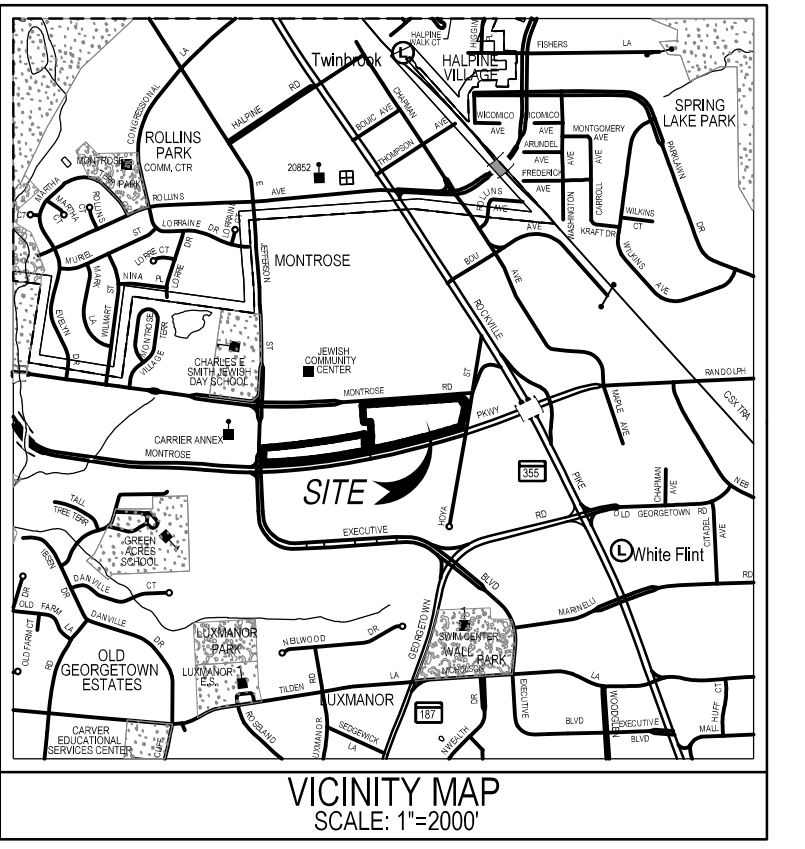


# WILGUS TRACT PRELIMINARY FOREST CONSERVATION PLAN

POTOMAC (1ST) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND



PLANNING DEPARTMENT USE ONLY (E-PLANS)

DEVELOPER  
WILCO CONSTRUCTION CO., INC.  
7811 MONTROSE ROAD, SUITE 200  
POTOMAC, MD 20854  
(240) 399-1421

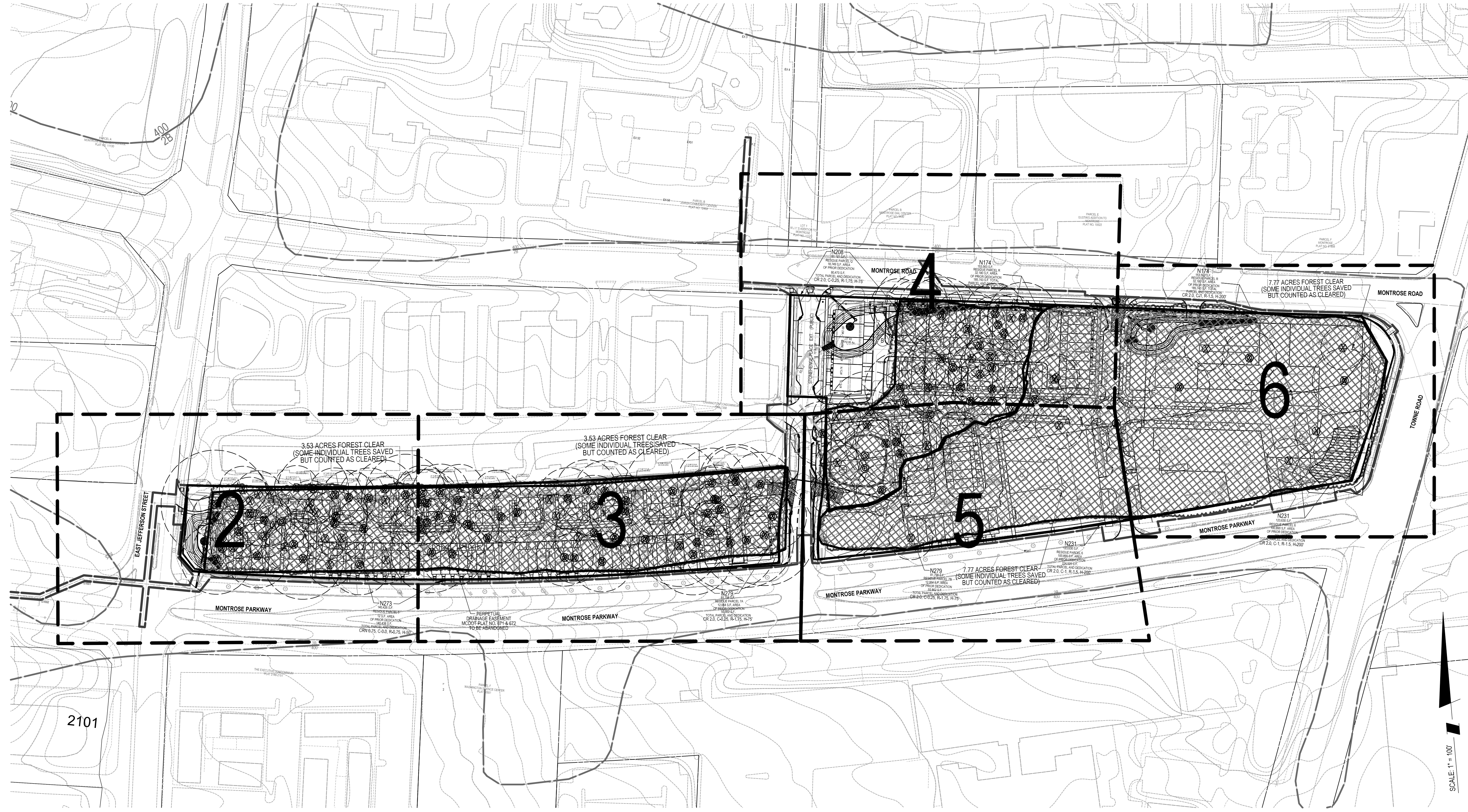
CIVIL ENGINEER / LANDSCAPE ARCHITECT  
SOLTESZ, INC.  
2 RESEARCH PLACE, SUITE 100  
ROCKVILLE, MD 20850  
(301) 948-2750, (301) 948-9067 FAX

ATTORNEY  
LINOWES & BLOCHER LLP  
7200 WISCONSIN AVE, SUITE 800  
BETHESDA, MD 20814  
(301) 961-5157

ARCHITECT  
KGD ARCHITECTURE  
1101 15TH STREET, NW  
WASHINGTON, DC 20005  
(202) 338-3800

LAND PLANNER / ARCHITECT  
LESSARD DESIGN, INC.  
8251 LEESBURG PIKE, 7TH FLOOR  
VIENNA, VA 22182  
(571) 830-1880

ARCHITECT  
WINCHESTER HOMES INC.  
12435 PARK POTOMAC AVENUE, SUITE 600  
POTOMAC, MD 20854  
(301) 802-4832



FOREST CONSERVATION WORKSHEET  
Wilgus

NET TRACT AREA:

A. Total tract area	16.64
B. Land dedication acres (parks, county facility, etc.)	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)	3.76
D. Additional area for off-site road improvements to be added	1.91
E. Other deductions (specify)	0.00
F. Net Tract Area (including offsite road improvements)	14.79

LAND USE CATEGORY: (from *Trees Technical Manual*)  
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MOR	IDA	HDR	MPD	CIA
0	0	0	0	1	0

G. Afforestation Threshold 15% x F = 2.22  
H. Conservation Threshold 20% x F = 2.96

EXISTING FOREST COVER:

I. Existing forest cover	11.30
J. Area of forest above afforestation threshold	9.08
K. Area of forest above conservation threshold	8.34

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	4.63
M. Clearing permitted without mitigation	6.67

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	11.30
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	2.09
Q. Reforestation for clearing below conservation threshold	5.92
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	8.00
T. Total afforestation required	0.00
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	8.00

Forest Conservation Data Table

	Number of Acres
Tract	14.79
Remaining in Agricultural Use	-
Road & Utility ROWs <sup>1</sup>	3.8
Total Existing Forest	11.30
Forest Retention	-
Forest Cleared	11.30

Land Use & Thresholds <sup>2</sup>	ARA, MDR, IDA, HDR, MPD, or CIA
Land Use Category	MDP
Conservation Threshold	20% percent
Afforestation Threshold	15% percent

Stream(s)	Total Channel Length (ft.)	Average Buffer Width (ft.) <sup>3</sup>
-	-	-

Acre(s) of Wetlands	Retained	Cleared	Planted
100-Year Floodplain	-	0.12	-
Stream Buffers	-	-	-
Priority Areas	-	-	-

<sup>1</sup> Only Road or Utility ROWs not to be improved as part of development application.  
<sup>2</sup> Information from [FC Land Use Categories & Thresholds document](#).  
<sup>3</sup> Measured from stream edge to buffer edge.

**LEGEND:**

- SPECIMEN TREE (GREATER THAN OR EQUAL TO 30" DBH)
- SIGNIFICANT TREE (BETWEEN 24-29.9" DBH)
- TREE TO BE REMOVED
- LIMITS OF DISTURBANCE
- PROPOSED CONTOUR
- EXISTING SOIL LINE
- EXISTING FOREST LINE
- FOREST STAND DELINEATION
- FOREST TO BE REMOVED
- WETLAND
- WETLAND BUFFER

**GENERAL NOTES:**

- The site has zones CR 2.0, C-1.0, R 1.50, H-200, CR 2.0, C-0.25, R-1.75, H-75, CRN 0.75, C-0.0, R-0.75, H-50. The original gross tract area of the site is 16.64 acres prior to dedication. The net site tract is 14.79 acres on 5 parcels.
- Parcels included on this site or N273, N279, N208, N174, and N231. The site tax account numbers are 01779150, 01779161, 03185884, 03185884, and 01822961.
- The entire tract is within the Cabin John Creek Watershed, CJO202, Fair. The use Class is I-P according to the Maryland County GIS and MCA TLAS.
- The site is not in a floodplain according to the information from the MCA TLAS.
- A small area of wetland was identified in the southeastern portion of the site. The wetland delineation is shown per McCarthy & Associates, Inc.
- This site is not within a Special Protection Area.
- The site is not within the Maryland Inventory of Historic Properties list. The site is not a known archeological site.
- There are no state or county champion trees on the property.
- No rare threatened or endangered species were found on the site per DNR letter dated 27 June 2001.
- General locations of the buildings are shown. Some shifting of building locations are anticipated as part of the site plan process.

**Tree Save**

Tree #	Common Name	Scientific Name	DBH (inch)	CRZ Area	% Impacted	Cond.
98	Tulip Tree	<i>Liriodendron tulipifera</i>	46	14950	49.4%	Fair
99	Tulip Tree	<i>Liriodendron tulipifera</i>	52	19104	60.3%	Fair
153	Red Maple	<i>Acer rubrum</i>	28	5539	32.2%	Fair

**SHEET INDEX**

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4	PRELIMINARY FCP
5	PRELIMINARY FCP
6	PRELIMINARY FCP
7	NOTES AND DETAILS
8	MITIGATION TREE PLANTING PLAN

**SOLTESZ, INC.**  
Rockville  
Lanham  
Waldorf  
Leonardtown  
Frederick  
Soltesz DC, LLC

ROCKVILLE OFFICE  
2 Research Place, Suite 100  
Rockville, MD 20850  
P. 301.948.2750 F. 301.948.9067  
www.solteszco.com

NO.	DATE	REVISIONS	BY	DATE
DESIGNED:	JANUARY 2020	CAO STANDARDS VERSION: 18 - RCS		
DESIGNED:	KDL	TECHNICIAN: JW		
CHECKED:			KDL	

**MISS UTILITY NOTE**

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY ENGINEER TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-261-7777. 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**OWNER/DEVELOPER/APPLICANT**

WILGUS/MONTROSE ASSOCIATES, LLC  
7811 MONTROSE ROAD  
SUITE 200  
POTOMAC, MD 20854  
PHONE: (240) 399-1500  
ROCKEN@WILCO.COM  
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	GC02		
WBCS 200 SHEET			
SITE DATUM	215 NW 06		
HORIZONTAL	NAD83		
VERTICAL	NAD83		

**COVER SHEET**

**PRELIMINARY FOREST CONSERVATION PLAN  
WILGUS TRACT  
# 120200140**

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO.  
1325-02-01

SHEET 1 OF 8

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