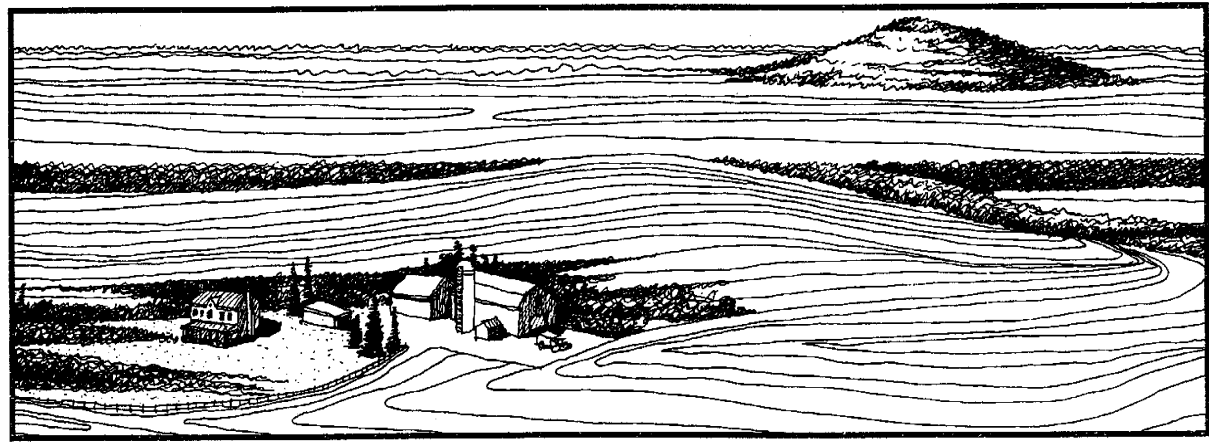
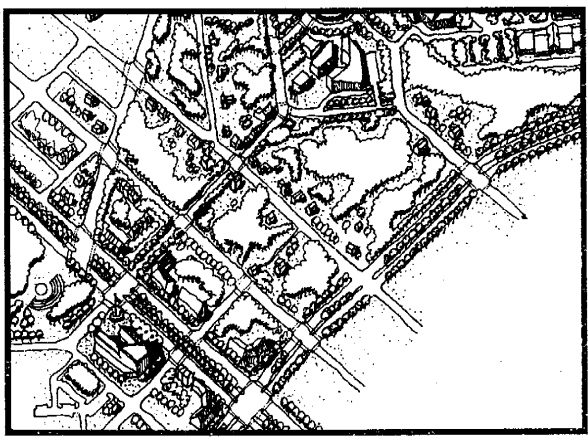
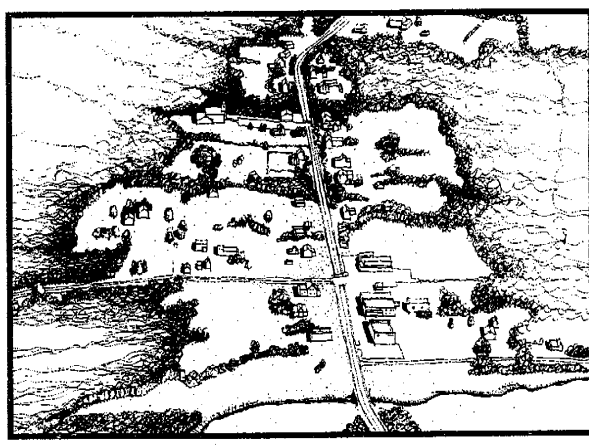


Clarksburg Master Plan & Hyattstown Special Study Area



June 1994

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

E 1

Future Service Area A and A-1

These areas generally include properties on the east side of I-270 in the Little Seneca Creek watershed and a portion of Site 30. These areas match the areas identified in Stages 2 and 3 of the Staging Plan.

From a facility planning perspective and from a funding point of view, the Little Seneca Trunk sewer is the preferred option for serving both the Town Center (Area A1) and the Newcut Road Neighborhood (Area A). The County should make every attempt to program such a gravity line in the FY 96 Capital Improvements Program.

There is a concern, however, that a gravity sewer may not be in place by the time the other Stage 2 triggers for the Town Center are met. To encourage the establishment of Town Center at the earliest feasible date, this Master Plan allows for the construction of a temporary pump station and force main to serve the A-1 area. The service area should be limited to those properties that can logically be sewered by a pump station that would tie into the existing sewer line.

Future Service Area B

This area includes properties in the Cabin Branch watershed. It is comparable to the portion of Stage 3 in the Staging Plan located west of I-270. The major developable properties are the Clarksburg Triangle and the Reid Farm. The employment area along I-270 could be served separately by a gravity sewer line.

Future Service Area C

This area includes those properties in the Ten Mile Creek watershed, including properties on the east side of I-270 on the western edge of the Town Center and the eastern portion of Site 30. This service area is generally consistent with the Stage 4 boundaries shown in the Staging Plan.

Floating Zone Approvals

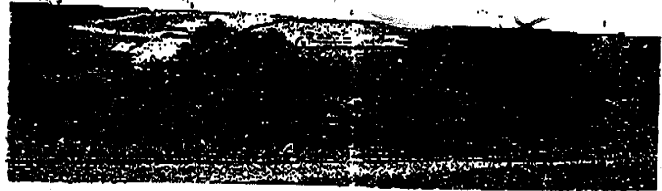
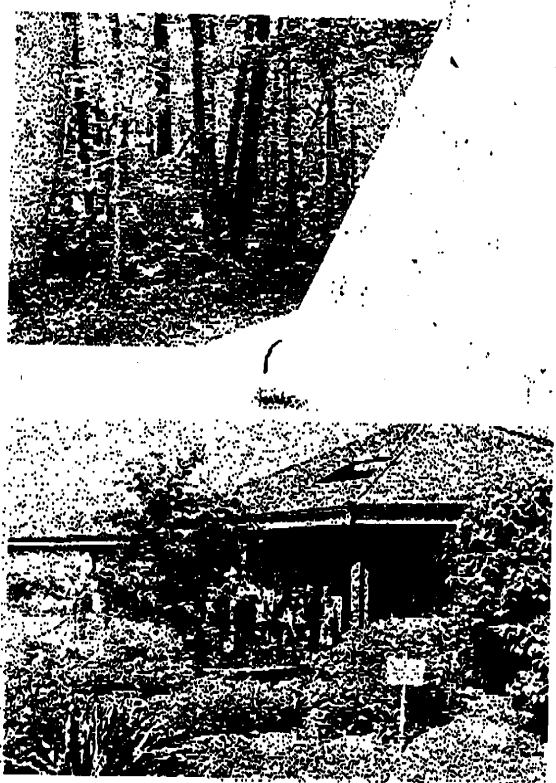
Floating zone designations are recommended by this Master Plan for a number of parcels in the Clarksburg area. In order for such rezoning to take place, the County Council must find that the proposed rezoning for these parcels be compatible with surrounding uses and in accord with the expressed purposes and requirements of the zone. In addition to these traditional requirements, this Master Plan recommends that:

1. Floating zone designations for properties in Stages 2, 3, and 4 not be included as part of the initial, comprehensive rezoning (SMA) described earlier in this chapter. Floating zones should not be approved for these stages until all of the triggers for the stage within which the floating zone is located have been met.

E-3

Post-it* Fax Note	7671	Date	11/8/04	# of pages	2
To	Jeff	From	Lyn		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	301 495 1313	Fax #			

Attachment F



MASTER PLAN
BLACK HILL REGIONAL PARK

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PARK & PLANNING

Public Hearing Draft
 January 6, 2000

F-1

BLACK HILL REGIONAL PARK MASTER PLAN**III. RECREATIONAL DEVELOPMENT IN BLACK HILL REGIONAL PARK****4. PARK RESOURCE MANAGEMENT****a. Issue:**

- i. Existing facilities in most cases, besides being heavily used, are in good repair. The exception is the existing playgrounds, which do not comply with current CPSC standards.
- ii. The Maintenance Facility is inadequate to service the park and other facilities in its charge.
- iii. The infrastructure of the park will need to be extended to service the location for the new maintenance facility.
- iv. The Clarksburg Master Plan identifies that Black Hill Regional Park should be considered for routing of regional sewer connections to service future development north of West Old Baltimore Road and/or for alignments parallel to I-270.

b. Opportunities / Constraints:

- i. A study has been completed as part of this project for utility upgrades.

D. FUTURE VISION FOR BLACK HILL REGIONAL PARK

The core vision for Black Hill Regional Park in the future is comprised of the following four provisions:

- **Preserve and enhance the visitor's ability to experience the essential qualities of Black Hill Regional Park.** The plan optimizes the use and access to Little Seneca Lake, the only major lake in the Upcounty area. The intent is to allow visitors to enjoy the wooded hillsides, stream valleys and natural character of the park as a backdrop for primarily passive recreational and environmental educational activities. Implicit in this provision is an emphasis on preservation of the natural character and resources of Black Hill Regional Park. Therefore, the park will not be opened to concentrated active recreational activities.

