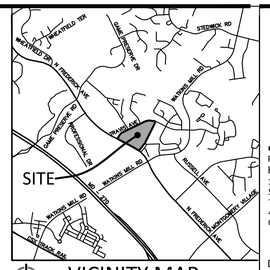
Joint Hearing - MCC & PC
SP-8910-2021
C05

TRAVIS AVENUE

PRELIMINARY FOREST CONSERVATION PLAN
SDP-XXXX-2021



VICINITY MAP
SCALE: 1" = 2000'

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: 301.916.4100
FAX: 301.916.2262
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
KIMCO REALTY
1954 GREENSPRING DRIVE
SUITE 330
TIMONIUM, MD 21093
410-427-4428
CONTACT: GREGORY H. REED

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: DOUGLAS KOESER, RLA, ISA

GENERAL NOTES

1. THE TOTAL TRACT AREA OF SUBJECT PROPERTY IS 8.77 ACRES, ON WHICH THE FOREST CONSERVATION REQUIREMENTS FOR THE PRELIMINARY FOREST CONSERVATION PLAN IS BASED.
2. THE SUBJECT PROPERTY IS LOCATED ON WSSC MAPS 225NW10 & 225NW11.
3. THE SUBJECT PROPERTY IS LOCATED ON TAX MAP FT33.
4. THE SUBJECT PROPERTY COMPRISES THE FOLLOWING:

LOT/PARCEL	BLOCK	TAX ACCT NO.	LIBER & FOLIO	PLAT NO.
--	-	09-02835786	L. 17855, F. 0442	-

5. THE SUBJECT PROPERTY IS ZONED: C-2.
6. THE HORIZONTAL DATA IS BASED ON MARYLAND STATE PLANE (NAD83/91).
7. THE TOPOGRAPHIC INFORMATION SHOWN WITHIN THE PROPERTY BOUNDARY IS A COMPILATION OF DATA COLLECTED WITH CONVENTIONAL SURVEYING EQUIPMENT, SD LASER SCANNER, AND A DRONE BY VIKA MARYLAND LLC IN FEBRUARY OF 2019. MONTGOMERY COUNTY GIS TOPOGRAPHY IS SHOWN FOR OFFSITE AREAS WITHIN THE NRI/FSD STUDY AREA AND FIELD OBSERVED IN APRIL OF 2019 TO BE REPRESENTATIVE OF EXISTING CONDITIONS.
8. NRI/FSD ENV-8797-2021 WAS APPROVED ON FEBRUARY 2, 2021.
9. THE SUBJECT PROPERTY DRAINS TO MIDDLE GREAT SENECA CREEK, A USE CLASS I-P STREAM. NO WETLANDS OR STREAMS ARE LOCATED ON-SITE OR WITHIN THE STUDY BOUNDARY. THE NEAREST STREAM IS LOCATED +/- 630 FEET TO THE SOUTH.
10. SLOPES 25% OR GREATER ON THE SITE OR WITHIN THE 100' NRI STUDY BOUNDARY ARE SHOWN ON THE PLAN.
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. 24031C0186D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
13. THERE IS NO FORESTED AREA ON-SITE.
14. ALL TREES >24" DBH WITHIN THE LOD ARE PROPOSED TO BE REMOVED ALTHOUGH NOT MARKED WITH AN "X" ON THE PFCP SHEETS.
15. A VARIANCE REQUEST FOR SPECIMEN TREES PROPOSED TO HAVE CRITICAL ROOT ZONE IMPACTS IS BEING SUBMITTED AT THE PRELIMINARY FOREST CONSERVATION PLAN STAGE.
16. AFFORESTATION PLANTING MATERIALS AND FOREST CONSERVATION DETAILS WILL BE SPECIFIED ON THE FINAL FOREST CONSERVATION PLAN.

PFCP WORKSHEET

NET TRACT AREA:	
A. Total tract area	8.77
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.00
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 (offsite utility connections)	0.00
G. Net Tract Area .....=	8.77
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	MDP	CIA
0	0	0	0	1	0

G. Afforestation Threshold ...	15% x G =	1.32
H. Conservation Threshold ...	20% x G =	1.75
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 .....=		1.32
U. Credit for landscaping (may not exceed 20% of "S") .....=		0.00
V. Total reforestation and afforestation required .....=		**1.32**

AFFORESTATION/ REFORESTATION CREDIT TABLE

PROPOSED AFFORESTATION/REFORESTATION CREDIT TABLE (IN ACRES)	
AFFORESTATION/REFORESTATION REQUIRED	**1.32**
PROPOSED FOREST PLANTING AREA (CATEGORY I EASEMENT)	0.00
PROPOSED FOREST PLANTING AREA (CATEGORY II EASEMENT)	0.34
PROPOSED TREE PLANTINGS 20 YR. CANOPY CREDIT	0.00
SAVED EXISTING CRITICAL ROOT ZONE CREDIT	0.00
LANDSCAPE AREAS AT FULL CREDIT	0.00
LANDSCAPE AREAS AT 1/4 CREDIT	0.00
TOTAL PROPOSED LANDSCAPE CREDIT	0.98
PROPOSED FEE-IN-LIEU	0.00
TOTAL CREDITS	**1.32**
REMAINING REQUIREMENT (OR EXCESS PLANTING IF NUMBER IS NEGATIVE)	**0.00**

* FEE-IN-LIEU MAY STILL BE USED ON A PORTION OF THE REQUIRED AFFORESTATION BASED ON THE FINAL FOREST CONSERVATION PLAN.

PFCP RESOURCE DATA TABLE

Forest Conservation Data Table

	Number of Acres	
Tract	8.77	
Remaining in Agricultural Use	-	
Road & Utility ROWs[1]	-	
Total Existing Forest	-	
Forest Retention	-	
Forest Cleared	-	
Land Use & Thresholds[2]		
Land Use Category	MDP	ARA, MDR, IDA, HDR, MDP, or CIA.
Conservation Threshold	20%	percent
Afforestation Threshold	15%	percent

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

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

[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**	HIGHLY ERODIBLE***	SERPENTINIC****	HYDRIC GROUP*	K FACTOR*****
1C	GAILA SILT LOAM 8-15% SLOPES	NO	NO	NO	B	0.37
2B	GLENELG SILT LOAM 3-8% SLOPES	YES**	NO	NO	B	0.32
16D	BRINKLOW-BROCKTOWN CHANNERY SILT LOAM 15-25% SLOPES	NO	YES	NO	B	0.28
66UB	WHEATON-URBAN LAND COMPLEX 0-8% SLOPES	NO	NO	NO	B	0.49
66UC	WHEATON-URBAN LAND COMPLEX 8-15% SLOPES	NO	NO	NO	B	0.49

SOURCES: *USDA NRCS WEB SOIL SURVEY (http://websoilsurvey.sc.egov.usda.gov)
**PAGE 140 TABLE 5 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY
**URBAN OR BUILT-UP AREAS OF THE PRIME AGRICULTURAL SOILS ARE NOT CONSIDERED PRIME FARMLAND PER THE THE MONTGOMERY COUNTY, MARYLAND SOIL SURVEY PAGE 140 TABLE 5
*** PAGE 67 APPENDIX C ERODIBLE SOILS LIST M-NCPPC MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES
****PAGE 120 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY
*****TABLE 16 PAGE 212 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

SIGNIFICANT & SPECIMEN TREE TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	VARIANCE TREE	CONDITION	CRZ (SF)	CRZ IMPACT (SF)	CRZ IMPACT %	DISPOSITION
On-Site Trees									
9	Quercus rubra	Northern red oak	30	✓	Good	6,362	1,272	19.99	SAVE
10	Quercus rubra	Northern red oak	26	✓	Good	4,778	912	19.09	SAVE
Off-Site Trees									
63	Quercus rubra	Northern red oak	32	✓	Good	7,238	78	1.08	SAVE
65	Pinus strobus	Eastern White Pine	26	✓	Good	4,778	1,600	33.48	SAVE
67	Quercus rubra	Northern red oak	27	✓	Good	5,153	528	10.25	SAVE
2065	Quercus rubra	Northern red oak	29	✓	Good	5,945	740	12.45	SAVE
2087	Quercus rubra	Northern red oak	26	✓	Good	4,778	88	1.84	SAVE
2088	Quercus rubra	Northern red oak	25	✓	Good	4,418	398	9.01	SAVE
2109	Quercus rubra	Northern red oak	24	✓	Good	4,072	452	11.10	SAVE
2137	Quercus rubra	Northern red oak	27	✓	Good	5,153	295	5.72	SAVE
2148	Acer negundo	Boxelder	24	✓	Good	4,072	1,446	35.52	SAVE
2149	Quercus rubra	Northern red oak	32	✓	Good	7,238	828	11.44	SAVE

BOLD TEXT = SPECIMEN TREE 30" OR GREATER DBH
*DIAMETER AT BREAST HEIGHT

SHEET INDEX

PFCP-1 PRELIMINARY FCP COVER
PFCP-2 PRELIMINARY FCP

REVISIONS | DATE

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT AND CERTIFIED ARBORIST UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: DOUGLAS KOESER, RLA, ISA
ASLA LICENSE NUMBER: 3861 EXP. DATE: JANUARY 24, 2022
ISA LICENSE NUMBER MA-4313A EXP. DATE: DECEMBER 27, 2022

TRAVIS AVENUE

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 225NW10 AND 225NW11
TAX MAP: FT33

PRELIMINARY FCP COVER

DRAWN BY: SG-DLK
DESIGNED BY: DLK
DATE ISSUED: 6/17/2021
VIKA PROJECT: VM50421A
AGENCY NO.:
SHEET NO. PFCP-1

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LAYOUT: PRELIM FCP 100 COVER, Plotted By: Koeser

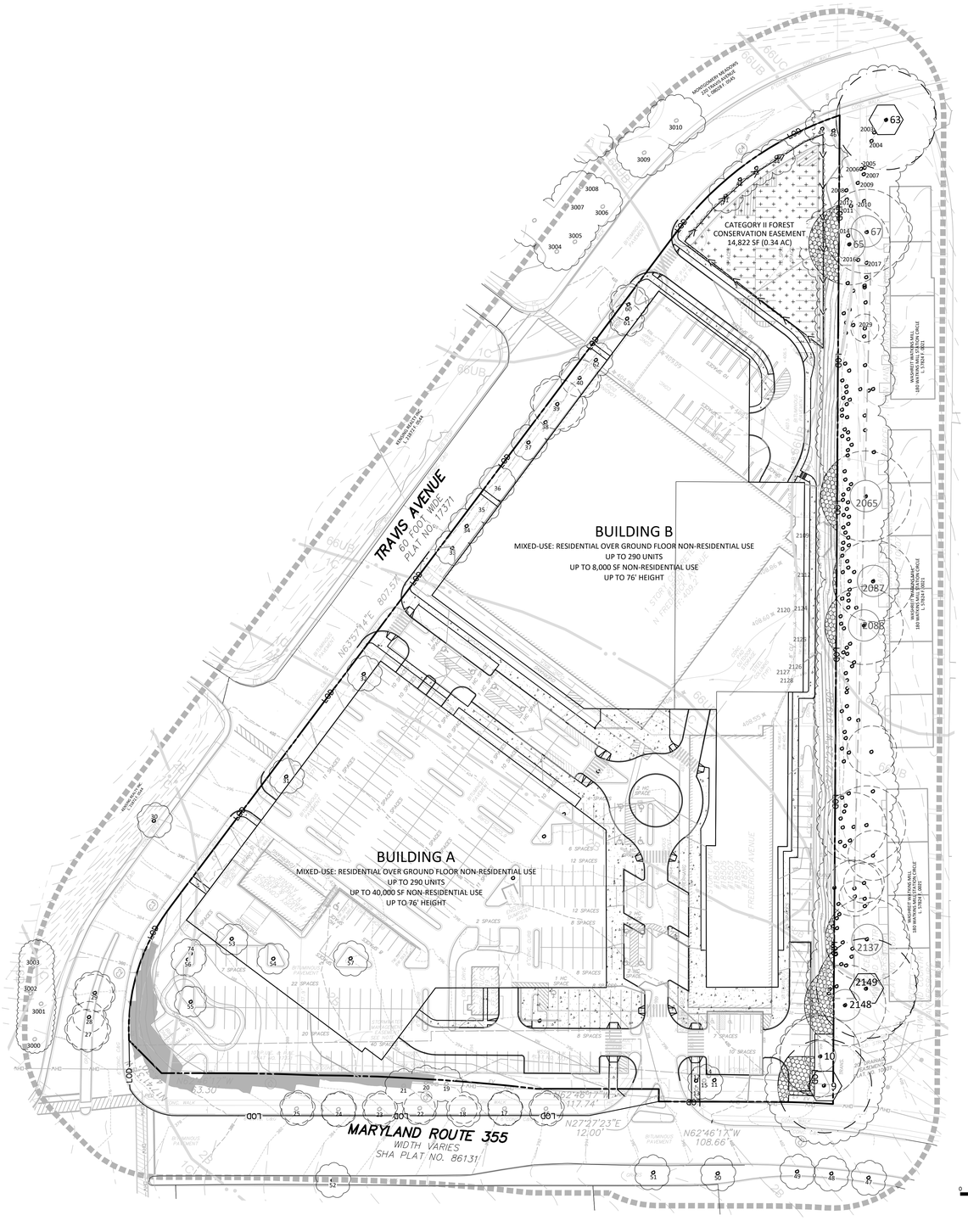
TRAVIS AVENUE

PRELIMINARY FOREST CONSERVATION PLAN

LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY/LOT LINES
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- LOD — LOD — LIMITS OF DISTURBANCE
- PROPOSED SIDEWALK
- 8"S — PROPOSED SEWER
- 8"W — PROPOSED WATER
- 15" RCP — PROPOSED STORM DRAIN
- PROPOSED AFFORESTATION/ REFORESTATION (CATEGORY II)
- SLOPES ≥ 25%
- EXISTING TREE CANOPY (NOT FOREST)
- EXISTING TREE < 24"DBH
- 32 — EXISTING SIGNIFICANT TREE 24-29.9" DBH W/CRZ SHOWN
- 58 — EXISTING SPECIMEN TREE 30" OR GREATER DBH W/CRZ SHOWN
- 9 — EXISTING SPECIMEN TREE W/CRZ IMPACT SHOWN FOR WHICH A TREE VARIANCE REQUEST TO IMPACT OR REMOVE THE TREE HAS BEEN SUBMITTED
- 66UB / 1C — SOILS BOUNDARY LINE
- CATV — EX. CABLE TV CONDUIT
- E — EX. ELECTRICAL CONDUIT
- EX. EDGE OF PAVEMENT
- X — EX. FENCE LINE
- G — EX. NATURAL GAS CONDUIT
- OHW — EX. OVERHEAD WIRES
- FO — EX. FIBEROPTIC CONDUIT
- T — EX. TELEPHONE/COMM. CONDUIT
- EX. PUBLIC UTILITIES EASEMENTS
- S — EX. SANITARY SEWER
- SD — EX. STORM DRAIN
- EX. SANITARY CLEANOUT
- EX. STORM DRAIN MANHOLE
- EX. ELECTRICAL JUNCTION BOX
- EX. ELECTRICAL MANHOLE
- EX. FIRE DEPT. CONNECTION
- EX.FIRE HYDRANT
- EX. GAS MANHOLE
- EX. GUY POLE
- EX. GAS VALVE
- EX. LIGHT POLE
- EX. PHONE PEDESTAL
- EX. PHONE MANHOLE
- EX. UTILITY POLE
- EX. SANITARY MANHOLE
- EX. TRAFFIC CONTROL BOX
- EX. TRAFFIC SIGNAL POLE
- CATV — EX. CABLE TV PEDESTAL
- EX. UNKNOWN UTILITY MANHOLE
- EX. WATER METER
- EX. WATER VALVE
- EX. BOLLARD
- EX. SIGN POST
- EX. WOOD POST
- EX. INLETS
- EX. CURB INLET

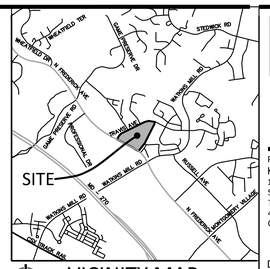
EX.	EXISTING
CONC.	EX. CONCRETE
C&G	EX. CURB AND GUTTER
BLDG.	EX. BUILDING
STY.	EX. STORY
TRV	EX. ELEC. TRANSFORMER
ASPH.	EX. ASPHALT
ESMT.	EX. EASEMENT
RCP	EX. REINFORCED CONC. PIPE
CMP	EX. CORRUGATED METAL PIPE
BRL	EX. BLDG. RESTRICTION LINE
R/W	EX. RIGHT-OF-WAY
FF.	EX. FINISHED FLOOR ELEVATION



NORTH

0 25' 50' 100'

SCALE: 1" = 50'



VICINITY MAP

SCALE: 1" = 2000'

VIKA

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REVISIONS	DATE

PROFESSIONAL SEAL

STATE OF MARYLAND — DOUGLAS L. KOESER — No. 3981 — LANDSCAPE ARCHITECT

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TRAVIS AVENUE

9TH ELECTION DISTRICT
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PRELIMINARY FCP PLAN

DRAWN BY:	SG-DLK
DESIGNED BY:	DLK
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AGENCY NO.:	
SHEET NO.	PFCP-2

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LAYOUT: PFC PLAN, Plotted By: Koeser