthew Berman
 Title: _____
 Address: 4501 Haines Road, NW - Suite 200-100, Washington, DC
 Phone # and Email: 202-291-8877
 Signature: Matthew Berman

MS&S UTILITY
 Call "Mr. O'Neil" at 1-800-857-7171, 48 hours prior to the start of work. The excavator must notify all public utility companies with jurisdiction over the area of proposed excavation and have those facilities located by the utility company prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 56A of the Montgomery County Code.

TREE NUMBER	BOTANICAL NAME	CROWN NAME (L200 8.4)	TREE CONDITION	COMMENTS	STATUS	STRIKING REDUCTION MEASURES
ST-1	Prunus virginiana	White Pine	35.8'	Medium	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-2	Ulmus americana	Black Elm	35.4'	Poor	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-3	Acer rubrum	Red Maple	30.4'	Medium	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-4	Acer rubrum	Red Maple	33.4'	Medium-Poor	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-5	Acer rubrum	Red Maple	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-6	Acer rubrum	Red Maple	33.4'	Medium-Poor	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-7	Acer rubrum	Red Maple	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-8	Acer rubrum	Red Maple	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-9	Quercus alba	White Oak	33.4'	Poor	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-10	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-11	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-12	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-13	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-14	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-15	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-16	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-17	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-18	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-19	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-20	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-21	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-22	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-23	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-24	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-25	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-26	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-27	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-28	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-29	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-30	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-31	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-32	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-33	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-34	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-35	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-36	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-37	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-38	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-39	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-40	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-41	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-42	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-43	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-44	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-45	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-46	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-47	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-48	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-49	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-50	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-51	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-52	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-53	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-54	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-55	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-56	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-57	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-58	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-59	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained
ST-60	Quercus alba	White Oak	33.4'	Good	Large tree with dense canopy, some decay in trunk.	To Be Retained

LEGEND:

- CANOPY COVERAGE: [Symbol]
- CRITICAL ROOT ZONE: [Symbol]
- EXISTING BUILDING: [Symbol]
- EXISTING CATEGORY I CONSERVATION EASEMENT: [Symbol]
- FOREST TO BE CLEARED: [Symbol]
- FOREST RETENTION AREA: [Symbol]
- LIMITS-OF-DISTURBANCE: [Symbol]
- MITIGATION TREE PLANTING: [Symbol]
- ON-SITE FOREST: [Symbol]
- PROPERTY LINE: [Symbol]
- PERMANENT TREE PROTECTION SIGN: [Symbol]
- ROOT PRUNING: [Symbol]
- SIGNIFICANT / SPECIMEN TREE: [Symbol]
- SIGNIFICANT / SPECIMEN TREE TO BE REMOVED: [Symbol]
- SOILS SERIES DIVIDE: [Symbol]
- STREAM BUFFER: [Symbol]
- TREE PROTECTION FENCE: [Symbol]
- TREE PROTECTION SIGN: [Symbol]

FOREST CONSERVATION WORKSHEET
 GREENVILLE OAK FARMS - JONES RD

NET TRACT AREA:

A. Total tract area	840.13
B. Land dedication areas (park, county facility, etc.)	0.00
C. Land dedication for roads or utilities (not being conserved by this plan)	1.80
D. Area to remain in commercial agricultural production/uses	780.33
E. Other deductions (specify)	0.00
F. Net Tract Area	80.00

LAND USE CATEGORY: (from Forest Technical Manual) - If a tree number "1" under the appropriate land use, limit to only one entry.

ADA	MOR	IDA	HDR	MFD	CA
1.00	0.00	0.00	0.00	0.00	0.00

EXISTING FOREST COVER:

G. Afforestation Threshold	0.20 x P =	11.60
H. Conservation Threshold	0.30 x P =	28.10
I. Existing forest cover		42.70
J. Area of forest above afforestation threshold		22.00
K. Area of forest above conservation threshold		14.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	22.00
M. Clearing permitted without mitigation	11.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	35.00
O. Total area of forest to be retained	7.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	3.65
Q. Reforestation for clearing below conservation threshold	42.00
R. Credit for retention above conservation threshold	2.00
S. Total reforestation required	48.25
T. Total afforestation required	0.00
U. Credit for land banking may not exceed 20% of "S"	0.00
V. Total reforestation and afforestation required	48.25

* 0.07 AC taken out of agricultural use and added into net tract area to account for drainage easement

FCP NOTE:

- Total reforestation requirement of 48.25 acres to be met with retention of off-site forest at 2:1 ratio on Farm Remainder (91.2 acres) and off-site forest at 2:1 ratio on Farm Remainder (1.5 acres). A total of 92.5 acres to be placed in Type I conservation easement.
- 48.6 acres of forest on farm remainder to be placed in a forest bank for future credit.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 Final Forest Conservation Plan APPROVAL
 Plan No. 120090110
 9/15/15
 Scale: 1" = 100'

FINAL FOREST CONSERVATION PLAN

ACREAGE OF TRACT	ACREAGE OF TRACT REMAINING IN AGRICULTURE USE	ACREAGE OF ROAD AND UTILITY R.O.W. NOT TO BE IMPROVED	ACREAGE OF EXISTING FOREST	ACREAGE OF TOTAL FOREST RETENTION	LAND USE CATEGORY	CONSERVATION THRESHOLD	AFFORESTATION THRESHOLD	FOREST WITHIN WETLANDS TO BE RETAINED	FOREST WITHIN WETLANDS TO BE CLEARED	FOREST WITHIN WETLANDS TO BE PLANTED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE RETAINED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE CLEARED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE PLANTED	FOREST WITHIN STREAM BUFFER TO BE RETAINED	FOREST WITHIN STREAM BUFFER TO BE CLEARED	FOREST WITHIN STREAM BUFFER TO BE PLANTED	FOREST WITHIN PRIORITY AREAS TO BE RETAINED	FOREST WITHIN PRIORITY AREAS TO BE CLEARED	FOREST WITHIN PRIORITY AREAS TO BE PLANTED	STREAM BUFFER LINEAR FEET	STREAM BUFFER-AVERAGE WIDTH
840.13 AC	780.33 AC	1.80 AC	43.78 AC	8.30 AC	AGRICULTURAL AND RESOURCES AREA	50% = 29.10 AC	20% = 11.84 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0'	0'

