

Re: Amended Condition 61: Yacht Club Road Connection(s)

This Commission generally favors connectivity and the street grid promoted in the MP3-150' Plan. Although the area extending north of the boundary line of the Proposed Project is not within Town limits, the Commission wishes to preserve the opportunity to provide connectivity from the Proposed Project to Yacht Club Road. Therefore, the Applicant shall re-examine the layout of lots and streets in the northern most tier of lots in the MP3-150' Plan (Lots 1-7 and 85-105 as shown on Exhibit 227) to arrange the street locations and configurations to improve the location of the proposed street connections between the Proposed Project and Yacht Club Road.

The Applicant has submitted a proposed Annexation Agreement (the "Proposed 2008 Annexation Agreement") to the Commissioners that includes annexation of Yacht Club Road into the Town and requires the Applicant to incur all costs attributable to improvements along Yacht Club Road based on the Town's road standards and at the intersection of Yacht Club Road with Maryland Route 33 as a result of one or more connections from the Proposed Project to Yacht Club Road. Based upon the Applicant's submission of the Proposed 2008 Annexation Agreement and related annexation documents, the Commission shall not condition this approval on there being a street connection between the streets of the Proposed Project and Yacht Club Road because it is within the control of the Town whether to annex Yacht Club Road and whether to permit one or more connections between the streets of the Proposed Project and Yacht Club Road. In the event, however, that the Town annexes Yacht Club Road, the Applicant shall be required to seek approval from the Town for one or more street connections from the Proposed Project to Yacht Club Road at any and all locations approved by the Town in connection with approval, if any, of a specific sketch plan for traditional neighborhood

Exhibit 13

development zoning and/or approval of a specific development plan associated with subdivision approval.

The Applicant shall be required to maintain the grid street system designed to provide connectivity from the streets within the Proposed Project to Yacht Club Road until such time as the Town either rejects the Proposed 2008 Annexation Agreement and/or takes action to deny one or more connections from the streets within the Proposed Project to Yacht Club Road. In the event that the Town approves the Proposed 2008 Annexation Agreement and approves one or more street connections from the Proposed Project to Yacht Club Road, the Applicant shall be required to implement any such connections. There shall be no dead-end streets and no cul-de-sacs in the Proposed Project (exclusive of private alleys). In the event that there is not at least one public street connection between the streets of the Proposed Project and Yacht Club Road, the Applicant shall at all times be required to maintain an emergency gated private road connection from the Proposed Project to Yacht Club Road suitable for all emergency vehicles, including, but not limited to, fire trucks.

Exhibit 13