Certified Preliminary Plan

File No. **120150001B**

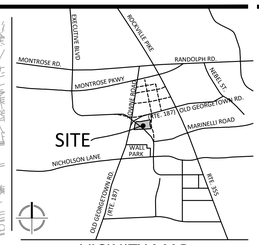
Montgomery County Planning Board Approval

Chair or Designee:_____ Date:_____

LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY/LOT LINES
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- 550 PROPOSED 10' CONTOUR
- 548 PROPOSED 2' CONTOUR
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- LOD — LOD LIMITS OF DISTURBANCE
- PROPOSED SIDEWALK
- 8"S PROPOSED SEWER
- 8"W PROPOSED WATER
- 15" RCP PROPOSED STORM DRAIN
- PROPOSED BIORETENTION
- SLOPES ≥ 25%
- 2UC 400 SOILS
- TP-RP TP-RP ROOT PRUNING TRENCH AT CONSTRUCTION TREE PROTECTION FENCE W/SIGNS; AT LOD, SHOWN OFF-SET FOR CLARITY
- EXISTING TREE CANOPY (NOT FOREST)
- EXISTING TREE < 24"DBH
- EXISTING TREE PREVIOUSLY APPROVED TO BE REMOVED
- PROPOSED NATIVE SHADE TREE AS MITIGATION FOR REMOVED SPECIMEN TREES; SEE LANDSCAPE PLAN FOR DETAILS
- 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 IMPACT SHOWN FOR WHICH A TREE VARIANCE WAS APPROVED WITH FCP 820150010
- SSF SEC SUPER SILT FENCE
- SEC STABILIZED CONSTRUCTION ENTRANCE W/ WASH RACK
- PST SEC PORTABLE SEDIMENT TANK, DISCHARGE LINE & SUMP PIT/PUMP
- AGIP/CIP PIP SEC AT-GRADE & CURB INLET PROTECTION OVER EXISTING INLET
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- MANHOLES
- ELECTRICAL JUNCTION BOX
- SANITARY CLEANOUT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- UTILITY POLE
- GUY POLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- LIGHT POLE
- SIGN POST
- CURB INLET
- TRFV ELECTRICAL TRANSFORMER
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- CATV PED CABLE TELEVISION PEDESTAL
- GAS VALVE
- WATER METER

SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 2,000'

"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 FINAL FOREST CONSERVATION PLAN NO. XXXXXXXXX INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: _____ PRINTED COMPANY NAME

CONTACT PERSON OR OWNER: _____ PRINTED NAME

ADDRESS: _____

PHONE & E-MAIL: _____

SIGNATURE: _____

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

PREPARED FOR:
STONEBRIDGE
301.321.3202
SMITH@STONEBRIDGE.US.COM

ATTORNEY:
SELZER GURVITCH RABIN WERTHEIMER & POLOTT, PC.
301.634.3150
MATT GORDON

ARCHITECTS:
EWING COLE
215.625.4411
BRETT SPEARMAN

LANDSCAPE ARCHITECT:
MAHAN RYKIEL ASSOCIATES, INC.
410.900.1626
JINGPENG GU, PLA, ASLA

TRAFFIC ENGINEER:
WELLS + ASSOCIATES
301.971.3415
NANCY RANDALL

DRY UTILITY CONSULTANT:
RICHTER & ASSOCIATES
301.548.7475
JOHN O'BOYLE

CIVIL ENGINEER:
VIKA MARYLAND, LLC
301.916.4100
JASON EVANS, P.E.

LAND PLANNER:
VIKA MARYLAND, LLC
301.916.4100
IAN P. DUKE

REVISIONS	DATE

EvolutionLabs North Bethesda

1st ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 215NW06
TAX MAP:GQ62

12015001B

PRELIMINARY FOREST CONSERVATION PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND · JASON A. EVANS · No. 39885 · PROFESSIONAL ENGINEER

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. JASON A. EVANS. LICENSE No. 39885 EXPIRATION DATE JANUARY 10, 2023

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 DRAWINGS SPECIFICALLY STATED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

© 2018 VIKA MARYLAND, LLC

DRAWN BY: SG
DESIGNED BY: ID/JS
DATE ISSUED: 09/01/2022
VIKA PROJECT VM1614
DRAWING NO.
SHEET NO. PFCP-002

LAYOUT: 1G-FCP-12015001B-002, Plotted By: nperez
Z:\1000-9999\VM1614\GIS\DTP\VM1614_FCP_Sep 1 - Tuesday, April 4, 2023 5:09:34 PM