



January 8, 2020

9545 River Road Project Narrative for Forest Conservation Plan

The project proposes redevelopment of 9545 River Road (the “Property”) located in Potomac, Maryland with a senior care residential facility (the “Project”). Associated infrastructure including driveways, parking areas, stormwater facilities as well as walking paths, rain gardens and recreational areas, and onsite afforestation and landscaping are proposed. The Property is currently comprised of approximately 5.93 acres of improved land with a commercial landscape operation and associated buildings, surface parking and driveways, outdoor storage and planting areas, and some landscape features with trees, shrubs, and lawn. The Property is bounded by River Road (Maryland Route 190) to the southwest, and residential neighborhoods to the northwest, northeast, and southeast.

No forest occurs onsite, and one Specimen tree in poor condition located onsite is proposed for removal as described in the Forest Conservation Variance Request. Three trees are proposed to be planted onsite as mitigation for the removal of the Specimen tree. All of the required afforestation is proposed to be satisfied with Category I Forest Conservation plantings onsite, including within the Stream Valley Buffer. Some of the proposed afforestation will be contiguous to offsite forest, and additional forest along the property edges will provide a vegetative buffer for adjacent properties and an improvement in wildlife habitat corridors.

One potential M-NCPPC-defined wetland occurs onsite on top of an existing sewer line; the estimated limits for this area are shown on the NRI/FSD plan with a M-NCPPC-required 25-foot wetland buffer. This area was reviewed by MDE and determined to not be a wetland; therefore the proposed ground disturbance in this area will not require a MDE/USACE Joint Permit Application. This area is proposed for removal of underlying existing concrete, grading, and adjacent afforestation plantings up to the sewer line easement limits. The remainder of the M-NCPPC-defined wetland buffer extends onto part of a proposed bioretention structure, stormdrain, and landscape areas.

An ephemeral swale beginning at the eastern property edge and extending offsite was determined by M-NCPPC to be intermittent beginning approximately 50 feet from the property edge. A 100-foot Stream Valley Buffer was offset from the end of the M-NCPPC-determined intermittent portion of the swale as shown on the NRI/FSD. All of the onsite Stream Valley Buffer is proposed for afforestation except for areas within sewer line easements and a small area required for bioretention structure access. Afforestation and stormwater management will significantly improve water quality and quantity controls to this swale. No other wetlands or streams occur onsite. Offsite wetlands, streams, and their buffers investigated to 100 feet outside the property boundaries are as shown on the NRI/FSD plan.

As described, the proposed Project incorporates ecological measures to significantly improve the environmental condition of the site and surrounding area with benefits to wildlife, the watershed, and aesthetic and public health value to residents and the community.

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