

APPROVED SITE PLANS
BUILDING RESTRICTION LINES

june 29, 1998

subdivision	site plan #	prel. plan #	zone	setbacks				site plan name
				front	side	rear	boundary	
seneca whetstone	8-78006	?	?	25'	10'	20'		sen.whet.
flower hill, phase 1	8-79033	?	?	25'	6' tot. 14'	25'		flower hill
flower hill, phase 3	8-82030	1-80150	pn	20'	6'	0'	25'	flower hill
mineral springs village	8-82035	1-79014	r-60	25'	8'-tot.18'	20'		min.sp.vill.
stonebridge	8-82065 8-84013 8-85027 8-85117	1-82037 same same same	plan.devel same same same	25' same same same	20'bet.bldg same same same	0' same same same	30' same same same	stonebridge
naples manor	8-82082 8-83056 8-92027	1-76063 same 1-87022	r-200 same r-200	25' same 25'	7'tot.15' same 8'	30' same 20'		nap. manor
owens glen	8-82094	1-82111	plan devel.	20'	8'	20'		owens glen.
rivers edge	8-83026	1-82031	re-2c	40'	15'	15'		rivers edge
potomac chase	8-83027 8-83118	1-81123	r-200	25'	7' (18' bet. builds.)	20'	40'	pot. chase
hadley farms-sect. 1-7	8-83050	1-82192	r-90	25'	6'	20'		had.farms
dufief mill estates	8-83108	1-81159	r-200	25'	10'	10'		richwood
sweepstakes	8-84060	1-83204	re-2/tdr	20'	5'	20'		heritage hills
longmead	8-84073	1-84002	r-60	20'	10' bet.bldg	15'		longmead

plantations	8-84100	1-83138	re-2c	25'	0'	0'		plantations
plantations	8-84144		re-2					
plantations	8-85019	1-83138	re-2	25'	0'	0'		
deer park	8-84115	8-83123	r-90	20'	6'	20'	30'	deer park
	8-85001	8-83123	r-90	20'	6'	20'	30'	deer park
south stonegate	8-84121	1-83155	r-200	25'	10'	20'		bonifant prop.
bedforeshire	8-84165	1-84171	r-200	25'	0'	0' except for -- w. of woodington 55.2' e. of woodington 52' to 54'		fallswick
crawford farms	8-85016	1-81170	r-90	?	7' tot. 15'	20'		craw. farms
saddle creek	8-85031	1-83203	r-200	20'	5'	15'		mc knew
fairland estates	8-85051	1-84064	plan.devel.	30'	10'	40'		fair.estates
river rock	8-86037	1-83039	r-200	25'	10'	10'	40'	lemm property
grosvenor woods	8-86043	1-85029	r-90c	25'	0'	0'	30'	brew.corby
quince orchard estates	8-86046	1-85176	tdr-3	30'	8'-tot.25'	20'		qu.orch.rd
potomac grove	8-86066	1-84227	r-200	25'	10'	20'	40'	etchinson
dufief mill east	8-86070	1-85144	r-200	25'	0'	20'		dufief mill east
sweepstakes	8-86106	1-83187	r-200	25'	0'	20'		sweepstake
sherwood forest manor lots 27-28-29-30	8-87048	1-84228	r-200	25'	10' 12'tot.25'	30'	40'	kay 2
quince haven	8-87072	1-86228	r-200	25'	8'tot.18	20'		copenhaver
goshen estates	8-88008	1-87137	r-200	25'	0'	20'		collingswd

grosvenor woods	8-88027	1-86256	r-90	25'	0'	0'	30'	ward prop.
mass. avenue forest	8-88041	1-87242	r-60	25'	8'tot.18'	20'		merrimac pk
neelsville estates fr. neelsville church rd.	8-88065	1-87060	r-60	20'	7'	20'	35'	green wood
meadowvale	8-88067	1-88103	r-200	25'	8' tot.18'	20'		king dyson
river falls	8-88068	1-86061	r-200	25'	0'	30'		river falls
potomac crest	8-88080	1-87005	tdr-6	25'	5'	20'		lcdr prop.
nottingham woods	8-89002	1-87122	r-90	30'	8'-tot.25'	25'		shiental
valley stream estates at sandy spring road	8-89014	1-87276	tdr-5	25'	8'tot.18'	20'		valley stream est
sharon woods	8-89015	1-88136	r-200c	25'	10'	10'	40'	hayden
clean drinking farm	8-89016	1-87140	r-90	30'	8' tot.25'	25'		altimont
fairway hills	8-89032	1-88212	r-60	25'	8' tot. 18'	20'		rannoch rd. prop.
quail valley- lots 51-58	8-89037	1-88047	r-200c	25'	10'	10'		quail valley
briarcliffe manor	8-89050	1-86257	plan devel.	30'	8'-tot.25'	25'		burtonsville
christie estates	8-89054	1-85146	tdr 2/4	25'	0'	20'		christie
king square	8-89061	1-86131	r-60 r-90 r-200	15' 25' 25'	0' 0' 0'	15' 20' 20'		king prop. south
old georgetown mews	8-89064	1-89015	r-60	25'	8'-tot.18'	20'		old gt. mew
quince orchard knolls	8-89073	1-89064	r-200c	25'	10'	20'		magrud. add.
chevy chase commons	8-89083	1-89258	r-90	25'	2'	garage to back of sidewalk 20'	30'	chevy chase pk.

willows of potomac	8-89085	1-88187	tdr-3	25'	10'	20'		willows of pot.
natalie estates	8-90003	1-88338	tdr-3	25'	10'	as shown on site plan	30'	travilah rd. prop.
big pines village	8-90005	1-88245	r-200clust. r-200tdr	30' 30'	10' 8'-tot.25'	10' 25'		balsam
blunt commons	8-90009 8-90016	1-89124	r-90	25'	0'	adj. th. 30' adj. to cons. ease. 20' off of m-83 40'		blunt comm.
longmead cross. vc ; vi	8-90019	1-87006	prc	0'	0'	0'		longmead
* goshen estates	8-90026	1-89145	r-200	25'	0'	20'	=adj. zone	fulks
brooke manor farms	8-90034	1-89086	r-200\c-1	25'	8'	20'		burka-goldman
milestone	8-90038	1-87243	r-200	25'	5'-mpdu 3'	20'		milestone
blackburn village	8-90039	1-85139	tdr-7	25'	7'	20'		blackburn village
cashell estates	8-90043	1-89033	r-200	40'	12'tot.25'	30'		cashell
blackburn village	8-90054	1-88119	r-90/tdr	25'	8'	25'		soper property
bells mill	8-90058	1-88268	r-90c	25'	0'	0'	25'	bells mill
seneca park north	8-90063	1-84248	r-90c	25'	7'	20'		sen.pk.nor.
meadowvale	8-90068	1-88241	r-200	25'	8' tot. 18'	20'		strawberry knoll
falls farm	8-90077	1-89226	r-200c	25'	10'	10'	40'	falls farm
potomac oaks	8-91006	1-89220	tdr-3	25'	8'	20'		travilah rd.
valley stream estates (serbian lane)	8-91008	1-88116	r-200	40'	12' tot. 25'	30'		valley stream est

seneca crossing,sect.1	8-91013	1-89172	r-200/tdr re-2/tdr	20' 25'	0' 0'	15' 20'		sen. crossing also
seneca crossing,sect.2	8-92008	1-89173	tdr-11	25'	0'	0'	20'	seneca vista est
townes of chestnut oak	8-91022	1-91058	r-90c	0'	0'	0'		stiles property
monitor place	8-91023	1-88327	r-200	40'	12' tot. 25'	30 BPL - (60' 70 BPL) as shown on plan	See Plot 591-77	monitor place
civitan	8-91024	1-89076	tdr-4	25'	10'	30'		civitan club
goldmine crossing	8-91027	1-84279	tdr 2	25'	6'	20'		zinder prop.
apple ridge	8-91028	1-91003	ts	?	0'	0'		apple ridge road
manors of paint branch	8-91032	1-85031	tdr-4	25'	5'	20'		conley tract
ashton (wyndcrest)	8-91034	1-90168	r-90	0'	0'	0'		ashton
barnsley manor est.	8-91035	1-87178	tdr-2	25'	8'	20'		barnsley tract
village of clopper mill	8-92005 8-92029	1-91052	pd 4	15'	5'	20'		v. of cl. mill
wexford, block " i "	8-92006	1-90142	r-200	25'	0'	20'		wexford
lakewood estates	8-92011	1-89238	r-200 re-1	25' 50'	10' 17' tot. 35'	10' 35'	40'	lakewood est.
stonyhurst	8-92013	1-89207	rt-10	25'	10'	10'	30'	devereux
kingsview ridge kingsview ridge, ph. 2	8-92014 8-95007	1-88228 1-88228	r-200 tdr-11	25' 25'	10' 5'	10' 20'	Equal to Adj Zone 40'	kingsview ridge kingsview ridge
merrimack park (fallwind lane)	8-92016	1-91043	r-60c	15'	as shown on site plan	0'	30'	merrimack park
rock creek estates	8-92021	1-92027	r-90	25'	5'	0'	30'	meridan
kings bridge	8-92022	1-90122	re-2	40'	15'	15'	50'	watkins amalga.

ashley hollow	8-92023	1-92040	tdr-4	25'	8'	30'		first mont.housin
w.fairland park estates	8-92026	1-92033	r-200	25' hoc 15'	8'	25';adj.park 20' corner 20'		fairland gardens
naples manor-lots 9-28	8-92027	1-87022	r-200	25'	8'	20' or equiv.to adj. lots		pappas
seneca view estates	8-93003	1-90177	r-200	25'	0'	20'		brodsky prop.
linden groves	8-93007	none	r-60	15'	0'	0'		linden groves
clopper mill west	8-93019	1-91090	tdr 6	25'	5'	20'		clopper mill west
woodside hills	8-93021	1-88035	rt-12.5	25'	10'	20'	sin.fam. 30'	locust grove
mountain view estates	8-93025	1-93019	r-200	40'	12'tot.25'	30' corner lot 15'		jones lane prop.
n. sherwood forest	8-94011	1-85142r	r-200c	25'	0'	20'		quinn-schultz
clagett farm	8-94013	1-93037	r200/tdr	25'	4'	20' exc. for perimeter lots. adj. zone or whichever is greater.		clagett farm
brooks farm	8-94028	1-92036	r-90	25'	8'	20'	adj. lots	brooks farm
^{view} kingsville village ph. 1	8-94031	1-90017	r-200	25'	5'	20'		kingsville village
merry go round, sect. b	8-95002	1-88068	re-2c	40'	15'	15'	50'	merry go round
park overlook	8-95003	1-89061	tdr-2	25'	10'	10'	40'	<i>Santa Anita Terrace</i> sweepstakes 2
manor oaks	8-95004	1-94056	tdr-2	25'	5'	20'	20'	tumulty
fountains hills	8-95008	1-91058	r-90/200tdr	25'	5';adj.r-60- 25' & r-200- 30'	20'		stiles property
meadow creek or	8-95009	1-84105	r-200/tdr	25'	7',mpdu 3.5	20'		holleman prop.

→ Fountains Hills

8-95008 | 1-91058

8' 2' tot. 6

4'

stiles prop.

brownstone estates								
small nursery	8-95015	1-94011	re-1	40'	15'	15'	50'	small nursery
hunting hill woods	8-95023	1-95001	tdr-3	25'	10'	30'		hunting hill wood
hampshire greens	8-95026	1-89048	re-2c	40'	15'	50'		hamp. greens
oatland farm	8-95037	1-90065	tdr-2	25'	5'	25'; 20' corner lots & adj. to open space.		keys property
rapley pres. at avenel	8-95040	1-95095	re-2c/tdr	25'	10'	30'	40'	rap. pres. at ave.
clarksburg heights	8-95042	1-89084	r-200/tdr	25'	5'-mpdu 3'	20'	30'; adj to r-200 prop. side 13' rear 30'	
locust ridge	8-96004	1-96008	r-90	25'	6'; adj. to bound 8'	20', adj. to bound 30'		kiplinger found.
potomac manors 2	8-96009	1-95064	re-2/tdr	50'	17' tot. 35'	35'		potomac manors
kingsview village	8-96020	1-96068	r-200/tdr 6	25'	10'	40'		bresler prop.
stonebridge	8-97013	1-96103	r-200/tdr	25'	10'	30'		stoneview
grosvenor woods 2	8-98003	1-97102	r-90	30'	8' tot. 25	25'		gros. woods 2
Quince Orchard Valley	8-85028	1-79923	R-200	25'	5'	20'		Morrison prop.
Potomac Oaks	8-97012	1-97012	R-200	25'	5'	20'		Mills Prop.
				MPDU 15'	MPDU 15'	MPDU 20'		
Fox Hills - Potomac	8-82064	*	*	25'	10'	25'		Fox Hills of Potomac
Hayles mill	8-95027			25'	5'	25'		

	F	R	S	Boundary
Kingsview Village - 97007	25	20	5	
Marwood - 90071	40'	15'	15'	50'
Sweepstakes - 8-84155	25'	20'	5'	
Potomac Manor - 8-88071	50'	35'	17' min (Total 35')	
^{Big Horn Drive} Cross Creek Club - 8-99015	Permit Plans showing 10' side -		check plans again before any const. within adjoining prop.	
Section 2 - Phase 1	25	25'	5' AS 5' stream plan	30'
Fallsberry (no setbacks on site plan) Try for	25	20	5	
Ashton Preserve	15'	30'	10'	
Plantations - 8-91019	25	20'	10'	30' from R-200 drive
Derwood Station (8-81001)	conforms to R-90 cluster			
Amberleed Farm (8-99008)	25	20	25 5'	30' from near boundary
Cross Creek Club, Section 2 Phase 2 99048	25'	20	5	30' from adjoining property
Mineral Springs Village - 8-00002	20'	0'	0'	20'
Kingsview Village - 8-94031B	15	15	3	
Heritage Walk - 8-000005	40'	30'	12' ($\frac{SUM}{25'}$)	
Joshua Park Place - 8-91029	50'	35'	17' ($\frac{SUM}{35'}$)	
Ayhill Grove - 8-99012	30'	25'	8' min (25 Tot.)	
Hoffman Prop. - 8-00009	15'	30'	10'	
Accessory structures	80'	10'	10' min - 50' Abutting public street	
Banker/Highgate Bottom/Hill	50'	35'	17' one side Total 35'	
Access. structures	80	10'	15'	
Della Brooke - 8-00004 ?	25 ±	ADJ. TO SOUTH PROP. LINE 75' ± other than 15 ±	8 ± Stream on permit plans 25-30-10	check with site plan
King's Crossing - 8-96011 →	25'	NO EST. BOUND.	4' min.	30'
Potomac Ridge -	Use MPPU standards for Set Backs			

	<u>F</u>	<u>R</u> <u>See STEAD</u> <u>CARY</u>	<u>S</u>	<u>Boundary</u>
nery - Go - Round - 8-97025	40		15	
Chief MILL Brook - 8-83093	25	20	6	Equal to
Lingsview RIDGE - Phase III 8-00024	20	20	0	ADJACENT zone
SILVERMAK WOODS - (8-98030)	50	20	12 (35 tot.)	
BLACKBURN Village - (8-86087A)	25'	25'	7'	
Village Crest (8-00025) ^{Foggy} _{Pastures}	25'	25-30-45-50 PASTURES	5'	
Kingsview Ridge (8-00031)	25	25	0	Equal to Adj. Zone
Horizon Hill	50	35	Tot. 35 17	
Prince orchard Knolls - (8-88003)	25	20	8 total 35 15'	
LACE NORMANDY - 8-84171		35'		
HUNT miles - cluster standards ^{R-200} ₈₋₀₂₀₂₄	25	10	10 (Fairkind Farm)!	
Ashton Knolls	15	20	8	
Lockwood prop. - (Surbrook Estates)	50 (min)	35'	20 (40) ^{Both}	

Kimsville
Village 94031B

FEATURES
ORDNANCE WITH
COUNTY

Cartano

ATE



Parking	125 Townhouses	72 Multi-Fam.
Minimum Req.	250 ps	108 ps
Proposed	317 ps	108 ps
HC Spaces Req.	5 ps	5 ps
HC Spaces Provided	6 ps	5 ps

Minimum Standards	SFD	Req'd	and	Provided
Lot Size		6000 sq.ft.		6000 sq.ft.
Lot Width @ Bldg. Line		60'		60'
Lot Width @ Street		25'		25'
Front Yard Setback		25'		25'
Rear Yard Setback		20'		20'
Side Yard Setback		5'		5'

Minimum Standards for Lots			
2-30 blk. (H)	1-28 blk. (I)	15-33 blk. (G)	
		Req'd	and
		4000 sq.ft.	4000 sq.ft.
Lot Size		NA	NA
Lot Width @ Bldg. Line		NA	NA
Lot Width @ Street		15'	15'
Front Yard Setback		15'	15'
Rear Yard Setback		0'	3'
Side Yard Setback			

-LIGHT LOCATION

GENERAL

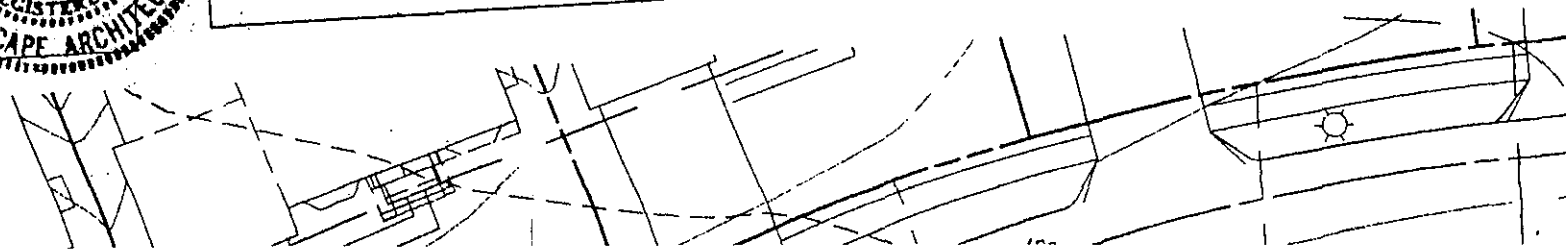
Zoning
No. of Lots Prop.
M.P.D.U.'s Prop.
SFD Prop.
Townhouses Prop.
Multi-Family Prop.

Areas:
Gross Tract Area for Total
Gross Tract Area for Phase
Req. Street Dedication
Net Tract
100-Year Floodplain
Greenspace Req.
Greenspace Provided

Density Allowed
Density Proposed (Phase I)
Water/Sewer Categories
Proposed Water/Sewer Service
Method of Stormwater Management

Topographical Information
Boundary Information from
Contour Interval
W.S.S.C. Datum used
Tax Map Reference
Preliminary Plan No.

1. All sitings are conc...



PC 24-131-82
 SHC MATCH WEST
 TOP OF CURB
 WBC TO = 300.10

REMOVE EXIST.
 TEMP. TURNAROUND

LOT 1
 CAROL A. RAYBURN

392

STUDY POINT A

Q = CIA = 1.65 CFS
 C = .48
 I = 5.85
 A = 0.59 AC.

STUDY POINT B

Q = CIA = 0.48 CFS
 C = .48
 I = 5.85
 A = 0.17 AC.

SPREAD: 6.5'

SPREAD: 4.1'

JACKSON
 ACRES

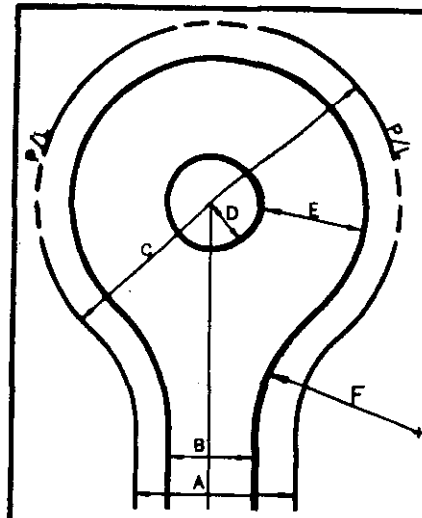
SITE SUMMARY

R-90 ZONE

REQUIRED/PERMITTED

PROPOSED

LOT AREA	9,000 SQ.FT. MIN.	11,471 SQ.FT. MIN.
LOT WIDTH		
AT STREET	25 FT. MIN.	25 FT. MIN.
AT FRONT BLDG. LINE	75 FT. MIN.	75 FT. MIN.
<u>BUILDING SETBACKS</u>		
FROM STREET FRONT	30 FT. MIN.	31 FT. ± MIN.
FROM SIDE		
ONE SIDE	8 FT. MIN.	8 FT. MIN.
total SUM OF BOTH SIDES	25 FT. MIN.	25 FT. MIN.
FROM REAR	25 FT. MIN.	25 FT. MIN.
BUILDING HEIGHT	2 1/2 STORIES OR 35 FT. MAX	2 1/2 STORIES OR 35 FT. MAX
<u>BUILDING COVERAGE</u>		
LOT 10	30%; 3,663 SQ.FT. MAX	13.6%; 1,750 SQ.FT.
LOT 10	30%; 3,634 SQ.FT. MAX	14%; 1,750 SQ.FT.
LOT 20	30%; 3,441 SQ.FT. MAX	15%; 1,750 SQ.FT.
LOT 21	30%; 11,860 SQ.FT. MAX	4%; 1,925 SQ.FT.



Zoning and Development Tabulations

Gross Area of Parcel = 11.4467 (Existing Tract)

Allowable Density Tabulation:

Property Zoned R-60*	1.9191 Acres
Property Zoned R-20	0.3363 Acres
Property Zoned RT-125	9.1913 Acres

Maximum Density Permitted:

@610 DU/Ac = 11.7
@26.47 DU/Ac = 8.9
@1525 DU/Ac = 140.16

160.76 UNITS permissible or
overall density of 140.16 DU/Ac

Proposed Development consists of:

9 Single Family Detached Units
84 Market Rate Townhouse Units
14 MPDUS Townhouse (11 in RT-125, 3 in R-20)
107 Total Units or 9.26 DU/Ac Proposed

FOREACH ZONE

Baldwines Glen

9 single family units are located on 1.91 +/- acres zoned R-60. All single family lots meet the following Development Standard for development with MPDUS

Minimum Lot Size	6,000 square feet
Minimum Lot Width	60 feet
Front Yard Setback	20 feet
Rear Yard Setback	15 feet
Minimum Side Yard	8 min. - sum of both sides, 18 feet
Side, corner Lot	20 feet

Does not show
20' as S.Y. Setback

"Dwelling Units, One Family Attached" (Townhouses) are a permitted use with provision of MPDUS as required by section 25A/

- Development standards in the 125 Zone with provisions of MPDUS are as follows:

Maximum allowed density of the development	1525 units per acres.
Maximum percentage of building coverage	40%
Green area required	45%
Setback from single-family residential zones	30 feet
Side Yard Setback (End Unit from adjoining Lot)	10 feet
Rear Yard Setback (from adjoining lot)	20 feet

- Proposed Development in the R-125 Zone

Single Family attached (Townhouse), Market rate Unit size at 20' x 40' max., Lots at 20' x 70' Or 1700 S.F. Min (provided varies)	84 units
Single Family Attached (Townhouse), MPDU, Unit size at 18' x 32' max., Lots at 18' x 60'	14 units (Includes 4 units overlapping R-20)

(On 1000 units (assumed vacant))

(assumed vacant)

Development Standards (RNC zone-optional method)

	<u>Required/Permitted</u>	<u>Provided</u>
Density (per S.S.A. Master Plan)	0.43 d.u./ac.max. (48 d.u.'s)	0.41 d.u./ac. (44 d.u.'s)
Lot Area (59-C-9.573(c)(i)):	4,000 sf. min.	8,000 sf. +/-
Setback From Street Front (59-C-9.573(e)(ii)):	15 ft. min.	
Yard Requirements (59-C-9.573(c)(iii)):		
Side:	0 (8' if provided)	
Rear		
(adj. to south property line):	35 ft. min.	
Rear (other):	0	
Lot Width at Street (59-C-9.573(c)(iv)):	25 ft. min.	50 ft. +/-
Building Height (59-C-9.573(c)(v)):	35 ft. max.	35 ft. max.
Lot Coverage (59-C-9.573(c)(vi)):	35% max	35% max.
Common Open Space (59-C-9.573(d)):	N/A	1.6 ac.
Rural Open Space (per S.S.A. Master Plan)	75% min. GTA (83.3 ac.)	81% (88.8 ac.)

Area Tabulation

Rural Open Space Parcel A, Block A (Ex. Historic Home and Setting W/Conservation Covenant)	= 427,519 sf. = 9.8 ac.
Rural Open Space Parcel A, Block A (Ex. Historic Barn and setting W/Conservation Covenant)	= 2,592,922 sf. = 59.5 ac.
Parcel A, Block A, Subtotal	= 3,020,441 sf. = 69.3 ac. = 63% of GTA
Rural Open Space Parcel B, Block A (HOA)	= 290,916 sf. = 6.7 ac.
Rural Open Space Parcel C, Block A (HOA)	= 558,851 sf. = 12.8 ac.
HOA Rural Open Space Subtotal	= 849,767 sf. = 19.5 ac. = 18% of GTA
Rural Open Space Subtotal	= 3,870,208 sf. = 88.8 ac. = 81% of GTA
Common Open Space Parcel A, Block B (HOA)	= 44,584 sf. = 1.0 ac.
Common Open Space Parcel A, Block C (HOA)	= 25,357 sf. = 0.6 ac.

Della Brooke
Forest

2:1 (MAX.)
(TO RETURN TO
EX. GRADE)

8-00004

BP plans are showing:
(30' rear - (50' x 75')
10' sides
25' front
cons. eas.

Clarkburg Town Center - Phase 1B
8-98001

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 4000 sqft	TH's 1120 sqft	Courtyard TH's 950 sqft	Multi-Fam NA
Lot Area	4000 sqft	1120 sqft	950 sqft	NA
Front Yard	10'	10'	10'	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	16'	20'	NA
Rear Yard	AS shown	20'	6'	10'
Side Yard	0'/8'	0'	0'	10'/2
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

- | | |
|---|-----|
| 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' |

RESIDENTIAL ANALYSIS - PHASE 1B/PART TWO

SINGLE FAMILY DETACHED								SINGLE FAMILY ATTACHED				
BLOCK	32'	40'	50'	60'	65	'70'		18'	20'	22'	24'	2
C	6	15	1	0	0	0		6	0	12	0	
D	4	5	0	0	0	0		6	0	12	13	
E	4	1	0	0	0	0		0	0	0	0	
Sub Total	14	21	1	0	0	0		12	0	24	13	
Totals							36					

MNCP&PC standards dated July 1, 1999 with the following modifications: traffic calming at Street A/B intersection, modified turnarounds utilizing T-turnarounds were indicated on the plan and 30 units off of the Street A entrance.

16. Final alignment of path & bikeway system and swm conveyance berms and swales as shown on the plan will be determined prior to construction.

17. This Property was the subject of a Pre-Application Concept Plan (MNCP&PC #7-00024).

18. This Property is the subject of an Approved Natural Resources Inventory (MNCP&PC #4-00170)

19. Trails and alignments as shown on the plan are preliminary. Final alignment may be subject to field adjustments during construction.

20. Much of the onsite mulch and compost will be used as a soil additive during the site grading process.

21. Building height: 35' maximum.

22. Lot coverage: 35% maximum.

BANCROFT

23. PROJECT DATA TABLE:

Zoning
Proposed Use

RNC
44 Single-Family Detached Lots
utilizing the Optional Method of

Gross/Net Tract Area

101.35

Area within 100 Year Floodplain (**R&A)

7.46

***-see note #6 and #7 above

Development Standard	Permitted/Required	Proposed
Maximum Number of Lots	-	44
Minimum Lot Area (sf)	4,000	9,774
Minimum Setbacks (ft)		
from Street	15	15
from a side yard	8	8
rear yard		10
		(unless otherwise shown on plan)
Min Lot Width at the Street Line (ft)	25	
Max. Bldg height	35	
Max. Lot Coverage (%)	35	35
Rural Open Space (%)	70-75	70.2
HOA (ac)	-	52
On private lots (ac)	-	18.2 (lots 1 & 2)
Common Open Space (ac)	-	0.89

25. No grading allowed on lots 31-44 unless on-lot arborist report and tree preservation recommendations are reviewed by MNCP&PC staff.

26. Alignment of all trails shall be field located by the applicant and Park and Planning staff prior to construction.

27. This plan is not for construction purposes.

Recreation Calculations

Guidelines for Recreation Amenities in Residential Developments

'Recreation Guidelines' requires that this site offer facilities to meet the potential demand of the units proposed. The 'point' breakdown in both demand and supply per population category is as follows:

	TOTS	CHILDREN	TEENS	ADULTS	SENIORS
DEMAND POINTS					
21-SFD I	2.1	4.2	4.62	17.85	1.68
23-SFD II	2.99	5.52	5.75	24.38	2.53
Site Demand Total	5.09	9.72	10.37	42.23	4.21
SUPPLY POINTS					
On Site Facilities:					
Picnic/Sitting Area (3)	3.0	3.0	4.5	15	6.0
Open Play Area II	3.0	4.0	4.0	10.0	1.0
Natural Area	0	.49	1.03	4.22	.21
Bike System	.25	.97	1.55	6.33	.42

Easement

~~112111-1-1534~~

DEVELOPMENT STANDARDS (RE-2, TDR-2)⁺

	Required/Permitted	Proposed
Density of Development: Per Apen Hill M.P.	2 d.u./ac.	1.3 d.u./ac.
Setback From Street: (59-C-1.534)	25 ft. min.	25 ft. min.
Minimum Lot Area (59-C-1.535)	10,000 sf. min.	20,000 sf. min.
Minimum Lot Width # (59-C-1.535) (Excluding Lots 25 & 26)	25 ft. min.	25 ft. min.
Setback From Adjoining Lot: -Side (59-C-1.535): -Rear (59-C-1.535): 40 ft. if rear yard abuts subdivision boundary	10 ft. min. 10 ft. min.	10 ft. min. 10 ft. min.
Building Height (59-C-1.327)	50 ft. max.	50 ft. max.
Lot Coverage (59-C-1.328)	25 % max.	25 % max.
Green Area (59-C-1.395)	35 % min.	75 % min.

+ 59-C-1.395 for TDR densities of 2 or more, development standards will adhere to the development standards of ~~R-200, Cluster Option~~

This application requests a waiver of the frontage requirements per section 50-29(a)(2) of the Montgomery County Code for lots 25 & 26.

1

Richards Addition to Ashley Hollow - F-0301

DEVELOPMENT STANDARDS (RE-2, TDR-4)*

	Required/Permitted	Proposed
Building setbacks: (Single Family detached)		
From street-	n/a	25'
From side yard-	n/a	6'
From rear yard-	n/a	20' min.
(Lots 1-3)	n/a	30' min.
Building setbacks: (Single Family attached, townhouse)		
From street-	n/a	25'
From side yard-	n/a	6' min. (End Unit)
From rear yard-	n/a	20' min.
Minimum Lot Size:		
Single Family Detached	n/a	7,000 st.
Single Family Attached	n/a	1,500 sf.
Building Height:	n/a	50 ft. max.
Green Area:	35% MIN.	80 % min.
Building Coverage:	n/a	15 % max.
Impervious Area:	n/a	78,958 sf
Building setbacks: (Accessory Structure)		
From street-	n/a	60' min.
From side yard-	n/a	6' min.
From rear yard-	n/a	5' min.

* 59-C-1.394 for TDR densities of 3 or more, development standards will be determined at the time of preliminary or site plan for conformance with applicable master plan purposes and provisions of the PD zone.

DEVELOPMENT STANDARDS (RMX-2)

	<u>Req'd/Permitted</u>	<u>Provided</u>
Green Area or Outside Amenity Area (59-C-10.3.3.),(36.10 ac.):	50% min. (786,244 s.f.)	52% min. (816,397 s.f. +/-)
Number of Dwelling Units (59-C-10.3.6):	150 d.u.'s min.	604 d.u.'s (Including MPDU's)
Residential Density (59-C-10.3.7):	30 d.u.'s/ac. max. ¹	17 d.u./ac.
Number of MPDU's (Chapter 25A):	91 d.u.'s (15 %)	91 MPDU's
Building Setbacks (59-C-10.3.8):		
(a) from one-family residential zoning:	n/a	n/a
(b) from T-S zone:		
Residential buildings:	30 ft. min.	
(c) from any street ² :		
Residential buildings:	30 ft.	
(d) from abutting comm. or industrial. zoning:	n/a	n/a

¹ 59-C-10.3.7(b) "...the number of units permitted may be increased by a number equal to the number of moderately priced dwelling units included in the development plan in accordance with Chapter 25 of this Code, as amended, provided that the total number of units does not exceed 22 percent the total number of units recommended on the Master Plan"

² No minimum setback is required if in accordance with the Master Plan.

NOTES

Boundary from survey by MACRIS, HENDRICKS, & GLASCOCK, P.A. (MHG)

Topography by photogrammetric methods, 2 foot contour interval.

Property is zoned R-200 and RMX-2 (Residential - Mixed Use Development)

M-NCP&M
M-NCP&PC SIC

Construction
crossing depe
an easement
owner and a

Reserve @ Ashton

DATA TABLE (RNC Zone - Optional Method)

8-02005

	REQUIRED	PROPOSED / PROVIDED
Acres of Development	10 Acres	36 Acres
Number of Lot Sizes for Developments	N/A	N/A
Acres	4,000 sq.ft.	12,700 sq.ft.
Lot Area	15 feet	15 feet
Setback From Street	8 feet	8 feet
Front Yard	25 feet	N/A (Private Street)
Lot Width at Proposed Line	35 feet	35 feet
Building Height	35%	35%
Lot Coverage	65% of tract	72% of tract minimum
Open Space		

STAGING

This project is to be developed in two stages, as follows:

STAGE 1 = Construction of public street from Alexander Manor Drive up to and including the culdesac, the internal private street, and Lots 3 through 16.

STAGE 2 = Lots 1 and 2 and their driveway(s) as extended from the internal private street.

FACILITIES COMPLIANCE

Approved by NCEP, September, 1992, for observations used in this table.

Big Pines
Village
8-01027

DEVELOPMENT STANDARDS (R-200, TDR)

from sig sit

	Required/Permitted	Proposed
Minimum Area of development :	n/a	4.0 Ac.
Density of development per : Usable Acre (59-C-1.332(c))	11 d.u./ac.	1.9 d.u./Ac.
Net Lot Area:	n/a	12,710 s.f. min.
Lot Width:	n/a	90' min.
Building setbacks:		
From street	n/a	25'
From side yard	n/a	10'
From rear yard	n/a	10' (40') **
Building Height:	n/a	50 ft. max.
Building Coverage (59-C-1.328):	n/a	25% max.

* 59-C-1.394 for TDR densities of 3 or more, development standards will be determined at the time of preliminary or site plan for conformance with applicable master plan purposes and provisions of the PD zone.

~~** 40' setback if rear yard abuts boundary~~

WILLOW OAKS - 8-01024

DEVELOPMENT STANDARDS (R-200 Cluster Method of Development)

	<u>Required/Permitted</u>	<u>Provided</u>
Minimum area of development (59-C-1.532)	5 ac.	7.97 ac.
Density of development per Usable Acre (59-C-1.533):	2 d.u./ac. (15 d.u.'s)	1.76 d.u./ac. (14 d.u.'s)
Setbacks From Street (59-C-1.534):	25 ft. min.	same
Net Lot Area (59-C-1.535):	10,000 s.f. min.	10,130 s.f.
Lot Width (59-C-1.535):	25 ft. min.	same
- At street line:		
Dwelling Unit Setback From Lot Line (59-C-1.535):	10 ft. min.	same
- Side adjoining subdivision boundary, west adjoining zone:		
- Rear adjoining subdivision boundary:	40 ft. min.	same
Building Height (59-C-1.327):	50 ft. max.	same
Building Coverage (59-C-1.328):	25% max.	13%
Green Area	N/A	6.11 Ac.± or 266,152 s.f. 77%
Parking Spaces	2/D.U.	2/D.U.
Impervious Area	N/A	1.86 Ac. or 81,022 s.f. 23.3%

NOTES

- Property is zoned R-200/TDR
- Area tabulation:

Gross tract area = 7.97 ac.
-Area previously dedicated to public use = 0.00 ac.

Residue = 0.00 ac.
-Right-of-way (>100 ft. wide) dedication = 0.00 ac.
-100 year flood plain of excessive area = 0.00 ac.

Usable area (59-C-1.523) = 7.97 ac.

- Boundary from plan by Loiderman Associates, Inc.
- Topography from plan by Loiderman Associates, Inc.
- No clearing or grading prior to M-NCP&PC approval of signature set of plans,

All tree-save areas and protection devices must be inspected by M-NCP&PC staff.

- Water under
- This site is
- This site is
- This site is
- Servicing

- This plan is
utilities are shown
The exact location
257-7777) print
or imply any

Mandell Property
NORBECK FARM

CERTIFICATE

STATE ALL THE FEATURES AND REQUIREMENTS OF THIS
AGREEMENT BETWEEN MONTGOMERY COUNTY
AND.

BY: *[Signature]*

INC.

SHIP NAME/NAME OF CONTRACT PURCHASER

Zoning
No. of Lots Prop.

LDRC
14

Areas:

Gross Tract Area for Total Site	72.40 Ac.
Parcel A (Open Space)	9.05 Ac.
Parcel B (Open Space)	29.38 Ac.
Parcel C (Open Space)	0.70 Ac.
Parcel D (Open Space)	0.61 Ac.
Parcel E (Open Space)	1.30 Ac.
Total Open Space =	44.75 Ac. (62% of Site)
Req. Street Dedication	3.9 Ac.
Net Tract	72.40 Ac.
100-Year Floodplain	1.30 Ac.

Water/Sewer Categories	W-6/S-6
Proposed Water/Sewer Service	W-3/S-3
Method of Stormwater Management:	None

Topographical Information from	P.D.S. Inc.
Boundary Information from	C.P. Johnson & Assoc.
Contour Interval	2'
Maryland State Grid Datum used	
Tax Map Reference	JS 13.

Minimum Standards:

S.F.D.	
Lot Size	87,120 s.f.
Front Yard	50'
Rear Yard	35'
Side Yard	17'
Min. Lot Width @ Street	25'
Max. Bldg. Hgt.	50'
Max. Bldg. Coverage	25% of Lot
Min. Open Space	60% of Site

1. All features for current property use shall be removed.
2. All sitings are conceptual unless Bldg ties are noted.
3. There are no known slopes of 25% or greater or slopes between 15% and 25% that are associated with erodible soils on-site.
4. Streams, Wetlands, Wetland Buffers, and Stream V...

FICATE

FORMATION
TAKEN
ORDS.



[Signature]
LESLEY POWELL
REGISTERED LANDSCAPE ARCHITECT
MD. #596

APPROVED SUBGRADE

PAVING SECTION

NOTE: BUILDINGS MUST BE SET BACK A MINIMUM OF 10' FROM THE REAR PROPERTY LINE AND DECKS SHALL BE SET BACK A MINIMUM OF 5' FROM THE REAR PROPERTY LINE FOR LOTS 16-26 AND 49-55, UNLESS SPECIFIED OTHERWISE. THIS NOTE DOES NOT APPLY TO PERIMETER LOTS.

Rear

30 20 10 0 30 60

SCALE: 1" = 30'

Elderly Housing

SITE PLAN

THE REGENCY AT LEISURE WORLD

WHEATON 13th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

REFORESTATION

AFTER REFORESTATION: BEGINNING OF 2 YEAR MAINTENANCE PERIOD

AFTER 2 YEAR MAINTENANCE PERIOD MUST MEET SURVIVABILITY RATE

NOTES:

1. EACH INSPECTION DESCRIBED ABOVE SHALL BE MADE PROMPTLY AFTER RECEIPT OF WRITTEN NOTICE FROM THE DEVELOPER, AND ALL REASONABLE EFFORTS SHALL BE MADE BY M-MCPPG TO CONDUCT THE INSPECTION AND INFORM THE DEVELOPER OF THE RESULTS WITHIN TEN (10) WORKING DAYS OF THE DATE OF NOTICE.
2. SITE INSPECTION OF RETENTION AND REFORESTATION AREAS BY PLANNING BOARD ENFORCEMENT SHALL BE AS SPECIFIED IN THE "TREES TECHNICAL MANUAL".

DEVELOPERS CERTIFICATE

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

BY:



SIGNATURE

CHARLES SULLIVAN, V.P.

(PRINT OR TYPE NAME & TITLE)

MJB/ DESIGN	SCALE 1" = 30'	
MAD/ DRAWN	1 OF 2	
CHECKED	SHEET	
JAN. 2001 DATE	0011-000 PROJ No.	R-4016-W FILE No.

DGN-j:\0011000\001100001.sp-(1-63) SHT-(1-62)

Natalie
Estates

8-01019

FR121 PAR. 554

Id M. Jenkins

Lyce L. Jenkins

11909 Folio 462

25 June 1993

Net Tract 0 Ac.
100-Year Floodplain 35%
Green Space Required 63%
Green Space Proposed .73 Ac.
Open Space Proposed

Water/Sewer Categories W-1/S-3
Proposed Water/Sewer Service W-1/S-1
Method of Stormwater Management:

On Site Quantity: Storm water management ponds
On Site Quality: Infiltration trench

Topographical Information from P.D.S. Inc.
Boundary Information from C.P. Johnson & Assoc.
Contour Interval 2'
Maryland State Grid Datum used
Tax Map Reference FR121

Minimum Standards: (Using R-60/MPDU's)

S.F.D. 4,000 s.f.
Lot Size 25'
Front Yard 20'/30' from boundary
Rear Yard 5'
Side Yard 25'
Min. Lot Width @ Street 50'
Max. Bldg. Hgt.

1. All features for current property use shall be removed.
2. All sitings are conceptual unless Bldg ties are noted.
3. There are no known slopes of 25% or greater or slopes between 15% and 25% that are associated with erodible soils on-site.
4. Site does not contain perennial and intermittent streams or major drainage courses, 100 year ultimate floodplains and the 25' building restriction lines related to them, or stream valley buffers.
5. There are no known wetlands on-site.
6. There are no known rare, threatened, or endangered plants or animals and critical habitats observed in the field or documented by the MD Dept. of Natural Resources on-site.
7. There are no known cultural features or historic sites on-site.
8. NRI-FSD (#4-01220) was approved by MNCPPC on February 23, 2001 for Mills Property II and NRI-FSD (#4-00264) was approved by MNCPPC on June 19, 2000 for Ramsburg Property.
9. MNCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.

** This plan is a combination of the previously approved Ramsburg Property preliminary plan(#1-01004 dated

AMENDED SITE PLAN

RAMSBURG

~~VISBLURC PROPERTY~~
ESTOWN (6th) ELECTION DISTRICT
TICOMERY COUNTY, MARYLAND

SITE DATA

MARTENS

P170P

8-02039

EXISTING ZONING: CLARKS BVDG Weights R-200/TDR-4

GROSS SITE AREA: (PHASE I + PHASE II) 102.9 AC.

ROAD DEDICATION: (120' + 150' ROW) 10.0 AC.

100 YEAR FLOOD PLAIN: (22.4 AC TOTAL) 7.0 AC.

THE FLOOD PLAIN DEDUCTION INCLUDES ALL FLOOD PLAIN AREA OVER 15% OF THE GROSS SITE AREA. 22.4 AC. = 21.7% OF GROSS SITE AREA.

21.7% - 15% = 6.7% OR 7.0 AC.

NET SITE AREA: 85.9 AC.

DENSITY SHOWN: (PHASE I + PHASE II) 325 D.U.

BASE DENSITY: (2 D.U./AC.) 171 D.U.

TDR DENSITY: (2/3 OF TDR DENSITY = 113 D.U.) 113 D.U.

MPDUs: (12.5%) 41 D.U.

PHASE I DENSITY: 75 D.U.

TDR DENSITY: (75/325 OF TDR DENSITY = 26 D.U.) 26 D.U.

MPDUs: (0%) 0 D.U.

PHASE II DENSITY: 250 D.U.

TDR DENSITY: (250/325 OF TDR DENSITY = 87 D.U.) 87 D.U.

MPDUs: (100%) 41 D.U.

PHASE ONE SITE AREA: 52.63 AC.

AREA IN LOTS: 14.04 AC.

TOTAL ROAD DEDICATION: 4.85 AC.

OPEN SPACE PROVIDED: 33.74 AC.

DEDICATION TO MNCP+PC: 30.26 AC.

DEDICATION TO HOA: 3.48 AC.

DEVELOPMENT STANDARDS:

MINIMUM LOT SIZE: 4,000 S.F.

BUILDING SETBACKS:

FROM ANY PUBLIC STREET: 20 FEET

SIDE YARD: 5 FEET

REAR YARD: 20 FEET

MAXIMUM BUILDING HEIGHT: 40 FEET

PROPOSED GARAGES SHALL BE SETBACK A MINIMUM OF 20' FROM ANY PROPOSED SIDE WALK

APPROVE

FILE NO.
MONTGOMERY COU

CHAIRMAN OR DESI

COVER SHEET

PROPERTY - PHASE ONE

SCALE

ZC

1"=200'

R-2C

DATE

TAX MA

OCT, 2002

EV-

MONTGOMERY COUNTY, MARYLAND

S/R

Monifan Park

DEVELOPMENT STANDARDS R-200(59-C-1.6 Development including MPDUs

	Permitted/Required	Proposed
Density (59-C-1.622)	2.44 d.u./ac. (27 d.u.s. max.)	25 d.u.s. (2.24 d.u.s/ac) 25 d.u.s
Setbacks Front (59-C-1/623)	25' (1)	25' Front
Side (59-C-1/623)	20' (2)	5' Side (12' along boundary)
		20' Rear (35' Along Boundary when rear yard backs to rear yard)
Lot Area and Width (59-C-1.625)(a)	600 sf(1) SFD 3500 sf(1) SFSD (b)25'	8,543 sf min. SFD 3,505 sf min. SFSD Same
Maximum Building Height (59-C-1.626)	3 stories / 40'	Same
Green Area (59-C-1.627)	2000 sf / SFSD	8.8 ac. or 79%
Imperious Area	N/A	2.3 ac. or 21%
Parking Tabulation(59-E-3.7) Dwelling, one family	2 spaces for each d.u.	53 (2 spaces for each d.u.+3 spaces)

1. For MPDU (HOC) lots designated such as on a site plan, the minimum lot area must not be less than 3,000 square feet, and the setback from a public street must not be less than 15'. For each one-family detached dwelling unit with lot area less than 3,500 s.f., 500 s.f. of green area must be provided in the subdivision.
2. For a side or rear yard that abuts a lot not developed under the provisions of this section 59-C-1.6, the setback must be at least equal to that required for the abutting lot.

SFD - Single Family Detached
SFSD- Single Family Semi-Detached

Area Tabulation

Gross Tract Area	486,676 s.f. or 11.17 ac
Dedication for Public Use	0 sf or 0.00 ac
Net Tract Area	486,676 s.f. or 11.17 ac

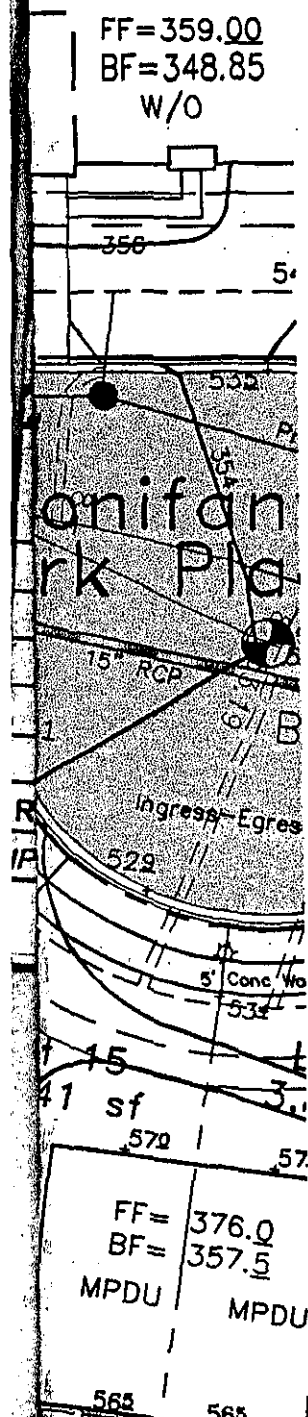
Dedication to MNCPPC
Public Right of Way Dedication

113,948 sf or 2.62 ac
29,088 sf or 0.67 ac.

General Notes

1. Topography from survey by this office with 2' contour intervals.

8-02011



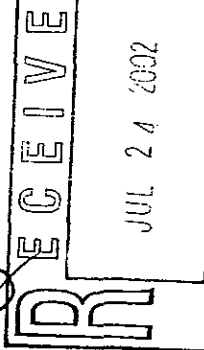
*Lerner Prop.
Totomac Chase*

APPROVED SITE PLAN

FILE NO. 8-02008
MONTGOMERY COUNTY PLANNING BOARD

John R. Quinn
CHAIRMAN OR DESIGNEE

8/16/08
DATE



• PARKING TABULATIONS

Single Family Detached

Required - 2 Spaces/unit

Provided - 2 Garage spaces - 2 Driveway spaces

Townhouses

Required - .25 spaces/garage units = 3 spaces

2 spaces/standard unit = 40 spaces

Total = 43 spaces - including 2 handicap spaces

Provided - 53 spaces - including 2 handicap spaces

• MINIMUM DEVELOPMENT STANDARDS

R-200 (using cluster standards)

Single Family Lots

Lot size: 10,000 sq. ft.

Minimum lot width at street: 25 ft.

Front yard: 25 ft.

Rear yard: ~~none required~~ ^{10'} 40 ft. from boundary

Side yard: 10 ft.

R-200 TDR-3 (using R-60, MPDU standards)

Single Family Lots

Lot size: 4,000 sq. ft..

Minimum lot width at street: 25 ft.

Minimum street setback: 20 ft.

Rear yard: none required

Side yard: none required

Townhouse Lots

Lot size: 1500 sq. ft.

Green Area: 2,000 sq. ft. per lot

1. All features for current property use shall be removed.
2. All building sitings are conceptual unless building ties are shown.
3. There are no known rare threatened or endangered plants or animals, or critical habitats observed in the field or documented by the MD Dept of Natural Resources on this site.
4. There are no known cultural features or historic sites on this site.
5. NRI-FSD #4-01271 was approved 4/11/01.
6. This project will be built in one phase.
7. Preliminary plan #1-01071, approved Oct. 16, 2001.

TDR CALCULATIONS

Base Density: (14.33 Ac. X 2)	28
Units in TDR zone	40
Required TDR's: (40 - 28)	12

N:\30144\wp\prel plan notes.doc

UPDATES/REVISIONS :

11/13/01 ADDRESS DRC & CLIENT COMMENT.	SPS
1/24/02 SUBMIT DRAFT SITE PLAN SIGNATURE SET.	MLB
5/02/02 ADDRESS P&P COMMENTS.	SPS
6/7/02 REVISED PER P&P COMMENTS.	MLB

Green Hills TH - 8-02033

Pub. M.

1-02094

GENERAL NOTES:

Gross Tract Area:	2.23 Acres (per deed)
P202	2.00 Ac
Lot 101	0.23 Ac
Parcel B	0.10 Ac (access easement)
Existing Zoning:	RT-6 Townhouse, 6du/ac
Proposed Zoning:	RT-6 Townhouse, 6du/ac
Permitted Yield:	13 du
Proposed Yield:	12 du
Deed Reference:	L. 18408 F.785
	L. 18758 F.20
	Plat 19453 (access easement)

1. Boundary and topography from survey by P.G. Associates, Inc.
2. The site is located in the Great Seneca Creek watershed, Class I
3. No floodplain or wetlands occur on-site.
4. There are no historic resources, critical habitat or rare, threatened or endangered species on the site.
5. All lots to be served by public water and sewer, provided by W
6. Existing water & sewer category : W-1 / S-1
7. Power to be provided by Allegheny Power.
8. All streets are to be private streets.
9. Stormwater Management partial quantity waiver requested.

DESIGN STANDARDS:

	<u>Required</u>
Minimum Lot Size:	20,000 sf
Maximum Density:	6 du/ac (13 du)
Maximum Building Coverage:	35%
Minimum Setback:	
From One-family detached zone	30'
From Public Street	25'
Side	10'
Rear	20'
Maximum Building Height:	35'
Minimum Green Area:	50%
Parking:	2 spaces/unit

retaining walls To be Limited To
8 feet in height.

37.75	160.06	16.61
03.73	572.77	58.63
69.66	499.23	27.09
40.92	402.38	54.56
52.06	1634.44	156.89

ADULT (D4)	ELDERLY (D5)
50.41	735.50
37.81	245.17
37.81	245.17
25.21	163.44
151.24	1225.83
0.00	326.89
40.00	80.00
15.00	10.00
0.00	12.00
9.00	21.00
21.93	142.20
7.50	25.00
24.00	60.00
4.00	10.00
23.90	3302.19

ADULT (D4)	ELDERLY (D5)
58.22	572.05
3.00	7.00
4.50	15.00
40.00	80.00
20.00	40.00
60.00	160.00
27.50	302.00
4.63	105.70

3407.89	272.70
1634.44	156.89
208.50%	173.81%

MPDU Townhomes:	49	133
Multifamily:	0	205
Areas:	Phases 1 & 2:	All Phases:
Gross Tract Area for Total Site:	164.0 Ac.	374.08 Ac.
Req. Street Dedication:	8.37 Ac.	18.61 Ac.
Net Tract Area	155.63 Ac.	355.47 Ac.
Green Area phases 1 and 2 (min. 40% of gross tract)	93.0 (57%)	213.0 (57%)
Water/Sewer Categories:		W-3/S-3
Proposed Water/Sewer Service:		W-3/S-3
Method of Stormwater Management:		
On Site Quantity: Storm Water Management Ponds		
On Site Quality: Bioretention Facilities/Water Quality Ponds		
Topographical Information from:	GREENWAY VILLAGE	
Boundary Information from:		
Counter Interval:	8' 0" 2' 0" 3' 6"	2'
Maryland State Grid Datum used		EW51, EW61, FW11
Tax Map Reference:		
Minimum Standards		
Single Family Detached		
Lot Size		Varies
Front Yard		15'
Rear Yard		As shown on Site Plan
Side Yard		4' (lots with front load gar.) 3' (lots with rear load gar.)
- All structures for current property use shall be removed except for 3 existing lots. - All sitings are conceptual unless Bldg ties are notes. - Soil information was taken from the Montgomery County Soil Survey Interim Report dated April 1990. - The ultimate 100 Year Floodplain was taken from Montgomery County Floodplain Maps for Little Seneca Creek and it's tributaries. - Wetland Delineation is based upon field investigations by McCarthy and Associates. The Wetland Jurisdictional Determination was approved on November 15, 2001. - There are no known rare, threatened, or endangered plants or animals and critical habitats observed in the field or document by the MD. Dept. of Natural Resources on-site. - There currently is no historical use or significance for this property. The location Atlas and Index of Historical Sites in Montgomery County listed three sites on the property having historical use. 13/4, 13/5, and 13/6. All three were removed from the Historical Atlas in the Clarksburg Master Plan and Hyattstown Special Study Area - Interim Reference Edition, approved and adopted June 1994. - NRI-FSD (#4-264) was re-approved by MNCPPC on April 11, 2002. Preliminary Plan # 1-02033 was approved on March 6, 2002. Preliminary Forest Conservation Plan # 1-02033 was approved on April 11, 2002. - The mainstream and two unnamed tributaries of the Little Seneca Creek cross the subject property. The two unnamed tributaries originate on-site as ephemeral streams and flow southward as first order streams. All of the waters found on the site are to be considered Waters of the U.S. and are defined by the Code of MD as being Use Class IV-P. - Unit Recordation Phasing for all phases: Phase 1: 200 units (min. in 1st 3 years) Phase 2: 500 units (min. total in 6 years) Phase 3: 900 units (min. total in 9 years) Phase 4: Remainder of units and commercial in 12 years. - A waiver is requested for an over-length cul-de-sac and for non std. road sections. - Existing prescriptive R/W for skylark Rd. and a portion of Newcut Road is to be abandoned. - The garage of the front loaded units shall not protrude beyond the front elevation of the front most portion of the building, ie the front porch.		

Park 1B	Natural Trails
	Natural Area
	Bike System
Park 2	Tot Lot
Park 3	Multi-Age Playground
	Seating Area
	Swimming Pool
	Wading Pool
Park 4	Seating Area
Park 5	Multi-Age Playground
	Seating Area
Park 6	Natural Area
	Natural Trails
	Bike System
Park 7	Tot Lot
	Natural Area
Park 8	Swimming Pool
Park 9	Natural Area
Park 10	Tot Lot
Park 11	Swimming Pool
	Wading Pool
Park 12	Seating Area
	Multi-Age Playground
	(2) Baseball/Adult Softball Fields
	Basketball Court
Park 13	Open Play I
Park 14	Open Play II
Community Wide Facilities	Pedestrian System
	Bike System
SUMMARY	Private Park
	Public Park
	TOTAL
NOTE: Acreage is approximate	
Public Middle School Site	

Highlands of Chalkburg

	Required/Permitted	Proposed
Density of development per : Usable Acre (59-C-1.622)	2.44 d.u./ac. (96 d.u.s)	2.0 d.u./ac. (79 d.u. @ 39.5 ac.)
Net Lot Area (59-C-1.625(a)):	(1) SFD 6,000 s.f. min. (3) TH 1,500 s.f. min.	6,700 s.f. min. 1,500 s.f. min.
Lot Width (59-C-1.625(b)): -At Street Line:	25 ft. min.	25 ft. min.
Setback From Street * (59-C-1.623):	25 ft. min.	25 ft. min.
Yard Requirements: (59-C-1.624)		
-side:	None	3 ft. min.
-side adjoining subdivision boundary:	See adjoining zone	13 ft. min. **
-Rear adjoining subdivision boundary:	20 ft. min.	20 ft. min.
Building Height (59-C-1.626(a)):	40 ft. max.	40 ft. max.
Number of MPDUs (Chapter 25A):	79 d.u.s x 12.5% = 10 MPDUs	

- * If designated as a MPDU, setback from a public street must not be less than 15 ft.
** If adjacent lot not developed under section 59-C-1.6, side or rear setback must be equal to that yard required for the abutting lot.

REA TABULATION

Area RMX-2	= 16.1 ac.
(Commercial Component)	= 3.2 ac. (139,392 sf)
(Residential Component)	= 12.9 ac. (561,924 sf)
Area R-200	= 40.4 ac.
Areas of previous public use dedication	= undeterminable
Total Gross Tract Area (GTA)	= 56.4 ac.

Area to be dedicated to public use	
Stringtown Road dedication (R/W=105'-120')	
* RMX-2	= 1.0 ac.
* R-200	= 0.9 ac.
Subtotal	= 1.9 ac.

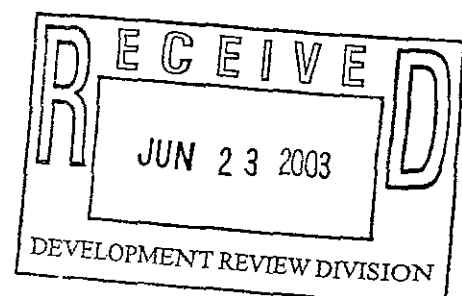
Frederick Road (MD Route 355) (R/W=50')	
* RMX-2	= 0.2 ac.
* R-200	= 0.0 ac.
Subtotal	= 0.2 ac.
Total dedication to Public Use	= 2.1 ac.

Useable Area (59-C-1.628)	
- Gross Tract Area	= 40.4 ac.
- Road Dedication	(-)= 0.9 ac.
Total Usable Area R-200	= 39.5 ac.

Net Tract Area RMX-2	
- Gross Tract Area	= 16.1 ac.
- Road Dedication	(-)= 1.2 ac.
Net Tract Area RMX-2	= 14.9 ac.

APPROVED SITE PLAN
FILE NO. 8-02022
MONTGOMERY COUNTY PLANNING BOARD

John R. Davis 7/8/03
CHAIRMAN OR DESIGNEE DATE



ARD SPRING VIEW

requirements of the Master Plan. The Master Plan recommends the plan proposes 79.01%, which is in the targeted range. The plan is in conformance with the requirements of the RNC zone.

As described the property, called the Alfandre property in the records and being approximately 120 acres. The Master Plan property be acquired for a 10 acre recreation area adjacent to the protection of the Sandy Spring. The plan for subdivision related to M-NCPPC as park property.

access to the eastern tract for this interior property through a minimum of (49) forty-nine lots and Country Hills Road with a Master Plan proposes a total of (33) thirty three lots with the (eight) lots via Hidden Garden Lane; (3) three lots directly off the existing lots; and the remaining (2) two lots with access to the proposed layout and road design reflects the intent of the Master Plan to be as possible in rural open space and limit the impact on

the tract connects to the bikeway in the Southern Rural the Master Plan, and provides pedestrian/equestrian access to the Bancroft property located opposite of Norwood Road.

Springview Opinion
Site Plan No. 8-02004
Page Five

IV. CONFORMANCE TO DEVELOPMENT STANDARDS

The Project meets the development standards set forth in the Zoning Ordinance as follows:

PROJECT DATA TABLE

Zoning Proposed Use	RNC 33 Single Family Lots Utilizing the Optional Method of Development	
Gross/Net Tract Area	73.4 Acres	
Area within the 100 Year Floodplain	2.5 Acres	
Development Standard	Permitted/ Required	Proposed
Maximum Number of Lots	55	33
Minimum Lot Area (Sq. Ft.):	4,000	5,500
• from the street	15	15
• from the side yard	8	10
• rear yard	-	10
Minimum Lot Width at the Street Line (ft.):	25	25
Minimum Building Height (ft.):	35	35
Maximum Lot Coverage (%):	35	35
Rural Open Space (%):	75-85%	79.1%
HOA (15.79 Acres)		
Dedicated to M-NCPPC (42.28 Acres)		
Common Open Space (0.27 Acres)		1%
Total Impervious Area (5.4 acres)		7.3%

Amend
RK

V. WAIVER REQUESTS - PLANNING BOARD FINDINGS

A. Country Hills Drive cul-de-sac.

During the preliminary plan hearing, the owner of Lot 23 of the Spring Lane Farm subdivision (James Salvo) testified that a more appropriate solution could be achieved for the terminus of Country Hills Road. The Planning Board directed the Applicant to consult with DPWT and Staff at Site Plan Review to assess the feasibility of a cul-de-sac at the terminus of Country Hills Road.

Charlesburg T.C.
Phase II
8-02-014

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'

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' |

reviewed and approved by M-NCPPC staff.
This plan incorporates a private road in compliance with Sections 54-1-1, 54-1-2 of
the Montgomery County Zoning Ordinance within Parcel A

DEVELOPMENT DATA

NORWOOD

OVERLOOK

Lot width at BRT	150' min	150' min
Width of Road	25' min	50' min
Front	50' min	50' min
Sides	17' - 35' min	20' min
Rear	35' min	70' min

OWNER / DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features and requirements of this site plan in accordance with the agreement between the Montgomery County Planning Board and the undersigned

7/3/03
Date

By:

BRP LLC
Managing Member

MNCPPC staff must inspect tree save areas and protection devices prior to the clearing of each lot

ENGINEER'S CERTIFICATE

I hereby certify that this design conforms with the Montgomery County department of Public Works and Transportation Interim Storm Drain Criteria, Dated August 1988, or as amended.

10/20/02
Date

Dean Packard
Dean Packard, PE MD # 16518

APPROVED SITE PLAN

FILE NO. 8-03009
MONTGOMERY COUNTY PLANNING BOARD

Joseph R. Davis
CHAIRMAN OR DESIGNER

ADDITIONAL NOTES

1. The services of a licensed arborist shall be retained for the pre-construction meeting to evaluate the appropriate measures necessary to ensure the survival of the large and specimen trees, specifically several black walnuts and two shagbark hickories, proposed to be preserved whose critical root zones will be impacted by construction.
2. Inspector to evaluate large and specimen trees within the septic areas for retention, specifically on lots 4 and 5 prior to septic system being installed and building permits released.
3. No grading to occur on the site prior to site plan signature set approval.

CONTRACT PURCHASER:

BRP, LLC
204 Monroe Street, Suite 201
Rockville, MD 20850
(301) 251-0756

OWNER:

James Hooper
17214 Dr. Bird Road
Sandy Spring, MD 20886

SITE PLAN
LOTS 1-7

8-1803
DATE

DRAWN JD
DATE 9/02
50' EOP

RM-2
R-200

PARKSIDE

11.65 AC.
8.48 AC.
3.17 AC.

DENSITY ALLOWED

RMX-2 (4 D.U. / AC. X 8.48 AC.)
R-200 (2 D.U. / AC. X 3.17 AC.)

39 D.U.
33 D.U.
6 D.U.

8-03000

DENSITY SHOWN

34 D.U.

PARKING REQUIRED (2 PER D.U.)

68 SPACES

PARKING SHOWN (4 PER D.U.)

GARAGE SPACES

136 SPACES

DRIVEWAY PARKING SPACES

68 SPACES

68 SPACES

RMX-2 OPEN SPACE REQUIRED (50.0%)

4.24 AC.

RMX-2 OPEN SPACE PROVIDED (54.4%)

4.61 AC.

TOTAL OPEN SPACE PROVIDED (55.5%)

6.47 AC.

DEVELOPMENT STANDARDS

SETBACKS AND LOT REQUIREMENTS REFLECT MODIFICATIONS PER SECTION 59-C-10.3.8 OF THE ZONING ORDINANCE AND PREVIOUSLY APPROVED BY THE PLANNING BOARD DURING THE PROJECT PLAN AND PRELIMINARY PLAN.

MINIMUM BUILDING SETBACKS

REQUIRED

FROM ADJACENT ONE-FAMILY RES. ZONE (R-200) 50'

FROM INTERNAL ONE-FAMILY RES. ZONE (R-200) 0'

FROM RES. OTHER THAN ONE-FAMILY (RMX-2) 15'

INTERNAL LOT SETBACKS

STREET

15' MIN.

STREET SIDE YARD

15' MIN.

SIDE YARD

0' MIN. / 7' MIN. BLDG. SEPARATION

REAR YARD

20' MIN. 5' DECKS

(NO GARAGE WILL BE CLOSER THAN 20' TO A SIDEWALK)

BUILDING HEIGHT

40' BLDG. HT.

2003 08-29:22 PM EDT

Project Development Summary:

Clarksburg Ridge
8-020317

1. Site Area:

RMX-2	33.18 acres
R-200	1.66 acres
Total	34.84 acres
2. Yield (59C-10.3.4; 10.3.5; 10.3.7)

	<u>Permitted</u>	<u>Provided</u>
Residential	290 d.u.	159 d.u.
Commercial	600,00 gsf.	0 gsf.
3. RMX-2 Minimum Green Area:

	<u>Required</u>	<u>Provided</u>
	50% or 17.42 ac	51%; 17.8 ac. minimum
4. Minimum Dwelling Units Required (59C-10.3.6)

Required:	150
Provided:	159 (101 SF Detached, 58 SF Attached)
5. MPDU'S Required: $12.5\% \times 159 = 20$ (Lots 19-26, 112-116, 118-123, & 130)
6. Minimum Building Setbacks - Residential (59C-10.3.8):

	<u>Permitted</u>	<u>Provided</u>
a). From one-family residential zoning (R-200)		
1) R-200 zoning internal to project	None	Varies. See plan
2) Adjacent R-200 zoning other than \1	50'	50'
b). From residential zoning other than one-family	n/a	Varies
c). From any street \2, \3	0'	10' except as noted
d). From abutting commercial/industrial zoning \1	15'	15'
e). Internal lot setbacks:	<u>Required</u>	<u>Proposed</u>
1. Front	0	40' min except as noted on plan \3
2. Street Side Yard	0	10' min except as noted on plan \3
3. Side Yard	0	3' min
4. Rear	0	10' min

****Note:** ~~Accessory buildings, such as garages, etc., are not subject to setbacks. See Montgomery County Zoning Ordinance, Section 59-C-17436.~~

7. Parking:

	<u>Required</u>	<u>Proposed</u>	
2/d.u.=318		S.F. detached (garage)	= 202
		S.F. detached (driveway)	= 100
		S.F. attached (garage)	= 116
		Total Spaces	= 418

- \1 Applicant requests 50% reduction in minimum setbacks for certain lots as shown on plan.
- \2 In accordance with the provisions of the Clarksburg Master Plan.
- \3 May be reduced to 2' if no Public Utility Easement (P.U.E.) adjacent.

Recreation Calculations

*Recreation Guidelines: Guidelines for Recreation Amenities in Residential Developments 'Recreation Guidelines' requires that this site offer facilities to meet the potential demand of the units proposed. The 'point' breakdown in both demand and

INITIES
ND AVENUE

MARYLAND 20878

HOMAS NATELLI

Block A Subdivision of the House (Champey House 27-12). The House shall be preserved, including the 1 acre "vista" in accordance with the outlines in the Aspect Hill Master Plan.

The maximum height of the houses shall not exceed 2 1/2 stories or 35 feet as measured from the street

Utility Companies -

Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
CATV - Comcast

This plan utilizes the Affordable Housing Option. Density is calculated based on the MPDU sliding scale density bonus, and the minimum Housing Opportunity Commission requirements

Total site area - 15.81 acres
Base density - 2 DU/Ac
Total allowed units - 37 lots
Total lots proposed - 30 lots
Bonus achieved - 0%
At 0% bonus, the min HOC units reqd - 20% or 6 units
Minimum SFD Lot Size permitted - 5000sf / Proposed
Minimum SFA Lot Size permitted - 3500sf / Proposed
Minimum setback from the street reqd - N/A / Proposed 25'
Minimum side yard setback reqd - N/A / Proposed 8'
Minimum rear yard setback reqd - Std N/A / Proposed 30'
(From Boundary - 40' / Proposed 40')

MNCPPC Staff must inspect tree-save areas and protection devices prior to clearing and grading

ENGINEER'S CERTIFICATE

I hereby certify that the boundary shown is correct based on a boundary survey prepared by Charles P Johnson, 1989

6/10/02
Date

Dean Packard
Dean Packard, PE MD #16518

PER CERTIFICATE

he features and requirements of this site plan in the Montgomery County Planning Board and the

By Scott Reed

CONTRACT PURCHASER

Magruder/Reed Communities
12116 Darnestown Road
Gaithersburg, MD 20878
(301) 921-9050
Contact: Scott Reed

RECREATIONAL FACILITIES COMPTATION

TYPE REQUIRED	#UNITS	D1	D2	D3	D4	D5
SFDI	4	0.4	0.8	0.9	3.4	0.3
SFDII	21	2.7	5.0	5.2	22.3	2.3
	5	0.7	1.0	1.2	6.4	0.6

P.G. ASSOCIATES

CIVIL ENGINEERS

354-A
ROCKVILLE
PHONE

SITE PLAN
LOTS 2 THRU 31 - BLOCK F
LAYHILL VILLAGE EAST

RECORDED IN LIBER 692 AT FOLIO 257

MONTGOMERY COUNTY, MARYLAND

TON ELECTION DISTRICT NO. 13

SITE DATA

Site Area:

Zoning:

RNC

(Rural Neighborhood Cluster)

R-40

(Residential, One Family)

50.29 Ac.

46.83 Ac.

3.46 Ac.

R-40 SITE DATA

Site Area:

Development Type:

100 Year Floodplain:

Density Allowed:

(3.6 DU/Ac.)

Density Shown:

Minimum Lot Size Allowed:

Minimum Lot Size Shown:

Road Dedication:

HOA Open Space Required:

HOA Open Space Provided:

3.46 Ac.

Standard Method

0.00 Ac.

12 Lots

9 Lots

9,000 S.F.

9,816 S.F.

0.56 Ac.

0.00 Ac.

0.87 Ac.

Setbacks

Allowed

Proposed

Front

30'

30'

Side

8'25'

8'25'

Rear

25'

25'

Minimum Lot width

75'

75'

Lot coverage

30%

30%

Building Ht.

35'

35'

ING.

OF

RNC SITE DATA

Site Area:

Development Type:

100 Year Floodplain:

Density Allowed:

(2.2 Ac/DU)

Density Shown:

Minimum Lot Size Allowed:

Minimum Lot Size Proposed:

46.83 Ac.

Optional Method

1.10 Ac.

21 Lots

21 Lots

4,000 S.F.

13,670 S.F.

OL

Setbacks

Allowed

Proposed

Front

15'

15' Min.

Side

8'

8'

Rear

20'

20'

Lot coverage

35%

35%

Building Ht.

35'

35'

(ACCESSORY STRUCTURES - SEE R-60 ZONING REGULATIONS)

Total Open Space Provided:

(16.6%)

35.83 Ac.

Common Open Space:

(1.6%)

0.76 Ac.

SITE SUMMARY

8-02015

R-200 ZONE

	<u>REQUIRED/PERMITTED</u>	<u>PROPOSED</u>
AREA OF SUBDIVISION	NOT SPECIFIED	32.6283 Ac.; 1,421,157 SQ. FT.
DEVELOPMENT DENSITY	2.44 D.U./Ac. MAX.; 79 D.U. MAX.	2.11 D.U./Ac.; 69 D.U.
MPDUs (ONE-FAMILY TOWNHOMES)	12.5% MIN OF TOTAL NUMBER OF DUs; 10 MPDU MIN.	12.5%; 9 MPDUs
MARKET RATE UNITS	NOT SPECIFIED	60
BUILDING SETBACKS		
FROM STREET	25 FT. MIN.	25 FT. MIN./28 FT. MIN.*
FROM SIDE	NOT SPECIFIED	25 FT. MIN.*
FROM REAR	20 FT. MIN.	20 FT. MIN.*
LOT AREA		
DETACHED DWELLING	6,000 SQ. FT. MIN.	8,777 SQ. FT. MIN.
DUPLEXES	3,500 SQ. FT. MIN.	3,640 SQ. FT. MIN.
LOT WIDTH AT STREET LINE FOR DETACHED DWELLING	25 FT. MIN	25 FT. MIN
BUILDING HEIGHT	3 STORIES OR 40 FT. MAX.	3 STORIES OR 40 FT. MAX.
GREEN AREA FOR ATTACHED DWELLING	2,000 SQ. FT./UNIT MIN.	2,000 SQ. FT./UNIT MIN.

NOTE: DEVELOPMENT STANDARDS TO BE DETERMINED AT SITE PLAN STAGE OF DEVELOPMENT
PER SECTION 59-C-1.63 AND SECTION 59-D-3 OF ZONING ORDINANCE
*25 FT. SETBACK WITHOUT SIDEWALK.
28 FT. SETBACK WITH SIDEWALK.

*INDIVIDUAL IMPERVIOUS AREAS ARE ESTIMATED
AND MAY BE DIFFERENT FROM THOSE SHOWN ABOVE.
HOWEVER, PURSUANT TO CONDITION NO. 7 OF THE
PLANNING BOARD'S OPINION APPROVING SITE PLAN
REVIEW 8-02015R, IMPERVIOUS SURFACES FOR THE ENTIRE
SITE PLAN ARE LIMITED TO A MAXIMUM OF 20.36%.

15. THE SIDE OF THE HOUSE ON LOT 1 THAT FACES NEW HAMPSHIRE AVENUE WILL INCORPORATE A BRICK FACADE, IN ORDER TO SATISFY CONDITION #3.b. OF THE MONTGOMERY PLANNING COUNTY PLANNING BOARD OPINION.

SITE DATA

Ash-ton *KNOX* 02025

SITE AREA	19.03 AC.
ZONING:	(RURAL NEIGHBORHOOD CLUSTER) RNC
DEVELOPMENT TYPE SHOWN:	OPTIONAL METHOD
100 YEAR FLOODPLAIN:	0.00 AC.
ROAD DEDICATION:	1.33 AC.
ACREAGE CONVEYED TO HOA:	14.48 AC.
LOT AREA:	3.22 AC.
DENSITY ALLOWED:	10 LOTS
DENSITY SHOWN:	10 LOTS
TOTAL OPEN SPACE PROVIDED: (76.1%) 14.48 AC.	
COMMON OPEN SPACE:	(5.8%) 1.10 AC.
PARCEL "E":	1.10 AC.
RURAL OPEN SPACE:	(70.3%) 13.38 AC.
PARCEL "A":	5.99 AC.
PARCEL "B":	0.78 AC.
PARCEL "C":	0.62 AC.
PARCEL "D":	5.99 AC.
DEVELOPMENT STANDARDS: OPTIONAL METHOD	
MINIMUM LOT AREA:	4,000 S.F.
MINIMUM LOT WIDTH @ STREET LINE:	25 FEET
MAXIMUM BUILDING HEIGHT:	30 FEET
MAXIMUM LOT COVERAGE:	35%
YARD SETBACKS (MAIN BUILDING)	
FRONT YARD:	25 FEET
(NO GARAGE SHALL BE CLOSER THAN 20' TO ANY PUBLIC SIDEWALK)	
SIDE YARD:	5 FEET
REAR YARD:	5 FEET
YARD SETBACKS (ACCESSORY BUILDING)*	
FRONT YARD:	50 FEET
SIDE YARD:	10 FEET
REAR YARD:	10 FEET

DEVELOPMENT STANDARDS (RMX-2)

	Required/Permitted	Prov
Offices (59-C-10.3.2):		
- Professional, and Business:	20,000 s.f. max.	
- General:	20,000 s.f. max.	18,560
Green Area or Outside Amenity Area (59-C-10.3.3):		
- (a) w/in commercial portion (2.4 ac.):	15% min. (15,779 sf.)	40 (40,000 sf.)
Commercial Density (59-C-10.3.4):	0.5 FAR max.	0.25 (31,460 s.f.)
Floor Area Ratio (Mixed Use Area)		
* Non-residential FAR	0.5 FAR max.	0.25 (31,460 s.f.)
Gross Leasable Area (59-C-10.3.5):	600,000 s.f. max.	31,460 s.f.
Residential Densities (59-C-10.3.7): ³		
* D.U.s in commercial mixed use area	N/A	10 d.u.'s (3.1 d.u.)
Number of Dwelling Units (59-C-10.3.6):	N/A (<30 ac.)	10 MPDU's ³
Number of MPDUs (Chapter 25A):	N/A	10 MPDU's ³
Building Setbacks (59-C-10.3.8):		
- from adj. R-200 properties:		
Commercial buildings:	100 ft. min. ⁴	100 ft.
Residential buildings:	100 ft. min. ⁴	50 ft.
- from Frederick & Stringtown Roads:		
Commercial buildings:	0 ft. min. (Code)	25 ft.
	0 ft. min. (M.P.)	
Residential buildings:	0 ft. min. (Code)	20 ft.
	0 ft. min. (M.P.)	

1 Amounts indicated as provided reflect the development as graphically shown on the Preliminary Subdivision Plan and Project Plan. Final amounts will be determined at Site Plan (59-D-3) not to exceed the amounts required/permitted.

2 The abbreviation M.P. refers to standards recommended in the 1994 Clarksburg Master Plan

3 10 MPDU's are provided for from Preliminary Plan 1-98001 and Site Plan

4 The Planning Board may reduce the minimum setbacks no greater than 50% of 100'.

NOTES

- * Boundary from field survey by Macris, Hendricks & Glascock, P.A. (MHG) and from Deeds and Plats of record.
- * Topography by photogrammetric methods by MHG, 2 foot contour interval.
- * Property is zoned RMX-2 (Residential - Mixed Use Development, Special Center, by SMA E-57 & E-58).
- * Water and sewer category: S-3 and W-1
- * This site is within the Clarksburg and Vicinity planning area.
- * This site plan does not show a Limit of Disturbance. 100% of the property to be disturbed.