

BERGFIELD TRACT

PRELIMINARY/FINAL FOREST CONSERVATION PLAN

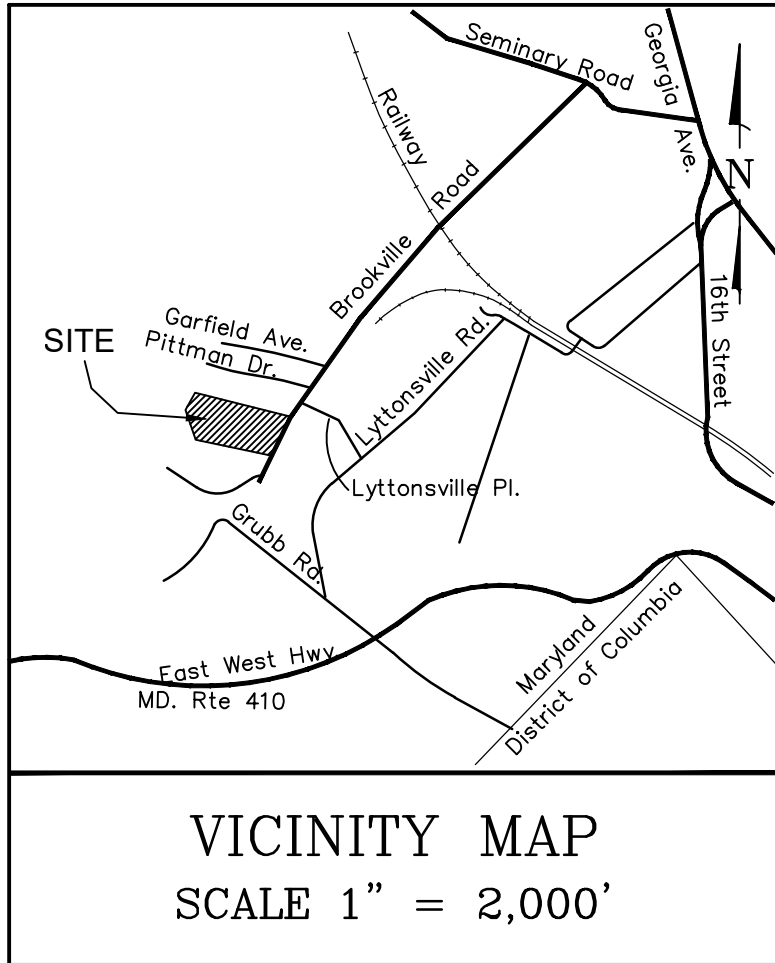
#F20241050

PROPERTY TAX INFORMATION			
TAX ID #	PROPERTY OWNER	ADDRESS	TRACT SIZE
13-00952366	HOUSING OPPORTUNITIES COMMISSION	8800 BROOKVILLE RD SILVER SPRING, MD 20910	9.93 ACRES
13-03858123	HOUSING OPPORTUNITIES COMMISSION	8744 BROOKVILLE RD SILVER SPRING, MD 20910	SEE: B 56946 P322 (LAND LEASE)

- NOTES
- TOTAL SITE AREA = 9.93 ACRES (432,376 S.F.) PER BOUNDARY SURVEY BY VIKI AND CONSISTS OF PARCEL P960 BERGFELD TRACT. PROPERTY IS ZONED IM2.5 H-50.
 - ON-SITE TOPOGRAPHY FROM SURVEY BY VIKI MARYLAND, LLC IN SEPT 2018. OFF-SITE TOPOGRAPHY FROM 211NW03 AND 210NW03.
 - BOUNDARY INFORMATION FROM VIKI MARYLAND, LLC.
 - SOILS ON-SITE ARE MAPPED ACCORDING TO SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, 1995 SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND, PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE. WEB SOIL SURVEY, AVAILABLE ONLINE AT <https://websoilsurvey.sc.egov.usda.gov/>. ACCESSED [01/11/2024].
 - SLOPES GREATER THAN 25% EXIST ON-SITE. SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
 - THE SITE DRAINS TO THE LOWER ROCK CREEK WITH THE EASTERN PORTION OF THE SITE DRAINING TO THE DONEYBROOK TRIBUTARY TO ROCK CREEK. THIS PORTION OF THE LOWER ROCK CREEK WATERSHED IS DESIGNATED AS USE CLASS I WATERS BY THE STATE OF MARYLAND.
 - PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR A PRIMARY MANAGEMENT AREA (PMA). PER SITE VISIT NO WETLANDS, STREAMS, SEEPS, OR SPRINGS WERE FOUND TO EXIST ON SITE. NO STREAM VALLEY BUFFERS EXIST ON SITE. NO WETLANDS PER MCATLAS.ORG. NO FLOODPLAIN EXISTS PER FEMA PANEL #24031C0460D AND #24031C0370D.
 - UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
 - THERE IS 2.48 ACRES OF FOREST AREA ON-SITE.
 - THE PROPERTY IS NOT LISTED AS A HISTORIC SITE ON MCATLAS.ORG. NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATIONS.
 - INDIVIDUAL TREE LOCATIONS ARE IN SURVEYED LOCATIONS. TREE DBH WAS MEASURED USING A DIAMETER TAPE.
 - FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 01/11/2024 BY FRANK JOHNSON.
 - NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE AND NONE KNOWN TO EXIST PER MD DNR LETTER DATED 2/9/2024.
 - THERE ARE NO NATIONAL STATE OR COUNTY CHAMPION TREES ON-SITE. NO TREES ON-SITE ARE 75% OR GREATER OF THE CURRENT STATE CHAMPION.
 - THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MHG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.

SHEET INDEX

- L9.01 COVERSHEET
- L9.02 APPROVAL MEMO
- L9.03 PLAN VIEW
- L9.04 NOTES & DETAILS



FOREST CONSERVATION WORKSHEET
Outside Same Priority Watershed, SPA, or PMA

NET TRACT AREA:		
A. Total tract area ...	9.93	
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.43	
C. Land dedication acres (parks, county facility, etc.) ...	0.00	
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00	
E. Area to remain in commercial agricultural production/use ...	0.00	
F. Other deductions (specify)	0.00	
G. Net Tract Area	10.36	

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

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

G. Afforestation Threshold ...	15%	x G =	1.55
H. Conservation Threshold ...	15%	x G =	1.55

EXISTING FOREST COVER:		
I. Existing forest cover	=	2.48
J. Area of forest above afforestation threshold	=	0.93
K. Area of forest above conservation threshold	=	0.93

BREAK EVEN POINT:		
L. Forest retention above threshold with no mitigation	=	1.74
M. Clearing permitted without mitigation	=	0.74

PROPOSED FOREST CLEARING:		
N. Total area of forest to be cleared	=	2.48
O. Total area of forest to be retained	=	0.00

PLANTING REQUIREMENTS:		
P. Reforestation for clearing above conservation threshold	=	0.93
Q. Reforestation for clearing below conservation threshold	=	3.89
R. Credit for retention above conservation threshold	=	0.00
S. Total reforestation required	=	4.81
T. Total afforestation required	=	0.00
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S")	=	0.00
V. Total reforestation and afforestation required	=	4.81
worksheet date		4/3/2023

- FOREST CONSERVATION REQUIREMENT PER ONE OF THE FOLLOWING:
- 4.81 ACRES IF MET OUTSIDE THE SAME WATERSHED, A PRIORITY WATERSHED, AN SPA OR PMA
 - 3.57 ACRES IF MET WITHIN THE SAME WATERSHED OR IN A PRIORITY WATERSHED, AN SPA OR PMA.

FOREST CONSERVATION REQUIREMENT TO BE MET PER THE ABOVE IN A FOREST BANK OR IF NOT AVAILABLE OR AS NEEDED TO BE MET VIA FEE IN LIEU.

FOREST CONSERVATION WORKSHEET
Within Same Priority Watershed, SPA, or PMA

NET TRACT AREA:		
A. Total tract area ...	9.93	
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.43	
C. Land dedication acres (parks, county facility, etc.) ...	0.00	
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00	
E. Area to remain in commercial agricultural production/use ...	0.00	
F. Other deductions (specify)	0.00	
G. Net Tract Area	10.36	

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
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EXISTING FOREST COVER:		
I. Existing forest cover	=	2.48
J. Area of forest above afforestation threshold	=	0.93
K. Area of forest above conservation threshold	=	0.93

BREAK EVEN POINT:		
L. Forest retention above threshold with no mitigation	=	1.74
M. Clearing permitted without mitigation	=	0.74

PROPOSED FOREST CLEARING:		
N. Total area of forest to be cleared	=	2.48
O. Total area of forest to be retained	=	0.00

PLANTING REQUIREMENTS:		
P. Reforestation for clearing above conservation threshold	=	0.46
Q. Reforestation for clearing below conservation threshold	=	3.11
R. Credit for retention above conservation threshold	=	0.00
S. Total reforestation required	=	3.57
T. Total afforestation required	=	0.00
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S")	=	0.00
V. Total reforestation and afforestation required	=	3.57
worksheet date		4/3/2023

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20241050, including financial bonding, forest planting, maintenance and all other applicable agreements.

Developer's Name: Donohoe Dev. Co. James Donohoe IV
Company Contact Person

Address: 7101 Wisconsin Ave Suite 700 Bethesda, MD 20814

Phone: 202-625-4140

Email: JADD@Donohoe.com

Signature: _____



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Frank C. Johnson

FRANK C. JOHNSON
07/15/2025

DATE
RECOGNIZED AS QUALIFIED PROFESSIONAL BY
MD DEPT. OF NATURAL RESOURCES
COMAR 08.19.06.01

Qualified Professional Certification
I hereby certify that the information shown hereon is correct and that this plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation.

OWNER:
HOC - MONTGOMERY COUNTY
10400 DETRICK AVE
KENSINGTON, MD 20895

APPLICANT:
DONOHOE DEV. CO.
C/O JAMES DONOHOE IV
7101 WISCONSIN AVE
SUITE 700
BETHESDA, MD 20814

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP HP561 WSSC 211NW03

L.56946 F.389

13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**PARCEL P960
BERGFELD TRACT**

PROJ. MGR PGL

DRAWN BY FCJ

SCALE NTS

DATE 03.29.2024

**PRELIMINARY/FINAL
FOREST CONSERVATION
PLAN
COVERSHEET
#F20241050**

PROJECT NO. 23.242.11

SHEET NO. 1 OF 4



Know what's below.
Call before you dig.

FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

