



GENERAL NOTES

Area: 224,712 sqft or 5.16 Acres
Zone: CR-3.0, C-2.5, R-2.5, H-100
CR-5.0, C-4.5, R-4.5, H-130
CRN-1.5, C-0.25, R-1.5, H-45
R-60

- This site is located on Tax Map HQS1, HQS1 and WSSC grid 214NW03, and identified as Parcels P282, AND 0000 with Tax ID numbers 00956988, 01188512, 01027106, 01027378, 01026977, 01027015, 01027026, 01027004, and 01027458. Street addresses are 11250 Views Mill Road, 11200 Views Mill Road, 11227 East Avenue, 11225 East Avenue, 11223 East Avenue, East Avenue, East Avenue, 11217 East Avenue, and Upton Drive respectively.
- Fieldwork for Boundary information, and Topography information - 2" contours, was conducted on 02/13/2019 by Charles P. Johnson & Associates.
- Soils information was obtained from www.websoilsurvey.nrcs.usda.gov on January 23, 2020.
- The site is located within the Lower Rock Creek watershed.
- The site contains no Special Protection (SPA) or Primary Management (PMA) areas.
- No Historic sites are located within or adjacent to this property.
- No Rare or Threatened Species, Critical Habitats were observed on this property.
- There are steep slopes located on-site.
- The site contains no forest. There is a small portion of canopy from the properties along East Avenue.
- There are no significant views or vistas located on this site.
- This site is located on tax map HQS1 AND HQS1.
- This site is located on WSC 200 sheet 214NW03.
- This site is located on ADC map grid F-11A.
- This site is located in Election District 13.
- This site is located in the Lower Rock Creek watershed.
- WSSC service categories: S-1, W-1.
- Site is to be serviced by public water and sewer systems.
- Legal descriptions

Parcel No.	Tax ID	Liberty/Folio	Address
282	00956988	57142/231	11250 Views Mill Road
0000	01188512	10990/509	11200 Views Mill Road
0000	01027106	57142/231	11227 East Avenue
0000	01027378	57142/231	11225 East Avenue
0000	01026977	57142/231	11223 East Avenue
0000	01027015	57142/231	East Avenue
0000	01027026	57142/231	East Avenue
0000	01027004	57142/231	11217 East Avenue
0000	01027458	57142/231	Upton Drive

December 1, 2020
Mr. Michael Lee
Charles P. Johnson & Associates, Inc.
1751 Elton Road
Suite 300
Silver Spring, MD 20903

RE: Environmental Review for Wheaton Gateway, Silver Spring: 11200 & 11250 Views Mill Road, 11217-11250 East Avenue, 11201 Upton Drive, 2715 W. University Blvd., Montgomery County, Maryland.

Dear Mr. Lee:

The Wildlife and Heritage Service has determined that there are no official State or Federal records for listed plant or animal species within the delineated area shown on the map provided. As a result, we have no specific concerns regarding potential impacts or recommendations for protective measures at this time. Please let us know however if the limits of proposed disturbance or overall site boundaries change 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 (410) 366-8373.

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

EBR 2020.1746.mxd

Taxes State Office Building - 580 Taylor Avenue - Annapolis, Maryland 21401
410-260-8088 or toll free in Maryland 877-620-8088 - dnr.maryland.gov - TTY Users Call via the Maryland Relay

VICINITY MAP

SCALE: 1" = 30'

GRAPHIC SCALE

SCALE: 1" = 30'

LEGEND

- EX SIGNAL POLE
- EX MANHOLE
- EX STORM DRAIN MANHOLE
- EX UTILITY POLE
- EX GUY WIRE
- EX LIGHT
- EX SIGN
- EX FIRE HYDRANT
- EX PROPERTY LINE
- EX EASEMENT LINE
- EX BARBED WIRE
- EX OVER HEAD WIRE
- EX TREE LINE
- EX BUSH HEDGE
- EX SOIL LINE
- STEEP SLOPES (>15%)
- STEEP SLOPES (>25%)
- EXISTING BUILDING
- EXISTING TREE

DATA TABLE

Zoning	CR-5.0, CR-3.0, CRN 1.5, R-60
Ex. Water/Sewer Categories	W-1/S-1
Method of SWM	Lower Rock Creek
Watershed	Environmental Site Design
Topographical information from	Charles P. Johnson & Associates
Contour Interval	2 Foot
Boundary information from	Charles P. Johnson & Associates
Maryland State Grid Datum Used	NAD 83/91
Tax Map Reference	HQS1 and HQS1
WSSC Base Map	214NW03
Areas	
Area of CR-5.0	60,885 SF (1.40 Acres)
Area of CR-3.0	98,407 SF (2.26 Acres)
Area of CRN 1.5	55,320 SF (1.28 Acres)
Area of R-60	9,605 SF (0.22 Acres)
Gross Tract Area	224,712 SF (5.16 Acres)
Street Dedication (Veirs Mill & University)	11,578 SF (0.27 Acres)
Street Dedication (Kensington Blvd)	5,504 SF (0.13 Acres)
Net Tract Area	207,635 SF (4.77 Acres)
100 Year Floodplain	None
Stream Valley Buffer	None
Wetlands	None

SITE NARRATIVE

This site is located on Tax Maps HQS1 and HQS1, and WSSC grid 214NW03. The site is identified as Parcels P282, AND 0000. The site is approximately 5.16 acres in size. The site is bounded by Veirs Mill Road on the north, East Avenue on the south, Kensington Boulevard on the west, and Lot 16 Kensington View and Lot 2 Bk. C Triangle Park to the east. The site contains commercial enterprises, except for a small portion in the southeast corner that is a grassy field with five specimen trees enclosed by a board on board fence. Field work for this NRI was conducted on October 22, 2020 by Michael Lee and Mark Staniford. 28H of trees were done using DTape. No Rare or Threatened Species, Critical Habitats were observed at this time. There are steep slopes on-site. The site is located within the Lower Rock watershed and has no PMAs or Special Protection areas located within the site. There are no Historical sites located within or adjacent to the site. There are no cemeteries located within the site.

SOILS CHART

SYMBOL	NAME	HYDRIC	SLOPE	SOIL GROUP	COMMENTS
2C	Glenelg silt loam	No	8-15%	B	Well drained
4D	Urban Land	No	N/A	D	N/A

TREE LIST

TAG NO	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	COMMENTS
1	Hickory	Carya laciniosa	30	Good	
2	Red Maple	Acer rubrum	40	Good	
3	Bradford Pear	Pyrus communis	25	Poor	Split Limbs, Encumbered by wall
4	Cotton wood	Populus deltoides	32	Poor	Choked with vines
5	Red Maple	Acer rubrum	25	Fair	Ivy, Dead Limbs
6	Red Maple	Acer rubrum	28	Good	
7	Red Oak	Quercus rubra	35	Fair	In ROW, Driveway apron damaged roots
8	Hickory	Carya laciniosa	40	Good	Off site
9	Silver Maple	Acer saccharinum	29	Good	Triple, within Kensington Blvd ROW

LANDSCAPE ARCHITECT CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE DATA.

Michael Lee
REGISTERED LANDSCAPE ARCHITECT
MD #3622
EXPIRES: 3/16/2021
DATE: 12/4/2020

Seal not valid without signature

UPDATES/REVISIONS:

REV 1 (12/04/2020) - ADDED DNR LETTER - MLL

NATURAL RESOURCE INVENTORY (NRI)
No. 420210760

WHEATON GATEWAY
4th DISTRICT
MONTGOMERY COUNTY, MD

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT:	Owner: Wheaton Ventures, Inc. 57 Randolph Road, Suite 200 Silver Spring, MD 20904	WSSC GRID: 214NW03	TAX MAP: 0-00000
DESIGN:	MIL	SHEET:	OF
DRAFT:	MIL	1	2
DATE:	October 2020	FILE NO.:	
SCALE:	1" = 30' 0"	2016-1012	

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Parcel 7
WHEATON PLAZA
REGIONAL SHOPPING, CNTR.
L. 7512 F. 762