



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

November 19, 2013

Ms. Kathleen A. Reilly, AICP, Planner Coordinator
Area 1 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120140010
Gough Property

Katting:
Dear Ms. Reilly:

We have completed our review of the preliminary plan dated May, 2013. This plan was reviewed by the Development Review Committee at its meeting on October 14, 2013. We withhold approval of the plan based to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Grant necessary slope and drainage easements prior to record plat. Slope easements are to be determined by study or set at the building restriction line.
2. Submit storm drain study and site plan prior to submission of the record plat. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread computations in the impact analysis.

The study inlet capacity and spread calculations calculations should be revised to include more accurate values for roadway cross slope (S_x) and longitudinal slope (S). The cross slope and longitudinal slope are currently presented as "zero" in the analysis, but were both "spot" field measured to be approximately 2% to 3%. If any County thresholds are exceeded, the analysis must also be accompanied by an analysis of pre-development conditions.

Division of Traffic Engineering and Operations

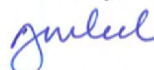
100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov

2. Prior to approval of the record plat by the Department of Permitting Services, submit a completed, executed and sealed Executive Branch Sight Distances Evaluation certification form, for the proposed driveway(s), for DPS' review and approval.
3. The sidewalk width along Three Oaks Drive is not consistent with applicable design standards for secondary residential roads. Show the proposed concrete sidewalk width along the frontage to be a minimum of 5' and ADA-compliant. Include a 6' lawn panel with street trees and a 1' maintenance buffer between the sidewalk and property line.
4. In accordance with Section 50-35(n) of the Montgomery County Code, we recommend the Montgomery County Planning Board require the applicant to construct an off-site concrete sidewalk along Three Oaks Drive to connect with Sligo Creek Parkway.
5. Relocate the proposed driveway for the northernmost lot away from the intersection at Manchester Road. There are operational and safety concerns related to bus maneuvers and vehicular conflicts.
6. Delineate on the plans where public ROW ends on Three Oaks Drive. Within the plan notes, all public utilities that will provide service to the site should be identified. The Utility Plan shows only the existing & proposed sewer and water lines. Show all public utilities. Include existing utilities in the legend.
7. Provide the reviewing agencies (i.e., MCDOT, M-NCPPC, MCDPS) with a copy of Equity Case #27283 for the Manchester Road abandonment.
8. Add a note to the plan to maintain unrestricted access (i.e., no vegetation, physical obstructions, etc.) in the public right-of-way at the bus stop - to ensure that access is not precluded.
9. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant. {Note: All underground utilities need to be placed within the Public Utility Easement with the exception of public water and sewer. Public Utilities Easement is to be graded on a side slope not to exceed 4:1.}
10. Spacing and species of trees in the County rights-of-way shall be in accordance with the applicable MCDOT standards. Tree planting within the public right of way must be coordinated with Brett Linkletter, Chief of the Division of Highway Services, Tree Maintenance Section at 240-777-7651.
11. Clearly identify all existing bus stops. Coordinate with Ms. Stacy Coletta of Transit Services (240-777-5836) for any proposed modifications to existing bus stop locations and temporary bus stop relocations during construction. [Note: RideOn Routes 12, 13, and 19]. Maintain access to the RideOn bus stop during site construction.

12. If the proposed development will alter any existing County-maintained street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at 240-777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
13. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following modifications:
 - a. On Three Oaks Drive, widen the existing sidewalk to provide a continuous five (5) foot wide concrete sidewalk between the proposed six (6) foot lawn panel and the property line.
 - b. Extend five (5) foot wide' concrete sidewalk on Three Oaks Drive off-site to Sligo Creek Parkway if required as a condition of Planning Board Approval.
 - c. Additional improvements to the downstream public storm drain system may be required as a result of the review of the aforementioned amended storm drain study. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
 - d. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - e. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
 - f. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. William Haynes, our Development Review Area Engineer for this project, at william.haynes@montgomerycountymd.gov or (240) 777-2132.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

Ms. Kathleen A. Reilly, AICP
Preliminary Plan No. 120140010
November 19, 2013
Page 4

cc: Beverly Gough applicant
Kevin Foster Gutschick, Little & Weber P.A.
Julie Soss Gutschick, Little & Weber P.A.
David Freishtat Shulman, Rogers, Gandal, Pordy & Ecker, P.A.
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Robert Kronenberg M-NCPPC Area 1
Matthew Folden M-NCPPC Area 1
Catherine Conlon M-NCPPC DARC
Atiq Panjshiri MCDPS RWPR
Sam Farhadi MCDPS RWPR
Bill Campbell MCDPS WRM
Marie LaBaw MCFRS
Stacy Coletta MCDOT DTS
Brett Linkletter MCDOT DHS
Dan Sanayi MCDOT DTEO
Fred Lees MCDOT DTEO
Khursheed Bilgrami MCDOT DTEO
Will Haynes MCDOT DTEO



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

February 28, 2014

Ms. Kathleen A. Reilly, AICP, Planner Coordinator
Area 1 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #120140010
Gough Property
AMENDMENT LETTER


Dear Ms. Reilly:

We have completed our review of the November 5, 2013 revised preliminary plan. This plan was previously reviewed by the Development Review Committee at its meeting on October 14, 2013. We recommend approval of the plan based to the following comments:

Note: All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

Note: Previous comments contained in our November 19, 2013 letter (attached) remain applicable unless modified below.

1. The downstream storm drain capacity and spread calculations were found to be accurate based on the revised tables and supplemental documentation of assumptions and calculations. The existing downstream storm drain was found to adequately accommodate the 10-year storm based on the "build" condition.
2. Since sub-parcel #3 was eliminated (along with the single-family home) the relocation of the driveway to the southern border of the sub-parcel is no longer recommended.
3. The revised sight distance evaluation, based on the elimination of sub-parcel #3, has been accepted. Adequate sight distances are shown to be provided for the two remaining driveways (i.e., sub-parcels #1 and #2).

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov

Ms. Kathleen A. Reilly, AICP
Preliminary Plan No. 120140010
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Page 2

4. The reference to Equity Case #27283 for the Manchester Road abandonment has been verified as correct based on Montgomery County Plat No. 7470.

Thank you for the opportunity to review the amended preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. William Haynes, our Development Review Area Engineer for this project, at william.haynes@montgomerycountymd.gov or (240) 777-2132.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

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GML:wh

Enclosures (November 19, 2013, Preliminary Plan Letter)

cc: Beverly Gough
David L. Little Gutschick, Little & Weber P.A.
Kevin Foster Gutschick, Little & Weber P.A.
David Cha Gutschick, Little & Weber P.A.
David Freishtat Shulman, Rogers, Gandal, Pordey & Ecker, P.A.
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Robert Kronenberg M-NCPPC Area 1
Catherine Conlon M-NCPPC DARC
Amy Butler Stevens MCDPS SWFMP
Atiq Panjshiri MCDPS RWPR
Sam Farhadi MCDPS RWPR
Bill Campbell MCDPS WRM
Marie LaBaw MCFRS
Will Haynes MCDOT DTEO

GLW GUTSCHICK, LITTLE, & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

April 15, 2014

Forest Conservation Program Manager
Maryland National Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Gough Property - Variance Request

On behalf of our client, Beverly Gough, we are requesting a variance of Section 5-1607. (c). (2). (III) Natural Resources of the Maryland State Code.

5-1607.(c) (2) The following trees, shrubs, plants and specific areas shall be considered priority for retention and protection, and they shall be left in an undisturbed condition unless the applicant has demonstrated, to the satisfaction of the state or local authority, that reasonable effects have been made to protect them and the plan cannot be reasonably altered. The applicant qualifies for a variance under Section 5-1611 of this subsection.

(III) Trees having a diameter measured 4.5 feet above the ground of

- (1) 30 inches, or*
- (2) 75 % of the diameter measured 4.5' above the ground, of the current state champion tree of that species as designated by the Department.*

Section 5-1611 of the Maryland State Code grants the authority to Montgomery County (local authority) for approval of the variances, and Section 22A-21 Variance, of the Montgomery County Code establishes the criteria to grant a variance.

The subject property, Gough Property, Parcels 528 and 499, is located at near the intersection of Sligo Creek Parkway and Three Oaks Drive in Silver Spring, Maryland, a community in the southern area of Montgomery County. The site is currently forested. Exiting townhouses abut the property to the north, Parkside Plaza Condominiums to the east, and single family houses to the south and west. Across Sligo Creek Parkway, Sligo Creek and Sligo Creek Park are in close proximity to the south of the property.

The applicant is requesting a variance to affect the following trees that measures 30" or greater in diameter at breast height (dbh).

We would like to remove the following six trees:

- Tree #9 – 36" dbh Red Oak – fair condition
- Tree #11 – 35" dbh Tulip Poplar, good condition
- Tree #13 - 32" dbh Tulip Poplar, good condition
- Tree #16 – 32" dbh Red Oak, good/fair condition (crown damage)
- Tree #21 – 31" dbh Tulip Poplar, good condition
- Tree #22 – 30" dbh Red Oak, good/fair condition

We would like to impact the critical root zones of two trees:

Tree #1 – 35” dbh Sycamore, good condition

Tree # 17 – 30” dbh Red Oak, good condition

| <u>TREE #</u> | <u>TREE TYPE</u> | <u>% DISTURBED</u> | <u>REASON</u> |
|---------------|------------------|--------------------|--|
| 1 | Sycamore | 14% | sidewalk construction |
| 17 | Red Oak | 21% | retaining wall construction, grading |
| 24 | Tulip Poplar | 4% | possible disturbance for water and sewer connections |
| 25 | Tulip Poplar | 0.4% | possible disturbance for water and sewer connections |
| 26 | Tulip Poplar | 0.004% | possible disturbance for water and sewer connections |
| 27 | Sycamore | 4% | possible disturbance for water and sewer connections |

Section 22A-21 (b) lists the criteria for the granting of the variance requested herein. The following narrative explains how the requested variance is justified under the set of circumstances described above.

1. Describe the special conditions peculiar to the property which would cause the unwarranted hardship:

The site is totally forested, including numerous specimen trees scattered throughout the site. Steep slopes cover the majority of the site. The grade change from the street grades to the western most property line of the site range from 16 feet to 24 feet. An easement for the existing gas line and sewer runs along the northeastern portion of the property. An overhead power wire also runs above this same area.

The Applicant believes that although the property has steep slopes and many specimen trees that could potentially be impacted, that through careful and sensitive site planning in conjunction with collaboration from an arborist, many specimen trees will be saved and or impacted minimally. Therefore, it would be an unwarranted hardship not to allow the development as proposed.

Removal of Trees #9, 11, 13, 16, 21 and 22

The removal of trees #11, 13, 16, 21 and 22 could not be avoided because they are located in the buildable area of the site. It is necessary to remove them to allow construction for the proposed houses, grading, and required stormwater management features. Because of the large grade change on the site, extensive grading is necessary to provide positive drainage away from the houses. An uphill house type has been proposed to work in better harmony with the existing steep slopes on site. A proposed retaining wall, tightened up proposed grading, and input from the arborist will be employed to preserve larger and more mature trees along the western property line.

The removal of tree #9 was suggested by M-NCPPC staff and reinforced during a field visit on May 27, 2014. The tree appears hazardous to the residential house located on the adjacent property (Sligo Park Hills lot 1 block A). The tree is leaning towards the lot and has missing/damaged bark that compromises the integrity of the trunk.

Impacting Critical Root Zones (CRZ) of Tree #1 and 17

Tree #1 will have grading impacts to one side of the outer CRZ area to clear the required PUE and construct the required wide the existing 4' wide sidewalk to 5' wide. Tree #17 will have grading impacts to one side of the outer CRZ area to clear, grade and construct lot 1 along with the retaining wall. Prior to construction, root pruning, temporary tree protection fencing and signage, and other protective measures deemed necessary by the arborist will be employed to minimize the effects of construction. Removal of invasive vines and vegetation will benefit the remaining trees behind the retaining wall and will allow for supplemental native plantings.

2. Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas:

Not granting the variance would cause undue hardship on the applicant because there would be very limited buildable area on the property, and therefore will deny the applicant ability to full use the property. The applicant has followed the requirements of the zoning regulations. The proposed use is compatible with the surrounding properties. Nearby developments have been allowed to develop in this manner and therefore the Applicant would be denied the ability to utilize the property. The inability to remove the subject trees would make the property a virtually unbuildable parcel, and is an unwarranted hardship to the applicant. By enforcement of this chapter, it will deprive the landowner the rights to build on the property. Granting of the variance will ultimately allow the property to be developed.

3. Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance:

The variance will not violate state water quality standards or cause measurable degradation in water quality. All proposed land development activities will require sediment control and or storm water management plan approvals by Montgomery County. This approval, of SWM Concept #255154, will confirm that the goals and objective of the current state and county water quality standards have been met for the proposed development, on site.

4. Provide any other information appropriate to support the request:

The variance request is not based on conditions or circumstances which result from the actions of the applicant. The applicant did not create the utility line easements, the steep slopes, or plant the trees. As mentioned above, great care has been taken to locate development in the buildable area of the site while trying to minimize disturbance to some of the significant and specimen trees along the western property line by using uphill house types and by using a 3:1 slope in some areas to reduce the extent of grading. The applicant recognizes the value and need for mature trees and has selected areas to locate the houses that would impact the trees the least amount. Special attention will be given to any construction work that may impact the critical root zones of specimen trees that can be saved. In particular:

The Applicant believes that the information set forth above is adequate to justify the requested variance to impact the critical root zone of four specimen trees on the subject property. Furthermore, the Applicant's request for a variance complies with the "minimum criteria" of Section 22A-21 (d) for the following reasons:

1. This Applicant will receive no special privileges or benefits by the granting of the requested variance that would not be available to any other applicant.

2. The variance request is not based on conditions or circumstances which result from the actions of the applicant. The applicant did not create the existing site conditions, including the random location of the specimen trees.
3. The variance is not based on a condition relating to the land or building use, either permitted or nonconforming on a neighboring property.
4. Loss of the requested trees will not violate State water quality standards or cause measurable degradation in water quality.

If you have any further questions or concerns, please do not hesitate to contact me.

Sincerely,

Julie Soss
Landscape Architect



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert G. Hoyt
Director

September 4, 2014

Casey Anderson, Chair
Montgomery County Planning Board
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Gough Property, ePlan 120140010, NRI/FSD application accepted on 4/26/2013

Dear Mr. Anderson:

All applications for a variance from the requirements of Chapter 22A of the County Code submitted after October 1, 2009 are subject to Section 22A-12(b)(3). Accordingly, given that the application for the above referenced request was submitted after that date and must comply with Chapter 22A, and the Montgomery County Planning Department ("Planning Department") has completed all review required under applicable law, I am providing the following recommendation pertaining to this request for a variance.

Section 22A-21(d) of the Forest Conservation Law states that a variance must not be granted if granting the request:

1. Will confer on the applicant a special privilege that would be denied to other applicants;
2. Is based on conditions or circumstances which are the result of the actions by the applicant;
3. Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or
4. Will violate State water quality standards or cause measurable degradation in water quality.

Applying the above conditions to the plan submitted by the applicant, I make the following findings as the result of my review:

1. The granting of a variance in this case would not confer a special privilege on this applicant that would be denied other applicants as long as the same criteria are applied in each case. Therefore, the variance can be granted under this criterion.
2. Based on a discussion on March 19, 2010 between representatives of the County, the Planning Department, and the Maryland Department of Natural Resources Forest Service, the disturbance of trees, or other vegetation, as a result of development activity is not, in and of itself, interpreted as a condition or circumstance that is the result of the actions by the applicant. Therefore, the

Division of Environmental Policy & Compliance

variance can be granted under this criterion, as long as appropriate mitigation is provided for the resources disturbed.

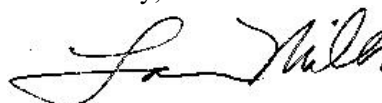
3. The disturbance of trees, or other vegetation, by the applicant does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property. Therefore, the variance can be granted under this criterion.
4. The disturbance of trees, or other vegetation, by the applicant will not result in a violation of State water quality standards or cause measurable degradation in water quality. Therefore, the variance can be granted under this criterion.

Therefore, I recommend a finding by the Planning Board that this applicant qualifies for a variance conditioned upon the applicant mitigating for the loss of resources due to removal or disturbance to trees, and other vegetation, subject to the law based on the limits of disturbance (LOD) recommended during the review by the Planning Department. In the case of removal, the entire area of the critical root zone (CRZ) should be included in mitigation calculations regardless of the location of the CRZ (i.e., even that portion of the CRZ located on an adjacent property). When trees are disturbed, any area within the CRZ where the roots are severed, compacted, etc., such that the roots are not functioning as they were before the disturbance must be mitigated. Exceptions should not be allowed for trees in poor or hazardous condition because the loss of CRZ eliminates the future potential of the area to support a tree or provide stormwater management. Tree protection techniques implemented according to industry standards, such as trimming branches or installing temporary mulch mats to limit soil compaction during construction without permanently reducing the critical root zone, are acceptable mitigation to limit disturbance. Techniques such as root pruning should be used to improve survival rates of impacted trees but they should not be considered mitigation for the permanent loss of critical root zone. I recommend requiring mitigation based on the number of square feet of the critical root zone lost or disturbed. The mitigation can be met using any currently acceptable method under Chapter 22A of the Montgomery County Code.

In the event that minor revisions to the impacts to trees subject to variance provisions are approved by the Planning Department, the mitigation requirements outlined above should apply to the removal or disturbance to the CRZ of all trees subject to the law as a result of the revised LOD.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,



Laura Miller
County Arborist

cc: Marco Fuster, Senior Planner



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

April 4, 2014

Mr. David Cha
Gutschick, Little & Weber, P.A.
3909 National Drive
Burtonsville, MD 20866

Re: Stormwater Management **CONCEPT** Request
for Gough Property
Preliminary Plan #: 120140010
SM File #: 255154
Tract Size/Zone: 0.71 Ac./R-60
Total Concept Area: 0.71 Ac.
Parcel(s): N528 & P499
Watershed: Sligo Creek

Dear Mr. Cha:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD with the use of micro-bioretenion planter boxes and landscape infiltration.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.
5. The out falls from the planter boxes must be non-erosive and must bypass the landscape infiltration structures.
6. Use the latest MCDPS design standards for the ESD structures.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is **not required**.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov



Mr. David Cha
April 4, 2014
Page 2

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: me CN255154 Gough Property.DWK

cc: C. Conlon
SM File # 255154

| | |
|-------------------|------|
| ESD Acres: | 0.71 |
| STRUCTURAL Acres: | 0.00 |
| WAIVED Acres: | 0.00 |

Neighborhood Map



Surrounding Neighborhood

SUBDIVISION CRITERIA (SECTION 50-29(b))

| LOT / BLOCK | STREET FRONTAGE | ALIGNMENT | SIZE | SHAPE | WIDTH (@ BRL.) | AREA (BLDG. envelope) | SUITABILITY |
|-------------|-----------------|------------------------|-----------|-------------|----------------|-----------------------|-------------|
| 1 | ±119 LF | ANGLED (cut into site) | 17,655 sf | IRREGULAR | 110 LF | 12,587 SF | SUITABLE |
| 2 | ±153 LF | CORNER | 5,000 sf | IRREGULAR | 118 LF | 7,460 SF | SUITABLE |
| 5 | ±87 LF | STRAIGHT | 25,817 sf | IRREGULAR | 116 LF | 18,317 SF | SUITABLE |
| 14 | ±104 LF | STRAIGHT | 14,810 sf | RECTANGULAR | 110 LF | 9,300 SF | SUITABLE |
| 15 | ±109 LF | STRAIGHT | 16,660 sf | RECTANGULAR | 110 LF | 10,568 SF | SUITABLE |
| 16 | ±158 LF | STRAIGHT | 19,540 sf | IRREGULAR | 117 LF | 12,418 SF | SUITABLE |
| 17 | ±17 LF | ANGLED | 12,118 sf | IRREGULAR | 113 LF | 6,547 SF | SUITABLE |
| 18 | ±115 LF | STRAIGHT | 12,915 sf | IRREGULAR | 118 LF | 7,514 SF | SUITABLE |
| 19 | ±70 LF | STRAIGHT | 9,552 sf | RECTANGULAR | 169 LF | 4,769 SF | SUITABLE |
| 20 | ±10 LF | STRAIGHT | 9,229 sf | RECTANGULAR | 170 LF | 5,035 SF | SUITABLE |
| 21 | ±70 LF | STRAIGHT | 9,229 sf | RECTANGULAR | 170 LF | 5,035 SF | SUITABLE |
| 22 | ±74 LF | STRAIGHT | 10,750 sf | RECTANGULAR | 176 LF | 5,818 SF | SUITABLE |
| 23 | ±61 LF | STRAIGHT | 13,910 sf | WEDGE | 176 LF | 8,442 SF | SUITABLE |
| 24 | ±64 LF | ANGLED | 11,769 sf | IRREGULAR | 170 LF | 7,242 SF | SUITABLE |
| 27 | ±71 LF | STRAIGHT | 10,646 sf | RECTANGULAR | 169 LF | 5,415 SF | SUITABLE |
| 28 | ±54 LF | STRAIGHT | 10,338 sf | RECTANGULAR | 154 LF | 4,408 SF | SUITABLE |
| 29 | ±64 LF | STRAIGHT | 9,917 sf | RECTANGULAR | 164 LF | 5,431 SF | SUITABLE |
| 30 | ±59 LF | STRAIGHT | 10,012 sf | RECTANGULAR | 161 LF | 5,358 SF | SUITABLE |
| 31 | ±52 LF | STRAIGHT | 10,637 sf | WEDGE | 157 LF | 5,960 SF | SUITABLE |
| 32 | ±43 LF | STRAIGHT | 11,271 sf | WEDGE | 150 LF | 5,542 SF | SUITABLE |
| 33 | ±62 LF | STRAIGHT | 8,440 sf | WEDGE | 166 LF | 4,091 SF | SUITABLE |
| 34 | ±134 LF | ANGLED | 7,508 sf | WEDGE | 110 LF | 2,986 SF | SUITABLE |
| 35 | ±62 LF | STRAIGHT | 9,316 sf | RECTANGULAR | 162 LF | 4,603 SF | SUITABLE |
| 36 | ±62 LF | STRAIGHT | 9,467 sf | RECTANGULAR | 161 LF | 4,350 SF | SUITABLE |

| LOT / BLOCK | STREET FRONTAGE | ALIGNMENT | SIZE | SHAPE | WIDTH (@ BRL.) | AREA (BLDG. envelope) | SUITABILITY |
|-------------|-----------------|-----------|-----------|-------------|----------------|-----------------------|-------------|
| 1/A | ± 80 LF | STRAIGHT | 10,607 sf | RECTANGULAR | 180 LF | 5,415 SF | SUITABLE |
| 2/A | ± 167 LF | STRAIGHT | 20,147 sf | RECTANGULAR | 1167 LF | 4,614 SF | SUITABLE |

2 LOTS




MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

VALERIE ERVIN
COUNCILMEMBER
DISTRICT 5

Memorandum

To: Françoise Carrier, Chair, Montgomery County Planning Board,
Maryland – National Capital Park & Planning Commission (M-NCPPC)

From: Valerie Ervin,  Montgomery County Councilmember – District 5

Date: October 10, 2013

Re: **Legacy Open Space Consideration for Gough Property**

I am writing today to request you consider the acquisition of 0.9 acres of forested land in the Three Oaks community of Silver Spring.

The Gough property, previously reviewed by the Commission in 2007, consists of 0.9 acres of mature forest characterized by specimen trees next to Sligo Creek. This property is currently under review for subdivision development (Plan #120140010). I encourage M-NCPPC to consider purchasing this property either through using Legacy Open Space (LOS) funds or through a partnership with another entity.

I also understand that M-NCPPC Park and Planning's LOS program is balancing many priorities and currently has limited acquisition funding. If acquisition is not possible, I would like the Commission to pursue some type of forest bank or credit system for tree canopy preservation to preserve as much of this environmentally sensitive property as possible.

Please feel free to contact my office with any questions regarding this request at 240-777-7960. Thank you very much for your time and consideration.

c: Councilmembers
Mary Bradford, Director, Department of Parks, M-NCPPC
Gwen Wright, Director, Montgomery County Department of Planning,, M-NCPPC
Kathy Reilly, Montgomery County Department of Planning,, M-NCPPC
Bill Gries, Park Development Division, Department of Parks, M-NCPPC
Dominic Quattrocchi, Park Planning and Stewardship Division, Department of Parks, M-NCPPC

October 31, 2013

TO: Valerie Ervin, Montgomery County Councilmember – District 5

FROM: Francoise Carrier, Chair, Montgomery County Planning Board,
Maryland – National Capital Park and Planning Commissions (M-NCPPC)

RE: **Legacy Open Space Consideration for Gough Property**

In regards to your 10OCT2013 memo on the Gough Property, M-NCPPC Department of Parks staff reviewed this property, then owned by Leonard Eiserer, in some detail in 2007 for potential park acquisition as an extension of Sligo Creek Stream Valley Park. It was concluded that the property was of minimal interest for park acquisition and did not meet criteria for Legacy Open Space designation. The Gough Property was found to have minimal potential park stewardship or recreational merit.

As part of a current preliminary plan (1-20140010) submission for the Gough Property, the Department of Parks engaged in another assessment of the property. As in 2007, the Department of Parks is not interested in acquisition or dedication of portions of the Gough Property. As part of subdivision review, I expect some forested portion of the property to be retained as part of a conservation easement to meet Forest Conservation Law requirements.

The Gough Property has limited frontage to Sligo Creek Parkway-approximately 85'. Park ownership would likely entail an expensive acquisition and would be complicated by maintenance concerns-particularly future requests for hazardous tree removal or pruning of mature trees adjacent to 3 improved lots. If this property were on the creek side of Sligo Creek Parkway or if the lot at the corner of Three Oaks Drive and Sligo Creek Parkway was not improved (effectively creating a barrier or inholding), staff would be supportive of an acquisition recommendation.

It is probably unrealistic given the development value of the land, but a forest bank or a credit system for urban canopy preservation might be a way to preserve the Gough Property forest while generating some equity for the owner(s).

Feel free to contact me. I can also arrange to meet you on site with staff.

CC: Mary Bradford, Director, Montgomery County, Department of Parks, M-NCPPC
Gwen Wright, Director, Montgomery County, Department of Planning, M-NCPPC
Dr. John E. Hench, Chief, Park Planning and Stewardship Division, Dept of Parks, M-NCPPC
Kathy Reilly, Montgomery County Department of Planning, M-NCPPC
Bill Gries, Park Development Division, Department of Parks, M-NCPPC
Dominic Quattrocchi, Park Planning and Stewardship Division, Department of Parks, M-NCPPC

Aerial Image of the Gough Property and Vicinity



TO: Kathy Reilly

FROM: Concerned Citizens of District 5 and the Surrounding Area

RE: Gough Property Development Plan, # 120140010

DATE: 9/30/13



Response(s) may be directed to :

Jean Cavanagh, President of the Seven Oaks Homeowners Association

9207 Worth Ave. Silver Spring, MD 20901

jeancavanaugh@fastmail.fm

301-588-0409

AND

Angela Calle, Resident of the Three Oaks Community (AC)

9241 Three Oaks Drive, Silver Spring, MD 20901

acalle41@gmail.com

240-705-7050

Dear Montgomery County Council Members:

As a group of concerned citizens, we write to you about the proposed development plan #120140010 for the Gough Property on Three Oaks Drive in Silver Spring, Maryland, in District 5.

This three quarter acre of privately owned land, just a few feet away from Sligo Creek, has remained undeveloped for decades. It is presently a forest of mature trees, serving as a reservoir for carbon dioxide, a mitigation zone for stormwater, and habitat for wildlife. It is one of the few remaining buffer zones situated near the already fragile Sligo Creek watershed. Unfortunately, it is slated for the construction of 3 houses along with its negative environmental impact. We oppose such a measure, but respect the fact that this is private property. Given the sloped topography of the area, Three Oaks Drive already serves as a conduit for the stormwater of at least 5 neighborhoods, all dumping into Sligo Creek. We strongly believe Sligo Creek, our water, cannot afford another such stress. And although we appreciate certain aspects of "smart growth," we believe measures need to be taken to alleviate the ill effects of Silver Spring's increasing congestion. We believe that neighborhoods with clean air and water should be a priority. Trees, not driveways or roofs, keep our air and water clean.

We appreciate and wholeheartedly applaud your efforts to pass Bills 35-12-Tree Canopy Conservation, and 41-12-Roadside Trees Protection. We are very happy that you supported and passed these bills. Thank you. We ask you; however, to continue your efforts to protect the rapidly dwindling tree canopy in our urban areas. The urban tree canopy is in desperate need of protection for the value it provides in keeping our air and water clean.

We petition the County to purchase this land for Sligo Creek Park, so that it may remain a natural buffer zone, similar to a parcel of land just across the street, already owned and maintained by the Park. In doing research, we learned that, unfortunately, M-NCPPC does not have the funds to purchase this land to add to Park territory, but would accept it as a donation. We also learned that the property's current owner cannot afford to donate the land, but would entertain having it become Park territory if a third party would purchase it. The Trust for Public Land can only partner with large public entities to make something like this happen. We ask you to be that public entity. We realize public funds are tight, but we only have one chance to protect this small, but environmentally valuable parcel of land and our chance is now. Once again, we, a group of concerned citizens, petition you, our representatives for the County, to purchase this land to donate to the Park. Some of us would be willing to donate some of our own private funds to help in this effort.


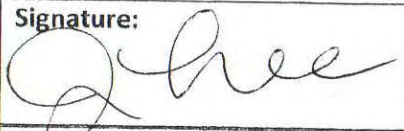
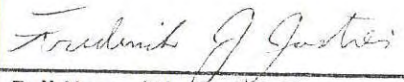
We hope for your help in this endeavor. Thank you for your time and consideration.

Sincerely,

Citizens Petitioning the County as Listed Below


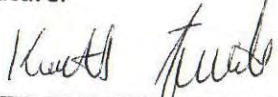
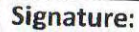
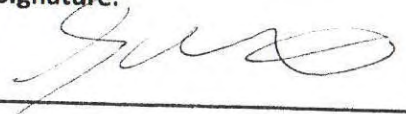
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Kristin Faust | Address 9103 Bradford Rd | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information | <input checked="" type="checkbox"/> |
| | Phone: Email: kfaust1960@aol.com | |
| Full Name (Please Print): Jim Lee | Address 100 Franklin Ave | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information | <input type="checkbox"/> |
| | Phone: Email: msjinlee@gmail.com | |
| Full Name (Please Print): Frederick Justice | Address 9103 Wolden Road, SS 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information | <input type="checkbox"/> |
| | Phone: Email: | |
| Full Name (Please Print): JAY KHANDEKAR | Address 114 MELBOURNE 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: | Preferred Contact Information | <input type="checkbox"/> |
| | Phone: Email: | |

Citizens Petition to Montgomery County Maryland



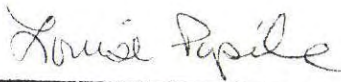
To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): JERRY TOKAYAMA | Address 121 MELBOURNE AVE SILVER SPRING, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: JERRYPCV@YAHOO.COM | <input checked="" type="checkbox"/> |
| Full Name (Please Print): Kristen Aquilino | Address 9200 Long Branch Pkwy Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: (919) 619 5203 Email: kristen.aquilino@gmail.com | <input type="checkbox"/> |
| Full Name (Please Print): Wayne Dunbar | Address 9102 Providence Ave Silver Spring, Md 20904 wadunbar@gmail.com | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: | <input type="checkbox"/> |
| Full Name (Please Print): MARY M SCHMIDT | Address 119 MELBOURNE AVE SS MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: TRANSLYNX@AOL.COM | <input type="checkbox"/> |

signatures on other side ->

Citizens Petition to Montgomery County Maryland



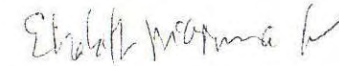
To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): JANA L. OWENS | Address 9235 Three Oaks Dr Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: JANA_OWENS@hotmail.com | <input checked="" type="checkbox"/> |
| Full Name (Please Print): MISCHA BECKETT | Address 200 Franklin Ave. , S. S., MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-565-1603 Email: | <input type="checkbox"/> |
| Full Name (Please Print): Louise Papile | Address 9608 Clearview Place SS MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-588-7344 Email: | <input type="checkbox"/> |
| Full Name (Please Print): CLAIRE MAURER | Address 9039 SLIGO CREEK PKWY #1408 SILVER SPRING MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: | Preferred Contact Information Phone: 301- 588 585-2265 Email: | <input type="checkbox"/> |

Signatures on other side →

Citizens Petition to Montgomery County Maryland

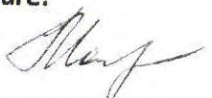

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Scott Kravetz | Address 10119 Dallas Ave Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-592-0445 Email: | <input type="checkbox"/> |
| Full Name (Please Print): Scott Stephens | Address 3507 Sheffield Man. Ter # 202 Silver Spring, MD 20904 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-890-8760 Email: Weeneedog@yahoo.com | <input type="checkbox"/> |
| Full Name (Please Print): Betsy McCormack | Address 9209 Saybrook Ave Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: | <input type="checkbox"/> |
| Full Name (Please Print): Wendy McCormack | Address 9209 Saybrook Ave 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: | Preferred Contact Information Phone: Email: | <input type="checkbox"/> |

SIGNATURES ON OTHER SIDE →

Citizens Petition to Montgomery County Maryland


To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Kathi N. Cher + Bev | Address 9039 Sligo Creek Pky #516 Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: | Preferred Contact Information Phone: 301-585-3436 Email: XXXXXXXXXXXXXXXXXXXX | <input type="checkbox"/> |
| Full Name (Please Print): DAN KORNAR | Address 611 GIST AVE SILVER SPRING, MD, 20910 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: | Preferred Contact Information Phone: Email: okokn2r1978@yahoo.com | <input type="checkbox"/> |
| Full Name (Please Print): Gayane Markaryan | Address 746 Thayer Ave. Apt. 3 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: gayanamarka@hotmail.com | <input type="checkbox"/> |
| Full Name (Please Print): Elizabeth Brady | Address 109 Croydon Ct Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: lizfrances@yahoo.com | <input type="checkbox"/> |

Signatures on other side →

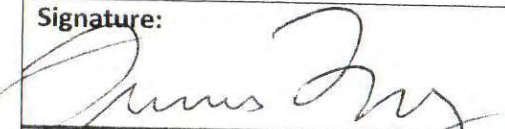

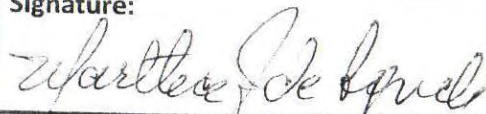
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Teresa D. Wilbon | Address 9223 Three Oaks Drive Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: | Preferred Contact Information Phone: Email: | <input type="checkbox"/> |
| Full Name (Please Print): Debra W. Hearn | Address 9202 Three Oaks Drive S. S, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: | <input type="checkbox"/> |
| Full Name (Please Print): | Address | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: | Preferred Contact Information Phone: Email: | <input type="checkbox"/> |
| Full Name (Please Print): | Address | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: | Preferred Contact Information Phone: Email: | <input type="checkbox"/> |


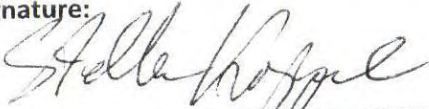
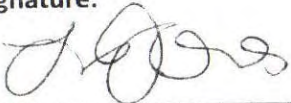
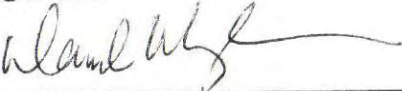
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Frances Troy | Address 9927 Three Oaks Drive Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 202 251 5224 Email: francetroy@gmail.com | <input type="checkbox"/> |
| Full Name (Please Print): Trayce Diskin | Address 9227 Three Oaks Dr Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 202 288 1724 Email: traycediskin@gmail.com | <input type="checkbox"/> |
| Full Name (Please Print): MARTHA F. LYNECH | Address 9207 THREE OAKS DR SILVER SPRING, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301 608 0858 Email: | <input type="checkbox"/> |
| Full Name (Please Print): Karin Johnston | Address 9225 Three Oaks Dr. Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: | Preferred Contact Information Phone: Email: | <input type="checkbox"/> |




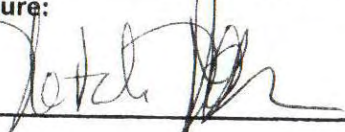
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Eun Hee Cho | Address 9239 Three Oaks Dr. Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 240-778-3449 Email: enji-c@yahoo.com | <input checked="" type="checkbox"/> |
| Full Name (Please Print): Stella Koppel | Address 9215 Three Oaks Dr Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: | <input checked="" type="checkbox"/> |
| Full Name (Please Print): Laura Jones | Address 9101 Sligo Creek SS MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301 589 0286 Email: lholtjones@yahoo.com | <input checked="" type="checkbox"/> |
| Full Name (Please Print): David Yarbrough | Address 9305 Colesville Rd Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 240-506-2430 Email: David-W-Yarbrough@mapsmd.org * | <input checked="" type="checkbox"/> |


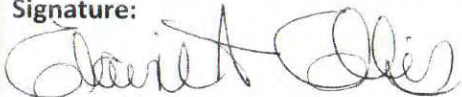
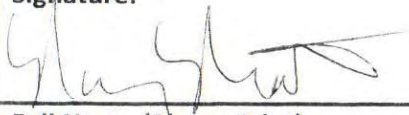

Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): EILEEN P KEENAN | Address 218 LEIGHTON AVE SILVER SPRING - MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: epkeenan@verizon | |
| Full Name (Please Print): Mark Johnson | Address 8000 Maple Ave Takoma Park MD | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: markwjohanson@gmail.com | |
| Full Name (Please Print): Amy Klumbey | Address 8000 Maple Ave Takoma Park MD 20912 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 20485-7197 Email: aklumbey@gmail.com | |
| Full Name (Please Print): Natcha Guerrido | Address 9254 Three Oaks Dr. Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-785-6348 Email: natalia.guerrido@gmail.com | |

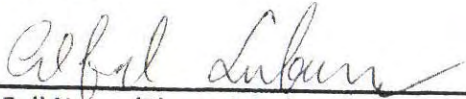
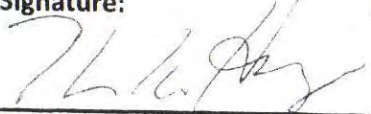
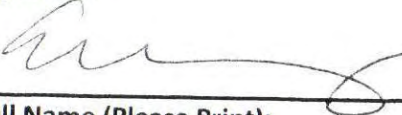
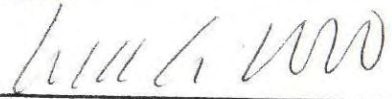
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Ian Larkin | Address 9228 Manchester road Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-585-1530 Email: | <input type="checkbox"/> |
| Full Name (Please Print): Elaine Ellis | Address 111 Ellsworth Drive Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: HA2010@VERIZON.NET | <input checked="" type="checkbox"/> |
| Full Name (Please Print): Nancy Mathis | Address 9215 Sligo Creek Parkway | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 240-461-3400 Email: NANMD630@gmail.com | <input type="checkbox"/> |
| Full Name (Please Print): Bonnie Curl | Address 205 Lighter Ave | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-588-4362 Email: | <input checked="" type="checkbox"/> |





Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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|--|---|--|
| Full Name (Please Print): ALFRED LUCARSKY | Address 229 CORK TREE LN. ROCKVILLE, MD 20850 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: BDVOLTAIRE@YARCOO.COM | |
| Full Name (Please Print): Tom Hamburgers | Address 400 Greenbrier Dr Silver Spring, MD 20910 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301 587 0891 Email: tomhamburgers@gmail.com | |
| Full Name (Please Print): Ellen Hamburger | Address 400 Greenbrier Dr Silver Spring MD 20910 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301 587 0891 Email: ellie.hamburger@gmail.com | |
| Full Name (Please Print): Lillian Woo | Address 114 Dale Dr. Silver Spring MD 20910 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301.920.2124 Email: | |

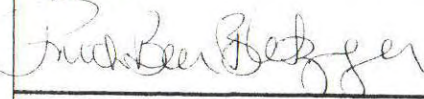


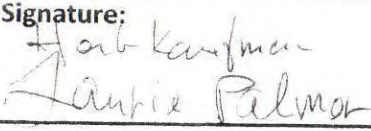
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Erin McNamara | Address 9108 Kingsbury Dr. SS MD | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 202-235-6621 Email: erin@giacomini.com | <input type="checkbox"/> |
| Full Name (Please Print): Maggie Briand | Address 8610 Mayfair Pl SS MD | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: maggiebriand@yahoo.com | <input type="checkbox"/> |
| Full Name (Please Print): Joanna Grajkowska | Address 1001 Spring St. Silver Spring | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 240 271 0749 Email: joanna12@gmail.com | <input type="checkbox"/> |
| Full Name (Please Print): PATRICIA Bunn | Address 1516 FLOKA CT 20910 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: | <input type="checkbox"/> |

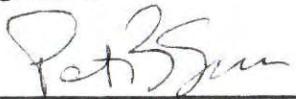
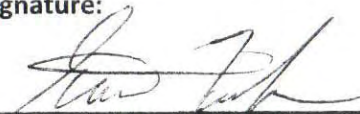


Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

| | | |
|--|---|--|
| Full Name (Please Print): Ruth Bletzinger | Address 213 Leighton Ave Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-589-1560 Email: rblettinger@gmail.com | ? <input type="checkbox"/> |
| Full Name (Please Print): Caren Brown | Address 10216 Sutherland Rd SS, Md. 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: brownswan.family@gmail.com | <input type="checkbox"/> |
| Full Name (Please Print): Joy Swankowski | Address " " " " | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: hwkaufman@verizon.net | <input type="checkbox"/> |
| Full Name (Please Print): Laurie Palmer | Address 9115 Shiso Creek Hwy | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: | <input checked="" type="checkbox"/> |

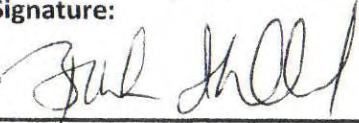


Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Peter Sunderland | Address 9122 Flower 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: psb@umd.edu | <input type="checkbox"/> |
| Full Name (Please Print): EARWEST FRANKLIN | Address 9221 THREE OAKS DR. 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: FRANKER2@GMAIL.COM | <input type="checkbox"/> |
| Full Name (Please Print): Ella Robinson | Address 9211 Three Oaks Drive 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-588-4808 Email: Dg11620@gmail.com | <input type="checkbox"/> |
| Full Name (Please Print): Gretchen Jones | Address 9211 Three Oaks Silver Spg. MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-588-4808 Email: g.jones37@gmail.com | <input type="checkbox"/> |

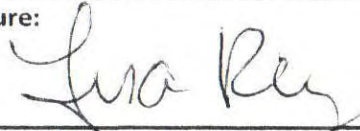
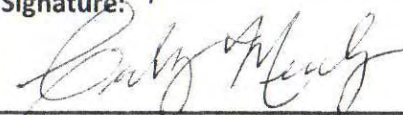
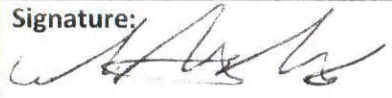
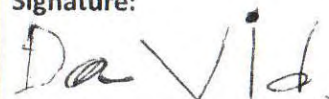
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): <i>Barbara Millard</i> <i>Barbara Millard</i> | Address <i>3906 Ballet Way</i> <i>Purtonsville, MD 20866</i> | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: <i>coastersem@hotmail.com</i> | <input type="checkbox"/> |
| Full Name (Please Print): <i>Citrus Cummings</i> | Address | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: <i>Cummingsc2@hotmail.com</i> Email: | <input type="checkbox"/> |
| Full Name (Please Print): <i>Mae F. Jones</i> | Address <i>311 Hamilton Ave</i> <i>SS MD 20901</i> | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: <i>(301) 219-8803</i> Email: <i>mfrjones@yahoo.com</i> | <input checked="" type="checkbox"/> |
| Full Name (Please Print): <i>Mae Richards</i> | Address <i>10 Smith Village Ct</i> <i>Silver Spring, MD 20904</i> | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: | Preferred Contact Information Phone: Email: | <input type="checkbox"/> |


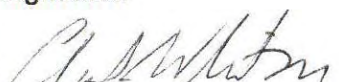


Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Lisa Reilly | Address 9147 Sligo Creek Pkwy Silver Spring MD | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: Lisa.Reilly.Home@gmail.com | |
| Full Name (Please Print): Cindy Mendez | Address 19 9403 Colesville Rd Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: scocindy@gmail.com | |
| Full Name (Please Print): Matt Mossman | Address 8614 Manchester Rd #6 SS, MD. | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: | |
| Full Name (Please Print): David Mossman | Address 8614 Manchester Rd #6. | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: | |

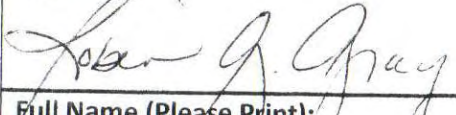


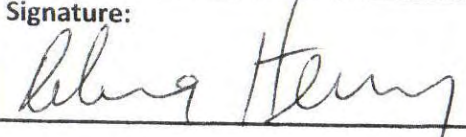
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Kelly OBrien | Address 307 Windsor St. Silver Spring, MD 20910 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: kaobrien0827@gmail.com | |
| Full Name (Please Print): CHARLES WHITMORE | Address 429 GRANTBRIAR DR SILVER SPRING, MD 20910 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: charlie.whitmore@rcn.com | |
| Full Name (Please Print): Renee Malloy | Address 9234 Three Oaks Dr. Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: renee.malloy@gmail.com | |
| Full Name (Please Print): Gretchen Steier | Address 315 Franklin Ave Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: Steier-1@msn.com | |





Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Robin Gray | Address 9204 Three Oaks Dr Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 240 305-6500 Email: | <input type="checkbox"/> |
| Full Name (Please Print): Kristin Deschmeier | Address 9219 3 oaks Dr. Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301 273 3256 Email: jimmidjet@yahoo.com | <input type="checkbox"/> |
| Full Name (Please Print): Catherine Moessaer | Address 9219 3 Oaks Dr Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: lazymoeds@yahoo.com | <input type="checkbox"/> |
| Full Name (Please Print): REBECCA HENRY | Address 9245 Three Oaks SS. 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 240-604-3669 Email: rebecca. rose | <input checked="" type="checkbox"/> |

rose.henry@gmail.com
 com

Citizens Petition to Montgomery County Maryland
To Save the Gough Property on Three Oaks Drive

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|--|---|--|
| Full Name (Please Print): Hillary Eschenburg | Address 75 E Wayne Ave, Apt 203 Silver Springs, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: heschenburg@gmail.com | <input type="checkbox"/> |
| Full Name (Please Print): Phil Contrino | Address 75 E. Wayne Ave., Apt 203 Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: phillip.contrino@gmail.com | <input type="checkbox"/> |
| Full Name (Please Print): JOFFREY A KHAN | Address 9104 BRADFORD RD SILVER SPRING, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: JOFFREYKHAN@GMAIL.COM | <input type="checkbox"/> |
| Full Name (Please Print): Kell. Hawkless | Address 9104 Bradford Rd Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: kell.hawkless@gmail.com | <input type="checkbox"/> |



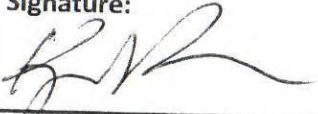

Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Carol L Boquist | Address 9203 Three Oaks Drive Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: <i>Carol L. Boquist</i> | Preferred Contact Information Phone: 301-588-6044 Email: justpawasing@yahoo.com | <input checked="" type="checkbox"/> |
| Full Name (Please Print): Jonathan Blythe | Address 9134 Etn Rd Silver Spring MD | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: <i>J. Blythe</i> | Preferred Contact Information Phone: 508 274 3030 Email: jnblythe@gmail.com | <input type="checkbox"/> |
| Full Name (Please Print): Leslie Nero | Address 113 Melbourne Ave SS 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: <i>Leslie Nero</i> | Preferred Contact Information Phone: Email: lesneran@ver.com | <input type="checkbox"/> <input checked="" type="checkbox"/> maybe |
| Full Name (Please Print): ALICE MARK | Address 9217 Three Oaks Pk CS 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: <i>Alice Mark</i> | Preferred Contact Information Phone: Email: | <input type="checkbox"/> |



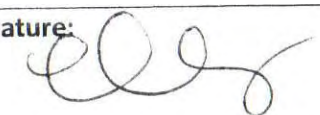
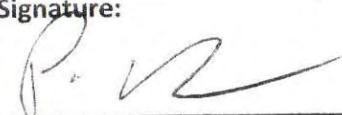
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Linda Stockton Chang | Address 100 E. Indian Spring Dr. Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: lindachangasia@yahoo.com | <input type="checkbox"/> |
| Full Name (Please Print): Gerald Capeland | Address 9277 Three Oaks Dr Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301 587-2751 Email: capelandcastro@gmail.com | <input type="checkbox"/> |
| Full Name (Please Print): Katherine Renshaw | Address 9 Normandy Dr Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 646-284-7620 Email: katevenshaw@hotmail.com | <input type="checkbox"/> |
| Full Name (Please Print): Adam Hlavek | Address 9217 Three Oaks Dr. Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 443-844-4974 Email: adamhlavек@gmail.com | <input type="checkbox"/> |

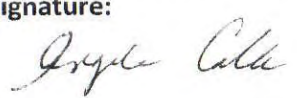
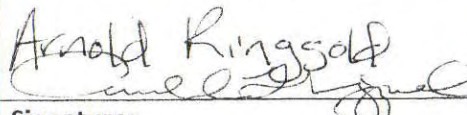
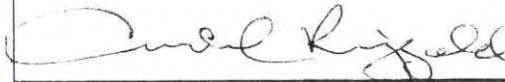

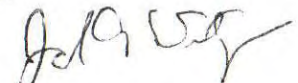
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Sarah Toth | Address 306 Hamilton Ave. Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: sarahgtoth@gmail.com | |
| Full Name (Please Print): Randall Wynn | Address 306 Hamilton Ave. Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: rlwynn@aol.com | |
| Full Name (Please Print): Elizabeth Rounding | Address 9236 Three Oaks Drive Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-589-0792 Email: elizabethrounding@gmail.com | |
| Full Name (Please Print): Paul Rodriguez | Address 9234 Three Oaks Dr. Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-938-3863 Email: prodriguez@mac.com | |

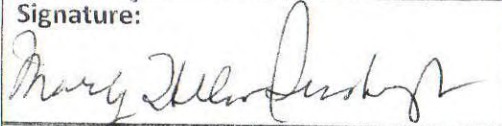
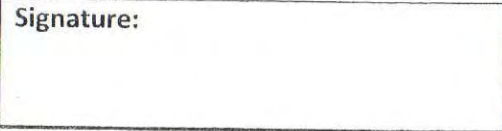
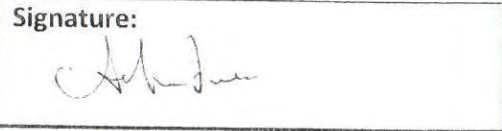
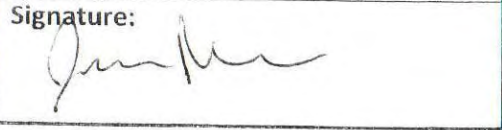
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): ANGELA CALLE | Address 9241 Three Oaks Dr. Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: acalle41@gmail.com | <input checked="" type="checkbox"/> |
| Full Name (Please Print): Arnold Ringsold  | Address 9229 Three Oaks Dr Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: poppop1948@verizon.net | <input type="checkbox"/> |
| Full Name (Please Print): William Schwartz | Address 12605 Taylor Cr Silver Spring MD 20904 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: schwayle@yahoo.com | <input type="checkbox"/> |
| Full Name (Please Print): John A. Detzner | Address 308 Hamilton Ave. Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: jdetzner@npwetc.com | <input type="checkbox"/> |


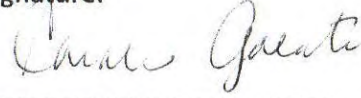

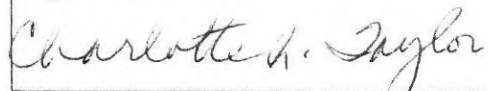
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): Mary Helen Washington | Address 107 E. Hamilton Ave. Silver Spring Md 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-495 0819 Email: mhwash@umd.edu | <input checked="" type="checkbox"/> |
| Full Name (Please Print): Randy Shay | Address 9707 Leundale Dr Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301 585-3637 Email: rshay@starpower.net | <input type="checkbox"/> |
| Full Name (Please Print): ANDREA LIMAURO | Address 9208 THREE OAKS DR. SILVER SPRING | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 473 204 3789 Email: ANDREA.LIMAURO@YAHOO.COM | <input type="checkbox"/> |
| Full Name (Please Print): Jana Rhone | Address 301 Highview Ave Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 757-561-4307 Email: | <input checked="" type="checkbox"/> |

Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): MARY CLEVELAND | Address 9208 Greenock Road Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: (301) 257-1064 Email: mary.cleveland@montgomerycountymd.gov | <input type="checkbox"/> |
| Full Name (Please Print): Carde Galati | Address 106 Melbourne Ave | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301.442.2023 Email: | <input type="checkbox"/> |
| Full Name (Please Print): Alyssa Wlochkin Alyssa Wlochkin | Address 9107 Caroline Ave Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: X 301-589-1588 Email: X | <input type="checkbox"/> |
| Full Name (Please Print): Charlotte A. Taylor CHARLOTTE A. TAYLOR | Address 9243 Three Oaks Dr. Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-589-1588 Email: | <input type="checkbox"/> |

Citizens Petition to Montgomery County Maryland




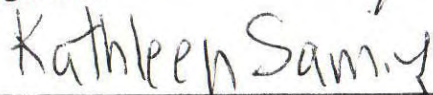
To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): GREGORY CLAY RAMSAY | Address 9225 Three Oaks Dr. | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: <i>Gregory Clay Ramsay</i> | Preferred Contact Information Phone: Email: <i>clayramsay@yahoo.com</i> | <input checked="" type="checkbox"/> |
| Full Name (Please Print): Erica Olmstead-Hawala | Address 9117 Providence Ave Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: <i>Erica Olmstead-Hawala</i> | Preferred Contact Information Phone: 301-585-0457 Email: <i>erica.hawala@gmail.com</i> | <input checked="" type="checkbox"/> |
| Full Name (Please Print): Janese Nichols | Address 9221 Three Oaks Dr. Silver Spring MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: <i>Janese Nichols</i> | Preferred Contact Information Phone: 917 755 6331 Email: <i>janese.nichols@gmail.com</i> | <input type="checkbox"/> |
| Full Name (Please Print): Jennifer Lage | Address 011 Dale Dr | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: <i>Jennifer Lage</i> | Preferred Contact Information Phone: Email: <i>Jennylage@gmail.com</i> | <input type="checkbox"/> |

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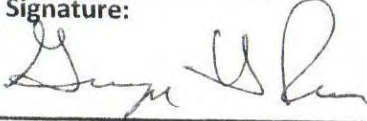

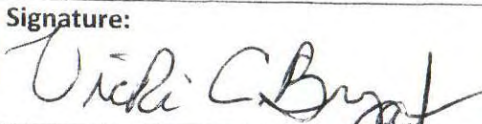

Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): David Jacoby | Address 110 Smythe | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 202-431-6127 Email: | <input type="checkbox"/> |
| Full Name (Please Print): ANNE VORCE | Address 618 Bennington DR | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-589-2609 Email: | <input type="checkbox"/> |
| Full Name (Please Print): JEAN CAVANAUGH | Address 9207 WORTH AVE S.S. MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-588-0409 Email: jeancavanaugh@fastmail.fm | <input checked="" type="checkbox"/> |
| Full Name (Please Print): Kathleen Samiy | Address 622 Bennington DR SS MD 20910 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301 589 2851 Email: ksamiy.soeca@gmail.com | <input type="checkbox"/> |



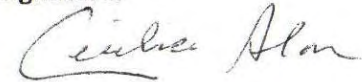
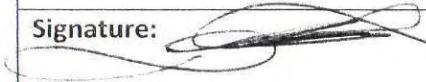
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): GREGORY RUSH | Address 1001 SPRING ST Apt 819 Silver Spring, MD 20910 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: gregory-rush@hotmail.com | |
| Full Name (Please Print): Catherine Frymank | Address 218 St Lawrence Dr SS 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 240-662-2934 Email: | |
| Full Name (Please Print): Vicki C. Bryant | Address 9201 Three Oaks Drive Silver Sp, 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-495-3375 Email: vickibryantcsg@verizon.net | |
| Full Name (Please Print): Charlene Milliken | Address 302 Patterson Ct, Apt. 3 Takoma Park, MD 20912 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 202-254-5637 Email: passionateticcream@yahoo.com | |

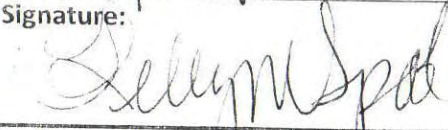
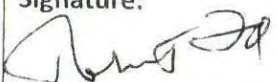


Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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|--|---|--|
| Full Name (Please Print): Bekele Debele | Address 824 S 2nd Ave, Silver Spring | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 240-595-8133 Email: | <input type="checkbox"/> |
| Full Name (Please Print): Amit Nay | Address 1402 Sligo Creek Pkwy, Silver Spring | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 202 241 6418 Email: | <input type="checkbox"/> |
| Full Name (Please Print): Cecilia Alava | Address 9039 SLIGO CREEK PARKWAY SILVER SPRING, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: CECILIAALAVA43@gmail.com | <input checked="" type="checkbox"/> |
| Full Name (Please Print): Desire Womack | Address 8722 Coleridge Rd Apt 109 Silver Spring MD 20910 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301 909 5071 Email: | <input type="checkbox"/> |

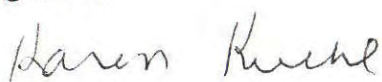
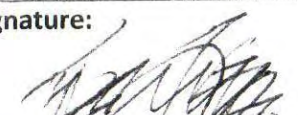
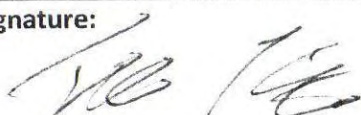
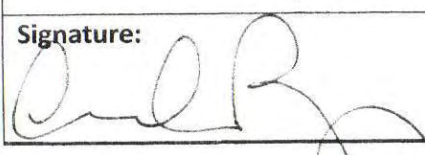
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

| | | |
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| Full Name (Please Print): Kelly M Spool | Address 901 dham Rd Silver Spring | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: | |
| Full Name (Please Print): Logan Fritz | Address 411 SCHUYLER RD SILVER SPRING, MD 20910 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-588-0840 Email: BFRITZ@YAHOO.COM | |
| Full Name (Please Print): Jack Hume | Address 409 Hamilton Ave Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301.742.8585 Email: jhume409@yahoo.com | |
| Full Name (Please Print): DALE ASHDOWN | Address 511 DARTMOUTH AVE. SILVER SPRING, MD. 20910 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-588-6105 Email: | |





Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

| | | |
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| Full Name (Please Print): Karen S. Kuehl | Address 9210 Manchester Rd | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301 920 2499 Email: Karen.S.Kuehl@gmail.com | <input checked="" type="checkbox"/> |
| Full Name (Please Print): Carla Guilatt | Address 109 Melbourne Ave cartaygoverizer.net | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: | <input type="checkbox"/> |
| Full Name (Please Print): Tom King | Address 450 Windsor St SS MD 20910 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 240-475-0595 Email: TFKing108@aol.com | <input checked="" type="checkbox"/> |
| Full Name (Please Print): Amanda Poppei | Address 9014 Bradford Rd Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 202-320-8378 Email: amanda@poppei.com | <input type="checkbox"/> |


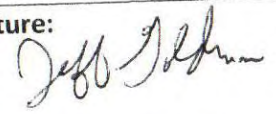

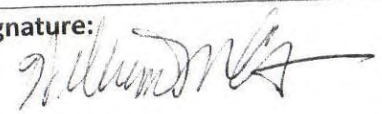
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

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| Full Name (Please Print): MARCY BUFALINI | Address 410 HAMILTON WfE SS MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301 585 4822 Email: _____ | <input type="checkbox"/> |
| Full Name (Please Print): Allan Leventhal | Address 9219 Manchester Rd Silver Spring, MD 2090 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301-588-9383 Email: allanlev@starpower.net | <input type="checkbox"/> |
| Full Name (Please Print): CAROL LEVENTHAL | Address 9219 Manchester Rd. Silver Spring, MD. 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: 301 588 9383 Email: CLLEVEN@STARPOWER.NET | <input checked="" type="checkbox"/> |
| Full Name (Please Print): Chanda CAUSER | Address 641 Sligo Ave #202 Silver Spring 20910 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: _____ Email: CnCauser@gmail.com | <input type="checkbox"/> |

Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

| | | |
|--|--|--|
| Full Name (Please Print): <i>Karl Mervin</i> | Address <i>1436 ENLOW DR NW SS MD 20901</i> | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: | <input type="checkbox"/> |
| Full Name (Please Print): <i>JEFF GOLDMAN</i> | Address <i>907 ELM AVE TP, MD 20912</i> | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: <i>301-244-5882</i> Email: <i>SILKROADFAIR@HOTMAIL.COM</i> | <input type="checkbox"/> |
| Full Name (Please Print): <i>John Hollwitz</i> | Address <i>7611 Maple Ave #305 Takoma Park, MD 20912</i> | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: <i>JOHN.HOLLWITZ@Gmail.com</i> | <input type="checkbox"/> |
| Full Name (Please Print): <i>William Collins</i> | Address <i>9127 WALDEN RD G.G. 20901</i> | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature:  | Preferred Contact Information Phone: Email: <i>wilcollins3@yahoo.com</i> | <input type="checkbox"/> |

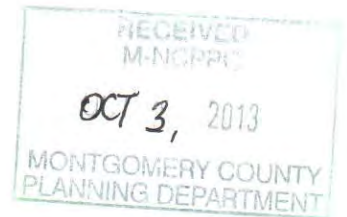
Citizens Petition to Montgomery County Maryland

To Save the Gough Property on Three Oaks Drive

| | | |
|---|--|--|
| Full Name (Please Print): Myles Franklin | Address 9221 Three Oaks Dr. Silver Spring, MD 20901 | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: | Preferred Contact Information Phone: | <input type="checkbox"/> |
| | Email: myles - franklin@hotmail.com | |
| Full Name (Please Print): Lily Henry Austin | Address 9245 Three Oaks Dr. | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: | Preferred Contact Information Phone: 240-604-3669 | <input type="checkbox"/> |
| | Email: sky.snow.lily@gmail.com | |
| Full Name (Please Print): Finot Sycam | Address 30156 9240 Three Oaks Dr. | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: | Preferred Contact Information Phone: 301-563-6079 | <input type="checkbox"/> |
| | Email: littleking5134@gmail.com | |
| Full Name (Please Print): | Address | Would you donate money toward the purchase of the Gough property? (check if Yes) |
| Signature: | Preferred Contact Information Phone: | <input type="checkbox"/> |
| | Email: | |

October 1, 2013

Ms. Kathy Reilly
Montgomery County Department of Park and Planning
The Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring MD 20910



Re: Application 120140010 for Subdivision of Property at Three Oaks Drive owned by Beverly Gough

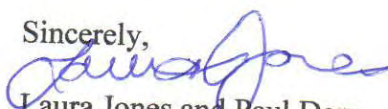
Dear Ms. Reilly:

As concerned neighbors, we are writing to comment on the captioned preliminary subdivision application. We do not believe the subdivision as proposed is feasible for the following reasons:

1. The lot contains highly erodible soils on slopes steeper than 25%.
2. Per Bill 1-13, the county cannot issue a sediment control permit for land disturbing and/or grading activity within 25 feet of the 100 year floodplain. The subject property is within the 100 year flood plain, which also includes the 9101 Sligo Creek Parkway property and Three Oaks Drive, the street in front of the subject property.
3. The property will not be able to accommodate set-backs required for the proposed three homes for the R60 zone, which includes from the building line to the street, which has to be 25' and minimum lot frontage which must be 60' at front building line;
4. The subject lot is heavily forested and adjacent to Sligo Creek and Sligo Creek Park. Losing the significant tree canopy afforded by this lot would irreparably damage the local environment;
5. Removal of trees, regrading and building would damage critical root zones of trees in neighboring property;
6. The property is adjacent to 9101 Sligo Creek Parkway, and is separated by a 10.5' brick retaining wall. It is unclear whether the wall would be able to bear weight if the trees are removed, and what would happen to the soil and adjoining property, but damage seems likely;
7. The proposed development is not compatible with detached single family homes in the neighborhood, in that the new lots would be significantly smaller at about 9,000 sf each as compared to current lots on Manchester which average 17,000 sf.

Please take these factors into consideration as you review the application.

Sincerely,


Laura Jones and Paul Dery
9101 Sligo Creek Parkway



CC:

Beverly Gough
10718 Cleos Court
Columbia MD 21044

Kevin Foster, Engineer
Julie Soss, Landscape Architect
Gutschick, Little and Weber PA
3909 National Drive
Suite 250
Burtonsville MD 20866

David Freishtat. Esq.
Shulman, Rogers, Gandal, Pordy
12505 Park Potomac Avenue
6th Floor
Potomac MD 20854

Councilmember Valerie Ervin
100 Maryland Ave.
Rockville, MD 20850

October 1, 2013

Ms. Kathy Reilly
Montgomery County Department of Park and Planning
The Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring MD 20910



Re: Application 120140010 for Subdivision of Property at Three Oaks Drive owned by Beverly Gough

Dear Ms. Reilly:

As concerned neighbors, we are writing to comment on the captioned preliminary subdivision application. We do not believe the subject property to be subdividable for the following reasons:

1. The lot contains highly erodible soils on slopes steeper than 25%.
2. Per Bill 1-13, the county cannot issue a sediment control permit for land disturbing and/or grading activity within 25 feet of the 100 year floodplain. The subject property is within the 100 year flood plain, which also includes the 9101 Sligo Creek Parkway property and Three Oaks Drive, the street in front of the subject property
3. The property will not be able to accommodate set-backs required for the proposed three homes for the R60 zone, which includes from the building line to the street, which has to be 25' and minimum lot frontage which must be 60' at front building line;
4. The subject lot is heavily forested and adjacent to Sligo Creek and Sligo Creek Park. Losing the significant tree canopy afforded by this lot would irreparably damage the local environment;
5. Removal of trees, regrading and building would damage critical root zones of trees in neighboring property;
6. The property is adjacent to 9101 Sligo Creek Parkway, and is separated by a 10.5' brick retaining wall. It is unclear whether the wall would be able to bear weight if the trees are removed, and what would happen to the soil and adjoining property, but damage seems likely;
7. The proposed development is not compatible with detached single family homes in the neighborhood, in that the new lots would be significantly smaller at about 9,000 sf each as compared to current lots on Manchester which average 17,000 sf.

Please consider the foregoing comments and their ramifications in considering this application.

Sincerely,

Karen Keenan

cc:

Beverly Gough
10718 Cleos Court
Columbia MD 21044

Kevin Foster, Engineer
Julie Soss, Landscape Architect
Gutschick, Little and Weber PA
3909 National Drive
Suite 250
Burtonsville MD 20866

David Freishtat. Esq.
Shulman, Rogers, Gandal, Pordy
12505 Park Potomac Avenue
6th Floor
Potomac MD 20854

Councilmember Valerie Ervin
100 Maryland Ave.
Rockville, MD 20850

Reilly, Kathy

From: Carol Leventhal <clleven@starpower.net>
Sent: Tuesday, October 01, 2013 7:24 PM
To: Reilly, Kathy
Subject: Gough Property

Ms. Kathy Reilly
Montgomery County Department of Park and Planning
The Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring MD 20910

Re: Application 120140010 for Subdivision of Property at Three Oaks Drive owned by Beverly Gough

Dear Ms. Reilly:

As concerned neighbors, we are writing to comment on the captioned preliminary subdivision application. We do not believe the subdivision as proposed is feasible for the following reasons:

1. The lot contains highly erodible soils on slopes steeper than 25%.
2. Per Bill 1-13, the county cannot issue a sediment control permit for land disturbing and/or grading activity within 25 feet of the 100 year floodplain. The subject property is within the 100 year flood plain, which also includes the 9101 Sligo Creek Parkway property and Three Oaks Drive, the street in front of the subject property.
3. The property will not be able to accommodate set-backs required for the proposed three homes for the R60 zone, which includes from the building line to the street, which has to be 25' and minimum lot frontage which must be 60' at front building line;
4. The subject lot is heavily forested and adjacent to Sligo Creek and Sligo Creek Park. Losing the significant tree canopy afforded by this lot would irreparably damage the local environment;
5. Removal of trees, regrading and building would damage critical root zones of trees in neighboring property;
6. The property is adjacent to 9101 Sligo Creek Parkway, and is separated by a 10.5' brick retaining wall. It is unclear whether the wall would be able to bear weight if the trees are removed, and what would happen to the soil and adjoining property, but damage seems likely;
7. The proposed development is not compatible with detached single family homes in the neighborhood, in that the new lots would be significantly smaller at about 9,000 sf each as compared to current lots on Manchester which average 17,000 sf.

Please take these factors into consideration as you review this application, which we believe you should disapprove.

Sincerely,

Carol and Allan Leventhal
9219 Manchester Rd.
Silver Spring, MD 20901
301-588-9383

CC:

Beverly Gough
10718 Cleos Court
Columbia MD 21044

Kevin Foster, Engineer
Julie Soss, Landscape Architect
Gutschick, Little and Weber PA
3909 National Drive
Suite 250
Burtonsville MD 20866

David Freishtat. Esq.
Shulman, Rogers, Gandal, Pordy
12505 Park Potomac Avenue
6th Floor
Potomac MD 20854



October 10, 2013

P. O. Box 11572
Takoma Park, MD 20913

Montgomery County Planning Board
The Maryland-National Capital Park and Planning Commission
8787 Georgia Ave, Silver Spring, MD 20910
www.montgomeryplanningboard.org

Dear Planning Board:

I am writing on behalf of the Friends of Sligo Creek to express our concerns regarding the planned subdivision of the Gould property on Three Oaks Drive in Silver Spring (plan number 120140010).

We ask that you prohibit a subdivision of this property so that its considerable conservation value may be protected. At most we hope that you permit development of only one house on the property, with strict limits on siting, tree retention, and care for the steep slopes that are subject to erosion.

As you may know, the Friends of Sligo Creek (www.fosc.org) is a volunteer organization dedicated to protecting, enhancing, and enjoying the ecological health of Sligo Creek Park and the wider watershed. Despite long-term damage from urbanization, the Creek has rebounded in the last fifteen years, thanks to informed, time-consuming, and expensive efforts by the County, the Park and Planning Commission, and citizen groups like ours. The beauty, water quality, forest cover, and wildlife habitat of the Park will continue to improve with concerted efforts by all parties.

Our specific concerns are these:

1. FOREST

This plot of land is a mature deciduous woodland. It may appear small on paper, but up close the site reveals itself as a one of fully grown trees, a healthy understory of diverse saplings and shrubs, and blessedly few invasive vines. In this part of the county, mature woodlands of this size are rare and precious. What this woodland represents can't be

measured by numbers alone, but only by seeing it first hand and breathing it in. It has the feel of real forest land.

With the exception of Wheaton Regional Park, there are few woodlands of this size in the lower county that are so healthy and undisturbed. In the neighboring sections of Sligo Creek Park, wooded areas are often narrow and interrupted by parking lots, asphalt paths, cross streets, and the parkway. The wooded areas are often degraded with unhealthy trees and invasive vines.

2. SPECIMEN TREES

The Gould property includes eight designated specimen trees, resulting in an outstanding canopy rate of 235 trees per acre. Such remarkable cover fits well with the county's own tree-cover goals, as laid out in the new Tree Canopy Conservation Law (35-12), whose stated purposes are "to save, maintain and establish tree canopy . . . and to maximize tree canopy retention." It would be sad — so soon after the passage of this visionary law — to virtually clear-cut this nearly pristine woodland to allow for a three-house development.

3. EROSION

Not only would this woodland be nearly cleared, but its steep slope — 15 per cent overall and more than 25 per cent in places — makes it a highly erodible site, conditions exacerbated by its erosion-prone 16D, Brinklow-Blocktown Channery Silt Loam. The combination of removing tree canopy and disturbing highly erodible soil on a steep slope virtually guarantees a difficult-to-control erosion mess that would send inordinate amounts of sediment into the creek. County regulations and other rules discourage development on sites just like this one.

4. STORMWATER

The lower portion of this site lies within the 100-year flood plain. It is therefore at greater risk of washout than most developed areas. With Bill 1-13 this year, County Executive Leggett pushed through a stormwater and sediment law to address the continuing stormwater crisis in Montgomery County. This bill allows no sediment control permit for disturbing land or changing grading within 25 feet of the 100-year floodplain. Assuming our assessment of the floodplain is accurate, this new bill should require that no permit granted for this property.

Anyone who has witnessed stormwater flows on Three Oaks Drive knows about its heavy volume and high speed. A stable forest, like the one currently in place on the Gould property, is the best mechanism for holding soils, facilitating stormwater infiltration, and doing what the county spends millions of dollars attempting to simulate. Don't create another problem area by over-building at this site.

It is particularly disturbing to us to see the plan for these three lots. The houses are laid out as if the land was flat — on a square. It fails to take into account trees, slope, or

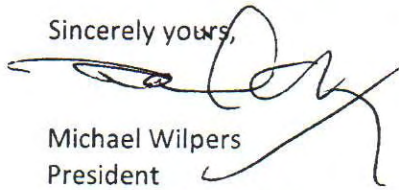
stormwater flow. Why are we bothering with so many sensible regulations if this kind of site-blind development proceeds?

5. CONSISTENCY

It is our understanding that a similar land use case in Bethesda, involving Country Club Village (preliminary plan number 120110260), resulted in the denial of a permit to develop, for reasons similar to those we cite here. In the eastern down county area, with so many fewer trees, such valuable mature woodlands as the Gould property should be treated with no less care.

Thank you for your consideration of this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Michael Wilpers', written over a horizontal line.

Michael Wilpers
President
Friends of Sligo Creek
wilpersm@gmail.com

Reilly, Kathy

From: Jean Cavanaugh <jeancavanaugh@fastmail.fm>
Sent: Thursday, September 26, 2013 3:49 PM
To: Reilly, Kathy
Cc: Fuster, Marco; Soeca Board
Subject: Three Oaks property 120140010

Dear Ms. Reilly,

Thank you for chatting with me about the proposed subdivision of the .71 acre forested property on Three Oaks Drive in Silver Spring. The property I referenced that seemed similar to the Three Oaks property was in Country Club Village in Bethesda, preliminary plan number 120110260. The Planning Board voted against subdividing the property.

We would like to hear Planning Department views on the environmental components of the property and whether it would be considered unsafe to subdivide under Subdivision regulation 50-32(b). We understand the Bethesda Master Plan has particularly strong language regarding environmental issues, and dearly wish those who participated in writing the 2000 North and West Silver Spring Master Plan had put similar warnings and guidelines into our master plan, especially given the issues surrounding Sligo Creek, our disappearing tree canopy and the Anacostia watershed which is a major polluter carrying sediment and pollutants from Silver Spring stormwater runoff to the Chesapeake Bay.

I did contact Mr. Fuster and hope to speak to him tomorrow.

We will be writing a formal letter from the association to the Planning Department listing our serious concerns regarding the proposed development, and will copy GLW.

Regards,
Jean Cavanaugh
President, Seven Oaks Evanswood Citizens Association
9207 Worth Ave., Silver Spring, MD 20901
240-338-7319



Seven Oaks Evanswood Citizens Association
9207 Worth Ave., Silver Spring, MD 20901

Ms. Kathleen Reilly
Montgomery County Planning Department
8787 George Ave.
Silver Spring, MD 20910

October 10, 2013

Re: Preliminary Site Plan #120140010

Dear Ms. Reilly,

The Executive Board of the Seven Oaks Evanswood Citizens Association is writing in opposition to the proposal to subdivide the Gough Property into three lots. The site contains environmentally sensitive areas including steep slopes, highly erodible soils, and forest. Additionally, we were told it is adjacent to the one hundred year flood plain which is next to Sligo Creek, a creek in poor condition. We would ask staff to also research the presence of underground tributaries on the property.

Our neighborhood has lost, or stands to lose, significant tree canopy, including the destruction of 64 trees on the Chelsea School site, the loss of 11 trees clear-cut to make room for a prefab house next to Sligo Creek Parkway about a year ago, and many other mature trees lost to storms and overzealous Pepco trimming. It is a County priority to preserve mature tree canopy in the down county area. The SOECA Board urges that County and private resources be found to purchase and preserve the Gough property and its forest to preserve valuable tree canopy and a natural stormwater cleansing and management tool for our watershed.

We support Gough property neighbors' concerns that developing the site will affect Critical Root Zones on their properties. We also support preserving the large brick retaining wall that retains the erodible soils on the site's hill.

We believe that preserving the Gough Property as forest is an important action the county can take in our efforts to improve creek and watershed quality

Regards,

Jean Cavanaugh, President
For Executive Board, Seven Oaks Evanswood Citizens Association

Cc:

Valerie Ervin, Councilmember

Francoise Carrier, Chair, Montgomery County Planning Board

Bob Hoyt, Director, DEP

Kit Gage, Friends of Sligo Creek

Kevin Foster, GLW, P.A.

Karen Kuehl
9210 Manchester Road
Silver Spring, MD 20901

Sept 17, 2013



Maryland County Planning
Development Application and Regulatory Coordination Division
M-NCPPC
8787 Georgia Ave
Silver Spring, MD 20910-3760

Re: Application # 120140010
Gough Property

I am a property owner whose home abuts the above referenced land which is proposed for development. This land is heavily forested with undergrowth after decades of growth. The proposal for this land extends development to 18 feet from the rear lot line—my side lot line. I am writing with particular concern that the critical root zone of trees on my property be protected from grading and development. There are two particular trees of concern: the descriptors of each are enclosed along with a letter from Mr. Keith Pitchford, a certified arborist, citing the requirements for protection of the critical root zone of these trees.

I expect the needs of these trees to be attended to properly by the developers and expect that M NCPPC will require the developers to do so. Thank you for your attention to this matter.

Yours truly,


Karen Kuehl

cc:

Beverly Gough, 10718 Cleos Court, Columbia, MD 21044

Julie Soss; Gutschick, Little, & Weber, PA; 3909 National Drive, Suite 250, Burtonsville, MD 20866

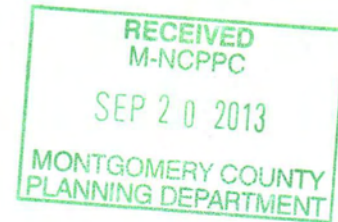
Kevin Foster; Gutschick, Little, & Weber, PA; 3909 National Drive, Suite 250, Burtonsville, MD 20866



PITCHFORDASSOCIATES
arboriculture + environmental consulting

June 18, 2013

Mrs. Karen Kuehl
9210 Manchester Street
Silver Spring, MD



Dear Mrs. Kuehl:

This report is based upon my site visit to your property this morning, and our review of the property adjacent to yours along your southern property line.

I understand that this .68 acre wooded parcel, is in the subdivision review process and that it may be developed. You mentioned that as many as three (3) homes may be built on this parcel. I understand your concern that any development may irreparably harm two large diameter shade trees that exist along this property line. The trees in question are a 29" diameter White oak (*Quercus alba*), and a 23" diameter Tulip poplar (*Liriodendron tulipifera*).

With this letter, I would like to reiterate our discussion from this morning concerning these two trees. As you are aware from reviewing the Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) that was submitted for this project, each "significant" or "specimen" tree must be identified and survey located. This includes all trees of this type within 100' of the property line. Significant trees are those with a diameter from 24" to 29.9," and specimen trees are those 30" of diameter and greater. For each of these trees, a critical root zone (CRZ) dimension is calculated using the County adopted formula of 1.5' of radial distance for each inch of trunk diameter. In the case of your trees, this would equate to 43.5' for the oak, and 34.5' for the tulip poplar. I understand that the oak was included in this survey, but that the tulip poplar was not due to its smaller diameter size.

A critical root zone is defined as the area of the root system that must be preserved to insure the survival of the impacted trees. Based upon the Montgomery County, Technical Manual that accompanies the Forest Conservation Act of 1991, it is the goal of tree protection efforts that at least 70% of this CRZ be preserved. Therefore, if we deduct the 6' clearance from the fence for each tree, this means that the CRZ for the oak extends about 37.5' into the neighboring lot, and the tulip poplar will extend 28.5' into this lot.

You mentioned that the County has established a 20' building restriction line for this property, which is certainly helpful for your trees. However, there will still be 17.5' of the CRZ for the oak, and 8.5' of CRZ for the tulip poplar that extends beyond this building restriction line. And, it is important to understand that this building restriction line does not mean that construction activity, such as driving large equipment and material storage, cannot occur in this area. So, root damage could still occur in this area.

By my calculations, if the set back zone is completely preserved, and if no construction activity were to occur here, the white oak would lose about 20% of its CRZ (17.5/87), and the tulip poplar would lose approximately 12% of its CRZ (8.5/69). These are within acceptable limits. However, if there is

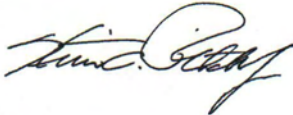
construction activity within the set back that destroys tree roots, then these numbers become concerning. In this scenario, the CRZ loss becomes 43% for the oak (37.5/87) and 41% for the poplar (28.5/69). These are not acceptable amounts of root loss. At these levels, my professional opinion is that your trees will decline and die within a period of 3-5 years.

As such it is critical for you to express to the developer of this property, and the County Planning Commission, that no root loss or damage can occur within the 20' set back. In the absence of this agreement, then I feel it is important to present the tree appraisals I have provided to you with this report, and the basis for monetary compensation.

You also mentioned that explosive charges might be necessary to break up the bedrock on this neighboring property. I have heard of instances where explosions of this size acted to shake the root system of nearby trees, and lead to a decline in health over a period of several years. I am not the expert to address this situation, but I aware that this phenomenon can occur, and could lead to the death of nearby trees. It is certainly something worth investigating if this becomes an issue.

Thank you for the opportunity to meet this morning, and to discuss these preliminary issues for tree protection. Please keep me informed as to the progress of this development proposal, and please share any site plan that is made public by the developer, or property owner.

Sincerely,



Keith C. Pitchford
ISA Certified Arborist, MA-0178
ISA Certified Tree Risk Assessor, #922
MD Licensed Tree Expert, #589
MD Licensed Forester, #675





TRUNK FORMULA METHOD FOR PLANT APPRAISAL

Case #: PA-04-13 Property: Karen Kuehl Date: June 18, 2013
9210 Manchester St., Silver Spring, MD

Appraiser: Keith C. Pitchford, ISA Certified Arborist MA-0178

Field observations:

1. Species: Tulip poplar (*Liriodendron tulipifera*)
2. Condition: 80%
3. Trunk diameter: 23" dbh
4. Location % = [Site 85% + Contribution 75% + Placement 75%] divided by 3 = 78%

Regional Plant Appraisal Committee Information:

5. Species rating: 80%
6. Replacement tree size: 5.0" cal., (20.00 sq.in.)
7. Replacement tree cost: \$500.00
8. Installation cost: \$1,000.00
9. Installed tree cost: \$1,500.00
10. Unit tree cost: \$75.00

Field calculations by appraiser:

11. Appraised trunk area = 415 sq.in.
12. Appraised tree trunk increase (#11-#6): 395 sq. in.
13. Basic tree cost (#12x#10+#9) = \$31,125.
14. Appraised value (#13x#5x#2x#4) = \$ 15,538.
15. Appraised value (if over \$5000, amount is rounded to nearest \$100) = \$15,500.
(if under \$5000, round to nearest \$10)

Field notes: Tree is located along the left, rear property line. It is at the rear of the property, and within 6' of a chain link fence that runs along this property line. This tree is vigorous, but the form is only fair given the old storm damage that resulted in one large leader breaking from the tree. The remaining lead has now assumed dominance. There are no other apparent defects in any part of the tree.



TRUNK FORMULA METHOD FOR PLANT APPRAISAL

Case #: PA-04-13 Property: Karen Kuehl Date: June 18, 2013
9210 Manchester St., Silver Spring, MD

Appraiser: Keith C. Pitchford, ISA Certified Arborist MA-0178

Field observations:

1. Species: White oak (*Quercus alba*)
2. Condition: 90%
3. Trunk diameter: 29" dbh
4. Location % = [Site 85% + Contribution 90% + Placement 90%] divided by 3 = 88%

Regional Plant Appraisal Committee Information:

5. Species rating: 95%
6. Replacement tree size: 5.0" cal., (20.00 sq.in.)
7. Replacement tree cost: \$500.00
8. Installation cost: \$1,000.00
9. Installed tree cost: \$1,500.00
10. Unit tree cost: \$75.00

Field calculations by appraiser:

11. Appraised trunk area = 660 sq.in.
12. Appraised tree trunk increase (#11-#6): 640 sq. in.
13. Basic tree cost (#12x#10+#9) = \$49,500.
14. Appraised value (#13x#5x#2x#4) = \$ 37,243.
15. Appraised value (if over \$5000, amount is rounded to nearest \$100) = \$37,200.
(if under \$5000, round to nearest \$10)

Field notes: Tree is located along the left, rear property line. It is within 6' of a chain link fence that runs along this property line. The tree is in excellent condition, the only flaw being an asymmetric crown due to the close proximity of another tree on the opposite side of the fence. It is clear that this tree has been well maintained due to the old pruning cuts, and the tree's excellent form.