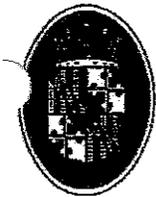


EXHIBIT C



Charles County Government DEPARTMENT OF PLANNING & GROWTH MANAGEMENT

CHARLES COUNTY COMMISSIONERS

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Peter Abuotto, AICP
Director

December 26, 2012

Mr. Rennie Friedman, P.E.
Bohler Engineering
16900 Science Drive
Suite 104
Bowie, MD 20715

Dear Rennie:

At the December 17, 2012 Planning Commission meeting, with a vote of 6-1, the Step two: General Development Plan for Waldorf Crossing Planned Development Zone (PDZA 00-07) and Design Code was approved with the following conditions:

1. Any disturbances to the Resource Protection Zone (RPZ), which do not comply with Article XI of the Zoning Ordinance, such as parking areas, require that the applicant apply for a variance to be approved by the Charles County Board of Appeals. A valid (unexpired Jurisdictional Determination by the U.S. Army Corps of Engineers shall be submitted with all RPZ variance applications. If disturbances to a stream, wetland or wetland buffer is proposed, a permit issued jointly by the Maryland Department of the Environment and the U.S. Army Corps of Engineers is required.
2. The applicant will construct the portion of the Mattawoman Hiker-Biker Trail that runs parallel to Western Parkway from the intersection of Western Parkway and Route 301 to where the Parkway meets the proposed Residential Area C-West concurrent with the construction of the Parkway by the County.. At this point, the applicant will provide a fifty (50) foot wide easement to the County to construct a scenic hiker-biker trail that meanders closer to the creek to the edge of the property, within the Mattawoman Stream Valley. Location of this easement is to be shown on the preliminary plan, with final placement to be shown at time of final plat.
3. The applicant shall provide at least one trailhead and associated parking for the Mattawoman Trail to be located on the western side of Western Parkway within Residential District C-West. The location of this trailhead and parking area shall be shown on the Preliminary Plan.

APPLICANT'S EXHIBIT

4 DOCKET # 1325

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4. The applicant shall design and install a minimum of two (2) interpretive signs about the Mattawoman Creek along the portion of the trail parallel to Western Parkway and one interpretive sign at the trailhead. The signs are to be installed upon completion of the Hiker-Biker Trail along Western Parkway.
5. Per Condition #4 under Conditions Relating to Land Use and Design of the Decision and Order (PDZA #00-07), the apartment unit mixture, based upon discussion between the applicant and the County, will be as follows:
 - 1 Bedroom 30% to 50%
 - 2 Bedrooms 40% to 62%
 - 3 Bedrooms 5% to 18%
 - 4 Bedrooms 0%

Any changes to this mixture will require the applicant to provide an updated market analysis for review and approval of the Director of Planning.

6. Per Condition 2(e) under Conditions Related to Economic Development (PDZA #00-07), districts shall generally be developed in sequence and development may proceed on one district only after eight-five (85) percent of the first district is achieved/completed. If this agreed to percentage is not met at the time of the applicant wishing to begin development on a subsequent district, approval by staff is required prior to commencement of development on the subsequent district. The term "achieved/completed" shall be defined as eighty-five (85) percent of the minimum thresholds of the uses approved in one district, per the development program and phasing chart as shown on the General Development Plan, Development Services Permit(s) have been issued and construction has commenced.
7. Per Condition #3 under Conditions Related to Economic Development, a fiscal impact study shall be conducted per the requirements of the Condition #3 of the PDZA #00-07 at the beginning of each district prior to development.
8. In all districts, the applicant is to provide information to staff regarding the number of housing units being counted towards the 10-20% affordable housing goal per Condition #5 under Conditions Related to Economic Development (PDZA #00-07). The applicant is to coordinate the determination of the affordable housing units with the Charles County Community Services.
9. The Planning Commission evaluation of the form of the proposed development as it complies with the Master Plan and General Development Plan, with associated conditions, shall be performed with the review of individual Preliminary Plans of Subdivision.
10. If the Western Parkway project is no longer fully funded in the current Capital Improvement Program at the time that the first building permit for the West Village is applied for, the applicant must demonstrate

to the Planning Commission that the transportation and pedestrian plan can still provide adequate access and circulation to the site and meet the Purpose Statement in the *Zoning Ordinance*.

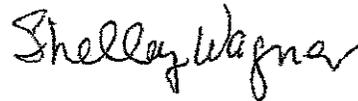
11. A conceptual layout of the park and ride lots shall be included with the submission of the Preliminary Plan to insure that the areas set aside will accommodate the minimum number of parking spaces and will be coordinated with the surrounding proposed land uses. The land area identified for the park and rides shall be shown on the Preliminary Plan as the approximate area to be reserved for County and /or State use that will facilitate transit services within the project. These identified areas will be coordinated with County and State staff to secure the property for transit facility use.
12. The applicant will reserve the right-of-way needed to accommodate the planned light rail alignment as shown on the central land bay on the GDP. The identified area will be coordinated with County and State staff to secure the property for transit facility use.
13. The planned bike and pedestrian connections must be completed concurrent with the initiation of the development of each adjoining development District as shown on the District Plan incorporated as part of the GDP approval.
14. Concurrent with the upgrade of Mattawoman Drive extension and the development of District A-West consistent with the adopted Staging Plan included as part of the GDP, pedestrian accommodations as approved by the State Highway Administration will be provided by the applicant at the intersection of U.S. 301 and proposed Mattawoman Drive, West.
15. Notwithstanding representations regarding improvements to the receiving road network for Substation Road shown on the GDP, the Planning Commission will evaluate the improvements to Substation Road at preliminary plan stage. The staging of these improvements will be determined with the approval of the Preliminary Plan of Subdivision when more specific information is available regarding the land uses and phasing.
16. All Conditions of Approval for the Master Plan (PDZA #00-07) shall remain in effect. Any changes to these conditions will require approval of both the Planning Commission and the Charles County Commissioners.
17. The approval of this Step 2: General Development Plan shall expire after five (5) years from the date of Planning Commission action, if construction in the form of footings for buildings has not yet begun.
18. All future preliminary subdivision plans, as well as all final plat approvals are contingent upon compliance with all applicable County, State, and Federal regulations, including, but not limited to, these local regulations: Charles County Zoning Ordinance, Road Ordinance, Stormwater Management Ordinance, Forest Conservation Ordinance and Floodplain Ordinance as they are in effect at the at the time of application. Also, any future plans and plats will be subject to the Master Plan and General Development Plan (GDP) as approved.

19. The GDP contains a development program that specifies the land uses, densities, intensities and amount of development for each phase (east and west sides of US 301) for the entire project. The applicant used this data to determine the total aggregate number of vehicle trips associated with the entire project. In order to determine what road improvements would be necessary for the development project, the applicant developed trip assignments for the surrounding transportation network. Based on the review of the Applicant's June 22, 2012 Traffic Impact Analysis, the vehicle trips assigned to each roadway in the analysis, and the 60% SHA Road Improvement Drawings and Access Permit Plan, County staff finds the following:
- a. The proposed improvements to the State Highway Administration (SHA) Facilities and the associated interconnection to County Roads (lane configurations) are found to be adequate;
 - b. The intersection of Western Parkway Phase III and US 301 will reflect the improvements shown in the SHA Access Permit Plan stamped 10-5-2012.
 - c. The location of the access points onto Western Parkway, as shown in the GDP, has been found to be acceptable.
 - d. Consistent with the Charles County Zoning Ordinance Section 297-257 E, and Section 3.2 vi of the Adequate Public Facilities Manual, all future developments in the surrounding area shall consider the traffic volumes shown in the Waldorf Crossing GDP and Traffic Impact Analysis as "background traffic" in order to preserve the roadway capacity afforded by the improvements provided by this project.
 - e. The location of intersections with State roads, as described in the Waldorf Crossing GDP, are approved. The configuration of the intersections under state jurisdiction as described in the SHA application and 60% design are found to be acceptable. The locations of the proposed intersections to County Roads from the Waldorf Crossing Development are approved, and detailed design will be assessed during the subsequent Preliminary Plan and Site Plan phases.
 - f. Consistent with the December 8, 2009 County Commissioner Order, Appendix A, Condition B.2, the requirements of the Adequate Public Facilities section of the Charles County Zoning Ordinance will be applied during the subsequent Preliminary Plan and Site Plan phases.

The applicant may now proceed with any Preliminary Plan or Site Development Plan which shall be reviewed with any of the conditions of approval of either the Master Plan or the General Development Plan. A stamped copy of the General Development Plan has been included with this approval.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Shelley Wagner".

Shelley Wagner, AICP
Program Manager
Subdivision and Site Plan Review

Enclosure

CC: Pat Faux, The Faux Group, 2200 Somerville Road, Ste. 200, Annapolis, MD 21401
Page Wyrrough, Esq., Chaney Enterprises, P.O. Box 548, Waldorf, MD 20601