



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION

COMMENTS

TO: Macris, Hendricks and Glascock
Attn: Doug Sievers/Toby Wilson
9220 Wightman Road Suite 120
Montgomery Village, Maryland
Daytime Phone # 301 670 0840
Fax # 301 948 0693

NRI/FSD # 4-02386 SC03001
Date Recd Env Plng 20AUG2002
Type of Plan Final Forest Conservation
Name of Plan Flintridge(43 acres) P436
Date of Field Visit 18SEP2002
Watershed Hawlings River
Existing Forest 22.45 acres

The subject Forest Conservation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

Adequate as submitted. (FCP, NRI/FSD plan and supporting information is in Environmental Planning Division file.)

RECOMMENDATIONS:

Approval, pending revisions. Forest Conservation Plan can be submitted for approval once requested changes have been adequately addressed.

This property is not located within a Special Protection Area.

Comments:

1. Lot 18 building footprint must be moved out of existing forest line and away from existing stream buffer. Placing house in fallow field area, with pump service to septic field is appropriate and feasible. This relocation would minimize forest loss (reduce planting requirement), reduce driveway length, and negate buffer impact.
2. Shift building envelope of Lots 14 and 15 east to minimum setback requirements (towards Flint Ridge Court) to maximize retention of high priority mature Chestnut Oak/Hickory Forest. Reduce grading and adjust LOD to maximize retention of specimen trees on these lots. Tightly configured minimum building envelope sizes are requested for these lots, given the high quality of surrounding existing forest resources.
3. Replace Sweet pepperbush (*Clethra alnifolia*) with a species more suitable with the Piedmont Province.
4. Additional individual tree saves, modifications to LOD, and supplemental tree preservation techniques will be decided by M-NCPPC staff at Stakeout/pre-construction meeting.
5. With changes, submit original and two folded copies for signature.

NOTE:

Legacy Open Space continues to be interested in the purchase of Lots 14 and 15. Please contact John Turgeon at 301 650 4361 to discuss additional acquisition options.

Record Plat approved 19FEB1980, 535-60

SIGNATURE: Dominic Quattrocchi (301-495-1323) DATE: 20NOV2002
Countywide Environmental Planning Unit

Cc Lovelett, FE, owner
Ryan Homes, Steve Fishman, applicant
John Turgeon, M-NCPPC