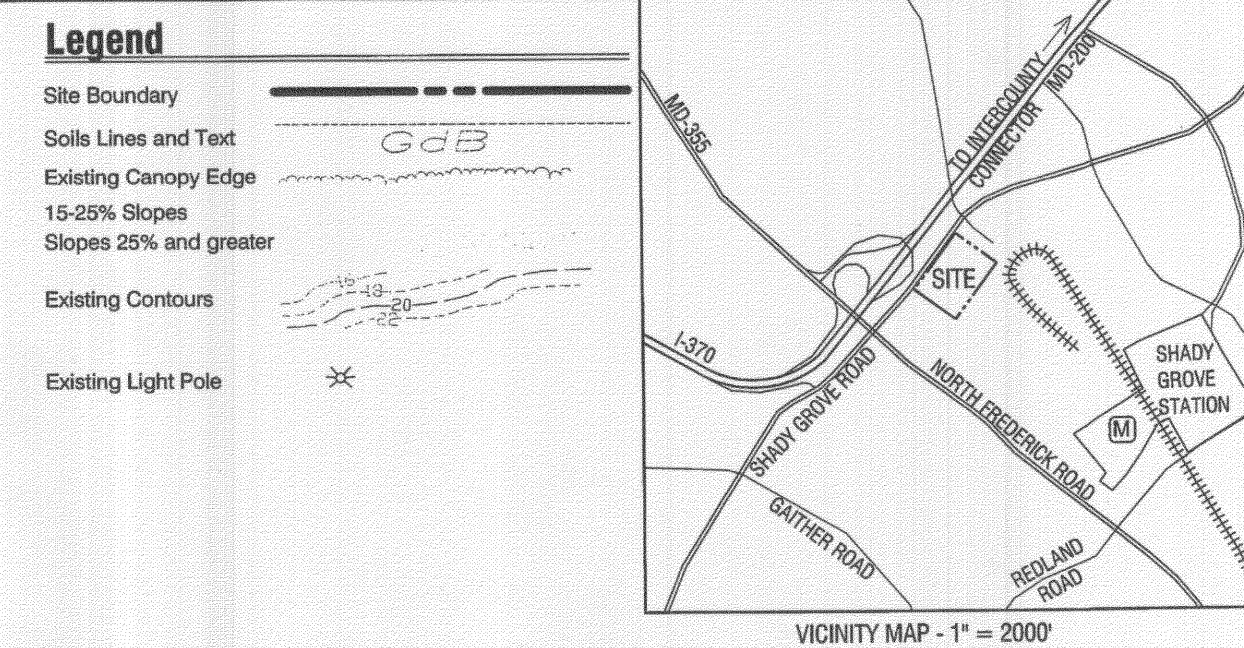


Joint Hearing - MCC & PC
Z-10120-2025
Exhibit 13



Natural Resource Inventory / Forest Stand Delineation Notes:
This NRI/FSD has been prepared in accordance with the City of Gaithersburg's Environmental Standards for Development.

Tax Map(s): GS13
Lots / Parcels: N606
Property Area: 13.66 Acres +/-
Existing County Zone: Research and Development (R&D)
Property Description:
The property is currently within Montgomery County, but is requesting annexation into the City of Gaithersburg. The property currently contains several retail stores and associated parking lots. Northeast of the property is a U.S. Postal Service facility, northwest of the property is Shady Grove Road with I-370 beyond, southwest of the property is the access road for the transfer station for the Montgomery County landfill, and beyond that a fallow field with the remains of a gravel parking lot. South of the property is the transfer station, and southeast of the property are abandoned railroad tracks, with the WMATA maintenance facility for the red line of Metro beyond. The Shady Grove Metro station is approximately half a mile (straight line) and one mile (walking distance) from the property.

Boundary and Topography:
Boundary information and two-foot contour interval information for the site was field run by Rodgers Consulting, Inc. in October, 2011.

Highly Erodible, Unsuitable and Unsafe Soils:
No highly erodible, unsuitable, or unsafe soils are mapped for the property. The soils on the property, as determined from the Natural Resources Conservation Service (NRCS) Web Soil Survey in October, 2011 are as follows:
2B - Glenelg silt loam, 3-9% slopes
5A - Glenville silt loam, 0-3% slopes
400 - Urban Land
*The Urban Land mapping unit applies to areas that are covered with impervious surfaces (buildings and parking lots), such as this property. The Urban Land mapping unit is characteristic of the entire property, although a small portion of the property has been mapped as Glenelg or Glenville silt loam.

Streams & Stream Buffers:
No streams were observed on the property or within the adjacent property width or 100' (whichever is less) of the property. The property is within the Upper Rock Creek watershed, in the Use Class IV portion.

Floodplain:
FEMA has not mapped any floodplain on or within 100' of the property.

Wetlands:
No wetlands were observed on the property or in the immediate vicinity.

Forest & Trees:
There is no forest on the property. Landscape trees exist within the parking islands and along the perimeter of the property, however none are of significant size.

Danger Reach / Dam Break Analysis:
No dams are noted upstream of the property.

Rare, Threatened, Endangered Species:
No rare, threatened, or endangered species of plants or animals were observed on the property. An environmental review request was sent to DNR on October 13, 2011.

Existing Wildlife:
No wildlife was observed on the property during field visits.

Special Protection Areas:
The property is not within a Special Protection Area.

Cultural Resources:
No cultural or historic resources were noted in visits to the property, and none are mapped within Montgomery County's published resources for this area - the Approved and Adopted Shady Grove Sector Plan (2006) or the Montgomery County Locational Atlas and Index of Historic Sites.

Noise & Light Pollution:
The property is surrounded by sources of vehicular activity and the associated noise. Sources include traffic along Shady Grove Road, trucks and heavy equipment at the transfer station, rail stock moving within the WMATA site, and vehicles entering and exiting the post office. There are also vehicles entering and exiting the property due to the retail nature of existing uses. Existing sources of light pollution are largely security derived - lights within the parking lot, at the transfer station, at the Post Office, and along Shady Grove Road.

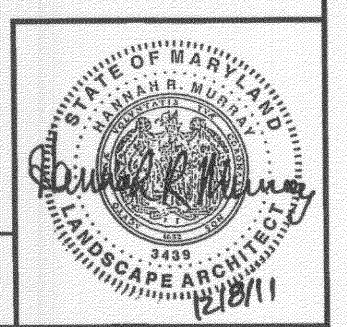
Significant Views & Vistas:
There were no significant views observed in site visits to the property.

Other:
A property visit was conducted by Rodgers Consulting staff on October 18, 2011.

Joint Hearing - MCC & PC
ASK-1746-2013
Exhibit #3

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #3

CITY OF GAITHERSBURG
311 S. SUMMIT AVE., GAITHERSBURG, MARYLAND 20878
NRI/FSD APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF NATURAL RESOURCE INVENTORY/ FOREST STAND DELINEATION
FOR APPLICATION NO. P1-V12-0001
DATE 12/11 BY K. [Signature]



Natural Resource Inventory / Forest Stand Delineation

THE GREAT INDOORS

9TH ELECTION DISTRICT
GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50'
JOB No. 1123A
DATE: 12/11
SHEET No. 1 of 1

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant/Client Info:
Rodgers Consulting, Inc.
19847 Century Blvd
Suite 200
Germantown, MD 20874
Phone: (301) 948-4700
Contact: Gary Unterberg

**NATURAL RESOURCES INVENTORY/
FOREST STAND DELINEATION**



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www.rodgers.com

BY	DATE
DESIGNED	
DRAWN	
CHECKED	
APPROVED	
RELEASE FOR	
BY	DATE