

VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES**
- THE SUBJECT PROPERTY IS LOCATED ON TAX MAP # FU342, AND ZONED TS.
 - 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. AS TAKEN FROM A BOUNDARY SURVEY PROVIDED BY SOLTESZ DATED OCTOBER 2014.
 - NO RARE, THREATENED OR ENDANGERED SPECIES EXIST ON SITE (FIELD EVALUATIONS AND DNR RITE VERIFICATION LETTER).
 - TOPOGRAPHIC INFORMATION PROVIDED BY SOLTESZ DATED AUGUST 2013.
 - THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
 - OPEN SPACE, RECREATION, LANDSCAPING, ARCHITECTURE, AND AMENITIES SHOWN ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES. FINAL DESIGNS WILL BE APPROVED WITH THE PRELIMINARY AND/OR SITE PLAN SUBMITTAL.
 - THE BOUNDARY AND LEGAL DESCRIPTION SHOWN HEREON WAS TAKEN FROM A BOUNDARY SURVEY PROVIDED BY SOLTESZ DATED OCTOBER 2014.
 - VIKA MARYLAND LLC DID NOT PERFORM A FIELD SURVEY OF THIS SITE.
 - TITLE REPORT NOT FURNISHED.
 - LOD APPROXIMATED AND WILL BE FINALIZED AFTER GRADING APPROVED BY SITE PLAN DURING FCP REVIEW.
 - EASEMENTS TO BE ABANDONED AND REVISED AT PRELIMINARY PLAN STAGE.

- NOTE**
- THE APPLICANT MUST OBTAIN PERMISSION TO REMOVE THE FEMA 100-YEAR FLOODPLAIN DELINEATION FROM THE SITE PRIOR TO SUBMISSION OF A PRELIMINARY PLAN OF SUBDIVISION. SHOULD THE APPLICANT FAIL TO OBTAIN PERMISSION TO REMOVE THE 100-YEAR FLOODPLAIN DESIGNATION, THE PRELIMINARY PLAN MUST SHOW THE REMOVAL OF UNITS FROM THE FEMA DESIGNATED FLOODPLAIN AREA, INCLUDING THE REQUIRED 25-FOOT FLOODPLAIN BUILDING RESTRICTION LINE.
 - THE APPLICANT MUST OBTAIN PERMISSION TO REMOVE THE WSSC EASEMENTS (WSSC L. 4303 F. 338) & (WSSC L. 4195 F. 808) FROM THE SITE PRIOR TO SUBMISSION OF A PRELIMINARY PLAN OF SUBDIVISION. SHOULD THE APPLICANT FAIL TO OBTAIN PERMISSION TO REMOVE THE WSSC EASEMENTS, THE PRELIMINARY PLAN MUST SHOW THE REMOVAL OF THE UNITS THAT OVERLAP THESE EASEMENTS.

LEGEND

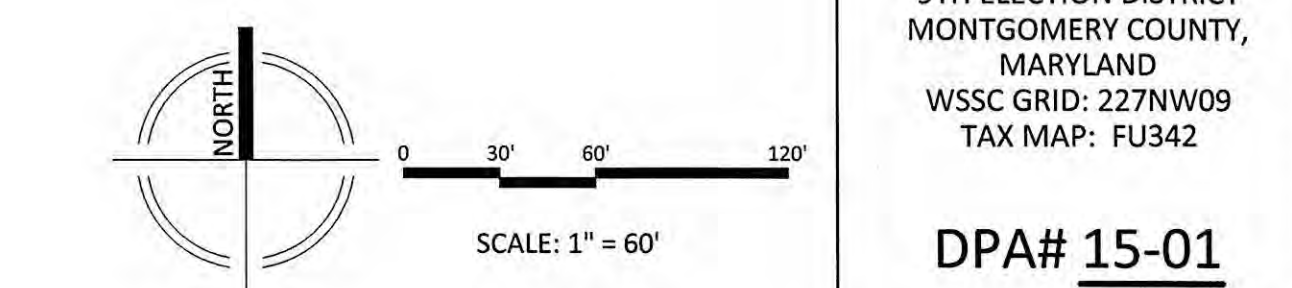
<ul style="list-style-type: none"> SANITARY CLEANOUT STORM DRAIN MANHOLE ELECTRICAL JUNCTION BOX ELECTRICAL MANHOLE FIRE DEPARTMENT CONNECTION FIRE HYDRANT GAS MANHOLE GUY POLE GAS VALVE LIGHT POLE PHONE PEDESTAL PHONE MANHOLE UTILITY POLE SANITARY MANHOLE 	<ul style="list-style-type: none"> TRAFFIC CONTROL BOX TRAFFIC SIGNAL POLE CABLE TELEVISION PEDESTAL UNKNOWN UTILITY MANHOLE WATER METER WATER MANHOLE WATER VALVE BOLLARD SIGN POST WOOD POST INLETS CURB INLET EXISTING TREE 	<ul style="list-style-type: none"> PROPOSED 10' CONTOUR PROPOSED 2' CONTOUR PROPOSED WATER LINE PROPOSED SANITARY SEWER WITH STRUCTURE STREAM VALLEY BUFFER 100 YEAR FLOODPLAIN 25' FLOODPLAIN BRL 	<ul style="list-style-type: none"> EXISTING TREE EXISTING TREE 24" DBH OR GREATER TO REMAIN EXISTING TREE 24" DBH OR GREATER TO BE REMOVED EXISTING SPECIMEN TREE EXISTING SPECIMEN TREE TO REMAIN WITH DISTURBANCE TO CRITICAL ROOT ZONE (VARIANCE REQUESTED) EXISTING SPECIMEN TREE TO BE REMOVED (VARIANCE REQUESTED) FOREST STAND LIMIT REFORESTATION FOREST IMPACT OFF-SITE EXISTING FOREST PERVIOUS AREA FOR STREET TREES 	<ul style="list-style-type: none"> CRITICAL ROOT ZONE OF TREE CRITICAL ROOT ZONE IMPACT TO VARIANCE TREES PROPOSED 20' LIGHT POLE FOREST CONSERVATION EASEMENT MARKER DEPARTMENT OF PARKS PROPERTY BOUNDARY MARKER SPLIT RAIL FENCE WITH TREE PROTECTION SIGN: SEE DETAIL, SHEET FCP-3
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SOILS LEGEND

SYMBOL	SOIL	PRIME AGRICULTURE	ERODIBLE	SERPENTINE	HYDRIC GROUP	K FACTOR
1C	GAILA SILT LOAM 8-15% SLOPES	NO	MODERATE	NO	B	0.37
2B	GLENELG SILT LOAM 3-8% SLOPES	YES*	SLIGHT	NO	B	0.32
2C	GLENELG SILT LOAM 8-15% SLOPES	NO	MODERATE	NO	B	0.32
6A	BAILE SILT LOAM 0-3% SLOPES	NO	SLIGHT	NO	D	0.43
16C	BRINKLOW-BROCKTOWN CHANNERY SILT LOAM 8-15% SLOPES	NO	MODERATE	NO	B	0.28
16D	BRINKLOW-BROCKTOWN CHANNERY SILT LOAM 15-25% SLOPES	NO	SEVERE	NO	B	0.28
54A	HATBORO SILT LOAM 0-3% SLOPES FREQUENTLY FLOODED	NO	SLIGHT	NO	D	0.49
66UB	WHEATON-URBAN LAND COMPLEX 0-8% SLOPES	NO	SLIGHT	NO	B	0.49
66UC	WHEATON-URBAN LAND COMPLEX 8-15% SLOPES	NO	SLIGHT	NO	B	0.49
116D	BLOCKTOWN CHANNERY SILT LOAM 15-25% SLOPES VERY ROCKY	NO	MODERATE	NO	C/D	0.24

SHEET INDEX

FCP-1	FOREST CONSERVATION PLAN
FCP-2	FCP: NOTES & TABLES
FCP-3	FCP: DETAILS



DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the DPA/FZP Approval No. 15-01, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: USL2 MR Montgomery Village Business Trust
 Contact Person: [Name]
 Address: 1700 K Street, NW, Suite 600, Washington, DC 20006
 Phone: 202.777.2010

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.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

The excavator must notify the 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 35A of the Montgomery County Code.

VIKA
ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS
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, Maryland 20910
301.584.4800
ERIK J. AULESTIA

ATTORNEY
BALLARD SPAHR LLP
4800 Montgomery Lane
Seventh Floor
Bethesda, MD 20814-3401
301.664.6254
ERICA A. LEATHAM

TRAFFIC ENGINEER
WELLS + ASSOCIATES
8730 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301.448.1333
KEVIN BERGER

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
JOHN CLAPSADDOLE

DATE	REVISIONS	REVISOR	PER	STAFF	COMMENTS
4/6/15					

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME OR THAT I AM A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
 CHANDRANATHAN SURESH, No. 10022
 ENGINEER/ARCHITECT, DATE: 4/6/2015

BLOOM MV AREA IV

9TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 227NW09
TAX MAP: FU342

DPA# 15-01

PRELIMINARY FOREST CONSERVATION PLAN

DRAWN BY: JDC
 DESIGNED BY: CSB
 DATE ISSUED: 04/06/2015

SHEET NO. **PFCP-1**

ATTACHMENT 1

SEQUENCE OF EVENTS FOR PROPERTY OWNERS REQUIRED TO COMPLY WITH FOREST CONSERVATION AND/OR TREE-SAVE PLANS (MNCPPC STANDARD NOTES)

PRE-CONSTRUCTION

- ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS. THE PROPERTY OWNER SHOULD CONTACT THE MONTGOMERY COUNTY PLANNING DEPARTMENT INSPECTION STAFF BEFORE CONSTRUCTION TO VERIFY THE LIMITS OF DISTURBANCE AND DISCUSS TREE PROTECTION AND TREE CARE MEASURES. THE DEVELOPER'S REPRESENTATIVE, CONSTRUCTION SUPERINTENDENT, ISA CERTIFIED ARBORIST OR MARYLAND-LICENSED TREE EXPERT THAT WILL IMPLEMENT THE TREE PROTECTION MEASURES, FOREST CONSERVATION INSPECTOR, DEPARTMENT OF PERMITTING SERVICES (DPS) SEDIMENT CONTROL INSPECTOR AND DPS SITE PLAN INSPECTOR SHOULD ATTEND THIS PRE-CONSTRUCTION MEETING.
- NO CLEARING OR GRADING SHALL BEGIN BEFORE STRESS-REDUCTION MEASURES HAVE BEEN IMPLEMENTED. APPROPRIATE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO:
 - ROOT PRUNING
 - CROWN REDUCTION OR PRUNING
 - WATERING
 - FERTILIZING
 - VERTICAL MULCHING
 - ROOT AERATION MATTING
 MEASURES NOT SPECIFIED ON THE FOREST CONSERVATION PLAN MAY BE REQUIRED AS DETERMINED BY THE FOREST CONSERVATION INSPECTOR IN COORDINATION WITH THE ARBORIST.
- A MARYLAND-LICENSED TREE EXPERT OR AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST MUST PERFORM ALL STRESS REDUCTION MEASURES. DOCUMENTATION OF STRESS REDUCTION MEASURES MUST BE EITHER SUBMITTED BY THE FOREST CONSERVATION INSPECTOR OR SENT TO THE INSPECTOR AT 8787 GEORGIA AVENUE, SILVER SPRING, MD 20910. THE FOREST CONSERVATION INSPECTOR WILL DETERMINE THE EXACT METHOD TO CONVEY THE STRESS REDUCTIONS MEASURES DURING THE PRE-CONSTRUCTION MEETING.
- TEMPORARY TREE PROTECTION DEVICES SHALL BE INSTALLED PER THE FOREST CONSERVATION PLAN/TREE SAVE PLAN AND PRIOR TO ANY CONSTRUCTION ACTIVITIES. TREE PROTECTION FENCING LOCATIONS SHOULD BE STAKED PRIOR TO THE PRE-CONSTRUCTION MEETING. THE FOREST CONSERVATION INSPECTOR, IN COORDINATION WITH THE DPS SEDIMENT CONTROL INSPECTOR, MAY MAKE FIELD ADJUSTMENTS TO INCREASE THE SURVIVABILITY OF TREES AND FOREST SHOWN AS SAVED ON THE APPROVED PLAN. TEMPORARY TREE PROTECT DEVICES MAY INCLUDE:
 - CHAIN LINK FENCE (FOUR FEET HIGH)
 - SUPER SILT FENCE WITH WIRE STRUNG BETWEEN SUPPORT POLES (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.
 - 4 GAUGE 2 INCH X 4 INCH WELDED WIRE FENCING SUPPORTED BY STEEL T-BAR POSTS (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.
- TEMPORARY PROTECTION DEVICES SHALL BE MAINTAINED AND INSTALLED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION PROJECT AND MUST NOT BE ALTERED WITHOUT PRIOR APPROVAL FROM THE FOREST CONSERVATION INSPECTOR. NO EQUIPMENT, TRUCKS, MATERIALS, OR DEBRIS MAY BE STORED WITHIN THE TREE PROTECTION FENCE AREAS DURING THE ENTIRE CONSTRUCTION PROJECT. NO VEHICLE OR EQUIPMENT ACCESS TO THE FENCED AREA WILL BE PERMITTED. TREE PROTECTION SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF FOREST CONSERVATION INSPECTOR.
- FOREST RETENTION AREA SIGNS SHALL BE INSTALLED AS REQUIRED BY THE FOREST CONSERVATION INSPECTOR, OR AS SHOWN ON THE APPROVED PLAN.
- LONG-TERM PROTECTION DEVICES WILL BE INSTALLED PER THE FOREST CONSERVATION PLAN/TREE SAVE PLAN AND ATTACHED DETAILS. INSTALLATION WILL OCCUR AT THE APPROPRIATE TIME DURING THE CONSTRUCTION PROJECT. REFER TO THE PLAN DRAWING FOR LONG-TERM PROTECTION MEASURES TO BE INSTALLED.

DURING CONSTRUCTION

- PERIODIC INSPECTIONS BY THE FOREST CONSERVATION INSPECTOR WILL OCCUR DURING THE CONSTRUCTION PROJECT. CORRECTIONS AND REPAIRS TO ALL TREE PROTECTION DEVICES, AS DETERMINED BY THE FOREST CONSERVATION INSPECTOR, MUST BE MADE WITHIN THE TIMEFRAME ESTABLISHED BY THE INSPECTOR.
- POST-CONSTRUCTION**
- AFTER CONSTRUCTION IS COMPLETED, AN INSPECTION SHALL BE REQUESTED. CORRECTIVE MEASURES MAY INCLUDE:
 - REMOVAL AND REPLACEMENT OF DEAD AND DYING TREES
 - PRUNING OF DEAD OR DECLINING LIMBS
 - SOIL AERATION
 - FERTILIZATION
 - WATERING
 - WOUND REPAIR
 - CLEAN UP OF RETENTION AREAS
 - AFTER INSPECTION AND COMPLETION OF CORRECTIVE MEASURES HAVE BEEN UNDERTAKEN, ALL TEMPORARY PROTECTION DEVICES SHALL BE REMOVED FROM THE SITE. REMOVAL OF TREE PROTECTION DEVICES THAT ALSO OPERATE FOR EROSION AND SEDIMENT CONTROL MUST BE COORDINATED WITH BOTH THE DEPARTMENT OF PERMITTING SERVICES AND THE FOREST CONSERVATION INSPECTOR. NO ADDITIONAL GRADING, SODDING, OR BURIAL MAY TAKE PLACE AFTER THE TREE PROTECTION FENCING IS REMOVED.

INSECTIONS (MNCPPC STANDARD NOTES)

ALL FIELD INSPECTIONS MUST BE REQUESTED BY THE APPLICANT. INSPECTIONS MUST BE CONDUCTED AS FOLLOWS:
 TREE SAVE PLANS AND FOREST CONSERVATION PLANS WITHOUT PLANTING REQUIREMENTS

- AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS
- AFTER NECESSARY STRESS REDUCTION MEASURES HAVE BEEN COMPLETED AND PROTECTION MEASURES HAVE BEEN INSTALLED, BUT BEFORE ANY CLEARING AND GRADING BEGINS.
- AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES, BUT BEFORE REMOVAL OF TREE PROTECTION FENCING, TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISIONS OF THE FOREST CONSERVATION PLAN.

ADDITIONAL REQUIREMENTS FOR PLANS WITH PLANTING REQUIREMENTS

- BEFORE THE START OF ANY REQUIRED REFORESTATION AND AFFORESTATION PLANTING.
- AFTER THE REQUIRED REFORESTATION AND AFFORESTATION PLANTING HAS BEEN COMPLETED TO VERIFY THAT THE PLANTING IS ACCEPTABLE AND PRIOR TO THE START THE MAINTENANCE PERIOD.
- AT THE END OF THE MAINTENANCE PERIOD TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISIONS OF THE PLANTING PLAN, RELEASE OF THE PERFORMANCE BOND.

AFFORESTATION CREDIT TABLE

UPLAND AREAS	BOTANICAL NAME	COMMON NAME	SUBSTITUTIONS		APPROX. %	AREAS AND ACREAGES							TOTAL
			BOTANICAL NAME	COMMON NAME		Area #1	Area #2	Area #3	Area #4	Area #5	Area #6	Area #7	
UPLAND TREES						0.53	0.29	0.78	0.31	0.16	0.44	0.35	
<i>Quercus alba</i>	White Oak	<i>Quercus phellos</i>	Willow Oak		25%	13	7	20	8	4	11	9	71
<i>Quercus rubra</i>	Red Oak	<i>Pinus serotina</i>	Black Cherry		25%	13	7	20	8	4	11	9	71
<i>Acer rubrum</i>	Red Maple	<i>Quercus prinus</i>	Chestnut Oak		15%	8	4	12	5	2	7	5	43
<i>Cornus florida</i>	Dogwood	<i>Cercis canadensis</i>	Eastern Redbud		15%	8	4	12	5	2	7	5	43
<i>Juniperus virginiana</i>	Eastern Red Cedar				10%	5	3	8	3	2	4	4	29
<i>Pinus strobus</i>	White Pine	<i>Pinus virginiana</i>	Virginia Pine		10%	5	3	8	3	2	4	4	29
					100%	53	29	78	31	16	44	35	285

TREE SIZE:	2" - 2.5" CAU PER 8&8 (or 5 to 7 GAL CONT.)
TREE PLANTING RATE:	100 TREES PER ACRE
TREE SPACING:	APPROX. 15' x 15' o.c.

UPLAND SHRUBS	Mapleleaf Viburnum	Viburnum prunifolium	Blackhaw viburnum									
<i>Viburnum acerifolium</i>	Mapleleaf Viburnum	<i>Viburnum prunifolium</i>	Blackhaw viburnum	33.3%	6	3	9	3	2	5	4	31
<i>Hammamelis virginiana</i>	Witchhazel	<i>Lindera benzoin</i>	Spicebush	33.3%	6	3	9	3	2	5	4	31
<i>Rhus aromatica</i>	Flragrant Sumac	<i>Rhus glabra</i>	Smooth Sumac	33.3%	6	3	9	3	2	5	4	31
PLANTING RATE: 33 SHRUBS PER ACRE				100%	17	9	26	10	5	15	12	94

SHRUB SIZE:	1 to 3 GALLON
SHRUB PLANTING RATE:	33 SHRUBS PER ACRE
SHRUB SPACING:	RANDOM



RE/AFFORESTATION PLANTING CONSIDERATIONS (ADDITIONAL NOTES)

PRE-PLANTING CONSIDERATIONS

- AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE GROUND COVER SPECIES. MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. THE INFESTED AREAS SHOULD BE MOWN PRIOR TO COMMENCEMENT OF PLANTING. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING, BUT NOT LIMITED TO, MULCHING, PERIODIC MOWING AROUND THE REFORESTATION PLANTINGS, AND FABRIC COVERINGS. THE USE OF CHEMICAL WEED CONTROLS WILL BE LIMITED TO EXTREME CASES AND ONLY WITH PRIOR WRITTEN APPROVAL BY MNCPPC STAFF. WHERE PERIODIC MOWING WILL OCCUR AS A WEED CONTROL MEASURE, THE TYPICAL TREE PLANTING DISTRIBUTION PATTERN SHOULD BE MODIFIED SO AS TO ALLOW ACCESS BY MOWING EQUIPMENT WITHOUT DAMAGE TO PLANTINGS.

PARCEL P330 REFORESTATION AREA INVASIVE CONTROL TO OCCUR PER NOTES ON SHEET FCP-4.
- A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.
- SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS. NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE PREFERRED.
- IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.

PLANT MATERIAL STORAGE

- IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

ON-SITE INSPECTION

- PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

PLANTING SPECIFICATIONS

- CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSENED FROM THE SOILS. IF THE ROOTS ENGIRLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.
- BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED. AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.
- PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL EXCEPT WHEN PLANTING IN CLOSE PROXIMITY TO EXISTING TREES/VEGETATION. WHEN PLANTING IN CLOSE PROXIMITY TO EXISTING TREE/VEGETATION, THE SIZE AND LOCATION OF PLANTING PITS FOR PROPOSED PLANT MATERIAL SHALL BE MINIMIZED AND FIELD ADJUSTED TO PROTECT AND PRESERVE THE ROOT SYSTEMS OF ADJACENT TREES/PLANTS TO BE SAVED. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD. AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.
- STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE.

POST-PLANTING CONSIDERATIONS

- SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERED FABRIC.
- PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED IN ACCORDANCE WITH THIS PLAN. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.

RE/AFFORESTATION MAINTENANCE & MANAGEMENT PLAN (ADDITIONAL NOTES)

ON-SITE

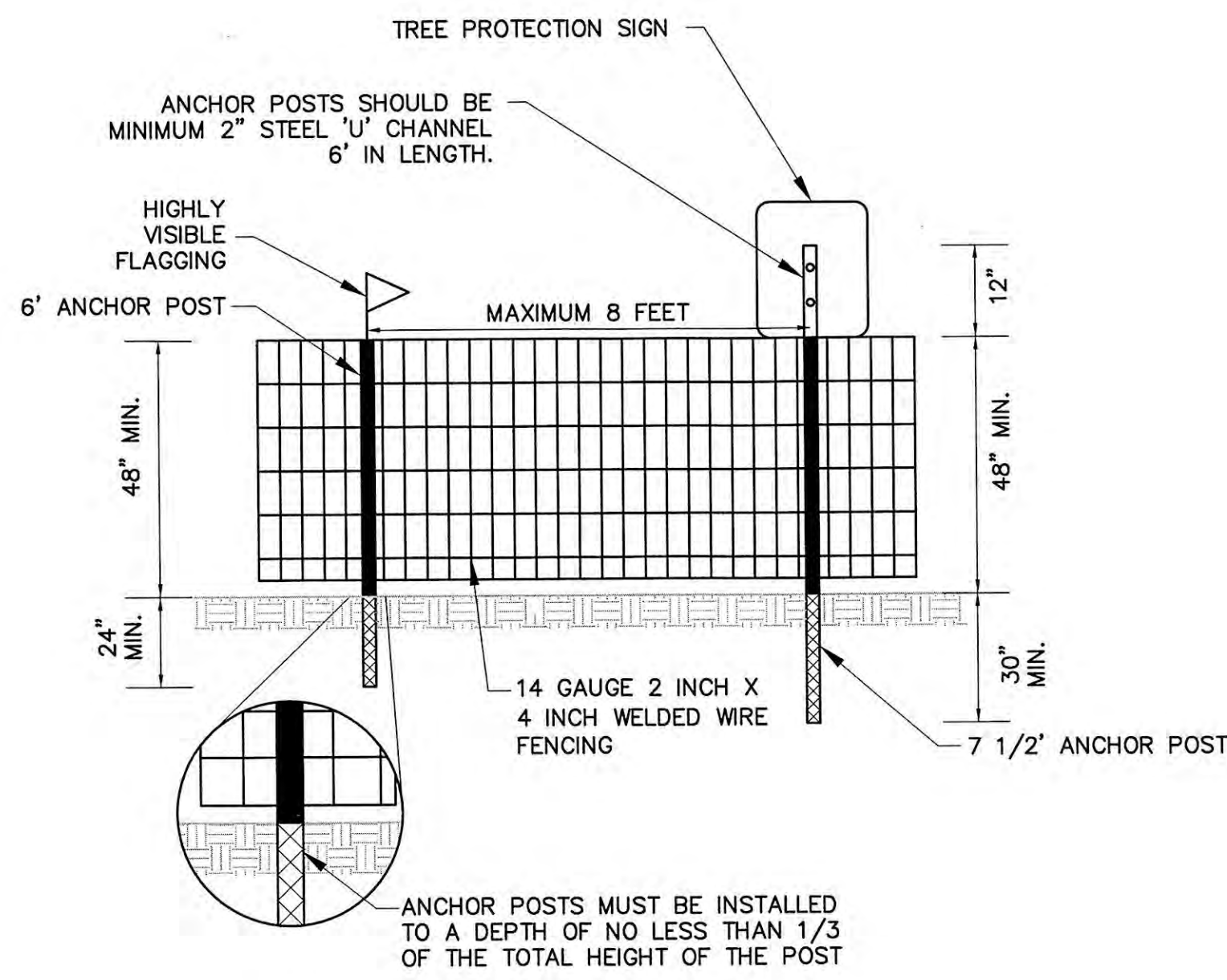
- AREA IS PLANTED ACCORDING TO APPROVED PLAN SURVIVAL CHECK 3 TIMES (MARCH-APRIL), (JULY-AUGUST), (OCTOBER-NOVEMBER) WATERING AS NEEDED CONTROL OF UNDESIRABLE VEGETATION AS NEEDED
 - REINFORCEMENT PLANTING IF NEEDED SURVIVAL CHECK ONCE ANNUALLY (MAY-SEPTEMBER)
 - FERTILIZATION OR WATERING DURING YEAR 1 WILL BE DONE ON AN AS NEEDED BASIS. CONDITION CHECK SHEETS SHOULD BE PROVIDED TO THE CLIENT AFTER EACH VISIT. A SURVIVAL RATE OF 100% IS REQUIRED AFTER 2 (TWO) YEARS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS.
- OFF-SITE (MNCPPC PROPERTY)**
- WORK ON PARK LAND IS SUBJECT TO THE TERMS OF THE PARK PERMIT AND APPROVAL OF PARKS INSPECTION STAFF.
- AREA IS PLANTED ACCORDING TO APPROVED PLAN SURVIVAL CHECK 3 TIMES (MARCH-APRIL), (JULY-AUGUST), (OCTOBER-NOVEMBER) WATERING AS NEEDED CONTROL OF UNDESIRABLE VEGETATION AS NEEDED
 - REINFORCEMENT PLANTING IF NEEDED SURVIVAL CHECK ONCE ANNUALLY (MAY-SEPTEMBER)
 - FERTILIZATION OR WATERING DURING YEAR 1 WILL BE DONE ON AN AS NEEDED BASIS. CONDITION CHECK SHEETS SHOULD BE PROVIDED TO THE CLIENT AFTER EACH VISIT. A SURVIVAL RATE OF 85% IS REQUIRED AFTER 5 (FIVE) YEARS. IF ADEQUATE NATURAL REGENERATION HAS OCCURRED, IT MAY BE INCLUDED IN THE FINAL SURVIVAL TALLY. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS. PERIMETER FENCING AND SIGNAGE WILL BE REMOVED AFTER YEAR 5 BASED ON THE DATE PLANTED.

EXISTING SIGNIFICANT & SPECIMEN TREES

TAG #	COMMON NAME	BOTANICAL NAME	DBH	RATING	SPECIMEN TREE	NOTES
91	WHITE PINE	<i>Pinus strobus</i>	28	FAIR	NO	BROKEN BRANCHES
92	WHITE PINE	<i>Pinus strobus</i>	28	GOOD	NO	
93	WHITE PINE	<i>Pinus strobus</i>	25	FAIR	NO	BRANCH DAMAGE
94	WHITE PINE	<i>Pinus strobus</i>	28	GOOD	NO	
95	WHITE PINE	<i>Pinus strobus</i>	28	GOOD	NO	
96	SPRUCE	<i>Picea (spp)</i>	28.5	POOR	NO	EXCESSIVE PRUNING SIDE SHEERED BY UTILITY COMPANY
97	WHITE PINE	<i>Pinus strobus</i>	34	POOR	YES	SPLIT LEADERS AND BRANCH DAMAGE
98	PIN OAK	<i>Quercus palustris</i>	33	GOOD	YES	
401*	WHITE PINE	<i>Pinus strobus</i>	25	GOOD	NO	
402*	WHITE PINE	<i>Pinus strobus</i>	31	GOOD	YES	
101	WHITE PINE	<i>Pinus strobus</i>	26	GOOD	NO	
406*	WHITE PINE	<i>Pinus strobus</i>	25	GOOD	NO	
404*	WHITE PINE	<i>Pinus strobus</i>	25	GOOD	NO	
407*	WHITE PINE	<i>Pinus strobus</i>	25	FAIR	NO	BRANCH DAMAGE
403*	WHITE PINE	<i>Pinus strobus</i>	28	GOOD	NO	
106	WHITE PINE	<i>Pinus strobus</i>	27	GOOD	NO	
107	SPRUCE	<i>Picea (spp)</i>	29	GOOD	NO	
409*	PIN OAK	<i>Quercus palustris</i>	34	FAIR	YES	BRANCH DAMAGE, TRUNK SPLITS AT 18FT
100	WHITE PINE	<i>Pinus strobus</i>	30	POOR	YES	MAJOR BRANCHES DAMAGED, LEADER DEAD
110	WHITE PINE	<i>Pinus strobus</i>	32	POOR	YES	DAMAGED LEADER AND BRANCHES
111	WHITE PINE	<i>Pinus strobus</i>	36	FAIR	YES	SOME BRANCHES DAMAGED
112	WHITE PINE	<i>Pinus strobus</i>	28	POOR	NO	MAJOR BRANCHES DAMAGED
113	WHITE PINE	<i>Pinus strobus</i>	25	GOOD	NO	
114	WHITE PINE	<i>Pinus strobus</i>	29	GOOD	NO	
115	WHITE PINE	<i>Pinus strobus</i>	24	FAIR	NO	SOME BRANCHES DAMAGED
408*	WHITE PINE	<i>Pinus strobus</i>	26	POOR	NO	EXCESSIVE PRUNING SIDE SHEERED BY UTILITY COMPANY
117	WHITE PINE	<i>Pinus strobus</i>	26	GOOD	NO	
118	WHITE PINE	<i>Pinus strobus</i>	26	FAIR	NO	BROKEN BRANCHES
412*	WHITE PINE	<i>Pinus strobus</i>	29	GOOD	NO	
120	WHITE PINE	<i>Pinus strobus</i>	29	FAIR	NO	BROKEN BRANCHES
411*	SPRUCE	<i>Picea (spp)</i>	25	FAIR	NO	3 LEADERS - SPLITS AT 15FT
122	WHITE PINE	<i>Pinus strobus</i>	26	FAIR	NO	BROKEN BRANCHES
123	WHITE PINE	<i>Pinus strobus</i>	30	GOOD	YES	
124	WHITE PINE	<i>Pinus strobus</i>	29	POOR	NO	VISABLE ROT - DEAD
125	WHITE PINE	<i>Pinus strobus</i>	26	FAIR	NO	BROKEN BRANCHES
413*	WHITE PINE	<i>Pinus strobus</i>	26	FAIR	NO	BROKEN BRANCHES
127	WHITE PINE	<i>Pinus strobus</i>	30	GOOD	YES	
128	WHITE PINE	<i>Pinus strobus</i>	27	GOOD	NO	
414*	WHITE PINE	<i>Pinus strobus</i>	25	FAIR	NO	DOUBLE AT 2FT
415*	WHITE PINE	<i>Pinus strobus</i>	26	FAIR	NO	BROKEN BRANCHES
131	WHITE PINE	<i>Pinus strobus</i>	29	FAIR	NO	BROKEN BRANCHES
132	WHITE PINE	<i>Pinus strobus</i>	33	FAIR	YES	BROKEN BRANCHES
416*	WHITE PINE	<i>Pinus strobus</i>	28	POOR	NO	MAJOR BROKEN BRANCHES
417*	WHITE PINE	<i>Pinus strobus</i>	27	GOOD	NO	
135	WHITE PINE	<i>Pinus strobus</i>	27	FAIR	NO	BROKEN BRANCHES
136	WHITE PINE	<i>Pinus strobus</i>	28	GOOD	NO	
419*	WHITE PINE	<i>Pinus strobus</i>	29	GOOD	NO	
420*	WHITE PINE	<i>Pinus strobus</i>	28	FAIR	NO	SPLIT LEADER
139	WHITE PINE	<i>Pinus strobus</i>	36	FAIR	YES	BROKEN BRANCHES - SPLIT LEADER
140	WHITE PINE	<i>Pinus strobus</i>	24	GOOD	NO	
422*	WHITE PINE	<i>Pinus strobus</i>	26	FAIR	NO	BROKEN BRANCHES
423*	WHITE PINE	<i>Pinus strobus</i>	34	FAIR	YES	LIGHTING DAMAGE TO BRANCHES
424*	AMERICAN SYCAMORE	<i>Platanus occidentalis</i>	50	POOR	YES	MAJOR BROKEN BRANCHES
425*	WHITE PINE	<i>Pinus strobus</i>	30	GOOD	YES	
145	WHITE PINE	<i>Pinus strobus</i>	31	GOOD	YES	
146	WHITE PINE	<i>Pinus strobus</i>	25	FAIR	NO	DOUBLE AT 4FT
147	WHITE PINE	<i>Pinus strobus</i>	25	GOOD	NO	
148	WHITE PINE	<i>Pinus strobus</i>	26	FAIR	NO	BROKEN BRANCHES
149	WHITE PINE	<i>Pinus strobus</i>	32	GOOD	YES	
150	WHITE PINE	<i>Pinus strobus</i>	30	FAIR	YES	SPLIT LEADER
429*	WHITE PINE	<i>Pinus strobus</i>	34	POOR	YES	DAMAGED LEADER AND BRANCHES
152	WHITE PINE	<i>Pinus strobus</i>	30	FAIR	YES	BROKEN BRANCHES
428*	WHITE PINE	<i>Pinus strobus</i>	26	FAIR	NO	BROKEN BRANCHES
154	PIN OAK	<i>Quercus palustris</i>	31	POOR	YES	MAJOR DAMAGED BRANCHES AND LEADER
155	WHITE PINE	<i>Pinus strobus</i>	25	GOOD	NO	
156	WHITE PINE	<i>Pinus strobus</i>	28	GOOD	NO	
157	WHITE PINE	<i>Pinus strobus</i>	31	GOOD	YES	
158	SPRUCE	<i>Picea (spp)</i>	27	GOOD	NO	
159	SPRUCE	<i>Picea (spp)</i>	28	GOOD	NO	
160	SPRUCE	<i>Picea (spp)</i>	26	GOOD	NO	
427*	SPRUCE	<i>Picea (spp)</i>	25	GOOD	NO	
162	SPRUCE	<i>Picea (spp)</i>	28	GOOD	NO	
426*	WHITE PINE	<i>Pinus strobus</i>	24	FAIR	NO	
164	WHITE PINE	<i>Pinus strobus</i>	25	POOR	NO	MAJOR DAMAGED BRANCHES AND LEADER
165	WHITE PINE	<i>Pinus strobus</i>	25	POOR	NO	MAJOR DAMAGED BRANCHES AND LEADER
166	WHITE PINE	<i>Pinus strobus</i>	29	POOR	NO	
167	WHITE PINE	<i>Pinus strobus</i>	32	POOR	YES	2 LEADER @25FT - BROKEN BRANCHES
168	WHITE PINE	<i>Pinus strobus</i>	29	FAIR	NO	BROKEN LEADER
169	WHITE PINE	<i>Pinus strobus</i>	25	FAIR	NO	LOPSIDED CROWN

AFFORESTATION AREA	AREA (ACRES)
1	0.53
2	0.29
3	0.78
4	0.31
5	0.16
6	0.44
7	0.35
TOTAL	2.86
REQUIRED:	2.60

Tag numbers 91 through 169 are significant/specimen trees previously tagged by Soltes and were field verified by Ecotone Inc.
 * Tag numbers 401 through 426 are trees previously tagged by Soltes, were field verified by Ecotone, however the tags have fallen off of the

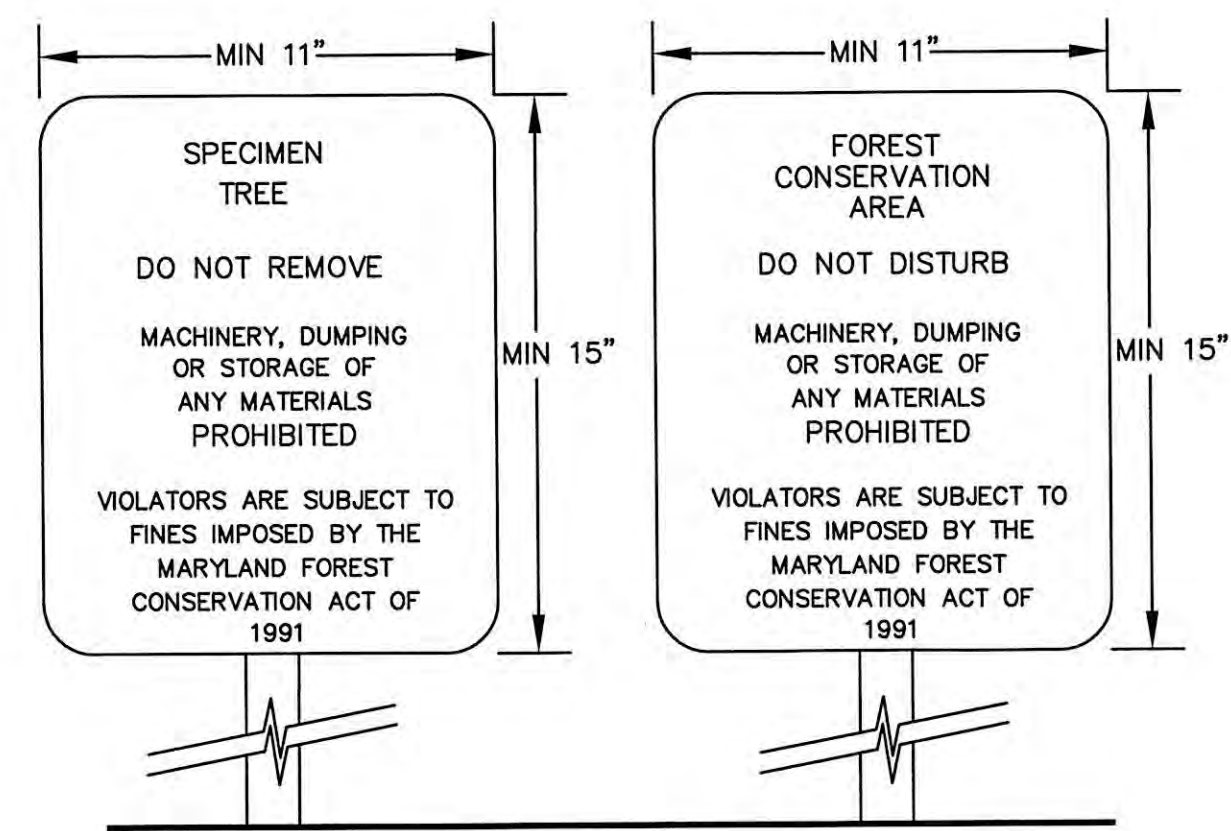


NOTES:

1. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
2. AVOID DAMAGE TO CRITICAL ROOT ZONES OF TREES. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
3. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS WITH FENCE WIRE.
4. FENCE SIGNS, AND THEREFORE, THE TALLER 7 1/2" POSTS, MUST BE PLACED A MINIMUM OF 50' APART AND AT FENCE CORNERS. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FURTHER APART. ATTACHING SIGNS TO TREES IS PROHIBITED.
5. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

WELDED WIRE TREE PROTECTION FENCE

NOT TO SCALE



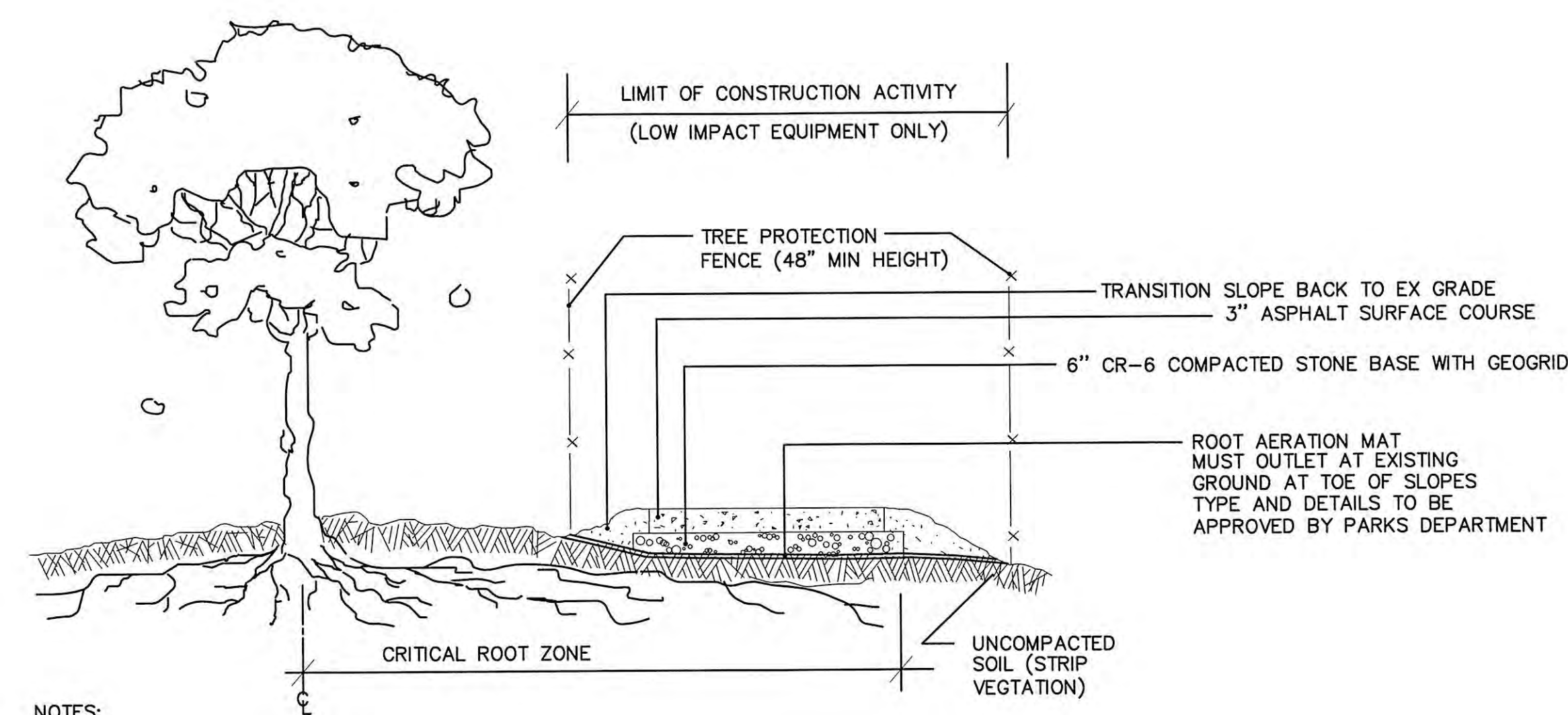
NOTES:

1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FURTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

SOURCE: ADAPTED FROM FOREST CONSERVATION MANUAL, 1991 FIGURE D-4

TREE PROTECTION CONSTRUCTION SIGNS

NOT TO SCALE

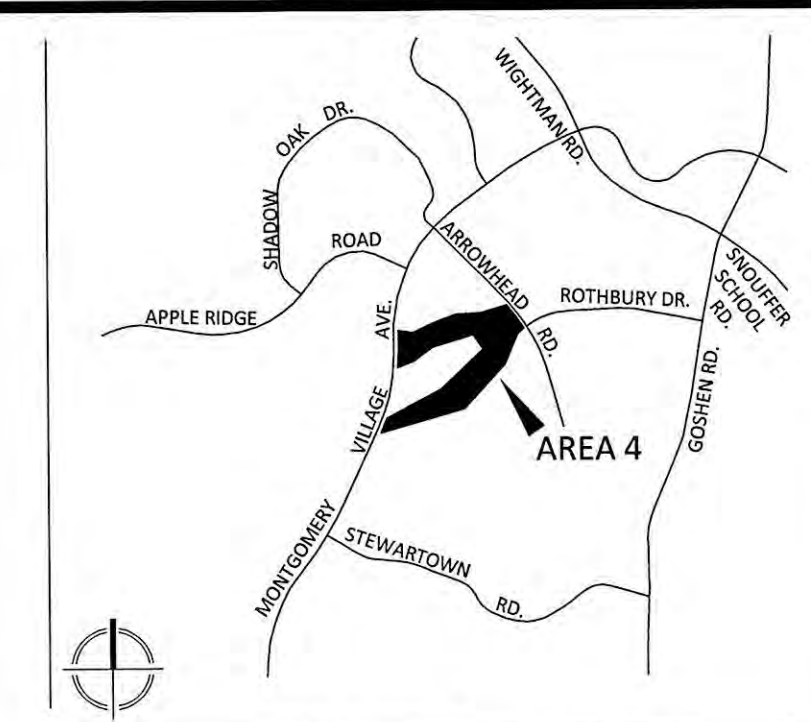


NOTES:

1. Strip vegetation and limit bed preparation (2" max. depth) to protect existing roots.
2. Extreme care of existing trees around roots must be used during construction. Only low-impact construction equipment (smaller machines with rubber tracks) are permitted within critical root zone.
3. Root mat shall be an approved triplanar geonet (ASTM D4439) and geogrid shall be Tensar Geo-Grid BX-4100, or equal.
4. Field location of work shall be determined at pre-construction meeting in coordination with the required attendees; which include (among others) the Planning department inspector, Parks department inspector, the builder's tree care professional, and the DPS sediment control inspector.
5. Contractor shall retain an International Society of Arboriculture Certified Arborist to inspect and certify installation for tree preservation.
6. No equipment shall traverse the area until matting and/or suitable cover has been placed.

ABOVE GRADE AT TRAIL (ROOT AERATION MATTING) DETAIL

NOT TO SCALE



VICINITY MAP
SCALE: 1" = 2000'

VKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2362
GERMANTOWN, MD. MCLEAN, VA.

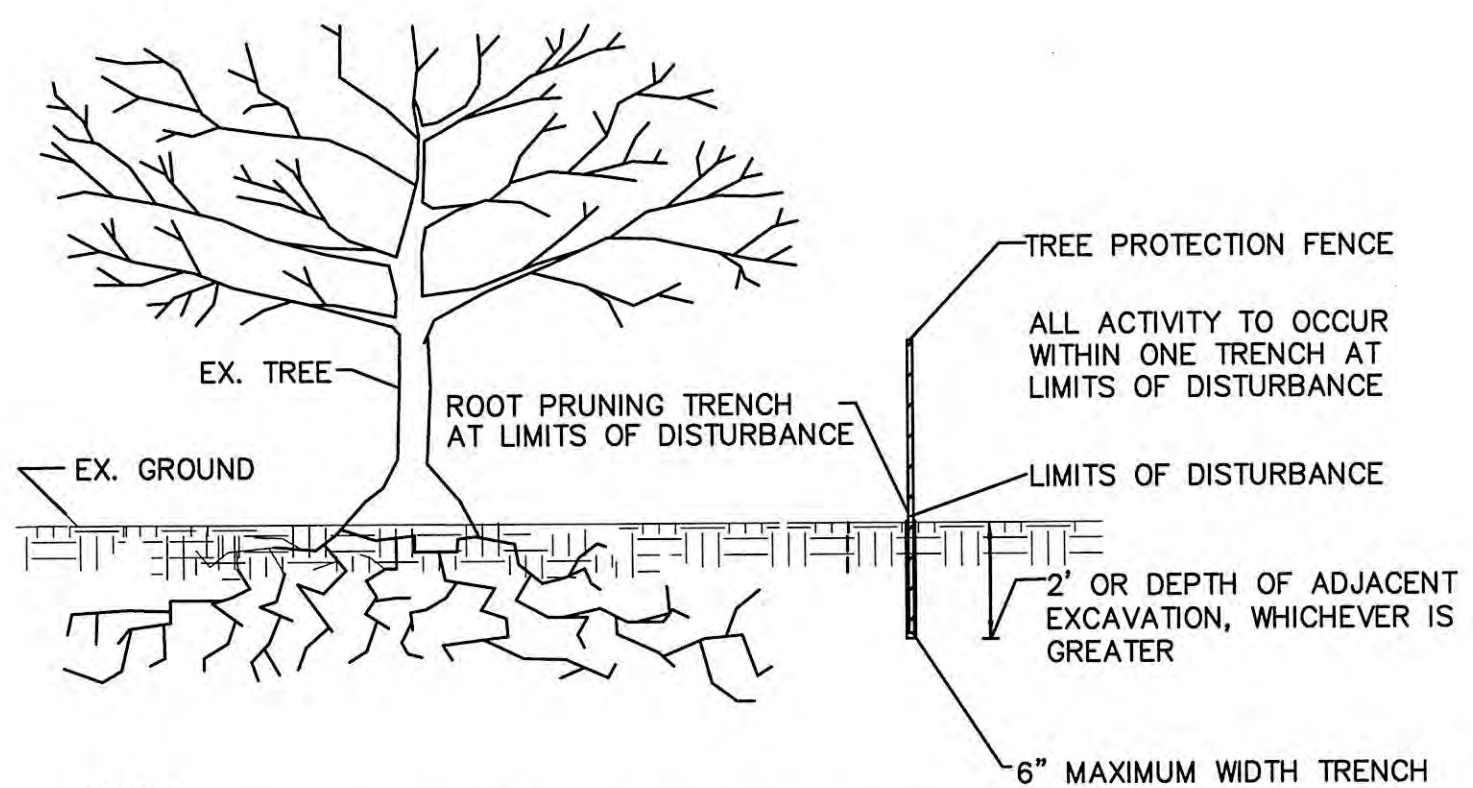
PREPARED FOR:
USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST
c/o MONUMENT REALTY
1700 K Street, NW, Suite 600,
Washington, DC 20006
202.777.2010
RUSSELL HINES

DESIGN CONSULTANTS
ARCHITECTS
TORTI GALLAS AND PARTNERS, INC
1300 Spring Street, Suite 400
Silver Spring, Maryland 20910
301.585.8800
ERIK J. AULESTIA

ATTORNEY
BALLARD SPAHR LLP
4800 Montgomery Lane
Seventh Floor
Bethesda, MD 20814-3401
301.664.6254
ERICA A. LEATHAM

TRAFFIC ENGINEER
WELLS + ASSOCIATES
8730 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301.448.1333
KEVIN BERGER

CIVIL ENGINEER
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
JOHN CLARKE/DODD

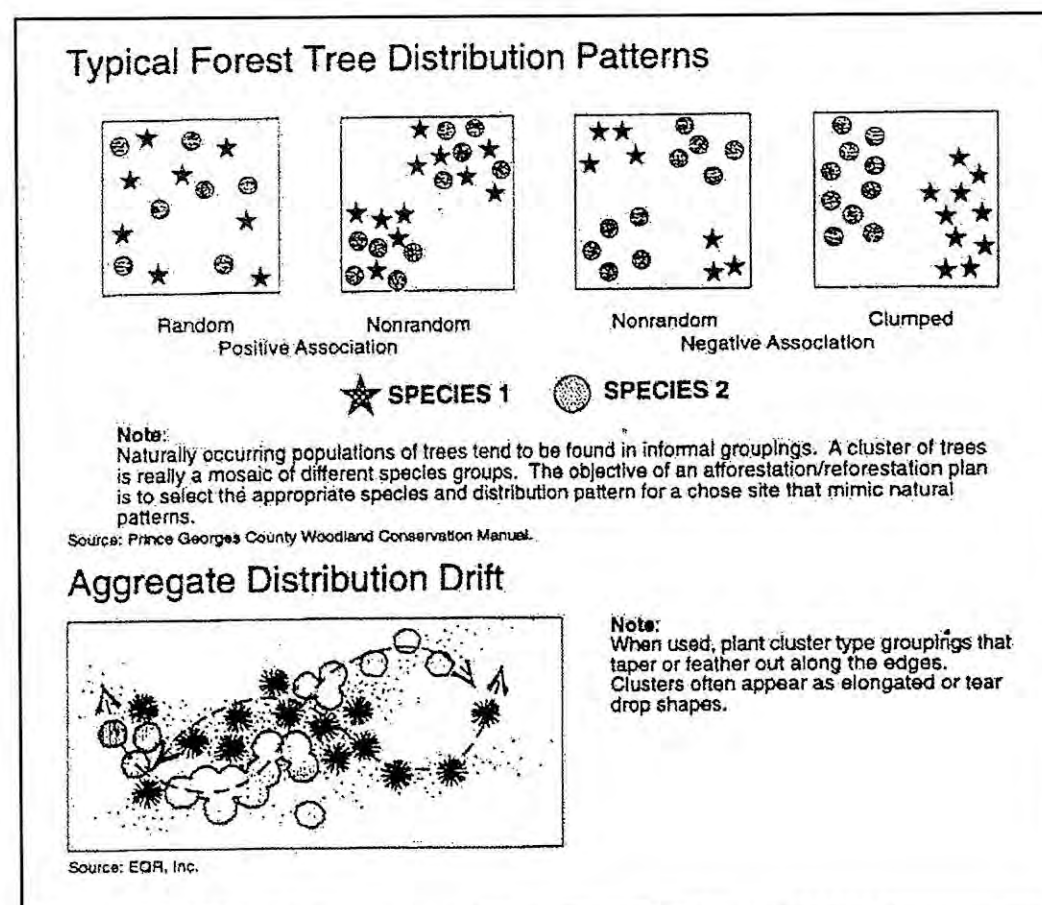


NOTES:

1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS TO BE STAKED, FLAGGED, AND/OR FENCED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
6. ALL ROOT PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED TREE CARE EXPERT (OR AN ISA CERTIFIED ARBORIST LICENSED TO WORK IN THE STATE OF MARYLAND).
7. AREAS OF SHALLOW ROOT PRUNING MAY BE SPECIFIED DURING THE PRE-CONSTRUCTION MEETING.

ROOT PRUNING DETAIL

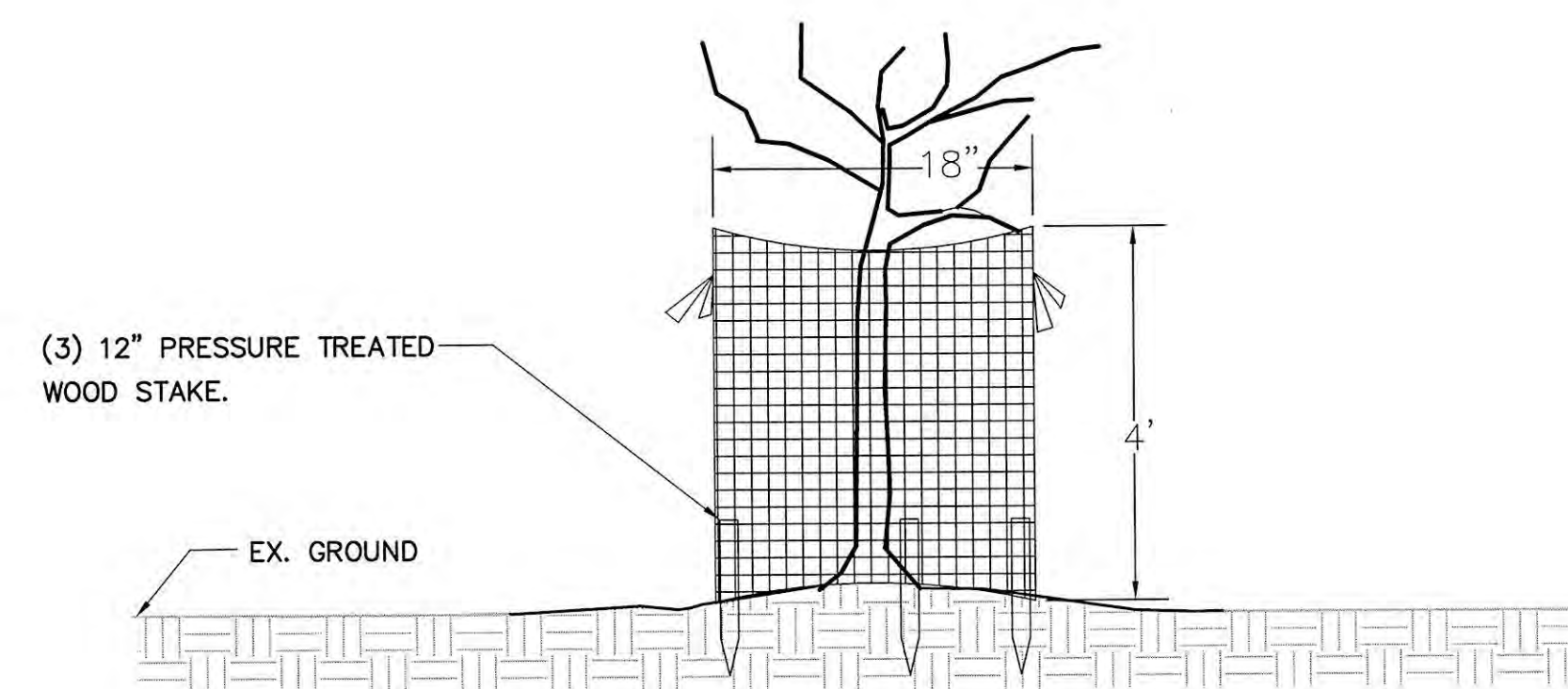
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SOURCE: STATE FOREST CONSERVATION TECHNICAL MANUAL

PLANTING DISTRIBUTION PATTERN

NOT TO SCALE

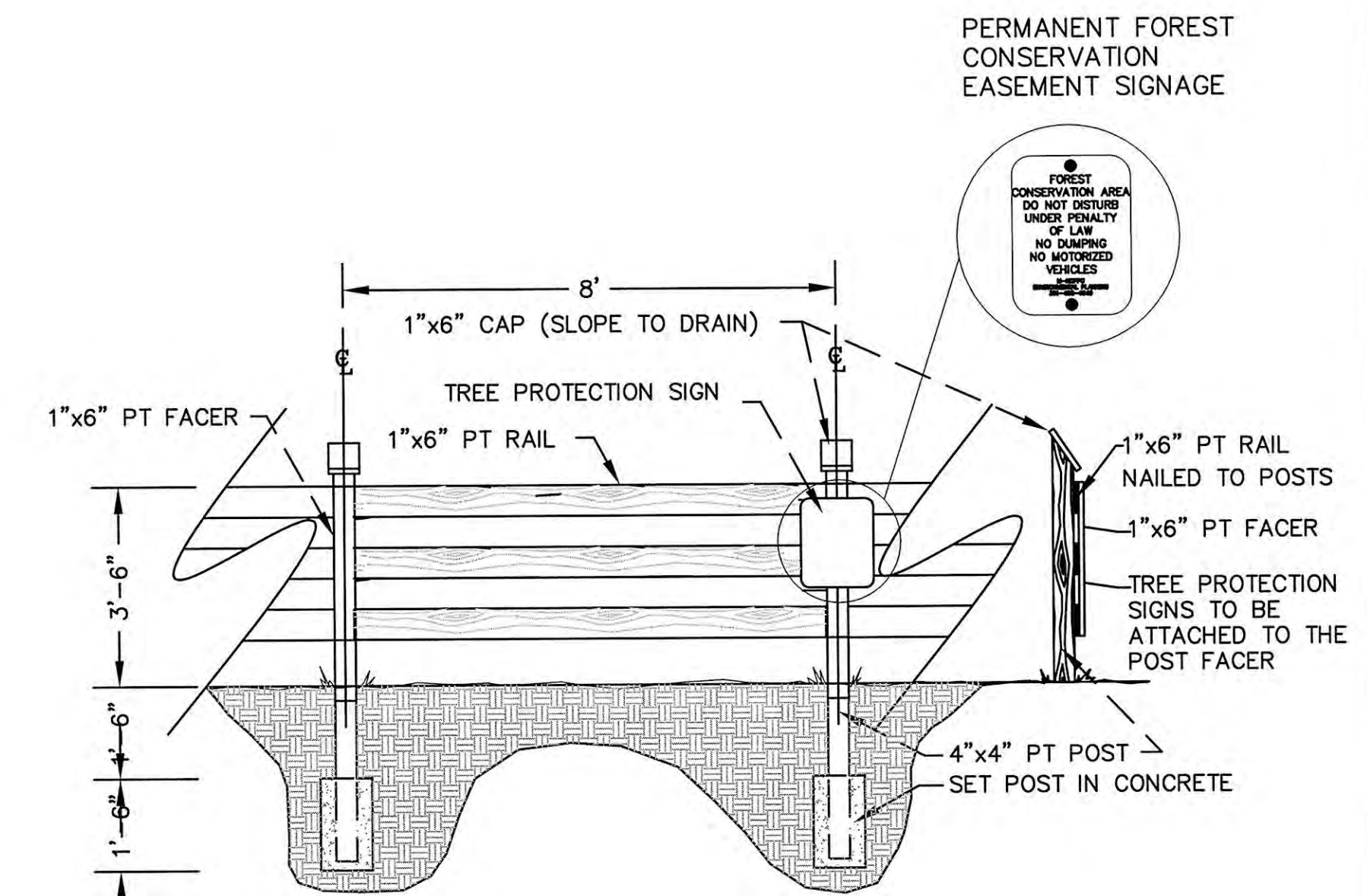


NOTES:

- 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 FOR ENTIRE TWO (2) YEAR MAINTENANCE PERIOD
- 6) ALTERNATE MEASURES OF DEER PROTECTION MAY BE APPROVED BY THE PLANNING DEPARTMENT FOREST CONSERVATION INSPECTOR.

DEER PROTECTION FENCING DETAIL

NOT TO SCALE

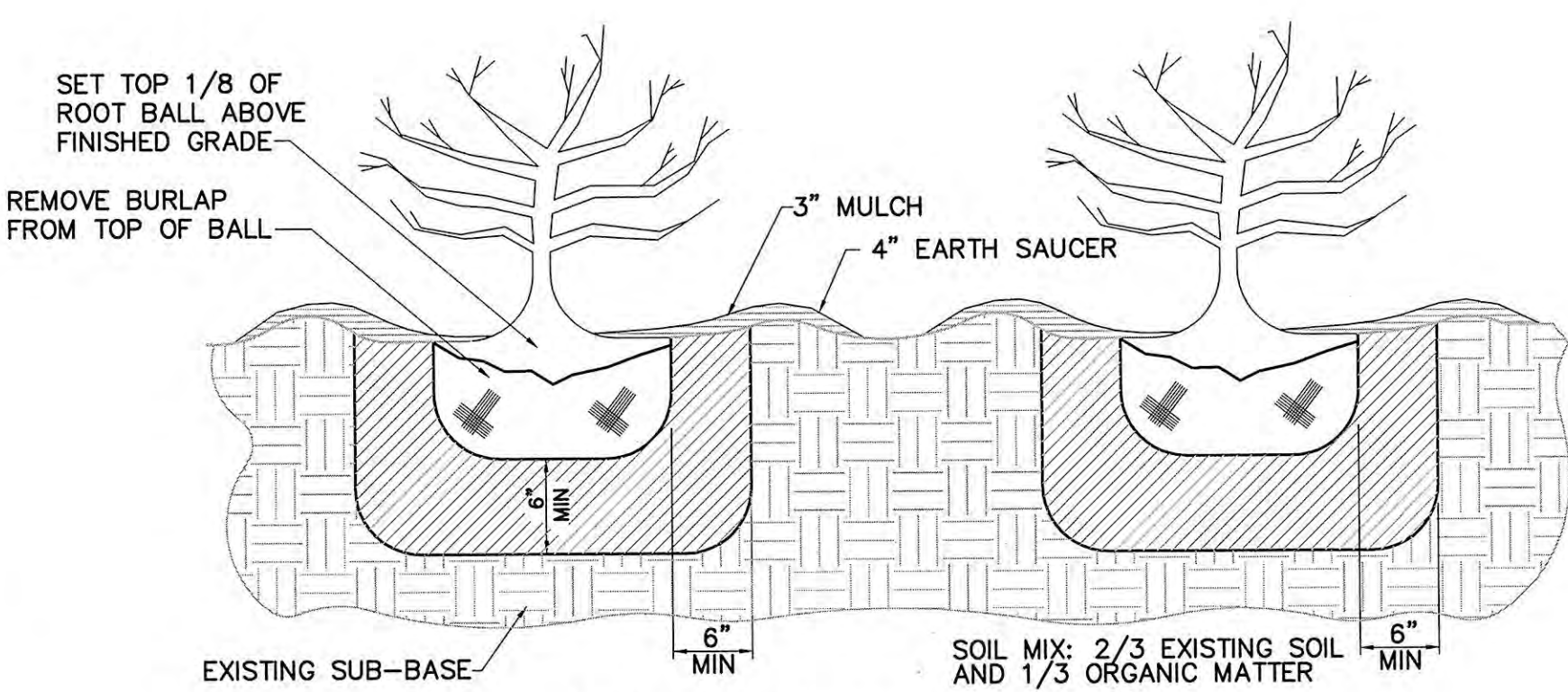


NOTES:

1. FENCE TO BE WOOD TO BE PRESSURE TREATED WOOD.
2. ALL HARDWARE TO BE GALVANIZED.

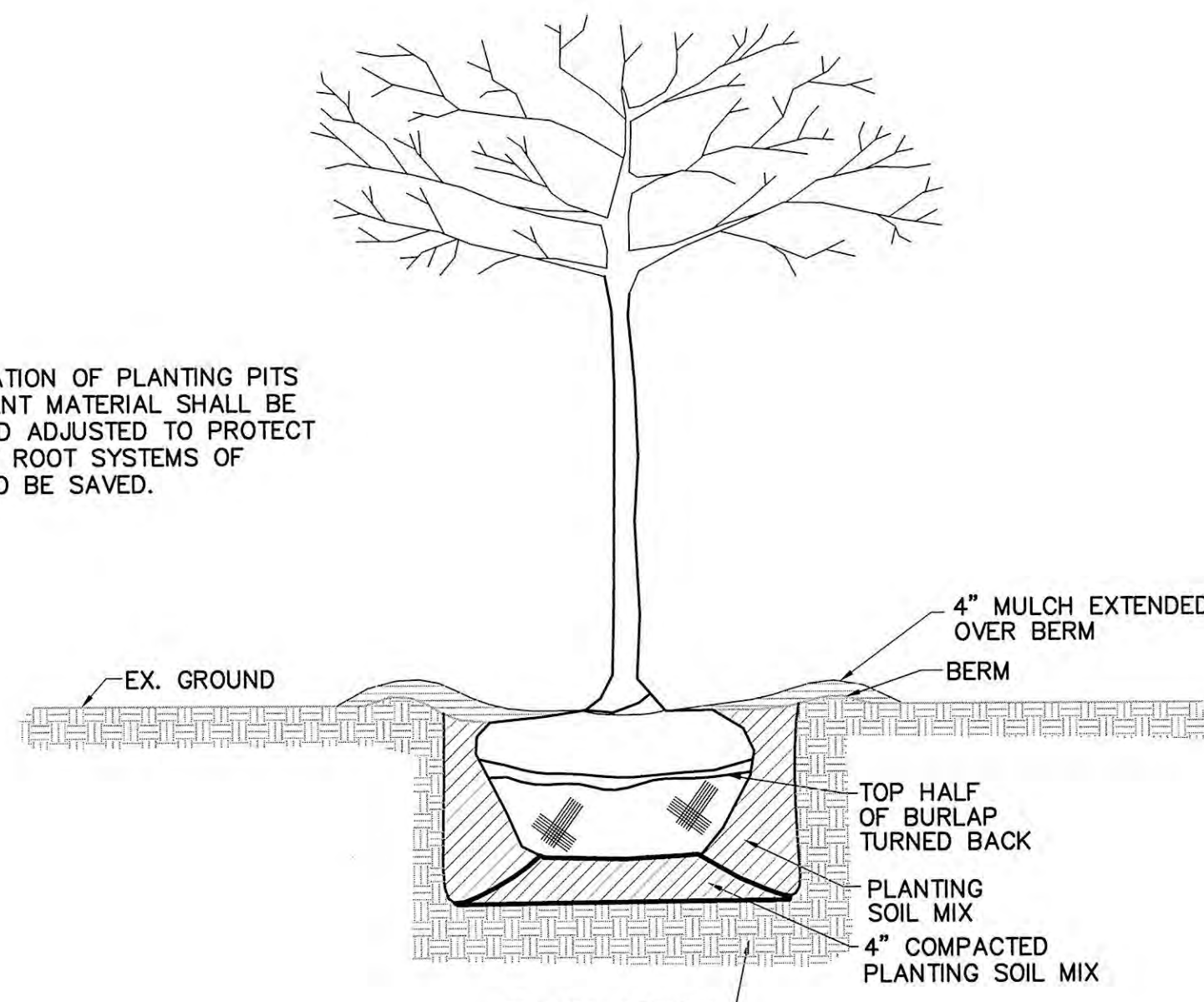
SPLIT RAIL FENCE WITH TREE PROTECTION SIGN

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

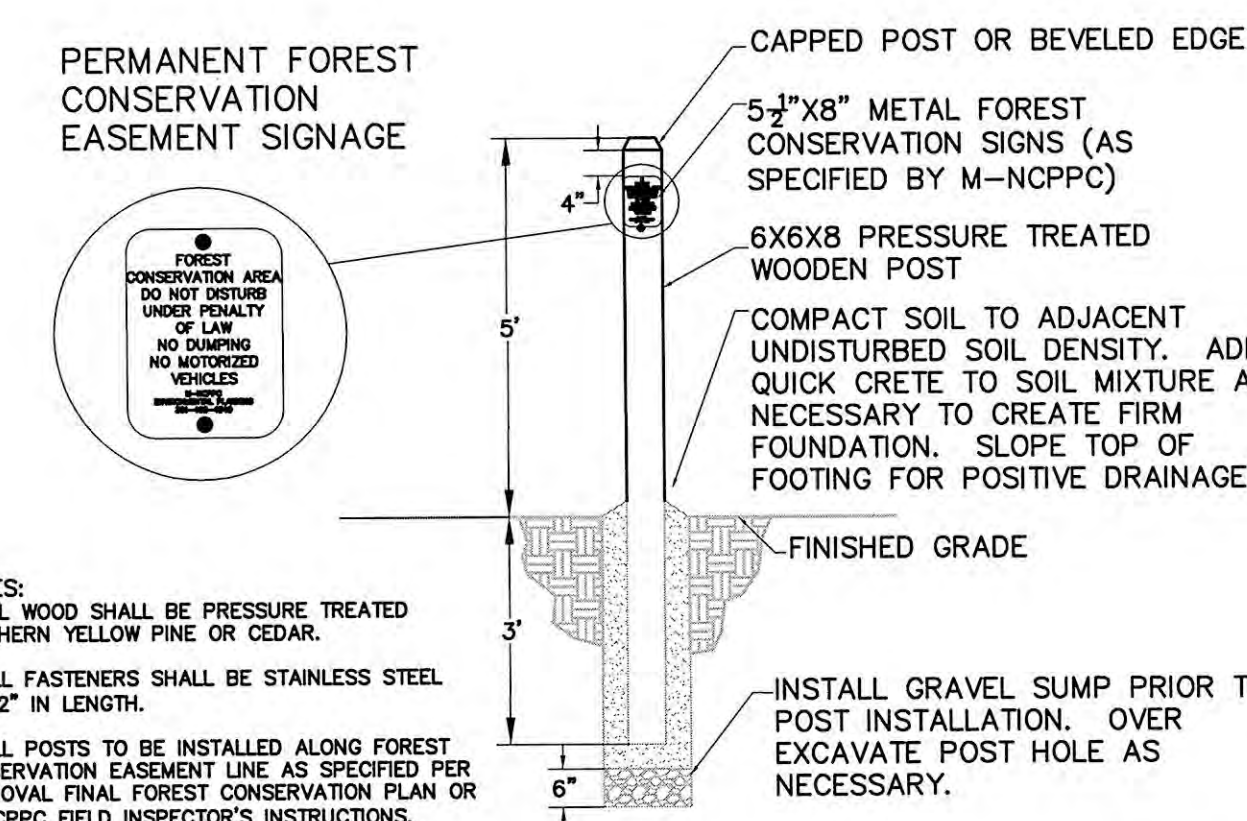


NOTES:

1. THE SIZE AND LOCATION OF PLANTING PITS FOR PROPOSED PLANT MATERIAL SHALL BE MINIMIZED AND FIELD ADJUSTED TO PROTECT AND PRESERVE THE ROOT SYSTEMS OF ADJACENT TREES TO BE SAVED.

TREE PLANTING DETAIL

NOT TO SCALE



NOTES:

1. ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.
2. ALL FASTENERS SHALL BE STAINLESS STEEL 1-1/2" IN LENGTH.
3. ALL POSTS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AS SPECIFIED PER APPROVAL FINAL FOREST CONSERVATION PLAN OR M-NCPCC FIELD INSPECTOR'S INSTRUCTIONS.
4. SIGN BY THE TREE COMPANY STYLE 61" OR APPROVED EQUAL. (www.threetreecompany.com)

PLAN SYMBOL

PERMANENT FOREST CONSERVATION EASEMENT BOUNDARY MARKERS

NOT TO SCALE

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the DPA/EZP Approval No. 15-01, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: USL2 MR Montgomery Village Business Trust
Contact Person: Russell Hines
Address: 1700 K Street, NW, Suite 600, Washington, DC 20006
Phone: 202.777.2010
Signature: _____ Date: _____

DATE	REVISIONS	REVISOR	STAFF COMMENTS
4/6/15			

PROFESSIONAL SEAL
STATE OF MARYLAND
ARCHITECTS
4/10/2015

BLOOM MV AREA IV
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09
TAX MAP: FU342
DPA# 15-01

DETAILS
DRAWN BY: JDC
DESIGNED BY: CSB
DATE ISSUED: 04/06/2015
SHEET NO. PFCP-3

FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call11.com or http://www.msutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY