

Development Data Table

Development Standard	Approved with Site Plan 820020360	Signature Set "General Notes"	Proposed for Approval with Site Plan 82002036A
Zone	PD-4	PD-4	PD-4
Minimum Area of Development	None	164 acres	164 acres
Dwelling Units (at 4 units to the acre)	486	486	486
One-family Detached	328	328	328
One-family Attached	158 including MPDUs	158 including MPDUs	158 including MPDUs
MPDUs	49 (10 percent) 12.5% for entire project	49 (10 percent)	49 (10 percent)
Minimum Lot Area (square feet)			
One-family Detached	None	Varies	3,700
One-family Attached	None	No reference	1,500
Attached MPDU	None	No reference	1,150
Minimum Lot Width at Front Building Line	None	No reference	18 feet
Setback from Public Street			
One-family Detached	None	15 feet	15 feet
One-family Detached on corner lot when adjacent lot does not front on street	None	No reference	5 feet
One-family Attached	None	No reference	5 feet

Development Standard	Approved with Site Plan 820040220	Signature Set "General Notes"	Proposed for Approval with Site Plan 82004022A
Rear Yard			
One-family Detached with front garage	None	As shown on site plan	20 feet
One-family Detached with rear garage	None	As shown on site plan	0 feet
One-family Attached with rear garage	None	No reference	0 feet
2-over-2 units	None	No reference	0 feet
Side Yard			
One-family Detached with front garage	None	4 feet	4 feet
One-family Detached with rear garage	None	3 feet	3 feet
One-family Attached	None	No reference	0 feet
2-over-2 units	None	No reference	0 feet
Lot Coverage			
One-family Detached	None	No reference	60 percent
One-family Attached	None	No reference	75 percent

Attachments

Findings for Site Plan Review

Proposed Site Plan

Memorandum from Fire and Rescue Service

Opinion--Site Plan 820020360 and 82002036A (formerly 8-02036)

Findings for Site Plan Review:

1. The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Montgomery County Code § 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modified any element of the project plan.

The proposed site plan conforms to the Development Plan approved as part of Local Map Amendment G-735 and its subsequent amendment. The proposed site plan is consistent with previously approved Site Plans 820020360 and 82002036A.

2. The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.

The proposed revisions maintain flexibility of design, integration of compatible uses or encouragement of community interaction, all stated purposes of the PD Zone. The proposed development standards insure that the overall design objective outlined in the zone's purpose clause is met. The proposed standards also insure compatibility with existing or proposed adjacent development.

3. The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian circulation systems are adequate, safe and efficient.

Buildings and Structures

The buildings and structures are adequate, safe and efficient. They are consistent with the original site plan. One-family detached and one-family attached houses are predominantly arranged in a grid that creates a pedestrian-oriented neotraditional neighborhood. This design allows for higher density areas of development and greater areas of open space. Tighter spacing of units creates a pedestrian-friendly environment along sidewalks and allows for open space areas beyond stream valley buffers.

Open Spaces

Several extended detention dry ponds provide water quantity control for this community. A variety of techniques, including vegetated conveyance swales, dry swales, bio-retention structures, surface sand filters, underground sand filters, water quality inlets and recharge structures provide water quality control. Revisions to grading of stormwater management facilities maintain the overall adequacy, safety and efficiency of these systems. The open space configuration remains consistent with the original site plan.

Landscaping and lighting

Landscaping for the project is characterized by street tree planting, development of a hedge row along Skylark Road, shrub masses at the perimeters of open space areas and decorative planting areas for accents. Stands of existing trees create separation between development areas, play areas and other open space. Stormwater management ponds are landscaped and, with curvilinear grading, offer visual relief for these functional facilities. Landscaping provides attractive streetscapes, attractive views to adjacent open spaces and screening where rear yards are visible from public streets.

The lighting plan is part of a unified approach to lighting in Clarksburg that is sensitive to “dark sky” issues. The landscape and lighting plans are adequate, safe, efficient and consistent with the original site plan.

Recreation

Recreation calculations undertaken for the original site plan satisfy recreation demand. The revision to the type of play equipment provided at a single multi-age play area maintains the overall adequacy, safety and efficiency of the recreation design. Recreation facilities are consistent with the original site plan.

Vehicular and Pedestrian Circulation

Revisions to street designs required by Fire and Rescue Services maintain the overall adequacy, safety and efficiency of the circulation systems. The community offers an interconnecting grid of streets, providing uniform access throughout the neighborhood for pedestrians and vehicles. Revisions requested by Fire and Rescue Services enhance the ability of emergency vehicles to reach units. The combined system of streets and sidewalks allows complete access for all community residents. Private or public alleys provide access to the backs of homes with rear-loaded garages and offer more uniform parking and pedestrian access to the fronts of homes.

The open space system is connected with interblock path systems that link play areas and open spaces. Paths and bike paths within the neighborhoods connect residential blocks to public walking and bike paths in adjacent communities, stream valleys, and Ovid Hazen Wells Recreational Park. Revisions to street designs maintain the overall adequacy, safety and efficiency of vehicular and pedestrian circulation systems and are consistent with the original site plan.

4. Each structure and use is compatible with other uses and other site plans and existing and proposed adjacent development.

Buildings are arranged in a grid pattern, creating space for buffers between this community and those adjacent, particularly along the western boundary of the project. Residential development at this location does not create negative impacts on adjacent residential uses or nearby parkland.

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

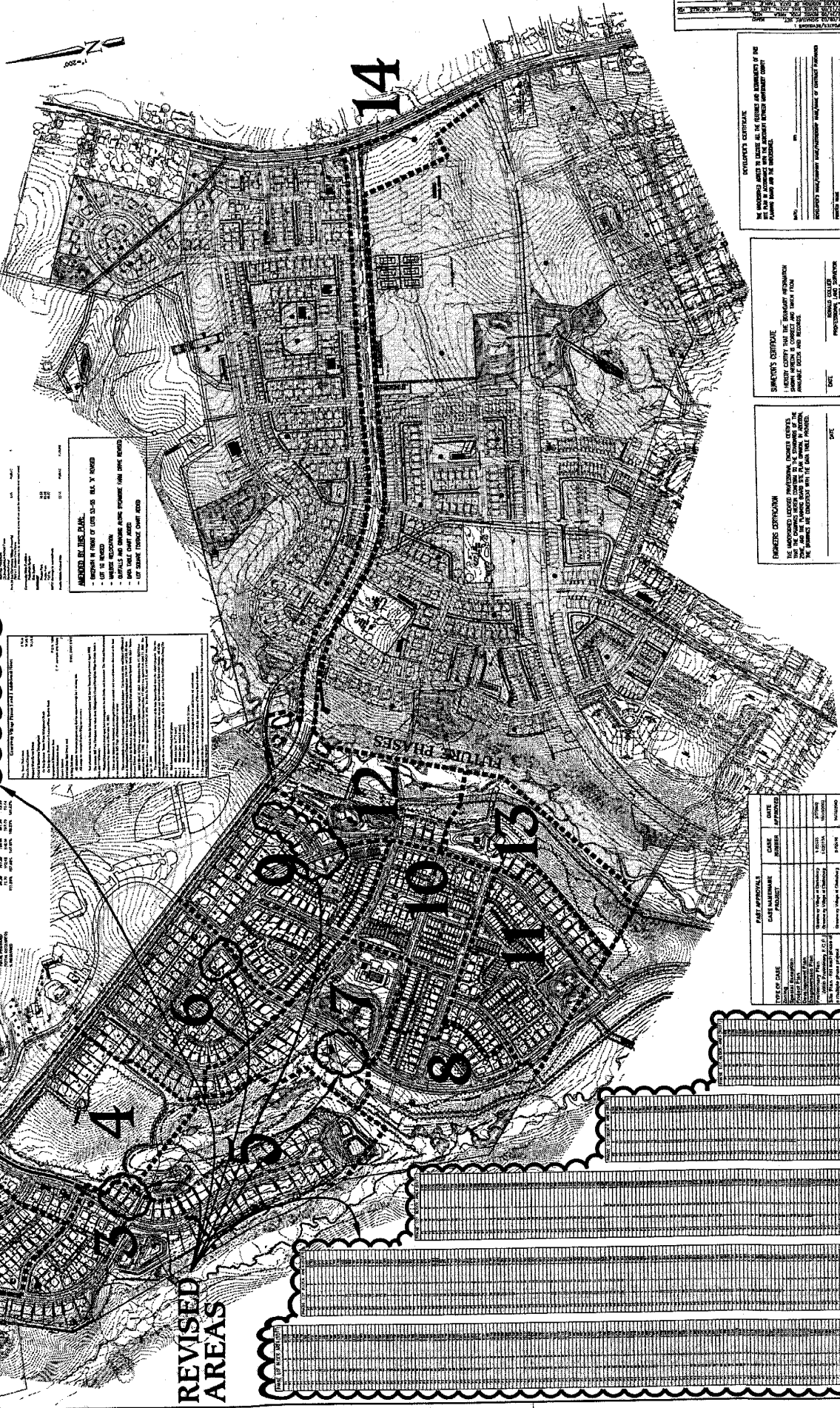
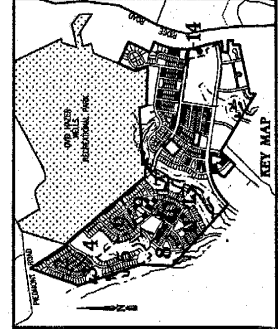
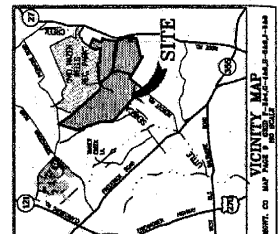
The site plan has an approved Forest Conservation Plan. The applicant will meet planting requirements with a combination of onsite and offsite planting. The first priority for offsite planting is within the Clarksburg Special Protection Area. A five year maintenance period for planted forest is required by the environmental guidelines.

AMENDED SITE DEVELOPMENT PLAN - PHASES 1 AND 2
 GREENWAY VILLAGE AT CLARKSBURG
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

Prelim. Plan #1-02033
 Site Plan #8-020588
 NRI #4-02076

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REVISION	1
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CPI
 Charles P. Johnson & Associates, Inc.
 ARCHITECTS
 10000 WOODBURN ROAD, SUITE 100
 CLARKSBURG, MARYLAND 20841
 PHONE: (301) 441-1100
 FAX: (301) 441-1101
 WWW: www.cpiarchitects.com



AMENDED BY THIS PLAN:
 - REVISION TO LOT 15-16, BLOCK Y ZONES
 - REVISION TO LOT 15-16, BLOCK Y ZONES
 - DETAILS AND DIMENSIONS FOR THE NEW DRIVEWAY
 - NEW TRAIL CHANGING STATION
 - LOT 15-16 TRAIL CHANGING STATION

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DEVELOPER'S CERTIFICATE
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PLANNING COMMISSION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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Appendix A



Date Mailed: November 7, 2002

Action: Approved Staff Recommendation
Motion of Comm. Wellington, seconded by
Comm. Robinson with a vote of 3-0;
Comms Berlage, Robinson, and
Wellington voting in favor with
Comms. Bryant absent and Perdue
temporarily absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-02033A

NAME OF PLAN: GREENWAY VILLAGE AT CLARKSBURG

On 09/20/2002, CLARKSBURG SKYLARK, L.L.C. submitted an amendment to the previously approved preliminary plan application in the PD-4 zone. The previous application proposed to create 1330 units (600 single family detached, 386 single family attached, 344 multi-family units and 89,000 square feet of retail) on 374.08 acres of land. The application was designated Preliminary Plan 1-02033A. On 10/10/02, Preliminary Plan 1-02033A 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 upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-02033A to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-02033A.

Approval of Preliminary Plan, Pursuant to the FY 2002 Annual Growth Policy for Ceiling Flexibility for Developer Participation Projects, and Including a Preliminary Water Quality Plan, and Waiver of Street Frontage Pursuant to Section 50-29(a)(2), and Waiver of Minimum Radii Pursuant to Section 50-26(f), Subject to the Following Conditions:

- 1) Compliance with the conditions of approval of the January 31, 2002, Transportation Planning memorandum which includes the following conditions:
 - I. Total development under this preliminary plan application is limited to the following uses and density:
 - 1,330 dwelling units
 - 89,000 square feet of retail space
 - 2,000 square feet of community space
 - II. To satisfy Policy Area Transportation Review (PATR)
 - a. The applicant shall participate in widening MD 27; (1) to six through travel lanes from Observation Drive in Germantown through the Brink Road intersection, (2) to six through travel lanes through the A-305 intersection; and including dedication of 120' right-of-way, 60' from the centerline, along the site frontage.