NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES

1. TOTAL SITE AREA = 1.4 ACRES (60,984 S.F.) AND CONSISTS OF PARCEL '2-L' OF ROCKVILLE TOWN CENTER. PROPERTY ADDRESS IS 198 E MONTGOMERY AVE, ROCKVILLE, MD, 20850 WITH TAX ID#03828981, #03828968, AND #03828970. PROPERTY IS ZONED PD-RCI.
2. TOPOGRAPHY FROM MONTGOMERY COUNTY 218NW07 WSSC.
3. BOUNDARY INFORMATION FROM DEEDS OF RECORD BY MACRIS, HENDRICKS, & GLASCOCK P.A.
4. NO SLOPES GREATER THAN 25% EXIST ON-SITE. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
5. THE SITE DRAINS TO CROYDON PARK TRIBUTARY. THIS PORTION OF THE ROCK CREEK WATERSHED IS DESIGNATED AS CLASS I WATERS BY THE STATE OF MARYLAND.
6. NO STREAM AND STREAM VALLEY BUFFER EXISTS ON SITE. NO WETLANDS PER NATIONAL WETLANDS INVENTORY ONLINE MAPPING TOOL. NO FLOODPLAIN EXISTS PER FEMA PANEL #24031C0334D.
7. UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
8. THERE IS NO FOREST AREA ON-SITE.
9. THE PROPERTY IS NOT LISTED AS A HISTORIC SITE BY CITY OF ROCKVILLE. EXISTING BUILDINGS ON THE PROPERTY THAT MAY BE PROPOSED FOR DEMOLITION ARE SUBJECT TO ZONING ORDINANCE SEC. 25.07.02.4, HISTORIC REVIEW.
10. TREE DBH WAS MEASURED USING A DIAMETER TAPE.
11. FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 12/17/2024 BY FRANK JOHNSON.
12. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
13. NO NON NATIVE OR INVASIVE SPECIES PRESENT.
14. THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MHG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET February 2010

NET TRACT AREA:

A. Total tract area ...	11.23
B. Deductions (land dedication not in construction on this plan, other deductions - specify)	0.00
C. Net Tract Area .....=	11.23

LAND USE CATEGORY:

ZONING:	R-400, R-200	R-90, R-75, R-60, R-150	RMD10, RMD15, RMD25	I-L, I-H, RPR, RPC, MXT, MXC, MXNC, MXB, MXE, MXCD, MXTD	Park
Place a "1" under the column corresponding to the correct zone of the site					
Zone: (choose only one)	0	0		1	0

D. Afforestation Threshold ...	15%	x F =	1.68
E. Conservation Threshold ...	15%	x F =	1.68

EXISTING FOREST COVER:

F. Existing forest cover (within net tract) .....=	0.00
G. Area of forest above conservation threshold .....=	0.00

BREAK EVEN POINT:

H. Breakeven Point (amount of forest retained so that no mitigation is required)....=	0.00
I. Clearing permitted without mitigation .....=	0.00

PROPOSED FOREST CLEARING:

J. Total area of forest to be cleared .....=	0.00
K. Total area of forest to be retained .....=	0.00

PLANTING REQUIREMENTS:

L. Reforestation for clearing above conservation threshold .....=	0.00	
M. Reforestation for clearing below conservation threshold .....=	0.00	1
N. Credit for retention above conservation threshold .....=	0.00	
P. Total reforestation required .....=	0.00	1
Q. Total afforestation required .....=	1.68	
R. Total planting requirement .....=	1.68	

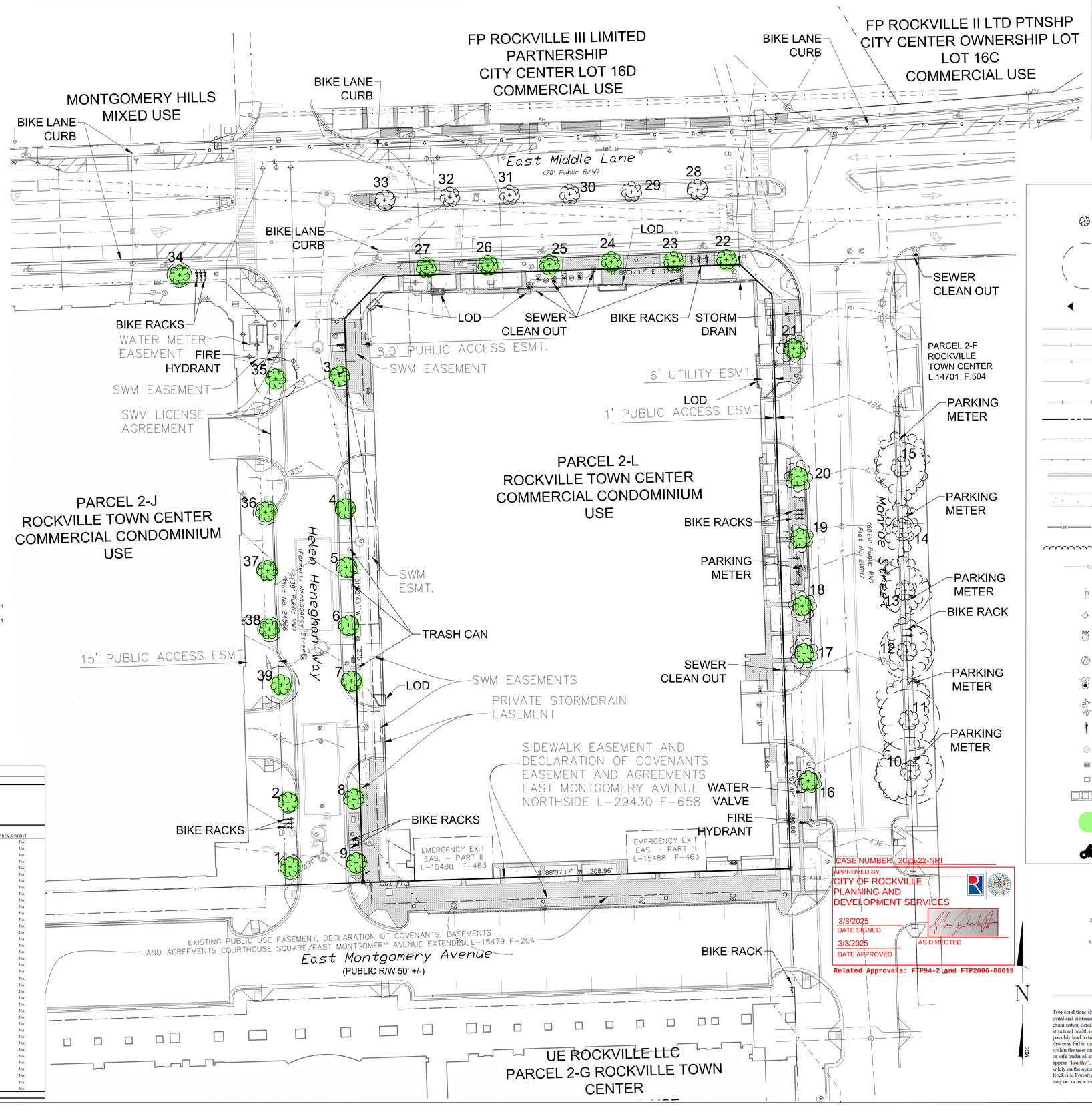
THIS PLAN AMENDS FTPO 94-2 AND FTP2006-00019, FOREST CONSERVATION PER THIS WORKSHEET WAS MET FOR THIS PROPERTY PER THOSE PLANS.

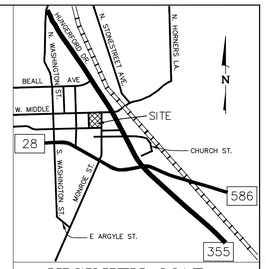
SOILS CHART

MAP UNIT/ SYMBOL	MAP UNIT NAME	K FACTOR/ WHOLE	DRAINAGE CLASS	HIGH ERODIBILITY	HYDRIC INCLUSION	HYDROLOGIC SOIL GROUP
400	URBAN LAND	NO RATING	NO RATING	NO	0	D

MINIMUM TREE COVER

TRACT AREA SF	ZONING	MTC REQUIRED %	MTC SF REQUIRED
60984	PD-RCI	10%	6098.4





VICINITY MAP
SCALE 1" = 2,000'

LEGEND

- SIGNIFICANT TREE
- CRITICAL ROOT ZONE
- LIGHT
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- GAS
- ELECTRIC LINE
- SUBJECT PROPERTY LINE
- PROPERTY LINE
- GUARDRAIL
- CURB & GUTTER
- CONCRETE
- LIMIT OF DISTURBANCE
- TREE CANOPY
- CONTOUR
- SIGN
- FIRE HYDRANT
- WATER METER
- STORM DRAIN MANHOLE
- CLEAN OUT
- FIRE DEPT CONNECTION
- BIKE RACK
- TRASH CAN
- UTILITY BOX
- ART
- UTILITY VENT
- STREET TREE PLANTED ON FTPO 2006-00019
- BIKE LANE

SIGNIFICANT TREE SUMMARY CHART

#	SCIENTIFIC NAME	COMMON NAME	DBH	Area CRZ	CTLA %	CDB CTLA %	Remarks	
				NRI				
	STREET TREES OF ANY SIZE CREDIT (Tree number must include F if previous FCP credit was assigned)		CRZ-1"DBH=1.5'RADIUS		STREET TREES MAY HAVE PRIOR FCP		PREVIOUS FTP PLAN #	PREV.CREDIT
1	Ginkgo biloba	Ginkgo	4	113	81		FTP02006-00019	NA
2	Ginkgo biloba	Ginkgo	3	64	94		FTP02006-00019	NA
3	Ginkgo biloba	Ginkgo	4	113	100		FTP02006-00019	NA
4	Ginkgo biloba	Ginkgo	4	113	100		FTP02006-00019	NA
5	Ginkgo biloba	Ginkgo	3	64	100		FTP02006-00019	NA
6	Ginkgo biloba	Ginkgo	3	64	94		FTP02006-00019	NA
7	Ginkgo biloba	Ginkgo	3	64	100		FTP02006-00019	NA
8	Ginkgo biloba	Ginkgo	3	64	88		FTP02006-00019	NA
9	Ginkgo biloba	Ginkgo	3	64	100		FTP02006-00019	NA
10	Platanus occidentalis	Sycamore	12	1017	81			NA
11	Platanus occidentalis	Sycamore	10	707	81			NA
12	Platanus occidentalis	Sycamore	9	572	44			NA
13	Platanus occidentalis	Sycamore	8	452	59			NA
14	Platanus occidentalis	Sycamore	4	113	88			NA
15	Platanus occidentalis	Sycamore	8	452	75			NA
16	Platanus occidentalis	Sycamore	5	177	97		FTP02006-00019	NA
17	Platanus occidentalis	Sycamore	3	64	100		FTP02006-00019	NA
18	Platanus occidentalis	Sycamore	3	64	100		FTP02006-00019	NA
19	Platanus occidentalis	Sycamore	3	64	100		FTP02006-00019	NA
20	Platanus occidentalis	Sycamore	3	64	100		FTP02006-00019	NA
21	Platanus occidentalis	Sycamore	3	64	97		FTP02006-00019	NA
22	Quercus robur	Columnar English oak	3	64	100		FTP02006-00019	NA
23	Quercus robur	Columnar English oak	3	64	100		FTP02006-00019	NA
24	Quercus robur	Columnar English oak	3	64	78		FTP02006-00019	NA
25	Quercus robur	Columnar English oak	4	113	100		FTP02006-00019	NA
26	Quercus robur	Columnar English oak	4	113	100		FTP02006-00019	NA
27	Quercus robur	Columnar English oak	3	64	84		FTP02006-00019	NA
28	Ginkgo biloba	Ginkgo	3	64	88			NA
29	Ginkgo biloba	Ginkgo	2	28	97			NA
30	Ginkgo biloba	Ginkgo	2	28	100			NA
31	Ginkgo biloba	Ginkgo	2	28	97			NA
32	Ginkgo biloba	Ginkgo	2	28	94			NA
33	Ginkgo biloba	Ginkgo	3	64	97			NA
34	Quercus robur Crimschmidt	Crimson Spire Columnar Oak	7	346	100		FTP02006-00019	NA
35	Ginkgo biloba	Ginkgo	6	254	94		FTP02006-00019	NA
36	Ginkgo biloba	Ginkgo	4	113	100		FTP02006-00019	NA
37	Ginkgo biloba	Ginkgo	3	64	72		FTP02006-00019	NA
38	Ginkgo biloba	Ginkgo	4	113	75		FTP02006-00019	NA
39	Ginkgo biloba	Ginkgo	6	254	100		FTP02006-00019	NA

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
20 0 10 20 40
6.10 0 3.05 6.10 12.19
(IN METERS)
1 inch = 6.10 m.

Tree Note

Tree conditions shown here on are generally accurate based on visual observation per usual and customary practice in accord with State forest conservation legislation. The examination detail required to provide a comprehensive analysis of biological and structural health is beyond the scope of this investigation. Every condition that could possibly lead to tree or limb failure cannot always be detected. Trees are living organisms that may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. It cannot be guaranteed that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy", but may be structurally unsound. Condition ratings of trees are based solely on the opinion of MHG and may be inconsistent with the opinion of the City of Rockville Forestry Staff. MHG assumes no liability for injury or property damage that may occur as a result of tree failure on this property.

MHG
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
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FRANK C. JOHNSON
02/20/2025
DATE
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES
COMAR 08.19.06.01

Qualified Professional Certification
I hereby certify that the information shown hereon is correct and that this plan has been prepared in accordance with the requirements of the existing state and city forest conservation legislation.

COMSTOCK 33 MONROE, LLC
1900 RESTON METRO PLZ
10TH FLOOR
RESTON, VA 20190
703-230-1985

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GR32 WSSC 218NW07

PLAT 24566

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

ROCKVILLE TOWN CENTER PARCEL 2-L

PROJ. MGR	KH
DRAWN BY	FCJ
SCALE	1"= 30'
DATE	12.18.2024

NATURAL RESOURCE INVENTORY

NR1.01

PROJECT NO.	93.395.77
SHEET NO.	1 OF 1

I:\93395\DWG\NR_77_01.dwg, 30x42 Border, 2/20/2025 5:43:05 PM, jehnsh, ARCH E1 (30.00 x 42.00 Inches), Copyright © 2025 Macris, Hendricks & Glascock, P.A., Copyright © 2025 Macris, Hendricks & Glascock, P.A.