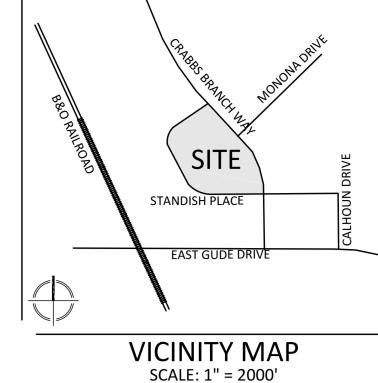


# METRO PARK

## NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION



Germantown, MD 20874 301.916.4100 | vika.com

TRI POINTE HOMES 12435 PARK POTOMAC

PREPARED FOR:

SUITE 600

301.803.4832

ATTORNEY:

**AVENUE** SUITE 700

PATRICK O'NEIL

ARCHITECT:

SUITE 400

301.916.4100

SACHIN KALBAG

KALBAG@VIKA.COM

POTOMAC, MD, 20854

LERCH, EARLY & BREWER, CHTD. 7600 WISCONSIN

BETHESDA, MD, 20814 301.986.1300

PLONELL@LERCHEARLY.COM

CIVIL/PLANNER/LANDSCAPE

VIKA MARYLAND

GERMANTOWN, MD, 20874

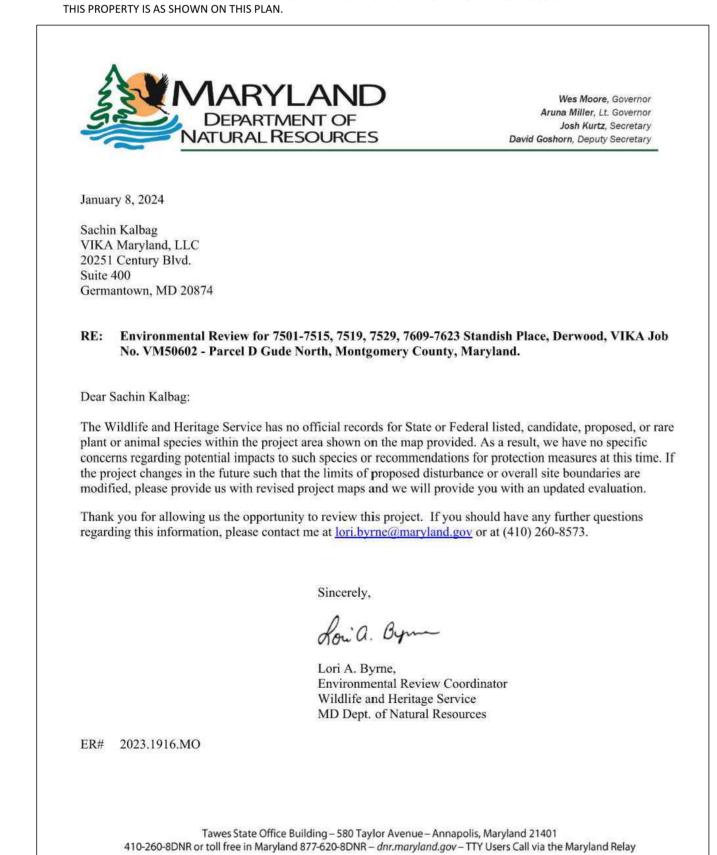
20251 CENTURY BLVD.

Our Site Set on the Future.

GREG.RUFF@TRIPOINTHOMES.COM

#### **GENERAL NOTES**

- 1. THE SUBJECT PROPERTY IS 12.73 ACRES.
- 2. THE SUBJECT PROPERTY IS ZONED IM-2.5, H-50.
- 3. THE SUBJECT PROPERTY COMPRISES THE PROPERTY WITH THE FOLLOWING TAX ACCOUNT NUMBER: 04-02224811. IP DSC MOCO METRO PARK LLC
- 7519 STANDISH PL #300 ROCKVILLE MD
- 4. TOPOGRAPHIC AND GIS INFO IS BASED ON MNCPPC OPEN SOURCE GIS.
- 5. BOUNDARY SURVEY WAS PERFORMED BY VIKA MD, LLC, 10/30/2023; TOPOGRAPHIC INFORMATION FROM MCATLAS, 12/11/2024..
- 6. THE SUBJECT PROPERTY IS LOCATED IN THE MIDDLE ROCK CREEK WATERSHED, A USE CLASS IV STREAM.
- 7. THIS SITE IS NOT WITHIN AN SPA OR PMA. 8. THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN
- 9. PER U.S.FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (HTTP://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML), MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN) (HTTP://WWW.MDMERLIN.NET/), AND FIELD VERIFICATION, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE
- REMAINDER OF THE NRI STUDY AREA. 10. 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.
- 11. 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 WITHIN THE NRI STUDY
- AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING FIELD WORK. 16. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE
- MAPPER (HTTP://WWW.MONTGOMERYPLANNING.ORG /GIS/INTERACTIVE/HISTORIC.SHTM). 17. THERE ARE NO AREAS OF EXISTING FOREST ON THE SUBJECT PROPERTY OR IN THE REMAINDER OF THE NRI STUDY
- 18. SEE THE SIGNIFICANT AND SPECIMEN TREE TABLE AND PLAN FOR LOCATIONS AND INFORMATION ABOUT SIGNIFICANT AND SPECIMEN TREES WITHIN THE SUBJECT PROPERTY AND THE REMAINDER OF THE NRI STUDY
- 19. 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.
- 20. FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF, JOSHUA SLOAN & SHAWN GRIMM ON 10/25/2023. A 'D' TAPE WAS USED TO MEASURE TREES. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. NO SEPARATE FIELD DATA SUMMARY SHEETS WERE PREPARED WITH THIS PLAN. EXISTING VEGETATION INFORMATION ASSOCIATED WITH



#### SIGNIFICANT & SPECIMEN TREE TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	SPECIMEN	CONDITION	COMMENTS	
3	Quercus phellos	Willow oak	27.5		Good	some dieback, assymetric crown	
4	Quercus phellos	Willow oak	25		Good		
6	Quercus phellos	Willow oak	30.5	✓	Good	some lower branch dieback	
8	Acer rubrum	Red maple	24		Fair	girdling roots, some dieback	
11	Tilia cordata	Littleleaf linden	24		Good		
12	Acer rubrum	Red maple	25.5		Good		
		·				surface roots hitting curb, assymetrical crow	
13	Quercus phellos	Willow oak	31	<b>✓</b>	Fair	rot & bark loss at base	
14	Quercus phellos	Willow oak	30.5	<b>✓</b>	Good/Fair	fungus & dead branches	
					,	fungus, dead branches, assymetrical crown,	
15	Prunus serrulata	Kwanzan cherry	24		Poor	girdling roots	
16	Prunus serrulata	Kwanzan cherry	25		Fair/Good	girdling roots, some dieback	
18	Prunus serrulata	Kwanzan cherry	27		Fair	dieback, suckering, girdling roots	
19	Robinia pseudoacacia	Black locust	27.5		Poor	split at base to crotch, girdling roots	
20	Robinia pseudoacacia	Black locust	25		Good	multi-trunk, crotch above ground	
21	Thuja occidentalis	Northern white-cedar	26		Good	few dead branches	
						suckering, dead branches, insect damage,	
22	Prunus serrulata	Kwanzan cherry	25		Fair	fungus	
23	Acer rubrum	Red maple	24		Good	few dead branches	
						significant broken leader & other dead	
27	Pinus strobus	Eastern white pine	24		Fair	branches	
						dead branches, rot at base of trunk, girdling	
28	Fagus grandifolia	American beech	35.5	✓	Good/Fair	roots	
32	Pyrus calleryana	Callery pear	25.5		Good		
33	Quercus rubra	Northern red oak	31	✓	Good		
35	Quercus rubra	Northern red oak	26		Good	assymettrical crown	
36	Quercus phellos	Willow oak	30	✓	Good/Fair	girdling root, few dead branches	
37	Quercus phellos	Willow oak	27.5		Good/Fair	girdling root, asymmetrical crown	
40	Quercus rubra	Northern red oak	29		Fair	asymmetrical crown, dead branches	
41	Quercus rubra	Northern red oak	24		Good/Fair	asymmetrical crown, few dead branches	
42	Quercus rubra	Northern red oak	27.5		Good/Fair	asymmetrical crown, few dead branches	
46	Acer rubrum	Red maple	30	✓	Good	offsite - not tagged; some suckering	
47	Thuja occidentalis	Northern white-cedar	30	✓	Good	offsite - not tagged	
48	Zelkova serrata	Japanese zelkova	26		Good	offsite - not tagged	
	Zelkova serrata	Japanese zelkova	25		Good	offsite - not tagged	
50	Quercus rubra	Northern red oak	24		Good	offsite - not tagged	
51	Quercus phellos	Willow oak	28		Good	offsite - not tagged	
52	Quercus phellos	Willow oak	28		Good	offsite - not tagged	
53	Tilia cordata	Littleleaf linden	26		Good	offsite - not tagged	

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

### SOILS TABLE

SOILS TABLE SOILS L:\MONTGOMERY COUNTY\MOCO Soils

SYMBOL	SOIL*	CHARACTERISTICS					
		PRIME FARMLAND	PRIME AGRICULTURAL	HIGHLY ERODIBLE	HYDRIC SOIL	SERPENTINITE	
2B	GLENELG SILT LOAM 3-8% SLOPES	YES**		NO		В	
67UB	URBAN LAND- WHEATON COMPLEX 0-8% SLOPES	NO		NO		В	

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

#### RESOURCE DATA TABLE

NESCONCE DATA TABLE						
ACREAGE OF TRACT (GROSS AREA)	12.73					
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0.00					
ACREAGE OF TOTAL EXISTING FOREST	0.00					
ACREAGE OF 100-YR FLOODPLAINS	0.00					
ACREAGE OF FOREST W/IN 100-YR FLOODPLAINS	0.00					
ACREAGE OF WETLANDS	0.00					
ACREAGE OF FOREST WITHIN WETLANDS	0.00					
ACREAGE OF ENVIRONMENTAL BUFFERS	0.00					
ACREAGE OF FOREST WITHIN ENVIRONMENTAL BUFFERS	0.00					
LINEAR FEET AND AVERAGE WIDTH OF	Linear Feet: 0'					
ENVIRONMENTAL BUFFER PROVIDED	Average Width: 0'					

#### SITE DESCRIPTION

THE PROPERTY IS LOCATED ON THE WEST SIDE OF CRABBS BRANCH WAY SURROUNDED BY STANDISH PLACE, A LOOP ROAD AROUND THE PROPERTY AND INCLUDES 7501-7515, 7519, 7529, 7609, 7611, 7615, AND 7617 STANDISH PLACE. COMPRISING 12.73 ACRES IN THE IM-2.5 H-50 ZONE, THE PROPERTY CURRENTLY RUNS TO THE CENTERLINE OF STANDISH PLACE, A PRIVATE ROAD WITH CROSS-EASEMENTS ALLOWING ACCESS TO SURROUNDING PROPERTIES. THE LEGAL DEFINITION OF THE PROPERTY IS PARCEL D, GUDE NORTH; TAX ACCOUNT #04-02224811.

THE PROPERTY IS CURRENTLY IMPROVED WITH FOUR (4) BUILDINGS AND SURFACE PARKING OF MOST OF THE SITE. THERE IS A SMALL ASPHALT PATH RUNNING AROUND THE PERIMETER OF THE SITE CONNECTING TO THE SIDEWALK ALONG CRABBS BRANCH WAY. BETWEEN THESE BUILDINGS, LINEAR PLAZAS PROVIDE LANDSCAPE AREAS, PATHS, AND SEATING. ACCESS TO THE PROPERTY IS PROVIDED AT FOUR (4) LOCATIONS FROM STANDISH PLACE VIA ACCESS DRIVES DIRECTLY INTO THE

TOPOGRAPHY IS MINIMAL ACROSS THE PARKING LOT DRAINING TO THE SOUTHWEST WHERE IT IS COLLECTED AND PIPED TO TWO STORMWATER FEATURES ACROSS STANDISH PLACE. BETWEEN THE PARKING LOT AND CRABBS BRANCH WAY. THE PROPERTY SLOPES STEEPLY UP ABOUT 10 FEET RESULTING IN A PROPERTY THAT SITS MUCH LOWER THAN THE PUBLIC

VEGETATION IS LIMITED TO PARKING ISLAND TREES, FOUNDATION PLANTINGS, PLAZA LANDSCAPING, AND TREES WITHIN MOWED LAWN AROUND THE PERIMETER - ESPECIALLY ON THE SLOPE BETWEEN THE PARKING LOT AND CRABBS BRANCH WAY. THERE ARE 39 SIGNIFICANT TREES (24"- <30" DBH) AND 6 SPECIMEN TREES (≥ 30" DBH) ON THE PROPERTY; THESE ARE MOSTLY OAK, MAPLE, PINE, AND CHERRY WITH A FEW OTHER SPECIES MIXED IN. HEALTH OF THE TREES VARIES FROM POOR TO GOOD, AS DESCRIBED IN THE TREE TABLE.

THERE ARE NO STORMWATER MANAGEMENT FEATURES ON SITE AND NO FLOODPLAINS, WETLANDS, STREAMS, OR ENVIRONMENTAL BUFFERS. A VERY SMALL AREA OF GLENELG SILT LOAM SOILS ARE PRESENT ON THE EASTERN PORTION OF THE PROPERTY AND WITHIN THE 100' NRI PERIMETER; ALL OTHER SOILS ARE URBAN LAND - WHEATON COMPLEX. THESE SOILS ARE NOT HIGHLY ERODIBLE OR HYDRIC.

NRI SHEET INDEX

NRI-100 COVER SHEET NRI-200 COMPOSITE

7501 STANDISH

**PLACE** 

4TH ELECTION DISTRICT

MONTGOMERY COUNTY,

WSSC GRID: 220NW07 &

TAX MAP: GS31 & GS32

MARYLAND

221NW07



THE STATE OF MARYLAND. LA NAME: JOSHUA SLOAN, RLA LICENSE NUMBER: 3776

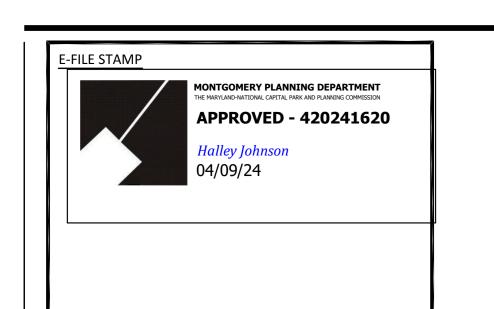
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DESIGNED BY: \_\_\_\_\_JS\_\_\_\_ DATE ISSUED: <u>1/24/2024</u> PROJECT VM50602F

DRAWN BY: SG

#### **NOT FOR CONSTRUCTION**





LEGEND

2

LIMITS OF SUBJECT PROPERTY

100' OFFSET (NRI STUDY AREA) ADJACENT PROPERTY LINES

EX.TREE <24" DBH

≥ 24"-29.9" DBH

**EX. SPECIMEN TREE** 

≥ 30" DBH

EX. SHRUB

**EX. TREE CANOPY** EDGE (NOT FOREST)

SLOPES ≥ 25%

**SLOPES 15-25% ON** HIGHLY ERODIBLE SOILS

SOIL BOUNDARY & TYPE

EX. CABLE TV CONDUIT

EX. EDGE OF PAVEMENT

EX. NATURAL GAS CONDUIT

EX. ELECTRICAL CONDUIT

----- W----- W----- EX. WATER LINE

• co EX. SANITARY CLEANOUT

**EX.FIRE HYDRANT** 

EX. GAS MANHOLE

EX. GUY POLE

EX. GAS VALVE

EX. LIGHT POLE 

© CATV EX. CABLE TV PEDESTAL

**EX. SIGN POST** ● WP EX. WOOD POST EX. INLETS EX. CURB INLET EX..... EXISTING

C&G ......EX. CURB AND GUTTER

TRV ...... EX. ELEC. TRANSFORMER

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

● BOL EX. BOLLARD

CONC..... EX. CONCRETE

BLDG...... EX. BUILDING STY. ..... EX. STORY

ASPH. ..... EX. ASPHALT ESMT. .... EX. EASEMENT

EX. WATER METER EX. WATER MANHOLE EX. WATER VALVE

EX. PHONE MANHOLE EX. UTILITY POLE **EX. SANITARY MANHOLE** EX. TRAFFIC CONTROL BOX EX. TRAFFIC SIGNAL POLE

MH EX. UNKNOWN UTILITY MANHOLE

EX. STORM DRAIN MANHOLE EX. ELECTRICAL JUNCTION BOX EX. ELECTRICAL MANHOLE

EX. FIRE DEPT. CONNECTION

— x — x — x — x — EX. FENCE LINE

**EX.SIGNIFICANT TREE** 



STANDISH PLACE EAST GUDE DRIVE

VICINITY MAP SCALE: 1" = 2000'

Our Site Set on the Future. PREPARED FOR: TRI POINTE HOMES 12435 PARK POTOMAC **AVENUE** SUITE 600 POTOMAC, MD, 20854 301.803.4832 GREG.RUFF@TRIPOINTHOMES.COM ATTORNEY: LERCH, EARLY &

20251 Century Blvd., Suite 400 Germantown, MD 20874

301.916.4100 | vika.com

BREWER, CHTD. **7600 WISCONSIN AVENUE** SUITE 700 BETHESDA, MD, 20814 301.986.1300 PATRICK O'NEIL PLONELL@LERCHEARLY.COM CIVIL/PLANNER/LANDSCAPE

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

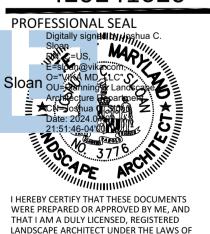
REVISIONS

#### 7501 STANDISH **PLACE**

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

#### NRI/FSD COMPOSITE

420241620



LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LA NAME: JOSHUA SLOAN, RLA LICENSE NUMBER: 3776 EXPIRATION DATE: MAY 13, 2024 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. DRAWN BY: SG DESIGNED BY: \_\_\_\_\_JS\_\_\_\_ DATE ISSUED: <u>1/24/2024</u>

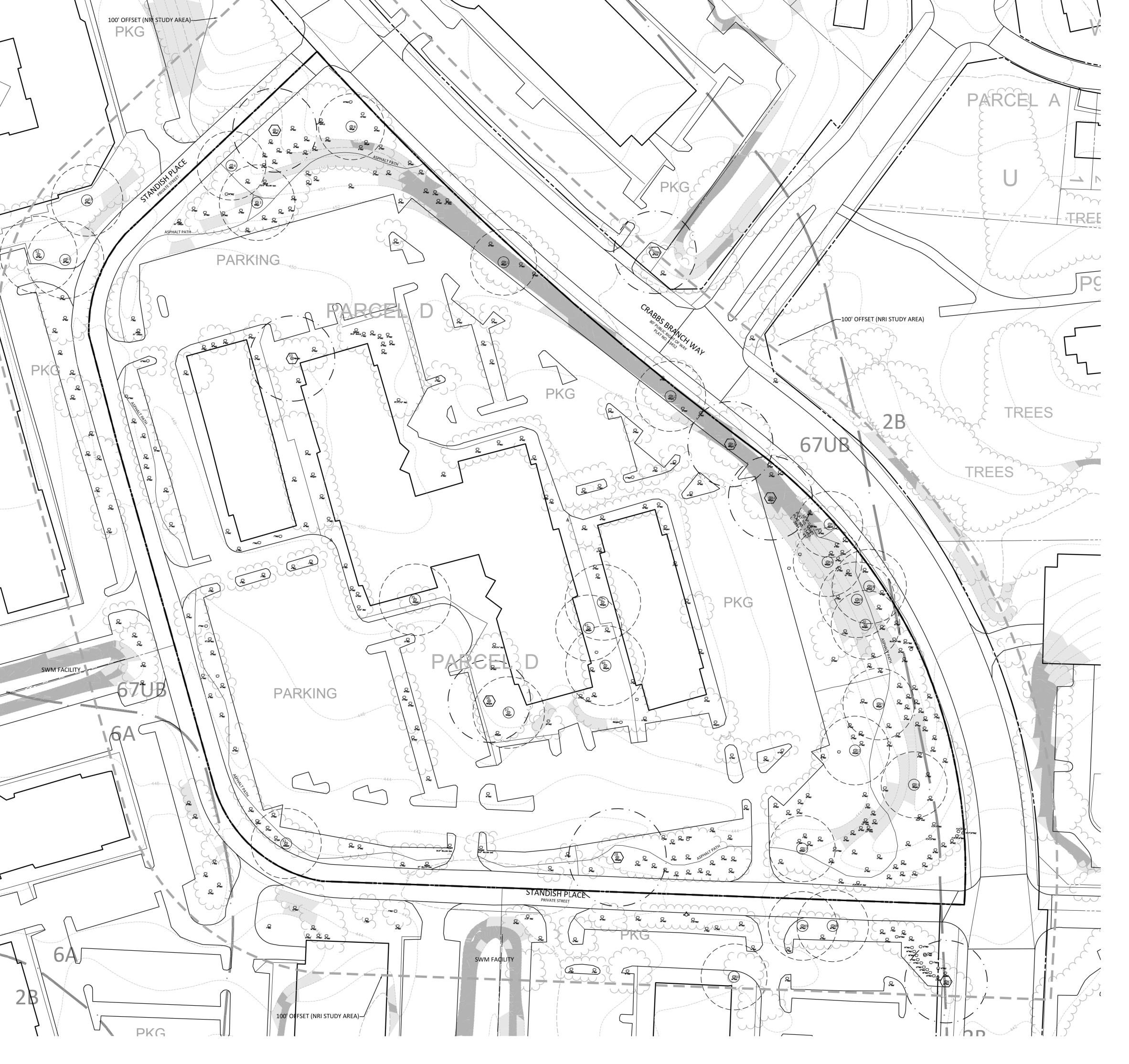
PROJECT VM50602F DRAWING NRI 200

SHEET NO.

SCALE: 1" = 50'

**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: NRI PLAN, Plotted By: nperez