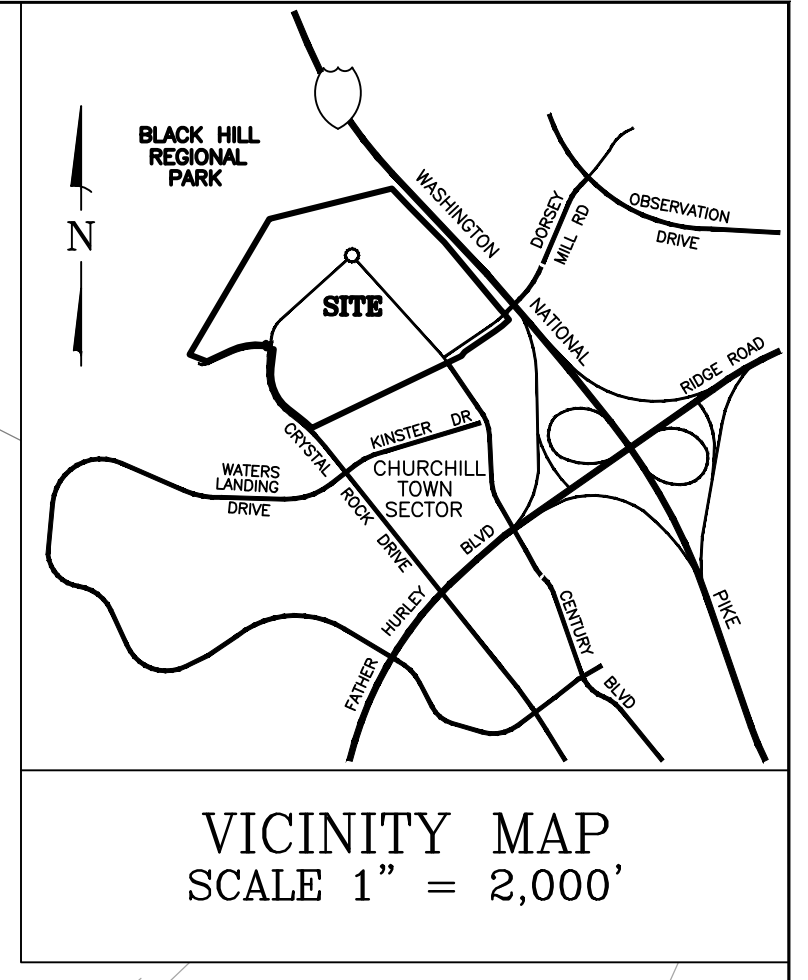


ATTACHMENT B



SITE DATA	
SUBJECT PROPERTIES	BLACK HILL LOTS 15-23 & PARCELS B-D PLATS 25312, 25313, 25339
TRACT AREA:	2,334,091 SF (53.58 AC)
PRIOR DEDICATIONS:	333,576 SF (7.66 AC)
NET LOT AREA:	2,000,515 SF (45.92 AC)
EXISTING ZONING CLASSIFICATION:	CR-0.75, C-0.5, R-0.5, H-145T
PREVIOUS ZONING CLASSIFICATION:	TMX-2 (TRANSIT MIXED USE)
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL, ASSISTED LIVING, OFFICE, RETAIL



TMX-2 ZONE DEVELOPMENT STANDARDS¹ (OPTIONAL METHOD OF DEVELOPMENT)

	PERMITTED/REQUIRED	APPROVED BY 920120045	APPROVED BY 920120046	APPROVED BY 920120048	PROPOSED BY 920120045
TRACT AREA	4,691,520 SF (107.70 AC)	4,691,520 SF (107.70 AC)	4,691,520 SF (107.70 AC)	4,691,520 SF (107.70 AC)	2,334,091 SF (53.58 SF)
MAXIMUM COMMERCIAL DENSITY (GFA)					
OFFICE	1,097,800 SF	1,097,800 SF	1,097,800 SF	1,097,800 SF	130,000 SF
RETAIL	91,400 SF	91,400 SF	91,400 SF	91,400 SF	7,325 SF
HOTEL	243,240 SF (350 ROOMS)	243,240 SF (350 ROOMS)	243,240 SF (350 ROOMS)	243,240 SF (350 ROOMS)	0 SF
TOTAL	1,432,240 SF	1,432,240 SF	1,432,240 SF	1,432,240 SF	137,325 SF (6.00 FAR)
MAXIMUM RESIDENTIAL DENSITY (UNITS)					
MULTI-FAMILY TOWNHOUSES	440 UNITS	1,089 UNITS	1,089 UNITS	1,089 UNITS	649 UNITS
SENIOR HOUSING / ASSISTED LIVING	70 UNITS	0 UNITS	0 UNITS	0 UNITS	0 UNITS
TOTAL	1,176 UNITS	1,089 UNITS	1,089 UNITS	1,089 UNITS	789 UNITS
MAXIMUM RESIDENTIAL DENSITY (GFA)	1,851,560 SF	1,851,560 SF	1,851,560 SF	1,851,560 SF	1,010,615 SF (0.43 FAR)
MAXIMUM DENSITY OF DEVELOPMENT, FAR 59-C-14.246	2.0 (9,383,040 SF)	0.70 (3,284,000 SF)	0.70 (3,284,000 SF)	0.70 (3,284,000 SF)	0.50 (1,147,940 SF)
MAXIMUM BUILDING COVERAGE 59-C-14.242	SET BY PROJECT PLAN	35% ²	35% ²	35% ²	35% ²
MINIMUM PUBLIC USE SPACE 59-C-14.243	20% (844,350 SF)	51% (2,143,100 SF) ³	51% (2,143,100 SF) ³	51% (2,143,100 SF) ³	49.9% (988,360 SF) ³
MAXIMUM BUILDING HEIGHT 59-C-14.244	SET BY PROJECT PLAN	35 - 143 FT	35 - 143 FT	35 - 143 FT	35 - 143 FT
MINIMUM SETBACK - ADJACENT BUILDING ON SEPARATE LOT 59-C-14.245	SET BY PROJECT PLAN	N/A ⁴	N/A ⁴	N/A ⁴	N/A ⁴
MINIMUM SETBACK - ADJACENT SINGLE FAMILY RESIDENTIAL ZONE 59-C-14.245	25 FT	90 FT	147 FT	147 FT	147 FT
MINIMUM BUILDING SETBACK - I-270 (GERMANTOWN SECTOR PLAN) 59-C-14.247	200 FT	200 FT	200 FT	200 FT	200 FT
MINIMUM MLT REQUIREMENT 59-C-14.247	SET BY PROJECT PLAN ⁵	14.10 (7.3 RESIDENTIAL USES) (6.8 COMMERCIAL USES)	14.17 (7.29 RESIDENTIAL USES) (6.88 COMMERCIAL USES)	14.17 (7.29 RESIDENTIAL USES) (6.88 COMMERCIAL USES)	0.00 ⁵ (0.00 RESIDENTIAL USES) (0.00 COMMERCIAL USES)
MINIMUM VEHICLE PARKING ⁶ 59-E-3.7 & 59-C-14.214	1,063 SPACES	6,188 SPACES	6,188 SPACES	6,188 SPACES	1,259 SPACES

1. THE PROJECT IS BEING DEVELOPED UNDER THE PREVIOUS ZONING IN EFFECT ON OCTOBER 30, 2014.
2. A BUILDING COVERAGE LIMIT OF 35% WAS ESTABLISHED BY PROJECT PLAN 920120040, FOR THE OVERALL DEVELOPMENT. NO LIMIT WAS ESTABLISHED ON INDIVIDUAL LOTS.
3. MINIMUM PUBLIC USE SPACE ESTABLISHED BY THIS PROJECT PLAN IS FOR THE OVERALL DEVELOPMENT. NO LIMIT WAS ESTABLISHED ON INDIVIDUAL LOTS.
4. PER 59-C-14.25, THE MINIMUM SETBACK IS TO BE DETERMINED AT PROJECT PLAN. HOWEVER, PROJECT PLANS 920120040 & 920120044 DID NOT ESTABLISH A MINIMUM SETBACK. THEREFORE SEPARATION OF BUILDINGS IS TO BE DETERMINED BY THE APPLICABLE BUILDING CODE(S).
5. MLT PURCHASES ARE ONLY REQUIRED WHEN TOTAL DEVELOPMENT EXCEEDS 0.50 FAR.
6. FINAL NUMBER OF VEHICULAR AND BICYCLE SPACES WILL BE DETERMINED BY INDIVIDUAL SITE PLANS.

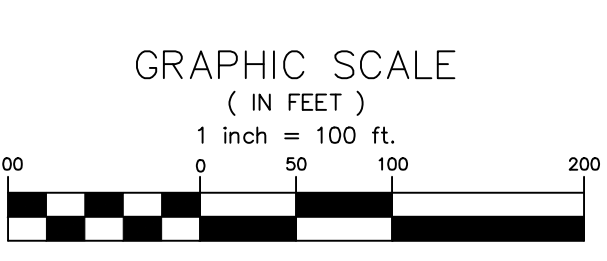
USE	DENSITY	METRIC	REQUIREMENT
MULTI-FAMILY RESIDENTIAL UNITS (MARKET RATE)	567 UNITS	1.00 UNIT	567
MULTI-FAMILY RESIDENTIAL UNITS (MFDU)	82	0.50 UNIT	41
ASSISTED LIVING	140 BEDS	0.20 BED	35
OFFICE	130,000 SF	3,500,000 SF	390
RETAIL	7,325 SF	4,014,000 SF	30
TOTAL (ROUNDED)			1,063 SPACES
OVERALL VEHICLE PARKING PROVIDED			SPACES PROVIDED
LOT NUMBER			906
MULTI-FAMILY RESIDENTIAL UNITS			72
RESIDENTIAL CARE (SENIOR)			281
OFFICE			0
RETAIL			0
TOTAL			1,259 SPACES

BUILDING	USE	STATUS
D	PARKING GARAGE	COMPLETE
F	OFFICE	COMPLETE
K-1	MULTI-FAMILY RESIDENTIAL / RETAIL	PENDING
K-2	MULTI-FAMILY RESIDENTIAL	PENDING
K-3	MULTI-FAMILY RESIDENTIAL	PENDING
M-1	MULTI-FAMILY RESIDENTIAL / RETAIL	COMPLETE
M-2	MULTI-FAMILY RESIDENTIAL	COMPLETE
M-3	MULTI-FAMILY RESIDENTIAL	COMPLETE
N-1	MULTI-FAMILY RESIDENTIAL	COMPLETE
P-1	MULTI-FAMILY RESIDENTIAL	PENDING
P-2	MULTI-FAMILY RESIDENTIAL	PENDING
P-3	MULTI-FAMILY RESIDENTIAL	PENDING
R-1	MULTI-FAMILY RESIDENTIAL	COMPLETE
R-2	MULTI-FAMILY RESIDENTIAL	COMPLETE
R-3	MULTI-FAMILY RESIDENTIAL	COMPLETE
S-1	MULTI-FAMILY RESIDENTIAL	COMPLETE
U	ASSISTED LIVING	COMPLETE
V-1	MULTI-FAMILY RESIDENTIAL / AMENITY	COMPLETE
W-1	MULTI-FAMILY RESIDENTIAL	COMPLETE

AREA	DESCRIPTION	STATUS
1	CONSERVATION AREA	COMPLETE
2	GATEWAY PLAZA AND LINEAR PARK	COMPLETE
3	MAIN STREET PARK EAST	COMPLETE
4	MAIN STREET PARK WEST	COMPLETE
5	SOUTH RESIDENTIAL GREEN	COMPLETE
6	WALKING/CYCLING TRAIL	COMPLETE

PROJECT PLAN AMENDMENT SUMMARY

1. REMOVE REMAINING UNBUILT PHASES THAT WILL NO LONGER BE SUBJECT OF THE APPROVED PROJECT PLAN BECAUSE THEY WILL UTILIZE CURRENT CR ZONE STANDARD METHOD OF DEVELOPMENT, WHICH DOES NOT REQUIRE A SKETCH OR PROJECT PLAN.
2. ENSURE THAT THE EXISTING BUILT PHASES CAN MEET THE STANDARDS AND REQUIREMENTS ON THEIR OWN.
3. UPDATE ALL RELEVANT CONDITIONS AND FINDINGS OF APPROVAL.



NO.	DESCRIPTION	DATE

TAX MAP EV41 WSSC 229RW13
PLATS 22484, 24760, 25312, 25313, 25339
2ND ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOTS 15-23, PARCELS B-D BLACK HILL

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	1" = 100'
DATE	12.13.2024

PROJECT PLAN 92012004C

BLACK HILL

GERMANTOWN, MARYLAND

PRELIMINARY PLAN AMENDMENT # 12012021D



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20888
Phone: 301.670.0840
www.mhga.com

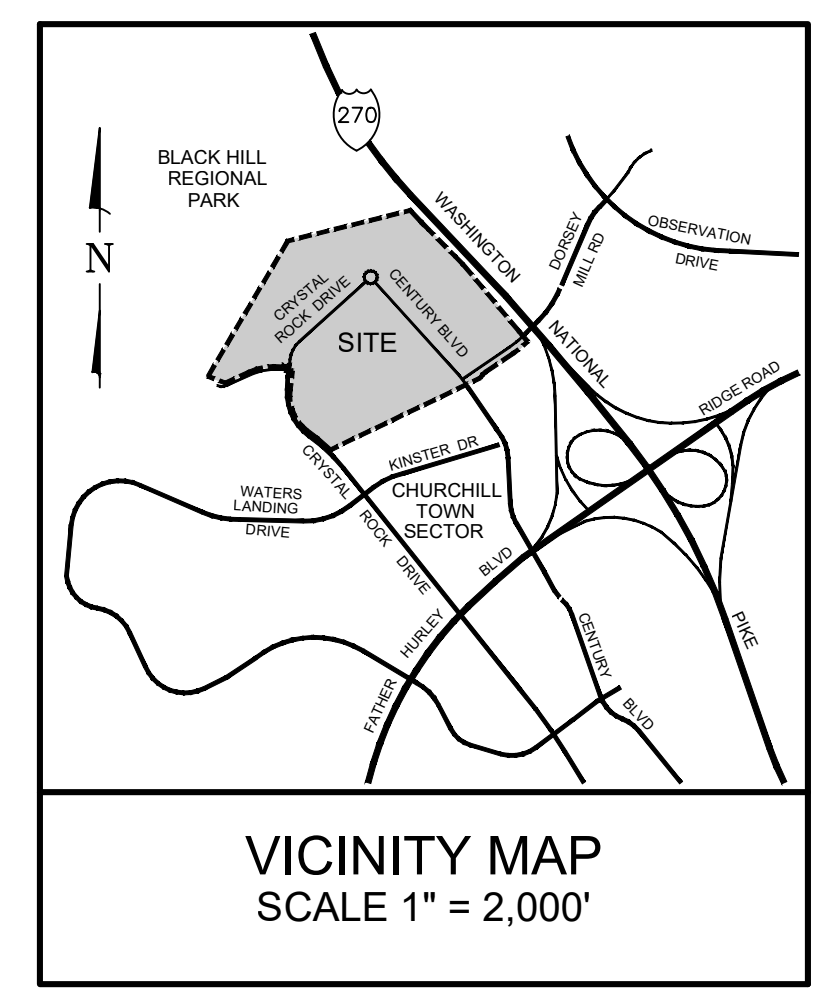
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Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland, Lic. No. 16955 Exp. Date: 04.21.2024

BLACK HILL GERMANTOWN, LLC
C/O LERNER ENTERPRISES

2000 TOWER OAKS BLVD.
8TH FLOOR
ROCKVILLE, MD 20852
PHONE: (301)284-6000



PRELIMINARY PLAN SHEET INDEX

- ** 1 COVER SHEET
- ** 2 12012021A RESOLUTION
- ** 3 12012021B RESOLUTION
- ** 4 12012021C RESOLUTION
- ** 5 12012021D RESOLUTION
- ** 6 AGENCY LETTERS
- ** 7 LOTTING DIAGRAM
- ** 8 STREET CROSS SECTIONS
- ** 9 PRELIMINARY PLAN

PRELIMINARY PLAN AMENDMENT SUMMARY

- △ CREATION OF LOT 24 AND PARCEL F.
- △ MODIFY DEVELOPMENT ON LOT 24 TO REFLECT PROPOSED TOWNHOMES.
- 3 ABANDONMENT OF EXISTING STORM DRAIN EASEMENT.

*SHEET REVISED UNDER THIS AMENDMENT
**SHEET ADDED UNDER THIS AMENDMENT

	TMX-2 ZONE DEVELOPMENT STANDARDS ¹ (OPTIONAL METHOD OF DEVELOPMENT)			
	PERMITTED/REQUIRED	APPROVED BY 12012021A	APPROVED BY 12012021B	APPROVED BY 12012021C
MINIMUM NET LOT AREA: 59-C-14.241	18,000 SF ²	N/A	34,539 SF	34,539 SF
MAXIMUM BUILDING COVERAGE 59-C-14.242	SET BY PROJECT PLAN	35% ³	35% ³	35% ³
MINIMUM PUBLIC USE SPACE 59-C-14.243	20% (844,300 SF)	51% (2,143,100 SF)	51% (2,143,100 SF)	51% (2,143,100 SF)
MAXIMUM BUILDING HEIGHT 59-C-14.244	SET BY PROJECT PLAN	143 FT ⁴	143 FT ⁴	143 FT ⁴
MINIMUM SETBACK - ADJACENT BUILDINGS ON SEPARATE LOT 59-C-14.245	SET BY PROJECT PLAN	N/A ⁵	N/A ⁵	N/A ⁵
MINIMUM SETBACK - ADJACENT SINGLE FAMILY RESIDENTIAL ZONE 59-C-14.245	25 FT	90 FT	90 FT	90 FT
MINIMUM BUILDING SETBACK - I-270 (GERMANTOWN SECTOR PLAN)	200 FT	200 FT	200 FT	200 FT
MAXIMUM DENSITY OF DEVELOPMENT, FAR 59-C-14.246	2.0 (8,383,040 SF)	0.70 (3,284,000 SF) ⁶	0.70 (3,284,000 SF) ⁶	0.70 (3,284,000 SF) ⁶
MAXIMUM COMMERCIAL DENSITY	SET BY PROJECT PLAN	0.31 (1,432,440 SF) ⁷ OFFICE: 1,097,800 SF RETAIL: 92,400 SF HOTEL: 243,240 SF	0.31 (1,432,440 SF) ⁷ OFFICE: 1,097,800 SF RETAIL: 92,400 SF HOTEL: 243,240 SF	0.31 (1,432,440 SF) ⁷ OFFICE: 1,097,800 SF RETAIL: 92,400 SF HOTEL: 243,240 SF
MAXIMUM RESIDENTIAL DENSITY	SET BY PROJECT PLAN	0.39 (1,851,560 SF) ⁸ TOWNHOMES: 0 UNITS SENIOR HOUSING: 1,178 UNITS MULTIFAMILY UNITS: 370 UNITS TOTAL: 1,618 UNITS	0.39 (1,851,560 SF) ⁸ TOWNHOMES: 0 UNITS SENIOR HOUSING: 140 UNITS MULTIFAMILY UNITS: 1,089 UNITS TOTAL: 1,229 UNITS	0.39 (1,851,560 SF) ⁸ TOWNHOMES: 0 UNITS SENIOR HOUSING: 140 UNITS MULTIFAMILY UNITS: 1,089 UNITS TOTAL: 1,229 UNITS
MODERATELY PRICED DWELLING UNITS (MPDU) 25-A	12.5%	N/A	12.5%	12.5%
MINIMUM BLT REQUIREMENT 59-C-14.247	SET BY PROJECT PLAN ⁹	14.10 (7.29 RESIDENTIAL USES) (6.88 COMMERCIAL USES)	14.17 (7.29 RESIDENTIAL USES) (6.88 COMMERCIAL USES)	14.17 (7.29 RESIDENTIAL USES) (6.88 COMMERCIAL USES)

- PRELIMINARY PLANS 12012021A-12012021C WERE DEVELOPED UNDER THE PREVIOUS ZONING IN EFFECT ON OCTOBER 30, 2014.
- PER 59-C-14.241, A LOT SMALLER THAN 18,000 SF MAY BE APPROVED IF IT ABUTS OR CONFRONTS ANOTHER LOT CLASSIFIED IN THE TMX-2 ZONE AND THE COMBINED LOTS ARE SUBJECT TO A SINGLE PROJECT PLAN. ALTHOUGH THIS PRELIMINARY PLAN DOES NOT INCLUDE ANY LOTS LESS THAN 18,000 SF, THE APPLICANT RESERVES THE RIGHT TO DEVELOP FUTURE LOTS LESS THAN 18,000 SF WHICH MEET THIS CRITERIA.
- A BUILDING COVERAGE LIMIT OF 35% WAS ESTABLISHED BY PROJECT PLAN 82012004. FOR THE OVERALL DEVELOPMENT ONLY, NO LIMIT WAS ESTABLISHED ON INDIVIDUAL LOTS.
- MAXIMUM BUILDING HEIGHTS WERE APPROVED AS PART OF PROJECT PLAN 82012004A AND VARY ON THE SITE BETWEEN 90 AND 143 FEET.
- PER 59-C-14.245, THE MINIMUM SETBACK IS TO BE DETERMINED AT PROJECT PLAN. HOWEVER, PROJECT PLANS 20102008 & 92012004A DO NOT ESTABLISH A MINIMUM SETBACK, THEREFORE SEPARATION OF BUILDINGS IS TO BE DETERMINED BY THE APPLICABLE BUILDING CODES.
- SITE DENSITY IS LIMITED PER PROJECT PLAN 82012004A.
- BLT PURCHASE ONLY REQUIRED WHEN CONSTRUCTED DEVELOPMENT EXCEEDS 0.50 FAR.

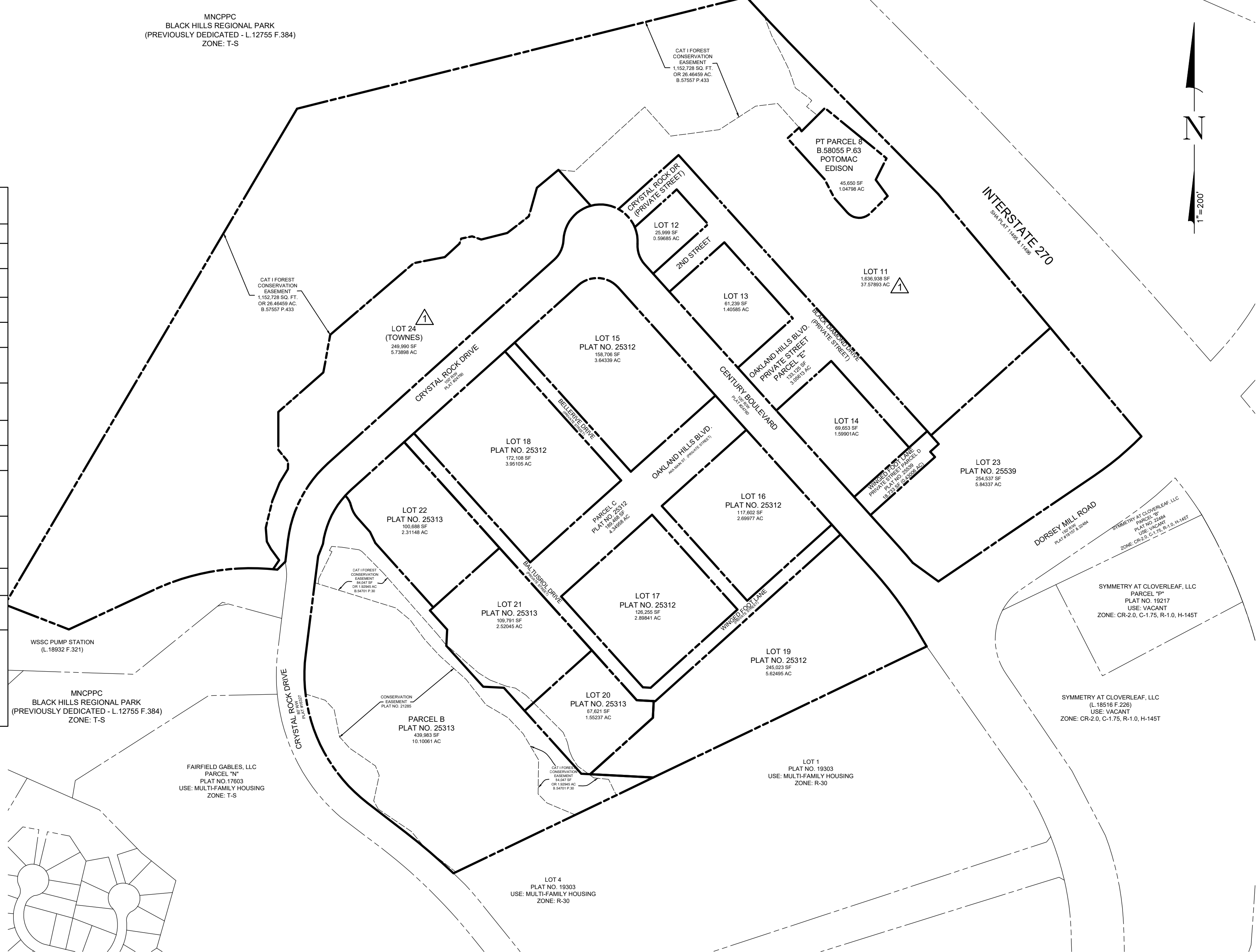
STANDARD METHOD DEVELOPMENT STANDARDS

ZONING STANDARD	PERMITTED/REQUIRED	PROPOSED BY 12012021D
TRACT AREA	NA	7,487,501 SF (171.89 AC)
MINIMUM OPEN SPACE (TRACT > 10,000 SF): 59.4.5.3.C.1	10%	TBD BY SITE PLAN
MINIMUM LOT AREA 59.4.5.3.C.2	NA	NA
MAXIMUM TOTAL COMMERCIAL DENSITY (FAR) 59.4.5.3.C.2	0.50 (3,743,750 SF)	0.19 (1,432,440 SF)
MAXIMUM TOTAL RESIDENTIAL DENSITY (FAR) 59.4.5.3.C.2	0.50 (3,743,750 SF)	0.14 (1,025,615 SF)
MAXIMUM TOTAL DENSITY (FAR) 59.4.5.3.C.2	0.75 (5,615,625 SF)	0.33 (2,458,055 SF)
MINIMUM LOT AREA (TOWNHOUSE ONLY) 59.4.5.3.C.1	800 SF	249,990 SF
MAXIMUM LOT COVERAGE 59.4.5.3.C.2	NA	NA
MINIMUM FRONT SETBACK 59.4.5.3.C.3	TOWNHOUSE: 5 FT ALL OTHERS: 0 FT	10 FT 0 FT
MINIMUM SIDE STREET SETBACK 59.4.5.3.C.3	TOWNHOUSE: 5 FT ALL OTHERS: 0 FT	NA 0 FT
MINIMUM SIDE SETBACK, ABUTTING RESIDENTIAL ZONE 59.4.5.3.C.3	NA ¹	NA
MINIMUM SIDE SETBACK, ABUTTING NON-RESIDENTIAL ZONE 59.4.5.3.C.3	TOWNHOUSE: 4 FT ALL OTHERS: 0 FT	4 FT 0 FT
MINIMUM REAR SETBACK, ABUTTING RESIDENTIAL ZONE 59.4.5.3.C.3	NA ¹	NA
MINIMUM REAR SETBACK, ABUTTING NON-RESIDENTIAL 59.4.5.3.C.3	TOWNHOUSE: 10 FT ALL OTHERS: 0 FT	25 FT 0 FT
MINIMUM FRONT SETBACK, PARKING 59.4.5.3.C.3	BEHIND FRONT BLDG. LINE IN THE BTA	TBD BY SITE PLAN
MINIMUM SIDE STREET SETBACK, PARKING 59.4.5.3.C.3	BEHIND SIDE STREET BLDG. LINE IN THE BTA	TBD BY SITE PLAN
MINIMUM SIDE SETBACK, PARKING 59.4.5.3.C.3	MUST ACCOMMODATE LANDSCAPING UNDER 59.6.2.9	TBD BY SITE PLAN
MINIMUM REAR SETBACK, PARKING 59.4.5.3.C.3	MUST ACCOMMODATE LANDSCAPING UNDER 59.6.2.9	TBD BY SITE PLAN
BUILD TO AREA (BTA) MIN. FACADE IN BTA FRONT SETBACK 59.4.5.3.C.3	70%	TBD BY SITE PLAN
BUILD TO AREA (BTA) MIN. FACADE IN BTA SIDE STREET SETBACK 59.4.5.3.C.3	35%	TBD BY SITE PLAN
MAXIMUM BUILDING HEIGHT, PRINCIPAL BUILDING 59.4.5.3.C.4	145 FT	145 FT
MINIMUM BUILDING TRANSPARENCY, GROUND STORY FRONT 59.4.5.3.C.5	20-60%, SET BY BLDG TYPE	TBD BY SITE PLAN
MINIMUM BUILDING TRANSPARENCY, GROUND STORY SIDE/REAR 59.4.5.3.C.5	20-60%, SET BY BLDG TYPE	TBD BY SITE PLAN
MAXIMUM BLANK WALL 59.4.5.3.C.5	25-35 FT, SET BY BLDG TYPE	TBD BY SITE PLAN
PARKING LOT INTERNAL LANDSCAPED AREA 59.6.2.9.C.1	5%	TBD BY SITE PLAN
PARKING LOT TREE CANOPY 59.6.2.9.C.2	25%	TBD BY SITE PLAN
PARKING LOT PERIMETER PLANTING WIDTH 59.6.2.9.C.3 (ABUTTING NON-RESIDENTIAL & RIGHT-OF-WAY)	6 FT	TBD BY SITE PLAN
MINIMUM VEHICLE PARKING 59.4.2.4.6 (MIN REDUCED PARKING AREA)	3.385 SPACES (SEE PRELIMINARY CALCUS)	TBD BY SITE PLAN

FOOTNOTES:
1. THERE ARE NO SIDE LOT LINES ADJACENT TO PROPERTY ZONED AGRICULTURAL, RURAL RESIDENTIAL, RESIDENTIAL DETACHED OR RESIDENTIAL TOWNHOUSE.

PRELIMINARY VEHICLE PARKING CALCULATIONS (MINIMUM REQUIRED, REDUCED PARKING AREA)

USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RESIDENTIAL UNITS	60 UNITS	1,000 UNIT	60
TOWNHOUSES	60 UNITS	1,000 UNIT	60
RESIDENTIAL CARE (SENIOR)	140 BEDS	0.20 BEDS	35
OFFICE	1,097,800 SF	2,001,000 SF	2,196
RETAIL	91,400 SF	3,511,000 SF	320
HOTEL	350 ROOMS	0.33 ROOM	116
TOTAL			3,385 SPACES



SITE DATA	
SUBJECT PROPERTIES	BLACK HILL LOTS 15-23, PARCELS B, C & D PLATS 22512-22513 & 25539
PROPERTY DEVELOPER	BLACK HILL GERMANTOWN, LLC C/O LERNER ENTERPRISES 2000 TOWER OAKS BLVD. 8TH FLOOR ROCKVILLE, MD 20852
SITE AREA	4,221,859 SF (96.92 AC)
PRIOR RIGHT-OF-WAY DEDICATIONS	469,661 SF (10.78 AC)
PRIOR PARKS DEDICATION	2,795,981 SF (64.1869 AC)
PROPOSED DEDICATION	N/A
TRACT AREA	7,487,501 SF (171.89 AC)
PROPOSED NUMBER OF LOTS	14 LOTS
PROPOSED NUMBER OF PARCELS	5 PARCELS
EXISTING ZONING CLASSIFICATION	CR-0.75, C-0.5, R-0.5, H-145T
PREVIOUS ZONING CLASSIFICATION	TMX-2 (TRANS MIXED USE)
PROPOSED USE	MIXED USE: RESIDENTIAL, OFFICE, RETAIL & HOTEL

- #### GENERAL NOTES
- THE TOPOGRAPHY SHOWN WAS PREPARED USING PHOTOGRAMMETRIC METHODS, PREPARED BY MCKENZIE SWYDER, INC. SUPPLEMENTED WITH MHG FIELD RUN SURVEYS.
 - EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
 - BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY PREPARED BY MACRIS, HENDRICKS & GLASCOCK, P.A. SUPPLEMENTED WITH RECORDED DEEDS & PLATS.
 - THE PROPERTY IS WITHIN A TRANSIT STATION DEVELOPMENT AREA.
 - THE PROPERTY IS WITHIN THE GERMANTOWN EMPLOYMENT AREA SECTOR PLAN.
 - THE PROPERTY IS WITHIN THE LITTLE SENECA CREEK WATERSHED.
 - THE EXISTING WATER SERVICE CATEGORY IS W-3.
 - THE EXISTING SEWER SERVICE CATEGORY IS S-3.
 - AN NRIFSD FOR THE PROPERTY WAS APPROVED ON OCTOBER 10, 2010 UNDER PLAN # 420110810.
 - THE PROPERTY IS SUBJECT TO AN APPROVED FINAL FOREST CONSERVATION PLAN #2013025F.
 - THE PROPERTY IS NOT IDENTIFIED IN THE LOCATION ATLAS AND INDEX OF HISTORICAL SITES, NOR IS IT IDENTIFIED IN THE MASTER PLAN FOR HISTORIC PRESERVATION.
 - A STORMWATER MANAGEMENT CONCEPT FOR THIS DEVELOPMENT WAS APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES ON NOVEMBER 21, 2012. A SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN REVISION FOR THE BLACK HILL TOWNSITE IS CURRENTLY UNDER REVIEW BY MCDPS UNDER SM FILE #242467.
 - A HYDRAULIC PLANNING ANALYSIS FOR THE BLACK HILL TOWNSITE WAS APPROVED BY WSSC UNDER PLAN # DA774424.
 - ALL UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROVED UTILITY DRAWINGS. SERVICING UTILITY COMPANIES INCLUDE:
WATER & SEWER: WSSC
NATURAL GAS: WASHINGTON GAS
ELECTRIC: POTOMAC EDISON
TELECOMMUNICATIONS: VERIZON
 - PROPERTY LINES AND LOT/PARCEL AREAS ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SUBDIVISION RECORD PLAT COMPUTATION.
 - TRACKING OF OVERALL BLACK HILL LOT COVERAGE, FAR DENSITY TOWARD BLTs, AND APPROVED COMMERCIAL/RESIDENTIAL DENSITY ARE BEING TRACKED ON INDIVIDUAL SITE PLANS.
 - AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MNCPPC INSPECTION STAFF BEFORE ANY DEMOLITION, CLEARING, OR GRADING OCCURS ON-SITE. THE OWNER OR HIS/HER DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCPPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MNCPPC STAFF, PLEASE CONTACT JOSH KAYE AT 301-456-4722.

DEVELOPER'S CERTIFICATE	
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF PRELIMINARY PLAN APPROVAL NO. 12012021D INCLUDING APPROVAL CONDITIONS, AND CERTIFIED PRELIMINARY PLAN.	
DEVELOPER: BLACK HILL GERMANTOWN, LLC C/O LERNER ENTERPRISES	JAMES POLICARO CONTACT PERSON
ADDRESS: 2000 TOWER OAKS BLVD, 8TH FLOOR, ROCKVILLE, MD 20852	
PHONE: (301) 284-6000	
EMAIL: JPOLICARO@LERNER.COM	
SIGNATURE: _____	

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP 5651 WSSC 229R13

PLATS 21285-21286-22484-22486, 24760, 25312-25313 & 25539

2ND ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

LOTS 11 - 24 & PARCELS B - F BLACK HILL

PROJ. MGR PGL

DRAWN BY PGL

SCALE AS SHOWN

DATE 12.13.2024

PRELIMINARY PLAN 12012021D

COVER SHEET

PROJECT NO. 10.102.39

SHEET NO. 1 OF 9

