



Staff Report: Site Plan Amendment 82003002D, Clarksburg - Phase I

CONSENT ITEM #: _____

MCPB HEARING

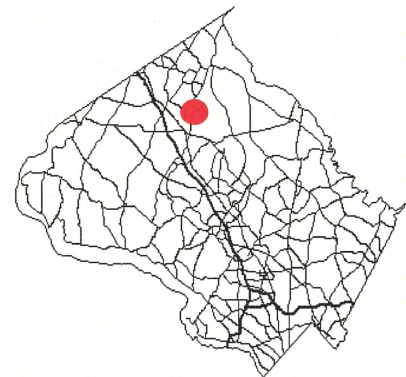
DATE: March 18, 2010

REPORT DATE: March 8, 2010

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Robert Kronenberg, Supervisor
Development Review Division

FROM: Molline Smith, Senior Planner *MCS*
Development Review Division
301.495.4573
Molline.Smith@mncppc-mc.org



**APPLICATION
DESCRIPTION:**

Located southeast of the intersection with Snowden Farm Parkway and Stringtown Road; 363.58 acres within the Clarksburg Master Plan. This amendment proposes to: 1) modify conditions 5, 9, 15c.1, 15c.3, 15d.1, 15d.3, and 15e relating to the timing of providing certain infrastructure and amenities; 2) add two new conditions (15d.4 and 11); 3) remove sign monuments A, B and C; and 4) remove the grass ring pavers from some of the mews areas.

APPLICANT: Clarksburg Village Investments, Inc.

FILING DATE: December 7, 2009

RECOMMENDATION: Approval of the site plan amendment and adoption of the draft resolution.

**EXECUTIVE
SUMMARY:**

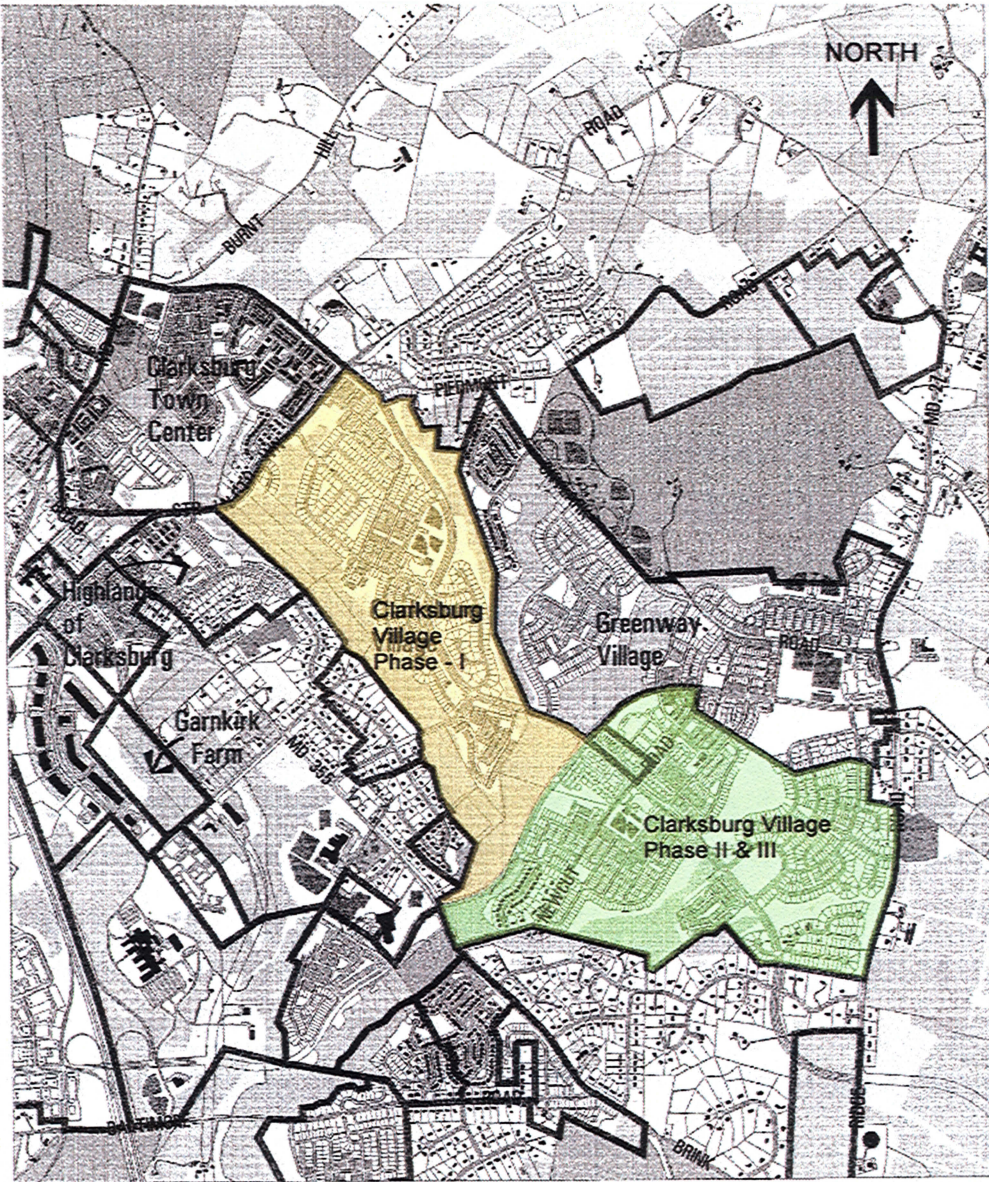
The primary purpose of this amendment is to revise the phasing of the Development Program, specifically for the release of building permits tied to the installation of site amenities and recreation facilities. The current percentage of completion for this project is approximately 65% and the majority of the required community-wide and local recreation facilities in the completed areas have been installed. The Applicant is requesting to increase the number of permits that can be released since they are unable to install the entirety of the Greenway Trail and associated seating and connections given delays in the construction of Foreman Boulevard and Stringtown Road, as well as the stormwater management associated with those connections. The

Applicant has completed the majority of the facilities in advance of the specified phasing times and believes the extension for the release of building permits is warranted.

SITE DESCRIPTION

Vicinity

The boundaries of the Phase I Clarksburg Village Development are comprised of Stringtown Road to the north, tributaries of the Little Seneca Creek to the east and west, and Newcut Road extended to the south. Clarksburg Town Center is located north of the site across Stringtown Road with Little Bennett Park further to the north, beyond the Town Center.



Vicinity Map

Greenway Village (aka Arora Hills) Subdivision is located to the east of the site, bifurcated primarily by a stream tributary and inclusive of Snowden Farm Parkway. Ovid Hazen Wells Park lies further to the northeast. South of Newcut Road extended is the Little Seneca Creek, beyond which are the future phases of the development. West of the site is the Town Center Tributary and the site of the future Greenway Trail. Beyond the trail are wooded areas and the Highlands of Clarksburg Subdivision, the Clarksbrook Estates Subdivision, and Timber Creek Lane.

Background

Clarksburg Village is a 771 acre property separated from the Clarksburg Town Center and the Transit Corridor Districts by Stringtown Road and Little Seneca Parkway. The overall site was approved for 2,654 dwelling units, 20,000 square feet of retail/office, 5,000 square feet of daycare, 2 school sites, parks, recreation and greenway trails. Phase I of the Clarksburg Village development is located on the northern half of the overall site closest to Stringtown Road and Clarksburg Town Center. Newcut Road separates Phase I from the Phase II portion of the Clarksburg Village development. Several streams run through both the sites, including the main stream of Little Seneca Creek and its associated tributaries.



Aerial Map

The original site plan for Phase I approved 471 one-family detached units and 414 townhouses, including 92 MPDU's and 144 TDR's on 333.87 acres of land. The original site plan was later

amended due to an increase in the total acreage and the discovery of several Site Plan violations. A Plan of Compliance was approved on July 27, 2006 to address the violations.

Phase I is now approximately 364 acres with 973 approved dwelling units; consisting of one-family detached (515 units), one-family attached (4 units), townhouses (322), one-family 2 over 2's (108 units), and multi-family (24 units). The total number of TDR's was increased from 144 to 145; however the total number of MPDU's (for Phase I and II of Clarksburg Village) was reduced from 400 to 398 units per the approval of the B Amendment (dated September 13, 2007).

AMENDMENT DESCRIPTION

Proposal

Approximately 65% of the dwelling units (635 units) within Phase I have been sold or settled and under construction. The following Recreation Facilities Chart indicates the facilities required within each Block, percent of units complete and the remaining facilities to be installed.

**Clarksburg Village
Phase I
Recreational Facilities - Status
March 3, 2010**

Block	Recreational Facilities in Block	Recreational Facilities Not Yet Complete	Comments	Percent of Units Complete (Approximate)
A,B,C,D,E,F	<ul style="list-style-type: none"> • Multi-Age Play • Open Play II • 3 Sitting Areas • Gazebo/Sitting Area • 1 Picnic Area/Sitting Area • Hiker/Biker Trail adjacent to Snowden Farm Parkway 	All Complete	All Complete	100%
G,H,I,	<ul style="list-style-type: none"> • 6 Sitting Areas • Tot Lot • Open Play II 	<ul style="list-style-type: none"> • 3 Sitting Areas 	<ul style="list-style-type: none"> • Sitting areas to be completed when final units by mews are built. Units adjacent to mews for sale and or under construction now. • Estimated completion date: 2010. 	90%
J,K,L	<ul style="list-style-type: none"> • 1 Sitting Area 	All Complete	All Complete	60%
M,N	<ul style="list-style-type: none"> • 4 Sitting Areas • 2 Ball Fields • 1 Practice Field 	All Complete	All Complete	100%

Recreation Table 1

**Clarksburg Village
Phase I
Recreational Facilities – Status
March 3, 2010**

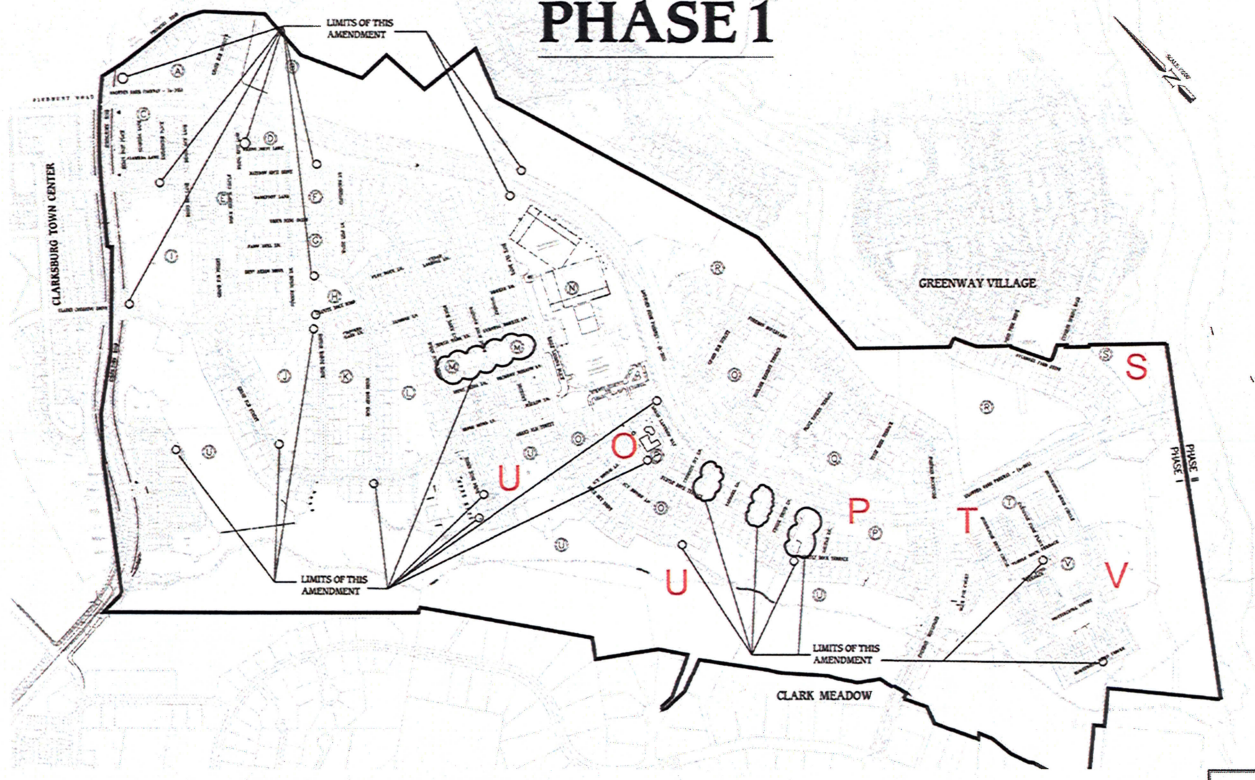
Block	Recreational Facilities in Block	Recreational Facilities Not Yet Complete	Comments	Percent of Units Complete (Approximate)
	<ul style="list-style-type: none"> • Picnic Pavilion/ Picnic Tables/Sitting Area • Hiker/Biker Trail adjacent to Snowden Farm Parkway 			
O,P	<ul style="list-style-type: none"> • Pools/Pool House • Community Center • 4 Sitting Areas • Tot Lot 	<ul style="list-style-type: none"> • 4 Sitting Areas 	<ul style="list-style-type: none"> • Units adjacent to mews/sitting areas not yet complete. • Estimated completion is 2010. 	80%
U	<ul style="list-style-type: none"> • Picnic Pavilion/ Sitting Area • 2 Tot Lots • Multi-Age Play 	<ul style="list-style-type: none"> • Tot Lot (Brickley Townhome Area) • Picnic Shelter/ Sitting Area 	<ul style="list-style-type: none"> • Tot lot scheduled for installation in spring, 2010. • Picnic Shelter/sitting area are within a part of the development that has not yet been developed. Anticipated completion date: 2010. 	70%
T,V	<ul style="list-style-type: none"> • Stamped Path • 6 Sitting Areas • Picnic Pavilion/ Sitting Area • Hiker/Biker Trail adjacent to Snowden Farm Parkway 	None	<ul style="list-style-type: none"> • This area is not yet developed. Grading not complete. Water and sewer not complete. Paving not complete. Once developed, recreational facilities to be built. • Estimated completion date(s): 2010 and 2011. 	0%

Recreation Table 2

Snowden Farm Parkway is constructed to Grand Elm Street (near the future school site, club house and pool). The Local Recreational Facilities, including the tot lot, multi-age play area, and seating areas, have been completed within the sections that are under construction. The community-wide facilities, including the ball fields, pool and clubhouse and picnic pavilion areas have also been completed, well in advance of the specified time required as part of the development program

As of January, 2010 some of the infrastructure (SWM facilities, utilities, roads, etc.) in Blocks O, P, S, T, U and V are not fully constructed, making it difficult to complete the required recreation facilities. The development is steadily approaching the 70% point (i.e. 70% of the approved units in the Phase will have been completed), which is a milestone established with the previous approval for the required installation of specific site amenities.

CLARKSBURG VILLAGE PHASE 1



Site Plan

The Applicant is requesting an adjustment to the number of building permits that can be issued in connection with some of the community-wide and local recreational amenities in order to reflect current site conditions. The Applicant is proposing to complete the community-wide and local recreational facilities, landscape, lighting and pathways for Blocks S, T and V prior to the issuance of the 181st building permit for these blocks; which represents 90% of the units located within these three blocks. The Applicant is proposing to construct the 16' x 16' picnic shelter, located within Block U, prior to the release of the 876th building permit since the shelter is associated with the Greenway Trail which can't presently be constructed. The Applicant would be receiving 194 additional permits for the 20% adjustment; however, the majority of the recreation facilities have been constructed in advance of the required permits for the previous phases, Staff can still hold the remaining 97 permits if the remaining recreation facilities have not been installed.

The lighting and landscape revised conditions will specify limited flexibility to make necessary changes in the field (per the final installation of the underground utilities). The Applicant has also worked with the Parks Department to modify the Greenway Trail condition (15d.4) to better link the phasing with the proposed building permit cap. The new conditions (see Appendix A) will provide further clarification for all parties involved. Currently, the Greenway Trail has been permitted by the Parks Department; however, the connections to Stringtown Road and Foreman Boulevard can't be tied in since the portions of these roads are not constructed. The shelter and

seating areas rely on the trail connections from the Greenway Trail to internal road network, which at this time can't be constructed.

The sign monuments were not included in the original Site Plan approval; they were later added by the developer in order to differentiate this development from its neighbors. The large entrance monuments have been installed; however after careful consideration and some community outreach, the developer would like to remove the smaller monuments (30" max height). The smaller monuments were primarily used to identify recreational facilities on-site. The overall character of the community would not be significantly affected considering the directional signage installed already accomplishes a dual function. The removal of the smaller monuments was discussed with the residents (see Appendix D) and received no major opposition.

The removal of the grass pavers within the mews for Parcels D and F are conditional upon the Fire Marshall's final approval (see Appendix A, condition 11). The removal of the grass pavers will create a more aesthetically pleasing open space; however a conditional note has been added to the Site Plans to ensure that Fire & Rescue approves of this change.

RECOMMENDATIONS

Conformance to Conditions of Approval

The proposed development must comply with the conditions of approval for Site Plan 82003002B as enumerated in the Planning Board Resolution dated September 13, 2007 except as modified herein.

Description of Amendment[s]

The Applicant requests the following modifications to the Site Plan:

1. Revisions to approved conditions 5, 9, 15c.1, 15c.3, 15d.1, 15d.3 and 15e;
2. Addition of new conditions (15d.4 and 11);
3. Removal of large entrance Monument A, B and C; and
4. Removal of grass ring pavers.

PUBLIC NOTICE

A notice regarding the subject amendment was sent to all parties of record by the Applicant on December 14, 2009. The notice gave interested parties 15 days to review and comment on the amended site plan per Montgomery County Zoning Ordinance Section 59-D-3.7. Staff received no inquiries regarding the proposed amendment.

STAFF RECOMMENDATION

The proposed modifications to the site plan will not alter the overall character or impact of the development with respect to the original findings of approval. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood. Staff recommends approval of Site Plan Amendment 82003002D.

APPENDICES

- A. Draft Planning Board Resolution.
- B. Letter of Explanation from Applicant (dated February 24, 2010).
- C. Parks Department Memo (dated February 24, 2010).
- D. Community Outreach Letter (dated February 22, 2010).
- E. Summary of Previous Approvals

APPENDIX A



MCPB No. _____
Site Plan No. 82003002D
Project Name: Clarksburg Village – Phase 1
Hearing Date: March 11, 2010

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board (“Planning Board”) is required to review amendments to approved site plans; and

WHEREAS, on July 31, 2003, Site Plan No. 820030020, Clarksburg Village – Phase I was approved for 471 single-family dwelling units, 414 townhouse units (inclusive of 44 MPDU’s townhouse units and 48 MPDU multi-family homes) acquisition of 144 TDR’s in the R-200 and R-200/TDR-3 zones;

WHEREAS, on June 29, 2006, the Planning Board held a hearing on Site Plans 820030020 and 82003002A for six non-compliance items associated with the Phase I Site Plan and directed staff to determine an appropriate Compliance Program. The Phase – I Site Plan also increased by 30 acres;

WHEREAS, on March 22, 2007, the Planning Board approved Site Plan Amendment No. 82003002B approved modifications to the original site plan in accordance with the Plan of Compliance, which was approved July 27, 2006;

WHEREAS, on June 13, 2008, the Planning Board approved Site Plan Amendment No. 82003002C (“Amendment”) for modifications to the entry monuments, installation of a stone retaining wall, and modifications to the Landscape Plans; and

WHEREAS, on December 7, 2009, Clarksburg Village Investments, Inc. (“Applicant”), filed a site plan amendment application designated Site Plan Amendment No. 82003002D for approval of the following modifications:

1. Modify the approved conditions 5, 9, 15c.1, 15c.3, 15d.1, 15d.3, and 15e;
2. Add proposed conditions regarding the construction phasing of the Greenway Trail and Fire Marshall approval of grass ring pavers;
3. Removal of monuments A, B and C; and
4. Removal of some of the grass ring pavers.

Approved as to
Legal Sufficiency: _____
M-NCPPC Legal Department

WHEREAS, following review and analysis of the Amendment by Planning Board Staff (“Staff”) and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated March 1, 2010 setting forth its analysis and recommendation for approval of the Amendment (“Staff Report”); and

WHEREAS, on March 11, 2010, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the “Hearing”); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff’s recommendation and analysis set forth in the Staff Report and hereby approves the Site Plan No. 82003002D. The following conditions will supersede the respective conditions of the pervious approval:

5. Streetscape

Provide large street trees at a minimum spacing of 40 feet on center and a maximum spacing of 50 feet on center, except where physical site improvements do not allow for the spacing. Any deviation from the minimum standards needs to be approved in writing by DPS, DOT, and MNCPPC, if the spacing exceeds the minimum standards due to physical site improvements. Street lights, sign and utilities may be adjusted in conjunction with any applicant-initiated relocation of street trees for public rights-of-way, without the site plan. Documentations of the field adjustments must be provided in writing to MNCPPC for the public record. The size and species of street trees must be consistent with the approved certified site plan.

9. Transferable Density Rights (TDR’s)

Prior to the issuance of any building permit for Blocks T and V, the Applicant shall provide verification of the availability of the total required 379 Transferable Density Rights (TDR’s) for all phases of the proposed development including 145 TDR’s for Phase I.

11. Fire and Rescue

The final location of grass pavers (or equivalent) will be approved, in writing, by the Fire Marshall. Any modifications to grass pavers (per any comments from the Fire Marshall) shall be shown on the Certified Site Plan in accordance with Fire Marshall approval.

15c.1. Local Recreational Facilities

The recreational facilities in Blocks O, P and U including the two tot lots and multi-age play area shall be completed prior to the release of the 155th building permit (this number represents 70 percent of 221 units located in these three blocks). The four seating areas shall be completed immediately after construction of all units on both sides and adjacent to the seating

areas/mews, but no later than six (6) months after the occupancy of all units adjacent to the seating areas/mews.

15c.3. The recreation facilities in Block T, V and S including the multi-age play area, open play area and four seating areas shall be completed prior to the release of the 181st building permit (this number represents 90 percent of the 201 units located in these blocks).

15d.1. Unless otherwise stated in these conditions, all Community-wide Recreational Facilities shall be completed prior to the issuance of the 876th building permit (this represents 90 percent if the 973 units in Phase I).

The Community-Wide facilities in Blocks O, P and U, including the pool, pool house and community center shall be completed prior to the issuance of the 155th building permit (this number represents 70 percent of the 221 units located in these blocks). This Amendment D recognizes the completion of these facilities. The 16' x 16' picnic shelter located in Block U (adjacent to the SWM Parcel Q) will be constructed prior to the release of the 876th building permit (this number represents 90 percent of the 973 total units for the Phase I).

15d.3. Community-Wide and Local Facilities in Blocks T, V and S, including the 16' x 16' picnic shelter, sitting area and open play area shall be completed prior to the release of the 181st building permit for these blocks or not later than 90 days after the construction of the adjacent HOA trail, whichever comes first (this number represents 90 percent of the 201 units located in these three blocks).

15e. The stamped concrete path, on-site landscaping and lighting in Blocks S, T and V shall be completed prior to the issuance of the 181st building permit (this number represents 90 percent of the 201 units located in these three blocks).

15d.4. The section of Greenway Trail from Foreman Boulevard to Grand Elm Street at its intersection with Bent Arrow Drive shall be completed concurrently with the paving of Foreman Boulevard from Turtle Rock Terrace to the intersection of Foreman Boulevard and the Greenway Trail. This section includes the primary 8' wide Clarksburg Greenway Trail, as well as the connector trail to Grand Elm Street and the connector trail to Blue Sky Drive. This section of Trail to also include the connector trail from Foreman Boulevard to the Greenway Trail that is sufficiently wide to accommodate park maintenance vehicles. Public Use Trail Easements shall be established over all HOA owned connector trails to allow public access to the parkland and Greenway Trail.

The Greenway Trail section from Stringtown Road to the connector trail accessing Grand Elm Street at Bent Arrow Drive must be initiated within 120 days after the Stringtown Road Improvements required of Town Center are completed. This trail section to be completed within 210 days after work is initiated.

The trail section from Foreman Boulevard to Horseshoe Bend Circle shall be completed concurrently with the completion of the following units: 14/V-18/V, and the units contained within Parcels B and C, Block V. If these units are completed in the winter, the trail connection in this block must be initiated within 120 days of their completion and the trail section completed within 150 days after work is initiated. After base paving Horseshoe Bend Circle, the applicant shall place "Future Greenway Trail" signs at the trail termination at this location in the V Block.

The trail connection adjacent to lots 35/V, 36/V, and the stormwater management facility will be completed after the sediment control facility is converted to a stormwater management facility. After base paving Horseshoe Bend Circle, the applicant shall place "Future Greenway Trail" signs at the trail termination at this location in the V Block.

The Greenway Trail connection from the V Block in Phase I through the Bradley Property or through the alternate trail alignment to Little Seneca Parkway in Phase II shall be constructed concurrently with construction of Little Seneca Parkway in Phase II.

The parcels of land within which the trail sections are to be completed must be transferred to M-NCPPC upon completion of each applicable trail sections.

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board and incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is _____ (which is the date that this resolution is mailed to all parties of record); and

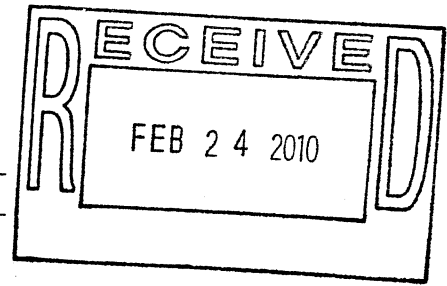
BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner _____, seconded by Commissioner _____, with Commissioners _____ (list) voting in favor of the motion, with Commissioner(s) _____ (list) dissenting, Commissioner(s) _____ (list) abstaining, Commissioner(s) _____ (list) being absent or being temporarily absent, at its regular meeting held on Thursday, _____, 200..., in Silver Spring, Maryland.

[MCS]

APPENDIX B



February 22, 2010

Ms. Molline Smith
MNCPPC, Development Review
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Clarksburg Village – Phase 1 (Plan #8-03002, Amendment D)
Updated Conditions of Approval

Dear Ms. ^{Molline} Smith,

Thank you very much for scheduling the Clarksburg Village Phase I Amendment D on the March 11, 2010 Planning Board's Agenda. Please note that it is very important for us to keep this date. If you need anything from us to facilitate this date, please let me know.

Per our conversation on Friday, February 19, 2010, please find updated suggested conditions of approval for the Clarksburg Village Phase 1, Amendment D. I plan to forward you the monument and grass paver info as soon as I can.

Please let me know if you have any questions or comments.

Regards,

Kathryn Kubit
Clarksburg Village Investments, Inc.

cc: Robert Kronenberg
Doug Powell
David Flanagan
Tom Marshall
Les Powell
Robbie Thompson

Annapolis

75 Admiral Cochrane Drive, Suite 112
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Phone: (410) 266-9700
Fax: (410) 266-9165

Main Office

1355 Beverly Road, Suite 240
McLean, Virginia 22101
Phone: (703) 734-9730
Fax: (703) 734-0322

Ellicott City

5074 Dorsey Hall Drive, Suite 205
Ellicott City, Maryland 21042
Phone: (410) 720-3021
Fax: (410) 720-3035

APPENDIX C



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

2/24/10

TO: Molline Smith, Subdivision Review, Development Review Division

FROM: Doug Powell, Plan Review Coordinator, Park Planning and Stewardship Division, Department of Parks

SUBJECT: Clarksburg Village Phase I, Phasing for Greenway Trail Construction

The following Conditions of Approval, regarding the phasing for the construction by the Applicant of the Clarksburg Greenway Hiker/Biker Trail, have been agreed to by the Department of Parks staff and the Applicant, Elm Street Development:

Parks:

15d.4. The section of Greenway Trail from Foreman Boulevard to Grand Elm Street at its intersection with Bent Arrow Drive shall be completed concurrently with the paving of Foreman Boulevard from Turtle Rock Terrace to the intersection of Foreman Boulevard and the Greenway Trail. This section includes the primary 8' wide Clarksburg Greenway Trail, as well as the connector trail to Grand Elm Street and the connector trail to Blue Sky Drive. This section of Trail to also include the connector trail from Foreman Boulevard to the Greenway Trail that is sufficiently wide to accommodate park maintenance vehicles. Public Use Trail Easements shall be established over all HOA owned connector trails to allow public access to the parkland and Greenway Trail.

The Greenway Trail section from Stringtown Road to the connector trail accessing Grand Elm Street at Bent Arrow Drive must be initiated within 120 days after the Stringtown Road Improvements required of Town Center are completed. This trail section to be completed within 210 days after work is initiated.

The trail section from Foreman Boulevard to Horseshoe Bend Circle shall be completed concurrently with the completion of the following units: 14/V-18/V, and the units contained within Parcels B and C, Block V. If these units are completed in the winter, the trail connection in this block must be initiated within 120 days of their completion and the trail section completed within 150 days after work is initiated. After base paving Horseshoe Bend Circle, the applicant shall place "Future Greenway Trail" signs at the trail termination at this location in the V Block.

The trail connection adjacent to lots 35/V, 36/V, and the stormwater management facility will be completed after the sediment control facility is converted to a stormwater management facility. After base paving Horseshoe Bend Circle, the applicant shall place "Future Greenway Trail" signs at the trail termination at this location in the V Block.

The Greenway Trail connection from the V Block in Phase I through the Bradley Property or through the alternate trail alignment to Little Seneca Parkway in Phase II shall be constructed concurrently with construction of Little Seneca Parkway in Phase II.

The parcels of land within which the trail sections are to be completed must be transferred to M-NCPPC upon completion of each applicable trail section(s).

APPENDIX D

CPJ Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Suite 300 • Silver Spring, MD 20903 • 301-434-7000 • Fax: 301-434-9394 • www.cpja.com

Molline Smith
MNCPP&C
8787 Georgia Ave.
Silver Spring, MD 20910

February 22, 2010

Clarksburg Village Phase 1
8-2003002D

MOLLY
Dear Ms. ~~Smith~~,

For the records I wanted to let you know that after we sent out the required notification we received approximately 12 – 15 calls about the current Clarksburg Village Phase 1 amendments that we are processing through MNCPP&C. As I do with all of the calls I receive from the adjacent property owners, or in this case the property owners within the Clarksburg Village subdivision, I explain to them all of the changes that we are proposing with the amendments. In every instance the property owners did not mind that the monuments were being removed they just wanted to make sure that the recreation facilities were not being taken away. Once it was explained to them that the recreation facilities were staying and that just the monuments or markers were being removed they were satisfied with the proposed amendments to the plans.

Please feel free to contact me if you have any questions or concerns.

Regards,


Les Powell RLA

Cc: Ron Cashion

Pervious Approvals Table

Date	Action
unknown	Pre-Preliminary Plan Approved by the Planning Board
July 30, 2001	Preliminary Plan #120010300 approved for 1,330 dwelling units, 89,000 square feet of retail space and 2,000 square feet of community space on approximately 700 acres of land. The property was zoned R-200, R-200/TDR-3, R-200/TDR-4, and PD-4.
January 9, 2003	Preliminary Plan Amendment #12002030A approved the combination of the Nanna Property (#119930070) with Clarksburg Village (#120010300). The density was increased to 2,590 dwelling units, 20,000 square feet of office/ retail space and 5,000 square feet for a daycare facility.
July 31, 2003	Site Plan #820030020 approved for 471 single-family dwelling units, 414 townhouse units (44 MPDU's) and 48 MPDU multi-family homes. Totaling 92 MPDU's and 144 TDR's on 333.87 acres of land. The Final Water Quality Plan was also approved.
October 5, 2006	Site Plan #820030020 and 82003002A approval of the Staff-recommended Compliance Program with modifications to the previously approved Site Plan. The total acreage increase by 30 acres.
March 22, 2007	Site Plan #82003002B approved modifications made to the original site plan in accordance with the Compliance Program (approved July 27, 2006) and the conditions required in the previously approval. The total number of TDR's for Clarksburg Village was increased to 145, and the number of MPDU's was reduced by 2 units.
June 13, 2008	Site Plan #82003002C was an Administrative approval to modify the Landscape Plan and site amenities.