

Property Summary

	Floodplain	Wetland	Forest	Stream Valley Buffer	Total Tract
Casey West	15.29	3.6	76.33	57.91	125.23
Casey East	3.46	0	20.47	40.09	40.12
Total Areas	18.75	3.6	96.8	60	165.35

Joint Hearing - MCC & PC
ASK-9892-2024
Exhibit #06

Forests

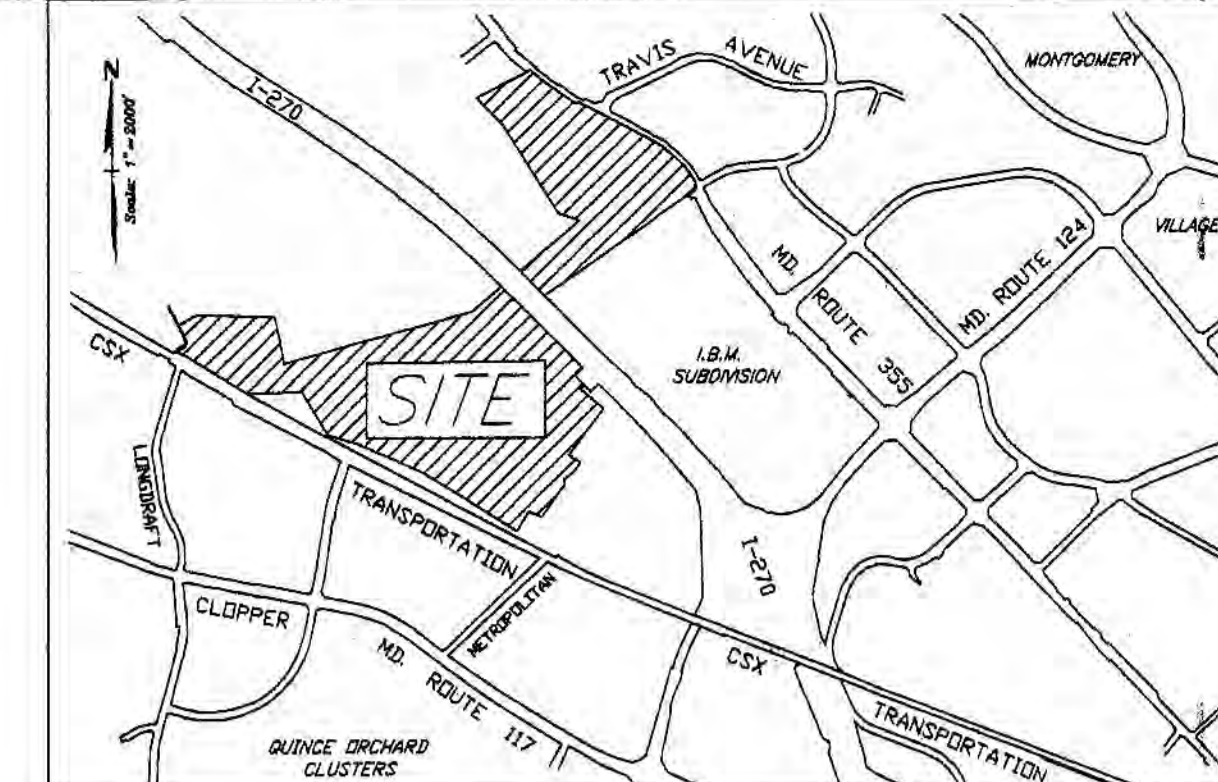
Symbol	Forest Stand Description	Size
①	Mixed Growth Hedgerow	3.50 Ac.
②	Mature Oak/Poplar Forest	51.82 Ac.
③	Mature Oak Forest	0.69 Ac.
④	Mature Bottomland Forest	20.32 Ac.
⑤	Mature Oak/Poplar Forest	20.47 Ac.

Soils

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

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.



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

Casey Property
Natural Resource Inventory/
Forest Stand Delineation

- The subject property is 165.34 Acres and is comprised of Parcels P910, P880, P33, P211 and P4 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.
- Boundary information was taken from tax map data July, 1997.
- 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 Hillis-Carson Engineering Associates, Inc. for additional information.
- 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.
- 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.
- The topography shown is from an aerial topographic survey completed in 2001 and is shown in 2' contour intervals.
- The location of individual specimen trees is by field survey utilizing a Global Positioning System with sub-meter accuracy.
- Streams on the site are Use Class I-P and are part of Great Seneca Creek and its tributaries.
- Existing forest cover = 96.80 Acres ±.
- Site visits for purposes of conducting this inventory occurred in fall of 2000, Feb. of 2002, and Summer 2004.
- 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.
- 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.
- 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.

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
MXD SKETCH
PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON MARCH 19, 2012
APPLICATION NO. Z-301A WAS GRANTED
BY RESOLUTION 0-2-12 WITH FIFTEEN (15) CONDITIONS
DATE 4/12 BY [Signature]
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

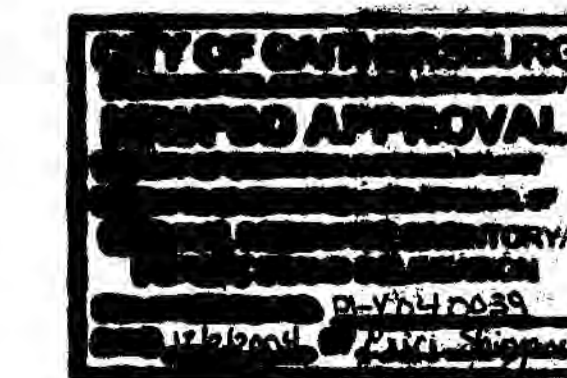
CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
MXD SKETCH
PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETINGS OF THE MAYOR AND CITY COUNCIL HELD ON JUNE 19, 2006
APPLICATION NO. Z-301 WAS GRANTED
BY ORDINANCE 0-8-06 WITH EIGHT (8) CONDITIONS
DATE 7/12 BY [Signature]
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

Legend

- Stream Valley Buffer
- Floodplain Delineation
- Floodplain BRL
- Wetlands delineation
- Wetland Buffer (50' City)
- 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 54 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 damper reach dam 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; a jurisdiction determination (J.P.D.) request is pending review.

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.
[Signature] 12/2/04
Justy Rodz
COMAR 08.13.06.01
Qualified Professional
Z-301



REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE
1. Revised per City's comments (8/10/06)	11/4/04						

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
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301.253.6609
www.rodgers.com

BY	DATE	SCALE: 1" = 200'
DESIGNED		JOB No. 776-A1
DRAWN		DATE 11/04
REVIEWED		SHEET No. 4 OF 6
RELEASE FOR		

Natural Resources Inventory/Forest Stand Delineation: Casey Property