

NRI/FSD PLAN NOTES

- Total Tract Area: 1.50 acres
- NRI/FSD Study Area: 1.58 acres
- Current Zoning: MXD
- Watershed: Muddy Branch-Montgomery County
- Special Protection Area: No
- Special Protection or Primary Management Area: No
- 100-year Floodplain source: Fema Floodplain Number 24031C0327D
- Streams and Non-tidal wetlands were not present on or within close proximity to the site.
- A copy of the received MDDNR letter dated May 14, 2024, is on the plan. 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. In addition, no rare, threatened or endangered species were observed while performing the forest stand delineation field work. An IPAC review was completed on June 18, 2024. The project received a "no effect" determination for the northern long-eared bat.
- This property is not located on the Locational Atlas and Index of Historic Sites.
- One (1) specimen tree was identified immediately adjacent to the property. No specimen or significant trees were located on the property.
- No trees were identified onsite that are 75% of the State or County Champions.
- The field work for this NRI/FSD Plan was completed by Katelyn Hoisington, WPIT, WSSI on April 17, 2024, and by Dan Le Kites and Virginia Waters, WSSI, on February 3, 2025.
- A forestry diameter tape was used to measure the diameter of the specimen trees located on the site. The diameter, condition and location of any trees 24-inches or greater located off of the property was estimated.
- Property owner information:
PMG MAPP LLC
2900 Telestar Ct, Falls Church, VA 22042
- The NRI/FSD is only valid for areas within the study area boundary. Any disturbance outside this area will require a new NRI/FSD

LEGEND

- PROPERTY LINE
- PROPOSED LIMITS OF DISTURBANCE
- EXISTING MAINTAINED SHRUB LINE
- SOILS BOUNDARY
- STEEP SLOPES 15% TO 25%
- STEEP SLOPES 25% OR GREATER
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
- EXISTING INDIVIDUAL STREET TREE DBH ≥ 12"
- EXISTING CONTOUR
- HYDRANT
- WATER VALVE
- GAS VALVE
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND GAS LINE
- APPROX. LOC. UNDERGROUND STORMWATER MANAGEMENT
- APPROX. LOC. UNDERGROUND WATER LINE
- SANITARY MANHOLE
- ELECTRICAL MANHOLE
- STORM DRAIN MANHOLE
- FENCE

Resource Data Table

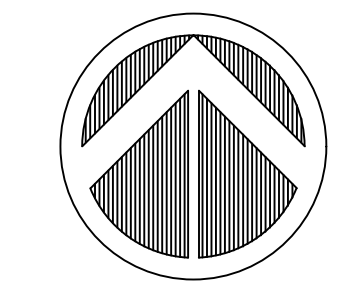
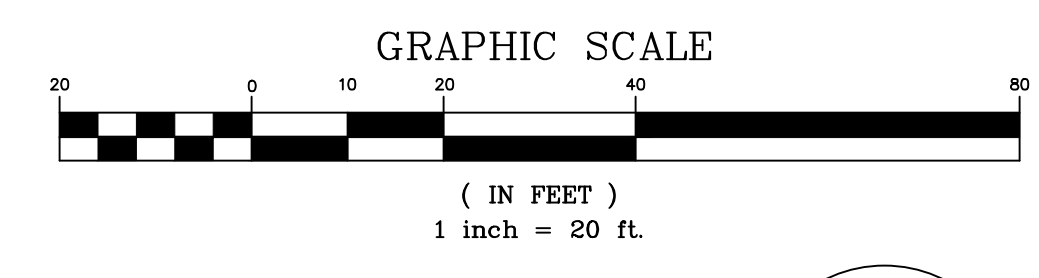
Existing Forest	0.00 acres
Non-Tidal Wetlands	0.00 acres
Forest within the Non-Tidal Wetlands	0.00 acres
Existing Floodplain	0.00 acres
Forest within the Floodplain	0.00 acres
Existing Stream Buffer	0.00 acres
Forest within the Stream Buffer	0.00 acres

MAPPED SOIL TYPES

Map Unit	Soil Description	Hydrologic Soil Group	Drainage Class	K-factor (whole soil)	Hydric Rating	Hydric Soil
2B	Glensilt loam, 3 to 8 percent slopes	B	Well drained	0.37	0	No
66UB	Wheaton-Urban land complex, 0 to 8 percent slopes	B	Well drained	0.43	5	Yes

SPECIMEN TREE TABLE

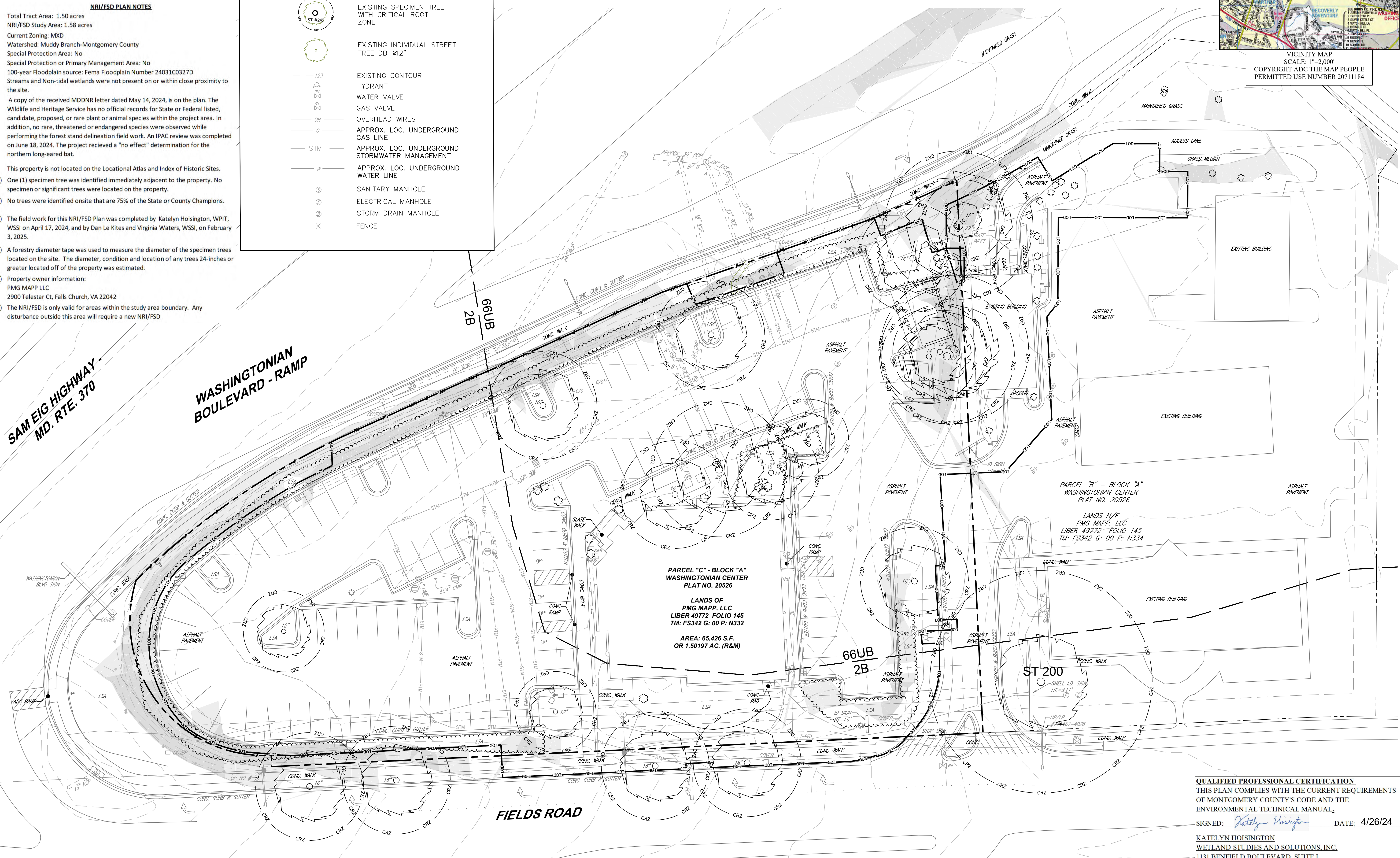
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments
200	Pin oak	<i>Quercus palustris</i>	33	Fair	Uneven canopy, street tree



VICINITY MAP
SCALE: 1"=2,000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20711184

SAM EIG HIGHWAY - MD. RTE. 370

WASHINGTONIAN BOULEVARD - RAMP



SIMPLIFIED NATURAL RESOURCE INVENTORY

Prepared For: Bohler Engineering
10009 Fields Road
City of Gaithersburg, Maryland
Copyright © 2025 Wetland Studies and Solutions, Inc.

REVISIONS

No.	Date	Description	App. By	Rev. By	MJK
1	08/18/24	ADDRESSED COMMENTS FROM CITY OF GAITHERSBURG	KEH	MJK	
2	07/24/24	ADDRESSED COMMENTS FROM CITY OF GAITHERSBURG	KEH	MJK	
3	10/27/25	UPDATED LOD AND ADDED ADDITIONAL LANDSCAPE TREES	DPL	MJK	

DATE: April 26, 2024 SCALE: As Noted C.I.: 2

Horizontal Datum: VCS NAD 83
Vertical Datum: NAVD 88
Boundary and Topo Source: Bohler Engineering Survey and Montgomery County GIS

Design	Draft	Approved
KEH	KEH	MJK

1 of 2

WSSI Project Number: P.WS10000925

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF MONTGOMERY COUNTY'S CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: *Katelyn Hoisington* DATE: 4/26/24

KATELYN HOISINGTON
WETLAND STUDIES AND SOLUTIONS, INC.
1131 BENFIELD BOULEVARD, SUITE 1
MILLERSVILLE, MD 21044
PH: (703) 895-7904 FAX: (410) 672-5993
E-MAIL: K.HOISINGTON@WETLANDS.COM

Wetland
Studies and Solutions, Inc.
a DAVEY company

1131 Benfield Boulevard • Suite L
Millersville, Maryland 21088
Phone: 410-672-5990 • Fax: 410-672-5993
www.wetlands.com



May 14, 2024
Mr. Michael J. Klebasko
Wetland Studies and Solutions, Inc.
1131 Benfield Boulevard
Suite L
Millersville, Maryland 21108

RE: Environmental Review for 10009 Fields Road, Gaithersburg, Montgomery County, Maryland.

Dear Mr. Klebasko:

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.byrne@maryland.gov or at (410) 260-8573.

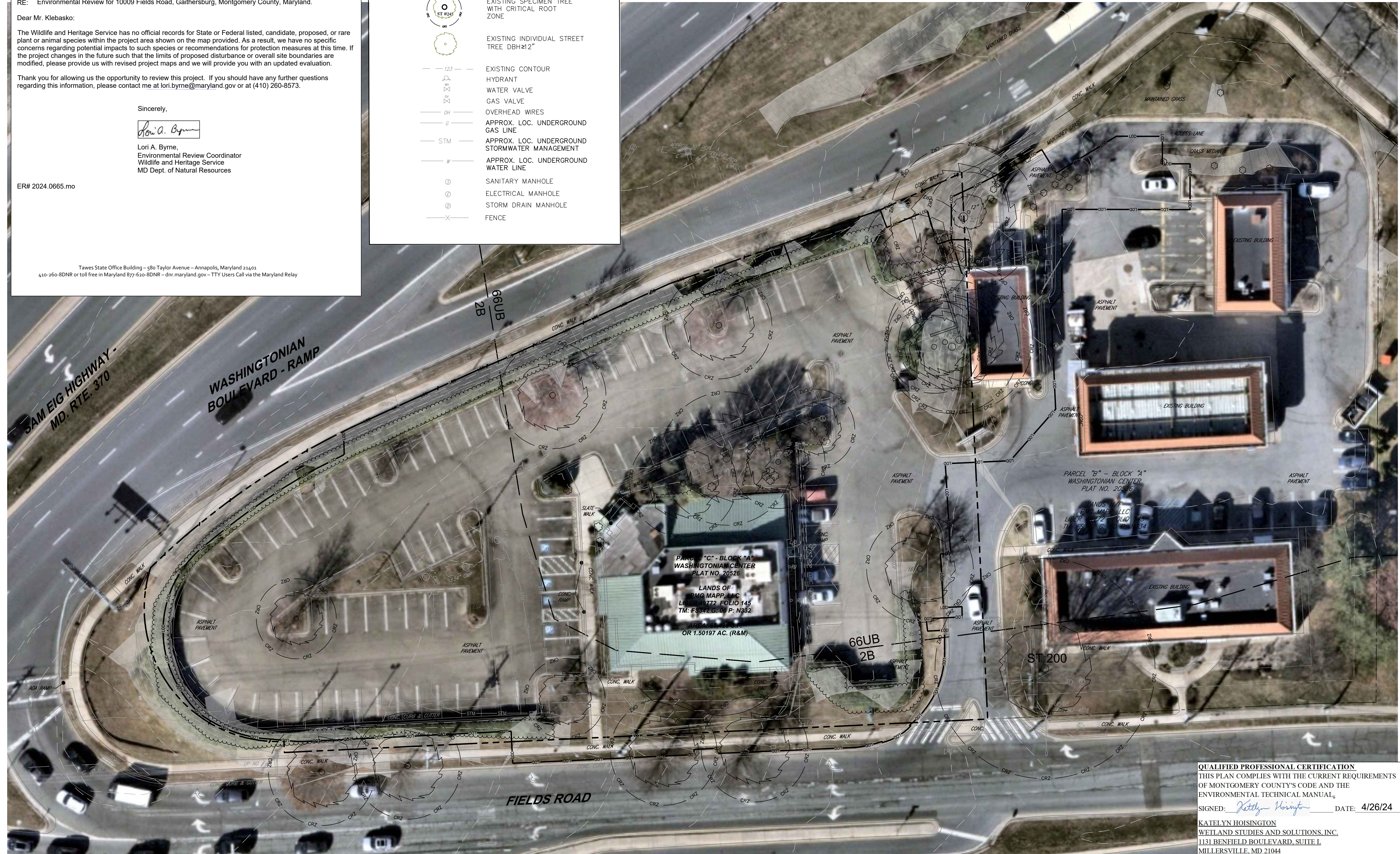
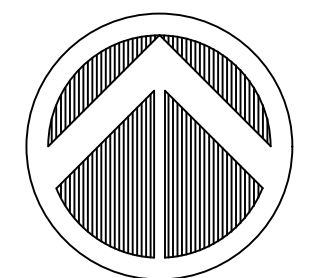
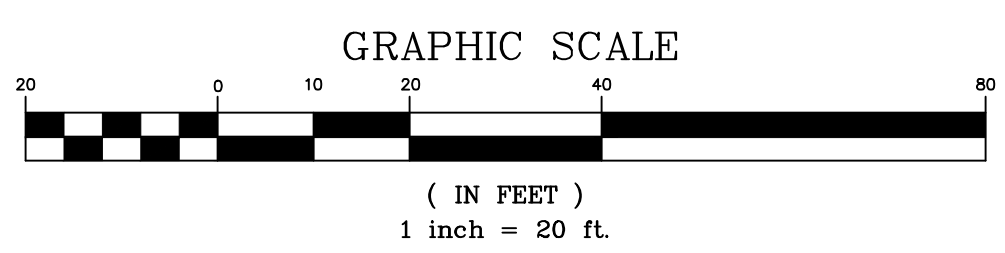
Sincerely,

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

ER# 2024.0665.mo

Towes 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

- LEGEND**
- PROPERTY LINE
 - PROPOSED LIMITS OF DISTURBANCE
 - EXISTING MAINTAINED SHRUB LINE
 - SOILS BOUNDARY
 - STEEP SLOPES 15% TO 25%
 - STEEP SLOPES 25% OR GREATER
 - EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
 - EXISTING INDIVIDUAL STREET TREE DBH>12"
 - EXISTING CONTOUR
 - HYDRANT
 - WATER VALVE
 - GAS VALVE
 - OVERHEAD WIRES
 - APPROX. LOC. UNDERGROUND GAS LINE
 - APPROX. LOC. UNDERGROUND STORMWATER MANAGEMENT
 - APPROX. LOC. UNDERGROUND WATER LINE
 - SANITARY MANHOLE
 - ELECTRICAL MANHOLE
 - STORM DRAIN MANHOLE
 - FENCE



SIMPLIFIED NATURAL RESOURCE INVENTORY

Prepared For: Bohler Engineering
10009 Fields Road
City of Gaithersburg, Maryland
Copyright © 2025 Wetland Studies and Solutions, Inc.

REVISIONS

No.	Date	Description	App. By	Rev. By
1	08/18/24	ADDRESSED COMMENTS FROM CITY OF GAITHERSBURG	KEH	MJK
2	07/24/24	ADDRESSED COMMENTS FROM CITY OF GAITHERSBURG	KEH	MJK
3	10/27/25	UPDATED LOD AND ADDED ADDITIONAL LANDSCAPE TREES	DPL	MJK

DATE: April 26, 2024 SCALE: As Noted C1:2

Horizontal Datum: VCS NAD 83
Vertical Datum: NAVD 88

Boundary and Topo Source: Bohler Engineering Survey and Montgomery County GIS

Design	Draft	Approved
KEH	KEH	MJK

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF MONTGOMERY COUNTY'S CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.
SIGNED: *Katelyn Hoisington* DATE: 4/26/24
KATELYN HOISINGTON
WETLAND STUDIES AND SOLUTIONS, INC.
1131 BENFIELD BOULEVARD, SUITE L
MILLERSVILLE, MD 21104
PH: (703) 895-7904 FAX: (410) 672-5993
E-MAIL: KHOISINGTON@WETLANDS.COM