

20251 Century Blvd., Suite 400

Our Site Set on the Future.

GREG.RUFF@TRIPOINTHOMES.COM

Germantown, MD 20874 301.916.4100 | vika.com

TRI POINTE HOMES 12435 PARK POTOMAC

PREPARED FOR:

POTOMAC, MD, 20854

LERCH, EARLY &

BREWER, CHTD. 7600 WISCONSIN

BETHESDA, MD, 20814

PLONELL@LERCHEARLY.COM

CIVIL/PLANNER/LANDSCAPE

20251 CENTURY BLVD.

VIKA MARYLAND

GERMANTOWN, MD, 20874

AVENUE SUITE 600

301.803.4832 GREG RUFF

ATTORNEY:

AVENUE SUITE 700

301.986.1300 PATRICK O'NEIL

ARCHITECT:

SUITE 400

301.916.4100 SACHIN KALBAG KALBAG@VIKA.COM

REVISIONS

7501 STANDISH

PLACE

4TH ELECTION DISTRICT

MONTGOMERY COUNTY,

TAX MAP: GS31 & GS32

PRELIMINARY

FOREST

CONSERVATION

PLAN

F20250010

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE

JOSHUA SLOAN LICENSE No. 3776

EXPIRATION DATE: MAY 13, 2026

PREPARED OR APPROVED BY ME, AND THAT I AM A DULY

LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA

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DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR

PROFESSIONAL SEAL

MARYLAND WSSC GRID: 220NW07 & 221NW07

LEGEND

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LIMITS OF SUBJECT PROPERTY ADJACENT PROPERTY LINES

LIMITS OF DISTURBANCE

PROPOSED MITIGATION TREE

EX.SIGNIFICANT TREE ≥ 24"-29.9" DBH

EX. SPECIMEN TREE

EX.SIGNIFICANT TREE TO BE REMOVED

EX. SPECIMEN TREE TO BE REMOVED

EX. TREE CANOPY

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. OVERHEAD WIRES

EX. FIBEROPTIC CONDUIT

EX. NATURAL GAS CONDUIT

EX. FENCE LINE

EDGE (NOT FOREST)

≥ 30" DBH

EX. SHRUB

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• co EX. SANITARY CLEANOUT EX. STORM DRAIN MANHOLE EX. ELECTRICAL JUNCTION BOX EX. ELECTRICAL MANHOLE EX. FIRE DEPT. CONNECTION **EX.FIRE HYDRANT** EX. GAS MANHOLE EX. GUY POLE EX. GAS VALVE EX. LIGHT POLE EX. PHONE MANHOLE EX. UTILITY POLE EX. SANITARY MANHOLE

EX. TRAFFIC CONTROL BOX EX. TRAFFIC SIGNAL POLE © CATV EX. CABLE TV PEDESTAL 

EX. WATER METER EX. WATER MANHOLE EX. WATER VALVE ● BOL EX. BOLLARD → EX. SIGN POST ● WP EX. WOOD POST ⊜ Ⅲ EX. INLETS EX. CURB INLET

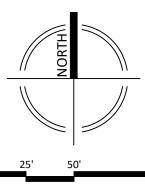
EX..... EXISTING CONC..... EX. CONCRETE C&G ......EX. CURB AND GUTTER BLDG...... EX. BUILDING STY. ..... EX. STORY TRV ...... EX. ELEC. TRANSFORMER ASPH. .... EX. ASPHALT

ESMT. .... EX. EASEMENT RCP ..... EX. REINFORCED CONC. PIPE CMP ..... EX. CORRUGATED METAL PIPE BRL ..... EX. BLDG. RESTRICTION LINE R/W..... EX. RIGHT-OF-WAY FF. ..... EX. FINISHED FLOOR ELEVATION

**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.





SCALE: 1'' = 50'

DEVELOPER'S CERTIFICATE bonding, forest planting, maintenance, and all other applicable agreements, Contact Person: Gio Esposito

The undersigned agrees to execute all the features of the Approved Preliminary Forest Conservation Plan No. F20250010, including financial as maybe modified by the Final Forest Conservation Plan. Developer's Name: Tri Pointe Homes DC Metro Inc. 12435 Park Potomac Ave., Suite 600, Potomac, MD 20854 Address:

Signature:

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. © 2019 VIKA MARYLAND, LLC DRAWN BY: SG DESIGNED BY: JS DATE ISSUED: <u>7/10/2024</u> PROJECT VM50602F FCP-300

SHEET NO.