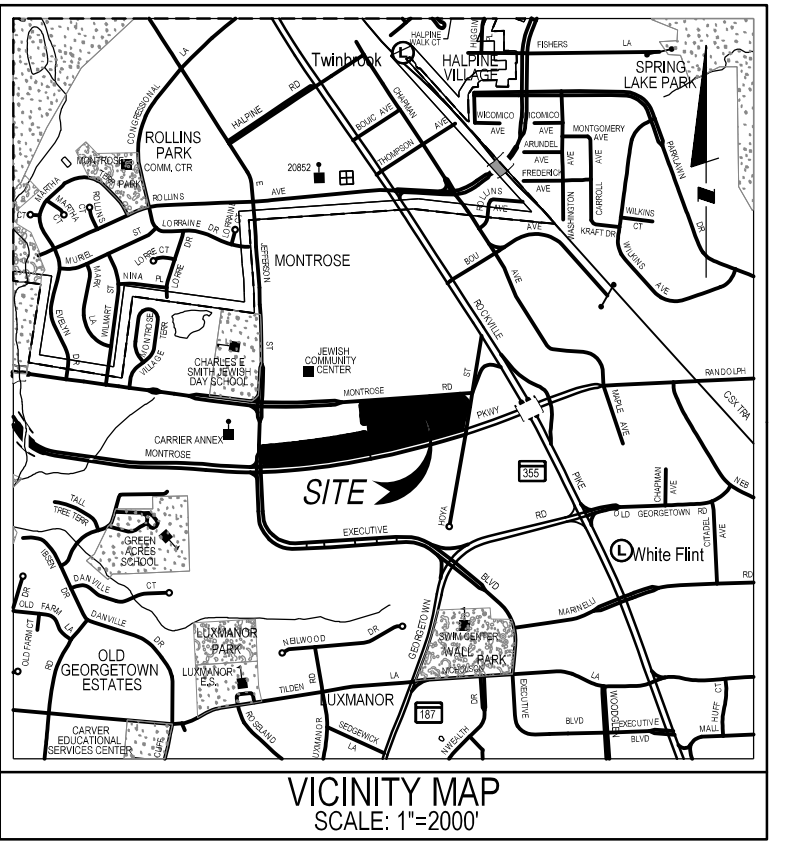


# NORTHPARK AT MONTROSE FINAL FOREST CONSERVATION PLAN #820210080

ROCKVILLE (4TH) 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**  
MILES & STOCKBRIDGE  
11 N. WASHINGTON STREET, SUITE 700  
ROCKVILLE, MD 20850  
(301) 517-4812

**ARCHITECT**  
KTGY  
8609 WESTWOOD CENTER DRIVE  
SUITE 600  
TYSONS, VA 22182  
(703) 992-6116

**BUILDER**  
TRI POINTE HOMES  
12435 PARK POTOMAC AVENUE, SUITE 600  
POTOMAC, MD 20854  
(301) 802-4832



**FOREST CONSERVATION WORKSHEET**  
Northpark at Montrose Phase 1 Site Plan

**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 offsite road improvements to be added	2.33
E. Other deductions (specify)	0.00
<b>F. Net Tract Area (including offsite road improvements)</b>	<b>15.21</b>

**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 = 2.28  
**H. Conservation Threshold** = 20% x F = 3.04

**EXISTING FOREST COVER:**

I. Existing forest cover	=	11.30
J. Area of forest above afforestation threshold	=	9.02
K. Area of forest above conservation threshold	=	8.26

**BREAK EVEN POINT:**

L. Forest retention above threshold with no mitigation	=	4.69
M. Clearing permitted without mitigation	=	6.61

**PROPOSED FOREST CLEARING:**

N. Total area of forest to be cleared	=	11.30
This phase (Phase 1):	=	8.51
Remaining future phases:	=	2.79
O. Total area of forest to be retained	=	0.00

**PLANTING REQUIREMENTS:**

P. Reforestation for clearing above conservation threshold	=	2.06
Q. Reforestation for clearing below conservation threshold	=	6.08
R. Credit for retention above conservation threshold	=	0.00
S. Total reforestation required	=	8.15
T. Total afforestation required	=	0.00

**Forest Conservation Data Table**

Number of Acres	
Tract	16.64
Remaining in Agricultural Use	-
Road & Utility ROWs <sup>1</sup>	3.8
Total Existing Forest	11.30
Forest Retention	2.78
Forest Cleared	8.52

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

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

Acres of Forest in	Retained	Cleared	Planted
Wetlands	NA	NA	NA
100-Year Floodplain	NA	NA	NA
Stream Buffers	NA	NA	NA
Priority Areas	NA	NA	NA

<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 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**

- F1.0 COVER SHEET
- F1.1 FOREST CONSERVATION PLAN - TREE/FOREST REMOVAL
- F1.2 FOREST CONSERVATION PLAN - TREE/FOREST REMOVAL
- F1.3 FOREST CONSERVATION PLAN - TREE/FOREST REMOVAL
- F1.4 FOREST CONSERVATION PLAN - TREE/FOREST REMOVAL
- F1.5 NOTES AND DETAILS



**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	REVISIONS	BY	DATE	
1	OCTOBER 2020	CAO STANDARDS VERSION: V8 - NCS			
DESIGNED:	KDL	TECHNICAL:	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 ENGINEERING 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 THE 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	NW 06		
SITE DATUM:			
HORIZONTAL:	NAD83		
VERTICAL:	NAD83		



**COVER SHEET**

**FINAL FOREST CONSERVATION PLAN  
NORTHPARK AT MONTROSE  
(FORMERLY WILGUS TRACT)**

**# 820210080**

ROCKVILLE (4TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SHEET	F1.0
OF	6
PROJECT NO.	1325-02-01