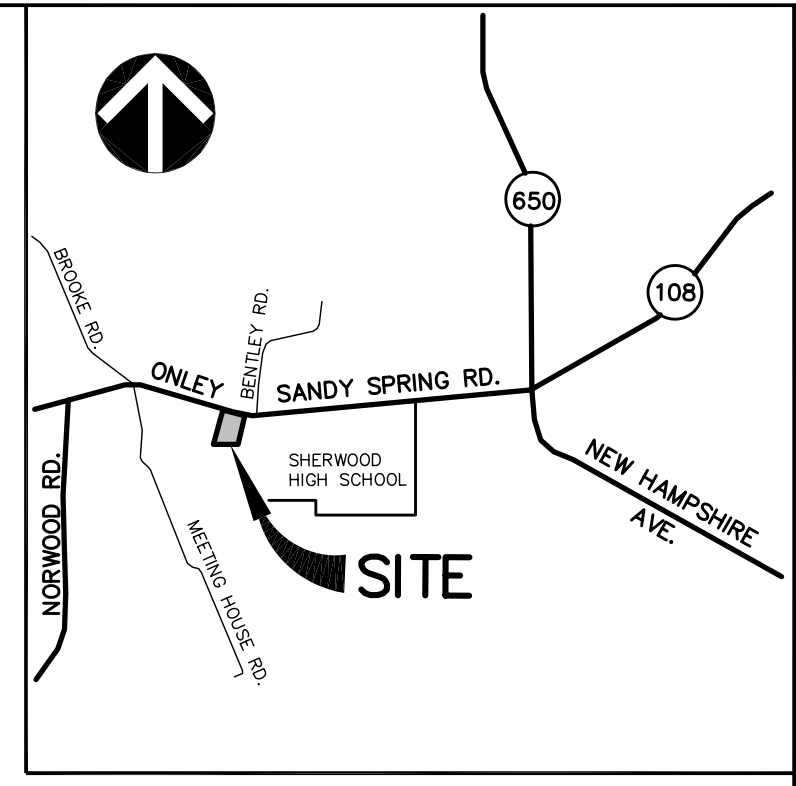


SOILS LEGEND	
SYMBOL	SOIL
400	URBAN LAND

**NOTE:**  
THIS PLAN TO BE USED FOR FOREST CONSERVATION PURPOSES ONLY. FOR ALL ADDITIONAL DESIGN AND CONSTRUCTION INFORMATION, SEE APPROPRIATE PLANS.

**LEGEND**

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- CURB INLET
- CONC. .... CONCRETE
- C&G ..... CURB AND GUTTER
- BLDG. .... BUILDING
- STY. .... STORY
- TRV ..... ELECTRICAL TRANSFORMER
- ASPH. .... ASPHALT
- ESMT. .... EASEMENT
- RCP ..... REINFORCED CONCRETE PIPE
- CMP ..... CORRUGATED METAL PIPE
- BRL ..... BUILDING RESTRICTION LINE
- R/W ..... RIGHT-OF-WAY



**FCP WORKSHEET:**

NET TRACT AREA:

A. Total tract area	1.79
B. Land dedication acres (parks, county facility, etc.)	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)	0.11
D. Area to remain in commercial agricultural production/use	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area =	1.68

LAND USE CATEGORY\* (from Trees Technical Manual)  
Input the number "1" under the appropriate land use, limit to only one

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	0	1

G. Afforestation Threshold 15% x F = 0.25  
H. Conservation Threshold 15% x F = 0.25

EXISTING FOREST COVER:

I. Existing forest cover =	0.00
J. Area of forest above afforestation threshold =	0.00
K. Area of forest above conservation threshold =	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation =	0.00
M. Clearing permitted without mitigation =	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared =	0.00
O. Total area of forest to be retained =	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold =	0.00
Q. Reforestation for clearing below conservation threshold =	0.00
R. Credit for retention above conservation threshold =	0.00
S. Total reforestation required =	0.00
T. Total afforestation required =	0.25
U. Credit for landscaping (may not exceed 20% of "S") =	0.14
V. Total reforestation and afforestation required =	0.11

Remaining FCP requirement will be satisfied by fee-in-lieu payment.

**FCP DATA TABLE:**

ACREAGE OF TRACT	1.79
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0.00
ACREAGE OF ROAD & UTILITY ROW'S WHICH WILL NOT BE IMPROVED AS PART OF DEVELOPMENT APPLICATION	0.11
ACREAGE OF STREAM VALLEY BUFFER	0.00
ACREAGE OF TOTAL EXISTING FOREST	0.00
ACREAGE OF TOTAL FOREST RETENTION	0.00
ACREAGE OF TOTAL FOREST CLEARED	0.00
LAND USE CATEGORY & CONSERVATION & AFFORESTATION THRESHOLDS SEC. 22A-12(a) FOREST CONS. LAW	CIA: 15% / 15% Retained: 0.00 Cleared: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN WETLANDS	Retained: 0.00 Planted: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED W/IN 100-YR FLOODPLAINS	Retained: 0.00 Cleared: 0.00 Planted: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN STREAM BUFFERS	Retained: 0.00 Cleared: 0.00 Planted: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN PRIORITY AREAS	Retained: 0.00 Cleared: 0.00 Planted: 0.00
LINEAR FEET AND AVERAGE WIDTH	Linear Feet: 0.00'
STREAM BUFFER PROVIDED	Average Width: 0.00'

**LEGEND:**

- SHADE TREE (400 SF PER TREE TAKEN FOR LANDSCAPE CREDIT)
- EVERGREEN TREE (200 SF PER TREE TAKEN FOR LANDSCAPE CREDIT)
- FLOWERING TREE (200 SF PER TREE TAKEN FOR LANDSCAPE CREDIT)
- EXISTING 24" TREE REMOVED
- EXISTING 24" TREE OR GREATER WITH CRITICAL ROOT ZONE

**GENERAL NOTES:**

1. THE TOPOGRAPHIC AND BOUNDARY INFORMATION WAS DEVELOPED FROM FIELD SURVEY BY VIKI INC., JANUARY, 2008. AS MODIFIED BY NOTES HEREON.
2. THE HORIZONTAL (NAD83(91)) AND VERTICAL (NGVD 29) IS BASED ON TWO WSSC BENCHMARKS: BM 6-4-04 "T" - PK NAIL IN TOP OF CONCRETE. MONUMENT-ELEVATION 491.28'; BM 6-4-04 "A" - CUT NAIL IN PFCO POLE #793479 - ELEVATION 490.09'. BOTH OF THESE BENCHMARKS ARE SHOWN ON WSSC CONTACT DRAWINGS D43544-A-03 DATED AUGUST 5, 2004.
3. THE SUBJECT PROPERTY LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 220 480, MAP NUMBER 24031C02200, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
4. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. JT342 A5 PARCEL P451.1. THE PROPERTY FALLS ON WSSC TILE NUMBER 224NW01. THE SITE IS ZONED C-2.
5. THIS SITE IS LOCATED IN THE NORTHWEST BRANCH WATERSHED, A CLASS IV STREAM.
6. THERE ARE NO WATERS OF THE US, WETLANDS OR 100 YEAR FLOOD PLAIN LIMITS ON THE SUBJECT PROPERTY.

**GENERAL FCP NOTES:**

- 1) THIS SITE IS SUBJECT TO APPROVED NR14-20081850.
- 2) THE GROSS TRACT AREA IS 77,965 SF OR 1.79 ACRES.
- 3) THE NET TRACT AREA IS 73,812 SF OR 1.68 ACRES. (GROSS TRACT AREA MINUS 4,803 SF OF ROW/STREET DEDICATIONS.)
- 4) THERE ARE NO FORESTED AREAS LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION.
- 5) THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC ATLAS.

FCP PREPARED BY : KATHLEEN KULENGUSKI  
MD. LICENSED LANDSCAPE ARCHITECT No. : 957

PRELIMINARY FOREST CONSERVATION PLAN  
EZ STORAGE-SANDY SPRING  
MNCPPC FCP # \_\_\_\_\_  
FOREST CONSERVATION PLAN APPROVAL

**Vika**  
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES  
Vika Inc. 10000 Old Columbia Road, Suite 400, Germantown, MD 20874  
(301)916-4100 ■ FAX (301)916-2822  
GERMANTOWN, MD ■ MCGEAN, VA

**ezStorage-SANDY SPRING**  
8TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**PRELIMINARY FOREST CONSERVATION PLAN**

VIKA REVISIONS

DATE: JUNE 4, 2008	
DES. BL	DWN. LWA
SCALE: 1"=30'	
PROJECT/FILE NO. 6141 D	
SHEET NO. 1	

LAYOUT: 1, Plotted By: grimm