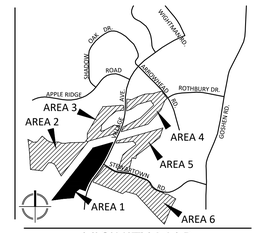
LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY/LOT LINES
- LOD — LOD — LIMITS OF DISTURBANCE
- 100 YR — 100 YEAR FLOODPLAIN
- BRL — 100 YEAR FLOODPLAIN 25' BRL
- SVB — STREAM VALLEY BUFFER
- WB — WETLAND BUFFER
- WUS — WATERS OF THE US
- PROPOSED CATEGORY I FOREST CONSERVATION EASEMENT
- 2UC / 400 — SOILS
- EX. FORESTED UTILITY EASEMENT DEDUCTED FROM FROM FOREST TOTAL & FC TRACT AREA
- PROPOSED PEDESTRIAN LIGHT
- TP-RP — TP-RP — ROOT PRUNING TRENCH AT CONSTRUCTION TREE PROTECTION FENCE W/ SIGNAGE; AT LOD, SHOWN OFF-SET FOR CLARITY

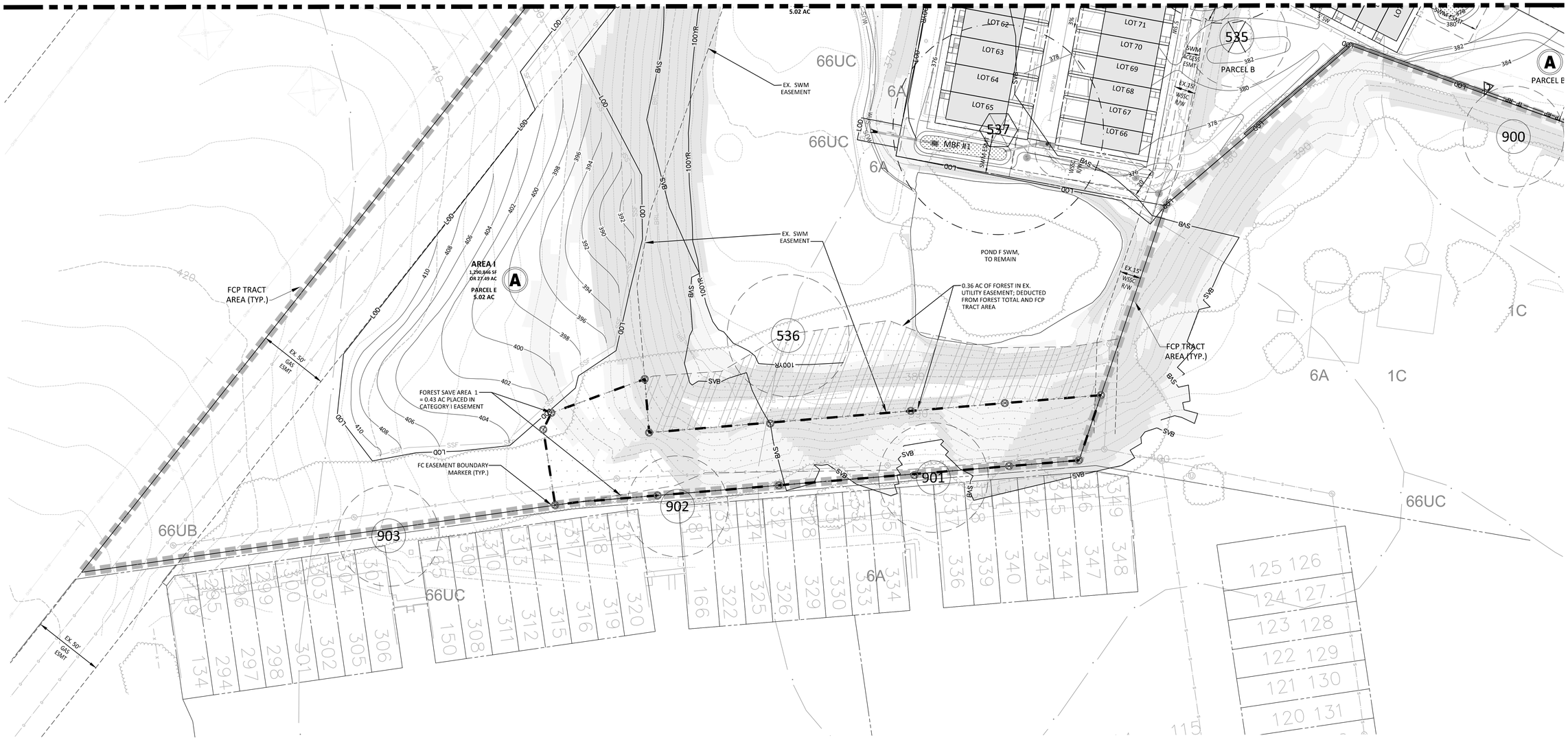
- SLOPE ≥ 25%
- SLOPE 15-25% ON HIGHLY ERODIBLE SOILS
- WETLAND
- EXISTING FOREST
- PROPOSED AFFORESTATION/ REFORESTATION
- PROPOSED BIORETENTION
- EXISTING TREE CANOPY (NOT FOREST)

- 506 — EXISTING SIGNIFICANT TREE 24-29.9" DBH W/CRZ SHOWN
- 535 — EXISTING SIGNIFICANT TREE 24-29.9" TO BE REMOVED
- 516 — EXISTING SPECIMEN TREE W/CRZ IMPACT SHOWN; TREES WITH 100% IMPACT NOT HATCHED
- 507 — EXISTING SPECIMEN TREE 30" OR GREATER DBH W/CRZ SHOWN
- 534 — EXISTING SPECIMEN TREE 30" OR GREATER TO BE REMOVED
- SF — SF — SEC SILT FENCE
- AGIP/CIP — SEC AT-GRADE & CURB INLET PROTECTION OVER EXISTING INLET
- SEC STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SEC SEDIMENT TRAP AREA
- PROPOSED SEC EARTH DIKE



VICINITY MAP
SCALE: 1" = 2000'

SEE SHEET FFCP - 311 AREA 1



0 15' 30' 60'
SCALE: 1" = 30'

"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.

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 820170130 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST (PRINTED COMPANY NAME)

CONTACT PERSON OR OWNER: RUSSELL HINES (PRINTED NAME)

ADDRESS: 1700 K STREET, NW, SUITE 600, WASHINGTON, DC 20006

PHONE & E-MAIL: 202.777.2010 rhines@monumentrealty.com

SIGNATURE: _____ DATE: _____

LAYOUT: FFCP-310 AREA 1, Plotted By: grimm

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

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BUSINESS TRUST
c/o MONUMENT REALTY
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202.777.2010
RUSSELL HINES

DESIGN CONSULTANTS

ARCHITECTS
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PATRICIA HARRIS

TRAFFIC ENGINEER
WELLS + ASSOCIATES
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301.916.4100
MIKE GOODMAN

REVISIONS	DATE
1ST SUBMISSION	05/05/17
DRC COMMENTS	08/09/17
REVIEWER COMMENTS	08/31/17

PROFESSIONAL SEAL

STATE OF MARYLAND · JOSHUA C. SLOAN · No. 3776 · LANDSCAPE ARCHITECT

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.
NAME: JOSHUA SLOAN, R.A. ASLA
LICENSE NUMBER: 3776
EXPIRATION DATE: MAY 13, 2018

BLOOM MV
AREA I-VI
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09
TAX MAP: FU342

820170130

FINAL FOREST CONSERVATION PLAN

AREA 1 DETAILED FCP

DRAWN BY: NRP
DESIGNED BY: JCS
DATE ISSUED: AUGUST, 2017

VIKA PROJECT VM1920

DRAWING NO.

SHEET NO. FFCP 310

Z:\1000-9999\VM1920\CAD\SHEETS\VM1920_JP_FFCP DETAILED.dwg — September 1, 2017