

Item #8



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: October 04, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for October 10, 2002.

Attached are copies of plan drawings for Items #06, #07, #08, #09. These subdivision items are scheduled for Planning Board consideration on October 10, 2002. The items are further identified as follows:

Agenda Item #06 - Subdivision Regulation Waiver SRW-03000
Arcola

Agenda Item #07 - Preliminary Plan 1-02116
Hillandale

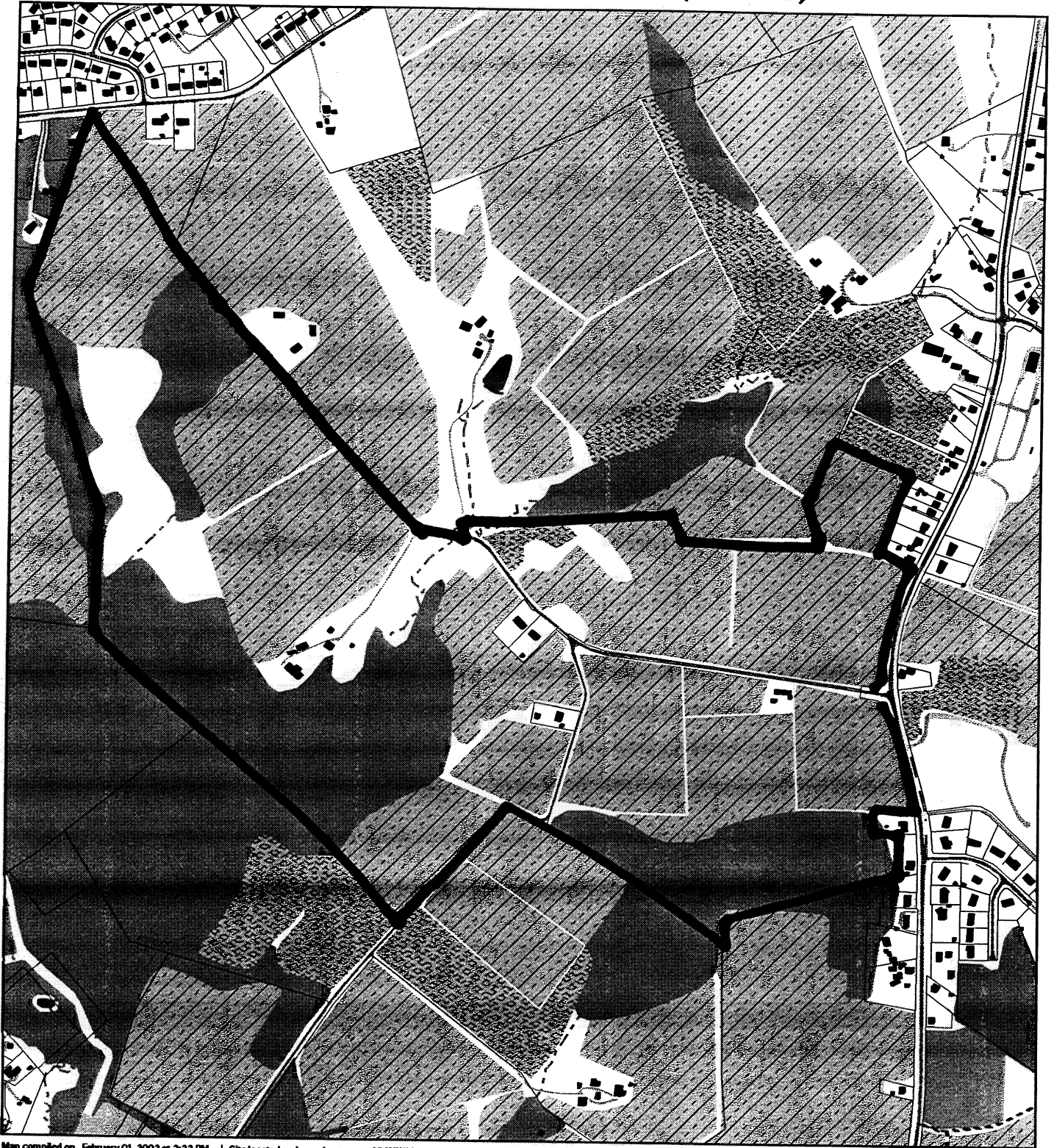
Agenda Item #08 - Preliminary Plan 1-02033
Greenway Village at Clarksburg

Agenda Item #09 - Preliminary Plan 1-02107
Quince Orchard Estates

Attachment

VICINITY MAP FOR

GREENWAY VILLAGE AT CLARKSBURG (1-02033)



Map compiled on February 01, 2002 at 2:22 PM | Site located on base sheet no - 232NW12

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland -National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



Research & Technology Center



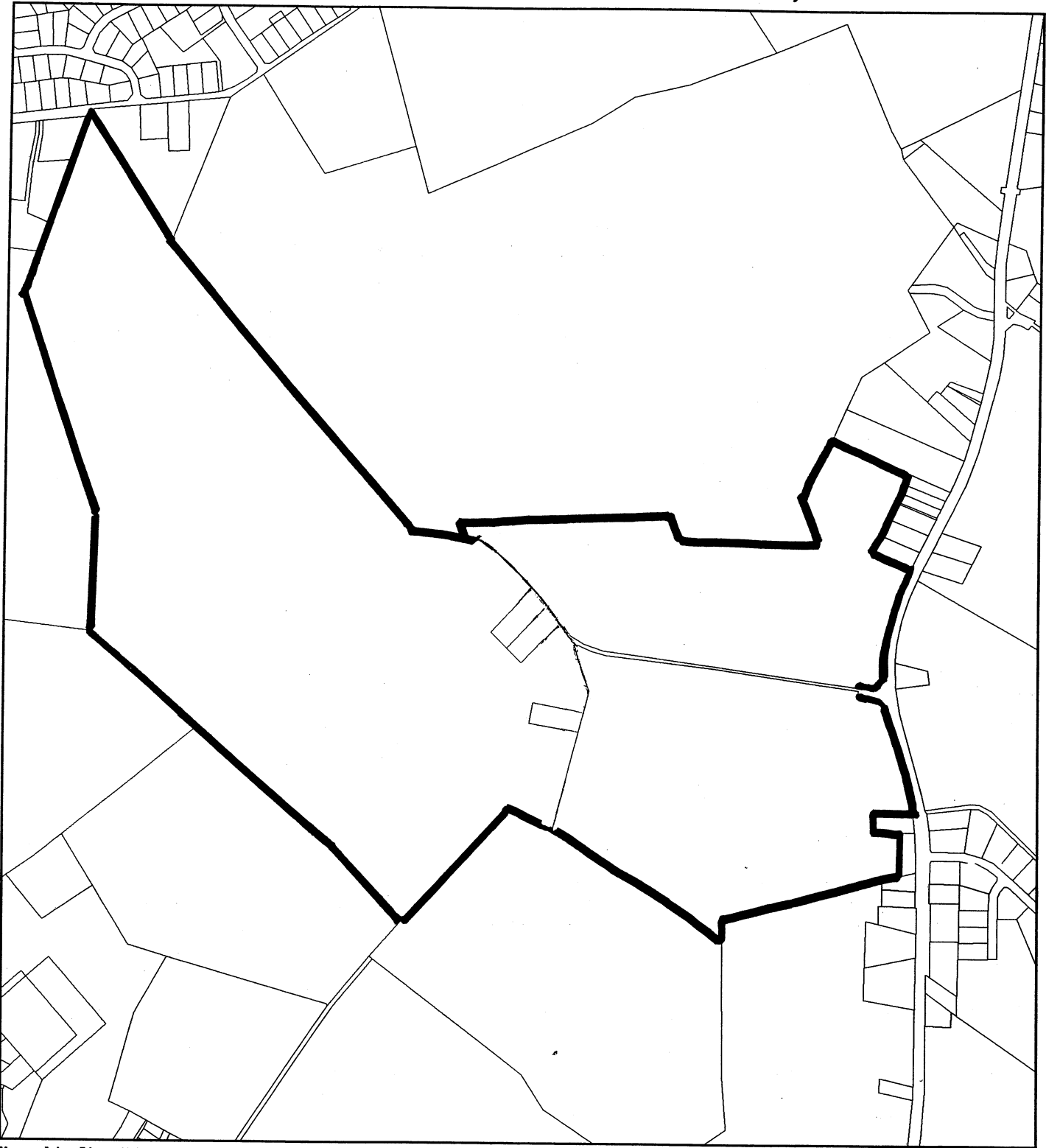
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

VICINITY MAP FOR

GREENWAY VILLAGE AT CLARKSBURG (1-02033)



Map compiled on February 01, 2002 at 1:00 PM | Site located on base sheet no - 232NW12

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Key Map

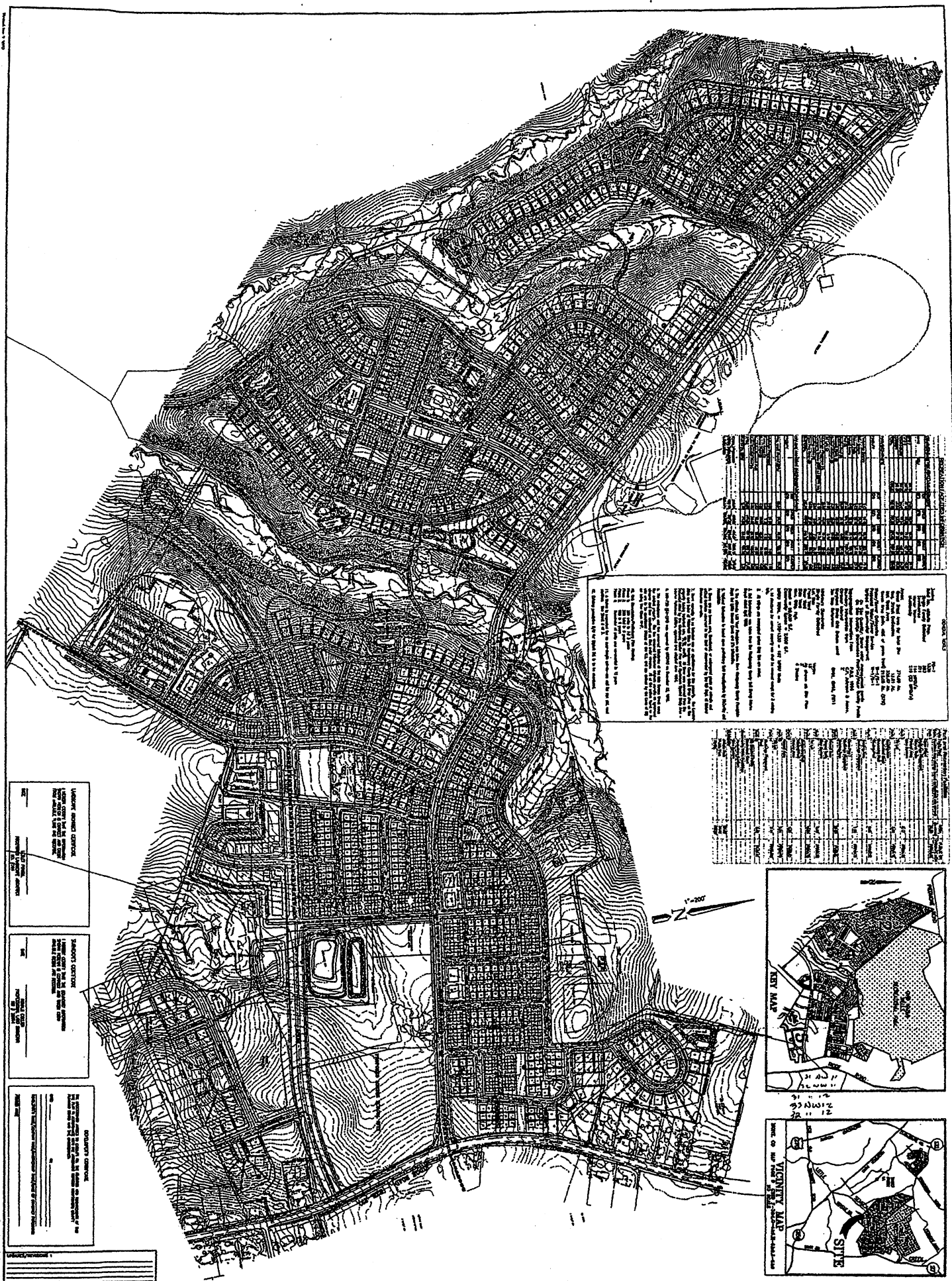


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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



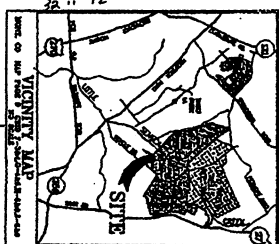
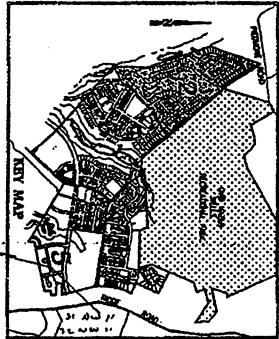
Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000

1. The proposed subdivision is shown on the attached plat. The plat shows the location of the proposed subdivision, the location of the proposed streets, and the location of the proposed lots. The plat also shows the location of the proposed easements and the location of the proposed utility lines.

2. The proposed subdivision is shown on the attached plat. The plat shows the location of the proposed subdivision, the location of the proposed streets, and the location of the proposed lots. The plat also shows the location of the proposed easements and the location of the proposed utility lines.

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11	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
12	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
13	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
14	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
15	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
16	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
17	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
18	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
19	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
20	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000



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21	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
22	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
23	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
24	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
25	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
26	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
27	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
28	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
29	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
30	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000



PRELIMINARY PLAN
GREENWAY VILLAGE AT CLARKSBURG
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CPJ Charles F. Johnson & Associates, Inc.
 PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
 10000 GREENWAY VILLAGE DRIVE, CLARKSBURG, MD 21714
 301-441-1111

Item #8

Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors

CPJ
Associates

Silver Spring, MD

Frederick, MD

Fairfax, VA

September 20, 2002

Malcolm Shaneman
MNCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20901

Re: Greenway Village
1-02033

Dear Malcolm,

Based on conditions of the site plan approval for Greenway Village (8-02036) we are requesting a hearing for an Amended Preliminary Plan.

The waivers that were requested at site plan are actually preliminary plan waivers. They are as follows:

A waiver of lot frontage (Sec. 50-29-2) for Lots 8-12 Block "C" and Lots 1-4 Block "D". These lots are served by alleys which will be owned and maintained by the HOA. The area between the fronts of the houses and the dedicated county right of way is a green lawn panel which is a common feature of a neo-traditional neighborhood. In this case, however, since we are in the Clarksburg Special Protection Area, the Department of Permitting Services is requesting underground infiltration systems. These are required to be on commonly maintained land, not private lots, for maintenance purposes.

We are also requesting a waiver for the curb radii at intersections. All intersections with Skylark Road will maintain the standard 30-foot radius. All intersections with primary streets will utilize a 25-foot radius. The secondary and tertiary roads will be constructed with a 20-foot radius which is more in keeping with the neo-traditional neighborhood. All alleys will have a 15-foot radius.

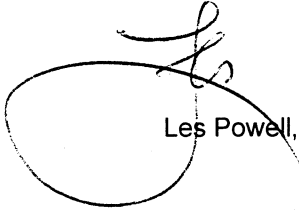
We would also at this time like to incorporate with the Amended Preliminary Plan the phasing of the road improvements for the Greenway and Clarksburg Villages. These are stated in the August 22, 2002, letter from Ron Welke in the Transportation Planning Department of the MNCPPC. I have attached a copy of this letter for your convenience

I am also including a copy of a signed letter from Jeff Reise at Montgomery County Department of Public Works and Transportation. This letter is approving a modified cross section that was not shown on the original preliminary plan submittal.

Malcolm Shaneman
MNCPPC
Re: Greenway Village
September 20, 2002
Page 2

If you have any questions please feel free to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to be 'Les Powell', written over a large, loopy circular flourish.

Les Powell, RLA

LWP/pac

Enclosures (2)

cc: Bernie Rafferty, Artery
Nooshin Amirpour, Artery
Joe Fortino, Beazer Homes
Roger Bain, Wheeler & Korpeck



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

August 22, 2002

Mr. David D. Flanagan
Elm Street Development
6820 Elm Street, Suite 200
McLean, Virginia 22101

Mr. Bernard Rafferty
Artery Development Company
7200 Wisconsin Avenue, Suite 1000
Bethesda, Maryland 20814

RE: Phasing of Road Improvements for
Clarksburg Village/DiMaio Developments

Dear Mr. Flanagan and Mr. Rafferty:

We are writing in reply to Mr. Rafferty's letter of August 5, 2002, confirming the proposed modifications of phasing of road improvements for the Clarksburg Village/DiMaio developments. The recommended modified phasing program is as follows:

<u>Off-Site Improvements</u>	<u>Permit Capacity</u>
1. MD 27-Observation Drive to MD 355 plus turn lane on MD 355 to WB 27	700 Units
2. MD 27-MD 355 to Brink plus turn at MD 27/Brink	700 Units
3. MD 27-Brink to A-305 plus turn lanes at MD 355/Brink	600 Units

On-Site Improvements

- | | |
|---|---|
| A. A-305: Stringtown to Foreman
Foreman: MD 355 to A-305 | 500 Units |
| B. A-305: Foreman to A-302
A-302: MD 27 to A-305 | 500 Units |
| C. A-305: MD 27 to A-302 | 500 Units |
| D. A-302: A-305 to MD 355 | Remaining Residential
(approx. 300 units) and
all retail and commercial |

We generally support the revised phasing of road improvements as described in Mr. Rafferty's August 5 letter with the following comments:

1. The amendment to the approved preliminary plans as related to the proposed new phasing of road improvements will be reviewed by the Planning Board at the time of the first site plan review. We may revisit the phasing plan in the future depending on the sequence of the submitted site plans.
2. The first off-site improvements should be (1) MD 27 from Observation Drive to MD 355 plus turn lane on northbound MD 355 to westbound MD 27 and (2) MD 27 from MD 355 to Brink Road plus turn lanes at MD 27 and Brink Road, since these improvements would be critical elements in creating regional staging ceiling capacity. Off-site improvement #1 must be physically under construction (not merely bonded) before any building permits are released related to off-site improvement #2.
3. We recommend that the on-site improvement, A-305 from Stringtown Road to Foreman Boulevard and Foreman Boulevard from MD 355 to A-305, identified as "A" in Mr. Rafferty's letter, be constructed as the first on-site improvement. This on-site improvement should be constructed prior to the on-site improvement "B", A-305 from Foreman Boulevard to A-302 and A-302 from MD 27 to A-305.
4. After the first off-site and on-site improvements are constructed as described above, the remaining off-site and on-site improvements could proceed in any sequence until all improvements are completed.

Should you have any questions or need any clarification on our comments, please call either Ki Kim or me at (301) 495-4525.

Sincerely,



Ronald C. Welke, Supervisor
Transportation Planning

RCW:KHK:cmd

cc: Wynn Witthans
Malcolm Shaneman

Ltr to Flanagan and Rafferty re Road Phasing.doc