

# GATEWAY LAKEFOREST

## PRELIMINARY FOREST CONSERVATION PLAN

### GENERAL NOTES

- THE TOTAL TRACT AREA OF SUBJECT PROPERTY IS 5.46 ACRES, ON WHICH THE FOREST CONSERVATION REQUIREMENTS FOR THE PRELIMINARY FOREST CONSERVATION PLAN IS BASED.
- THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 224NW10.
- THE SUBJECT PROPERTY IS LOCATED ON TAX MAP FT42.
- THE SUBJECT PROPERTY COMPRISES THE FOLLOWING:
 

LOT/PARCEL BLOCK	TAX ACCT NO.	LIBER & FOLIO	PLAT NO.	AREA
N254	08-027093159	L109759-1, 300	13061	0.20
N225	08-01951618	L05447, F. 295	12711	0.15
N319	08-01860463	L05014, F.357	11703	0.20
- THE SUBJECT PROPERTY IS ZONED: CORRIDOR DEVELOPMENT - CD.
- THE HORIZONTAL DATA IS BASED ON MARYLAND STATE PLANE (NAD83/91).
- THE TOPOGRAPHIC INFORMATION SHOWN WITHIN THE PROPERTY BOUNDARY IS A COMPILATION OF DATA COLLECTED WITH CONVENTIONAL SURVEYING EQUIPMENT, SD LASER SCANNER, AND A DRONE BY VIKA MARYLAND LLC IN MAY OF 2022. MONTGOMERY COUNTY GIS TOPOGRAPHY IS SHOWN FOR OFFSITE AREAS WITHIN THE NRI/FSO STUDY AREA.
- NRI/FSO ENV-9310-2022 WAS APPROVED ON JUNE 15, 2022.
- THE SUBJECT PROPERTY DRAINS TO GREAT SENECA CREEK, A USE CLASS I-P STREAM. NO STREAMS, WETLANDS, OR FEMA-MAPPED 100-YEAR FLOODPLAINS WERE IDENTIFIED WITHIN 200 FEET OF THE SUBJECT SITE.
- SLOPES 25% OR GREATER ON THE SITE OR WITHIN THE 100' NRI STUDY BOUNDARY ARE SHOWN ON THE PLAN.
- THIS SITE IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR PRIMARY MANAGEMENT AREA (PMA).
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF LESS THAN 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0189D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- NO DANGER REACH/DAM BREAK IDENTIFIED.
- NO RARE, THREATENED OR ENDANGERED (RTE) SPECIES WERE OBSERVED DURING THE SITE VISITS. A LETTER FROM OF REQUEST FOR STATE AND FEDERAL RECORDS SEARCH ON THE OCCURRENCE OF RITE SPECIES WAS SUBMITTED TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (MDNR) WILDLIFE AND HERITAGE SERVICES ON MAY 24, 2022. THE RESPONSE LETTER WILL BE FORWARDED TO THE CITY WHEN RECEIVED. THE USFWS IPIC DATABASE CONFIRMS THAT THERE ARE NO CRITICAL HABITATS AT THIS LOCATION (ACCESSED 5/22/2025).
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED DURING THE SITE VISIT ON APRIL 27, 2022.
- NO HISTORIC OR CULTURAL SITES ARE LISTED FOR THE SUBJECT PROPERTY IN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES OR THE NATIONAL REGISTER OF HISTORIC PLACES. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (HTTP://WWW.MONTGOMERYPLANNING.ORG/GIS/INTERACTIVE/HISTORIC\_SHTM).
- NOISE AND LIGHT POLLUTION: THE SITE IS BOUND BY MARYLAND ROUTE 355 TO THE SOUTH, LAKEFOREST BOULEVARD TO THE NORTHWEST, RUSSELL AVENUE TO THE NORTH, AND COMMERCIAL PROPERTIES TO THE EAST AND SOUTHEAST, THE SURROUNDING ROADWAYS ARE MAJOR LOCAL THROUGHFARE SOURCES OF NOISE AND LIGHT POLLUTION FROM TRAFFIC. ONSITE PARKING LOT LIGHTING IS ALSO A SOURCE OF LIGHT POLLUTION, AND THE SURROUNDING ROADS ARE LINED WITH STREET LIGHTS.
- SIGNIFICANT VIEWS AND VISTAS: NO SIGNIFICANT VIEWS OR VISTAS WERE NOTED DURING SITE VISITS.
- NO FORESTED AREAS OCCUR ONSITE OR WITHIN THE IMMEDIATE VICINITY. A NARROW STRIP OF VEGETATION ALONG THE SOUTHEASTERN SITE BOUNDARY EXHIBITS FOREST CHARACTERISTIC BUT DOES NOT QUALIFY FOR THE MINIMUM 50-FOOT WIDTH REQUIRED FOR FORESTS.
- NO SPECIMEN TREES WERE IDENTIFIED ONSITE OR WITHIN 100 FEET OF THE SUBJECT SITE. SIGNIFICANT AND SMALLER TREES IDENTIFIED ON SITE AND WITHIN THE 100' NRI/FSO STUDY AREA OFFSITE ARE SHOWN ON THE PLAN. THE TREES SHOWN ON THE PLAN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. EXISTING VEGETATION INFORMATION ASSOCIATED WITH THIS PROPERTY IS AS SHOWN ON THIS PLAN. ALL ONSITE TREES 12 INCHES IN DIAMETER AT BREAST HEIGHT (DBH) ALONG THE SOUTHEASTERN END OF THE SITE WERE IDENTIFIED, TAGGED AND SHOWN ON THE NRI/FSO PLAN. ADDITIONAL LANDSCAPE TREES, INCLUDING THOSE SMALLER THAN 12" DBH WERE IDENTIFIED AND SHOWN ON THE PLAN BUT NOT TAGGED. ROADWAY MEDIAN TREES GREATER THAN 12" DBH ALONG RUSSELL AVENUE AND LAKEFOREST BOULEVARDS WERE ALSO MEASURED, IDENTIFIED AND SHOWN ON THE PLAN. A DIAMETER TAPE WAS USED TO MEASURE TREES.
- NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION FOR THEIR SPECIES WERE FOUND ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- ALL TREES >24" DBH WITHIN THE LOD ARE PROPOSED TO BE REMOVED.
- AFFORESTATION PLANTING MATERIALS AND FOREST CONSERVATION DETAILS WILL BE SPECIFIED ON THE FINAL FOREST CONSERVATION PLAN.

### PFCP WORKSHEET

Tract Area, Forest Cover, and Clearance Area	
A Tract Area	5.46
B Existing Forest Cover	0.00
C Cleared Forest Cover	0.00
D Retained Forest Cover	0.00
Land Use from the (City of Gaithersburg Tree Manual)	
Conservation Threshold	
0 Residential Areas	0.20
0 Institutional development areas	0.20
0 Commercial and industrial areas	0.15
1 Mixed-use development areas	0.20
Afforestation Threshold	
E Afforestation Threshold (15% of tract area)	0.82
F Afforestation Required	0.82
Reforestation	
G Conservation Threshold	20%
Existing Forest Cover greater than	
H Conservation Threshold	0.00
Retained Forest Cover greater than	
I Conservation Threshold	0.00
Clearance greater than Conservation	
J Threshold	0.00
Retention Credit for retained forest cover	
K greater than Conservation Threshold	0.00
L Clearance less than Conservation Threshold	0.00
M Reforestation Requirement	0.00
Breakeven Point	
N Breakeven Point	1.09
O Clearance allowed without reforestation	0.00

### AFFORESTATION/ REFORESTATION CREDIT TABLE

PROPOSED AFFORESTATION/REFORESTATION CREDIT TABLE (IN ACRES)	
FOREST PLANTING AREA (CATEGORY I EASEMENT)	0.00
FOREST PLANTING AREA (CATEGORY II EASEMENT)	0.00
TREE CANOPY CREDIT*	0.28
FEE-IN-LIEU	0.54
<b>TOTAL CREDITS</b>	<b>0.82</b>

\* TO BE SATISFIED WITH 20-YEAR CANOPY CREDIT FOR INDIVIDUAL TREES PLANTED IN LANDSCAPED AREAS.

### TREE CANOPY CREDIT SUMMARY

TREE TYPE	CALIPER/HT.	CREDIT PER TREE (SF)	QTY.	TOTAL CREDIT (SF)	TOTAL CREDIT (AC)
LARGE CANOPY	2-2.5"	1,000	5	5,000	0.11
MEDIUM SHADE/ LARGE EVERGREEN	2- 2.5" / 8-10"	700	6	4,200	0.10
ORNAMENTAL/SMALL EVERGREEN	8'-10'	300	10	3,000	0.07
<b>TOTAL CANOPY COVERAGE CREDIT</b>				<b>7,200</b>	<b>0.28</b>

\* MIX OF TREE TYPE AND TOTAL TREE CANOPY CREDIT APPLIED TO BE ADJUSTED AT TIME OF FINAL FOREST CONSERVATION PLAN.

### PFCP RESOURCE DATA TABLE

Acreage of tract	5.46
Acreage of tract remaining in agricultural use	0
Acreage of road and utility ROWs which will not be improved as part of the development application	n/a
Acreage of total existing forest	0
Acreage of total forest retention	0
Acreage of total forest cleared	0
Land use category and conservation/afforestation thresholds from the City of Gaithersburg Tree Manual	15%
Afforestation Conservation	20%
Forest in wetlands:	
Acreage retained	0
Acreage cleared	0
Acreage planted	0
Forest in 100-year floodplain:	
Acreage retained	0
Acreage cleared	0
Acreage planted	0
Forest in stream buffers:	
Acreage retained	0
Acreage cleared	0
Acreage planted	0
Forest in priority areas:	
Acreage retained	0
Acreage cleared	0
Acreage planted	0

### SOILS TABLE

SYMBOL	SOIL*	CHARACTERISTICS					
		PRIME FARMLAND	FARMLAND OF STATEWIDE IMPORTANCE	HIGHLY ERODIBLE	HYDRIC SOIL	HYDROLOGIC GROUP	
400	URBAN LAND	NO	NO	NO	NO	--	

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

### TREE INVENTORY TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	CONDITION	CRZ (SF)	CRZ IMPACT (SF)	CRZ IMPACT %	DISPOSITION
120	Pinus strobus	Eastern White Pine	28.1	Fair	5,581	1,090	19.53	SAVE
121	Pinus strobus	Eastern White Pine	20	Fair	2,827	1,125	39.78	REMOVE
122	Robinia pseudoacacia	Black Locust	24	Fair	4,072	1,767	43.39	REMOVE
123	Pinus strobus	Eastern White Pine	24	Poor	4,072	2,121	52.09	REMOVE
124	Pinus strobus	Eastern White Pine	19.6	Fair	2,715	1,983	73.03	REMOVE
125	Robinia pseudoacacia	Black Locust	15.1	Poor	1,612		0.00	
126	Robinia pseudoacacia	Black Locust	17.8	Poor	2,240	1,412	63.06	REMOVE
127	Pinus strobus	Eastern White Pine	23.5	Fair	3,267	2,326	71.17	REMOVE
128	Pinus strobus	Eastern White Pine	19.2	Poor	2,606	1,812	69.54	REMOVE
129	Pinus strobus	Eastern White Pine	14.1	Fair	1,405	1,127	80.20	REMOVE
130	Pinus strobus	Eastern White Pine	14.2	Fair	1,425	1,100	77.19	REMOVE
131	Pinus strobus	Eastern White Pine	14	Fair	1,385	1,111	80.19	REMOVE
132	Pinus strobus	Eastern White Pine	22.5	Fair	3,578	2,443	68.26	REMOVE
133	Robinia pseudoacacia	Black Locust	12	Fair	1,018	767	75.37	REMOVE
134	Robinia pseudoacacia	Black Locust	12	Fair	1,018	333	32.73	REMOVE
135	Robinia pseudoacacia	Black Locust	13	Poor	1,195	525	43.95	REMOVE
136	Robinia pseudoacacia	Black Locust	14	Poor	1,385	514	37.10	REMOVE
137	Robinia pseudoacacia	Black Locust	22	Fair	3,421	2,192	64.08	REMOVE
138	Robinia pseudoacacia	Black Locust	15.8	Fair	1,765	670	37.96	REMOVE
139	Robinia pseudoacacia	Black Locust	13.8	Poor	1,346	997	74.03	REMOVE
140	Robinia pseudoacacia	Black Locust	20	Poor	2,827	1,943	68.72	REMOVE
141	Robinia pseudoacacia	Black Locust	16	Poor	1,810	806	44.55	REMOVE
142	Robinia pseudoacacia	Black Locust	18	Poor	2,290	911	39.78	REMOVE
143	Robinia pseudoacacia	Black Locust	12.5	Fair	1,104	388	35.16	REMOVE
144	Quercus palustris	Pin Oak	21.5	Fair	3,267	1,540	47.13	REMOVE
145	Acer rubrum	Red Maple	15.6	Fair	1,720	1,008	58.60	REMOVE
146	Robinia pseudoacacia	Black Locust	13	Poor	1,195	692	57.89	REMOVE
147	Robinia pseudoacacia	Black Locust	12	Poor	1,018	598	58.74	REMOVE
148	Robinia pseudoacacia	Black Locust	12	Poor	1,018	715	70.25	REMOVE
149	Cornus florida	Flowering Dogwood	7.9 & 6.8	Good	610	0	0.00	SAVE
150	Cornus florida	Flowering Dogwood	4.5, 4.5, 5.5, 8	Good	476	0	0.00	SAVE
151	Cornus florida	Flowering Dogwood	5.3, 4, 7, 8, 5.5	Fair	358	0	0.00	SAVE
152	Cornus florida	Flowering Dogwood	5.3, 3, 3, 5.5, 3	Good	744	0	0.00	SAVE
153	Cornus florida	Flowering Dogwood	9.3, 4.5	Fair	547	0	0.00	SAVE
154	Magnolia sp.	Magnolia sp.	8.8, 7.8, 7.2	Good	398	0	0.00	SAVE
155	Cornus sp.	Dogwood sp.	7.5, 6.3, 3, 4, 3	Fair	459	0	0.00	SAVE
1001	Pinus strobus	Eastern White Pine	18.6	Good	2,445	0	0.00	SAVE
1002	Prunus sp.	Cherry sp.	14.7	Good	1,527	0	0.00	SAVE
1003	Prunus sp.	Cherry sp.	19.7	Fair	2,743	0	0.00	SAVE
1004	Prunus sp.	Cherry sp.	16.5	Fair	1,924	0	0.00	SAVE
1005	Pinus strobus	Eastern White Pine	22.1	Good	3,452	0	0.00	SAVE
1006	Pinus strobus	Eastern White Pine	10	Fair	707	0	0.00	SAVE
1007	Prunus sp.	Cherry sp.	16.5	Fair	1,924	0	0.00	SAVE
1008	Pinus strobus	Eastern White Pine	18.2	Fair	2,341	0	0.00	SAVE
1009	Prunus sp.	Cherry sp.	20.9	Fair	3,088	0	0.00	SAVE
1010	Pinus strobus	Eastern White Pine	15	Fair	1,590	0	0.00	SAVE
1011	Pinus strobus	Eastern White Pine	24	Fair	4,072	367	9.01	SAVE
1012	Pinus strobus	Eastern White Pine	12.2	Fair	1,052	0	0.00	SAVE
1013	Pinus strobus	Eastern White Pine	21.2	Fair	3,177	0	0.00	SAVE
1014	Acer sp.	Maple sp.	13	Fair-Poor	1,195	0	0.00	SAVE
1015	Acer sp.	Maple sp.	9	Poor	573	0	0.00	SAVE
1016	Acer sp.	Maple sp.	12.2	Fair-Poor	1,052	0	0.00	SAVE
1017	Acer sp.	Maple sp.	10	Poor	707	0	0.00	SAVE
156	Cornus sp.	Dogwood sp.	10, 7, 7, 1	Good	744	0	0.00	SAVE
157	Cornus sp.	Dogwood sp.	5.6, 6.9, 5	Poor	672	0	0.00	SAVE
158	Cornus sp.	Dogwood sp.	12	Poor	1,018	1,018	100.00	REMOVE
159	Lagerstroemia indica	Crape Myrtle	1-3"	Good	64	64	100.00	REMOVE
160	Lagerstroemia indica	Crape Myrtle	1-4"	Good	113	113	100.00	REMOVE
161	Lagerstroemia indica	Crape Myrtle	1-3"	Good	64	64	100.00	REMOVE
162	Prunus sp.	Cherry sp.	14.7, 6.1, 8.2	Fair	1,133	1,133	100.00	REMOVE
163	Cornus sp.	Dogwood sp.	3, 3, 4, 6	Good	247	247	100.00	REMOVE
164	Cornus sp.	Dogwood sp.	3-9"	Good	573	573	100.00	REMOVE
165	Cornus sp.	Dogwood sp.	7, 3, 4, 7	Fair	346	346	100.00	REMOVE
166	Cornus sp.	Dogwood sp.	7.5, 3, 4, 3, 4	Fair	376	376	100.00	REMOVE
167	Prunus sp.	Cherry sp.	10, 9.5, 7, 7.8	Fair	1,061	1,061	100.00	REMOVE
168	Lagerstroemia indica	Crape Myrtle	1"-3"	Good	64	64	100.00	REMOVE
169	Lagerstroemia indica	Crape Myrtle	1"-3"	Good	64	64	100.00	REMOVE
170	Lagerstroemia indica	Crape Myrtle	1"-3"	Good	64	64	100.00	REMOVE
171	Lagerstroemia indica	Crape Myrtle	1"-3"	Good	64	64	100.00	REMOVE
172	Lagerstroemia indica	Crape Myrtle	1"-3"	Good	64	64	100.00	REMOVE
173	Prunus sp.	Cherry sp.	10, 7, 5, 6	Poor	742	742	100.00	REMOVE
174	Pinus sp.	Cherry sp.	19.3, 16.3, 17.4	Fair	3,326	2,645	79.54	REMOVE
175	Cornus sp.	Dogwood sp.	8.4	Fair	499	499	100.00	REMOVE
176	Prunus sp.	Cherry sp.	7.8, 8.6, 11.9	Fair	977	977	100.00	REMOVE
177	Cornus sp.	Dogwood sp.	8.8	Poor	547	547	100.00	REMOVE

### DESIGN CONSULTANTS

ATTORNEY  
MILES & STOCKBRIDGE  
11 N. WASHINGTON STREET  
SUITE 700  
ROCKVILLE MD, 20850  
301.762.1600  
CONTACT: CASEY L. GIRMER

ARCHITECT  
WDG ARCHITECTURE  
1035 CONNECTICUT AVENUE  
SUITE 300  
WASHINGTON DC, 20006  
202.857.8300  
CONTACT: SITI ABUL RAMAN

TRAFFIC CONSULTANT  
WELLS + ASSOCIATES  
7200 WISCONSIN AVENUE  
SUITE 500  
BETHESDA MD, 20814  
410.351.7340  
CONTACT: NANCY RANDALL

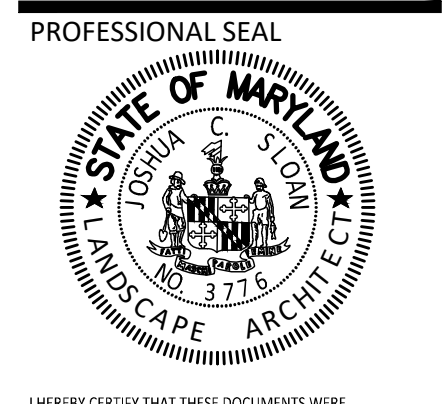
PLANNER, CIVIL ENGINEER  
VIKA MARYLAND, LLC  
20251 CENTURY BOULEVARD  
SUITE 400  
GERMANTOWN MD, 20874  
301.916.4100  
CONTACT: IAN P. DUKE

REVISIONS	DATE
DRT RESPONSE	12/20/25
DRT RESPONSE	3/7/24
DRT RESPONSE	5/23/25

### Gateway Lakeforest

9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 224NW10  
TAX MAP: FT42

### PRELIMINARY FCP COVER



HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER LAWS OF THE STATE OF MARYLAND.  
JONAH SLOAN LICENSE NO. 3173  
EXPIRES ON DATE: MAY 31, 2026

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 COPIES, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC, VIOLATION MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

© 20
------

**LEGEND**

**SUBJECT PROPERTY**  
 PROPOSED EASEMENT  
 ADJACENT PROPERTY/LOT LINES  
 EXISTING CURB & GUTTER  
 PROPOSED CURB & GUTTER  
 LIMITS OF DISTURBANCE  
 PROPOSED SIDEWALK  
 PROPOSED SEWER  
 PROPOSED WATER  
 PROPOSED STORM DRAIN  
 PROPOSED 10' CONTOUR  
 PROPOSED 2' CONTOUR  
 PROPOSED RETAINING WALL  
 PROPOSED BIORETENTION

**EXISTING TREE CANOPY TO REMAIN (NOT FOREST)**  
 EXISTING TREE < 24" DBH TO REMAIN  
 EXISTING TREE < 24" DBH TO BE REMOVED

**EXISTING SIGNIFICANT TREE (24-29.9") TO BE REMOVED.**

**EXISTING SIGNIFICANT TREE 24-29.9" DBH W/CRZ SHOWN**

**PROPOSED SPECIALTY PAVING**  
 PROPOSED CONCRETE PAVING-PEDESTRIAN

**66UB 1C**  
 CATV  
 EX. CABLE TV CONDUIT  
 EX. ELECTRICAL CONDUIT  
 EX. EDGE OF PAVEMENT  
 EX. FENCE LINE  
 EX. NATURAL GAS CONDUIT  
 EX. OVERHEAD WIRES  
 EX. FIBEROPTIC CONDUIT  
 EX. TELEPHONE/COMM. CONDUIT  
 EX. PUBLIC UTILITIES EASEMENTS  
 EX. SANITARY SEWER  
 EX. STORM DRAIN

**SOILS BOUNDARY LINE**

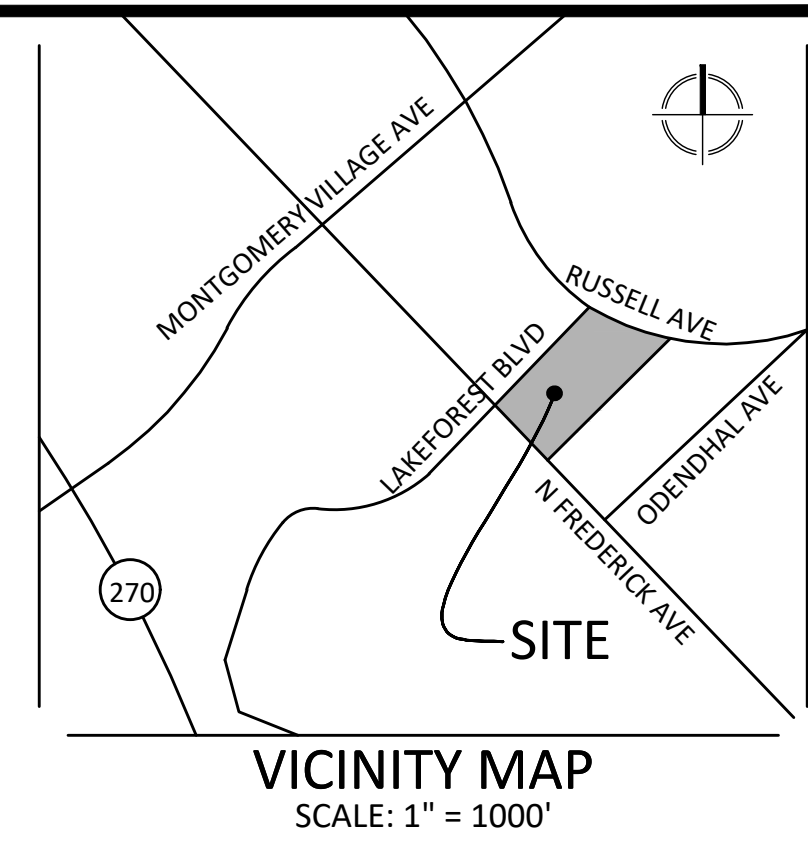
**EX. SANITARY CLEANOUT**  
 EX. STORM DRAIN MANHOLE  
 EX. ELECTRICAL JUNCTION BOX  
 EX. ELECTRICAL MANHOLE  
 EX. FIRE DEPT. CONNECTION  
 EX. FIRE HYDRANT  
 EX. GAS MANHOLE  
 EX. GUY POLE  
 EX. GAS VALVE  
 EX. LIGHT POLE  
 EX. PHONE PEDESTAL  
 EX. PHONE MANHOLE  
 EX. UTILITY POLE  
 EX. SANITARY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

**EX. TRAFFIC CONTROL BOX**  
 EX. TRAFFIC SIGNAL POLE  
 EX. CABLE TV PEDESTAL  
 EX. UNKNOWN UTILITY MANHOLE  
 EX. WATER METER  
 EX. WATER VALVE  
 EX. BOLLARD  
 EX. SIGN POST  
 EX. WOOD POST  
 EX. INLETS  
 EX. CURB INLET

**EX. EXISTING**  
 CONC. EX. CONCRETE  
 C&G EX. CURB AND GUTTER  
 BLDG. EX. BUILDING  
 STY. EX. STONE  
 TRV. EX. ELEC. TRANSFORMER  
 ASPH. EX. ASPHALT  
 ESMT. EX. EASEMENT  
 EX. REINFORCED CONC. PIPE  
 CMP. EX. CORRUGATED METAL PIPE  
 BR. EX. BLDG. RESTRICTION LINE  
 R/W. EX. RIGHT-OF-WAY  
 FF. EX. FINISHED FLOOR ELEVATION

**PROPOSED CANOPY CREDIT TREE**  
 PROPOSED LARGE CANOPY CREDIT TREE (1,000 SF CANOPY CREDIT)  
 PROPOSED MEDIUM CANOPY CREDIT TREE (700 SF CANOPY CREDIT)  
 PROPOSED ORNAMENTAL CREDIT TREE (300 SF CANOPY CREDIT)

**PROPOSED TRAFFIC CONTROL SIGN**  
 PROPOSED STREET LIGHT



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

**PREPARED FOR:**  
 417 DEVELOPMENT LLC  
 6000 EXECUTIVE BOULEVARD  
 SUITE 400  
 NORTH BETHESDA, MD 20852  
 301.770.5930  
 CONTACT: BRIAN R. LANG

**DESIGN CONSULTANTS**

**ATTORNEY**  
**MILES & STOCKBRIDGE**  
 11 N. WASHINGTON STREET  
 SUITE 700  
 ROCKVILLE, MD, 20850  
 301.762.1600  
 CONTACT: CASEY L. GIRNER

**ARCHITECT**  
**WDG ARCHITECTURE**  
 1035 CONNECTICUT AVENUE  
 SUITE 300  
 WASHINGTON DC, 20036  
 202.857.8300  
 CONTACT: SITI ABDUL RAMAN

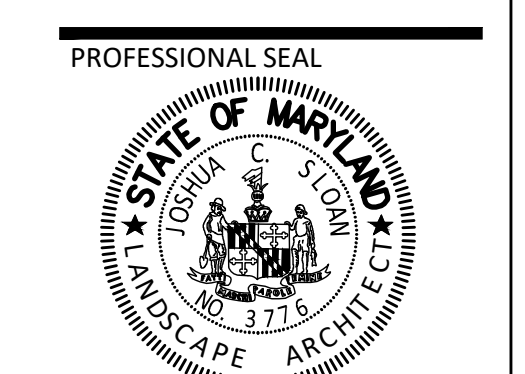
**TRAFFIC CONSULTANT**  
**WELLS + ASSOCIATES**  
 7200 WISCONSIN AVENUE  
 SUITE 500  
 BETHESDA, MD, 20814  
 410.352.7340  
 CONTACT: NANCY RANDALL

**PLANNER, CIVIL ENGINEER**  
**VKA MARYLAND, LLC**  
 20251 CENTURY BOULEVARD  
 SUITE 400  
 GERMANTOWN, MD, 20874  
 301.916.4100  
 CONTACT: IAN P. DUKE

REVISIONS	DATE
DRT RESPONSE	12/20/24
DRT RESPONSE	3/7/25
DRT RESPONSE	5/23/25

**Gateway Lakeforest**  
 9TH ELECTION DISTRICT  
 MONTGOMERY COUNTY,  
 MARYLAND  
 WSSC GRID: 224NW10  
 TAX MAP: FT42

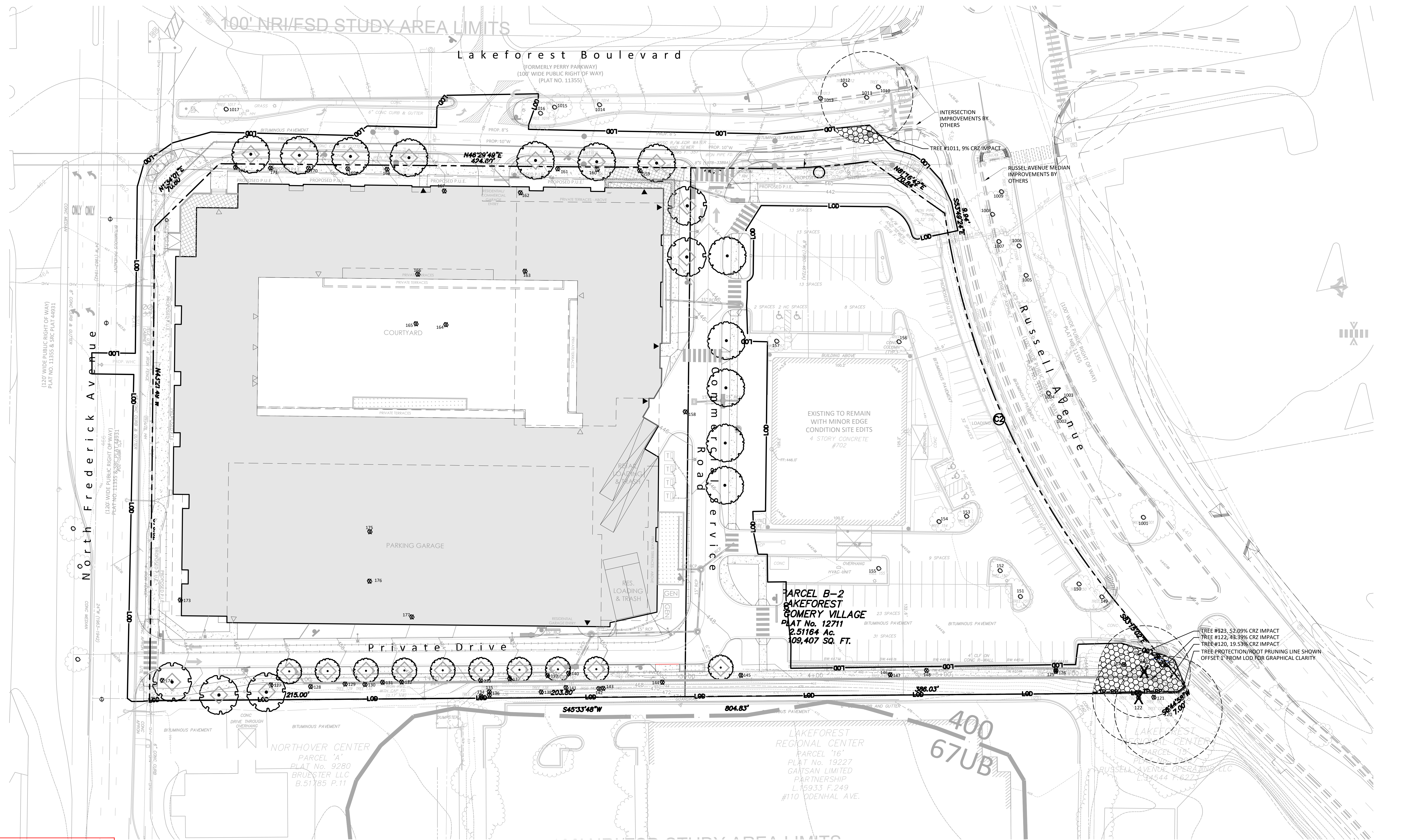
**PRELIMINARY FOREST CONSERVATION**



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. JONAS SLOAN LICENSE NO. 3776. EXPIRES 06/30/2025.

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PREPARED BY VKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY AND INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR CONTENT, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORM, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VKA MARYLAND, LLC, VIOLATION MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

© 2019 VKA MARYLAND, LLC  
 DRAWN BY: AD  
 DESIGNED BY: ID  
 DATE ISSUED: 7/16/2024  
 VKA PROJECT: VM50089  
 DRAWING NO.: PFCP-2  
 SHEET NO.:



**NOT FOR CONSTRUCTION**

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call81.com or http://www.misutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The viewer 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 35A of the Montgomery County Code.

