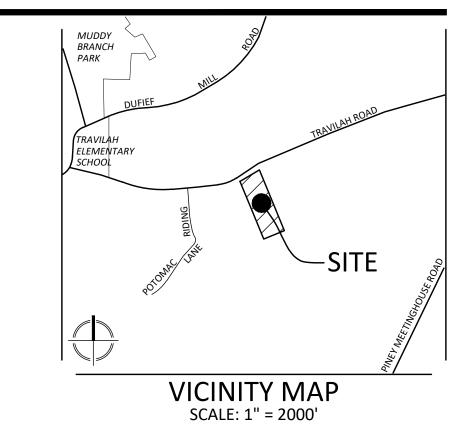


Attachment A

# 13741 & 13751 TRAVILAH RD.

# PRELIMINARY/FINAL FOREST CONSERVATION PLAN F20250360



## GENERAL NOTES

		NOTES	CTED DELOW IS 10	75 ACD56
TOTAL TRA	ACI AKEA	OF PROPERTIES LI	STED BELOW IS 10	./5 ACKES.
OT/PARCEL	BLOCK	TAX ACCT. NO.	LIBER & FOLIO	PLAT. NO.
P709	-	.00399300	L. 5066/ F. 003	-
OWNER:	THOMAS	S. BLACKMAN		
	13741 TR	AVILAH ROAD		
	ROCKVILL	E, MD 20850		
P804	-	.00389265	L. 4031 / F. 327	-
OWNER:	DANNY LE	EE HURST		
	5991 LAD	D CT., APT. H		
	FREDERIC	K, MD 21703		
OWNER:	SUE ANN	ENNIS		
	13741 TR	AVILAH ROAD		
	ROCKVILL	E, MD 20850		
N765	-	.00405195	L. 1158/ F. 243	-
OWNER:	MARK A.	JOHNSON		
	13751 TR	AVILAH ROAD		
		E, MD 20850		
		_	ER THE POTOMAC MONTGOMERY CO	

3. THE HORIZONTAL DATA IS BASED ON NAD 83 MARYLAND COORDINATE SYSTEM. THE VERTICAL DATUM IS BASED ON NGVD29 TOPOGRAPHIC INFORMATION BASED ON AERIAL MAPPING PROVIDED

BY NOR EAST MAPPING, INC. DATED JANUARY 16, 2008 AND FIELD

VERIFIED BY VIKA MARYLAND LLC. THE SUBJECT PROPERTY IS LOCATED IN THE SANDY BRANCH SUBWATERSHED OF THE WATTS BRANCH WATERSHED. SANDY

BRANCH IS A MARYLAND STATE-DESIGNATED USE I-P STREAM.

- 6. THIS SITE IS NOT LOCATED WITHIN A SPA OR PMA.
- 7. A TRIBUTARY TO SANDY BRANCH OCCURS IN THE SOUTHERN SECTION OF THE SITE. THE ONSITE STREAM IS A SOUTHWEST-FLOWING, PERENNIAL STREAM. PART OF THE STREAM RUNS THROUGH A FORMER IN-LINE POND WHICH IS NO LONGER IMPOUNDED. THE NORTHERN SIDE OF THE STREAM WAS FLAGGED AND SURVEY-LOCATED AS SHOWN ON THE PLAN. SEE ADDITIONAL

DETAILS IN THE SITE DESCRIPTION AND LOCATIONS ON THE PLAN.

- . A SMALL WETLAND WAS DELINEATED ON THE NORTH SIDE OF THE STREAM AS SHOWN ON THE PLAN. ADDITIONAL WETLANDS WERE IDENTIFIED ON THE SOUTH SIDE OF THE STREAM, THE ESTIMATED LIMITS OF WHICH ARE SHOWN ON THE PLAN.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0328D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.

10. A LETTER FROM DNR DATED MARCH 18, 2022 STATES THAT NO

OFFICIAL RECORDS FOR STATE OR FEDERAL LISTED, CANDIDATE, PROPOSED, OR RARE PLANT OR ANIMAL SPECIES WERE FOUND FOR THE PROJECT AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED DURING FIELD WORK. 11. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY

COUNTY HISTORIC PRESERVATION ON-LINE MAPPER

- (HTTP://WWW.MONTGOMERYPLANNING.ORG /GIS/INTERACTIVE/HISTORIC.SHTM), ACCESSED ON NOVEMBER 11, 12. TWO FOREST STANDS WERE IDENTIFIED AS SHOWN AND DESCRIBED
- ON THIS PLAN. ADDITIONAL FOREST OCCURS ALONG THE SOUTHERN PROPERTY BOUNDARY THAT EXTENDS OFFSITE. THE FOREST STAND DELINEATION DATA AND SUMMARY DESCRIPTIONS ARE SHOWN ON

13. THE SIGNIFICANT AND SPECIMEN TREES IDENTIFIED WITHIN THE

NRI/FSD STUDY AREA ARE SHOWN ON THE NRI/FSD PLAN AND TREE

STUDY AREA.

15. FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF DNR QUALIFIED PROFESSIONAL MARION BUNDENS AND SHAWN GRIMM ON 2/2/2022, 2/20/2022, AND ON 3/1/2022. A DIAMETER TAPE WAS USED TO MEASURE TREES. TREES SHOWN 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.

14, NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION WERE IDENTIFIED ON THE SUBJECT PROPERTY OR WITHIN THE NRI/FSD

16. A TREE VARIANCE HAS BEEN REQUESTED WITH THIS PLAN FOR SPECIMEN TREES TO BE IMPACTED OR REMOVED. SEE THE SPECIMEN TREE VARIANCE TABLE THIS SHEET FOR DETAILS. THIS PLAN PROPOSES 149 INCHES OF REPLACEMENT NATIVE SHADE TREES. THEREFORE, TO FURTHER ENHANCE THE SVB, THIS PLAN PROPOSES MEETING THE MITIGATION REQUIREMENT BY PLANTING FOREST ON AN ADDITIONAL 0.28 ACRES OF SVB.

## FCP WORKSHEET-WITHIN SAME PRIORITY WATERSHED, SPA OR PMA

A. Total tract are								
	ea							10.75
B. Additions to	tract are	ea (Off-Sit	e Work, etc	c.; constru	ction requ	ired by this	plan)	0.25
C. Land dedicati	ion acre	es (parks, d	ounty facil	ity, etc.)				0.00
D. Land dedicati	ion for i	roads or u	tilities (con	struction r	not require	ed by this p	lan)	0.00
E. Area to remai	in in cor	mmercial	agricultural	productio	n/use			0.00
F. Other deduct	tions (sp	ecify)						0.00
G. Net Tract Are	ea				=			11.00
LAND USE CATE	GORY: (	from Chap	oter 22A-3.	Definition	s)			
Input	the nur	mber "1" ເ	ınder the a <sub>l</sub>	ppropriate	land use,			
limit 1	to only (	one entry						
	ARA	CDR	MDR	IDA	HDR	MPD	CIA	
	0	0	1	0	0	0	0	
G. Afforestatior	n Thresh	nold			20%	x G =		2.20
H. Conservation	n Thresh	old			35%	x G =		3.85
EXISTING FORES	T COVE	D.						
I. Existing forest				=				0.48
J. Area of forest					=			0.00
K. Area of fores	t above	conserva	tion thresh	old	=			0.00
	INT:							
BREAK EVEN PO			ممطائنين املم	mitigation	· =			0.00
BREAK EVEN PO	ion abo	ve thresh	oia with no		1			
L. Forest retenti M. Clearing per				_				0.00
L. Forest retenti M. Clearing per	mitted	without m		_				
L. Forest retent	mitted v	without m	itigation					
L. Forest retenti M. Clearing peri	mitted v	without m ARING: to be clear	ritigation	=				0.00
L. Forest retenting. Clearing per PROPOSED FORE N. Total area of O. Total area of	mitted view of the second seco	without m  ARING:  to be clear  to be retai	ritigation	=				0.00
L. Forest retenting. Clearing perions.  PROPOSED FORE  N. Total area of	mitted version of the second s	without m  ARING:  to be clear  to be retai  NTS:	redned	= =	=			0.00
L. Forest retenting. Clearing periods. Clearing periods. PROPOSED FORE.  N. Total area of O. Total area of PLANTING REQU	EST CLEA forest to forest to JIREMEI on for cle	without mace of the content of the c	rednedve conserva	= = ation thres	= hold=			0.00 0.04 0.44
L. Forest retention. Clearing per PROPOSED FORE N. Total area of O. Total area of PLANTING REQUES.	EST CLEA forest to forest to JIREMEI In for clean	without manual m	rednedve conserva	= = ation thres	= hold= shold=			0.00 0.04 0.44
L. Forest retenting.  M. Clearing periods.  PROPOSED FORE  N. Total area of  O. Total area of  PLANTING REQUE  P. Reforestation  Q. Reforestation	EST CLEA forest to forest to JIREMEI on for clean mention a	without manual m	rednedve conservation to	ation thres	hold= shold= =			0.00 0.04 0.44 0.00 0.08
L. Forest retention. Clearing periods. Clearing periods. PROPOSED FORE N. Total area of O. Total area of PLANTING REQUES. Reforestation Q. Reforestation R. Credit for ret	EST CLEA forest to forest to JIREMEI In for clea tention re	without manual m	rednedve conservation t	ation thres ation thres ation thres hreshold	hold= shold= =			0.00 0.04 0.44 0.00 0.00
L. Forest retention. Clearing periods. Clearing periods. PROPOSED FORE.  N. Total area of O. Total area of PLANTING REQUED. Reforestation.  Q. Reforestation.  R. Credit for ret.  S. Total reforest.	EST CLEAR forest to forest to JIREMEI In for clear in for clear in for clear in for clear in for clear in for clear	without manual m	rednedve conservation t	ation thres ation thres ation thres hreshold	hold= shold= =	n requirem	ent if	0.00 0.04 0.44 0.00 0.08 0.08
L. Forest retention. Clearing periods. Clearing periods. PROPOSED FORE N. Total area of O. Total area of PLANTING REQUED. Reforestation. R. Credit for ret. S. Total reforest. Total afforest. U. Credit for land project is locate.	EST CLEAR forest to forest to JIREMEI In for clear in for clear tention re tation re tation re tation re tation re tation re	without manual m	red	ation thres ation thres hreshold=	hold= shold= = forestation	-		0.00 0.04 0.44 0.00 0.08 0.08
L. Forest retention. Clearing periods. Clearing periods. PROPOSED FORE.  N. Total area of O. Total area of PLANTING REQUED. Reforestation. R. Credit for ret. S. Total reforest. Total afforest. U. Credit for land.	EST CLEAR forest to forest to JIREMEI In for clear in for clear tention re tation re tation re tation re tation re tation re	without manual m	red	ation thres ation thres hreshold=	hold= shold= = forestation	-		0.00 0.04 0.44 0.00 0.08 0.08

## FCP WORKSHEET-OUTSIDE SAME PRIORITY WATERSHED, SPA OR PMA

NET TRACT AREA:  A. Total tract area							10.75
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)						0.25	
C. Land dedication acre	es (parks, d	ounty facil	ity, etc.)				0.00
D. Land dedication for	roads or u	tilities (con	struction r	not require	ed by this p	lan)	0.00
E. Area to remain in co	mmercial	agricultural	productio	n/use			0.00
F. Other deductions (s <sub>1</sub>	oecify)						0.00
G. Net Tract Area			•••••	=	:		11.00
LAND USE CATEGORY: ( Input the nu- limit to only	mber "1" ເ	ınder the a <sub>l</sub>		-			
ARA	CDR	MDR	IDA	HDR	MPD	CIA	
0	0	1	0	0	0	0	
G. Afforestation Thresl	nold			20%	x G =		2.20
H. Conservation Thresh	nold			35%	x G =		3.85
EXISTING FOREST COVE	R:						
I. Existing forest cover			=				0.48
J. Area of forest above				,=			0.00
K. Area of forest above	conserva	tion thresh	old	=			0.00
BREAK EVEN POINT:							
L. Forest retention abo	ve thresh	old with no	mitigation	า=			0.00
M. Clearing permitted	without m	nitigation		=			0.00
PROPOSED FOREST CLE	ARING:						
N. Total area of forest	to be clear	ed	=				0.04
O. Total area of forest	to be retai	ned	=				0.44
PLANTING REQUIREME	NTS:						
P. Reforestation for cle	earing abo	ve conserva	ation thres	shold=			0.00
Q. Reforestation for cle	earing belo	ow conserv	ation thre	shold=			0.09
R. Credit for retention	above con	servation t	hreshold.	=			0.00
S. Total reforestation r							0.09
T. Total afforestation re	•					_	1.72
U. Credit for landscapii							
project is located outsi	de an Equi	ty Focus Ar	ea (EFA). F	or project	s within EF.	A, may	
project is located outsion not exceed 20% of "S")	-	ty Focus Ar	ea (EFA). F	or project	s within EF.	A, may	0.00

V. Total reforestation and afforestation required ...... = ALL REQUIRED FOREST PLANTING IS PROVIDED ONSITE.

## SOILS TABLE

SYMBOL	SOIL*	PRIME FARMLAND	FARMLAND OF STATEWIDE IMPORTANCE	HIGHLY ERODIBLE	HYDRIC SOIL	HYDROLOGIC GROUP
1B	GAILA SILT LOAM 3-8% SLOPES	YES	1	NO	5% MINOR COMPONENT ONLY	В
1C	GAILA SILT LOAM 8-15% SLOPES		YES	NO	5% MINOR COMPONENT ONLY	В
35B	CHROME & CONOWINGO 3-8% SLOPES	NO	NO	NO	NO	C/D
116D	BLOCKTOWN CHANNERY SILT LOAM 15-25% SLOPES	NO	NO	NO	5% MINOR COMPONENT ONLY	D
	SDA NRCS WEB SOIL SURVEY (F					

## AFFORESTATION/RESOURCE DATA TABLE

AFFORESTATION/REFORESTATION REQUIRED	1.80
PROPOSED FOREST PLANTING AREA (CATEGORY I EASEMENT)	2.15
PROPOSED FOREST PLANTING AREA (CATEGORY II EASEMENT)	0.00
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	2.15
REMAINING REQUIREMENT (OR EXCESS PLANTING IF NUMBER IS NEGATIVE)	-0.35

## FOREST CONSERVATION DATA TABLE

	Number of Acres				
Tract	10.75				
Remaining in Agricultural Use	1-21				
Road & Utility ROWs1	4				
<b>Total Existing Forest</b>	0.48				
Forest Retention	0.44				
Forest Cleared	0.04				
Land Use & Thresholds <sup>2</sup>					
Land Use Category	MDR	ARA, MDR, IDA, HDR, M	IDP, or CIA.		
Conservation Threshold	35%	percent			
Afforestation Threshold	20%	percent			
	Total Channel Length (ft.)	Average Buffer Width (ft.) <sup>3</sup>			
Stream(s)	448	100'-125'			
Acres of Forest in	Retained	Cleared	Planted		
Wetlands	0.31	-			
100-Year Floodplain	- 0				
Stream Buffers	0.44	126	1.73		
Priority Areas					
Only Road or Utility ROWs not to b	e improved as part of	development applicatio	n.		
Information from FC Land Use Cate					

## FOREST CONSERVATION SUMMARY

CATEGORY I FOREST CONS	ERVATION	
	SF	AC
FOREST RETENTION AREA	19,258	0.44
AFFORESTATION AREA	93,759	2.15
TOTAL CAT. I AFFORESTATION	93,759	2.15
TOTAL OF ALL EASEMENTS	113,017	2.59
NOTE: DISCREPANCIES IN AC. COLUMN	TOTALS ARE DUE TO	0
ROUNDING CONVERSIONS FROM FROM	I SF TO AC.	

## **RESOURCE DATA TABLE**

ACRES
10.75
0.00
0.48
0.00
0.00
0.034
0.034
2.17
0.42
Linear Feet: 448 lf
Average Width:
100'-125'

Exhibit 29 (a)

OZAH Case No: CU 23-10

## SIGNIFICANT / SPECIMEN TREE TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH*	TREE	CONDITION	CR2*** (SF)	IMPACT (SF)	IMPACT (%)	DISPOSITION
1	Quercus alba	White oak	42.5"		Good	12,768	0	0	SAVE
2	Quercus alba	White oak	30.0''		Fair	6,362	0	0	SAVE
14	Platanus occidentalis	American sycamore	30.1''	X	Good	6,404	6,404	100	REMOVE
15	Platanus occidentalis	American sycamore	33.0''	X	Good	7,698	7,698	100	REMOVE
18	Quercus phellos	Willow oak	33.5"	X	Fair	7,933	7,933	100	REMOVE
19	Acer rubrum	Red maple	25.0"		Poor	4,418	4,418	100	REMOVE
22	Prunus serotina	Black cherry	24.0"		Poor	4,072	4,072	100	REMOVE
23	Morus alba	White mulberry	26.0"est.		Poor	4,778	4,778	100	REMOVE
25	Acer rubrum	Red maple	34.0"	X	Poor	8,171	8,171	100	REMOVE
26	Prunus sp.	Cherry sp.	24.0"		Poor	4,072	4,072	100	REMOVE
27	Acer rubrum	Red maple	28.5"		Poor	5,741	5,741	100	REMOVE
28	Pinus strobus	Eastern white pine	30.5"	X	Good	6,576	6,576	100	REMOVE
29	Acer rubrum	Red maple	35.5"	X	Poor	8,908	8,908	100	REMOVE
30	Acer rubrum	Red maple	28.4"		Poor	5,701	5,701	100	REMOVE
31	Castanea sativa	European chestnut	28.0"		Fair/poor	5,542	5,542	100	REMOVE
32	Castanea sativa	European chestnut	27.7"		Fair	5,424	5,424	100	REMOVE
33	Castanea sativa	European chestnut	32.5"	X	Poor	7,466	7,466	100	REMOVE
35	Acer rubrum	Red maple	27.0"	V	Poor	5,153	5,153	100	REMOVE
36	Acer rubrum	Red maple	26.0"		Fair	4,778	4,778	100	REMOVE
37	Acer rubrum	Red maple	35.5"	x	Poor	8,908	8,908	100	REMOVE
39	Acer rubrum	Red maple	29.3"	^	Fair	6,068	6,068	100	REMOVE
40	Acer rubrum	Red maple	25.0"		Fair	4,418	4,418	100	REMOVE
41	Acer rubrum	Red maple	27.0"		Poor	5,153	5,153	100	REMOVE
42	Platanus occidentalis	American sycamore	34.0"	x	Good	77.7	37397	100	REMOVE
43			28.0"	^	W. N. W. N.	8,171	8,171	100	REMOVE
	Acerrubrum	Red maple	V3274 Y11 A	v	Fair	5,542	5,542	1000000	1,000,000
44	Acer rubrum	Red maple	30.5"	X	Fair	6,576	6,576	100	REMOVE
45	Acer rubrum	Red maple	29.0"		Poor	5,945	5,945	100	REMOVE
46	Acer rubrum	Red maple	33.0''	X	Fair	7,698	7,698	100	REMOVE
47	Acer rubrum	Red maple	25.0"		Fair	4,418	0	0	SAVE
48	Acer rubrum	Red maple	29.0"		Fair	5,945	0	0	SAVE
49	Acer rubrum	Red maple	28.5"		Poor	5,741	0	0	SAVE
50	Acer saccharinum	Silver maple	37.0''	X	Fair	9,677	9,677	100	REMOVE
51	Quercus rubra	Northern red oak	27.0''		Fair	5,153	5,153	100	REMOVE
52	Quercus alba	White oak	23.5"		Fair/Poor	3,904	3,904	100	REMOVE
53	Quercus alba	White oak	29.5"		Good	6,151	6,151	100	REMOVE
54	Quercus alba	White oak	27.5"		Fair	5,346	5,346	100	REMOVE
55	Quercus rubra	Northern red oak	27.0"		Poor	5,153	5,153	100	REMOVE
56	Quercus rubra	Northern red oak	26.0"		Poor	4,778	4,778	100	REMOVE
57	Acer rubrum	Red maple	30.0''	X	Good	6,362	6,362	100	REMOVE
58	Pinus strobus	Eastern white pine	27.0"		Fair	5,153	5,153	100	REMOVE
59	Pinus strobus	Eastern white pine	27.0"		Fair	5,153	5,153	100	REMOVE
60	Pinus strobus	Eastern white pine	27.0"		Good	5,153	5,153	100	REMOVE
61	Acer rubrum	Red maple	25.5"		Poor	4,596	4,596	100	REMOVE
62	Juglans nigra	Black walnut	28.5"		Fair	5,741	5,741	100	REMOVE
63	Juglans nigra	Black walnut	27.5"		Fair	5,346	5,346	100	REMOVE
64	Prunus sp.	Cherry sp.	30.0"est.	X	Poor	6,362	6,362	100	REMOVE
65	Acer rubrum	Red maple	40.0''	X	Fair	11,310	11,310	100	REMOVE
66	Acer rubrum	Red maple	36.5"	X	Fair	9,417	9,417	100	REMOVE
67	Quercus sp.	Oak sp.	24.0"est.		Good	4,072	1,000	25	SAVE
68	Acer rubrum	Red maple	24.0"est.		Poor	4,072	0	0	SAVE
69	Acer rubrum	Red maple	24.0"est.		Fair	4,072	4,072	100	REMOVE
70	Platanus occidentalis	American sycamore	25.0"		Fair	4,418	4,418	100	REMOVE
71	Prunus sp.	Cherry sp.	24.0"		Fair	4,072	4,072	100	REMOVE
72	Acer rubrum	Red maple	24.0"est.		Fair	4,072	0	0	SAVE
73	Control of the contro		28.0"		30,7-0,74	277.55.55.6	0	0	SAVE
7 <b>3</b>	Prunus sp.	Cherry sp.	1 1 1 NOVEMBER 1	v	Fair	5,542	A	1000	REMOVE
	Acer rubrum	Red maple	30.0"est.	X	Fair	6,362	6,362	100	
75	Acer rubrum	Red maple	30.0"est.	X	Fair	6,362	6,362	100	REMOVE
76	Quercus rubra	Northern red oak	24.0"est.		Good	4,072	1,546	38	REMOVE
77	Platanus occidentalis	American sycamore	33.0"est.		Good	7,698	0	0	SAVE

## SPECIMEN MITIGATION TREE TABLE

TREE NO.	BOTANICAL NAME	¥	COMMON NAME	DBH 🕌	MITIGATION REQ'D	# OF 3" CALIPER TREES
14	Platanus occidentalis		American sycamore	30.1"	7.53	2.51
15	Platanus occidentalis		American sycamore	33.0"	8.25	2.75
18	Quercus phellos		Willow oak	33.5"	8.38	2.79
25	Acer rubrum		Red maple	34.0"	8.50	2.83
28	Pinus strobus		Eastern white pine	30.5"	7.63	2.54
29	Acer rubrum		Red maple	35.5"	8.88	2.96
33	Castanea sativa		European chestnut	32.5"	8.13	2.71
37	Acer rubrum		Red maple	35.5"	8.88	2.96
42	Platanus occidentalis		American sycamore	34.0"	8.50	2.83
44	Acer rubrum		Red maple	30.5"	7.63	2.54
46	Acer rubrum		Red maple	33.0"	8.25	2.75
50	Acer saccharinum		Silver maple	37.0"	9.25	3.08
57	Acer rubrum		Red maple	30.0"	7.50	2.50
64	Prunus sp.		Cherry sp.	30.0"	7.50	2.50
65	Acer rubrum		Red maple	40.0"	10.00	3.33
66	Acer rubrum		Red maple	36.5"	9.13	3.04
74	Acer rubrum		Red maple	30.0"	7.50	2.50
75	Acer rubrum		Red maple	30.0"	7.50	2.50
			TOTALS:	595.6"	148.90	50.00

## MITIGATION PLANTING LIST

SYMBOL	BOTANIICAL NAME	COMMON NAME	QTY	SIZE
CKE	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	12	3" CAL
LST	LIQUIDUMBAR STYRACIFLUA	SWEET GUM	11	3" CAL
NSY	NYSSA SYLVATICA	TUPELO	4	3" CAL
POC	PLATANUS OCCIDENTALIS	AMERICAN SYCAMOR	13	3" CAL
TAM	TILIA AMERICANA	AMERICAN LINDEN	10	3" CAL
TOTAL			50	150" CA

14	Platanus occidentalis	American sycamore	30.1"	7.53	2.51
15	Platanus occidentalis	American sycamore	33.0"	8.25	2.75
18	Quercus phellos	Willow oak	33.5"	8.38	2.79
25	Acer rubrum	Red maple	34.0"	8.50	2.83
28	Pinus strobus	Eastern white pine	30.5"	7.63	2.54
29	Acer rubrum	Red maple	35.5"	8.88	2.96
33	Castanea sativa	European chestnut	32.5"	8.13	2.71
37	Acer rubrum	Red maple	35.5"	8.88	2.96
42	Platanus occidentalis	American sycamore	34.0"	8.50	2.83
44	Acer rubrum	Red maple	30.5"	7.63	2.54
46	Acer rubrum	Red maple	33.0"	8.25	2.75
50	Acer saccharinum	Silver maple	37.0"	9.25	3.08
57	Acer rubrum	Red maple	30.0"	7.50	2.50
64	Prunus sp.	Cherry sp.	30.0''	7.50	2.50
65	Acer rubrum	Red maple	40.0"	10.00	3.33
66	Acer rubrum	Red maple	36.5"	9.13	3.04
74	Acer rubrum	Red maple	30.0''	7.50	2.50
75	Acer rubrum	Red maple	30.0''	7.50	2.50
		TOTALS:	595.6"	148.90	50.00

## SHEET INDEX

FCP 100 FOREST CONSERVATION COVER FCP 300 COMPOSITE FOREST CONSERVATION PLAN FCP 400 DETAILS FCP 500 NOTES

The Undersigned agre Conservation Plan No	ees to execute all the features of the Approved Final Forest including, financial bonding,
	enance, and all other applicable agreements.
	A STATE OF THE STA
Developer's Name:	
	Printed Company Name
Contact Person or Ov	vner:
	Printed Name
Address:	
Phone and Email:	

REVISIONS

PREPARED FOR:

INITIATIVE, INC.

MCLEAN, VA 22101 CONTACT: PATRICK BYRNE

(703) 556-9569 pbyrne@chidc.org

SUITE 400

**COMMUNITY HOUSING** 

1123 ORMOND COURT

CIVIL ENGINEER/LANDSCAPE

20251 CENTURY BLVD

VIKA MARYLAND

GERMANTOWN, MD 20874 **CONTACT: JULIA LAPIDES** 

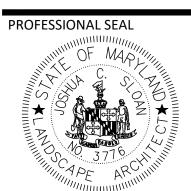
13741 & 13751 TRAVILAH RD.

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

**FOREST** CONSERVATION

**COVER** 

F20250360



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. 3776 EXPIRATION DATE: MAY 13, 2026 THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED WRITTEN AUTHORÍZATION FROM VÍKA MARYLAND, LL VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

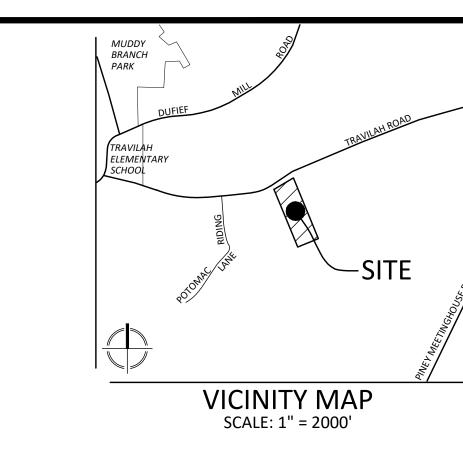
DRAWN BY: SG DESIGNED BY: \_\_\_\_\_JS\_\_\_\_ DATE ISSUED: <u>07/24/2024</u>

FCP 100

**NOT FOR CONSTRUCTION** "FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com 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

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MCLEAN, VA 22101
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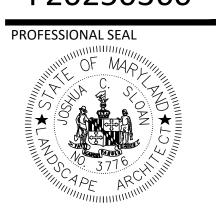
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13741 & 13751 TRAVILAH RD.

6TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

**APPROVALS** 

F20250360



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EXPIRATION DATE: MAY 13, 2026

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JOSHUA SLOAN LICENSE No. 3776
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MAY BE UTILIZED FOR CONSTRUCTION PURPOSE

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DRAWN BY: SG

DESIGNED BY: JS

DEVELOPER'S CERTIFICATE

Developer's Name:

Phone and Email:

Contact Person or Owner:

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. FROCESSIGNO including, financial bonding, forest planting, maintenance, and all other applicable agreements.

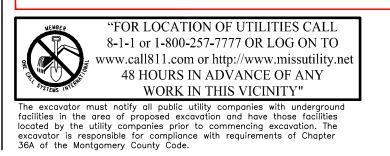
DESIGNED BY: JS
DATE ISSUED: 07/24/2024

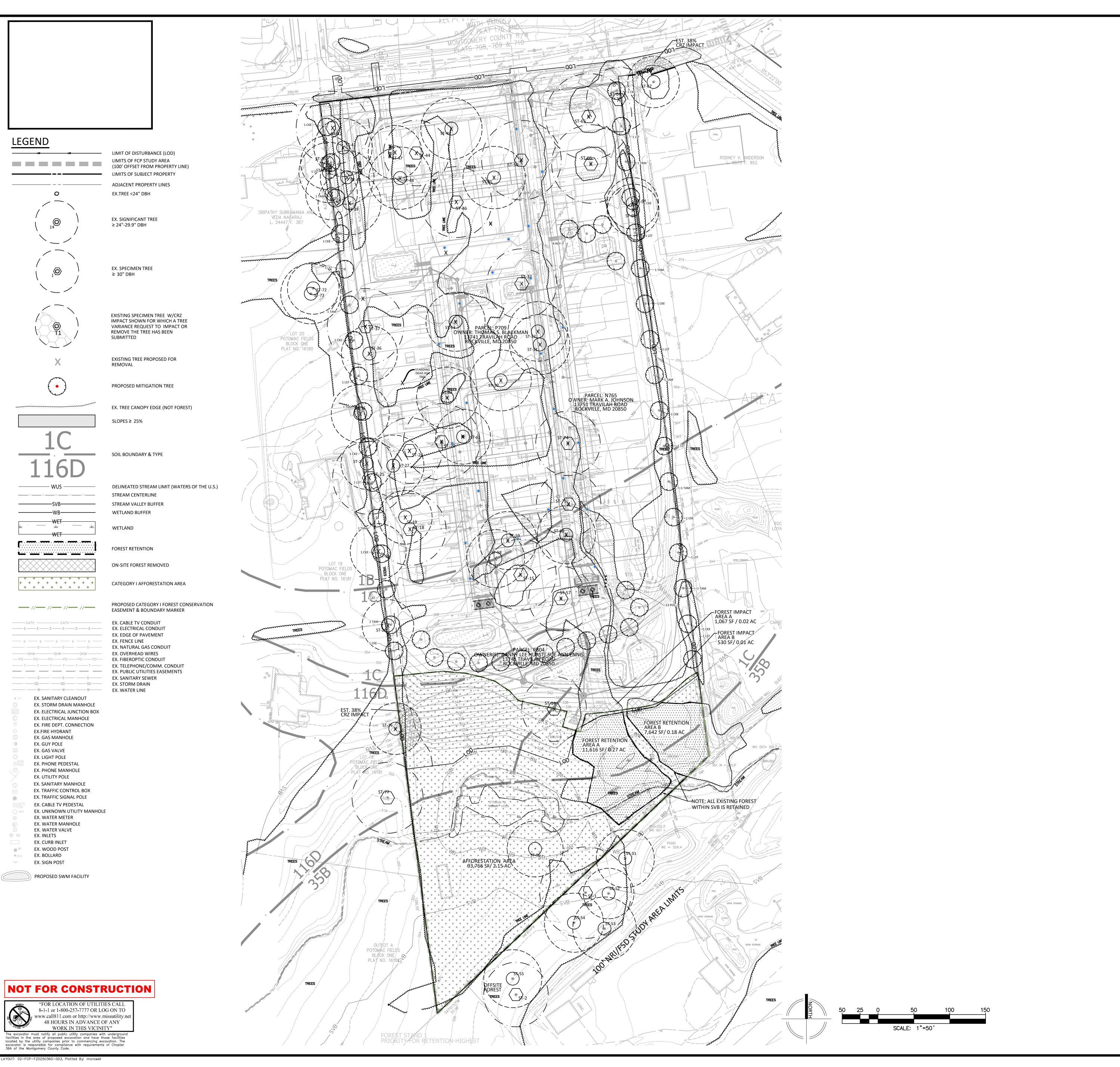
VIKA
PROJECT

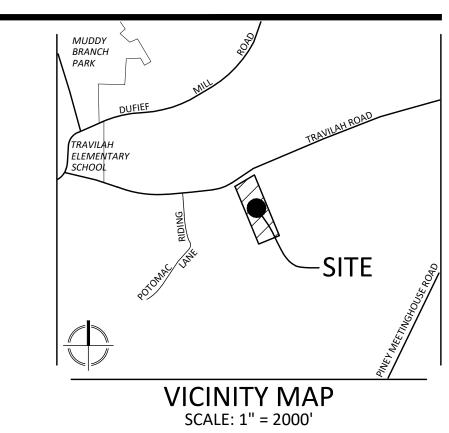
DRAWING

NG FCP 200

NOT FOR CONSTRUCTION







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PREPARED FOR: **COMMUNITY HOUSING** INITIATIVE, INC. 1123 ORMOND COURT MCLEAN, VA 22101 CONTACT: PATRICK BYRNE (703) 556-9569 pbyrne@chidc.org

CIVIL ENGINEER/LANDSCAPE ARCHITECT: VIKA MARYLAND 20251 CENTURY BLVD. SUITE 400 GERMANTOWN, MD 20874 CONTACT: JULIA LAPIDES (301) 916-4100 lapides@vika.com

REVISIONS

13741 & 13751 TRAVILAH RD.

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

COMPOSITE **FOREST** CONSERVATION PLAN

F20250360



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. 3776 EXPIRATION DATE: MAY 13, 2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY
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APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DEVELOPER'S CERTIFICATE

Developer's Name:

Phone and Email:

Contact Person or Owner:

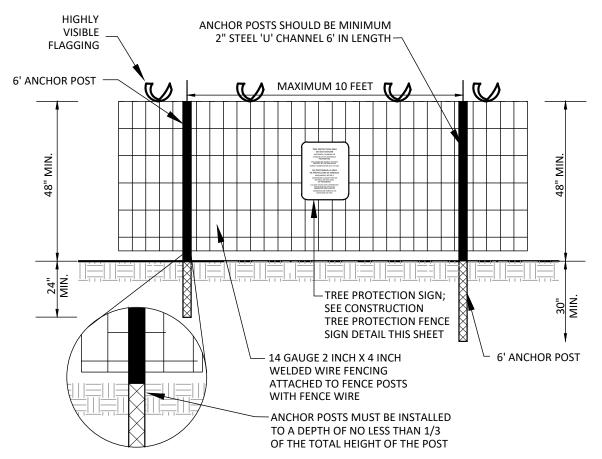
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F00250960 including, financial bonding,

forest planting, maintenance, and all other applicable agreements.

DRAWN BY: SG DESIGNED BY: \_\_\_\_\_JS DATE ISSUED: <u>07/24/2024</u>

FCP 300

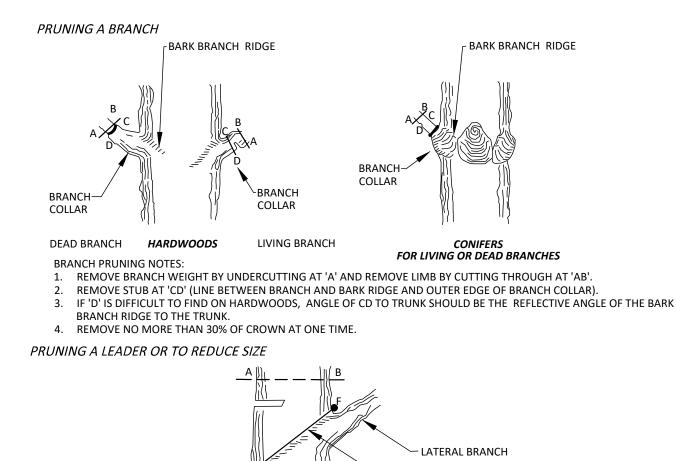




1. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED IN COORDINATION WITH THE ARBORIST, DPS AND FOREST CONSERVATION (FC)INSPECTORS PRIOR TO ERECTING THE PROTECTIVE DEVICE. 2. PRACTICE MAY BE COMBINED WITH SEDIMENT AND EROSION CONTROL FENCING AS DETERMINED BY THE ARBORIST, DPS AND FC INSPECTORS. 3. AVOID DAMAGE TO CRITICAL ROOT ZONES OF TREES. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS. 4. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS WITH FENCE WIRE. 5. FENCE SIGNS MUST BE PLACED A MINIMUM OF 30' APART AND AT FENCE CORNERS, OR AS DIRECTED BY THE FC INSPECTOR. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FURTHER APART. ATTACHING SIGNS TO TREES IS PROHIBITED. SEE CONSTRUCTION TREE PROTECTION FENCE SIGN DETAIL TWO THIS SHEET AND FOR 2 OR 5 YEAR RE/AFFORESTATION FENCING SEE SIGN DETAIL THREE THIS SHEET. 6. DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. DO NOT REMOVE WITHOUT APPROVAL OF THE FC INSPECTOR.

## CONSTRUCTION TREE PROTECTION FENCE DETAIL

7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.



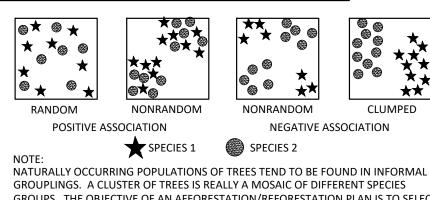
1. REMOVE TOP WEIGHT BY UNDERCUTTING AT 'A' AND REMOVE LIMB BY CUTTING THROUGH 'AB'. REMOVE STUB AT 'EF' PARALLEL TO THE BARK BRANCH RIDGE. 3. NO MORE THAN 30% OF CROWN TO BE REMOVED AT ONE TIME. 4. DIAMETER OF LATERAL BRANCH SHOULD BE NO LESS THAN 30% OF THE DIAMETER OF THE LEADER.

BARK BRANCH RIDGE

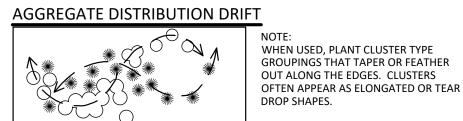
TREE PRUNING TO BE PERFORMED BY AN ISA CERTIFIED ARBORIST WHO IS ALSO A LICENSED MARYLAND TREE EXPERT, IN COORDINATION WITH THE FOREST CONSERVATION INSPECTOR. 3. ADAPTED FROM THE MARYLAND STATE FOREST CONSERVATION MANUAL, THIRD EDITION, 1997.

## TREE BRANCH AND LEADER PRUNING DETAIL

## TYPICAL FOREST TREE DISTRIBUTION PATTERNS



GROUPS. THE OBJECTIVE OF AN AFFORESTATION/REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSE SITE THAT MIMIC NATURAL PATTERNS.



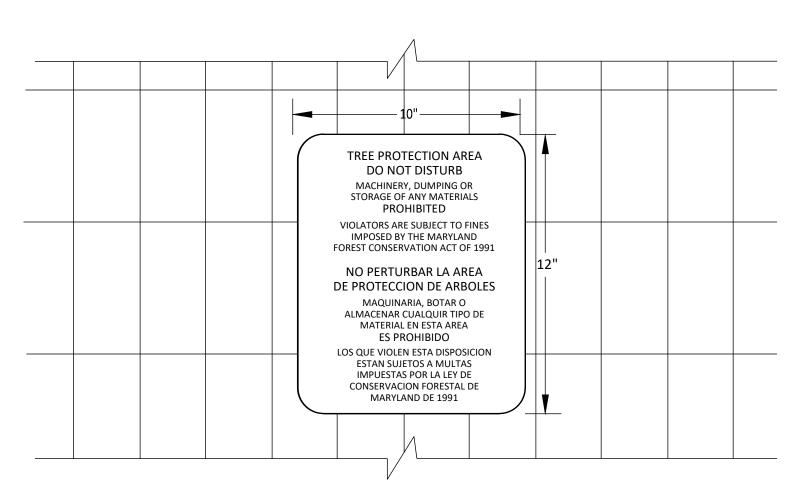
MIXING TRANSPLANT STOCK LOCATE LARGER TREES (B&B OR CONTAINER GROWTH) OR TRANSPLANT STOCK AT THE PERIMETER OR REFORESTATION/AFORESTATION PLANTINGS OF WHIPS, SEEDING GROWN STOCK.

PROTECTIVE FENCING

SMALLER STOCK

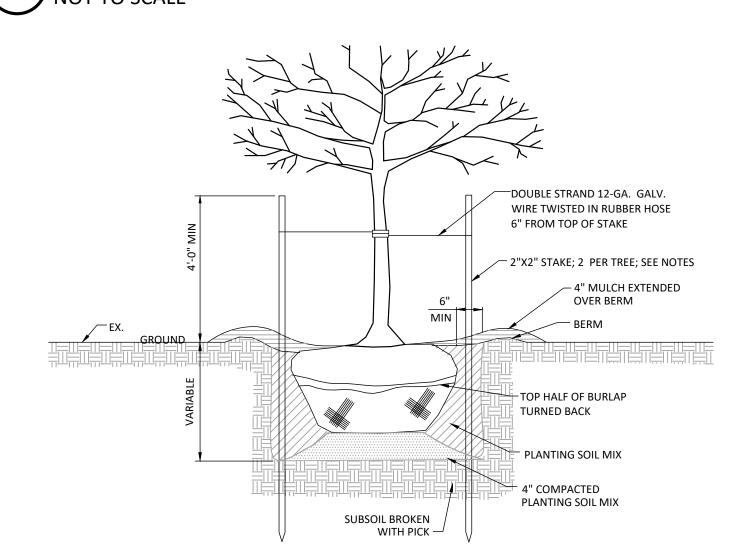
1. ADAPTED FROM THE MARYLAND STATE FOREST CONSERVATION MANUAL, THIRD EDITION, 1997.

9 FOREST PLANTING DISTRIBUTION PATTERN NOT TO SCALE



1. SIGNS MUST BE WATERPROOF. 2. SIGNS MUST BE IN ENGLISH AND SPANISH. 3. SIGNS TO BE ATTACHED TO THE TREE PROTECTION FENCE. 4. SIGNS TO BE PLACED APPROXIMATELY 30' APART AND A T FENCE CORNERS, OR AS DIRECTED BY THE FOREST CONSERVATION (FC) INSPECTOR. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART. 5. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED. 6. SEE CONSTRUCTION TREE PROTECTION FENCE DETAIL THIS SHEET. 7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

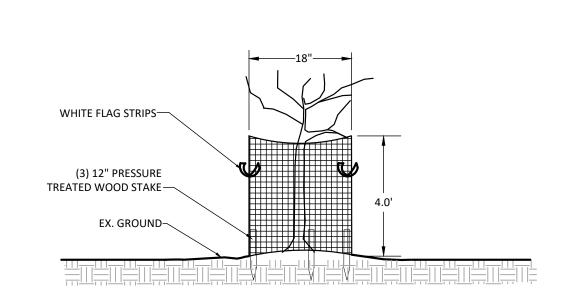
## CONSTRUCTION TREE PROTECTION FENCE



. STAKE TREES ONLY IN AREAS OF HIGH WIND. REMOVE STAKING AFTER FIRST GROWING SEASON. STAKING SHOWN ON THIS DETAIL IS FOR DECIDUOUS AND EVERGREEN TREES UNDER 4" CALIPER AND 6' OR MORE IN HEIGHT. LANDSCAPE TREES FOR FOREST CONSERVATION CREDIT ARE PLANTED PER THE LANDSCAPE PLAN. REFER TO THE LANDSCAPE PLAN FOR ALL PLANTING DETAILS AND SPECIFICATIONS.

## AFFORESTATION/REFORESTATION TREE

PLANTING DETAIL



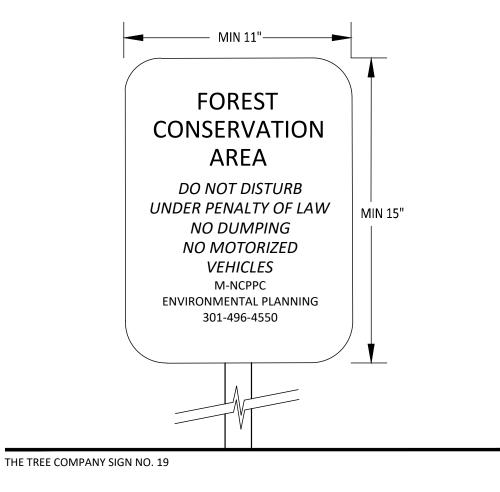
.. USE HIGH-TENSILE FIXED-KNOT FENCING. FORM FENCE INTO CIRCLE & SECURE W/ METAL TWISTS AND TURN CUT EDGES OF FENCING BACK TO PREVENT ANY SHARP EDGES. ATTACH FENCE TO STAKE WITH MULTIPLE STAPLES. 4. ATTACH WHITE FLAG STRIPS TO FENCE.

FENCING TO REMAIN IN PLACE THROUGHOUT MAINTENANCE & MANAGEMENT AGREEMENT PERIOD: DO NOT REMOVE WITHOUT

### APPROVAL OF THE FOREST CONSERVATION INSPECTOR. AFFORESTATION/REFORESTATION DEER

PROTECTION FENCING DETAIL

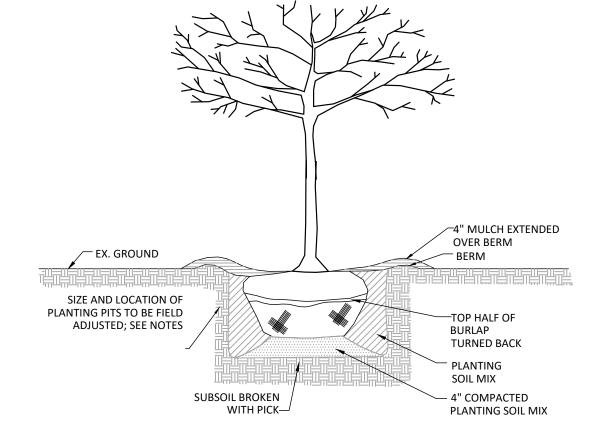
NOT TO SCALE



1. SEE THE AFFORESTATION/REFORESTATION TREE PROTECTION FENCE DETAIL THIS SHEET. 2. IF 14 GAUGE WIRE TREE PROTECTION FENCE IS PROPOSED AT AFFORESTATION/REFORESTATION AREA(S), SIGNS ARE TO BE PLACED APPROXIMATELY 30' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART. 3. ON THREE BOARD RAIL TREE PROTECTION FENCE, SIGNS ARE TO BE ATTACHED TO THE POST FACER EVERY 6TH POST OR 48'; OR AS DETERMINED BY THE FOREST INSPECTOR. 4. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.

5. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED. 6. SIGNS SHALL BE MAINTAINED THROUGHOUT THE AFFORESTATION/REFORESTATION MAINTENANCE AND MANAGEMENT PERIOD. DO NOT REMOVE WITHOUT APPROVAL OF THE FOREST CONSERVATION INSPECTOR. 7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

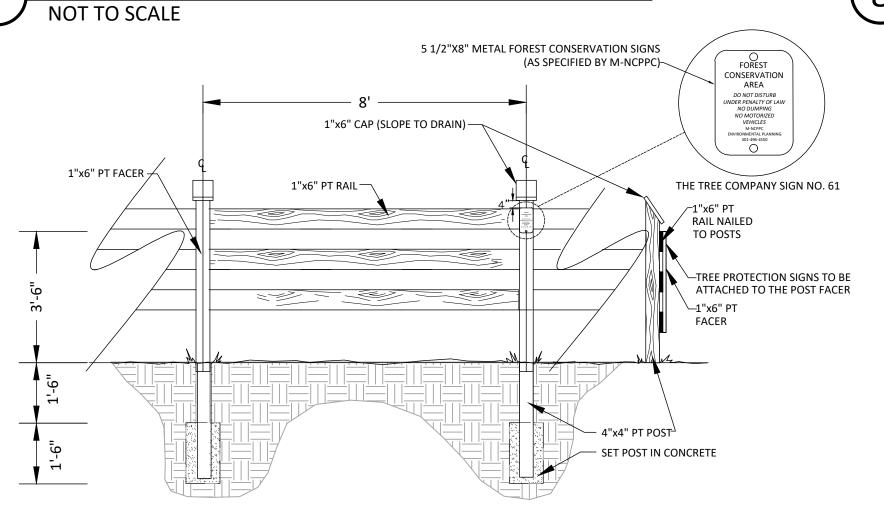
### AFFORESTATION/REFORESTATION TREE PROTECTION FENCE SIGN DETAIL



1. DIGGING OF TREE PITS IN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES AND/OR IN FOREST CONSERVATION EASEMENT AREAS IS RESTRICTED TO HAND EQUIPMENT ONLY TO PROTECT ADJACENT SAVED TREES. STANDARD PLANTING TECHNIQUE IS TO DIG A TREE PIT THAT IS 2.5 TIMES THE SIZE OF THE ROOTBALL. HOWEVER, THE SIZE OF PLANTING PITS IS TO BE LIMITED AND THE LOCATION OF THE PITS FIELD ADJUSTED WITHIN THE CRZ'S OF SAVED TREES IN ORDER TO PROTECT ROOTS OF THE ADJACENT SAVED TREES THAT ARE 1" OR GREATER IN SIZE. 3. STAKE TREES ONLY IN AREAS OF HIGH WIND. REMOVE STAKING AFTER FIRST GROWING SEASON. 4. LANDSCAPE TREES FOR FOREST CONSERVATION CREDIT ARE PLANTED PER THE LANDSCAPE PLAN. REFER TO THE LANDSCAPE PLAN FOR ALL

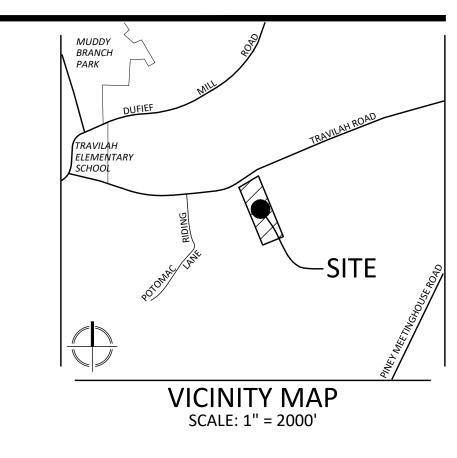
## AFFORESTATION/REFORESTATION TREE PLANTING IN CRITICAL ROOT ZONES OF EXISTING TREES DETAIL

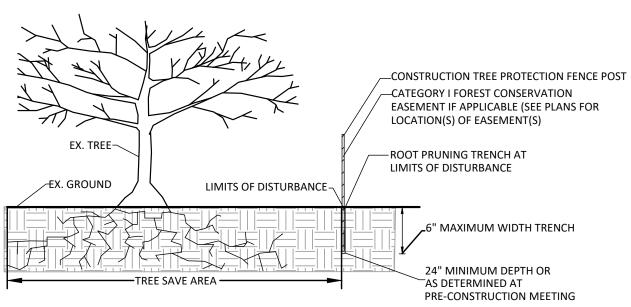
PLANTING DETAILS AND SPECIFICATIONS.



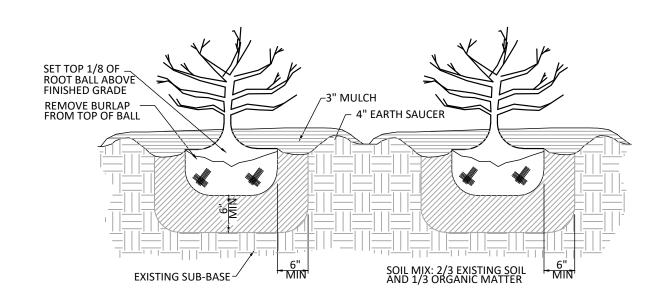
1. ALL WOOD TO BE PRESSURE TREATED. ALL HARDWARE TO BE GALVANIZED. 3. COLOR OF WOODEN FENCING TO BE DETERMINED BY OWNER. 4. ONE SIGN TO BE ATTACHED TO THE POST FACER EVERY 6TH POST OR 48' OR AS DETERMINED BY THE FOREST CONSERVATION (FC) INSPECTOR. 5. SEE AFFORESTATION/REFORESTATION TREE PROTECTION FENCE SIGN DETAIL THIS SHEET. 6. FENCE TO BE MAINTAINED THROUGHOUT MAINTENANCE AND MANAGEMENT AGREEMENT PERIOD. AFTER FINAL INSPECTION, WITH FC INSPECTOR APPROVAL, END USER MAY REMOVE FENCING OR LEAVE IT IN PLACE.

AFFORESTATION / REFORESTATION THREE RAIL BOARD TREE PROTECTION FENCE WITH SIGN DETAIL





1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS AND PRE-CONSTRUCTION MEETING. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED, PRIOR TO TRENCHING. EXACT LOCATION OF TRENCH SHOULD BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL AS SPECIFIED PER THE PLAN OR BY THE FC INSPECTOR. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. 6. ALL ROOT PRUNING TO BE PREFORMED BY AN ISA CERTIFIED ARBORIST WHO IS ALSO A LICENSED MARYLAND TREE EXPERT IN COORDINATION WITH THE FOREST CONSERVATION INSPECTOR. SEE THE CONSTRUCTION TREE PROTECTION FENCING DETAIL THIS SHEET. 7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.



1. DIGGING OF SHRUB PITS IN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES AND/OR IN FOREST CONSERVATION EASEMENT AREAS IS RESTRICTED TO HAND EQUIPMENT ONLY TO PROTECT ADJACENT SAVED SHRUBS AND TREES. 2. STANDARD PLANTING TECHNIQUE IS TO DIG A SHRUB PIT THAT IS 2.5 TIMES THE SIZE OF THE ROOTBALL. HOWEVER, THE SIZE OF PLANTING PITS IS TO BE LIMITED AND THE LOCATION OF THE PITS FIELD ADJUSTED WITHIN THE CRZ'S OF SAVED SHRUBS AND TREES IN ORDER TO PROTECT ROOTS OF THE ADJACENT SAVED SHRUBS AND TREES THAT ARE 1" OR GREATER IN SIZE.

DEVELOPER'S CERTIFICATE

Conservation Plan No. F20250360

Developer's Name:

Phone and Emai

Contact Person or Owner

The Undersigned agrees to execute all the features of the Approved Final Forest

forest planting, maintenance, and all other applicable agreements.

including, financial bonding,

AFFORESTATION/REFORESTATION SHRUB 8 PLANTING DETAIL NOT TO SCALE

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**COMMUNITY HOUSING** 

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CIVIL ENGINEER/LANDSCAPE

20251 CENTURY BLVD

VIKA MARYLAND

GERMANTOWN, MD 20874

CONTACT: JULIA LAPIDES

Germantown, MD 20874 301.916.4100 | vika.com

PREPARED FOR:

INITIATIVE, INC.

MCLEAN, VA 22101 CONTACT: PATRICK BYRNE

pbyrne@chidc.org

(703) 556-9569

ARCHITECT:

SUITE 400

(301) 916-4100

lapides@vika.com

13741 & 13751 TRAVILAH RD.

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

**DETAILS** 



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. 3776 EXPIRATION DATE: MAY 13, 2026

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DRAWN BY: SG DESIGNED BY: JS DATE ISSUED: <u>07/24/2024</u>

PROJECT FCP 400

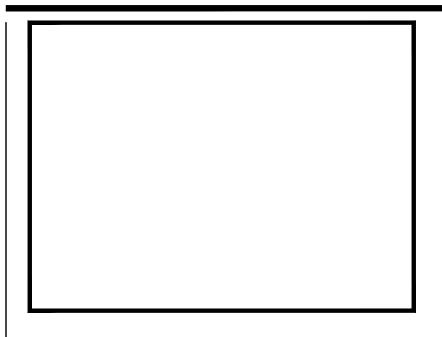
SHEET NO.

**NOT FOR CONSTRUCTION** 

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.ne 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with undergroun 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.

AYOUT: 02-FCP-F20250360-004, Plotted By: Posthuma



### FINAL FOREST CONSERVATION NOTES

SEQUENCE OF EVENTS FOR PROPERTIES REQUIRED TO COMPLY WITH FOREST CONSERVATION PLANS, EXEMPTIONS FROM SUBMITTING FOREST CONSERVATION PLANS, AND TREE SAVE PLANS (M-NCPPC MC PLANNING DEPARTMENT MARCH, 2017)

THE PROPERTY OWNER IS RESPONSIBLE FOR ENSURING ALL TREE PROTECTION MEASURES ARE PERFORMED IN ACCORDANCE WITH THE APPROVED FINAL FOREST CONSERVATION PLAN OR TREE SAVE PLAN, AND AS MODIFIED IN THE FIELD BY A PLANNING DEPARTMENT FOREST CONSERVATION INSPECTOR. THE MEASURES MUST MEET OR EXCEED THE MOST RECENT STANDARDS PUBLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300).

1. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED AND BEFORE ANY LAND DISTURBANCE.

- 2. THE PROPERTY OWNER MUST ARRANGE FOR THE MEETING AND THE FOLLOWING PEOPLE MUST PARTICIPATE AT THE PRE-CONSTRUCTION MEETING: THE PROPERTY OWNER OR THEIR REPRESENTATIVE, CONSTRUCTION SUPERINTENDENT, INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST/MARYLAND LICENSED TREE EXPERT (REPRESENTING OWNER) THAT WILL IMPLEMENT THE TREE PROTECTION MEASURES, THE PLANNING DEPARTMENT FOREST CONSERVATION INSPECTOR, AND MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES (DPS) SEDIMENT CONTROL INSPECTOR. THE PURPOSE OF THIS MEETING IS TO VERIFY THE LIMITS OF DISTURBANCE AND DISCUSS SPECIFIC TREE PROTECTION AND TREE CARE MEASURES SHOWN ON THE APPROVED PLAN. NO LAND DISTURBANCE SHALL BEGIN BEFORE TREE PROTECTION AND STRESS-REDUCTION MEASURES HAVE BEEN IMPLEMENTED AND APPROVED BY THE PLANNING DEPARTMENT'S FOREST CONSERVATION INSPECTOR.
- a. TYPICAL TREE PROTECTION DEVICES INCLUDE: CHAIN LINK FENCE (FOUR FEET HIGH)
- ii. SUPER SILT FENCE WITH WIRE STRUNG BETWEEN THE SUPPORT POLES (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY
- iii. 14 GAUGE, 2 INCH X 4 INCH WELDED WIRE FENCING SUPPORTED BY STEEL T-BAR POSTS (MINIMUM 4 FEET HIGH) WITH HIGH
- b. TYPICAL STRESS REDUCTION MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO: i. ROOT PRUNING WITH A ROOT CUTTER OR VIBRATORY PLOW DESIGNED FOR THAT PURPOSE. TRENCHERS ARE NOT ALLOWED, UNLESS APPROVED BY THE FOREST CONSERVATION INSPECTOR.
- ii. CROWN REDUCTION OR PRUNING

PRE-CONSTRUCTION

- iii. WATERING iv. FERTILIZING
- v. VERTICAL MULCHING vi. ROOT AERATION SYSTEMS
- MEASURES NOT SPECIFIED ON THE FOREST CONSERVATION PLAN MAY BE REQUIRED AS DETERMINED BY THE FOREST CONSERVATION INSPECTOR IN COORDINATION WITH THE PROPERTY OWNER'S ARBORIST.
- 3. A MARYLAND LICENSED TREE EXPERT MUST PERFORM, OR DIRECTLY SUPERVISE, THE IMPLEMENTATION OF ALL STRESS REDUCTION MEASURES. DOCUMENTATION OF THE PROCESS (INCLUDING PHOTOGRAPHS) MAY BE REQUIRED BY THE FOREST CONSERVATION INSPECTOR, AND WILL BE DETERMINED AT THE PRE-CONSTRUCTION MEETING.
- 4. TEMPORARY TREE PROTECTION DEVICES MUST BE INSTALLED PER THE APPROVED FOREST CONSERVATION PLAN. EXEMPTION PLAN. OR TREE SAVE PLAN AND PRIOR TO ANY LAND DISTURBANCE. THE FOREST CONSERVATION INSPECTOR, IN COORDINATION WITH THE DPS SEDIMENT CONTROL INSPECTOR, MAY MAKE FIELD ADJUSTMENTS TO INCREASE THE SURVIVABILITY OF TREES AND FOREST SHOWN AS SAVED ON THE APPROVED PLAN.
- 5. TREE PROTECTION FENCING MUST BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER FOR THE DURATION OF CONSTRUCTION PROJECT AND MUST NOT BE ALTERED WITHOUT PRIOR APPROVAL FROM THE FOREST CONSERVATION INSPECTOR. ALL CONSTRUCTION
- ACTIVITY WITHIN PROTECTED TREE AND FOREST AREAS IS PROHIBITED. THIS INCLUDES THE FOLLOWING ACTIVITIES: a. PARKING OR DRIVING OF EQUIPMENT, MACHINERY OR VEHICLES OF ANY TYPE.
- b. STORAGE OF ANY CONSTRUCTION MATERIALS, EQUIPMENT, STOCKPILING, FILL, DEBRIS, ETC. c. DUMPING OF ANY CHEMICALS (I.E., PAINT THINNER), MORTAR OR CONCRETE REMAINDER, TRASH, GARBAGE, OR DEBRIS OF
- d. FELLING OF TREES INTO A PROTECTED AREA. e. TRENCHING OR GRADING FOR UTILITIES, IRRIGATION, DRAINAGE, ETC.
- 6. FOREST AND TREE PROTECTION SIGNS MUST BE INSTALLED AS REQUIRED BY THE FOREST CONSERVATION INSPECTOR. THE SIGNS MUST BE WATERPROOF AND WORDING PROVIDED IN BOTH ENGLISH AND SPANISH.
- **DURING CONSTRUCTION** 7. PERIODIC INSPECTIONS WILL BE MADE BY THE FOREST CONSERVATION INSPECTOR. CORRECTIONS AND REPAIRS TO TREE PROTECTION
- DEVICES MUST BE COMPLETED WITHIN THE TIMEFRAME GIVEN BY THE INSPECTOR. 8. THE PROPERTY OWNER MUST IMMEDIATELY NOTIFY THE FOREST CONSERVATION INSPECTOR OF ANY DAMAGE TO TREES, FORESTS, UNDERSTORY, GROUND COVER, AND ANY OTHER UNDISTURBED AREAS SHOWN ON THE APPROVED PLAN. REMEDIAL ACTIONS, AND THE RELATIVE TIMEFRAMES TO RESTORE THESE AREAS, WILL BE DETERMINED BY THE FOREST CONSERVATION INSPECTOR.
- 9. AFTER CONSTRUCTION IS COMPLETED, BUT BEFORE TREE PROTECTION DEVICES HAVE BEEN REMOVED, THE PROPERTY OWNER MUST REQUEST A FINAL INSPECTION WITH THE FOREST CONSERVATION INSPECTOR. AT THE FINAL INSPECTION, THE FOREST CONSERVATION
- INSPECTOR MAY REQUIRE ADDITIONAL CORRECTIVE MEASURES, WHICH MAY INCLUDE: a. REMOVAL, AND POSSIBLE REPLACEMENT, OF DEAD, DYING, OR HAZARDOUS TREES
- b. PRUNING OF DEAD OR DECLINING LIMBS c. SOIL AERATION
- d. FERTILIZATION e. WATERING

POST-CONSTRUCTION

- f. WOUND REPAIR g. CLEAN UP OF RETENTION AREAS, INCLUDING TRASH REMOVAL
- 10. AFTER THE FINAL INSPECTION AND COMPLETION OF ALL CORRECTIVE MEASURES THE FOREST CONSERVATION INSPECTOR WILL REQUIEST. ALL TEMPORARY TREE AND FOREST PROTECTION DEVICES BE REMOVED FROM THE SITE. REMOVAL OF TREE PROTECTION DEVICES THAT ALSO OPERATE FOR EROSION AND SEDIMENT CONTROL MUST BE COORDINATED WITH BOTH DPS AND THE FOREST CONSERVATION
- SODDING. OR BURIAL MAY TAKE PLACE AFTER THE TREE PROTECTION FENCING IS REMOVED. 11. LONG-TERM PROTECTION MEASURES, INCLUDING PERMANENT SIGNAGE, MUST BE INSTALLED PER THE APPROVED PLAN. INSTALLATION WILL OCCUR AT THE APPROPRIATE TIME DURING THE CONSTRUCTION PROJECT. REFER TO THE APPROVED PLAN DRAWING FOR THE LONG-TERM PROTECTION MEASURES TO BE INSTALLED.

INSPECTOR AND CANNOT BE REMOVED WITHOUT PERMISSION OF THE FOREST CONSERVATION INSPECTOR. NO ADDITIONAL GRADING.

- ALL FIELD INSPECTIONS MUST BE REQUESTED BY THE APPLICANT
- FIELD INSPECTIONS MUST BE CONDUCTED AS FOLLOWS:
- TREE SAVE PLANS AND FOREST CONSERVATION PLANS WITHOUT PLANTING REQUIREMENTS
- 1. AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS. 2. AFTER NECESSARY STRESS REDUCTION MEASURES HAVE BEEN COMPLETED AND PROTECTION MEASURES HAVE BEEN
- INSTALLED, BUT BEFORE ANY CLEARING AND GRADING BEGIN AND BEFORE RELEASE OF THE BUILDING PERMIT. 3. AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES, BUT BEFORE REMOVAL OF TREE PROTECTION FENCING, TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISIONS OF THE FOREST CONSERVATION.
- ADDITIONAL REQUIREMENTS FOR PLANS WITH PLANTING REQUIREMENTS
- 4. BEFORE THE START OF ANY REQUIRED REFORESTATION AND AFFORESTATION PLANTING. 5. AFTER THE REQUIRED REFORESTATION AND AFFORESTATION PLANTING HAS BEEN COMPLETED TO VERIFY THAT THE

PLANTING PLAN, AND, IF APPROPRIATE, RELEASE OF THE PERFORMANCE BOND.

PLANTING IS ACCEPTABLE AND PRIOR TO THE START OF THE MAINTENANCE PERIOD. 6. AT THE END OF THE MAINTENANCE PERIOD TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISIONS OF THE

### PLANTING NARRATIVE FOR AFFORESTATION/REFORESTATION AREAS

THIS PLANTING NARRATIVE IS FOR THE PLANTING OF AFFORESTATION AND/OR REFORESTATION AREAS ONLY. FOR SPECIFICATIONS AND DETAILS FOR THE PLANTING OF LANDSCAPE TREES FOR FOREST CONSERVATION CREDIT (20 YEAR CANOPY LANDSCAPE CREDIT OR SPECIMEN TREE MITIGATION CREDIT) SEE THE FINAL LANDSCAPE PLAN.

- A. FOR PRE-PLANTING MEASURES TO BE TAKEN TO CONTROL INVASIVE SPECIES, SEE THE INVASIVE SPECIES MANAGEMENT
- B. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.
- C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS. NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE
- D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.

2. PLANT AMENDMENT MATERIAL STORAGE IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY

STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS. 3. ON-SITE INSPECTION

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN

- SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED. 4. PLANTING SPECIFICATIONS A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN
- IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE. DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.

B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES

SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED. AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM

IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE

CONTAINER AND THE ROOTS GENTLY LOOSENED FROM THE SOILS. IF THE ROOTS ENCIRCLE THE ROOT BALL, SUBSTITUTION

- C. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL, UNLESS WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES. SEE DETAIL FOR PLANTING IN THE CRITICAL ROOT ZONE OF EXISTING TREES ON SHEET FFCP 500. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE. SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.
- D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE. 5. POST-PLANTING CONSIDERATIONS
- A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.
- B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS. ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS. SEE FINAL FOREST CONSERVATION NOTES 6 AND 7 THIS SHEET.

### FIVE YEAR AFFORESTATION/ REFORESTATION MANAGEMENT PLAN

- A. INITIAL INVASIVE SPECIES MANAGEMENT ACTIVITIES SHOULD BE IMPLEMENTED PRIOR TO PREPARING AREAS FOR PLANTING AS PER THE INVASIVE SPECIES MANAGEMENT PLAN THIS SHEET.
- B. AREAS ARE PLANTED ACCORDING TO PRE-APPROVED PLAN.
- C. SURVIVAL CHECK 3 TIMES (MARCH-APRIL), (JULY-AUGUST), (OCTOBER-NOVEMBER). D. FERTILIZATION AND WATERING AS NEEDED.

THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.

- E. CONTROL OF UNDESIRABLE VEGETATION AS PER THE INVASIVE SPECIES MANAGEMENT PLAN. E. DOCUMENTATION OF EACH MAINTENANCE VISIT IS TO BE PROVIDED TO THE CLIENT AND THE FOREST
- CONSERVATION (FC)INSPECTOR. F. ANNUAL INSPECTION BY M-NCPPC FC INSPECTOR.
- YEAR 2: A. REINFORCEMENT PLANTING IF NEEDED.
- B. SURVIVAL CHECK ONCE ANNUALLY (MAY-SEPTEMBER).
- C. WATERING AS NEEDED. D. CONTROL OF UNDESIRABLE VEGETATION AS PER THE INVASIVE SPECIES MANAGEMENT PLAN.
- E. DOCUMENTATION OF EACH MAINTENANCE VISIT IS TO BE PROVIDED TO THE CLIENT AND THE FC
- F. ANNUAL INSPECTION BY M-NCPPC FC INSPECTOR.
- A. CONTROL OF UNDESIRABLE VEGETATION AS PER THE INVASIVE SPECIES MANAGEMENT PLAN. B. DOCUMENTATION OF EACH MAINTENANCE VISIT IS TO BE PROVIDED TO THE CLIENT AND THE FC
- C. ANNUAL INSPECTION BY M-NCPPC FC INSPECTOR.

FERTILIZATION OR WATERING DURING YEAR 1 WILL BE DONE ON AN AS NEEDED BASIS. DOCUMENTATION OF MAINTENANCE VISITS AND CONDITION CHECK SHEETS SHOULD BE PROVIDED TO THE CLIENT AND THE FC INSPECTOR AFTER EACH VISIT. A SURVIVAL RATE OF 75% IS REQUIRED AFTER 5 (FIVE) YEARS. IF ADEQUATE NATURAL REGENERATION HAS OCCURRED, IT MAY BE INCLUDED IN THE FINAL SURVIVAL TALLY. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS. PERIMETER FENCING AND SIGNAGE MAY BE REMOVED AFTER YEAR 5 WITH FORMAL ACCEPTANCE OF THE PLANT MATERIAL BY THE FC INSPECTOR AND APPROVAL TO REMOVE THE FENCING. PERMANENT FOREST CONSERVATION EASEMENT BOUNDARY MARKERS ARE TO REMAIN.

AT THE END OF THE FIVE-YEAR MANAGEMENT PLAN, A FINAL INSPECTION MEETING WILL BE HELD TO INCLUDE THE CONTRACT ARBORIST, M-NCPPC INSPECTOR, AND OWNER'S REPRESENTATIVE AND ANY FINAL WORK REQUIRED TO COMPLETE THE PROGRAM, IF ANY, WILL BE IDENTIFIED AND MUST BE COMPLETED WITHIN THE TIMEFRAME REQUIRED BY THE FC INSPECTOR.

## FIVE YEAR INVASIVE SPECIES MANAGEMENT PLAN

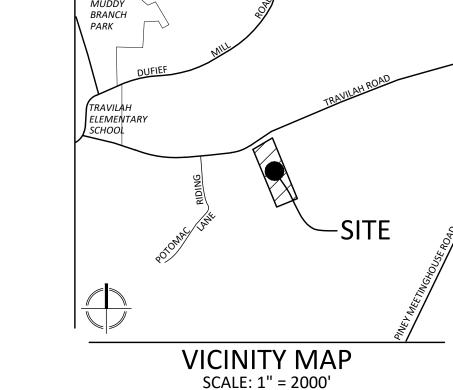
THIS INVASIVE SPECIES MANAGEMENT PLAN FOR AFFORESTATION AREAS 1 & 2 FOR WHICH THIS FCP IS SUBMITTED. A FIVE YEAR PLAN IS PROPOSED TO ERADICATE INVASIVE AS IDENTIFIED AND MARKED FOR REMOVAL BY THE ISA CERTIFIED ARBORIST

IDENTIFICATION AND PROTECTION OF EXISTING NATIVE PLANTS IS A KEY COMPONENT OF ANY INVASIVE SPECIES MANAGEMENT PROGRAM. CARE MUST BE TAKEN TO AVOID CONTACT OF HERBICIDES WITH FOLIAGE OF DESIRABLE TREES, SHRUBS, TURF GRASSES OR OTHER DESIRABLE VEGETATION SINCE DAMAGE CAN RESULT FROM THEIR USE. ALL WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST WHO IDENTIFIES AND MARKS INVASIVE PLANTS. WORK BOUNDARIES SHOULD BE ESTABLISHED WHERE ADJOINING FIELDS OR WOODLAND NOT TARGETED FOR INVASIVE SPECIES CONTROL ARE LOCATED. APPLICATION OF ANY HERBICIDES CAN ONLY BE PERFORMED BY A LICENSED PESTICIDE APPLICATOR. APPLICATOR'S LICENSE NUMBER MUST BE INCLUDED IN ANY REPORTS DOCUMENTING THEIR USE. PERSONAL PROTECTION EQUIPMENT USED BY THE APPLICATOR(S) MUST FOLLOW STATE AND LABEL GUIDELINES.

YEARS ONE THROUGH FIVE: GENERAL INVASIVE MANAGEMENT ACTIVITIES WILL OCCUR A MINIMUM OF TWO TIMES DURING THE GROWING SEASON IN THE TARGETED AREAS WHERE THE INVASIVE PLANTS ARE EVIDENT.

- 1. IN THE SPRING, CUT THE STEMS OF THE INVASIVE PLANTS, AS IDENTIFIED BY THE ARBORIST, LOW TO THE GROUND AND TREAT REMAINING PLANT STEMS WITH GLYPHOSATE
- 2. IN THE FALL, CUT THE STEMS OF THE INVASIVE PLANTS, AS IDENTIFIED BY THE ARBORIST, LOW TO THE GROUND AND TREAT REMAINING STEMS WITH GLYPHOSATE.
- 3. AFTER EACH APPLICATION/ TREATMENT A BRIEF REPORT DOCUMENTING THE SPECIES TREATED, AREA OF TREATMENT, MATERIAL AND/OR METHOD USED AND DATES OF APPLICATION WILL BE SUBMITTED TO THE M-NCPPC INSPECTOR.

AN ANNUAL REPORT WILL BE SUBMITTED TO THE M-NCPPC FOREST INSPECTOR AT THE END OF EACH YEAR OF THE PROGRAM, WITH A SUMMARY OF INVASIVE TREATMENT MEASURES. AT THE END OF THE FIVE-YEAR MANAGEMENT PLAN, A FINAL INSPECTION MEETING WILL BE HELD TO INCLUDE THE CONTRACT ARBORIST, M-NCPPC INSPECTOR, AND OWNER'S REPRESENTATIVE AND ANY FINAL WORK REQUIRED TO COMPLETE THE PROGRAM, IF ANY, WILL BE IDENTIFIED.





CIVIL ENGINEER/LANDSCAPE ARCHITECT: VIKA MARYLAND 20251 CENTURY BLVD SUITE 400 GERMANTOWN, MD 20874 CONTACT: JULIA LAPIDES (301) 916-4100 lapides@vika.com

MCLEAN, VA 22101 **CONTACT: PATRICK BYRNE** 

pbyrne@chidc.org

(703) 556-9569

6TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12



I HERERY 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. 3776 EXPIRATION DATE: MAY 13, 2026 THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA

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Phone and Email

MAY BE UTILIZED FOR CONSTRUCTION PURPOSES. DRAWN BY: SG DESIGNED BY: JS DATE ISSUED: <u>07/24/2024</u>

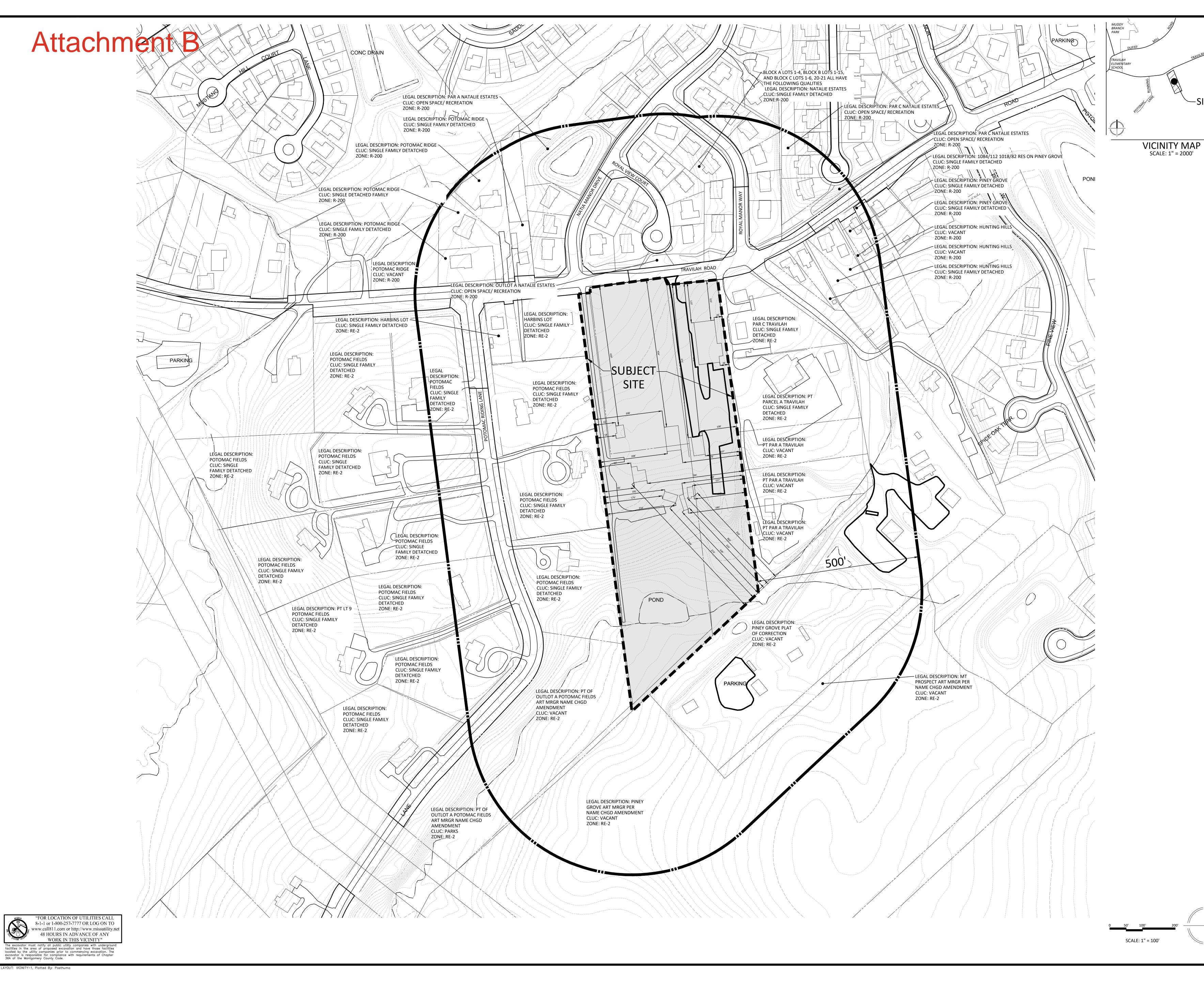
FCP 500

**NOT FOR CONSTRUCTION** 

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.ne 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with undergroun facilities in the area of proposed excavation and have those facilities

excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code. (OUT: 02-FCP-F20250360-005, Plotted By: Posthuma

located by the utility companies prior to commencing excavation. The



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PREPARED FOR: **COMMUNITY HOUSING** INITIATIVE, INC. 1123 ORMOND COURT MCLEAN, VA 22101 CONTACT: PATRICK BYRNE (703) 556-9569

CIVIL ENGINEER/LANDSCAPE ARCHITECT: VIKA MARYLAND 20251 CENTURY BLVD. SUITE 400 GERMANTOWN, MD 20874 CONTACT: JULIA LAPIDES (301) 916-4100 lapides@vika.com

pbyrne@chidc.org

REVISIONS

TRAVILAH ROAD

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

VICINITY MAP

CU-2023-10 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. 3776 EXPIRATION DATE: MAY 13, 2026

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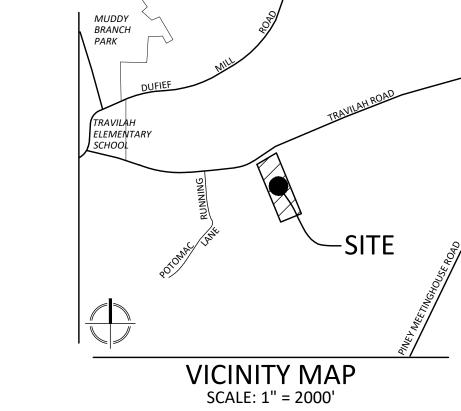
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DATE ISSUED: <u>8/16/2024</u> PROJECT VM1407

SHEET NO. VICINITY-1

# TRAVILAH ROAD

## CONDITIONAL USE SITE PLAN CU-2023-10



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PREPARED FOR: **COMMUNITY HOUSING** INITIATIVE, INC. 1123 ORMOND COURT MCLEAN, VA 22101 CONTACT: PATRICK BYRNE (703) 556-9569 pbyrne@chidc.org

CIVIL ENGINEER/LANDSCAPE ARCHITECT: VIKA MARYLAND 20251 CENTURY BLVD SUITE 400 GERMANTOWN, MD 20874 CONTACT: JULIA LAPIDES (301) 916-4100 lapides@vika.com

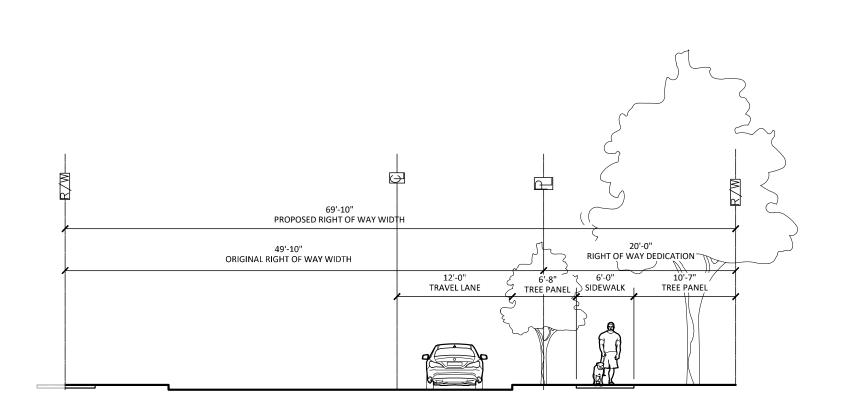
## PROJECT DATA TABLES

Section 3.3.2.C.2.c. Independent Living for Seniors as a Conditional Use.
i. The site has adequate accessibility to public transportation, medical services, shopping areas,
recreation, and other community services, as shown on the attached vicinity map and descriibed in
the statement of justification
ii. No ancillary or retail facilities are proposed.
iii. Per Chapter 25A, Section 25A-5.(I), the affordable housing requirement will be met through an
automatic alternative payment to the Housing Initiative Fund for for-sale, age-restricted units by
agreement with the DHCA.
iv. The maximum building height is met per the table below. The maximum density is established by
the Hearing Examiner per the table below.
v. Height density, coverage, and parking are compatible with surrounding uses as shown in the
Conditional Use Plan application.
vi. There are no units abutting a property not included in the application; the front setback is met per the
table below.
vii. The minimum side and rear setback is 25 feet to abutting lots not included in this application,
although there are no abutting lots because of an HOA parcel between proposed
lots and the abutting lots. In addition to this HOA parcel, principal buildings are setback on
the internal lots 20 feet.
viii. The minimum green area is 50%.
ix. Principal building setbacks (not modified above) meet the minimum required for the subject building
type in the R-30 zone, as shown below.

STANDARD	REQUIRED/ALLOWED		F	PROPOSE	)		
Lot Area (min)	2.00 AC	2.00 AC			10.63 AC		
(Section 4.4.4.B.1)							
Tract (Gross Tract) Area			468,223	SF	10.75	AC	
Dedication Area on Travilah Road			5,348	SF	0.12	AC	
Site (Net Lot) Area			462,875	SF	10.63	AC	
Lot Width at Front Building Line (min)	Line (min) 150 feet			417 feet			
(Section 4.4.4.B.1)							
Lot width at front lot line (min)	25 feet	t		417 feet			
(Section 4.4.4.B.1)							
Density (Section 3.3.2.C.2.c.iv/v)							
Max Units	n/a	units	60	Tow	nhous	ses	
Lot Coverage (max)	25%			20%			
(Section 4.4.4.B.1)	115,719 SF	2.66 AC	92,575	SF	2.66	AC	
Principal Building Setbacks (min) [1]	Front (Private Street)	4 feet	10	feet			
(Section 3.3.2.C.2.c.vi/vii)	Side (Street)	5 feet	5	feet			
(Section 4.4.14.B.3)	Side (End Unit)	3 feet	3	feet			
	Side (B/W Lot & Site Boundary)	5 feet	5	feet			
	Rear	20 feet	20	feet			
	Rear (B/W Lot & Site Boundary)	10 feet	10	feet			
Height (max) (Section 3.3.2.C.2.c.iv/v)	50 feet	t		50 feet			
Green Area (min)	50%		60%				
(Section 3.3.2.C.2.c.viii)	231,438 SF	5.31 AC	277,725	SF	6.38	AC	

STANDARD	REQUIRED/ALL	PROPOSED		
59-6.2.4. Parking (min)				
On Street/Visitor		0		34
Per Townhouse	2.00 =	120		120
Total		120		154
HC Spaces (Including Van)		0		2
Standard Spaces		120		152
59-6.4.3.C. Fences and Walls				
3.c.i. Fence Height (max)		6.5 feet	6.5	feet
59-6.4.4.E. Conditional Use Lighting				
Footcandles at Site Boundary (max)		0.1 FC	0	FC
59-6.5.3.C.7. Screening [2]	Option A	.	Op	otion A
Depth (min)		8 feet	10	feet
Canopy Trees (min/100')		2	2	trees
Understory/Evergreen Trees (min/100')		2	2	trees
Large Shrubs (min/100')		6	6	shrubs
Medium Shrubs (min/100')		8	8	shrubs
Small Shrubs (min/100')		8	8	shrubs
Fence Height (min)		4 feet	6	feet

[1] Accessory structures are permitted within setbacks, as defined in the Zoning Ordinance. [2] Applicable to western boundary abutting detached residential uses; not applicable to eastern boundary or rear developed with institutional and commercial uses.



TRAVILAH ROAD - SECTION 'A'





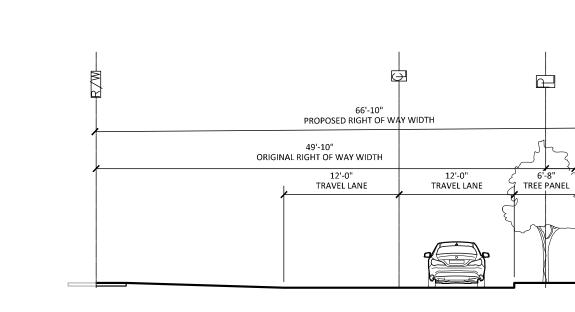
69'-10" PROPOSED RIGHT OF WAY WIDTH

TRAVEL LANE

ORIGINAL RIGHT OF WAY WIDTH

RIGHT OF WAY DEDICATION

SITE LOCATION MAP







RIGHT OF WAY DEDICATION 12'-0" 6'-8" 6'-0" 10'-7"
TRAVEL LANE TREE PANEL SIDEWALK BIOSWALE

SCALE: 1" = 200'

P-1407-SEC-03

## FIRM COMMUNITY PANEL NO.:24031C0328D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29,

**GENERAL NOTES:** 

SOIL DESIGNATION:

WATERSHED:

REFERENCE NOTES

**CURRENT ZONING:** PROPOSED ZONING: APPROVED NRI NO:

TAX ACCOUNT REFERENCE:

WATER SERVICE CATEGORY: W-1 SEWER SERVICE CATEGORY: S-1

1. THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83) AND THE VERTICAL DATUM IS NVGD29.

06-00399300, 06-00389265; 06-00405195

SANDY BRANCH / WATTS BRANCH

- THERE IS A SMALL WETLAND DELINEATED ON THE NORTH SIDE OF THE STREAM AS SHOWN ON THE NRI PLAN. ADDITIONAL WETLANDS WERE IDENTIFIED ON THE SOUTH SIDE OF THE STREAM, THE ESTIMATED LIMITS OF WHICH ARE SHOWN ON THE PLAN. THERE ARE WATERS OF THE UNITED STATES IDENTIFIED ON THE PLANS. THERE ARE NO 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY, AS IDENTIFIED
- THERE ARE TWO SMALL FORESTED AREAS LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION, AS IDENTIFIED ON APPROVED NRI 420222000.

P709; P804; N765

1B; 1C; 35B; 116D

- 4. THERE ARE NO RARE, THREATENED OR ENDANGERED PLANTS, ANIMALS, OR CRITICAL HABITATS ON THIS PROPERTY, PER APPROVED NRI 420222000.
- 5. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORICAL ATLAS AND IS NOT RECOMMENDED FOR HISTORIC PRESERVATION.
- 6. THIS CONDITIONAL USE SITE PLAN IS SUBMITTED CONCURRENTLY WITH PFCP APPLICATION F20250030.

### DEVELOPMENT PROGRAM:

- 1. THE PROJECT WILL BE DEVELOPED IN ONE PHASE.
- 2. AMENITIES WILL BE INSTALLED BEFORE USE AND OCCUPANCY FOR THE FIRST/ TOWNHOUSE.
- 3. PLANTINGS WILL BE INSTALLED WITHIN SIX (6) MONTHS, OR THE NEXT GROWING SEASON THEREAFTER, OF USE AND OCCUPANCY FOR THE FIRST SUITE / TOWNHOUSE.
- 4. RIGHT-OF-WAY IMPROVEMENTS, SEDIMENT CONTROL MEASURES, AND FOREST CONSERVATION IMPLEMENTATION WILL BE DETERMINED BY RESPECTIVE SUBSEQUENT APPROVALS.

## SHEET INDEX

- C-1 COVER SHEET
- C-2 COMPOSITE CONDITIONAL USE SITE PLAN
- DETAILED CONDITIONAL USE SITE PLAN DETAILED CONDITIONAL USE SITE PLAN
- GREEN AREA PLAN
- CIRCULATION PLAN C-7 ROUGH GRADING PLAN
- C-8 BUILDING COVERAGE PLAN

## LANDSCAPE & LIGHTING PLAN

- L-000 COMPOSITE LANDSCAPE & LIGHTING PLAN
- L-100 DETAILED LANDSCAPE & LIGHTING PLAN L-101 DETAILED LANDSCAPE & LIGHTING PLAN
- L-102 LANDSCAPE & LIGHTING DETAILS
- L-103 LANDSCAPE & LIGHTING DETAILS
- L-104 PHOTOMETRIC LIGHTING PLAN

## SUPPORTING DRAWINGS SHEET INDEX

VICINITY MAPS COLOR UTILITY PLAN CONCEPT STORMWATER MANAGEMENT PLAN

APPROVED NRI/FSD

SURROUNDING NEIGHBORHOOD PLAN

SUPPLEMENTAL DRAWINGS SHEET INDEX FIRE ACCESS PLAN LOTTING PLAN

TRAVILAH ROAD

REVISIONS

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

COVER SHEET

CU-2023-10



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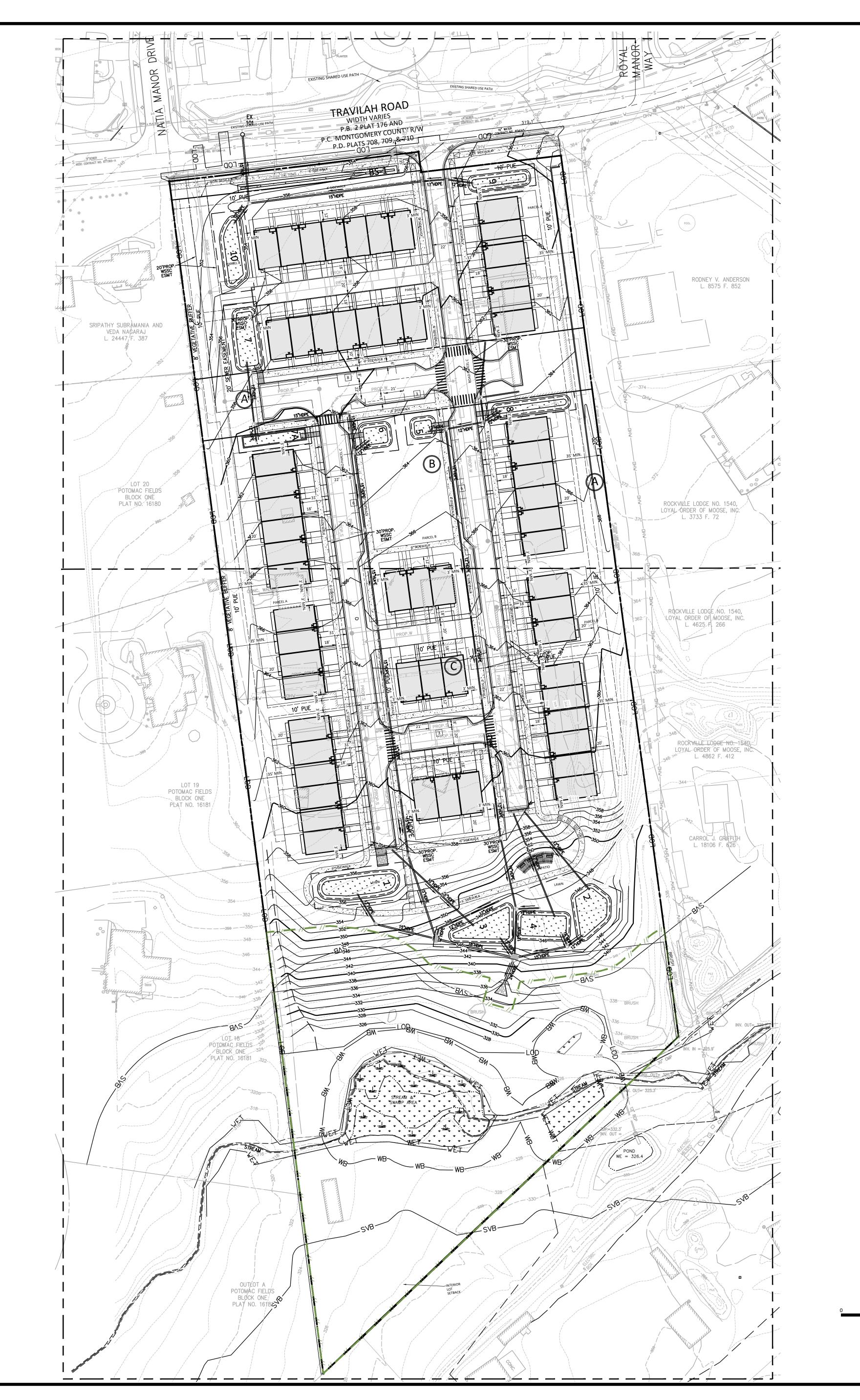
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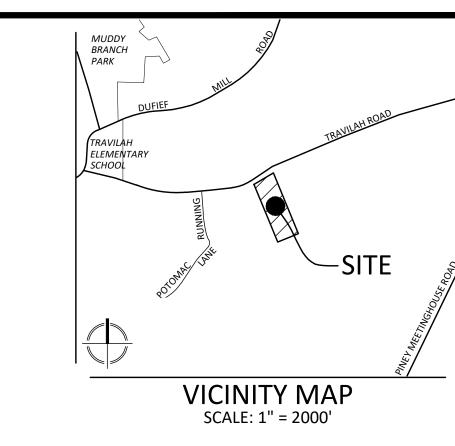
DRAWN BY: SG DESIGNED BY: \_\_\_\_\_\_\_ DATE ISSUED: <u>08/16/2024</u>

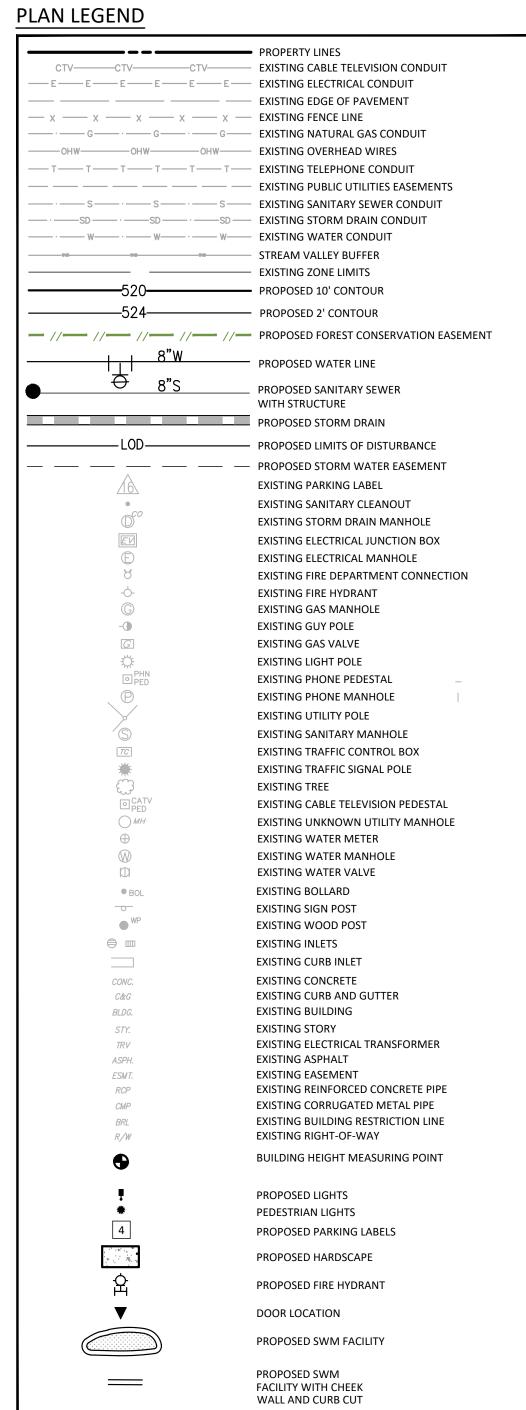
PROJECT VM1407

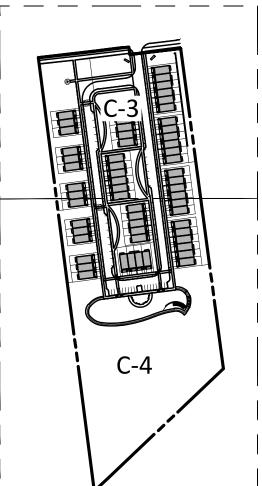
"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.ne 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities 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.

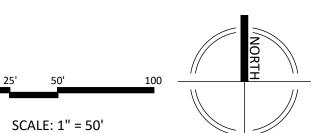
LAYOUT: C-1, Plotted By: grimm











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TRAVILAH

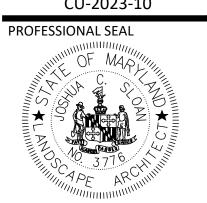
REVISIONS

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

ROAD

COMPOSITE CONDITIONAL SITE PLAN

CU-2023-10



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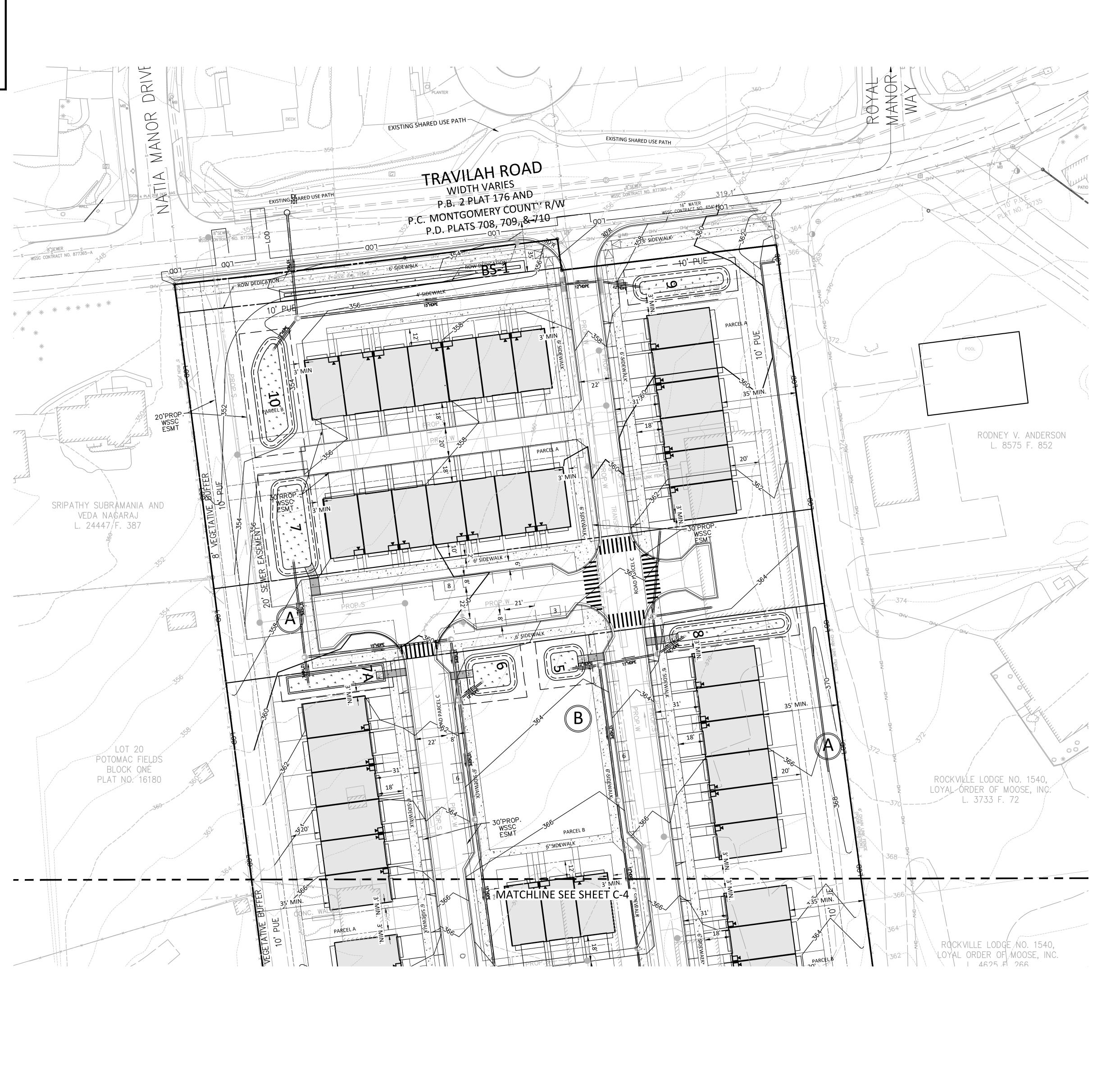
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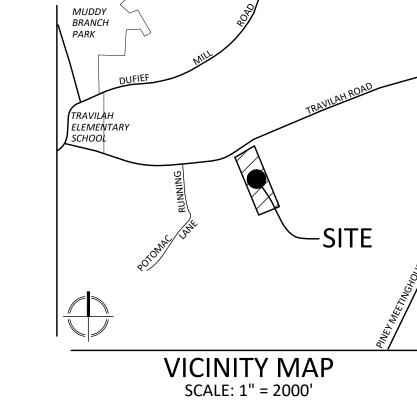
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code. LAYOUT: C-2, Plotted By: grimm

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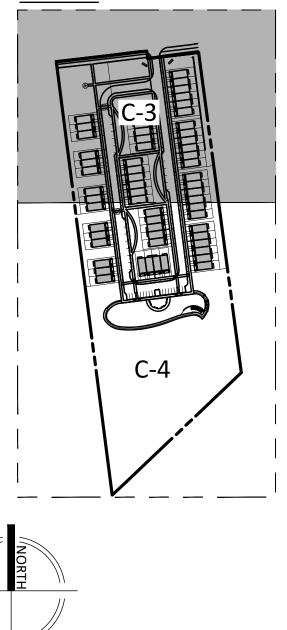




## PLAN LEGEND

	PROPERTY LINES
	— EXISTING CABLE TELEVISION CONDUIT
— E — E — E — E — E	— EXISTING ELECTRICAL CONDUIT
	EXISTING EDGE OF PAVEMENT
- x x x x	
	EXISTING NATURAL GAS CONDUIT     EXISTING OVERHEAD WIRES
	EXISTING TELEPHONE CONDUIT
	— EXISTING PUBLIC UTILITIES EASEMENTS
	EXISTING SANITARY SEWER CONDUIT
	EXISTING STORM DRAIN CONDUIT
	— EXISTING WATER CONDUIT
-2/0	STREAM VALLEY BUFFER
	— EXISTING ZONE LIMITS
<del></del> 520 <del></del>	PROPOSED 10' CONTOUR
<del>524</del>	— PROPOSED 2' CONTOUR
	PROPOSED FOREST CONSERVATION EASEMENT
	PROPOSED FOREST CONSERVATION EASEMENT
<u>                                 </u>	PROPOSED WATER LINE
' <del></del>	
<u> </u>	PROPOSED SANITARY SEWER
	WITH STRUCTURE
	PROPOSED STORM DRAIN
LOD	PROPOSED LIMITS OF DISTURBANCE
	— PROPOSED STORM WATER EASEMENT
Α	
<u> </u>	EXISTING PARKING LABEL
• 	EXISTING SANITARY CLEANOUT
<u> </u>	EXISTING STORM DRAIN MANHOLE
EV	EXISTING ELECTRICAL JUNCTION BOX
E	EXISTING ELECTRICAL MANHOLE
8	EXISTING FIRE DEPARTMENT CONNECTION
-6-	EXISTING FIRE HYDRANT
©	EXISTING GAS MANHOLE
-①	EXISTING GUY POLE
G	EXISTING GAS VALVE
<b>☆</b>	EXISTING LIGHT POLE
□ PHN □ PED	EXISTING PHONE PEDESTAL
. <b>P</b>	EXISTING PHONE MANHOLE
	EXISTING UTILITY POLE
S	EXISTING SANITARY MANHOLE
176	EXISTING TRAFFIC CONTROL BOX
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING TREE
CATV PED	EXISTING THEE  EXISTING CABLE TELEVISION PEDESTAL
○ MH	EXISTING UNKNOWN UTILITY MANHOLE
Φ	EXISTING WATER METER
	EXISTING WATER MANHOLE
(D)	EXISTING WATER WALVE
	EXISTING BOLLARD
● BOL	
WP	EXISTING SIGN POST
	EXISTING WOOD POST
<b>₩</b>	EXISTING INLETS
	EXISTING CURB INLET
CONC.	EXISTING CONCRETE
C&G	EXISTING CURB AND GUTTER
BLDG.	EXISTING BUILDING  EXISTING STORY
STY. TRV	EXISTING STORY EXISTING ELECTRICAL TRANSFORMER
ASPH.	EXISTING ELECTRICAL TRANSFORMER EXISTING ASPHALT
ESMT.	EXISTING FASEMENT
RCP	EXISTING REINFORCED CONCRETE PIPE
CMP	EXISTING CORRUGATED METAL PIPE
BRL	EXISTING BUILDING RESTRICTION LINE
R/W	EXISTING RIGHT-OF-WAY
•	BUILDING HEIGHT MEASURING POINT
•	
•	PROPOSED LIGHTS
*	PEDESTRIAN LIGHTS
4	
	PROPOSED PARKING LABELS
in the second of	PROPOSED HARDSCAPE
· · · · · · · · · · · · · · · · · · ·	
耸	PROPOSED FIRE HYDRANT
▼	DOOR LOCATION
•	DOGN LOGNION
	PROPOSED SWM FACILITY
	PROPOSED SWM
<del></del>	FACILITY WITH CHEEK WALL AND CURB CUT
	ANUTE UIAN COUR CO I

## KEYMAP



SCALE: 1" = 30'

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TRAVILAH ROAD

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

DETAILED CONDITIONAL USE SITE PLAN

CU-2023-10

PROFESSIONAL SEAL

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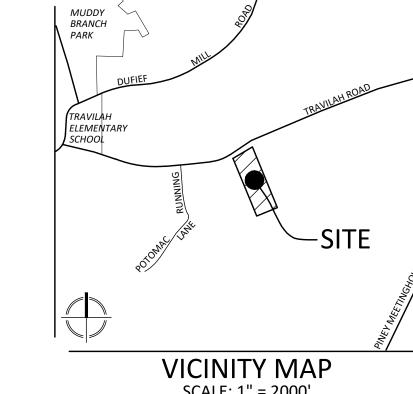
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LAYOUT: C-3, Plotted By: grimm

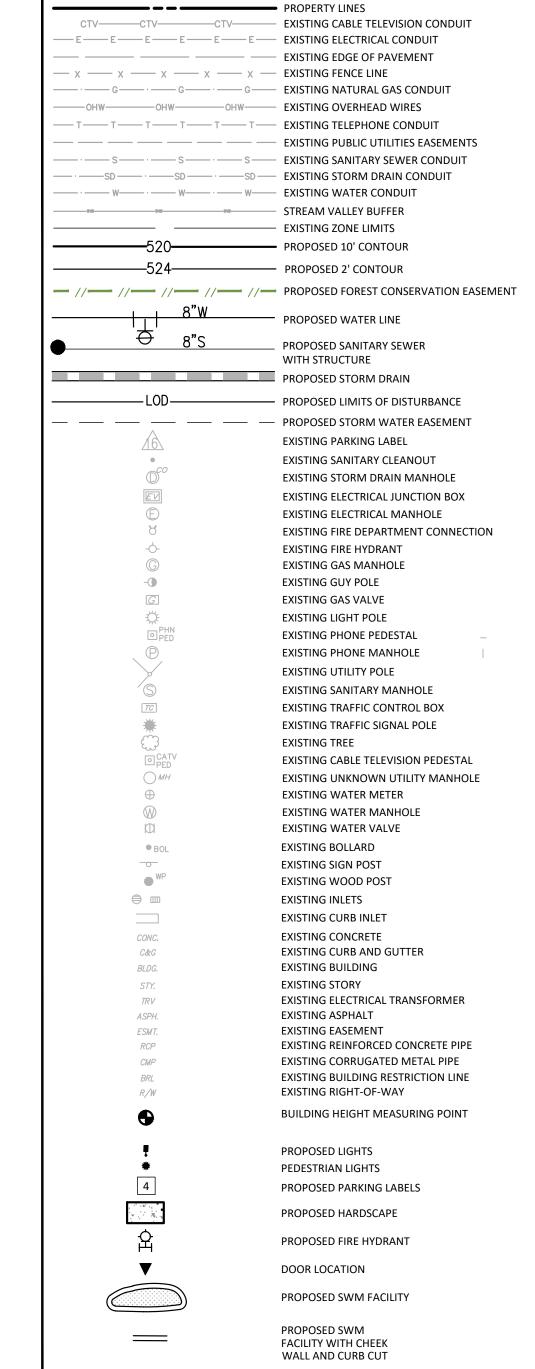
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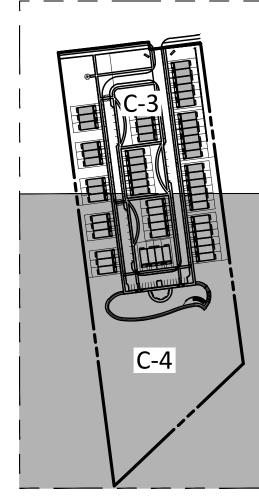
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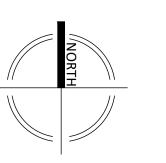




SCALE: 1" = 2000'







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REVISIONS

TRAVILAH ROAD

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

DETAILED CONDITIONAL SITE PLAN

CU-2023-10 PROFESSIONAL SEAL

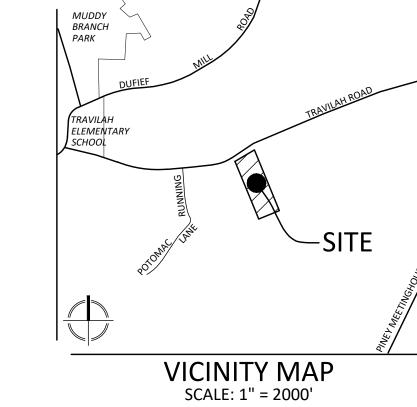
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Green Area

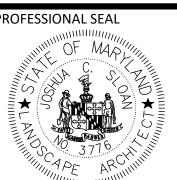
SCALE: 1" = 30'

**Net Lot Area** 468,857.32 SF 10.7634 AC 281,314.00 SF 6.45805 AC 60.00% **Proposed Green Area** Minimum Required Green Area 234,428.66 SF 5.38172 AC 50.00%

TRAVILAH ROAD

6TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11

**GREEN AREA** PLAN



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DRAWN BY: SG DESIGNED BY: JS

DEVELOPER'S CERTIFICATE The undersigned agrees to execute all the features of the Site Plan Approval No. 8201####, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: Name of Developer

Contact Person: Name of Contact

Address:

Signature:

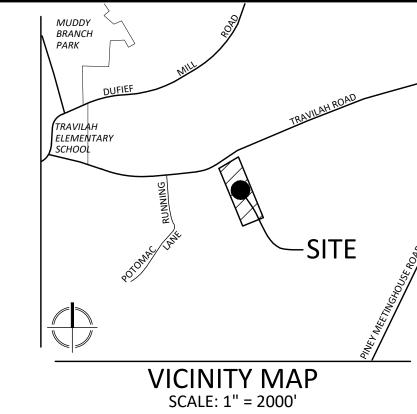
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SHEET NO. C-5

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LAYOUT: GREEN SPACE C-5, Plotted By: grimm





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CONTACT: PATRICK BYRNE

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TRAVILAH ROAD 6TH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11

CIRCULATION PLAN



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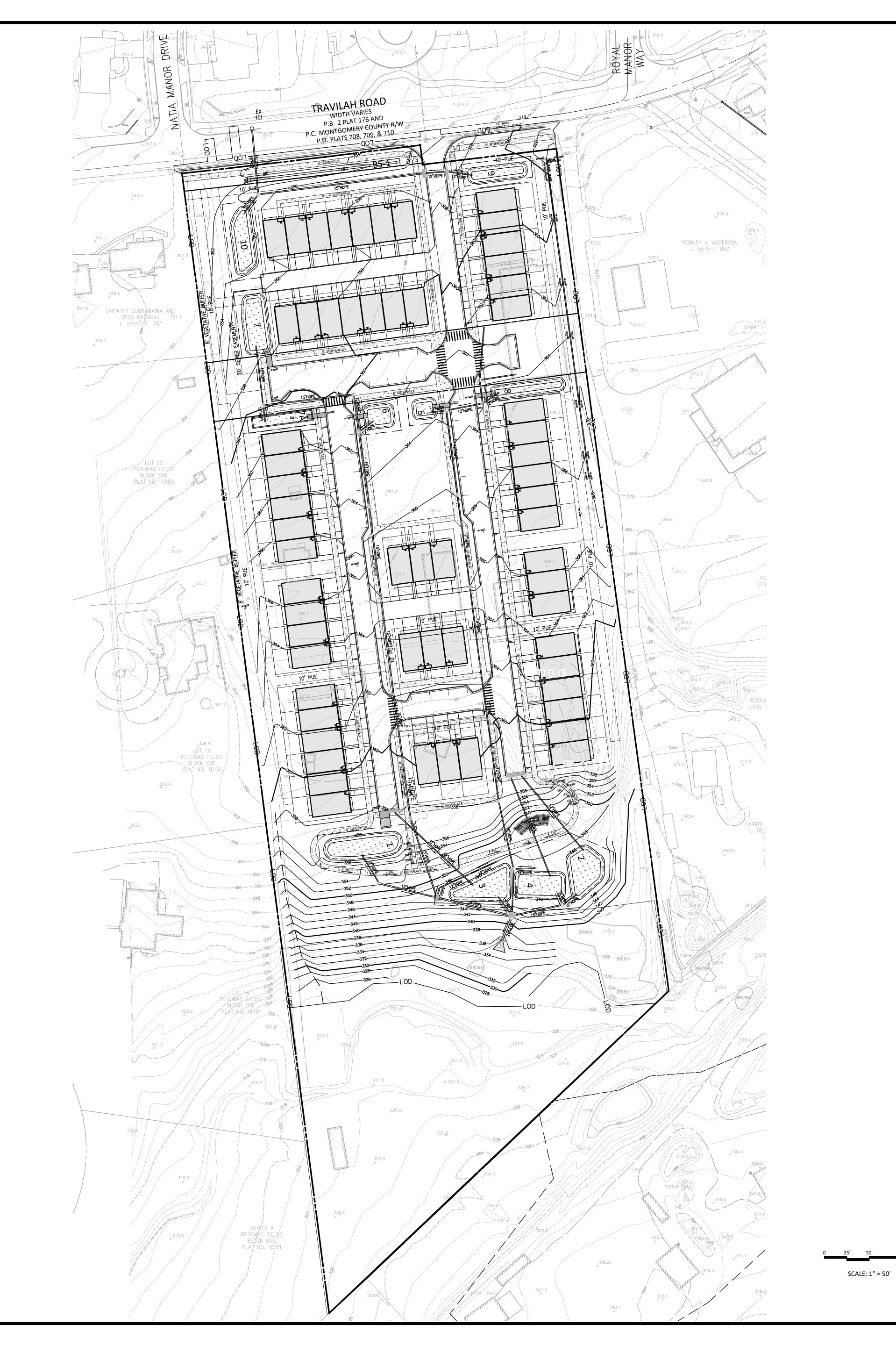
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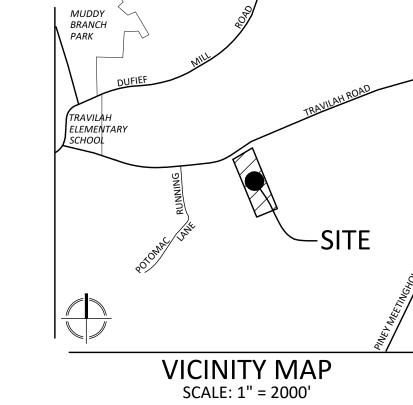
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The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code. LAYOUT: CIRC C-6, Plotted By: cheng

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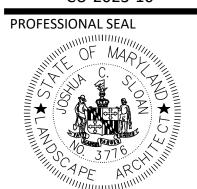
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TRAVILAH ROAD

6TH ELECTION DISTRICT MONTGOMERY COUNTY, WSSC GRID: 218NW11

ROUGH GRADING PLAN



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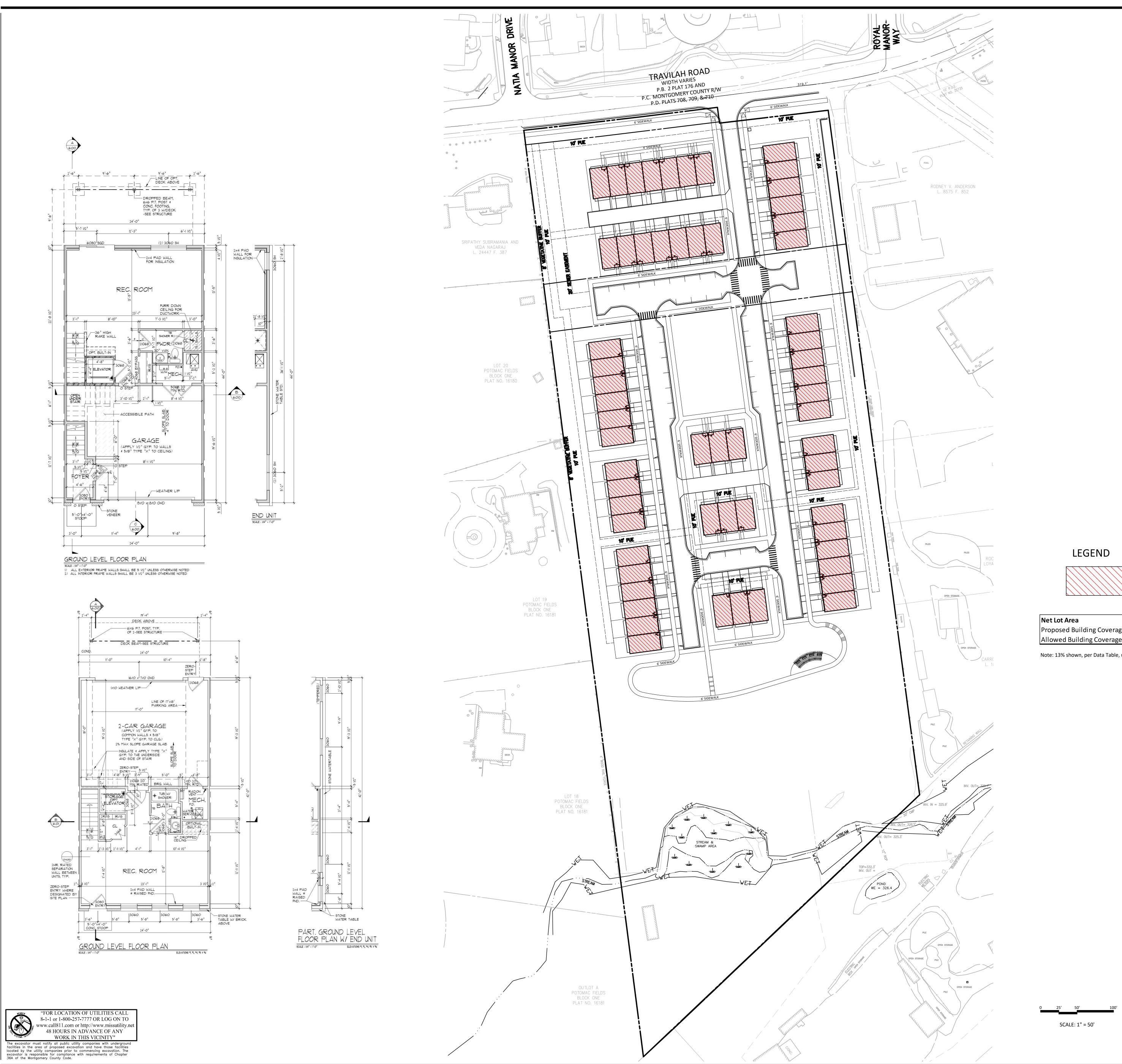
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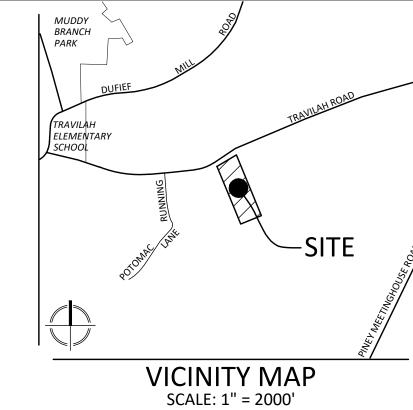
DATE ISSUED: 08/16/2024 PROJECT VM1407

SHEET NO. C-7

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LAYOUT: C-7, Plotted By: grimm





20251 Century Blvd., Suite 400

Our Site Set on the Future.

**COMMUNITY HOUSING** 

1123 ORMOND COURT

CIVIL ENGINEER/LANDSCAPE

20251 CENTURY BLVD.

VIKA MARYLAND

GERMANTOWN, MD 20874

CONTACT: JULIA LAPIDES

Germantown, MD 20874 301.916.4100 | vika.com

PREPARED FOR:

INITIATIVE, INC.

MCLEAN, VA 22101 CONTACT: PATRICK BYRNE

(703) 556-9569 pbyrne@chidc.org

ARCHITECT:

SUITE 400

(301) 916-4100 lapides@vika.com

**BUILDING COVERAGE** 

Net Lot Area	468857.32 SF	10.76 AC	
Proposed Building Coverage	61700.00 SF	1.42 AC	139
Allowed Building Coverage	115718.00 SF	2.66 AC	25%

Note: 13% shown, per Data Table, up to 15% approved.

TRAVILAH ROAD

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

BUILDING COVERAGE PLAN

CU-2023-10



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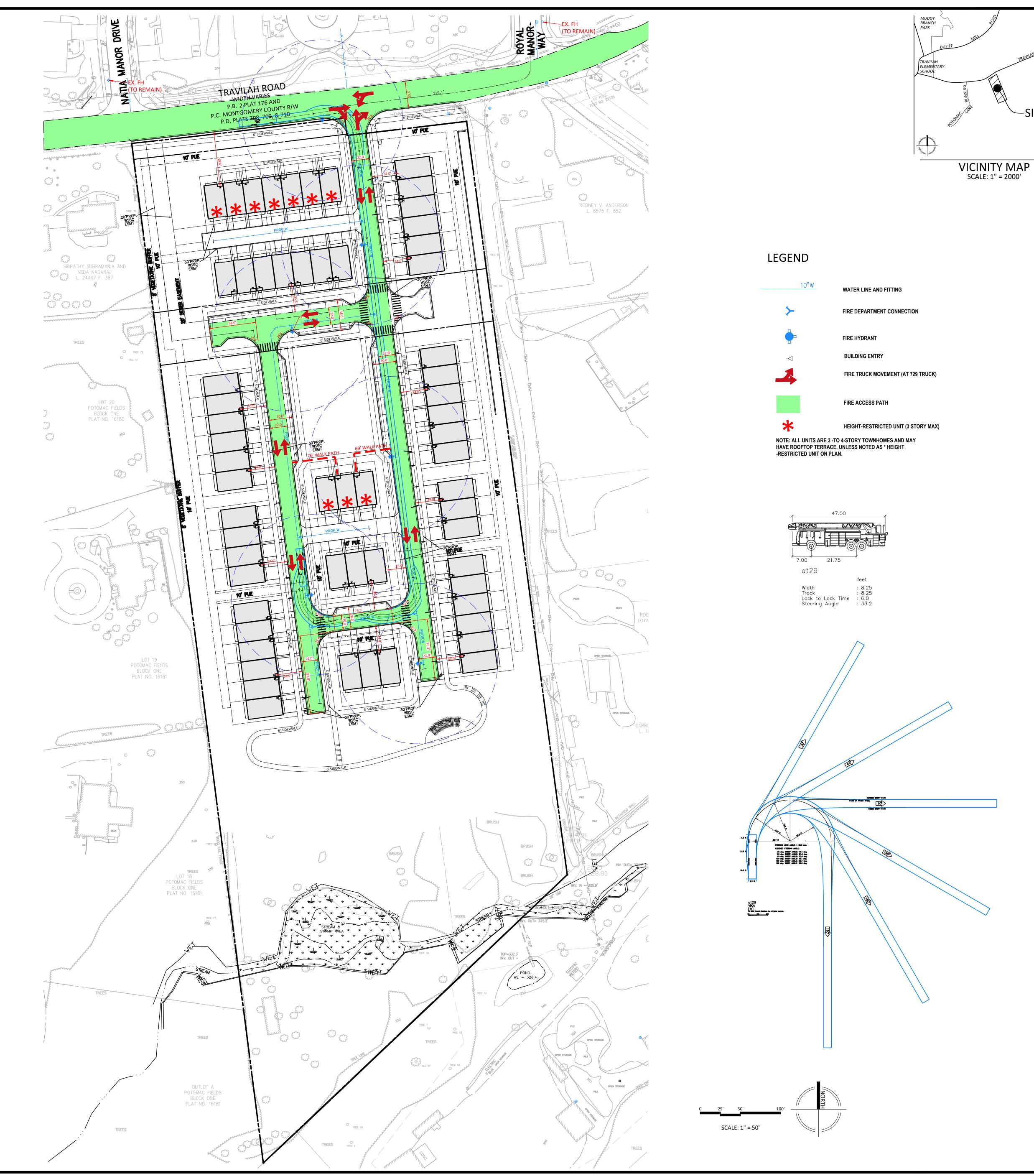
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SHEET NO. C-8

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CIVIL ENGINEER/LANDSCAPE ARCHITECT: VIKA MARYLAND 20251 CENTURY BLVD. SUITE 400 GERMANTOWN, MD 20874 CONTACT: JULIA LAPIDES (301) 916-4100 lapides@vika.com



TRAVILAH

ROAD

6TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

FIRE

**ACCESS** 

PLAN

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.

ENGINEER'S NAME: JULIA LAPIDES, P.E. LICENSE No.: 49870 EXPIRATION DATE: SEPTEMBER 8, 2026 THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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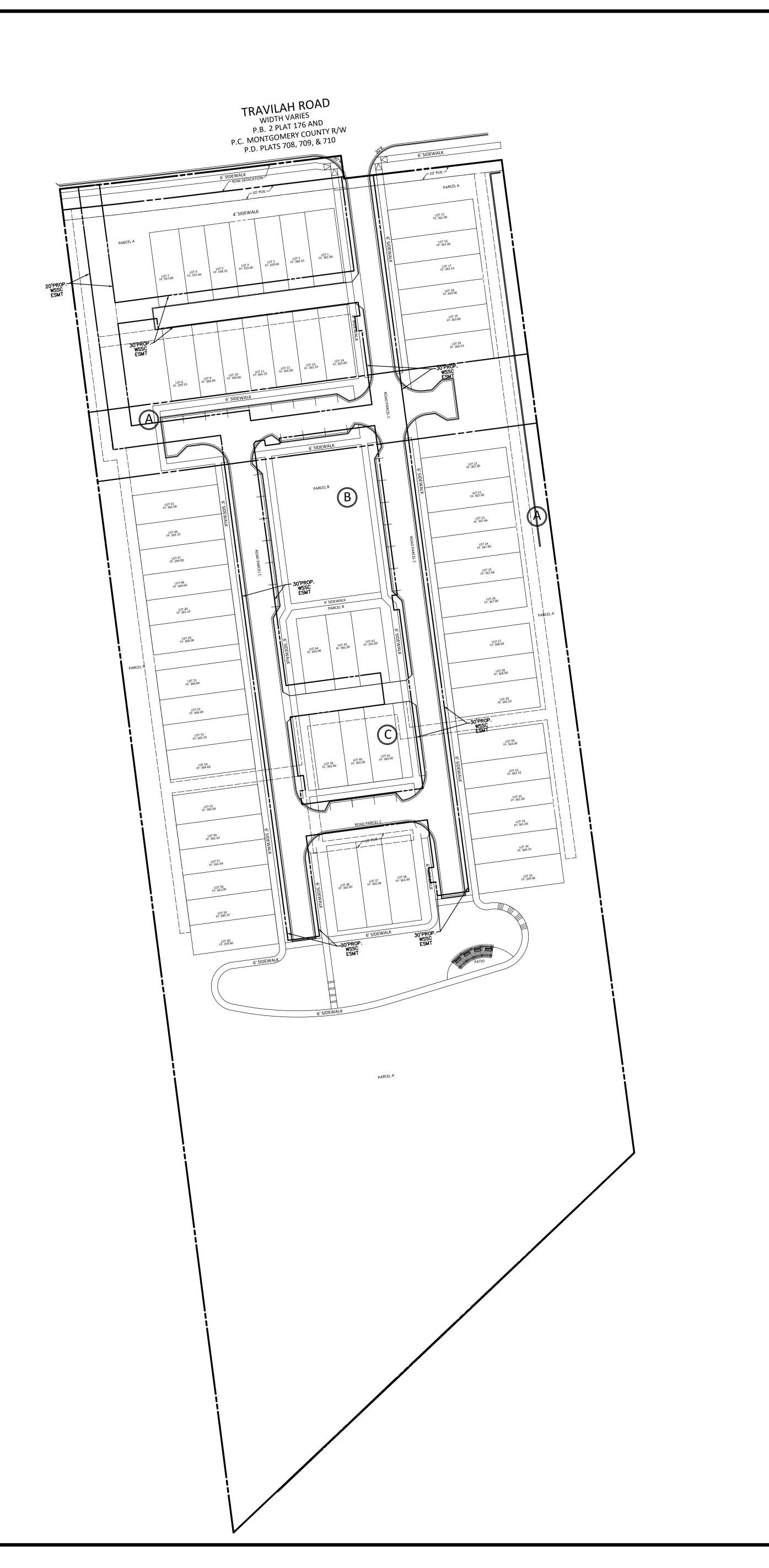
DATE ISSUED: <u>08/16/2024</u>

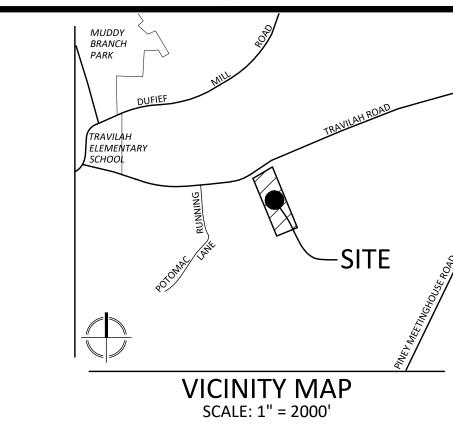
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REVISIONS

TRAVILAH ROAD

6TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

LOTTING PLAN

CU-2023-10

NOTE: FINAL LOT AND PARCEL NUMBERS AND AREAS ESTABLISHED BY PLAT.



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. 3776 EXPIRATION DATE: MAY 13, 2026

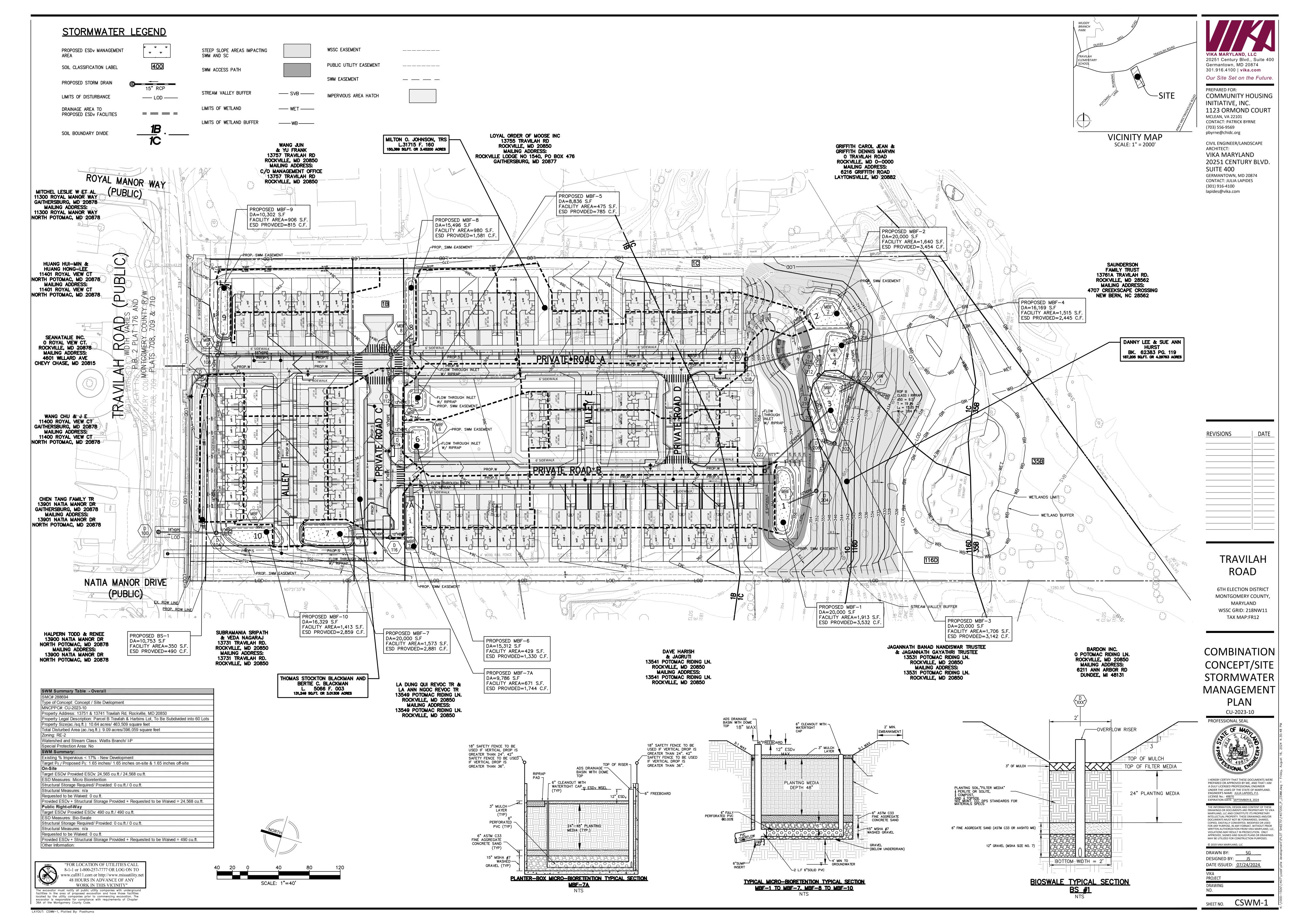
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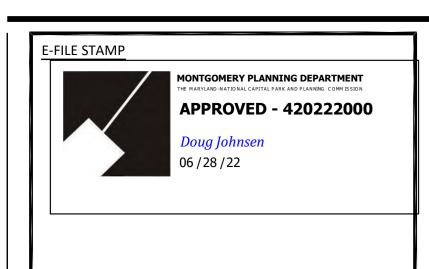
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EX.TREE <24" DBH

**EX. SIGNIFICANT TREE** ≥ 24"-29.9" DBH

**EX. SPECIMEN TREE** 

EX. TREE CANOPY

SLOPES ≥ 25%

EDGE (NOT FOREST)

SOIL BOUNDARY & TYPE

EX. FOREST STAND

EX. CABLE TV CONDUIT

EX. OVERHEAD WIRES

ESTIMATED SOUTHERN LIMITS —

OF THE INTERMITTENT/

PERENNIAL STREAM

EX. ELECTRICAL CONDUIT

≥ 30" DBH

LEGEND

116D

----E---E---E---E---E---

• co EX. SANITARY CLEANOUT

**EX.FIRE HYDRANT EX. GAS MANHOLE** 

EX. GUY POLE EX. GAS VALVE

EX. LIGHT POLE

EX. PHONE PEDESTA EX. PHONE MANHOLE

EX. UTILITY POLE

© CATV EX. CABLE TV PEDESTAL

EX. SIGN POST ● WP EX. WOOD POST EX. INLETS

C&G ......EX. CURB AND GUTTER

TRV ...... EX. ELEC. TRANSFORMER

RCP ..... EX. REINFORCED CONC. PIPE CMP ..... EX. CORRUGATED METAL PIPE

BRL ..... EX. BLDG. RESTRICTION LINE

FF. ..... EX. FINISHED FLOOR ELEVATION

SCALE: 1" = 60'

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.

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WORK IN THIS VICINITY"

● BOL EX. BOLLARD

EX. CURB INLET

BLDG...... EX. BUILDING STY. ..... EX. STORY

ASPH. .... EX. ASPHALT

ESMT. .... EX. EASEMENT

R/W..... EX. RIGHT-OF-WAY

EX..... EXISTING CONC..... EX. CONCRETE

EX. WATER METER EX. WATER MANHOLE EX. WATER VALVE

**EX. SANITARY MANHOLE** 

EX. TRAFFIC CONTROL BOX EX. TRAFFIC SIGNAL POLE

EX. UNKNOWN UTILITY MANHOLE

EX. STORM DRAIN MANHOLE

EX. ELECTRICAL MANHOLE

EX. FIRE DEPT. CONNECTION

EX. ELECTRICAL JUNCTION BOX

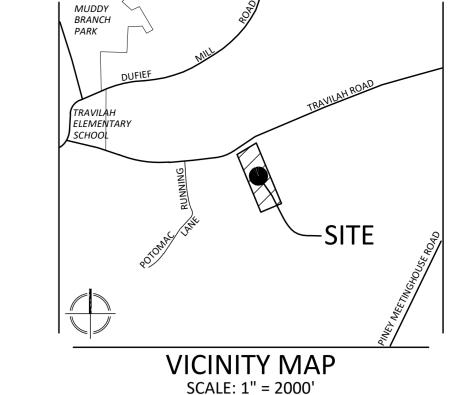
— x — x — x — x — EX. FENCE LINE

WATER LINE

# TRAVILAH ROAD

## NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION

06-00389265 06-00405195



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#### CICNIICICANIT O CDECINAENI TDEE TADI E **GENERAL NOTES**

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	SPECIMEN	CONDITIO
1	Quercus alba	White oak	42.5	✓	Good
2	Quareus alba	White oak	30	<b>✓</b>	Fair
14	Quercus alba Platanus occidentalis	American sycamore	30.1	<b>→</b>	Good
15	Platanus occidentalis	American sycamore	33	· ✓	Good
18	Quercus phellos	Willow oak	33.5	<b>√</b>	Fair
19	Acer rubrum	Red maple	25		Poor
22	Prunus serotina	Black cherry	24		Poor
23	Morus alba	White mulberry	Est. 26	<b>✓</b>	Poor Poor
<b>25</b> 26	Acer rubrum	Red maple Cherry sp.	<b>34</b> 24	<b>V</b>	Poor
27	Prunus sp. Acer rubrum	Red maple	28.5		Poor
27 28	Pinus strobus	Eastern white pine	30.5	<b>✓</b>	Good
29	Acer rubrum	Red maple	35.5	· ·	Poor
30	Acer rubrum	Red maple	28.4	•	Poor
		<del>'</del>	+		
31	Castanea sativa	European chestnut	28		Fair/poor
32	Castanea sativa	European chestnut	27.7	./	Fair
33	Castanea sativa	European chestnut	32.5	<b>✓</b>	Poor
35	Acer rubrum	Red maple	27		Poor
36	Acer rubrum	Red maple	26	,	Fair
37	Acer rubrum	Red maple	35.5	✓	Poor
39	Acer rubrum	Red maple	29.3		Fair
40	Acer rubrum	Red maple	25		Fair
41	Acer rubrum	Red maple	27		Poor
42	Platanus occidentalis		34	✓	Good
43	Acer rubrum	Red maple	28		Fair
44	Acer rubrum	Red maple	30.5	✓	Fair
45	Acer rubrum	Red maple	29		Poor
46	Acer rubrum	Red maple	33	✓	Fair
47	Acer rubrum	Red maple	25		Fair
48	Acer rubrum	Red maple	29		Fair
49	Acer rubrum	Red maple	28.5		Poor
50	Acer saccharinum	Silver maple	37	✓	Fair
51	Quercus rubra	Northern red oak	27		Fair
52	Quercus alba	White oak	23.5		   Fair/Poor
53	Quercus alba	White oak	29.5		Good
54	Quercus alba	White oak	27.5		Fair
55	Quercus rubra	Northern red oak	27.3		Poor
56	Quercus rubra	Northern red oak	26		Poor
<b>57</b>			+	<b>✓</b>	
58	Acer rubrum Pinus strobus	Red maple Eastern white pine	<b>30</b> 27	,	<b>Good</b> Fair
58 59	Pinus strobus	<u> </u>	27		Fair Fair
60	Pinus strobus	Eastern white pine			Good
OU	TE HIUS 5H ODUS	Factorn white nine	1 7,7		3000
<b>C1</b>		Eastern white pine	27		Doo"
61	Acer rubrum	Red maple	25.5		Poor
62	Acer rubrum Juglans nigra	Red maple Black walnut	25.5 28.5		Fair
62 63	Acer rubrum Juglans nigra Juglans nigra	Red maple Black walnut Black walnut	25.5 28.5 27.5	./	Fair Fair
62 63 <b>64</b>	Acer rubrum Juglans nigra Juglans nigra Prunus sp.	Red maple Black walnut Black walnut Cherry sp.	25.5 28.5 27.5 <b>Est. 30</b>	<b>V</b>	Fair Fair <b>Poor</b>
62 63 <b>64</b> <b>65</b>	Acer rubrum Juglans nigra Juglans nigra Prunus sp. Acer rubrum	Red maple Black walnut Black walnut Cherry sp. Red maple	25.5 28.5 27.5 <b>Est. 30</b> 40	✓	Fair Fair Poor Fair
62 63 <b>64</b>	Acer rubrum Juglans nigra Juglans nigra Prunus sp.	Red maple Black walnut Black walnut Cherry sp.	25.5 28.5 27.5 <b>Est. 30</b>		Fair Fair <b>Poor</b>
62 63 <b>64</b> <b>65</b> <b>66</b> 67	Acer rubrum Juglans nigra Juglans nigra Prunus sp. Acer rubrum Acer rubrum Quercus sp.	Red maple Black walnut Black walnut Cherry sp. Red maple Red maple Oak sp.	25.5 28.5 27.5 <b>Est. 30</b> 40 <b>36.5</b> Est. 24	✓	Fair Fair Poor Fair Good
62 63 <b>64</b> <b>65</b> <b>66</b>	Acer rubrum Juglans nigra Juglans nigra Prunus sp. Acer rubrum Acer rubrum	Red maple Black walnut Black walnut Cherry sp. Red maple Red maple	25.5 28.5 27.5 <b>Est. 30</b> 40 36.5	✓	Fair Fair Poor Fair Fair
62 63 <b>64</b> <b>65</b> <b>66</b> 67 68	Acer rubrum Juglans nigra Juglans nigra Prunus sp. Acer rubrum Quercus sp. Acer rubrum Acer rubrum	Red maple Black walnut Black walnut Cherry sp. Red maple Red maple Oak sp. Red maple	25.5 28.5 27.5 <b>Est. 30</b> 40 36.5 Est. 24 Est. 24	✓	Fair Poor Fair Good Poor Fair
62 63 <b>64</b> <b>65</b> <b>66</b> 67 68	Acer rubrum Juglans nigra Juglans nigra Prunus sp. Acer rubrum Quercus sp. Acer rubrum Acer rubrum Platanus occidentalis	Red maple Black walnut Black walnut Cherry sp. Red maple Red maple Oak sp. Red maple Red maple American sycamore	25.5 28.5 27.5 <b>Est. 30</b> 40 36.5 Est. 24 Est. 24	✓	Fair Fair Poor Fair Good Poor Fair Fair
62 63 64 65 66 67 68 69 70 71	Acer rubrum Juglans nigra Juglans nigra Prunus sp. Acer rubrum Quercus sp. Acer rubrum Acer rubrum Platanus occidentalis Prunus sp.	Red maple Black walnut Black walnut Cherry sp. Red maple Red maple Oak sp.  Red maple American sycamore Cherry sp.	25.5 28.5 27.5 <b>Est. 30</b> 40 36.5 Est. 24 Est. 24 25 24	✓	Fair Fair Poor Fair Good Poor Fair Fair Fair Fair
62 63 64 65 66 67 68 69 70 71 72	Acer rubrum Juglans nigra Juglans nigra Prunus sp. Acer rubrum Quercus sp. Acer rubrum Acer rubrum Platanus occidentalis Prunus sp. Acer rubrum	Red maple Black walnut Black walnut Cherry sp. Red maple Red maple Oak sp.  Red maple American sycamore Cherry sp. Red maple	25.5 28.5 27.5 <b>Est. 30</b> 40 36.5 Est. 24 Est. 24 Est. 24 Est. 24	✓	Fair Fair Poor Fair Good Poor Fair Fair Fair Fair Fair
62 63 64 65 66 67 68 69 70 71	Acer rubrum Juglans nigra Juglans nigra Prunus sp. Acer rubrum Quercus sp. Acer rubrum Acer rubrum Platanus occidentalis Prunus sp.	Red maple Black walnut Black walnut Cherry sp. Red maple Red maple Oak sp.  Red maple American sycamore Cherry sp.	25.5 28.5 27.5 <b>Est. 30</b> 40 36.5 Est. 24 Est. 24 25 24	✓	Fair Fair Poor Fair Good Poor Fair Fair Fair Fair
62 63 64 65 66 67 68 69 70 71 72	Acer rubrum Juglans nigra Juglans nigra Prunus sp. Acer rubrum Quercus sp. Acer rubrum Acer rubrum Platanus occidentalis Prunus sp. Acer rubrum	Red maple Black walnut Black walnut Cherry sp. Red maple Red maple Oak sp.  Red maple American sycamore Cherry sp. Red maple	25.5 28.5 27.5 <b>Est. 30</b> 40 36.5 Est. 24 Est. 24 Est. 24 Est. 24	✓	Fair Fair Poor Fair Good Poor Fair Fair Fair Fair Fair
62 63 64 65 66 67 68 69 70 71 72 73	Acer rubrum Juglans nigra Juglans nigra Prunus sp. Acer rubrum Quercus sp. Acer rubrum Acer rubrum Platanus occidentalis Prunus sp. Acer rubrum Prunus sp.	Red maple Black walnut Black walnut Cherry sp. Red maple Red maple Oak sp.  Red maple American sycamore Cherry sp. Red maple Cherry sp.	25.5 28.5 27.5 <b>Est. 30</b> 40 36.5 Est. 24 Est. 24 Est. 24 Est. 24 Est. 24 Est. 24	✓ ✓	Fair Fair Food Poor Fair Fair Fair Fair Fair Fair Fair Fai

#### BOLD TEXT = SPECIMEN TREE 30" OR GREATER DBH \*DIAMETER AT BREAST HEIGHT

## **SOILS TABLE**

SYMBOL	SOIL*	CHARACTERISTICS					
			FARMLAND OF				
		PRIME	STATEWIDE	HIGHLY		HYDROLOGIC	
		FARMLAND	IMPORTANCE	ERODIBLE	HYDRIC SOIL	GROUP	
1B	GAILA SILT LOAM 3-8% SLOPES	YES		NO	5% MINOR COMPONENT ONLY	В	
1C	GAILA SILT LOAM 8-15% SLOPES		YES	NO	5% MINOR COMPONENT ONLY	В	
35B	CHROME & CONOWINGO 3-8% SLOPES	NO	NO	NO	NO	C/D	
116D	BLOCKTOWN CHANNERY SILT LOAM 15-25% SLOPES	NO	NO	NO	5% MINOR COMPONENT ONLY	D	

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

ACREAGE OF TRACT (GROSS TRACT AREA)	11.09	
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0.00	
ACREAGE OF TOTAL EXISTING FOREST	0.48	
ACREAGE OF 100-YR FLOODPLAINS	0.00	
ACREAGE OF FOREST W/IN 100-YR FLOODPLAINS	0.00	
ACREAGE OF WETLANDS	0.034	
ACREAGE OF FOREST WITHIN WETLANDS	0.034	
ACREAGE OF ENVIRONMENTAL BUFFERS	2.17	
ACREAGE OF FOREST WITHIN ENVIRONMENTAL BUFFERS	0.42	
LINEAR FEET AND AVERAGE WIDTH OF	Linear Feet: 448 lf	
ENVIRONMENTAL BUFFER PROVIDED	Average Width:	
(EACH SIDE OF STREAM)	100'-125'	

## SITE DESCRIPTION

THE ±11.09 ACRES SUBJECT SITE IS LOCATED SOUTH AND ADJACENT TO TRAVILAH ROAD AND IS COMPRISED OF THREE PROPERTIES WITH A HYDRO SEED BUSINESS, AND RESIDENTIAL PROPERTIES. THE TWO RESIDENTIAL PROPERTIES TO THE WEST CONSIST OF SINGLE-FAMILY HOMES, DRIVEWAYS AND PARKING, LAWNS AND LANDSCAPED AREAS, FALLOW PASTURE, AND OUTBUILDINGS. A TRIBUTARY TO SANDY BRANCH AND ASSOCIATED BENCH WETLANDS OCCUR AT THE FAR SOUTHERN END OF THE SITE, ALONG WITH TWO FOREST STANDS AS DESCRIBED IN THE SUMMARY TABLES ON THIS PLAN. SOME LARGE TREES OCCUR ONSITE AS SHOWN ON THE NRI/FSD PLAN AND SIGNIFICANT/SPECIMEN TREE

RESOURCE DATA TABLE

THE SITE IS BORDERED TO THE NORTH BY TRAVILAH ROAD. TO THE EAST BY RESIDENTIAL PROPERTY, PRIVATE CLUB, AND INDUSTRIAL PROPERTY, TO THE SOUTH BY INDUSTRIAL AND FORESTED PROPERTY, AND TO THE WEST BY SINGLE FAMILY RESIDENTIAL PROPERTY.

A PERENNIAL TRIBUTARY TO SANDY BRANCH OCCURS AT THE SOUTHERN END OF THE SIDE, WHICH RUNS PARTIALLY THROUGH A FORMER IN-LINE POND. THE FORMER POND FORMS THE LIMITS OF A BRAIDED STREAM CHANNEL. BENCH WETLANDS ASSOCIATED WITH THE STREAM ARE SHOWN ON THE PLAN.

ONE SMALL PALUSTRINE FORESTED WETLAND (PFO) WAS DELINEATED, FLAGGED, AND SURVEY-LOCATED IN FOREST STAND 'A' ON THE NORTH SIDE OF THE STREAM. A SECOND PFO WETLAND OCCURS ON THE SOUTH SIDE OF THE STREAM; THE LIMITS OF THIS WETLAND ARE APPROXIMATED AS SHOWN ON THE PLAN. BOTH ARE WETLANDS ASSOCIATED WITH THE ONSITE STREAM.

THE STREAM AND WETLAND DELINEATIONS WERE COMPLETED IN ACCORDANCE WITH USACE GUIDELINES.

FOREST STAND DATA SUMMARY

FOREST STAND DATA SUMMARY

FOREST TYPE: Early Successional Pine Forest

Number/Size of Standing Dead Trees >6

FOREST TYPE: Early Successional Bottomland # OF SAMPLE POINTS IN

# of Trees # of Trees # of Trees

# of Trees | Total |

6-11.9" 12-19.9" 20-29.9" # of Trees >30" dbh

BASAL AREA: 103 SF/Acre

# OF SAMPLE POINTS IN

dbh

NO MAPPED FEMA 100-YEAR FLOODPLAIN OCCURS FOR

## **TRAVILAH**

**6TH ELECTION DISTRICT MONTGOMERY COUNTY** MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12



THE STATE OF MARYLAND.

NAME: JOSHUA SLOAN, RLA, ASLA LICENSE NUMBER: 3776 EXPIRATION DATE: MAY 13, 2024

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DATE ISSUED: <u>3/09/2022</u> PROJECT VM1407

DESIGNED BY: MB

SHEET NO.

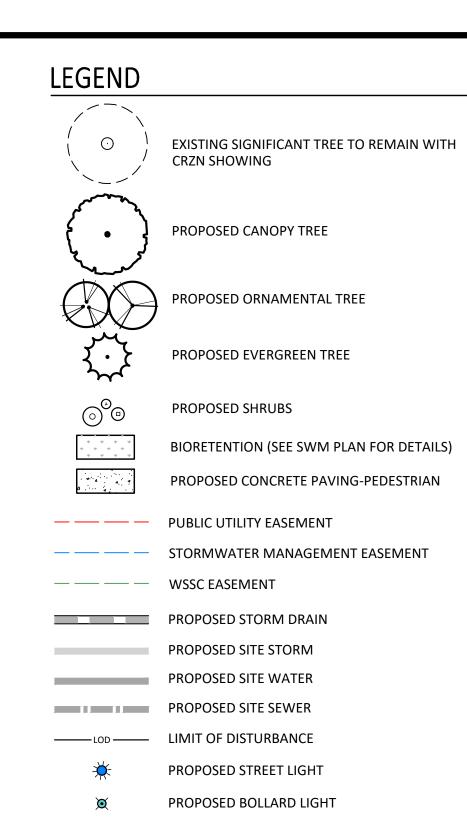
## FOREST STAND SAMPLING DATA SUMMARY

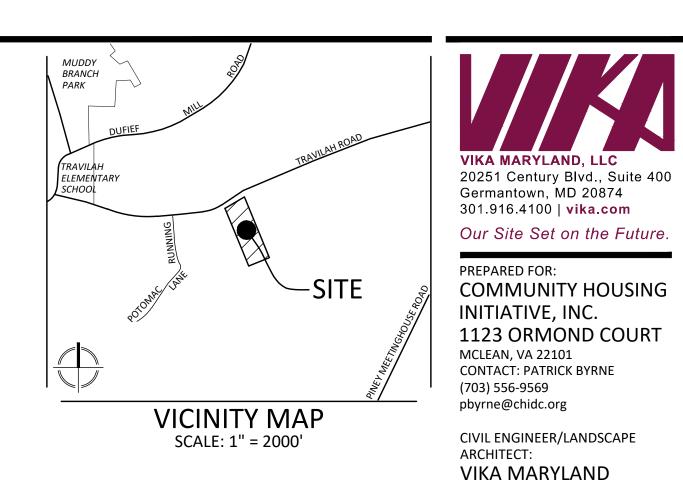
## **FOREST STAND SUMMARY**

FUREST STAIND SUIVIIVIA			FUREST STAND SAIV
Stand Variable	Stand A	Stand B	FOR FOREST STAND:
Dominant Species/ Co-dominant species	Red Maple	Virginia Pine	FOREST TYPE:
Forest Association	Bottomlands Red Maple	Upland Pine/Black Locust	
3. Successional Stage	Early Successional	Early Sucessional	Tree Species
4. Basal Area in s.f. per acre	277	103	Acer rubrum
5. Size class of dominant species	6"-11.9" and 12" - 19.9"	12" - 19.9"	Fraxinus sp.
6. Percent of canopy coverage	75% - 100%	65%	Liriodendron tulipifera
7. Number of tree species	7	3	Pinus sp.  Platanus occidentalis
			Quercus alba
Common understory species	Red Maple, American Holly, Multiflora Rose	Virginia Pine, Black Locust	Quercus rubra
9. Percent of understory cover 3' to 20' tall	20%	20%	Total trees tallied per Size Class
10. Number of understory species 3' to 20' tall	3	2	Total # of trees per acre in Size Class
11. Common Herbaceous species (* indicates invasive species)	*Microstegium, Cinna arundinacea, *Greenbrier, Juncus effusus, *Japanese Honeysuckle vine, *Poison lvy,*Large Vitis sp., *Wineberry	*Microstegium, Christmas Fern, *Garlic Mustard, Wild grasses, *Multiflora Rose, *Wineberry, *Poison lvy	Basal area per acre in size class Number/Size of Standing Dead Trees >6"
12. Percent of herbaceous & woody plant cover 0' to 3' tall	90%	90%	FOR FOREST STAND:
List of major invasive plant species and percent of cover	90% mostly Microstegium	90% mostly Microstegium	FOREST TYPE:
14. Number of standing dead trees 6" dbh or greater	160 per acre	30 per acre	Tree Species
15. Comments	This is an early successional bottomland red maple and pine forest adjacent to a stream. Some incoming late-successional species such as white oaks and red oaks and a few American holly saplings are present. The forest has poor structure with dead and dying trees and a sparse mid-story shrub layer. This forest stand is rated for High Priority Retention in the portion within the stream valley buffer, but Low Priority	This forest stand is characterized as an earlier successional stage forest than the adjacent red maple/pine forest. Many trees are in poor health and the forest has overall poor structure. The mid-story and shrub layer are sparse, and the herbaceous layer contains mostly Microgestium (sampling occurred during the winter season) The portion of the forest within the stream valley buffer is rated as High Priority Retention rating and Low Priority Retention outside of the stream buffer.	Pinus sp  Platanus occidentalis  Robinia pseudoacacia  Total trees tallied per Size Class  Total # of trees per acre in Size Class  Basal area per acre in size class

Retention outside of the stream buffer







20251 CENTURY BLVD.

GERMANTOWN, MD 20874 CONTACT: JOSH SLOAN

SUITE 400

(301) 916-4100

sloan@vika.com

TRAVILAH ROAD

6TH ELECTION DISTRICT MONTGOMERY COUNTY, WSSC GRID: 218NW11

LANDSCAPE SCREEN REQUIREMENT PLAN



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. LA NAME: ESRA SOYTUTAN, RLA, LEED AP ND LICENSE NUMBER: 3960 EXPIRATION DATE: 03/09/2025

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DRAWN BY: JC

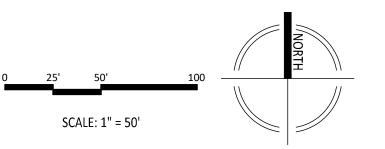
DESIGNED BY: \_\_\_\_\_ES\_\_\_\_ DATE ISSUED: <u>07/19/2024</u>

PROJECT VM1407

Screening Landscape Requirements					
Section 6.5.3.C.7 Conditional Use In Residential Detached Zones - Option 'A'					
Linear Feet of Buffer: 777 ft.					
	Required	Provided			
Dimensions (min.)					
Depth:	8 ft.	8 ft.			
Planting and Screening Requirements					
Trees (minimum per 100 ft.):					
Canopy (2 Trees/100 ft.)	16	16			
Understory or Evergreen (2 Trees/100 ft.)	16	16			
Shrubs (minimum per 100'):					
Large (6 shrubs/100 ft.)	47	47			
Medium (8 shrubs/100 ft.)	63	63			
Small (8 shrubs/100 ft.)	63	63			
Wall, fence or Berm (min. height):	4 ft. high fence or wall	4 ft. high fence			

PER MONTGOMERY COUNTY CODE UPDATE CONTAINS LEGISLATION EFFECTIVE THROUGH MARCH 24, 2024. | ZONING UPDATED EFFECTIVE: MARCH 25, 2024

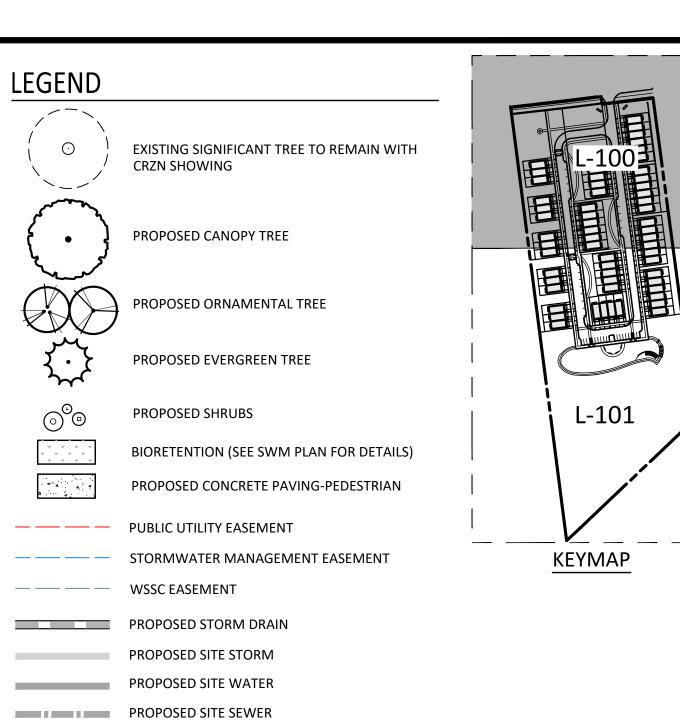
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PLANT SCHEDULE

PROPOSED STREET LIGHT

PROPOSED BOLLARD LIGHT

——LOD — LIMIT OF DISTURBANCE

CODE BOTANICAL NAME COMMON NAME BETULA NIGRA 'DURA-HEAT' DURA HEAT® RIVER BIRCH TULIP POPLAR LIRIODENDRON TULIPIFERA TUPELO NYSSA SYLVATICA AMERICAN SYCAMORE PLATANUS OCCIDENTALIS QUERCUS PALUSTRIS PIN OAK **QUERCUS RUBRA** NORTHERN RED OAK

AMERICAN YELLOWWOOD

AMERICAN BEAUTYBERRY

COMMON NAME

SWEET GUM

AMERICAN LINDEN

CANOPY TREES - BUFFER CLADRASTIS KENTUKEA LIQUIDAMBAR STYRACIFLUA TAM TILIA AMERICANA

CALLICARPA AMERICANA

SYMBOL BOTANICAL NAME

ILEX OPACA 'JERSEY KNIGHT' JERSEY KNIGHT AMERICAN HOLLY IOS ILEX OPACA 'SATYR HILL' SATYR HILL AMERICAN HOLLY

MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA PICEA ABIES NORWAY SPRUCE

PINUS STROBUS WHITE PINE AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY FOREST PANSY EASTERN REDBUD CERCIS CANADENSIS 'FOREST PANSY'

CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN SWEETBAY MAGNOLIA MAGNOLIA VIRGINIANA ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' **BRILLIANT RED CHOKEBERRY** ARONIA MELANOCARPA 'AUTUMN MAGIC' **AUTUMN MAGIC BLACK CHOKEBERRY** HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' SNOW QUEEN OAKLEAF HYDRANGEA

MYRICA PENSYLVANICA 'MORTON' SILVER SPRITE BAYBERRY VIBURNUM DENTATUM VIBURNUM

CLETHRA ALNIFOLIA 'HUMMINGBIRD' **HUMMINGBIRD SUMMERSWEET** LEUCOTHOE AXILLARIS DOG-HOBBLE CORNUS SERICEA 'ARCTIC FIRE' ARCTIC FIRE® RED TWIG DOGWOOD

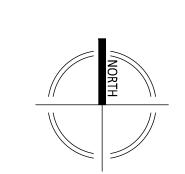
CORNUS SERICEA 'FLAVIRAMEA' GOLDEN BLOODTWIG DOGWOOD INKBERRY HOLLY ILEX GLABRA ITEA VIRGINICA 'HENRY'S GARNET' HENRY'S GARNET SWEETSPIRE

**GROUND COVERS** CAREX STRICTA TUSSOCK SEDGE

ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER

PANICUM VIRGATUM 'SQUAW' SQUAW SWITCH GRASS RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' GOLDSTURM CONEFLOWER

PROPOSED SHADE TREES ARE PER THE DEPARTMENT OF PERMITTING SERVICES APPROVED SHADE TREE LIST; CHAPTER 55-6, TREE CANOPY CONSERVATION- FEBRUARY 5, 2014



SCALE: 1" = 30'

TRAVILAH ROAD

REVISIONS

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

DETAILED LANDSCAPE AND LIGHTING **PLAN** 



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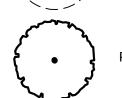
PROJECT VM1407

SHEET NO. L-100

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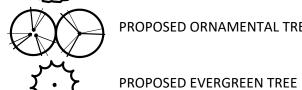


EXISTING SIGNIFICANT TREE TO REMAIN WITH **CRZN SHOWING** 

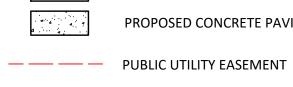


PROPOSED CANOPY TREE

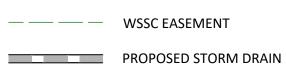
PROPOSED ORNAMENTAL TREE



BIORETENTION (SEE SWM PLAN FOR DETAILS) PROPOSED CONCRETE PAVING-PEDESTRIAN



— — STORMWATER MANAGEMENT EASEMENT



PROPOSED SITE WATER PROPOSED SITE SEWER ——LOD — LIMIT OF DISTURBANCE

PROPOSED STREET LIGHT PROPOSED BOLLARD LIGHT

## PLANT SCHEDULE

CODE BOTANICAL NAME BETULA NIGRA 'DURA-HEAT'

LTU LIRIODENDRON TULIPIFERA NSY NYSSA SYLVATICA

QRU QUERCUS RUBRA

**CANOPY TREES - BUFFER** CLADRASTIS KENTUKEA LST LIQUIDAMBAR STYRACIFLUA

TAM TILIA AMERICANA

ILEX OPACA 'JERSEY KNIGHT' IOS ILEX OPACA 'SATYR HILL'

**EVERGREEN TREES - BUFFER** MGR MAGNOLIA GRANDIFLORA

PIC PICEA ABIES

NORWAY SPRUCE PIN PINUS STROBUS WHITE PINE

AGA AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY CCF CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD CVW CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN

MVI MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA

AAB ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' BRILLIANT RED CHOKEBERRY AMA ARONIA MELANOCARPA 'AUTUMN MAGIC' **AUTUMN MAGIC BLACK CHOKEBERRY** 

MPM MYRICA PENSYLVANICA 'MORTON' VDE VIBURNUM DENTATUM

CAM CALLICARPA AMERICANA CAH CLETHRA ALNIFOLIA 'HUMMINGBIRD'

LRA LEUCOTHOE AXILLARIS CORNUS SERICEA 'ARCTIC FIRE'

CSF CORNUS SERICEA 'FLAVIRAMEA' IGL ILEX GLABRA IVH ITEA VIRGINICA 'HENRY'S GARNET'

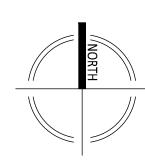
SYMBOL BOTANICAL NAME

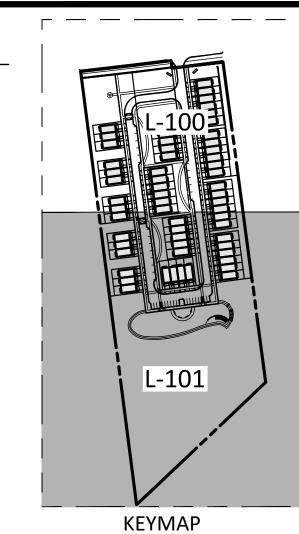
ECHINACEA PURPUREA 'MAGNUS'

PANICUM VIRGATUM 'SQUAW'

RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' GOLDSTURM CONEFLOWER

PROPOSED SHADE TREES ARE PER THE DEPARTMENT OF PERMITTING SERVICES APPROVED SHADE TREE LIST; CHAPTER 55-6, TREE CANOPY CONSERVATION- FEBRUARY 5, 2014





COMMON NAME

TULIP POPLAR

TUPELO

PIN OAK

DURA HEAT® RIVER BIRCH

AMERICAN SYCAMORE

NORTHERN RED OAK

AMERICAN LINDEN

AMERICAN YELLOWWOOD

JERSEY KNIGHT AMERICAN HOLLY

SNOW QUEEN OAKLEAF HYDRANGEA

SILVER SPRITE BAYBERRY

AMERICAN BEAUTYBERRY

HUMMINGBIRD SUMMERSWEET

ARCTIC FIRE® RED TWIG DOGWOOD

GOLDEN BLOODTWIG DOGWOOD

HENRY'S GARNET SWEETSPIRE

MAGNUS PURPLE CONEFLOWER

SQUAW SWITCH GRASS

VIBURNUM

DOG-HOBBLE

**INKBERRY HOLLY** 

**COMMON NAME** 

TUSSOCK SEDGE

SATYR HILL AMERICAN HOLLY

SOUTHERN MAGNOLIA

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TRAVILAH ROAD

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY MARYLAND WSSC GRID: 218NW11

TAX MAP:FR12

DETAILED



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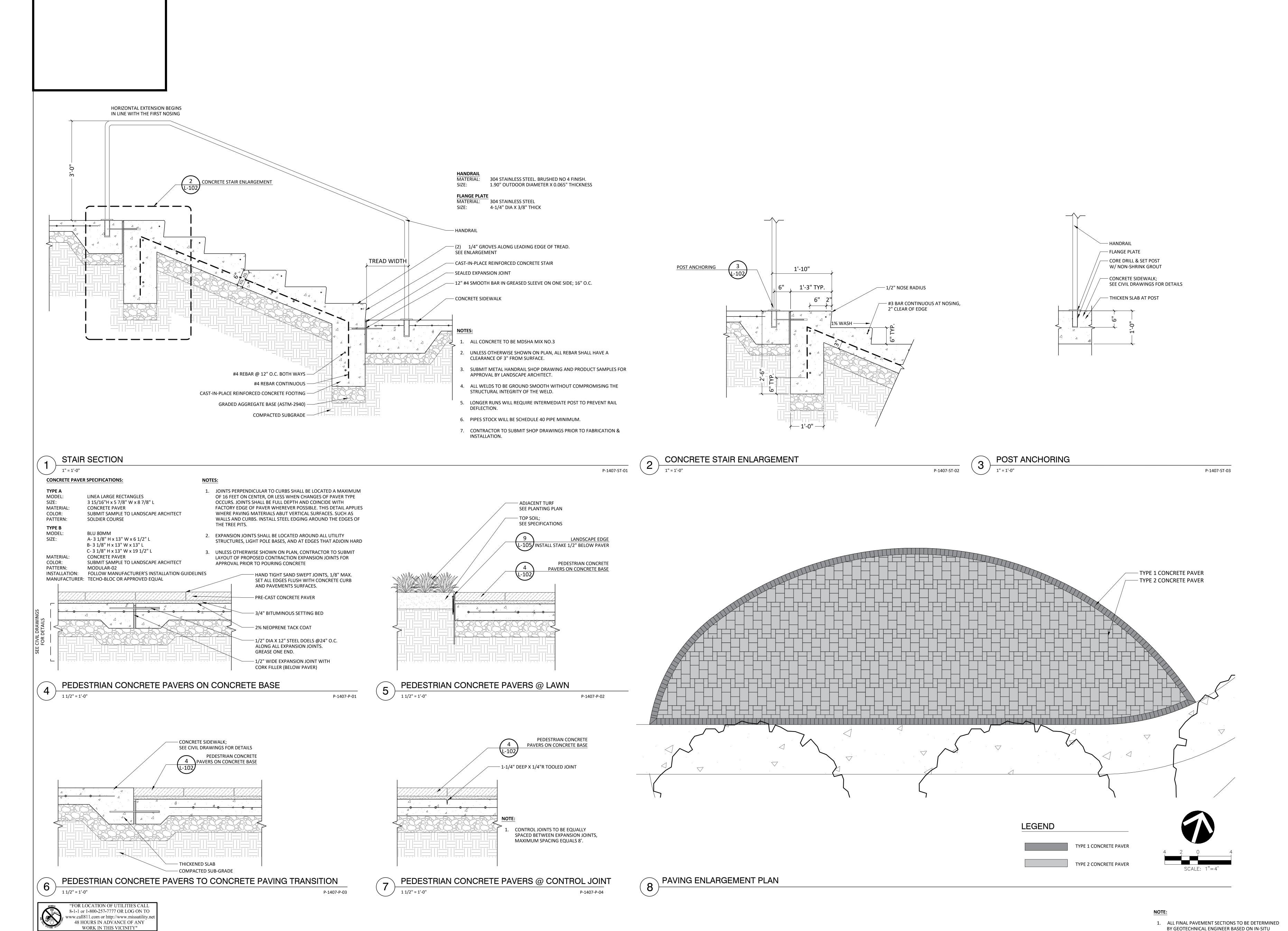
PROJECT VM1407

SHEET NO. L-101

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. LAYOUT: L—101, Plotted By: cheng

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LAYOUT: L—102, Plotted By: cheng

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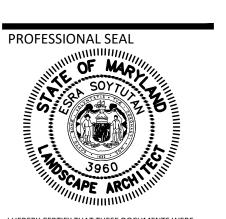
CIVIL ENGINEER/LANDSCAPE ARCHITECT:
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20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
CONTACT: JOSH SLOAN
(301) 916-4100
sloan@vika.com

REVISIONS DATE

TRAVILAH ROAD

6TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

SITE DETAILS



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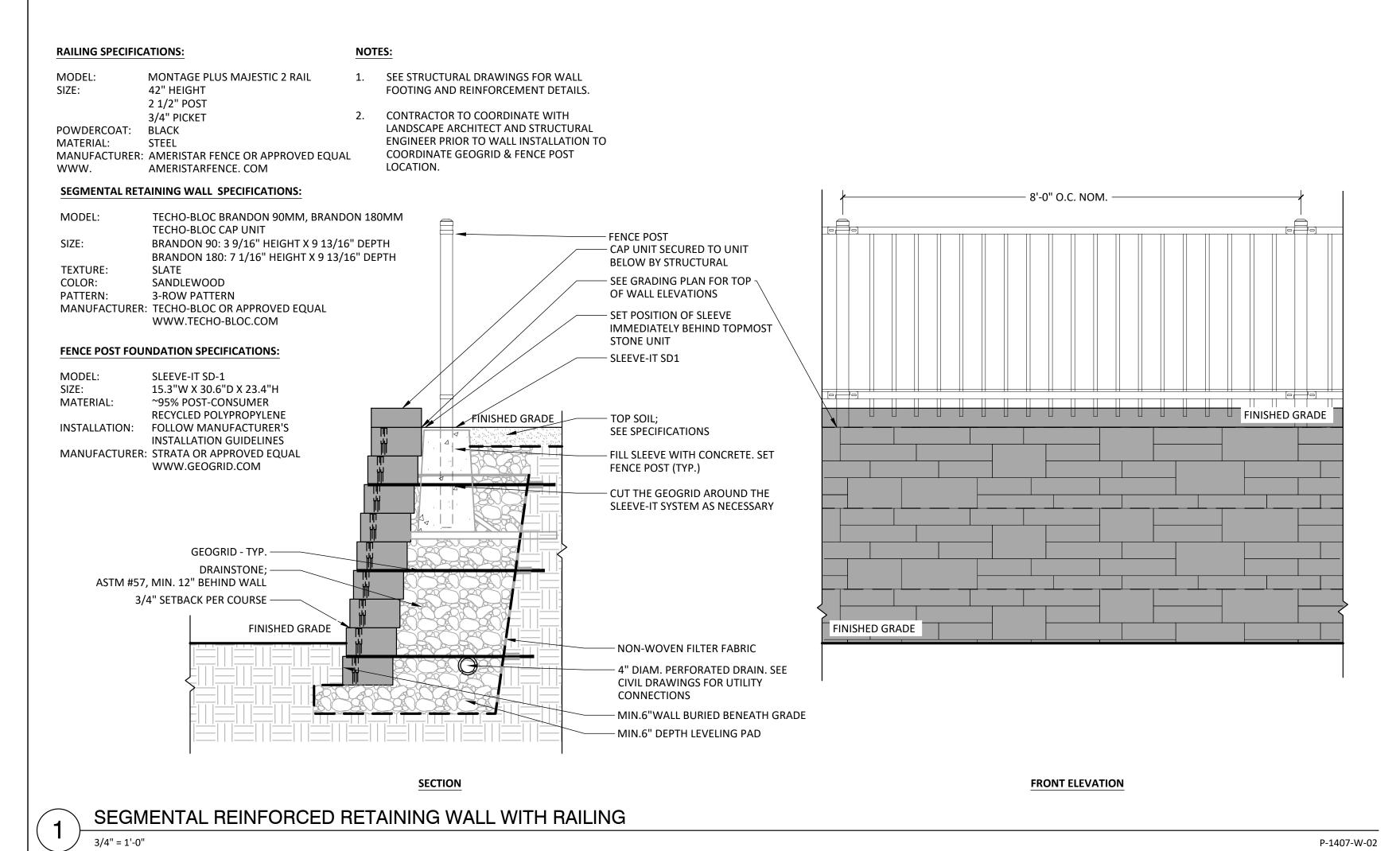
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DATE ISSUED: 07/19/2024

VIKA PROJECT VM1407 DRAWING

NO.

SOILS TESTING AT THE TIME OF CONSTRUCTION.

SHEET NO. L-102



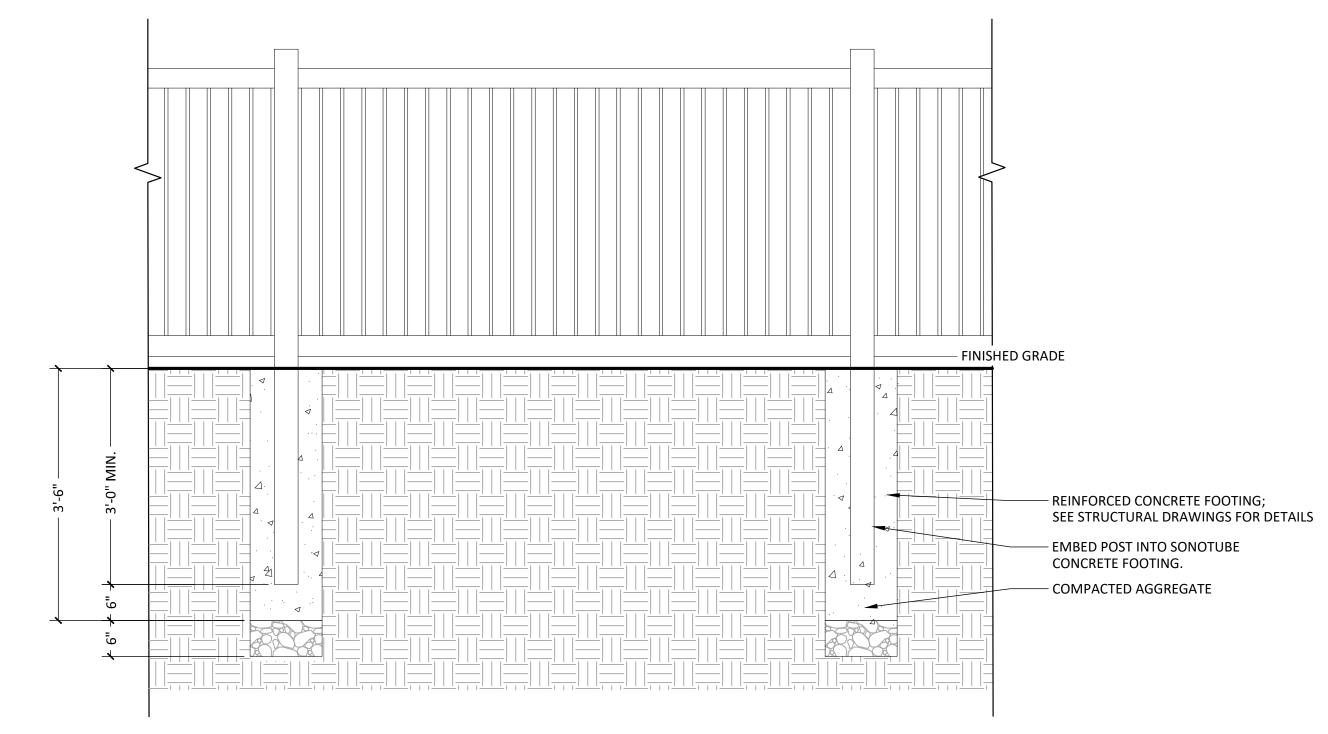
4' HT. PRIVACY FENCE SPECIFICATIONS:

MODEL: IMPERIAL CERTAINGRAIN
DIMENSIONS: 4' H X 8' W PANELS
MATERIAL: VINYL
COLOR: ARCTIC BLEND
MANUFACTURER: CERTAINTEED OR APPROVED EQUAL

WWW.CERTAINTEED.COM

1. FOLLOW MANUFACTURER'S INSTALLATION GUIDELINE.

 CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL REQUIRED FENCE AND GATE MATERIALS, CONNECTIONS, HARDWARE, LAYOUT, ETC. FOR REVIEW AND APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO FABRICATION.



**BENCH SPECIFICATIONS:** 

MODEL: BACKED BENCHES #MBE-0450-00008

DIMENSIONS: 72.75" L X 25.5" W X 36.13" H

MATERIAL: IPE WOOD SLATS WITH H.S. STEEL TUBE AND FLAT BAR

INSTALLATION: SURFACE MOUNTED

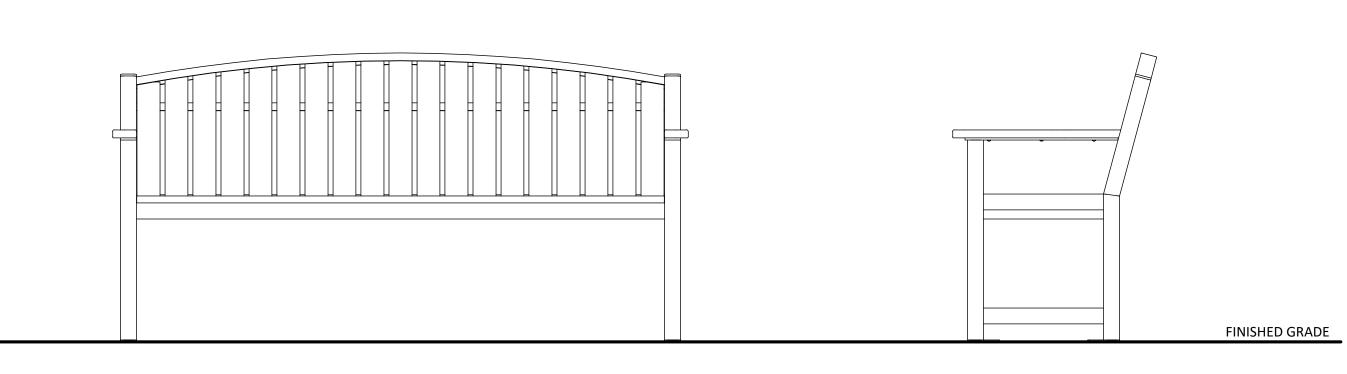
MANUFACTURER: MAGLIN OR APPROVED EQUAL WWW.MAGLIN.COM

NOTES

CONTRACTOR TO PROVIDE SURFACE MOUNTING HARDWARE

2. CONTRACTOR TO FOLLOW MANUFACTURER'S INSTALLATION GUIDELINES.

3. CONTRACTOR TO SUBMIT COLOR & MATERIAL SAMPLES TO LANDSCAPE ARCHITECT PRIOR TO PURCHASING.

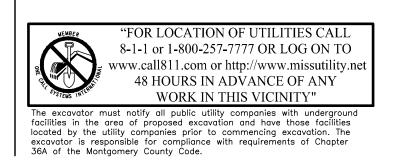


**PLAN VIEW** 

FRONT ELEVATION SIDE ELEVATION

BACKED BENCH

" = 1'-0" P-1407-SF-01



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www.call811.com or http://www.missutility.net

4' HT. PRIVACY FENCE

3/4" = 1'-0"

P-1407-W-01

REVISIONS

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CIVIL ENGINEER/LANDSCAPE

20251 CENTURY BLVD.

VIKA MARYLAND

GERMANTOWN, MD 20874

CONTACT: JOSH SLOAN

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PREPARED FOR:

INITIATIVE, INC.

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ARCHITECT:

SUITE 400

(301) 916-4100

sloan@vika.com

TRAVILAH ROAD

6TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 218NW11
TAX MAP:FR12

SITE DETAILS



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DRAWN BY: JC

DESIGNED BY: ES

DATE ISSUED: 07/19/2024

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VIKA PROJECT VM1407

CHEET NO. L-103

36A of the Montgomery County Code

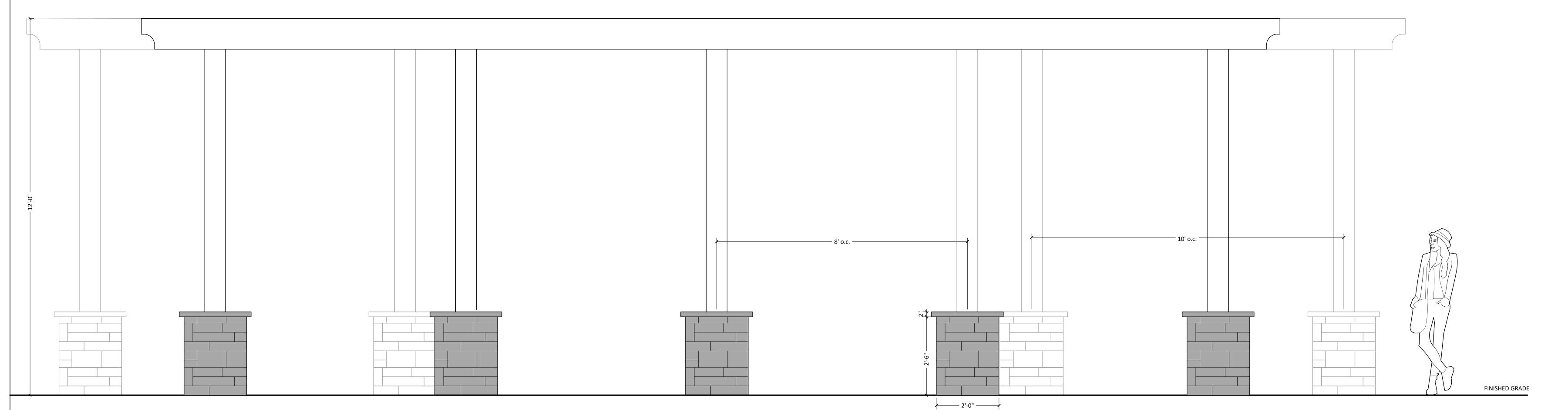
LAYOUT: L-103, Plotted By: cheng



### RADIAL COURTYARD PERGOLA SPECIFICATIONS:

5" DIA. X12' HT. INNER LENGTH: 35', RADIUS 32' OUTER LENGTH 45', RADIUS 40.5' SUBMIT SAMPLE TO LANDSCAPE ARCHITECT COLOR: MATERIAL: FIBERGLASS BEAMS MANUFACTURER: STRUCTURAL PERGOLA SYSTEMS OR APPROVED EQUAL WWW.STRUCTURALPERGOLASYSTEMS.COM

- 1. SUBMIT SHOP DRAWINGS AND SAMPLES PRIOR TO FABRICATION FOR LANDSCAPE ARCHITECT'S APPROVAL.
- 2. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION.
- 3. SEE STRUCTURAL DRAWINGS FOR FOOTING AND REINFORCEMENT DETAILS.



RADIAL COURTYARD PERGOLA

P-1407-SS-01

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LAYOUT: L-104, Plotted By: cheng

TRAVILAH

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PREPARED FOR:

INITIATIVE, INC.

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CIVIL ENGINEER/LANDSCAPE

20251 CENTURY BLVD.

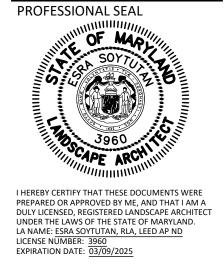
VIKA MARYLAND

GERMANTOWN, MD 20874 CONTACT: JOSH SLOAN

> 6TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

ROAD

SHADE STRUCTURE **DETAILS** 



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VIKA PROJECT VM1407

SHEET NO. L-104

#### PI ANTING NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. DRAWING SYMBOLS SHALL OVERRULE PLANT LISTS SHOULD THERE BE ANY DISCREPANCIES. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING PLANT MATERIAL.
- 2. CONTRACTOR TO MAKE ALL REASONABLE ATTEMPTS IN ACQUIRING THE SPECIFIED PLANTS LISTED. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING AND INSTALLATION. CONTRACTOR SHALL GIVE A MINIMUM 72 HOUR NOTICE (EXCLUDING WEEKENDS) FOR ANY SUBSTITUTIONS PRIOR TO DESIRED ORDERING DATE/TIME.
- 3. PLANTS ARE TO BE PURCHASED BY SCIENTIFIC NAMES. THEY SHALL BE REPRESENTATIVE OF THEIR SPECIES, MEET ALL NOTED CONDITIONS OF SPECIFICATIONS, AND SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 4. ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON PLAN SHALL BE LIMBED UP TO 8 FEET IN HEIGHT ABOVE THE CLOSEST CURB LINE ELEVATION.
- 5. ESTABLISH AND MAINTAIN FINISHED GRADE OF BEDS 2" OR 3" BELOW ADJACENT CURBS, WALKWAYS, AND OTHER HARDSCAPED AREAS TO ALLOW FOR THE INSTALLATION OF SOD OR MULCH RESPECTIVELY.
- 6. ALL SLOPES 3:1 OR HIGHER WILL BE COVERED WITH BIODEGRADEABLE EROSION CONTROL STABILIZATION FABRIC (WITH 1" SQUARE OPENINGS) PRIOR TO PLANTING TO ENSURE IMMEDIATE STABILIZATION. LANDSCAPE CONTRACTOR SHALL CUT FABRIC AT EACH PLANT LOCATION AND PLACE PLANTS ACCORDING TO PLAN. ALL FABRIC SHALL BE RE-STAKED PER ENGINEERS' ORIGINAL DRAWINGS IMMEDIATELY AFTER PLANTING.
- 7. MASS PLANTINGS SHALL BE TRIANGULARLY SPACED AT A DISTANCE ON CENTER OF EACH PLANT AS INDICATED ON THE PLANS UNLESS NOTED OTHERWISE.
- 8. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL OR WORK AT ANY TIME OR PLACE PRIOR TO ACCEPTANCE WHICH FAILS TO MEET SPECIFICATION REQUIREMENTS.
- 9. CONTRACTOR SHALL CONSULT WRITTEN SPECIFICATIONS FOR PLANTING, AS APPLICABLE, IN ADDITION TO THE NOTES BELOW.
- 10. CONTRACTOR SHALL REFER TO EXISTING CONDITIONS PLAN OR DEMOLITION PLAN FOR ALL TREES AND SHRUBS TO BE REMOVED OR TO REMAIN UNDISTURBED AS NEEDED.
- 11. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THE PLANS.
- 12. ALL TREES LOCATED ADJACENT TO WALKS AND DRIVES SHALL HAVE A MINIMUM 6'-0" VERTICAL CLEARANCE TO FIRST BRANCH. CONTRACTOR SHALL PRUNE ANY BRANCHES TO LATEST NURSERYMAN STANDARDS.
- 13. ALL LANDSCAPE BED EDGES TO BE SMOOTH FLOWING ARCS UNLESS OTHERWISE NOTED. EDGES SHALL BE SMOOTH, CONSISTENT, HAND-TRENCHED, 4" DEEP, AND "V" SHAPED.
- 14. THE LOCATION OF PROPOSED SITE LANDSCAPE AND SITE FURNISHINGS MAY BE MODIFIED AT THE TIME OF FINAL SITE PLAN AND PER SITE CONDITIONS, AS WARRANTED, DURING CONSTRUCTION.

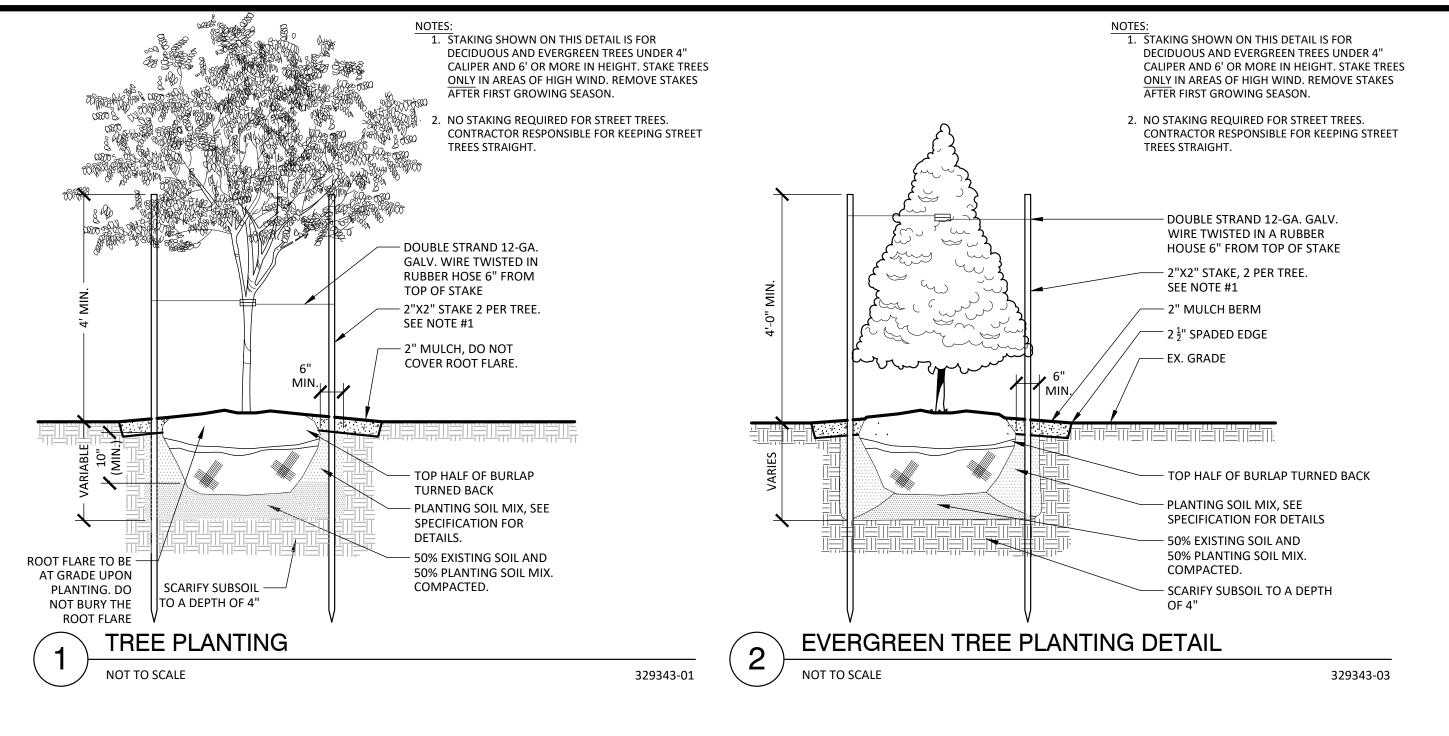
### MAINTENANCE

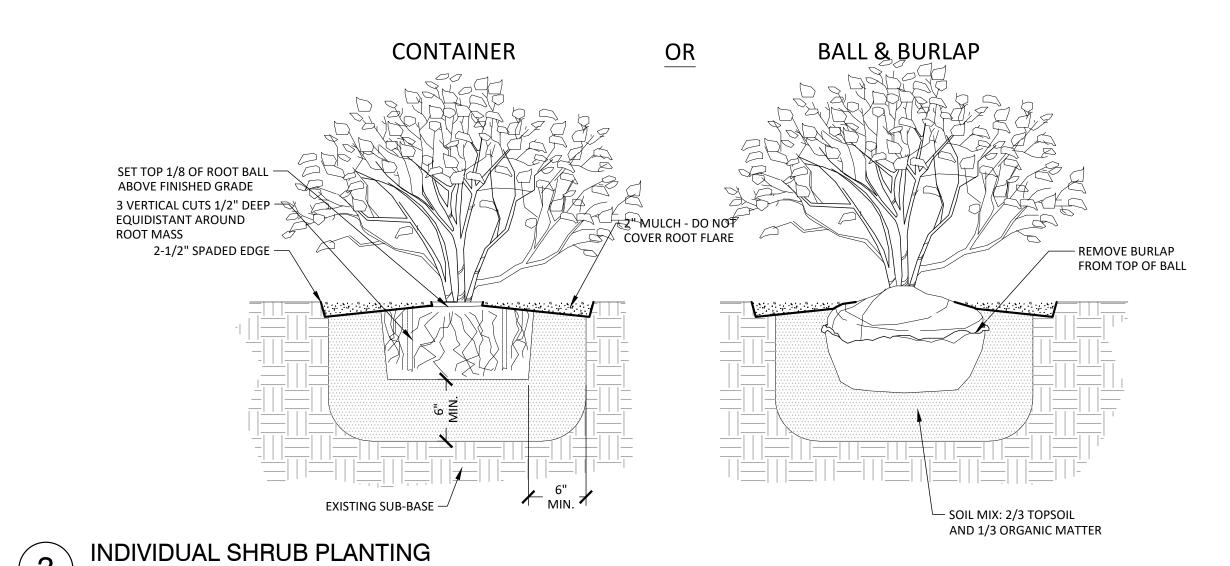
- 1. CONTRACTOR SHALL WATER PLANTS THE SAME DAY AS INSTALLATION. CONTRACTOR SHALL WATER SEED OR SOD WITHIN 1 HOUR OF INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR KEEPING AREAS ADEQUATELY IRRIGATED EITHER BY HAND OR IRRIGATION SYSTEM.
- 2. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ANY PLANT MATERIAL DEAD OR DAMAGED UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT OR AS THE WARRANTY PERIOD DICTATES.
- 3. NO SEEDED/SODDED AREAS SHALL BE INSTALLED UNTIL ALL OTHER CONSTRUCTION ACTIVITIES, INCLUDING PLANTING AND MULCHING, HAVE OCCURRED AND LANDSCAPE ARCHITECT HAS REVIEWED/ACCEPTED THE FINAL GRADING AND SOIL CONDITIONS.
- 4. LAWN AREAS SHALL BE MOWED TO A HEIGHT OF 2 TO 3 INCHES AND NOT ALLOWED TO REACH A HEIGHT OF 4 INCHES BEFORE MOWING.
- 5. ALL CURBS AND WALKS SHALL BE EDGED AS NEEDED.
- 6. ALL LAWN AREAS ADJACENT TO BUILDING FACES OR STRUCTURES SHALL BE TRIMMED.
- 7. RESEED BARE AREAS OF LAWN AS NECESSARY. YEARLY AERATION IS RECOMMENDED.
- 8. ALL TRASH, LITTER, AND DEBRIS SHALL BE REMOVED FROM LAWN AREAS, PARKING LOTS, AND SHRUB BEDS AS NEEDED.

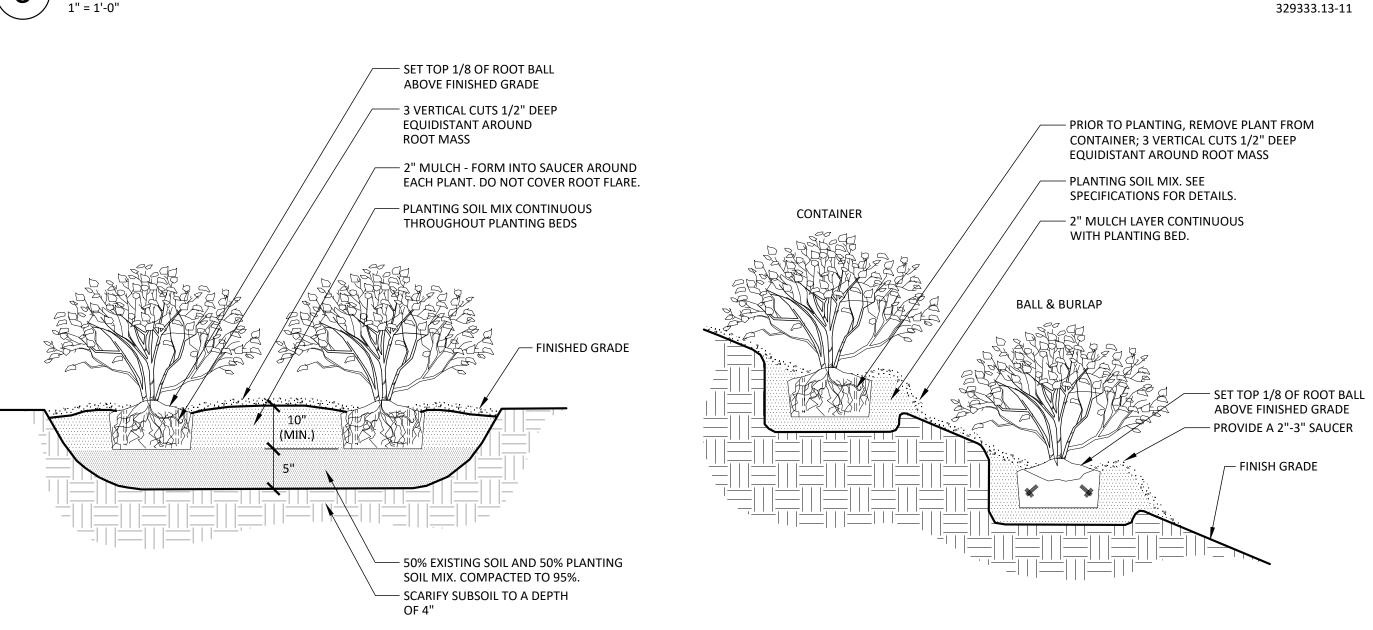
. MULCH ALL SHRUB AND GROUNDCOVER BEDS YEARLY WITH 3 INCHES OF SHREDDED HARDWOOD BARK.

## SOD INSTALLATION

## 1. SOD SHALL BE LAID PARALLEL TO THE CONTOURS ON SITE AND HAVE STAGGERED JOINTS. SOD SHALL BE STAKED ON SLOPES GREATER THAN 3:1 OR IN DRAINAGE SWALES.

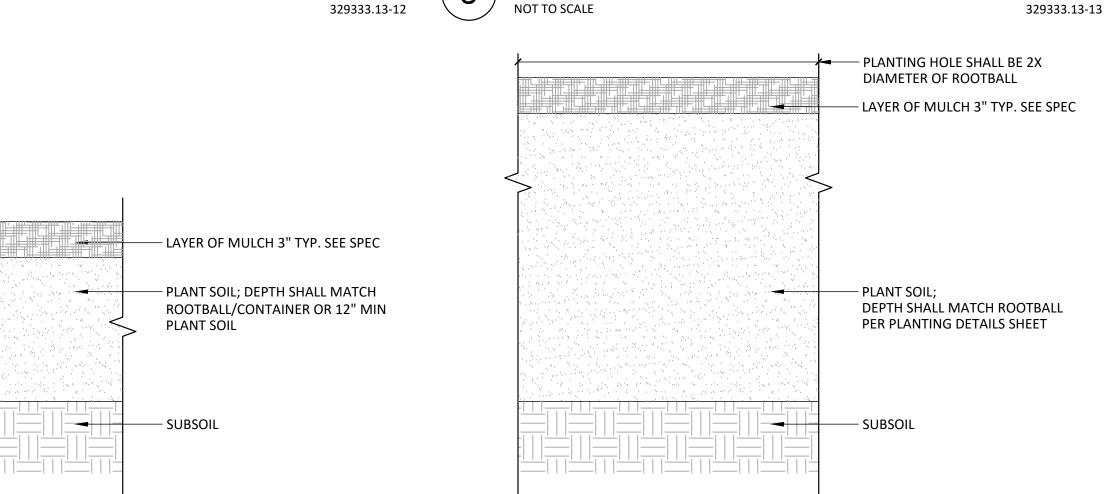






## 4 GROUP SHRUB PLANTING NOT TO SCALE

SHRUB PLANTING ON SLOPE



## 6 TOPSOIL DETAIL FOR SOD

4" PLANTING SOIL,

SUBSOIL

SEE SPECIFICATIONS FOR DETAILS

PL-01 7 PLANTING BED

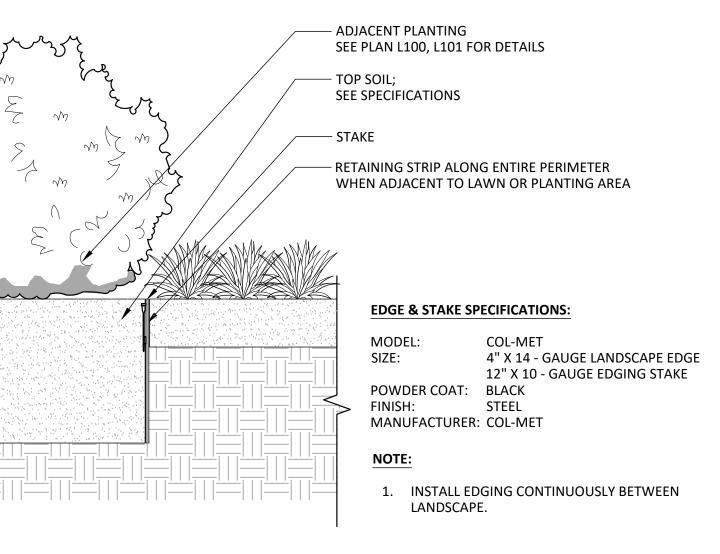
P-1407-PL-02 8 TREE PLANTING AREAS

P-1407-PL-03

## PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
CANOPY BND	TREES BETULA NIGRA 'DURA-HEAT'	DURA HEAT® RIVER BIRCH	3	12-14` HEAVY	MULTISTEMMED SPECIMEN, 3 STEM MINIMUM
LTU	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	3-3.5" CAL.	STRONG SINGLE LEADER/SPECIMEN
NSY	NYSSA SYLVATICA	TUPELO	13	3-3.5" CAL.	·
POC	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	13	3-3.5" CAL.	STRONG SINGLE LEADER/SPECIMEN
QPA	QUERCUS PALUSTRIS	PIN OAK	13 17		STRONG SINGLE LEADER/SPECIMEN
QRU	QUERCUS RUBRA	NORTHERN RED OAK	22	3-3.5" CAL. 3-3.5" CAL.	STRONG SINGLE LEADER/SPECIMEN
	QUENTOS NOSIUT	NONTHERN RED OAK	22	3-3.3 CAL.	STRONG SINGLE LEADER/SPECIMEN
CANOPY CKE	TREES - BUFFER CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	12	3-3.5" CAL.	STRONG SINGLE LEADER/SDECIMEN
LST	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	11	3-3.5" CAL.	STRONG SINGLE LEADER/SPECIMEN
TAM	TILIA AMERICANA	AMERICAN LINDEN	10	3-3.5" CAL.	STRONG SINGLE LEADER/SPECIMEN STRONG SINGLE LEADER/SPECIMEN
		AMILITICAL LINDLIN	10	3-3.3 CAL.	STRONG SINGLE LEADER/SPECIMEN
EVERGRE IOJ	EEN TREES  ILEX OPACA 'JERSEY KNIGHT'	JERSEY KNIGHT AMERICAN HOLLY	3	12-14` HEAVY	MALE CHIETIVAD CEDONIC CINICLE LEADED (CDECIMAEA
IOS	ILEX OPACA 'SATYR HILL'	SATYR HILL AMERICAN HOLLY			MALE CULTIVAR, STRONG SINGLE LEADER/SPECIMEN
.00	TEEX OF NOA SAFIKTIEE	SATTIVITILL AIVIENICAN HOLLY	3	12-14` HEAVY	FEMALE CULTIVAR, STRONG SINGLE LEADER/SPECIM
EVERGRE MGR	EEN TREES - BUFFER MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10	12 44 115 41 77	
PIC	PICEA ABIES		10	12-14` HEAVY	STRONG SINGLE LEADER/SPECIMEN
PIN	PINUS STROBUS	NORWAY SPRUCE	12	12-14` HEAVY	STRONG SINGLE LEADER/SPECIMEN
FIIN	FINOS STROBOS	WHITE PINE	10	12-14` HEAVY	STRONG SINGLE LEADER/SPECIMEN
ORNAME AGA	ENTAL TREE AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	ALITHMAN DDILLIANICE ADDLE CEDVICEDEDDY	40	42.44\1154\0/	
CCF	CERCIS CANADENSIS 'FOREST PANSY'	AUTUMN BRILLIANCE APPLE SERVICEBERRY		12-14` HEAVY	MULTISTEMMED SPECIMEN, 3 STEM MINIMUM
		FOREST PANSY EASTERN REDBUD	47	12-14` HEAVY	STRONG SINGLE LEADER/SPECIMEN
CVW	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	13	12-14` HEAVY	STRONG SINGLE LEADER/SPECIMEN
MVI	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2	12-14` HEAVY	MULTISTEMMED SPECIMEN, 3 STEM MINIMUM
LARGE SH AAB	HRUBS ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	DDILLIANT DED CHOKEDEDDY	10	40 6011 0 5	
AMA		BRILLIANT RED CHOKEBERRY	18	48-60" OC.	FULLY BRANCHED; 5 CANE MINIMUM
HQS	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	24	48-60" OC.	FULLY BRANCHES; 5 CANE MINIMUM
MPM	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	24	48-60" OC.	FULLY BRANCHED; 5 CANE MINIMUM
VDE	MYRICA PENSYLVANICA 'MORTON'	SILVER SPRITE BAYBERRY	17	48-60" OC.	FULLY BRANCHED, 5 CANE MINIMUM
VDE	VIBURNUM DENTATUM	VIBURNUM	12	48-60" OC.	FULLY BRANCHED, 5 CANE MINIMUM
	SHRUBS CALLICARDA AMERICANIA	A. A. D. D. A. D.			
CAM	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	40	36-48" OC.	FULLY BRANCHED; 5 CANE MINIMUM
CAH	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	59	36-48" OC.	FULLY BRANCHED; 5 CANE MINIMUM
-RA	LEUCOTHOE AXILLARIS	DOG-HOBBLE	39	36-48" OC.	FULLY BRANCHED, 5 CANE MINIMUM
SMALL SH					
CSA	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE® RED TWIG DOGWOOD	32	24-36" OC.	FULLY BRANCHED; 5 CANE MINIMUM
CSF	CORNUS SERICEA 'FLAVIRAMEA'	GOLDEN BLOODTWIG DOGWOOD	32	24-36" OC.	FULLY BRANCHED; 5 CANE MINIMUM
GL	ILEX GLABRA	INKBERRY HOLLY	32	24-36" OC.	MALE CULTIVAR, FULLY BRANCHED, 5 CANE MINIMUI
VH	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	51	24-36" OC.	FULLY BRANCHED, 5 CANE MINIMUM
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
GROUND	COVERS				
	CAREX STRICTA	TUSSOCK SEDGE	250	1 GAL	FULLY ROOTED CONTAINER
	ECHINACEA PURPUREA `MAGNUS`	MAGNUS PURPLE CONEFLOWER	29	1 GAL	FULLY ROOTED CONTAINER
	PANICUM VIRGATUM 'SQUAW'	SQUAW SWITCH GRASS	31	1 GAL	FULLY ROOTED CONTAINER
- - -					

PROPOSED SHADE TREES ARE PER THE DEPARTMENT OF PERMITTING SERVICES APPROVED SHADE TREE LIST; CHAPTER 55-6, TREE CANOPY CONSERVATION- FEBRUARY 5, 2014



P-1407-PL-04

LANDSCAPE EDGE

PLANTING DETAILS AND SCHEDULE

**TRAVILAH** 

**6TH ELECTION DISTRICT** 

MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 218NW11
TAX MAP:FR12

20251 Century Blvd., Suite 400

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CONTACT: PATRICK BYRNE

CIVIL ENGINEER/LANDSCAPE

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VIKA MARYLAND

GERMANTOWN, MD 20874

CONTACT: JOSH SLOAN

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(703) 556-9569

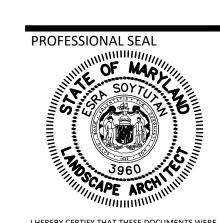
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REVISIONS



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. LA NAME: ESRA SOYTUTAN, RLA, LEED AP ND LICENSE NUMBER: 3960
EXPIRATION DATE: 03/09/2025

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DRAWN BY: JC

DESIGNED BY: ES

DATE ISSUED: 07/19/2024

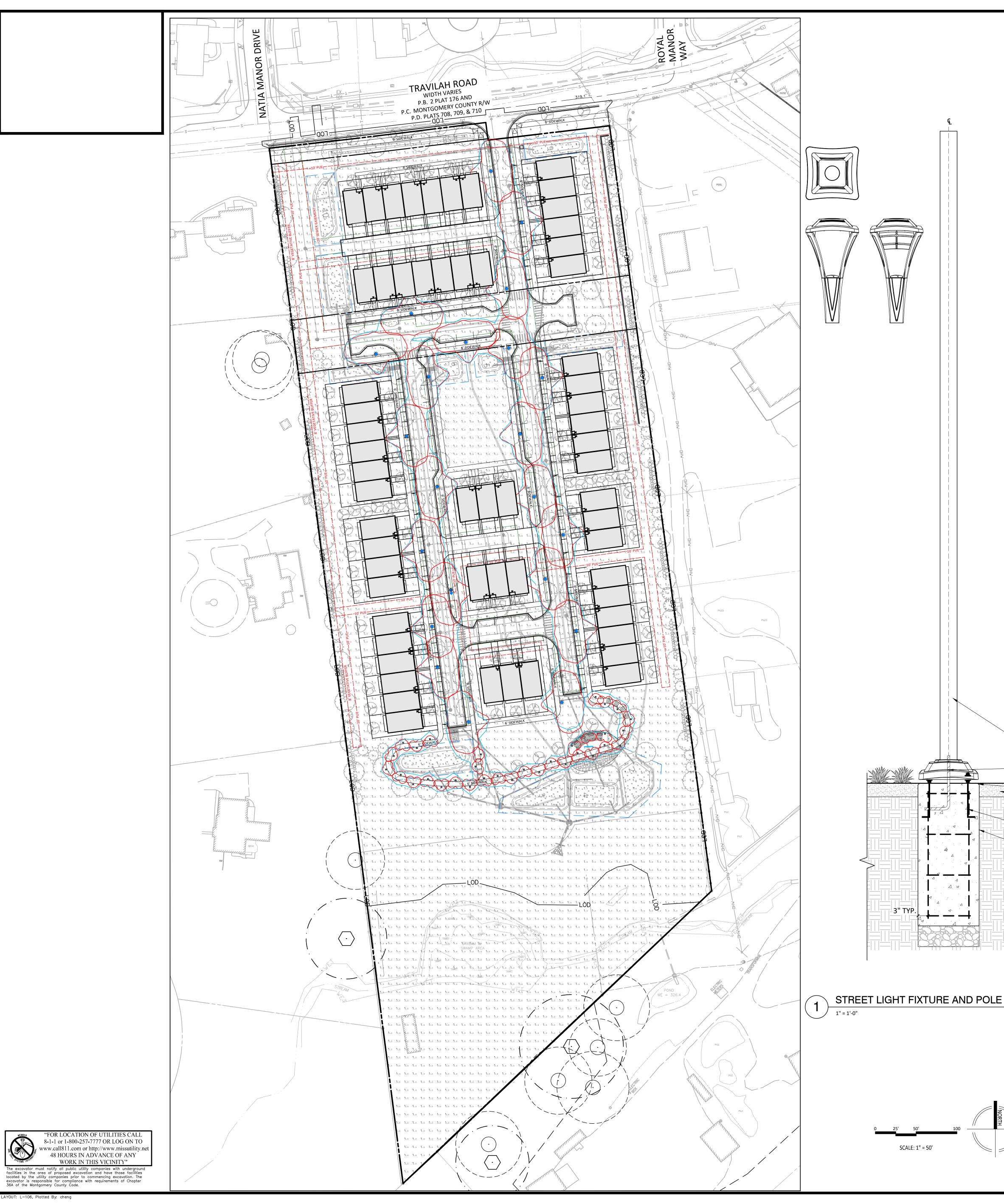
VIKA PROJECT VM1407

SHEET NO. L-105

"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com 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.

AYOUT: L—105, Plotted By: cheng



## LEGEND

POST TOP SPECIFICATIONS

**POLE SPECIFICATIONS** 

**ELECTRICAL NOTES:** 

NO EXPOSED CONDUITS.

MODEL: ML900-16FT-.188-PCC-BKT

1. ALL ELECTRICAL CONDUIT FOR EXTERIOR LIGHTING SHALL BE CONCEALED INSIDE METAL STRUCTURE POSTS AND BEAMS

3. COORDINATE LOCATION OF OPENINGS FOR CONDUIT IN BEAMS AND POSTS WITH FINAL LOCATION OF OUTLETS, LIGHT FIXTURES ETC.

SPECIFICATIONS FOR MORE INFORMATION.

STRUCTURES, SHOWING ALL MATERIALS AND FINISHES, CONNECTIONS AND HARDWARE.

4. REFER TO ELECTRICAL DRAWINGS AND

1. PROVIDE SHOP DRAWINGS FOR ALL

2. STEEL COMPONENTS SHALL RECEIVE HIGH PERFORMANCE COATING PER

3. FASTENERS SHALL BE STAINLESS PAINT HEADS

4. PROVIDE NEOPRENE WASHERS BETWEEN

5. PROVIDE WELDED CAPS FOR ENDS OF ALL

6. SEE STRUCTURAL DRAWING FOR FOOTING

7. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE RECOMMENDED BY THE MANUFACTURE FOR INSTALLATION

**METAL POST MATERIALS NOTES:** 

SPECIFICATIONS.

COMPONENTS.

- 16' HT ALUMINUM POLE

SEE MEP DRAWINGS FOR DETAIL

MULCH LAYER TO BE FLUSH WITH THE TOP OF CONCRETE FOOTING

- (4) STAINLESS STEEL ANCHOR BOLTS

- REINFORCED CONCRETE FOOTING;

SEE STRUCTURAL DRAWINGS FOR DETAILS

- ELECTRICAL CONDUIT,

SEE SPECIFICATIONS

W/ 10" EMBEDMENT

- 1/2" CHAMFER

– TOP SOIL;

TO MATCH STEEL COLOR.

INCOMPATIBLE MATERIALS.

AND REINFORCEMENT.

ML660 MEDIUM MILLENIA POST TOP

WWW.STERNBERGLIGHTING.COM

ML660-16L40T3-MDL018-CA

MANUFACTURER: STERNBERG LIGHTING OR APPROVED EQUAL

— — PUBLIC UTILITY EASEMENT

— — STORMWATER MANAGEMENT EASEMENT

— — — WSSC EASEMENT ——LOD — LIMIT OF DISTURBANCE

PROPOSED STREET LIGHT

PROPOSED BOLLARD LIGHT

## OVERALL FOOT-CANDLE LEVELS

SINGLE LIGHT FOOT-CANDLE LEVELS

## LUMINAIRE SCHEDULE

SYMBOL

**BOLLARD LIGHT** 

STREET LIGHT

**BOLLARD SPECIFICATIONS:** 

ASHBERY PATH LIGHT AP-006L4-035F-30K-UV1-SM DIMENSIONS: 7"W X 37"H X 43 7"L INSTALLATION: SURFACE MOUNTED MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL

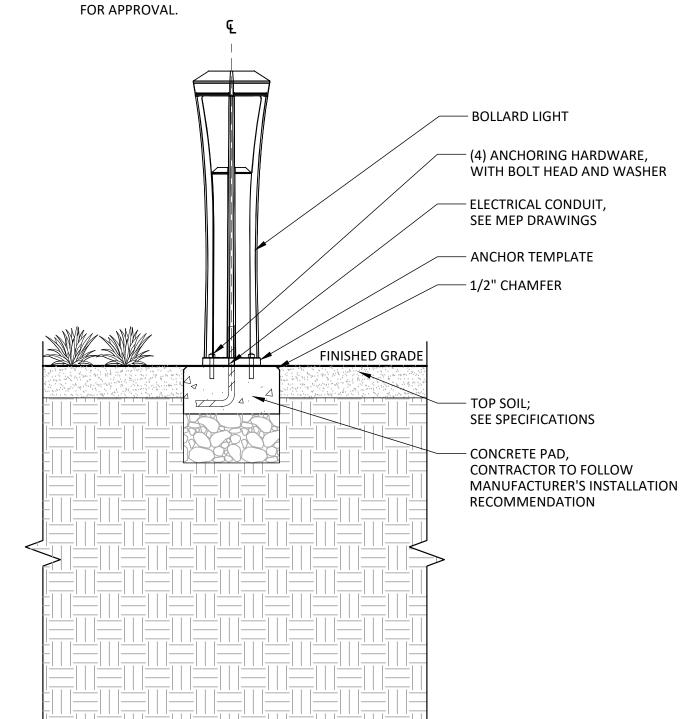
BOLLARD LIGHT

P-1407-L-01 1" = 1'-0"

1. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

WWW.LANDSCAPEFORMS.COM

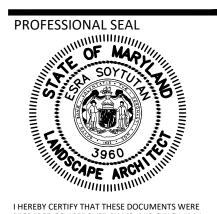
- 2. CONTRACTOR TO COORDINATE WITH MEP ON CONDUIT LOCATIONS.
- 3. SUBMIT FINISH SAMPLES TO LANDSCAPE ARCHITECT



TRAVILAH ROAD

> MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

**PHOTOMETRIC** PLAN AND LIGHTING DETAIL



PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

P-1407-L-02

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DESIGNED BY: ES DATE ISSUED: <u>07/19/2024</u>

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INITIATIVE, INC.

CONTACT: PATRICK BYRNE

CIVIL ENGINEER/LANDSCAPE

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GERMANTOWN, MD 20874 CONTACT: JOSH SLOAN

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**COMMUNITY HOUSING** 

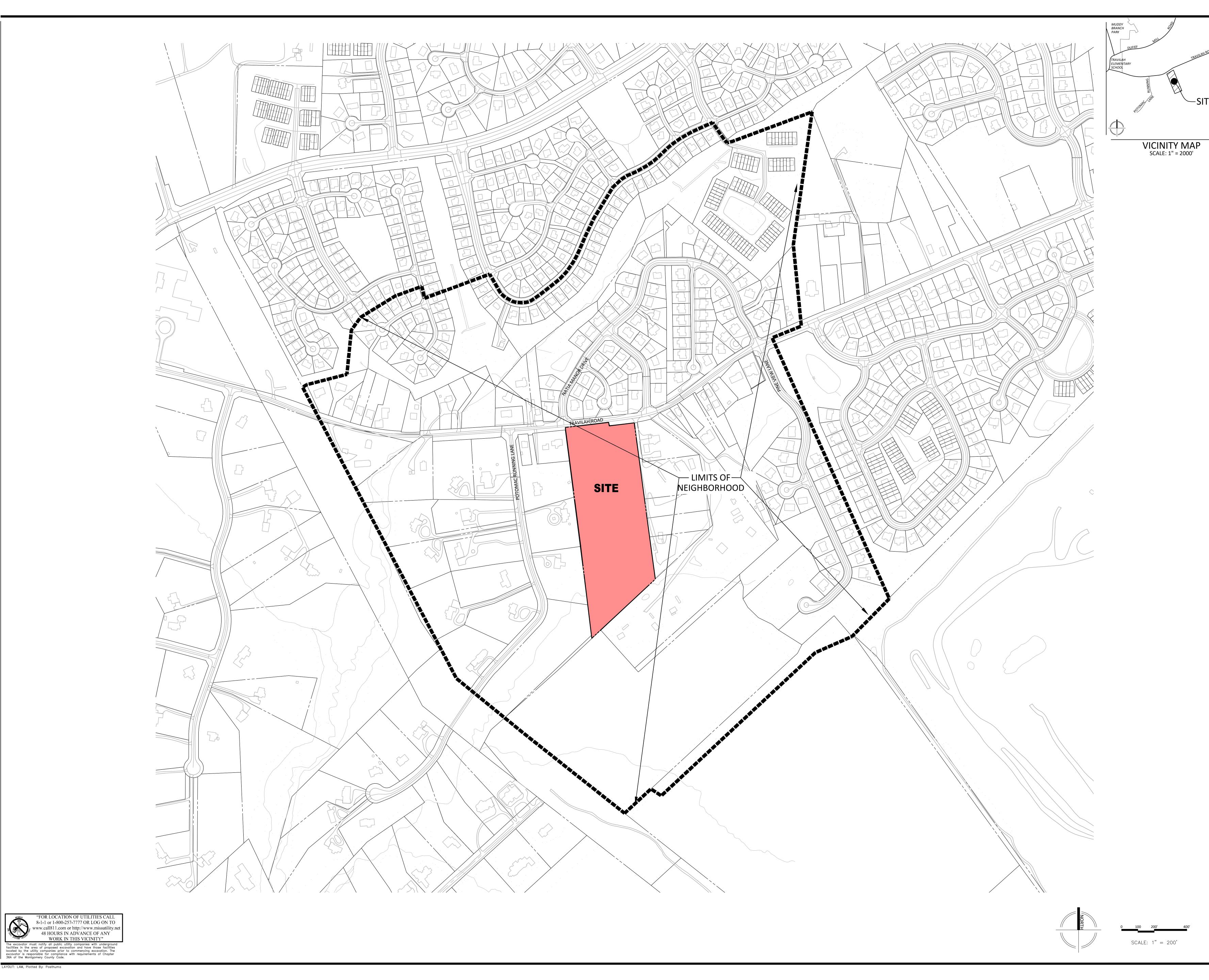
1123 ORMOND COURT

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY,

DRAWN BY: JC

PROJECT VM1407

LAYOUT: L-106, Plotted By: cheng



LAYOUT: LAM, Plotted By: Posthuma

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pbyrne@chidc.org CIVIL ENGINEER/LANDSCAPE ARCHITECT: VIKA MARYLAND 20251 CENTURY BLVD. SUITE 400 GERMANTOWN, MD 20874 CONTACT: JULIA LAPIDES (301) 916-4100 lapides@vika.com

REVISIONS

6TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

TRAVILAH

ROAD

SURROUNDING NEIGHBORHOOD PLAN

CU-2023-10



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: JULIA LAPIDES, P.E. LICENSE No.: 49870

EXPIRATION DATE: SEPTEMBER 8, 2024

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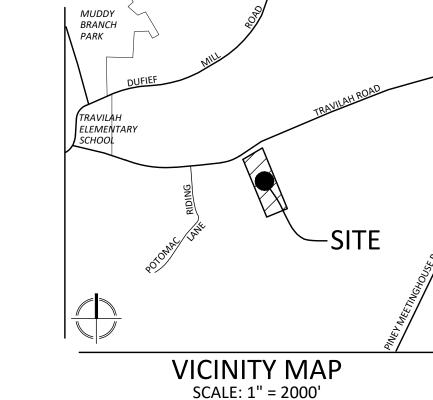
DRAWN BY: SG DESIGNED BY: JS DATE ISSUED: <u>07/19/2024</u>

SHEET NO. LAM-1

## Attachment C

# TRAVILAH ROAD

## PRELIMINARY PLAN 120250100



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(703) 556-9569

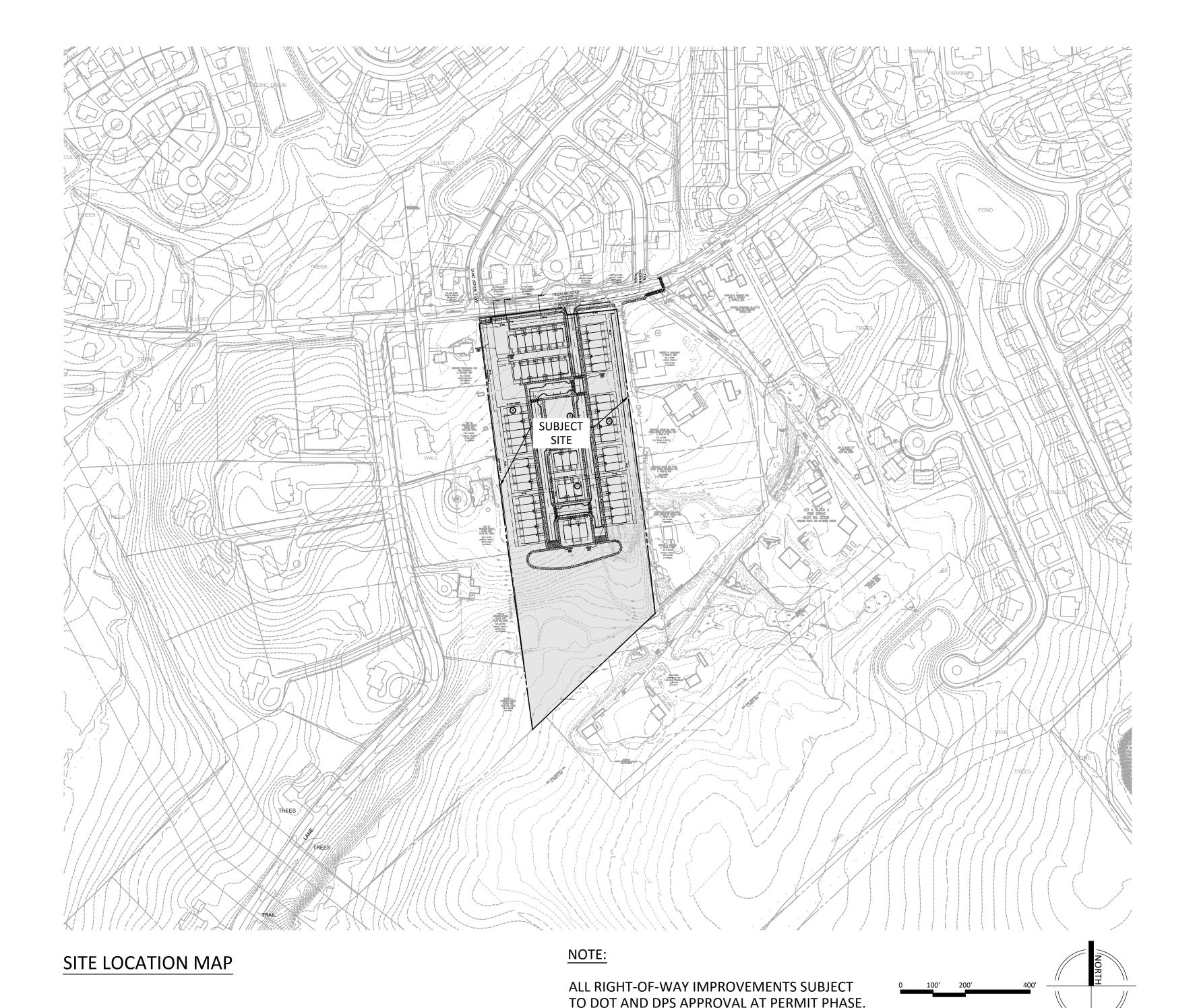
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lapides@vika.com

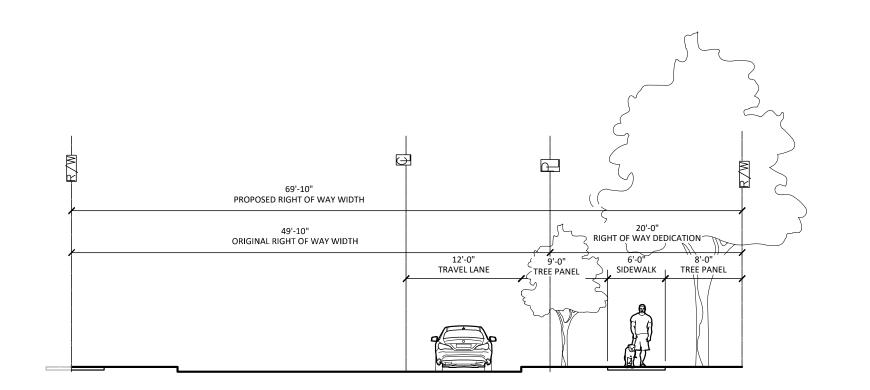
## PROJECT DATA TABLES

ection 3.3.2.C.2.c. Independent Living for Seniors as a Conditional Use.	
The site has adequate accessibility to public transportation, medical services, shopping areas,	
ecreation, and other community services, as shown on the attached vicinity map and descriibed in	1
ne statement of justification	
. No ancillary or retail facilities are proposed.	
i. Per Chapter 25A, Section 25A-5.(I), the affordable housing requirement will be met through an	
utomatic alternative payment to the Housing Initiative Fund for for-sale, age-restricted units by	
greement with the DHCA.	
lpha. The maximum building height is met per the table below. The maximum density is established	by
ne Hearing Examiner per the table below.	
. Height density, coverage, and parking are compatible with surrounding uses as shown in the	
onditional Use Plan application.	
i. There are no units abutting a property not included in the application; the front setback is met p	er the
able below.	
ii. The minimum side and rear setback is 25 feet to abutting lots not included in this application,	
Ithough there are no abutting lots because of an HOA parcel between proposed	
ots and the abutting lots. In addition to this HOA parcel, principal buildings are setback on	
ne internal lots 20 feet.	
iii. The minimum green area is 50%.	
e. Principal building setbacks (not modified above) meet the minimum required for the subject bu	uilding
pe in the R-30 zone, as shown below.	

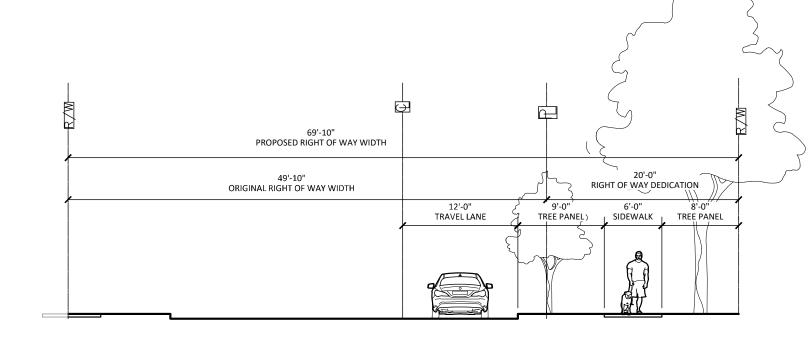
\$TANDARD	REQUIRED/A	REQUIRED/ALLOWED		PROPOSED		
Lot Area (min)	2.00 A	2.00 AC		10.63 AC		
(Section 4.4.4.8.1) Tract (Gross Tract) Area Dedication Area on Travilah Road Site (Net Lot) Area			468,223 5,348 462,875	\$F	10.75 0.12 10.63	АĊ
Lot Width at Front Building Line (min) (Section 4.4.4.8.1)	150 feet		417 feet			
Lot width at front lot line (min) (Section 4.4.4.B.1)	25 feet		417 feet			
Density (section 3.3.2.C.2.c.iv/v)  Max Units	n/a	units	60	Tow	nhous	es
Lot Coverage (max)	25%		20%			
(Section 4.4.4.B.1)	115,719 SF	2.66 AC	92,575	\$F	2.66	AC
Principal Building Setbacks (min) [1]	Front (Private Street)	4 feet	10	feet		
(Section 3.3.2.C.2.c.vi/vii)	Side (Street)	5 feet	5	feet		
(Section 4.4.14.B.3)	Side (End Unit)	3 feet	3	feet		
	Side (B/W Lot & Site Boundary	/) 5 feet	5	feet		
	Rear	20 feet	20	feet		
	Rear (B/W Lot & Site Boundary	10 feet	10	feet		
Height (max) (Section 3.3.2.C.2.c.iv/v)	50 fee	≘t		50 feet		
Green Area (min)	50% 60%		60%			
(Section 3.3.2.C.2.c.viii)	231,438 SF	5.31 AC	277,725	\$F	6.38	AC

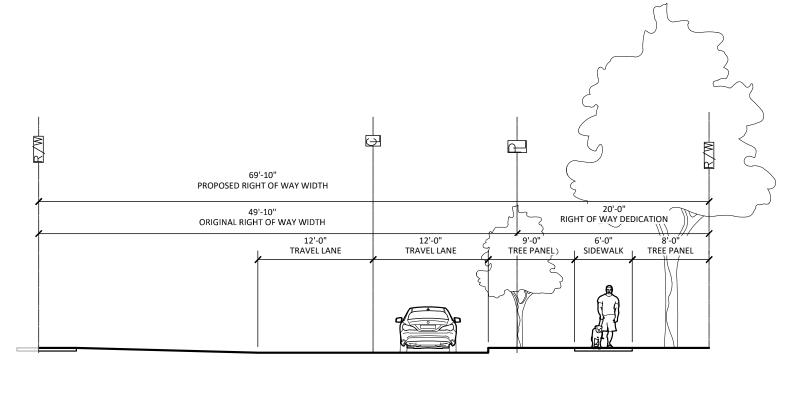
NOTE: PARKING MINIMUM ESTABLISHED BY CONDITIONAL USE PLAN CU-2023-10.





P-1407-SEC-01





SCALE: 1" = 200'

TRAVILAH ROAD - SECTION 'B'

TRAVILAH ROAD - SECTION 'C'

P-1407-SEC-03

Developer's Certificate

The Undersigned agrees to execute all the features of the Preliminary Plan Approval No. 120250100 including Approval Conditions and Certified Preliminary Plan.

Developer:

Company

Contact Person

Address:

Phone:

REFERENCE NOTES TRACT AREA:

10.75 ACRES P709; P804; N765

TAX ACCOUNT REFERENCE: 06-00399300, 06-00389265; 06-00405195
CURRENT ZONING: RE-2

PROPOSED ZONING: PE 2

PROPOSED ZONING: RE-2
APPROVED NRI NO: 4-20222000
WATERSHED: SANDY BRANCH / WATTS BRANCH

WATER SERVICE CATEGORY: W-1
SEWER SERVICE CATEGORY: S-1
SOIL DESIGNATION: 1B; 1C; 35B; 116D

FLOODPLAIN ZONE: 'X'
FIRM COMMUNITY PANEL NO.:24031C0328D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29,

GENERAL NOTES:

1. THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83) AND THE VERTICAL DATUM IS NVGD29

- 2. THERE IS A SMALL WETLAND DELINEATED ON THE NORTH SIDE OF THE STREAM AS SHOWN ON THE NRI PLAN. ADDITIONAL WETLANDS WERE IDENTIFIED ON THE SOUTH SIDE OF THE STREAM, THE ESTIMATED LIMITS OF WHICH ARE SHOWN ON THE PLAN. THERE ARE WATERS OF THE UNITED STATES IDENTIFIED ON THE PLANS. THERE ARE NO 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY, AS IDENTIFIED ON APPROVED NRI 420222000.
- 3. THERE ARE TWO SMALL FORESTED AREAS LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION, AS IDENTIFIED ON APPROVED NRI 420222000.
- 4. THERE ARE NO RARE, THREATENED OR ENDANGERED PLANTS, ANIMALS, OR CRITICAL HABITATS ON THIS PROPERTY, PER APPROVED NRI 420222000
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORICAL ATLAS AND IS NOT RECOMMENDED FOR HISTORIC PRESERVATION.
- 6. THIS PRELIMINARY PLAN IS SUBMITTED CONCURRENTLY WITH CONDITIONAL USE PLAN CU-2023-10 & P/FCP

### DEVELOPMENT PROGRAM:

- 1. THE PROJECT WILL BE DEVELOPED IN ONE PHASE.
- 2. AMENITIES WILL BE INSTALLED BEFORE USE AND OCCUPANCY FOR THE FIRST/ TOWNHOUSE.
- 3. PLANTINGS WILL BE INSTALLED WITHIN SIX (6) MONTHS, OR THE NEXT GROWING SEASON THEREAFTER, OF USE AND OCCUPANCY FOR THE FIRST SUITE / TOWNHOUSE.
- 4. RIGHT-OF-WAY IMPROVEMENTS, SEDIMENT CONTROL MEASURES, AND FOREST CONSERVATION IMPLEMENTATION WILL BE DETERMINED BY RESPECTIVE SUBSEQUENT APPROVALS.
- 5. LANDSCAPING, LIGHTING, GREEN AREA, AND BUILDING COVERAGE WILL BE GOVERNED BY CONDITIONAL USE PLAN CU-2023-10.
- 6. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MNCPPC INSPECTION STAFF BEFORE ANY DEMOLITION, CLEARING, OR GRADING OCCURS ON SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCPPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MNCPPC STAFF, CONTACT JOSH KAYE AT 301-495-47222.

## SHEET INDEX

P-1 COVER SHEET
P-1A PLAN APPROVALS
P-2 PRELIMINARY PLAN

P-3 PRIVATE ROAD SECTIONS

P-4 ROUGH GRADING PLAN

## SUPPORTING DRAWINGS SHEET INDEX

CIRCULATION PLAN
COLOR UTILITY PLAN
CONCEPT STORMWATER MANAGEMENT PLAN
APPROVED NRI/FSD
PRELIMINARY GEP
AUTOTURN EXHIBIT
RECREATION EXHIBIT

SUPPLEMENTAL DRAWINGS SHEET INDEX FIRE ACCESS PLAN LOTTING PLAN MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

TRAVILAH

**6TH ELECTION DISTRICT** 

COVER SHEET

120250100



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: JULIA LAPIDES, P.E. LICENSE No.: 49870
EXPIRATION DATE: SEPTEMBER 8, 2026

EXPIRATION DATE: SEPTEMBER 8, 2026

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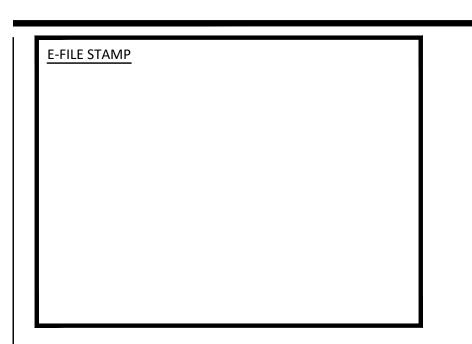
DRAWN BY: SG
DESIGNED BY: JS
DATE ISSUED: 04/23/2025

VIKA PROJECT VM1407

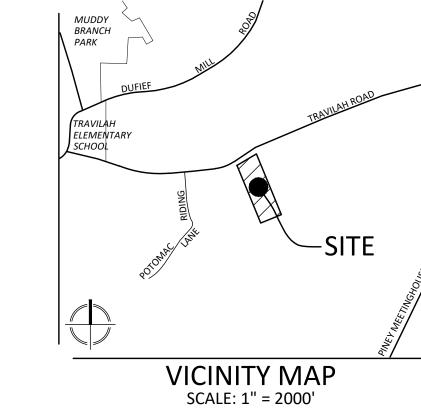
SHEET NO. P-1



TRAVILAH ROAD - SECTION 'A'



PLAN APPROVALS



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COMMUNITY HOUSING INITIATIVE, INC. 1123 ORMOND COURT

> pbyrne@chidc.org CIVIL ENGINEER/LANDSCAPE ARCHITECT: VIKA MARYLAND 20251 CENTURY BLVD. SUITE 400 GERMANTOWN, MD 20874 CONTACT: JULIA LAPIDES (301) 916-4100 lapides@vika.com

MCLEAN, VA 22101 CONTACT: PATRICK BYRNE

(703) 556-9569

ISIONS	DATE

## TRAVILAH ROAD

6TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

## PLAN APPROVALS



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**Developer's Certificate** 

Developer: \_\_\_\_

The Undersigned agrees to execute all the features of the Preliminary Plan Approval No. 120250100 including Approval Conditions and Certified Preliminary Plan.

Contact Person

© 2019 VIKA MARYLAND, LLC DRAWN BY: SG

DESIGNED BY: \_\_\_\_\_JS\_\_\_\_ DATE ISSUED: <u>04/23/2025</u>

VIKA PROJECT VM1407

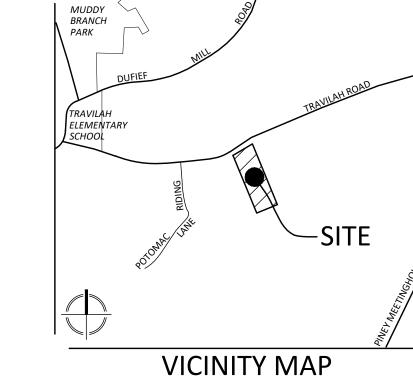
SHEET NO. P-1A



LAYOUT: P-1A, Plotted By: mcrowell



ALL RIGHT-OF-WAY IMPROVEMENTS SUBJECT TO DOT AND DPS APPROVAL AT PERMIT PHASE.



SCALE: 1" = 2000'

PLAN LEGEND

PROPERTY LINES CTV———CTV———CTV———— EXISTING CABLE TELEVISION CONDUIT E—E—E—E—E—E—EXISTING ELECTRICAL CONDUIT — — EXISTING EDGE OF PAVEMENT — x —— x —— x —— x —— EXISTING FENCE LINE G— · — G— · — G— EXISTING NATURAL GAS CONDUIT OHW—OHW—OHW—EXISTING OVERHEAD WIRES T T EXISTING TELEPHONE CONDUIT - ---- EXISTING PUBLIC UTILITIES EASEMENTS — · — · S — · — · S — · EXISTING SANITARY SEWER CONDUIT SD SD SD SD EXISTING STORM DRAIN CONDUIT — · — W— · — W— · EXISTING WATER CONDUIT STREAM VALLEY BUFFER — EXISTING ZONE LIMITS —520——— PROPOSED 10' CONTOUR —524———— PROPOSED 2' CONTOUR — //— //— //— PROPOSED FOREST CONSERVATION EASEMENT PROPOSED WATER LINE PROPOSED SANITARY SEWER WITH STRUCTURE PROPOSED STORM DRAIN — LOD——— PROPOSED LIMITS OF DISTURBANCE - --- PROPOSED STORM WATER EASEMENT EXISTING PARKING LABEL EXISTING SANITARY CLEANOUT EXISTING STORM DRAIN MANHOLE EXISTING ELECTRICAL JUNCTION BOX EXISTING ELECTRICAL MANHOLE EXISTING FIRE DEPARTMENT CONNECTION EXISTING FIRE HYDRANT EXISTING GAS MANHOLE **EXISTING GUY POLE** EXISTING LIGHT POLE EXISTING PHONE PEDESTAL EXISTING PHONE MANHOLE **EXISTING UTILITY POLE EXISTING SANITARY MANHOLE** EXISTING TRAFFIC CONTROL BOX EXISTING TRAFFIC SIGNAL POLE EXISTING TREE EXISTING CABLE TELEVISION PEDESTAL EXISTING UNKNOWN UTILITY MANHOLE EXISTING WATER METER **EXISTING WATER MANHOLE** EXISTING WATER VALVE EXISTING BOLLARD **EXISTING SIGN POST** EXISTING WOOD POST  $\Rightarrow$   $\square$ **EXISTING INLETS EXISTING CURB INLET EXISTING CONCRETE** EXISTING CURB AND GUTTER EXISTING BUILDING **EXISTING STORY** EXISTING ELECTRICAL TRANSFORMER EXISTING ASPHALT EXISTING EASEMENT EXISTING REINFORCED CONCRETE PIPE EXISTING CORRUGATED METAL PIPE EXISTING BUILDING RESTRICTION LINE EXISTING RIGHT-OF-WAY BUILDING HEIGHT MEASURING POINT PROPOSED LIGHTS PEDESTRIAN LIGHTS PROPOSED PARKING LABELS PROPOSED HARDSCAPE PROPOSED FIRE HYDRANT DOOR LOCATION PROPOSED SWM FACILITY PROPOSED SWM \_\_\_ FACILITY WITH CHEEK WALL AND CURB CUT

**Developer's Certificate** 

Developer: \_

SCALE: 1" = 50'

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Contact Person

120250100 including Approval Conditions and Certified Preliminary Plan.

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1123 ORMOND COURT MCLEAN, VA 22101 CONTACT: PATRICK BYRNE (703) 556-9569 pbyrne@chidc.org

CIVIL ENGINEER/LANDSCAPE ARCHITECT: VIKA MARYLAND 20251 CENTURY BLVD. SUITE 400 GERMANTOWN, MD 20874 CONTACT: JULIA LAPIDES (301) 916-4100 lapides@vika.com

REVISIONS

TRAVILAH ROAD

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

PRELIMINARY PLAN

120250100



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DRAWN BY: SG DESIGNED BY: \_\_\_\_\_JS\_\_\_\_ DATE ISSUED: <u>04/23/2025</u>

PROJECT VM1407



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pbyrne@chidc.org

TRAVILAH ROAD

REVISIONS

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

PRIVATE ROAD SECTIONS

120250100



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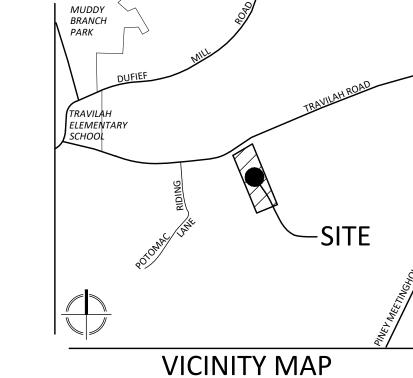
DRAWN BY: SG

DESIGNED BY: \_\_\_\_\_JS\_\_\_\_ DATE ISSUED: 04/23/2025

PROJECT VM1407



ALL RIGHT-OF-WAY IMPROVEMENTS SUBJECT TO DOT AND DPS APPROVAL AT PERMIT PHASE.



SCALE: 1" = 2000'

PLAN LEGEND

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**Developer's Certificate** 

Developer: \_

SCALE: 1" = 50'

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120250100 including Approval Conditions and Certified Preliminary Plan.

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REVISIONS

TRAVILAH ROAD

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

PRELIMINARY PLAN

120250100



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DRAWN BY: SG DESIGNED BY: \_\_\_\_\_JS\_\_\_\_ DATE ISSUED: <u>04/23/2025</u>

PROJECT VM1407

## Attachment D



## Department of Permitting Services Fire Department Access and Water Supply Comments

**DATE:** 13-Jun-25

TO: Josh Sloan VIKA, Inc

FROM: Marie LaBaw

RE: Travilah Road

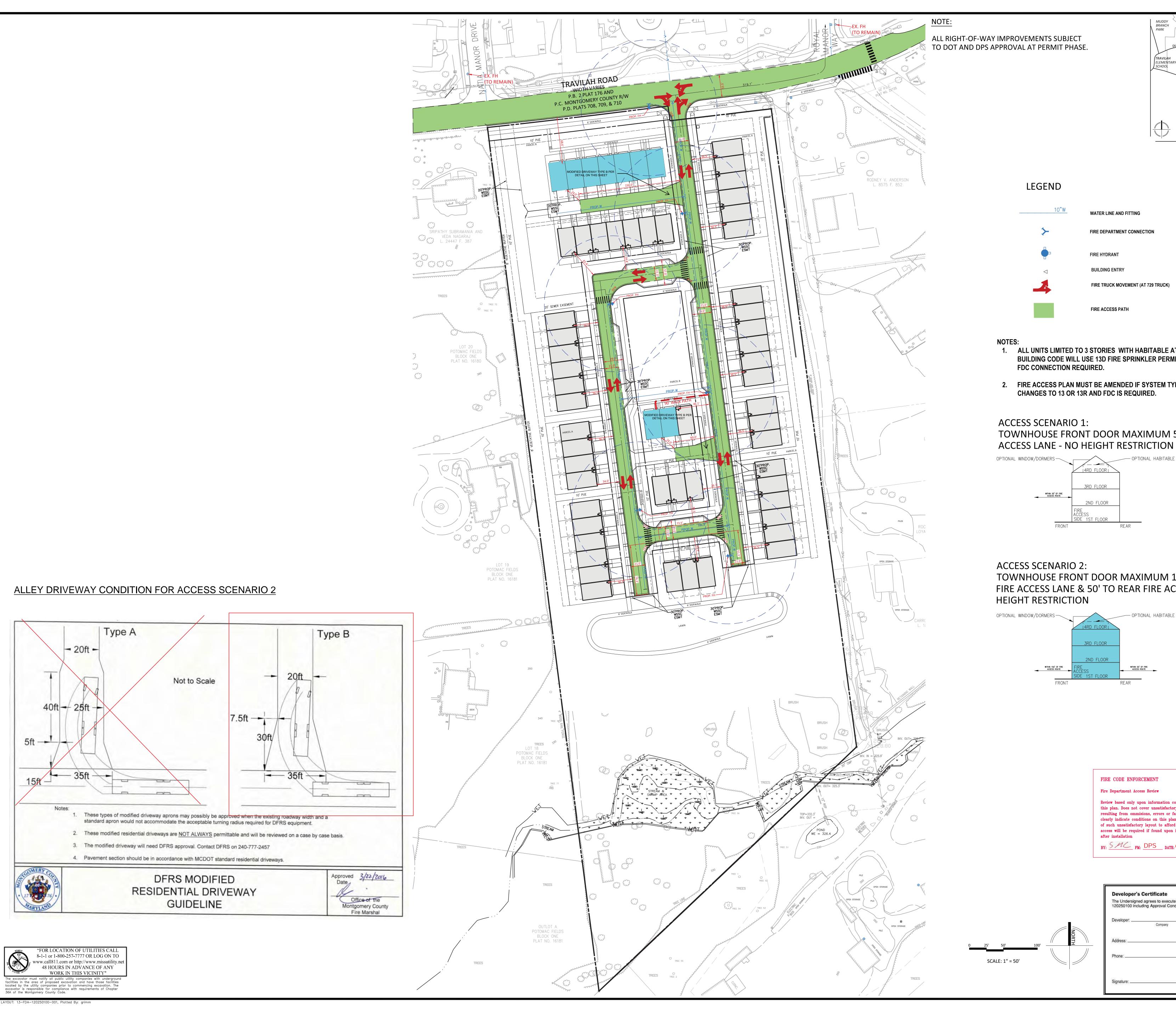
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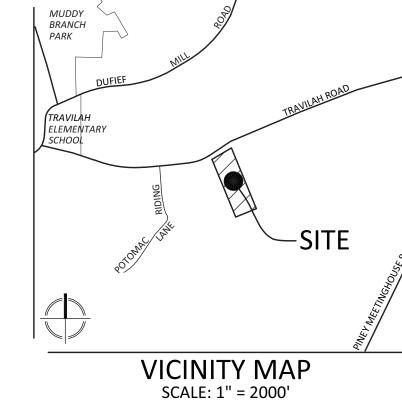
#### PLAN APPROVED

1. Review based only upon information contained on the plan submitted 13-Jun-25 .Review and approval does not cover unsatisfactory installation resulting from errors' omissions, or failure to clearly indicate conditions on this plan.

2. Correction of unsatisfa tory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

\*\*\* Plan will come back for a FD access amendment if/when FDCs are required \*\*\*





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pbyrne@chidc.org

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LEGEND

1. ALL UNITS LIMITED TO 3 STORIES WITH HABITABLE ATTIC: IRC BUILDING CODE WILL USE 13D FIRE SPRINKLER PERMIT. NO FDC CONNECTION REQUIRED.

WATER LINE AND FITTING

FIRE HYDRANT

**BUILDING ENTRY** 

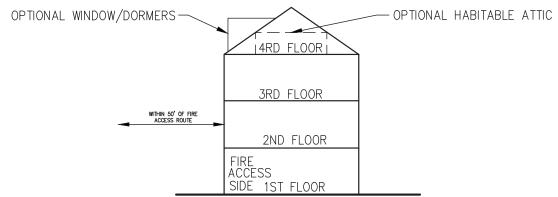
FIRE ACCESS PATH

FIRE DEPARTMENT CONNECTION

FIRE TRUCK MOVEMENT (AT 729 TRUCK)

2. FIRE ACCESS PLAN MUST BE AMENDED IF SYSTEM TYPE CHANGES TO 13 OR 13R AND FDC IS REQUIRED.

## ACCESS SCENARIO 1: TOWNHOUSE FRONT DOOR MAXIMUM 50' TO FIRE



**ACCESS SCENARIO 2:** TOWNHOUSE FRONT DOOR MAXIMUM 150' TO FRONT FIRE ACCESS LANE & 50' TO REAR FIRE ACCESS LANE - NO **HEIGHT RESTRICTION** 

FIRE CODE ENFORCEMENT

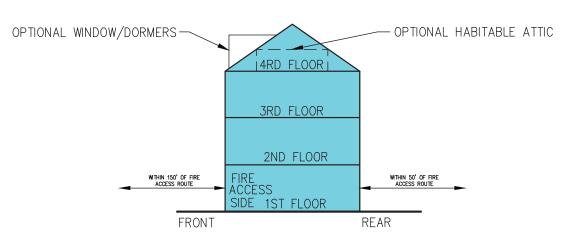
Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout

resulting from ommisions, errors or failure to

clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection

BY: 5 MC FM: DPS DATE: 6/13/2025



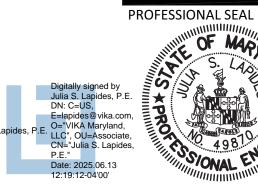
## TRAVILAH ROAD

REVISIONS

**6TH ELECTION DISTRICT** MONTGOMERY COUNTY, MARYLAND WSSC GRID: 218NW11 TAX MAP:FR12

FIRE **ACCESS** PLAN

120250100



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DRAWN BY: SG DESIGNED BY: \_\_\_\_\_JS\_\_\_\_ DATE ISSUED: <u>04/23/2025</u> PROJECT VM1407

SHEET NO. FIRE-1

**Developer's Certificate** The Undersigned agrees to execute all the features of the Preliminary Plan Approval No. 120250100 including Approval Conditions and Certified Preliminary Plan. Developer: \_ Contact Person



Marc Elrich
County Executive

Christopher R. Conklin *Director* 

June 3, 2025

Mr. Mark Beall, Zoning Planner UpCounty Planning Division The Maryland-National Capital Park & Planning Commission 2425 Reedie Dr Wheaton, MD 20902

> RE: Preliminary Plan No. 120250100 13741 & 13751 Travilah Rd Preliminary Plan Letter

Dear Mr. Beall:

We have completed our review of the revised preliminary plan uploaded to eplans on April 23, 2025. A previous version of the plans was reviewed by the Development Review Committee at its April 8, 2025, meeting. This plan is tentatively scheduled for the July 17, 2025, Planning Board meeting. We recommend approval of the plans, subject to the following comments:

#### **Significant Comments**

 Travilah Road is classified as an Area Connector with two travel lanes and a minimum right-of-way (ROW) of 70 feet. According to Plat #9926, the current ROW from the centerline is 30-feet. Based on this plat, DOT believes that additional dedication to reach 35-feet from the centerline is necessary.

The certified preliminary plan shall reflect a 70-foot ROW with the following proposed frontage improvements extending from the edge of the centerline of the road to the edge of the property line along the entirety of the project's frontage (shown on Plan 07-PREL-120250100-001 V4):

- 12-foot drive lane
- 9-foot pedestrian buffer

Office of the Director

Mr. Mark Beall Preliminary Plan No. 120250100 June 3, 2025 Page 2

- 6-foot sidewalk
- 8-tree panel
- 2. <u>Sight Distance:</u> A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference. The applicant is responsible for ensuring sight distance, which should be clear of any existing or proposed obstructions within the line of sight (tree trimming and/or removal, relocation of existing utility pole, removal of street parking, etc.) to achieve a minimum sight distance in each direction.
- 3. **Storm Drain Study:** The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.
- 4. There is a bus stop within 200 feet on one side of the proposed project. Provide a minimum ADA clearance of a 5-foot-wide by 8-foot-long bus stop landing pad with a curb ramp and a bench. Prior to the issuance of any building permit or right-of-way permit, please contact Mr. Wayne Miller of our Division of Transit Services to finalize the improvements and identify any additional improvements required. You can reach Mr. Miller at 240 777-5836 or via email at Wayne.Miller2@montgomerycountymd.gov.
  - a. Include the development review team in all correspondence.
- 5. All private streets and alleys should be located on their own separate parcel. Recorded covenant for the operation and maintenance of any private streets (including alleys), storm drainage systems, and/or open space areas. Public Access Easements may be required along select segments.

#### **Standard Comments**

- 6. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.
- 7. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
- 8. Upgrade pedestrian facilities at intersections to comply with current ADA standards.
- Ensure adequate ADA parking as required by State and Federal requirements. Note the new PROWAG which notably affects ADA spaces required and their design requirements including on-street spaces.
- 10. The Forest Conservation shall not extend into Slope Easements and the Public Utility Easements.
- 11. Stop sign locations, crosswalks and markings will be shown on the signing and marking plans and be reviewed and approved at the right-of-way permit stage.

Mr. Mark Beall Preliminary Plan No. 120250100 June 3, 2025 Page 3

- 12. The owner will be required to submit a recorded covenant for the operation and maintenance of any private storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
- 13. The applicant is responsible for relocating utilities along existing roads to accommodate the required roadway improvements.
- 14. Trees in the County rights of way spacing and species to be in accordance with the applicable MCDOT standards. Tree planting within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
- 15. Erosion and sediment control measures as required by Chapter 19 and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by MCDPS and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by MCDPS.
- 16. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
  - a. Curbs and gutters, buffer, sidewalk and handicap ramps, storm drainage and appurtenances, and street trees along Travilah Road per Significant Plan Review Comments.
  - b. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
  - c. Permanent monuments and property line markers, as required by Section 50.4.3(G) of the Subdivision Regulations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me for this project at brenda.pardo@montgomerycountymd.gov or at (240) 777-7170.

Sincerely,

Brenda M. Pardo, Engineer III **Development Review Team** 

Brenda M. Pardo

Office to Transportation Policy

Mr. Mark Beall Preliminary Plan No. 120250100 June 3, 2025 Page 4

SharePoint\teams\DOT\Director's Office\Transportation Policy\Development Review\Brenda\Preliminary Plan\PP120250100 13741 & 13751 Travilah Rd\12025100-13741 & 13751 Travilah Rd-DOT Preliminary Plan Letter\_6.3.25

Attachments: Approved Sight Distance Study

cc: Correspondence folder FY 2025

cc-e: Mark Terry MCDOT DTEO

Atiq Panjshiri MCDPS RWPR Sam Farhadi MCDPS RWPR Rebecca Torma MCDOT OTP



### MONTGOMERY COUNTY, MARYLAND

DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

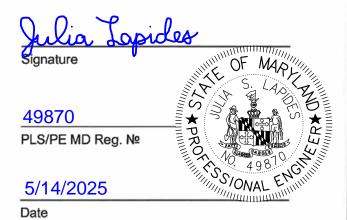
#### SIGHT DISTANCE EVALUATION

Plan Number:

**Project Name:** 

#### **ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.



Montgomery County Review:			
X Approved			
Disapproved:			
By: E	Brenda M. Pardo		
Date:	6/3/2025		

TANGE EVALUATION						
TRAVILAH ROAD						
CLASS AREA CONNECTOR						
100	SPEED (MPH) 30 MPH					
APPROACHING MOTOR VEHICLES						
ICAL		TARGET (FT)	MEASURED (FT)	OK?		
/ERTICAL	R. L. B	335'	400'	YES		
P	R	319'	400'	YES		
HORIZONTAL APPROACHING MOTOR VEHICLES						
	Grade	TARGET (FT)	MEASURED (FT)	OK?		
L	2.29%	335'	335'	YES		
R	-3.72%	319'	400'	YES		
HOF	HORIZONTAL APPROACHING BIKEWAYS					
	Grade	TARGET (FT)	MEASURED (FT)	OK?		
L						
R						
Hor	RIZONTAL		ACHING SIDEWALK F DIRECTED)	40		
	Grade	TARGET (FT)	MEASURED (FT)	OK?		
L						
R						
COMMENTS						
Horizontal: L: 2.29%, @30mph 335' required R: -3.72%, @30mph 319'required ~290'(Flat)*1.1(-3->-4% multiplier)=319						

FORM APPROVED  Date  Date	REVISED	Montgomery County Department of Transportation
Chief, Division of Transportation Engineering Montgomery County Dept. of Transportation  Chief, Land Development Montgomery County Dept. of Permitting Services		Sight Distance Review Form



#### DEPARTMENT OF PERMITTING SERVICES

Marc Elrich County Executive Rabbiah Sabbakhan Director

June 13, 2025

Ms. Julia Lapides, PE VIKA Maryland, LLC 20251 Century Boulevard, Suite 400 Germantown, Maryland 20874

Re: COMBINED STORMWATER MANAGEMENT

CONCEPT/SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN for

Travilah Road

Preliminary Plan #: 120250100 Special Exception #: CU-2023-10

SM File #: 288694

Tract Size: 10.64 acres/463,509 sq.ft.

Zone: RE-2

Total Concept Area: 8.97 acres/390,804 sq.ft.

Lots/Block: Proposed 60 Lots

Parcel(s): B

Watershed and Class: Watts Branch/I

Redevelopment (Yes/No): No

Dear Ms. Lapides:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of micro-bioretention and a partial SWM waiver for area which could not be treated in the existing public right-of-way.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

- 1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
- 2. An engineered sediment control plan must be submitted for this project.
- 3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
- 4. This project has a drainage area greater than 30 acres to the drainage way. Therefore, a flood plain delineation study may be required at the final design stage if it is determined that there is disturbed area in the unmapped flood plain or flood plain buffer. Please contact Bill Musico at <a href="www.william.musico@montgomerycountymd.gov"><u>William.musico@montgomerycountymd.gov</u></a> with any questions regarding the flood plain requirements.



Ms. Julia Lapides June 13, 2025 Page **2** of **2** 

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Sherry Mitchell at 240-777-5206 or sherryl.mitchell@montgomerycountymd.gov.

Sincerely,

Mark Charidge Mark Etheridge, Manager Water Resources Section

Division of Land Development Services

cc: Neil Braunstein SM File # 288694

On-site ESD: Required/Provided 21,535 cf / 21,636 cf PE: Target/Achieved: 1.65"/1.66" STRUCTURAL: 0 cf WAIVED: 0 cf.

ROW ESD: Required/Provided 1,165 cf / 0 cf PE: Target/Achieved: 1.65"/0"

STRUCTURAL: 0 cf WAIVED: 1,165 cf.