

GENERAL NOTES

1. THE SUBJECT PROPERTY IS 3.15 ACRES.
- LOT 1/N313 B 04-03629774 L - F - 23781
2. THE SUBJECT PROPERTY IS ZONED PD-TC, TWINBROOK COMMONS.
3. THE SUBJECT PROPERTY IS LOCATED IN THE LOWER ROCK CREEK WATERSHED, A USE CLASS I/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 MAY 31, 2024.
6. PER MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN) (HTTP://WWW.MDMERLIN.NET), AND FIELD VERIFICATION, THERE IS A WETLAND LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA, IT IS ACKNOWLEDGED AS A KNOWN STORMWATER MANAGEMENT FACILITY. ACCESSED ON JUNE 19, 2024.
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 BUILDING WITHIN THE INVENTORY AREA IDENTIFIED IN THE CITY OF ROCKVILLE HISTORIC BUILDINGS CATALOGUE MAP. THE CITY OF ROCKVILLE ONLINE GIS DATA WAS ACCESSED ON MAY 6, 2024.
11. FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF, BRANDON YOUNIE, ON MAY 31, 2024.
12. THE HORIZONTAL DATUM IS NAD83/2011, VERTICAL DATUM IS BASED ON NGVD29 DATUM. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, AUGUST 2, 2024.
13. THE VERTICAL DATUM IS BASED ON THE FOLLOWING WSSC BENCHMARKS (NAVDS88): BM #4108 - MCBGS 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 US&GS BRASS DISK FOUND ON SOUTHEAST SIDE OF CSX RAIL ROAD 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. C.T.A. 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.

FC WORKSHEET

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET
Twinsbrook Hines (50024)

NET TRACT AREA: 0.22

A. Total tract area: 0.22
B. Deductions (land dedication not in construction on this plan, other deductions - specify): 0.00
C. Net Tract Area: 0.22

LAND USE CATEGORY: 200000
Place a "Y" under the column corresponding to the correct zone of the site (choose only one)

D. Abandonment Threshold: 15%
E. Conservation Threshold: 15%
F. Existing forest cover (patina not forest) (Existing measurement): 0.00
G. Area of forest above conservation threshold: 0.00
H. Breakdown Point (amount of forest retained so that no mitigation is required): 0.00
I. Clearing permitted without mitigation: 0.00
J. Proposed Forest Clearing: 0.00
K. Total area of forest to be retained: 0.00
L. Reclamation for clearing above conservation threshold: 0.00
M. Reclamation for clearing below conservation threshold: 0.00
N. Credit for retention above conservation threshold: 0.00
O. Total reforestation required: 0.00
P. Total reforestation required: 0.00
Q. Total afforestation required: 0.00
R. Total planting requirement: 0.00

FC WORKSHEET - LOD ONLY

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET
Twinsbrook Hines - LOD Only (50024)

NET TRACT AREA: 0.86

A. Total tract area: 0.86
B. Deductions (land dedication not in construction on this plan, other deductions - specify): 0.00
C. Net Tract Area: 0.86

LAND USE CATEGORY: 200000
Place a "Y" under the column corresponding to the correct zone of the site (choose only one)

D. Abandonment Threshold: 15%
E. Conservation Threshold: 15%
F. Existing forest cover (patina not forest) (Existing measurement): 0.00
G. Area of forest above conservation threshold: 0.00
H. Breakdown Point (amount of forest retained so that no mitigation is required): 0.00
I. Clearing permitted without mitigation: 0.00
J. Proposed Forest Clearing: 0.00
K. Total area of forest to be retained: 0.00
L. Reclamation for clearing above conservation threshold: 0.00
M. Reclamation for clearing below conservation threshold: 0.00
N. Credit for retention above conservation threshold: 0.00
O. Total reforestation required: 0.00
P. Total reforestation required: 0.00
Q. Total afforestation required: 0.13
R. Total planting requirement: 0.13

SIGNIFICANT TREE TABLE

TREE SUMMARY CHART

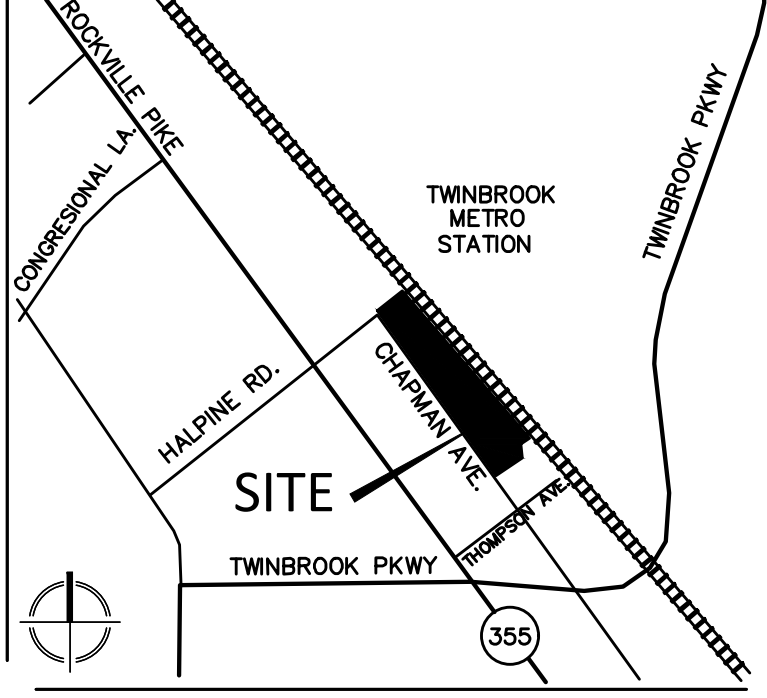
1818 CHAPMAN AVE (TWINBROOK CROSSING KISS & RIDE) 50024

EXISTING TREES (BT 11.0' DBH)

LANDSCAPE TREES (24" 1.3" DBH AND EXISTING CREDITS)

PREVIOUS FOREST CONSERVATION CREDIT (Tree number prefix "FT" - Missing tree for afforestation credit "X" - Plant as an interim vegetation)

PREVIOUS REPLACEMENT TREE CREDIT (Tree number prefix "RT" - Missing replacement tree)



VICINITY MAP
SCALE: 1" = 2000'

RESOURCE DATA TABLE

RESOURCE DATA TABLE

PRIORITY FOREST: 0 0 0 0 0 0

NON-PRIORITY FOREST: 0 0 0 0 0 0

FORESTED WETLAND: 0 0 0 0 0 0

NON-FORESTED WETLAND: 0 0 0 0 0 0

FORESTED FLOODPLAIN: 0 0 0 0 0 0

NON-FORESTED FLOODPLAIN: 0 0 0 0 0 0

WATER BODIES: 0 0 0 0 0 0

WATER BODIES: 0 0 0 0 0 0

LEGEND

LIMITS OF SUBJECT PROPERTY
ADJACENT PROPERTY LINES
EX. TREE >12" DBH
EX. SHRUB
EX. TREE CANOPY
EDGE (NOT FOREST)
EX. SPECIMEN TREE
≥ 30" DBH AND CRITICAL ROOT ZONE
EX. SIGNIFICANT TREE
WITHIN 25' OF LOD
≥ 6" - 11.9" DBH

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. 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. UTILITY POLE WITH LIGHT
EX. SANITARY MANHOLE
EX. TRAFFIC CONTROL BOX
EX. WATER METER
EX. WATER MANHOLE
CROSSWALK SIGNAL
TRAFFIC SIGNAL POLE

EX. WATER VALVE
EX. BOLLARD
EX. SIGN POST
EX. ELECTRONIC BUS SCHEDULE SIGN
EX. WOOD POST
EX. INLETS
EX. CURB INLET
EX. BIKE RACK
EX. EXISTING CONC. EX. CONCRETE C&G 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 EX. RIGHT-OF-WAY HC EX. HANDICAP

TREES USED FOR AFFORESTATION REQUIREMENT

SHADE TREES - PLANT AT MIN. 2" CALIPER (NOT INCL. INTERIM)

ORNAMENTAL TREES - PLANT AT MIN. 2" CALIPER (NOT INCL. INTERIM)

EVERGREEN TREES - PLANT AT MIN. 7' HEIGHT (6 THIS SHEET)

TREES USED FOR SIGNIFICANT TREE REPLACEMENT

SHADE TREES - PLANT AT MIN. 2" CALIPER (0 THIS SHEET, 14 TOTAL)

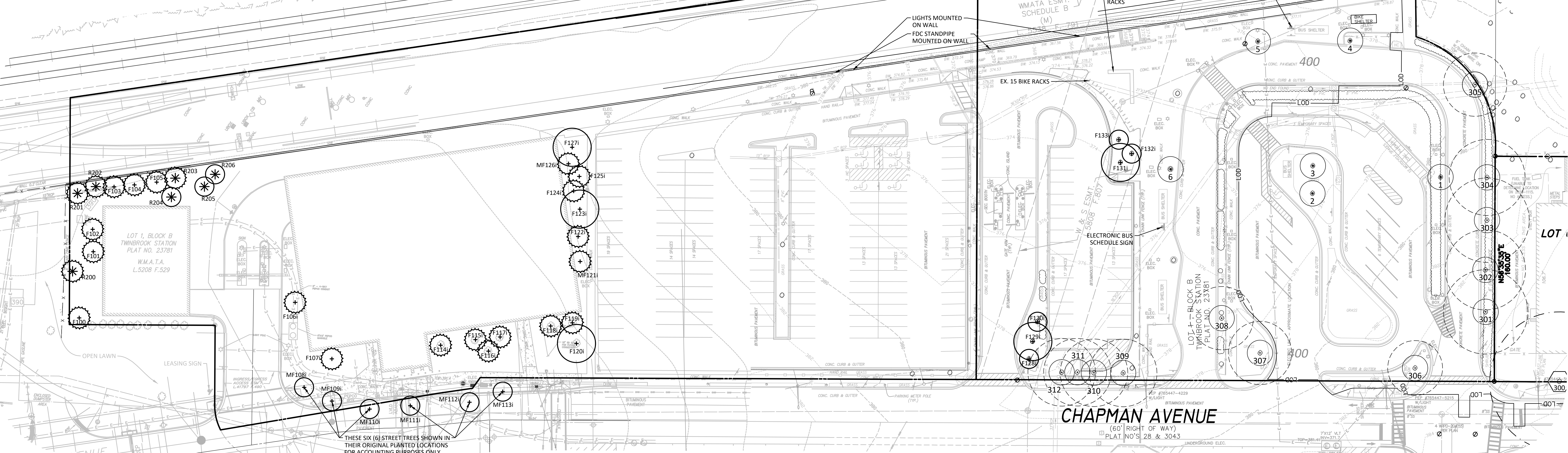
ORNAMENTAL TREES - PLANT AT MIN. 2" CALIPER (3 THIS SHEET, 28 TOTAL)

EVERGREEN TREES - PLANT AT MIN. 7' HEIGHT (4 THIS SHEET, 45 TOTAL)

RARE, THREATENED OR ENDANGERED (RTE) CHART

RTE CHART

N/A SCIENTIFIC COMMON PLANT OR ANIMAL STATUS STATE FEDERAL



"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.misutility.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 from those facilities excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

CASE NUMBER: FTP2008-00016

APPROVED BY: CITY OF ROCKVILLE PLANNING AND DEVELOPMENT SERVICES
DATE ISSUED: 01/24/2025
DATE SIGNED: 01/24/2025
DATE APPROVED: AS DIRECTED

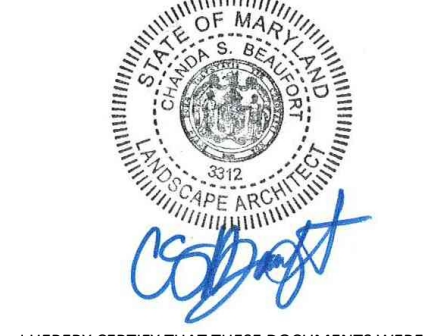
REVISIONS

INITIAL SUBMISSION: 3/5/2021
2ND SUBMISSION: 7/6/2021

CHAPMAN AVENUE - KISS AND RIDE
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

SIMPLIFIED NRI-FSD PLAN

#FTP2008-00016
PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: CHANDRA BEAUFORT, RLA LICENSE NO.: 3112 EXPIRATION DATE: SEPTEMBER 7, 2025

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DRAWN BY: BY
DESIGNED BY: CB
DATE ISSUED: XX/XX/2024
VIKA PROJECT: VM50024J
DRAWING NO.: NRI 100
SHEET NO.