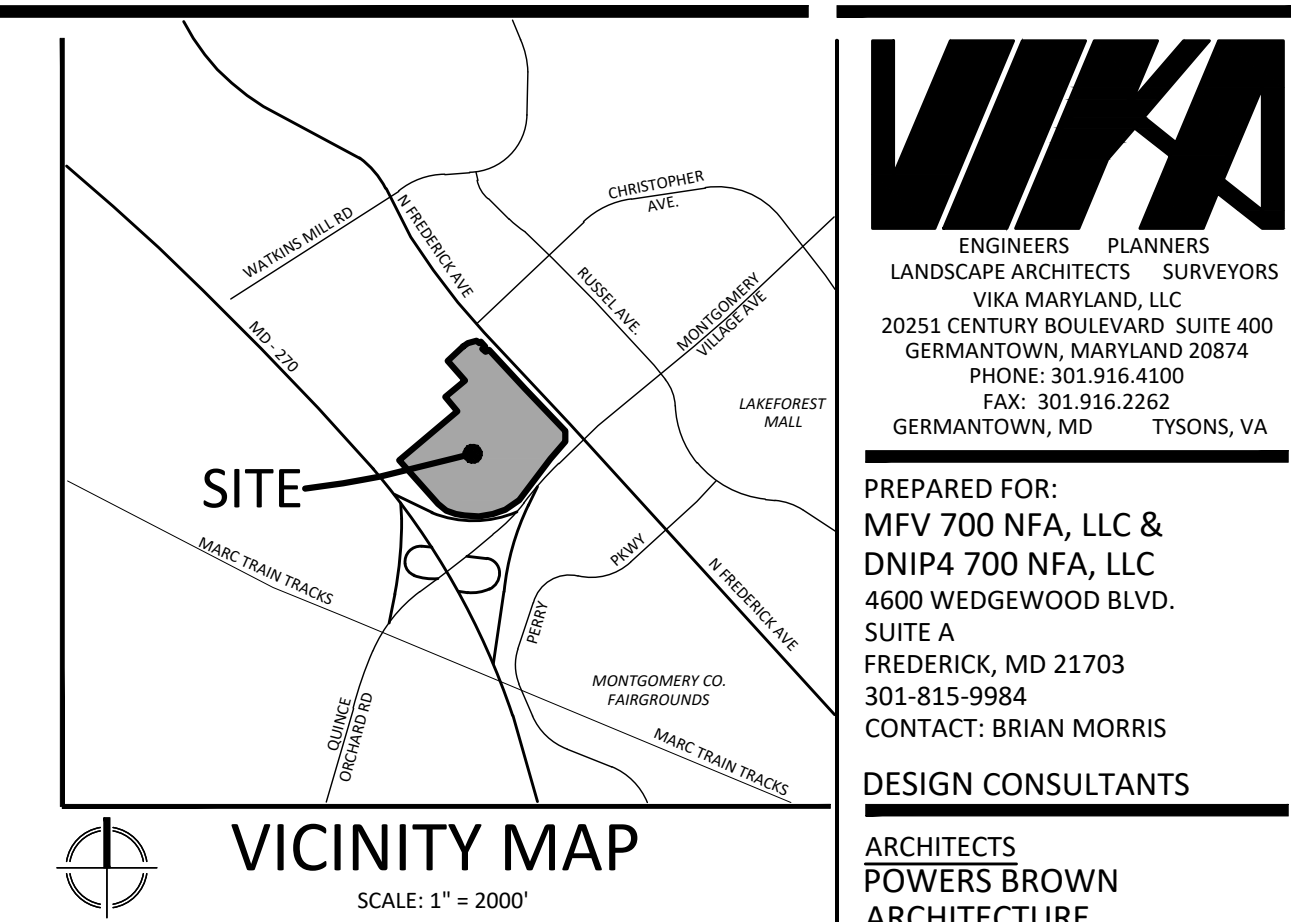


700 NORTH FREDERICK AVENUE PRELIMINARY FOREST CONSERVATION PLAN SDP-8597-2020



GENERAL NOTES

- THE TOTAL TRACT AREA OF SUBJECT PROPERTY IS 43.96 ACRES, ON WHICH THE FOREST CONSERVATION REQUIREMENTS FOR THE PRELIMINARY FOREST CONSERVATION PLAN IS BASED. THE PROJECT WILL BE COMPLETED IN TWO PHASES; A FINAL FOREST CONSERVATION PLAN WILL BE COMPLETED FOR EACH PHASE AND WILL MEET ITS PROPORTIONAL PORTION OF THE TOTAL FOREST CONSERVATION REQUIREMENTS PROPOSED WITH THIS PRELIMINARY FOREST CONSERVATION PLAN.
- THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 224N101.
- THE SUBJECT PROPERTY IS LOCATED ON TAX MAP #732.
- THE SUBJECT PROPERTY COMPRISES THE FOLLOWING:

LOT/PARCEL NO.	BLOCK	TAX ACCT. NO.	UBER & FOLIO	PLAT NO.
N120	--	09-0312980	L 52731, F. 220	19929
- THE SUBJECT PROPERTY IS ZONED: MXD.
- 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, 5D LASER SCANNER, AND A DRONE BY VIKIA 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. RECENT (2019) AERIAL PHOTOGRAPHY WAS USED TO IDENTIFY LOCATIONS OF RETAINING WALLS AT THE FAR NORTH END OF THE SITE.
- NRI/FSD ENV-8133-2019 WAS APPROVED ON MAY 1, 2019.
- SOME PERMANENT IMPACTS TO THE STREAM BUFFER ARE PROPOSED FOR A STORMWATER OUTFALL AND GRADING. ADDITIONALLY, TEMPORARY IMPACTS TO THE STREAM BUFFER, 100-YEAR FLOODPLAIN, AND WETLAND BUFFER ARE PROPOSED FOR REMOVAL OF AN EXISTING PEDESTRIAN PATH. REMOVAL OF THE PATH IN THE STREAM BUFFER WILL BE ACCOMPLISHED WITH LIGHT-DUTY MACHINERY OR MANUAL MEANS TO MINIMIZE GROUND DISTURBANCE, AND TO MINIMIZE CRITICAL ROOT ZONE DISTURBANCE TO ADJACENT TREES. NO OTHER IMPACTS TO WETLAND OR WETLAND BUFFER, 100-YEAR FLOODPLAIN, STREAM, OR ENVIRONMENTAL BUFFER ARE PROPOSED.

A WAIVER FOR STREAM BUFFER IMPACTS WILL BE REQUESTED FROM THE CITY OF GAITHERSBURG, AND A LETTER OF AUTHORIZATION FOR TEMPORARY AND MINOR IMPACTS TO THE 100-YEAR FLOODPLAIN WILL BE REQUESTED FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE).

THE SUBJECT PROPERTY DRAINS TO GREAT SENeca CREEK. A USE CLASS I-P STREAM, A PERENNIAL STREAM IS LOCATED AT THE FAR WESTERN END OF THE PROPERTY.

A WETLAND INVESTIGATION ON JANUARY 11 AND 28, 2019 IDENTIFIED ONE STORMWATER MANAGEMENT POND AT THE NORTHWESTERN END OF THE SITE, A SMALLER POND (POND 1) AT THE SOUTHERN END OF THE SITE, AND TWO ADDITIONAL WETLAND AREAS ON SITE. WETLAND 'B' ON THE EAST SIDE OF THE STREAM WAS DELINEATED ACCORDING TO USACE GUIDELINES; THE DELINEATION FLAGS WERE OBSERVED AND SHOWN ON THIS PLAN. A LARGE WETLAND ON THE WEST SIDE OF THE STREAM WAS IDENTIFIED BUT NOT DELINEATED. THE OCCURRENCE OF THIS WETLAND IS NOTED ON THE PLAN AND NO DISTURBANCE IS PROPOSED ON THE WEST SIDE OF THE STREAM AT THIS TIME. THE WETLAND DELINEATION IS DESCRIBED UNDER THE SITE DESCRIPTION SECTION ON THE APPROVED NRI/FSD ENV-8133-2019.
- SLOPES ON HIGHLY ERODIBLE SOILS 15% OR GREATER TO UNDER 25%, AND 25% OR GREATER ON THE SITE OR WITHIN THE 100' NR 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 "X" (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. HOWEVER, BECAUSE FEMA FLOODPLAIN INFORMATION WAS LACKING FOR THE SITE, A 100-YEAR FLOODPLAIN LINE BASED ON A STUDY COMPLETED BY VIKIA AND APPROVED BY THE CITY OF GAITHERSBURG IN JUNE OF 2019 IS SHOWN ON THIS PLAN.
- EXISTING FOREST AND PROPOSED AFFORESTATION:

A FORESTED AREA OF APPROXIMATELY 0.51 ACRES OCCURS IN THE RIPARIAN AREA AT THE FAR WESTERN/SOUTHWESTERN PORTION OF THE SITE, WEST OF THE ON-SITE STREAM. THE EXISTING FOREST TO BE RETAINED IN A CATEGORY I FOREST CONSERVATION EASEMENT SHOWN ON THIS PLAN TOTALS 3.44 ACRES, AND INCLUDES A PORTION OF THE 0.51 ACRES OF FORESTED AREA ON THE WEST SIDE OF THE STREAM (NOT INCLUDING THE UTILITY EASEMENT AND FOREST TO THE WEST OF THE UTILITY EASEMENT THAT DOES NOT MEET THE 35' WIDTH CRITERIA). PLUS AN ADDITIONAL UNDISTURBED AREA OF PREVIOUSLY PLANTED FOREST CONSERVATION CREDIT PLANTING ON THE EAST SIDE OF THE STREAM. THE ADDITIONAL AREA CONSISTS OF TREE DENSITY AND SIZE THAT MEETS THE CRITERIA OF FOREST BUT HAS HAD AN UNDERSTORY OF MAINTAINED LAWN. THIS ADDITIONAL AREA IS PROPOSED TO BE INCLUDED AS RETAINED FOREST AND ALLOWED TO NATURALLY REGENERATE WITH FOREST UNDERSTORY.

A 1.56-ACRE AREA OF CATEGORY II AFFORESTATION PLANTING IS PROPOSED IN THE LINEAR AREAS ALONG MARYLAND ROUTE 355, AND WILL BE PLANTED AT A MINIMUM RATE OF 100 TREES PER ACRE. SEE THE LANDSCAPE PLAN FOR PLANTING DETAILS.

AN ADDITIONAL 1.59-ACRE CATEGORY I AFFORESTATION AREA IS PROPOSED, AS SHOWN ON THE PFCP. ALL RETAINED AND PROPOSED FOREST CONSERVATION AREAS TOTAL 6.59 ACRES.
- ALL TREES >24" DBH WITHIN THE LOD ARE PROPOSED TO BE REMOVED ALTHOUGH NOT MARKED WITH AN "X" ON THE PFCP SHEETS. SIGNIFICANT OR SPECIMEN TREES LOCATED OUTSIDE OF THE LOD THAT ARE PROPOSED TO BE REMOVED HAVE BEEN MARKED WITH AN "X". SEE THE PFCP TREE REMOVAL EXHIBIT IN THIS SET FOR DETAILS.
- A VARIANCE REQUEST FOR SPECIMEN TREES PROPOSED TO BE REMOVED OR WITH CRITICAL ROOT ZONE IMPACTS IS SUBMITTED AT THE PRELIMINARY FOREST CONSERVATION PLAN STAGE.
- SPECIMEN TREE REPLACEMENT TREES WILL BE PLANTED IN LANDSCAPED AREAS PRIMARILY ALONG MONTGOMERY VILLAGE AVENUE. SEE THE LANDSCAPE PLAN FOR DETAILS. THE FINAL LOCATIONS OF REPLACEMENT TREE PLANTINGS WILL BE IDENTIFIED AT THE FINAL FOREST CONSERVATION PLAN STAGE.
- REFER TO LANDSCAPE PLAN SET TO REVIEW LANDSCAPE PLANTING MATERIALS AND PLANT SCHEDULE.
- AFFORESTATION PLANTING MATERIALS AND FOREST CONSERVATION DETAILS WILL BE SPECIFIED ON THE FINAL FOREST CONSERVATION PLAN.

PFCP WORKSHEET

FOREST CONSERVATION WORKSHEET					
700 NORTH FREDERICK ROAD					
NET TRACT AREA:					
A. Total tract area ...				43.96	
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...				0.97	
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 (off-site work required by this plan)				0.97	
G. Net Tract Area				43.96	
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	0	0	0	0	1
G. Afforestation Threshold ...		15%	x G =		6.59
H. Conservation Threshold ...		15%	x G =		6.59
EXISTING FOREST COVER:					
I. Existing forest cover					3.44
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					3.44
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					3.15
T. Total afforestation required					0.00
U. Credit for landscaping (may not exceed 20% of "S")					0.00
V. Total reforestation and afforestation required					3.15

PFCP RESOURCE DATA TABLE

Acres of tract	43.96 AC
Acres of tract remaining in agricultural use	0.00
Acres of road and utility ROWs which will not be improved as part of the development application	N/A
Acres of total existing forest*	3.44
Acres of total forest retention	3.44
Acres of total forest cleared	0.00
Land use category and conservation/afforestation thresholds from Section 22A-12(1) of the Forest Conservation Law (CIA)	Afforestation: 15% Conservation: 15%
Forest in wetlands: **	0.25
Acres retained	0.00
Acres cleared	0.01
Forest in 100-Year Floodplain:*	1.98
Acres retained	0.00
Acres cleared	0.03
Forest in Stream Buffers: *	2.99
Acres retained	0.00
Acres cleared	0.03
Forest in Priority Areas: *	2.99
Acres retained	0.00
Acres cleared	0.03
Linear feet and average width of stream buffer provided on each side of streams	924 L.F.
Average Width: 130'	

Notes:
*The acreage of existing forest is increased from the approved NRI/FSD ENV-8133-2019 due to sufficient density of planted trees on the east side of the stream to be counted for forest retention proposed to be included in a Forest Conservation Easement.
**The delineated wetland is currently classified as Palustrine Emergent (PEM) due to mowing under existing trees but may eventually develop into Palustrine Forested (PFCF) wetland.

SOILS TABLE

SYMBOL	SOIL*	CHARACTERISTICS			
		PRIME FARMLAND*	HIGHLY ERODIBLE**	HYDRIC SOIL?*	K FACTOR***
2B	GLENELG SILT LOAM 3-8% SLOPES	YES	NO	NO	0.32
2C	GLENELG SILT LOAM 8-15% SLOPES	NO	NO	NO	0.32
6A	BAILEY SILT LOAM 0-3% SLOPES	NO	NO	YES	0.43
67UB	URBAN LAND- WHEATON COMPLEX 0-8% SLOPES	NO	NO	NO	0.49

SOURCES: *USDA NRCS WEB SOIL SURVEY (http://websoilsurvey.sc.egov.usda.gov)
** APPENDIX B ERODIBLE SOILS LIST CITY OF GAITHERSBURG ENVIRONMENTAL STANDARDS
***TABLE 16 PAGE 212 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

AFFORESTATION/REFORESTATION CREDIT TABLE

PROPOSED AFFORESTATION/REFORESTATION CREDIT TABLE (IN ACRES)	
AFFORESTATION/REFORESTATION REQUIRED	3.15
PROPOSED FOREST PLANTING AREA (CATEGORY I EASEMENT)	1.59
PROPOSED FOREST PLANTING AREA (CATEGORY II EASEMENT)	1.56
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	0.00
PROPOSED FEE-IN-LIEU	0.00
TOTAL CREDITS	3.15
REMAINING REQUIREMENT	0.00

FOREST CONSERVATION EASEMENT TABLE

CATEGORY I FOREST CONSERVATION EASEMENT SUMMARY (IN PARCEL D)			
	SF	AC	
FOREST RETENTION AREA	149,714	3.44	
AFFORESTATION AREA 6	37,093	0.85	
AFFORESTATION AREA 7	31,959	0.73	
TOTAL CAT. I AFFORESTATION	69,052	1.59	

CATEGORY II FOREST CONSERVATION EASEMENT SUMMARY (IN PARCELS A & B)			
	SF	AC	
AFFORESTATION AREA 1	6,354	0.15	
AFFORESTATION AREA 2	11,847	0.27	
AFFORESTATION AREA 3	19,274	0.44	
AFFORESTATION AREA 4	9,829	0.23	
AFFORESTATION AREA 5	20,839	0.48	
TOTAL CAT. II AFFORESTATION	68,143	1.56	

NOTE: DISCREPANCIES IN AC. COLUMN TOTALS ARE DUE TO ROUNDING CONVERSIONS FROM SF TO AC.

SHEET INDEX

- PFCP-1 PRELIMINARY FCP COVER
- PFCP-2 COMPOSITE PRELIMINARY FCP
- PFCP-3 PRELIMINARY FCP
- PFCP-4 PRELIMINARY FCP
- PFCP-5 PRELIMINARY FCP
- PFCP-6 PRELIMINARY FCP
- PFCP-7 PRELIMINARY FCP
- PFCP-8 PRELIMINARY FCP
- PFCP-9 PFCP TREE REMOVAL EXHIBIT
- PFCP-10 PFCP EASEMENTS EXHIBIT

SIGNIFICANT & SPECIMEN TREE TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	SPECIMEN	VARIANCE REQUIRED	CONDITION	COMMENTS	CRZF SF	SF CRZ IMPACT	% CRZ IMPACT	RECOMMENDATION
ON-SITE TREES (TAGGED)											
1	<i>Liriodendron tulipifera</i>	Tulip Tree	27			Good					SAVE/No impacts
2	<i>Salix nigra</i>	Black Willow	24			Fair-Good	Splits at 4.5' high				SAVE/No impacts
3	<i>Liriodendron tulipifera</i>	Tulip Tree	30	✓		Good	Stream bank edge				SAVE/No impacts
4	<i>Acer rubrum</i>	Red Maple	26			Poor	Many broken branches/limb				REMOVE/100% CRZ impact
5	<i>Platanus occidentalis</i>	American Sycamore	36	✓		Good					SAVE/No impacts
6	<i>Pinus strobus</i>	White Pine	27			Good					SAVE/No impacts
7	<i>Pinus strobus</i>	White Pine	26			Good					SAVE/No impacts
8	<i>Pinus strobus</i>	White Pine	26			Good					SAVE/No impacts
9	<i>Pinus strobus</i>	White Pine	24			Good					SAVE/No impacts
10	<i>Pinus strobus</i>	White Pine	26			Good					SAVE
11	<i>Pinus strobus</i>	White Pine	28			Fair-Good	Girdling root	5,845	339	6%	SAVE
12	<i>Pinus strobus</i>	White Pine	24			Good	Old tag #95				SAVE
13	<i>Pinus strobus</i>	White Pine	26			Good		4,778	462	10%	SAVE
14	<i>Pinus strobus</i>	White Pine	32	✓		Good-Fair	Old tag #94; Broken limbs				SAVE
15	<i>Pinus strobus</i>	White Pine	26			Fair	Slight lean, recent storm damage, Broken limb	9,761	736	15%	SAVE
16	<i>Pinus strobus</i>	White Pine	36	✓	✓	Good-Fair	Broken limbs	4,128	1,109	12%	SAVE
17	<i>Pinus strobus</i>	White Pine	26			Poor	75% dead, One of 4 major limbs still alive				REMOVE/100% CRZ impact
18	<i>Acer rubrum</i>	Red Maple	31	✓		Fair	Triple trunk @ 9' high, One trunk hollow-rotting; Splitting at junction				SAVE/No impacts
19	<i>Liriodendron tulipifera</i>	Tulip Tree	25.5			Good					SAVE/No impacts
20	<i>Platanus occidentalis</i>	American Sycamore	30	✓	✓	Good					SAVE
22	<i>Quercus palustris</i>	Pin Oak	31	✓	✓	Good					100% REMOVE/100% CRZ impact.
23	<i>Pinus strobus</i>	White Pine	27			Poor					100% REMOVE/100% CRZ impact.
24	<i>Quercus palustris</i>	Pin Oak	27			Good					100% REMOVE/100% CRZ impact.
25	<i>Quercus palustris</i>	Pin Oak	26			Good					100% REMOVE/100% CRZ impact.
26	<i>Pinus strobus</i>	White Pine	26			Good					100% REMOVE/100% CRZ impact.
27	<i>Pinus strobus</i>	White Pine	26			Poor					SAVE/NO IMPACTS
28	<i>Pinus strobus</i>	White Pine	25			Good		4,778	2,078	43%	SAVE
29	<i>Pinus strobus</i>	White Pine	29.5			Good		4,418	2,240	51%	SAVE
30	<i>Pinus strobus</i>	White Pine	24			Good		6,151	1,048	17%	SAVE
31	<i>Pinus strobus</i>	White Pine	36	✓	✓	Good		4,072	641	16%	SAVE
32	<i>Pinus strobus</i>	White Pine	24			Poor		4,072	1,412	35%	REMOVE/POSSIBLE - MANUAL REMOVAL OF ADJACENT PATH
33	<i>Quercus palustris</i>	Pin Oak	27			Fair	Pruned limbs				100% REMOVE/100% CRZ impact.
34	<i>Quercus palustris</i>	Pin Oak	26			Good-Fair	Minor deadwood				100% REMOVE/100% CRZ impact.
35	<i>Quercus palustris</i>	Pin Oak	28			Good					100% REMOVE/100% CRZ impact.
36	<i>Quercus palustris</i>	Pin Oak	24			Poor-Fair	Upper limbs heavily pruned				100% REMOVE/100% CRZ impact.
37	<i>Pinus strobus</i>	White Pine	28			Fair	Major broken limb at 35' high				100% REMOVE/100% CRZ impact.
38	<i>Pinus strobus</i>	White Pine	25			Good					100% REMOVE/100% CRZ impact.
39	<i>Pinus strobus</i>	White Pine	24			Good					100% REMOVE/100% CRZ impact.
40	<i>Pinus strobus</i>	White Pine	28			Good					100% REMOVE/100% CRZ impact.
41	<i>Pinus strobus</i>	White Pine	24.5			Good					100% REMOVE/100% CRZ impact.
42	<i>Pinus strobus</i>	White Pine	24			Good					100% REMOVE/100% CRZ impact.
43	<i>Pinus strobus</i>	White Pine	25.5			Good					100% REMOVE/100% CRZ impact.
44	<i>Pinus strobus</i>	White Pine	24.5			Good					100% REMOVE/100% CRZ impact.
45	<i>Pinus strobus</i>	White Pine	27.5			Good					100% REMOVE/100% CRZ impact.
46	<i>Pinus strobus</i>	White Pine	29.5			Good					100% REMOVE/100% CRZ impact.
47	<i>Pinus strobus</i>	White Pine	28			Good					100% REMOVE/100% CRZ impact.
48	<i>Pinus strobus</i>	White Pine	24			Good					100% REMOVE/100% CRZ impact.
49	<i>Pinus strobus</i>	White Pine	24			Good	Minor broken limb				100% REMOVE/100% CRZ impact.
50	<i>Quercus palustris</i>	Pin Oak	30.5	✓	✓	Good					100% REMOVE/100% CRZ impact.

LEGEND

	SUBJECT PROPERTY		EXISTING SANITARY MANHOLE
	ADJACENT PROPERTY/LOT LINES		EXISTING TRAFFIC CONTROL BOX
	EXISTING ELECTRICAL CONDUIT		EXISTING UNKNOWN UTILITY MANHOLE
	EXISTING FENCE LINE		EXISTING WATER METER
	EXISTING NATURAL GAS CONDUIT		EXISTING WATER MANHOLE
	EXISTING OVERHEAD WIRES		EXISTING WATER VALVE
	EXISTING TELEPHONE CONDUIT		EXISTING BOLLARD
	EXISTING PUBLIC UTILITIES EASEMENTS		EXISTING SIGN POST
	EXISTING SANITARY SEWER CONDUIT		EXISTING INLETS
	EXISTING STORM DRAIN CONDUIT		EXISTING CURB INLET
	EXISTING WATER CONDUIT		LIMITS OF DISTURBANCE
	EXISTING 10' CONTOUR		PROPOSED SIDEWALK
	EXISTING 2' CONTOUR		PROPOSED SEWER
	EXISTING 10' CONTOUR		PROPOSED WATER
	EXISTING 2' CONTOUR		PROPOSED STORM DRAIN
	EXISTING CURB & GUTTER		STREAM VALLEY BUFFER
	PROPOSED CURB & GUTTER		PROPOSED AFFORESTATION/REFORESTATION (CATEGORY I)
	EXISTING STORM DRAIN MANHOLE		PROPOSED AFFORESTATION/REFORESTATION (CATEGORY II)
	EXISTING ELECTRICAL JUNCTION BOX		PROPOSED AFFORESTATION/REFORESTATION (CATEGORY III)
	EXISTING ELECTRICAL MANHOLE		EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING FIRE DEPARTMENT CONNECTION		EXISTING FIRE HYDRANT
	EXISTING GAS MANHOLE		EXISTING GAS VALVE
	EXISTING GAS VALVE		EXISTING UTILITY POLE
	EXISTING PHONE MANHOLE		
	EXISTING UTILITY POLE		

	EXISTING TREE CANOPY (NOT FOREST)
	EXISTING TREE < 24" DBH
	EXISTING TREE OUTSIDE OF LOD TO BE REMOVED
	EXISTING SIGNIFICANT TREE 24-29.9" DBH W/CRZ SHOWN
	EXISTING SPECIMEN TREE 30" OR GREATER DBH W/CRZ SHOWN

	SEC SUPER SILT FENCE
	SEC AT-GRADE & CURB INLET PROTECTION OVER EXISTING INLET
	SEC STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED SEC SEDIMENT TRAP AREA
	PROPOSED SEC EARTH DIKE

VICINITY MAP
SCALE: 1" = 200'

VKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIRGINIA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MARYLAND 20874
PHONE: 301.916.4100
FAX: 301.916.2262
GERMANTOWN, MD 20874

PREPARED FOR:
M/V 700 NFA, LLC &
DNIP4 700 NFA, LLC
4600 WEDGEWOOD BLVD.
SUITE A
FREDERICK, MD 21703
301.815.9584
CONTACT: BRIAN MORRIS

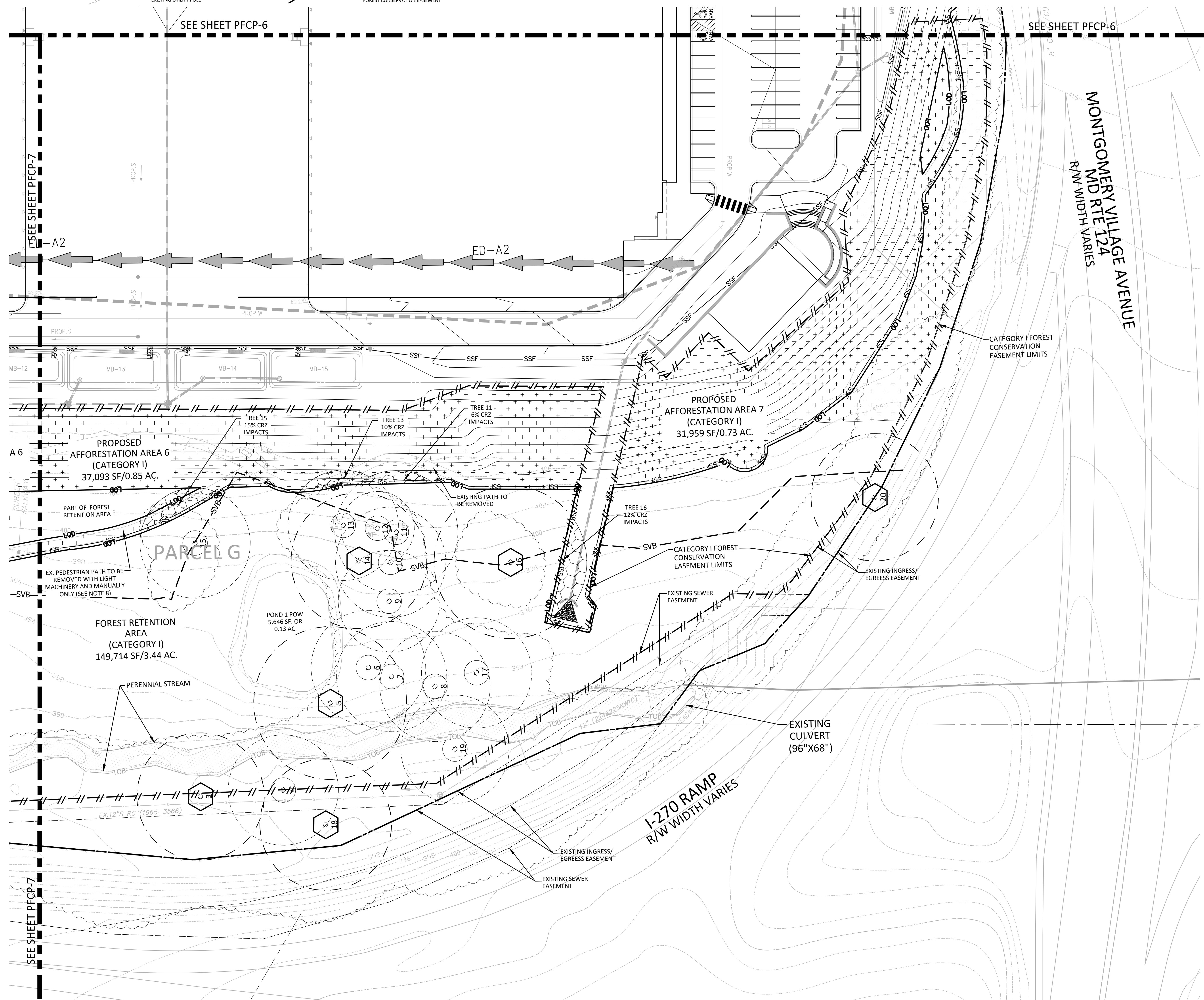
DESIGN CONSULTANTS
ARCHITECTS
POWERS BROWN
ARCHITECTURE
150 S. WASHINGTON STREET
SUITE 300
FALLS CHURCH, VA, 22046
703.962.6643
REINALDO VENANCIO

ARCHIVE DESIGN
47 E SOUTH STREET
SUITE 301
FREDERICK, MD, 21701
301.620.2090
808 CUMMINGS

ATTORNEY
LINOUES & BLOCHER
7200 WISCONSIN AVENUE
SUITE 800
BETHESDA, MD, 20814
301.654.0504
PHIL HUMMEL

TRAFFIC ENGINEER
THE TRAFFIC GROUP, INC
9902 FRANKLIN SQUARE DRIVE
SUITE H
BALTIMORE, MD, 21236
410.931.6600
JOE CALOGERO

PLANNER, CIVIL ENGINEER
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
IAN P. DUKE & SHANNON FLICKINGER



- NOTES:
- ALL EXISTING TREES WITHIN THE LIMITS OF DISTURBANCE ARE PROPOSED TO BE REMOVED. SEE PFCP TREE REMOVAL EXHIBIT FOR TREES WITHIN THE LOD NOT SHOWN ON THE PFCP PLAN VIEW.
 - SEE LANDSCAPE PLAN FOR PROPOSED TREE PLANTING.
 - TREES LESS THAN 24" DBH NOT SHOWN ON PFCP FOR GRAPHICAL CLARITY PURPOSES.
 - THE FOREST RETENTION AREA C CONSISTS OF PREVIOUSLY INSTALLED STREAM VALLEY BUFFER PLANTINGS WITH THE UNDERSTORY MAINTAINED AS MOWED LAWN, BUT WILL BE ALLOWED TO REGENERATE INTO FOREST UNDERSTORY.
 - SEE SITE PLAN FOR PROPOSED GRADING.
 - SEE APPROVED NRI/FSD ENV-8133-2109 FOR EXISTING WETLAND, WETLAND BUFFER, STREAM BUFFER, 100-YR FLOODPLAIN, EXISTING TOPOGRAPHY, FOREST STAND DELINEATION, OTHER VEGETATION, AND SOILS INFORMATION.
 - A LETTER OF AUTHORIZATION OR PERMIT WILL BE OBTAINED FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) FOR ANY PROPOSED IMPACTS TO WETLAND, WETLAND BUFFER, OR 100-YEAR FLOODPLAIN.
 - WHERE SPECIFIED, REMOVAL OF EXISTING PEDESTRIAN PATH AT THE WEST END OF THE SITE TO BE ACCOMPLISHED WITH LIGHT-DUTY MACHINERY ONLY OR MANUAL MEANS FOR MINIMAL GROUND DISTURBANCE TO TREE CRITICAL ROOT ZONES, 100-YEAR FLOODPLAIN, AND WETLAND BUFFER. PROPOSED SPECIMEN TREE REPLACEMENT TREES TO BE PLANTED ALONG MD RTE 124 AS LANDSCAPE TREES. FINAL LOCATION TO BE SHOWN ON THE PFCP.

REVISIONS

NO.	DESCRIPTION	DATE

PROFESSIONAL SEAL
Marion E. Bundens
Maryland DNR Qualified Professional
Maryland Forest Conservation
Act of 1991
Date: _____

700 NORTH FREDERICK AVE.
PARCEL N120, SUB 201,
52731/220 PLAT 19920
9TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 224N10
TAX MAP: FT32

PRELIMINARY FOREST CONSERVATION PLAN

APPLICATION NO SDP-8597-2020
DRAWN BY: SDG
DESIGNED BY: PM
DATE ISSUED: 09/20/2019
VKA PROJECT VMS0240
SHEET NO. PFCP-8

