

around the stormwater management pond. The stream valley area should be treated as a recreational amenity with pathways, seating and appropriate landscaping.

In order to provide recreation facilities within the neighborhood and to foster a sense of community and create a safer recreational setting, staff recommends that the location of the tot lots be revised on the site plan. The north tot lot is sited on the three-lane entry road and the west tot lot is located against the LCOR property line. Almost all users must cross a road to get to the west tot lot. The south tot lot is located in the stream valley buffer area and is only accessible by road. A tot lot should be included in each phase of development with locations near the higher housing density.

In addition, pathway connections should be provided via the stream valley to adjacent properties to improve pedestrian access, increase nature-oriented recreation, and encourage walking. On the site plan, the paths within the stream valley buffer should be labeled. Staff questions if the paths that are shown on the plan are concrete or natural surface.

Finally, the proposed vistas of adjacent open space should be maintained to reinforce the natural scenic character of Clarksburg.

CONCLUSION

The proposed preliminary and site plans conform to the Master Plan recommendations by providing sufficient residential density adjacent to transit and employment areas. The mix of single-family attached units is acceptable given that there are more appropriate parcels to achieve a greater range of unit types. The arrangement of units, street system, and open spaces generally achieves the vision of the Master Plan in creating a transit-serviceable, traditional community. The proposed development, as reflected in the site plan, will be compatible with the surrounding area.

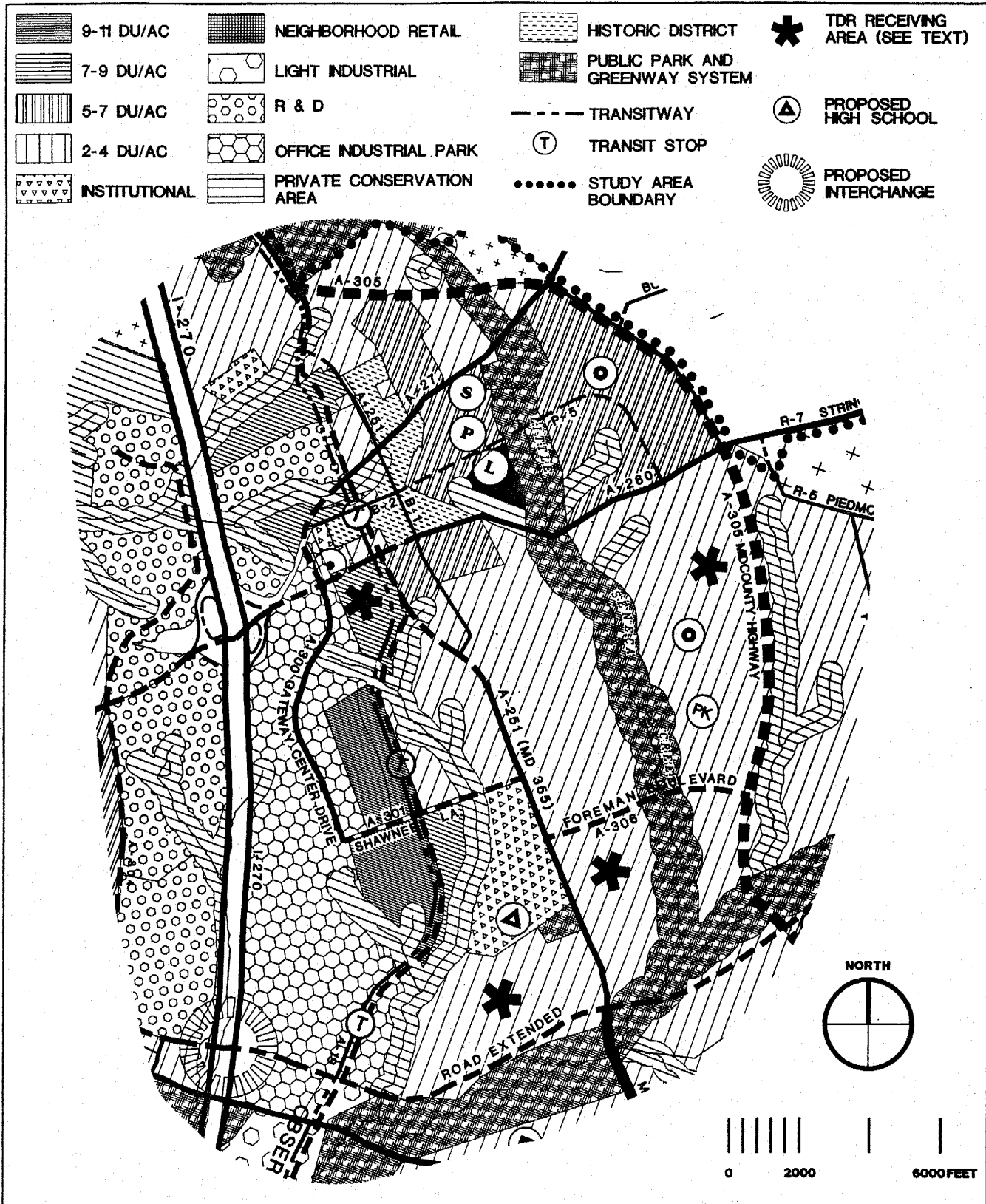
Staff recommends further discussion with the applicant to delineate areas for redesign before a date is set for Planning Board action.

NSM:tv: G:/Maskal/8-05038.doc

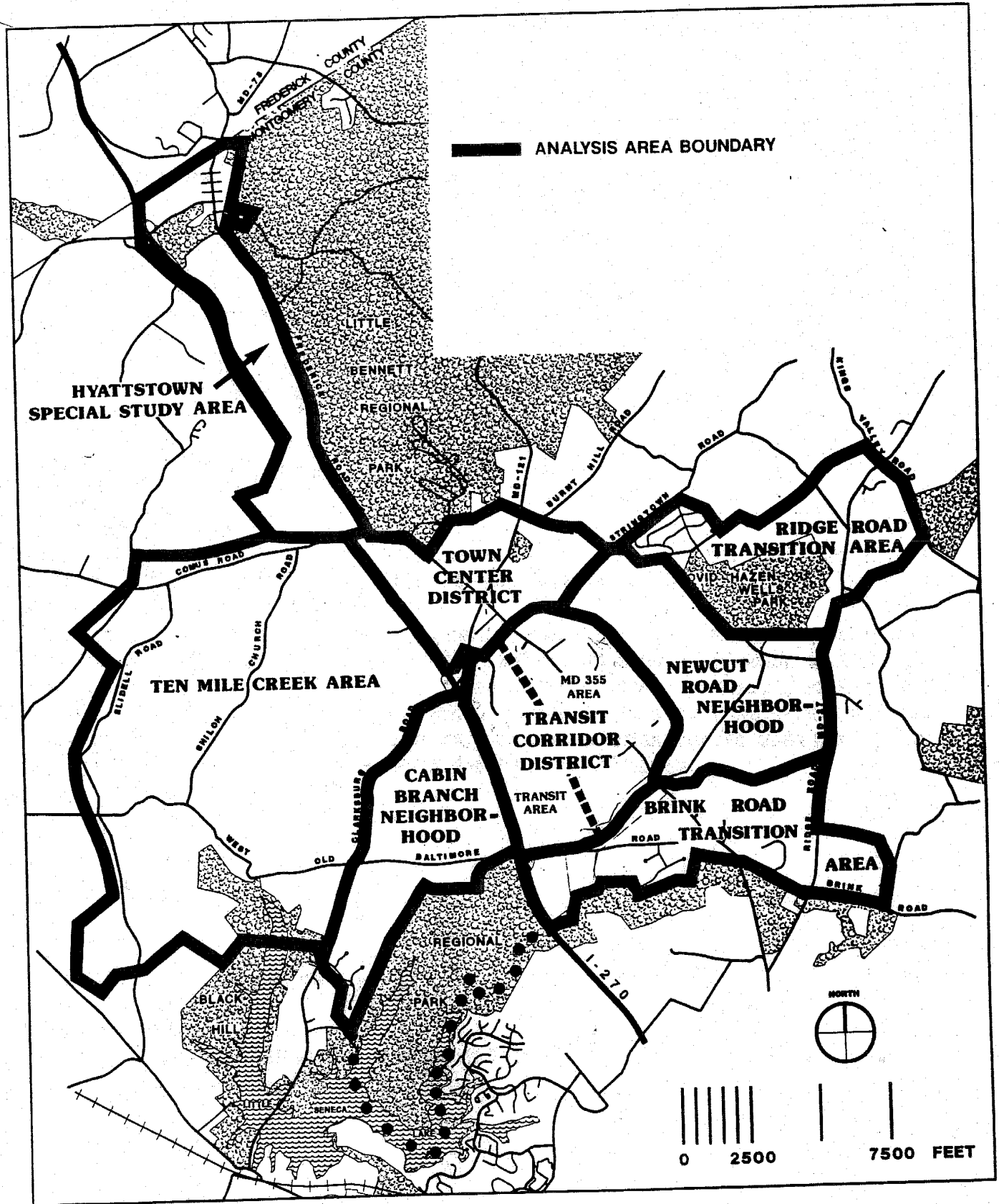
Attachments

Transit Corridor District Land Use Plan

Figure 22



Analysis Areas



FACT SHEET

Preliminary Plan Name: Eastside

Location: Located on the south side of Shawnee Lane,
at the intersection of Gateway Center Drive
Clarksburg Planning Area

Zoning: PD-11 (Planned Development)
11 dwelling units per acre

Acreage: 23.82

Description: This is a preliminary plan to create 81 lots for
the purpose of constructing 290 one-family
attached dwelling units (townhomes) with 40
MPDUs.

Special Protection Area (SPA): Little Seneca Creek
(Water Quality Plan Approval Required)

Preliminary Plan Number: 120051010 (Formerly 1-05101)

Applicant: Miller and Smith at Eastside, LLC
8401 Greensboro Drive, Suite 300
McLean, Virginia 22102

Hearing Date: Unscheduled

M-NCPPC Staff Contact: Dolores Kinney,
Senior Planner
Development Review Division
301- 495-1321
Dolores.Kinney@mncppc.mc.org

232- 2 over 2 townhome condominiums (half 2 bedrooms/half 3 bedrooms); 58
SFA (17 front-loading garages/41 rear loading garages)

Base density requires 262.02 unit (11 dwelling units per acre x 23.82
acres=262.02). Applicant seeks a bonus density of 28 units for a total of 290
units which is 10.7% above the 262 required units. To reach 290 units, the
applicant must provide 13.6% of the 290 which yields 40 MPDUs.

Parking: Required - 522 Provided – 6480

WSSC Comments on Items for July 5, 2005
Development Review Committee Meeting

| File Number | Project Name | Substantial Comments |
|-------------|--------------|--|
| | | <p style="text-align: center;"><u>PROVIDE FREE RIGHT-OF-WAY TO WSSC</u></p> <p>Rights-of-way across your property for water and sewer line placement must be provided at no cost to the WSSC. The Applicant shall execute and deliver on-property rights-of-way prior to the Certificate of Substantial Completion, which shall constitute an irrevocable offer by the Applicant to convey all on-property rights-of-way to WSSC.</p> <p style="text-align: center;"><u>PROVIDE FREE RIGHT-OF-WAY TO WSSC FOR FUTURE FACILITIES</u></p> <p>A right-of-way across your property for future WSSC water line placement, as shown on the attached sketch, must be provided at no cost to WSSC. This right-of-way must be shown on the subdivision record plat.</p> <p style="text-align: center;"><u>OFF-PROPERTY RIGHTS-OF-WAY MUST BE OBTAINED</u></p> <p>The proposed sewer main extension across Shawnee Lane to serve another property owner will require the acquisition of rights-of-way the other property owner. It is the Applicant's responsibility to obtain these rights-of-way for the WSSC.</p> <p style="text-align: center;"><u>ADHERE TO MINIMUM RIGHT-OF-WAY WIDTHS</u></p> <p>Please note that the minimum right-of-way width for water and sewer lines is 30 feet. The minimum clearance between a building and a WSSC pipeline is 15 feet. Based on WSSC requirements, the absolute minimum spacing between adjacent buildings with both water and sewer lines between them is 40 feet with a preference of 45 to 50 feet. Balconies and other building appurtenances are not to be within the right-of-way. Provide a minimum horizontal clearance of 5 feet between mains and storm drain pipes and structures.</p> <p style="text-align: center;"><u>SUBMIT DESIGN REVIEW PACKAGE</u></p> <p>The next step in the process is Phase 2, Review for System Integrity. The submission package should include the Review for System Integrity Checklist and all checklist items, including the review fee. Should you want to schedule a pre-design meeting, please contact Tom Gingrich at 301-206-8883.</p> |



COPY

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

October 15, 2004

Robert C. Hubbard
Director

Ms. Irene Carrato
Loiederman Soltesz Associates, Inc.
1390 Piccard Drive
Rockville, Maryland 20850

Re: **Preliminary Water Quality Plan for Eastside**
SM File #: 214128
Tract Size/Zone: 23.8Ac/PD-11 Proposed
Tax Plate: EV 43
Parcels: P600
Montg. Co. Grid: 9D07
Watershed: Little Seneca Creek

SPECIAL PROTECTION AREA

Dear Ms. Carrato:

Based on a review by the Department of Permitting Services, the Preliminary Water Quality Plan (PWQP) for the above mentioned site is conditionally approved. This approval is for the elements of the Preliminary Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream buffer encroachments.

Site Description: The site is located at the intersection of Gateway Center Drive and Shawnee Lane. This proposal is for a condominium and townhouse development with a zoning of PD-11. This is located within the Little Seneca Creek watershed of the Clarksburg Special Protection Area.

Stormwater Management: Water quantity control for this site will be provided via an extended detention dry pond. This structure will provide channel protection volume for the one-year storm with a maximum detention time of 12 hours per state standards. Quality control will be provided via a combination of structures that includes recharge structures, biofiltration structures, infiltration structures, surface sand filters in series, and water quality inlets (both filtering and flow through). Since open section roads will not be feasible for with the proposed zoning of the site, additional water quality volume will be provided in the proposed water quality and recharge structures. Areas that are intended for vehicular use are to be pretreated prior to entering any water quality structures. The primary water quality structures must be sized to treat a minimum of one-inch over the proposed impervious area with additional volume provided for open section offset.

Sediment Control: Redundant sediment control structures are to be used throughout the site. These are to include upland sediment traps that drain to secondary traps down grade, or when this is not feasible sediment traps with forebays will be acceptable. The total storage volume is to be 125% of the normally required volume.



All sediment trapping structures are to be equipped with dewatering devices. Also, due to the sensitive nature of the watershed coupled with the large amount of proposed development, the use of flocculants, compost material or other measures to increase the effectiveness of sediment removal may be required in the detailed sediment control plan. The following features are to be incorporated into the detailed sediment control plan:

1. The earth dikes that feed the sediment traps are to be constructed using trapezoidal channels to reduce flow rates.
2. Silt fence alone will not be allowed as a perimeter control. The use of super silt fence will be acceptable for small areas of disturbance.

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

1. Maintain the natural on-site stream channels.
2. Minimize storm flow run off increases.
3. Minimize increases to ambient water temperatures.
4. Minimize sediment loading.
5. Maintain stream base flows.
6. Protect springs, seeps, and wetlands.
7. Minimize nutrient loading.
8. Control insecticides, pesticides and toxic substances.

Monitoring: The monitoring must be in accordance with the BMP monitoring protocols which have been established by the Department of Permitting Services (DPS) and Department of Environmental Protection (DEP). The pre-construction monitoring requirements that were established at the pre-application meeting and further described in the Preliminary Water Quality Plan are still applicable but may be revised during the review of the Final Water Quality Plan. The construction and post construction monitoring requirements will be determined upon the finalization of the actual stormwater management structure locations. **Please incorporate the comments from DEP's enclosed memorandum in preparing the monitoring plan with the submission of the Final Water Quality Plan.**

Prior to the start of any monitoring activity, a meeting is to be held on site with DEP, DPS, and those responsible for conducting the monitoring to establish the monitoring parameters. **One year of pre-construction monitoring must be completed prior to the issuance of a sediment control permit.**

Conditions of Approval: The following conditions must be addressed in the submission of the revised Preliminary Water Quality Plan (at the Preliminary Plan stage) and/or in the Final Water Quality Plan (FWQP) as appropriate. This list may not be all inclusive and may change based on available information at the time of the subsequent plan reviews:

1. Provide clear access to all stormwater management structures from a public right-of-way.
2. A geotechnical report is required to verify infiltration rates at the proposed infiltration structure locations. If an appropriate infiltration rate is not available these structures will need to be changed to biofilters and/or surface sand filters. If the appropriate infiltration rate is available, using a combination biofilter with infiltration below the filter is to be investigated at the Final Water Quality Plan stage.
3. The drainage area to the proposed surface sand filters is not to exceed three acres. Additionally, the storage depth over surface sand filters is not to exceed two feet without hazard signage or four feet with hazard signage.
4. Water quality structures that are to be used for sediment control must have a minimum undisturbed buffer of two feet from the bottom of the sediment trap to the bottom of the stormwater structure.
5. One foot of stone (dead storage) is to be provided below the outlet pipe of all of the proposed surface sand filters to provide additional groundwater recharge.
6. Provide additional water quality structures to add redundancy to the treatment train.
7. Provide level spreaders and/or plunge pools at the quantity pond outfall. Also, all outfalls are to be located at non-erosive (down slope) areas. This may require additional stream valley buffer encroachment.
8. Provide computations to show that the site will meet the recharge requirements per the new MDE manual. Note that in Special Protection Areas the recharge volumes are not subtracted from the required water quality volumes.
9. Minimize the use of insecticides and fertilizers via a residential Integrated Pest Management Plan as part of the Homeowners Association (HOA) documents. A draft of this plan/document must be submitted as part of the Final Water Quality. The final document is to be submitted prior to bond release.
10. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
11. The stream channels on-site are to be walked to determine if channel restoration is necessary.
12. Stormwater structures are to be located in common areas.
13. MCDPS reserves the right to require the developer to provide full-time, third-party, on-site, sediment control inspection if the department decides the goals of the Water Quality Plan are not being met.

Irene Carrato
October 15, 2004
Page 4

14. Infiltration and recharge structures must be a minimum of 20' from house foundations.
15. Verification from the adjacent property owner must be provided that will allow the offsite pond to be converted to a quality control structure. Details of this conversion and the piping of the quantity flows the proposed Cpv need to be included in the Final Water Quality Plan.

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

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

Sincerely,



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

RRB:dpm:CN214128

Enclosure

cc: C. Conlon (MNCPPC-DR)
M. Pfefferle (MNCPPC-ED)
D. Marshall (MCDEP)
L. Galanko
SM File # 214128

Qn: on-site 23.8 ac
Qt: on-site 23.8 ac.



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166
Telephone No. 240-777-7700 - FAX No. 240-777-7715

**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: 1-05101

DRC Meeting Date: 07/05/2005

Subdivision Plan Name: Eastside

Proposed Development: 232 garden apts, 58 TH

Watershed: Little Seneca Creek

Zoning: PD11

Planning Area: Clarksburg

Site Area: 23.8 acres

Location:

Engineer: Loiederman Soltesz Associates, Inc. 301-948-2750

Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)

Proposed Water Supply:

Proposed Wastewater Disposal:

Community (public) WATER system

Community (public) SEWER system

Existing Service Area Categories: Water: W - 3

Sewer: S - 3

Water/Sewer Plan Map Amendment:

Water Supply Comments:

Sewerage System Comments:

Yes; the water supply system is consistent with the existing water service area category

Yes; the sewerage system is consistent with the existing sewer service area category

***Additional Comments:**

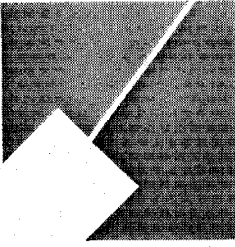
07/01/2005: no comments.

Prepared by: **Shelley Janashek**

Date prepared: **07/01/2005**

WSSC Comments on Items for July 5, 2005
Development Review Committee Meeting

| File Number | Project Name | Substantial Comments |
|--------------------|--------------|---|
| 1-05101 8-05038 | EASTSIDE | <p>A WSSC project number of DA3999Z04 was assigned to this project.</p> <p>A letter of findings was issued on June 29, 2004.</p> <p>The assigned project manager is Hansa Desai. Ms. Desai can be reached at 301-206-8816.</p> <p><u>REQUIRED SANITARY SEWER MAIN SIZES</u></p> <p>All sewer is to be gravity and 8-inch in diameter.</p> <p><u>REQUIRED WATER MAIN SIZES</u></p> <p>Sizes of the proposed mains, 4" and 8". Show existing 12-inch water main in Shawnee Lane (68-2968A)</p> <p><u>INSTALL PRV NEAR SHAWNEE LANE TO SERVE 650B ZONE</u></p> <p>A new water pressure zone needs to be created to serve this project. Plans should show the new pressure zone boundary. The applicant is responsible for design and construction required to put the zone in service, including the following:</p> <ol style="list-style-type: none"> 1. Install 3" and 8" Pressure Reducing Valves with the following settings <ul style="list-style-type: none"> 3" PRV: hydraulic grade 667' 8" PRV: hydraulic grade 655' 2. Install 6" Pressure Relief Valve downstream of Pressure Reducing Valve. Setting of Relief Valve will be 680' <p>Install Division Valve and keep it closed.</p> <p><u>SERVICE DEPENDENT ON OTHER CONSTRUCTION</u></p> <p>Since this project will be built in separate parts, the following provides information on which parts are dependent on the construction of other parts:</p> <ul style="list-style-type: none"> Part 1 dependent on PRV Part 2 dependent on Part 1 and PRV Part 3 dependent on Part 1, 2 and PRV |



June 2, 2006

MEMORANDUM

TO: Delores Kinney, Planner/Coordinator
Community-Based Planning Division

FROM: Shahriar Etemadi, Supervisor
Transportation Planning

SUBJECT: Preliminary Plan # 1-05101
The Eastside, Clarksburg

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject Preliminary and Site Plan applications. The application includes 23+ acres of land located south of Shawnee Lane, immediately east of Gateway Center Drive in the Clarksburg Policy Area. The subject site will consist of 285-townhouse residential community called The Eastside.

RECOMMENDATIONS

Based on our review of the submitted traffic analysis, Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this zoning application.

1. Total development under this preliminary plan application is limited to 285 townhouses.
2. The applicant shall widen Shawnee Lane to a four-lane divided arterial roadway within 120 feet of right-of-way from Gateway Center Drive to Frederick Road (MD 355). Any additional right-of-way or associated easements necessary for improvements of Shawnee Lane will be acquired or funded by the applicant. The applicant prior to issuance of 91st building permit must acquire or fund the cost of condemnation by Montgomery County Department of Public Works and Transportation for all necessary right-of-way for the entire length of Shawnee Lane. Construction of Shawnee Lane shall be complete and open to traffic prior to issuance of 201st building permit.

3. The applicant shall provide the following improvements at the intersection of Stringtown Road Extended and Gateway Center Drive. The improvements shall provide for exclusive dual northbound left-turn lanes, by re-designating one exclusive northbound through lane as an exclusive left-turn lane with the particular design requirements to be approved by Montgomery County Department of Public Works and Transportation. The third lane on the northbound movement will be designated as a shared through and right-turn lane. Applicant is responsible for all changes required to the traffic signal system as a result of the change in lane configuration at this location. These improvements shall be complete before the 91st building permit is issued.
4. Widen the Northeastern site access points to a total of 52 feet wide to provide for 22-foot-wide in-bound lanes and 22-foot outbound lanes and eight-foot median prior to building of the adjoining school. The egress lanes will be further widened to 26 feet when development of the adjoining school occurs. The landscaping on the east side of the driveway must be replaced if the widening of outbound lanes to 26 feet results in change in the landscaping at this location.
5. Provide a five-foot wide lead-in sidewalk from Shawnee Lane at or near the Northwestern site access point.
6. Provide Class I, shared-use path along the south side of Shawnee Lane and extend it to the future intersection with Gateway Center Drive. This improvement shall be complete prior to issuance of 201st building permit.
7. Provide crosswalks at the following locations:
 - a. Perpendicular across the internal roadway at the two locations of the three-way handicapped ramps for Phase 1, Areas A and C, and for Phase 3, Areas A and B, and
 - b. Across the temporary northwestern site access point parallel to Shawnee Lane.
8. Satisfy all requirements by Maryland State Highway Administration and Montgomery County Department of Public Works and Transportation.

DISCUSSION

Site Access, Vehicular, and Pedestrian Circulation

The proposed Eastside development will gain two access points from Shawnee Lane, one full access and one right-in/right-out only. The full access point is to be located on the eastern edge of the property. It is proposed as a three-lane driveway, one entering and two exiting the site. This access will be reconstructed in the future to have four lanes, two egress and two ingress lanes when the adjoining school property is developed. The new driveway will be shared between this development and the adjoining school.

Staff find the proposed access to the site as shown on the development plan to be safe and adequate. Staff also find that the internal pedestrian circulation and walkways provided as shown on the plan and upon implementation of recommended conditions stated above will provide for a safe and adequate movement of pedestrian traffic.

Local Area Transportation Review

Four local intersections were identified as critical intersections for analysis to determine whether they meet the applicable congestion standard of 1,450 Critical Lane Volume (CLV) for the Clarksburg Policy Area. The proposed development trips were added to the existing and the background traffic (trips generated from approved but unbuilt developments) to determine the total future traffic. The total future traffic was assigned to the critical intersections to calculate the total future CLVs. The result of CLV calculation is shown in the following table.

Table I

| Intersection Capacity Analysis with CLV Under Various Development Schemes During the Peak Hour | | | | | | | | |
|--|----------|-------|--------------|-------|--------|-------|---------|-------|
| | Existing | | Background | | Total* | | Total** | |
| | AM | PM | AM | PM | AM | PM | AM | PM |
| MD 121/Gateway Center Drive | 905 | 848 | 1,196 | 1,509 | 1,279 | 1,547 | 1,160 | 1,236 |
| MD 355/Stringtown Road | 1,438 | 1,309 | *** 1,429 | 1,382 | 1,429 | 1,382 | 1,429 | 1,382 |
| MD 355/Shawnee Lane | 1,039 | 1,205 | 1,186 | 1,324 | 1,229 | 1,379 | 1,108 | 1,242 |
| Gateway Center Drive/Shawnee Lane | 88 | 228 | 159 | 310 | 241 | 388 | 241 | 388 |

* Total development conditions without proposed roadway improvements

** Total development conditions with proposed roadway improvements

*** The CLV for AM background and AM Total future traffic conditions are lower than existing condition because other developments in the area are required to improve this intersection.

As shown in the above table, all existing intersections analyzed are currently operating at acceptable 1,450 CLVs. Under the background development condition, the intersection of Clarksburg Road (MD 121) and Gateway Center Drive (becomes Gateway Center Drive/Stringtown Road Extended under the background and total development conditions), exceeds the acceptable congestion standard of 1,450 CLV during the PM peak hour. Under the total development condition, the congestion at this intersection further deteriorates and must be improved. The applicant has proposed to reconfigure the exclusive northbound through lane as a second exclusive northbound left-turn lane. The through volumes would then share the right-turn lane. This intersection improvement results in mitigating the site-generated trips. Upon implementation of the roadway