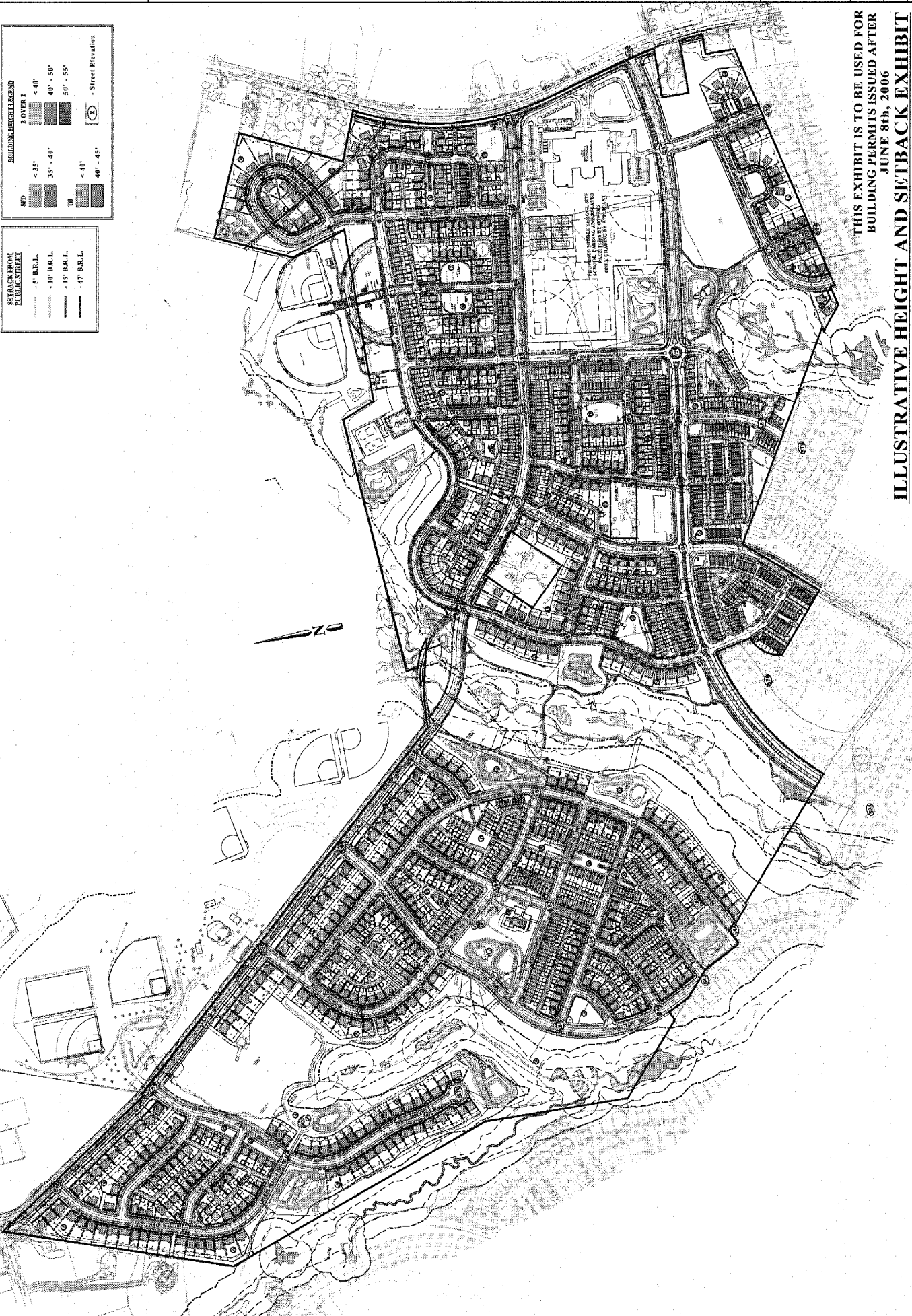
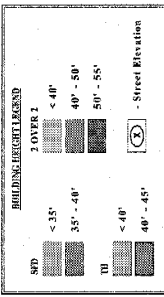


DATE	NO.	DESCRIPTION
06/08/06	1	ISSUED FOR PERMIT
06/08/06	2	REVISIONS
06/08/06	3	REVISIONS
06/08/06	4	REVISIONS
06/08/06	5	REVISIONS
06/08/06	6	REVISIONS
06/08/06	7	REVISIONS
06/08/06	8	REVISIONS
06/08/06	9	REVISIONS
06/08/06	10	REVISIONS
06/08/06	11	REVISIONS
06/08/06	12	REVISIONS
06/08/06	13	REVISIONS
06/08/06	14	REVISIONS
06/08/06	15	REVISIONS
06/08/06	16	REVISIONS
06/08/06	17	REVISIONS
06/08/06	18	REVISIONS
06/08/06	19	REVISIONS
06/08/06	20	REVISIONS



**THIS EXHIBIT IS TO BE USED FOR BUILDING PERMITS ISSUED AFTER JUNE 8th, 2006**

**ILLUSTRATIVE HEIGHT AND SETBACK EXHIBIT**

## *Appendix A*



Date Mailed: November 7, 2002

Action: Approved Staff Recommendation  
Motion of Comm. Wellington, seconded by  
Comm. Robinson with a vote of 3-0;  
Comms Berlage, Robinson, and  
Wellington voting in favor with  
Comms. Bryant absent and Perdue  
temporarily absent

## MONTGOMERY COUNTY PLANNING BOARD

### OPINION

Preliminary Plan 1-02033A

NAME OF PLAN: GREENWAY VILLAGE AT CLARKSBURG

On 09/20/2002, CLARKSBURG SKYLARK, L.L.C. submitted an amendment to the previously approved preliminary plan application in the PD-4 zone. The previous application proposed to create 1330 units (600 single family detached, 386 single family attached, 344 multi-family units and 89,000 square feet of retail) on 374.08 acres of land. The application was designated Preliminary Plan 1-02033A. On 10/10/02, Preliminary Plan 1-02033A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-02033A to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-02033A.

Approval of Preliminary Plan, Pursuant to the FY 2002 Annual Growth Policy for Ceiling Flexibility for Developer Participation Projects, and Including a Preliminary Water Quality Plan, and Waiver of Street Frontage Pursuant to Section 50-29(a)(2), and Waiver of Minimum Radii Pursuant to Section 50-26(f), Subject to the Following Conditions:

- 1) Compliance with the conditions of approval of the January 31, 2002, Transportation Planning memorandum which includes the following conditions:
  - I. Total development under this preliminary plan application is limited to the following uses and density:
    - 1,330 dwelling units
    - 89,000 square feet of retail space
    - 2,000 square feet of community space
  - II. To satisfy Policy Area Transportation Review (PATR)
    - a. The applicant shall participate in widening MD 27; (1) to six through travel lanes from Observation Drive in Germantown through the Brink Road intersection, (2) to six through travel lanes through the A-305 intersection; and including dedication of 120' right-of-way, 60' from the centerline, along the site frontage.

This improvement along MD 27 is consistent with the master plan recommendation. If, after master dedication along the west side of MD 27, sufficient right-of-way is not available for the proposed widening, the applicant has to either acquire additional right-of-way on the east side of MD 27 or dedicate additional right-of-way and widen MD 27 on their development side.

- b. The applicant shall dedicate on-site portions and participate in construction Relocated Newcut Road (A-302) as a two lane divided arterial or business district roadway between MD 27 and the A-305 intersection and as a four lane divided arterial roadway between A-305 and MD 355.
  - c. The applicant shall participate in constructing A-305 as a four lane divided arterial roadway between MD 27 and Stringtown Road.
  - d. The applicant shall dedicate and participate in constructing Foreman Boulevard as a two lane arterial roadway from its current terminus at Timber Creek Lane to A-305.
- III. To satisfy Local Area Transportation Review (LATR)
- a. The applicant shall participate in construction a second left-turn lane from northbound MD 355 to westbound MD 27.
  - b. The applicant shall participate in constructing additional turn/approach on MD 27 and Brink Road at the intersection of MD 27/Brink Road.
  - c. The applicant shall participate in providing a separate left-turn lane from southbound MD 355 to eastbound Brink Road as a separate left-turn lane from westbound Brink Road to southbound MD 355.
  - d. The applicant shall widen existing Skylark Road by four to six feet, for a total roadway width of 24 feet, from Piedmont Road to the Greenway and construct Relocate Skylark Road from the Greenway to MD 27, including a five-foot sidewalk on the south side.
- IV. The applicant shall agree that the roadway improvement listed as conditions of approval are under construction in accordance with the phasing of road improvements for Clarksburg/DiMaio development as described in David D. Berward Rafferty's letter dated August 05, 2002 and confirmed in Transportation Planning's letter date August 22, 2002. The locations of the above roadway improvements (except for condition 3d\_ are shown in the attached Exhibit 1.
- V. The applicant shall construct a roundabout on A-302 at Street "P3-Q".
- VI. The applicant shall construct A-302 as a business district street between A-305 and the roundabout in accordance with DPWT Standard No. MC-219.02, and as a two lane arterial street between the roundabout and MD 27 in accordance with DPWT Standard No. MC-213.04."
- VII. The issuance of building permits is predicated on the applicant participating with Preliminary Plan No. 1-01030 Clarksburg Village. The total number of building permits that may be granted for the combined projects shall be limited as follows:
- a) MD27-Observation Drive to MD 355 plus turn lane on MD 355 to westbound MD 27- 700 Dwelling units

- b) MD 27- MD 355 to Brink Road plus turn at MD 27/Brink Road –  
700 Dwelling units
- c) MD 27-Brink Road to A-305 plus turn Lanes at MD 355/Brink –  
600 dwelling units

On-Site Improvements

- a) -305: Stringtown Road to Forman Boulevard, Forman  
Boulevard: MD 355 to A-305 - 500 Dwelling units
- b) A-305: Forman Boulevard to A-302
- c) A-302: MD 27 to A-305 - 500 Dwelling units
- d) A-305: MD 27to A-302 - 500 Dwelling units
- e) A-302: A-305 to MD 355 - Remaining  
Residential/Retail/Commercial

- 2) Prior to Planning Board review of a Site Plan applicant shall submit an "Infrastructure Plan" for Planning Board review. The plan shall include the following:
  - a. Location and types of stormwater management facilities for quality and quantity controls that comply with the conditions of MCDPS' preliminary water quality plan
  - b. Delineate bike and pedestrian access pathways including all at grade and below grade crossings along all road rights of way and at stream crossings
  - c. All roadway networks including both private and public connections, streetscape, lighting, sidewalks and paving materials
  - d. Delineation of "Greenway" and other open space areas including all environmental buffers
  - e. School sites and Park dedication sites
  - f. Recreation guideline concept plan
  - g. Proposed schedule for clearing and grading of site
- 3) No clearing, grading, unless designated on the "Infrastructure Plan" and no recording of plats prior to site plan enforcement agreement approval
- 4) Compliance with the conditions of the Revised Preliminary Water Quality Plan approval letter, dated, January 30, 2002, from the Montgomery County Department of Permitting Service
- 5) Compliance with the conditions of the Preliminary Forest Conservation Plan. Conditions must be satisfied prior to recordation of plat(s) or MCDPS issuance of sediment and erosion control permits
- 6) Access and improvement as outlined in MCDPWT letter dated January 31, 2002
- 7) Access and improvements as outlined in MDSA letter dated, November 6, 2001
- 8) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Clarksburg Master Plan, unless otherwise designated on the preliminary plan
- 9) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Clarksburg Master Plan, and to the design standards imposed by all applicable road codes or as approved by MCDPWT
- 10) Abandonment of unused portion of Skylark Road to be approved, by appropriate agency, subsequent to construction and release of relocated Skylark Road to Montgomery County
- 11) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation

- 12) Record plat to provide for dedication of local road network as outlined in conditions #1, #6 and #7 above and depicted on the approved preliminary plan
- 13) Record plat to reflect common ingress/egress easements over all shared access locations
- 14) Record plat to reflect note limiting uses of dedicated school site to school construction or park use only
- 15) Prior to record plat, dedication to M-NCPPC, the following areas as outlined in January 31, 2002 Park Planning and Resource Analysis Unit memo:
  - Area identified as "Park 6" as shown on plan, to be an area with a minimum 600 ft. width with adequate area outside of stream buffer to accommodate the needed Greenway trails
  - Land north of relocated Skylark Road and Street P3-A adjacent to Ovid Hazen Wells. Not to include stormwater ponds of swimming pool facility areas.
  - Areas identified "Park 1" and "Park 9" and "Park 12" as shown on plan
- 16) Construction of two (2) full size baseball fields, one (1) full size basketball court, one (1) multi-age playground and an adequately sized parking lot by applicant within "park 12". Facilities to be constructed to park standards and layout to be coordinated with M-NCPPC staff at Site Plan. It is noted that this park is part of a pending application for the Clarksburg/Skylark Development District
- 17) Dedication of the proposed Middle School site west of Ridge Rd. (MD 27) to Montgomery County Public Schools
- 18) The school site will be graded, surfaced with topsoil, fine graded to a maximum of +/- 6" over 100', and seeded as appropriate in accordance with Montgomery County Public School standards
- 19) Phasing of dedication of the school site and park sites shall be incorporated as part of the phasing schedule included with Site Plan approval
- 20) Applicant to construct eight (8) foot wide master plan paved, mixed use trail within the Clarksburg Greenway as approved by the Site Plan
- 21) Final approval of the number and location of buildings, including location of multi-family dwelling units and design of commercial center to be determined at Site Plan
- 22) Final alignment, design and landscaping of trails, greenway trails and entrance features to be determined at Site Plan
- 23) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
- 24) Final number of MPDU's to be determined at the time of site plan dependent on Condition # 20 above
- 25) Waiver of over length cul-de-sac and appropriate sidewalk waivers to be reviewed and approved at Site Plan
- 26) This preliminary plan will remain valid until February 7, 2014 and shall be phased for recordation of lots as follows:
  1. Phase One: 350 lots by February 7, 2005
  2. Phase Two: 700 lots by February 7, 2008
  3. Phase Three: 1050 lots by February 7, 2011
  4. Phase Four: All remaining lots by February 7, 2014Prior to the expiration period, the final record plat for all remaining lots within each phase must be recorded, or a request for an extension must be filed
- 27) Other necessary easements

## *Appendix B*



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Office of the Chairman, Montgomery County Planning Board

## MONTGOMERY COUNTY PLANNING BOARD

### OPINION

**DATE MAILED:** September 28, 2004

**SITE PLAN REVIEW #:** 8-04022

---

**PROJECT NAME:** Final Water Quality Plan and Site Plan Review for  
Greenway Village Phases 3, 4 and 5

---

*Action: Approval with Conditions. A motion was made by Commissioner Robinson and seconded by Commissioner Bryant with a vote of 4-0. Commissioners Berlage, Bryant, and Perdue and Wellington voted for, and no Commissioners voting against. Commissioner Wellington was necessarily absent.*

---

The date of this written opinion is September 28, 2004, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before October 28, 2004 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this Site Plan shall remain valid for as long as Preliminary Plan #1-02033 is valid, as provided in Section 59-D-3.8

On July 22, 2004, Site Plan Review # 8-04022 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

- 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 requirement of the PD-4 zone, and is consistent with an urban renewal plan approved under Chapter 56;*



3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;*
6. *The Site Plan meets all applicable requirements of Chapter 19 regarding water resource protection.*

Therefore, the Montgomery County Planning Board APPROVES Site Plan #8-04022, 277 one-family detached dwelling units, 371 townhouses, 196 multi-family dwelling units, including 118 MPDUs on 209.27 acres as follows:

### **SPECIAL PROTECTION AREA – FINAL WATER QUALITY PLAN**

Approval of the Final Water Quality Plan subject to the following conditions:

1. Conformance to the conditions as stated in the Department of Permitting Services letter of June 17, 2004 approving the Final Water Quality Plan.
2. Compliance 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 (MCDPS) issuance of sediment and erosion control permits.

---

### **SITE PLAN REVIEW**

Approval of 277 one-family detached dwelling units, 371 townhouses, 196 multi-family dwelling units, including 118 MPDUs; on 209.27 acres; with the following conditions:

#### **1. Approval Documentation**

- A. Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner Association Documents for review and approval prior to approval 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 open spaces and street shall be completed as construction of surrounding homes is completed.
- 4) Pedestrian pathways and seating areas associated with each recreation area shall be completed as construction of surrounding homes is completed.
- 5) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.

B. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):

- 
- a. Limits of disturbance.
  - b. Methods and locations of tree protection.
  - c. Forest Conservation areas.
  - d. Conditions of DPS Stormwater Management Concept approval letter dated June 17, 2004.
  - e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
  - f. The development program inspection schedule.
  - g. Conservation easement boundary.
  - h. Streets trees 40 and 50 feet on center along all public streets.
  - i. Centralized, screened trash areas for all multifamily units except townhouses.

## 2. Environmental Planning

- A. Compliance 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 (MCDPS) issuance of sediment and erosion control permits
- B. Record plat to reflect a Category I conservation easement over all areas of stream buffers and forest conservation.
- C. The priority for reforestation shall be first within the same watershed and inside the Clarksburg SPA, then within the Clarksburg SPA, and finally within the same watershed but outside of the SPA. If a planting site does is not available within the locations mentioned above the applicant may use the fee-in-lieu option to meet the offsite planting requirements.

- D. Reforestation of the stream buffer is to begin in the first planting season after the issuance of the first grading permit by the Montgomery County Department of Permitting Services (DPS).
- E. 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 stream buffers. If at later stages of stormwater review and design it is determined that a stormwater management facility is not properly sized and it must be enlarged to accommodate the proposed drainage areas the applicant will have to find additional space outside of the stream buffer. This may mean the reconfiguration of site layout and loss of developable area outside of stream buffers.
- F. Applicant to prepare and submit a complete noise analysis identifying the 60 and 65 dBA Ldn noise contours and method necessary to attenuate exterior noise levels to 60 dBA Ldn for the useable portion of the residential lots.
- 
- G. Certification from an engineering firm experienced in acoustical analyses that the building shell for residential dwelling units, to be constructed within the unmitigated 60 dBA Ldn noise contour, is designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn. The certification from the acoustical engineering firm must be reviewed and approved by Environmental Planning prior to issuance of building permits. An acoustical engineering firm and Environmental Planning must approve changes suggested after issuance of the building permit and prior to their implementation.
- H. Applicant to conduct an outdoor-to-indoor noise analysis, upon completion of the residential units and prior to occupancy, to ensure the 45-dBA Ldn interior noise level is achieved prior for the residential units within the unmitigated 60-dBA Ldn contour. Copies of the information must be submitted to Environmental Planning.
- I. For all residential dwelling units to be constructed within the 60-dBA Ldn unmitigated noise contour, the applicant/developer/builder shall disclose in writing to all prospective purchasers that those homes are impacted by existing and future highway noise. Such notification will be accomplished by inclusion of this information in all sales contracts on display within any sales related office(s), as well as in Homeowner Association Documents, and by inclusion on all subdivision and site plans, and with all Deeds of Conveyance.
- J. The Applicant may begin clearing and grading prior to M-NCPPC approval of signature set of plans only after the Forest Conservation Plan and Sediment Control Plans have been approved.

### 3. M-NCPPC Parks

- A. Applicant to dedicate to M-NCPPC the areas identified on the Site Plan as Park 6, Park 11 and Park 19. Dedication of Park 6 and Park 11 not to include any stormwater management ponds or facilities. Land to be conveyed by time of record plat for the project areas that include the dedicated parkland and adjacent roads and lots. Dedicated property to be conveyed free of trash and unnatural debris and the boundaries to be adequately staked and signed to delineate between private properties and parkland.
- B. Applicant to engineer and construct the master planned 8' wide, hard surface Greenway Trail from the southern boundary of Park 6, through the parkland along the east side of the Little Seneca Tributary, to Skylark Road at the intersection of Skylark Road and Arora Hills Drive. Trail to cross Skylark Road at the intersection and continue along the approximate alignment of the original Skylark Road to connect with the trails in Ovid Hazen Wells Recreation Park. Exact location of trail alignment and construction specifications to be coordinated with, and approved by M-NCPPC staff in coordination with Special Protection Area guidelines. Greenway Trail to connect at the southern end with the Greenway Trail being constructed pursuant to the Clarksburg Village development.
- C. Applicant to engineer and construct an 8' wide, hard surface trail through Park 6 to connect between Cypress Spring Road and the Greenway Trail, with a connection to Arora Hills Drive, said trail to include bridge and boardwalk as determined to be necessary by M-NCPPC staff in coordination with Special Protection Area guidelines. All engineering and trail layout plans to be approved by M-NCPPC staff in coordination with Special Protection Area guidelines. Trails to be constructed to park standards and specifications and to include adequate signage.
- D. Applicant to engineer and construct, to park standards and specifications, on dedicated Park 19 and adjacent parkland currently a part of Ovid Hazen Wells Recreation Park, the following Local Park facilities and amenities:
1. One adult sized baseball field and one adult sized softball field with appropriate fencing, backstop, benches, grading, seeding and landscaping as determined by M-NCPPC staff to meet current park field standards and specifications. Exact size of baseball fields to be determined by M-NCPPC staff.
  2. Adult sized basketball court at least 56' x 92' with poles, backboards, hoops, nets, court surfacing and benches as determined by M-NCPPC staff to meet current park standards and specifications.
  3. Two (2)-picnic shelters sized to accommodate at least 4 picnic tables with 4 picnic tables installed per shelter.

4. A centrally located water line with at least 1 ½ inch diameter and hose/irrigation system connections from said water line to each baseball field. Drinking fountain to also be installed at central location. Location of fountain and hose/irrigation system connections to be coordinated with M-NCPPC staff.
  5. Raised, grass playing and sports viewing berms/knolls at locations to be determined by M-NCPPC staff.
  6. A multi-age play area with play equipment, multi-height pergola, structures and seating to be determined by M-NCPPC staff.
  7. A centrally located linear grass mall/green boulevard area with 10' wide paved walkways on both sides, seating, decorative stamped/colored concrete paving areas, bollards and/or stone piers, and a central feature(s) such as a pavilion, kiosk or other focal structure. Choice and details of structures and features to be determined by M-NCPPC staff in coordination with Special Protection Area guidelines.
  8. Curved parking lot for 116 cars with tree islands interspersed throughout and curbing and wheel stops as acceptable to M-NCPPC staff.
  9. Concrete pad for portable toilet(s) in a location and size to be determined by M-NCPPC staff.
  10. Landscaping, benches, seating areas, curbing, bollards, bike racks, trails, walls and fencing throughout the park as determined by M-NCPPC staff to meet the needs of the Local Park users and create an aesthetically pleasing park experience.
- E. Applicant to provide engineering for Local Park site grading, construction, and necessary stormwater management facilities. All engineering and design plans for the grading and construction of the Local Park and facilities therein, including stormwater management, must be approved by M-NCPPC staff. Grading to be kept outside stream buffers and avoid other sensitive resources as determined to be necessary by M-NCPPC staff in coordination with Special Protection Area guidelines. Grading to be engineered to prevent slopes in excess of 3:1 unless otherwise approved by staff. Applicant to procure the necessary park permits for construction of all park facilities and amenities.
- F. Local Park construction to be under construction prior to construction of homes across from the Park on Arora Hills Drive and Yellowwood Drive. All park facilities and amenities to be of a style, design, quality and location acceptable to M-NCPPC staff. Local Park to be complete prior to occupancy of 60% of homes adjacent to Local Park. within Phase 3.

- G. Future homeowners adjacent to Ovid Hazen Wells Park and the Local Park are to receive notification prior to purchase of home that the site is in the vicinity of an active local park.

#### 4. Site Plan

- A. Applicant to provide 8 ft. bike path segments along each piece of frontage of this property along Ridge Road.
- B. Prior to release of the signature set, the applicant shall indicate on the drawings any property from adjacent homeowners required for right-of-way, green space or other applicant related improvements that will be secured prior to record plat.
- C. The site and landscape plan to reflect the following changes prior to signature set:

Increase the number of front yard trees in areas with long townhouse rows over 3 units; maintain 40 - 50' O.C. street tree spacing on all public streets per agreement with MCDPS; label all fences per detail sheets; provide rear yard screening adjacent to parks and paths where spacing is tight; indicate the height of all retaining walls with none to be above 6 feet; connect walk of adjacent townhomes to the future shopping center; update site plans with park designs as those designs become final; heavy up buffer at property boundaries towards existing homes; noise attenuation fence to be reviewed by site plan and environmental planning staff so to create functional and attractive fences along Ridge Road and all outdoor steps to be measure 6" riser and 15" tread for optimal outdoor use.

D. Unit Layout

1. Unit orientation to major streets to remain as shown, in conformance to the grid pattern consistent with the neo-traditional design of the neighborhood. Any significant proposed changes to site plan shall be presented to staff for further staff level review and approval.
2. The garage for the front loaded units shall not protrude beyond the front elevation of the front most portion of the building, i.e. the front porch.

#### 5. Transportation

- A. The development under this site plan is limited to 844 dwelling units so that the residential total development of Greenway Village at Clarksburg does not exceed 1,330 dwelling units.
- B. In accordance with the Local Area Transportation Review (LATR) Guidelines and the revised phasing of roadway improvements for the Clarksburg Village/Greenway Village at Clarksburg developments described in Transportation Planning Staff's

letter of August 22, 2002 to Mr. David Flanagan and Mr. Bernard Rafferty (copy attached), the off-site improvement to widen MD 27 to six through travel lanes from MD 355 to Brink Road including additional turn/approach lanes on MD 27 and Brink Road at the intersection of MD 27/Brink Road must be bonded, under construction, or under contract for construction prior to issuance of building permits for the new development.

- C. The applicant shall construct relocated Skylark Road from the Greenway to MD 27, including an eight-foot sidewalk on the south side.

#### **6. Infrastructure Plan**

The infrastructure Plan shall be amended pending the outcome of Development Plan Amendment that proposed to relocate the 2,000 square foot community center from the retail center to the pool house.

---

#### **7. School Dedication**

The dedication of the parcel to MCPS for the future Middle school shall be completed prior to the final record plat.

G:\ASP\_OPINION\ 8-04022.doc

## *Appendix C*





---

---

## FIRE MARSHAL COMMENTS

---

---

**DATE:** DECEMBER 30, 2005  
**TO:** PLANNING BOARD, MONTGOMERY COUNTY  
**VIA:**  
**FROM:** BATTALION CHIEF MICHAEL A. DONAHUE, FIRE CODE ENFORCEMENT SECTION  
**RE:** GREENWAY VILLAGE, PHASE 3,4 & 5, FILE NO. 1-2002033B

---

**1. PLAN APPROVED.**

- a. Review based only upon information contained on the plan submitted 12-27-2005. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: MC Department of Permitting Services



Development Review Division  
Montgomery County Department of Park and Planning

**CHECKLIST Site Plan / Project Plan Review**

Plan # 82004022A Name: greenway village at clarksburg, phases 3,4,5  
 Zone: pd4 Tract Area: 210 Proposed Use: residential  
 Number of Units: 844 Square Footage: \_\_\_\_\_  
 Development Method: \_\_\_\_\_ Other: \_\_\_\_\_

**Referral Comments:**

**M-NCPPC**

	Staff	Date
Transportation	<u>se</u>	<u>2-1-2006</u>
Environmental	<u>mp</u>	<u>1-3-2006</u>
Community Planning	<u>nm</u>	<u>5-31-2002</u>
Historic Planning	<u>na</u>	_____
Park Planning	<u>na</u>	_____
Research/Housing	<u>na</u>	_____

**Other Agencies**

	Staff	Date
SHA	_____	_____
DPS (SWM)	_____	_____
DPS (Traffic)	_____	_____
Public School	_____	_____
Utility	_____	_____
Fire & Rescue	_____	<u>12-30-2005</u>
DPW & T	_____	_____

**Development Standards / Requirements**

- Zoning Requirements
- MPDU Calculation
- Building Restriction Lines
- Development Data Table
- TDR Calculation
- Building Height
- Recreation Calculation
- Timing/Phasing Conditions
- Master Plan Conformance

**Prior Approvals**

- Development Plan
- Preliminary Plan
- Prior Site Plan Approvals
- Record Plat

**Community Input**

- Civic Association meetings on 11-1-2005, 12-12-2005 and 1-23-2006 with clarksburg CIVIC ASSOCIATE
- Individuals ongoing correspondence with a rep for avanti, who is informal leader of active arora hills residents.

Supervisor Review

RAV 2-1-06

Chief Review

RJK 3-17-06