

**GENERAL NOTES** 

TAX ACCOUNT: 00267476

TAX ACCOUNT: 00267454

TAX ACCOUNT: 00267465

TRACT SIZE:

TRACT SIZE:

TRACT SIZE:

ZACHARY PARZOW

TRACT SIZE:

TRACT SIZE:

ZONE:

PARCEL:

ZONE:

BERNARD B. KAPLAN 13715 NOTLEY ROAD

SILVER SPRING, MD 20904

TAX ACCOUNT: 00261218

TAX ACCOUNT: 00257477

NOTLEY ASSEMBLAGE LL

RESTON, VA 20191

1910 ASSOCIATION DRIVE

ON-LINE MAPPER

NRI STUDY AREA.

R-200

R-200

8. THIS SITE IS NOT WITHIN AN SPA OR PMA.

MARYLAND, DATED SEPTEMBER 29, 2006.

HISTORIC PRESERVATION ON-LINE MAPPER

(HTTPS://MONTGOMERYPLANNING.ORG

THE WEST OF THE SUBJECT PROPERTY.

4. THE HORIZONTAL DATA IS MARYLAND STATE PLAN (NAD83/91) PER PLAT NO.

5. BOUNDARY SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, FEBRUARY,

TOPOGRAPHY SHOWN IS TAKEN FROM MNCPPC GIS AND TREE LOCATIONS

THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST BRANCH (USE CLASS

IV STREAM) & PAINT BRANCH (USE CLASS III STREAM) WATERSHEDS. SEVENTY

PERCENT (70%) OF THE SUBJECT PROPERTY FALLS WITHIN THE NORTHWEST

WESTWARD TO PARCEL 529. THE REMAINING THIRTY PERCENT (30%) FALLS

ARE SURVEY LOCATED BY VIKA MARYLAND, LLC, FEBRUARY, 2025.

BRANCH WATERSHED; A SMALL WESTERN PORTION OF LOT 4 AND

WITHIN THE PAINT BRANCH WATERSHED; MAJORITY OF LOT 4 AND

THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS OR THEIR

10. PER U.S.FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY

ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 200' OF THE SUBJECT

MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN) (HTTP://WWW.MDMERLIN.NET/), AND FIELD

VERIFICATION, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS

LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE

11. 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

12. IN THE ATTACHED LETTER DATED MARCH 11, 2025, THE WILDLIFE AND

HERITAGE DIVISION OF THE MD DNR STATED THERE ARE NO FEDERAL OR

STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN

THE NRI STUDY. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON OR OFFSITE AT THE TIME OF THE FIELD INVESTIGATION.

13. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY

/PLANNING/HISTORIC/RESEARCH-AND-DESIGNATION/GIS-TOOL/).

14. THERE ARE NO AREAS OF EXISTING FOREST ON THE SUBJECT PROPERTY; THERE IS EXISTING FOREST WITHIN 100' OF THE SUBJECT PROPERTY IN THE

BEEN SURVEY LOCATED AND SHOWN ON THE PLAN UNLESS NOTED

SUBJECT PROPERTY AND THE REMAINDER OF THE NRI STUDY AREA.

16. THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY

17. FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF, CHANDA BEAUFORT, RLA, RON SUMANGIL, AND SHAWN GRIMM ON 01/29/2025: ADDITIONAL FIELDWORK CONDUCTED ON 04/24/2025 BY RON SUMANGIL. A 'D' TAPE WAS USED TO MEASURE TREES. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED

ON VISUAL OBSERVATIONS. EXISTING VEGETATION INFORMATION ASSOCIATED WITH THIS PROPERTY IS AS SHOWN ON THIS PLAN.

COLESVILLE MANOR NEIGHBORHOOD PARK, THE ADJACENT PROPERTY TO

15. THE SITE CONTAINS SIGNIFICANT AND SPECIMEN TREES. ON-SITE TREES HAVE

OTHERWISE IN SIGNIFICANT AND SPECIMEN TREE TABLE. OFF-SITE TREE

LOCATIONS AND SIZES ARE APPROXIMATED BASED ON VISUAL INSPECTION.

SEE THE SIGNIFICANT AND SPECIMEN TREE TABLE AND PLAN FOR LOCATIONS

AND INFORMATION ABOUT SIGNIFICANT AND SPECIMEN TREES WITHIN THE

(FIRM) COMMUNITY PANEL NO. 24031C0360D, FOR MONTGOMERY COUNTY,

(HTTPS://FWSPRIMARY.WIM.USGS.GOV/WETLANDS/APPS/WETLANDS-MAPPER/),

13711 NOTLEY ROAD

SILVER SPRING, MD 20904

TAX ACCOUNT: 00276141

TAX ACCOUNT: 00276130

ZONE:

ZONE:

ZONE:

2. THE SUBJECT PROPERTY IS ZONED R-200.

0.76 AC.

R-200

0.77 AC

R-200

0.81 AC.

R-200

1. THE SUBJECT PROPERTY IS ±8.97 ACRES (PER SDAT RECORDS)

3. THE SUBJECT PROPERTY COMPRISES THE FOLLOWING PARCELS:

# NOTLEY ROAD

LEGEND

# SIMPLIFIED NATURAL RESOURCE INVENTORY M-NCPPC FILE NUMBER 420251460

100' NRI STUDY AREA BOUNDARY

EX. ELECTRICAL MANHOLE

**EX.FIRE HYDRANT** 

EX. GAS MANHOLE

EX. GUY POLE

EX. GAS VALVE

EX. LIGHT POLE

EX. PHONE PEDESTA

EX. UTILITY POLE

EX. PHONE MANHOLE

EX. SANITARY MANHOLE

EX. TRAFFIC CONTROL BOX

EX. UNKNOWN UTILITY MANHOLE

EX. TRAFFIC SIGNAL POLE

EX. CABLE TV PEDESTAL

EX. WATER METER

EX. WATER VALVE

EX. BOLLARD

EX. SIGN POST

EX. WOOD POS

EX. CURB INLET

C&G ......EX. CURB AND GUTTER

TRV ...... EX. ELEC. TRANSFORMER

BRL ..... EX. BLDG. RESTRICTION LINE

FF. ..... EX. FINISHED FLOOR ELEVATION

**RESOURCE DATA TABLE** 

ACREAGE OF FOREST W/IN 100-YR FLOODPLAINS

ACREAGE OF FOREST WITHIN ENVIRONMENTAL BUFFERS

CHARACTERISTICS

**ERODIBLE** 

LOT P2. BLOCK C

SUBDIVISION

NOTTINGHAM WOODS

HYDRIC SOIL

5% MINOR

COMPONENT ONLY

0.00

0.00

0.00

0.00

0.00

0.00

0.00

Linear Feet: 0'

Average Width: 0'

GROUP

SCALE: 1" = 50'

ACREAGE OF TRACT (GROSS AREA)

ACREAGE OF TOTAL EXISTING FOREST

ACREAGE OF FOREST WITHIN WETLANDS

ACREAGE OF ENVIRONMENTAL BUFFERS

LINEAR FEET AND AVERAGE WIDTH OF

ENVIRONMENTAL BUFFER PROVIDED

FARMLAND OF

**STATEWIDE** 

**IMPORTANCE** 

ACREAGE OF 100-YR FLOODPLAINS

ACREAGE OF WETLANDS

R/W..... EX. RIGHT-OF-WAY

**FARMLAND** 

..... EX. REINFORCED CONC. PIPE CMP ..... EX. CORRUGATED METAL PIPE

EX..... EXISTING

CONC..... EX. CONCRETE

BLDG...... EX. BUILDING

ASPH. .... EX. ASPHALT ESMT. .... EX. EASEMENT

STY. ..... EX. STORY

EX. WATER MANHOLE

EX. FIRE DEPT. CONNECTION

ADJACENT PROPERTY LINES

**EX.SIGNIFICANT TREE** 

≥ 24"-29.9" DBH WITH

CRITICAL ROOT ZONE

**EX. SPECIMEN TREE** 

**CRITICAL ROOT ZONE** 

≥ 30" DBH WITH

EX. TREE CANOPY

EX. 10' CONTOUR

EX. 2' CONTOUR

SLOPES ≥ 25%

EX. FOREST

(OFFSITE ONLY)

SLOPES 15%-24.9%

SOIL BOUNDARY & TYPE

WATERSHED BOUNDARY

EX. ELECTRICAL CONDUIT

**EDGE (NOT FOREST)** 

Exhibit 18 **OZAH Case No: H-159** 

SIGNIFICANT & SPECIMEN TREE TABL



### Germantown, MD 20874 301.916.4100 | vika.com 4041 Powder Mill Rd., Suite 219 Beltsville, MD 20705 240.848.7433 | vika.com Our Site Set on the Future

PREPARED FOR:

**NOTLEY ASSEMBLAGE** 

RESTON, VA 20191 202.360.5768 CONTACT: DAVID MULLER e-mail: DMuller@ryansdev.com

ADDRESS COMMENTS | 04/28/25

ADDRESS COMMENTS | 05/12/25

5TH ELECTION DISTRICT

**MONTGOMERY COUNTY** 

MARYLAND

WSSC GRID: 218NE01

TAX MAP: JR52

1910 ASSOCIATION

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	SPECIMEN	CONDITION	COMMENTS
41	Acer rubrum	Red Maple	43	<b>√</b>	Poor	50% English Ivy, Poison Ivy; Crown dieback
42	Juglans nigra	Black Walnut	28		Poor	70% English Ivy, Poison Ivy; trunk rot; crown dieback
43	Pinus strobus	White Pine	30	✓	Good	7070 English IVY, Forson IVY, Grank For, Grown Greback
44	Pinus strobus	White Pine	25		Good	
48	Pinus strobus	White Pine	31.5	✓	Fair	50% Poison Ivy
49	Liriodendron tulipifera	Tuliptree	30	✓	Fair	Some crown dieback
50	Quercus velutina	Black Oak	34.5	✓	Good	
51	Juglans nigra	Black Walnut	30	✓	Good	
52	Juglans nigra	Black Walnut	27		Fair	
53	Liriodendron tulipifera		41	<b>✓</b>	Good	
54	Juglans nigra	Black Walnut	24		Fair	
55	Acer saccharinum	Silver Maple	25		Fair	Split trunk at 3': 25", 21.5"; crown dieback
56	Robinia pseudoacacia	Black Locust	27		Poor	Crown chopped
57	Juglans nigra	Black Walnut	28		Good	2007 5 - 1: 1 - 1 - 1
58	Quercus velutina	Black Oak	24.5		Fair	30% English Ivy
61 62	Ilex opaca	American Holly Black Walnut	24.5		Good	Split trunk at 3.5': 24.5", 19.5"
63	Juglans nigra		29.5		Good Fair	FOOY Deison has English has
64	Juglans nigra Ouercus alba	Black Walnut White Oak	28.5		Poor	50% Poison Ivy, English Ivy Crown lacking, trunk rot
65	Juglans nigra	Black Walnut	26.5		Good	Crown facking, trunk for
66	Juglans nigra	Black Walnut	44	<b>✓</b>	Good	
67	Juglans nigra	Black Walnut	27		Good	
68	Juglans nigra	Black Walnut	30	<b>✓</b>	Poor	Thinning crown, 60% English Ivy/Poison Ivy
69	Juglans nigra	Black Walnut	30	✓	Poor	Trunk rot
71	Juglans nigra	Black Walnut	34	✓	Poor	Trunk decay; 30% Poison Ivy
72	Morus alba	White Mulberry	27		Poor	Crown damage; 30% Oriental Bittersweet,
73	Prunus serotina	Black Cherry	26		Fair	
74	Prunus serotina	Black Cherry	30	✓	Fair	
75	Juglans cinerea	Butternut	40	✓	Fair	
76	Ulmus rubra	Slippery Elm	50	✓	Fair	
77	Pinus strobus	White Pine	33	✓	Good	
78	Pinus strobus	White Pine	25.5		Fair	40% English Ivy, Poison Ivy
79	Pinus strobus	White Pine	37	✓	Fair	40% English Ivy, Poison Ivy
81	Morus alba	White Mulberry	24		Fair	Split trunk at 3.5': 24", 12"; Crown dieback
82	Prunus serotina	Black Cherry	29		Good	
83	Juglans nigra	Black Walnut	30	·	Poor	Crown dieback; 50% English Ivy, Poison Ivy
84	Acer platanoides	Norway Maple	31	· ·	Fair	Crown dieback; 50% English Ivy, Poison Ivy
85	Juglans nigra	Black Walnut	39	·	Poor	Crown lacking; consumed in English/Poison Ivy
86	Acer platanoides	Norway Maple	29.5		Good	
87	Acer platanoides	Norway Maple	26		Good	Multi-trunk at 3': 18"(rotted), 27.5", 29.5"; Trunk rot, Crow
**88	Prunus serotina	Black Cherry	40	<b>✓</b>	Poor	dieback
	Tunus serotina	Didek cherry	40		1001	Multi-trunk at 3.5': 16", 14", 20"; 18", 40"; Consumed in
**89	Morus alba	White Mulberry	40	✓	Poor	Vines, Crown dieback
233	Pinus strobus	White Pine	28		Good	
234	Juglans nigra	Black Walnut	25		Good	
235	Juglans nigra	Black Walnut	26		Good	
236	Quercus velutina	Black Oak	26		Good	
						Multi-trunk at 3': 17.5", 17.5", 12.5", 34"; Consumed in Vin
237	Robinia pseudoacacia	Black Locust	34	<b>✓</b>	Poor	Bark Peel, excessive decay
238	Quercus velutina	Black Oak	26.5		Good	
239	Quercus rubra	Red Oak	29		Good	
240	Juglans nigra	Black Walnut	24		Good	
241	Quercus phellos	Willow Oak	27.5	-	Good	200/ Fredish last Paires I
242	Robinia pseudoacacia	Black Locust	29		Fair	20% English Ivy, Poison Ivy
OST-1	Liriodendron tulinifora	Tulintroo	42	<b>✓</b>	Eniz	20% Poison Ivy
	Liriodendron tulipifera Liriodendron tulipifera	•	43 39	· ·	Fair Poor	20% Poison Ivy Thinning Crown
	Liriodendron tulipifera		38	· ·	Poor	Hollowed trunk, possible lightning damage
	Liriodendron tulipifera		38	· ·	Good	nonowed traint, possible lightning dalliage
	Liriodendron tulipifera	•	32	· ·	Good	
	Liriodendron tulinifera		37	1	Good	

BOLD TEXT = SPECIMEN TREE 30" OR GREATER DBH \*DIAMETER AT BREAST HEIGHT

OST-19 Liriodendron tulipifera Tuliptree

NOTE: OST = OFF-SITE TREE NOT TAGGED; LOCATION & SIZE APPROXIMATE PER VISUAL OBSERVATION

March 11, 2025

Mr. Ron Sumangil VIKA Maryland, LLC

20251 Century Boulevard Germantown, MD 20874

ER# 2025.0415.mo

OST-8 Liriodendron tulipifera Tuliptree OST-9 Liriodendron tulipifera Tuliptree OST-10 Liriodendron tulipifera Tuliptree OST-11 Liriodendron tulipifera | Tuliptree OST-12 | Liriodendron tulipifera | Tuliptree OST-13 | Liriodendron tulipifera | Tuliptree OST-14 Liriodendron tulipifera Tuliptree OST-16 | Liriodendron tulipifera | Tuliptree OST-17 | Liriodendron tulipifera | Tuliptree OST-18 Liriodendron tulipifera Tuliptree

Wes Moore, Governor Aruna Miller, Lt. Governor

Josh Kurtz, Secretary

Good Multi-trunk at 3': 19", 25"; vines

DEPARTMENT OF

regarding this information, please contact me at <a href="lori.byrne@maryland.gov">lori.byrne@maryland.gov</a> or at (410) 260-8573.

Lori A. Byrne,

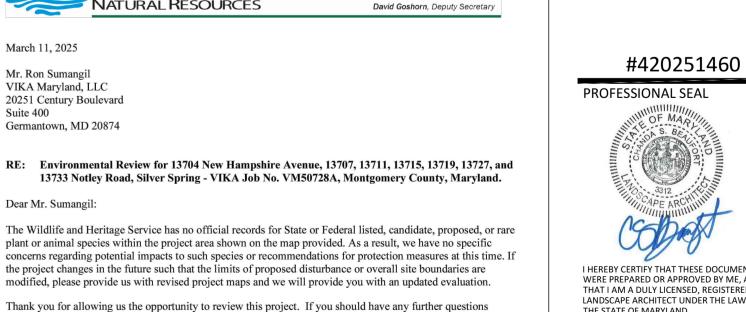
Tawes State Office Building – 580 Taylor Avenue – Annapolis, Maryland 21401

410-260-8DNR or toll free in Maryland 877-620-8DNR - dnr.maryland.gov - TTY Users Call via the Maryland Relay

**Environmental Review Coordinator** 

Wildlife and Heritage Service MD Dept. of Natural Resources

NATURAL RESOURCES



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LA NAME: CHANDA BEAUFORT, RLA LICENSE NUMBER: 3312 EXPIRATION DATE: SEPTEMBER 7, 2025

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APPROVED, SIGNED AND SEALED PLANS OR DRAWING MAY BE UTILIZED FOR CONSTRUCTION PURPOSES. DRAWN BY: RS DESIGNED BY: <u>CSB/RS</u> DATE ISSUED: <u>02/28/2025</u> PROJECT VM50728

#### SITE DESCRIPTION

THE +8 97 ACRES PROPERTY IS LOCATED AT 13704 NEW HAMPSHIRE AVENUE 13707, 13711, 13715, 13719, 13727, AND 13733 NOTI FY ROAD AND IS SITUATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF NEW HAMPSHIRE AVENUE AND NOTLEY ROAD IN THE SILVER SPRING AREA OF MONTGOMERY COUNTY, MARYLAND,

THE SUBJECT PROPERTY IS BOUND BY SINGLE-FAMILY DETACHED HOMES AND A SENIOR LIVING FACILITY TO THE NORTH, COLESVILLE MANOR NEIGHBORHOOD PARK TO THE WEST, NOTLEY ROAD TO THE SOUTH, AND NEW HAMPSHIRE AVENUE TO THE EAST. THE SUBJECT PROPERTY IS CURRENTLY IMPROVED WITH SIX (6) SINGLE-FAMILY DETACHED HOMES WITH ASSOCIATED MAINTAINED LAWN WITH SUBSTANTIAL INDIVIDUAL LANDSCAPE TREES SURROUNDED BY LANDSCAPE BEDS.

BRANCH WATERSHED WHILE THE EAST PORTION LIES WITHIN THE PAINT BRANCH WATERSHED. AN ON-SITE FIELD INVESTIGATION FOUND NO NONTIDAL WETLANDS OR WATERS OF THE U.S. PRESENT. MAPPED SOILS ON

OF THE AREAS MET THE TECHNICAL DEFINITION OF FOREST DUE TO NO FOREST STRUCTURE AND MAINTENANCE AS LANDSCAPE BEDS, THEREFORE, NO FOREST WAS IDENTIFIED DURING THE ON-SITE FIELD INVESTIGATION

DURING THE FIELD INVESTIGATION, NNI SPECIES INCLUDE ENGLISH IVY. ORIENTAL BITTERSWEET, POISON IVY, CHINESE CHESTNUT, NORWAY MAPL NORWAY SPRUCE, AND WHITE MULBERRY. LOCATIONS OF THE NNI SPECIES ARE IDENTIFIED ON THE PLAN OR NOTED ON THE AFFECTED TREES IN THE TREE

PROPERTY WHICH ARE SHOWN ON THE PLAN AND DESCRIBED IN THE

THERE ARE 6 SIGNIFICANT TREES AND 13 SPECIMEN TREES WITHIN THE REMAINING NRI STUDY AREA WHICH ARE SHOWN ON THE PLAN AND

THERE ARE 30 SIGNIFICANT TREES AND 22 SPECIMEN TREES ON THE SUBJECT

BEALLS MANOR

NOTLEY ACRES SUBDIVISION

LIBER 64392 FOLIO 0262

NOTLEY ACRES SUBDIVISION

EX. OVERHEAD WIRES EX. TELEPHONE/COMM. CONDUIT — — — EX. PUBLIC UTILITIES EASEMENTS EX. WATER LINE N73'38'24"W 183.52'/ **SOILS TABLE GAILA SILT LOAM 8-15% SLOPES** GLENELG SILT LOAM SOURCES: USDA NRCS WEB SOIL SURVEY (http://websoilsurvey.sc.egov.usda.gov) HIGHLY ERODIBLE SOILS STATUS FROM MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES

NNI - NORWAY SPRUCE STAN

LIBER 56392 FOLIO 0001

NOTLEY ACRES SUBDIVISION

**NOTLEY ROAD** 

LIBER 35049 FOLIO 0408

Property Owner Property Address Number 00267476 13704 NEW HAMPSHIRE AVE., SILVER SPRING, MD 20904 13707 NOTLEY RD., SILVER SPRING, MD 20904 ZACHARY PARZOW 00267465 13711 NOTLEY RD., SILVER SPRING, MD 20904 13715 NOTLEY RD., SILVER SPRING, MD 20904 00276141 BERNARD B KAPLAN 00276130 13719 NOTLEY RD., SILVER SPRING, MD 20904

Liber Folio Tax Map Parcel Zone Zone 15204 0013 JR52 N557 04309 0588 JR52 N556 13727 NOTLEY RD., SILVER SPRING, MD 20904 68666 0273 JR52 N500 00261218 NOTLEY ASSEMBLAGE LLC 00257477 13733 NOTLEY RD., SILVER SPRING, MD 20904 68666 0273 JR52 P529 R 200

LOT 1, BLOCK D

LIBER 43921 FOLIO 0477

### **NOT FOR CONSTRUCTION**

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter

36A of the Montgomery County Code.