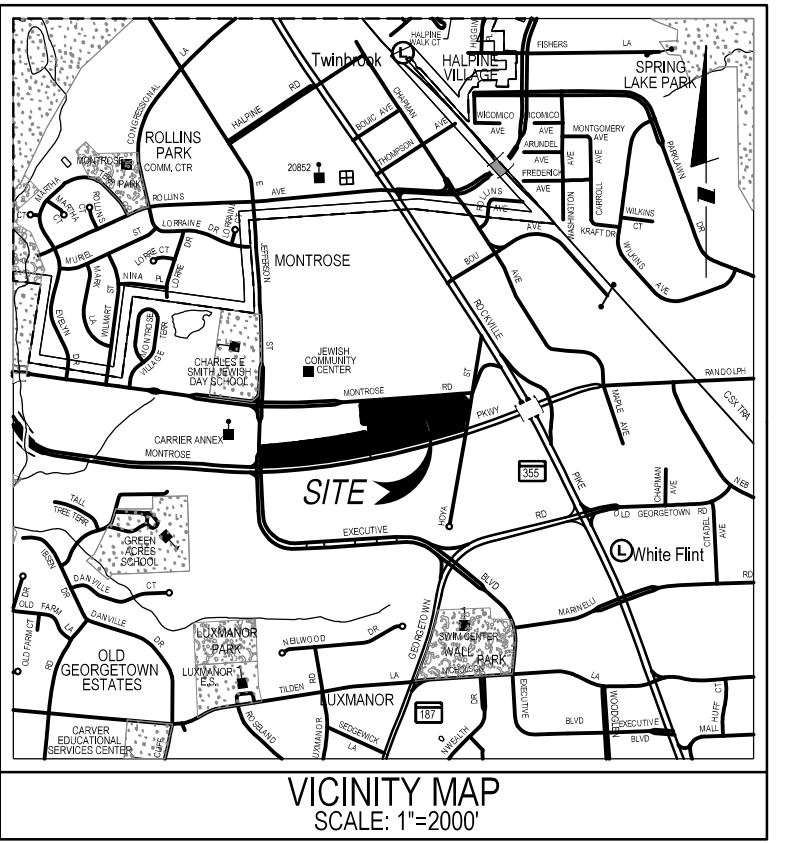


NORTHPARK AT MONTROSE FINAL FOREST CONSERVATION PLAN #820210080

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
F. Net Tract Area (including offsite road improvements)	15.21

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	15.21
Remaining in Agricultural Use	-
Road & Utility ROWs ¹	3.8
Total Existing Forest	11.30
Forest Retention	-
Forest Cleared	11.30

Land Use & Thresholds ²	
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.) ³
Stream(s)	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

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 15.21 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.
- Reforestation will primarily be provided from the Poplar Run site. Any additional requirements will be met from existing forest credits.

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



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www.soltesz.com

NO.	DATE	CAO STANDARDS VERSION	REVISIONS	BY	DATE
DESIGNED:	OCTOBER 2020	KDL	18 - NCS		
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 ENGINEERING TEST FITS 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
RICH@WILCO.COM
RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	GC02	ZONING CATEGORY:	CR-20, C-0, H-50, H-75, CRN, R-1.5, R-0.75, H-50
WBC 200 SHEET	215 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