E-FILE STAMP

PIKE CENTER PRELIMINARY/FINAL FOREST CONSERVATION PLAN F20240990

GENERAL NOTES

1. THE GROSS TRACT AREA IS 6.71 ACRES.

2. THE SUBJECT PROPERTY COMPRISES THE PROPERTY WITH THE FOLLOWING:

TAX ACCOUNT: OWNER:

04-00134890 KIMCO REALTY CORPORATION C/O REAL PROPERTY TAX DEPT 500 N BROADWAY STE 201 JERICHO, NY 11753

- 3. CURRENT PROPERTY ZONE: CR-2.0, C-0.75, R-1.5, H-200'
- 4. THE HORIZONTAL DATA IS BASED ON NAD 83 MARYLAND COORDINATE SYSTEM. THE VERTICAL DATUM IS BASED ON NGVD29 DATUM.
- SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, DECEMBER 10, 2022.
- 6. NRI 420240570 FOR THE SUBJECT PROPERTY WAS APPROVED 11/16/23.
- 7. THE SUBJECT PROPERTY IS LOCATED IN THE CABIN JOHN AND ROCK CREEK WATERSHEDS, USE CLASSES I, P AND I, RESPECTIVELY
- 8. THIS SITE IS NOT WITHIN AN SPA OR PMA.
- 9. PER NRI 420240570, THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 200' OF THE SUBJECT PROPERTY.
- 10. PER NRI 420240570 , THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- 11. 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.
- 12. IN A LETTER DATED 09/18/2023, THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR STATED THAT THERE ARE NO FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING THE FIELD WORK.
- 13. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER http://www.montgomeryplanning.org /gis/interactive/historic.shtm).
- 14. PER NRI 420240570, THERE ARE NO AREAS OF EXISTING FOREST AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- 15. 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.
- 16. 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.
- 17. ALL TREES <24" DBH WITHIN THE LOD ARE TO BE REMOVED. ALL SIGNIFICANT AND SPECIMEN TREES TO BE REMOVED ARE SHOWN WITH AN 'X' AS DETAILED IN THE LEGEND.
- 18. A VARIANCE REQUEST HAS BEEN SUBMITTED WITH THIS PLAN FOR SPECIMEN TREES TO BE IMPACTED OR REMOVED. SEE THE SIGNIFICANT & SPECIMEN TREE TABLE FOR DETAILS. THIS PLAN PROPOSES 26" OF REPLACEMENT NATIVE SHADE TREES AS MITIGATION FOR THE REMOVAL OF SPECIMEN TREES AS PER THE SPECIMEN TREE MITIGATION TABLE SHOWN ON THIS SHEET. THE FINAL LOCATION AND SPECIES WILL BE ESTABLISHED BY THE FFCP.
- 19. FIELD WORK FOR NRI 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.

NET TRACT AREA:

- A. Total tract area .. B. Additions to tract area (Off-Site V
- C. Land dedication acres (parks, cou
- D. Land dedication for roads or utili
- E. Area to remain in commercial agri F. Other deductions (specify)
- G. Net Tract Area

LAND USE CATEGORY: (from Chapte Input the number "1" und limit to only one entry.

> ARA CDR

> > 0

0

G. Afforestation Threshold ... H. Conservation Threshold ..

EXISTING FOREST COVER:

I. Existing forest cover J. Area of forest above afforestatio K. Area of forest above conservatio

BREAK EVEN POINT:

L. Forest retention above threshold M. Clearing permitted without mitig

PROPOSED FOREST CLEARING: N. Total area of forest to be cleared O. Total area of forest to be retained

PLANTING REQUIREMENTS:

P. Reforestation for clearing above Q. Reforestation for clearing below

- R. Credit for retention above conse
- S. Total reforestation required
- T. Total afforestation required U. Credit for landscaping (may not b
- project is located outside an Equity F exceed 20% of "S")=
- V. Total reforestation and afforestat

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NOTE: AFFORESTATION TO BE MET BY OFF-SITE BANKING OR PAYMENT OF A FEE-IN-LIEU.

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.

"FOR LOCATION OF UTILITIES CALL

8-1-1 or 1-800-257-7777 OR LOG ON TO

www.call811.com or http://www.missutility.ne



YOUT: PFCP-001, Plotted By: nperez

FCP WORKSHEET- WITHIN SAME PRIORITY WATERSHED, SPA OR PMA

FOREST CONSERVATION WORKSHEET PIKE CENTER

20% x G = 1	.10 .47
20% x G = 1	
on threshold= C on threshold= C I with no mitigation= C gation= C	
gation= C	.00 .00 .00
d= C	.00 .00
-	.00
v conservation threshold= C ervation threshold= C = C	.00 .00 .00 .00 .10
Focus Area (EFA). For projects within EFA, may not	.00

FCP WORKSHEET- OUTSIDE SAME PRIORITY WATERSHED, SPA OR PMA FOREST CONSERVATION WORKSHEET

PIKE CENTER

Work, etc.; unty facility, lities (constr gricultural pr ter 22A-3. De der the appr	6.71 0.62 0.00 0.00 0.00 7.33				
MDR 0	ida 0	hdr 0	MPD 1	CIA 0	
		15% 20%	x G = x G =		1.10 1.47
on threshold on threshold	0.00 0.00 0.00				
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e conservation v conservation ervation three be used to r Focus Area	0.00 0.00 0.00 0.00 1.10				
ation require	ed	=			0.00 1.10

RESOURCE DATA TABLE

	Number of Acres		
	Number of Acres		
Tract	6.7		
Remaining in Agricultural Use	-		
Road & Utility ROWs ¹	1.5		
Total Existing Forest	-		
Forest Retention	-		
Forest Cleared	-		
Land Use & Thresholds ²			
Land Use Category	MPD	ARA, MDR, IDA, HDR, MP	D, or CIA.
Conservation Threshold	20%	percent	
Afforestation Threshold	15%	percent	
	Total Channel	Average Buffer	
	Length (ft.)	Width (ft.) ³	ſ
Stream(s)	-	-	
Acres of Forest in	Retained	Cleared	Planted
Wetlands	-	-	-
100-Year Floodplain	-	_	-
Stream Buffers	-	-	-
Priority Areas	-	-	-

¹ Only Road or Utility ROWs not to be improved as part of development application. ² Information from FC Land Use Categories & Thresholds document.

³ Measured from stream edge to buffer edge.

SOILS TABLE

SYMBOL	SOIL*	CHARACTERISTICS							
			FARMLAND OF						
PRIME STATEWIDE HIGHLY HYDRO									
		FARMLAND	IMPORTANCE	ERODIBLE	HYDRIC SOIL	GROUP			
400 URBAN LAND NO NO									
SOURCES: USDA NRCS WEB SOIL SURVEY (http://websoilsurvey.sc.egov.usda.gov)									
HIGHLY ERODIBLE SOILS STATUS FROM MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES									

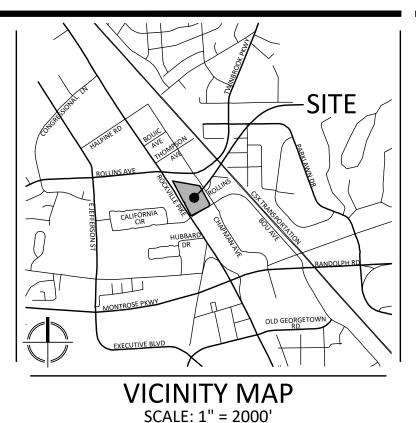
SIGNIFICANT & SPECIMEN TREE TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	VARIANCE TREE	CONDITION	CRZ RADIUS (FT)	CRZ (SF)	CRZ IMPACT (SF)	CRZ IMPACT %	DISPOSITION
1	Morus alba	White mulberry	41	✓	Poor	61.5	11,882	4,910	41.32	REMOVE
2	Nyssa sylvatica	Blackgum	28		Good	42	5,542	0	0.00	SAVE
3	Nyssa sylvatica	Blackgum	30	×	Good	45	6,362	2,954	46.43	REMOVE
4	Morus alba	White mulberry	33	 ✓ 	Good	49.5	7,698	3,792	49.26	REMOVE
5	Morus alba	White mulberry	32	✓	Good	48	7,238	1,130	15.61	SAVE
6	Liriodendron tulipifera	Tulip Poplar	41	✓	Good	61.5	11,882	683	5.75	SAVE

BOLD TEXT = SPECIMEN TREE 30" OR GREATER DBH *DIAMETER AT BREAST HEIGHT

SPECIMEN TREE MITIGATION TABLE

TREE TO REMOVE	DBH (INCHES)	MITIGATION REQUIRED	# OF 3" CALIPER
		@ 1"/4" REMOVED	REPLACEMENT TREES
1	41	10.25	3.42
3	30	7.5	2.50
4	33	8.25	2.75
TOTAL	104.0	26.0	9.0
PROPOSED]
		TOTAL MITIGATION	
CALIPER (in.)	# OF TREES	INCHES	
			7



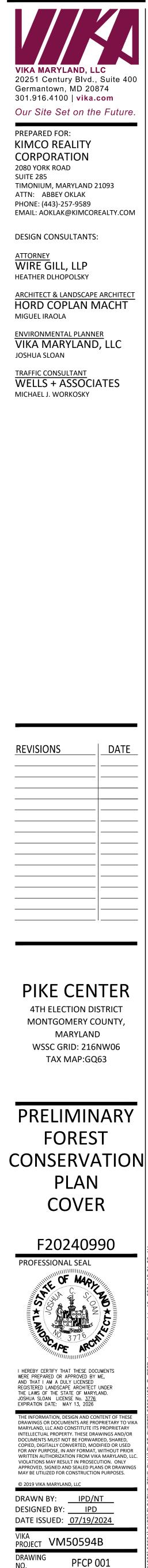


SHEET INDEX

PFCP 001 FCP COVER PFCP 002 APPROVALS PFCP 003 COMPOSITE FCP DEVELOPER'S CERTIFICATE he undersigned agrees to execute all the features of the App reliminary Forest Conservation Plan No. F20240990, including

oonding, forest planting, maintenance, and all other applicable as may be modified by the final forest conservation plan. Developer's Name: KIMCO REALTY CORPORATION ABBEY OKLAK Contact Person: 2080 YORK RD. SUITE 285, TIMONIUM, MD 21093 Address: Phone and Email: 443-257-9589 AOKLAK@KIMCOREALTY.COM

Signature





roved g financial e agreements	,

Date

SHEET NO.

NO