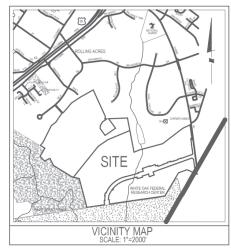
ATTACHMENT A

VIVA - WHITE OAK

SKETCH PLAN - 320240080

PARCEL P565, P660, P908, P778, P707, P477, P832, P304
5TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND





MCB REAL ESTATE

Applicant

MCB White Oak Developer LLC c/o MCB Real Estate, LLC 2002 Clipper Park Rd, Suite 105 Baltimore, Maryland 21211 443-721-8536 Contact: Carlos R. Bonner

Consulting Team

Construction Management: POTOMAC DEVELOPMENT GROUP 4500 Daly Drive, Suite 300 Chantilly, VA 20151 703-424-5130 Contact: Nick Over

Architect:

BCT DESIGN GROUP 100 N Charles St, 18th Floor Baltimore, MD 21201 410.837.2727 Contact: Pedro Sales

Civil Engineer: SOLTESZ 2 Research Place, S

2 Research Place, Suite 100 Rockville, MD 20850 301.948.2750 Contact: Jyotika Sharma

Land Use Attorney: MILES & STOCKBRIDGE 11 N. Washington St., Suite 700 Rockville, Maryland 20850 301-762-1600

Contact: Scott Wallace

Traffic Engineer:
THE TRAFFIC GROUP
9900 Franklin Square Dr, Suite H
Baltimore, MD 21236
410.931.6600
Contact: Wes Guckert

All drawings and images of buildings and uses on the property's subdivided lots are purely conceptual and for illustrative purposes only. Final building locations, dimensions, heights, uses, phasing, density, development standards, public and private open spaces, block layouts, road and trail alignments, circulation patterns and development programs shall be determined at the time of site plan applications, which shall be pursuant to the property's previously approved Preliminary Plan of Subdivision (#120180240), as it may be amended from time-to-time with each future site plan approval, and which Preliminary Plan was approved in accordance with CR Zone assigned to the property and consistent with the White Out. Science Settleway Master Plan.

R	e٧	risions	
_			
			larch 25, 2025
		Sketch Plan	#320240080

Cover Sheet

07-SK-000

SHEET INDEX:

SHILL HADE	1.		
07-SK-000	COVER SHEET	11-PBE-001	PUBLIC BENEFITS EXHIBITS:
07-SK-001	APPROVALS SHEET		MAJOR PUBLIC FACILITIES
07-SK-002	BUILDING DENSITY MASSING AND LAND USE	11-PBE-002	PUBLIC BENEFITS EXHIBITS:
	LAND BAY A		TRANSIT PROXIMITY
07-SK-003	BUILDING DENSITY BUILDING HEIGHTS	11-PBE-003	PUBLIC BENEFITS EXHIBITS:
	LAND BAY A		ADVANCE DEDICATION
07-SK-004	BUILDING DENSITY MASSING AND LAND USE	11-PBE-004	PUBLIC BENEFITS EXHIBITS:
	LAND BAY B		THROUGH BLOCK CONNECTIONS
07-SK-005	BUILDING DENSITY BUILDING HEIGHTS	11-PBE-005	PUBLIC BENEFITS EXHIBITS:
07-SK-006	OVERALL MASTERPLAN		CARE CENTERS
07-SK-007	OVERALL MASTERPLAN (PROPOSED USES)	11-PBE-006	PUBLIC BENEFITS EXHIBITS:
07-SK-008	SKETCH PLAN		SMALL BUSINESS OPPORTUNITIES
07-SK-009	CONCEPTUAL STREET SECTION	11-PBE-007	PUBLIC BENEFITS EXHIBITS:
07-SK2-001	PUBLIC USE AND OPEN SPACE		EXCEPTIONAL DESIGN
07-SK3-001	CIRCULATION PLAN	11-PBE-008	PUBLIC BENEFITS EXHIBITS:
09-EXCOND-001	COVER SHEET		PUBLIC OPEN SPACE
09-EXCOND-002	APPROVALS & PERMITS	11-PBE-009	PUBLIC BENEFITS EXHIBITS:
09-EXCOND-003	OVERALL PLAN		PUBLIC ART
09-EXCOND-004	PLAN VIEW - 100 SCALE	11-PBE-010	PUBLIC BENEFITS EXHIBITS:
09-EXCOND-005	PLAN VIEW - 100 SCALE		VEGETATED AREA
09-EXCOND-006	PLAN VIEW - 100 SCALE	11-PBT-000	PUBLIC BENEFIT TABLE
09-EXCOND-007	NOTES & DETAILS	12-DST-000	DEVELOPMENT STANDARDS TABLE
		13-PHASING-000	PHASING PLAN
		14-OST-000	OPEN SPACE BY TYPE

I hereby certify that these documents were
prepared or approved by me, and that
am a duly licensed professional engineer
under the laws of the State of Maryland
Licence No.

VIVA - WHITE OAK

PRELIMINARY PLAN AMENDMENT (PLAN # 12018024A)

PARCEL P565, P660, P908, P778, P707, P477, P832, P304 5TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SOLTESZ, INC ROCKVILLE OFFICE P. 301,948,2750 F. 301,948,9067

WNER / DEVELOPER / APPLICANT

PRELIMINARY PLAN AMENDMENT (12018024A)
VIVA - WHITE OAK

AUTHORIZED MINING AND RECLAMATION ACTIVITIES UNDER THE STATE MDE-ISSUED PERMIT. THIS WOULD

GRID COORDINATES ARE PER MARYLAND STATE PLANE SATUM (NAD 83/91) THE PROJECT LIES WITHIN THE 2014 APPROVED AND ADOPTED WHITE OAK SCIENCE GATEWAY MASTER

THE SIRE IS IDENTIFIED AS PARCEL P565, P660, P908, P778, P707, P477, P832, P304, MONTGOMERY COUNTY

THE MAJORITY OF THE SITE IS IN THE PAINT BRANCH (021402050826) WATERSHED, USE CLASS III. THE NORTH-EAST CORNER OF THE SITE IS LOCATED IN LITTLE PAINT BRANCH (021402050825) WATERSHED, USE

WETLANDS EXIST ON SITE BASED ON NATIONAL WETLAND INVENTORY AND FIELD OBSERVATION

THERE ARE NO KNOWN BARE. THREATENED, OR ENDANGERED SPECIES OCCURRING ON THE PROPERTY

PRIOR FOREST CONSERVATION EXEMPTION # 42014044E GRANTED ON 9/25/2013 FOR COUNTY SITE 2

A VOLUNTARY CLEANUP PROGRAM WAS SUBMITTED TO MDE BY ARC ENVIRONMENTAL ON 9/9/2015.

WATER APPROPRIATION AND USE PERMIT # MO1997S002(02) EXPIRES ON 2/1/2021 (SEE SHEET 2)

THE SITE HAS BEEN MINED SINCE THE 1940'S PRIOR TO THE EXISTENCE OF THE MDE, DNR, OR THE EPA.

THE CURRENT MINING PERMIT 93-SP-0430 FOR PERCONTEE (ALSO KNOWN AS THE MCCENEY PIT) IS IN

THE EXISTING SOILS SHOWN ON THIS PLAN MAY BE ERRONEOUS AND NOT APPLICABLE DUE TO THE

ALITHORIZED ONGOING OPERATIONS LINDER THE STATE-ISSUED MINING AND RECLAMATION ACTIVITIES.

THE TOPOGRAPHY SHOWN ON THIS PLAN IS SUBJECT TO CHANGE ON THE PERCONTEE SITE DUE TO THE

THERE ARE NO DESIGNATED HISTORIC SITES ASSOCIATED WITH THIS PROPERTY.

WETLAND DELINEATION WAS DONE BY MCCARTHY & ASSOCIATES. INC. IN JUNE. 2017. THERE ARE SEVERAL MAINTAINED TEMPORARY SEDIMENT TRAPS ON THIS SITE.

INCLUDE REMOVAL OF THE TEMPORARY SEDIMENT CONTROL PONDS.

THE PUMP STATION WAS APPROVED AND RECORDED L. 3670 F. 463.

HENCE THIS INFORMATION IS SUBJECT TO CHANGE.

BOUNDARY INFORMATION BY SOLTESZ, INC. TOPO BY McKENZIESNYDER, INC. (12/30/2022) 2' CONTOUR INTERVAL

SITE AREA: 12.180.270 SF, (279.62 ACRES)

(FORMERLY WISSO COMPRO FACILITY)

ZONED: CR-1 0, C-1 0 R-0.5 H-220 (COMMERCIAL/RESIDENTIAL)

THE SITE IS NOT WITHIN A SPECIAL PROTECTION AREA. FEMA 100-YEAR FLOODPLAIN EXISTS ON SITE (FIRM MAP NUMBER 24031C0390D)

EXISTING WATER & SEWER SERVICE CATEGORIES: W-1/S-1. NO STATE OR COUNTY CHAMPION TREES EXIST ON THE SITE PRIOR NRI/FSD # 420180560 APPROVED ON 04/302018.

SITE NOT LOCATED IN SPECIAL PROTECTION / PRIMARY MANAGEMENT AREAS

THIS SITE IS NOT LOCATED ON THE LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES, CONFIRMED

THROUGH MONTGOMERY COUNTY HISTORIC PRESERVATION MAP

ALL PUBLIC SIDEWALKS AND RAMPS WILL BE ADA COMPLIANT. MINOPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE ANY LAND

DISTURBANCE. UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE, THE FINAL LOCATIONS OF BUILDINGS,

STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW. PROPOSED DRIVEWAY / STREET ENTRANCE LOCATIONS OFF MASTER PLAN ROADS ARE SHOWN FOR INFORMATION PURPOSE ONLY, ACTUAL LOCATIONS WILL BE REVIEWED AT THE TIME OF LIMITED

PRELIMINARY PLAN AMENDMENT AND SITE PLAN AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MINOPPO INSPECTION. STAFF BEFORE ANY DEMO, 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 MINCPPC INSPECTION. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MINOPPO STAFF, PLEASE CONTACT JOSH KAYE AT 301-495-4722

A PRELIMINARY PLAN AMENDMENT AND SITE PLAN WILL BE REQUIRED BEFORE BUILDING PERMITS ARE ISSUED FOR ANY DEVELOPMENT EXCEPT THE PUBLIC ROAD NETWORK

LOTS SHOWN IN THIS PLAN ARE ILLUSTRATIVE AND WILL BE CREATED IN FUTURE AMENDMENTS OR SITE

COMPOSITE PLAN

SCALE: 1" = 400

Lot Number		Square Footage (SF
Lot 1	16.54	720,457
Lot 2	17.23	750,661
Lot 3	33.87	1,475,163
Lot 4	9.74	424,461
Lot 5	26.00	1,132,577
Lot 6	68.60	2,988,295
Lot7	34.54	1,504,575
Lot 8	5.08	220,327
Lot 9	5.67	245,870
Lot 10	34.14	1,486,938
LOT TOTAL	251.38	10,950,325
Outlot A	8.12	353,882
Outlot B	10.06	438,184
OUTLOTTOTAL	18.18	792,067
TOTAL AREAS	269.57	11,742,392
FDA Parkway (Viva White Oak Pkwy)	9.54	415,493
FDABoulevard	12.89	581,325
Cherry Hill Dedication	0.12	5.412
B5	1.55	67,722
Gross Tract Area For Preliminary Plan	293.67	12,792,343

- SHEET 2A APPROVALS AND RESOLUTION SHEET 2C APPROVALS AND RESOLUTION APPROVALS AND RESOLUTION OVERALL PLAN PLAN VIEW - 100 SCALE PLAN VIEW - 100 SCALE PLAN VIEW - 100 SCALE TRAFFIC CIRCLE DETAIL PLAN VIEW - 30 SCALE PLAN VIEW - 30 SCALE PLAN VIEW - 30 SACLE
- PLAN VIEW 30 SCALE ** SHEET 17 STREET SECTIONS STREET SECTIONS NOTES & DETAILS
- * SHEETS REVISED UNDER THIS AMENDMENT
- ** SHEETS ADDED UNDER THIS AMENDMENT

SHEET INDEX: COVER SHEET * SHEET 1

PLANNING DEPARTMENT USE ONLY (E-PLANS)

12018024A AMENDMENT LIST:

APPLICANT / DEVELOPER

MCB WHITE OAK DEVELOPER LLC

C/O MCR REAL ESTATE LLC

2002 CLIPPER PARK ROAD, SUITE 105

BALTIMORE, MD 21211

PHONE: 443-721-8536

ARCHITECT

BCT DESIGN GROUP

100 NORTH CHARLES STREET

BALTIMORE, MD 21201

PHONE: 410-837-2727

TRAFFIC ENGINEER

THE TRAFFIC GROUP, INC. 9900 FRANKLIN SQUARE DRIVE, SUITE H

BALTIMORE, MD 21236

ATTN: WES GUCKER

PHONE: 410-931-6600

ENGINEER'S CERTIFICATE

PRINTED NAME: JYOTIKA D. SHARMA TITLE: VP & GM

MASTER PLAN ROADS B-10, A-106, AND B-5.

ADJUST STREET SECTIONS AND RIGHT-OF-WAY WIDTHS FOR

ADJUST SWM FACILITIES PROVIDED WITHIN MASTER PLAN ROAD

ADJUST LIMITS OF DISTURBANCE (LOD) FOR THE CONSTRUCTION

ADJUST FOREST CONSERVATION PLANS TO CORRESPOND WITH

CIVIL ENGINEER

2 RESEARCH PLACE SUITE 100

ROCKVILLE, MD 20850

ATTN: JYOTIKA SHARMA

PHONE: 301-948-2750

LAND USE ATTORNEY

MILES & STOCKBRIDGE

ROCKVILLE, MD 20850 ATTN: SCOTT WALLACE

PHONE: 301-762-1600

DEVELOPMENT MANAGEMENT

POTOMAC DEVELOPMENT GROUP

4500 DALY DRIVE SHITE 300.

CHANTILLY, VA 20151

ATTN: NICK OVER

PHONE: 703-424-5130

WASHINGTON STREET, SUITE 700

OF THE UPDATED MASTER PLAN ROADS B-10, A-106, AND B-5,

ADJUSTED PRELIMINARY PLAN AMENDMENT ITEMS.

- APPROVALS AND RESOLUTION * SHEET 3 * SHEET 4 * SHEET 6 ** SHEET 8 ** SHEET 9 ** SHEET 11 PLAN VIEW - 30 SCALE ** SHEET 13 PLAN VIEW - 30 SCALE PLAN VIEW - 30 SCALE ** SHEET 16 PLAN VIEW - 30 SCALE

VIVA - WHITE OAK

PRELIMINARY FOREST CONSERVATION PLAN **AMENDMENT F20240840**

PARCEL P565, P660, P908, P778, P707, P477, P832, P304 5TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



Fore	st Save Area Calculat	ion	
	Square Footage	Acreage	
Area A1	126,065.73	2.89	
Area A2	80,378.92	1.85	
Area B1	175,021.99	4.02	
Area B2	301,113.75	6.91	
Area B3	731,024.61	16.78	
Area B4	145,605.40	3.3	
Area B5	81,036.73	1.86	
Area C	168,584.21	3.87	
Area D1	165,653.51	3.80	
Area D2	241,891.46	5.55	
Total Forest Save for Viva White Oak:	2,216,376.32	50.88	
Fore	st Removal Calculati	on	
	Square Footage	Acreage	
Area B1	81,343.41	1.87	
Area B2	5,886.34	0.14	
Area B3	5,262.71	0.12	
Area B4	1,145.34	0.03	
Area C	5,068.42	0.12	
Area D1	25,908.59	0.59	
Total Forest Clear for Viva White Oak:	124,612,81	2.86	

0.00

PLANNING DEPARTMENT USE ONLY (E-PLANS) List of Amendment F20240840 Items:

10. A-106. and B-5.

1 Adjust street section and right-of-way widths for master plan roads B-

Adjust SWM facilities provided within master plan road right-of-way.

3 Adjust limits of disturbance (LOD) for the construction of the updated

master plan roads B-10. A-106, and B-5. 4 Adjust Forest Conservation Plans to correspond with adjusted

> DEVELOPER
> MCB WHITE OAK DEVELOPER LLC C/O MCB REAL ESTATE LLC.

2002 CLIPPER PARK ROAD, SUITE 105

BALTIMORE, MD 21211

ATTN: CARLOS R. BONNER

PHONE: 443-721-8536 MILES & STOCKBRIDGE

11 N. WASHINGTON STREET, SUITE 700

ROCKVILLE, MD 20850

PHONE: 301-762-1600

ARCHITECT

BCT DESIGN GROUP

100 NORTH CHARLES STREET

BALTIMORE, MD 21201 ATTN: PEDRO SALES PHONE: 410-837-2727

CIVIL ENGINEER

2 RESEARCH PLACE, SUITE 100

ROCKVILLE, MARYLAND 20850 ATTN: JYOTIKA SHARMA, P.E. PHONE: 301-948-2750

DEVELOPEMENT & CONSTRUCTION MANAGMENT

4500 DALY DRIVE, SUITE 300 ATTN: NICK OVER

PHONE: 703-424-5130

A. Total tract area ...

B. Additions to tract area (Off-Site Work, etc.; construction requi
C. Land dedication acres (parks, county facility, etc.) ...
D. Land dedication for roads or utilities (construction not require

E. Area to remain in commercial agricultural production/use . F. Other deductions (specify)

LAND USE CATEGORY: (from Chapter 22A-3, Definitions)

J. Area of forest above afforestation threshold

Reforestation for clearing above conservation threshold=

. Credit for landscaping (may not be used to meet reforestation requirement it olect is located outside an EFA. For projects within EFA, may not exceed 20% of

EXISTING FOREST ONSITE BASED ON FIELD VISIT BY WISSIN MAY 2024; 55:29 ACRES

EUSTING STORM DRAIN AND WISSE EASEMENT WITHIN THE 65.29 ACRES: 1,55 ACRES. TOTAL EXISTING FOREST ONSITE SHOWN ON THE WORKSHEET.

Q. Reforestation for clearing below conservation threshold= R. Credit for retention above conservation threshold Total afforestation required

V. Total reforestation and afforestation required

DECIDIOSED ECREST CLEARING

NOTES

FOREST CONSERVATION WORKSHEET

RESOURCE TABLE	4
CRITERIA	SIZE
TOTAL SITE ACREAGE	279.62 ACRES
ACREAGE OF EXISTING FOREST	55,29 ACRES
ACREAGE OF EXISTING WETLANDS	0.69 ACRES
ACREAGE OF FOREST IN EXISTING WETLANDS	0.42 ACRES
ACREAGE OF EXISTING FLOODPLAIN	11.35 ACRES
ACREAGE OF FOREST IN EXISTING FLOODPLAIN	7.12 ACRES
ACREAGE OF EXISTING STREAM BUFFERS	35.87 ACRES
ACREAGE OF FOREST IN EXISTING STREAM BUFFERS	20.86 ACRES
LINEAR FEET OF PERENNIAL STREAM FLOW	6,145 LF

279.6		
53.74		
50.47		
3.27		
MDP	ARA, MOR, IDA, HDR, MD	P, or CIA.
20%	percent	
15%	5% percent	
Total Channel	Average Buffer	
6,145	150-200	
Retained	Cleared	Planted
0.42	-	0.25
7.12	0.01	3.32
23.67	0.08	12.08
34.66		12.08
	53.74 50.47 3.27 MDP 20% 15% Total Channel Length (tr) 6,146 Retained 0.42 7.12	278.6



BOUNDARY INFORMATION BY SOLTESZ, INC.

ALSO P832 (#03635068) OWNED BY UNITED STATES OF AMERICA

ZONED: CR-1 (LC-1 (LR-0.5 H-220 (COMMERCIAL/RESIDENTIAL)

DONE BY MCCARTHY & ASSOCIATES, INC. IN JUNE 2017. THERE ARE SEVERAL MAINTAINED TEMPORARY SEDIMENT TRAPS ON THIS SITE

NO STATE OR COUNTY CHAMPION TREE EXIST ON THE SITE.

SP-0430-A AND STATE APPROVED RECLAMATION PLAN.

SEDIMENT CONTROL PONDS.

THE PLIMP STATION WAS APPROVED AND RECORDED LIBRE 3670 FOLIO 463

TOPOGRAPHY BY MCKENZIE SNYDER, INC. IMAY 2015; Z. CONTOLIR INTERVAL, ADDITIONAL FIELD RUN TOPOGRAPHY OF TOPOGRAPHE OF MOLECULES THE UNITY RECEIVED, AND THE PROPERTY OF THE STEELS EXPERTED AS PARCELS; PRES (MISSMART), AND PRES (MISSMART), ALL OWNED BY GLOBAL LIFESCE DEVELOPMENT CORP., MONTGOMER COUNTY, MARYLAND.

WETLAND EXIST ON SITE BASED ON NATIONAL WETLAND INVENTORY AND FIELD. OBSERVATION, WETLAND DELINEATION WAS

THERE ARE NO KNOWN RARE, THREATENED, OR ENDANGERED SPECIES OCCURRING ON THE PROPERTY. NONE OBSERVED. ENSTING WATER A SENIER SERVICE CATEGORIES. WILLS. TREES WERE MEASURED USING STANDARD OR HT FARE MEASURE, AT THE HEIGHT OF 4.9 ABOVE GROUND.

A NATURAL RESOURCE INVENTORY & FOREST STAND DELINEATION PLAN \$420180560 WAS APPROVED ON APRIL 30, 2018

PROPERTY, WHICH WAS OFFICIALLY APPROVED BY MDE BY LETTER DATED DECEMBER 19, 2017. (SEE PRODUCTY, WHICH WAS CHROLLLY APPROVIDED IF USE BY LETTER CHEED DECEMBER 19, 2017, SEE

"WWW-Procombinedation and DOUGLER LIBERRY")

10. THE SITE HAS BEEN MINED BUSIC THE 1940'S PROP OF TO THE EXISTENCE OF KINE, DRY, OF THE EPA, THE CURRENT MINING PERMIT
\$3.59-AMO FOR PERCONTEE (MLOS PROVIDED AS THE MEDICAL PORT) SIN PULL COMPLIANCE, (SEE SHEET 2).

19. WHITEN APPROPRATION AND USE PERMIT MINING PROSOCIOLOGY DEPRES ON \$2/1021 (SEE SHEET 2).

MDE HAS APPROVED A COMPREHENSIVE REMEDIAL ACTION PLAN, DATED NOVEMBER 16, 2017. FOR THE GLDC/PERCONTEE

THE EXISTING SOILS SHOWN ON THIS PLAN MAY BE ERRONEOUS AND NOT APPLICABLE DUE TO THE AUTHORIZED ONGOING OPERATION UNDER THE STATE-ISSUED MINING AND RECLAMATION ACTIVITIES. HENCE THIS INFORMATION IS SUBJECT TO

CHANGE.
THE TOPOGRAPHY SHOWN ON THIS PLAN IS SUBJECT TO CHANGE ON THE PERCONTEE SITE DUE TO THE AUTHORIZED MINNS
AND RECLAMMATION ACTIVITIES UNDER THE STATE INCLISSUED PERMIT. THIS WOULD INCLIDE REMOVAL OF THE TEMPORARY

EXISTING TREES ON GLDC/PERCONTEE PROPERTY MAY BE REMOVED TO CONFORM TO THE STATE-ISSUED MINING PERMIT NO 9

HELD WORK WAS CONDUCTED IN SPRING OF 2015 BY MARY FORD AND WILLIAM FORD OF SOLTESZ, INC. TREES WERE RE-EVALUATED IN APPIL 2019 BY A LEPSHER AND SUMMEY ISLAM SOLTESZ, INC.
TREES, STREAMS, AND WETLANDS WERE RESPULLATED BY WETLAND STUDIES AND SOLUTION, INC. IN IMAY 2024.

LEGEND

(@)

(<u>6</u>)

* * *

8888888

DEVELOPER'S CERTIFICATE

PROPERTY LINE PROPOSED RIGHT-OF-WAY EXISTING CONTOUR

PROPOSED CONTOUR LIMIT OF DISTURBANCE

PERENNIAL STREAM INTERMITTENT STREAM

WETLAND BUFFER FLOODPLAIN ELOODEL AIN BLIFFER LIMIT OF FOREST STAND

WETLAND

STREAM VALLEY BUFFER

EXISTING FOREST TO REMAIN EXISTING FOREST WITHIN EASEMENT FOREST TO BE REMOVED

FOREST PLANTING AREA

PROPOSED CATERGORY I EASEMENT

2002 Clipper Park Road, Suite 105, Baltimore, MD 2121

443-721-8536 cbonner@mcbrealestate.com

EXISTING SOIL LINE AND LABEL STATE WATER USE DESIGNATION SOLTESZ, INC ROCKVILLE OFFICE Rockville, MD 20850 P. 301.948.2750 F. 301.948.9067 www.solteszco.com

OWNER / DEVELOPER / APPLICANT

MC8 WHITE CAK DEVELOPER LI 2022 CLIPPER PARK ROAD SUITE 105 BALTIMORE, MD 21211

PRELIMINARY FOREST CONSERVATION PLAN AMENDMENT F20240840 VIVA - WHITE OAK

1"=400" -ter <u>1</u>

P660,

COVER SHEET APPROVALS AND PERMITS APPROVALS COMPOSITE PLAN SCALF: 1" = 400"