

E-FILE STAMP

APPROVED -

420251460

05/22/25

Montgomery Planning Department

THE MONTGOMERY PLANNING DEPARTMENT

GENERAL NOTES

- THE SUBJECT PROPERTY IS 18.97 ACRES (PER SDAT RECORDS).
- THE SUBJECT PROPERTY IS ZONED R-200.
- THE SUBJECT PROPERTY COMPRISES THE FOLLOWING PARCELS:

PARCEL: N576
TAX ACCOUNT: 00257476
TRACT SIZE: 0.76 AC.
ZONE: R-200

PARCEL: N613
TAX ACCOUNT: 00257454
TRACT SIZE: 0.77 AC.
ZONE: R-200

PARCEL: N557
TAX ACCOUNT: 00257465
TRACT SIZE: 0.81 AC.
ZONE: R-200

OWNER: ZACHARY PARZOW
13711 NOTLEY ROAD
SILVER SPRING, MD 20904

PARCEL: N555
TAX ACCOUNT: 00276141
TRACT SIZE: 0.81 AC.
ZONE: R-200

PARCEL: N555
TAX ACCOUNT: 00276130
TRACT SIZE: 0.81 AC.
ZONE: R-200

OWNER: BERNARD B. KAPLAN
13715 NOTLEY ROAD
SILVER SPRING, MD 20904

PARCEL: P500
TAX ACCOUNT: 00261218
TRACT SIZE: 2.50 AC.
ZONE: R-200

PARCEL: P529
TAX ACCOUNT: 00257477
TRACT SIZE: 2.50 AC.
ZONE: R-200

OWNER: NOTLEY ASSEMBLAGE LLC
1910 ASSOCIATION DRIVE
RESTON, VA 20191

- THE HORIZONTAL DATA IS MARYLAND STATE PLAN [NAD83/93] PER PLAT NO. 25250.
- BOUNDARY SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, FEBRUARY, 2025.
- TOPOGRAPHY SHOWN IS TAKEN FROM MNCPC GIS AND TREE LOCATIONS ARE SURVEY LOCATED BY VIKA MARYLAND, LLC, FEBRUARY, 2025.
- THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST BRANCH (USE CLASS IV STREAM) & PAINT BRANCH (USE CLASS II STREAM) WATERSHEDS. SEVENTY PERCENT (70%) OF THE SUBJECT PROPERTY FALLS WITHIN THE NORTHWEST BRANCH WATERSHED. A SMALL WESTERN PORTION OF LOT 4 AND WESTWARD TO PARCEL 529. THE REMAINING THIRTY PERCENT (30%) FALLS WITHIN THE PAINT BRANCH WATERSHED. MAJORITY OF LOT 4 AND EASTWARD.
- THIS SITE IS NOT WITHIN AN SPA OR PMA.
- THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 200' OF THE SUBJECT PROPERTY.
- PER U.S.FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (<https://fws.fws.gov/WETLANDS/ASPS/WETLANDS-MAPPER/>), MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MDRELIN) (<http://www.mdrelin.net/>), AND FIELD VERIFICATION, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- 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.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (<https://montgomeryplanning.org/planning/historic/research-and-designation/gis-tool/>).
- THERE ARE NO AREAS OF EXISTING FOREST ON THE SUBJECT PROPERTY; THERE IS EXISTING FOREST WITHIN 100' OF THE SUBJECT PROPERTY IN THE COLESVILLE MANOR NEIGHBORHOOD PARK, THE ADJACENT PROPERTY TO THE WEST OF THE SUBJECT PROPERTY.
- THE SITE CONTAINS SIGNIFICANT AND SPECIMEN TREES. ON-SITE TREES HAVE BEEN SURVEY LOCATED AND SHOWN ON THE PLAN UNLESS NOTED 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 SUBJECT PROPERTY AND THE REMAINDER OF THE NRI STUDY AREA.
- THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF, CHANDA BEAUFORT, RIA, 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 APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. EXISTING VEGETATION INFORMATION ASSOCIATED WITH THIS PROPERTY IS AS SHOWN ON THIS PLAN.

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.mnutility.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 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.

NOTLEY ROAD

SIMPLIFIED NATURAL RESOURCE INVENTORY

M-NCPPC FILE NUMBER 420251460

LEGEND

LIMITS OF SUBJECT PROPERTY
100' NRI STUDY AREA BOUNDARY
ADJACENT PROPERTY LINES

EX. SIGNIFICANT TREE
≥ 24" DBH WITH
CRITICAL ROOT ZONE

EX. SPECIMEN TREE
≥ 30" DBH WITH
CRITICAL ROOT ZONE

EX. TREE CANOPY
EDGE (NOT FOREST)

EX. 10' CONTOUR

EX. 2' CONTOUR

SLOPES 15%-24.9%

SLOPES ≥ 25%

SOIL BOUNDARY & TYPE

WATERSHED BOUNDARY

EX. FOREST
(OFFSITE ONLY)

EX. CABLE TV CONDUIT
EX. ELECTRICAL CONDUIT
EX. EDGE OF PAVEMENT
EX. FENCE LINE
EX. NATURAL GAS CONDUIT
EX. OVERHEAD WIRES
EX. TELEPHONE/COMM. CONDUIT
EX. PUBLIC UTILITIES EASEMENTS
EX. SANITARY SEWER
EX. STORM DRAIN
EX. WATER LINE

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. SANITARY MANHOLE
EX. TRAFFIC CONTROL BOX
EX. TRAFFIC SIGNAL POLE
EX. CABLE TV PEDESTAL
EX. UNKNOWN UTILITY MANHOLE
EX. WATER METER
EX. WATER MANHOLE
EX. WATER VALVE
EX. BOLLARD
EX. SIGN POST
EX. WOOD POST
EX. INLETS
EX. CURB INLET
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 R/W... EX. RIGHT-OF-WAY FF... EX. FINISHED FLOOR ELEVATION

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EX. TELEPHONE/COMM. CONDUIT
EX. PUBLIC UTILITIES EASEMENTS
EX. SANITARY SEWER
EX. STORM DRAIN
EX. WATER LINE

EX. CABLE TV CONDUIT
EX. ELECTRICAL CONDUIT
EX. EDGE OF PAVEMENT
EX. FENCE LINE
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