E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVED - 420240570
Halley Johnson
11/16/23

LEGEND

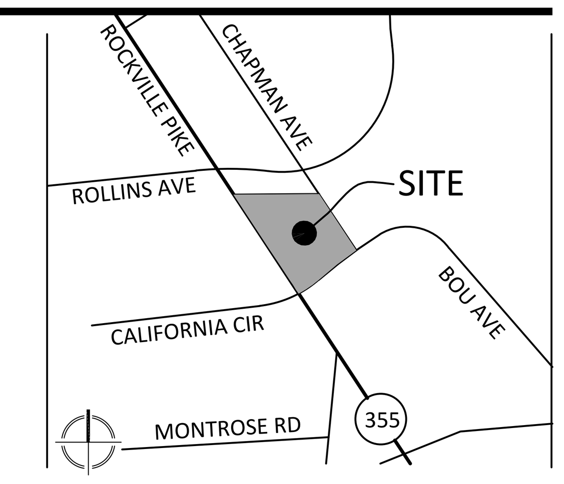
LIMITS OF SUBJECT PROPERTY	SLOPES ≥ 25%
ADJACENT PROPERTY LINES	SOIL BOUNDARY & TYPE (2B / 400)
EX. TREE <24" DBH	EX. TREE CANOPY EDGE (NOT FOREST)
EX. SIGNIFICANT TREE ≥ 24"-29.9" DBH WITH CRITICAL ROOT ZONE	
EX. SPECIMEN TREE ≥ 30" DBH WITH CRITICAL ROOT ZONE	

- EX. CABLE TELEVISION CONDUIT
- EX. ELECTRICAL CONDUIT
- EX. NATURAL GAS CONDUIT
- EX. OVERHEAD WIRES
- EX. SANITARY SEWER CONDUIT
- EX. STORM DRAIN CONDUIT
- EX. TELEPHONE/COMMUNICATIONS CONDUIT
- EX. WATER CONDUIT
- EX. FIBEROPTIC CONDUIT
- EX. EDGE OF PAVEMENT
- EX. FENCE LINE
- EX. PROPERTY LINES
- EX. PUBLIC UTILITIES EASEMENTS

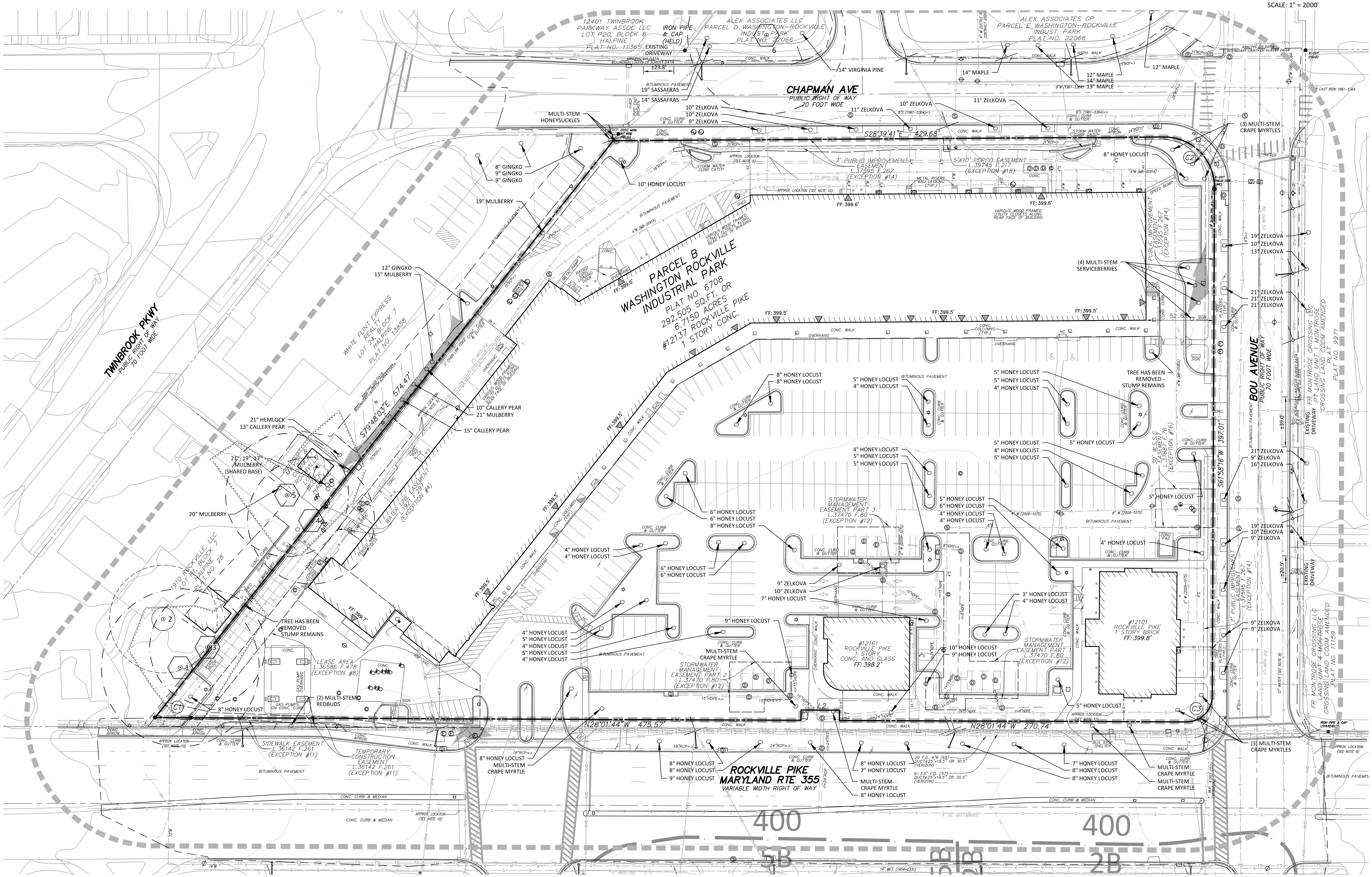
- EX. SANITARY CLEANOUT
- EX. STORM DRAIN MANHOLE
- EX. SANITARY MANHOLE
- EX. WATER METER
- EX. WATER MANHOLE
- EX. WATER VALVE
- EX. FIRE DEPARTMENT CONNECTION
- EX. FIRE HYDRANT
- EX. GAS MANHOLE
- EX. GAS VALVE
- EX. PHONE MANHOLE
- EX. ELECTRICAL MANHOLE
- EX. ELECTRICAL JUNCTION BOX
- EX. BUILDING ENTRY

- EX. GUY WIRE
- EX. UTILITY POLE
- EX. TRAFFIC CONTROL BOX
- EX. TRAFFIC SIGNAL POLE
- EX. LIGHT POLE
- EX. PHONE PEDESTAL
- EX. CABLE TELEVISION PEDESTAL
- EX. ELECTRIC TRANSFORMER
- EX. UNKNOWN UTILITY MANHOLE
- EX. SIGN POST
- EX. BOLLARD
- EX. CATCH BASIN, GRATE, INLETS
- EX. UTILITY POLE WITH LIGHT FIXTURE

CONC.	EX. CONCRETE
C&G	EX. CURB AND GUTTER
ASPH.	EX. ASPHALT
BLDG.	EX. BUILDING
STY.	EX. STORY
TRANS.	EX. ELECTRICAL TRANSFORMER
RCP	EX. REINFORCED CONCRETE PIPE
CMP	EX. CORRUGATED METAL PIPE
HDPE	EX. HIGH-DENSITY POLYETHYLENE PIPE
BRL	EX. BUILDING RESTRICTION LINE
R/W	EX. RIGHT-OF-WAY
IPF	EX. IRON PIPE FOUND
PKF	EX. PK NAIL FOUND
F.F.	EX. FINISH FLOOR
R	EX. RECORD
M	EX. MEASURED
HC	EX. HANDICAP
TYP	TYPICAL



VICINITY MAP
SCALE: 1" = 2000'



0 15' 30' 60'
SCALE: 1" = 30'

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"

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.

Exhibit 13
H-155

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
KIMCO
2080 YORK ROAD
SUITE 285
TIMONIUM, MD 21093
410.427.4427
ABBEY OAKLAK
AOKLAK@KIMCOREALTY.COM

REVISIONS	DATE

PIKE CENTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

EXISTING CONDITIONS PLAN

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LA NAME: JAMES BUCHHEISTER , RLA
LICENSE NUMBER: 3272
EXPIRATION DATE: NOVEMEBER 16, 2024

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DRAWN BY:	RS
DESIGNED BY:	JB
DATE ISSUED:	8/31/2023
VIKA PROJECT	VM50594
DRAWING NO.	NRI 200
SHEET NO.	

Y:\50501-51000\50594\CADD\EXISTING CONDITIONS\PLOT SHEETS\50594100_P_NRI.dwg ~ Thursday, September 14, 2023 3:44:51 PM

LAYOUT: NRI COMP, Plotted By: buchheister