Certified Site Plan

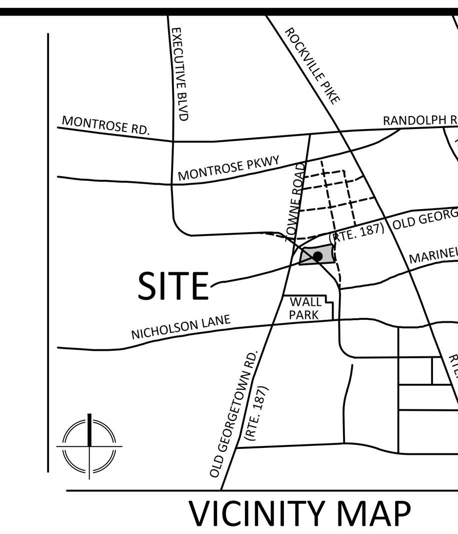
File No. **82015001B**

Montgomery County Planning Board Approval

Chair or Designee:__________________ Date:__________

EvolutionLabs North Bethesda

FINAL FOREST CONSERVATION PLAN 82015001B



VICINITY MAP
SCALE: 1" = 2,000'

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
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JASON EVANS, P.E.

LAND PLANNER:
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IAN P. DUKE

GENERAL NOTES

1. THE SITE IS LOCATED ON WSSC MAP 215NW06.
2. THE SITE IS LOCATED ON TAX MAP #GQ62
3. THE SUBJECT PROPERTY COMPRISES THE FOLLOWING:

PARCEL NO.	TAX ACCT NO.	PLAT NO.
A	0377423	25095

4. THE GROSS TRACT AREA IS 5.15 ACRES. THERE IS 0.68 ACRES OF PREVIOUS DEDICATION, FOR A NET TRACT AREA OF 4.47 ACRES. PLUS THE OFF-SITE DISTURBANCE AREA OF 1.08 ACRES FOR A TOTAL NET TRACT AREA OF 5.55 ACRES.
5. THE SUBJECT PROPERTY IS ZONED "CR-3": C-2.5, R-2.5, H250'.
6. THE VERTICAL DATUM IS BASED ON NGVD29 DATUM.
7. THE SUBJECT PROPERTY IS LOCATED IN THE CABIN JOHN CREEK WATERSHED, A USE CLASS I-P STREAM.
8. THIS SITE IS NOT WITHIN AN SPA OR PMA.
9. A TRIBUTARY OF OLD FARM CREEK IS LOCATED MORE THAN 500 FT WEST OF NRI STUDY AREA, BUT THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA PER FIELD OBSERVATION.
10. PER U.S.FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (http://www.fws.gov/wetlands/Data/Mapper.html) AND FIELD VERIFICATION, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
11. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0361D FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPT 29,2006.
12. IN A LETTER DATED 3/12/2013, THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR STATED THAT THERE IS NO FEDERAL OR STATE RECORD OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING THE FIELD WORK.
13. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (HTTP://WWW.MONTGOMERYPLANNING.ORG/GIS/INTERACTIVE/HISTORIC.SHTM).
14. THERE ARE NO AREAS OF EXISTING FOREST AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
15. SEE SIGNIFICANT AND SPECIMEN TREE TABLE / PLAN FOR LOCATIONS AND INFORMATION ABOUT TREES ONSITE AND WITHIN THE REMAINING NRI STUDY AREA.
16. THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
17. TOPOGRAPHIC INFORMATION BASED ON AERIAL MAPPING PROVIDED BY NOR EAST MAPPING, INC. DATED DECEMBER 17, 2009 AND FIELD VERIFIED BY VIKA, INC. INSOFAR AS POSSIBLE. 2' CONTOUR INTERVAL.
18. NRI 420131890 WAS APPROVED 7/2/2013.
19. A PARK PERMIT IS REQUIRED PRIOR TO BEGINNING ANY WORK ON M-NCPPC PARK PROPERTY. ANY AND ALL WORK WITHIN THE M-NCPPC PARK PROPERTY SHALL CONFORM TO THE WALL PARK CONSTRUCTION PERMIT.
20. FINAL FCP 82015001A IS REVISED FOR FINAL ENGINEERING AND THE FOLLOWING SITE PLAN REVISIONS:
    - MINOR INTERIOR & EXTERIOR ARCHITECTURAL CHANGES.
    - MINOR GREEN ROOF / SWM FACILITY REVISIONS.
    - BIKE SHARE LOCATION ADJUSTMENT.
    - MINOR LANDSCAPE / HARDSCAPE REVISIONS.
    - FCP REVISIONS PER BIO-SWALE CHANGES.
    - MINOR HEIGHT ADJUSTMENT TO THE WESTERN BUILDING.
21. WITH AMENDMENT 82015001A, THE FCP TRACT AREA IS INCREASED BY 0.29 AC OF ADDITIONAL OFF-SITE LOD FROM 5.26 AC TO 5.55 AC.
22. A TREE VARIANCE WAS APPROVED WITH FINAL FCP 820150010 AND MITIGATION FOR SPECIMEN TREE REMOVAL, AS SHOWN ON THE SPECIMEN TREE MITIGATION TABLE THIS SHEET AND SHEET FCP-2, IS THREE (3) 3" CALIPER NATIVE SHADE TREES. SEE THE FINAL LANDSCAPE PLAN FOR ALL PLANTING DETAILS AND SPECIFICATIONS.
23. FINAL FCP 82015001B IS A MAJOR AMENDMENT, REVISED TO ACCOMMODATE A NEW DEVELOPMENT DESIGN AND LAYOUT FOR LAB AND R&D USES. THIS AMENDMENT SHOWS THE ENTIRE LOD BUT ONLY BUILDS THE FIRST PHASE OF DEVELOPMENT.

RESOURCE DATA TABLE

Forest Conservation Data Table

	Number of Acres
Tract (gross + off-site)	6.23
Remaining in Agricultural Use	0.00
Road & Utility ROWs[1]	0.00
Total Existing Forest	0.00
Forest Retention	0.00
Forest Cleared	0.00

Land Use & Thresholds[2]		
Land Use Category	MPD	ARA, MDR, IDA, HDR, MPD, or CIA.
Conservation Threshold	20%	percent
Afforestation Threshold	15%	percent

	Total Channel Length (ft.)	Average Buffer Width (ft.)[3]
Stream(s)	0.00	0.00

Acres of Forest in	Retained	Cleared	Planted
Wetlands	0.00	0.00	0.00
100-Year Floodplain	0.00	0.00	0.00
Stream Buffers	0.00	0.00	0.00
Priority Areas	0.00	0.00	0.00

[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.

SOILS TABLE

SYMBOL	SOIL	CHARACTERISTICS				
		PRIME AGRICULTURE	ERODIBLE	SERPENTINIC	HYDRIC GROUP	K FACTOR
2B	GLENELG SILT LOAM 3-8% SLOPES	YES*	SLIGHT	NO	B	0.32
400	URBAN LAND	NO	--	NO	--	--

** (Urban or built-up areas of the prime agricultural soils are not considered prime farmland per the Soil Survey of Montgomery County, Maryland Page 140; Table 5)*

FCP WORKSHEET

FOREST CONSERVATION WORKSHEET

	Previously approved	Proposed Overall
A. Total tract area (This Amendment, GTA of 4.13 AC plus 0.76 AC of off-site LOD)	6.23	4.89
B. Land dedication acres (parks, county facility, etc.	0.00	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)	0.00	0.00
D. Area to remain in commercial agricultural production/use	0.00	0.00
E. Other deductions (specify) Prior Old Georgetown Road road dedications	0.68	0.68
F. Net Tract Area =	5.55	4.21

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, entry.

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

			Previously approved	Proposed Overall
G. Afforestation Threshold	15%	x F =	0.83	0.63
H. Conservation Threshold	20%	x F =	1.11	0.84

EXISTING FOREST COVER:

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

BREAK EVEN POINT:

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

PROPOSED FOREST CLEARING:

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

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold =	0.00	0.00
Q. Reforestation for clearing below conservation threshold =	0.00	0.00
R. Credit for retention above conservation threshold =	0.00	0.00
S. Total reforestation required =	0.00	0.00
T. Total afforestation required =	0.83	0.63
U. Credit for landscaping (may not exceed 20% of "S") =	0.00	0.00
V. Total reforestation and afforestation required =	**0.83**	**0.63**

PROPOSED AFFORESTATION/ REFORESTATION CREDIT TABLE

	Previously Approved AC	Proposed Overall AC
AFFORESTATION/REFORESTATION REQUIREMENT	**0.83**	**0.63**
FCP 820150010		
OFF-SITE BANKING (VIA L51798/F461)	0.79	
FCP 820150010 TOTAL	**0.79**	
FCP 82015001A		
PROPOSED FEE-IN-LIEU PAYMENT	0.04	
FCP 82015001A TOTAL	**0.04**	
REMAINING REQUIREMENT	**0.00**	**0.00**

SHEET INDEX

FFCP-001 FINAL FOREST CONSERVATION PLAN COVER
FFCP-002 DETAILED FINAL FOREST CONSERVATION PLAN
FFCP-003 FINAL FOREST CONSERVATION PLAN NOTES AND DETAILS

SIGNIFICANT & SPECIMEN TREE TABLE

SIGNIFICANT AND SPECIMEN TREE LIST

#	VARIANCE	Botanical Name	Common Name	D.B.H. (Inches)	Tree Condition	Disposition	CRZ Area (sf)	CRZ Impacts (sf)	CRZ Impacts (%)
1		NYSSA SYLVATICA	BLACK GUM	27	GOOD	PRIOR APPROVED REMOVAL FCP 820150010	5,153	5,153	100
2	**PRIOR APPROVED VARIANCE FCP 820150010**	**LIRIODENDRON TULIPIFERA**	**TULIP POPLAR**	**35**	**GOOD/FAIR**	**PRIOR APPROVED REMOVAL**	**8,659**	**8,659**	**100**
3		LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	GOOD	SAVE	4,778	743	16
4*		PINUS STROBUS	WHITE PINE	29	GOOD	PRIOR APPROVED REMOVAL FCP 820150010	5,945	5,945	100
5		TAXODIUM DISTICHUM	BALD CYPRESS	29	GOOD	SAVE	5,945	1,852	31
6		PINUS STROBUS	WHITE PINE	27.5	GOOD	SAVE	5,346	1,277	24
7	**PRIOR APPROVED VARIANCE TO IMPACT 1,359 SF OF CRZ FCP 820150010**	**QUERCUS PALUSTRIS**	**PIN OAK**	**35**	**GOOD**	**SAVE**	**8,659**	**1,013**	**12**
8		**QUERCUS PALUSTRIS**	**PIN OAK**	**31**	**GOOD**	**SAVE**	**6,793**	**0**	**0.00**
9		**QUERCUS PALUSTRIS**	**PIN OAK**	**35**	**GOOD**	**SAVE**	**8,659**	**0**	**0.00**
10		**QUERCUS PHELLOS**	**WILLOW OAK**	**32.5**	**GOOD**	**SAVE**	**7,466**	**0**	**0.00**
11		**QUERCUS PHELLOS**	**WILLOW OAK**	**32**	**GOOD**	**SAVE**	**7,238**	**0**	**0.00**
12**		**QUERCUS PHELLOS**	**WILLOW OAK**	**30**	**GOOD**	**TO BE REMOVED BY OTHERS****	**6,362**	**--**	**--**
13		TAXODIUM DISTICHUM	BALD CYPRESS	25	GOOD	**SAVE**	4,418	640	14
14		PINUS STROBUS	WHITE PINE	24.5	GOOD	**REMOVE**	4,243	4,243	100

BOLD TEXT = SPECIMEN TREE 30" OR GREATER DBH
TABLE UPDATED WITH TWO ADDITIONAL SIGNIFICANT TREES (13 & 14) AND TREE SIZES FOR TREES WITHOUT PRIOR APPROVAL TO REMOVE UPDATED BASED ON 9/13/2016 FIELD WORK BY VIKA MARYLAND, LLC
* REMOVAL OF TREE TO BE COORDINATED WITH ADJACENT PROPERTY OWNER
**THIS TREE IS BEING REMOVED UNDER THE ROAD ALIGNMENT PLANS DONE BY OTHERS

SPECIMEN TREE MITIGATION TABLE

FCP 820150010

TREE REMOVED	CALIPER (INCHES)	MITIGATION REQUIRED @ 1"/4" REMOVED	# OF 3" CALIPER REPLACEMENT TREES
#2	35	8.75	2.9
TOTALS	**35**	**8.75**	**3**

REVISIONS	DATE

EvolutionLabs North Bethesda
1st ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 215NW06
TAX MAP:GQ62

FINAL FOREST CONSERVATION PLAN COVER

PROFESSIONAL SEAL

STATE OF MARYLAND JASON A. EVANS NO. 39885 PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. JASON A. EVANS LICENSE No. 39885 EXPIRATION DATE JANUARY 16, 2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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DRAWN BY: SG
DESIGNED BY: ID/JS
DATE ISSUED: 09/01/2022
VIKA PROJECT VM1614
DRAWING NO.
SHEET NO. FFCP-001

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 82015001B INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: STONEBRIDGE
PRINTED COMPANY NAME

CONTACT PERSON OR OWNER: CHRISTOPHER J. SMITH
PRINTED NAME

ADDRESS: 7373 WISCONSIN AVENUE, SUITE 700

PHONE & E-MAIL: 301.913.9610 smith@stonebridge.us.com

SIGNATURE:

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 82015001B, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Stonebridge
Contact Person: Christopher J. Smith
Address: 7373 Wisconsin Avenue, Suite 700 Bethesda, MD 20814
Phone: 301-913-9610
Signature: By: ____________________
Christopher J. Smith for Stonebridge

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground 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 requirements of Chapter 36A of the Montgomery County Code.