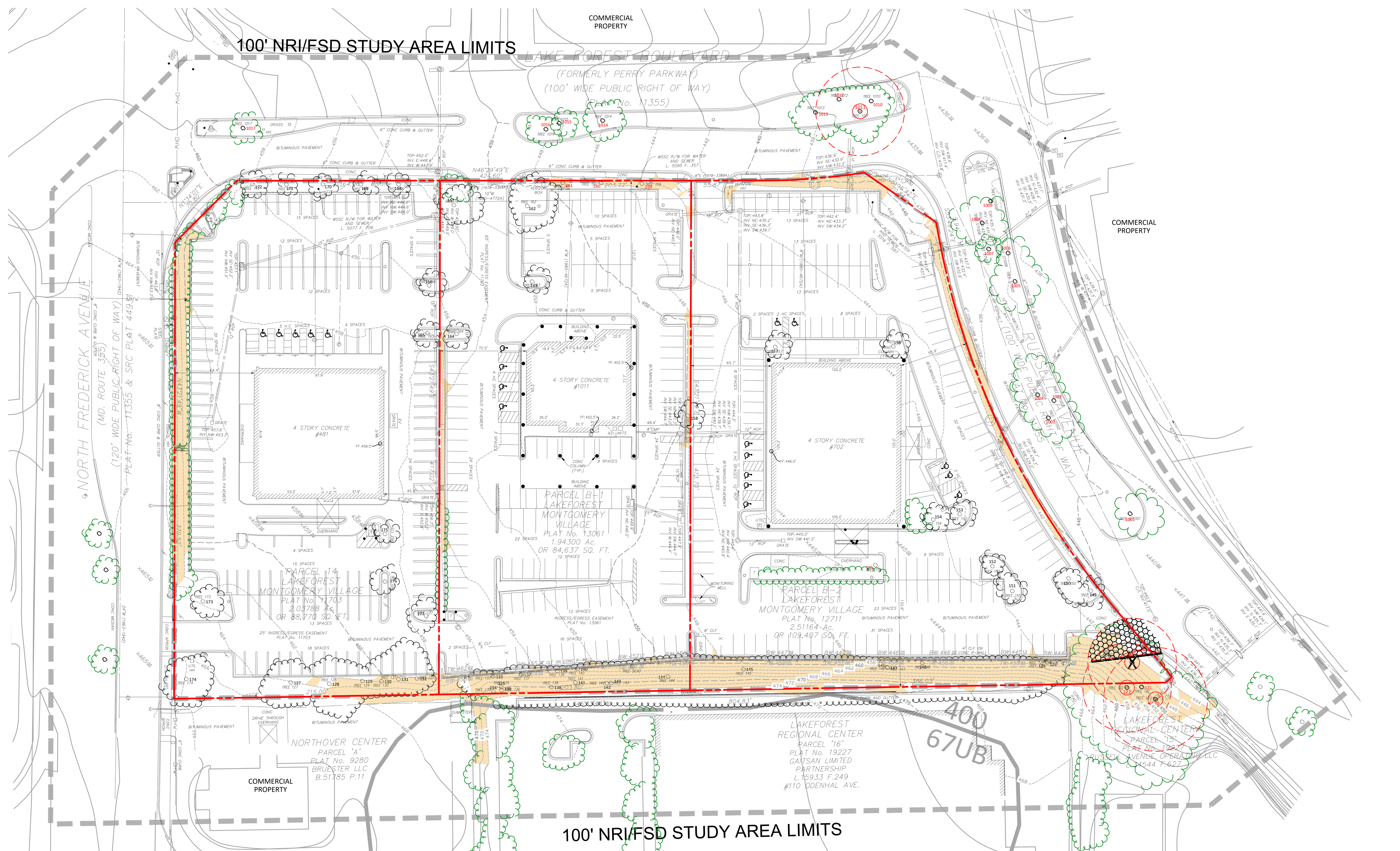
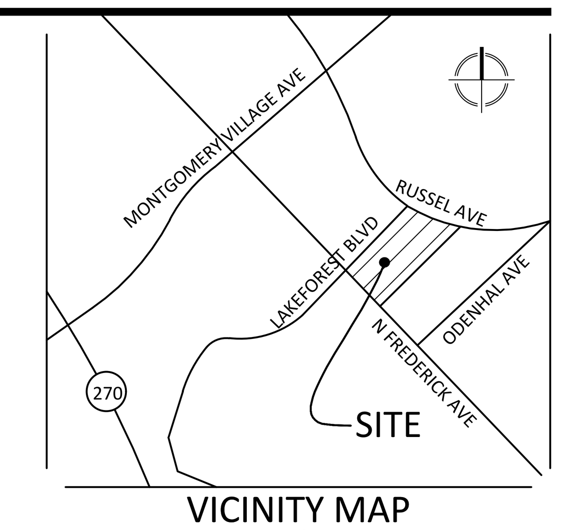
Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 6

101 LAKEFOREST BOULEVARD

NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION





VICINITY MAP
SCALE: 1" = 1000'

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
GUARDIAN REALTY MANAGEMENT
6000 EXECUTIVE BLVD.
SUITE 400
NORTH BETHESDA, MD 20852
CONTACT: BRIAN R. LANG
(301) 770-5930
blang@guardianrealty.com

SIGNIFICANT & SPECIMEN TREE TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in.)*	CONDITION	COMMENTS
120	*Pinus strobus*	Eastern White Pine	28.1	Fair	Offsite, significant number of branches broken, vines on trunk (English and poison ivy)
121	*Pinus strobus*	Eastern White Pine	20	Fair	Maybe offsite, vines.
122	*Robinia pseudoacacia*	Black Locust	24	Fair	Twinstem split high; vines.
123	*Pinus strobus*	Eastern White Pine	24	Poor	Leaning, one-sided, heavy vine cover.
124	*Pinus strobus*	Eastern White Pine	19.6	Fair	On steep slope, vines
125	*Robinia pseudoacacia*	Black Locust	12 15.1	Poor	Dieback, on steep slope, large hole. Twinstem with T126
126	*Robinia pseudoacacia*	Black Locust	17.8	Poor	Dieback, on steep slope, large hole, and on top of retaining wall. Twinstem with T125
127	*Pinus strobus*	Eastern White Pine	21.5	Fair	Poor structure, topped, estended limbs, heavy Englsih ivy on ground.
128	*Pinus strobus*	Eastern White Pine	19.2	Poor	Heavy lean, heavy English ivy, on slope
129	*Pinus strobus*	Eastern White Pine	14.1	Fair	Branches missing on one side, English ivy, slope
130	*Pinus strobus*	Eastern White Pine	14.2	Fair	Englsih ivy, on steep slope
131	*Pinus strobus*	Eastern White Pine	14	Fair	Structure, English ivy at base, steep slope, next to parking lot
132	*Pinus strobus*	Eastern White Pine	22.5	Fair	On very steep slope adjacent to parking lot, English ivy
133	*Robinia pseudoacacia*	Black Locust	12	Fair	On top of retaining wall; pruned; fair structure
134	*Robinia pseudoacacia*	Black Locust	Est. 12	Fair	Dead limbs, fair structure, poison ivy
135	*Robinia pseudoacacia*	Black Locust	Est. 13	Poor	Trunk damage, poinson ivy cover
136	*Robinia pseudoacacia*	Black Locust	Est. 14	Poor	Dead limbs, dieback
137	*Robinia pseudoacacia*	Black Locust	22	Fair	Dieback, multitrunk/fair structure
138	*Robinia pseudoacacia*	Black Locust	15.8	Fair	Dieback
139	*Robinia pseudoacacia*	Black Locust	13.8	Poor	Along top of retaining wall, dieback, English ivy
140	*Robinia pseudoacacia*	Black Locust	20	Poor	Along top of retaining wall, dieback, English ivy, large hole in trunk
141	*Robinia pseudoacacia*	Black Locust	Est. 16	Poor	Poor structure, vine cover
142	*Robinia pseudoacacia*	Black Locust	18	Poor	18", 14" Multistem, poor structure, much dieback
143	*Robinia pseudoacacia*	Black Locust	12.5	Fair	Leaning
144	*Quercus palustris*	Pin Oak	21.5	Fair	Vine cover
145	*Acer rubrum*	Red Maple	15.6	Fair	Vine cover
146	*Robinia pseudoacacia*	Black Locust	Est. 13	Poor	Twinstem with T147, significant dieback
147	*Robinia pseudoacacia*	Black Locust	Est. 12	Poor	Twinstem with T146, significant dieback, poison ivy cover
148	*Robinia pseudoacacia*	Black Locust	Est. 12	Poor	Significant dieback, poison ivy cover
149	*Cornus florida*	Flowering Dogwood	7.9 & 6.8	Good	
150	*Cornus florida*	Flowering Dogwood	4.5, 4.5, 5.5, 8	Good	
151	*Cornus florida*	Flowering Dogwood	5.3, 4, 7, 8, 5.5	Fair	some dieback, dead branches
152	*Cornus florida*	Flowering Dogwood	5, 5.3, 3, 5.5, 3	Good	
153	*Cornus florida*	Flowering Dogwood	9.3, 4.5	Fair	Some insect damage
154	*Magnolia sp.*	Magnolia sp.	8.8, 7.8, 7.2	Good	
155	*Cornus sp.*	Dogwood sp.	7.5, 6.3, 3, 4, 3	Fair	Some dieback
1001	*Pinus strobus*	Eastern White Pine	18.6	Good	In median to north of site
1002	*Prunus sp.*	Cherry sp.	14.7	Good	Some exposed roots
1003	*Prunus sp.*	Cherry sp.	19.7	Fair	Some exposed roots
1004	*Prunus sp.*	Cherry sp.	16.5	Fair	Small crack at branching split
1005	*Pinus strobus*	Eastern White Pine	22.1	Good	
1006	*Pinus strobus*	Eastern White Pine	10	Fair	Broken limbs
1007	*Prunus sp.*	Cherry sp.	16.5	Fair	Broken large limbs
1008	*Pinus strobus*	Eastern White Pine	18.2	Fair	Some dieback
1009	*Prunus sp.*	Cherry sp.	20.9	Fair	Gurlded roots, weak trunk split, broken/scarred
1010	*Pinus strobus*	Eastern White Pine	15	Fair	Root collar-flare, large mulch mound, broken branches
1011	*Pinus strobus*	Eastern White Pine	24	Fair	Poor structure, but pruning may help
1012	*Pinus strobus*	Eastern White Pine	12.2	Fair	Dieback
1013	*Pinus strobus*	Eastern White Pine	21.2	Fair	Dieback
1014	*Acer sp.*	Maple sp.	13	Fair-Poor	Dieback & suckering
1015	*Acer sp.*	Maple sp.	9	Poor	Poor structure - upper branches and suckering twigs
1016	*Acer sp.*	Maple sp.	12.2	Fair-Poor	Poor structure - upper branches and suckering twigs
1017	*Acer sp.*	Maple sp.	10	Poor	Significant dieback
156	*Cornus sp.*	Dogwood sp.	10.7, 7.1	Good	
157	*Cornus sp.*	Dogwood sp.	5.6, 6.9, 5	Poor	Several dead leaders, strained flowers
158	*Cornus sp.*	Dogwood sp.	12	Poor	Same as above, tree constricted by surrounding paved parking
159	*Lagerstroemia indica*	Crape Myrtle	1-3"	Good	
160	*Lagerstroemia indica*	Crape Myrtle	1-4"	Good	
161	*Lagerstroemia indica*	Crape Myrtle	1-3"	Good	
162	*Prunus sp.*	Cherry sp.	14.7, 6.1, 8.2	Fair	Gurdled roots, minor suckering, fair structure
163	*Cornus sp.*	Dogwood sp.	3, 3, 4, 6	Good	Fair structure
164	*Cornus sp.*	Dogwood sp.	3-9"	Good	
165	*Cornus sp.*	Dogwood sp.	7, 3, 4, 7	Fair	Some gurlded roots
166	*Cornus sp.*	Dogwood sp.	7.5, 3, 4, 3, 4	Fair	Some mechanical low branch damage & suckering
167	*Prunus sp.*	Cherry sp.	10, 9.5, 7, 7.8	Fair	healed hole in trunk, some suckering
168	*Lagerstroemia indica*	Crape Myrtle	1"-3"	Good	
169	*Lagerstroemia indica*	Crape Myrtle	1"-3"	Good	
170	*Lagerstroemia indica*	Crape Myrtle	1"-3"	Good	
171	*Lagerstroemia indica*	Crape Myrtle	1"-3"	Good	
172	*Lagerstroemia indica*	Crape Myrtle	1"-3"	Good	
173	*Prunus sp.*	Cherry sp.	10, 7, 5, 6	Poor	Significant dieback, branches damaged, insect damage
174	*Prunus sp.*	Cherry sp.	19.3, 16.3, 17.4	Fair	Fairly rigorous and large tree cracks in branches. Good foliage/ flowers.
175	*Cornus sp.*	Dogwood sp.	8.4	Fair	Dieback, on island with root constriction
176	*Prunus sp.*	Cherry sp.	7.8, 8.6, 11.9	Fair	Fair structure, dieback, healed hole in trunk
177	*Cornus sp.*	Dogwood sp.	8.8	Poor	Dead leader, crack & suckering at split, dieback.

GENERAL NOTES

1. THE TOTAL TRACT AREA OF SUBJECT PROPERTY IS 6.49 ACRES.
2. THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 224NW10.
3. THE SUBJECT PROPERTY IS LOCATED ON TAX MAP FT42.
4. THE SUBJECT PROPERTY COMPRISES THE FOLLOWING:

LOT/PARCEL BLOCK		TAX ACCT NO.	LIBER & FOLIO	PLAT NO.
N264	--	09-02006166	L.05978, F. 300	13061
N225	--	09-01951618	L.05447, F. 295	12711
N319	--	09-01800463	L.05014 F.357	11703

5. THE SUBJECT PROPERTY IS ZONED: MXD.
6. THE HORIZONTAL DATA IS BASED ON MARYLAND STATE PLANE (NAD83/91).
7. THE TOPOGRAPHIC INFORMATION SHOWN WITHIN THE PROPERTY BOUNDARY IS A COMPILATION OF DATA COLLECTED WITH CONVENTIONAL SURVEYING EQUIPMENT, SD LASER SCANNER, AND A DRONE BY VIKA MARYLAND LLC IN MAY OF 2022. MONTOMERY COUNTY GIS TOPOGRAPHY IS SHOWN FOR OFFSITE AREAS WITHIN THE NRI/FSD STUDY AREA.
8. THE SUBJECT PROPERTY DRAINS TO GREAT SENECA CREEK, A USE CLASS I-P STREAM. NO STREAMS, WETLANDS, OR FEMA-MAPPED 100-YEAR FLOODPLAINS WERE IDENTIFIED WITHIN 200 FEET OF THE SUJECT SITE.
9. SLOPES 25% OR GREATER ON THE SITE OR WITHIN THE 100' NRI STUDY BOUNDARY ARE SHOWN ON THE PLAN.
10. THIS SITE IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR PRIMARY MANAGEMENT AREA (PMA).
11. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF LESS THAN 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0189D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
12. NO DANGER REACH/DAM BREAK IDENTIFIED.
13. NO RARE, THREATENED OR ENDANGERED (RTE) SPECIES WERE OBSERVED DURING THE SITE VISITS. A LETTER FROM OF REQUEST FOR STATE AND FEDERAL RECORDS SEARCH ON THE OCCURRENCE OF RTE SPECIES WAS SUBMITTED TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (MDNR) WILDLIFE AND HERITAGE SERVICES ON MAY 24, 2022. THE RESPONSE LETTER WILL BE FORWARDED TO THE CITY WHEN RECEIVED.
14. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED DURING THE SITE VISIT ON APRIL 27, 2022.
15. NO HISTORIC OR CULTURAL SITES ARE LISTED FOR THE SUBJECT PROPERTY IN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES OR THE NATIONAL REGISTER OF HISTORIC PLACES.

    THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (HTTP: //WWW.MONTGOMERYPLANNING.ORG /GIS/INTERACTIVE/HISTORIC.SHTM).
16. NOISE AND LIGHT POLLUTION: THE SITE IS BOUND BY MARYLAND ROUTE 355 TO THE SOUTH, LAKEFOREST BOULEVARD TO THE NORTHWEST, RUSSELL AVENUE TO THE NORTH, AND COMMERCIAL PROPERTIES TO THE EAST AND SOUTHEAST, THE SURROUNDING ROADWAYS ARE MAJOR LOCAL THOROUGHFARE SOURCES OF NOISE AND LIGHT POLLUTION FROM TRAFFIC. ONSITE PARKING LOT LIGHTING IS ALSO A SOURCE OF LIGHT POLLUTION, AND THE SURROUNDING ROADS ARE LINED WITH STREET LIGHTS.
17. SIGNIFICANT VIEWS AND VISTAS: NO SIGNIFICANT VIEWS OR VISTAS WERE NOTED DURING SITE VISITS.
18. NO FORESTED AREAS OCCUR ONSITE OR WITHIN THE IMMEDIATE VICINITY. A NARROW STRIP OF VEGETATION ALONG THE SOUTHEASTERN SITE BOUNDARY EXIBITS FOREST CHARACTERISTIC BUT DOES NOT QUALIFY FOR THE MINIMUM 50-FOOT WIDTH REQUIRED FOR FORESTS.
19. NO SPECIMEN TREES WERE IDENTIFIED ONSITE OR WITHIN 100 FEET OF THE SUBJECT SITE. SIGNIFICANT AND SMALLER TREES IDENTIFIED ON SITE AND WITHIN THE 100' NRI/FSD STUDY AREA OFFSITE ARE SHOWN ON THE PLAN. THE TREES SHOWN ON THE PLAN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. EXISTING VEGETATION INFORMATION ASSOCIATED WITH THIS PROPERTY IS AS SHOWN ON THIS PLAN. ALL ONSITE TREES 12 INCHES IN DIAMETER AT BREAST HEIGHT (DBH) ALONG THE SOUTHEASTERN END OF THE SITE WERE IDENTIFIED, TAGGED AND SHOWN ON THE NRI/FSD PLAN. ADDITIONAL LANDSCAPE TREES, INCLUDING THOSE SMALLER THAN 12" DBH WERE IDENTIFIED AND SHOWN ON THE PLAN BUT NOT TAGGED. ROADWAY MEDIAN TREES GREATER THAN 12" DBH ALONG RUSSELL AVENUE AND LAKEFOREST BOULEVARDS WERE ALSO MEASURED, IDENTIFIED AND SHOWN ON THE PLAN.

    A DIAMETER TAPE WAS USED TO MEASURE TREES.

    NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION FOR THEIR SPECIES WERE FOUND ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
20. THE NRI/FSD FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF: DNR QUALIFIED PROFESSIONAL MARION BUNDENS ON APRIL 27, 2022.

LEGEND

Symbol	Description
	LIMITS OF SUBJECT PROPERTY
	ADJACENT PROPERTY LINES
	SLOPES ≥ 25%
2UC / 400	SOIL BOUNDARY & TYPE
	EX. SHRUB
	EX. TREE CANOPY EDGE (NOT FOREST)
	EX. TREE <24" DBH
####	EX.SIGNIFICANT TREE ≥ 24"-29.9" DBH AND CRITICAL ROOT ZONE (CRZ)
	INDEX CONTOURS
	INTERVAL CONTOURS
CATV	EX. CABLE TV CONDUIT
E	EX. ELECTRICAL CONDUIT
	EX. EDGE OF PAVEMENT
X	EX. FENCE LINE
G	EX. NATURAL GAS CONDUIT
OHW	EX. OVERHEAD WIRES
FO	EX. FIBEROPTIC CONDUIT
T	EX. TELEPHONE/COMM. CONDUIT
	EX. PUBLIC UTILITIES EASEMENTS
S	EX. SANITARY SEWER
SD	EX. STORM DRAIN
CO	EX. SANITARY CLEANOUT
	EX. STORM DRAIN MANHOLE
EV	EX. ELECTRICAL JUNCTION BOX
	EX. ELECTRICAL MANHOLE
	EX. FIRE DEPT. CONNECTION
	EX.FIRE HYDRANT
	EX. GAS MANHOLE
	EX. GUY POLE
G	EX. GAS VALVE
	EX. LIGHT POLE
PHN PED	EX. PHONE PEDESTAL
	EX. PHONE MANHOLE
	EX. UTILITY POLE
	EX. SANITARY MANHOLE
TC	EX. TRAFFIC CONTROL BOX
	EX. TRAFFIC SIGNAL POLE
CATV PED	EX. CABLE TV PEDESTAL
MH	EX. UNKNOWN UTILITY MANHOLE
	EX. WATER METER
	EX. WATER VALVE
BOL	EX. BOLLARD
	EX. SIGN POST
WP	EX. WOOD POST
	EX. INLETS
	EX. CURB INLET
EX.	EXISTING
CONC.	EX. CONCRETE
C&G	EX. CURB AND GUTTER
BLDG.	EX. BUILDING
STY.	EX. STORY
TRV	EX. ELEC. TRANSFORMER
ASPH.	EX. ASPHALT
ESMT.	EX. EASEMENT
RCP	EX. REINFORCED CONC. PIPE
CMP	EX. CORRUGATED METAL PIPE
BRL	EX. BLDG. RESTRICTION LINE
R/W	EX. RIGHT-OF-WAY
FF.	EX. FINISHED FLOOR ELEVATION

NORTH

0 25' 100' 100'

SCALE: 1" = 50'

"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.

CITY OF GAITHERSBURG
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

NRI / FSD APPROVAL

THE CITY OF GAITHERSBURG HEREBY GRANTS APPROVAL OF
NATURAL RESOURCE INVENTORY/
FOREST STAND DELINEATION
FOR APPLICATION NO. ENV-9310-2022
DATE 1/19/2023 BY [signature]

RESOURCE DATA TABLE

	ACRES
ACREAGE OF TRACT (GROSS TRACT AREA)	6.49
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	NA
ENVIRONMENTAL BUFFER PROVIDED (EACH SIDE OF STREAM)	NA

SOILS TABLE

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

SOURCES: USDA NRCS WEB SOIL SURVEY (http://websoilsurvey.sc.egov.usda.gov)
HIGHLY ERODIBLE SOILS STATUS FROM MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES

SITE DESCRIPTION

THE SUBJECT SITE CONSISTS OF THREE PARCELS THAT ARE IN CURRENT USE AS COMMERCIAL OFFICE BUILDINGS AND INCLUDES ASSOCIATED PARKING LOTS, DRIVEWAYS, AND LANDSCAPING. THE SITE IS BOUND ON THREE SIDES BY LOCAL ROADWAYS, AND ABUTS COMMERCIAL PROPERTY TO THE SOUTHEAST.

THE SITE IS FULLY DEVELOPED WITH A RETAINING WALL ALONG THE SOUTHEAST BOUNDARY, ON TOP OF WHICH A STRIP OF VEGETATION WITH FOREST CHARACTERISTICS OCCURS. HOWEVER, THE VEGETATION DOES NOT MEET THE MINIMUM 50-FOOT WIDTH REQUIRED TO QUALIFY AS FOREST.

ASIDE FROM THE STEEP SLOPES ATOP THE RETAINING WALL TO THE SOUTHEAST, NO OTHER ENVIRONMENTALLY SENSITIVE FEATURES OCCUR ON OR IN THE IMMEDIATE VICINITY OF THE SITE.

REVISIONS	DATE

101 LAKEFOREST BLVD
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

NRI/FSD PLAN
ENV-9310-2022

PROFESSIONAL SEAL
STATE OF MARYLAND LANDSCAPE ARCHITECT JOSHUA C. SLOAN NO. 3776
Joshua C. Sloan
January 19, 2023

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT AND CERTIFIED ARBORIST UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JOSHUA SLOAN, RLA
ASLA LICENSE NUMBER: 3776 EXP. DATE: MAY 13, 2024

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DRAWN BY: NP
DESIGNED BY: MEB
DATE ISSUED: 5/16/2022
VIKA PROJECT VM50089
DRAWING NO. NRI 100
SHEET NO.