



Our New Home: Potomac Project Update #2

March 10, 2021

In our last update, we reviewed the steps that led to the purchase of Soorp Khatch Church's future home at 9490 River Road. In this issue, Der Hayr and the Soorp Khatch Board of Trustees would like to share the progress made with regard to site engineering for the project.

Groundwork

Upon purchasing the property in June 2019, the project immediately moved into site planning, land design and engineering. This stage encompasses the extensive preparation that is pre-requisite to attaining approval from Montgomery County to pursue construction.

Board members consulted with individuals who had experience working with the County and the Maryland National Capital Parks & Planning Commission on large development projects. These individuals shared practical advice, common challenges and pitfalls, and helpful recommendations. To assist in this work, we hired Site Solutions Inc. of Germantown, Maryland, a reputable civil engineering firm that specializes in land planning, zoning analysis and comprehensive site analysis.

Progress

Thus far, this work has included several important measures to meet Montgomery County requirements, including:

- Boundary survey to delineate the property lines
- Horizontal and vertical control survey for accurate mapping
- Conceptual site plan
- An attestation of the intended land use

We have also taken steps to meet various environmental impact standards, including:

- Natural resources inventory
- Wetland delineation study
- Forest conservation plan
- Specimen tree variance package

In December 2019, we purchased \$20,000 in Forest Conservation Credits (planting trees in a housing development within Montgomery County) as a creative and cost-effective way of meeting conservation requirements so that we could reserve as much of our property as possible for other uses.

In April 2020, we dismantled an original septic system which was used 15+ years ago prior to the establishment of sewer service to the neighborhood. The County Well and Septic Section had no record that the old system had been properly abandoned.

The Site Engineering work is expected to continue in the coming months to meet a long list of County requirements and milestones and perform the comprehensive preparation needed prior to entering the construction phase.



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 13, 2019

Ms. Elda Hacopian
Soorp Khatch Armenian Apostolic Church
4906 Flint Dr.
Bethesda, MD 20816

Re: Final Forest Conservation Plan
Property Name: Soorp Khatch Armenian Apostolic Church
Plan Number: SC2020040
Tract Size/Land Use Category: 5.44 acres/IDA

Dear Ms. Hacopian:

Based on the review by the Planning Staff of The Maryland National Capital Park and Planning Commission (M-NCPPC), the Final Forest Conservation Plan (FFCP) submitted to M-NCPPC on October 28, 2019 and referenced above, is approved with the following conditions:

Montgomery County Approval Letter for our Forest Conservation Plan

**AGREEMENT OF SALE
FOR FOREST CONSERVATION CREDITS**

**For Forest Conservation Plan for Soorp Khatch Armenian Apostolic Church
("FCP") No. SC2020040**

THIS AGREEMENT OF SALE FOR FOREST CONSERVATION CREDITS (this "Agreement"), made this 11 day of April 2020, by and between Winchester Homes Inc., a Delaware corporation, as developer of Poplar Run project (the "Seller"), and **Soorp Khatch Armenian Apostolic Church** (the "Purchaser").


WHEREAS, the Seller owns the rights to the Forest Conservation Credits established in certain conservation easement agreements recorded in Liber 53068 at Folios 355, 378, 424 and 447 for the Poplar Run project in Montgomery County, Maryland (collectively, the "Conservation Easement"). The Conservation Easement is 45.79 acres of land, more or less, as more particularly shown on the Poplar Run Forest Bank Schematic attached hereto as Exhibit A (the "Property"); and

WHEREAS, the Seller has been authorized, and intends to utilize, the Conservation Easement areas identified as "Bank Planting Areas" in Exhibit A, as derived from the Poplar Run Forest Conservation Plan No. SP82007002F, as a Forest Conservation Mitigation Bank; and

WHEREAS, as part of the Seller's plans for the Property, the Seller intends to offer for sale to developers and others, including the Purchaser herein, forest conservation credits, as more particularly described in Section 1 below ("Conservation Credits"), pursuant to the State of Maryland Forest Conservation Act and Montgomery County Forest Conservation Law, Chapter 22A of the Montgomery County Code, and

WHEREAS, the Purchaser is willing to purchase and the Seller is willing to sell Conservation Credits to satisfy Purchaser's forest conservation obligations in accordance with Article II of Chapter 22A of the Montgomery County Code and the **Purchaser's Forest Conservation Plan No. SC2020040** (the "Plan") for Purchaser's project entitled **Soorp Khatch Armenian Apostolic Church**; and

Purchase of Forest Conservation Credits

	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES 255 Rockville Pike, 2nd Floor Rockville, Maryland 20850-4166
	<h1 style="text-align: center; color: green;">APPROVED</h1>
Permit #:	9490 River
Permit Type:	
Inspection Type:	
Description:	Road
Inspector:	
Date/Time:	
Phone:	
Code/Edition:	Existing Septic
Notes/Comments:	Tank + pump chamber were pumped, crushed, & backfilled. JPR 3/27/20

Questions? Contact the Potomac Project Communication Committee at the Church email below.

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live web streams



Archives