

LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY/LOT LINES
- LIMITS OF DISTURBANCE
- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN 25' BRL
- STREAM VALLEY BUFFER
- WETLAND BUFFER
- 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

- WET
- 23H
- EXISTING FOREST
- PROPOSED AFFORESTATION/ REFORESTATION
- PROPOSED BIORETENTION
- EXISTING TREE CANOPY (NOT FOREST)
- EXISTING TREE <24" DBH

SLOPE ≥ 25%

SLOPE 15-25% ON HIGHLY ERODIBLE SOILS

WETLAND

EXISTING FOREST

PROPOSED AFFORESTATION/ REFORESTATION

PROPOSED BIORETENTION

EXISTING TREE CANOPY (NOT FOREST)

EXISTING TREE <24" DBH

506

EXISTING SIGNIFICANT TREE 24-29" DBH W/CRZ SHOWN

5X5

EXISTING SIGNIFICANT TREE TO BE REMOVED

516

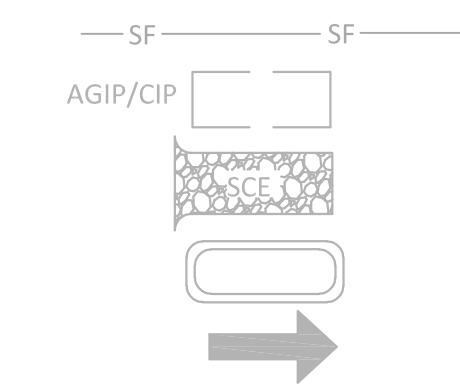
EXISTING SPECIMEN TREE W/CRZ & IMPACT SHOWN

507

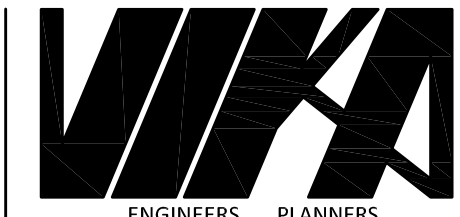
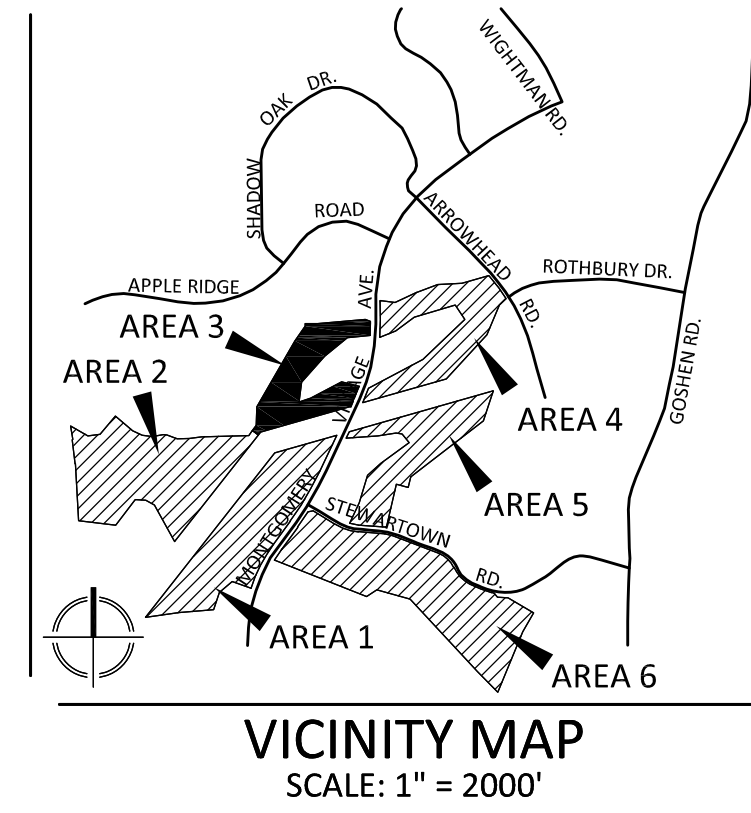
EXISTING SPECIMEN TREE 30" OR GREATER DBH W/CRZ SHOWN

5X4

EXISTING SPECIMEN TREE TO BE REMOVED



- SEC SILT FENCE
- SEC AT-GRADE & CURB INLET PROTECTION OVER EXISTING INLET
- SEC STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SEC SEDIMENT TRAP AREA
- PROPOSED SEC EARTH DIKE



Vika Maryland, LLC  
20251 CENTURY BOULEVARD SUITE 400  
GERMANTOWN, MARYLAND 20874  
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FAX: (301) 916-2262  
GERMANTOWN, MD

PREPARED FOR:  
**USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST**  
c/o MONUMENT REALTY  
1700 K STREET, NW, SUITE 600  
WASHINGTON, DC 20006  
202.777.2010  
RUSSELL HINES

DESIGN CONSULTANTS

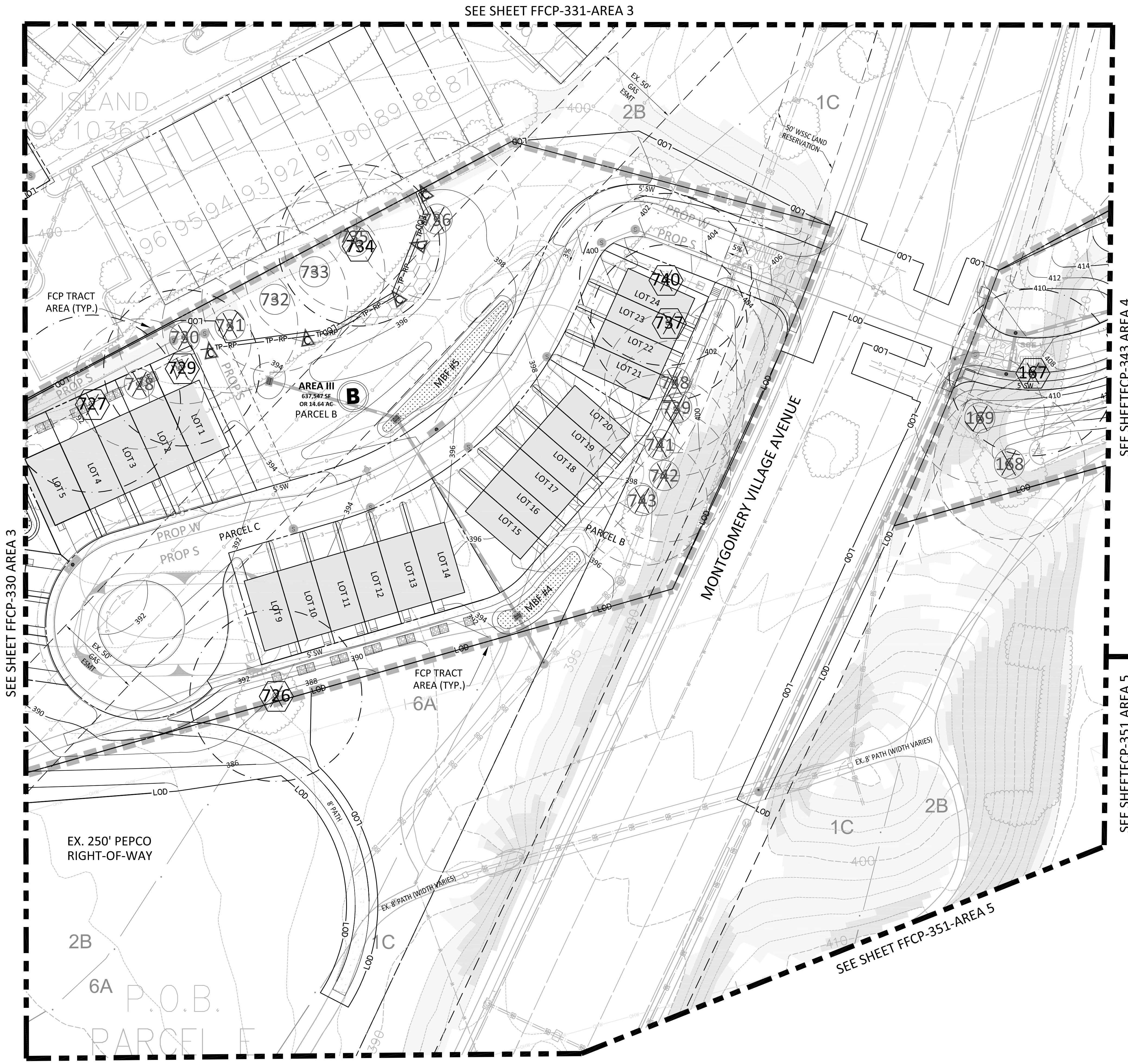
ARCHITECTS  
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KEVIN BERGER

LANDSCAPE ARCHITECT  
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JOSH SLOAN

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MIKE GOODMAN



SEE SHEET FFCP-330 AREA 3

SEE SHEET FFCP-331-AREA 3

SEE SHEET FFCP-343 AREA 4

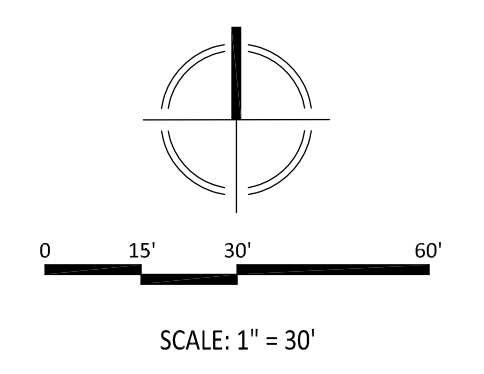
SEE SHEET FFCP-351 AREA 5

SEE SHEET FFCP-313-AREA 1

EX. 250' PEPCO RIGHT-OF-WAY

P.O.B. PARCEL E

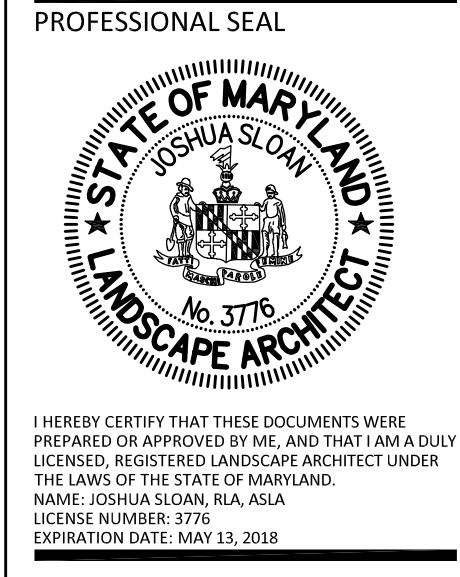
SEE SHEET FFCP-351-AREA 5



FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.misutility.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 55A 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
CONTACT PERSON OR OWNER:	RUSSELL HINES
ADDRESS:	1700 K STREET, NW, SUITE 600, WASHINGTON, DC 20006
PHONE & E-MAIL:	202.777.2010 rhines@monumentrealty.com
SIGNATURE:	DATE:

REVISIONS	DATE
1ST SUBMISSION	05/05/17



BLOOM MV AREA I-VI  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
WSSC GRID: 227NW09  
TAX MAP: FU342  
820170130

FINAL FOREST CONSERVATION PLAN

AREA 3 DETAILED FCP

DRAWN BY: NRP  
DESIGNED BY: JCS  
DATE ISSUED: 05/05/2017  
Vika PROJECT: VM1920  
DRAWING NO:  
SHEET NO: FFCP 332