

PIKE CENTER

SIMPLIFIED NATURAL RESOURCES INVENTORY/ FOREST STAND DELINEATION #420240570



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

GENERAL NOTES

- 1. THE SUBJECT PROPERTY IS 6.7150 ACRES.
- 2. THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 216NW06
- THE SUBJECT PROPERTY IS LOCATED ON TAX MAP GQ63.
 THE SUBJECT PROPERTY COMPRISES THE PROPERTY WITH THE FOLLOWING

TAX ACCOUNT: 04-00134890
AREA (PER SDAT): 292,369 SF
ZONE: CR-2.0, C-0.75, R-1.5, H-200'
OWNER: KIMCO REALTY CORPORATIO

- E: CR-2.0, C-0.75, R-1.5, H-200'
 NER: KIMCO REALTY CORPORATION
 C/O REAL PROPERTY TAX DEPT
 500 N BROADWAY STE 201
 JERICHO, NY 11753
- THE HORIZONTAL DATA IS BASED ON NAD 83/2011 PER RTK GPS OBSERVATIONS. THE VERTICAL DATUM IS BASED ON NGVD29 DATUM PER WSSC MANHOLE 079N TOP AND INVERT ELEVATION PER WSSC ENTERPRISE MAP.
- THIS SURVEY WAS CREATED THROUGH A COMBINATION OF CONVENTIONAL SURVEYING METHODS. AERIAL DRONE PHOTOGRAMMETRY, AND TERRESTRIAL LASER SCANNING PERFORMED BY VIKA MARYLAND, LLC, DECEMBER 10, 2022.
- 5. THE SUBJECT PROPERTY IS LOCATED IN THE CABIN JOHN AND ROCK CREEK WATERSHEDS, USE CLASSES I,P AND I STREAMS, RESPECTIVELY.
- THIS SITE IS NOT WITHIN AN SPECIAL PROTECTION AREA (SPA) OR PRIMARY MANAGEMENT AREA (PMA).
- THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- 8. PER U.S.FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (HTTP://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML), MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN) (HTTP://WWW.MDMERLIN.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.
- 9. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0361D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- 10. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS BEEN CONTACTED TO DETERMINE IF THERE ARE ANY FEDERAL OR STATE RECORDS OF RARE, THREATENED, OR ENDANGERED SPECIES (RTE) WITHIN THE NRI STUDY AREA. NO RTE WERE OBSERVED
- 16. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (HTTP://WWW.MONTGOMERYPLANNING.ORG /GIS/INTERACTIVE/HISTORIC.SHTM).
- 17. THERE ARE NO AREAS OF EXISTING FOREST ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- 18. SEE THE SIGNIFICANT AND SPECIMEN TREE TABLE AND PLAN FOR LOCATIONS AND INFORMATION ABOUT SIGNIFICANT AND SPECIMEN TREES ON THE SUBJECT PROPERTY AND WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- 19. 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.
- 20. FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF ON AUGUST 9, 2023. A 'D' TAPE WAS USED TO MEASURE TREES. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. NO SEPARATE FIELD DATA SUMMARY SHEETS WERE PREPARED WITH THIS PLAN. EXISTING VEGETATION INFORMATION ASSOCIATED WITH THIS PROPERTY IS AS SHOWN ON THIS PLAN.

SITE DESCRIPTION

THE 6.72 ACRE SITE IS LOCATED OFF OF ROCKVILLE PIKE AND BOU AVENUE IN ROCKVILLE, MD, AND IS BOUND BY A SERVICE STATION AND RETAIL STORE TO THE NORTH, CHAPMAN AVENUE TO THE EAST, ROCKVILLE PIKE TO THE WEST, AND BOU AVENUE TO THE SOUTH.

THE SITE CONSISTS OF A COMMERCIAL/RETAIL DEVELOPMENT WITH ASSOCIATED SURFACE PARKING.

THE SITE TOPOGRAPHY IS RELATIVELY FLAT AND HAS A GRADUAL DOWNWARD SLOPE FROM WITHIN THE CENTER OF THE PROPERTY GOING OUTWARDS TO THE PROPERTY BOUNDARY. SLOPES 25% OR GREATER ARE SHOWN ON THE

PLAN.

SOIL ON THE SUBJECT PROPERTY IS EXCLUSIVELY 400 URBAN LAND.

RESOURCE DATA TABLE

ACREAGE OF TRACT (GROSS AREA)	6.72
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0.00
ACREAGE OF TOTAL EXISTING FOREST	0.00
ACREAGE OF 100-YR FLOODPLAINS	0.00
ACREAGE OF FOREST W/IN 100-YR FLOODPLAINS	0.00
ACREAGE OF WETLANDS	0.00
ACREAGE OF FOREST WITHIN WETLANDS	0.00
ACREAGE OF ENVIRONMENTAL BUFFERS	0.00
ACREAGE OF FOREST WITHIN ENVIRONMENTAL BUFFERS	0.00
LINEAR FEET AND AVERAGE WIDTH OF	Linear Feet: 0'
ENVIRONMENTAL BUFFER PROVIDED	Average Width: 0'

SOILS TABLE

SYMBOL	SOIL*	CHARACTERISTICS						
			FARMLAND OF					
		PRIME	STATEWIDE	HIGHLY		HYDROLOGIC		
		FARMLAND	IMPORTANCE	ERODIBLE	HYDRIC SOIL	GROUP		
400	URBAN LAND	NO	NO	NO				
SOURCES: USDA NRCS WEB SOIL SURVEY (http://websoilsurvey.sc.egov.usda.gov)								

SIGNIFICANT & SPECIMEN TREE TABLE

HIGHLY ERODIBLE SOILS STATUS FROM MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	SPECIMEN	CONDITION	COMMENTS
OFF-SITE TREES						
1	Morus alba	White mulberry	41	✓	Poor	80% English Ivy, poor canopy structure
2	Nyssa sylvatica	Blackgum	28		Good	10% English Ivy
3	Nyssa sylvatica	Blackgum	30	✓	Good	Dead English Ivy
4	Morus alba	White mulberry	33	✓	Good	
5	Morus alba	White mulberry	32	✓	Good	
6	Liriodendron tulipifera	Tulip Poplar	41	√	Good	

DNR RTE REVIEW LETTER



SHEET INDEX

NRI 100 COVER

NRI 200 COMPOSITE PLAN

I HEREBY CERTIFY T WERE PREPARED O

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

THE INFORMATION, DESIGN AND CONTENT OF THESE
DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIK

PIKE CENTER

4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

WSSC GRID: 216NW06

TAX MAP: GQ63

SIMPLIFIED

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VIKA PROJECT VM50594

DRAWN BY: RS
DESIGNED BY: JB

NRI 100

SHEET NO.

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.