



ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2202
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

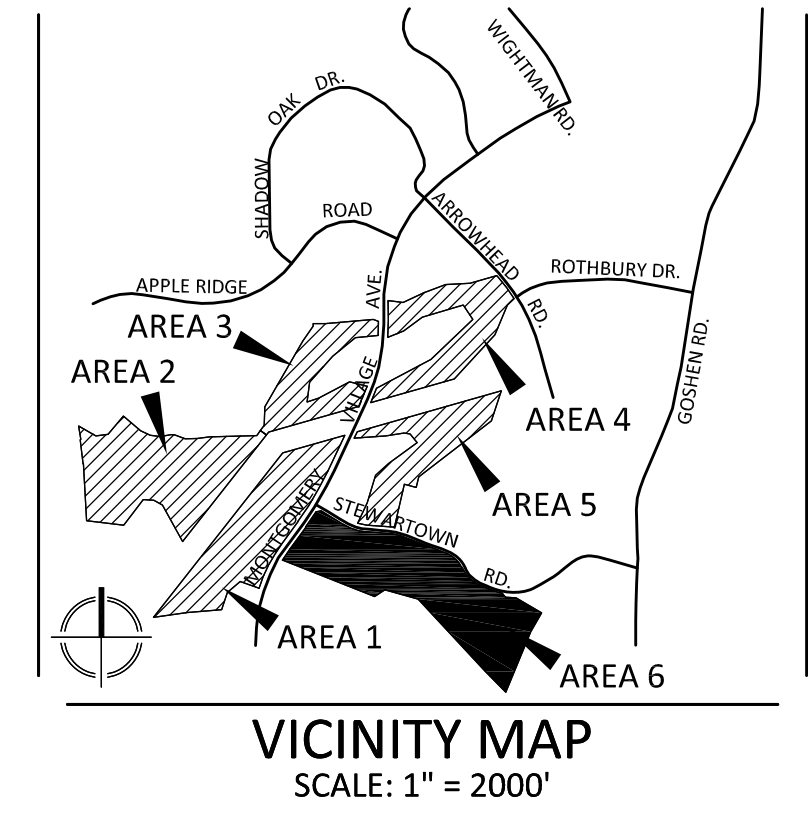
ARCHITECTS
TORTI GALLAS AND
PARTNERS, INC.
1300 SPRING STREET, SUITE 400
SILVER SPRING, MD 20910
301.588.4800
ERIK J. AULESTIA

ATTORNEY
LERCHE, 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
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
JOSH SLOAN

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

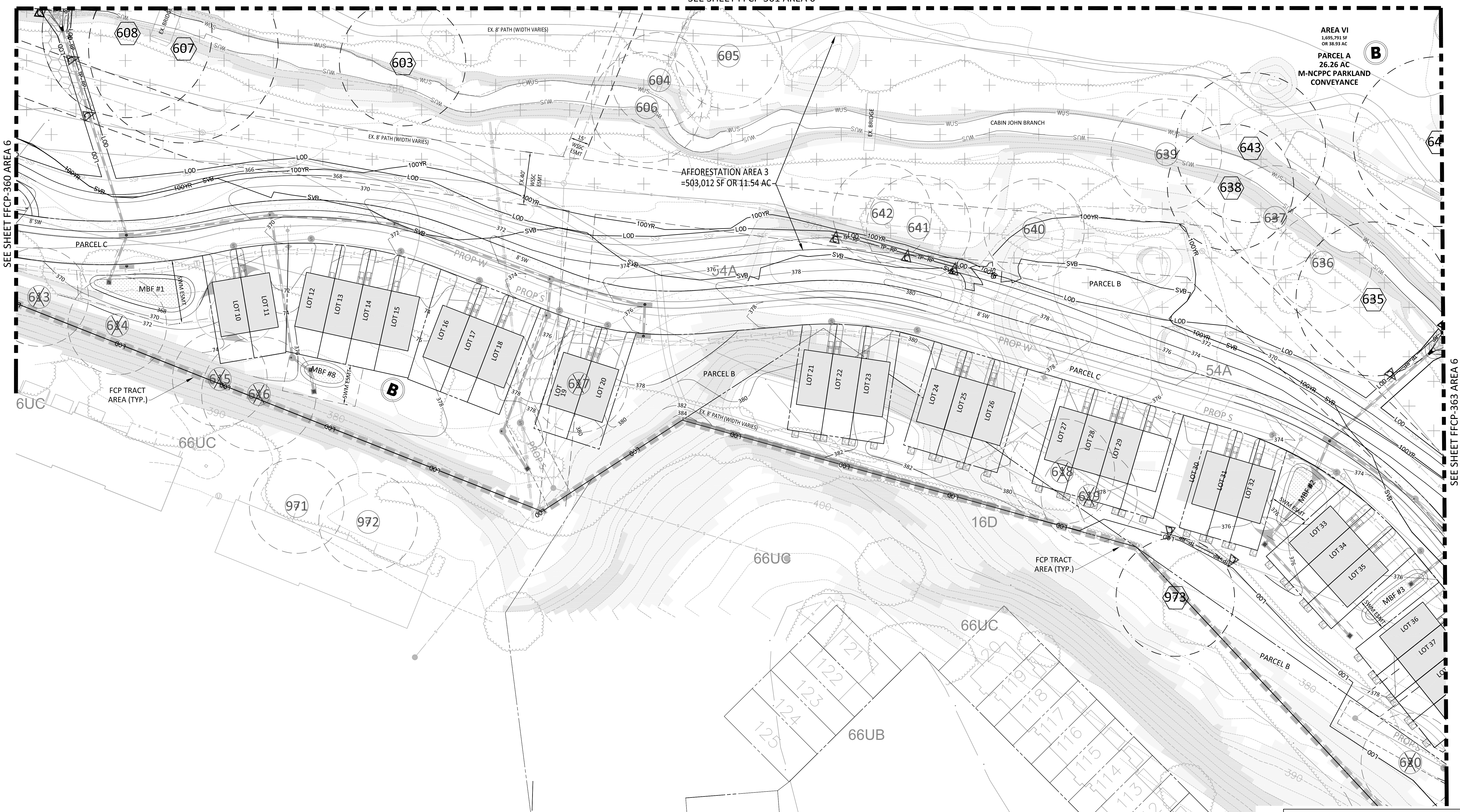


VICINITY MAP
SCALE: 1" = 200'

LEGEND

	SUBJECT PROPERTY		SLOPE ≥ 25%		EXISTING SIGNIFICANT TREE 24-29.9" DBH W/CRZ SHOWN		EXISTING SIGNIFICANT TREE W/CRZ & IMPACT SHOWN
	ADJACENT PROPERTY/LOT LINES		SLOPE 15-25% ON HIGHLY ERODIBLE SOILS		EXISTING SIGNIFICANT TREE 30" OR GREATER DBH W/CRZ SHOWN		EXISTING SIGNIFICANT TREE TO BE REMOVED
	LIMITS OF DISTURBANCE		WETLAND		EXISTING SIGNIFICANT TREE 24-29.9" DBH W/CRZ SHOWN		EXISTING SIGNIFICANT TREE TO BE REMOVED
	100 YEAR FLOODPLAIN		EXISTING FOREST		EXISTING SIGNIFICANT TREE TO BE REMOVED		EXISTING SIGNIFICANT TREE TO BE REMOVED
	100 YEAR FLOODPLAIN 25' BRL		PROPOSED AFFORESTATION/REFORESTATION		EXISTING SIGNIFICANT TREE TO BE REMOVED		EXISTING SIGNIFICANT TREE TO BE REMOVED
	STREAM VALLEY BUFFER		PROPOSED BIORETENTION		EXISTING SIGNIFICANT TREE TO BE REMOVED		EXISTING SIGNIFICANT TREE TO BE REMOVED
	WETLAND BUFFER				EXISTING SIGNIFICANT TREE TO BE REMOVED		EXISTING SIGNIFICANT TREE TO BE REMOVED
	WATERS OF THE US				EXISTING SIGNIFICANT TREE TO BE REMOVED		EXISTING SIGNIFICANT TREE TO BE REMOVED
	PROPOSED CATEGORY I FOREST CONSERVATION EASEMENT				EXISTING SIGNIFICANT TREE TO BE REMOVED		EXISTING SIGNIFICANT TREE TO BE REMOVED
	SOILS				EXISTING SIGNIFICANT TREE TO BE REMOVED		EXISTING SIGNIFICANT TREE TO BE REMOVED
	EX FORESTED UTILITY EASEMENT DEDUCTED FROM FOREST TOTAL & FC TRACT AREA				EXISTING SIGNIFICANT TREE TO BE REMOVED		EXISTING SIGNIFICANT TREE TO BE REMOVED
	PROPOSED PEDESTRIAN LIGHT				EXISTING SIGNIFICANT TREE TO BE REMOVED		EXISTING SIGNIFICANT TREE TO BE REMOVED
	ROOT PRUNING TRENCH AT CONSTRUCTION TREE PROTECTION FENCE W/ SIGNAGE AT LOD, SHOWN OFF-SET FOR CLARITY				EXISTING SIGNIFICANT TREE TO BE REMOVED		EXISTING SIGNIFICANT TREE TO BE REMOVED
	TP-RP				EXISTING SIGNIFICANT TREE TO BE REMOVED		EXISTING SIGNIFICANT TREE TO BE REMOVED
	TP-RP				EXISTING SIGNIFICANT TREE TO BE REMOVED		EXISTING SIGNIFICANT TREE TO BE REMOVED

SEE SHEET FFCP-361 AREA 6



SEE SHEET FFCP-363 AREA 6

REVISIONS	DATE
13 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 6
DETAILED FCP

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.

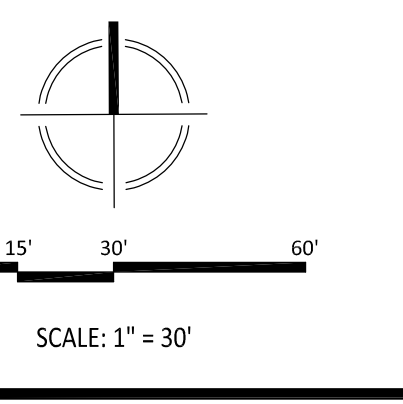
DEVELOPER'S NAME: USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST

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: _____



"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 506 of the Montgomery County Code.

LAYOUT: FFCP-362 AREA 6, Plotted By: Paterno