PRELIMINARY FOREST CONSERVATION PLAN

OFFUTT ESTATES

120150040

PROPERTY OF WHITE FLINT PARK, INC.
RECORDED IN PLAT BOOK 31 AT PLAT 1985
AND IN LIBER 51682 AT FOLIO 11
ROCKVILLE ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

PACKARD & ASSOCIATES, LLC
CIVIL ENGINEERS * SURVEYORS * LAND PLANNERS
16220 FREDERICK ROAD, SUITE 300
GAITHERSBURG, MARYLAND 20877
PHONE (301) 208-0250 FAX (301) 208-1270

SCALE 1" = 30' | DRAWN | DATE 3-28-18 | ACAD FILE NAME OFFUTT/HILLARY 2014 | SHEET 1 OF 1

REVISIONS | DESCRIPTION

SOIL DATA

SYMBOL	DESCRIPTION	PRIME FARMLAND	HIGHLY ERODIBLE	HYDRIC
2B	GLENELG SILT LOAM 3-8% SLOPES	YES	NO	NO

NOTE: ALL SOIL ON SITE IS 2B, GLENELG SILT LOAM.

FOREST CONSERVATION WORKSHEET
Offutt Estates

6-Aug-02

NET TRACT AREA:

A. Total tract area	1.03
B. Land dedication acres (parks, county facility, etc.)	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)	0.00
D. Area to remain in commercial agricultural production/use	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area =	1.03

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	1	0	0

G. Afforestation Threshold	15%	x F =	0.15
H. Conservation Threshold	20%	x F =	0.21

EXISTING FOREST COVER:

I. Existing forest cover =	0.00
J. Area of forest above afforestation threshold =	0.00
K. Area of forest above conservation threshold =	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation =	0.00
M. Clearing permitted without mitigation =	0.00

PROPOSED FOREST CLEARING:

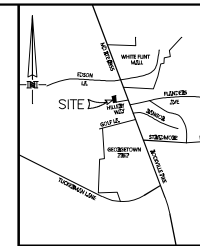
N. Total area of forest to be cleared =	0.00
O. Total area of forest to be retained =	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold =	0.00
Q. Reforestation for clearing below conservation threshold =	0.00
R. Credit for retention above conservation threshold =	0.00
S. Total reforestation required =	0.00
T. Total afforestation required =	0.15
U. Credit for landscaping (may not exceed 20% of "S") =	0.00
V. Total reforestation and afforestation required =	0.15

LEGEND

PROPERTY LINE
EXISTING CONTOUR
PROPOSED CONTOUR
LIMIT OF DISTURBANCE
TREE LINE
EXISTING OVERHEAD LINES
EXISTING WATER LINES
EXISTING SEWER LINES
EXISTING STORM DRAIN
EXISTING UNDERGROUND GAS LINES
EXISTING UNDERGROUND ELECTRICAL LINES
EXISTING UNDERGROUND TELEPHONE / CABLE LINES
SUPER SILT FENCE W/ ROOT PRUNING
ROOT PRUNING
SUPER SILT FENCE
EXISTING TREE CANOPY
EXISTING WOOD FENCE
EXISTING WIRE FENCE
EXISTING RAIL FENCE
EXISTING DECIDUOUS TREE
EXISTING CONIFER TREE
EXISTING TREE WITH CRITICAL ROOT ZONE
EXISTING TREE TO BE REMOVED



MITIGATION TREE LANDSCAPE SCHEDULE

SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CREDIT	REMARKS
SG	9	AMERICAN SWEET GUM 'SLENDER SILHOUETTE'	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	3" CAL	27"	B&B
WO	6	WILLOW OAK	QUERCUS PHELLOS	5" CAL	30"	B&B
SM	3	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	3" CAL	12"	B&B

VARIANCE TREE MITIGATION

TO COMPENSATE FOR THE REMOVAL OF SEVEN ONSITE VARIANCE TREES (264"), 66" PLANTING MITIGATION REQUIRED. WE PROPOSE TO PLANT A TOTAL OF 66" AS NOTED ON THE MITIGATION LANDSCAPE SCHEDULE THIS SHEET AND AS SHOWN THUS

GENERAL NOTES

1. SITE ADDRESS IS 5421 HILLERY WAY, ROCKVILLE, MD 20852
2. TAX I.D. NUMBER: 04-00053372
3. PLAT REFERENCE: PLAT BOOK 31 AT PLAT 1985. LOT 3.
4. DEED REFERENCE: LIBER 51682 FOLIO 11.
5. SITE IS LOCATED ON TAX MAP HQ-121.
6. SITE IS LOCATED ON WSSC 200 SHEET No. 214-NW-05.
7. EXISTING WATER AND SEWER CATEGORY IS W-1 & S-1.
8. SITE HAS EXISTING WATER AND SEWER AVAILABLE.
9. EXISTING ZONING IS R-T 12.5
10. EXISTING SOILS ARE 2B, GLENELG SILT LOAM, 3-8% SLOPES.
11. BOUNDARY SHOWN FROM AVAILABLE DEEDS AND PLATS.
12. TOPOGRAPHY BY FIELD SURVEY BY P.G. ASSOCIATES, INC. JUNE 2014.
13. WATERSHED: ROCK CREEK, CLASS I
14. UTILITY COMPANIES:
    ELECTRIC: PEPCO
    WATER & SEWER: WSSC
    TELEPHONE: VERIZON
    CATV: COMCAST
15. OWNER / APPLICANT
    WHITE FLINT PARK, INC.
    ALEXANDER & MIRIAM LIVNAT
    6730 SULKY LANE
    ROCKVILLE, MD 20852
    301-717-9140
    CONTACT: MIRY LIVNAT
16. AREA OF DISTURBANCE: 43,158 S.F.
17. HILLERY WAY SHALL BE DESIGNED AS A TERTIARY RESIDENTIAL ROADWAY, AS MODIFIED STANDARD NO. MC-2001.01. HILLERY WAY TO A TERTIARY STREET.
18. DEVELOPMENT DATA CALCULATIONS BASED ON THE STANDARDS SET FORTH IN THE OCTOBER 29, 2014 MONTGOMERY COUNTY ZONING ORDINANCE SECTION 59-C-1.73.
19. THE BUILDING SETBACK HAS BEEN REDUCED FROM 30' TO 20' PER FOOTNOTE 1 IN ZONING ORDINANCE SECTION 59-C-1.732, STATING, "UNLESS A MORE DESIRABLE FORM OF DEVELOPMENT CAN BE DEMONSTRATED BY THE APPLICANT TO THE SATISFACTION OF THE PLANNING BOARD USING THE STREET, SIDE AND REAR LOT LINE SETBACKS AS PROVIDED IN THIS SECTION.
20. ALL SIDEWALKS ARE TO BE ADA COMPLIANT.

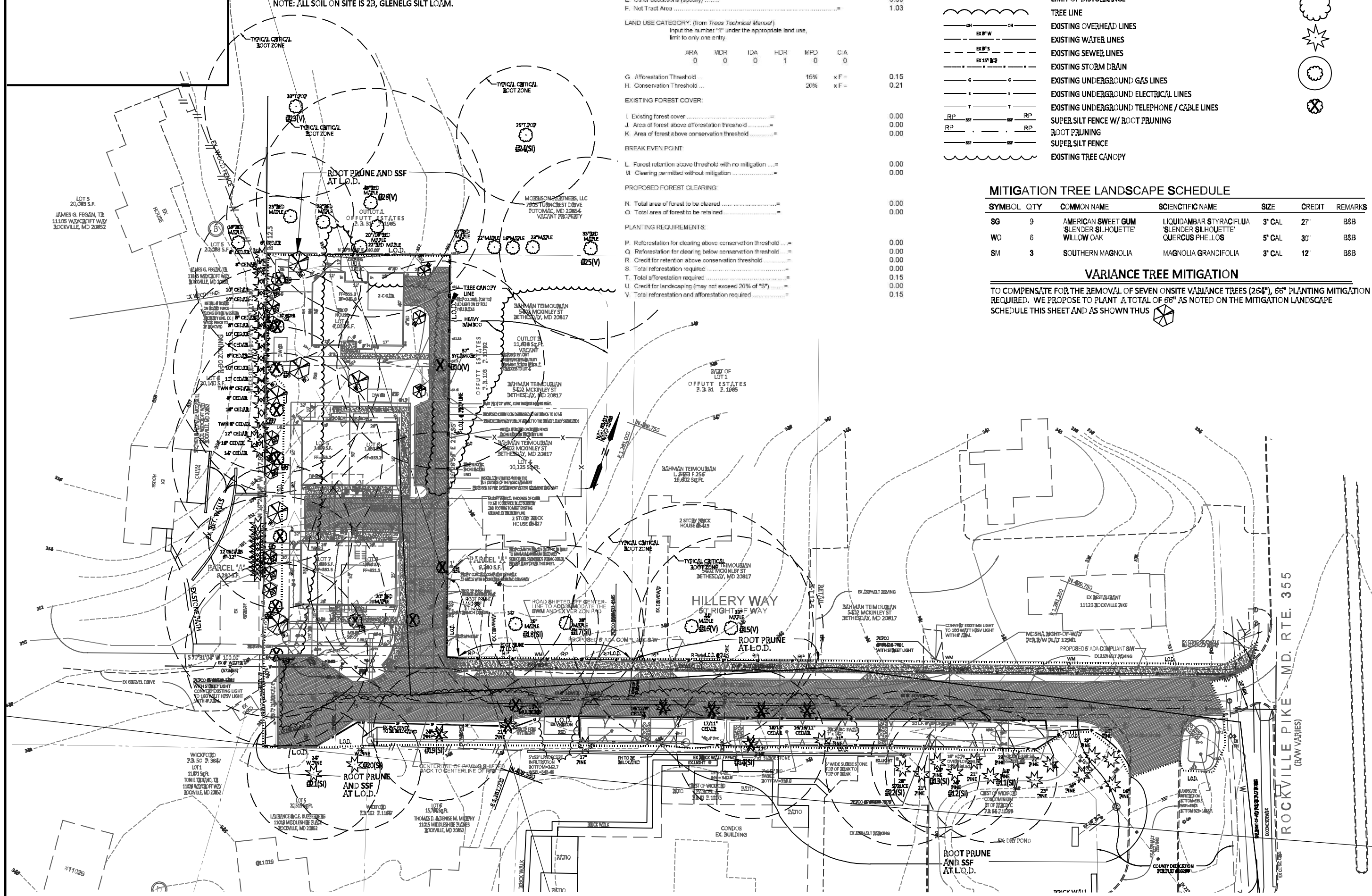
GENERAL NRI NOTES

1. THERE ARE NO NON-TIDAL WETLANDS IDENTIFIED ON THE SITE.
2. THERE ARE NO CEMETERIES ON THE SITE.
3. THERE IS NO 100 YEAR FLOOD PLAN ON THE SITE.
4. THERE IS NO FOREST ON THE SITE.
5. THERE ARE NO STATE/COUNTY CHAMPION TREES, OR ANY 75% OF STATE CHAMPION TREES ON THIS SITE.
6. A RESPONSE WAS RECEIVED FROM THE DEPARTMENT OF NATURAL RESOURCES ON 9/17/14 THAT THERE ARE NO RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE BOUNDARIES OF THE SITE.
7. THERE ARE NO CULTURAL OR HISTORIC FEATURES ON THE SITE AND IT IS NOT ON THE LOCATIONAL ATLAS OF HISTORICAL SITES.
8. NO RARE, THREATENED, OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
9. TREES WERE MEASURED WITH A DIAMETER TAPE BY DEAN PACKARD ON JUNE 27, 2014.
10. EXACT LOCATION OF ROOT PRUNING AND FENCING TO BE DETERMINED BY THE ARBORIST BASED ON THE SITE CONDITIONS.

RESOURCE DATA TABLE

ACREAGE OF TRACT	1.03 ACRES
ACREAGE OF TRACT REMAINING IN AGRICULTURE	0.00 ACRES
ACREAGE OF ROAD AND UTILITY R/W WHICH WILL NOT BE IMPROVED AS PART OF DEV. APPLICATION	0.00 ACRES
ACREAGE OF EXISTING FOREST	0.00 ACRES
ACREAGE OF TOTAL FOREST RETENTION	0.00 ACRES
ACREAGE OF TOTAL FOREST CLEARED	0.00 ACRES
LAND USE CATEGORY	HDR
AFFORESTATION THRESHOLD	0.00 ACRES
CONSERVATION THRESHOLD	0.00 ACRES
ACREAGE OF FOREST RETAINED, CLEARED AND PLANTED WITHIN WETLANDS	0.00/0.00/0.00 ACRES
ACREAGE OF FOREST RETAINED, CLEARED AND PLANTED WITHIN 100 YR FLOODPLAIN	0.00/0.00/0.00 ACRES
ACREAGE OF FOREST RETAINED, CLEARED AND PLANTED WITHIN STREAM BUFFERS	0.00/0.00/0.00 ACRES
ACREAGE OF FOREST RETAINED, CLEARED AND PLANTED WITHIN PRIORITY AREAS	0.00/0.00/0.00 ACRES
LINEAR EXTENT & AVERAGE WIDTH OF STREAM BUFFER	0.00/0.00

THE ENTIRE AFFORESTATION/REFORESTATION REQUIREMENT WILL BE MET BY TAKING THE ACREAGE TO AN OFF-SITE FOREST MITIGATION BANK.



SIGNIFICANT / SPECIMEN TREE SUMMARY

TREE No.	COMMON NAME	BOTANICAL NAME	% CRZ IMPACT	RETAIN/ REMOVE	DBH (Inches)	TREE CONDITION	COMMENTS
1(V)	SILVER MAPLE	ACER SACCHARINUM	58	REMOVE	49"	FAIR	HEAVY IVY, POOR STRUCTURE
2(SI)	RED MAPLE	ACER RUBRUM	100	REMOVE	29"	GOOD	
3(V)	WATER OAK	QUERCUS NIGRA	46	REMOVE	33"	GOOD	MULTI-STEM >10', IVY
4(V)	WATER OAK	QUERCUS NIGRA	46	REMOVE	40"	FAIR	MULTI-STEM >10', DEADWOOD, HEAVY IVY
5(SI)	RED MAPLE	ACER RUBRUM	37	RETAIN	26"	FAIR	HEAVY IVY, CURVED TRUNK, LEANING
6(V)	RED MAPLE	ACER RUBRUM	37	RETAIN	38"	FAIR	HEAVY IVY, CURVED TRUNK, LEANING
7(V)	RED MAPLE	ACER RUBRUM	32	RETAIN	30"	POOR	HEAVY IVY, LIGHTENING DAMAGE, DEAD WOOD
8(V)	RED MAPLE	ACER RUBRUM	36	RETAIN	37"	FAIR	HEAVY IVY, LIGHTENING DAMAGE, DEAD WOOD
9(SI)	WATER OAK	QUERCUS NIGRA	23	RETAIN	29"	POOR	HEAVY IVY, POOR STRUCTURE
10(V)	SYCAMORE	PLANTUS OCCIDENTALIS	56	REMOVE	37"	GOOD	HEAVY IVY
11(SI)	WHITE PINE	PINUS STROBUS	25	RETAIN	24"	GOOD	
12(SI)	WHITE PINE	PINUS STROBUS	28	RETAIN	24"	GOOD	
13(SI)	WHITE PINE	PINUS STROBUS	37	RETAIN	24"	GOOD	
14(SI)	WHITE PINE	PINUS STROBUS	52	REMOVE	27"	GOOD	
15(V)	SILVER MAPLE	ACER SACCHARUM	29	RETAIN	33"	FAIR/GOOD	DEAD WOOD, ROT

(SI) - SIGNIFICANT TREE
(SP) - SPECIMEN TREE
(V) - VARIANCE/SPECIMENT TREE

SIGNIFICANT / SPECIMEN TREE SUMMARY

TREE No.	COMMON NAME	BOTANICAL NAME	% CRZ IMPACT	RETAIN/ REMOVE	DBH (Inches)	TREE CONDITION
16(V)	SILVER MAPLE	ACER SACCHARUM	32	RETAIN	44"	FAIR/GOOD
17(SI)	RED MAPLE	ACER RUBRUM	23	RETAIN	28"	FAIR/GOOD
18(SI)	RED MAPLE	ACER RUBRUM	30	RETAIN	29"	GOOD
19(SI)	WHITE PINE	PINUS STROBUS	43	REMOVE	24"	GOOD
20(SI)	WHITE PINE	PINUS STROBUS	22	RETAIN	24"	GOOD
21(SI)	WHITE PINE	PINUS STROBUS	21	RETAIN	24"	GOOD
22(SI)	BLUE SPRUCE	PICEA PUNGENS	33	RETAIN	28"	GOOD
23(V)	TULIP POPLAR	LIRIODENDRON TULIPIFERA	0	RETAIN	33"	GOOD
24(SI)	TULIP POPLAR	LIRIODENDRON TULIPIFERA	0	RETAIN	25"	GOOD
25(V)	RED MAPLE	ACER RUBRUM	0	RETAIN	33"	GOOD
26(V)	RED MAPLE	ACER RUBRUM	12	RETAIN	48"	GOOD

GRAPHIC SCALE: 1"=30'
30 0 30 60 90

MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

PACKARD & ASSOCIATES, LLC
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PHONE: 301-208-0250 * FAX: 301-208-1270

Plan Prepared by:

DEAN PACKARD
Qualified Professional
CoMar 08.19.06.01