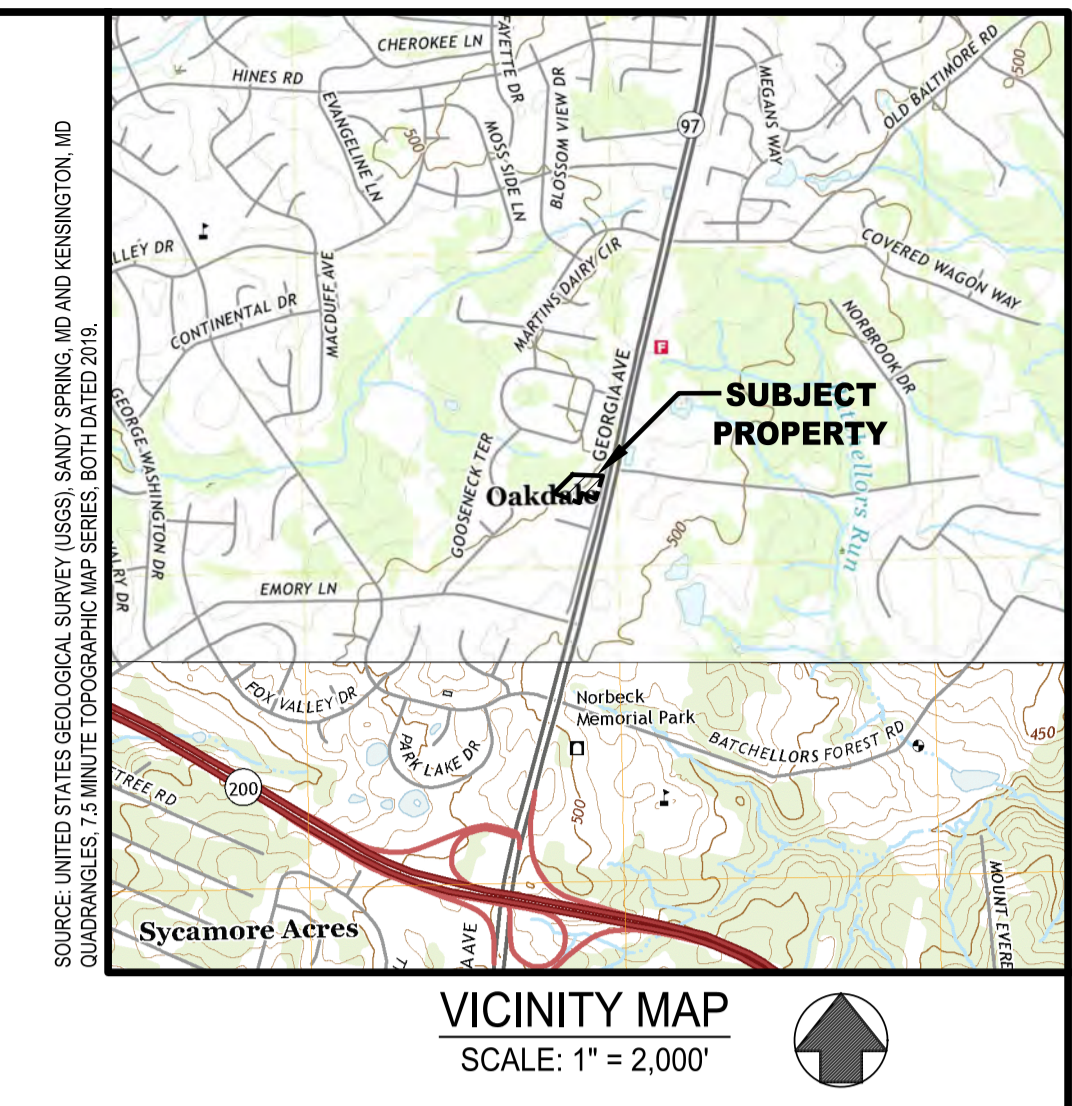


16650 GEORGIA AVENUE

NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION PLAN



RESOURCE DATA TABLE

SITE STATISTICS	TOTAL
GROSS TRACT AREA (ACRES)	2.11
EXISTING 100-YEAR FLOODPLAIN (ACRES)	0.00
NET TRACT AREA (ACRES)	2.11
EXISTING FOREST (ACRES)	0.09
EXISTING FOREST IN FLOODPLAIN (ACRES)	0.00
EXISTING FOREST IN WETLANDS (ACRES)	0.00
EXISTING LENGTH OF STREAMS (LINEAR FEET)	0.00
EXISTING STREAM BUFFER AREA (ACRES)	0.20
EXISTING FOREST IN STREAM BUFFER AREA (ACRES)	0.04

1. QUANTITIES PROVIDED IN ACRES ROUNDED TO THE NEAREST 1/100 OF AN ACRES UNLESS OTHERWISE INDICATED.

PRIORITY FOREST RETENTION RATING:

FOREST STAND	ACREAGE	PRIORITY RETENTION AREAS
A	0.09± ACRES	PRIORITY AREA 1: STREAM BUFFERS; CONTIGUOUS WITH LARGE TRACTS OF OFFSITE FOREST

FOREST STAND SUMMARY NARRATIVE

STAND A IS A MID-SUCCESSIONAL STAGE, PIN OAK FOREST, DOMINATED BY *QUERUS PALUSTRIS*. CODOMINANT SPECIES OBSERVED WITHIN THE STAND INCLUDE *ACER RUBRUM*. MOST OF THE DOMINANT AND CODOMINANT TREES WITHIN THE STAND EXHIBIT AN AVERAGE DIAMETER AT BREAST HEIGHT (DBH) RANGE OF 12-19.9 INCHES. THE STAND EXHIBITED APPROXIMATELY 60 PERCENT CANOPY CLOSURE. THE UNDERSTORY IS DOMINATED BY *DIOSPYROS VIRGINIANA*, *BERBERIS THUNBERGII*, AND *LIGUSTRUM OBTUSIFOLIUM*. THE HERBACEOUS LAYER EXHIBITED APPROXIMATELY 100 PERCENT COVER AND IS DOMINATED BY *LOMLOCHA JAPONICA*, *MICROSTEGIUM VINNEUM*, AND *SMILAX ROTUNDIFOLIA*. THERE WERE MANY INVASIVE SPECIES OBSERVED WITHIN THE STAND. ACCORDING TO THE FOREST ANALYSIS WORKSHEET FOR STAND A, THE STAND EXHIBITS PRIORITY AREA 1 FOREST STRUCTURE. TWO (2) SIGNIFICANT TREES WERE IDENTIFIED WITHIN THE STAND. THE FOREST GENERALLY APPEARS HEALTHY AND RELATIVELY FREE OF DISEASE AND PESTS.

MD DNR WILDLIFE AND HERITAGE SERVICE PROJECT REVIEW RESPONSE

November 8, 2023

Mr. Cameron E. Linger
 Geo-Technology Associates, Inc.
 3445 Box Hill Corporate Center Drive
 Suite A
 Abingdon, MD 21009

RE: Environmental Review for 16650 Georgia Avenue, Olney - Tax Map HSS3 Parcel P110, Montgomery County, Maryland.

Dear Mr. Linger:

The Wildlife and Heritage Service has no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area shown on the map provided. As a result, we have no specific concerns regarding potential impacts to such species or recommendations for protection measures at this time. If the project changes in the future such that the limits of proposed disturbance or overall site boundaries are modified, please provide us with revised project maps and we will provide you with an updated evaluation.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at Lori.A.Byrne@maryland.gov or at (410) 260-8573.

Sincerely,

 Lori A. Byrne,
 Environmental Review Coordinator
 Wildlife and Heritage Service
 MD Dept. of Natural Resources

ER# 2023.1499.mo

Taxes State Office Building - 550 Taylor Avenue - Annapolis, Maryland 21401
 410-356-8000 or toll free in Maryland 877-660-8000 - dnr.maryland.gov - TTY Users Call via the Maryland Relay

LEGEND

- SUBJECT PROPERTY
- EX. PROPERTY LINE
- EX. RIGHT OF WAY
- EX. 2-FOOT CONTOUR
- EX. SLOPES 15% - 25%
- EX. STEEP SLOPES >25%
- EX. PAVEMENT/CONCRETE
- EX. BUILDING
- EX. SOIL BOUNDARY
- EX. INTERMITTENT STREAM CENTERLINE
- EX. NONTIDAL WETLAND
- EX. STREAM/WETLAND BUFFER
- EX. FOREST
- EX. TREE CANOPY (NON-FORESTED AREAS)
- EX. SIGNIFICANT OR SPECIMEN TREES

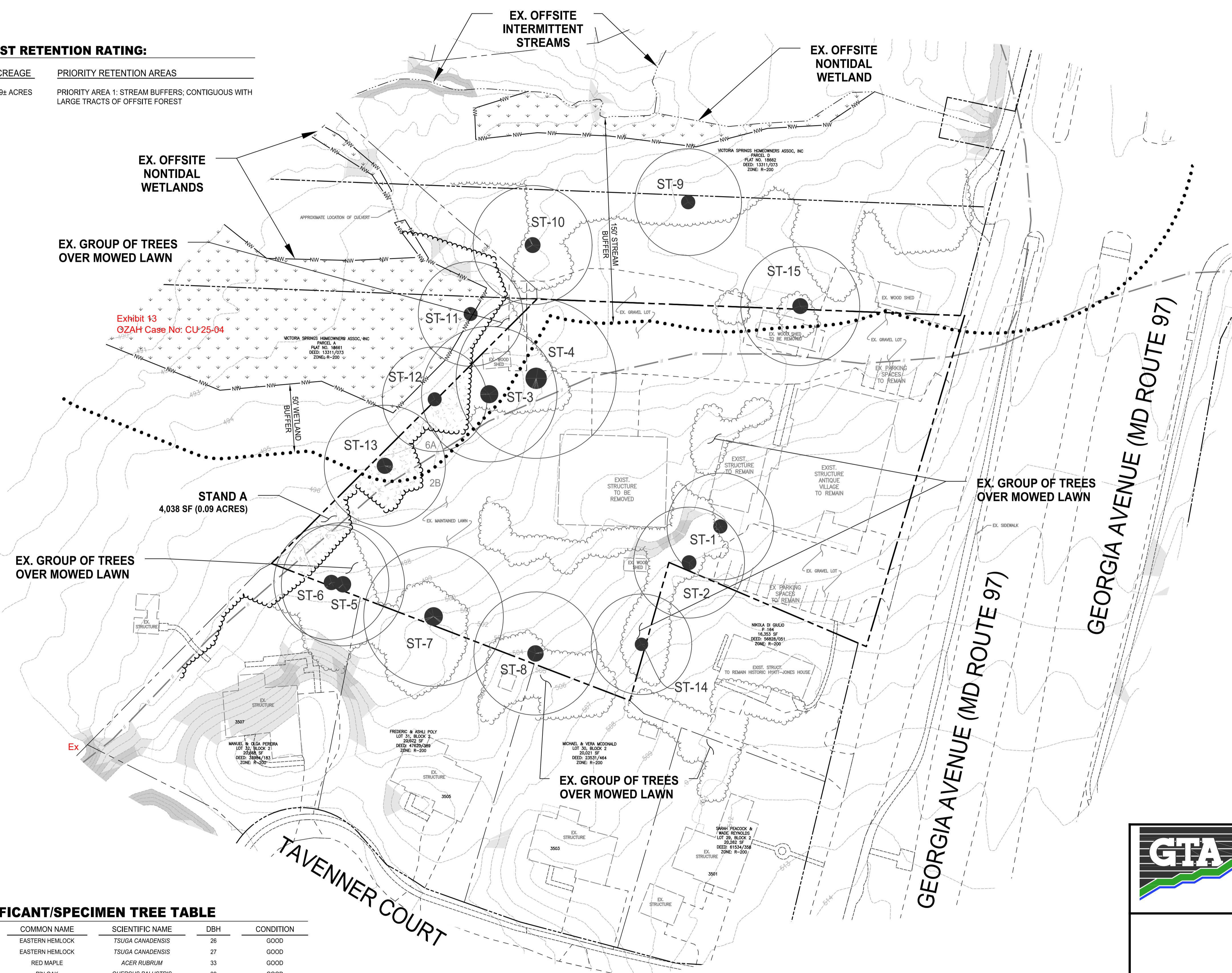
SIGNIFICANT/SPECIMEN TREE TABLE

NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION
ST-1	EASTERN HEMLOCK	<i>TSUGA CANADENSIS</i>	26	GOOD
ST-2	EASTERN HEMLOCK	<i>TSUGA CANADENSIS</i>	27	GOOD
ST-3	RED MAPLE	<i>ACER RUBRUM</i>	33	GOOD
ST-4	PIN OAK	<i>QUERCUS PALUSTRIS</i>	39	GOOD
ST-5	NORTHERN RED OAK	<i>QUERCUS RUBRA</i>	30	GOOD
ST-6	NORTHERN RED OAK	<i>QUERCUS RUBRA</i>	28	GOOD
ST-7	RED MAPLE	<i>ACER RUBRUM</i>	34	GOOD
ST-8	RED MAPLE	<i>ACER RUBRUM</i>	30	GOOD
ST-9	SILVER MAPLE	<i>ACER SACCHARINUM</i>	26	GOOD
ST-10	WHITE WILLOW	<i>SALIX ALBA</i>	29	GOOD
ST-11	PIN OAK	<i>QUERCUS PALUSTRIS</i>	25.5	GOOD
ST-12	PIN OAK	<i>QUERCUS PALUSTRIS</i>	25.5	GOOD
ST-13	BLACK TUPELO	<i>NYSSA SYLVATICA</i>	29.5	GOOD
ST-14	PIN OAK	<i>QUERCUS PALUSTRIS</i>	24.5	GOOD
ST-15	EASTERN RED CEDAR	<i>JUNIPERUS VIRGINIANA</i>	29	GOOD

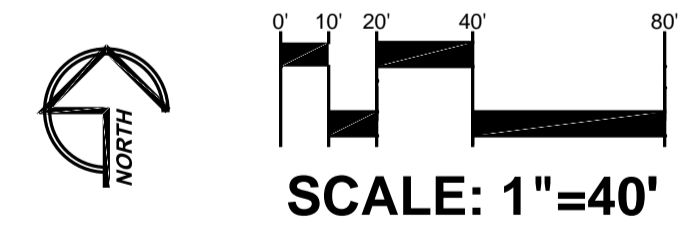
SOILS TABLE

SYMBOL ¹	NAME/DESCRIPTION ¹	HYDRIC SOIL ²	HYDRIC COMPONENT ²	PERCENTAGE OF MAPPING UNIT ²	POSITION IN LANDSCAPE ²	K-FACTOR ¹	HIGHLY ERODIBLE ³	FARMLAND CLASSIFICATION ¹
2B	GLENELG SILT LOAM, 3-8% SLOPES	NO	-	-	SWALES, DRAINAGEWAYS, DEPRESSIONS, HILLSLOPES	0.37	NO	PRIME FARMLAND
6A	BAILE SILT LOAM, 0-3% SLOPES	YES	BAILE	85	-	0.37	NO	NOT PRIME FARMLAND

1. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, MONTGOMERY COUNTY, MARYLAND, SOIL SURVEY DATA VERSION 18, DATED SEPTEMBER 14, 2022.
 2. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, HYDRIC SOILS LIST BY STATE, AVAILABLE AT S/E/FOFG.SC.EGOV.USDA.GOV/REFERENCES/PUBLIC/STATE_LIST_NRCS_HYDRIC_SOILS_REPORT_DYNAMIC_DATA.HTML AND ACCESSED ON APRIL 13, 2023.
 3. MONTGOMERY COUNTY PLANNING BOARD, M-NCPPC ENVIRONMENTAL GUIDELINES, JANUARY 2000, APPENDIX C: ERODIBLE SOILS LIST.



- GENERAL NOTES**
- PLAN PREPARED FOR: LITTLE STEPS LLC, 12213 BASSLERS WAY, CLARKSVILLE, MARYLAND 21029, ATTN: MR. BEENISH BHATHIA
 - PLAN PREPARED BY: GEO-TECHNOLOGY ASSOCIATES, INC. (GTA), 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MARYLAND 21009, ATTN: CAMERON LINGER, PHONE: 410-515-9446, EMAIL: CLINGER@GTAENG.COM
 - PROPERTY INFORMATION:
 - A. PARCEL AREA: 2.11± ACRES
 - B. TAX MAP/PARCEL: MAP HSS3 / PARCEL P110
 - C. TAX ACCOUNT NUMBER(S): 00-20728
 - D. ELECTION DISTRICT: 8TH
 - E. ZONING: RESIDENTIAL (R-200)
 - F. LAND USE: RETAIL (599)
 - G. SPECIAL PROTECTION AREA: NA
 - EXISTING CONDITIONS, PROPERTY BOUNDARIES, AND TOPOGRAPHIC INFORMATION SHOWN HEREON WERE PROVIDED BY MORRIS AND RITCHEE ASSOCIATES, INC.
 - GTA PERFORMED A FOREST STAND DELINEATION OF THE SUBJECT PROPERTY IN APRIL 2023. GTA DETERMINED 0.09 ACRES OF FOREST PRESENT WITHIN THE SUBJECT PROPERTY. EIGHT (8) SIGNIFICANT AND SPECIMEN TREES WERE IDENTIFIED WITHIN VICINITY OF THE SUBJECT PROPERTY. SIGNIFICANT AND SPECIMEN TREES WERE MARKED IN THE FIELD BY BLUE FLAGGING TIED AROUND THEIR TRUNKS, AND LOCATED USING A GLOBAL POSITIONING SYSTEM (GPS) UNIT RATED WITH SUBMETER ACCURACY. SIGNIFICANT AND SPECIMEN TREES WERE MEASURED USING A DIAMETER TAPE AND ARE SHOWN ON THIS PLAN AT THE SIZE OF THEIR CRITICAL ROOT ZONES.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) AND THE PATUXENT RIVER PRIMARY MANAGEMENT AREA (PMA) IN ACCORDANCE WITH THE MONTGOMERY COUNTY GUIDELINES FOR ENVIRONMENTAL MANAGEMENT OF DEVELOPMENT IN MONTGOMERY COUNTY AND MONTGOMERY COUNTY PLANNING DEPARTMENT.
 - A WETLAND EVALUATION OF THE SUBJECT PROPERTY WAS PERFORMED BY GTA IN DECEMBER 2023. AS A RESULT OF THE REVIEW, IT WAS PROFESSIONAL OPINION THAT THERE ARE WETLANDS AND STREAMS LOCATED WITHIN 200' OF THE SUBJECT PROPERTY.
 - THE SUBJECT SITE GENERALLY DRAINS NORTHWEST TOWARDS AN UNNAMED TRIBUTARY TO NORTH BRANCH ROCK CREEK. IN THE VICINITY OF THE SUBJECT SITE, TRIBUTARIES TO NORTH BRANCH ROCK CREEK ARE CLASSIFIED IN THE CODE OF MARYLAND REGULATIONS (COMAR) 26.08.02.08 AS DESIGNATED USE "CLASS III: NONTIDAL, COLD WATER."
 - PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 24031C0215D, EFFECTIVE SEPTEMBER 29, 2006, THERE ARE NO AREAS OF 100-YEAR FLOODPLAIN ON THE SUBJECT SITE.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - ACCORDING TO MS. LORI BYRNE OF THE MARYLAND DEPARTMENT OF NATURAL RESOURCES IN AN ENVIRONMENTAL REVIEW RESPONSE LETTER DATED NOVEMBER 8, 2023, "THE WILDLIFE AND HERITAGE SERVICE HAS NO OFFICIAL RECORDS FOR STATE OR FEDERALLY LISTED, CANDIDATE, PROPOSED, OR RARE PLANT OR ANIMAL SPECIES WITHIN THE PROJECT AREA SHOWN ON THE MAP PROVIDED."
 - BASED ON INFORMATION PROVIDED BY THE LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY AND THE DESIGNATED IN THE MASTER PLAN FOR HISTORIC PRESERVATION OBTAINED BY ICMATLAS, THERE ARE NO LISTED HISTORIC PROPERTIES OR FEATURES WITHIN THE SUBJECT SITE. PARCEL 164 IMMEDIATELY SOUTHEAST OF THE SUBJECT SITE IS MASTER PLAN HISTORIC SITE 23-107, THE WATT JONES HOUSE. PARCEL 156 LOCATED EAST OF THE SUBJECT SITE AND EAST OF GEORGIA AVENUE IS MASTER PLAN HISTORIC SITE 23-106, OAKDALE ENORY METHODIST CHURCH.
 - THIS PLAN WAS PREPARED BY GTA FOR THE SOLE AND EXCLUSIVE USE OF LITTLE STEPS LLC. ANY REPRODUCTION OF THIS PLAN BY ANY OTHER PERSON WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GTA AND LITTLE STEPS LLC IS UNAUTHORIZED, AND SUCH USE IS AT THE SOLE RISK OF THE USER.



GEO-TECHNOLOGY ASSOCIATES, INC.
 GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

3445-A BOX HILL CORPORATE CENTER DRIVE
 ABINGDON, MARYLAND 21009
 410-515-9446
 FAX: 410-515-4895
 WWW.GTAENG.COM

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NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION PLAN
16650 GEORGIA AVENUE

TAX MAP HSS3 / PARCEL P110
 OLNEY, MONTGOMERY COUNTY, MARYLAND

PLAN NO. 01-SNRI-420240770-001

JOBS NO: 31230690
 SCALE: 1" = 40'
 DATE: SEPTEMBER 27, 2023
 DRAWN BY: JMW/CCL
 DESIGN BY:
 REVIEW BY: MAJ/TAS
 SHEET: 1 OF 1

APRIL 20, 2023
 CAMERON LINGER
 DEPARTMENT OF NATURAL RESOURCES
 QUALIFIED PROFESSIONAL PER COMAR 08.19.06.01

L:\SHARED\PROJECT FILES\2023\01-12\20690 - 16650 GEORGIA AVENUE\NET\CAD\DWG\1226090.NR.DWG