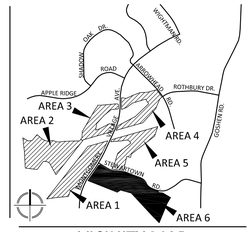
LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY/LOT LINES
- 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
- WET — WETLAND
- EXISTING FOREST
- PROPOSED AFFORESTATION/ REFORESTATION
- PROPOSED BIORETENTION
- EXISTING TREE CANOPY (NOT FOREST)
- EXISTING TREE <24" DBH
- 506 — EXISTING SIGNIFICANT TREE 24-29.9" DBH W/CRZ SHOWN
- 535 — EXISTING SIGNIFICANT TREE TO BE REMOVED
- 516 — EXISTING SPECIMEN TREE W/CRZ & IMPACT SHOWN
- SF — SF — AGIP/CIP — SEC SILT FENCE
- SEC AT-GRADE & CURB INLET PROTECTION OVER EXISTING INLET
- 507 — EXISTING SPECIMEN TREE 30" OR GREATER DBH W/CRZ SHOWN
- 534 — EXISTING SPECIMEN TREE TO BE REMOVED
- SEC STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SEC SEDIMENT TRAP AREA
- PROPOSED SEC EARTH DIKE



VICINITY MAP
SCALE: 1" = 2000'

SEE SHEET FFCP-352 AREA 5

SEE SHEET FFCP-360 AREA 6

SEE SHEET FFCP-363 AREA 6

SEE SHEET FFCP-362 AREA 6

EX. STEWARTOWN ROAD

STEWARTOWN ROAD

STEWARTOWN TERR

PARCEL B

AREA V
478,738,727 SF
OR 16.96 AC

PARCEL A

AREA VI
1,695,791 SF
OR 38.93 AC

PARCEL A
26.26 AC
M-NCPPC PARKLAND
CONVEYANCE

FCP TRACT AREA (TYP.)

EX. 8' PATH (WIDTH VARIES)

POND G INLINE, TO BE REMOVED

AREA MAY BE USED FOR FUTURE FOREST CONSERVATION BANK

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8

DROP VW

15' WSSC ESMT

35' WSSC ESMT

5' SWM ACCESS ESMT

SWM ESMT

MBR #1

SCALE: 1" = 30'

0 15' 30' 60'

"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: _____

VIKA
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.

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
TORTI GALLAS AND PARTNERS, INC
1300 SPRING STREET, SUITE 400
SILVER SPRING, MD 20910
301.588.4800
ERIK J. AULESTIA

ATTORNEY
LERCH, EARLY & BREWER CHTD.
3 BETHESDA METRO CENTER
SUITE 460
BETHESDA, MD 20814
301.841.3832
PATRICIA HARRIS

TRAFFIC ENGINEER
WELLS + ASSOCIATES
8730 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
301.448.1333
KEVIN BERGER

LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
JOSH SLOAN

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
MIKE GOODMAN

REVISIONS	DATE
1ST SUBMISSION	05/05/17

PROFESSIONAL SEAL

STATE OF MARYLAND · JOSHUA SLOAN · No. 3775 · 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, RLA, ASLA
LICENSE NUMBER: 3775
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 6
DETAILED FCP

DRAWN BY: NRP
DESIGNED BY: JCS
DATE ISSUED: 05/05/2017

VIKA PROJECT VM1920

DRAWING NO.

SHEET NO. FFCP 361

LAYOUT: FFCP-361 AREA 6, Plotted By: Paterno

2:\1000-9999\VM1920\CAD\SDE\SHEETS\VM1920_FFCP DETAILED.dwg - May 01, 2017