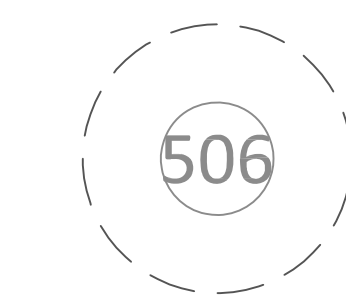


LEGEND

- 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
- SOILS
- EX. FORESTED UTILITY EASEMENT DEDUCTED FROM FOREST TOTAL & FC TRACT AREA
- PROPOSED PEDESTRIAN LIGHT
- ROOT PRUNING TRENCH AT CONSTRUCTION TREE PROTECTION FENCE W/ SIGNAGE AT LOD, SHOWN OFF-SET FOR CLARITY

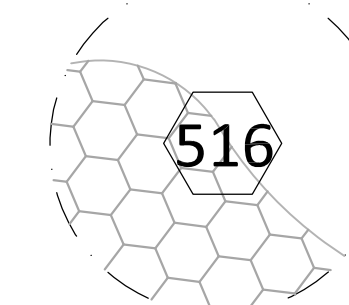
- SLOPE 2-25%
- SLOPE 15-25% ON HIGHLY ERODIBLE SOILS
- WETLAND
- EXISTING FOREST
- PROPOSED AFFORESTATION/ REFORESTATION
- PROPOSED BIORETENTION
- EXISTING TREE CANOPY (NOT FOREST)
- EXISTING TREE <24" DBH



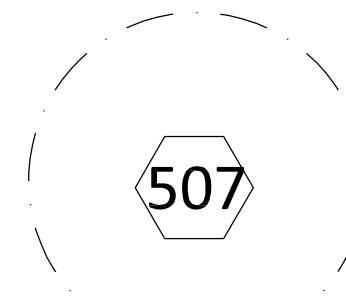
EXISTING SIGNIFICANT TREE 24-29.9" DBH W/CRZ SHOWN



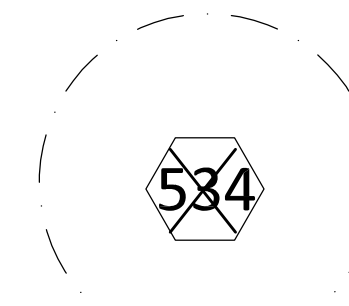
EXISTING SIGNIFICANT TREE TO BE REMOVED



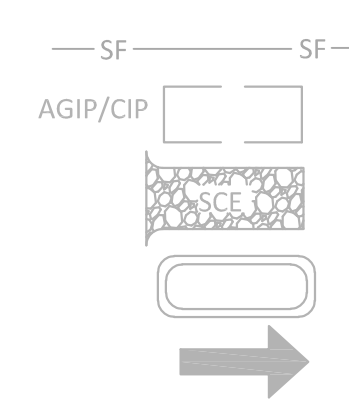
EXISTING SPECIMEN TREE W/CRZ & IMPACT SHOWN



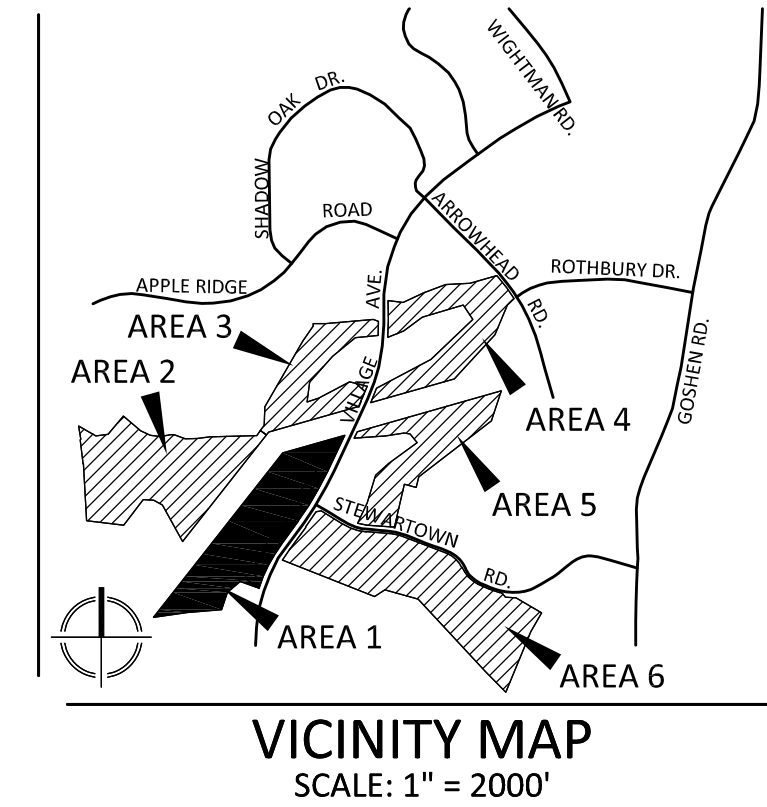
EXISTING SPECIMEN TREE 30" OR GREATER DBH W/CRZ SHOWN



EXISTING SPECIMEN TREE TO BE REMOVED



PROPOSED SEC EARTH DIKE



VICINITY MAP SCALE: 1" = 2000'

**VKA**  
ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VKA MARYLAND, LLC  
20251 CENTURY BOULEVARD SUITE 400  
GERMANTOWN, MARYLAND 20874  
PHONE: (301) 916-2100  
FAX: (301) 916-2262  
GERMANTOWN, MD. MCKEAN, 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

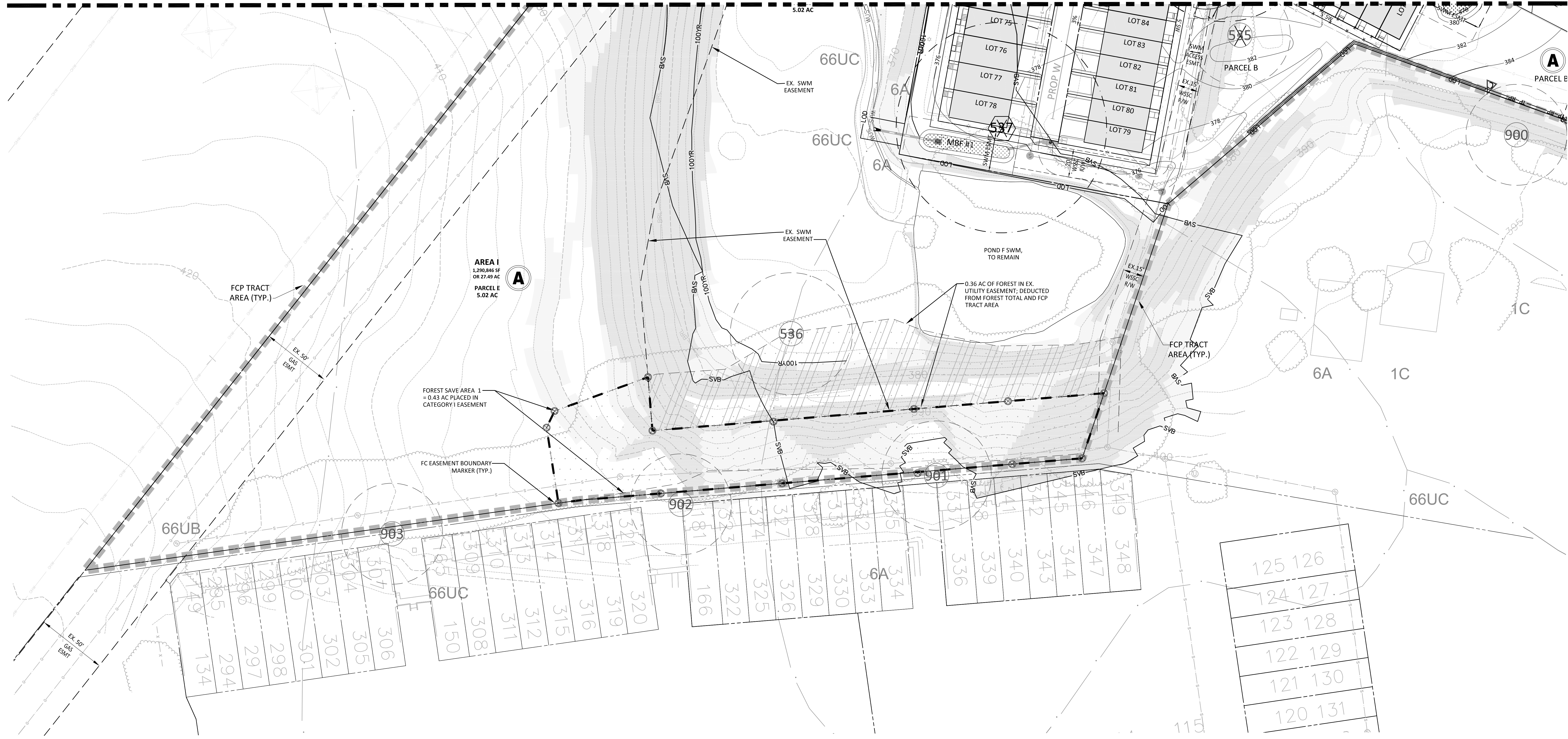
ATTORNEY  
**LERCH, EARLY & BREWER CHTD.**  
3 BETHESDA METRO CENTER  
SUITE 460  
BETHESDA, MD 20814  
301.841.3832  
PATRICIA HARRIS

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

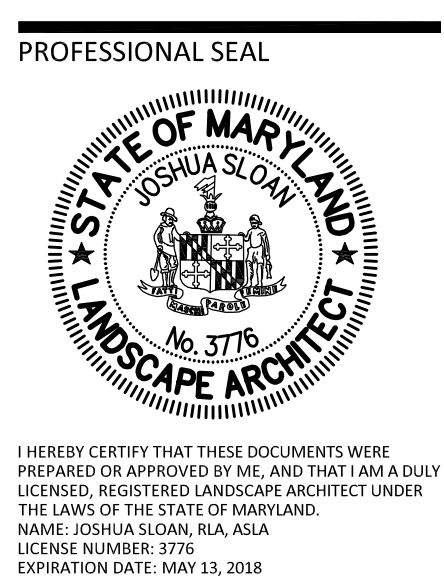
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JOSH SLOAN

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301.916.4100  
MIKE GOODMAN

SEE SHEET FFCP - 311 AREA 1



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 1 DETAILED FCP**

DRAWN BY: NRP  
DESIGNED BY: JCS  
DATE ISSUED: 05/05/2017  
VKA PROJECT: VM1920  
DRAWING NO.:  
SHEET NO.: FFCP 310

**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: \_\_\_\_\_

"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.