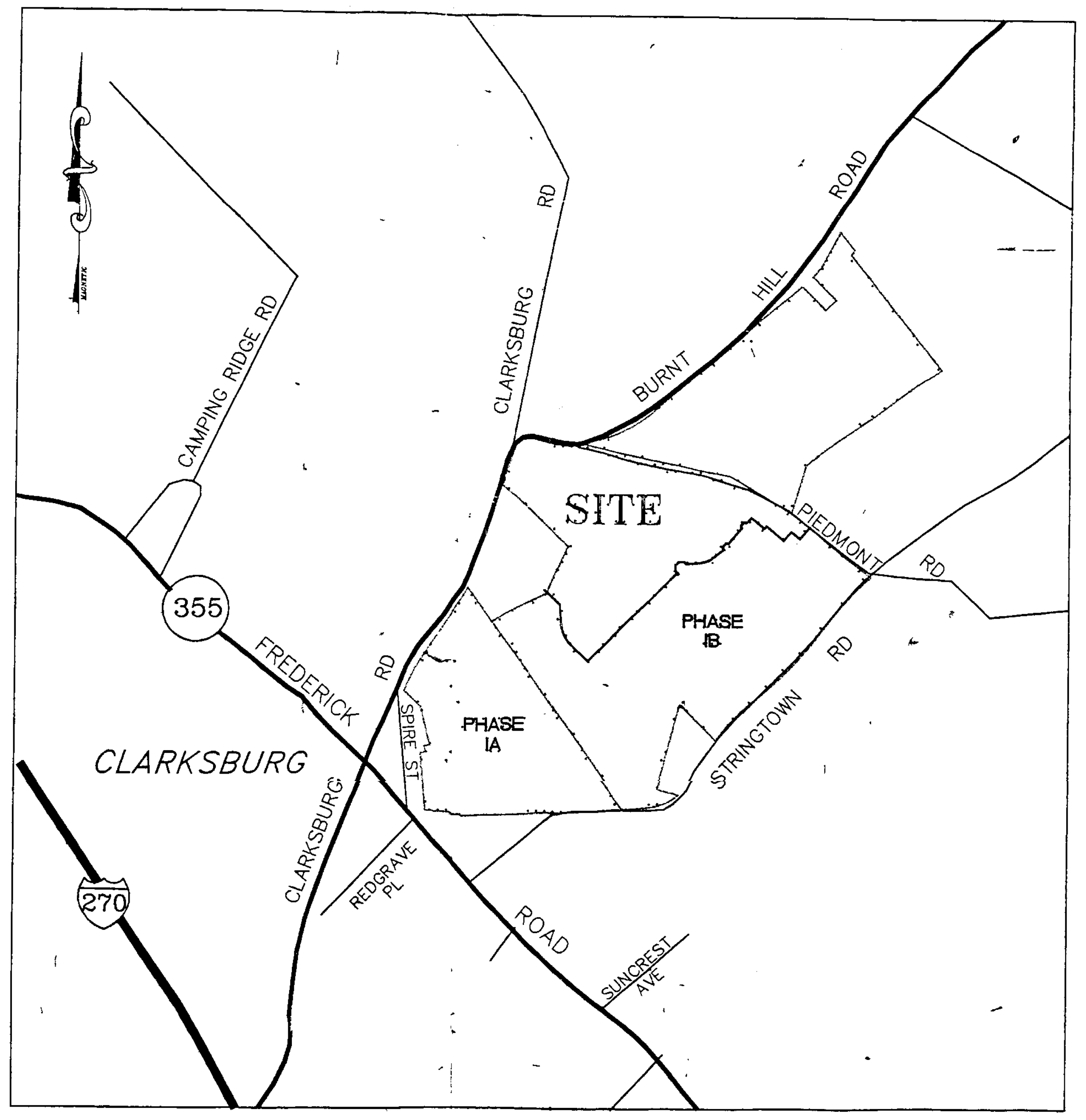
CLARKSBURG TOWN CENTER

CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SITE LANDSCAPE PLAN
PHASE I



VICINITY MAP
SCALE 1"=1000'

SHEET INDEX

SHEET L-1	SITE LANDSCAPE PLAN
SHEET L-2	SITE LANDSCAPE PLAN
SHEET L-3	SITE LANDSCAPE PLAN
SHEET L-4	SITE LANDSCAPE PLAN
SHEET L-5	SITE LANDSCAPE PLAN
SHEET L-6	SITE LANDSCAPE PLAN
SHEET L-7	SITE LANDSCAPE PLAN
SHEET L-8	SITE LANDSCAPE PLAN
SHEET L-9	SITE LANDSCAPE PLAN
SHEET L-10	SITE LANDSCAPE PLAN
SHEET L-11	SITE LANDSCAPE PLAN
SHEET L-12	SITE LANDSCAPE PLAN
SHEET L-13	SITE LANDSCAPE PLAN
SHEET L-14	LANDSCAPE PLANTING LISTS AND NOTES
SHEET L-15	TOWNHOUSE MEWS LANDSCAPE ENLARGEMENT PLAN AT TOWN SQUARE
SHEET L-16	INTERSECTION: POCKET PARK LANDSCAPE ENLARGEMENT PLAN
SHEET L-17	MAIN ST. STREAM VALLEY CROSSING LANDSCAPE ENLARGEMENT PLAN
SHEET L-18	NEIGHBORHOOD RECREATION LANDSCAPE ENLARGEMENT PLAN AT STREET "F" AND STREET "H"
SHEET L-19	TOWNHOUSE MEWS LANDSCAPE ENLARGEMENT PLAN AT STREET "E"
SHEET L-20	NEIGHBORHOOD FORMAL GREEN LANDSCAPE ENLARGEMENT PLAN AT STREET "D"
SHEET L-21	TYPICAL BUILDING LANDSCAPE ENLARGEMENT PLAN
SHEET L-22	TYPICAL BUILDING LANDSCAPE ENLARGEMENT PLAN
SHEET L-23	TYPICAL BUILDING LANDSCAPE ENLARGEMENT PLAN
SHEET L-24	LANDSCAPE DETAIL SHEET
SHEET L-25	NOTES AND DETAILS

APPROVED LANDSCAPING AND LIGHTING PLAN
FILE NO 8 98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis 5/13/99
CHAIRMAN OR DESIGNEE

EXHIBIT "D"

NO	BY	DATE	REVISIONS
			10/29/97 SUBMISSION NO 2
			11/14/97 SUBMISSION NO 3
			4/3/98 SUBMISSION NO 5
			2/26/99 SUBMISSION NO 6

OWNER
CLARKSBURG JOINT VENTURE
342 HUNGERFORD DR
ROCKVILLE, MD 20850

ENGINEER/PLANNER
M K ENTERPRISES
2900 LINDEN LA , SUITE 200
SILVER SPRING, MD 20910

ARCHITECT/LANDPLANNER
CHK ARCHITECTS/PLANNERS INC
1300 SPRING STREET, SUITE 500
SILVER SPRING, MD 20910

ATTORNEY
LINOWES & BLOCHER
1010 WAYNE AVE , 10TH FL
SILVER SPRING, MD 20910

LANDSCAPE ARCHITECT:
LAND DESIGN, INC
1414 PRINCE ST , SUITE 400
ALEXANDRIA, VA 22314

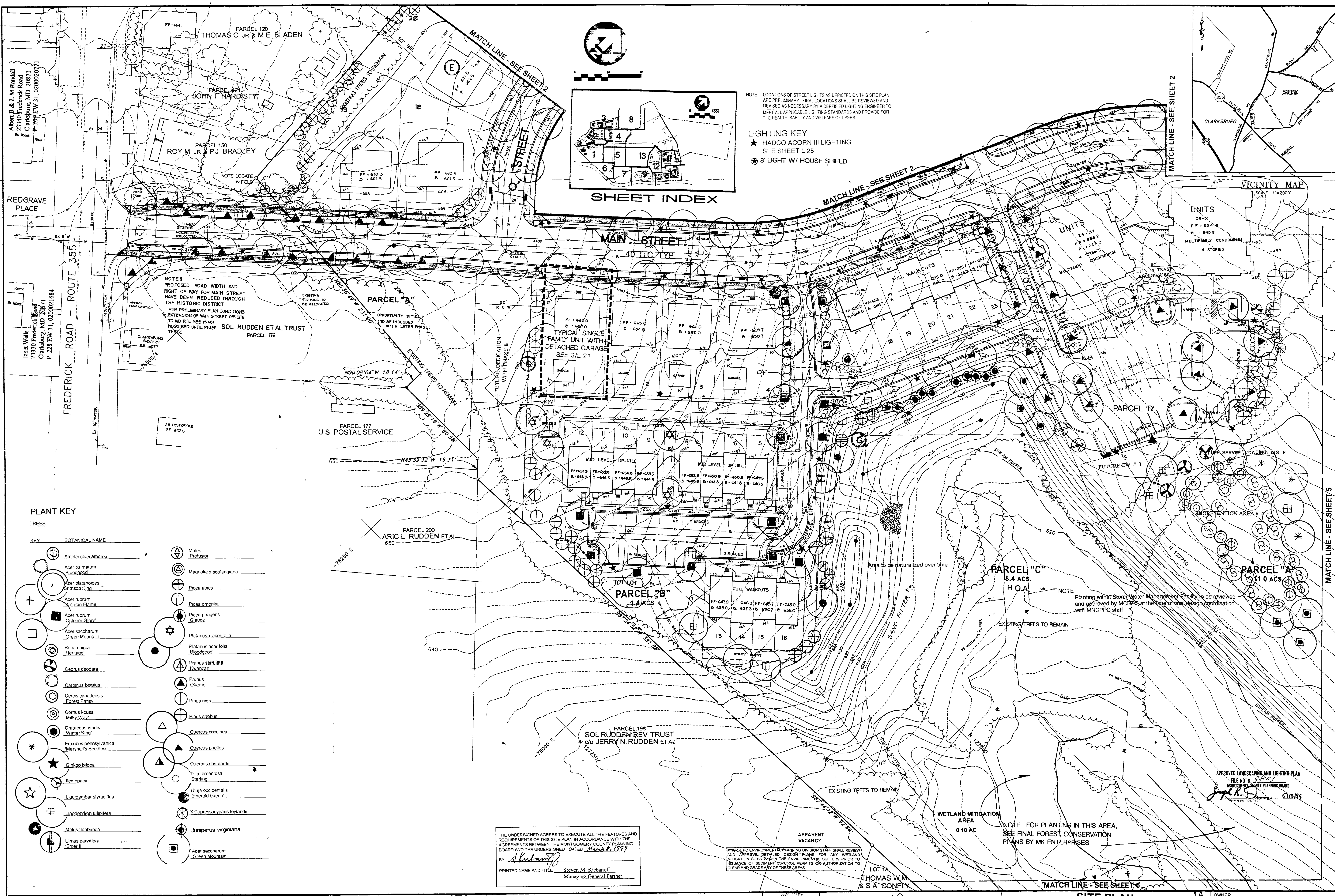
ENVIRONMENTAL
BIOHABITATS
15 W AYLESBURY RD
TIMONIUM, MD 21093

GEOTECH ENVIRONMENTAL
SCHABEL ENGINEERING ASSOC
10215 FERNWOOD RD , SUITE 250
BETHESDA, MD 20817

TRAFFIC
THE TRAFFIC GROUP
40 WEST CHESAPEAKE AVE.
TOWSON, MD 21204

SITE PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

LDI NO 27037
JULY 16, 1997


MATCH LINE - SEE SHEET 2
MATCH LINE - SEE SHEET 5
MATCH LINE - SEE SHEET 6
SHEET INDEX
PARCEL 120
THOMAS C JR & M E BLADEN
PARCEL 121
JOHN T HARDISTY
PARCEL 150
ROY M JR & P J BRADLEY
NOTE LOCATE IN FIELD
REDGRAVE PLACE
Albert B & L M Randall
23340 Frederick Road
Clarksburg, MD 20871
P 206 EW 31, 0200020271
Janet Wells
23330 Frederick Road
Clarksburg, MD 20871
P 228 EW 31, 0200021684
FREDERICK ROAD - ROUTE 355
EXISTING HOUSE TO BE RELOCATED
EXISTING STRUCTURE TO BE RELOCATED
APPROX PUMP LOCATION
MONITOR WELL
CLARKSBURG GROCERY FF 6677
SOL RUDDEN ETAL TRUST
PARCEL 176
PARCEL "A"
OPPORTUNITY SITE (TO BE INCLUDED WITH LATER PHASE)
EXISTING TREES TO REMAIN
U S POST OFFICE FF 6625
PARCEL 177
U S POSTAL SERVICE
N85 36'49"W 231 00'
N00 08'04"W 18 14'
S89 29'16"W 90 58'
N45 39'32"W 19 31'
MAIN STREET
40' O.C. TYP
STREET
TYPICAL SINGLE FAMILY UNIT WITH DETACHED GARAGE SEE S/L 21
FUTURE DEDICATION WITH PHASE III
MID LEVEL - UP-HILL
FULL WALKOUTS
TOT LOT
PARCEL "B"
1.4 ACS
PARCEL 200
ARIC L RUDDEN ET AL
PARCEL 198
SOL RUDDEN REV TRUST
c/o JERRY N. RUDDEN ET AL
S87 44'12"W 92 66'
Area to be naturalized over time
SAND FILTER
STREAM BUFFER
25 WETLANDS BUFFER
UNITS 24-37 FF = 654 2 B = 645 2 4 STORIES MULTIFAMILY CONDOMINIUM
UNITS 38-51 F F = 654 8 B = 645 8 MULTIFAMILY CONDOMINIUM 4 STORIES
18' TRASH ENCLOSURE
PARCEL 'D'
FUTURE CV # 1
FUTURE SERVICE LOADING AISLE
BIORETENTION AREA # 4
PARCEL "C"
8.4 ACS.
H O A
PARCEL "A"
11 0 ACS.
WETLAND MITIGATION AREA
0 10 AC
APPARENT VACANCY
LOT 1A
THOMAS W.M. & S A CONELY
VICINITY MAP
SCALE 1"=2000'
CLARKSBURG
SITE
CAMPING RIDGE RD
CLARKSBURG RD
BURNT HILL ROAD
PIEDMONT RD
STRINGTOWN RD
FREDERICK ROAD
REDGRAVE PL
SUNCREST AVE
355
270
LIGHTING KEY
HADCO ACORN III LIGHTING SEE SHEET L 25
8' LIGHT W/ HOUSE SHIELD
PLANT KEY
TREES
KEY
BOTANICAL NAME
Amelanchier arborea
Acer palmatum Bloodgood'
Acer platanoides Crimson King
Acer rubrum Autumn Flame'
Acer rubrum October Glory'
Acer saccharum Green Mountain
Betula nigra Heritage'
Cedrus deodara
Carpinus betulus
Cercis canadensis Forest Pansy'
Cornus kousa Milky Way'
Crataegus viridis Winter King'
Fraxinus pennsylvanica 'Marshall's Seedless'
Ginkgo biloba
Ilex opaca
Liquidambar styraciflua
Liriodendron tulipifera
Malus floribunda
Ulmus parviflora 'Emer II
Malus Profusion
Magnolia x soulangiana
Picea abies
Picea omorika
Picea pungens Glauca
Platanus x acerifolia
Platanus acerifolia Bloodgood'
Prunus serrulata Kwanzan
Prunus Okame'
Pinus nigra
Pinus strobus
Quercus coccinea
Quercus phellos
Quercus shumardii
Tilia tomentosa Sterling
Thuja occidentalis Emerald Green'
X Cupressocyparis leylandii
Juniperus virginiana
Acer saccharum Green Mountain

NOTE LOCATIONS OF STREET LIGHTS AS DEPICTED ON THIS SITE PLAN ARE PRELIMINARY FINAL LOCATIONS SHALL BE REVIEWED AND REVISED AS NECESSARY BY A CERTIFIED LIGHTING ENGINEER TO MEET ALL APPLICABLE LIGHTING STANDARDS AND PROVIDE FOR THE HEALTH SAFETY AND WELFARE OF USERS

NOTE 8
PROPOSED ROAD WIDTH AND RIGHT OF WAY FOR MAIN STREET HAVE BEEN REDUCED THROUGH THE HISTORIC DISTRICT
PER PRELIMINARY PLAN CONDITIONS EXTENSION OF MAIN STREET OFF-SITE TO MD RTE 355 IS NOT REQUIRED UNTIL PHASE THREE

NOTE
Planting within Storm Water Management Facility to be reviewed and approved by MCDPS at the time of final design coordination with MNCPPC staff

NOTE FOR PLANTING IN THIS AREA, SEE FINAL FOREST CONSERVATION PLANS BY MK ENTERPRISES

MNCP & PC ENVIRONMENTAL PLANNING DIVISION STAFF SHALL REVIEW AND APPROVE DETAILED DESIGN PLANS FOR ANY WETLAND MITIGATION SITES WITHIN THE ENVIRONMENTAL BUFFERS PRIOR TO ISSUANCE OF SEDIMENT CONTROL PERMITS OR AUTHORIZATION TO CLEAR AND GRADE ANY OF THESE AREAS

APPROVED LANDSCAPING AND LIGHTING PLAN
FILE NO 8 98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis 5/13/99
CHAIRMAN OR DESIGNEE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED DATED March 8, 1999

BY S Klebanoff

PRINTED NAME AND TITLE Steven M Klebanoff
Managing General Partner

NO	BY	DATE	REVISIONS
			10/29/97 SECOND SUBMISSION
			11/14/97 THIRD SUBMISSION
			4/3/98 SUBMISSION NO 5
			2/26/99 SUBMISSION NO 6

Site Landscape Plan

PETER ROBERT CROWLEY
1067

Land Design Inc.
Landscape Architecture Land Planning
Urban Design Geographic Information Systems

1414 Prince Street Suite 400
Alexandria, VA 22314-2815
703/549-7784
Fax 703/549-4984
Web Page www.landesign.com

IRENE ANNE CARRATO
No. 15009

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

SITE PLAN

1A

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L L C
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN	SHEET L-1 OF 25	
DRAFT LB	DATE July, 1997	JOB NO 2703
APPROVED	SCALE 1"=30'	FILE NO 97 005-121

SHT1SIT.DWG

SPIRE STREET
PARCEL 960 EW 32
ME CHURCH NORTH
EXISTING CHURCH
EXISTING CEMETARY
PARCEL 13 EW 31
CLARKSBURG UNITED METHODIST CHURCH, INC
PARCEL 907 EW 32
CLARKSBURG METHODIST CHURCH TRUST
PARCEL 66 EW 31
EARLE L AND A E VAIL
PARCEL 96 EW 31
PATRICIAA SHRIFT, ET AL
EXISTING TREES TO REMAIN
PARCEL "B"
PARCEL "C"
0.8 ACS
PARCEL "D"
0.6 ACS
PARCEL "A"
11.0 ACS
"O" STREET
"N" STREET
30' O.C. TYP
MAIN STREET
MAIN STREET (NORTH)
ONE WAY
MATCH LINE - SEE SHEET 3
MATCH LINE - SEE SHEET 1
MATCH LINE - SEE SHEET 4
MATCH LINE - SEE SHEET 5
MULTIFAMILY CONDOMINIUM 3 STORIES
UNITS 74-85
MULTIFAMILY CONDOMINIUM 4 STORIES
UNITS 1-15
UNITS 16-31
UNITS 32-47
MID LEVEL WALKOUTS
UNITS 66-73
2 OVER 2 MULTIFAMILY CONDOMINIUM 4 STORIES SLAB UNITS
UNITS 56-65
UNITS 48-55
POOL
BATH HOUSE 1 STORY
TRASH ENCLOSURE
BIORETENTION AREA NO 14
BIORETENTION AREA NO 13
BIORETENTION AREA NO 15
MID LEVEL - WALKOUTS
MID LEVEL - UP HILL
TYPICAL TOWNHOUSE NON-GARAGE ENLARGEMENT SEE L-22
IN GROUND BASEMENT
IN-GROUND BASEMENTS
GARAGE - SLAB UNITS
TYPICAL SINGLE FAMILY UNIT WITH DETACHED GARAGE SEE 2/L-21
GRASSED PLAY AREA
TOT LOT
BENCH
PUBLIC
TOWN SQUARE CIVIC SPACE IS NOT PART OF PHASE I 0.7 ACRE
GARAGE

NOTE LOCATIONS OF STREET LIGHTS AS DEPICTED ON THIS SITE PLAN ARE PRELIMINARY FINAL LOCATIONS SHALL BE REVIEWED AND REVISED AS NECESSARY BY A CERTIFIED LIGHTING ENGINEER TO MEET ALL APPLICABLE LIGHTING STANDARDS AND PROVIDE FOR THE HEALTH, SAFETY AND WELFARE OF USERS

LIGHTING KEY

★ HADCO ACORN III LIGHTING
SEE SHEET L 25

~~8' LIGHT W/ HOUSE SHIELD~~

NOTE
Planting within Storm Water Management Facility to be reviewed and approved by MCDPS at the time of final design coordination with MNCPPC staff

NOTE
Planting within Storm Water Management Facility to be reviewed and approved by MCDPS at the time of final design coordination with MNCPPC staff

PLANT KEY

TREES

KEY	BOTANICAL NAME	
	Amelanchier arborea	
	Acer palmatum Bloodgood	
	Acer platanoides Crimson King	
+	Acer rubrum 'Autumn Flame'	2 1/2" 3" cal
■	Acer rubrum October Glory	
□	Acer saccharum 'Green Mountain'	
	Betula nigra Heritage'	
	Cedrus deodara	
	Carpinus betulus	
	Cercis canadensis 'Forest Pansy	
	Cornus kousa 'Milky Way	
⬢	Crataegus viridis Winter King'	
*	Fraxinus pennsylvanica 'Marshall's Seedless'	
★	Ginkgo biloba	
	Ilex opaca	
	Malus 'Profusion'	
	Magnolia x soulangiana	
	Picea abies	
	Picea omorika	
	Picea pungens 'Glauca'	
	Prunus serrulata Kwanzan'	
▲	Prunus 'Okame	
	Pinus nigra	
	Pinus strobus	
△	Quercus coccinea	
▲	Quercus phellos	
	Quercus shumardii	
○	Tilia tomentosa 'Sterling'	
●	Thuja occidentalis Emerald Green	
	X Cupressocyparis leylandii	
	Acer rubrum 'Autumn Flame'	3-1/2" - - 4" cal
■	Ulmus parviflora 'Emer II'	

APPROVED LANDSCAPING AND LIGHTING PLAN
FILE NO 8 98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis 5/13/99
CHAIRMAN OR DESIGNEE

MONOLITHIC CONC ISLAND
(McDOT STD 104 01 MONTABLE CURB)

SHEET INDEX

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED DATED March 8, 1999

BY S Klebanoff

PRINTED NAME AND TITLE Steven M Klebanoff
Managing General Partner

NO	BY	DATE	REVISIONS
			10/29/97 SECOND SUBMISSION
			~~11/14/97~~ THIRD SUBMISSION
			4/3/98 SUBMISSION NO 5
			2/26/99 SUBMISSION NO 6

**Site
Landscape
Plan**

STATE OF MARYLAND
PETER ROBERT CROWLEY
LANDSCAPE ARCHITECT
10 97

Land Design Inc
Land Design Inc.
Landscape Architecture Land Planning
Urban Design Geographic Information Systems

1414 Prince Street Suite 400
Alexandria, VA 22314-2815
703/549-7784
Fax 703/549-4984
Web Page www.landdesign.com

IRENE ANNE CARRATO
No. 15009

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

SITE PLAN

1A

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L L C
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN		SHEET L-2	OF 25
DRAFT		DATE JULY 1997	JOB NO 27037
APPROVED		SCALE 1" 30	FILE NO 97.005.121

MATCH LINE - SEE SHEET L-8
MATCH LINE - SEE SHEET
MATCH LINE - SEE SHEET L-5
MATCH LINE - SEE SHEET L-3
MATCH LINE - SEE SHEET L-8
"L" STREET
"K" STREET
MAIN STREET
MULTIFAMILY CONDOMINIUM 4 STORIES
UNITS 91-105
UNITS 106-115
UNITS 75-90
SEE ENLARGEMENT 1/L-21
PARCEL "B" 0.8 ACS
UNITS 59-74
SLAB UNITS
UNITS 53-58
PARCEL "A" 6.2 ACS
UNITS 116-121
UNITS 126-139
ENLARGEMENT SEE 3/L-23
BENCH
FORMAL GREEN PARCEL 0.06 ACS
UNITS 43-52
TYPICAL 2 OVER 2 MULTIFAMILY CONDOMINIUM
UNITS 33-42
ENLARGEMENT SEE 2/L 22
SEE ENLARGEMENT SHEET L-16
RAISED INTERSECTION PAVEMENT UNDER REVIEW BY MCDPS AND MCDPW&T
SEE ENLARGEMENT SHEET L-17
PARCEL C 0.3 AC
SAND FILTER No 1
SAND FILTER #2
EXISTING TREES TO REMAIN
WETLAND MITIGATION AREA 0.51 AC
WETLAND MITIGATION AREA 0.08 AC
PARCEL 562 M N C P & P C
N 63°26'31" E 557.90'
FIELD LOCATED BENCH 12/L 25
PARCEL "B" 6.2 ACS TO BE DEDICATED M.N.C.P.& P.C.
PARCEL "A" 11.0 ACS
PARCEL "B" 11.6 ACS. TO BE DEDICATED M.N.C.P.& P.C.
LIMITS PHASE I-A SITE PLAN
STREAM BUFFER
100FP
N 129000
75500 E
75000 E

MNCP & PC ENVIRONMENTAL PLANNING DIVISION STAFF SHALL REVIEW AND APPROVE DETAILED DESIGN PLANS FOR ANY WETLAND MITIGATION SITES WITHIN THE ENVIRONMENTAL BUFFERS PRIOR TO ISSUANCE OF SEDIMENT CONTROL PERMITS OR AUTHORIZATION TO CLEAR AND GRADE ANY OF THESE AREAS

INTERPRETIVE NATURE TRAIL SIGNAGE TO BE INSTALLED BY APPLICANT SIGNAGE MATERIAL AND CONTENT TO BE JOINTLY FORMULATED BY APPLICANT AND ENVIRONMENTAL PROTECTION DIVISION OF MNCPPC

NOTE:
4' CLEARED NATURE TRAIL TO FOLLOW EXISTING PATHWAY EXACT LOCATION OF TRAIL & 2 SITTING AREAS TO BE DETERMINED IN THE FIELD BY MNCPPC

PROPOSED 16' x 10' BOTTOMLESS ARCH CULVERT

LIGHTING KEY

★ HADCO ACORN III LIGHTING
SEE SHEET L 25
⊛ 8' LIGHT W/ HOUSE SHIELD

NOTE LOCATIONS OF STREET LIGHTS AS DEPICTED ON THIS SITE PLAN ARE PRELIMINARY FINAL LOCATIONS SHALL BE REVIEWED AND REVISED AS NECESSARY BY A CERTIFIED LIGHTING ENGINEER TO MEET ALL APPLICABLE LIGHTING STANDARDS AND PROVIDE FOR THE HEALTH, SAFETY AND WELFARE OF USERS

NOTE
Planting within Storm Water Management Facility to be reviewed and approved by MCDPS at the time of final design coordination with MNCPPC staff

SHEET INDEX

PLANT KEY

TREES

KEY BOTANICAL NAME

- Amelanchier arborea
- Acer palmatum Bloodgood
- Acer platanoides 'Crimson King'
- Acer rubrum Autumn Flame
- Acer rubrum October Glory
- Acer saccharum Green Mountain
- Betula nigra Heritage
- Cedrus deodara
- Carpinus betulus
- Cercis canadensis Forest Pansy'
- Cornus kousa Milky Way'
- Crataegus viridis Winter King'
- Fraxinus pennsylvanica Marshall s Seedless'
- Ginkgo biloba
- Ilex opaca
- Liquidambar styraciflua
- Liriodendron tulipifera
- Malus floribunda

KEY BOTANICAL NAME

- Malus Profusion
- Magnolia x soulangiana
- Picea abies
- Picea omorika
- Picea pungens Glauca
- Platanus x acerifolia
- Platanus acerifolia 'Bloodgood'
- Prunus serrulata Kwanzan'
- Prunus 'Okame
- Pinus nigra
- Pinus strobus
- Quercus coccinea
- Quercus phellos
- Quercus shumardii
- Tilia tomentosa 'Sterling'
- Thuja occidentalis Emerald Green
- X Cupressocyparis leylandii
- Juniperus virginiana
- Acer rubrum "Autumn Flame" 3 1/2" - 4" cal.
- Ulmus parviflora 'Emer II
- Fagus grandifolia
- Acer saccharum Green Mountain

APPROVED LANDSCAPING AND LIGHTING PLAN
FILE NO 8 9/001
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN OR DESIGNEE 5/13/99

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED DATED March 8, 1999

BY SKlebanoff

PRINTED NAME AND TITLE Steven M Klebanoff
Managing General Partner

NO	BY	DATE	REVISIONS
			10/29/97 SECOND SUBMISSION
			11/14/97 THIRD SUBMISSION
			4/1/98 ADDITIONAL TREES ALONG BRIDGE
			4/3/98 SUBMISSION NO 5
			2/26/99 SUBMISSION NO 6

Site Landscape Plan

Land Design Inc.
Landscape Architecture Land Planning
Urban Design Geographic Information Systems
1414 Prince Street Suite 400
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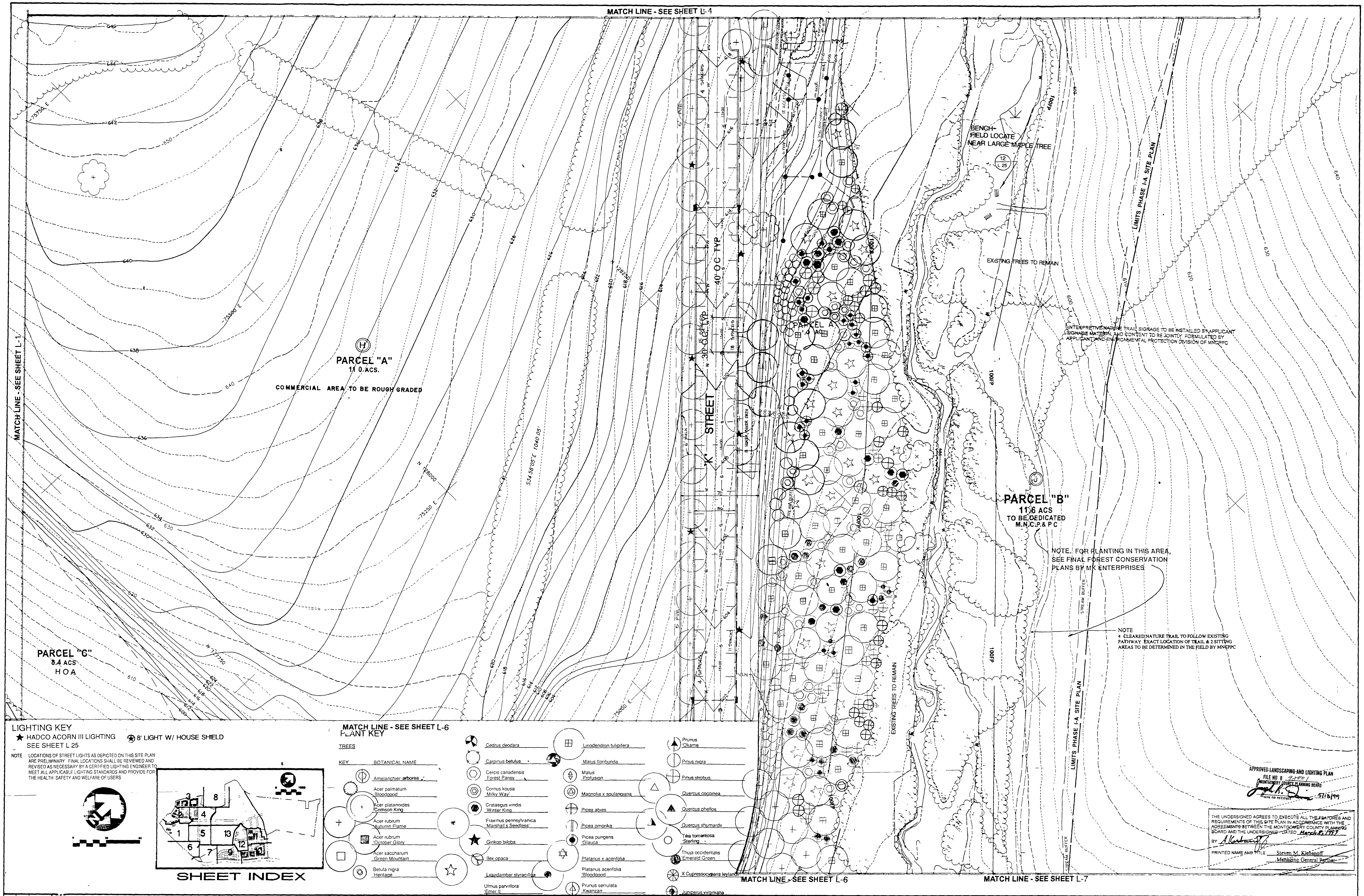
SITE PLAN

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L L C
342 HUNGERFORD DRIVE
ROCKVILLE MD 20850
STEVE KLEBANOFF

DESIGN	SHEET L-4 OF 25	
DRAFT LS	DATE JULY, 1997	JOB NO 27037
APPROVED	SCALE 1" = 30'	FILE NO 97-005.121


MATCH LINE - SEE SHEET L-4
MATCH LINE - SEE SHEET L-1
MATCH LINE - SEE SHEET L-6
MATCH LINE - SEE SHEET L-7
PARCEL "A"
11 0 ACS.
COMMERCIAL AREA TO BE ROUGH GRADED
PARCEL "B"
11.6 ACS
TO BE DEDICATED
M.N.C.P.& P C
PARCEL "C"
8.4 ACS
HOA
"K" STREET
40' O C TYP
BENCH-
FIELD LOCATE
NEAR LARGE MAPLE TREE
12
L 25
EXISTING TREES TO REMAIN
LIMITS PHASE I-A SITE PLAN
STREAM BUFFER
100FP
S 34°58'05" E 1040.05'
N 178000
-75750 E
-75500 E
-75250 E
-75000 E
N 177750
642
640
638
636
634
632
630
628
626
624
622
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600
SHEET INDEX
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12
13

INTERPRETIVE NATURE TRAIL SIGNAGE TO BE INSTALLED BY APPLICANT SIGNAGE MATERIAL AND CONTENT TO BE JOINTLY FORMULATED BY APPLICANT AND ENVIRONMENTAL PROTECTION DIVISION OF MNCPPC

NOTE. FOR PLANTING IN THIS AREA, SEE FINAL FOREST CONSERVATION PLANS BY MK ENTERPRISES

NOTE
4 CLEARED NATURE TRAIL TO FOLLOW EXISTING PATHWAY EXACT LOCATION OF TRAIL & 2 SITTING AREAS TO BE DETERMINED IN THE FIELD BY MNCPPC

LIGHTING KEY

★ HADCO ACORN III LIGHTING
SEE SHEET L 25

8' LIGHT W/ HOUSE SHIELD

NOTE LOCATIONS OF STREET LIGHTS AS DEPICTED ON THIS SITE PLAN ARE PRELIMINARY FINAL LOCATIONS SHALL BE REVIEWED AND REVISED AS NECESSARY BY A CERTIFIED LIGHTING ENGINEER TO MEET ALL APPLICABLE LIGHTING STANDARDS AND PROVIDE FOR THE HEALTH SAFETY AND WELFARE OF USERS

PLANT KEY

TREES

KEY BOTANICAL NAME

Amelanchier arborea
Acer palmatum 'Bloodgood'
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Liriodendron tulipifera
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Malus 'Profusion'
Magnolia x soulangiana
Picea abies
Picea omorika
Picea pungens 'Glauca'
Platanus x acerifolia
Platanus acerifolia 'Bloodgood'
Prunus serrulata 'Kwanzan'
Prunus 'Okame'
Pinus nigra
Pinus strobus
Quercus coccinea
Quercus phellos
Quercus shumardii
Tilia tomentosa 'Sterling'
Thuja occidentalis 'Emerald Green'
X Cupressocyparis leylandii
Juniperus virginiana

APPROVED LANDSCAPING AND LIGHTING PLAN
FILE NO 8 98001
MONTGOMERY COUNTY PLANNING BOARD
5/13/99

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED DATED March 8, 1999

BY

PRINTED NAME AND TITLE Steven M. Klebanoff
Managing General Partner

NO	BY	DATE	REVISIONS
			10/29/97 SECOND SUBMISSION
			11/14/97 THIRD SUBMISSION
			4/3/98 SUBMISSION NO 5
			2/26/99 SUBMISSION NO 6

Site Landscape Plan

Land Design Inc.
Landscape Architecture Land Planning
Urban Design Geographic Information Systems
1414 Prince Street Suite 400
Alexandria, VA 22314-2815
703/549-7784
Fax 703/549-4984
Web Page www.landdesign.com

PETER ROBERT CROWLEY
IRENE ANNE CARRATO No. 18009

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING MD 20910 • 301/588-5606

SITE PLAN

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L L C
342 HUNGERFORD DRIVE
ROCKVILLE MD 20850
STEVE KLEBANOFF

DESIGN	SHEET L-5 OF 25	
DRAFT LJB	DATE JULY 1997	JOB NO 27037
APPROVED	SCALE 1" = 30'	FILE NO 97-005-121

SHT5SIT DWG

MATCH LINE - SEE SHEET L-5
MATCH LINE - SEE SHEET L-6
MATCH LINE - SEE SHEET L-9
MATCH LINE - SEE SHEET L-6
SHEET INDEX
1
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10
11
12
13
PLANT KEY
TREES
KEY BOTANICAL NAME
Amelanchier arborea
Acer palmatum 'Bloodgood'
Acer platanoides 'Crimson King'
Acer rubrum 'Autumn Flame'
Acer rubrum 'October Glory'
Acer saccharum 'Green Mountain'
Betula nigra 'Heritage'
Cedrus deodara
Carpinus betulus
Cercis canadensis 'Forest Pansy'
Cornus kousa 'Milky Way'
Crataegus viridis 'Winter King'
Fraxinus pennsylvanica 'Marshall's Seedless'
Ginkgo biloba
Ilex opaca
Liquidambar styraciflua
Liriodendron tulipifera
Malus floribunda
KEY BOTANICAL NAME
Malus 'Profusion'
Magnolia x soulangiana
Picea abies
Picea omorika
Picea pungens 'Glauca'
Platanus x acerifolia
Platanus acerifolia 'Bloodgood'
Prunus serrulata 'Kwanzan'
Prunus 'Okame'
Pinus nigra
Pinus strobus
Quercus coccinea
Quercus phellos
Quercus shumardii
Tilia tomentosa 'Sterling'
Thuja occidentalis 'Emerald Green'
X Cupressocyparis leylandii
Juniperus virginiana
Ulmus parviflora 'Emer II'
12 SAN. SEWER
LIMITS PHASE I-A SITE PLAN
12 L-25 BENCH FIELD LOCATED
J
PARCEL "B"
11.6 ACS
TO BE DEDICATED
M-NCP&PC
PARCEL "D"
11.0 AC
HOA
6' WIDE NATURE TRAIL TO BE STAKED IN THE FIELD BY THE APPLICANT AND VERIFIED BY MNCPPC PRIOR TO CONSTRUCTION
EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN
STREAM BUFFER
25' WETLANDS BUFFER
100FP
S14°40'01"W 775.72'
N43°47'56"W 170.10'
N 128250
590
600
610
620
630
PARCEL 61 EW 41
MARGARET F. WILLIAMS
PARCEL 48 EW 41
ROLAND A AND C.Y. FOREMAN
PARCEL 8 EW 41
JOHN M STANT
PARCEL 9 EW 41
ROBERT L AND F R FOREMAN
PARCEL 981 EW 42
THOMAS W AND H R FOREMAN
HIKER/BIKER PATH
EXISTING STRINGTOWN ROAD
STRINGTOWN ROAD - (A-260)
PHASE I
PHASE II
22+00
23+00
24+00
25+00
26+00
27+00
28+00
29+00
LOT 12
CHOU SUMIN, et al
LOT 13
PIEDMONT ASSOCIATES LIMITED PARTNERSHIP
BRICKLEY'S SUBDIVISION
LOT 14
PIEDMONT ASSOCIATES LIMITED PARTNERSHIP
LOT 15
PIEDMONT ASSOCIATES LIMITED PARTNERSHIP
LOT 16
PETER L M and M M HEYDEMANN
BRICKLEY'S SUBDIVISION
LOT 17
HAMID R. RAFII

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED DATED March 8, 1999

BY S Klebanoff

PRINTED NAME AND TITLE Steven M Klebanoff
Managing General Partner

APPROVED LANDSCAPING AND LIGHTING PLAN
FILE NO 8 98001
MONTGOMERY COUNTY PLANNING BOARD
5/13/99
CHAIRMAN OR DESIGNEE

NO	BY	DATE	REVISIONS
			10/29/97 SECOND SUBMISSION
			11/14/97 THIRD SUBMISSION
			4/3/98 SUBMISSION NO 5
			2/26/99 SUBMISSION NO 6

Site Landscape Plan

PETER ROBERT CROWLEY

Land Design Inc.
Landscape Architecture Land Planning
Urban Design Geographic Information Systems

1414 Prince Street Suite 400
Alexandria, VA 22314-2815
703/549-7784
Fax 703/549-4984
Web Page: www.landdesign.com

IRENE ANNE CARRATO
No. 15009

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING MD 20910 • 301/588-5696

SITE PLAN

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L L C
342 HUNGERFORD DRIVE
ROCKVILLE MD 20850
STEVE KLEBANOFF

DESIGN	SHEET L-7 OF 25	
DRAFT LS	DATE July, 1997	JOB NO 27037
APPROVED	SCALE 1 - 30	FILE NO 97 005 [2]

SHT7SIT DWG

SHEET INDEX
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PARCEL 527 EW 32
PERRY H AND HATTIE V. GRAY
PARCEL 610 EW 32
CLARKSBURG JOINT VENTURE
c/o ROBERT P HILLERSON, P A
CLARKSBURG ROAD
ASPH SW
650
640
630
620
EXISTING TREES TO REMAIN
SOCCER FIELD
PLAYGROUND
N/F
PARCEL 612 EW 32
FRANK D & K B DORSEY
N/F
PARCEL 667
M.N.C P&P C
8' ASPHALT PATH
EX ASPHALT PATH
PICNIC AREAS
W/WOOD CHIP BASE
BENCH
12
L-25
EXISTING TREES TO REMAIN
KING'S POND
W.S EL 620
N/F
PARCEL 615 EW 32
M.N.C P&P C
N/F
PARCEL 562 EW 32
M.N C P&P C
BASEBALL FIELD
8' WIDE ASPHALT PATH TO BE STAKED IN THE FIELD BY THE APPLICANT & REVIEWED BY MNCPPC PRIOR TO CONSTRUCTION
8' ASPHALT PATH
BENCH
12
L-25
PROPOSED
MULTI AGE PLAY AREA
MATCH LINE - SEE SHEET L-3
EXISTING TREES TO REMAIN
6' ASPHALT PATH
STREAM BUFFER
N63°26'31"E 557.90'
WETLAND MITIGATION
AREA
100' BUFFER
MATCH LINE - SEE SHEET L-4
PLANT KEY
TREES
KEY
BOTANICAL NAME
Acer rubrum October Glory
Acer saccharum Green Mountain
Betula nigra Heritage
Cedrus deodara
Carpinus betulus
Cercis canadensis Forest Pansy
Pinus nigra
Pinus strobus
Quercus coccinea
Quercus phellos
Quercus shumardii
Tilia tomentosa 'Sterling'
Thuja occidentalis Emerald Green
X Cupressocyparis leylandii
Juniperus virginiana
Ulmus parviflora 'Emer II
Magnolia x soulangiana
Picea abies
Picea omorika
Picea pungens Glauca
Cornus kousa 'Milky Way

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED DATED March 8, 1999

BY S. Klebanoff

PRINTED NAME AND TITLE Steven M Klebanoff
Managing General Partner

APPROVED LANDSCAPING AND LIGHTING PLAN
FILE NO 8 98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. [illegible] 5/13/99
CHAIRMAN OR DESIGNEE

NO	BY	DATE	REVISIONS
			10/29/97 SECOND SUBMISSION
			11/14/97 THIRD SUBMISSION
			4/1/98 PLANTING REVISIONS
			4/3/98 SUBMISSION NO 5
			2/26/99 SUBMISSION NO 6

Site
Landscape
Plan

STATE OF MARYLAND
PETER ROBERT CROWLEY
LANDSCAPE ARCHITECT

Land Design Inc.
Landscape Architecture Land Planning
Urban Design Geographic Information Systems

1414 Prince Street Suite 400
Alexandria, VA 22314-2815
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Fax 703/549-4984
Web Page www landdesign com

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No. 16009

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Engineers • Planners • Surveyors
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SITE PLAN

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L L C
342 HUNGERFORD DRIVE
ROCKVILLE MD 20850
STEVE KLEBANOFF

DESIGN	SHEET L-8	OF 25
DRAFT LS	DATE JULY, 1997	JOB NO 27037
APPROVED	SCALE 1" = 30	FILE NO 97-005 (2)

NOTE LOCATIONS OF STREET LIGHTS AS DEPICTED ON THIS SITE PLAN ARE PRELIMINARY FINAL LOCATIONS SHALL BE REVIEWED AND REVISED AS NECESSARY BY A CERTIFIED LIGHTING ENGINEER TO MEET ALL APPLICABLE LIGHTING STANDARDS AND PROVIDE FOR THE HEALTH, SAFETY AND WELFARE OF USERS

MATCH LINE - SEE SHEET L-13
MATCH LINE - SEE SHEET L-7
MATCHLINE - SEE SHEET L-12
MATCH LINE - SEE SHEET L-10
MATCH LINE - SEE SHEET 7
SHEET INDEX
EXISTING TREES TO REMAIN
PARCEL "D"
11.0 AC
HOA
100FP
STREAM BUFFER
SAND FILTER
PARCEL 8 EW 41
JOHN M. STANT
PARCEL 931 EW 42
THOMAS W AND H R FOREMAN
PARCEL 9 EW 41
ROBERT L AND FR FOREMAN
STREET D
40' O C TYP
STREET C
40' O C TYP
PRIVATE STREET
SEE ENLARGEMENT SHEET L-20
PARCEL "E"
0.15 AC
HOA
FORMAL NEIGHBORHOOD GREEN
PARCEL "F"
HOA
PARCEL "A"
HOA
AREA TO BE DEDICATED
FUTURE HIKER / BIKER PATH
HIKER / BIKER PATH
INGRESS / EGRESS UTILITY EASEMENT
STRINGTOWN ROAD - (A-260)
LIMITS OF PHASE I
R=1815.00
A=498.92
S35°24'59" W 14.88'
ENTRY SIGN
FUTURE 24' LANE
22' EXISTING ROAD
GAR

LIGHTING KEY

★ HADCO ACORN III LIGHTING SEE SHEET L-25

PLANT KEY

TREES

KEY	BOTANICAL NAME
	Amelanchier arborea
	Acer palmatum 'Bloodgood'
	Acer platanoides 'Crimson King
+	Acer rubrum 'Autumn Flame
▨	Acer rubrum October Glory
☐	Acer saccharum Green Mountain
⬡	Cercis canadensis Forest Pansy
⬡	Cornus kousa Milky Way
⬢	Crataegus viridis 'Winter King
*	Fraxinus pennsylvanica 'Marshall s Seedless
■	Ulmus parviflora 'Emer II

TREES

KEY	BOTANICAL NAME
	Malus 'Profusion'
△	Magnolia x soulangiana
	Picea abies
	Picea omorika
●	Picea pungens Glauca
✡	Platanus x acerifolia
●	Platanus acerifolia Bloodgood
	Prunus serrulata 'Kwanzan'
	Pinus nigra
	Pinus strobus
△	Quercus coccinea
▲	Quercus phellos

SEED MIX FOR VEGETATIVE SWALE FROM ERNEST SEED 1 - 800 - 873 - 3321

SLOPES SHOULD BE STRAW MULCHED

MIX WILL CONSIST OF

ANNUAL RYE GRASS - 25%
CREEPING RED FESCUE - 25%
CREEPING BENT GRASS - 16.7%
RED TOP - 16.7%
ROUGH BLUE GRASS - 16.7%

THE MIX SHOULD BE APPLIED AT 40LB/ACRE

LOT 16
PETER L M and M.M HEYDEMANN

LOT 17
HAMID R RAFII

LOT 18
HAMID R RAFII

LOT 19
RUSSELL A KIRSCH, et al Tr

LOT 20
RUSSELL A KIRSCH, et al Tr

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED DATED March 8, 1999

BY A Klebanoff

PRINTED NAME AND TITLE Steven M Klebanoff
Managing General Partner

APPROVED LANDSCAPING AND LIGHTING PLAN
FILE NO 8 98001
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN OR DESIGNEE 5/13/99

NO	BY	DATE	REVISIONS
			10/29/97 SECOND SUBMISSION
			1/14/97 THIRD SUBMISSION
			4/1/98 PLANTING REVISIONS ALONG STRINGTOWN ROAD
			4/3/98 SUBMISSION NO 5
			4/14/98 NEW FENCE NOTE/POTENTIAL LOCATIONS
			2/26/99 SUBMISSION NO 6

Site Landscape Plan

STATE OF MARYLAND
PETER ROBERT CROWLEY
LANDSCAPE ARCHITECT
10/29/97

Land Design Inc.
Landscape Architecture Land Planning
Urban Design Geographic Information Systems

1414 Prince Street Suite 400
Alexandria, VA 22314-2815
703/549-7784
Fax 703/549-4984
Web Page www.landdesign.com

STATE OF MARYLAND
JANE ANNE CARRATO
NO 15009
REGISTERED PROFESSIONAL ENGINEER

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 SILVER SPRING MD 20910 • 301/588-5696

SITE PLAN

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L L C
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

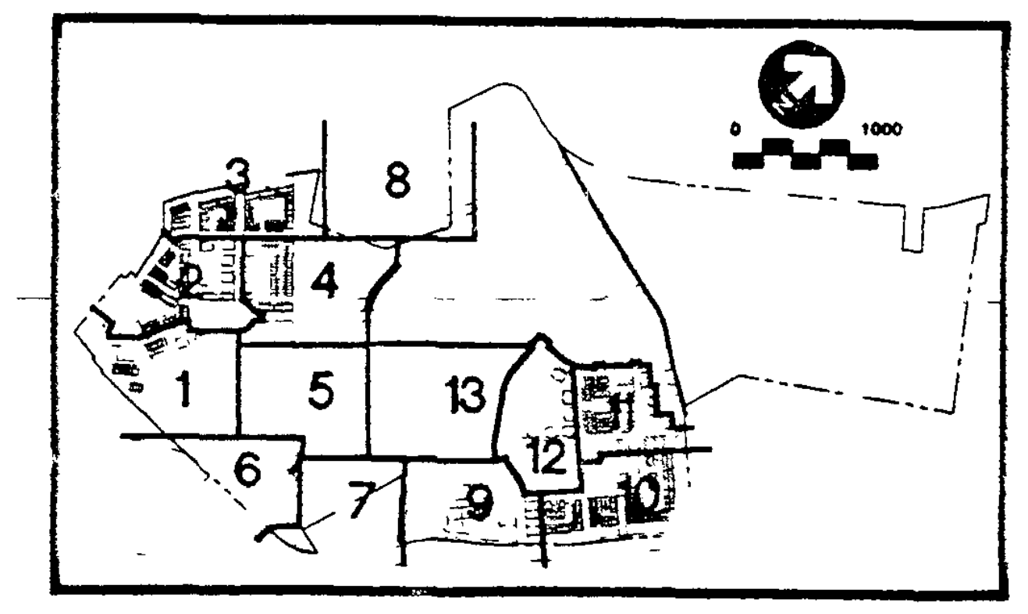
DESIGN	SHEET L-9 OF 25		
DRAFT LB	DATE JULY, 1997	JOB NO 27037	
APPROVED	SCALE 1 30	FILE NO 97-005 121	

SHT4NEW.D

NOTE LOCATIONS OF STREET LIGHTS AS DEPICTED ON THIS SITE PLAN ARE PRELIMINARY FINAL LOCATIONS SHALL BE REVIEWED AND REVISED AS NECESSARY BY A CERTIFIED LIGHTING ENGINEER TO MEET ALL APPLICABLE LIGHTING STANDARDS AND PROVIDE FOR THE HEALTH, SAFETY AND WELFARE OF USERS

LIGHTING KEY

★ HADCO ACORN III LIGHTING
SEE SHEET L 25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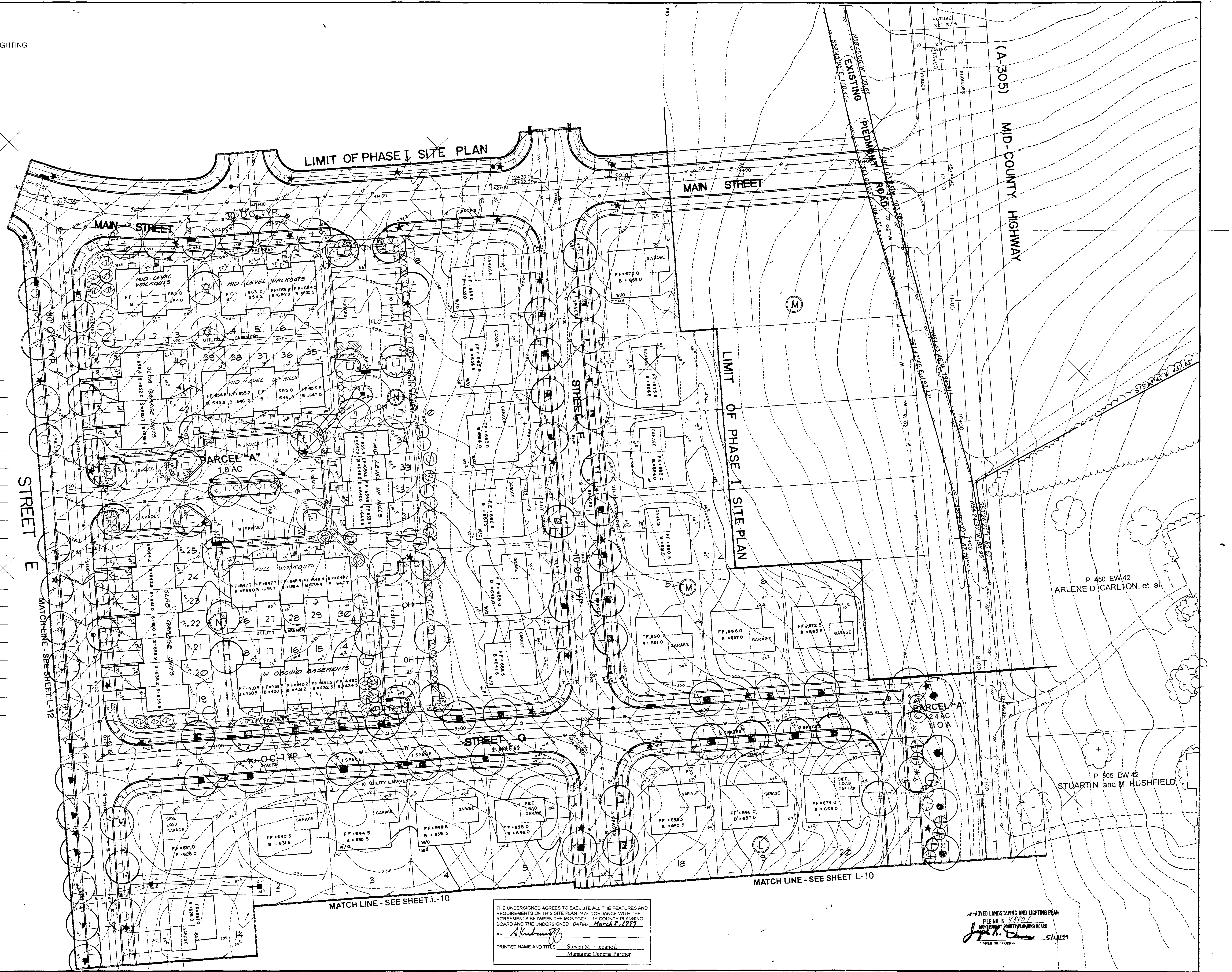
SHEET INDEX

PLANT KEY

TREES		TREES	
KEY	BOTANICAL NAME	KEY	BOTANICAL NAME
	Amelanchier arborea		Malus Profusion
	Acer palmatum Bloodgood		Magnolia x soulangiana
	Acer platanoides 'Crimson King		Picea abies
+	Acer rubrum 'Autumn Flame		Picea omorika
■	Acer rubrum October Glory		Picea pungens Glauca
□	Acer saccharum Green Mountain		Platanus x acerifolia
	Betula nigra 'Heritage	●	Platanus acerifolia Bloodgood
	Cedrus deodara		Prunus serrulata Kwanzan
	Carpinus betulus		Prunus Okame
⬡	Cercis canadensis Forest Pansy		Pinus nigra
	Cornus kousa Milky Way		Pinus strobus
⬢	Crataegus viridis Winter King	△	Quercus coccinea
*	Fraxinus pennsylvanica Marshall s Seedless	▲	Quercus phellos
★	Ginkgo biloba		Quercus shumardii
	Ilex opaca	○	Tilia tomentosa 'Sterling'
☆	Liquidambar styraciflua	●	Thuja occidentalis Emerald Green
	Liriodendron tulipifera		X Cupressocyparis leylandii
▲	Malus floribunda		Juniperus virginiana
			Ulmus parviflora 'Emer II


N 129750
74000 E
N 129500
LIMIT OF PHASE I SITE PLAN
MAIN STREET
MAIN STREET
30' OC TYP
MID-LEVEL WALKOUTS
MID LEVEL WALKOUTS
MID LEVEL UP HILLS
SLAB GARAGE UNITS
PARCEL "A"
1.0 AC
FULL WALKOUTS
IN GROUND BASEMENTS
STREET E
MATCH LINE - SEE SHEET L-12
STREET F
40' OC TYP
STREET G
40' OC TYP
LIMIT OF PHASE I SITE PLAN
EXISTING (PIEDMONT) ROAD
MID-COUNTY HIGHWAY (A-305)
FUTURE 80' R/W
P 450 EW 42
ARLENE D CARLTON, et al
PARCEL "A"
2.4 AC
HOA
P 505 EW 42
STUART N and M RUSHFIELD
MATCH LINE - SEE SHEET L-10
MATCH LINE - SEE SHEET L-10
GARAGE
SIDE LOAD GARAGE
UTILITY EASEMENT
10' UTILITY EASEMENT

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED DATED March 8, 1999

BY A Klebanoff

PRINTED NAME AND TITLE Steven M Klebanoff
Managing General Partner

APPROVED LANDSCAPING AND LIGHTING PLAN
FILE NO 8 98001
MONTGOMERY COUNTY PLANNING BOARD
5/13/99
CHAIRMAN OR DESIGNEE

NO	BY	DATE	REVISIONS
			10/29/97 SECOND SUBMISSION
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			4/3/98 SUBMISSION NO 5
			2/26/99 SUBMISSION NO 6

Site Landscape Plan

PETER ROBERT CROWLEY
1997

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Landscape Architecture Land Planning
Urban Design Geographic Information Systems

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No 15009

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SITE PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L L C
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN CLW	SHEET L-11	OF 25	
DRAFT NT	DATE JULY, 1997		JOB NO 27037
APPROVED	SCALE 1" = 30'		FILE NO 97-005-121

SHT2NEW DWG

SHEET INDEX
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LIMIT OF PHASE IB SITE PLAN
MAIN STREET
30' O.C. TYP
5' SIDEWALK
N 129750
74000 E
N 129000
UNITS 27-38 S = 661 2
UNITS 39-52 B = 650 2
UNITS 53-66 B = 642 2
UNITS 67-80 B = 636 2
UNITS 81-94 B = 636 7
UNITS 13-26 B = 658 2
UNITS 1-12 S = 658 2
UNITS 95-108 B = 634 4
UNITS 137-150 B = 641 2
UNITS 123-136 B = 636 2
UNITS 109-122 B = 631 2
SEATING AREA
6' BENCH
TRASH CART ENCL
COMPACT
STREET C
40' O.C. TYP
SAND FILTER
FOREBAY
PARCEL "B" 40 AC H.O.A.
GRASSED AMPHITHEATER
BENCH
PICNIC TABLE
AERATION DEVICE
PERMANENT POOL ELEV = 617
TRASH RECEPTACLE
6' PATH
ASPHALT PATH
MATCH LINE-SEE SHEET L-11
MATCH LINE-SEE SHEET L-10
MATCH LINE-SEE SHEET L-9
MATCH LINE - SEE SHEET 13
TRASH ENCL TYPE A
FRONT ELEVATION
TRASH ENCL TYPE B

PLANT KEY

TREES

KEY	BOTANICAL NAME
	Amelanchier arborea
	Acer palmatum 'Bloodgood'
	Acer platanoides 'Crimson King'
	Acer rubrum 'Autumn Flame'
	Acer rubrum 'October Glory'
	Acer saccharum 'Green Mountain'
	Betula nigra 'Heritage'
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	Carpinus betulus
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	Cornus kousa 'Milky Way'
	Crataegus viridis 'Winter King'
	Fraxinus pennsylvanica Marshall's Seedless
	Ginkgo biloba
	Ilex opaca
	Liquidambar styraciflua
	Liriodendron tulipifera
	Malus floribunda
	Ulmus parviflora 'Emer II'
	Malus 'Profusion'
	Magnolia x soulangiana
	Picea abies
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	Picea pungens 'Glauca'
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	X Cupressocyparis leylandii
	Juniperus virginiana

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LIGHTING KEY

★ HADCO ACORN III LIGHTING
SEE SHEET L 25

⊛ 8' LIGHT W/ HOUSE SHIELD

1 CART FOR EVERY 6 UNITS FOR TRASH
2 CARTS FOR EVERY 6 UNITS FOR RECYCLABLES
1 NEWSPAPER & CARDBOARD
1 GLASS, ALUMINIUM & PLASTICS

NOTE

Planting within Storm Water Management Facility to be reviewed and approved by MCDPS at the time of final design coordination with MNCPPC staff

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED DATED March 8, 1999

BY S Klebanoff

PRINTED NAME AND TITLE Steven M Klebanoff
Managing General Partner

APPROVED LANDSCAPING AND LIGHTING PLAN
FILE NO 8 98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis 5/13/99
CHAIRMAN OR DESIGNEE

NO.	BY	DATE	REVISIONS
			10/29/97 SECOND SUBMISSION
			11/14/97 THIRD SUBMISSION
			4/1/98 PLANTING REVISIONS
			4/3/98 SUBMISSION NO.5
			2/26/99 SUBMISSION NO 6

Site
Landscape
Plan

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Land Design Inc.
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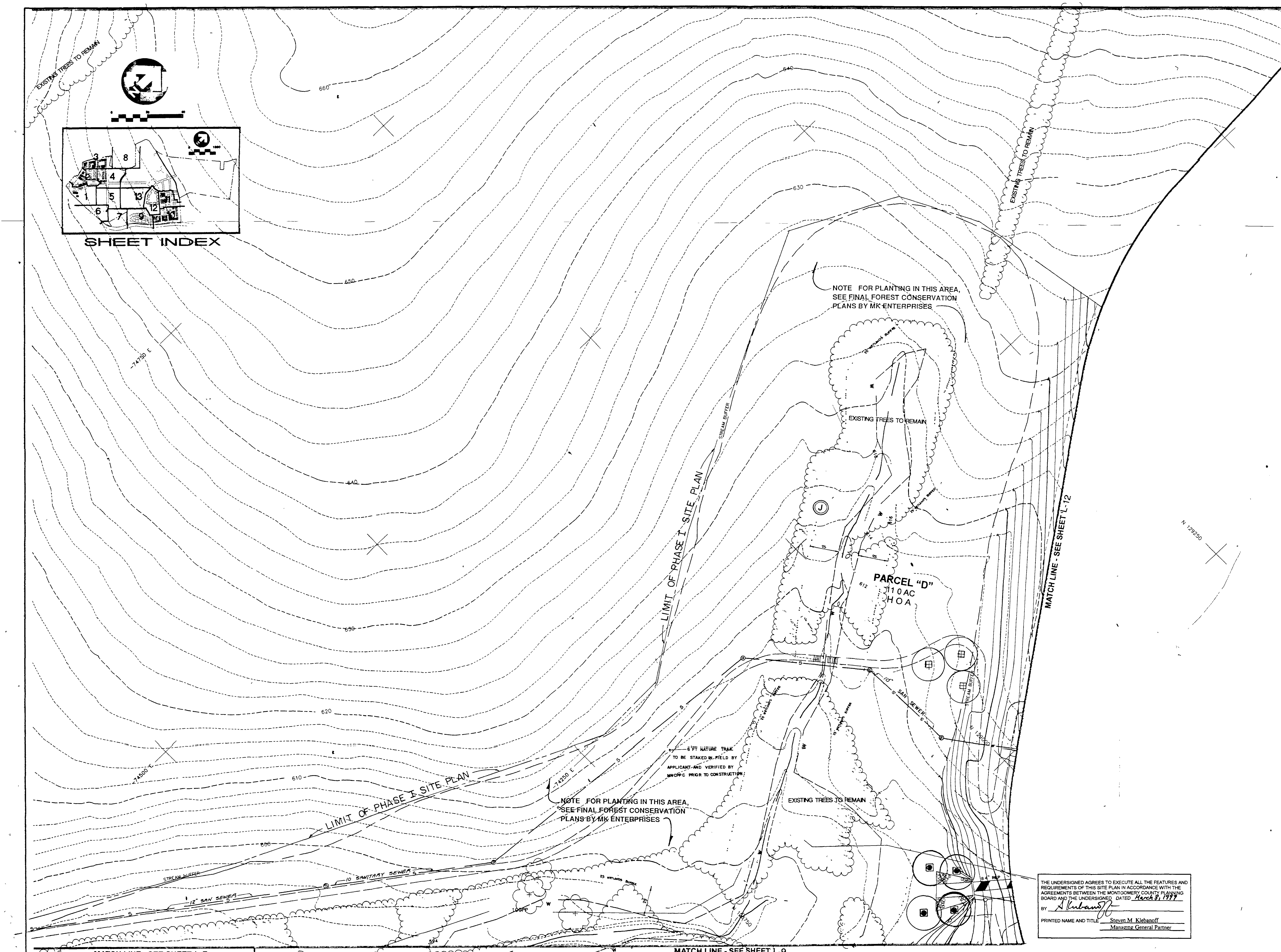
SITE PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L L C
342 HUNGERFORD DRIVE
ROCKVILLE MD 20850
STEVE KLEBANOFF

DESIGN	SHEET L-12	OF 25	
DRAFT N T	DATE July 1997	JOB NO. 23037	
APPROVED	SCALE 1" = 30'	FILE NO	


SHEET INDEX
1
3
8
4
5
13
6
7
9
12
11
EXISTING TREES TO REMAIN
660
650
640
630
620
610
600
594
612
614
616
-74750 E
-74500 E
74250 E
N 129250
LIMIT OF PHASE I SITE PLAN
STREAM BUFFER
MATCH LINE - SEE SHEET L-12
NOTE FOR PLANTING IN THIS AREA, SEE FINAL FOREST CONSERVATION PLANS BY MK ENTERPRISES
NOTE FOR PLANTING IN THIS AREA, SEE FINAL FOREST CONSERVATION PLANS BY MK ENTEPRISES
EXISTING TREES TO REMAIN
PARCEL "D"
11 0 AC
H O A
J
25
25' WETLANDS BUFFER
6 FT NATURE TRAIL TO BE STAKED IN FIELD BY APPLICANT AND VERIFIED BY MNCPPC PRIOR TO CONSTRUCTION
10" SAN SEWER
10 SANITARY SEWER
12" SAN SEWER
S
W
100FP
MATCH LINE - SEE SHEET L-7
MATCH LINE - SEE SHEET L-9

PLANT KEY

TREES

KEY	BOTANICAL NAME
⬡	Cercis canadensis 'Forest Pansy'
⊞	Liriodendron tulipifera
■	Acer saccharum 'Green Mountain'

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED DATED March 8, 1999

BY S Klebanoff

PRINTED NAME AND TITLE Steven M Klebanoff
Managing General Partner

APPROVED LANDSCAPING AND LIGHTING PLAN
FILE NO 8 98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis 5/13/99
CHAIRMAN OR DESIGNEE

NO	BY	DATE	REVISIONS
			10/29/97 SECOND SUBMISSION
			11/14/97 THIRD SUBMISSION
			4/3/98 SUBMISSION NO 5
			2/26/99 SUBMISSION NO 6

Site Landscape Plan

STATE OF MARYLAND
PETER ROBERT CROWLEY
REGISTERED
LANDSCAPE ARCHITECT

Land Design Inc
Land Design Inc.
Landscape Architecture Land Planning
Urban Design Geographic Information Systems

1414 Prince Street Suite 400
Alexandria, VA 22314-2815
703/549-7784
Fax 703/549-4984
Web Page www.landdesign.com

STATE OF MARYLAND
ANNE CARPATO
No. 150
REGISTERED PROFESSIONAL ENGINEER

MK
MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING MD 20910 • 301/588-5696

SITE PLAN

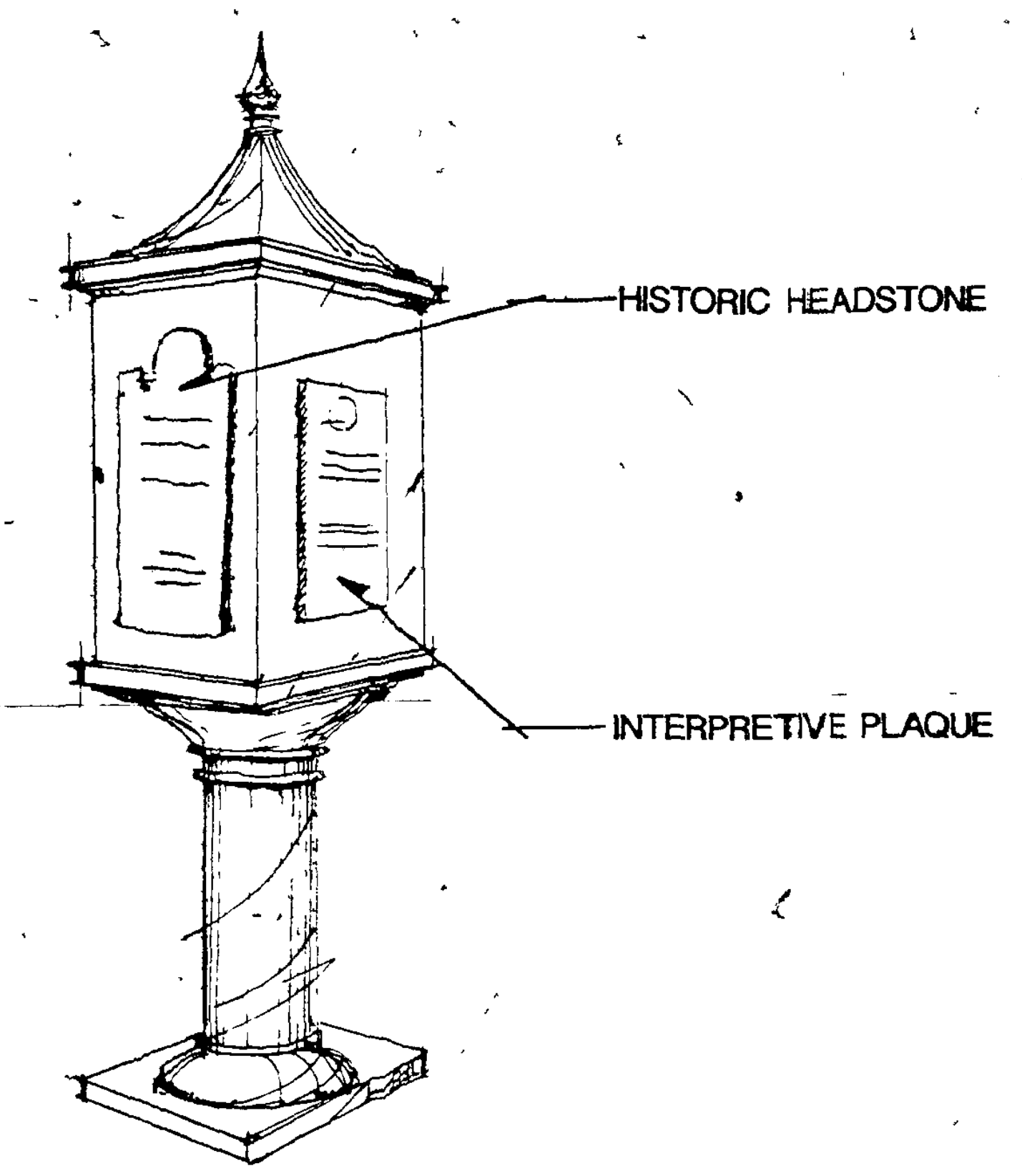
CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

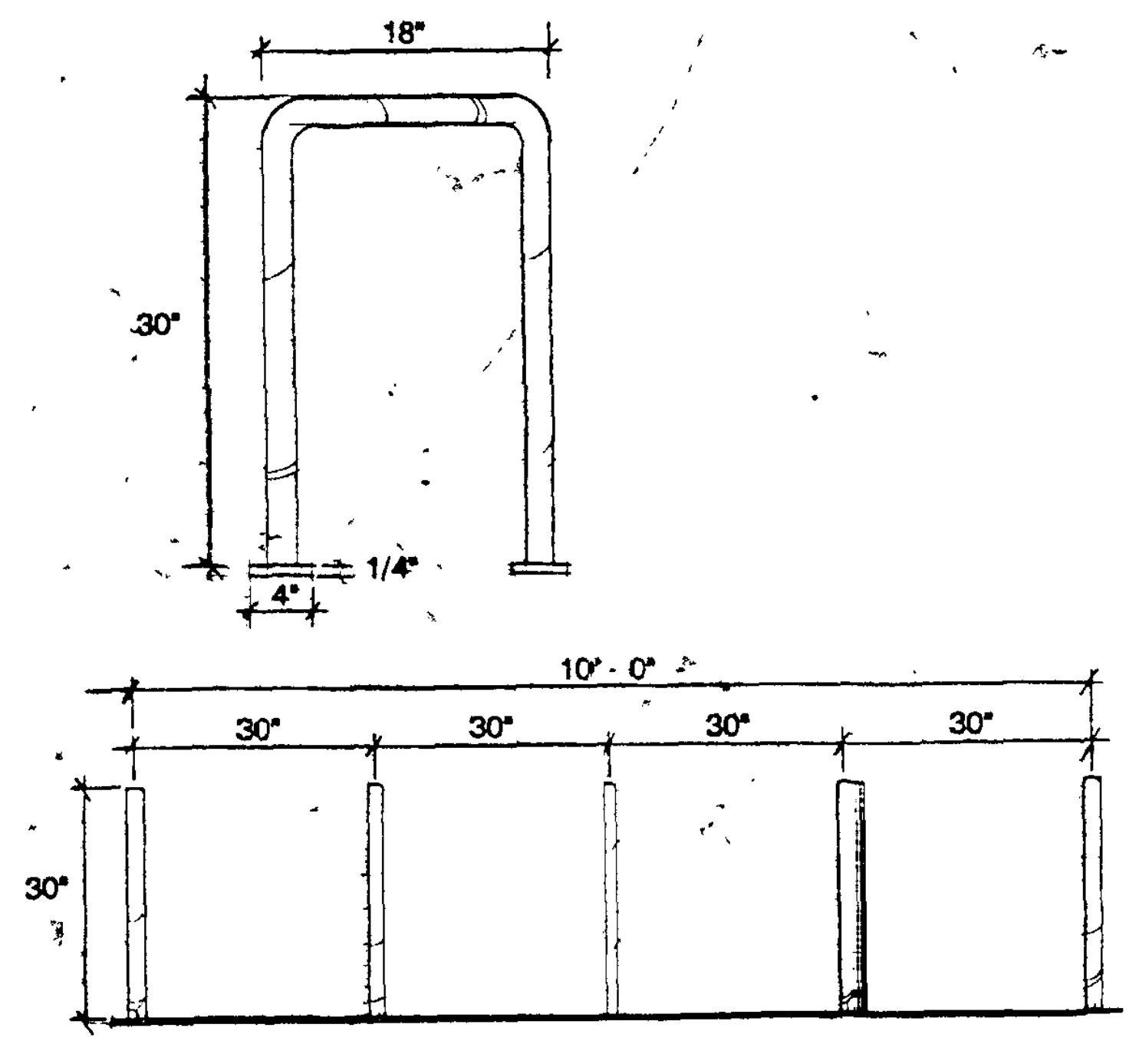
OWNER
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L L C
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN		SHEET L-13	OF 25
DRAFT	JAMES	DATE JULY, 1997	JOB NO 27037
APPROVED		SCALE 1"=30'	FILE NO 97-005-121

SHT5NEW DWG

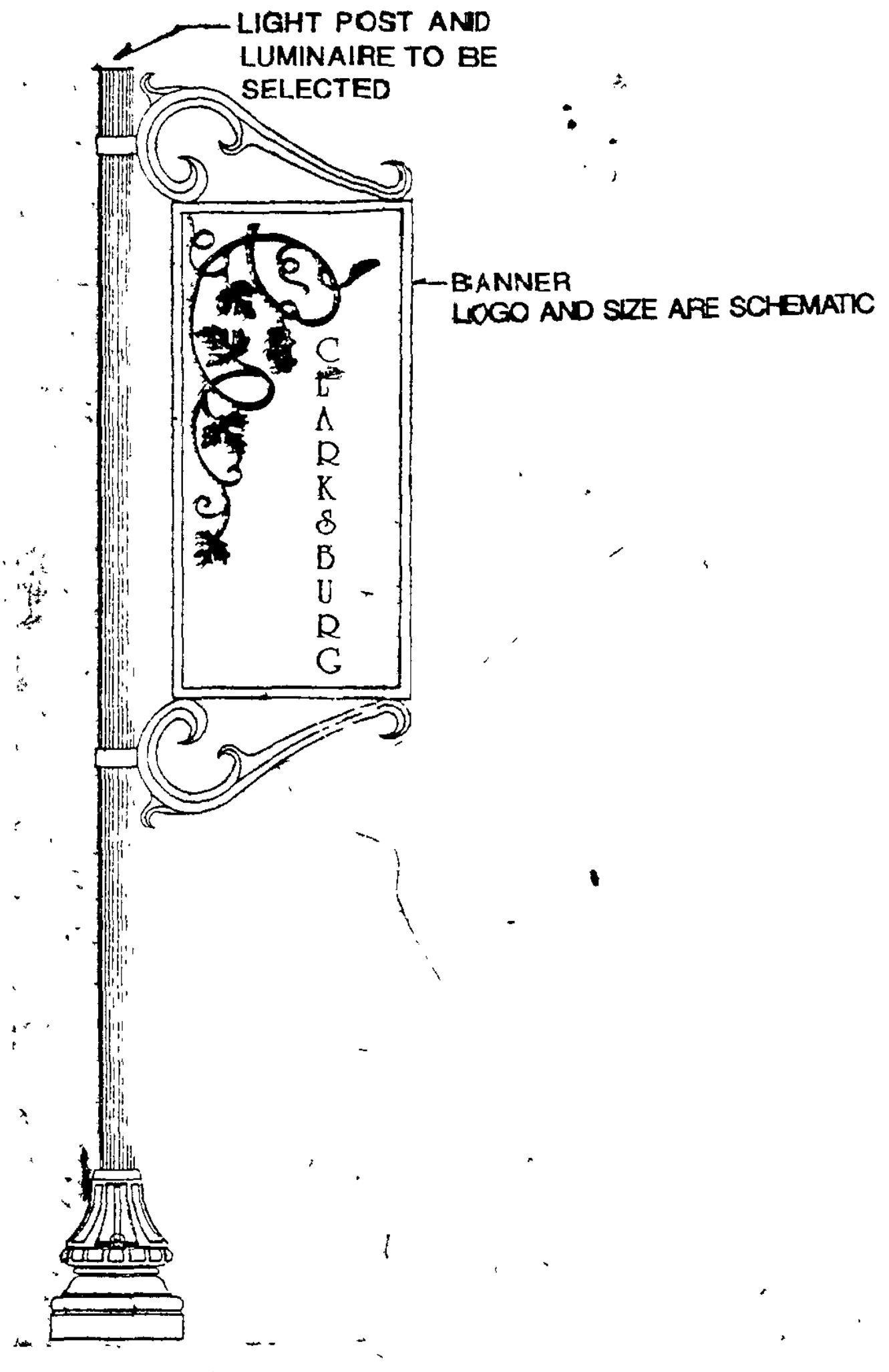

HISTORIC HEADSTONE
INTERPRETIVE PLAQUE

1 / L-25 COMMUNITY HISTORIC FEATURE — NOT TO SCALE

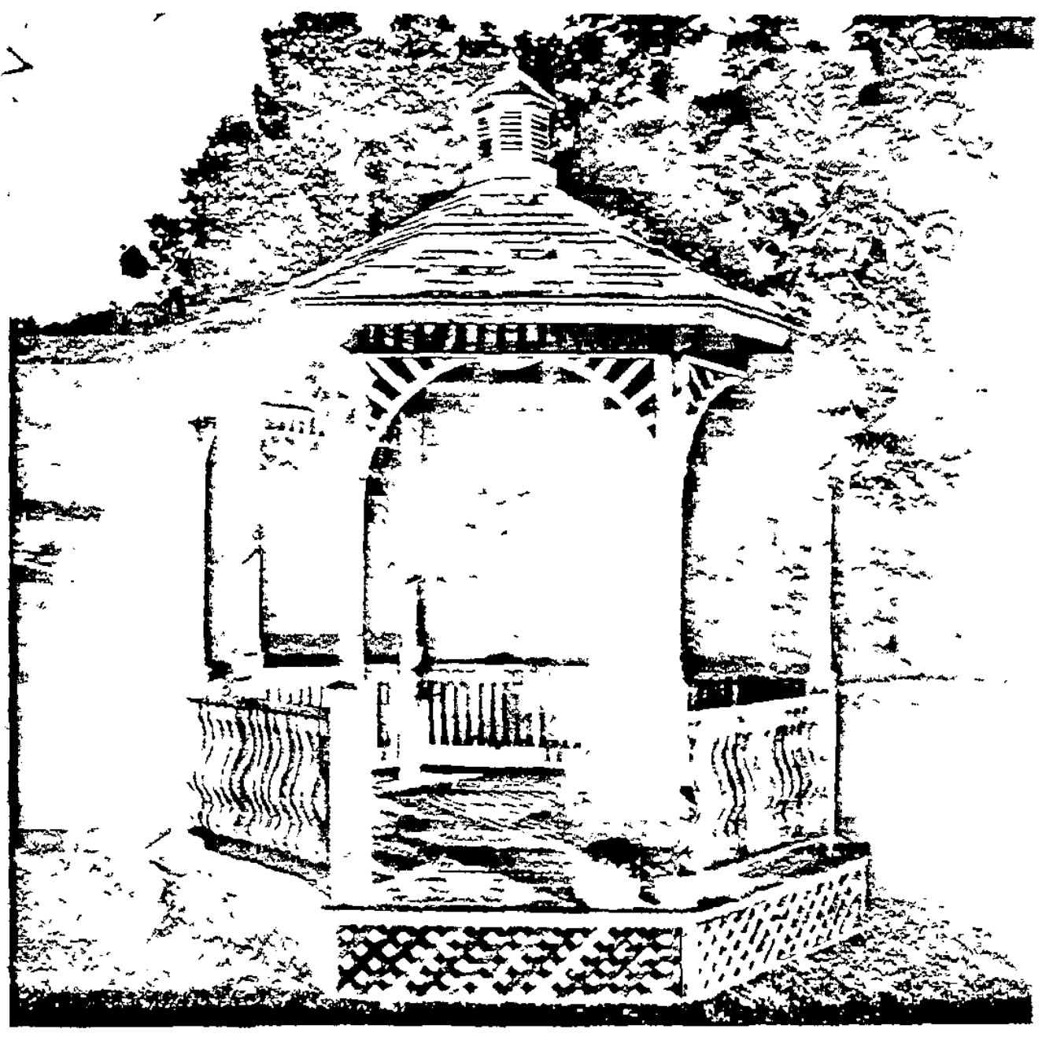

18"
30"
4"
1/4"
10' - 0"
30"
30"
30"
30"
30"

INVERTED U-5 RACK BY COLLEGE PARK AREA BICYCLE COALITION (CPABC)
OR APPROVED SIMILAR

2 / L-25 BIKE RACK — NOT TO SCALE

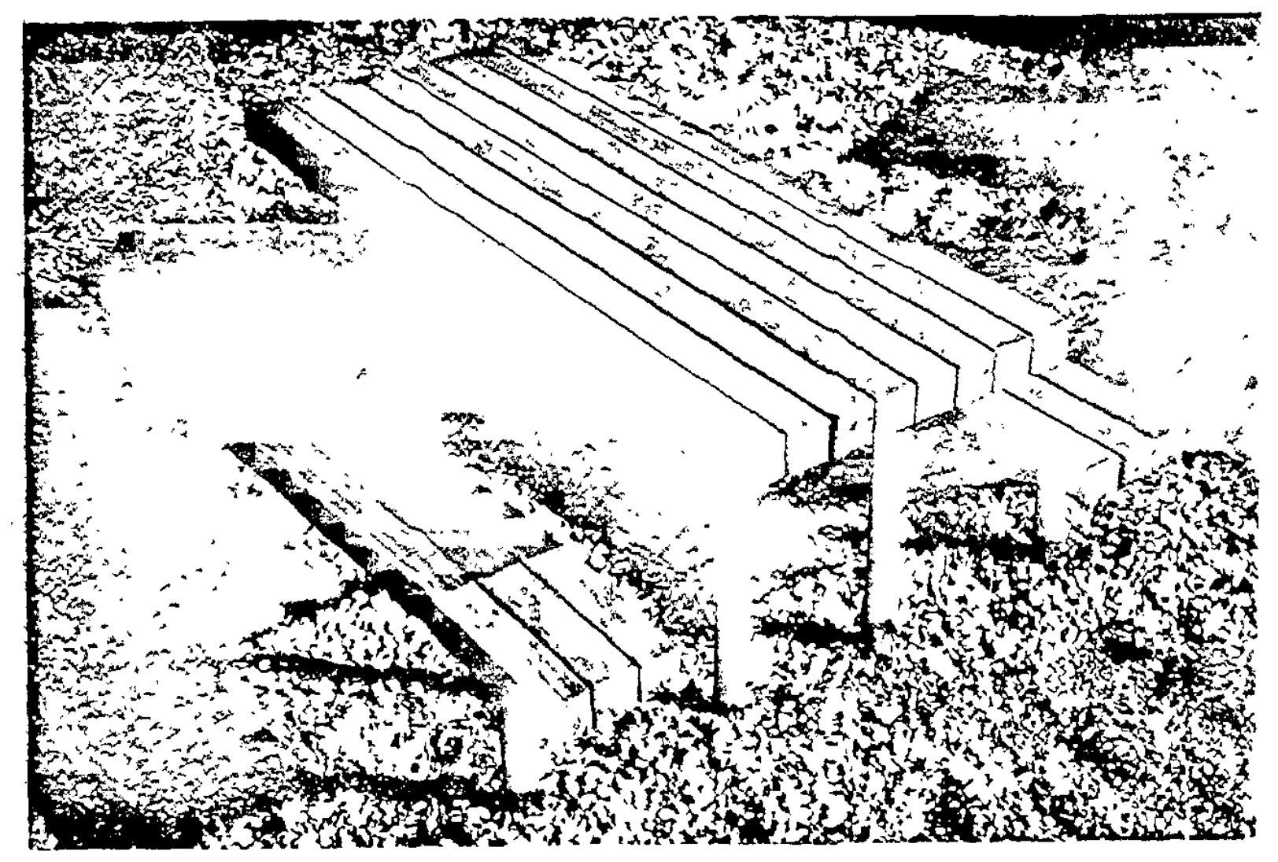

LIGHT POST AND LUMINAIRE TO BE SELECTED
BANNER
LOGO AND SIZE ARE SCHEMATIC
CLARKSBURG

3 / L-25 BANNER DETAIL — NOT TO SCALE



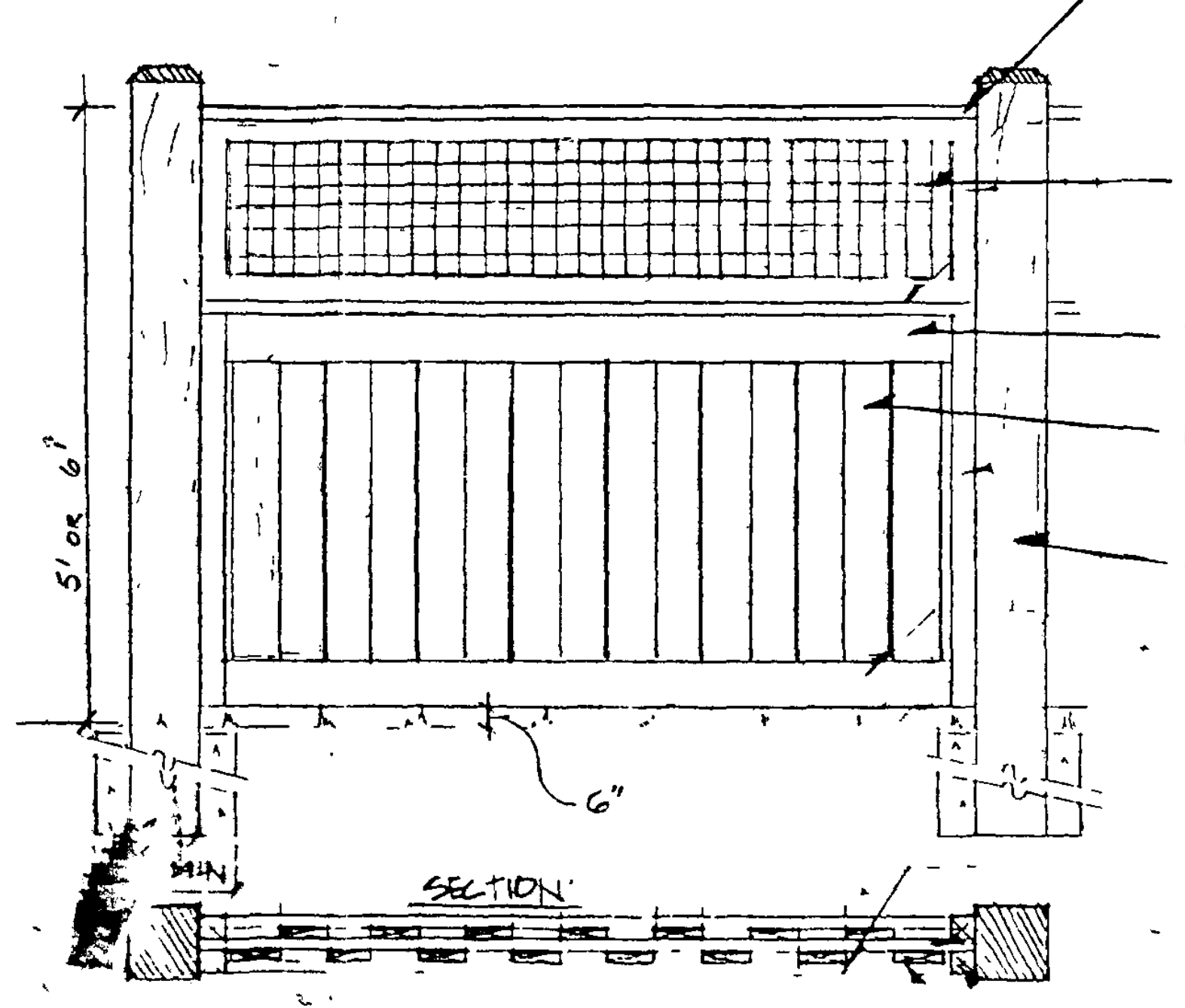
15' DIAM. VICTORIAN GAZEBO, OR APPROVED EQUAL

4 / L-25 GAZEBO — NOT TO SCALE

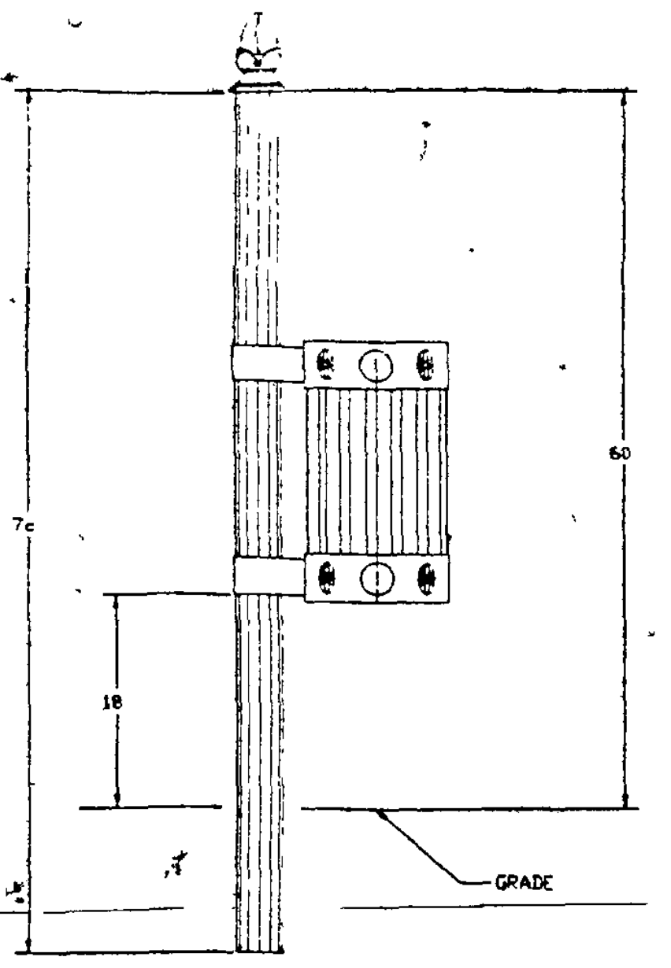


6' LONG DIRECT BURIAL PICNIC TABLE, OR APPROVED EQUAL

5 / L-25 PICNIC TABLE — NOT TO SCALE

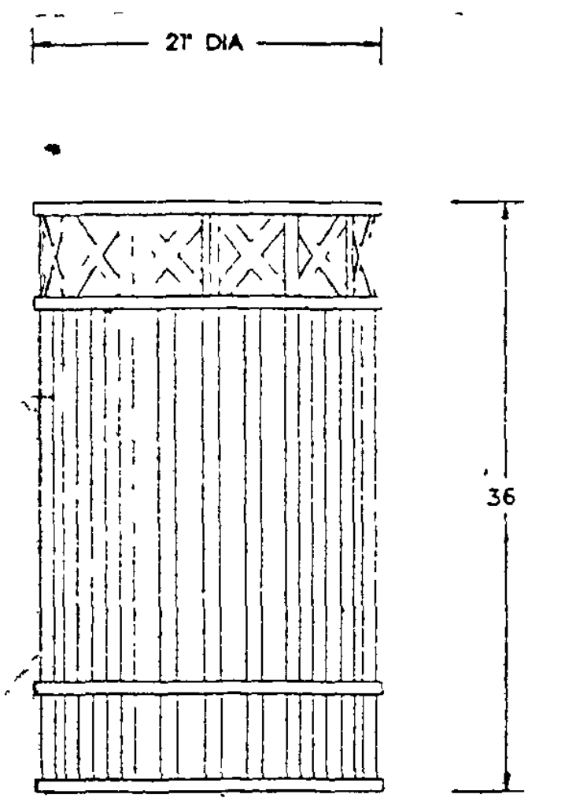

HEADER BOARD
LATTICE PANEL OR WIRE PANEL
FASCIA BOARD
FENCE SLATS
POST
5' OR 6'
6"
MIN
SECTION

6 / L-25 WOOD FENCE — NOT TO SCALE

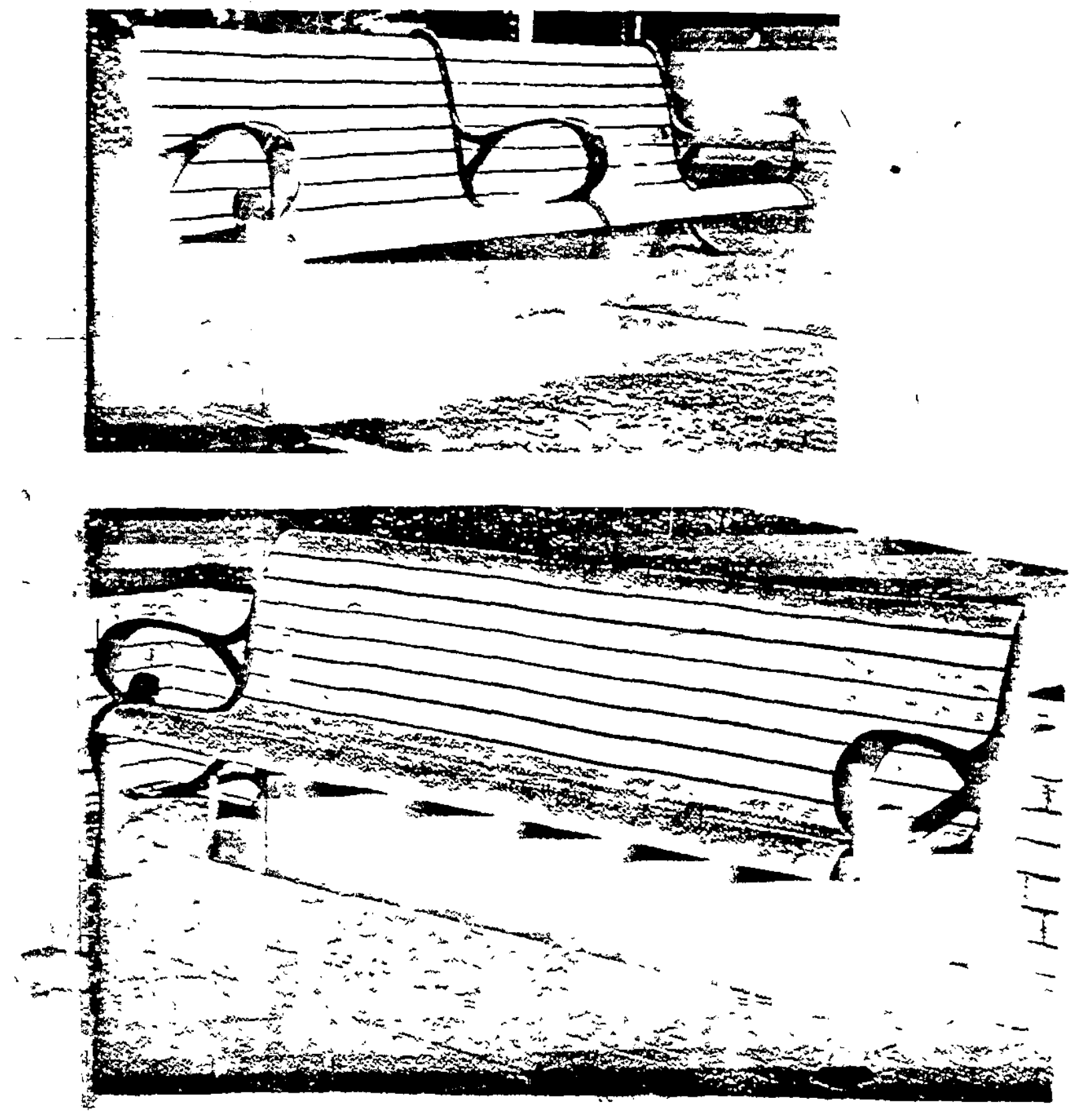

70
60
18
GRADE

TRASH RECEPTACLE ATTACHED TO POST
OR APPROVED EQUAL

7 / L-25 TRASH RECEPTACLE AT TOWN SQUARE — NOT TO SCALE



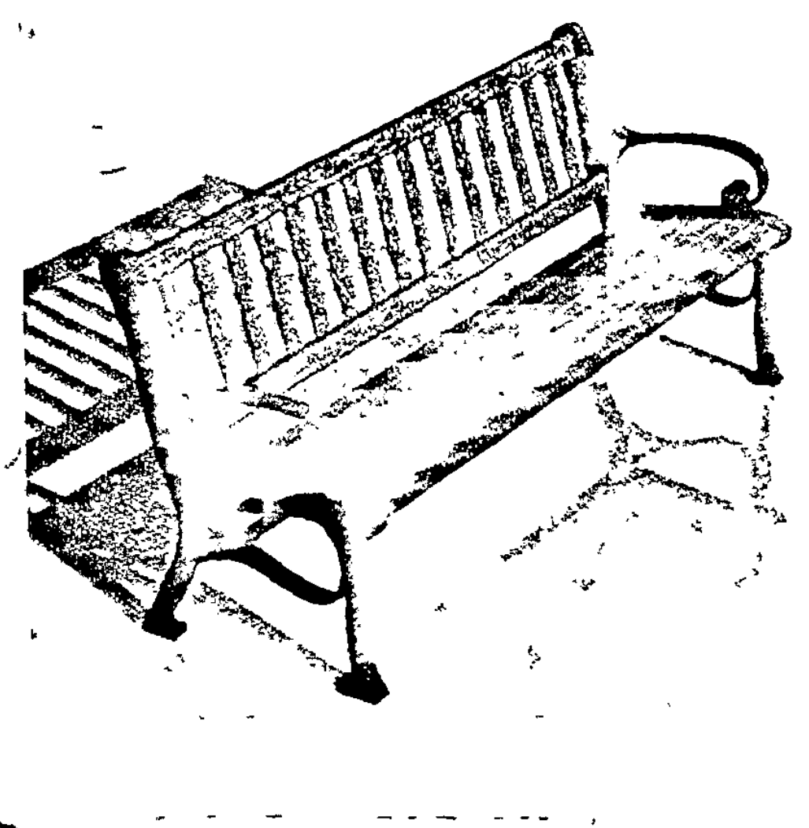
8 / L-25 TRASH RECEPTACLE — NOT TO SCALE



8' BENCH WITH INTERMEDIATE ARMREST
OR APPROVED EQUAL

6' BENCH OR APPROVED EQUAL

9 / L-25 BENCH AT TOWN SQUARE — NOT TO SCALE



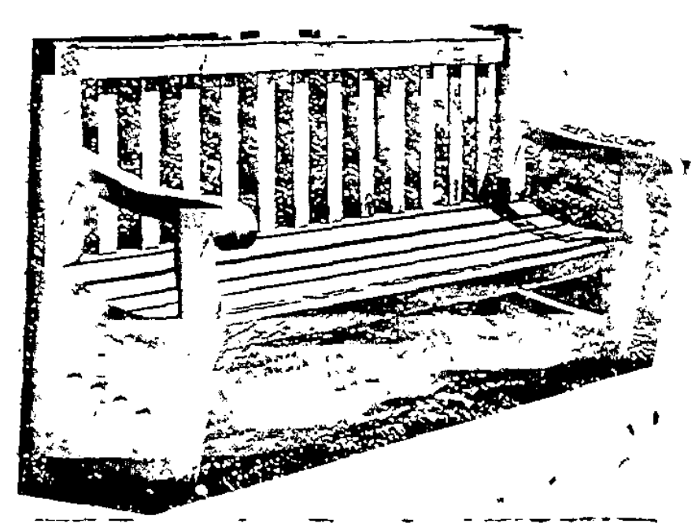
OR APPROVED EQUAL

10 / L-25 BENCH AT MEWS — NOT TO SCALE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED DATED March 8

BY S. Klebanoff

PRINTED NAME AND TITLE Steven M Klebanoff
Managing General Partner



6' WOODEN BENCH
OR APPROVED EQUAL

12 / L-25 BENCH AT OPEN SPACES — NOT TO SCALE

NOTES

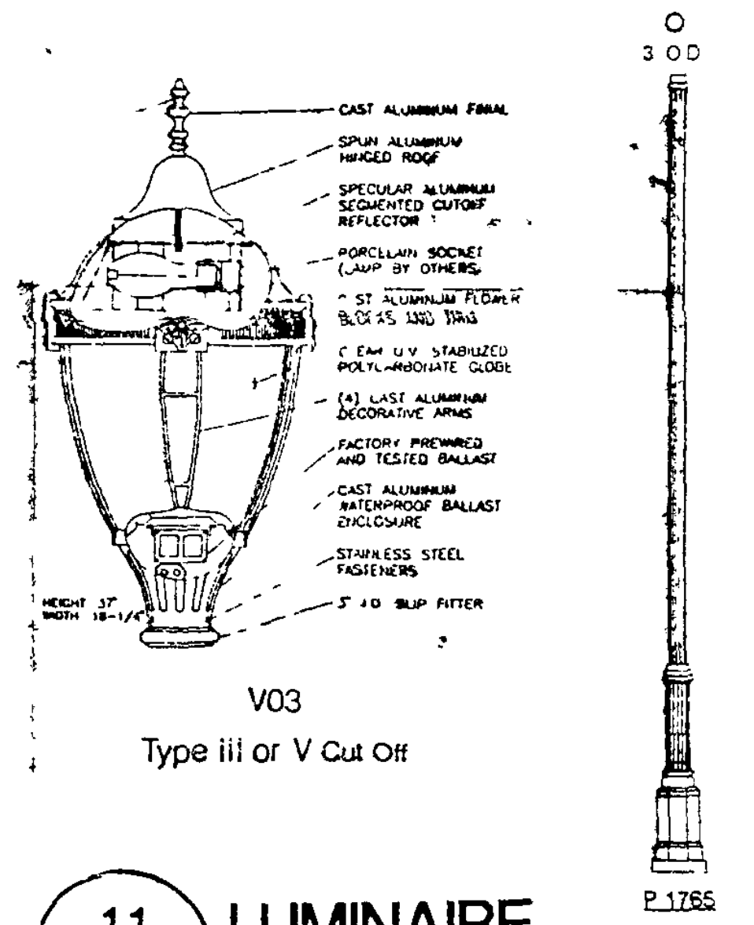
1. BASE INFORMATION PROVIDED BY M K ENTERPRISES
2. SEE PLANS BY M K ENTERPRISES FOR ALL RECREATION CALCULATIONS
3. BENCHES SHALL BE 6' LONG UNLESS NOTED OTHERWISE
4. LIGHT FIXTURE AND POLE ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY FINAL SELECTION TO BE SUBJECT TO REVIEW AND APPROVAL BY MNCPPC
5. ALL TREES TO BE PLANTED A MINIMUM 4'-6" FROM FACE OF CURB UNLESS OTHERWISE NOTED
6. THE PEDESTRIAN SYSTEM IS A MINIMUM 5' WIDE WALK, UNLESS NOTED OTHERWISE SEE PLANS BY M K ENTERPRISES

PHASE 1A
INTERNAL LANDSCAPING OF PARKING FACILITIES

10689 SF = ASPHALT PARKING AND DRIVES
5350 SF = 5% REQUIRED
10577 SF = LANDSCAPE ISLANDS PROVIDED
98% = PERCENT PROVIDED

PHASE 1B
INTERNAL LANDSCAPING OF PARKING FACILITIES

131700 SF = ASPHALT PARKING AND DRIVES
6585 SF = 5% REQUIRED
9961 SF = LANDSCAPE ISLANDS PROVIDED
75% = PERCENT PROVIDED


CAST ALUMINUM FINIAL
SPUN ALUMINUM HINGED ROOF
SPECULAR ALUMINUM SEGMENTED CUTOFF REFLECTOR
PORCELAIN SOCKET (LAMP BY OTHERS)
CAST ALUMINUM FLOWER BLOCKS AND TRIM
CLEAR U.V. STABILIZED POLYCARBONATE GLOBE
(4) CAST ALUMINUM DECORATIVE ARMS
FACTORY PREWIRED AND TESTED BALLAST
CAST ALUMINUM WATERPROOF BALLAST ENCLOSURE
STAINLESS STEEL FASTENERS
3" I.D. SLIP FITTER
HEIGHT 37"
WIDTH 18-1/4"
3 OD
P 1765

V03
Type iii or V Cut Off

HAGERSTOWN VO3

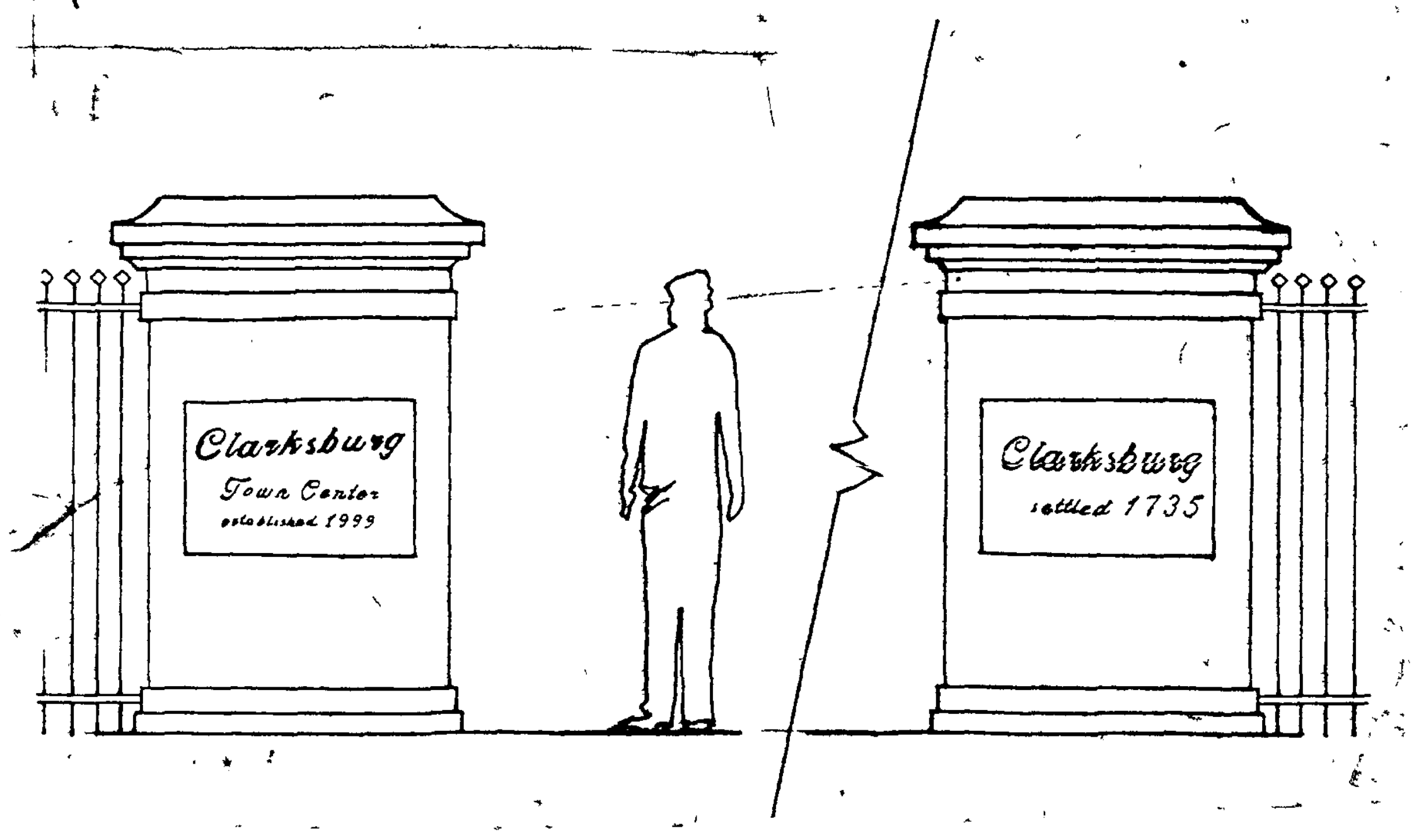
LAMP
Series VS03
Finish Black (A)
Optics Type III Cut-Off (T3)
Photo Control No
Wattage & Lamp 175W (P)
Lamp ~~Metal-Halide (MH)~~

POLE
Model P-1765
Height 14'
Finish Black (A)

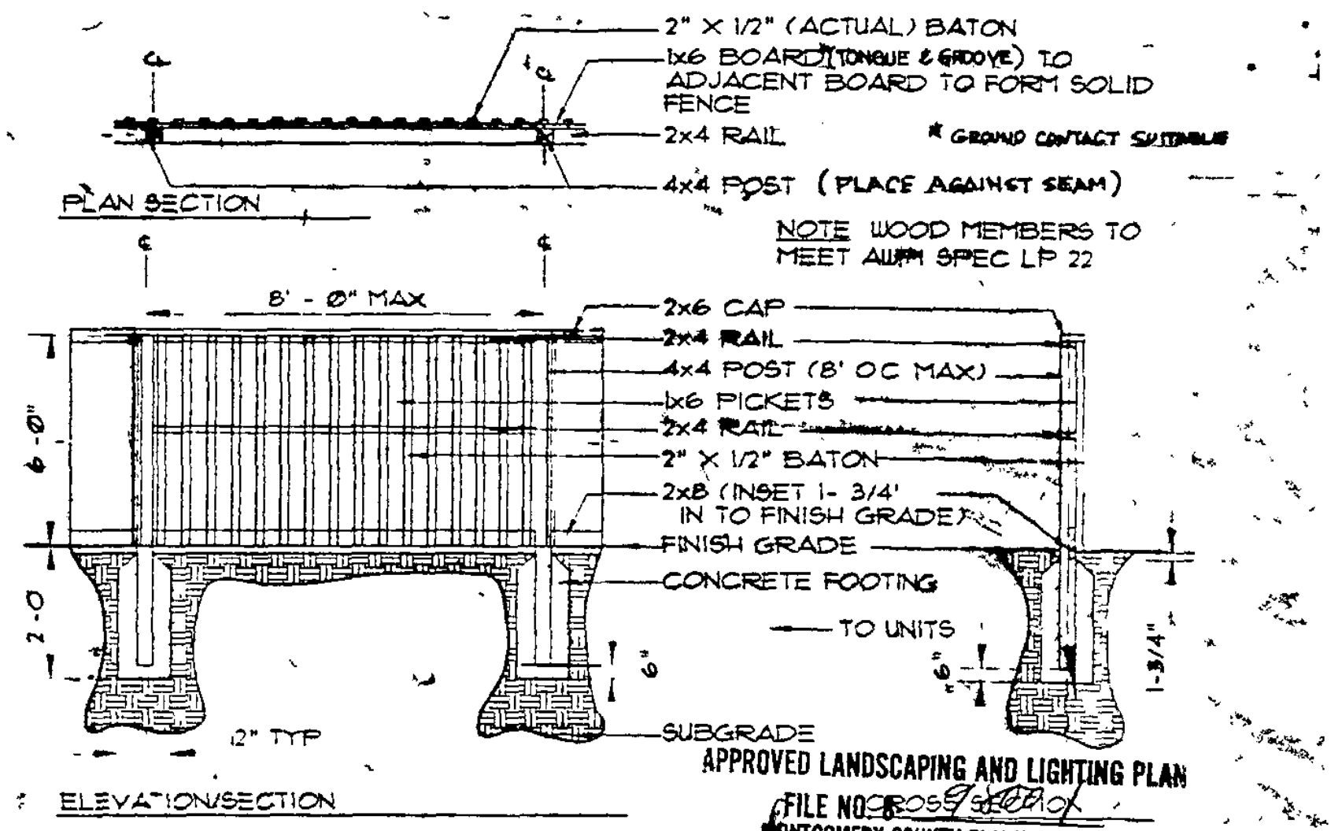
HADCO®
A GENLYTE COMPANY
The Leader in Lighting

100 Craftway P O Box 128
Littlestown, PA 17340
Ph 717-359-7131
Fax 717-359-9289

11 / L-25 LUMINAIRE — NOT TO SCALE
SEE NOTE 4


Clarksburg
Town Center
established 1999
Clarksburg
settled 1735

13 / L-25 ENTRANCE FEATURE — NOT TO SCALE


2" X 1/2" (ACTUAL) BATON
1x6 BOARD (TONGUE & GROOVE) TO ADJACENT BOARD TO FORM SOLID FENCE
2x4 RAIL
* GROUND CONTACT SUITABLE
4x4 POST (PLACE AGAINST SEAM)
PLAN SECTION
NOTE WOOD MEMBERS TO MEET AWPA SPEC LP 22
8' - 0" MAX
2x6 CAP
2x4 RAIL
4x4 POST (8' OC MAX)
1x6 PICKETS
2x4 RAIL
2" X 1/2" BATON
2x8 (INSET 1- 3/4' IN TO FINISH GRADE)
FINISH GRADE
CONCRETE FOOTING
TO UNITS
SUBGRADE
6'-0"
2'-0"
6"
1-3/4"
12" TYP
ELEVATION/SECTION

14 / L-25 NOISE ABATEMENT WALL
PLAN CROSS & ELEVATION SECTIONS
NTS

APPROVED LANDSCAPING AND LIGHTING PLAN
FILE NO [illegible]
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN OR DESIGNEE
5/15/99
4A-05

NO	BY	DATE	REVISIONS
			10/29/97 SECOND SUBMISSION
			11/14/97 THIRD SUBMISSION
			4/1/98 DETAIL 14/L25 ADDED
			4/3/98 SUBMISSION NO 5
			2/26/99 SUBMISSION NO 6

Notes and Details

Land Design Inc.
Landscape Architecture Land Planning
Urban Design Geographic Information Systems
1414 Prince Street Suite 400
Alexandria, VA 22314-2815
703/549-7784
Fax 703/549-4984
Web Page. www landdesign com

716-97

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

CLARKSBURG TOWN CENTER
CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L L C
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

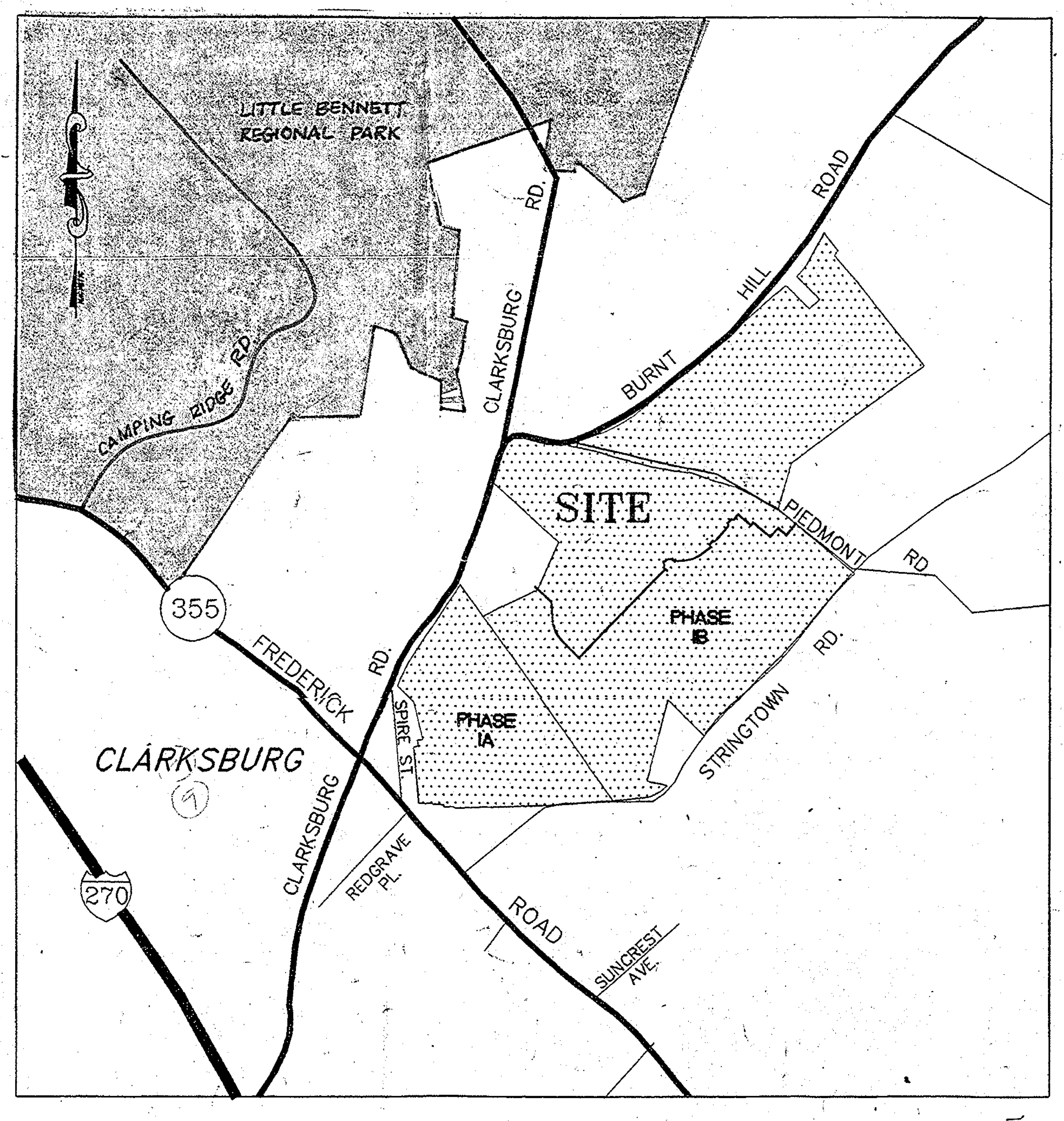
DESIGN	SHEET L-25 OF 25		
DRAFT	DATE JULY 16, 1997	JOB NO 27037	
APPROVED	SCALE 1" = 10'	FILE NO	

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SITE PLAN
PHASE I

(8-98001)


LITTLE BENNETT REGIONAL PARK
CAMPING RIDGE RD.
CLARKSBURG RD.
BURNT HILL ROAD
SITE
PIEDMONT RD
PHASE IB
PHASE IA
STRINGTOWN RD.
355
FREDERICK RD.
SPIRE ST.
CLARKSBURG
CLARKSBURG
REDGRAVE PL.
270
ROAD
SUNCREST AVE.

VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX

SHEET 1-8	PHASE IA
SHEET 9-13	PHASE IB
SHEET A	STREET SECTIONS
SHEET B	NOTES, DATA TABLES
SHEET C	OVERALL SITE AND ADJACENT VICINITY
SHEET D	GREENWAY PARK/SCHOOL SITE
SHEET E	ROUTE 355/STRINGTOWN ROAD

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN OR DESIGNEE 3/24/99
DATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. DATED: March 8, 1999
BY: A. Klebanoff
PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

NO.	BY	DATE	REVISIONS
1		4-6-98	REVISED PER MONT CO. OPINION

OWNER:
CLARKSBURG JOINT VENTURE
342 HUNGERFORD DR.
ROCKVILLE, MD 20850

ENGINEER/PLANNER
M.K. ENTERPRISES
2900 LINDEN LA., SUITE 200
SILVER SPRING, MD 20910

ARCHITECT/LANDPLANNER:
CHK ARCHITECTS/PLANNERS INC.
1300 SPRING STREET, SUITE 500
SILVER SPRING, MD 20910

ATTORNEY:
LINOWES & BLOCHER
1010 WAYNE AVE., 10TH FL.
SILVER SPRING, MD 20910

LANDSCAPE ARCHITECT:
LAND DESIGN, INC.
1414 PRINCE ST., SUITE 400
ALEXANDRIA, VA 22314

ENVIRONMENTAL:
BIOHABITATS
15 W. AYLESBURY RD.
TIMONIUM, MD 21093

GEOTECH ENVIRONMENTAL:
SCHABEL ENGINEERING ASSOC.
10215 FERNWOOD RD., SUITE 250
BETHESDA, MD 20817

TRAFFIC:
THE TRAFFIC GROUP
40 WEST CHESAPEAKE AVE.
TOWSON, MD 21204

SITE PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

JULY, 1997

97 005 121

SHEET INDEX
VICINITY MAP
SCALE: 1"=2000'
SITE
CLARKSBURG
MATCH LINE - SEE SHEET 2
MATCH LINE - SEE SHEET 5
MATCH LINE - SEE SHEET 6
MAIN STREET
"O" STREET
FREDERICK ROAD - ROUTE 355
REDGRAVE PLACE
PARCEL 120
THOMAS C. JR. & M.E. BLADEN
PARCEL 121
JOHN T. HARDISTY
PARCEL 150
ROY M. JR. & P.J. BRADLEY
Albert B & L M Randall
23320 Frederick Road
Clarksburg, MD 20871
P. 269 EW 31; 020002071
Janet Wells
23330 Frederick Road
Clarksburg, MD 20871
P. 229 EW 31; 020021684
EXISTING HOUSE TO BE RELOCATED
EX. WOOD FENCE
APPROX. PUMP LOCATION
MONITOR WELL
CLARKSBURG GROCERY
F.F. 667.7
SOL RUDDEN ET AL TRUST
PARCEL 176
EXISTING STRUCTURE TO BE RELOCATED
PARCEL "A"
OPPORTUNITY SITE (TO BE INCLUDED WITH LATER PHASE)
N85°36'49"W 231.00'
N00°08'04"W 18.14'
N45°39'32"W 19.31'
PARCEL 177
U.S. POSTAL SERVICE
U.S. POST OFFICE
PARCEL 200
ARIC L. RUDDEN ET AL
PARCEL "B"
1.4 ACS.
TOT LOT
FULL WALKOUTS
MID-LEVEL - UP-HILL
BIKEWAY SIGNAGE TO BE PROVIDED PER DOT STANDARDS
FUTURE DEDICATION
UNITS
24-37
MULTIFAMILY CONDOMINIUM
4 STORIES
14 MPDUS
UNITS
38-51
MULTIFAMILY CONDOMINIUM
4 STORIES
14 MPDUS
11' X 18' TRASH ENCLOSURE
FUTURE CW # 1
FUTURE SERVICE LOADING AISLE
SAND FILTER STRIP
TOP OF STORAGE
BOTTOM OF STORAGE
INFILTRATION TRENCH
SAND FILTER # 3
BIORETENTION AREA # 4
PARCEL "C"
8.4 ACS.
H.O.A.
PARCEL "A"
11.0 ACS.
PARCEL 198
SOL RUDDEN REV. TRUST
c/o JERRY N. RUDDEN ET AL
APPARENT VACANCY
LOT 1A
THOMAS W.M. & S.A. CONELY
WETLAND MITIGATION AREA
0.10 AC.

NOTES:
PROPOSED ROAD WIDTH AND RIGHT OF WAY FOR MAIN STREET HAVE BEEN REDUCED THROUGH THE HISTORIC DISTRICT.
PER PRELIMINARY PLAN CONDITIONS, EXTENSION OF MAIN STREET OFF-SITE TO MD. RTE. 355 IS NOT REQUIRED UNTIL PHASE THREE.

TEMPORARY TURNAROUND
STD NO. MC-223.01
(TO BE UTILIZED UNTIL MAIN ST. INTERSECTION W/RT 355 IS APPROVED AND CONSTRUCTED.)

"O" STREET R/W TO BE DEDICATED WITH PHASE III OF THIS DEVELOPMENT.

NOTE:

◉ ALL STORMWATER MANAGEMENT OUTFALLS WHICH EXTEND INTO THE ENVIRONMENTAL BUFFER SHALL BE FIELD LOCATED BY APPLICANT'S REPRESENTATIVE, MCDPS, AND M-NCPPC ENVIRONMENTAL STAFF PRIOR TO APPROVAL OF THE STORMWATER MANAGEMENT/SEDIMENT CONTROL PERMITS BY MCDPS

* DESIGNATED MODERATELY PRICED DWELLING UNIT LOCATION

MNCP & PC ENVIRONMENTAL PLANNING DIVISION STAFF SHALL REVIEW AND APPROVE DETAILED DESIGN PLANS FOR ANY WETLAND MITIGATION SITES WITHIN THE ENVIRONMENTAL BUFFERS PRIOR TO ISSUANCE OF SEDIMENT CONTROL PERMITS OR AUTHORIZATION TO CLEAR AND GRADE ANY OF THESE AREAS.

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. DATED: March 8, 1999

BY: S. Klebanoff

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
3/24/99
CHAIRMAN OR DESIGNEE
3/24/99
DATE

NO.	BY	DATE	REVISIONS
1		4-6-98	REVISED PER MONT. COUNTY OPINION

IRENE ANNE CARRATO
No. 15009

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2300 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5596

SITE PLAN

1A

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN	SHEET 1	OF 13	
DRAFT	DATE: JULY 1997	JOB NO. 97-005	
APPROVED	SCALE: 1"=30'	FILE NO. 97-005121	

3407

SPIRE STREET
PARCEL 960 EW 32
ME CHURCH NORTH
PARCEL 907 EW 32
CLARKSBURG METHODIST CHURCH TRUST
EXISTING CEMETARY
EXISTING CHURCH
PARCEL 13 EW 31
CLARKSBURG UNITED METHODIST CHURCH, INC
PARCEL 66 EW 31
EARLE L. and A. E. VAIL
PARCEL 96 EW 31
PATRICIA A. SHRIFT, ET AL.
MATCH LINE - SEE SHEET 3
MATCH LINE - SEE SHEET 1
MATCH LINE - SEE SHEET 4
MATCH LINE - SEE SHEET 5
PARCEL "B"
"O" STREET
PRIVATE STREET
"M" STREET
"L" STREET
MAIN STREET
MAIN STREET (NORTH)
ONE WAY
MULTIFAMILY CONDOMINIUM 3 STORIES
UNITS 74-85
SLAB = 664.5
MULTIFAMILY CONDOMINIUM 4 STORIES
UNITS 1-15
UNITS 16-31
UNITS 32-47
2 OVER 2 MULTIFAMILY CONDOMINIUM MID-LEVEL WALKOUTS
UNITS 66-73
2 OVER 2 MULTIFAMILY CONDOMINIUM SLAB UNITS
UNITS 56-65
UNITS 48-55
POOL
KIDDY POOL
BATH HOUSE 1 STORY
PARCEL "B" 1.4 ACS.
PARCEL "C" 0.8 ACS.
PARCEL "D" 0.6 ACS.
PARCEL "B" 0.4 ACS.
PARCEL "A" 11.0 ACS.
MID-LEVEL-WALKOUTS
MID-LEVEL - UP-HILL
IN-GROUND BASEMENT
IN-GROUND - BASEMENTS
GARAGE SLAB UNITS
BIORETENTION AREA
GRASSED PLAY AREA
TOT LOT
TOWN SQUARE CIVIC SPACE IS NOT PART OF PHASE I 0.7 ACRE
HNDCP RAMP
BIKEWAY SIGNAGE TO BE PROVIDED PER DOT STANDARDS
MONOLITHIC CONC. ISLAND (MCDOT STD. 104.01 MONTABLE CURB)
SHEET INDEX
TRASH ENCL TYPE A
TRASH ENCL TYPE B
BOARD ON BOARD WD FENCE
FRONT ELEVATION
SCALE 1/4" = 1'-0"

1 CART FOR EVERY 6 UNITS FOR TRASH.
2 CARTS FOR EVERY 6 UNITS FOR RECYCLABLES.
1 - NEWSPAPER & CARDBOARD
1 - GLASS, ALUMINIUM & PLASTICS

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis
CHAIRMAN OR DESIGNEE
3/24/99
DATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. DATED: March 8, 1999

BY: S Klebanoff

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

NO.	BY	DATE	REVISIONS
1		4-6-98	REVISED PER MONT. CO. OPINION

STEVE ANNE CARRATO
No. 15009
REGISTERED PROFESSIONAL ENGINEER

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

SITE PLAN
1A

CLARKSBURG TOWN CENTER
CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN		SHEET 2 OF 13	
DRAFT		DATE: JULY 1997	JOB NO. 97-005
APPROVED		SCALE: 1" = 30'	FILE NO. 97-005-121

3408

SHEET INDEX
1
2
3
4
5
6
7
8
9
10
11
12
13
CLARKSBURG ROAD
(A-27)
PARCEL 800 EW 32
LAWRENCE A FUNT ET AL
C/O HANNAN ENTERPRISES INC.
PARCEL 550 EW 32
HENRY A. AND M. J. WATERMAN
PARCEL 605 EW 32
RONALD R. AND G. LEWIS ET AL
PARCEL 584 EW 32
RONALD R. AND G. LEWIS ET AL
PARCEL 606 EW 32
CLARKSBURG JOINT VENTURE
C/O ROBERT P. HILLERSON, P.A.
PARCEL 610 EW 32
CLARKSBURG JOINT VENTURE
C/O ROBERT P. HILLERSON, P.A.
PARCEL 667
M.N.C.P.&P.C.
PARCEL 907 EW 32
CLARKSBURG METHODIST CHURCH TRUST
P 960 EW 32
ME CHURCH NORTH
PARCEL "A" 0.5 ACS.
PARCEL "A" 4.1 ACS.
PARCEL "C" 0.3 ACS.
PARCEL "B" 0.3 ACS.
PARCEL "B" 0.9 ACS.
PARCEL "A" 0.5 ACS.
PARCEL "A" 0.4 ACS.
PARCEL "B" 0.4 ACS.
PARCEL "C" 0.4 ACS.
PRIVATE STREET
"Z" STREET
"M" STREET
"B" STREET
"K" STREET
"O" STREET
PRIVATE STREET
MID-LEVEL WALKOUTS
FULL WALKOUTS
BASEMENT GARAGE WALKOUTS
BIORETENTION AREA 12
RAISED CROSSWALK
6' ASPHALT PATH
MATCH LINE - SEE SHEET 2
MATCH LINE - SEE SHEET 4
MATCH LINE - SEE SHEET 8

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis 3/24/99
CHAIRMAN OR DESIGNEE DATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. DATED: March 8, 1999

BY: S Klebanoff

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

NO.	BY	DATE	REVISIONS
1	C.P.T.	SEP.1997	REVISED SIDEWALKS
2		FEB 25,1998	REGRADE LOTS 1-6 "E"; 16-26 "D" AND 28-43-"A"
3	C.P.T.	MARCH 20,98	REVISED GRADING ON PARCEL "A" & PARCEL "C"
4		1-6-99	REVISED PER MONT. CO. OPINION

STATE OF MARYLAND
IRENE ANNE CARRATO
No. 18003
REGISTERED PROFESSIONAL ENGINEER

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

SITE PLAN

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD. 20850
STEVE KLEBANOFF

DESIGN	SHEET 3 OF 13	
DRAFT		DATE: JULY 1997	JOB NO. 97-005
APPROVED	SCALE: 1"=30'	FILE NO. 97-005.121

3409

MATCH LINE - SEE SHEET 3
MATCH LINE - SEE SHEET 8
MATCH LINE - SEE SHEET 2
MATCH LINE - SEE SHEET 5
"L" STREET
"K" STREET
MAIN STREET
MULTIFAMILY CONDOMINIUM 4 STORIES
UNITS 89-103
UNITS 73-88
PARCEL "B" 0.8 ACS.
UNITS 57-72
2 OVER 2 MULTIFAMILY CONDOMINIUM 4 STORIES MID-LEVEL WALKOUTS
UNITS 104-113
PARCEL "A" 3.2 ACS.
UNITS 114-121
UNITS 122-135
UNITS 1-16
UNITS 17-30
UNITS 51-56
UNITS 41-50
UNITS 31-40
BIORETENTION AREA #3
BIORETENTION AREA #2
FORMAL GREEN
PARCEL "C" 0.06 ACS.
PARCEL C 0.3 AC.
SAND FILTER No. 1
SAND FILTER No. 2
WETLAND MITIGATION AREA
0.51 AC.
WETLAND MITIGATION AREA
0.08 AC.
PARCEL 562 M.N.C.P.&P.C.
N63°26'31"E 557.90'
PARCEL "B" 6.2 ACS. TO BE DEDICATED M.N.C.P.& P.C.
PROPOSED 16' x 10' BOTTOMLESS ARCH CULVERT
STREAM BUFFER
LIMITS PHASE 1-A SITE PLAN
LIMITS PHASE 1-A
FUTURE ROAD
BIKEWAY SIGNAGE TO BE PROVIDED PER DOT STANDARDS
PARCEL A
PARCEL "A" 11.0 ACS.
PARCEL "B" 11.6 ACS. TO BE DEDICATED M.N.C.P.& P.C.
100FP
-75000 E
SHEET INDEX
1
2
3
4
5
6
7
8
9
10
12
13

MNCP & PC ENVIRONMENTAL PLANNING DIVISION STAFF SHALL REVIEW AND APPROVE DETAILED DESIGN PLANS FOR ANY WETLAND MITIGATION SITES WITHIN THE ENVIRONMENTAL BUFFERS PRIOR TO ISSUANCE OF SEDIMENT CONTROL PERMITS OR AUTHORIZATION TO CLEAR AND GRADE ANY OF THESE AREAS.

NOTE:
4' CLEARED NATURE TRAIL TO FOLLOW EXISTING PATHWAY. EXACT LOCATION OF TRAIL & 2 SITTING AREAS TO BE DETERMINED IN THE FIELD BY MNCPPC.
INTERPRETIVE NATURE TRAIL SIGNAGE TO BE INSTALLED BY APPLICANT. SIGNAGE MATERIAL AND CONTENT TO BE JOINTLY FORMULATED BY APPLICANT AND ENVIRONMENTAL PROTECTION DIVISION OF MNOPPC.

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis
CHAIRMAN OR DESIGNEE
3/24/99
DATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. DATED: March 8, 1999

BY: S. Klebanoff

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

NO.	BY	DATE	REVISIONS
1		4.6.98	REVISED PER MONT. CO. OPINION

STATE OF MARYLAND
IRENE ANNE CARRATO
No. 15009
REGISTERED PROFESSIONAL ENGINEER

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

SITE PLAN

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN	SHEET 4 OF 13	
DRAFT LDS	DATE: JULY, 1997	JOB NO. 97.005
APPROVED	SCALE: 1"=30'	FILE NO. 97.005.121

3410

MATCH LINE - SEE SHEET 4
MATCH LINE - SEE SHEET 1
FUTURE BUILDING
PARCEL "A"
11.0 ACS.
COMMERCIAL AREA TO BE ROUGH GRADED
FUTURE PARKING AREA
"K" STREET
31 SPACES
40 SPACES
5' WALK
8' HIKER/BIKER PATH
STREAM BUFFER
100FP
PARCEL "B"
11.6 ACS.
TO BE DEDICATED
M.N.C.P.& P.C.
LIMITS PHASE I-A SITE PLAN
FUTURE ENTRANCE
FUTURE PAVING
PARCEL "C"
8.4 ACS.
H.O.A.
MATCH LINE - SEE SHEET 6
MATCH LINE - SEE SHEET 6
MATCH LINE - SEE SHEET 7
SHEET INDEX

NOTE:
4' CLEARED NATURE TRAIL TO FOLLOW EXISTING PATHWAY. EXACT LOCATION OF TRAIL & 2 SITTING AREAS TO BE DETERMINED IN THE FIELD BY MNCPPC.
INTERPRETIVE NATURE TRAIL SIGNAGE TO BE INSTALLED BY APPLICANT. SIGNAGE MATERIAL AND CONTENT TO BE JOINTLY FORMULATED BY APPLICANT AND ENVIRONMENTAL PROTECTION DIVISION OF MNCPPC.

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis
CHAIRMAN OR DESIGNEE
3/24/99
DATE

NOTE:
◉ ALL STORMWATER MANAGEMENT OUTFALLS WHICH EXTEND INTO THE ENVIRONMENTAL BUFFER SHALL BE FIELD LOCATED BY APPLICANT'S REPRESENTATIVE ,MCDPS,AND M-NCPPC ENVIRONMENTAL STAFF PRIOR TO APPROVAL OF THE STORMWATER MANAGEMENT/SEDIMENT CONTROL PERMITS BY MCDPS.

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. *DATED:* ____________

BY: ____________

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

NO.	BY	DATE	REVISIONS
1		4-6-98	REVISED / PER MONT. COUNTY OPINION

STATE OF MARYLAND
IRENE ANNE CARRATO
No. 18009
REGISTERED PROFESSIONAL ENGINEER

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
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SITE PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN	SHEET 5 OF 13	
DRAFT LSB	DATE: JULY 1997	JOB NO. 97-005
APPROVED	SCALE: 1"=30'	FILE NO. 97-005:121

3411

MATCH LINE - SEE SHEET 1
MATCH LINE - SEE SHEET 5
PARCEL "A"
11.0 ACS.
RMX-2
PARCEL "C"
8.4 ACS.
H.O.A.
WETLAND MITIGATION AREA
0.13 AC.
100 YR. WSEL = 592.96
10YR. WSEL = 592.05
WETLAND MITIGATION AREA
0.12 AC.
SWM POND #2
2 YR. WSEL = 589.66
SAND FILTER NO. 6
STREAM BUFFER
100FP
N 127750
N 127250
MATCH LINE - SEE SHEET 5
"K" STREET
LOT 1
THOMAS W.M. & S.A. CONELY
BRICKLEY'S SUBDIVISION
LOT 10
CHOU SUMIN, et. al.
SHEET INDEX
STRINGTOWN ROAD (A-260)
MATCH LINE - SEE SHEET 7
PARCEL "B"
11.6 ACS.
TO BE DEDICATED
M.N.C.P.&P.C.
LIMIT OF PHASE I IMPROVEMENT
PHASE II
LOT 11
CHOU SUMIN, et. al.
BRICKLEY'S SUBDIVISION
LOT 12
CHOU SUMIN, et. al.
PARCEL 61 EW 41
MARGARET F. WILLIAMS
S 14°40'01" W 775.72'
-75000 E
-74750 E

MNCP & PC ENVIRONMENTAL PLANNING DIVISION STAFF SHALL REVIEW AND APPROVE DETAILED DESIGN PLANS FOR ANY WETLAND MITIGATION SITES WITHIN THE ENVIRONMENTAL BUFFERS PRIOR TO ISSUANCE OF SEDIMENT CONTROL PERMITS OR AUTHORIZATION TO CLEAR AND GRADE ANY OF THESE AREAS.

NOTE:
SEE SRRINGSTOWN ROAD ,ROAD IMPROVEMENT PLANS FOR MORE DETAILED INFORMATION IN THIS AREA.

NOTE:

◉ ALL STORMWATER MANAGEMENT OUTFALLS WHICH EXTEND INTO THE ENVIRONMENTAL BUFFER SHALL BE FIELD LOCATED BY APPLICANT'S REPRESENTATIVE ,MCDPS,AND M-NCPPC ENVIRONMENTAL STAFF PRIOR TO APPROVAL OF THE STORMWATER MANAGEMENT/SEDIMENT CONTROL PERMITS BY MCDPS

NOTE:
DURING PHASE II DETAILED SITE PLAN, THE TYPICAL SECTION FOR THE REMAINDER OF STRINGTOWN ROAD WILL BE DETERMINED. IT IS SHOWN AS A HYBIRD-OPEN SECTION ROAD.

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. DATED: March 8, 1999

BY: S Klebanoff

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis
CHAIRMAN OR DESIGNEE
3/24/99
DATE

NO.	BY	DATE	REVISIONS
1		4.6.98	REVISED PER MONT. CO. OPINION

IRENE ANNE CARRATO
No. 15009

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

SITE PLAN

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN	SHEET 6 OF 13	
DRAFT LS	DATE: JULY, 1997	JOB NO. 97-005
APPROVED	SCALE: 1"=30'	FILE NO. 99-005-121

MATCH LINE - SEE SHEET 5
MATCH LINE - SEE SHEET 6
MATCH LINE - SEE SHEET 6
MATCH LINE - SEE SHEET 9
MATCH LINE - SEE SHEET 9
SHEET INDEX
1
2
3
4
5
6
7
8
9
10
11
12
13
12" SAN. SEWER
LIMITS PHASE I-A SITE PLAN
PARCEL "D"
11.0 AC.
H.O.A.
PARCEL "B"
11.6 ACS.
TO BE DEDICATED
M.N.C.P.& P.C.
100FP
W
STREAM BUFFER
25' WETLANDS BUFFER
S14°40'01"W 775.72'
580
590
600
610
620
630
N 128250
N 128000
LIMIT OF PHASE I IMPROVEMENT
PHASE II
PARCEL 61 EW 41
MARGARET F. WILLIAMS
PARCEL 48 EW 41
ROLAND A. AND C.Y. FOREMAN
PARCEL 8 EW 41
JOHN M. STANT
PARCEL 9 EW 41
ROBERT L. AND F.R. FOREMAN
PARCEL 981 EW 42
THOMAS W. AND H.R. FOREMAN
FUTURE ACCESS WITH PHASE II DEVELOPMENT
HIKER/BIKER PATH
EXISTING STRINGTOWN ROAD
STRINGTOWN ROAD - (A-260)
CURB & GUTTER
FUTURE CURB & GUTTER
SIDEWALK
120' ULTIMATE R/W
EX. TWIN 5'x7'
22+00
23+00
24+00
25+00
26+00
27+00
28+00
LOT 12
CHOU SUMIN, et. al.
LOT 13
PIEDMONT ASSOCIATES LIMITED PARTNERSHIP
BRICKLEY'S SUBDIVISION
LOT 14
PIEDMONT ASSOCIATES LIMITED PARTNERSHIP
LOT 15
PIEDMONT ASSOCIATES LIMITED PARTNERSHIP
LOT 16
PETER L.M. and M.M. HEYDEMANN
BRICKLEY'S SUBDIVISION
LOT 17
HAMID R. RAFII

6' WIDE NATURE TRAIL TO BE STAKED IN THE FIELD BY THE APPLICANT AND VERIFIED BY MNCPPC PRIOR TO CONSTRUCTION.

INTERPRETIVE NATURE TRAIL SIGNAGE TO BE INSTALLED BY APPLICANT. SIGNAGE MATERIAL AND CONTENT TO BE JOINTLY FORMULATED BY APPLICANT AND ENVIRONMENTAL PROTECTION DIVISION OF MNCPPC.

NOTE:
DURING PHASE II DETAILED SITE PLAN, THE TYPICAL SECTION FOR THE REMAINDER OF STRINGTOWN ROAD WILL BE DETERMINED IT IS SHOWN AS A HYBIRD-OPEN SECTION ROAD.

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
PLANNER'S DESIGNEE 3/24/99
DATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. DATED: March 8, 1999

BY: S Klebanoff

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

NO.	BY	DATE	REVISIONS
1		4-6-98	REVISED PER MONT. CO. OPINION

IRENE ANNE CARRATO
No. 15058

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

SITE PLAN

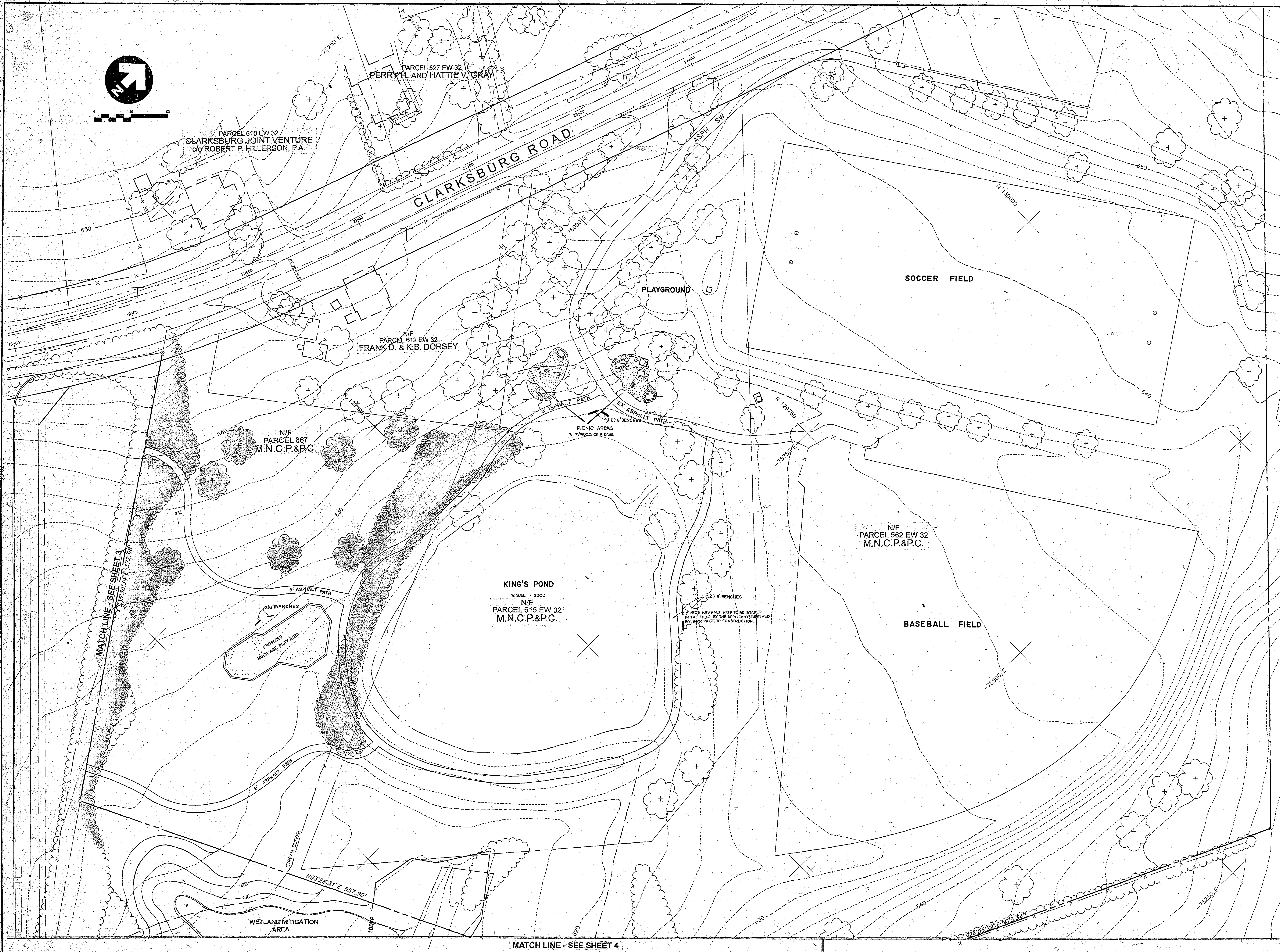
CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD. 20850
STEVE KLEBANOFF

DESIGN	SHEET 7 OF 13	
DRAFT LS	DATE: JULY, 1997	JOB NO. 97-005
APPROVED	SCALE: 1"=30'	FILE NO. 97-005-121

3413


N
PARCEL 527 EW 32
PERRY H. AND HATTIE V. GRAY
PARCEL 610 EW 32
CLARKSBURG JOINT VENTURE
c/o ROBERT P. HILLERSON, P.A.
CLARKSBURG ROAD
ASPH SW
650
660
640
630
620
N/F
PARCEL 612 EW 32
FRANK D. & K.B. DORSEY
N/F
PARCEL 667
M.N.C.P.&P.C.
PLAYGROUND
SOCCER FIELD
N 130000
N 129750
N 129500
N 129250
76000 E
-75750 E
-75500 E
-75250 E
8' ASPHALT PATH
EX. ASPHALT PATH
(2) 6' BENCHES
PICNIC AREAS
w/WOOD CHIP BASE
8%
8' ASPHALT PATH
2(6')BENCHES
PROPOSED
MULTI AGE PLAY AREA
MATCH LINE - SEE SHEET 3
N 35°30'34" E 372.68'
KING'S POND
W.S.EL. • 620.1
N/F
PARCEL 615 EW 32
M.N.C.P.&P.C.
(2) 6' BENCHES
8' WIDE ASPHALT PATH TO BE STAKED IN THE FIELD BY THE APPLICANT & REVIEWED BY DPR PRIOR TO CONSTRUCTION.
N/F
PARCEL 562 EW 32
M.N.C.P.&P.C.
BASEBALL FIELD
6' ASPHALT PATH
STREAM BUFFER
618
616
614
N63°26'31"E 557.90'
100 FP
WETLAND MITIGATION
AREA
MATCH LINE - SEE SHEET 4

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis 3/24/99
CHAIRMAN OR DESIGNEE DATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. DATED: March 8, 1999

BY:

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

NO.	BY	DATE	REVISIONS
1		4.6.98	REVISED PER MONT. CO. OPINION

STATE OF MARYLAND
IRENE ANNE CARRATO
No. 18009
REGISTERED PROFESSIONAL ENGINEER

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

SITE PLAN

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN	SHEET 8 OF 13	
DRAFT LS	DATE: JULY, 1997	JOB NO. 97-005
APPROVED	SCALE: 1" = 30'	FILE NO. 97-005-121

3414

MATCH LINE - SEE SHEET 13
MATCH LINE - SEE SHEET 12
MATCH LINE - SEE SHEET 10
MATCH LINE - SEE SHEET 7
SHEET INDEX
PARCEL "D"
11.0 AC.
H.O.A.
PARCEL "E"
0.15 AC.
H.O.A.
FORMAL NEIGHBORHOOD GREEN
PARCEL "F"
0.9 AC.
H.O.A.
PARCEL "A"
1.9 AC.
H.O.A.
STREET D
STREET C
STREET F
STRINGTOWN ROAD - (A-260)
LIMITS OF PHASE I
AREA TO BE DEDICATED
FUTURE HIKER/BIKER PATH
FUTURE 5' SIDEWALK
SAND FILTER # 8
STREAM BUFFER
100FP
PARCEL 8 EW 41
JOHN M. STANT
PARCEL 981 EW 42
THOMAS W. AND H.R. FOREMAN
PARCEL 9 EW 41
ROBERT L. & FR. FOREMAN
LOT 16
PETER L.M. and M.M. HEYDEMANN
LOT 17
HAMID R. RAFII
LOT 18
HAMID R. RAFII
LOT 19
RUSSELL A. KIRSCH, et. al. Tr.
LOT 20
RUSSELL A. KIRSCH, et. al. Tr.
6' NOISE ABATEMENT FENCE - SEE DETAIL SHT. L-25

SLOPES TO BE STRAW MULCHED

SEED MIX:
ANNUAL RYE GRASS-25%
CREEPING RED FESCUE-25%
CREEPING BENT GRASS-16.7%
RED TOP- 16.7%
ROUGH BLUE GRASS-16.7%
APPLICATION RATE : 40LBS/AC.

NOTE:
◉ ALL STORMWATER MANAGEMENT OUTFALLS WHICH EXTEND INTO THE ENVIRONMENTAL BUFFER SHALL BE FIELD LOCATED BY APPLICANT'S REPRESENTATIVE, MCDPS, AND M-NCPPC ENVIRONMENTAL STAFF PRIOR TO APPROVAL OF THE STORMWATER MANAGEMENT/SEDIMENT CONTROL PERMITS BY MCDPS.

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
3/24/99
CHAIRMAN OR DESIGNEE DATE

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BY: S Klebanoff
PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

NO.	BY	DATE	REVISIONS
1		4.6.98	REVISED PER MONT. COUNTY OPINION

IRENE ANNE CARRATO
No. 15003

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

SITE PLAN

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD. 20850
STEVE KLEBANOFF

DESIGN	SHEET 9 OF 13	
DRAFT	DATE: JULY, 1997	JOB NO. 97-009
APPROVED	SCALE: 1"=50'	FILE NO. 97-005-121

3415

SHEET INDEX
MATCH LINE - SEE SHEET 11
MATCH LINE - SEE SHEET 12
MATCHLINE - SEE SHEET 9
PARCEL 505 EW 42
STUART N. and M. RUSHFIELD
STREET E
STREET F
STREET H
PRIVATE STREET
STREET J
TO BE DEDICATED
ONE WAY
FORMAL NEIGHBORHOOD GREEN
PARCEL "A"
0.3 ACS.
H.O.A.
OPEN PLAY AREA II
PARCEL "B"
2.4 ACS.
H.O.A.
MULTI-AGE RECREATION AREA
NOTE: SEE SHEET L-18 OF LANDSCAPE PLAN FOR DETAIL
PARCEL "B"
0.3 ACS.
PARCEL "A"
1.9 ACS.
H.O.A.
PARCEL "A"
2.4 AC.
H.O.A.
GARAGE SLAB UNITS
SLAB GARAGE UNITS
BASEMENT GARAGE UNITS
IN GROUND BASEMENTS
MID-LEVEL WALKOUTS
FULL WALKOUTS
UTILITY EASEMENT
INGRESS/EGRESS UTILITY EASEMENT
NOISE ABATEMENT FENCE
PIEDMONT ROAD - (A-305)
FUTURE MID-COUNTY HIGHWAY
CEDARBROOK COMMUNITY CHURCH
STRINGTOWN ROAD - (A-260)
STRINGTOWN ROAD
R-7
EXISTING PAVEMENT
FUTURE SIDEWALK
FUTURE HIKER / BIKER PATH
FUTURE A 305
CHANNELIZATION ISLAND TO BE CONSTRUCTED UNDER PHASE I
S45°14'19"W 37.98'
Lot 20 BRINKLEY'S SUBDIVISION
MAXWELL M. and M. W. ROGERS
PARCEL 330 EW 51
CLARKSBURG VILLAGE PARTNERSHIP

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis 3/24/99
CHAIRMAN OR DESIGNEE DATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. DATED: March 8, 1999

BY: A Klebanoff

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

NOTE:

* DESIGNATED MODERATELY PRICED DWELLING UNIT LOCATION

NO.	BY	DATE	REVISIONS
1	J.P.S.	MARCH 20.98	REVISED 8' HIKER / BIKER PATH
2		4.6.98	REVISED PER MONT. CO. OPINION

STATE OF MARYLAND
IRENE ANNE CARRATO
No. 15009
REGISTERED PROFESSIONAL ENGINEER

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

SITE PLAN

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN	SHEET 10 OF 13	
DRAFT JAMES	DATE JULY, 1997	JOB NO. 97-009
APPROVED	SCALE 1"=30'	FILE NO. 97-009-121

3416

SHEET INDEX
LIMIT OF PHASE I SITE PLAN
MAIN STREET
STREET E
STREET F
STREET G
MID-LEVEL WALKOUTS
MID LEVEL UP HILLS
SLAB GARAGE UNITS
FULL WALKOUTS
IN GROUND BASEMENTS
PARCEL "A" 1.0 AC.
PARCEL "A" 2.4 AC H.O.A.
EXISTING (PIEDMONT ROAD)
(A-305) MID-COUNTY HIGHWAY
FUTURE 80' R/W
P. 450 EW 42
ARLENE D. CARLTON, et. al
P. 505 EW 42
STUART N. and M. RUSHFIELD
MATCH LINE - SEE SHEET 12
MATCH LINE - SEE SHEET 10

NOTE: NO RESIDENTIAL BUILDING PERMITS SHALL BE ISSUED FOR LOTS 1 - 7, BLOCK M UNTIL COMPLETION OF A-305 IMPROVEMENTS FROM A-260 TO MD. ROUTE 121.

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis
CHAIRMAN OR DESIGNEE
3/24/99
DATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. DATED: March 8, 1999

BY: S Klebanoff

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

NO.	BY	DATE	REVISIONS
1		4.6.99	REVISED - PER MONT. CO. OPINION

IRENE ANNE CARRATO
No. 15009

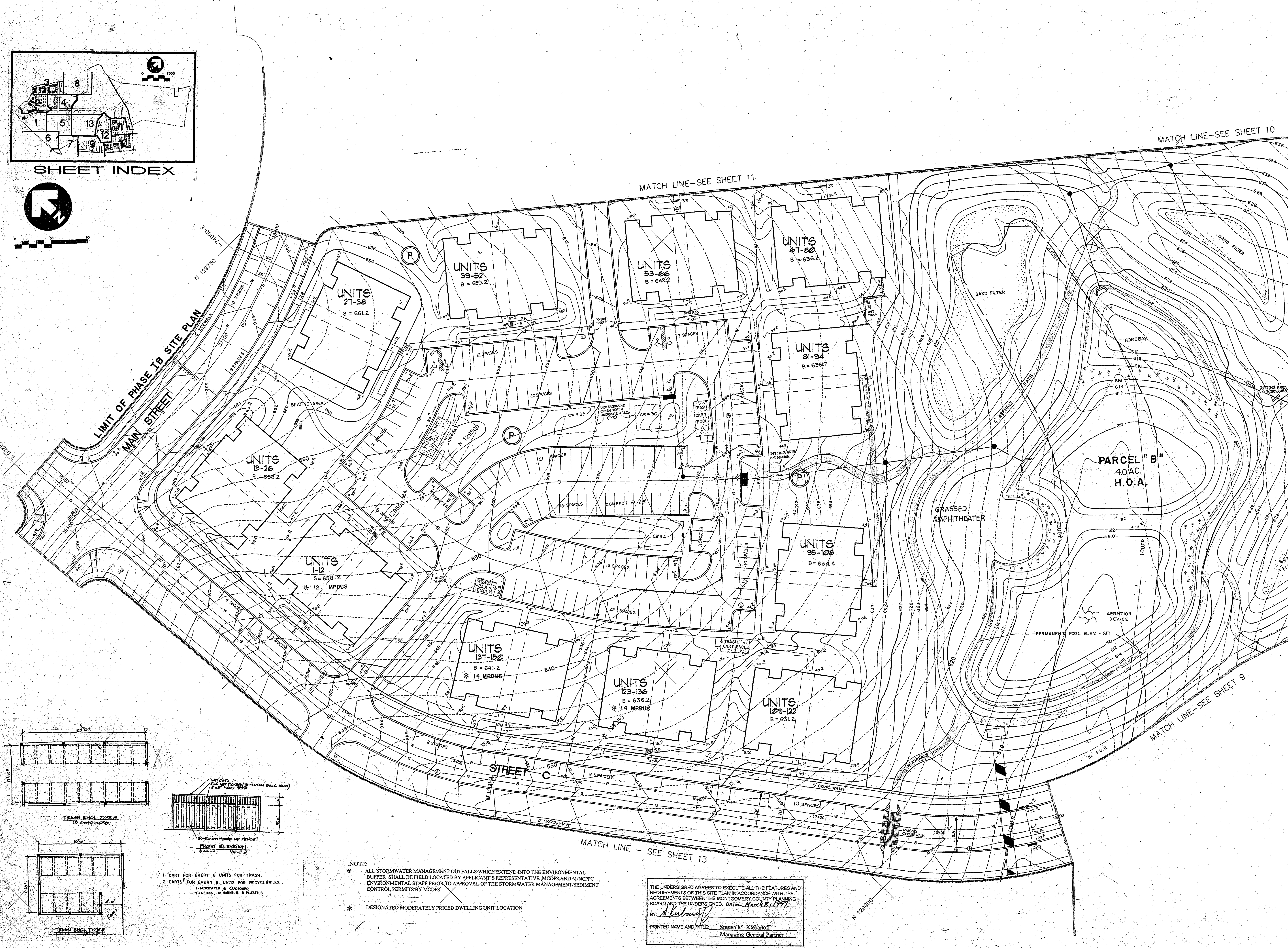
MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

SITE PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN CLW	SHEET 11 OF 13		
DRAFT N.T.	DATE: JULY, 1997	JOB NO. 97-009	
APPROVED	SCALE: 1"=30'	FILE NO. 97-005-121	

3417
SHT2NEW.DWG


SHEET INDEX
MATCH LINE-SEE SHEET 11.
MATCH LINE-SEE SHEET 10
MATCH LINE-SEE SHEET 9
MATCH LINE - SEE SHEET 13
LIMIT OF PHASE IB SITE PLAN
MAIN STREET
STREET C
UNITS 27-38 S = 661.2
UNITS 39-52 B = 650.2
UNITS 53-66 B = 642.2
UNITS 67-80 B = 636.2
UNITS 81-94 B = 636.7
UNITS 13-26 S = 658.2
UNITS 1-12 S = 658.2 * 12 MPDUS
UNITS 95-108 B = 634.4
UNITS 137-150 B = 641.2 * 14 MPDUS
UNITS 123-136 B = 636.2 * 14 MPDUS
UNITS 109-122 B = 631.2
PARCEL "B" 4.0 AC. H.O.A.
GRASSED AMPHITHEATER
SAND FILTER
FOREBAY
AERATION DEVICE
PERMANENT POOL ELEV. = 617
SITTING AREA
SEATING AREA
TRASH CART ENCL.
UNDERGROUND CLEAN WATER RECHARGE AREAS (TYP.)
20 SPACES
21 SPACES
18 SPACES
16 SPACES
22 SPACES
12 SPACES
COMPACT
5' SIDEWALK
5' CONC. WALK
RAISED CROSSWALK
N 129750
N 129500
N 129000
TRASH ENCL TYPE A 18 CONTAINERS
TRASH ENCL TYPE B
BOARD ON BOARD WD FENCE
FRONT ELEVATION SCALE 1/2"=1'-0"
Ramp

1 CART FOR EVERY 6 UNITS FOR TRASH.
2 CARTS FOR EVERY 6 UNITS FOR RECYCLABLES.
1-NEWSPAPER & CARDBOARD
1-GLASS, ALUMINIUM & PLASTICS

NOTE:

⊙ ALL STORMWATER MANAGEMENT OUTFALLS WHICH EXTEND INTO THE ENVIRONMENTAL BUFFER SHALL BE FIELD LOCATED BY APPLICANT'S REPRESENTATIVE ,MCDPS,AND M-NCPPC ENVIRONMENTAL STAFF PRIOR TO APPROVAL OF THE STORMWATER MANAGEMENT/SEDIMENT CONTROL PERMITS BY MCDPS.

* DESIGNATED MODERATELY PRICED DWELLING UNIT LOCATION

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. DATED: March 8, 1999

BY: S Klebanoff

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis
CHAIRMAN OR DESIGNEE
3/24/99
DATE

NO.	BY	DATE	REVISIONS
1	[illegible]	Dec 1, 1997	MAKE ADDITIONS — TO PATHS — HNDCP RAMPS - WATER RECHARGE SYSTEM — SITTING AREA
2		4.6.99	REVISED PER MONT. CO. OPINION

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

SITE PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN	SHEET 12 OF 13	
DRAFT N.T.	DATE: OCT. 7. 97	JOB NO. 97-005.121
APPROVED	SCALE: 1" = 30'	FILE NO.

3418

SHEET INDEX
3
8
2
4
1
5
13
11
12
10
6
7
9
1000
660
650
640
630
620
610
608
594
-74750 E
-74500 E
-74250 E
N 129250
N 128750
LIMIT OF PHASE I SITE PLAN
LIMIT OF PHASE I SITE PLAN
STREAM BUFFER
STREAM BUFFER
STREAM BUFFER
25' WETLANDS
PARCEL "D"
11.0 AC.
H.O.A.
J
10" SAN. SEWER
10" SANITARY SEWER
12" SAN. SEWER
100FP
CW #5
TOP OF STORAGE = 609.5
BOTTOM OF STORAGE = 601.0
12" PERF.
MATCH LINE - SEE SHEET 12
MATCH LINE - SEE SHEET 7
MATCH LINE - SEE SHEET 9

6 FT. NATURE TRAIL AND STREAM CROSSING TO BE STAKED IN FIELD BY APPLICANT AND VERIFIED BY MNCPPC PRIOR TO CONSTRUCTION.

INTERPRETIVE NATURE TRAIL SIGNAGE TO BE INSTALLED BY APPLICANT. SIGNAGE, MATERIAL AND CONTENT TO BE JOINTLY FORMULATED BY APPLICANT AND ENVIRONMENTAL PROTECTION DIVISION OF MNCPPC.

APPROVED SITE PLAN
FILE NO. 8-9800
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis
CHAIRMAN OR DESIGNEE
3/24/99
DATE

NOTE:

⊙ ALL STORMWATER MANAGEMENT OUTFALLS WHICH EXTEND INTO THE ENVIRONMENTAL BUFFER SHALL BE FIELD LOCATED BY APPLICANT'S REPRESENTATIVE, MCDPS, AND M-NCPPC ENVIRONMENTAL STAFF PRIOR TO APPROVAL OF THE STORMWATER MANAGEMENT/SEDIMENT CONTROL PERMITS BY MCDPS

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. DATED: March 8, 1999

BY: S. Klebanoff

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

NO.	BY	DATE	REVISIONS
1		4.6.98	REVISED PER MONT. Co. OPINION

STATE OF MARYLAND
IRENE ANNE CARRATO
No. 15009
REGISTERED PROFESSIONAL ENGINEER

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

SITE PLAN

CLARKSBURG TOWN CENTER

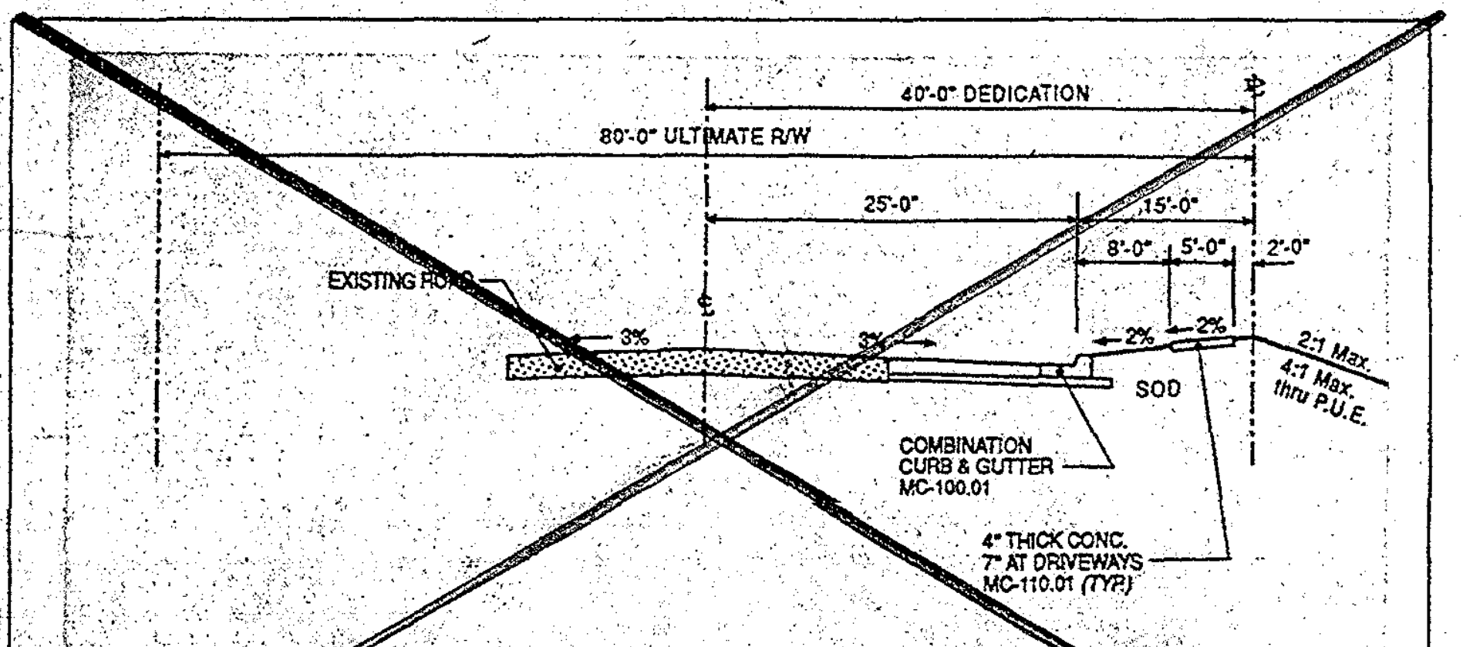
CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN		SHEET 13 OF 13	
DRAFT JAMES		DATE: JULY, 1997	JOB NO. 97-009
APPROVED		SCALE: 1"=30'	FILE NO. 97-005.121

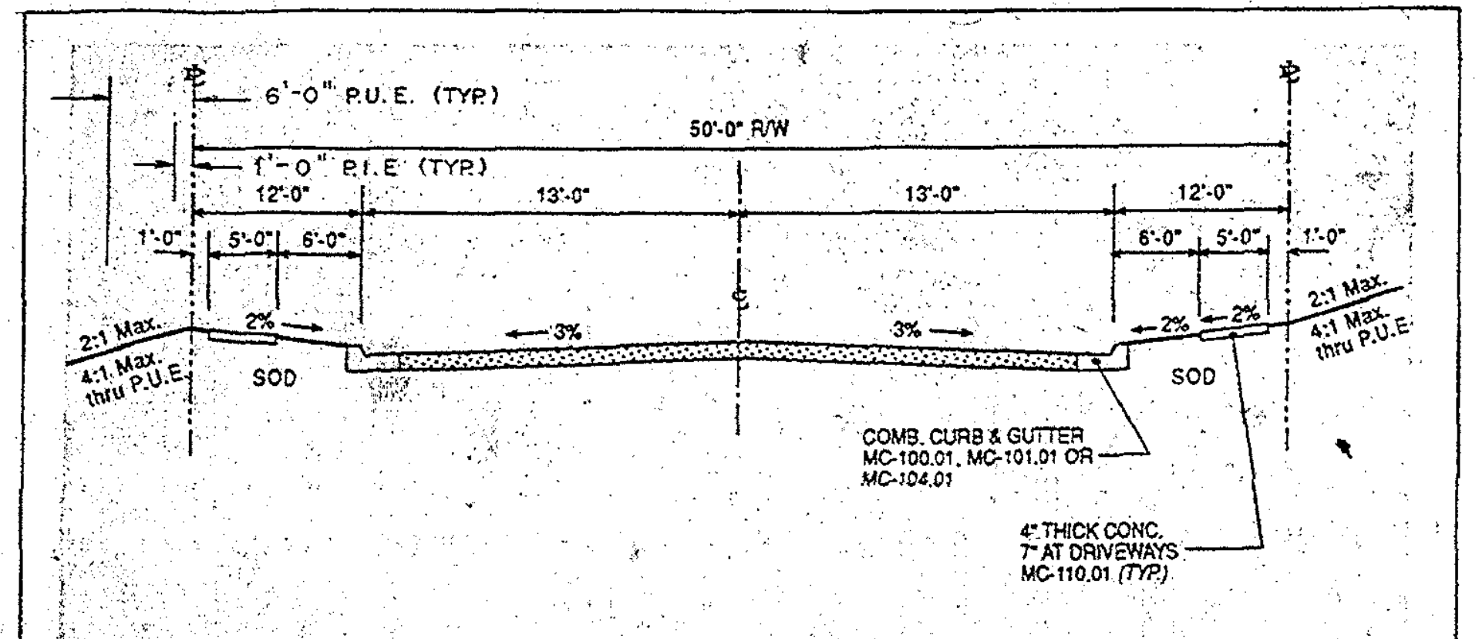
3419

SHT5NEW.DWG


60'-0" DEDICATION
80'-0" ULTIMATE R/W
25'-0"
15'-0"
8'-0"
5'-0"
2'-0"
EXISTING ROAD
2%
COMBINATION CURB & GUTTER MC-100.01
4" THICK CONC. 7" AT DRIVEWAYS MC-110.01

~~50' RIGHT-OF-WAY • ARTERIAL ROAD~~
~~MONTGOMERY COUNTY No. MC-213.01~~

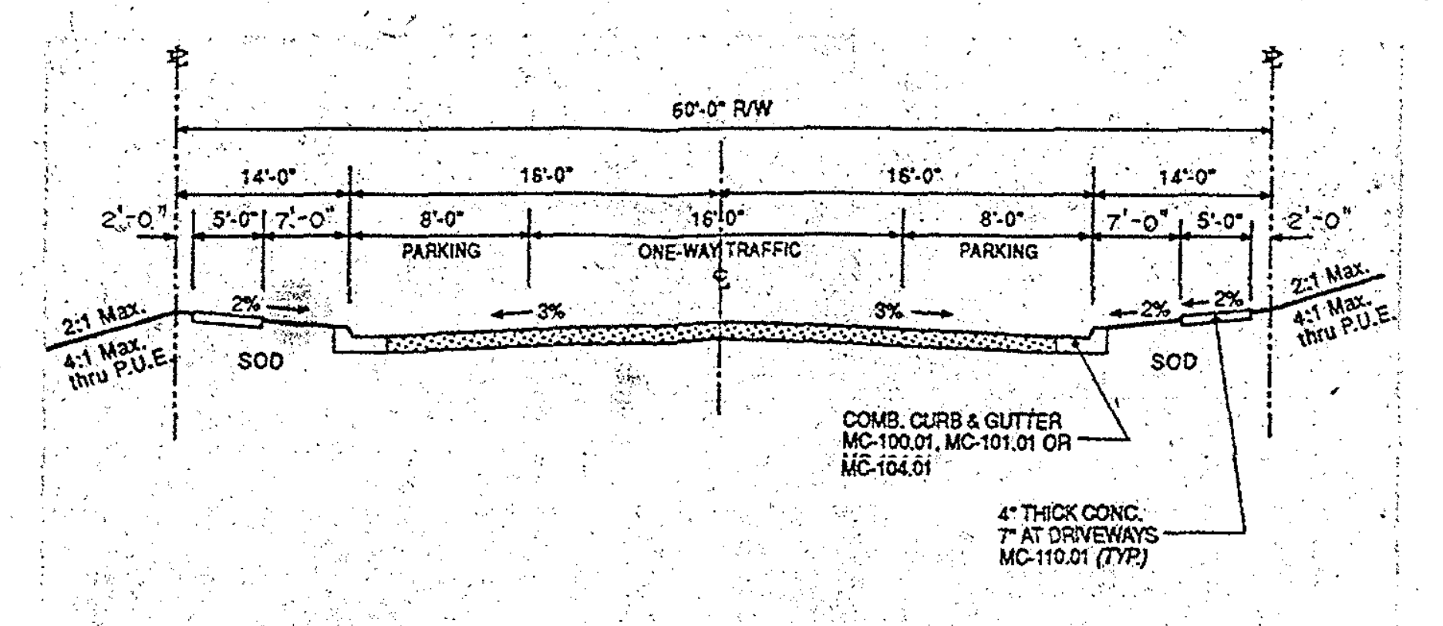
~~CLARKSBURG ROAD - (A - 27)~~


6'-0" P.U.E. (TYP.)
1'-0" P.I.E. (TYP.)
50'-0" R/W
12'-0"
13'-0"
13'-0"
12'-0"
SOD
3%
2%
2:1 Max.
4:1 Max. thru P.U.E.
COMB. CURB & GUTTER MC-100.01, MC-101.01 OR MC-104.01
4" THICK CONC. 7" AT DRIVEWAYS MC-110.01 (TYP.)

50' RIGHT-OF-WAY • PRIMARY RESIDENTIAL
MODIFIED MONTGOMERY COUNTY No. MC-212.01

MAIN STREET - 0+00 TO 3+50

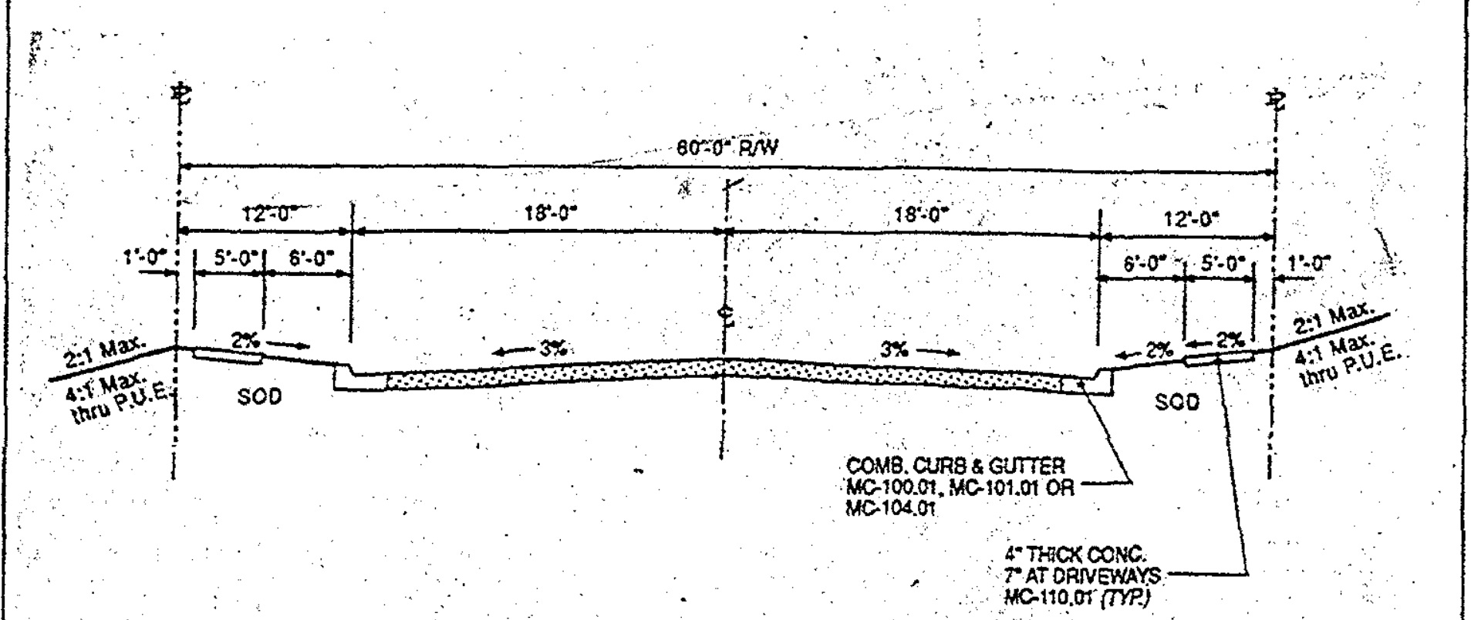
△1


60'-0" R/W
14'-0"
16'-0"
16'-0"
14'-0"
PARKING
ONE-WAY TRAFFIC
PARKING
SOD
2:1 Max.
4:1 Max. thru P.U.E.
COMB. CURB & GUTTER MC-100.01, MC-101.01 OR MC-104.01
4" THICK CONC. 7" AT DRIVEWAYS MC-110.01 (TYP.)

60' RIGHT-OF-WAY • PRIMARY RESIDENTIAL
MODIFIED MONTGOMERY COUNTY No. MC-212.01

MAIN STREET 10+00 to 14+50
MAIN STREET - (NORTH)

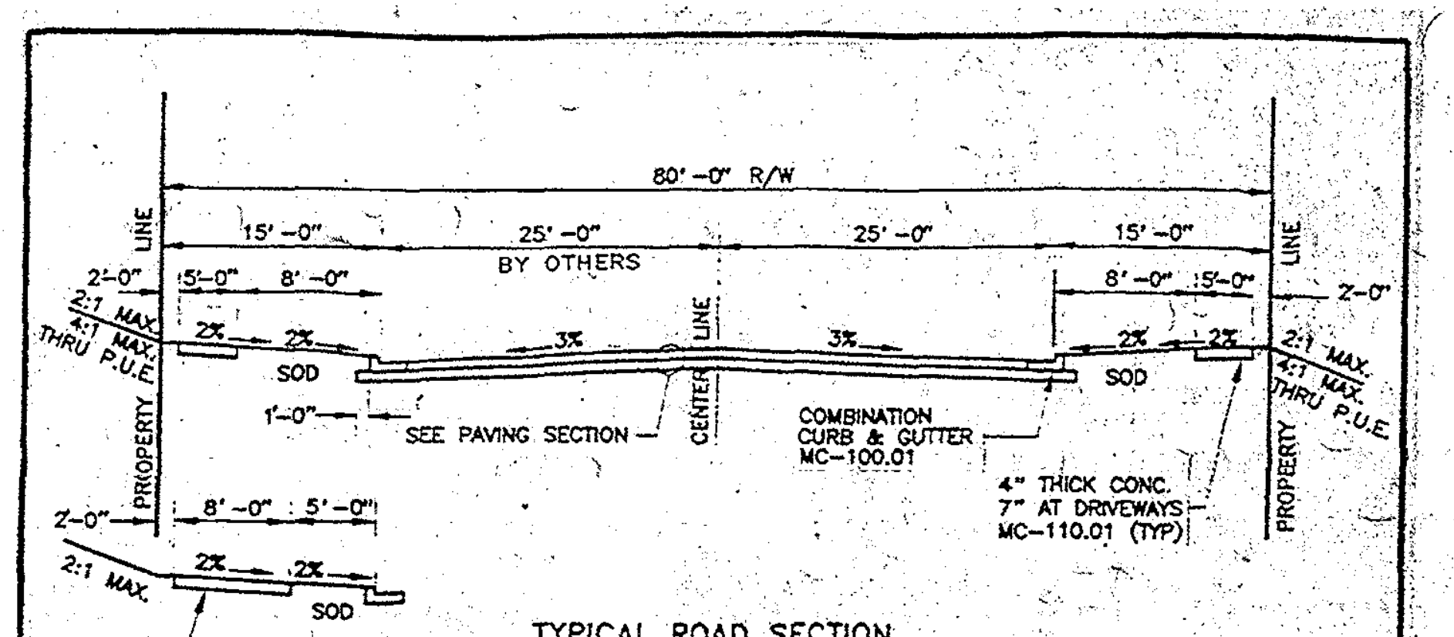
△1


60'-0" R/W
12'-0"
18'-0"
18'-0"
12'-0"
SOD
3%
2%
2:1 Max.
4:1 Max. thru P.U.E.
COMB. CURB & GUTTER MC-100.01, MC-101.01 OR MC-104.01
4" THICK CONC. 7" AT DRIVEWAYS MC-110.01 (TYP.)

PRIVATE STREET • PARKING BOTH SIDES

STREET L - 4+00 - 9+00
STREET F - 28+25 - 32+50

△1


80'-0" R/W
15'-0"
25'-0"
BY OTHERS
25'-0"
15'-0"
8'-0"
5'-0"
2'-0"
SOD
3%
2%
PROPERTY LINE
CENTER LINE
SEE PAVING SECTION
COMBINATION CURB & GUTTER MC-100.01
4" THICK CONC. 7" AT DRIVEWAYS MC-110.01 (TYP)
2:1 MAX.
4:1 MAX. THRU P.U.E.
1 1/2" SURFACE COURSE 2 1/2" BASE COURSE BITUMINOUS CONCRETE SEE NOTE 4

TYPICAL ROAD SECTION

BIKE PATH OPTION

CLARKSBURG ROAD STA. 13+50 TO 19+00

PREFERRED	ALTERNATE
3" BITUMINOUS CONCRETE SURFACE COURSE IN 2 - 1 1/2" LAYERS	3" BITUMINOUS CONCRETE SURFACE COURSE IN 2 - 1 1/2" LAYERS
5" BITUMINOUS CONCRETE BASE COURSE	9" BITUMINOUS CONCRETE BASE COURSE IN 2 - 4 1/2" LAYERS *
8" GRADED AGGREGATE BASE COURSE IN 2 - 4" LAYERS *	
APPROVED SUBGRADE	APPROVED SUBGRADE

* SUBGRADE DRAINS REQUIRED SEE MC-525.01

ALTERNATE PAVING SECTIONS

GENERAL NOTES

1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. SEE STANDARD NO. MC-811.01 - METHODS OF GRADING SIDE SLOPES.
3. TOP OF CURB ELEVATION = CENTERLINE ELEVATION -0.34' (FOR 6" CURB HEIGHT).
4. BIKE PATH WILL BE REQUIRED ONLY IF SPECIFIED IN MASTER PLAN.
5. WHEN A TRAFFIC BARRIER IS WARRANTED INCREASE THE RIGHT OF WAY TO ALLOW THE TRAFFIC BARRIER TO BE PLACED OUTSIDE OF THE SIDEWALK.

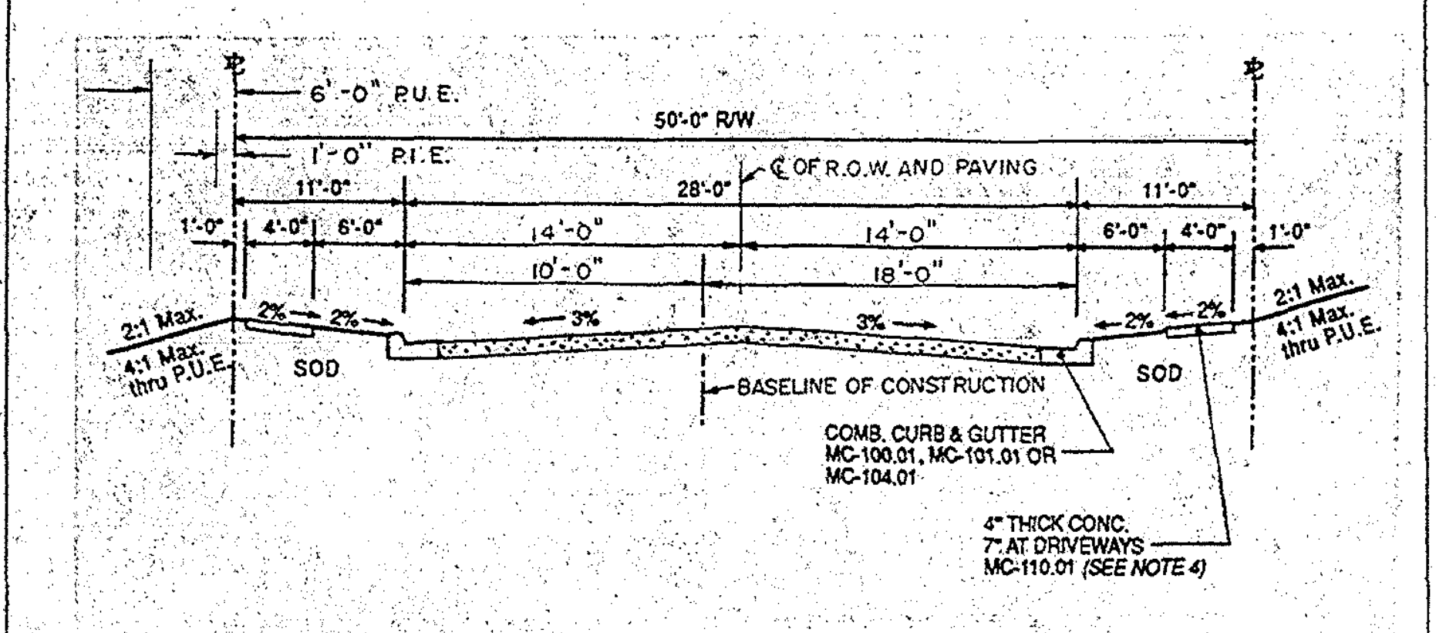
APPROVED JAN 5/96
DATE
DIRECTOR, DEPT. OF TRANS.
Edgefawzel
CHIEF, DIV. OF ENG. SERVICES

REVISED

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION

ARTERIAL ROAD

STANDARD NO. MC-213.01

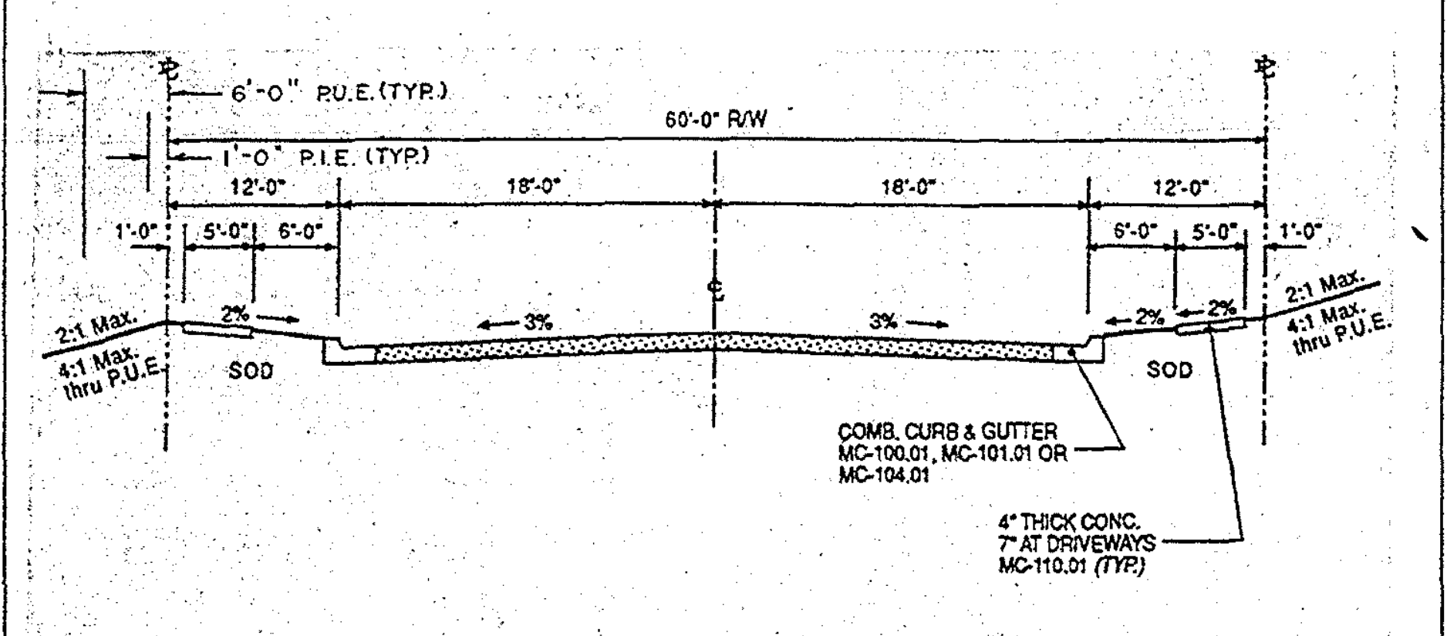

6'-0" P.U.E.
1'-0" P.I.E.
50'-0" R/W
11'-0"
28'-0"
11'-0"
14'-0"
14'-0"
CL OF R.O.W. AND PAVING
SOD
BASELINE OF CONSTRUCTION
2:1 Max.
4:1 Max. thru P.U.E.
COMB. CURB & GUTTER MC-100.01, MC-101.01 OR MC-104.01
4" THICK CONC. 7" AT DRIVEWAYS MC-110.01 (SEE NOTE 4)

50' RIGHT-OF-WAY • TERTIARY RESIDENTIAL
MODIFIED MONTGOMERY COUNTY No. MC-210.02

STREET O - 0+00 TO 5+50

STREET E
STREET F - 16+00 TO 28+25
STREET G
STREET H TWO TRAVEL LANES AND ONE PARKING LANE

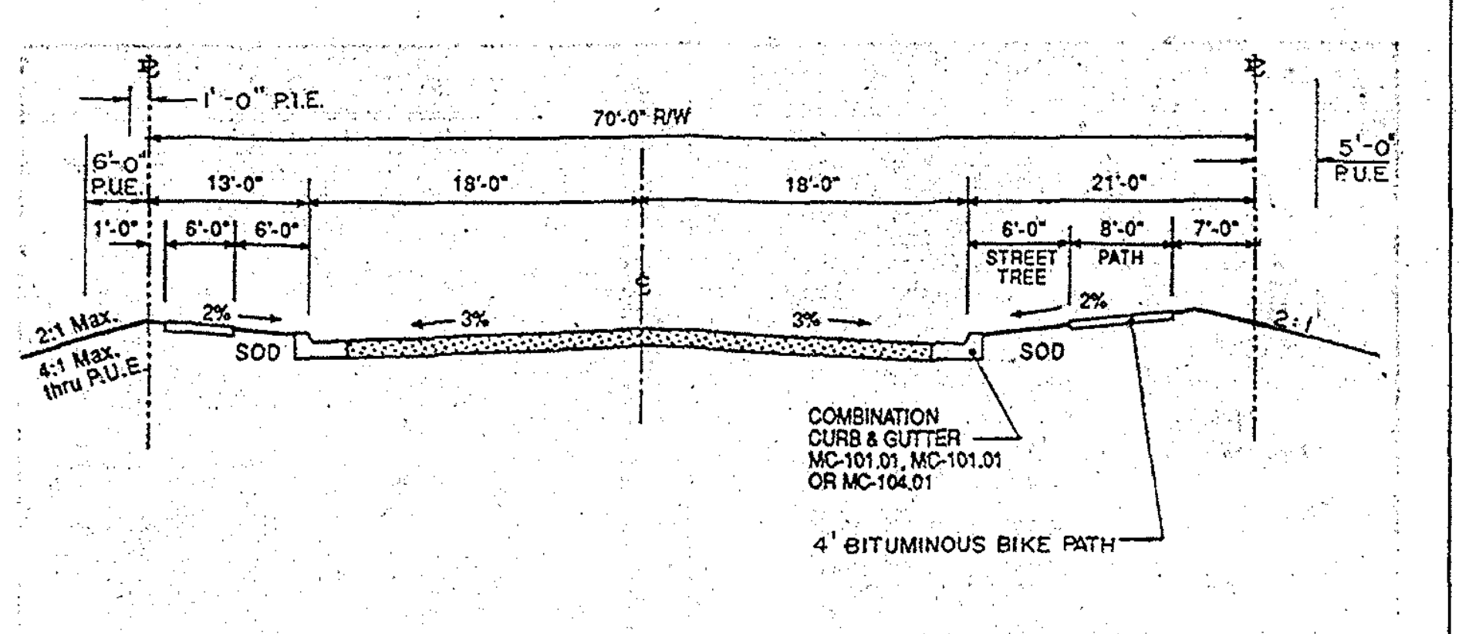
△1


6'-0" P.U.E. (TYP.)
1'-0" P.I.E. (TYP.)
60'-0" R/W
12'-0"
18'-0"
18'-0"
12'-0"
SOD
3%
2%
2:1 Max.
4:1 Max. thru P.U.E.
COMB. CURB & GUTTER MC-100.01, MC-101.01 OR MC-104.01
4" THICK CONC. 7" AT DRIVEWAYS MC-110.01 (SEE NOTE 4)

60' RIGHT-OF-WAY • PRIMARY RESIDENTIAL
MODIFIED MONTGOMERY COUNTY No. MC-212.01

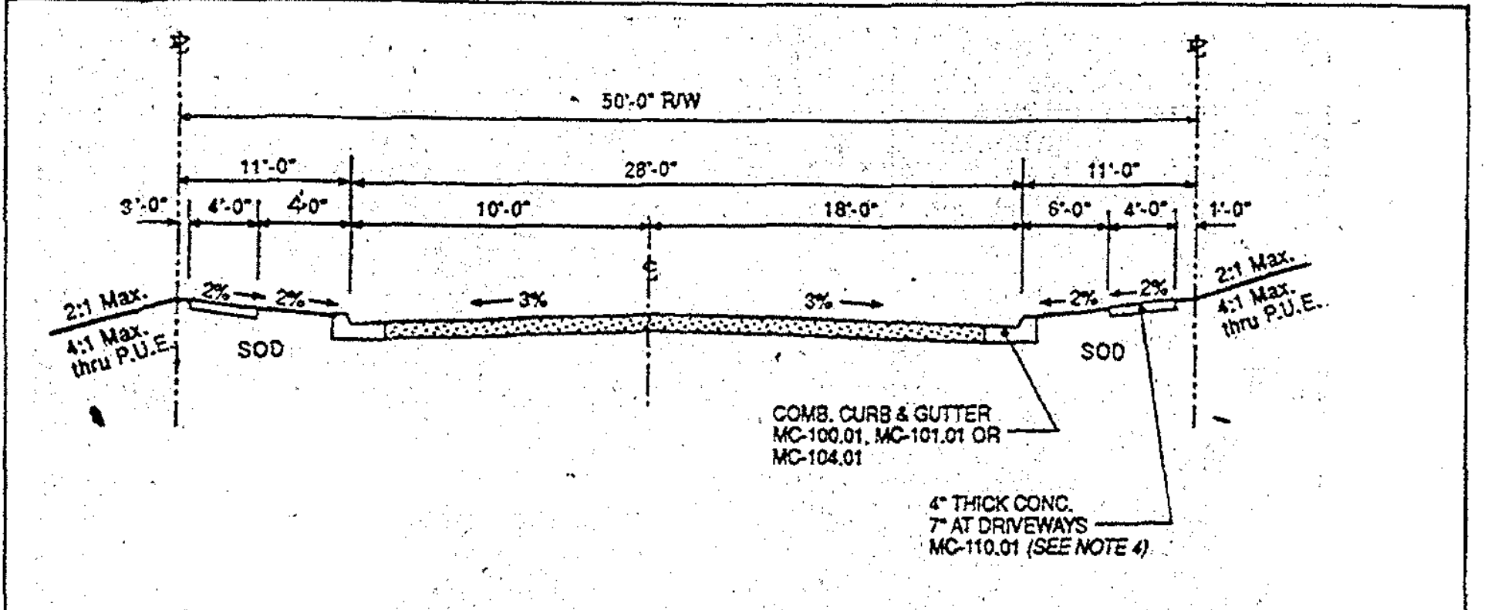
MAIN STREET - 3+50 TO 10+00

△1


1'-0" P.I.E.
70'-0" R/W
6'-0" P.U.E.
5'-0" P.U.E.
13'-0"
18'-0"
18'-0"
21'-0"
STREET TREE
PATH
SOD
2:1
COMBINATION CURB & GUTTER MC-101.01, MC-101.01 OR MC-104.01
4' BITUMINOUS BIKE PATH

70' RIGHT-OF-WAY • PRIMARY RESIDENTIAL
MODIFIED MONTGOMERY COUNTY No. MC-212.01
STREET "K" = GREENWAY ROAD

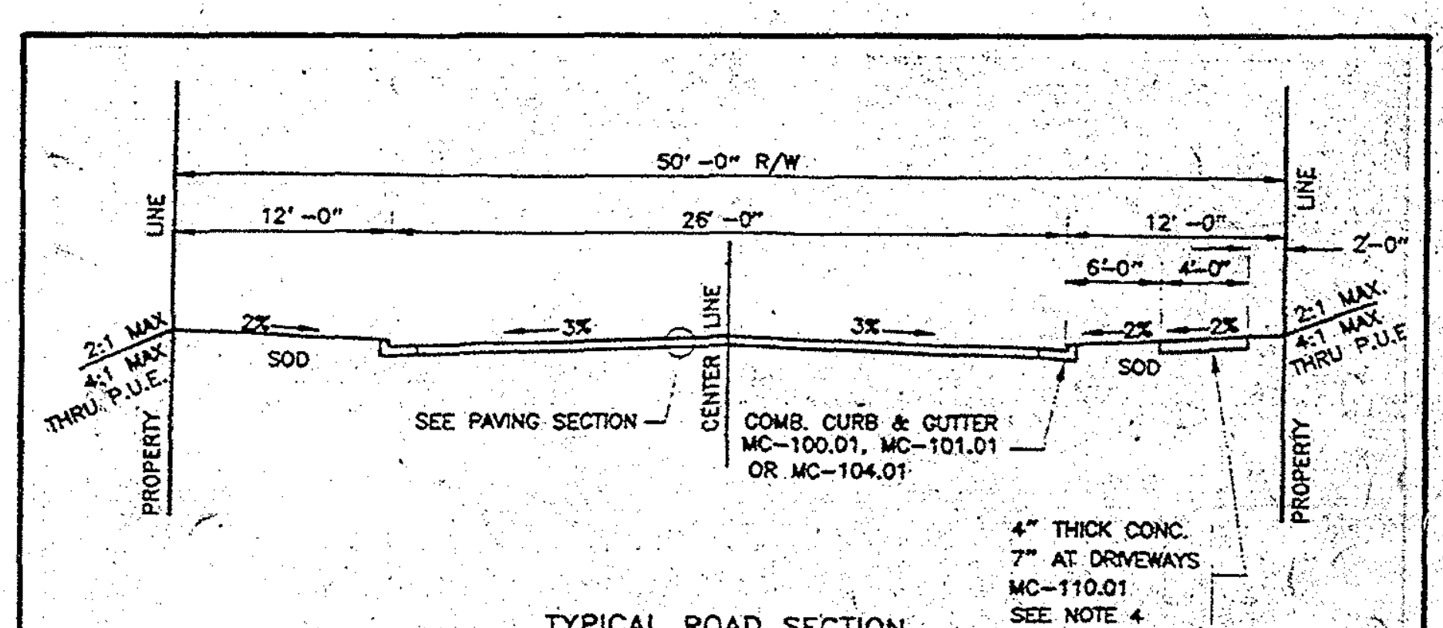
△1


50'-0" R/W
11'-0"
28'-0"
11'-0"
10'-0"
18'-0"
SOD
3%
2%
2:1 Max.
4:1 Max. thru P.U.E.
COMB. CURB & GUTTER MC-100.01, MC-101.01 OR MC-104.01
4" THICK CONC. 7" AT DRIVEWAYS MC-110.01 (SEE NOTE 4)

PRIVATE STREET • PARKING ONE SIDE
MODIFIED MONTGOMERY COUNTY No. MC-210.02

STREET O - 10+28 - 17+56
STREET L - 0+00 - 4+00
STREET J

△1


50'-0" R/W
12'-0"
26'-0"
12'-0"
6'-0"
4'-0"
2'-0"
SOD
3%
2%
PROPERTY LINE
CENTER LINE
SEE PAVING SECTION
COMB. CURB & GUTTER MC-100.01, MC-101.01 OR MC-104.01
4" THICK CONC. 7" AT DRIVEWAYS MC-110.01 SEE NOTE 4
2:1 MAX.
4:1 MAX. THRU P.U.E.

TYPICAL ROAD SECTION

STREET D

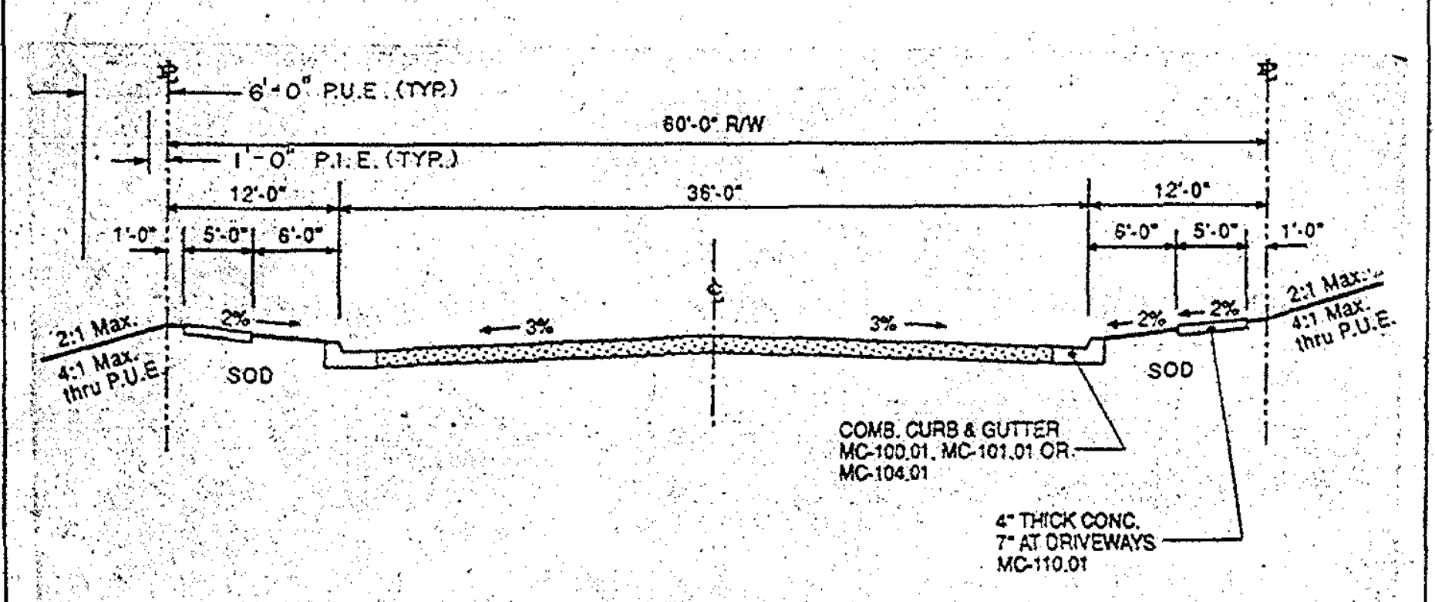
APPROVED JAN 5/96
DATE
DIRECTOR, DEPT. OF TRANS.
Edgefawzel
CHIEF, DIV. OF ENG. SERVICES

REVISED

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION

TERTIARY RESIDENTIAL STREET
50' RIGHT-OF-WAY

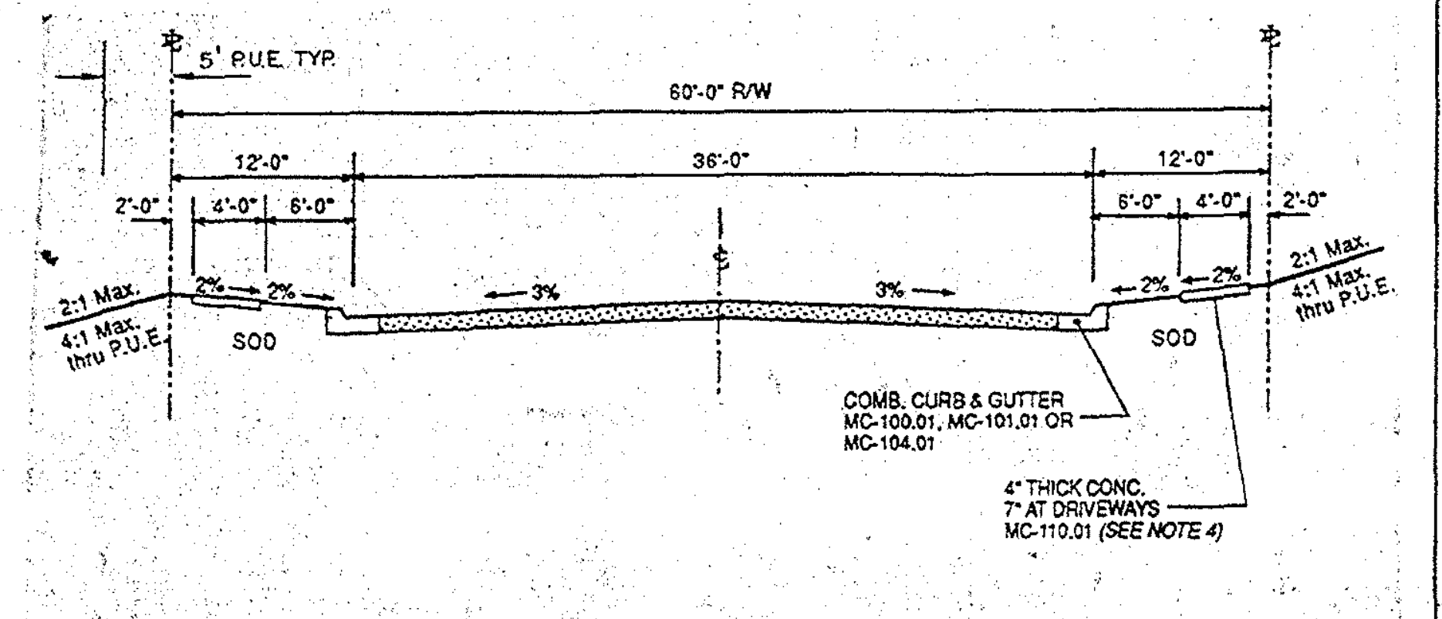
STANDARD NO. MC-210.02


6'-0" P.U.E. (TYP.)
1'-0" P.I.E. (TYP.)
60'-0" R/W
12'-0"
36'-0"
12'-0"
SOD
3%
2%
2:1 Max.
4:1 Max. thru P.U.E.
COMB. CURB & GUTTER MC-100.01, MC-101.01 OR MC-104.01
4" THICK CONC. 7" AT DRIVEWAYS MC-110.01

60' RIGHT-OF-WAY • SECONDARY RESIDENTIAL
MODIFIED MONTGOMERY COUNTY No. MC-211.01

MAIN STREET 23+00 to 45+68.40
STREET M

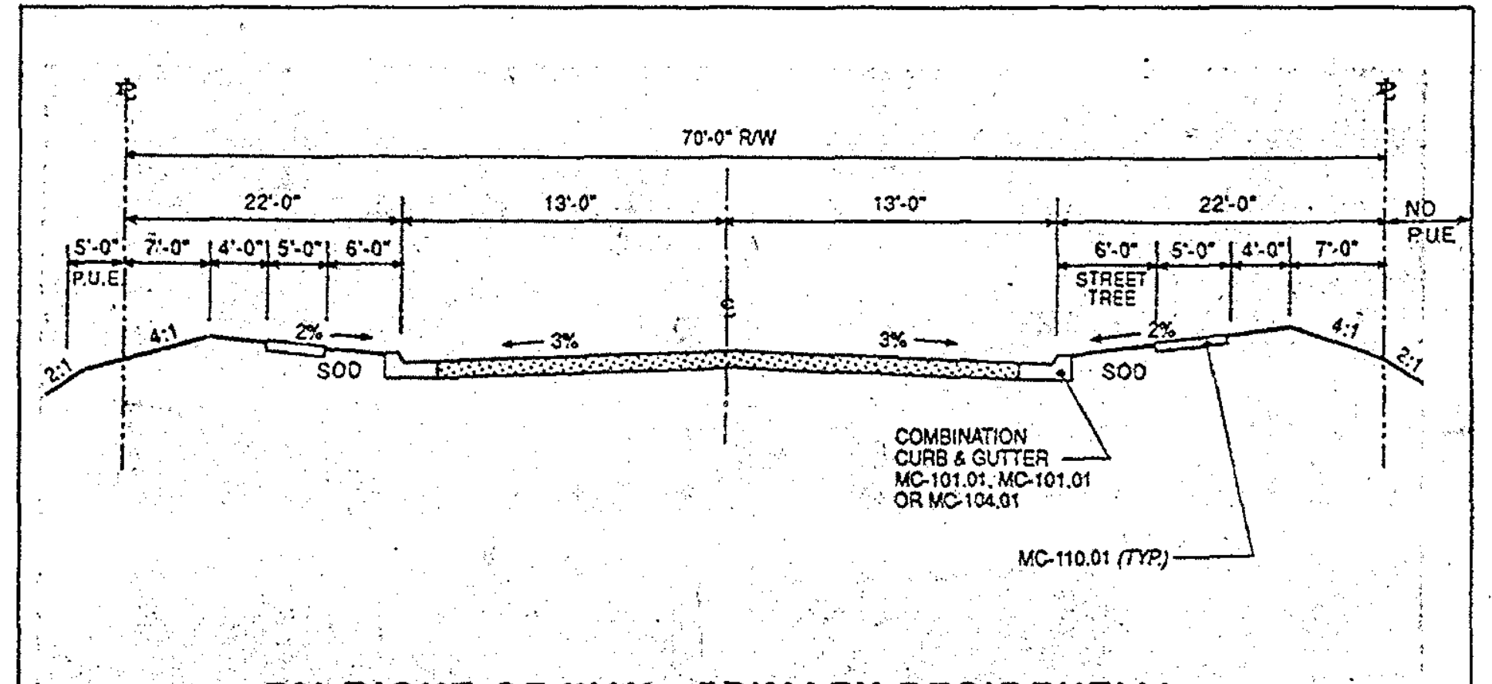
△1


5' P.U.E. TYP.
60'-0" R/W
12'-0"
36'-0"
12'-0"
SOD
3%
2%
2:1 Max.
4:1 Max. thru P.U.E.
COMB. CURB & GUTTER MC-100.01, MC-101.01 OR MC-104.01
4" THICK CONC. 7" AT DRIVEWAYS MC-110.01 (SEE NOTE 4)

60' RIGHT-OF-WAY • TERTIARY RESIDENTIAL
MODIFIED MONTGOMERY COUNTY No. MC-210.02

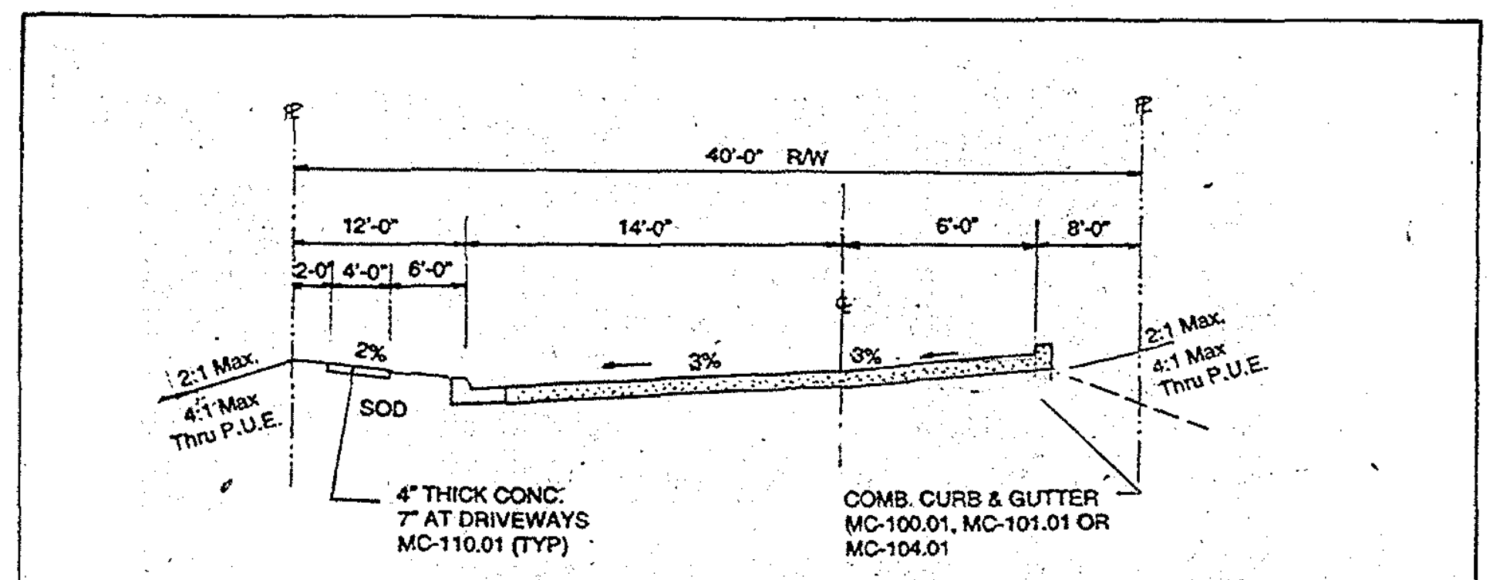
STREET O - 5+50 TO 10+28

△1

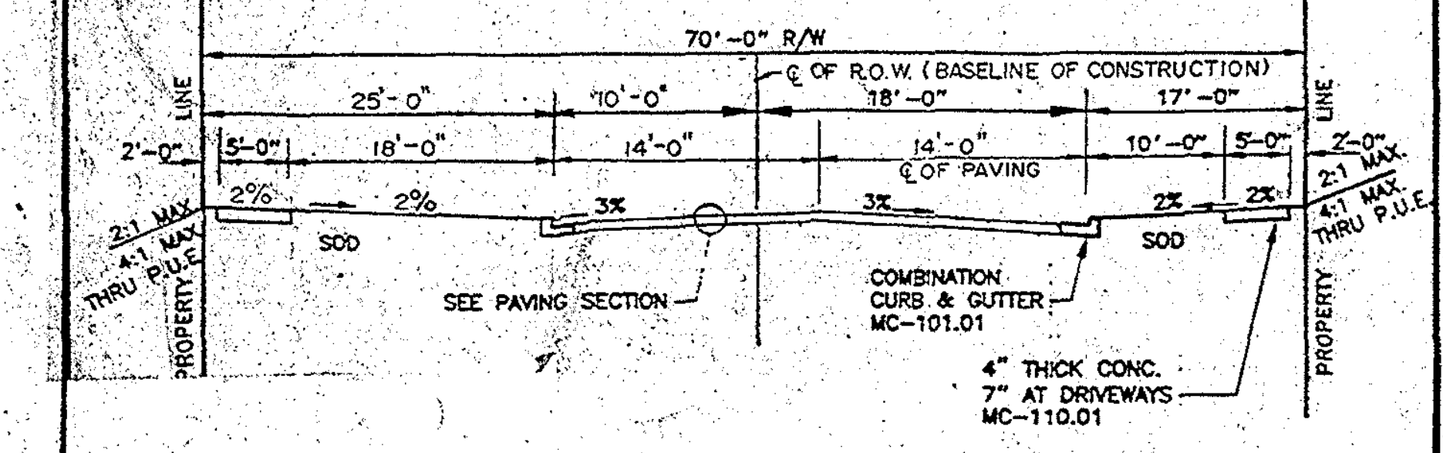

70'-0" R/W
22'-0"
13'-0"
13'-0"
22'-0"
P.U.E.
STREET TREE
SOD
3%
2%
4:1
2:1
COMBINATION CURB & GUTTER MC-101.01, MC-101.01 OR MC-104.01
MC-110.01 (TYP.)

70' RIGHT-OF-WAY • PRIMARY RESIDENTIAL
MODIFIED MONTGOMERY COUNTY No. MC-212.01
MAIN STREET - GREENWAY STREAM CROSSING

△1


40'-0" R/W
12'-0"
14'-0"
6'-0"
8'-0"
SOD
3%
2%
2:1 Max.
4:1 Max. Thru P.U.E.
4" THICK CONC. 7" AT DRIVEWAYS MC-110.01 (TYP)
COMB. CURB & GUTTER MC-100.01, MC-101.01 OR MC-104.01

PRIVATE STREET Z • ONE WAY • PARKING ONE SIDE


70'-0" R/W
CL OF R.O.W. (BASELINE OF CONSTRUCTION)
25'-0"
10'-0"
18'-0"
17'-0"
14'-0"
10'-0"
CL OF PAVING
SOD
3%
2%
PROPERTY LINE
SEE PAVING SECTION
COMBINATION CURB & GUTTER MC-101.01
4" THICK CONC. 7" AT DRIVEWAYS MC-110.01
2:1 MAX.
4:1 MAX. THRU P.U.E.

TYPICAL ROAD SECTION

STREET C 10+32 TO 22+07 TWO TRAVEL LANES AND ONE PARKING LANE

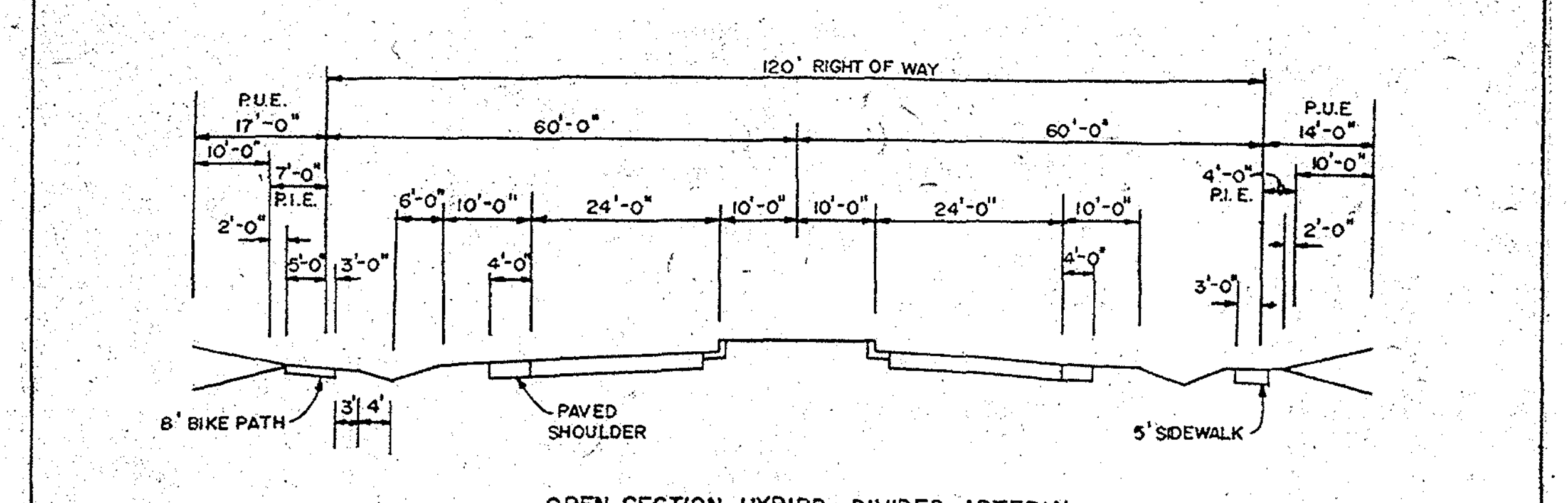
APPROVED JAN 5/96
DATE
DIRECTOR, DEPT. OF TRANS.
Edgefawzel
CHIEF, DIV. OF ENG. SERVICES

REVISED

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION

MODIFIED PRIMARY
RESIDENTIAL ROAD

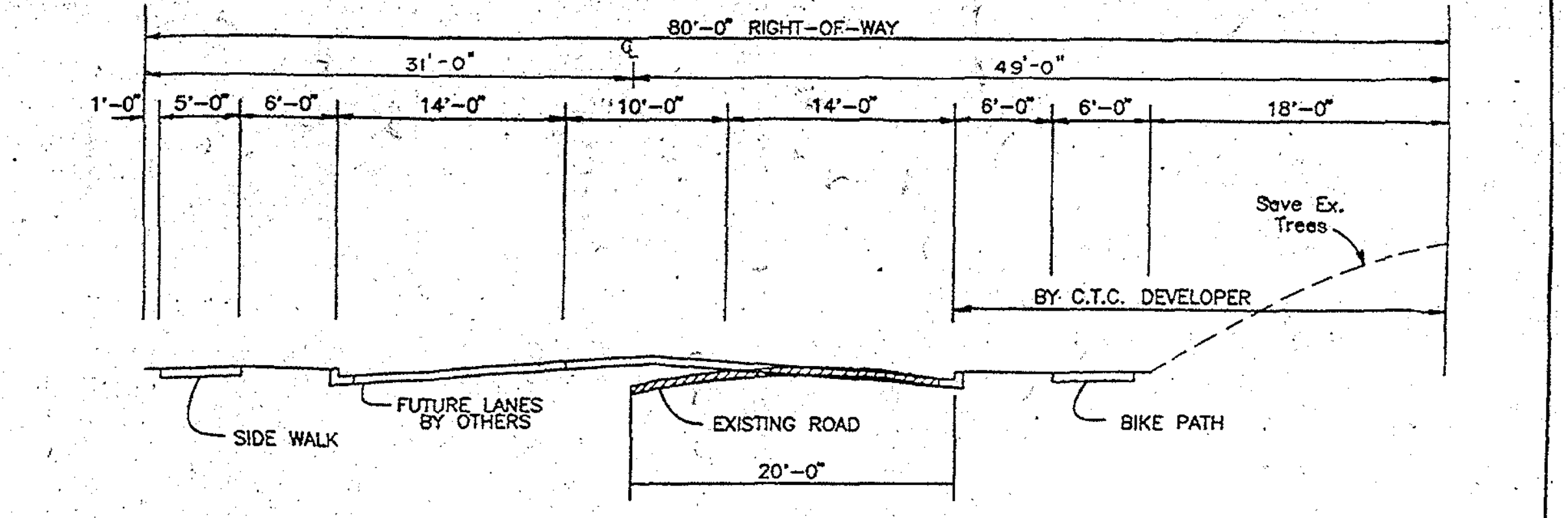
STANDARD NO. MC-212.01


120' RIGHT OF WAY
P.U.E.
60'-0"
60'-0"
10'-0"
24'-0"
10'-0"
10'-0"
24'-0"
P.I.E.
8' BIKE PATH
PAVED SHOULDER
5' SIDEWALK

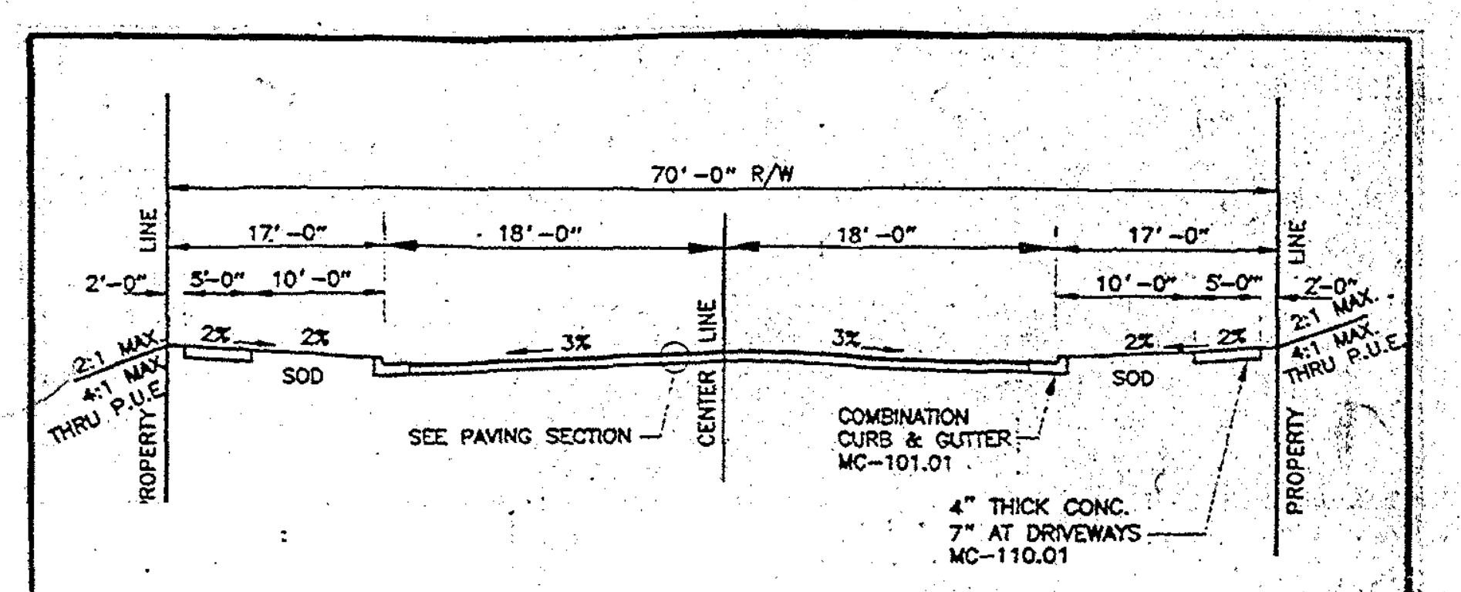
OPEN SECTION HYBRID-DIVIDED ARTERIAL

STRINGTOWN ROAD (A-260)
PHASE ONE LIMITS

31+50 TO 48+00


80'-0" RIGHT-OF-WAY
31'-0"
49'-0"
1'-0"
5'-0"
6'-0"
14'-0"
10'-0"
14'-0"
6'-0"
6'-0"
18'-0"
Save Ex. Trees
BY C.T.C. DEVELOPER
SIDE WALK
FUTURE LANES BY OTHERS
EXISTING ROAD
20'-0"
BIKE PATH

Clarksburg Road
Non. Standard R.O.W.
Waiver Request
8+00 To 10+75


70'-0" R/W
17'-0"
18'-0"
18'-0"
17'-0"
5'-0"
10'-0"
SOD
3%
2%
PROPERTY LINE
CENTER LINE
SEE PAVING SECTION
COMBINATION CURB & GUTTER MC-101.01
4" THICK CONC. 7" AT DRIVEWAYS MC-110.01
2:1 MAX.
4:1 MAX. THRU P.U.E.

TYPICAL ROAD SECTION

STREET C 22+07 TO 25+87

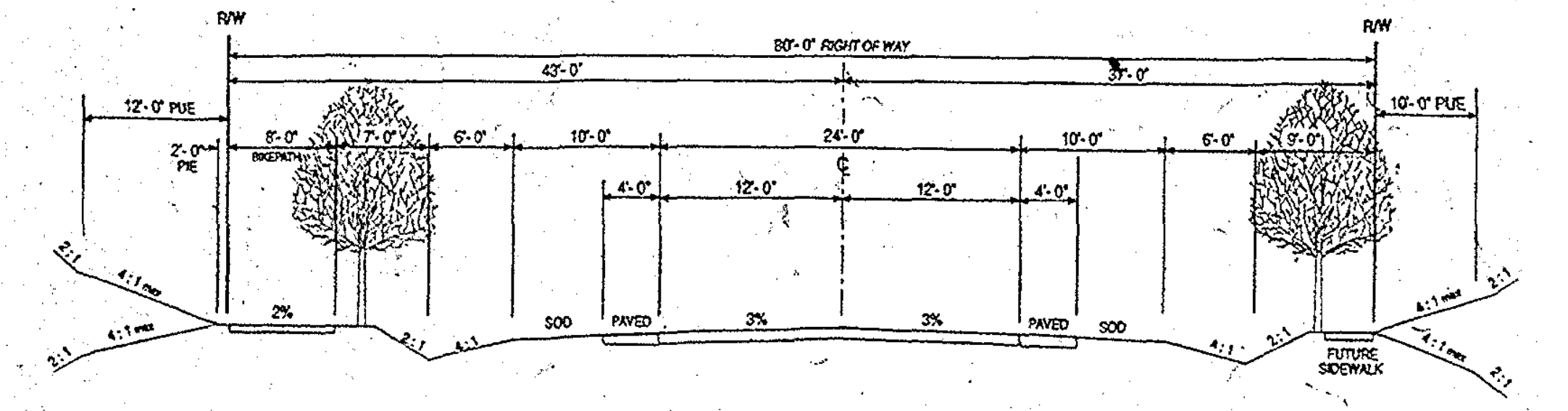
APPROVED JAN 5/96
DATE
DIRECTOR, DEPT. OF TRANS.
Edgefawzel
CHIEF, DIV. OF ENG. SERVICES

REVISED

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION

PRIMARY
RESIDENTIAL ROAD

STANDARD NO. MC-212.01


R/W
12'-0" PUE
2'-0" PIE
8'-0"
BIKEPATH
7'-0"
6'-0"
10'-0"
24'-0"
10'-0"
6'-0"
9'-0"
10'-0" PUE
4'-0"
12'-0"
12'-0"
4'-0"
2%
3%
SOD
PAVED
FUTURE SIDEWALK
2:1
4:1 max

MID-COUNTY ARTERIAL (A-305)
(NOT TO SCALE)
5+00 to 8+00

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis 3/24/99
CHAIRMAN OR DESIGNEE DATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. *DATED:* March 8, 1999

BY: S Klebanoff

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

NO.	BY	DATE	REVISIONS
△1	MAM	3/25/98	REVISED SECTION FOR SIGNATURE SET.

IRENE ANNE CARRATO

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

SITE PLAN

CLARKSBURG TOWN CENTER
CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN	SHEET A OF		
DRAFT	DATE: JULY 1997	JOB NO: 97-005	
APPROVED	SCALE:	FILE NO: 97-005 12	

General Notes:

1. Gross Site Area: 270.16 Acres
2. Gross Area of Phase I: 120.17 Acres
3. Existing Zoning: RMX-2
4. Area within the 100 year floodplain (RMX-2) including wetland areas: 11.8 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 Phase I is located in the Little Seneca Creek watershed.
8. The subject property is shown on Plate 196, Grids W1 / E3, W1 / E4, W2 / E3, W2 / E4 and W3 / E4.
9. Refer to the Natural Resources Inventory Map and Forest Stand Delineation, (# 4-94162 - approved 04-28-89,) for additional information.
10. The boundary and topographic information was prepared by Loiederman Associates, Inc. from survey information by KMWM Corporation dated April 1995, Fowler Associates, Inc. dated April 1989 and topographic data from Air Survey Corporation.
11. The location of Moderately Priced Dwelling Units, (MPDU's,) will be limited to land areas designated as multi-family unit types. There are 96 units, (12.5% of the total unit count for Phase I) designated as MPDU.
12. This application proposes both public and private streets as established by Preliminary Plan 1-95042. Pending the outcome of the "Private Road Bill," this application may seek to propose all private roads built to the same MCDOT Standards as illustrated on Sheet A of this Site Plan.
13. Impervious Area including frontage road improvements:
    - Phase 1A (not including Commercial Parcel): 17.23 Acres
    - Phase 1B: 26.78 Acres
14. See forest conservation plan for limits of disturbance.

Residential Land Use Summary for Phase I:

PROPOSED LAND USE (DWELLING UNITS)

Block	Single Family Det.	Single Family Att.	Multi-Family
A	-	43	-
B	-	-	135
C	-	-	85
D	-	26	-
E	7	12	-
F	7	59	-
G	4	19	28
H	-	-	
I	-	-	-
J	23	-	-
K	4	47	-
L	3	52	-
M	7	-	-
N	6	37	-
O	14	-	-
P	-	-	150
TOTALS	**75 dus**	295 **dus**	**398dus**

Minimum Building Setbacks per Section 59-C-10.3.8.

Setbacks shown reflect a 50% reduction as previously approved by 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, 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 in Square Feet	4,000	1,120	950	N/A
Front Yard Min.	10'	10'	10'	10'
Lot Width Min. at Street Line	25'	16'	20'	N/A
Lot Width Min. at Building Line	40'	16'	20'	N/A
Rear Yard Min.	25'	20'	6'	10'
Side Yard Min.				
One	0'	0'	0'	10'
Both	8'	0'	0'	20'
Min. Space Btwn End Buildings	N/A	* 20'/4'	* 20'/4'	30'
Maximum Height	35'	35'	35'	45'

* MID-BLOCK SEPERATION BETWEEN END UNITS MAY BE REDUCED TO 4'.

Residential On-Site Accessory Buildings/Lot Standards:

1. Coverage (maximum percentage of yard.) 50%
2. Setback (minimum in feet - inside lot):
    - from front street line 60'
    - from side lot line 0'
    - from rear lot line 0'
    - from alley line 0'

   Setback (minimum in feet - 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'
3. Height (maximum in feet above ground) 27'

PARKING ANALYSIS for PHASE 1A

BLOCK	On Street (Side Adj. to Blk. Perimeter	Off Street Parking Facility	On Lot (Gar./ Driveway @ 2 spaces/Lot	Total Provided	Number of Condominium Units	Number of TH and SFD Units	Parking Spaces Required
A	34	37	32	103	-	43	86
B	46	56	176	278	135 (2BR)	-	270
C	36	66	52	154	85 (2BR)	-	170
D	17	23	20	60	-	26	52
E	26	-	26	52	-	19	38
F	61	72	50	183	-	66	132
G	8	91	8	107	28 (2BR)	23	88
H	51	-	-	51	-	-	-
I	23	-	-	23	-	-	-
J	40	-	-	40	-	-	-
Town Green	17	-	-	17	-	-	-
TOTAL	359	345	364	1068	248	177	836

PARKING ANALYSIS for PHASE 1B

BLOCK	On Street (Side Adj. to Blk. Perimeter	Off Street Parking Facility	On Lot (Gar./ Driveway @ 2 spaces/Lot	Total Provided	Number of Condominium Units	Number of TH and SFD Units	Parking Spaces Required
J	30	-	46	76	-	23	46
K	40	12	78	130	-	51	102
L	62	8	66	136	-	55	110
M	11	-	14	25	-	7	14
N	9	66	34	109	-	43	86
O	7	7	28	42	-	14	28
P	85	162	-	256	150 (2BR)	-	225
TOTAL	214	255	266	737	150	193	611

Land to be Dedicated

Gross Site Acreage	120.17 Acres
Total Area to be Dedicated in Phase IA and IB	39.5 Acres
Greenway Park (MNCPPC)	19.0 Acres
R.O.W. for Major Roads (Frontage Improvement)	2.2 Acres
R.O.W. for Public Streets	18.3 Acres
Offsite adjacent land required for Main Street/Rte. 355 Intersection	0.2 Acres
Area of Private Streets	3.5 Acres

Minimum Green Area Analysis

Gross Area of the Site within the RMX-2 Zone	120.17 Acres
Area in Residential	109.17 Acres
Area in Commercial	11.0 Acres
Residential Green Area or Outside Amenity Area per RMX Zoning:	
Residential Area within the RMX-2 Zone	109.17 Acres
Minimum Green Area Required	50%
Required Green Area	54.49 Acres
Residential Green Area or Outside Amenity Area Proposed:	
Residential Area within the RMX-2 Zone	109.17 Acres
Less Roadway Pavement, Residential Driveways, Building Footprints and Parking Lots	38.5 Acres
Proposed Green Area	70.65 Acres

RECREATION CALCULATIONS

Project Name: **Clarksburg Town Center - Phase 1a & 1b**

Date: 12/08/97

Demand Points	**Units**	Tots	Children	Teens	Adults	Seniors	TOTAL
SFD	0	0.0	0.0	0.0	0.0	0.0	
SFD II	75	9.6	18.0	18.9	79.5	8.4	
SFD III	0	0.0	0.0	0.0	0.0	0.0	
TH	295	49.6	63.7	53.1	380.0	26.6	
Garden	398	43.0	55.7	47.8	471.2	63.7	
HI-Rise	0	0.0	0.0	0.0	0.0	0.0	
Demand Points Total	768.0	102.1	137.4	119.8	930.7	98.6	1388.7
Supply Points Total		102.6	165.4	149.2	1224.4	135.9	1777.5
Percentage		100.5%	120.3%	124.6%	131.6%	137.8%	

Definitions

SFD I -------- Single -family detached, lots over 20,000 sf.
SFD II ------- Single -family detached, lots 7,000 - 19,999 sf.
SFD III ------ Single -family detached, lots under 7,000 sf.
TH ----------- Townhouses and single-family attached.
Garden ---- Multiple-family, 4 stories or less.
Hi-Rise ----- Multiple-family, 5 stories or more.

On-Site Supply Points	Number	Tots	Children	Teens	Adults	Seniors	TOTAL
Tot Lot (0-6)	1	9.0	2.0	0.0	4.0	1.0	
Play Lot (5-14)	0	0.0	0.0	0.0	0.0	0.0	
Multi-Age	2	18.0	22.0	6.0	14.0	2.0	
Picnic/Sitting	12	12.0	12.0	18.0	60.0	24.0	
Open Play Area I	0	0.0	0.0	0.0	0.0	0.0	
Open Play Area II	1	3.0	4.0	4.0	10.0	1.0	
Volleyball	0	0.0	0.0	0.0	0.0	0.0	
Multipurpose (MP) Court	0	0.0	0.0	0.0	0.0	0.0	
Half MP Court I	0	0.0	0.0	0.0	0.0	0.0	
Half MP Court II	0	0.0	0.0	0.0	0.0	0.0	
Tennis	0	0.0	0.0	0.0	0.0	0.0	
Handball	0	0.0	0.0	0.0	0.0	0.0	
Indoor Racquetball	0	0.0	0.0	0.0	0.0	0.0	
Horseshoes	0	0.0	0.0	0.0	0.0	0.0	
Soccer-Regulation	0	0.0	0.0	0.0	0.0	0.0	
Soccer-Junior	0	0.0	0.0	0.0	0.0	0.0	
Softball-Regulation	0	0.0	0.0	0.0	0.0	0.0	
Softball-Junior	0	0.0	0.0	0.0	0.0	0.0	
Baseball-Regulation	0	0.0	0.0	0.0	0.0	0.0	
Baseball-Junior	0	0.0	0.0	0.0	0.0	0.0	
Football-Regulation	0	0.0	0.0	0.0	0.0	0.0	
Football-Junior	0	0.0	0.0	0.0	0.0	0.0	
Bike System	1	5.1	13.7	18.0	139.6	9.9	
Pedestrian System	1	10.2	27.5	24.0	418.8	44.4	
Nature Trails	1	5.1	13.7	18.0	139.6	14.8	
Nature Areas	1	0.0	6.9	12.0	93.1	4.9	
Swimming Pool	1	5.1	27.5	24.0	232.7	14.8	
Wading Pool	1	15.3	6.9	0.0	46.5	4.9	
Indoor Swimming Pool	0	0.0	0.0	0.0	0.0	0.0	
Indoor Comm. Space	0	0.0	0.0	0.0	0.0	0.0	
Indoor Exercise Room	0	0.0	0.0	0.0	0.0	0.0	
Indoor Fitness Facility	0	0.0	0.0	0.0	0.0	0.0	
Community Garden	0	0.0	0.0	0.0	0.0	0.0	
Vita Course	0	0.0	0.0	0.0	0.0	0.0	
On-site Supply Points	**Total**	82.9	136.2	123.8	1158.3	121.7	1622.9

Existing Off-Site Supply Points **KINGS PARK**	Number	Tots	Children	Teens	Adults	Seniors	TOTAL
Tot Lot (0-6)	1	9.0	2.0	0.0	4.0	1.0	
Play Lot (5-14)	0	0.0	0.0	0.0	0.0	0.0	
Multi-Age	0	0.0	0.0	0.0	0.0	0.0	
Picnic/Sitting	1	1.0	1.0	1.5	5.0	2.0	
Open Play Area I	1	6.0	9.0	12.0	30.0	2.0	
Open Play Area II	0	0.0	0.0	0.0	0.0	0.0	
Volleyball	0	0.0	0.0	0.0	0.0	0.0	
Multipurpose (MP) Court	0	0.0	0.0	0.0	0.0	0.0	
Half MP Court I	0	0.0	0.0	0.0	0.0	0.0	
Half MP Court II	0	0.0	0.0	0.0	0.0	0.0	
Tennis	0	0.0	0.0	0.0	0.0	0.0	
Handball	0	0.0	0.0	0.0	0.0	0.0	
Indoor Racquetball	0	0.0	0.0	0.0	0.0	0.0	
Horseshoes	0	0.0	0.0	0.0	0.0	0.0	
Soccer-Regulation	0	0.0	0.0	0.0	0.0	0.0	
Soccer-Junior	1	2.0	15.0	15.0	30.0	2.0	
Softball-Regulation	0	0.0	0.0	0.0	0.0	0.0	
Softball-Junior	0	0.0	0.0	0.0	0.0	0.0	
Baseball-Regulation	0	0.0	0.0	0.0	0.0	0.0	
Baseball-Junior	1	2.0	15.0	15.0	30.0	2.0	
Football-Regulation	0	0.0	0.0	0.0	0.0	0.0	
Football-Junior	0	0.0	0.0	0.0	0.0	0.0	
Bike System	0	0.0	0.0	0.0	0.0	0.0	
Pedestrian System	0	0.0	0.0	0.0	0.0	0.0	
Nature Trails	0	0.0	0.0	0.0	0.0	0.0	
Nature Areas	0	0.0	0.0	0.0	0.0	0.0	
Swimming Pool	0	0.0	0.0	0.0	0.0	0.0	
Wading Pool	0	0.0	0.0	0.0	0.0	0.0	
Indoor Swimming Pool	0	0.0	0.0	0.0	0.0	0.0	
Indoor Comm. Space	0	0.0	0.0	0.0	0.0	0.0	
Indoor Exercise Room	0	0.0	0.0	0.0	0.0	0.0	
Indoor Fitness Facility	0	0.0	0.0	0.0	0.0	0.0	
Community Garden	0	0.0	0.0	0.0	0.0	0.0	
Vita Course	0	0.0	0.0	0.0	0.0	0.0	
KINGS PARK	**Total**	20.0	42.0	43.5	99.0	9.0	
Existing Off-site Supply Points Credit (35 % of off-site total)		7.0	14.7	15.2	34.7	3.2	74.7

Proposed Off-Site Supply Points **KINGS PARK**	Number	Tots	Children	Teens	Adults	Seniors	TOTAL
Tot Lot (0-6)	0	0.0	0.0	0.0	0.0	0.0	
Multi-Age	1	9.0	11.0	3.0	7.0	1.0	
Picnic/Sitting	6	6.0	6.0	9.0	30.0	12.0	
KINGS PARK	**Total**	15.0	17.0	12.0	37.0	13.0	
Proposed Off-site Supply Points Credit (85 % of proposed total)		12.8	14.5	10.2	31.5	11.1	79.9

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis 3/24/99
CHAIRMAN OR DESIGNEE DATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. DATED: March 8, 1999

BY: S Klebanoff

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

NO.	BY	DATE	REVISIONS
1		10 DEC. 1997	REVISED PER DEV. REVIEW COMMENTS.
2		4-6-98	REVISED PER MONT. COUNTY OPINION
3		2-24-99	REV. PARKING COUNT— BLOCK "P"

IRENE ANNE CARRATO
No. 15009

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5695

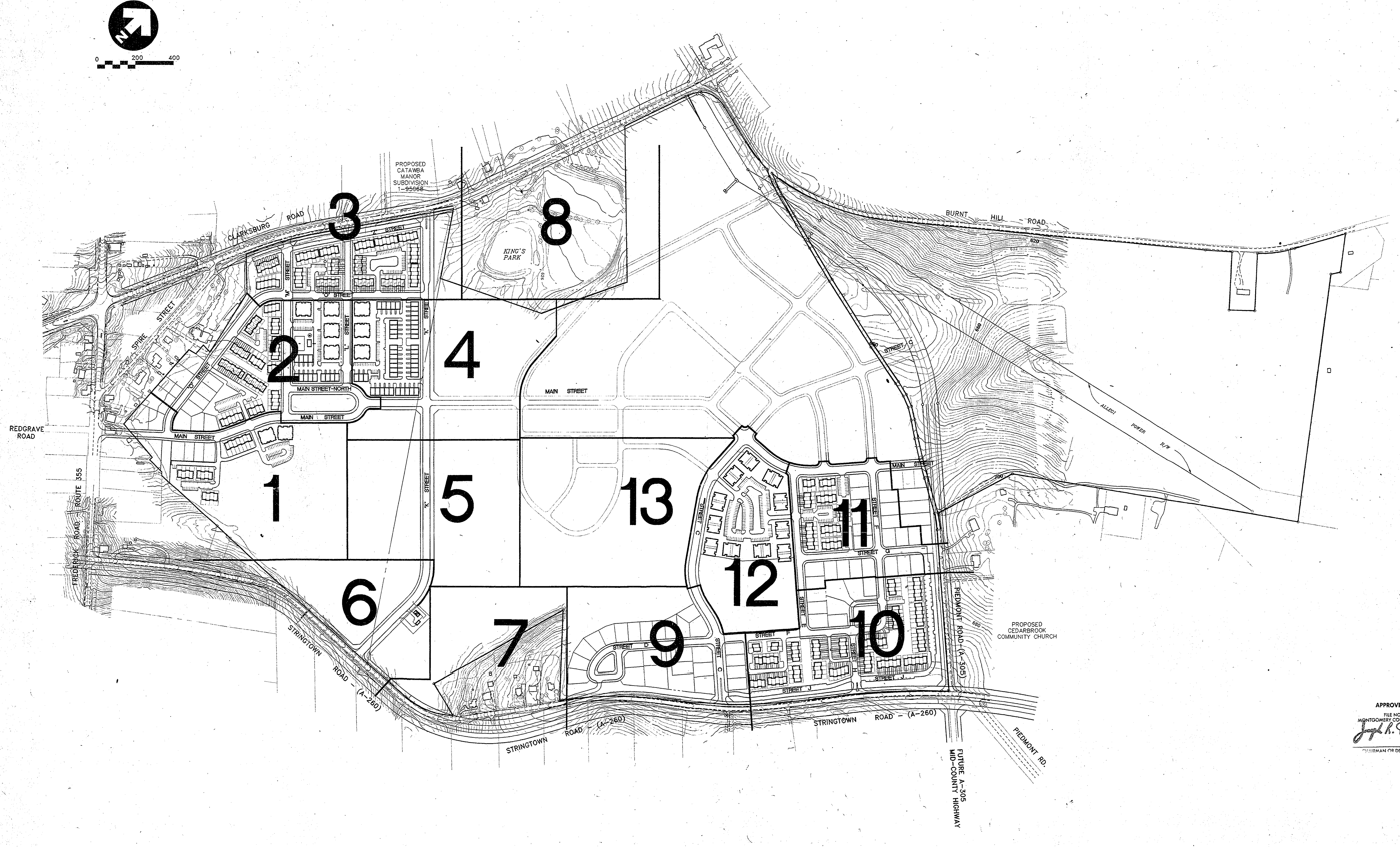
CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN	SHEET B	
DRAFT	DATE: JULY, 1997	JOB NO. 97-005
APPROVED	SCALE:	FILE NO. 97-005-121

3403


N
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PROPOSED
CATAWBA
MANOR
SUBDIVISION
1-95068
CLARKSBURG ROAD
BURNT HILL ROAD
620
KING'S PARK
626
"Z" STREET
"O" STREET
"L" STREET
"K" STREET
SPIRE STREET
MAIN STREET-NORTH
MAIN STREET
REDGRAVE ROAD
FREDERICK ROAD ROUTE 355
STREET C
STREET G
STREET E
STREET F
STREET D
STREET J
MAIN STREET
ALLEGH POWER R/W
680
700
PIEDMONT ROAD (A-305)
PROPOSED
CEDARBROOK
COMMUNITY CHURCH
STRINGTOWN ROAD (A-260)
STRINGTOWN ROAD (A-260)
STRINGTOWN ROAD - (A-260)
PIEDMONT RD.
FUTURE A-305
MID-COUNTY HIGHWAY
1
2
3
4
5
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13

APPROVED SITE PLAN

FILE NO. 8-98001

MONTGOMERY COUNTY PLANNING BOARD

Joseph R. Davis 3/24/99

CHAIRMAN OR DESIGNEE DATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. DATED: March 8, 1999

BY: S Klebanoff

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

NO.	BY	DATE	REVISIONS
1		4-6-98	REVISED PER MONT. COUNTY OPINION

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

OVERALL SITE AND ADJACENT VICINITY

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN CLW	SHEET C OF	
DRAFT JKM	DATE: NOV. 97	JOB NO. 97-005
APPROVED	SCALE: 1"=100'	FILE NO. 97-005.121

3404 NEW

BURNT HILL ROAD
CLARKSBURG ROAD
STRINGTOWN ROAD
PARK/SCHOOL SITE TO BE DEDICATED TO MNCPPC
BY OTHERS
FUTURE 8' ASPHALT PATH
8' ASPHALT PATH
2 BENCHES
PICNIC AREA
EXIST. TRAIL
EXISTING KINGS POND COMMUNITY PARK
FUTURE SWM POND
M.N.C.P.&P.C. DEDICATION
(2) BENCHES
PROPOSED MULTI-AGE PLAY AREA
6' ASPHALT PATH
SAND FILTER
8 FT. HIKER/BIKER TRAIL
ON-STREET PARKING
'K' STREET
UNDERPASS
0 50 100 200Ft.
N

THE APPLICANT WILL PROVIDE SITE GRADING, INFIELD PREPARATION AND SEEDING OF THE REPLACEMENT ATHLETIC FIELDS ON THE APPROXIMATELY ACRES OF DEDICATED LAND AT A TIME WHICH INSURES THAT THERE WILL BE NO DISRUPTION IN THE CONTINUED USE OF THE EXISTING ATHLETIC FIELDS PRIOR TO COMPLETION OF THE REPLACEMENT ATHLETIC FIELDS. (SEE PRELIMINARY PLAN CONDITIONS OF APPROVAL 1-95042 .)

EXISTING PARKING AND ACCESS TO REMAIN

4' NATURE TRAIL TO BE STAKED IN THE FIELD BY APPLICANT AND VERIFIED BY M.N.C.P. &P.C. PRIOR TO CONSTRUCTION.

INTERPRETIVE NATURE TRAIL SIGNAGE TO BE INSTALLED BY APPLICANT. SIGNAGE MATERIAL AND CONTENT TO BE JOINTLY FORMULATED BY APPLICANT AND ENVIRONMENTAL PROTECTION DIVISION OF MNCPPC.

4' NATURE TRAIL TO BE STAKED IN THE FIELD BY APPLICANT AND VERIFIED BY M.N.C.P. &P.C. PRIOR TO CONSTRUCTION.

4' NATURE TRAIL TO BE STAKED IN THE FIELD BY APPLICANT AND VERIFIED BY M.N.C.P. &P.C. PRIOR TO CONSTRUCTION.

PLAY AREA TO BE STAKED IN FIELD BY APPLICANT AND VERIFIED BY MNCPPC PRIOR TO CONSTRUCTION.

NOTE: TRAIL TO PASS UNDER STRINGTOWN ROAD WITHIN CULVERT. TRAIL TO BE OFFSET. ADDITIONALL CULVERT CROSSING WILL BE PROVIDED BY OTHERS AT TIME OF FUTURE WIDENING OF STRINGTOWN ROAD.

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis
CHAIRMAN OR DESIGNEE 3/24/99 DATE

LEGEND
BENCHES *

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. *DATED:* March 8, 1999
BY: S Klebanoff
PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

GREENWAY PARK/SCHOOL
CLARKSBURG TOWN CENTER
SECOND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SEPTEMBER, 1997 *SCALE: 1"= 100'*

MONTGOMERY / KONTGIAS
ENTERPRISES, INC.
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD. 20910

OWNER:	CLARKSBURG LIMITED PARTNERSHIP C/O FIRST SUMNER L.L.C. 342 HUNGERFORD DRIVE ROCKVILLE, MD 20850 STEVE KLEBANOFF	
DESIGN	SHEET D OF	
DRAFT	DATE: JULY, 1997	JOB NO. 97P-005
APPROVED	SCALE:	FILE NO. 97P-005-121

3405

SOL RUDDEN
TRUSTEE
HIGHLANDS AT
CLARKSBURG
(PROJECT PLAN PENDING)
STRINGTOWN ROAD
FREDERICK ROAD – ROUTE 355
ROAD
105' ULTIMATE R/W
102' ULTIMATE R/W
26' Paving
20' Island
26'
FUTURE EAST BOUND LANE
FUT. 5' SIDEWALK
135' RIGHT TURN LANE
190' FULL WIDTH TAPER
PROPOSED CURB
EX. HOUSE
PORCH
23'
14' MIN TO FACE OF CURB
24'
EX 24'+/- Paving
HP
4+00
5+00
6+00
0+00
640
650
660
665
670
675
680
685
N09°08'04"W 18.14'
S89°29'16"W 90.58'
N45°59'32"W 19.31'
76500 E
76250 E
76000 E
G
2
14
102'
51'
51'
105'
51'
54'
10'
5'
8'
28'
10'
26'
6'
23'
20'
2'
1'
PROP. PUE
SIDEWALK OR H/D TRAIL
GREEN STRIP
FUTURE EAST BOUND LANES ROUTE 355
MEDIAN
FUTURE WEST BOUND LANES ROUTE 355
EX STRINGTOWN ROAD
EX STRINGTOWN ROAD R.O.W. (WIDTH VARIES)
FUTURE R.O.W. (BY OTHERS)
EX. PL
APPROXIMATE EX ℄
EXISTING HOUSE
14' MIN TO FACE OF CURB

NOTE:

STA. 0+00 TO 1+00

PROPOSED CURB AND GUTTER TO EXTEND FROM THE INTERSECTION OF RTE 355 AND STRINGTOWN ROAD TO THE NORTHERN ENTRANCE OF HIGHLANDS AT CLARKSBURG (APPROXIMATELY 600 FT).

DATE: NOV. 20, 1997
SCALE: NOT TO SCALE
MACRIS, HENDRICKS, AND GLASCOCK, P.A.
SHEET: 1 OF 2

Revise By M/K Enterprises Date: January 12, 1998.

NOTE:

STA. 1+00 TO 15+65

PROPOSED CURB AND GUTTER TO EXTEND FROM THE INTERSECTION OF RTE 355 AND STRINGTOWN ROAD TO THE NORTHERN ENTRANCE OF HIGHLANDS AT CLARKSBURG (APPROXIMATELY 600 FT).

DATE: NOV. 20, 1997
SCALE: NOT TO SCALE
MACRIS, HENDRICKS, AND GLASCOCK, P.A.
SHEET: 1 OF 2

Revise By M/K Enterprises Date: January 12, 1998.

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENTS BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED. DATED: March 8, 1999

BY: S Klebanoff

PRINTED NAME AND TITLE: Steven M. Klebanoff
Managing General Partner

APPROVED SITE PLAN
FILE NO. 8-98001
MONTGOMERY COUNTY PLANNING BOARD
Joseph R. Davis 3/24/99
CHAIRMAN OR DESIGNEE DATE

NO.	BY	DATE	REVISIONS
1		4-6-98	REVISED PER MONT. COUNTY OPINION

MONTGOMERY/KONTGIAS ENTERPRISES
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING, MD 20910 • 301/588-5696

SITE PLAN

CLARKSBURG TOWN CENTER

CLARKSBURG (2ND ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

OWNER:
CLARKSBURG LIMITED PARTNERSHIP
C/O: FIRST SUMNER L.L.C.
342 HUNGERFORD DRIVE
ROCKVILLE, MD 20850
STEVE KLEBANOFF

DESIGN MM	SHEET E OF		
DRAFT KM	DATE: SEPT., 1997	JOB NO. 95P-005	
APPROVED	SCALE: 1" = 30'	FILE NO. 95P-005-121	

3406