

General Notes:

1. Gross Site Area = 270.16 Acres
2. Existing Zoning: Area in RMO-2 = 201.34 Acres
Area in RDT = 68.82 Acres
Total Area = 270.16 Acres
3. Area Within the 100 Year Floodplain (RDT) Including Wetland Areas: 2.42 Acres
Additional Wetland Areas (RDT) outside the 100 Year Floodplain: 0.44 Acres
4. Area Within the 100 Year Floodplain (RMO-2) Including Wetland Areas: 11.81 Acres
Additional Wetland Areas (RMO-2) outside the 100 Year Floodplain: 0.91 Acres
5. 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).
6. The boundary outline is tied to the WSSC grid system.
7. The entire portion of site within the RMO-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.
8. The Preliminary Plan includes the accompanying text as well as the framework drawings and support engineering drawings.
9. The subject property is shown on P & T 106, Grids W1/E3, W1/E4, W2/E3, W2/E4 & W3/E4.
10. Refer to the Natural Resources Inventory Map & Forest Stand Delineation (No. 4-94162 approved 4-28-94) for additional information.
11. The boundary and topographic information was prepared by Loderstrom Associates, Inc. from survey information by KJWM Corporation dated April 1985, Fowler Associates, Inc. dated April 1989, and topographic data from Air Survey Corporation.
12. The land use mix and unit type as shown on this plan is subject to change during the Site Plan Stage.
13. 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's and the location will be determined during the Site Plan Stage.
14. Refer to Conceptual Grading Plans for additional information.

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

	Single-Family Detached	Courtyard Townhomes	Multi-Family
Net Lot Area	4,000 SF	1,120 SF	950 SF
Front Yard (Min.)	10'	10'	10'
Lot Width Minimum At Street Line	25'	16'	20'
Lot Width Minimum At Building Line	40'	16'	20'
Rear Yard Minimum (With or Without Perpendicular Parking)	25'	20'	6'
Side Yards (Min.)			
One	0'	0'	10'
Both	0'	0'	20'
Min Space Between End Buildings	N/A	20'	30'
Maximum Height	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	50'	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 development on an 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 a,b and d above and a complete waiver for item c since Clarksburg Town Center is in complete compliance with the Master Plan.

ENGINEER'S CERTIFICATE

I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the above is a true and correct copy of the Preliminary Plan for the Clarksburg Town Center, as shown on the attached drawings and as amended thereto, and that the same conforms with the Montgomery County Subdivision Regulations as adopted October 1981 and as amended thereafter. Boundary information was from survey by KJWM Corp. dated April 1985 and Fowler Assoc. Inc. dated April 1989, and topographic data obtained from Air Survey Corp.

Dated: 11/21/95
Signature: [Signature]



Land to be Dedicated

Gross Site Acreage	270.16 Acres
Total Area to be Dedicated	44.09 Acres
Land for Civic Building (0.26 ac)	
School Land to Mont. Co. (9.16 ac)	
R.O.W. for Major Roads (7.32 ac)	
R.O.W. for Public Streets (27.35 ac)	
Net Area of Site	226.07 Acres

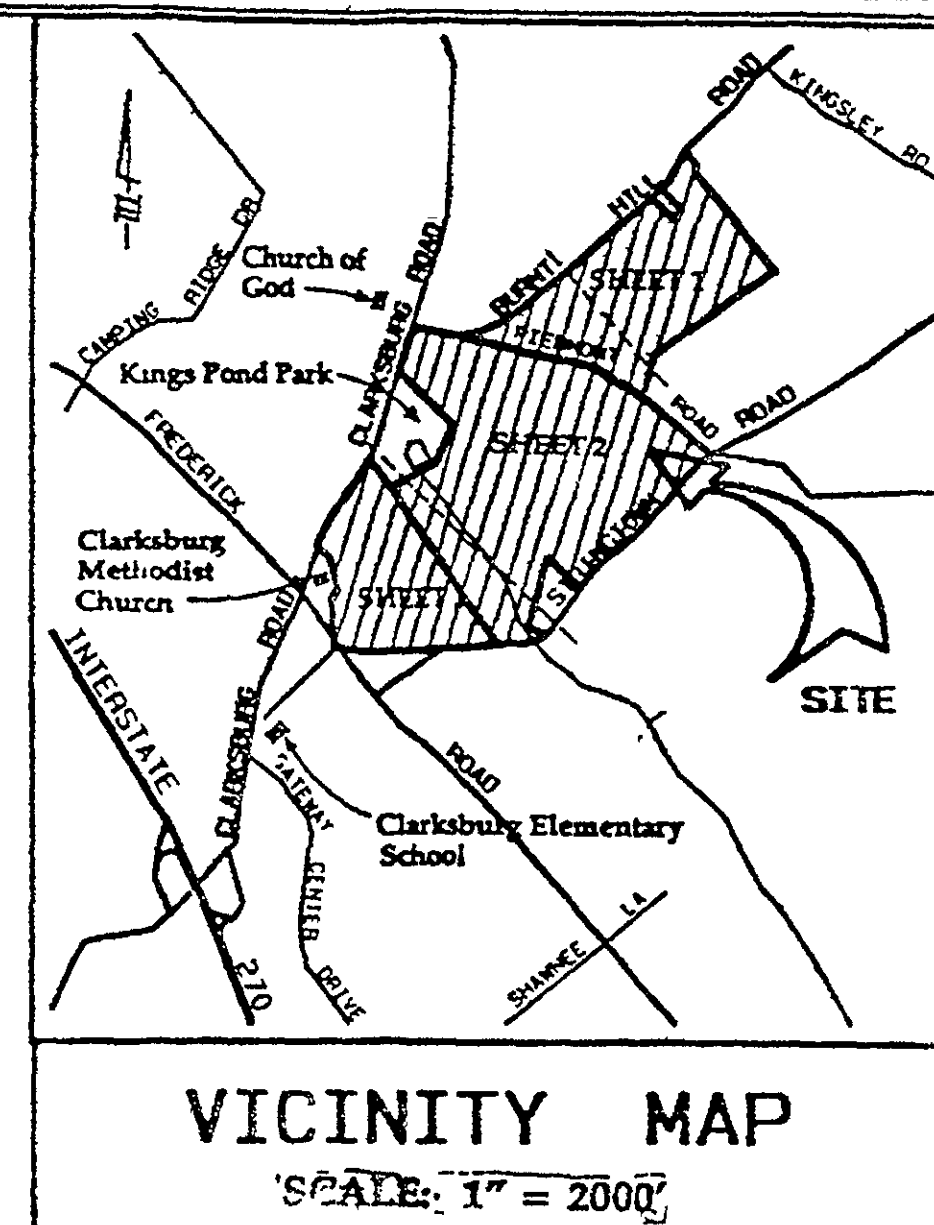
Note: All Roadway Curve Radii shown are to the Centerline of the Road. The Typical Curb Radius at Intersections is 15'.

All Sanitary Sewers to be 8" unless otherwise noted. All Sanitary Sewers, Storm Sewers, and Water Lines are proposed only unless otherwise noted.

NOTE: The site layout as shown on this plan is for reference purposes only and is subject to change. The final layout for the site, or portions of the site will be determined during site plan process.

Density Analysis

Residential Density Allowed per Approved Clarksburg Master Plan (Adopted June 1994)	
Area within the RMO-2 Zone	201.34 Acres
Density Recommended	17 Units/Acre
Total Number of Units Allowed	3,423 Units
Residential Density per Zoning Ordinance	
Area within the RMO-2 Zone	201.34 Acres
Density Permitted	17 Units/Acre
Total Number of Units Allowed	3,423 Units
Commercial Density Allowed per Approved Clarksburg Master Plan (Adopted June 1994)	
Total Retail & Non-Food Retail	250,000 SF
Total Office & Non-Food Retail	Undetermined
Commercial Density per Zoning Ordinance	
Commercial / use within the RMO-2 Zone	144 Acres
Maximum Density Recommended	60,000 SF @ 0.5 FAR
Total Square Footage Allowed	37,200 SF @ 0.5 FAR
Commercial Density Proposed	
Commercial / use within the RMO-2 Zone	144 Acres
Maximum Density Recommended	60,000 SF @ 0.5 FAR
Total Square Footage Proposed	220,000 SF @ 0.5 FAR



Residential Land Use Summary

Block Number	Proposed Land Use (Dwelling Units)	Single-Family Detached	Single-Family Attached	Multi-Family	Lot
Block 1	45				1
Block 2	157				1
Block 3	25				25
Block 4	11				12
Block 5	13				13
Block 6	52				54
Block 7	7				7
Block 8	21				28
Block 9	17				17
Block 10	17				17
Block 11	17				17
Block 12	17				17
Block 13	14				14
Block 14	51				54
Block 15	13				13
Block 16	24				24
Block 17	8				8
Block 18	13				13
Block 19	13				13
Block 20	15				15
Block 21	6				6
Block 22	14				14
Block 23	14				14
Block 24	44				178
Block 25	74				74
Block 26	54				54
Block 27	85				147
Block 28	147				147
Block 29	10				10
Block 30	13				13
Block 31	2				2
Totals	186 du	63 du	491 du	816 Lot	
TOTAL UNIT COUNT	1,000 UNITS				

Non-Residential Land Use Summary

Block Number	Parcel	Proposed Land Use (Square Feet or Acres)	Retail	Office	Civic	Recreation Center	Open Space	SWM
Block 4	Parcel A	150,000 sf						
Block 8	Parcel 1	100,000 sf						
Block 8	Parcel 1	24,000 sf						0.26 ac
Block 9	Parcel 1							0.13 ac
Block 14	Parcel 1							5.06 ac
Block 18	Parcel 1							0.30 ac
Block 18	Parcel 1							0.33 ac
Block 22	Parcel 1							0.85 ac
Block 25	Parcel 1							0.25 ac
Block 28	Parcel 1							9.36 ac
Block 30	Parcel 1							0.42 ac
Totals		150,000 sf	100,000 sf	24,000 sf	1.75 ac	10.63 ac	6.66 ac	

Preliminary Plan

November 23, 1995
SHEET
1 OF 3

CLARKSBURG TOWN CENTER

MONTGOMERY COUNTY, MARYLAND

OWNER:
MONTGOMERY LAND & CLARKSBURG LAND ASSOCIATES
TRUSTEES AS CLARKSBURG TOWN CENTER VENTURE
3000 Shady Grove Road
Shady Grove, MD 20885

ARCHITECT AND LAND PLANNER:
CHS ARCHITECTS & PLANNERS
1000 Spring Street
Silver Spring, MD 20910
(301) 588-2800

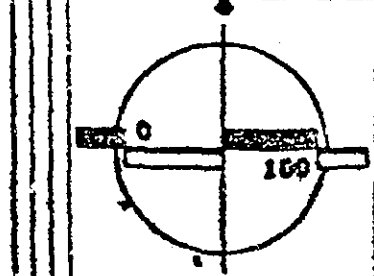
ATTORNEY:
LEWIS & BOCHER
2810 Wayne Ave., 10th Floor
Silver Spring, MD 20910

ENGINEER:
LODERSTROM ASSOCIATES, INC.
3000 Shady Grove Road
Shady Grove, MD 20885
(301) 588-2750

ENVIRONMENTAL:
MONTGOMERY, INC.
3000 Shady Grove Road
Shady Grove, MD 20885

LANDSCAPE ARCHITECT:
MICHAEL VINCIGUON
4517 14th Street North
Arlington, VA 22209

TRAFFIC:
THE TRAFFIC GROUP
40 West Chesapeake Ave.
Towson, MD 21204



29-100-11

King Analysis

Residential	372 Spaces
188 Single-Family Detached @ 2 Spaces/Unit	1,246 Spaces
623 Single-Family Attached @ 2 Spaces/Unit	1,246 Spaces
599 Multi-Family Units @ 1.5 Spaces/Unit	898 Spaces
Commercial	300 Spaces
Small Food Store (55,000 SF)	341 Spaces
16-Tone Retail (75,000 SF) 75' x 5' x 0.5'	341 Spaces
Office (100,000 SF) 100' x 5' x 0.15'	300 Spaces
Total Parking Spaces Required	3,086 Spaces

Calculation for Parking Provided

On-Street Parking (Private Streets)	454 Spaces
On-Street Parking (Public Streets)	556 Spaces
Off-Street Parking (Lot 15A & 16F Residential)	905 Spaces
Off-Street Parking (Lot 15C Commercial)	650 Spaces
Off-Street Parking (Lot 15D Office)	300 Spaces
Off-Street Parking (Lot 15E Office)	300 Spaces
Off-Street Parking (Lot 15F Office)	300 Spaces
Off-Street Parking (Lot 15G Office)	300 Spaces
Off-Street Parking (Lot 15H Office)	300 Spaces
Off-Street Parking (Lot 15I Office)	300 Spaces
Off-Street Parking (Lot 15J Office)	300 Spaces
Off-Street Parking (Lot 15K Office)	300 Spaces
Off-Street Parking (Lot 15L Office)	300 Spaces
Off-Street Parking (Lot 15M Office)	300 Spaces
Off-Street Parking (Lot 15N Office)	300 Spaces
Off-Street Parking (Lot 15O Office)	300 Spaces
Off-Street Parking (Lot 15P Office)	300 Spaces
Off-Street Parking (Lot 15Q Office)	300 Spaces
Off-Street Parking (Lot 15R Office)	300 Spaces
Off-Street Parking (Lot 15S Office)	300 Spaces
Off-Street Parking (Lot 15T Office)	300 Spaces
Off-Street Parking (Lot 15U Office)	300 Spaces
Off-Street Parking (Lot 15V Office)	300 Spaces
Off-Street Parking (Lot 15W Office)	300 Spaces
Off-Street Parking (Lot 15X Office)	300 Spaces
Off-Street Parking (Lot 15Y Office)	300 Spaces
Off-Street Parking (Lot 15Z Office)	300 Spaces
Total Parking Spaces Provided	5,533 Spaces

Note: The exact number of parking spaces required and provided will be determined during the Site Plan Stage

Open Space Analysis

Open Area of the Site within the RMX-2 Zone	210.34 Acres
Area in Contiguity	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	50.95 Acres
Required Green Area	53.37 Acres

Residential Open Space Proposed:

Residential Area within the RMX-2 Zone	186.74 Acres
Less Total Amenity Areas	-34.13 Acres
Formal Green (1.42 Acres)	
Town Square & Civic Dedication (44 Acres)	
School/Park Site Reservation (9.16 Acres)	
Greenway Dedication (21.29 Acres)	
Hilltop District Pond (1.6 Acres)	
Less Roadway Frontages	-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 Areas	98.44 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	-3.94 Acres
Less Commercial Parking Lots	-0.70 Acres
Proposed Green Areas	4.06 Acres (28%)

Future Connection to Burnt Hill Road

R.O.W. to be Dedicated

Existing RDT

Future Connection to Burnt Hill Road

Existing RDT

Future Connection to Burnt Hill Road

Existing RDT

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Existing RDT

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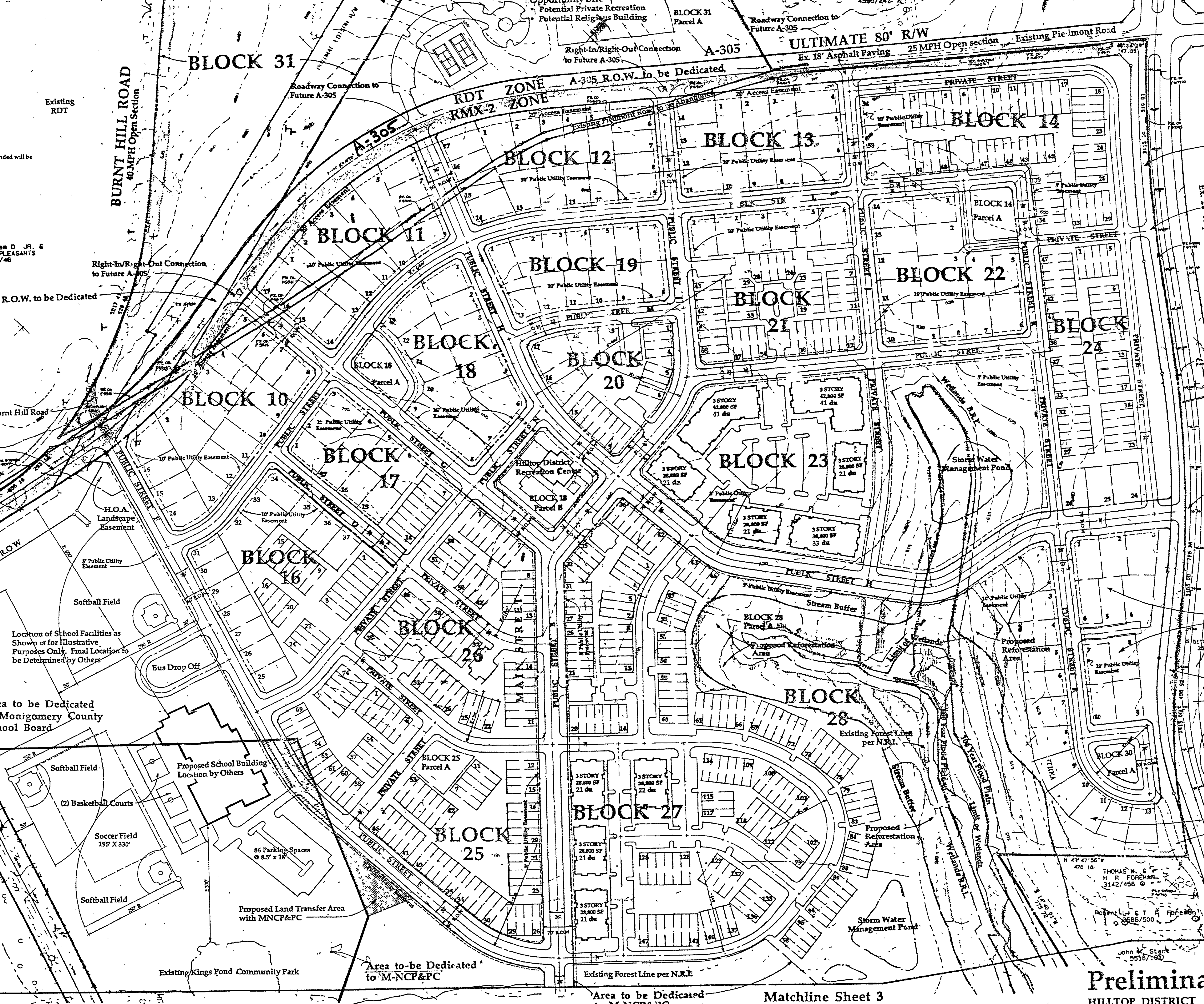
Existing RDT

Future Connection to Burnt Hill Road

Existing RDT

Future Connection to Burnt Hill Road

Existing RDT



The Maryland-National Capital Park and Planning Commission

Approved Preliminary Subdivision Plan No. 1-95042

At its meeting of 09-28-94

The Planning Boards conditions of approval are contained on the composite drawing (sheet #1)

Technical Staff Recommendation made to MCPB by

CLARKSBURG VILLAGE PARTNERSHIP 7156/106

Right-In/Right-Out Connection to Stringtown Road

Existing R-200/TDR

Existing R-200

Existing R-200

Existing R-200

Existing R-200

Existing R-200

Existing R-200

Existing R-200

Existing R-200

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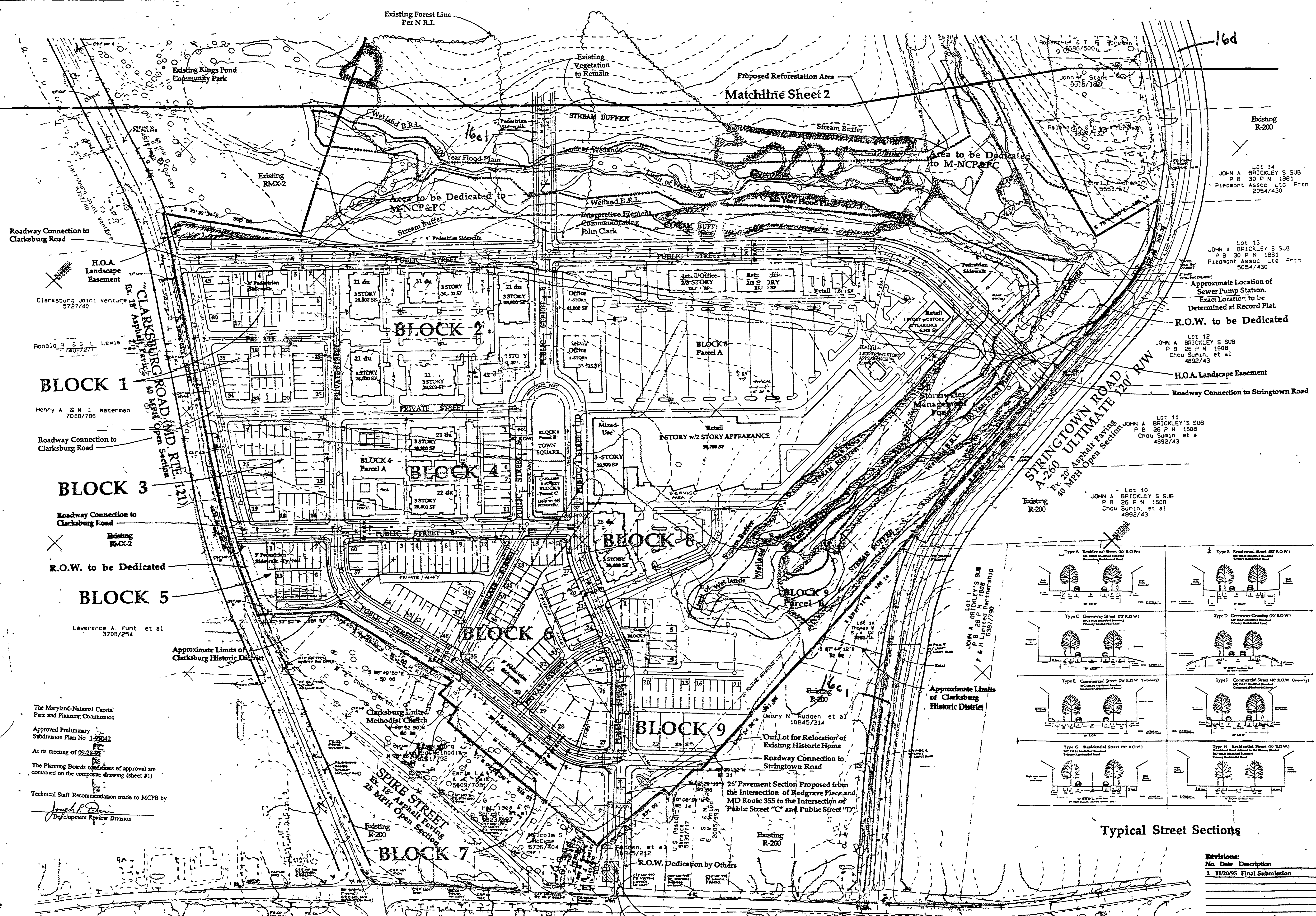
Existing R-200

Existing R-200

Existing R-200

Existing R-200

Existing R-200



H.O.A. Landscape Easement

Clarksburg Joint Venture 5727/40

Ronald S. S. L. Lewis 74057/277

Henry A. S. M. L. Waterman 7088/786

Roadway Connection to Clarksburg Road

Roadway Connection to Clarksburg Road

Existing RMX-2

R.O.W. to be Dedicated

Lawrence A. Funt et al 3708/254

Approximate Limits of Clarksburg Historic District

The Maryland-National Capital Park and Planning Commission

Approved Preliminary Subdivision Plan No. 135042

At its meeting of 02-28-95

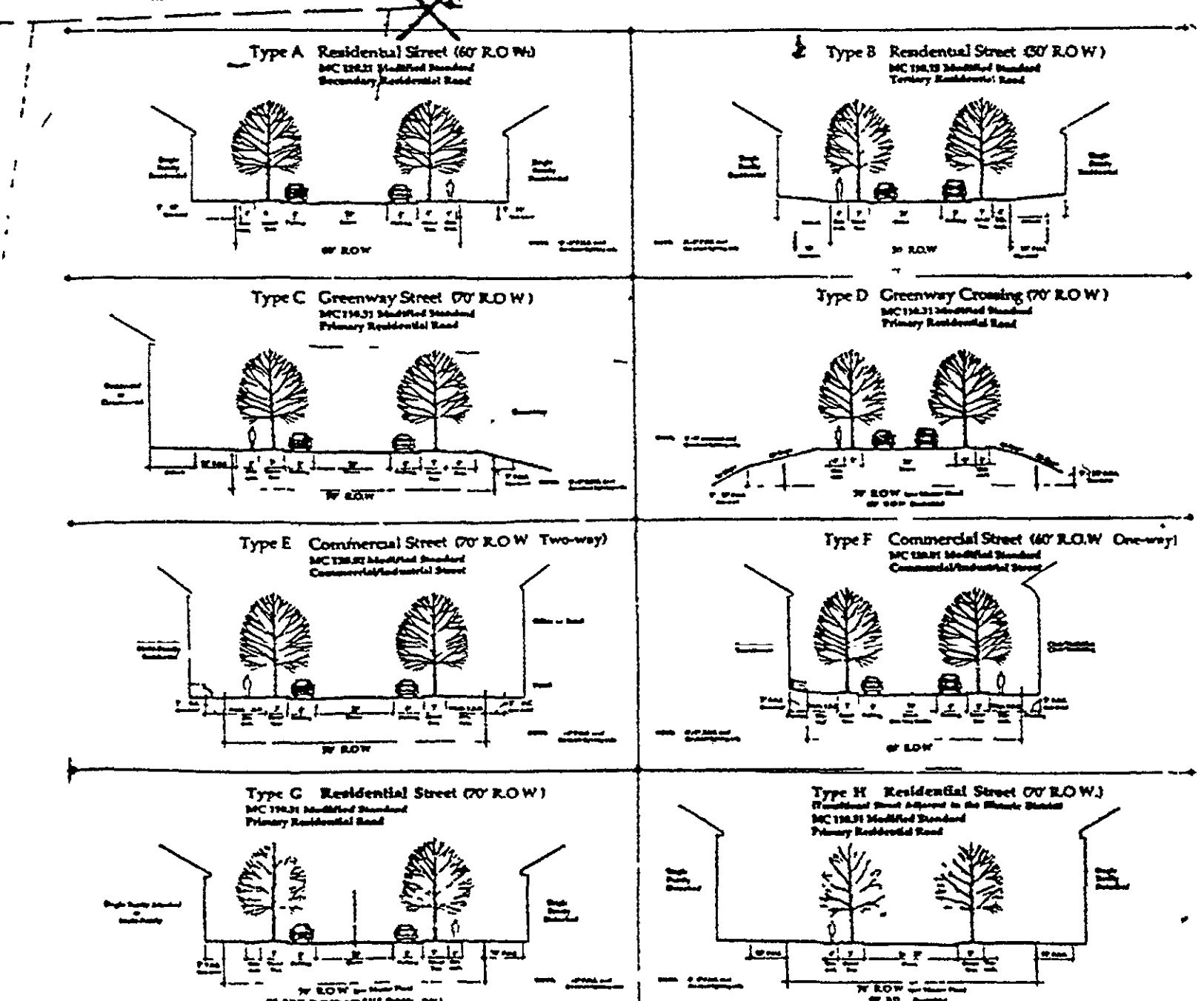
The Planning Board's conditions of approval are contained on the composite drawing (sheet #1)

Technical Staff Recommendation made to MCPB by

Joseph D. ... Development Review Division

Note:
All Roadway Curve Radii shown are to the Centerline of the Road. The Typical Curb Radii at Intersections is 15'.
Note:
All Sanitary Sewers to be 12" unless otherwise noted. All Sanitary Sewers, Storm Sewers, and Water Lines are Proposed only unless otherwise noted.

Scale: 1"=100'



Typical Street Sections

Revisions:

No.	Date	Description
1	11/20/95	Final Submission

November 23, 1994

Preliminary Plan SHEET 3 OF 3
TOWN SQUARE

CLARKSBURG TOWN CENTER

MONTGOMERY COUNTY, MARYLAND

OWNER:
Piedmont Land & Clarksburg Land Associates
TRADING AS CLARKSBURG TOWN CENTER VENTURE
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Baltimore, MD 21204

ARCHITECT AND LAND PLANNER:
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