



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 ...

B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...

C. Land dedication acres (parks, county facility, etc.) ...

D. Land dedication for roads or utilities (construction not required by this plan) ...

E. Area to remain in commercial agricultural production/use ...

F. Other deductions (specify)

G. Net Tract Area

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

1

0

G. Afforestation Threshold ...

15%

x G =

H. Conservation Threshold ...

20%

x G =

EXISTING FOREST COVER:

I. Existing forest cover

J. Area of forest above afforestation threshold

K. Area of forest above conservation threshold

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation

M. Clearing permitted without mitigation

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared

O. Total area of forest to be retained

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold

Q. Reforestation for clearing below conservation threshold

R. Credit for retention above conservation threshold

S. Total reforestation required

T. Total afforestation required

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

worksheet date

FCP WORKSHEET - WITHIN PRIORITY WATERSHED

FOREST CONSERVATION WORKSHEET

7501 STANDISH PLACE

NET TRACT AREA:

A. Total tract area ...

B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...

C. Land dedication acres (parks, county facility, etc.) ...

D. Land dedication for roads or utilities (construction not required by this plan) ...

E. Area to remain in commercial agricultural production/use ...

F. Other deductions (specify)

G. Net Tract Area

12.73

0.47

0.00

0.00

0.00

0.00

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
	0	0	0	0	0	1	0

G. Afforestation Threshold ...

H. Conservation Threshold ...

15%

20%

x G = 1.98

x G = 2.64

EXISTING FOREST COVER:

I. Existing forest cover

J. Area of forest above afforestation threshold

K. Area of forest above conservation threshold

0.00

0.00

0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation

M. Clearing permitted without mitigation

0.00

0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared

O. Total area of forest to be retained

0.00

0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold

Q. Reforestation for clearing below conservation threshold

R. Credit for retention above conservation threshold

S. Total reforestation required

T. Total afforestation required

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

0.00

0.00

1.98

1.98

0.00

1.98

worksheet date 4/3/2023

RESOURCE DATA TABLE

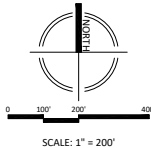
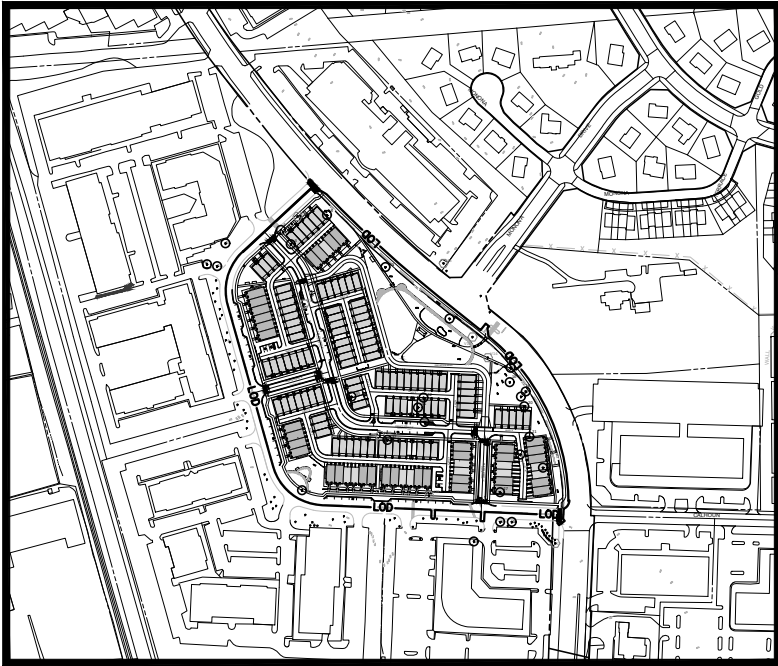
Forest Conservation Data Table			
		Number of Acres	
Tract		12.73	
Remaining in Agricultural Use		-	
Road & Utility ROWs ¹		0.42	
Total Existing Forest		-	
Forest Retention		-	
Forest Cleared		-	
Land Use & Thresholds²			
Land Use Category	MDP	ARA, MDR, IDA, HDR, MDP, or OIA.	
Conservation Threshold	15%	percent	
Afforestation Threshold	20%	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.

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 TREE PLANTINGS 20 YR. CANOPY CREDIT	0
SAVED EXISTING CRITICAL ROOT ZONE CREDIT	0
LANDSCAPE AREAS AT FULL CREDIT	0
LANDSCAPE AREAS AT 1/4 CREDIT	0
TOTAL PROPOSED LANDSCAPE CREDIT	0
PROPOSED FEE-IN-LIEU/OFF-SITE BANKING	1.97
TOTAL CREDITS	1.97
REMAINING REQUIREMENT (OR EXCESS PLANTING IF NUMBER IS NEGATIVE)	0

NOT FOR CONSTRUCTION



LOCAL VICINITY MAP

SIGNIFICANT & SPECIMEN TREE TABLE

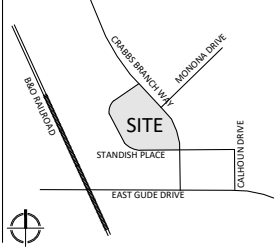
TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.) ¹	VARIANCE TREE	CONDITION	CRZ (SF)	CRZ IMPACT (SF)	CRZ IMPACT %	DISPOSITION
3	Quercus phellos	Willow oak	27.5		Good	5,346	5,346	100	REMOVE
4	Quercus phellos	Willow oak	25		Good	4,418	4,418	100	REMOVE
6	Quercus phellos	Willow oak	30.5	✓	Good	6,576	6,576	100	REMOVE
8	Acer rubrum	Red maple	24		Fair	4,072	4,072	100	REMOVE
11	Tilia cordata	Littleleaf linden	24		Good	4,072	4,072	100	REMOVE
12	Acer rubrum	Red maple	25.5		Good	4,596	4,596	100	REMOVE
13	Quercus phellos	Willow oak	31	✓	Fair	6,793	6,793	100	REMOVE
14	Quercus phellos	Willow oak	30.5	✓	Good/Fair	6,576	6,576	100	REMOVE
15	Prunus serrulata	Kwanzan cherry	24		Poor	4,072	4,072	100	REMOVE
16	Prunus serrulata	Kwanzan cherry	25		Fair/Good	4,418	4,418	100	REMOVE
18	Prunus serrulata	Kwanzan cherry	27		Fair	5,153	5,153	100	REMOVE
19	Robinia pseudoacacia	Black locust	27.5		Poor	5,346	5,346	100	REMOVE
20	Robinia pseudoacacia	Black locust	25		Good	4,418	4,418	100	REMOVE
21	Thuja occidentalis	Northern white-cedar	26		Good	4,778	4,778	100	REMOVE
22	Prunus serrulata	Kwanzan cherry	25		Fair	4,418	4,418	100	REMOVE
23	Acer rubrum	Red maple	24		Good	4,072	4,072	100	REMOVE
27	Pinus strobus	Eastern white pine	24		Fair	4,072	4,072	100	REMOVE
28	Fagus grandifolia	American beech	35.5	✓	Good/Fair	8,908	8,908	100	REMOVE
32	Pyrus calleryana	Callery pear	25.5		Good	4,596	4,596	100	REMOVE
33	Quercus rubra	Northern red oak	31	✓	Good	6,793	6,793	100	REMOVE
35	Quercus rubra	Northern red oak	26		Good	4,778	4,778	100	REMOVE
36	Quercus phellos	Willow oak	30	✓	Good/Fair	6,362	6,362	100	REMOVE
37	Quercus phellos	Willow oak	27.5		Good/Fair	5,346	5,346	100	REMOVE
40	Quercus rubra	Northern red oak	29		Fair	5,945	5,945	100	REMOVE
41	Quercus rubra	Northern red oak	24		Good/Fair	4,072	4,072	100	REMOVE
42	Quercus rubra	Northern red oak	27.5		Good/Fair	5,346	5,346	100	REMOVE
46	Acer rubrum	Red maple	30		Good	6,362	0	0.00	SAVE
47	Thuja occidentalis	Northern white-cedar	30		Good	6,362	0	0.00	SAVE
48	Zelkova serrata	Japanese zelkova	26		Good	4,778	593	12.42	SAVE
49	Zelkova serrata	Japanese zelkova	25		Good	4,418	420	9.51	SAVE
50	Quercus rubra	Northern red oak	24		Good	4,072	0	0.00	SAVE
51	Quercus phellos	Willow oak	28		Good	5,542	71	1.28	SAVE
52	Quercus phellos	Willow oak	28		Good	5,542	0	0.00	SAVE
53	Tilia cordata	Littleleaf linden	26		Good	4,778	0	0.00	SAVE

BOLD TEXT = SPECIMEN TREE 30" OR GREATER DBH
*DIAMETER AT BREAST HEIGHT
As per the Council of Tree and Landscape Appraisers "Guide for Plant Appraisal" figure 4.4 & 4.5:
Twin Trunk Tree DBH determined by calculating the sum of the cross sectional areas of the two leaders, then averaging that number with the smallest cross sectional area below the split and expressing that as a DBH in inches. Multi-trunk tree DBH determined by adding the sum of the cross-sectional area of each branch, modified by approximating the contribution of each stem to the canopy and expressing that as a DBH in inches.

SOILS TABLE

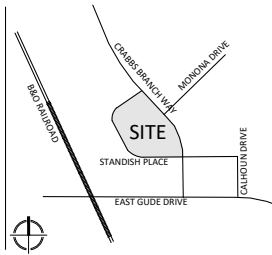
METRO PARK		SOILS L\1\MONTGOMERY COUNTY\MOCO Soils				
SYMBOL	SOIL*	PRIME FARMLAND	PRIME AGRICULTURAL	HIGHLY ERODIBLE	HYDRIC SOIL	SERPENTINITE
2B	GLENGLD SILT LOAM 3-8% SLOPES	YES**		NO		NO
67UB	WHEATON COMPLEX 0-8% SLOPES	NO		NO		NO

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



VICINITY MAP
SCALE: 1" = 2000'

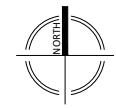
E-FILE STAMPS



VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

-
- 100' OFFSET
ADJACENT PROPERTY/LOT LINES
- EX. 10' CONTOUR
EX. 2" CONTOUR
EXISTING CURB & GUTTER
LIMITS OF DISTURBANCE
- 500
548
- LOD LOD
- SLOPES $\geq 25\%$
SLOPES 15-25%
- 2UC
- TP-RP
- 100' OFFSET
ADJACENT PROPERTY/LOT LINES
- EX. 10' CONTOUR
EX. 2" CONTOUR
EXISTING CURB & GUTTER
LIMITS OF DISTURBANCE
- 500
548
- LOD LOD
- SLOPES $\geq 25\%$
SLOPES 15-25%
- 2UC
- TP-RP
- EXISTING TREE CANOPY (NOT FOREST)
EXISTING TREE < 24" DBH
EXISTING TREE TO BE REMOVED
- EXISTING SIGNIFICANT TREE 24-29.9" DBH W/CRZ SHOWN
- EXISTING SPECIMEN TREE 30" OR GREATER DBH W/CRZ SHOWN
- EXISTING SPECIMEN TREE W/CRZ AND CRZ IMPACT AREA SHOWN FOR WHICH A TREE VARIANCE REQUEST TO IMPACT OR REMOVE THE TREE HAS BEEN SUBMITTED
- SEC SUPER SILT FENCE
SEC AT-GRADE & CURB INLET PROTECTION OVER EXISTING INLET
SEC STABILIZED CONSTRUCTION ENTRANCE
PROPOSED SEC SEDIMENT TRAP AREA
PROPOSED SEC EARTH DIKE
SEC TEMPORARY PORTABLE SEDIMENT TANK
SEC REPRESENTY STOCKPILE AREA (SYMBOL REPRESENTS A MOUND - COULD REPRESENT OTHER THAN STOCKPILE AREA)



SCALE: 1" = 50'

DEVELOPER'S CERTIFICATE

The undersigned 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.

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: _____

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 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: 02-FOP-F20250010-002A. Plotted By: katejin.Poathuma

WIKI

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | 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 ESPOSITO
GIO.ESPOSITO@TRIPPOINTHOMES.COM

ATTORNEY

**LERCH, EARLY &
BREWER, CHTD.**
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AVENUE
SUITE 700
BETHESDA, MD, 20814
301.986.1300
PATRICK O'NEIL
PONEIL@LERCHEARLY.COM

CIVIL/PLANNER/LANDSCAPE
ARCHITECT:
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SUITE 400
GERMANTOWN, MD, 20874
301.916.4100
SACHIN KALBAG
KALBAG@VIKA.COM

REVISIONS

DATE _____

[illegible]

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 SEA



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
FULLY LICENSED, REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ESRA SOYUTAN, RLA, LEED AP BD
LICENSE No.: 3960
EXPIRATION DATE: 03/09/2027

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

VIKA PROJECT VM50602F
DRAWING NO. **1025-002A**

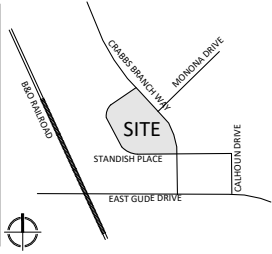
50501-51000\CA00\ENVIRONMENTAL\PLOT SHEETS\50602200_P_FTOP.DWG ~ Tuesday, October 21, 2025 4:38:27 PM



7501 STANDISH PLACE

PRELIMINARY FOREST CONSERVATION PLAN

F20250010



VKA
VKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
TRI POINTE HOMES
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AVENUE
SUITE 600
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301.803.4832
GREG RUFF
GREG.RUFF@TRIPINTEHOMES.COM

ATTORNEY:
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PATRICK O'NEIL
PLONNEL@LERCHEARLY.COM

CIVIL/PLANNER/LANDSCAPE ARCHITECT:
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20251 CENTURY BLVD., SUITE 400
GERMANTOWN, MD, 20874
301.916.4100
SACHIN KALBAG
KALBAG@VKA.COM

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 IP DSC MOCO METRO PARK, LLC AND COMPRISES THE PROPERTY WITH THE FOLLOWING TAX ACCOUNT NUMBER(S) : 04-02224811.
- 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 VKA 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. 24031C0332D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- IN A LETTER DATED 01/08/2024, 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 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 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. 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:									
A. Total tract area ...	12.73								
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.46								
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	13.19								
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 =						1.98	
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	4/3/2023
NOTE: AFFORESTATION TO BE MET BY OFF-SITE BANKING OR PAYMENT OF A FEE-IN-LIEU.									

FOREST CONSERVATION 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)...	0.46								
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	13.19								
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 =						1.98	
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	4/3/2023
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	12.73		
Remaining in Agricultural Use	-		
Road & Utility ROWs ¹	0.46		
Total Existing Forest	-		
Forest Retention	-		
Forest Cleared	-		
Land Use & Thresholds²			
Land Use Category	MDP	ARA, MDR, IDA, HDR, MDP, or CIA.	
Conservation Threshold	15%	percent	
Afforestation Threshold	20%	percent	
Total Channel Length			
Stream(s)	(ft.)	Average Buffer Width (ft.) ²	
	-	-	
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.

RARE, ENDANGERED, AND THREATENED SPECIES LETTER



Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary

January 8, 2024

Sachin Kalbag
VKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874

RE: Environmental Review for 7501-7515, 7519, 7529, 7609-7623 Standish Place, Derwood, VKA Job No. VM50602 - Parcel D Gude North, Montgomery County, Maryland.

Dear Sachin Kalbag:

The Wildlife and Heritage Service has no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area shown on the map provided. As a result, we have no specific concerns regarding potential impacts to such species or recommendations for protection measures at this time. If the project changes in the future such that the limits of proposed disturbance or overall site boundaries are modified, please provide us with revised project maps and we will provide you with an updated evaluation.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at lori.byme@maryland.gov or at (410) 260-8573.

Sincerely,

Lori A. Byrme

Lori A. Byrme,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2023.1916.MO

Towers State Office Building - 580 Taylor Avenue - Annapolis, Maryland 21401
410-260-8DNR or toll free in Maryland 877-620-8DNR - dnr.maryland.gov - TTY Users Call via the Maryland Relay

SIGNIFICANT & SPECIMEN TREE TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.) ¹	VARIANCE TREE	CONDITION	CRZ (SF)	CRZ IMPACT (SF)	CRZ IMPACT %	DISPOSITION
3	Quercus phellos	Willow oak	27.5		Good	5,346	5,346	100	REMOVE
4	Quercus phellos	Willow oak	25		Good	4,418	4,418	100	REMOVE
6	Quercus phellos	Willow oak	30.5	✓	Good	6,576	6,576	100	REMOVE
8	Acer rubrum	Red maple	24		Fair	4,072	4,072	100	REMOVE
11	Tilia cordata	Littleleaf linden	24		Good	4,072	4,072	100	REMOVE
12	Acer rubrum	Red maple	25.5		Good	4,596	4,596	100	REMOVE
13	Quercus phellos	Willow oak	31	✓	Fair	6,793	6,793	100	REMOVE
14	Quercus phellos	Willow oak	30.5	✓	Good/Fair	6,576	6,576	100	REMOVE
15	Prunus serrulata	Kwanzan cherry	24		Poor	4,072	4,072	100	REMOVE
16	Prunus serrulata	Kwanzan cherry	25		Fair/Good	4,418	4,418	100	REMOVE
18	Prunus serrulata	Kwanzan cherry	27		Fair	5,153	5,153	100	REMOVE
19	Robinia pseudoacacia	Black locust	27.5		Poor	5,346	5,346	100	REMOVE
20	Robinia pseudoacacia	Black locust	25		Good	4,418	4,418	100	REMOVE
21	Thuja occidentalis	Northern white-cedar	26		Good	4,778	4,778	100	REMOVE
22	Prunus serrulata	Kwanzan cherry	25		Fair	4,418	4,418	100	REMOVE
23	Acer rubrum	Red maple	24		Good	4,072	4,072	100	REMOVE
27	Pinus strobus	Eastern white pine	24		Fair	4,072	4,072	100	REMOVE
28	Fagus grandifolia	American beech	35.5	✓	Good/Fair	8,908	8,908	100	REMOVE
32	Pyrus calleryana	Callery pear	25.5		Good	4,596	4,596	100	REMOVE
33	Quercus rubra	Northern red oak	31	✓	Good	6,793	6,793	100	REMOVE
35	Quercus rubra	Northern red oak	26		Good	4,778	4,778	100	REMOVE
36	Quercus phellos	Willow oak	30	✓	Good/Fair	6,362	6,362	100	REMOVE
37	Quercus phellos	Willow oak	27.5		Good/Fair	5,346	5,346	100	REMOVE
40	Quercus rubra	Northern red oak	29		Fair	5,945	5,945	100	REMOVE
41	Quercus rubra	Northern red oak	24		Good/Fair	4,072	4,072	100	REMOVE
42	Quercus rubra	Northern red oak	27.5		Good/Fair	5,346	5,346	100	REMOVE
46	Acer rubrum	Red maple	30		Good	6,362	0	0.00	SAVE
47	Thuja occidentalis	Northern white-cedar	30		Good	6,362	0	0.00	SAVE
48	Zelkova serrata	Japanese zelkova	26		Good	4,778	0	0.00	SAVE
49	Zelkova serrata	Japanese zelkova	25		Good	4,418	0	0.00	SAVE
50	Quercus rubra	Northern red oak	24		Good	4,072	0	0.00	SAVE
51	Quercus phellos	Willow oak	28		Good	5,542	0	0.00	SAVE
52	Quercus phellos	Willow oak	28		Good	5,542	0	0.00	SAVE
53	Tilia cordata	Littleleaf linden	26		Good	4,778	0	0.00	SAVE

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

SPECIMEN TREE MITIGATION TABLE

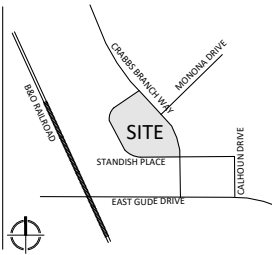
TREE TO REMOVE (TAG #)	DBH (INCHES)	MITIGATION REQUIRED @ 1 1/4" REMOVED	# OF 3" CALIPER REPLACEMENT TREES
6	30.5	7.625	2.54
13	31	7.75	2.58
14	30.5	7.625	2.54
28	35.5	8.875	2.96
33	31	7.75	2.58
36	30	7.5	2.50
TOTAL	189.0	48.0	16.0

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

MITIGATION TREE SCHEDULE

4	Quercus bicolor	Swamp White Oak	3.0"
4	Nyssa sylvatica	Black Gum	3.0"
4	Quercus falcata	Southern red oak	3.0"
4	Celtis occidentalis	Hackberry	3.0"

E-FILE STAMP



VICINITY MAP
SCALE: 1" = 2000'

VIKA

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
TRI POINTE HOMES
12435 PARK POTOMAC

SUITE 600
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301.803.4832
GREG RUFF
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ATTORNEY:

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SUITE 400
GERMANTOWN, MD, 20874
301.916.4100
SACHIN KALBAG
KALBAG@VIKA.COM

[illegible]

7501 STANDISH
PLACE

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

APPROVAL SHEET

F20250010



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. 37716
EXPIRATION DATE: MAY 13, 2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO V. 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 V. 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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DRAWN BY: SG

DESIGNED BY: JS

DATE ISSUED: 7/10/202

VIRAL

PROJECT VM50602F

DRAWING

DRAWING NO. FCP-20

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.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.

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Approved Preliminary Forest Conservation Plan No. F20250010, including financial bonding, forest planting, maintenance, and all other applicable agreements as maybe modified by the Final Forest Conservation Plan.

Developer's Name: Tri Pointe Homes DC Metro, Inc.

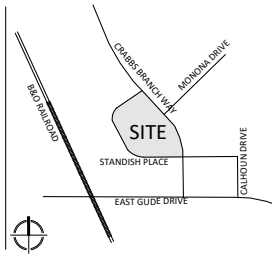
Developer's Name: 171 Ponte Homes DC Metro Inc.
Contact Person: Gio Exposito

Address: 12435 Park Potomac Ave., Suite 600, Potomac, MD 20854

Phone: 701-803-4832

Signature: _____ Date: _____

E-FILE STAMPS



VICINITY MAP
SCALE: 1" = 2000'



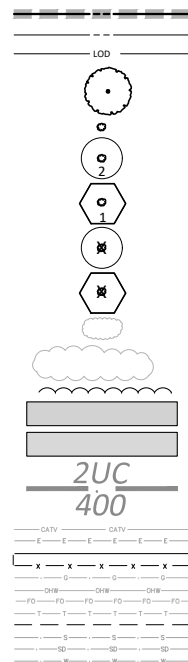
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301.916.4100 | vika.com
Our Site Set on the Future

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20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD, 20874
301.916.4100
SACHIN KALBAG
KALBAG@VIKA.COM

LEGEND



LIMITS OF SUBJECT PROPERTY
 ADJACENT PROPERTY LINES
 LIMITS OF DISTURBANCE
 PROPOSED MITIGATION TREE
 EX. TREE <24" DBH
 EX. SIGNIFICANT TREE
 ≥ 24" - 29.5" DBH
 EX. SPECIMEN TREE
 ≥ 30" DBH
 EX. SIGNIFICANT TREE
 TO BE REMOVED
 EX. SPECIMEN TREE
 TO BE REMOVED
 EX. SHRUB
 EX. TREE CANOPY
 EDGE (NOT FOREST)
 EX. FOREST EDGE
 SLOPES ≥ 25%
 SLOPES 15-25% ON
 HIGHLY ERODIBLE SOILS
 SOIL BOUNDARY & TYPE
 EX. CABLE TV CONDUIT
 EX. ELECTRICAL CONDUIT
 EX. EDGE OF PAVEMENT
 EX. FENCE LINE
 EX. NATURAL GAS CONDUIT
 EX. OVERHEAD WIRE
 EX. FIBEROPTIC CONDUIT
 EX. TELEPHONE/COMM. CONDUIT
 EX. PUBLIC UTILITIES EASEMENTS
 EX. SANITARY SEWER
 EX. STORM DRAIN
 EX. HATCH LINE

NOTE: LIMITS OF DISTURBANCE (LOD) OFFSET 1' FROM PROPERTY LINE FOR GRAPHICAL CLARITY

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 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: PFCP-300. Plotted By: nczrez



SCALE: 1" = 50'

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Approved Preliminary Forest Conservation Plan No. F20250010, including financial bonding, forest planting, maintenance, and all other applicable agreements as maybe modified by the Final Forest Conservation Plan.

Developer's Name: Tri Pointe Homes DC Metro Inc.

Contact Person: Gio Esposito
Address: 12435 Park Potomac Ave., Suite 600, Potomac, MD 20854

Phone: 301-803-4832

Signature: _____ Date: _____

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DL
LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER
THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE NO. 3776
EXPIRATION DATE: MAY 13, 2008

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, 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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DRAWN BY: SG
DESIGNED BY: JS
DATE ISSUED: 7/10/2024

VIKA
PROJECT **VM50602F**

DRAWING
NO. **FCP-300**

SHEET NO

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523</
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VICINITY MAP
SCALE: 1" = 2000'

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)...							0.67
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							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
	0	0	0	0	0	1	0
G. Afforestation Threshold ...					15%	x G =	1.98
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

4/3/2023

SPECIMEN TREE MITIGATION TABLE

TREE TO REMOVE [TAG #]	DBH (INCHES)	MITIGATION REQUIRED @ 1" /4" REMOVED	# OF 3" CALIPER REPLACEMENT TREES
6	30.5	7.625	2.54
13	31	7.75	2.58
14	30.5	7.625	2.54
28	35.5	8.875	2.96
33	31	7.75	2.58
36	30	7.5	2.50
TOTAL	189.0	48.0	16.0

MITIGATION TREE TABLE

CANOPY TREES				
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
BND	1	Betulla nigra 'Dura Heat'	"Dura Heat" River Birch	3.0"
TAM	7	Tilia americana	American Linden	3.0"
LST	8	Liquidambar styraciflua	Sweetgum	3.0"

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 TREE PLANTINGS 20 YR. CANOPY CREDIT	0
SAVED EXISTING CRITICAL ROOT ZONE CREDIT	0
LANDSCAPE AREAS AT FULL CREDIT	0
LANDSCAPE AREAS AT 1/4 CREDIT	0
TOTAL PROPOSED LANDSCAPE CREDIT	0
PROPOSED FEE-IN-LIEU/OFF-SITE BANKING	1.97
TOTAL CREDITS	1.97
REMAINING REQUIREMENT (OR EXCESS PLANTING IF NUMBER IS NEGATIVE)	0

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

SIGNIFICANT & SPECIMEN TREE TABLE

Tree No.	Botanical Name	Common Name	D.B.H. (in.) *	Variance Tree	Condition	CRZ (\$F)	CRZ Impact (\$F)	CRZ Impact %	Disposition
3	Quercus phellos	Willow oak	27.5		Good	5,346	5,346	100	REMOVE
4	Quercus phellos	Willow oak	25		Good	4,418	4,418	100	REMOVE
6	Quercus phellos	Willow oak	30.5	✓	Good	6,576	6,576	100	REMOVE
8	Acer rubrum	Red maple	24		Fair	4,072	4,072	100	REMOVE
11	Tilia cordata	Littleleaf Linden	24		Good	4,072	4,072	100	REMOVE
12	Acer rubrum	Red maple	25.5		Good	4,596	4,596	100	REMOVE
13	Quercus phellos	Willow oak	31	✓	Fair	6,793	6,793	100	REMOVE
14	Quercus phellos	Willow oak	30.5	✓	Good/Fair	6,576	6,576	100	REMOVE
15	Prunus serotina	Kwanzan cherry	24		Poor	4,072	4,072	100	REMOVE
16	Prunus serotina	Kwanzan cherry	25		Fair/Good	4,418	4,418	100	REMOVE
18	Prunus serotina	Kwanzan cherry	27		Fair	5,153	5,153	100	REMOVE
19	Robinia pseudoacacia	Black locust	27.5		Poor	5,346	5,346	100	REMOVE
20	Robinia pseudoacacia	Black locust	25		Good	4,418	4,418	100	REMOVE
21	Thuja occidentalis	Northern white-cedar	26		Good	4,778	4,778	100	REMOVE
22	Prunus serotina	Kwanzan cherry	25		Fair	4,418	4,418	100	REMOVE
23	Acer rubrum	Red maple	24		Good	4,072	4,072	100	REMOVE
27	Pinus strobus	Eastern white pine	24		Fair	4,072	4,072	100	REMOVE
28	Fagus grandifolia	American beech	35.5	✓	Good/Fair	8,908	8,908	100	REMOVE
32	Pyrus calleryana	Callery pear	25.5		Good	4,596	4,596	100	REMOVE
33	Quercus rubra	Northern red oak	31	✓	Good	6,793	6,793	100	REMOVE
35	Quercus rubra	Northern red oak	26		Good	4,778	4,778	100	REMOVE
36	Quercus phellos	Willow oak	30	✓	Good/Fair	6,362	6,362	100	REMOVE
37	Quercus rubra	Northern red oak	27.5		Good/Fair	5,346	5,346	100	REMOVE
40	Quercus rubra	Northern red oak	29		Fair	5,945	5,945	100	REMOVE
41	Quercus rubra	Northern red oak	24		Good/Fair	4,072	4,072	100	REMOVE
42	Quercus rubra	Northern red oak	27.5		Good/Fair	5,346	5,346	100	REMOVE
46	Acer rubrum	Red maple	30		Good	6,362	0	0.00	SAVE
47	Thuja occidentalis	Northern white-cedar	30		Good	6,362	0	0.00	SAVE
48	Zelkova serrata	Japanese zelkova	26		Good	4,778	593	12.42	SAVE
49	Zelkova serrata	Japanese zelkova	25		Good	4,418	420	9.51	SAVE
50	Quercus rubra	Northern red oak	24		Good	4,072	0	0.00	SAVE
51	Quercus rubra	Willow oak	28		Good	5,542	71	1.28	SAVE
52	Quercus phellos	Willow oak	28		Good	5,542	0	0.00	SAVE
53	Tilia cordata	Littleleaf Linden	26		Good	4,778	0	0.00	SAVE

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

As per the Council of Tree and Landscape Appraisers "Guide for Plant Appraisal" figure 4.4 & 4.5:
 Twin Trunk Tree DBH determined by calculating the sum of the cross sectional areas of the two leaders, then averaging that number with the smallest cross sectional area below the split and expressing that as a DBH in inches. Multi-trunk tree DBH determined by adding the sum of the cross-sectional area of each branch, modified by approximating the contribution of each stem to the canopy and expressing that as a DBH in inches.

SOILS TABLE

METRO PARK SOILS TABLE SOILS L:\MONTGOMERY COUNTY\MOCO_Soils						
SYMBOL	SOIL*	CHARACTERISTICS				
		PRIME FARMLAND	PRIME AGRICULTURAL	HIGHLY ERODIBLE	HYDRIC SOIL	SERPENTINITE
2B	GENELEG SILT LOAM 3-8% SLOPES	YES**		NO		NO
67UB	URBAN LAND- WHEATON COMPLEX 0-8% SLOPES	NO		NO		NO

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

REFERENCE NOTES

TAX ACCOUNT REFERENCE:	04-02224811
CURRENT ZONING:	CRNF 1.25, C 0.00, R 1.25, H 60
APPROVED NRI NO:	4-20241620
WATERSHED:	ROCK CREEK
WATER SERVICE CATEGORY:	W-1
SEWER SERVICE CATEGORY:	S-1
SOIL DESIGNATION:	2B, 2C, 2UB, 2UC, 16D, 53A
FLOODPLAIN ZONE:	"X"
FIRM COMMUNITY PANEL NO.:	24031C0332D FOR MONTGOMERY COUNTY, MARYLAND DATED SEPTEMBER 29, 2006.

GENERAL NOTES

- [illegible]

REVISIONS

[illegible]

CENTRO
SQUARE

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

FINAL FOREST
CONSERVATION PLAN

COVER

F20250010

PROFESSIONAL SEAL



SHEET INDEX

FFCP-001	COVER SHEET
FFCP-001A	APPROVAL RESOLUTIONS
FFCP-002	DETAILED FINAL FOREST CONSERVATION PLAN
FFCP-002A	DETAILED FINAL FOREST CONSERVATION PLAN EXISTING CONDITIONS
FFCP-003	NOTES AND DETAILS

DEVELOPER'S CERTIFICATE

The undersigned 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.

Developer's Name: Tri Pointe Home

Contact Person: Gio Esposito
Address: 12435 Park Potomac Ave., Ste. 600, Potomac, MD 20854
Phone and Email: 301-803-4332 gio.esposito@triplepointhomes.com

Signature: _____ Date: _____

DRAWN BY: KP

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

DATE ISSUED: 5/20/2023

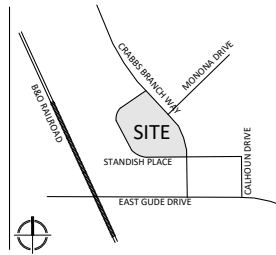
VM50602

DRAWING NO. 20250010

NO. 20250010

SHEET NO. FFCP-001

E-FILE STAMP



VICINITY MAP
SCALE: 1" = 2000'

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Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

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301.803.4832
GIO ESPOSITO
GIO.ESPOSITO@TRIPPOINTHOMES.CO

ATTORNEY:
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BREWER, CHTD.
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AVENUE
SUITE 700
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ARCHITECT:
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GERMANTOWN, MD, 20874
301.916.4100
SACHIN KALBAG
KALBAG@VIKA.COM

REVISIONS	DATE
-----------	------

[illegible]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

F20250010

PROFESSIONAL SEA



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.
NAME: ESRA SOYUTAN, RLA, LEED AP NO
LICENSE No.: 3360
EXPIRATION DATE: 05/09/2027

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

VIKA
PROJECT **VM50602F**

DRAWING
NO. **20250010**

SHEET NO. FFCP-002

PLAN LEGEND

100' OFFSET
ADJACENT PROPERTY/LOT LINES
EX. 10' CONTOUR
EX. 2' CONTOUR
PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
LIMITS OF DISTURBANCE
PROPOSED SIDEWALK
PROPOSED SEWER
PROPOSED WATER
PROPOSED STORM DRAIN

PROPOSED BIORETENTION

SOILS

TREE PROTECTION AND ROOT PRUNING FENCE

EXISTING TREE CANDIDY (NOT FOREST)
EXISTING TREE < 24" DBH TO REMAIN
EXISTING TREE TO BE REMOVED

EXISTING SIGNIFICANT TREE 24-29.9" DBH W/CRZ SHOWN

EXISTING SPECIMEN TREE 30" OR GREATER DBH W/CRZ SHOWN

EXISTING SPECIMEN TREE W/CRZ SHOWN FOR WHICH A TREE VARIANCE REQUEST TO IMPACT OR REMOVE THE TREE HAS BEEN SUBMITTED

PROPOSED NATIVE SHADE TREE AS MITIGATION FOR REMOVED SPECIMEN TREES; SEE DETAIL 1 ON SHEET FCP-001 FOR PLANTING DETAIL.

SEC SUPER SLIT FENCE
SEC AT-GRADE & CURB INLET PROTECTION OVER EXISTING INLET
SEC STABILIZED CONSTRUCTION ENTRANCE
PROPOSED SEC SEDIMENT TRAP AREA
PROPOSED SEC EARTH DIKE
SEC TEMPORARY PORTABLE SEDIMENT TANK
SEC TEMPORARY STOCKPILE AREA (SYMBOL REPRESENTS A MOUND—COULD REPRESENT OTHER THAN STOCKPILE AREA)

DEVELOPER'S CERTIFICATE

The undersigned 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.

Developer's Name: Tri Pointe Homes
 Contact Person: Gio Esposito
 Address: 12435 Park Potomac Ave., Ste. 600, Potomac, MD 20854
 Phone and Email: 201-803-4332 gio.esposito@tripointehomes.com
 Signature: _____ Date: _____

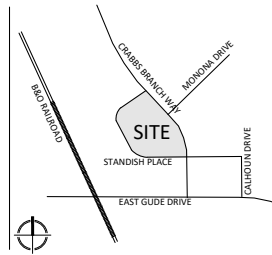
NOT FOR CONSTRUCTION

**"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or 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 35A of the Montgomery County Code.

LAYOUT: 02-FOP-F20250010-002. Plotted By: koteln.Posthuma

E-FILE STAMPS



VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

- 100' OFFSET**

ADJACENT PROPERTY/LOT LINES

EX. 10' CONTOUR

EX. 2' CONTOUR

EXISTING CURB & GUTTER

LIMITS OF DISTURBANCE

SLOPES ≥ 25%

SLOPES 15-25%

SOILS

TREE PROTECTION AND ROOT PRUNING FENCING

EXISTING TREE CANOPY (NOT FOREST)

EXISTING TREE ≤ 24" DBH

EXISTING TREE TO BE REMOVED

EXISTING SIGNIFICANT TREE 24-29.9" DBH W/CRZ SHOWN

EXISTING SPECIMEN TREE 30" OR GREATER DBH W/CRZ SHOWN

EXISTING SPECIMEN TREE W/CRZ AND CRZ IMPACT AREA SHOWN FOR WHICH A TREE VARIANCE REQUEST TO IMPACT OR REMOVE THE TREE HAS BEEN SUBMITTED

SEC SUPER SILT FENCE

SEC AT-GRADE & CURB INLET PROTECTION OVER EXISTING INLET

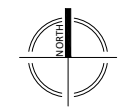
SEC STABILIZED CONSTRUCTION ENTRANCE

PROPOSED SEC SEDIMENT TRAP AREA

PROPOSED SEC EARTH DIKE

SEC TEMPORARY PORTABLE SEDIMENT TANK

SEC TEMPORARY STOCKPILE AREA
(SYMBOL REPRESENTS A MOUND - COULD REPRESENT OTHER THAN STOCKPILE AREA)



SCALE: 1" = 50'

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Address: 12435 Park Potomac Ave., Ste. 600, Potomac, MD 20854

Phone and Email: 301-803-4332 gio.esposito@tripointehomes.com

Signature: _____ Date: _____

Signature: _____ Date: _____

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REVISIONS	DATE
-----------	------

DATE _____

CENTRO
SQUARE

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



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
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UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ESRA SOYUTAN, ILA, LEED AP ND
LICENSE No.: 3360
EXPIRATION DATE: 03/09/2022

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DRAWN BY: KP

DESIGNED BY: ES

DATE ISSUED: 5/20/2025

VIKI
PROJECT VM50602F

DRAWING
NO. 1025-002A

SHEET NO

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48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"

ROUT: 02-FOP-F20250010-002A. Plotted By: katejin.Poathuma

