



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
Item # 8  
5/9/02



## MEMORANDUM

**DATE:** May 2, 2002  
**TO:** Montgomery County Planning Board  
**VIA:** Joe R. Davis, Chief *JRD*  
Development Review Division  
**FROM:** Wynn E. Withans *WW*  
Planning Department Staff  
(301) 495-4584

**REVIEW TYPE:** Final Water Quality Plan and Site Plan Review  
**APPLYING FOR:** Approval of 487 dwelling units (153 SFD, 202 TH's and 132 multifamily units) inclusive of 46 MPDU's on 77.61 acres  
**PROJECT NAME:** Clarksburg Town Center Phase II  
**CASE #:** 8-02014  
**REVIEW BASIS:** Sec. 59-D-3, M. C. Zoning Ordinance

**ZONE:** RMX-2 Residential Mixed Use Center  
**LOCATION:** Southeast of the intersection of Piedmont Road and Clarksburg Road  
**MASTER PLAN:** Clarksburg Master Plan and Hyattstown Special Study Area, June 1994  
**APPLICANT:** Terrabrooke Clarksburg LLC, Jim Richmond, Contact  
**FILING DATE:** October 18, 2001  
**HEARING DATE:** May 9, 2002

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### **FINAL WATER QUALITY PLAN - STAFF RECOMMENDATION:**

Approval of Final Water Quality Plan including the Stormwater Management Concept with conditions as stated within the April ... , 2002 memo from MCDPS in Appendix; including waiver of Chapter 49-35 through 49-43 of the County Code "Closed Section Roads in the SPA" as noted in the above memo.

Conditions of approval for the FWQ SPA will be supplied when the memo is available.

The above memo to be finalized prior to Planning Board hearing of May 9 and distributed to Planning Board then. The final review encountered unexpected delays thus creating this gap in materials. Staff has been briefed and given drafts for the final FWQP approval letter and supports the progression of this application to the Planning Board for review.

### SITE PLAN REVIEW - STAFF RECOMMENDATION:

Approval of 487 dwelling units (153 SFD, 202 TH's and 132 multifamily units) inclusive of 46 MPDU's on 77.61 acres with the following conditions:

1. Site plan approval will not be valid until Special Protection Area – Final Water Quality Plan is approved by MCDPS and MCDEP.
2. Standard Conditions dated October 10, 1995, Appendix A
3. Park and School Site
  - a. Per MCPS Memo of May 2, 2002, the applicant shall provide adequate engineered fill for the building and rough grade the remainder of the school site to allow school construction at a reasonable cost. Alternatively, if this cannot be done, MCPS will consider another site within the subdivision pending revision of the applicable Preliminary and Project Plans. (Memo attached)
  - b. M-NCPPC Parks Department shall review and approve all final path locations in the site. Any path that may serve, as a substitute for a public sidewalk shall be reviewed by DPWT.
  - c. Regarding the ball fields, the plan shall be consistent with condition # 6 of Preliminary Plan 1- 95042 as follows:

*Handwritten notes:*  
- determine if multiple  
- town  
- off site  
- to accommodate  
- school's future  
- growth

Dedication of the proposed park/school, as shown on the Applicant's revised preliminary plan drawing, is to be made to M-NCPPC. In order to facilitate the implementation of the combined park/school facilities, the following provisions apply:

(a) M-NCPPC and the Applicant will enter into an agreement specifying that an exchange of land, identified as areas "B1" and "B2" on the park/school concept drawing set out on Circle Page 49 of the staff report, will occur prior to the execution of the Site Plan Enforcement Agreement.

(b) Dedication of the approximately 8 acre area, identified as area "A" on the same park/school concept drawing identified above, will occur either at the time of recordation of the plats for the adjacent phase of the project or at such time as funds for construction of the future elementary school are added to the County CIP, whichever occurs first.

(c) The Applicant will provide site grading, infield preparation and seeding of the replacement athletic fields on the approximately 8 acres of dedicated land at a time which insures that there will be no disruption in the continued use of the existing athletic fields prior to completion of the replacement athletic fields.

(i) In the event that dedication occurs when funds for the proposed school are shown in the CIP, Applicant will complete work on the replacement fields prior to the construction of the proposed school.

(ii) In the event that dedication occurs prior to funding for the school being shown in the CIP, then upon construction of Street "F", as shown on the revised preliminary plan, Applicant will commence work on replacement of the baseball field. In addition, if at Site Plan it is determined that there is sufficient earth material on site to construct both replacement fields, then Applicant will also rough grade and seed the replacement soccer field when construction of Street "F" begins. Area tabulations for the proposed park/school complexes to be submitted for technical staff review at Site Plan. Final grading plan for the park/school site to be submitted for technical staff approval as part of the Site Plan application.

- c. ~~2~~ Applicant shall acknowledges that there is sufficient earth material on site to construct both fields and agrees to construct the two fields upon commencement of construction of Street "F" referenced in the Preliminary Plan approval, or prior to construction of the proposed elementary school, whichever occurs first.
- i. The exact location and orientation of the fields to be coordinated with M-NCPPC staff.
  - ii. The softball field to be full sized with foul lines of 290'.
  - iii. The soccer field to be full adult size with dimensions of 360' by 220'.
- d. Final details regarding the Park/School site shall be reviewed by staff and shall reflect the direction of the approved Preliminary Plan # 1-95042 and shall include input from the Parks Department, MCPS and the Applicant for the final design of the ball field and path layout, the metes and bounds survey of dedication prior to recordation, grading, access, storm water management facilities and any other issues as required.
- e. There shall be no disturbance (or activity to cause them to be unusable) of the existing fields within Kings Local Park until the new fields are constructed. (Note: The applicant acknowledges there is sufficient earth work to build both ball fields and will do so.)
- f. Applicant to construct paved hiker/biker trails in the following locations:

1. Along the east side of Overlook Park Drive from Stringtown Road to Clarksburg Road (Route 121). Per Phase I approval. This trail will be aligned to meet the Clarksburg Greenway Trail from the south side of Stringtown Road.
2. From the Clarksburg Greenway Trail along Overlook Park Drive to the Kings Local Park pond trails (two connections to the pond trail) - per Phase I approvals
3. Along the south side of Clarksburg Road from the pond area trails to the intersection with Piedmont - per Phase I approvals
4. Along the south side of Piedmont from Clarksburg Road to Street "F" - per phase one approvals
5. Along the west side of Street "F" from Piedmont to Main Street and continuing along Main Street to the Greenway Trail along Overlook Park Drive - within the right-of way per DPWT standards.
6. Trails are to be constructed to park standards when outside of right-of-way. Exact trail alignments to be coordinated with M-NCPPC and DPWT staff, and should be appropriately located and landscaped to maintain a park like setting while also fulfilling the need for safe, off road transportation in the area.

*Significantly below or add to trail per DPWT standards*

4. Piedmont Road

- a. The applicant shall pursue the abandonment of the prescriptive right-of-way of Piedmont Road and Burnt Hill Road with Montgomery County prior to recordation of plats for these areas.
- b. *NO RECORDATION*  
~~Building Permits~~ for the units located within the prescriptive right-of-way shall be withheld until County Council grants the approval of the abandonment request.
- c. Plats for the areas containing the prescriptive right-of-way shall contain a note stating construction of units located within the prescriptive right-of-way shall not be permitted to be built until the prescriptive right of way has been abandoned pursuant to Chapter 49 of the Montgomery County Code.
- d. A right-of-way exhibit identifying the affected lots shall be developed as an attachment to the Opinion.

5. MPDU's

In order to maintain an equitable balance of MPDU's, all units within Blocks EE and GG of Phase I Site Plan 8-98014 as shown in MPDU exhibit dated May 2, 2002 (attached) will not be constructed until the Planning Board approves a revision of those blocks (proposed to be resubmitted for approval).

6. Waivers requested and previously approved:
- Waiver of lots fronting on a public right-of-way Section 50-29-(A)(2) --(Staff recommends approval due to interconnecting grid of streets and it's limited use).
  - Waiver of closed section streets has been approved with the Project Plan.
7. Environment
- a. Record plats to reflect delineation of a Category I Conservation easement that includes the stream/wetland buffers and forest conservation areas, as shown on the site plan, that are not part of the park dedication area.
  - b. Final erosion and sediment control plans shall be submitted to Environmental Planning staff for review and comment prior to approval by MCDPS.
  - c. The Final Forest Conservation Plan must be approved and bonded prior to issuance of the sediment and erosion control permit.
  - d. The outfall from Pond #3, and any other stormwater management facility or storm drain outfalls which extend into the environmental buffer, shall be field located by applicant's representative, MCDPS, and MNCPPC Environmental Planning staff prior to approval of the stormwater management/sediment control permits by MCDPS.
  - e. MNCPPC Environmental Planning staff shall review and approve detailed design plans for any wetland mitigation sites within the environmental buffers prior to issuance of sediment control permits or authorization to clear and grade any of these facilities.

162/1

## ISSUES RESOLVED AND IDENTIFIED DURING THE SITE PLAN REVIEW PROCESS

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The Board has adopted guidelines for Park and Planning Department review of projects within SPA's. These guidelines focus on expanding wetland buffers, expanding and accelerating forest conservation opportunities, and limiting site imperviousness levels. They have been addressed by the site plan in the following manner:

*BUFFERS* – Stream buffers per the Environmental Guidelines and priority forest conservation areas have been protected with the exception of unavoidable intrusions to tie out grading from a few lots and on the park-school site. The intrusions occur in unforested areas and have been minimized. Mitigation for the impacts will be provided by 2:1 reforestation.

*FORESTATION* – All unforested stream buffers will be reforested using larger stock to minimize the time to canopy closure. A 5-year maintenance program is required to better ensure survival of the planting.

*IMPERVIOUSNESS* – Imperviousness within the town center far exceeds the level that is desirable in the headwaters of a sensitive watershed such as Little Seneca Creek. Maximum effort has been made to reduce the amount of imperviousness given the proposed development pattern. Hope for reducing the impact of the excessive impervious surfaces lies in providing extraordinary stormwater management facilities and BMP's for all runoff from these surfaces.

### Park and School Site

The concepts for the combination of a Park/School were established in the Project and Preliminary Plan approval in 1995. Copies of those opinions are attached to the Planning Board's packets and are available to the public from the staff folders. Essentially, the Applicant shall build two ball fields for the Park and a SWM pond for the school. MCPS will have a site available to them for a school. The earlier approvals worked out the mechanics of the land transfer, the grading and other specifications for the construction of the Park's ball fields with the requirement that a grading plan be worked out by the time of Site Plan review.

In the course of site plan review, as the park/school plan was being developed, issues of concern have developed. A letter from MCPS is attached which recites their concerns with the current school site location due to the severe grading problems associated with the site. They are asking the Planning Board to require the applicant to provide engineered fill to compensate for the considerable elevation changes – 20 feet in some areas of the site.

With the Planning Board's concurrence, the final grading plan will be finalized after the Site Plan approval in order to work out grading and other details of the submittal listed in the conditions above.

## **Citizen Comments**

Staff has not received any comments regarding the proposed site plan at this time. The citizens remain concerned about dark sky issues and provision of bike paths in general.

## **Piedmont Road**

The right-of-way for Piedmont Road is a prescriptive right-of-way – never dedicated to public use but used as one for many years. The applicant has not yet perused the abandonment procedures required to take ownership of the road and develop it. The applicant will begin construction of the replacement to Piedmont Road - A-305, an arterial street that will connect in a loop around Clarksburg. Staff recommends that until the older prescriptive right-of-way has been abandoned and ownership of the land is taken over by the applicant, no building permits shall be released for construction of units that are affected by this alignment. The applicant has requested the ability to build units but not occupy them prior to the road abandonment. Both staff and the applicant agree that the applicant should be able to pursue site preparation activities prior to the abandonment.

## **Lighting and Landscaping**

The applicant has received approvals to use a new light fixture in section of the site that have been previously approved and are under construction. It is hoped that this and other applicants may be able to use this light fixture in future sections. Staff is in the process of reviewing the light fixture and determine situation for its use. A draft Clarksburg Streetscape plan and a streetscape working group are current venues for these discussions.

**PROJECT DESCRIPTION: Surrounding Vicinity**

Clarksburg Town Center is a neo-traditional subdivision that proposes residential and commercial development in blocks with street trees and sidewalks and open spaces. The headwaters of the Little Seneca Stream Valley create the basis of the open spaces preserved internally. The Greenway Trail will be along the edge of this Stream Valley and it will eventually connect to the north to Little Bennett Park and south to the remainder of many Clarksburg projects currently under review.

The proposed area is in the northeast quadrant of the entire site that extends from M-NCPPC Kings Local Park to the previously approved Phase I section, approximately mid way into the parcel. The northern boundary adjoins Piedmont Road beyond which is Burnt Hills Road and land zoned Rural Density Transfer and currently developed with SFD housing. An overhead power line extends beyond the property to the east from northwest to southeast.

Clarksburg Road bounds the site to the north. On the opposite side of the road is a vacant parcel possibly slated for a fire station. Further to the west, but still opposite the subject site, are three residential projects in various stages of development. Each of those projects are contributing to the reconstruction of Clarksburg Road on the north side, Clarksburg Town Center will make the improvements to the southern side as it adjoins their property and the Park School Site.



# CLARKSBURG TOWN CENTER (8-02014)



Map compiled on October 16, 2001 at 11:41 PM | Site located on base sheet no - 233NW12

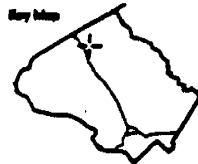
### NOTICE

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Key Map



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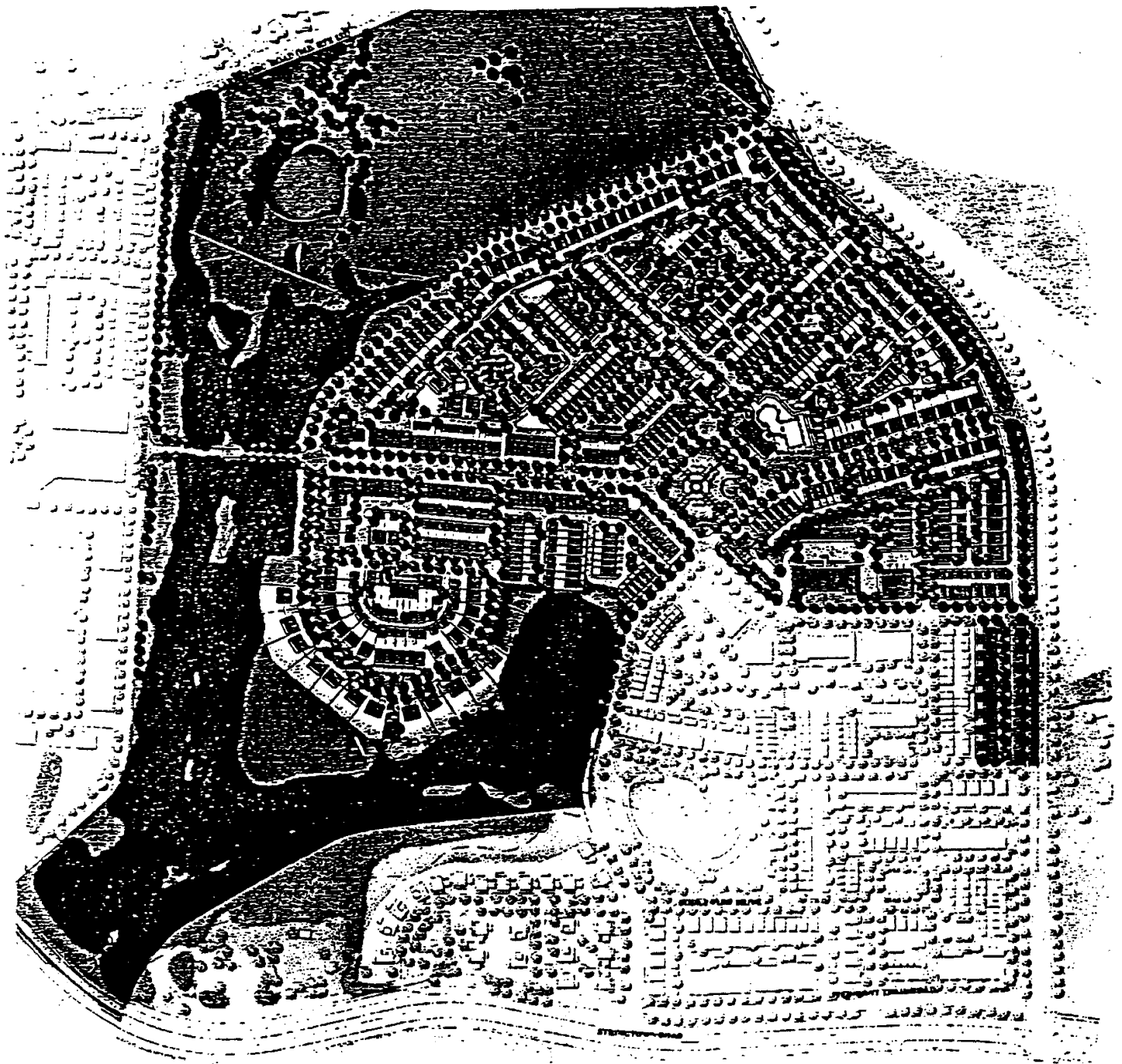
Graphic & Schematic Center



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**PROJECT DESCRIPTION:      Site Description**

The site is a former agricultural field that includes rolling hills and is upland of the Little Seneca Stream Valley tributaries. There is vegetation (trees and other hedgerow growth) in the low lying areas but no significant growth in the field areas. Piedmont Road is currently defined as a prescriptive right-of-way, defined by common use but not dedicated to the public as a right-of-way. The former alignment of Piedmont Road cuts into the proposed development area and the road will be relocated as A-305 as determined with the earlier approved Preliminary Plan.

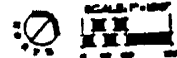


LandDesign

411.2002 LDD 08/04/04

# CLARKSBURG

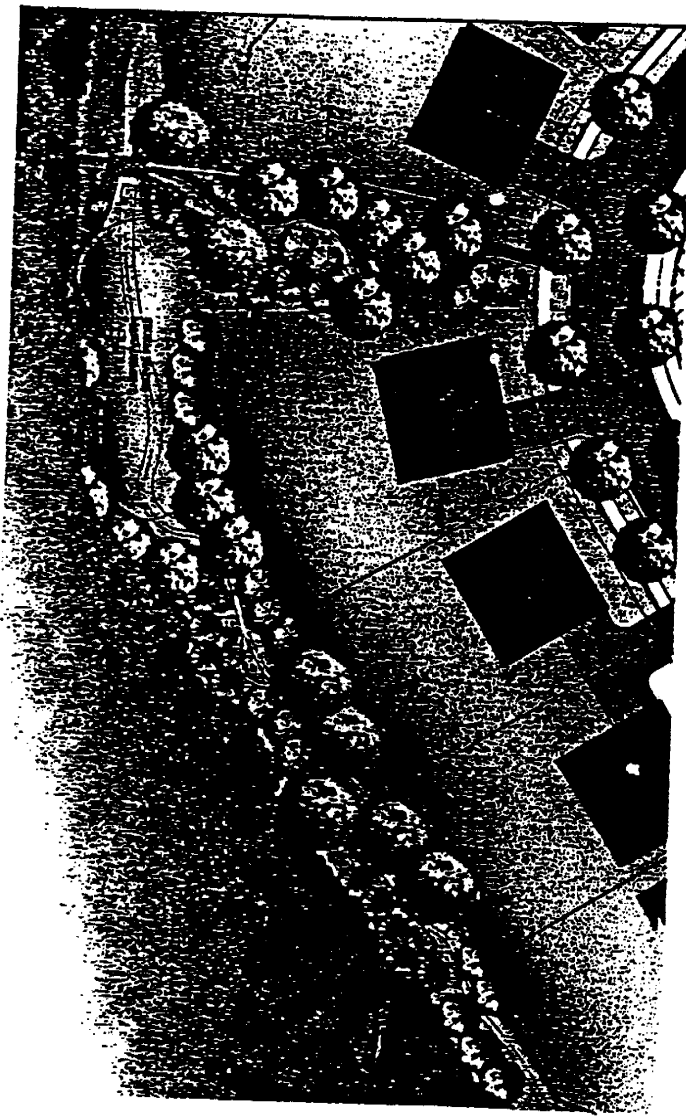
OVERALL SITE PLAN  
PHASE II



TERRABROOK

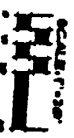
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8-0204



# CLARKSBURG

DRY STREAM BED



TERRABROOK



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80004

April 1, 2003 LDI #2000134

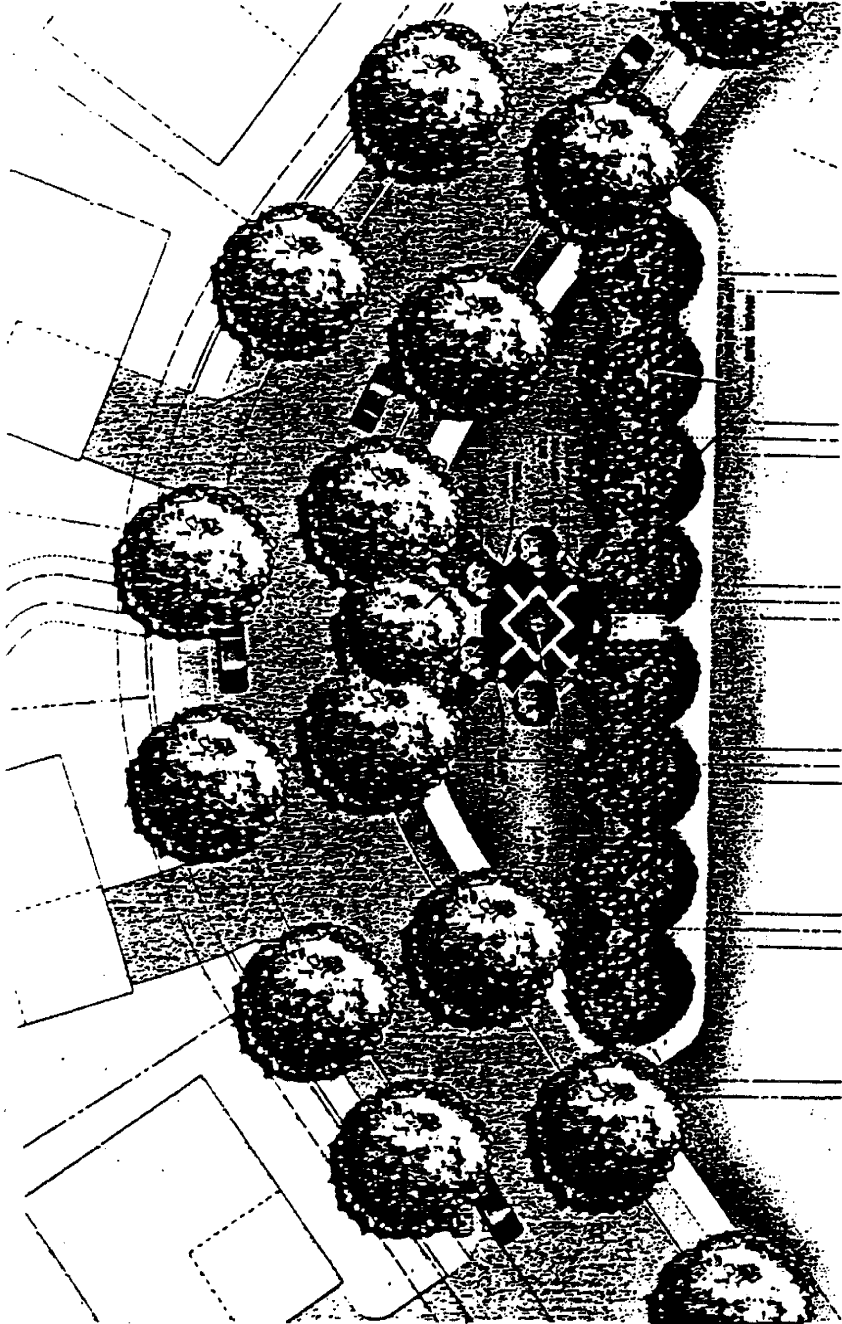


# CLARKSBURG

SCENT GARDEN

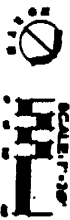
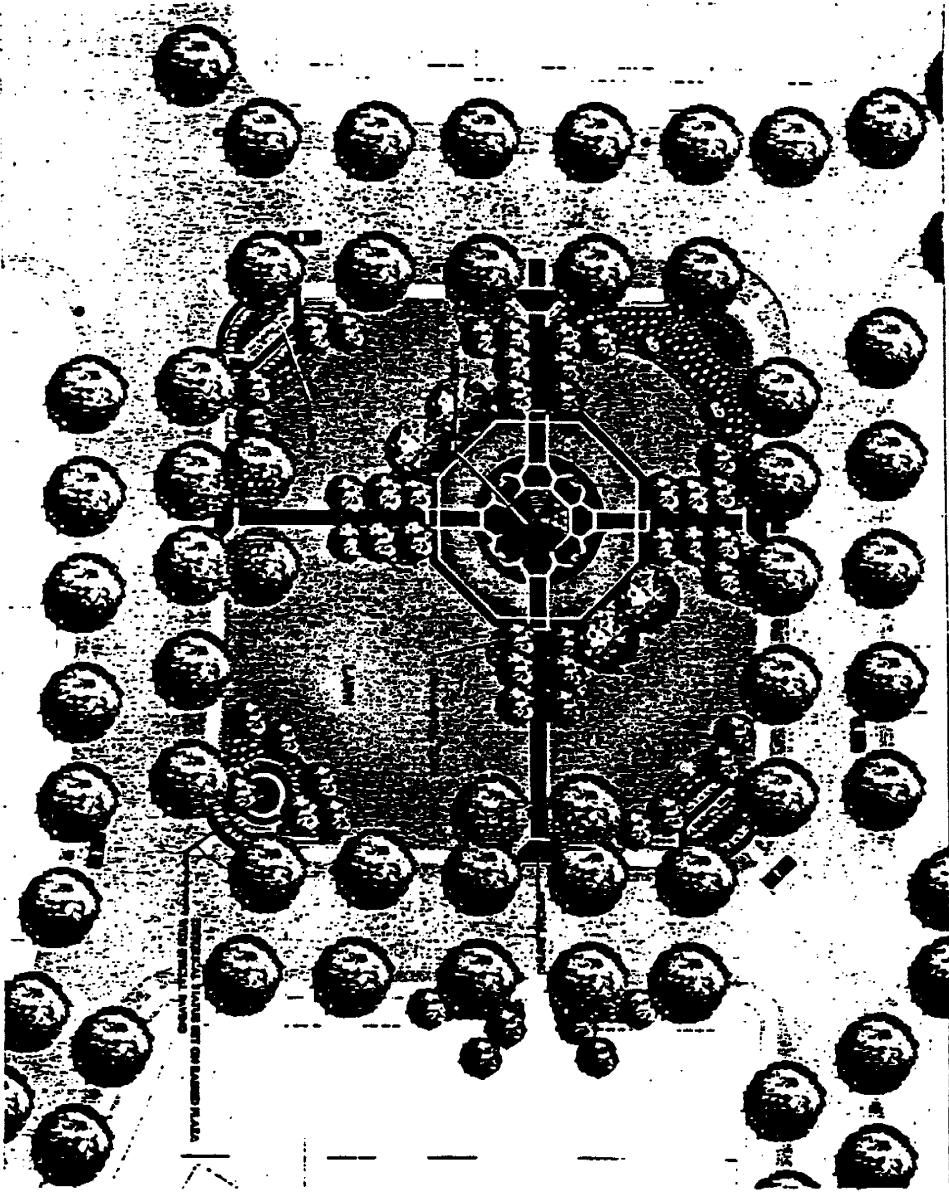


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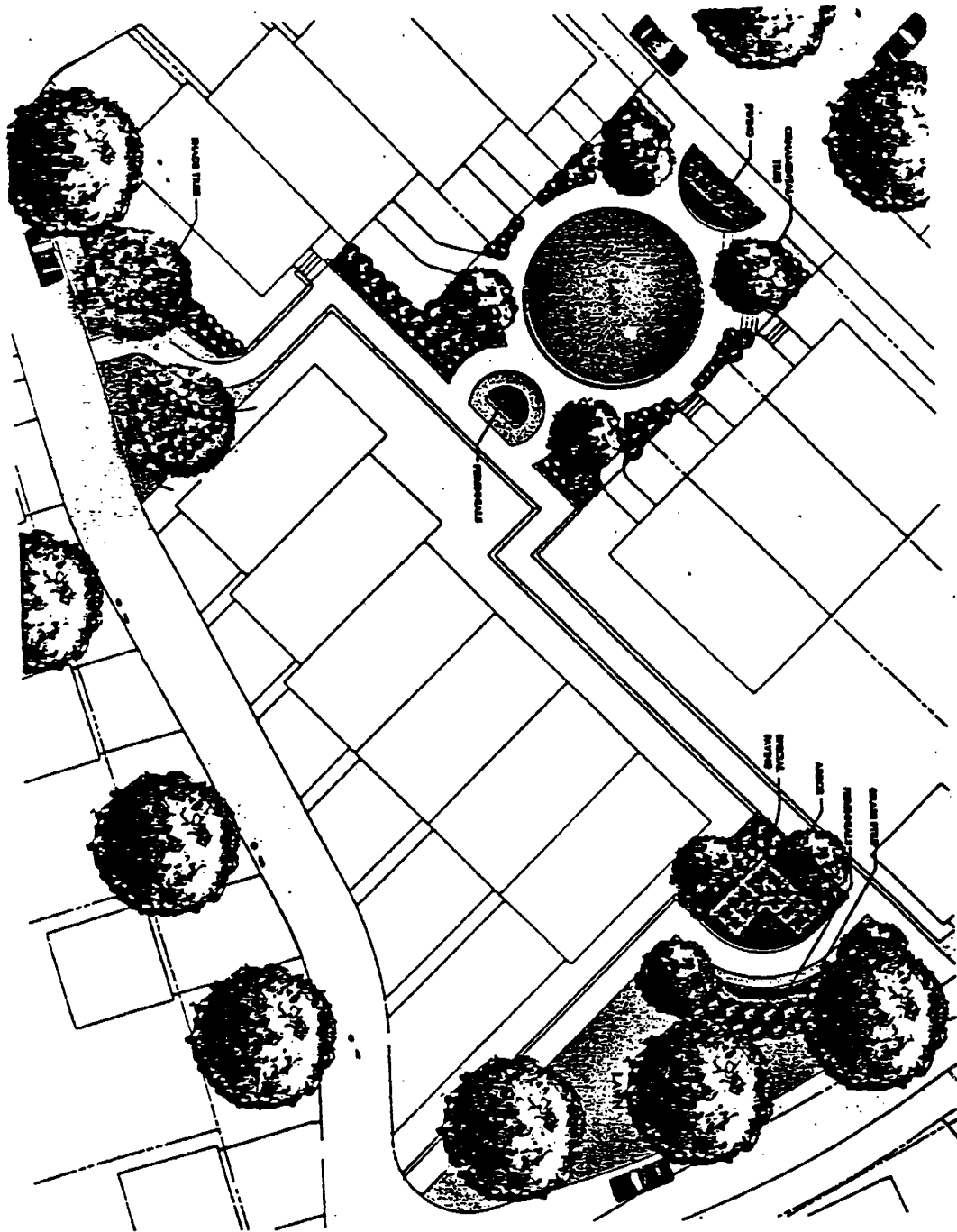
# CLARKSBURG

SINEQUA SQUARE



TERRABROOK

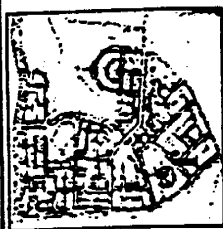




**CLARKSBURG**  
 ARBOR AND SWING  
 OPEN SPACE



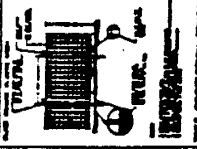
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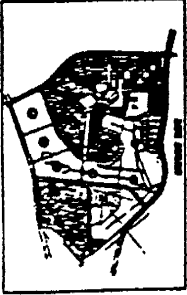
B-02014

**WATER SUPPLY**



**WATER SUPPLY**

SEE PROTECTION PLAN



SCALE: AS SHOWN



**TABLE 1**

**REVISIONS**

NO.	DESCRIPTION	DATE

**TABLE 2**

**PROPERTIES TO BE ACQUIRED**

NO.	ADDRESS	ACREAGE	OWNER	STATUS

**TABLE 3**

**PROPERTIES TO BE ACQUIRED**

NO.	ADDRESS	ACREAGE	OWNER	STATUS

**TABLE 4**

**PROPERTIES TO BE ACQUIRED**

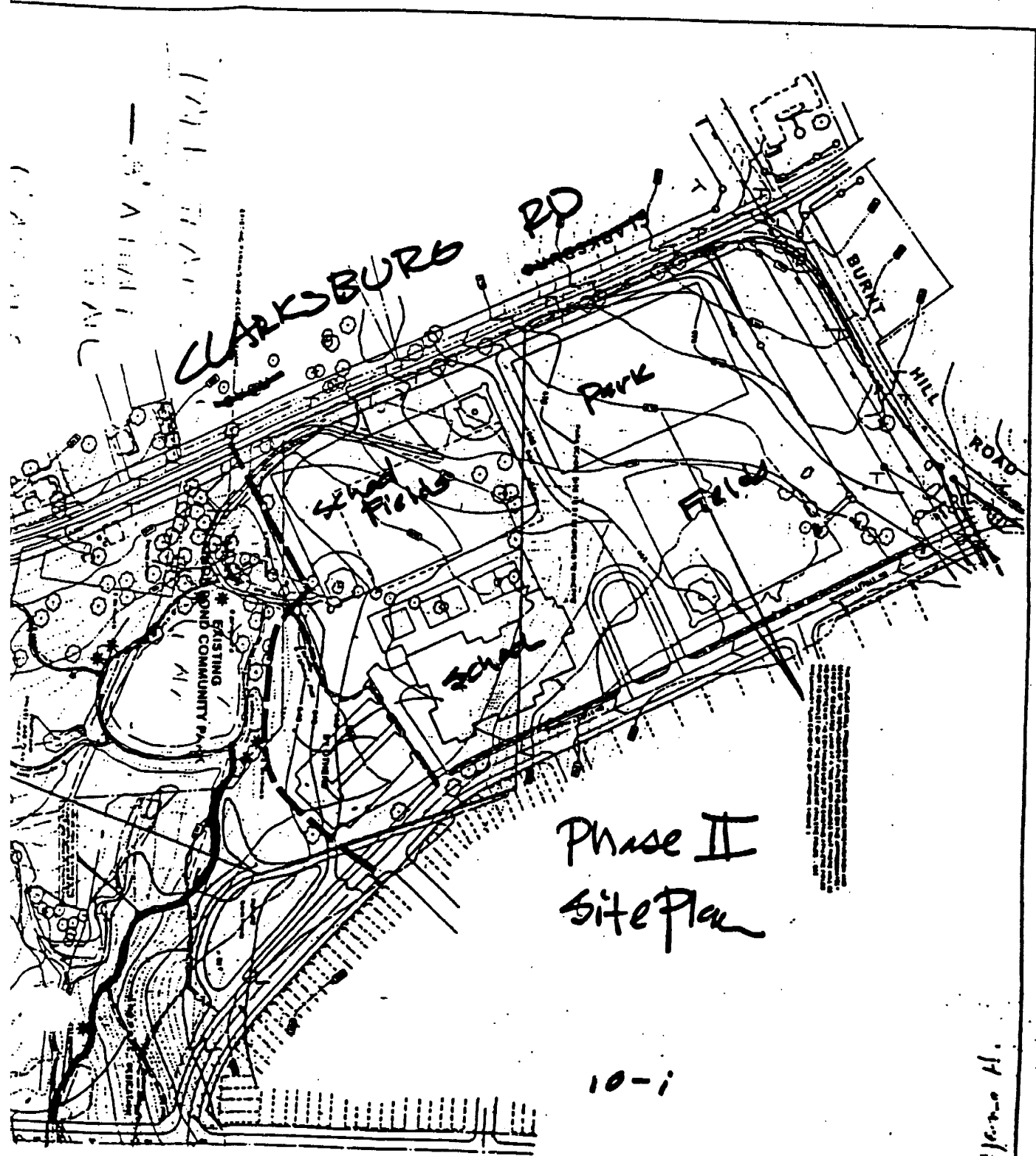
NO.	ADDRESS	ACREAGE	OWNER	STATUS

6-10





# Park School Site



Phase II  
Site Plan

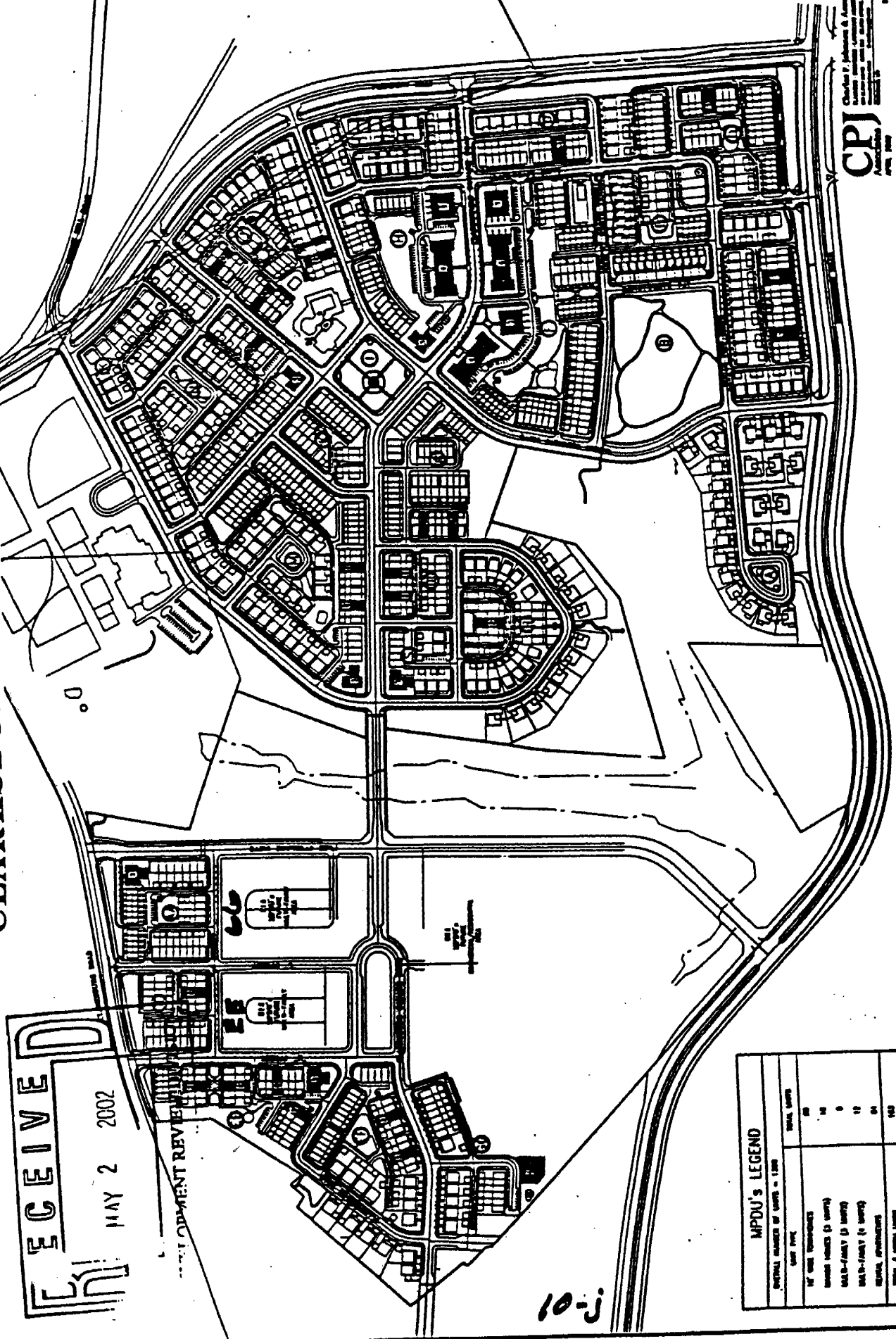
10-i

Jane H.

CLAKASBUKU TOWN CENTER

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RECEIVED  
 MAY 2 2002  
 DEVELOPMENT REVIEW



MPDU LOCATION PLAN

MPDU's LEGEND		TOTAL UNITS
TOTAL NUMBER OF UNITS - 1,200	UNIT TYPE	
OF THE DEVELOPMENT		20
APARTMENT (2 STORY)		10
MIXED-FAMILY (2 STORY)		9
MIXED-FAMILY (4 STORY)		11
OFFICE, PROFESSIONAL		60
TOTAL # OFFICE UNITS		140

PERCENTAGE OF MIXED-FAMILY # OF UNITS = 12.5%

10-j

B-D-04

**PROJECT DESCRIPTION: Proposal**

Phase II of the Clarksburg Town Center includes housing arranged in blocks, a community center and "Village Green" on a hilltop and a park/school site. The units proposed include single family detached, townhouse and multifamily units are mixed within blocks and most are accessed via rear alleys with freestanding or integral garages. The multifamily units are developed in "Manor Houses" which look like one large house but actually contain 9-12 apartment/condo type units. The distribution of MPDU's are provided in a seamless fashion within the community in both townhouse and multifamily units.

Main Street extends from the Phase I Main Street area and creates a focal point of the community center and "Village Green." Most all of the units face all the streets or occasionally, an interior court. Service roads are located along the A-305 frontage so units face the surrounding arterials (part of the Project Plan approval). Unit rear yards that adjoin the site boundaries have been reviewed for noise levels and noise fences have been added where required.

Currently the plan shows most of the units with a detached garage at the alley line. Staff supports this configuration because it creates an enhanced definition to the alley that keeps the cars separated from the small yards behind each unit.

The alleys on site have been reviewed for efficiency and their attractiveness as a secondary entrance to each home. To improve the appearance of the alleys, the applicant has proposed accent paving for the driveway entrances to the garages, added landscaping where possible, has clustered garages to provide additional rear yard green space and provided individual lighting for each garage that provides shielded lights to reduce unnecessary light spill.

Landscaping for the project includes regularly spaced street trees, screen planting for side and rear yards, front yard planting for each unit and attractively landscaped courts and sitting areas located throughout the residential blocks. The "Town Square" focal point includes a gazebo and open space sitting areas, shade trees and attractively designed perennial and shrub beds. The lawn areas are graded so to allow for outdoor performances. The neighborhood commons have been designed with sitting and landscaped areas.

Streetscape lighting includes a variation of the "Hagerstown" light fixture. The fixture has been tentatively approved for use by DPW&T for use in Clarksburg Town Center Phase I and includes a solid cap that reduces upward light spill. Further review of the fixture is necessary to review the dark sky qualities and it's suitability for other projects within Clarksburg Town Center. ]

Green spaces are provided in localized neighborhood greens and in the stream valley areas adjacent the site. Storm water management facilities are scattered around the units and in the downhill areas towards the stream valley. Behind Block "A" a dry stream, developed with rocks and plantings, will handle run-off and create an attractive open space feature.

Parking has been provided on site for each townhouse and single family detached unit. The manor houses (the multifamily unit) will have off street parking in parking bays in the alleys

behind the units. Parallel parking is provided on all the public streets, where feasible, providing for visitor parking and extra resident parking.

**PROJECT DESCRIPTION:** Prior Approvals

Project Plan # 9-94004 was approved on May 11, 1995 and Preliminary Plan # 1-95042 was approved on September 29, 1995. Below is a synopsis of the earlier approvals and the way they have been addressed in the site plans.

PROJECT PLAN #9-94004 CONDITIONS	SITE PLAN RESPONSE
1. Density limited to 1,300 du; 150,000 sf of retail and 100,000 of office	Phase I – 768 du’s approved Phase II – 463 units proposed
2. Transportation Improvements	Conforms to staging plan finally determined in the Preliminary Plan
3. Dedicate and Construct A-305 (Mid County Highway)	Dedication as required, prescriptive R.O.W. shifted to site boundary; construction phasing per Preliminary Plan
4. Dedication and construction of A-260 (Stringtown Road)	Dedication as required; construction phasing per Prelim Plan
5. Environmental Improvements prior to Prelim Plan	SPA Approval
6. Environmental Improvements: reduce disturbance to stream buffers, etc; identify SWM facilities at time of Prelim Plan within applicant's facilities	SPA approval; SWM concept approved
7. Park School: final concept plan and related terms and conditions to be finalized with Prelim Plan	Grading Plan under preparation to conform
8. Historic Preservation: Min width of ROW on Redgrave place; provide sewer easements; John Clark memorial space; provide ROW and moving expenses to move the historic house in the way of Main Street	Addressed in Phase I Site Plan
9. Compatibility to Church and adj residences in historic district	Addressed in Phase I Site Plan
10. Revised Street Layouts: Town Square Loop; Stringtown Road frontage; no access to elem school from Greenway Road; Revise access to A-305 at Burnt Hill Rd; use private drives next to A-305; receive waivers prior to SP approval	Phase I addressed Town Square Loop; Stringtown Road frontage; remainder addressed with Phase II site plan
11. Staging of amenities	Greenway amenities to be constructed with Phase I
12. Landscaping : Streetscape; buffer areas adj to arterials; SWM areas	On Site Plan
13. Maintenance by HOA	HOA established with Phase I Site Plan
14. Additional Access to A-260 and A-27	Provided in Phase I Site Plan

**PRELIMINARY PLAN # 1-95042****SITE PLAN RESPONSE**

1. Density limited to 1,300 du; 150,000 sf of ail and 100,000 of office; Tran Memo of 7/26/95; record plat phasing sched	Site Plans conform; per earlier record plat phasing approval
2. FCP conformance	Per each site plan review and approval
3. Commercial area pond outside stream buffer	Per Phase I approval
4. Ag areas out of production	Prior to Phase I construction
5. Road dedications	As recorded
6. Dedication of Park School site with detailed provisions	Per Phase II site Plan - see discussion above in Issues Resolved During Site Plan Review
7. Applicant to enter into agreement to grades, etc ball fields	Per Phase II Site Plan
8. Record Plats to delineate conservation areas	Per Phase I and II record plats
9. No clearing or grading prior to SP approval	Borrow and storage areas approved by Planning Board at time of record plat phasing revisions
10. Final # and loc. of units at time of SP	Adjustments made as needed
11. Access and improvements as required	Per site plan per phasing plan
12. Conditions of MCDEP Memo of 7/28/95	Addressed in the FWQ Plan
13. Final # on MPDU's to be determined with site plan	Phasing schedule to be provided to Planning Board
14. Prelim Plan approval tied to Proj Plan	Site Plans follow conditions as determined
15. Other necessary easements	As required
16. Building Permit Schedule	SPEA to include
17. Validity Period	Site Plans Conform

**ANALYSIS: Conformance to Master Plan**

The earlier project plan approval # 9-9404 has established the plan conformance with the Master Plan. The land use, circulation and urban design objectives have been met.



May 02, 2002

Wynn Withans  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD

Re: Clarksburg Town Center  
Phase II  
8-02014

Dear Mrs. Withans, *Wynn*

On behalf of our client, Terrabrook we are requesting a waiver for lots fronting on a public right of way as required by the zoning ordinance. The lots in question are 39 and 40 Block N (as shown on our site plan) and they have access to both a private drive and private alley. It is our understanding that Montgomery Count DPS is requiring us to change the road in front of these units from a public to a private street, therefore creating this condition.

Thank you for your consideration in this matter.

Sincerely,

*Lesley W. Powell*  
Lesley W. Powell

LWP/grw

W:\WPFILES\Lesley\MNCPPC-WW.vpd

**ANALYSIS: Conformance to Development Standards for the RMX-2 Zone**

**PROJECT DATA TABLE**

Development Standard	Permitted/ Required	Proposed
Lot Area (ac.):	30 ac.	77.61 AC Phase II 270.16 AC Total CTC parcel
Density (dwelling/acre):		
Dwelling Units:	1,300 total	487 du
One-family detached		
One-family attached Townhouse		
Multiple-family		
TOTAL		
Moderately-priced DU's included (see discussion ahead)		
	75 Phase I	153 Phase II
	295	202
	398	132
	768	487
	96	44
Min Green area outside of amenity area (total for site)		
Min. W/in Commercial portion of site	15%	n/a
Min. w/in residential portion of the site	50%	52.4%(40.68 Ac)
	(38.81 ac)	
Building height:	4 stories	4 stories
Min. Residential Density	30 du/ac	11.9du/ac (1,300 du/109.17 ac)
Min. Bldg Setbacks (ft.):		
From One Family Zone		
Commercial bldgs	100 ft.	n/a Phase III
Residential bldgs	100 ft.	n/a
From Any Street		
Commercial bldgs	n/a	n/a Phase III
Residential bldg	n/a	10 ft min*
Parking:		

Total @ 2/du for TH & MF (SFD pkg provided on lots)	668	668
		264 off street
		404 Garage
Standard	654	654
Handicapped-accessible (On street parking not included)	14	14

\* The Planning Board reviewed this setback during the Project Plan review and found that no setback is necessary per the approved Master Plan.

#### MPDU CALCULATIONS:

MPDUs required : 163 (12.5% of 1,300 units)  
 MPDUs provided: Phase I: 96 Phase II: 45 Subtotal: 141 MPDU's for  
 1,231 units or 11.45 %

With the approval of this Phase II Site Plan, the MPDU provision is slightly behind the number of units approved. To balance out the number of MPDU's with the number of units approved, a portion of units within Phase I are proposed to be delayed in construction. These 150 (approximately) units are identified as Block EE and GG on the MPDU Phasing Plan of May 2, 2002. These blocks are intended to be revised by the applicant in the future and returned to the Planning Board for re-approval. When the final section of Phase III retail and the residential and the revised Phase I residential uses are reviewed by the Planning Board the full measure of PDU's will be supplied to the project.

## **RECREATION CALCULATIONS:**

The recreations calculations have been re-assembled with the previously approved sections of CTC Phase I because of the contiguous nature of the development. The calculations do not diminish the earlier approvals as they are based on the same number of units.

## RECREATION FACILITIES WORKSHEET

Clarksburg Town Center  
Phases 1B1, 1B2, 1B3 & 2

### DEMAND POINTS PER POPULATION CATEGORY

HOUSING TYPE		D1	D2	D3	D4	D4
S.F. III	229	32.1	43.5	41.2	295.4	16.0
Townhouses	476	80.9	104.7	85.7	614.0	33.3
Garden/Multi-Family	230	25.3	32.2	27.6	271.4	36.8
<b>TOTAL DEMAND</b>	<b>935</b>	<b>138.3</b>	<b>180.4</b>	<b>154.5</b>	<b>1,180.8</b>	<b>86.1</b>

### SUPPLY POINTS PER FACILITY

FACILITY	D1	D2	D3	D4	D5	D4
Seating Areas (31)		31.0	31.0	46.5	155.0	62.0
Mult-Age Play (3)		27.0	33.0	9.0	21.0	3.0
Tot Lot (2)		18.0	4.0	0.0	8.0	2.0
Open Play II (2)		12.0	18.0	24.0	60.0	4.0
Swimming Pool (1)		7.4	35.9	30.8	287.5	12.7
Wading Pool (1)		20.1	8.8	0.0	57.5	4.2
Community Space (1)		13.4	26.3	45.1	345.0	33.8
Indoor Fitness (1)		0.0	17.5	15.0	230.0	12.7
Soccer Field (1)		2.0	15.0	20.0	40.0	2.0
Baseball Field (1)		2.0	15.0	20.0	40.0	2.0
Nature Trail		6.7	17.5	22.5	172.5	12.7
Nature Area		0.0	8.8	15.0	115.0	4.2
Bike System		6.7	17.5	22.5	172.5	8.4
Pedestrian		13.4	35.0	22.5	517.5	38.0
<b>TOTALS</b>		<b>159.7</b>	<b>283.3</b>	<b>292.9</b>	<b>2,221.5</b>	<b>201.7</b>

## **FINDINGS: For Site Plan Review**

1. *The Site Plan is consistent with the approved Project Plan # 9-9404 approved May 11, 1995 for the optional method of development as required. See conformance analysis above.*
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 proposed layout of buildings and the arrangements of open spaces create a traditional neighborhood that orients building towards the tree and sidewalk lined streets and provides for common open areas to enjoy natural or more designed open spaces. The variety of buildings: single family detached and townhouses and multifamily, all add interest to the community and provide for a variety of living opportunities.

The MPDU's are truly mixed within the subdivision by type and location so they are a seamless part of the community. Recreation facilities are dispersed throughout the neighborhood and allow for a variety of recreational experiences.

The location of the Community Building and pool on the hilltop provides a focus for the community visually and functionally in its central location. A well designed gazebo and adjacent landscaped areas further promote the function of the civic space.

### **b. Open Spaces**

Open spaces are provided within the development and in the adjacent stream valleys. Within the developed areas, the open spaces provide for sitting areas, walks, and buffers between development. In the stream valleys, the open spaces are used for mitigation of environmental impacts, recreation, buffering of environmentally sensitive areas, and forest preservation.

#### **Stream Buffers**

Stream buffers per the Environmental Guidelines have been protected, with the exception of unavoidable minor intrusions to tie out grades from a few of the houses and on the park-school site. These intrusions have been minimized and mitigation for the impacts is required. None of the impacted stream buffer areas are currently forested, but all will be reforested.

## Stormwater Management

Stormwater management is provided by several on-site water quantity and quality facilities which have been required as part of the review and approval of the SPA Water Quality Plan. Water quality control will be provided by an extensive series of Best Management Practices (BMP's) including; sand filters, bioretention, clean water recharge; and grass swales. These facilities are linked together with the quantity control facilities that consist of two dry ponds. A portion of Phase II also drains to the wet pond that was approved in the Phase I site plan. The linked stormwater management facilities provide extraordinary and redundant stormwater management controls.

## Noise

Significant noise impact affecting exposed rear yards of houses along A-305 have been mitigated to the extent feasible by noise fencing. Interior noise levels within all of the units along this roadway will be addressed by appropriate building design and construction.

### c. Landscaping and Lighting

Landscape design for the project includes regularly space street trees, foundation planting , open area buffer planting and alley planting. The landscaping on the site creates attractive street to encourage walking and it creates an attractive setting for the units. The public open spaces (play and sitting areas, the central open space) are developed with extensive landscaped areas and each garden has a design theme to enhance its character.

Lighting for the plan includes a new light fixture – the Hagerstown fixture- has been approved on a pilot basis in other section of Clarksburg. The light fixture is consistent with use in residential area and darks sky concerns. Staff supports the applicant's desire to gain approvals from DPS to use this fixture throughout the project. The alleys will include individual light fixtures on each garage to maintain low levels of light.

### 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 a grid for an interconnected vehicular system.

Pedestrian paths and sidewalks follow the street system and create a similarly efficient vehicular system. The adjacent and integral park system includes a bike system that creates bike connections alongside the Greenway Trail and connects to Little Bennett Park. Bikepaths are on the Clarksburg Town Center side of Piedmont Road and Clarksburg Road and provide a seamless system of bike transport for commuting and recreation.

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

The buildings are compatible to each other in their orientation to the street and similar massing and patterns. The housing proposed is similar to other housing projects in the area – it was the first project to receive approvals and begin construction and has set the tone for the area.

Buffers have been provided along road frontages, behind visible building rear yards as required.

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

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

Forest Conservation requirements for this phase of the development include preservation of existing forest within and adjacent to the greenway, and reforestation of the unforested stream buffer areas on the entire site. The forest conservation areas will be protected either by park dedication or Category I conservation easement. In addition to the reforestation required by the law, reforestation is required to mitigate for encroachments into the stream buffers with grading as mentioned above. This reforestation will be provided at a rate of two times the areas of encroachment.

## APPENDIX

- A. Standard conditions dated October 10, 1995
- B. MCPS Letter 5/2/02
- C. EPD Memo 5/2/02
- D. MCDPS Memo 5-02-02
- E. Waiver request 5/2/02
- F. Parks Memo 5/0202



**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.
  - b. Site Plan Enforcement Agreement to reference applicable road construction phasing and park/school agreements.
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 at least 150 to 240 feet wide as shown on the site plan.
  - b. Limits of disturbance.
  - c. Methods and locations of tree protection.
  - d. Forest Conservation areas.
  - e. Location of stormwater facility and storm drain outfalls away from forest preservation or other environmentally sensitive areas.
  - f. Conditions of DPS Final Water Quality and Stormwater Management Concept approval letter.

- g. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
  - h. The development program inspection schedule.
  - i. Category I conservation easement and park dedication boundary.
  - j. Streets trees as shown all public streets.
  - k. Centralized, screened trash areas for all multi-family and one-family attached units except townhouses.
  - l. 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 with side yards facing A-305.
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. *pending*