THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

REVISED

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-88187
NAME OF PLAN: THE WILLOWS OF POTOMAC

On 07-06-88, PERCONTEE , submitted an application for the approval of a preliminary plan of subdivision of property in the R200 zone. The application proposed to create 723 lots on 244.80 ACRES of land. The application was designated Preliminary Plan 1-88187. On 02-25-93, Preliminary Plan 1-88187 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 1-88187 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code,as amended) and approves Preliminary Plan 1-88187, subject to the following conditions:

1. Agreement with Planning Board to construct intersection improvements to Rt.28 intersections with Muddy Branch Road, Travilah Road, Great Seneca Highway and Shady Grove Road; to construct intersection improvement to Shady Grove Road and Research Boulevard, to construct additional lanes along Route 28 and Key West Avenue, to widen Piney Meetinghouse Road, and to construct Shady Grove Road extended from Route 28 through new intersection with Piney Meetinghouse Road, all per 2-13-89 Transportation Division memo, as revised 2-19-93. The applicant may not receive any building permits (save permits for six model homes) until the improvements required by Conditions II B 3, 4 and 5 in the 2-13-89 and 2-19-93 Transportation Division memos, as revised are under contract with notice to proceed. Conditions II B 3, 4 and 5 provide respective:

   - Construction of right turn lane on Travilah Road at MD 28;

- Construction of a left turn lane on eastbound MD 28 at Great Seneca Highway;

- Construction of an additional through/right-turn lane on eastbound MD 28 at Shady Grove Road.

The applicant may not receive more than 50 building permits until the improvements required by Conditions II B 1, 6 and 8 of the 2-13-89 as revised 2-19-93 memo referenced above are under contract with notice to proceed. Conditions II B 1, 6 and 8 require respectively:

- Construction of a right turn lane on westbound MD 28 at Muddy Branch Road

- Construction of a third westbound through-lane along MD 28 from a point approximately 1,000' east of Glen Mill Road and extending to Great Seneca Highway

- Construction of a right turn lane on northbound Shady Grove Road at Research Boulevard

The applicant may not receive more than 200 building permits prior to completion (open to travel) of Shady Grove Road extended from its current terminus south to Piney Meetinghouse Road (unless modified at site plan based on the applicant's staging plan).

2. The applicant's PIA with Montgomery County must provide that improvements required to Conditions II C 1 and 4 of the 2-13-89 memo referenced above will be under construction within three years of initial plat recordation. Conditions II C 1 and 4 require respectively:

- Widening of Piney Meetinghouse Road from the Shady Grove extension to Glen Road to a minimum of 20' within three years, and if the rights-of-way are available or are purchased by the county within the next ten years, to 24'

- Construction of the Shady Grove Road extended from the current terminus south to Piney Meetinghouse Road

All improvements are subject to Planning Board review through the mandatory referral process. (Improvements required by Conditions II C 2 and 3 of the 2-13-89 memo are deleted and no longer required). The applicant's PIA with Montgomery County must further provide that the following improvements will be under construction within three years of initial plat recordation:

- Widening of the surface of Piney Meetinghouse Road from Glen Road to River Road to 24' where sufficient right-of-way is available and to at least 20' of pavement in all other locations per Condition II C 2

of the 4-19-90 Transportation Division memo as revised by the Board. Construction of intersection improvmeents for separate right-turn lanes on (a) southbound Piney Meetinghouse Road and (b) on westbound River Road (MD 190) at the intersection of MD 190, including limited widening of MD 190 east of Piney Meetinghouse Road per the 4-19-90 Transportation Division memo. The exact length of MD 190 to be widened will be determined by SHA and MCDOT in accordance with the governing standards for construction of the intersection improvement required. All improvements subject to Planning Board review through the mandatory referral process

3. Dedication along Piney Meetinghouse Road (80' right-of-way), Travilah Road (70' right-of-way), and Glen Mill Road (70' right-of-way)

4. No driveways to Piney Meetinghouse Road, Travilah Road, Glen Mill Road or Shady Grove Road extended

5. Conditions of DEP stormwater management approval

6. No clearing, grading or recording of lots prior to site plan approval by Montgomery County Planning Board

7. Number and location of units, width or teriary streets, and waiver of 2/3 TDR requirement to be determined at site plan

8. 113 TDRs and 92 MPDUs required subject to Condition No. 7

9. Record conservation easement over stream buffer area

10. Noise mitigation measures to be determined at site plan

11. Participation in Piney Branch Sewer Agreement

12. Dedication or provision of minimum 12-acre site for elementary school, acceptable to MCPB and MCPS staff, with location determined by the time of site plan review in conjunction with Preliminary Plan 1-88190

13. Site Plan Enforcement Agreement to require that no more than 200 building permits can be obtained for area east of Piney Branch until Street BB is connected to Shady Grove Road extended

14. Necessary easements

15. Revise property line to include triangle between east and west portions

16. Potential dedication of stream valley to be determined at site plan