

GENERAL FCP NOTES

- FCP 820110090 WAS APPROVED 12/17/2011. FCP 82011009A WAS APPROVED 12/17/2012. THE ORIGINAL GROSS TRACT AREA OF 7.1268 ACRES CORRESPONDS TO THE PARKLAWN NORTH SITE WHICH IS COMPRISED OF THE FOLLOWING PROPERTIES:

Owner	Tax Parcel	Tax Acct #
Parklawn North Lot, LLC (Applicant)	Lot 4	03695893
	Lot 5	03695905
	Lot 6	03695916
	Outlot A	03695882
- THE PARKLAWN NORTH SITE IS SUBJECT TO NRI 42011180 APPROVED 1/18/2011, AND AMENDED NRI 420120500 APPROVED APRIL 8, 2014.
- A TREE VARIANCE WAS APPROVED AUGUST 9, 2011. THREE REPLACEMENT TREES TO MITIGATE FOR THE REMOVAL OF THE SPECIMEN TREE ARE SHOWN ON THE PLAN. A TREE VARIANCE WAS ALSO APPROVED WITH FCP 82011009A.
- THIS FCP AMENDMENT 82011009E ADDRESSES THE RELOCATION OF CREDIT TREES PER SITE PLAN AMENDMENTS 82011009B & 82011009C AND THE REALIGNED TRAIL.
- THIS FCP AMENDMENT 82011009E ALSO ADDRESSES THE REVISED HIKER/BIKER TRAIL, AS SHOWN ON THE PLAN. THE OFF-SITE LOD FOR THE TRAIL TOTALS 0.96 ACRES AND INCLUDES PORTIONS OF THE FOLLOWING PROPERTIES WHICH ARE LOCATED ON TAX MAPS HR121 AND HD123 AND WSSC MAPS 216NW05, 216NW06 AND 217NW07:

Owner	Tax Parcel	Tax Acct #
Parklawn North Lot, LLC (Applicant)	Lot 5	03695905
Halpine Park, LLC	N870	00054467
	N640	00054480
MHP Twinbrook, LLC	N970	00049142
- THE GROSS TRACT AREA (SUBJECT PROPERTY) FOR THIS FCP AMENDMENT IS 14.26 ACRES. THE 12.68 ACRE PARKLAWN NORTH SITE, PLUS 0.63 ACRES OF OFF-SITE LOD FOR UTILITIES WHICH INCLUDES THE SEWER LINE EXTENSION, PLUS 0.96 ACRES OF OFF-SITE LOD FOR THE SECTION OF THE HIKER/BIKER TRAIL ON PRIVATE PROPERTY.
- THE HORIZONTAL DATUM IS BASED ON THE FOLLOWING NGS CONTROL STATIONS (NAD83):
 #20328 - WSSC SURVEY DISK IN A CONCRETE MONUMENT FOUND ALONG GREAT FALLS ROAD, 0.6 MILES FROM INTERSECTION WITH WEST MONTGOMERY AVENUE. ELEVATION 431.55. EAST 236605.4.
 #20331 - WSSC SURVEY DISK IN A CONCRETE MONUMENT FOUND AT THE PARKING AREA AT THE ROCKVILLE CIVIC CENTER ON EDMONDSON DRIVE. NORTH 504116.74. EAST 2282308.09
 THE SITE IS ADJACENT TO THE WILKINS STATE HIGHWAY ADMINISTRATION STATE ROAD COMMISSIONERS PLAT NOS. 26023, 26024, 26025 AND 26026. NO FIELD RESEARCH WAS PERFORMED BY VIVA INC. TO VERIFY THE BOUNDARY AND RIGHT OF WAY LINES SHOWN HEREON.
- BM #4108 - MCBSS BRASS DISK FOUND IN TOP OF CONCRETE CURB AT THE N.W. CORNER OF SHOPPING CENTER, SOUTH SIDE OF MONTROSE ROAD. ELEV. = 398.46
 BM #2920 - STAMPED USCGS BRASS DISK FOUND ON S.E. SIDE OF CSX RAILROAD TRACK IN FACE OF S.E. PILLAR, 400' N.W. OF RANDOLPH ROAD. ELEV. = 959.97
- THE TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON MARYLAND STATE PLANE, NAD 83/93, HORIZONTAL DATUM AND NATIONAL GEODETIC SURVEY OF 1929, AND IS A COMPILATION OF FIELD LOCATIONS PERFORMED BY VIVA INC. IN AUGUST OF 2011 AND PARK AND PLANNING GIS TOPOGRAPHIC MAPS. THE BOUNDARY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE, NAD 83/93, COORDINATES ESTABLISHED ON THE CONSTRUCTION CENTERLINE AS SHOWN ON STATE OF MARYLAND STATE HIGHWAY ADMINISTRATION STATE ROAD COMMISSIONERS PLAT NOS. 26023, 26024, 26025 AND 26026. NO FIELD RESEARCH WAS PERFORMED BY VIVA INC. TO VERIFY THE BOUNDARY AND RIGHT OF WAY LINES SHOWN HEREON.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE 'X' (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0333D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- THE SUBJECT PROPERTY IS LOCATED IN THE ROCK CREEK WATERSHED, A USE CLASS 14-STREAM.
- THE SUBJECT PROPERTY IS NOT WITHIN AN SPA OR PMA. THERE ARE WATERS OF THE UNITED STATES, WETLANDS, 100 YEAR FLOOD PLAINS AND THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY AS SHOWN ON THIS PLAN. WETLANDS AND WATERS OF THE U.S. WERE DELINEATED BY BRIAN BARTLETT, RLA AND KYLE KISHMUN OF ECOTONE, INC. DURING FIELD WORK CONDUCTED ON AUGUST 11, 2011, JUNE 28 AND JULY 12, 2012. THE BASIS OF THE FLOODPLAIN SHOWN IS FROM A PRELIMINARY FLOODPLAIN STUDY PERFORMED BY VIVA ENGINEERS OCTOBER, 2010 AND FEMA INFORMATION.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE ENCOUNTERED ON THE SITE. PER A LETTER FROM THE WILDLIFE AND HERITAGE DIVISION OF THE M.D. STATE DEPARTMENT OF ENVIRONMENT AND GENERAL SERVICES DATED OCTOBER 25, 2011 A DETERMINATION HAS BEEN MADE THAT THERE ARE NO RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AS DELINEATED.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY LOCALITY ATLAS AND INDEX OF HISTORIC SITES. THE SITE IS ADJACENT TO THE WILKINS STATE HIGHWAY ADMINISTRATION STATE ROAD COMMISSIONERS PLAT NOS. 26023, 26024, 26025 AND 26026.
- THERE ARE 0.68 ACRES OF FOREST WITHIN THE LOD OF THE HIKER/BIKER TRAIL ON PRIVATE PROPERTY WHICH IS COVERED BY THIS FCP AMENDMENT.
- THERE ARE FORTY-SEVEN (47) SIGNIFICANT TREES (24" - 29" DBH) WITHIN THE NRI STUDY AREA FOR THE PORTION OF THE HIKER/BIKER TRAIL ON PRIVATE PROPERTY WHICH IS COVERED BY THIS FCP AMENDMENT AS SHOWN ON THE PLAN AND DETAILED IN THE TREE TABLES ON SHEET FFC-11.
- THERE ARE FIFTEEN (15) SPECIMEN TREES (30" DBH OR GREATER) WITHIN THE NRI STUDY AREA FOR PORTION OF THE HIKER/BIKER TRAIL ON PRIVATE PROPERTY WHICH IS COVERED BY THIS FCP AMENDMENT AS SHOWN ON THE PLAN AND DETAILED IN THE TREE TABLES ON SHEET FFC-11.
- THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION WITHIN THE SUBJECT PROPERTY.
- A TREE VARIANCE REQUEST IS BEING SUBMITTED WITH THIS FCP AMENDMENT TO IMPACT THE CRITICAL ROOT ZONE OF NINE (9) SPECIMEN TREES, OF WHICH FOUR (4) ARE PROPOSED FOR REMOVAL & FIVE (5) ARE PROPOSED TO BE PRESERVED. ELEVEN (11) REPLACEMENT TREES ARE PROPOSED AS MITIGATION FOR THE REMOVAL OF THE SPECIMEN TREES AS SHOWN ON THIS SHEET AS PER THE TREE REPLACEMENT TABLE ON SHEET FFC-11.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM RECORDS RESEARCH AND SURFACE INSPECTION. THEIR LOCATION IS APPROXIMATE AND DOES NOT REPRESENT AN UNDERGROUND FIELD SURVEY.
- AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS. ATTENDEES AT THE PRE-CONSTRUCTION MEETING TO INCLUDE: THE DEVELOPER'S REPRESENTATIVE, THE CONSTRUCTION SUPERINTENDENT, M-NCPPC DEPT. OF PARKS ARBORIST HERRBERT WHITE (240-483-5413), M-NCPPC FOREST CONSERVATION INSPECTOR, DAVID WIGGLESWORTH (301-495-4581), AND THE DPS SEDIMENT CONTROL INSPECTOR. THE CONTRACTOR SHALL GIVE 48 HOURS ADVANCE NOTICE TO THE PRE-CONSTRUCTION MEETING ATTENDEES.
- THE CONTRACTOR SHALL TAKE EXTREME CAUTION NOT TO DISTURB THE EXISTING VEGETATION OUTSIDE THE LIMITS OF DISTURBANCE. SOIL STABILIZATION SHALL CONFORM TO THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION, AND SEDIMENT CONTROL".
- CLEARING AND GRUBBING SHALL OCCUR ONLY WITHIN THE LIMITS OF DISTURBANCE AS NOTED ON THE PLANS. GRADING SHALL BE ACCOMPLISHED IN SUCH A MANNER TO ENSURE POSITIVE DRAINAGE DURING CONSTRUCTION. OUTSIDE OF FORESTED AREAS, ALONG WATERSHEDS AND THE UPPER OPEN MEADOW AREAS, THE CONTRACTOR SHALL TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS UNLESS OTHERWISE NOTED ON THE PLANS. WITHIN FORESTED AREAS, THE CONTRACTOR SHALL TOPSOIL AND MULCH ALL DISTURBED AREAS UNLESS OTHERWISE NOTED ON THE PLANS. MULCH SHALL NOT CONTAIN INVASIVE PLANTS OR SEEDS.
- NO EXCAVATED MATERIAL SHALL BE STOCKPILED WITHIN THE 100-YEAR FLOODPLAIN, WETLANDS, WETLAND BUFFERS, OR CRITICAL ROOT ZONES OF SIGNIFICANT SPECIMEN TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS TO STORE ANY EXCAVATED MATERIAL AT A LOCATION WITHIN THE 100-YEAR FLOOD PLAIN, WETLANDS, WETLAND BUFFERS AND CRITICAL ROOT ZONES OF SIGNIFICANT SPECIMEN TREES.
- CONTRACTOR SHALL LIMIT THE AREA IN WHICH WORK IS PERFORMED TO THE LIMIT OF DISTURBANCE AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN WHICH IS THE SAME LIMIT OF DISTURBANCE SHOWN ON THIS PLAN.
- IF THERE IS ANY DISCREPANCY OF INFORMATION FOUND ON THESE PLANS, EXISTING OR PROPOSED, OR DEVIATION FROM THESE PLANS OR SPECIFICATIONS, THE CONTRACTOR IS RESPONSIBLE TO HALT CONSTRUCTION AND CONTACT THE LANDSCAPE ARCHITECT AS SOON AS THE DISCREPANCY OR DEVIATION IS NOTED. FAILURE TO DO SO COULD RESULT IN THE CONTRACTOR BEARING THE BURDEN, FINANCIAL OR OTHERWISE, WHICH RESULTS FROM REMOVAL, RECONSTRUCTION, OR REPLACEMENT OF ALL NECESSARY ITEMS DUE TO THE DISCREPANCY.
- WHERE THE SAME TREE WAS IDENTIFIED ON THE PARKLAWN NORTH NRI 42011180 AND THE TRAIL NRI 420120500, THIS PLAN SHOWS THE TREE LABELED AS PER THE TRAIL NRI 420120500.
- SEE SEPARATE FCP FOR THE SECTION OF THE HIKER/BIKER TRAIL THAT IS LOCATED ON PARKLAND. A PARK PERMIT IS REQUIRED FOR ANY AND ALL WORK ON M-NCPPC PARK PROPERTY.
- ROOT PRUNING IS SHOWN IN AREAS OF CUT AND AREAS OF CUT AND AREAS WHERE THE TRAIL IS AT GRADE. IT IS LOCATED AT THE LOD BUT IS SHOWN OFF-SET FOR LEGIBILITY. THE FINAL LOCATION OF ALL ROOT PRUNING WILL BE DETERMINED IN THE FIELD BY THE M-NCPPC DEPARTMENT OF PARKS ARBORIST AND THE FOREST INSPECTOR.
- ARMOURED TREE PROTECTION WILL BE REQUIRED FOR ALL TREES TO REMAIN WITHIN 5' OF THE LOD, OR PER THE DEPARTMENT OF PARKS ARBORIST. SEE DETAIL SHEET FFC-12.
- TREE PROTECTION FENCING WITH SIGNAGE IS LOCATED AT THE TRAIL LOD BUT IS SHOWN OFF-SET FOR LEGIBILITY. THE FINAL LOCATION AND TYPE OF ANY TREE PROTECTION FENCING IS TO BE DETERMINED IN THE FIELD BY THE DEPARTMENT OF PARKS ARBORIST, DPS SEC INSPECTOR AND THE M-NCPPC FOREST INSPECTOR. THE M-NCPPC STANDARD TREE PROTECTION FENCING DETAIL IS SHOWN ON SHEET FFC-12.



FCP WORKSHEET
NET TRACT AREA:

A. Total tract area: (12.68 AC + 0.34 AC off-site utilities LOD + 0.28 AC waterline extension LOD + 0.96 acres of trail LOD)	14.26
B. Land dedication acres (parks, county facility, etc.)	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)	0.00
D. Area to remain in commercial agricultural production/use	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area =	14.26

LAND USE CATEGORY: (from *Trees Technical Manual*)
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 = 2.14
H. Conservation Threshold 15% x F = 2.14

EXISTING FOREST COVER:

I. Existing forest cover: (1.14 acres on-site plus 0.68 acres forested trail LOD)

1.82

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 = (0.11 acres on-site plus 0.68 acres off-site trail impact)

0.79

O. Total area of forest to be retained =

1.03

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold = 0.00
Q. Reforestation for clearing below conservation threshold = 1.58
R. Credit for retention above conservation threshold = 0.00
S. Total reforestation required = 1.58
T. Total afforestation required = 0.32
U. Credit for landscaping (may not exceed 20% of "S") = 0.38
V. Total reforestation and afforestation required = 1.52

PROPOSED AFFORESTATION/REFORESTATION

	AC
AFFORESTATION/REFORESTATION REQUIRED	1.52
FCP 820110090 CREDITS	0.03
ON-SITE REGENERATION AREA #1 CREDIT	0.16
LANDSCAPE TREE COVER CREDIT	0.50
FEF-IN-LIEU CREDIT	0.50
OFF-SITE BANKING CREDIT	0.76
TOTAL FCP 820110090 CREDITS	1.45
REMAINING REQUIREMENT	0.07
PROPOSED FEF-IN-LIEU	0.07
REMAINING REQUIREMENT	0.00

FCP ENVIRONMENTAL SUMMARY TABLE

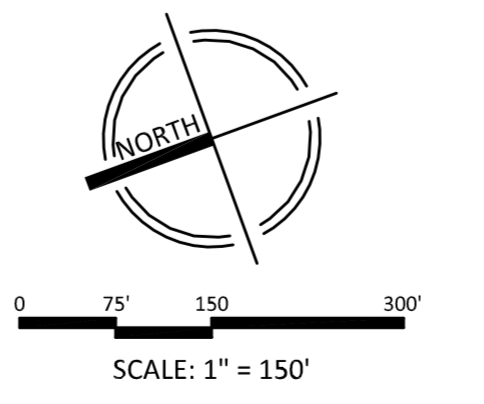
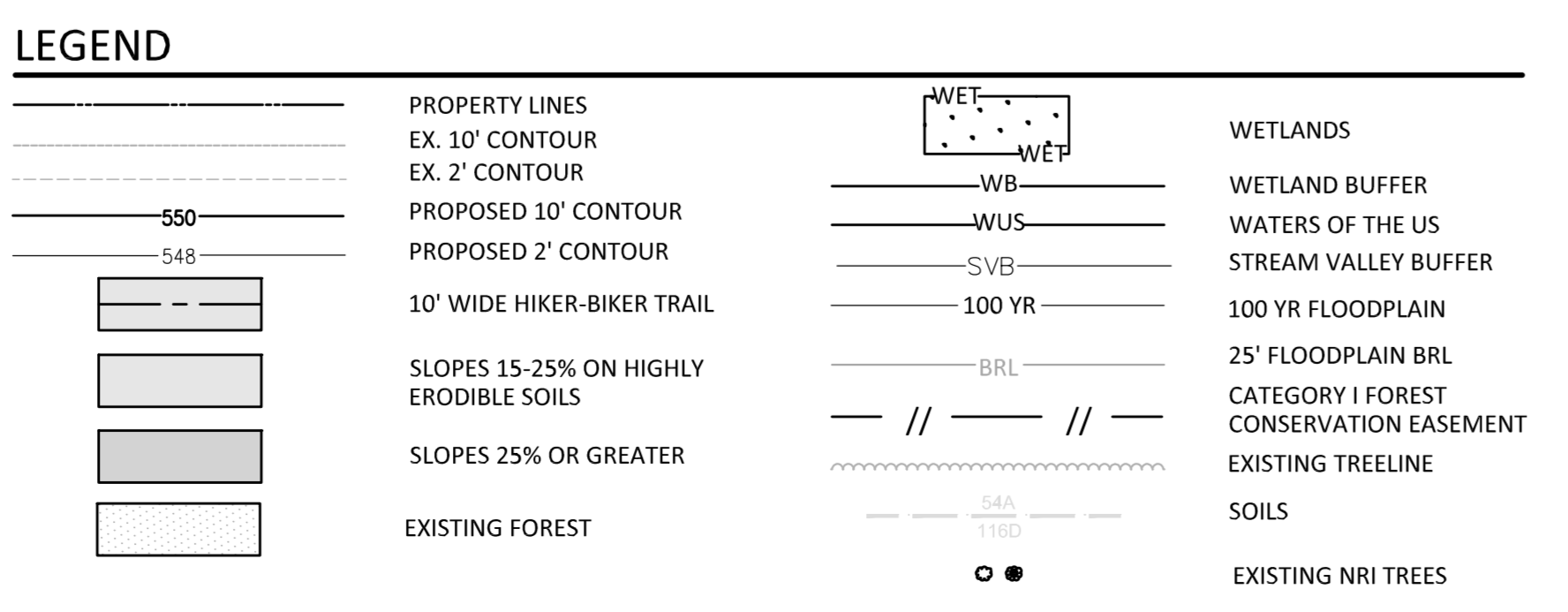
ACREAGE OF TRACT: (14.26 TOTAL)	PARKLAWN NORTH SITE		OFF-SITE LOD IMPACTS	
	12.68	0.96	TRAIL	UTILITIES
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0.00	0.00	0.00	0.00
ACREAGE OF ROAD & UTILITY ROWS WHICH WILL NOT BE IMPROVED AS PART OF DEVELOPMENT APPLICATION	0.00	0.00	0.00	0.00
ACREAGE OF STREAM VALLEY BUFFER	0.86	0.96	0.68	0.04
ACREAGE OF TOTAL EXISTING FOREST	1.14	0.68	0.00	0.00
ACREAGE OF TOTAL FOREST RETENTION	1.03	0.00	0.00	0.00
ACREAGE OF TOTAL FOREST CLEARED	0.11	0.68	0.00	0.00
LAND USE CATEGORY & CONSERVATION & AFFORESTATION THRESHOLDS	(Commercial) MPD: 15% / 1.5%			
SEC. 22A-12(a) FOREST CONS. LAW	Retained: 0.00	Retained: 0.00	Retained: 0.00	Retained: 0.00
ACREAGE OF FOREST RETAINED, CLEARED & PLANTED WITHIN WETLANDS	Planted: 0.00	Planted: 0.00	Planted: 0.00	Planted: 0.00
ACREAGE OF FOREST RETAINED, CLEARED & PLANTED WITHIN 100-YR FLOODPLAINS	Retained: 0.00	Retained: 0.01	Retained: 0.00	Retained: 0.00
ACREAGE OF FOREST RETAINED, CLEARED & PLANTED WITHIN STREAM BUFFERS	Retained: 0.86	Retained: 0.00	Retained: 0.00	Retained: 0.00
ACREAGE OF FOREST RETAINED, CLEARED & PLANTED WITHIN PRIORITY AREAS	Planted: 0.03	Planted: 0.00	Planted: 0.00	Planted: 0.00
LINEAR FEET AND AVERAGE WIDTH STREAM BUFFER PROVIDED	Linear Feet: 0' Average Width: 0'	Linear Feet: 213' Average Width: 150'	Linear Feet: 0'	Linear Feet: 0'

SOILS LEGEND

SYMBOL	SOIL	CHARACTERISTICS				
		PRIME AGRICULTURE	ERODIBLE	SERPENTINITE	HYDRIC	K FACTOR
2B	ELLSBORO SILT LOAM 3-8% SLOPES	YES	SLIGHT	NO	YES	0.32
2C	GLENNVILLE SILT LOAM 8-15% SLOPES	NO	SLIGHT	NO	YES	0.32
5A	GLENNVILLE SILT LOAM 0-3% SLOPES	--	SLIGHT	--	YES	0.32
41B	ELLSBORO SILT LOAM 3-8% SLOPES	YES	SLIGHT	NO	YES	0.37
53A	CODORUS SILT LOAM 0-3% SLOPES	NO	SLIGHT	NO	YES	0.49
54A	HATBORO SILT LOAM 0-3% SLOPES	NO	SLIGHT	NO	YES	0.49
116D	BLOCKTOWN CHANNERY SILT LOAM 15-25% SLOPES	NO	SEVERE	NO	YES	0.24
400	URBAN LAND	--	--	--	--	--

SHEET INDEX

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FFC-2	DETAILED FINAL FOREST CONSERVATION PLANS
FFC-10	NOTES, TABLES
FFC-11	TABLES & APPROVALS
FFC-12	DETAILS



NOTE: THIS FCP AMENDS THE FCP FOR THE PROPERTY DATED, DECEMBER 17, 2012, INCLUDING THE ADDITION OF THE ALLOCATION FOR THE OFF-SITE HIKER/BIKER TRAIL. ANY FUTURE CHANGES TO THE ALLOCATION FOR THE OFF-SITE TRAIL PORTION OF THE FCP BY OTHERS (OFF-SITE OWNERS) WILL NOT REQUIRE AMENDMENT OF THIS UNDERLYING ON-SITE FCP. FURTHER, ANY FUTURE DEVELOPMENT ON-SITE (LOTS 5 AND 6) WILL NOT REQUIRE THE INCLUSION OF THE OFF-SITE HIKER/BIKER TRAIL FOR THOSE FCP AMENDMENTS (ALTHOUGH PERMITTED).

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 82011009E INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: **Parklawn North Lot, LLC**
PRINTED COMPANY NAME

CONTACT PERSON OR OWNER: **Greg Trimmer**
PRINTED NAME

ADDRESS: **4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815**
PHONE AND EMAIL: **(240) 333-3600 gtrimmer@ibg.com**

SIGNATURE: _____

FINAL FOREST CONSERVATION PLAN
PARKLAWN NORTH
M-NCPPC FCP # 82011009E

COMPOSITE FINAL FOREST CONSERVATION PLAN 82011009E

PARKLAWN NORTH
LOTS 4, 5, & 6, BLOCK '1'
WASHINGTON ROCKVILLE INDUSTRIAL PARK
ROCKVILLE, MARYLAND
ELECTION DISTRICT 4
MONTGOMERY COUNTY, MARYLAND

VIVA REVISIONS

NO.	DESCRIPTION	DATE

INITIAL SUBMISSION: 04/16/2014
DATE: JANUARY, 2014

DES.	GRW	DWN	NRP
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SCALE: 1"=150'

PROJECT/FILE NO. 6442

SHEET NO. FFC-1