

PIKE CENTER

PRELIMINARY FOREST CONSERVATION PLAN

F20240990

GENERAL NOTES

- THE GROSS TRACT AREA IS 6.71 ACRES.
- THE SUBJECT PROPERTY COMPRISES THE PROPERTY WITH THE FOLLOWING:

TAX ACCOUNT: 04-00134890
OWNER: KIMCO REALTY CORPORATION
C/O REAL PROPERTY TAX DEPT
500 N BROADWAY STE 201
JERICHO, NY 11753
- CURRENT PROPERTY ZONE: CR-2.0, C-0.75, R-1.5, H-200¹
- THE HORIZONTAL DATA IS BASED ON NAD 83 MARYLAND COORDINATE SYSTEM. THE VERTICAL DATUM IS BASED ON NGVD29 DATUM.
- SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, DECEMBER 10, 2022.
- NRI 420240570 FOR THE SUBJECT PROPERTY WAS APPROVED 11/16/23.
- THE SUBJECT PROPERTY IS LOCATED IN THE CABIN JOHN AND ROCK CREEK WATERSHEDS, USE CLASSES I, P AND I, RESPECTIVELY.
- THIS SITE IS NOT WITHIN AN SPA OR PMA.

- PER NRI 420240570, THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 200' OF THE SUBJECT PROPERTY.
- PER NRI 420240570, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0361D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- IN A LETTER DATED 09/18/2023, THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR STATED THAT THERE ARE NO FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING THE FIELD WORK.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER <http://www.montgomeryplanning.org/gis/interactive/historic.shtm>.
- PER NRI 420240570, THERE ARE NO AREAS OF EXISTING FOREST AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- SEE THE SIGNIFICANT AND SPECIMEN TREE TABLE AND PLAN FOR LOCATIONS AND INFORMATION ABOUT SIGNIFICANT AND SPECIMEN TREES ON THE SUBJECT PROPERTY AND WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- ALL TREES <24" DBH WITHIN THE LOD ARE TO BE REMOVED. ALL SIGNIFICANT AND SPECIMEN TREES TO BE REMOVED ARE SHOWN WITH AN 'X' AS DETAILED IN THE LEGEND.
- A VARIANCE REQUEST HAS BEEN SUBMITTED WITH THIS PLAN FOR SPECIMEN TREES TO BE IMPACTED OR REMOVED. SEE THE SIGNIFICANT & SPECIMEN TREE TABLE FOR DETAILS. THIS PLAN PROPOSES 26" OF REPLACEMENT NATIVE SHADE TREES AS MITIGATION FOR THE REMOVAL OF SPECIMEN TREES AS PER THE SPECIMEN TREE MITIGATION TABLE SHOWN ON THIS SHEET. THE FINAL LOCATION AND SPECIES WILL BE ESTABLISHED BY THE FFPCP.
- FIELD WORK FOR NRI WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF ON AUGUST 9, 2023. A 'D' TAPE WAS USED TO MEASURE TREES. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS.

PFCP WORKSHEET- WITHIN SAME PRIORITY WATERSHED, SPA OR PMA

FOREST CONSERVATION WORKSHEET							
PIKE CENTER							
NET TRACT AREA:							
A. Total tract area ...							6.71
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...							0.65
C. Land dedication acres (parks, county facility, etc.) ...							0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...							0.00
E. Area to remain in commercial agricultural production/use ...							0.00
F. Other deductions (specify)							0.00
G. Net Tract Area							7.36
LAND USE CATEGORY: (from Chapter 22A-3. Definitions)							
Input the number "1" under the appropriate land use, limit to only one entry.							
ARA	CDR	MDR	IDA	HDR	MPD	CIA	
0	0	0	0	0	1	0	
G. Afforestation Threshold...	15%				x G =	1.10	
H. Conservation Threshold ...	20%				x G =	1.47	
EXISTING FOREST COVER:							
I. Existing forest cover							0.00
J. Area of forest above afforestation threshold							0.00
K. Area of forest above conservation threshold							0.00
BREAK EVEN POINT:							
L. Forest retention above threshold with no mitigation							0.00
M. Clearing permitted without mitigation							0.00
PROPOSED FOREST CLEARING:							
N. Total area of forest to be cleared							0.00
O. Total area of forest to be retained							0.00
PLANTING REQUIREMENTS:							
P. Reforestation for clearing above conservation threshold							0.00
Q. Reforestation for clearing below conservation threshold							0.00
R. Credit for retention above conservation threshold							0.00
S. Total reforestation required							0.00
T. Total afforestation required							1.10
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S")							
V. Total reforestation and afforestation required							0.00
							1.10

PFCP WORKSHEET- OUTSIDE SAME PRIORITY WATERSHED, SPA OR PMA

FOREST CONSERVATION WORKSHEET									
PIKE CENTER									
NET TRACT AREA:									
A. Total tract area ...	6.71								
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.65								
C. Land dedication areas (parks, county facility, etc.) ...	0.00								
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00								
E. Area to remain in commercial agricultural production/use ...	0.00								
F. Other deductions (specify)	0.00								
G. Net Tract Area	7.36								
LAND USE CATEGORY: (from Chapter 22A-3. Definitions)									
Input the number "1" under the appropriate land use, limit to only one entry.									
ARA	CDR	MDR	IDA	HDR	MPD	1	CIA		
0	0	0	0	0	0	1	0		
G. Afforestation Threshold ...					15%	x G =	1.10		
H. Conservation Threshold ...					20%	x G =	1.47		
EXISTING FOREST COVER:									
I. Existing forest cover	0.00								
J. Area of forest above afforestation threshold	0.00								
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T. Total afforestation required	1.10								
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S")	0.00								
V. Total reforestation and afforestation required	1.10								

NOTE:
AFFORESTATION TO BE MET BY OFF-SITE BANKING OR PAYMENT OF A FEE-IN-LIEU.

RESOURCE DATA TABLE

Forest Conservation Data Table			
Number of Acres			
Tract	6.7		
Remaining in Agricultural Use	-		
Road & Utility ROWs ¹	1.5		
Total Existing Forest	-		
Forest Retention	-		
Forest Cleared	-		
Land Use & Thresholds ²			
Land Use Category	MPD	ARA, MDR, IDA, HDR, MPD, or CIA.	
Conservation Threshold	20%	percent	
Afforestation Threshold	15%	percent	
Total Channel Length (ft.)		Average Buffer Width (ft.) ³	
Stream(s)	-	-	
Acres of Forest in			
Wetlands	Retained	Cleared	Planted
100-Year Floodplain	-	-	-
Stream Buffers	-	-	-
Priority Areas	-	-	-

¹ Only Road or Utility ROWs not to be improved as part of development application.

² Information from FC Land Use Categories & Thresholds document.

³ Measured from stream edge to buffer edge.

SOILS TABLE

SYMBOL	SOIL*	CHARACTERISTICS				
		PRIME FARMLAND	FARMLAND OF STATEWIDE IMPORTANCE	HIGHLY ERODIBLE	HYDRIC SOIL	HYDROLOGIC GROUP
400	URBAN LAND	NO	NO	NO	--	--

SOURCES: USDA NRCS WEB SOIL SURVEY (<http://websoilsurvey.sc.egov.usda.gov>)

HIGHLY ERODIBLE SOILS STATUS FROM MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES

SIGNIFICANT & SPECIMEN TREE TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.) ¹	VARIANCE TREE	CONDITION	CRZ RADIUS (FT)	CRZ (SF)	CRZ IMPACT (SF)	CRZ IMPACT %	DISPOSITION
1	Morus alba	White mulberry	41	✓	Poor	61.5	11,882	4,910	41.32	REMOVE
2	Nyssa sylvatica	Blackgum	28	✓	Good	42	5,542	0	0.00	SAVE
3	Nyssa sylvatica	Blackgum	30	✓	Good	45	6,362	2,954	46.43	REMOVE
4	Morus alba	White mulberry	33	✓	Good	49.5	7,698	3,792	49.26	REMOVE
5	Morus alba	White mulberry	32	✓	Good	48	7,238	1,130	15.61	SAVE
6	Liriodendron tulipifera	Tulip Poplar	41	✓	Good	61.5	11,882	1,524	12.83	SAVE

BOLD TEXT = SPECIMEN TREE 30" OR GREATER DBH

*DIAMETER AT BREAST HEIGHT

SPECIMEN TREE MITIGATION TABLE

TREE TO REMOVE	DBH (INCHES)	MITIGATION REQUIRED @ 1 7/4" REMOVED	# OF 3" CALIPER REPLACEMENT TREES
1	41	10.25	3.42
3	30	7.5	2.50
4	33	8.25	2.75
TOTAL	104.0	26.0	9.0

PROPOSED		
CALIPER (in.)	# OF TREES	TOTAL MITIGATION INCHES
3.0"	9	27

TREE REPLACEMENT PLANTING SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
3	Quercus bicolor	Swamp White Oak	3.0"
3	Nyssa sylvatica	Black Gum	3.0"
3	Acer rubrum	Red Maple	3.0"

NOTE:
TREE SPECIES TO BE NATIVE. TO BE FINALIZED AT FFPCP.

SHEET INDEX

PFCP 001 FCP COVER

PFCP 002 APPROVALS

PFCP 003 COMPOSITE FCP

PFCP 004 NOTES

