BLOOM MV

AREAS I-VI

FINAL FOREST CONSERVATION

SITE PLAN 82017013D

GENERAL NOTES

1. THE GROSS TRACT AREA IS 149.18 ACRES.

2. THE NET FCP TRACT AREA IS 149.18 ACRES PLUS 2.95 ACRES OF OFF-SITE LOD, OR 152.13 ACRES, MINUS 2.14 ACRES OF PRIOR ROAD DEDICATIONS FOR A TOTAL NET FCP TRACT AREA OF 149.99 ACRES.

- 3. THE SITE IS LOCATED ON WSSC MAPS 226NW09, 227NW09 & 227NW10.
- 4. THE SITE IS LOCATED ON TAX MAPS FU341, 342 & 343.
- 5. THE SUBJECT PROPERTY COMPRISES THE FOLLOWING:
- 6. THE SUBJECT PROPERTY IS DIVIDED INTO SIX DEVELOPMENT AREAS

				FORESTED	
		GROSS	PRIOR ROAD	UTIL. ESMT	NET
AREA	ZONE	ACREAGE	DEDICATION	DEDUCTION	ACREAGE
	CRN	29.63	2.14		27.49
Ш	TLD	31.67			31.67
Ш	TLD	14.64			14.64
IV	TLD	17.34			17.34
V	TLD	16.96			16.96
VI	TLD	38.93			38.93
		149.18 AC	2.14 AC	0.00 AC	1 47.04 A C

- 7. THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83/91 MD1900. THE VERTICAL DATUM IS BASED ON THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION NGVD29.
- 8. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON DATA PROVIDED BY SOLTESZ, DATED OCTOBER, 2014.
- 9. NRI 420151680 FOR AREA IV WAS APPROVED APRIL 3, 2015. NRI 420170430 FOR AREAS II-VI WAS APPROVED DECEMBER 27, 2016.
- 10. THE SUBJECT PROPERTY IS LOCATED IN THE SENECA CREEK CABIN BRANCH WATERSHED, A USE CLASS I-P STREAM.
- 11. THIS SITE IS NOT WITHIN AN SPA OR PMA.
- 12. STREAMS ON, OR WITHIN 200' OF THE SUBJECT PROPERTY ARE SHOWN ON THE PLAN WITH THEIR ASSOCIATED BUFFERS, AS PER NRI 420170430.
- 13. WETLANDS ARE SHOWN ON THE PLAN WITH THEIR ASSOCIATED BUFFERS, AS PER NRI 420170430.
- 14. THE FLOODPLAIN SHOWN IS A REVISION OF FLOODPLAIN STUDY 281949 APPROVED BY DPS OCTOBER 7, 2016 AND IS UNDER REVIEW CONCURRENTLY.
- 15. IN LETTERS DATED APRIL 2, 2015, AND SEPTEMBER 14, 2016, THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR STATED THAT THERE ARE NO FEDERAL OR STATE RECORDS OF RARE THREATENED OR ENDANGERED SPECIES ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING FIELD WORK.
- 16. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (http://www.montgomeryplanning.org /gis/interactive/historic.shtm).
- 17. PER NRI 420170430, THERE ARE 0.79 ACRES OF EXISTING FOREST ON THE SUBJECT PROPERTY LOCATED IN AREA I; HOWEVER THE WOODED AREA OUTSIDE OF UTILITY EASEMENTS IS EITHER TOO NARROW OR TOO SMALL TO QUALIFY AS FOREST; THEREFORE NO EXISTING FOREST IS COUNTED FOR FOREST CONSERVATION PURPOSES.
- 18. SEE THE SIGNIFICANT AND SPECIMEN TREE TABLE ON SHEETS 400, 401 AND PLAN FOR LOCATIONS AND INFORMATION ABOUT SIGNIFICANT AND SPECIMEN TREES ON THE SUBJECT PROPERTY AND WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- 19. THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- 20. ALL TREES <24" DBH WITHIN THE LOD ARE TO BE REMOVED. ALL SIGNIFICANT AND SPECIMEN TREES TO BE REMOVED ARE SHOWN WITH AN 'X' AS DETAILED IN THE LEGEND.
- 21. A TREE VARIANCE HAS BEEN APPROVED FOR THIS PLAN FOR SPECIMEN TREES TO BE IMPACTED OR REMOVED. SEE THE SPECIMEN TREE VARIANCE TABLE THIS SHEET FOR DETAILS. THIS PLAN PROPOSES 769 INCHES OF REPLACEMENT NATIVE SHADE TREES OR THREE HUNDRED AND EIGHTY-ONE (385) 1.5" - 2" DBH CALIPER NATIVE SHADE TREES. THEREFORE, TO FURTHER ENHANCE THE SVB, THIS PLAN PROPOSES MEETING THE MITIGATION REQUIREMENT BY PLANTING
- 22. FOR THE TOTAL PROJECT AFFORESTATION REQUIREMENT, SEE THE AFFORESTATION TABLE THIS SHEET. FOR ALL PROPOSED AFFORESTATION TO MEET THAT REQUIREMENT SEE SHEET FFCP 302 AFFORESTATION.
- 23. SEE SHEET FFCP 301, FOREST CONSERVATION EASEMENTS, FOR ALL CATEGORY I FOREST CONSERVATION EASEMENTS.
- 24. SEE SHEETS FFCP 303 AND 304 GOLF COURSE REMEDIATION FOR THE REMOVAL OF THE GOLF
- 25. THIS PLAN IS SUBJECT TO APPROVED PRELIMINARY PLAN 120170150 CONDITIONS.

SHEET INDEX

* FFCP 320 - 323

* FFCP 100 **FCP COVER FFCP 200 FCP SHEET INDEX FFCP 300** COMPOSITE FCP * FFCP 301 FOREST CONSERVATION EASEMENTS

FOREST ON AN ADDITIONAL 3.85 ACRES OF SVB.

* FFCP 302 AFFORESTATION

GOLF COURSE REMEDIATION FFCP 303 - 304 * FFCP 310 - 313 AREA 1 DETAILED FCP

AREA 2 DETAILED FCP

AREA 3 DETAILED FCP * FFCP 330 - 332

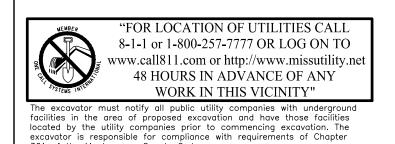
AREA 4 DETAILED FCP FFCP 340 - 343 FFCP 350 - 352 AREA 5 DETAILED FCP

* FFCP 360 - 366 AREA 6 DETAILED FCP

* FFCP 400 - 401 FCP TREE INVENTORY

FFCP 410 FCP NOTES **FFCP 500** FCP DETAILS

* SHEETS UPDATED BY 'D' AMENDMENT



DATA TABLE

Forest Conservation Data Table - Area

Forest	onservation Dat	a lable - Area i
	Number of Acres	
Tract	30.12	
Remaining in Agricultural Use	0.00	
Road & Utility ROWs ¹	0.00	
Total Existing Forest	0.00	
Forest Retention	0.00	
Forest Cleared	0.00	
Land Use & Thresholds ²		
Land Use Category	MPD	ARA, MDR, IDA, HDR, MDP, or CIA.
Conservation Threshold	20%	percent
Afforestation Threshold	15%	percent
	Total Channel	Average Buffer
	Length (ft.)	Width (ft.) ³
		2.45

Stream(s)	0-10	123	
Acres of Forest in	Retained	Cleared	Planted
Wetlands	0.00	0.00	0.00
100-Year Floodplain	0.00	0.00	2.35
Stream Buffers	0.00	0.00	2.37
Priority Areas	0.00	0.00	2.37
,			

Only Road or Utility ROWs not to be improved as part of development application. Information from FC Land Use Categories & Thresholds document. Measured from stream edge to buffer edge.

Forest Co	Forest Conservation Data Table - Area II-VI									
	Number of Acres									
Tract	122.01									
Remaining in Agricultural Use	0.00									
Road & Utility ROWs ¹	0.00									
Total Existing Forest	0.00									
Forest Retention	0.00									
Forest Cleared	0.00									
		•								
Land Use & Thresholds ²										
Land Use Category	HDR	ARA, MDR, IDA, HDR, MDP, or CIA.								
Conservation Threshold	20%	percent								
Afforestation Threshold	15%	percent								

Stream(s)	5,904	125		
Acres of Forest in	Retained	Cleared	Planted	_
Wetlands	0.00	0.00	0.08	
100-Year Floodplain	0.00	0.00	12.98	$]_{\wedge}$
Stream Buffers	0.00	0.00	14.71	<u>/8</u>
Dui suitu Aussa	0.00	0.00	14.71	7

Average Buffer

Only Road or Utility ROWs not to be improved as part of development application. Information from FC Land Use Categories & Thresholds document.

³ Measured from stream edge to buffer edge.

FCP WORKSHEETS

		122.0	
	0.0		
s plan)	0.0		
		0.0	
		0.0	
		122.0	
nd use,			
MPD	CI	A	
0	(0	
15%	хF	= 18.3	
20%	хF	= 24.4	
		0.0	
		0.0	
		0.0	
		0.0	
		0.0	
		0.0	
		0.0	
		0.0	
		0.0	
		0.0	
		0.0 18.3	

U. Credit for landscaping (may not exceed 20% of "S") =

TOTAL PROVIDED IN

1B, 1C, 2B, 6B-6F, 6J

Cumulative Total

.] | AMENDMENT'A' PLANTING AREAS [2]| AMENDMENT'B' |PLANTNG AREAS [2]| AMENDMENT'D

5A-5F, 6A, 6G, 6H

Cumulative Total

3. THE DEVELOPMENT OF AREA VI WILL OCCUR IN TWO SEPARATE PHASES, VI-A AND VI-B. AREA VI-A REPRESENTS 63%, AND AREA VI-B REPRESENTS 27% OF DEVELOPMENT AREA

V. Total reforestation and afforestation required =

PROPOSED AFFORESTATION TAB	<u>LE</u> ∠
AREAS I-VI	AC
AFFORESTATION REQUIRED PER WORKSHEET	22.50
AFFORESTATION AS MITIGATION FOR SPECIMEN TREE REMOVAL	3.85
AFFORESTATION AS MITIGATION FOR SVB ENCROACHMENT	0.34
TOTAL AFFORESTATION REQUIREMENT	26.69
PROPOSED AFFORESTATION	26.69
REMAINING REQUIREMENT	0.00

SEE GENERAL NOTES 21 AND 22 THIS SHEET

MITIGATION / AFFORESTATION CREDIT &

8.00

NOTES: 1. PERCENTAGE AND ACREAGE REQUIRED INCLUDES THE 3.85 ACRES OF SPECIMEN TREE MITIGATION.

2. SEE FFCP 302 FOR COMPOSITE OF AFFORESTATION PLANTING AREAS.

#UNITS TOTAL PHASE AREA AFFORESTATION [1] REQ ACRES [1

VI-B [3]

VI-A [3]

TOTAL [4]

0.18

0.08

0.10

1.00

118 0.23

97 0.19

U. Credit for landscaping (may not exceed 20% of "S") =

V. Total reforestation and afforestation required =

AFFORESTATION FOREST PLANTING SCHEDULE 🔬

BOTTOMLAND AREAS	<u> </u>																											
BOTANICAL	COMMON	SUBSTITU	JTIONS	APPROX.	SITE PL	AN AREA	A PARCEL	PLANT	ING ARE	AS & AC	REAGES		_															
NAME	NAME	BOTANICAL NAME	COMMON NAME	%	1A	1B	1C	1D	2A	2B	2C	2E	5A	5B	5C	5D	5E	5F	6A	6B	6C	6E	6F	6G	6Н	6J	6K	TOTAL
BOTTOMLAND TREES					0.928	1.111	1.000	0.755	0.588	0.793	2.965	1.738	0.189	0.192	0.964	0.732	2.334	0.576	3.884	4.197	0.484	0.488	0.904	0.229	0.620	0.437	0.584	26.69
Quercus bicolor	Swamp White Oak	Quercus phellos	Willow Oak	30%	28	33	30	23	17	24	90	53	5	5	29	22	70	17	116	126	15	15	26	7	19	13	18	800
Nyssa sylvatica	Black Gum	Liquidambar	Sweet Gum	25%	23	28	25	20	15	20	74	43	5	5	24	18	58	14	97	105	12	12	23	6	16	11	15	668
Acer rubrum	Red Maple	Platanus occidentalis	Sycamore	20%	19	22	20	15	12	16	59	35	4	4	19	15	47	12	78	84	10	10	18	5	12	9	12	536
Amelanchier	Serviceberry	Cercis canadensis	Eastern Redbud	15%	14	17	15	11	9	12	44	26	3	3	14	11	35	9	58	63	7	7	14	3	9	7	9	400
Ilex opaca	American Holly	Magnolia virginiana	Sweetbay	10%	9	11	10	8	6	8	30	17	2	2	10	7	23	6	39	42	5	5	9	2	6	4	6	265
					93	111	100	77	59	80	297	174	19	19	96	73	233	58	388	420	49	49	90	23	62	44	58	2672
TREE SIZE:	2-2.5	" CALIPER MINIMUM B&I	В																									
TREE PLANTING RATE:	100	O TREES PER ACRE OR 2,6	69 TREES MINIMUM																									
TREE SPACING:		APPROX. 15' x 15' o.c.																										
BOTTOMLAND SHRUE	BS							_					=.															
Viburnum dentatum	Arrowwood Viburnun	n Rhododendron vicosur	n Swamp Azalea	33.3%	10	13	11	8	6	9	33	19	2	2	11	8	26	6	43	47	5	5	10	3	7	5	5	295
Lindera benzoin	Spicebush	Cornus amomum	Silky Dogwood	33.3%	10	12	11	9	6	9	33	19	2	2	11	8	26	6	43	46	6	5	10	3	7	5	6	296
Clethra alnifolia	Summers weet	Aronia arbutifolia	Red Chokeberry	33.3%	11	12	11	8	7	9	32	19	2	2	11	8	26	6	43	46	5	6	10	2	7	4	6	294
					31	37	33	25	19	27	98	57	6	6	33	24	78	18	129	139	16	16	30	8	21	14	19	885
SHRUB SIZE:	;	3 GALLON MINIMUM																										
SHRUB PLANTING RATE 33 SHRUBS PER ACRE OR 881 SHRUB MINIMUM																												
SHRUB SPACING:		RANDOM																										
SEE GENERAL	NOTE 2 SHEET	FFCP 302 AFFO	RESTATION FO	OR OV	ERAL	L AFF	ORES	TATIO	ON R	EQUII	REME	ENTS							·				·			·		

4.88

6.13

2.13

2.70

TOTAL PROVIDED IN

SOILS TABLE

STIVIDOL	JOIL		CHARACTERISTICS							
		PRIME	HIGHLY							
		AGRICULTURE**	ERODIBLE***	SERPENTINIC****	HYDRIC GROUP*	K FACTOR****				
1C	GAILA SILT LOAM 8-15% SLOPES	NO	NO	NO	В	0.37				
2B	GLENELG SILT LOAM 3-8% SLOPES	YES**	NO	NO	В	0.32				
2C	GLENELG SILT LOAM 8-15% SLOPES	NO	NO	NO	В	0.32				
5B	GLENVILLE SILT LOAM 3-8% SLOPES	NO	NO	NO	С	0.32				
6A	BAILE SILT LOAM 0-3% SLOPES	NO	NO	NO	D	0.43				
16C	BLOCKTOWN CHANNERY SILT LOAM 8-15% SLOPES	NO	NO	NO	В	0.28				
16D	BRINKLOW- BLOCKTOWN CHANNERY SILT LOAM 15-25% SLOPES	NO	YES	NO	В	0.28				
54A	HATBORO SILT LOAM 0-3% SLOPES FREQUENTLY FLOODED	NO	NO	NO	D	0.49				
66UB	WHEATON-URBAN LAND COMPLEX 0-8% SLOPES	NO	NO	NO	В	0.49				
66UC	WHEATON-URBAN LAND COMPLEX 8-15% SLOPES	NO	NO	NO	В	0.49				
116D	BLOCKTOWN CHANNERY SILT LOAM	NO	NO	NO	C/D	0.24				

SOURCES: *USDA NRCS WEB SOIL SURVEY (http://websoilsurvey.sc.egov.usda.gov)

- **PAGE 140 TABLE 5 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY **URBAN OR BUILT-UP AREAS OF THE PRIME AGRICULTURAL SOILS ARE NOT CONSIDERED PRIME FARMLAND PER THE
- THE MONTGOMERY COUNTY, MARYLAND SOIL SURVEY PAGE 140 TABLE 5 *** PAGE 67 APPENDIX C ERODIBLE SOILS LIST M-NCPPC MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES
- ****PAGE 120 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY *****TABLE 16 PAGE 212 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

15-25% SLOPES

SPECIMEN TREE VARIANCE TABLE

AREA	TREE #	BOTANICAL NAME	D.B.H. (in.)	CONDITION	CRZ (SF)		CRZ IMPACT	DISPOSITION		AREA I	Γ
1	505	Tilia tomentosa petiolaris	41	POOR	11,882	(SF) 11,882	% 100	REMOVE		TREE REMOVED	L
1	512	Platanus occidentalis	41	FAIR	12,469	12,469	100	REMOVE		505	
1	514	Fraxinus pennsylvanica	42	POOR	12,469	12,469	100	REMOVE		512	_
1	516	Liriodendron tulipifera	40	POOR	11,310	4,037	35.69	REMOVE	\wedge	514	Ļ
1	517	Liriodendron tulipifera	45	POOR	14,314	4,506	31.48	REMOVE	<u>/8\</u>	516	-
1	521	Pinus strobus	30	GOOD	6,362	6,362	100	REMOVE		517	┝
1	524	Carya glabra	44	POOR	13,685	13,685	100	REMOVE		521 524	H
1	525	Carya glabra	32	FAIR	7,238	7,238	100	REMOVE		525	-
1	530	Quercus alba	36	GOOD	9,161	9,161	100	REMOVE		530	H
1	531	Quercus alba	32	GOOD	7,238	7,238	100	REMOVE		531	T
1	534	Acer rubrum	42	FAIR	12,469	12,469	100	REMOVE		534	T
1	537	Platanus occidentalis	50	GOOD	17,671	17,671	100	REMOVE		537	Г
_				2000	7.000	7.000	400	DE1 401/E		TOTAL	
2	552 563	Liriodendron tulipifera Salix babylonica	33 35	GOOD	7,698 8,659	7,698 8,659	100	REMOVE REMOVE		AREA II	_
2	564	Salix babylonica	34	GOOD	8,171	8,171	100	REMOVE		TREE REMOVED	
2	565	Pinus strobus	38	GOOD	10,207	10,207	100	REMOVE			L
2	568	Pinus strobus	40	POOR	11,310	11,310	100	REMOVE		552	_
2	569	Pinus strobus	54	GOOD	20,612	20,612	100	REMOVE		563	L
2	570	Pinus strobus	37.5	GOOD	9,940	9,940	100	REMOVE		564	-
2	571	Pinus strobus	42	POOR	12,469	12,469	100	REMOVE		565 568	┢
2	572	Pinus strobus	36	GOOD	9,161	9,161	100	REMOVE		569	H
2	575	Acer rubrum	40	FAIR	11,310	11,310	100	REMOVE		570	H
2	577	Quercus palustris	33	FAIR	7,698	7,698	100	REMOVE		571	H
2	580	Quercus palustris	37	FAIR	9,677	9,677	100	REMOVE		572	
2	581	Quercus palustris	39	GOOD	10,751	10,751	100	REMOVE		575	T
2	582	Acer saccharinum	30	GOOD	6,362	6,362	100	REMOVE	_	577	T
2	710	Pinus strobus	31.4	GOOD	6,969	1,522	21.84	PRESERVE	/8	580	T
2	711	Pinus strobus	32	GOOD	7,238	1,803	24.91	PRESERVE	<u> </u>	581	Ī
_	***	· · ·		2225	-		400	DE1 401/E		582	
3	485	Pinus strobus	33	GOOD	7,698	7,698	100	REMOVE		TOTAL	
3	492	Prunus serotina	32.6	FAIR	7,512	7,512	100	REMOVE		AREA III	
3	493 496	Acer saccharinum Pinus strobus	46 30	GOOD FAIR	14,957	14,957	100	REMOVE REMOVE		TREE REMOVED	
3	496	Pinus strobus Pinus strobus	34.5	FAIR	6,362 8,413	6,362 8,413	100	REMOVE		TREE REIVIOVED	
3	497	Pinus strobus	34.6	FAIR	8,462	4,189	49.50	REMOVE		485	
3	692	Pinus strobus	33.4	POOR	7,885	7,885	100	REMOVE		492	L
3	693	Pinus strobus	31.7	GOOD	7,103	7,103	100	REMOVE		493	
3	694	Pinus strobus	33	FAIR	7,698	7,698	100	REMOVE		496	L
3	695	Acer saccharinum	65	POOR	29,865	29,865	100	REMOVE		497	L
3	697	Pinus strobus	33	FAIR	7,698	7,698	100	REMOVE		498	-
3	698	Acer saccharinum	67	POOR	31,731	31,731	100	REMOVE		692	H
3	699	Acer saccharinum	40	FAIR	11,310	11,310	100	REMOVE		693	H
3	700	Acer saccharinum	60	FAIR	25,447	25,447	100	REMOVE		694 695	┝
3	726	Pice a abies	33	GOOD	7,698	7,698	100	REMOVE		697	H
3	727	Pinus strobus	34	GOOD	8,171	8,171	100	REMOVE		698	-
3	729	Pinus strobus	30	GOOD	6,362	6,362	100	REMOVE	^	699	T
3	734	Pinus strobus	31	GOOD	6,793	2,526	37.19	REMOVE	/ 8\	700	l
3	737	Pinus strobus	30	GOOD	6,362	6,362	100	REMOVE		726	T
3	740	Pinus strobus	33	FAIR	7,698	7,698	100	REMOVE		727	Г
3	928	Pinus strobus	32	FAIR	7,238	2,062	28.49	PRESERVE	\wedge	729	
4	98	Quercus palustris	33	GOOD	7,698	2,753	35.76	REMOVE	<u>/8\</u>	734	-
4	109	Pinus strobus	30	POOR	6,362	6,362	100	REMOVE		737	H
4	110	Pinus strobus	32	POOR	7,238	7,238	100	REMOVE		740	\vdash
4	111	Pinus strobus	36	FAIR	9,161	9,161	100	REMOVE		TOTAL	
4	123	Pinus strobus	30	GOOD	6,362	511	8.03	PRESERVE		ARFA IV	
4	127	Pinus strobus	30	GOOD	6,362	634	9.97	PRESERVE		AREA IV	Г
4	132	Pinus strobus	33	FAIR	7,698	7,698	100	REMOVE		TREE REMOVED	
4	139	Pinus strobus	36	FAIR	9,161	9,161	100	REMOVE		98	t
4	145	Pinus strobus	31	GOOD	6,793	6,793	100	REMOVE		109	T
4	149	Pinus strobus	32	GOOD	7,238	7,238	100	REMOVE		110	T
4	150	Pinus strobus	30	FAIR	6,362	6,362	100	REMOVE		111	T
4	152	Pinus strobus	30	FAIR	6,362	6,362	100	REMOVE		132	T
4	154	Quercus palustris	31	POOR	6,793	6,793	100	REMOVE		139	Г
4	157	Pinus strobus	31	GOOD	6,793	2,526	37.18	REMOVE		145	
4	167	Pinus strobus	32	POOR	7,238	7,238	100	REMOVE		149	
4	402	Pinus strobus	31	GOOD	6,793	6,793	100	REMOVE		150	
4	409	Quercus palustris	34	FAIR	8,171	8,171	100	REMOVE		152	
4	423	Pinus strobus	34	FAIR	8,171	8,171	100	REMOVE		154	Ĺ
4	424	Platanus occidentalis	50	POOR	17,671	17,671	100	REMOVE		157	Ĺ
4	425	Pinus strobus	30	GOOD	6,362	6,362	100	REMOVE		167	Ĺ
4	429	Pinus strobus	34	POOR	8,171	8,171	100	REMOVE		402	Ĺ
4	432	Acer rubrum	44	GOOD	13,685	3,659	26.74	PRESERVE		409	Ĺ
	433	Drunus caratina	or.	Good	9 650	205	2 //1	DDECEDVE		423	L
F	455	Prunus serotina	35	Good	8,659	295	3.41	PRESERVE		424	
5		Pinus strobus	20	EVID	10 207	10 207	100	DENIONE			
5	442	Pinus strobus	38	FAIR FAIR	10,207 7,933	10,207 7,933	100	REMOVE		425	L
5 5	442 449	Pinus strobus	33.5	FAIR	7,933	7,933	100	REMOVE		429	
5 5 5	442 449 450	Pinus strobus Acer rubrum	33.5 38	FAIR FAIR	7,933 10,207	7,933 10,207	100 100	REMOVE REMOVE		429 TOTAL	
5 5	442 449	Pinus strobus	33.5	FAIR	7,933	7,933	100	REMOVE		429	

43 GOOD 13,070 13,070 100 REMOVE 33 GOOD 7,698 7,698 100 REMOVE

33 POOR 7,698 7,698 100 REMOVE

30 GOOD 6,362 2,290 36.00 REMOVE

30 FAIR 6,362 357 5.61 PRESERVE 34.2 POOR 8,268 8,268 100 REMOVE

30.2 POOR 6,447 6,447 100 REMOVE

34.8 FAIR 8,560 8,560 100 REMOVE

40 FAIR 11,310 11,310 100 REMOVE

31 FAIR 6,793 6,793 100 REMOVE

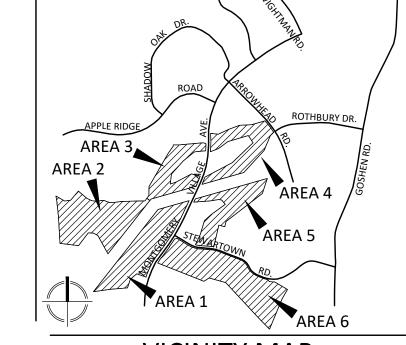
30 FAIR 6,362 1,293 20.32 PRESERVE /

30 FAIR 6,362 720 11.32 PRESERVE

33 GOOD 7,698 1,574 20.45 PRESERVE

33 GOOD 7,698 1,984 25.77 REMOVE

6 981 Quercus alba 33 GOOD 7,698 2,108 27.38 PRESERVE 8



VICINITY MAP SCALE: 1" = 2000'

SPECIMEN TREE MITIGATION TABLE

AREA I		
TREE REMOVED	CALIPER (INCHES)	MITIGATION REQUIRED @ 1"/4" REMOVED
505	41	10.25
512	42	10.5
514	42	10.5
516	40	10
517	45	11.25
521	30	7.5
524	44	11
525	32	8
530	36	9
531	32	8
534	42	10.5
537	50	12.5
TOTAL	476	119
AREA II		
TREE REMOVED	CALIPER	MITIGATION REQUIRED
TREE REIVIOVED	(INCHES)	@ 1"/4" REMOVED
552	33	8.25
563	35	8.75
564	34	8.5
565	38	9.5
568	40	10
569	54	13.5
		0.075

	TOTAL	476	119
	AREA II		
	TREE REMOVED	CALIPER	MITIGATION REQUIRED
	TREE REIVIOVED	(INCHES)	@ 1"/4" REMOVED
	552	33	8.25
	563	35	8.75
	564	34	8.5
	565	38	9.5
	568	40	10
	569	54	13.5
	570	37.5	9.375
	571	42	10.5
	572	36	9
	575	40	10
	577	33	8.25
3	580	37	9.25
_	581	39	9.75
	582	30	7.5
	TOTAL	529	132
	AREA III		
	TREE REMOVED	CALIPER	MITIGATION REQUIRED
	TREE REIVIOVED	(INCHES)	@ 1"/4" REMOVED
	485	33	8.25
	492	32.6	8.15
	493	46	11. 5
	40.0		

	502	50	7.0
	TOTAL	529	132
	AREA III		
	TREE REMOVED	CALIPER	MITIGATION REQUIRED
		(INCHES)	@ 1"/4" REMOVED
	485	33	8.25
	492	32.6	8.15
	493	46	11.5
	496	30	7.5
	497	34.5	8.625
	498	34.6	8.65
	692	33.4	8.35
	693	31.7	7.925
	694	33	8.25
	695	65	16.25
	697	33	8.25
	698	67	16.75
\	699	40	10
37	700	60	15
	726	33	8.25
	727	34	8.5
^	729	30	7.5
/8\	734	31	7.75
	737	30	7.5
	740	33	8.25
	TOTAL	765	191
	AREA IV		
	TREE REMOVER	CALIPER	MITIGATION REQUIRED

IOIAL	703	191
REA IV		
TREE REMOVER	CALIPER	MITIGATION REQUIRED
TREE REMOVED	(INCHES)	@ 1"/4" REMOVED
98	33	8.25
109	30	7.5
110	32	8
111	36	9
132	33	8.25
139	36	9
145	31	7.75
149	32	8
150	30	7.5
152	30	7.5
154	31	7.75
157	31	7.75
167	32	8
402	31	7.75
409	34	8.5
423	34	8.5
424	50	12.5
425	30	7.5
429	34	8.5
TOTAL	630	158
AREA V		
TREE REMOVED	CALIPER	MITIGATION REQUIRED
TREE REIVIOVED	(INCHES)	@ 1"/4" REMOVED
442	38	9.5
449	33.5	8.375
450	20	0.5

	442	38	9.5		
	449	33.5	8.375		
	450	38	9.5		
\	453	30	7.5		
4	456	31	7.75		
4	474	43	10.75		
7	478	33	8.25		
	482	33	8.25		
	956	30	7.5		
	TOTAL	310	77		
	AREA VI				
	TREE REMOVED	CALIPER	MITIGATION REQUIRED		
	TREE REIVIOVED	(INCHES)	@ 1"/4" REMOVED		
	652	34.2	8.55		
	653	30.2	7.55		

	TREE REMOVED	(INCHES)	@ 1"/4" REMOVED
8	652	34.2	8.55
	653	30.2	7.55
	656	34	8.5
	657	37.2	9.3
	658	34.8	8.7
	659	40	10
	661	32	8
	662	31	7.75
	666	31	7.75
	667	31	7.75
	980	33	8.25
	TOTAL	368	92
	TOTAL AREAS I -VI	3,077	769

SITE PLAN AMENDMENT 82017013D:

1A, 1D, 2A, 2C, 2

Cumulative Total

TOTAL PROVIDED IN | PLANTING AREAS

1. INCREASE OF OVERALL RESIDENTIAL UNITS FROM 494 TO A MAXIMUM OF 514.

5 482 Pinus strobus

6 649 Pinus strobus

6 656 Quercus alba

6 657 Quercus alba

6 658 Quercus alba

6 667 Quercus alba

6 973 Acer rubrum

6 975 Acer rubrum

6 979 Quercus alba

6 980 Quercus alba

6 966 Prunus serotina

6 659 Quercus palustris

- 2. REVISE STEWARTOWN ROAD ALIGNMENT THROUGH PEPCO EASEMENT.
- 3. CONVERT UNIT TYPES & ADD UNITS TO AREA 2.
- 4. ROAD, UNIT & SWM LAYOUT REVISION TO AREA 3A. 5. RE-ALLOCATION OF UNITS, PER DAM BREACH UPDATE, & UTILITIES TO AREA 6A.
- 6. LENGTHEN ROAD TO CUL-DE-SAC IN AREA 6A.
- 7. MINOR REVISIONS FOR LANDSCAPE, LIGHTING & SITE UPDATES.
- /8\ FINALIZE PLANTING AND CONSERVATION EASEMENTS IN PARK CONVEYANCE

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 82017013D INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER

APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: GREEN BLOOM MV DEVELOPMENT LLC by Monument Realty LLC, its Authorized Agent

CONTACT PERSON OR OWNER: F. RUSSELL HINES

ADDRESS: 750 17th STREET, NW, SUITE 1100, WASHINGTON, DC 20006 PHONE & E-MAIL: 202.777.2010 rhines@monumentrealty.com

TORTI GALLAS AND PARTNERS, INC 1300 SPRING STREET, SUITE 400 SILVER SPRING, MD 20910 301.588.4800 ERIK J. AULESTIA LERCH, EARLY & BREWER

3 BETHESDA METRO CENTER SUITE 460 BETHESDA, MD 20814 301.841.3832 PATRICIA HARRIS WELLS + ASSOCIATES 8730 GEORGIA AVENUE, SUITE 200

Germantown, MD 20874 301.916.4100 | vika.com

GREEN BLOOM MV DEVELOPMENT LLC

WASHINGTON, DC 20006

DESIGN CONSULTANTS

PREPARED FOR:

202.777.2010 RUSSELL HINES

Our Site Set on the Future

by MONUMENT REALTY

LLC, its Authorized Agent 750 17th STREET, NW, SUITE 1100

SILVER SPRING, MD 20910 301.448.1333 KEVIN BERGER VIKA MARYLAND, L

20251 CENTURY BOULEVARD

GERMANTOWN MD, 20874

SUITE 400

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

MIKE GOODMAN

AREA I-VI 9TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 227NW09

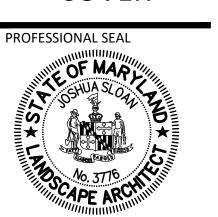
TAX MAP: FU342

BLOOM MV

CSP# 82017013D

FINAL **FOREST CONSERVATION PLAN**

COVER



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, ASLA EXPIRATION DATE: MAY 13, 2022

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DATE ISSUED: PROJECT VM1920T

SHEET NO. FFCP 100

C-200

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