

GENERAL NOTES

1. THE GROSS TRACT AREA IS 6.71 ACRES.

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

KIMCO REALTY CORPORATION

C/O REAL PROPERTY TAX DEPT

500 N BROADWAY STE 201

4. THE HORIZONTAL DATA IS BASED ON NAD 83 MARYLAND COORDINATE

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

STREAMS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 200' OF

BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER

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

12. IN A LETTER DATED 09/18/2023, THE WILDLIFE AND HERITAGE DIVISION OF

13. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY

http://www.montgomeryplanning.org/gis/interactive/historic.shtm).

PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.

15. SEE THE SIGNIFICANT AND SPECIMEN TREE TABLE AND PLAN FOR

17. ALL TREES <24" DBH WITHIN THE LOD ARE TO BE REMOVED. ALL

18. A VARIANCE REQUEST HAS BEEN SUBMITTED WITH THIS PLAN FOR

LOCATIONS BASED ON VISUAL OBSERVATIONS.

14. PER NRI 420240570, THERE ARE NO AREAS OF EXISTING FOREST AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION LOCATED ON THE SUBJECT

LOCATIONS AND INFORMATION ABOUT SIGNIFICANT AND SPECIMEN TREES ON THE SUBJECT PROPERTY AND WITHIN THE REMAINDER OF THE NRI

ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY

SIGNIFICANT AND SPECIMEN TREES TO BE REMOVED ARE SHOWN WITH AN

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

19. FIELD WORK FOR NRI WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF ON

WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE

AUGUST 9, 2023. A 'D' TAPE WAS USED TO MEASURE TREES. TREES SHOWN

16. THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION

RARE, THREATENED OR ENDANGERED SPECIES ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED

SYSTEM. THE VERTICAL DATUM IS BASED ON NGVD29 DATUM.

9. PER NRI 420240570, THERE ARE NO PERENNIAL OR INTERMITTENT

10. PER NRI 420240570 , THERE ARE NO WETLANDS OR THEIR ASSOCIATED

JERICHO, NY 11753

04-00134890

3. CURRENT PROPERTY ZONE: CR-2.0, C-0.75, R-1.5, H-200'

WATERSHEDS, USE CLASSES I, P AND I, RESPECTIVELY

SPECIES WERE NOTED DURING THE FIELD WORK.

HISTORIC PRESERVATION ON-LINE MAPPER

8. THIS SITE IS NOT WITHIN AN SPA OR PMA.

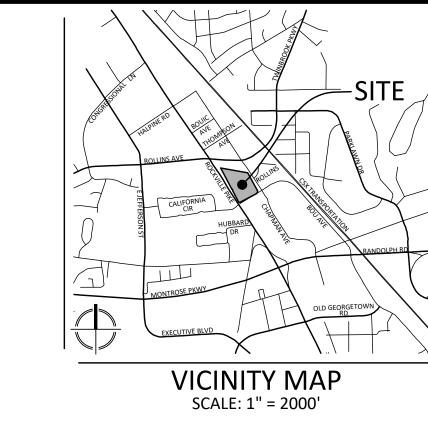
OF THE NRI STUDY AREA.

SEPTEMBER 29, 2006.

STUDY AREA.

'X' AS DETAILED IN THE LEGEND.

PIKE CENTER PRELIMINARY FOREST CONSERVATION PLAN F20240990



Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future PREPARED FOR: KIMCO REALITY CORPORATION 2080 YORK ROAD TIMONIUM, MARYLAND 21093 ATTN: ABBEY OKLAK PHONE: (443)-257-9589

EMAIL: AOKLAK@KIMCOREALTY.COM

DESIGN CONSULTANTS:

ATTORNEY
WIRE GILL, LLP HEATHER DLHOPOLSKY

ARCHITECT & LANDSCAPE ARCHITECT HORD COPLAN MACHT

VIKA MARYLAND, LLC

WELLS + ASSOCIATES MICHAEL J. WORKOSKY

PFCP WORKSHEET- WITHIN SAME PRIORITY WATERSHED, SPA OR PMA

NET TRACT AREA:								
A. Total tract area								
B. Additions to tra-	ct are	a (Off-Site	e Work, etc	.; construc	tion requi	ed by this p	lan)	
C. Land dedication	acre	s (parks, c	ounty facili	ty, etc.)				
D. Land dedication	ı for r	oads or u	tilities (con	struction r	ot require	d by this pla	ın)	
E. Area to remain i	in cor	nmercial a	agricultural	productio	n/use			
F. Other deductions (specify)								
F. Other deduction	ıs (sp	есіту)	•					
G. Net Tract Area . LAND USE CATEGO	R Y : (f	rom Chap	 iter 22A-3.	Definitions	s)			
G. Net Tract Area . LAND USE CATEGO Input the	RY : (f e nun	rom Chap		Definitions	s)			
G. Net Tract Area . LAND USE CATEGO Input the	RY: (f e num only o	rom Chap	 iter 22A-3.	Definitions	s)	MPD	CIA	
G. Net Tract Area . LAND USE CATEGO Input the limit to c	RY: (f e num only o	rom Chap nber "1" u ne entry.	oter 22A-3. Inder the a	Definitions ppropriate	s) · land use,	MPD 1	CIA O	
G. Net Tract Area . LAND USE CATEGO Input the limit to c	RY: (fe nume only o	rom Chap nber "1" u ne entry. CDR 0	oter 22A-3. Inder the ap	Definitions ppropriate IDA	s) land use, HDR			

J. Area of forest above afforestation threshold=	0.00
K. Area of forest above conservation threshold=	0.00
BREAK EVEN POINT:	
L. Forest retention above threshold with no mitigation=	0.00
M. Clearing permitted without mitigation=	0.00
PROPOSED FOREST CLEARING:	
N. Total area of forest to be cleared=	0.00
O. Total area of forest to be retained=	0.00
PLANTING REQUIREMENTS:	
P. Reforestation for clearing above conservation threshold=	0.00

Q. Reforestation for clearing below conservation threshold=	
R. Credit for retention above conservation threshold=	
S. Total reforestation required=	
T. Total afforestation required=	
U. Credit for landscaping (may not be used to meet reforestation requiproject is located outside an Equity Focus Area (EFA). For projects with not exceed 20% of "S")=	

PFCP WORKSHEET- OUTSIDE SAME PRIORITY WATERSHED, SPA OR PMA

B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...

NET TRACT AREA:

A. Total tract area ...

FOREST CONSERVATION WORKSHEET PIKE CENTER

0.00

0.00

0.00 1.10

1.10

C. Land dedication acres (parks, county facility, etc.) D. Land dedication for roads or utilities (construction not required by this plan) E. Area to remain in commercial agricultural production/use F. Other deductions (specify)								
G. Net Tract Area	• •			=			0.00 7.36	
LAND USE CATEGORY: (1	-			-				
Input the nur		•	opropriate	land use,				
limit to only o	one entry.							
ARA	CDR	MDR	IDA	HDR	MPD	CIA		
0	0	0	0	0	1	0		
C Aff				4.50/	6		4.40	
G. Afforestation Thresh				15%	x G =		1.10	
H. Conservation Thresh	iold			20%	x G =		1.47	
EXISTING FOREST COVE	R:							
I. Existing forest cover .			=				0.00	
J. Area of forest above	afforestat	ion thresho	old	=			0.00	
K. Area of forest above	conserva	tion thresho	old:	=			0.00	
BREAK EVEN POINT:								
L. Forest retention above	ve thresho	ald with no	mitigation	=			0.00	
M. Clearing permitted v			_				0.00	
PROPOSED FOREST CLEA							0.00	
N. Total area of forest t							0.00	
O. Total area of forest t	to be reta	ned	=				0.00	
PLANTING REQUIREMEN	NTS:							
P. Reforestation for cle	aring abo	ve conserva	tion thresl	nold=			0.00	
Q. Reforestation for cle	aring belo	w conserva	ation thres	hold=			0.00	
Q. Reforestation for clearing below conservation threshold=R. Credit for retention above conservation threshold=							0.00	
R. Credit for retention a								
	S. Total reforestation required=							
				=				
S. Total reforestation re	equired	•••••	=		requireme	nt if		
S. Total reforestation re T. Total afforestation re	equired ng (may no	ot be used t	 o meet ref	orestation	•			
S. Total reforestation re T. Total afforestation re U. Credit for landscapin	equired ng (may no le an Equi	ot be used t	 o meet ref	orestation	•		1.10	
S. Total reforestation re T. Total afforestation re U. Credit for landscapin project is located outsid	equired ng (may no le an Equi =	ot be used t ty Focus Are	o meet ref ea (EFA). Fo	orestation or projects	•		0.00 1.10 0.00 1.10	

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

RESOURCE DATA TABLE

,	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%	6 percent	
Afforestation Threshold	15%	percent	
	Total Channel	Average Buffer	
	Length (ft.)	Width (ft.) ³	
Stream(s)	-	-	
Acres of Forest in	Retained	Cleared	Planted
Wetlands	-	-	-
100-Year Floodplain	-	-	-
Stream Buffers	-	-	-
Priority Areas	-	-	-

Measured from stream edge to buffer edge.

SOILS TABLE

SYMBOL	SOIL*	CHARACTERISTICS							
			FARMLAND OF						
		PRIME	STATEWIDE	HIGHLY		HYDROLOGIC			
		FARMLAND	IMPORTANCE	ERODIBLE	HYDRIC SOIL	GROUP			
400	URBAN LAND	NO	NO	NO					

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	1,524	12.83	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
			7
PROPOSED			
		TOTAL MITIGATION	
CALIPER (in.)	# OF TREES	INCHES	
3.0"	9	27]

TREE REPLACEMENT PLANTING SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
3	Quercus bicolor	Swamp White Oak	3.0"
3	Nyssa sylvatica	Black Gum	3.0"
3	Acer rubrum	Red Maple	3.0"

TREE SPECIES TO BE NATIVE. TO BE FINALIZED AT FFCP.

SHEET INDEX

Exhibit 28a

H-155

PFCP 001 FCP COVER PFCP 002 APPROVALS PFCP 003 COMPOSITE FCP PFCP 004 NOTES

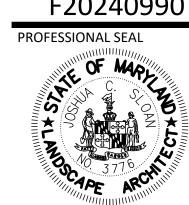
DEVELOPER'S CERTIFICATE The undersigned agrees to execute all the features of the Approved Preliminary Forest Conservation Plan No. F20240990, including financial oonding, forest planting, maintenance, and all other applicable agreements as may be modified by the final forest conservation plan. Developer's Name: KIMCO REALTY CORPORATION Contact Person: 2080 YORK RD. SUITE 285, TIMONIUM, MD 21093 443-257-9589 AOKLAK@KIMCOREALTY.COM Phone and Email:

PIKE CENTER

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

PRELIMINARY FOREST CONSERVATION COVER

F20240990



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. 3776 EXPIRATION DATE: MAY 13, 2026

DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO V MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/O DOCUMENTS MUST NOT BE FORWARDED, SHARED WRITTEN AUTHORIZATION FROM VIKA MARYLAND. L VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWING © 2019 VIKA MARYLAND, LLC

DRAWN BY: **DESIGNED BY:** DATE ISSUED: <u>08/08/2024</u>

SHEET NO.

PROJECT VM50594B DRAWING

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 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.