

BLOOM MV AREAS I-VI FINAL FOREST CONSERVATION SITE PLAN 82017013D

GENERAL NOTES

- THE GROSS TRACT AREA IS 149.18 ACRES.
- THE NET FCP TRACT AREA IS 149.18 ACRES PLUS 2.95 ACRES OF OFF-SITE LOD, OR 152.13 ACRES, MINUS 2.14 ACRES OF PRIOR ROAD DEDICATIONS FOR A TOTAL NET FCP TRACT AREA OF 149.99 ACRES.
- THE SITE IS LOCATED ON WSSC MAPS 226NW09, 227NW09 & 227NW10.
- THE SITE IS LOCATED ON TAX MAPS FU341, 342 & 343.
- THE SUBJECT PROPERTY COMPRISES THE FOLLOWING:
PARCEL NO. TAX ACCT. NO. LIBER & FOLIO
P510 0077244 L. 46388 F. 161
- THE SUBJECT PROPERTY IS DIVIDED INTO SIX DEVELOPMENT AREAS:

AREA	ZONE	ACREAGE	PRIOR ROAD DEDICATION	FORESTED UTIL. ESMT DEDUCTION	NET ACREAGE
I	CRN	29.63	2.14	--	27.49
II	TLD	31.67	--	--	31.67
III	TLD	14.64	--	--	14.64
IV	TLD	17.34	--	--	17.34
V	TLD	16.96	--	--	16.96
VI	TLD	38.93	--	--	38.93
		149.18 AC	2.14 AC	0.00 AC	147.04 AC

- THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83/91 MD1900. THE VERTICAL DATUM IS BASED ON THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION NGVD29.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON DATA PROVIDED BY SOLTESZ, DATED OCTOBER, 2014.
- NRI 420151680 FOR AREA IV WAS APPROVED APRIL 3, 2015. NRI 420170430 FOR AREAS II-VI WAS APPROVED DECEMBER 27, 2016.
- THE SUBJECT PROPERTY IS LOCATED IN THE SENECA CREEK - CABIN BRANCH WATERSHED, A USE CLASS I-P STREAM.
- THIS SITE IS NOT WITHIN AN SPA OR PMA.

- STREAMS ON, OR WITHIN 200' OF THE SUBJECT PROPERTY ARE SHOWN ON THE PLAN WITH THEIR ASSOCIATED BUFFERS, AS PER NRI 420170430.
- WETLANDS ARE SHOWN ON THE PLAN WITH THEIR ASSOCIATED BUFFERS, AS PER NRI 420170430.
- THE FLOODPLAIN SHOWN IS A REVISION OF FLOODPLAIN STUDY 281949 APPROVED BY DPS OCTOBER 7, 2016 AND IS UNDER REVIEW CONCURRENTLY.
- IN LETTERS DATED APRIL 2, 2015, AND SEPTEMBER 14, 2016, THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR STATED THAT THERE ARE NO FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING FIELD WORK.

- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (<http://www.montgomeryplanning.org/gis/interactive/historic.shtm>).
- PER NRI 420170430, THERE ARE 0.79 ACRES OF EXISTING FOREST ON THE SUBJECT PROPERTY LOCATED IN AREA I; HOWEVER THE WOODED AREA OUTSIDE OF UTILITY EASEMENTS IS EITHER TOO NARROW OR TOO SMALL TO QUALIFY AS FOREST; THEREFORE NO EXISTING FOREST IS COUNTED FOR FOREST CONSERVATION PURPOSES.
- SEE THE SIGNIFICANT AND SPECIMEN TREE TABLE ON SHEETS 400, 401 AND PLAN FOR LOCATIONS AND INFORMATION ABOUT SIGNIFICANT AND SPECIMEN TREES ON THE SUBJECT PROPERTY AND WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- 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.
- ALL TREES <24" DBH WITHIN THE LOD ARE TO BE REMOVED. ALL SIGNIFICANT AND SPECIMEN TREES TO BE REMOVED ARE SHOWN WITH AN "X" AS DETAILED IN THE LEGEND.

- A TREE VARIANCE HAS BEEN APPROVED FOR THIS PLAN FOR SPECIMEN TREES TO BE IMPACTED OR REMOVED. SEE THE SPECIMEN TREE VARIANCE TABLE SHEET FOR DETAILS. THIS PLAN PROPOSES 769 INCHES OF REPLACEMENT NATIVE SHADE TREES OR THREE HUNDRED AND EIGHTY-ONE (385) 1.5" - 2" DBH CALIPER NATIVE SHADE TREES. THEREFORE, TO FURTHER ENHANCE THE SVB, THIS PLAN PROPOSES MEETING THE MITIGATION REQUIREMENT BY PLANTING FOREST ON AN ADDITIONAL 3.85 ACRES OF SVB.
- FOR THE TOTAL PROPOSED AFFORESTATION REQUIREMENT, SEE THE AFFORESTATION TABLE THIS SHEET. FOR ALL PROPOSED AFFORESTATION TO MEET THAT REQUIREMENT SEE SHEET FFCP 302 AFFORESTATION.
- SEE SHEET FFCP 301, FOREST CONSERVATION EASEMENTS, FOR ALL CATEGORY I FOREST CONSERVATION EASEMENTS.
- SEE SHEETS FFCP 303 AND 304 GOLF COURSE REMEDIATION FOR THE REMOVAL OF THE GOLF COURSE.
- THIS PLAN IS SUBJECT TO APPROVED PRELIMINARY PLAN 120170150 CONDITIONS.

SHEET INDEX

- * FFCP 100 FCP COVER
- FFCP 200 FCP SHEET INDEX
- FFCP 301 COMPOSITE FCP
- * FFCP 301 FOREST CONSERVATION EASEMENTS
- * FFCP 302 AFFORESTATION
- FFCP 303 - 304 GOLF COURSE REMEDIATION
- * FFCP 310 - 313 AREA 1 DETAILED FCP
- * FFCP 320 - 323 AREA 2 DETAILED FCP
- * FFCP 330 - 332 AREA 3 DETAILED FCP
- FFCP 340 - 343 AREA 4 DETAILED FCP
- FFCP 350 - 352 AREA 5 DETAILED FCP
- * FFCP 360 - 366 AREA 6 DETAILED FCP
- * FFCP 400 - 401 FCP TREE INVENTORY
- FFCP 410 FCP NOTES
- FFCP 500 FCP DETAILS
- * SHEETS UPDATED BY 'D' AMENDMENT

DATA TABLE

Forest Conservation Data Table - Area I				
		Number of Acres		
Tract		30.12		
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, MDP, or CIA	
Conservation Threshold		20%	percent	
Afforestation Threshold		15%	percent	

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

Forest Conservation Data Table - Area II-VI					
		Number of Acres			
Tract		122.01			
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		HDR	AAA, 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)		5,904		125	
Acres of Forest in		Retained	Cleared	Planted	
Wetlands		0.00	0.00	0.08	
100-Year Floodplain		0.00	0.00	12.98	
Stream Buffers		0.00	0.00	14.71	
Priority Areas		0.00	0.00	14.71	

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

AFFORESTATION FOREST PLANTING SCHEDULE

BOTTLAND AREAS		COMMON NAME		SUBSTITUTIONS		APPROX. %	SITE PLAN AREA PARCEL PLANTING AREAS & ACREAGES																							
BOTANICAL NAME							COMMON NAME		%	1B	1C	2B	2C	2E	3A	3B	3C	3D	3E	3F	4A	4B	4C	4E	4F	4G	4H	4J	4K	TOTAL
BOTTLAND TREES							0.928	1.111	1.000	0.755	0.586	0.793	1.738	1.089	0.192	0.064	0.732	2.334	0.576	3.884	4.197	0.484	0.485	0.904	0.229	0.630	0.437	0.584	26.69	
Quercus bicolor		Swamp White Oak	Quercus phellos	Willow Oak	30%	28	33	30	23	17	24	9.65	53	5	5	23	22	70	17	116	126	15	15	26	7	19	13	18	800	
Nyssa sylvatica		Black Gum	Liquidambar	Sweet Gum	25%	23	28	25	20	15	20	7.4	43	5	5	24	18	58	14	97	105	12	12	23	5	16	11	15	658	
Acer rubrum		Red Maple	Platanus occidentalis	Sycamore	20%	19	22	20	15	12	16	5.9	35	4	4	19	15	47	12	78	84	10	10	18	5	12	9	12	536	
Amelanchier		Serviceberry	Cercis canadensis	Eastern Redbud	15%	14	17	15	11	9	12	4.4	26	3	3	14	11	35	9	58	63	7	7	14	3	9	7	9	400	
Ilex opaca		American Holly	Magnolia virginiana	Sweetbay	10%	9	11	10	8	6	8	3.0	17	2	2	10	7	23	6	39	42	5	5	9	2	6	4	6	265	
						93	111	100	77	59	80	297	174	19	19	96	73	233	58	388	420	49	49	90	23	62	44	58	2672	
TREE SIZE:		2-2.5" CALIPER MINIMUM 888																												
TREE PLANTING RATE:		100 TREES PER ACRE OR 2,666 TREES MINIMUM																												
TREE SPACING:		APPROX. 15' x 15' o.c.																												
BOTTLAND SHRUBS																														
Viburnum dentatum		Arrowwood	Rhododendron vicosum	Swamp Azalea	33.3%	10	13	11	8	6	6	9	33	19	2	2	11	8	26	6	43	47	5	5	10	3	7	5	5	295
Lindera benzoin		Spicebush	Cornus amomum	Silky Dogwood	33.3%	10	12	11	9	6	6	9	33	19	2	2	11	8	26	6	43	46	6	5	10	3	7	5	6	296
Clethra alnifolia		Summersweet	Aronia arbutifolia	Red Chokeberry	33.3%	11	12	11	8	7	9	32	19	2	2	11	8	26	6	43	46	5	6	10	2	7	4	6	294	
						31	37	33	25	19	27	98	57	6	6	33	24	78	18	129	139	16	16	30	8	21	14	19	885	
SHRUB SIZE:		3 GALLON MINIMUM																												
SHRUB PLANTING RATE		33 SHRUBS PER ACRE OR 881 SHRUB MINIMUM																												
SHRUB SPACING:		RANDOM																												