Black Hill: Project Plan No. 92012004A, Preliminary Plan No. 12012021A, Site Plan No. 82013025A, and Site Plan No. 820150060

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Completed: 02-29-16

Description

The subject property is located north of Father Hurley Boulevard and west of I-270 along Crystal Rock Drive; 107.70 gross acres; zoned TMX-2; 2009 Germantown Employment Area Sector Plan.

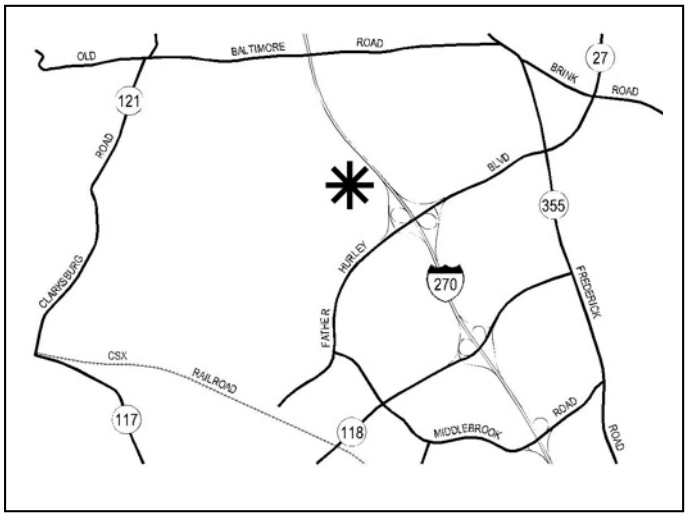
A. Black Hill: Project Plan No. 92012004A
A request to modify the conditions of approval in order to eliminate the age-restriction on the housing inventory, adjust the development phasing, decrease the total number of residential units, revise the public use space, internal circulation, and parking facilities.

B. Black Hill: Preliminary Plan No. 12012021A
A request to modify the number of lots (size and dimensions), revise the traffic study to reflect changes to the office, assisted living facility and residential uses (non age-restriction), modify the conditions of approval and the SWM concept.

D. Black Hill: Site Plan No. 820150060
A request to construct Phase IIA (Phases 2a and 3 on the approved Project Plan), which consists of 647 residential units (including 12.63% MPDUs) and 7,325 square feet of commercial uses, parking facilities, landscape and lighting.

C. Black Hill: Site Plan No. 82013025A
A request to update the SWM and Final Forest Conservation Plan.

Staff Recommendations: Approval with Conditions
Application Filing Date: *January 23, 2015*
Applicant: *Black Hills Germantown, LLLP, c/o Lerner Enterprises*



Summary

The Applications are being reviewed under the Zoning Ordinance in effect prior to October 30, 2014, due to the grandfathering provisions. The Amendments are not requesting additional density nor increased building heights.

The Amendment proposes to revise the APF, decrease the total residential units, change the housing mix, eliminate the age-restriction on the multi-family dwelling units, decrease the total number of parking spaces, eliminate the green roofs, modify SWM concept, and modify the circulation network.

Staff has received correspondence in opposition to the Project Plan Amendment.

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Executive Summary

This Staff Report is a combined report to amend Project Plan No. 92012004A, Preliminary Plan No. 12012021A, the Infrastructure Site Plan No. 82013025A (for Crystal Rock and Century Blvd.), and to approve a new Site Plan No. 820150060 for a portion of the overall Project Plan and Preliminary Plan. The Project and Preliminary Plan applications must be amended address the elimination of the age-restriction on the multi-family residential units and change the building layout. The Application also eliminates the below grade structured parking facilities, roadway network, green roofs, and the fee simple townhouse units as shown in prior approvals. The significance of these modifications triggered a thorough review of the conditions of approval, as well as a reexamination of the traffic analysis, stormwater management (SWM) facilities, lot configuration, public facilities, overall site layout, development phasing, public use space, the circulation systems, design details, housing opportunities (as compared to the number of jobs projected), building orientation, and massing. In an effort to maintain consistency with the original goals and objectives established by the approved Project Plan, Staff has reevaluated the entire development based on the original green neighborhoods criteria. A comprehensive review of a mixed-use development of this proportion (96.92 net tract area, 3.2 million square feet of mixed use development), is comparable to a new application. The amendment to the Infrastructure Site Plan No. 82013025A is to update the SWM facilities and the Final Forest Conservation Plan (FFCP). The new Site Plan no. 820150060 (29.54 gross acres) initiates Phase 2A and includes the construction of residential and retail uses. Based on the requested modifications and in an effort to consolidate all of the original conditions, the new conditions of approval presented in this Staff Report will supersede the original conditions. The new conditions will also reflect the necessary changes and adjustments of the respective application.

During the review process, Staff and the Applicant worked through a number of complex concerns. The majority of Staff's concerns are related to the goals and objectives established by the Project Plan (green neighborhoods criteria and TMX-2 zone findings), the design recommendations from the 2010 Urban Design Guidelines, and the 2009 Germantown Employment Area Sector Plan ("Sector Plan"). However, Staff finds that the Project Plan, Preliminary Plan and Site Plan Applications sufficiently conform to requirements of the documents.

SECTION 1: EXISTING CONDITIONS

Site Description

The area of the Property Plan and Preliminary Plan is approximately 107.70 acres in size and zoned TMX -2; 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 area of the Site Plan No. 820150060 is a portion of the entire property (29.54 acres). The property is located west of I-270, south of Black Hill Regional Park (zoned Town Sector, TS) and north of the existing Cloverleaf townhouse development (zoned R-30). Outlined in red below, the property is one of the largest undeveloped properties for mixed-use development remaining in Montgomery County.

Local Public Facilities include:

- The Germantown Library,
- Montgomery College Campus with the new Holy Cross Hospital (No. 82011011B, 18.27-acres),
- Waters Landing Elementary School,
- Martin Luther King Jr. Middle School,
- Seneca Valley High School, and
- BlackRock Center for the Arts.

Surrounding Residential and Commercial developments include:

- Century (No. 82003007B, 52-acres),
- Churchill Town Sector (No. 819840510, 14.27-acres approved May 1984),
- Cloverleaf Center (No. 81998006B, 18.26-acres approved February 2004),
- Milestone (No. 82001009E, 65-acres approved July 2015), and
- Shops at Seneca Meadows (No. 82010014A, 22.9 acres).

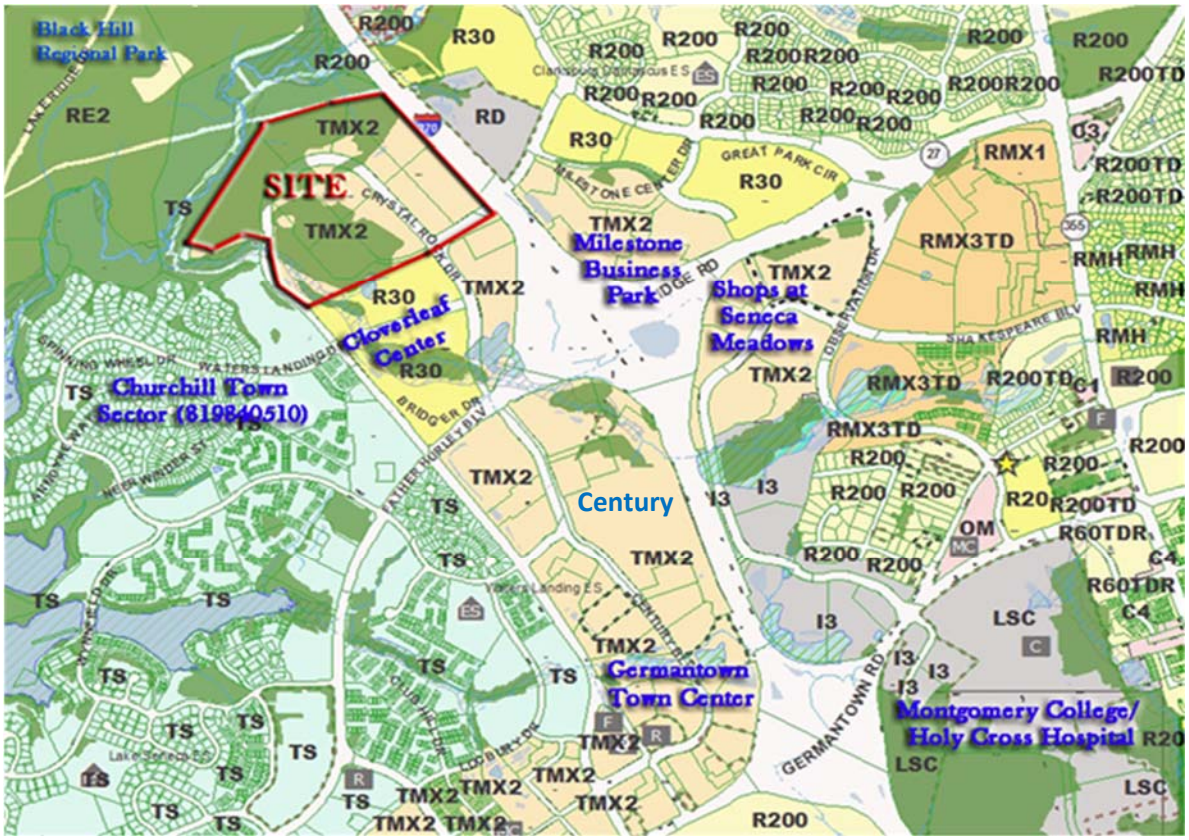

Figure 1: Zoning Map

The property is located in the northern portion of the 2009 Germantown Employment Area Sector Plan ("North End District" as referenced in the Sector Plan), within walking distance of the proposed Corridor Cities Transitway (CCT) and Black Hill Regional Park. In March 1995, the property was developed as Waters Landing Golf Driving Range (Site Plan No. 819950170); however, this was considered an interim use. Since the approval of the Project Plan and Infrastructure Site Plan, Crystal Rock Drive and Century Blvd. (public roads) have been constructed.

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 boards the southwest portion of the site and includes a forested stream buffer between the property and the Cloverleaf Center development. There are no historic features located on-site.

Figure 2: Aerial Photo

SECTION 2: PROJECT DECRIPTION

Previous Approvals

In accordance with the 1989 Germantown Master Plan, Preliminary and Site Plans were approved for the property (Lerner property) with 1,300,000 square feet (sf.) of commercial space in the TS Zone. As a condition of the original approval, the Applicant also dedicated approximately 64-acres of the land towards open space; which was added to the Black Hill Regional Park. The parkland dedication increased the size of the park (i.e. public amenities), ensured a forested stream valley buffer, and expanded the recreational opportunities for the public.

The zoning of the property was changed from TS to TMX-2 in October 2009 as part of the adopted Sectional Map Amendment (SMA) following the approval of the Germantown Employment Area Sector Plan. The parkland dedication was not included within the Sector Plan boundary; therefore, the zoning on the dedicated parkland remains TS and is not included in the original application for the Project and Preliminary Plans.

In May 2013, the Planning Board approved Project Plan No. 920120040 and Preliminary Plan No. 120120210 for 3,284,000 sf. (0.7 FAR) of mixed-use development, including 1,097,800 sf. of

office use, 91,400 sf. of hotel use (350-rooms), and 1,618 total residential units (including 190 MPDUs, and 1,078 age-restricted units) on 107.70-acres of land (11 lots) zoned TMX-2.

In June 2013, the Planning Board approved the Infrastructure Site Plan No. 820130250, the Final Forest Conservation Plan (FFCP) and the construction of Crystal Rock Drive and Century Blvd. (public roadways), including public utilities consisting of 6.69-acres of land zoned TMX-2. The Preliminary Plan and Project Plan approvals included the SWM concept approval (November 2012).

In December 2015, the Planning Board approved Site Plan No. 82013025B for the extension of Dorsey Mill Road from the current terminus (east of I-270) bridging over I-270 and connecting into Century Blvd. (west of I-270).

Proposal
Project Plan Amendment No. 92012004A consists of the following changes to the original approval:

<u>Residential Uses</u>
- Eliminate the age-restriction on the multi-family units
- Decrease the total number of dwelling units by 391 units[1]
- Eliminate the fee simple townhouse units (previously approved for 70 units)
- Increase the senior housing for the Assisted Living Facility by 40 units
- Decrease the total number of MPDUs by 49 units

<u>Commercial Uses</u>
- Shift the first floor retail uses within Building M-1[2]
- Modify the jobs to housing ratio[3]

<u>Building Massing & Footprint</u>
- Eliminate multi-family Buildings K and P (reference Figure 3, below)
- Update the community clubhouse to include 3-stories of residential use
- Modify the building frontage of the multi-family buildings on Street B
- Revise the development phasing (combine Phase 2A with Phase 3 on the original Project Plan)

[1] Project Plan approved 1,618 dwelling units and the Applicant is requesting to reduce the total number to 1,227 dwelling units for a difference of 391 dwelling units.
[2] The retail component on the first floor of Buildings K-1 and M-1 will be relocated away from the central green neighborhood green area.
[3] The reduction in residential units will improve the jobs to housing ratio (reference page 32 of this report for a more detailed explanation.

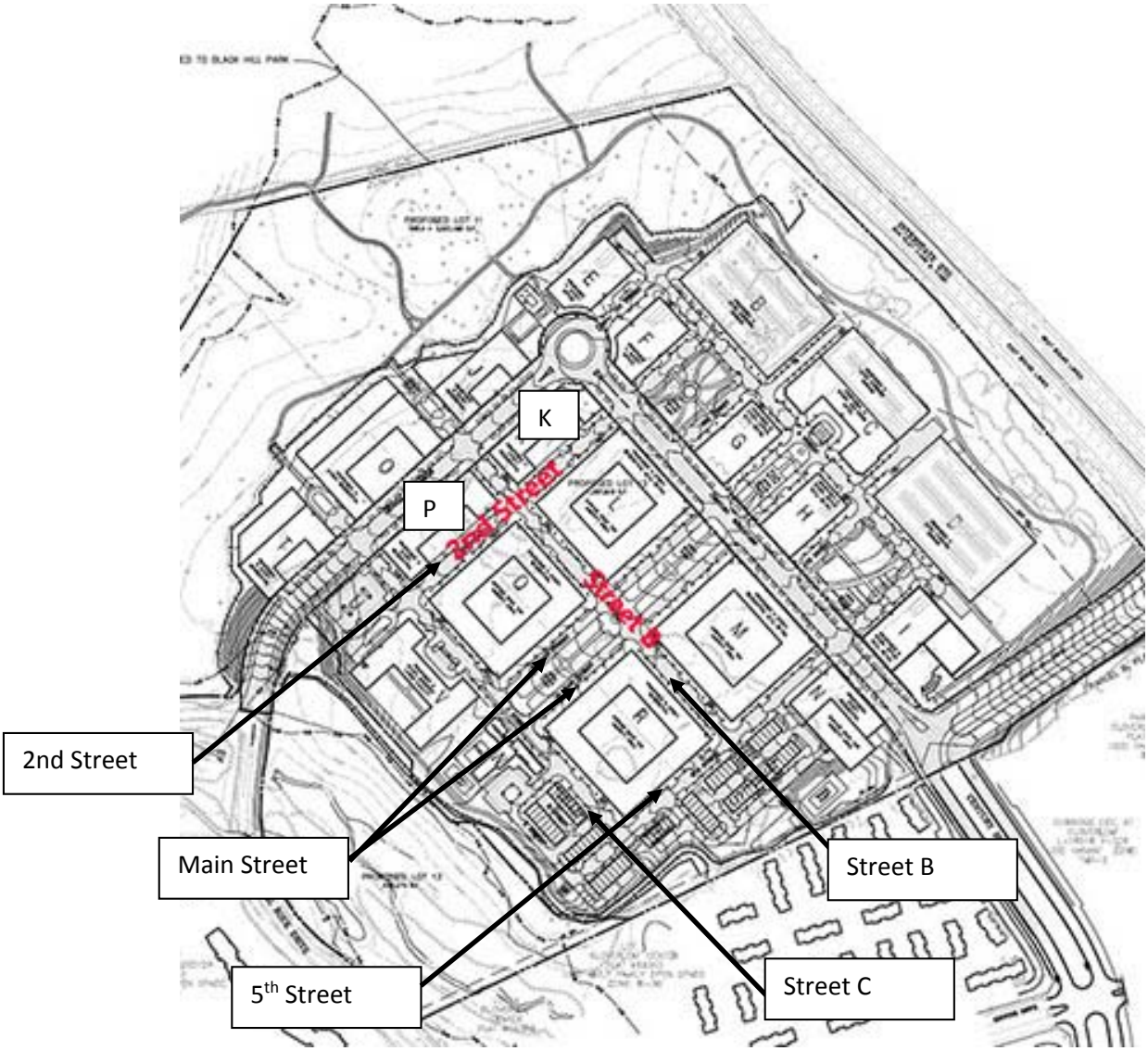

Figure 3: Approved Project Plan

Circulation, Green Space & SWM

- Eliminate 2nd Street (reference Figure 3 above and Figure 4 below)
- Increase block lengths for Lots 15 and 16 (reference Figure 5 below)
- Eliminate the green roofs/ structured parking facilities within the center blocks of the multi-family buildings
- Increase the total number of surface parking spaces onsite[4]
- Modify the SWM Concept approval

[4] The total number of parking spaces will decrease, as result of the reduction to the residential units. However, the elimination of the below grade parking structure will increase the total number of surface parking spaces onsite.

Preliminary Plan Amendment No. 12012021A consists of the following changes to the original approval:

- Modify the overall allowable densities
- Revise the traffic study to reflect the elimination of the age-restriction on the multi-family dwelling units
- Reconfigure the lot lines and private roadways
- Revise the SWM Concept Approval

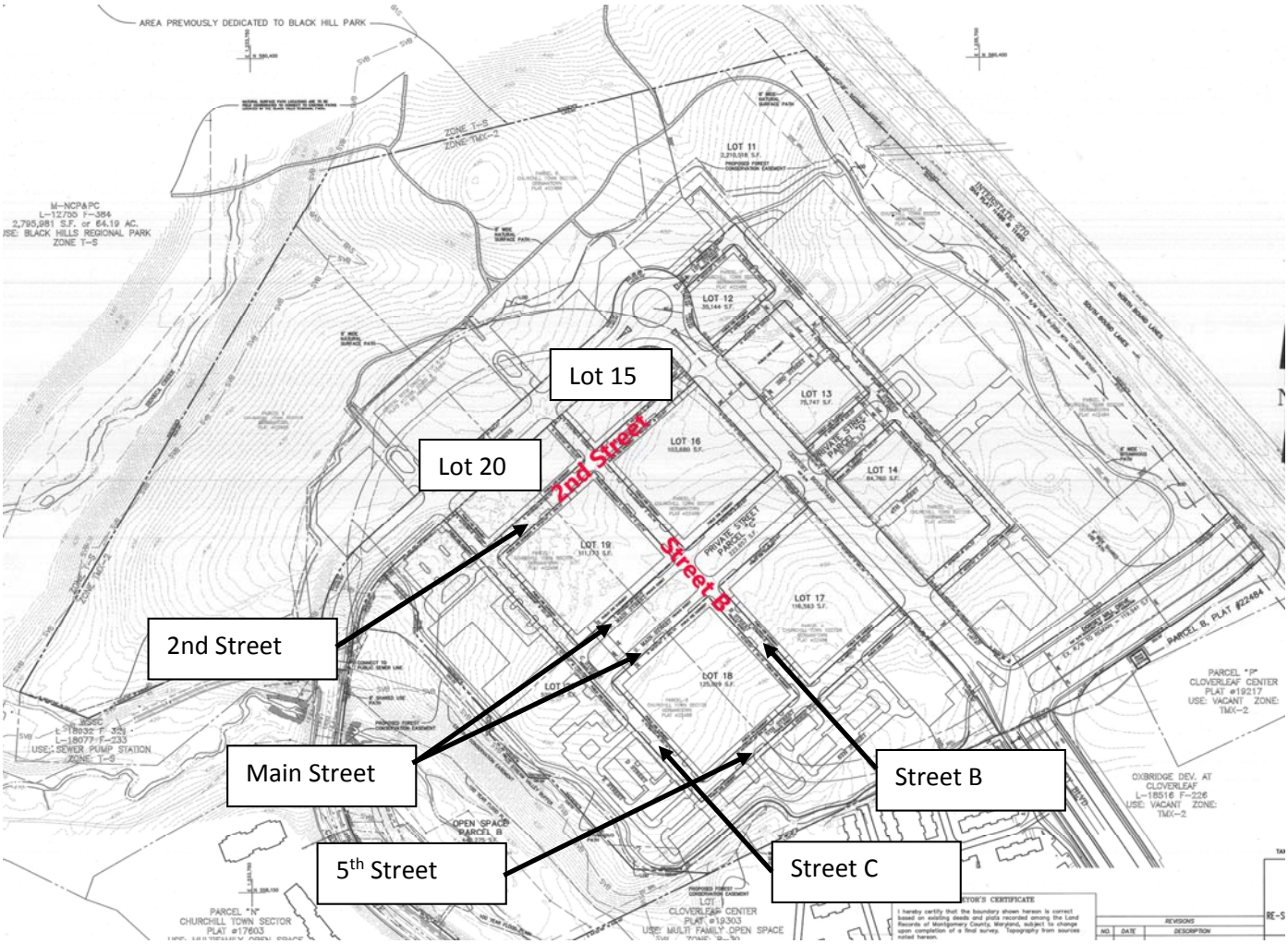

Figure 4: Approved Preliminary Plan (June 2013)

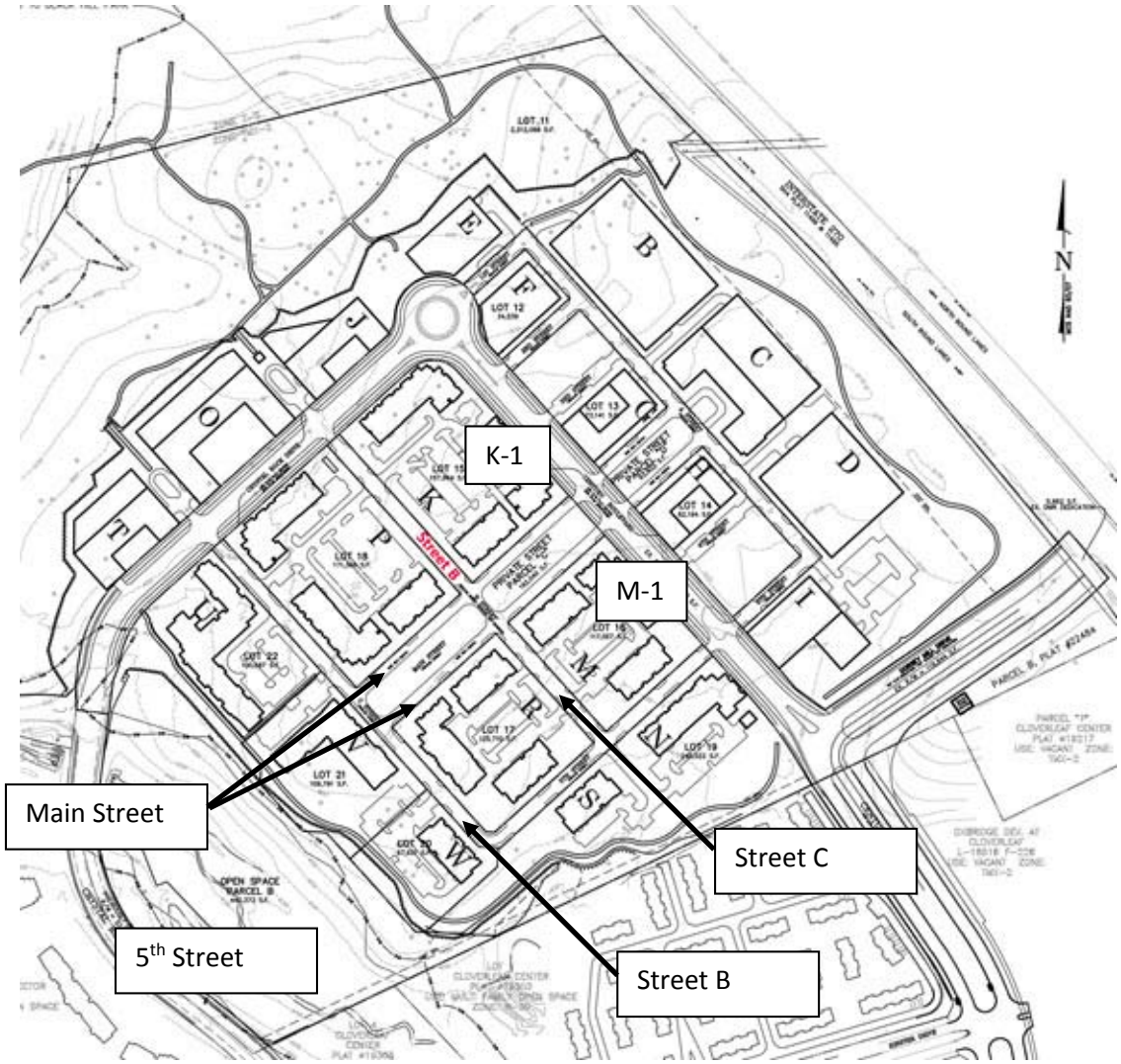

Figure 5: Proposed Preliminary Plan (January 2016)

Site Plan No. 820150060 consists of the construction of 53% of the total residential uses and 0.08% of the total retail uses (Phase 2A), which includes the following:

- 647 residential uses (including 82 MPDUs)
- 7,325 sf. of retail uses within the first floor of Buildings K-1 and M-1
- 22% public use space
- 950 parking spaces (on average 1.5 spaces per residential unit)
- Construction of recreational facilities,
- Installation of public artworks, lighting, and landscaping

Site Plan Amendment No. 82013025A updates the Final Forest Conservation Plan ("FFCP") to include the changes being proposed in the Project Plan Amendment No. 92012004A, Preliminary Plan Amendment No. 12012021A, Site Plan Amendment No. 82013025B, and Site Plan No. 820150060.

This amendment does not affect any additional forest or specimen trees, nor does it change the planting/retention requirements for the overall FFCP. The Site Plan amendment is consistent with the previous approved plan.

Community Outreach

The Applicant has met all signage, noticing and pre-submission meeting requirements. Notice for all four applications were sent out January 28, 2015 and February 9, 2015, and a community meeting was held in the evening on September 14, 2014 at the Germantown Public Library. Out of the 249 total notices that were mailed, approximately 26 residents attended the community meeting. Staff has also received community correspondence consistent with the issues raised during the community meeting (see Appendix G). The following consolidated list of concerns provides a brief summary based on the community meeting and the community correspondence received in writing. More detailed analysis is further articulated in the context of this report, under the respective findings.

- Adequate Public Facilities: The conversion from active adult senior units into non age-restricted residential units will increase vehicular traffic, and overcrowd the local schools.
- Development Standards: The community is concerned that there is not enough parking for the proposed mixed-use development.
- Development Phasing: The community would like more employment opportunities (e.g. office and retail uses) in the initial phases of construction. They are concerned about the jobs to housing ratio not meeting the intent of the Sector Plan.
- Housing Inventory: The community would prefer townhouse units instead of multi-family as this building type assumes less densities and also provides a variety of housing opportunities.

SECTION 3: PROJECT PLAN

PROJECT PLAN RECOMMENDATIONS AND CONDITIONS

Staff recommends approval of Project Plan Amendment No. 92012004A, for a mixed-use development (0.7 FAR) including 1,097,800 square feet of office uses, 91,400 square feet of retail, 1,227 residential units (including a minimum of 12.5% MPDUs), and a 350-room hotel (243,240 sf.) on 107.70 acres of land zoned TMX-2. The following conditions supersede all conditions in the original approval. All development elements as shown on the Project Plans submitted December 2015, are required except as modified by the following conditions:

1. DEVELOPMENT CEILING

The development is limited to a maximum 0.7 FAR on the 107.70 acres, including the following:

a. Employment uses may not exceed the following:
   1. 0.31 FAR
   2. Office Use: 1,097,800 square feet;
   3. Retail Use: 91,400 square feet; and
   4. Hotel Use: 350 rooms (243,240 square feet).

b. Residential uses may not to exceed the following:
   1. 0.39 FAR
   2. Senior adult housing: 140 units; and
   3. Non age-restricted multi-family: 1,087 units

2. BUILDING HEIGHTS AND DENSITY

a. Building heights must not exceed 143 feet for the multi-family, office, retail and hotel uses.
b. The building heights of the multi-family buildings, directly adjacent to the Cloverleaf community (southwest), must not exceed 50 feet.
c. The building height of the Senior Adult housing facilities (identified as Building U, Lot 22 on the Project Plan) must not exceed 72 feet.
d. The building heights on the southern border must be terraced to ensure compatibility with the existing residential developments (e.g. Cloverleaf community).

3. HOUSING

The senior housing and associated facilities, hereinafter referred to as Senior Adult housing, must not be converted into non age-restricted units without first revising the traffic study for the approved Project and Preliminary Plans. Occupancy of the Senior Adult housing is limited to persons 62 years and older as defined in Section 59-A-2.1 of the Zoning Ordinance.

4. MODERATE PRICED DWELLING UNITS (MPDUs)

The development must provide a minimum of 12.5 percent MPDUs onsite, evenly distributed within the multi-family buildings, and consistent with the requirements of Chapter 25A.

a. Senior Adult housing facilities without a full kitchen do not qualify as a complete dwelling unit; therefore, the Senior Adult housing facility will not include MPDUs.
b. Prior to the certification of each future Site Plan, the Department of Housing and Community Affairs (DHCA) must review and approve the bedroom distribution of the MPDUs.

5. PUBLIC FACILITIES, AMENITIES, AND OTHER DESIGN FEATURES

a. The Applicant must provide 51 percent of the net lot area for on-site public use space, as shown on the Project Plan. The final design and details will be determined during the Site Plan review process.
b. The streetscape design along the private streets must include street trees (at a maximum of 30 feet on-center), street lights (at a maximum of 60 feet on-center), public art, and street furniture.
c. The building facades along the public and private streets must be setback a maximum of 28 feet from the curb along Century Boulevard and Crystal Rock Drive.
d. Appropriate signage must be provided indicating that the public use spaces and the public artworks must be easily and readily accessible for the enjoyment of the general public.
e. The public use space must include Black Hill Preserve, Preserve Plaza, Village Green North and South, Main Street East and West Park, Main Street Retail Plaza, South Residential Linear Parks, Gateway Plaza, Hiker/Biker Trail, Transit Plaza, neighborhood greens spaces and public artworks.
f. The final locations for the retail uses must be oriented toward the streetscape along Century Blvd, the gateway entrance to the development (at the intersection of Century Blvd and Dorsey Mill Road) and the public use space areas.

6. OTHER DESIGN FEATURES

The Applicant will meet the goals and objectives set forth within the Table 2: Public Facilities, Amenities and Other Design Features (Optional Method development column, page 39 the Staff Report) of this Staff Report. As required in Section 59D-2.11, the incorporation of other design features will create a sustainable environment capable of supporting the greater densities and intensities requested under the Optional Method of development. The Applicant must submit supporting drawings and documentation addressing the following criteria prior to the Certified Site Plan approval.

a. Provide pedestrian sidewalks at a minimum width of 10 feet on both sides of public streets, and 5 feet on both sides of the private streets. The sidewalks must be free and clear of all obstructions, including but not limited to stairwells, utility boxes, and tree pits.

b. Provide a minimum tree canopy coverage of 40 percent of the total net tract area. The tree canopy coverage must include the preservation of existing forest and new tree plantings.
c. Submit architectural drawings for the parking facilities (Buildings B and D) directly adjacent to I-270, including architectural and design treatment for the northeast and southwest facades.

7. PUBLIC USE SPACE

All record plats that include public use space must include a note that all public use spaces as illustrated on the Certified Site Plan(s) must be maintained in perpetuity by the property owners and access must be provided to the general public.

8. Building Lot Termination (BLTs) Development Right

a. The Applicant must provide proof of purchase and/or payment of 14.17 BLTs to the Department of Permitting Services prior to the issuance of building permits for density in excess of the base 0.5 FAR (or 2,345,760 sf.) of combined non-residential and residential square footage.
b. Prior to the release of each building permit, the Applicant must submit to DPS a certified running tabulation of the individual building square footage and the cumulative total square footage for this project against the 0.5 FAR.

9. DEVELOPMENT STAGING

The development will be built in the following six phases. With the exception of Phase 1 (already completed), the uses within Phases 2 thru 6 may be constructed in any order. However, the public amenities and facilities associated with the specific uses must be constructed with each phase as shown. The public use spaces and associated amenities listed below must reference the conditions above. The construction and inspection schedules will be determined at Site Plan.

a. Phase 1 consists of the pre-construction activities and construction of the public infrastructure, associated SWM facilities, and the realignment of Crystal Rock Drive and Century Blvd.
b. Phase 2 (a and b) will include the construction of residential units (approximately 53% of the total number), clubhouse, office building (G) with associated retail uses, the 350-room hotel building (C) with associated retail uses, Senior housing facilities (Building U), a portion of the parking facilities (B), associated public amenities (Main Street: east/west parks and retail plaza), neighborhood green spaces, and necessary infrastructure.
c. Phase 3 will include the construction of the remaining residential units (approximately 46% of the total number), associated public amenities (South Residential Green, natural/hard surface hiker/biker trails, Nature Pavilion and Preserve Plaza), and infrastructure.

d. Phase 4 consists of office buildings (H) with associated retail uses, the remaining portion of the parking facilities, associated public amenities (natural/hard surface biker/hiker trail and Black Hill Preserve) and infrastructure.
e. Phase 5 consists of the construction of two office buildings (Buildings I & F) with associated retail uses, remaining portion of the parking garage (Buildings B & D), associated public amenities (Gateway Plaza, and Village Green north/south), and infrastructure.
f. Phase 6 consists of the construction of office building E, associated public amenities, and infrastructure.

10. COORDINATION FOR ADDITIONAL APPROVALS REQUIRED PRIOR TO THE SITE PLAN APPROVAL

a. The Applicant must coordinate with the Division of Transit Services with regard to improvements to Ride-On bus facilities in the local vicinity of this project.
b. The Applicant must coordinate with Montgomery County Department of Transportation regarding the bike station within the Transit Plaza.

BASIS FOR CONSIDERATION

The Project Plan Amendment was reviewed in accordance with Section 59-D-2.43, Basis for Consideration which states: In reaching its determination on the application for the Optional Method of development and in making the required findings, the Planning Board must consider:

(a) The nature of the proposed site and development, including its size and shape, and the proposed size, shape, height, arrangement and design of structures.

(b) Whether the open spaces, including developed open space, are sized and located to provide convenient areas for recreation, relaxation and social activities for the residents and patrons of the development and are planned, designed and situated to function as necessary physical and aesthetic open areas among and between individuals structures and groups of structures, and whether the setbacks, yards and related walkways are located and of sufficient dimensions to provide for adequate light, air, pedestrian circulation and necessary vehicular access.

(c) Whether the vehicular circulation system, including access and off-street parking and loading, is designed to provide an efficient, safe and convenient transportation system.

(d) Whether the proposed development contributed to the overall pedestrian circulation system. Pedestrian walkways must:
    (1) be located, designed and sized to conveniently handle pedestrian traffic efficiently and without congestion;

(2) be separated from vehicular roadways and designed to be safe, pleasing and efficient for movement of pedestrians;
(3) contribute to a network of efficient, convenient and adequate linkages in the area of the development including linkages among residential areas, open spaces, recreational areas, commercial and employment areas and public facilities.

(e) The adequacy of landscaping, screening, parking and loading areas, service areas, lighting and signs, in relation to the type of use and neighborhood.

(f) The adequacy of provisions for construction of moderately priced dwelling units in accordance with Chapter 25A if that chapter applies.

(g) The staging program and schedule of development.

(g) The adequacy of forest conservation measures proposed to meet any requirements under Chapter 22A.

(h) The adequacy of water resource protection measures proposed to meet any requirements under Chapter 19.

FINDINGS & ANALYSIS

The Project Plan Amendment was reviewed in accordance with Section 59-D-2.42 of the Zoning Ordinance, which establishes the following findings that must be made by the Planning Board and in concert with the basis considerations (listed above). Staff makes the following findings:

(a) The application would comply with all of the intents and requirements of the zone.

The Project Plan Amendment is being reviewed under the Zoning Ordinance in effect prior to October 30, 2014. The property is zoned TMX-2. In accordance with the TMX-2 Zone and the Project Plan requirements, the Optional Method of development must provide significant public facilities, amenities and other design features that will create an environment capable of supporting the greater densities and intensities.

Section 59-C-14.212 of the Montgomery County Zoning Ordinance states the purpose and intent of this zone is to:

(1) Implement the recommendations of the approved and adopted Sector Plans for Transit Station Development Areas by facilitating mixed-use development with a compatible network of interconnecting streets, open spaces, plazas, and civic and community oriented uses. Providing flexible development standards, and encouraging designs that produce desirable relationships among individual buildings, the circulation system, public spaces,

and adjacent areas, and foster use of non-auto forms of transportation, including pedestrian, bicycle, and public transit;

The Project Plan implements the recommendations of the Sector Plan by providing a mixed-use development within walking distance of the proposed Corridor Cities Transit (CCT) station. In accordance with the original Project Plan approval, the amendment was reviewed as per the following established design criteria.

Sector Plan and Design Guidelines for the Germantown Employment Area
The 2009 Germantown Employment Area Sector Plan and 2010 Germantown Urban Design Guidelines provide specific planning and design recommendations for the property. In addition to consistency with the Sector Plan and Design Guidelines, the Project Plan proposes a system of public facilities, amenities, and other design features that create an environment capable of supporting the greater densities and intensities permitted by the Optional Method of development as required in Section 59-D-2.11 of the Zoning Ordinance.

The 2009 Germantown Employment Area Sector Plan and 2010 Urban Design Guidelines emphasize the creation of a mixed-use neighborhood near transit facilities that include the following:

- Public use spaces and placemaking features;
- Linkages and pedestrian orientation;
- Compatibility, solar orientation and green building technology; and
- Environmental protection and conservation.

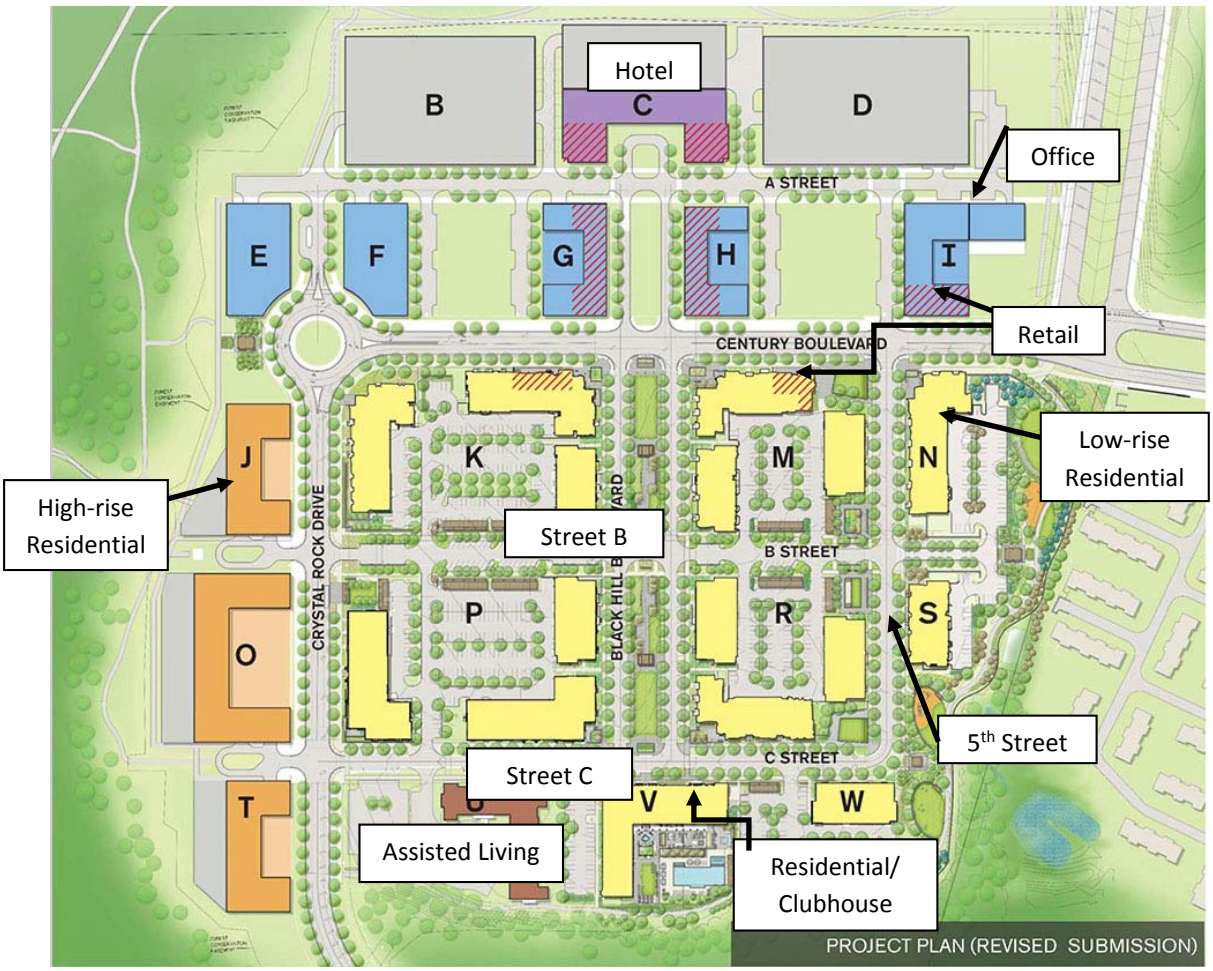

Figure 6: Proposed Project Plan

Public Use Spaces and Placemaking Features

In contrast to the Standard Method of development, the Optional Method provides an opportunity for additional public facilities, amenities, and other design features to foster a strong sense of place and create connections between the different uses. The public amenities are appropriately scaled based on the neighborhood's hierarchy throughout the mixed-use development. The hierarchy is based on the building heights and the character of the roadways. Open space areas directly adjacent to the public roadways, hiker/bike trails, and the Main Street central green spaces make the grandest gestures as these public facilities are more accessible to the general public (i.e. a larger population). Open space areas directly adjacent to the residential dwelling units and along the private roadways (internal to the site, along 5th Street and Streets B and C) are intentionally more intimate as these public facilities will be more accessible to the local residents (i.e. a smaller population). Other public use spaces, green spaces, on-site recreation facilities, and off-site design features add quality to the neighborhood, establish a way-finding system, and create desirable placemaking characteristics. The following features were reviewed and reevaluated, based on the goals and objectives established by the original approval:

- **Public use space and public art** – Onsite public use space equates to 51 percent (2,153,134 sf.) of the net tract area, which exceeds the 20 percent minimum required in the TMX-2 zone. The internal public use spaces that were approved with the original Project Plan have been redistributed along the street edge and adjacent to the hiker/biker trail system. These public spaces provide a variety of design features that help to create the place (i.e. placemaking techniques), in order to encourage community interaction and engagement *(see Figure 7 below).*

Figure 7: Neighborhood Green Spaces

Considering the size and scale of the development, the Art Review Panel recommends multiple locations for public art. The Applicant realizes the opportunities to brand the site, establish an efficient way-finding system, and establish temporary and permanent exhibits throughout the development. The Applicant will also draw upon the support and partnerships with other local public facilities (e.g. the American Indian Heritage Education Association and BlackRock Center for the Arts).

- **Green Spaces** – There are several neighborhood parks and green space areas throughout the development. These areas are appropriately scaled based on the adjacent uses. For instances, the parks and green space areas directly adjacent to the office and retail uses are quite large, because these spaces are typically used by the general public. The neighborhood parks, directly adjacent to the residential buildings are typically smaller and used by the local residents.

- **On-site recreational facilities -** The clubhouse, hiker/biker trail connections, multi-purpose fields, open lawn areas, and open play areas offer a variety of active and passive activities. The recreational supply and demand values are determined during the Site Plan process.

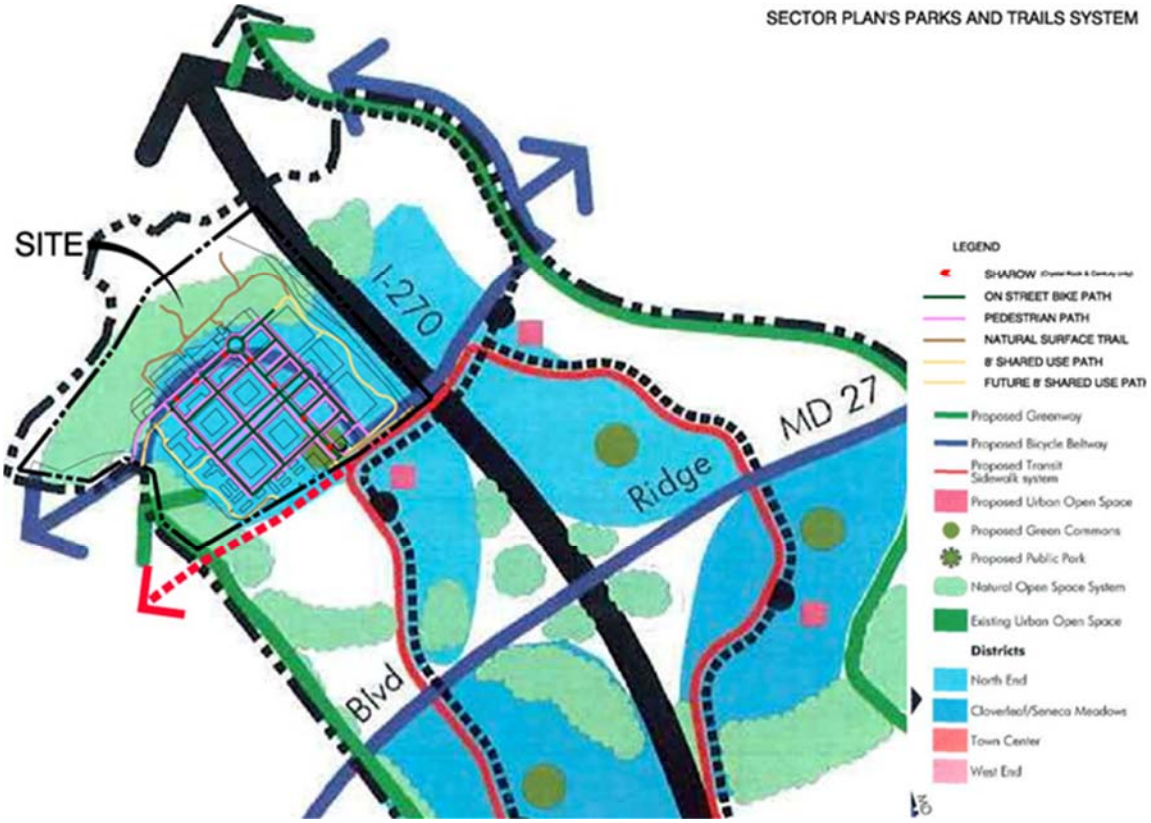

Figure 8: Germanton Sector Plan Circulation Diagram (page 26)

- **Additional off-site amenities** - The streetscape design within the public right-of-way provides a pedestrian connection to the CCT station and the trail system. In anticipation of constructing a mixed-use development near the future CCT station, parkland was dedicated by the Applicant in 1994. The parkland dedication is not included within this application; however, it is publicly accessible (visually and physically) by the onsite natural/hard surface trail system.

Linkages and Pedestrian Orientation

In response to the recommendations in the Sector Plan (pages 26 and 36), the grid pattern of the public and private roadways give priority to pedestrians. The Zoning Ordinance also encourages flexible designs that foster the use of non-automobile forms of transportation (Section 59- C-14.212 (a3)). The following features were reviewed and reevaluated, based on the goals and objectives established by the original approval:

- **Network of pedestrian oriented streets, sidewalks and bikeways -** The Sector Plan (pages 25 and 65) and the Design Guidelines recommend maximum block lengthens of 350 feet, because smaller block lengths encourage the walkability throughout the neighborhood. The entire mixed-use development is organized around a street grid pattern. Crystal Rock Drive and Century Blvd. are the primary roadways, mainly intended to direct local and regional traffic through the development. These roadways have been realigned (as compared to the Germantown Sector Plan Circulation Diagram, Figure 8) into a grid pattern that intersects at a traffic circle. The primary roadways will accommodate bicycles, motorcycles, vehicular traffic, and on-street parking during off-peak hours. The proposed Project Plan will eliminate 2nd Street *(as indicated on Figure 9);* therefore, increasing the block length by ±220 feet. Blocks K and P are approximately ±500 feet long by ±350 feet wide. Although the length of the block has increased, the proposed buildings do not prohibit pedestrians from walking through the surface parking facility to Street B or C.

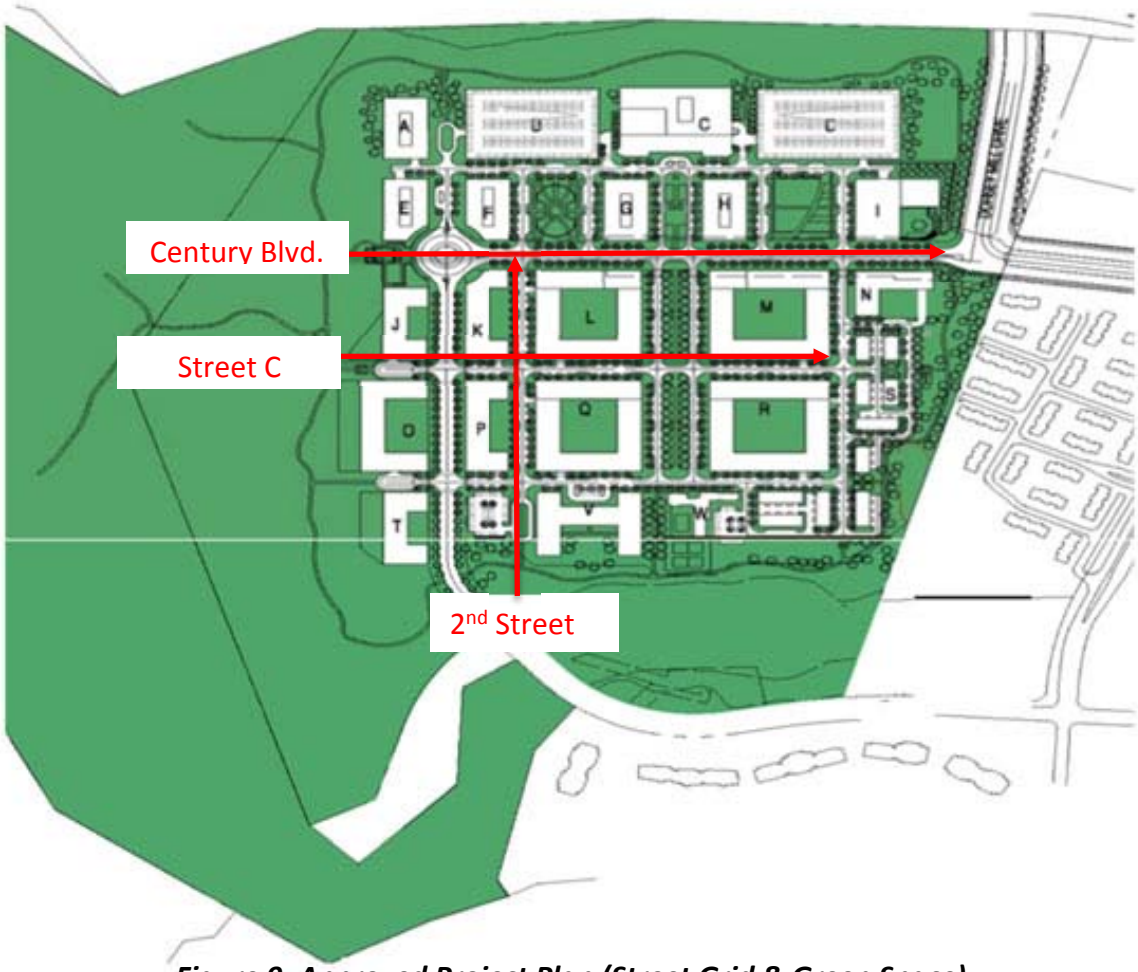

Figure 9: Approved Project Plan (Street Grid & Green Space)

The vehicular circulation along Century Blvd. is also improved, as the access from Block K has been eliminated. The vehicular traffic is safely diverted to Main Street and onto Street

B, which ensures a safer distance from the traffic circle along Century Blvd. Street B (secondary roadway) is oriented in the north/south direction (parallel to Century Blvd.) and bisects the center of the development, creating an ideal connection through the neighborhood for local traffic (e.g. vehicles, cyclists, drivers, and pedestrians).

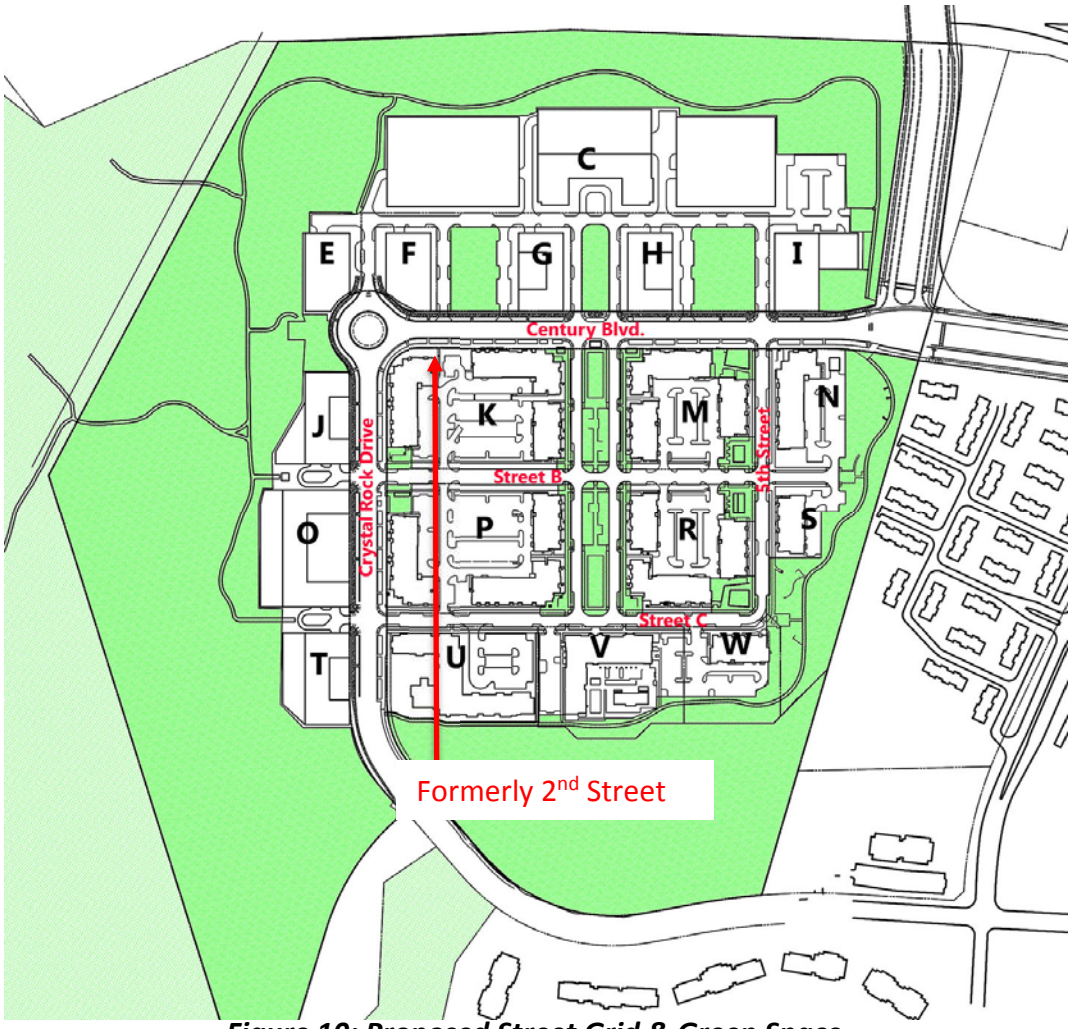

Figure 10: Proposed Street Grid & Green Space

- **Access to public use spaces –** Consistent with the original approval, access to public space is provided through the use of sidewalks and trails. Ground floor retail and public use spaces enhance the streetscape and are conveniently located along the primary roadways in order to attract transit commuters, activate the public use spaces, and calm vehicular traffic.
- **Streetscape -** The streetscape along Crystal Rock Drive and Century Boulevard (primary roadways) provides continuous pedestrian sidewalks (10 feet wide). The landscaping, outdoor dining space, retail spaces and seating areas enhance the pedestrian experience. These design features create vibrant pedestrian public spaces *(Sector Plan, page 25)*. The

retail uses are also provided on the first floor of buildings K-1 and M-1 *(see Figure 6),* which will activity the street edge.

- **Dedication of streets -** Century Blvd. and Crystal Rock Drive were constructed in Phase I. The extension of Dorsey Mill Road was approved with the original Project Plan and Site Plan 82013025B. The design and construction of Dorsey Mill Road is subject to change based on the Applicant's coordination with SHA's approval.

- **Access to recreation and links to regional trial systems -** Natural surface trails and the hiker/biker trail system (hard surface) loop around the perimeter of the development and connects into existing regional trails. These pathways provide a "park-like" setting for pedestrians, which is an alternative to the sidewalks within the streetscapes. The 8-foot hiker/biker trail system may also include an educational component and can be used as a platform for displaying rotational public art pieces in partnerships with the local public facilities (i.e. BlackRock Center and/or the American Indian Heritage). Street B and Main Street also provide internal neighborhood connections to the public use spaces. Pedestrian sidewalks (minimum of width of 5-feet) and shared pathways safely and efficiently connect into the 8-foot hiker/biker trails.

Compatibility, Solar Orientation, and Green Buildings Technology

The following design features are intended to establish compatibility with existing and proposed adjacent development as required by the Zoning Ordinance. The following features were reviewed and reevaluated, based on the goals and objectives established by the original approval:

Figure 11: Propsoed Building Layout & Footprints

- **Compatibility and shadow impacts -** The neighborhood is located to the north of the existing Cloverleaf community. The proposed mixed-use development is designed to minimize shadow impacts on the adjacent townhouse community and establish compatibility (Section 59C-14.25). The relationship between individual buildings adds value and character to the adjacent uses. The tallest buildings onsite form an L-shape pattern on the northern sides of the development, and provide a range in building heights (from 72-feet to 143-feet max.). The office buildings and the hotel building are the tallest buildings onsite (143-feet maximum), and will be visible from I-270. The building heights gradually steps down from I-270 (i.e. a change in scale) as the mixed-use development approaches the southeast edge, adjacent to the Cloverleaf Center (existing residential community). The building's massing and height reinforce the transition from the mixed-use development to the residential community, which establishes the hierarchy of the neighborhood (i.e. the relationship) and provides a mechanism for way-finding.

- **Building & Solar Orientation –** The street grid pattern is aligned at a 45-degree angle from a due east/west orientation. This orientation allows maximum utilization of the afternoon solar exposure on the buildings and public use spaces during the peak hours of the day. In the center of the development, the building footprints and frontages along Street B have been modified from the previous approvals to reflect the changes to the parking facilities. Street B is considered a secondary roadway, because it provides a direct connection (mainly utilized by the local residents) from the southeast to the northwest side of the development. Street B also provides access to the surface parking facilities (within the internal blocks). The multi-family residential buildings have been broken up into smaller footprints *(see Figure 11 above),* and are designed to enclose the outer edges of the larger blocks (along Main Street, Street C, 5th Street, Century Blvd. and Crystal Rock Drive). The surface parking facilities are located at the center of each "combined-block." Car canopy structures (directly adjacent to the street edge, *see Figure 12 below*) are proposed to provide shade for the parked vehicles along this edge. These structures also help to frame and enclose the streetscape along Street B. Although, no solar panels are currently provided; the car canopy structures do not preclude the opportunity to add solar panels in the future.

- **Green neighborhood and buildings -** The multi-family residential, office and hotel buildings will meet the required standard for LEED certification. The entire neighborhood design also parallels the principles established for green neighborhoods.

- **Building Lot Termination (BLTs) -** BLTs are required by the TMX-2 Zone to support the Agricultural Land Preservation Fund under Chapter 2B (Section 59-C-14.27). For any building permit to construct floor area above the standard method of development, the Applicant is required to purchase BLTs at a rate of 12.5% of the total density that exceeds 0.5 FAR (2,345,760 sf.). Prior to construction of the remaining 0.2 FAR, the Applicant is required to

purchase 14.17 BLTs[5] when the development reaches this threshold. The calculation of BLTs is based on the proportionate mix of residential (56% of the total requested density) and non-residential uses (44% of the requested density).

Figure 12: Car Canopy Structures

Environmental Protection and Preservation

In accordance with the original approval, the following environmental features were reviewed in order to protect and preserve the natural environment; thereby, decreasing the negative impacts on neighboring communities.

[5] *The BLTs Calculation (in ordinance with the old Zoning Ordinance): 4,691,520 sf. (gross tract area) x 0.50 FAR = 2,345,760 sf. (or 0.50 FAR); 3,284,000 sf. (proposed density, or 0.70 FAR) – 2,345,760 sf. (0.50 FAR) = 938,240 sf. (or 0.20 FAR); 938,240 sf. (or 0.20 FAR) x 0.125 = 117,280 sf. The residential uses will consist of 56%; while the non-residential uses will consist of 44% of the total mix of uses. Therefore, the calculation to find the ratio of non-residential and residential uses is based on the overall densities proposed (117,280 sf. x 0.44 = 51,603.20 sf. (non-residential area) and 117,280 sf. x 0.56 = 65,676.80 sf. (residential uses)). In contrast to the new Zoning Ordinance, the old Zoning Ordinance requires a separate square footage for non-residential uses (9,000 sf.) and residential uses (7,500 sf.). Therefore, the purchase of 14.17 BLTs is based on these square footages (non-residential: 65,676.80/ 9,000 sf. = 7.29 BLTs; 51,603.20/ 7,500 sf. = 6.88 BLTs; 7.29 + 6.88 = 14.17 BLTs).*

- **Forest Conservation -** The Project Plan approval (Section 59-D-2.12(d7) and (d8)) requires compliance with Chapter 22A (Forest Conservation) and Chapter 19 (Water Quality Resource Protection, SWM). The stream valley buffer (located along the southwest and northwest Property boundaries) includes 9.8-acres of forest and 0.04-acres of wetlands. The forest conservation area exceeds the minimum threshold for forest retained; therefore, the Property has no reforestation requirements.

- **Wetland, habitat, and stream protection -** The forested edge (along the northwestern and southwestern boundary) provides a natural buffer between the proposed residential properties and the existing streams, wetlands, and wildlife habitats.

- **Tree Canopy -** The tree canopy calculations include the existing forest cover, the planted trees along the sidewalks, natural and hard surface trails, the stream valley buffer, and the afforested areas on-site. The tree canopy for this development is no less than 40% of the gross tract area. The streetscape design accommodates bio-retention facilities within the tree pits. The tree canopy along Street B and within the surface parking facilities will provide adequate shade for the parked vehicles and pedestrians.

- **Stormwater management facilities:** The Environmental Site Design (ESD) standards are design to manage and treat surface runoff on-site, limit the impacts of land disturbance, irrigate plantings, and replenish groundwater.

As described above, the amended Project Plan will implement the recommendations of the Sector Plan and associated design guidelines. The Project Plan adds value to the underdeveloped property with the construction of a mixed-use development, provides overlapping circulation systems, and fosters the use of non-auto forms of transportation, including pedestrian, bicycle and public transit (i.e. more walkable) near the proposed CCT Station.

(2) Encourage Land Assembly

The property is owned by Lerner Enterprises (the Applicant). The Project Plan Amendment and Preliminary Plan Amendment will reassemble the previously approved 11 lots into 12 lots and 5 parcels (see Appendix E). The entire property is 107.70 acres; the net tract area is 96.92 acres (90% of the gross tract area).

(3) provide a variety of housing opportunities;

The Project Plan amendment is requesting a different housing type mix that reduces the variety of housing opportunities previously approved to included: 1) fee simple townhomes, 2) age-restricted multi-family units, and 3) assisted living. This amendment proposes to modify the housing options to include: 1) non age-restricted multi-family dwelling units, and 2) an assisted living facility on 96.92 acres of land. All of the 4-story non age-restricted multi-family buildings (16 buildings), shown in the center of the development, will have a

very similar mid-west color palette (indicated in Figures 13a and 13b) with somewhat random distribution throughout the development (reference Figure 14). The townhouse units that were originally approved to be constructed in Phase III are being eliminated.

During the review, Staff recommended additional unit types in order to maintain a diversity of housing opportunities as recommended by the Sector Plan. See Appendix H for the concept diagram prepared by Staff. The Applicant was not able to provide an additional building type, but made slight adjustments on the proposed building facades (Figures 15a and 15b) and provided the following justification:

1) the existing grade in the southwest portions of the property are most suitable for multi-family buildings as proposed; and
2) selling individual lots (e.g. townhouse lots) is not consistent with the Applicant's business model, as they are legacy real estate developers.

Therefore, Staff recommends approval of the following building facades.

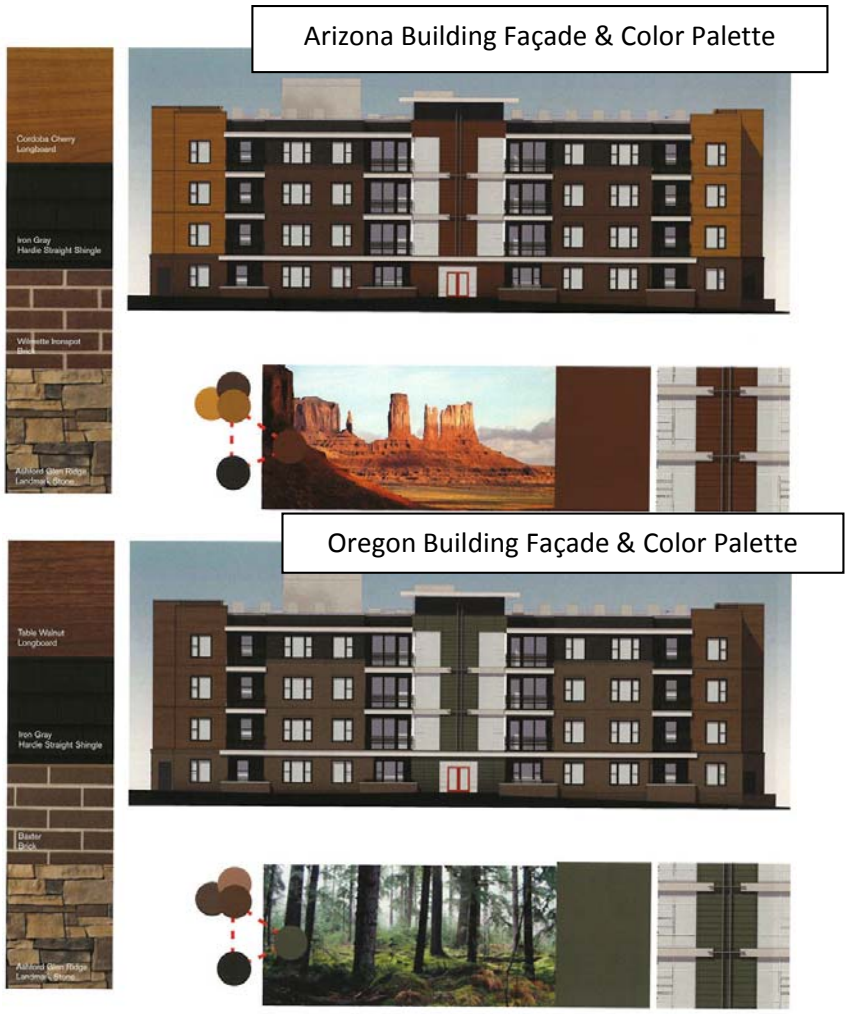

Figure 13a: Building Color Palettes

Figure 13b: Building Color Palettes

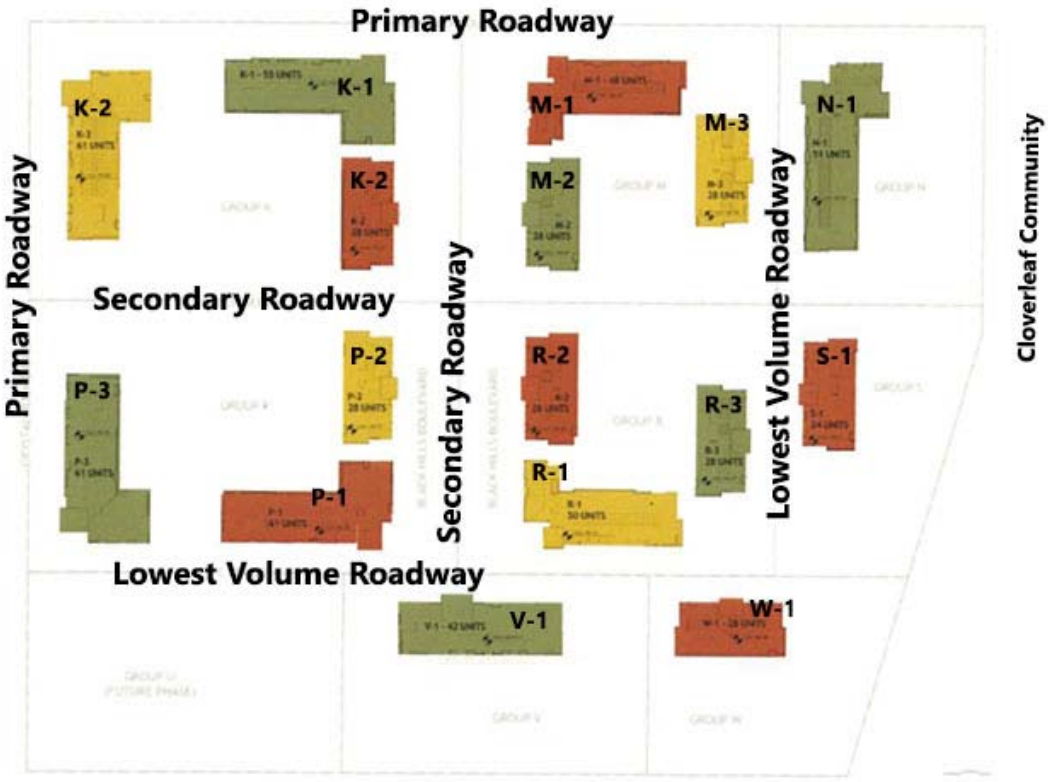

Figure 14: Proposed Building Layout

Original Illinois Building Facade

Revised Illinois Building Facade

Original Building V-1 Facade

Revised Building V-1 Facade

Figure 15a: Building Façade Adjustments

Figure 15b: Building Façade Comparison

(4) promote the effective use of transit facilities; and

The close proximity of the property to the future CCT station facilitates the convenient use of public transit. The pedestrian circulation system connects sidewalks and hike/biker trails in order to generate high walking and transit scores within the neighborhood. The Sector Plan recommends that the minimum number of required off-street parking spaces (6,295 spaces) become the maximum allowed onsite. The M-NCPPC Staff, DOT and the Applicant will continue to coordinate shared-uses (e.g. pathways and parking) during the Site Plan approval process. The specific details of shared parking agreements, bike-share stations, real time Metro signage, carpooling, and vanpooling spaces may be incorporated into the office/ hotel lease agreements for the employment uses. Bus stops and bike share stations will be located onsite in order to encourage the effective use of public transit.

(5) provide for Building Lot Terminations (BLTs).

The Project Plan requires that the purchase of BLTs for the non-residential and residential uses, which will be finalized during the Site Plan approval process. In accordance with the old Zoning Ordinance, the Applicant will be obligated to purchase approximately 6.88 BLTs for the non-residential uses and approximately 7.29 BLTs for the residential uses, when the total allowable density exceeds the Standard Method of development. These calculations are proportionate to their respective uses.

In accordance with the additional provisions for the optional method of development (Section 59-C-14.25), the density and building height should generally decrease as the distance from a transit facility increases; and lower as the distance to single family homes decreases. Buildings are sited to minimize the impact of shadows on single family neighborhoods outside the TMX zones. Building heights may be adjusted to avoid or minimize environmental impacts; and the project meets all the standards and requirements of the TMX zone.

The overall development generally conforms to the additional provisions for the Optional Method and the Sector Plan recommendations. The tallest office and hotel buildings (12-stories or 143-feet) are located north of Century Blvd, Crystal Rock Drive and Dorsey Mill Road, away from the existing townhouses toward the southern edge of the development. The architectural design features of these buildings will be clearly visible from I-270. The shortest residential buildings (approximately 2-3 stories) are located directly adjacent to the forested stream village buffer and the existing townhouses. The residential and employment uses are located within walking distance of the CCT station, and the variations in building height are compatible with the neighboring properties. Other mixed use developments, within a 2-mile radius of the property, include Century property (0.53 FAR on 58-acres) and Milestone Business Center (0.42 FAR on 66-acres).

The following Table 1: Project Data compares the Sector Plan recommendations and the Zoning Ordinance requirements with the approved and amended Project Plans.

Table 1: Project Plan – Data Table for the TMX-2 Zone

	Required/Allowed (TMX-2 Zone)	Project Plan No. 920120040	Amended Project Plan No. 92012004A
Gross Tract Area (TMX-2 Zone)	N/A	4,691,520 sf. 107.70 ac.	4,691,520 sf. 107.70 ac.
Public ROW Dedication	461,593 sf. 10.61 ac.	462,005 sf. 10.61 ac.	469,661 sf. 10.78 ac.
Net Lot Area (TMX-2 Zone)	N/A	4,229,515sf. 97.10 ac.	4,221,751 sf. 96.92 ac
Max. Commercial (gross floor area):			
▪ Office/Employment	1,500,000 sf. max.	1,097,800 sf.	1,097,800 sf.
▪ Retail	110,000 sf. max.	91,400 sf.	91,400 sf.
▪ Hotel (max. 350 rooms)	Hotel	243,240 sf.	243,240 sf.
Total Commercial	1,610,000 sf. max.	1,432,440 sf.	1,432,440 sf.
Residential Units:			
▪ Non Age-restricted Units	N/A	440 units	934 units
▪ Age-restricted Units	N/A	1,178 units	140 units
▪ MPDUs (min.)	12.5%	190 units	153 units
Total Units	N/A	1,618 units	1,227 units
Max. FAR:			
▪ Commercial Uses	N/A	0.31 (1,432,440 sf.)	0.31 (1,432,440 sf.)
▪ Residential Uses	N/A	0.39 (1,851,560 sf.)	0.39 (1,851,560 sf.)
Total FAR	0.70	0.70 (3,284,000 sf.)	0.70 (3,284,000 sf.)
Min. BLTs[6] (12.5% of Floor Area)			
▪ Residential Uses	9,000 sf./FA	7.3	7.29
▪ Non-residential Uses	7,500 sf./ FA	6.8	6.88
Total BLTs	N/A	14.1	14.17
Max. Building Setbacks (ft.):			
▪ From I-270	200	200	200
▪ From a residential zone	25	90	90
▪ From parkland	N/A	170	170
Max. Building Height (ft.)	143	35 – 143	35 -143
Building C (Hotel)	N/A	143	143
Building E (Office)	N/A	143	143
Building F (Office)	N/A	143	143
Building G (Office)	N/A	143	143
Building H (Office)	N/A	143	143
Building I (Office)	N/A	143	143
Building J (Multi-family)	N/A	125	125
Buildings K (Multi-family, 1-3)	N/A	125	125
Building L (Multi-family)	N/A	125	N/A
Building M (Multi-family)	N/A	125	125
Building N (Multi-family)	N/A	50	50
Building O (Multi-family)	N/A	125	125

[6] BLTs will be purchased and finalized during the Site Plan review process.

Building P (Multi-family)	N/A	125	125
Building Q (Multi-family)	N/A	125	N/A
Building R (Multi-family)	N/A	72	72
Building S (Multi-family)	N/A	N/A	50
Cluster S (Townhouses)	N/A	50	N/A
Building T (Multi-family)	N/A	72	72
Building U/V (Assisted Living)	N/A	72	72
Building V (Multi-family/Clubhouse)	N/A	72	72
Building W (Multi-family) Cluster W (Townhouses)	N/A	N/A	72
	N/A	72	N/A
Public Use Space (% of Net Tract):			
▪ On-Site Public Use Space	20% (845,909 sf.)	41.24% (1,744,318 sf.)	51% (2,143,100 sf.)
Off-street Parking:[7]			
▪ Min. Bicycle Spaces	5%/spaces provided	315 spaces	309 spaces
▪ Min. Motorcycle Spaces	2% or 10 spaces/lot	100 spaces	120 spaces
Total Spaces	6,295 spaces	6,295 spaces	6,188 spaces

(b) The application would be consistent with the applicable Sector plan.

Staff finds that the amended Project Plan application conforms with the recommendations of the Adopted Sector Plan and the 2010 Germantown Urban Design Guidelines. However, the following concerns were thoroughly examined with the Applicant during the review process.

Future Phasing of Mixed-Use Development

The Office Market Assessment Report (prepared by the Planning Department, June 2015) was carefully compared to the recommendations of the Sector Plan. The primary intent of the Sector Plan is to create sustainable communities where residents have the opportunity to live, work, and play. Attracting and retaining qualified workers is critical to successful operations, and the factors that influence a company's workforce include: access to transit, walkable streetscapes, and visibility from I-270. The current vacancy rate in Germantown, Maryland is approximately 17.5% (existing office inventory of 3.2 million square feet). The most successful office clusters in Montgomery County are coupled with mixed-use developments that create a strong sense of place and emphasis the quality of the surrounding environment. Per the development program, the Applicant is proposing to construct 100% of the residential uses within the first three phases of construction. Of the employment uses, office (Building G) with the associated retail uses and the hotel with associated retail uses are scheduled to be constructed as soon as Phase 2B.

[7] Off-street parking calculations to be finalized during the Site Plan review process.

Balance of Jobs and Housing

The Sector Plan recommends a maximum of 1,500,000 sf. of employment space, a maximum of 110,000 sf. of retail space and a hotel specifically for the Property (page 63); which could generate approximately 5,760 jobs. The intent is to achieve an overall balance of land uses for the entire Germantown planning area or a jobs to housing ratio of approximately 1.5 (page 18). The overall land use plan for the Employment Area could result in a ratio of jobs to housing of approximately 4.19. To achieve these results, the Sector Plan recommends a concentration of commercial mixed uses near the Town Center Core Area and a mix of uses including more employment mixed uses for sites located away from the Core Area (pages 44 and 45). The land use plan (page 62) also shows a substantial area for residential development on the interior of the Property and mixed-use including housing along I-270; the total number of dwelling units may not exceed 40% of the total 0.7 FAR (page 63). In developing the North End District (west of I-270), a minimum threshold of 60% was established for employment uses.

The Project Plan proposes a mix of office (1,097,800 sf.), a 350-room hotel (243,240 sf.) and retail uses (91,400 sf.); which provides for approximately 5,106 jobs. The jobs to housing ratio (approximately 4.15) will be more consistent with the recommendations of the Sector Plan, due to the reduction in the total number of residential units (1,227 units).

Staff finds that the proposed mix of jobs and housing is consistent with the land use flexibility provided in the Sector Plan (page 18). The proposed mix of retail, office and hotel uses provides significant opportunities for employment with housing in the Germantown Employment Area. The proposed mix of uses are appropriately located away from the concentration of commercial uses in the Town Core.

Housing Inventory

The Housing Incentives recommendations (page 29) states: "requiring a mix of unit types provides diversity in the housing product." The approved Project Plan established three different housing types 1) assisted living, 2) multi-family, and 3) townhouses. The current proposal will eliminate the townhouses and replace them with multi-family buildings along the southern boundary of the property. The combined total number of units for Buildings S-1 and W-1 (52 units) is less than the total number of townhouses (70 units) approved at this specific location.

Although, Staff did not favor the elimination of the townhouse units, the Applicant has determined (through detailed engineering, Figure 16 below) that multi-family buildings will more adequately address the grading issues along this edge of the property and better suits the economic model.

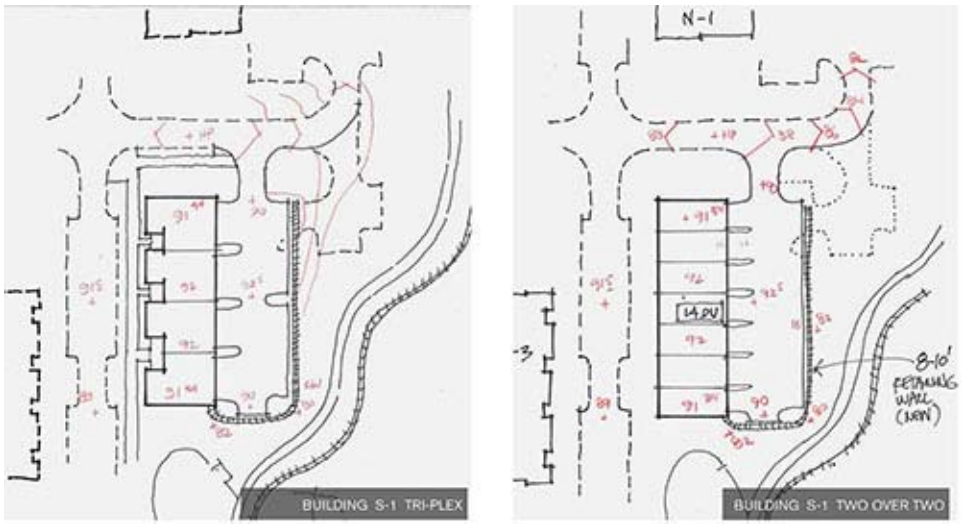

Figure 16: Grading Study of Other Housing Opportunities

In order to have more variety, the Applicant is proposing to provide more three bedroom units and three different color palettes for each of the building facades.

Streetscape & Neighborhood Walkabilty

Per the Sector Plan recommendations (pages 25, 26, 33, 41, 61 and 65), pedestrians should have priority along the street. The Sector Plan recommends (on pages 25 and 65) shorter block lengths (250 feet to 350 feet). However, the largest block is 347 ft. wide by 494 ft. long (Blocks K & P, combined blocks, see Figure 17). Although the length of the block has increased, the circulation through the surface parking facility is feasible. Street B is a private roadway that runs parallel to Century Blvd, dissects the center of the development, and dead-ends at Century Blvd., the transit plaza (along northern Property boundary), and the neighborhood green space (along the southern Property boundary). The initial Project Plan Amendment submittal requested angled parking spaces along Street B. At Staff's request, the Applicant has since converted those spaces into parallel parking spaces in order to safely combine travel lanes for bikes and vehicles, and pedestrian-friendly sidewalks. Street B will be a shared road, which connects into a dedicated bike lane on Main Street (page 32 of the Sector Plan).

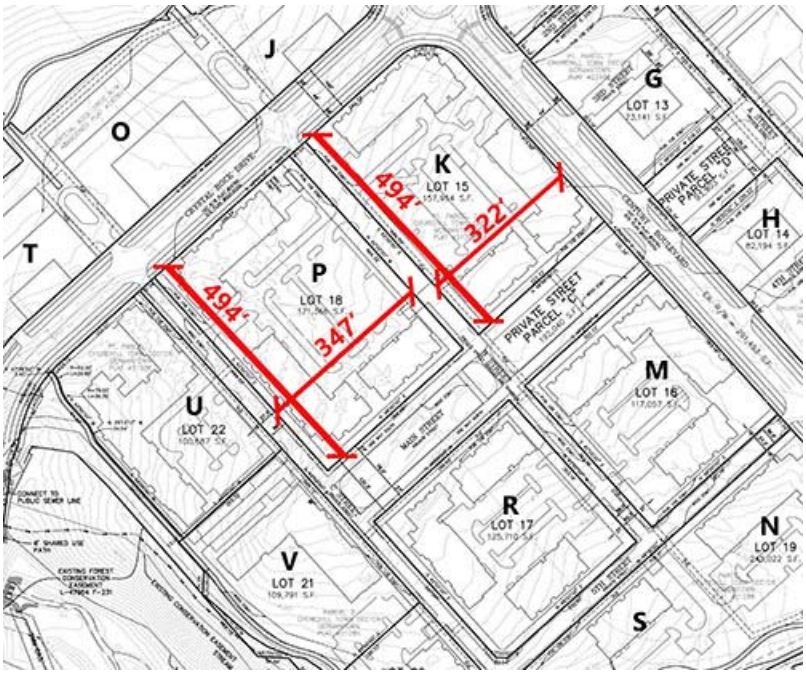

Figure 17: Amended Streetscape Design & Circulation

Per the Urban Form recommendations of the Sector Plan (pages 10, 20, and 21), high quality landscape designs were encouraged through the design of neighborhood parks, green space areas, and through the activation of the streetscapes. The landscape and streetscape designs enhance the walkability of the site; which is the primary purpose of the zone.

(c) Because of its location, size, intensity, design, operational characteristics and staging, it would be compatible with and not detrimental to, existing or potential development in the general neighborhood.

The location, size, and intensity of the development are compatible with the existing developments in the general neighborhood. The development will not be detrimental to potential developments and supports future development by having completed the Century Blvd. and Crystal Rock Drive roadways through the site. The neighboring properties (Cloverleaf Center) consists of townhouse units. Germantown Town Center (i.e. Core Neighborhood) is located within a 2-mile radius, south of the property. The proximity to regional amenities (i.e. Germantown Town Center, I-270, BlackRock Center, Montgomery College, Holy Cross Hospital, etc.) and the proposed CCT station establish the property as a prime location for transit oriented development. Adequate access to the development and the proposed CCT station is provided along Crystal Rock Drive, Century Blvd., and Dorsey Mill Road. The urban grid pattern adequately manages the local and regional traffic flow through the development, reduces walking distances, provides alternative internal connections, and establishes the framework for an efficient streetscape design.

The design, orientation and operational characteristics provide a desirable and compatible transition to the existing townhouse community toward the south. Furthermore, the intent of the Sector Plan and TMX-2 zone will be fulfilled through the construction of a sustainable transit oriented community near the proposed CCT station. The initial staging of the public amenities package includes the construction of shared-use pathways, Crystal Rock Drive and Century Blvd., and the roadway dedication of 10.78 acres. In accordance with the Infrastructure Site Plan, the public roads are constructed. Existing forest within Black Hill Preserve (Lot 11) and the stream valley buffer (Open Space Parcel B) will be protected within easements according to the Final Forest Conservation Plan. A large central community space (Main Street Corridor), and will be developed within Phase II of construction. The public use spaces will be phased in conjunction with their associated uses. The staging meets the recommendations of the Sector Plan, and provides a comprehensive public amenities package that adequately accommodates the employment needs and public benefits of the community on and offsite.

(d) The proposal would not overburden existing public services nor those programmed for availability concurrently with each stage of construction and, if located within a transportation management district designated under Chapter 42A, article II, is subject to a traffic mitigation agreement that meets the requirements of that article.

The mixed-use development will not overburden the existing public facilities and services, as the initial stages of construction include major roadway improvements to the existing public facilities. The Project and Preliminary Plans will satisfy the Local Area Transportation Review (LATR) requirements, and the Applicant is subject to enter into a traffic mitigation agreement (TMA). The TMA will all be finalized before the first stage of construction. The property is located within the Germantown West Policy Area; which does not stipulate any Transportation Policy Area (TPAR) trip mitigation requirements. The current proposal does not require a school facilities payment for the Seneca Valley School Cluster, as the utilization rate for this cluster does not exceed the 105% threshold. The Preliminary Plan section will discuss in further detail the Adequate Public Facilities (APF) required for this development.

The development phasing currently consists of six stages. The first phase constructed the public roadway and infrastructure improvements that are necessary to ensure safe and adequate circulation on and offsite. The second stage of construction consists of residential, office, some retail, and hotel uses. The proposed surface and structured parking facilities (Building B and D on the Project Plan) and public use spaces will also be constructed in conjunction with their associated uses.

(e) The proposal will be more efficient and desirable than could be accomplished by the use of the standard method of development.

The Optional Method of development (3,284,000 sf. or 0.7 FAR) is more desirable and uses land more efficiently than the Standard Method (2,345,750 sf. or 0.5 FAR). The public facilities, amenities, and other design features that support the creation of a green neighborhood with greater densities are divided into the following categories:

- **Public use space and placemaking** - Increases the amount of public use space on and offsite and establish a sense of place within the community.
- **Linkages and pedestrian orientation** - Gives hierarchy to the pedestrian circulation systems, promotes active streetscapes, and encourages shared uses pathways.
- **Compatibility, solar orientation and green buildings** – Meets the environmental objectives for green buildings in the Sector Plan (page 39 and 41), and the County's requirements for sustainable buildings.
- **Environmental protection and preservation** – The Forest Conservation Plan requirements (Chapter 22A) will be met on-site; therefore, no afforestation is required. However, the Property will provide additional design features and the preservation of wetland resources. The tree canopy provided also plays a major role in decreasing the environmental impacts.

Table 2 below compares the Standard and Optional Methods of development (public facilities, amenities and other design features).

Table 2: Comparison of the Standard Method with the Optional Method of Development in the TMX-2 Zone

Public Facilities, Amenities and Other Design Features			
Items	**Standard Method**	**Optional Method**	**Summaries**
Public Use Space and Placemaking			
▪ Min. On-site public use space	10 %	51 %	Percent of the net lot area (97.10 acres)
▪ Public Art	N/A	Proposed	Public art has been discussed with the Art Review Panel, and the BlackRock Center
▪ Open Space and Recreation	Meets recreation standards	Provides recreation and open space	Meets the recreation standards and provides added open space
Linkages and Pedestrian Orientation			
▪ Dedication and Construction of Crystal Rock Drive, Century Blvd and Dorsey Mill Road	As Required	10.78 acres	Crystal Rock Drive, and Century Blvd. were constructed in the first development phase.
▪ Max. walking distance to the CCT Station	NA	Approx.¼ mile	All development within ¼ mile
▪ Width of sidewalks and streetscape	5 feet	5 feet to 10 feet wide	Pedestrian-friendly sidewalks that encourage way-finding through the development.
▪ Hiker/biker trails	N/A	Approximately 1.25 miles, 8 feet wide within	Loop system provided around the perimeter, to the Black Hill Regional Park and to the CCT
Compatibility, Solar Orientation, Green Building Technology and BLTs			
▪ BLTs	NA	Provided	Provided based on the commercial (6.8), and residential (7.2) uses
Environmental protection and preservation			
▪ Forest Preserved	52 %	52 %	Based on the requirements for forest conservation
▪ Min. Tree Canopy	30 – 40 %	40 %	Forest conservation area plus a minimum of 600 trees added
▪ Max. Building Coverage	75 %	35 %	Preserves green space areas
▪ Wetland and stream protection	Required	Proposed	Protects wetlands and streams

The Project Plan proposes to enhance the list of public use spaces below with the addition of five new public use spaces ("Neighborhood Parks"), and revisions to the South Residential Green Space.

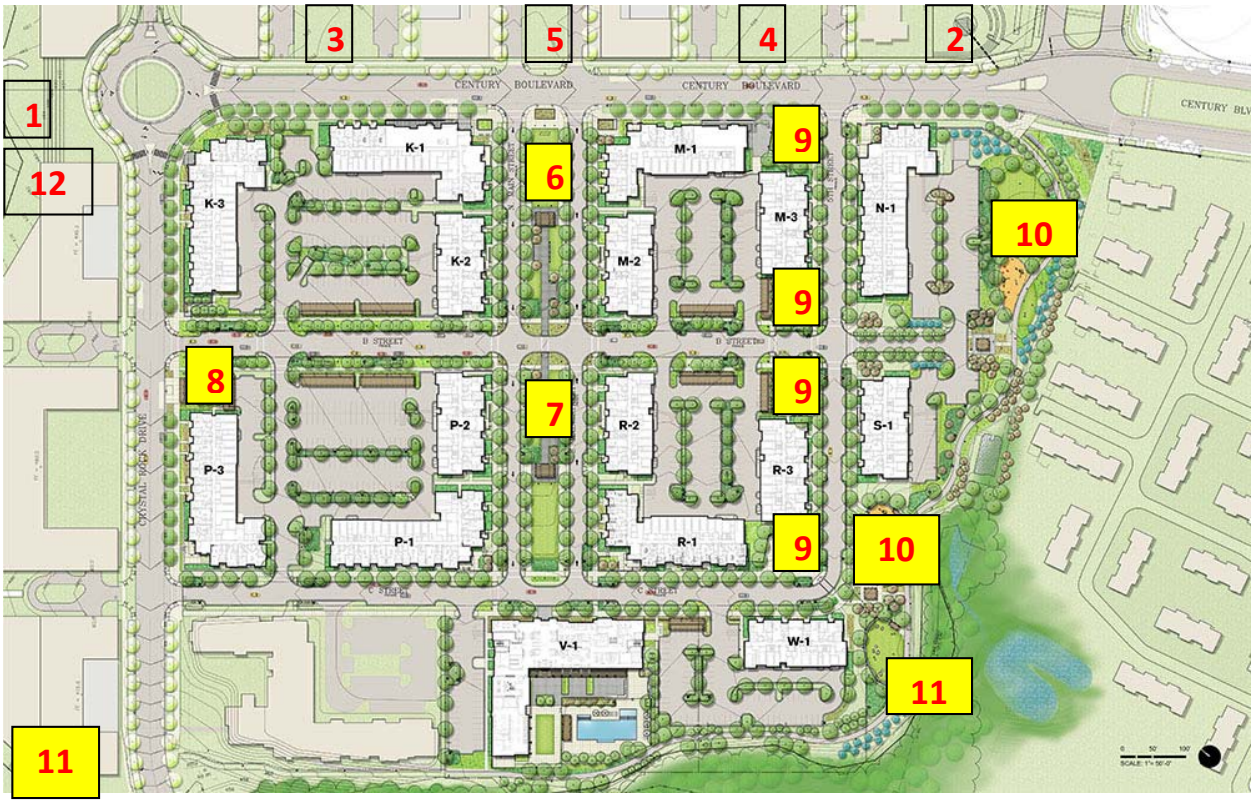

Figure 18: Landscape Plan (Public Use Spaces)

1. **Black Hill Preserve** – Located north of Crystal Rock Drive, adjacent to Buildings E, J, O, and T.
2. **Gateway Plaza** – Located north of Dorsey Mill Road, directly adjacent to Buildings I and N.
3. **Village Green North** – Located south of I-270 and north of Century Blvd., directly adjacent to Buildings B. F, and G.
4. **Village Green South** – Located south of I-270 and north of Century Blvd., directly adjacent to Buildings D, H, and I.
5. **Main Street - Retail Plaza** – Located south of I-270 and north of Century Blvd., directly adjacent to Buildings C, G, and H.
6. **Main Street - East Park** – Located south of Century Blvd., toward the center of the Property between Buildings L and M.
7. **Main Street - West Park** – Located south of Century Blvd., toward the center of the Property between Buildings Q and R.
8. **Transit Plaza** – NEW PUBLIC SPACE; Located at the intersection of Street B and Crystal Rock Drive.
9. **Neighborhood Parks** – NEW PUBLIC USE SPACES

a. M-1 Retail Plaza – Located near Building M-1 at the intersection of 5th Street and Century Blvd.
b. M-3 Community Garden Area – Located near Building M-3 at the intersection of Street B and 5th Street.
c. R-3 Bocce Ball Court – Located near Building R-3 at the interest of Street B and 5th Street.
d. R-3 Neighborhood Green – Located near Buildings R-1 and R-3 at the intersection of Street C and 5th Street.

10. **South Residential Green Space (aka "Linear Park")** – REVISED DESIGN; Located at the end of Dorsey Mill Road and Street B, between the existing Cloverleaf Center townhouses and the multi-family Buildings S and W.
11. **Walking/Cycling Trail and Public Green Space** – Located south of I-270 and Black Hill Preserve, along the perimeter of the property.
12. **Nature Path and Connection to Black Hill Regional Park** – Located south of I-270 and Black Hill Preserve, near Buildings B and E.
13. **Nature Pavilion** – Located south of I-270 and Black Hill Preserve. Near the traffic circle at the intersection of Century Blvd. and Crystal Rock Drive, between Buildings E and J.
14. **Preserve Plaza** – Located south of I-270 and Black Hill Preserve. Near the traffic circle at the intersection of Century Blvd. and Crystal Rock Drive, between Buildings E and J.
15. **Park Dedication** – Located off-site, north of Black Hill Preserve.

(f) The proposal will include moderately priced dwelling units in accordance with Chapter 25A of this Code, if the requirements of that chapter apply.

The Project Plan must provide 12.5 percent MPDUs onsite (153 units) as required by Chapter 25A. In accordance with the conditions of approval, MPDUs will be evenly distributed within the multi-family dwelling units. The Applicant and the Department of Housing and Community Affairs (DHCA) will continue to work on a final agreement during the Site Plan review process (*see Appendix B for Agency Approvals*).

(g) The proposal satisfies any applicable requirements for forest conservation under Chapter 22A.

The Final Forest Conservation Plan for the property was originally approved on August 15, 2013 as Site Plan No. 820120250 Crystal Rock – Public Roads Infrastructure Plan and was subsequently updated to include the Dorsey Mill Road interchange #82013025B on December 17, 2015.

(i) The proposal satisfies any applicable requirements for water quality resources protection under Chapter 19.

The Property is not located within a Special Protection Area, and a Water Quality Plan is not required. The original SWM Concept was approved (November 2012) and uses a variety of

stormwater management techniques to meet the ESD requirements. In accordance with the conditions of the original the SWM approval, each respective Site Plan application will require SWM approval.

(j) Any public use space or public facility or amenity to be provided off-site is consistent with the goals of the applicable Master or Sector Plan and serves the public interest better than providing the public use space or public facilities and amenities on-site.

The Project Plan exceeds the 20 percent minimum public use space requirement by providing approximately 51 percent of the net tract area. However, the parkland dedication (1994) and the streetscape (10.78-acres) within the public ROW will provide additional public benefits off-site.

CONCLUSION

The Staff recommends approval of the Project Plan No. 92012004A with the conditions described at the beginning of this section. The Project Plan conforms with the recommendations in the Sector Plan and meets the requirements for the Optional Method of development in the TMX-2 Zone.

SECTION 4: PRELIMINARY PLAN No. 12012021A

RECOMMENDATIONS AND CONDITIONS

The Preliminary Plan meets all requirements for Adequate Public Facilities, conformance with master plan and lot configuration established in Chapter 50 of the County Code, the Subdivision Regulations. The following conditions supersede the original approval, as all of the original conditions were consolidated within this report. Staff recommends approval of the Preliminary Plan Amendment No. 12012021A, including abandonment of certain portions of the Crystal Rock Drive right-of-way, subject to the following conditions:

1) Approval under this Preliminary Plan is limited to 12 lots and 5 parcels for a maximum of 1,097,800 square feet of office space, 91,400 square feet of retail space, a 350-room hotel, and a total of 1,227 residential units (including 12.5% MPDUs). No more than 140 of the units dedicated to Senior Adult housing units.
2) The Housing and Related Facilities for Senior Adults, hereinafter referred to as Senior Adult housing, may not be converted into non age-restricted units without first revising the traffic study for the approved Project and Preliminary Plans. Occupancy of the Senior Adult housing is limited to the definition (Section 59-A-2.1) in the Zoning Ordinance. Senior Adults are defined as persons 62 years and older.
3) The Preliminary Plan must comply with all conditions of approval for the Project Plan No. 92012004A.
4) Prior to the release of the first building permit for Phase 2 of the development, as specified in the Preliminary Plan, the Applicant must submit design details to the Montgomery County Department of Transportation ("MCDOT") and the State Highway Administration ("SHA") and construct the following roadway improvements to the extent required by MCDOT and SHA:
    a. Construct Crystal Rock Drive and Century Boulevard to full width standards through the Property.
    b. At the MD 27/Brink Road intersection:
        - Construct a second westbound through lane on Brink Road.
        - Provide necessary traffic signal modifications.
    c. The Applicant must participate on a pro rata share to provide the following improvements at the MD 355/ West Old Baltimore Road intersection.
        1. Widen eastbound approach of West Old Baltimore Road to provide for a separate right-turn lane to southbound MD 355.
        2. Widen the northbound approach of MD 355 to provide for a separate left-turn lane on to westbound West Old Baltimore Road.
        3. Widen the southbound approach of MD 355 to provide separate right-turn lane to westbound West Old Baltimore Road.
        4. Install traffic signal if warranted by the background development.

5) Prior to the release of a building permit for the 356th residential unit in Phase 2 of the development as specified in the Preliminary Plan, the Applicant must submit 70% design completion details to SHA and MCDOT for the MD 118/MD 355 intersection to construct the following improvements:
    - On MD 355, construct a third southbound through/right-turn lane.
    - On MD 355, construct a second left-turn lane to eastbound MD 118.
    - On MD 118, construct a separate right turn lane on to northbound MD 355.
    - Provide necessary traffic signal modification

   These improvements must be completed prior to the issuance of any use and occupancy permit exceeding 549th residential unit.

6) Prior to the release of a building permit for the 356th unit in Phase 2 of the development as specified in the Preliminary Plan, the Applicant must complete 100% design to SHA and MCDOT and posting of bonds at MD 27/MD 355 to construct the following improvements:
    - Construct a second dedicated left-turn lane on MD 27 to northbound MD 355.
    - Provide necessary traffic signal modifications

   These improvements must be completed prior to the issuance of any use and occupancy permit exceeding 549th residential unit.

7) Prior to release of each building permit, the Applicant must submit to DPS a certified running tabulation of the vehicle trips associated with the individual building square footage and the cumulative total of vehicle trips associated with each building permit pulled on the property. Prior to the vehicle threshold being met, the Applicant must the construct the following improvements before the release of the triggering building permit.
    a. Prior to the release of any building permit exceeding 22% of the total peak hour trips (549 vehicle trips in the AM or 512 vehicle trips in the PM, whichever threshold is met first) for the development as specified in the Preliminary Plan, the Applicant must construct the following improvements at the intersection of Father Hurley Boulevard and Crystal Rock Drive:
        - On eastbound MD 117, construct a second left-turn lane to northbound MD 118.
        - Provide necessary traffic signal modifications as per MCDOT.
        - Construct a second dedicated right-turn lane on Crystal Rock Drive to eastbound Father Hurley Boulevard.
        - Provide necessary traffic signal modifications
    b. Prior to the release of any building permit exceeding 30% of the total peak hour trips (749 vehicle trips in the AM or 698 vehicle trips in the PM, whichever threshold is met first) for the development as specified in the Preliminary Plan, the Applicant must construct the following improvements at the intersection of MD 118 and MD 117 :

- On eastbound MD 117, construct a second left-turn lane to northbound MD 118.
- Provide necessary traffic signal modifications

c. Prior to the release of any building permit exceeding 35% of the total peak hour trips (873 vehicle trips in the AM or 815 vehicle trips in the PM, whichever threshold is met first) for the development as specified in the Preliminary Plan, the Applicant must construct the following improvements at the intersection of Ridge Road/MD27 and Observation Drive:
   - Restripe a second left-turn lane on southbound Observation Drive to eastbound MD 27.
   - Provide necessary traffic signal modifications.

8) The Applicant must show on the record plat a parcel for the following private streets as well as construct the roads to the design standards specified below:
   a. Private Street A with a minimum parcel width of 68 feet from 1st Street to 5th Street. Private Street A must be constructed to Montgomery County Department of Transportation ("MCDOT") Road Code Standard MC-2003.12: Primary/Principal Secondary Residential Street Modified as shown on the Certified Preliminary Plan.
   b. Private Street B with a minimum parcel width of 68 feet from Crystal Rock Drive to 5th Street. Private Street B must be constructed to Montgomery County Department of Transportation ("MCDOT") Road Code Standard MC-2003.12: Primary/Principal Secondary Residential Street Modified as shown on the Certified Preliminary Plan.
   c. Private Street C with a minimum parcel width of 68 feet from Crystal Rock Drive to 5th Street. Private Street C must be constructed to MCDOT Road Code Standard MC-2003.12: Primary/Principal Secondary Residential Street Modified as shown on the Certified Preliminary Plan.
   d. Private 1st Street with a minimum parcel width of 68 feet from Century Boulevard to Street A. Private 1st Street must be constructed to MCDOT Road Code Standard MC-2003.12: Primary/Principal Secondary Residential Street Modified as shown on the Certified Preliminary Plan.
   e. Private 2nd Street with a minimum parcel width of 68 feet from Century Boulevard to Street A. Private 2nd Street must be constructed to MCDOT Road Code Standard MC-2003.12: Primary/Principal Secondary Residential Street Modified as shown on the Certified Preliminary Plan.
   f. Private 3rd Street with a minimum parcel width of 68 feet from Century Boulevard to Street A. Private 3rd Street must be constructed to MCDOT Road Code Standard MC-2003.12: Primary/Principal Secondary Residential Street Modified as shown on the Certified Preliminary Plan.
   g. Private 4th Street with a minimum parcel width of 68 feet from Century Boulevard to Street A. Private 4th Street must be constructed to MCDOT Road Code Standard MC-2003.12: Primary/Principal Secondary Residential Street Modified as shown on the Certified Preliminary Plan.

h. Private 5th Street with a minimum parcel width of 68 feet from Street C to Street A. Private 5th Street must be constructed to MCDOT Road Code Standard MC-2003.12: Primary/Principal Secondary Residential Street Modified as shown on the Certified Preliminary Plan.
i. Private Main Street (North and South sections) with a minimum parcel width of 163 feet from Street C to Street A. Private Main Street must be constructed to MCDOT Road Code Standard MC-2003.09: Primary/Principal Secondary Residential Street Modified as shown on the Certified Preliminary Plan.

9) The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service (MCDPS) Water Resources Section in its stormwater management concept letter dated November 16, 2016, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.
10) The Applicant must satisfy the Adequate Public Facilities – Transportation Policy Area Review (TPAR) test by making a TPAR payment, equal to 25% of the applicable development impact tax, to the Montgomery County Department of Permitting Services (DPS) at the time of building permit.
11) Final location and number of MPDUs to be determined at the time of Site Plan.
12) The Applicant must provide proof of purchase and/or payment of the required BLTs within each phase of development in accordance with the Site Plan conditions.
13) The record plat must reflect the following: private streets from back of curb to back of curb to be located within separate parcels; private streets and adjacent sidewalks to be included within a public use and access easement.
14) The record plat must reflect a Category I easement over all areas of stream valley buffers and forest conservation as shown on the approved forest conservation plan.
15) The record plat must reflect all areas under Homeowners Association (HOA) ownership, if applicable, and specifically identify stormwater management parcels.
16) The final number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bike paths will be determined at Site Plan.
17) In the event that a subsequent Site Plan approval substantially modifies the subdivision shown on the approved Preliminary Plan with respect to lot configuration, location or right-of-way width or alignment, or an increase in units or square footage above those specified in Condition #1, the Applicant must obtain approval of a Preliminary Plan amendment prior to certification of the Site Plan.
18) At the time of Site plan, the Applicant must comply with Section 59-C-14.27 of the Zoning Ordinance regarding Special Regulations for use of BLT Development Rights.
19) The Adequate Public Facility ("APF") review for the Preliminary Plan will remain valid for a total of 145 months (12 years) from the date of mailing of this Planning Board Resolution according to the following schedule:

- Within 85 months (7 years) - Issuance of building permits for Phases I and II as identified by Project Plan.
- Beyond 85 months (years 7 -12) – issuance of building permits for all remaining development.

FINDINGS & ANALYSIS

The site is located at the northwest corner of Father Hurley Bouelvard and I-270. Crystal Rock Drive, a master plan business district street traverses through the site. As Crystal Rock Drive enters the roundabout, and heads in a north-south direction, it becomes Century Boulevard. Additionally, the Corridor Cities Transitway (CCT) is proposed to run in the median of Century Boulevard and cross over I-270 on the future Dorsey Mill Road bridge. The Dorsey Mill bridge and CCT alignment run along the southern edge of the development, but the CCT does enter the property.

Crystal Rock Drive/Century Boulevard is currently under construction by the Applicant as part of an Infrastructure Site Plan (No. 20130250) approval from the entrance to the Crystal Rock Trail through the property to the terminus of Century Boulevard approximately 500 feet north of Kinster Drive. The road is being constructed to its ultimate section with four travel lanes (two in each direction) in a 100-foot right-of-way and will be public road. None of the proposed development will have vehicle driveways that directly access Crystal Rock Drive or Century Boulevard. Instead, all of the vehicle entrances to the development on the Property will be served by private streets that will connect to Crystal Rock Drive and Century Boulevard.

As part of the Preliminary Plan approval, the Applicant has proposed construction of the development in two phases; Phase 1 consists of the construction of Crystal Rock Drive and Century Boulevard. Phase 2A consists of 647 multifamily residential units that will be constructed to the south of Crystal Rock Drive and west of Century Boulevard. As part of Phase 2A, Street B, Street C, 5th Street, and North and South Main Street will be constructed. The second phase can consist of all or a portion of the total development that is associated with full build-out of this Preliminary Plan. All of the private streets will have lanes no wider than 11 feet, will contain sidewalks on both sides, and will be able to accommodate bicycles. Except for Crystal Rock Drive/Century Boulevard, all of the streets within the development are proposed to be private streets. These streets are private so that design exceptions can more easily be implemented, and serve to access the proposed development. The Applicant is proposing to construct the roads to Montgomery County Department of Transportation (MCDOT) standards to ensure that they are constructed to an acceptable standard.

Along with the proposed bicycle improvements, the Applicant has identified a number of transportation improvements that will be needed based on future conditions. These improvements are proposed to be phased with development instead of every improvement being required before the first building permit was issued, which were a part of the conditions

of the approved Preliminary Plan. The improvements are fairly wide reaching and are identified in the Local Area Transportation Review section.

Vehicle parking for Phase 2A is being provided in one car parking garages under some of the multifamily buildings, but predominately on surface lots. It is expected the future phases of development will provide a majority of their parking in parking garages. Bicycle parking is being provided in bicycle parking facilities throughout the development, based on the pre-October 30, 2014 zoning code requirements.

Ride-on Routes 83 and 98 provide bus service within close proximity of the property. Route 83 provides service every 30 minutes Monday through Sunday from the Holy Cross Germantown Hospital to the Germantown Transit Center. The closest Route 83 bus stop is located a little more than a quarter mile away at Kinster Drive and Crystal Rock Drive. Route 98 also provides service every 30 minutes Monday through Sunday from the Germantown Transit Center to the Kingsview Park and Ride. The route has a few different routing options during the peak commuting period and the weekend to provide service to the Germantown Community Center and Maryland SoccerPlex Championship Stadium. The closest Route 98 bus stop is located at Father Hurley Boulevard and Waters Landing, which is a little less than one mile from the property

Sector Plan Transportation Facilities
The 2009 Germantown Employment Sector Plan contains the following recommendations for roadway, transit, and bikeway facilities:

I. Crystal Rock Drive/Century Boulevard
    a. A business district street (B-11) with four lanes (two in each direction) and a right-of-way of 100 feet.
II. Dorsey Mill Road extended:
    a. A business district street (B-11) with four lanes (two in each direction) and a right-of-way of 150 feet.
    b. A 50-foot transitway for the future CCT.
    c. A shared-use path (SP-66).

The Dorsey Mill Road extended bridge Mandatory Referral (MR2016007) over I-270 is proposed to have separated bicycle lanes (also known as a cycle track) on both sides of the road and a shared use path on the south side of the road. This is consistent with the current recommendation in the Master Plan but also provides an enhancement with separated bicycle lanes.

Adequate Public Facilities (APF)
The site is located within the Seneca Valley school cluster. The public schools within this cluster are reviewed on an annual basis. Based on the modifications proposed in this application, a school facilities payment is not required. The utilization rate is well below the standard threshold.

As conditioned, the subject Preliminary Plan for the proposed 1,097,800 square feet of office space, 91,400 square feet of ancillary retail space, 350 hotel rooms, 140 assisted living facility beds, and 1,087 multifamily residential units will satisfy the LATR and TPAR requirements of the Adequate Public Facilities (APF) review as conditioned.

The peak-hour trip generation estimated for the proposed development was based on trip generation rates from M-NCPPC in the LATR/TPAR Guidelines for office, retail, multifamily residential, and assisted living and from the *ITE Trip Generation Manual, 9th Edition* for the proposed hotel use. The property currently has approval for 1,115,000 square feet of office space, 310 hotel rooms, 91,400 square feet of ancillary retail space, 100 bed assisted living facility, 440 multifamily residential units, 70 townhomes, and 1,008 senior independent living units. The Applicant is proposing to lower the office development, increase the number of beds in the assisted living facility, and change the residential mix to allow for all non-age restricted multifamily units. The currently approved development and the proposed development are shown below in the Site Trip Generation Table 3. The proposed development would generate 117 additional trips in the AM peak hour and 113 additional trips in the PM peak hour compared to their current approval as shown in Table 3. The retail space was considered to be ancillary retail in the initial Preliminary Plan, which means the retail space is meant to support the proposed development and not attract any trips from outside the development, thus the 100% internal capture of the retail trips.

Table 3: Site Trip Generation

Development	SF/Units	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Currently Approved							
General Office sq. ft. (M-NCPPC)	1,115,000 SF	1,642	245	1,888	276	1,349	1,626
Hotel (ITE-310)	350 rooms	120	76	196	110	97	207
General Retail sq. ft. (M-NCPPC)	91,400 SF	120	111	232	482	445	926
100% internal capture retail		*-120*	*-111*	*-232*	*-482*	*-445*	*-926*
Assisted Living	100 beds	2	1	3	3	3	6
Residential Multifamily (M-NCPPC)	440 units	36	143	179	137	71	208
Townhomes (M-NCPPC)	70 units	6	28	34	39	19	58
Independent Living (M-NCPPC)	1,008 units	61	20	81	55	56	111
Total Approved Trips		**1,867**	**514**	**2,380**	**621**	**1,595**	**2,215**
Proposed Development							
General Office sq. ft. (M-NCPPC)	1,097,800 SF	1,617	242	1,858	272	1,329	1,601
Hotel (ITE-310)	350 rooms	120	76	196	110	97	207
General Retail sq. ft. (M-NCPPC)	91,400 SF	120	111	232	482	445	926
100% internal capture retail		*-120*	*-111*	*-232*	*-482*	*-445*	*-926*
Assisted Living	140 beds	3	1	4	4	4	8
Residential Multifamily (M-NCPPC)	1,087 units	88	350	438	338	174	512
Total Proposed Trips		**1,827**	**669**	**2,496**	**724**	**1,604**	**2,328**
Net New Trips		**-39**	**155**	**117**	**103**	**9**	**113**

Local Area Transportation Review (LATR)

A traffic study dated April 20, 2015 (with a supplemental memo dated on August 14, 2015), was submitted to determine the impact of the proposed development on the area transportation system. Twenty-one local intersections were identified as critical intersections for analysis to determine whether they meet the applicable congestion standard. The traffic impact study (TIS) for the original Preliminary Plan evaluated 32 intersections. However, as stated in the LATR/TPAR guidelines, any intersection that had an increase of 5 CLV or less, based on the new development program, did not have to be reanalyzed. There was one intersection (Brink Road and Ridge Road (MD27)) in the TIS for the original Preliminary Plan that did not increase by 5 CLV but an improvement was identified. The Brink Road/Ridge Road intersection was not reanalyzed with the updated TIS but the Applicant agreed to construct the improvement that was part of their original conditions of approval. This was also the same case for the intersection of Frederick Road (MD 355) and West Old Baltimore Road. The Applicant did not have to reanalyze the intersection but agree to complete their mitigation requirement as conditioned in the original Preliminary Plan approval.

The intersections in the TIS are located in the Germantown West Policy Area with a Critical Lane Volume (CLV) standard of 1,425 and in the Germantown Town Center Policy Area with a CLV of 1,600. The proposed development trips were added to the existing and the background traffic (trips generated from approved but un-built developments) to determine the total future

traffic. The total future traffic was assigned to the critical intersections to evaluate the total future CLVs. The result of CLV calculation is shown in the Table 4 (below). Five of the intersections will not operate at acceptable conditions under the background development condition and the CLV is made worse under the total future condition with the propose uses.

The five intersections that are failing under the background and total traffic conditions are Father Hurley Drive and Crystal Rock Drive, MD 355 and MD 27, MD 117 and MD 118, MD 355 and MD 118, and MD 27 and Observation Drive. At Father Hurley Drive and Crystal Rock the Applicant is able to bring the intersection back under the congestion threshold by constructing a second northbound right turn lane on Crystal Rock Drive to head west of Father Hurley Boulevard. Originally the Applicant has proposed to convert one of the two through lanes on Crystal Rock Drive to a second right turn lane. This would have created one left turn, one through lane, and two right turns lane on northbound Crystal Rock Drive. This improvement was not deemed acceptable to MCDOT- Traffic Engineering, which did not want to see the loss of the second through lane. The Applicant subsequently agreed to construct a second right turn lane and it is now a condition of approval. At MD 355 and MD 27, the Applicant is constructing a second eastbound left turn on MD 27. At MD 118 and MD 117 the Applicant is constructing a second northbound left turn lane on MD 118. At MD 27 and Observation Drive, the Applicant is restriping a second southbound left turn lane on Observation. The pavement for this lane already exists, but the turn lane is currently striped out.

Finally, on MD 355 and MD 118, the Applicant had originally proposed to construct a third northbound left turn lane on MD 355 in addition to a second southbound left turn on MD 355, and separate westbound right turn lane on MD 118. This improvement was identified and conditioned as part of the original Preliminary Plan approval. However, M-NCPPC staff requested that the Applicant remove the third northbound left turn lane on MD 355 and instead construct a third southbound through lane on MD 355. If a third left turn lane was constructed on MD 355 northbound, this would have greatly reduced the possibility of implementing the Master Plan (2009 Germantown Employment Sector Plan) of having MD 355 be a six lane facility (three lanes in each direction). This request was sent to SHA, which agreed to change but also requested that the other intersection improvements remain. The Applicant agreed to the request and will be responsible for constructing a third southbound through lane on MD 355, a second left turn lane on southbound MD 355, and a separate right turn lane on MD 118. This improvement does not bring the intersection to acceptable congestion standard of 1,425. With the improvements and the total traffic condition, the CLV at the intersection is at 1,550 in the PM peak hour. However, based on the LATR/TPAR guidelines, any Applicant that contributes traffic to a failing intersection must mitigate 150% the CLV increase associated with their site traffic. In the case of this Applicant, they are increasing the CLV intersection at this intersection by 19 CLV in the PM peak hour, from 1,627 to 1,646. This is the difference between the background traffic condition and total traffic condition. Thus the Applicant must mitigate at least 29 CLV (the 19 CLV increase plus 50%, which is 10 CLV), which means that the CLV in the future condition with the Applicant's traffic cannot be higher than 1,617. Based on the improvements the Applicant has brought the failing condition in the PM total traffic condition

from 1,646 to 1,550, which is below 1,617 or a decrease of 94 CLV. Thus the Applicant has satisfied their commitment to mitigate the traffic congestion at this intersection.

Table 4: Summary of Critical Lane Volume (CLV) Calculations

Intersection	Critical Lane Volume (CLV) Standard		Existing Traffic AM	Existing Traffic PM	Background Traffic AM	Background Traffic PM	Total Future Traffic AM	Total Future Traffic PM	Total Future Traffic with Improvement AM	Total Future Traffic with Improvement PM
Crystal Rock Dr & Century Blvd	CLV Standard	1,600	419	589	453	712	717	1,012	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Aircraft Dr & Century Blvd	CLV Standard	1,600	312	384	729	636	1,305	1,108	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Father Hurley Blvd & Wisteria Dr	CLV Standard	1,425	812	761	862	805	967	843	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Middlebrook Rd & Father Hurley Blvd	CLV Standard	1,425	871	954	956	1,032	1,060	1,069	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Father Hurley Blvd & Wynnfield Dr	CLV Standard	1,425	771	756	829	831	863	921	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Father Hurley Blvd & Waters Landing Dr	CLV Standard	1,425	798	893	858	971	892	1,062	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Crystal Rock Dr & Father Hurley Blvd	CLV Standard	1,425	758	1,136	904	1,357	1,044	1,660	1,044	1,306
	Exceed CLV		no	no	no	no	no	yes	no	no
Ridge Rd (MD 27) & I-270 NB off-ramp	CLV Standard	1,425	635	719	769	836	871	893	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Frederick Rd (MD 355) & Ridge Rd (MD 27)	CLV Standard	1,425	1,076	1,218	1,346	1,510	1,395	1,564	1,280	1,299
	Exceed CLV		no	no	no	yes	no	yes	no	no
Germantown Rd (MD 118) & Clopper Rd (MD 117)	CLV Standard	1,425	977	1,078	1,256	1,389	1,286	1,507	1,158	1,341
	Exceed CLV		no	no	no	no	no	yes	no	no
Germantown Rd (MD 118) & Father Hurley Blvd	CLV Standard	1,425	478	589	563	755	590	856	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Germantown Rd (MD 118) & Crystal Rock Dr	CLV Standard	1,600	939	1,102	1,011	1,247	1,344	1,500	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Germantown Rd (MD 118) & Aircraft Dr	CLV Standard	1,600	815	1,004	874	1,202	1,305	1,466	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Germantown Rd (MD 118) & I-270 SB off-ramp	CLV Standard	1,425	711	977	900	1,108	1,195	1,241	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Germantown Rd (MD 118) & I-270 NB off-ramp	CLV Standard	1,425	645	962	782	1,167	978	1,253	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Germantown Rd (MD 118) & Seneca Meadows Pkwy	CLV Standard	1,425	642	890	888	1,252	1,025	1,311	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Germantown Rd (MD 118) & Observation Dr	CLV Standard	1,425	585	673	653	883	790	1,005	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Frederick Rd (MD 355) & Germantown Rd (MD 118)	CLV Standard	1,425	1,063	1,282	1,355	1,627	1,535	1,646	1,328	1,550
	Exceed CLV		no	no	no	yes	yes	yes	no	yes
Crystal Rock Dr & Middlebrook Rd	CLV Standard	1,600	641	758	694	873	779	1,076	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Great Seneca Hwy (MD 119) & Middlebrook Rd	CLV Standard	1,425	1,050	829	1,069	904	1,081	961	---	---
	Exceed CLV		no	no	no	no	no	no	---	---
Ridge Rd (MD 27) & Observation Dr	CLV Standard	1,425	1,001	1,087	1,387	1,374	1,440	1,521	1,338	1,374
	Exceed CLV		no	no	no	no	yes	yes	no	no
Century Blvd & Dorsey Mill Rd extended	CLV Standard	1,425	---	---	---	---	1,067	1,004	---	---
	Exceed CLV		---	---	---	---	no	no	---	---

Local Area Transportation Review (LATR)

The Property is located in the Germantown West Policy Area. According to the 2012-2016 Subdivision Staging Policy (SSP), the Germantown West Policy Area is adequate for the roadway

test but inadequate under the transit test; therefore, a TPAR payment of 25% of the General District Transportation Impact Tax is required. The timing and amount of the payment will be in accordance with that set in Chapter 52 of the Montgomery County Code.

Lot Configuration

The size, shape, width, and orientation of the lots were reviewed to determine if the lots are appropriate given the location of this development and for the types of uses intended for each lot. The grid pattern is specifically recommended by the Sector Plan to reduce the length of the overall blocks in order to create a more walkable community. As indicated on the amended Project Plan, Blocks K and P were extended to combine Blocks L and Q (as shown on the approved Project Plan). Lots K and P will accommodate multi-family buildings. Although, 2nd Street was eliminated in this application, the through movement for pedestrians can still occur given the placement and orientation of the multi-family buildings.

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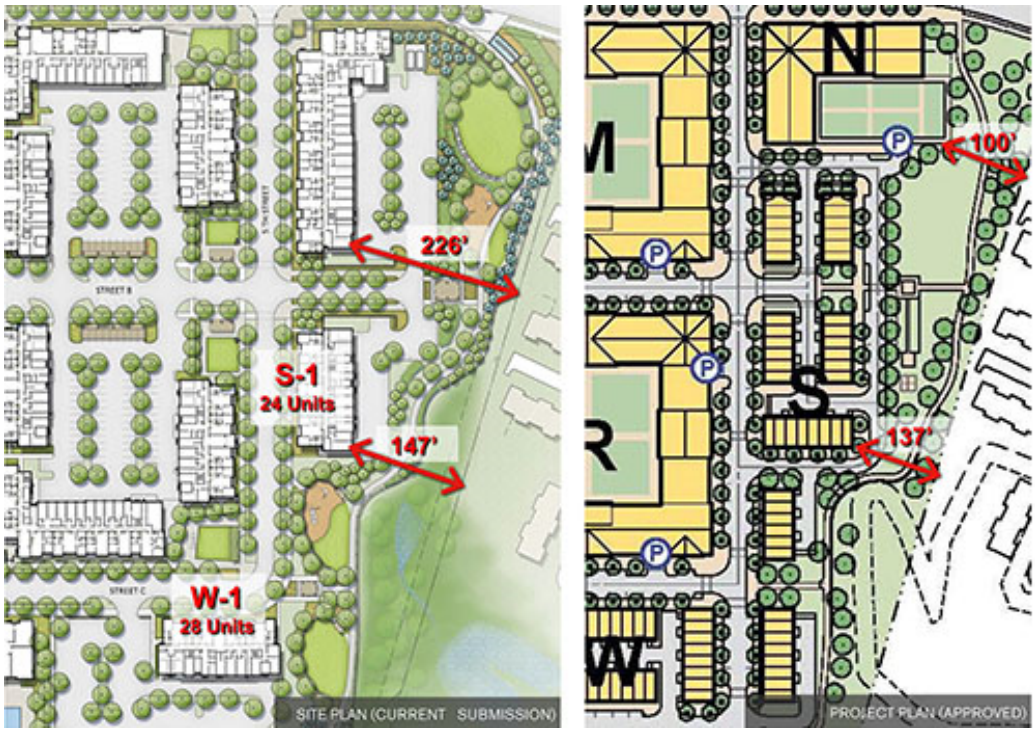


Figure 19: Building Setbacks

The building heights gradually step down towards the existing townhomes along Kinster Drive. However, the individual smaller lots that were originally approved for the southern portions of the property, will be replaced with larger lots to accommodate multi-family buildings. The Applicant has determined that townhouse lots are not feasible at this particular location, and that the multi-family buildings (larger lots) may be setback at a further distance from the existing townhouses within the Cloverleaf Center community. As indicated in Figure 19, the hiker/biker trail is further enhanced with additional green space, which is ultimately consistent with the walkability recommendations of the Sector Plan. The lots are appropriately sized to

meet the Sector Plan recommendations for building massing and compatibility to the transit station

Forest Conservation
The Project Plan was found to be in conformance with Chapter 22A of the Montgomery County Forest Conservation Law., therefore, the Preliminary Plan also conforms to Chapter 22A because it is unchanged from the Project Plan.

CONCLUSION

The Preliminary Plan and Site Plan applications have been evaluated by Staff, the Montgomery County Department of Transportation, the Maryland State Highway Administration, and the Montgomery County Department of Fire and Rescue Services all of which support the transportation elements of the Plan. Staff finds the proposed accesses to the site, as shown on the Preliminary Plan, to be adequate to serve the traffic generated by the development. Staff also finds that the internal and external pedestrian and bicycle circulation and walkways as shown on the Plans will provide adequate movement of pedestrian traffic and bicycle traffic.

SECTION 5: SITE PLAN No. 820150060

Staff recommends approval of Site Plan No. 820150060. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.[8]

Previous Approvals

1. Project Plan Conformance
   The development must comply with the conditions of approval for the amended Project Plan No. 92012004A.

2. Preliminary Plan Conformance
   The development must comply with the conditions of approval for the amended Preliminary Plan No. 12012021A.

3. Public Roads Infrastructure Site Plan
   The development must comply with the conditions of approval for the amended Site Plan No. 82013025A.

4. Stormwater Management
   The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service (MCDPS) Water Resources Section in its stormwater management concept letter dated January 29, 2016, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

5. Recreation Facilities
   a) Before Certified Site Plan approval, the Applicant must meet the square footage requirements for all of the applicable recreational elements and demonstrate to M-NCPPC Staff that each element meets M-NCPPC Recreation Guidelines.
   b) The Applicant must provide at a minimum the following recreation facilities: an outdoor tot lot, an indoor kid zone, multi-age playground, six picnic tables (6), benches (20), an open play area, Bocce court (in lieu of Horseshoes), hiker/biker trail, pedestrian network, outdoor swimming pool, indoor community space, and indoor fitness center.

[8] For the purposes of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor (s) in interest to the terms of this approval.

6. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to the public artwork(s), pedestrian system (trails and sidewalks), bicycle network, private streets, electric charging stations, on-street parking facilities, linear parks (tot lot, multi-age playground, and dog-friendly park), outdoor pavilions, trash receptacles, seating areas, and bike facilities (transit plaza).

7. Public Use Space, Facilities, and Amenities

a) The Applicant must provide a minimum of 49.2-acres of public use space (51% of net lot area) on-site.
b) The public use spaces include: the Main Street Parks (East and West), Main Street Streetscape, the neighborhood parks (along 5th Street), the retail plaza (near Buildings M-1 and M-3), and the south residential linear park (near Buildings N-1, S-1 and W-1).
c) The Applicant must construct the streetscape improvements, including the undergrounding of utilities, along the property's frontage along the public and private roadways, consistent with their respective Certified Site Plan.
d) Before the issuance of use and occupancy certificates for the mixed development, all public use space areas on the property must be completed.

8. Public Art

The Planning Board accepts the recommendations of the Art Review Panel as described in their letter **dated January 25, 2016** and hereby incorporates them as conditions of approval.

a) The Applicant must install the public art concept designed by artist Pard Morrison and the Arts on the Block organization, as presented to the Planning Board's Art Review Panel on **November 18, 2015**, and illustrated in the Certified Site Plan.
b) Any significant changes to the concept must be presented to the Art Review Panel and approved by M-NCPPC Staff before Certified Site Plan.
c) Significant changes to the concept may require a Site Plan Amendment.
d) The Certified Site Plan must contain site details that clearly indicate the overall dimensions, prescribed materials, necessary lighting fixtures, footers and fasteners to ensure adequate safety and proper inspection of the artworks by the Arts and Humanities Council of Montgomery County ("AHCMC") and Montgomery County Department of Permitting Services ("DPS"). This information will come from the engineered drawings, certified by the structural engineer.
e) The appropriate signage should also be clearly visible on-site, specifically identifying the title of the piece, artist name, materials, completion date, and overall dimensions.
f) Prior to final inspection of the public artwork(s), the Applicant must submit to the Public Art Coordinator with the Maryland – National Capital Park and Planning Commission (M-NCPPC) at least three images of the artwork(s) on-site and information regarding the 1) associated project number, 2) title of the piece, 3) date of completion, 4) description of materials used, and 5) address. This information will be

added to the existing inventory of the public artworks throughout the County (http://www.mcatlas.org/art/).

9. Circulation Systems
   a) The Applicant must provide 950 total parking spaces (including 32 van accessible handicap spaces) and 48 public bicycle parking spaces.
   b) The bicycle spaces must be in a secured, well-lit location (weather protected preferred). The specific location(s) and site details of the public bicycle rack(s) must be included in the Certified Site Plan.
   c) The Applicant must provide a minimum of 5-foot wide sidewalks along the street edge. The dimension of the sidewalks must be indicated on the Certified Site Plan.
   d) Private Street B must have "sharrows" marked on the pavement and be specified on the Certified Site Plan. Sharrows must be installed when the road is built to the standard as specified in this Preliminary Plan 12012021A.
   e) The Applicant must install "Bicyclists May Use Full Lane" signs consistent with the Manual on Uniform Traffic Control Devices (MUTCD) on both sides of Private Street B and specified on the Certified Site Plan. The signs must be installed when the road is built to the standard as specified in this Preliminary Plan 12012021A.
   f) Private Main Street (North and South sections) must have separated bicycle lanes marked on the pavement and be specified on the Certified Site Plan. Bike lanes to be installed when the road is built to the standard as specified in this Preliminary Plan 12012021A.
   g) Prior to the certification of the Site Plan, the Applicant must satisfy the conditions of approval as prescribe by the Montgomery County Department of Permitting Services – Right of Way Division (DPS-ROW) in a letter dated January 20, 2016. DPS-ROW will send confirmation regarding their approval to M-NCPPC.

10. Fire and Rescue
    The Planning Board accepts the recommendations of the Montgomery County Fire and Rescue Services (MCFRS) Fire Code Enforcement Section in its letter **dated January 15, 2016,** and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCFRS may amend if the amendments do not conflict with other conditions of Site Plan approval.
    a) On-street parking is prohibited within the fire lanes.
    b) Provide no parking signage details, in accordance with Fire Lane Establishment Order dated January 14. 2016, in the Certified Site Plan.

11. Moderately Priced Dwelling Units (MPDUs)
    The Planning Board accepts the recommendations of Department of Housing and Community Affairs (DHCA) in its letter **dated January 29, 2016,** and hereby incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which DHCA may amend provided that the amendments do not conflict with other conditions of the Site Plan approval.

a) The development must provide a minimum of 12.5 percent MPDUs on-site consistent with the requirements of Chapter 25A.
b) DHCA will need to review and approve the unit mix of the MPDUs at Certified Site Plan.

12. Site Design
    a) Prior to the certification of the Site Plan, the Applicant must provide a building layout plan that indicates the location of four (4) distinct building facades. The building facades will reinforce the neighborhood character and way-finding, establishing a system of hierarchy.
    b) The exterior architectural character, proportion, materials, and articulation of the MPDUs must be substantially similar to the exterior architectural character, proportion, materials, and articulation of the market-rate units.
    c) The retaining walls along Crystal Rock Drive will be terraced, and will not exceed 130-feet in length along the roadway. The edges of the retaining walls will be softened with landscaping or activated with public artwork(s).
    d) Direct access from the individual entrances of the multi-family units to the pedestrian sidewalk will be provided along Crystal Rock Drive and Century Blvd., whenever the topography is most feasible. The feasibility of the existing grades will be determined by the number of stairs needed; there should be no more than 6 consecutive steps with a 6-inch rise and 18-inch tread).
    e) Relocate the trash compactor area (on Lot 19) away from the main entrance of the site near the intersection of Century Blvd. and Dorsey Mill Road.
    f) Provide playground blow-up and site details specifically identifying the materials, footers and adequate fall zones on the Certified Site Plan.
    g) Prior to the release of the first building permit, the Applicant must provide architectural building facades and a building layout plan that correspondence to a system of hierarchy.
    h) The architectural embellishments at the corner of intersecting streetscapes (i.e. gateways) must be highlighted in order to emphasis a change in hierarchy or scale.

13. Building Lot Terminations (BLTs)
    a) The Applicant must provide proof of purchase and/or payment of 14.17 BLTs to the DPS prior to the issuance of the building permit(s) for density in excess of the base 0.5 FAR (2,345,760 sf.) of combined construction of residential and non-residential square footage.
    b) Prior to the release of each building permit, the Applicant must submit to DPS a certified running tabulation of the individual building square footages and the cumulative total square footage against the 0.5 FAR.

14. Landscaping
    a) Shade trees along the pathways and trails will be professionally pruned so as not to obstruct the views of vehicles, bikes and pedestrians.

b) Provide a streetscape detail demonstrating an adequate clearing height along the pathways.
c) The streetscape design along the private streets will include street trees (at a maximum of 30 feet on-center), pedestrian oriented street lights (at a maximum of 60 feet on-center), public art, and street furniture.
d) The shade trees within the parking facility will be spaced at a maximum of 30 feet on-center.

15. Lighting
a) Before issuance of the any building permit, the Applicant must provide certification to M-NCPPC Staff from a qualified professional that the lighting plans conform to the Illuminating Engineering Society of North America (IESNA) standards for mixed-use development.
b) All onsite down-lights must have full cut-off fixtures.
c) Deflectors will be installed on all fixtures causing potential glare or excess illumination.
d) Illumination levels must not exceed 0.5 footcandles (fc) at any property line abutting county roads and residential properties.
e) The light pole height must not exceed 17 feet including the mounting base.

16. Site Plan Surety and Maintenance Agreement
Prior to issuance of any building permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance, with the following provisions:
a) Prior to the release of the first building permit, M-NCPPC Staff will review the cost estimate of the materials and facilities, in order to establish the total surety amount.
b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, on-site lighting, recreational facilities, site furniture, mailbox pad sites, trash enclosures, retaining walls, fences, railings, private roads, public artwork(s), pathways and associated improvements within the relevant blocks of development. The surety must be posted before issuance of the any building permit within each relevant block of development and will be tied to the development program.
c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by inspection and potential reduction of the surety.
d) The bond or surety for each block shall be clearly described within the Site Plan Surety & Maintenance Agreement including all relevant conditions and specific sheets depicting the limits of each block.

17. Development Program
The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

18. Certified Site Plan
Before approval of the Certified Site Plan, the following revisions must be made and/or information provided subject to Staff review and approval:
a) Include the Final Forest Conservation approval letter, stormwater management concept approval letter, development program, and Site Plan resolution (and other applicable resolutions) on the approval or cover sheet(s).
b) Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
c) Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."
d) Modify data table to reflect development standards approved by the Planning Board.
e) Ensure consistency of all details and layout between Site and Landscape Plans.

FINDINGS & ANALYSIS

1. ***The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.***

   A development plan, diagrammatic plan or a schematic development plan are not required for this development. As discussed in the concurrent Project and Preliminary Plan Amendments, this Site Plan conforms to the Amended Project Plan No. 92012004A.

2. ***The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.***

   The proposed uses are allowed in the TMX-2 Zone, and the Site Plan fulfills the purposes of the zone by 1) demonstrating conformance with the Sector Plan, 2) encouraging land assembly, 3) providing a variety of housing opportunities, 4) promoting the effective use of transit facilitates, and 5) providing for BLTs. Under the Optional Method of development, greater densities are permitted, but additional public facilities and amenities must be provided by the Applicant. Table 5: Project Data Table compares the previously approved and amended Project Plan to this Site Plan application.

The Site Plan meets all of the development standards of the zone. With respect to building height, setbacks, and the density of this development is under all the maximum standards allowed. With respect to public use space and green spaces, this development exceeds the 20% requirement.

Table 5: Site Plan - Data Table for the TMX-2 Zone

	Approved Project Plan No. 920120040	Amended Project Plan No. 92012004A	Site Plan Application No. 820150060
Gross Tract Area	4,691,520 sf. (107.70 ac.)	4,691,520 sf. (107.70 ac.)	1,286,871 sf. (29.54 ac.)
Roadway Dedication(s)	462,005 sf. (10.61 ac.)	469,661 sf. (10.78 ac.)	N/A
Net Tract Area	4,229,515 sf. (91.70 ac.)	4,221,751 sf. (96.92 ac.)	[9]1,286,871 sf. (29.54 ac.)
Uses:			
Residential Market-Rate	400 units	1,087 units	567 units
Residential - MPDUs	12.5%	12.5%	12.63%
Total Residential	1,618 units	1,227 units	647 units
Retail	91,400 sf.	91,400 sf.	7,325 sf.
Density:			
Commercial	0.31 (1,532,440 sf.)	0.31	7,325 sf.
Residential	0.39 (1,851,560 sf.)	0.39	895,615 sf.
Total	0.7 (3,284,000 sf.)	0.7	902,940 sf.
Public Use Space:			
On-site Public Use Space	41.24%	51%	22.9%
Parking Lot Green Area	5%	5%	5%
Building Heights (feet)	35 - 143	35 – 143	35- 143

[9] Net tract area is roughly 30% of the gross tract area for entire development.

	Approved Project Plan No. 920120040	Amended Project Plan No. 92012004A	Site Plan Application No. 820150060
Building Setbacks (feet):			
From I-270	200	200	850
Adj. to Public ROW	0	0	0
Adj. to Residential Zone	90	90	147
From Parkland	170	170	170
Total Parking (spaces):	6,295	6,188	950
On-street Parking	N/A	N/A	172
Off-street Parking	N/A	N/A	778
Handicap Accessible	20	N/A	32
Bicycle Parking	48	N/A	48

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

   There are 16 total multi-family buildings proposed in Phase 2A. The multi-family buildings front onto the public roadways (Century Blvd. and Crystal Rock Drive), Main Street, Street C, and 5th Street. Staff was initially concerned that the internal surface parking facilities were not adequately buffered from the street edge. The areas of most concern are highlighted below:

   1) **5th Street Corridor:** Neighborhood parks alternate between Buildings M-3 and R-3. Considering the proposed rhythm and the amount of green space along the street edge, Staff initially recommended that the buildings be extended to eliminate the middle parks. Expanding the building edge would minimize the street opening at the intersection of Street B and 5th Street, increase the total number of residential units, and allows the redistribution of the recreational amenities/ programmed activities to the corners or Main Street parks. In an effort to address Staff's original recommendation, the Applicant is proposing to use carports and landscaping to adequately buffer the surface parking and enclose the neighborhood parks.

Figure 20: Linear Neighborhood Park along 5th Street

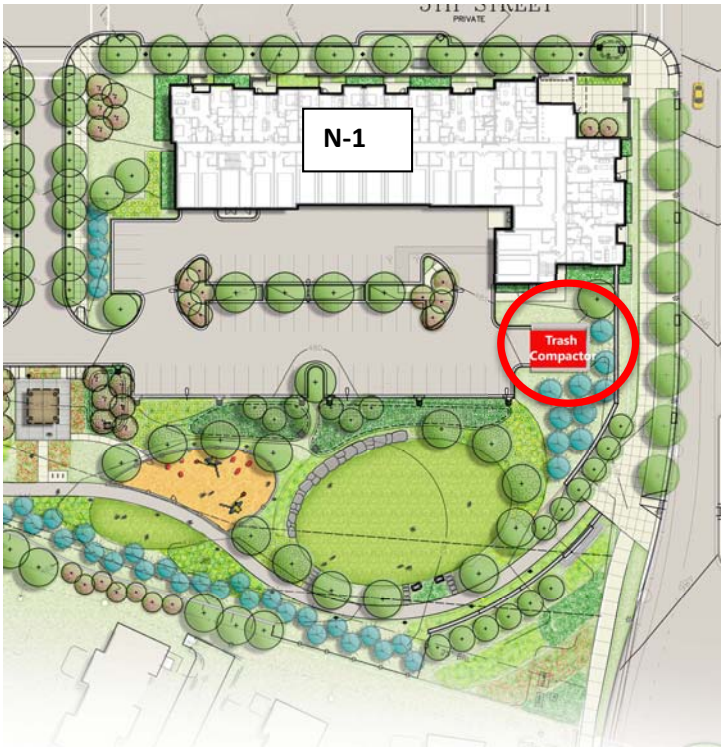


Figure 21: Trash Compactor Plan View

2) **Location of the Trash Compactor at Building N-1:** Staff has conditioned that the location of the trash compactor, as shown in Figure 21 and 22, be relocated away from the Century Blvd. and Dorsey Mill Road entrance and the existing townhouses (i.e. the Cloverleaf Community) to ensure no visual or noise impacts on the adjacent uses and roadways.

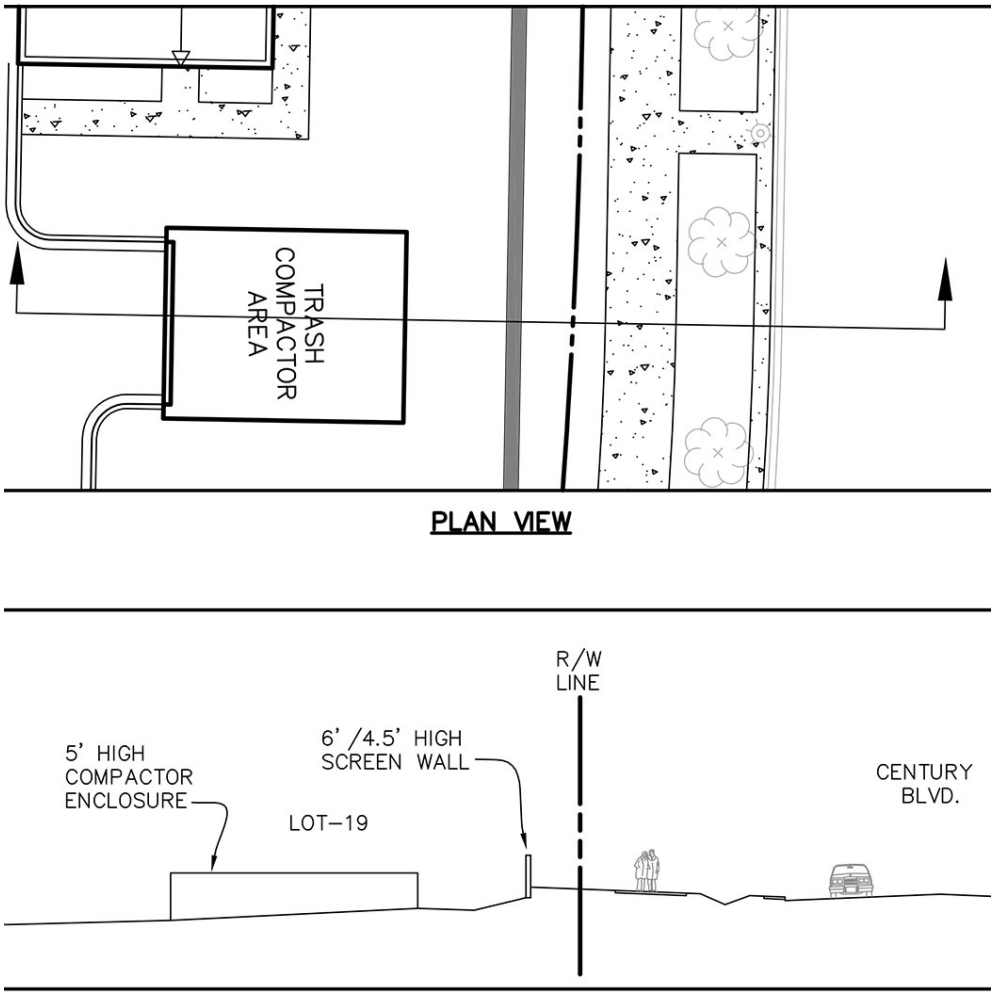


Figure 22: Trash Compactor Cross-Section

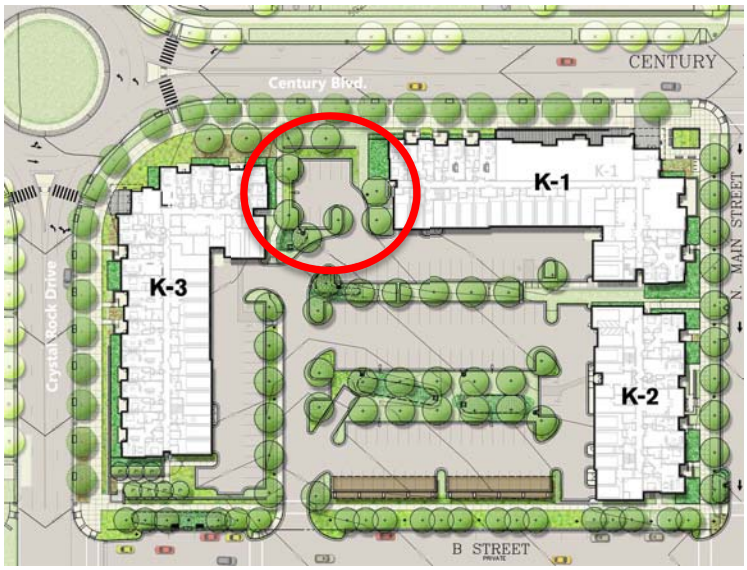


Figure 23: Surface Parking (Century Blvd.)

3) **Surface Parking Area Adjacent to Century Blvd.:** Staff initially recommended that Building K-1 be extended to eliminate the wall along Century Blvd. and surface parking in this area. In an effort to address Staff's original recommendation, the Applicant is proposing a screen wall with landscaping as indicated in *Figure 23 above*. The combination of landscaping and screen wall will adequately buffer the surface parking facility from Century Blvd. and provide more parking for the residents.

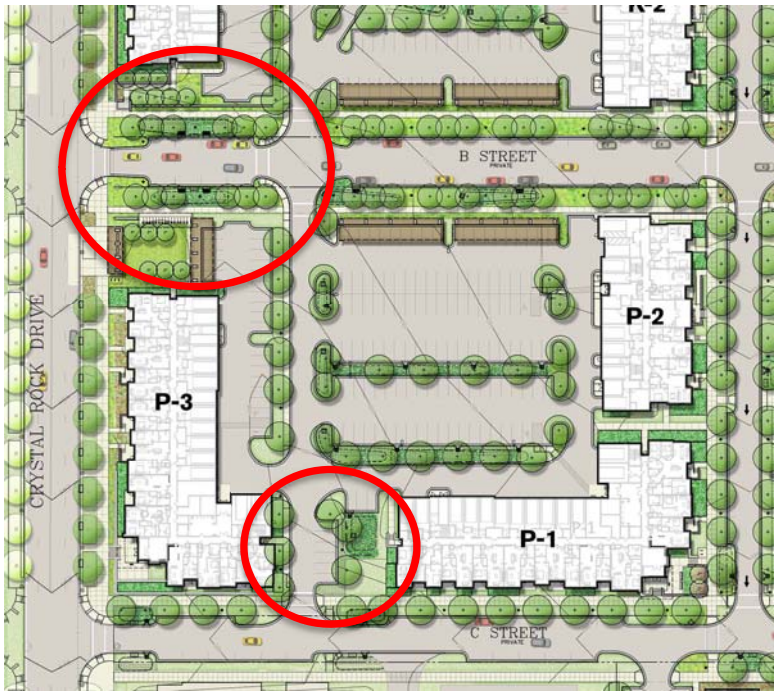


Figure 24: Surface Parking (Street B and Street C)

4) **Views toward Surface Parking Facilities:** Staff was initially concerned about the vehicular and pedestrian circulation along Street B and Street C, and adequate screening of the surface parking facilities *(Figure 24 above).* Staff's original recommendation was to extend the building edges in order to frame major views, screen surface parking, and eliminate the angled parking spaces on Street B. In an effort to address Staff's original recommendations, the Applicant removed the angled parking along Street B and is currently proposing to use carports and landscaping to adequately screen the surface parking facilities along Streets B and C.

Staff finds that the circulation along the public and private roadways is safe and efficient. With the addition of the carports and plantings, the surface parking facilities are adequately buffered from the street edge. The shade trees within the surface parking facilities and along the streetscape will decrease the heat island effects and provides adequate shade for pedestrians.

Crystal Rock Drive serves as the primary entrance for residents and visitors. This street is a public roadway that should be treated like the front door to the overall development. Along Crystal Rock Drive, the initial Site Plan submittal did not provide direct access to the pedestrian sidewalk from the residential units (Buildings K-3 and P-3), but instead had retaining walls adjacent to the street edge. The Applicant has since reduced the length of the retaining walls and provided direct access from some of the residential units. However, due to the existing topography the retaining walls cannot be completely eliminated.

Staff finds the locations of the buildings and structures to be adequate, while meeting the aesthetic concerns established by the Sector Plan, and do not pose any safety concerns on the site.

Public Use Space, Open Space and Recreational Amenities

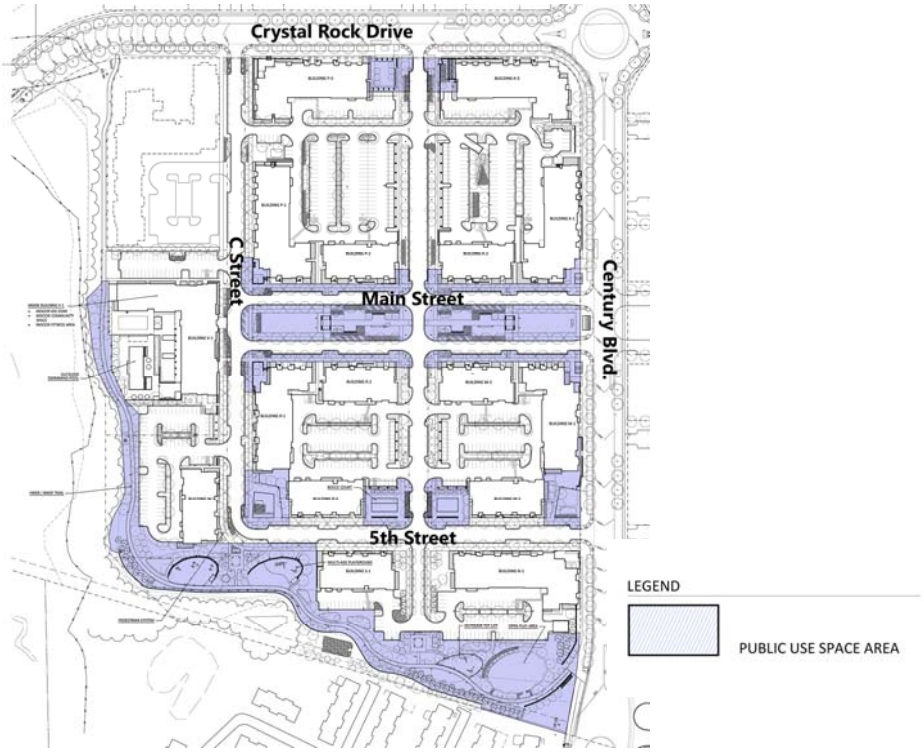


Figure 25: Public Use Space Diagram

Phase 2A will provide 22.9% public use space; which exceeds the 20% public use space requirement. In accordance with the Development Program, the following spaces will be constructed with this application:

Figure 26: Community Clubhouse (Building V-1)

The Community Clubhouse is located at the end of Main Street (near the southwest boundary). The public facilities are located on the first floor of Building V-1 (clubhouse/ multi-family building), and will be open to the residents in the other multi-family buildings. The clubhouse will include an outdoor swimming pool with dining space, indoor fitness center, indoor business center, indoor billiards room, indoor game room, indoor pet spa, etc.

Figure 27: Main Street Public Use Space (left)

Main Street Green Space
(Indicated on the actual plan in the east/west orientation)

The Main Street public use space is located in the center of the development, and functions as the community's formal gathering space. The actual green space is approximately 85-feet by 805-feet and includes: 2 outdoor pavilions, outdoor seating areas, public art, and open lawn areas.

A sculpture by Pard Morrison and artistic pavers by Arts on the Block (public art components) will be incorporated into the design to activate and engage the users of the public space.

Figure 27: Neighborhood Green (Linear Park)

The linear neighborhood park, adjacent to Buildings S-1 and N-1, has five different recreational areas (see Figure 27). These public facilities are open to the public and provide regional connection between the existing townhouse community (toward the south) and the proposed residential units along the south edge. The community will enjoy the benefit of an 8-foot hiker/biker trail *(labeled No. 5)*, two playgrounds (a tot lot and a multi-age facility, Nos. 2 and 3), two open play areas (Nos. 1 and 4), and an outdoor pavilion (near No. 5).

Figure 28: 5th Street Public Use Spaces (left)
(Indicated on the actual plan in the east/west orientation)

There are four different neighborhood plazas and recreational areas along 5th Street, directly adjacent to Buildings M-1, M-3, R-1, and R-3. The first area *(No. 1)* is located at the intersection of Century Blvd. and 5th Street, and functions as an outdoor seating area for the adjacent retail space in Building M-1. The lawn area, directly adjacent to the retail space, softens the corner edge and welcomes visitors entering the development from Dorsey Mill, Century Blvd., and the CCT station. The two center public use spaces *(Nos. 2 and 3 on Figure 28)* are programmed to be a community garden and a bocce ball court. The last public use space *(No.4 on Figure 28)*, located at the corner of 5th Street and C Street, and is a planted median with seating areas that also softens the corner edge.

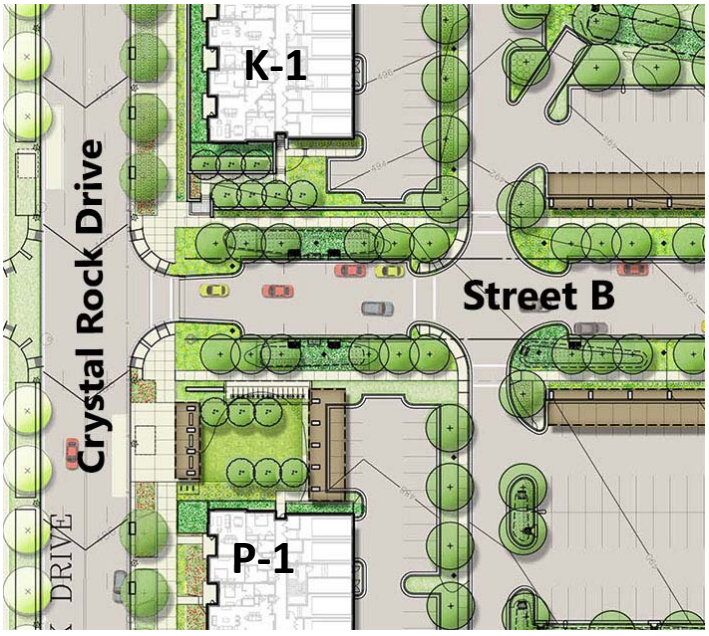


Figure 29: Transit Plaza (left)
(Indicated on the actual plan in the east/west orientation)

The transit plaza public use space is located at the intersection of Crystal Rock Drive and Street B, directly adjacent to the Metro bus stop. This space (approximately 7,000 square feet) is specifically intended to serve the needs of cyclists and pedestrians. Residents will enjoy the benefit of having a shared bike station, bike racks, and open lawn area within this space. The carports along the edge of the park will be used to screen the surface parking facilities.

Landscaping provides a screen for the parking, open space is used for stormwater management, a traditional foundation planting area for the building, and as a colorful space for ornamental plantings. Street trees and lighting are provided along the street to enhance the pedestrian environment. Interior lighting will create enough visibility to provide safety but not so much as to cause glare on the adjacent roads or properties. The Applicant will fulfill the recreational requirements by providing a number of different active and passive facilities including but not limited to: a pedestrian trail system, bike station and shared use pathways, an outdoor swimming pool, outdoor seating areas, playgrounds, and open lawn areas. The open spaces, landscaping, and site details will adequately and efficiently address the needs of the proposed uses.

Circulation Systems

The vehicular, pedestrian and bicycle circulation systems are fully integrated throughout the development. The streetscapes and the community culture are enhanced by overlapping circulation systems. Due to the low volume and low speeds anticipated on Street C and 5th Street, it is assumed that bicyclists will be able to share the lane with vehicles. No special bicycle signing is expected to be needed on Street C or 5th Street. Street B runs through the heart of development and still is considered to be the main serving north-south bicycle route upon completion of the entire development. Street B is the street where most of the vehicles entering the site as it dissects the development and provide access to the parking facilities. In order to establish this street as the main north-south on-street bicycle route through the development, sharrows are proposed on the street in addition to signs indicating that bicyclists may use the full lane of Street B.

North and South Main Street is also proposed to have an enhanced bicycle route. This street operates as a couplet (one-way pair) with vehicles on North Main heading only west and vehicles on South Main heading only east. This was done to accommodate a central green space between North and South Main Street. The Fire and Rescue Services also stated that there needed to be 20-feet free and clear on both North and South Main Streets, because of the multi-family buildings proposed to front the street. This required 20-foot wide travel lanes. In order to accommodate fire access and still create an environment that was hospitable to pedestrians and bicyclists, separated bicycles lanes are being constructed in the 20-foot wide lanes. The lanes will be designed to run on the median side of North and South Streets with the bicyclists traveling the same direction as vehicles. There will be a striped buffer between the bicycle lane and the vehicular travel lane. The striped buffer reduces the width of the travel lane for the vehicle; while also providing a high quality east-west bicycle route that also runs through the heart of the proposed development.

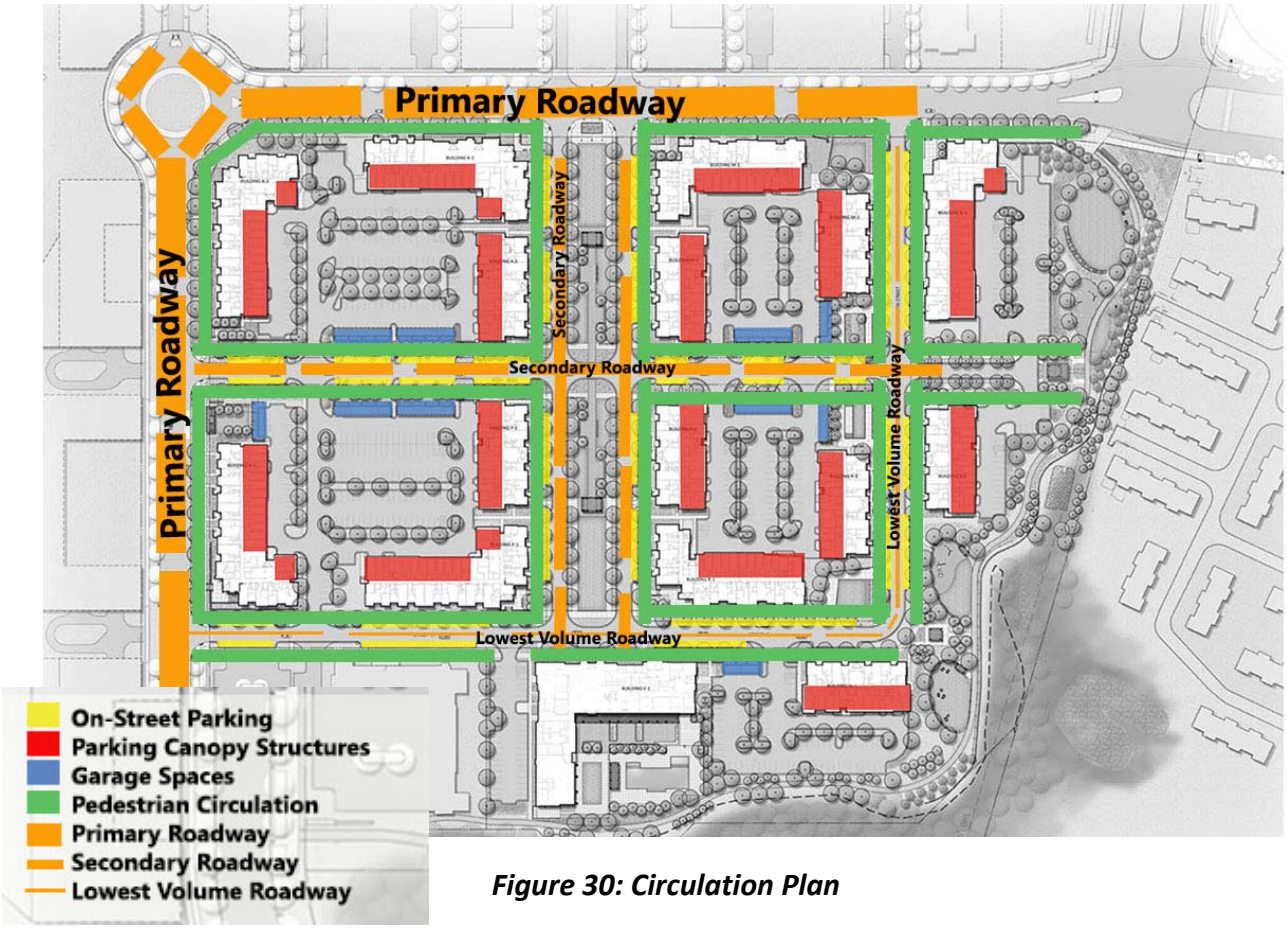


Figure 30: Circulation Plan

The vehicular circulation design directs traffic round and through the development with minimal impacts to pedestrian circulation. Both systems also efficiently and adequately provide a safe atmosphere for the end-users.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

This Site Plan will provide a mix of uses near the proposed CCT Station with building heights and setbacks that are consistent with the Sector Plan recommendations. Each of the buildings and structures are compatible with the other uses and the existing and proposed adjacent developments.

In accordance with the Sector Plan, the development will provide a mix of uses near the Dorsey Mill CCT station. The proposed building heights and setbacks are consistent with the Sector Plan recommendations, both along I-270 and adjacent to the Cloverleaf community.

This Site Plan application encompasses two different Phases (2A and 3) of the approved Project Plan. As compared to the original approval, the location of the retail uses in

Buildings K-1 and M-1 have shifted slightly away from the central green space. However, the total amount proposed in Phase 2A is well below the maximum allowed and is still located along the streetscape. Therefore, the original intent of the retail uses will be fulfilled. These uses will continue to activate the street edge along Century Blvd. and provide a mix of uses within walking distance of the CCT station.

In order to reinforce a strong sense of place, the circulation systems, streetscape, building facades and public use spaces create compatible linkages with the existing and proposed developments.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

   The Final Forest Conservation Plan (FFCP) for the development was originally approved on August 15, 2013 as No. 820120250 Crystal Rock – Public Roads Infrastructure Plan and was subsequently updated to include the Dorsey Mill Road interchange (Site Plan Amendment No. 82013025B) on December 17, 2015. The FFCP (Amendment A) will be updated to include the modifications made to Dorsey Mill Road and the associated SWM facilities. The SWM concept plan was approved for Phase 2A specifically on January 29, 2016 with conditions, as prescribed in the approval letter.

CONCLUSION

Staff recommends approval of the Site Plan application, because the uses and requested densities will not exceed the requirements of the amended Project Plan and Preliminary Plan applications. The circulation through the development is efficiently well-integrated into the surrounding systems. In accordance with the conditions of approval, the development will meet the requirements of the Sector Plan.

SECTION 6: SITE PLAN No. 82013025A

Staff recommends approval of Site Plan No. 82013025A to construct Crystal Rock Drive and Century Blvd. The following conditions supersede the original approval, as all of the original conditions were consolidated within this report. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.[10]

Previous Approvals

1. Project Plan Conformance
   The development must comply with the conditions of approval for the amended Project Plan No. 92012004A.

2. Preliminary Plan Conformance
   The development must comply with the conditions of approval for the amended Preliminary Plan No. 12012021A.

3. Forest Conservation & Tree Save
   a) The development must comply with the conditions of the Final Forest Conservation Plan. The Applicant must satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services issuance of sediment and erosion control permits. With the exception of clearing and grading activities allowed in Condition 4, no clearing or grading is permitted with the infrastructure plan.
   b) All Category I conservation easements must be recorded prior to any land disturbing activities.
   c) Record plat of subdivision must reflect a Category I conservation easement over all areas of stream buffers and forest conservation.
   d) Conservation easements may be recorded using a metes and bounds description and sketch if preceding recordation of plats, provided the recording information for the conservation easement is referenced and the easement line is shown on subsequent record plats.
   e) Amendments to the Final Forest Conservation Plan must be submitted and approved by the Planning Board with all future site plans, mandatory referrals, and special exceptions, prior to any clearing and grading.
   f) The submission and approval of an amended Final Forest Conservation Plan must be consistent with any subsequent approvals.
   g) No encroachment into stream buffers for stormwater management facilities or sediment control facilities is allowed without permission of the Planning Board, except for necessary outfalls and temporary sediment control facilities in non-forested portions of the stream buffers. If at later stages of stormwater review and design it is

[10] For the purposes of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor (s) in interest to the terms of this approval.

determined that the stormwater management facility is not properly sized and must be enlarged to accommodate the drainage areas, the applicant will have to find additional space outside the stream buffer. This may require the reconfiguration of layouts and loss of developable area.

h) The Applicant must plant three 3" caliper native canopy trees on-site as mitigation for the Variance trees removed.
i) The Final Forest Conservation Plan must show location and species of all mitigation plantings.
j) Category I conservation easements must be placed over all areas of forest retention, forest planting, and stream/environmental buffers as shown on the Final Forest Conservation Plan prior to any land disturbing activities.

4. Clearing and Grading

The following may proceed upon approval of the Infrastructure Site Plan, Sediment and Erosion Control Plans and Final Forest Conservation Plan: a) clearing and mass grading for the roads, sewer, and staging and stockpiling being approved by this Infrastructure Plan; and b) installation of temporary sediment and erosion control devices. Clearing and grading activities will not be permitted beyond the limits of disturbance submitted as part of this Site Plan, until subsequent approvals for each individual Site Plan are approved.

5. Stormwater Management

The development is subject to Stormwater Management Concept approval conditions dated **November 16, 2012** unless amended and approved by the Montgomery County Department of Permitting Services.

6. Transportation & Circulation

a) The median within Century Boulevard will be extended to discourage left turning movements from the secondary intersections in close proximity of the traffic circle.
b) Americans with Disabilities Act (ADA) ramps will be aligned to provide the shortest distance possible at pedestrian crossings.
c) The pedestrian crossing near the intersection of Dorsey Mill Road and Century Boulevard will be improved with two ADA ramps.
d) Pedestrian sidewalks must be a minimum of 5 feet or greater.
e) All intersections with the primary roadways (i.e. Century Boulevard and Crystal Rock Drive) must all meet the minimum development standards. Two-lane streets will be a minimum of 22 feet wide to ensure adequate passing distance, and one-way streets will be a minimum of 20 feet wide.

7. Site Design

a) The grading design along I-270 is subject to change when the respective Site Plan application is accepted and reviewed.

8. Landscaping
   a) Provide equivalent replacement of the natural vegetation, in the area that will be disturbed by the redistribution of the excess topsoil along the northeastern property boundary, directly adjacent to I-270.
   b) Provide landscape planting details.
   c) The equivalent replacement of the natural vegetation along I-270 is intended to serve as an intermediate solution and is subject to be modified with the review and approval of subsequent Site Plan applications.
9. Lighting
   a) The lighting distribution and photometric plan with summary report and tabulations must conform to IESNA standards for commercial development.
   b) The height of the light poles within the public right-of-way will not exceed 20 feet including the mounting base.

10. Landscape Surety

The Applicant must provide a performance bond in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance with the following provisions:

a. The amount of the surety must include plant material. Surety to be posted prior to issuance of first building permit for the development, and will be tied to the development program.
b. Provide a cost estimate of the materials, which, upon Staff approval, will establish the initial bond amount.
c. Completion of plantings will be followed by inspection and bond reduction. Inspection approval starts the 1-year maintenance period and bond release occurs at the expiration of the 1-year maintenance period.
d. Provide a screening/landscape amenities agreement that outlines the responsibilities of the Applicant and incorporates the cost estimate. Prior to issuance of the first building permit, the agreement will be executed.

11. Development Program

The Applicant must construct the development in accordance with a development program that will be reviewed and approved prior to the approval of the Certified Site Plan. The development program must include the following items in its phasing schedule:

a. Sidewalks must be installed within six months after street construction is completed. Street tree planting may wait until the next growing season.
b. Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the Final Forest Conservation Plan, Sediment Control Plan, and M-NCPPC inspection and approval of all tree-save areas and protection devices.
c. The development program must provide phasing for installation of landscaping and lighting.
d. The development program must provide phasing of dedications, stormwater management, sediment and erosion control, and other features.

12. Certified Site Plan

Prior to approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

a. Include the Final Forest Conservation approval, stormwater management concept approval, development program, inspection schedule, and Site Plan resolution on the approval or cover sheet.
b. Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices prior to clearing and grading".
c. Modify the Project Data Table to reflect development standards enumerated in the staff report.
d. Ensure consistency of all details and layout between Site and Landscape Plans.

FINDINGS & ANALYSIS

Staff finds that the Site Plan Amendment will only modify the FFCP.

The final forest conservation plan (FFCP) for the development was originally approved on August 15, 2013 as #820120250 Crystal Rock – Public Roads Infrastructure Plan and was subsequently updated to include the Dorsey Mill Road interchange #82013025B on December 17, 2015.

This application updates the FFCP to include the changes being proposed by Project Plan No. 92012004A, Preliminary Plan No. 12012021A, Site Plan Amendment No. 82013025A, and Site Plan No. 820150060.

CONCLUSION

Staff recommends approval of the Site Plan amendment, because the adjustments will not affect any additional forest, specimen trees, nor does it change the planting/retention requirements for the overall FFCP. The proposed amendment is also consistent with the previous approved plan.

APPENDIX

A. Letters of Justification from the Applicant
B. Agency Approval Letters
C. Final Forest Conservation Plan (Site Plan No. 82013025A)
D. Project Plan
E. Preliminary Plan
F. Site Plans Phase 2A No. 820150060
G. Community Correspondence
H. Alternative Staff Concept w/ Figure Ground Study

Black Hills
Applications for Amendments to
Project Plan and Preliminary Plan, and Site Plan for Phase 2A

Combined Statement of Justification
December 11, 2014

I. Introduction

These Project Plan Amendment, Preliminary Plan Amendment and Site Plan Applications for Phase 2A (the "Applications") for the Black Hills project are submitted for consideration by the Montgomery County Planning Board on behalf of Black Hills Germantown, LLLP (Lerner Enterprises) (the "Applicant"), the owner of property located along Crystal Rock Drive north of Father Hurley Boulevard in Germantown, Maryland (the "Property").

II. Property Information

The Property consists of 107.703 acres of gross tract area now located in the CR-0.75, C-0.5, R-0.5, H-145T (Commercial/Residential). The Property was previously zoned TMX-2 (Transit Mixed-Use) Zone under which prior development plans were approved and pursuant to which the Applications are being submitted. Currently, Crystal Rock Drive and Century Boulevard are under construction, with completion expected in Spring, 2015.

III. Relevant Prior Approvals for the Property

Under the TMX-2 zone, Project Plan No. 920120040 ("Current Project Plan") was approved on May 30, 2013, and Preliminary Plan No. 120120210 ("Current Preliminary Plan") was approved on July 8, 2013. The current approvals permit the Applicant to improve the Property in phases at an overall floor area ratio ("FAR") of 0.7 (3,284,000 square feet), with approximately 1,097,800 square feet of office development, 243,240 square feet of hotel development (350 keys), 1,851,560 square feet of residential development and 91,400 square feet of retail space, including twelve public amenity areas. For the residential units, 440 non age-restricted units were approved, and 1,178 age-restricted units were approved. The Current Preliminary Plan realigned Crystal Rock Drive, abandoning a portion of the prior alignment and creating Century Boulevard.

One condition of the Current Project Plan approval required the Applicant to obtain the Infrastructure Site Plan approval prior to any other site plan approvals. On June, 27, 2013, the Planning Board approved Site Plan No.

820130250 titled "Crystal Rock Public Roads Infrastructure" ("Infrastructure Site Plan") for the Crystal Rock Drive and Century Boulevard rights-of-way. A Final Forest Conservation Plan (No. 820130250) was submitted and approved with the Infrastructure Site Plan.

In late 2013, the Planning Board approved a new record plat (File No. 220131360) which shows the new road alignment. Both public roads are now under construction.

IV. Overview of the Project

Today, the Applicant is submitting the Application for the next site plan phase of the project at the Black Hills development under the TMX-2 zone as the construction of Century Boulevard and Crystal Rock Drive moves toward completion. This Site Plan Application (No. 820150060) proposes site plan approval for a portion of the residential density and a limited amount of the retail square footage located at the core of the Property. The Project proposes 647 multifamily dwelling units, 6,050 square feet of retail space, the fitness center/pool house, and approximately 5.91 acres of public use space. The public use space includes the Central Green, several Corner Parks, the Southern Park including playgrounds, pavilions, the trail and streetscape. This Site Plan constitutes a portion of the Phase 2 described in the Project Plan.

In the 2009 Germantown Employment Area Sector Plan ("Sector Plan"), a mixed-use development is recommended for the Property. The Project will continue to implement the Sector Plan recommendations for the Property with the initial phase of residential and retail uses. The Project also complies with the relevant provisions of the Sector Plan and the Germantown Employment Area Sector Plan: Urban Design Guidelines.

The Applicant is concurrently filing a project plan amendment, Project Plan No. 92012004A, and a preliminary plan amendment, Preliminary Plan No. 12012021A, for the Property to amend certain conditions in each resolution. The amendments request modifications to the current conditions of approval for the substitution of market rate units for the age restricted and the timing of the off-site road improvements.

V. Site Plan's Conformance with the Zoning Ordinance

Section 59-D-3.4(c) sets forth the findings that the Planning Board must make for approval of a site plan application. Based on the submitted Site Plan Application, the Site Plan satisfies each requirement for Section 59-D-3.4(c):

A. *the site plan…is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

The Project is consistent with the approved Project Plan in terms of land use, density, building height and the general locations and character of the public use spaces. The Project is the second phase [first phase of constructed space] of the multi-phased, mixed-use development, providing 903,360 square feet of the total residential use and 6,050 square feet of the total retail use. This is consistent with the development ceiling approved by the current Project Plan which allows for 1,432,440 square feet of commercial use and 1,851,560 square feet of residential use. The remaining density will be provided in future phases of development.

The proposed 903,360 square feet of residential use offers 647 multi-family dwelling units with a mix of efficiencies, 1-bedroom, 2-bedroom and 3-bedroom units. The Applicant will be providing 81 (12.5%) moderately priced dwelling units.

The proposed buildings heights and setbacks from the existing development on the adjoining property meet the standards set by the approved Project Plan. The building heights on the south western portion of the Property (those nearest existing residential areas) are approximately 41'. The setbacks include a minimum of 90 feet to the nearest property line.

As set forth by the current Project Plan approval, the development will strive to meet applicable LEED standards to achieve the required LEED certification. The Project will apply the principles of the LEED-ND requirements using an integrated design process led by a well-qualified LEED professional. The Applicant will make a good faith effort to obtain a LEED Silver rating for all the proposed residential buildings.

Public facilities and amenities will be provided throughout this Site Plan area. The Project is providing more than 20% of the net tract area in public open space. The open space is provided through the Central Green (formerly Main Street East and West), several Corner Parks, and the Southern Park (formerly South Residential Green Space) including playgrounds, pavilions, the trail and streetscape. The proposed tree-lined streets will have additional landscaping, special paving hardscape, pedestrian scale street lights and site furnishing including benches, trash and recycling receptacles. Some of the proposed public spaces will have public art installation. The Applicant is currently identifying these public spaces, and is working with its art consultant to select artist(s) and

types of art for consideration. The Applicant will meet with the Art Review Panel as required.

B. *the site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Project meets the development standards of the TMX-2 Optional Method of Development. Of the development standards, five standards are explicitly stated. They are net lot area, public use space, setback from adjoining single family residential zone, maximum FAR, and BLT requirements. The other development standards are set by the approved Project Plan.

The proposed Site Plan meets each of the five stated development standards, although each Site Plan is not required to meet all standards (rather, the aggregate of all site plan approvals must meet the approved Project Plan standards). The public use space proposed exceeds the minimum 20% required for this site plan area. The building setbacks from the adjoining property lines exceed the 25 foot requirement from the Cloverleaf Townhome Condominiums. The total BLTs required for the overall Project are 14.1 (7.3 for residential uses and 6.8 for commercial uses), as stated in the Current Project Plan approval. The Applicant will be responsible for purchasing a pro-rata portion of the residential BLTs in proportion to the amount that this Site Plan represents to the overall number of residential units approved under the Project Plan.

The Current Project Plan conditions of approval set the maximum building lot coverage, building heights, and setbacks from adjoining lots. The proposed building coverage is approximately 24%. The building heights are required to step down from 143 feet as the development moves away from I-270 and the future transit center with the lowest height of 35 feet along the residential edges. The proposed buildings in this phase will adhere to this requirement and are 37-61 feet in height.

C. *the locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

The Site Plan has been designed to ensure that the locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.

The building locations provide wide illuminated sidewalks and large open spaces which provide for ease of pedestrian movement and clear sight lines for

vehicles. The proposed recreational areas and open spaces are located at building nodes, along the street edge or at corners, and along the site perimeter. All of these locations are open and highly visible from surrounding areas providing an added measure of safety. The Project proposes development of the first segment of the perimeter hiker/biker trail. The proposed trail is easily accessible from Century Boulevard and various points along the path. The proposed street grid provides for safe pedestrian and vehicular mobility throughout the site.

D. *each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development.*

The building structures and uses are compatible with the existing and proposed adjacent development. The residential buildings are located near the existing residential development adjoining the Property, with the proposed retail use located along Century Boulevard.

E. *the site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

In conjunction with the Infrastructure Site Plan, a Final Forest Conservation Plan No. 820130250 ("FFCP") was submitted and approved. The forest conservation requirements of the approved FFCP were based upon the limits of disturbance necessary for the construction of Century Boulevard and Crystal Rock Drive. The FFCP approval stated that subsequent forest conservation plans would be necessary. Therefore, a final forest conservation plan amendment (No. 82013025A) is being submitted with this Site Plan application.

VI. Amendment to the Project Plan

The Applicant requests an amendment to the Project Plan for the modification of two conditions of approval. The modifications are to reflect a change to the nature of the proposed residential use, specifically the substitution of market rate units for the age-restricted units. The specific conditions to be modified or deleted are Condition 1, Development Ceiling and Condition 3, Housing.

- *Condition 1: Development Ceiling*
  The development is limited to a maximum of 0.7 FAR on the 107.70 acres, including the following:
  a. Employment uses may not exceed the following.
    - *Office Use: 1,097,800 square feet;*

- *Retail Use: 91,400 square feet; and*
- *Hotel Use: 243,240 square feet (350 rooms).*

b. Residential uses may not exceed 0.39 FAR.

- *Non Age-restricted units: 440 units including MPDUs; and*
- *Age-restricted units for Senior Adults: 1,178 units including MPDUs.*

- Condition 1 should be modified to reflect the addition of [647] non-age restricted units and the elimination of 1,076 age-restricted units for Senior Adults.

- *Condition 3: Housing*
  The Housing and Related Facilities for Senior Adults, hereinafter referred to as Senior Adult housing, may not be converted into non-age restricted units without first revising the traffic study for the approved Project and Preliminary Plans. Occupancy of the Senior Adult housing is limited to the definition (section 59-A-2.1) in the Zoning Ordinance. Senior Adults are defined as persons 62 years and older.

  - Condition 3 should be amended, as necessary, to reflect the elimination of 1,076 age-restricted units for Senior Adults.

The Applicant has advised Staff that market and economic feasibility concerns preclude development of the previously intended age-restricted dwellings on the Property. The continuation of the 2008 recession in certain segments of the housing market, the relatively high cost of structured parking (which was the type of nearly all parking for the proposed age-restricted units), the soft demand for a large number of active adult retirement community units in distant suburban areas of Montgomery County, and the continuing concern by seniors of the relatively high cost of living and taxation in Maryland, all combined to change the Applicant's intentions to develop age-restricted units on the Property.

Instead, the Applicant proposes to reduce the number of age-restricted units in the center of the Project from 1,076 (not including a proposed assisted living facility use of 102 units, which remains) to 647 market-rate multi-family units, including MPDUs. This substitution does not affect the Project's strong urban character and approved street grid. Nor does it alter the approved public use spaces, or the high quality architectural design and construction standards. The building heights of the proposed multi-family units are actually lower overall than the approved age-restricted units. There is an increase in surface parking, and a reduction in structured parking, with this change.

To comply with the Project Plan conditions recited above, the Applicant has prepared and submitted a traffic study demonstrating the traffic implications of the change from age-restricted units to market-rate units. Overall, the increase in peak hour traffic attributable to this change is modest. Of the off-site intersections studied with the original approvals, only 5 of these intersections have any material impact related to this change. As shown in the traffic study, all impacts are quite modest and can be easily accommodated by the improvements being proposed by the Applicant.

The change to market-rate units also has school children generation implications. The proposed 647 market rate units, including 81 MPDUs, are projected to create 79 elementary school students, 30 middle school students, and 42 high school students in the Seneca Valley cluster. Only the elementary school level exceeds 105% of capacity, but the addition of the Project's students will not raise the current projected occupancy level for the elementary schools above 120%. The middle school and high school levels are not projected to exceed 105% occupancy with the addition of the Project's students.

VII. Amendment to the Preliminary Plan of Subdivision

The Applicant also requests an amendment to Current Preliminary Plan to modify the conditions of approval, specifically Conditions 1, 2, 4, and 19. The modifications are to reflect the changes to the proposed residential uses.

- *Condition 1: Approval is limited to 11 lots for a maximum of 1,097,800 square feet of office space, 91,400 square feet of retail space, a 350 room hotel and a total of 1,618 residential units including 12.5% MPDUs. No more than 440 units will be non-age restricted.*

    - Condition 1 should be modified to reflect the removal of 1,076 age-restricted units for Senior Adults and the addition of 647 non age-restricted/market-rate units for a total of 1,189 dwelling units, including 102 assisted living units.

- *Condition 2: The Housing and Related Facilities for Senior Adults may not be converted into non-age restricted units without first revising the traffic study for the approved Project and Preliminary Plans.*

    - Condition 2 should be amended to reflect the removal of 1,076 age-restricted units for Senior Adults. A new traffic study has been submitted by The Traffic Group for review as required.

- *Condition 4: Prior to the release of the first building permit for Phase II of development as specified in the Project Plan, the Applicant must submit design details to MNCPPC, the Montgomery County Department of Transportation ("MCDOT") and the State Highway Administration ("SHA") and construct the following roadway improvements to the extent required by MCDOT.*

    - The Applicant is requesting a modification to Condition 4 to remove the requirement to complete the construction of off-site intersection improvements prior to the release of building permits for Phase II. Instead, the Applicant proposes to require that the design details for all off-site intersection improvements must be submitted to MNCPPC, MCDOT and SHA prior to the release of the building permits for Phase II, that the off-site intersection improvements be substantially completed prior to the time of issuance of 50% of the use and occupancy permits for Phase II, and that the off-site intersection improvements be completed and open to traffic prior to the time of issuance of 100% of the use and occupancy permits for Phase II. This will allow for the essential design coordination between the agencies to be completed without impacting the Project's construction timeline. The off-site intersection improvements are associated with the entire development of the Property (including office, retail and assisted living units), and to require the completion of all of them prior to the issuance of building permits for only 647 multi-family units is neither necessary or appropriate under the circumstances.

- *Condition 19: At the time of a Site Plan submission containing any of the senior housing units, the Applicant must submit for Staff review draft HOA document language that identifies the specific units or buildings designated as senior housing as defined under 59-A-2.1 of the zoning ordinance and the limitations as to residences of that designation.*

    - Condition 19 should be deleted in its entirety to reflect the substitution of the market-rate units for the age-restricted units for Senior Adults (except for 102 assisted living units, which remain and do not require an HOA structure).

VIII. Conclusion

As demonstrated by the contents of this Application, the Project complies with the Zoning Ordinance requirements and the prior approvals governing the development. We look forward to working with Technical Staff on this exciting

application and ultimately in presenting the Project to the Planning Board. Thank you in advance for your consideration.

Isiah Leggett
County Executive

DEPARTMENT OF TRANSPORTATION

Al R. Roshdieh
Director

February 17, 2016

Mr. Michael W. Garcia, Transportation Coordinator
Area 3 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 12012021A
Black Hills (formerly Crystal Rock)
Traffic Impact Study Review

Dear Mr. Garcia:

We have completed our review of:

- the revised Local Area Transportation Review and Transportation Policy Area Review (TIS) dated April 20, 2015,
- the August 14, 2015 Supplemental MD355/MD118 Intersection Analysis for the intersection of Frederick Road (MD355) and Germantown Road (MD118), and
- the January 11, 2016 response letter from the applicants' traffic consultant to our previous TIS review comments – prepared by Mr. Glenn Cook and colleagues of The Traffic Group, Inc. The April 20, 2015 report reflects changes to the previously approved development densities; the new proposed total development evaluated by that analysis includes:
  - 1,097,800 SF of general office space
  - 91,400 SF of retail space
  - 350 hotel rooms
  - 102 assisted living facility beds
  - 440 garden/mid-rise apartment units
  - 647 garden/mid-rise apartment units

We offer the following comments (original MCDOT comments in BLACK text, latest responses in RED text):

Local Area Transportation Review (LATR)

1. We defer to the Maryland State Highway Administration (MSHA) for review and comment of the proposals for intersections under the MSHA's jurisdiction – as listed in this report and the supplemental analysis.

2. We recommend Exhibit 1A be updated to provide legible street names and route numbers.

   Consultant's response:

   In the January 11, 2016 reply letter, the applicants' consultant indicates these changes will be incorporated when ". . . *the final comments are approved*."

   DOT reply:

   We accept that response, but recommend these changes be incorporated prior to Planning Board review of the revised preliminary plan.

3. Exhibit 2: There exist channelized right turns at several of the studied intersections. They include:

   - Father Hurley Boulevard & Crystal Rock Drive (westbound)
   - Father Hurley Boulevard & Middlebrook Road (northbound)
   - Ridge Road/MD27 & Frederick Road/MD355 (all quadrants)
   - Frederick Road/MD355 & Germantown Road/MD118 (southbound)
   - Germantown Road/MD118 & Clopper Road/MD117 (westbound, eastbound, and southbound)

   We recommend the lane use exhibit be updated to reflect these movements. These movements are not controlled by the nearby traffic signal, so they need to be differentiated. The CLV figures should also be rechecked to ensure these right turn volumes have not been in those calculations.

   Germantown Road/MD118 & Observation Drive: The Exhibit should be revised to indicate the southbound lanes function as thru-left and thru-right. The CLV calculations should also be recomputed.

   Father Hurley Boulevard & Wisteria Drive: The Exhibit should be revised to indicate the westbound lane use is right-only movement, not a thru-right. The CLV calculations should also be recomputed.

   Consultant's response

   In the January 11, 2016 reply letter, the applicants' consultant indicates they have reviewed the above comments, will identify which intersections operation as Free Right turns, reflect those changes on Exhibit 2, and amend the CLV calculations where appropriate.

DOT reply:

We accept that response; however, we have not received the revised Exhibit nor the new calculations. As all of the referenced intersections are under the jurisdiction of the MSHA, we defer the review of the revised Exhibit and calculations to the MSHA and your office.

4. We defer to the Planning Board to determine the level of participation needed from this applicant in the improvements at the following intersections:
    - Frederick Road/MD355 & West Old Baltimore Road
    - Frederick Road/MD355 & Ridge Road/MD27
    - Frederick Road/MD355 & Germantown Road/MD118
5. Page 18 of the report indicates "The Dorsey Mill Road bridge over I-270 will be built by the County. For the analysis purpose, this report assumed the crossing of I-270." We understand that that bridge will be built under a joint public/private project under an agreement between this applicant and the County. However, that construction is not reflected in the adopted Capital Improvements Program.

    Consultant's response

    In the January 11, 2016 reply letter, the applicants' consultant indicates *"As previously agreed to with the County the developer is in the process of designing plans for this Bridge."*

    DOT reply:

    We acknowledge that that the developer and the County have an agreement for the design and construction of this bridge. However, we do not know if this construction project is proposed in the County Executive's (soon-to-be-released) Recommended Capital Improvements Program. We defer to the Planning Board on whether this CIP project may be counted in this TIS.

6. Page 19 of the report proposes to "restripe one northbound thru lane along Crystal Rock Drive to a second right turn lane" and "possible traffic signal modifications." This modification was proposed in the TIS for the original (Crystal Rock) preliminary plan. We have not seen a queueing analysis to support the proposed change. At this time, we see no justification to convert a thru lane into a second right turn lane, despite the volume associated with that movement. If the applicant truly believes a second right-turn lane is necessary, we need additional analysis to support that change.

    Consultant's response

    In the January 11, 2016 reply letter, the applicants' consultant indicates *"Based on comments provided during the review of the Crystal Rock Drive/Father Hurley Boulevard intersection previously submitted, the northbound approach has been revised on the plans and the report was revised to show widening on the northbound approach to provide a second right turn lane which eliminates the need for eliminating the second thru lane. The second thru lane is needed however we will now be maintaining two thru lanes."*

DOT reply:

MCDOT has not seen the revised analysis nor plans and has concerns for how this pavement widening will be implemented – in consideration of potential right-of-way limitations and other obstructions at this location. **We recommend that, prior to Planning Board review of the revised preliminary plan, a concept plan for the proposed widening be reviewed by your Office and the Executive Branch. That concept plan should delineate (in plan view and typical section) the limits of the existing right-of-way, the limits of the proposed widening, the impacts on any existing utilities as well as pedestrian and bicycle facilities, impacts on any affected easements, as well as impacts on any nearby existing storm drain and/or stormwater management facilities.** Also, any necessary modifications to the traffic signal and related signs and markings shall be the responsibility of the applicant.

7. We do not see where the report addresses the previous requirement of this development to construct a second eastbound left turn lane on Father Hurley Boulevard at Crystal Rock Drive. If this improvement is no longer necessary from this applicant, the report should document the rationale for remove that requirement.

   Consultant's response

   In the January 11, 2016 reply letter, the applicants' consultant indicates *"As reflected in the analysis, the improvement to construct the second eastbound left turn lane is no longer necessary."*

   DOT reply:

   We defer to your office for this improvement is no longer needed under the amended preliminary plan.

8. Exhibits 9 ("Total Peak Hour Traffic Volumes"), 10 ("Results of Intersection Capacity Analyses/CLV-Morning"), and 11 ("Results of Intersection Capacity Analyses/CLV-Evening"): we believe additional operational analysis is needed at the intersection of Century Boulevard and Aircraft Drive. Although the calculated CLVs are well under the congestion level threshold, we remain concerned that this study estimates a 1096 morning peak hour right-turn volume in the single northbound thru-right turn lane (an increase of 79% over the background traffic) without an proposed improvements or signal modifications. We recommend the report be revised to address this concern.

   Consultant's response

   In the January 11, 2016 reply letter, the applicants' consultant indicates *"As stated above this intersection, even with the heavy right turn volume works well under the congestion level for this area. Operationally the intersection could work more efficiently if the northbound thru-right turn lane was restriped to make the lane an exclusive right turn lane. This would allow for a right turn overlap and "Right Turns on Red" for this movement if the County would prefer that this change be implemented in the future even though it is not required for the development."*

DOT reply:

The updated study indicates the maximum Critical Lane Volume (in the morning peak) hour is calculated to be 1305 – well below the 1600 congestion standard for this intersection. As a result, we accept the consultant's response and agree this applicant cannot be required to improve this intersection under the current LATR guidelines. We will monitor traffic activity at this intersection for operational issues.

9. We accept the consultant's conclusions at the other studied County intersections.

Pedestrian, Bike, and Transit Statement

1. We accept the consultant's analysis of existing conditions contained in Appendix D of the TIS.

2. Exhibit 13 ("Results of Pedestrian Crossing Timing Analysis") contains errors pertaining to the pedestrian crossing distances and the "desired times." As a result, many of the crossing times reported in the TIS are in excess of forty (40) seconds. These crossing times are not consistent with those programmed in our controller. We recommend the consultant contact our Transportation Management Center to obtain the exact times in the controller, for inclusion in this report.

   Consultant's response

   In the January 11, 2016 reply letter, the applicants' consultant indicates *"We have contacted the Transportation Management Center to obtain this information and will have the exact times in the final copy of the report when submitted."*

   DOT reply:

   We accept that response, but recommend these changes be incorporated prior to Planning Board review of the revised preliminary plan.

Transportation Policy Area Review (TPAR)

1. The Transportation Policy Area Review test under the *Subdivision Staging Policy* must be satisfied by paying the "transportation impact tax' that equals 25% of the development impact tax for a site located in the North Bethesda Policy Area.

SUMMARY

1. The consultant's January 11, 2016 letter of responses addresses many of the concerns in our previous review comments. However, we believe the final edition of the report with final calculations (as well as a concept plan for the improvements at the intersection of Crystal Rock Drive and Father Hurley Boulevard) should be submitted for agency staff concurrence prior to the Planning hearing for this amended project.

2. The applicant will need to pay a transportation impact tax equal to 25% of the development impact tax.

Thank you for the opportunity to review this amended report and the consultant's responses to our previous comments. If you have any questions or comments regarding this letter, please contact Mr. William Whelan, our Development Review Area Engineer for this project, at at 240-777-7170 or at william.whelan@montgomerycountymd.gov.

Sincerely,

Gregory M. Leck, Manager
Development Review Team
Office of Transportation Planning

M:\correspondence\FY16\Active\12012021A, Black Hills amendment, MCDOT TIS review ltr, FINAL.doc

cc:	Jim Policaro	Black Hills Germantown, LLC
	Francine Waters	Black Hills Germantown, LLC
	Glenn Cook	The Traffic Group, Inc.
	Robert Brewer, Jr.	Lerch, Early & Brewer
	Pranoy Choudhury	MSHA District 3
	Kipling Reynolds	M-NCPPC Area 3
	Richard Weaver	M-NCPPC Area 3
cc-e:	Bruce Johnston	MCDOT DTE
	Fred Lees	MCDOT DTEO
	Bruce Mangum	MCDOT DTEO
	Salem Saleh	MCDOT DTEO
	Mark Terry	MCDOT DTEO
	Gary Erenrich	MCDOT OTP
	Andrew Bossi	MCDOT OTP
	William Whelan	MCDOT OTP

FROM: Molline Jackson,
Art Review Panel Coordinator

PROJECT: Black Hill
SITE PLAN No. 820150060

DATE: January 25, 2016

The Art Review Panel has generated the following meeting minutes based on our discussion of the design concept for the public amenities on November 18, 2016 for Black Hill. The Panel's recommendations should be incorporated into the Staff Report and strongly considered prior to the certification of the Site Plan and/or prior to the release of the first building permit. Should you have any additional questions and/or comments please feel to contact the Art Review Panel Coordinator.

Attendance:
Molline Jackson (Lead Plan Reviewer)
Bonnie Pulise (Applicant)
Dan DeRose (Landscape Architect)
Jean Efron (Art Consultant)
Jane Snyder (Art Consultant)

Mark Kramer (Panelist)
Luann Korona (Panelist)
Judy Sutton Moore (Panelist)
Germano Gomez (Panelist)

Meeting Notes:

- This project was initially presented in the early stages of the Project Plan review period.
- The Applicant is currently undergoing the review of Phase 2A - Site Plan (also known as Phase 2A and 3 of the Project Plan development phasing).
- The subject property is location in Germantown along Crystal Rock Drive and Century Blvd, west of I-270 and south of Black Hill Regional Park.
- The Applicant is proposing to install a sculpture and mosaic pavement patterns throughout the property.
- The Applicant is currently proposing 22% (272,127 sf.) of public use space for the respective phase; the entire site will have up to 51% of the net track area on-site.
- The total gross acreage for Phase 2A is 27.25 ac.; proposed density is consistent with the Project Plan Approval (0.7 FAR).

- Phase 2A consists of 649 multi-family residential units; including 82 MPDUs, 7,325 sf. of retail in the first floor of Buildings M-1 and K-1.
- The sculpture (overall dimensions to be determined) will be installed within the central green space along Main Street. The selected artist is Pard Morrison.
- The columns (3) will be oriented on the same axis parallel to Century Blvd. and welded 3/16" plate aluminum and the coloration will be applied using a heat process in order to apply industrial strength pigments to the aluminum.
- The piece will be bolted down to a concrete slab, so that no mounting hardware will be shown.
- The sculpture will be located furthest away from recreational activity within the green space area and with optimal visibility from the roadway. Considered a landmark feature used to orient the residents and attract visitors to the heart of the development.
- Arts on the Block will also create mosaic tiles to be installed in the ground plane (i.e. pavement patterns), within the retaining walls, and integrated throughout the site.
- The tiles will be used as a way-finding tool to help residents navigator throughout the site.

Panel Recommendations:

1. The Panel recommends approval of the general concept. However, would like more clarification regarding the scale of the sculptural piece, colors, installation, footers, etc.

2. The Art Review Panel would like to revisit and review the refined concept prior to the certification of the Site Plan. The Applicant will need to elaborate on the sculpture location(s), overall dimensions of the pieces of art, placement and design patterns for the mosaic pieces.

3. The Panel recommended that there be more than one sculpture in order to better integrate other portions of the site and provide some indication of "what's to come" (i.e. way-finding). The sculpture pieces could be further integrated with the mosaic tiles or the Native American role in establishing the Sector Plan (page 25 and 43 of the Sector Plan). The two public art pieces should work well together in order to tell a comprehensive story throughout the property.

4. The Certified Site Plan must contain site details that clearly indicate the overall dimensions, prescribed materials, necessary lighting fixtures, footers and fasteners to ensure adequate safety and proper inspection of the artworks by the Arts and Humanities Council of Montgomery County ("AHCMC") and Montgomery County Department of Permitting Services ("DPS"). This information will come from the engineered drawings, certified by the structural engineer.

5. The appropriate signage should also be clearly visible on-site, specifically identifying the title of the piece, artist name, materials, completion date, and overall dimensions.

6. Prior to final inspection of the public artwork(s), the Applicant must submit to the Public Art Coordinator with the Maryland – National Capital Park and Planning Commission (M-NCPPC) at least three images of the artwork(s) on-site and information regarding the 1) associated project number, 2) title of the piece, 3) date of completion, 4) description of materials used, and 5)

address. This information will be added to the existing inventory of the public artworks throughout the County (http://www.mcatlas.org/art/).

DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Clarence J. Snuggs
Director

January 29, 2016

Ms. Molline Jackson
Area 3 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Black Hills Phase 2A
Project Plan Amendment No. 92012004A
Preliminary Plan Amendment No. 12012021A
Site Plan No. 820150060

Dear Ms. Jackson:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the applicant's revisions to the above referenced plans and recommends Approval of the plans with the following condition:

- DHCA will need to review and approve the bedroom distribution of the MPDUs at certified site plan. Based on the current bedroom distribution of the market units, the bedroom distribution of the MPDUs will need to be corrected so that there are no more than 5 total efficiency MPDUs and 31 total one-bedroom MPDUs in the development.

Sincerely,

Lisa S. Schwartz
Senior Planning Specialist

cc: Mike Plitt, Macris, Hendricks, & Glascock, P.A.

S:\Files\FY2014\Housing\MPDU\Lisa Schwartz\Black Hills Phase 2A DHCA Letter 1-29-2016.doc

DPS-ROW CONDITIONS OF APPROVAL **January 20, 2016**

820150060 Black Hills- Phase IIA

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan files

"**07-SITE-820150060-SP4-7.pdf V4**" uploaded on/ dated "**12/3/2015".**

The followings need to be addressed prior to the certification of site plan:

1. All improvements along Crystal Rock Drive and century Blvd to be per approved ROW improvements plans.
2. Label the curb radii for access points on public streets and provide truck turning movements.
3. Private streets to be built to tertiary roadway structural standards at minimum.
4. Public frontage sidewalks and bike paths:
    - Ensure they are ADA compliant and label accordingly;
    - All intersections dual ramps need to be aligned on both directions across the intersections;
    - Ensure/ label the sidewalk next to the amenity area at the intersection of Century Blvd and Main Street as minimum 10'.
5. All landscaping plans as part of the certified site plan must comply with the DPS requirements and approval standards for areas within the County ROW (including plants):
    - What is the "Type A" unit paving shown on the landscaping plans?
    - No Planters, shrubs, non-standard plants in ROW.
6. What is the shading area in ROW along Century BLVD?
7. Remove all pedestrian crossing markings.

FIRE MARSHAL COMMENTS

DATE: 15-Jan-16

TO: Mike Plitt
Macris, Hendricks & Glascock

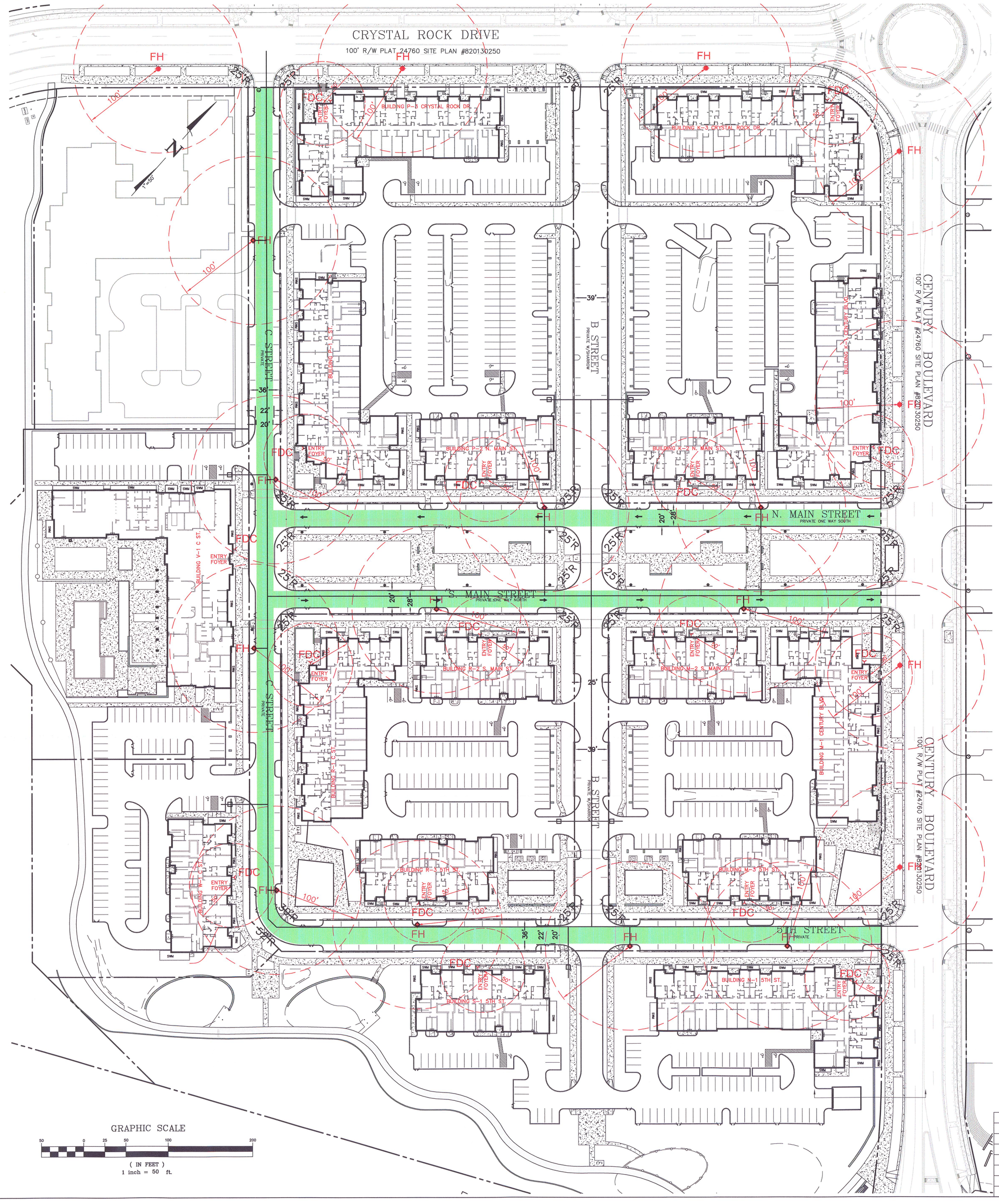
FROM: Marie LaBaw

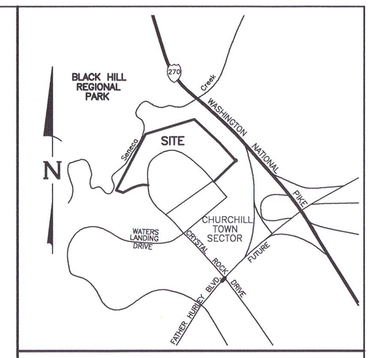
RE: Black Hills Germantown - Phase 2A
820150060

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **15-Jan-16** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.

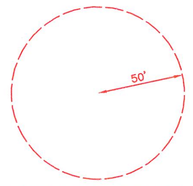
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



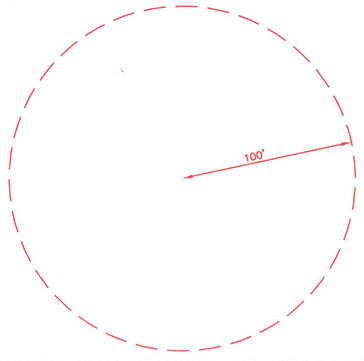


VICINITY MAP
SCALE 1" = 2,000'

LEGEND



50' RADIUS AROUND MAIN LOBBY HINGED DOOR ENTRANCE WITH ANNUNCIATOR PANEL



100' RADIUS AROUND FIRE HYDRANT

SHADING INDICATES FIRE LANE
PROPOSED FIRE HYDRANT (FH)
FIRE DEPARTMENT CONNECTION (FDC)

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SMC FM: 43 DATE: 1/15/16

OWNER/DEVELOPER
BLACK HILLS GERMANTOWN, LLLC
2000 TOWER OAKS BLVD.
8TH FLOOR
ROCKVILLE, MD 20852
PHONE: 301-284-6000

REVISIONS			
NO.	DATE	DESCRIPTION	BY

STATE OF MARYLAND
SCOTT DOUGLAS RICKER
No. 14979
PROFESSIONAL ENGINEER
1/15/16

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, LICENSE No. 14979, EXPIRATION DATE 07/02/2016

EMERGENCY ACCESS PLAN – EXHIBIT
LOTS 15 THROUGH 22 & PARCEL "C"

BLACK HILL GERMAMTOWN – PHASE 2A

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.mhgpa.com

Proj. Mgr.	Designer
MDP	MDP
Date	Scale
1-15-16	1" = 50'
Project No.	Sheet
10-102-19	1 of 1

MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Isiah Leggett
County Executive

Steven E. Lohr
Fire Chief

Date: 1-14-16

Fire Lane Establishment Order

Pursuant to Section 22-33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement as identified below. When signs or paint work has been completed, this order will authorize the enforcement of this Fire Lane by appropriate police or fire officials. Compliance with this order must be achieved within 30 days of receipt when any of the following conditions are met:

- One or more structures addressed from the subject road are occupied;
- The road or accessway is available for use and at least one building permit for an address on the subject road has been issued; or
- The road or accessway is necessary fire department access.

LOCATION: Black Hill Crystal Rock Drive & Century Boulevard, Germantown

Delineate all areas where indicated by signs and/or paint.

☐ **SIGNS** -- (See attached diagram for location of sign placement)

(Red letters on white background)

Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet.

☐ PAINT -- (See attached diagram when painting is required)

Paint must be traffic yellow with lines of Sufficient width to be readily identifiable/ readable by motor vehicle operators.

Signature of Order Writer/I.D. #

Cc: Fire Code Enforcement Section
Attachment: Fire Lane Diagram

FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: Black Hill, Phase 2A

FIRE LANE LOCATION/ADDRESS: Crystal Rock Drive & Century Boulevard, Germantown

See attached drawing for designated fire lanes:

I have received the drawing and instructions for installing the designated fire lanes on property not owned by state or local government.

NAME AND TITLE OF PROPERTY REPRESENTATIVE

NAME: James D. Policaro TITLE: Vice President of Development

SIGNATURE:

PHONE: 301-692-2375 DATE:

ADDRESS (where processed order will be mailed):

Lerner, 2000 Tower Oaks Boulevard, 8th Floor, Rockville, MD 20852

The designated fire lanes are the minimum necessary for fire/rescue access and are in accordance with Section 22-33 of the Fire Safety Code.

NAME: SIGNATURE:

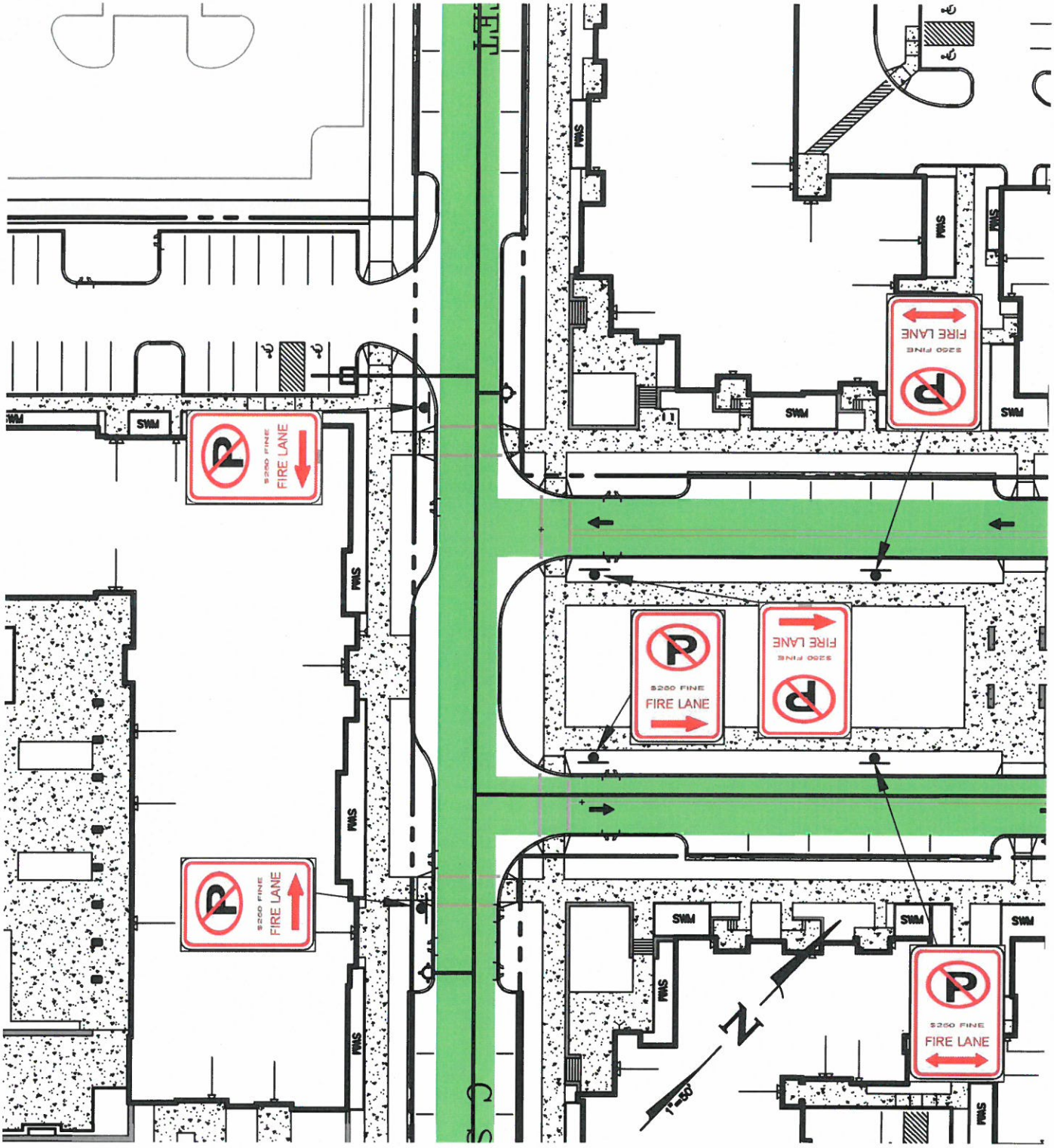
STA.#: I.D.#: DATE:

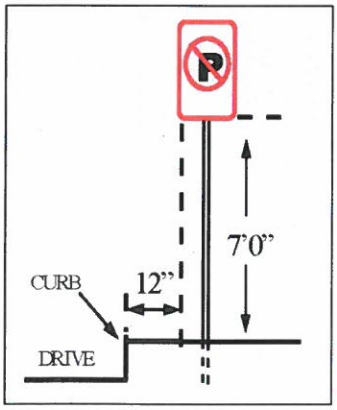
Comments:

Fire Lane Installed Per Order

NAME: DATE:

0092N/23





FIRE LANE SIGNAGE PLAN

PHASE 2A

BLACK HILL

SCALE: 1"=20' DATE: 1-15-16

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.mhgpa.com

JOB NO. 2010.102.19

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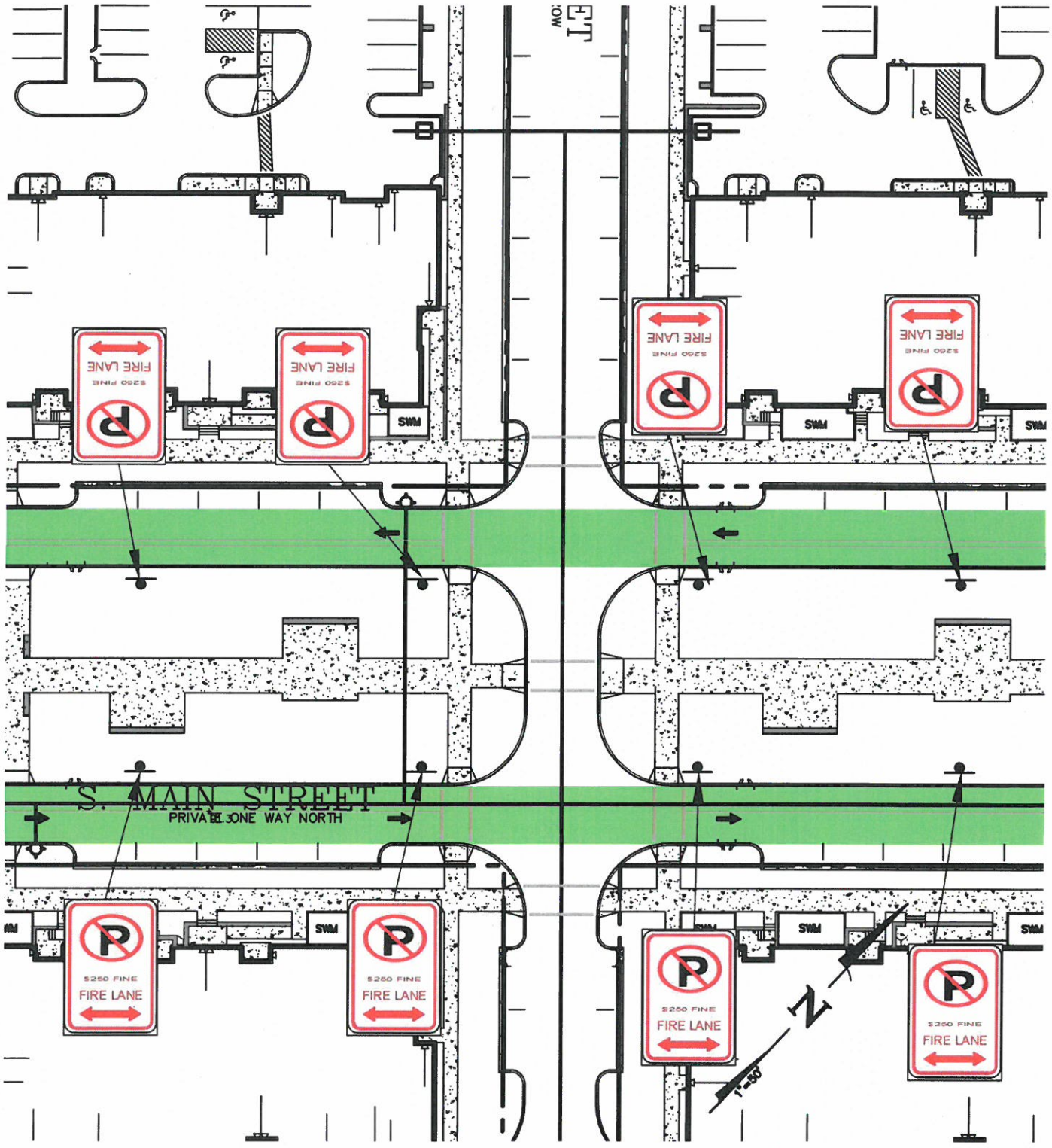

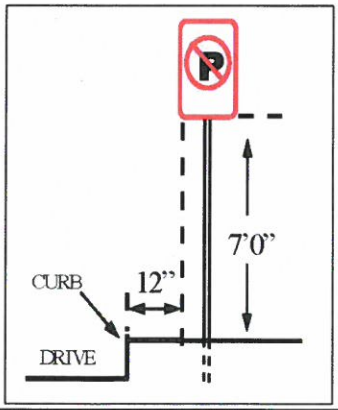

FIRE LANE SIGNAGE PLAN

PHASE 2A

BLACK HILL

SCALE: 1"=20' DATE: 1-15-16

MONTGOMERY COUNTY, MARYLAND

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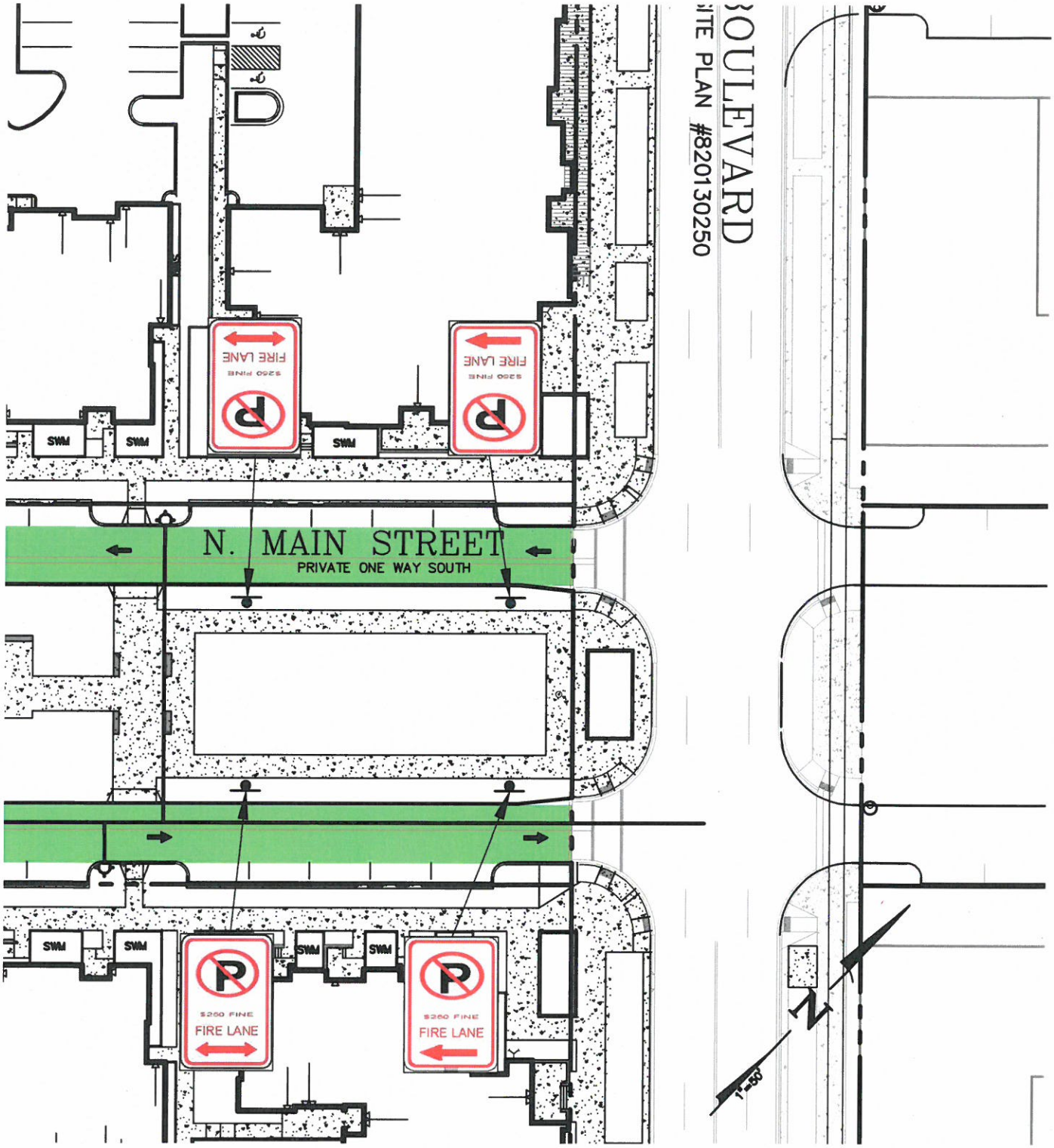

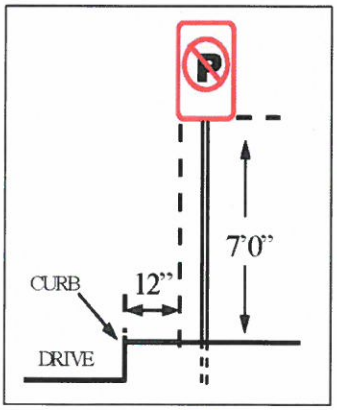

FIRE LANE SIGNAGE PLAN

PHASE 2A

BLACK HILL

SCALE: 1"=20' DATE: 1-15-16

MONTGOMERY COUNTY, MARYLAND

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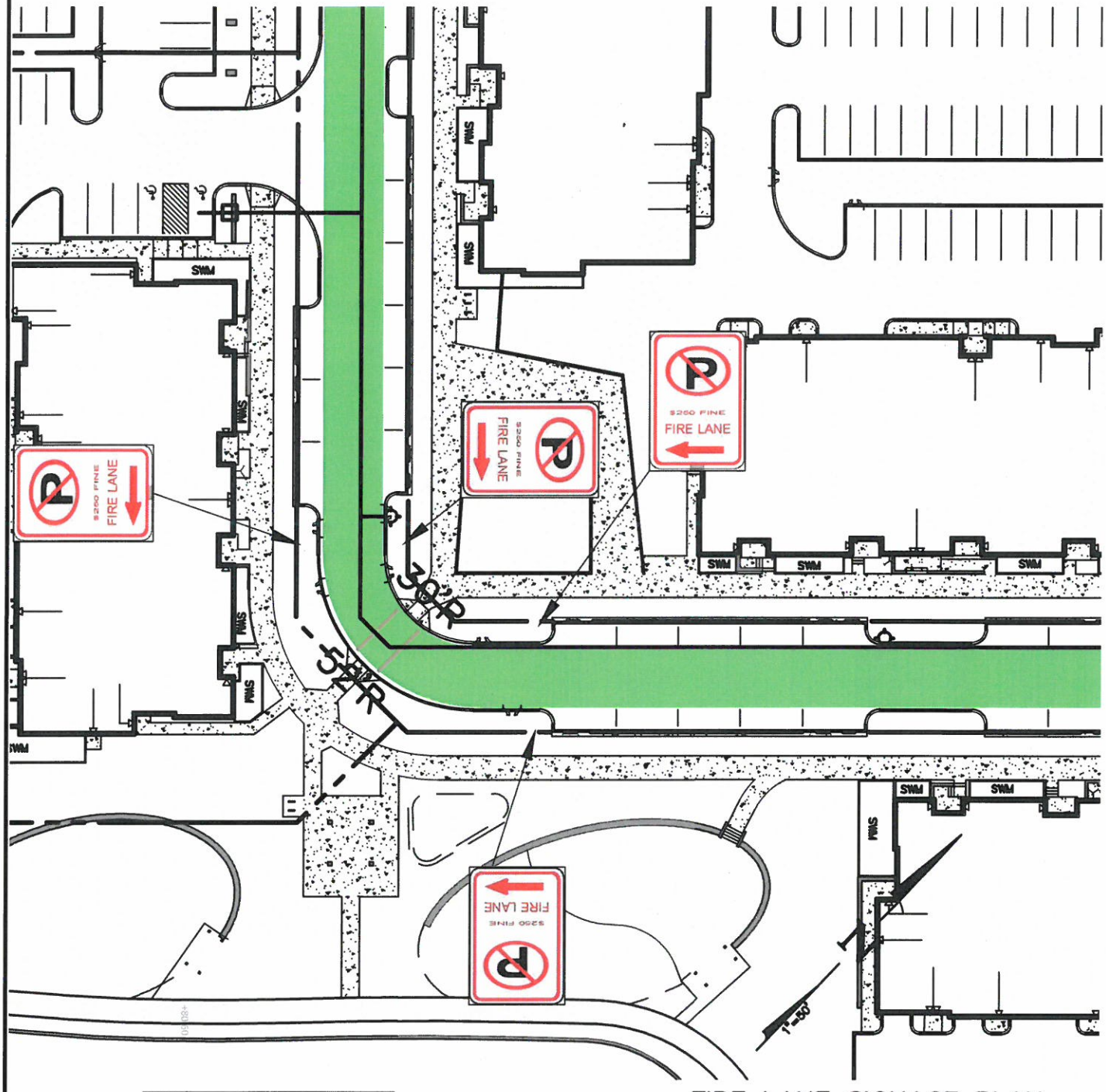

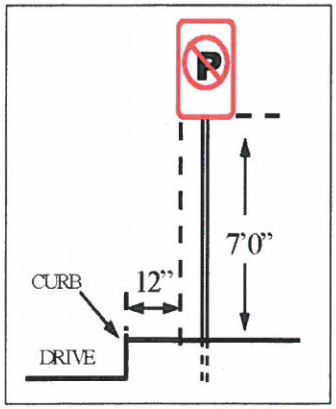

FIRE LANE SIGNAGE PLAN

PHASE 2A

BLACK HILL

SCALE: 1"=20' DATE: 1-15-16

MONTGOMERY COUNTY, MARYLAND

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

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Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

JOB NO. 2010.102.19

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Larry Hogan, *Governor*
Boyd Rutherford, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

Pete K. Rahn, *Secretary*
Douglas H. Simmons, *Acting Administrator*

June 26, 2015

Re: Montgomery County
I-270
Black Hills
SHA Tracking No. 12APMO042XX
Traffic Impact Study
Mile Point 15.78

Mr. Michael Garcia, AICP
Maryland – National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Garcia:

Thank you for the opportunity to review the updated Traffic Impact Study (TIS) prepared by The Traffic Group, Inc., dated April 20, 2015 regarding the proposed Black Hills mixed-use development in Montgomery County, Maryland. The Maryland State Highway Administration (SHA) review is complete and we are pleased to respond.

- The new development plan calls for 1,097 Apartment Units, 102 Assisted Living Units, 1,097,800 square feet of Office Development, 91,400 square feet of Retail Space, and 350 Hotel Rooms.

- Proposed access to the site remains unchanged and is proposed from driveways along Dorsey Mill Road, Century Boulevard, and Crystal Rock Drive (all County roadways).

- The updated TIS recommends geometric and/or operational modifications to the following study intersections:

  - MD 355 intersection with W. Old Baltimore Road (***as per the previously approved Preliminary Plan***)
  - Father Hurley Boulevard intersection with Crystal Rock Drive
  - Ridge Road intersection with Observation Drive
  - MD 355 intersection with MD 27
  - MD 27 intersection with Brink Road (***as per the previously approved Preliminary Plan***)
  - MD 117 intersection with MD 118
  - MD 355 intersection with MD 118

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way.

Please submit seven (7) sets of the revised plans (including a set of hydraulic plans and computations) and a CD containing the plans and all supporting documentation to Mr. Brian Young at 9300 Kenilworth Avenue, Greenbelt, MD 20770, attention of Mr. Pranoy Choudhury. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at http://www.roads.maryland.gov/pages/amd.aspx. Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development. If you have any questions, or require additional information, please contact Mr. Choudhury at 301-513-7325 or via email at pchoudhury@sha.state.md.us.

Sincerely,

Brian W. Young
District Engineer

BWY/elw
cc: Ms. Samantha Biddle, SHA RIPD
Mr. Pranoy Choudhury, SHA District 3
Ms. Rola Daher, SHA DSED
Mr. Wes Guckert, The Traffic Group, Inc.
Mr. Scott Holcomb, SHA DSED
Ms. Anyesha Mookherjee, SHA District 3
Mr. Johnson Owusu-Amoako, SHA TDSD
Mr. Jim Policaro, Lerner Enterprises
Mr. Steve Rochon, SHA TDSD
Ms. Tina Saxon, SHA RIPD
Ms. Lisa Shemer, SHA DSED
Mr. Eric Waltman, SHA AMD
Mr. Brian Young, SHA District 3

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

November 12, 2015

Mr.Pearce Wroe
Macris, Hendricks,and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

Re: Stormwater Management ***CONCEPT*** Request
for Revised Black Hills Intersection
Preliminary Plan #: N/A
SM File #: 264195
Tract Size/Zone: 2.85/RW
Total Concept Area: 2.85ac
Lots/Block: N/A
Parcel(s): N/A
Watershed: Little Seneca Creek

Dear Mr. Wroe:

Based on a review by the Department of Permitting Services Review Staff, the **revised** stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via the use of micro biofiltration, bioswale and a request for waiver.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

2. Each intersection proposal must be submitted as a separate engineered plan application.

3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

4. Written permission from the Montgomery County Department of Transportation, Permitting Services Right of Way Section and Maryland State Highway Administration will be required to allow the proposed biofilter and bioswale in the right of way. Written permission must be provided with the first submission of detailed plan review.

5. Waiver fees will be calculated for each section at the time of detailed plan submission.

6. The drainage area to the microbiofilter for intersection # 4 must be reduced to less than 20,000 sf.

7. The computations for intersection # 9 may not be broken down into two separate computations. If the proposed bioswale can not provide at least 1" of treatment the full waiver fee will be required in addition to installation of the ESD practice to the MEP.

8. Verify that the proposed development for intersection # 10 will not have any negative impact on the existing adjacent SWM facility.

9. This stormwater management concept includes:

    - Intersection No. 3 – Full ESDv in offset Micro Biofilter.
    - Intersection No. 4 – Full ESDv in offset Micro Biofilter
    - Intersection No. 6 – Full ESD provided in Bio Swale.
    - Intersection No. 9 – Bioswale as proposed provides ESD to the MEP. In addition, Qn & Ql waiver fee will be required.
    - Intersection No. 10 – No proposed stormwater management. Full waiver required.
    - Intersection No. 11 – No stormwater management proposed. Full waiver required.

    This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required** as noted above.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,

Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: tew

cc: C. Conlon
SM File # 264195

ESD Acres:	1.39
Structural Acres:	N/A
Waived Acres:	1.46

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

January 29, 2016

Mr. Steven Wilde
Macris, Hendricks and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886-1279

Re: ***Site Development Stormwater Management Plan*** Request for Black Hills/Crystal Rock Phase 2A
Preliminary Plan #: 120120210
SM File #: 242487
Tract Size/Zone: 107.2 acres/TMX-2
Total Concept Area: 30.6 acres
Lots/Block: 15-19
Parcel(s): C
Watershed: Little Seneca Creek

Dear Mr. Wilde:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for the above mentioned site is **acceptable**. The Site Development Stormwater Management Plan proposes to meet required stormwater management goals via micro bioretention, bioswales, planter boxes and non-rooftop disconnect.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

2. An engineered sediment control plan must be submitted for this development.

3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

5. This Site Development Concept only treats the half of the Public Right of Way, including the street, that is adjacent to this Phase 2A.

6. Micro bioretention facilities in the Right of Way are designed to hold the ESDv and allow any remaining flows to back out into the gutter and flow to the next storm drain inlet.

7. The micro bioretention facilities treating the private streets and parking lots must be designed the same way as those in the Public Right of Way so that the ESDv (dirty water) is delivered to the treatment facilites, while flows in excess of the treatment volume are not flushed through the facilities.

8. The design of the planter boxes must be closely coordinated with the architectural design to ensure the piping from the rooftops enters the planter boxes at the correct elevations. The Department may require removal and reconstruction of facilities, including the piping from the rooftops, that are not constructed properly per the approved plans.

9. It is understood that at the time of this approval, all of the detailed design information needed to ensure proper function of the proposed planter boxes may not yet be available. At the design stage the planter box designs and drainage areas will be more closely reviewed for compliance. If the designs will not function properly DPS will require alternative ESD practices be utilized. This will include consideration of the use of green roofs as well as other practices. These changes if necessary, will not require a revised Site Development Stormwater Management Plan submission so long as full stormwater ESD treatment is acceptably provided.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. This approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6345.

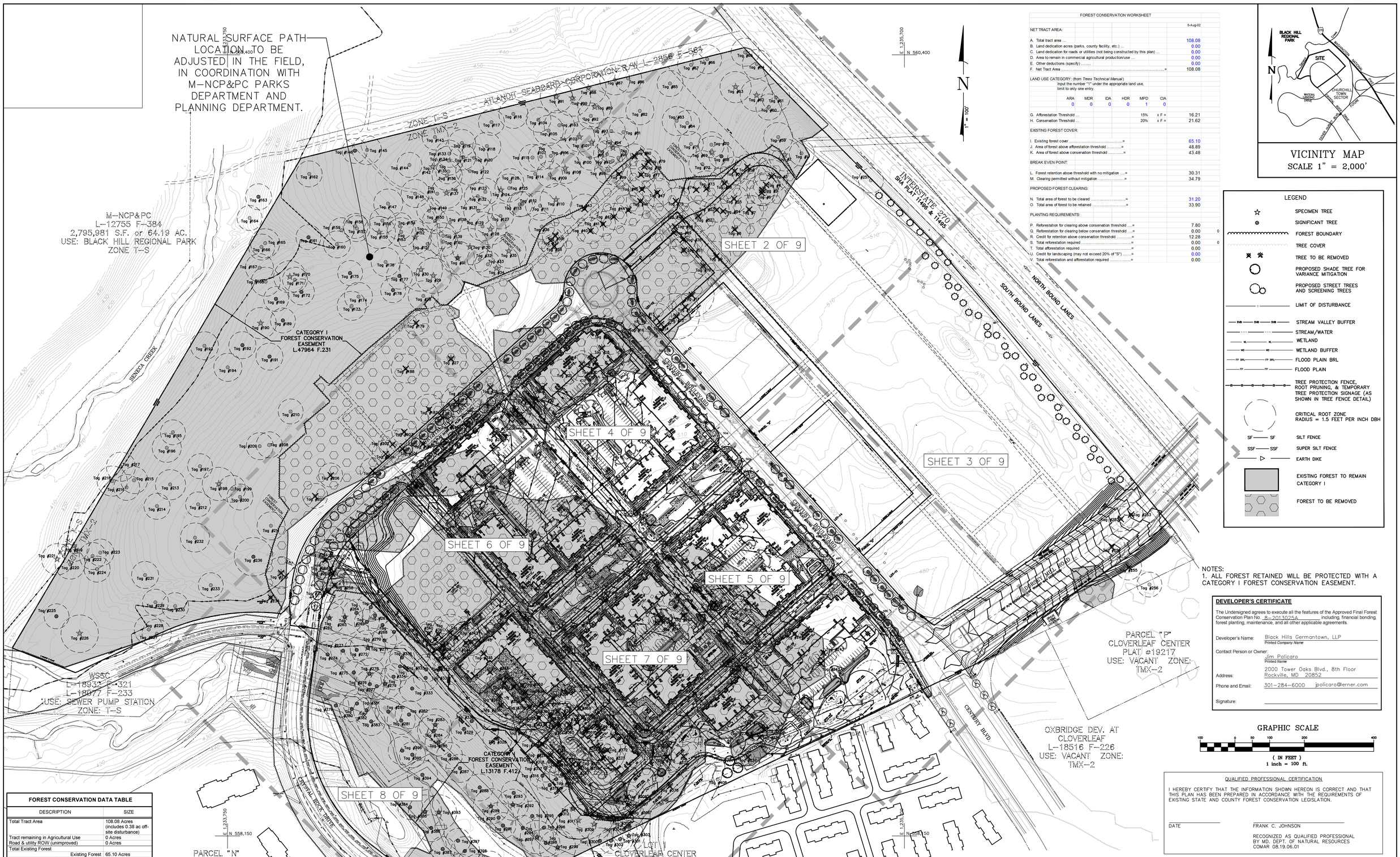
Sincerely,

Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: wrc

cc: C. Conlon
SM File # 242487

ESD Acres:	30.6
STRUCTURAL Acres:	0
WAIVED Acres:	0



FOREST CONSERVATION WORKSHEET							
						5-Aug-02	
NET TRACT AREA:							
A. Total tract area						108.08	
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					=	108.08	
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	MPD	CIA		
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:							
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					=	31.20	
O. Total area of forest to be retained					=	33.90	
PLANTING REQUIREMENTS:							
P. Reforestation for clearing above conservation threshold					=	7.80	
Q. Reforestation for clearing below conservation threshold					=	0.00	0
R. Credit for retention above conservation threshold					=	12.28	
S. Total reforestation required					=	0.00	0
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	

VICINITY MAP
SCALE 1" = 2,000'

LEGEND

- SPECIMEN TREE
- SIGNIFICANT TREE
- FOREST BOUNDARY
- TREE COVER
- TREE TO BE REMOVED
- PROPOSED SHADE TREE FOR VARIANCE MITIGATION
- PROPOSED STREET TREES AND SCREENING TREES
- LIMIT OF DISTURBANCE
- STREAM VALLEY BUFFER
- STREAM/WATER
- WETLAND
- WETLAND BUFFER
- FLOOD PLAIN BRL
- FLOOD PLAIN
- 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
- SILT FENCE
- SUPER SILT FENCE
- EARTH DIKE
- EXISTING FOREST TO REMAIN CATEGORY I
- FOREST 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. S-20130254 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Black Hills Germantown, LLP (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:

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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

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	
Existing Forest	65.10 Acres
Total Forest Retention	33.90 Acres
Total Forest Cleared	31.20 Acres
Land Use Category	Transit Mixed Use (TMX-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	7.90 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 Acreage	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.

FOREST REMOVAL TABLE
BY FOREST STAND

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**

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12/11/14	Amendment to FCP 820130250	

TAX MAP EV 31 WSSC 229 NW 13

AMENDED FINAL FOREST CONSERVATION PLAN – COMPOSITE SHEET

BLACK HILLS
(FORMERLY 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
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

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

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PLANTING NOTES

1. THIS PLAN IS FOR PLANTING PURPOSES ONLY.

2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT THE ONE YEAR GUARANTEE PERIOD.

3. CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.

4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.

5. QUANTITIES AS SHOWN ON THE PLAN SHALL GOVERN OVER PLANT LIST QUANTITIES. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.

6. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

7. CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING AND PREPARATION AS OUTLINED IN THE CURRENT EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES OF THE MARYLAND LANDSCAPE CONTRACTORS' ASSOCIATION. PREPARATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE ADDITION OF SOIL AMENDMENTS, FERTILIZERS AND SUPPLEMENTAL TOPSOIL AS INDICATED BY TESTING; AND SUBGRADE, FINAL GRADE AND FINISH GRADE SOIL PREPARATION.

8. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.

9. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.

10. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.

11. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

12. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS UNLESS OTHERWISE NOTED. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.

13. NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.

14. TREES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

15. LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR HVAC UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1-FOOT AIRSPACE BETWEEN UNIT AND PLANT.

16. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.

17. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.

18. ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.

19. MULCH IS TO BE DOUBLE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS.

20. CROWN OF ROOT FLARE SHALL BE 1/2" - 3" HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.

21. TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-HALF ON ALL B&B PLANT MATERIAL.

22. SHRUBS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS WHERE MASSING IS INDICATED.

23. SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT FLARE TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

24. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER AND M-NCPPC. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.

25. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.

26. DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR ON A MONTHLY BASIS. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

27. CONTRACTOR SHALL BE RESPONSIBLE TO RE-GRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.

28. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.

29. THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOC., MD, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.

30. ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.

PLAN VIEW
NOT TO SCALE

NOTE:
* PRUNE ONLY DEAD, BROKEN OR CROSSING BRANCHES (NO HEADING BACK)
* ALL STAKING AND GUYING TO BE REMOVED AFTER 6 MONTHS.
* WATER @ PLANTING WHEN SOIL PIT IS ½ BACK FILLED.

DECIDUOUS TREE PLANTING - UNDER 3" CALIPER
NOT TO SCALE

ID #		Common Name	Botanical Name	DBH	CRZ (s.f.)	CRZ (radius)	Conditions/Remarks	Disposition	Mitigation (DBH x .25)
1		Tulip Poplar	Liriodendron tulipifera	24 - 24 12 15 15	4069	36	Good - vines	Save	
2	*	Northern Red Oak	Quercus rubra	31	6789	46.5	Good	Save	
3	*	White Oak	Quercus alba	32	7235	48	Good	REMOVE	
4		White Oak	Quercus alba	25	4416	37.5	Good	REMOVE	
5	*	White Oak	Quercus alba	30	6359	45	Good - wire in tree	REMOVE	
6		White Oak	Quercus alba	24	4069	36	Good - sparse canopy	REMOVE	
7		White Oak	Quercus alba	28	5539	42	Good/Fair	REMOVE	
8	*	Pignut Hickory	Carya glabra	30	6359	45	Good	REMOVE	
9		White Oak	Quercus alba	28	5539	42	Good	REMOVE	
10		Dead		30	6359	45	Dead	REMOVE	
11	*	Northern Red Oak	Quercus rubra	43	13063	64.5	Good	REMOVE	
12		Northern Red Oak	Quercus rubra	25	4416	37.5	Good	REMOVE	
13	*	White Oak	Quercus alba	44	13678	66	Good/Fair; rot, barbed wire	REMOVE	
14		Dead		30	6359	45	Dead	REMOVE	
15		Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	Good - leans vines	REMOVE	
16		Northern Red Oak	Quercus rubra	29	5942	43.5	Good/Fair	REMOVE	
17		Northern Red Oak	Quercus rubra	26	4776	39	Good/Fair - leans	REMOVE	
18	*	Tulip Poplar	Liriodendron tulipifera	34 - 18	8167	51	Fair - poor structure	REMOVE	
19		Black Cherry	Prunus serotina	25	4416	37.5	Poor, cavity, heavy vines	REMOVE	
20		Red Maple	Acer rubrum	26	4776	39	Good/ Fair	REMOVE	
21		Black Cherry	Prunus serotina	26	4776	39	Good - codom @ 6'	REMOVE	
22	*	Red Maple	Acer rubrum	33 - 16 15	7694	49.5	Fair/Poor, poor structure, dead wood	REMOVE	
23		White Oak	Quercus alba	25	4416	37.5	Fair, Poison Ivy	REMOVE	
24	*	Red Maple	Acer rubrum	30 - 25 22 20 10 10	6359	45	Fair/poor structure, rot, epic, growth	REMOVE	
25	*	Mockernut Hickory	Carya tomentosa	31	6789	46.5	Fair - 75% of champion, deadwood, cav.	REMOVE	7.75
26	*	White Oak	Quercus alba	40	11304	60	Good/Fair, vines	REMOVE	
27	*	Tulip Poplar	Liriodendron tulipifera	30	6359	45	Poor - Split	REMOVE	
28		Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	good	Save	
29	*	Tulip Poplar	Liriodendron tulipifera	34 - 24 10	8167	51	Fair/Poor,large rotten bole, poor structure	Save	
30	*	Northern Red Oak	Quercus rubra	41	11876	61.5	Fair/dieback/some deadwood	Save	
31		Northern Red Oak	Quercus rubra	32	7235	48	Fair - base rot, co-dom @ 15'	Save	
32		Tulip Poplar	Liriodendron tulipifera	24 - 21	4069	36	Good - co-dom @ 3'	Save	
33		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good/Fair, some deadwood	Save	
34		dead		30 - 14	6359	45	Dead	Dead	
35	*	Northern Red Oak	Quercus rubra	33	7694	49.5	Good,vines, codom @ 6'	Save	
36		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good	Save	
37		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good	REMOVE	
38		Black Cherry	Prunus serotina	24	4069	36	Poor, hvy vines, dieback	REMOVE	
39		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good - 6" hole	REMOVE	
40		Tulip Poplar	Liriodendron tulipifera	25 - 22	4416	37.5	Good - codom @ 3'	REMOVE	
41		Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	REMOVE	
42		Northern Red Oak	Quercus rubra	25	4416	37.5	Poor	REMOVE	
43		Northern Red Oak	Quercus rubra	28	5539	42	Fair/Poor, Sparse canopy	REMVOE	
44		Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	Good	REMOVE	
45		Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	REMOVE	
46		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	Good	REMOVE	
47		Northern Red Oak	Quercus rubra	28	5539	42	Good/Fair, girdling, dieback	REMOVE	
48		Tulip Poplar	Liriodendron tulipifera	26	4776	39	Fair - poor structure	REMOVE	
49		Red Maple	Acer rubrum	27 - 15 8	5150	40.5	Fair/Poor, canopy damage, poor structure	REMOVE	
50		Red oak	Quercus rubra	27 - 18	5150	40.5	Fair - codom @ 5', poor structure	REMOVE	
51		Slippery Elm	Ulmus rubra	27	5150	40.5	Good/Fair - some dieback	REMOVE	
52	*	Tulip Poplar	Liriodendron tulipifera	30	6359	45	Good/Fair, hollow @ base	REMOVE	
53		Red oak	Quercus rubra	24 - 15	4069	36	Good	REMOVE	
54		Red oak	Quercus rubra	24	4069	36	dead	REMOVE	
55		Red oak	Quercus rubra	27	5150	40.5	Fair - some deadwood	REMOVE	
56	*	Red oak	Quercus rubra	31	6789	46.5	Good - some deadwood	REMOVE	
57		Red oak	Quercus rubra	27	5150	40.5	Good, Fair - leans	REMOVE	
58		Red oak	Quercus rubra	24	4069	36	Good/deadwood	REMOVE	
59		Red oak	Quercus rubra	28	5539	42	Fair/deadwood	Save	
60		Black Oak	Quercus velutina	25	4416	37.5	Good, Fair/dieback/deadwood	Save	
61		Black Oak	Quercus velutina	27	5150	40.5	Poor/dieback/deadwood	Save	
62	*	Black Oak	Quercus velutina	31	6789	46.5	Fair/dieback/deadwood	Save	
63	*	Black Oak	Quercus velutina	30	6359	45	good/deadwood	Save	
64		Black Oak	Quercus velutina	28	5539	42	Good	Save	
65		Black Oak	Quercus velutina	27	5150	40.5	Good	Save	
66		Black Oak	Quercus velutina	28	5539	42	Good/Deadwood	Save	
67		Black Oak	Quercus velutina	26	4776	39	Good/Deadwood	Save	
68		Northern Red Oak	Quercus rubra	24	4069	36	Good	save	
69	*	Northern Red Oak	Quercus rubra	31	6789	46.5	Fair/Deadwood/Dieback	save	
70		Northern Red Oak	Quercus rubra	25	4416	37.5	Good, Fair/Deadwood	save	
71		Northern Red Oak	Quercus rubra	24	4069	36	Good/deadwood	save	
72		Northern Red Oak	Quercus rubra	26	4776	39	Good, Fair/Swollen base/Deadwood	save	
73	*	Black Oak	Quercus velutina	34	8167	51	Poor/deadwood/co-dom @ 5', 1 bole dead, tree leaning on it, dieback	REMOVE	
74		Black Oak	Quercus velutina	24	4069	36	Good	REMOVE	
75		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good	REMOVE	
76		Red oak	Quercus rubra	25	4416	37.5	Fair/deadwood	REMOVE	
77		Black Oak	Quercus velutina	27	5150	40.5	Poor/deadwood/dieback	REMOVE	
78		Black Oak	Quercus velutina	27	5150	40.5	Fair - deadwood/dieback	REMOVE	
79		Black Gum	Nyssa sylvatica	24	4069	36	Good, deadwood, dieback	REMOVE	
80		Black Oak	Quercus velutina	24	4069	36	Good, deadwood, dieback	REMOVE	
81		Northern Red Oak	Quercus rubra	28	5539	42	Good/Fair, Deadwood, dieback	Save	
82		Black Oak	Quercus velutina	27	5150	40.5	Good/Fair, Deadwood, dieback	Save	
83		Black Oak	Quercus velutina	28	5539	42	Fair/deadwood, leaning, dieback	Save	
84		Black Oak	Quercus velutina	24	4069	36	Fair/swollen, dieback, insects, deadwood	save	
85		Black Oak	Quercus velutina	25	4416	37.5	Fair/deadwood	Save	
86		Northern Red Oak	Quercus rubra	26	4776	39	Good, Fair/deadwood, dieback	Save	
87		Black Oak	Quercus velutina	29	5942	43.5	Fair/deadwood, dieback	Save	
88	*	Red oak	Quercus rubra	34	8167	51	Good/deadwood	Save	
89	*	Red oak	Quercus rubra	32	7235	48	Fair/deadwood, dieback fungus	Save	
90	*	Red oak	Quercus rubra	35	8655	52.5	Good/deadwood/dieback	Save	
91	*	Red oak	Quercus rubra	31	6789	46.5	Good, Fair/deadwood/dieback	Save	
92		Black Oak	Quercus velutina	25	4416	37.5	Good, Fair/dieback, leaning	Save	
93		Black Oak	Quercus velutina	27	5150	40.5	Good/dieback	Save	
94		Red oak	Quercus rubra	30	6359	45	dead - fungus	Dead	
95		Red oak	Quercus rubra	26	4776	39	Good, Fair/deadwood/dieback	Save	
96		Black Oak	Quercus velutina	24	4069	36	Fair/leans, dieback	Save	
97		Red oak	Quercus rubra	28	5539	42	Good, Fair/deadwood/dieback	Save	
98		Red oak	Quercus rubra	27	5150	40.5	Dead	Dead	
99		Black Oak	Quercus velutina	25	4416	37.5	Poor/deadwood/curved trunk @ canopy, damaged	REMOVE	
100		Red oak	Quercus rubra	24 - 20	4069	36	Fair, poor/deadwood/co-dom @ 3' dieback	Save	
101	*	Red oak	Quercus rubra	30	6359	45	Good, deadwood	Save	
102	*	Red oak	Quercus rubra	30	6359	45	Poor, deadwood/ 1bole dead @ 40',dieback	Save	
103		Red oak	Quercus rubra	29	5942	43.5	Good, Fair, deadwood, dieback	Save	
104		Black Oak	Quercus velutina	24 - 15	4069	36	Fair, poor, deadwood	Save	
105		Red oak	Quercus rubra	29	5942	43.5	Good/Fair - deadwood	Save	
106		Black Oak	Quercus velutina	25	4416	37.5	Good/Fair - dieback	Save	
107		Red oak	Quercus rubra	25	4416	37.5	Dead, co-dom @ 5'	Dead	
108	*	Black Oak	Quercus velutina	30	6359	45	Good, deadwood	Save	
109		Red oak	Quercus rubra	25	4416	37.5	Fair, deadwood, curved trunk	Save	
110	*	Tulip Poplar	Liriodendron tulipifera	31	6789	46.5	Good/Fair - co-dom @ 4.5'	Save	
111		Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good	Save	
112		Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	Save	
113		Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	Save	
114		Black Oak	Quercus velutina	24	4069	36	Dead - barbed wire (edge of swale)	Dead	
115		Red oak	Quercus rubra	26	4776	39	Fair - dieback	Save	
116		Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good	Save	
117		Pignut Hickory	Carya glabra	25	4416	37.5	Good - leans	Save	
118		Black Oak	Quercus velutina	27	5150	40.5	Fair - deadwood - dieback	Save	
119		Black Oak	Quercus velutina	26	4776	39	Fair - deadwood - dieback	Save	
120		Red oak	Quercus rubra	27	5150	40.5	Good	Save	
121		White Oak	Quercus alba	25	4416	37.5	good, 3" tree growing, @ base	Save	
122		Black Oak	Quercus velutina	27	5150	40.5	good, fair, deadwood, leans	Save	
123		Black Oak	Quercus velutina	26	4776	39	Fair, insects, dead wood	Save	
124		Red oak	Quercus rubra	32	7235	48	Dead - swollen @ base	Dead	
125		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good - co-dom @ 10'	Save	
126		Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	Save	
127		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Fair - deadwood/dieback	Save	
128	*	Tulip Poplar	Liriodendron tulipifera	30	6359	45	good/fair -deadwood, co-dom @ 50'	Save	
129		Tulip Poplar	Liriodendron tulipifera	28	5539	42	good, fair, deadwood, some dieback	Save	
130	*	Tulip Poplar	Liriodendron tulipifera	35	8655	52.5	Fair, co-dom @ base but fused to 6'	Save	
131		Tulip Poplar	Liriodendron tulipifera	28	5539	42	good, some dieback	Save	
132		White Oak	Quercus alba	26	4776	39	good,	Save	
133		Black Oak	Quercus velutina	26	4776	39	Fair, lopsided canopy	Save	
134		Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good	Save	
135		Black Oak	Quercus velutina	24	4069	36	good, fair - deadwood	Save	
136		Red oak	Quercus rubra	29	5942	43.5	fair, poor, deadwood, cav, baserot @ cavity	Save	
137	*	Red oak	Quercus rubra	30	6359	45	good co-dom @ 20'	Save	
138		Black Oak	Quercus velutina	24	4069	36	poor, deadwood, dieback	Save	
139		White Oak	Quercus alba	25	4416	37.5	good, some swell dieback	Save	
140		Tulip Poplar	Liriodendron tulipifera	28	5539	42	Fair, deadwood, curved trunk	Save	
141		Red oak	Quercus rubra	24	4069	36	dead	Dead	

ID #		Common Name	Botanical Name	DBH	CRZ (s.f.)	CRZ (radius)	Conditions/Remarks	Disposition	Mitigation (DBH x .25)
142		Red oak	Quercus rubra	32	7235	48	dead	Dead	
143		Chestnut Oak	Quercus prinus	25	4416	37.5	good, fair, deadwood	Save	
144		Red oak	Quercus rubra	24	4069	36	fair, deadwood, dieback	Save	
145		Red oak	Quercus rubra	28	5539	42	fair, deadwood, dieback - swollen base	Save	
146		Red oak	Quercus rubra	24	4069	36	Fair - dieback, deadwood	Save	
147		Red oak	Quercus rubra	28	5539	42	Poor, Almost dead, 1/2 canopy topped	Save	
148		Black Oak	Quercus velutina	27	5150	40.5	Good, some dieback	Save	
149		Red oak	Quercus rubra	24	4069	36	Fair, dieback	Save	
150		Red oak	Quercus rubra	24	4069	36	Good	Save	
151		White Oak	Quercus alba	28	5539	42	Good	Save	
152	*	Tulip Poplar	Liriodendron tulipifera	32	7235	48	Good	Save	
153		Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good - some dieback	Save	
154		Black Oak	Quercus velutina	26	4776	39	good, fair, deadwood, some dieback	Save	
155	*	Red oak	Quercus rubra	31	6789	46.5	Good	Save	
156		Black Oak	Quercus velutina	25	4416	37.5	Fair, deadwood, dieback	Save	
157		Black Oak	Quercus velutina	25	4416	37.5	Good, fair, deadwood	Save	
158		Red oak	Quercus rubra	24	4069	36	Fair, leans, deadwood	Save	
159		Pignut Hickory	Carya glabra	24	4069	36	Fair, poor, base rot	Save	
160		Red oak	Quercus rubra	26	4776	39	Fair, deadwood	Save	
161		Red oak	Quercus rubra	24	4069	36	Good	Save	
162		Red oak	Quercus rubra	25	4416	37.5	Fair, deadwood	Save	
163		Red oak	Quercus rubra	25	4416	37.5	Dead, leans, tree leaning on it	Dead	
164		Red oak	Quercus rubra	24	4069	36	Good/Fair - deadwood, leans	Save	
165		Chestnut Oak	Quercus prinus	28	5539	42	fair, carved trunk	Save	
166		Chestnut Oak	Quercus prinus	25	4416	37.5	good, dieback	Save	
167		Chestnut Oak	Quercus prinus	27	5150	40.5	Fair	Save	
168		Red oak	Quercus rubra	28	5539	42	Good	Save	
169		Red oak	Quercus rubra	24	4069	36	Good, Fair	Save	
170	*	Red oak	Quercus rubra	31	6789	46.5	Fair, deadwood, dieback	Save	
171		Red oak	Quercus rubra	24	4069	36	Poor, deadwood, cav., base rot, swollen base, dieback,	Save	
172		Red oak	Quercus rubra	25	4416	37.5	Fair, deadwood, dieback	Save	
173		Red oak	Quercus rubra	28	5539	42	Fair, deadwood, dieback	Save	
174		Red oak	Quercus rubra	27	5150	40.5	Fair, deadwood, dieback	Save	
175		Chestnut Oak	Quercus prinus	24	4069	36	Fair, deadwood, sparse canopy	Save	
176		Red oak	Quercus rubra	28	5539	42	Fair, deadwood, dieback, barbed wire	Save	
177		Red oak	Quercus rubra	25	4416	37.5	Fair, Poor, deadwood, leans, heavy p. ivy	Save	
178		Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	Save	
179		Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good, deadwood	REMOVE	
180		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	Fair, Poor, deadwood, cav @ 20', tree leaning , dieback	REMOVE	
181		Red oak	Quercus rubra	29	5942	43.5	Poor, deadwood, cav, dieing, baserot, dieback	REMOVE	
182		Red oak	Quercus rubra	25	4416	37.5	Poor - cav, dieback, base rot, branches broken off, storm damage	REMOVE	
183		Red oak	Quercus rubra	24	4069	36	Poor, deadwood, cav, 25"bole dead w/ fungus, cavity	REMOVE	
184		Red oak	Quercus rubra	24	4069	36	Dead	REMOVE	
185		Red oak	Quercus rubra	24	4069	36	Poor, deadwood, cav	REMOVE	
186		Red oak	Quercus rubra	27	5150	40.5	Poor, deadwood, cav, large cavity with rot	REMOVE	
187		Red oak	Quercus rubra	29	5942	43.5	Fair, deadwood, dieback	REMOVE	
188		Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good, deadwood	REMOVE	
189		Red oak	Quercus rubra	24	4069	36	Good	Save	
190	*	Red oak	Quercus rubra	30	6359	45	Good, Fair, over wires, dieback, lightning scar	Save	
191		Red oak	Quercus rubra	26	4776	39	Good	Save	
192		Red oak	Quercus rubra	26	4776	39	Good, Fair, dieback	Save	
193		Red oak	Quercus rubra	27	5150	40.5	Good, Fair, deadwood	Save	
194		Red oak	Quercus rubra	27	5150	40.5	Fair, poor, deadwood, dieback	Save	
195		Red oak	Quercus rubra	24	4069	36	Poor, deadwood, cav, 1 bole dead, rot	Save	
196		American Beech	Fagus grandifolia	28	5539	42	Good	Save	
197		Red oak	Quercus rubra	24	4069	36	Fair, deadwood, cav	Save	
198	*	Red oak	Quercus rubra	32	7235	48	Good, deadwood	Save	
199		Red oak	Quercus rubra	26	4776	39	Good	Save	
200		Red oak	Quercus rubra	25	4416	37.5	Poor, deadwood, barbed wire	Save	
201		Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	Fair, cav., co-dom @ 20', cavity @ junction	REMOVE	
202		Red oak	Quercus rubra	27	5150	40.5	Fair, deadwood, dieback	REMOVE	
203		Red oak	Quercus rubra	24	4069	36	Fair, cavity, swollen @ base	REMOVE	
204		Red oak	Quercus rubra	26 - 15	4776	39	Fair/Poor, deadwood 15" dead	REMOVE	
205		Red Maple	Acer rubrum	24 - 12 12	4069	36	Fair/poor, leans, vines, epic.	REMOVE	
206		Red oak	Quercus rubra	23 - 17 12	3737	34.5	Good/Fair, deadwood, co-dom @ base	REMOVE	
207		Red oak	Quercus rubra	24 - 15	4069	36	Fair, cav, some dieback	REMOVE	
208		Red oak	Quercus rubra	25	4416	37.5	Good, deadwood	Save	
209		Red oak	Quercus rubra	26	4776	39	Fair, deadwood, dieback	Save	
210		Red oak	Quercus rubra	24	4069	36	Fair, deadwood, dieback	Save	
211		Red oak	Quercus rubra	27	5150	40.5	Good, barbed wire	Save	
212		Red oak	Quercus rubra	24 - 22	4069	36	Good, fair, deadwood, 1 bole topped	Save	
213		Red oak	Quercus rubra	29	5942	43.5	Good, Fair, deadwood	Save	
214		Red oak	Quercus rubra	25	4416	37.5	Good, Fair, deadwood	Save	
215		Red oak	Quercus rubra	26	4776	39	Good	Save	
216		Red oak	Quercus rubra	25	4416	37.5	Fair, deadwood, dieback	Save	
217		Red oak	Quercus rubra	28	5539	42	Poor, deadwood, extreme dieback	Save	
218		Red oak	Quercus rubra	29	5942	43.5	Good, deadwood	Save	
219	*	Red oak	Quercus rubra	30	6359	45	Fair, deadwood, dieback	Save	
220		Red oak	Quercus rubra	29	5942	43.5	Fair, cavity @ 25', curved trunk @25'	Save	
221	*	Red oak	Quercus rubra	30	6359	45	Good, dieback	Save	
222		Red oak	Quercus rubra	26	4776	39	Good	Save	
223		Red oak	Quercus rubra	26	4776	39	Fair, dieback	Save	
224		Red oak	Quercus rubra	25	4416	37.5	Fair, deadwood, leans, dieback	Save	
225		White Oak	Quercus alba	24	4069	36	Good, deadwood	Save	
226	*	Tulip Poplar	Liriodendron tulipifera	36	9156	54	Good, Fair, co-dom @ 4.5'	Save	
227		Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good	Save	
228		Red oak	Quercus rubra	28	5539	42	poor, deadwood, dieback	Save	
229		Red oak	Quercus rubra	25	4416	37.5	Good,	Save	
230		Red oak	Quercus rubra	26	4776	39	Good	Save	
231		Red oak	Quercus rubra	26	4776	39	Fair, Poor, scar, leans, dieback	Save	
232		Red oak	Quercus rubra	28	5539	42	Good	Save	
233		White Oak	Quercus alba	24	4069	36	Good	Save	
234		Red oak	Quercus rubra	24	4069	36	Dead	REMOVE	
235	*	Red oak	Quercus rubra	30	6359	45	Poor, dieback, struck by lightning/wood split top to bottom	REMOVE	
236	*	Red oak	Quercus rubra	37	9672	55.5	Good - co-dom @ 4.5'	Save	
237		Silver Maple	Acer saccharinum	24 - 18 14	4069	36	Good, Fair - Epicormic growth	REMOVE	
238	*	Silver Maple	Acer saccharinum	30 - 22	6359	45	Good, vines	REMOVE	
239	*	Silver Maple	Acer saccharinum	40	11304	60	Good, vines	REMOVE	
240	*	Silver Maple	Acer saccharinum	34	8167	51	Good/Fair - co-dom @ 6'	REMOVE	
241		Silver Maple	Acer saccharinum	28 - 24	5539	42	Good/Fair - p. ivy	REMOVE	
242		Mulberry	Moraceae spp.	24 - 15 15 8	4069	36	Poor, split from base	REMOVE	
243		Boxelder	Acer negundo	27 - 21 15	5150	40.5	Poor - leans, dieback	REMOVE	
244		Boxelder	Acer negundo	28	5539	42	fair, epic, dieback, vines	REMOVE	
245		Black Locust	Robinia pseudoacacia	24	4069	36	Fair, poor, vines, dieback	REMOVE	
246	*	Red oak	Quercus rubra	30	6359	45	poor, deadwood, cav, swollen base, heavy vines, almost dead	REMOVE	
247	*	Red Maple	Acer rubrum	30	6359	45	dead, cav, topped	REMOVE	
248	*	Mulberry	Moraceae spp.	33 - 20 20	7694	49.5	Poor - 33" co-dom @ 5', vines	REMOVE	
249		Red Maple	Acer rubrum	25 - 22 15	4416	37.5	Good/ Fair	REMOVE	
250	*	Black Cherry	Prunus serotina	34	8167	51	Fair, deadwood, co-dom @ 5'	REMOVE	
251		White Ash	Fraxinus americana	24	4069	36	Good	Save	
252		White Pine	Pinus strobus	24	4069	36	Good	REMOVE	
253		White Pine	Pinus strobus	24	4069	36	Good/ Fair, deadwood	REMOVE	
254		White Pine	Pinus strobus	25	4416	37.5	Good	REMOVE	
255		White Pine	Pinus strobus	25	4416	37.5	Good	REMOVE	
256		White Pine	Pinus strobus	24	4069	36	Good	Save	
257	*	Tulip Poplar	Liriodendron tulipifera	35	8655	52.5	Poor, deadwood, large bark scar, dieback, co-dom @ 5'	REMOVE	
258		Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good/Fair - poison ivy	REMOVE	
259		Red oak	Quercus rubra	24	4069	36	Good/Fair, lightning scar	REMOVE	
260		White Oak	Quercus alba	28	5539	42	Good, co-com @ 6'	REMOVE	
261	*	White Oak	Quercus alba	35	8655	52.5	Fair, deadwood,co-dom @ 10', swollen base	REMOVE	
262	*	Red oak	Quercus rubra	31	6789	46.5	Fair/Poor, deadwood, cav, rot, cavity @ 10', leans	Save	
263	*	Red oak	Quercus rubra	35	8655	52.5	Good, co-dom @ 5' (12" bole)	Save	
264		Red oak	Quercus rubra	26	4776	39	Good, Fair, deadwood, dieback	Save	
265		Red oak	Quercus rubra	24	4069	36	Fair, Poor, deadwood, cav, swollen base, slat	Save	
266		Red oak	Quercus rubra	27	5150	40.5	good, fair leans, 6" Hickory @ base	Save	
267		Red oak	Quercus rubra	25	4416	37.5	Dead	Dead	
268		Red oak	Quercus rubra	28	5539	42	Dead	Dead	
269		Tulip Poplar	Liriodendron tulipifera	24	4069	36	Fair, curved trunk, barbed wire	Save	
270		Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	Save	
271	*	Red oak	Quercus rubra	34	8167	51	Good, Fair, co-dom @ 4.5'	Save	
272		Red oak	Quercus rubra	24	4069	36	Poor, deadwood, cav, swollen base	Save	
273		Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	Save	
274		Red oak	Quercus rubra	26	4776	39	Good	Save	
275		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good	Save	
276		Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good	Save	
277		Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	Save	
278	*	Tulip Poplar	Liriodendron tulipifera	30	6359	45	Good, co-dom @ 6'	Save	
279	*	Tulip Poplar	Liriodendron tulipifera	30	6359	45	Good, Fair, lopsided canopy	Save	
280		Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	Save	
281		Red oak	Quercus rubra	27	5150	40.5	Fair, scar, rot	Save	
282		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	Good	Save	

ID #		Common Name	Botanical Name	DBH	CRZ (s.f.)	CRZ (radius)	Conditions/Remarks	Disposition	Mitigation (DBH x .25)
283	*	White Oak	Quercus alba	31	6789	46.5	Good, Fair, deadwood, leans	Save	
284	*	White Oak	Quercus alba	31	6789	46.5	Good, Fair, Epic	Save	
285		Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	Save	
286		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good	Save	
287		Red oak	Quercus rubra	27	5150	40.5	Good	Save	
288		Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	Save	
289	*	Tulip Poplar	Liriodendron tulipifera	34	8167	51	Good, curved trunk	Save	
290		White Oak	Quercus alba	29	5942	43.5	Good, curved trunk	Save	
291		Red oak	Quercus rubra	25	4416	37.5	Fair, Poor, deadwood, cav	Save	
292	*	Tulip Poplar	Liriodendron tulipifera	30	6359	45	Good	Save	
293		Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	Save	
294		Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	Save	
295		Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	Good	Save	
296		Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	Save	
297	*	Tulip Poplar	Liriodendron tulipifera	32	7235	48	Good, co-dom @ 5'	Save	
298		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	Good	Save	
299	*	Tulip Poplar	Liriodendron tulipifera	35	8655	52.5	Good, deadwood	Save	
300		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	Save	
301		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	Save	
302		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good, poison ivy	Save	
303	*	Tulip Poplar	Liriodendron tulipifera	30	6359	45	good	Save	
304		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Fair, Poor, Cav, co-dom @ 10'	Save	
305		Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	Save	
306		Tulip Poplar	Liriodendron tulipifera	25 - 24	4416	37.5	Poor, weak fork, deadwood, cav, 24" split, fallen, rot	REMOVE	
307		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	Good	REMOVE	
308		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good, deadwood, p. ivy	REMOVE	
309	*	Tulip Poplar	Liriodendron tulipifera	32	7235	48	Good, co-dom @ 5'	Save	
310		Tulip Poplar	Liriodendron tulipifera	29 - 20 14	5942	43.5	Good	Save	
311	*	Red oak	Quercus rubra	36	9156	54	Good	Save	
312		Red oak	Quercus rubra	36	9156	54	Dead, 36" w/ other 3 boles fallen (stumps 4'-8' tall)	Dead	
313		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	Save	
314		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good, fair, p. ivy, dieback	Save	
315		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	Save	
316		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	Save	
317		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	Save	
318		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	Save	
319	*	Tulip Poplar	Liriodendron tulipifera	30	6359	45	good	REMOVE	
320		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	poor, cav, rot in base cavity	REMOVE	
321	*	Tulip Poplar	Liriodendron tulipifera	30	6359	45	good, fair, tree stand	REMOVE	
322	*	Tulip Poplar	Liriodendron tulipifera	42	12463	63	good	REMOVE	
323		Tulip Poplar	Liriodendron tulipifera	26	4776	39	good	REMOVE	
324		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	REMOVE	
325		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	REMOVE	
326		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	REMOVE	
327		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	REMOVE	
328		Tulip Poplar	Liriodendron tulipifera	28	5539	42	good	Save	
329		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	fair, p. ivy, dieback	Save	
330		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	Save	
331		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	Save	
332		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	Save	
333		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	Save	
334		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	Save	
335		Tulip Poplar	Liriodendron tulipifera	28	5539	42	good	Save	
336		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	Save	
337		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	REMOVE	
338		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	REMOVE	
339		Red oak	Quercus rubra	27	5150	40.5	Fair, deadwood, swollen base, fungus	REMOVE	
340		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good, deadwood	REMOVE	
341		Red oak	Quercus rubra	26	4776	39	Fair, poor, deadwood, cav, swollen base rot	REMOVE	
342	*	Tulip Poplar	Liriodendron tulipifera	35	8655	52.5	Fair, deadwood, vines	REMOVE	
343		Tulip Poplar	Liriodendron tulipifera	26	4776	39	good	REMOVE	
344		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	REMOVE	
345		Tulip Poplar	Liriodendron tulipifera	26	4776	39	good	REMOVE	
346	*	Red Maple	Acer rubrum	31 - 20	6789	46.5	Fair, deadwood, part of 20" fallen	REMOVE	
347	*	Tulip Poplar	Liriodendron tulipifera	30 - 16	6359	45	Good - codom @ base	REMOVE	
348		Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	Poor, deadwood, canopy damage, dieback	REMOVE	
349	*	Tulip Poplar	Liriodendron tulipifera	30	6359	45	good	REMOVE	
350	*	Tulip Poplar	Liriodendron tulipifera	32	7235	48	good	REMOVE	
351		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	REMOVE	
352		Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good, co-dom @ 5'	REMOVE	
353		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	REMOVE	
354		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	REMOVE	
355		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	REMOVE	
356		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good, fair, poison ivy	REMOVE	
357		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	REMOVE	
358	*	Tulip Poplar	Liriodendron tulipifera	41	11876	61.5	good, fair, co-dom @ 6'	REMOVE	
359		Tulip Poplar	Liriodendron tulipifera	26	4776	39	good	REMOVE	
360		Tulip Poplar	Liriodendron tulipifera	24	4069	36	dead, base rotted	REMOVE	
361		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	fair/poor, 1 bole fallen, base rot	REMOVE	
362		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good, fair	REMOVE	
363		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	REMOVE	
364		Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	poor, deadwood, cav, rot in canopy, topped	REMOVE	
365	*	Tulip Poplar	Liriodendron tulipifera	37	9672	55.5	good, fair, co-dom @ 4.5'	REMOVE	
366		Tulip Poplar	Liriodendron tulipifera	24 - 22	4069	36	good	REMOVE	
367		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	REMOVE	
368	*	Tulip Poplar	Liriodendron tulipifera	44	13678	66	good, co-dom @ 6'	REMOVE	
369		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	Good	REMOVE	
370		Tulip Poplar	Liriodendron tulipifera	29 - 26 22	5942	43.5	good	REMOVE	
371	*	Tulip Poplar	Liriodendron tulipifera	47	15607	70.5	good, co-dom @ 8'	REMOVE	
372		Black Cherry	Prunus serotina	26	4776	39	Fair, canopy damage, woodpecker damage	REMOVE	
373		Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	Fair, curved trunk	REMOVE	
374	*	Black Cherry	Prunus serotina	32	7235	48	Fair	REMOVE	
375		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	REMOVE	
376	*	White Ash	Fraxinus americana	32	7235	48	Fair, poor, rot, scar, ivy vines	REMOVE	
377		Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	good, fair, vines	REMOVE	
378	*	Silver Maple	Acer saccharinum	30 - 25	6359	45	fair, deadwood, leans, vines, canopy damage	REMOVE	
379		Red oak	Quercus rubra	25	4416	37.5	Dead, fungus	Dead	
380		Tulip Poplar	Liriodendron tulipifera	24	4069	36	Fair, deadwood, dieback	Save	
381		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	Fair, deadwood	Save	
382		Red oak	Quercus rubra	25	4416	37.5	deadwood, fungus	Save	
383		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	Save	
384		Black Oak	Quercus velutina	24	4069	36	good, deadwood	Save	
385	*	Tulip Poplar	Liriodendron tulipifera	32	7235	48	Good	Save	
386		Red Maple	Acer rubrum	26	4776	39	Fair, deadwood, roots hanging over stream bank	Save	
387		Black Cherry	Prunus serotina	24 - 23 22 15	4069	36	fair, cav, 2 rotten boles	Save	
388		Red oak	Quercus rubra	26	4776	39	good, on stream bank	Save	
389		Red oak	Quercus rubra	28	5539	42	good	Save	
390		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	Save	
391		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	Save	
392		White Pine	Pinus strobus	27	5150	40.5	good, offsite	Save	
393		Tulip Poplar	Liriodendron tulipifera	34	8167	51	Fair, cav, leaning	Save	
394		White Ash	Fraxinus americana	29 - 22	5942	43.5	Fair, deadwood, cav	Save	
395		Tulip Poplar	Liriodendron tulipifera	25 - 20	4416	37.5	good	Save	
396		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	Save	
397		Tulip Poplar	Liriodendron tulipifera	24	4069	36	fair/ poor, cav, hollow base	Save	
398		Tulip Poplar	Liriodendron tulipifera	28	5539	42	poor, cav, co-dom @ 5'	Save	
399		Tulip Poplar	Liriodendron tulipifera	24	4069	36	good, on bank	Save	
400		Red Maple	Acer rubrum	25	4416	37.5	fair, fungus	Save	
401		Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	Save	
402	*	Red Maple	Acer rubrum	32	7235	48	poor, partially topped	Save	
403	*	Red Maple	Acer rubrum	35	8655	52.5	poor, topped, hollow, cav	Save	
404		Red Maple	Acer rubrum	26	4776	39	poor, cav, lays over stream	Save	
405		Red Maple	Acer rubrum	24	4069	36	poor, cav, rotted base	Save	
406		Tulip Poplar	Liriodendron tulipifera	24	4069	36	fair, leaning over bank, offsite	Save	
407		Tulip Poplar	Liriodendron tulipifera	26	4776	39	good - offsite	Save	
							TOTAL DBH MITIGATION REQUIRED FOR SPECIMEN TREE REMOVAL:		7.75

Notes: Diameters are given for each trunk of multiple bole trees when division occurs below 4.5 feet. If major division occurs above 4.5 feet only the trunk diameter at 4.5 feet is given. Tree ID Numbers correspond to those assigned on the Natural Resource Inventory/Forest Stand Delineation Map. Trees less than 24" DBH are shown for informational purposes only.

* Specimen tree

NOTE: SEE SHEET 7 FOR TREE LIST AND PROPOSED LOCATION OF VARIANCE MITIGATION TREES.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 8-2013025A including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Black Hills Germantown, LLP
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 HILLS GERMANTOWN, LLLC
C/O LERNER ENTERPRISES
2000 TOWER OAKS BLVD., 8TH FL.
ROCKVILLE, MD 20852
PHONE: 301-284-6000

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/11/14	Amendment to FCP 820130250	

AMENDED FINAL FOREST CONSERVATION PLAN

BLACK HILLS

(FORMERLY 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
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr.	Designer
MDP	FCJ
Date 6-12-13	Scale NTS
Project No. 10-102-12	Sheet 9 of 9

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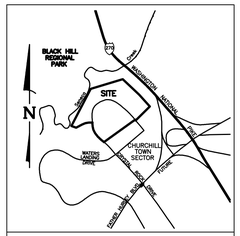
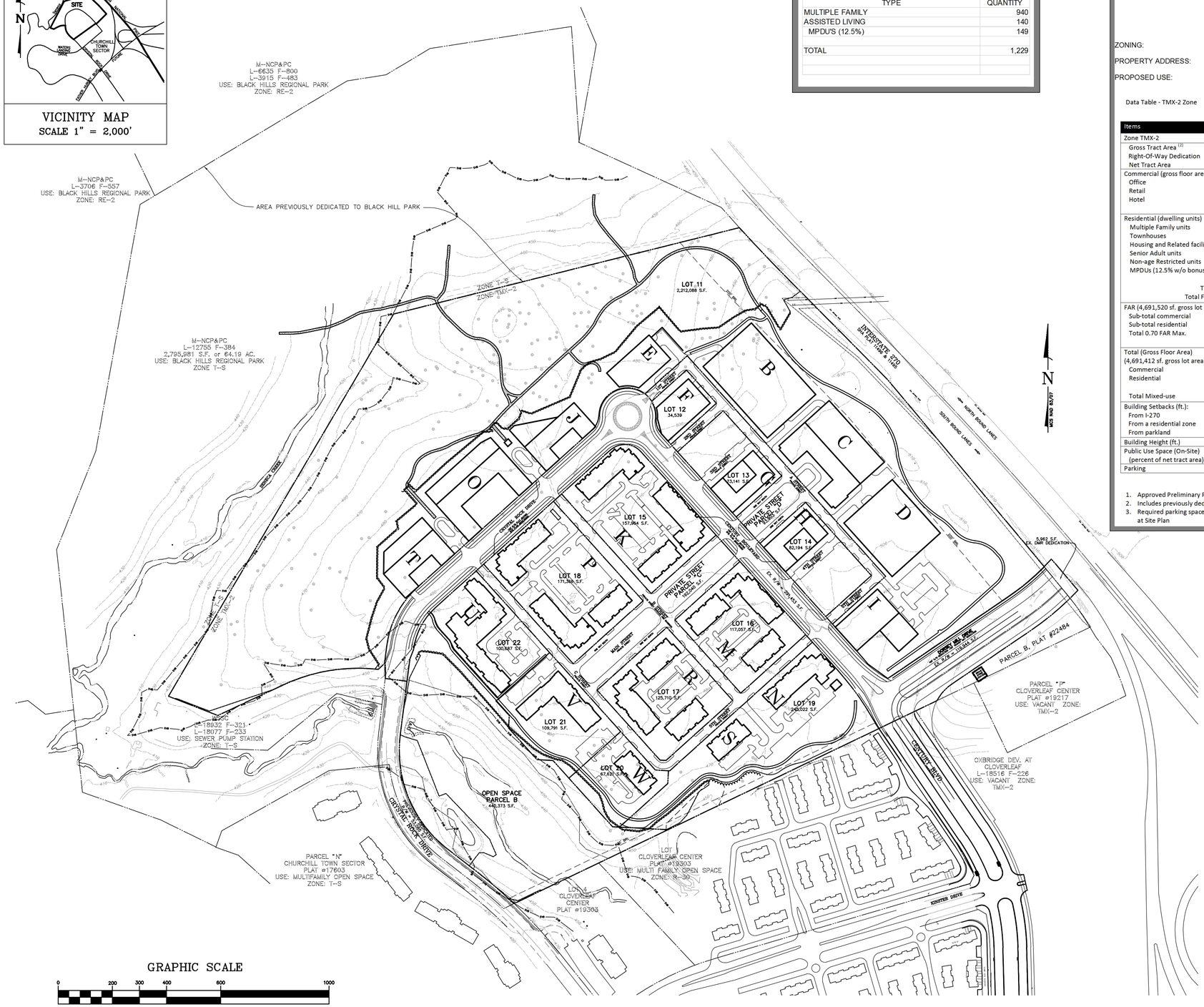


VICINITY MAP
SCALE 1" = 2,000'

PROPOSED RESIDENTIAL UNITS CHART

TYPE	QUANTITY
MULTIPLE FAMILY	940
ASSISTED LIVING	140
MPDU'S (12.5%)	149
TOTAL	1,229



GRAPHIC SCALE
0 200 300 400 600 1000

SITE DATA

SUBJECT PROPERTY:	BLACK HILLS (Formally Crystal Rock) RE-SUBDIVISION OF PARCELS 3 THROUGH 10 CHURCHILL TOWN SECTOR GERMANTOWN PLATS 21285, 21286, 22485, 22486 & 22484 ABANDONMENT OF CRYSTAL ROCK DRIVE PLATS 22485, 22486 & 17998
ZONING:	TMX-2 (TRANSIT MIXED USE)
PROPERTY ADDRESS:	CRYSTAL ROCK DRIVE, GERMANTOWN
PROPOSED USE:	MIXED USE: RESIDENTIAL, OFFICE, RETAIL, HOTEL

Data Table - TMX-2 Zone

Items	Required/Allowed	Approved [1]	Proposed
Zone TMX-2			
Gross Tract Area [2]	N/A	4,691,520 s.f./107.70 ac.	4,691,520 s.f./107.70 ac.
Right-Of-Way Dedication	469,661 s.f. or 9.58 ac.	469,661 s.f./10.78 ac.	469,661 s.f./10.78 ac.
Net Tract Area	N/A	4,221,751 s.f./96.92 ac.	4,221,751 s.f./96.92 ac.
Commercial (gross floor area):			
Office	1,500,000 s.f. Max.	1,097,800 s.f.	1,097,800 s.f.
Retail	110,000 s.f.	91,400 s.f.	91,400 s.f.
Hotel		350 Rooms - 243,240 s.f.	350 Rooms - 243,240 s.f.
Total	1,610,000 s.f. (+ Hotel)	1,432,440 s.f.	1,432,440 s.f.
Residential (dwelling units)			
Multiple Family units	N/A	1,548 units	1,229 units
Townhouses	N/A	70 units	None
Housing and Related facilities for Senior Adult units	N/A	(1,178 units)	140 units
Non-age Restricted units	N/A	(440 units)	1,089 units
MPDUs (12.5% w/o bonus)	12.5%	Include in above	Include in above
Total units	N/A	1,618 units	1,229 units
Total Floor Area	N/A	1,851,560 s.f.	1,851,560 s.f.
FAR (4,691,520 sf. gross lot area)			
Sub-total commercial	0.39 max.	0.31	0.31
Sub-total residential	N/A	0.39	0.39
Total 0.70 FAR Max.	0.70	0.70	0.70
Total (Gross Floor Area) (4,691,412 sf. gross lot area)			
Commercial	1,500,000 s.f.	1,432,440 s.f.	1,432,440 s.f.
Residential	N/A	1,851,560 s.f.	1,851,560 s.f.
Total Mixed-use	3,284,000 s.f.	3,284,000 s.f.	3,284,000 s.f.
Building Setbacks (ft.):			
From I-270	200'	200'	200'
From a residential zone	15'	90'	147'
From parkland	N/A	170'	170'
Building Height (ft.)	143'	35' – 143'	35' – 143'
Public Use Space (On-Site) (percent of net tract area)	20 % /844,350 s.f.	51 % /2,143,100 s.f.	51 %/2,143,100 s.f.
Parking	6,295 [3]	6,188	6,188

1. Approved Preliminary Plan #120120210. Subject to adjustment at Site Plan
2. Includes previously dedicated roadways
3. Required parking spaces based on calculation of target ratios of residential bedroom types; subject to adjustment at Site Plan

CRYSTAL ROCK
GERMANTOWN, MD

APPLICANT/ OWNER:

LERNER ENTERPRISES

2000 TOWER OAKS BOULEVARD, 8TH FLOOR
ROCKVILLE, MARYLAND 20852
ATTN: JAMES D. POLICARO, PE

MASTER PLANNER:
ELKUS MANFREDI ARCHITECTS
300 A STREET, BOSTON, MA 02210
617.368.3491
ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:
MACRIS, HENDRICKS & GLASCOCK, P.A.
9220 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MARYLAND 20886
301.670.0840
ATTN: JAMES W. HENDRICKS, P. E.

LAND USE COUNSEL:
LERCH EARLY & BREWER
3 BETHESDA METRO CENTER, SUITE 460
BETHESDA, MARYLAND 20814-5367
301.657.0165 (DIRECT PHONE)
ATTN: ROBERT G. BREWER, JR.

TRANSPORTATION CONSULTANT
THE TRAFFIC GROUP, INC.
9900 FRANKLIN SQUARE DR. - SUITE H
BALTIMORE, MARYLAND 21236
PHONE 410.931.6600
ATTN: WES GUCKERT, PTP

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Project Plan Approval No. **92012004A** , including Approval Conditions, Development Program, and Certified Project Plan.

Developer's Name: _____ James D. Policaro, PE (Company / Contact Person)

Address: c/o Lerner Enterprises, 2000 Tower Oaks Boulevard, Eighth Floor, Rockville, Maryland 20852

Phone: (301) 284 - 6000

Signature: _____

M-NCPPC APPROVAL STAMP

Certified Project Plan
File No. 92012
Montgomery County Planning Board

Chairman or Designee _____ Date

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

*Note: The Project Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:
CRYSTAL ROCK
PROJECT PLAN

SHEET NO:
7

REVISED
12-3-15

I:\11012\dwg\PJ_T7_01.dwg, Copyright © 2015 Macris, Hendricks & Glascock, P.A.

M-NCP&PC
L-6635 F-800
L-3915 F-483
USE: BLACK HILLS REGIONAL PARK
ZONE: RE-2

M-NCP&PC
L-3706 F-557
USE: BLACK HILLS REGIONAL PARK
ZONE: RE-2

AREA PREVIOUSLY DEDICATED TO BLACK HILL PARK

E 1,233,700
N 560,400

NATURAL SURFACE PATH LOCATIONS ARE TO BE FIELD COORDINATED TO CONNECT TO EXISTING PATHS LOCATED IN THE BLACK HILLS REGIONAL PARK.

ZONE T-S
ZONE TMX-2

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

NATURAL SURFACE PATH

LOT 11
2,212,088 S.F.

EXISTING FOREST CONSERVATION EASEMENT
L-47964 F-231

PARCEL 6
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #22486

PARCEL 8
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #22486

INTERSTATE 270
SHA PLAT 11496 & 11495

POSSIBLE FUTURE I-270 R/W FROM I-270/MD 355 CORRIDOR STUDY

NORTH BOUND LANES

SOUTH BOUND LANES

LOT 12
34,539

LOT 13
73,141 S.F.

PT. PARCEL 7
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #22486

3RD STREET
PUBLIC ACCESS PLACE

4TH STREET
PUBLIC ACCESS PLACE

PARCEL 9
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #22486

BITUMINOUS PATH

5,962 S.F.
EX. DMR DEDICATION

LOT 15
157,984 S.F.

PT. PARCEL 2
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #21286

CRYSTAL ROCK DRIVE
PUBLIC ACCESS PLACE

CENTURY BOULEVARD
PUBLIC ACCESS PLACE

LOT 14
82,194 S.F.

PARCEL 10
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #22486

PRIVATE STREET PARCEL "C"
192,440 S.F.

EX. R/W = 291,453 S.F.

LOT 18
171,368 S.F.

LOT 16
117,057 S.F.

SHARED USE PATH

DORSEY MILL DRIVE
PUBLIC ACCESS PLACE
EX. R/W = 119,444 S.F.

PARCEL B, PLAT #22484

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

LOT 22
100,687 S.F.

MAIN STREET
PUBLIC ACCESS PLACE

LOT 17
125,710 S.F.

LOT 19
243,022 S.F.

PARCEL 11
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #21286

BITUMINOUS PATH

EXISTING FOREST CONSERVATION EASEMENT
L-47964 F-231

CONNECT TO PUBLIC SEWER LINE

8' SHARED USE PATH

WSSC
L-18932 F-321
L-18077 F-233
USE: SEWER PUMP STATION
ZONE: T-S

EXISTING FOREST CONSERVATION EASEMENT
L-47964 F-231

LOT 21
109,791 S.F.

PARCEL 3
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #21285

EXISTING CONSERVATION EASEMENT
STREAM VALLEY BUFFER

100 YEAR FLOOD PLAIN

LOT 20
67,621 S.F.

OPEN SPACE
PARCEL B
440,373 S.F.
PT. PARCEL "A"
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #21285

BITUMINOUS PATH

8' WIDE SHARED USE PATH

CENTURY BLVD.

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

SENECA CREEK

PARCEL 3
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #22485

NATURAL SURFACE PATH

CRYSTAL ROCK DRIVE

E 1,233,750
N 558,150

PARCEL "N"
CHURCHILL TOWN SECTOR
PLAT #17603
USE: MULTIFAMILY OPEN SPACE
ZONE: T-S

50' BRL

50' ESMT

SWM EAS.

100 YEAR FLOOD PLAIN

TIDAL WETLAND SET BACK FROM NRI

EXISTING FOREST CONSERVATION EASEMENT
L-47964 F-231

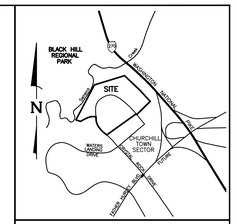
CLOVERLEAF CENTER
PLAT #19303
USE: MULTI FAMILY OPEN SPACE
ZONE: R-30

LOT 4
CLOVERLEAF
CENTER
PLAT #19303

E 1,234,150
N 558,150

N
MCS NAD 83/07

VICINITY MAP
SCALE 1" = 2,000'



Legend

EXISTING		PROPOSED
	Paving	
	Curb & Gutter	
	Sign	
	Utility Pole	
	Lamp Post	
	Post or Bollard	
	Tree	
EX. --KV ELEC. (E)	Electric	ELEC.
	Overhead Wires	
EX. 8" SEW (S)	Sanitary Sewer	6" SEWER
EX. 15" S/D (D)	Storm Drain	15" RCP
EX. 6" WAT (W)	Water Line	3" WATER
	Fire Hydrant	
EX. 6" HP GAS (G)	Gas	4" GAS
EX. TELE (T)	Telephone	TELE
	Buildings	
	Concrete	
77.1	Spot Elevation	75.5+
470	Contour	474
	Limit Of Disturbance	
	Edge of Tree Line	
	Stream Valley Buffer	

SUBDIVISION TABULATION:

12 LOTS PROPOSED AREA = 3,497,180 S.F.

3 PARCELS PROPOSED AREA = 725,926 S.F.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

TAX MAP EV 31 M-NCP&PC #12012021A WSSC 229 NW 13

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

Date

Macris, Hendricks, & Glascock, P.A.
By: Barry Edward Hoyle
Professional Land Surveyor
MD. Reg. No. 21135
License Expires: 06-21-16

REVISIONS		
NO.	DATE	DESCRIPTION

PRELIMINARY PLAN
LOTS 11 THROUGH 22, & PARCELS B, C & D

BLACK HILL
(FORMERLY CRYSTAL ROCK)

RE-SUBDIVISION OF PARCELS 3 THRU 10, 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.mhgpa.com

Proj. Mgr.	Designer
MDP	MDP
Date	Scale
12-3-15	1" = 100'
Project No.	Sheet
10-102-19	2 of 2

I:\10102\Dwg\PP_10.dwg, Copyright © 2015 Macris, Hendricks & Glascock, P.A.

CRYSTAL ROCK DRIVE
100' R/W PLAT 24760 SITE PLAN #820130250

CENTURY BOULEVARD
100' R/W PLAT #24760 SITE PLAN #820130250

C STREET
PRIVATE

B STREET
PRIVATE W/EASEMENT

N. MAIN STREET
PRIVATE ONE WAY SOUTH

S. MAIN STREET
PRIVATE ONE WAY NORTH

5TH STREET
PRIVATE

4 STORY RESIDENTIAL BUILDING "P-3"
4 STORY RESIDENTIAL BUILDING "K-3"
4 STORY RESIDENTIAL BUILDING "K-1"
4 STORY RESIDENTIAL BUILDING "P-2"
4 STORY RESIDENTIAL BUILDING "K-2"
5 STORY RESIDENTIAL BUILDING "P-1"
5 STORY COMMUNITY CENTER BUILDING "V-"
4 STORY RESIDENTIAL BUILDING "R-2"
4 STORY RESIDENTIAL BUILDING "M-2"
4 STORY RESIDENTIAL BUILDING "M-1"
4 STORY RESIDENTIAL BUILDING "R-1"
4 STORY RESIDENTIAL BUILDING "R-3"
4 STORY RESIDENTIAL BUILDING "M-3"
4 STORY RESIDENTIAL BUILDING "W-1"
3/4 STORY RESIDENTIAL BUILDING "S-1"
3/4 STORY RESIDENTIAL BUILDING "N-1"

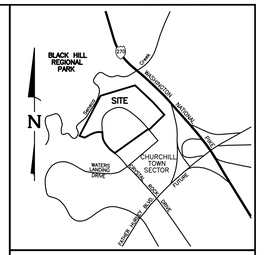
LOT-22 100,687 S.F.
LOT-18 171,366 S.F.
LOT-15 157,964 S.F.
LOT-21 109,791 S.F.
LOT-20 67,621 S.F.
LOT-17 125,710 S.F.
LOT-16 117,057 S.F.
LOT-19 245,022 S.F.
PARCEL "C" 195,725 S.F.
LOT-12
LOT-13
LOT-4
LOT-11
PARCEL "D"

SHEET SP-6
SHEET SP-5
SHEET SP-7
SHEET SP-4

LOT 1
CLOVERLEAF CENTER
PLAT #19303
USE: MULTI FAMILY OPEN SPACE
ZONE: R-30

25' BRL

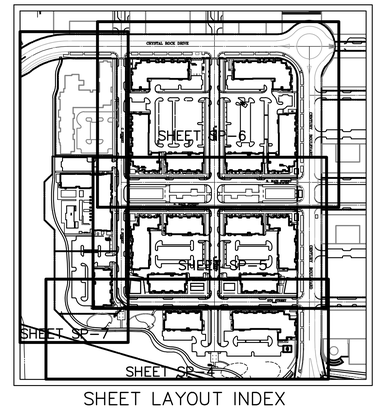
1" = 50'



VICINITY MAP
SCALE 1" = 2,000'

Legend

EXISTING		PROPOSED
	Paving	
	Curb & Gutter	
	Sign	
	Utility Pole	
	Lamp Post	
	Post or Bollard	
	Tree	
EX. --KV ELEC.	Electric	ELEC.
	Overhead Wires	
EX. 8" SEW	Sanitary Sewer	6" S
EX. 15" S/D	Storm Drain	15" RCP
EX. 6" WAT	Water Line	3" W
	Fire Hydrant	
EX. 6" HP GAS	Gas	4" GAS
EX. TELE	Telephone	TELE
	Buildings	
	Concrete	
77.1+	Spot Elevation	75.5+
470	Contour	474
	Limit Of Disturbance	
	Edge of Tree Line	
	Stream Valley Buffer	



SHEET LAYOUT INDEX

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 8-20150060 , including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Black Hills Germantown, LLLP (Company) Jim Policaro (Contact Person)

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

Phone: 301-284-6000

Email: jpolicaro@lerner.com

Signature: _____

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TAX MAP EV 31 WSSC 229 NW 13

REVISIONS

NO.	DATE	DESCRIPTION

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 License No. 14979, Expiration Date: 07/02/2016

SITE PLAN
LOTS 15 THROUGH 22 & PARCEL "C"
SP-3

BLACK HILL GERMANTOWN - PHASE 2A

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.mhgpa.com

Proj. Mgr.	Designer
MDP	MDP
Date	Scale
12-3-15	1" = 50'
Project No.	Sheet
10-102-19	3 of 7

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Jackson, Molline

From: Dave Maiden <cdmaisel@gmail.com>
Sent: Friday, February 27, 2015 8:18 AM
To: Jackson, Molline
Subject: Black Hill (formerly Crystal Rock)-Lerner Development

Ms. Jackson:

I recently became aware that Lerner is requesting a revision to amend their project plan forgo building age-restricted (senior) housing and in its place build multi-family rental units. As a resident of the Water Landing Community in Germantown I oppose this change. The housing stock of Germantown is heavily weighted towards affordable housing and the addition of any more would add to this burden. Furthermore, Water's Landing Elementary is past capacity and does not need the additional students this type of housing would bring. The optimal development would bring in employment to the community, specifically be office or light warehouse/industrial. Seniors housing, although not ideal, would be preferable to multifamily.

Although I understand and respect Lerner's ownership rights and the need to run a profitable enterprise, their tenure in the community will be more short term. Please consider what's best for the community and it's long term residents. I grew up in the area and attended Seneca Valley High School and my ties to the community go back 30+ years.

Thanks, Dave

Jackson, Molline

From: EvansDK@aol.com
Sent: Sunday, February 15, 2015 6:22 PM
To: Jackson, Molline
Subject: RE: Black Hill Development

Dear Ms. Moline,
We purchased our home in Waters Landing back in July of 1983. We were one of the first homes built here. We have seen this community grow so big along with Germantown that I can't imagine any more multiple family dwelling homes built here. We would like to see the senior housing built that was in the original plan that Lerner Enterprise proposed. The schools have been over crowded for many years and the streets and highways sometimes have become non stop traffic. Have you been on 270 South in the mornings anytime before 9:30-10:00 am? It's at a stop in several places. To add more houses and multiple dwelling neighborhoods will just add to the misery of the already overstressed commutes the we have. There are so many homes here, but no jobs. It would be wonderful to add some companies and businesses up here so we all don't have to get on 270 every day and fight the traffic. Please help to keep Lerner's original plan in tack. Thank you.

Karon & Dave Evans

Jackson, Molline

From: Lisa <lswptamom@aol.com>
Sent: Thursday, February 12, 2015 3:29 PM
To: Jackson, Molline
Subject: Black Hill development

Hello Ms. Moline,

I have been a resident of Waters Landing for almost 27 years. I have seen this area built up and frankly, over-built, particularly with too many multi-family dwellings. I was the PTA president at Waters Landing ES and the PTSA president at SVHS. So I have been very involved in this community. I am very much against Lerner Enterprise's proposed amendment to their Project Plan. As this community ages, there is going to be a great need for more senior housing. Additional apartments or townhomes is the last thing Germantown needs - our schools are already over-crowded and our roads are very congested - traffic is terrible!!! We do not need the strain on our schools or roads that multi-family dwellings will bring. Please do not allow Lerner to make these changes. I hope they are made to keep to their original plan and time schedule.

Thanks for reading my input.

Lisa Walker
31 Spinning Wheel Court
Germantown

Sent from my ipad

please note that Lerner Enterprises, the owner of the old driving range property, has filed to amend their Project Plan. Although I have not studied the proposal, it appears that they are abandoning the plans to include age-restricted (senior) housing, and could be increasing the number of multi-family units (probably rental apartments) in the project. Also, it seems the phasing they propose would accellerate the building of residential and delay the building of the office/retail component.
If you have lived in Germantown as long as I have (28 years) you are well aware that development here has been largely skewed towards residential, as opposed to office, resulting in a severe jobs/housing deficit, which this project may exacerbate. Of course, there is also the question of the impact on our community's school capacities.

Jackson, Molline

From: Lolly <lolly1234@live.com>
Sent: Thursday, September 04, 2014 2:12 PM
To: Smith, Molline
Subject: RE: Senior Living Projects in Germantown, MD

Dear Mollie:

Thank you so much for your appreciated research!

May I ask what other towns are within your targeted "Area 3?"

Laura

From: molline.smith@montgomeryplanning.org
To: lolly1234@live.com
CC: richard.weaver@montgomeryplanning.org
Subject: RE: Senior Living Projects in Germantown, MD
Date: Thu, 4 Sep 2014 16:24:06 +0000

Good morning Lolly,

Per your request below, please review the following information.

- **Project Plan No. 920120040** was approved by the Planning Board on May 30, 2013 for the new construction of 1,178 age-restricted units for senior adults (62 years and above). However, the Applicant recently met with Staff (July 15, 2014) to discuss significant changes to the proposed uses (including the maximum number units proposed as age-restricted). The first **Site Plan No. 820130250** was mainly approved for the construction of the public roadways, and established the Final Forest Conservation Plan easements. The second Site Plan has not yet been filed. For more information, please visit our DAIC website (http://www.mcatlas.org/Development_Info/Default.aspx).

- **Site Plan No. 819970140** was originally approved February 5, 1997 for a 300 unit facility for elderly housing, 221 dwelling units of senior living facility, and 79 dwelling units of assisted care facility (including 55 moderately priced dwelling units). The site was later amended in August 2010 for minor changes to the parking layout, pedestrian circulation and the generator along the rear of the property. The site has not reached full build-out and the Applicant recently came in (July 1, 2014) to discuss future expansions. For more information, please visit our DAIC website (http://www.mcatlas.org/Development_Info/Default.aspx?apno=81997014B).

Hope this helps, but I have also cc'ed my supervisor just in case I missed something.

Regards,

MNCPPC-MC

Molline "Molly" Smith, ASLA
Area 3 Senior Planner & Art Review Panel Coordinator
8787 Georgia Avenue / Silver Spring, MD 20910
(301) 495-4573 Office / (301) 495-1306 Fax
molline.smith@montgomeryplanning.org
www.montgomeryplanning.org
http://www.montgomeryplanning.org/development/public_art/index.shtm

---

From: Lolly [mailto:lolly1234@live.com]
Sent: Wednesday, August 27, 2014 8:56 AM
To: Smith, Molline
Subject: Senior Living Projects in Germantown, MD

Good morning:

I am doing market research for a company that builds senior independent living properties.
Could you please tell me if there is any senior project proposed or incoming within Germantown? This can be Independent Living, Assisted Living, 55+ ... anything with senior demographic.

E/mail me or my phone is 518 584 0457. Laura Benton

APPENDIX H: Alternative Staff Concept (pre-application meeting illustration)

Figure A: Staff Conceptual Plan

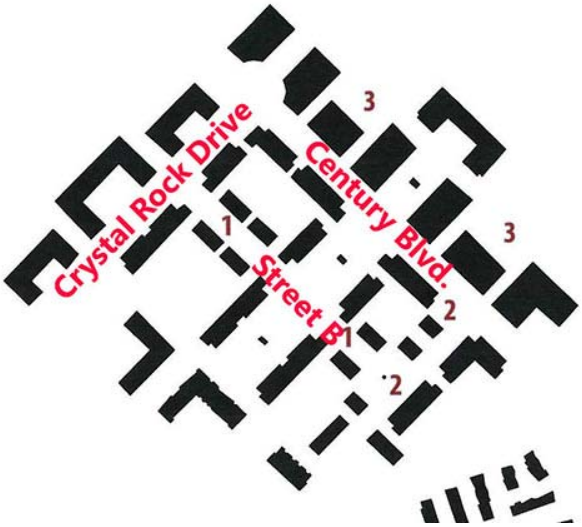

Figure B: Staff Figure Ground Study

Black Hills
Applications for Amendments to
Project Plan and Preliminary Plan, and Site Plan for Phase 2A

Combined Statement of Justification
December 11, 2014

I. Introduction

These Project Plan Amendment, Preliminary Plan Amendment and Site Plan Applications for Phase 2A (the "Applications") for the Black Hills project are submitted for consideration by the Montgomery County Planning Board on behalf of Black Hills Germantown, LLLP (Lerner Enterprises) (the "Applicant"), the owner of property located along Crystal Rock Drive north of Father Hurley Boulevard in Germantown, Maryland (the "Property").

II. Property Information

The Property consists of 107.703 acres of gross tract area now located in the CR-0.75, C-0.5, R-0.5, H-145T (Commercial/Residential). The Property was previously zoned TMX-2 (Transit Mixed-Use) Zone under which prior development plans were approved and pursuant to which the Applications are being submitted. Currently, Crystal Rock Drive and Century Boulevard are under construction, with completion expected in Spring, 2015.

III. Relevant Prior Approvals for the Property

Under the TMX-2 zone, Project Plan No. 920120040 ("Current Project Plan") was approved on May 30, 2013, and Preliminary Plan No. 120120210 ("Current Preliminary Plan") was approved on July 8, 2013. The current approvals permit the Applicant to improve the Property in phases at an overall floor area ratio ("FAR") of 0.7 (3,284,000 square feet), with approximately 1,097,800 square feet of office development, 243,240 square feet of hotel development (350 keys), 1,851,560 square feet of residential development and 91,400 square feet of retail space, including twelve public amenity areas. For the residential units, 440 non age-restricted units were approved, and 1,178 age-restricted units were approved. The Current Preliminary Plan realigned Crystal Rock Drive, abandoning a portion of the prior alignment and creating Century Boulevard.

One condition of the Current Project Plan approval required the Applicant to obtain the Infrastructure Site Plan approval prior to any other site plan approvals. On June, 27, 2013, the Planning Board approved Site Plan No.

820130250 titled "Crystal Rock Public Roads Infrastructure" ("Infrastructure Site Plan") for the Crystal Rock Drive and Century Boulevard rights-of-way. A Final Forest Conservation Plan (No. 820130250) was submitted and approved with the Infrastructure Site Plan.

In late 2013, the Planning Board approved a new record plat (File No. 220131360) which shows the new road alignment. Both public roads are now under construction.

IV. Overview of the Project

Today, the Applicant is submitting the Application for the next site plan phase of the project at the Black Hills development under the TMX-2 zone as the construction of Century Boulevard and Crystal Rock Drive moves toward completion. This Site Plan Application (No. 820150060) proposes site plan approval for a portion of the residential density and a limited amount of the retail square footage located at the core of the Property. The Project proposes 647 multifamily dwelling units, 6,050 square feet of retail space, the fitness center/pool house, and approximately 5.91 acres of public use space. The public use space includes the Central Green, several Corner Parks, the Southern Park including playgrounds, pavilions, the trail and streetscape. This Site Plan constitutes a portion of the Phase 2 described in the Project Plan.

In the 2009 Germantown Employment Area Sector Plan ("Sector Plan"), a mixed-use development is recommended for the Property. The Project will continue to implement the Sector Plan recommendations for the Property with the initial phase of residential and retail uses. The Project also complies with the relevant provisions of the Sector Plan and the Germantown Employment Area Sector Plan: Urban Design Guidelines.

The Applicant is concurrently filing a project plan amendment, Project Plan No. 92012004A, and a preliminary plan amendment, Preliminary Plan No. 12012021A, for the Property to amend certain conditions in each resolution. The amendments request modifications to the current conditions of approval for the substitution of market rate units for the age restricted and the timing of the off-site road improvements.

V. Site Plan's Conformance with the Zoning Ordinance

Section 59-D-3.4(c) sets forth the findings that the Planning Board must make for approval of a site plan application. Based on the submitted Site Plan Application, the Site Plan satisfies each requirement for Section 59-D-3.4(c):

A. *the site plan…is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

The Project is consistent with the approved Project Plan in terms of land use, density, building height and the general locations and character of the public use spaces. The Project is the second phase [first phase of constructed space] of the multi-phased, mixed-use development, providing 903,360 square feet of the total residential use and 6,050 square feet of the total retail use. This is consistent with the development ceiling approved by the current Project Plan which allows for 1,432,440 square feet of commercial use and 1,851,560 square feet of residential use. The remaining density will be provided in future phases of development.

The proposed 903,360 square feet of residential use offers 647 multi-family dwelling units with a mix of efficiencies, 1-bedroom, 2-bedroom and 3-bedroom units. The Applicant will be providing 81 (12.5%) moderately priced dwelling units.

The proposed buildings heights and setbacks from the existing development on the adjoining property meet the standards set by the approved Project Plan. The building heights on the south western portion of the Property (those nearest existing residential areas) are approximately 41'. The setbacks include a minimum of 90 feet to the nearest property line.

As set forth by the current Project Plan approval, the development will strive to meet applicable LEED standards to achieve the required LEED certification. The Project will apply the principles of the LEED-ND requirements using an integrated design process led by a well-qualified LEED professional. The Applicant will make a good faith effort to obtain a LEED Silver rating for all the proposed residential buildings.

Public facilities and amenities will be provided throughout this Site Plan area. The Project is providing more than 20% of the net tract area in public open space. The open space is provided through the Central Green (formerly Main Street East and West), several Corner Parks, and the Southern Park (formerly South Residential Green Space) including playgrounds, pavilions, the trail and streetscape. The proposed tree-lined streets will have additional landscaping, special paving hardscape, pedestrian scale street lights and site furnishing including benches, trash and recycling receptacles. Some of the proposed public spaces will have public art installation. The Applicant is currently identifying these public spaces, and is working with its art consultant to select artist(s) and

types of art for consideration. The Applicant will meet with the Art Review Panel as required.

B. *the site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Project meets the development standards of the TMX-2 Optional Method of Development. Of the development standards, five standards are explicitly stated. They are net lot area, public use space, setback from adjoining single family residential zone, maximum FAR, and BLT requirements. The other development standards are set by the approved Project Plan.

The proposed Site Plan meets each of the five stated development standards, although each Site Plan is not required to meet all standards (rather, the aggregate of all site plan approvals must meet the approved Project Plan standards). The public use space proposed exceeds the minimum 20% required for this site plan area. The building setbacks from the adjoining property lines exceed the 25 foot requirement from the Cloverleaf Townhome Condominiums. The total BLTs required for the overall Project are 14.1 (7.3 for residential uses and 6.8 for commercial uses), as stated in the Current Project Plan approval. The Applicant will be responsible for purchasing a pro-rata portion of the residential BLTs in proportion to the amount that this Site Plan represents to the overall number of residential units approved under the Project Plan.

The Current Project Plan conditions of approval set the maximum building lot coverage, building heights, and setbacks from adjoining lots. The proposed building coverage is approximately 24%. The building heights are required to step down from 143 feet as the development moves away from I-270 and the future transit center with the lowest height of 35 feet along the residential edges. The proposed buildings in this phase will adhere to this requirement and are 37-61 feet in height.

C. *the locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

The Site Plan has been designed to ensure that the locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.

The building locations provide wide illuminated sidewalks and large open spaces which provide for ease of pedestrian movement and clear sight lines for

vehicles. The proposed recreational areas and open spaces are located at building nodes, along the street edge or at corners, and along the site perimeter. All of these locations are open and highly visible from surrounding areas providing an added measure of safety. The Project proposes development of the first segment of the perimeter hiker/biker trail. The proposed trail is easily accessible from Century Boulevard and various points along the path. The proposed street grid provides for safe pedestrian and vehicular mobility throughout the site.

D. *each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development.*

The building structures and uses are compatible with the existing and proposed adjacent development. The residential buildings are located near the existing residential development adjoining the Property, with the proposed retail use located along Century Boulevard.

E. *the site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

In conjunction with the Infrastructure Site Plan, a Final Forest Conservation Plan No. 820130250 ("FFCP") was submitted and approved. The forest conservation requirements of the approved FFCP were based upon the limits of disturbance necessary for the construction of Century Boulevard and Crystal Rock Drive. The FFCP approval stated that subsequent forest conservation plans would be necessary. Therefore, a final forest conservation plan amendment (No. 82013025A) is being submitted with this Site Plan application.

VI. Amendment to the Project Plan

The Applicant requests an amendment to the Project Plan for the modification of two conditions of approval. The modifications are to reflect a change to the nature of the proposed residential use, specifically the substitution of market rate units for the age-restricted units. The specific conditions to be modified or deleted are Condition 1, Development Ceiling and Condition 3, Housing.

- *Condition 1: Development Ceiling*
  The development is limited to a maximum of 0.7 FAR on the 107.70 acres, including the following:
  a. Employment uses may not exceed the following.
    - *Office Use: 1,097,800 square feet;*

- *Retail Use: 91,400 square feet; and*
- *Hotel Use: 243,240 square feet (350 rooms).*

b. Residential uses may not exceed 0.39 FAR.

- *Non Age-restricted units: 440 units including MPDUs; and*
- *Age-restricted units for Senior Adults: 1,178 units including MPDUs.*

- Condition 1 should be modified to reflect the addition of [647] non-age restricted units and the elimination of 1,076 age-restricted units for Senior Adults.

- *Condition 3: Housing*
  The Housing and Related Facilities for Senior Adults, hereinafter referred to as Senior Adult housing, may not be converted into non-age restricted units without first revising the traffic study for the approved Project and Preliminary Plans. Occupancy of the Senior Adult housing is limited to the definition (section 59-A-2.1) in the Zoning Ordinance. Senior Adults are defined as persons 62 years and older.

  - Condition 3 should be amended, as necessary, to reflect the elimination of 1,076 age-restricted units for Senior Adults.

The Applicant has advised Staff that market and economic feasibility concerns preclude development of the previously intended age-restricted dwellings on the Property. The continuation of the 2008 recession in certain segments of the housing market, the relatively high cost of structured parking (which was the type of nearly all parking for the proposed age-restricted units), the soft demand for a large number of active adult retirement community units in distant suburban areas of Montgomery County, and the continuing concern by seniors of the relatively high cost of living and taxation in Maryland, all combined to change the Applicant's intentions to develop age-restricted units on the Property.

Instead, the Applicant proposes to reduce the number of age-restricted units in the center of the Project from 1,076 (not including a proposed assisted living facility use of 102 units, which remains) to 647 market-rate multi-family units, including MPDUs. This substitution does not affect the Project's strong urban character and approved street grid. Nor does it alter the approved public use spaces, or the high quality architectural design and construction standards. The building heights of the proposed multi-family units are actually lower overall than the approved age-restricted units. There is an increase in surface parking, and a reduction in structured parking, with this change.

To comply with the Project Plan conditions recited above, the Applicant has prepared and submitted a traffic study demonstrating the traffic implications of the change from age-restricted units to market-rate units. Overall, the increase in peak hour traffic attributable to this change is modest. Of the off-site intersections studied with the original approvals, only 5 of these intersections have any material impact related to this change. As shown in the traffic study, all impacts are quite modest and can be easily accommodated by the improvements being proposed by the Applicant.

The change to market-rate units also has school children generation implications. The proposed 647 market rate units, including 81 MPDUs, are projected to create 79 elementary school students, 30 middle school students, and 42 high school students in the Seneca Valley cluster. Only the elementary school level exceeds 105% of capacity, but the addition of the Project's students will not raise the current projected occupancy level for the elementary schools above 120%. The middle school and high school levels are not projected to exceed 105% occupancy with the addition of the Project's students.

VII. Amendment to the Preliminary Plan of Subdivision

The Applicant also requests an amendment to Current Preliminary Plan to modify the conditions of approval, specifically Conditions 1, 2, 4, and 19. The modifications are to reflect the changes to the proposed residential uses.

- *Condition 1: Approval is limited to 11 lots for a maximum of 1,097,800 square feet of office space, 91,400 square feet of retail space, a 350 room hotel and a total of 1,618 residential units including 12.5% MPDUs. No more than 440 units will be non-age restricted.*

    - Condition 1 should be modified to reflect the removal of 1,076 age-restricted units for Senior Adults and the addition of 647 non age-restricted/market-rate units for a total of 1,189 dwelling units, including 102 assisted living units.

- *Condition 2: The Housing and Related Facilities for Senior Adults may not be converted into non-age restricted units without first revising the traffic study for the approved Project and Preliminary Plans.*

    - Condition 2 should be amended to reflect the removal of 1,076 age-restricted units for Senior Adults. A new traffic study has been submitted by The Traffic Group for review as required.

- *Condition 4: Prior to the release of the first building permit for Phase II of development as specified in the Project Plan, the Applicant must submit design details to MNCPPC, the Montgomery County Department of Transportation ("MCDOT") and the State Highway Administration ("SHA") and construct the following roadway improvements to the extent required by MCDOT.*

    - The Applicant is requesting a modification to Condition 4 to remove the requirement to complete the construction of off-site intersection improvements prior to the release of building permits for Phase II. Instead, the Applicant proposes to require that the design details for all off-site intersection improvements must be submitted to MNCPPC, MCDOT and SHA prior to the release of the building permits for Phase II, that the off-site intersection improvements be substantially completed prior to the time of issuance of 50% of the use and occupancy permits for Phase II, and that the off-site intersection improvements be completed and open to traffic prior to the time of issuance of 100% of the use and occupancy permits for Phase II. This will allow for the essential design coordination between the agencies to be completed without impacting the Project's construction timeline. The off-site intersection improvements are associated with the entire development of the Property (including office, retail and assisted living units), and to require the completion of all of them prior to the issuance of building permits for only 647 multi-family units is neither necessary or appropriate under the circumstances.

- *Condition 19: At the time of a Site Plan submission containing any of the senior housing units, the Applicant must submit for Staff review draft HOA document language that identifies the specific units or buildings designated as senior housing as defined under 59-A-2.1 of the zoning ordinance and the limitations as to residences of that designation.*

    - Condition 19 should be deleted in its entirety to reflect the substitution of the market-rate units for the age-restricted units for Senior Adults (except for 102 assisted living units, which remain and do not require an HOA structure).

VIII. Conclusion

As demonstrated by the contents of this Application, the Project complies with the Zoning Ordinance requirements and the prior approvals governing the development. We look forward to working with Technical Staff on this exciting

application and ultimately in presenting the Project to the Planning Board. Thank you in advance for your consideration.

Isiah Leggett
County Executive

DEPARTMENT OF TRANSPORTATION

Al R. Roshdieh
Director

February 17, 2016

Mr. Michael W. Garcia, Transportation Coordinator
Area 3 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 12012021A
Black Hills (formerly Crystal Rock)
Traffic Impact Study Review

Dear Mr. Garcia:

We have completed our review of:

- the revised Local Area Transportation Review and Transportation Policy Area Review (TIS) dated April 20, 2015,
- the August 14, 2015 Supplemental MD355/MD118 Intersection Analysis for the intersection of Frederick Road (MD355) and Germantown Road (MD118), and
- the January 11, 2016 response letter from the applicants' traffic consultant to our previous TIS review comments – prepared by Mr. Glenn Cook and colleagues of The Traffic Group, Inc. The April 20, 2015 report reflects changes to the previously approved development densities; the new proposed total development evaluated by that analysis includes:
  - 1,097,800 SF of general office space
  - 91,400 SF of retail space
  - 350 hotel rooms
  - 102 assisted living facility beds
  - 440 garden/mid-rise apartment units
  - 647 garden/mid-rise apartment units

We offer the following comments (original MCDOT comments in BLACK text, latest responses in RED text):

Local Area Transportation Review (LATR)

1. We defer to the Maryland State Highway Administration (MSHA) for review and comment of the proposals for intersections under the MSHA's jurisdiction – as listed in this report and the supplemental analysis.

2. We recommend Exhibit 1A be updated to provide legible street names and route numbers.

   Consultant's response:

   In the January 11, 2016 reply letter, the applicants' consultant indicates these changes will be incorporated when ". . . *the final comments are approved*."

   DOT reply:

   We accept that response, but recommend these changes be incorporated prior to Planning Board review of the revised preliminary plan.

3. Exhibit 2: There exist channelized right turns at several of the studied intersections. They include:

   - Father Hurley Boulevard & Crystal Rock Drive (westbound)
   - Father Hurley Boulevard & Middlebrook Road (northbound)
   - Ridge Road/MD27 & Frederick Road/MD355 (all quadrants)
   - Frederick Road/MD355 & Germantown Road/MD118 (southbound)
   - Germantown Road/MD118 & Clopper Road/MD117 (westbound, eastbound, and southbound)

   We recommend the lane use exhibit be updated to reflect these movements. These movements are not controlled by the nearby traffic signal, so they need to be differentiated. The CLV figures should also be rechecked to ensure these right turn volumes have not been in those calculations.

   Germantown Road/MD118 & Observation Drive: The Exhibit should be revised to indicate the southbound lanes function as thru-left and thru-right. The CLV calculations should also be recomputed.

   Father Hurley Boulevard & Wisteria Drive: The Exhibit should be revised to indicate the westbound lane use is right-only movement, not a thru-right. The CLV calculations should also be recomputed.

   Consultant's response

   In the January 11, 2016 reply letter, the applicants' consultant indicates they have reviewed the above comments, will identify which intersections operation as Free Right turns, reflect those changes on Exhibit 2, and amend the CLV calculations where appropriate.

DOT reply:

We accept that response; however, we have not received the revised Exhibit nor the new calculations. As all of the referenced intersections are under the jurisdiction of the MSHA, we defer the review of the revised Exhibit and calculations to the MSHA and your office.

4. We defer to the Planning Board to determine the level of participation needed from this applicant in the improvements at the following intersections:
    - Frederick Road/MD355 & West Old Baltimore Road
    - Frederick Road/MD355 & Ridge Road/MD27
    - Frederick Road/MD355 & Germantown Road/MD118
5. Page 18 of the report indicates "The Dorsey Mill Road bridge over I-270 will be built by the County. For the analysis purpose, this report assumed the crossing of I-270." We understand that that bridge will be built under a joint public/private project under an agreement between this applicant and the County. However, that construction is not reflected in the adopted Capital Improvements Program.

    Consultant's response

    In the January 11, 2016 reply letter, the applicants' consultant indicates *"As previously agreed to with the County the developer is in the process of designing plans for this Bridge."*

    DOT reply:

    We acknowledge that that the developer and the County have an agreement for the design and construction of this bridge. However, we do not know if this construction project is proposed in the County Executive's (soon-to-be-released) Recommended Capital Improvements Program. We defer to the Planning Board on whether this CIP project may be counted in this TIS.

6. Page 19 of the report proposes to "restripe one northbound thru lane along Crystal Rock Drive to a second right turn lane" and "possible traffic signal modifications." This modification was proposed in the TIS for the original (Crystal Rock) preliminary plan. We have not seen a queueing analysis to support the proposed change. At this time, we see no justification to convert a thru lane into a second right turn lane, despite the volume associated with that movement. If the applicant truly believes a second right-turn lane is necessary, we need additional analysis to support that change.

    Consultant's response

    In the January 11, 2016 reply letter, the applicants' consultant indicates *"Based on comments provided during the review of the Crystal Rock Drive/Father Hurley Boulevard intersection previously submitted, the northbound approach has been revised on the plans and the report was revised to show widening on the northbound approach to provide a second right turn lane which eliminates the need for eliminating the second thru lane. The second thru lane is needed however we will now be maintaining two thru lanes."*

DOT reply:

MCDOT has not seen the revised analysis nor plans and has concerns for how this pavement widening will be implemented – in consideration of potential right-of-way limitations and other obstructions at this location. **We recommend that, prior to Planning Board review of the revised preliminary plan, a concept plan for the proposed widening be reviewed by your Office and the Executive Branch. That concept plan should delineate (in plan view and typical section) the limits of the existing right-of-way, the limits of the proposed widening, the impacts on any existing utilities as well as pedestrian and bicycle facilities, impacts on any affected easements, as well as impacts on any nearby existing storm drain and/or stormwater management facilities.** Also, any necessary modifications to the traffic signal and related signs and markings shall be the responsibility of the applicant.

7. We do not see where the report addresses the previous requirement of this development to construct a second eastbound left turn lane on Father Hurley Boulevard at Crystal Rock Drive. If this improvement is no longer necessary from this applicant, the report should document the rationale for remove that requirement.

   Consultant's response

   In the January 11, 2016 reply letter, the applicants' consultant indicates *"As reflected in the analysis, the improvement to construct the second eastbound left turn lane is no longer necessary."*

   DOT reply:

   We defer to your office for this improvement is no longer needed under the amended preliminary plan.

8. Exhibits 9 ("Total Peak Hour Traffic Volumes"), 10 ("Results of Intersection Capacity Analyses/CLV-Morning"), and 11 ("Results of Intersection Capacity Analyses/CLV-Evening"): we believe additional operational analysis is needed at the intersection of Century Boulevard and Aircraft Drive. Although the calculated CLVs are well under the congestion level threshold, we remain concerned that this study estimates a 1096 morning peak hour right-turn volume in the single northbound thru-right turn lane (an increase of 79% over the background traffic) without an proposed improvements or signal modifications. We recommend the report be revised to address this concern.

   Consultant's response

   In the January 11, 2016 reply letter, the applicants' consultant indicates *"As stated above this intersection, even with the heavy right turn volume works well under the congestion level for this area. Operationally the intersection could work more efficiently if the northbound thru-right turn lane was restriped to make the lane an exclusive right turn lane. This would allow for a right turn overlap and "Right Turns on Red" for this movement if the County would prefer that this change be implemented in the future even though it is not required for the development."*

DOT reply:

The updated study indicates the maximum Critical Lane Volume (in the morning peak) hour is calculated to be 1305 – well below the 1600 congestion standard for this intersection. As a result, we accept the consultant's response and agree this applicant cannot be required to improve this intersection under the current LATR guidelines. We will monitor traffic activity at this intersection for operational issues.

9. We accept the consultant's conclusions at the other studied County intersections.

Pedestrian, Bike, and Transit Statement

1. We accept the consultant's analysis of existing conditions contained in Appendix D of the TIS.

2. Exhibit 13 ("Results of Pedestrian Crossing Timing Analysis") contains errors pertaining to the pedestrian crossing distances and the "desired times." As a result, many of the crossing times reported in the TIS are in excess of forty (40) seconds. These crossing times are not consistent with those programmed in our controller. We recommend the consultant contact our Transportation Management Center to obtain the exact times in the controller, for inclusion in this report.

   Consultant's response

   In the January 11, 2016 reply letter, the applicants' consultant indicates *"We have contacted the Transportation Management Center to obtain this information and will have the exact times in the final copy of the report when submitted."*

   DOT reply:

   We accept that response, but recommend these changes be incorporated prior to Planning Board review of the revised preliminary plan.

Transportation Policy Area Review (TPAR)

1. The Transportation Policy Area Review test under the *Subdivision Staging Policy* must be satisfied by paying the "transportation impact tax' that equals 25% of the development impact tax for a site located in the North Bethesda Policy Area.

SUMMARY

1. The consultant's January 11, 2016 letter of responses addresses many of the concerns in our previous review comments. However, we believe the final edition of the report with final calculations (as well as a concept plan for the improvements at the intersection of Crystal Rock Drive and Father Hurley Boulevard) should be submitted for agency staff concurrence prior to the Planning hearing for this amended project.

2. The applicant will need to pay a transportation impact tax equal to 25% of the development impact tax.

Thank you for the opportunity to review this amended report and the consultant's responses to our previous comments. If you have any questions or comments regarding this letter, please contact Mr. William Whelan, our Development Review Area Engineer for this project, at at 240-777-7170 or at william.whelan@montgomerycountymd.gov.

Sincerely,

Gregory M. Leck, Manager
Development Review Team
Office of Transportation Planning

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cc:	Jim Policaro	Black Hills Germantown, LLC
	Francine Waters	Black Hills Germantown, LLC
	Glenn Cook	The Traffic Group, Inc.
	Robert Brewer, Jr.	Lerch, Early & Brewer
	Pranoy Choudhury	MSHA District 3
	Kipling Reynolds	M-NCPPC Area 3
	Richard Weaver	M-NCPPC Area 3
cc-e:	Bruce Johnston	MCDOT DTE
	Fred Lees	MCDOT DTEO
	Bruce Mangum	MCDOT DTEO
	Salem Saleh	MCDOT DTEO
	Mark Terry	MCDOT DTEO
	Gary Erenrich	MCDOT OTP
	Andrew Bossi	MCDOT OTP
	William Whelan	MCDOT OTP

FROM: Molline Jackson,
Art Review Panel Coordinator

PROJECT: Black Hill
SITE PLAN No. 820150060

DATE: January 25, 2016

The Art Review Panel has generated the following meeting minutes based on our discussion of the design concept for the public amenities on November 18, 2016 for Black Hill. The Panel's recommendations should be incorporated into the Staff Report and strongly considered prior to the certification of the Site Plan and/or prior to the release of the first building permit. Should you have any additional questions and/or comments please feel to contact the Art Review Panel Coordinator.

Attendance:
Molline Jackson (Lead Plan Reviewer)
Bonnie Pulise (Applicant)
Dan DeRose (Landscape Architect)
Jean Efron (Art Consultant)
Jane Snyder (Art Consultant)

Mark Kramer (Panelist)
Luann Korona (Panelist)
Judy Sutton Moore (Panelist)
Germano Gomez (Panelist)

Meeting Notes:

- This project was initially presented in the early stages of the Project Plan review period.
- The Applicant is currently undergoing the review of Phase 2A - Site Plan (also known as Phase 2A and 3 of the Project Plan development phasing).
- The subject property is location in Germantown along Crystal Rock Drive and Century Blvd, west of I-270 and south of Black Hill Regional Park.
- The Applicant is proposing to install a sculpture and mosaic pavement patterns throughout the property.
- The Applicant is currently proposing 22% (272,127 sf.) of public use space for the respective phase; the entire site will have up to 51% of the net track area on-site.
- The total gross acreage for Phase 2A is 27.25 ac.; proposed density is consistent with the Project Plan Approval (0.7 FAR).

- Phase 2A consists of 649 multi-family residential units; including 82 MPDUs, 7,325 sf. of retail in the first floor of Buildings M-1 and K-1.
- The sculpture (overall dimensions to be determined) will be installed within the central green space along Main Street. The selected artist is Pard Morrison.
- The columns (3) will be oriented on the same axis parallel to Century Blvd. and welded 3/16" plate aluminum and the coloration will be applied using a heat process in order to apply industrial strength pigments to the aluminum.
- The piece will be bolted down to a concrete slab, so that no mounting hardware will be shown.
- The sculpture will be located furthest away from recreational activity within the green space area and with optimal visibility from the roadway. Considered a landmark feature used to orient the residents and attract visitors to the heart of the development.
- Arts on the Block will also create mosaic tiles to be installed in the ground plane (i.e. pavement patterns), within the retaining walls, and integrated throughout the site.
- The tiles will be used as a way-finding tool to help residents navigator throughout the site.

Panel Recommendations:

1. The Panel recommends approval of the general concept. However, would like more clarification regarding the scale of the sculptural piece, colors, installation, footers, etc.

2. The Art Review Panel would like to revisit and review the refined concept prior to the certification of the Site Plan. The Applicant will need to elaborate on the sculpture location(s), overall dimensions of the pieces of art, placement and design patterns for the mosaic pieces.

3. The Panel recommended that there be more than one sculpture in order to better integrate other portions of the site and provide some indication of "what's to come" (i.e. way-finding). The sculpture pieces could be further integrated with the mosaic tiles or the Native American role in establishing the Sector Plan (page 25 and 43 of the Sector Plan). The two public art pieces should work well together in order to tell a comprehensive story throughout the property.

4. The Certified Site Plan must contain site details that clearly indicate the overall dimensions, prescribed materials, necessary lighting fixtures, footers and fasteners to ensure adequate safety and proper inspection of the artworks by the Arts and Humanities Council of Montgomery County ("AHCMC") and Montgomery County Department of Permitting Services ("DPS"). This information will come from the engineered drawings, certified by the structural engineer.

5. The appropriate signage should also be clearly visible on-site, specifically identifying the title of the piece, artist name, materials, completion date, and overall dimensions.

6. Prior to final inspection of the public artwork(s), the Applicant must submit to the Public Art Coordinator with the Maryland – National Capital Park and Planning Commission (M-NCPPC) at least three images of the artwork(s) on-site and information regarding the 1) associated project number, 2) title of the piece, 3) date of completion, 4) description of materials used, and 5)

address. This information will be added to the existing inventory of the public artworks throughout the County (http://www.mcatlas.org/art/).

DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Clarence J. Snuggs
Director

January 29, 2016

Ms. Molline Jackson
Area 3 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Black Hills Phase 2A
Project Plan Amendment No. 92012004A
Preliminary Plan Amendment No. 12012021A
Site Plan No. 820150060

Dear Ms. Jackson:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the applicant's revisions to the above referenced plans and recommends Approval of the plans with the following condition:

- DHCA will need to review and approve the bedroom distribution of the MPDUs at certified site plan. Based on the current bedroom distribution of the market units, the bedroom distribution of the MPDUs will need to be corrected so that there are no more than 5 total efficiency MPDUs and 31 total one-bedroom MPDUs in the development.

Sincerely,

Lisa S. Schwartz
Senior Planning Specialist

cc: Mike Plitt, Macris, Hendricks, & Glascock, P.A.

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DPS-ROW CONDITIONS OF APPROVAL **January 20, 2016**

820150060 Black Hills- Phase IIA

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan files

"**07-SITE-820150060-SP4-7.pdf V4**" uploaded on/ dated "**12/3/2015".**

The followings need to be addressed prior to the certification of site plan:

1. All improvements along Crystal Rock Drive and century Blvd to be per approved ROW improvements plans.
2. Label the curb radii for access points on public streets and provide truck turning movements.
3. Private streets to be built to tertiary roadway structural standards at minimum.
4. Public frontage sidewalks and bike paths:
    - Ensure they are ADA compliant and label accordingly;
    - All intersections dual ramps need to be aligned on both directions across the intersections;
    - Ensure/ label the sidewalk next to the amenity area at the intersection of Century Blvd and Main Street as minimum 10'.
5. All landscaping plans as part of the certified site plan must comply with the DPS requirements and approval standards for areas within the County ROW (including plants):
    - What is the "Type A" unit paving shown on the landscaping plans?
    - No Planters, shrubs, non-standard plants in ROW.
6. What is the shading area in ROW along Century BLVD?
7. Remove all pedestrian crossing markings.

FIRE MARSHAL COMMENTS

DATE: 15-Jan-16

TO: Mike Plitt
Macris, Hendricks & Glascock

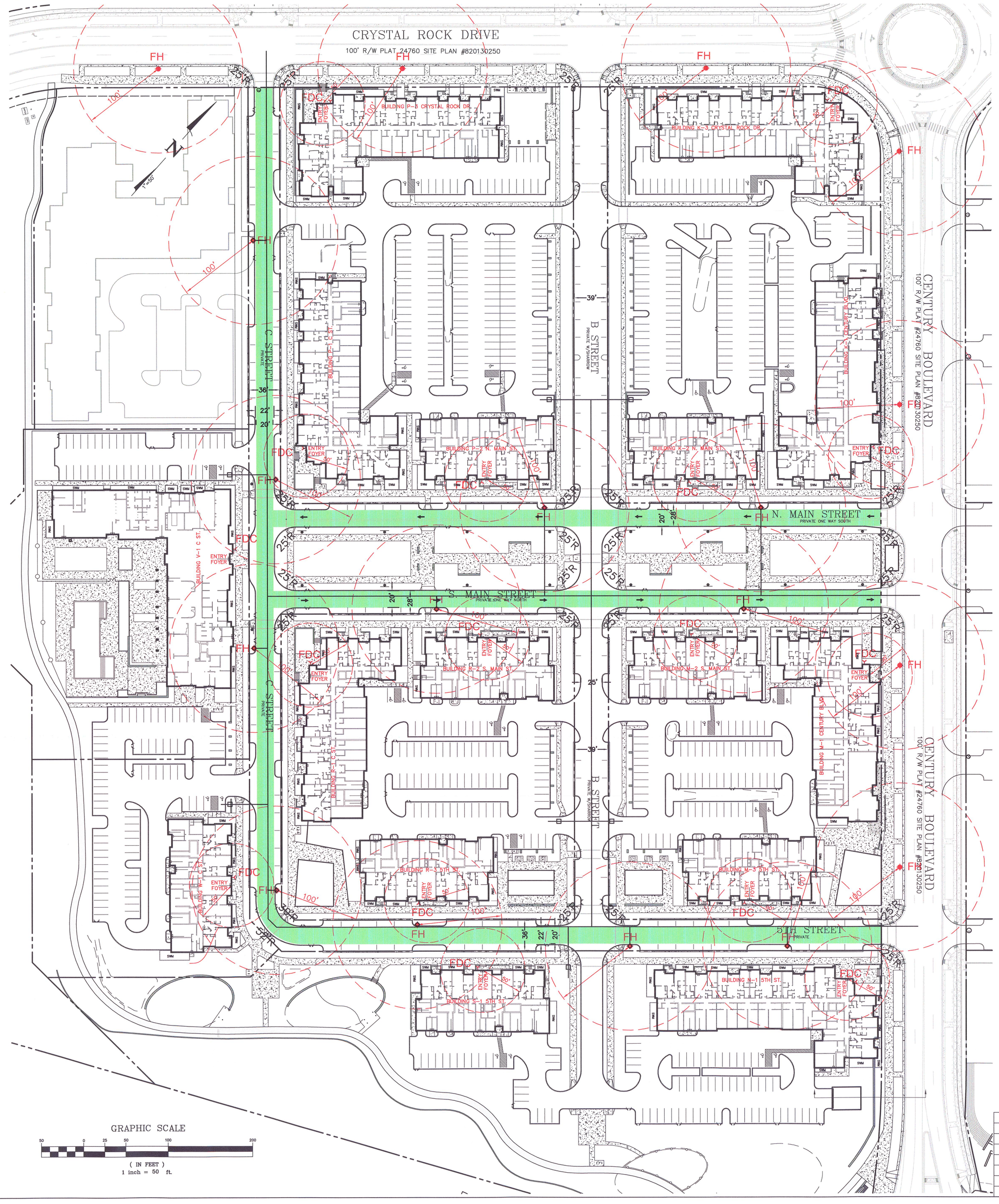
FROM: Marie LaBaw

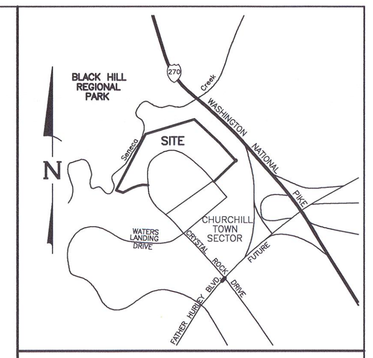
RE: Black Hills Germantown - Phase 2A
820150060

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **15-Jan-16** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.

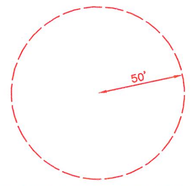
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



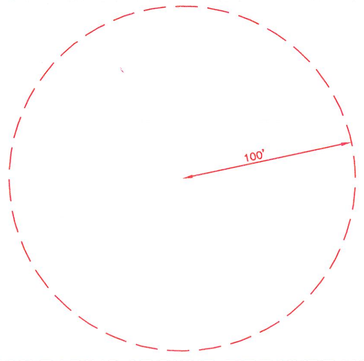


VICINITY MAP
SCALE 1" = 2,000'

LEGEND



50' RADIUS AROUND MAIN LOBBY HINGED DOOR ENTRANCE WITH ANNUNCIATOR PANEL



100' RADIUS AROUND FIRE HYDRANT

SHADING INDICATES FIRE LANE
PROPOSED FIRE HYDRANT (FH)
FIRE DEPARTMENT CONNECTION (FDC)

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SMC FM: 43 DATE: 1/15/16

OWNER/DEVELOPER
BLACK HILLS GERMANTOWN, LLLC
2000 TOWER OAKS BLVD.
8TH FLOOR
ROCKVILLE, MD 20852
PHONE: 301-284-6000

REVISIONS			
NO.	DATE	DESCRIPTION	BY

STATE OF MARYLAND
SCOTT DOUGLAS RICKER
No. 14979
PROFESSIONAL ENGINEER
1/15/16

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, LICENSE No. 14979, EXPIRATION DATE 07/02/2016

EMERGENCY ACCESS PLAN – EXHIBIT
LOTS 15 THROUGH 22 & PARCEL "C"

BLACK HILL GERMAMTOWN – PHASE 2A

CHURCHILL TOWN SECTOR GERMANTOWN
2ND ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND

MHG
Macris, Hendricks & Glascock, P.A.
Engineers ▪ Planners
Landscape Architects ▪ Surveyors
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Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr.	Designer
MDP	MDP
Date	Scale
1-15-16	1" = 50'
Project No.	Sheet
10-102-19	1 of 1

MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Isiah Leggett
County Executive

Steven E. Lohr
Fire Chief

Date: 1-14-16

Fire Lane Establishment Order

Pursuant to Section 22-33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement as identified below. When signs or paint work has been completed, this order will authorize the enforcement of this Fire Lane by appropriate police or fire officials. Compliance with this order must be achieved within 30 days of receipt when any of the following conditions are met:

- One or more structures addressed from the subject road are occupied;
- The road or accessway is available for use and at least one building permit for an address on the subject road has been issued; or
- The road or accessway is necessary fire department access.

LOCATION: Black Hill Crystal Rock Drive & Century Boulevard, Germantown

Delineate all areas where indicated by signs and/or paint.

☐ **SIGNS** -- (See attached diagram for location of sign placement)

(Red letters on white background)

Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet.

☐ PAINT -- (See attached diagram when painting is required)

Paint must be traffic yellow with lines of Sufficient width to be readily identifiable/ readable by motor vehicle operators.

Signature of Order Writer/I.D. #

Cc: Fire Code Enforcement Section
Attachment: Fire Lane Diagram

FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: Black Hill, Phase 2A

FIRE LANE LOCATION/ADDRESS: Crystal Rock Drive & Century Boulevard, Germantown

See attached drawing for designated fire lanes:

I have received the drawing and instructions for installing the designated fire lanes on property not owned by state or local government.

NAME AND TITLE OF PROPERTY REPRESENTATIVE

NAME: James D. Policaro TITLE: Vice President of Development

SIGNATURE:

PHONE: 301-692-2375 DATE:

ADDRESS (where processed order will be mailed):

Lerner, 2000 Tower Oaks Boulevard, 8th Floor, Rockville, MD 20852

The designated fire lanes are the minimum necessary for fire/rescue access and are in accordance with Section 22-33 of the Fire Safety Code.

NAME: SIGNATURE:

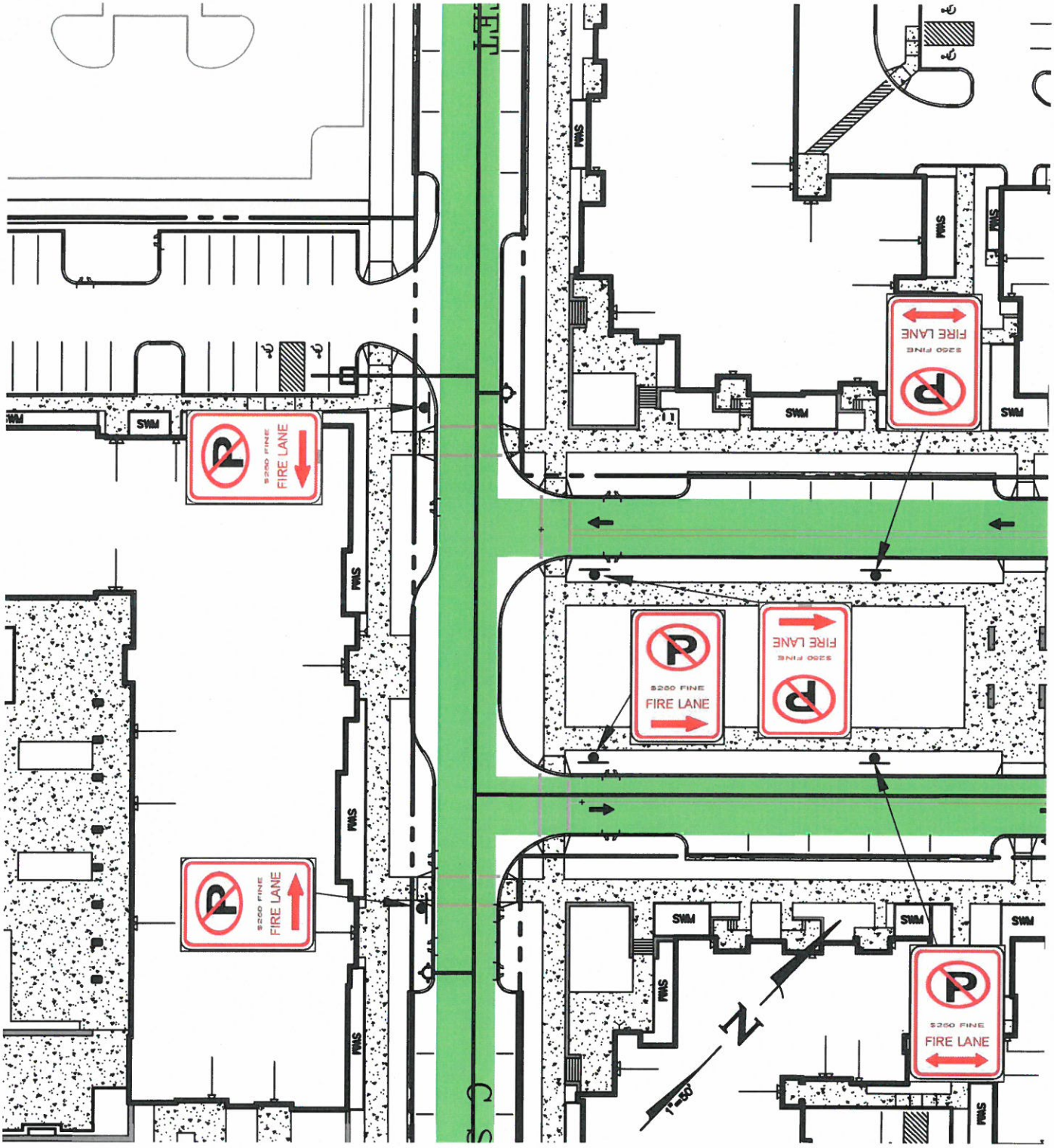
STA.#: I.D.#: DATE:

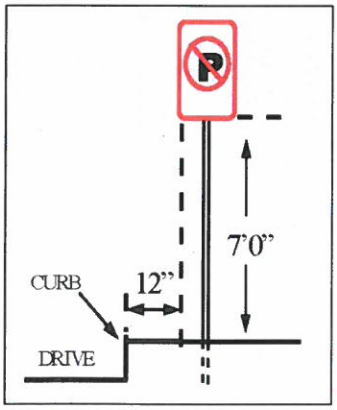
Comments:

Fire Lane Installed Per Order

NAME: DATE:

0092N/23





FIRE LANE SIGNAGE PLAN

PHASE 2A

BLACK HILL

SCALE: 1"=20' DATE: 1-15-16

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.mhgpa.com

JOB NO. 2010.102.19

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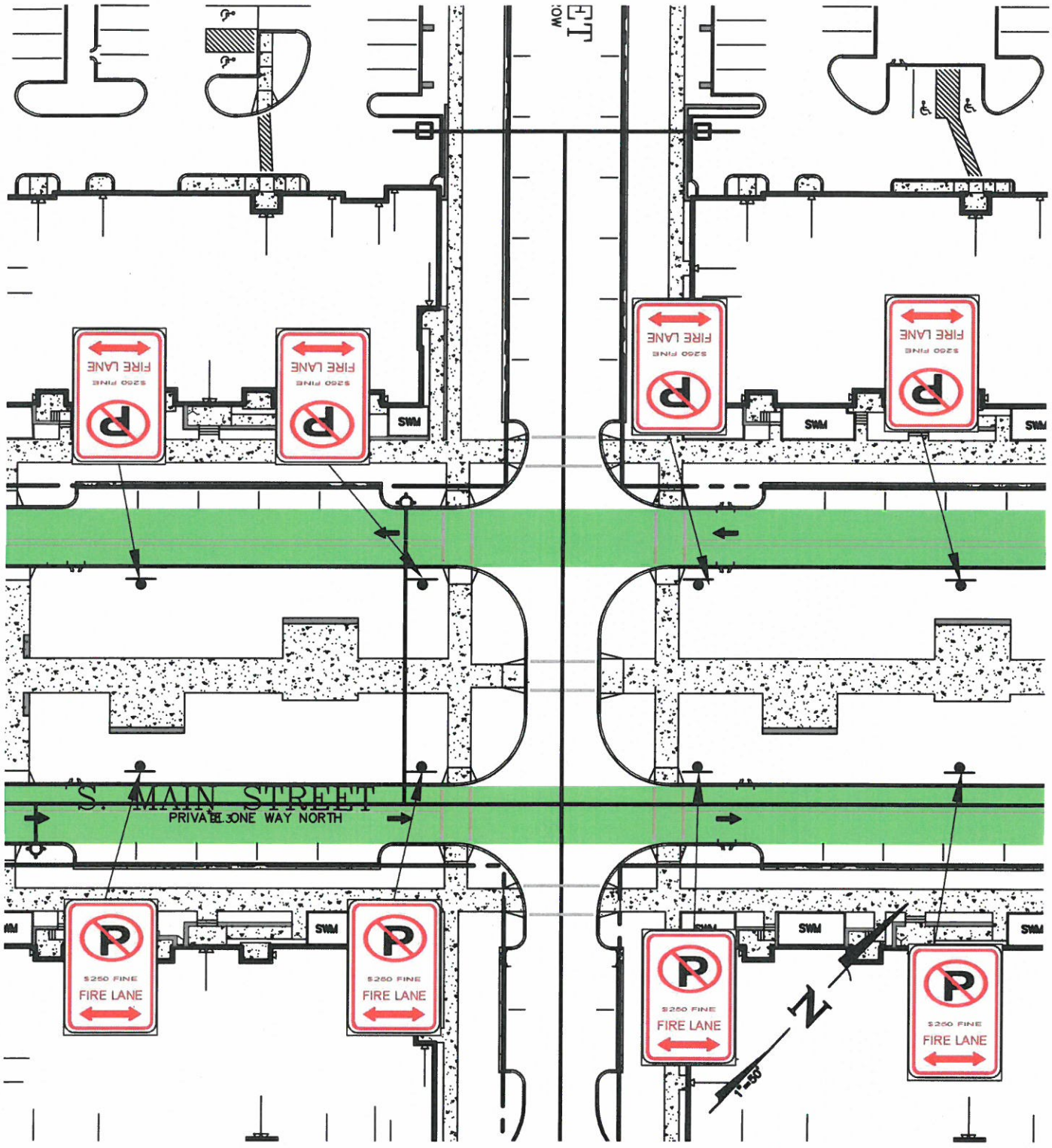

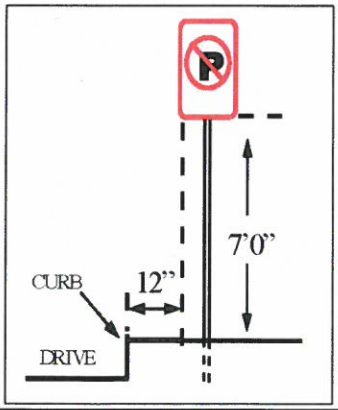

FIRE LANE SIGNAGE PLAN

PHASE 2A

BLACK HILL

SCALE: 1"=20' DATE: 1-15-16

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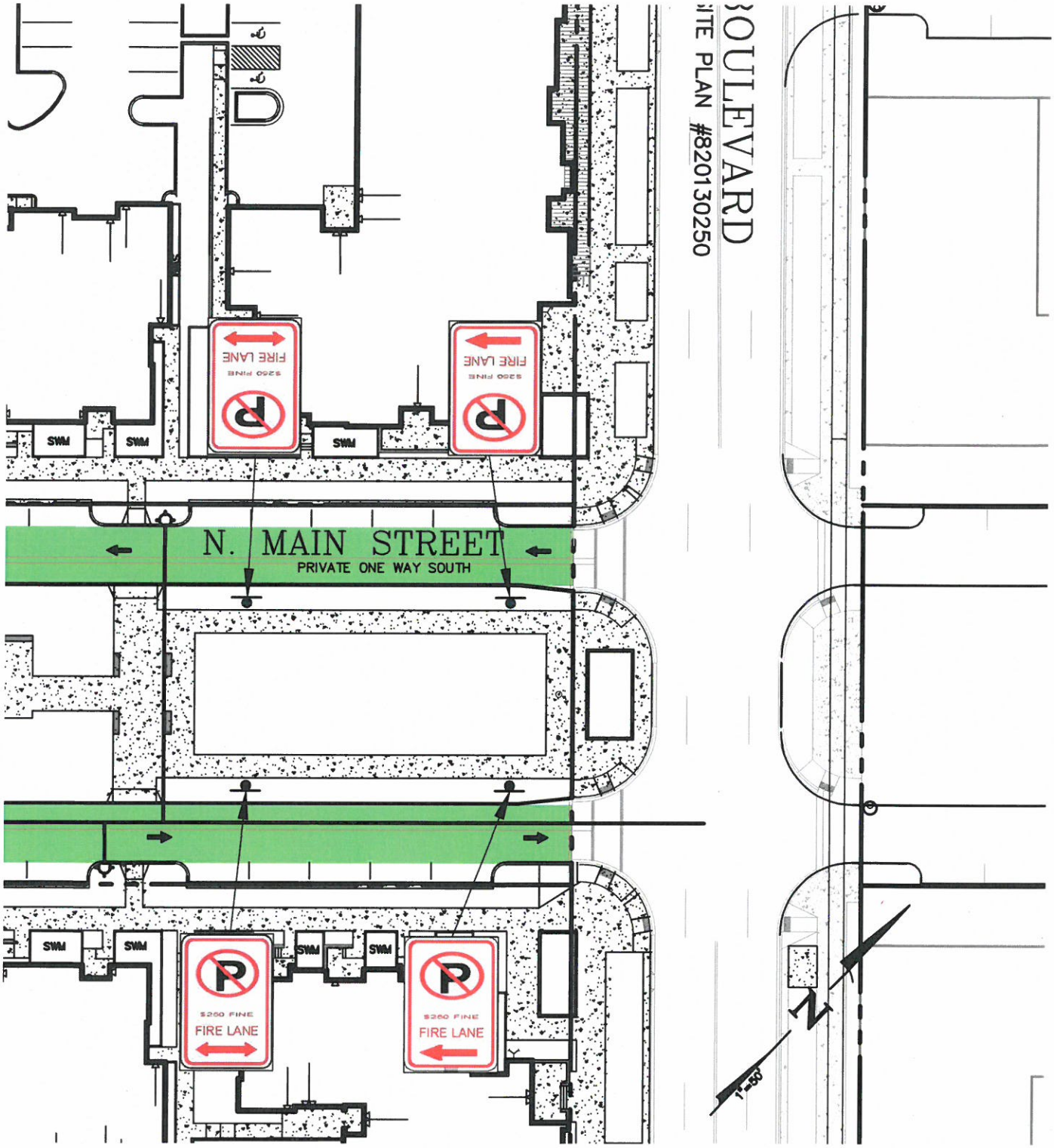

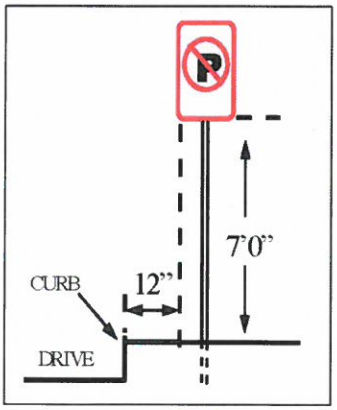

FIRE LANE SIGNAGE PLAN

PHASE 2A

BLACK HILL

SCALE: 1"=20' DATE: 1-15-16

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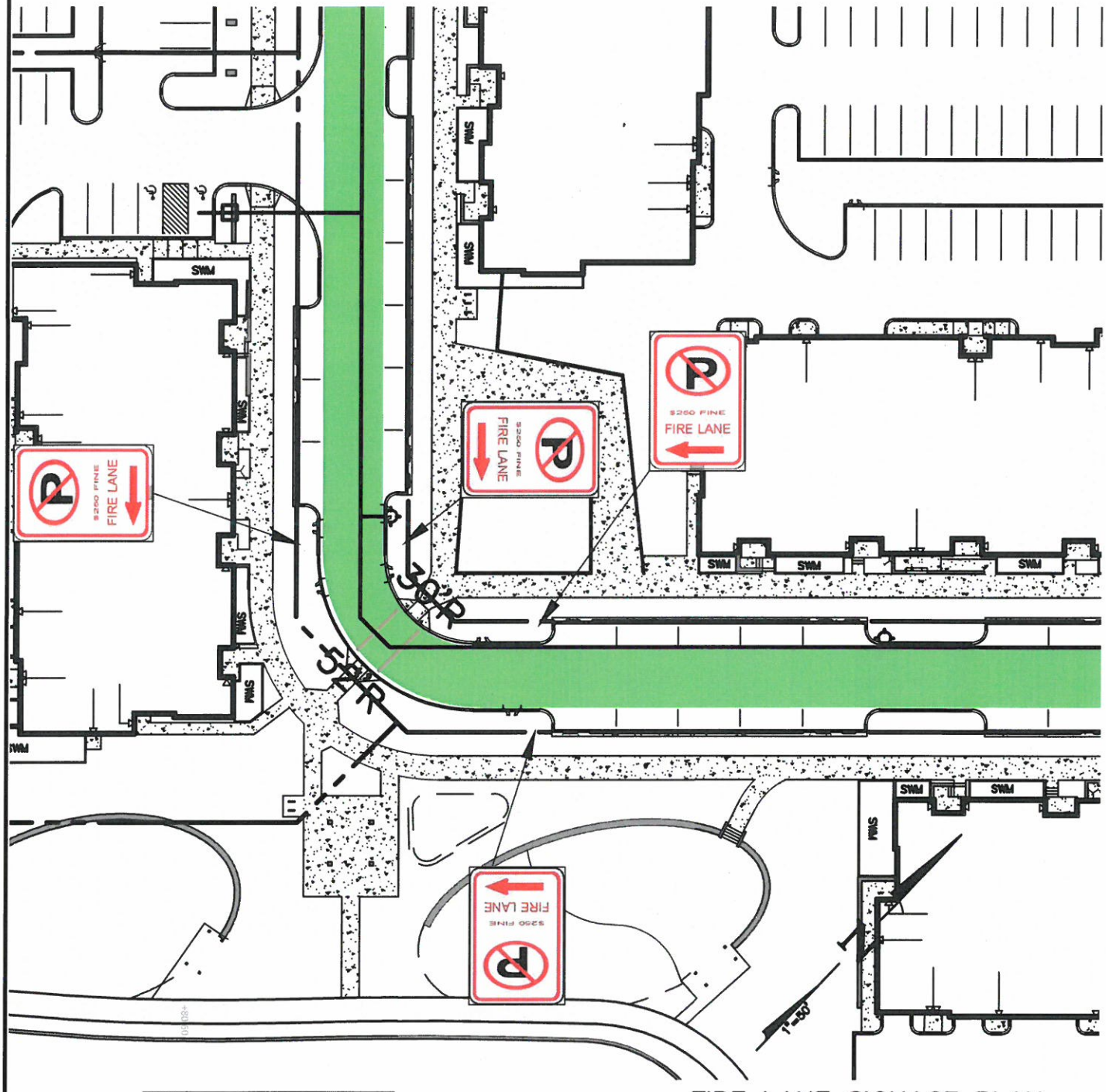

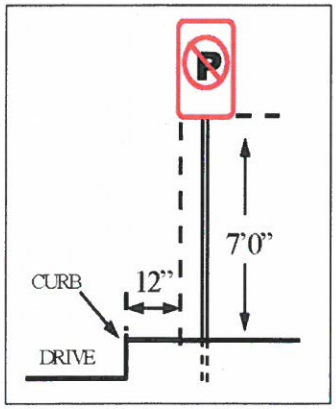

FIRE LANE SIGNAGE PLAN

PHASE 2A

BLACK HILL

SCALE: 1"=20' DATE: 1-15-16

MONTGOMERY COUNTY, MARYLAND

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

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

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Larry Hogan, *Governor*
Boyd Rutherford, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

Pete K. Rahn, *Secretary*
Douglas H. Simmons, *Acting Administrator*

June 26, 2015

Re: Montgomery County
I-270
Black Hills
SHA Tracking No. 12APMO042XX
Traffic Impact Study
Mile Point 15.78

Mr. Michael Garcia, AICP
Maryland – National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Garcia:

Thank you for the opportunity to review the updated Traffic Impact Study (TIS) prepared by The Traffic Group, Inc., dated April 20, 2015 regarding the proposed Black Hills mixed-use development in Montgomery County, Maryland. The Maryland State Highway Administration (SHA) review is complete and we are pleased to respond.

- The new development plan calls for 1,097 Apartment Units, 102 Assisted Living Units, 1,097,800 square feet of Office Development, 91,400 square feet of Retail Space, and 350 Hotel Rooms.

- Proposed access to the site remains unchanged and is proposed from driveways along Dorsey Mill Road, Century Boulevard, and Crystal Rock Drive (all County roadways).

- The updated TIS recommends geometric and/or operational modifications to the following study intersections:

  - MD 355 intersection with W. Old Baltimore Road (***as per the previously approved Preliminary Plan***)
  - Father Hurley Boulevard intersection with Crystal Rock Drive
  - Ridge Road intersection with Observation Drive
  - MD 355 intersection with MD 27
  - MD 27 intersection with Brink Road (***as per the previously approved Preliminary Plan***)
  - MD 117 intersection with MD 118
  - MD 355 intersection with MD 118

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way.

Please submit seven (7) sets of the revised plans (including a set of hydraulic plans and computations) and a CD containing the plans and all supporting documentation to Mr. Brian Young at 9300 Kenilworth Avenue, Greenbelt, MD 20770, attention of Mr. Pranoy Choudhury. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at http://www.roads.maryland.gov/pages/amd.aspx. Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development. If you have any questions, or require additional information, please contact Mr. Choudhury at 301-513-7325 or via email at pchoudhury@sha.state.md.us.

Sincerely,

Brian W. Young
District Engineer

BWY/elw
cc: Ms. Samantha Biddle, SHA RIPD
Mr. Pranoy Choudhury, SHA District 3
Ms. Rola Daher, SHA DSED
Mr. Wes Guckert, The Traffic Group, Inc.
Mr. Scott Holcomb, SHA DSED
Ms. Anyesha Mookherjee, SHA District 3
Mr. Johnson Owusu-Amoako, SHA TDSD
Mr. Jim Policaro, Lerner Enterprises
Mr. Steve Rochon, SHA TDSD
Ms. Tina Saxon, SHA RIPD
Ms. Lisa Shemer, SHA DSED
Mr. Eric Waltman, SHA AMD
Mr. Brian Young, SHA District 3

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

November 12, 2015

Mr.Pearce Wroe
Macris, Hendricks,and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

Re: Stormwater Management ***CONCEPT*** Request
for Revised Black Hills Intersection
Preliminary Plan #: N/A
SM File #: 264195
Tract Size/Zone: 2.85/RW
Total Concept Area: 2.85ac
Lots/Block: N/A
Parcel(s): N/A
Watershed: Little Seneca Creek

Dear Mr. Wroe:

Based on a review by the Department of Permitting Services Review Staff, the **revised** stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via the use of micro biofiltration, bioswale and a request for waiver.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

2. Each intersection proposal must be submitted as a separate engineered plan application.

3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

4. Written permission from the Montgomery County Department of Transportation, Permitting Services Right of Way Section and Maryland State Highway Administration will be required to allow the proposed biofilter and bioswale in the right of way. Written permission must be provided with the first submission of detailed plan review.

5. Waiver fees will be calculated for each section at the time of detailed plan submission.

6. The drainage area to the microbiofilter for intersection # 4 must be reduced to less than 20,000 sf.

7. The computations for intersection # 9 may not be broken down into two separate computations. If the proposed bioswale can not provide at least 1" of treatment the full waiver fee will be required in addition to installation of the ESD practice to the MEP.

8. Verify that the proposed development for intersection # 10 will not have any negative impact on the existing adjacent SWM facility.

9. This stormwater management concept includes:

    - Intersection No. 3 – Full ESDv in offset Micro Biofilter.
    - Intersection No. 4 – Full ESDv in offset Micro Biofilter
    - Intersection No. 6 – Full ESD provided in Bio Swale.
    - Intersection No. 9 – Bioswale as proposed provides ESD to the MEP. In addition, Qn & Ql waiver fee will be required.
    - Intersection No. 10 – No proposed stormwater management. Full waiver required.
    - Intersection No. 11 – No stormwater management proposed. Full waiver required.

    This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required** as noted above.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,

Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: tew

cc: C. Conlon
SM File # 264195

ESD Acres:	1.39
Structural Acres:	N/A
Waived Acres:	1.46

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

January 29, 2016

Mr. Steven Wilde
Macris, Hendricks and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886-1279

Re: ***Site Development Stormwater Management Plan*** Request for Black Hills/Crystal Rock Phase 2A
Preliminary Plan #: 120120210
SM File #: 242487
Tract Size/Zone: 107.2 acres/TMX-2
Total Concept Area: 30.6 acres
Lots/Block: 15-19
Parcel(s): C
Watershed: Little Seneca Creek

Dear Mr. Wilde:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for the above mentioned site is **acceptable**. The Site Development Stormwater Management Plan proposes to meet required stormwater management goals via micro bioretention, bioswales, planter boxes and non-rooftop disconnect.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

2. An engineered sediment control plan must be submitted for this development.

3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

5. This Site Development Concept only treats the half of the Public Right of Way, including the street, that is adjacent to this Phase 2A.

6. Micro bioretention facilities in the Right of Way are designed to hold the ESDv and allow any remaining flows to back out into the gutter and flow to the next storm drain inlet.

7. The micro bioretention facilities treating the private streets and parking lots must be designed the same way as those in the Public Right of Way so that the ESDv (dirty water) is delivered to the treatment facilites, while flows in excess of the treatment volume are not flushed through the facilities.

8. The design of the planter boxes must be closely coordinated with the architectural design to ensure the piping from the rooftops enters the planter boxes at the correct elevations. The Department may require removal and reconstruction of facilities, including the piping from the rooftops, that are not constructed properly per the approved plans.

9. It is understood that at the time of this approval, all of the detailed design information needed to ensure proper function of the proposed planter boxes may not yet be available. At the design stage the planter box designs and drainage areas will be more closely reviewed for compliance. If the designs will not function properly DPS will require alternative ESD practices be utilized. This will include consideration of the use of green roofs as well as other practices. These changes if necessary, will not require a revised Site Development Stormwater Management Plan submission so long as full stormwater ESD treatment is acceptably provided.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. This approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6345.

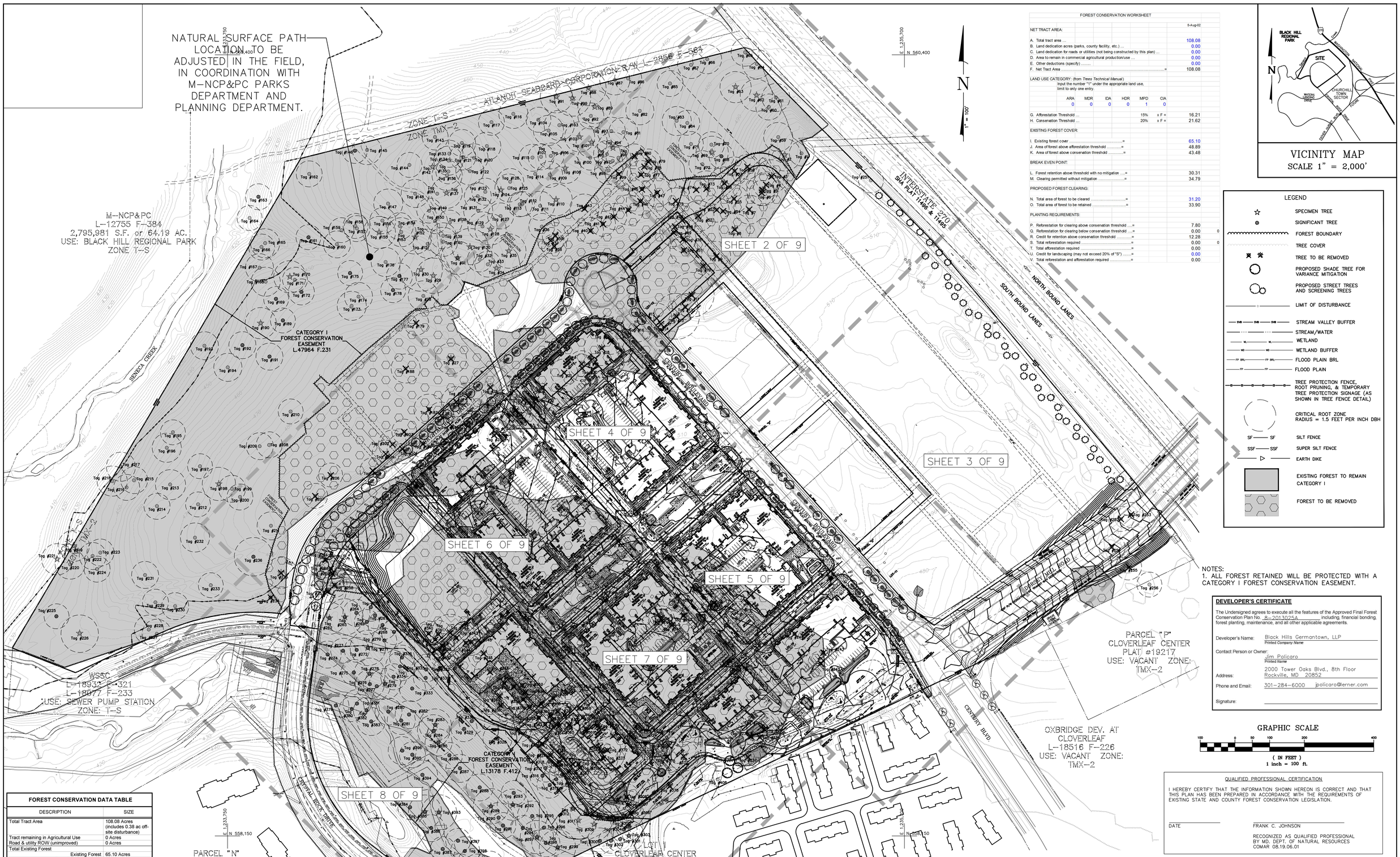
Sincerely,

Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: wrc

cc: C. Conlon
SM File # 242487

ESD Acres:	30.6
STRUCTURAL Acres:	0
WAIVED Acres:	0



FOREST CONSERVATION WORKSHEET							
						5-Aug-02	
NET TRACT AREA:							
A. Total tract area						108.08	
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					=	108.08	
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	MPD	CIA		
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:							
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					=	31.20	
O. Total area of forest to be retained					=	33.90	
PLANTING REQUIREMENTS:							
P. Reforestation for clearing above conservation threshold					=	7.80	
Q. Reforestation for clearing below conservation threshold					=	0.00	0
R. Credit for retention above conservation threshold					=	12.28	
S. Total reforestation required					=	0.00	0
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	

VICINITY MAP
SCALE 1" = 2,000'

LEGEND

- SPECIMEN TREE
- SIGNIFICANT TREE
- FOREST BOUNDARY
- TREE COVER
- TREE TO BE REMOVED
- PROPOSED SHADE TREE FOR VARIANCE MITIGATION
- PROPOSED STREET TREES AND SCREENING TREES
- LIMIT OF DISTURBANCE
- STREAM VALLEY BUFFER
- STREAM/WATER
- WETLAND
- WETLAND BUFFER
- FLOOD PLAIN BRL
- FLOOD PLAIN
- 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
- SILT FENCE
- SUPER SILT FENCE
- EARTH DIKE
- EXISTING FOREST TO REMAIN CATEGORY I
- FOREST 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. S-20130254 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Black Hills Germantown, LLP (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:

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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

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	
Existing Forest	65.10 Acres
Total Forest Retention	33.90 Acres
Total Forest Cleared	31.20 Acres
Land Use Category	Transit Mixed Use (TMX-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	7.90 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 Acreage	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.

FOREST REMOVAL TABLE
BY FOREST STAND

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**

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12/11/14	Amendment to FCP 820130250	

TAX MAP EV 31 WSSC 229 NW 13

AMENDED FINAL FOREST CONSERVATION PLAN – COMPOSITE SHEET

BLACK HILLS
(FORMERLY 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
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

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

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PLANTING NOTES

1. THIS PLAN IS FOR PLANTING PURPOSES ONLY.

2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT THE ONE YEAR GUARANTEE PERIOD.

3. CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.

4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.

5. QUANTITIES AS SHOWN ON THE PLAN SHALL GOVERN OVER PLANT LIST QUANTITIES. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.

6. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

7. CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING AND PREPARATION AS OUTLINED IN THE CURRENT EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES OF THE MARYLAND LANDSCAPE CONTRACTORS' ASSOCIATION. PREPARATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE ADDITION OF SOIL AMENDMENTS, FERTILIZERS AND SUPPLEMENTAL TOPSOIL AS INDICATED BY TESTING; AND SUBGRADE, FINAL GRADE AND FINISH GRADE SOIL PREPARATION.

8. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.

9. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.

10. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.

11. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

12. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS UNLESS OTHERWISE NOTED. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.

13. NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.

14. TREES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

15. LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR HVAC UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1-FOOT AIRSPACE BETWEEN UNIT AND PLANT.

16. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.

17. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.

18. ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.

19. MULCH IS TO BE DOUBLE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS.

20. CROWN OF ROOT FLARE SHALL BE 1/2" - 3" HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.

21. TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-HALF ON ALL B&B PLANT MATERIAL.

22. SHRUBS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS WHERE MASSING IS INDICATED.

23. SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT FLARE TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

24. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER AND M-NCPPC. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.

25. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.

26. DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR ON A MONTHLY BASIS. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

27. CONTRACTOR SHALL BE RESPONSIBLE TO RE-GRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.

28. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.

29. THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOC., MD, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.

30. ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.

PLAN VIEW
NOT TO SCALE

DECIDUOUS TREE PLANTING - UNDER 3" CALIPER
NOT TO SCALE

ID #	Common Name	Botanical Name	DBH	CRZ (s.f.)	CRZ (radius)	Conditions/Remarks	Disposition	Mitigation (DBH x .25)
1	Tulip Poplar	Liriodendron tulipifera	24 - 24 12 15 15	4069	36	Good - vines	Save	
2 *	Northern Red Oak	Quercus rubra	31	6789	46.5	Good	Save	
3 *	White Oak	Quercus alba	32	7235	48	Good	REMOVE	
4	White Oak	Quercus alba	25	4416	37.5	Good	REMOVE	
5 *	White Oak	Quercus alba	30	6359	45	Good - wire in tree	REMOVE	
6	White Oak	Quercus alba	24	4069	36	Good - sparse canopy	REMOVE	
7	White Oak	Quercus alba	28	5539	42	Good/Fair	REMOVE	
8 *	Pignut Hickory	Carya glabra	30	6359	45	Good	REMOVE	
9	White Oak	Quercus alba	28	5539	42	Good	REMOVE	
10	Dead		30	6359	45	Dead	REMOVE	
11 *	Northern Red Oak	Quercus rubra	43	13063	64.5	Good	REMOVE	
12	Northern Red Oak	Quercus rubra	25	4416	37.5	Good	REMOVE	
13 *	White Oak	Quercus alba	44	13678	66	Good/Fair; rot, barbed wire	REMOVE	
14	Dead		30	6359	45	Dead	REMOVE	
15	Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	Good - leans vines	REMOVE	
16	Northern Red Oak	Quercus rubra	29	5942	43.5	Good/Fair	REMOVE	
17	Northern Red Oak	Quercus rubra	26	4776	39	Good/Fair - leans	REMOVE	
18 *	Tulip Poplar	Liriodendron tulipifera	34 - 18	8167	51	Fair - poor structure	REMOVE	
19	Black Cherry	Prunus serotina	25	4416	37.5	Poor, cavity, heavy vines	REMOVE	
20	Red Maple	Acer rubrum	26	4776	39	Good/ Fair	REMOVE	
21	Black Cherry	Prunus serotina	26	4776	39	Good - codom @ 6'	REMOVE	
22 *	Red Maple	Acer rubrum	33 - 16 15	7694	49.5	Fair/Poor, poor structure, dead wood	REMOVE	
23	White Oak	Quercus alba	25	4416	37.5	Fair, Poison Ivy	REMOVE	
24 *	Red Maple	Acer rubrum	30 - 25 22 20 10 10	6359	45	Fair/poor structure, rot, epic, growth	REMOVE	
25 *	Mockernut Hickory	Carya tomentosa	31	6789	46.5	Fair - 75% of champion, deadwood, cav.	REMOVE	7.75
26 *	White Oak	Quercus alba	40	11304	60	Good/Fair, vines	REMOVE	
27 *	Tulip Poplar	Liriodendron tulipifera	30	6359	45	Poor - Split	REMOVE	
28	Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	good	Save	
29 *	Tulip Poplar	Liriodendron tulipifera	34 - 24 10	8167	51	Fair/Poor,large rotten bole, poor structure	Save	
30 *	Northern Red Oak	Quercus rubra	41	11876	61.5	Fair/dieback/some deadwood	Save	
31	Northern Red Oak	Quercus rubra	32	7235	48	Fair - base rot, co-dom @ 15'	Save	
32	Tulip Poplar	Liriodendron tulipifera	24 - 21	4069	36	Good - co-dom @ 3'	Save	
33	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good/Fair, some deadwood	Save	
34	dead		30 - 14	6359	45	Dead	Dead	
35 *	Northern Red Oak	Quercus rubra	33	7694	49.5	Good,vines, codom @ 6'	Save	
36	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good	Save	
37	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good	REMOVE	
38	Black Cherry	Prunus serotina	24	4069	36	Poor, hvy vines, dieback	REMOVE	
39	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good - 6" hole	REMOVE	
40	Tulip Poplar	Liriodendron tulipifera	25 - 22	4416	37.5	Good - codom @ 3'	REMOVE	
41	Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	REMOVE	
42	Northern Red Oak	Quercus rubra	25	4416	37.5	Poor	REMOVE	
43	Northern Red Oak	Quercus rubra	28	5539	42	Fair/Poor, Sparse canopy	REMVOE	
44	Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	Good	REMOVE	
45	Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	REMOVE	
46	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	Good	REMOVE	
47	Northern Red Oak	Quercus rubra	28	5539	42	Good/Fair, girdling, dieback	REMOVE	
48	Tulip Poplar	Liriodendron tulipifera	26	4776	39	Fair - poor structure	REMOVE	
49	Red Maple	Acer rubrum	27 - 15 8	5150	40.5	Fair/Poor, canopy damage, poor structure	REMOVE	
50	Red oak	Quercus rubra	27 - 18	5150	40.5	Fair - codom @ 5', poor structure	REMOVE	
51	Slippery Elm	Ulmus rubra	27	5150	40.5	Good/Fair - some dieback	REMOVE	
52 *	Tulip Poplar	Liriodendron tulipifera	30	6359	45	Good/Fair, hollow @ base	REMOVE	
53	Red oak	Quercus rubra	24 - 15	4069	36	Good	REMOVE	
54	Red oak	Quercus rubra	24	4069	36	dead	REMOVE	
55	Red oak	Quercus rubra	27	5150	40.5	Fair - some deadwood	REMOVE	
56 *	Red oak	Quercus rubra	31	6789	46.5	Good - some deadwood	REMOVE	
57	Red oak	Quercus rubra	27	5150	40.5	Good, Fair - leans	REMOVE	
58	Red oak	Quercus rubra	24	4069	36	Good/deadwood	REMOVE	
59	Red oak	Quercus rubra	28	5539	42	Fair/deadwood	Save	
60	Black Oak	Quercus velutina	25	4416	37.5	Good, Fair/dieback/deadwood	Save	
61	Black Oak	Quercus velutina	27	5150	40.5	Poor/dieback/deadwood	Save	
62 *	Black Oak	Quercus velutina	31	6789	46.5	Fair/dieback/deadwood	Save	
63 *	Black Oak	Quercus velutina	30	6359	45	good/deadwood	Save	
64	Black Oak	Quercus velutina	28	5539	42	Good	Save	
65	Black Oak	Quercus velutina	27	5150	40.5	Good	Save	
66	Black Oak	Quercus velutina	28	5539	42	Good/Deadwood	Save	
67	Black Oak	Quercus velutina	26	4776	39	Good/Deadwood	Save	
68	Northern Red Oak	Quercus rubra	24	4069	36	Good	save	
69 *	Northern Red Oak	Quercus rubra	31	6789	46.5	Fair/Deadwood/Dieback	save	
70	Northern Red Oak	Quercus rubra	25	4416	37.5	Good, Fair/Deadwood	save	
71	Northern Red Oak	Quercus rubra	24	4069	36	Good/deadwood	save	
72	Northern Red Oak	Quercus rubra	26	4776	39	Good, Fair/Swollen base/Deadwood	save	
73 *	Black Oak	Quercus velutina	34	8167	51	Poor/deadwood/co-dom @ 5', 1 bole dead, tree leaning on it, dieback	REMOVE	
74	Black Oak	Quercus velutina	24	4069	36	Good	REMOVE	
75	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good	REMOVE	
76	Red oak	Quercus rubra	25	4416	37.5	Fair/deadwood	REMOVE	
77	Black Oak	Quercus velutina	27	5150	40.5	Poor/deadwood/dieback	REMOVE	
78	Black Oak	Quercus velutina	27	5150	40.5	Fair - deadwood/dieback	REMOVE	
79	Black Gum	Nyssa sylvatica	24	4069	36	Good, deadwood, dieback	REMOVE	
80	Black Oak	Quercus velutina	24	4069	36	Good, deadwood, dieback	REMOVE	
81	Northern Red Oak	Quercus rubra	28	5539	42	Good/Fair, Deadwood, dieback	Save	
82	Black Oak	Quercus velutina	27	5150	40.5	Good/Fair, Deadwood, dieback	Save	
83	Black Oak	Quercus velutina	28	5539	42	Fair/deadwood, leaning, dieback	Save	
84	Black Oak	Quercus velutina	24	4069	36	Fair/swollen, dieback, insects, deadwood	save	
85	Black Oak	Quercus velutina	25	4416	37.5	Fair/deadwood	Save	
86	Northern Red Oak	Quercus rubra	26	4776	39	Good, Fair/deadwood, dieback	Save	
87	Black Oak	Quercus velutina	29	5942	43.5	Fair/deadwood, dieback	Save	
88 *	Red oak	Quercus rubra	34	8167	51	Good/deadwood	Save	
89 *	Red oak	Quercus rubra	32	7235	48	Fair/deadwood, dieback fungus	Save	
90 *	Red oak	Quercus rubra	35	8655	52.5	Good/deadwood/dieback	Save	
91 *	Red oak	Quercus rubra	31	6789	46.5	Good, Fair/deadwood/dieback	Save	
92	Black Oak	Quercus velutina	25	4416	37.5	Good, Fair/dieback, leaning	Save	
93	Black Oak	Quercus velutina	27	5150	40.5	Good/dieback	Save	
94	Red oak	Quercus rubra	30	6359	45	dead - fungus	Dead	
95	Red oak	Quercus rubra	26	4776	39	Good, Fair/deadwood/dieback	Save	
96	Black Oak	Quercus velutina	24	4069	36	Fair/leans, dieback	Save	
97	Red oak	Quercus rubra	28	5539	42	Good, Fair/deadwood/dieback	Save	
98	Red oak	Quercus rubra	27	5150	40.5	Dead	Dead	
99	Black Oak	Quercus velutina	25	4416	37.5	Poor/deadwood/curved trunk @ canopy, damaged	REMOVE	
100	Red oak	Quercus rubra	24 - 20	4069	36	Fair, poor/deadwood/co-dom @ 3' dieback	Save	
101 *	Red oak	Quercus rubra	30	6359	45	Good, deadwood	Save	
102 *	Red oak	Quercus rubra	30	6359	45	Poor, deadwood/ 1bole dead @ 40',dieback	Save	
103	Red oak	Quercus rubra	29	5942	43.5	Good, Fair, deadwood, dieback	Save	
104	Black Oak	Quercus velutina	24 - 15	4069	36	Fair, poor, deadwood	Save	
105	Red oak	Quercus rubra	29	5942	43.5	Good/Fair - deadwood	Save	
106	Black Oak	Quercus velutina	25	4416	37.5	Good/Fair - dieback	Save	
107	Red oak	Quercus rubra	25	4416	37.5	Dead, co-dom @ 5'	Dead	
108 *	Black Oak	Quercus velutina	30	6359	45	Good, deadwood	Save	
109	Red oak	Quercus rubra	25	4416	37.5	Fair, deadwood, curved trunk	Save	
110 *	Tulip Poplar	Liriodendron tulipifera	31	6789	46.5	Good/Fair - co-dom @ 4.5'	Save	
111	Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good	Save	
112	Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	Save	
113	Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	Save	
114	Black Oak	Quercus velutina	24	4069	36	Dead - barbed wire (edge of swale)	Dead	
115	Red oak	Quercus rubra	26	4776	39	Fair - dieback	Save	
116	Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good	Save	
117	Pignut Hickory	Carya glabra	25	4416	37.5	Good - leans	Save	
118	Black Oak	Quercus velutina	27	5150	40.5	Fair - deadwood - dieback	Save	
119	Black Oak	Quercus velutina	26	4776	39	Fair - deadwood - dieback	Save	
120	Red oak	Quercus rubra	27	5150	40.5	Good	Save	
121	White Oak	Quercus alba	25	4416	37.5	good, 3" tree growing, @ base	Save	
122	Black Oak	Quercus velutina	27	5150	40.5	good, fair, deadwood, leans	Save	
123	Black Oak	Quercus velutina	26	4776	39	Fair, insects, dead wood	Save	
124	Red oak	Quercus rubra	32	7235	48	Dead - swollen @ base	Dead	
125	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good - co-dom @ 10'	Save	
126	Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	Save	
127	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Fair - deadwood/dieback	Save	
128 *	Tulip Poplar	Liriodendron tulipifera	30	6359	45	good/fair -deadwood, co-dom @ 50'	Save	
129	Tulip Poplar	Liriodendron tulipifera	28	5539	42	good, fair, deadwood, some dieback	Save	
130 *	Tulip Poplar	Liriodendron tulipifera	35	8655	52.5	Fair, co-dom @ base but fused to 6'	Save	
131	Tulip Poplar	Liriodendron tulipifera	28	5539	42	good, some dieback	Save	
132	White Oak	Quercus alba	26	4776	39	good,	Save	
133	Black Oak	Quercus velutina	26	4776	39	Fair, lopsided canopy	Save	
134	Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good	Save	
135	Black Oak	Quercus velutina	24	4069	36	good, fair - deadwood	Save	
136	Red oak	Quercus rubra	29	5942	43.5	fair, poor, deadwood, cav, baserot @ cavity	Save	
137 *	Red oak	Quercus rubra	30	6359	45	good co-dom @ 20'	Save	
138	Black Oak	Quercus velutina	24	4069	36	poor, deadwood, dieback	Save	
139	White Oak	Quercus alba	25	4416	37.5	good, some swell dieback	Save	
140	Tulip Poplar	Liriodendron tulipifera	28	5539	42	Fair, deadwood, curved trunk	Save	
141	Red oak	Quercus rubra	24	4069	36	dead	Dead	
142	Red oak	Quercus rubra	32	7235	48	dead	Dead	
143	Chestnut Oak	Quercus prinus	25	4416	37.5	good, fair, deadwood	Save	
144	Red oak	Quercus rubra	24	4069	36	fair, deadwood, dieback	Save	
145	Red oak	Quercus rubra	28	5539	42	fair, deadwood, dieback - swollen base	Save	
146	Red oak	Quercus rubra	24	4069	36	Fair - dieback, deadwood	Save	
147	Red oak	Quercus rubra	28	5539	42	Poor, Almost dead, 1/2 canopy topped	Save	
148	Black Oak	Quercus velutina	27	5150	40.5	Good, some dieback	Save	
149	Red oak	Quercus rubra	24	4069	36	Fair, dieback	Save	
150	Red oak	Quercus rubra	24	4069	36	Good	Save	
151	White Oak	Quercus alba	28	5539	42	Good	Save	
152 *	Tulip Poplar	Liriodendron tulipifera	32	7235	48	Good	Save	
153	Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good - some dieback	Save	
154	Black Oak	Quercus velutina	26	4776	39	good, fair, deadwood, some dieback	Save	
155 *	Red oak	Quercus rubra	31	6789	46.5	Good	Save	
156	Black Oak	Quercus velutina	25	4416	37.5	Fair, deadwood, dieback	Save	
157	Black Oak	Quercus velutina	25	4416	37.5	Good, fair, deadwood	Save	
158	Red oak	Quercus rubra	24	4069	36	Fair, leans, deadwood	Save	
159	Pignut Hickory	Carya glabra	24	4069	36	Fair, poor, base rot	Save	
160	Red oak	Quercus rubra	26	4776	39	Fair, deadwood	Save	
161	Red oak	Quercus rubra	24	4069	36	Good	Save	
162	Red oak	Quercus rubra	25	4416	37.5	Fair, deadwood	Save	
163	Red oak	Quercus rubra	25	4416	37.5	Dead, leans, tree leaning on it	Dead	
164	Red oak	Quercus rubra	24	4069	36	Good/Fair - deadwood, leans	Save	
165	Chestnut Oak	Quercus prinus	28	5539	42	fair, carved trunk	Save	
166	Chestnut Oak	Quercus prinus	25	4416	37.5	good, dieback	Save	
167	Chestnut Oak	Quercus prinus	27	5150	40.5	Fair	Save	
168	Red oak	Quercus rubra	28	5539	42	Good	Save	
169	Red oak	Quercus rubra	24	4069	36	Good, Fair	Save	
170 *	Red oak	Quercus rubra	31	6789	46.5	Fair, deadwood, dieback	Save	
171	Red oak	Quercus rubra	24	4069	36	Poor, deadwood, cav., base rot, swollen base, dieback,	Save	
172	Red oak	Quercus rubra	25	4416	37.5	Fair, deadwood, dieback	Save	
173	Red oak	Quercus rubra	28	5539	42	Fair, deadwood, dieback	Save	
174	Red oak	Quercus rubra	27	5150	40.5	Fair, deadwood, dieback	Save	
175	Chestnut Oak	Quercus prinus	24	4069	36	Fair, deadwood, sparse canopy	Save	
176	Red oak	Quercus rubra	28	5539	42	Fair, deadwood, dieback, barbed wire	Save	
177	Red oak	Quercus rubra	25	4416	37.5	Fair, Poor, deadwood, leans, heavy p. ivy	Save	
178	Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	Save	
179	Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good, deadwood	REMOVE	
180	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	Fair, Poor, deadwood, cav @ 20', tree leaning , dieback	REMOVE	
181	Red oak	Quercus rubra	29	5942	43.5	Poor, deadwood, cav, dieing, baserot, dieback	REMOVE	
182	Red oak	Quercus rubra	25	4416	37.5	Poor - cav, dieback, base rot, branches broken off, storm damage	REMOVE	
183	Red oak	Quercus rubra	24	4069	36	Poor, deadwood, cav, 25"bole dead w/ fungus, cavity	REMOVE	
184	Red oak	Quercus rubra	24	4069	36	Dead	REMOVE	
185	Red oak	Quercus rubra	24	4069	36	Poor, deadwood, cav	REMOVE	
186	Red oak	Quercus rubra	27	5150	40.5	Poor, deadwood, cav, large cavity with rot	REMOVE	
187	Red oak	Quercus rubra	29	5942	43.5	Fair, deadwood, dieback	REMOVE	
188	Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good, deadwood	REMOVE	
189	Red oak	Quercus rubra	24	4069	36	Good	Save	
190 *	Red oak	Quercus rubra	30	6359	45	Good, Fair, over wires, dieback, lightning scar	Save	
191	Red oak	Quercus rubra	26	4776	39	Good	Save	
192	Red oak	Quercus rubra	26	4776	39	Good, Fair, dieback	Save	
193	Red oak	Quercus rubra	27	5150	40.5	Good, Fair, deadwood	Save	
194	Red oak	Quercus rubra	27	5150	40.5	Fair, poor, deadwood, dieback	Save	
195	Red oak	Quercus rubra	24	4069	36	Poor, deadwood, cav, 1 bole dead, rot	Save	
196	American Beech	Fagus grandifolia	28	5539	42	Good	Save	
197	Red oak	Quercus rubra	24	4069	36	Fair, deadwood, cav	Save	
198 *	Red oak	Quercus rubra	32	7235	48	Good, deadwood	Save	
199	Red oak	Quercus rubra	26	4776	39	Good	Save	
200	Red oak	Quercus rubra	25	4416	37.5	Poor, deadwood, barbed wire	Save	
201	Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	Fair, cav., co-dom @ 20', cavity @ junction	REMOVE	
202	Red oak	Quercus rubra	27	5150	40.5	Fair, deadwood, dieback	REMOVE	
203	Red oak	Quercus rubra	24	4069	36	Fair, cavity, swollen @ base	REMOVE	
204	Red oak	Quercus rubra	26 - 15	4776	39	Fair/Poor, deadwood 15" dead	REMOVE	
205	Red Maple	Acer rubrum	24 - 12 12	4069	36	Fair/poor, leans, vines, epic.	REMOVE	
206	Red oak	Quercus rubra	23 - 17 12	3737	34.5	Good/Fair, deadwood, co-dom @ base	REMOVE	
207	Red oak	Quercus rubra	24 - 15	4069	36	Fair, cav, some dieback	REMOVE	
208	Red oak	Quercus rubra	25	4416	37.5	Good, deadwood	Save	
209	Red oak	Quercus rubra	26	4776	39	Fair, deadwood, dieback	Save	
210	Red oak	Quercus rubra	24	4069	36	Fair, deadwood, dieback	Save	
211	Red oak	Quercus rubra	27	5150	40.5	Good, barbed wire	Save	
212	Red oak	Quercus rubra	24 - 22	4069	36	Good, fair, deadwood, 1 bole topped	Save	
213	Red oak	Quercus rubra	29	5942	43.5	Good, Fair, deadwood	Save	
214	Red oak	Quercus rubra	25	4416	37.5	Good, Fair, deadwood	Save	
215	Red oak	Quercus rubra	26	4776	39	Good	Save	
216	Red oak	Quercus rubra	25	4416	37.5	Fair, deadwood, dieback	Save	
217	Red oak	Quercus rubra	28	5539	42	Poor, deadwood, extreme dieback	Save	
218	Red oak	Quercus rubra	29	5942	43.5	Good, deadwood	Save	
219 *	Red oak	Quercus rubra	30	6359	45	Fair, deadwood, dieback	Save	
220	Red oak	Quercus rubra	29	5942	43.5	Fair, cavity @ 25', curved trunk @25'	Save	
221 *	Red oak	Quercus rubra	30	6359	45	Good, dieback	Save	
222	Red oak	Quercus rubra	26	4776	39	Good	Save	
223	Red oak	Quercus rubra	26	4776	39	Fair, dieback	Save	
224	Red oak	Quercus rubra	25	4416	37.5	Fair, deadwood, leans, dieback	Save	
225	White Oak	Quercus alba	24	4069	36	Good, deadwood	Save	
226 *	Tulip Poplar	Liriodendron tulipifera	36	9156	54	Good, Fair, co-dom @ 4.5'	Save	
227	Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good	Save	
228	Red oak	Quercus rubra	28	5539	42	poor, deadwood, dieback	Save	
229	Red oak	Quercus rubra	25	4416	37.5	Good,	Save	
230	Red oak	Quercus rubra	26	4776	39	Good	Save	
231	Red oak	Quercus rubra	26	4776	39	Fair, Poor, scar, leans, dieback	Save	
232	Red oak	Quercus rubra	28	5539	42	Good	Save	
233	White Oak	Quercus alba	24	4069	36	Good	Save	
234	Red oak	Quercus rubra	24	4069	36	Dead	REMOVE	
235 *	Red oak	Quercus rubra	30	6359	45	Poor, dieback, struck by lightning/wood split top to bottom	REMOVE	
236 *	Red oak	Quercus rubra	37	9672	55.5	Good - co-dom @ 4.5'	Save	
237	Silver Maple	Acer saccharinum	24 - 18 14	4069	36	Good, Fair - Epicormic growth	REMOVE	
238 *	Silver Maple	Acer saccharinum	30 - 22	6359	45	Good, vines	REMOVE	
239 *	Silver Maple	Acer saccharinum	40	11304	60	Good, vines	REMOVE	
240 *	Silver Maple	Acer saccharinum	34	8167	51	Good/Fair - co-dom @ 6'	REMOVE	
241	Silver Maple	Acer saccharinum	28 - 24	5539	42	Good/Fair - p. ivy	REMOVE	
242	Mulberry	Moraceae spp.	24 - 15 15 8	4069	36	Poor, split from base	REMOVE	
243	Boxelder	Acer negundo	27 - 21 15	5150	40.5	Poor - leans, dieback	REMOVE	
244	Boxelder	Acer negundo	28	5539	42	fair, epic, dieback, vines	REMOVE	
245	Black Locust	Robinia pseudoacacia	24	4069	36	Fair, poor, vines, dieback	REMOVE	
246 *	Red oak	Quercus rubra	30	6359	45	poor, deadwood, cav, swollen base, heavy vines, almost dead	REMOVE	
247 *	Red Maple	Acer rubrum	30	6359	45	dead, cav, topped	REMOVE	
248 *	Mulberry	Moraceae spp.	33 - 20 20	7694	49.5	Poor - 33" co-dom @ 5', vines	REMOVE	
249	Red Maple	Acer rubrum	25 - 22 15	4416	37.5	Good/ Fair	REMOVE	
250 *	Black Cherry	Prunus serotina	34	8167	51	Fair, deadwood, co-dom @ 5'	REMOVE	
251	White Ash	Fraxinus americana	24	4069	36	Good	Save	
252	White Pine	Pinus strobus	24	4069	36	Good	REMOVE	
253	White Pine	Pinus strobus	24	4069	36	Good/ Fair, deadwood	REMOVE	
254	White Pine	Pinus strobus	25	4416	37.5	Good	REMOVE	
255	White Pine	Pinus strobus	25	4416	37.5	Good	REMOVE	
256	White Pine	Pinus strobus	24	4069	36	Good	Save	
257 *	Tulip Poplar	Liriodendron tulipifera	35	8655	52.5	Poor, deadwood, large bark scar, dieback, co-dom @ 5'	REMOVE	
258	Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good/Fair - poison ivy	REMOVE	
259	Red oak	Quercus rubra	24	4069	36	Good/Fair, lightning scar	REMOVE	
260	White Oak	Quercus alba	28	5539	42	Good, co-com @ 6'	REMOVE	
261 *	White Oak	Quercus alba	35	8655	52.5	Fair, deadwood,co-dom @ 10', swollen base	REMOVE	
262 *	Red oak	Quercus rubra	31	6789	46.5	Fair/Poor, deadwood, cav, rot, cavity @ 10', leans	Save	
263 *	Red oak	Quercus rubra	35	8655	52.5	Good, co-dom @ 5' (12" bole)	Save	
264	Red oak	Quercus rubra	26	4776	39	Good, Fair, deadwood, dieback	Save	
265	Red oak	Quercus rubra	24	4069	36	Fair, Poor, deadwood, cav, swollen base, slat	Save	
266	Red oak	Quercus rubra	27	5150	40.5	good, fair leans, 6" Hickory @ base	Save	
267	Red oak	Quercus rubra	25	4416	37.5	Dead	Dead	
268	Red oak	Quercus rubra	28	5539	42	Dead	Dead	
269	Tulip Poplar	Liriodendron tulipifera	24	4069	36	Fair, curved trunk, barbed wire	Save	
270	Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	Save	
271 *	Red oak	Quercus rubra	34	8167	51	Good, Fair, co-dom @ 4.5'	Save	
272	Red oak	Quercus rubra	24	4069	36	Poor, deadwood, cav, swollen base	Save	
273	Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	Save	
274	Red oak	Quercus rubra	26	4776	39	Good	Save	
275	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good	Save	
276	Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good	Save	
277	Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	Save	
278 *	Tulip Poplar	Liriodendron tulipifera	30	6359	45	Good, co-dom @ 6'	Save	
279 *	Tulip Poplar	Liriodendron tulipifera	30	6359	45	Good, Fair, lopsided canopy	Save	
280	Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	Save	
281	Red oak	Quercus rubra	27	5150	40.5	Fair, scar, rot	Save	
282	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	Good	Save	
283 *	White Oak	Quercus alba	31	6789	46.5	Good, Fair, deadwood, leans	Save	
284 *	White Oak	Quercus alba	31	6789	46.5	Good, Fair, Epic	Save	
285	Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	Save	
286	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good	Save	
287	Red oak	Quercus rubra	27	5150	40.5	Good	Save	
288	Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	Save	
289 *	Tulip Poplar	Liriodendron tulipifera	34	8167	51	Good, curved trunk	Save	
290	White Oak	Quercus alba	29	5942	43.5	Good, curved trunk	Save	
291	Red oak	Quercus rubra	25	4416	37.5	Fair, Poor, deadwood, cav	Save	
292 *	Tulip Poplar	Liriodendron tulipifera	30	6359	45	Good	Save	
293	Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	Save	
294	Tulip Poplar	Liriodendron tulipifera	24	4069	36	Good	Save	
295	Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	Good	Save	
296	Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	Save	
297 *	Tulip Poplar	Liriodendron tulipifera	32	7235	48	Good, co-dom @ 5'	Save	
298	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	Good	Save	
299 *	Tulip Poplar	Liriodendron tulipifera	35	8655	52.5	Good, deadwood	Save	
300	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	Save	
301	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	Save	
302	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good, poison ivy	Save	
303 *	Tulip Poplar	Liriodendron tulipifera	30	6359	45	good	Save	
304	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Fair, Poor, Cav, co-dom @ 10'	Save	
305	Tulip Poplar	Liriodendron tulipifera	26	4776	39	Good	Save	
306	Tulip Poplar	Liriodendron tulipifera	25 - 24	4416	37.5	Poor, weak fork, deadwood, cav, 24" split, fallen, rot	REMOVE	
307	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	Good	REMOVE	
308	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	Good, deadwood, p. ivy	REMOVE	
309 *	Tulip Poplar	Liriodendron tulipifera	32	7235	48	Good, co-dom @ 5'	Save	
310	Tulip Poplar	Liriodendron tulipifera	29 - 20 14	5942	43.5	Good	Save	
311 *	Red oak	Quercus rubra	36	9156	54	Good	Save	
312	Red oak	Quercus rubra	36	9156	54	Dead, 36" w/ other 3 boles fallen (stumps 4'-8' tall)	Dead	
313	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	Save	
314	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good, fair, p. ivy, dieback	Save	
315	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	Save	
316	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	Save	
317	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	Save	
318	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	Save	
319 *	Tulip Poplar	Liriodendron tulipifera	30	6359	45	good	REMOVE	
320	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	poor, cav, rot in base cavity	REMOVE	
321 *	Tulip Poplar	Liriodendron tulipifera	30	6359	45	good, fair, tree stand	REMOVE	
322 *	Tulip Poplar	Liriodendron tulipifera	42	12463	63	good	REMOVE	
323	Tulip Poplar	Liriodendron tulipifera	26	4776	39	good	REMOVE	
324	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	REMOVE	
325	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	REMOVE	
326	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	REMOVE	
327	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	REMOVE	
328	Tulip Poplar	Liriodendron tulipifera	28	5539	42	good	Save	
329	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	fair, p. ivy, dieback	Save	
330	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	Save	
331	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	Save	
332	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	Save	
333	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	Save	
334	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	Save	
335	Tulip Poplar	Liriodendron tulipifera	28	5539	42	good	Save	
336	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	Save	
337	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	REMOVE	
338	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	REMOVE	
339	Red oak	Quercus rubra	27	5150	40.5	Fair, deadwood, swollen base, fungus	REMOVE	
340	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good, deadwood	REMOVE	
341	Red oak	Quercus rubra	26	4776	39	Fair, poor, deadwood, cav, swollen base rot	REMOVE	
342 *	Tulip Poplar	Liriodendron tulipifera	35	8655	52.5	Fair, deadwood, vines	REMOVE	
343	Tulip Poplar	Liriodendron tulipifera	26	4776	39	good	REMOVE	
344	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	REMOVE	
345	Tulip Poplar	Liriodendron tulipifera	26	4776	39	good	REMOVE	
346 *	Red Maple	Acer rubrum	31 - 20	6789	46.5	Fair, deadwood, part of 20" fallen	REMOVE	
347 *	Tulip Poplar	Liriodendron tulipifera	30 - 16	6359	45	Good - codom @ base	REMOVE	
348	Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	Poor, deadwood, canopy damage, dieback	REMOVE	
349 *	Tulip Poplar	Liriodendron tulipifera	30	6359	45	good	REMOVE	
350 *	Tulip Poplar	Liriodendron tulipifera	32	7235	48	good	REMOVE	
351	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	REMOVE	
352	Tulip Poplar	Liriodendron tulipifera	28	5539	42	Good, co-dom @ 5'	REMOVE	
353	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	REMOVE	
354	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	REMOVE	
355	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	REMOVE	
356	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good, fair, poison ivy	REMOVE	
357	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	REMOVE	
358 *	Tulip Poplar	Liriodendron tulipifera	41	11876	61.5	good, fair, co-dom @ 6'	REMOVE	
359	Tulip Poplar	Liriodendron tulipifera	26	4776	39	good	REMOVE	
360	Tulip Poplar	Liriodendron tulipifera	24	4069	36	dead, base rotted	REMOVE	
361	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	fair/poor, 1 bole fallen, base rot	REMOVE	
362	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good, fair	REMOVE	
363	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	good	REMOVE	
364	Tulip Poplar	Liriodendron tulipifera	25	4416	37.5	poor, deadwood, cav, rot in canopy, topped	REMOVE	
365 *	Tulip Poplar	Liriodendron tulipifera	37	9672	55.5	good, fair, co-dom @ 4.5'	REMOVE	
366	Tulip Poplar	Liriodendron tulipifera	24 - 22	4069	36	good	REMOVE	
367	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	REMOVE	
368 *	Tulip Poplar	Liriodendron tulipifera	44	13678	66	good, co-dom @ 6'	REMOVE	
369	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	Good	REMOVE	
370	Tulip Poplar	Liriodendron tulipifera	29 - 26 22	5942	43.5	good	REMOVE	
371 *	Tulip Poplar	Liriodendron tulipifera	47	15607	70.5	good, co-dom @ 8'	REMOVE	
372	Black Cherry	Prunus serotina	26	4776	39	Fair, canopy damage, woodpecker damage	REMOVE	
373	Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	Fair, curved trunk	REMOVE	
374 *	Black Cherry	Prunus serotina	32	7235	48	Fair	REMOVE	
375	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	REMOVE	
376 *	White Ash	Fraxinus americana	32	7235	48	Fair, poor, rot, scar, ivy vines	REMOVE	
377	Tulip Poplar	Liriodendron tulipifera	29	5942	43.5	good, fair, vines	REMOVE	
378 *	Silver Maple	Acer saccharinum	30 - 25	6359	45	fair, deadwood, leans, vines, canopy damage	REMOVE	
379	Red oak	Quercus rubra	25	4416	37.5	Dead, fungus	Dead	
380	Tulip Poplar	Liriodendron tulipifera	24	4069	36	Fair, deadwood, dieback	Save	
381	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	Fair, deadwood	Save	
382	Red oak	Quercus rubra	25	4416	37.5	deadwood, fungus	Save	
383	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	Save	
384	Black Oak	Quercus velutina	24	4069	36	good, deadwood	Save	
385 *	Tulip Poplar	Liriodendron tulipifera	32	7235	48	Good	Save	
386	Red Maple	Acer rubrum	26	4776	39	Fair, deadwood, roots hanging over stream bank	Save	
387	Black Cherry	Prunus serotina	24 - 23 22 15	4069	36	fair, cav, 2 rotten boles	Save	
388	Red oak	Quercus rubra	26	4776	39	good, on stream bank	Save	
389	Red oak	Quercus rubra	28	5539	42	good	Save	
390	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	Save	
391	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good	Save	
392	White Pine	Pinus strobus	27	5150	40.5	good, offsite	Save	
393	Tulip Poplar	Liriodendron tulipifera	34	8167	51	Fair, cav, leaning	Save	
394	White Ash	Fraxinus americana	29 - 22	5942	43.5	Fair, deadwood, cav	Save	
395	Tulip Poplar	Liriodendron tulipifera	25 - 20	4416	37.5	good	Save	
396	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	Save	
397	Tulip Poplar	Liriodendron tulipifera	24	4069	36	fair/ poor, cav, hollow base	Save	
398	Tulip Poplar	Liriodendron tulipifera	28	5539	42	poor, cav, co-dom @ 5'	Save	
399	Tulip Poplar	Liriodendron tulipifera	24	4069	36	good, on bank	Save	
400	Red Maple	Acer rubrum	25	4416	37.5	fair, fungus	Save	
401	Tulip Poplar	Liriodendron tulipifera	27	5150	40.5	good	Save	
402 *	Red Maple	Acer rubrum	32	7235	48	poor, partially topped	Save	
403 *	Red Maple	Acer rubrum	35	8655	52.5	poor, topped, hollow, cav	Save	
404	Red Maple	Acer rubrum	26	4776	39	poor, cav, lays over stream	Save	
405	Red Maple	Acer rubrum	24	4069	36	poor, cav, rotted base	Save	
406	Tulip Poplar	Liriodendron tulipifera	24	4069	36	fair, leaning over bank, offsite	Save	
407	Tulip Poplar	Liriodendron tulipifera	26	4776	39	good - offsite	Save	
						TOTAL DBH MITIGATION REQUIRED FOR SPECIMEN TREE REMOVAL:		7.75

Notes: Diameters are given for each trunk of multiple bole trees when division occurs below 4.5 feet. If major division occurs above 4.5 feet only the trunk diameter at 4.5 feet is given. Tree ID Numbers correspond to those assigned on the Natural Resource Inventory/Forest Stand Delineation Map. Trees less than 24" DBH are shown for informational purposes only.

* Specimen tree

NOTE: SEE SHEET 7 FOR TREE LIST AND PROPOSED LOCATION OF VARIANCE MITIGATION TREES.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 8-2013025A including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Black Hills Germantown, LLP
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 HILLS GERMANTOWN, LLLC
C/O LERNER ENTERPRISES
2000 TOWER OAKS BLVD., 8TH FL.
ROCKVILLE, MD 20852
PHONE: 301-284-6000

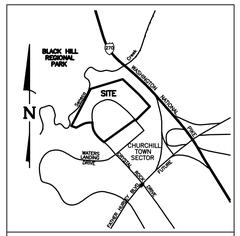
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/11/14	Amendment to FCP 820130250	

AMENDED FINAL FOREST CONSERVATION PLAN
BLACK HILLS
(FORMERLY 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
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

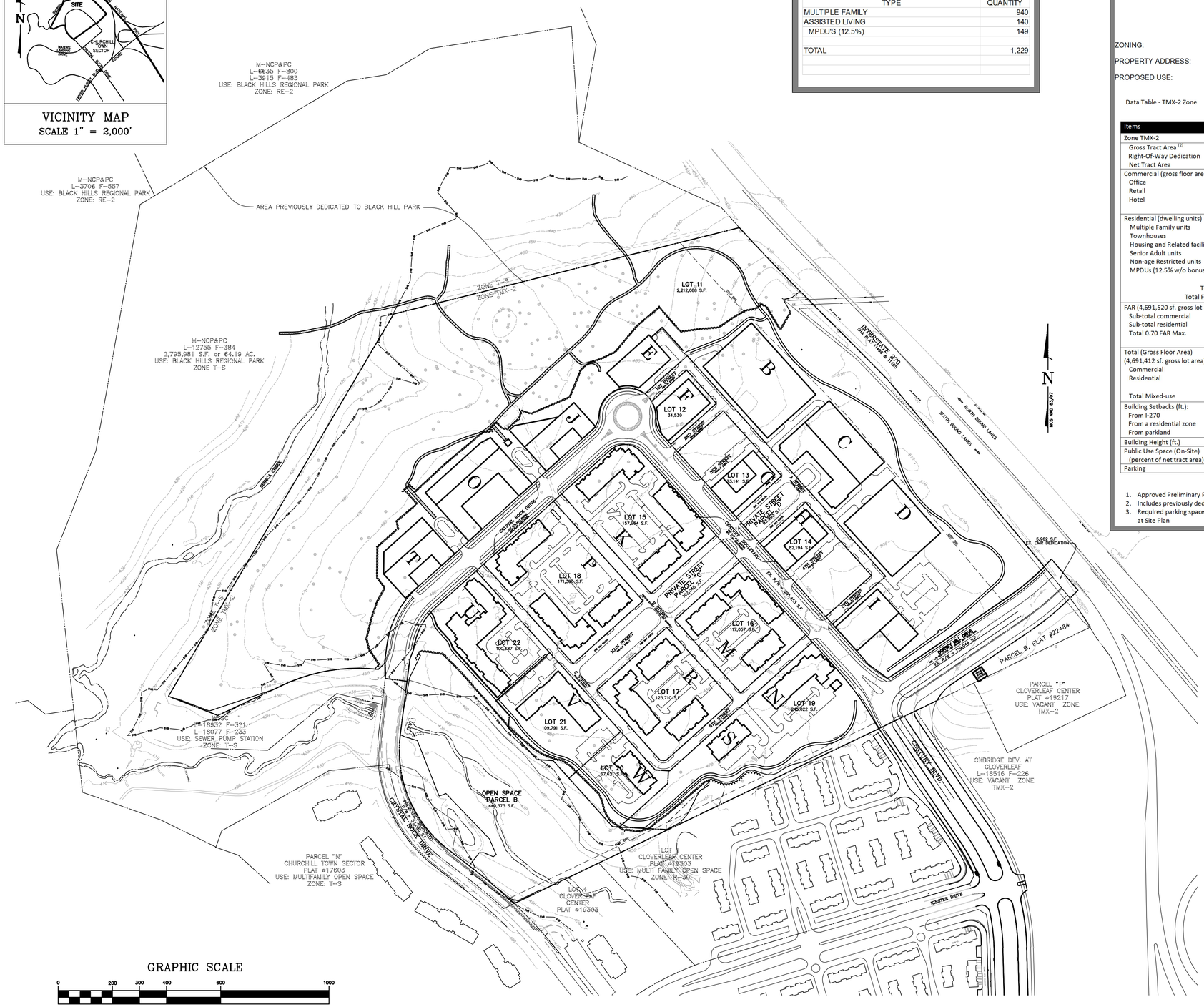
Proj. Mgr.	Designer
MDP	FCJ
Date	Scale
6-12-13	NTS
Project No.	Sheet
10-102-12	9 of 9



VICINITY MAP
SCALE 1" = 2,000'

PROPOSED RESIDENTIAL UNITS CHART

TYPE	QUANTITY
MULTIPLE FAMILY	940
ASSISTED LIVING	140
MPDU'S (12.5%)	149
TOTAL	1,229



GRAPHIC SCALE
0 200 300 400 600 1000

SITE DATA

SUBJECT PROPERTY:	BLACK HILLS (Formally Crystal Rock) RE-SUBDIVISION OF PARCELS 3 THROUGH 10 CHURCHILL TOWN SECTOR GERMANTOWN PLATS 21285, 21286, 22485, 22486 & 22484 ABANDONMENT OF CRYSTAL ROCK DRIVE PLATS 22485, 22486 & 17998
ZONING:	TMX-2 (TRANSIT MIXED USE)
PROPERTY ADDRESS:	CRYSTAL ROCK DRIVE, GERMANTOWN
PROPOSED USE:	MIXED USE: RESIDENTIAL, OFFICE, RETAIL, HOTEL

Data Table - TMX-2 Zone

Items	Required/Allowed	Approved [1]	Proposed
Zone TMX-2			
Gross Tract Area [2]	N/A	4,691,520 s.f./107.70 ac.	4,691,520 s.f./107.70 ac.
Right-Of-Way Dedication	469,661 s.f. or 9.58 ac.	469,661 s.f./10.78 ac.	469,661 s.f./10.78 ac.
Net Tract Area	N/A	4,221,751 s.f./96.92 ac.	4,221,751 s.f./96.92 ac.
Commercial (gross floor area):			
Office	1,500,000 s.f. Max.	1,097,800 s.f.	1,097,800 s.f.
Retail	110,000 s.f.	91,400 s.f.	91,400 s.f.
Hotel		350 Rooms - 243,240 s.f.	350 Rooms - 243,240 s.f.
Total	1,610,000 s.f. (+ Hotel)	1,432,440 s.f.	1,432,440 s.f.
Residential (dwelling units)			
Multiple Family units	N/A	1,548 units	1,229 units
Townhouses	N/A	70 units	None
Housing and Related facilities for Senior Adult units	N/A	(1,178 units)	140 units
Non-age Restricted units	N/A	(440 units)	1,089 units
MPDUs (12.5% w/o bonus)	12.5%	Include in above	Include in above
Total units	N/A	1,618 units	1,229 units
Total Floor Area	N/A	1,851,560 s.f.	1,851,560 s.f.
FAR (4,691,520 sf. gross lot area)			
Sub-total commercial	0.39 max.	0.31	0.31
Sub-total residential	N/A	0.39	0.39
Total 0.70 FAR Max.	0.70	0.70	0.70
Total (Gross Floor Area) (4,691,412 sf. gross lot area)			
Commercial	1,500,000 s.f.	1,432,440 s.f.	1,432,440 s.f.
Residential	N/A	1,851,560 s.f.	1,851,560 s.f.
Total Mixed-use	3,284,000 s.f.	3,284,000 s.f.	3,284,000 s.f.
Building Setbacks (ft.):			
From I-270	200'	200'	200'
From a residential zone	15'	90'	147'
From parkland	N/A	170'	170'
Building Height (ft.)	143'	35' – 143'	35' – 143'
Public Use Space (On-Site) (percent of net tract area)	20 % /844,350 s.f.	51 % /2,143,100 s.f.	51 %/2,143,100 s.f.
Parking	6,295 [3]	6,188	6,188

1. Approved Preliminary Plan #120120210. Subject to adjustment at Site Plan
2. Includes previously dedicated roadways
3. Required parking spaces based on calculation of target ratios of residential bedroom types; subject to adjustment at Site Plan

CRYSTAL ROCK
GERMANTOWN, MD

APPLICANT/ OWNER:

LERNER ENTERPRISES

2000 TOWER OAKS BOULEVARD, 8TH FLOOR
ROCKVILLE, MARYLAND 20852
ATTN: JAMES D. POLICARO, PE

MASTER PLANNER:
ELKUS MANFREDI ARCHITECTS
300 A STREET, BOSTON, MA 02210
617.368.3491
ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:
MACRIS, HENDRICKS & GLASCOCK, P.A.
9220 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MARYLAND 20886
301.670.0840
ATTN: JAMES W. HENDRICKS, P. E.

LAND USE COUNSEL:
LERCH EARLY & BREWER
3 BETHESDA METRO CENTER, SUITE 460
BETHESDA, MARYLAND 20814-5367
301.657.0165 (DIRECT PHONE)
ATTN: ROBERT G. BREWER, JR.

TRANSPORTATION CONSULTANT
THE TRAFFIC GROUP, INC.
9900 FRANKLIN SQUARE DR. - SUITE H
BALTIMORE, MARYLAND 21236
PHONE 410.931.6600
ATTN: WES GUCKERT, PTP

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Project Plan Approval No. **92012004A** , including Approval Conditions, Development Program, and Certified Project Plan.

Developer's Name: _____ James D. Policaro, PE (Company / Contact Person)

Address: c/o Lerner Enterprises, 2000 Tower Oaks Boulevard, Eighth Floor, Rockville, Maryland 20852

Phone: (301) 284 - 6000

Signature: _____

M-NCPPC APPROVAL STAMP

Certified Project Plan
File No. 92012
Montgomery County Planning Board

Chairman or Designee _____ Date

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

*Note: The Project Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:
CRYSTAL ROCK
PROJECT PLAN

SHEET NO:
7

REVISED
12-3-15

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M-NCP&PC
L-6635 F-800
L-3915 F-483
USE: BLACK HILLS REGIONAL PARK
ZONE: RE-2

M-NCP&PC
L-3706 F-557
USE: BLACK HILLS REGIONAL PARK
ZONE: RE-2

AREA PREVIOUSLY DEDICATED TO BLACK HILL PARK

E 1,233,700
N 560,400

NATURAL SURFACE PATH LOCATIONS ARE TO BE FIELD COORDINATED TO CONNECT TO EXISTING PATHS LOCATED IN THE BLACK HILLS REGIONAL PARK.

ZONE T-S
ZONE TMX-2

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

NATURAL SURFACE PATH

LOT 11
2,212,088 S.F.

EXISTING FOREST CONSERVATION EASEMENT
L-47964 F-231

PARCEL 6
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #22486

PARCEL 8
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #22486

INTERSTATE 270
SHA PLAT 11496 & 11495

POSSIBLE FUTURE I-270 R/W FROM I-270/MD 355 CORRIDOR STUDY

NORTH BOUND LANES

SOUTH BOUND LANES

LOT 12
34,539

LOT 13
73,141 S.F.

PT. PARCEL 7
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #22486

3RD STREET
PUBLIC ACCESS PLACE

4TH STREET
PUBLIC ACCESS PLACE

PARCEL 9
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #22486

BITUMINOUS PATH

5,962 S.F.
EX. DMR DEDICATION

LOT 15
157,984 S.F.

PT. PARCEL 2
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #21286

CRYSTAL ROCK DRIVE
PUBLIC ACCESS PLACE

CENTURY BOULEVARD
PUBLIC ACCESS PLACE

LOT 14
82,194 S.F.

PARCEL 10
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #22486

PRIVATE STREET PARCEL "C"
192,440 S.F.

EX. R/W = 291,453 S.F.

LOT 18
171,368 S.F.

LOT 16
117,057 S.F.

SHARED USE PATH

DORSEY MILL DRIVE
PUBLIC ACCESS PLACE
EX. R/W = 119,444 S.F.

PARCEL B, PLAT #22484

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

LOT 22
100,687 S.F.

MAIN STREET
PUBLIC ACCESS PLACE

LOT 17
125,710 S.F.

LOT 19
243,022 S.F.

PARCEL 11
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #21286

BITUMINOUS PATH

EXISTING FOREST CONSERVATION EASEMENT
L-47964 F-231

CONNECT TO PUBLIC SEWER LINE

8' SHARED USE PATH

WSSC
L-18932 F-321
L-18077 F-233
USE: SEWER PUMP STATION
ZONE: T-S

EXISTING FOREST CONSERVATION EASEMENT
L-47964 F-231

LOT 21
109,791 S.F.

PARCEL 3
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #21285

EXISTING CONSERVATION EASEMENT
STREAM VALLEY BUFFER

100 YEAR FLOOD PLAIN

LOT 20
67,621 S.F.

OPEN SPACE
PARCEL B
440,373 S.F.
PT. PARCEL "A"
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #21285

BITUMINOUS PATH

8' WIDE SHARED USE PATH

CENTURY BLVD.

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

SENECA CREEK

PARCEL 3
CHURCHILL TOWN SECTOR
GERMANTOWN
PLAT #22485

NATURAL SURFACE PATH

CRYSTAL ROCK DRIVE

E 1,233,750
N 558,150

PARCEL "N"
CHURCHILL TOWN SECTOR
PLAT #17603
USE: MULTIFAMILY OPEN SPACE
ZONE: T-S

50' BRL

50' ESMT

SWM EAS.

100 YEAR FLOOD PLAIN

TIDAL WETLAND SET BACK FROM NRI

EXISTING FOREST CONSERVATION EASEMENT
L-47964 F-231

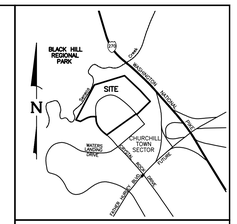
CLOVERLEAF CENTER
PLAT #19303
USE: MULTI FAMILY OPEN SPACE
ZONE: R-30

LOT 4
CLOVERLEAF
CENTER
PLAT #19303

E 1,234,150
N 558,150

N
MCS NAD 83/07

VICINITY MAP
SCALE 1" = 2,000'



Legend

EXISTING		PROPOSED
	Paving	
	Curb & Gutter	
	Sign	
	Utility Pole	
	Lamp Post	
	Post or Bollard	
	Tree	
EX. --KV ELEC. (E)	Electric	ELEC.
	Overhead Wires	
EX. 8" SEW (S)	Sanitary Sewer	6" SEWER
EX. 15" S/D (D)	Storm Drain	15" RCP
EX. 6" WAT (W)	Water Line	3" WATER
	Fire Hydrant	
EX. 6" HP GAS (G)	Gas	4" GAS
EX. TELE (T)	Telephone	TELE
	Buildings	
	Concrete	
77.1	Spot Elevation	75.5+
470	Contour	474
	Limit Of Disturbance	
	Edge of Tree Line	
	Stream Valley Buffer	

SUBDIVISION TABULATION:

12 LOTS PROPOSED AREA = 3,497,180 S.F.

3 PARCELS PROPOSED AREA = 725,926 S.F.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

TAX MAP EV 31 M-NCP&PC #12012021A WSSC 229 NW 13

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

Date

Macris, Hendricks, & Glascock, P.A.
By: Barry Edward Hoyle
Professional Land Surveyor
MD. Reg. No. 21135
License Expires: 06-21-16

REVISIONS		
NO.	DATE	DESCRIPTION

PRELIMINARY PLAN
LOTS 11 THROUGH 22, & PARCELS B, C & D

BLACK HILL
(FORMERLY CRYSTAL ROCK)

RE-SUBDIVISION OF PARCELS 3 THRU 10, 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.mhgpa.com

Proj. Mgr.	Designer
MDP	MDP
Date	Scale
12-3-15	1" = 100'
Project No.	Sheet
10-102-19	2 of 2

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CRYSTAL ROCK DRIVE
100' R/W PLAT 24760 SITE PLAN #820130250

CENTURY BOULEVARD
100' R/W PLAT #24760 SITE PLAN #820130250

C STREET
PRIVATE

B STREET
PRIVATE W/EASEMENT

N. MAIN STREET
PRIVATE ONE WAY SOUTH

S. MAIN STREET
PRIVATE ONE WAY NORTH

5TH STREET
PRIVATE

4 STORY RESIDENTIAL BUILDING "P-3"
4 STORY RESIDENTIAL BUILDING "K-3"
4 STORY RESIDENTIAL BUILDING "K-1"
4 STORY RESIDENTIAL BUILDING "P-2"
4 STORY RESIDENTIAL BUILDING "K-2"
5 STORY RESIDENTIAL BUILDING "P-1"
5 STORY COMMUNITY CENTER BUILDING "V-"
4 STORY RESIDENTIAL BUILDING "R-2"
4 STORY RESIDENTIAL BUILDING "M-2"
4 STORY RESIDENTIAL BUILDING "M-1"
4 STORY RESIDENTIAL BUILDING "R-1"
4 STORY RESIDENTIAL BUILDING "R-3"
4 STORY RESIDENTIAL BUILDING "M-3"
4 STORY RESIDENTIAL BUILDING "W-1"
3/4 STORY RESIDENTIAL BUILDING "S-1"
3/4 STORY RESIDENTIAL BUILDING "N-1"

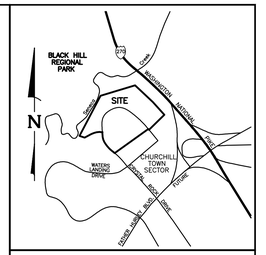
LOT-22 100,687 S.F.
LOT-18 171,366 S.F.
LOT-15 157,964 S.F.
LOT-21 109,791 S.F.
LOT-20 67,621 S.F.
LOT-17 125,710 S.F.
LOT-16 117,057 S.F.
LOT-19 245,022 S.F.
PARCEL "C" 195,725 S.F.
LOT-12
LOT-13
LOT-4
LOT-11
PARCEL "D"

SHEET SP-6
SHEET SP-5
SHEET SP-7
SHEET SP-4

LOT 1
CLOVERLEAF CENTER
PLAT #19303
USE: MULTI FAMILY OPEN SPACE
ZONE: R-30

25' BRL

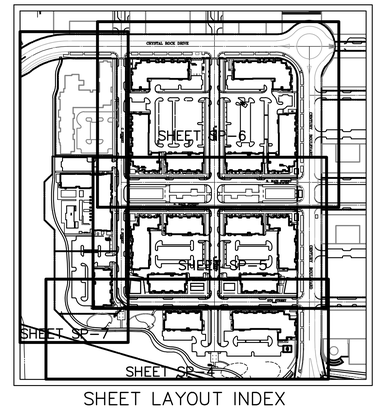
1" = 50'



VICINITY MAP
SCALE 1" = 2,000'

Legend

EXISTING		PROPOSED
	Paving	
	Curb & Gutter	
	Sign	
	Utility Pole	
	Lamp Post	
	Post or Bollard	
	Tree	
EX. --KV ELEC.	Electric	ELEC.
	Overhead Wires	
EX. 8" SEW	Sanitary Sewer	6" S
EX. 15" S/D	Storm Drain	15" RCP
EX. 6" WAT	Water Line	3" W
	Fire Hydrant	
EX. 6" HP GAS	Gas	4" GAS
EX. TELE	Telephone	TELE
	Buildings	
	Concrete	
77.1+	Spot Elevation	75.5+
470	Contour	474
	Limit Of Disturbance	
	Edge of Tree Line	
	Stream Valley Buffer	



SHEET LAYOUT INDEX

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 8-20150060 , including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Black Hills Germantown, LLLP (Company) Jim Policaro (Contact Person)

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

Phone: 301-284-6000

Email: jpolicaro@lerner.com

Signature: _____

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TAX MAP EV 31 WSSC 229 NW 13

REVISIONS

NO.	DATE	DESCRIPTION

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 License No. 14979, Expiration Date: 07/02/2016

SITE PLAN
LOTS 15 THROUGH 22 & PARCEL "C"
SP-3

BLACK HILL GERMANTOWN - PHASE 2A

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
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Phone 301.670.0840
Fax 301.948.0693
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Proj. Mgr.	Designer
MDP	MDP
Date	Scale
12-3-15	1" = 50'
Project No.	Sheet
10-102-19	3 of 7

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Jackson, Molline

From: Dave Maiden <cdmaisel@gmail.com>
Sent: Friday, February 27, 2015 8:18 AM
To: Jackson, Molline
Subject: Black Hill (formerly Crystal Rock)-Lerner Development

Ms. Jackson:

I recently became aware that Lerner is requesting a revision to amend their project plan forgo building age-restricted (senior) housing and in its place build multi-family rental units. As a resident of the Water Landing Community in Germantown I oppose this change. The housing stock of Germantown is heavily weighted towards affordable housing and the addition of any more would add to this burden. Furthermore, Water's Landing Elementary is past capacity and does not need the additional students this type of housing would bring. The optimal development would bring in employment to the community, specifically be office or light warehouse/industrial. Seniors housing, although not ideal, would be preferable to multifamily.

Although I understand and respect Lerner's ownership rights and the need to run a profitable enterprise, their tenure in the community will be more short term. Please consider what's best for the community and it's long term residents. I grew up in the area and attended Seneca Valley High School and my ties to the community go back 30+ years.

Thanks, Dave

Jackson, Molline

From: EvansDK@aol.com
Sent: Sunday, February 15, 2015 6:22 PM
To: Jackson, Molline
Subject: RE: Black Hill Development

Dear Ms. Moline,
We purchased our home in Waters Landing back in July of 1983. We were one of the first homes built here. We have seen this community grow so big along with Germantown that I can't imagine any more multiple family dwelling homes built here. We would like to see the senior housing built that was in the original plan that Lerner Enterprise proposed. The schools have been over crowded for many years and the streets and highways sometimes have become non stop traffic. Have you been on 270 South in the mornings anytime before 9:30-10:00 am? It's at a stop in several places. To add more houses and multiple dwelling neighborhoods will just add to the misery of the already overstressed commutes the we have. There are so many homes here, but no jobs. It would be wonderful to add some companies and businesses up here so we all don't have to get on 270 every day and fight the traffic. Please help to keep Lerner's original plan in tack. Thank you.

Karon & Dave Evans

Jackson, Molline

From: Lisa <lswptamom@aol.com>
Sent: Thursday, February 12, 2015 3:29 PM
To: Jackson, Molline
Subject: Black Hill development

Hello Ms. Moline,

I have been a resident of Waters Landing for almost 27 years. I have seen this area built up and frankly, over-built, particularly with too many multi-family dwellings. I was the PTA president at Waters Landing ES and the PTSA president at SVHS. So I have been very involved in this community. I am very much against Lerner Enterprise's proposed amendment to their Project Plan. As this community ages, there is going to be a great need for more senior housing. Additional apartments or townhomes is the last thing Germantown needs - our schools are already over-crowded and our roads are very congested - traffic is terrible!!! We do not need the strain on our schools or roads that multi-family dwellings will bring. Please do not allow Lerner to make these changes. I hope they are made to keep to their original plan and time schedule.

Thanks for reading my input.

Lisa Walker
31 Spinning Wheel Court
Germantown

Sent from my ipad

please note that Lerner Enterprises, the owner of the old driving range property, has filed to amend their Project Plan. Although I have not studied the proposal, it appears that they are abandoning the plans to include age-restricted (senior) housing, and could be increasing the number of multi-family units (probably rental apartments) in the project. Also, it seems the phasing they propose would accellerate the building of residential and delay the building of the office/retail component.
If you have lived in Germantown as long as I have (28 years) you are well aware that development here has been largely skewed towards residential, as opposed to office, resulting in a severe jobs/housing deficit, which this project may exacerbate. Of course, there is also the question of the impact on our community's school capacities.

Jackson, Molline

From: Lolly <lolly1234@live.com>
Sent: Thursday, September 04, 2014 2:12 PM
To: Smith, Molline
Subject: RE: Senior Living Projects in Germantown, MD

Dear Mollie:

Thank you so much for your appreciated research!

May I ask what other towns are within your targeted "Area 3?"

Laura

From: molline.smith@montgomeryplanning.org
To: lolly1234@live.com
CC: richard.weaver@montgomeryplanning.org
Subject: RE: Senior Living Projects in Germantown, MD
Date: Thu, 4 Sep 2014 16:24:06 +0000

Good morning Lolly,

Per your request below, please review the following information.

- **Project Plan No. 920120040** was approved by the Planning Board on May 30, 2013 for the new construction of 1,178 age-restricted units for senior adults (62 years and above). However, the Applicant recently met with Staff (July 15, 2014) to discuss significant changes to the proposed uses (including the maximum number units proposed as age-restricted). The first **Site Plan No. 820130250** was mainly approved for the construction of the public roadways, and established the Final Forest Conservation Plan easements. The second Site Plan has not yet been filed. For more information, please visit our DAIC website (http://www.mcatlas.org/Development_Info/Default.aspx).

- **Site Plan No. 819970140** was originally approved February 5, 1997 for a 300 unit facility for elderly housing, 221 dwelling units of senior living facility, and 79 dwelling units of assisted care facility (including 55 moderately priced dwelling units). The site was later amended in August 2010 for minor changes to the parking layout, pedestrian circulation and the generator along the rear of the property. The site has not reached full build-out and the Applicant recently came in (July 1, 2014) to discuss future expansions. For more information, please visit our DAIC website (http://www.mcatlas.org/Development_Info/Default.aspx?apno=81997014B).

Hope this helps, but I have also cc'ed my supervisor just in case I missed something.

Regards,

MNCPPC-MC

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From: Lolly [mailto:lolly1234@live.com]
Sent: Wednesday, August 27, 2014 8:56 AM
To: Smith, Molline
Subject: Senior Living Projects in Germantown, MD

Good morning:

I am doing market research for a company that builds senior independent living properties.
Could you please tell me if there is any senior project proposed or incoming within Germantown? This can be Independent Living, Assisted Living, 55+ ... anything with senior demographic.

E/mail me or my phone is 518 584 0457. Laura Benton

APPENDIX H: Alternative Staff Concept (pre-application meeting illustration)

Figure A: Staff Conceptual Plan

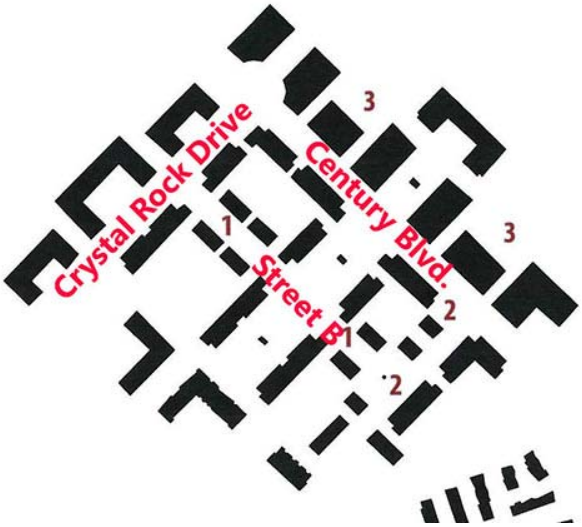

Figure B: Staff Figure Ground Study