

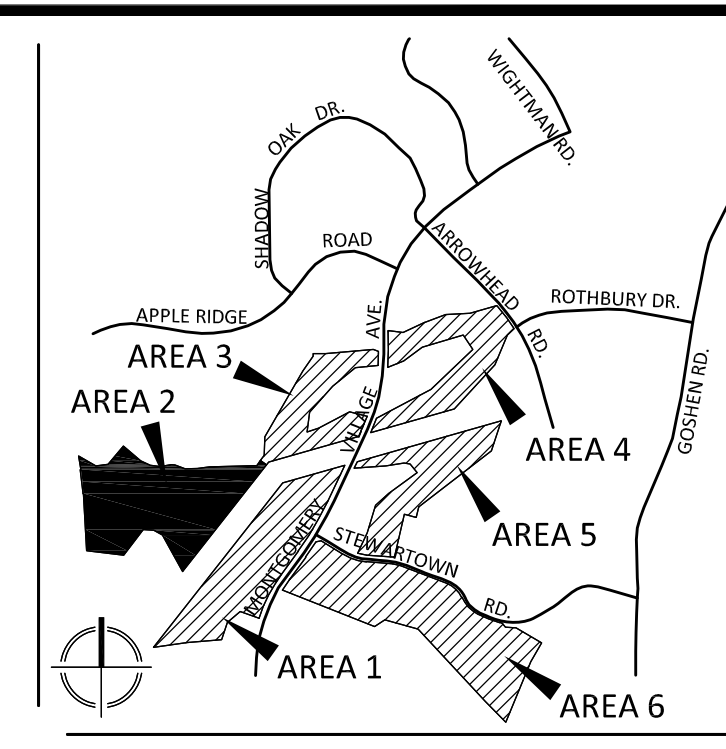
**LEGEND**

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 FROM FOREST  
 TOTAL & FC TRACT AREA  
 PROPOSED PEDESTRIAN LIGHT

SLOPE 2-25%  
 SLOPE 15-25% ON  
 HIGHLY ERODIBLE SOILS  
 WETLAND  
 EXISTING FOREST  
 PROPOSED AFFORESTATION/  
 REFORESTATION  
 PROPOSED  
 BIOCUTTING  
 ROOT PRUNING TRENCH AT CONSTRUCTION  
 TREE PROTECTION FENCE W/ SIGNAGE; AT  
 LOD, SHOWN OFF-SET FOR CLARITY

EXISTING TREE <24" DBH  
 EXISTING TREE  
 CANOPY (NOT FOREST)  
 EXISTING SIGNIFICANT  
 TREE 24-29.9" DBH  
 W/C/RZ SHOWN  
 EXISTING SIGNIFICANT  
 TREE 30" OR GREATER  
 DBH W/C/RZ SHOWN  
 EXISTING SPECIMEN  
 TREE TO BE REMOVED  
 EXISTING SPECIMEN  
 TREE W/C/RZ & IMPACT  
 SHOWN

SF  
 SF  
 AGIP/CIP  
 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



**VKA**  
 ENGINEERS PLANNERS  
 LANDSCAPE ARCHITECTS SURVEYORS  
 VIKI 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

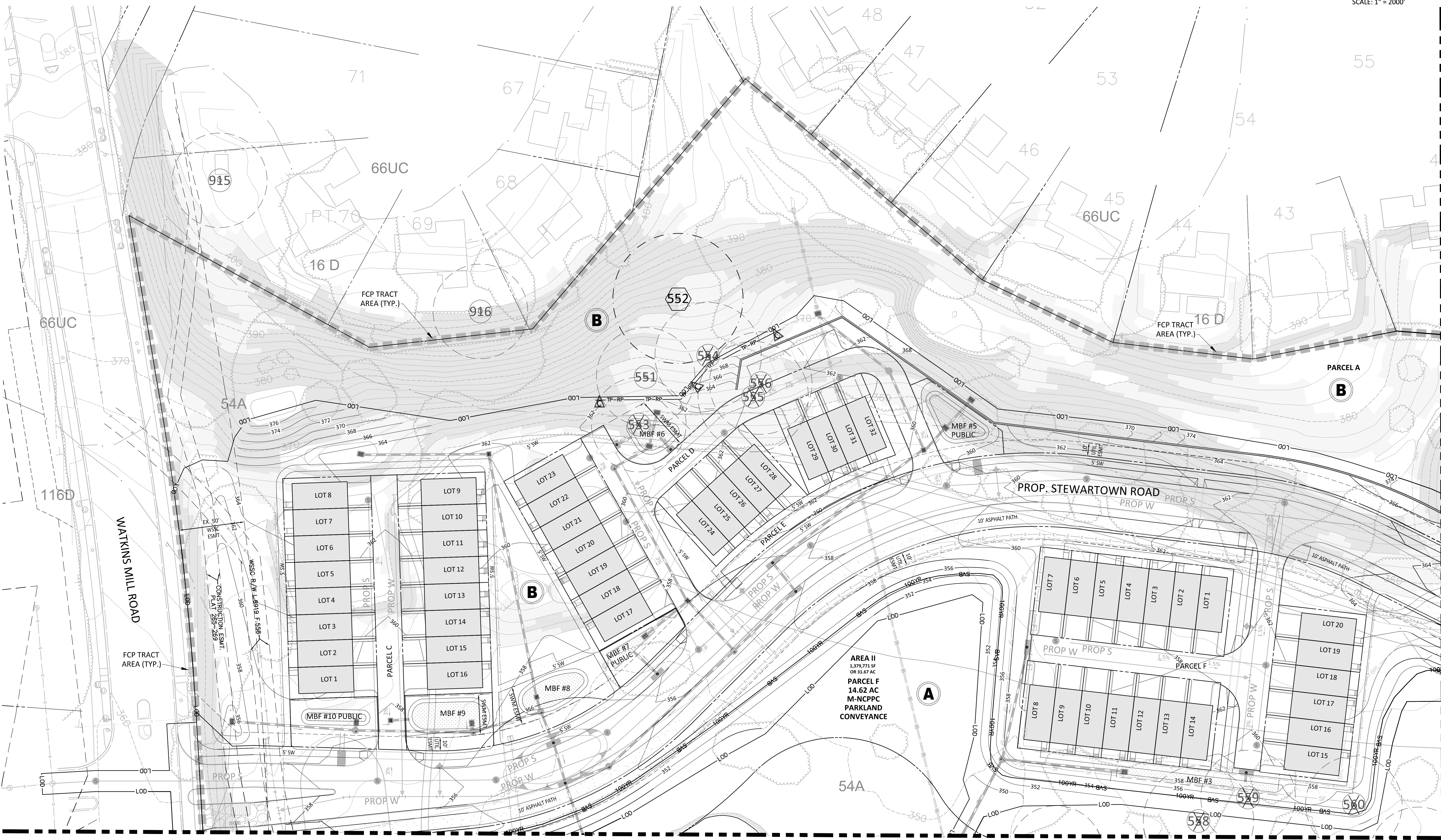
ARCHITECTS  
**TORTI GALLAS AND PARTNERS, INC**  
 1300 SPRING STREET, SUITE 400  
 SILVER SPRING, MD 20910  
 301.588.4800  
 ERIC J. AULESTIA

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  
**VKA MARYLAND, LLC**  
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 JOSH SLOAN

CIVIL ENGINEER  
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 GERMANTOWN MD, 20874  
 301.916.4100  
 MIKE GOODMAN



SEE SHEET FFCP-321 AREA 2

REVISIONS	DATE
1ST SUBMISSION	05/05/17

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
 PREPARED OR APPROVED BY ME, AND THAT I AM A DULY  
 LICENSED REGISTERED PROFESSIONAL ARCHITECT UNDER  
 THE STATE OF MARYLAND.  
 NAME: JOSHUA SLOAN, RLA, AIA  
 NUMBER: 3775  
 EXPIRATION DATE: MAY 13, 2018

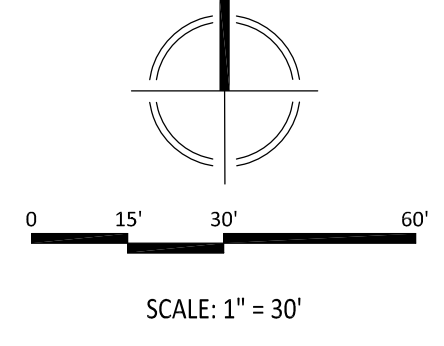
**BLOOM MV AREA I-VI**  
 9TH ELECTION DISTRICT  
 MONTGOMERY COUNTY,  
 MARYLAND  
 WSSC GRID: 227NW09  
 TAX MAP: FU342  
**820170130**

**FINAL FOREST CONSERVATION PLAN**  
**AREA 2**  
**DETAILED FCP**

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: \_\_\_\_\_

DRAWN BY: NRP  
 DESIGNED BY: JCS  
 DATE ISSUED: 05/05/2017  
 VIKI PROJECT: VM1920  
 DRAWING NO.:  
 SHEET NO.: FFCP 320

\*FOR LOCATION OF UTILITIES CALL  
 811-1 or 1-800-257-7777 OR LOG ON TO  
 www.call811.com or http://www.mnutility.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.  
 Excavator is responsible for compliance with requirements of Chapter  
 50A of the Montgomery County Code.



SEE SHEET FFCP-323 AREA 2