

General Notes

1. Gross Site Area= 270.16 Acres
2. Existing Zoning
Area in RMX-2 = 201.34 Acres
Area in RDT = 68.82 Acres
Total Area= 270.16 Acres
Area Within the 100 YR Floodplain (RDT) Including Wetland Areas= 2.42 Acres
Additional Wetland Areas (RDT) outside the 100 YR Floodplain= 0.44 Acres
Area Within the 100 Year Floodplain (RMX-2) Including Wetland Areas= 11.51 Acres
Additional Wetland Areas (RMX-2) outside the 100 YR Floodplain= 0.91 Acres
3. The site will be served by existing public water and sewer mains located within the vicinity of the property. These mains are publicly owned by the Washington Suburban Sanitary Commission (WSSC).
4. The boundary outline is tied to the WSSC grid system.
5. The entire portion of site within the RMX-2 zone is located in the Little Seneca Creek watershed and a portion of the site within the RDT zone is in the Little Bennett Creek watershed.
6. This Project Plan is being submitted under the Optional Method of Development as outlined in the RMX zone. The Project Plan includes the accompanying text as well as the framework drawings and support engineering drawings.
7. The subject property is shown on Plate 196, Grids W1/E3, W1/E4, W2/E3, W2/E4 & W3/E4.
8. Refer to the Natural Resources Inventory Map & Forest Stand Delineation (No. 4-94)162 approved 4-28-94 for additional information.
9. The boundary and topographic information was prepared by Loeferman Associates, Inc. from survey information by KMW Corporation dated April 1985, Fowler Associates, Inc. dated April 1989, and topographic data from Air Survey Corporation.
10. The use mix and unit type as shown on this plan is subject to change during the Site Plan Stage.
11. The location of Moderately Priced Dwelling Units (MPDU's) will be limited to land areas designated as Single-Family Attached and Multi-Family unit types. A maximum of 163 (12.5% of the total unit count) will be designated as MPDU and the location will be determined during the Site Plan Stage.
12. Refer to Conceptual Grading Plans for additional information.

Development Summary

Residential Land Use Summary

LAND USE	PROPOSED DENSITY RANGE
Single-Family Detached	130-250 Units
Single-Family Attached	390-650 Units
Multi-Family	325-585 Units
Total Number of Residential Units	1,300 Units Maximum

Non-Residential Land Use Summary

Office	150,000 SF Maximum
Office	100,000 SF Maximum
Civic Use*	24,000 SF

*As shown, Actual Size to be Determined

Note:
The location of Moderately Priced Dwelling Units (MPDU's) will be limited to land areas designated as Single-Family Attached and Multi-Family unit types. A maximum of 163 (12.5% of the total unit count) will be designated as MPDU and the location will be determined during the Site Plan Stage.

Land to be Dedicated

Cross Site Acreage	270.16 Acres
Total Area to be Dedicated	44.09 Acres
Land for Civic Building (1.26 ac)	
School Land to Mont. Co. (9.16 ac)	
R.O.W. for Major Road (7.32 ac)	
R.O.W. for Public Street (27.35 ac)	
Net Area to be Dedicated	726.07 Acres

Density Analysis

Residential Density Allowed per Approved Clarksbury Master Plan (Adopted June 1994).

Area within the RMX-2 Zone=	201.34 Acres
Density Recommended=	7.1 Units/Acre
Total Number of Units Allowed=	1,439 Units

Residential Density per Zoning Ordinance

Area within the RMX-2 Zone=	201.34 Acres
Density Permitted=	30 Units/Acre
Total Number of Units Allowed=	6,040 Units

Residential Density Proposed

Area within the RMX-2 Zone=	201.34 Acres
Density Proposed=	6.45 Units/Acre
Total Number of Units Proposed=	1,300 Units

Commercial Density Allowed per Approved Clarksbury Master Plan (Adopted June 1994).

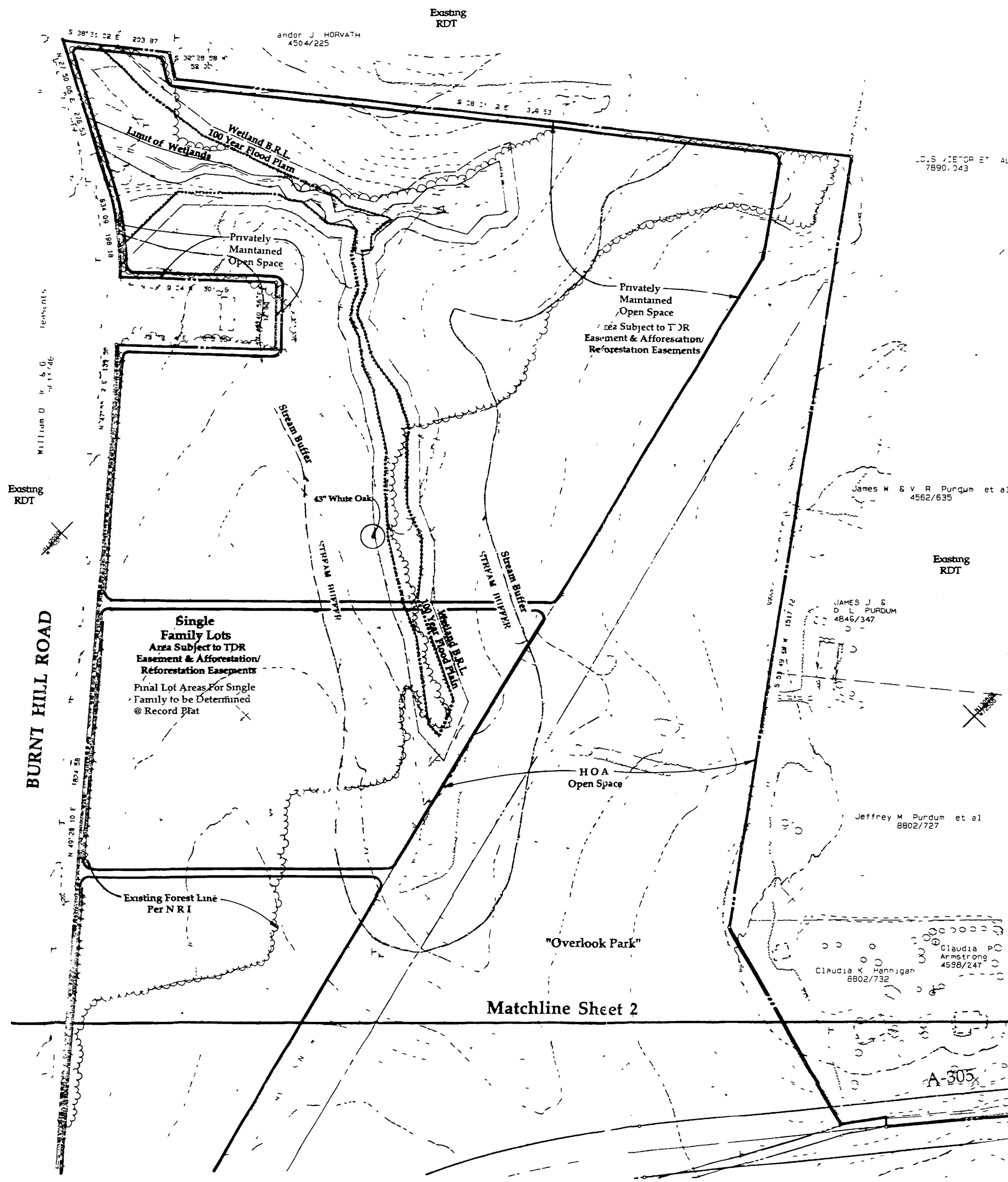
Total Retail Square Footage Allowed=	150,000 SF
Total Office Square Footage Allowed=	Undetermined

Commercial Density per Zoning Ordinance

Commercial Area within the RMX-2 Zone=	14.6 Acres
Maximum Density Recommended=	600,000 SF @ 0.5 FAR
Total Square Footage Allowed=	917,483 @ 0.5 FAR

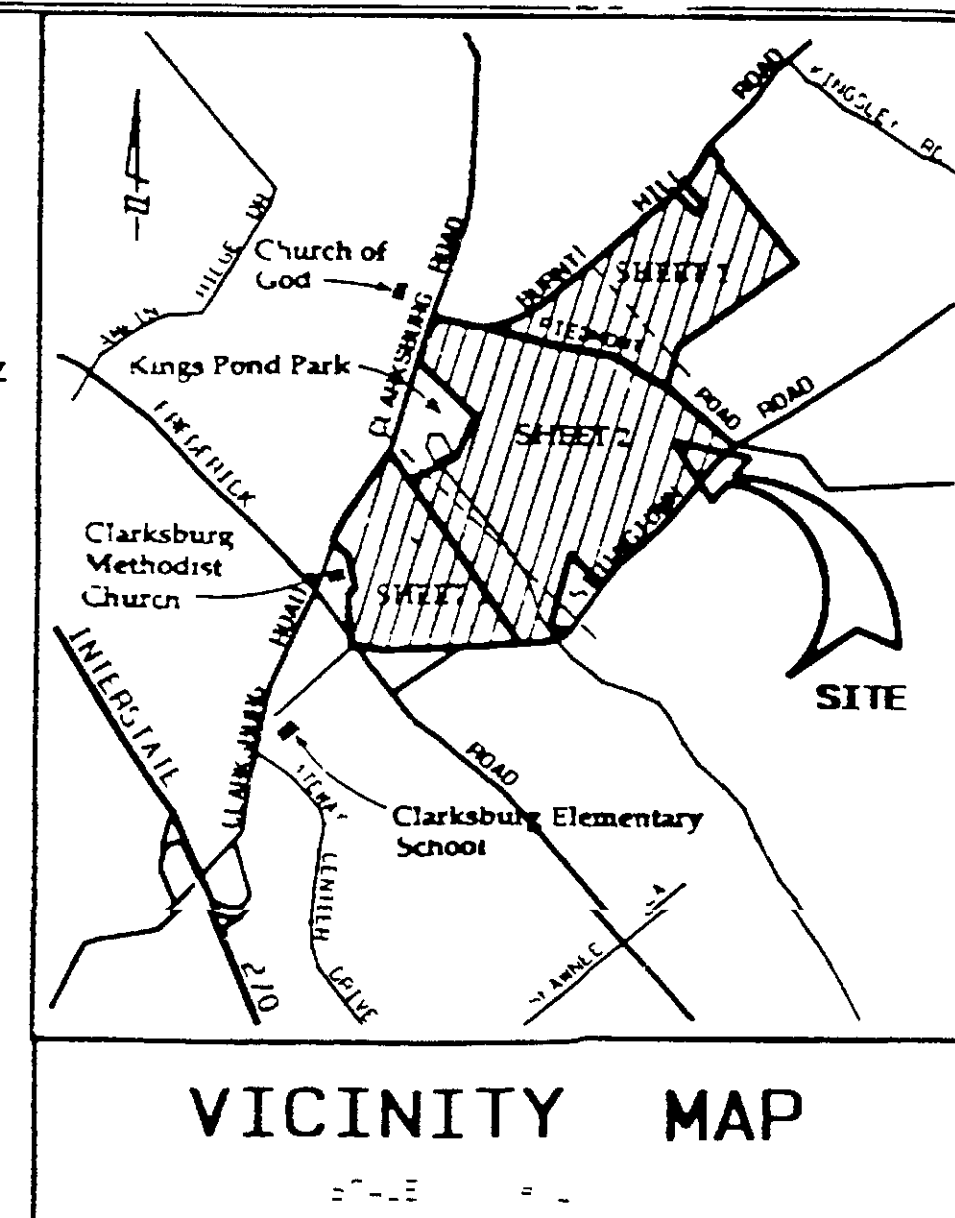
Commercial Density Proposed

Commercial Area within the RMX-2 Zone=	14.6 Acres
Maximum Density Proposed=	0.39 FAR
Total Square Footage Proposed=	250,000 SF @ 0.39 FAR



Minimum Lot, Yard, and Height Requirements for Residential Lots (Modification per Section 59-C-10.3.8 of the Zoning Ordinance)

	Single-Family Detached	Townhomes	Courtyard Townhomes	Multi-Family
Net Lot Area	4,000 SF	1,120 SF	950 SF	N/A
Front Yard (Min.)	10'	10'	10'	10'
Lot Width Minimum At Street Line	25'	16'	20'	N/A
Lot Width Minimum At Building Line	40'	16'	20'	N/A
Rear Yard Minimum (With or Without Perpendicular Parking)	25'	20'	6'	10'
Side Yards (Min.)				
One	0'	0'	0'	10'
Both	8'	0'	0'	20'
Min. Space Between End Buildings	N/A	20'	20'	30'
Maximum Height	35'	35'	35'	45'



Residential On-Site Accessory Buildings/Lot Standards

Coverage (max. percentage of yard)	50%
Setback (minimum in feet)	
from front street line	60'
from side lot line	0'
from rear lot line	0'
from alley line	0'
If a corner lot:	
from side street line (along which an abutting lot fronts)	10'
from side street line (along which an abutting lot does not front)	10'
from rear lot line	0'
Height (maximum in feet above the ground)	27'

Minimum Building Setbacks (Per 59-C-10.3.8.)

	Commercial Buildings	Residential Buildings
(a) From one-family residential zoning	100'	100'
(b) From residential zoning other than one-family	30'	30'
(c) From any street	25'	30'
(d) From abutting commercial or industrial zoning	25'	30'

The Planning Board may reduce the minimum setbacks shown in (a) through (d) above, no greater than 50%, upon a finding that trees or other features on the site permit a lesser setback without adversely affecting the view or safety of the abutting property.

* No minimum setback is required if in accordance with master plan.

The applicant is requesting with this Project Plan for the Planning Board to reduce by 50% the minimum setbacks in items (b) and (d) above and a complete waiver for item (d) since Clarksbury Town Center is in complete compliance with the Master Plan.

Note: Refer to text and framework drawings for additional information on framework streets, pedestrian circulation, parking, and staging.

Project Plan

SHEET
1 OF 3

CLARKSBURG TOWN CENTER

MONTGOMERY COUNTY, MARYLAND

OWNER
THE MONTGOMERY COUNTY PLANNING BOARD
1300 Shady Grove Road
Bethesda, MD 20814

ARCHITECT AND LANDSCAPE ARCHITECT
CHL ARCHITECTS & PLANNERS
1300 Shady Grove Road
Silver Spring, MD 20910
(301) 588-0000

ATTORNEY
LUNOW & BLOCHER
1810 Wayne Ave., 10th Floor
Silver Spring, MD 20910

ENGINEER
LOEFLERMAN ASSOCIATES, INC.
1300 Shady Grove Road
Bethesda, MD 20814
(301) 588-0000

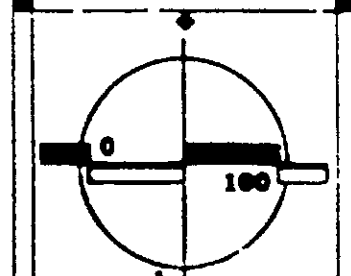
ENVIRONMENTAL
BIOHABITATS, INC.
380 Albemarle Avenue
Towson, MD 21204

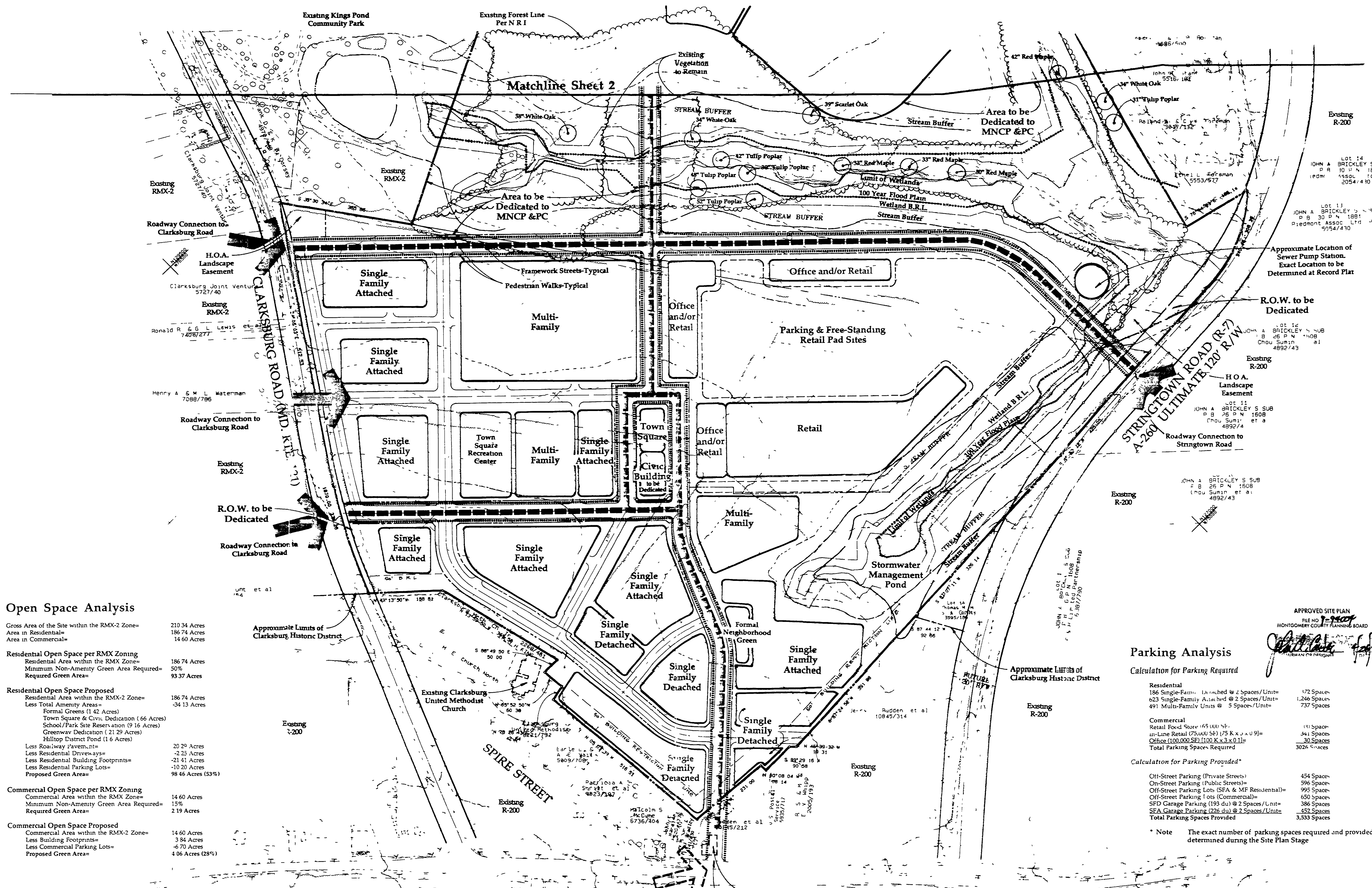
LANDSCAPE ARCHITECT
MICHAEL VERGASON
6817 16th Street North
Arlington, VA 22207

TRAFFIC
THE TRAFFIC GROUP
48 West Chesapeake Ave.
Towson, MD 21204

APPROVED FOR THE
FILE NO. 1-1000
MONTGOMERY COUNTY PLANNING BOARD

Project Plan
November 23, 1994
Revised December 22, 1995
Revised March 8, 1996





Open Space Analysis

Gross Area of the Site within the RMX-2 Zone=	210.34 Acres
Area in Residential=	186.74 Acres
Area in Commercial=	14.60 Acres
Residential Open Space per RMX Zoning	
Residential Area within the RMX-2 Zone=	186.74 Acres
Minimum Non-Amenity Green Area Required=	50%
Required Green Area=	93.37 Acres
Residential Open Space Proposed	
Residential Area within the RMX-2 Zone=	186.74 Acres
Less Total Amenity Areas=	-34.13 Acres
Formal Greens (11.42 Acres)	
Town Square & Civic Dedication (6.6 Acres)	
School/Park Site Reservation (9.16 Acres)	
Greenway Dedication (21.29 Acres)	
Hilltop District Pond (1.6 Acres)	
Less Roadway Pavements=	20.29 Acres
Less Residential Driveways=	-2.25 Acres
Less Residential Building Footprints=	-21.41 Acres
Less Residential Parking Lots=	-10.20 Acres
Proposed Green Area=	98.46 Acres (53%)
Commercial Open Space per RMX Zoning	
Commercial Area within the RMX-2 Zone=	14.60 Acres
Minimum Non-Amenity Green Area Required=	15%
Required Green Area=	2.19 Acres
Commercial Open Space Proposed	
Commercial Area within the RMX-2 Zone=	14.60 Acres
Less Building Footprints=	3.84 Acres
Less Commercial Parking Lots=	-6.70 Acres
Proposed Green Area=	4.06 Acres (28%)

Parking Analysis

Calculation for Parking Required	
Residential	
186 Single-Family Units @ 2 Spaces/Unit=	172 Spaces
623 Single-Family Attached @ 2 Spaces/Unit=	1,246 Spaces
491 Multi-Family Units @ 5 Spaces/Unit=	2,455 Spaces
Commercial	
Retail Food Store (65,000 SF) @ 1 Space/100 SF=	650 Spaces
Off-Street Parking (Public Streets)=	1,246 Spaces
Off-Street Parking Lots (SFA & MF Residential)=	995 Spaces
Off-Street Parking Lots (Commercial)=	650 Spaces
SFA Garage Parking (193 du) @ 2 Spaces/Unit=	386 Spaces
SFA Garage Parking (226 du) @ 2 Spaces/Unit=	452 Spaces
Total Parking Spaces Required	3,533 Spaces
Calculation for Parking Provided*	
Off-Street Parking (Private Streets)=	454 Spaces
On-Street Parking (Public Streets)=	596 Spaces
Off-Street Parking Lots (SFA & MF Residential)=	995 Spaces
Off-Street Parking Lots (Commercial)=	650 Spaces
SFA Garage Parking (193 du) @ 2 Spaces/Unit=	386 Spaces
SFA Garage Parking (226 du) @ 2 Spaces/Unit=	452 Spaces
Total Parking Spaces Provided	3,533 Spaces
* Note: The exact number of parking spaces required and provided will be determined during the Site Plan Stage	

Project Plan
TOWN SQUARE

CLARKSBURG TOWN CENTER
MONTGOMERY COUNTY, MARYLAND