



Black Hill (Crystal Rock), Site Plan Amendment for Forest Conservation Plan Purposes, **82013025F**

JP

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FB

Frederick V. Boyd, Supervisor, Fred.Boyd@montgomeryplanning.org, 301-495-4654

RAW

Richard Weaver, Chief, Richard.Weaver@montgomeryplanning.org

Completed: 1/25/19

Description

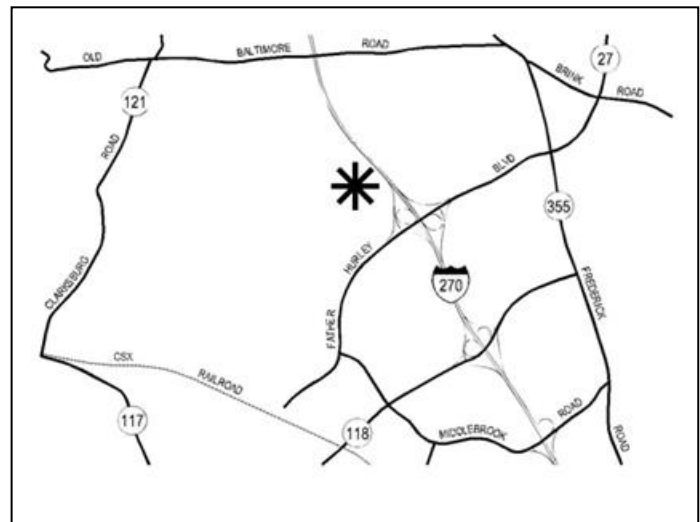
A. Black Hill (Crystal Rock): Site Plan No. 82013025F

Application to remove and relocate 0.02 acres of Category I Conservation Easement; Located on Crystal Rock Drive, 3,000 feet north of Kinster Drive, 107.7 acres, on the west side of I-270, CR Zone, 2009 Germantown Sector Plan.

Applicant: Black Hills Germantown LLLP

Acceptance Date: November 28, 2018

Review Basis: Chapters 59 and 22A



Summary

- The review of this Application is in two parts:
 - Part A –Final Forest Conservation Plan Amendment 82013025F (Black Hill)**
 - Part B - Mandatory Referral MR2019007 Black Hill (Crystal Rock) Potomac Edison Substation** (discussed in a separate staff report).
- Staff Recommendation: **APPROVAL WITH CONDITIONS**
- Applicant requests to remove approximately 0.02 acre of Category I Conservation Easement, and to mitigate onsite at a 2:1 rate via a fee-in-lieu payment for the purposes of constructing a power substation and connecting to existing power lines.
- This Infrastructure Site Plan Amendment is an amendment to the Final Forest Conservation Plan (FFCP)

SECTION 1 – RECOMMENDATION AND CONDITIONS

SITE PLAN NO. 82013025F: Staff recommends approval with conditions of the Site Plan Amendment No. 82013025F. All previous conditions of Site Plan No. 820130250 through 82013025E that are not modified herein, remain in full force and effect. M-NCPPC Staff (“Staff”) recommends approval with conditions of the limited amendment to the Site Plan for Forest Conservation Plan purposes subject to the following conditions:

1. Prior to any clearing, grading or construction on the Subject Property, the Applicant must abandon the 0.02 acres of Category I easement shown on the amended FFCP of the original Category I Conservation Easement recorded among the County Land Records in Liber 47964 at Folio 231. The abandonment document must be approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed.
2. Prior to any clearing, grading or construction on the site, the Applicant must provide the forest conservation fee-in-lieu payment to the M-NCPPC Planning Department for the 0.04-acre requirement.
3. Applicant must have all required site inspections performed by M-NCPPC staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
4. The Applicant must comply with all tree protection and tree save measures shown on the approved FFCP. Tree save measures not specified on the FFCP may be required by the M-NCPPC Forest Conservation Inspector.
5. The limits of disturbance (“LOD”) on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Amended Final Forest Conservation Plan.

SECTION 2 – SITE LOCATION AND DESCRIPTION

SITE DESCRIPTION

The Black Hill development consists of approximately 107.70 acres, zoned CR; located approximately 1.5 miles north of the Germantown Town Center, and 0.6 miles north of the interchange of Ridge Road/Father Hurley Boulevard (MD 27) and I-270. The development is located west of I-270, south of Black Hill Regional Park and north of the existing Cloverleaf townhouse development (zoned R-30) outlined in red below (Figure 1).

The natural topography generally falls away from I-270 (high point), slopes downward toward the existing townhouses within the Cloverleaf Center, and naturally drains into the Little Seneca Creek (lowest point). A tributary of Little Seneca Creek borders the southwest portion of the site and includes a forested stream buffer between the property and the Cloverleaf Center development.

The property is under construction for various previous approvals for Thrive Assisted Living, Phase I of the multi-family residential, and Implementation of the Infrastructure Plan.

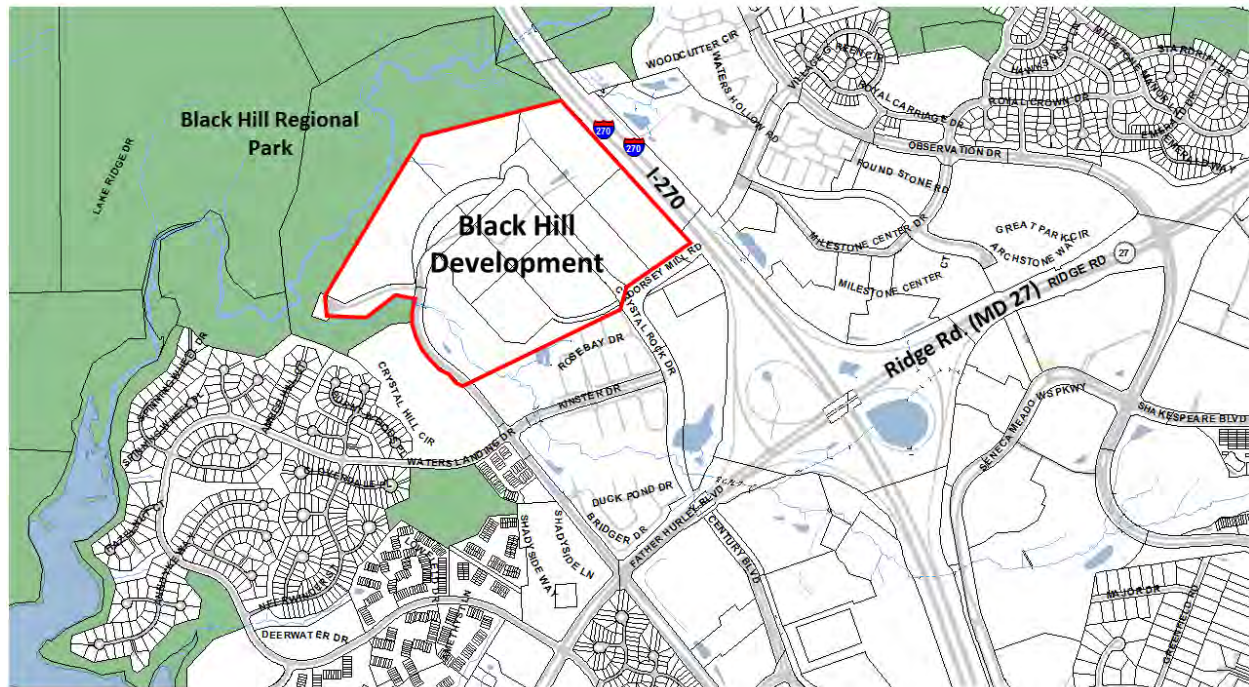


Figure 1 – Site Vicinity

SECTION 3 – APPLICATION AND PROPOSAL

PROJECT HISTORY

Since the original approval in August 2017, FFCP 820150290 has been amended five times to allow for development throughout the Property, including Black Hill Phase IIA (82013025A), construction related to the Dorsey Mill Road interchange (82013025B), activities related to the Thrive Assisted Living (82013025C), and to permit the relocation of conservation easements on the Property (82013025D). The most recent amendment 82013025E was approved by the Planning Board in July of 2018.

PROJECT DESCRIPTION

On November 28, 2018 an application was filed for an amendment to the Site Plan to update the FFCP under Site Plan No. 82013025F (Attachment A). The Applicant is proposing to remove approximately 0.02 acres (871 square feet) of Category I Conservation Easement in the northeast corner of the Property. The purpose of amending the forest conservation easement is to meet the design needs of the development of the proposed electrical substation that will distribute electricity to all the Black Hill development. The design must maintain safe clearance and existing overhead lines crossing I-270 cannot be altered to avoid easement impacts. The easement to be removed will be mitigated at 2:1 via a fee in lieu payment.



Figure 1: Approximate Amendment Location



Figure 2 – Proposed easement removal

SECTION 4 – ANALYSIS AND FINDINGS

PLANNING BOARD REVIEW AUTHORITY

The Forest Conservation Regulations require Planning Board action on certain types of modifications to an approved FFCP. This Application is not a major amendment and is considered a Director level approval under the Forest Conservation Regulations COMCOR 22A.00.01.13 A (2) because it does not entail the removal of more than 5,000 square feet of forest. However, the Planning Board's policy requires all changes to an approved and recorded easement to be reviewed by the Board.

In this Application, the Applicant proposes to remove and relocate 0.02 acres of Category I Conservation Easement on the Subject Property.

ANALYSIS AND FINDINGS

The Site Plan Amendment is for Forest Conservation purposes and is being reviewed under the old Zoning Ordinance in effect on and prior to October 29, 2014 because it is subject to grandfathering under Section 7.7.1.B.1. Unless explicitly stated below, all previous Planning Board findings from the original Site Plan approval as amended remain in full force and effect.

- 5. The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable laws.*

The Planning Board approved a Final Forest Conservation Plan (FFCP) 820130250 for the Black Hill Public Roads Infrastructure Plan encompassing approximately 108 acres of land that was part of the NRI/FSD approval. The FFCP included 65.10 acres of existing forest, 31.07 acres of forest clearing, and 34.03 acres of forest retention which is protected in Category I conservation easements.

This amendment 82013025F is for small reduction (0.02 acre) of the Category I Conservation Easement to allow for the proposed substation to safely connect into the existing overhead power lines that cross I-270. The existing overhead electric supply lines are already in place. To maintain safe clearances while connecting to the fixed point any connection would impact the recorded easement. This location minimizes the impact to trees, forest, easements, and aesthetics.

The resulting forest clearing therefore increases to 31.09 acres, the forest retention decreases to 33.86 which will remain in Category I easement.

Additionally, by mitigating the easement removal via fee-in-lieu payment, at a 2:1 rate, will ensure the FFCP requirements for the overall original development will remain satisfied and additionally meet the Board's policy on easement removal.

The revised Site Plan Amendment for Forest Conservation Plan purposes meets all applicable requirements and intents of Chapter 22A regarding forest conservation. The FFCP requirements associated with the original site plan 820130250 have not been altered as a result of this application.

SECTION 5 - CITIZEN CORRESPONDENCE AND ISSUES

The Property was properly signed with notification of the upcoming Site Plan amendment prior to the November 28, 2018, submission. All adjoining and confronting property owners, civic associations, and other registered interested parties have been notified of the submitted application to amend the Category I Conservation Easement.

As of the date of this report, Staff has received no correspondence by letter, email or phone of opposition or support to this revised application.

SECTION 6 – CONCLUSION

The proposed amendment meets all requirements established in Chapter 22A, Forest Conservation Law. Therefore, approval of the Application with the conditions specified herein is recommended.

Staff recommends that the Planning Board approve this FFCP Amendment for Site Plan purposes with the conditions specified above.

ATTACHMENTS

- A. Revised Final Forest Conservation Plan

BLACK HILL

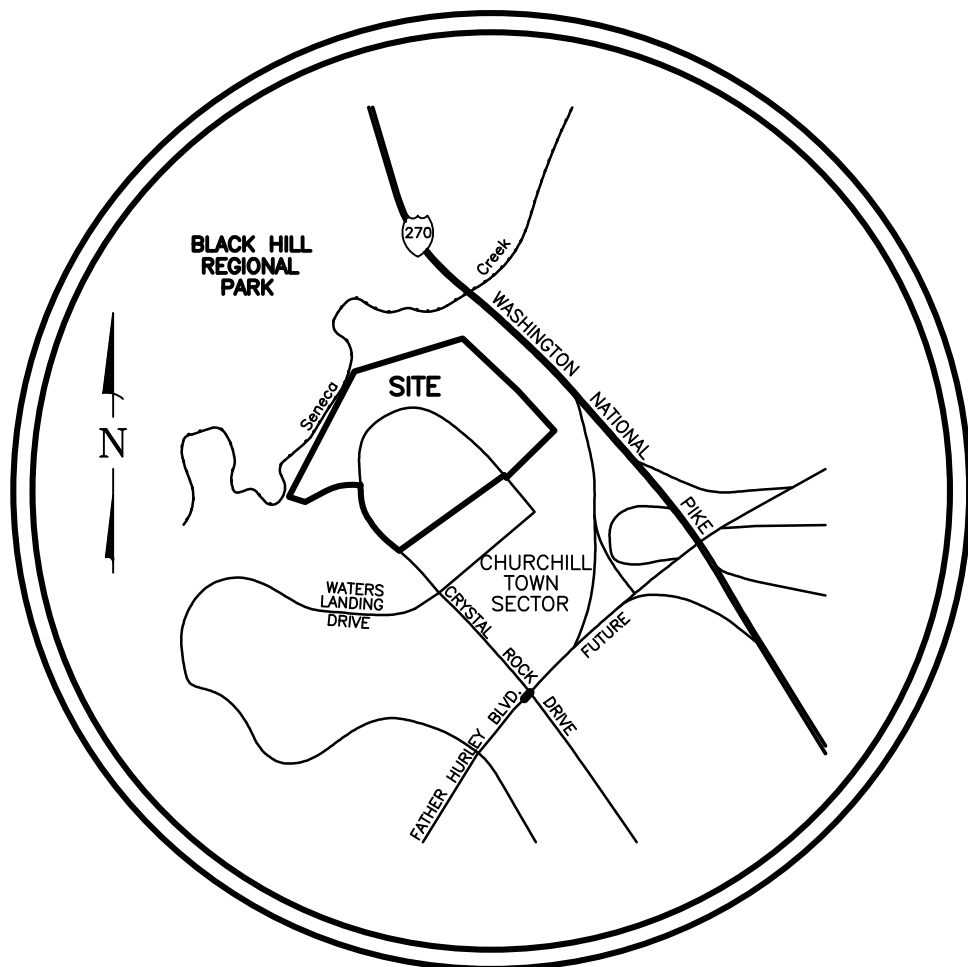
LIMITED PLAN AMENDMENT

82013025F

SHEET INDEX:

*	0 OF 9	COVER SHEET
*	1 OF 9	COMPOSITE SHEET
*	2 OF 9	30 SCALE PLAN VIEW SHEET
*	3 OF 9	30 SCALE PLAN VIEW SHEET
*	4 OF 9	30 SCALE PLAN VIEW SHEET
	5 OF 9	30 SCALE PLAN VIEW SHEET
	6 OF 9	30 SCALE PLAN VIEW SHEET
	7 OF 9	30 SCALE PLAN VIEW SHEET / VARIANCE MITIGATION
	8 OF 9	30 SCALE PLAN VIEW SHEET / NOTES
	9 OF 9	30 SCALE PLAN VIEW SHEET / NOTES & TREE LIST

[* ABOVE INDICATES REVISED SHEETS]



VICINITY MAP
SCALE 1" = 2,000'

AMENDMENT NOTES

AMENDMENT F includes the following changes to Site Plan # 82013025E:

1. New substation
2. Removal of 0.02 acre of conservation easement

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

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

Contact Person or Owner: Jim Policaro
Printed Name

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

Phone and Email: 301-284-6000 jpolicaro@lerner.com

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 _____

FRANK C. JOHNSON
RECOGNIZED AS QUALIFIED PROFESSIONAL
BY MD. DEPT. OF NATURAL RESOURCES
COMAR 08.19.06.01

OWNER/DEVELOPER
BLACK HILL GERMANTOWN, LLLP
C/O LERNER ENTERPRISES
2000 TOWER OAKS BLVD., 8TH FL.
ROCKVILLE, MD 20852
PHONE: 301-284-6000

REVISIONS			
NO.	DATE	DESCRIPTION	BY
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4	5/3/18	Amendment to FCP 820130250	FCJ
5	10/15/18	Amendment to FCP 820130250	FCJ

TAX MAP EV 31 WSSC 229 NW 13

AMENDED FINAL FOREST CONSERVATION PLAN – COVER SHEET
BLACK HILL (FORMERLY CRYSTAL ROCK)
POTOMAC EDISON SUBSTATION
CHURCHILL TOWN SECTOR GERMANTOWN
2ND ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND

**Macris, Hendricks & Glascock, P.A.**
Engineers ■ Planners
Landscape Architects ■ Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone 301.670.0840
Fax 301.948.0693
www.mhga.com

Proj. Mgr. PGL	Designer FCJ
Date 8-2-18	Scale NTS
Project No. 10.102.23	Sheet -0 of 9

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

FOREST CONSERVATION WORKSHEET									
5-Aug-02									
NET TRACT AREA:									
A. Total tract area ...									108.08
B. Land dedication areas (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 ...									108.08
LAND USE CATEGORY: (from Trees Technical Manual)									
Input the number "1" under the appropriate land use, limit to only one entry.									
ARA	MDR	IDA	HDR	MPO	CIA				
0	0	0	0	1	0				
G. Afforestation Threshold ...									
15% x F =									16.21
H. Conservation Threshold ...									21.62
EXISTING FOREST COVER:									
I. Existing forest cover ...									65.10
J. Area of forest above afforestation threshold ...									48.89
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 ...									31.07
O. Total area of forest to be retained ...									34.03
PLANTING REQUIREMENTS:									
P. Reforestation for clearing above conservation threshold ...									7.77
Q. Reforestation for clearing below conservation threshold ...									0.00
R. Credit for retention above conservation threshold ...									12.41
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

NOTE: 0.02 ACRES OF CONSERVATION
EASEMENT TO BE REMOVED TO BE MET
AT 2:1 WITH 0.04 ACRES TO BE MET
VIA FEE-IN-LIEU.

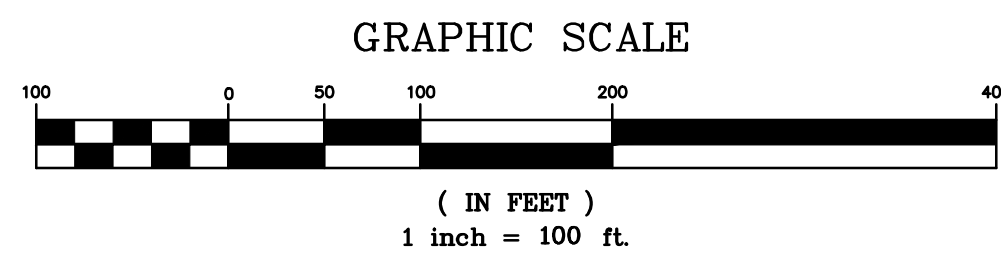
LEGEND	
☆	SPECIMEN TREE
⊙	SIGNIFICANT TREE
~~~~~	FOREST BOUNDARY
✱ ✱	TREE TO BE REMOVED
○	PROPOSED SHADE TREE FOR VARIANCE MITIGATION
○	PROPOSED STREET TREES
—	LIMIT OF DISTURBANCE
—S—S—S—	STREAM VALLEY BUFFER
—W—W—W—	STREAM/WATER
—M—M—M—	WETLAND
—W—W—W—	WETLAND BUFFER
—FP—FP—FP—	FLOOD PLAIN BRL
—FP—FP—FP—	FLOOD PLAIN
○	CRITICAL ROOT ZONE RADIUS = 1.5 FEET PER INCH DBH
SF	SILT FENCE
SSF	SUPER SILT FENCE
▷	EARTH DIKE
⬢	FOREST TO BE REMOVED
⬢	CONSERVATION EASEMENT TO BE REMOVED

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. 82013025F, including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Black Hill Germantown, LLLP  
Printed Company Name:  
Contact Person or Owner: Jim Policaro  
Printed Name:  
2000 Tower Oaks Blvd., 8th Floor  
Rockville, MD 20852  
Address:  
Phone and Email: 301-284-6000 jpolcaro@erner.com  
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: FRANK C. JOHNSON  
RECOGNIZED AS QUALIFIED PROFESSIONAL  
BY MD. DEPT. OF NATURAL RESOURCES  
COMAR 08.19.06.01

82013025F REVISION NOTE:  
△ PROPOSED SUBSTATION WITH CONSERVATION  
EASEMENT REMOVAL

WSSC 229 NW 13

OWNER/DEVELOPER  
BLACK HILL GERMANTOWN, LLLP  
C/O LERNER ENTERPRISES  
2000 TOWER OAKS BLVD., 8TH FL.  
ROCKVILLE, MD 20852  
PHONE: 301-284-6000

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AMENDED FINAL FOREST CONSERVATION PLAN - COMPOSITE SHEET  
**BLACK HILL (FORMERLY CRYSTAL ROCK)**  
POTOMAC EDISON SUBSTATION  
CHURCHILL TOWN SECTOR GERMANTOWN  
2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

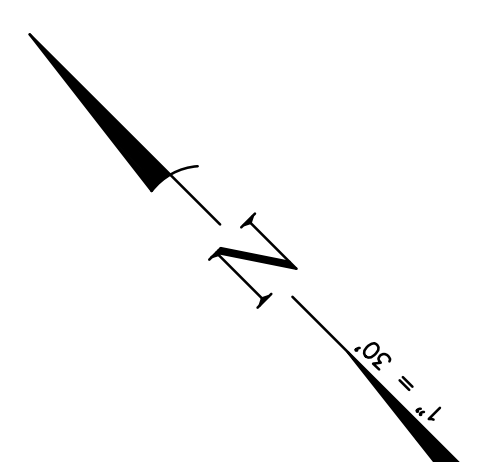
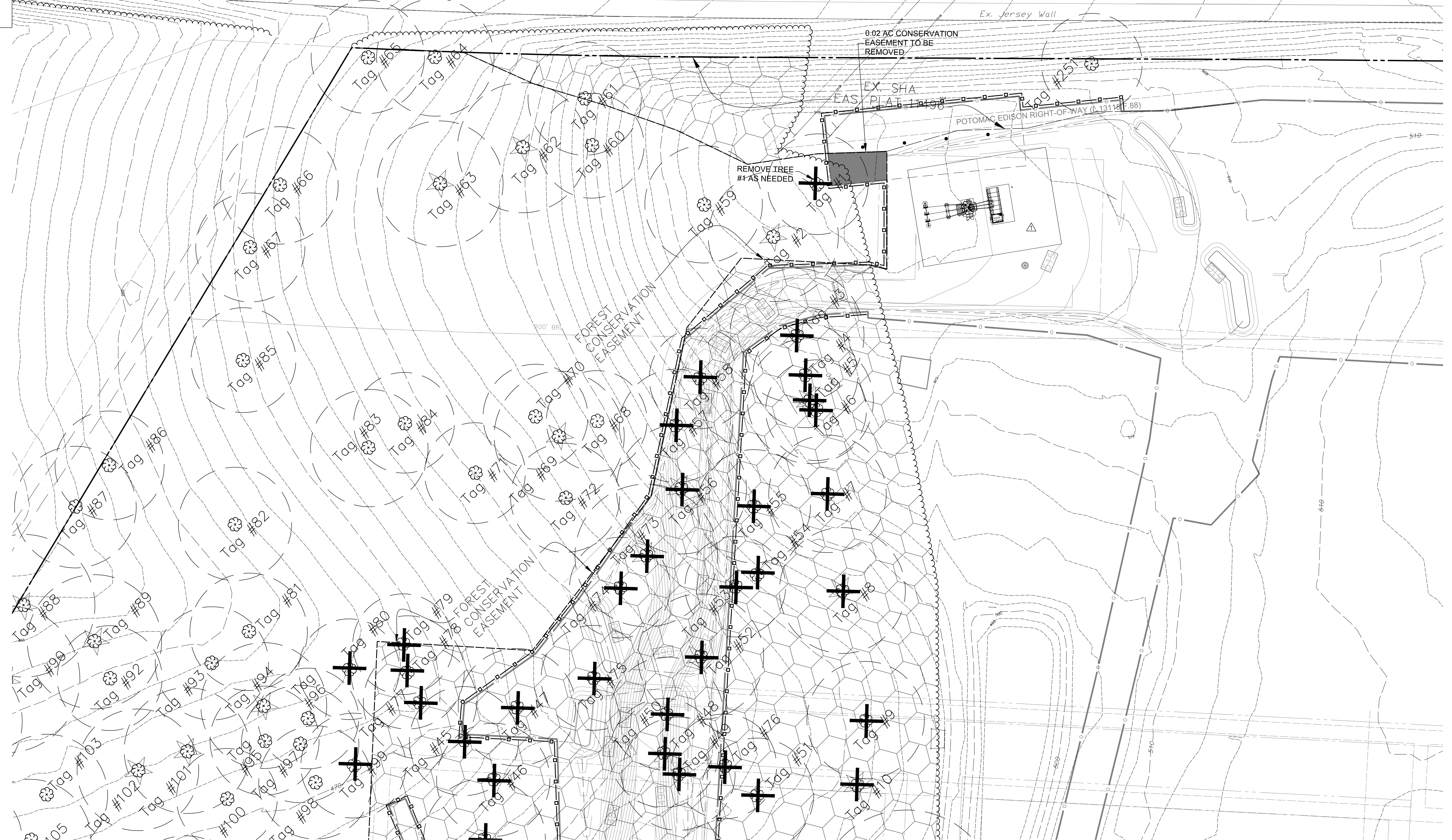
Macris, Hendricks & Glascock, P.A. Engineers ■ Planners Landscape Architects ■ Surveyors	Proj. Mgr. PGL	Designer FCJ
	Date 8-2-18	Scale 1" = 100'
	Project No. 10.102.23	Sheet 1 of 9
	8220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279 Phone 301.670.0840 Fax 301.948.0893 www.mhga.com	

FOREST CONSERVATION DATA TABLE	
DESCRIPTION	SIZE
Total Tract Area	108.08 Acres (includes 0.38 ac off-site disturbances)
Tract remaining in Agricultural Use	0 Acres
Road & utility ROW (unimproved)	0 Acres
Total Existing Forest	65.10 Acres
Existing Forest	34.03 Acres**
Total Forest Retained	31.07 Acres
Land Use Category	Transit Mixed Use (TMO-2)
Afforestation Threshold	15%
Conservation Threshold	20%
Forest in Wetlands Retained	0 Acres
Cleared	0.01 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	7.90 Acres
Cleared*	0.20 Acres
Planted	0 Acres
Forest in other Priority Areas Retained	0 Acres
Cleared	0 Acres
Planted	0 Acres
Stream Valley Buffer	9.80 Acres
Length (2 streams)	6,300 Feet
Avn. Width (per side)	200 Feet

*Cleared due to construction of master planned road Crystal Rock Drive.  
** Additional forest saved above original approval requirement of 33.90 acres due to replacement of unreforested easement recorded in error overlapping stormwater management facility.

FOREST REMOVAL TABLE BY FOREST STAND		
FOREST STAND #	STAND SIZE (SF / AC)	FOREST TO BE REMOVED (SF / AC)
1	201,777 / 4.63	199,325 / 4.58
2	1,477,627 / 33.92	332,369 / 7.63
3	310,552 / 7.13	310,552 / 7.13
4	309,141 / 7.10	309,141 / 7.10
5	209,786 / 4.81	181,298 / 4.18
6	317,024 / 7.28	10,568 / 0.24
7	9,974 / 0.23	9,974 / 0.23
TOTALS	2,835,881 / 65.10	1,353,225 / 31.07

~~INTERSTATE 270~~  
~~SHA PLAT 11496 & 11495-~~



REMOVE TREE  
#1 AS NEEDED

0.02 AC CONSERVATION  
EASEMENT TO BE  
REMOVED

EX. SHA  
EAS. PLAT. 11498

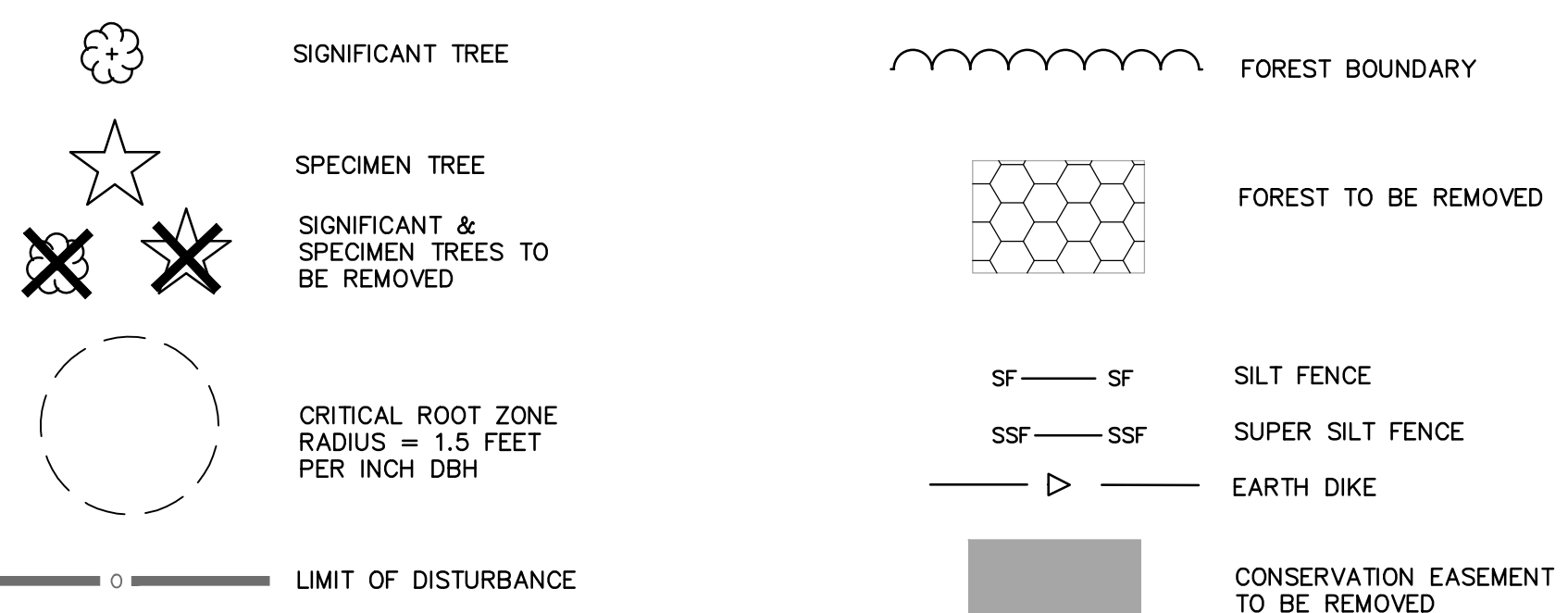
Ex. Jersey Wall

POTOMAC EDISON RIGHT-OF-WAY (E-13179)

FOREST  
CONSERVATION  
EASEMENT

FOREST  
CONSERVATION  
EASEMENT

### LEGEND



GRAPHIC SCALE  
( IN FEET )  
1 inch = 30 ft.

A horizontal scale bar with two rows of markings. The top row is for feet, with markings at 0, 15, 30, and 60. The bottom row is for meters, with markings at 0, 4.57, 9.14, and 18.28. The bar is divided into alternating black and white segments. The first segment (0 to 4.57 m / 0 to 15 ft) is black. The second segment (4.57 to 9.14 m / 15 to 30 ft) is white. The third segment (9.14 to 18.28 m / 30 to 60 ft) is black.

( IN METERS )  
1 inch = 9.14 m.

82013025F REVISION NOTE:  
 PROPOSED SUBSTATION WITH CONSERVATION  
 EASEMENT REMOVAL

**DEVELOPER'S CERTIFICATE**

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

Developer's Name:	Black Hill Germantown, LLLP
	<i>Printed Company Name</i>
Contact Person or Owner:	Jim Policaro
	<i>Printed Name</i>
Address:	2000 Tower Oaks Blvd., 8th Floor
	Rockville, MD 20852
Phone and Email:	301-284-6000    jpolicaro@terner.com
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 FRANK C. JOHNSON  
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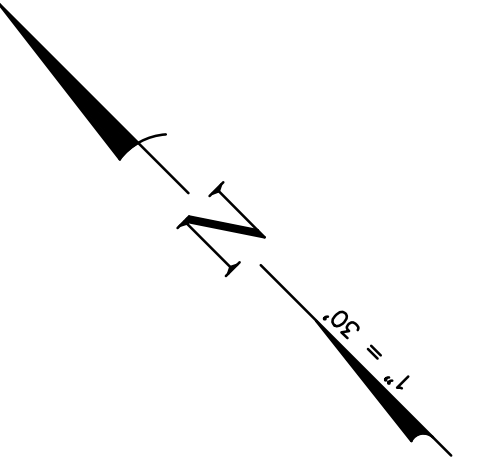
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AMENDED FINAL FOREST CONSERVATION PLAN

# BLACK HILL (FORMERLY CRYSTAL ROCK)

POTOMAC EDISON SUBSTATION  
CHURCHILL TOWN SECTOR GERMANTOWN

2ND ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND



LEGEND

SIGNIFICANT TREE

SPECIMEN TREE

SIGNIFICANT & SPECIMEN TREES TO BE REMOVED

CRITICAL ROOT ZONE  
RADIUS = 1.5 FEET  
PER INCH DBH

LIMIT OF DISTURBANCE

FOREST BOUNDARY

FOREST TO BE REMOVED

SF — SF SILT FENCE

SSF — SSF SUPER SILT FENCE

— ▷ — EARTH DIKE

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Printed Company Name

Contact Person or Owner: **Jim Policaro**  
Printed Name

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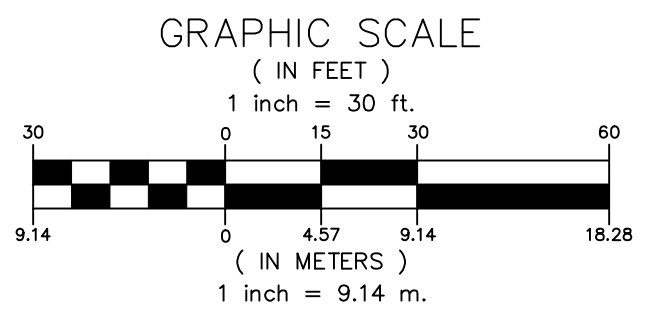
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AMENDED FINAL FOREST CONSERVATION PLAN

**BLACK HILL (FORMERLY CRYSTAL ROCK)**

POTOMAC EDISON SUBSTATION

CHURCHILL TOWN SECTOR GERMANTOWN

2ND ELECTION DISTRICT — MONTGOMERY COUNTY — MARYLAND

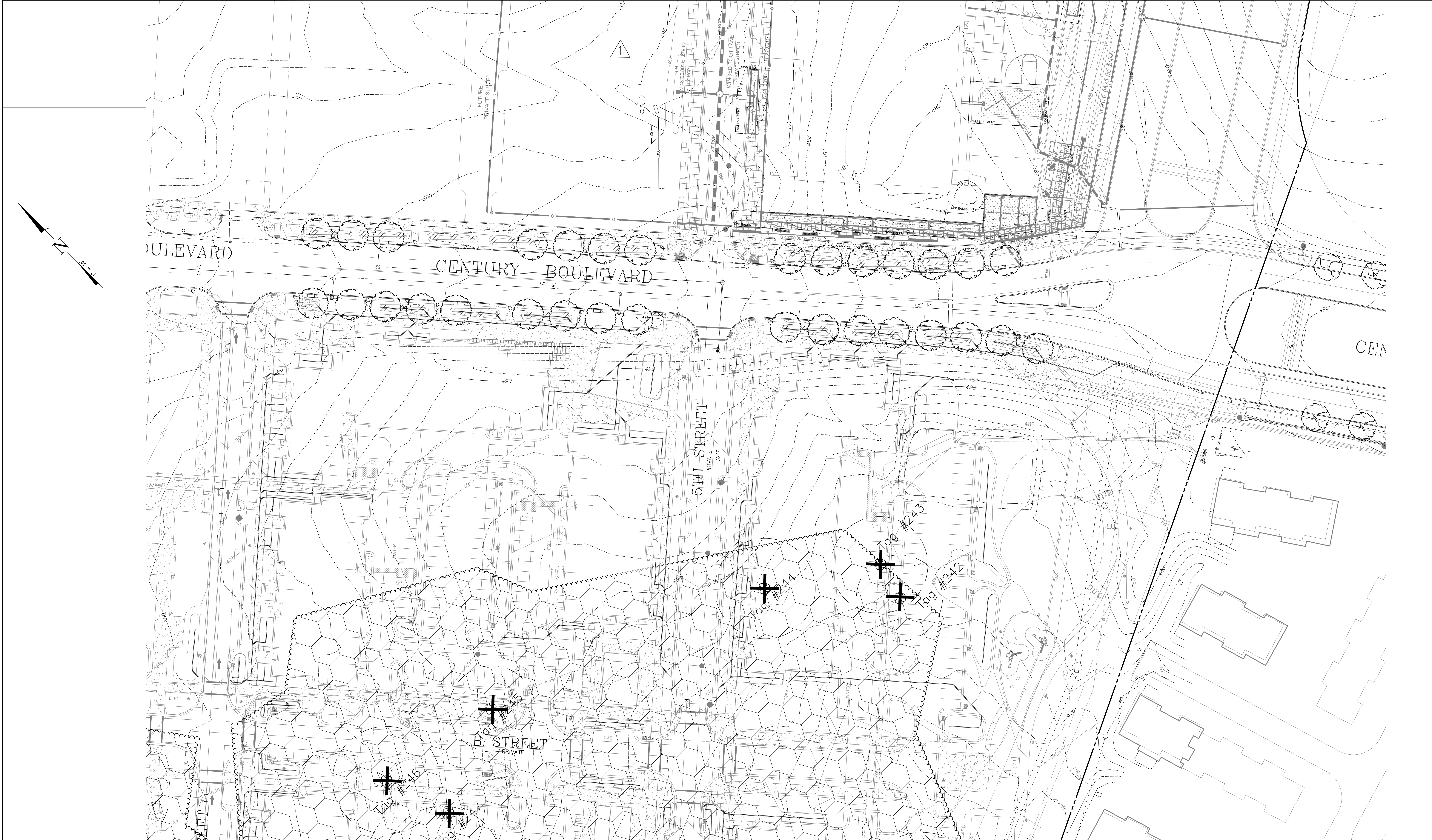
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Phone 301.670.0840  
Fax 301.948.0693  
www.mhga.com

Proj. Mgr. PGL	Designer FCJ
Date 8-2-18	Scale 1" = 30'
Project No. 10.102.23	Sheet 3 of 9





**LEGEND**

	SIGNIFICANT TREE		TREE COVER
	SPECIMEN TREE		FOREST BOUNDARY
	SIGNIFICANT & SPECIMEN TREES TO BE REMOVED		PROPOSED STREET TREES
	CRITICAL ROOT ZONE RADIUS = 1.5 FEET PER INCH DBH		FOREST TO BE REMOVED
	LIMIT OF DISTURBANCE		TREE PROTECTION FENCE, ROOT PRUNING, & TEMPORARY TREE PROTECTION SIGNAGE (AS SHOWN IN TREE FENCE DETAIL)
	SF SILT FENCE		
	SSF SUPER SILT FENCE		
	EARTH DIKE		

**DEVELOPER'S CERTIFICATE**

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Contact Person or Owner: Jim Pollicaro  
Printed Name: _____

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

Phone and Email: 301-284-6000 jpollicaro@ermer.com

Signature: _____

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 30 ft.

( IN METERS )  
1 inch = 9.14 m.

**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: _____

FRANK C. JOHNSON  
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

82013025F REVISION NOTE:  
PROPOSED SUBSTATION WITH CONSERVATION EASEMENT REMOVAL

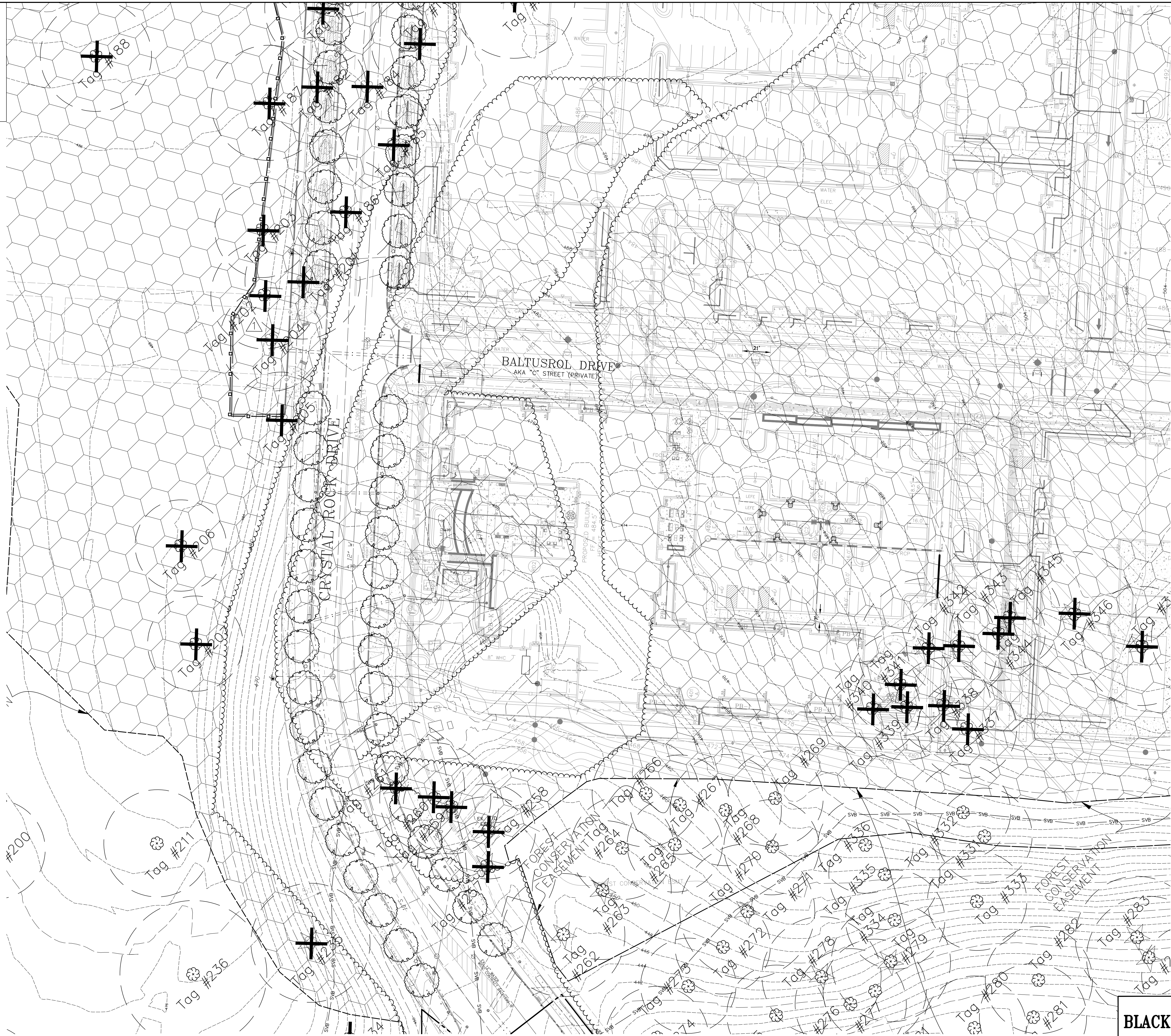
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12/11/14	Amendment to FCP 820130250	FCJ
2	2/12/16	Amendment to FCP 820130250	FCJ
3	7/12/17	Amendment to FCP 820130250	FCJ
4	5/3/18	Amendment to FCP 820130250	FCJ
5	10/15/18	Amendment to FCP 820130250	FCJ

AMENDED FINAL FOREST CONSERVATION PLAN  
**BLACK HILL (FORMERLY CRYSTAL ROCK)**  
POTOMAC EDISON SUBSTATION  
CHURCHILL TOWN SECTOR GERMANTOWN  
2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

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

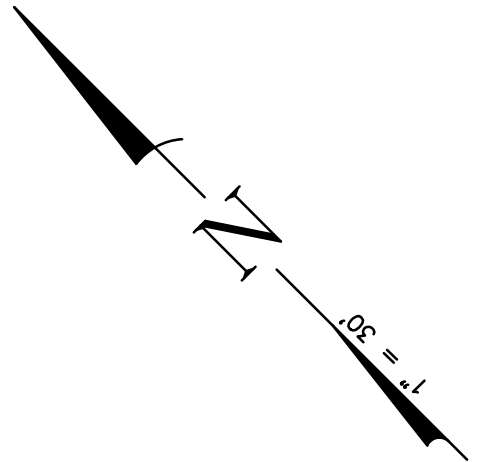
9220 Wightman Road, Suite 120  
Montgomery Village, Maryland 20886-1279  
Phone 301.670.0840  
Fax 301.948.0693  
www.mhga.com

Proj. Mgr. PGL	Designer FCJ
Date 8-2-18	Scale 1" = 30'
Project No. 10.102.23	Sheet 5 of 9



**LEGEND**

- SIGNIFICANT TREE
- SPECIMEN TREE
- SIGNIFICANT & SPECIMEN TREES TO BE REMOVED
- CRITICAL ROOT ZONE  
RADIUS = 1.5 FEET  
PER INCH DBH
- LIMIT OF DISTURBANCE
- SILT FENCE
- SUPER SILT FENCE
- EARTH DIKE
- TREE COVER
- FOREST BOUNDARY
- PROPOSED STREET TREES
- FOREST TO BE REMOVED
- TREE PROTECTION FENCE,  
ROOT PRUNING, & TEMPORARY  
TREE PROTECTION SIGNAGE (AS  
SHOWN IN TREE FENCE DETAIL)



**DEVELOPER'S CERTIFICATE**

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

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

Contact Person or Owner: Jim Policaro  
Printed Name

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

Phone and Email: 301-284-6000 policaro@terner.com

Signature: _____

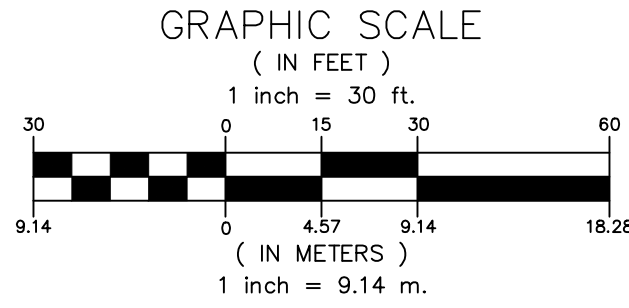
82013025F REVISION NOTE:  
△ PROPOSED SUBSTATION WITH CONSERVATION  
EASEMENT REMOVAL

**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: _____

FRANK C. JOHNSON  
RECOGNIZED AS QUALIFIED PROFESSIONAL  
BY MD. DEPT. OF NATURAL RESOURCES  
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Date 8-2-18	Scale 1" = 30'
Project No. 10.102.23	Sheet 6 of 9