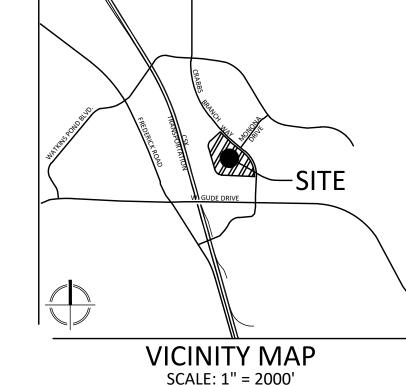
E-FILE STAMP

METRO PARK

PRELIMINARY FOREST CONSERVATION PLAN



POTOMAC, MD 20854 CONTACT: GIO ESPOSITO (301)-803-4832

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

Germantown, MD 20874 301.916.4100 | vika.com

TRI POINTE HOMES 12435 PARK POTOMAC AVE., SUITE

PREPARED FOR:

Our Site Set on the Future.

BETHESDA, MD. 20814 CONTACT: PATRICK O'NEIL

ploniel@learchearly.com

FOREST CONSERVATION WORKSHEET

1. THE GROSS TRACT AREA IS 12.73 ACRES. THE NET FCP TRACT AREA IS 13.86

- 2. THE SUBJECT PROPERTY COMPRISES THE PROPERTY WITH THE FOLLOWING TAX ACCOUNT NUMBER(S): 04-02224811.
- 3. THE SUBJECT PROPERTY IS ZONED IM-2.5, H-50. PROPOSED ZONING: CRNF-1.25, C-0.00, R-1.25, H-50.
- 4. THE HORIZONTAL DATA IS BASED ON NAD 83 MARYLAND COORDINATE SYSTEM. THE VERTICAL DATUM IS BASED ON NGVD29 DATUM.
- 5. BOUNDARY SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, 10/30/2023; TOPOGRAPHIC INFORMATION FROM MCATLAS, 12/11/2024.
- NRI 420241620 FOR THE SUBJECT PROPERTY WAS APPROVED XX/XX/XX.
- 7. THE SUBJECT PROPERTY IS LOCATED IN THE MIDDLE ROCK CREEK WATERSHED, A USE CLASS IV STREAM.
- 8. THIS SITE IS NOT WITHIN AN SPA OR PMA

GENERAL NOTES

- 9. PER NRI 420241620, THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 200' OF THE
- 10. AS PER NRI 420241620, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER
- 11. 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.
- 12. 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 OR WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING THE FIELD WORK.
- 13. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (http://www.montgomeryplanning.org/gis/interactive/historic.shtm).
- 14. 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.
- 15. 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.
- 16. THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY
- 17. 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.
- 18. 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 XX" 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.

OUTSIDE PRIORITY WATERSHED

FOREST CONSERVATION WORKSHEET

		STAN	IDISH PLA	CE		
NET TRACT AREA:						
A. Total tract area						
B. Additions to tract are	ea (Off-Sit	te Work, et	c.; constru	ction requ	ired by this	plan).
C. Land dedication acre	es (parks, o	county facil	ity, etc.)			
D. Land dedication for	roads or u	tilities (cor	struction	not requir	ed by this p	lan)
E. Area to remain in co	mmercial	agricultura	l productio	on/use		
F. Other deductions (sp	pecify)	•••				
G. Net Tract Area		•••••		=	:	
LAND USE CATEGORY: (from Cha	pter 22A-3.	Definition	ıs)		
Input the nu	mber "1" ເ	under the a	ppropriate	e land use,		
limit to only	one entry					
ARA	CDR	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0	C
G. Afforestation Thresl	hold			20%	x G =	

H. Conservation Threshold ... **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

FOREST CONSERVATION WORKSHEET WITHIN PRIORITY WATERSHED

NOTE: AFFORESTATION TO BE MET BY OFF-SITE BANKING OR PAYMENT OF A FEE-IN-LIEU.

FOREST CONSERVATION WORKSHEET

STANDISH PLACE								
NET TRACT AREA:								
A. Total tract area			12.73					
B. Additions to tract area (Off-Site Work, etc.; construction requ	ired by this	plan)	0.48					
C. Land dedication acres (parks, county facility, etc.)			0.00					
D. Land dedication for roads or utilities (construction not require	ed by this p	lan)	0.00					
E. Area to remain in commercial agricultural production/use			0.00					
F. Other deductions (specify)			0.00					
G. Net Tract Area=	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 0 1 0 0	0	0						

	limit to only	one entry	·.					
	ARA	CDR	MDR	IDA	HDR	MPD	CIA	
	0	0	1	0	0	0	0	
G.	Afforestation Thres	hold			20%	x G =		2.64
H.	Conservation Thres	hold			35%	x G =		4.62
EX	ISTING FOREST COVI	ER:						
I.	Existing forest cover	·		=				0.00
J.	Area of forest above	afforesta	tion thresh	old	.=			0.00
K.	Area of forest above	e conserva	tion thresh	old	=			0.00
BR	EAK EVEN POINT:							
L.	Forest retention abo	ove thresh	old with no	mitigatio	n=			0.00
M.	Clearing permitted	without n	nitigation		=			0.00
PR	OPOSED FOREST CLE	ARING:						
N.	Total area of forest	to be clea	red	=				0.00
О.	O. Total area of forest to be retained=							
PL	ANTING REQUIREME	ENTS:						
Ρ.	Reforestation for cle	earing abo	ve conserv	ation thres	shold=			0.00
Q.	Reforestation for cl	earing bel	ow conserv	ation thre	shold=			0.00
	Credit for retention	_						0.00
S.	Total reforestation r	required		=	=			0.00
	Total afforestation r	•						2.64
	Credit for landscapi					n requirem	ent if	
	oject is located outsi					•		
-	t exceed 20% of "S")	-					•	0.00
								0.00

V. Total reforestation and afforestation required

NOTE: AFFORESTATION TO BE MET BY OFF-SITE BANKING OR PAYMENT OF A FEE-IN-LIEU.

RESOURCE DATA TABLE

	Number of Acres		
Tract	12.73		
Remaining in Agricultural Use	-		
Road & Utility ROWs ¹	1.13		
Total Existing Forest	_		
Forest Retention	-		
Forest Cleared	-		
Land Use & Thresholds ²			
Land Use Category	MDR	ARA, MDR, IDA, HDR, I	MDP, or CIA.
Conservation Threshold	25%	percent	
Afforestation Threshold	20%	percent	
	Total Channel	Average Buffer	
	Length (ft.)	Width (ft.) ³	_
Stream(s)	-	-	
Acres of Forest in	Retained	Cleared	Planted
Wetlands	-	-	
100-Year Floodplain	-	-	
Stream Buffers	-	-	
Priority Areas	-	-	

RARE, ENDANGERED, AND THREATENED SPECIES LETTER



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

January 8, 2024

Measured from stream edge to buffer edge.

0.00

0.00

0.00

0.00

0.00

2.64

2.64

4/3/2023

2.64

4/3/2023

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

RE: Environmental Review for 7501-7515, 7519, 7529, 7609-7623 Standish Place, Derwood, VIKA 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.byrne@maryland.gov or at (410) 260-8573.

Soi a. Bym

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

ER# 2023.1916.MO

Tawes 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.)*	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

*DIAMETER AT BREAST HEIGHT

SPECIMEN TREE MITIGATION TABLE

TREE TO REMOVE	REMOVE DBH (INCHES) MITIGATION REQUIRED		# OF 3" CALIPER	
(TAG #)	DBH (INCHES)	@ 1"/4" REMOVED	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	
TOTAL	159.0	40.0	14.0	

PROPOSED REPLACEMENT TREES						
TOTAL MITIGATION						
CALIPER (in.) # OF TREES		INCHES				
3.0"	14	42				

SOILS TABLE

METRO PARK

SOILS TABLE SOILS L:\MONTGOMERY COUNTY\MOCO Soils

SYMBOL	SOIL*	CHARACTERISTICS							
		PRIME	PRIME	HIGHLY	LIVEDIC COIL	CEDDENITINITE			
		FARMLAND	AGRICULTURAL	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

Exhibit 21 H-156

MONTGOMERY COUNTY, MARYLAND WSSC GRID: 220NW07 & 221NW07 TAX MAP: GS341 & GS342

STANDISH

PLACE

4TH ELECTION DISTRICT

REVISIONS

PRELIMINARY FOREST CONSERVATION

MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR

APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

50602

FCP-100

DOCUMENTS MUST NOT BE FORWARDED, SHARED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LL VIOLATIONS MAY RESULT IN PROSECUTION. ONLY

PROFESSIONAL SEAL

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. LA NAME: Name, RLA LICENSE NUMBER: XXXX EXPIRATION DATE: Month X, XXXX THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA

DEVELOPER'S CERTIFICATE The undersigned agrees to execute all the features of the Forest Conservation Plan Approval No. F2024####, including Approval Conditions, Development Program and Certified Forest Conservation Plan. Developer's Name: Tri Pointe Homes DC Metro Inc. Contact Person: 12435 Park Potomac Ave., Suite 600, Potomac, MD 20854 Address:

FCP SHEET INDEX

FCP-100 COVER SHEET

FCP-200 COMPOSITE

SHEET NO.

DRAWN BY: **DESIGNED BY:**

DATE ISSUED:

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.

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL

8-1-1 or 1-800-257-7777 OR LOG ON TO