



MCPB
Item # 3
5/16/02

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



MEMORANDUM

DATE: May 10, 2002
TO: Montgomery County Planning Board
VIA: Joe R. Davis, Chief *JRD*
Development Review Division
FROM: Wynn E. Witthans *WW*
Planning Department Staff
(301) 495-4584

REVIEW TYPE: Final Water Quality Plan and Site Plan Review
APPLYING FOR: Approval of 159 units (101 SFD units and 58 TH's) inclusive of 20 MPDU's on 34.84 acres
PROJECT NAME: Clarksburg Ridge
CASE #: 8-02031
REVIEW BASIS: Sec. 59-D-3, M. C. Zoning Ordinance

ZONE: RMX-2
LOCATION: West site of Clarksburg Road, 1,000 feet north of MD Route 355
MASTER PLAN: Clarksburg and Vicinity
APPLICANT: Developer: Natelli Communities Limited Partnership/Parkwood Homes – Dave Dombert, contact
FILING DATE: March 18, 2002
HEARING DATE: May 16, 2002

FINAL WATER QUALITY PLAN FOR THE SPECIAL PROTECTION AREA

STAFF RECOMMENDATION:

Staff recommends approval of the final water quality plan subject to the following conditions:

1. Conformance to the conditions as stated in the May 10, 2002 Department of Permitting Services letter approving the Final Water Quality Plan, attached.

SITE PLAN REVIEW

STAFF RECOMMENDATION:

Approval of 159 units (101 SFD units and 58 TH's) inclusive of 20 MPDU's on 34.84 acres with the following conditions to be addressed prior to the release of signature set:

1. Standard Conditions dated October 10, 1995, Appendix A.
2. Final Site Plan to reflect the following:
 - a. Garages are not to protrude beyond the front building line as established by the façade of the building or the front line of the porch (front steps only).
 - b. Garages in alleys are not to be removed from their location on the alley line beyond where shown on the site plan.
 - c. Masonry setting walls to be located for conformance to the Project Plan approval.
3. Street tree species and spacing and light fixtures to reflect the draft Clarksburg Streetscape Study and the proposed lighting plan.
4. Signage to be provided by the Applicant for the Clarksburg Historic District shall be reviewed and approved by the Historic Preservation Commission staff for conformance to their criteria.
5. Rear lots for units 5 through 10 on Street E to be re-graded so to create level rear yards.
6. The applicant shall provide exterior noise mitigation for the lots along Street F that back to the proposed Mid-County Highway. The exterior noise treatments must be identified and included in the signature set.

SPECIAL PROTECTION AREA – FINAL WATER QUALITY PLAN

DISCUSSION

The subject property is 35.4 acres bounded by the Catawba Manor subdivision to the northeast, MD 121 (Clarksburg Road) to the southeast, the Clarksburg Historic District to the southwest, and open fields to the northwest. The proposed development is zoned RMX-2 and residential units are proposed for the entire site. Approximately 11.4-acres are within the Clarksburg Special Protection Area (SPA). The drainage area within the Clarksburg SPA drains to the Town Center tributary of Little Seneca Creek, which is classified as Use Class IV water. The non-SPA portion of the site drains to Little Bennett Creek, a Use Class III-P water.

Under the Special Protection 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 and maintain stream and aquatic habitat
- Maintain existing base flow by minimizing impervious area and providing infiltration structures if feasible.
- Protect seeps, springs, and wetlands.
- Minimize storm flow runoff and maintain stream channel geometry via the redundant stormwater management controls.
- Minimize increases in ambient water temperature by providing shading for the stormwater management outfalls
- Minimize sediment loading.
- Minimize the use of pesticides by requiring the Home Owners Association to adopt an Integrated Pest Management Plan to manage community lands.

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). The water quality structures are sized to provide control for one and two year storms with pre-developed release rates.

SITE IMPERVIOUSNESS

There is no impervious limitation on this property. The impervious amount proposed for the entire 34.5-acre site is within the acceptable range for RMX-2 developments.

ENVIRONMENTAL GUIDELINES

The environmental guidelines for SPA's 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 34-acre tract identified the environmental buffers. As part of the forest conservation plan for the Clarksburg Ridge, the applicant will place forest conservation easements on the sensitive areas including streams, springs, seeps, wetlands, floodplains, associated buffers, and steep slopes.

ISSUES ADDRESSED IN THE COURSE OF SITE PLAN REVIEW

The majority of the issues identified during the Project Plan approval were addressed in the context of the site plan. The conditions of the project plan are brought to light in the review process. In the course of the project and Preliminary plan hearing, the Planning Board directed the applicant to resolve the alignment of A-305 with the two adjoining property owners. We have one verbal concurrence and one letter indicating concurrence with the alignment. There have been no remarks from citizens during this review. Their general concerns are to review lighting issues which staff has done.

PROJECT DESCRIPTION: Surrounding Vicinity

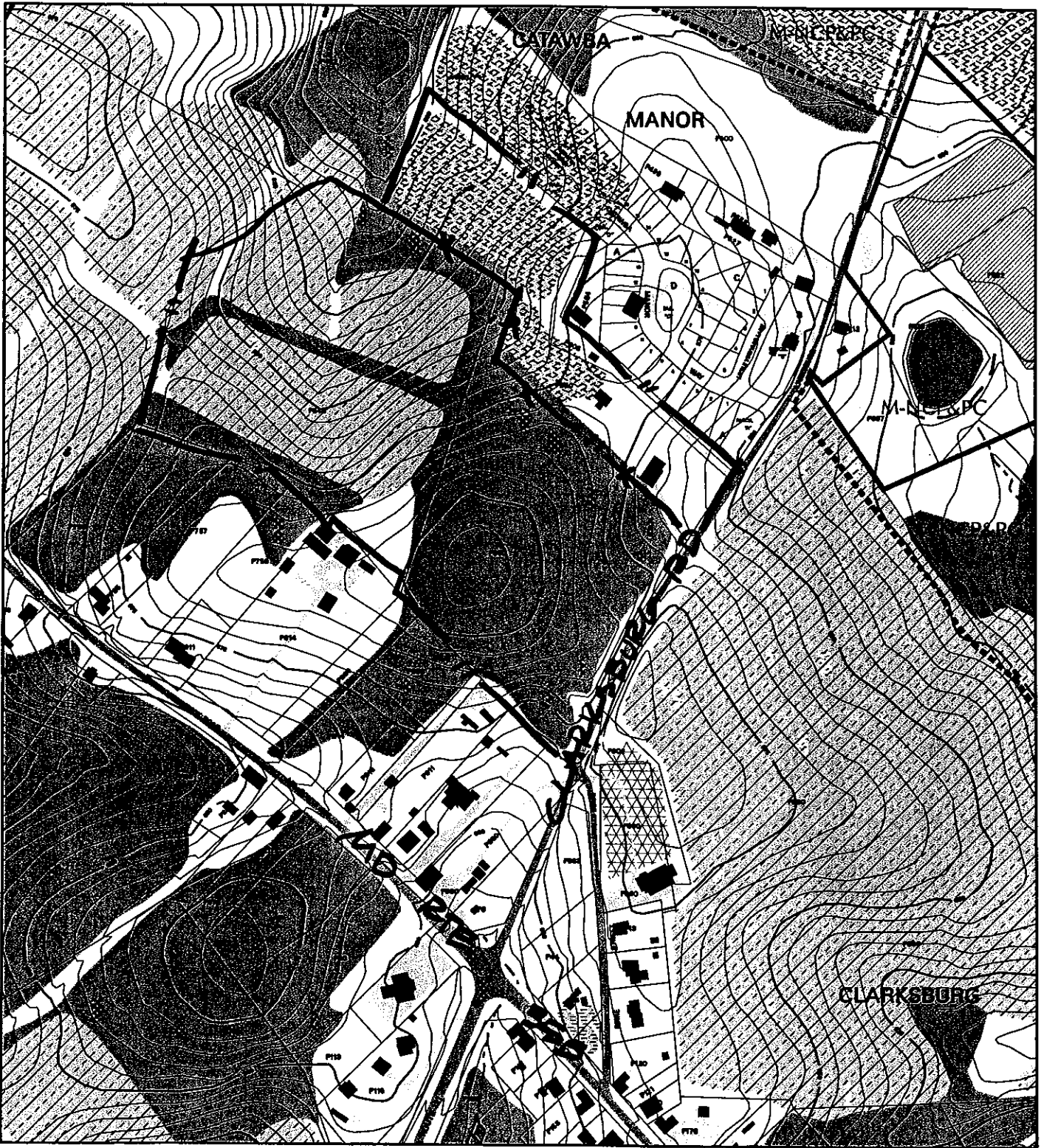
Clarksburg Ridge (the "Project") is located within the Clarksburg Planning Area (P.A. 13) in Montgomery County, Maryland. It is within the Town Center District of the Clarksburg Master Plan and Hyattstown Special Study Area (the "Master Plan"), which was approved and adopted in June 1994. The Town Center District is a 635 acre area which includes the Clarksburg Historic District at the intersection of Frederick Road (Md. Rte. 355, A-251) and Clarksburg Road (Md. Rte. 121, A-27) as a focal point. The Town Center is planned to include up to 2,600 dwelling units and up to 770,000 square feet of employment and retail uses

The surrounding area includes several amenities, parks, and unique features. Little Bennett Regional Park is located to the north (less than ¼ mile), offering camping, hiking, golf and other outdoor activities. The Kings Local Park is located immediately confronting the site on the south side of Clarksburg Road. Both the planned Ten Mile Creek Greenway and the Little Seneca Greenway are within walking distance (less than ¼ mile) of the Project. These greenways with their bikeways and pedestrian paths will ultimately link the two Clarksburg regional parks: Little Bennett and Black Hills with the Ovid Hazen Wells Recreation Park and the Clarksburg Town Center.

The proposed Clarksburg Town Center is located immediately to the southeast, opposite the Project along Clarksburg Road. This portion of the Town Center, in addition to the Kings Local Park, will ultimately have neighborhood shopping and employment opportunities, a senior center, the regional library, and one of the six planned Clarksburg elementary schools as well as the local post office. The site is also planned for a mix of residential unit types, primarily town homes and multifamily.

The Project is bounded on the southwest by several properties located within the Clarksburg Historic District, including two parcels controlled by the applicant.

CLARKSBURG RIDGE (8-02031)



Map compiled on March 28, 2002 at 1:44 PM | Site located on base sheet no - 233NW13

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Key Map



N



Research & Technology Center



1 : 4800

PROJECT DESCRIPTION: Site Description

The Clarksburg Ridge Property is located on the northwest side of Clarksburg Road (Md. Route 121) in Clarksburg, Maryland. The 35.4± acre site is composed of five individual properties (Montgomery County tax map EW, parcels 584, 605, 550, 800 and 644). The proposed A-305 is located on the northern boundary of the site and a future connections is proposed.

The property is currently owned by three individual property owners and is under contract by Natelli Communities/Parkwood Homes, Ltd.

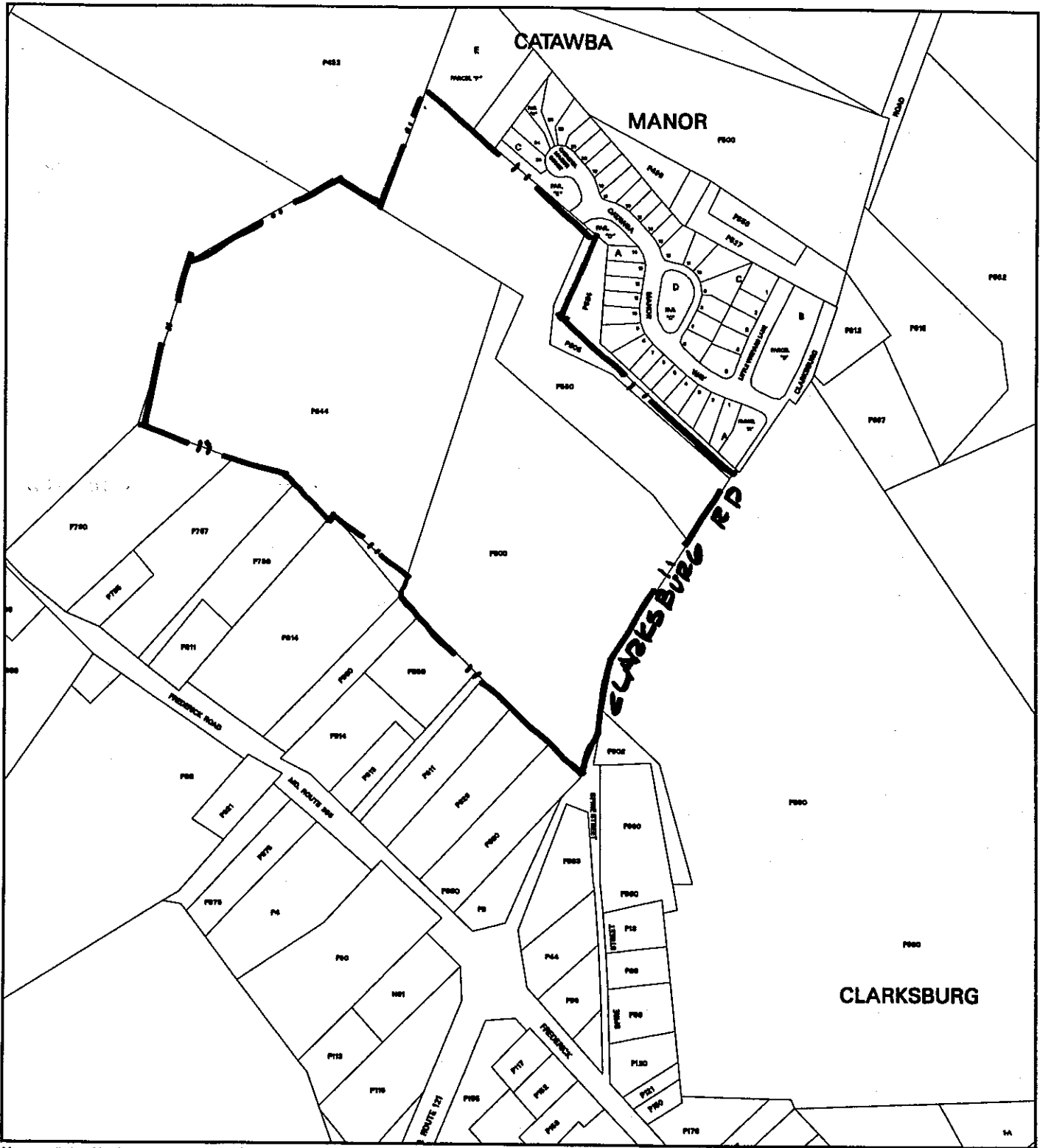
The property has split zoning, with the majority of the site in the RMX-2 zone (33.5 ± acres) and a small portion (1.9 ± acres) in the R-200 zone

The Project is a 'ridge property', located at a hilltop that drains primarily to the Little Bennett Creek watershed (Use III-P). The frontage of the site along Clarksburg Road drains to the Little Seneca Creek Watershed (Use IV-P). A small portion of that area (0.7 acres) drains to the Ten Mile Creek tributary (Use IV-P). The Little Seneca and Ten Mile Creek portions of the site, approximately 12.6 acres, are within the Clarksburg Special Protection Area (SPA) as defined by Montgomery County.

The site has rolling topography with a high point elevation of approximately 707 near the southern boundary of the property and a low point of approximately 605 at the northern property line. The site contains approximately 0.7 acres of palustrine-forested-broad leaved deciduous-temporarily flooded (PFO1A) wetlands. Approximately half of the site is in early successional fields with approximately 15.9 acres of mixed growth forest and 2.8 acres in hedgerows There are two single-family residences on the site with several outbuildings.

Adjacent to the site to the south is the Clarksburg Historic District and a single landlocked parcel in the RMX zone. North of the site is the future A-305 – a planned ring road to which future access from this plan is provided. East of the site is Catawba Manor, an approved Project Plan, Preliminary Plan an Site Plan – approved and unbuilt to date.

CLARKSBURG RIDGE (8-02031)



Map compiled on March 28, 2002 at 1:22 PM | Site located on base sheet no - 233NW13

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Key Map



1 : 4800

PROJECT DESCRIPTION: Proposal

The Project is planned as a traditional residential neighborhood within the greater Town Center District and as a seamless extension of the Town Center project already approved on the southeast side of Clarksburg Road. It has been designed in conformance with the Clarksburg Master Plan, specifically Policy 6 – Town Center, which “proposes a transit-oriented, multi-use Town Center which is compatible with the scale and character of the Clarksburg Historic District”.

The neighborhood’s structure is designed around a grid of interconnected, pedestrian-scaled street system and its two public greens. Most of the streets within the neighborhood either originate at or pass by one of the two public greens.

The main entry drive street begins at Clarksburg Road and aligns itself with the Ridge-Top Village Green, so named due to its location at the highpoint on the site. The Village Green includes public use open space and an open-air pavilion to the side. Brick sidewalks will be provided in the central island to accentuate the pedestrian experience in the Village Green.

As Street “A” passes the Ridge-top Village Green, it changes direction, offering directed views through the Overlook Mews and towards an on-site natural area to the north oriented towards Little Bennett Regional Park. The mews portion of Street A is lined with a tight spacing of major shade trees with units fronting on the road, with front porches, minimal setbacks, brick sidewalks which providing an intimate pedestrian setting.

Past the Overlook Mews on the opposite side of the intersecting street is the Overlook, a sitting area which enflames the views to the natural areas to the north.

The plan also includes a series of residential blocks, which generally have a mix of single-family attached and detached units. Where possible, alleys have been included, enhancing the street aesthetics by placing garages and utilities out of public view and at the same time allowing street edges without driveway interruptions.

Three streets provide for possible future connection to the adjoining historic and non-historic district sites to the west. The streets provide for the possible development of the rear of the historic district sites and if desired.

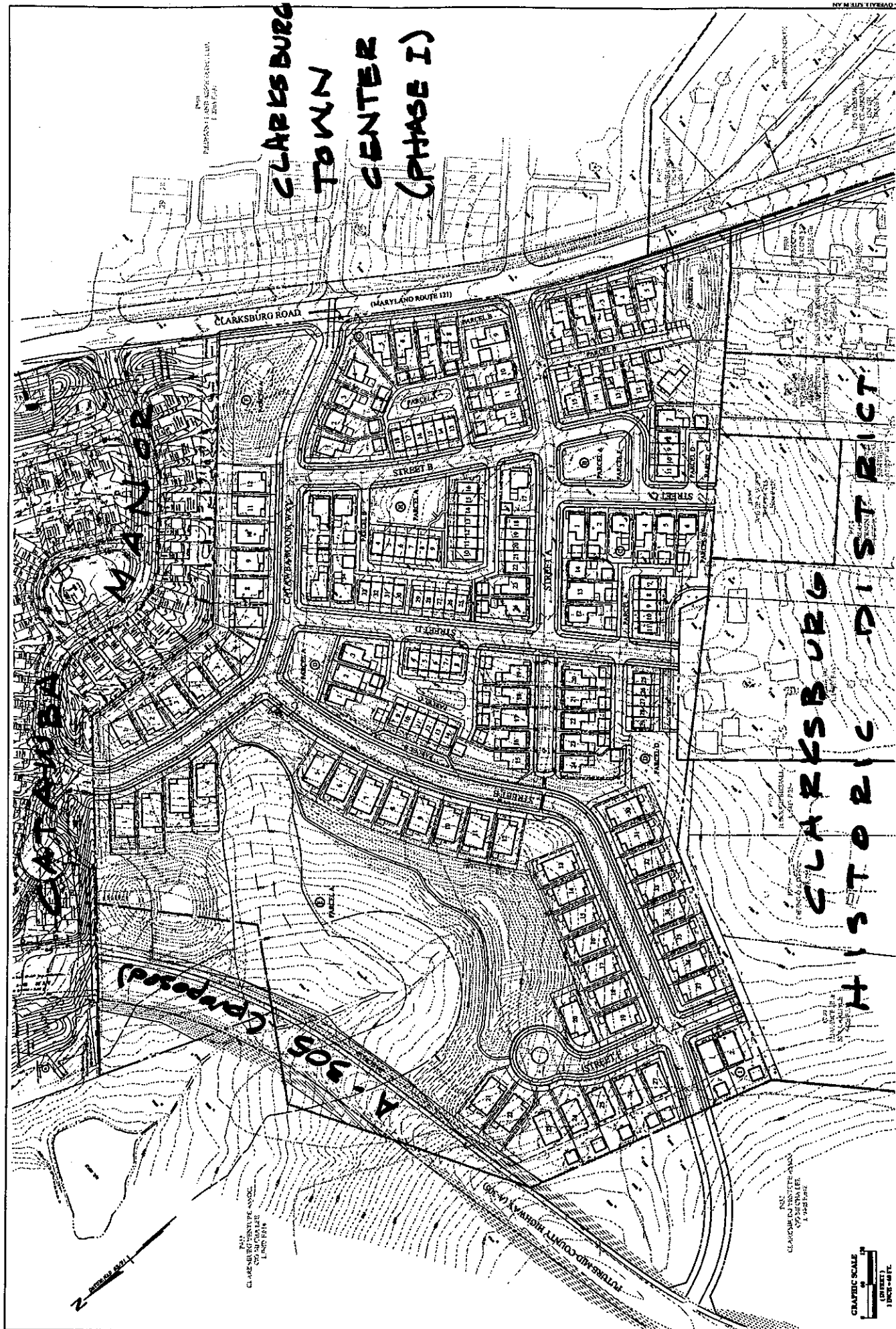
The pedestrian realm is being enhanced in a variety of ways. In addition to the items mentioned earlier, several other items have been incorporated into the plan on behalf of the pedestrian. They include:

- Narrow streets (26’) with on-street parking to slow vehicle speeds.
- An interconnected street sidewalk system with 5’ wide sidewalks, which allow adequate space for side-by-side walks.
- A nature trail and nature preserve in the valley, allowing interpretive experiences.
- Six individual sitting areas located throughout the neighborhood.

- A multi-age playground (Additional recreation opportunities are being built by others at the King Pond Park across the street and regional opportunities exist throughout the surrounding area as mentioned earlier in the report), and
- The two village greens have been scaled and designed to allow for open play opportunities.

Stormwater management is handled in a one facility located along the Clarksburg Ridge frontage and two additional facilities within the northern edge of the site. As described earlier, a portion of the site is within the Special Protection Area and is subject to the provision of a final water quality plan prior to site plan review. See attached memo from MCDPS.

The proposed Forest Conservation Plan is under review and will be finalized with the future site plan. At this time, the applicant's obligation is to plant approximately 6.9 acres of off-site reforestation.



**CLARKSBURG
TOWN
CENTER
(PHASE I)**

**CLARKSBURG
HISTORIC
DISTRICT**

DATE: 1/20/03
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 APPROVED BY: J. H. HARRIS

DATE: 1/20/03
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 APPROVED BY: J. H. HARRIS

DATE: 1/20/03
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 APPROVED BY: J. H. HARRIS

NO.	DATE	BY	SCALE
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CLARKSBURG RIDGE
 CLARKSBURG (GND) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

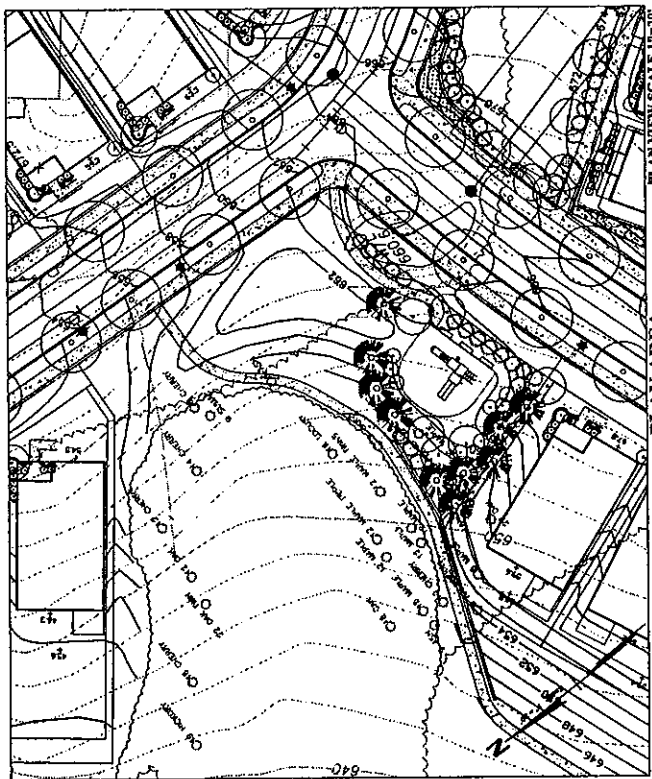
RODGERS CONSULTING
 CONSULTING ENGINEERS
 1000 W. WASHINGTON AVENUE
 SUITE 200
 WASHINGTON, DC 20004
 CONTACT: MR. THOMAS MATELLI

OVERALL SITE PLAN

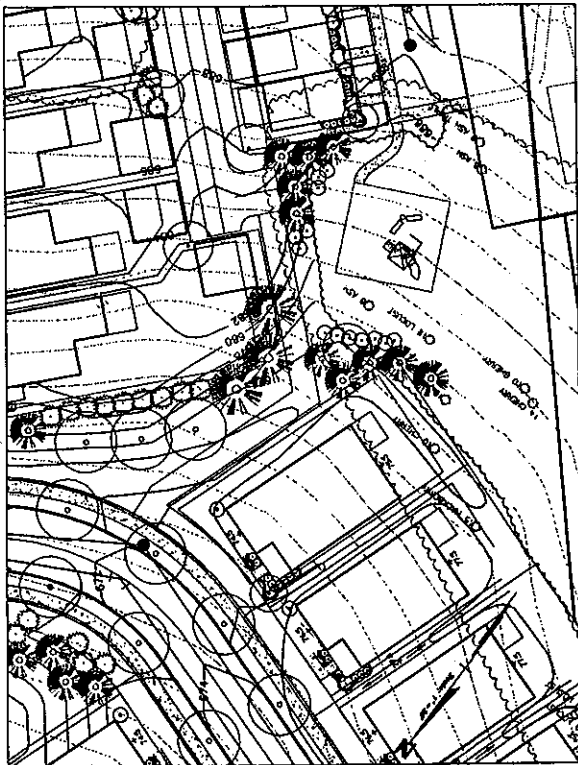
OWNER: MATELLI COMMUNITIES
 100 WEST DAMOND AVENUE
 SUITE 100
 CLARKSBURG, MARYLAND 20746
 PHONE: (301) 477-4000
 CONTACT: MR. THOMAS MATELLI

NO.	DATE	BY	SCALE
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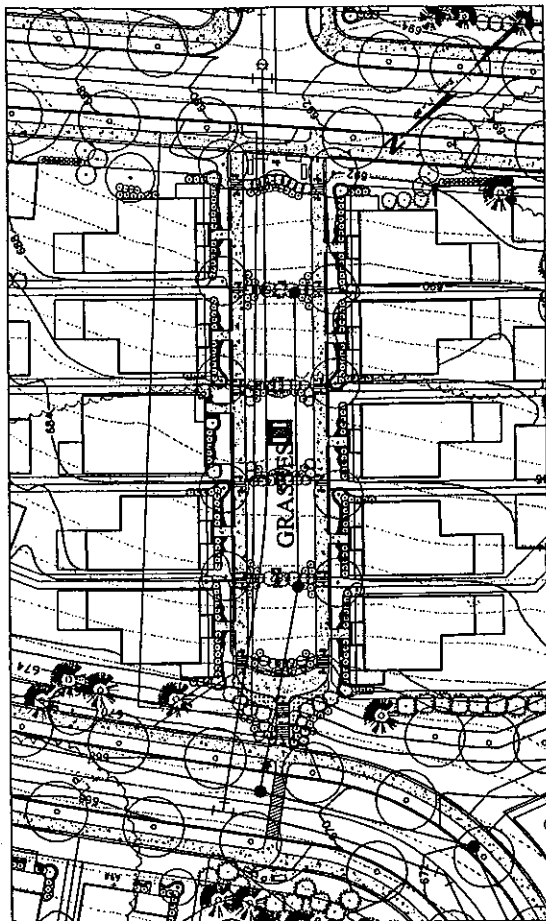




PLAY AREA
DETAIL #5
PLAN VIEW SCALE 1"=20'



PLAY AREA
DETAIL #6
PLAN VIEW SCALE 1"=20'



OVERLOOK MEWS
DETAIL #8
PLAN VIEW SCALE 1"=20'



NO.	DATE	BY	REVISION

OWNER:
MATELLI CORPORATION
1000 CLARKSBURG ROAD
SUITE 300
CLARKSBURG, WEST VIRGINIA 26031
CONTACT: MR. THOMAS MATELLI

**PRELIMINARY
LANDSCAPE & LIGHTING
DETAIL**

**RODOLPH'S
CONSULTING**
LANDSCAPE ARCHITECTS
P.L.L.C.
1000 CLARKSBURG ROAD
SUITE 300
CLARKSBURG, WEST VIRGINIA 26031
CONTACT: MR. THOMAS MATELLI

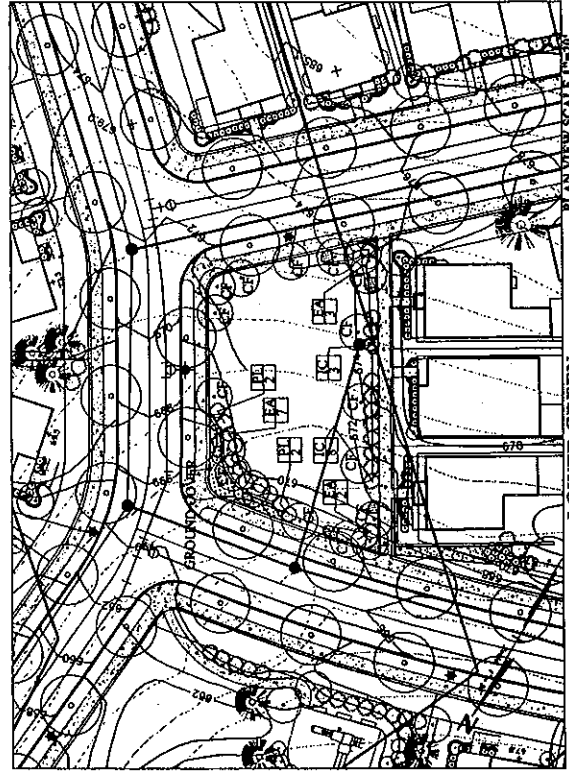
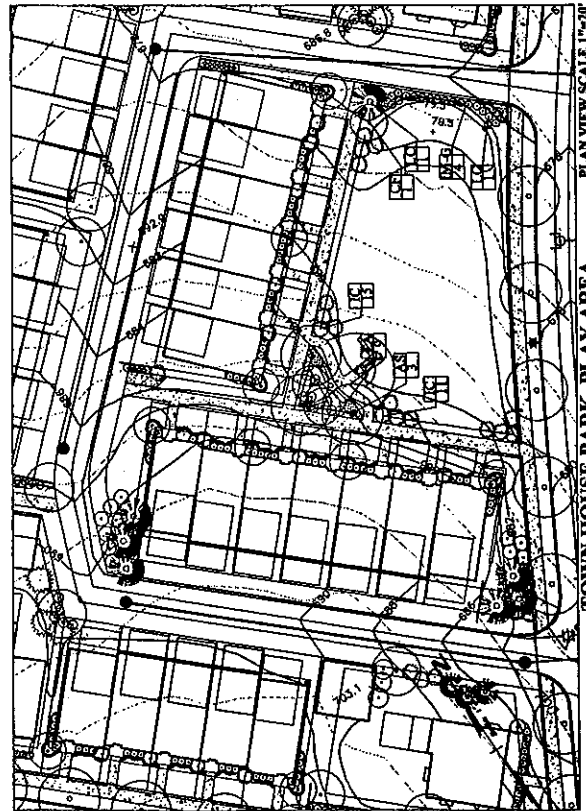
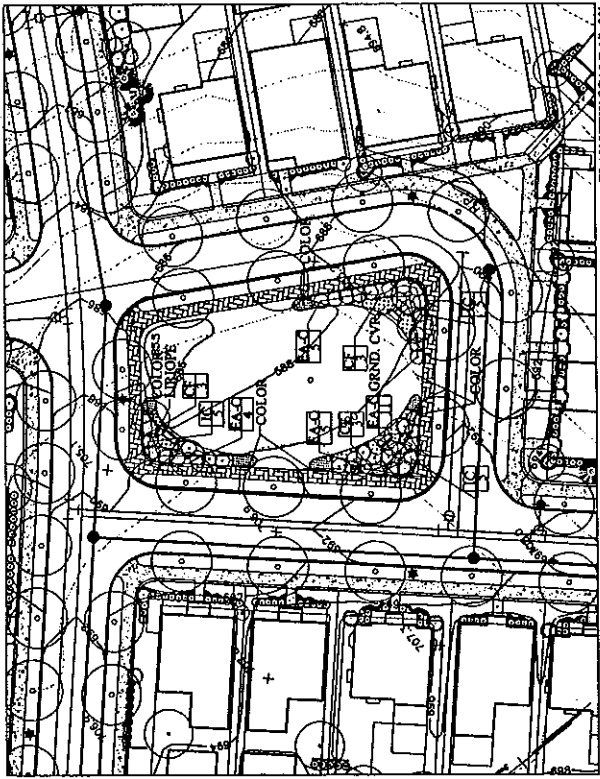
CLARKSBURG RIDGE
CLARKSBURG INDEPENDENT DISTRICT
WEST FORBES COUNTY, WEST VIRGINIA

NOT FOR CONSTRUCTION

SCALE	1"=20'
DATE	08/14/2010
BY	TR
CHECKED	TR
DATE	08/14/2010
PROJECT	C-21
RELEASE FOR	
DATE	

PLANT LIST

SY	QTY	LATIN COMMON NAME
A5	1	WILLOW TREE
CF	27	COMMON PERSIMMON
LC	2	COMMON LANTANA
6A	12	BONAPARTE MAIZE
6A-C	23	SHRUBBED MAIZE
LC	23	COMMON LANTANA
DM-G	4	GRASS
R	4	CORNER HARDWARE



NOT FOR CONSTRUCTION

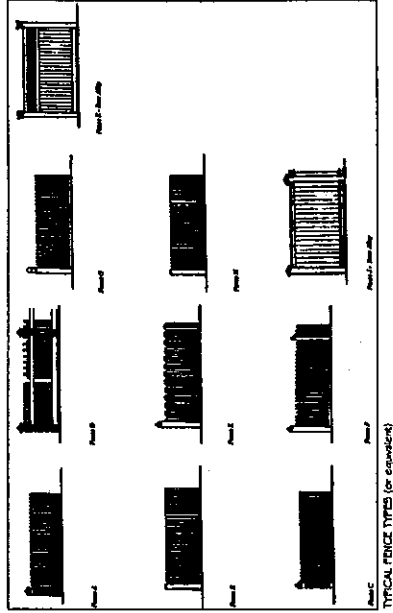
CLARKSBURG RIDGE
CLARKSBURG SUBDIVISION
MONTGOMERY COUNTY, MARYLAND

ROBERTSON
LANDSCAPE ARCHITECTS
1000 W. WASHINGTON AVENUE
COLUMBIA, MARYLAND 21046
PHONE: (301) 251-1100
FAX: (301) 251-1101
WWW.ROBERTSONLANDSCAPE.COM

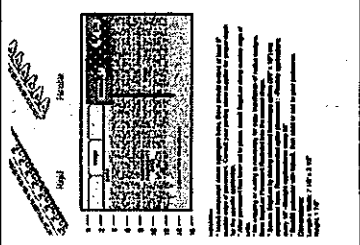
**PRELIMINARY
LANDSCAPE & LIGHTING
DETAIL**

OWNER:
NATELLI COMMUNITIES
1800 WEST DAKOTA AVENUE
SUITE 200, CLARKSBURG, MARYLAND 20899
PHONE: (301) 251-1100
CONTACT: M. THOMAS NATELLI

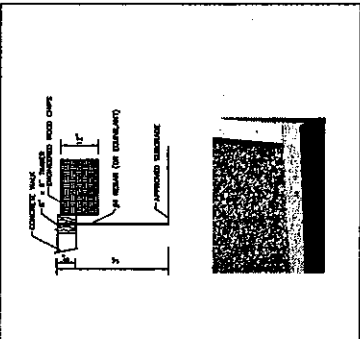
DATE	BY	REVISION



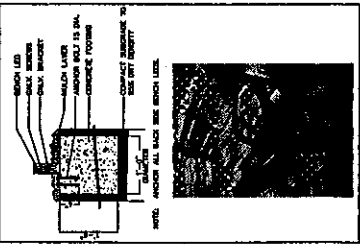
TYPICAL FENCE TYPES (for standards)
See to Scale



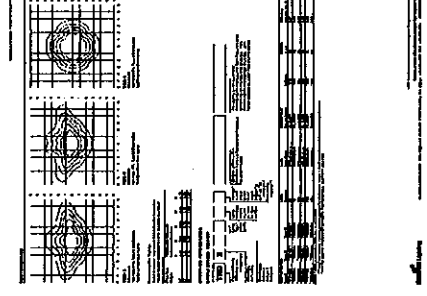
PLAYGROUND AREA SURFACE & EDGING DETAIL (for standards)
See to Scale



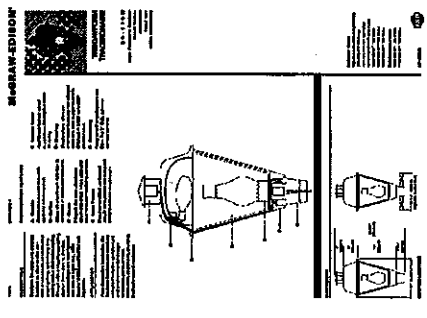
UNIT PAVERS AT SIDEWALK
See to Scale



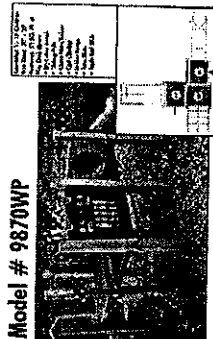
TYPICAL BENCH & INSTALLATION METHOD
See to Scale



MACGRATH-EDISON STREET LIGHT (for standards)
See to Scale



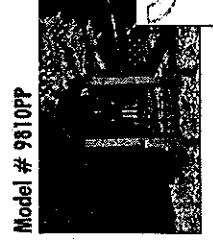
EAGLE STRUCTURES WOODEN SWANSET (for standards)
See to Scale



Model # 9870WP

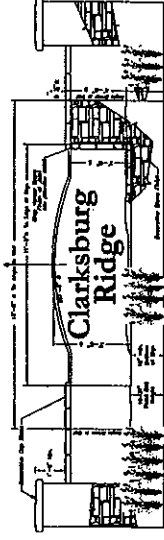


Model # 9820MP



Model # 9810PP

EAGLE STRUCTURES PLAYGROUND EQUIPMENT (for standards)
See to Scale



HISTORIC WOOD ENTRANCE SIGN (for standards)
See to Scale

HISTORIC DISTRICT SIGN



HISTORIC DISTRICT SIGN (for standards)
See to Scale - 1/4\"/>

NOT FOR CONSTRUCTION

NO.	DATE	SCALE	REVISION
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50	08/15/00	AS SHOWN	ISSUED FOR PERMITS

CLARKSBURG RIDGE
CLARKSBURG HISTORIC DISTRICT
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
ARCHITECTS & PLANNERS
1000 W. WASHINGTON AVE.
SUITE 300
BETHESDA, MD 20814
TEL: 301-461-1111
WWW.RODGERSCONSULTING.COM

PRELIMINARY LANDSCAPE & LIGHTING DETAIL

OWNER: 1 COMMUNITIES
500 WEST DIAMOND AVENUE
SUITE 300
BETHESDA, MD 20814
CONTACT: M. THOMAS HOTTELL

NO.	DATE	SCALE	REVISION
1	08/15/00	AS SHOWN	ISSUED FOR PERMITS
2	08/15/00	AS SHOWN	ISSUED FOR PERMITS
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9	08/15/00	AS SHOWN	ISSUED FOR PERMITS
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11	08/15/00	AS SHOWN	ISSUED FOR PERMITS
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47	08/15/00	AS SHOWN	ISSUED FOR PERMITS
48	08/15/00	AS SHOWN	ISSUED FOR PERMITS
49	08/15/00	AS SHOWN	ISSUED FOR PERMITS
50	08/15/00	AS SHOWN	ISSUED FOR PERMITS

PROJECT DESCRIPTION: Prior Approvals

The Site plan has been preceded by the Planning Board's approval of the Project Plan #9-01005 and the Preliminary Plan # 1- 01078 on September 13, 2001. The conditions of approval have been addressed in the site plan review in the following ways:

Project Plan #9-01005

1. Light Standards – participate in process to review and select light fixtures for Clarksburg	1. Process underway – applicant agrees to continue to participate in process
2. Pedestrian access – Provide a walk to MD 355 from western boundary	2. Plan shows path connection
3. Maintenance organization to maintain street trees	3. Site Plan conforms
4. Transportation – limit to 159 du's; apf met with DAP; refine alignment of A-305; frontage improvements on Clarksburg Road	4. Limit 159 du's; will pay DAP; A-305 coordinated with other developers; participated in refinements of frontage improvements and coordinated with other projects in area
5. Amenities required: On Site: porches on Main Street; tightly space shade trees; garages recessed from front of building; Village Green detailing; Overlook Mews detailing; Sidewalks in VG and O to be decorative paving; masonry walls along Clarksburg Road; Enhanced landscaping SWM facilities; Stone sitting walls @ Hill top Green, 2 play areas, C'burg Road frontage and Overlook area,	5. Porches indicated on the plan; trees placed at 40 ft on center; garages are recessed; VG detailing conforms; OM detailing conforms; Sidewalks in above conforms; masonry walls on Clarksburg Road conform; landscaping in SWM fac. To be provided; stone sitting walls need to be shown
6. Waiver requests for: to open section rd; lots without public road frontage; reduced lot intersection truncation reduced s width ROW; 50% reduction of setback along western boundary.	Site Plans conform.

Preliminary Plan # 1-01078

1. Max # units 159, DAP Waivers (as stated above)	1. Site Plan conforms
2. Comply with prelim FCP	2. Site Plan conforms
3. Construct all roads as shown on Prelim Plan	3. Site Plan conforms
4. Dedicate all road R.O.W.'s	4. Site Plan conforms
5. Record Plat to show Cat I FCP easements	5. Per pending record plat review
6. Comply w/ prelim Water Quality Plan	6. Under review, Site Plan to conform prior to hearing
7. Access and improvements per MDSHA	7. Site Plan to conform
8. Final # units and MPDU's on site plan	8. Site Plan shows
9. PP validity date 37 months - 11/16/04	9. To be determined
10. APF valid for 61 months - 11/16/6	10. To be determined
11. Necessary easements	11. As required

ANALYSIS: Conformance to Master Plan

Conformance to the Master Plan was established with the approval of the Project Plan.

The site plan conforms with the Clarksburg Master Plan urban design elements relating to town form, land use pattern, and interconnected streets in the following ways:

- The project contributes to the creation of a transit-oriented land use pattern within the Town Center and link all portions of the Town Center with transitway, bus loops, bikeways and pedestrian-oriented streets.
- The project provides a desirable pedestrian realm through narrow streets with on-street parking and streetscape elements such as sidewalks, street-trees, seating areas, and lighting. Throughout the community are recreational sites for multi-age play, nature and interpretive trails, and village commons.
- Residential blocks are sized for a mix of single-family attached and detached units. Alleys are placed in certain blocks to minimize intrusion by garages and utilities
- Provision of an interconnected street system typically found in older towns.

The project plan establishes an interconnected, pedestrian-scaled street system with three public greens.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Development Standard	Permitted/ Required	Proposed
1. Site Area:		
RMX-2	33.18 acres	
R-200	<u>1.66 acres</u>	
Total	34.84 acres	
2. Yield (59C-10.3.4; 10.3.5; 10.3.7)		
Residential	290 d.u.	159 d.u.
Commercial	600,00 gsf.	0 gsf.
3. RMX-2 Minimum Green Area:	50% or 17.42 ac.	>50%; 17.8 ac
4. Minimum Number of Dwelling Units Required (59C-10.3.6)	150	159
5. Maximum Residential units (59-C-10.37)	30 du/ac	4.74 du/ac
6. Minimum Building Setbacks – Residential (59C-10.3.8):		
a. Adjacent R-200 zoning –	100'	50'*
b. Adjacent MXN Zoning -	30'	15'*
c. From Street – no minimum, waived by master plan		10'
d. Adjacent C-2 zoning	30'	15'*
e. Internal lot setbacks:		
1. Front	0	10' min.
2. Street Side Yard	0	10' min.
3. Side Yard	0	4' min.
4. Rear	0	10' min.
(7) Parking	2/du	2/du

* The Applicant requests 50% reduction in minimum setbacks for Lots 10,17,22,29 as labeled on the Project Plan exhibit. Waivers are allowed in Section 59-C-10.3.8 of the MC Zoning Ordinance where the Planning Board finds that “trees or other features on the site permit a lesser setback without adversely affecting development on an abutting property.” In one area, the waivers allow the proposed development to create a future compatible relationship with the surrounding undeveloped parcels. In another area, the waivers allow a 5-foot reduction in the typical 30-foot setback to allow for the continuation of development in a regular pattern that is

consistent with adjoining sites. The proposed setback waiver does not adversely impact development on adjoining property.

MPDU CALCULATIONS:

MPDUs required (12.5% of 159units)= 19.8 or 20 MPDU's
 MPDUs provided = 20

RECREATION CALCULATIONS:

Recreation Calculations

*Recreation Guidelines: Guidelines for Recreation Amenities in Residential Developments 'Recreation Guidelines' requires that this site offer facilities to meet the potential demand of the units proposed. The 'point' breakdown in both demand and supply per population category is as follows:

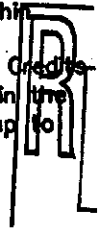
	TOTS	CHILDREN	TEENS	ADULTS	SENIORS
DEMAND POINTS					
6-SFD II	.60	1.2	1.3	5.1	0.5
98-SFD III	12.7	23.5	24.5	103.9	10.8
55-TH	7.7	10.5	12.7	69.9	7.2
Site Demand Total	21.0	35.2	38.5	178.8	18.4
SUPPLY POINTS					
On Site Facilities:					
Picnic/Sitting Area (6)	6	6	9	30	12
Open Play Area II (2)	6	8	8	20	2
Natural Area	0	1.8	3.8	17.9	0.9
Pedestrian System	2.1	7.0	7.7	80.5	8.3
Nature Trails	1.1	3.5	5.8	26.8	2.8
# Multi-Age Playground	9	11	3	7	1
Provided On-Site Total	24.2	37.3	37.3	182.2	27.0
Percentage of Required	114%	106%	97%	101.9%	146.5%
Off-Site Amenities	7.2	11.8	12.0	13.6	1.4
On-Site/Off-Site Total	31.4	49.1	49.3	195.8	28.4
Percentage of Required	149%	138%	128%	109%	154%

*Adopted and Approved March 1992, M-NCPPC

**Per Appendix A, Pg. 62, #3., "The provision of recreation facilities is considered adequate when the sum of the supply points matches, within 10%, the sum of the demand points."

***In addition to on-site recreation supply points, Off-Site Amenities Credits may be taken for Little Bennet Park and Kings Local Park (both within the 1-mile site boundary radius per Pg. 9 of the Recreation Guidelines) up to 35% of the demand points for each population category.

Play equipment to be distributed throughout community.



FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with the approved Project Plan # 9-01005 for the optional method of development as 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 units are arranged with orientation to streets and open spaces – thus maintaining a connection to the pedestrian systems developed within the project. This unit orientation, with front doors facing every street, creates an inviting orientation upon entry to the community. The vehicular and resident entries to each unit are through the alleys and garages to the rear and sides of the lots. The unit locations also create public open spaces that are developed as community parks and play areas.

To better define the alleys and to maintain a separation between the driveways and the private back yards, the applicant has placed the garages next to the alley driveways wherever possible. The

- b. **Open Spaces**

See discussion in the beginning of the report.

- c. **Landscaping and Lighting**

Landscaping for the project includes buffer planting at the project edges and near unit rear yards; tightly spaced street trees (40 feet on center); flowering trees for accents; and detailed shrub beds within the green spaces. Foundation plantings are provided for each unit that will increase the attractiveness of the view from the street as well as of each unit. Within the alleys, the applicant has included landscaping islands and added planting where possible and feasible to soften the views of the paving and tightly spaces garages. Hedges are proposed around parking areas to screen views of the parked cars.

The applicant will include the enhanced landscaping plan for the storm water management ponds at the same time as their final review with DPS. Staff will review the landscaping concepts to make sure they are attractive and meet with the functional requirements of the

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above.

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 street system that provides for natural traffic calming benefits and easy orientation and access to each unit.

Public sidewalks are provided on each street at 5-foot widths to improve their functionality.

Pedestrian paths are provided within the open space areas to provide connection from the neighborhood through the natural/SWM areas. A sidewalk will connect from the subdivision to MD Route 355 to provide for interconnected pedestrian access from this project to the historic district and the existing town center for Clarksburg. A bike path is planned for the frontage of the property along A-305 and will connect to a system developed throughout the Clarksburg area.

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

The units are compatible in their type of use and scale and density to the residential and commercial uses that exist or are proposed around the site. The unit locations provide adequate setbacks and compatible orientations to the surrounding development patterns. Along the western boundary, the applicant has shown possible future development patterns for adjoining parcels that tie into this proposal.

Vegetative buffers and noise walls will be placed where required to create better relationships with adjoining units and to buffer noise from future highways.

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

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

A final forest conservation plan has been prepared for the entire tract. The undeveloped site includes 15 acres of forest and the applicant is proposing to remove 12.7 acres of forest. The applicant will meet the planting requirements through a combination of onsite and offsite planting. The forest conservation shall be met by maximizing onsite retention and planting off-

site with first priority within the Clarksburg SPA, Little Seneca watershed, or other SPA's. A five-year maintenance period for planted forest is required per the environmental guidelines.

APPENDIX

- A. Standard conditions dated October 10, 1995 [edit to fit this case]
- B. DPS FWQP Approval memo 5/10/02
- C. Opinion from Project Plan
- D. DPS traffic control Memo
- E. EPD memo 5/9/02

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. 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 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 phasing, to minimize soil erosion.
 - 6) Coordination of each section of the development and roads.
 - 7) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
2. 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. Undisturbed stream buffers as shown.
 - b. Limits of disturbance.
 - c. Methods and locations of tree protection.
 - d. Forest Conservation areas.
 - e. Conditions of DPS Stormwater Management Concept approval letter dated May 9, 2002
 - f. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - g. The development program inspection schedule.
 - h. Conservation easement boundary.
 - i. Streets trees 40 feet on center along all public streets.
 - j. Details for and location of noise fencing to attenuate current noise levels to no more than 60 dBA Ldn for the outdoor back yard area of homes adjoining
 - k. Location of outfalls away from tree preservation areas.

3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

May 10, 2002

Robert C. Hubbard
Director

Mr. Dusty Rood
Rodgers & Associates, Inc.
9260 Gaither Road
Gaithersburg, Maryland 20877

Re: Final Water Quality Plan and Stormwater
Management Concept for Clarksburg Ridge
SM File #: 203794
Project Plan No.: 9-01005
Tract Size, Zone: 35.4 Ac., RMX-2
Tax Plate: EW
Watershed: Little Seneca Creek/Little Bennett
Creek

SPECIAL PROTECTION AREA

Dear Mr. Rood:

Based on a review by the Department of Permitting Services Review Staff, the Final Water Quality Plan (FWQP) and stormwater management concept for the above mentioned site is conditionally approved.

Site Description: The site consists of 35.4 acres located on the north side of Clarksburg Road (MD Rte. 121) just east of the intersection with Spire Street. The site is zoned RMX-2 and will consist of single-family detached units, townhouses units, and the associated infrastructure. This site is located partially (11.4 acres) within the Clarksburg Special Protection Area (SPA) and partially (24.0 acres) within the Little Bennett Creek watershed (use III).

Stormwater Management: Water quantity control for this site will be provided via three dry ponds. These structures will provide control of the one-year storm and a maximum detention time of twelve hours. Additionally, due to the presents of existing down stream structures, Ponds "A" and "B" will provide control for the 10 and 100-year storms as well. In the SPA, quality control will be provided via a treatment train that consists of dual cell, surface sand filter and bioretention structures. Because a waiver from using open section roads is being pursued, additional water quality measures will be required to offset the lost benefits that open section roadways provide. These offsetting measures will include providing a minimum of one-foot of stone (dead storage) below the outlet pipe of the surface sand filters and bioretention structures, and the use of water quality inlets prior to storm drain outfalls into filtering structures. Areas that are intended for vehicular use are to be pretreated prior to entering filtration structures. The water quality structures must be sized to treat a minimum of one-inch over the proposed impervious area.

Sediment Control: Since the entire site is within a sensitive watershed (SPA or use III), redundant sediment control structures are to be used throughout the site. These are to include upland sediment traps that drain to secondary traps down grade, or when this is not feasible sediment traps with forebays will be acceptable. All sediment-trapping structures are to be equipped with dewatering devices. The following features are to be incorporated into the detailed sediment control plan:



①

Dusty Rood
May 10, 2002
Page 2

1. The earth dikes that feed the sediment traps are to be constructed using trapezoidal channels to reduce flow rates.
2. The site grading shall be phased, whenever possible, to limit disturbance and immediate stabilization is to be emphasized.
3. Silt fence alone will not be allowed as a perimeter control. The use of super silt fence will be acceptable for small areas of disturbance.

Performance Goals: The performance goals that were established at the pre-application meeting are to be met as specified in the Preliminary Water Quality Plan and further refined in the Final Water Quality Plan. They are as follows:

1. Minimize storm flow run off increases.
2. Minimize increases to ambient water temperatures.
3. Minimize sediment loading.
4. Minimize pollutant loading (nutrient and toxic substances).

Monitoring: The monitoring must be in accordance with the BMP monitoring protocols which have been established by the Department of Permitting Services (DPS) and Department of Environmental Protection (DEP). Prior to the start of any monitoring activity, a meeting is to be held on site with DEP, DPS and those responsible for conducting the monitoring to establish the monitoring parameters. **One year of pre-construction monitoring must be completed prior to the issuance of a sediment control permit.** See the attachment to this approval letter titled "Description of Monitoring Requirements" for the detailed monitoring requirements.

Conditions of Approval: The following conditions must be addressed in the initial submission of the detailed sediment control/stormwater management plans. This list may not be all inclusive and may change based on available information at the time of the review:

1. Provide safe conveyance for lots 1 through 9, block F, so multiple lots will not drain through any one lot. It appears additional storm drain structures will be necessary.
2. All filtering water quality structures (sand filters and bioretention structures) must provide an underdrain.
3. Water quality structures that are to be used for sediment control must have a minimum undisturbed buffer of two feet from the bottom of the sediment trap to the bottom of the stormwater structure.
4. A dam breach analysis of proposed Pond "C" will be required to determine it's impact on MD route 121.
5. Provide clear maintenance access to all SWM structures from a public right-of-way.

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Dusty Rood
May 10, 2002
Page 3

6. Minimize the use of insecticides and fertilizers via a residential Integrated Pest Management (IPM) Plan as part of the Homeowners Association (HOA) documents. It is to be noted that the IPM Plan is to be mailed out to residents at least once every year (this may be done as part of a community newsletter). A draft of this plan/document is to be submitted at the detailed sediment control plan stage, and the final document is to be submitted prior to bond release.

Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended Water Quality Plan requirements.

If you have any questions regarding these actions, please feel free to contact Leo Galanko at (240) 777-6242.

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:enm:CN203794

cc: W. Withans
M. Pfefferle
L. Galanko
D. Marshall
SM File # 203794

Qn on-site 35.4 ac
Ql on-site 35.4 ac.

5



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Douglas M. Duncan
County Executive

James A. Caldwell
Director

**Attachment to the Final Water Quality Plan for Clarksburg Ridge
Description of Monitoring Requirements**

Date: May 9, 2002
Preliminary Plan #:
SM#: 203794

The purpose of this attachment is to add specificity to the standard monitoring requirements and procedures contained in the BMP monitoring protocols. Some supplemental QA/QC, data analysis, reporting and record keeping tasks will be explained in this attachment.

This BMP monitoring is being done to address whether the site performance goals were met or not. The purpose of the data analysis and reporting is to describe quantitatively how performance goals were met. Monitoring efforts and reports must employ scientific methods in an attempt to determine effectiveness of BMPs. Monitoring is to be done according to DEP BMP Monitoring Protocols. However, these monitoring protocols are intended to provide a framework only. Some supplemental requirements are provided in this attachment. Prior to initiation of monitoring, consultants must contact DEP to review procedures and requirements. Thorough and careful analysis of data is required. Data analysis methods employed may vary depending on the results obtained. Methods and assumptions should be detailed. DEP BMP Monitoring Protocols are available at <http://www.co.mo.md.us/services/dep/Publications/pdf%20files/bmpprotocols.pdf>

Specific Monitoring Requirements

1. BMP monitoring reports must include a table with dates of all major construction activities which take place on the site. (Groundbreaking, clearing, grading, BMP construction, BMP conversion, pond maintenance, etc.) In addition, any sediment control device failures and corrective measures must be documented.
2. Sediment removal efficiency of Sediment trap/basin 'C' will be monitored throughout the construction phase (as defined in Appendix F of the Final Water Quality Plan). Grab samples are to be collected from three locations: 1) forebay 2) sediment basin 3) outfall from sediment basin. Samples are to be analyzed for Total Suspended Solids. This sampling is to be done three times per year. Storms should have at least one half inch of rainfall in a 24 hour period to be counted towards this requirement. Samples should be collected within 24 hours after the storm. The storms during which the data was collected should also be characterized for duration and total rainfall. Storm frequency



4

Watershed Management Division

(return interval) should be reported as described in Technical Paper #40 of USDOC Weather Bureau. Results should be examined to determine the efficiency of the structure and percent removal of suspended solids. Data should be compared to past periods and graphs should be provided to support conclusions.

3. Flow weighted composite chemical and nutrient monitoring will be done on the linked BMP system ending at SWM Pond 'C'. Samples are to be collected from three locations: 1) entering the Stormceptor, 2) forebay, 3) pond 'C'. This sampling is to be done three times per year during storm events for three years following the conversion from sediment control to water quality control. Storms should have at least one inch of rainfall in a 24 hour period to be counted towards this requirement. Samples should be collected within 24 hours after the storm. The storms during which the data was collected should also be characterized for duration and total rainfall. Storm frequency (return interval) should be reported as described in Technical Paper #40 of USDOC Weather Bureau. The monitoring parameters will include Nitrate, Nitrite, Ammonia, TKN, Ortho Phosphorus, Total Phosphorus, TSS, Cadmium, Lead, Zinc and Copper. Concentration and total load should be reported. Results should be examined to determine the effectiveness of the BMP in minimizing the amount of pollutants leaving the site. Results should also be analyzed to determine the benefit of redundant stormwater management structures. Graphs should be provided to support conclusions.

County code requires that BMP monitoring reports be submitted quarterly. These quarterly reports may be incorporated in the annual report. This should be reflected in the title of the document. Annual reports are due to DEP by November 1 of each year. BMP monitoring reports are to be delivered with data in an electronic format to Mark Sommerfield at Montgomery County DEP and also to Leo Galanko at Montgomery County DPS. Questions on the monitoring requirements and procedures may be directed to the following personnel.

Mark Sommerfield
(240) 777-7737
mark.sommerfield@co.mo.md.us

Doug Marshall
(240) 777-7740
douglas.marshall@co.mo.md.us

Leo Galanko
(240) 777-6242
leo.galanko@co.mo.md.us

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: October 23, 2001

PROJECT PLAN REVIEW #: 9-01005

PROJECT NAME: Clarksburg Ridge

Action: Approval subject to conditions. Motion was made by Commissioner Bryant, seconded by Commissioner Wellington, with a vote of 3-0, Commissioners Bryant, Perdue and Wellington voting for; Commissioner Holmes was necessarily absent.

The date of this written opinion is October 23, 2001 (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 November 22, 2001 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, then this Project Plan shall remain valid until November 22, 2003 as provided in Section 59-D-2.7.

On September 13, 2001 Project Plan Review #9-01005 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 on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

(a) *As conditioned, the proposal complies with all of the intents and requirements of the zone.*

The proposed project plan conforms with the purpose and requirements of the RMX-2 Zone as set forth in Section 59-C-10 of the Montgomery County Zoning Ordinance. As required in

Section 59-C-10.3.1, this application accommodates the mixed-use development standards of an optional method project. The following table summarizes the specific development standards of the RMX-2.

PROJECT DATA TABLE

Development Standard	Permitted/ Required	Proposed
1. Site Area:		
RMX-2	33.5 acres	
<u>R-200</u>	<u>1.9 acres</u>	
Total	35.4 acres	
2. Yield (59C-10.3.4; 10.3.5; 10.3.7)		
Residential	290 d.u.	159 d.u.
Commercial	600,000 gsf.	0 gsf.
3. RMX-2 Minimum Green Area:		
	50% or 16.75 ac.	>50%; 16.8 ac
4. Minimum Number of Dwelling Units Required (59C-10.3.6)		
	150	159
5. Maximum Residential units (59-C-10.37)	30 du/ac	4.74 du/ac
6. Minimum Building Setbacks – Residential (59C-10.3.8):		
a. Adjacent R-200 zoning –	100'	50'*
b. Adjacent RMX Zoning -	30'	15'*
c. From Street – no minimum, waived by master plan		
d. Adjacent C-2 zoning	30'	15'*
e. Internal lot setbacks:		
1. Front	0	10' min.**
2. Street Side Yard	0	10' min.**
3. Side Yard	0	3' min.**
4. Rear	0	10' min.
(7) Parking	2/du	2/du

* The Applicant requests 50% reduction in minimum setbacks lots as shown on plan and as allowed in Section 59-C-10.3.8 of the MC Zoning Ordinance. The conditions of the waiver required that the Planning Board find that *“trees or other features on the site permit a lesser setback without adversely affecting development on an abutting property.”* For this site, the waivers are requested along the western boundary of the site next to the historic district and the landlocked RMX-2 site. There are trees within the area of the waiver and additional trees are



proposed. The reduced setback allows the development pattern to occur more seamlessly and more authentically in regards to the historic district. The potential access provided by the stub streets also allows for development on the adjacent RMX-2 lot. The proposed setback waiver does not adversely impact development on adjoining property.

** Setbacks at front or side yards at the streets may be two (2) foot minimum if no PUE is adjacent, pending detailed review at site plan.

(b) *As conditioned, the proposal conforms to the approved and adopted Master or Sector Plan or an Urban Renewal Plan approved under Chapter 56.*

The project site is within the Town Center District analysis area contained in the *Clarksburg Master Plan and Hyattstown Special Study Area*, approved and adopted in 1994. The applicant proposes the following mix of units: 104 single-family detached dwellings and 55 single-family attached dwellings of which 20 (or 12.5%) moderately priced dwellings are included in this mix of housing types.

The Town Center District includes the Clarksburg Historic District as a focal point reflecting the origins of Clarksburg as a center of trade and industry in northern Montgomery County. The Master Plan recommends that surrounding mixed-use neighborhoods provide a strong relationship between the historic district and the new development. The applicant also controls two adjoining parcels within the Historic District.

The Clarksburg Master recommends RMX-2 zoning for the property as a residential density 5-7 units per gross acre. The non-residential uses for the property are not specifically stated in the Master Plan. The Master Plan anticipates a yield of approximately 290 units. This project proposes to use the optional method of development with increased levels of amenities without a corresponding increase in density.

The project conforms with the Clarksburg Master Plan urban design elements relating to town form, land use pattern, and interconnected streets.

- Create a transit-oriented land use pattern within the Town Center and link all portions of the Town Center with transitway, bus loops, **bikeways and pedestrian-oriented streets**.

The project provides a desirable pedestrian realm through narrow streets with on-street parking and streetscape elements such as sidewalks, street-trees, seating areas, and lighting. Throughout the community are recreational sites for multi-age play, nature and interpretive trails, and village commons.

Residential blocks are sized for a mix of single-family attached and detached units. Alleys are placed in certain blocks to minimize intrusion by garages and utilities

- Encourage an **interconnected street system** typically found in older towns.

The project plan establishes an interconnected, pedestrian-scaled street system with two public greens. Streets within the project use the public greens for terminus or adjacency.

The project should be acknowledged for the on-site and off-site amenities proposed as listed above. These elements complement the setting adjacent to the Historic District and meet the urban design recommendations contained in the Clarksburg Master Plan.

- (c) *As conditioned, because of its location size, intensity, design, operational characteristics and staging, it would be compatible with and not detrimental to existing or potential development in the general neighborhood.*

The location and design of the proposed project plan is tied into the existing and proposed Clarksburg Town Center with their traditional layout of streets and housing. The orientation of units will face the streets and the streetscape landscaping pattern will replicate existing and proposed orientations and patterns. The grid pattern of streets will function well as they intersect with existing street patterns and ties into proposed road and development patterns. The proposed project will be compatible with the general neighborhood.

- (d) *As conditioned, the proposal would not overburden existing public services nor those programmed for availability concurrently with each stage of construction and, if located within a transportation management district designated under Chapter 42A, article II, is subject to a traffic mitigation agreement that meets the requirements of that article.*

Discussion: Summary of Local Area Transportation Review

The critical lane volume (CLV) impacts of the proposed development on critical intersections in the vicinity of the site were analyzed and are summarized in Table I.



Table 1								
Intersection Capacity Analysis with CLV Under Various Development Schemes								
During the Peak Hour								
	Existing		Background		Total		Total Improved	
	AM	PM	AM	PM	AM	PM	AM	PM
MD 355/Clark sburg Road (MD 121)	1276	1184	1986	1399	2051	1485	1440	1267
MD 355/String town Road	1147	950	2352	2445	2374	2468	1608	1543
MD 121/Gate way Center Drive	805	951	1614	2334	1679	2405	1610	1544

As shown in the above table, all intersections analyzed are operating at acceptable CLVs (below 1,500). Under the background development and the total development conditions, all intersections are anticipated to operate at an unacceptable level. With inclusion of roadway improvements identified by the applicant's traffic consultant, all intersections are anticipated to operate at either an acceptable level or better than the background developments. The roadway improvements include reconstruction and relocation of Stringtown Road as a four lane divided highway from the existing I-270/MD 121 interchange to MD 355, including intersection improvements at MD 355. This project is currently under a project planning study by DPWT. The DAP payment could be used by the County toward actual construction of this improvement.

Site Access and Circulation

Two access points to the site are provided from Clarksburg Road (A-27). The applicant must construct its portion of the roadways along the property frontage with the following descriptions. Clarksburg Road (A-27) shall be a three-lane, 38-foot wide closed section roadway with a six-foot Class I bike path on the south side (by others) and a sidewalk on the north side (by this applicant), offset within an 80-foot right-of-way.

The internal pedestrian/bicycle circulation system shown on the site plan is adequate. Sidewalks (5-foot wide) proposed on both sides of all internal tertiary roadways and future street connections to adjoining properties shown on the site plan are adequate.

The alignment of A-305 shown on the site plan is slightly off-alignment with A-305 as it was approved on the Catawba Manor subdivision. Although the alignment doesn't match the Catawba Manor alignment, it generally conforms to that platted right-of-way and would allow implementation of the A-305 improvement with minimal impact or change to the Catawba Manor Plan. Prior to Site Plan submission, the applicant should consult with the developers of Catawba Manor and Parcel 432 on the final alignment and connection of A-305 and subsequent dedication of right-of-way at the time of record plat. In developing the final alignment, Outlot 1 on the subject site can be used by the Catawba Manor developer for any revised grading of the proposed stormwater management pond because of the alignment change, if necessary.

Staff concludes that the subject project plan and preliminary plan satisfy the APFO requirements since all nearby intersections are anticipated to operate either within acceptable critical lane volumes or at better than the background developments with the identified improvements. The applicant is satisfying policy area review by paying the Development Approval Payment (DAP) under the Alternate Review Procedure for Limited Residential Development Provision of the *FY 01 Annual Growth Policy*.

Adequacy of Public Schools

Montgomery County Public Schools has found there to be adequate space within the Damascus cluster to permit this subdivision approval.

- (e) *The proposal will be more efficient and desirable than could be accomplished by the use of the standard method of development.*

Although the proposed Project Plan is modest when compared with the development typically generated by other optional method plans, this proposal will offer significant amenities designed to provide residents on site and within the community with a "sense of place". The "main street" atmosphere to be generated by Street A, as well as the proposed overlook mews, enhanced paving in key areas, pedestrian greens, Clarksburg Road streetscape enhancements, enhanced landscaping for the streets and the stormwater management pond, and the gateway signage feature, all contribute to an upgrade and enhancement of the neighborhood and are designed to foster a pedestrian-friendly environment.

- (f) *The proposal will include moderately priced dwelling units in accordance with Chapter 25A of this Code, if the requirements of that chapter apply.*

The applicant shall provide 12.5% MPDU's within the project as required. The final number of units will be determined at the time of site plan review.

- (g) *When a Project Plan includes more than one lot under common ownership, or is a single lot containing two or more CBD zones, and is shown to transfer public open space or development density from on lot to another or transfer densities, within a lot with two or more CBD zones, pursuant to the special standards of either section 59-C 6.2351 or 59-C 6.2352 (whichever is applicable), the Project Plan may be approved by the Planning Board based on the following findings:*

Not applicable to this case.

- (h) *As conditioned, the proposal satisfies any applicable requirements for forest conservation under Chapter 22A.*

The proposed Forest Conservation Plan is under review and will be finalized with the future site plan. The preliminary forest conservation plan is proposed for approval with the concurrent preliminary plan application. At this time, the applicant's obligation is to plant approximately 6.9 acres of off-site reforestation.

- (i) *As conditioned, the proposal satisfies any applicable requirements for water quality resources protection under Chapter 19.*

Approximately 12.6 acres of the proposed project plan area is within the Clarksburg Special Protection Area. The Planning Board is required to approve the Final Water Quality Plan at the time of site plan review. The applicant has requested a waiver of the open section roads and is allowed to use closed section streets on site because the average residential lot frontage is less than eighty feet.

Therefore the Montgomery County Planning Board APPROVES Project Plan #9-01005, including the waivers as specified below, which consists of 159 Dwelling units inclusive of 12.5% MPDU's on 35.4 acres with the following conditions:

1. Light Standards

The Applicant commits to participate in a process with representatives from county agencies and private developers to review current light standards and propose and develop new standards (fixtures) within the Clarksburg area.

2. Pedestrian Access

In the course of Site Plan Review, the applicant and staff shall develop a plan to provide a walk from the project's Village Green and western boundary through the historic district to MD Route 355.

3. Maintenance Organization

The Homeowners Association shall be set up to maintain the street trees within the public right of way so to allow for tighter street tree spacing (approximately 35 feet on center). This maintenance shall also extend to special paving for the sidewalks.

4. Transportation

- A. Limit the preliminary plan to the following uses and density: 159 residential dwelling units.
- B. Satisfy the APF test by paying the Development Approval Payment (DAP) under the Alternative Review Procedure for Limited Residential Development provision of the FY 01 Annual Growth Policy for the proposed residential development. The APF test includes:
 - 1. Policy Area Review: Site-generated traffic has to be mitigated within the Clarksburg Policy Area, which is in a moratorium. There is no capacity available for employment and residential development as of July 31, 2001 in the Clarksburg Policy Area. The applicant is satisfying policy area review by paying the DAP under the *FY 01 Annual Growth Policy* staging ceiling capacity.
 - 2. Local Area Transportation Review: A traffic study (to analyze the traffic impact at nearby intersections) is required since the proposed land use generates more than 50 total peak-hour trips during the weekday morning peak period (7:00 to 9:00 a.m.) and the evening peak period (4:00 to 6:00 p.m.).
- C. Prior to Site Plan submittals, the Applicant shall consult with the owners of the adjacent subdivisions: Parcel 432 and Catawba Manor Subdivision to determine an appropriate alignment and connection of A-305 for staff review and coordination at the time of site plan review. Final alignment of A-305 through the subject site should be determined at the time of site plan approval with right-of-way dedication to be made at the time of record plat.
- D. Reconstruct the northern half of Clarksburg Road along the property frontage in accordance with the description as provided in this memorandum for site access.

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5. Amenities

The applicant shall provide the following amenities with the Site Plan:

On-site Amenities

- “Main Street” Streetscape (Street “A”) to include corner buildings with wrap around porches;
- Shade Trees at approximately 35 feet on center within the right-of-way for entire project with Applicant to provide maintenance of non-standard streetscape elements from curb to right-of-way edge;

- Garages which face the street, shall recessed behind the front face of units, flush with the front wall and/or treated with appropriate architectural detailing to reduce the appearance of garage from street.
- “Village Green” to include sidewalks with special pavers, sidewalks, seating areas, open air community structure, detailed planting;
- “Overlook Mews” to include seating, masonry brick, cultured stone wall or similar high quality finish on-axis orientation with “Main Street” and sidewalks with specialty pavers;
- Sidewalks within the “Village Green” and the “Overlook Mews” shall be constructed of decorative unit-paving material;
- Clarksburg Road frontage to include a portion of masonry brick, cultured stone wall or similar high quality finish integrated with detailed planting;
- Enhanced Landscaping for Storm Water Management Pond;
- Site Plan to include stone sitting walls around the “Hilltop Village Green”, two open space play areas, Clarksburg Road frontage and “Overlook Area” to be constructed of either a masonry brick or cultured stone wall or similar high quality finish

Off Site Amenities

- Historic District Markers or Signs for MD Route 355 and Clarksburg Road Historic District entry sites
- Sidewalks and Street Trees on Clarksburg Road frontage at approximately 35 feet on center

6. Waiver Requests Granted

These waivers are consistent with others that have been granted elsewhere in the Town Center District in Clarksburg. The Planning Board approves these waivers with this project plan and subsequent approvals for this site.

- Special Protection Area – to Open Section Road requirements. Due to the more narrow lot widths associated with this plan, Planning Board supports a waiver to the open section road requirements of Chapter 19 for those lots that fall within the Little Seneca Special Protection Area. Final waiver approval to be granted by DPW&T.

- Chapter 50 - Subdivision Ordinance – Lot Design, Section 50-29(a)(2), The Planning Board approves certain lots to be platted without public road frontage (townhouse area along the western boundary of the site).
- Chapter 50 - Subdivision Ordinance – Intersections, Section 50-26-(e)(3). The Planning Board approves on-lot sight triangles and reduced truncations to allow for a more compact and compatible lot arrangement.
- Street B South and Street D and part of Street “C”– The Planning Board approves reduced width rights-of-way on these tertiary roads with pavement at 20’ wide for one-way movement around the green. Sidewalks will be provided on both sides of street.
- Chapter 59-C-10.38 – The Planning Board approves a 50% reduction of the applicable minimum setback along the western boundary next to the historic district and the landlocked RMX-2 site (see data table).

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DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

May 17, 2002

TO: Wynn Witthans
Development Review Division - MNCPPC

FROM: Sarah R. Navid *S. Navid*
Right-of-Way Permitting and Plan Review Section

SUBJECT: Site Plan Review #8-02031 – Clarksburg Ridge

We have reviewed the subject site plan and have the following comments:

- Per DPWT's preliminary plan requirements, the streets surrounding the "Village Square" should have standard tertiary rights-of-way (44' for one-way, 50' for two-way). The brick sidewalk is acceptable with a maintenance and liability agreement, as is the closer tree spacing along the public streets.
- The inside radius on the southeast corner of the Village Square should be increased to 30 feet to allow for parking on the house side and a single unit truck to make the turn. This curve will also require a waiver from horizontal alignment requirements.
- A raised crosswalk should be provided at the mid-block pedestrian crossing on Street E.
- After re-evaluation of future traffic operations along Clarksburg Road, all movements will be allowed at Catawba Manor Drive as proposed.
- DPS has concurred with the use of a non-standard slotted inlet curb design to provide curb openings to the bio-retention facilities along the east side of Catawba Manor Drive and within the Village Square.

We appreciate the opportunity to review this plan.

srn\clarksburgridge.doc

cc: Kim McCary
Jeff Riese



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THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MEMORANDUM

TO: Wynn Witthans
Development Review

VIA: Steve Federline, Supervisor, Environmental Planning

FROM: Mark Pfefferle, Planning Coordinator *MP*

DATE: May 9, 2002

SUBJECT: Final Water Quality Plan for Highlands at Clarksburg

RECOMMENDATION

Staff recommends approval of the final water quality plan subject to the following conditions:

- Conformance to the conditions as stated in the Department of Permitting Services letter approving the Final Water Quality Plan.

DISCUSSION

The subject property is 35.4 acres bounded by the Catawba Manor subdivision to the northeast, MD 121 (Clarksburg Road) to the southeast, the Clarksburg Historic District to the southwest, and open fields to the northwest. The proposed development is zoned RMX-2 and residential units are proposed for the entire site. Approximately 11.4-acres are within the Clarksburg Special Protection Area (SPA). The drainage area within the Clarksburg SPA drains to the Town Center tributary of Little Seneca Creek, which is classified as Use Class IV water. The non-SPA portion of the site drains to Little Bennett Creek, a Use Class III-P water.

Under the Special Protection 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 and maintain stream and aquatic habitat
- Maintain existing base flow by minimizing impervious area and providing infiltration structures if feasible.
- Protect seeps, springs, and wetlands.
- Minimize storm flow runoff and maintain stream channel geometry via the redundant stormwater management controls.
- Minimize increases in ambient water temperature by providing shading for the stormwater management outfalls
- Minimize sediment loading.
- Minimize the use of pesticides by requiring the Home Owners Association to adopt an Integrated Pest Management Plan to manage community lands.

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). The water quality structures are sized to provide control for one and two year storms with pre-developed release rates.

SITE IMPERVIOUSNESS

There is no impervious limitation on this property. The impervious amount proposed for the entire 34.5-acre site is within the acceptable range for RMX-2 developments.

ENVIRONMENTAL GUIDELINES

The environmental guidelines for SPA's 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 34-acre tract identified the environmental buffers. As part of the forest conservation plan for the Clarksburg Ridge, the applicant will place forest conservation easements on the sensitive areas including streams, springs, seeps, wetlands, floodplains, associated buffers, and steep slopes.

FOREST CONSERVATION

A final forest conservation plan has been prepared for the entire tract. The undeveloped site includes 15 acres of forest and the applicant is proposing to remove 12.7 acres of forest. The applicant will meet the planting requirements through a combination of onsite and offsite planting. The forest conservation shall be met by maximizing onsite retention and planting off-site with first priority within the Clarksburg SPA, Little Seneca watershed, or other SPA's. A five-year maintenance period for planted forest is required per the environmental guidelines.