



SITE DESCRIPTION

The 3.97 acre property is located at 9801 Georgia Avenue and is situated at the northern intersection of Georgia Avenue, Forest Glen Road and Woodland Drive in the Silver Spring area of Montgomery County, Maryland.

The site is bound by Woodland Drive to the east, Georgia Avenue to the west, Forest Glen Road to the south, and single family residences and lots to the north. Current land use is commercial; structures on the property include a commercial medical offices building with associated parking, and two storage sheds at the north end of the existing parking.

Topography has an eastern aspect and is flat to gently sloping from the high point of the property at Georgia Avenue to the low point at Woodland Drive. The site is situated in the Rock Creek watershed. The site investigation found no Waters of the U.S. or nontidal wetlands present on-site.

Mapped soils on-site are Glenelg - Urban Land Complex (2UB & 2UC).

The southern portion of the property is intense commercial use with parking and the medical offices and is dominated by impervious surface with some areas of lawn and landscape. The northern third of the property is a mixture of forest, individual trees, shrub/scrub, and invasive vines. Approximately 0.43 acre of forest were identified on the northwestern portion of the property during the site investigation.

Forest Stand 1 (F1): Mixed Hardwood Forest 0.43 acres

Forest Stand 1 (F1) is situated in the northwestern corner of the property adjacent to Georgia Avenue and north of the existing parking. The canopy is dominated by Tulip Poplar (*Liriodendron tulipifera*) and Black Locust (*Robinia pseudoacacia*) ranging from 17 to 33" DBH, with Silver Maple (*Acer saccharinum*) in association. The stand exhibits canopy closure of 80% with moderate to light downed woody debris throughout. The understory stratum is comprised of Sweet Cherry (*Prunus avium*), White Mulberry (*Morus alba*), Box Elder (*Acer negundo*), and Black Cherry (*Prunus serotina*). The shrub stratum is dominated by non-native invasive Tatarian Honeysuckle (*Lonicera tatarica*). Non-native invasive vines climb the majority of trees within the forest stand as well as significant and specimen on the northern portion of the property and were identified as English Ivy (*Hetera helix*) and Climbing Euonymus (*Euonymus fortunei*). Scoring for this stand was 10 indicating "good forest structure".

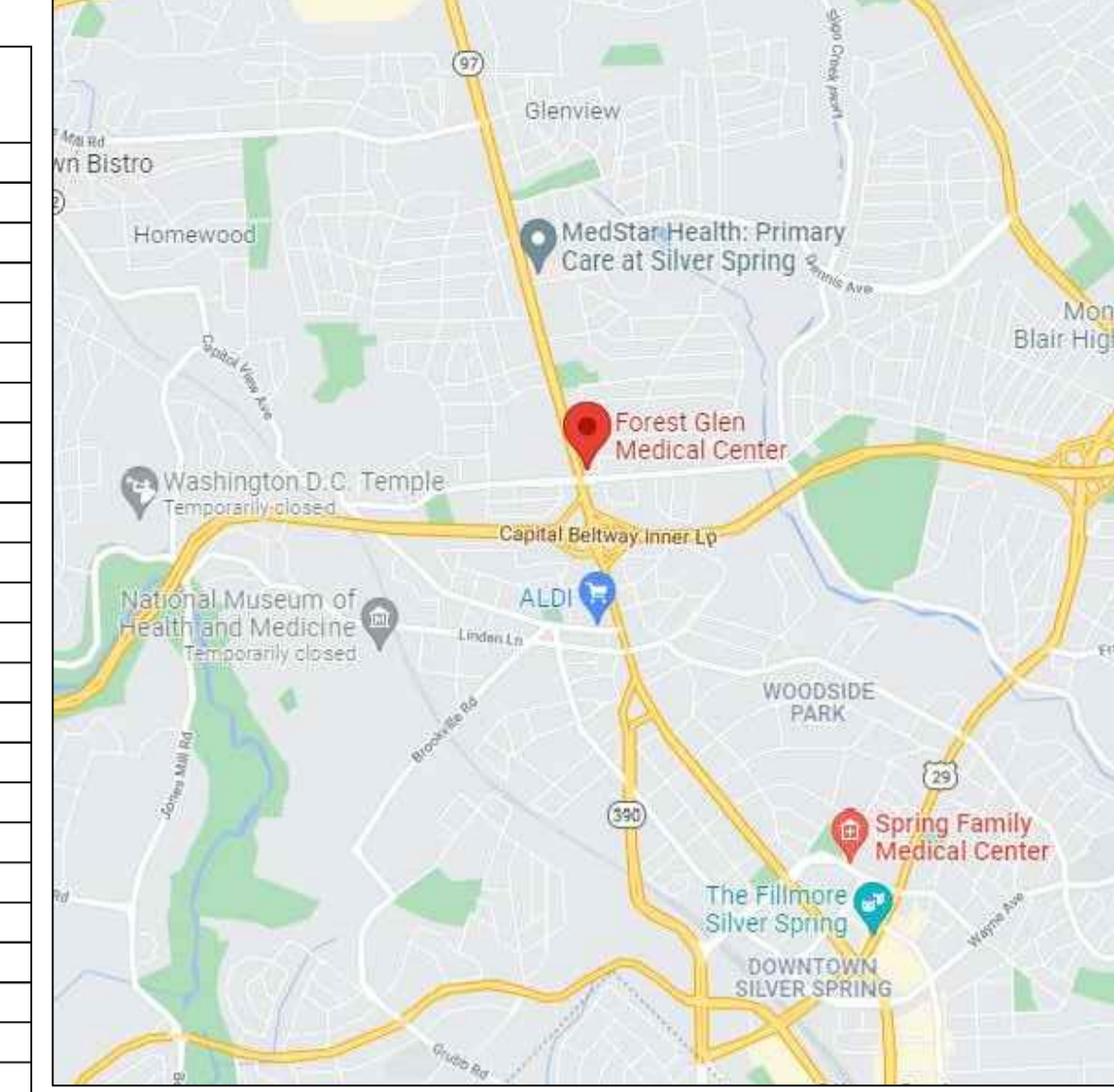
NATURAL RESOURCE INVENTORY NOTES:

- 1) The subject property acreage totals 3.97 acres, is zoned CRT-2.5, and is identified as Tax Map JP12, Parcels 400 & N402.
- 2) Tax identification numbers for parcels and lots within the project area are as follows: 01115642, 00970992, 01115653, 01115631, 01115620, and 01115618.
- 3) Property owner information: Forest Glen Medical Center, LLP c/o Sutton & Associates, 7900 Westpark Drive, Suite A3 40, McClean, VA 22102-4211.
- 4) There are 0.39 acre of forest on-site.
- 5) The field work was conducted by Sean McDonough of Watershed Environmental, LLC on January 6, 2022. A tree tape was used to measure the trees and field data summary sheets were prepared to accompany this plan. Significant and Specimen trees were identified on and within 100-feet of the property. Existing vegetation information associated with the subject property is as shown on this plan.
- 6) There are 18 Significant trees on-site with a DBH greater than 24" as shown on the plan. 8 of the Significant Trees on-site are Specimen Trees as indicated on the attached Specimen Tree/Significant Tree List table. No specimen trees on the project site were within 75% of the County or State Champion tree.
- 7) The subject property is not identified in the Montgomery County Locational Atlas and Index of Historic Sites. The site is not within an SPA or PMA.
- 8) A wetland and watersways inspection was conducted by Sean McDonough of Watershed Environmental, LLC. No Waters of the U.S. or nontidal wetlands were identified on or adjacent to the subject property.
- 9) The subject property lies within the of Rock Creek watershed, which is designated as Use Class IV, per COMAR 26.08.02.08 (Sub-basin 02-14-02 - Washington Metropolitan Area).
- 10) There is no mapped FEMA 100-year floodplain on the project site per FEMA Map Panel 24031C0370D.
- 11) No Rare, Threatened or Endangered Species were observed on the subject property. In a letter dated March 16, 2022 the Wildlife and Heritage Division of the MD DNR has determined there is no record of rare, threatened or endangered species within the project site and as a result have no specific concerns relating to the proposed activity on-site.
- 12) Boundary and topographic information is based on a survey prepared by Vika Maryland, LLC.
- 13) The subject property is located on WSSC Map 222NW06.
- 14) Significant/Specimen trees were field surveyed by VIKI Maryland, LLC, February 2022.
- 15) Since no Waters of the U.S. are present on the project site, no Stream Valley Buffer is present.

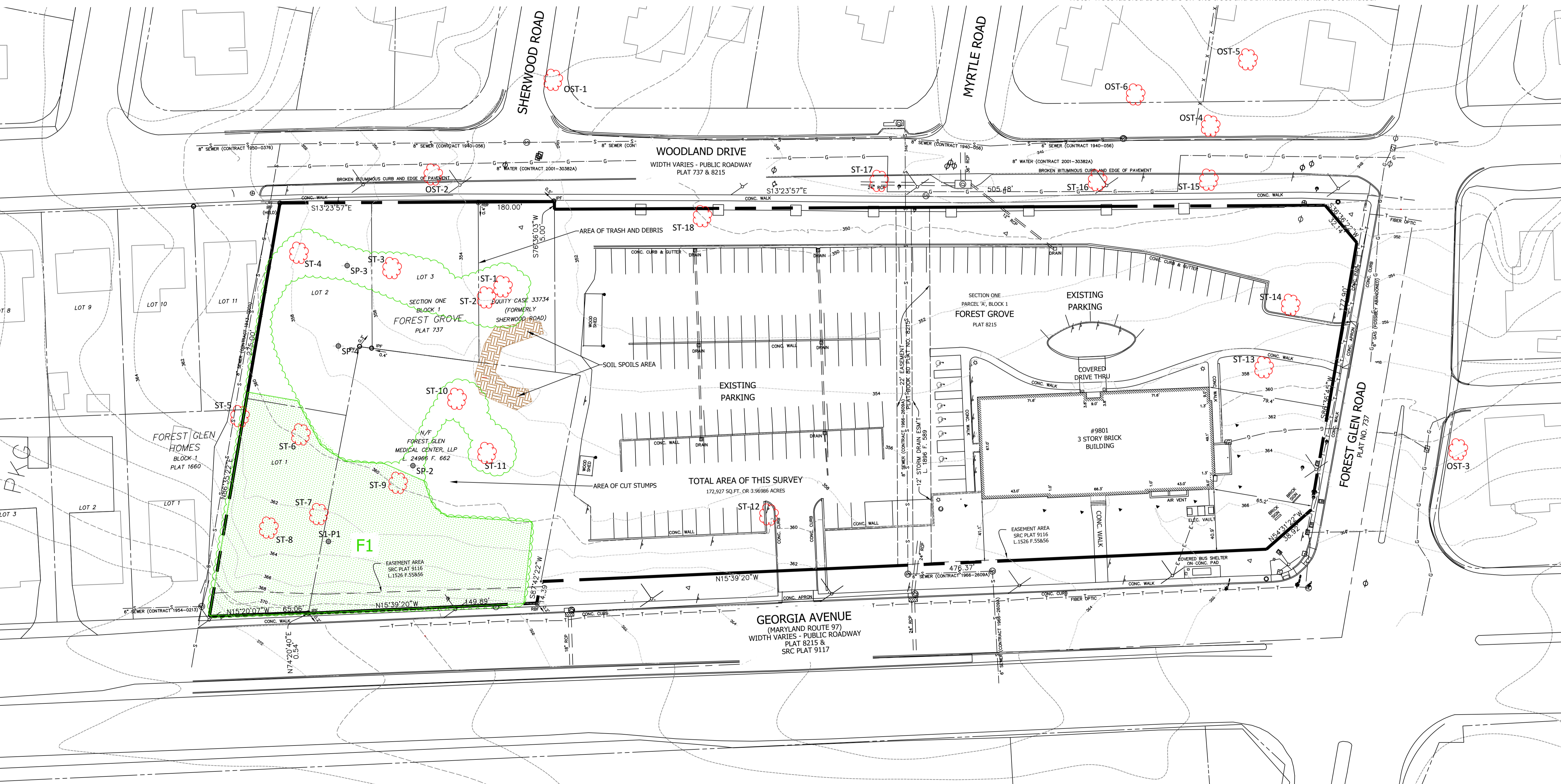
SIGNIFICANT AND SPECIMEN TREES 24" DBH AND GREATER

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	SPECIMEN	CONDITION	COMMENTS
1	Ulmus rubra	Slippery Elm	29		Poor	Many E. Ivy vines, double at 3'
2	Robinia pseudoacacia	Black Locust	26		Poor	Leaning, mostly dead, many E. Ivy vines
3	Robinia pseudoacacia	Black Locust	34	✓	Poor	Canopy dieback, E. Ivy vines, 1/2 dead
4	Morus alba	White Mulberry	29		Fair	Crown dieback, vines, double @ 4'
5	Acer negundo	Box Elder	24		Fair	Leaning
6	Robinia pseudoacacia	Black Locust	29		Poor	Many vines, crown dieback
7	Liriodendron tulipifera	Tulip poplar	33	✓	Good	Many P. Ivy vines
8	Acer saccharinum	Silver Maple	33	✓	Poor	
9	Robinia pseudoacacia	Black Locust	28		Poor	Mostly dead, leaning, many vines
10	Robinia pseudoacacia	Black Locust	28		Poor	Double @ 8', mostly dead, many vines
11	Acer saccharinum	Silver Maple	31	✓	Fair	Many vines
12	Quercus palustris	Pin Oak	24		Good	
13	Prunus x yedoensis	Yoshino Cherry	31	✓	Poor	Canopy dieback, trunk rot.
14	Prunus x yedoensis	Yoshino Cherry	24		Poor	50% canopy dieback, trunk rot
15	Acer rubrum	Red Maple	31	✓	Good	
16	Acer rubrum	Red Maple	32	✓	Good	
17	Acer rubrum	Red Maple	30	✓	Fair	Some dead branches
18	Acer rubrum	Red Maple	26		Good	
OST-1	Acer saccharinum	Silver Maple	30	✓	Fair	
OST-2	Quercus palustris	Pin Oak	24		Good	Many vines
OST-3	Prunus x yedoensis	Yoshino Cherry	24		Good	
OST-4	Acer rubrum	Red Maple	24		Good	
OST-5	Acer rubrum	Red Maple	24		Good	
OST-6	Acer rubrum	Red Maple	24		Good	

Note: Trees labeled as OST are off-site trees and DBH measurements are estimated.



VICINITY MAP
SCALE: 1"=2000'



EXISTING SOILS

2UB	Glenelg urban land complex, 0-8% slopes
2UC	Glenelg urban land complex, 8-15% slopes

RESOURCE AREA INFORMATION

DESCRIPTION	AREA
TRACT AREA	3.97 AC
FOREST AREA	0.43 AC
WETLAND AREA	0.00 AC
FORESTED WETLAND AREA	0.00 AC
STREAM BUFFER AREA	0.00 AC
FORESTED STREAM BUFFER AREA	0.00 AC
100-YEAR FLOODPLAIN AREA	0.00 AC
FORESTED 100-YEAR FLOODPLAIN	0.00 AC
STREAM LENGTH ON SITE	0.00 LF
STREAM BUFFER AVERAGE WIDTH	0.00 FT
PMA ON SITE	0.00 AC

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOURS
- EXISTING CANOPY EDGE
- SOIL BOUNDARY
- FIBEROPTIC LINE
- GAS LINE
- OVERHEAD WIRES
- FOREST STAND BOUNDARY
- FOREST STAND HATCH
- 25% OR GREATER SLOPES
- S1-P1 FOREST PLOT SAMPLE POINT
- ST-12 SIGNIFICANT/SPECIMEN TREE



REVISIONS

DATE:	REVISION:	INITIALS:
2/15/23	PER 12/8/22 COMMENTS	SFM

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PLAN PREPARED FOR:
JLB REALTY, LLC
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SUITE 960
BETHESDA, MD 20814
240-223-5350
NOVEMBER 2022

FOREST GLEN MEDICAL CENTER
NATURAL RESOURCE INVENTORY/FOREST STAND
DELINEATION PLAN
NRI/FSD PLAN NO. 420230690
ELECTION DISTRICT 12
SUBDIVISION 36/BLOCK 1/LOT 0
PROJECT #: 2112 DATE: 11/2/22 DRAWN BY: SFM CHECKED BY: JBM SHEET 1 OF 1
TAX MAP JP12 PARCEL 400, N402
MONTGOMERY COUNTY, MD