

## SITE PLAN REVIEW ISSUES

### I. Approval of the Final Water Quality Plan

#### Discussion

This memorandum contains Environmental Planning staff's review and recommendations on the final water quality plan for the Woodcrest site plan in Clarksburg. The sections below discuss existing conditions, forest conservation, compliance with environmental guidelines, imperviousness, and stormwater management.

#### Background

The 47-acre property is located east of MD 355 north of the Clarksburg historic district and south of the Little Bennett MNCPPC maintenance facility. Approximately 18 acres of the site is within the Clarksburg Special Protection Area (SPA). The remainder of the property is outside of the SPA and within the Little Bennett watershed, a Use III watershed. The current land uses include abandoned agricultural land, mature forest, and a landscape contracting operation. High voltage overhead electric lines bisect the property. The natural resources for the subject property is characterized in Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) plan 4-03252. Staff approved the NRI/FSD in September 2003.

The subject site contains 16 acres of forest, 1.4 acres of wetlands, and 15 acres of environmental buffers. There are steep slopes (> 25%) on the property and highly erodible soils. The steep slopes and highly erodible slopes are hydraulically connected to Waters of the United States and are included in the environmental buffers.

Water quality plans are required as part of the Special Protection Area regulations. Under the SPA law, Montgomery County Department of Permitting Services (DPS) and the Planning Board have different responsibilities in the review of the water quality plan. DPS 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 forest conservation requirements, environmental guidelines for special protection areas, and imperviousness requirements have been satisfied.

#### Environmental Guidelines

The environmental guidelines for SPAs require examination of many tools to maximize achievement of site performance goals. For instance, the goal of protecting seeps, springs, and wetlands is better achieved with naturalized buffers surrounding these areas. The NRI/FSD prepared for the subject property identifies the environmental buffers. Environmental buffers include wetlands and wetland buffers, floodplains, and streams and stream buffers. As part of the *Environmental Guidelines*, the stream buffers within the SPA must be reforested. Where forest does not currently exist in the stream buffers, the applicant will plant new forests. The applicant is required to forest a small portion of unforested environmental buffer in the SPA, as part of the requirements of the Environmental Guidelines. The applicant will place forest conservation easements on the environmental buffers and all forest retention areas.

The construction of A-305 and the widening of MD 355 necessitate encroachments into the environmental buffers associated with this plan. The intersection of A-305 and MD 355 occurs

in a wetland area. The applicant has considered the wetland function and size in order to minimize the encroachment. Based on roadway site distances and proximity to other intersections along MD 355 the encroachment into the wetland and wetland buffer is necessary and unavoidable. The wetland permitting agencies concur with the proposed location of the A-305 and MD 355 intersection.

#### Site Imperviousness

There are no impervious limitations within the Clarksburg SPA; however, the Special Protection Area regulations allow M-NCPPC to review imperviousness and to work with the applicant to reduce imperviousness. The impervious amount proposed for the 47-acre site is 19.5 percent for the entire development, which is in the acceptable range for similarly zoned properties in the County.

#### Stormwater Management

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

1. Protect the streams and aquatic habitat.
2. Maintain the nature of onsite stream channels.
3. Maintain stream base flows.
4. Identify and protect stream banks prone to erosion and slumping.
5. Minimize storm flow runoff increases.
6. Minimize increases in ambient water temperatures.
7. Protect springs, seeps, and wetlands.
8. Minimize sediment loading.
9. Minimize nutrient loadings.
10. Control insecticides, pesticides, and toxic substances.

To help meet the performance goals, DPS requires water quality control and quantity control to be provided through an extensive system of linked best management practices (BMPs). Stormwater quantity control will be provided by an extended detention dry pond and underground storage pipes. Stormwater quality control is provided via a treatment train consisting of recharge structures, surface sand filters, dry swales, structural water quality inlets and vegetated buffer filtering.

Little  
Bennett  
Regional  
Park

Park  
Dedication

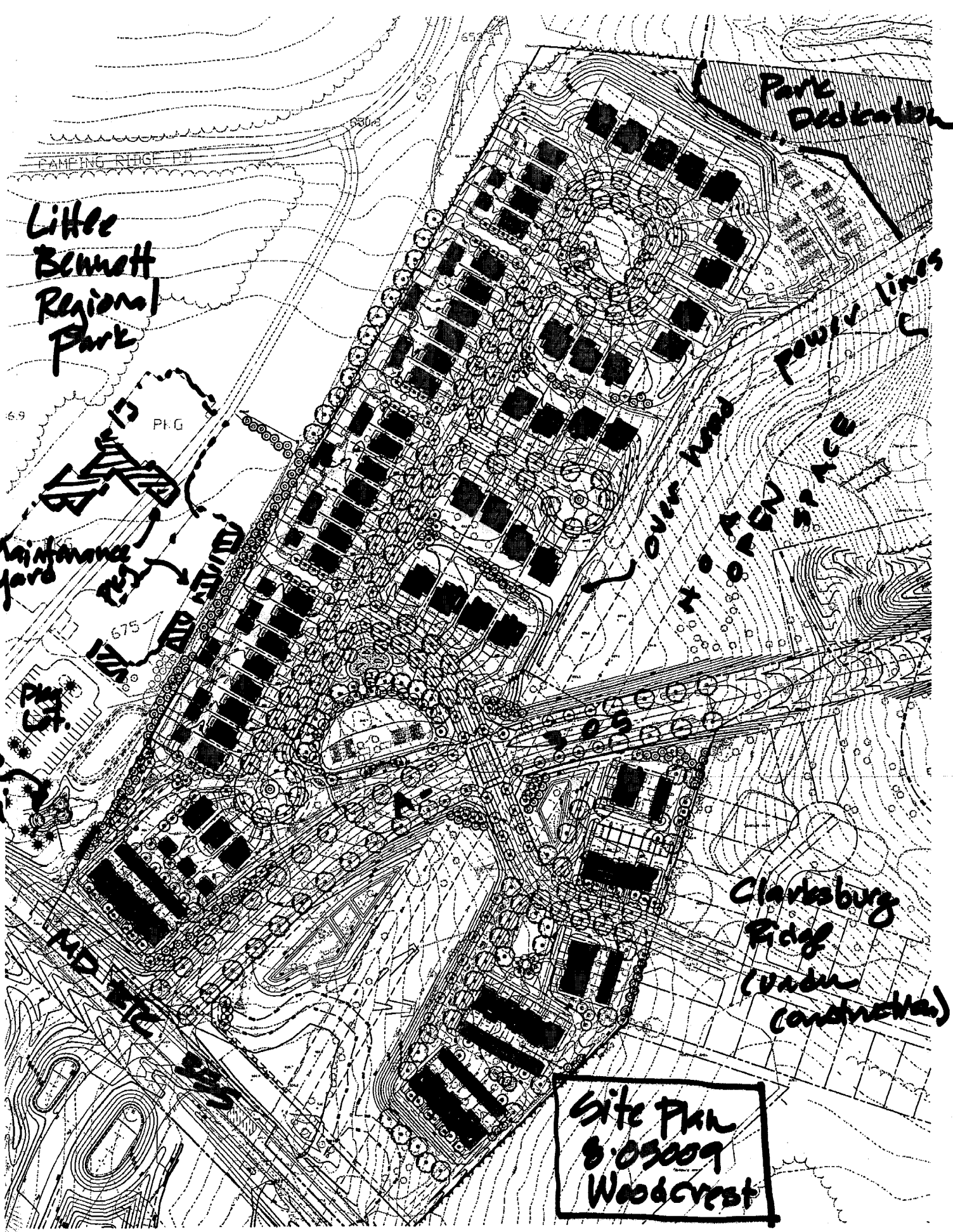
Power Lines

Open  
Wood  
to  
Open  
Space

Maintenance  
Yard

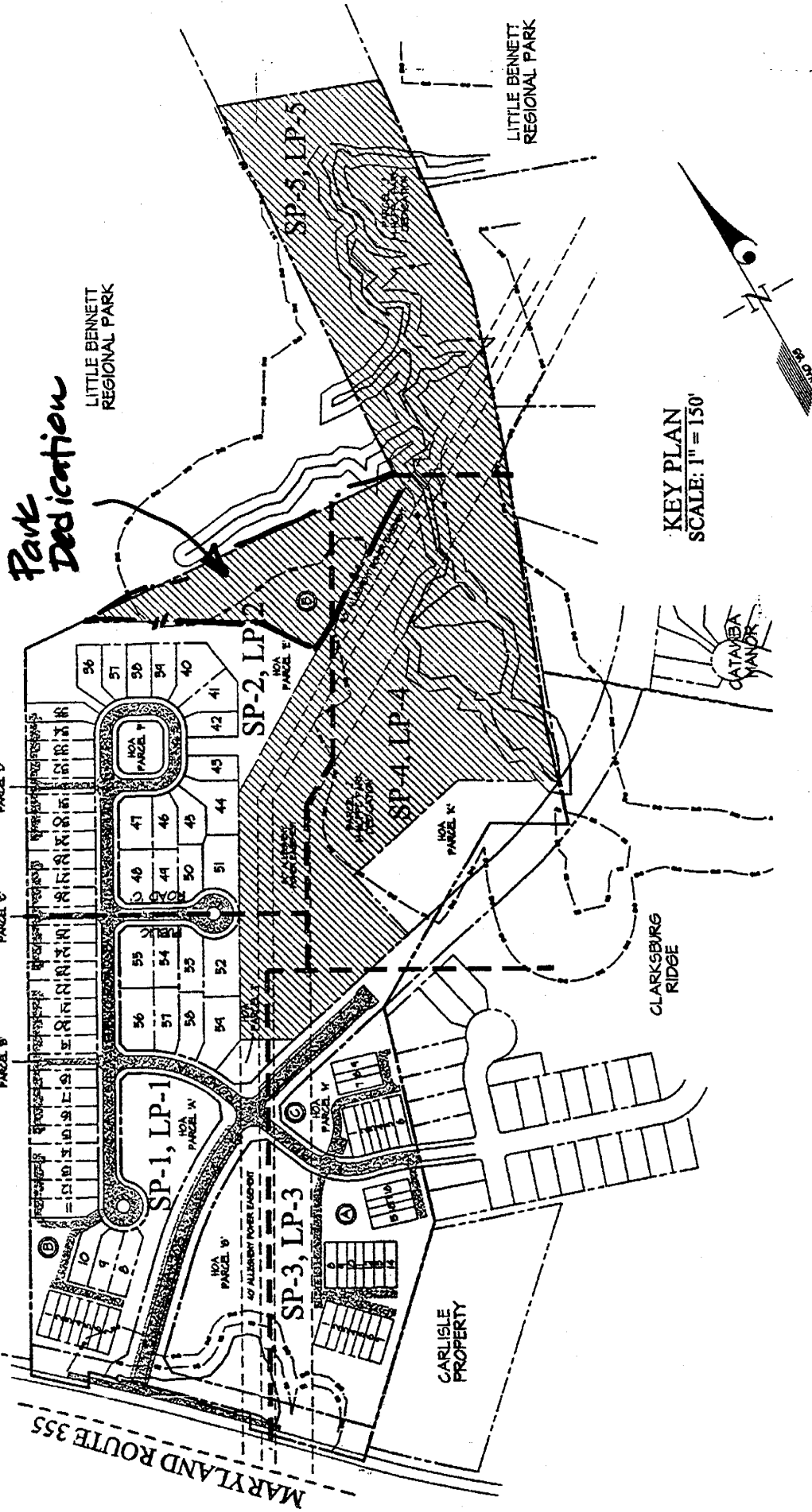
Clarksburg  
Fidge  
(under  
construction)

Site Plan  
S.09009  
Woodcrest



# MAINTENANCE YARD

Park  
Dedication



KEY PLAN  
SCALE: 1" = 150'

## SHEET SCHEDULE

SHEET No.	TITLE
1	COVER SHEET
2	APPROVALS SHEET
3-7	SP-1 - SP-5
8-12	LP-1 - LP-5
13	SUD-1
14	L-1

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE DEVELOPMENT AND LANDSCAPE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE PROPERTY OWNER.

BY: William J. Roberts DATE: 8.30.2004  
 PROJECT MANAGER  
 HILLTOP ASSOCIATES, INC. 11111 E. W. 11111

## II. Relationship of Proposed Site Plan to M-NCPPC Little Bennett Park Maintenance Yard

The proposed site plan is immediately adjacent to Little Bennett Park and its Maintenance Yard. This has required coordination between the Little Bennett Park Staff and the Applicant to accomplish overlapping issues as listed below with the resolution:

Elements of Coordination for M-NCPPC Parks and Applicant	How Resolved
1. Screening of Maintenance Yard	1. Applicant to plant evergreens at boundary and along depth of chain link fence, north of yard; Applicant to insert vinyl slates in existing chain link fence from northeast corner, south along boundary to first maintenance storage building. Color to be selected by Parks staff.
2. Noise Attenuation of Maintenance Yard	2. Applicant completed noise study indicating possible non-compliance with Montgomery County noise standards prior to 7 am. Applicant to continue noise analysis with final report to be presented to Planning Board at hearing. If required, Applicant to install approximately 100 linear feet of 6 foot, pressure treated, board on board fence in the southwest corner of the maintenance yard to minimize noise beyond the property line.
3. Screening/buffering between proposed housing and L.B. Park	3. Applicant to provide a 2 rail, split rail fence on Woodcrest boundary from maintenance yard to north east corner and provide a mixed evergreen and shade tree buffer, on park property within 30 feet of the boundary.
4. Treatment of storm water runoff from parking lot to south of maintenance yard as required by MCDPS review of SWM associated with MD Route 355 improvements	4. Applicant to provide bio-retention area within L.B. Park to treat run-off; Parks to provide permit to allow construction of bio-retention area.
5. Dedication of L.B. Park frontage to allow for improvements as required by MDSHA. Improvements built by Applicant to include a bike stop and trail head within the park edge.	5. Parks to dedicate frontage to MD SHA by time of record plat. Applicant to provide a concept sketch of impact to Planning board.
6. Access to L.B. Park from Subdivision	6. Park entry signs to be placed within the Woodcrest subdivision and at park boundary indicating path location and park use.
7. Notification of prospective owners that an active park and maintenance yard are immediately adjacent to residences.	7. Sales brochures and contracts will include notification of park location and activities.
8. L.B. Park requires a sewer hook up for maintenance yard buildings only through the Woodcrest Subdivision	8. Applicant to provide pending WSSC review and approval.

9. Dedication of open space to M-NCPPC Parks	9. Parks staff has reviewed the open space areas and accepted land for dedication that meets with their criteria.
10. Grading along property line.	Applicant to blend grade along property boundary between trail access point west to corner of the maintenance yard. To include removal of vegetation and stabilization in turf, to meet existing park turf line.

### III. Citizen Issues

During the Preliminary Plan review, the Clarksburg Civic Association sent Chairman Berlage a list of concerns regarding the proposed development. The concerns are: full cut off light fixtures; road widths that allow adequate fire access; encourage use of sustainable development; increased taxes on new development.

#### Applicant's Proposal

The applicant has public tertiary streets and 20-foot wide driveways to serve units internal to the subdivision. The rear driveways that access the freestanding garages at the back of the lot are 14 feet wide, but serve only 4 units. In one case, seven townhouses and four SFD units are served on a 14- and 16-foot driveways. The streetlights are full cut-off and the lights on the rear of the garages at the property line will conform to compatibility standards.

#### Community Position

Staff has received no additional comments from the community during the site plan review process.

#### Staff Analysis/Position

The design of the development addresses the community concerns, except for sustainable development analysis and increased taxes. And beyond treatment of run-off, the later items are not within the purview of site plan review.

### IV. Site Plan Issues

During the course of review, the applicant has continued to improve the plans in the following ways: the review of the park boundary treatment has gone thorough several iterations to arrive at a two types of fences and a mixed landscape buffer; review and environmental controls of L.B. Park parking lot run-off requirements; the noise impacts of the maintenance yard and their possible non-conformance to the Montgomery County Noise Ordinance; the on-site open space park areas are redesigned to provide larger areas and more play experiences; landscaping review for screening at adjacent boundaries to housing and parks and roads and to improve front yards and open space areas; improved grading within SFD unit rear yards to create level yards; improved park dedication areas; review of lighting from maintenance yard towards proposed subdivision; and review of lighting fixtures to reduce light pollution.

Note: During the review of the maintenance yard, it was noted that there is one light within the maintenance yard that is oriented towards the residential boundary. It was determined that several garages that block the light, thus there is no undesirable impact to the new units.

Note: The applicant has done a noise analysis that indicates non-conformance to the noise levels prior to 7 am for the maintenance yard. They are continuing the analysis and final report will be available prior to the Planning Board hearing. Parks staff and the applicant are coordinating on possible remedial treatment and who will do it.

Since the application was received by M-NCPPC, several homes within the adjacent Clarksburg Ridge have been under construction. The applicant has submitted to staff a list of land transfers as of December 14, 2004, two days prior to release of the staff report; that indicate no new homeowners are adjacent to the shared property line thus no new notices are required beyond the current list.

**PROJECT DESCRIPTION:** Site Vicinity

The subject property is located in the northeast quadrant of the intersection of the future A-305 and existing MD Route 355 in the northern edge of Clarksburg, MD. A-305 will divide the site in two and will be constructed by the Applicant from MD Route 355 to Clarksburg Road. The site is on the opposite side of A-305 from Clarksburg Ridge, a subdivision under construction that will share an intersection with this project.

**PROJECT DESCRIPTION:** Site Description

The site currently houses a house and construction business. The remainder of the property is partly wooded and partly open field. There are several environmentally sensitive areas that are preserved with this site plan. A large overhead power line transverses the site and precludes development underneath.

**PROJECT DESCRIPTION:** Proposal

The proposal pulls together several parcels to create the 10.44-acre parcel. The proposal includes a plan to build A-305, thus completing the loop road around Clarksburg.

The units are designed by providing townhouse courts to the south of A-305 and single family detached homes and townhouses to the north. The townhouse courts include a mews open space, paths and gazebo. The access driveways here are designed as a street with street trees and parallel parking spaces and sidewalks. The shared property line with Little Bennett Park (L.B.Park) will be demarcated by a fence and landscaping within an adjacent easement.

The single-family units and one group of townhouses north of A-305 are designed with freestanding garages and rear yards adjacent to Little Bennett Park and the units facing interior and surrounding streets. A large cul de sac with a gazebo, paths, play structure and sitting areas are located within the northeastern portion of the site. A pedestrian connection to Little Bennett Park is located at the end of a common driveway that will allow these residents to easily access the park. Signs and path connections will highlight the connection for residents and adjacent homeowners. A second open space/play area is located at the entrance to the northern end of the project. The play area will include climbing boulders, benches and walks and a large open space and landscape features.

Landscaping for the project will include street trees along the streets and common drives, screen and buffer plantings at the property edges next to adjacent streets, developments (filling in the gaps at Clarksburg Ridge) and developed park area. The storm water management and off site bio-retention facilities will be landscaped and reviewed as part of their MCDPS approval.

Lighting will include light fixtures approved for use in Clarksburg Town Center area. Lighting for the individual houses and rear garages will be full cut-off fixtures with 100-watt maximums. The open spaces will not be lit after night.



**PROJECT DESCRIPTION:** Prior Approvals

Master Plan

The proposed 47-acre Woodcrest development is located in the northern edge of the Town Center District of the 1994 Clarksburg Master Plan Area, see Attachment. It is adjacent to the Little Bennett Regional Park, one of the County’s largest regional parks (see attachment). Little Bennett Regional Park includes approximately 90 campsites, hiking trails, a golf course, and an amphitheater. The proposed Midcounty Arterial (A-305) also traverses the subject property.

The historic center of Clarksburg is located south of the subject property near MD 121 and Stringtown Road. The Clarksburg Master Plan recommends a transit-oriented land use pattern within the Town Center that links all portions of the Town Center with transitways, bus loops, bikeways, and pedestrian-oriented streets. A portion of the Little Seneca Greenway is located in the Town Center. This greenway will be a major open space feature in the Town Center, making it important that the greenway be visible and accessible to the public.

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

**1. Encourage a mixed-use development pattern in the Town Center to help create a lively and diverse place.**

In terms of residential uses, the Plan assumes an ultimate build out of approximately 2,600 units in the Town Center. The recommended guidelines in terms of mix of units are as follows:

Multi-Family	-	25 to 45 percent
Attached	-	30 to 50 percent
Detached	-	10 to 20 percent

The proposed site plan conforms to the recommended mix of units.

**2. Provide a variety of open spaces**

A portion of the Little Seneca Greenway traverses the Town Center. This greenway will be a major open space feature in the Town Center, making it important that the greenway be visible and accessible to the public. The pedestrian linkage to the park entry from Town Center will be accessed from the sidewalk provided on the north side of A-305, as built by the applicant.

While the greenway is the dominant open space feature, other smaller open space areas such as, forested conservation areas along streams, are also proposed. The proposed site plan achieves this Master Plan objective by providing a variety of open space features that connect to Little Bennett Regional Park. Easy access to Little Bennett Regional Park’s outdoor experiences by future residents of Clarksburg is a

key goal of the Master Plan. The proposed site plan also includes localized open spaces with pavilions and sitting areas, thus providing more open space opportunities.

### **3. Relationship to Little Bennett Regional Park**

The 3,600-acre Little Bennett Regional Park forms the north edge of the proposed Woodcrest development. The M-NCPPC's Park Maintenance Facility adjoins this portion of the proposed development. The applicant is providing landscaping on the park side of the property in order to provide compatibility with the proposed development.

In addition, the Clarksburg Civic Association, Planning Committee (CCA-PC) recommends that extreme measures be taken to ensure that the development's lighting does not ruin the fleeting experience enjoyed by campers and day users of the park. The CCA-PA insists that lighting should be full cut off, to prevent lighting the dark skies. See Attachments.

#### Preliminary Plan

On September 4, 2004, the Montgomery County Planning Board approved Preliminary Plan # 1-04019 for the site with the following conditions:

Approval, including a waiver pursuant to §50-26(h)(3) to permit sidewalk on only one side of Public Road "B" where there are no residential lots fronting the roadway; waiver of §50-26(f) pursuant to §50-38(a) to permit a centerline radii of 50' on the proposed turnaround at the northern end of Public Road "B"; staff recommendations for the Preliminary SPA Water Quality Plan; and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 86 dwelling units.
- 2) No onsite clearing or grading, and no recording of plats prior to Site Plan approval. Limited onsite clearing and grading associated with offsite road construction, as approved by MNCPPC staff, may be permitted prior to Site Plan approval.
- 3) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at Site Plan.
- 4) Relocate proposed tot lot at Site Plan; record plat to reflect tot lot on a separate parcel.
- 5) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 6) Conformance to the conditions as stated in the MCDPS letter of July 8, 2004 approving the elements of the SPA water quality plan under its purview.
- 7) 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. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By Others" are excluded from this condition.
- 8) The applicant shall construct the section of A-305 from Frederick Road (MD 355) to Clarksburg Road.

- 9) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation, which are not dedicated to M-NCPPC as parkland.
- 10) Record plat to reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant shall provide verification to Commission staff prior to release of final building permit that Applicant's recorded HOA Documents incorporate by reference the Covenant.
- 11) Applicant to dedicate to M-NCPPC, the portion of open space Parcel "E" located north of the PEPCO Utility Easement and adjacent to Little Bennett Regional Park. Dedicated parkland to be transferred by time of record plat, free of trash and unnatural debris, and the boundaries and corners marked and identified to delineate between parkland and private property.
- 12) Applicant to construct an 8' wide paved hiker/biker trail along the north side of MD 355 from future A-305 to the Little Bennett Regional Park maintenance facility entrance road located just north of the subject property, for connection with the trail network within Little Bennett Regional Park.
- 13) At Site Plan, applicant to work with M-NCPPC staff to establish appropriate public use trail easement(s), and public use trails therein, from the development to Little Bennett Regional Park.
- 14) Applicant to demonstrate at Site Plan, use of best efforts to fence, buffer or screen its lots from the noise and light associated with the existing Little Bennett Regional Park Maintenance Facility that is located adjacent to the northern boundary of this subdivision. Additionally, applicant to notify potential homebuyers of the existence of the maintenance facility prior to purchase.
- 15) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 16) Record Plat to reflect all areas under Homeowners Association ownership and stormwater management areas.
- 17) Prior to issuance of building permits, applicant to submit an engineered sediment and erosion control plan to MCDPS for review and approval.
- 18) Compliance with conditions of MCDPWT letter dated, June 30, 2004 unless otherwise amended.
- 19) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s).
- 20) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 21) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed.
- 22) Other necessary easements.

The site plan conforms to the Preliminary Plan approval in the following ways: Sidewalks are required on all internal streets (waiver not required) and connections (with public use easements) to the Little Bennett Park are provided; the plan is configured around the construction of A-305; the bike paths have been added to A-305 and MD 355 as required; the Park dedication has been configured; the tot lot is no longer adjacent to the front yards; and an analysis and

recommendation of the buffer/screen adjacent to the L. B. Park maintenance yard has been provided.

**ANALYSIS: Conformance to Development Standards**

**PROJECT DATA TABLE (R-200 Zone)**

Development Standard	Permitted/ Required	Proposed
Min. Tract Area (ac.): (inclusive of park dedication)		47.0 ac
R-200 –		43.30 ac
RDT – Rural Density Transfer –		3.70 ac
Max. Density of Development (d.u./ac.)		
R-200 2/du/ac	86 d.u.	86 d.u.
RDT – Rural Density Transfer		0 d.u.
Number of Dwelling Units		
Detached unit (min.)		52
Townhouse (40% max allowed)	.4 x 86=34.4	34
Total	86	86
Min. Lot Area and width		
Detached	min. 6,000 sf /25 ft	min. 6,000 sf /25 ft
Townhouses	1,500sf	1,500 sf
Min. Building Setbacks (ft.)		
from street	25 ft	25
rear yard	20 ft	20
side yard	4 ft	4 ft
Min. Green Area - 2,000 sf per Townhouse	1.56 ac	
(2,000 sf x 34 units = 68,000 or 1.56 ac)		29.38 ac (65.3%)
Green area dedicated to M-NCPPC :		7.76 ac
Green area dedicated to HOA:		22.95ac
Max. Building Height (ft.):	Main bldg/3 stories or 40 feet Accessory Bldg 2 stories or 25	3 stories/40 ft 2 stories/25 ft.
Parking Spaces / 2 per unit	2 x 86 = 172	197 spaces

RECREATION CALCULATIONS

	Tots	Children	Teens	Adults	Seniors
Demand Points for Woodcrest					
SFD II	1.95	3.60	3.75	15.90	1.65
SFD III	5.18	7.03	8.51	46.99	4.81
TH	5.78	7.48	6.12	43.86	2.38
<b>Total Required Points</b>	<b>12.91</b>	<b>18.11</b>	<b>18.38</b>	<b>106.75</b>	<b>8.84</b>
Supply Points					
35% off site *	4.52	6.34	6.43	37.36	3.09
Pedestrian System	1.29	3.62	3.68	48.04	3.98
Natural Area	0	0.91	1.84	10.68	0.44
(3) Sitting Areas	3.0	3.0	4.50	15.0	6.0
(2) Open Play Area II	6.0	8.0	8.0	20.0	2.0
(1) Open Play Area I	6.0	9.0	12.0	30.0	2.0
<b>Total Supply Points</b>	<b>20.81</b>	<b>30.87</b>	<b>36.45</b>	<b>161.08</b>	<b>17.51</b>
<b>% of total demand</b>	<b>161</b>	<b>170</b>	<b>198</b>	<b>151</b>	<b>198</b>

The project satisfies the recreation demand. An additional play structure is recommended to provide more diversified play opportunities for children and tots. Off site recreation is within Kings Local Park and Little Bennett Regional park.

MPDU CALCULATION

86 du x 12.5% = 10.75 = 11 MPDUs required and provided

**FINDINGS:** For Site Plan Review

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*

An approved development plan or a project plan is not required for the subject development.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

The proposed Site Plan meets all of the requirements of the R-200 zone as demonstrated in the 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 buildings are located to allow optimal access from the streets and to provide optimal relationships to the points of entry and to the surrounding uses. The free-standing garages for SFD units are placed adjacent to the L. B. Park maintenance yard – they will provide a visual and spatial buffer between the houses and the maintenance activities. Units are placed to face MD Route 355 for attractive relationships to local streets. No rear yards face the surrounding roads.

- b. **Open Spaces**

The plan proposed 30.71 acres of open space, or 65.3% percent of the property, between units, around the storm water management facilities and along the perimeter of the property. The open space along with existing trees will provide a sense of openness for the townhouse units. The open space parks at the entry and within the cul-de-sac within the northern section will encourage the community's use of the open spaces. The path connections to L. B. Park will enhance further use of open spaces.

The proposed stormwater management concept consists of (1) on-site channel protection measures via extended detention dry pond and underground storage pipes; (2) on-site water quality control via a treatment train that consists of recharge structures, surface sand filters in series, dry swales, structural water quality inlets (both filtering and flow through) and vegetated buffer filtering.

The approval for DPS acknowledges the waiver of open section swales.

c. Landscaping and Lighting

The proposed landscaping on the site will screen private yards from public views, buffer views of the adjacent maintenance yard and provide attractive settings for the enjoyment of outdoor open spaces. The street trees on all streets will create appealing streetscapes, not discouraging pedestrian use. The extensive screen planting and fencing along the L.B.Park boundary will create a distinct boundary between properties – allowing for a compatible yet separate relationship.

The lighting plan will focus on street lighting, under the review of DPWT for the public streets and this site plan for the private driveways. The lighting proposed for the free-standing garages will be full cut-off, low wattage fixtures, as conditioned.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. The proposed recreation facilities include numerous sitting areas that will enhance the use of the open spaces, the play areas are uniquely designed to include features that coordinate well with the setting – boulders and contemporary free style play structures.

e. Vehicular and Pedestrian Circulation

Access points to the site are to be provided from the proposed A-305 and will provide a through pedestrian and vehicular connection to adjacent subdivisions to the south.

This project will provide an off road eight-foot-wide shared use path (Class I bikeway) for the south side of A-305 from MD Route 355 to Clarksburg Road and the east side of MD Route 355 along the length of the property. Internal sidewalks are provided continuously to facilitate pedestrian circulation throughout the development.

Pedestrian connections will be further provided via a bike path and sidewalk along the entirety of A-305 to maintain complete pedestrian circulation opportunities for the future access to Little Bennett Park at Clarksburg Road (a Master Plan recommendation)

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

The project will be compatible with the new development to the south by adequate setbacks, landscaped buffers and orientation of units. The compatibility of the project to the north is achieved by providing extensive landscaped buffer and fencing and locating garages at the boundary to buffer views, noise and land uses.

For all units adjacent to exterior boundaries, the limitation of lighting on the rear of garages and no lighting within the public areas will reduce adverse impact to existing units or park uses.

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

The applicant has submitted a final forest conservation plan for staff review. The applicant is proposing to remove 5.1 acres of forest and retain the remaining forest. The property is proposed for development using an optional method of development. Section 22A-12(f) of the forest conservation law requires properties developed under an optional method of development to meet certain forest retention requirements on site. The forest conservation plan indicates that the applicant will meet the conservation threshold on onsite and meet all forest conservation requirements through the retention of existing forest and planting of new forest on site.

## **APPENDIX**

1. Memos from staff and agencies as stated in report