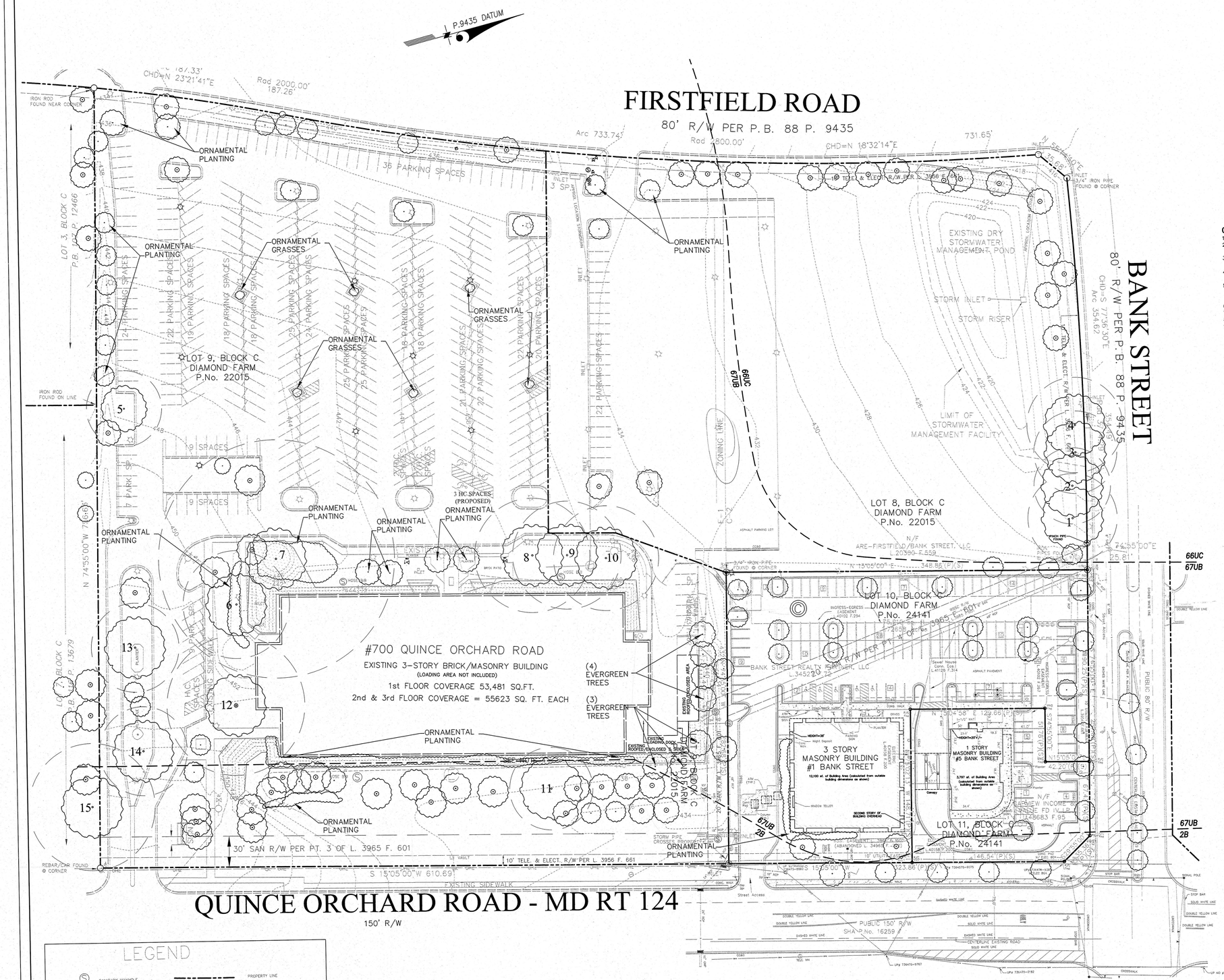


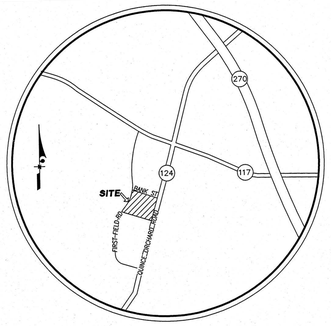


**VICINITY MAP**
SCALE: 1"=2000'

## GENERAL NOTES:

1. FIELD REVIEW PRE?ORMED BY JOHNSON BERNAT ASSOCIATES ON JUNE 10, 2015.
2. THERE ARE NO EFHEMERAL STREAMS, CHANNELIZED DRAINAGEWAYS, WITHIN 50 FEET OF THE SUBJECT PROPERTY.
3. THERE ARE NO 100 YEAR FLOODPLAINS OR NON-TIDAL WETLAND AREAS ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY.
4. THE SUBJECT PROPERTY IS LOCATED IN FEMA FIRM MAP 24031C0188D IN ZONE "X", WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% FLOODPLAIN.
5. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE SITE AS PER JBA STAFF SITE VISIT AND DNR RESPONSE LETTER DATED_____ INDICATES ___ RECORDS OF RTE'S OCCURING WITHIN THE SUBJECT PROPERTY.
6. SLOPES OF 25% OR STEEPER ARE NOTED ON THE PLAN.
7. THERE ARE NO EFODIBLE SOILS ON THE SUBJECT PROPERTY.
8. THERE ARE NO HISTORICAL OR CULTURAL FEATURES ON THIS SITE.
9. INVASIVE PLANTS LOCATED ON SITE INCLUDE: BRADFORD PEAR, ENGLISH IVY AND JAPANESE BARBERRY.

## SITE DATA:

| | |
|---|---|
| AVERAGE TRACT AREA: | 15.38 ACRES |
| ZONING: | E-1 & C-2 |
| EXISTING USE: | OFFICE |
| WATERSHED: | GREAT SENECA |

**Lot Area Table**

| Lot # | Square Feet | Acres |
|---|---|---|
| Lot 8 | 200,573 | 4.6045 |
| Lot 9 | 371,333 | 8.5246 |
| Lot 10 | 75,210 | 1.7265 |
| Lot 11 | 23,093 | 0.5301 |
| Total Tract Area = | 670,209 | 15.3857 |

## NARRATIVE:

THE SUBJECT PROPERTY IS A FULLY DEVELOPED SITE. IT IS 90% COVERED BY BUILDINGS, PARKING PAVED SURFACES, FORMALLY LANDSCAPED AREAS, AND THE REMAINING AREA IS COVERED BY AN OPEN GRASS AREA AND DRY STORMWATER POND. THERE IS NO FOREST EXISTING ON OR ADJACENT TO THE PROPERTY.

**Specimen Tree Table**

| Specimen Tree # | Species | D.B.H. | Critical Root Zone (SF) | Tree Condition | Root Condition | Comments |
|---|---|---|---|---|---|---|
| 1 | Prunus serotina / Black Cherry | 28" | 5,853 | Good | Good | Heavy Ivy Cover |
| 2 | Prunus serotina / Black Cherry | 24" | 4,300 | Good | Good | Some Ivy |
| 3 | Prunus serotina / Black Cherry | 12",12",8",8",8",6" | 5,047 | Good | Good | Scaffold Branch Decay |
| 4 | Prunus serotina / Black Cherry | 14",14",8" | 6,720 | Good | Good | Poor Canopy Structure, but overall Good Health |
| 5 | Prunus species / Ornamental Cherry | 24" | 4,300 | Excellent | Good | |
| 6 | Quercus palustris / Pin Oak | 34" | 8,631 | Excellent | Good | Heavy Ivy Cover, Potential Variance tree |
| 7 | Ulmus Americana / American Elm | 75" | 42,000 | Good | Good | 3 Large trunks forming one tree, Potential Variance Tree |
| 8 | Quercus palustris / Pin Oak | 30" | 9,676 | Excellent | Good | Potential Variance Tree |
| 9 | Quercus palustris / Pin Oak | 34" | 8,631 | Excellent | Good | Potential Variance Tree |
| 10 | Quercus palustris / Pin Oak | 33" | 8,131 | Excellent | Good | Potential Variance Tree |
| 11 | Liquidambar styraciflua / Sweetgum | 26" | 5,047 | Excellent | Good | |
| 12 | Acer Rubra / Red Maple | 44" | 14,455 | Excellent | Good | Potential Variance Tree |
| 13 | Liquidambar styraciflua / Sweetgum | 28" | 5,853 | Excellent | Good | |
| 14 | Prunus species / Ornamental Cherry | 18", 10" | 5,853 | Fair | Good | Root Exposure and Scaffold Branch Damage |
| 15 | Acer rubra / Red Maple | 40"** | 11,946 | Fair | Good | **Size based on visual assessment, Heavy Vine covering trunk, Canopy Dieback, Potential Variance Tree |

**Resource Data Table**

| | |
|---|---|
| Acres of Forest | 0 |
| Acres of Floodplain | 0 |
| Acres of Floodplain in Forest | 0 |
| Acres of Wetlands | 0 |
| Acres of Wetlands in Forest | 0 |
| Acres of Environmental Buffer | 0 |
| Acres of Environmental Buffer in Forest | 0 |
| Average Width of Environmental Buffer | N/A |
| Linear Extent of Streams | 0 |

**Soils**

| Symbol | Series Name | Slope | Erodible | Hydrolic Soil Group |
|---|---|---|---|---|
| 2B | Glenelg silt loam | 3-8% | No | B |
| 66UC | Urban Land complex | 8-15% | No | B |
| 67UB | Urban Land-Wheaton complex | 0-8% | No | B |

TREE LEGEND

- EXISTING TREE LESS THAN 12" DBH
- EXISTING TREE BETWEEN 12" AND 24" DBH
- SPECIMEN TREE GREATER THAN 24" DBH
- CRITICAL ROOT ZONE (CRZ)
- ORNAMENTAL PLANTING

LEGEND

- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- ELECTRICAL MANHOLE
- STORM MANHOLE
- LIGHT POLE
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- ROAD SIGN
- PROPERTY LINE
- CURB & GUTTER
- FENCE
- OVERHEAD UTILITY WIRES W/UTILITY POLE
- SOIL DELINEATION LINE
- SLOPE GREATER THAN 25%

**Joint Hearing - MCC & PC**
Z-7262-2016
6

SIGNATURE AND SEAL OF QUALIFIED PREPARER
CAROLINE LATIMER
FCA QUALIFIED PROFESSIONAL
DATE 6/16/15

0 40 80 120


J·B·A
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Gaithersburg, MD 20877
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Fax: (301) 963-6306
www.jba-inc.net
Engineering Surveying Planning


CITY OF GAITHERSBURG
E.I.T. MANAGEMENT DEPARTMENT
NRI/FSD APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION
FOR APPLICATION NO. 700
DATE 6/16/15 BY

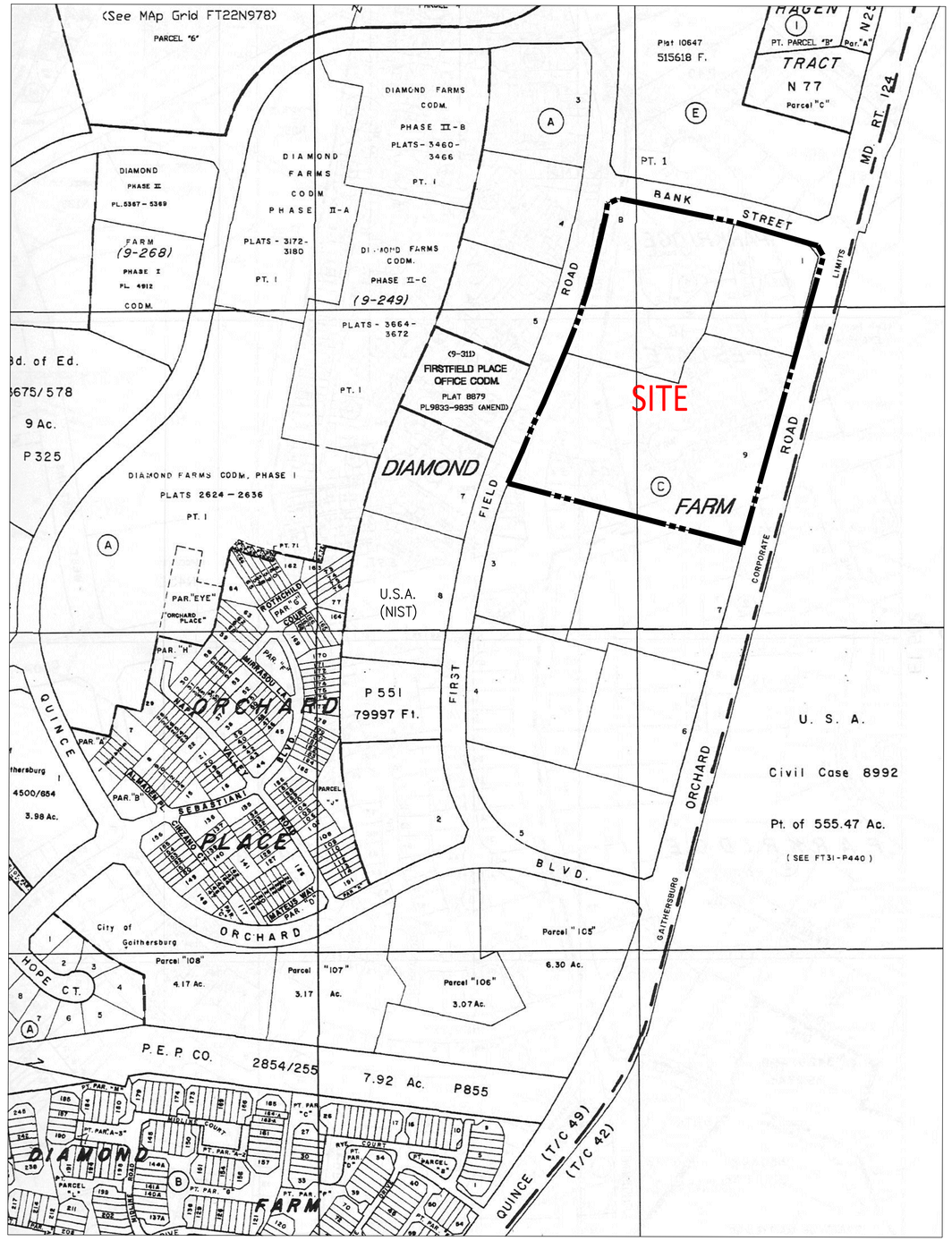
| REV. NO. | DATE | REVISIONS PRIOR TO APPROVAL |
|---|---|---|

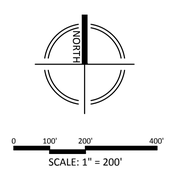
# 700 QUINCE ORCHARD ROAD
## NATURAL RESOURCES INVENTORY

DIAMOND FARM, LOTS 8, 9, 10 & 11, BLOCK C
9TH ELECTION DISTRICT, GAITHERSBURG, MARYLAND

PLAN NO.:
SCALE: 1"=40'
DATE: 6/16/15
SHEET 1 OF 1
FILE NO: 15-036

**Joint Hearing - MCC & PC**
Z-7262-2016
7





VIKA
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GERMANTOWN, MARYLAND 20874
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FAX: 301.916.2262
GERMANTOWN, MD TYSONS, VA


| REVISIONS | DATE 00/00/00 |
|---|---|
| | |

PROFESSIONAL SEAL

# 700 QUINCE ORCHARD ROAD
## ZONING MAP AMENDMENT

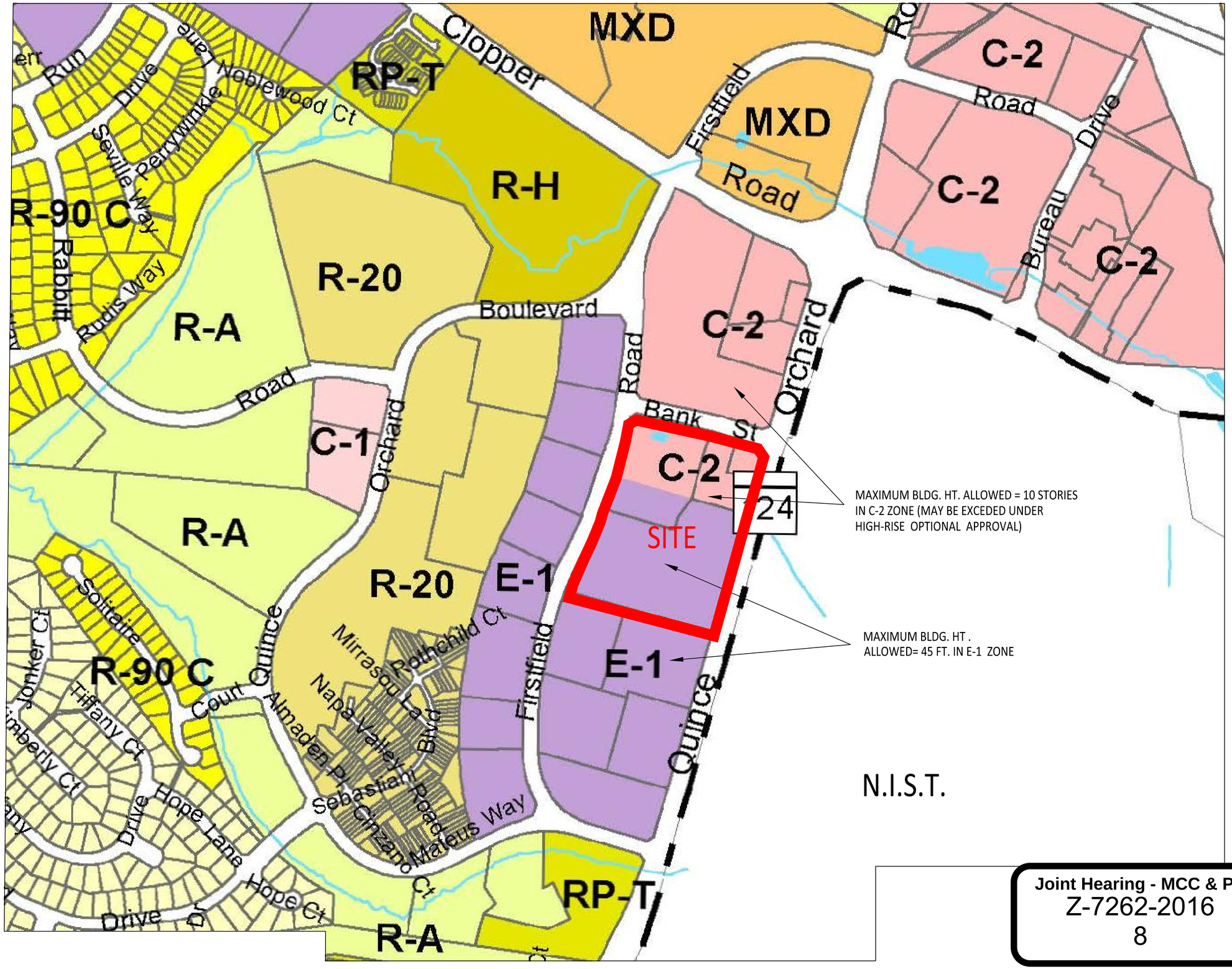
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MD

PROPERTY TAX MAP

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: JULY 2015

SHEET NO. ZA-5

LAYOUT: PROPERTY TAX MAP; Plotted By: cohen
G:\7501-2000\1900\CADD\SKETCH\SUPPORT.dwg - Jun 30, 2015 AT 3:28:17 PM




**Joint Hearing - MCC & PC**
Z-7262-2016
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NORTH

0 100' 200' 400'
SCALE: 1" = 200'

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GERMANTOWN, MD TYSONS, VA

| REVISIONS | DATE |
|---|---|
| | 00/00/00 |

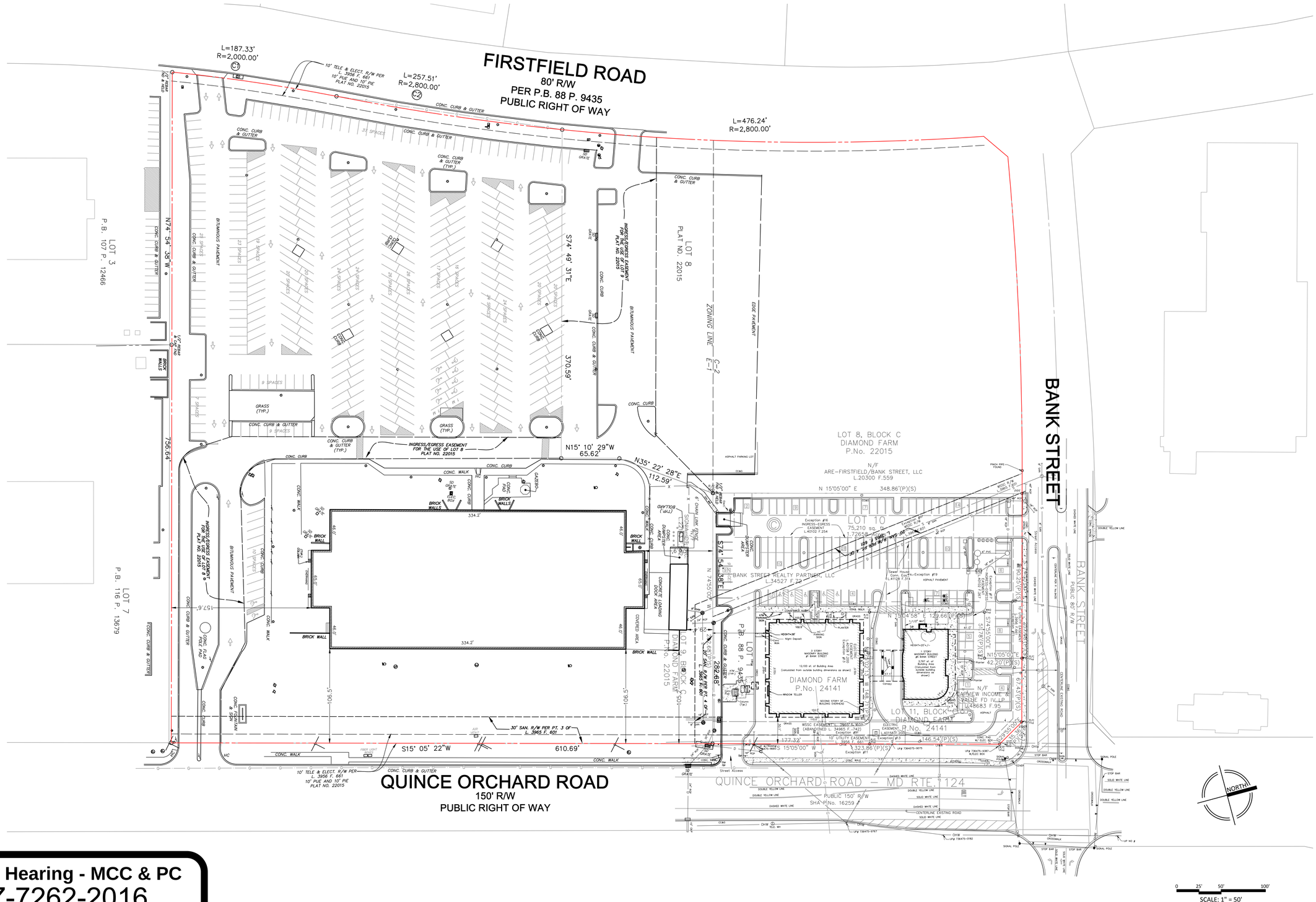
PROFESSIONAL SEAL

700 QUINCE ORCHARD ROAD
ZONING MAP AMENDMENT
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MD

ZONING MAP

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: JULY 2015

SHEET NO. ZA-4




**Joint Hearing - MCC & PC**

Z-7262-2016

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| REVISIONS | DATE |
|---|---|
| | 00/00/00 |

PROFESSIONAL SEAL

700 QUINCE ORCHARD ROAD
ZONING MAP AMENDMENT
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MD

EXISTING CONDITIONS

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: JULY 2015

SHEET NO. ZA-2

LAYOUT: EXISTING CONDITIONS, Plotted By: cohen

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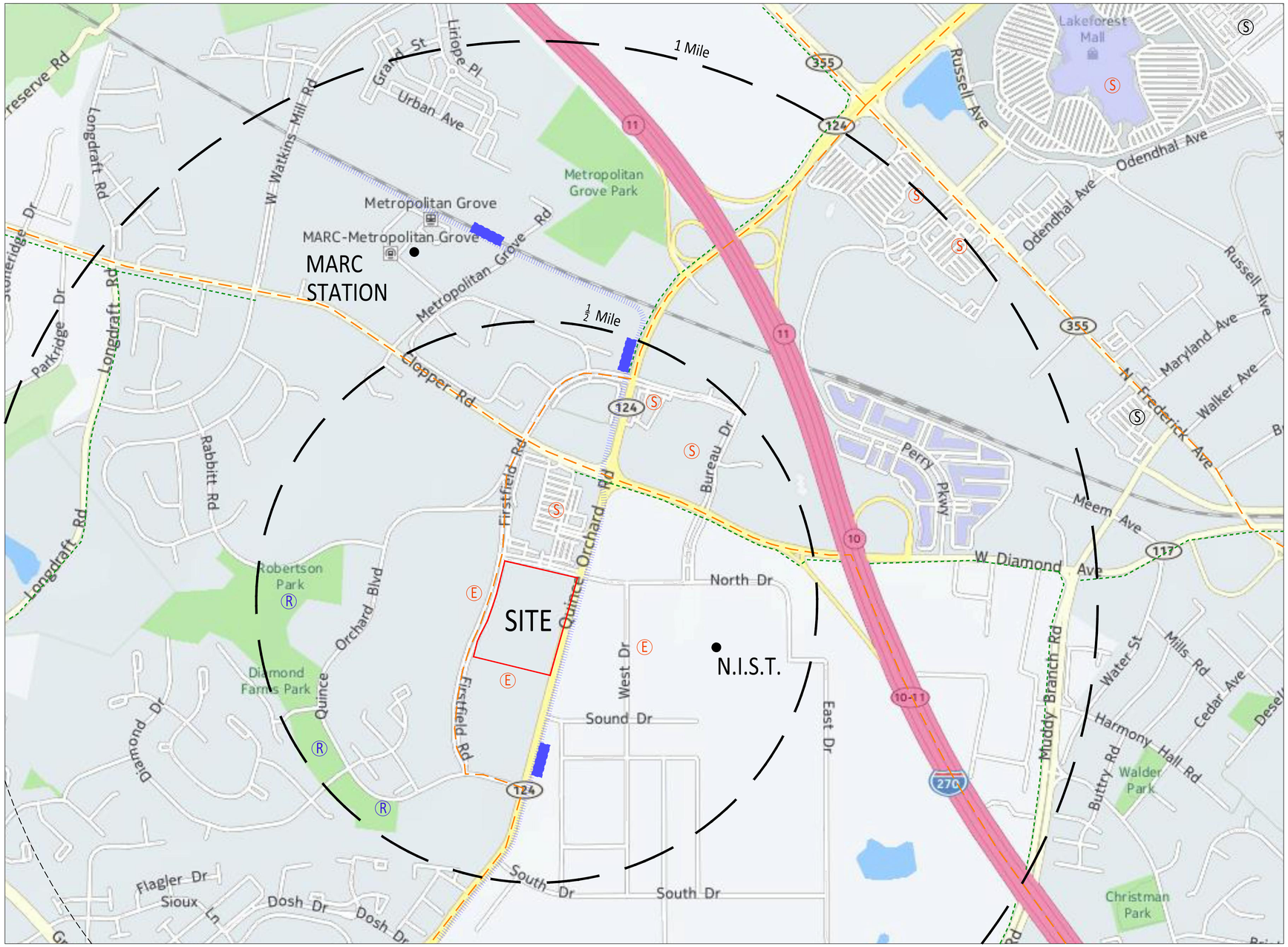


# Vicinity

A. Transportation Network

1. Directly on Ride-On Route serving Gaithersburg, Lakeforest Mall, Seneca Creek State Park.
2. Walk or RId-On/walk to MARC station

B. Services & Amenities

1. Walking Distance to several shopping centers.
2. Adjacent to National Institute of Standards
3. Within 1 mile of Diamond Farms Elementary Schooll.
4. Within 1 mile of Robertson Park.
5. Within 2 miles of Seneca Creek State Park

Property / Site

Shopping Centers

Recreational Amenities (Ball Fields, Tennis Courts, etc)

Employment

Biker Friendly Routes

Ride-On/Metro Bus Routes

Proposed CCT Alignment & Stations

**Joint Hearing - MCC & PC**
Z-7262-2016
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NORTH

0 250' 500' 1000'
SCALE: 1" = 500'


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| REVISIONS | DATE 00/00/00 |
|---|---|

PROFESSIONAL SEAL

700 QUINCE ORCHARD ROAD
ZONING MAP AMENDMENT
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MD

LOCAL AREA MAP

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: JULY 2015

SHEET NO. ZA-3