

GENERAL NOTES

- 1. THE GROSS TRACT AREA IS 149.18 ACRES.
2. THE NET FCP TRACT AREA IS 149.18 ACRES PLUS 2.95 ACRES OF OFF-SITE LOD (152.13 ACRES) MINUS 49.27 ACRES DEDICATED TO PARKS, 2.14 ACRES OF PRIOR ROAD DEDICATIONS AND 0.35 ACRES OF EXISTING FORESTED UTILITY EASEMENT(51.77 ACRES), FOR A TOTAL NET FCP TRACT AREA OF 100.36 ACRES.
3. THE SITE IS LOCATED ON WSSC MAPS 226NW09, 227NW09 & 227NW10.
4. THE SITE IS LOCATED ON TAX MAPS FU341, 342 & 343.
5. THE SUBJECT PROPERTY COMPRISES THE FOLLOWING:
PARCEL NO. TAX ACCT. NO. LIBER & FOLIO
P510 00772244 L-46388 F-161

Table with 5 columns: AREA, ZONE, GROSS ACREAGE, PRIOR ROAD DEDICATION (AC), DEDICATION TO PARKS (AC), NET ACREAGE. Rows include CRN, TLD, CRN, TLD, CRN, TLD, CRN, TLD.

- 7. THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83/91 MD1900. THE VERTICAL DATUM IS BASED ON THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION NGVD29.

- 8. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON DATA PROVIDED BY SOLTESZ, DATED OCTOBER, 2014.

- 9. NRI 420151680 FOR AREA IV WAS APPROVED APRIL 3, 2015. NRI 420170430 FOR AREAS I-VI WAS APPROVED DECEMBER 27, 2016.

- 10. THE SUBJECT PROPERTY IS LOCATED IN THE SENeca CREEK - CABIN BRANCH WATERSHED, A USE CLASS I-P STREAM.

- 11. THIS SITE IS NOT WITHIN AN SPA OR PMA.

- 12. STREAMS ON, OR WITHIN 200' OF THE SUBJECT PROPERTY ARE SHOWN ON THE PLAN WITH THEIR ASSOCIATED BUFFERS, AS PER NRI 420170430.

- 13. WETLANDS ARE SHOWN ON THE PLAN WITH THEIR ASSOCIATED BUFFERS, AS PER NRI 420170430.

- 14. THE FLOODPLAIN SHOWN IS A REVISION OF FLOODPLAIN STUDY 281949 APPROVED BY DPS OCTOBER 7, 2016 AND IS UNDER REVIEW CONCURRENTLY.

- 15. IN LETTERS DATED APRIL 2, 2015, AND SEPTEMBER 14, 2016, THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR STATED THAT THERE ARE NO FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING FIELD WORK.

- 16. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (http://www.montgomeryplanning.org/gis/interactive/historic.shtm).

- 17. PER NRI 420170430, THERE ARE 0.79 ACRES OF EXISTING FOREST ON THE SUBJECT PROPERTY LOCATED IN AREA I.

- 18. SEE THE SIGNIFICANT AND SPECIMEN TREE TABLE ON SHEET PFC 400 AND PLAN FOR LOCATIONS AND INFORMATION ABOUT SIGNIFICANT AND SPECIMEN TREES ON THE SUBJECT PROPERTY AND WITHIN THE REMAINDER OF THE NRI STUDY AREA.

- 19. THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.

- 20. ALL TREES <24" DBH WITHIN THE LOD ARE TO BE REMOVED. ALL SIGNIFICANT AND SPECIMEN TREES TO BE REMOVED ARE SHOWN WITH AN 'X' AS DETAILED IN THE LEGEND.

- 21. A VARIANCE REQUEST WAS SUBMITTED WITH PRELIMINARY FCP 120170150 FOR SPECIMEN TREES TO BE IMPACTED OR REMOVED. SEE THE SPECIMEN TREE VARIANCE TABLE THIS SHEET FOR DETAILS. PRELIMINARY FCP 120170150 PROPOSES 745 INCHES OF REPLACEMENT NATIVE SHADE TREES AS MITIGATION FOR REMOVAL OF SPECIMEN TREES AS PER THE SPECIMEN TREE MITIGATION TABLE SHOWN ON THIS SHEET.

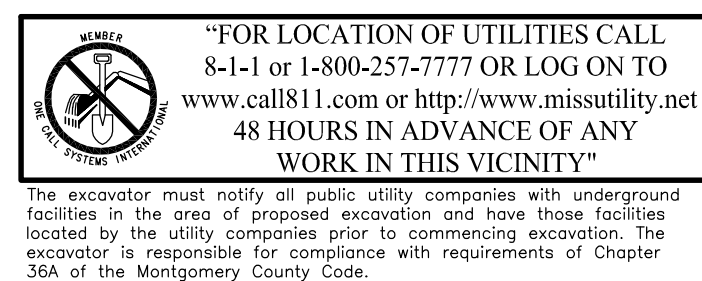
- 22. AS PER PRELIMINARY FCP 120170150, THIS PLAN PROPOSES MEETING THE SPECIMEN TREE MITIGATION REQUIREMENT BY PLANTING FOREST ON AN ADDITIONAL 2.98 ACRES OF SVB WITHIN THE PARKS' LAND DEDICATION.

- 23. AS PER PRELIMINARY FCP 120170150, AFFORESTATION AREAS SHOWN WITHIN THE PARKS' LAND DEDICATION INCLUDE 17.60 ACRES OF AFFORESTATION TO MEET THE 14.62 ACRE FOREST CONSERVATION REQUIREMENT AND AN ADDITIONAL 2.98 ACRES OF AFFORESTATION AS MITIGATION FOR THE REMOVAL OF SPECIMEN TREES. AS SHOWN ON THE PLAN, THESE SEVEN AFFORESTATION AREAS TOTAL 17.60 ACRES. FINAL AFFORESTATION AREAS AND PHASING WILL BE DETERMINED IN COORDINATION WITH THE DEPARTMENT OF PARKS AND THE PARKS' FACILITIES AGREEMENT.

- 24. SEE THE "GOLF COURSE ELEMENTS TO BE REMOVED WITHIN THE DEDICATED PORTIONS OF THE PROPERTY" EXHIBIT FOR STRATEGIES FOR ELEMENTS TO BE REMOVED. LOCATIONS SHOWN ARE APPROXIMATE. STRATEGIES AND LOCATIONS TO BE FINALIZED WITH THE PARKS' IMPROVEMENT PLAN.

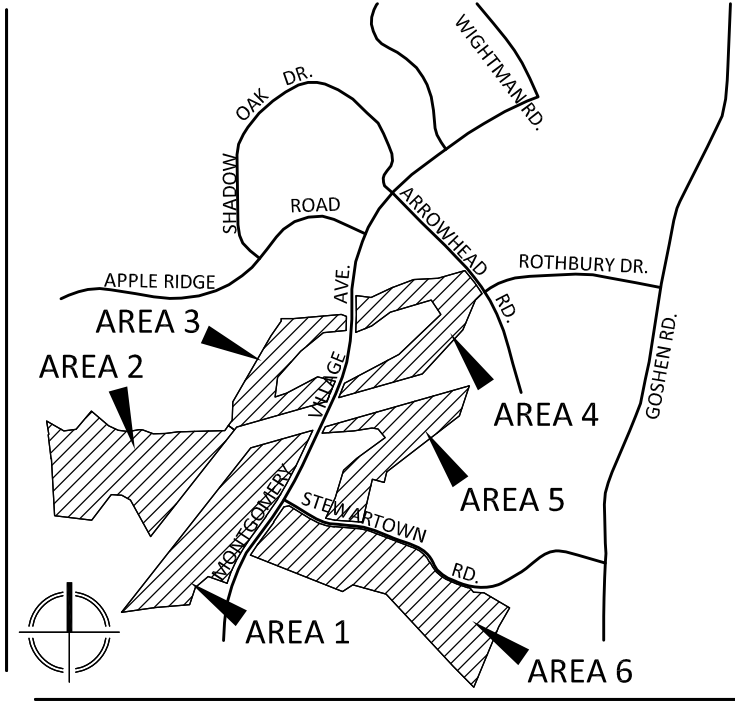
SHEET INDEX

- FFCP 100 FCP COVER
FFCP 200 FCP SHEET INDEX
FFCP 300 COMPOSITE FCP
FFCP 310 - 313 AREA 1 DETAILED FCP
FFCP 320 - 323 AREA 2 DETAILED FCP
FFCP 330 - 333 AREA 3 DETAILED FCP
FFCP 340 - 343 AREA 4 DETAILED FCP
FFCP 350 - 352 AREA 5 DETAILED FCP
FFCP 360 - 366 AREA 6 DETAILED FCP
FFCP 400 - 401 FCP TREE INVENTORY
FFCP 410 FCP NOTES
FFCP 500 FCP DETAILS



BLOOM MV AREAS I-VI

FINAL FOREST CONSERVATION PLAN 820170130



VICINITY MAP SCALE: 1" = 2000'

DATA TABLE

Forest Conservation Data Table - Area I. Includes sub-tables for Number of Acres, Land Use & Thresholds, and Stream(s) with Retained, Cleared, and Planted areas.

Forest Conservation Data Table - Area II-VI. Includes sub-tables for Number of Acres, Land Use & Thresholds, and Stream(s) with Retained, Cleared, and Planted areas.

SOILS TABLE

Table with columns: SYMBOL, SOIL*, PRIME AGRICULTURE**, HIGHLY ERODIBLE***, SERPENTINE****, HYDRIC GROUP**, K FACTOR****. Lists various soil types like GAIA SILT LOAM, GLENUE SILT LOAM, etc.

SOURCES: *USDA NRCS WEB SOIL SURVEY (http://websoilsurvey.sc.egov.usda.gov)
**PAGE 140 TABLE 5 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY
***URBAN OR BUILT-UP AREAS OF THE PRIME AGRICULTURAL SOILS ARE NOT CONSIDERED PRIME FARMLAND PER THE MONTGOMERY COUNTY, MARYLAND SOIL SURVEY PAGE 140 TABLE 5
**** PAGE 67 APPENDIX C ERODIBLE SOILS LIST M-NCPPC MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES
*****PAGE 120 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY
*****TABLE 16 PAGE 212 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

FCP WORKSHEETS

FOREST CONSERVATION WORKSHEET BLOOM MV AREA I - CRN. Includes sections for NET TRACT AREA, LAND USE CATEGORY, EXISTING FOREST COVER, and PROPOSED FOREST CLEARING.

FOREST CONSERVATION WORKSHEET BLOOM MV AREAS I-VI - TLD. Includes sections for NET TRACT AREA, LAND USE CATEGORY, EXISTING FOREST COVER, and PROPOSED FOREST CLEARING.

PROPOSED AFFORESTATION TABLE

Table with columns: AREAS I-VI, AFFORESTATION REQUIRED PER WORKSHEET, AFFORESTATION AS MITIGATION FOR SPECIMEN TREE REMOVAL, TOTAL AFFORESTATION REQUIREMENT.

FOREST RETAINED TABLE

Table with columns: AREA, SF, AC. Shows total forest retained across areas I-VI.

AFFORESTATION FOREST PLANTING SCHEDULE

Table with columns: BOTANICAL NAME, COMMON NAME, SUBSTITUTIONS, COMMON NAME, APPROX. %, and PLANTING AREAS AND ACREAGES (Area 1-7, TOTAL).

TREE SIZE: 2-2.5" CALIPER MINIMUM 880
TREE PLANTING RATE: 100 TREES PER ACRE OR 1,760 TREES MINIMUM
TREE SPACING: APPROX. 15' x 15' o.c.

BOTTOMLAND SHRUBS: Viburnum dentatum, Urtica dioica, Clethra alnifolia, etc.
SHRUB SIZE: 2-2.5" CALIPER MINIMUM 880
SHRUB PLANTING RATE: 33 SHRUBS PER ACRE OR 582 SHRUB MINIMUM
SHRUB SPACING: RANDOM

SPECIMEN TREE VARIANCE TABLE

Large table listing specimen trees with columns: AREA, TREE #, BOTANICAL NAME, DBH (in.), CONDITION, CRZ (SF), CRZ IMPACT (%), CRZ (%), DISPOSITION.

SPECIMEN TREE MITIGATION TABLE

Table with columns: AREA I, AREA II, AREA III, AREA IV, AREA V, AREA VI. Each area has sub-tables for TREE REMOVED, CALIPER (INCHES), and MITIGATION REQUIRED @ 1"/4" REMOVED.

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.

VIKA ARCHITECTS logo and contact information. ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS. 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN, MARYLAND 20874. PREPARED FOR: USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST c/o MONUMENT REALTY 1700 K STREET, NW, SUITE 600 WASHINGTON, DC 20006. DESIGN CONSULTANTS: ARCHITECTS TORTI GALLAS AND PARTNERS, INC. ATTORNEY LERCHE, EARLY & BREWER. LANDSCAPE ARCHITECT VIKA MARYLAND, LLC. CIVIL ENGINEER VIKA MARYLAND, LLC.

BLOOM MV AREA I-VI FINAL FOREST CONSERVATION PLAN COVER. 9TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND. WSSC GRID: 227NW09 TAX MAP: FU342. 820170130. DRAWN BY: NRP. DESIGNED BY: JCS. DATE ISSUED: AUGUST, 2017. VIKIA PROJECT: VM1920. DRAWING NO.: 662. SHEET NO.: FFCP 100.