



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Items #8 and 9  
MCPB  
July 31, 2004



## MEMORANDUM

**DATE:** July 25, 2003  
**TO:** Montgomery County Planning Board  
**VIA:** Joe R. Davis, Chief  
Michael Ma, Supervisor  
Development Review Division  
**FROM:** Wynn E. Withans, RLA, AICP  
Planning Department Staff  
(301) 495-4584  
**REVIEW TYPE:** Final Water Quality Plan and Site Plan Review  
**APPLYING FOR:** Approval of 471 SFD, 414 Townhouses (inclusive of 44 MPDU Townhomes) and 48 MPDU Multifamily homes inclusive of 92 MPDU's and 188 TDR's.  
**PROJECT NAME:** Clarksburg Village Site Plan Phase One  
**CASE #:** 8- 03002  
**REVIEW BASIS:** Div. 59-D-3, Montgomery County Zoning Ordinance for Site Plan Section 19-64 for Final Water Quality Plan  
**ZONE:** R-200/TDR-4, R-200/TDR-3, R-200 and 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:** September 4, 2002  
**HEARING DATE:** July 31, 2003

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## FINAL WATER QUALITY APPROVAL FOR SPECIAL PROTECTION AREA

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**STAFF RECOMMENDATION:** Approval of Final Water Quality Plan for Site Plan # 8-03002  
With the following conditions:

1. Reforestation is to begin as soon as possible after the issuance by the Montgomery County Department of Permitting Services (DPS) issuance of grading permits, with

appropriate phasing to allow for the construction of sediment and erosion control structures.

2. Conformance to the conditions as stated in the DPA letter dated July 18, 2003 approving the elements of the SPA water quality plan under its purview, attached.

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## SITE PLAN

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**STAFF RECOMMENDATION:** Approval of 471 SFD, 414 Townhouses (inclusive of 44 MPDU Townhomes) and 48 MPDU Multifamily homes inclusive of 92 MPDU's and 188 TDR's with the following conditions to be met prior to signature set:

1. Lighting and Landscaping Plan

Staff to review the final landscape plans for adequacy of buffer along A-305 and inclusion of native plant. Staff to review final lighting plans for private streets and driveways and garages for conformance to IESNA guidelines for reducing light pollution.

2. Environmental Planning

- a. All residential units that will be subject to projected future exterior noise levels equal or exceeding 65 dBA Ldn, must be constructed to meet the 45 dBA Ldn interior noise standard.

Certification from an acoustical engineer that the building shell of impacted buildings along A-305 has been designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn. Certification shall be distributed to M-NCPPC technical staff for review prior to release of building permit.

The builder shall construct these units in accord with acoustical design specifications, with any changes that may negatively affect acoustical performance approved by an acoustical engineer and M-NCPPC staff in advance of installation.

Prior to occupancy, the builder must certify, via written notice to M-NCPPC staff, that the residential units are constructed in accordance with the acoustical design specifications as identified.

All residential units that are subject to projected future exterior noise levels equal or exceeding 65 dBA Ldn shall be protected with exterior noise attenuation fencing.

- b. SWM waiver of open section streets within Special Protection Areas
- c. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.

3. Division of Permitting Services

- a. SWM Memo - Conditions of DPS Stormwater Management Concept approval letter dated July 18, 2003.
- b. Streets and Paving Memo of June 24, 2003.

4. Affirmation of Waiver of Subdivision Standards

- a. The Planning Board approves the waivers shown previously and are specified here as:
  - 1. Section 50-26 (h)(3) Waiver of Sidewalk one side of street for Cool Valley Ct and Tulip Tree Terrace
  - 2. Section 50-26(e)(3) – 25 Ft Truncation to radius truncation
  - 3. Section 50-26-(a)(1) Max block length of 1,600 ft – One Block at Rainbow Arch Drive and Robin Song Drive is longer
  - 4. Section 50-29(a)(2) –SFD Unit frontage on Public Street – for courtyards
  - 5. Section 50-29(a)(3)lot lines perpendicular to ROW – at radius
  - 6. Section 59-C-(a)(4) allow more than one unit on lot – for attached TH's (piggybacks)

5. Block Design Standards

For all single family lots less than 60 feet width at the building restriction line with front load garages, the following restrictions apply:

- A. No house elevations or colors will be the same as any home on either side or across the street.
- B. A minimum of 20% and a maximum of 70% of the homes will have a brick or stone front.
- C. A minimum of 30% of the homes will have a front porch of at least 15 feet in width.
- D. No more than 50% of the homes shall have garages which project closer to the street than the front wall or porch of the home. Homes with this type of elevation may be built only two in a row.
- E. Homes with the same elevation and color shall not be built within sight of each other.

## 5. M-NCPPC Parks Greenway Trail

- a. Applicant to construct an 8-foot wide asphalt/boardwalk hiker/biker trail in the 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.
- b. 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.
- c. Applicant will construct Foreman Boulevard to allow for 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, attached, unless otherwise agreed to by M-NCPPC staff and Applicant. Due to the substantial length of the trail under Foreman Boulevard, Applicant to install adequate lighting along the trail under the road. Final trail/road crossing details to be submitted to M-NCPPC staff for approval.
- d. 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. 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.
- e. The entire school/park site on Snowdens Mill Parkway, 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 that 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.

#### 6. Signature Set Documentation

Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner Association Documents for review and approval prior to release of the signature set as follows:

- a. Development Program to include a phasing schedule as follows:
  - 1) Streets tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
  - 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
  - 3) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
  - 4) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
  - 5) Clearing and grading to correspond to the construction and infrastructure phasing.
  - 6) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, or other features.
  - 7) Noise attenuation design completed and accepted by M-NCPPC technical staff prior to release of building permits.
  - 8) Site plan #8-03002 will withhold 231 market-rate building permits (30 MPDUs /13%) until building permits for the construction of the required MPDUs (offsite) in the next phase are released. MPDU construction within Phase I to be included in Phasing Plan.
  - 9) Greenway dedication with record plat and trail construction prior to unit construction
  - 10) Park School dedication
  
- b. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for M-NCPPC technical staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
  - 1) Limits of disturbance.
  - 2) Methods and locations of tree protection.
  - 3) Forest Conservation areas.
  - 4) Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.

- 5) The development program inspection schedule and Site Plan Opinion.
  - 6) Conservation easement boundary.
  - 7) Streets trees 40 or 50 feet on center along all public streets.
  - 8) Centralized, screened trash areas for all multi-family and one-family attached units except townhouses.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans unless authorized by Infrastructure Plan or other approvals.

# **FINAL WATER QUALITY PLAN- SPECIAL PROTECTION AREA REVIEW**

## **DISCUSSION**

The 333-acre property is located in the southwest quadrant of Piedmont and Stringtown Roads in Clarksburg. The site is currently a mix of hay, corn, and soybean fields and forests. The property is zoned R-200/TDR 4, R-200/TDR-3, R-200, and PD-4. The proposed development of the site includes single-family detached units, townhouses, multi-family units, and associated infrastructure. The entire site is within the Clarksburg Special Protection Area.

The site is located within the Little Seneca Creek watershed. Water flows to the Town Center tributary, a first order tributary, and directly to the Little Seneca Creek. Both watercourses flow through the subject property and are designated as Use IV-P. The natural resource inventories for the site delineate the onsite environmental buffers.

Water quality plans are required as part of the Special Protection Area regulations. Under the SPA law, Montgomery County Department of Permitting Services (MCDPS) and the Planning Board have different responsibilities in the review of the water quality plan. MCDPS has reviewed and conditionally approved the elements of the final water quality plan under their purview. The Planning Board responsibility is to determine if the site imperviousness, environmental guidelines for special protection areas, and forest conservation requirements have been satisfied.

## **SITE PERFORMANCE GOALS**

As part of the final water quality plan, several site performance goals were established for the project:

- Protect the streams and aquatic habitat.
- Maintain the nature on-site stream channels.
- Maintain stream base flows.
- Identify and protect stream banks prone to erosion and slumping.
- Minimize storm flow runoff increases.
- Minimize increases in ambient water temperatures.
- Minimize sediment loading.
- Minimize pollutant loadings (nutrient and toxic substances).
- Protect springs, seeps, and wetlands.

## **STORMWATER MANAGEMENT**

To help meet these performance goals, the stormwater management plan requires water quality control and quantity control to be provided through an extensive system of linked best management practices (BMPs). Water quality control will be provided via several dry ponds.

Quality control will be provided via a treatment train that consists of vegetated conveyance swales, dry swales (vegetated swales underlain with infiltration structures), bioretention structures, surface sand filters, structural sand filters, and infiltration/recharge structures. In areas where open section roadways are not feasible, additional water quality structures are incorporated into the water quality plan to compensate for the lost benefits that open section roadways provide.

## **SITE IMPERVIOUSNESS**

There are no impervious limitations within the Clarksburg SPA. The impervious amount proposed for the 333-acre site is approximately 23 percent. Environmental Planning does not have impervious data from similarly zoned sites in the County to compare the data, however the impervious level is similar to other sites developed using R-200 standard method. Environmental Planning looks for opportunities to reduce impervious surfaces on all plans reviewed and ways to reduce the imperviousness where incorporated into the plan. These include shared driveways, reduced width roadways, narrower hard surface trail, and sidewalks on one side of the roadways when appropriate.

## **ENVIRONMENTAL GUIDELINES**

The environmental guidelines for SPAs require examination of many tools to maximize achievement of site performance goals. For instance, the goal of protecting seeps, springs, and wetlands is better achieved with naturalized buffers surrounding these areas. The natural resource inventory for the Clarksburg Village site identified the environmental buffers. Environmental buffers include wetlands and wetland buffers, floodplains, and streams and stream valley buffers. As part of the Environmental Guidelines, the stream valley buffer must be reforested. Where trees do not currently exist, the applicant will plant new forests or supplement existing forests. The applicant will place forest conservation easements on the environmental buffers.

As part of the approval of the preliminary plan, the applicant requested and received permission from the Planning Board to encroach into the environmental buffers for stormwater management facilities. The preliminary plan conditions identified the ponds that could be partially located in the environmental buffers provided the facilities were reconfigured to maintain at least of the environmental buffer widths as undisturbed areas. Other stormwater management facilities could not encroach into the stream valley buffer any further than was approved in the preliminary water quality plan. The applicant has complied with the preliminary plan conditions.

Other impacts to environmental buffers are created and by stream crossings for A-305 (Midcounty Highway), A-302 (Newcut Road), and Foreman Boulevard. All proposed stream crossings are to be constructed using bottomless arch culverts. During the construction of the stream crossings, there will be impacts to wetlands. The U.S. Army Corps of Engineers and the Maryland Department of the Environment have jurisdiction over wetlands and are responsible to issuing wetland permits. The alignments of the Greenway trail and stream crossings for A-305



and A-302 were previously field located with various permitting agencies. The purpose of the field walks was to identify routes that avoid impacts to wetlands by utilizing boardwalk or by shifting roadway alignments.

## **SITE PLAN REVIEW ISSUES**

### **I. ISSUE**

Citizens have written the Planning Board and staff regarding the desire to close Piedmont Road from the proposed subdivision, a desire to use more native plant materials and a concern about tree preservation and buffers in the northeastern corner of the site. Their letters are attached.

#### **Applicant Position**

The applicant doesn't agree with the request to keep Piedmont Road separate from the new community – Piedmont will serve units proposed in the Clarksburg Village subdivision. A letter from staff in response is attached. Native trees are on the plant list. The applicant has removed a unit formerly adjacent to the Hayman property and planted a buffer along the property line.

#### **Staff Recommendation**

The Applicant has kept the connection to Piedmont Road per M-NCPPC and MCDPW&T staff recommendation. The location of Piedmont Road needed to be adjusted to fit the minimum separations from adjacent intersections. Native trees are on the plant list - availability prevents their complete usage on the site. The edge condition has been addressed by the developer's direct contact with the adjacent citizen. A proposed unit was removed in that location.

### **II. ISSUE – SITE PLAN DEVELOPMENT**

The Applicant has worked with staff since the initial design concepts were developed to achieve a community that works with environmental constraints, provides parkland, recreation areas and pedestrian amenities. The plans were developed to make a desirable orientation of units to the internal streets and well distributed open spaces adjacent units. The improvements include:

- **Location of A-305 (Snowden's Mill Parkway).** The master plan concept for the area showed the road location immediately adjacent to the tributary to the east. This proved to be infeasible due to environmental concerns for increased pollutant runoff in the stream valley and the grading required to keep the road there. The current layout has approximately 50% of the subdivision directly on the tributary open space.

- **Orientation of units to A-305 (Snowden's Mill Parkway).** The units do not "front" onto this north-south arterial but a buffer of preserved forest, berms, noise fences and landscaping and unit orientation (flag lots have been removed and no rear yards face the road).

- **Noise buffer along A-305 (Snowden's Mill Parkway).** The plans provide a noise buffer for outdoor attenuation using berms, noise fences and unit or garage orientation. A detailed noise study was used to analyze each unit within the noise-affected areas.

- **Effectiveness of preserved forest/ afforestation areas as a buffer of views of units from the road and of the road from the units.** Where this concern has been raised, additional evergreen plant material has been added, consistent with plant species in the forest conservation guidelines.

- **Access to Stringtown Road.** There are now two internal connections from the northern part of the subdivision to Stringtown Road, providing a variety of access options that are more efficient to different parts of the project. Also both access points are public roads, thus providing sidewalks on two sides of the street and a continuous row of street trees.

- **Open space systems.** Trees have been saved internally in patterns that coincide with the open space and pedestrian systems. Open spaces are spread evenly throughout the project. **Over 57% of the units either face or back onto a natural area or internal open space!**

- **'Windows on the Park.'** Approximately half of the frontage along A-305 or Snowden's Mill Parkway is adjacent parkland or open space. There are 5 access points or path connections from the subdivision to the adjacent Greenway Trail and 2 to the adjacent tributary. In one area (Sheet 8) the unit layout is crafted to allow direct views from A-305 to the Greenway Trail).

-**Stormwater management facilities.** The location and number of facilities vis a vis the environmental areas has been resolved to satisfy the needs of the Special Protection Area. The facilities have to be sited throughout the site for even infiltration.

-**Greenway Trail.** The location, the 600 foot dedicated area, the pedestrian connections and the details of the road crossings (utilizing bottomless arches, etc.) have been determined and shown. The applicant will build the trail (with M-NCPPC reimbursement).

-**Streetscape – Trees.** The plan includes street trees along A-305 or Snowden's Mill Road in a pattern that coincides with the draft Clarksburg streetscape guidelines – they are a double row staggered on the outside with a naturalistic

layout with a variety of species in the center island. Internally the streets have tighter street tree spacing than typically allowed because of the higher densities and more defined pedestrian environment.

**-Streetscape – Architecture.** In response to a concern about repetition of protruding garages within the front loaded garage sections (other Clarksburg projects have restricted the garage protrusion to be no further than the front-most part of the house), the applicant has provided staff with a block face composition plan that shows the variety within the streetscape front. This addresses the issue.

**- Lot design** – the lots have been modified to give each unit as much level area behind the units as possible.

### **Applicant Position**

The Applicant's proposal now encompasses these elements.

### **Staff Recommendation**

Staff concurs with the results of these developments.

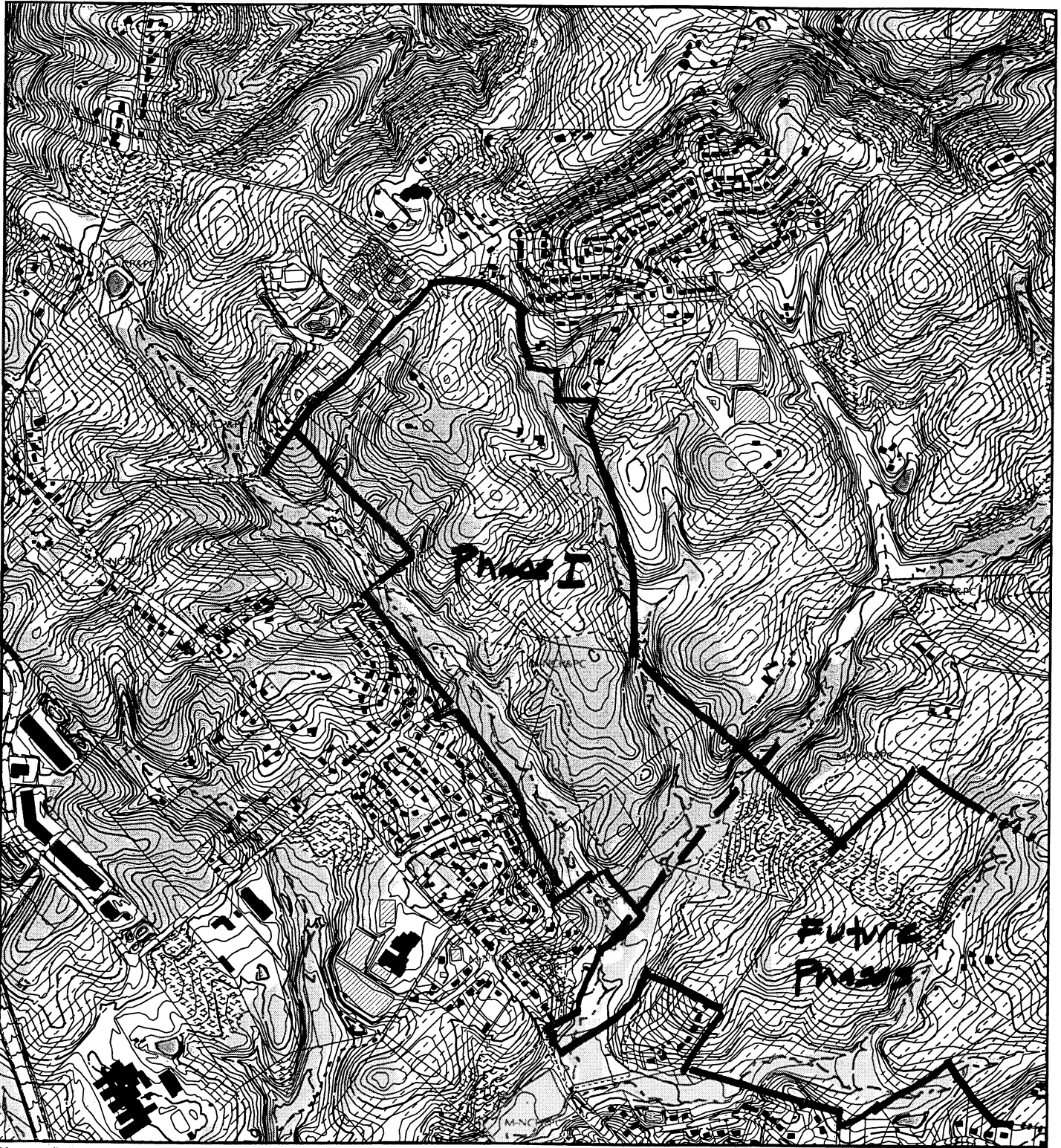
**PROJECT DESCRIPTION:** Site Description

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.

Stringtown Road forms the northern boundary, beyond which is the recently constructed Clarksburg Town Center (townhouse units face Stringtown Road). Little Bennett Park lies further to the north. East of the site is a stream tributary beyond which is the recently approved Greenway Village Subdivision (Phase I). Ovid Hazen Wells Park lies further to the north. South of the site is the Little Seneca Creek, beyond which are future phases of Clarksburg Village. West of the site is the Town Center Tributary, the site of the future Greenway Trail. Beyond the trail are wooded areas and the previously approved Highlands of Clarksburg site plan and the existing Clarkebrook Estates subdivision and Timber Creek Lane.

VICINITY MAP FOR

# CLARKSBURG VILLAGE-PHASE 1 (8-03002)



Map compiled on October 09, 2002 at 12:57 PM | Site located on base sheet no - 232NW12

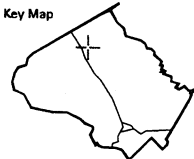
## NOTICE

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Key Map



Research & Technology Center



1 : 18000

**PROJECT DESCRIPTION:** Proposal

The project is a combination of neotraditional and traditional unit layout with interconnecting streets and cul-de-sacs. Snowden's Mill Parkway forms the north-south spine for the project. It intersects with the Piedmont Road segment of the Mid-County Highway built with Clarksburg Town Center immediately to the north. Within this Site Plan, an elementary school is centrally located to the west of Snowden's Mill Parkway. A bike path from the eastern Greenway Village connects to the school through the tributary. A segment of the M-NCPPC Greenway Trail forms the western boundary of the site, with numerous path connections to the trail from the adjacent neighborhoods of this site plan.

'Traditional' subdivision lots – with front loaded garages and mid to large sized lots- are located to the north west corner of the site and the middle portion of the site. Tighter, neotraditional styled units are located in the northern third of the site and the southern portion of the site. The 'neotraditional' units are characterized by tighter unit spacing, free standing garages for detached and townhouse homes and centralized open spaces distributed within the blocks.

The street pattern forms interconnecting grids that allow for even dispersion of traffic and ease of access to each unit. Alleys are used to access the freestanding garages. There are numerous access points to the adjacent arterial streets. A primary road circles the elementary school for easier bus traffic circulation. A roundabout is located along the northern entrance to better control traffic speeds and form an entrance feature.

The pedestrian system is created from sidewalks within each street and paths through the open spaces and mews. Bike paths extend from Greenway Village subdivision to the east to the school site and from the neighborhood areas to the adjacent Greenway trail.

Landscaping includes street trees with spacing that relates to the location of the street and the adjacent land use (ie, tighter tree spacing next to neotraditional units, double row of trees along the Snowden's Mill Parkway). The roundabout is landscaped with appropriate material that allows visibility and creates an entry feature.

The buffer areas along Snowden's Mill Parkway are landscaped with a variety of evergreen buffers, aforestation materials with native evergreens within the FCP areas and noise fences where needed. The intent is to screen views of units from the streets and screen views of the streets from the units.

The open spaces and play areas are well developed with plant materials – layers of shrubs, shade trees and groundcovers- and benches and walks. Each mews is defined by landscaped corners and sitting areas which create public access and definition for the spaces. Each unit type has a typical unit foundation planting design that includes a flowering or shade tree that adds to the streetscape definition. The corner lots within the neotraditional areas include screen planting and fencing to buffer private back yards from public views and vice versa.

Tree preservation areas have been incorporated into the landscaping schemes for several areas. Where trees are preserved in rear yards, split rail fences are added to maintain the property line definition.

Recreation areas are dispersed throughout the subdivision, providing local structures play or sitting opportunities for each housing area. The recreation areas are designed to be attractive focal points within each community area.

Lighting is predominately provided in the public streets, under the review of MCDPW&T. The light fixtures provided will follow MCDPW&T's recommended light fixtures for Clarksburg Town Center area. The alleys will be lit with individual garage light fixtures that will not cause excessive glare or other light pollution.

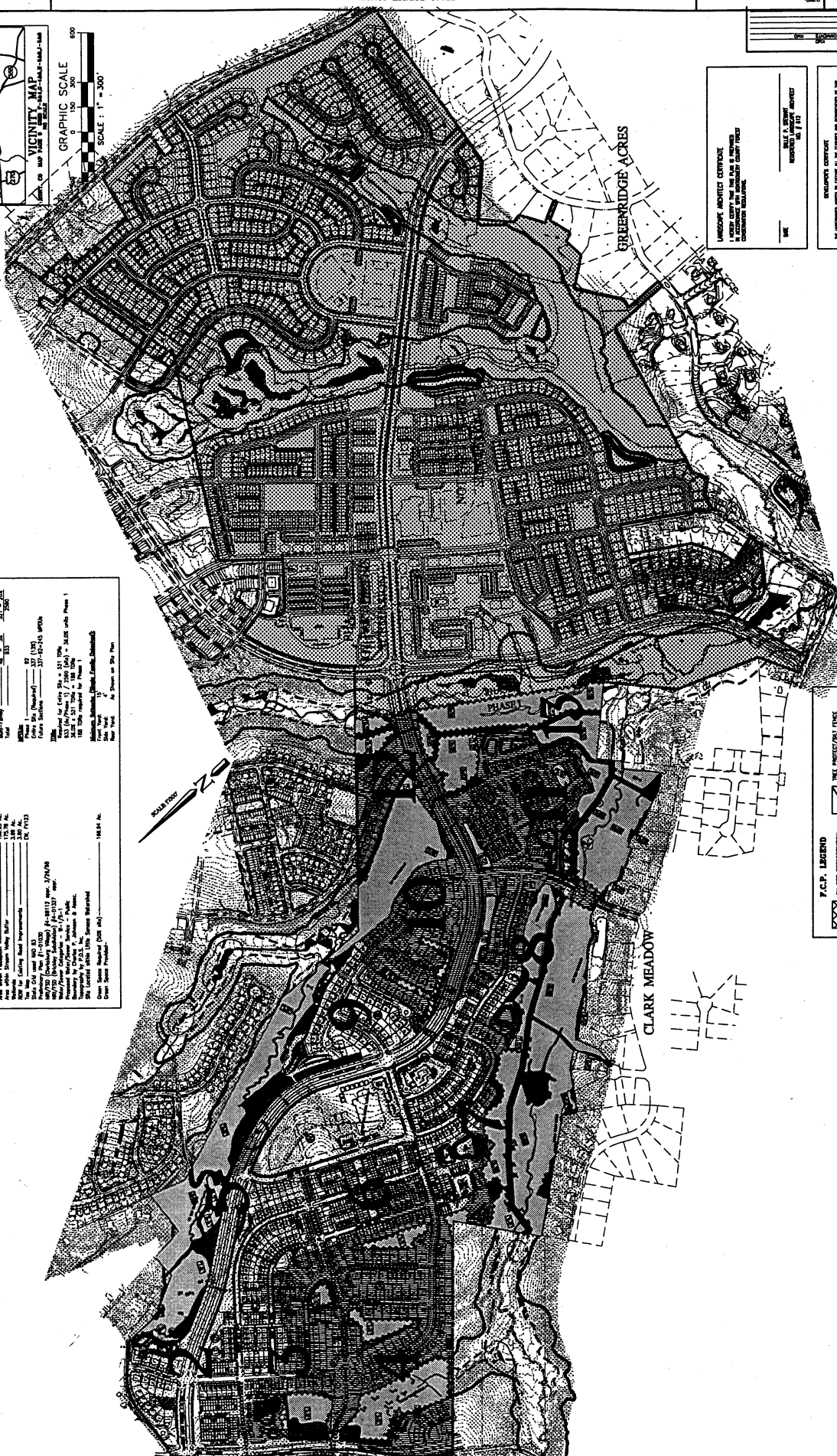
# CLARKSBURG VILLAGE

**GENERAL NOTES**

1. SEE SHEET CL-100 FOR SITES 1 AND 2.  
 2. SEE SHEET CL-101 FOR SITES 3 AND 4.  
 3. SEE SHEET CL-102 FOR SITES 5 AND 6.  
 4. SEE SHEET CL-103 FOR SITES 7 AND 8.  
 5. SEE SHEET CL-104 FOR SITES 9 AND 10.  
 6. SEE SHEET CL-105 FOR SITES 11 AND 12.  
 7. SEE SHEET CL-106 FOR SITES 13 AND 14.  
 8. SEE SHEET CL-107 FOR SITES 15 AND 16.  
 9. SEE SHEET CL-108 FOR SITES 17 AND 18.  
 10. SEE SHEET CL-109 FOR SITES 19 AND 20.  
 11. SEE SHEET CL-110 FOR SITES 21 AND 22.  
 12. SEE SHEET CL-111 FOR SITES 23 AND 24.  
 13. SEE SHEET CL-112 FOR SITES 25 AND 26.  
 14. SEE SHEET CL-113 FOR SITES 27 AND 28.  
 15. SEE SHEET CL-114 FOR SITES 29 AND 30.  
 16. SEE SHEET CL-115 FOR SITES 31 AND 32.  
 17. SEE SHEET CL-116 FOR SITES 33 AND 34.  
 18. SEE SHEET CL-117 FOR SITES 35 AND 36.  
 19. SEE SHEET CL-118 FOR SITES 37 AND 38.  
 20. SEE SHEET CL-119 FOR SITES 39 AND 40.  
 21. SEE SHEET CL-120 FOR SITES 41 AND 42.  
 22. SEE SHEET CL-121 FOR SITES 43 AND 44.  
 23. SEE SHEET CL-122 FOR SITES 45 AND 46.  
 24. SEE SHEET CL-123 FOR SITES 47 AND 48.  
 25. SEE SHEET CL-124 FOR SITES 49 AND 50.  
 26. SEE SHEET CL-125 FOR SITES 51 AND 52.  
 27. SEE SHEET CL-126 FOR SITES 53 AND 54.  
 28. SEE SHEET CL-127 FOR SITES 55 AND 56.  
 29. SEE SHEET CL-128 FOR SITES 57 AND 58.  
 30. SEE SHEET CL-129 FOR SITES 59 AND 60.  
 31. SEE SHEET CL-130 FOR SITES 61 AND 62.  
 32. SEE SHEET CL-131 FOR SITES 63 AND 64.  
 33. SEE SHEET CL-132 FOR SITES 65 AND 66.  
 34. SEE SHEET CL-133 FOR SITES 67 AND 68.  
 35. SEE SHEET CL-134 FOR SITES 69 AND 70.  
 36. SEE SHEET CL-135 FOR SITES 71 AND 72.  
 37. SEE SHEET CL-136 FOR SITES 73 AND 74.  
 38. SEE SHEET CL-137 FOR SITES 75 AND 76.  
 39. SEE SHEET CL-138 FOR SITES 77 AND 78.  
 40. SEE SHEET CL-139 FOR SITES 79 AND 80.  
 41. SEE SHEET CL-140 FOR SITES 81 AND 82.  
 42. SEE SHEET CL-141 FOR SITES 83 AND 84.  
 43. SEE SHEET CL-142 FOR SITES 85 AND 86.  
 44. SEE SHEET CL-143 FOR SITES 87 AND 88.  
 45. SEE SHEET CL-144 FOR SITES 89 AND 90.  
 46. SEE SHEET CL-145 FOR SITES 91 AND 92.  
 47. SEE SHEET CL-146 FOR SITES 93 AND 94.  
 48. SEE SHEET CL-147 FOR SITES 95 AND 96.  
 49. SEE SHEET CL-148 FOR SITES 97 AND 98.  
 50. SEE SHEET CL-149 FOR SITES 99 AND 100.

**VICINITY MAP**  
 SCALE 1" = 300'

**GRAPHIC SCALE**  
 SCALE 1" = 300'



SYMBOL	DESCRIPTION
XXXXXX	F.P.C.P. LEGEND
▨	ON SITE REVEGETATION
▨	SMALL TREES
▨	ON SITE REVEGETATION
▨	LANE FENCE
▨	FURROW TO BE RETURNED
▨	TREES TO BE CLEARED
▨	ON SITE REVEGETATION
▨	SMALL TREES
▨	ON SITE REVEGETATION
▨	LANE FENCE
▨	FURROW TO BE RETURNED
▨	TREES TO BE CLEARED

ROOT PRUNING WILL BE REQUIRED WHERE THE LOD IS ADJACENT AN EXISTING FORESTED AREA OR A PROPOSED TREE SAWN/POURST SAVE AREA.

**UNDESIRABLE ADJACENT DISTRICTS**  
 TO BE AVOIDED AND TO BE MAINTAINED AS EXISTING UNDESIRABLE DISTRICTS.

**UNDESIRABLE ADJACENT DISTRICTS**  
 TO BE AVOIDED AND TO BE MAINTAINED AS EXISTING UNDESIRABLE DISTRICTS.

**CPJ Associates**  
 Charles P. Johnson & Associates, Inc.  
 ENGINEERS - ARCHITECTS - PLANNERS  
 2000 ROCKHILL ROAD, SUITE 200  
 ROCKHILL, MARYLAND 21765  
 TEL: 301-487-3300  
 FAX: 301-487-3301

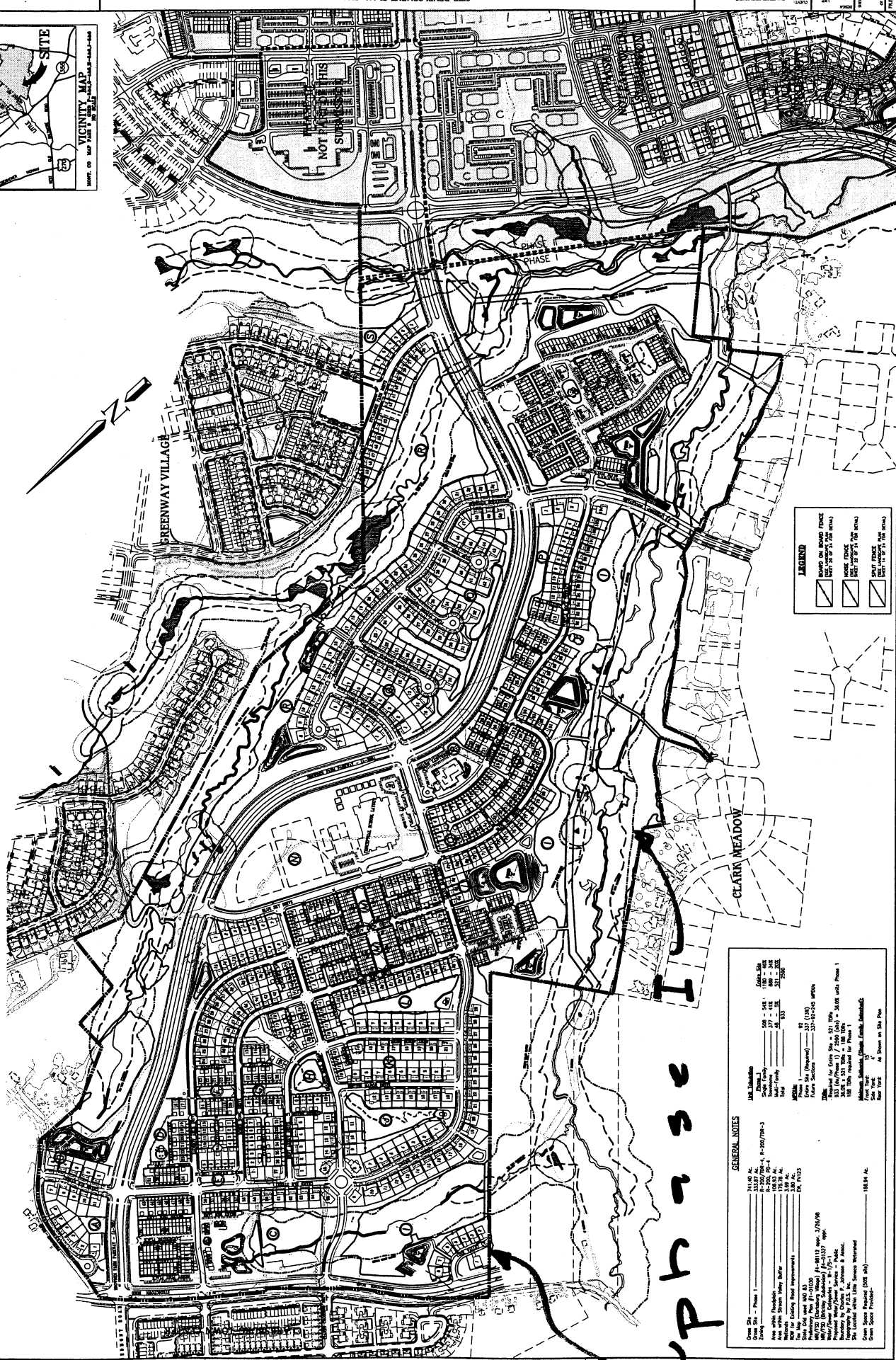
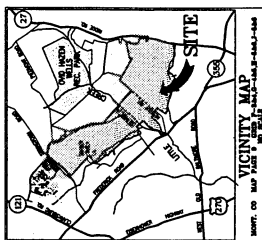
**FINAL FOREST CONSERVATION PLAN**  
**CLARKSBURG VILLAGE**  
 CLARKSBURG (2nd) ELECTON DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/14/00
2	REVISED TO SHOW CHANGES	12/15/00
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98	REVISED TO SHOW CHANGES	12/01/08
99	REVISED TO SHOW CHANGES	01/01/09
100	REVISED TO SHOW CHANGES	02/01/09

**Overall**



# CLARKSBURG VILLAGE



**LEGEND**

- Building on Road Edge
- Building on Lot Edge
- Road Edge
- Utility Line
- Storm Sewer Line
- Sewer Line
- Water Line
- Gas Line
- Electric Line
- Telephone Line

**GENERAL NOTES**

1. All dimensions are shown on this Plan.

2. All dimensions are shown on this Plan.

3. All dimensions are shown on this Plan.

4. All dimensions are shown on this Plan.

5. All dimensions are shown on this Plan.

6. All dimensions are shown on this Plan.

7. All dimensions are shown on this Plan.

8. All dimensions are shown on this Plan.

9. All dimensions are shown on this Plan.

10. All dimensions are shown on this Plan.

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**CLARKSBURG VILLAGE**  
SITE DEVELOPMENT PLAN - PHASE I  
CLARKSBURG (2nd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

NO.	DATE	DESCRIPTION
1	1/13	PRELIMINARY
2	1/13	REVISED
3	1/13	REVISED
4	1/13	REVISED
5	1/13	REVISED

**ANALYSIS: Conformance to Development Standards**

**PROJECT DATA TABLE**

Development Standard	Permitted/ Required	Proposed
Lot Area (ac.):	-	Total site : 741.40 acres Phase I: 333.87 acres
Density (dwelling/acre):		2.79 du/ac
Dwelling Units:		
One-family detached		471 (51%)
Townhouse		414 (44%)
Townhouse (MPDU)		44
Multiple-family (MPDU)		48
TOTAL	2590	933
Moderately-priced DU's	122	92 (9.8% of 13% required – see below)
Transferable Development Rights	521 (total site)	188 Phase I (933/2590=36% total units, 521x 36%=188 Phse I TDRs)
<b>R-200/MPDU Development Standards – NW Corner of site</b>		
Density	2.44	
Detached d.u. front yd	25 ft	25 ft.
Rear yd nest to non MPDU zone	20 ft.	20 ft.
Min Lot SFD	6,000 sf.	6,012 sf
Min Lot Townhouse	1,500 or less	4,000
Min Lot size -Attached	Planning Board waiver to allow more than one unit on lot per Section 59-C-(a)(4)	
Max Bldg. Height	3 stories/40 ft.	3 stories/ 40 ft
Green Area - 2,000 sf per Th/Atch.	1.7 ac	18.5 ac
<b>TDR/Development Standards TDR-3 – Remainder of the site</b>		
30% SFD Min	30%	51%
35% Green Area Min.	116.87 ac	166.94 ac (50%)
Setbacks (ft.):		
Front yard		15 ft
Side yard		4 ft.
Rear yard		as shown

**Parking:**

Total 933 x 2 = 1866 1866

Note: On Sheet 11 – where there it is developed with garage and non-garage townhouses and multifamily units 414 parking spaces are required and 730 spaces are required. Staff will review this area to see if the overage negatively impacts the impervious areas.

**MPDU CALCULATIONS:**

MPDUs required (13% of 933 units) = 122 MPDUs  
MPDUs provided (9.8) of total Phase I)= 92 MPDUs

The applicant is required to provide the full number of MPDUs prior to release of the last building permit for this site. The remainder of MPDUs for this site will be provided in Phase II where the units will be closer to the town center retail/commercial area and other facilities. In order to comply with the phasing requirements of the MPDU law, this site plan will withhold 231 market-rate building permits (30 MPDUs /13%) until building permits for the construction of the required MPDUs (offsite) in the next phase are released.

**TDR CALCULATIONS**

The attached Memo dated November 7, 2002 from Elm Street Development by David Flanagan has been reviewed by staff and accepted as the basis for the TDR calculations for this site. This site plan for Phase I will provide 188 or 36% of the total TDRs required –equivalent to the percentage of units within this phase.

**TDR Calculations**

Permitted density – 2,708 Dwelling Units

R-200/TDR-4	86.0 ac x 4.88 =	419.68 dus
R-200/TDR-3	573.7 ac x 3.66 =	2099.74 dus
R-200	77.6 x 2.44 =	189.34 dus
PD-4	4.3 ac	0 dus

Proposed Density – 2,590 Dwelling Units

1. Percent Density Bonus  
2590 – 1482 (Base Density)- 500 (250 multifamily TDR's)-  
495 (1 for 1 TDR's) – 113 units = min density bonus  
113/(1482+995)= 4.6% density bonus
2. Number of MPDUs  
4.6 density bonus = 13% MPDU (from table)  
2590 x .13 = 337 MPDUs

3. Number of TDR's

MPDUs (337) greater than density bonus (113) – no bonus market rater units  
2590 (units provided) – 1482 (base density) – 337 MPDU = 771 units from TDRs  
250 Multifamily (2 dus for 1 TDR) = 500 units  
271 th's and sfd (1 du ofr 1 TDR) = 271 units  
771 units from TDRs

4. Unit Summary:

a. Base Density	1482
b. TDRs	271
c. 250 TDRs (2 for 1)	500
d. MPDUs	<u>337</u>
	2590
	Total TDR 521
	Total MPDU 337

## 5. RECREATION CALCULATIONS:

### Clarksburg Village - Phase 1 Recreation Worksheet

#### DEMAND POINTS PER POPULATION CATEGORY

TYPE	#DU	TOT (D1)	CHILD (D2)	TEEN (D3)	ADULT (D4)	ELDERLY (D5)
SFD II ( 7,000-9,000 sq. ft.)	189	24.6	45.4	47.3	200.3	20.8
SFD III (<7,000 sq. ft.)	319	44.7	60.6	73.4	405.1	41.5
TOWNHOUSES	377	64.1	82.9	67.9	486.3	373.2
GARDEN	48	5.3	6.7	5.8	56.6	7.7
<b>TOTAL REQUIRED</b>	<b>933</b>	<b>138.6</b>	<b>195.6</b>	<b>194.2</b>	<b>1148.4</b>	<b>443.2</b>

#### SUPPLY POINTS OF ON-SITE RECREATION FACILITIES

FACILITY	QUAN.	TOT (D1)	CHILD (D2)	TEEN (D3)	ADULT (D4)	ELDERLY (D5)
Bike System	N/A	6.9	19.6	29.1	172.3	44.3
Pedestrian System	N/A	13.9	39.1	38.8	516.8	199.4
Nature Trail	N/A	6.9	19.6	29.1	172.3	66.5
Natural Area	N/A	0.0	9.8	19.4	114.8	22.2
Pool	N/A	7.6	40.1	39.8	287.1	66.5
Wading Pool	N/A	20.8	9.8	0.0	57.4	22.2
<b>SUBTOTAL</b>		<b>56.1</b>	<b>137.9</b>	<b>156.4</b>	<b>1320.7</b>	<b>421.0</b>
Tot Lots (Age 0-6)	2	18.0	4.0	0.0	8.0	2.0
Multi-Age Playground	4	36.0	44.0	12.0	28.0	4.0
Picnic/Sitting Areas	1	1.0	1.0	1.5	5.0	2.0
Open Play Area I	1	6.0	9.0	12.0	30.0	2.0
Open Play Area II	3	9.0	12.0	12.0	30.0	3.0
<b>SUBTOTAL</b>		<b>70.0</b>	<b>70.0</b>	<b>37.5</b>	<b>101.0</b>	<b>13.0</b>
<b>TOTAL PROVIDED ON-SITE</b>		<b>126.1</b>	<b>207.9</b>	<b>193.9</b>	<b>1421.7</b>	<b>434.0</b>

SUPPLY POINTS OF OFF-SITE RECREATION FACILITIES  
(OVID HAZEN WELLS RECREATIONAL PARK)

FACILITY	QUAN.	TOT (D1)	CHILD (D2)	TEEN (D3)	ADULT (D4)	ELDERLY (D5)
Max. credit allowed (35%)		48.5	68.5	68.0	402.0	155.1
Multi-Age Playground	1	9.0	11.0	3.0	7.0	1.0
Picnic Areas	3	3.0	3.0	4.5	15.0	6.0
Soccer Field	1	2.0	15.0	20.0	40.0	2.0
Junior Baseball Field	1	2.0	15.0	15.0	40.0	2.0
<b>SUBTOTAL</b>		16.0	44.0	42.5	102.0	11.0
<b>TOTAL PROVIDED OFF-SITE (MAX. 35%)</b>		5.6	15.4	14.9	35.7	3.9
<b>TOTAL PROVIDED</b>		131.7	223.3	208.7	1457.4	437.9
<b>% REQUIRED</b>		95.05%	114.15%	107.46%	126.90%	98.80%

Tots Children Teens Adults Seniors

The Site Plan conforms to the recreation guidelines.

## **ANALYSIS: Conformance to Master Plan**

### **RELATION TO THE 1994 CLARKSBURG MASTER PLAN**

Clarksburg Village is located in the Newcut Road Neighborhood District of the 1994 Clarksburg Master Plan Area and will be traversed by the proposed A-302 (Newcut Road Extended) and proposed A-305 (Midcounty Arterial). It is also located south of Stringtown Road, northeast of Ridge Road, and northeast of MD 355.

This neighborhood includes approximately 1,060 acres, most of which is vacant. It is separated from the Clarksburg Town Center and Transit Corridor Districts by Stringtown Road and Little Seneca Greenway and will be traversed by the proposed Midcounty Arterial (A-305).

As shown in Figure 1, the land use recommendations for the Newcut Road Neighborhood propose a mixed-use center on Newcut Road, approximately midway between A-305 and Skylark Road. This will provide a concentration of activity and density in the middle of the neighborhood while promoting lower densities at the edges. This concept also clusters development near the greenway system and enhances public access to Ovid Hazen Wells Park.

The Clarksburg Master Plan recommends a mixed-use neighborhood with transit-oriented land use patterns for this District. The proposed site plan recommends a significant number of new residential units. In combination with Greenway Village located directly to the east, these two large projects will provide approximately 3,900 residential units and 109,000 square feet of commercial space.

The proposed site plan complies with the Master Plan land use objectives as follows:

1. Range of Units

The Master Plan emphasizes 45-55 percent single-family detached, 35-45 percent single-family attached, and 10-20 percent multi-family dwelling units. The proposal provides for a mix of units that satisfies the range of residential unit types proposed in the Master Plan.

2. Street Oriented Buildings

Street oriented buildings are one of the major principles of the Master Plan. The Planning Board at time of Preliminary Plan approval recommended that dwelling unit orientation along all road right-of-ways be addressed at the time of site plan review.

Conformance to the Master Plan's Policy 7, on street orientation and specific language in the Newcut Road Neighborhood, page 62, is very important if Clarksburg is to be a different, neo-traditional type of community that will make Clarksburg unique and appealing.

To assure that rear yards shall not be seen from adjacent roadways, especially at street intersections, unit orientation should be to major streets. The proposed site plan generally conforms to this Master Plan objective.

3. Windows into the Park

The “park bordered by a street” relationship opens up views of the Greenway and is a significant design principle of the Master Plan. This important relationship allows the community to visually experience the beauty of Clarksburg’s stream valley parks and not have the open space hidden behind a row of residential lots. In general, along the Master Plan roadways (A-305 and A-302), there will be significant vistas of the Little Seneca Creek Greenway.

The proposed site plan satisfies this Master Plan objective.

4. Bikeway Connection

The Master Plan emphasizes bikeway access from neighborhoods to shopping and employment areas as well as to key community facilities. The applicant should provide a bikeway connection through the greenway trail to the adjacent Greenway Village community, Ovid Hazen Wells Regional Park, and the proposed elementary school. This will improve access to the neighborhoods, school, and the park.

The Greenway bikeway trail needs to run under A-305 within a structure and continue up to the Greenway Village community. Connections to the Greenway bikeway trail need to be shown from the traffic roundabout.



**FINDINGS:** For Site Plan Review

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*
2. *The Site Plan meets all of the requirements of the zone in which it is located. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Buildings

The housing units are located to create individual neighborhoods with common unifying elements ie. open space greens, tree preservation areas, orientation to a roundabout, etc. Over half of the units either back or front onto a green space or mews, thus giving a sense of connection to open spaces despite the density of the developed areas. The unit alignment opens to provide views of adjacent open space as viewed from the streets and the sidewalks. One of the densest areas that consist of only townhouses and multifamily buildings has a completely open western edge to the Greenway Trail. These areas also provide pedestrian connections into adjacent open spaces. In several cases you can view the Greenway Trail area from Snowden's Mill Parkway. Units along Snowdens Mill Parkway have been carefully sited to prevent direct views to the rear yards of units. The views are diverted through layout, plant material and noise wall location.

The recreation facilities have been sited to become part of each neighborhood by their central location and sitting areas. Their attractive designs will make the play areas a desirable part of the community and open space systems.

The orientation of units directly to the entry streets within the subdivision help to shape the entry and the corresponding streetscape defines the pedestrian environment as well.

b. Open Spaces

The site provides opens paces that are integral with the developed areas as mentioned above. The Greenway Trail will provide a major feature for the subdivision and anchor for outdoor activities.

The Stormwater Management discussion has been addressed above in the Final Water Quality Plan report.

c. Landscaping and Lighting

The landscaping concept adequately provides for an attractive, environmentally sound and functional project by providing shade, screens and buffers. The Plan also provides for the preservation of existing trees and incorporates them in to developed areas, creating environmental benefits of shade and less erosion. The street trees define the streets, provide a buffer between the units and the street and they provide for a pleasant walking environment. The foundation plants and open space accent plants will create an attractive separation between the units and the paved surfaces. The buffers will screen views to the street and views of the units providing separation and privacy as needed.

The proposed lighting plan will include street lights that are regulated by MCDPW&T. The styles of the light fixtures proposed are consistent with the light fixtures allowed by DPW&T within the Clarksburg Town Center Planning Area. Alleys will be lit by garage-mounted lights with cut-off features to prevent light pollution.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. The recreation will provide for a variety of outdoor exercise and play opportunities by providing numerous play areas within close proximity to housing. The Greenway Trail will provide for local and regional recreations opportunities.

e. Vehicular and Pedestrian Circulation

The street connections to the site are in accordance with the approved Preliminary Plan, and the layout provides an interconnected grid. There are several through streets that link the individual neighborhoods, a roundabout helps regulate traffic flow at their intersection.

There are several waivers proposed by the applicant that will create more flexibility to a neotraditional designed project, thus allowing tighter development envelope and allowing for more preservation of natural areas and treatment of storm water management. These waivers have been shown on earlier approvals at Preliminary Plan and are specified and detailed with this approval. The waivers are listed in the conditions of approval.

The pedestrian paths and bike paths provide a superior pedestrian environment with access to all parts of the site and connections to off site development or open spaces. The pedestrian paths follow the streets identically utilizing the access benefits of a grid.

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

The building locations are compatible with adjacent development with the difference in densities buffered by open space and plantings. The residential land uses as proposed within the project will be compatible with internal land uses.

The potential noise levels generated by traffic are planned to be mitigated through the use of buffers utilizing berms, landscaping and noise walls/fences.

The activity associated with the proposed residential will not cause any negative effect on adjacent residential uses.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The applicant is proposing an optional method of development for this site. The preliminary forest conservation plan was approved prior to the effective date of the forest conservation law as amended by Bill 35-00. Therefore, the development is not required to meet the requirements of Section 22A-12(f) of the Montgomery County code, which requires developments utilizing an optional method to meet the appropriate forest conservation threshold on-site.

The undeveloped site 333-acre Clarksburg Village Phase I site plan includes 208-acres of forest. The applicant is proposing to remove 123 acres of forest and retain 85 acres. The total planting requirement for this forest conservation plan is 10 acres. The forest conservation requirements will be met through onsite forest planting of the unforested portions of the stream valley buffer and other upland planting areas. A five-year maintenance period is required for all forest plantings per the environmental guidelines.

## **APPENDIX**

Memos as listed throughout the report.