

GENERAL NOTES

1. THE SUBJECT PROPERTY IS 3.15 ACRES.

LOT/PARCEL	BLOCK	TAX ACCT NO.	UBER & FOLIO	PLAT NO.
LOT 2	4	04-00153095	L. 58429 F. 90	-
LOT 4	4	04-00143325	L. 51915 F. 375	-
LOT 5	4	04-00143336	L. 51915 F. 375	-
LOT 6	4	04-00143347	L. 51915 F. 375	-
LOT 1/N313	8	04-03629774	L. - F. -	23781

2. THE SUBJECT PROPERTY IS ZONED MXTD AND WMATA PORTION (THE SWM FACILITY AT THE NORTH).
3. THE SUBJECT PROPERTY IS LOCATED IN THE LOWER CREEK WATERSHED, A USE CLASS I/P-STREAM. THERE IS NO MAPPED MNCPC OR FEMA 100 YEAR FLOODPLAIN.
4. 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. 24031C0361D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
5. THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS, SEEPS, OR SPRINGS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 200' OF THE SUBJECT PROPERTY BASED ON PERSONAL OBSERVATIONS ON-SITE ON NOVEMBER 5, 2020.
6. 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.mdmrlin.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. ACCESSED ON NOVEMBER 6, 2020.
7. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS BEEN CONTACTED TO DETERMINE IF THERE ARE ANY 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.
8. A 'D' TAPE WAS USED TO MEASURE TREES.
9. THERE ARE NO STATE CHAMPION TREES OR 75% OF ANY STATE CHAMPION TREE.
10. THERE ARE NO EXISTING BUILDINGS WITHIN THE INVENTORY AREA IDENTIFIED IN THE CITY OF ROCKVILLE HISTORIC BUILDINGS CATALOGUE MAP. THE CITY OF ROCKVILLE ONLINE GIS DATA WAS ACCESSED ON NOVEMBER 6, 2020.
11. FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF, DOUGLAS KOESER, RLA, ISA, ON NOVEMBER 5, 2020.
12. THE HORIZONTAL DATUM IS NAD83/2011, VERTICAL DATUM IS BASED ON NAVD83 DATUM. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, NOVEMBER 5, 2020.
13. THE VERTICAL DATUM IS BASED ON THE FOLLOWING WSSC BENCHMARKS (NAVD83): BM #4108 - MCB'S BRASS DISK FOUND IN TOP OF CONCRETE CURB AT THE NORTHWEST CORNER OF SHOPPING CENTER SOUTH SIDE OF MONTROSE ROAD. ELEVATION = 397.716. BM #2920 - STAMPED USC&GS BRASS DISK FOUND ON SOUTHEAST SIDE OF CSX RAILROAD TRACK IN FACE OF SOUTHEAST PILLAR, 400 FEET NORTHWEST OF RANDOLPH ROAD. ELEVATION = 368.949.
14. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. CTLA TREE RATING DATA SUMMARY SHEETS WERE PREPARED AND SUBMITTED WITH THIS PLAN. SEE TREE TABLE.
15. THERE ARE ZERO (0) ACRES OF EXISTING FOREST ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA.
16. AN EXISTING FOREST CONSERVATION EASEMENT FROM FTP2018-00016 MAY EXIST ON THE WMATA PROPERTY. VERIFICATION WILL BE NEEDED AT TIME OF FOREST CONSERVATION PLAN.

SITE DESCRIPTION

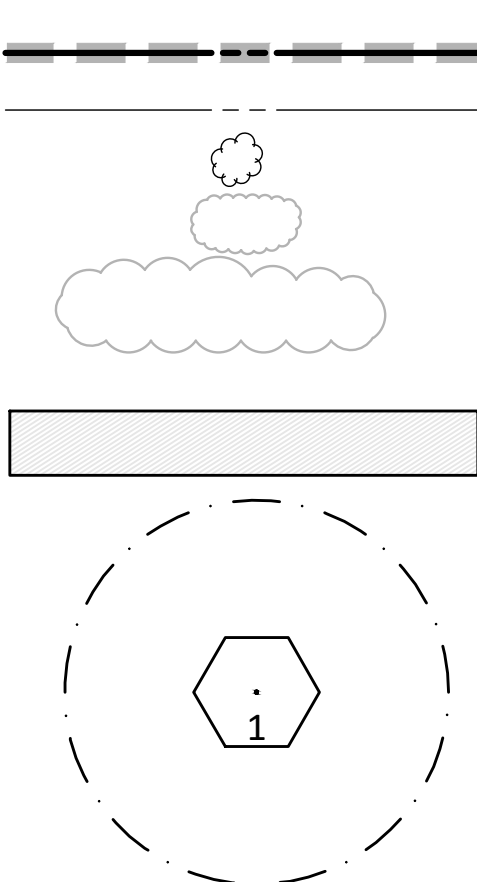
THE 3.15 ACRE SITE IS LOCATED OFF OF CHAPMAN AVENUE IN ROCKVILLE, MD, AND IS BOUND TO THE NORTHEAST BY EXISTING METRO TRAIN TRACKS, TO THE NORTHWEST BY THE TWINBROOK METRO STATION AND PARKING LOT, TO THE SOUTHWEST BY CHAPMAN AVENUE, AND TO THE SOUTHEAST BY THOMPSON AVENUE.

THERE IS AN APARTMENT BUILDING TO THE EAST OF THE SITE ACROSS THOMPSON AVENUE; A MIXED-USE BUILDING WITH GROCERY STORE AND APARTMENTS TO THE SOUTH ACROSS CHAPMAN AVENUE; TWINBROOK METRO STATION TO THE WEST AND TWINBROOK METRO RAIL TRACKS TO THE NORTH.

THE SITE TOPOGRAPHY IS RELATIVELY FLAT IN THE SOUTHERN, EASTERN, AND WESTERN ENDS OF THE SITE. THERE ARE STEEP SLOPES IN THE CENTER OF THE SITE.

THERE IS ONLY ONE TYPE OF SOIL (400 - URBAN LAND) IN THE STUDY AREA AS DETAILED IN THE SOILS TABLE. ALL TREES GREATER THAN 12" DBH HAVE BEEN IDENTIFIED AND WERE SCORED PER THE CTLA GUIDE FOR JUDGING THE CONDITION OF LANDSCAPE TREES. THERE WERE FEW NON-NATIVE INVASIVE (NNI) PLANT MATERIAL OBSERVED WITHIN THE INVENTORY AREA. THESE ARE NOTED ON THE PLAN.

LEGEND



LIMITS OF SUBJECT PROPERTY

ADJACENT PROPERTY LINES

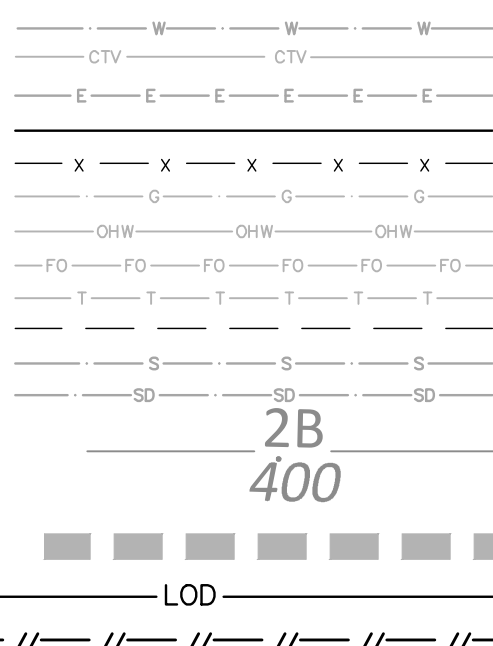
EX. TREE <24" DBH

EX. SHRUB

EX. TREE CANOPY EDGE (NOT FOREST)

SLOPES 25%

EX. SPECIMEN TREE ≥ 30" DBH AND CRITICAL ROOT ZONE



EX. WATER LINE

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

SOIL BOUNDARY & TYPE

100' PROPERTY OFFSET

LIMITS OF DISTURBANCE

FOREST CONSERVATION EASEMENT

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. CORRUGATED CONC. PIPE

EX. TRAFFIC CONTROL BOX

EX. WATER METER

EX. GAS MANHOLE

EX. WATER VALVE

EX. BOLLARD

EX. SIGN POST

EX. WOOD POST

EX. INLETS

EX. CURB INLET

EXISTING

CONC. EX. CONCRETE

CRG. EX. CURB AND GUTTER

BLDG. EX. BUILDING

STY. EX. STORY

TRV. EX. ELEC. TRANSFORMER

ASPH. EX. ASPHALT

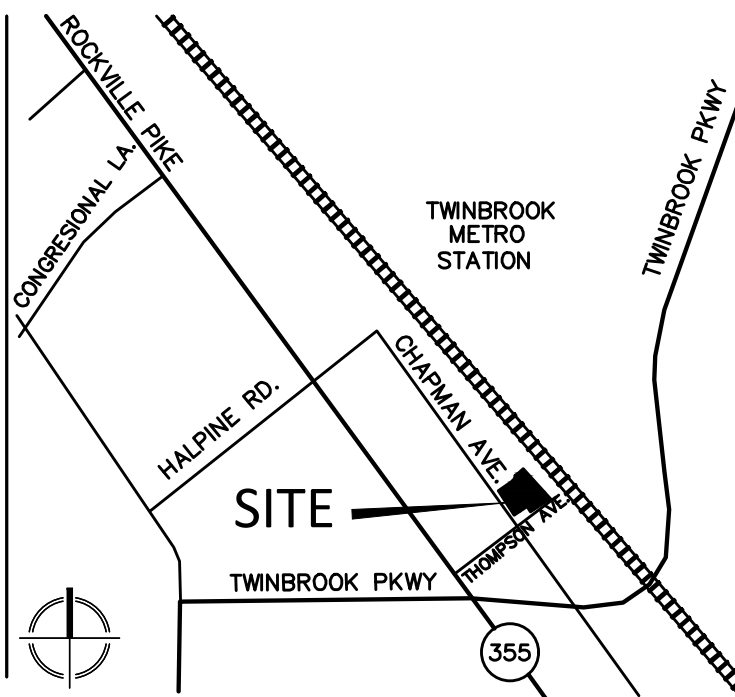
ESMT. EX. EASEMENT

RCP. EX. REINFORCED CONC. PIPE

CMP. EX. CORRUGATED METAL PIPE

BRL. EX. BLDG. RESTRICTION LINE

R/W. EX. RIGHT-OF-WAY



VICINITY MAP
SCALE: 1" = 2000'

VIKA

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Our Site Set on the Future.

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Andrew.McGeorge@Hines.com

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PLANNER, CIVIL ENGINEER
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DOUGLAS KOESER, RLA, ISA

FC WORKSHEET

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET
Twinbrook Hines (500249)

NET TRACT AREA:

A. Total tract area ...	3.15
B. Deductions (land dedication not in construction on this plan, other deductions - specify)	0.00
C. Net Tract Area	3.15

LAND USE CATEGORY:

ZONING:	R-400, R-200	R-90, R-75	RMD10	RMD15	RMD25	L-L, L-H, RPR, RPC	Park
Place a "1" under the column corresponding to the correct zone of the site (choose only one)	0	0	0	0	0	1	0

D. Afforestation Threshold ...	15%	x C =	0.47
E. Conservation Threshold ...	15%	x C =	0.47

EXISTING FOREST COVER:

F. Existing forest cover (within net tract) (Existing easement)	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
N. Credit for retention above conservation threshold ...	0.00
P. Total reforestation required	0.00
Q. Total afforestation required	0.47
R. Total planting requirement	0.47

MINIMUM TREE COVER

TRACT AREA SF	MINIMUM TREE COVER		
	ZONING	MTC REQUIRED %	MTC SF REQUIRED
111,087	MXTD AND PD-T	10	11,109

RESOURCE DATA TABLE

ACREAGE OF TRACT (GROSS AREA)	3.15
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 ENVIRONMENTAL BUFFER PROVIDED	Linear Feet: 0' Average Width: 0'

SOILS TABLE

SYMBOL	SOIL*	CHARACTERISTICS				
		PRIME AGRICULTURE**	HIGHLY ERODIBLE***	SERPENTINIC****	HYDRIC GROUP	K-FACTOR*****
400	Urban Land	NO	NO	NO	D	0.49

SOURCES: *USDA NRCS WEB SOIL SURVEY (<http://websoilsurvey.sc.egov.usda.gov/>)

**PAGE 140 TABLE 5 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

***URBAN OR BUILT-UP AREAS OF THE PRIME AGRICULTURAL SOILS ARE NOT CONSIDERED PRIME FARMLAND PER THE MONTGOMERY COUNTY, MARYLAND SOIL SURVEY PAGE 140 TABLE 5

****PAGE 67 APPENDIX C ERODIBLE SOILS LIST M NCPCP MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES

*****PAGE 120 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

*****TABLE 16 PAGE 212 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

NON NATIVE INVASIVE (NNI) CHART

RTE CHART					
SPECIES			PLANT OR ANIMAL	STATUS	
#	SCIENTIFIC	COMMON		STATE	FEDERAL
	Microstegium vimineum	Japanese Stiltgrass	Plant		
	Hedera helix	English Ivy	Plant		
	Ampelopsis brevipedunculata	Porcelain-berry	Plant		

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TWINBROOK MULTI-FAMILY
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63
#FTP2021-00033

SIMPLIFIED NRI-FSD PLAN

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED ENGINEER, REGISTERED LANDSCAPE ARCHITECT AND/OR PROFESSIONAL ARCHITECT UNDER THE STATE OF MARYLAND. I HAVE REVIEWED THESE DRAWINGS AND/OR DOCUMENTS, 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.

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DRAWN BY: DLK
DESIGNED BY: DLK
DATE ISSUED: 3/5/2021
VIKA PROJECT VM50024G
DRAWING NO.
SHEET NO. NRI 100



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PROPERTY MAP

Scale: 1" = 2000'

[illegible]

SIMPLIFIED NRI-FSD TREE TABLE

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SHEET NO. NRI 200

CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES

7/26/2021
DATE SIGNED

7/26/2021
DATE APPROVED

AS DIRECTED