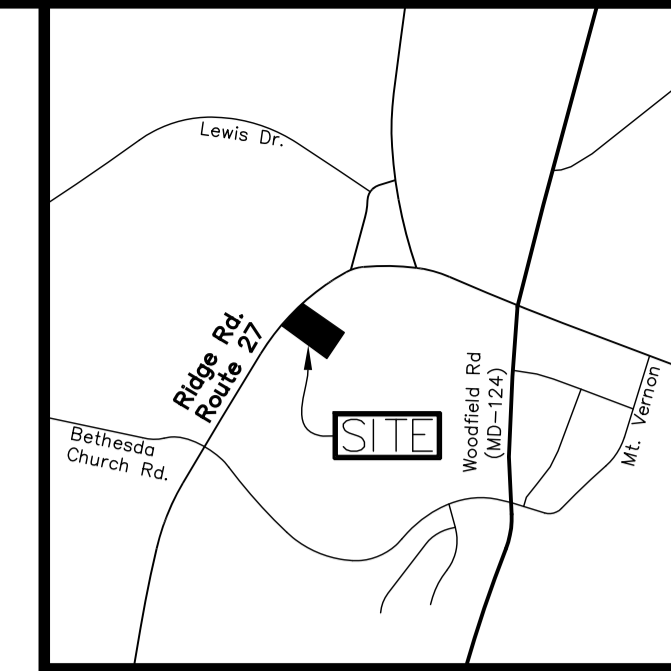


MONTGOMERY PLANNING DEPARTMENT
 THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVED - 420241140
 Jonathan Casey
 03/01/24

ENVIRONMENTAL DATA TABLE

FEATURE	EX. AREA
AREA OF STEEP SLOPES	0 AC.
LINEAR EXTENT OF STREAMS (ONSITE)	0'
STREAM BUFFER	0 AC.
ENV. BUFFER (AVG. LENGTH & WIDTH)	NONE ONSITE
TOTAL ONSITE FORESTED AREA	0 AC.
FORESTED STREAM BUFFER AREA	0 AC.
100 YEAR FLOODPLAIN	0 AC.
PRIORITY AREAS	0 AC.
WETLANDS	0 AC.
FORESTED WETLANDS	0 AC.

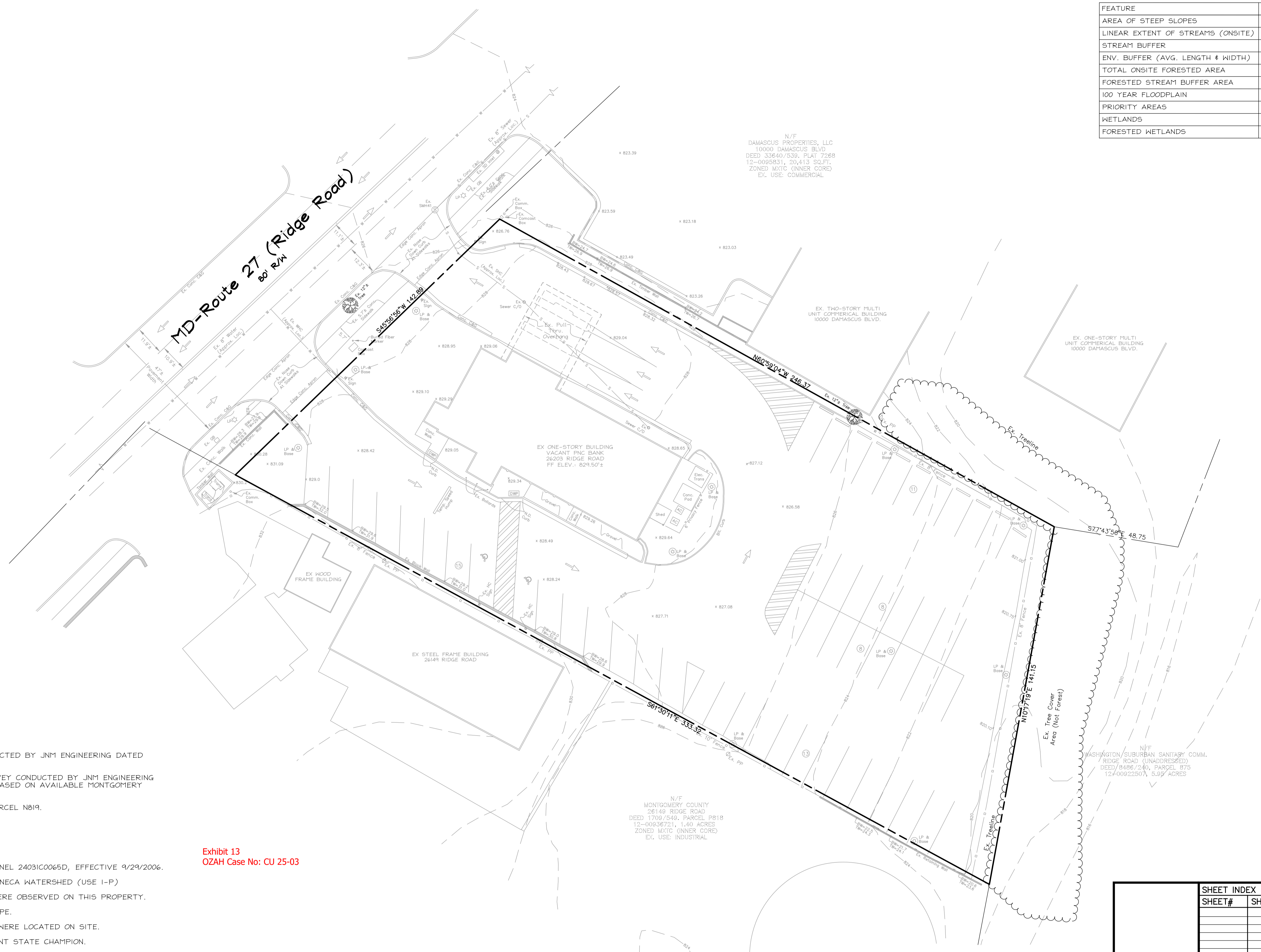


VICINITY MAP
SCALE: 1" = 2000'

LEGEND

EXISTING FEATURES

- EXISTING CURB & GUTTER
- EXISTING CONTOUR
- EXISTING PROPERTY LINE
- EXISTING FOREST AREA
- EXISTING WATER
- EXISTING SEWER
- EXISTING TREELINE
- EXISTING STORMDRAIN
- EXISTING ELECTRIC
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SPOT ELEVATION
- EXISTING SIGNIFICANT OR SPECIMEN TREE



GENERAL NOTES

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
- 2) BOUNDARY INFORMATION BASED ON A SURVEY CONDUCTED BY JNM ENGINEERING DATED AUGUST, 2023.
- 3) ONSITE TWO-FOOT CONTOUR DATA BASED ON A SURVEY CONDUCTED BY JNM ENGINEERING DATED AUGUST, 2023. OFFSITE CONTOUR DATA IS BASED ON AVAILABLE MONTGOMERY COUNTY CONTOUR MAPS.
- 4) TOTAL LOT AREA: 38,900SF, TAX ID 12-00930906, PARCEL N819.
- 5) PROPERTY SHOWN ON TAX MAP FX43.
- 6) PROPERTY SHOWN ON WSSC 200' SHEET 237NW10.
- 7) SEE SOILS TABLE ON THIS SHEET.
- 8) FLOOD ZONE "X" PER CURRENT F.E.M.A. FIRM MAP PANEL 2403IC0065D, EFFECTIVE 9/29/2006.
- 9) PROPERTY IS LOCATED WITHIN THE UPPER GREAT SENECA WATERSHED (USE I-P)
- 10) NO RARE, THREATENED, OR ENDANGERED SPECIES WERE OBSERVED ON THIS PROPERTY.
- 11) TREES WERE MEASURED USING A TREE DIAMETER TAPE.
- 12) NO NATIONAL, STATE, OR COUNTY CHAMPION TREES WERE LOCATED ON SITE.
- 13) NO TREES ONSITE ARE AT LEAST 75% OF THE CURRENT STATE CHAMPION.
- 14) NO STREAMS, WETLANDS, OR THEIR ASSOCIATED BUFFERS ARE LOCATED ONSITE. NO SPECIMEN OR SIGNIFICANT TREES ARE LOCATED ONSITE.
- 15) NO CULTURAL OR HISTORICAL FEATURES EXIST ONSITE BASED ON A SITE INSPECTION CONDUCTED BY JNM ENGINEERING.
- 16) THIS PROPERTY IS NOT LOCATED WITH A SPA.
- 17) FIELD WORK AND PLANS PREPARED BY JIM WITMER OF JNM ENGINEERING DATED SEPTEMBER, 2023.
- 18) PROPERTY ZONING IS CRT-1.75, C-1.0 R-0.75, H-55T

Exhibit 13
OZAH Case No: CU 25-03

SOILS DATA TABLE

SYMBOL	SOIL	HYDRIC	PRIME FARMLAND	HIGHLY ERODIBLE	SERPENTINITE
9B	LING-HYATTSTOWN CHAN SL	NO	NO	NO	NO

OWNER / DEVELOPER:
 25203 RIDGE LLC
 ATTN: JOE SCHIATTAREGGIA
 3401 BRANCH AVENUE
 TEMPLE HILLS, MD 20748

CERTIFICATION OF QUALIFIED PROFESSIONAL:
 I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS AND MNCPPC GUIDELINES.
 JAMES W. WITMER, QUALIFIED PROFESSIONAL
 MDNR / CDMAR 08.19.06.01

JNM ENGINEERING, LLC
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING, ENVIRONMENTAL, ARBORICULTURE, LEED PROFESSIONALS
 1105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
 (301) 514-2808, JNMENGINEERINGLLC.COM

SHEET INDEX

SHEET#	SHEET TITLE

NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION
 MONTGOMERY COUNTY, NRI PLAN# 420241140
 PARCEL A, PLAT 12452, PLAT OF DAMASCUS
26203 RIDGE ROAD
 TAX MAP FX43, PARCEL A, ZONING: CRT-1.75, C-1.0, R-0.75
 12TH ELECTION DISTRICT, 38,900 SF, ACCT#12-00930906
 DAMASCUS, MONTGOMERY COUNTY, MARYLAND
 DATE: MAY, 2023 SCALE: 1"=20' SHEET 1 OF 1

CALL "MISS UTILITY" AT 1-800-257-7777 36 HOURS BEFORE THE START OF ANY CONSTRUCTION ACTIVITIES
 THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES.

