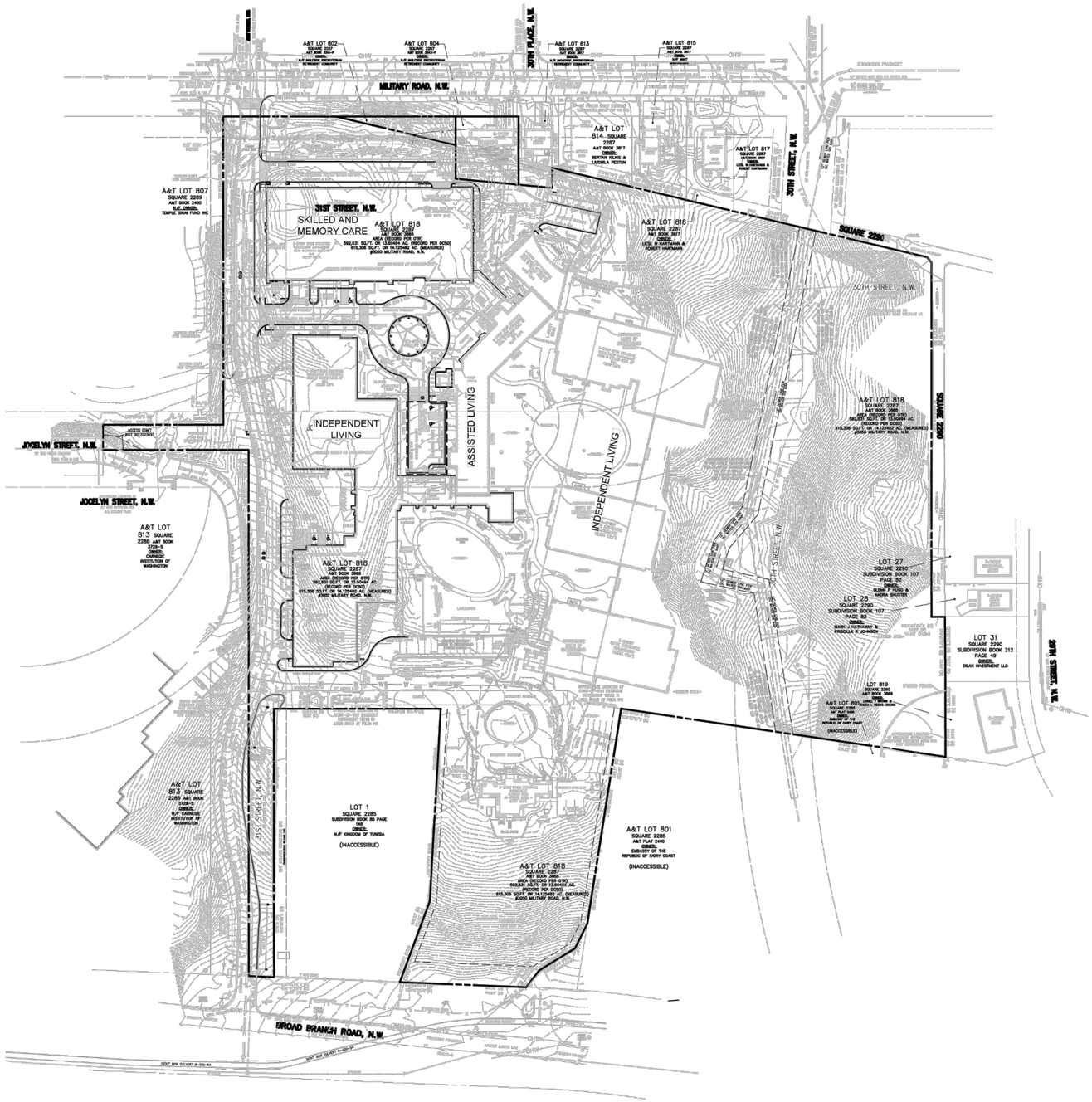


OVERALL EXISTING CONDITIONS PLAN

INGLESIDE AT ROCK CREEK MASTER PLAN

ZONING SUBMISSION

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EXISTING FEATURES LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- ELECTRICAL CONDUIT
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- WATER LINE
- CABLE TV
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- FENCE LINE
- GUARD RAIL
- EDGE OF PAVEMENT
- BUILDING LINE
- RETAINING OR FREE STANDING WALL
- MAJOR CONTOUR
- MINOR CONTOUR

- ELECTRIC MANHOLE
- ELECTRIC VALVE
- ELECTRIC METER
- UTILITY POLE
- GUY WIRE
- UTILITY POLE W/STREET LIGHT
- COBRA LIGHT POLE
- LIGHT POLE
- UTILITY POLE W/ALLEY LIGHT
- TRAFFIC LIGHT
- HVAC UNIT
- PHONE MANHOLE
- UNKNOWN UTILITY MANHOLE
- GAS VALVE
- GAS METER
- CARD READER
- TREE
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- GRATE
- WATER MANHOLE
- FIRE HYDRANT
  SIAMESE CONNECTION
- WATER METER
- WATER VALVE
- TRAFFIC CONTROL BOX
- WALL LIGHT
- IRRIGATION CONTROL VALVE
- CLEAN OUT
- ROOF LEADER

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

INGLESIDE AT ROCK CREEK
ENGAGED LIVING
3020 MILITARY ROAD, NW, WASHINGTON, DC 20015

Goulston & Storrs
PAUL TUMMONDS | LEGAL
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WASHINGTON, DC 20006 (202) 721-1157

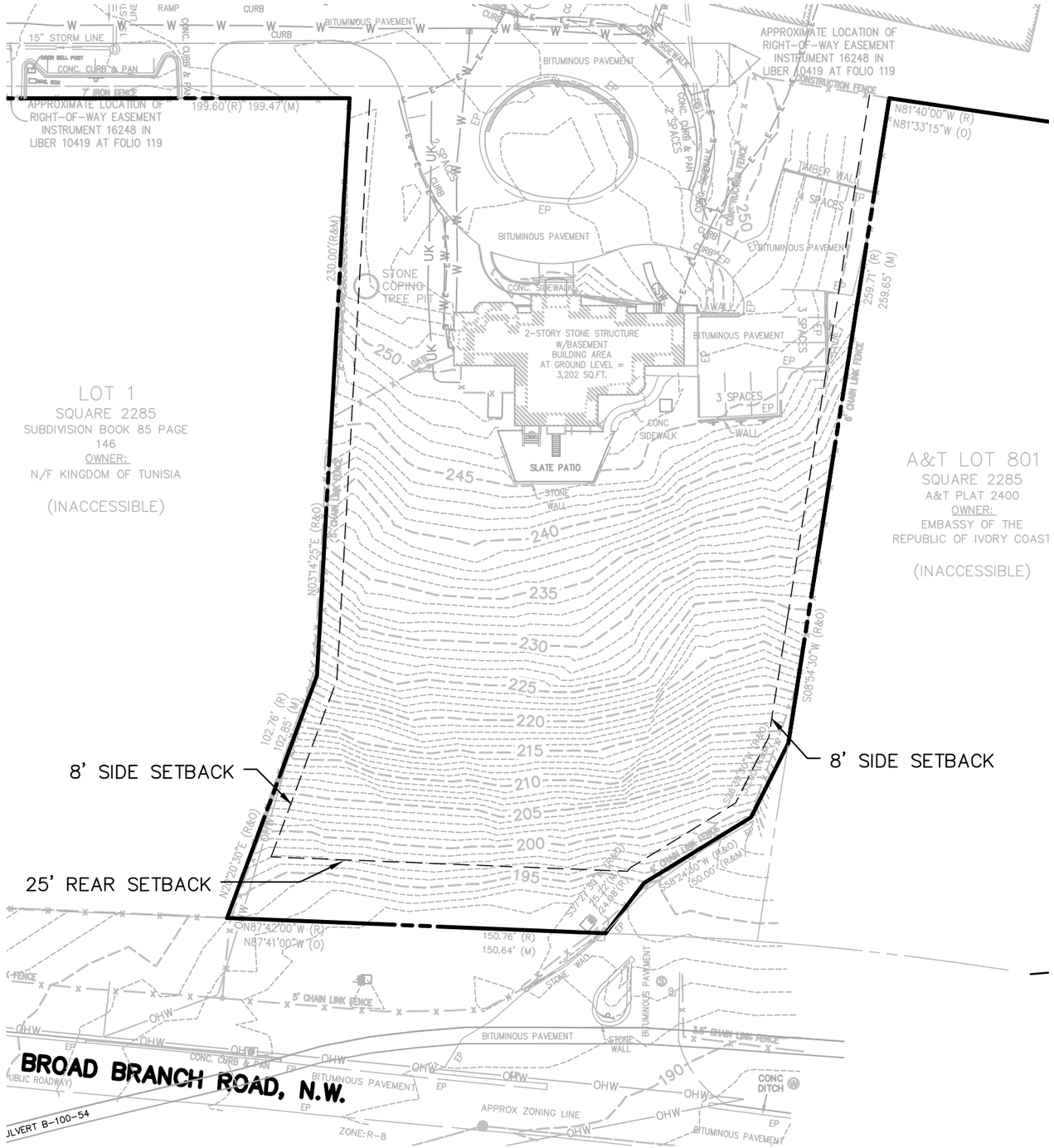
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EXISTING CONDITIONS PLAN

INGLESIDE AT ROCK CREEK MASTER PLAN

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EXISTING FEATURES LEGEND

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- WATER METER
- WATER VALVE
- TRAFFIC CONTROL BOX
- WALL LIGHT
- IRRIGATION CONTROL VALVE
- CLEAN OUT
- ROOF LEADER

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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LEGEND

EXISTING TREE WITH CRITICAL ROOT ZONE (CRZ) & STRUCTURAL ROOT ZONE (SRZ)

DC HERITAGE TREE (≥ 100 INCHES CIRCUMFERENCE)

DC SPECIAL TREE (40-99.9 INCHES CIRCUMFERENCE)

MAP NOTES:

1. THIS MAP USED GEO-REFERENCED AERIAL IMAGERY DERIVED FROM EAGLEVIEW CONNECT EXPLORER. TOPOGRAPHIC INFORMATION SHOWN WAS DERIVED FROM DC GIS OPEN DATA.
2. NO TREE LOCATION SURVEY WAS COMPLETED. TREE WERE LOCATED USING MAPPING GRADE GPS (LEICA GG-04) AND SHOULD BE CONSIDERED APPROXIMATE.
3. THE BOUNDARY LINE INFORMATION SHOWN HEREON WAS DERIVED FROM EAGLEVIEW CONNECT EXPLORER AND IS FOR INFORMATION PURPOSES ONLY. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY BY WETLAND STUDIES AND SOLUTIONS, INC. (WSSI).

TREE ASSESSMENT NOTES:

1. TREE CONDITION ASSESSMENT CONDUCTED BY CLAYTON LECHLITNER, ISA# MA-6300B ON JULY 23, 2026 .
2. THE INSPECTION OF THESE TREES CONSISTED SOLELY OF A VISUAL INSPECTION FROM THE GROUND.

TREE TABLE

Tree #	DBH (Diameter at 4.5 feet above ground)	Common Name	Botanical Name	Condition Rating %	Condition Rating	Dead Tree (Y/N)	REGULATED STATUS	Number of Stems	Condition Notes
1	40	tuliptree	Liriodendron tulipifera	65%	Good	NO	HERITAGE	1	Previously identified as Tree 3 by VIKA. 3" x 3' Girdling root, English ivy, Previous Tag #477, Girdling Roots, Vines
2	35	tuliptree	Liriodendron tulipifera	60%	Fair	NO	HERITAGE	1	Previously identified as Tree 4 by VIKA. Previous Tag #476, Trunk Decay, Small Deadwood (1-2")
3	27	hickory, mockernut	Carya tomentosa	60%	Fair	NO	SPECIAL	1	Previous Tag #499, Included Bark/Weak Union, Co-Dominant Stems, Small Deadwood (1-2")
4	14	hickory, mockernut	Carya tomentosa	60%	Fair	NO	SPECIAL	1	bat box, embedded wire, Buried Root Collar, Small Deadwood (1-2"), Hardware
5	21	elm, American	Ulmus americana	55%	Fair	NO	SPECIAL	1	Previous Tag #468, Included Bark/Weak Union, Co-Dominant Stems, Small Deadwood (1-2")
6	30	oak, white	Quercus alba	70%	Good	NO	SPECIAL	1	Previous Tag #471, Small Deadwood (1-2")
7	17	oak, white	Quercus alba	65%	Good	NO	SPECIAL	1	Previous Tag #470, Small Deadwood (1-2")
8	28	tuliptree	Liriodendron tulipifera	70%	Good	NO	SPECIAL	1	Previous Tag #468, Small Deadwood (1-2")
9	24	oak, water	Quercus nigra	70%	Good	NO	SPECIAL	1	Previous Tag #469, Small Deadwood (1-2")
10	15	ZZ Unknown dead tree	ZZ Unknown dead tree	0%	Dead	YES	SPECIAL	1	
11	12	maple, sugar	Acer saccharum	70%	Good	NO		1	Small Deadwood (1-2")
12	18	hickory, pignut	Carya glabra	70%	Good	NO	SPECIAL	1	Previous Tag #464, Small Deadwood (1-2")
13	14	maple, Norway	Acer platanoides	70%	Good	NO	SPECIAL	1	
14	18	walnut, black	Juglans nigra	60%	Fair	NO	SPECIAL	1	Hollow when sounded, metal hook, wisteria, Trunk Decay, Small Deadwood (1-2"), Vines, Hardware
15									Removed hazard tree
16	20	oak, white	Quercus alba	70%	Good	NO	SPECIAL	1	Previous Tag #481, Small Deadwood (1-2")
17	17	elm, American	Ulmus americana	50%	Fair	NO	SPECIAL	1	Previous Tag #482, Excessive Lean, Small Deadwood (1-2")
18	28	beech, American	Fagus grandifolia	55%	Fair	NO	SPECIAL	1	Previous Tag #483, wisteria, rubbing limbs, Included Bark/Weak Union, Co-Dominant Stems, Small Deadwood (1-2"), Vines
19	12	beech, American	Fagus grandifolia	75%	Good	NO		1	Erosion/undermining on downslope
20	20	beech, American	Fagus grandifolia	80%	Good	NO	SPECIAL	1	Previous Tag #486
21	31	tuliptree	Liriodendron tulipifera	40%	Fair	NO	SPECIAL	1	Decay at 12-18 feet, Previous Tag #487, Basal Decay, Trunk Decay, Large Deadwood (3"+), Small Deadwood (1-2")
22	28	tuliptree	Liriodendron tulipifera	55%	Fair	NO	SPECIAL	1	Previous Tag #486, Trunk Decay, Small Deadwood (1-2")
23	18	beech, American	Fagus grandifolia	60%	Fair	NO	SPECIAL	1	Previous Tag #488, erosion, Small Deadwood (1-2")
24	12	hickory, mockernut	Carya tomentosa	70%	Good	NO		1	
25	31,8	tuliptree	Liriodendron tulipifera	75%	Good	NO	SPECIAL	2	Included Bark/Weak Union, Small Deadwood (1-2")
26	13	maple, Norway	Acer platanoides	70%	Good	NO	SPECIAL	1	Small Deadwood (1-2")
27	18	oak, white	Quercus alba	55%	Fair	NO	SPECIAL	1	Chlorosis visible on leaves, Previous Tag #474, Small Deadwood (1-2"), Stressed
28	17	oak, white	Quercus alba	50%	Fair	NO	SPECIAL	1	Broken leader, Previous Tag #472, Trunk Decay, Small Deadwood (1-2")
29	17	oak, white	Quercus alba	50%	Fair	NO	SPECIAL	1	Utility prune, off site, estimated diameter, Trunk Decay, Small Deadwood (1-2")
30	14	oak, white	Quercus alba	70%	Good	NO	SPECIAL	1	Utility prune, off site, estimated diameter, Small Deadwood (1-2")
31	27	oak, white	Quercus alba	65%	Good	NO	SPECIAL	1	
32	18	ZZ Unknown dead tree	ZZ Unknown dead tree	0%	Dead	YES	SPECIAL	1	
33	30	oak, white	Quercus alba	0%	Dead	YES	SPECIAL	1	Offsite, estimated diameter
34	14	oak, white	Quercus alba	70%	Good	NO	SPECIAL	1	Erosion on downslope, Small Deadwood (1-2")
35	35	oak, northern red	Quercus rubra	40%	Poor	NO	HERITAGE	1	Previously identified as Tree 6 by VIKA. Previous Tag #462, Basal Decay, Trunk Decay, Large Deadwood (3"+), Small Deadwood (1-2"), Serious Decline, Branch Decay.
36	18	oak, northern red	Quercus rubra	50%	Fair	NO	SPECIAL	1	Previous Tag #491, Trunk Decay, Small Deadwood (1-2"), Stressed
37	31	oak, northern red	Quercus rubra	55%	Fair	NO	SPECIAL	1	Previous Tag #460, Basal Decay, Small Deadwood (1-2")
38	28	oak, northern red	Quercus rubra	46%	Fair	NO	SPECIAL	1	Previous Tag #497, Trunk Decay, Large Deadwood (3"+), Small Deadwood (1-2"), Serious Decline
39	13	maple, Norway	Acer platanoides	75%	Good	NO	SPECIAL	1	
44	13	maple, Norway	Acer platanoides	70%	Good	NO	SPECIAL	1	
45	12	maple, Norway	Acer platanoides	75%	Good	NO		1	
46	26	tuliptree	Liriodendron tulipifera	70%	Good	NO	SPECIAL	1	
51	40,25	tuliptree	Liriodendron tulipifera	60%	Fair	NO	HERITAGE	2	Adjacent tree is growing into/around the root flare, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Small Deadwood (1-2")
52	32	elm, American	Ulmus americana	55%	Fair	NO	HERITAGE	1	Offsite, growing into fence and around T 51, Trunk Decay, Small Deadwood (1-2"), Hardware
53	28	oak, white	Quercus alba	75%	Good	NO	SPECIAL	1	Iron at 20ft, Hardware
54	52	oak, southern red	Quercus falcata	80%	Good	NO	HERITAGE	1	Wire embedded in stem, Trunk Decay, Hardware
55	17	maple, red	Acer rubrum	50%	Fair	NO	SPECIAL	1	Previously identified as Tree 1 by VIKA. offsite, estimated diameter, Included Bark/Weak Union, Co-Dominant Stems, Small Deadwood (1-2"), Stressed,
56	29	mulberry spp.	Morus spp.	55%	Fair	NO	SPECIAL	1	Wisteria, English Ivy, Trunk Decay, Large Deadwood (3"+), Small Deadwood (1-2"), Branch Decay, Vines

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

Wetland Studies and Solutions, Inc. a DOWL company
1131 Benfield Boulevard • Suite I
Millersville, Maryland 21108
Phone: 410-672-5582 Fax: 410-672-5993
www.wetlands.com

TREE BASE MAP
Plan View

Ingleside at Rock Creek
Washington, DC

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MARYLAND SOCIETY OF LANDSCAPE ARCHITECTS JOHN SHERIDAN ISA® MA-6624A CERTIFIED ARBORIST

REVISIONS

No.	Date	Description	Rev. By	App. By
1	08/28/26	PER CLIENT REQUEST - ONSITE TREES ONLY	JS	

SCALE: As Noted C.I.: 1

DATE: 08/28/2026

Horizontal Datum: MD NAD 83

Vertical Datum: N/A

Boundary and Topo Source:
Eagleview
DC GIS

Design	Draft	Approved
	JS	CK

Sheet #
1 of 1

WSSI Project Number:
36331.02

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TREE REMOVAL PLAN
INGLESIDE AT ROCK CREEK MASTER PLAN
ZONING SUBMISSION

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INGLESIDE AT ROCK CREEK
ENGAGED LIVING
3020 MILITARY ROAD, NW, WASHINGTON, DC 20015

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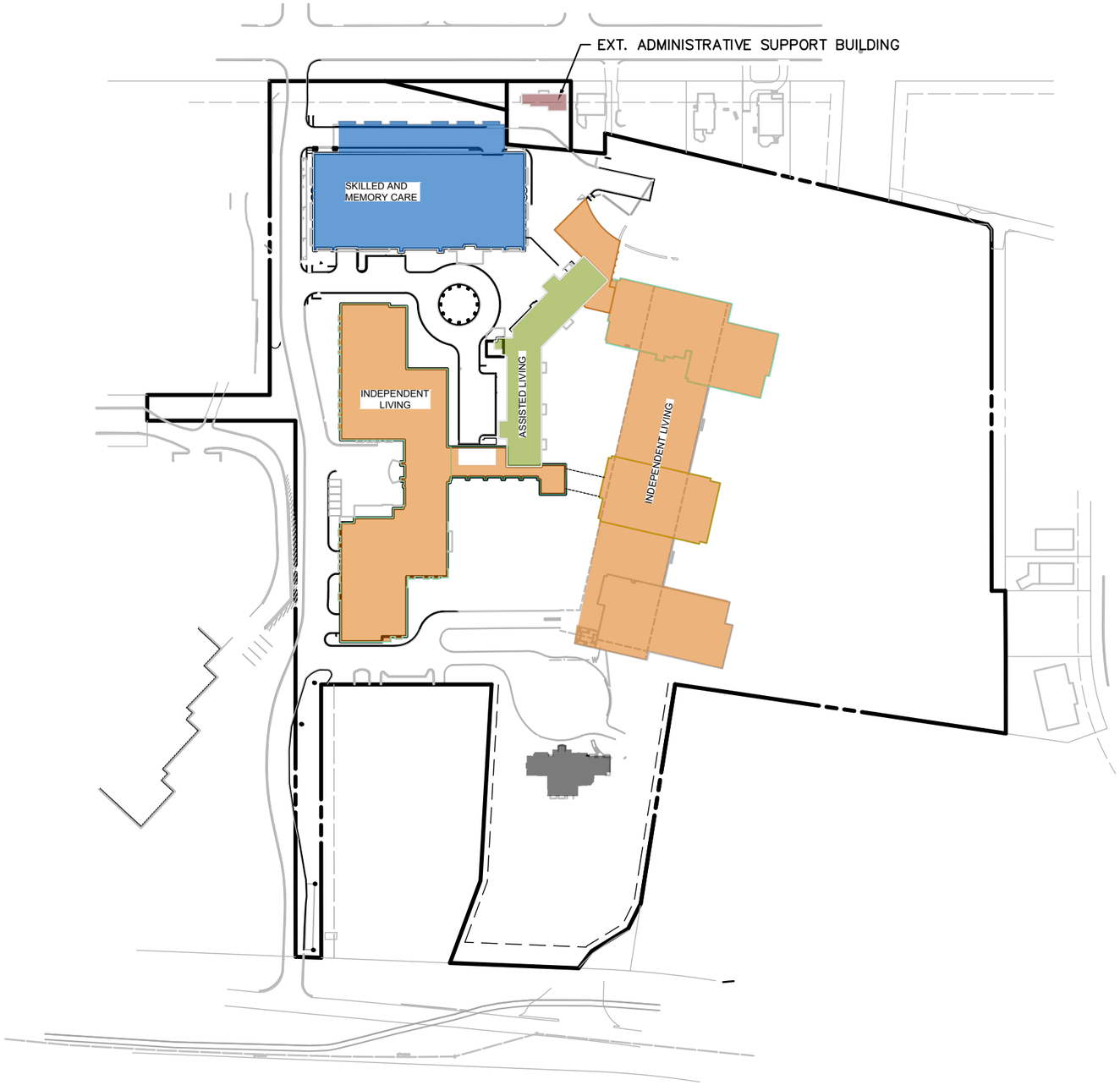
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EXISTING USE EXHIBIT

INGLESIDE AT ROCK CREEK MASTER PLAN

ZONING SUBMISSION

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LEGEND:

- EXISTING ASSISTED LIVING
- EXISTING SKILLED AND MEMORY CARE
- EXISTING INDEPENDENT LIVING
- EXISTING MANOR HOUSE
- EXISTING ADMINISTRATIVE SUPPORT BUILDING

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

INGLESIDE AT ROCK CREEK
ENGAGED LIVING
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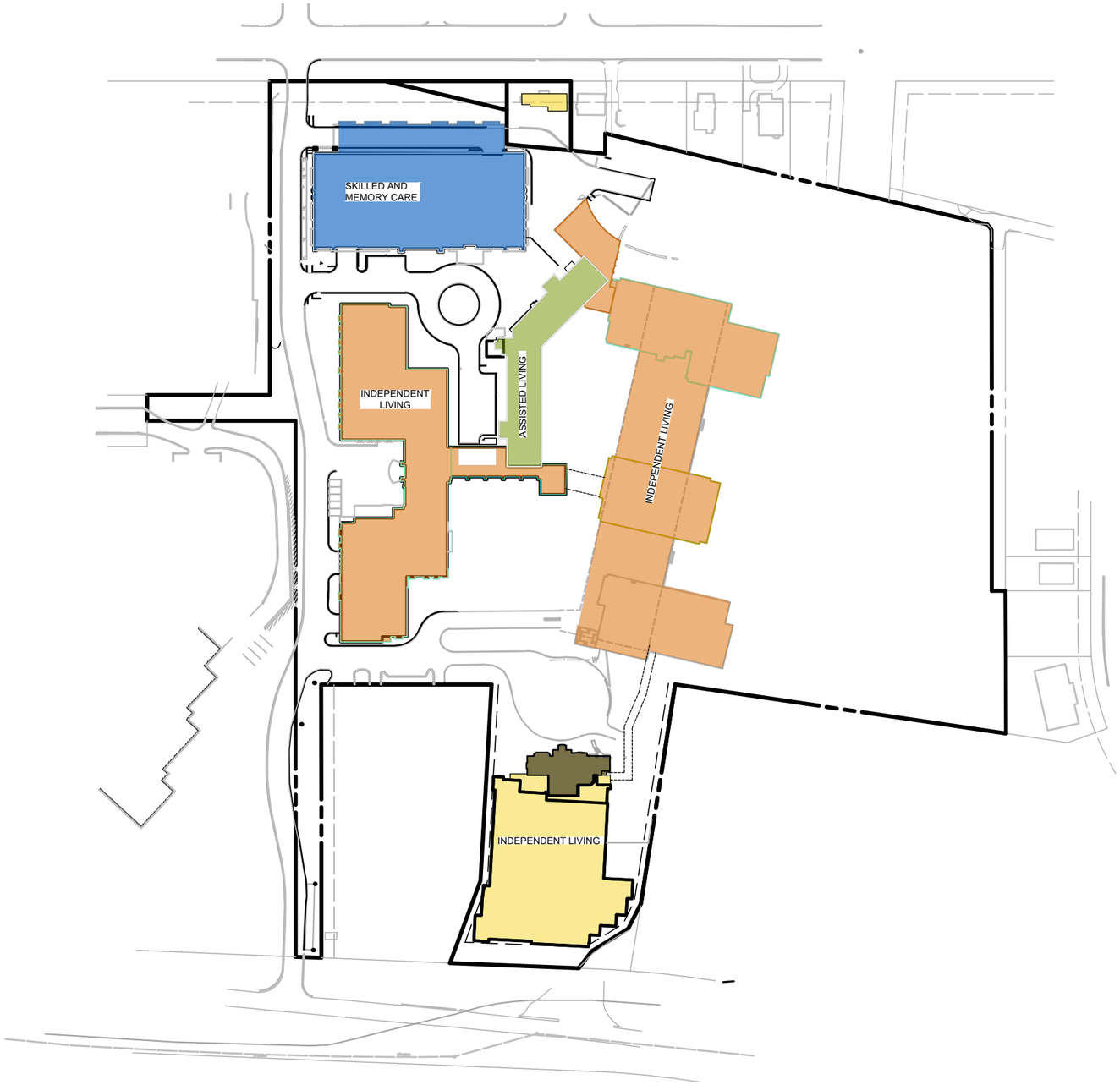
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PROPOSED USE EXHIBIT

INGLESIDE AT ROCK CREEK MASTER PLAN

ZONING SUBMISSION

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LEGEND:

- EXISTING ASSISTED LIVING
- EXISTING SKILLED AND MEMORY CARE
- EXISTING INDEPENDENT LIVING
- EXISTING MANOR HOUSE
- PROPOSED INDEPENDENT LIVING

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

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LEGEND:

- BIO RETENTION
- PROPOSED GREEN ROOF
- PROPOSED COURTYARD
- PROPOSED DIP WATER MAIN, VALVE, & REDUCER (8"W)
- PROPOSED STORM CATCH BASINS
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED PAD MOUNTED TRANSFORMER PAD
- PROPOSED SEPARATE STORM DRAIN & MANHOLE (D1, XX"RCP)
- PROPOSED SANITARY SEWER & MANHOLE (S1, XX"S)
- PROPOSED SIDEWALK
- VEHICLE TURN AROUND AREA (INCASE OF GARAGE REFUSAL)

SITE AND UTILITY PLAN

INGLESIDE AT ROCK CREEK MASTER PLAN

ZONING SUBMISSION

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GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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