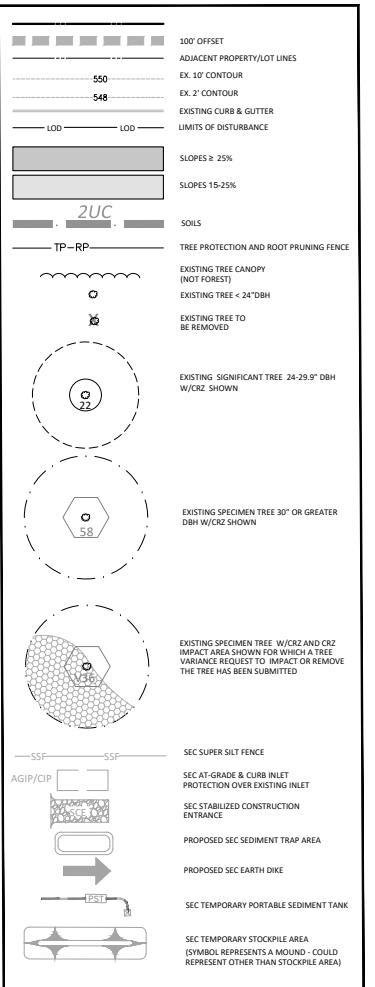


PLAN LEGEND



REVISIONS	DATE

CENTRO SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS31 & GS32

FINAL FOREST CONSERVATION PLAN DETAILED FINAL FOREST CONSERVATION PLAN EXISTING CONDITIONS F20250010

PROFESSIONAL SEAL



I HEREBY STATE THAT THESE DRAWINGS WERE
PREPARED BY ME, THAT I AM A
DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT
UNDER THE STATE OF MARYLAND
NAME: EMRA SOTUTAN, RLA, LEED AP ND
LICENSE NUMBER: 00000000
EXPIRATION DATE: 03/09/2027

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DRAWN BY: KP
DESIGNED BY: ES
DATE ISSUED: 5/20/2025

VIVA
PROJECT: VM50602F
DRAWING
NO.: 20250010

SHEET NO.: 1
SHEET NO.: 1/1

VIKA
VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.984.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
TRI POINTE HOMES
12435 PARK POTOMAC
AVENUE
SUITE 600
POTOMAC, MD, 20854
301.803.4832
GIO ESPOSTO
gio.esposito@tripointehomes.com

ATTORNEY:
LERCH, EARLY &
BREWER, CHTD.
7600 WISCONSIN
AVENUE
SUITE 700
BETHESDA, MD, 20814
301.984.1300
PATRICK O'NEIL
ploneh@lerchearly.com

CIVIL/PLANNER/LANDSCAPE
ARCHITECT:
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GERMANTOWN, MD, 20874
301.916.4100
SACHIN KALBAG
kalbag@vika.com

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48111.COM OR MISSUTILITY.NET
THE EXCavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located and marked prior to any excavation. The excavator is responsible for compliance with requirements of Chapter 104 of the Maryland Construction Code.
WORK IN THIS VICINITY"

LAYER: 02-FP-F-20250010-022A, Plotted By: koten,postone

Developer's Name: Tri Pointe Homes
Contact Person: Gio Esposito
Address: 12435 Park Potomac Ave, Ste. 600, Potomac, MD 20854
Phone and Email: 301.803.4332, gio.esposito@tripointehomes.com
Signature: _____ Date: _____

SHEET NO.: 1
SHEET NO.: 1/1

LANDSCAPE ENVIRONMENTAL PLAN SHEET 1/1000 DRAFT

10/20/2025 10:56:27 PM - Tuesday, October 21, 2025



7501 STANDISH PLACE

PRELIMINARY FOREST CONSERVATION PLAN

F20250010

GENERAL NOTES

- THE GROSS TRACT AREA IS 12.73 ACRES. THE NET FCP TRACT AREA IS 13.19 ACRES.
- THE SUBJECT PROPERTY IS OWNED BY DSC MOCO METRO PARK, LLC AND COMPRISSES THE PROPERTY WITH THE FOLLOWING TAX ACCOUNT NUMBER(S): 04-0224811.
- THE SUBJECT PROPERTY IS ZONED IM-2.5, H-50. PROPOSED ZONING: CRNF-1.25, C-0.00, R-1.25, H-50.
- THE HORIZONTAL DATA IS BASED ON NAD 83 MARYLAND COORDINATE SYSTEM. THE VERTICAL DATUM IS BASED ON NGVD29 DATUM.
- BOUNDARY SURVEY WAS PERFORMED BY VIKI MARYLAND, LLC, 10/30/2023; TOPOGRAPHIC INFORMATION FROM MCATLAS, 12/11/2023.
- NRI 420241620 FOR THE SUBJECT PROPERTY WAS APPROVED 04/09/2024.
- THE SUBJECT PROPERTY IS LOCATED IN THE MIDDLE ROCK CREEK WATERSHED, A USE CLASS IV STREAM.
- THIS SITE IS NOT WITHIN AN SPA OR PMA.
- PER NRI 420241620, THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 200' OF THE SUBJECT PROPERTY.
- AS PER NRI 420241620, 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 LESS THAN 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 2403103032D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- IN A LETTER DATED 01/08/2024, THE WILDLIFE AND HERITAGE DIVISION OF THE MARYLAND DEPARTMENT OF NATURAL RESOURCES NOTED THAT NO RARE, THREATENED OR ENDANGERED SPECIES ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA, 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 MAP (<http://www.montgomeryplanning.org/gis/interactive/historic.shtml>).
- PER NRI 420241620, 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 AREA AND PLAN FOR LOCATIONS AND INFORMATION ABOUT SIGNIFICANT AND SPECIMEN TREES ON THE SUBJECT PROPERTY AND WITHIN THE REMAINDER OF THE NRI STUDY AREA. TREE MEASUREMENTS WERE COMPLETED IN THE FIELD USING A DIAMETER TAPE MEASURE BY JOSHUA SLOAN, PLA, ASLA, AICP.
- 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 78' OF REPLACEMENT NATIVE SHADE TREES AS MITIGATION FOR THE REMOVAL OF SPECIMEN TREES AS PER THE SPECIMEN TREE MITIGATION TABLE SHOWN ON THIS SHEET. SEE THE LANDSCAPE PLAN FOR ALL MITIGATION TREE DETAILS.

FOREST CONSERVATION WORKSHEET OUTSIDE PRIORITY WATERSHED

FOREST CONSERVATION WORKSHEET 7501 STANDISH PLACE

NET TRACT AREA:

	Tract	Number of Acres
A. Total tract area ...	12.73	Remaining in Agricultural Use
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...	0.46	Road & Utility ROWs ¹
C. Land dedication acres (parks, county facility, etc.) ...	0.00	Total Existing Forest
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00	Forest Retention
E. Area to remain in commercial agricultural production/use ...	0.00	Forest Cleared
F. Other deductions (specify) ...	0.00	
G. Net Tract Area ...	13.19	

LAND USE & THRESHOLDS²

Land Use Category	MDP	ARA, MDR, IDA, HOR, MDP, or CIA.
Conservation Threshold	15%	percent
Afforestation Threshold	20%	percent

Total Channel Length

Average Buffer Width (ft.)

Stream(s)

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CENTRO SQUARE FINAL FOREST CONSERVATION PLAN F20250010

FCP WORKSHEET - OUTSIDE PRIORITY WATERSHED

FOREST CONSERVATION WORKSHEET 7501 STANDISH PLACE

NET TRACT AREA:	
A. Total tract area ...	12.73
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...	0.47
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=	13.20

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	ARA	CDR	MDR	IDA	HDR	MPD	CIA		
0	0	0	0	0	1	0	0	0	0	0	0	1	0		
G. Afforestation Threshold ...	15%	x G =	1.98	G. Afforestation Threshold ...	15%	x G =	1.98	H. Conservation Threshold ...	20%	x G =	2.64	H. Conservation Threshold ...	20%	x G =	2.64

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=	1.98
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=	1.98

worksheet date

FCP WORKSHEET - WITHIN PRIORITY WATERSHED

FOREST CONSERVATION WORKSHEET 7501 STANDISH PLACE

NET TRACT AREA:	
A. Total tract area ...	12.73
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...	0.47
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=	13.20

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	ARA	CDR	MDR	IDA	HDR	MPD	CIA		
0	0	0	0	0	1	0	0	0	0	0	0	1	0		
G. Afforestation Threshold ...	15%	x G =	1.98	G. Afforestation Threshold ...	15%	x G =	1.98	H. Conservation Threshold ...	20%	x G =	2.64	H. Conservation Threshold ...	20%	x G =	2.64

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J. Area of forest above afforestation threshold=	0.00
K. Area of forest above conservation threshold=	0.00

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S. Total reforestation required=	0.00
T. Total afforestation required=	1.98
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=	1.98

SPECIMEN TREE MITIGATION TABLE

TREE TO REMOVE (TAG #)	DBH (INCHES)	MITIGATION REQUIRED @ 1" DBH REMOVED	# OF 3" CALIPER REPLACEMENT TREES							
				6	13	14	28	33	36	TOTAL
	30.5	7.625	2.54							
	31	7.75	2.58							
	30.5	7.625	2.54							
	8.875	2.96								
	31	7.75	2.58							
	30	7.5	2.50							
			16.0							

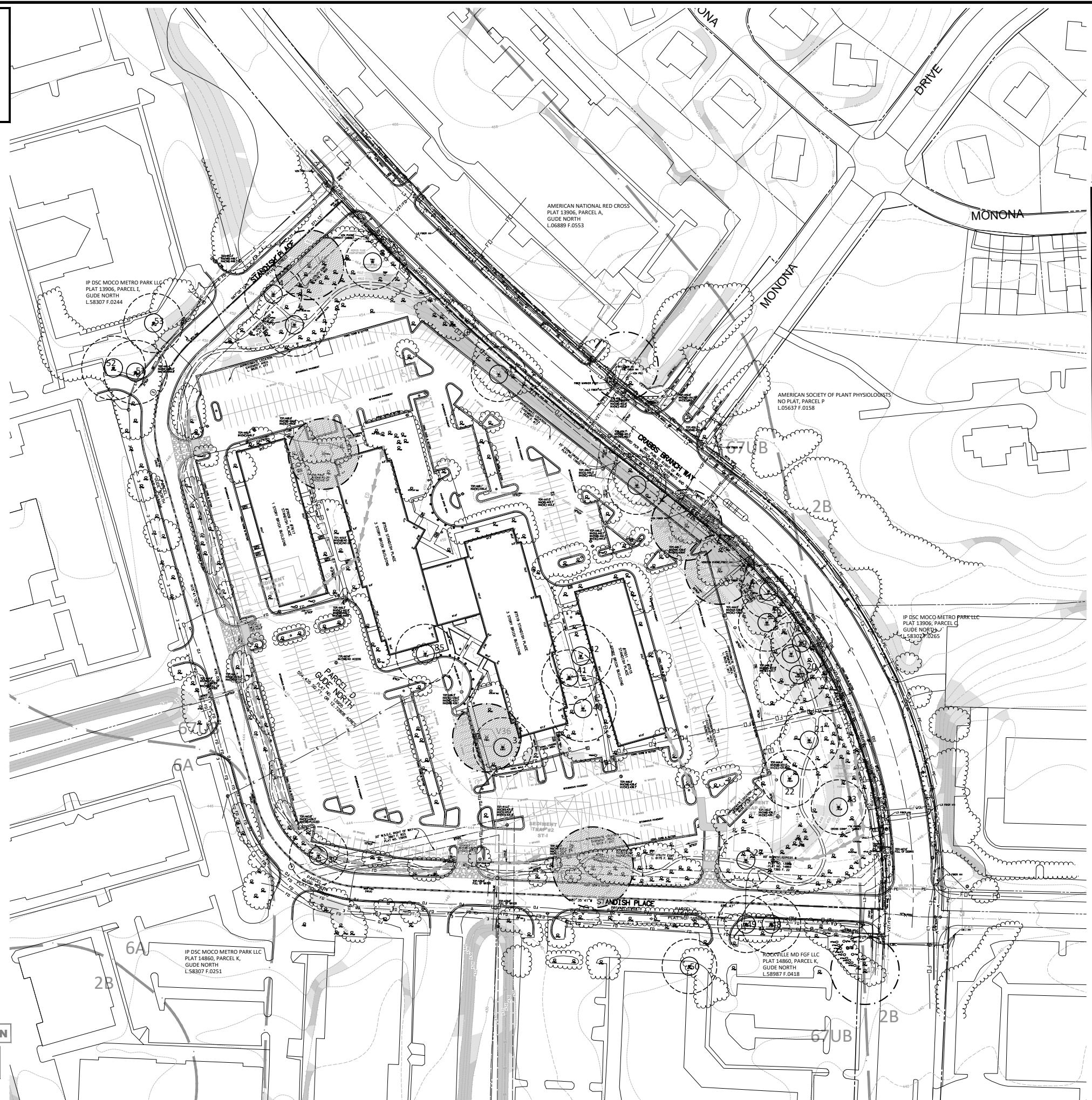
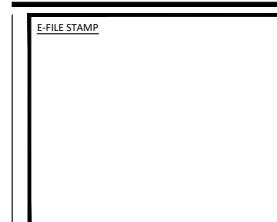
PROPOSED REPLACEMENT TREES		
CALIPER (in.)	# OF TREES	TOTAL MITIGATION INCHES
3.0"	16	48

MITIGATION TREE TABLE

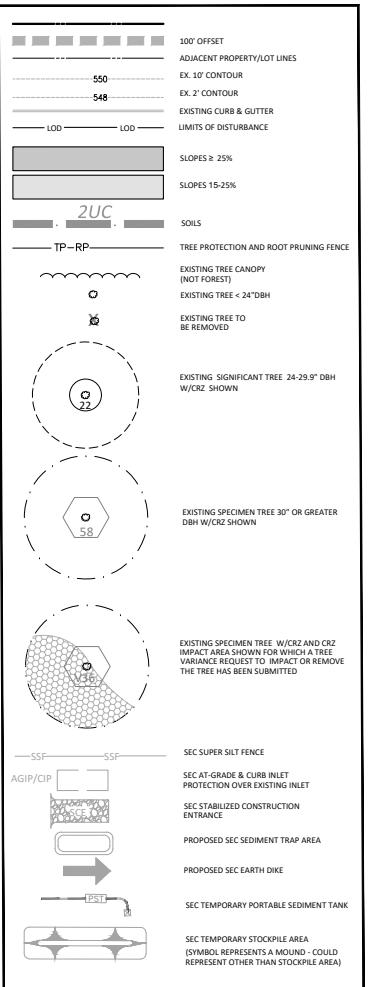
CANOPY TREES			
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME
BND	1	Betula nigra "Dura Heat"	"Dura Heat" River Birch
TAM	7	Tilia americana	American Linden
LST	8	Liquidambar styraciflua	Sweetgum

PROPOSED AFFORESTATION/ REFORESTATION CREDIT TABLE

PROPOSED AFFORESTATION/REFORESTATION CREDIT TABLE (IN ACRES)	
AFFORESTATION/REFORESTATION REQUIRED	1.97
PROPOSED FOREST PLANTING AREA (CATEGORY I EASEMENT)	0
PROPOSED FOREST PLANTING AREA (CATEGORY II EASEMENT)	0
PROPOSED FOREST PLANTINGS 20YR. CANOPY CREDIT	0



PLAN LEGEND



REVISIONS	DATE

CENTRO SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
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FINAL FOREST CONSERVATION PLAN DETAILED FINAL FOREST CONSERVATION PLAN EXISTING CONDITIONS F20250010

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DESIGNED BY: ES
DATE ISSUED: 5/20/2025

VIVA
PROJECT: VM50602F
DRAWING
NO.: 20250010

SHEET NO.: 1
SHEET NO.: 1/1

1/2025-15000 ENVIRONMENTAL/LOT SITE 50002000-1/1 TOP D CENTER, October 21, 2025 4:36:27 PM

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The developer must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located and marked. The developer is responsible for compliance with requirements of Chapter 104 of the Maryland Construction Code.	
Developer's Name: Tri Pointe Homes Contact Person: Gio Esposito Address: 12435 Park Potomac Ave, Ste. 600, Potomac, MD 20854 Phone and Email: 301-803-4332, gio.esposito@tripointehomes.com Signature: _____ Date: _____	
Developer's CERTIFICATE The developer agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20250010, including financial bonding, forest planting, maintenance, and all other applicable agreements.	

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