



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #7
MCPB
July 31, 2003

MEMORANDUM

DATE: July 25, 2003

TO: Montgomery County Planning Board

VIA: Joe R. Davis, Chief
Michael Ma, Supervisor
Development Review Division

FROM: Wynn E. Witthans, RLA, AICP
Planning Department Staff
(301) 495-4584

REVIEW TYPE: Site Plan Review

APPLYING FOR: Approval of Infrastructure Plan for 2,590 units on 741.40 Acres

PROJECT NAME: **Clarksburg Village Infrastructure Plan**

CASE #: 8- 02038

REVIEW BASIS: Div. 59-D-3, Montgomery County Zoning Ordinance for Site Plan
Section 19-64 for Final Water Quality Plan

ZONES: R-200/TDR-4, R-200/TDR-3, R-200, PD-4

LOCATION: Southwest Quadrant of the intersection of Stringtown Road and Piedmont Road

MASTER PLAN: Clarksburg and Vicinity

APPLICANT: Elm Street Development Company, David Flanagan

FILING DATE: November 19, 2000

HEARING DATE: July 31, 2003



INFRASTRUCTURE PLAN

STAFF RECOMMEND ATION: Approval of Infrastructure Plan with the following conditions:

M-NCPPC Parks

1. Clarksburg Greenway on the property applicant currently owns. The alignment will follow the route established by the Clarksburg Greenway Facility Plan and be

constructed to park standards and specifications. The Applicant will provide necessary bridges and boardwalk per the Facility Plan.

2. Applicant will construct the portions of the hiker/biker trail from Stringtown Road east to Newcut Road and north to the Greenway Village Property that are not on applicant's property, provided that M-NCPPC acquires the ownership or easement rights across the needed property along the trail alignment and funds the proportionate cost to Applicant for construction of these additional sections of trail.
3. Applicant will construct Foreman Boulevard to allow for a grade separated crossing for the hiker/biker Greenway Trail. The trail crossing should be constructed to accommodate the trail under the road without changing the natural location, configuration or composition of the stream channel, and should be located to minimize flooding of the trail and minimize surface water runoff from the paved trail directly into the stream. Trail crossing to meet the "staff guidelines" as set out in the attached Meeting Summary of March 18, 2002 unless otherwise agreed to by M-NCPPC staff and Applicant. Final trail/road crossing details to be submitted to M-NCPPC staff for approval. The details of the Greenway Trail crossing of Midcounty Highway will be determined at time of Site Plan. A grade separated crossing will be considered at this location provided environmental concerns can be reasonably accommodated.
4. The property within the delineated Clarksburg Greenway along Little Seneca Creek and Little Seneca Tributary will be dedicated to M-NCPPC and the hiker/biker trail constructed or clearly delineated and marked prior to construction of the residences that abut the Greenway. Signage to reviewed and approved by staff. Dedication to be made at time of record plat and boundaries to be clearly staked to delineate between parkland and private property. Dedicated property to be transferred free of trash and unnatural debris.
5. Applicant to construct an 8' wide hiker/biker trail to connect from the bike trail along A-305 to the trail system in parkland on the adjacent Greenway Village subdivision.
6. The park area marked as Jeane Onufry Local Park will be graded according to the park layout concept plan, surfaced with topsoil, fine graded to a maximum of +/- 6" over 100', and seeded as appropriate for ball field cover. The park will be dedicated to M-NCPPC at time of record plat. Additional recreational improvements to be constructed by Applicant on the park site with Development District funds, must be constructed to park standards and specifications. Specific types of recreation facilities and their arrangement on the park property must be coordinated with, and approved by, M-NCPPC staff.
7. Because of the limited size of both the Jeane Onufry Local Park and the school/park site, stormwater quantity management must be provided by Applicant off the park and school sites to accommodate the runoff from the park and school sites.

8. Park School Site

The entire school/park site off of Midcounty Highway, including the ball field area at the north end, to be conditionally conveyed to the Board of Education at time of record plat for use as an elementary school. The deed shall contain a reversionary clause which provides that if the deeded school site property is not used, or ceases to be used for school purposes, the land will convey to M-NCPPC for use as parkland. If a conditional conveyance is not acceptable to the Board of Education, then the Applicant shall convey the property directly to M-NCPPC at time of record plat and a written agreement shall be negotiated between M-NCPPC staff and Board of Education staff that provides for transfer of the property to the Board of Education if needed for school purposes. The site will be graded by Applicant, surfaced with topsoil, fine graded to a maximum of +/- 6" over 100', and seeded as appropriate for ball field cover.

9. A site plan enforcement agreement shall be submitted to staff with the signature set for this approval. Any changes to the Infrastructure Plan will require its amendment.

PROJECT DESCRIPTION: Site Description

The site is located within the Special Protection Area (SPA) portion of the Little Seneca Creek Watershed (use IV waters). Seven streams traverse through the site as a whole: the main-stem of Little Seneca Creek, the Town Center Tributary, and five unnamed tributaries of Little Seneca Creek. About 286 acres of the site are in forest cover. The remaining land is in active agricultural use as fields and hedgerows. The topography over most of the site is rolling, with steep slopes occurring predominately within the stream valleys.

PROJECT DESCRIPTION: Project Description – Total Site

The 718.5-acre site, in total, is proposed for residential and commercial development. The project includes the preservation of the on-site stream valleys, the creation of a greenway link in a regional trail system and the continuation of several master planned roadways that will provide access and interconnection within the area. An internal pedestrian path system is created using public and private streets and a number of path connections will link up with the Greenway Trail – the regional trail system. The site will include two school sites, one in each phase of the project. A retail center that will link up with the retail center approved as part of Greenway Village. The Special Protection Area designation necessitates the inclusion of storm water treatment facilities within any of the open spaces of the project. These facilities have been either landscaped internally or around their perimeter. Forest conservation areas are provided throughout the site and integrated within the developed areas. Noise buffers have been provided to adjacent units from A-305 via landscaped berms and noise fences.