



Black Hills Site Plan Amendment for Forest Conservation Purposes 82013025B

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Rich Weaver, Planner Supervisor, Area 3, Richard.Weaver@montgomeryplanning.org, 301-495-4544

Kip Reynolds, Chief, Area 3, kipling.reynolds@montgomeryplanning.org, 301-495-4575

EAW
KRR

Staff Report Date: 12/04/15

Description

Site Plan Amendment No. 82013025B: Black Hill

***A. Amended Final Forest Conservation Plan 82013025B**

Dorsey Mill Road, Germantown, Right-of-Way and CR-0.75 zone, Germantown Transit Mixed Use Overlay, Germantown Sector Plan Master Plan.

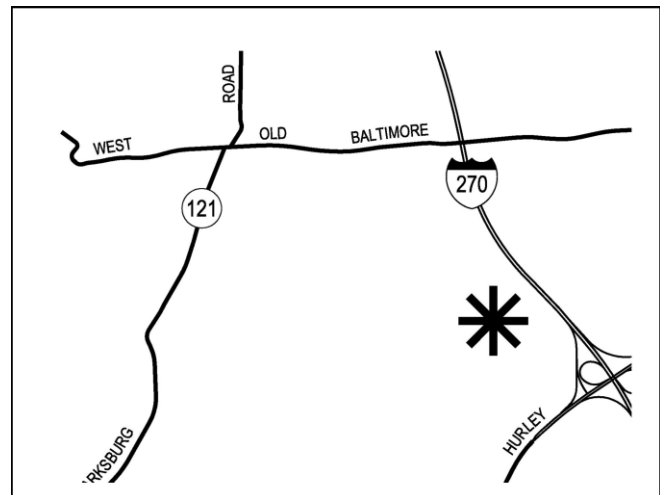
Extension of Dorsey Mill Road from its current terminus just east of I-270, bridging over I-270 and connecting with Century Boulevard on the west.

Staff Recommendation: Approval with no new conditions

Applicant: Montgomery County Department of Transportation

Submittal Date: 10/08/15

Review Basis: Chapter 22A, Forest Conservation Law



Summary

- This limited amendment to site plan 82013025B, Black Hill (formerly Crystal Rock Public Roads Infrastructure) is for forest conservation purposes only. The amendment is needed to allow for the construction of Dorsey Mill Road onto the west side of I-270, Mandatory Referral, plan number MR2016007.
- Construction of the roadway on the eastside of I-270 was granted an exemption from submitting a forest conservation plan on September 16, 2015, plan number 42016026E.

STAFF RECOMMENDATION

- **APPROVAL** of the Amended Final Forest Conservation Plan 82013025B with no new conditions.

DISCUSSION

This project is subject to a mandatory referral, plan number MR2016007, and is for the extension of Dorsey Mill Road from the Milestone development at Observation Drive on the east side of I-270, bridging over I-270 and terminating with the intersection of Century Boulevard/Crystal Rock Drive in the Crystal Hill development on the west side of I-270. This Staff Report only addresses the forest conservation requirements for that portion of the project on the west side of I-270 where the mandatory referral project will intersect with the approved Final Forest Conservation Plan (FFCP) for the Black Hill subdivision. The Black Rock FFCP must be amended to reflect the grading and construction of Dorsey Mill Road within the confines of that FFCP boundary. The remainder of the roadway project is covered by a Forest Conservation Exemption Plan (42016026E).

Forest Conservation

The Dorsey Mill Road Extension project is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the Montgomery County Code) under section 22A-4(d) *“a government entity subject to mandatory referral on a tract of land 40,000 square feet or larger...”* The project site on the west side of I-270 and within the Black Hill (formerly Crystal Rock Public Roads Infrastructure) development is 6.41 acres in size and contains no forest within the proposed limits of disturbance (LOD) (Figure 1).



Figure 1: 2015 Aerial Image of project site west of I-270

When the Planning Board approved the FFCP for the Crystal Rock Public Roads Infrastructure (820130250) dated August 1, 2013 (Figure 2) the roadway design and grading had not been worked out. It was understood at the time that once the design for the roadway was complete the FFCP would be amended to show those changes.

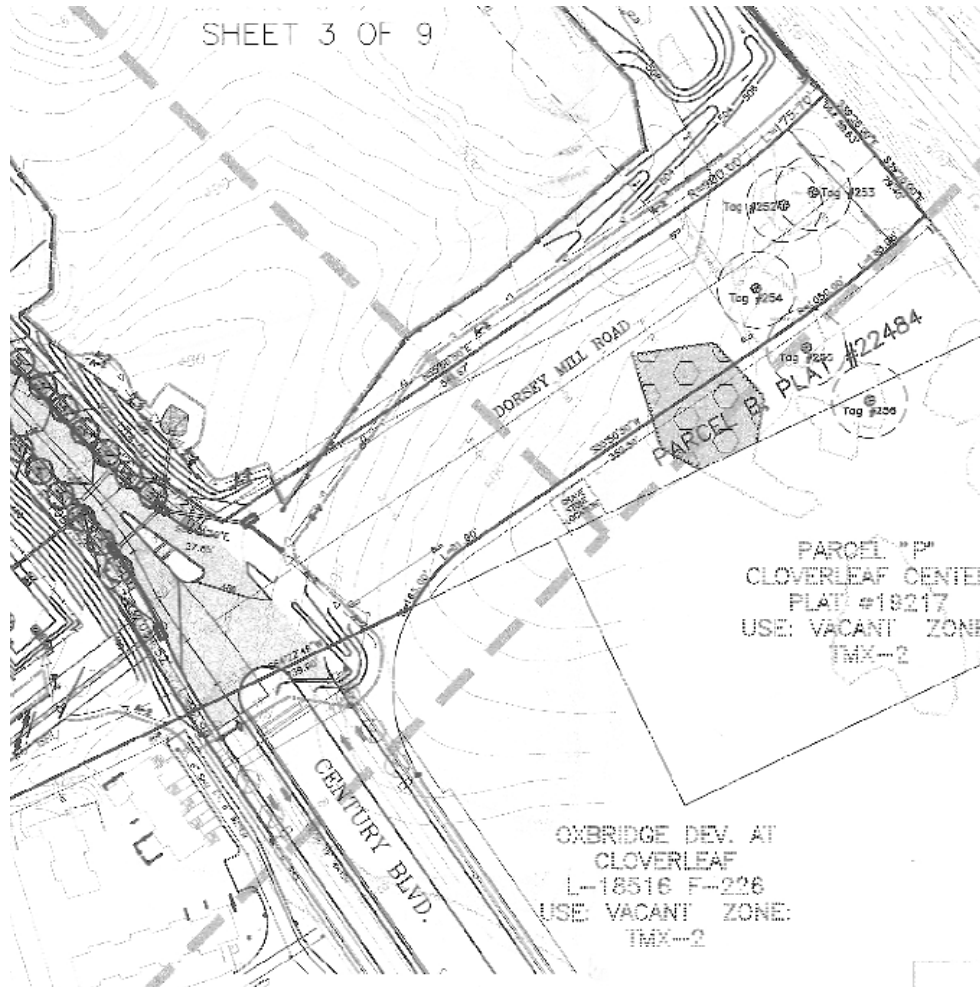


Figure 2: Approved (existing) Final Forest Conservation Plan dated August 1, 2013

The Applicant has submitted an amendment to the Black Hill FFCP designated No. 82013025B (Figure 3) to update the plan with final grading and roadway design as required under 22A.00.01.09.B of the Forest Conservation Regulations. This amendment does not affect any existing forest nor does it change the planting/retention requirements for the overall Black Hill FFCP. The only changes to the approved Black Hill FFCP are to add the grading, pavement and LOD depicted in Figure 3 below.

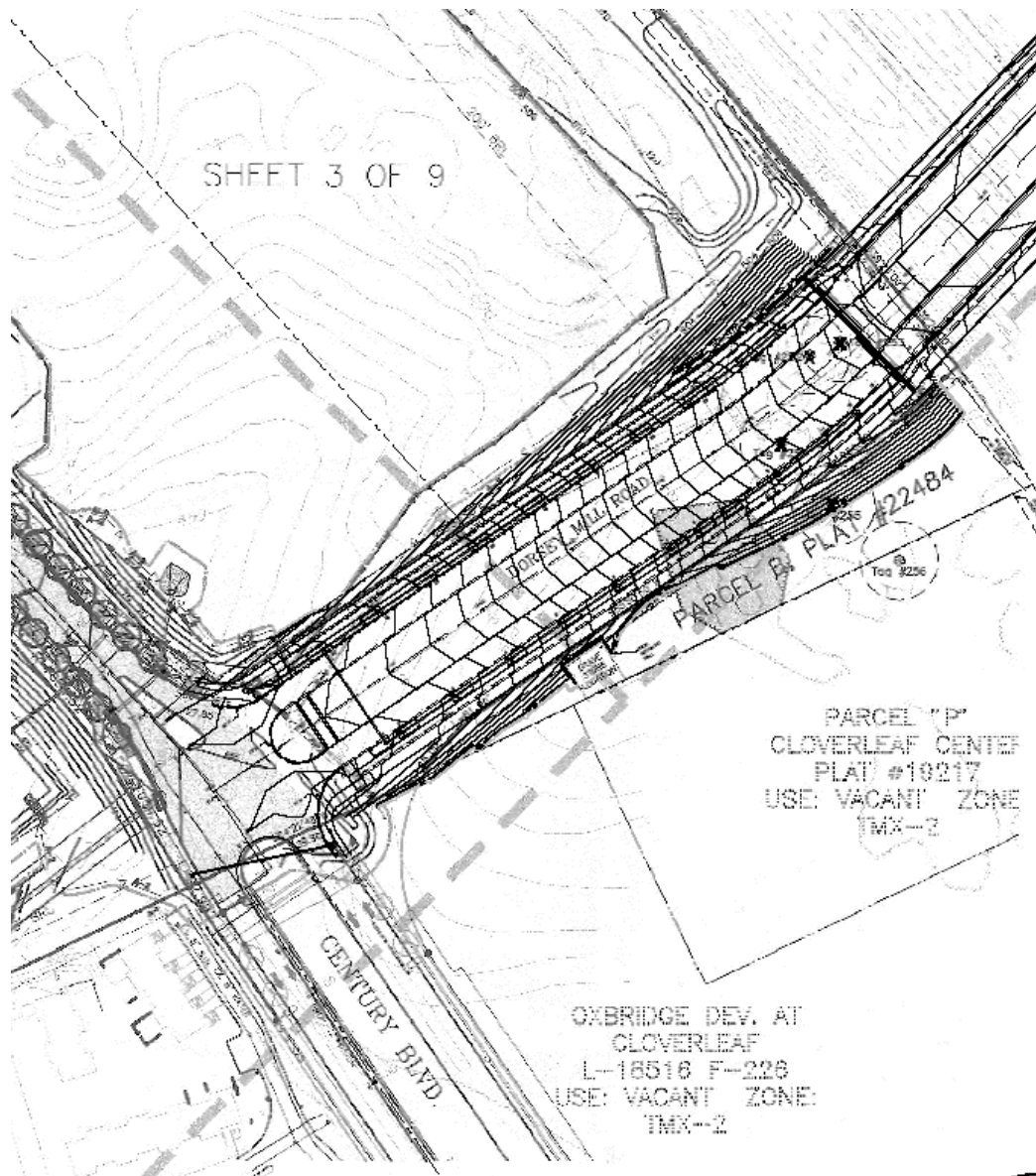


Figure 3: Proposed Final Forest Conservation Plan dated October 30, 2015

COMMUNITY OUTREACH

Each application, MR2016007 and 82013025B, were submitted and noticed in accordance with all Planning Board adopted procedures. As of the date of this report, Staff has not received any correspondence regarding either application. Any correspondence received after posting of the Staff Report will be forwarded to the Planning Board for discussion at the hearing.

CONCLUSION

The Black Hill FFCP amendment (82013025B), meets all applicable requirements of Chapter 22A of the County Code (Forest Conservation Law). Staff recommends the Planning Board approve the Black Hills FFCP amendment (82013025B) with no additional conditions required.

Attachments

Attachment A – Approved Original Final Forest Conservation Plan (820130250)

Attachment B – Amended Final Forest Conservation Plan (82013025B)

ATTACHMENT A

NATURAL SURFACE PATH LOCATION TO BE ADJUSTED IN THE FIELD, IN COORDINATION WITH M-NCP&PC PARKS DEPARTMENT AND PLANNING DEPARTMENT.

M-NCP&PC
L-12755 F-384
2,795,981 S.F. or 64.19 AC.
USE: BLACK HILLS REGIONAL PARK
ZONE T-S

WSSC
L-18931 F-321
L-18977 F-233
USE: SEWER PUMP STATION
ZONE T-S

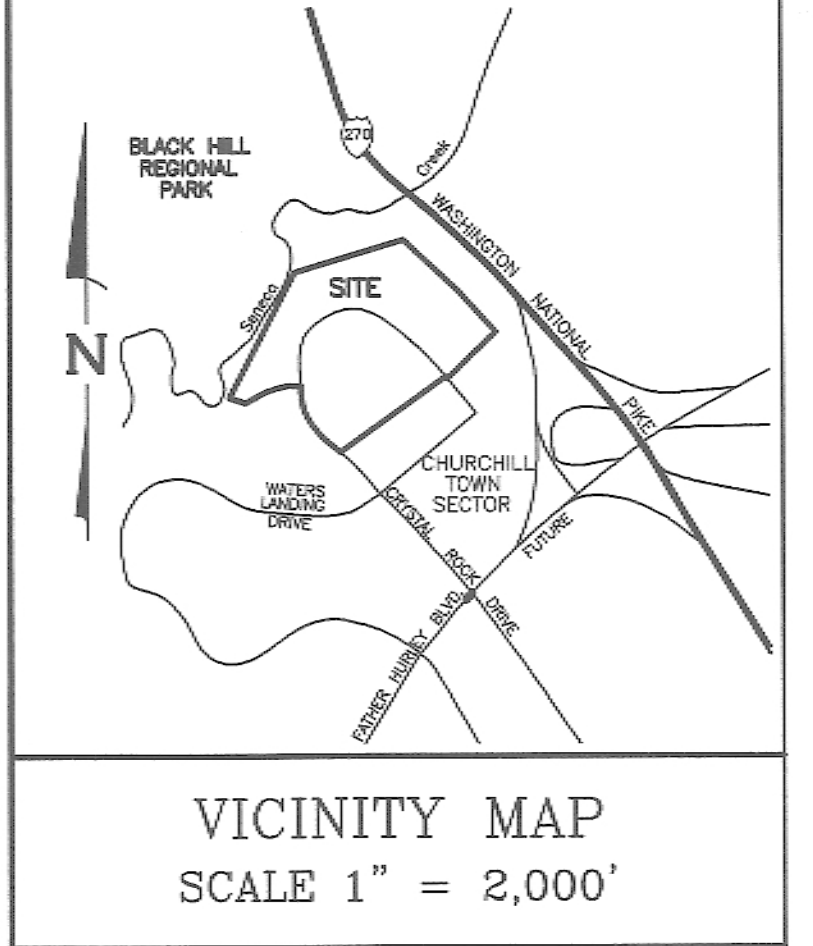
PARCEL "N"
CHURCHILL TOWN SECTOR
PLAT #17603
USE: MULTIFAMILY OPEN SPACE

FOREST STAND #	STAND SIZE (SF / AC)	FOREST TO BE REMOVED (SF / AC)
1	201,777 / 4.63	201,777 / 4.63
2	1,477,627 / 33.92	348,358 / 8.00
3	310,552 / 7.13	310,552 / 7.13
4	309,141 / 7.10	309,141 / 7.10
5	209,786 / 4.81	168,926 / 3.88
6	317,024 / 7.28	10,228 / 0.23
7	9,974 / 0.23	9,974 / 0.23
TOTALS	2,835,881 / 65.10	1,358,956 / 31.20



LEGEND

- ☆ SPECIMEN TREE
- FOREST TREE
- FOREST BOUNDARY
- TREE COVER
- ⊗ Tree to be Removed
- Limit of Disturbance (road/grading)
- Limit of Disturbance (sewer)
- STREAM VALLEY BUFFER
- STREAM/WATER
- WETLAND
- WETLAND BUFFER
- FLOOD PLAN BRL
- FLOOD PLAN
- TREE PROTECTION FENCE, ROOT PRUNING, & TEMPORARY TREE PROTECTION SIGNAGE (AS SHOWN IN TREE FENCE DETAIL)
- Critical Root Zone Radius = 1.5 Feet per Inch DBH
- SF Silt Fence
- SSF Super Silt Fence
- Earth Dike
- EXISTING FOREST TO REMAIN CATEGORY I
- FOREST TO BE REMOVED



FOREST CONSERVATION WORKSHEET
FAR NORTH VILLAGE 5-Aug-2013

NET TRACT AREA:		
A. Total tract area		108.08
B. Land dedication acres (seas, county facility, etc.)		0.00
C. Land dedication for roads or utilities (not being constructed by this plan)		0.00
D. Area to remain in commercial agricultural production/lease		0.00
E. Other deductions (specify)		0.00
F. Net Tract Area		108.08

LAND USE CATEGORY: (from "Tree Technical Manual")
Input the number "1" under the appropriate land use.
Limit to only one entry.

ARA	MDR	EA	HDR	MPD	C/A
0	0	0	0	1	0

G. Afforestation Threshold = 15% x F = 16.21
H. Conservation Threshold = 20% x F = 21.62

EXISTING FOREST COVER:

L. Existing forest cover	85.10
J. Area of forest above afforestation threshold	43.89
K. Area of forest above conservation threshold	43.48

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	30.31
M. Clearing permitted without mitigation	34.79

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	31.20
O. Total area of forest to be retained	33.90

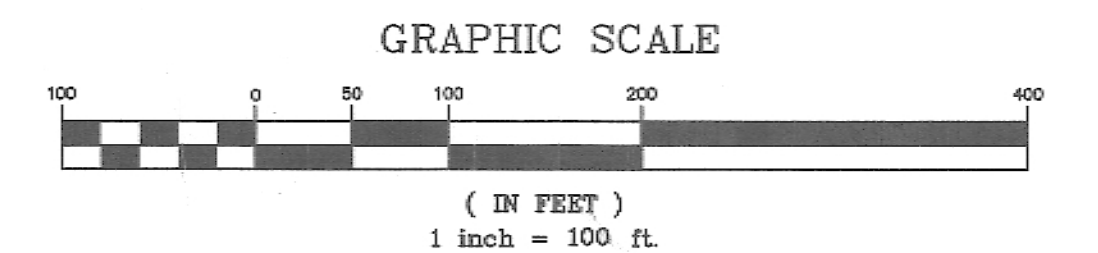
PLANTING REQUIREMENTS:

P. Replantation for clearing above conservation threshold	7.80
Q. Replantation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	12.28
S. Total replantation required	0.00
T. Total afforestation required	0.00
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total replantation and afforestation required	0.00

NOTES:
1. ALL FOREST RETAINED WILL BE PROTECTED WITH A CATEGORY I FOREST CONSERVATION EASEMENT.

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 820180250 including financial bonding, forest planting, and other appropriate agreements.

Developer's Name: North Village - 270 Ltd Partnership
Contact Person or Officer: James D. Palcoro
Address: 2000 Tower Oaks Blvd., 8th floor, Rockville, MD 20852
Phone and Email: 301-592-2644; jpalcoro@berner.com
Signature: [Signature]



QUALIFIED PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

DATE: 6/12/13
FRANK C. JOHNSON
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES COMAR 08.18.06.01

OWNER/DEVELOPER
NORTH VILLAGE - 270 LTD PARTNERSHIP
C/O LERNER ENTERPRISES
2000 TOWER OAKS BLVD., 8TH FL.
ROCKVILLE, MD 20852
PHONE: 301-284-6000

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Final Forest Conservation Plan
APPROVAL
Plan No. 820180250
Signature: [Signature] 6/14/2013 Date

REVISIONS

NO.	DATE	DESCRIPTION	BY

TAX MAP EV 31 WSSC 229 NW 13

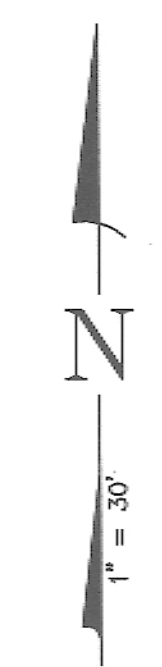
FINAL FOREST CONSERVATION PLAN - COMPOSITE SHEET
CRYSTAL ROCK PUBLIC ROADS INFRASTRUCTURE PLAN
CRYSTAL ROCK
CHURCHILL TOWN SECTOR GERMANTOWN
2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Prof. Mgr. MDP
Designer FCJ
Date Scale 6-12-13 1" = 100'
Project No. 10-102-12
Sheet 1 of 9

11/10/2013 10:50:55 AM James, Hendricks & Glascock, P.A.

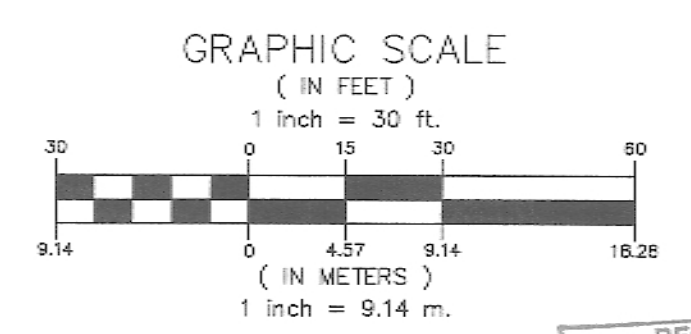


EAST BOUND LANES →



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Final Forest Conservation Plan APPROVAL

Plan No. 87030250
Signature: [Signature] Date: 6/14/13



RECEIVED M-NCPPC JUN 12 2013 MONTGOMERY COUNTY PLANNING DEPARTMENT

LEGEND

	SIGNIFICANT TREE		TREE COVER
	SPECIMEN TREE		FOREST BOUNDARY
	SIGNIFICANT & SPECIMEN TREES TO BE REMOVED		EXISTING FOREST TO REMAIN CATEGORY I
	CRITICAL ROOT ZONE RADIUS = 1.5 FEET PER INCH DBH		FOREST TO BE REMOVED
	LIMIT OF DISTURBANCE (road/grading)		TREE PROTECTION FENCE, ROOT PRUNING, & TEMPORARY TREE PROTECTION SIGNAGE (AS SHOWN IN TREE FENCE DETAIL)
SF — SF	Silt Fence		Earth Dike
SSF — SSF	Super Silt Fence		

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 87030250, including, without limitation, forest planting, maintenance, and all other appropriate agreements.

Developer's Name: Narrin Village-270 Ltd Partnership
 Contact Person or Owner: James D. Pollock
 Address: 2000 Tower Oaks Blvd., 8th floor, Rockville, MD 20852
 Phone and Email: 301-892-2638 jpollock@narrin.com
 Signature: [Signature]

QUALIFIED PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

DATE: 6/12/13
 Signature: [Signature]
 FRANK C. JOHNSON
 RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

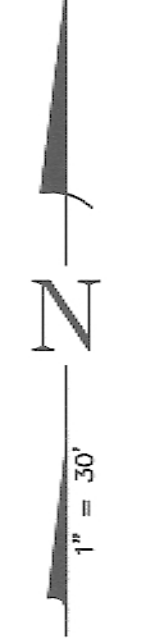
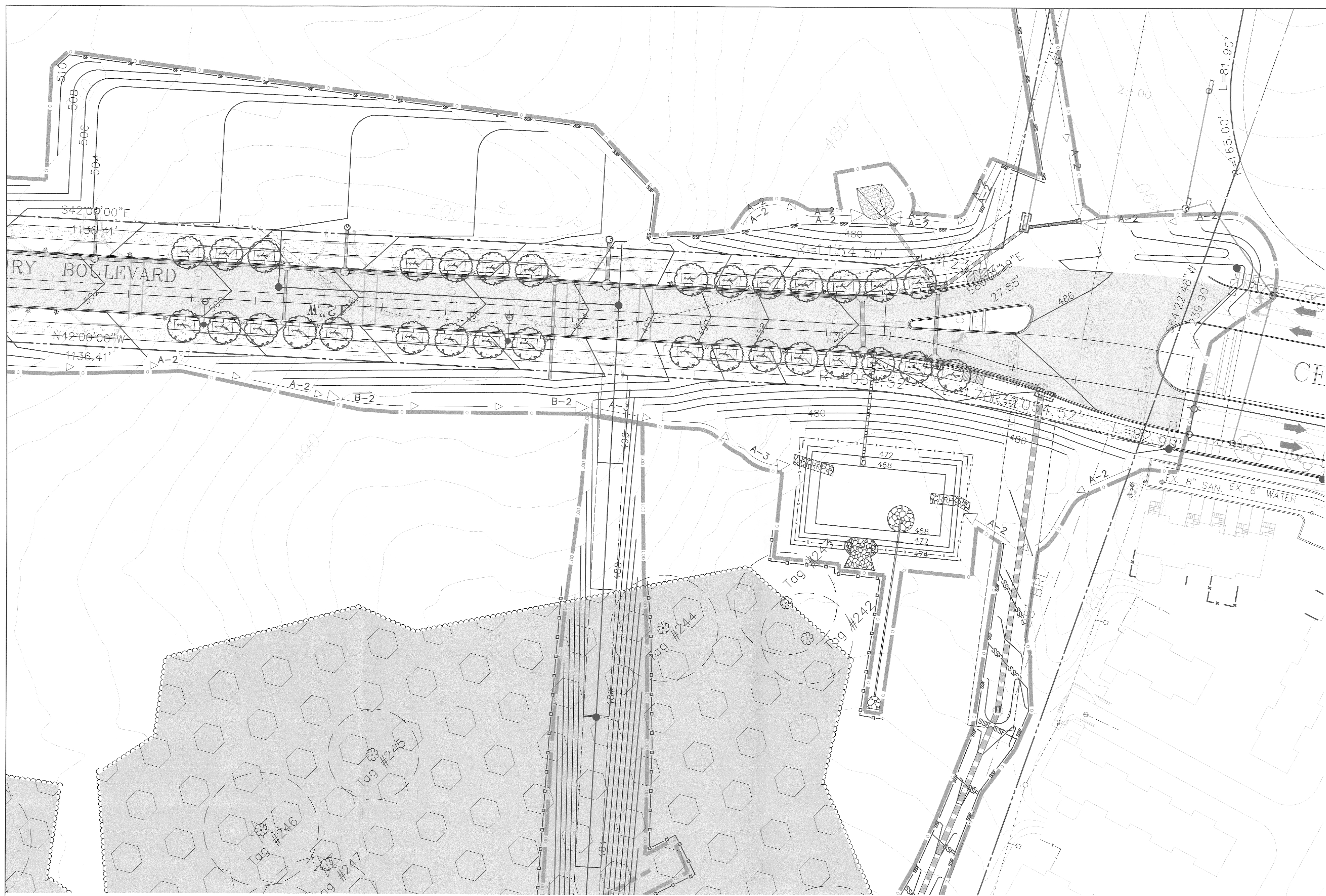
FINAL FOREST CONSERVATION PLAN
CRYSTAL ROCK PUBLIC ROADS INFRASTRUCTURE PLAN
CHURCHILL TOWN SECTOR GERMANTOWN
2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors

8220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886-1279
Phone: 301.670.0840
Fax: 301.948.0693
www.mhga.com

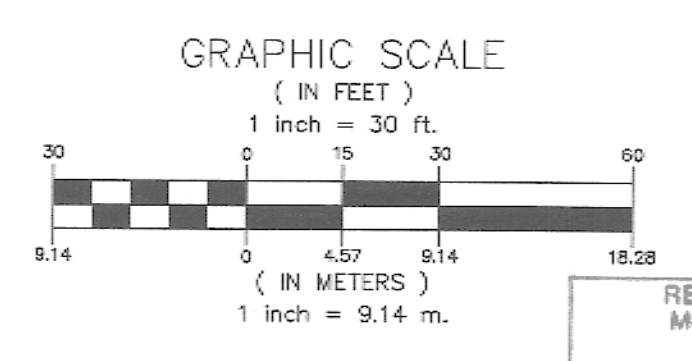
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Date 6-12-13	Scale 1" = 30'
Project No. 10-102-12	Sheet 3 of 9

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
Final Forest Conservation Plan
APPROVAL

Plan No. 820130250
Signature: *[Signature]* Date: 6/11/13



RECEIVED
JUN 12 2013
MONTGOMERY COUNTY
PLANNING DEPARTMENT

FINAL FOREST CONSERVATION PLAN
CRYSTAL ROCK PUBLIC ROADS INFRASTRUCTURE PLAN
CRYSTAL ROCK
CHURCHILL TOWN SECTOR GERMANTOWN
2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

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9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1278
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr.	Designer
MDP	FCJ
Date	Scale
6-12-13	1" = 30'
Project No.	Sheet
10-102-12	5 of 9

LEGEND	
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	SPECIMEN TREE
	SIGNIFICANT & SPECIMEN TREES TO BE REMOVED
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	LIMIT OF DISTURBANCE (road/grading)
	LIMIT OF DISTURBANCE (sewer)
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	TREE COVER
	FOREST BOUNDARY
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	Earth Dike

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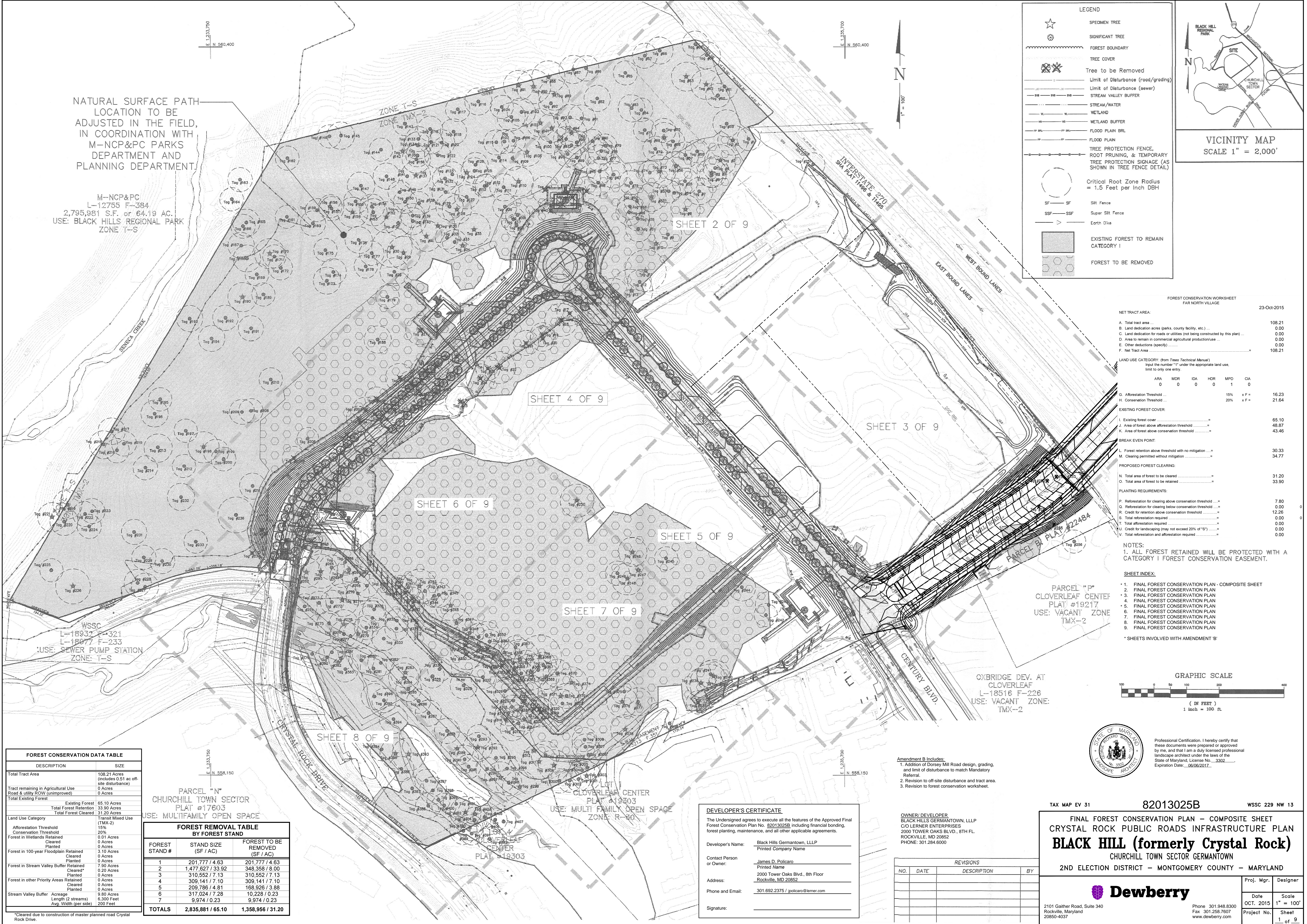
Developer's Name: North Village - 270 Ltd Partnership
Village
Contact Person or Owner: James D. Pellicco
Address: 2030 Tower Oaks Blvd., 8th floor
Rockville, MD 20852
Phone and Email: 301-692-2691; jpellicco@nvl.com
Signature: *[Signature]*

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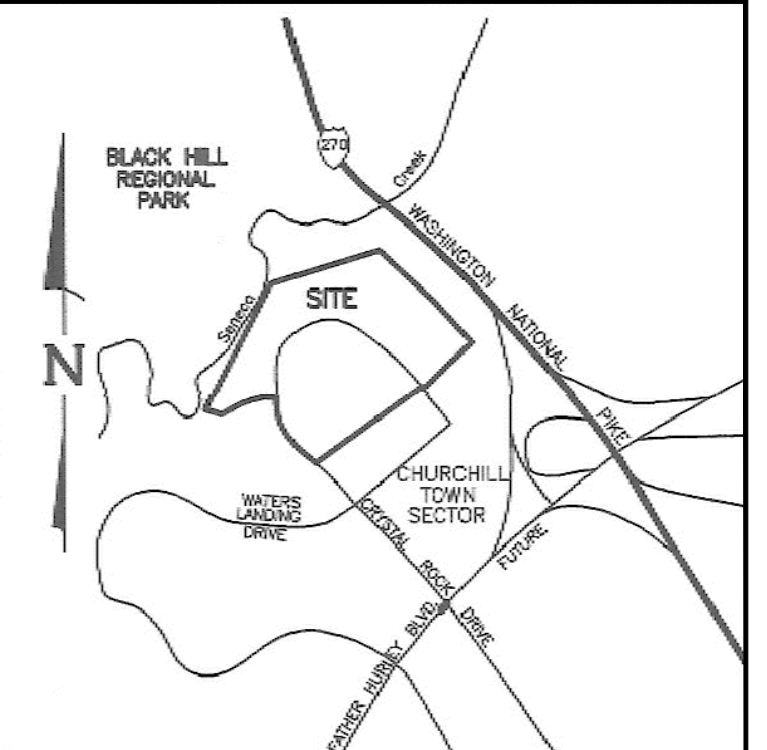
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ATTACHMENT B



LEGEND

- SPECIMEN TREE
- SIGNIFICANT TREE
- FOREST BOUNDARY
- TREE COVER
- Tree to be Removed
- Limit of Disturbance (road/grading)
- Limit of Disturbance (sewer)
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- STREAM/WATER
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- EXISTING FOREST TO REMAIN CATEGORY I
- FOREST TO BE REMOVED



VICINITY MAP
SCALE 1" = 2,000'

FOREST CONSERVATION WORKSHEET
FAR NORTH VILLAGE
23-Oct-2015

NET TRACT AREA:

A. Total tract area	108.21
B. Land dedication acres (parks, county facility, etc.)	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)	0.00
D. Area to remain in commercial agricultural production use	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area	108.21

LAND USE CATEGORY (from Tree Technical Manual)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MCR	IDA	HR	MPD	CIA
0	0	0	0	1	0

G. Afforestation Threshold 15% x F = 16.23
H. Conservation Threshold 20% x F = 21.64

EXISTING FOREST COVER:

I. Existing forest cover	65.10
J. Area of forest above afforestation threshold	48.87
K. Area of forest above conservation threshold	43.46

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	30.33
M. Clearing permitted without mitigation	34.77

PROPOSED FOREST CLEARING:

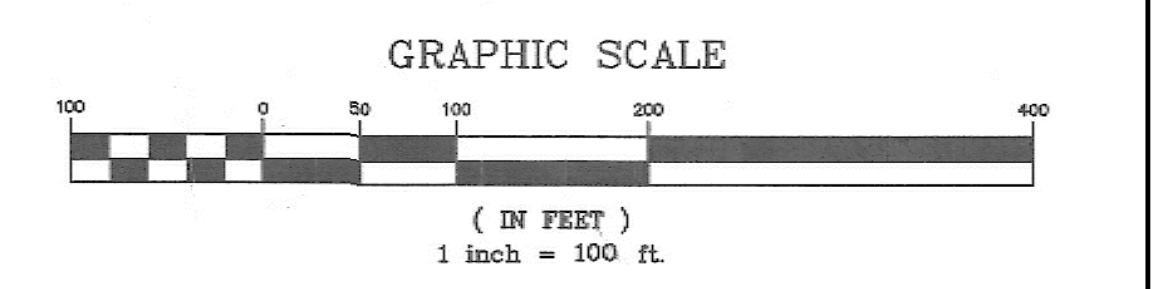
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O. Total area of forest to be retained	33.90

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S. Total reforestation required	0.00
T. Total afforestation required	0.00
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.00

NOTES:
1. ALL FOREST RETAINED WILL BE PROTECTED WITH A CATEGORY I FOREST CONSERVATION EASEMENT.

- SHEET INDEX:
- 1. FINAL FOREST CONSERVATION PLAN - COMPOSITE SHEET
 - 2. FINAL FOREST CONSERVATION PLAN
 - 3. FINAL FOREST CONSERVATION PLAN
 - 4. FINAL FOREST CONSERVATION PLAN
 - 5. FINAL FOREST CONSERVATION PLAN
 - 6. FINAL FOREST CONSERVATION PLAN
 - 7. FINAL FOREST CONSERVATION PLAN
 - 8. FINAL FOREST CONSERVATION PLAN
 - 9. FINAL FOREST CONSERVATION PLAN
- * SHEETS INVOLVED WITH AMENDMENT 'B'



NATURAL SURFACE PATH LOCATION TO BE ADJUSTED IN THE FIELD, IN COORDINATION WITH M-NCP&PC PARKS DEPARTMENT AND PLANNING DEPARTMENT.

M-NCP&PC
L-12755 F-384
2,795,981 S.F. or 64.19 AC.
USE: BLACK HILLS REGIONAL PARK
ZONE T-S

WSSC
L-18932 F-321
L-18977 F-233
USE: SEWER PUMP STATION
ZONE: T-S

OXBRIDGE DEV. AT CLOVERLEAF
L-18516 F-226
USE: VACANT ZONE: IMX-2

PARCEL "P"
CLOVERLEAF CENTER
PLAT #19217
USE: VACANT ZONE
IMX-2

FOREST CONSERVATION DATA TABLE

DESCRIPTION	SIZE
Total Tract Area	108.21 Acres (includes 0.51 ac off-site disturbance)
Tract remaining in Agricultural Use	0 Acres
Road & utility ROW (unimproved)	0 Acres
Total Existing Forest	65.10 Acres
Total Forest Retention	33.90 Acres
Total Forest Cleared	31.20 Acres

Land Use Category: Tract Mixed Use (IMX-2)

Afforestation Threshold	15%
Conservation Threshold	20%
Forest in Wetlands Retained	0.01 Acres
Cleared	0 Acres
Planted	0 Acres
Forest in 100-year Floodplain Retained	3.10 Acres
Cleared	0 Acres
Planted	0 Acres
Forest in Stream Valley Buffer Retained	7.80 Acres
Cleared*	0.20 Acres
Planted	3
Forest in other Priority Areas Retained	0 Acres
Cleared	0 Acres
Planted	0 Acres
Stream Valley Buffer	9.80 Acres
Average Length (2 streams)	6,300 Feet
Avg. Width (per side)	200 Feet

*Cleared due to construction of master planned road Crystal Rock Drive.

PARCEL "N"
CHURCHILL TOWN SECTOR
PLAT #17603
USE: MULTIFAMILY OPEN SPACE

FOREST REMOVAL TABLE BY FOREST STAND

FOREST STAND #	STAND SIZE (SF / AC)	FOREST TO BE REMOVED (SF / AC)
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7	9,974 / 0.23	9,974 / 0.23
TOTALS	2,835,881 / 65.10	1,358,956 / 31.20

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 82013025B including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Black Hills Germantown, LLLP
Printed Company Name

Contact Person or Owner: James D. Policaro
Printed Name
2000 Tower Oaks Blvd., 8th Floor
Rockville, MD 20852

Address: 2000 Tower Oaks Blvd., 8th Floor
Rockville, MD 20852

Phone and Email: 301.692.2375 / jpolicaro@iemer.com

Signature: _____

Amendment B Includes:
1. Addition of Dorsay Mill Road design, grading, and limit of disturbance to match Mandatory Referral.
2. Revision to off-site disturbance and tract area.
3. Revision to forest conservation worksheet.

OWNER/DEVELOPER
BLACK HILLS GERMANTOWN, LLLP
C/O LERNER ENTERPRISES
2000 TOWER OAKS BLVD., 8TH FL.
ROCKVILLE, MD 20852
PHONE: 301.284.6000

REVISIONS

NO.	DATE	DESCRIPTION	BY

TAX MAP EV 31 82013025B WSSC 229 NW 13

FINAL FOREST CONSERVATION PLAN - COMPOSITE SHEET
CRYSTAL ROCK PUBLIC ROADS INFRASTRUCTURE PLAN
BLACK HILL (formerly Crystal Rock)
CHURCHILL TOWN SECTOR GERMANTOWN
2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Dewberry

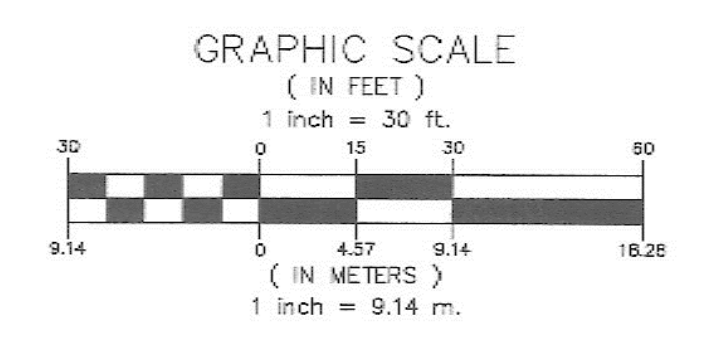
2101 Gather Road, Suite 340
Rockville, Maryland
20850-4037

Phone 301.948.8300
Fax 301.258.7607
www.dewberry.com

Proj. Mgr.	Designer
Date	Scale
OCT. 2015	1" = 100'
Project No.	Sheet
	1 of 9



Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 3302, Expiration Date: 06/06/2017.



LEGEND	
	SIGNIFICANT TREE
	SPECIMEN TREE
	SIGNIFICANT & SPECIMEN TREES TO BE REMOVED
	CRITICAL ROOT ZONE RADIUS = 1.5 FEET PER INCH DBH
	LIMIT OF DISTURBANCE (road/grading)
	Silt Fence
	Super Silt Fence
	TREE COVER
	FOREST BOUNDARY
	EXISTING FOREST TO REMAIN CATEGORY I
	FOREST TO BE REMOVED
	TREE PROTECTION FENCE, ROOT PRUNING, & TEMPORARY TREE PROTECTION SIGNAGE (AS SHOWN IN TREE FENCE DETAIL)
	Earth Dike

DEVELOPER'S CERTIFICATE

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Developer's Name: Black Hills Germantown, LLLP
Printed Company Name

Contact Person or Owner: James D. Policaro
Printed Name
2000 Tower Oaks Blvd., 8th Floor
Rockville, MD 20852

Address:

Phone and Email: 301.692.2375 / jpolicaro@iemer.com

Signature: _____

Amendment B includes:
1. Addition of Dorsey Mill Road design, grading, and limit of disturbance to match Mandatory Referral.
2. Revision to off-site disturbance and tract area.
3. Revision to forest conservation worksheet.

OWNER/DEVELOPER:
BLACK HILLS GERMANTOWN, LLLP
C/O LERNER ENTERPRISES
2000 TOWER OAKS BLVD., 8TH FL.
ROCKVILLE, MD 20852
PHONE: 301.284.6000

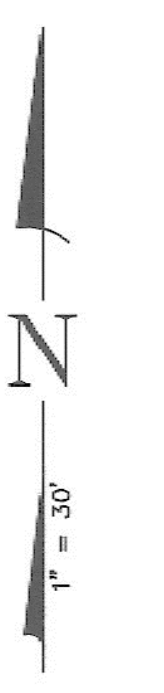
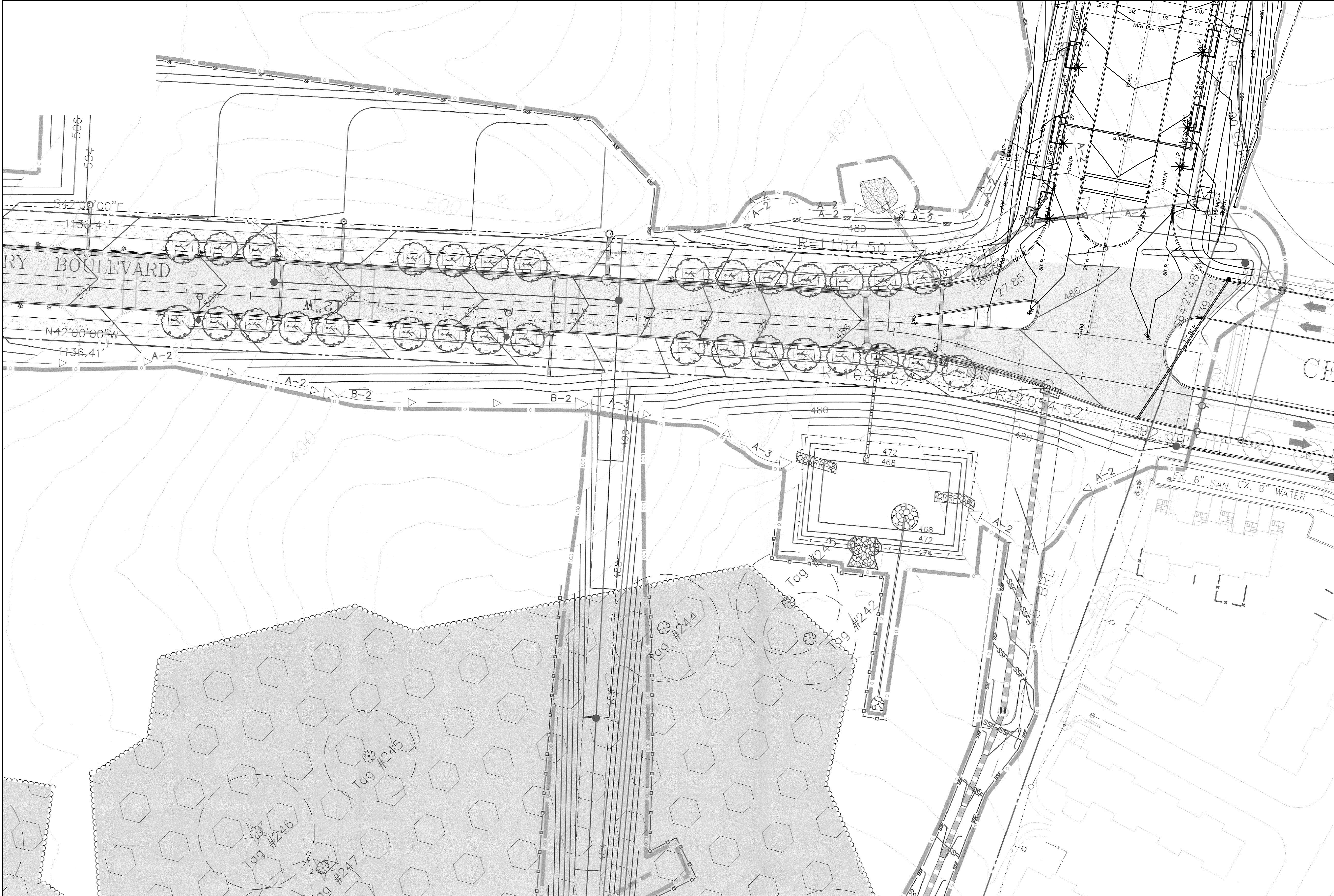
TAX MAP EV 31 82013025B WSSC 229 NW 13

FINAL FOREST CONSERVATION PLAN – COMPOSITE SHEET
CRYSTAL ROCK PUBLIC ROADS INFRASTRUCTURE PLAN
BLACK HILL (formerly Crystal Rock)
CHURCHILL TOWN SECTOR GERMANTOWN
2ND ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND

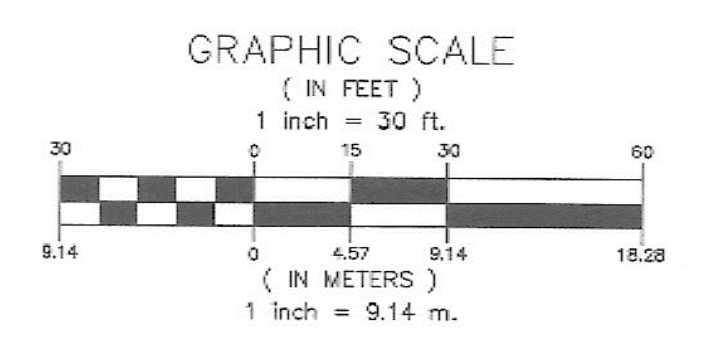
Dewberry

2101 Gather Road, Suite 340 Rockville, Maryland 20850-4037	Phone 301.948.8300 Fax 301.258.7607 www.dewberry.com
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Proj. Mgr.	Designer
Date OCT. 2015	Scale 1" = 100'
Project No. 3 of 9	Sheet



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 3302, Expiration Date: 06/06/2017.



LEGEND	
	SIGNIFICANT TREE
	SPECIMEN TREE
	SIGNIFICANT & SPECIMEN TREES TO BE REMOVED
	CRITICAL ROOT ZONE RADIUS = 1.5 FEET PER INCH DBH
	LIMIT OF DISTURBANCE (road/grading)
	LIMIT OF DISTURBANCE (sewer)
	Silt Fence
	Sloper Silt Fence
	TREE COVER
	FOREST BOUNDARY
	EXISTING FOREST TO REMAIN CATEGORY I
	FOREST TO BE REMOVED
	TREE PROTECTION FENCE, ROOT PRUNING, & TEMPORARY TREE PROTECTION SIGNAGE (AS SHOWN IN TREE FENCE DETAIL)
	Earth Dike

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 82013025B including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Black Hills Germantown, LLLP
Printed Company Name

Contact Person or Owner: James D. Policaro
Printed Name

Address: 2000 Tower Oaks Blvd., 8th Floor
Rockville, MD 20852

Phone and Email: 301.692.2375 / jpolicaro@iemer.com

Signature: _____

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2101 Gather Road, Suite 340 Rockville, Maryland 20850-4037	Phone 301.948.8300 Fax 301.258.7607 www.dewberry.com	Proj. Mgr. Designer	Date Scale OCT. 2015 1" = 100'
		Project No. Sheet 5 of 9	