

**LEGEND**

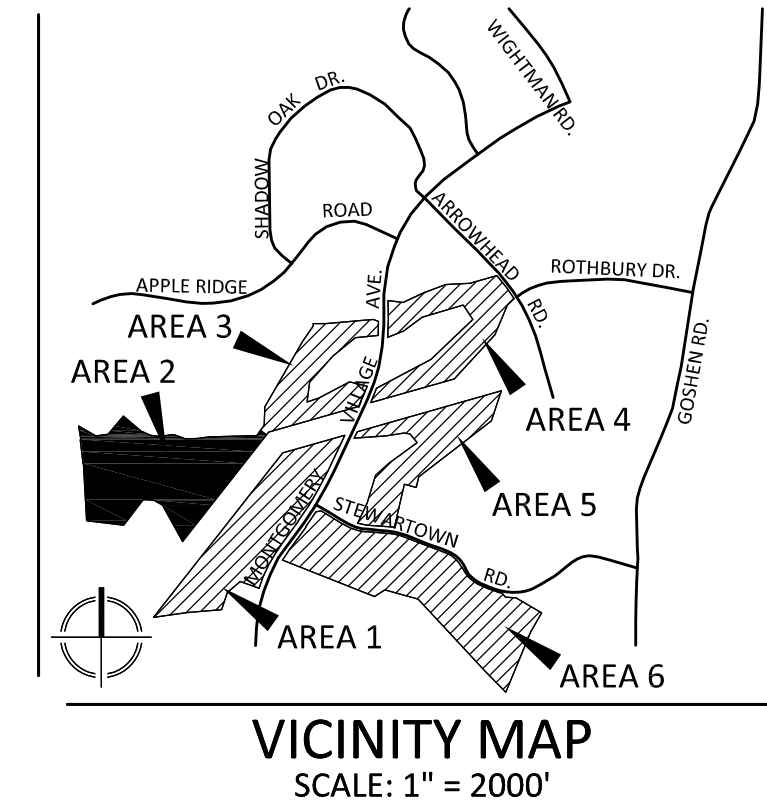
- SUBJECT PROPERTY
- ADJACENT PROPERTY/LOT LINES
- LIMITS OF DISTURBANCE
- 100 YR FLOODPLAIN
- 100 YEAR FLOODPLAIN 25' BRL
- STREAM VALLEY BUFFER
- WETLAND BUFFER
- WATERS OF THE US
- PROPOSED CATEGORY I FOREST CONSERVATION EASEMENT
- SOILS
- EX. FORESTED UTILITY EASEMENT DEDUCTED FROM FROM FOREST TOTAL & FCP TRACT AREA
- PROPOSED PEDESTRIAN LIGHT
- TP-RP

- SLOPE ≥ 25%
- SLOPE 15-25% ON HIGHLY ERODIBLE SOILS
- WETLAND
- EXISTING FOREST
- PROPOSED AFFORESTATION/ REFORESTATION
- PROPOSED BORENTENTION
- EXISTING TREE CANOPY (NOT FOREST)
- PATHS ON PARK CONVEYANCE TO BE REMOVED

- EXISTING SIGNIFICANT TREE 24-29.9" DBH W/CRZ SHOWN
- EXISTING SIGNIFICANT TREE 30" OR GREATER DBH W/CRZ SHOWN
- EXISTING SIGNIFICANT TREE 24-29.9" TO BE REMOVED
- EXISTING SIGNIFICANT TREE 30" OR GREATER TO BE REMOVED
- EXISTING SIGNIFICANT TREE 24-29.9" TO BE REMOVED
- EXISTING SIGNIFICANT TREE 30" OR GREATER TO BE REMOVED



- 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. MCKEAN, VA.

PREPARED FOR:  
**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**  
 20251 CENTURY BOULEVARD  
 SUITE 400  
 GERMANTOWN MD, 20874  
 301.916.4100  
 JOSH SLOAN

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



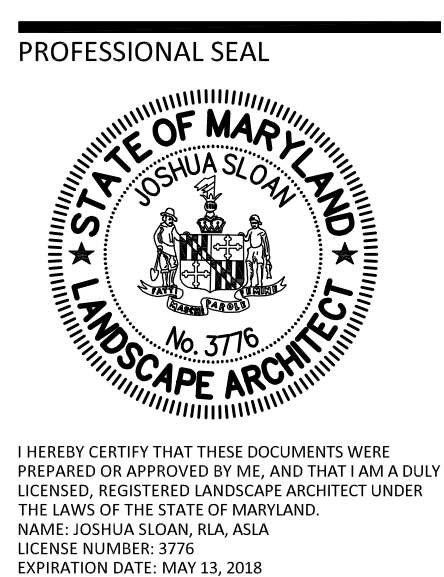
SEE SHEET FFCP-320 AREA 2

SEE SHEET FFCP-313 AREA 1

SEE SHEET FFCP-322 AREA 2

SEE SHEET FFCP-312 AREA 1

REVISIONS	DATE
1ST SUBMISSION	05/05/17
DRC COMMENTS	08/09/17
REVIEWER COMMENTS	08/31/17



**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**

DRAWN BY: NRP  
 DESIGNED BY: JCS  
 DATE ISSUED: AUGUST, 2017

VKA PROJECT: VM1920

DRAWING NO.:

SHEET NO. FFCP 321

**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.