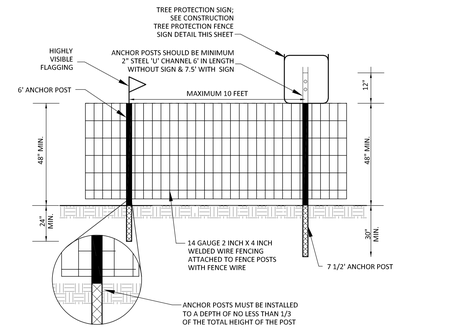
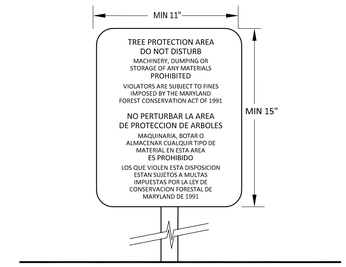


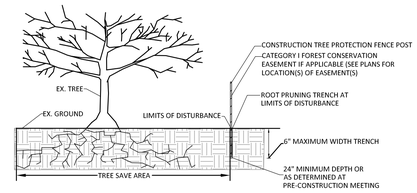
NOTES:
1. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED IN COORDINATION WITH THE ARBORIST, DPS AND FOREST CONSERVATION (FC)INSPECTORS PRIOR TO ERECTING THE PROTECTIVE DEVICE.
2. PRACTICE MAY BE COMBINED WITH SEDIMENT AND EROSION CONTROL FENCING AS DETERMINED BY THE ARBORIST, DPS AND FC INSPECTORS.
3. AVOID DAMAGE TO CRITICAL ROOT ZONES OF TREES. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
4. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS WITH FENCE WIRE.
5. FENCE SIGNS, AND THEREFORE, THE TALLER 7 1/2' POSTS, MUST BE PLACED A MINIMUM OF 30' APART AND AT FENCE CORNERS. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FURTHER APART. ATTACHING SIGNS TO TREES IS PROHIBITED. SEE CONSTRUCTION TREE PROTECTION FENCE SIGN DETAIL THIS SHEET.
6. DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. DO NOT REMOVE WITHOUT APPROVAL OF THE FOREST CONSERVATION INSPECTOR.
7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

1 CONSTRUCTION TREE PROTECTION FENCE DETAIL
NOT TO SCALE



NOTES:
1. SIGNS MUST BE WATERPROOF.
2. SIGNS MUST BE IN ENGLISH AND SPANISH.
3. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
4. SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
5. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
6. SEE CONSTRUCTION TREE PROTECTION FENCE DETAIL THIS SHEET.
7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

2 CONSTRUCTION TREE PROTECTION FENCE SIGN DETAIL
NOT TO SCALE

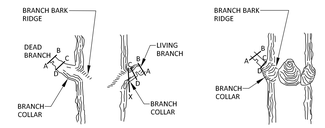


NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED, PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL AS SPECIFIED PER THE PLAN OR BY THE FC INSPECTOR.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
6. ALL ROOT PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED ARBORIST.
7. SEE THE CONSTRUCTION TREE PROTECTION FENCING DETAIL THIS SHEET.
8. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

3 TREE ROOT PRUNING DETAIL
NOT TO SCALE

CROWN REDUCTION

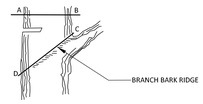
PRUNING A BRANCH



HARDWOODS *CONIFERS - FOR LIVING OR DEAD BRANCHES*

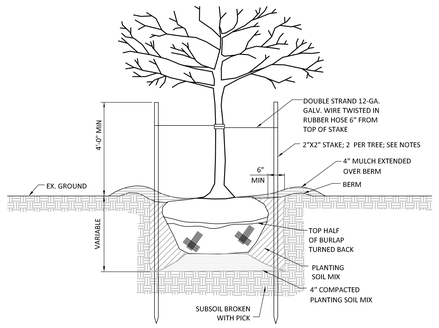
NOTE:
1. REMOVE BRANCH WEIGHT BY UNDERCUTTING AT 'A' AND REMOVE LIMB BY CUTTING THROUGH AT 'B'.
2. REMOVE STUB AT 'C/D' (LINE BETWEEN BRANCH AND BARK RIDGE AND OUTER EDGE OF BRANCH COLLAR).
3. IF 'D' IS DIFFICULT TO FIND ON HARDWOODS, DROP VERTICAL FROM C (LINE CX). ANGLE XCY-XCD.

PRUNING A LEADER OR TO REDUCE SIZE



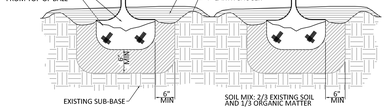
NOTES:
1. ONLY PRUNE AT SPECIFIED TIMES.
2. NO MORE THAN 30% OF CROWN TO BE REMOVED AT ONE TIME.
3. TREE PRUNING TO BE PREFORMED BY AN ISA CERTIFIED ARBORIST WHO IS ALSO A LICENSED MARYLAND TREE EXPERT IN COORDINATION WITH THE FOREST CONSERVATION INSPECTOR.
4. ADAPTED FROM THE MARYLAND STATE FOREST CONSERVATION MANUAL, THIRD EDITION, 1997.

4 TREE BRANCH PRUNING DETAIL
NOT TO SCALE



NOTES:
1. STAKE TREES ONLY IN AREAS OF HIGH WIND. REMOVE STAKING AFTER FIRST GROWING SEASON.
2. STAKING SHOWN ON THIS DETAIL IS FOR DECIDUOUS AND EVERGREEN TREES UNDER 4" CALIPER AND 6' OR MORE IN HEIGHT.
3. LANDSCAPE TREES FOR FOREST CONSERVATION CREDIT ARE PLANTED PER THE LANDSCAPE PLAN. REFER TO THE LANDSCAPE PLAN FOR ALL PLANTING DETAILS AND SPECIFICATIONS.

5 AFFORESTATION/REFORESTATION TREE PLANTING DETAIL
NOT TO SCALE



NOTES:
1. DIGGING OF SHRUB PITS IN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES AND/OR IN FOREST CONSERVATION EASEMENT AREAS IS RESTRICTED TO HAND EQUIPMENT ONLY TO PROTECT ADJACENT SAVED SHRUBS AND TREES.
2. STANDARD PLANTING TECHNIQUE IS TO DIG A SHRUB PIT THAT IS 2.5 TIMES THE SIZE OF THE ROOTBALL. HOWEVER, THE SIZE OF PLANTING PITS IS TO BE LIMITED AND THE LOCATION OF THE PITS FIELD ADJUSTED WITHIN THE CRZ'S OF SAVED SHRUBS AND TREES IN ORDER TO PROTECT ROOTS OF THE ADJACENT SAVED SHRUBS AND TREES THAT ARE 1" OR GREATER IN SIZE.

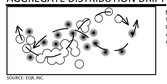
6 AFFORESTATION/REFORESTATION SHRUB PLANTING DETAIL
NOT TO SCALE

TYPICAL FOREST TREE DISTRIBUTION PATTERNS

NOTE:
NATURALLY OCCURRING POPULATIONS OF TREES TEND TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF TREES IS REALLY A MOSAIC OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION/REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSE SITE THAT MIMIC NATURAL PATTERNS.

SOURCE: PRINCE GEORGES COUNTY WOODLAND CONSERVATION MANUAL

AGGREGATE DISTRIBUTION DRIFT



NOTE:
WHEN USED, PLANT CLUSTER TYPE GROUPINGS THAT TAPER OR FEATHER OUT ALONG THE EDGES. CLUSTERS OFTEN APPEAR AS ELONGATED OR TEAR DROP SHAPES.

SOURCE: EGR, INC

MIXING TRANSPLANT STOCK

NOTES:
1. ADAPTED FROM THE MARYLAND STATE FOREST CONSERVATION MANUAL, THIRD EDITION, 1997.

7 FOREST PLANTING DISTRIBUTION PATTERN
NOT TO SCALE

NOTES:
1. USE HIGH-TENSILE FIXED-KNOT FENCING.
2. FORM FENCE INTO CIRCLE & SECURE W/ METAL TWISTS AND TURN CUT EDGES OF FENCING BACK TO PREVENT ANY SHARP EDGES.
3. ATTACH FENCE TO STAKE WITH MULTIPLE STAPLES.
4. ATTACH WHITE FLAG STRIPS TO FENCE.
5. FENCING TO REMAIN IN PLACE THROUGHOUT MAINTENANCE & MANAGEMENT AGREEMENT PERIOD; DO NOT REMOVE WITHOUT APPROVAL OF THE FOREST CONSERVATION INSPECTOR.

8 AFFORESTATION/REFORESTATION DEER PROTECTION FENCING DETAIL
NOT TO SCALE

THE TREE COMPANY SIGN NO. 19

NOTES:
1. SEE THE AFFORESTATION/REFORESTATION TREE PROTECTION FENCE DETAIL THIS SHEET.
2. IF 14 GAUGE WIRE TREE PROTECTION FENCE IS PROPOSED AT AFFORESTATION/REFORESTATION AREA(S), SIGNS ARE TO BE PLACED APPROXIMATELY 30' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
3. ON THREE BOARD RAIL TREE PROTECTION FENCE, SIGNS ARE TO BE ATTACHED TO THE POST FACER EVERY 6TH POST OR 45'; OR AS DETERMINED BY THE FOREST INSPECTOR.
4. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
5. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
6. SIGNS SHALL BE MAINTAINED THROUGHOUT THE AFFORESTATION/REFORESTATION MAINTENANCE AND MANAGEMENT PERIOD. DO NOT REMOVE WITHOUT APPROVAL OF THE FOREST CONSERVATION INSPECTOR.
7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

9 AFFORESTATION/REFORESTATION TREE PROTECTION FENCE SIGN DETAIL
NOT TO SCALE

NOTE:
ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.

ALL FASTENERS SHALL BE STAINLESS STEEL 1-1/2" IN LENGTH.

ALL POSTS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AS SPECIFIED PER APPROVAL FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTOR'S INSTRUCTIONS.

SOURCE: MONTGOMERY COUNTY PLANING DEPT. MARCH, 2017

10 CATEGORY I FOREST CONSERVATION EASEMENT PERMANENT BOUNDARY MARKER
NOT TO SCALE

NOTE: FINAL SIGNAGE AND PROTECTION MEASURES PER M-NCPPC DEPARTMENT OF PARKS

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.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 36A of the Montgomery County Code.

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: _____

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA 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 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

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

PROFESSIONAL SEAL

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

820170130

FINAL FOREST CONSERVATION PLAN

DETAILS

DRAWN BY: NRP
DESIGNED BY: JCS
DATE ISSUED: AUGUST, 2017
VIKA PROJECT VM1920
DRAWING NO.
SHEET NO. FFCP 500