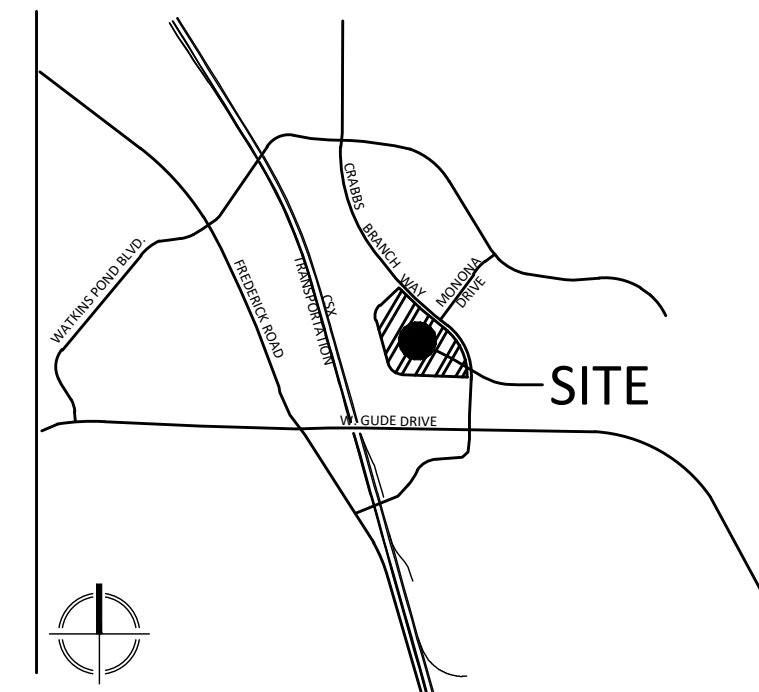


E-FILE STAMP

7501 STANDISH PLACE

LOCAL MAP AMENDMENT



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

PREPARED FOR:
TRI POINTE HOMES
 12435 PARK POTOMAC AVE., SUITE
 600
 POTOMAC, MD 20854

CONTACT: GIO ESPOSITO
(301)-803-4832

ATTORNEY:
LERCH, EARLY &
BREWER, CHTD.
7600 WISCONSIN AVE., SUITE 700
BETHESDA, MD. 20814

CONTACT: PATRICK O'NEIL
(301)-986-1300
ploniel@learcheary.com

SHEET INDEX

SHEET NO.	SHEET TITLE
FZP-1	COVER
FZP-2	FLOATING ZONE PLAN
FZP-3	ROAD SECTIONS
FZP-4	CRABBS BRANCH WAY SIDEPATH EXHIBIT

EXHIBITS:

- PFPC-1 PRELIMINARY FOREST CONSERVATION PLAN COVER
- PFPC-2 PRELIMINARY FOREST CONSERVATION PLAN
- PFPC-2 APPROVALS
- PFPC-3 PRELIMINARY FOREST CONSERVATION PLAN
- OPEN-1 OPEN SPACE PLAN
- OPEN-2 OPEN SPACE PLAN ENLARGED PLANS
- REC-1 RECREATION PLAN
- FDA-1 FIRE ACCESS PLAN
- CIRC-1 CIRCULATION PLAN
- GRADE-1 GRADING AND UTILITY PLAN
- CSWM-1 CONCEPT STORMWATER PLAN

REFERENCE NOTES

TAX ACCOUNT REFERENCE: 04-02224811
CURRENT ZONING: IM-2.5 H-50
PROPOSED ZONING: CRNF 1.25, C 0.00, R 1.25, H 60
NRI/FSO NO: 420241620
WATERSHED: ROCK CREEK
WATER SERVICE CATEGORY: W-1
SEWER SERVICE CATEGORY: S-1
SOIL DESIGNATION: 2C, 2C, 2UB, 2UC, 16D, 53A
FLOODPLAIN ZONE: "X"
FIRM COMMUNITY PANEL NO.: [24031C04 55D],
FOR MONTGOMERY COUNTY, N
DATED SEPTEMBER 29, 2006.

GENERAL NOTES

1. THE HORIZONTAL DATUM IS NAVD83 STATE GRID NORTH (NAD83) AND THE VERTICAL DATUM IS MGV029.
2. THE BUILDING FOOTPRINTS AND LOTS SHOWN ON THE FLOATING ZONE PLAN ARE ILLUSTRATIVE. FINAL BUILDING LOCATIONS, RELATED DETAILS SUCH AS UTILITIES, AND GRADING WILL ULTIMATELY BE DETAILED AND DETERMINED AT THE TIME OF SITE PLAN. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, THE AREAS ATTRIBUTABLE TO THE VARIOUS USES AND THE AMOUNT OF THEIR RESPECTIVE OPEN SPACES MAY BE ADJUSTED AT THE TIME OF SITE PLAN.
3. EXHIBITS ARE ILLUSTRATIVE AND MAY BE REVISED BY SUBSEQUENT ENTITLEMENT REVIEWS AND APPROVALS.
4. '2-UNIT CONDOMINIUMS' ARE TWO CONDOMINIUM UNITS, WITH EACH DWELLING UNIT SEPARATED FROM THE OTHER EITHER VERTICALLY OR HORIZONTALLY, AND WITH EACH UNIT HAVING A DIRECT ENTRANCE AT GRADE IN THE FRONT OF THE BUILDING, WITH A BUILDING HEIGHT NOT TO EXCEED 60 FEET.
5. THE FINAL MIX AND NUMBER OF TOWNHOMES AND 2-UNIT CONDOMINIUMS WILL BE FINALIZED DURING SITE PLAN. THE TOTAL NUMBER OF TOWNHOMES AND 2-UNIT CONDOMINIUMS WILL NOT EXCEED 210 DWELLING UNITS AND 1:25 FLOOR AREA RATIO.

[illegible]

7501
STANDISH
PLACE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342

COVER
SHEET

PROFESSIONAL SEAL



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: MICHAEL B. GOODMAN, P.E.
LICENSE No.: 27721
EXPIRATION DATE: 7/19/2026

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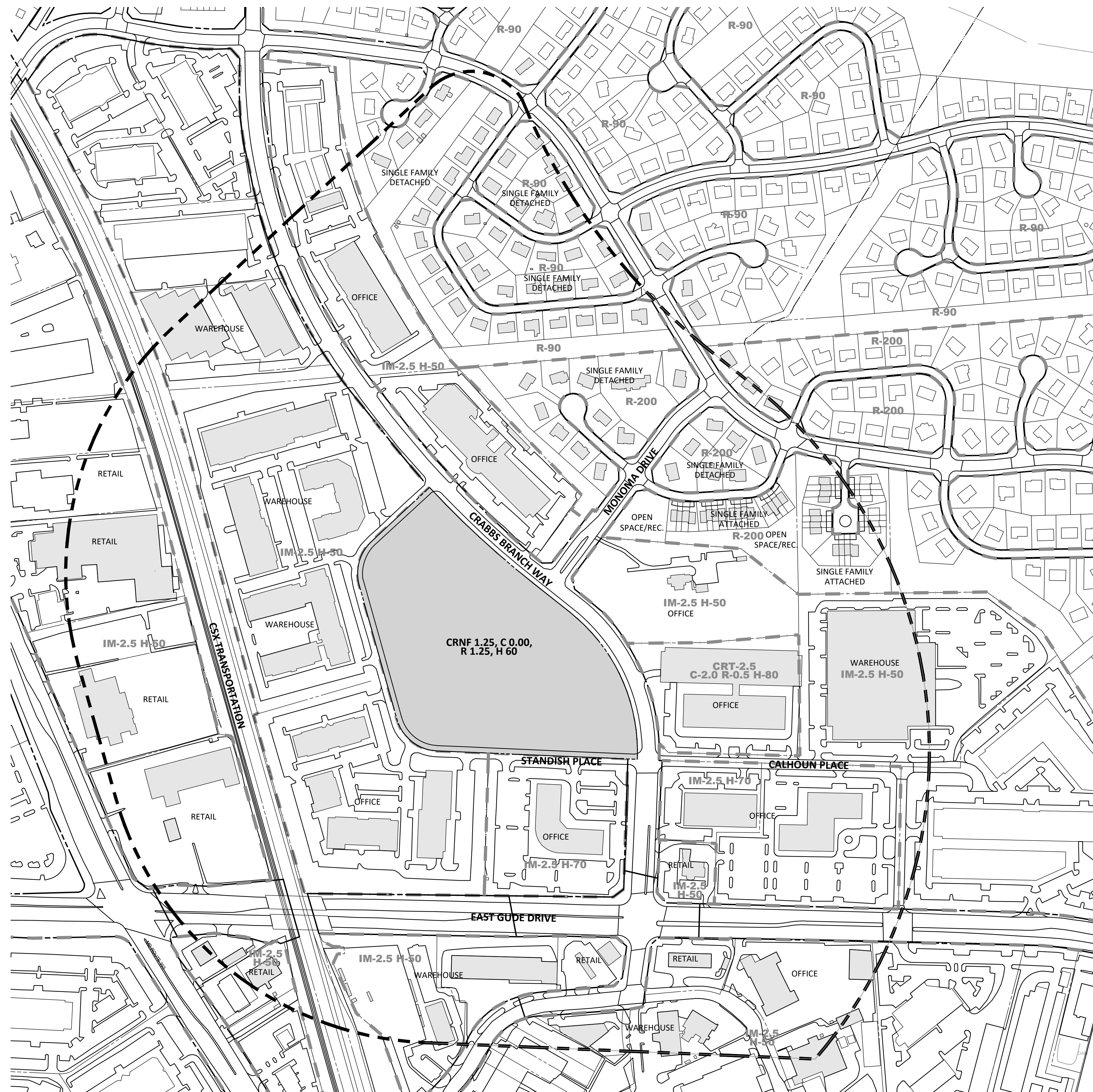
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DRAWN BY: KP
DESIGNED BY: KP/JS
DATE ISSUED:





VIKA
PROJECT **50602**

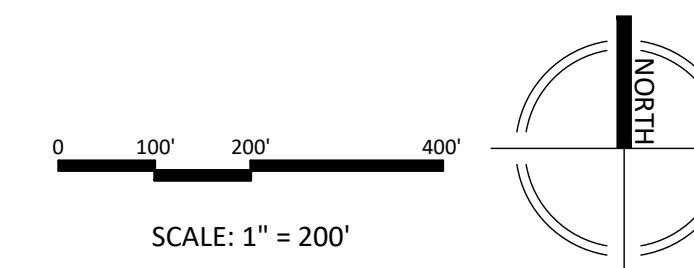
DRAWING
NO. **FZP-1**

SHEET NO.



LEGEND

	1000' RADIUS FROM PROPOSED SITE		SUBJECT PROPERTY
	ZONING AND ZONE DESIGNATION		EXISTING BUILDINGS
	PROPERTY LINE		



NOT FOR CONSTRUCTION

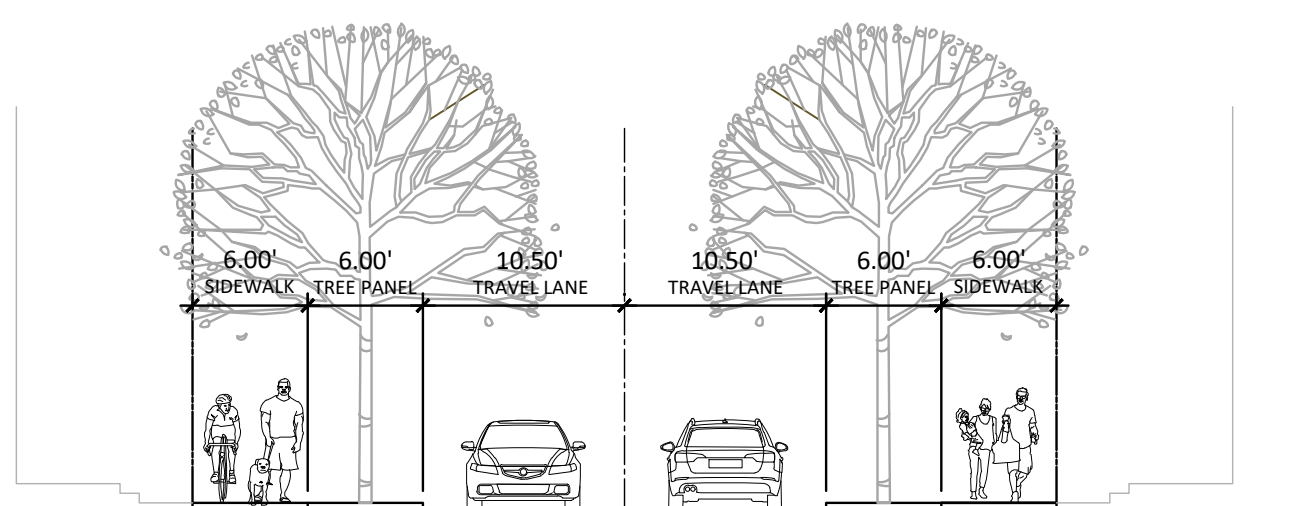


“FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or <http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY”

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.

Exhibit 45
H-156

E-FILE STAMP



A diagram of a standard street cross-section. From left to right, the zones and their widths are: a 6'00" sidewalk with two pedestrians; a 14'00" tree panel with a large tree; a 10'50" travel lane with a car; another 10'50" travel lane with a car; an 8'00" on-street parking zone with a car; a 6'00" tree panel with a large tree; and a 6'00" sidewalk with three pedestrians. The total width is 70'00".

The diagram illustrates a proposed street layout with various dimensions and labels. The layout is divided into several sections by vertical lines. From left to right, the sections are:

- 6.00' SIDEWALK:** A sidewalk with a tree and a person walking.
- 6.00' TREE PLANE:** A section with a tree.
- 8.00' PARALLEL PARKING:** A section with a car parked parallel to the curb.
- 10.50' TRAVEL LANE:** A travel lane with a car.
- 10.50' TRAVEL LANE:** A travel lane with a car.
- 14.00' TREE PLANE:** A section with a tree.
- 6.00' SIDEWALK:** A sidewalk with a tree and a person walking.

The total width of the street is 69.00 feet. The diagram also shows a cross-section of the street with a tree and a person walking on the sidewalk.

Figure 1: Typical Urban Street Cross Section. The diagram illustrates a symmetrical street layout with the following dimensions and components from left to right:

- 6.00' SIDEWALK
- 6.00' TREE PANEL
- 8.00' PARALLEL PARKING
- 10.50' TRAVEL LANE
- 10.50' TRAVEL LANE
- 8.00' PARALLEL PARKING
- 6.00' TREE PANEL
- 6.00' SIDEWALK

The total width of the street is 66.00'. The diagram includes illustrations of a car, a person walking, and a person pushing a stroller.

Diagram illustrating the required clearances for a tree in a travel lane. The diagram shows a cross-section of a road with a tree in the center. The tree's canopy is 14.00' wide. The tree panel is 10.50' wide. The travel lane is 10.50' wide. The sidewalk is 6.00' wide. The diagram also shows a car in the travel lane and a person on the sidewalk.

A map of the study area showing the location of the Site. The Site is marked with a black dot and labeled 'SITE'. It is located near the intersection of Highway 100 and Highway 101. The Tropicana Expressway is also shown. A north arrow is present in the bottom left corner.

The diagram illustrates a cross-section of a road. On the left, a sloped area represents a driveway or shoulder, with a car parked on it. To the right of this is a 6.00' wide driveway. Further right is a 10.00' wide travel lane, with a car shown in the center. To the right of the travel lane is another 10.00' wide travel lane. The total width of the road section shown is 26.00'.

Diagram illustrating the proposed street layout for a 100-foot wide right-of-way. The layout includes a 10.00' Public Utility Easement, an 8.00' Sidewalk, an 8.00' Street Buffer, a 40.00' Existing Right of Way, and 25.00' Travel Lanes. A transformer is shown on the left, and cars are shown in the travel lanes.

A detailed diagram of a tree cross-section with various dimensions and labels. The diagram is divided into several horizontal sections by vertical lines. From top to bottom, the sections are:

- Top Section:** A horizontal line with a dimension of 30.00' on the left and 10.00' on the right. The right side is labeled "PURE UTILITY EASEMENT".
- Second Section:** A horizontal line with a dimension of 8.00' in the center, labeled "STREET BUFFER". To the right of this is a dimension of 6.00' and a label "VARIES".
- Third Section:** A horizontal line with a dimension of 2.00' on the right, labeled "VARIES".
- Bottom Section:** A horizontal line with a dimension of 10.00' on the left, labeled "BUILDING EASEMENT".

The tree is depicted with a central trunk and a large, rounded canopy. The canopy is divided into several smaller sections by vertical lines, with dimensions of 30.00' and 10.00' indicated. The trunk is labeled "STREET BUFFER" and "STREET BUFFER". The canopy is labeled "PURE UTILITY EASEMENT" and "BUILDING EASEMENT".

Diagram illustrating the proposed street layout and dimensions for a 100-foot wide right-of-way. The layout includes a 10.00' Public Utility Easement, an 11.00' Sidewalk, an 8.00' Street Buffer, a 40.00' Existing Right of Way, and 25.00' Travel Lanes. A cross-section shows a 10.00' Public Utility Easement, a 10.00' Sidewalk, an 8.00' Street Buffer, and a 25.00' Travel Lane. A plan view shows a 10.00' Public Utility Easement, a 10.00' Sidewalk, an 8.00' Street Buffer, and a 25.00' Travel Lane. A cross-section shows a 10.00' Public Utility Easement, a 10.00' Sidewalk, an 8.00' Street Buffer, and a 25.00' Travel Lane.

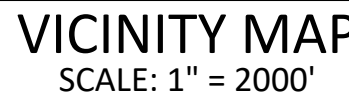
The diagram illustrates a cross-section of a four-lane highway. It features two travel lanes in each direction, separated by a central median. The lane widths are specified as 10.00' for the travel lanes and 6.00' for the shoulders. The diagram also shows the placement of vehicles (cars) in the travel lanes and shoulders, and the location of the centerline and edge lines.

Diagram illustrating the proposed street layout for a 100.00' wide right-of-way. The layout includes a 10.00' Public Utility Easement, an 8.00' Substation, a 6.00' Street Buffer, a 40.00' Existing Right of Way, and 25.00' Travel Lanes. A Transformed Driver is shown on the left, and two cars are shown in the travel lanes.

The diagram illustrates a four-lane road cross-section. From left to right, the sections are: a 6.00' (MIN) DRIVEWAY with two cars parked; a 10.00' TRAVEL LANE with a car centered; a 10.00' TRAVEL LANE with a car centered; and a 6.00' DRIVEWAY with two cars parked. The road is flanked by sidewalks and trees on both sides.


SHEET NO. _____

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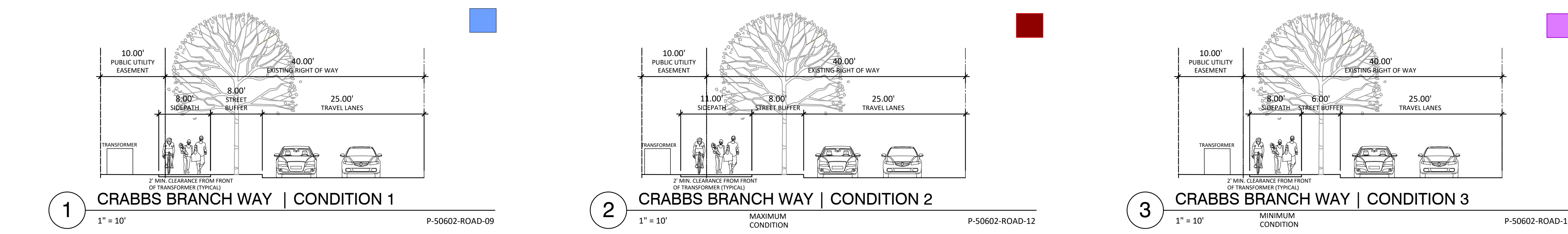
CRABBS
BRANCH
WAY
SIDEPATH
EXHIBIT

PROFESSIONAL SEAL




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: MICHAEL B. GOODMAN, P.E.
LICENSE NO.: 27721

EXPIRATION DATE: 7/19/2026



LEGEND

 8-FOOT SIDEPATH; 8-FOOT BUFFER
MIN. SIDEPATH WIDTH, MAX BUFFER WIDTH
PER COMPLETE STREETS GUIDELINES.
LENGTH OF SIDEPATH AND BUFFER TO BE
DETERMINED DURING SITE PLAN

8-FOOT SIDEPATH; 6-FOOT BUFFER
MIN. WIDTHS PER COMPLETE STREETS
GUIDELINES. LENGTH OF SIDEPATH AND
BUFFER TO BE DETERMINED DURING SITE
PLAN

TRANSITION ZONE 8' SIDEPATH TO
MAXIMUM 11' WIDTH. LENGTH OF
TRANSITION TO BE DETERMINED DURING
SITE PLAN

NOT FOR CONSTRUCTION

