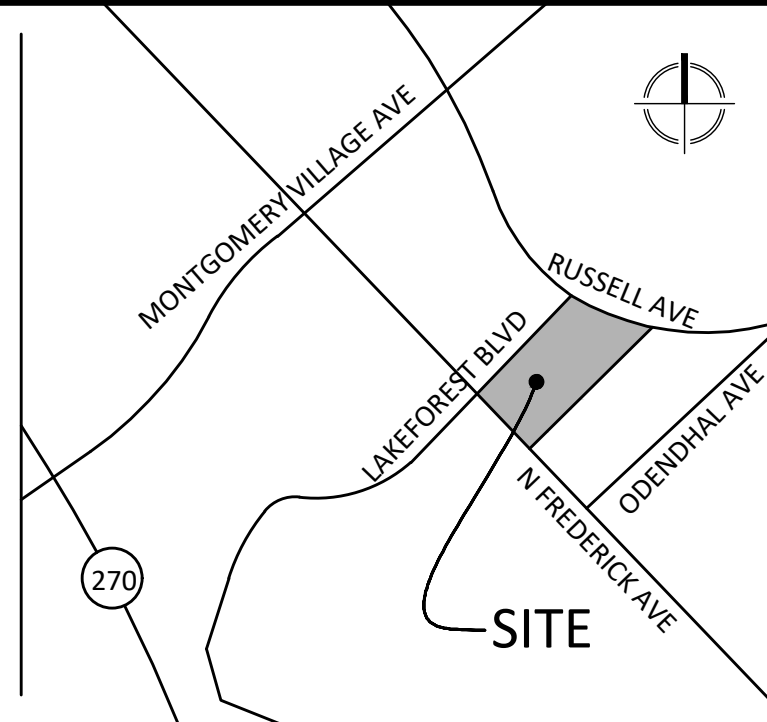




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Germantown, MD 20874  
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:  
417 DEVELOPMENT LLC  
6000 EXECUTIVE BOULEVARD  
SUITE 400  
NORTH BETHESDA, MD 20852  
301.770.5930  
CONTACT: BRIAN R. LANG



VICINITY MAP  
SCALE: 1" = 1000'

# GATEWAY LAKEFOREST

## PRELIMINARY FOREST CONSERVATION PLAN

### GENERAL NOTES

- THE TOTAL TRACT AREA OF SUBJECT PROPERTY IS 5.20 ACRES, ON WHICH THE FOREST CONSERVATION REQUIREMENTS FOR THE PRELIMINARY FOREST CONSERVATION PLAN IS BASED.
- THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 224NW10.
- THE SUBJECT PROPERTY IS LOCATED ON TAX MAP FT42.
- THE SUBJECT PROPERTY COMPRISES THE FOLLOWING:
 

LOT/PARCEL BLOCK	TAX ACCT. NO.	LIBER & FOLIO	PLAT NO.
N254	---	09-01008106	L 05978 F. 300
N225	---	09-01951618	L 05447 F. 295
N319	---	09-01804963	L 05014 F.357
- THE SUBJECT PROPERTY IS ZONED: C-2.
- THE HORIZONTAL DATA IS BASED ON MARYLAND STATE PLANE (NAD83/91).
- THE TOPOGRAPHIC INFORMATION SHOWN WITHIN THE PROPERTY BOUNDARY IS A COMPILATION OF DATA COLLECTED WITH CONVENTIONAL SURVEYING EQUIPMENT, 50 LASER SCANNER, AND A DRONE BY VIKI MARYLAND LLC IN MAY OF 2022. MONTGOMERY COUNTY GIS TOPOGRAPHY IS SHOWN FOR OFFSITE AREAS WITHIN THE NRI/PSD STUDY AREA.
- NRI/PSD ENV-9310-2022 WAS APPROVED ON JUNE 15, 2022.
- THE SUBJECT PROPERTY DRAINS TO GREAT SENECA CREEK, A USE CLASS I-F STREAM, NO STREAMS, WETLANDS, OR FEMA-MAPPED 100-YEAR FLOODPLAINS WERE IDENTIFIED WITHIN 200 FEET OF THE SUBJECT SITE.
- SLOPES 25% OR GREATER ON THE SITE OR WITHIN THE 100' NRI STUDY BOUNDARY ARE SHOWN ON THE PLAN.
- THIS SITE IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR PRIMARY MANAGEMENT AREA (PMA).
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF LESS THAN 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0189D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- NO DANGER REACH/DAM BREAK IDENTIFIED.
- NO RARE, THREATENED OR ENDANGERED (RTE) SPECIES WERE OBSERVED DURING THE SITE VISITS. A LETTER FROM OF REQUEST FOR STATE AND FEDERAL RECORDS SEARCH ON THE OCCURRENCE OF RTE SPECIES WAS SUBMITTED TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (MDNR) WILDLIFE AND HERITAGE SERVICES ON MAY 24, 2022. THE RESPONSE LETTER WILL BE FORWARDED TO THE CITY WHEN RECEIVED.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED DURING THE SITE VISIT ON APRIL 27, 2022.
- 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.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (HTTP://WWW.MONTGOMERYPLANNING.ORG/GIS/INTERACTIVE/HISTORIC-SHTM).
- NOISE AND LIGHT POLLUTION: THE SITE IS BOUND BY MARYLAND ROUTE 355 TO THE SOUTH, LAKEFOREST BOULEVARD TO THE NORTHWEST, RUSSELL AVENUE TO THE NORTH, AND COMMERCIAL PROPERTIES TO THE EAST AND SOUTHEAST, THE SURROUNDING ROADWAYS ARE MAJOR LOCAL THROUGHFARE SOURCES OF NOISE AND LIGHT POLLUTION FROM TRAFFIC. ON-SITE PARKING LOT LIGHTING IS ALSO A SOURCE OR LIGHT POLLUTION, AND THE SURROUNDING ROADS ARE LINED WITH STREET LIGHTS.
- SIGNIFICANT VIEWS AND VISTAS: NO SIGNIFICANT VIEWS OR VISTAS WERE NOTED DURING SITE VISITS.
- NO FORESTED AREAS OCCUR ON-SITE OR WITHIN 100 FEET OF THE SUBJECT SITE. SIGNIFICANT AND SMALLER TREES IDENTIFIED ON SITE AND WITHIN THE 100' NRI/PSD STUDY AREA OFFSITE ARE SHOWN ON THE PLAN. THE TREES SHOWN ON THE PLAN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. EXISTING VEGETATION INFORMATION ASSOCIATED WITH THIS PROPERTY IS AS SHOWN ON THIS PLAN. ALL ON-SITE TREES 12 INCHES IN DIAMETER AT BREAST HEIGHT (DBH) ALONG THE SOUTHEASTERN END OF THE SITE WERE IDENTIFIED, TAGGED AND SHOWN ON THE NRI/PSD PLAN. ADDITIONAL LANDSCAPE TREES, INCLUDING THOSE SMALLER THAN 12" DBH WERE IDENTIFIED AND SHOWN ON THE PLAN BUT NOT TAGGED. ROADWAY MEDIAN TREES GREATER THAN 12" DBH ALONG RUSSELL AVENUE AND LAKEFOREST BOULEVARDS WERE ALSO MEASURED, IDENTIFIED AND SHOWN ON THE PLAN.
- A DIAMETER TAPE WAS USED TO MEASURE TREES.
- 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.
- ALL TREES >24" DBH WITHIN THE LOD ARE PROPOSED TO BE REMOVED.
- AFFORESTATION PLANTING MATERIALS AND FOREST CONSERVATION DETAILS WILL BE SPECIFIED ON THE FINAL FOREST CONSERVATION PLAN.

### PFCP WORKSHEET

FOREST CONSERVATION WORKSHEET									
NET TRACT AREA:									
A. Total tract area: <b>3.98</b>									
B. Land dedication acres (parish, county facility, etc.): <b>0.00</b>									
C. Land dedication for roads or utilities (not being constructed by this plan): <b>0.00</b>									
D. Area to remain in commercial agricultural production/use: <b>0.00</b>									
E. Other deductions (specify): <b>0.00</b>									
F. Additions to tract area (Off-site work, etc.; construction required by this plan): <b>1.30</b>									
H. Net Tract Area = <b>5.28</b>									
LAND USE CATEGORY: (from <i>Trees Technical Manual</i> )									
Input the number "1" under the appropriate land use, limit to only one									
	ARA	MDR	IDA	HDR	MPD		CIA		
	0	0	0	0	0		1		
G. Afforestation Threshold 15% x F = <b>0.79</b>									
H. Conservation Threshold 15% x F = <b>0.79</b>									
EXISTING FOREST COVER:									
I. Existing forest cover <b>0.00</b>									
J. Area of forest above afforestation threshold = <b>0.00</b>									
K. Area of forest above conservation threshold = <b>0.00</b>									
BREAK EVEN POINT:									
L. Forest retention above threshold with no mitigation = <b>0.00</b>									
M. Clearing permitted without mitigation = <b>0.00</b>									
PROPOSED FOREST CLEARING:									
N. Total area of forest to be cleared = <b>0.00</b>									
O. Total area of forest to be retained = <b>0.00</b>									
PLANTING REQUIREMENTS:									
P. Reforestation for clearing above conservation threshold = <b>0.00</b>									
Q. Reforestation for clearing below conservation threshold = <b>0.00</b>									
R. Credit for retention above conservation threshold = <b>0.00</b>									
S. Total reforestation required = <b>0.00</b>									
T. Total afforestation required = <b>0.79</b>									
U. Credit for landscaping (may not exceed 20% of "S") = <b>0.00</b>									

### PFCP RESOURCE DATA TABLE

Forest Conservation Data Table			
Number of Acres			
Tract	3.98		
Remaining in Agricultural Use	-		
Road & Utility ROWs <sup>1</sup>	-		
Total Existing Forest	-		
Forest Retention	-		
Forest Cleared	-		
Land Use & Thresholds <sup>2</sup>			
Land Use Category	CIA	ARA, MDR, IDA, HDR, MPD, or GA.	
Conservation Threshold	15%	percent	
Afforestation Threshold	15%	percent	
Total Channel Length (ft.)		Average Buffer Width (ft.) <sup>3</sup>	
-		-	
Stream(s)			
Acres of Forest in Wetlands		Retained	Cleared
-		-	-
100-Year Floodplain		-	-
Stream Buffers		-	-
Priority Buffers		-	-

<sup>1</sup> Only Road or Utility ROWs not to be improved as part of development application.  
<sup>2</sup> Information from *FC Land Use Categories & Thresholds document*.  
<sup>3</sup> Measured from stream edge to buffer edge.

### SOILS TABLE

SYMBOL	SOIL*	CHARACTERISTICS				
		PRIME FARMLAND	FARMLAND OF STATEWIDE IMPORTANCE	HIGHLY ERODIBLE	HYDRIC SOIL	HYDROLOGIC GROUP
400	URBAN LAND	NO	NO	NO	NO	--

SOURCES: USDA NRCS WEB SOIL SURVEY (http://websoil survey.sc.egov.usda.gov)  
HIGHLY ERODIBLE SOILS STATUS FROM MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES

### AFFORESTATION/ REFORESTATION CREDIT TABLE

PROPOSED AFFORESTATION/REFORESTATION CREDIT TABLE (IN ACRES)	
FOREST PLANTING AREA (CATEGORY I EASEMENT)	0.00
FOREST PLANTING AREA (CATEGORY II EASEMENT)	0.00
TREE CANOPY CREDIT*	0.38
FEE-IN-LIEU	0.41
<b>TOTAL CREDITS</b>	<b>0.79</b>

\* TO BE SATISFIED WITH 20-YEAR CANOPY CREDIT FOR INDIVIDUAL TREES PLANTED IN LANDSCAPED AREAS.

### TREE CANOPY CREDIT SUMMARY

TREE TYPE	CALIPER/HT.	CREDIT PER TREE (SF)	QTY.	TOTAL CREDIT (SF)	TOTAL CREDIT (AC)
MEDIUM SHADE/ LARGE EVERGREEN	2- 2.5" / 8-10'	700	18	12,600	<b>0.29</b>
ORNAMENTAL/SMALL EVERGREEN	8"-10"	300	13	3,900	<b>0.09</b>
<b>TOTAL CANOPY COVERAGE CREDIT</b>				<b>16,500</b>	<b>0.38</b>

\* MIX OF TREE TYPE AND TOTAL TREE CANOPY CREDIT APPLIED TO BE ADJUSTED AT TIME OF FINAL FOREST CONSERVATION PLAN.

### SIGNIFICANT & SPECIMEN TREE TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	CONDITION	CRZ (SF)	CRZ IMPACT (SF)	CRZ IMPACT %	DISPOSITION
120	Pinus strobus	Eastern White Pine	28.1	Fair	5,581	964	17.26	SAVE
121	Pinus strobus	Eastern White Pine	20	Fair	2,827	990	35.00	REMOVE
122	Robinia pseudoacacia	Black Locust	24	Fair	4,072	1,558	38.26	REMOVE
123	Pinus strobus	Eastern White Pine	24	Poor	4,072	1,943	47.72	REMOVE
124	Pinus strobus	Eastern White Pine	19.6	Fair	2,715	1,473	54.24	REMOVE
125	Robinia pseudoacacia	Black Locust	15.1	Poor	1,612	2,258	140.09	REMOVE
126	Robinia pseudoacacia	Black Locust	17.8	Poor	2,240	1,412	63.06	REMOVE
127	Pinus strobus	Eastern White Pine	21.5	Fair	3,267	2,326	71.17	REMOVE
128	Pinus strobus	Eastern White Pine	19.2	Poor	2,606	1,812	69.54	REMOVE
129	Pinus strobus	Eastern White Pine	14.1	Fair	1,405	1,127	80.20	REMOVE
130	Pinus strobus	Eastern White Pine	14.2	Fair	1,425	1,100	77.19	REMOVE
131	Pinus strobus	Eastern White Pine	14	Fair	1,385	1,111	80.19	REMOVE
132	Pinus strobus	Eastern White Pine	22.5	Fair	3,578	2,443	68.26	REMOVE
133	Robinia pseudoacacia	Black Locust	12	Fair	1,018	767	75.37	REMOVE
134	Robinia pseudoacacia	Black Locust	12	Fair	1,018	333	32.73	REMOVE
135	Robinia pseudoacacia	Black Locust	13	Poor	1,195	525	43.95	REMOVE
136	Robinia pseudoacacia	Black Locust	14	Poor	1,385	514	37.10	REMOVE
137	Robinia pseudoacacia	Black Locust	22	Fair	3,421	2,192	64.08	REMOVE
138	Robinia pseudoacacia	Black Locust	15.8	Fair	1,765	670	37.96	REMOVE
139	Robinia pseudoacacia	Black Locust	13.8	Poor	1,346	997	74.03	REMOVE
140	Robinia pseudoacacia	Black Locust	20	Poor	2,827	1,943	68.72	REMOVE
141	Robinia pseudoacacia	Black Locust	16	Poor	1,810	806	44.55	REMOVE
142	Robinia pseudoacacia	Black Locust	18	Poor	2,290	911	39.78	REMOVE
143	Robinia pseudoacacia	Black Locust	12.5	Fair	1,104	388	35.16	REMOVE
144	Quercus palustris	Pin Oak	21.5	Fair	3,267	1,540	47.13	REMOVE
145	Acer rubrum	Red Maple	15.6	Fair	1,720	1,008	58.60	REMOVE
146	Robinia pseudoacacia	Black Locust	13	Poor	1,195	692	57.89	REMOVE
147	Robinia pseudoacacia	Black Locust	12	Poor	1,018	598	58.74	REMOVE
148	Robinia pseudoacacia	Black Locust	12	Poor	1,018	715	70.25	REMOVE
149	Cornus florida	Flowering Dogwood	7.9 & 6.8	Good	610	610	100.00	REMOVE
150	Cornus florida	Flowering Dogwood	4.5, 4.5, 5.5, 8	Good	476	476	100.00	REMOVE
151	Cornus florida	Flowering Dogwood	5.3, 4.7, 8.5, 5.5	Fair	358	358	100.00	REMOVE
152	Cornus florida	Flowering Dogwood	5.5, 3.3, 5.5, 3	Good	744	744	100.00	REMOVE
153	Cornus florida	Flowering Dogwood	9.3, 4.5	Fair	547	547	100.00	REMOVE
154	Magnolia sp.	Magnolia sp.	8.8, 7.8, 7.2	Good	398	398	100.00	REMOVE
155	Cornus sp.	Dogwood sp.	7.5, 6.3, 3, 4, 3	Fair	459	459	100.00	REMOVE
1001	Pinus strobus	Eastern White Pine	18.6	Good	2,445	0	0.00	SAVE
1002	Prunus sp.	Cherry sp.	14.7	Good	1,527	0	0.00	SAVE
1003	Prunus sp.	Cherry sp.	19.7	Fair	2,743	0	0.00	SAVE
1004	Prunus sp.	Cherry sp.	16.5	Fair	1,924	0	0.00	SAVE
1005	Pinus strobus	Eastern White Pine	22.1	Good	3,452	0	0.00	SAVE
1006	Pinus strobus	Eastern White Pine	10	Fair	707	0	0.00	SAVE
1007	Prunus sp.	Cherry sp.	16.5	Fair	1,924	0	0.00	SAVE
1008	Pinus strobus	Eastern White Pine	18.2	Fair	2,341	0	0.00	SAVE
1009	Prunus sp.	Cherry sp.	20.9	Fair	3,088	0	0.00	SAVE
1010	Pinus strobus	Eastern White Pine	15	Fair	1,950	0	0.00	SAVE
1011	Pinus strobus	Eastern White Pine	24	Fair	4,072	367	9.01	SAVE
1012	Pinus strobus	Eastern White Pine	12.2	Fair	1,052	0	0.00	SAVE
1013	Pinus strobus	Eastern White Pine	21.2	Fair	3,177	0	0.00	SAVE
1014	Acer sp.	Maple sp.	13	Fair-Poor	1,195	0	0.00	SAVE
1015	Acer sp.	Maple sp.	9	Poor	573	0	0.00	SAVE
1016	Acer sp.	Maple sp.	12.2	Fair-Poor	1,052	0	0.00	SAVE
1017	Acer sp.	Maple sp.	10	Poor	707	0	0.00	SAVE
156	Cornus sp.	Dogwood sp.	10.7, 7.1	Good	744	744	100.00	REMOVE
157	Cornus sp.	Dogwood sp.	5.6, 6.9, 5	Poor	672	672	100.00	REMOVE
158	Cornus sp.	Dogwood sp.	12	Poor	1,018	1,018	100.00	REMOVE
159	Lagerstroemia indica	Crape Myrtle	1-3"	Good	64	64	100.00	REMOVE
160	Lagerstroemia indica	Crape Myrtle	1-4"	Good	113	113	100.00	REMOVE
161	Lagerstroemia indica	Crape Myrtle	1-3"	Good	64	64	100.00	REMOVE
162	Prunus sp.	Cherry sp.	14.7, 6.1, 8.2	Fair	1,133	1,133	100.00	REMOVE
163	Cornus sp.	Dogwood sp.	3, 3, 4, 6	Good	247	247	100.00	REMOVE
164	Cornus sp.	Dogwood sp.	3-9"	Good	573	573	100.00	REMOVE
165	Cornus sp.	Dogwood sp.	7, 3, 4, 7	Fair	346	346	100.00	REMOVE
166	Cornus sp.	Dogwood sp.	7.5, 3, 4, 3, 4	Fair	376	376	100.00	REMOVE
167	Prunus sp.	Cherry sp.	10, 9.5, 7, 7.8	Fair	1,061	1,061	100.00	REMOVE
168	Lagerstroemia indica	Crape Myrtle	1"-3"	Good	64	64	100.00	REMOVE
169	Lagerstroemia indica	Crape Myrtle	1"-3"	Good	64	64	100.00	REMOVE
170	Lagerstroemia indica	Crape Myrtle	1"-3"	Good	64	64	100.00	REMOVE
171	Lagerstroemia indica	Crape Myrtle	1"-3"	Good	64	64	100.00	REMOVE
172	Lagerstroemia indica	Crape Myrtle	1"-3"	Good	64	64	100.00	REMOVE
173	Prunus sp.	Cherry sp.	10, 7.5, 6	Poor	742	742	100.00	REMOVE
174	Prunus sp.	Cherry sp.	19.3, 16.3, 17.4	Fair	3,326	2,645	79.54	REMOVE
175	Cornus sp.	Dogwood sp.	8.4	Fair	499	499	100.00	REMOVE
176	Prunus sp.	Cherry sp.	7.8, 8.6, 11.9	Fair	977	977	100.00	REMOVE
177	Cornus sp.	Dogwood sp.	8.8	Poor	547	547	100.00	REMOVE

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### REVISIONS

REVISIONS	DATE
DRT RESPONSE	12/20/24

