Figure 33: Area identified to be an active wildlife habitat

Figure 34: Area identified to be an active wildlife habitat

Figure 35: Area identified to be an active wildlife habitat

19847 Century Blvd., Suite 200, Germantown, MD 20874 — 301.948-4700 — 301.948-6256 (fax) — www.rodgers.com

Figure 36: Area identified to be an active wildlife habitat

Figure 37: Area identified to be an active wildlife habitat

Figure 38: Area identified to be an active wildlife habitat

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Figure 39: Area identified to be an active wildlife habitat

Figure 40: Area identified to be an active wildlife habitat

Figure 41: Area identified to be an active wildlife habitat

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Figure 42: Area identified to be an active wildlife habitat

Figure 43: Area identified to be an active wildlife habitat

Figure 44: Area identified to be an active wildlife habitat

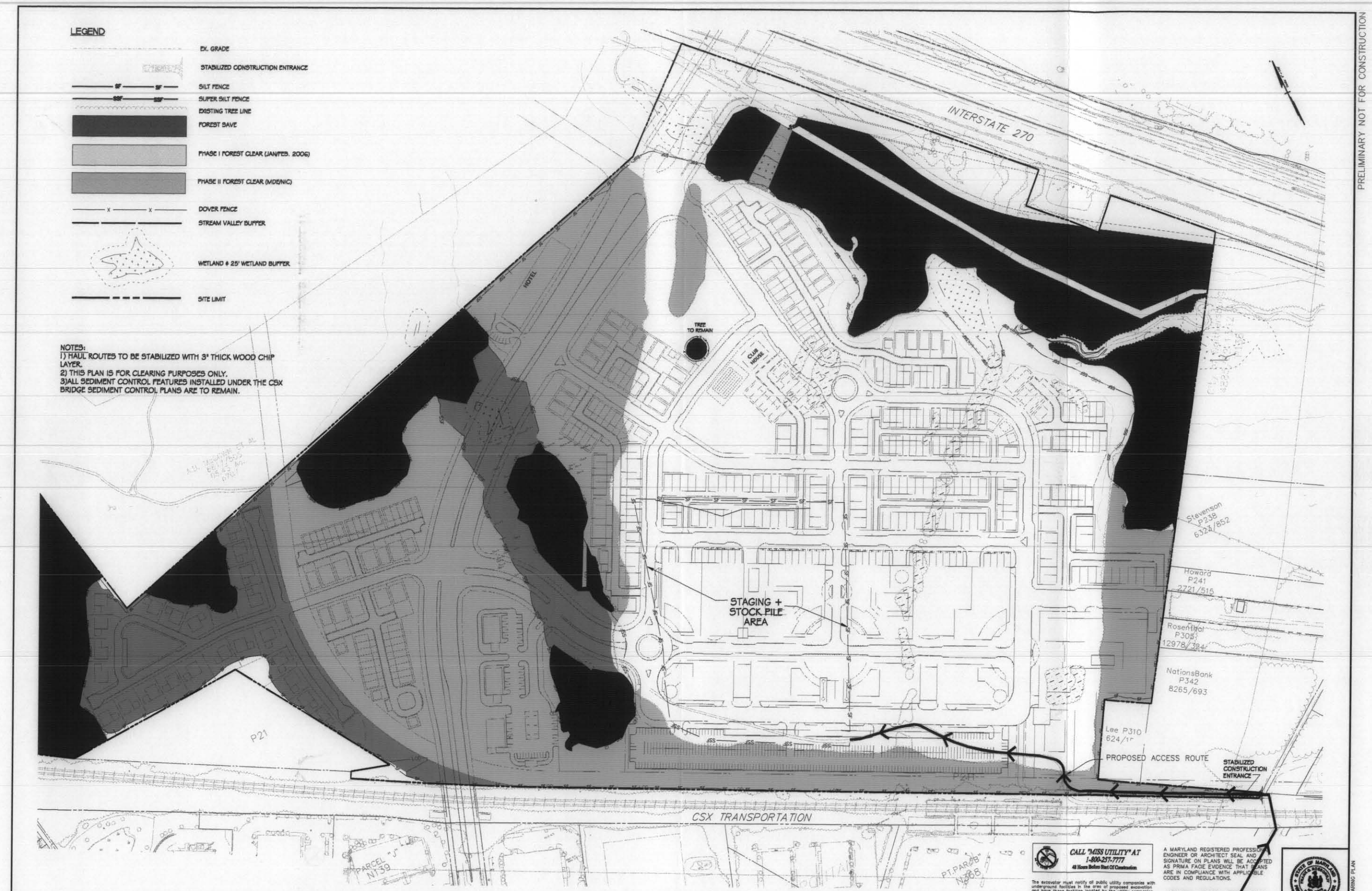
19847 Century Blvd., Suite 200, Germantown, MD 20874 — 301.948-4700 — 301.948-6256 (fax) — www.rodgers.com

Figure 45: Area identified to be an active wildlife habitat

19847 Century Blvd., Suite 200, Germantown, MD 20874 — 301.948-4700 — 301.948-6256 (fax) — www.rodgers.com

Appendix D:
Forest / Habitat Removal Plan: Recommendation Part Four

19847 Century Blvd., Suite 200, Germantown, MD 20874 — 301.948-4700 — 301.948-6256 (fax) — www.rodgers.com



CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

SP-05-0013

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner:
BP Realty Investments, LLC
10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

SEDIMENT CONTROL & FOREST CLEARING PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY_____ DATE____

THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE:
JOB No. 1002A
DATE: NOV., 2005
C-1
SHEET No. 1 OF 2

SEDIMENT CONTROL & FOREST CLEARING PLAN

N:\MD-Montgomery Parkway\1002\West\sediment control\Forest Clearing - Sediment Control_SC-CLEARING-PLAN.dwg plan Jan 11, 2006, 4:02pm

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. The permittee shall notify the City Inspector at 301-258-6330, 48 hours before commencing any land disturbing activity and shall be required to hold a preconstruction meeting between himself or his representative, and authorized representatives of the City.

2. The permittee must obtain inspection and approval by Planning and Code Enforcement at the following points:

   a. At the required pre-construction meeting.
   b. Following installation of sediment control measures and prior to any other land disturbing activity.
   c. During the installation of a sediment basin or stormwater management structure at the required inspection points (see Inspection Checklist on plan). Notification prior to commencing construction is mandatory.
   d. Prior to removal or modification of any sediment control devices.
   e. Prior to final acceptance.

3. All erosion control measures are to be constructed and maintained in accordance with applicable published standards and specifications and the most current "Maryland Standards and specifications for Soil Erosion and Sediment Control."

4. The permittee shall construct all erosion and sediment control measures per the approved plan and construction sequence, shall have them inspected and approved by the City Inspector prior to beginning any other land disturbances, shall ensure that all runoff from disturbed areas is directed to the sediment control devices, and shall not remove any erosion or sediment control measures without prior permission from City Inspector.

5. Any request for changes to the approved sediment control plan or sequence of construction must be submitted to the Sediment Control Inspector and approved before implementing changes. Major changes will require a plan revision, including approval by the Montgomery Soil Conservation District.

6. The permittee shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfare(s). All materials deposited onto public thoroughfare(s) shall be removed immediately.

7. The permittee shall inspect daily and maintain continuously in effective operation condition all erosion and sediment control measures until such times as they are removed with prior permission from Department of Planning and Code Enforcement.

8. All sediment basins, trap embankments, swales, perimeter dikes and permanent slopes steeper or equal to 3:1 shall be stabilized with sod, seed and anchored straw mulch, or other approved stabilization measures, within seven (7) calendar days of establishment. All areas disturbed outside of the perimeter sediment control system must be minimized and stabilized immediately. Maintenance must be performed as necessary to ensure continued stabilization. Restabilization or overseeding will be required, if necessary.

9. The permittee shall apply sod, seed and anchored straw mulch, or other approved stabilization measures to all disturbed areas within 14 calendar days after stripping and grading activities have ceased on that area. Maintenance shall be performed as necessary to ensure continued stabilization. Active construction areas, such as borrow or stockpile areas, roadway improvements, and areas within 50 feet of a building under construction may be exempted from this requirement, provided that erosion and sediment control measures are installed and maintained to protect those areas.

10. Prior to removal of sediment control measures the permittee shall stabilize all contributory disturbed areas using sod or an approved permanent seed mixture with required soil amendments and an approved anchored mulch. Wood fiber mulch may only be used in seeding season to promote sheet flow drainage. Areas brought to finished grade during the seeding season shall be permanently stabilized within 14 calendar days of establishment. When property is brought to finished grade during the months of November through February, and permanent stabilization is found to be impractical, an approved temporary seed and straw anchored mulch shall be applied to disturbed areas. The final permanent stabilization of such property shall be completed prior to the following April 15.

11. The site work, materials, approved SC and SWM plans and any required test reports shall be available at the site for inspection by duly authorized officials of the City of Gaithersburg.

12. Surface drainage flows over unstabilized cut and fill slopes shall be controlled by either preventing drainage flows from traversing the slopes or by installing mechanical devices to lower the water downslope without causing erosion. Dikes shall be installed and maintained at the top of cut or fill slopes until the slope and drainage area to it are fully stabilized, at which time they must be removed and final grading done to promote sheet flow drainage. Mechanical devices must be provided at points of concentrated flow where erosion is likely to occur.

13. Permanent swales or other points of concentrated water flow shall be stabilized with sod or seed with an approved erosion control matting or by other approved stabilization measures.

14. Temporary sediment control devices shall be removed, with permission of the City Inspector, within (30) calendar days following establishment of permanent stabilization in all contributory drainage areas. If establishment is not full and uniform as determined by the Sediment Control Inspector, overseeding will be required. Stormwater management structures used temporarily for sediment control shall be converted to the permanent configuration within this time period as well.

15. No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in lawn maintenance areas. A slope gradient of up to 2:1 will be permitted in areas that are not to be maintained provided that those areas are indicated on the erosion and sediment control plan with a low-maintenance ground cover specified for permanent stabilization. Slope gradient steeper than 2:1 will not be permitted with vegetative stabilization.

16. The permittee shall install a splashblock at the bottom of each downspout unless the downspout is connected by a drain line to an acceptable outlet.

17. All water pumped from excavation during construction shall be pumped either to sediment tanks and/or sediment traps. No water will be pumped to the storm drain system. Dewatering shall be performed in accordance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control.

18. For finished grading, the permittee shall provide adequate gradients so as to: (1) prevent water from standing on the surface of lawns more than 24 hours after the end of a rainfall, except in designated drainage courses and swale flow areas which may drain as long as 48 hours after the end of a rainfall, and (2) provide positive drainage away from all building foundations or openings.

19. Sediment traps or basins are not permitted within 20 feet of a building which is existing or under construction. No building may be constructed within 20 feet of a sediment trap or basin.

20. All inlets in non-swamp shall have asphalt berms installed at the time of base paving establishment.

21. The sediment control inspector has the option of requiring additional sediment control measures, if deemed necessary.

22. All trap elevations are relative to the outlet elevation, which must be an existing undisturbed ground.

23. Vegetative stabilization shall be performed in accordance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control.

24. Temporary sediment trap(s) shall be cleaned out and restored to the original dimensions when sediment has accumulated to a point one half (1/2) the depth between the outlet crest and the bottom of the trap.

25. Sediment removed from traps shall be placed and stabilized in approved areas in such a manner that it does not foul existing or proposed storm drainage systems or areas already stabilized. Sediment shall not be placed within a flood plain or wetland.

26. All sediment basins and traps must be surrounded with a welded wire safety fence. The fence must be at least 42 inches high, have posts spaced no farther apart than 8 feet, have mesh openings no greater than 2 inches in width and 4 inches in height, with a minimum of 14-gauge wire. Safety fence must be maintained in good condition at all times.

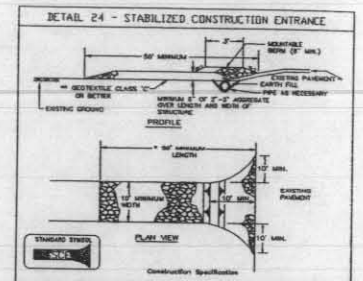
27. No excavation in the area of existing utilities is permitted unless their location has been determined. Call Miss Utility at 1-800-257-7777 48 hours prior to the start of work.

28. Off-site spoil or borrow areas must have approved SC plans.

29. Protect all trees to be preserved during construction in accordance with the approved Forest Conservation Plan and Forest Stand Delineation.

30. Permittee is responsible for all actions of subcontractors, including repairing damages of sediment control devices.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

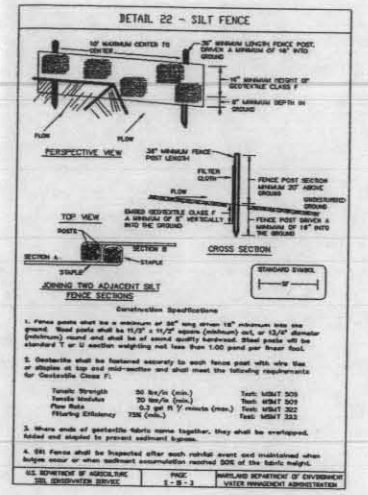


Construction Specification

1. Length - minimum of 30' (*30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installation should be established construction entrance shall be protected with a mountable berm with a 5:1 maximum slope that will permit vehicles to cross the pipe to be fitted according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - a stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

US. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE X - W - 2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 - SILT FENCE



Construction Specifications

1. Fence posts must be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1½" x 1½" square (minimum) oak, or 1¼" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

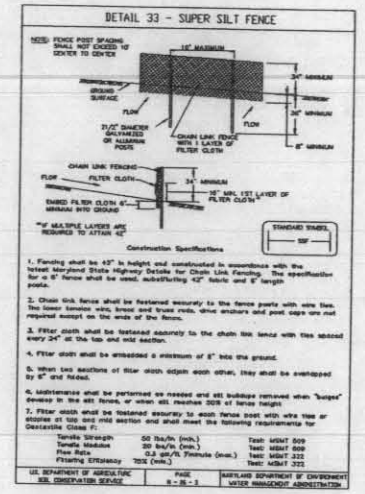
Tensile Strength	50 lbs/in (min.)
Tensile Modulus	20 lbs/in (min.)
Flow Rate	0.3 gal/ft ²/ minute (max.)
Filtering Efficiency	75% (min.)

Test: MSMT 509
Test: MSMT 509
Test: MSMT 322
Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

US. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE X - W - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE



Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 8' length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and all buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)
Tensile Modulus	20 lbs/in (min.)
Flow Rate	0.3 gal/ft ²/minute (max.)
Filtering Efficiency	75% (min.)

Test: MSMT 509
Test: MSMT 509
Test: MSMT 322
Test: MSMT 322

US. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE X - W - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

PRELIMINARY NOT FOR CONSTRUCTION

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

SP-05-0013

REVISION	DATE	REVISION	DATE	REVISION	DATE
REVISED PER CITY COMMENTS	1/14/06				

K:\MD-Montgomery\Wetlands\DWG\Wind\sediment control\Forest Clearing - Sediment Control \1_SC-CLEARING-PLAN.dwg details Jan 11,2006,4:03pm

Owner:
BP Realty Investments, LLC
10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2999
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

SEDIMENT CONTROL & FOREST CLEARING DETAIL

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.251.8609
www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY _____ DATE _____

THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE:
JOB No. 1002A
DATE: NOV., 2005
C-2
SHEET No. 2 OF 2

SEDIMENT CONTROL & FOREST CLEARING PLAN

Appendix E:
Box Turtle Study Proposal – By HSUS: Recommendation Part Seven

Eastern Box Turtle Relocation Study
Preliminary Study Abstract

Background: Eastern Box Turtles are easily identifiable and capturable animals. The Casey West Wildlife Management and Sensitivity Program proposes to capture as many Eastern Box Turtles as possible and relocate them to a protected area.

With experts from the Humane Society of the United States (HSUS) leading the study, a temporary holding facility was developed on the HSUS property, located a short distance away.

During September and October 2005, thirty-one (31) Eastern Box Turtles were captured on the Casey West Property. Once captured, the Turtles were marked and assigned a reference and data was collected regarding the habitat they were found in. The Turtles were then relocated to the Turtle pen on the HSUS property for overwintering. The Turtle pen is an outdoor forested and grassy area with silt fence surrounding the perimeter to contain the Turtles.

Study Proposal: In the Spring of 2006, the 31 Turtles will be released and monitored to assess their response to a new environment. One-half of the Turtles will be released on the 13 acres of protected, forested area on the Casey West property proposed to be dedicated to the City of Gaithersburg. The other one-half of the Turtles will be released farther away from the property. The Turtles will have transmitters attached so their location can be tracked and the Turtles can be located for future assessment.

This study will provide insight into the effect that relocation has on individual Box Turtles.

Please see the attached Scientific Collection permit from the Maryland Department of Natural Resources for the capture, holding and relocation of Eastern Box Turtles.

19847 Century Blvd., Suite 200, Germantown, MD 20874 — 301.948-4700 — 301.948-6256 (fax) — www.rodgers.com

MARYLAND DEPARTMENT OF NATURAL RESOURCES
WILDLIFE AND HERITAGE SERVICE
PERMIT/LICENSE

Fax to (301) 258-3080

Effective: 01-01-05	**Scientific Collecting**	Expires: 12-31-06

PERMIT NUMBER: 39529

University of Maryland
ATTN: Susan Hagood
Marine, Estuarine, ESP
0105 Cole Field House
College Park, MD 20742

Work : 301 258 3149

Location:
Authority Statute(s): ACM 10-909
Regulation(s): COMAR 08.03.09.06

General Conditions

Conditions in state law and regulations cited above, are hereby made a part of this permit/license. All activities authorized herein must be carried out in accord with and for the purposes described in the application submitted. Continued validity, or renewal, of this permit is subject to complete and timely compliance with all applicable conditions, including the filing of all required information and reports.

The validity of this permit is also conditioned upon strict observance of all applicable federal, local or other state laws.

Certain activities allowed under this permit may also require a U.S. Fish and Wildlife Service permit.

This permit does not authorize the collection, salvage, possession or transportation of any classified as threatened or endangered at the state or federal level.

Permittee is not authorized by this permit to access private property or publically held property without express permission from the appropriate authority.

Special Conditions

Permittee is authorized to capture eastern box turtles (Terrapene carolina) by hand, including the use of a trained dog for locating turtles, for scientific purposes. Blood may be collected using standard methods, and turtles may be marked by notching the shell using the system developed by Cagle. Each turtle should be released at the site of capture as soon as possible.

Permittee is authorized to collect all eastern box turtles from the Casey property which is slated for development in Gaithersburg, Maryland.

All turtles collected may be held at the HSUS facilities until spring emergence in March/April 2006.

Any turtles that die during the over wintering period must be disposed of by proper methods.

All turtles may be equipped with radio transmitters by standard methods. All turtles may also be notched on the marginal scutes for identification purposes.

A maximum of 20 turtles may be released into the 5.7 ha wooded area to be retained on the Casey property in the spring of 2006. Other marked turtles may be released at a site to be mutually agreed upon by HSUS and DNR in the spring of 2006.

ISSUED BY Mary Goldie, Permits Coordinator ISSUED 07-05-05

MARYLAND DEPARTMENT OF NATURAL RESOURCES
WILDLIFE AND HERITAGE SERVICE
PERMIT/LICENSE

Effective: 01-01-05 | **Scientific Collecting** | Expires. 12-31-06

PERMIT NUMBER: 39529

A report summarizing the total number of eastern box turtles collected, marked, and released by location must be submitted to DNR by June 30, 2006. A final report summarizing the results of the study shall be provided to DNR upon completion on the study.

Reporting Conditions

ISSUED BY Mary Goldie, Permits Coordinator

ISSUED 07-08-05

QUESTIONS? CONTACT PERMITS COORDINATOR, WILDLIFE & HERITAGE SERVICE, TAWES STATE OFFICE BLDG., ANNAPOLIS, MD 21401 1-877-463-6497 (option 2)

DNR-FWH 3456 (2/98)

APPLICATION FOR SCIENTIFIC COLLECTION PERMIT
INSTRUCTIONS:

1. Fee $10.00. Make check or money order payable to Department of Natural Resources.
2. Print or type all information.
3. Please be sure to complete both pages of this application.
4. Return completed application to Permits Coordinator, Wildlife and Heritage Service,
Tawes State Office Building, Annapolis MD 21401 and contact this office at 410-260-8540, or 1-877-620- 8DNR, Ext. 8540, if you have any questions.

NAME _____Susan Hagood_____

SOCIAL SECURITY # OR TAX I.D. #_____131 46 0347_____
Note: A permit may not be issued unless the social security number or tax identification number is provided.

STREET _____436 Musselman Road_____

CITY ____Hanover _____ STATE __PA_____ ZIP __17331_____

NAME OF
ORGANIZATION _The Humane Society of the United States_____

ADDRESS OF ORGANIZATION _____700 Professional Drive_____

CITY _____Gaithersburg_____ STATE ___MD_____ ZIP ____20879_____

PHONE NUMBER: _____301 258-3149_____

EMAIL ADDRESS:_____ shagood@hsus.org_____

PROJECT PROPOSAL (Reason for study, objective, justification, etc.) Use additional sheet if necessary.

As part of the permitting process for land development, the City of Gaithersburg, Maryland, is requiring that the developers of property formerly owned by the Casey family work with The Humane Society of the United States to minimize wildlife impacts from this development. This property, which totals roughly 81 ha, lies on both sides of I-270; the eastern portion borders the Professional Drive building of The HSUS.

The property is a mix of abandoned farm fields, forests, and wetlands/stream valleys. Particular concern has been raised about the eastern box turtles (*Terrapene c. carolina*) that inhabit the property. Box turtles are extremely sensitive to development, as they are unable to escape land clearing and grading and have a life history which renders their populations acutely sensitive to the loss of adults. Limited studies conducted to date suggest that efforts to relocate box turtles collected from the wild to different habitats have limited success: turtles so moved apparently attempt to return to their home ranges or spend long periods of time seemingly wandering in their new habitats, a behavior that exposes them to potential dangers, especially the risk of road mortality. Neither removing these animals from their habitats nor allowing them to be killed by development activities is an attractive option to The HSUS.

As part of its agreement with The HSUS, the developer will fund the publication and distribution of a manual that will offer guidance to developers in minimizing wildlife impacts. This situation therefore offers an opportunity to provide developers with information about box turtles on development sites, and to that end, The HSUS has decided to request permission from the Maryland Department of Natural Resources to use this situation to learn as much as possible about turtle movements following relocation to habitats both

adjacent to and distant from their former home ranges. Given the rapid pace of development occurring throughout much of the range of this species, the growing concern among the scientific community about ongoing population declines, as well as the general fondness of the public for this species, the results of this research may contribute to a better understanding of how best to handle box turtles in development sites.

The HSUS requests permission to remove all box turtles that can be found on the Casey property, beginning with that portion west of I-270. Since tree removal and grading will begin in December 2005, and March/April 2006, respectively, efforts to remove turtles should begin as soon as possible. The capture locations of all turtles will be recorded using handheld GPS receivers. To ensure that captured turtles do not attempt to return immediately to their home range from release locations, thereby putting them back in harm's way, and to provide some level of protection during the winter months, all turtles will be placed for the winter in an approximately 0.5 ha outdoor pen on The HSUS property. The marginal scutes of all turtles will be notched using the system developed by Cagel so as to identify individuals, and a radio transmitter placed on each. The dormancy site of each turtle will be recorded; organic material will be added if necessary to ensure that individuals are sufficiently protected from cold, dry conditions.

Once turtles have emerged from dormancy in the spring, they will be divided into two groups if there is a sufficient number (minimum 20), for statistically valid conclusions. One group will be released in the 5.7 ha wooded area on the development site that will remain undisturbed. The second group will be released, under the guidance of the Maryland DNR, on a protected site at some distance from their original home range. Both groups will be monitored daily, at first, and then weekly to record their movements following release. Monitoring will continue throughout the summer and fall of 2006, with the objective of determining to what extent individuals in the two groups remain where released, and how the movements of those turtles released in habitat adjacent to their former home range suggest that they respond to the degradation of their former habitats (i.e., do they attempt to return to an area that, given their ability to navigate by the sun and the earth's magnetic field, seems "right" to them, or do they seem to use visual cues and the vibrations of earth-moving machinery to avoid their former home ranges). If there are fewer than 20 turtles, all will be released in the 5.7 ha area, where they will be subdivided for analysis purposes into two groups: those turtles originally found within this same area, and those captured on another portion of the property, and whose original home range presumably lay outside the 5.7 ha area.

FINAL DISPOSITION OF SPECIMENS: Turtles will be released to their original habitats or to appropriate habitat in Maryland with the guidance of the DNR.

SPECIFIC AREAS WHERE COLLECTION WILL TAKE PLACE: Casey Property, Gaithersburg, MD. Vicinity map and Natural Resource Inventory/Forest Stand Delineation attached.

SPECIFIC TIME PERIOD NEEDED FOR COLLECTION:
From September 19, 2005 To October 31, 2005

LIST OF TYPES, NUMBERS, AGE CLASSES AND SEX OF SPECIES TO BE COLLECTED.
Use additional sheet if necessary.
Species (Common and Scientific Names) Number Age Sex

Eastern Box Turtle *Terrapene c. carolina*
Number: All that can be found – estimated 20 to 30
Age: All ages
Sex: Both sexes

METHODS OF COLLECTION: Turtles will be collected by hand, and with the use of a Labrador retriever trained to find turtles. Volunteers (primarily employees of The HSUS) will be used in intensive searches of the area.

FEDERAL PERMIT NUMBER (If applicable). __N/A_____
Copy of Federal Permit should be attached to application.

LIST OF COLLECTORS IN ADDITION TO APPLICANT (if any).
Name Address Title

John Hadidian, Ph.D., 700 Professional Drive, Gaithersburg, MD 20879, Director, Urban Wildlife Program, The HSUS

I hereby certify that all statements made on this application are true and correct to the best of my knowledge and belief.

_____

Signature of Applicant Date
DNR/FPWS-62 INT
Rev. 7/97

Appendix F:
Wildlife Activity Matrix

19847 Century Blvd., Suite 200, Germantown, MD 20874 — 301.948-4700 — 301.948-6256 (fax) — www.rodgers.com

Species	Habitat	October	November	December	January	February	March	April	May	June	July	August	September
White-tailed deer	AG,NS,E		M	M						S			
Red Fox	AG,F,E			M	M		S	S	S				
Eastern Chipmunk	AG,BG,F,E,OF,NS		H	H	H	H	M	M S	S			M S	M S
Eastern grey Squirel	T,AG,F,E,NS				M	M				M	M		
Eastern Cottontail	AG,BG,F,E,OF,NS,SS	M	M	M	M	M	M	M	M	M	M	M	M
Racoon	AG,NS,E,F					M	M	S	S				
Opossum	AG,T,F,E			M	M	M S	M S	M S	M S	M S	M	M	M
Woodchuck		H	H	H	H	H, M	M, S	S					
Small Mammals	BG,E,F,OF,SS						M	M				M	M
Sparrows	T,E,F,SS							M	M	M			
Mourning Dove	T,E,F,SS								M	M	M	M	
Downy woodpecker	T,DT,F					M	M	M					
King Fisher	T,F,SS,							M	M	M			
Red Tailed Hawk	T,DT,F,E							M	M				
Cardinal	T,F,E,SS,NS						M		M	M	M		
Blue Jay	T,F,E,SS,NS						M	M	M	M	M		
Black Capped Chickadee	DT,F,E					M	M						
Common Crow	T,F,E,SS,NS						M	M	M				
American Robin	T,F,E,SS,NS							M	M	M	M	M	M
Black Snake	AG,BG,F,E, OF		H	H	H	H		M	M			S	
Garder Snake	AG,BG, F, E, OF		H	H	H	H		M	M				
Eastern Box Turtle	AG, BG, F, OF	H	H	H	H	H							
Red-Backed Salamander	AG, BG, F	M	M	M	M	M	M	M	M	S	S	S	
Leopard Frog	AG, F						M	M	M	M	S	S	
In-Stream Construction Prohibited	March 1-June 15						X	X	X	X			
Phase 1 Construction Initiation		X											
Graduated Introduction of Activity			X	X	X	X	X						
Phase 2 Construction Initiation							X						

Habitat Preferences
T = TREE
AG = ABOVE GROUND
BG = BELOW GROUND
DT = DEAD TREES
E = EDGE
F = FOREST
OF = OPEN FIELD
SS = SCRUB/SHRUB

Wildlife Activity
H = HIBERNATION
M = MATING
S = SPAWNING
NS = NON SENSITIVE

Note: The habitats and natural tendencies expressed on this plan are generalizations for graphical purposes only.

References and Works Consulted:

Animal Diversity Web by University of Michigan Museum of Zoology. Retrieved October 2004. http://animaldiversity.ummz.umich.edu/site/index.html.

David, Henry, J. *Red Fox: The Catlike Canine.* Smithsonian Institute Press. 1997.

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Noonan, Bob. *Danger Underground.* Wildlife Control Technology Magazine. Retrieved October 2004. http://www.wctech.com/hbt.htm.

United States Department of Agriculture, Natural Resource Conservation Service Plant Database. Retrieved October 2004. http://plants.usda.gov/index.html.

Hadidian, John., Susan Hagood. Personal Conversation, August 2005

Swarth, Chris., Susan Hagood. *Summary of the Eastern Box Turtle Regional Conservation Workshop.*, The Humane Society of the United States.

19847 Century Blvd., Suite 200, Germantown, MD 20874 — 301.948-4700 — 301.948-6256 (fax) — www.rodgers.com

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- SF — SF — SILT FENCE
- SSF — SSF — SUPER SILT FENCE
- EXISTING TREE LINE
- FOREST SAVE
- (1) PHASE I FOREST CLEAR (JAN/FEB. 2006)
  - -PENDING APPROVAL OF THIS PLAN.
  - -PENDING APPROVAL OF FFCP.
- (2) PHASE II FOREST CLEAR
  - -PENDING PHASE I APPROVAL
  - -PENDING MDE/ USAGE PERMIT RELEASE
  - -PENDING SITE PLAN APPROVAL
- (3) PHASE III FOREST CLEAR
  - -PENDING DEVELOPMENT IN TOWN CENTER
- x — x — TREE PROTECTION FENCE
- STREAM VALLEY BUFFER
- WETLAND & 25' WETLAND BUFFER
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- SITE LIMIT
- ACTIVE HABITAT LOCATION

SUMMARY TABLE

ITEMS	PHASE I	PHASE II	PHASE III	TOTAL
TOTAL AREA	116.16 AC	3.48 AC.	6.46 AC.	126.09 AC.
NET AREA (AFTER EXCLUDING R/W)	97.97 AC.	3.48 AC.	6.46 AC.	107.9 AC.
TOTAL FOREST	66.70 AC.	3.48 AC.	6.46 AC.	76.63 AC.
NET FOREST (AFTER EXCLUDING R/W)	31.79 AC.	3.48 AC.	6.46 AC.	41.72 AC.
TOTAL CLEARED*	42.06 AC.	3.48 AC.	6.46 AC.	51.99 AC.
TOTAL SAVE**	24.64 AC.	0.00 AC.	0.00 AC.	24.64 AC.
TOTAL CONSERVATION ESMT.	22.25 AC.	2.23 AC.	0.27 AC.	24.85 AC.
TOTAL DEDICATED TO CITY	13.38 AC.	0.00 AC.	0.00 AC.	13.38 AC.
TOTAL REFORESTATION	3.74 AC.	2.23 AC.	0.27 AC.	6.24 AC.

* ACTUAL CLEARING BY THIS PLAN IS 34.71 AC. REMAINING 7.35 AC IS FOR POSSIBLE FUTURE CLEARING BY CITY ON DEDICATED LAND

** ACTUAL FOREST SAVE BY THIS PLAN IS 31.99 AC. REMAINING 7.35 AC IS FOR POSSIBLE FUTURE CLEARING BY CITY ON DEDICATED LAND

* THIS EXHIBIT IS FOR PRESENTATION PURPOSES ONLY RELATED TO THE TREE / FOREST REMOVAL AS PART OF THE WILDLIFE MGMT PROGRAM AND FINAL FOREST CONSERVATION PLAN

* PLEASE REFER TO THE FINAL SEDIMENT CONTROL PLAN AND FINAL FOREST CONSERVATION PLANS ASSOCIATED WITH THIS EXHIBIT FOR SEDIMENT CONTROL AND TREE PROTECTION MEASURES.

PRELIMINARY NOT FOR CONSTRUCTION

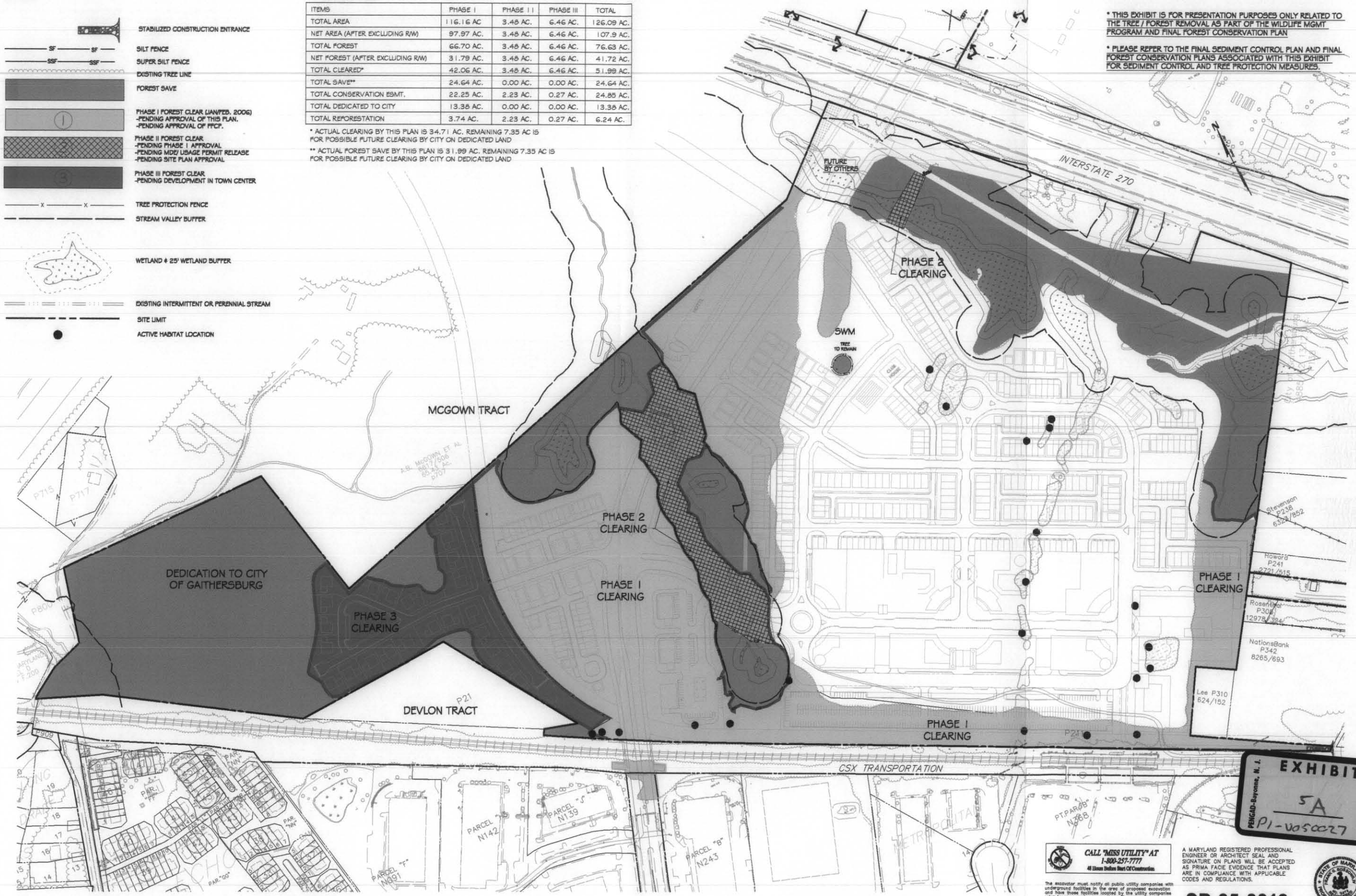


EXHIBIT 5A

PENGAD-Bayonne, N. J. 01-18-06

P1-V050027

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction.

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

STATE OF MARYLAND — FRANK C. BURGUNDY — No. 9613 — PROFESSIONAL ENGINEER

SP-05-0013

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner:
BP Realty Investments, LLC
10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

VEGETATIVE HABITAT REMOVAL AND PHASING EXHIBIT

IN CONJUNCTION WITH THE WILDLIFE MANAGEMENT PROGRAM AND FINAL FOREST CONSERVATION PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR ☐
BY_____ DATE____

THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1"= 120'
JOB No. 1002A
DATE: NOV., 2005
C-1
SHEET No. 1 of 2

SEDIMENT CONTROL & FOREST CLEARING PLAN

N:\MD-Montgomery\Parklands\DWG\Water\sediment control\9-ndgel\1_SC-CLEARING-PLAN.dwg color 1:1X17 Jan 11, 2006, 3:48pm

LEGEND

STABILIZED CONSTRUCTION ENTRANCE

SF — SF — SILT FENCE

SSF — SSF — SUPER SILT FENCE

EXISTING TREE LINE

FOREST SAVE

FOREST SAVE DEDICATION TO CITY OF GAITHERSBURG

① PHASE I REFORESTATION -PENDING APPROVAL OF FFCP -PENDING INSTALLATION OF SWM (3.74 ACRES)

② PHASE II REFORESTATION (UTILITY CROSSING) -PENDING INSTALLATION / STABILIZATION OF UTILITY (0.27 ACRES)

③ PHASE III REFORESTATION (MDENIC) -PENDING FINAL GRADING (2.23 ACRES)

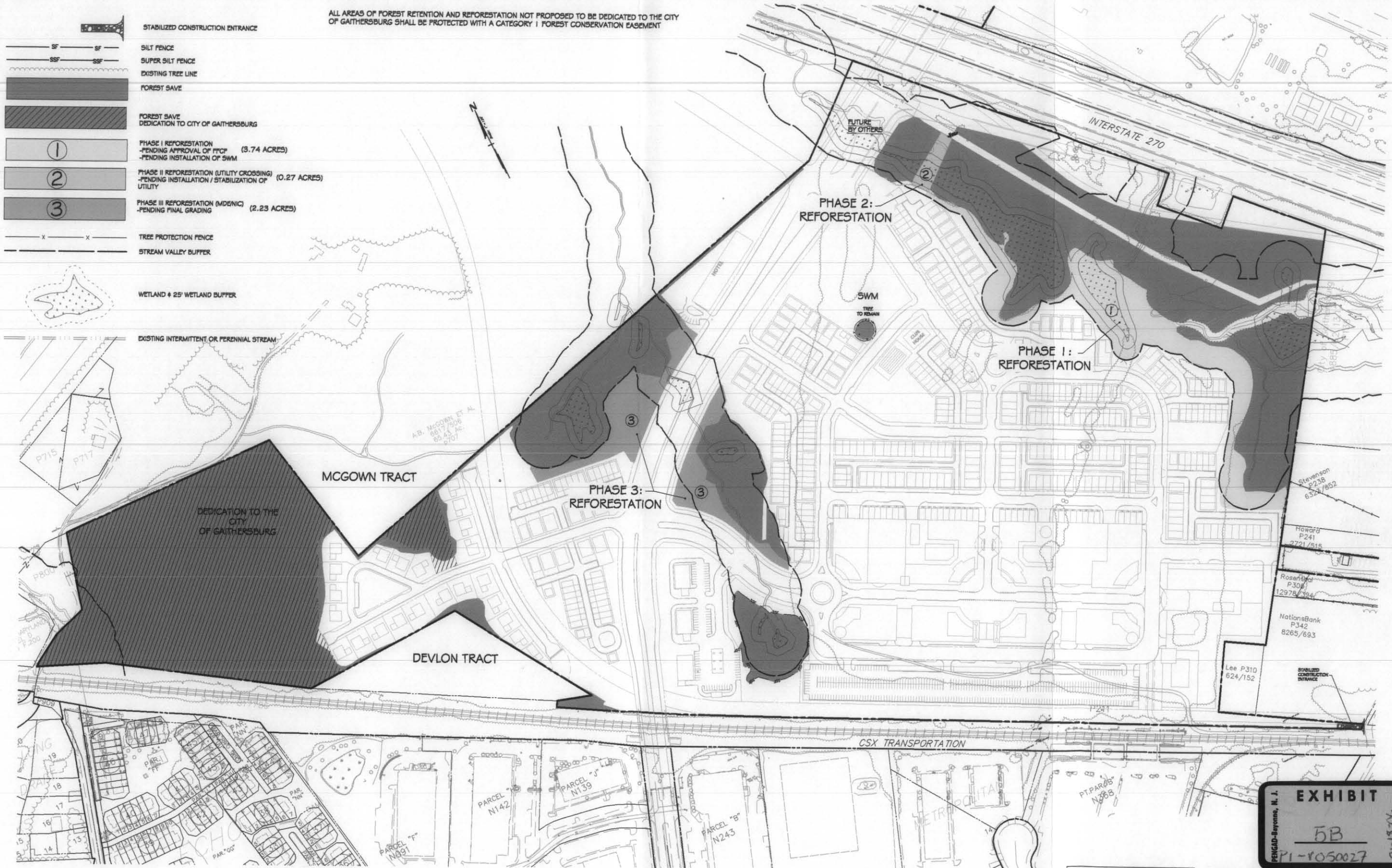
x — x — TREE PROTECTION FENCE

STREAM VALLEY BUFFER

WETLAND & 25' WETLAND BUFFER

EXISTING INTERMITTENT OR PERENNIAL STREAM

ALL AREAS OF FOREST RETENTION AND REFORESTATION NOT PROPOSED TO BE DEDICATED TO THE CITY OF GAITHERSBURG SHALL BE PROTECTED WITH A CATEGORY I FOREST CONSERVATION EASEMENT



PRELIMINARY NOT FOR CONSTRUCTION

EXHIBIT 5B PI-1050027 01-13-06 PENGAD-Bayonne, N. J.

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction.

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

STATE OF MARYLAND PROFESSIONAL ENGINEER SEAL

SP-05-0013

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner:
BP Realty Investments, LLC
10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FOREST RETENTION AND REFORESTATION PHASING EXHIBIT

IN CONJUNCTION WITH THE WILDLIFE MANAGEMENT PROGRAM AND FINAL FOREST CONSERVATION PLAN

RODGERS CONSULTING
Enhancing the value of land assets

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19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6009
www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY	DATE	

THE WOODLANDS AT WATKINS MILL TOWN CENTER

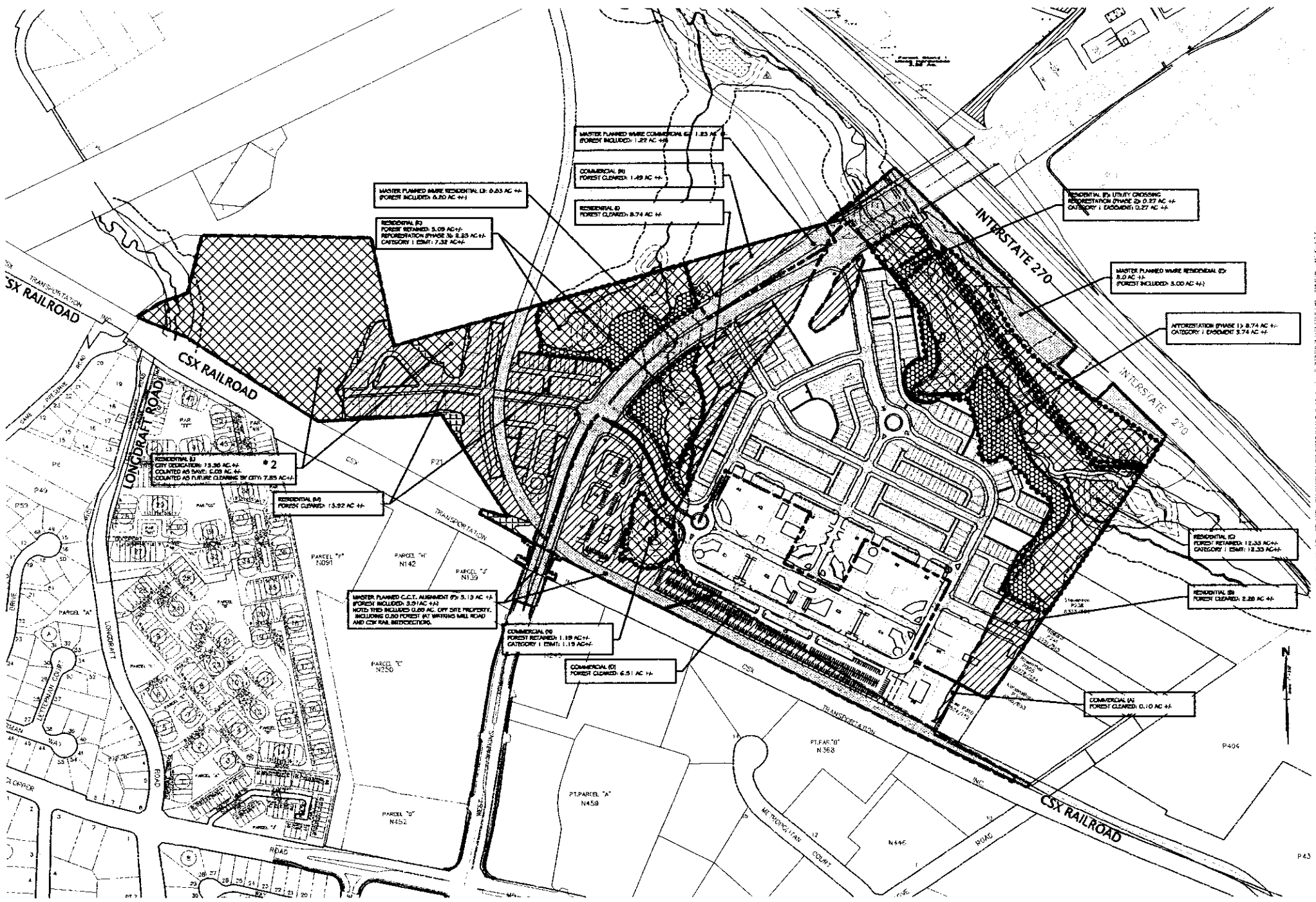
City of Gaithersburg
9th election district
Montgomery County, Maryland

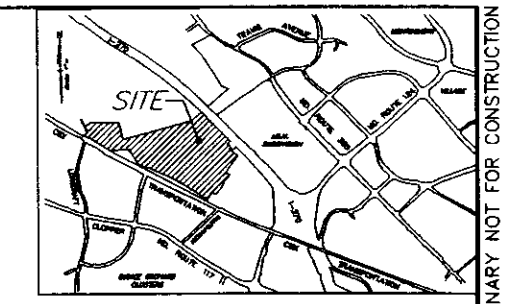
SCALE: 1"=120'
JOB No. 10028
DATE: NOV., 2005
C-1
SHEET No. of 2

SEDIMENT CONTROL & REFORESTATION CLEARING PLAN

N:\MD-Montgomery\Parkland\DWG\Wetlands\sediment control\image\1_SC-CLEARING-PLAN-REF.dwg color 1317 Jan 11, 2006, 4:32pm

PRELIMINARY NOT FOR CONSTRUCTION





VICINITY MAP
Casey West
Gaithersburg, MD
1" = 2000'

RESIDENTIAL

CITY OF GAITHERSBURG
FOREST CLEARANCE AREA

TRACT AREA, FOREST COVER AND CLEARANCE AREA

A	Tract Area	97.80	
B	Existing Forest Cover: A = FOREST COVER IN TRACT AREA	67.61	* 1
C	Original Forest Cover:	67.61	
	C = Forest Cover to be cleared as part of development		* 2
D	Net Forest Cover: B - C	59.46	
	(Existing Forest Cover B - Clearing Forest Cover C)		

AFFORESTATION

E	Afforestation Threshold	9.30	
F	Afforestation Required: E = Total Area A x .15	1.24	
	(Afforestation Threshold - Existing Forest Cover B)		

REFORESTATION

G	Reforestation Threshold: Total Area A x .20	19.56	
H	Net Reforestation Threshold: G - Total Forest Cover B = G - B	19.56	
	(Reforestation Threshold G - Existing Forest Cover B)		
I	Reforestation Required: H x 0.25	4.89	
	(Net Reforestation Threshold H - Existing Forest Cover B x 0.25)		
J	Off-site Credit for reforestation on other properties	17.56	
K	Net Reforestation Credit: J - I = J - I	12.67	
	(Off-site Credit J - Required Reforestation I)		
L	Reforestation Credit Transferred: K x 0.5	6.34	
	(Net Credit K x 0.5)		
	Reforestation Credit Transferred: B x 0.5 (Total Forest Cover B x 0.5)	1.80	
	(Existing Forest Cover B x 0.5)		
M	Net Reforestation Credit Transferred: L - M = L - M	4.54	
	(Net Credit Transferred L - Existing Forest Cover B)		

BREAKEVEN POINT

N	Breakeven Point: Total Forest Cover B - Net Credit Transferred M = B - M	54.92	
	(Total Forest Cover B - Net Credit Transferred M)		
O	Breakeven Percentage: N / Total Area A = N / A	56.16 %	
	(Breakeven Point N / Total Area A)		

RESIDENTIAL AREA	
TOTAL AREA:	97.80 ACRES +/-
R/W DEDICATION:	11.38 ACRES +/-
NET AREA:	86.42 ACRES +/- * 1
TOTAL FOREST:	68.21 ACRES +/-
FOREST IN R/W DEDICATION:	11.20 ACRES +/-
NET FOREST:	57.01 ACRES
FOREST REMOVED:	47.56 ACRES +/-
FOREST RETAINED:	33.46 ACRES +/-
CONSERVATION THRESHOLD:	17.38 ACRES +/-
PLANTING REQUIRED:	0.58 ACRES +/-
RETENTION CREDIT:	6.36 ACRES +/-
SURPLUS:	5.88 ACRES +/-
PLANTING PROVIDED:	6.34 ACRES +/- * 3

* 2 Includes up to 7.85 acres identified as future clearing for future city purposes. Applicant does not propose any clearing within this area under this plan.

* 3 Planting not counted towards forest conservation.

COMMERCIAL

CITY OF GAITHERSBURG
FOREST CLEARANCE AREA

TRACT AREA, FOREST COVER AND CLEARANCE AREA

A	Tract Area	20.79	
B	Existing Forest Cover: A = Forest Cover of the Tract Area	1.21	* 4
C	Original Forest Cover:	1.16	
	C = Forest Cover to be cleared as part of development		
D	Net Forest Cover: B - C =	1.19	
	(Existing Forest Cover B - Clearing Forest Cover C)		

AFFORESTATION

E	Afforestation Threshold	3.24	
F	Afforestation Required: E = Total Area A x .15	0.00	
	(Afforestation Threshold - Existing Forest Cover B)		

REFORESTATION

G	Reforestation Threshold: Total Area A x .20	4.16	
H	Net Reforestation Threshold: G - Total Forest Cover B = G - B	2.95	
	(Reforestation Threshold G - Existing Forest Cover B)		
I	Reforestation Required: H x 0.25	0.74	
	(Net Reforestation Threshold H - Existing Forest Cover B x 0.25)		
J	Off-site Credit for reforestation on other properties	3.24	
K	Net Reforestation Credit: J - I = J - I	2.50	
	(Off-site Credit J - Required Reforestation I)		
L	Reforestation Credit Transferred: K x 0.5	1.25	
	(Net Credit K x 0.5)		
	Reforestation Credit Transferred: B x 0.5 (Total Forest Cover B x 0.5)	0.60	
	(Existing Forest Cover B x 0.5)		
M	Net Reforestation Credit Transferred: L - M = L - M	0.65	
	(Net Credit Transferred L - Existing Forest Cover B)		

BREAKEVEN POINT

N	Breakeven Point: Total Forest Cover B - Net Credit Transferred M = B - M	1.54	
	(Total Forest Cover B - Net Credit Transferred M)		
O	Breakeven Percentage: N / Total Area A = N / A	7.41 %	
	(Breakeven Point N / Total Area A)		

COMMERCIAL AREA	
TOTAL AREA:	20.79 AC.+/-
R/W DEDICATION:	6.36 AC.+/-
NET AREA:	22.43 AC.+/- * 4
TOTAL FOREST:	14.42 AC.+/-
FOREST IN R/W DEDICATION:	5.13 AC.+/-
NET FOREST:	9.29 AC.+/-
FOREST REMOVED:	8.10 AC.+/-
FOREST RETAINED:	1.19 AC.+/-
PLANTING REQUIRED:	5.83 AC.+/-
DEFICIT:	5.88 AC.+/-

NOTE:
TOTAL AREA INCLUDES 0.00 AC. OFF SITE PROPERTY, INCLUDING 0.30 FOREST (AT WRIGHNS MILL ROAD AND CSX RAIL INTERSECTION).

OVERALL SURPLUS: 0.00 (5.88 AC - 5.88 AC)

CITY OF GAITHERSBURG
31 SOUTH SUMMIT AVENUE
GAITHERSBURG, MARYLAND 20877
FCP APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TRANSMITTAL GRANTS APPROVAL OF
FOREST CONSERVATION PLAN
FOR APPLICATION NO. _____
DATE _____ BY _____

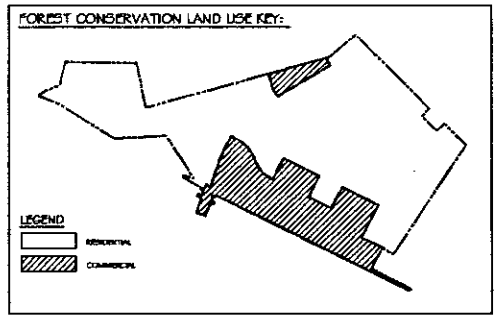
LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CANOPY
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- FOREST DRIPS LINE
- PROPERTY LINE
- CONSERVATION EASEMENT OR CITY OF GAITHERSBURG DEDICATION
- WETLANDS & 50' WETLANDS BUFFER
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- MASTER PLAN ROADS/TRANSIT REGIONAL TRAFFIC IMPROVEMENT DEDICATION FROM WORK TRACT AREA.
- REFORESTATION (PER FCP REFORESTATION) NO FOREST CONSERVATION CREDIT.
- TREE DATE (COUNTED AS FOREST CLEAR)

SHEET INDEX:

SHEET 1	FOREST CONSERVATION PLAN COVER SHEET
SHEET 2-14	FOREST CONSERVATION PLAN
SHEET 15-18	REFORESTATION PLAN
SHEET 19	FOREST CONSERVATION DETAILS

FOREST CONSERVATION LAND USE KEY:



Qualified Professional Certification

I hereby certify that this plan was prepared to the best of my knowledge and belief in accordance with the City of Gaithersburg Forest Conservation Law and the City of Gaithersburg's approved and adopted Environmental Standards.

Date _____ Signature _____
Stephen Wood
Expires: 08.15.06.01
Qualified Professional

EXHIBIT
5C
P1-VG50027
9-8-10

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:
BP Realty Investments, LLC
10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

FINAL FOREST CONSERVATION PLAN COVER SHEET

RODGERS CONSULTING
Enhancing the value of land assets
Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.8609
www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT
RELEASE FOR
BY _____ DATE _____

CASEY PROPERTY WEST METROPOLITAN GROVE

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 200'
JOB No. 77CA2
DATE: AUG., 2004
SHEET No. 1 OF 15

CASEY PROPERTY WEST: FINAL FOREST CONSERVATION PLAN COVER SHEET

PRELIMINARY NOT FOR CONSTRUCTION

EXISTING INTERSTATE 270

WATKINS MILL ROAD INTERCHANGE ALT 3 BY OTHERS

WSSC R/W

MATCH LINE, SEE SHEET 10

MATCH LINE, SEE SHEET 9

MATCH LINE, SEE SHEET 3

MATCH LINE, SEE SHEET 3

CONSERVATION PLAN

CASEY PROPERTY WEST

RESIDENTIAL (E)
FOREST RETAINED: 12.55 AC +/-
CATEGORY 1 CEM: 12.55 AC +/-

MASTER PLANNED WARE RESIDENTIAL (E)
8.0 AC +/-
(FOREST INCLUDED: 8.00 AC +/-)

MASTER PLANNED WARE RESIDENTIAL (E) 0.00 AC +/-
(FOREST INCLUDED: 0.00 AC +/-)

RESIDENTIAL (F): UTILITY CROSSING
FOREST CLEARED: 0.27 AC +/-

All the forest conservation numbers indicated for the areas shown on this plan include areas shown on adjacent sheets. See the adjacent sheets for graphical depiction of Forest Conservation Measures.

FOREST CONSERVATION SHEET INDEX

LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CANOPY
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- PHASE LINE
- CONSERVATION EASEMENT OR CITY OF GAITHERSBURG DEDICATION
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- TREE SAVE (COUNTED AS FOREST CLEAR)
- MASTER PLAN ROAD/TRANSIT
- REGIONAL TRAFFIC IMPROVEMENT DEDUCTION FROM TOTAL TRACT AREA.
- REFORESTATION (FOR SWM REFORESTATION) NO FOREST CONSERVATION CREDIT.
- WETLANDS & 25' WETLANDS BUFFER
- EXISTING TREE/CRITICAL ROOT ZONE TO BE SAVED
- EXISTING TREE/CRITICAL ROOT ZONE TO BE REMOVED
- TREE ROOT PRUNE
- PROPERTY LINE
- LIMIT OF DISTURBANCE

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies owning underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

EXHIBIT 5d
PI-VUS0027

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER DPS COMMENTS	04.06.06

Owner:
BP Realty Investments, LLC
18008 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-3099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FINAL FOREST CONSERVATION PLAN

RODGERS CONSULTING
Enhancing the value of land assets

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19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6809
www.rodgers.com

	BY	DATE
BASE DATA	RD	06/05
DESIGNED	RD	06/05
DRAWN	MF	06/05
REVIEWED	GR	06/05

RODGERS CONTACT: G. ROSSMAN

RELEASE FOR
BY _____ DATE _____

WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No. 1002A
DATE NOV., 2005
SHEET No. 2 of XX

PRELIMINARY NOT FOR CONSTRUCTION

EXISTING INTERSTATE 270

RAMP BY OTHERS

W/L 374.5

EXISTING POND

MASTER PLANNED WMRC RESIDENTIAL
± 0 AC M.
FOREST INCLUDED: 5.00 AC M

REFORESTATION
FOREST RETAINED: 12.88 AC M
CATEGORY I EASMT.: 12.88 AC M

MATCH LINE, SEE SHEET 2

MATCH LINE, SEE SHEET 9

MATCH LINE, SEE SHEET 4

WSSC R/W

FLOODPLAIN BRL

100YR FLOODPLAIN

STREAM VALLEY BUFFER

STREAM

CITY OF GAITHERSBURG
P150
ZONING
13.12 AC.

LANE 1
(PRIVATE)

PI-PIPE INLET

N 541000 E 1300000

N 541000 E 1400000

LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CANOPY
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- PHASE LINE
- CONSERVATION EASEMENT ON CITY OF GAITHERSBURG DEDICATION
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- TREE SAVE (COUNTED AS FOREST CLEAR)
- MASTER PLAN ROADS/FUTURE REGIONAL TRAFFIC IMPROVEMENT DEDUCTION FROM TOTAL TRACT AREA.
- REFORESTATION (FOR SITE REFORESTATION) BO FOREST CONSERVATION CREDIT.
- WETLANDS & 25' WETLANDS BUFFER
- EXISTING TREE/CRITICAL ROOT ZONE TO BE SAVED
- EXISTING TREE/CRITICAL ROOT ZONE TO BE REMOVED
- TREE ROOT PRUNE
- PROPERTY LINE
- LIMIT OF DISTURBANCE

FOREST CONSERVATION SHEET INDEX

All the forest conservation numbers indicated for the areas shown on this plan include areas shown on adjacent sheets. See the adjacent sheets for graphical depiction of Forest Conservation Measures.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies of underground facilities in 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 36A of the Montgomery County Code.

EXHIBIT
5E
PI-N050027
01-19-06

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER CITY COMMENTS	01 09 06

Owner:
BP Realty Investments, LLC
18000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FINAL FOREST CONSERVATION PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.0700
301.948.6256 (fax)
301.253.8609
www.rodgers.com

	BY	DATE
BASE DATA	BJ	08/05
DESIGNED	BJ	08/05
DRAWN	MF	08/05
REVIEWED	GV	08/05

RODGERS CONTACT & LAYOUTING

RELEASE FOR

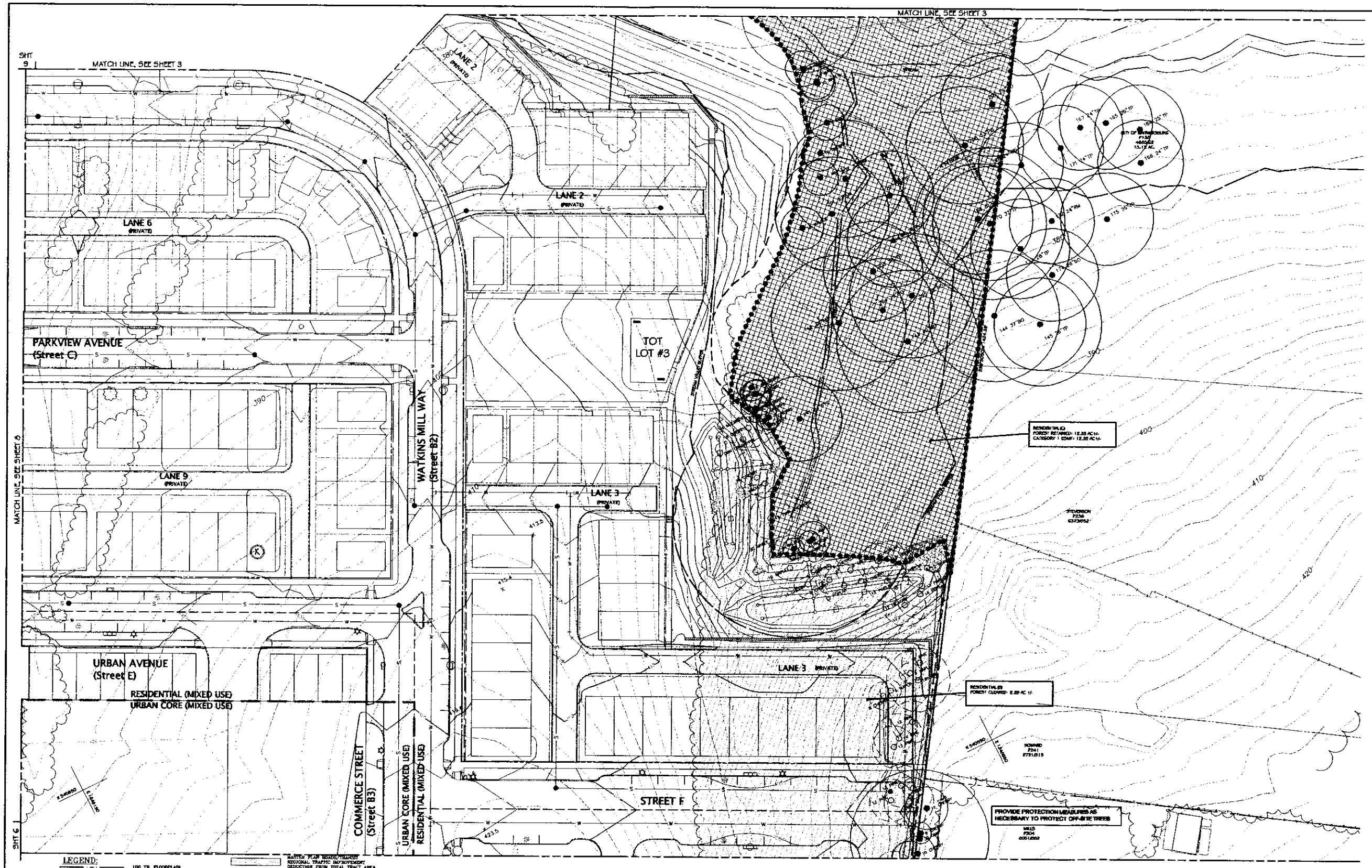
BY _____ DATE _____

WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 50'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 3 of XX

CASEY PROPERTY WEST
FINAL FOREST CONSERVATION PLAN



LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CANOPY
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- PHASE LINE
- CONSERVATION EASEMENT OR CITY OF GAITHERSBURG DEDICATION
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- TREE SAVE (COUNTED AS FOREST CLEAR)
- MASTER PLAN ROADS/HIGHWAY REGIONAL TRAFFIC IMPROVEMENT DEDUCTION FROM TOTAL TRACT AREA
- REFORESTATION (FOR SWM REFORESTATION) NO FOREST CONSERVATION CREDIT.
- WETLANDS & 25' WETLANDS BUFFER
- 12" MAPLE — EXISTING TREE/CRITICAL ROOT ZONE TO BE SAVED
- 8" MAPLE — EXISTING TREE/CRITICAL ROOT ZONE TO BE REMOVED
- TREE ROOT PRUNE
- PROPERTY LINE

FOREST CONSERVATION SHEET INDEX

All the forest conservation numbers indicated for the areas shown on this plan include areas shown on adjacent sheets. See the adjacent sheets for graphical depiction of Forest Conservation Measures.

CALL "MISS UTILITY" 1-800-257-7777

The contractor must notify all public utility companies of underground facilities in the area of proposed excavation and have their facilities located by the utility companies prior to commencing excavation. The contractor is responsible for compliance with requirements of Section 36A of the Montgomery County Code.

EXHIBIT 5F

P -105002

01-18-06

REVISION	DATE	REVISION	DATE	REVISION	DATE

REV. NO. QTY COMMENTS DR. BY NO.

Owner:
BP Realty Investments, LLC
10800 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FINAL FOREST CONSERVATION PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6009
www.rodgers.com

	BY	DATE
BASE DATA	RCI	2005
DESIGNED	RCI	2005
DRAWN	MF	2005
REVIEWED	GV	2005

RODGERS CONTACT & INITIAL

RELEASE FOR

BY _____ DATE _____

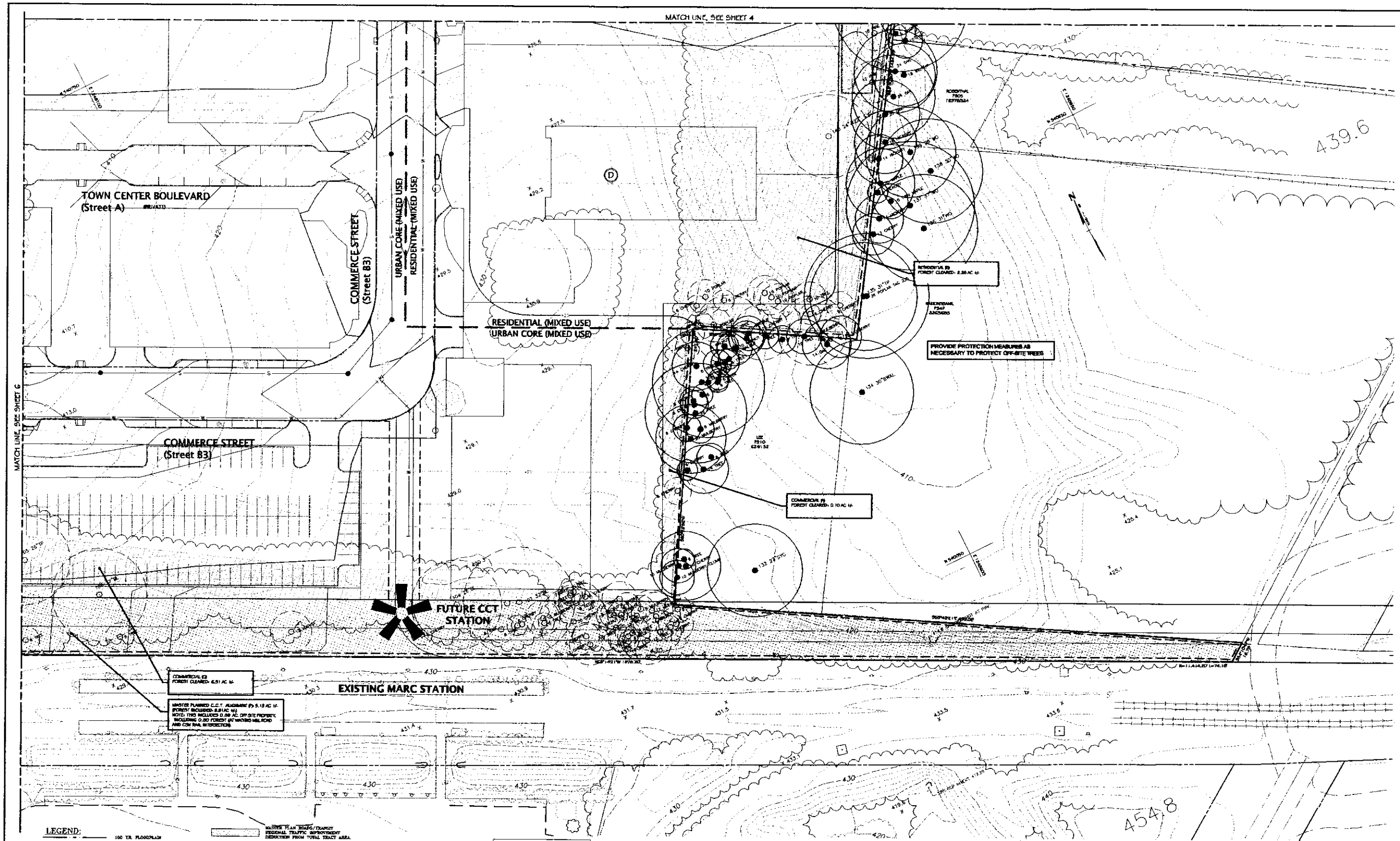
WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 50'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 4 of 10

PRELIMINARY NOT FOR CONSTRUCTION

CASEY PROPERTY WEST MS FOREST CONSERVATION PLAN



REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER CITY COMMENTS	01.09.06

Owner:
BP Realty Investments, LLC
10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Bokart

FINAL FOREST CONSERVATION PLAN

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Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.8609
www.rodgers.com

	BY	DATE
BASE DATA	RD	06/08
DESIGN'D	RD	06/08
DRAWN	MF	06/08
REVIEWED	GB	06/08

RODGERS CONTACT: G. LANDBERG
RELEASE FOR
BY _____ DATE _____

WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 50'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 5 OF XX

MATCH LINE, SEE SHEET 8

MATCH LINE, SEE SHEET 7

MATCH LINE, SEE SHEET 5

SHT 4

GRAND STREET (Street B4)

MIDTOWN STREET (Street D) PRIVATE

RESIDENTIAL (MIXED USE)
URBAN CORE (MIXED USE)

TOWN CENTER BOULEVARD (Street A) PRIVATE

ART IN PUBLIC PLACES

COMMERCE STREET (Street B3)

CCT

CSX TRANSPORTATION INC.

RESIDENTIAL (I)
FOREST RETAINED: 5.00 AC +/-
CATEGORY 1 EZMIT: 5.00 AC +/-

RESIDENTIAL (H)
FOREST CLEARED: 15.98 AC +/-

COMMERCIAL (N)
FOREST RETAINED: 1.19 AC +/-
CATEGORY 1 EZMIT: 1.19 AC +/-

COMMERCIAL (E)
FOREST CLEARED: 4.51 AC +/-

MASTER PLANNED C.C.T. ALIGNMENT (F): 5.18 AC +/-
FOREST INCLUDES: 0.24 AC +/-
NOTE: THIS INCLUDES 0.60 AC. OFF SITE PROPERTY, INCLUDING 0.30 FOREST AT WARING MILL ROAD AND CSX RAIL INTERSECTION.

LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CANOPY
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- PHASE LINE
- CONSERVATION EASEMENT OR CITY OF GAITHERSBURG DEDICATION
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- TREE SAVE (COUNTED AS FOREST CLEAR)
- MASTER PLAN ROADS/TRANSIT NECESSARY TRAFFIC IMPROVEMENT DEDUCTION FROM TOTAL TRACT AREA
- REFORESTATION (FOR SWM REFORESTATION) NO FOREST CONSERVATION CREDIT.
- WETLANDS & 25' WETLANDS BUFFER
- EXISTING TREE/CRITICAL ROOT ZONE TO BE SAVED
- EXISTING TREE/CRITICAL ROOT ZONE TO BE REMOVED
- TREE ROOT PROFILE
- PROPERTY LINE
- LIMIT OF DISTURBANCE

FOREST CONSERVATION SHEET INDEX

All the forest conservation numbers indicated for the areas shown on this plan include areas shown on adjacent sheets. See the adjacent sheets for graphical depiction of Forest Conservation Measures.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies of underground facilities in the area of proposed excavation and have these facilities located by the utility owners prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

EXHIBIT 5H
P1-050027
CH-18-06

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER CITY COMMENTS	01.09.06

Owner:
BP Realty Investments, LLC
10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 308
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FINAL FOREST CONSERVATION PLAN

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19847 Century Blvd., Suite 200
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301.948.6256 (fax)
301.253.5609
www.rodgers.com

	BY	DATE
BASE DATA	RJ	9/05
DESIGNED	RJ	9/05
DRAWN	MF	9/05
REVIEWED	DJ	9/05

RODGERS CONTACT: G. UNRUHE
RELEASE FOR
BY _____ DATE _____

WATKINS MILL TOWN CENTER

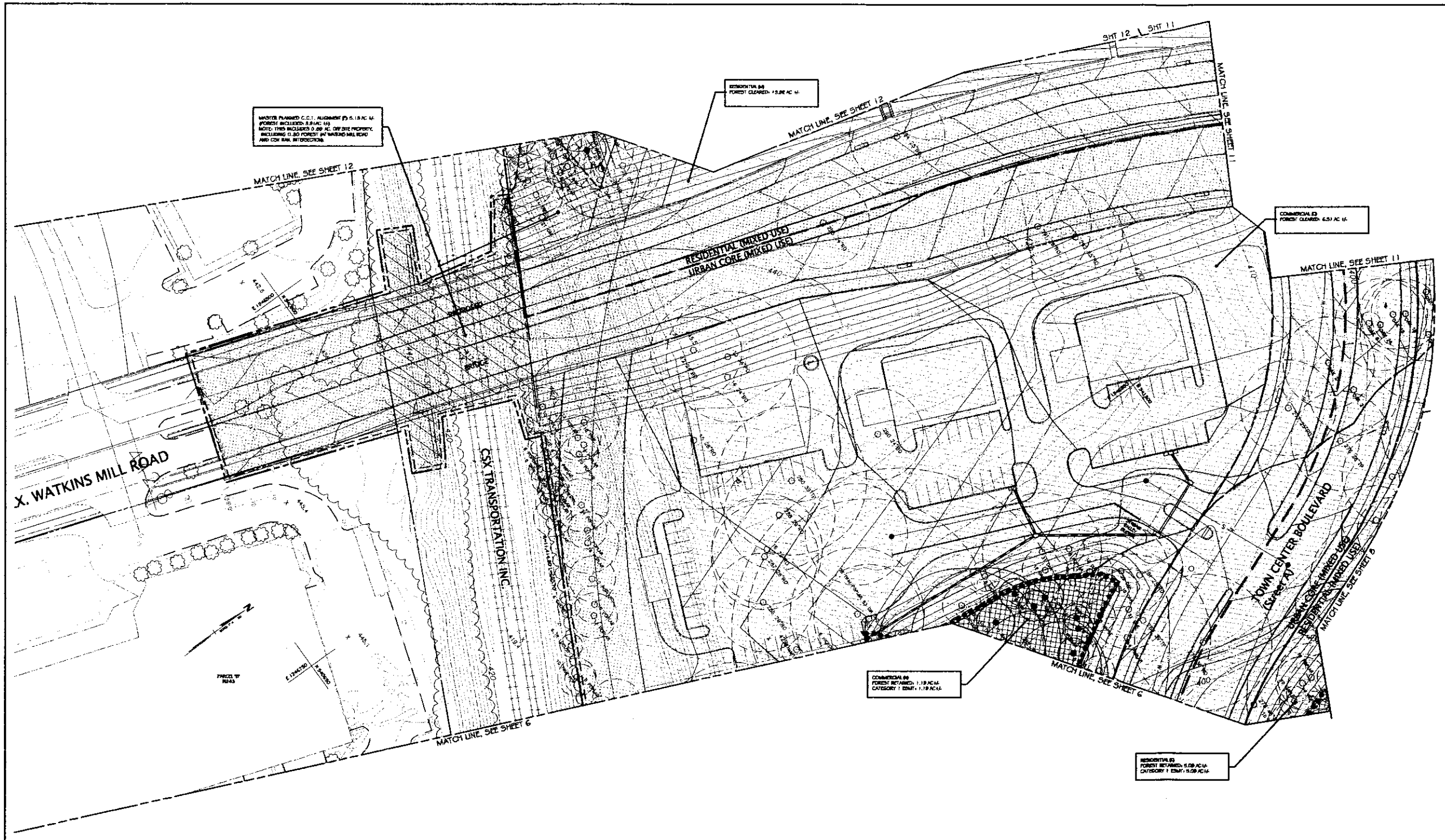
City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 50'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 6 of XX

PRELIMINARY NOT FOR CONSTRUCTION

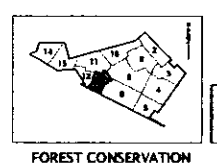
CASEY PROPERTY WEST - FINAL FOREST CONSERVATION PLAN

\\Corvus\SHAREDDOT\MD-Montgomery Watkinds\DWG\Dev-Forest\Forest conservation\Final forest conservation \2-14_wind-final-forest.dwg Sheet06 Jan 11, 2006 3:25pm



LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CANOPY
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- PHASE LINE
- CONSERVATION EASEMENT ON CITY OF GAITHERSBURG DEDICATION
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- TREE SAVE (COUNTED AS FOREST CLEAR)
- MASTER PLAN ROADS/TRANSIT REGIONAL TRAFFIC IMPROVEMENT DEDUCTION FROM TOTAL TRACT AREA.
- REFORESTATION (FOR SVB REFORESTATION) NO FOREST CONSERVATION CREDIT.
- WETLANDS & 25' WETLANDS BUFFER
- 18" MAPLE — EXISTING TREE/CRITICAL ROOT ZONE TO BE SAVED
- 18" MAPLE — EXISTING TREE/CRITICAL ROOT ZONE TO BE REMOVED
- TREE ROOT PRUNE
- PROPERTY LINE
- LIMIT OF DISTURBANCE



FOREST CONSERVATION SHEET INDEX

All the forest conservation numbers indicated for the areas shown on this plan include areas shown on adjacent sheets. See the adjacent sheets for graphical depiction of Forest Conservation Measures.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies underground facilities in 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 36A of the Montgomery County Code.

EXHIBIT 5I 1-16-08 PE-V06-0527

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER CTY COMMENTS	06.06.06

Owner:
BP Realty Investments, LLC
10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FINAL FOREST CONSERVATION PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.8609
www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN	MF	2005
REVIEWED	GG	2005

RODGERS CONTACT: G. GRYGORCZYK

RELEASE FOR

BY _____ DATE _____

WATKINS MILL TOWN CENTER

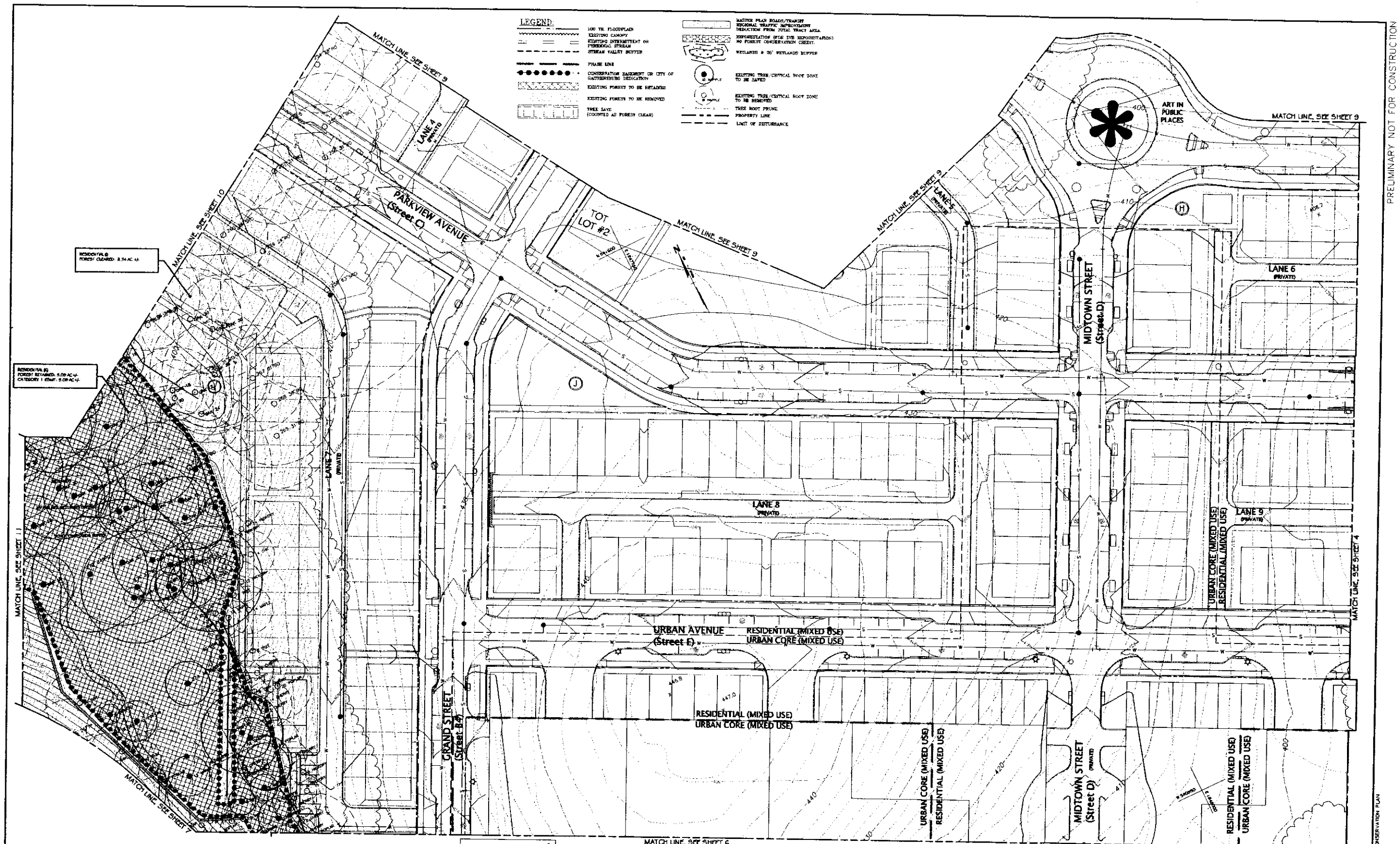
City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE 1" = 30'
JOB No. 10032A
DATE NOV., 2005
SHEET No. 7 OF XX

PRELIMINARY NOT FOR CONSTRUCTION

CASEY PROPERTY WEST FOREST CONSERVATION PLAN

PRINCE GEORGE'S COUNTY, MD.



REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER CITY COMMENTS	01.06.06

Owner:
BP Realty Investments, LLC
18008 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2899
Fax: (301) 299-2833
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Bikoot

FINAL FOREST CONSERVATION PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6089
www.rodgers.com

	BY	DATE
BASE DATA	RCI	06/05
DESIGNED	RCI	06/05
DRAWN	MF	06/05
REVIEWED	GU	06/05

RODGERS CONTACT: S. WATKINS
RELEASE FOR
BY _____ DATE _____

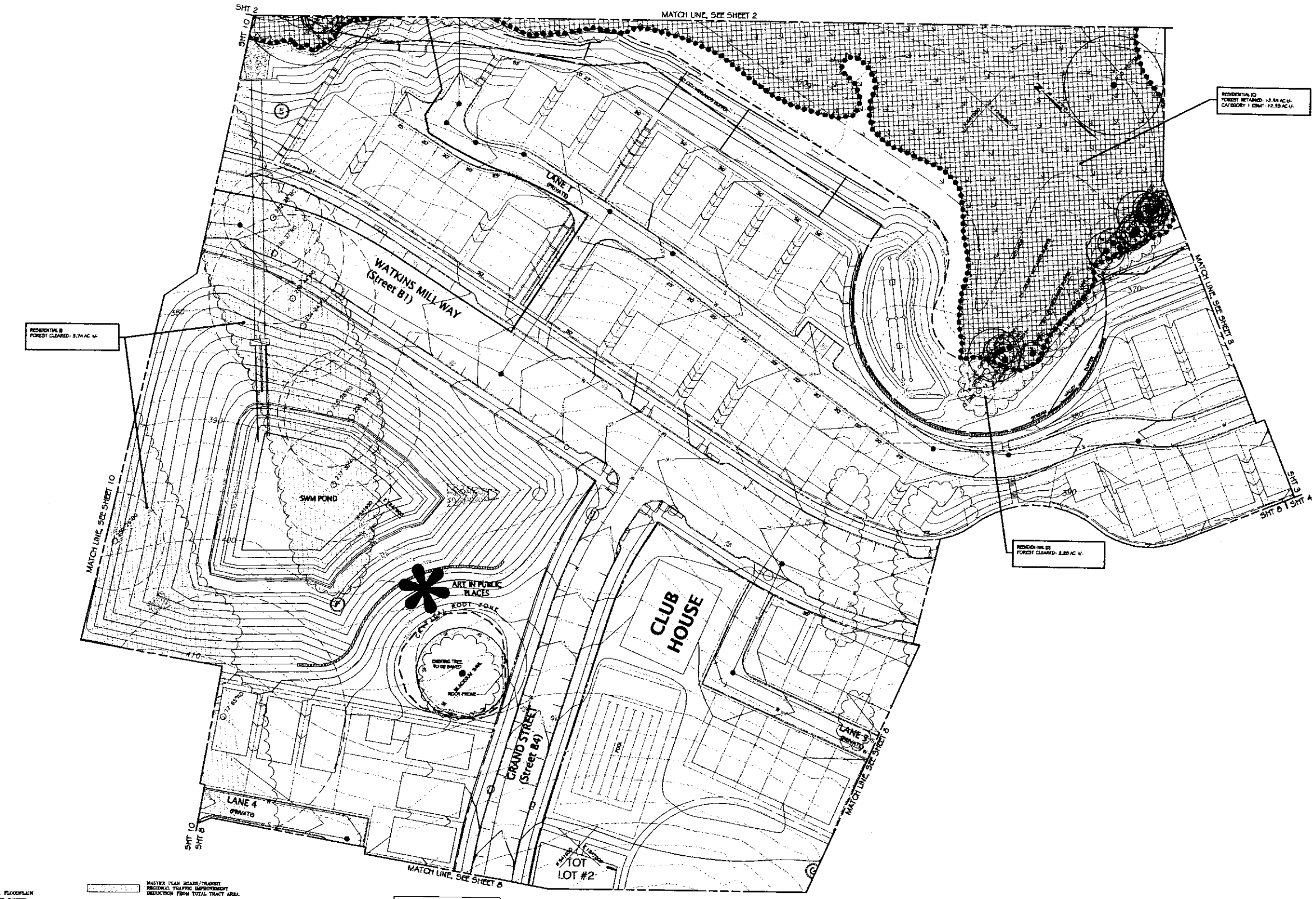
WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No. T002A
DATE: NOV., 2005
SHEET No. 8 of XX

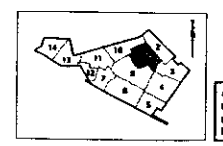
EXHIBIT 5J
PI-V05C0027
10-18-06

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CANOPY
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- PHASE LINE
- CONSERVATION EASEMENT OR CITY OF GAITHERSBURG DEDICATION
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- TREE SAVE (COUNTED AS FOREST CLEAR)
- MASTER PLAN ROADS/TRANSIT REGIONAL TRAFFIC IMPROVEMENT DEDUCTION FROM TOTAL TRACT AREA
- REFORESTATION (PER SWM REFORESTATION) NO FOREST CONSERVATION CREDIT
- WETLANDS & 25' WETLANDS BUFFER
- 30" DIAMETER — EXISTING TREE/CRITICAL ROOT ZONE TO BE SAVED
- 30" DIAMETER — EXISTING TREE/CRITICAL ROOT ZONE TO BE REMOVED
- TREE ROOT PRUNE
- PROPERTY LINE
- LIMIT OF DISTURBANCE



FOREST CONSERVATION SHEET INDEX

All the forest conservation numbers indicated for the areas shown on this plan include areas shown on adjacent sheets. See the adjacent sheets for graphical depiction of Forest Conservation Measures.

CALL "MISS UTILITY" AT 1-800-257-7777

The excavator must notify all public utility companies owning underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

EXHIBIT 5K
DPF-V05-0027
1-18-06

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER CITY COMMENTS	01.05.06

Owner:
BF Realty Investments, LLC
10800 Falls Road, Suite 180
Potomac, Maryland 20854
Ph.: (301) 299-2899
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FINAL FOREST CONSERVATION PLAN

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19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6009
www.rodgers.com

	BY	DATE
BASE DATA	BCI	8/05
DESIGNED	BCI	8/05
DRAWN	MF	8/05
REVIEWED	GU	8/05

RODGERS CONTACT: G. UNTERWEG

RELEASE FOR

BY _____ DATE _____

WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 50'
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 9 of 10

CASEY PROPERTY WEST
FOREST CONSERVATION PLAN

PRELIMINARY NOT FOR CONSTRUCTION

WATKINS MILL ROAD INTERCHANGE
ALT 3 BY OTHERS

MONTGOMERY COUNTY
CITY OF GAITHERSBURG

WATKINS MILL ROAD

MATCH LINE, SEE SHEET 11

MATCH LINE, SEE SHEET 2

MATCH LINE, SEE SHEET 9

MATCH LINE, SEE SHEET 8

PARKVIEW AVENUE
Street C

LANE 7
(PRIVATE)

LANE 4
(PRIVATE)

A.B. McGOWN et al
#707
66/17506
65.43 Ac.

STREAM VALLEY BUFFER

30' CITY WETLAND BUFFER

25' COUNTY WETLAND BUFFER

WETLANDS

RESIDENTIAL (R)
FOREST RETAINED: 5.09 AC +/-
CATEGORY 1 ESWR: 5.09 AC +/-

RESIDENTIAL (R)
FOREST CLEARED: 18.82 AC +/-

RESIDENTIAL (R)
FOREST CLEARED: 8.94 AC +/-

RESIDENTIAL (R)
FOREST RETAINED: 5.09 AC +/-
CATEGORY 1 ESWR: 5.09 AC +/-

COMMERCIAL (R)
FOREST CLEARED: 1.48 AC +/-

MASTER PLANNED WARE COMMERCIAL (R): 1.25 AC +/-
(FOREST INCLUDED: 1.22 AC +/-)

PROVIDE PROTECTION MEASURES AS NECESSARY TO PROTECT OFF-SITE TREES

NO REMOVAL OUTSIDE OF ROAD DISTURBANCE UNTIL FINAL SITE PLAN FOR AREA.

LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CARP'S
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- PHASE LINE
- CONSERVATION EASEMENT OR CITY OF GAITHERSBURG DEDICATION
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- TREE SAVE (COUNTED AS FOREST CLEAR)
- NETTO PLAN AREA (GROSS) MINUS ROAD R/W, TOTAL AREA RETAINED, DEDUCTION FROM TOTAL TRACT AREA
- BMP EASEMENT (FOR THE REPLANTATION) NO FOREST CONSERVATION CREDIT
- WETLANDS & 25' WETLANDS BUFFER
- EXISTING TREE/CRITICAL ROOT ZONE TO BE SAVED
- EXISTING TREE/CRITICAL ROOT ZONE TO BE REMOVED
- TREE ROOT PRUNE
- PROPERTY LINE
- LIMIT OF DISTURBANCE

FOREST CONSERVATION SHEET INDEX

All the forest conservation numbers indicated for the areas shown on this plan include areas shown on adjacent sheets. See the adjacent sheets for graphical depiction of Forest Conservation Measures.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies of underground facilities in the area of proposed excavation and have these facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

EXHIBIT
5L
PI-060027
01-18-06

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner:
BF Realty Investments, LLC
18000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FINAL FOREST CONSERVATION PLAN

RODGERS CONSULTING
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Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6806
www.rodgers.com

	BY	DATE
BASE DATA	RG	06/05
DESIGNED	RG	06/05
DRAWN	MF	06/05
REVIEWED	GV	06/05

RODGERS CONTACT: G. VAITKUNAS
RELEASE FOR
BY _____ DATE _____

WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE 1" = 50'
JOB No. 1002A
DATE NOV., 2005
SHEET No. 10 OF XX

CASEY PROPERTY WEST
FOREST CONSERVATION PLAN

©Copyright LSW/RCSCOT MD-Montgomery W:\Watkins Mill\CAD\Development\Forest conservation\Final forest conservation v3-14_west-forest-forest.dwg Sheet 10 Jan 11, 2006, 8:50am

PRELIMINARY NOT FOR CONSTRUCTION

MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 10

MATCH LINE, SEE SHEET 12

MATCH LINE, SEE SHEET 7

MATCH LINE, SEE SHEET 6

A.D. McCORMICK ET AL
#707
DEED/PROPERTY
65.48 Ac.

RESIDENTIAL (E)
FOREST RETAINED: 15.09 AC+/-
CATEGORY 1 ESM: 15.09 AC+/-

RESIDENTIAL (D)
FOREST RETAINED: 5.09 AC+/-
CATEGORY 1 ESM: 5.09 AC+/-

RESIDENTIAL (G)
CITY DEDICATION: 18.88 AC +/-
COUNTED AS 3AWF: 6.88 AC +/-
COUNTED AS FUTURE CLEARING BY CITY: 7.88 AC+/-

RESIDENTIAL (H)
FOREST CLEARED: 19.38 AC +/-

PARK
0.72 AC±

CAULFIELD DRIVE
(Street C)

LANE 10
(PRIVATE)

PARKLANDS AVENUE
(Street A)

LANE 11
(PRIVATE)

WATKINS MILL ROAD

LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CANOPY
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- PHASE LINE
- CONSERVATION EASEMENT OR CITY OF GAITHERSBURG DEDICATION
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- TREE SAVE (COUNTED AS FOREST CLEAR)
- MASTER PLAN ROADS/TRANSIT REGIONAL TRAFFIC IMPROVEMENT DEDUCTION FROM TOTAL TRACT AREA
- REFORESTATION (FOR SVB REFORESTATION) NO FOREST CONSERVATION CREDIT
- WETLANDS & 25' WETLANDS BUFFER
- EXISTING TREE/CRITICAL ROOT ZONE TO BE SAVED
- EXISTING TREE/CRITICAL ROOT ZONE TO BE REMOVED
- TREE ROOT PRUNE
- PROPERTY LINE
- LIMIT OF DISTURBANCE

FOREST CONSERVATION SHEET INDEX

All the forest conservation numbers indicated for this area shown on this plan include areas shown on adjacent sheets. See the adjacent sheets for graphical depiction of Forest Conservation Measures.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

EXHIBIT 5M
AE-V050027
10-18-1

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER CITY COMMENTS	01.05.06

Owner:
BP Realty Investments, LLC
10800 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2899
Fax: (301) 299-2833
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Bokert

FINAL FOREST CONSERVATION PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE
BASE DATA	RG	8/05
DESIGNED	RG	8/05
DRAWN	MF	8/05
REVIEWED	GG	8/05

RODGERS CONTACT & LIMITS/BOUND

RELEASE FOR
BY: ____ DATE: ____

WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 50'
JOB No. 10002A
DATE: NOV., 2005
SHEET No. 11 of XX

CASEY PROPERTY: WEST MAP CONSERVATION PLAN

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CANOPY
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- TRASH LINE
- CONSERVATION EASEMENT ON CITY OF GAITHERSBURG DEDICATION
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- TREE SAVE (COUNTED AS FOREST CLEAR)
- MASTER PLAN ROADS/TRANSIT REGIONAL TRAFFIC IMPROVEMENT DEDUCTION FROM TOTAL TRACT AREA.
- REFORESTATION (FOR 3*B REFORESTATION) NO FOREST CONSERVATION CREDIT.
- WETLANDS & 25' WETLANDS BUFFER
- EXISTING TREE/CRITICAL ROOT ZONE TO BE SAVED
- EXISTING TREE/CRITICAL ROOT ZONE TO BE REMOVED
- TREE ROOT PRUNE
- PROPERTY LINE
- LIMIT OF DISTURBANCE

FOREST CONSERVATION SHEET INDEX

All the forest conservation numbers indicated for the areas shown on this plan include areas shown on adjacent sheets. See the adjacent sheets for graphical depiction of Forest Conservation Measures.

CALL "MISS UTILITY" 1-800-257-7777

The excavator must notify all public utility companies owning underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Section 36A of the Montgomery County Code.

EXHIBIT 5N
PI-V050027
01-18-06

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER DTI COMMENTS	01.09.06

Owner:
BP Realty Investments, LLC
10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FINAL FOREST CONSERVATION PLAN

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Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6089
www.rodgers.com

	BY	DATE
BASE DATA	RJ	9/05
DESIGNED	RJ	9/05
DRAWN	MF	9/05
REVIEWED	GV	9/05

RODGERS CONTACT & APPROVAL
RELEASE FOR
BY _____ DATE _____

WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 50'
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 12 of XX

C:\SET PROPERTY WITH FOREST CONSERVATION PLAN

PRELIMINARY NOT FOR CONSTRUCTION

MATCH LINE, SEE SHEET 14

CSX TRANSPORTATION INC.

CITY OF GAITHERSBURG
MONTGOMERY COUNTY

RESIDENTIAL(A)
CITY DEDICATION: 18.88 AC M.
COUNTED AS SAVED: 6.09 AC M.
COUNTED AS FUTURE CLEARING BY CITY: 7.85 AC M.

RESIDENTIAL(B)
FOREST REMAINED: 18.88 AC M.

RESIDENTIAL(B)
FOREST REMAINED: 5.09 AC M.
CATEGORY 1 (ZONE): 5.09 AC M.

ONE WAY

TOT LOT #1

PARKLANDS AVENUE (Street A)

GREENBAUM LANE (Street H)

ONE WAY

MONTGOMERY COUNTY
CITY OF GAITHERSBURG

MATCH LINE, SEE SHEET 11

MATCH LINE, SEE SHEET 12

MATCH LINE, SEE SHEET 12

LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CONTOUR
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- PHASE LINE
- CONSERVATION EASEMENT OR CITY OF GAITHERSBURG DEDICATION
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- TREE SAVE (COUNTED AS FOREST CLEAR)
- MASTER PLAN ROADS/TRANSIT
- REGIONAL TRAFFIC IMPROVEMENT
- DEDUCTION FROM TOTAL TRACT AREA
- REFORESTATION (FOR EVE REFORESTATION) NO FOREST CONSERVATION CREDIT
- WETLANDS & 25' WETLANDS BUFFER
- 18 INCHES EXISTING TREE/CRITICAL ROOT ZONE TO BE SAVED
- 8 INCHES EXISTING TREE/CRITICAL ROOT ZONE TO BE REMOVED
- TREE ROOT PROTECTION
- PROPERTY LINE
- LIMIT OF DISTURBANCE

FOREST CONSERVATION SHEET INDEX

All the forest conservation numbers indicated for the areas shown on this plan include areas shown on adjacent sheets. See the adjacent sheets for graphical depiction of Forest Conservation Measures.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies owning underground facilities in the area of proposed excavation and have these facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER CITY COMMENTS	01.06.06

Owner:
BP Realty Investments, LLC
10800 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2833
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FINAL FOREST CONSERVATION PLAN

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Enhancing the value of land assets

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19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6009
www.rodgers.com

	BY	DATE
BASE DATA	RG	6/05
DESIGNED	RG	6/05
DRAWN	MF	6/05
REVIEWED	GB	6/05

RODGERS CONTACT & APPROVAL

RELEASE FOR

BY _____ DATE _____

WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 50'
JOB No. 10002A
DATE: NOV., 2005
SHEET No. 13 of 24

CASE: PROPERTY WEST FOREST CONSERVATION PLAN

EXHIBIT 50
1-18-06
AT-V050027

PRELIMINARY NOT FOR CONSTRUCTION

STATE OF MARYLAND
PARCEL D
L 3676 F 200

A.B. McGOWAN et al
#600
66177506

PATTERSON
#715
32594450

BERCELLI
#717
17130355

CX FARM PRESERVE RD.

PRIVATE DRIVE

MONTGOMERY COUNTY
CITY OF GAITHERSBURG

PRIVATE DRIVE

A.B. McGOWAN et al
#707
66177506
63.43 Ac.

CSX TRANSPORTATION INC.

REFORESTATION
CITY DEDICATION: 15.30 AC. N.
COUNTED AS SAVE: 6.28 AC. N.
COUNTED AS FUTURE CLEARING BY CITY: 7.35 AC. N.

MATCH LINE, SEE SHEET 13

LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CANOPY
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- PHASE LINE
- CONSERVATION EASEMENT OR CITY OF GAITHERSBURG DEDICATION
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- TREE SAVE (COUNTER AS FOREST CLEAR)
- REGIONAL TRAFFIC IMPROVEMENT DEDUCTION FROM TOTAL TRACT AREA.
- REFORESTATION (FOR SVB REFORESTATION) NO FOREST CONSERVATION CREDIT
- WETLANDS & 25' WETLANDS BUFFER
- EXISTING TREE/CRITICAL ROOT ZONE TO BE SAVED
- EXISTING TREE/CRITICAL ROOT ZONE TO BE REMOVED
- TREE ROOT PRUNE
- PROPERTY LINE
- LIMIT OF DISTURBANCE

FOREST CONSERVATION SHEET INDEX

All the forest conservation numbers indicated for the areas shown on this plan include areas shown on adjacent sheets. See the adjacent sheets for graphical depiction of Forest Conservation Measures.

CALL "MISS UTILITY" AT 1-800-257-7777

The excavator must notify all public utility companies owning underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

EXHIBIT
5P
PVC 50027
01-18-06

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER CITY COMMENTS	12.29.05

Owner:
BP Realty Investments, LLC
10000 Falls Road, Suite 180
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FINAL FOREST CONSERVATION PLAN

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Enhancing the value of land assets

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19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.8689
www.rodgers.com

	BY	DATE
BASE DATA	BCI	8/05
DESIGNED	ECI	8/05
DRAWN	MF	8/05
REVIEWED	GB	8/05

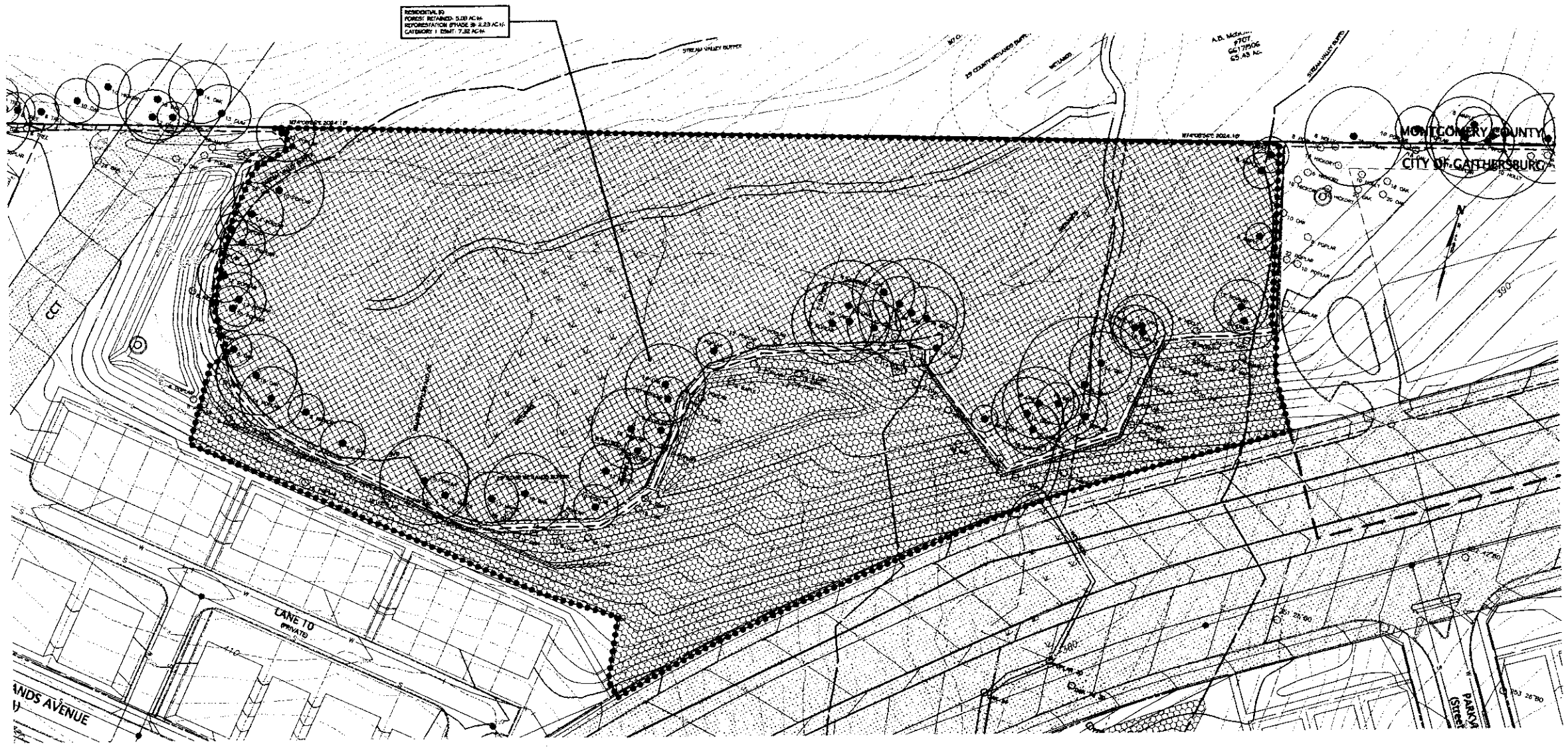
RESPONSIBLE CONTACT: E. LAPOINTE
RELEASE FOR
BY _____ DATE _____

WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 14 of 20

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CANOPY
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- PROPERTY LINE
- PHASE LINE
- CONSERVATION EASEMENT OR CITY OF GAITHERSBURG DEDICATION
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- LIMIT OF DISTURBANCE
- TREES ROOT PRUNE
- MASTER PLAN ROADS/TRANSIT REGIONAL TRAFFIC IMPROVEMENT DEDUCTION FROM TOTAL TRACT AREA.
- REFORESTATION (FOR SVD REFORESTATION) NO FOREST CONSERVATION CREDIT
- TREE SAVE (COUNTED AS FOREST CLEAR)
- WETLANDS & 25' WETLANDS BUFFER
- 25' BUFFER
- EXISTING TREE/CRITICAL ROOT ZONE TO BE SAVED

REFORESTATION
AFFORESTATION PLAN
SHEET INDEX

All the forest conservation numbers indicated for the areas shown on this plan include areas shown on adjacent sheets. See the adjacent sheets for graphical duplication of Forest Conservation Measures.

CALL "MISS UTILITY"
1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies owning underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 30A of the Montgomery County Code.

EXHIBIT
5Q
PF-V050027

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER CITY COMMENTS	10.05.05

Owner:
BP Realty Investments, LLC
10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FOREST REFORESTATION AND AFFORESTATION LAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.8609
www.rodgers.com

	BY	DATE
BASE DATA	RJ	/05/
DESIGNED	RJ	/05/
DRAWN	MF	/05/
REVIEWED	GM	/05/

RODGERS CONTACT: G. MATHERNE
RELEASE FOR
BY _____ DATE _____

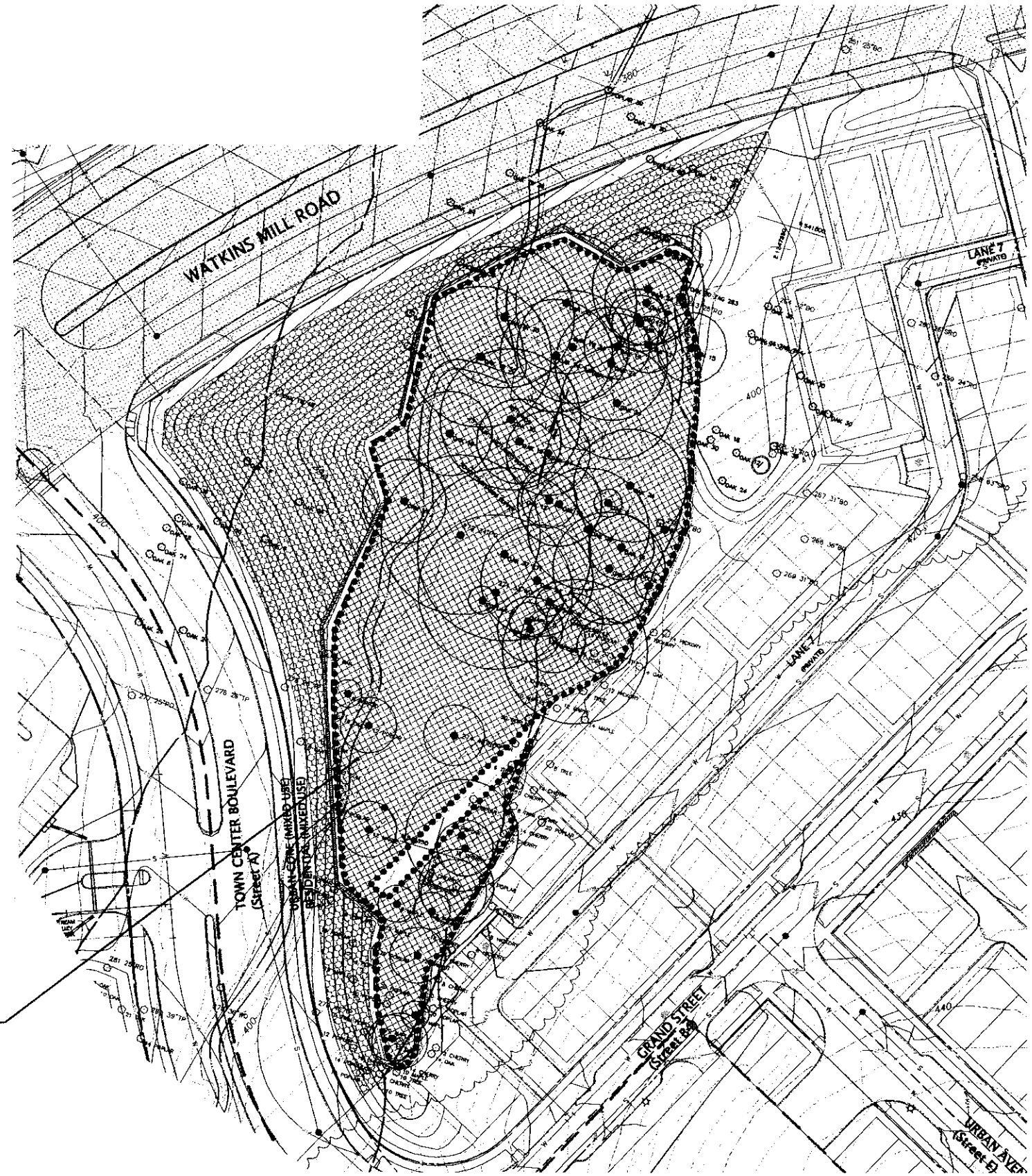
WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 50'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 15 of XX

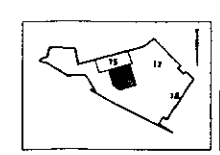
CASEY PROPERTY WEST FOREST CONSERVATION PLAN

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CANOPY
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- PROPERTY LINE
- PHASE LINE
- CONSERVATION EASEMENT OR CITY OF GAITHERSBURG DEDICATION
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- LIMIT OF DISTURBANCE
- TREE ROOT PRUNE
- MASTER PLAN ROADS/TRANSIT REGIONAL TRAFFIC IMPROVEMENT DEDUCTION FROM TOTAL TRACT AREA.
- REFORESTATION (PER 1998 REFORESTATION) NO FOREST CONSERVATION CREDIT.
- TREE SAVE (COUNTED AS FOREST CLEAR)
- WETLANDS & 25' WETLANDS BUFFER
- EXISTING TREE/CRITICAL ROOT ZONE TO BE SAVED



REFORESTATION AFFORESTATION PLAN SHEET INDEX

All the forest conservation numbers indicated for the areas shown on this plan include areas shown on adjacent sheets. See the adjacent sheets for graphical depiction of Forest Conservation Measures.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies [illegible] underground facilities in the area of proposed excavation and have these facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

EXHIBIT 5R
P1-V050027
01-18-06

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER CTY COMMENTS	04.29.06

Owner:
BP Realty Investments, LLC
10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FOREST REFORESTATION AND AFFORESTATION LAN

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19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.251.8809
www.rodgers.com

	BY	DATE
BASE DATA	RG	AOB
DESIGNED	RG	AOB
DRAWN	MF	AOB
REVIEWED	GS	AOB

RODGERS CONTACT: G. SHEPHERD

RELEASE FOR
BY _____ DATE _____

WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

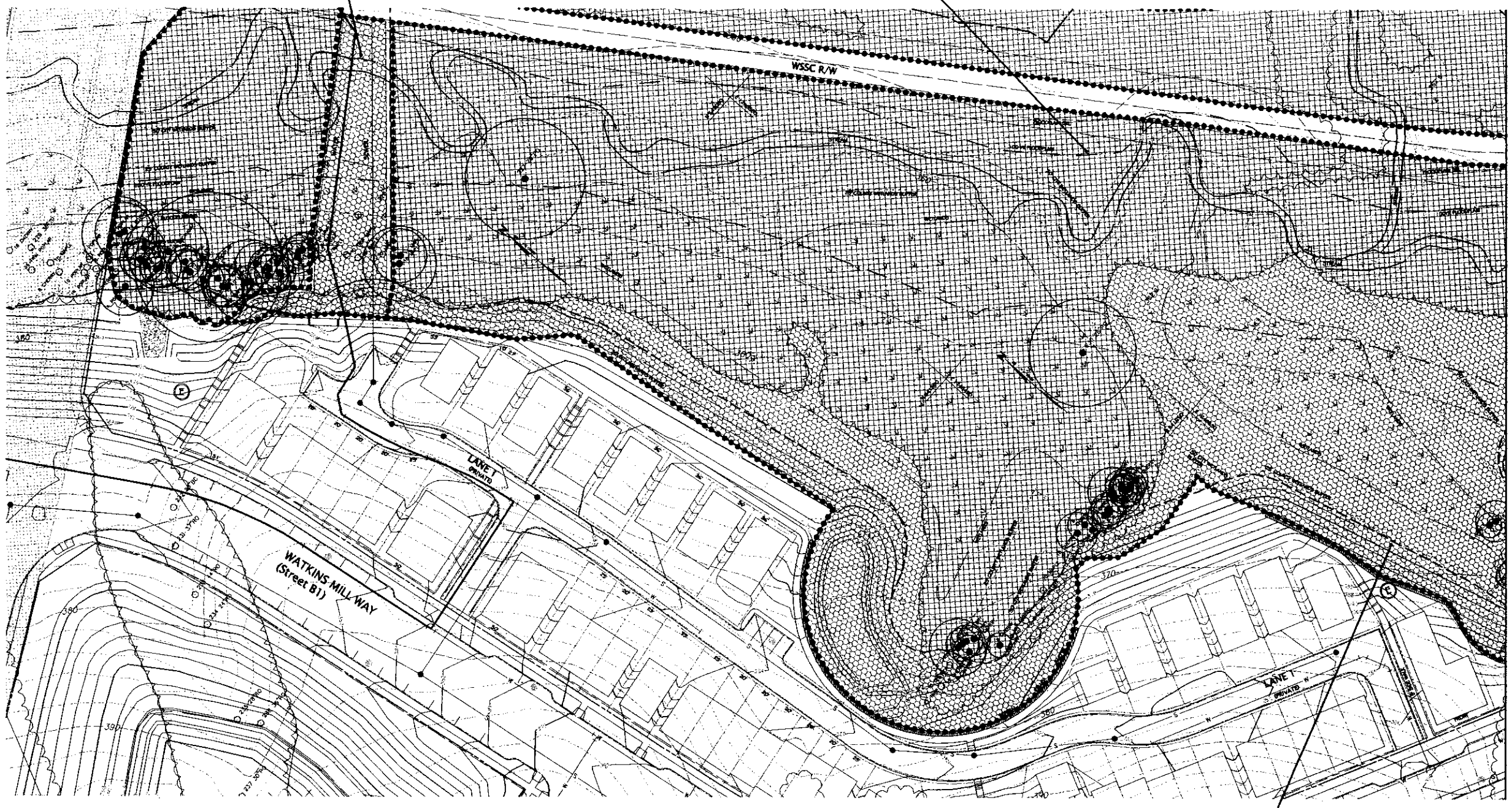
SCALE 1" = 30'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 16 OF XX

CASE: PROPERTY: WCST CONSERVATION PLAN

PRELIMINARY NOT FOR CONSTRUCTION

RESIDENTIAL #3: UTILITY CROSSING
REFORESTATION (PHASE 3): 0.27 AC +/-
CATEGORY 1 EASEMENT: 0.27 AC +/-

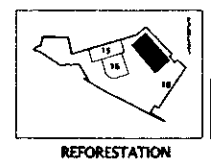
RESIDENTIAL #2
FOREST: 867 AREAS: 12.85 AC +/-
CATEGORY 1 EASEMENT: 12.85 AC +/-



AFFORESTATION (PHASE 1): 3.74 AC +/-
CATEGORY 1 EASEMENT: 3.74 AC +/-

LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CANOPY
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- PROPERTY LINE
- PHASE LINE
- CONSERVATION EASEMENT OR CITY OF GAITHERSBURG DEDICATION
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- LIMIT OF DISTURBANCE
- TREE ROOT PRUNE
- MASTER PLAN ROADS/TRANSIT REGIONAL TRAFFIC IMPROVEMENT REDUCTION FROM TOTAL TRACT AREA.
- REFORESTATION (FOR SVD REFORESTATION) NO FOREST CONSERVATION CREDIT.
- TREE SAVE (COUNTED AS FOREST CLEAR)
- WETLANDS & 25' WETLANDS BUFFER
- 10' RAPPLE — EXISTING TREE/CRITICAL ROOT ZONE TO BE SAVED



REFORESTATION
AFFORESTATION PLAN
SHEET INDEX

All the forest conservation numbers indicated for the areas shown on this plan include areas shown on adjacent sheets. See the adjacent sheets for graphical depiction of Forest Conservation Measures.

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies of underground facilities in 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 36A of the Montgomery County Code.

EXHIBIT
5S
P1-V0500027
6-16-06

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER CITY COMMENTS	01/06/06

Owner:
BP Realty Investments, LLC
10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2833
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FOREST REFORESTATION AND AFFORESTATION LAN

RODGERS CONSULTING
Enhancing the value of land assets

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Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6899
www.rodgers.com

	BY	DATE
BASE DATA	RG	6/05
DESIGNED	RG	6/05
DRAWN	MF	6/05
REVIEWED	GB	6/05

RODGERS CONTACT: G. Lewandowski

RELEASE FOR
BY _____ DATE _____

WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 17 of XX

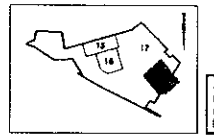
CASEY PROPERTY WEST LLC
FOREST CONSERVATION PLAN

PRELIMINARY NOT FOR CONSTRUCTION

MATCH LINE, SEE SHEET 17

LEGEND:

- 100 YR FLOODPLAIN
- EXISTING CANOPY
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- PROPERTY LINE
- PHASE LINE
- CONSERVATION EASEMENT ON CITY OF GAITHERSBURG DEDICATION
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- LIMIT OF DISTURBANCE
- TREE ROOT PRUNE
- MASTER PLAN ROADS/TRANSIT REGIONAL TRAFFIC IMPROVEMENT DEDUCTION FROM TOTAL TRACT AREA.
- REFORESTATION (FOR SVB REFORESTATION) NO FOREST CONSERVATION CREDIT
- TREE SAVE (COUNTED AS FOREST CLEAR)
- WETLANDS & 25' WETLANDS BUFFER
- 30" DIAMETER — EXISTING TREE/CRITICAL ROOT ZONE TO BE SAVED



REFORESTATION
AFFORESTATION PLAN
SHEET INDEX

All the forest conservation numbers indicated for the areas shown on this plan include areas shown on adjacent sheets. See the adjacent sheets for graphical depiction of Forest Conservation Measures.

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies ... underground facilities in the area of proposed excavation ... and have those facilities located by the utility companies ... prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code

EXHIBIT
5T
P1-905027
6-18-06

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER CITY COMMENTS	01.06.06

Owner:
BP Realty Investments, LLC
10800 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Bekott

FOREST REFORESTATION AND AFFORESTATION LAN

RODGERS CONSULTING
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19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE
BASE DATA	RO	09/05
DESIGNED	RO	09/05
DRAWN	MF	09/05
REVIEWED	GH	09/05

RODGERS CONTACT & INITIALS
RELEASE FOR
BY: ____ DATE ____

WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 50'
JOB No.: 10002A
DATE: NOV., 2005
SHEET No.: 18 OF XX

CONSERVATION PLAN

CASEY PROPERTY WEST MS

PLANTING SPECIFICATIONS

GENERAL NOTES

1. This forest conservation plan is provided in accordance with the requirements set forth by the Forest and Tree Preservation Ordinance of the City of Gaithersburg. The preparation of this plan, the notes and details were prepared using the guidelines of the City of Gaithersburg's Adopted Forest Conservation Manual.
2. Afforestation/reforestation planting and related work must be performed by a contractor that is knowledgeable and experienced in afforestation/reforestation techniques and planting practices.
3. The enforcement staff of the City of Gaithersburg requires that all trees planted in conformance with the Forest and Tree Preservation Ordinance, must be alive and in good condition at the end of the two-year maintenance period in order for the release of financial security.
4. Base sheet information was provided by Rodgers Consulting, Inc.

QUALITY ASSURANCE

1. Names of plant material listed conform generally with names accepted by the nursery trade. The contractor is to provide stock true to botanical name.
2. All plant material shall conform to the current issue of the American Standard for Nursery Stock published by the American Association of Nurserymen.
3. Hardwood trees shall meet the following standards: Trees shall have a solid root mass with the soil in place. The roots shall appear clean and white in coloration. If growing, the trees shall appear healthy with no foliage spots, discoloration, wilting or other evidence of the presence of disease or insects.
4. If specified material is not obtainable submit in writing to Rodgers Consulting, Inc. for the evaluation and approval of equivalent material. Only native material as defined by the City of Gaithersburg's Tree Manual will be acceptable for afforestation/reforestation plantings.

PRODUCT SPECIFICATIONS

1. FERTILIZER: All fertilizer shall be granular, pocket or pellet with 35 to 80% of the total nitrogen in a slow release form. For trees and shrubs fertilizer shall be a complete fertilizer with a minimum analysis of 10% nitrogen, 6% phosphorus and 4% potassium. For use on specimen or significant trees, the fertilizer shall be high in phosphorus and low in nitrogen to promote root growth. A water-insoluble nitrogen, 2-year release fertilizer with a ratio of 20% nitrogen, 10% phosphorus and 5% potassium shall be used in wetland and riparian backfill mixtures. Fertilizer shall be added depending on the size of the plant and the manufacturer's recommended rate.
2. ORGANIC MATTER:
   - Peatmoss – Type 1 sphagnum peat moss, finely divided with pH of 3.1 – 5.0; or
   - Sedge Peat – Decomposed peat containing no identifiable fibers; or
   - Composted
   - Sewage Sludge – Approved, screened, polymer-dewatered sewage sludge with a pH of 6.7 – 7.2.
3. BACK-FILL MIXTURE: Back-fill mixture for containerized trees shall be 3/4 existing soil mixed with 1/4 organic material, plus granular fertilizer.
4. MULCH: Material shall be well aged, fine shredded hardwood, dark brown in color, or approved equal. Material shall be mulching grade, uniform in size and free of foreign matter.

PRE-PLANTING SPECIFICATIONS

1. Allow six (6) months in advance to order materials and plants.
2. Acceptable planting time for container grown material (trees, shrubs and seedlings) is from March – June 15 and September – December. Planting shall not take place in subfreezing temperatures, when the ground is frozen, or when the soil is too wet or dry or otherwise in a condition not generally accepted as satisfactory for planting and may adversely affect plant materials.
3. All planting areas shall be in a stabilized condition so as to minimize soil erosion. Seeding is NOT a part of these plan documents. Refer to the Sediment and Erosion Control Plans for seeding specifications.
4. The landscape contractor shall notify Rodgers Consulting, Inc. (301-948-4700) at least 48 hours prior to the start of construction to arrange a pre-planting meeting.
5. Planting should occur within 24 hours of plant material delivery to the site. Plant materials left unplanted for more than 24 hours shall be protected from direct sun and weather and kept moist. Nursery stock shall not be left unplanted for more than 2 weeks.
6. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Rodgers Consulting, Inc. (301-948-4700) before planting.
7. The Landscape Contractor is responsible for the location of all existing underground utilities. The repair of utilities damaged during planting shall be at the Landscape Contractor's expense.
8. The Landscape Contractor is responsible for coordinating access to the site with the owner.

PLANTING SPECIFICATIONS

1. Refer to the planting plan and plant schedule for plant material size, location and spacing.
2. All plant material shall be planted by manual methods of planting using shovels, dibble bars and/or mattocks.
3. De-consolidate the soil within the afforestation/reforestation areas 12" by disking or plowing, except in areas identified as wetlands on the plan. All plantings in the wetland area will be done manually with minimal disturbance to the area.
4. Back-fill mixture for containerized trees shall be 3/4 existing soil mixed with 1/4 organic material or if planted on fill material 12" of active stockpiled topsoil or other approved equal. Remove the tree from the container and gently loosen the roots from the soil. During the back-filling procedure, thoroughly water the soil around the root mass while tamping the back-filled mixture to eliminate any air-pockets. After back-filling is complete, and the top of the root mass and planting area is mulched, water on the interior of the root mass until it is thoroughly saturated, even if it is raining.
5. Only the number of trees that can be planted in one day shall be taken to the field.
6. Trees shall be planted in a aggregate distribution pattern over the entire planting area. Plant according to the details on this Sheet. Planting of trees shall be accomplished using manual methods of installation. The root collar should be set just below the ground.
7. Trees shall not receive an amended back-fill mixture but shall be fertilized at the manufacturers recommended rate. Remove the tree from the container and gently loosen the roots from the soil. After back-filling tamp the back-fill to eliminate any air-pockets. After back-filling is complete, and the top of the root mass and planting area is mulched, water on the interior of the root mass until it is thoroughly saturated, even if it is raining.
8. Areas planted with trees and container grown trees shall be mulched after planting, as identified in the details on this sheet.
9. Remove all tags, labels, string and wire from the planting material after planting.

GUARANTEE AND REPLACEMENT

1. All plant material shall be guaranteed by the landscape contractor to remain alive and in a healthy, vigorous condition for a period of one year following planting.
2. At the end of the warranty period, inspection of the plant material will be made by the Owner's representative. Plant material which is dead or in an unhealthy condition shall be removed from the site and replaced at the expense of the landscape contractor.
3. A tree shall be considered dead when the main leader has died back, or 25% of the crown is dead.
4. Plant material replacements shall be of the same type, size and variety as specified in the plant legend or as accepted in writing as substitutes before original planting. Plants shall be furnished, planted and mulched as specified herein and at the expense of the landscape contractor.

DEVELOPMENT PROGRAM

1. The development process for conservation areas within this project is as follows:
   - A. Installation of afforestation/reforestation areas and permanent signing. Afforestation/reforestation areas must be accomplished no later than 1 year after the completion of the development project;
   - B. Maintain the afforestation/reforestation areas for a period of 2 years to guarantee the required survival rates; and
   - C. Final inspection and release of financial security.
2. Financial security must be provided before Enforcement and Monitoring staff of City of Gaithersburg authorize clearing and grading activities to begin.
3. The amount of financial security will be equal to the estimated cost of the afforestation/reforestation and maintenance.
4. The financial security will be in force until all measures for afforestation/reforestation and maintenance requirements have been fulfilled to the satisfaction of the City of Gaithersburg's Planning & Code Enforcement.
5. Partial release of the financial security may be authorized by the City of Gaithersburg's Planning & Code Enforcement staff after planting has been completed. If staff is satisfied that the planting plan has been followed and the plant material is properly planted and in good condition, up-to one half of the financial security will be released.
6. Full release of the financial security will be provided by the City of Gaithersburg at the end of the two year maintenance and monitoring period provided the conservation areas pass inspection.

MISCELLANEOUS

1. A Preconstruction meeting with the City Forester is to be arranged by the contractor two (2) weeks prior to the start of construction.
2. No unauthorized activities are to occur within the tree protection areas (those areas within the tree protection fence) fuel storage and refueling procedures or any type of storage use.
3. Tree protection fencing is to be located at the edge of critical root zone or at edge of unimproved area.

PLANTING NOTES:
1: All afforestation plantings to occur within two growing seasons of the completion of development.
2: A separate, two years maintenance agreement will provide for interim protection for and Replacement of the forest plantings both within and outside of forest conservation easement.
3: Protective measures as required during grading operations for the protection of tree/forest save areas will be provided on the rough grading sediment control plan. Tree protection fencing for newly planted areas and tree save areas once grading is completed are identified and detailed y this plan.
4: S.V.B to be afforested (5.71 acres +/-) with min. 2" caliper native species at 20' O.C. -- 100 trees/acres = 571 trees.

PHASE 1 AFFORESTATION PLANTING SCHEDULE (3.74 Ac.) @ 100 TREE/ACRES

BOTANICAL NAME	COMMON NAME	QTY.	REMARKS
Canopy:			
Acer rubrum	Red maple	41	2"-2 1/2" Cal.
Liriodendron tulipifera	Tulip poplar	41	2"-2 1/2" Cal.
Quercus alba	White oak	41	2"-2 1/2" Cal.
Nyssa sylvatica	Black gum	41	2"-2 1/2" Cal.
Cornus Racemosa	Gray Dogwood	42	2"-2 1/2" Cal.
Understory:			
Lindera benzoin	Spice bush	42	3 Gal.
Carpinus caroliniana	Iron wood	42	3 Gal.
Magnolia virginiana	Sweet bay magnolia	42	3 Gal.
Ilex vericillata	Winterberry	42	3 Gal.
Total Provided		374	

PHASE 2 REFORESTATION PLANTING SCHEDULE (0.27 Ac.) @ 100 TREE/ACRES

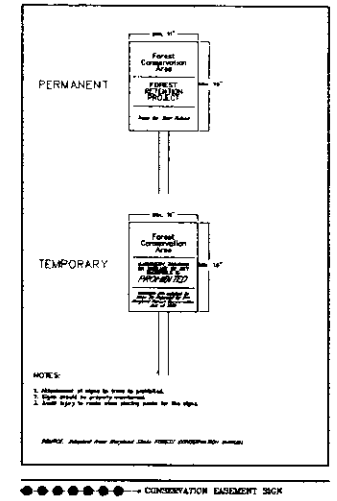
BOTANICAL NAME	COMMON NAME	QTY.	REMARKS
Canopy:			
Acer rubrum	Red maple	3	2"-2 1/2" Cal.
Liriodendron tulipifera	Tulip poplar	3	2"-2 1/2" Cal.
Quercus alba	White oak	3	2"-2 1/2" Cal.
Nyssa sylvatica	Black gum	3	2"-2 1/2" Cal.
Cornus Racemosa	Gray Dogwood	3	2"-2 1/2" Cal.
Understory:			
Lindera benzoin	Spice bush	3	3 Gal.
Carpinus caroliniana	Iron wood	3	3 Gal.
Magnolia virginiana	Sweet bay magnolia	3	3 Gal.
Ilex vericillata	Winterberry	3	3 Gal.
Total Provided		27	

PHASE 3 REFORESTATION PLANTING SCHEDULE (2.23 Ac.) @ 100 TREE/ACRES

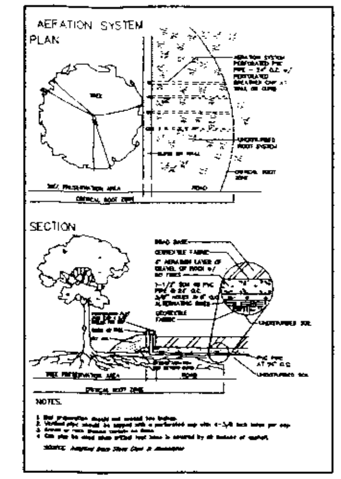
BOTANICAL NAME	COMMON NAME	QTY.	REMARKS
Canopy:			
Acer rubrum	Red maple	24	2"-2 1/2" Cal.
Liriodendron tulipifera	Tulip poplar	24	2"-2 1/2" Cal.
Quercus alba	White oak	25	2"-2 1/2" Cal.
Nyssa sylvatica	Black gum	25	2"-2 1/2" Cal.
Cornus Racemosa	Gray Dogwood	25	2"-2 1/2" Cal.
Understory:			
Lindera benzoin	Spice bush	25	3 Gal.
Carpinus caroliniana	Iron wood	25	3 Gal.
Magnolia virginiana	Sweet bay magnolia	25	3 Gal.
Ilex vericillata	Winterberry	25	3 Gal.
Total Provided		223	

NOTE:
PLANTING SCHEDULE SUBJECT TO REFINEMENT AS ADDITIONAL INFORMATION BECOMES AVAILABLE.

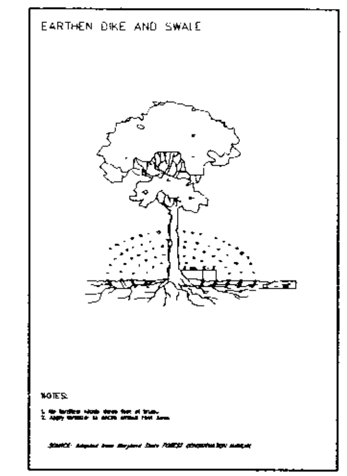
SIGNAGE



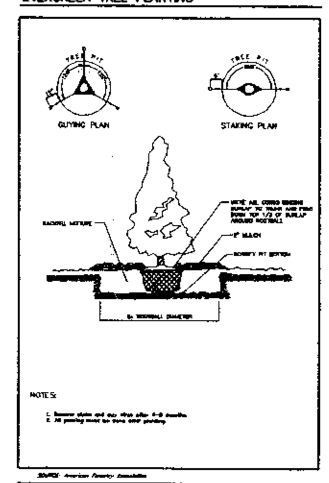
SPECIAL TREE PROTECTION MEASURES (1)



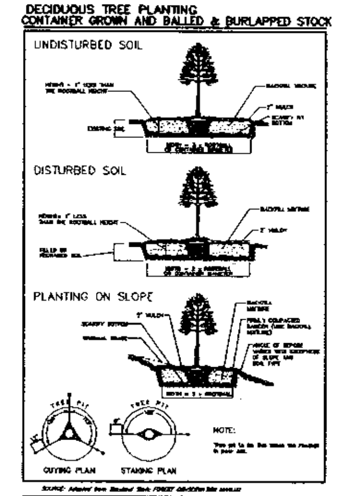
TREE PROTECTION AND SEDIMENT CONTROL (2)



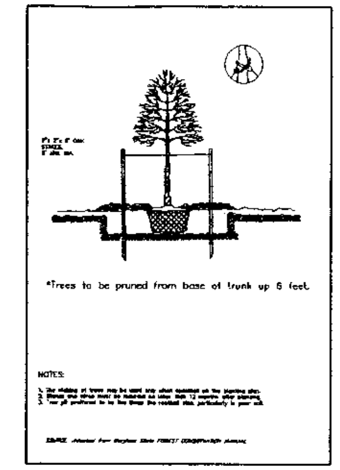
EVERGREEN TREE PLANTING



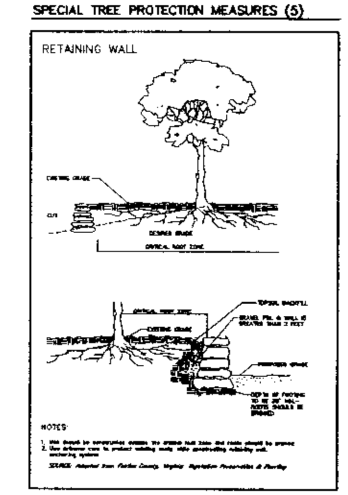
DECIDUOUS TREE PLANTING CONTAINER GROWN AND BALLED & BURLAPPED STOCK

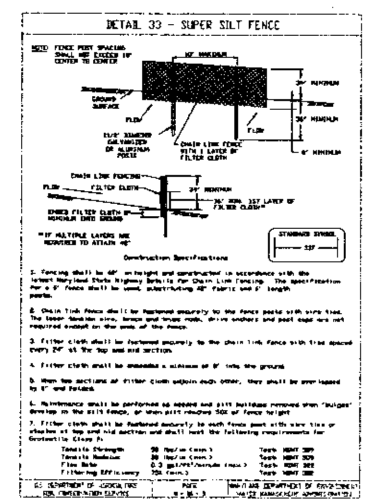


STAKED TREE SPECIFICATION (2)

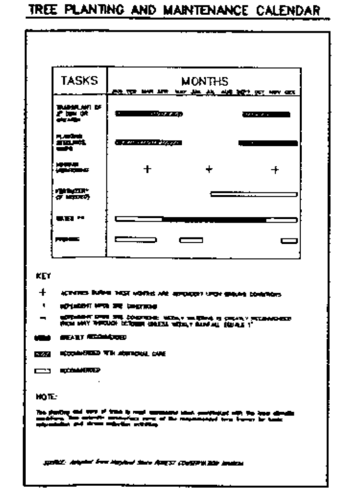


SPECIAL TREE PROTECTION MEASURES (5)

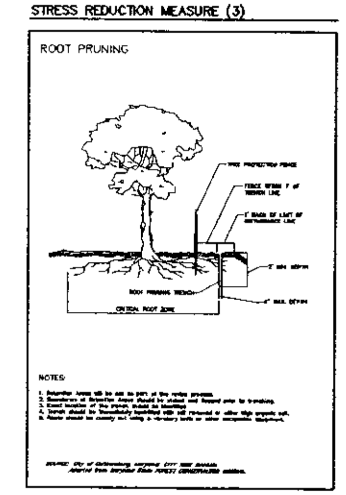




TREE PLANTING AND MAINTENANCE CALENDAR



STRESS REDUCTION MEASURE (3)



CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

EXHIBIT 50 PT-V05C027 1-18-06

NOTES:
Invasive species and refuse will be reasonably removed from forest conservation areas and stream valley buffer prior to planting.

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner:
BP Realty Investments, LLC
10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2899
Fax: (301) 299-2833
Contact: Mr. Peter J. Henry

Owner/Developer:
Classic Community Corp.
8120 Woodmont Ave., Suite 300
Bethesda, Md 20814
Ph.: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FINAL FOREST CONSERVATION DETAILS

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6809
www.rodgers.com

	BY	DATE
BASE DATA	RG	8/05
DESIGNED	RG	8/05
DRAWN	MF	8/05
REVIEWED	GB	8/05
RODGERS CONTACT & LANDSCAPE		

RELEASE FOR ☐
BY ____ DATE ____

WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 19 of XX

CASEY PROPERTY WEST ... FOREST CONSERVATION DETAILS

CASEY PROPERTY WEST METROPOLITAN GROVE

PUBLIC DOMAIN PLAN

JULY 2005

RODGERS CONSULTING
Enhancing the value of land assets

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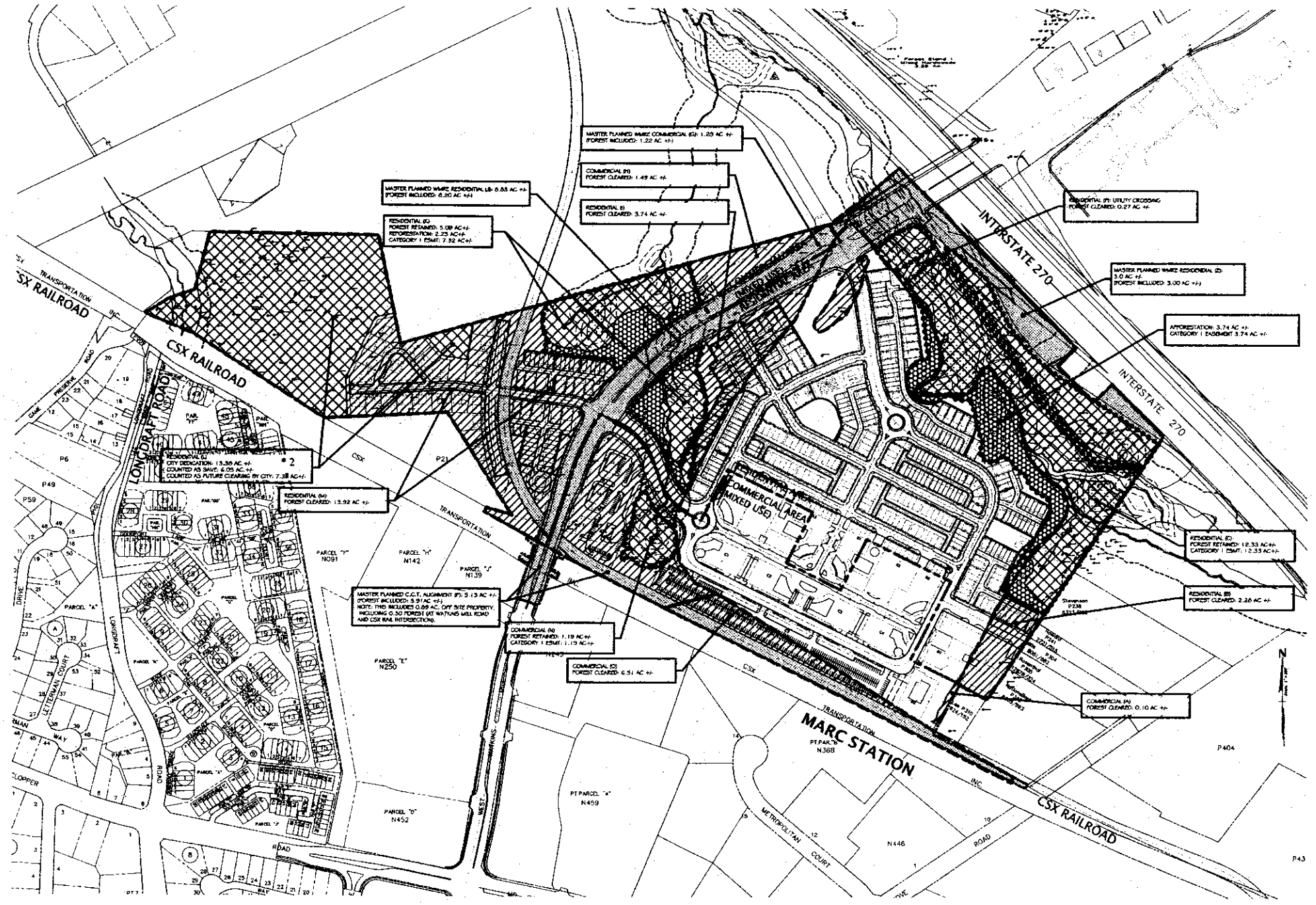
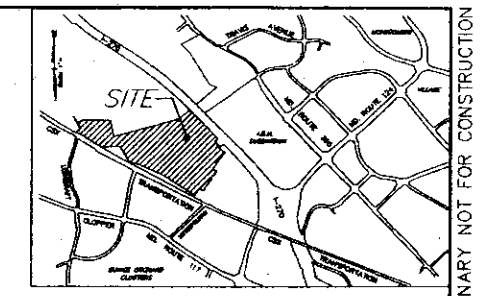
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

PENGAD-Bayonne, N. J.

EXHIBIT
6
PI-V050027
70-81-10





VICINITY MAP
Casey West
Gaithersburg, MD
1" = 2000'

PRELIMINARY NOT FOR CONSTRUCTION

RESIDENTIAL

CITY OF GAITHERSBURG FOREST CLEARANCE AREA

TRACT AREA, FOREST COVER, AND CLEARANCE AREA

A	Tract Area	97.30
B	Existing Forest Cover	51.01
	B = Forest Cover in RW Tract Area A	
C	Cleared Forest Cover	27.56
	C = Forest Cover to be cleared as result of development	
D	Retained Forest Cover	23.45
	D = B - C	
	(Existing Forest Cover B - Cleared Forest Cover C)	

AFFORESTATION

(Use zero (0) for all negative numbers resulting from calculations)

E	Afforestation Threshold	15.00
	E = Tract Area A x 15%	
F	Afforestation Required	9.55
	F = E - B	
	(Afforestation Threshold E - Existing Forest Cover B)	

REFORESTATION

(Use zero (0) for all negative numbers resulting from calculations)

G	Conservation Threshold	17.05
	G = Tract Area A x 35%	
H	Retained Forest Cover greater than Conservation Threshold B	15.45
	H = B - G	
	(Existing Forest Cover B - Conservation Threshold G)	
I	Retained Forest Cover greater than Conservation Threshold	6.36
	I = D - G	
	(Retained Forest Cover D - Conservation Threshold G)	
J	Cleared Forest Cover greater than Conservation Threshold	27.56
	J = H - C	
K	Reforestation Credit for retained forest cover greater than conservation threshold	5.36
	K = D - I	
	(Retained Forest Cover D - Conservation Threshold I)	
L	Reforestation Credit for cleared forest cover greater than conservation threshold	6.89
	L = J - H	
	(Cleared Forest Cover J - Conservation Threshold H)	
M	Reforestation Requirement	0.00
	M = MAX (K + L)	

BREAKEVEN POINT

N	Breakeven Point	33.00
	N = Tract Area A x 35%	
O	Reforestation Credit = 20% + Forest Threshold G	20.13
	O = 20% + N	
	(Existing Forest Cover - Breakeven Point N)	

RESIDENTIAL AREA		
TOTAL AREA:	97.30 ACRES +/-	
R/W DEDICATION:	11.85 ACRES +/-	
NET AREA:	85.47 ACRES +/- * 1	
TOTAL FOREST:	62.21 ACRES +/-	
FOREST IN R/W DEDICATION:	11.20 ACRES +/-	
NET FOREST:	51.01 ACRES	
FOREST REMOVED:	27.56 ACRES +/- * 2	
FOREST RETAINED:	23.45 ACRES +/-	
CONSERVATION THRESHOLD:	17.05 ACRES +/-	
PLANTING REQUIRED:	0.53 ACRES +/-	
REFORTION CREDIT:	6.36 ACRES +/-	
SURPLUS:	5.83 ACRES +/-	
PLANTING PROVIDED:	5.97 ACRES +/- * 3	

* 1

* 2

* 2 Includes up to 7.35 acres associated with limited clearing for future city purposes. Applicant does not propose any clearing within this area under this plan.

* 3 Planting not counted towards forest conservation.

COMMERCIAL

CITY OF GAITHERSBURG FOREST CLEARANCE AREA

TRACT AREA, FOREST COVER, AND CLEARANCE AREA

A	Tract Area	28.43
B	Existing Forest Cover	5.36
	B = Forest Cover in RW Tract Area A	
C	Cleared Forest Cover	5.10
	C = Forest Cover to be cleared as result of development	
D	Retained Forest Cover	1.19
	D = B - C	
	(Existing Forest Cover B - Cleared Forest Cover C)	

AFFORESTATION

(Use zero (0) for all negative numbers resulting from calculations)

E	Afforestation Threshold	3.55
	E = Tract Area A x 15%	
F	Afforestation Required	0.00
	F = E - B	
	(Afforestation Threshold - Existing Forest Cover B)	

REFORESTATION

(Use zero (0) for all negative numbers resulting from calculations)

G	Conservation Threshold	9.95
	G = Tract Area A x 35%	
H	Retained Forest Cover greater than Conservation Threshold B	0.00
	H = B - G	
	(Existing Forest Cover B - Conservation Threshold G)	
I	Retained Forest Cover greater than Conservation Threshold	0.00
	I = D - G	
	(Retained Forest Cover D - Conservation Threshold G)	
J	Cleared Forest Cover greater than Conservation Threshold	4.90
	J = H - C	
K	Reforestation Credit for retained forest cover greater than conservation threshold	0.00
	K = D - I	
	(Retained Forest Cover D - Conservation Threshold I)	
L	Cleared forest cover less than Conservation Threshold	2.17
	L = D - G	
	(Conservation Threshold G - Retained Forest Cover D)	
M	Reforestation Requirement	0.00
	M = MAX (K + L)	

BREAKEVEN POINT

N	Breakeven Point	3.55
	N = Tract Area A x 15%	
O	Reforestation Credit = 20% + Forest Threshold G	
	O = Cleared allowed without reforestation	5.00
	O = B - N	
	(Existing Forest Cover - Breakeven Point N)	

* 4

COMMERCIAL AREA	
TOTAL AREA:	28.79 AC +/-
R/W DEDICATION:	6.36 AC +/-
NET AREA:	22.43 AC +/- * 4
TOTAL FOREST:	14.42 AC +/-
FOREST IN R/W DEDICATION:	5.13 AC +/-
NET FOREST:	9.29 AC +/-
FOREST REMOVED:	8.10 AC +/-
FOREST RETAINED:	1.19 AC +/-
PLANTING REQUIRED:	5.83 AC +/-
DEFICIT:	5.83 AC +/-

NOTE:
TOTAL AREA INCLUDED 0.69 AC. OFF SITE PROPERTY, INCLUDING 0.30 FOREST (AT WATKINS MILL ROAD AND CSX RAIL INTERSECTION).

OVERALL SURPLUS: 0.00 (5.83 AC - 5.83 AC)

CITY OF GAITHERSBURG
31 SOUTH SUMMIT AVENUE
GAITHERSBURG, MARYLAND 20877
PFCP APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF
FOREST CONSERVATION PLAN
FOR APPLICATION NO. SDP-05-002
DATE 12/12/05 BY Susan Thompson
Approval with (none (x)) conditions.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON AUGUST 1, 2005
APPLICATION NO. SDP-05-002 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R-75-05 WITH 23 ( ) CONDITIONS.
DATE BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

Qualified Professional Certification

I hereby certify that this plan was prepared to the best of my knowledge and belief in accordance with the City of Gaithersburg Forest Conservation Law and the City of Gaithersburg's approved and adopted Environmental Standards.

12-2-05
Date

Qualified Professional
MD Reg. No. 15
COMAR: 08.19.06.01
Qualified Professional

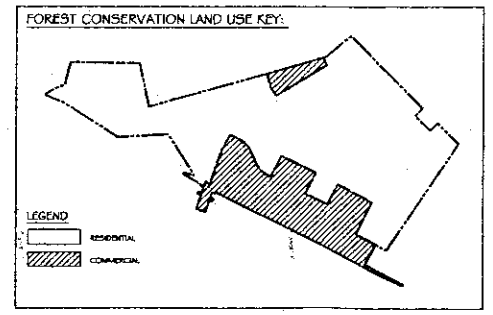
LEGEND:

- 100 YR. FLOODPLAIN
- EXISTING CANOPY
- EXISTING INTERMITTENT OR PERENNIAL STREAM
- STREAM VALLEY BUFFER
- FOREST STAND LINE
- PROPERTY LINE
- CONSERVATION EASEMENT OR CITY OF GAITHERSBURG DEDICATION
- WETLANDS & 50' WETLANDS BUFFER
- EXISTING FOREST TO BE RETAINED
- EXISTING FOREST TO BE REMOVED
- MASTER PLAN ROADS/TRANSIT REGIONAL TRAFFIC IMPROVEMENT DEDUCTION FROM TOTAL TRACT AREA.
- REFORESTATION (FOR SWM REFORESTATION)

GENERAL FOREST CONSERVATION NOTES

1) FOREST & TREE PROTECTION MEASURES AND DETAILS PROVIDED WITH FINAL FOREST CONSERVATION PLAN.
2) UNITS OF DISTURBANCE IS ASSUMED BASED UPON DEVELOPMENT LOCATIONS.
3) FINAL FOREST CONSERVATION PLAN TO INCLUDE THE FINAL LIMIT OF DISTURBANCE.

FOREST CONSERVATION LAND USE KEY:



CONDITIONS:

1. THE LIMITS OF DISTURBANCE IN THE FOREST CONSERVATION PLAN ARE NOT ABSOLUTE AND MAY BE REDUCED BY SUBSEQUENT FINAL SITE PLAN REVIEW AND FIELD COORDINATION. THE APPLICANT MUST WORK WITH STAFF TO REDUCE CLEARING REQUIREMENTS, WHERE POSSIBLE, TO THE EXTENT THAT ZONES OF EXPOSED TREES AND ENCROACHMENTS INTO STREAM AND WETLAND BUFFERS.
2. INCORPORATE WILDLIFE MANAGEMENT PLAN RECOMMENDATIONS INTO THE FINAL FOREST CONSERVATION PLAN AS APPROPRIATE.
3. DEVELOP A REFORESTATION PLANTING PLAN AND PLANTING SCHEDULE.
4. DEVELOP AN INVASIVE SPECIES MANAGEMENT PLAN FOR FOREST CONSERVATION AREAS.
5. DEVELOPE STORMWATER MANAGEMENT (SWM) FACILITIES AND MAINTENANCE EASEMENT LOCATIONS WITH REFORESTATION AREAS.
6. PRIOR TO CLEARING IN THE STREAM VALLEY BUFFER, WORK WITH STAFF, THE U.S. ARMY CORPS OF ENGINEERS, MONTGOMERY COUNTY SANITARY COMMISSION (WSSC) AND MARYLAND DEPARTMENT OF THE ENVIRONMENT DURING FINAL SITE PLAN TO OBTAIN ALL PROGRAMMATIC APPROVALS AND PERMITS.
7. DEVELOP A PHASING PLAN FOR FOREST CLEARING ACTIVITIES.
8. FOR SINGLE FAMILY HOUSES LOCATED NORTHWEST OF THE CORRIDOR CITIES TRANSITWAY (CCT), DETERMINE LOCATIONS AND DETAILS FOR REMOVAL TO DISTURBANCE PRIVATE PROPERTY FROM FOREST CONSERVATION EASEMENT, CITY DEDICATED PARKLAND, OR PLATTED TRACT, AND THE DEVELOPED TRACT.
9. INCLUDE INVASIVE PLANTS/PLAN, STREAM VALLEY BUFFER, AND FOREST CONSERVATION EASEMENTS IN FINAL SUBDIVISIONPLANS.
10. THE FINAL FOREST CONSERVATION PLAN SHALL INCLUDE ALL TREES REMOVED IN THE TRUE MEANDER FINAL FOREST CONSERVATION CALCULATION.
11. REVISE THE WORKSHEET ACCORDINGLY TO ADDRESS ANY CHANGES MADE TO THE PLAN.

SDP-05-002

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REV. PER CITY COMMENTS	10.03.05
				AFFORESTATION COUNTED AS PLANTING PROVIDED	11.15.05
				BLDG. A & B INCLUDED IN COMMERCIAL AREA	10.25.05
				R/W DEDICATION REV. PER CITY COMMENTS	10.04.05
				R/W DEDICATION REV. PER CITY COMMENTS	

Owner/Developer:
BP Realty Investments, LLC

10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

PRELIMINARY FOREST CONSERVATION PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		

RELEASE FOR
BY DATE

CASEY PROPERTY WEST METROPOLITAN GROVE

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE:
JOB No.
DATE:
SHEET

N:\MD-Montgomery\Plantlands\DWG\Environmental\Forest conservation\overall-forest.dwg Sheet 14-sheet SDP Dec 02, 2005, 12:03pm

PRELIMINARY FOREST CONSERVATION PLAN

EXHIBIT 7
PC-15-10
PI-05000277
PENGAD-Bayonne, N.J.

RESOLUTION NO. R-89-05

RESOLUTION OF THE MAYOR AND CITY COUNCIL APPROVING A WAIVER OF THE ENVIRONMENTAL STANDARDS FOR DEVELOPMENT REGULATION TO PERMIT, AT A MAXIMUM, 9.26 ACRES OF DISTURBANCE WITHIN THE STREAM VALLEY BUFFER AT THE CASEY WEST PROPERTY

WHEREAS, the *Environmental Standards for Development Regulation* was adopted by the Mayor and City Council on November 19, 2001, providing the Mayor and City Council the authority to grant a waiver; and

WHEREAS, a condition of approval of SDP 05-002 (Casey West Property), is for the applicant to obtain approval of an environmental waiver from the Mayor and City Council for intrusions into the stream buffer, as required by the *Environmental Standards for Development Regulation;* and

WHEREAS, staff has reviewed the proposed waiver and determined that this circumstance warrants a waiver because the public interest benefits outweigh the risks to the environment, there are no other feasible alternatives, and the proposed mitigation measures will compensate for the disturbance to the stream valley buffer:

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Gaithersburg, that the request for a waiver of the Environmental Standards for Development Regulation, to permit three road crossings, a temporary utility crossing, stormwater outfalls, infiltration trenches and grading tie-outs, and bio-retention facilities within the stream valley buffer at the Casey West Property, is hereby approved subject to the following conditions:

1. The limits of disturbance outlined in the waiver application are not absolute and may be reduced by staff during final site plan review and field coordination. The applicant must work with staff to minimize clearing, grading, tree removal, and encroachments into stream and wetland buffers; which may include retaining walls, longer spans for stream crossings, headwall modifications, modifications to sewer and water connections, wetland and waterway restoration measures, and the incorporation of wildlife migratory corridors in crossing designs, if determined beneficial and feasible.

2. The applicant will develop and implement a stream restoration plan to stabilize stream banks and restore habitat using primarily bioengineering methods, to be ultimately approved by City staff, the U.S. Army Corps of Engineers, and Maryland Department of the Environment.

3. The applicant will work with staff, the U.S. Army Corps of Engineers, and Maryland Department of the Environment during final site plan to obtain approvals and permits for wetland and waterway impacts.

4. The applicant will obtain approvals of the stormwater management plan and sediment and erosion control plan from the Department of Public Works, Parks Maintenance, and Engineering.

5. The applicant will obtain approval of the forest conservation plan from City staff, to include an invasive species management plan and reforestation plan.

EXHIBIT 8
P1-V050027

6. As part of the project's onsite mitigation plan, the applicant will perform 200 linear feet of bioengineered stream restoration, provide an additional 5.26 acres of reforestation beyond the standard requirement, provide 16.17 acres of invasive species removal/forest restoration, remove trash and debris from conservation areas, and provide 1,050 linear feet of water quality trenches to promote groundwater recharge and enhance water quality.

7. Deposition or stockpiling of materials such as excavated rock, topsoil, stumps and shrubs, grass clippings, and building materials within the stream buffer is prohibited.

8. The applicant will obtain all necessary approvals and permits from all local, State, and Federal findings agencies.

ADOPTED by the Mayor and City Council this 19th day of September, 2005.

SIDNEY A. KATZ, MAYOR and
President of the Council

THIS IS TO CERTIFY that the foregoing Resolution was adopted by the City Council in public meeting assembled on the 19th day of September, 2005.

David B. Humpton, City Manager

RODGERS
CONSULTING
Enhancing the value of land assets

July 6, 2005

Ms. Erica Shingara
City of Gaithersburg
31 South Summit Ave.
Gaithersburg, MD. 20877

Re: Watkins Mill / Casey West
Wildlife Management
SDP 05-002
RCI Project No.: 776A

Dear Ms. Shingara:

This correspondence is to provide you with information related to the involvement of the Humane Society of the United States (HSUS) with regards to wildlife management for the Watkins Mill / Casey West project (SDP 05-002).

On Wednesday, July 6, 2005 representatives of Rodgers Consulting, Inc. (RCI) met with representatives of the HSUS. The HSUS indicated that they would work with the City of Gaithersburg, the applicant, and the applicant's representatives towards addressing wildlife management issues for the aforementioned project.

During the meeting, the HSUS referenced the success of the Lakelands project as well as other projects that they have worked on elsewhere in the region. They indicated that they envisioned efforts related to planning/design input, field identification of local wildlife habitat (dens, nests, etc), efforts to minimize impacts to wildlife during construction, providing educational materials to future homeowners related to wildlife-human interaction, and other measures as necessary to minimize impact to wildlife. As part of this process, the HSUS is willing to provide input/guidance during the planning process, the construction phase, and the post-construction / homeowner phase.

The next step in the wildlife management process is to perform the wildlife surveys and a preliminary wildlife management report. The surveys will occur during the months of July and August. The preliminary wildlife management report will be provided in the upcoming week. A technical meeting with the HSUS is to be scheduled during the month of August.

Please feel free to contact us with any questions at (301) 948-4700.

Sincerely,
Rodgers Consulting, Inc.

M. Dusty Rood

Dusty Rood
Natural Resource Specialist

DR/eb
Cc: Peter Henry

EXHIBIT 9
PI-V050027 01-18-08

19847 Century Blvd., Suite 200, Germantown, MD 20874 ■ 301.948.4700 ■ 301.948.6256 (fax) ■ www.rodgers.com

Property Summary

	Floodplain	Wetland	Forest	Stream Valley Buffer	Total Tract
Casey West	15.29	3.6	76.33	~~57.91~~ 28.01*	125.23
Casey East	3.46	0	20.47	~~10.09~~ 5.86*	40.12
Total Areas	18.75	3.6	96.8	~~68~~ 33.87*	165.35

* Revised March 10, 2005

Forests

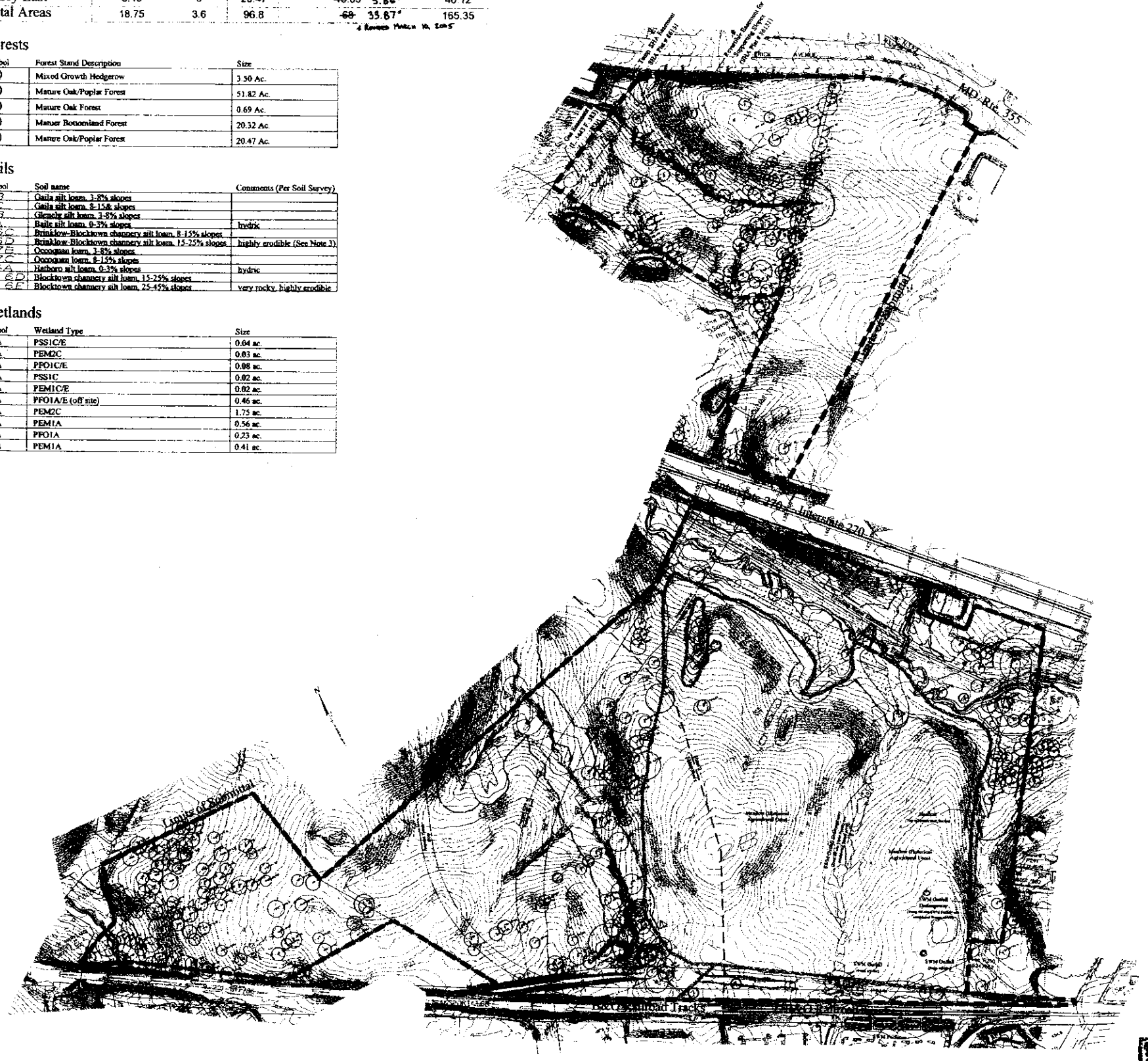
Symbol	Forest Stand Description	Size
1	Mixed Growth Hedgerow	3.50 Ac.
2	Mature Oak/Poplar Forest	51.82 Ac.
3	Mature Oak Forest	0.69 Ac.
4	Mature Bottomland Forest	20.32 Ac.
5	Mature Oak/Poplar Forest	20.47 Ac.

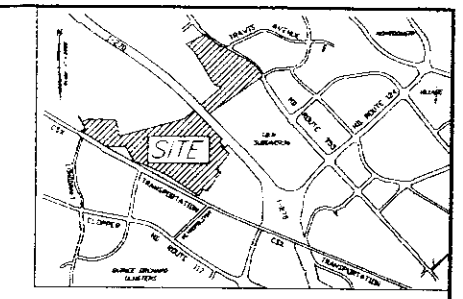
Soils

Symbol	Soil name	Comments (Per Soil Survey)
1B	Gaila silt loam, 3-8% slopes	
1C	Gaila silt loam, 8-15% slopes	
2B	Glenelg silt loam, 3-8% slopes	
6A	Baile silt loam, 0-3% slopes	hydric
11BC	Brinklow-Blocktown channery silt loam, 8-15% slopes	
11BD	Brinklow-Blocktown channery silt loam, 15-25% slopes	highly erodible (See Note 3)
17B	Occoquan loam, 3-8% slopes	
17C	Occoquan loam, 8-15% slopes	
54A	Hatboro silt loam, 0-3% slopes	hydric
116D	Blocktown channery silt loam, 15-25% slopes	
116E	Blocktown channery silt loam, 25-45% slopes	very rocky, highly erodible

Wetlands

Symbol	Wetland Type	Size
A	PSS1C/E	0.04 ac.
B	PEM2C	0.03 ac.
C	PFO1C/E	0.08 ac.
D	PSS1C	0.02 ac.
E	PEM1C/E	0.02 ac.
F	PFO1A/E (off site)	0.46 ac.
G	PEM2C	1.75 ac.
H	PEM1A	0.56 ac.
I	PFO1A	0.23 ac.
J	PEM1A	0.41 ac.





VICINITY MAP
The Casey Property
Gaithersburg, MD
1" = 2000'

Casey Property

Natural Resource Inventory
Forest Stand Delineation

1. The subject property is 165.34 Acres ± and is comprised of Parcels P910, P880, P33, P211 and PN 455 of tax map pages FT 22, FT 23, and FT 13. The subject property is bisected by Interstate 270 creating two entire hereafter referred to as the western tract and the eastern tract.

2. Boundary information was taken from tax map date July, 1997.

3. Soils information is taken from Montgomery County Soils Survey, July 1995 issue, Maps 7 & 8. A geo-technical study was conducted for the soils mapped as 11D to determine erodibility. The locations of these test pits are indicated on this plan. The result of this study determined that the 11D soils in that area are not to be considered highly erodible. Please see the geo-technical report dated July 30, 2002 as issued by Hillis-Carnes Engineering Associates, Inc. for additional information.

4. Wetland delineation provided as part of the I-270 multi-modal corridor study, Environmental Impact Statement. Wetland delineation was conducted by representatives of Rodgers Consulting, Inc. for use on this map.

5. The ultimate 100 year flood plain is taken from FEMA Flood Insurance Rate Maps for the City of Gaithersburg (FEMA, 1982). The subject property contains 6.98 acres of floodplain.

6. The topography shown is from an aerial topographic survey completed in 2001 and is shown in 2' contour intervals.

7. The location of individual specimen trees is by field survey utilizing a Global Positioning System with sub-meter accuracy.

8. Streams on the site are Use Class I-P and are part of Great Seneca Creek and its tributaries.

9. Existing forest cover = 96.80 Acres ±.

10. Site visits for purposes of conducting this inventory occurred in fall of 2000, Feb. of 2002, and Summer 2004.

11. The Stream Valley Buffer depicted on this plan is based on the best available information at this time. Since the limits of the parameters used to define the Stream Valley Buffer are by their very nature dynamic, the buffer is subject to further refinement as additional data becomes available.

12. Per the City of Gaithersburg's Environmental Standards for Development Regulation, as part of the site plan application, the applicant will conduct a wildlife management plan.

13. Existing and adjacent sources of noise includes vehicle traffic traveling on I-270 and rail traffic on the railroad line to the west of the property. Per the Environmental Standards for Development Regulation, as part of the site plan application, the applicant will conduct a noise study to determine existing and potential sources of noise and noise abatement recommendations.

Legend

- Strear Valley Buffer
- Floodplain Delineation
- Floodplain BR_
- Wetlands Delineation
- Wetland Buffer (50' Dity)
- Wetland Area Reference Number
- Forest Stand and Reference Number
- Specimen Tree w/ Critical Root Zone
- Spring/Seep Location
- Soils Lines
- Soil Text Type
- Existing Treeline
- 15-25% Slopes
- Slopes 25% and greater
- Existing Perennial/Intermittent Stream
- Locations of Test Pits for soil erodibility study

Approval with the following conditions:
1) A noise study is required per Section 34 of the Environmental Standards for Development Regulation.
2) A wildlife management plan is required per Section 31 of the Environmental Standards for Development Regulation.
3) A hunger peak/burn break analysis is required per Section 29 of the Environmental Standards for Development Regulation.
4) Wetland boundaries and associated buffers to be confirmed by the U.S. Army Corps of Engineers & jurisdiction determination (J.D.) request is pending review.

CITY OF GAITHERSBURG
APPROVED APPROVAL

Qualified Professional Certification
I hereby certify that the plan was prepared to the best of my knowledge and belief in accordance with the Maryland Forest Conservation Law and the City of Gaithersburg's approved and adopted Environmental Standards.

6/2/04 Date
Rusty Rodgers
CONRS 0819-01
Qualified Professional

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE
Re-titled per City's comments 8/18/04	11/04						

Developer:
BP Realty Investments, LLC
6723 Whittier Ave., Ste. 306C
McLean, Virginia 22102
Attn: Mr. Peter J. Henry

Recertified
Natural Resources Inventory/
Forest Stand Delineation

Casey Property
Election District # 9
City of Gaithersburg, Montgomery County, Maryland

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	BY	DATE
BASE DATA	DATA	DATE
DESIGNED		
DRAWN		
REVIEWED		
RELEASE FOR		
BY	DATE	

SCALE 1" = 200'
JOB No. 176-A1
DATE 11/04
SHEET No. 1 OF 5

Inventory/Forest Stand Delineation: Casey Property

EXHIBIT
16A
P1-U050027 01-18-06

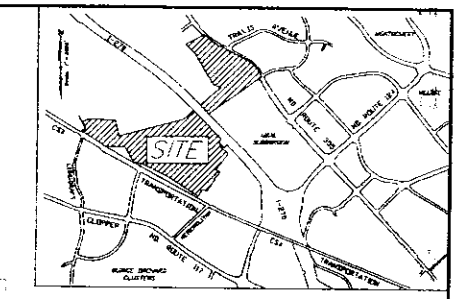
Forests

Symbol	Forest Stand Description	Size
1	Mixed Growth Hedgerow	3.50 Ac.
2	Mature Oak/Poplar Forest	51.82 Ac.
3	Mature Oak Forest	0.69 Ac.
4	Mature Bottomland Forest	20.32 Ac.
5	Mature Oak/Poplar Forest	20.47 Ac.

Property Summary

	Floodplain	Wetland	Forest	Stream Valley Buffer	Total Tract
Casey West	15.29	3.6	76.33	~~57.91~~ 28.01*	125.23
Casey East	3.46	0	20.47	~~10.00~~ 5.86*	40.12
Total Areas	18.75	3.6	96.8	~~68~~ 33.87*	165.35

* REVISED MARCH 10, 2004



VICINITY MAP
The Casey Property
Gaithersburg, MD
1" = 2000'

Casey Property

Natural Resource Inventory/
Forest Stand Delineation

1. The subject property is 165.34 Acres ± and is comprised of Parcels P910, P880, P53, P211 and P141 653 of tax map pages FT 22, FT 23, and FT 13. The subject property is bisected by Interstate 270 creating two areas hereafter referred to as the western area and the eastern area.

2. Boundary information was taken from tax map data July, 1997.

3. Soils information is taken from Montgomery County Soils Survey, July 1995 issue, Maps 7 & 8. A geo-technical study was conducted for the soils tested as 160 to determine erodibility. The locations of these test pits are indicated on this plan. The result of this study determined that the 160 soils in this area are not to be considered highly erodible. Please see the geo-technical report dated July 30, 2002 as issued by Hillis-Carnes Engineering Associates, Inc. for additional information.

4. Wetland delineation provided as part of the I-270 multi-model corridor study, Environmental Impact Statement. Wetland delineation was confirmed by representatives of Rodgers Consulting, Inc. for use on this map.

5. The estimate 100 year flood plain is taken from FEMA Flood Insurance Rate Maps for the City of Gaithersburg (FEMA, 1982). The subject property contains 6.98 acres of floodplain.

6. The topography shown is from an aerial topographic survey, completed in 2001 and is shown in 2' contour intervals.

7. The location of individual specimen trees is by field survey utilizing a Global Positioning System with sub-meter accuracy.

8. Streams on the site are Use Class I-P and are part of Great Seneca Creek and its tributaries.

9. Existing forest cover = 96.80 Acres ±.

10. Site visits for purposes of conducting this inventory occurred in fall of 2000, Feb. of 2002, and Summer 2004.

11. The Stream Valley Buffer depicted on this plan is based on the best available information at this time. Since the limits of the protection used to define the Stream Valley Buffer are by their very nature dynamic, the buffer is subject to further refinement as additional data becomes available.

12. Per the City of Gaithersburg's Environmental Standards for Development Regulation, as part of the site plan application, the applicant will conduct a wildlife management plan.

13. Existing and adjacent sources of noise includes vehicle traffic traveling on I-270 and rail traffic on the railroad line to the west of the property. Per the Environmental Standards for Development Regulation, as part of the site plan application, the applicant will conduct a noise study to determine existing and potential sources of noise and noise abatement recommendations.

Soils

Symbol	Soil name	Comments (Per Soil Survey)
1B	Gaila silt loam, 3-8% slopes	
1C	Gaila silt loam, 8-15% slopes	
2B	Glenelg silt loam, 3-8% slopes	
6A	Baile silt loam, 0-3% slopes	hydric
16C	Brinklow-Blocktown channery silt loam, 8-15% slopes	
16E	Brinklow-Blocktown channery silt loam, 15-25% slopes	highly erodible (See Note 3)
22B	Occoquan loam, 3-8% slopes	
22C	Occoquan loam, 8-15% slopes	
54A	Hatboro silt loam, 0-3% slopes	hydric
116D	Blocktown channery silt loam, 15-25% slopes	
116E	Blocktown channery silt loam, 25-45% slopes	very rocky, highly erodible

Wetlands

Symbol	Wetland Type	Size
A	PSS1C/E	0.04 ac.
B	PEM2C	0.03 ac.
C	PFO1C/E	0.08 ac.
D	PSS1C	0.02 ac.
E	PEM1C/E	0.02 ac.
F	PFO1A/E (off site)	0.46 ac.
G	PEM2C	1.75 ac.
H	PEM1A	0.56 ac.
I	PFO1A	0.23 ac.
J	PEM1A	0.41 ac.

Legend

- Stream Valley Buffer
- Floodplain Delineation
- Floodplain BFE
- Wetlands delineation
- Wetland Buffer (50' Only)
- Wetland Area Reference Number
- Forest Stand and Reference Number
- Specimen Tree w/ Critical Root Zone
- Spring/Seep Location
- Soils Lines
- Soil Text Type
- Existing Erosion
- 15-25% Slopes
- Slopes 25% and greater
- Existing Perennial/Intermittent Stream
- Locations of Test Pits for soil erodibility study

CITY OF GAITHERSBURG
FOREST APPROVAL
See Sheet 2

Qualified Professional Certification

I hereby certify that this plan was prepared to the best of my knowledge and belief in accordance with the Maryland Forest Conservation Law and the City of Gaithersburg's approved and adopted Environmental Standards.

12/2/04
Date

Rusty Rood
ISA#: MA-0156-A
Qualified Professional

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE
1. Revised per City's comments (4/10/04)	5/14/04						

Developer:
BP Realty Investments, LLC
6723 Whittier Ave., Ste. 306C
McLean, Virginia 22102
Attn: Mr. Peter J. Henry

Recertified
Natural Resources Inventory/
Forest Stand Delineation

Casey Property

Election District # 9
City of Gaithersburg, Montgomery County, Maryland

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	BY	DATE
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BUSINESS		
DRAWN		
REVIEWED		
RELEASE FOR		
BY	DATE	

SCALE 1"=100'
JOB No. 776-A1
DATE 11/04
SHEET No. 2 OF 2

Natural Resources Inventory/Forest Stand Delineation: Casey Property

ENGAD-Bayonne, N. J.

EXHIBIT

Soils

Symbol	Soil name	Comments (Per Soil Survey)
1 B	Gaila silt loam, 3-8% slopes	
1 C	Gaila silt loam, 8-15% slopes	
2 B	Glenelg silt loam, 3-8% slopes	
6 A	Baile silt loam, 0-3% slopes	hydric
1 B C	Brinklow-Blocktown channery silt loam, 8-15% slopes	
1 B D	Brinklow-Blocktown channery silt loam, 15-25% slopes	highly erodible (See Note 3)
1 D B	Occoquan loam, 3-8% slopes	
1 D C	Occoquan loam, 8-15% slopes	
5 A A	Hatboro silt loam, 0-3% slopes	hydric
1 1 B D	Blocktown channery silt loam, 15-25% slopes	
1 1 B E	Blocktown channery silt loam, 25-45% slopes	very rocky, highly erodible

Wetlands

Symbol	Wetland Type	Size
1	PSS1C/E	0.04 ac.
2	PEM2C	0.03 ac.
3	PFO1C/E	0.08 ac.
4	PSS1C	0.02 ac.
5	PEM1C/E	0.02 ac.
6	PFO1A/E (off site)	0.46 ac.
7	PEM2C	1.75 ac.
8	PEM1A	0.12 ac.
9	PEM1A	0.23 ac.

Forests

Symbol	Forest Stand Description	Size
1	Mixed Growth Hedgerow	3.50 Ac.
2	Mature Oak/Poplar Forest	51.82 Ac.
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4	Matuer Bottomland Forest	20.32 Ac.
5	Mature Oak/Poplar Forest	20.47 Ac.

*please refer to attached list for specimen trees

Property Summary

	Floodplain	Wetland	Forest	Stream Valley Buffer		Total Tract
Casey West	15.29	3.6	76.33	~~57.94~~	28.01*	125.23
Casey East	3.46	0	20.47	~~40.69~~	5.86*	46.12
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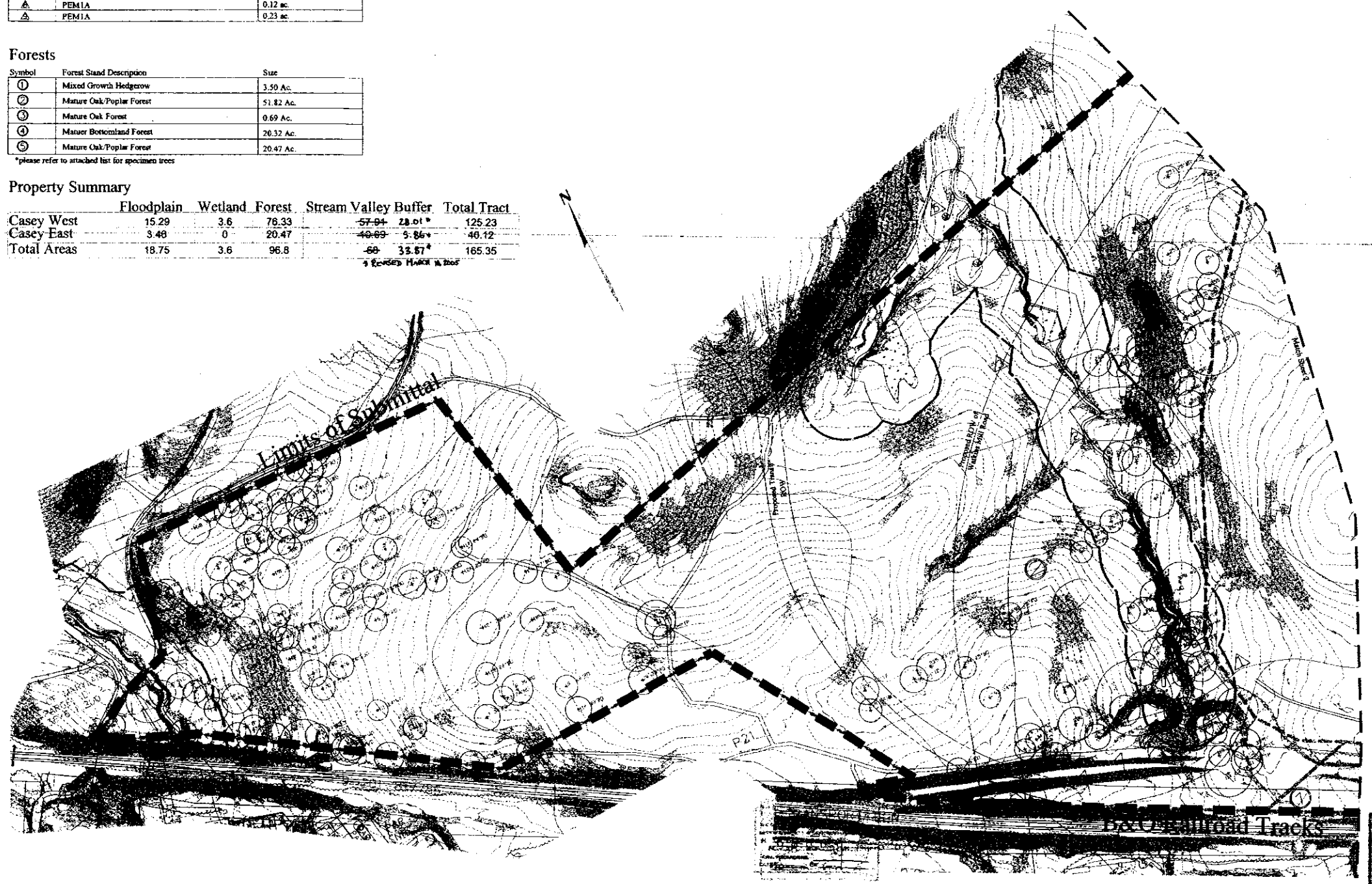
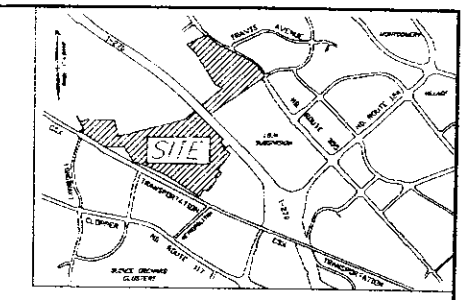
* REVISED MARCH 16 2005





VICINITY MAP
The Casey Property
Gaithersburg, MD
1" = 2000'

Casey Property

Natural Resource Inventory/
Forest Stand Delineation

1. The subject property of 165.34 Acres ± and is comprised of Parcels P918, P896, P53, P211 and P414 55 of tax map pages FT 22, FT 23, and FT 13. The subject property is bisected by Interstate 270 creating two zones hereafter referred to as the western area and the eastern area.

2. Boundary information was taken from tax map data July, 1997.

3. Soils information is taken from Montgomery County Soils Survey, July 1995 (note, Maps 7 & 8). A geo-technical study was conducted for the soils mapped as 1AD to determine erodibility. The locations of these test pits are indicated on this plan. The result of this study determined that the 1AD soils in this area are not to be considered highly erodible. Please see the geo-technical report dated July 30, 2002 as issued by Niles-Carson Engineering Associates, Inc. for additional information.

4. Wetland delineation provided as part of the I-270 multi-modal corridor study, Environmental Impact Statement. Wetland delineation was conducted by representatives of Rodgers Consulting, Inc. for use on this map.

5. The ultimate 100 year flood plain is taken from FEMA Flood Insurance Rate Maps for the City of Gaithersburg (FEMA, 1982). The subject property contains 6.98 acres of floodplain.

6. The topography shown is from an aerial topographic survey completed in 2001, and is shown in 2' contour intervals.

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12. For the City of Gaithersburg's Environmental Standards for Development Regulation, as part of the site plan application, the applicant will conduct a wildlife management plan.

13. Existing and adjacent sources of noise includes vehicle traffic traveling on I-270 and rail traffic on the railroad line to the west of the property. For the Environmental Standards for Development Regulation, as part of the site plan application, the applicant will conduct a noise study to determine existing and potential sources of noise and noise abatement recommendations.

Legend

- Stream Valley Buffer
- Floodplain Delineation
- Floodplain BRL
- Wetland delineation
- Wetland Buffer (50' Dia)
- Wetland Area Reference Number
- Forest Stand Reference Number
- Specimen Trees and Critical Root Zone
- Spring/Seep Location
- Soils Lines
- Soil Test Type
- Existing Treeline
- 25-35% Slopes
- Slopes 35% and greater
- Existing Perennial/Intermittent Stream
- Locations of Test Pits for soil erodibility study

CITY OF GAITHERSBURG
NRI/FSD APPROVAL

Qualified Professional Certification

I hereby certify that this plan was prepared to the best of my knowledge and belief in accordance with the Maryland Forest Conservation Law and the City of Gaithersburg's approved and adopted Environmental Standards.

Buddy Maloney
COMAR 08.19.06.01
Qualified Professional

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE
1. Revised per City's comments (5/16/05)	11/05						

Developer:
BP Realty Investments, LLC
6723 Whittier Ave., Ste. 306C
McLean, Virginia 22102
Attn: Mr. Peter J. Henry

Recertified
Natural Resources Inventory/
Forest Stand Delineation

Casey Property
Election District # 9
City of Gaithersburg, Montgomery County, Maryland

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	BY	DATE
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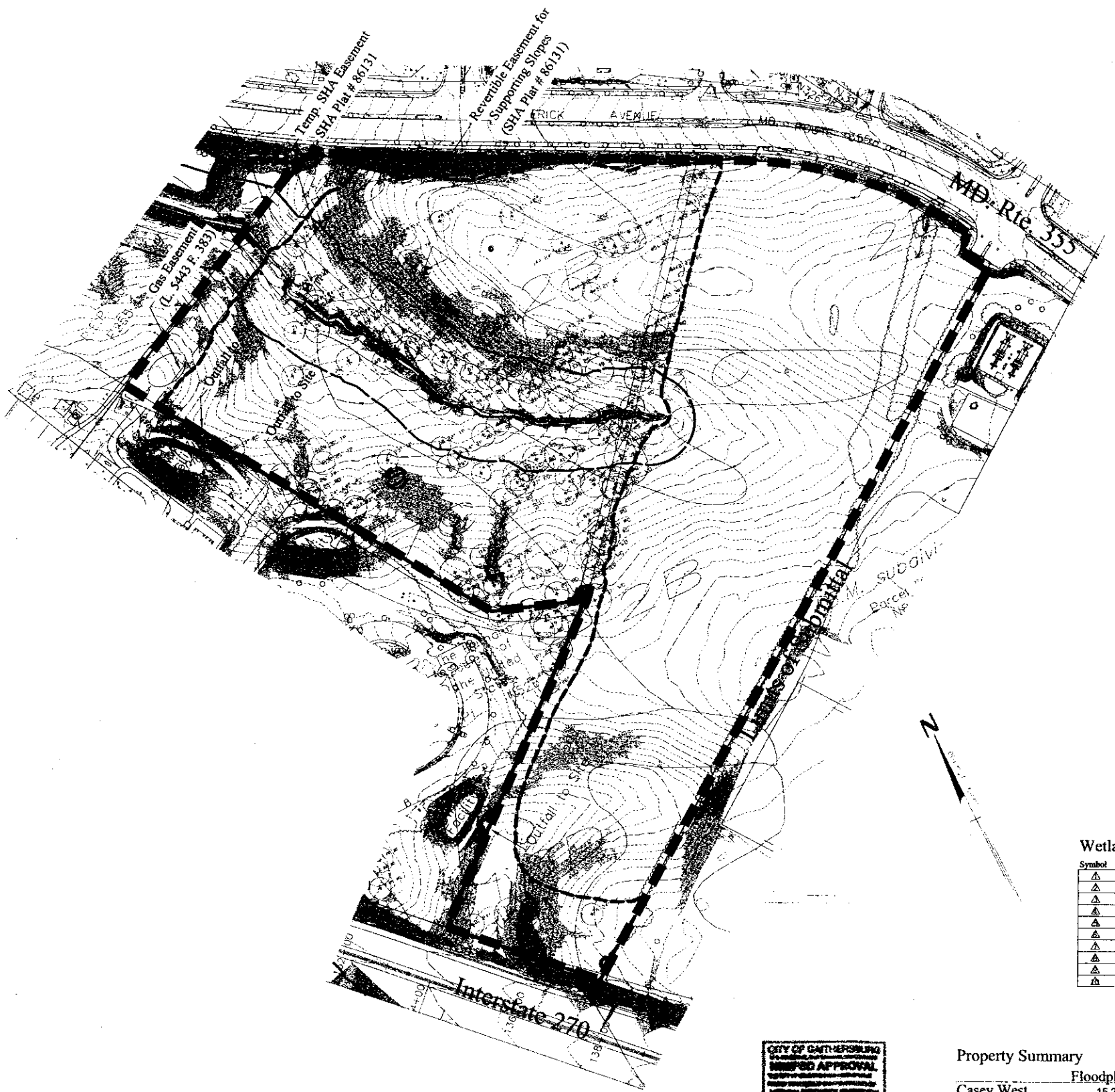
BY	DATE	

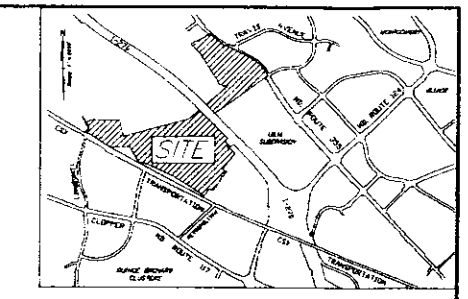
SCALE 1"=100'
JOB No. 776-A1
DATE 11/04
SHEET No. 3 of 5

Inventory/Forest Stand Delineation: Casey Property

EXHIBIT
10C
PB-V05-0007

PENGAD-Bayonne, N. J.





VICINITY MAP

The Parklands
Gaithersburg, MD
1" = 2000'

Casey Property

Natural Resource Inventory/
Forest Stand Delineation

1. The subject property is 165.34 Acres± and is comprised of Parcels P910, P880, P33, P211 and P94 455 of tax map pages FT 22, FT 23, and FT 13. The subject property is bisected by Interstate 270 creating two areas hereafter referred to as the western area and the eastern area.

2. Boundary information was taken from tax map data July, 1997.

3. Soils information is taken from Montgomery County Soils Survey, July 1995 issue, Maps 7 & 8. A geo-technical study was conducted for the soils mapped as 16D to determine erodibility. The locations of these test pits are indicated on this plan. The result of this study determined that the 16D soils in this area are not to be considered highly erodible. Please see the geo-technical report dated July 30, 2002 as issued by Mills-Cantera Engineering Associates, Inc. for additional information.

4. Wetland delineation provided as part of the I-270 multi-modal corridor study, Environmental Impact Statement. Wetland delineation was confirmed by representatives of Rodgers Consulting, Inc. for use on this map.

5. The ultimate 100 year flood plain is taken from FEMA Flood Insurance Rate Maps for the City of Gaithersburg (FEMA, 1982). The subject property contains 6.98 acres of floodplain.

6. The topography shown is from an aerial topographic survey completed in 2001 and is shown in 2' contour intervals.

7. The location of individual specimen trees is by field survey utilizing a Global Positioning System with sub-meter accuracy.

8. Streams on the site are Use Class I-P and are part of Great Seneca Creek and its tributaries.

9. Existing forest cover = 96.80 Acres±.

10. Site visits for purposes of conducting this inventory occurred in fall of 2000, Feb. of 2002, and Summer 2004.

11. The Stream Valley Buffer depicted on this plan is based on the best available information at this time. Since the limits of the parameters used to define the Stream Valley Buffer are by their very nature dynamic, the buffer is subject to further refinement as additional data becomes available.

12. Per the City of Gaithersburg's Environmental Standards for Development Regulation, as part of the site plan application, the applicant will conduct a wildlife management plan.

13. Existing and adjacent sources of noise includes vehicle traffic traveling on I-270 and rail traffic on the railroad line to the west of the property. Per the Environmental Standards for Development Regulation, as part of the site plan application, the applicant will conduct a noise study to determine existing and potential sources of noise and noise abatement measures/adherence.

Soils

Symbol	Soil name	Comments (Per Soil Survey)
1B	Gaila silt loam, 3-8% slopes	
1C	Gaila silt loam, 8-15& slopes	
2B	Glenelg silt loam, 3-8% slopes	
6A	Baile silt loam, 0-3% slopes	hydric
16C	Brinklow-Blocktown channery silt loam, 8-15% slopes	
16D	Brinklow-Blocktown channery silt loam, 15-25% slopes	highly erodible (See Note 3)
17B	Occoquan loam, 3-8% slopes	
17C	Occoquan loam, 8-15% slopes	
54A	Hatboro silt loam, 0-3% slopes	hydric
116D	Blocktown channery silt loam, 15-25% slopes	
116E	Blocktown channery silt loam, 25-45% slopes	very rocky, highly erodible

Forests

Symbol	Forest Stand Description	Size
1	Mixed Growth Hedgerow	3.50 Ac.
2	Mature Oak/Poplar Forest	51.82 Ac.
3	Mature Oak Forest	0.69 Ac.
4	Mature Bottomland Forest	20.32 Ac.
5	Mature Oak/Poplar Forest	20.47 Ac.

*Refer to Sheet 4 for specimen tree list

Wetlands

Symbol	Wetland Type	Size
A	PSS1C/E	0.04 ac.
B	PEM2C	0.03 ac.
C	PFO1C/E	0.08 ac.
D	PSS1C	0.02 ac.
E	PEM1C/E	0.02 ac.
F	PFO1A/E (off site)	0.46 ac.
G	PEM2C	[illegible]
H	PEM1A	0.56 ac.
I	PFO1A	0.23 ac.
J	PEM1A	0.41 ac.

Legend

- Stream Valley Buffer
- Floodplain Delineation
- Floodplain BRL
- Wetlands delineation
- Wetland Buffer (25' State)
- Wetland Buffer (50' City)
- A Wetland Area Reference Number
- 4 Forest Stand Reference Number
- Specimen Trees
- Spring/Seep Location
- Soils Lines
- 2B Soil Test Type
- Existing Treeline
- 15-25% Slopes
- Slopes 25% and greater
- Existing Perennial/Intermittent Stream
- TP4 Locations of Test Pits for soil erodibility study

Property Summary

	Floodplain	Wetland	Forest	Stream Valley Buffer	Total Tract
Casey West	15.29	3.6	76.33	~~57.91~~ 28.01*	125.23
Casey East	3.46	0	20.47	~~40.09~~ 5.86*	40.12
Total Areas	18.75	3.6	96.8	~~68~~ 33.87*	165.35

* REVISED MARCH 16, 2005

CITY OF GAITHERSBURG
NOTICE APPROVAL
[illegible]
See Sheet 1.

Qualified Professional Certification

I hereby certify that this plan was prepared to the best of my knowledge and belief in accordance with the Maryland Forest Conservation Law and the City of Gaithersburg's approved and adopted Environmental Standards.

8/2/04
Date

M. Dwight Rodgers
Rodgers Consulting, Inc.
(Cert. # 2196-0)
Qualified Professional

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE
1. Revised per City's comments (9/28/04)	11/04/04						

Developer:
BP Realty Investments, LLC
6723 Whittier Ave., Ste. 306C
McLean, Virginia 22102
Attn: Mr. Peter J. Henry

Recertified
Natural Resources Inventory/
Forest Stand Delineation

Casey Property

Election District # 9
City of Gaithersburg, Montgomery County, Maryland

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE
MASS DATA	DATA	DATE
DESIGNED		
DRAWN		
REVIEWED		
RELEASE FOR		
BY	DATE	

SCALE 1"=100'
JOB NO. 776-A1
DATE 11/04
SHEET NO. 5 OF 6

Natural Resources Inventory/Forest Stand Delineation; Casey Property

FENCAD-Bayonne, N. J.

EXHIBIT

Wetlands

Symbol	Wetland Type	Size
△	PSS1C/E	0.04 ac.
△	PEM2C	0.03 ac.
△	PFO1C/E	0.08 ac.
△	PSS1C	0.02 ac.
△	PEM1C/E	0.02 ac.
△	PFO1A/E (off site)	0.46 ac.
△	PEM2C	1.75 ac.
△	PEM1A	0.56 ac.
△	PFO1A	0.23 ac.
△	PEM1A	0.41 ac.

Forests

Symbol	Forest Stand Description	Size
①	Mixed Growth Hedgerow	3.50 Ac.
②	Mature Oak/Poplar Forest	51.82 Ac.
③	Mature Oak Forest	0.69 Ac.
④	Mature Bottomland Forest	20.32 Ac.
⑤	Mature Oak/Poplar Forest	20.47 Ac.

*Refer to Sheet 4 for specimen tree list

Soils

Symbol	Soil name	Comments (Per Soil Survey)
1B	Gaila silt loam, 3-8% slopes	
1C	Gaila silt loam, 8-15& slopes	
2B	Glenelg silt loam, 3-8% slopes	
6A	Baile silt loam, 0-3% slopes	hydric
16C	Brinklow-Blocktown channery silt loam, 8-15% slopes	
16D	Brinklow-Blocktown channery silt loam, 15-25% slopes	highly erodible (See Note 3)
17B	Occoquan loam, 3-8% slopes	
17C	Occoquan loam, 8-15% slopes	
54A	Hatboro silt loam, 0-3% slopes	hydric
116D	Blocktown channery silt loam, 15-25% slopes	
116E	Blocktown channery silt loam, 25-45% slopes	very rocky, highly erodible

Tree Tag #	DBH	Botanical Name	Common Name	Comments
1	30"	Liriodendron tulipifera	Tulip Poplar	Good
2	45"	Liriodendron tulipifera	Tulip Poplar	Good
3	33"	Quercus alba	White Oak	Good
4	30"	Quercus palustris	Pin Oak	Good
5	27"	Quercus rubra	Red Oak	Good
6	26"	Quercus rubra	Red Oak	Good
7	30"	Quercus rubra	Red Oak	Good
8	36"	Quercus rubra	Red Oak	Good
9	26"	Quercus rubra	Red Oak	Good
10	33"	Quercus rubra	Red Oak	Good
11	26"	Quercus rubra	Red Oak	Good
12	24"	Quercus velutina	Black Oak	Good
13	34"	Quercus palustris	Pin Oak	Good
14	24"	Quercus velutina	Black Oak	Good
15	28"	Quercus rubra	Red Oak	TWIN
16	29"	Quercus rubra	Red Oak	Good
17	65"	Quercus rubra	Red Oak	3LEAD - Possible Champion
18	38"	Quercus velutina	Black Oak	Good
19	39"	Quercus velutina	Black Oak	Good
20	37"	Quercus velutina	Black Oak	Good
21	27"	Liriodendron tulipifera	Tulip Poplar	3LEAD
22	25"	Quercus velutina	Black Oak	Good
23	25"	Quercus rubra	Red Oak	3LEAD
24	27"	Quercus rubra	Red Oak	Good
25	27"	Quercus velutina	Black Oak	Good
26	33"	Quercus rubra	Red Oak	Good
27	27"	Quercus rubra	Red Oak	Good
28	27"	Quercus velutina	Black Oak	Good
29	33"	Liriodendron tulipifera	Tulip Poplar	Good
30	42"	Quercus velutina	Black Oak	Good
31	35"	Liriodendron tulipifera	Tulip Poplar	Good
32	27"	Liriodendron tulipifera	Tulip Poplar	Good
33	26"	Liriodendron tulipifera	Tulip Poplar	Good
34	29"	Acer rubra	Red Maple	Good
35	26"	Liriodendron tulipifera	Tulip Poplar	Good
36	26"	Quercus rubra	Red Oak	Good
37	34"	Quercus velutina	Black Oak	Good
38	33"	Quercus rubra	Red Oak	Good
39	34"	Quercus rubra	Red Oak	Good
40	33"	Quercus rubra	Red Oak	Good
41	39"	Quercus palustris	Pin Oak	Good
42	29"	Quercus rubra	Red Oak	Good
43	25"	Quercus rubra	Red Oak	Good
44	25"	Quercus rubra	Red Oak	Good
45	37"	Quercus palustris	Pin Oak	Good
46	24"	Quercus palustris	Pin Oak	Good
47	31"	Quercus palustris	Pin Oak	Good
48	25"	Quercus palustris	Pin Oak	Good
49	29"	Quercus palustris	Pin Oak	Good
50	32"	Quercus velutina	Black Oak	Good
51	31"	Quercus rubra	Red Oak	Good
52	47"	Quercus rubra	Red Oak	Good - Possible Champion
53	26"	Quercus alba	White Oak	Good
54	26"	Quercus rubra	Red Oak	Good
55	35"	Liriodendron tulipifera	Tulip Poplar	Good
56	28"	Quercus velutina	Black Oak	Good
57	36"	Quercus velutina	Black Oak	Good
58	27"	Quercus rubra	Red Oak	Good
59	27"	Quercus rubra	Red Oak	Good
60	26"	Quercus velutina	Black Oak	Good
61	32"	Quercus velutina	Black Oak	Good
62	36"	Quercus rubra	Red Oak	Good
102	32"	Robinia Pseudo-Accia	Black Locust	Good
103	22"	Robinia Pseudo-Accia	Black Locust	Good
104	26"	Robinia Pseudo-Accia	Black Locust	Good
105	26"	Liriodendron tulipifera	Tulip Poplar	Good
106	27"	Robinia Pseudo-Accia	Black Locust	Good
107	25"	Liriodendron tulipifera	Tulip Poplar	3LEAD
108	24"	Liriodendron tulipifera	Tulip Poplar	TWIN
109	23"	Prunus serotina	Black Cherry	Good
110	35"	Liriodendron tulipifera	Tulip Poplar	Good
111	36"	Liriodendron tulipifera	Tulip Poplar	Good

Tree Tag #	DBH	Botanical Name	Common Name	Comments
112	30"	Platanus occidentalis	Sycamore	Good
113	24"	Juglans nigra	Black Walnut	Good
114	54"	Liriodendron tulipifera	Tulip Poplar	Good
115	48"	Liriodendron tulipifera	Tulip Poplar	Good
117	29"	Liriodendron tulipifera	Tulip Poplar	Good
118	25"	Quercus palustris	Pin Oak	Good
119	27"	Acer saccharinum	Silver Maple	Good
120	48" & 46"	Liriodendron tulipifera	Tulip Poplar	Good
121	32"	Liriodendron tulipifera	Tulip Poplar	Good
122	26"	Quercus velutina	Black Oak	Good
123	35"	Liriodendron tulipifera	Tulip Poplar	Good
124	34"	Liriodendron tulipifera	Tulip Poplar	Good
125	22"	Liriodendron tulipifera	Tulip Poplar	Good
126	26"	Quercus velutina	Black Oak	Good
127	28"	Liriodendron tulipifera	Tulip Poplar	Good
128	38"	Liriodendron tulipifera	Tulip Poplar	Good
129	28"	Liriodendron tulipifera	Tulip Poplar	Good
130	24"	Liriodendron tulipifera	Tulip Poplar	Good
131	30"	Quercus palustris	Pin Oak	Good
132	27"	Platanus occidentalis	Sycamore	Good
133	31"	Robinia Pseudo-Accia	Black Locust	TWIN
134	30"	Juglans nigra	Black Walnut	Good
135	31"	Liriodendron tulipifera	Tulip Poplar	Good
136	31"	Quercus alba	White Oak	Good
137	37"	Quercus alba	White Oak	Good
138	30"	Quercus alba	White Oak	Good
139	26"	Quercus alba	White Oak	Good
140	24" & 22"	Platanus occidentalis	Sycamore	Good
141	24"	Platanus occidentalis	Sycamore	TWIN"
142	38"	Quercus alba	White Oak	Good
143	40"	Quercus alba	White Oak	Good
144	37"	Quercus velutina	Black Oak	Good
145	26"	Liriodendron tulipifera	Tulip Poplar	Good
146	30"	Liriodendron tulipifera	Tulip Poplar	Good
147	28"	Liriodendron tulipifera	Tulip Poplar	Good
148	26"	Liriodendron tulipifera	Tulip Poplar	TWIN
149	40"	Quercus palustris	Pin Oak	TWIN
150	26"	Nyssa sylvatica	Black Gum	3LEAD
151	30"	Liriodendron tulipifera	Tulip Poplar	Good
152	28"	Quercus palustris	Pin Oak	Good
153	34"	Liriodendron tulipifera	Tulip Poplar	Good
154	54"	Quercus palustris	Pin Oak	Good
155	38"	Quercus velutina	Black Oak	Good
156	36"	Quercus velutina	Black Oak	Good
157	33"	Liriodendron tulipifera	Tulip Poplar	Good
204	29"	Quercus velutina	Black Oak	Good
205	35"	Quercus rubra	Red Oak	Good
206	26"	Quercus palustris	Pin Oak	Good
207	25"	Liriodendron tulipifera	Tulip Poplar	Good
208	33"	Quercus palustris	Pin Oak	Good
209	29"	Quercus alba	White Oak	Good
210	28"	Platanus occidentalis	Sycamore	Good
211	29"	Quercus palustris	Pin Oak	Good
212	32"	Acer saccharinum	Silver Maple	Good
213	33"	Acer saccharinum	Silver Maple	Good
214	28"	Acer saccharinum	Silver Maple	Good
215	25"	Acer rubrum	Red Maple	Good
216	34"	Quercus palustris	Pin Oak	Good
217	35"	Acer rubrum	Red Maple	Good
218	28"	Quercus alba	White Oak	Good
219	26"	Quercus alba	White Oak	Good
220	41"	Liriodendron tulipifera	Tulip Poplar	Good
221	28"	Quercus alba	White Oak	Good
222	26"	Liriodendron tulipifera	Tulip Poplar	Good
223	26"	Liriodendron tulipifera	Tulip Poplar	Good
224	23"	Quercus velutina	Black Oak	Good
225	36"	Platanus occidentalis	Sycamore	Good
226	24"	Robinia pseudo-accacia	Black Locust	Good
227	29"	Quercus palustris	Pin Oak	Good
228	22"	Acer saccharinum	Silver Maple	Good
229	36"	Liriodendron tulipifera	Tulip Poplar	TWIN
230	26"	Quercus palustris	Pin Oak	Good
231	37"	Quercus rubra	Red Oak	Good
232	26"	Prunus serotina	Black Cherry	Good
233	44"	Quercus rubra	Red Oak	Good
234	24"	Quercus rubra	Red Oak	Good
235	28"	Quercus rubra	Red Oak	Good
236	36"	Quercus palustris	Pin Oak	Good
237	30"	Quercus palustris	Pin Oak	Good
238	29"	Carya spp.	Hickory	Good - Possible Champion
239	23"	Acer saccharinum	Silver Maple	Good
240	30"	Nyssa sylvatica	Black Gum	Good
241	30"	Liriodendron tulipifera	Tulip Poplar	TWIN
242	26"	Quercus alba	White Oak	Good
243	32"	Quercus alba	White Oak	Good
244	27"	Liriodendron tulipifera	Tulip Poplar	Good
245	31"	Quercus velutina	Black Oak	Good
246	38"	Quercus velutina	Black Oak	Good
247	30"	Quercus velutina	Black Oak	Good
248	25"	Liriodendron tulipifera	Tulip Poplar	Good
249	36"	Quercus velutina	Black Oak	TWIN
250	26"	Quercus velutina	Black Oak	TWIN
251	25"	Quercus velutina	Black Oak	Good
252	42"	Quercus velutina	Black Oak	TWIN
253	26"	Quercus velutina	Black Oak	Good
254	28"	Quercus rubra	Red Oak	Good
255	31"	Quercus velutina	Black Oak	Good
256	31"	Quercus velutina	Black Oak	Good
257	31"	Quercus alba	White Oak	Good
258	53"	Quercus rubra	Southern Red Oak	Good - Possible Champion
259	24"	Quercus rubra	Red Oak	Good
260	26"	Quercus rubra	Southern Red Oak	Good
261	25"	Liriodendron tulipifera	Tulip Poplar	Good
262	31"	Liriodendron tulipifera	Tulip Poplar	Good
263	25"	Quercus rubra	Red Oak	Good
264	32"	Quercus velutina	Black Oak	Good
265	36"	Quercus rubra	Red Oak	Good
266	31"	Quercus velutina	Black Oak	Good
267	31"	Quercus velutina	Black Oak	Good
268	36"	Quercus velutina	Black Oak	Good
269	31"	Quercus velutina	Black Oak	Good
270	33"	Quercus velutina	Black Oak	Good
271	33"	Quercus alba	White Oak	Good
272	34"	Quercus palustris	Pin Oak	Good
273	27"	Liriodendron tulipifera	Tulip Poplar	Good
274	43"	Quercus velutina	Black Oak	Good
275	26"	Liriodendron tulipifera	Tulip Poplar	Good
276	26"	Liriodendron tulipifera	Tulip Poplar	Good

Tree Tag #	DBH	Botanical Name	Common Name	Comments
158	33"	Liriodendron tulipifera	Tulip Poplar	Good
159	32"	Liriodendron tulipifera	Tulip Poplar	Good
160	29"	Liriodendron tulipifera	Tulip Poplar	Good
161	29"	Liriodendron tulipifera	Tulip Poplar	Good
162	24"	Liriodendron tulipifera	Tulip Poplar	Good
163	32"	Liriodendron tulipifera	Tulip Poplar	Good
164	25"	Liriodendron tulipifera	Tulip Poplar	TWIN
165	26"	Liriodendron tulipifera	Tulip Poplar	Good
166	24"	Liriodendron tulipifera	Tulip Poplar	Good
167	24"	Liriodendron tulipifera	Tulip Poplar	Good
168	24"	Quercus alba	White Oak	Good
169	31"	Quercus palustris	Pin Oak	POOR
170	32"	Liriodendron tulipifera	Tulip Poplar	Good
171	24"	Liriodendron tulipifera	Tulip Poplar	Good
172	24"	Acer rubrum	Red Maple	Good
173	28"	Liriodendron tulipifera	Tulip Poplar	Good
174	26"	Quercus velutina	Black Oak	Good
175	26"	Liriodendron tulipifera	Tulip Poplar	Good
177	34"	Liriodendron tulipifera	Tulip Poplar	Good
178	24"	Liriodendron tulipifera	Tulip Poplar	TWIN
179	32"	Liriodendron tulipifera	Tulip Poplar	Good
180	32"	Quercus velutine	Black Oak	Good
181	31"	Liriodendron tulipifera	Tulip Poplar	Good
182	32"	Liriodendron tulipifera	Tulip Poplar	TWIN
183	25"	Quercus velutina	Black Oak	Good
184	24"	Quercus alba	White Oak	Good
185	29"	Liriodendron tulipifera	Tulip Poplar	Good
186	29"	Liriodendron tulipifera	Tulip Poplar	Good
187	44"	Liriodendron tulipifera	Tulip Poplar	Good
188	26"	Liriodendron tulipifera	Tulip Poplar	Good
189	33"	Liriodendron tulipifera	Tulip Poplar	Good
190	28"	Liriodendron tulipifera	Tulip Poplar	Good
191	29"	Liriodendron tulipifera	Tulip Poplar	Good
192	26"	Liriodendron tulipifera	Tulip Poplar	Good
193	50"	Liriodendron tulipifera	Tulip Poplar	Good
194	31"	Liriodendron tulipifera	Tulip Poplar	Good
195	26"	Liriodendron tulipifera	Tulip Poplar	Good
196	52"	Quercus palustris	Pin Oak	Good
197	26"	Liriodendron tulipifera	Tulip Poplar	Good
198	28"	Liriodendron tulipifera	Tulip Poplar	Good
199	32"	Liriodendron tulipifera	Tulip Poplar	Good
200	30"	Platanus occidentalis	Sycamore	Good
201	32"	Acer saccharinum	Silver Maple	Good
202	33"	Quercus alba	White Oak	Good
203	28"	Liriodendron tulipifera	Tulip Poplar	Good
277	25"	Quercus palustris	Pin Oak	Good
278	46"	Liriodendron tulipifera	Tulip Poplar	Good
279	36"	Quercus alba	White Oak	Good
280	39"	Liriodendron tulipifera	Tulip Poplar	Good
281	25"	Quercus rubra	Red Oak	Good
282	36"	Quercus velutina	Black Oak	Good
283	39"	Liriodendron tulipifera	Tulip Poplar	Good
284	87"	Liriodendron tulipifera	Tulip Poplar	Good - Possible Champion
285	35"	Liriodendron tulipifera	Tulip Poplar	TWIN
286	26"	Quercus rubra	Red Oak	Good
287	28"	Quercus rubra	Red Oak	Good
288	29"	Quercus velutina	Black Oak	Good
289	26"	Quercus velutina	Black Oak	Good
290	24"	Quercus velutina	Black Oak	TWIN
291	26"	Quercus rubra	Red Oak	Good
292	25"	Quercus rubra	Red Oak	Good
293	24"	Quercus rubra	Red Oak	Good
294	25"	Quercus velutina	Black Oak	Good
295	33"	Quercus palustris	Pin Oak	Good
296	31"	Liriodendron tulipifera	Tulip Poplar	Poor
297	32"	Liriodendron tulipifera	Tulip Poplar	Good
298	27"	Quercus velutina	Black Oak	Good
299	23"	Liriodendron tulipifera	Tulip Poplar	3 Lead
300	25"	Liriodendron tulipifera	Tulip Poplar	3 Lead

Additional Trees Surveyed by RCI

Tree Tag #	DBH	Botanical Name	Common Name	Comments
47	49"	Liriodendron tulipifera	Tulip Poplar	Good
48	26"	Liriodendron tulipifera	Tulip Poplar	Good
49	30"	Platanus Occidentalis	Eastern Sycamore	Good
50	30"	Liriodendron tulipifera	Tulip Poplar	Good
51	26"	Liriodendron tulipifera	Tulip Poplar	Good
52	30"	Liriodendron tulipifera	Tulip Poplar	Good
53	27"	Liriodendron tulipifera	Tulip Poplar	Good
54	29"	Liriodendron tulipifera	Tulip Poplar	Good
55	29"	Quercus rubra	Red Oak	Poor
56	36"	Liriodendron tulipifera	Tulip Poplar	Good
57	36"	Quercus rubra	Red Oak	Good
58	36"	Quercus rubra	Red Oak	Poor
59	25"	Liriodendron tulipifera	Tulip Poplar	Good
60	40"	Quercus velutina	Black Oak	Good
61	38"	Liriodendron tulipifera	Tulip Poplar	Good
62	28"	Liriodendron tulipifera	Tulip Poplar	Good
63	28"	Liriodendron tulipifera	Tulip Poplar	Good
64	31"	Liriodendron tulipifera	Tulip Poplar	Good
65	28"	Liriodendron tulipifera	Tulip Poplar	Good
66	27"	Liriodendron tulipifera	Tulip Poplar	Good
67	38"	Liriodendron tulipifera	Tulip Poplar	Poor
68	50"	Liriodendron tulipifera	Tulip Poplar	Good - Twin
69	34"	Liriodendron tulipifera	Tulip Poplar	Good
70	34"	Liriodendron tulipifera	Tulip Poplar	Good
71	30"	Liriodendron tulipifera	Tulip Poplar	Good
72	41"	Liriodendron tulipifera	Tulip Poplar	Good
73	27"	Quercus velutina	Black Oak	Good
74	56"	Liriodendron tulipifera	Tulip Poplar	Poor
75	27"	Quercus velutina	Black Oak	Good
76	28"	Quercus marilandica	Blackjack Oak	Good
77	31"	Quercus velutina	Black Oak	Good
78	36"	Quercus rubra	Red Oak	Good
79	28"	Quercus marilandica	Blackjack Oak	Good
80	28"	Quercus marilandica	Blackjack Oak	Good
81	27"	Quercus marilandica	Blackjack Oak	Poor
82	28"	Liriodendron tulipifera	Tulip Poplar	Good
83	26"	Liriodendron tulipifera	Tulip Poplar	Good
84	27"	Liriodendron tulipifera	Tulip Poplar	Good
85	35"	Liriodendron tulipifera	Tulip Poplar	Good
86	31"	Liriodendron tulipifera	Tulip Poplar	Good - Twin
87	28"	Liriodendron tulipifera	Tulip Poplar	Good
88	32"	Liriodendron tulipifera	Tulip Poplar	Good
89	44"	Liriodendron tulipifera	Tulip Poplar	Good
90	29"	Liriodendron tulipifera	Tulip Poplar	Good
91	29"	Liriodendron tulipifera	Tulip Poplar	Good
92	31"	Quercus alba	White Oak	Good

Tree Tag #	DBH	Botanical Name	Common Name	Comments
93	31"	Quercus alba	White Oak	Good
94	42"	Liriodendron tulipifera	Tulip Poplar	Good
95	37"	Liriodendron tulipifera	Tulip Poplar	Good
96	34"	Quercus velutina	Black Oak	Good
97	31"	Liriodendron tulipifera	Tulip Poplar	Good
98	27"	Quercus marilandica	Blackjack Oak	Good
99	31"	Liriodendron tulipifera	Tulip Poplar	Good
100	27"	Liriodendron tulipifera	Tulip Poplar	Good
101	36"	Liriodendron tulipifera	Tulip Poplar	Good
102	29"	Quercus velutina	Black Oak	Good
103	28"	Quercus marilandica	Blackjack Oak	Good
104	25"	Quercus marilandica	Blackjack Oak	Good
105	29"	Quercus velutina	Black Oak	Good
106	29"	Quercus marilandica	Blackjack Oak	Poor
107	36"	Quercus alba	White Oak	Good
108	29"	Quercus alba	White Oak	Good - Twin
109	34"	Quercus alba	White Oak	Good
110	27"	Quercus velutina	Black Oak	Good
111	24"	Quercus alba	White Oak	Good
112	31"	Quercus alba	White Oak	Good
113	28"	Quercus velutina	Black Oak	Good
114	30"	Quercus velutina	Black Oak	Good
115	27"	Quercus velutina	Black Oak	Good
116	27"	Quercus velutina	Black Oak	Good
117	24"	Quercus velutina	Black Oak	Good
118	24"	Quercus marilandica	Blackjack Oak	Good
119	27"	Quercus marilandica	Blackjack Oak	Good
120	43"	Liriodendron tulipifera	Tulip Poplar	Good - Twin
121	29"	Quercus velutina	Black Oak	Good
122	33"	Quercus marilandica	Blackjack Oak	Good
123	28"	Quercus velutina	Black Oak	Good
124	33"	Quercus velutina	Black Oak	Good
125	26"	Quercus marilandica	Blackjack Oak	Good
126	25"	Quercus rubra	Red Oak	Good
127	38"	Quercus marilandica	Blackjack Oak	Good - Twin
128	26"	Quercus velutina	Black Oak	Good - Twin
129	24"	Quercus rubra	Red Oak	Good
130	33"	Liriodendron tulipifera	Tulip Poplar	Good
42	25"	Quercus alba	White Oak	Good
43	25"	Quercus rubra	Red Oak	Good
44	26"	Quercus rubra	Red Oak	Good
45	21"	Prunus serotina	Black Cherry	Good
46	26"	Prunus serotina	Black Cherry	Good
47	27"	Ulmus americana	American Elm	Good
48	23"	Liriodendron tulipifera	Tulip Poplar	Good
49	24"	Liriodendron tulipifera	Tulip Poplar	Good
50	24"	Liriodendron tulipifera	Tulip Poplar	Good
51	22"	Liriodendron tulipifera	Tulip Poplar	Good
52	22"	Liriodendron tulipifera	Tulip Poplar	Good
53	23"	Liriodendron tulipifera	Tulip Poplar	Good
54	27"	Liriodendron tulipifera	Tulip Poplar	Good
55	21"	Liriodendron tulipifera	Tulip Poplar	Good
56	25"	Liriodendron tulipifera	Tulip Poplar	Good
57	22"	Liriodendron tulipifera	Tulip Poplar	Good
58	23"	Liriodendron tulipifera	Tulip Poplar	Good
59	22"	Liriodendron tulipifera	Tulip Poplar	Good
60	23"	Liriodendron tulipifera	Tulip Poplar	Good
61	24"	Liriodendron tulipifera	Tulip Poplar	Good
62	22"	Liriodendron tulipifera	Tulip Poplar	Good
63	23"	Liriodendron tulipifera	Tulip Poplar	Good
64	29"	Liriodendron tulipifera	Tulip Poplar	Good
65	20"	Liriodendron tulipifera	Tulip Poplar	Good
66	24"	Liriodendron tulipifera	Tulip Poplar	Good
67	25"	Liriodendron tulipifera	Tulip Poplar	Good
68	22"	Liriodendron tulipifera	Tulip Poplar	Good
69	29"	Liriodendron tulipifera	Tulip Poplar	Good
70	27"	Liriodendron tulipifera	Tulip Poplar	Good
71	23"	Liriodendron tulipifera	Tulip Poplar	Good
72	24"	Liriodendron tulipifera	Tulip Poplar	Good
73	23"	Liriodendron tulipifera	Tulip Poplar	Good
74	22"	Quercus rubra	Red Oak	Good
75	33"	Quercus velutina	Black Oak	Good
76	28"	Quercus velutina	Black Oak	Good
77	23"	Quercus velutina	Black Oak	Good
78	36"	Quercus rubra	Red Oak	Good - Twin
78	24"	Prunus serotina	Black Cherry	Good
79	36"	Prunus serotina	Black Cherry	Good
80	36"	American Elm	Ulmus americana	Good
81	24"	Liriodendron tulipifera	Tulip Poplar	Good

Approval with [illegible] Conditions, See Sheet 1.

Property Summary

	Floodplain	Wetland	Forest	Stream Valley Buffer	Total Tract
Casey West	15.29	3.6	78.33	~~67.91~~ 28.01*	125.23
Casey East	3.48	0	20.47	10.09 5.86*	40.12
Total Areas	18.75	3.6	96.8	68 33.87*	165.36

* Revised March 10, 2005

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE

Developer:
BP Realty Investments, LLC
6723 Whittier Ave., Ste. 306C
McLean, Virginia 22102
Attn: Mr. Peter J. Henry

Recertified Natural Resources Inventory/ Forest Stand Delineation

Casey Property

Election District # 9
City of Gaithersburg, Montgomery County, Maryland

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE	
BASE DATA	DATA	DATE	SCALE: 1"=100'
DESIGNED			JOB No 776-A1
DRAWN			DATE 11/04
REVIEWED			
RELEASE FOR			SHEET No 5 of 5

PRELIMINARY NOT FOR CONSTRUCTION

Inventory/Forest Stand Delineation: Casey Property

PENGAD-Bayonne, N.J.
EXHIBIT
10e
1-18-06