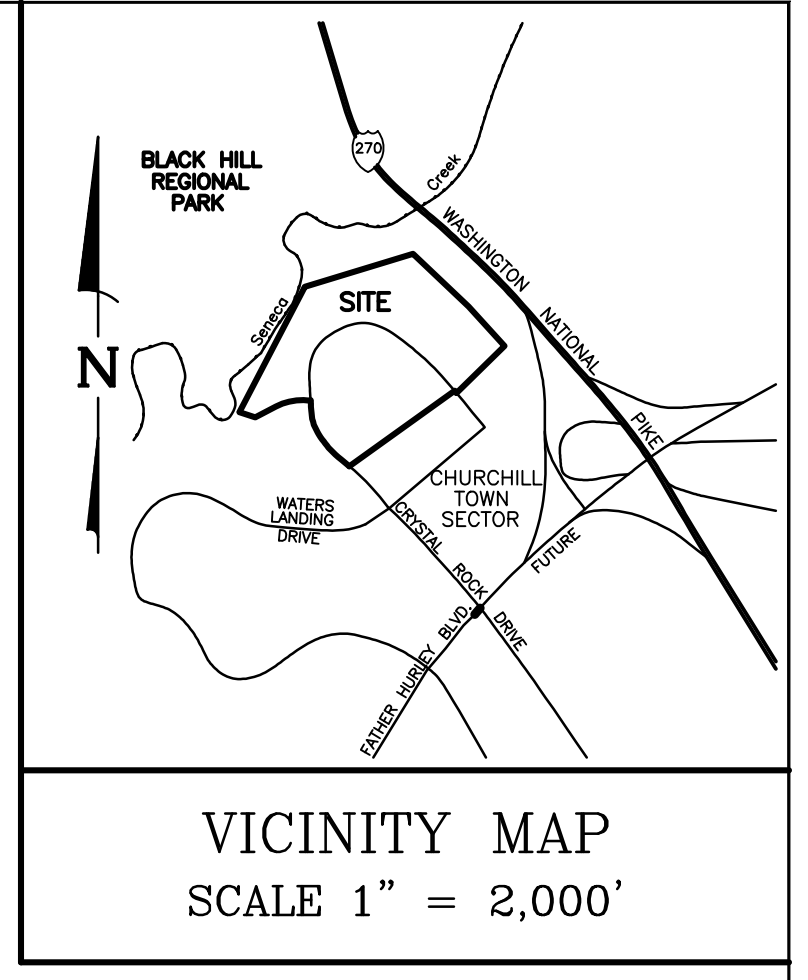


ATTACHMENT C



MHG
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.870.0940
www.mhga.com
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FRANK C. JOHNSON
01/30/2025
DATE
RECOGNIZED AS QUALIFIED PROFESSIONAL BY
MD DEPT. OF NATURAL RESOURCES
COMARK 18106/01
Qualified Professional Certification
I hereby certify that the information herein is correct and that this plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation.

OWNER/APPLICANT:
BLACK HILL GERMANTOWN, LLC
C/O LERNER ENTERPRISES
2000 TOWER OAKS BLVD.
8TH FLOOR
ROCKVILLE, MD 20852
PHONE: (301)284-6000

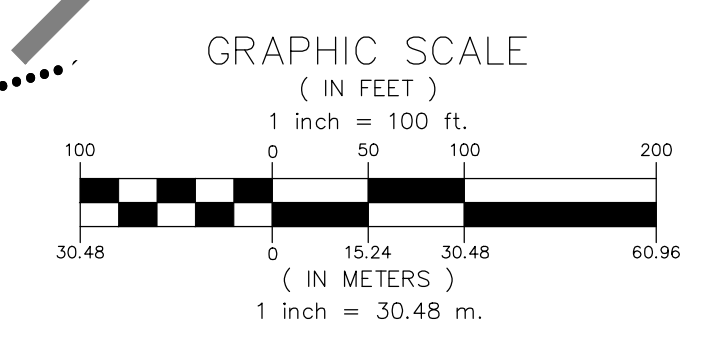


FOREST CONSERVATION DATA TABLE	
DESCRIPTION	SIZE
Total Tract Area	108.08 Acres (Includes 0.38 ac off-site disturbance)
Tract remaining in Agricultural Use	0 Acres
Road & utility ROW (unimproved)	0 Acres
Total Existing Forest	65.10 Acres
Existing Forest	65.10 Acres
Total Forest Retention	34.03 Acres**
Total Forest Cleared	31.07 Acres
Land Use Category	Transit Mixed Use (TMX-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
Avg. 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 unretained easement recorded in error overlapping stormwater management facility.

811
FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

AMENDMENTS:
▲ Added proposed development
▲ Notes added and updated



SOIL KEY

- W - Water
- 6A - Baile silt loam, 0 to 3 percent slopes - hydric
- 16C - Brinklow-Blocktown channery silt loam, 8 to 15 percent slopes - not hydric or erodible
- 16D - Brinklow-Blocktown channery silt loam, 15 to 25 percent slopes - highly erodible
- 17B - Ocoquan loam, 3 to 8 percent slopes - not hydric & not highly erodible
- 17C - Ocoquan loam, 8 to 15 percent slopes - not hydric & not highly erodible
- 54A - Harbors silt loam, 0 to 3 percent slopes - hydric
- 116D - Blocktown channery silt loam, 15 to 25 percent slopes - not hydric & not highly erodible
- 116E - Blocktown channery silt loam, 25 to 45 percent slopes - highly erodible

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. **F20240570**, including financial bonding, forest planting, maintenance and all other applicable agreements.
Developer's Name: BLACK HILL GERMANTOWN, LLC C/O LERNER ENTERPRISES
Contact Person: JAMES POLICARO
Address: 2000 TOWERS OAKS BLVD, 8TH FLOOR, ROCKVILLE, MD 20852
Phone: 301-284-6000
Email: JPOLICARO@LERNER.COM
Signature: _____

LEGEND	
☆	SPECIMEN TREE
⊙	SIGNIFICANT TREE
—	FOREST BOUNDARY
✕ ✕	TREE TO BE REMOVED
○	PROPOSED SHADE TREE FOR VARIANCE MITIGATION
○	PROPOSED STREET TREES
—	LIMIT OF DISTURBANCE
—	STREAM VALLEY BUFFER
—	STREAM/WATER
—	WETLAND
—	WETLAND BUFFER
—	FLOOD PLAIN BRL
—	FLOOD PLAIN
—	TREE PROTECTION FENCE & ROOT PRUNING
○	CRITICAL ROOT ZONE
	RADIUS = 1.5 FEET PER INCH DBH
—	SOIL BOUNDARY
SF — SF	SILT FENCE
SSF — SSF	SUPER SILT FENCE
—	EARTH DIKE
—	FOREST TO BE REMOVED
—	STEEP SLOPES
—	HIGHLY ERODIBLE SLOPES 15-20%
—	PROPERTY BOUNDARY
—	EXISTING CONTOUR
—	PROPOSED CONTOUR
▲	PERMANENT FOREST CONSERVATION SIGNS

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP E561 W58C 228W13
PLATS 21285-21286, 22484-22486 & 24780
2ND ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

BLACK HILL TOWNES
PROJ. MGR PGL
DRAWN BY FCJ
SCALE 1"=100'
DATE 01.10.2024

FINAL FOREST CONSERVATION PLAN AMENDMENT #F20240570 COMPOSITE SHEET
L9.05
PROJECT NO. 10,102.39
SHEET NO. 1 OF 9