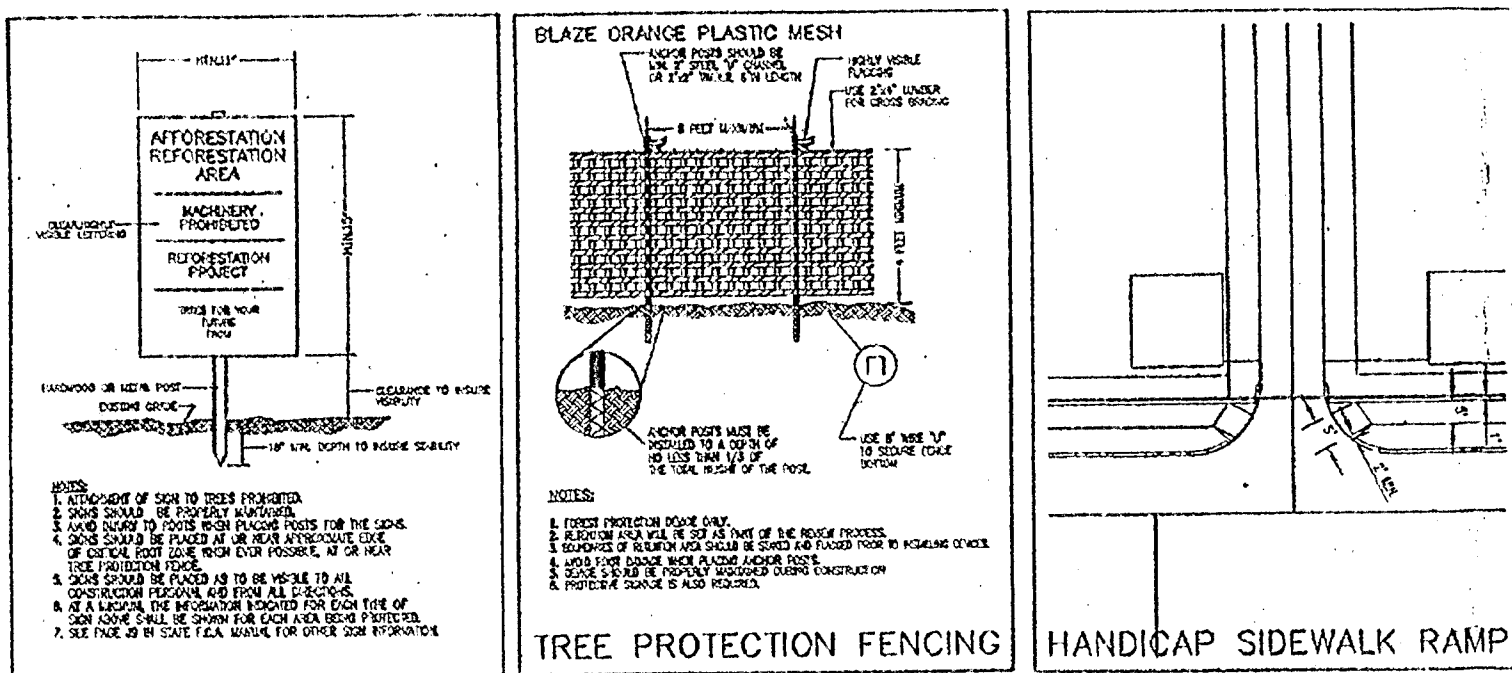




# CLARKSBURG TOWN CENTER - PHASE 1B ONLY (1B2 & 1B3) LAND USE FACILITIES ANALYSIS

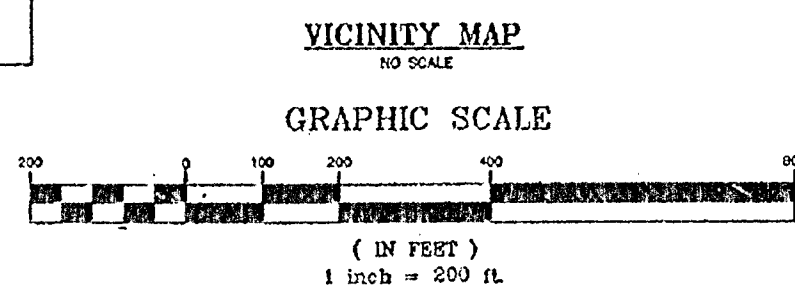
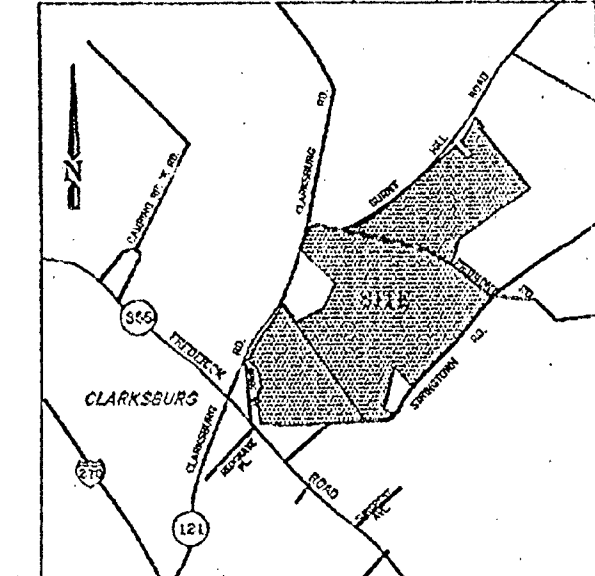
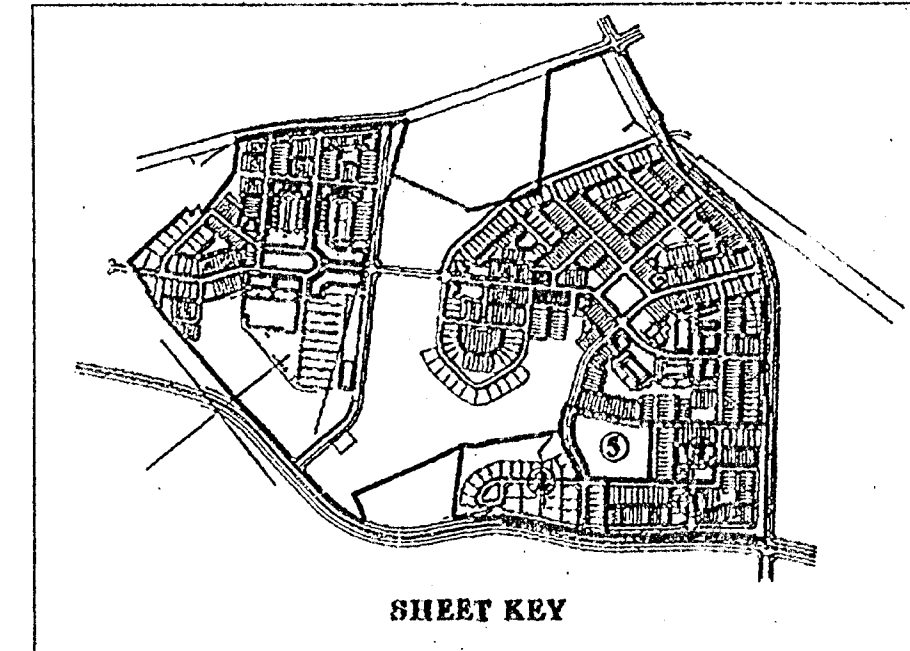
| Approved Plan               | Type of Units | Proposed Plan               |
|-----------------------------|---------------|-----------------------------|
| 67                          | SFD           | 67                          |
| 150                         | TH            | 148                         |
| 150                         | Multi-Family  | 80                          |
| 340 (including 28 MF Units) | Total         | 295 (including 28 MF Units) |

| Approved Plan | Parking  | Proposed Plan |
|---------------|----------|---------------|
| 464           | Offset   | 228           |
| 152           | Garage   | 200           |
| 572           | Required | 458           |
| 810           | Total    | 528           |

| Approved Plan  | Green Space                | Proposed Plan  |
|----------------|----------------------------|----------------|
| 1,194,808 sqft | Required                   | 1,528,800 sqft |
| 27.48 Ac.      | 1,027,154 sqft or 23.2 Ac. | 38.10 Ac.      |

| BMP   | DA(%) | UP DA(%) | DESIGN RUN-OFF DEPTH | ADDITIONAL STORAGE AC. | REDUNDANT WIRE | REMOVED DA(%)         | LAIDOUT |
|-------|-------|----------|----------------------|------------------------|----------------|-----------------------|---------|
| SF#9  | 7.45  | 2.79     | 1"                   | -                      | -              | 10                    | 10      |
| SF#12 | 2.53  | 3.11     | 1"                   | -                      | -              | 14.45                 | 4.52    |
| SF#14 | 5.19  | 2.9      | 1"                   | -                      | -              | 6.60                  | 3.58    |
| SF#14 | 38.72 | 18.08    | 0.5"                 | -                      | -              | 38.50                 | 19.45   |
| CH#3  | 0.72  | 0.72     | 1"                   | -                      | -              | SF#14, Perm. Pool     | 0.78    |
| CH#4  | 8.58  | 0.59     | 1"                   | -                      | -              | SF#14, Permanent Pool | 0.77    |
| CH#5  | 1.02  | 0.25     | 1"                   | -                      | -              | SF#14, Permanent Pool | 0.75    |

\* Total Impervious Area (1B-2) = 12.68 Ac.  
Total Impervious Area (1B-3) = 7.30 Ac.



| HOUSING TYPE | ESU | TOT  | CHLD | TEEN | ADULT | ELDERLY |
|--------------|-----|------|------|------|-------|---------|
| SFD I        | 20  | 2.5  | 4.8  | 5    | 21.2  | 2.2     |
| SFD II       | 37  | 5.2  | 7.1  | 8.5  | 47.1  | 4.7     |
| TH           | 133 | 22.3 | 28.8 | 10.8 | 171.5 | 9.6     |
| Garden       | 150 | 16.2 | 20.4 | 10.9 | 175.2 | 24      |
| Total        | 340 | 48.2 | 70.1 | 35.0 | 414.8 | 40.5    |

| HOUSING TYPE | ESU | TOT  | CHLD | TEEN | ADULT | ELDERLY |
|--------------|-----|------|------|------|-------|---------|
| SFD I        | 15  | 1.9  | 3.8  | 3.8  | 15.9  | 1.7     |
| SFD II       | 52  | 7.3  | 10   | 12   | 68.1  | 6.8     |
| TH           | 147 | 24.7 | 31.8 | 11.8 | 189.3 | 10.8    |
| Garden       | 50  | 8.8  | 11.2 | 9.5  | 94.7  | 12.8    |
| Total        | 264 | 42.5 | 56.6 | 37.2 | 368   | 31.7    |

| REC. FACILITY            | TOT  | CHLD | TEEN | ADULT | ELDERLY |
|--------------------------|------|------|------|-------|---------|
| (1) Seating Area         | 8    | 6    | 9    | 30    | 12      |
| Open Play II             | 3    | 4    | 1    | 10    | 1       |
| Multi Age                | 9    | 11   | 3    | 7     | 1       |
| Blue System              | 2.3  | 6.1  | 1.8  | 28.2  | 1.1     |
| Wetland Trail            | 2.3  | 6.1  | 1.8  | 28.2  | 1.1     |
| Total                    | 22.8 | 33.8 | 29.2 | 175.4 | 24.2    |
| Total Including Off-site | 27.8 | 52.4 | 43.7 | 208.1 | 27.8    |

| REC. FACILITY            | TOT  | CHLD | TEEN | ADULT | ELDERLY |
|--------------------------|------|------|------|-------|---------|
| Blue Trail               | 2.1  | 5.8  | 5.5  | 54.9  | 3.1     |
| (2) Multi Age            | 18   | 22   | 6    | 14    | 2       |
| (11) Seating Area        | 11   | 11   | 18.5 | 55    | 22      |
| Pedestrian System        | 4.2  | 11.5 | 7.4  | 104.7 | 14.3    |
| Tot Lot                  | 9    | 2    | 0    | 1     | 1       |
| Wetland Trail            | 2.1  | 5.8  | 5.5  | 54.9  | 4.7     |
| Total                    | 48.8 | 57.5 | 40.9 | 347.5 | 47.1    |
| Total Including Off-Site | 51.6 | 76.1 | 53.9 | 380.2 | 50.7    |

| REC. FACILITY    | TOT | CHLD | TEEN | ADULT | ELDERLY |
|------------------|-----|------|------|-------|---------|
| Play Lot         | 0   | 3.1  | 3.1  | 1.4   | 0.3     |
| Blue Trail       | 0.1 | 0.7  | 1.1  | 4.4   | 0.2     |
| Multi Age        | 3.1 | 3.8  | 1    | 2.4   | 0.3     |
| (2) Picnic Areas | 0.6 | 0.6  | 1.1  | 3.5   | 1.4     |
| Soccer Jr        | 0.7 | 5.2  | 5.2  | 10.5  | 0.7     |
| Soccer Jr (Fung) | 0.7 | 5.2  | 5.2  | 10.5  | 0.7     |
| Total            | 5.2 | 18.6 | 15   | 32.7  | 3.6     |
| 35% of Demand    | 1.8 | 6.6  | 5.3  | 11.7  | 1.3     |

| REC. FACILITY    | TOT | CHLD | TEEN | ADULT | ELDERLY |
|------------------|-----|------|------|-------|---------|
| Play Lot         | 0   | 3.1  | 3.1  | 1.4   | 0.3     |
| Blue Trail       | 0.1 | 0.7  | 1.1  | 4.4   | 0.2     |
| Multi Age        | 3.1 | 3.8  | 1    | 2.4   | 0.3     |
| (2) Picnic Areas | 0.6 | 0.6  | 1.1  | 3.5   | 1.4     |
| Soccer Jr        | 0.7 | 5.2  | 5.2  | 10.5  | 0.7     |
| Soccer Jr (Fung) | 0.7 | 5.2  | 5.2  | 10.5  | 0.7     |
| Total            | 5.2 | 18.6 | 15   | 32.7  | 3.6     |
| 35% of Demand    | 1.8 | 6.6  | 5.3  | 11.7  | 1.3     |

\* SOME CREDIT NOT ALLOWED BECAUSE IT EXCEEDS 35% REQUIRED DUND.



**MINIMUM BUILDING SETBACKS per SECTION 59-2-10.3.8**

Setbacks shown reflect a 50% reduction as previously approved by the Planning Board during Project Plan and Preliminary Plan for this Development.

- From one-family residential zoning 50'
- From residential zoning other than one-family 15'
- From any street 10'

**Minimum Lot Requirements for Residential Lots - modification per Section 59-2-10.3.8 of Zoning Ordinance**

|                               | STD       | TH's      | Courtyard TH's | Multi-Family |
|-------------------------------|-----------|-----------|----------------|--------------|
| Lot Area                      | 4000 sqft | 1120 sqft | 950 sqft       | NA           |
| Front Yard                    | 10'       | 10'       | 10'            | 10'          |
| Front Yard @ Street           | 25'       | 15'       | 20'            | NA           |
| Min. Lot Width @ Bldg. Line   | 40'       | 15'       | 20'            | NA           |
| Rear Yard                     | 25'       | 20'       | 6'             | 10'          |
| Side Yard                     | 0/8'      | 0'        | 0'             | 10'/20'      |
| Min. space between End Bldgs. | NA        | 20'/4'    | 20'/4'         | 30'          |
| Max. Height                   | 35'       | 35'       | 35'            | 45'          |

\* Mid-block separation between end units may be reduced to 4'.

**Residential Accessory Buildings/Lot Standards**

- Coverage (Max. percentage of Lot) 50%
- Setback (Inside Lot) 60'
- From Front Street Line 0'
- From Side/Rear Lot Line 0'
- From Alley Line 0'
- Setback (Corner Lot) 10'
- From Side Street (Where abutting lots front) 10'
- From Side Street (Where abutting lots do not front) 0'
- From Rear Lot Line 27'
- Max. Height 27'

**RESIDENTIAL ANALYSIS - PHASE 1B/PART TWO**

| BLOCK     | SINGLE FAMILY DETACHED |     |     |     |     |     |  | SINGLE FAMILY ATTACHED-ALLEY LOADED |     |     |     |     |     |      | TOTAL |
|-----------|------------------------|-----|-----|-----|-----|-----|--|-------------------------------------|-----|-----|-----|-----|-----|------|-------|
|           | 32'                    | 40' | 50' | 60' | 65' | 70' |  | 19'                                 | 20' | 22' | 24' | 28' | 20' | INT. |       |
| C         | 6                      | 15  | 1   | 0   | 0   | 0   |  | 5                                   | 0   | 12  | 0   | 0   | 0   |      | 40    |
| D         | 4                      | 5   | 0   | 0   | 0   | 0   |  | 5                                   | 0   | 12  | 13  | 0   | 5   |      | 48    |
| E         | 4                      | 1   | 0   | 0   | 0   | 0   |  | 0                                   | 0   | 0   | 0   | 19  | 5   |      | 29    |
| Sub Total | 14                     | 21  | 1   | 0   | 0   | 0   |  | 12                                  | 0   | 24  | 13  | 19  | 11  |      | 79    |
| Totals    |                        |     |     |     |     |     |  | 38                                  |     |     |     |     |     |      | 115   |

**M.H.C.P.C. APPROVALS**

PROJECT NAME: CLARKSBURG TC - PHASE 1B PART 2

PROJECT NUMBER: 93-98091

For Certificate of Approval of this Site Plan, Code Book or Approved Street

| Approval of | Appr. Date | Reviewer's Signature | Certification Date |
|-------------|------------|----------------------|--------------------|
|             |            |                      |                    |

**GENERAL NOTES**

|                                             |                            |                           |        |
|---------------------------------------------|----------------------------|---------------------------|--------|
| Gross Site                                  | 270.16 Ac.                 | Topog. Map                | 140 83 |
| Gross Site of Phase 1                       | 120.17 Ac.                 | Preliminary Plan #1-95012 |        |
| Gross Site of Phase 1B - Part Two           | 96.4637 sqft. or 22.14 Ac. | RDYSD #1-94152            |        |
| Zoning                                      | RMX-2                      |                           |        |
| Area within Floodplain                      | 40232 sqft. or 0.92 Ac.    |                           |        |
| Area to be Dedicated:                       |                            |                           |        |
| ROW for Existing Road Improvements          | 39,887 sqft.               |                           |        |
| ROW for Public Streets                      | 59,708 sqft.               |                           |        |
| Clark Crossing Drive                        | 17,555 sqft.               |                           |        |
| Street E                                    | 60,328 sqft.               |                           |        |
| Street F                                    | 59,120 sqft.               |                           |        |
| Street G                                    | 17,640 sqft.               |                           |        |
| Street H                                    | 10,544 sqft.               |                           |        |
| Street J                                    | 204,368 sqft. or 6.07 Ac.  |                           |        |
| Total                                       | 11,098 Ac.                 |                           |        |
| Minimum Green Area required (50% 1B-Part 2) | 12,244 sqft.               |                           |        |
| Proposed Green Area                         | 10,340 sqft.               |                           |        |
| Block B                                     | 12,049 sqft.               |                           |        |
| Block C                                     | 6,412 sqft.                |                           |        |
| Block D                                     | 4,025 sqft. or 10.57 Ac.   |                           |        |
| Block E                                     |                            |                           |        |
| Total                                       |                            |                           |        |

Parking Tabulations:

|                                      |        |
|--------------------------------------|--------|
| Parking Required (2sp per 115 units) | 230 sp |
| Parking Provided                     | 42 sp  |
| Off-Street parking                   | 208 sp |
| Garage Spaces                        | 243 sp |
| Total                                |        |

**COPY OF APPROVED SITE PLAN**  
CONTAINING MINOR REVISIONS  
APPROVED BY STAFF AS SHOWN  
FILE NO. 93-98091  
MONTGOMERY COUNTY PLANNING DEPARTMENT  
REVISION: 1/1/2001  
AUTHORIZED SIGNATURE: [Signature]  
DATE: 1/1/2001

**PRINT MADE**  
JUL 3 0 2001  
CHARLES P. JOHNSON & ASSOC.

**LANDSCAPE ARCHITECT CERTIFICATE**  
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE PLANS AND RECORDS.

6/26/01  
DATE: [Signature]  
REGISTERED LANDSCAPE ARCHITECT  
NO. 5598

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE DEEDS AND RECORDS.

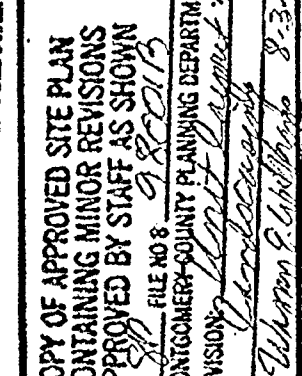
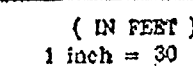
6/26/01  
DATE: [Signature]  
ROBERT COLLIER  
PROFESSIONAL LAND SURVEYOR  
MD # 20014

**DEVELOPER'S CERTIFICATE**  
THE UNDERSIGNED AGREES TO DISCLOSE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

6/26/01  
DATE: [Signature]  
[Signature]



|                                                     |     |
|-----------------------------------------------------|-----|
| 1. Coverage (Max. percentage of Lot)                | 50% |
| 2. Setback (Inside Lot)                             |     |
| From Front Street Line                              | 60' |
| From Side/Rear Lot Line                             | 0'  |
| From Alley Line                                     | 0'  |
| Setback(Corner Lot)                                 |     |
| From Side Street (where abutting Lots Front)        | 10' |
| From Side Street (where abutting Lots do not Front) | 10' |
| From Rear Lot Line                                  | 0'  |
| Max. Height                                         | 27' |



PHASE 1B - PART TWO  
SITE DEVELOPMENT PLAN  
CLARKSBURG TOWN CENTER  
CLARKSBURG (2nd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

PHASE 1B - PART TWO

SI  
ARKS  
LARKS  
MONTE

|                                 |      |                                   |       |                                                                                                                                               |      |
|---------------------------------|------|-----------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------|------|
| ADD PROMONT ROAD, GRADIES, MISS |      | CLIENT: TERRABOONE CONSULTING LLC |       | COPYRIGHT © LATEST DATE HEREIN<br>CHARLES F. JOHNSON & ASSOCIATES<br>ALL RIGHTS RESERVED. NOT TO BE REPRODUCED<br>WITHOUT WRITTEN PERMISSION. |      |
| DESIGN                          | LWP  | DATE                              | ARCAD | SCALE                                                                                                                                         | FOOT |
| DRAWN                           | CADD | APPROVED                          |       |                                                                                                                                               |      |
| SHEET                           |      | DATE                              |       |                                                                                                                                               |      |
| OF 3                            |      | 5                                 |       |                                                                                                                                               |      |
| FILE NO: 23-102-1D              |      |                                   |       |                                                                                                                                               |      |

FILE NO:  
29-102-21D

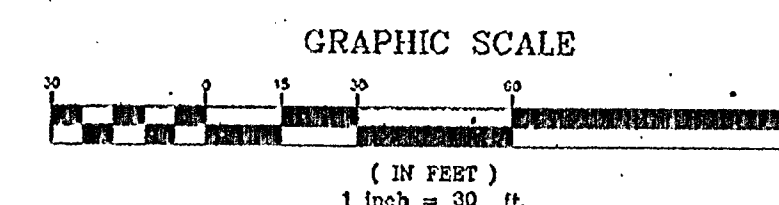
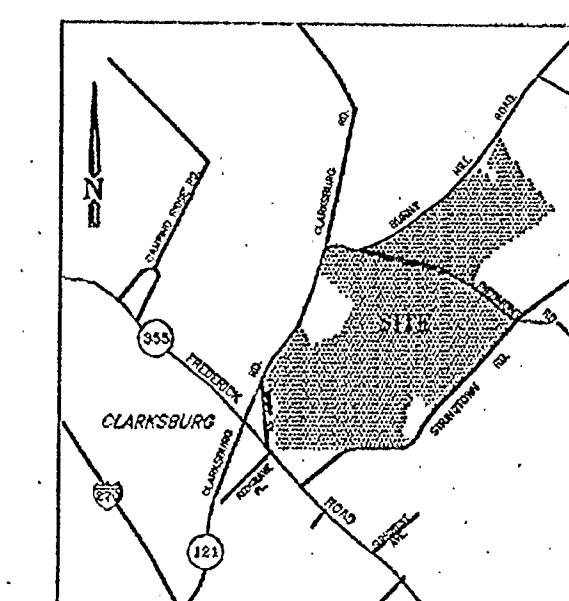
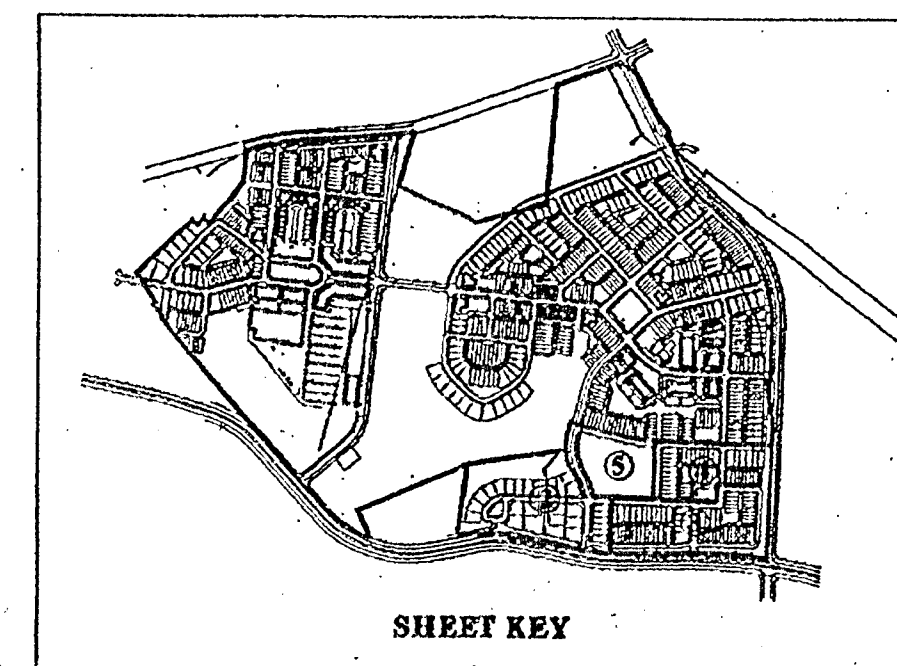
10



1 inch = 30

100

CPL Associates

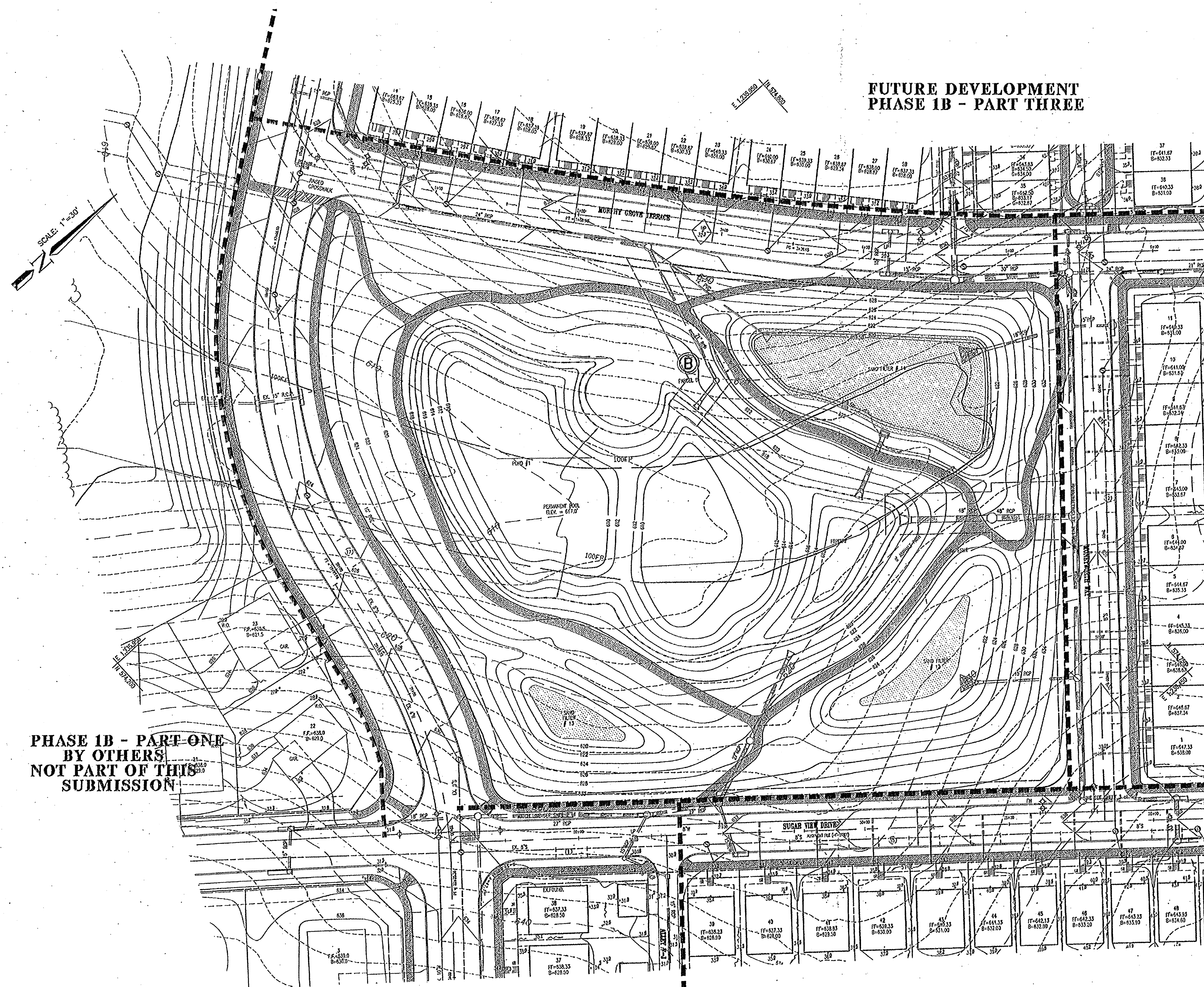


COPY OF APPROVED SITE PLAN  
CONTAINING MINOR REVISIONS  
APPROVED BY STAFF AS SHOWN  
FILE NO 8 92014  
HIGHTON COUNTY PLANNING DEPARTMENT  
REVISION 1 OF 1  
DATE 11/14/92  
AUTHORIZED SIGNATURE

PHASE 'B' - PART TWO  
SITE DEVELOPMENT PLAN  
CLARKSBURG TOWN CENTER  
CLARKSBURG (2nd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**CPI** CONSTRUCTION PROFESSIONALS INTERNATIONAL

**Charles P. Johnson & Associates, Inc.**  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
12111 RICHMOND ROAD SUITE 300 SILVER SPRING, MARYLAND 20903  
Phone: 301/594-1000 Fax: 301/594-1094  
E-mail: [lsj@cpia.com](mailto:lsj@cpia.com)



## FUTURE DEVELOPMENT PHASE 1B - PART THREE

**MINIMUM BUILDING SETBACKS per SECTION 59-C-10.3.8**

Setbacks shown reflect a 50% reduction on previously approved by the Planning Board during Project Plan and Preliminary Plan for this Development.

|                                                  |     |
|--------------------------------------------------|-----|
| 1. From one-family residential zoning            | 50' |
| 2. From residential zoning other than one-family | 15' |
| 3. From any street                               | 10' |

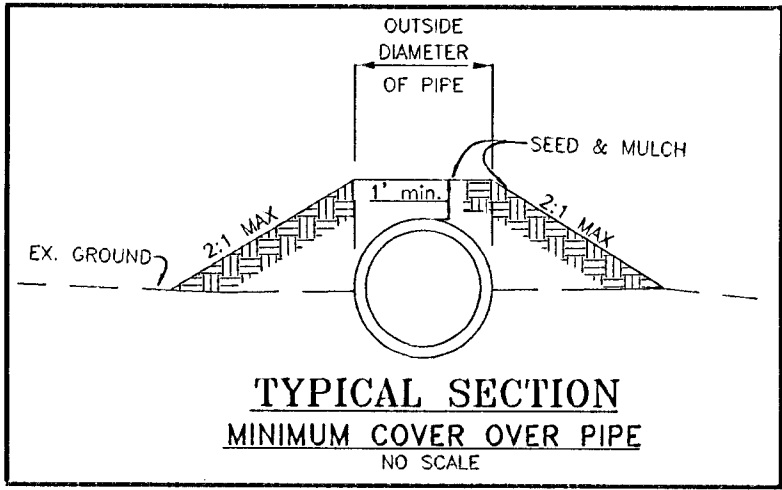
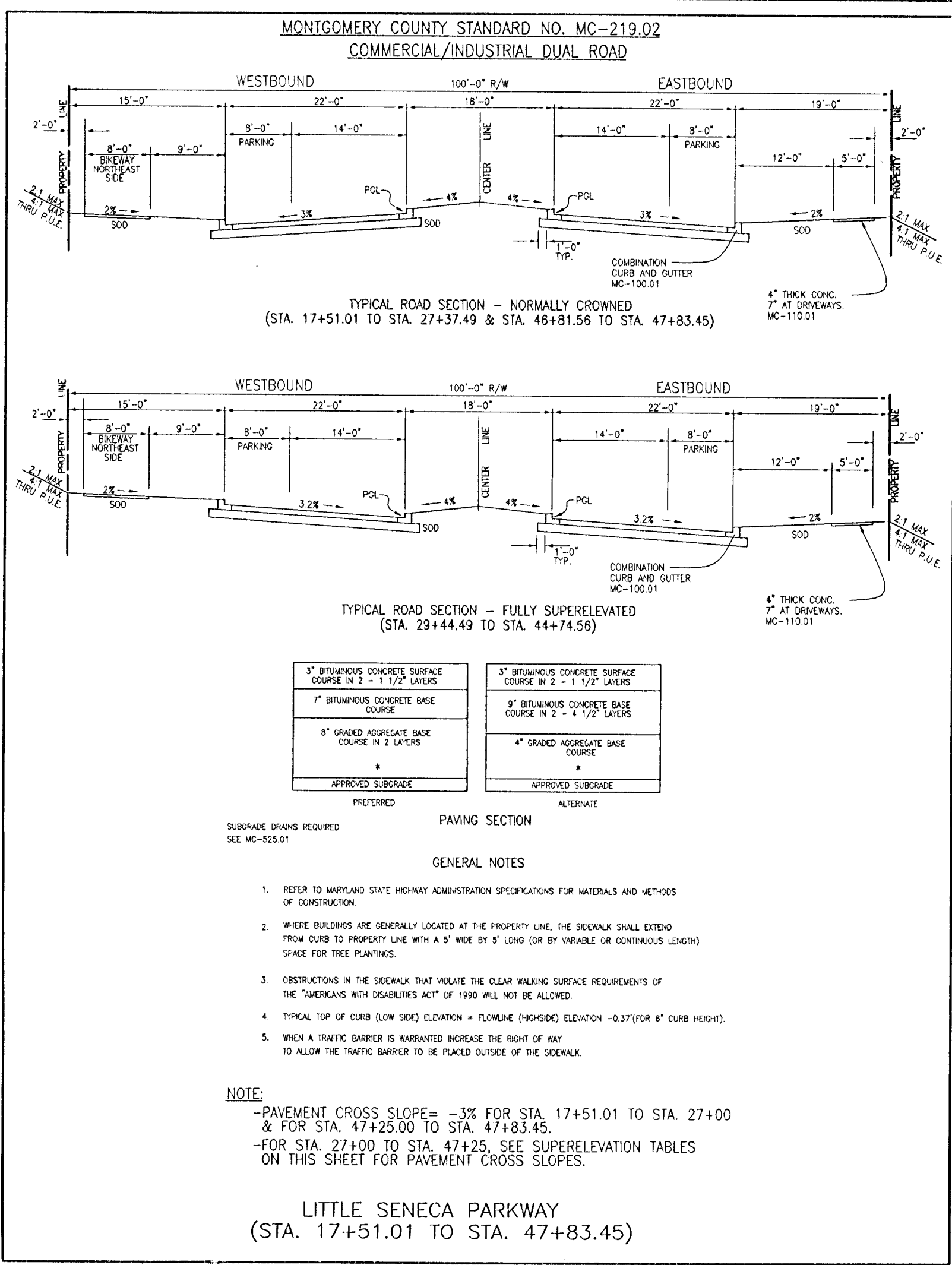
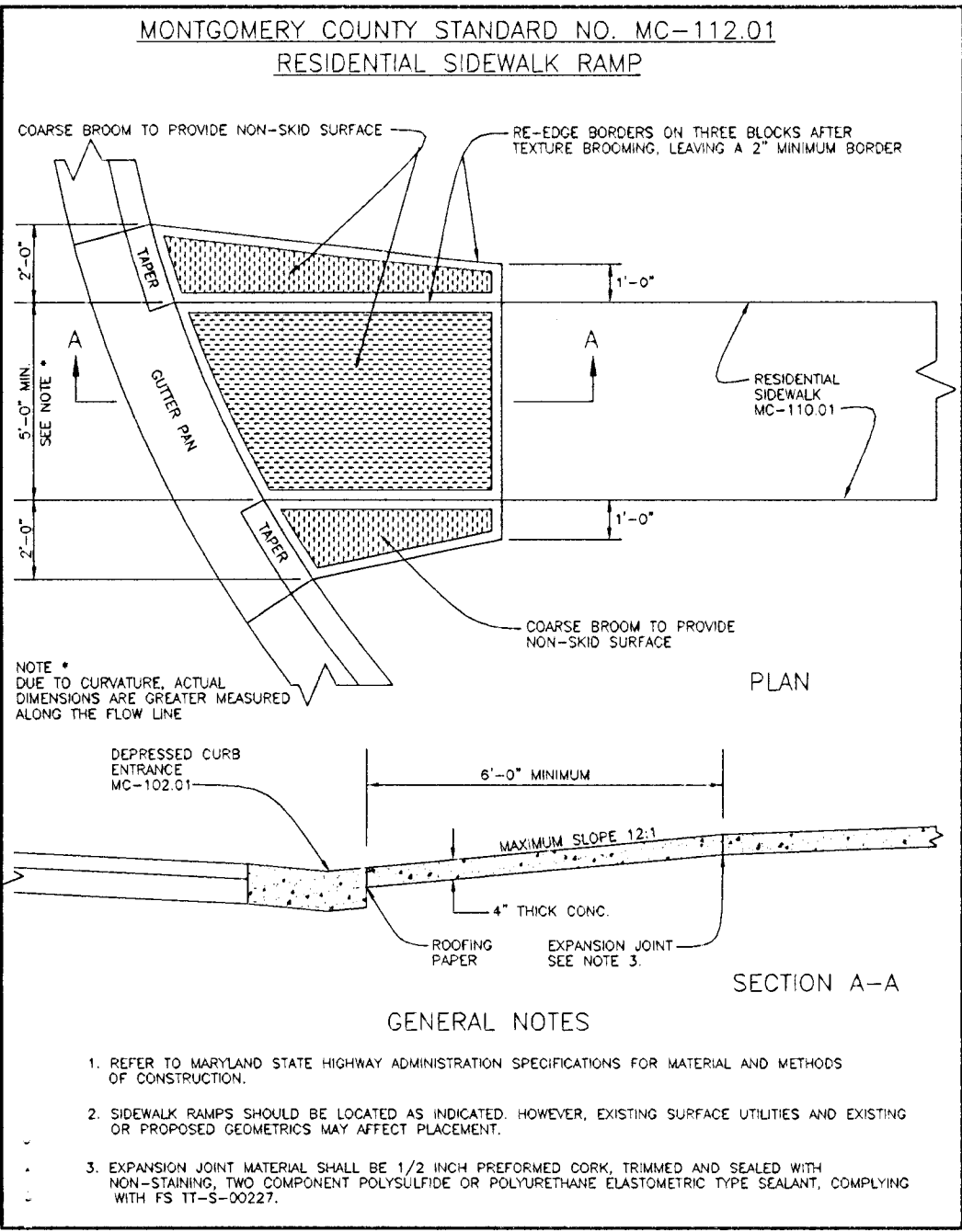
**Minimum Lot Requirements for Residential Lots -- modification per Section 59-c-10.3.8 of Zoning Ordinance**

|                               | SFD       | TH's             | Courtyard TH's | Multi-Family |
|-------------------------------|-----------|------------------|----------------|--------------|
| Lot Area                      | 4000 sqft | 110' x 120' sqft | 950 sqft       | 110' x 160'  |
| Front Yard                    | 10'       | 10'              | 10'            | 10'          |
| Lot Width @ Street            | 25'       | 16'              | 20'            | NA           |
| Min. Lot Width @ Bldg. line   | 40'       | 18'              | 20'            | NA           |
| Rear Yard                     | 25'       | 6'               | 10'            | NA           |
| Side Yard                     | 0'/8'     | 0'               | 10'            | 10'/20'      |
| Min. space between End Bldgs. | NA        | 120'/4'          | 120'/4'        | 30'          |
| Max. Height                   | 35'       | 35'              | 35'            | 45'          |

\* Mid-block separation between and units may be reduced to 4'.

**Residential Accessory Buildings/Lot Standards**

|                                                     |     |
|-----------------------------------------------------|-----|
| 1. Coverage (Max. percentage of Lot)                | 50% |
| 2. Setback (Inside lot)                             |     |
| From Front Street Line                              | 60' |
| From Side/Rear Lot Line                             | 0'  |
| From Alley Line                                     | 0'  |
| Setback (Corner lot)                                |     |
| From Side Street (Where abutting lots front)        | 10' |
| From Side Street (Where abutting lots do not front) | 10' |
| From Rear Lot Line                                  | 0'  |
| Max. Height                                         | 27' |



MISS UTILITY

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

MCDPS PROJECT NO. \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

FINAL APPROVAL

DATE: \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_

\*SUBJECT TO DEDICATION OF RIGHT OF WAY AND EASEMENTS PER COUNTY CODE SECTION 50.

DESIGN AS \_\_\_\_\_

DRAWN BY \_\_\_\_\_

DATE \_\_\_\_\_

SCALE \_\_\_\_\_

PUBLIC STORM DRAIN AND PAVING  
LITTLE SENECA PARKWAY (A-302) - STA. 19+00 TO STA. 44+56.25  
GREENWAY VILLAGE AT CLARKSBURG  
CLARKSBURG (2nd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

CLARKSBURG SUTLARK LLC  
7200 WISCONSIN AVENUE  
SUITE 100  
CLARKSBURG, MARYLAND 20841  
PHONE 202-964-8800

CLIENT:

DESIGN AS \_\_\_\_\_

DRAWN BY \_\_\_\_\_

DATE \_\_\_\_\_

SCALE \_\_\_\_\_

FILE NO: 31-214-443B

Charles P. Johnson & Associates, Inc.  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
1761 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903  
Phone: 301-584-5994 Fax: 301-584-5994  
E-mail: cjohnson@cpja.com  
FREDERICK, MD FAIRFAX, VA