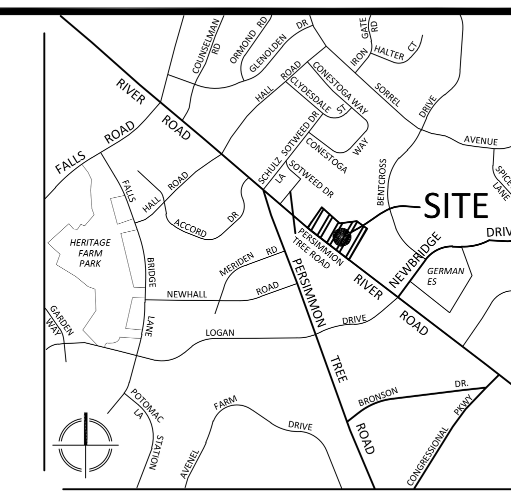
E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Plan - CU202005
APPROVAL
01/28/21

9545 RIVER ROAD
PRELIMINARY FOREST CONSERVATION PLAN #CU-20-05



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THE TOTAL TRACT AREA OF SUBJECT PROPERTY IS 5.93 ACRES.

   THE SUBJECT PROPERTY AT 9545 RIVER ROAD IN POTOMAC, MARYLAND IS LOCATED SOUTHEAST AND ADJACENT TO THE POTOMAC HISTORIC DISTRICT, APPROXIMATELY 0.5 MILES SOUTHEAST OF THE INTERSECTION OF RIVER ROAD WITH FALLS ROAD. THE SITE IS NEARLY FULLY DEVELOPED AND IS CURRENTLY IN USE AS A COMMERCIAL LANDSCAPE NURSERY AND FLORIST, CONSISTING OF SEVERAL LANDSCAPE OPERATIONS BUILDINGS, STORAGE AREAS, AND PARKING LOTS, WITH TREE LINES ALONG SECTIONS OF THE PROPERTY PERIMETER. THE SURROUNDING AREA IS A RESIDENTIAL COMMUNITY.

2. NRI/FSD #420200520 WAS APPROVED ON 03/05/2020.

3. THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 212NW10.

4. THE SUBJECT PROPERTY IS LOCATED ON TAX MAP FP42.

5. THE SUBJECT PROPERTY COMPRISES THE FOLLOWING:

LOT/PARCEL	BLOCK	TAX ACCT NO.	LIBER & FOLIO	PLAT NO.
P786	--	10-00855533	32154/00125	-

6. PROPERTY ZONE: RE-2

7. THE HORIZONTAL DATA IS BASED ON MARYLAND STATE PLANE (NAD83/91).

8. THE BOUNDARY SURVEY AND TOPOGRAPHY SHOWN IS FROM SURVEY COMPLETED BY VIKA MARYLAND, LLC IN JULY 2019. ADDITIONAL TOPOGRAPHY OUTSIDE THE PROPERTY BOUNDARY WAS OBTAINED FROM MONTGOMERY COUNTY GIS DATA.

9. THE SUBJECT PROPERTY DRAINS TO CABIN JOHN CREEK, A MARYLAND STATE USE I-P STREAM. THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (MDNR) GIS WEBSITE, NATIONAL WETLAND INVENTORY (NWI) MAPPING, AND FEMA FLOODPLAIN MAPS WERE RESEARCHED ONLINE FOR THE OCCURRENCE OF WETLANDS, STREAMS, AND FLOODPLAINS. THE MDNR GIS WEBSITE SHOWS ONE MAPPED WETLAND ONSITE THAT NO LONGER OCCURS. THIS FEATURE IS NOT REFLECTED ON NATIONAL WETLAND INVENTORY (NWI) MAPPING. NO OTHER MAPPED WETLANDS, STREAMS OR FEMA 100-YEAR FLOODPLAIN ARE SHOWN TO OCCUR ONSITE.

   NO WETLANDS, STREAMS, OR 100-YEAR FLOODPLAIN WERE FOUND ONSITE BY VIKA STAFF DURING THE FIELD INVESTIGATIONS ON JULY 18 AND AUGUST 1, 2019. OFFSITE WETLAND AND STREAM FEATURES, AND MDE AND M-NCPPC DETERMINATIONS OF WETLAND AND STREAM FEATURES ARE DESCRIBED ON THE APPROVED NRI/FSD #420200520 DATED 03/05/2020 AND SHOWN ON THIS PLAN.

10. THE SITE IS GENERALLY GENTLY SLOPING FROM A TOPOGRAPHIC HIGH OF APPROXIMATELY 360 ABOVE MEAN SEA LEVEL (MSL) AT THE WESTERN END OF THE SITE, DOWN TO APPROXIMATELY 335 FEET ABOVE MSL AT THE EASTERN END OF THE SITE. SLOPES 15% OR GREATER TO UNDER 25% ON HIGHLY ERODIBLE SOILS, AND 25% OR GREATER ON THE SITE ARE SHOWN ON THE PLAN. FIVE SOIL TYPES OCCUR ONSITE AND ARE CHARACTERIZED ON THE SOILS TABLE SHOWN ON THE APPROVED NRI/FSD.

11. THIS SITE IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR PRIMARY MANAGEMENT AREA (PMA).

12. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF LESS THAN 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0340D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.

13. NO RARE, THREATENED OR ENDANGERED (RTE) SPECIES WERE OBSERVED DURING THE SITE VISITS. A LETTER DATED AUGUST 14, 2019 WAS RECEIVED FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WILDLIFE AND HERITAGE SERVICE STATING THAT NO OFFICIAL STATE OR FEDERAL RECORDS WERE FOUND FOR THE OCCURRENCE OF LISTED PLANT OR ANIMAL RTE SPECIES FOR THE SUBJECT PROPERTY.

14. EXISTING WILDLIFE: NO RTE SPECIES WERE OBSERVED ONSITE. UNIDENTIFIED BIRD SPECIES WERE OBSERVED ONSITE.

15. NO HISTORIC OR CULTURAL SITES ARE LISTED FOR THE SUBJECT PROPERTY IN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES OR THE NATIONAL REGISTER OF HISTORIC PLACES; HOWEVER, THE POTOMAC HISTORIC DISTRICT ABUTS THE PROPERTY'S NORTHWESTERN BOUNDARY.

16. NO FOREST OCCURS ONSITE. A FOREST ON AN ADJACENT PROPERTY ABUTS THE SITE'S NORTHEASTERN PROPERTY BOUNDARY AS SHOWN ON THE PLAN. OTHERWISE, TREELINES OCCUR ALONG MUCH OF THE SUBJECT PROPERTY PERIMETER.

17. ONE SPECIMEN TREE, A 30" DBH BOXELDER IN POOR CONDITION, WAS IDENTIFIED ONSITE AS SHOWN ON THE PLAN. THIS TREE IS PROPOSED TO BE REMOVED DUE TO ITS LOCATION WITHIN THE LOD AND POOR CONDITION. THE REMOVAL OF THIS TREE IS INCLUDED IN THE VARIANCE REQUEST, AND THREE SPECIMEN TREE REPLACEMENT TREES ARE TO BE PLANTED ONSITE.

    NO OTHER SIGNIFICANT OR SPECIMEN TREES OCCUR ONSITE. SIGNIFICANT AND SPECIMEN TREES IDENTIFIED OFFSITE WITHIN THE 100' OF THE SUBJECT PROPERTY ARE AS SHOWN ON THIS PLAN. SIGNIFICANT/SPECIMEN TREES WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. OTHER EXISTING VEGETATION INFORMATION ASSOCIATED WITH THIS PROPERTY IS AS SHOWN ON THIS PLAN.

    CRITICAL ROOT ZONE (CRZ) IMPACTS ARE PROPOSED TO OFFSITE SPECIMEN TREE T4 LOCATED ON THE OPPOSITE SITE OF RIVER ROAD. THIS TREE IS PROPOSED TO BE SAVED BUT A VARIANCE REQUEST FOR REMOVAL OF THIS TREE WILL BE MADE IN CASE POOR HEALTH OF THE TREE REQUIRES REMOVAL. IF A DETERMINATION IS MADE IN CONSULTATION WITH THE M-NCPPC FORESTRY INSPECTOR TO REMOVE T4, THE REPLACEMENT TREE PLANTING SPECIES AND LOCATIONS WILL BE DETERMINED AT THAT TIME.

    OFFSITE SIGNIFICANT TREES WITH CRITICAL ROOT ZONE IMPACTS WILL BE SAVED; TREATMENT WILL BE DETERMINED AT THE PRECONSTRUCTION MEETING IN CONSULTATION WITH THE M-NCPPC INSPECTOR. ANY TREATMENT OF OFFSITE TREES ARE TO BE COORDINATED WITH THE M-NCPPC INSPECTOR AND ADJACENT PROPERTY OWNER(S).

    A DIAMETER TAPE WAS USED TO MEASURE TREES UNLESS OTHERWISE INDICATED.

    NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION FOR THEIR SPECIES WERE FOUND ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.

18. THE 1.20 ACRES OF REQUIRED AFFORESTATION IS TO BE SATISFIED WITH 1.05 ACRES OF ONSITE FOREST PLANTINGS IN CATEGORY I AND CATEGORY II FOREST CONSERVATION EASEMENTS, AND 0.15 ACRES OF OFFSITE FOREST MITIGATION BANK PURCHASE.

    FEE-IN-LIEU PAYMENT FOR 0.15 ACRES OF REMAINING AFFORESTATION REQUIREMENT IS REQUESTED IN THE EVENT THAT MITIGATION BANK ACREAGE IS NOT AVAILABLE FOR PURCHASE.

19. 1,936 SF OF UNPROTECTED STREAM VALLEY BUFFER (SOUTHWEST OF THE SEWER EASEMENT) IS TO BE PLANTED ONSITE AT 2:1 MITIGATION AS DETAILED ON THE LANDSCAPE PLAN.

FCP WORKSHEET

FOREST CONSERVATION WORKSHEET
PROJECT NAME AND PLAN NUMBER

NET TRACT AREA:

A. Total tract area ...	5.93
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.06
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): Additions to tract area (B above) within existing road ROW	0.00
G. Net Tract Area ....=	5.99

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

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

G. Afforestation Threshold ...	20%	x G =	1.20
H. Conservation Threshold ...	25%	x G =	1.50

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 ....=	1.20
U. Credit for landscaping (may not exceed 20% of "S") ....=	0.00
V. Total reforestation and afforestation required ....=	**1.20**

1.05 ACRES OF AFFORESTATION PROVIDED ONSITE. THE REMAINING AFFORESTATION REQUIREMENT WILL BE SATISFIED WITH THE PURCHASE OF 0.15 ACRES OF OFFSITE FOREST MITIGATION BANK.

FEE-IN-LIEU PAYMENT FOR 0.15 ACRES OF REMAINING AFFORESTATION REQUIREMENT IS REQUESTED IN THE EVENT THAT MITIGATION BANK ACREAGE IS NOT AVAILABLE FOR PURCHASE.

RESOURCE DATA TABLE

ACREAGE OF TRACT (GROSS AREA)	5.93 AC
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0 AC
ACREAGE OF TOTAL EXISTING FOREST	0 AC
ACREAGE OF 100-YR FLOODPLAINS	0 AC
ACREAGE OF FOREST W/IN 100-YR FLOODPLAINS	0 AC
ACREAGE OF WETLANDS*	0 AC
ACREAGE OF ENVIRONMENTAL BUFFERS (ON-SITE)	0.65 AC
ACREAGE OF FOREST WITHIN ENVIRONMENTAL BUFFERS	0 AC
LINEAR FEET AND AVERAGE WIDTH OF ENVIRONMENTAL BUFFER PROVIDED	335 LF 25' WB AND 100'-125' SVB WIDTH

*NO WETLANDS OCCUR ONSITE ACCORDING TO MDE DETERMINATION; SEE MDE-APPROVED MEETING MINUTES FROM THE NOVEMBER 25, 2019 FIELD MEETING. A M-NCPPC-DETERMINED WETLAND IS SHOWN ON THE PLAN WITH ESTIMATED LIMITS.

FOREST CONSERVATION DATA TABLE

	Number of Acres
Tract	5.93
Remaining in Agricultural Use	-
Road & Utility ROWs[1]	0.15
Total Existing Forest	-
Forest Retention	-
Forest Cleared	-

Land Use & Thresholds[2]

Land Use Category	MDR	ARA, MDR, IDA, HDR, MDP, or CIA.
Conservation Threshold	25%	percent
Afforestation Threshold	20%	percent

	Total Channel Length (ft.)	Average Buffer Width (ft.)[3]
Stream(s)	OFFSITE	100' - 125'

Acres of Forest in	Retained	Cleared	Planted
Wetlands	-	-	-
100-Year Floodplain	-	-	-
Stream Buffers	-	-	0.55
Priority Areas	-	-	0.55

[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.

SHEET INDEX

PFCP 100 PRELIMINARY FCP COVER

PFCP 200 COMPOSITE PRELIMINARY FCP

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LANDSCAPE ARCHITECTS SURVEYORS
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REVISIONS	
CUSP APPROVED	08/17/20

PROFESSIONAL SEAL

MARION E. BUNDENS
MARYLAND DNR QUALIFIED PROFESSIONAL
MARYLAND FOREST CONSERVATION ACT OF 1991
DATE: 12/29/2020

9545 RIVER ROAD

PARCEL 768
PLAT(S)
SUBDIVISION

10TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 212NW10
TAX MAP: FP42

PRELIMINARY FCP COVER

APPLICATION NO.: CU-20-05
DRAWN BY: SG
DESIGNED BY: MB
DATE ISSUED: 11/11/2020
VIKA PROJECT VM 50363A
SHEET NO. PFCP 100

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