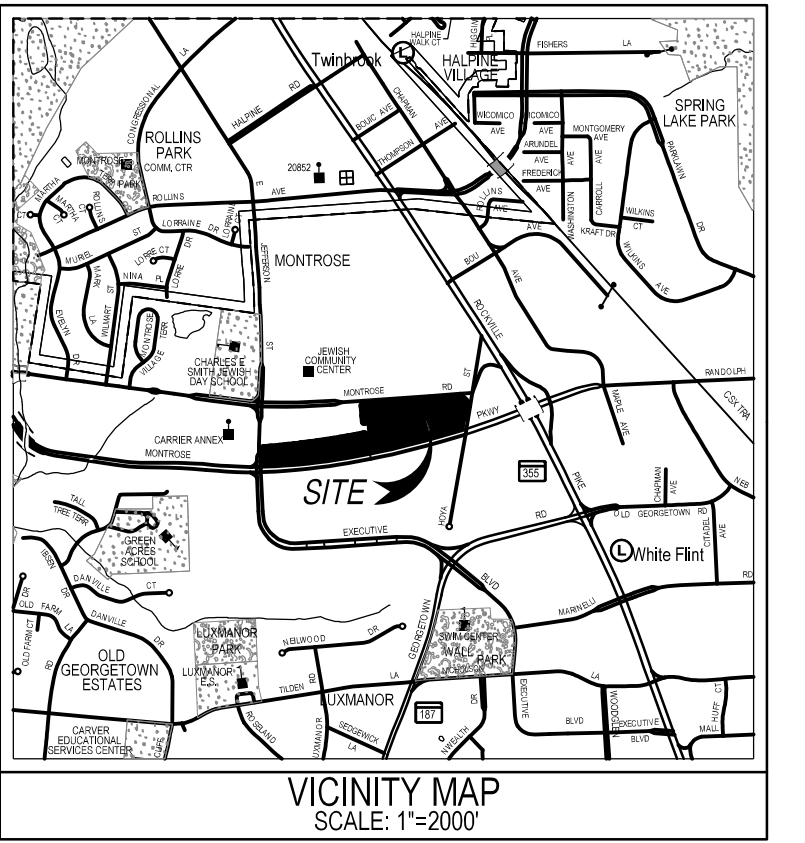


WILGUS TRACT PRELIMINARY FOREST CONSERVATION PLAN

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

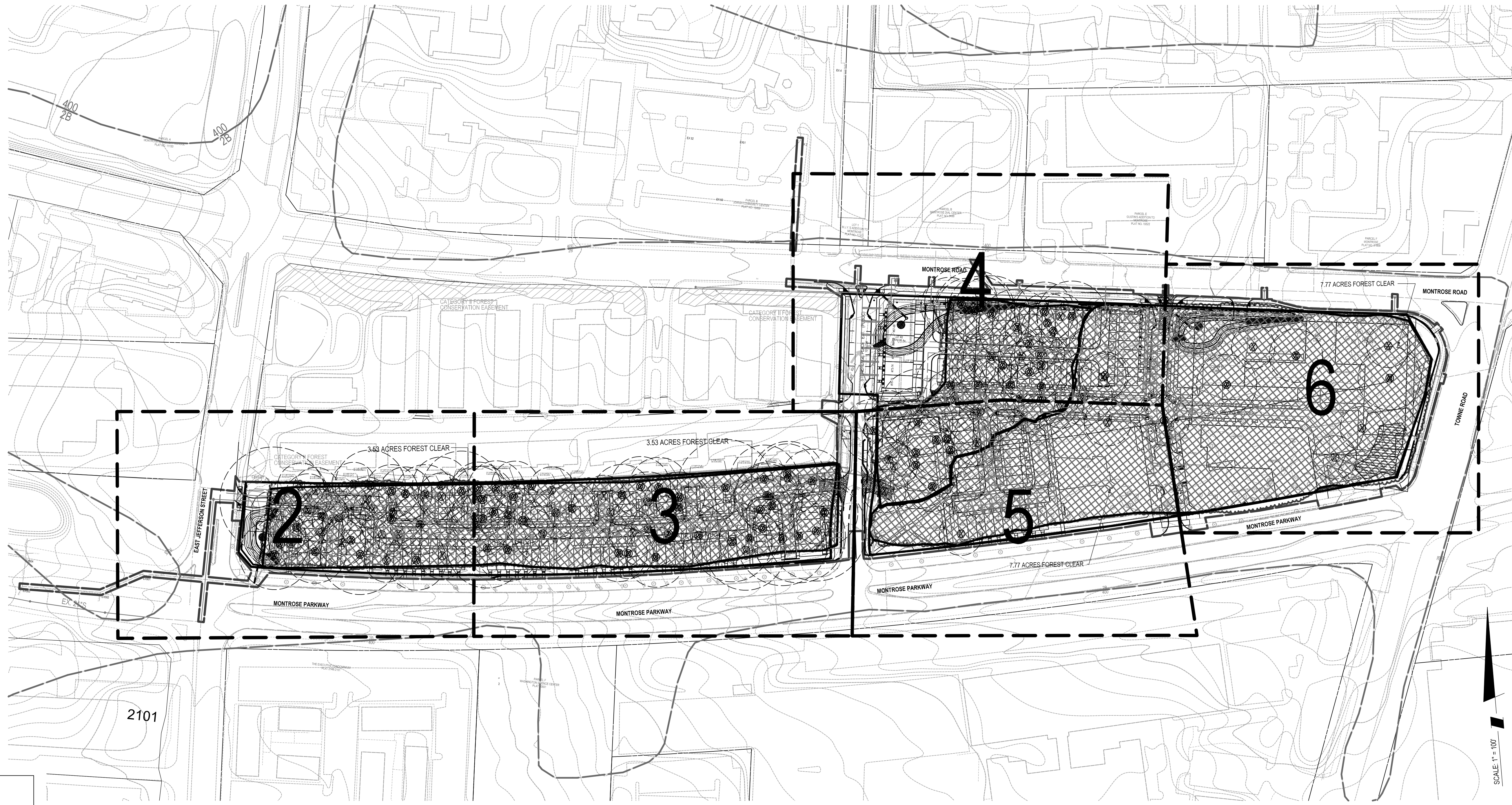
CIVIL ENGINEER / LANDSCAPE ARCHITECT
SOLTESZ, INC.
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
(301) 948-2750, (301) 948-9067 FAX

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	2.08
E. Other deductions (specify)	0.00
F. Net Tract Area (including offsite road improvements)	14.96

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

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	1	0

G. Afforestation Threshold 15% x F = 2.24
H. Conservation Threshold 20% x F = 2.99

EXISTING FOREST COVER:

I. Existing forest cover	11.30
J. Area of forest above afforestation threshold	9.06
K. Area of forest above conservation threshold	8.31

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	4.65
M. Clearing permitted without mitigation	6.65

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	2.08
Q. Reforestation for clearing below conservation threshold	5.98
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	8.06
T. Total afforestation required	0.00
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	8.06

Forest Conservation Data Table

Number of Acres	
Tract	14.96
Remaining in Agricultural Use	-
Road & Utility ROWs ¹	3.8
Total Existing Forest	11.30
Forest Retention	-
Forest Cleared	11.30

Land Use & Thresholds²

Land Use Category	MDP	ARA, MDR, IDA, HDR, MPD, or CIA
Conservation Threshold	20%	percent
Afforestation Threshold	15%	percent

Stream(s)

Total Channel Length (ft.)	Average Buffer Width (ft.) ³
-	-

Acres of Forest in Wetlands

Retained	Cleared	Planted
-	0.12	-

100-Year Floodplain
Stream Buffers
Priority Areas

¹ Only Road or Utility ROWs not to be improved as part of development application.
² Information from [FC Land Use Categories & Thresholds document](#).
³ 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 area for forest conservation is 14.96 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 MCATLAS.
- The site is not in a floodplain according to the information from the MCATLAS.
- 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.

SHEET INDEX

1	COVER SHEET
2	PRELIMINARY FCP
3	PRELIMINARY FCP
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.soltesz.com

NO.	DATE	CAO STANDARD	VERSION	BY	DATE
DESIGNED:	JANUARY 2020	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, WHICHEVER 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
ROCHEM@WILCO.COM
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	GC02	ZONING CATEGORY	CR-20, C-0, R-0, H-50, H-75, CRN-0.75, C-0.0, R-0.75, H-50
WBCS 200 SHEET			
215 NW 06			
SITE DATUM			
HORIZONTAL	NAD83		
VERTICAL	NAD83		



COVER SHEET

PRELIMINARY FOREST CONSERVATION PLAN
WILGUS TRACT
120200140

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

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. _____, including financial bonding, forest planning, maintenance, and all other applicable agreements.
Developer's Name: WILCO CONSTRUCTION CO., INC. ROBERT A. MAZZUCA
CORPORATE PERSON
Address: 7811 MONTROSE ROAD, POTOMAC, MD 20854
Phone: (240) 399-1421
Signature: _____

PROJECT NO.
1325-02-01

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