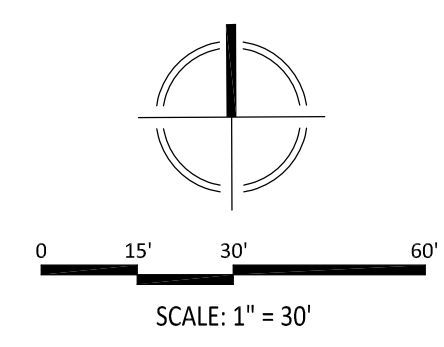


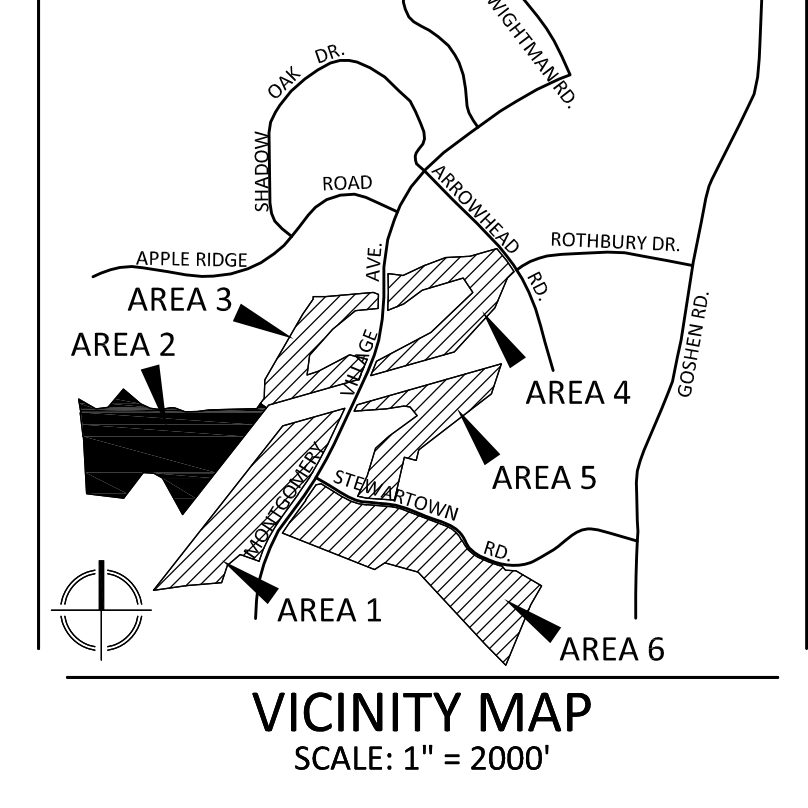
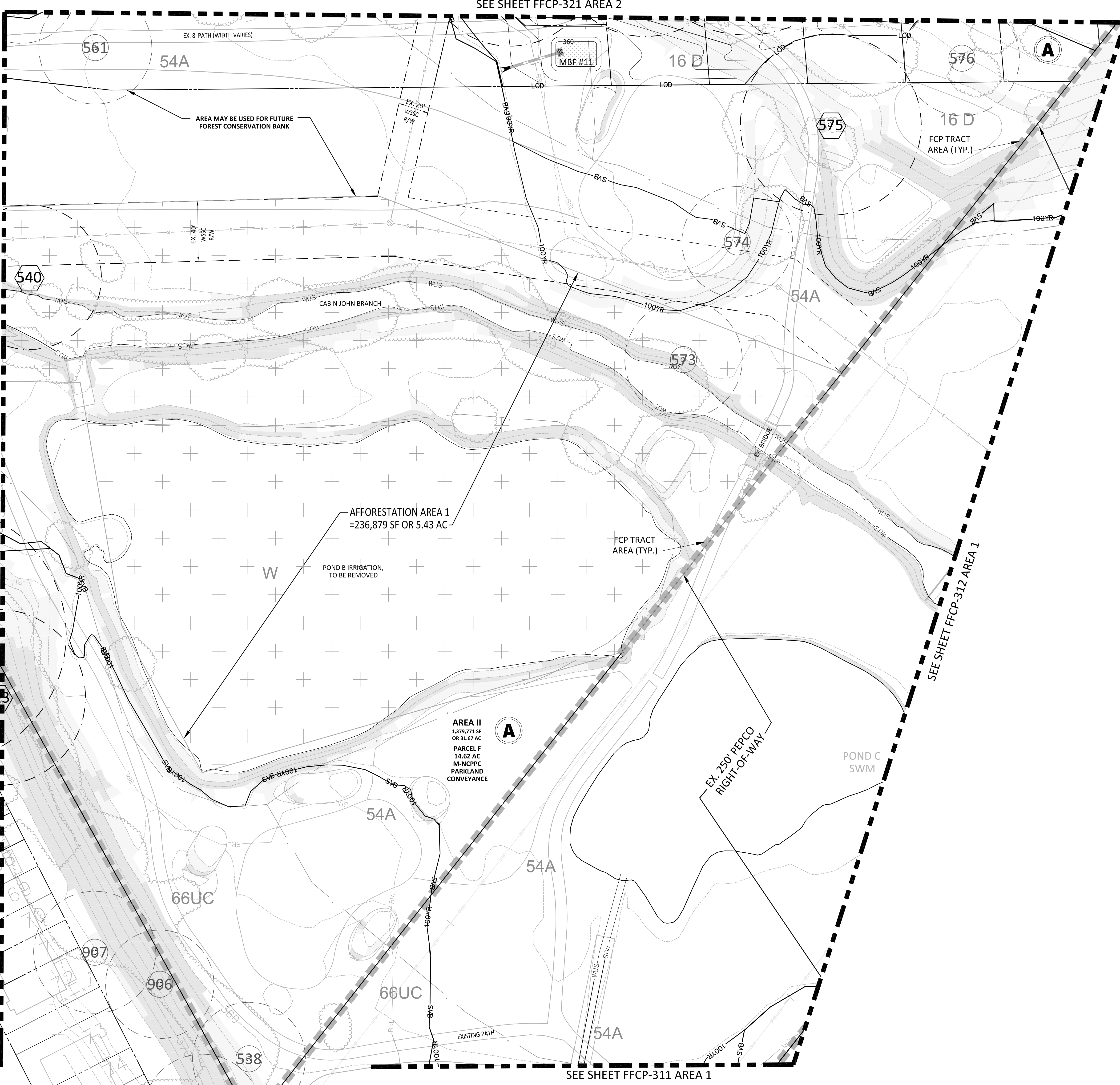
**LEGEND**

- 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 & F.C. TRACT AREA  
 PROPOSED PEDESTRIAN LIGHT
- ROOT PRUNING TRENCH AT CONSTRUCTION  
 TREE PROTECTION FENCE W/ SIGNAGE AT LOD, SHOWN OFF-SET FOR CLARITY
- SLOPE ≥ 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 SPECIMEN TREE 30" OR GREATER DBH W/CRZ SHOWN  
 EXISTING SIGNIFICANT TREE TO BE REMOVED  
 EXISTING SPECIMEN TREE TO BE REMOVED  
 EXISTING SPECIMEN TREE W/CRZ & IMPACT SHOWN
- 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



"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 50A of the Montgomery County Code.

LAYOUT: FFCP-322 AREA 2, Plotted By: Paterno



**VKA**  
 ENGINEERS PLANNERS  
 LANDSCAPE ARCHITECTS SURVEYORS  
 VIKIA 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  
 ERIK J. AULESTIA

ATTORNEY  
**LERCH, EARLY & BREWER**  
 CHTD.  
 3 BETHESDA METRO CENTER  
 SUITE 400  
 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  
**VKA MARYLAND, LLC**  
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 SUITE 400  
 GERMANTOWN MD, 20874  
 301.916.4100  
 MIKE GOODMAN

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
 NAME: JOSHUA SLOAN, RLA, AIA  
 LICENSE NUMBER: 3776  
 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**

DRAWN BY: NRP  
 DESIGNED BY: JCS  
 DATE ISSUED: 05/05/2017  
 VIKIA PROJECT: VM1920  
 DRAWING NO.:  
 SHEET NO.: FFCP 322

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