

Certified Site Plan

File No. 820220220

Montgomery County Planning Board Approval

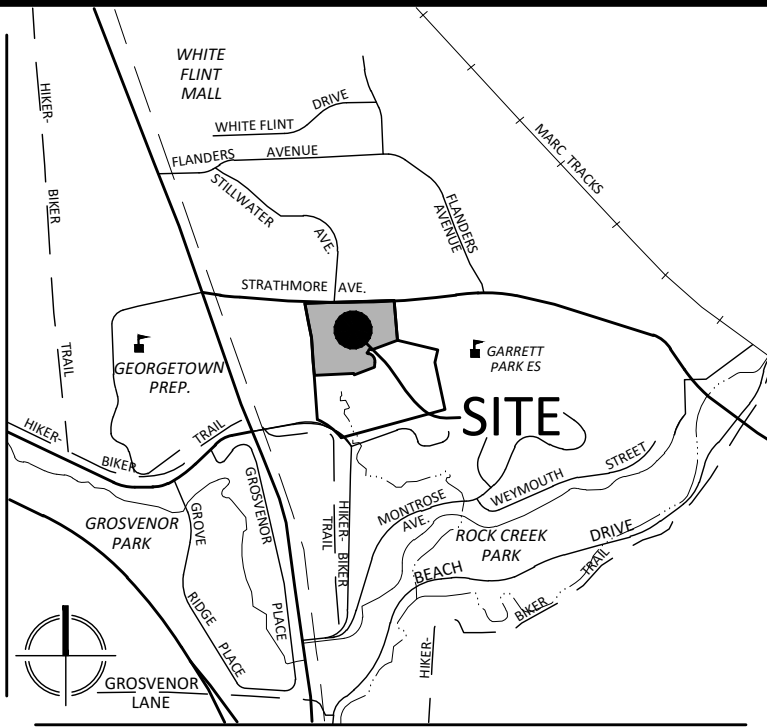
Chair or Designee: _____

Date: _____

4910/4920 STRATHMORE

FINAL FOREST CONSERVATION PLAN H143

Attachment C



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:
SAH HOMES ASSOCIATES LLC
& BL STRATHMORE LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD, 20814
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ADAM HAYES
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GABRIELA CAÑAMAR CLARK, P.L.A.

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KATIE WAGNER

ENVIRONMENTAL CONSULTANT:
JIM MORRIS
410.260.0290

DRY UTILITY CONSULTANT:
DAVIS UTILITY
703.887.5467
DAMIEN HICKS

GENERAL NOTES

1. THE SITE IS COMPRISED OF ONE PROPERTY AND PART OF A SECOND PROPERTY, TOTALING 668,925 SF OR 15.356 ACRES.

THE SUBJECT SITE IS COMPRISED ONE PROPERTY AND PART OF A SECOND PROPERTY, LOCATED AT THE FOLLOWING ADDRESSES IN KENSINGTON, MARYLAND:
4910 STRATHMORE AVENUE
4920 STRATHMORE AVENUE

2. THE SUBJECT PROPERTIES ARE LOCATED ON WSSC MAP 214NW05 AND 213NW05.

3. THE SUBJECT PROPERTIES ARE LOCATED ON TAX MAP HP23 AND HQ21.

4. THE SUBJECT PROPERTIES COMPRISE THE FOLLOWING:

LEGAL DESCRIPTION	TAX ACCT NO.	PLAT NO.
PARCEL N875, PAR A GARRETT PARK	00045122	9347
PARCEL N045, PAR B GARRETT PARK	03234564	20824

5. CURRENT PROPERTY ZONE: R-60 MEDIUM DENSITY RESIDENTIAL ZONE.

6. THE HORIZONTAL DATA IS BASED ON MARYLAND STATE PLANE (NAD83/91).

7. BOUNDARY SURVEY AND TOPOGRAPHY SHOWN IS FROM SURVEY COMPLETED BY VIKA MARYLAND, LLC IN MARCH 2020. ADDITIONAL TOPOGRAPHY OUTSIDE THE PROPERTY BOUNDARY WAS OBTAINED FROM MONTGOMERY COUNTY GIS DATA.

8. THE SUBJECT PROPERTY DRAINS TO ROCK CREEK, A MARYLAND STATE USE I STREAM. THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (MDNR) GIS WEBSITE, NATIONAL WETLAND INVENTORY (NWI) MAPPING, AND FEMA FLOODPLAIN MAPS WERE RESEARCHED ONLINE FOR THE OCCURRENCE OF WETLANDS, STREAMS, AND FLOODPLAINS. TWO ONSITE TRIBUTARIES TO ROCK CREEK AND THREE STREAM SIDE WETLAND AREAS ONSITE WERE INVESTIGATED BY WATERSHED ENVIRONMENTAL, LLC IN MARCH 2020 AS SHOWN ON THE PLAN AND DESCRIBED IN THE WETLAND NARRATIVE AS SHOWN ON THE NRI/FSD PLAN.

9. THE SITE IS CHARACTERIZED AS GENTLY SLOPING FROM A TOPOGRAPHIC HIGH OF ~300 FEET ABOVE MEAN SEA LEVEL (MSL) AT THE EASTERN END OF THE SITE, DOWN TO APPROXIMATELY 244 FEET ABOVE MSL. ONE HIGHLY ERODIBLE SOIL TYPE, 16D, IS MAPPED FOR THE SITE; STEEP SLOPES 15% - <25% ON HIGHLY ERODIBLE SOILS AND 25% OR GREATER ON ALL SOIL TYPES ARE SHOWN ON THE PLAN. SIX SOIL TYPES OCCUR ONSITE AND ARE CHARACTERIZED ON THE SOILS TABLE SHOWN ON THE NRI/FSD PLAN.

10. THIS SITE IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR PRIMARY MANAGEMENT AREA (PMA).

11. THE 100-YEAR FLOODPLAIN LIMITS FROM THE FEMA FLOOD MAP COMMUNITY PANEL #24031C03610 & 0365D ARE SHOWN ON THIS PLAN.

12. NO RARE, THREATENED OR ENDANGERED (RTE) SPECIES WERE OBSERVED DURING THE SITE VISIT ON JULY 29, 2020. A LETTER DATED AUGUST 11, 2020 FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WILDLIFE AND HERITAGE SERVICE NOTING NO STATE OR FEDERAL RECORDS FOR LISTED ANIMAL OR PLANT SPECIES FOR THE SITE WERE FOUND.

13. EXISTING WILDLIFE: NO RTE SPECIES WERE OBSERVED ONSITE. UNIDENTIFIED BIRD SPECIES WERE OBSERVED ONSITE AT THE TIME OF SITE VISIT ON JULY 29, 2020.

14. THE SITE IS NOT LISTED AS AN HISTORIC OR CULTURAL SITE IN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES OR THE NATIONAL REGISTER OF HISTORIC PLACES; HOWEVER, SEVERAL PROPERTIES IN THE SURROUNDING AREA ARE LISTED IN THE MARYLAND INVENTORY OF HISTORIC PLACES, INCLUDING THE STRATHMORE HALL ARTS CENTER TO THE SOUTHWEST OF THE SITE, THE GARRETT PARK ESTATES SUBDIVISION TO THE NORTH OF STRATHMORE AVENUE, AND GARRETT PARK SCHOOL TO THE EAST OF THE SITE.

15. APPROXIMATELY 1.13 ACRES OF EXISTING FOREST LOCATED ALONG THE PROPERTY BOUNDARIES WERE IDENTIFIED ON SITE AS SHOWN ON THE PLAN. SOME OF THE FORESTED AREAS EXTEND OFFSITE. INDIVIDUAL LANDSCAPED TREES, SHRUBS AND SOME TREELINES OCCUR THROUGHOUT THE SITE.

A DIAMETER TAPE WAS USED TO MEASURE TREES UNLESS OTHERWISE INDICATED.

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.

17. THE NRI/FSD FIELD WORK WAS CONDUCTED ON JULY 29, 2020 BY VIKA MARYLAND, LLC STAFF, DNR QUALIFIED PROFESSIONAL MARION E. BUNDENS AND SHAWN GRIMM.

18. THE FOREST CONSERVATION REQUIREMENT IS PROPOSED TO BE SATISFIED WITH ONSITE AFFORESTATION PLANTING WITHIN CATEGORY I AND CATEGORY II FOREST CONSERVATION EASEMENTS AS SHOWN ON THE PLAN.

19. 39 SPECIMEN TREE REPLACEMENT TREES WILL BE PLANTED IN FOREST CANOPY OPENINGS ON THE WEST SIDE OF THE STREAM AS SHOWN ON THE NRI/FSD PLAN.

RESOURCE DATA TABLE

Acreage of tract	38.55
Acreage of tract remaining in agricultural use	0.00
Acreage of road and utility ROWs which will not be improved as part of the development application	0.00
Acreage of total existing forest	4.06
Acreage of total forest retention	3.58
Acreage of total forest cleared	0.48
Land use category and conservation/afforestation thresholds from Section 22A-12(1) of the Forest Conservation Law (MCP)	
Afforestation	15%
Conservation	20%
Forest In wetlands:	
Acreage retained	0
Acreage cleared	0
Acreage planted	0.08
Forest in 100-Year Floodplain:	
Acreage retained	2.57
Acreage cleared or counted as cleared due to easements	0.30
Acreage planted	1.29
Forest in Stream Buffers:	
Acreage retained	2.70
Acreage cleared or counted as cleared due to easements	0.31
Acreage planted	2.99
Forest in Priority Areas:	
Acreage retained	2.70
Acreage cleared or counted as cleared due to easements	0.31
Acreage planted	2.99
Linear feet and average width of stream buffer provided on each side of streams	1,360 L.F.
	Avg. 100' width

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:	
A. Total tract area ...	38.55
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...	1.05
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 (PUE along Stratmore) ...	0.05
G. Net Tract Area ...	39.55

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 =	5.93
H. Conservation Threshold ...	20%	x G =	7.91

EXISTING FOREST COVER:

I. Existing forest cover	=	4.06
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 or counted as cleared	=	0.48
O. Total area of forest to be retained	=	3.58

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	=	0.00
Q. Reforestation for clearing below conservation threshold	=	0.95
R. Credit for retention above conservation threshold	=	0.00
S. Total reforestation required	=	0.95
T. Total afforestation required	=	1.87
U. Credit for landscaping (may not exceed 20% of "S")	=	0.00
V. Total reforestation and afforestation required	=	2.83

FOREST CLEARING SUMMARY

FOREST CLEARED OR COUNTED AS CLEARED	SF	AC	
AREA a: SEWERLINE CONNECTION	596	0.01	Areas Located in FS 'A'
AREA b: SEWERLINE EASEMENT	6,993	0.16	
AREA d: STORMDRAIN EASEMENT	5,166	0.12	
AREA e: UTILITY EASEMENT SE	1,736	0.04	Areas Located in FS 'B'
AREA f: FUTURE FIELD EXPANSION	6,302	0.14	
TOTAL CLEARING	20,793	0.48	

FOREST CONSERVATION SUMMARY

AFFORESTATION/REFORESTATION REQUIRED	2.83
PROPOSED FOREST PLANTING AREA (CATEGORY I EASEMENT)	1.75
PROPOSED FOREST PLANTING AREA (CATEGORY II EASEMENT)	1.25
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	3.00
REMAINING REQUIREMENT (OR EXCESS PLANTING PROVIDED)	-0.17

AFFORESTATION SUMMARY

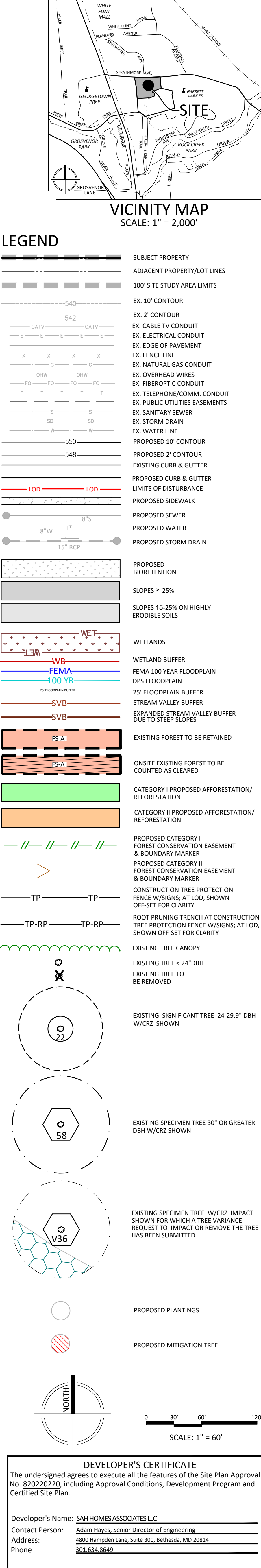
CATEGORY I FOREST CONSERVATION EASEMENT	SF	AC	ROUNDED AC
FOREST STAND 'A' RETENTION	118,187	2.713	2.71
FOREST STAND 'B' RETENTION	37,899	0.870	0.87
TOTAL FOREST RETENTION AREA	156,086	3.583	3.58
AFFORESTATION AREA 1	33,972	0.780	0.78
AFFORESTATION AREA 2	42,087	0.966	0.97
TOTAL CAT. I AFFORESTATION	76,059	1.746	1.75
TOTAL CAT. I EASEMENTS	232,145	5.329	5.33

CATEGORY II FOREST CONSERVATION EASEMENT

CATEGORY II FOREST CONSERVATION EASEMENT	SF	AC	ROUNDED AC
REFOR./AFFORESTATION AREA 3	47,323	1.086	1.09
AFFORESTATION AREA 4	6,937	0.159	0.16
TOTAL CAT. II AFFORESTATION	54,260	1.246	1.25
TOTAL REFOR./AFFORESTATION	130,319	2.992	3.00
TOTAL OF ALL FC EASEMENTS	286,405	6.575	6.58
NOTE: 0.01 AC. DISCREPANCIES IN ROUNDED AC COLUMN TOTALS MAY OCCUR DUE TO ROUNDING CONVERSIONS FROM SF TO 0.00 AC FORMAT			

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
101	Juniperus virginiana	Eastern Red Cedar	26		Good	4,778	1,164	24	SAVE. Offsite
102	Liriodendron tulipifera	Tuliptree	58	✓	Fair	23,779	23,779	100	REMOVE. Tree is located within the LOD
103	Juniperus virginiana	Eastern Red Cedar	24		Poor	4,072	4,072	100	REMOVE. Tree is located within the LOD
104	Liriodendron tulipifera	Tuliptree	53	✓	Poor	19,856	1,206	6	SAVE. Offsite, hollow in trunk, heavy English ivy cover.
105	Acer rubrum	Red Maple	39		Fair	10,751	22	0.2	SAVE. Not tagged but flagged. Size estimated due to heavy vine cover. Significant crown dieback.
106	Platanus occidentalis	American Sycamore	Est. 35		Poor	8,659	0	0	SAVE. Offsite, no proposed impacts. Not tagged (pink flagging added)
107	Picea sp.	Spruce species	25		Good	4,418	0	0	SAVE. Offsite, no proposed impacts. Not tagged (pink flagging added)
108	Pinus strobus	Eastern White Pine	33		Fair	7,698	0	0	SAVE. No proposed impacts. Remove vines.
109	Acer saccharinum	Silver Maple	Est. 46		Good	14,957	0	0	SAVE. Minor proposed impacts.
110	Salix sp.	Willow species	Est. 26		Very Poor	4,778	0	0	SAVE IF practical - no impacts proposed - nearly dead.
111	Acer rubrum	Red Maple	27		Poor	5,153	1,743	34	SAVE IF practical - Poor structure - strong trunk curve/lean.
112	Pinus virginiana	Virginia Pine	24		Fair	4,072	4,072	100	REMOVE - Tree is located within the LOD.
113	Quercus palustris	Pin Oak	24		Fair	4,072	4,072	100	REMOVE - Tree is located within the LOD.
114	Quercus palustris	Pin Oak	26		Fair	4,778	4,778	100	REMOVE - Tree is located within the LOD.
115	Juniperus virginiana	Eastern Red Cedar	28.5		Good	5,741	5,741	100	REMOVE - Tree is located within the LOD.
116	Pinus sp.	Pine species	30	✓	Poor	6,362	6,362	100	REMOVE - Tree is located within the LOD.
117	Pinus sp.	Cherry species	26.5		Good	4,964	4,964	100	REMOVE - Tree is located within the LOD.
118	Juniperus virginiana	Eastern Red Cedar	25.3		Good	4,525	4,525	100	REMOVE - Tree is located within the LOD.
119	Pinus sp.	Cherry species	24.5		Poor	4,243	4,243	100	REMOVE - Tree is located within the LOD.
120	Fraxinus sp.	Ash species	25.5		Poor	4,596	4,596	100	REMOVE - Tree is located within the LOD.
121	Fraxinus sp.	Ash species	33.5	✓	Poor	7,933	7,933	100	REMOVE - Tree is located within the LOD.
122	Fraxinus sp.	Ash species	32.5	✓	Poor	7,466	7,466	100	REMOVE - Tree is located within the LOD.
123	Pinus sp.	Cherry species	49.5	✓	Fair	17,320	17,320	100	REMOVE - Tree is located within the LOD.
124	Fraxinus sp.	Ash species	24		Poor	4,072	4,072	100	REMOVE - Tree is located within the LOD.
125	Pinus sp.	Cherry species	31	✓	Poor	6,793	6,793	100	REMOVE - Tree is located within the LOD.
126	Pinus sp.	Cherry species	24.5		Good	4,243	4,243	100	REMOVE - Tree is located within the LOD.
127	Pinus sp.	Cherry species	25		Good	4,418	4,418	100	REMOVE - Tree is located within the LOD.
128	Pinus sp.	Cherry species	38	✓	Fair/Poor	10,207	10,207	100	REMOVE - Tree is located within the LOD.
129	Pinus sp.	Cherry species	27		Fair	5,153	5,153	100	REMOVE - Tree is located within the LOD.
130	Pinus sp.	Cherry species	26		Poor	4,778	4,778	100	REMOVE - Tree is located within the LOD.
131	Pinus sp.	Cherry species	30.3	✓	Poor	6,576	6,576	100	REMOVE - Tree is located within the LOD.
132	Liriodendron tulipifera	Tuliptree	24		Good	4,072	0	0	Offsite - SAVE - no proposed impacts.
133	Juniperus virginiana	Eastern Red Cedar	24.5		Poor	4,243	0	0	Offsite - SAVE - no proposed impacts. Cracks in trunk, being shaded out.
134	Juniperus virginiana	Eastern Red Cedar	32		Good	7,238	0	0	Offsite - SAVE - no proposed impacts.
135	Juniperus virginiana	Eastern Red Cedar	27.3		Fair	5,268	1,190	23	REMOVE. Significant CRZ impacts. Old tag #602. Exposed roots & some dieback.
136	Juniperus virginiana	Eastern Red Cedar	30.5	✓	Fair	6,576	6,576	100	REMOVE - Tree is located within the LOD.
137	Platanus occidentalis	American Sycamore	34	✓	Fair	8,171	642	8	SAVE. Suckering at base of trunk.
138	Acer rubrum	Red Maple	25.5		Very Poor	4,596	1,665	36	REMOVE. Nearly dead.
139	Populus deltoides	Eastern Cottonwood	26.5		Good	4,964	653	13	SAVE. Old tag 606.
140	Juglans nigra	Black Walnut	Est. 27		Fair	5,153	57	1	SAVE. Minimal CRZ impact. Size estimage due to inaccessibility. Old tag 608.
141	Platanus occidentalis	American Sycamore	40.5	✓	Fair	11,594	3,245	28	SAVE IF POSSIBLE, INCLUDE ON VARIANCE REMOVAL LIST IN CASE NOT POSSIBLE.
142	Liriodendron tulipifera	Tuliptree	37.5	✓	Fair	9,940	3,185	32	SAVE IF POSSIBLE, INCLUDE ON VARIANCE REMOVAL LIST IN CASE NOT POSSIBLE.
143	Platanus occidentalis	American Sycamore	48.3	✓	Fair	16,490	3,945	24	SAVE IF POSSIBLE, INCLUDE ON VARIANCE REMOVAL LIST IN CASE NOT POSSIBLE.
144	Quercus alba	White Oak	24.3		Good	4,174	4,174	100	REMOVE - Tree is located within the LOD.
145	Acer rubrum	Red Maple	25.5		Good	4,596	0	0	SAVE
146	Acer saccharinum	Silver Maple	59.5		Fair	25,025	0	0	SAVE - Offsite, not tagged (pink flagging added). Some exposed roots, a large dead branch occurs. Some structural issues.
147	Platanus occidentalis	American Sycamore	38		Good-Fair	10,207	0	0	SAVE - Offsite street tree, not tagged.
148	Acer saccharinum	Silver Maple	25		Fair	4,418	0	0	SAVE - Offsite street tree, not tagged.
149	Acer saccharinum	Silver Maple	53	✓	Fair	19,856	2,890	15	SAVE - Offsite street tree, not tagged.
150	Platanus occidentalis	American Sycamore	27		Fair	5,153	2,643	51	REMOVE - Offsite street tree, not tagged.
151	Acer saccharinum	Silver Maple	45		Fair	14,314	0	0	SAVE - Offsite tree, no impacts.
190	Acer saccharinum	Silver Maple	55		Fair/Good	21,382	0	0	SAVE - Offsite tree, no impacts.
191	Acer saccharinum	Silver Maple	36		Good	9,161	0	0	SAVE - Offsite tree, no impacts.
192	Pinus strobus	Eastern White Pine	32		Good	7,238	0	0	SAVE - Offsite tree, no impacts.
199	Acer rubrum	Red Maple	39		Good	10,751	338	3	SAVE - Offsite tree
230	Platanus occidentalis	American Sycamore	37		Good	9,677	0	0	SAVE - no impacts
231	Platanus occidentalis	American Sycamore	33		Good	7,698	0	0	SAVE - no impacts
232	Platanus occidentalis	American Sycamore	43		Good	13,070	0	0	SAVE - no impacts
233	Acer saccharinum	Silver Maple	40		Fair	11,310	0	0	SAVE - no impacts



LEGEND

VICINITY MAP
SCALE: 1" = 2,000'



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[illegible]

4910/4920
Strathmore

1ST ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 213NW04,
213NW05, 214NW04,
214NW05
TAX MAP:HQ21

820220220

FINAL
FOREST
CONSERVATION
PLAN

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
REGISTERED LANDSCAPE ARCHITECT UNDER
THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 32726
EXPIRATION DATE: MAY 13, 2024

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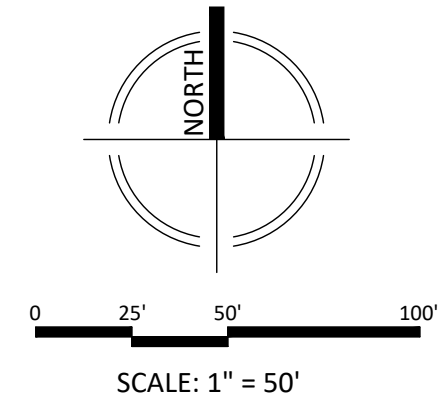
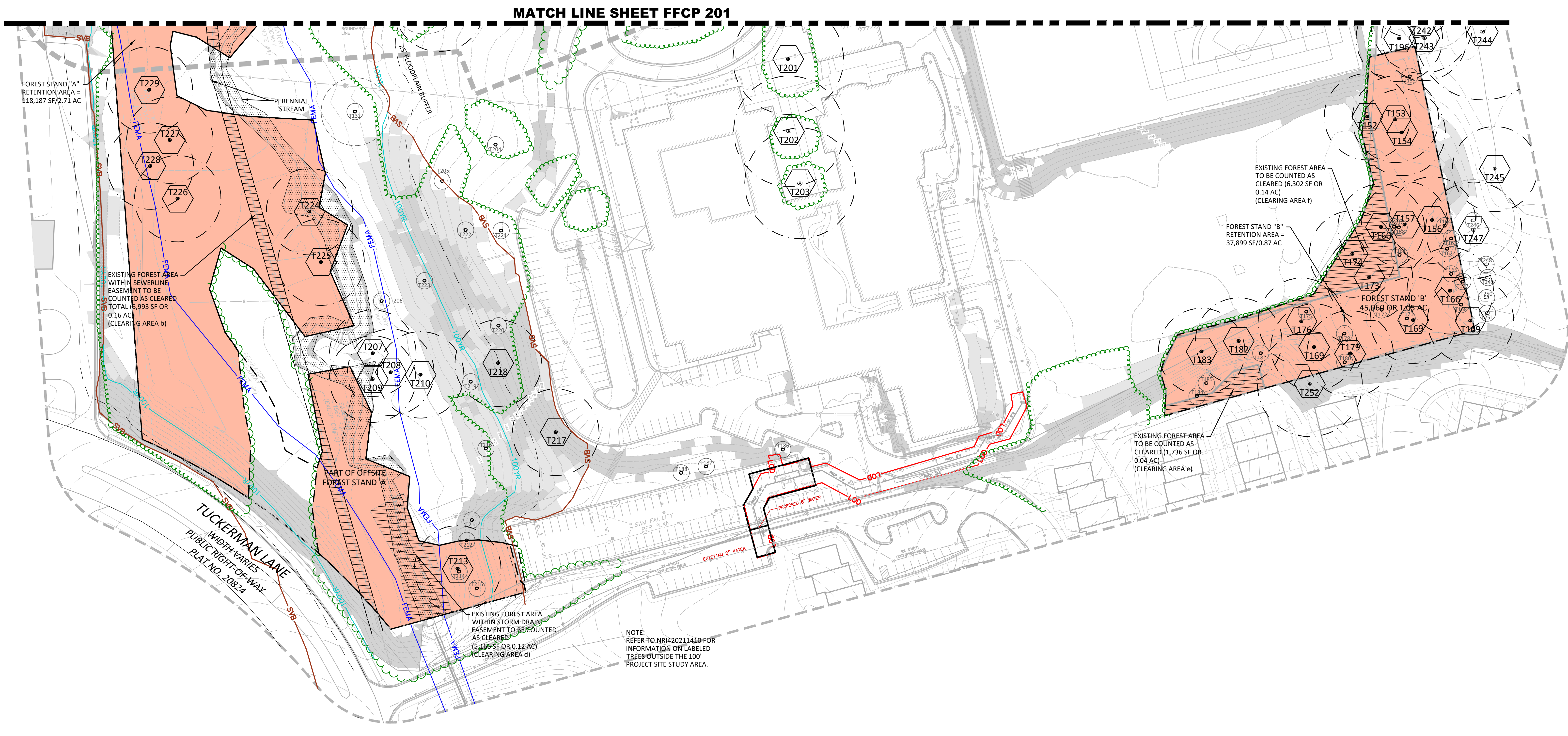
DRAWN BY: SG

DESIGNED BY: ID/JS
DATE ISSUED: 04/XX/2022
VIKA VM450270


PROJECT VIM30370
DRAWING NO. FFCP 202

SHEET NO.

SHEET NO.



DEVELOPER'S CERTIFICATE	
The undersigned agrees to execute all the features of the Site Plan Approval No. 820220220, including Approval Conditions, Development Program and Certified Site Plan.	
Developer's Name:	SAH HOMES ASSOCIATES LLC
Contact Person:	Adam Hayes, Senior Director of Engineering
Address:	4800 Hampden Lane, Suite 300, Bethesda, MD 20814
Phone:	301.634.8649
Signature:	_____ Date: _____

 "FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
[www.call811.com](http://www.missutility.net) 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.

