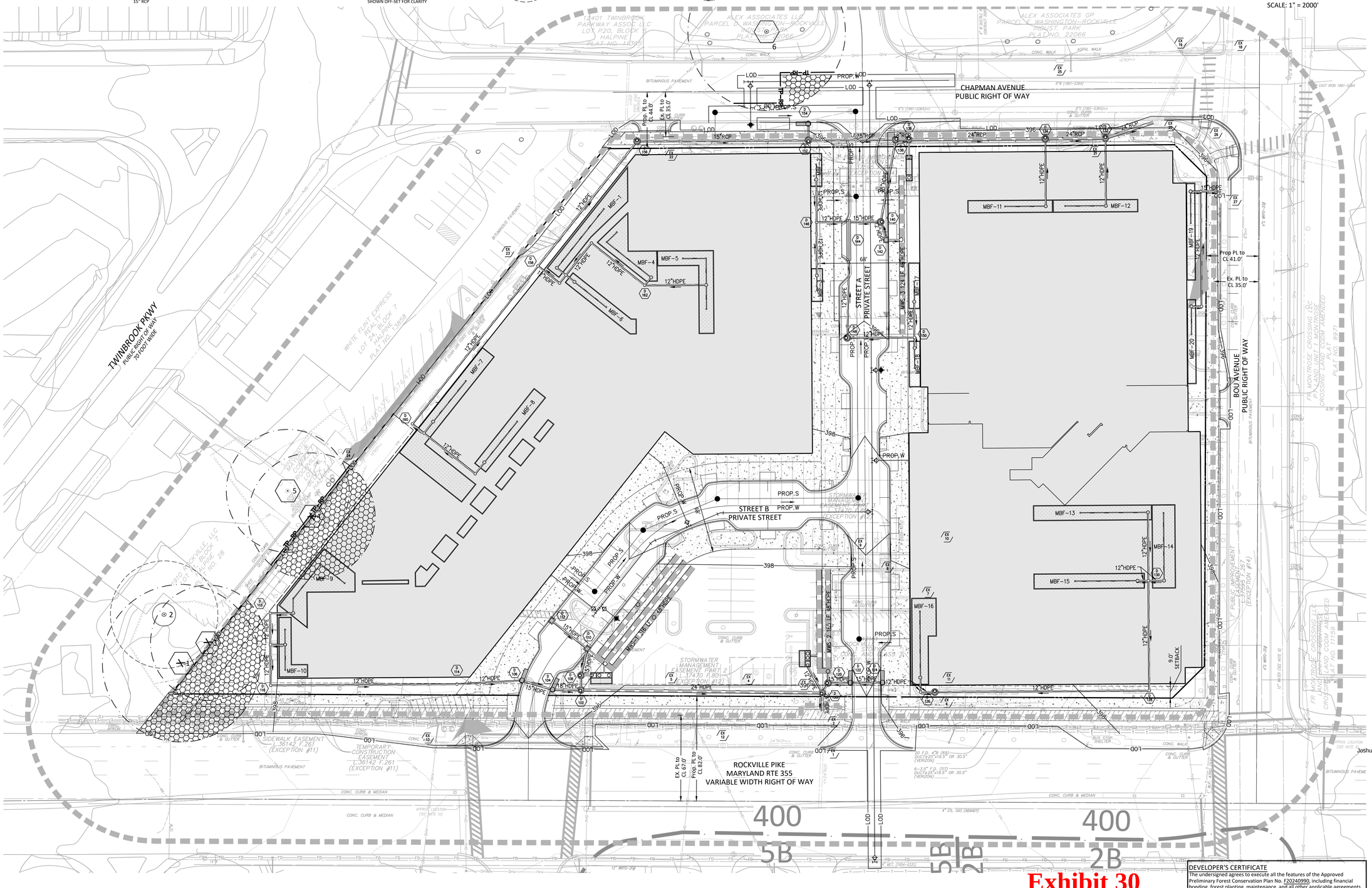
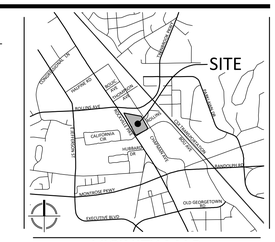
E-FILE STAMP

LEGEND

- SUBJECT PROPERTY
- 100' OFFSET
- ADJACENT PROPERTY/LOT LINES
- 550 EX. 10' CONTOUR
- 548 EX. 2' CONTOUR
- 550 PROPOSED 10' CONTOUR
- 548 PROPOSED 2' CONTOUR
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- LOD LOD LIMITS OF DISTURBANCE
- PROPOSED SIDEWALK
- 8"S PROPOSED SEWER
- 8"W PROPOSED WATER
- 15" RCP PROPOSED STORM DRAIN
- 2UC 400 SOILS
- PROPOSED BIORETENTION
- SLOPES ≥ 15 - 25%
- SLOPES ≥ 25%
- EXISTING TREE CANOPY (NOT FOREST)
- EXISTING TREE < 24"DBH
- EXISTING TREE TO BE REMOVED
- TP-RP ROOT PRUNING TRENCH AT CONSTRUCTION TREE PROTECTION FENCE W/SIGNS; AT LOD, SHOWN OFF-SET FOR CLARITY
- 58 EXISTING SPECIMEN TREE 30" OR GREATER DBH W/CRZ SHOWN
- 22 EXISTING SIGNIFICANT TREE 24-29.9" DBH W/CRZ SHOWN
- V36 EXISTING SPECIMEN TREE W/CRZ IMPACT SHOWN FOR WHICH A TREE VARIANCE REQUEST TO IMPACT OR REMOVE THE TREE HAS BEEN SUBMITTED





VICINITY MAP
SCALE: 1" = 2000'

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 REALITY CORPORATION
2080 YORK ROAD
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ATTN: ABBEY OKLAK
PHONE: (443)-257-9589
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MIGUEL IRAOLA

ENVIRONMENTAL PLANNER
VIKA MARYLAND, LLC
JOSHUA SLOAN

TRAFFIC CONSULTANT
WELLS + ASSOCIATES
MICHAEL J. WORKOSKY

REVISIONS	DATE

PIKE CENTER

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

PRELIMINARY FOREST CONSERVATION PLAN

F20240990

PROFESSIONAL SEAL

Joshua C. Sloan

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. JOSHUA SLOAN LICENSE No. 3778, EXPIRATION DATE: MAY 13, 2026

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DRAWN BY: IPD/NT
DESIGNED BY: IPD
DATE ISSUED: 07/19/2024

VIKA PROJECT: VM50594B

DRAWING NO.: PFCP-003

SHEET NO.

"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 30
H-155

SCALE: 1" = 30'

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Approved Preliminary Forest Conservation Plan No. F20240990, including financial bonding, forest planting, maintenance, and all other applicable agreements, as may be modified by the final forest conservation plan.

Developer's Name: KIMCO REALTY CORPORATION
Contact Person: ABBEY OKLAK
Address: 2080 YORK RD. SUITE 285, TIMONIUM, MD 21093
Phone and Email: 443-257-9589 AOKLAK@KIMCOREALTY.COM
Signature: _____ Date: _____

LAYOUT: PFCP-003, Plotted By: nperez

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