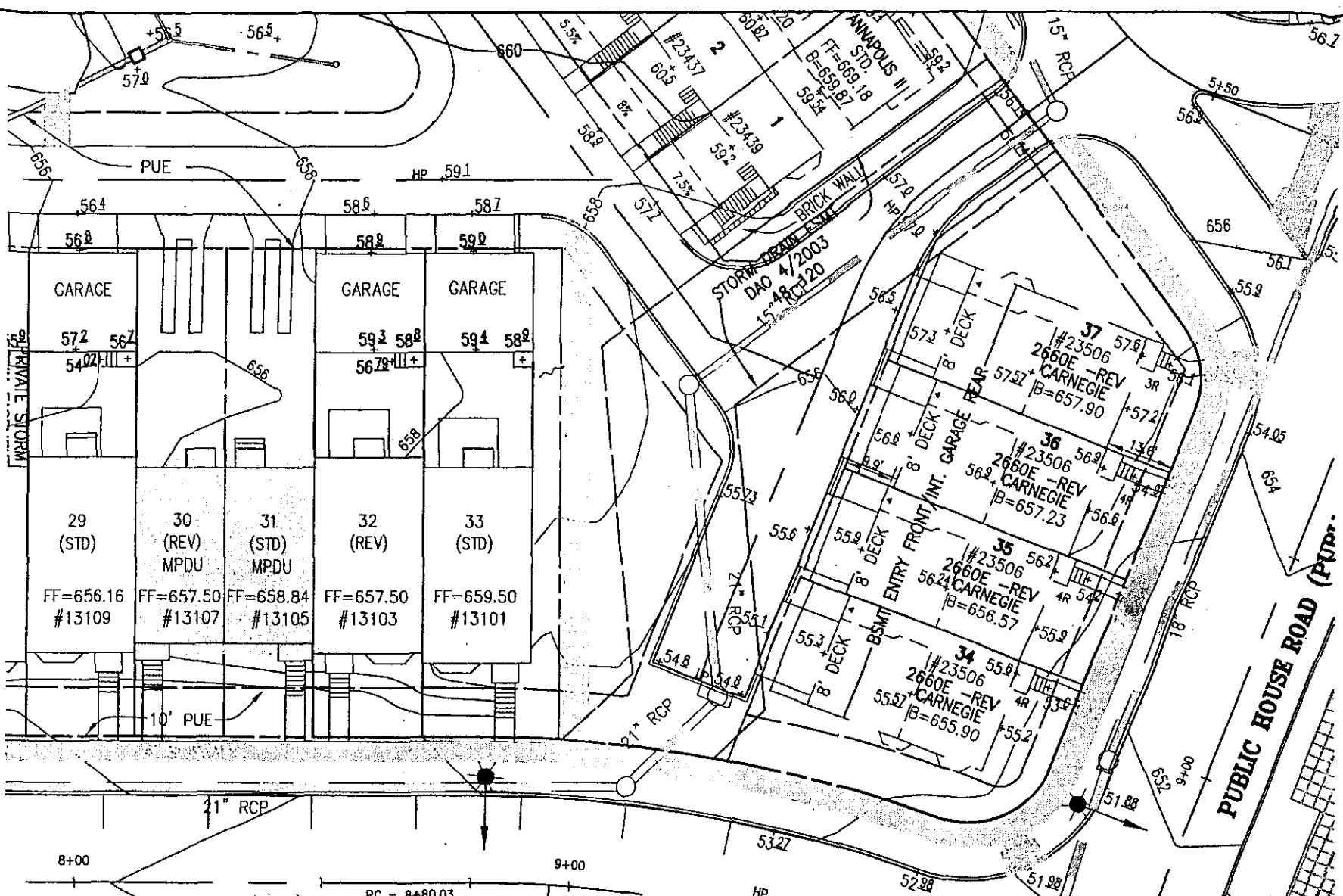




NO MINOR REVISIONS
 APPROVED BY STAFF AS SHOWN
 FILE NO. 8-98009
 COMERY COUNTY PLANNING DEPARTMENT

Wynne Withers 1/19/05
 * Remove Dumpster
 w/ Unit Change

CLARKSBURG TOWN CENTER
 SITE DEVELOPMENT PLAN • PARCEL A BLOCK FF
 DRAWN BY: CADD CHECKED BY: MES
 DATE: 12/03/04
 ARCH'S RECEIVED: N/A
 SCALE: 1"=30'
 SP #8-98001C

MINIMUM BUILDING SETBACKS per SECTION 59-C-10.3.8

Setbacks shown reflect a 5% reduction as previously approved by the Planning Board during Project Plan and Preliminary Plan for this Development

1. From one-family residential zoning
2. From commercial zoning other than one-family
3. From any street

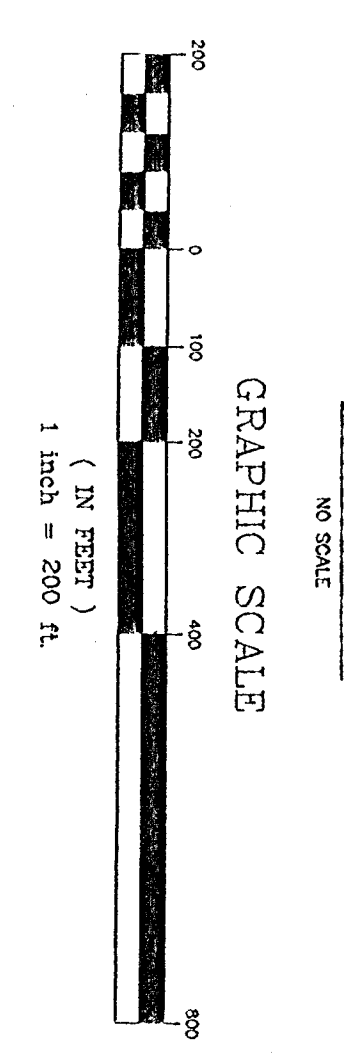
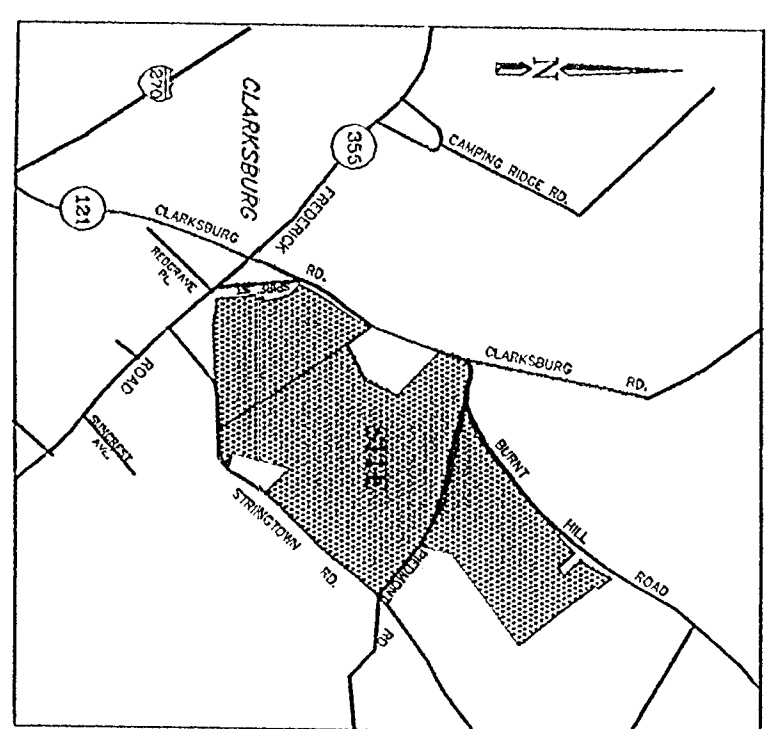
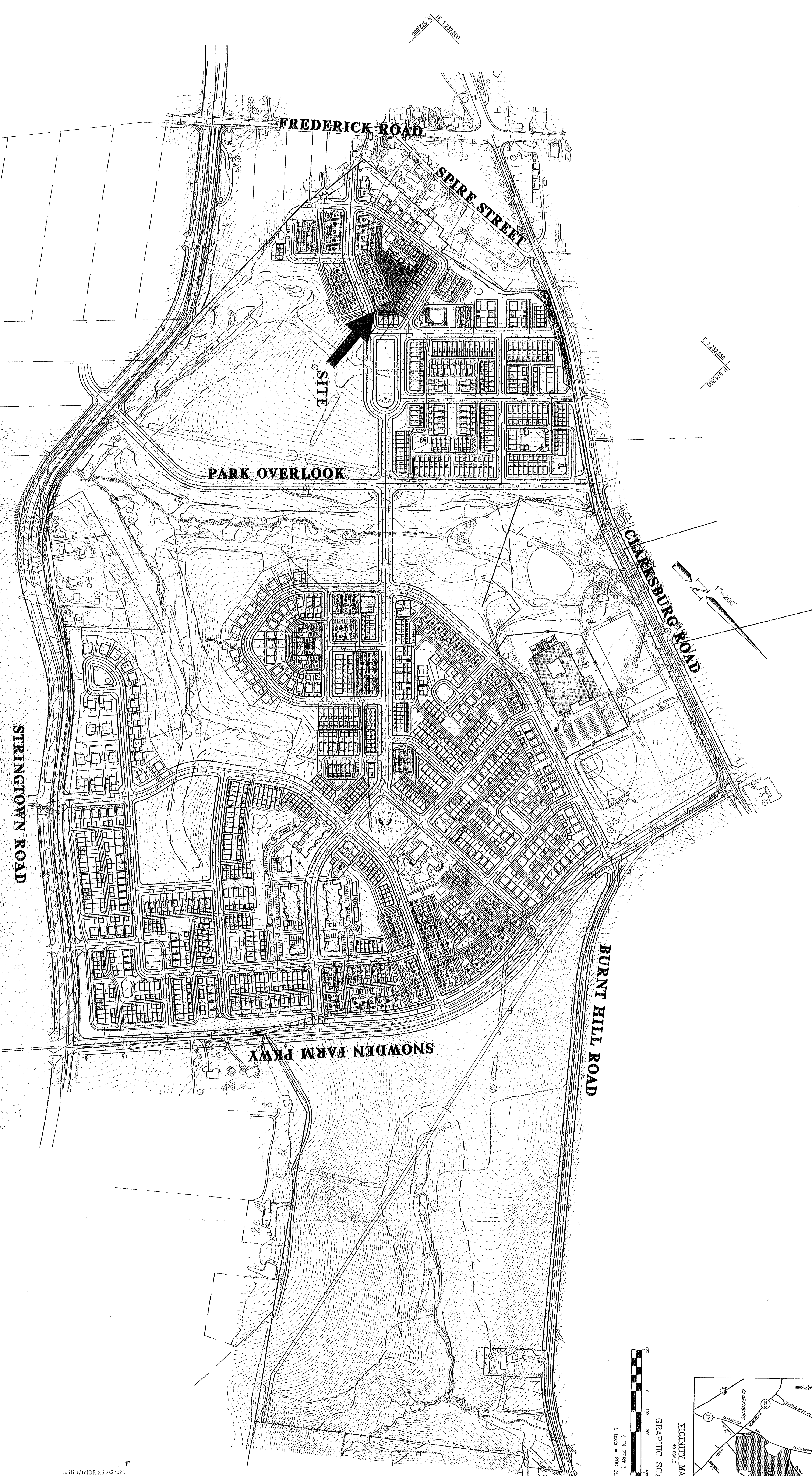
Minimum Lot Requirements for Residential Lots - modification per Section 59-C-10.3.8 of Zoning Ordinance

Lot Area	4,000 sqft	TH's	Completed TH's	Multi-Family
Min. Lot Width	10'	1.20	550 sqft	NA
Lot Width @ Street	25'	16'	20'	10'
Min. Lot Width @ Back Line	40'	18'	20'	NA
Setback	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Setback	7'	5'	5'	7.20'
Min. space between End Bldgs.	NA	5'	5'	30'

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

Residential Accessory Buildings/Ad Standards

1. Coverage (Area percentage of lot)	50%
2. Setbacks (feet @)	60'
From Front Street Line	0'
From Side/Back Lot Line	0'
Setback (feet @)	0'
From Side Street (Where existing lots do not front)	10'
From Back Lot Line	10'
Max. Height	27'



ALL MINOR REVISIONS
MADE BY STAFF AS SHOWN
FILE NO. B-98001C
CLARKSBURG TOWN CENTER
MONTGOMERY COUNTY, MARYLAND

Wynne Williams 1/19/05
* Remove Dumpster w/ vault closing