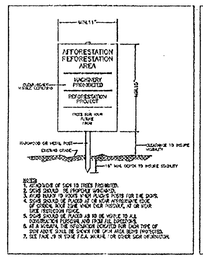
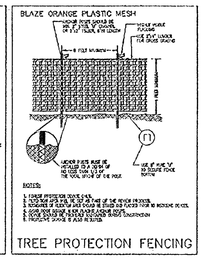
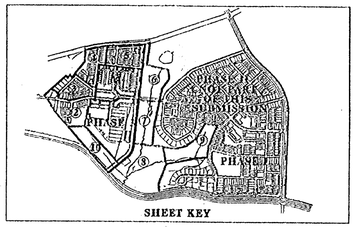
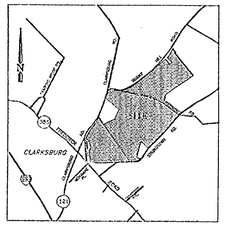




TREE PROTECTION FENCING



SHEET KEY



VICINITY MAP
NO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

TYPE 1 BIKE TRAIL

TYPE 3 BIKE TRAIL
(PRELIMINARY PLAN "STREET F")

MINIMUM BUILDING SETBACKS per SECTION 59-C-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

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	1120 sqft	950 sqft	NA
Front Yard	10'	NA	NA	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	16'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	3'	0'	0'	10'/20'
Min. space between End Bldgs.	NA	6	6	30'

* Mid-block separation between end 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'

M.N.C.P.P.C. APPROVALS

PROJECT NAME: CLARKSBURG TC – PHASE IA

PROJECT NUMBER:

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revision Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

GENERAL NOTES

Gross Site	270.18 Ac.
Gross Site of Phase IA	28.45 Ac.
Zoning	RMX-2
Area within Floodplain	7,352 sqft or 0.17 Ac.
Area within Wetlands	1,084 sqft or 0.02 Ac.
Area within Stream Valley Buffer	53,171 sqft or 1.36 Ac.
Area to be Dedicated	
ROW Dedication for Clarksburg RD.	16,432 sqft or 0.38 Ac.

Tax Map EW
State Grid used NAD 83
Preliminary Plan #1-95042
MP/FSD #4-94162
Water/Sewer categories
Proposed Water/Sewer Service – Public
Boundary/Topography by Loiederman Assoc., Inc.
Site located within Little Seneca Watershed
MPDUs – 23 units (13.6% total Phase1A-1)

Minimum Green Area required (50%)	14.23 Ac.
Proposed Green Area	17.00 Ac.

Proposed # Lots

SFD	20
Townhouses	124
Multi-Family	26
Total	170 (including 23 MPDUs)

Parking Tabulations

Parking Required (2sp/169 units)	340 sp
Parking Provided	
On street parking	240 sp
Garage Spaces	218 sp
Total	458 sp

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS,DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

LANDSCAPE ARCHITECT CERTIFICATE

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

4/28/03
DATE

JESSEY POWELL
REGISTERED LANDSCAPE ARCHITECT
MD. #598

STATE OF MARYLAND
JESSEY POWELL
No. 598
LANDSCAPE ARCHITECT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE DEEDS AND RECORDS.

4/28/2003
DATE

RONALD COLLIER
PROFESSIONAL LAND SURVEYOR
MD # 20014

STATE OF MARYLAND
RONALD COLLIER
No. 20014
PROFESSIONAL LAND SURVEYOR

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE: 4/28/03 BY: Tracy L. Graves
Terraboook Clarksburg LLC
A Delaware Limited Liability Company
By: Western Management, L.L.C. Authorized representative
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

Tracy L. Graves
PRINTED NAME

Charles P. Johnson & Associates, Inc.
PLANNERS · ENGINEERS · LANDSCAPE ARCHITECTS · SURVEYORS
8601 GEORGIA AVE. SUITE 510 SILVER SPRING, MARYLAND 20910
PHONE: 301-589-7505 FAX: 301-589-7506
FREDERICK, MD TIMONIUM, MD TYSONS CORNER, VA
CPJ Associates

PHASE 1A
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SP #8-98001C

Sign Set

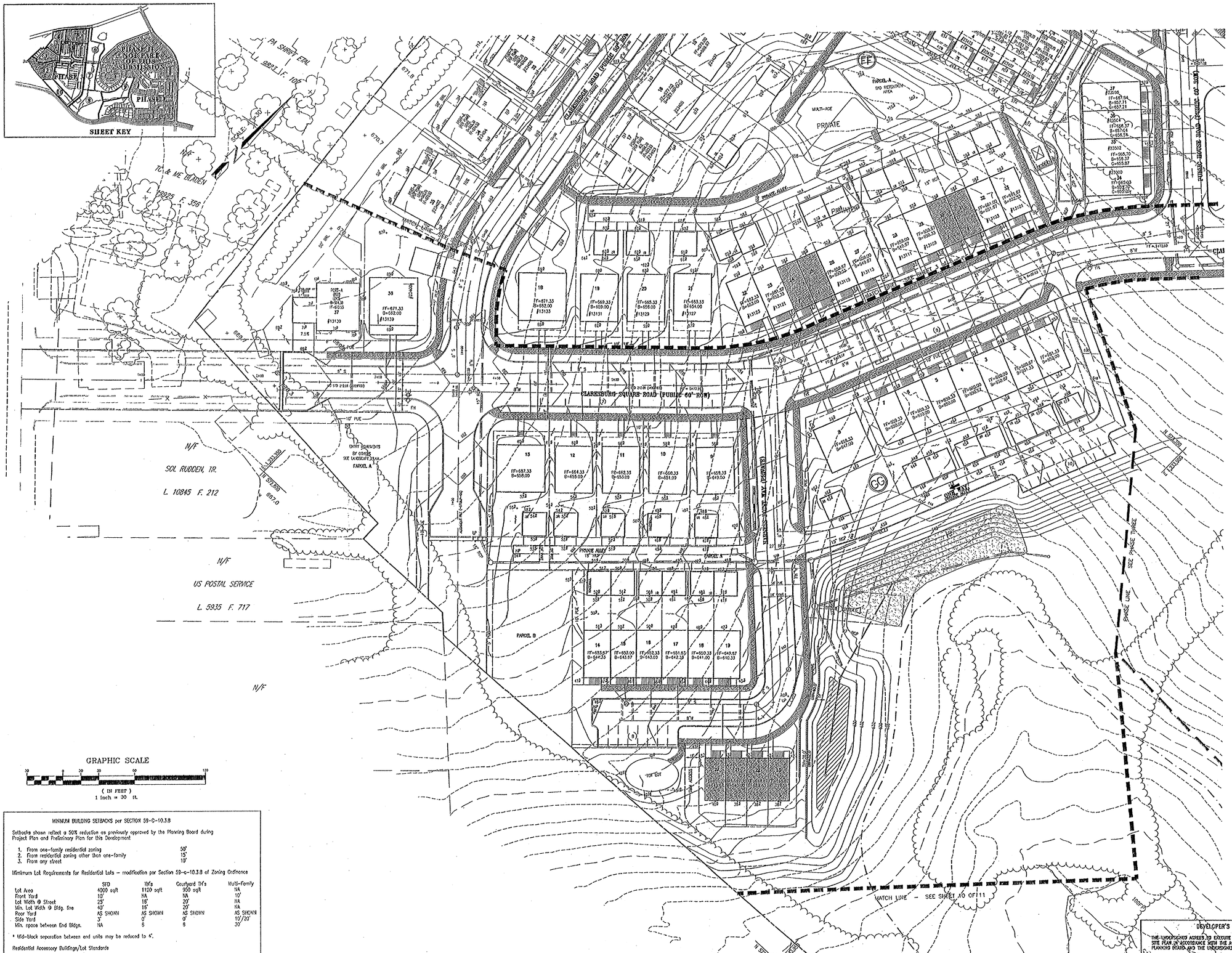
CITY OF REPORDED SITE PLAN
PLANNING BOARD
APPROVED BY STAFF AS SHOWN
SUPPLIED BY STAFF AS SHOWN
DATE 4/28/03
MUNICIPAL / COUNTY PLANNING DEPARTMENT
REVISION: 1 2 3 4 5

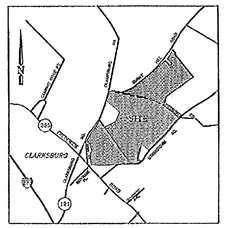
CLIENT: TERRABROOK CLARKSBURG LLC
1 BETHESDA CENTER
BALTIMORE, MD. 21201

DESIGN MKS
DRAWN
CHKD
APPROVED
DATE 02.07
SCALE 1"=200'

SHEET 1 OF 11

FILE NO: 99-101-219





VICINITY MAP
NO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

MINIMUM BUILDING SETBACKS per SECTION 59-C-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

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	1120 sqft	950 sqft	NA
Front Yard	10'	NA	NA	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	16'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	3'	0'	0'	10'/20'
Min. space between End Bldgs.	NA	6	6	30'

* Mid-block separation between end 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'

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS,DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE 4/28/03 BY Tracy L. Graves
Terraprojects Clarksburg LLC,
a Delaware Limited Liability Company
By: Weston Management, L.L.C. Authorized representative
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

Tracy L. Graves
PRINTED NAME

COPY OF APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY SITE PLAN SUPERVISOR
ON 5/30/03
MONTGOMERY COUNTY PLANNING DEPARTMENT
REVISIONS:

UPDATED/REVISING:
12/13/02 ■ ■ ■ Comments/Addr/PSCSubmittal mms
1/21/03 Addresses for Tech mms

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
9200 RIDGE ROAD SUITE 200 SILVER SPRING, MARYLAND 20910
(301) 589-2865 FAX (301) 589-2867
FAIRFAX, VA

PHASE 1A
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SP #8-98001C

CLIENT: TERRAPROJECTS CLARKSBURG LLC
11 WEST MONUMENT AVE.
CLARKSBURG, MD 20871

DESIGN MJS | DRAFT CJCD | APPROVED | DATE 02/01 | SCALE 1"=50'

SHEET 2 OF 11

FILE NO: 23-101-21D

MINIMUM BUILDING SETBACKS per SECTION 59-C-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

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

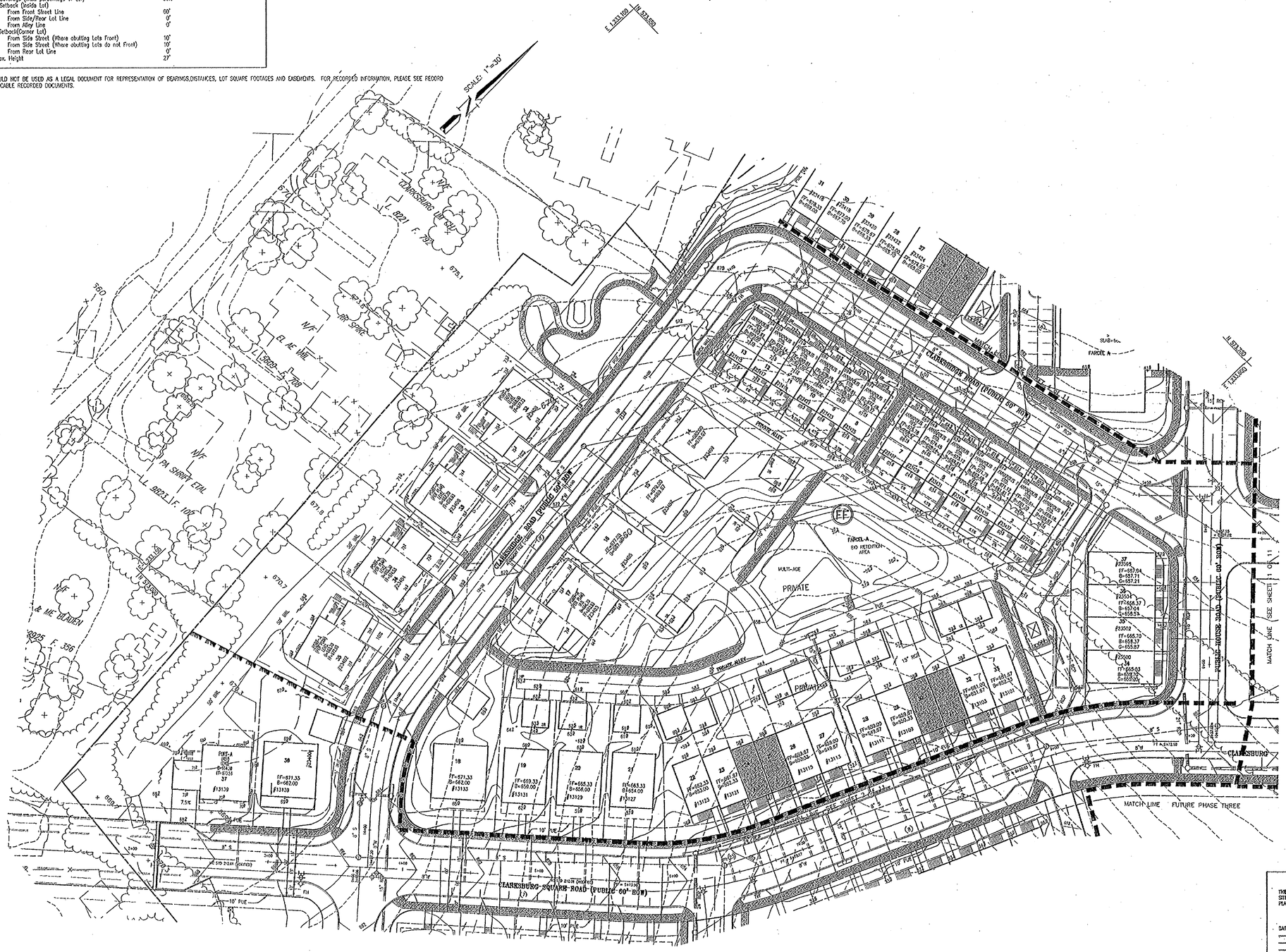
	SFD	TH's	Courtyard TH's	Multi-Family
Lot Area	4000 sqft	1120 sqft	950 sqft	NA
Front Yard	10'	NA	NA	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	16'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	3	0'	0'	10'/20'
Min. space between End Bldgs.	NA	5	6	30'

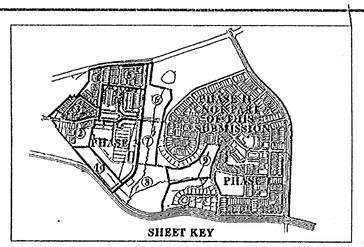
* Mid-block separation between end units may be reduced to 4'.

Residential Accessory Buildings/Lot Standards

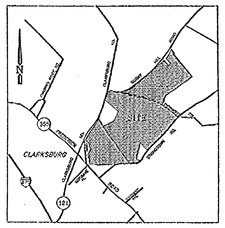
1. Coverage (Max. percentage of Lot) 50%
2. Setback (Inside Lot)
   - From Front Street Line 60'
   - From Side/Rear Lot Line 0'
   - From Alley Line 0'
   - Setback(Corner Lot)
   - From Side Street (Where abutting Lots Front) 10'
   - From Side Street (Where abutting Lots do not Front) 10'
   - From Rear Lot Line 0'
   - Max. Height 23'

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS,DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.





SHEET KEY



VICINITY MAP
NO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

COPY OF APPROVED SITE PLAN CONTAINING MINOR REVISIONS APPROVED BY STAFF AS SHOWN

MONTGOMERY COUNTY PLANNING DEPARTMENT
REVIEWER: Lynnette Lashley
DATE: 5/26/03

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE 4/28/03 BY Tracy Z. Graves
Corporate Clarksburg LLC
a Delaware Limited Liability Company
By: Western Management, L.L.C. Authorized Representative
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

Tracy Z. Graves
PRINTED NAME

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1010 ELECTRIC ROAD SUITE 150 SILVER SPRING, MARYLAND 20910
PHONE (301) 565-4800 FAX (301) 565-4805
E-mail@cpjassociates.com
FREDERICK, MD FAIRFAX, VA

CPJ Associates

PHASE 1A
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SP #8-98001C

CLIENT: TERRAMONTE CLARKSBURG LLC
1 FEDERAL STREET
CLARKSBURG, MARYLAND 20871

REVISION MCC
DRAFT GLED
APPROVED
DATE OCT 02
SCALE 1"=30'

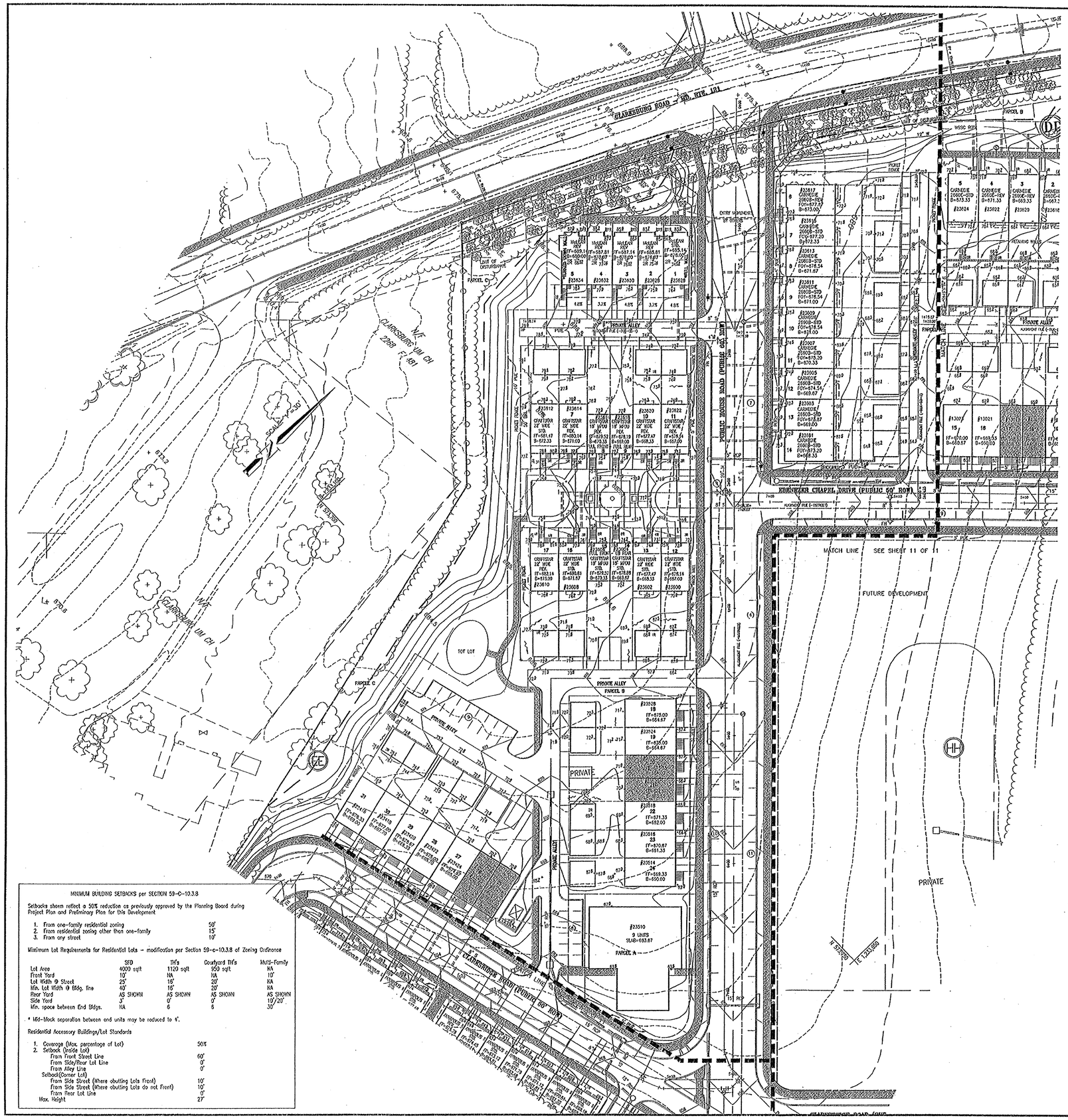
SHEET 3 OF 11

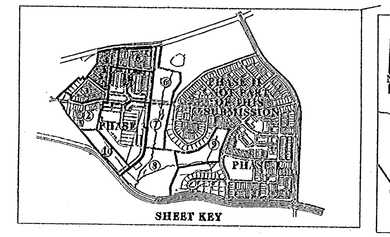
FILE NO: 29-101-21D

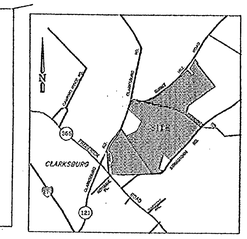
UPDATED PER COMMENTS 12/18/02 & 2/6/03 mm
12/13/02 - Addresses for Lot 1 mm

Drawing: Lot13 D.DWG

Dwg: N:\29100\dwg\21-1As3 Xrefs 21-00/TOPO/64-099/65-099







VICINITY MAP
NO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS,DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

MINIMUM BUILDING SETBACKS per SECTION 59-C-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

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	1120 sqft	950 sqft	NA
Front Yard	10'	NA	NA	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	16'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	3'	0'	0'	10'/20'*
Min. space between End Bldgs.	NA	6	6	30'

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

Residential Accessory Buildings/Lot Standards

1. Coverage (Max. percentage of Lot) 50%
2. Setback (Inside Lot) 60'
   From Front Street Line 0'
   From Side/Rear Lot Line 0'
   From Alley Line
   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'

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE 4/28/03 BY Stacy L. Graves
Forestbrook Clarksburg, LLC
a Delaware Limited Liability Company
By: Wakefield Management, LLC, its Authorized Representative
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

Tracy L. Graves
PRINTED NAME

CPJ Associates

Charles P. Johnson & Associates, Inc.
PLANNERS · ENGINEERS · LANDSCAPE ARCHITECTS · SURVEYORS
8601 ELTON ROAD SUITE 200 SILVER SPRING, MARYLAND 20910
(301) 589-7560 FAX (301) 589-7562
7700 LEESBURG PIKE FALLS CHURCH, VA 22043
FREDERICK, MD FAIRFAX, VA

COPY OF APPROVED SITE PLAN CONTAINING MINOR ADDITIONS
SHEET 4 OF 11 SHEET AS SHOWN
MONTGOMERY COUNTY PLANNING DEPARTMENT
DATE 4/28/03

PHASE IA
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SP #8-98001C

CLIENT: TERRAMARK/CLARKSBURG LLC
11300 ROCKVILLE PIKE
CLARKSBURG, MARYLAND

DESIGN MES
DRAFT CAED
APPROVED
DATE 7/02
SCALE 1"=30'

SHEET 4 OF 11

FILE NO. 29-01-21D

REVISED/PRELIMINARY
12/13/02 P.B.P. Comments/DRC/Filedrlg. chris
7/15/03 Addresses for 1A-1 chris

22-1.7

MINIMUM BUILDING SETBACKS per SECTION 59-C-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

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	1100 sqft	650 sqft	NA
Front Yard	10'	NA	NA	10'
Lot Width @ Street	25'	15'	20'	NA
Min. Lot Width @ Bldg. line	40'	15'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	3'	0'	0'	10'/20'
Min. space between End Bldgs.	NA	8	8	30'

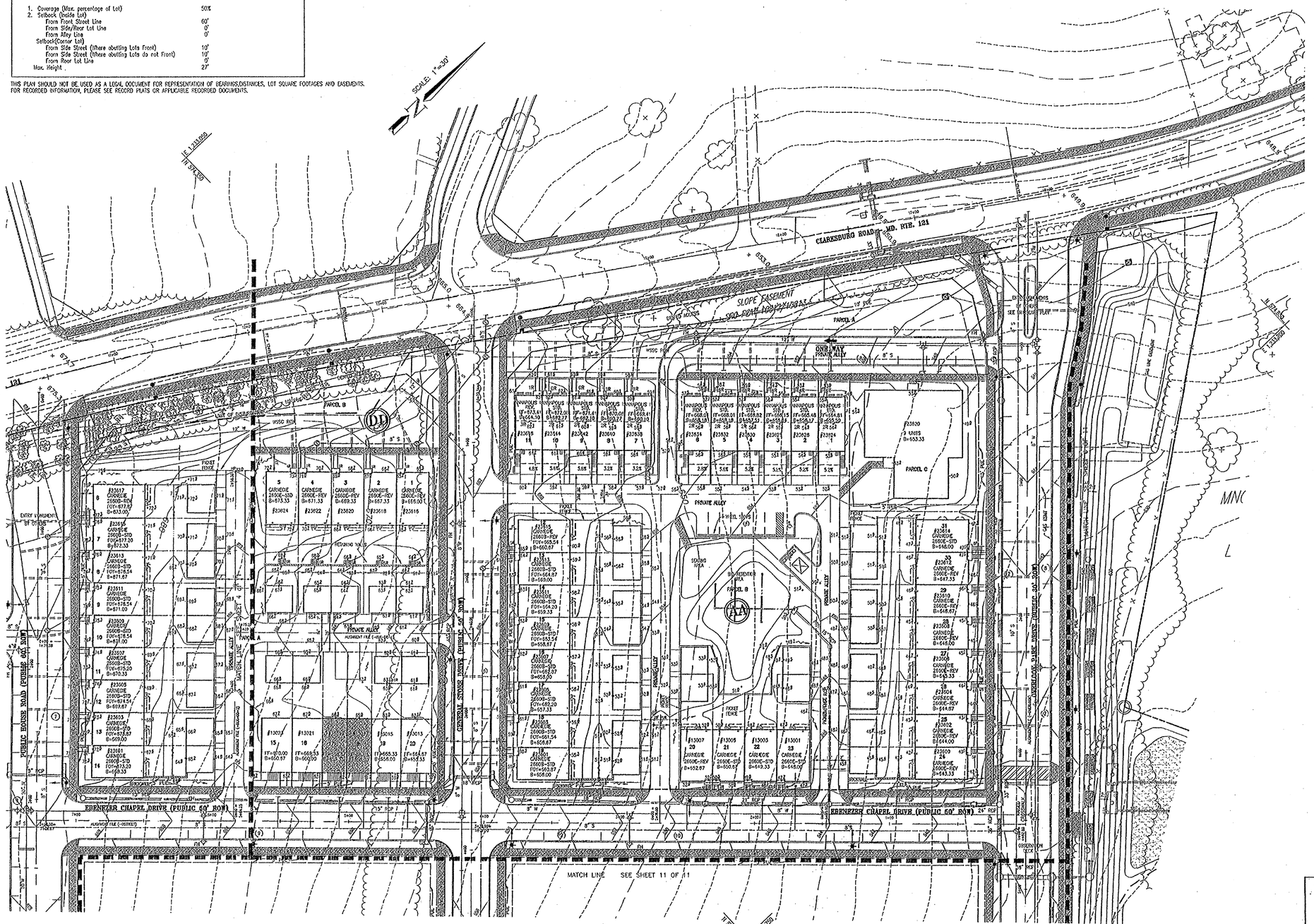
* Mid-block separation between end units may be reduced to 4'.

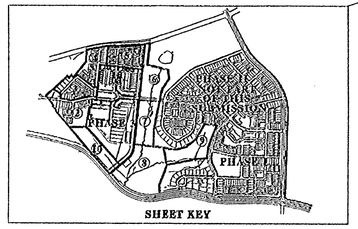
Residential Accessory Buildings/Lot Standards

1. Coverage (Max. percentage of Lot) — 50%
2. Setback (Inside Lot) — 60'
   - From Front Street Line — 0'
   - From Side/Rear Lot Line — 0'
   - From Alley Line
   - 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 — 20'

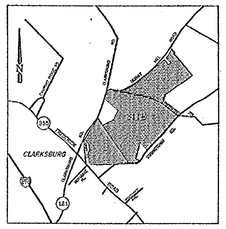
THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS,DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

SCALE: 1"=30'





SHEET KEY



VICINITY MAP
NO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

COPY OF APPROVED SITE PLAN CONTAINING MINOR REVISIONS
SEE SHEET 2 OF 11 FOR SIGNOFF
MONTGOMERY COUNTY PLANNING DEPARTMENT
DATE: 5/28/03 FILE NO: 8-98001C
Lynn & Cushing 5/28/03

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE 4/28/03 BY Tracy L. Graves
Ferdinandsen Clarksburg, LLC
By Belmont Limited Liability Company
By: Western Management, L.L.C. Authorized Representative
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

Tracy L. Graves
PRINTED NAME

UPDATES/REVISIONS:
4/23/03 Rev. 1=1:16 per 2nd Submittal
5/12/03 Rev. 2=Revised per Staff Comments
7/31/03 Addendum for Lot 1 Site Plan Modifications

Charles P. Johnson & Associates, Inc.
PLANNERS · ENGINEERS · LANDSCAPE ARCHITECTS · SURVEYORS
8601 GEORGIA AVENUE, SUITE 300 SILVER SPRING, MARYLAND 20910
(301) 589-2865 FAX (301) 589-7365 FREDERICKSBURG, VIRGINIA
FAIRFAX, VA

PHASE 1A
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SP #8-98001C

TOWN & COUNTRY ASSOCIATES LLC
CLARKSBURG, MARYLAND

DESIGN: AJD
DRAFT: CLCD
APPROVED:
DATE: OCT.97
SCALE: 1"=30'

SHEET 5 OF 11

FILE NO: 29-101-21D

MINIMUM BUILDING SETBACKS per SECTION 59-C-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

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

Mimimum 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	1120 sqft	950 sqft	NA
Front Yard	10'	NA	NA	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	16'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	3'	0'	0'	10'/20'
Min. space between End Bldgs.	NA	6	6	30'

* Mid-block separation between end 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'

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS,DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

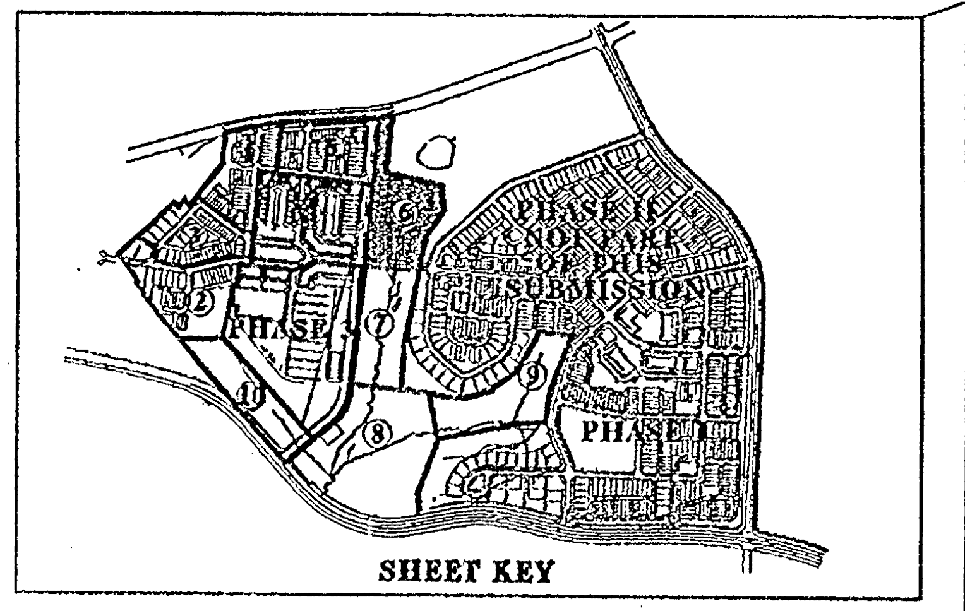
DATE: 4/28/03 BY: Tracy Z. Graves

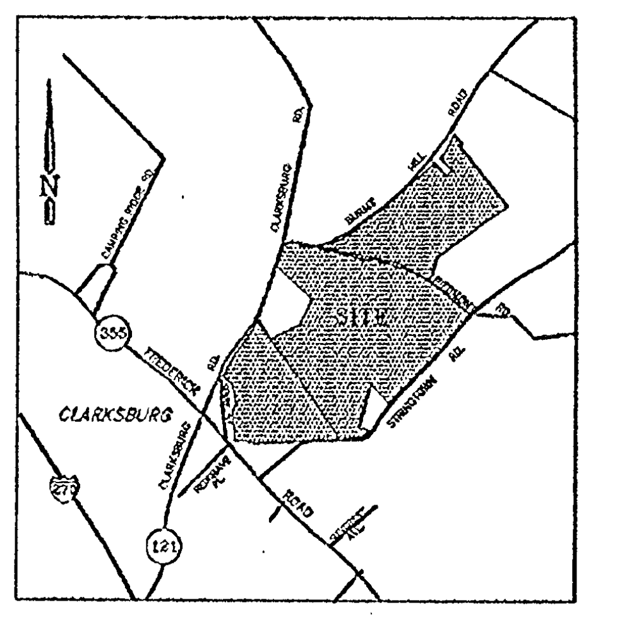
Terrabrook Clarksburg, L.L.C.
a Delaware Limited Liability Company
By: Westerra Management, L.L.C. / authorized representative

DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

Tracy Z. Graves

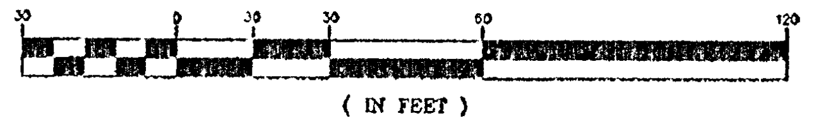
PRINTED NAME



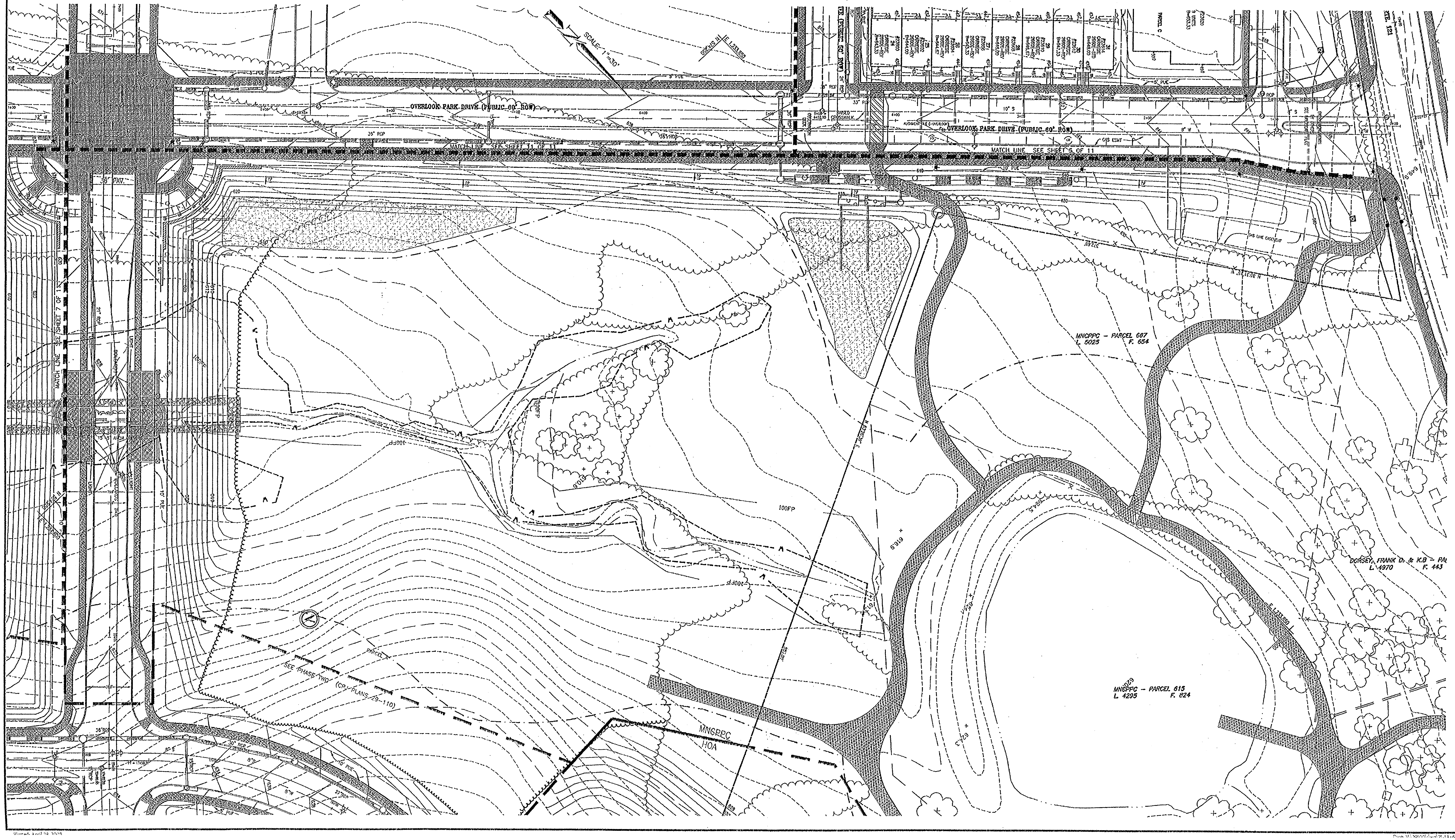


VICINITY MAP
NO SCALE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



COPY OF APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
SP FILE NO 8 98001C
MONTGOMERY COUNTY PLANNING DEPARTMENT
Unit layout
Wynn E. Witthans 5/20/07

PHASE 1A
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone(301)434-7000 E-mail:cpja@cpja.com Fax(301)434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: TERRABROOK CLARKSBURG LLC
23330 FREDERICK ROAD
CLARKSBURG, MD 20871-0287

DESIGN	LWP
DRAFT	CADD
APPROVED	
DATE	DEC 02
SCALE	1"=30'

SHEET 6 OF 11

3 Z 1 9

FILE NO: 29-101-21D

MINIMUM BUILDING SETBACKS per SECTION 59-C-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

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	1120 sqft	950 sqft	NA
Front Yard	10'	NA	NA	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	16'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	3'	0'	0'	10'/20'
Min. space between End Bldgs.	NA	6	6	30'

* Mid-block separation between end 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'

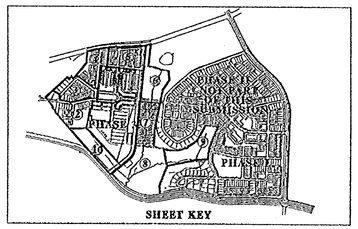
THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS,DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

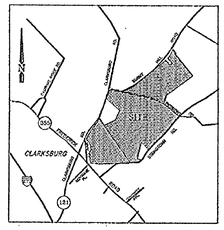
DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE 4/29/03 Stacy D. Graves
Forestbrook Clarksburg, LLC
By Robinson Urwald Litwin & Grayson
Its: Waters Management, L.L.C. Managing Member
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

Travis E. Graves
PRINTED NAME





VICINITY MAP
NO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
4416 EAST-WEST HIGHWAY SUITE 300 BETHESDA, MARYLAND 20814
Phone (301) 657-0500 E-mail cpj@cpj-inc.com Fax (301) 913-0474
FREDERICK, MD WASHOKA, VA

COPY OF APPROVED SITE PLAN CONTAINING MINOR REVISIONS

APPROVED BY STAFF AS SHOWN
Signature
Date 5/14/03

PHASE 1A
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CLIENT: TERRAMOR CLARKSBURG LLC
TERRAMOR CORPORATION
CLARKSBURG, MARYLAND 20871-0187

DESIGN	LMP	
DRAFT	CJLD	
APPROVED		
DATE	DEC.02	
SCALE	1"=30'	

SHEET 7 OF 11

FILE NO.: 29-01-21D

Plotted: April 28, 2003

Dwg: N:\29000\dwg\21-1A.F Xrefs: 21-00(F)-02(4)-09(16-09)(TOPO

MINIMUM BUILDING SETBACKS per SECTION 59-C-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

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

Mimimum 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	1120 sqft	950 sqft	NA
Front Yard	10'	NA	NA	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	16'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	3'	0'	0'	10'/20'
Min. space between End Bldgs.	NA	6	6	30'

* Mid-block separation between end 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'

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS,DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

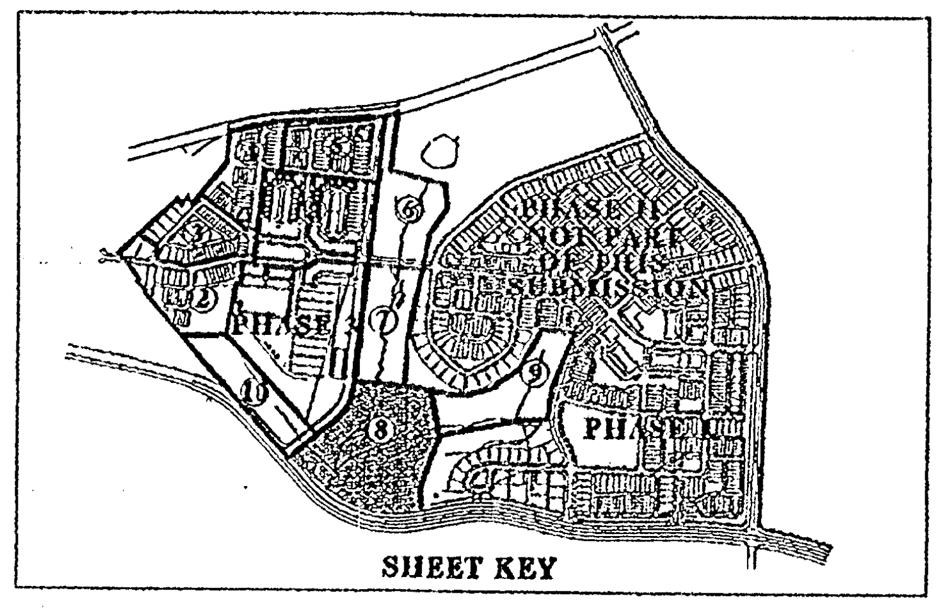
DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

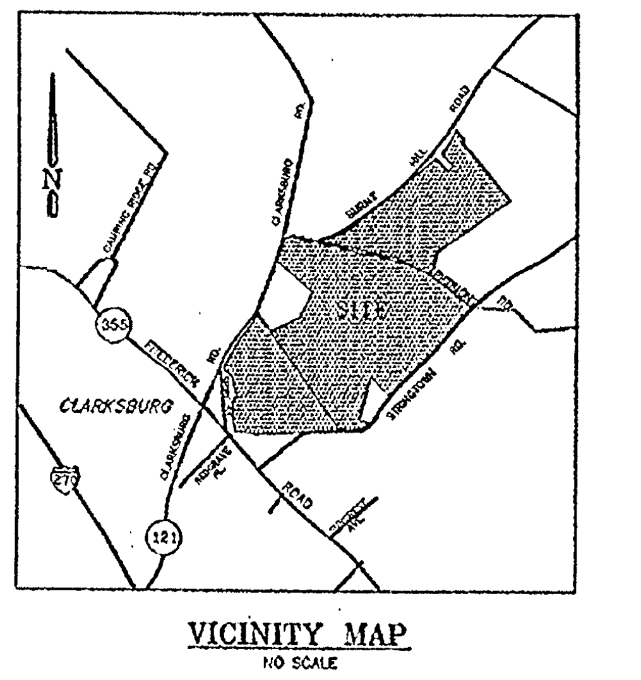
DATE: 4/28/03 BY: Tracy Z. Graves

Terrabrook Clarksburg, LLC:
a Delaware Limited Liability Company
By: Western Management, L.L.C. / authorized representative
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

Tracy Z. Graves
PRINTED NAME



SHEET KEY

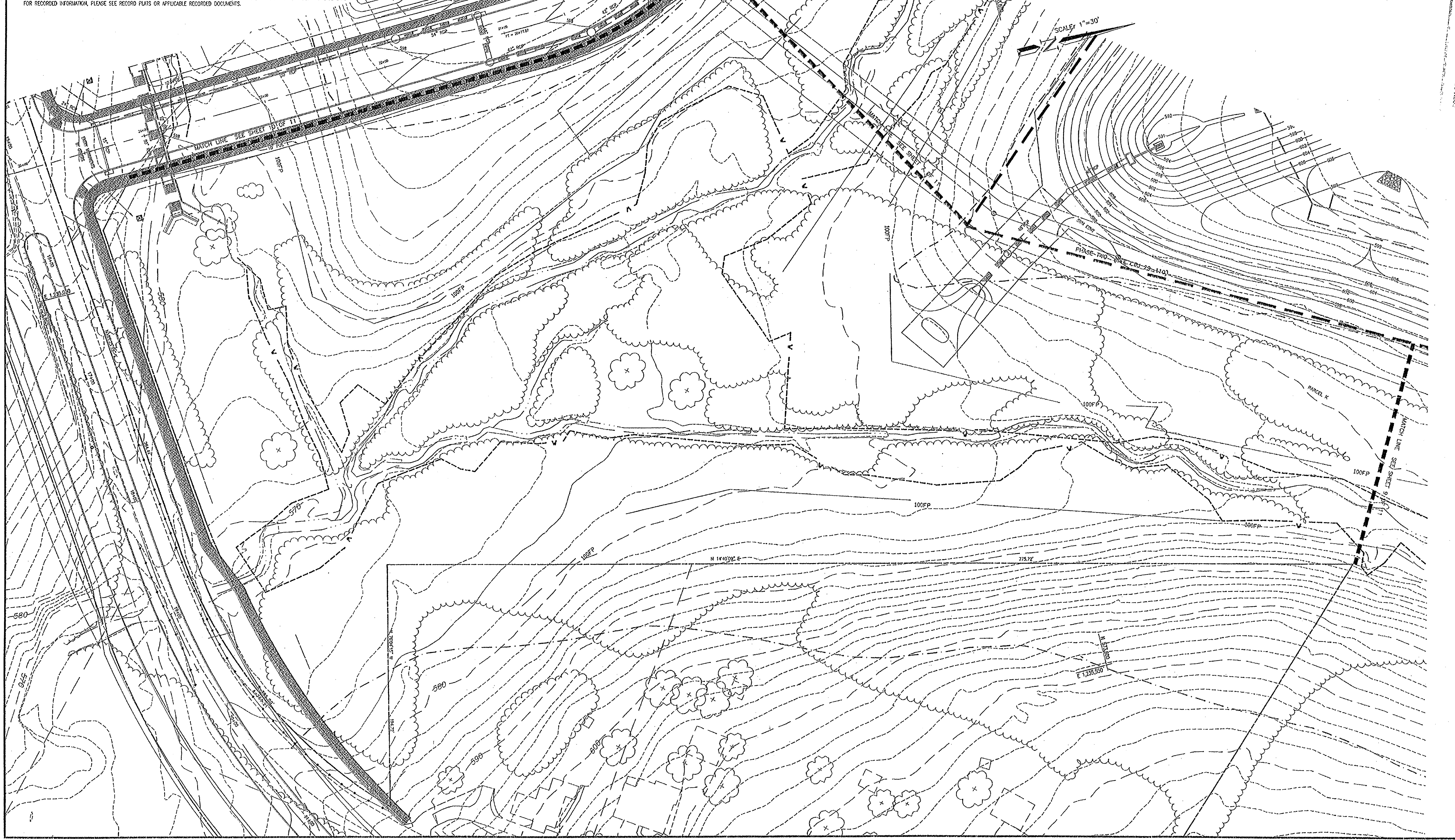


VICINITY MAP
NO SCALE

GRAPHIC SCALE

30 0 30 30 60 120

(IN FEET)
1 inch = 30 ft.



COPY OF APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
FILE NO 8 9 8 0 0 1 C
MONTGOMERY COUNTY PLANNING DEPARTMENT
REASON: Unit layout
Wynn E. Witthans
AUTHORIZED SIGNATURE
5/7/03 13
DATE

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone(301)434-7000 E-mail:ssecpja.com Fax(301)434-9394
FREDERICK, MD FAIRFAX, VA

PHASE 1A
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CLIENT: TERRABROOK CLARKSBURG LLC
23330 FREDERICK ROAD
CLARKSBURG, MARYLAND 20871-0287

DESIGN	LWP
DRAFT	CADD
APPROVED	
DATE	DEC 02
SCALE	1"=30'

7Z11

SHEET 8 OF 11

FILE NO: 29-101-21D

MINIMUM BUILDING SETBACKS per SECTION 59-C-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

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	THs	Courtyard TH's	Multi-Family
Lot Area	4000 sqft	1120 sqft	950 sqft	NA
Front Yard	10'	NA	NA	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	16'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	3'	0'	0'	10'/20'
Min. space between End Bldgs.	NA	6	6	30'

* Mid-block separation between end 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'

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS,DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

DEVELOPER'S CERTIFICATE

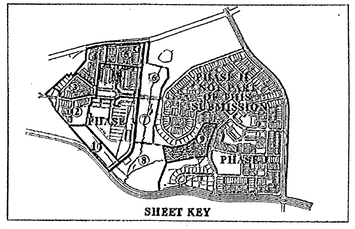
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE 4/20/03 Terra Cotta Clarksburg LLC by Terra Cotta Clarksburg Manager Inc. a Delaware corporation its Manager by: Western Management, L.L.C. Authorized representative

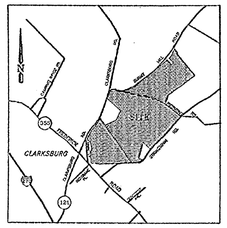
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

Tracy L. Graves

PRINTED NAME



SHEET KEY



VICINITY MAP
NO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SILVER SPRING, MARYLAND 20903
(301) 445-2037 FAX (301) 445-2037
FREDERICK, MD ROCKVILLE, MD FAIRFAX, VA

CPJ Associates

COPY OF APPROVED SITE PLAN CONTAINING MINOR REVISIONS
Sd. FOR MONTGOMERY COUNTY
MONTGOMERY COUNTY PLANNING DEPARTMENT
BY: Linda Lanyon
William E. Gaithe 5/20/03
Authorized Signature DATE

PHASE 1A
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CLIENT: TERRACOTTA CLARKSBURG LLC
22300 FREDERICK ROAD
CLARKSBURG, MARYLAND 20871-0237

DESIGN	LMP
DRAWN	CLUD
APPROVED	
DATE	DEC 02
SCALE	1"=50'

SHEET 9 OF 11

FILE NO.: 21-105-21D

C-22

MINIMUM BUILDING SETBACKS per SECTION 59-C-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

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

Mimimum 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	1120 sqft	950 sqft	NA
Front Yard	10'	NA	NA	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	16'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	3'	0'	0'	10'/20'
Min. space between End Bldgs.	NA	6	6	30'

* Mid-block separation between end 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'

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS,DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

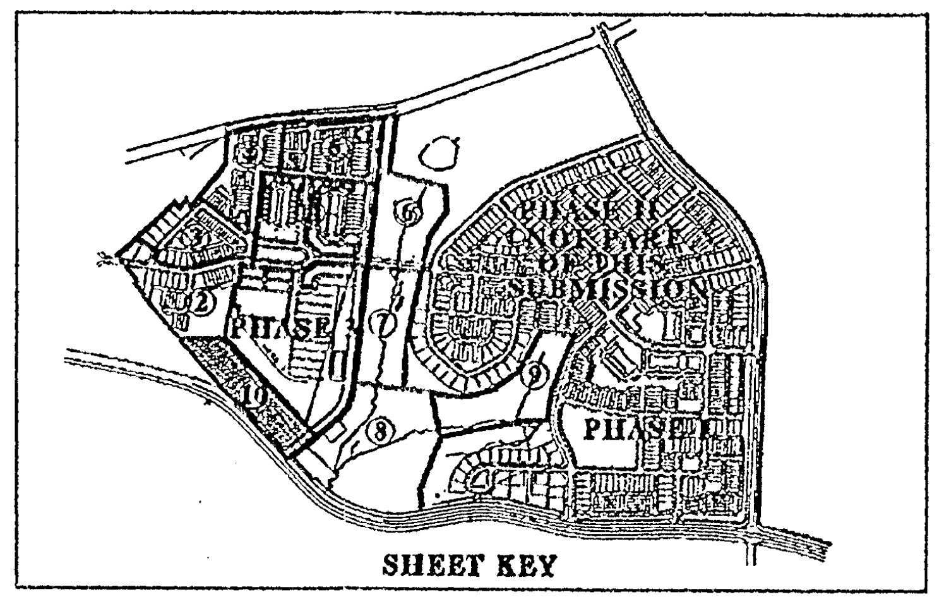
DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

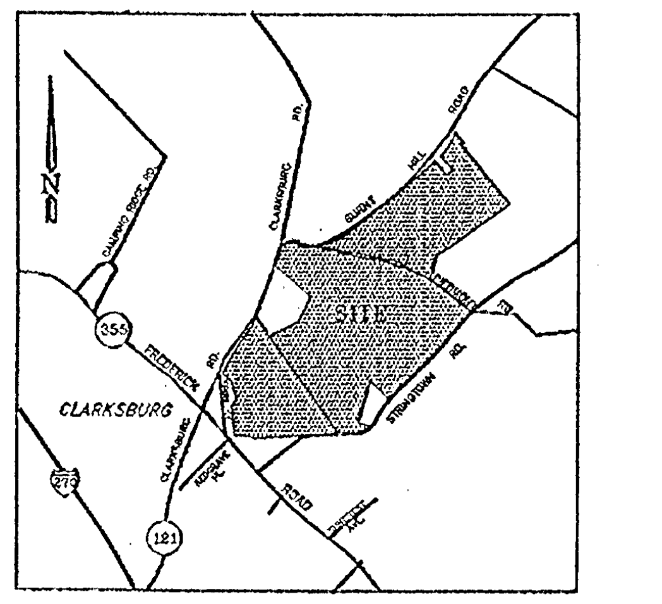
DATED: 4/28/03 BY: Tracy Z. Graves

Terrabrook Clarksburg, L.L.C.
a Delaware Limited Liability Company
By: Westerra Management, L.L.C., authorized representative
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

Tracy Z. Graves
PRINTED NAME



SHEET KEY

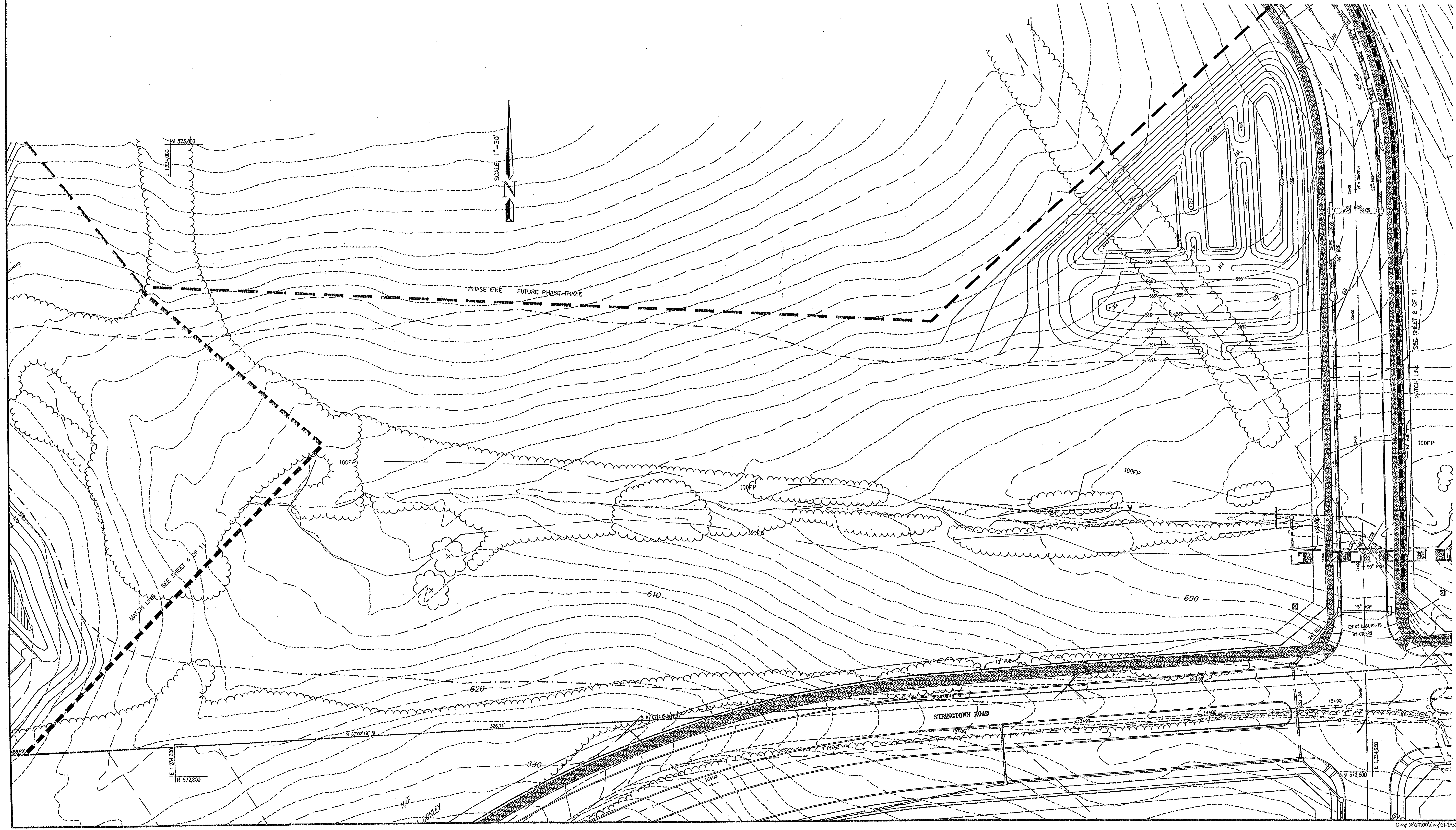


VICINITY MAP
NO SCALE

GRAPHIC SCALE

30 0 30 30 60 120

(IN FEET)
1 inch = 30 ft.



PHASE 1A
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

COPY OF APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
SP FILE NO. 8-98001 C
MONTGOMERY COUNTY PLANNING DEPARTMENT
Unit Layout
Wynn E. Witthans 5/30/06

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone(301)434-7000 E-mail:ssa@cpja.com Fax(301)434-9394
FREDERICK, MD FAIRFAX, VA

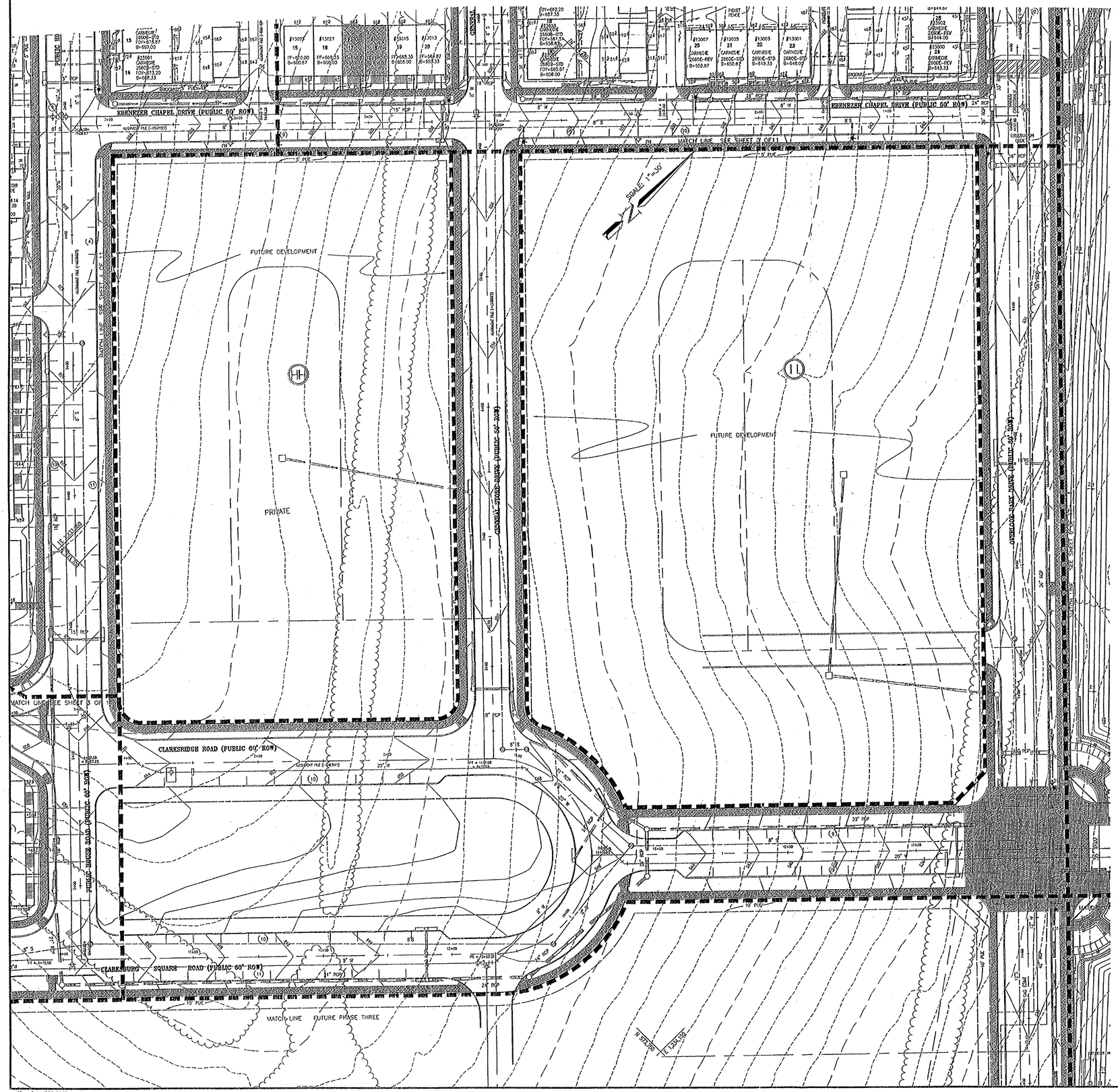
DESIGN LWP	CLIENT: TERRABROOK CLARKSBURG LLC 23350 FREDERICK ROAD CLARKSBURG, MARYLAND 20871-0287
DRAFT CADD	
APPROVED	
DATE DEC. 02	
SCALE 1"=30'	

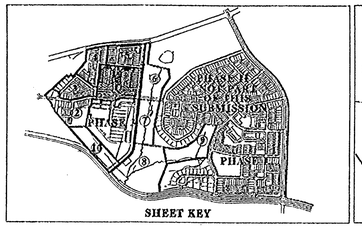
SHEET 10 OF 11

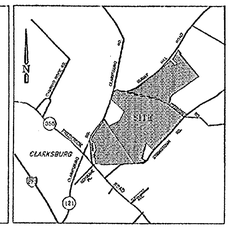
FILE NO: 21-101-21D.

33/3

Dwg: N:\29100\dwg\21-1A\s10 Xrefs: 21-00/21-02/44-099/46-099/TOPO







VICINITY MAP
NO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

MINIMUM BUILDING SETBACKS per SECTION 59-C-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

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	1000 sqft	1120 sqft	550 sqft	NA
Front Yard	10'	NA	NA	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	16'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	3'	0'	0'	10'/20'
Min. space between End Bldgs.	NA	6	6	30'

* Mid-block separation between end 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'

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS,DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATED 4/28/03 BY Tracy L. Graves

Terrabrook Clarksburg, LLC
a Delaware Limited Liability Company,
By: Western Management, L.L.C. Authorized representative

DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

Tracy L. Graves
PRINTED NAME

COPY OF APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
REVISIONS FILE NO. 8 DATE 4/30/03
MONTGOMERY COUNTY PLANNING DEPARTMENT
Reviewer [illegible] Date 5/30/03
Maria R. Rodriguez
Print Name

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
PHONE 301/565-4800 FAX 301/565-0594 E-mail@cpjassociates.com FREDERICK, MD
WASHINGTON, VA

CPJ Associates

PHASE 1A
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CLIENT: TERRABROOK CLARKSBURG LLC
1751 ELTON ROAD
CLARKSBURG, MD 20903-0667

DESIGN LMP
DRAWN
CHKD
APPROVED
DATE DEC.02
SCALE 1"=30'

SHEET 11 OF 11

FILE NO: 21-101-21D

Plotted: April 28, 2003

Dwg: N:\21\100\dwg\21-1Ast1 Xref's 21-002\21-02\44-099/46-099/TOPO