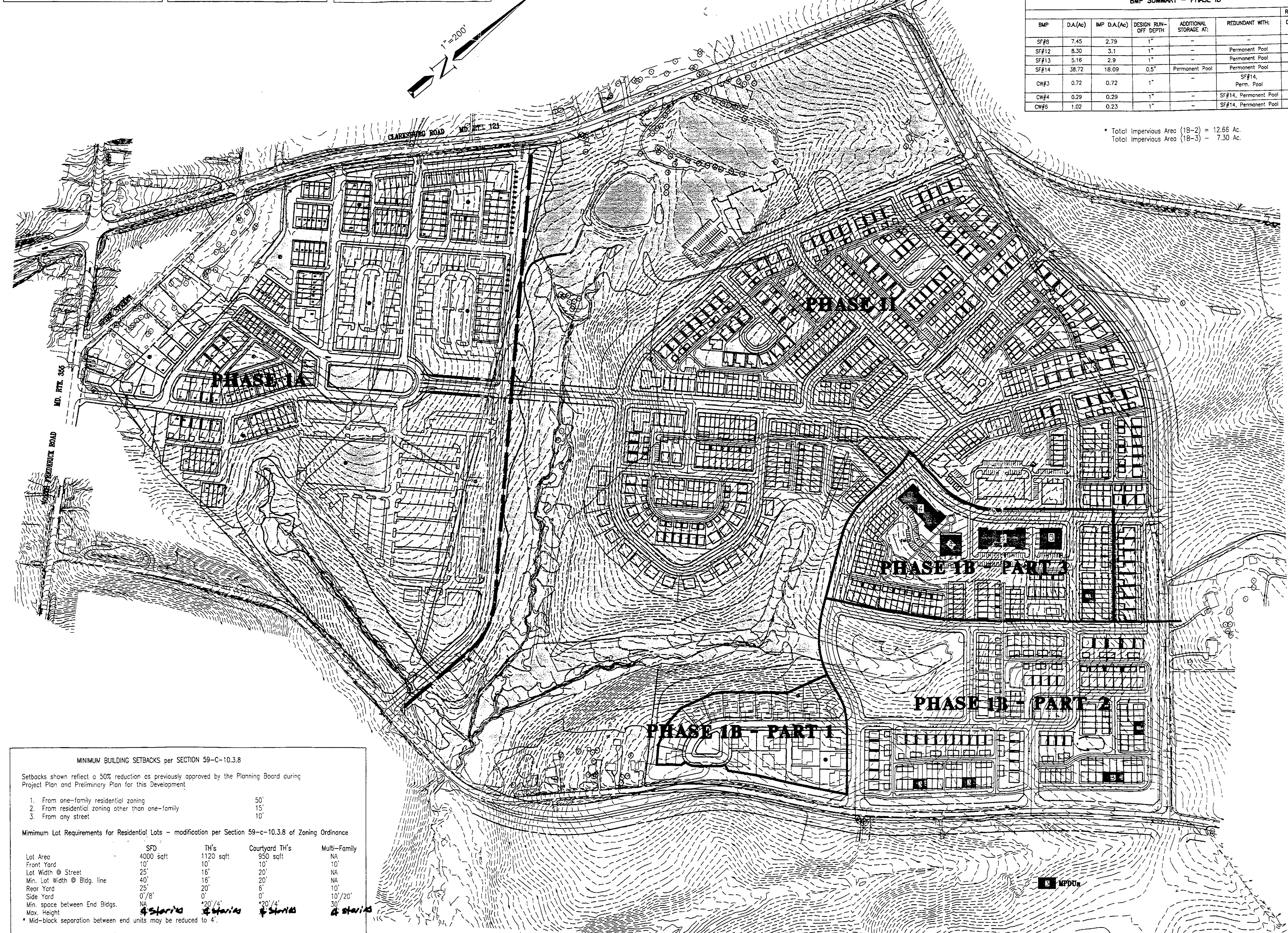
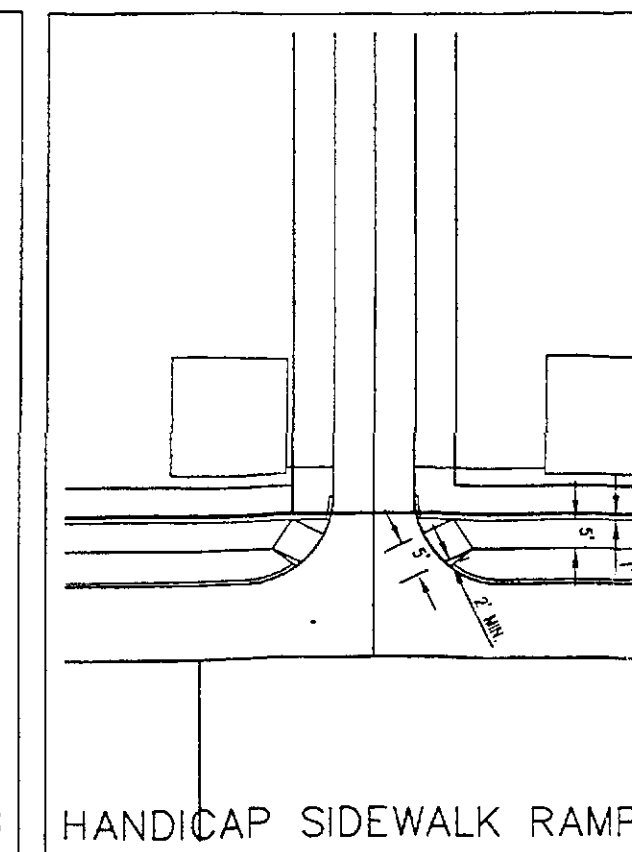
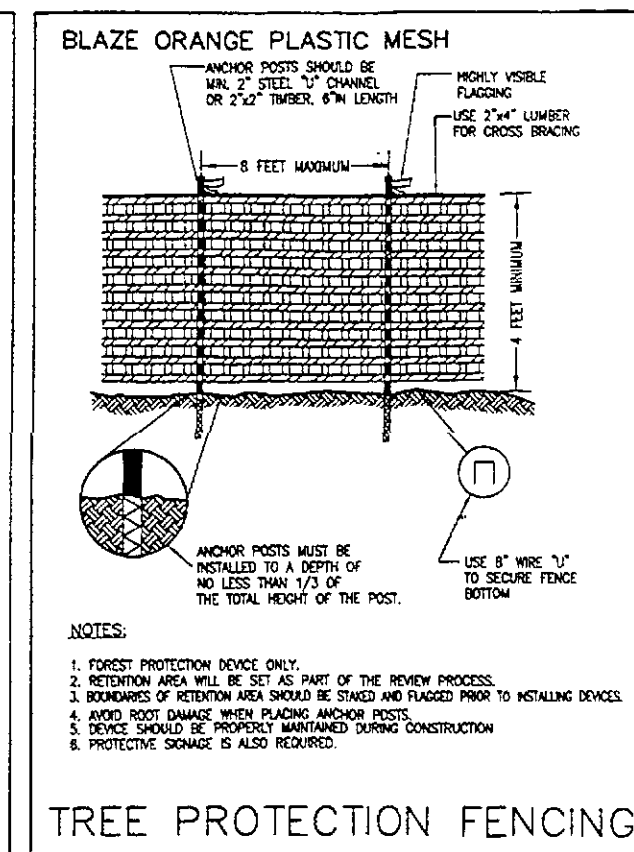
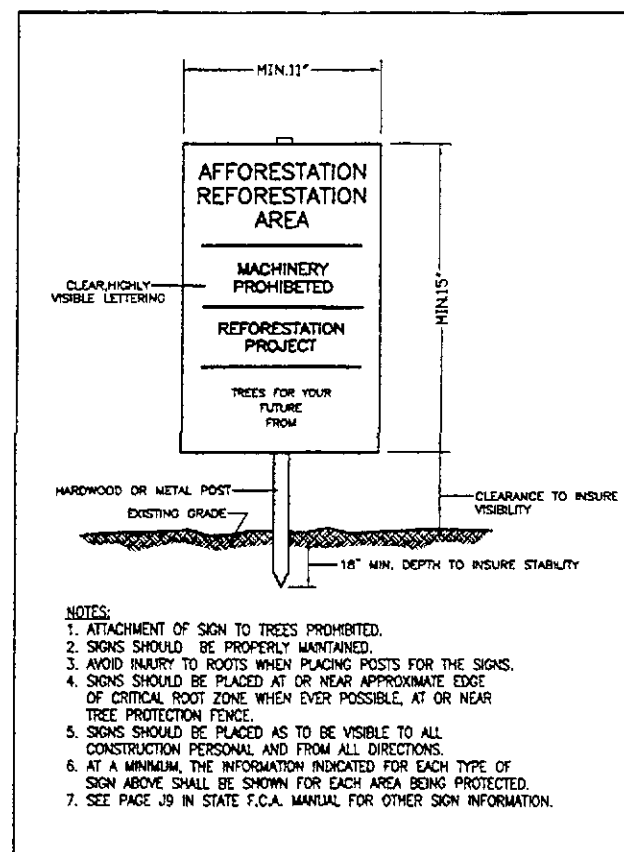




MINIMUM BUILDING SETBACKS per SECTION 59-C-10.3.8

Setbacks shown reflect a 50% reduction as previously approved by the Planning Board during Project Plan and Preliminary Plan for this Development.

- From one-family residential zoning: 50'
- From residential zoning other than one-family: 15'
- From any street: 10'

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

	STD	THs	Courtyard THs	Multi-Family
Lot Area	4000 sqft	1120 sqft	950 sqft	NA
Front Yard	10'	10'	10'	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	16'	20'	NA
Rear Yard	25'	20'	6'	6'
Side Yard	0/8'	0'	0'	10'/20'
Max. Height	14'	10'/14'	10'/14'	10'/14'
Min. space between End Bldgs.	0'	0'	0'	0'
Mid-block separation between end units may be reduced to 4'.				

Residential Accessory Buildings/Lot Standards

- Coverage (Max. percentage of Lot): 50%
- Setback (Inside Lot): 60'
- From Front Street Line: 0'
- From Side/Rear Lot Line: 0'
- From Alley Line: 0'
- Setback (Corner Lot): 10'
- From Side Street (Where abutting Lots Front): 10'
- From Side Street (Where abutting Lots do not Front): 10'
- From Rear Lot Line: 0'
- Max. Height: 27'

RESIDENTIAL ANALYSIS - PHASE 1B/PART TWO													
SINGLE FAMILY DETACHED						SINGLE FAMILY ATTACHED-ALLEY LOADED							
BLOCK	32'	40'	50'	60'	70'		18'	20'	22'	24'	28'	20' INT.	TOTAL
C	6	15	1	0	0	0	6	0	12	0	0	0	40
D	4	5	0	0	0	0	6	0	12	13	0	6	46
E	4	1	0	0	0	0	0	0	0	0	19	5	29
Sub Total	14	21	1	0	0	0	12	0	24	13	19	11	
Totals						36						79	115

**CLARKSBURG TOWN CENTER - PHASE 1B ONLY (1B2 & 1B3)
LAND USE FACILITIES ANALYSIS**

Approved Plan	Type of Units	Proposed Plan
57	SFD	87
135	THs	145
180	Multi-Family	80
348 including 56 MPDUs	Total	295 including 28 MPDUs

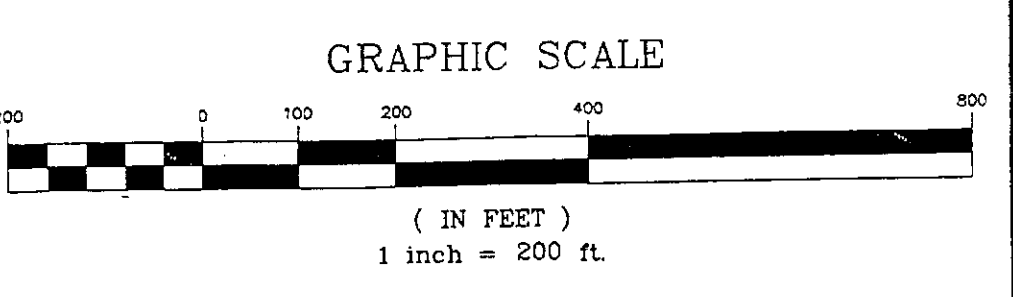
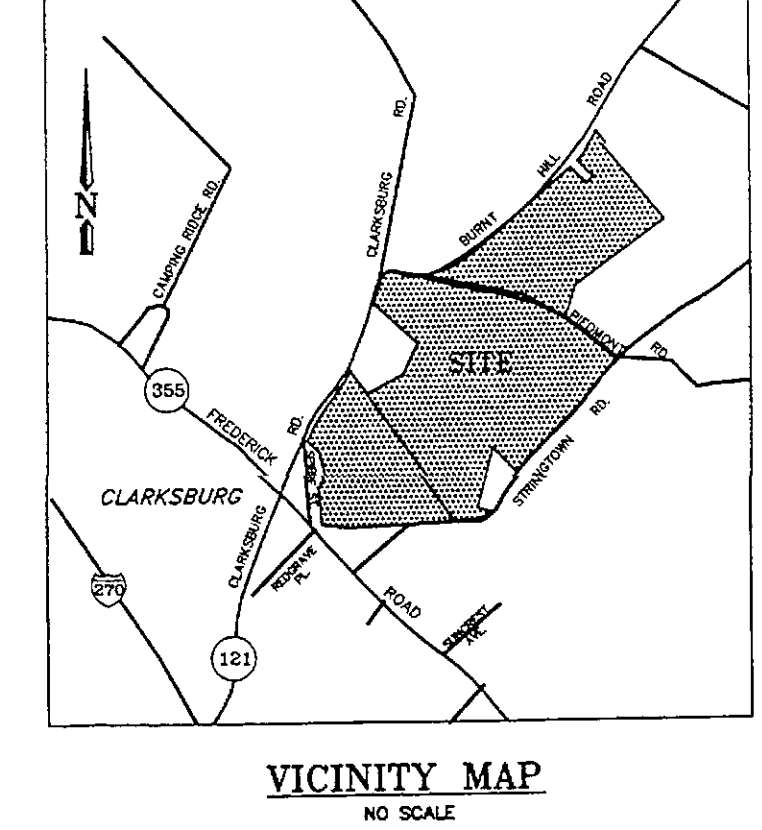
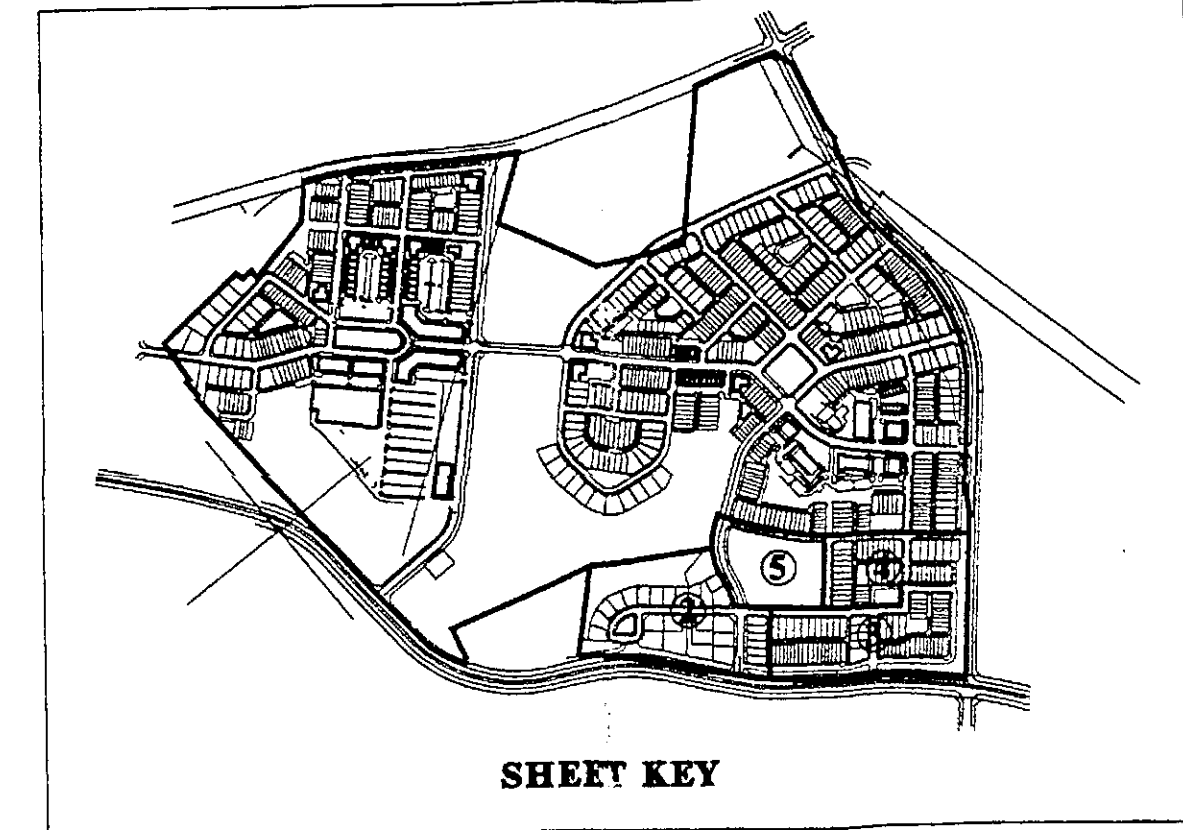
Approved Plan	Parking	Proposed Plan
484	Offset	228
152	Garage	200
632	Required	458
816	Total	578

Approved Plan	Green Space	Proposed Plan
1,184,808 sqft	Requires	1,525,880 sqft
27.43 Ac	1,227,144 sqft x 0.50 = 613,572 sqft or 22.12 Ac	35.10 Ac

BMP SUMMARY - PHASE 1B

BMP	DA(Ac)	IMP DA(Ac)	DESIGN RUN-OFF DEPTH	ADDITIONAL STORAGE AT:	REDUNDANT WITH:	REVISED DA(Ac)	IMP DA(Ac)
SF#8	7.45	2.79	1"	-	-	NO CHANGE	-
SF#12	8.30	3.11	1"	-	Permanent Pool	14.45	4.53
SF#13	5.16	2.9	1"	-	Permanent Pool	6.60	3.56
SF#14	38.72	18.09	0.5"	Permanent Pool	Permanent Pool	35.50	19.45
CW#3	0.72	0.72	1"	-	SF#14, Perm. Pool	0.78	0.49
CW#4	0.29	0.29	1"	-	SF#14, Permanent Pool	0.77	0.57
CW#6	1.02	0.23	1"	-	SF#14, Permanent Pool	0.75	0.49

* Total Impervious Area (1B-2) = 12.66 Ac.
Total Impervious Area (1B-3) = 7.30 Ac.



PREV. APPR. DEMAND POINTS PER POPULATION CATEGORY

HOUSING TYPE	#/U	TOT	CHLD	TEEN	ADULT	ELDERLY
SFD I	20	2.5	4.8	1	21.2	2.2
SFD II	37	5.2	7.1	4.5	49.1	4.7
TH	133	22.3	29.8	10.6	171.3	9.6
Garden	150	16.2	29.4	19.9	175.2	24
Total	340	46.2	70.1	35.0	414.8	40.5

PROP. DEMAND POINTS PER POPULATION CATEGORY

HOUSING TYPE	#/U	TOT	CHLD	TEEN	ADULT	ELDERLY
SFD II	15	1.9	3.6	3.8	15.9	1.7
SFD III	52	7.3	10	12	66.1	6.6
TH	147	24.7	31.9	11.8	189.3	10.6
Garden	80	8.6	11.2	9.6	94.7	12.8
Total	294	42.5	56.6	37.2	366	31.7

PREV. APPR. SUPPLY POINTS PER FACILITY ON-SITE

REC. FACILITY	TOT	CHLD	TEEN	ADULT	ELDERLY
(8) Seating Area	6	5	8	30	12
Open Play II	3	4	4	10	1
Multi Age	9	11	3	7	1
Bike System	2.3	6.4	6.6	64.2	4.1
Nature Trail	2.3	6.4	6.6	64.2	4.1
Total	22.6	35.9	29.2	175.4	24.9
Total Including Off-site	27.8	52.4	43.7	208.1	27.9

PROP. SUPPLY POINTS PER FACILITY ON-SITE

REC. FACILITY	TOT	CHLD	TEEN	ADULT	ELDERLY
Bike Trail	2.1	5.6	5.5	54.9	3.1
(2) Multi Age	18	22	6	14	2
(11) Seating Area	11	11	16.5	65	22
Pedestrian System	4.2	11.3	7.4	164.7	14.3
Tot Lot	9	2	0	4	1
Nature Trail	2.1	5.6	5.5	54.9	4.7
Total	46.4	57.5	40.9	347.5	47.1
Total Including Off-Site	51.6	76.1	53.9	382.2	50.7

PREV. APPR. SUPPLY POINTS PER FACILITY OFF-SITE

REC. FACILITY	TOT	CHLD	TEEN	ADULT	ELDERLY
Play Lot	0	3.1	1	1.4	0.3
Bike Trail	0.1	0.7	1.1	4.4	0.2
Multi Age	3.1	3.8	1	2.4	0.3
(2) Seating Areas	0.5	0.5	1	3.5	1.4
Soccer Jr	0.7	5.2	5.2	10.5	0.7
Baseball Jr (Pony)	0.7	5.2	5.2	10.5	0.7
Total	5.2	18.6	4.5	32.7	3.6
35% of Demand	18.6	22.4	15.4	149.9	14.5

PROP. SUPPLY POINTS PER FACILITY OFF-SITE

REC. FACILITY	TOT	CHLD	TEEN	ADULT	ELDERLY
Play Lot	0	3.1	1	1.4	0.3
Bike Trail	0.1	0.7	0.6	4.4	0.2
Multi Age	3.1	3.8	1	2.4	0.3
(2) Seating Areas	0.6	0.6	1	3.5	1.4
Soccer Jr	0.7	5.2	5.2	10.5	0.7
Baseball Jr (Pony)	0.7	5.2	5.2	10.5	0.7
Total	5.2	18.6	13	32.7	3.6
35% of Demand	14.8	19.8	13	126.1	11

* SOME CREDIT NOT ALLOWED BECAUSE IT EXCEEDS 35% REQUIRED DEMAND.

M.N.C.P.C. APPROVALS

PROJECT NAME: CLARKSBURG TC - PHASE 1B PART 2

PROJECT NUMBER: #8-98001

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

The Revision Listed Below Apply to this Sheet

Approved or Revision #	Approved Date	Reviewer's Signature	Certification Title

GENERAL NOTES

270.16 Ac.
Gross Site of Phase I
Gross Site of Phase 1B - Part Two
120.17 Ac.
964637 sqft or 22.14 Ac.
RMX-2
40232 sqft or 0.92 Ac.

Area to be Dedicated
ROW for Existing road improvements
Clark Crossing Drive
Street E
Street F
Street G
Street H
Street J
Total
59,706 sqft.
17355 sqft.
60328 sqft.
59120 sqft.
17646 sqft.
10344 sqft.
264,366 sqft. or 6.07 Ac.

Minimum Green Area required (50% 1B-Part 2)
Proposed Green Area
Block B
103498 sqft.
Block D
120448 sqft.
Block E
84128 sqft.
Total
490,519 sqft. or 10.57 Ac.

Tax Map EW
State Grid used NAD 83
Preliminary Plan #1-95042
NR/FSO #4-94162
Water/Sewer categories
Proposed Water/Sewer Service - Public
Boundary/Topography by Laidman Assoc., Inc.
Site located within Little Seneca Watershed
MPDU - 58 units (12.5% total Phase I)
MPDU's provided Phase 1B-Part Two 7/12 units
Impervious Area Phase 1B-Part Two

Parking Tabulations
Parking Required (250 per 115 units) 230 sp
Parking Provided 42 sp
Garage Spaces 206 sp
Total 248 sp

**COPY OF APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STATE AS SHOWN**

FILE NO. 8-3-0
MONTGOMERY COUNTY PLANNING DEPARTMENT
REVISION: 1/1/2001
DATE: 1/1/2001
AUTHORIZED SIGNATURE: [Signature]
DATE: 1/1/2001

PRINT MADE
JUL 3 0 2001
CHARLES P. JOHNSON & ASSOC.

LANDSCAPE ARCHITECT CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE PLANS AND RECORDS.

6/28/01
DATE: [Signature]
LESLIE POWELL
REGISTERED LANDSCAPE ARCHITECT
NO. #566

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE DEEDS AND RECORDS.

6/28/01
DATE: [Signature]
RONALD COLLIER
PROFESSIONAL LAND SURVEYOR
MD # 20014

DEVELOPER'S CERTIFICATE

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

DATE: 6/28/01 BY: Tracy J. Haver

Charles P. Johnson & Associates, Inc.
PLANNERS • ARCHITECTS • LANDSCAPE ARCHITECTS
1000 E. JEFFERSON AVE., SUITE 200
CLARKSBURG, MARYLAND 20615
PHONE: 410-341-1200 FAX: 410-341-1201
E: cpjohnson@cpja.com

CPJ Associates

**PHASE 1B - PART TWO
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND**

CLIENT: TERRACON CONSULTING LLC

DESIGN: [Signature]
CHECK: [Signature]
INCH: [Signature]
APPROVED: [Signature]
DATE: 6/28/01
SCALE: AS SHOWN

FILE NO.: 29-102-21 D

MINIMUM BUILDING SETBACKS per SECTION 59-C-10.3.8
Setbacks shown reflect a 50% reduction as previously approved by the Planning Board during Project Plan and Preliminary Plan for this Development.

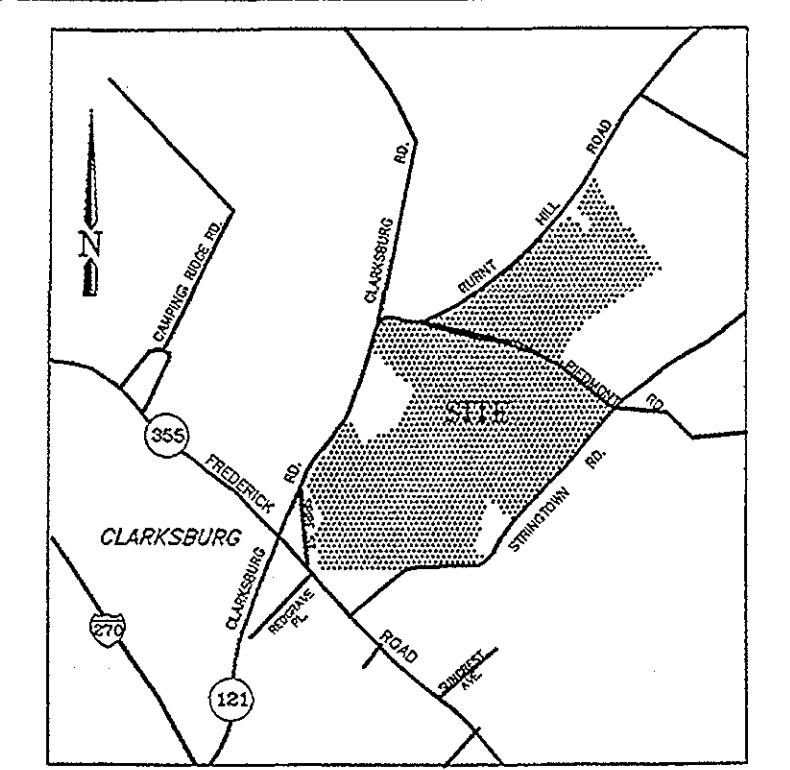
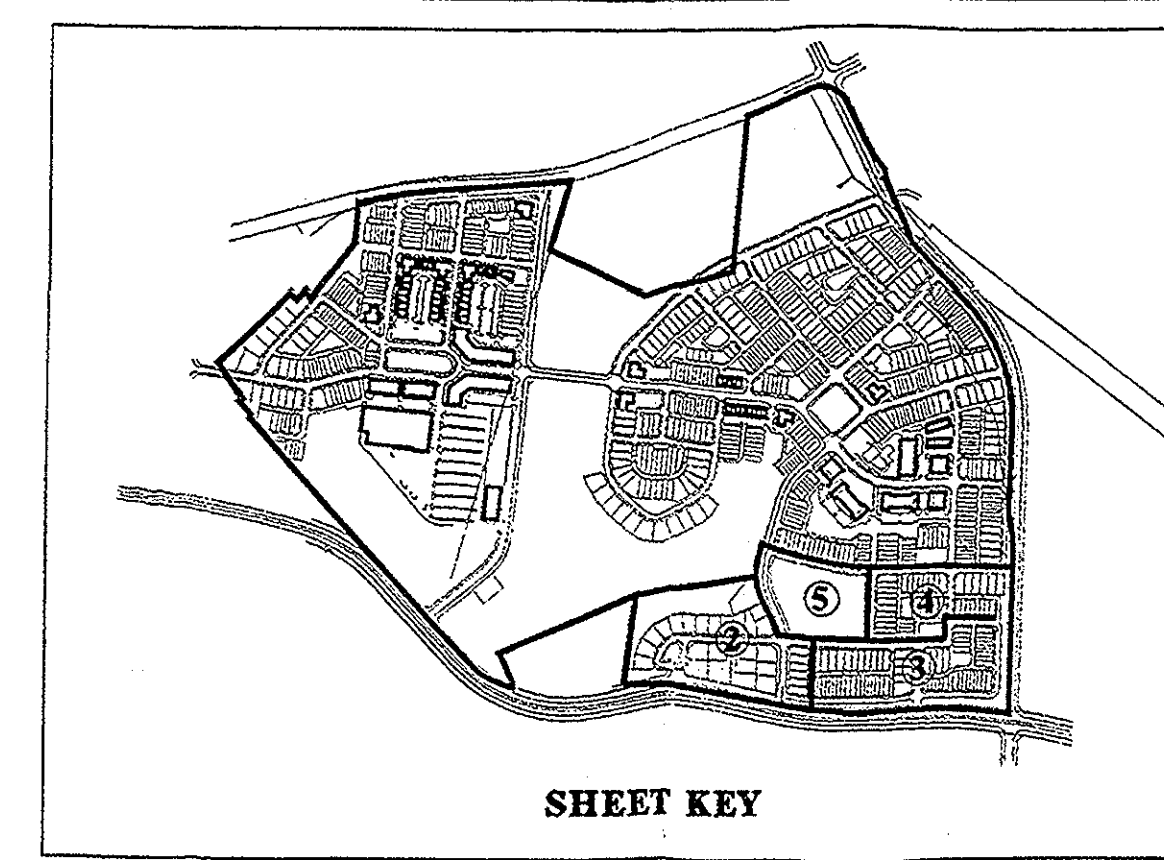
1. From one-family residential zoning 50'
2. From residential zoning other than one-family 15'
3. From city street 10'

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

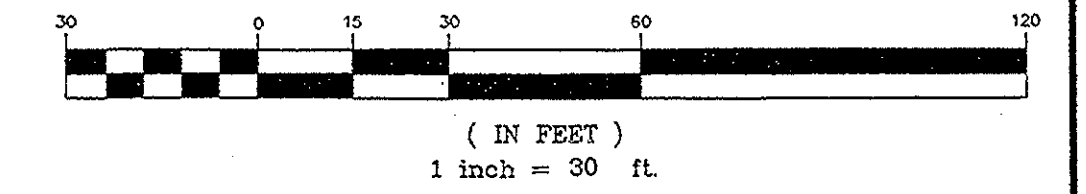
Lot Area	SFD	TH's	Courtyard TH's	Multi-Family
Front Yard	4000 sqft	1120 sqft	950 sqft	NA
Lot Width @ Street	10'	10'	10'	10'
Min. Lot Width @ Bldg. Line	25'	16'	20'	NA
Rear Yard	40'	16'	20'	NA
Side Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Min. space between End Bldgs.	NA	0'	0'	10'/20'
Max. Height	35'	35'	35'	45'

Residential Accessory Buildings/Lot Standards

1. Coverage (Max. percentage of Lot) 50%
2. Setback (inside Lot)
 - From Front Street Line 60'
 - From Side/Rear Lot Line 0'
 - From Alley Line 0'
 - Setback (Corner Lot)
 - From Side Street (Where abutting Lots Front) 10'
 - From Side Street (Where abutting Lots do not Front) 10'
 - From Rear Lot Line 0'
 - Max. Height 27'



VICINITY MAP
NO SCALE
GRAPHIC SCALE



COPY OF APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
FILE NO. 8-180017A
MONTGOMERY COUNTY PLANNING DEPARTMENT

4/25/07 4/25/07

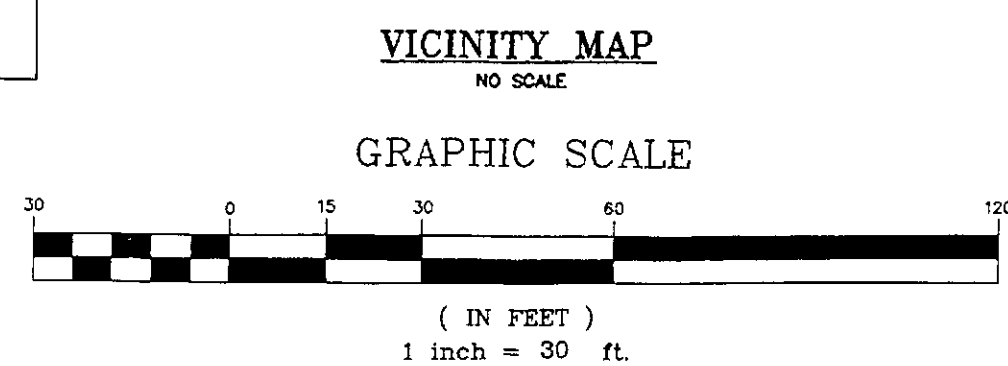
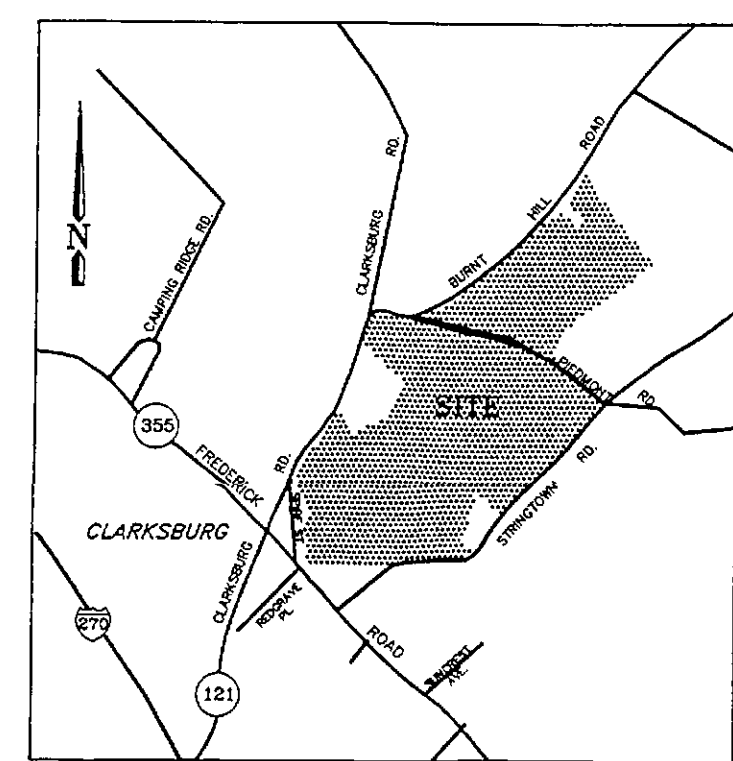
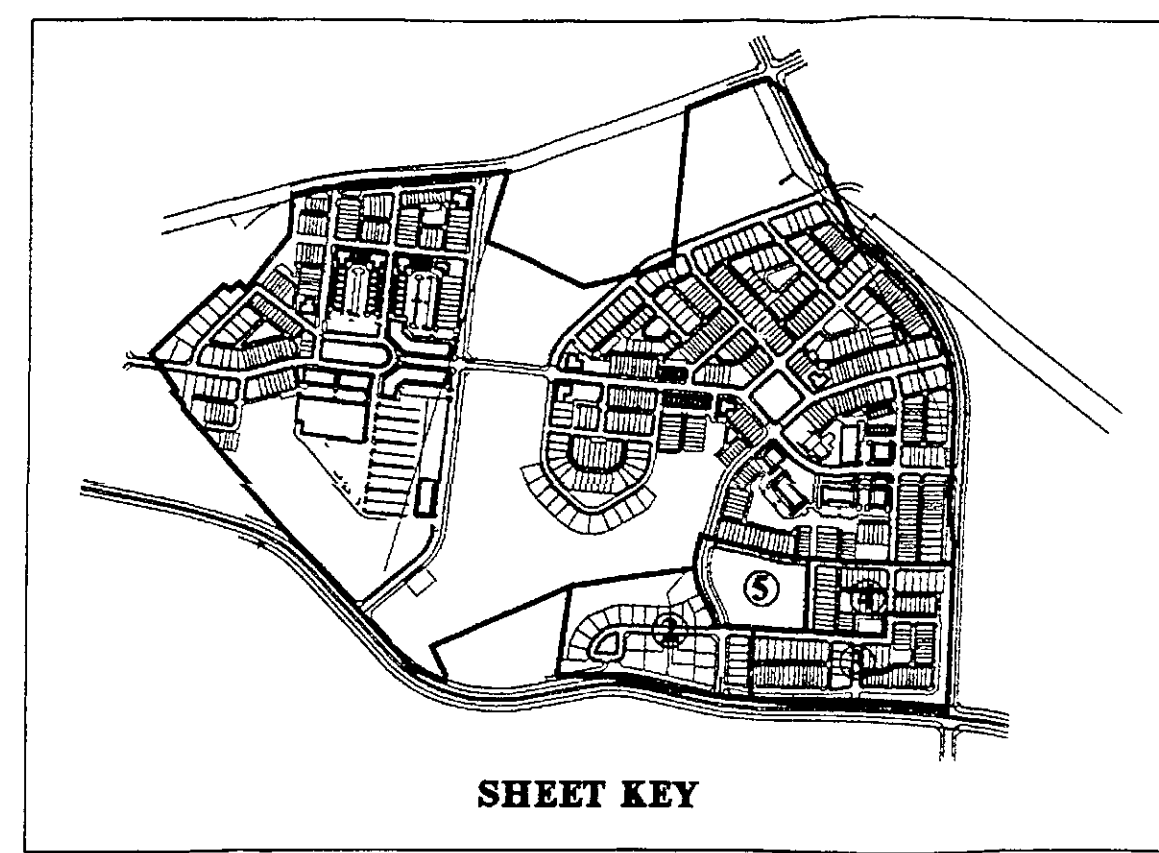
DATE	BY	DATE	BY
2	5		

CLIENT: TERRACON CLARKSVILLE
DATE: 4/25/07
SCALE: 1"=40'

PHASE 1B - PART #40 ONE
SITE DEVELOPMENT PLAN
CLARKSVILLE TOWN CENTER
CLARKSVILLE (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Charles P. Johnson & Associates, Inc.
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
10000 CLARKSVILLE ROAD, SUITE 100
CLARKSVILLE, MD 21031-1000
P: 410-326-1000
F: 410-326-1001
C: 410-326-1002
E: cpj@cpja.com
P: 410-326-1003
F: 410-326-1004
C: 410-326-1005
E: cpj@cpja.com

MINIMUM BUILDING SETBACKS per SECTION 59-C-10.3.8				
Setbacks shown reflect a 50% reduction as previously approved by the Planning Board during Project Plan and Preliminary Plan for this development.				
1. From one-family residential zoning	50'			
2. From residential zoning other than one-family	15'			
3. From any street	10'			
Minimum Lot Requirements for Residential Lots - modification per Section 59-C-10.3.8 of Zoning Ordinance				
Lot Area	SFD	TH's	Courtyard TH's	Multi-Family
Front Yard	4000 sqft	1120 sqft	250 sqft	NA
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	15'	20'	NA
Rear Yard	25'	20'	6'	10'
Side Yard	0'/8"	0'	0'	10'/20'
Min. space between End Bldgs.	NA	220'/14'	220'/14'	450'/10'
Max. Height	NA	4'	4'	35'
* Mid-block separation between end units may be reduced to 4'.				
Residential Accessory Buildings/Lot Standards				
1. Coverage (Max. percentage of Lot)	50%			
2. Setback (inside Lot)				
From Front Street Line	60'			
From Side/Rear Lot Line	0'			
From Alley Line	0'			
Setback (Corner Lot)				
From Side Street (Where abutting Lots Front)	10'			
From Side Street (Where abutting Lots do not Front)	10'			
From Rear Lot Line	0'			
Max. Height	27'			



Charles P. Johnson & Associates, Inc.
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
DIRECTOR ROAD SUITE 200 SILVER SPRING MARYLAND 20910
PHONE 301-584-9991 FAX 301-584-9992
PITTSBURGH, MD
CPJ Associates

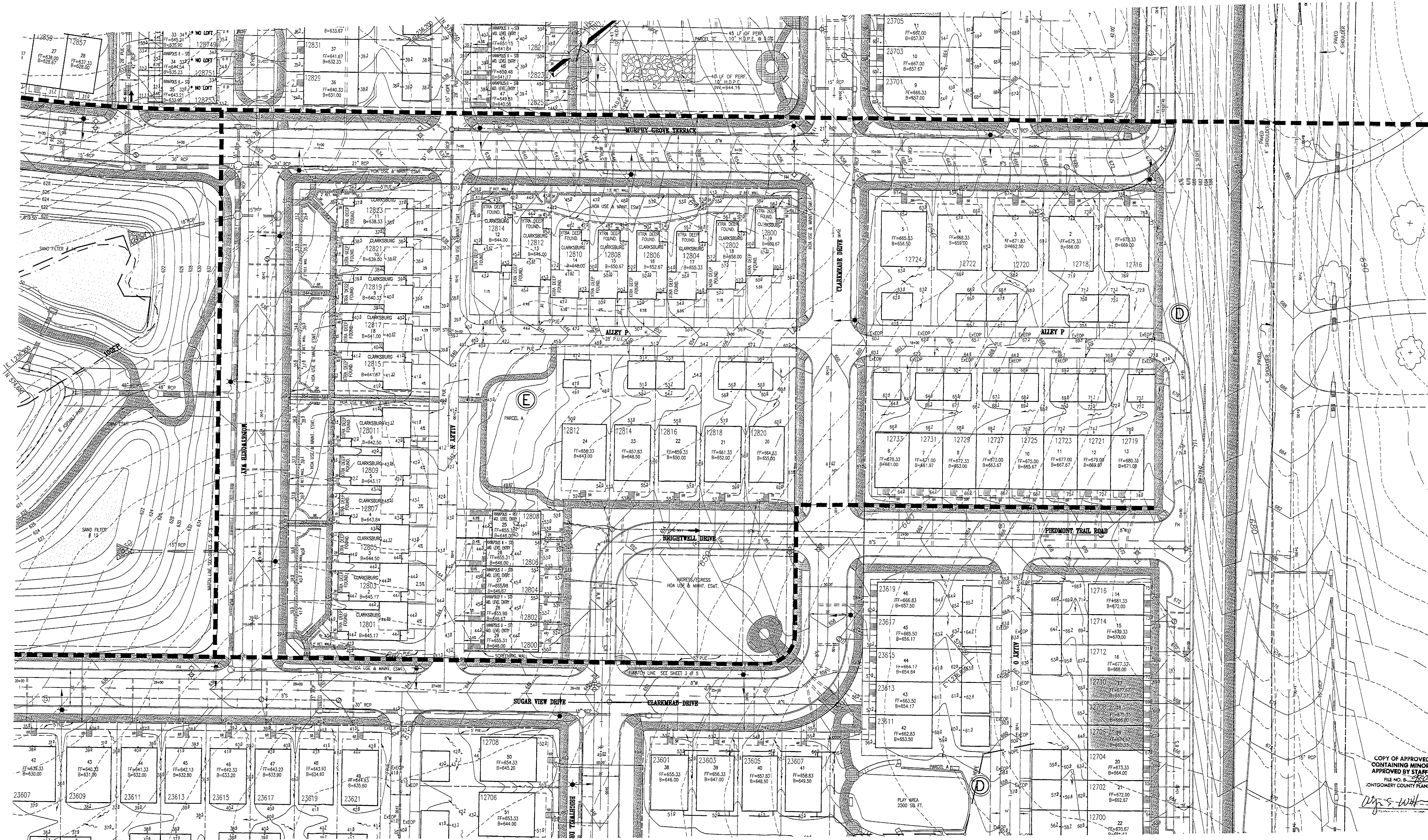
COPY OF APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
MONTGOMERY COUNTY PLANNING DEPARTMENT
REVISION: *Clarkeburg*
William A. Johnson 8/3/01
DATE

PHASE IB - PART TWO
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

UPDATES/REVISIONS		CLIENT		DATE	
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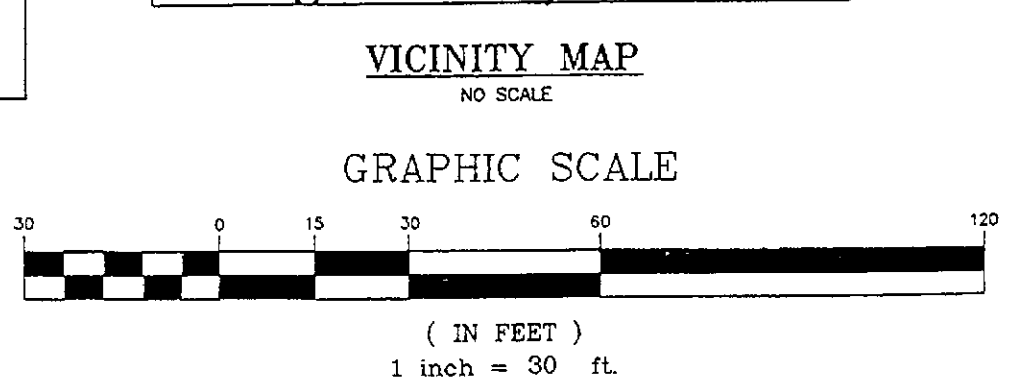
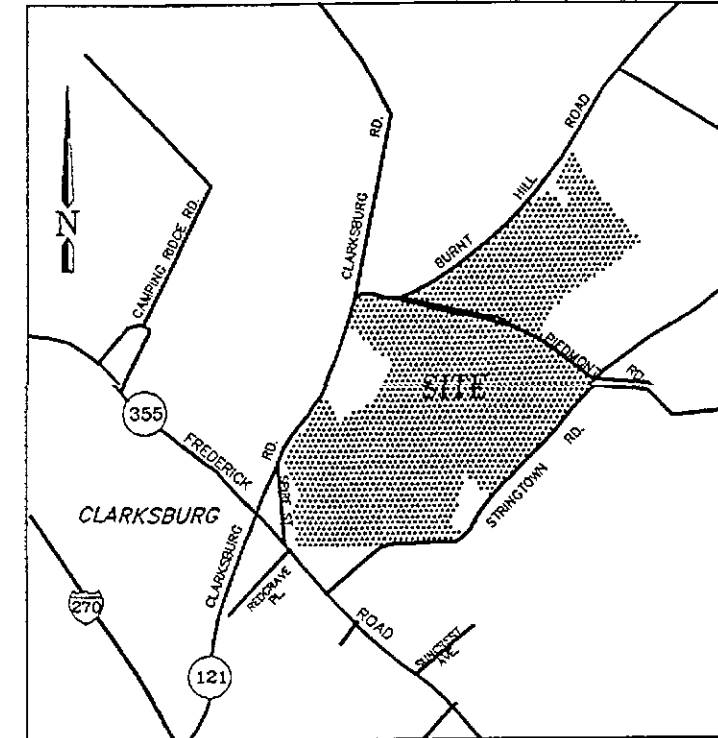
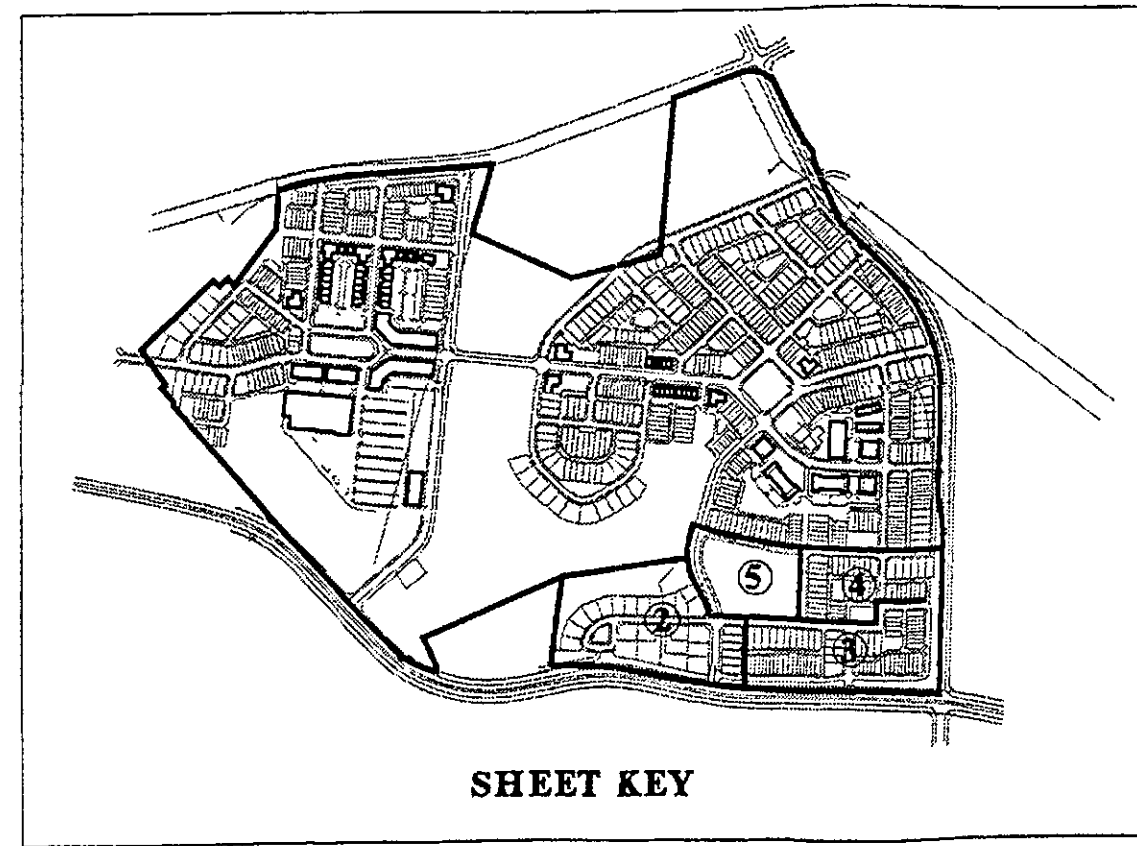
MINIMUM BUILDING SETBACKS per SECTION 59-C-10.3.8				
Setbacks shown reflect a 50% reduction as previously approved by the Planning Board during Project Plan and Preliminary Plan for this Development				
1. From one-family residential zoning	50'			
2. From residential zoning other than one-family	10'			
3. From any street	15'			
Minimum Lot Requirements for Residential Lots - modification per Section 59-c-10.3.8 of Zoning Ordinance				
Lot Area	SFD 4000 sqft	TH's 1120 sqft	Courtyard TH's 950 sqft	Multi-Family NA
Front Yard	10'	10'	10'	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	16'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	3'	0'	0'	10'/20'
Min. space between End Bldgs.	NA	*20'/4'	*20'/4'	30'
Max. Height	35'	35'	35'	45'
* Mid-block separation between end units may be reduced to 4'.				
Residential Accessory Buildings/Lot Standards				
1. Coverage (Max. percentage of Lot)	50%			
2. Setback (Inside Lot)				
From Front Street Line	60'			
From Side/Rear Lot Line	0'			
From Alley Line	0'			
Setback(Corner Lot)				
From Side Street (Where abutting Lots Front)	10'			
From Side Street (Where abutting Lots do not Front)	10'			
From Rear Lot Line	0'			
Max. Height	27'			

FUTURE DEVELOPMENT PHASE 1B - PART THREE

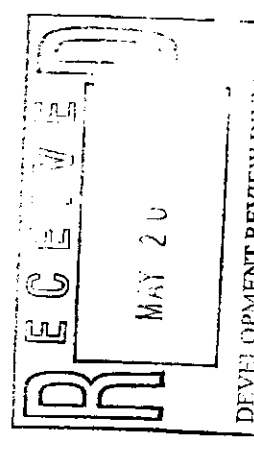


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CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
MONTGOMERY COUNTY PLANNING DEPARTMENT

6/10/06



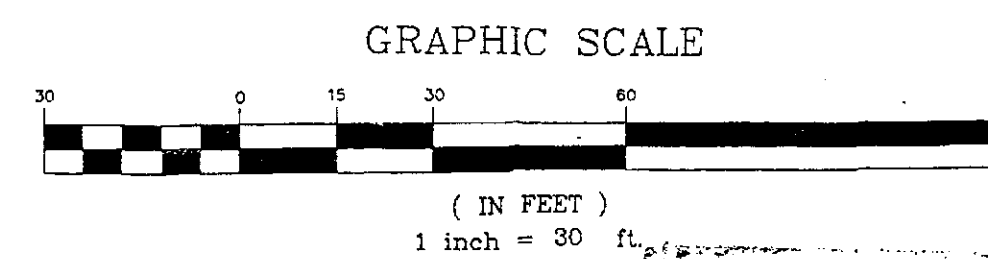
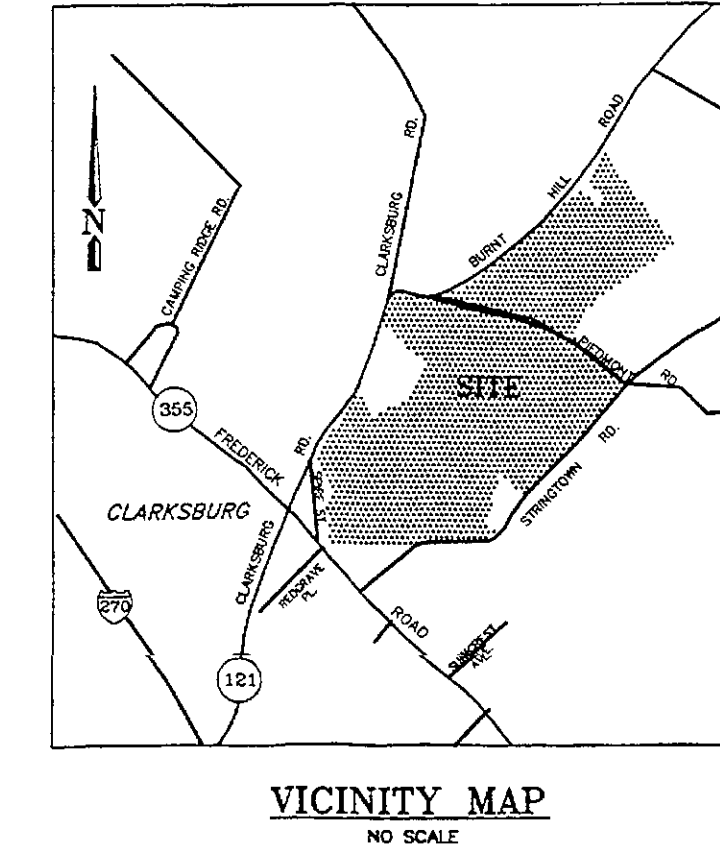
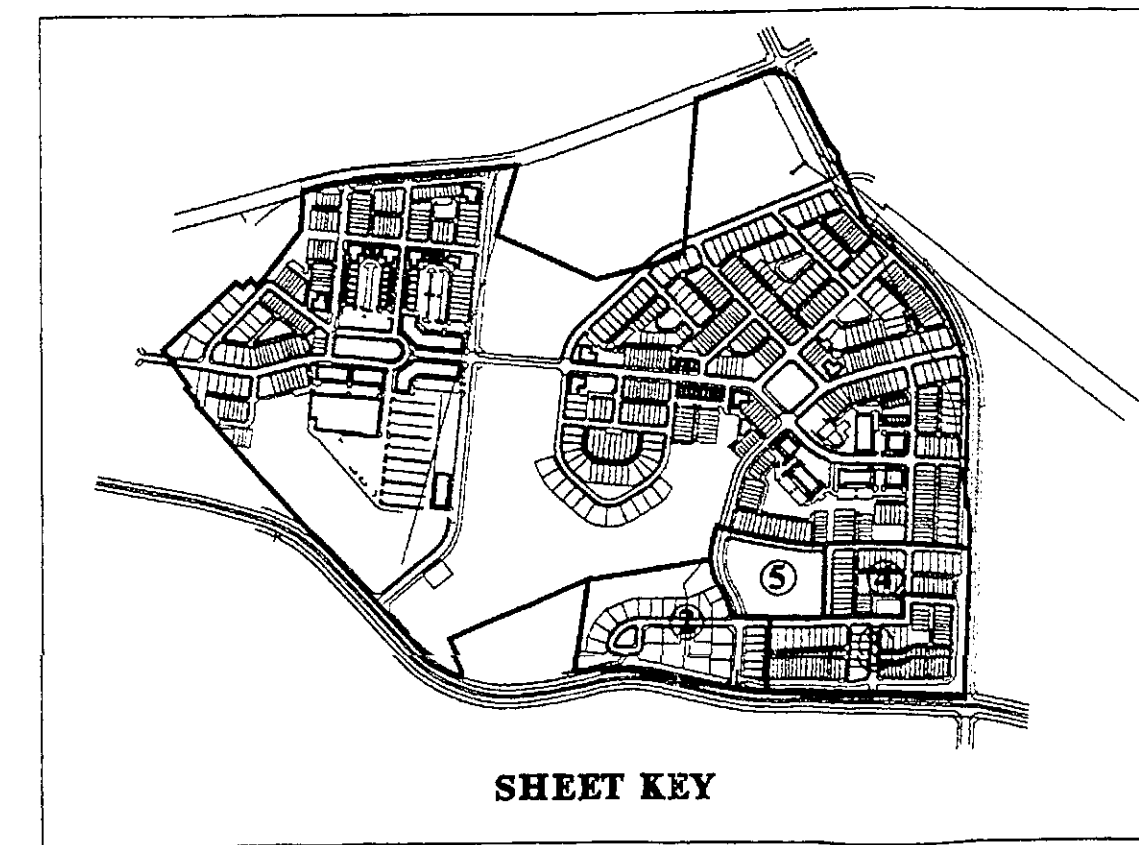
Charles P. Johnson & Associates, Inc.
10000 CLARKSBURG ROAD
CLARKSBURG, MD 21714
Phone: 410.326.1000
Fax: 410.326.1001
E-mail: cpj@cpjassoc.com



PHASE 1B - PART TWO
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

DATE	6/10/06
BY	CPJ
FOR	CLARKSBURG TOWN CENTER
PROJECT NO.	2000-01
DATE	6/10/06
BY	CPJ
FOR	CLARKSBURG TOWN CENTER
PROJECT NO.	2000-01

2000-01-211D

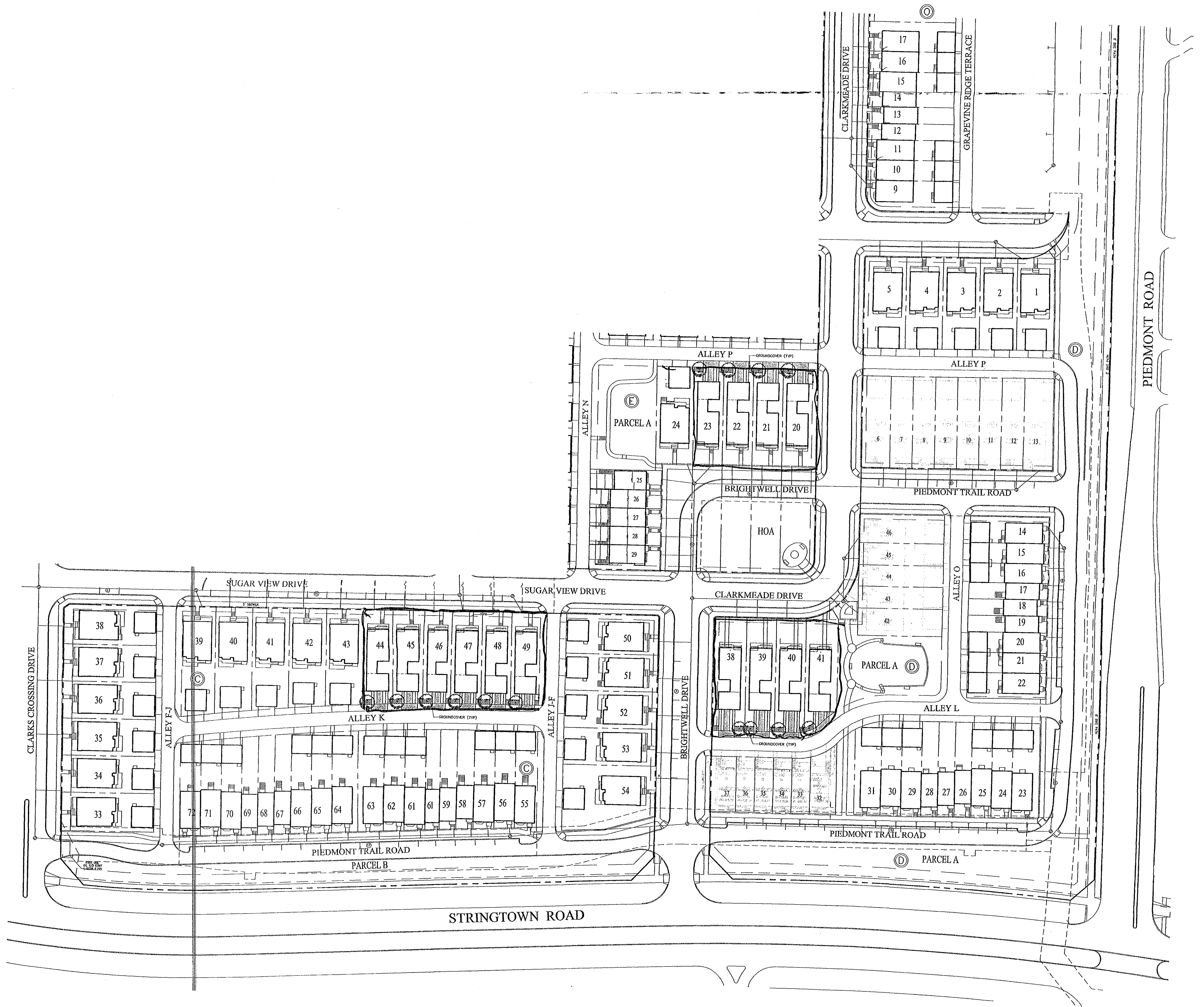


COPY OF APPROVED SITE PLAN
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APPROVED BY STATE AS SHOWN
FILE NO. 9-0000000000
MONTGOMERY COUNTY PLANNING DEPARTMENT
REVISION: 1/1/2000
AUTHORIZED SIGNATURE: [Signature]
DATE: 1/1/2000

FUTURE DEVELOPMENT PHASE 1B - PART THREE

PHASE 1B - PART ONE
BY OTHERS
NOT PART OF THIS
SUBMISSION

MINIMUM BUILDING SETBACKS per SECTION 59-C-10.3.8				
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2. From residential zoning other than one-family	15'			
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Min. Lot Width @ Bldg. line	40'	16'	20'	NA
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Side Yard	0'/4'	0'	0'	30'
Min. space between End Bldgs.	NA	*20'/4'	*20'/4'	45'
Max. Height	35'	35'	35'	
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1. Coverage (Max. percentage of Lot)	50%			
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Setback (Corner Lot)				
From Side Street (Where abutting Lots Front)	10'			
From Side Street (Where abutting Lots do not Front)	10'			
From Rear Lot Line	27'			
Max. Height				



COMPOSITE PLAN CLARKSBURG TOWN CENTER

Blocks C, D, E & O
Miller & Smith
Montgomery County, Maryland

February, 2002

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

01176eb1

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

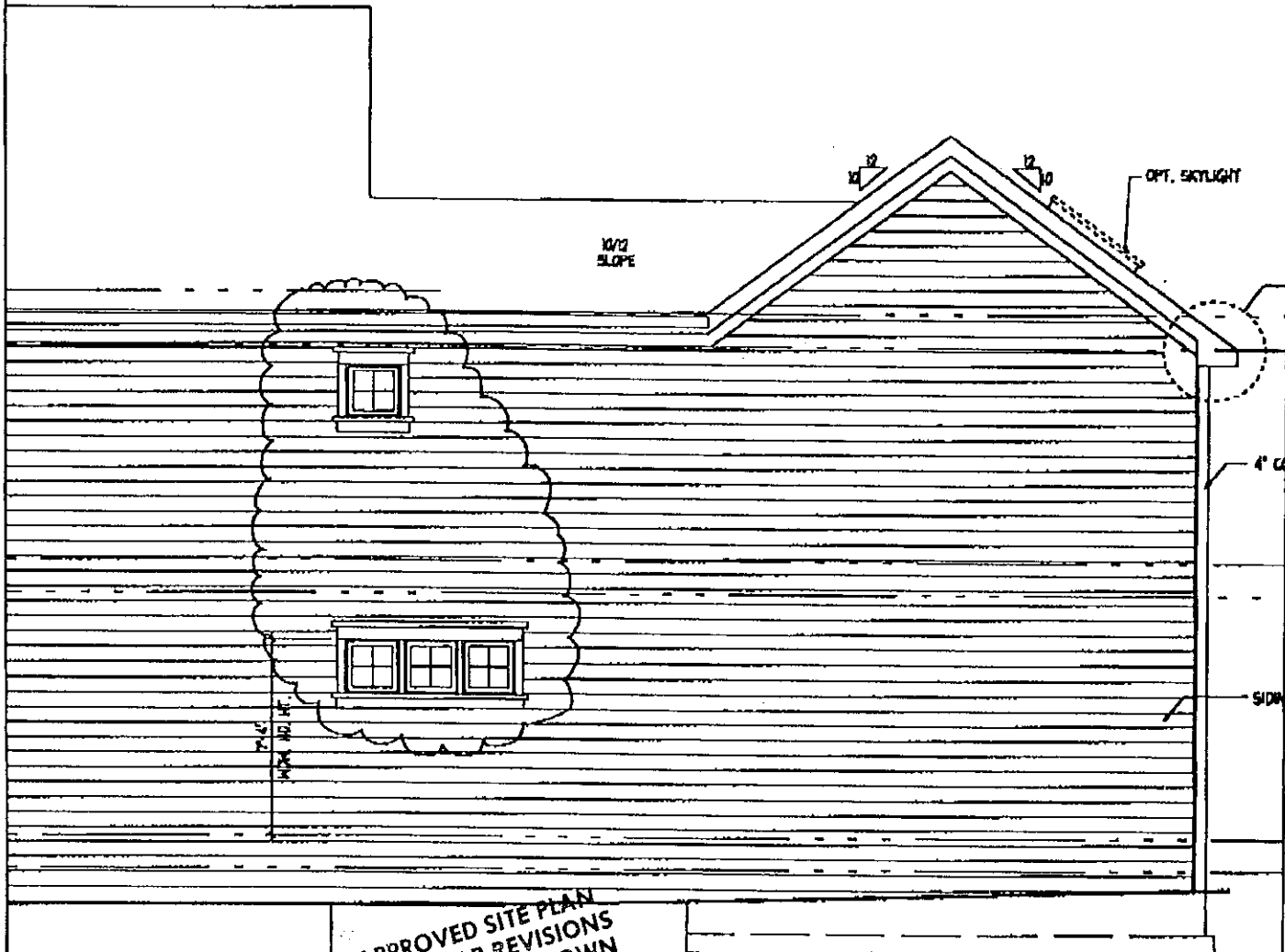
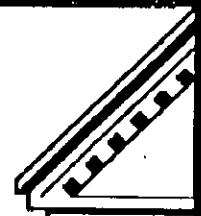
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THE LESSARD ARCHITECTURAL GROUP INC.

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703/760-9344 • FAX 703/760-9328 • email@lessardgroup.com

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Wyn S. Williams
3/7/02

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

© LANT B ELEVATION IN 8 03

SHEET TITLE : Elevation B - Right Side Elevation

SHEET NO : 3 of 3

PROJECT NAME : Clarksburg Single Family

PROJECT NO : MSV52B

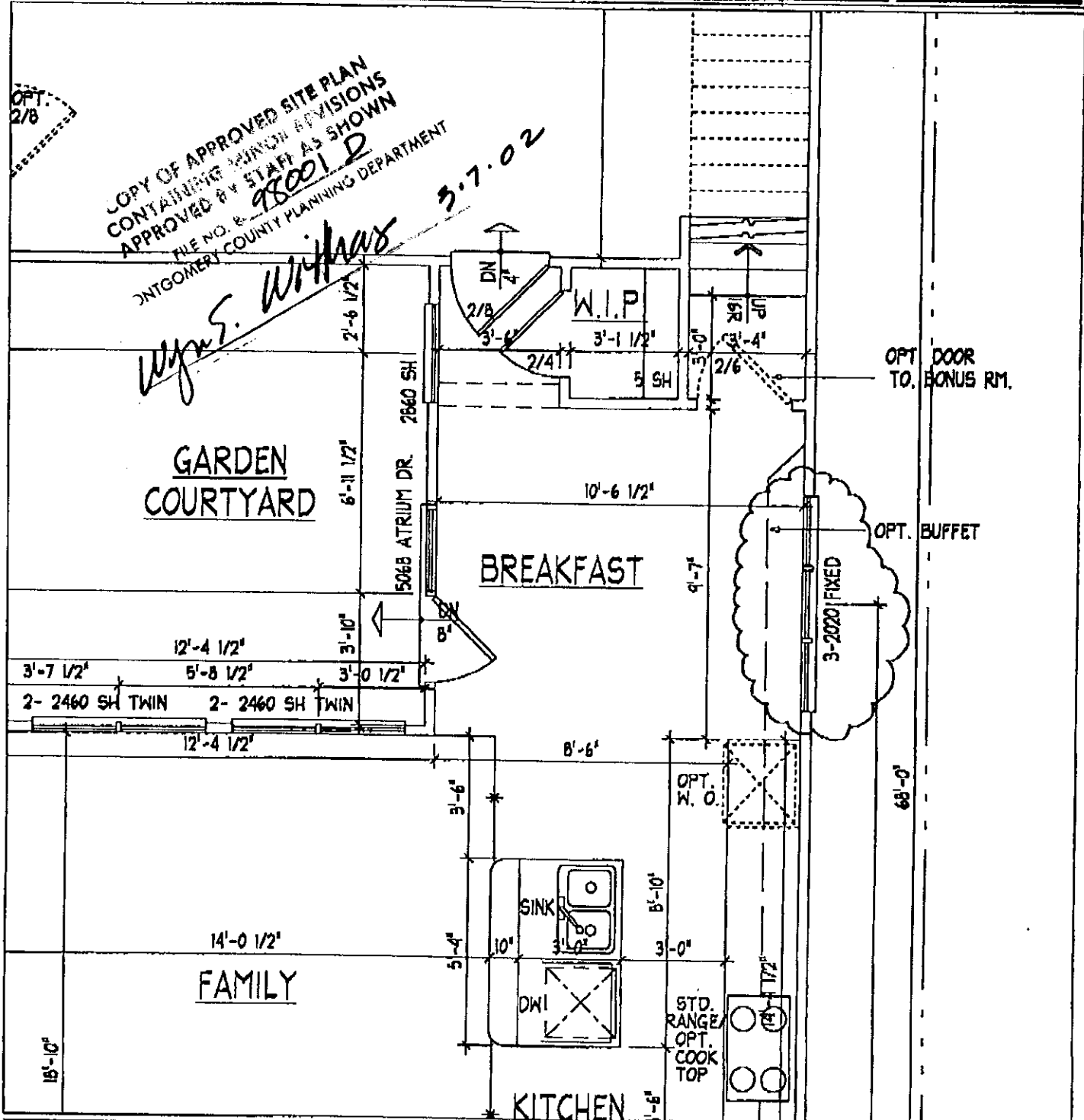
CLIENT NAME : Miller & Smith

DATE: 02/11/02

893001D

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DATE: 02/11/02

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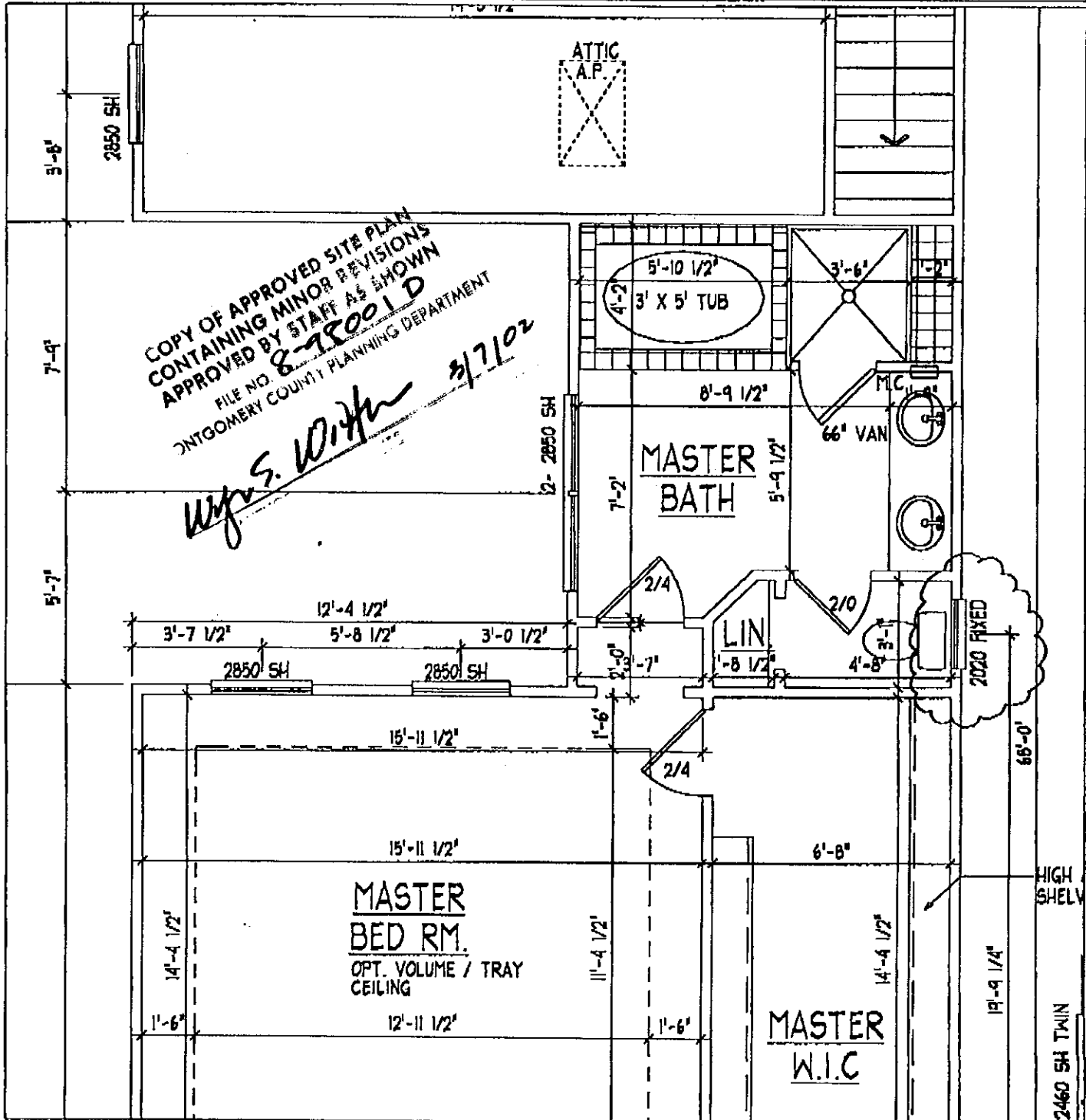
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FILE NO. 8-18001 D
MONTGOMERY COUNTY PLANNING DEPARTMENT

W. S. With 3/7/02



SHEET TITLE : Unit B - First Floor Plan

PROJECT NAME : Clarksburg Single Family

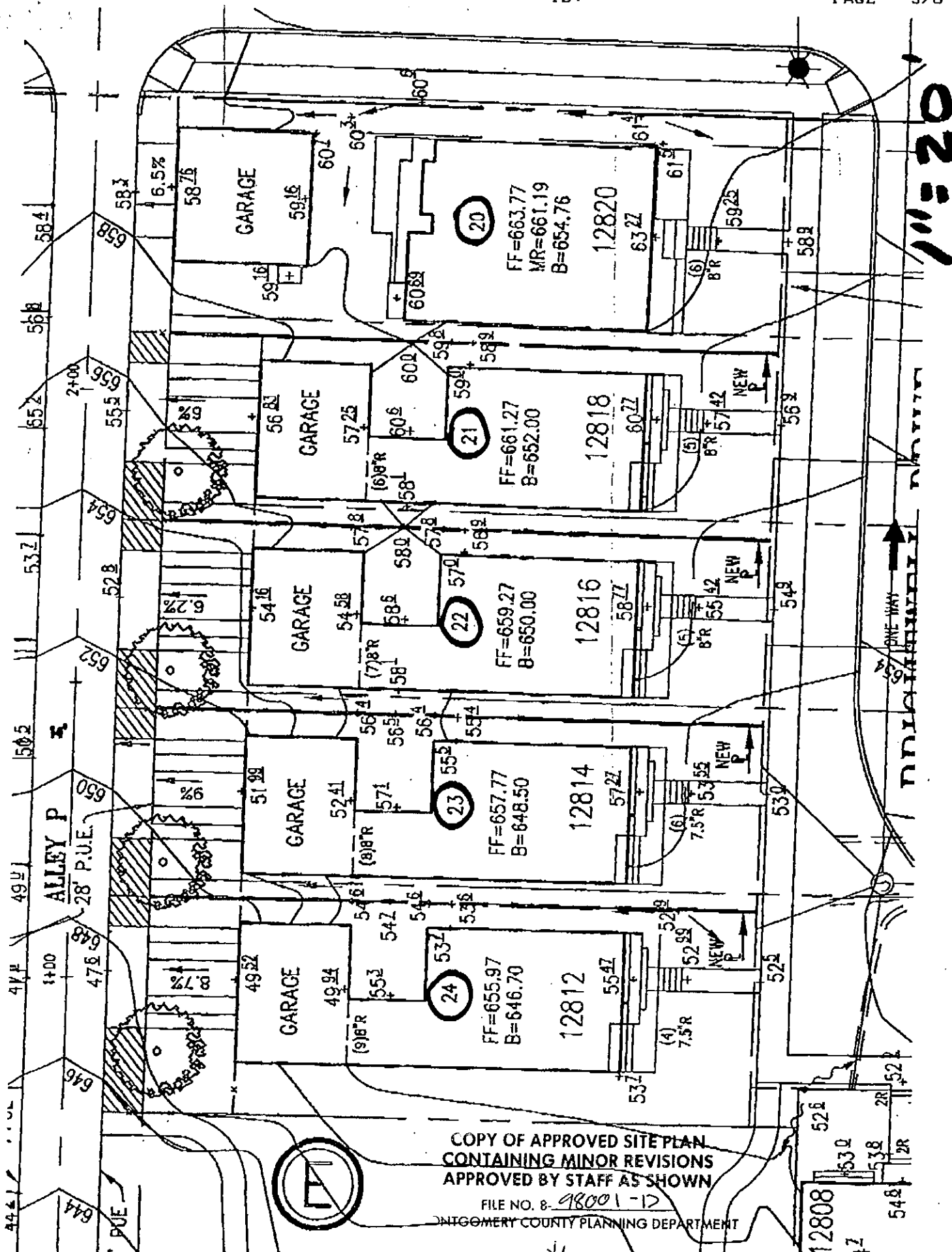
CLIENT NAME : Miller & Smith

SHEET NO : Sheet 1 of 3

PROJECT NO : MSV528

DATE : 02/11/02

895001D



W. S. W. H. H. H.

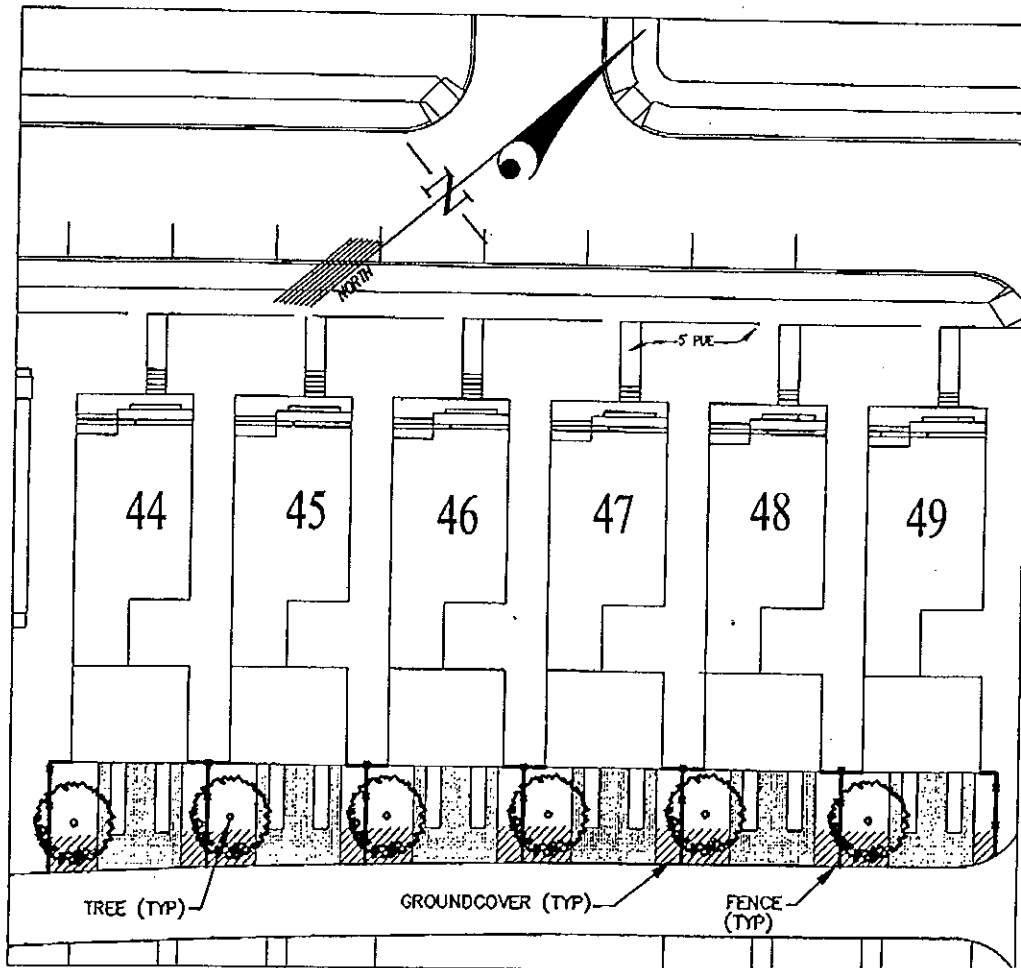
3/7/02

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Wynne S. Walker

3/7/02



CLARKSBURG TOWN CENTER
LOTS 44-49, Block C

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3803 NATIONAL DRIVE - SUITE 250 - BURLINGTON OFFICE PARK
BURLINGTON, MARYLAND 20868
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2324 FAX: 301-421-4406

PREPARED FOR:

MILLER & SMITH
1588 SPRING HILL ROAD SUITE 400
MCLEAN, VIRGINIA 22102

DATE

02-22-02

SCALE

1"=30'

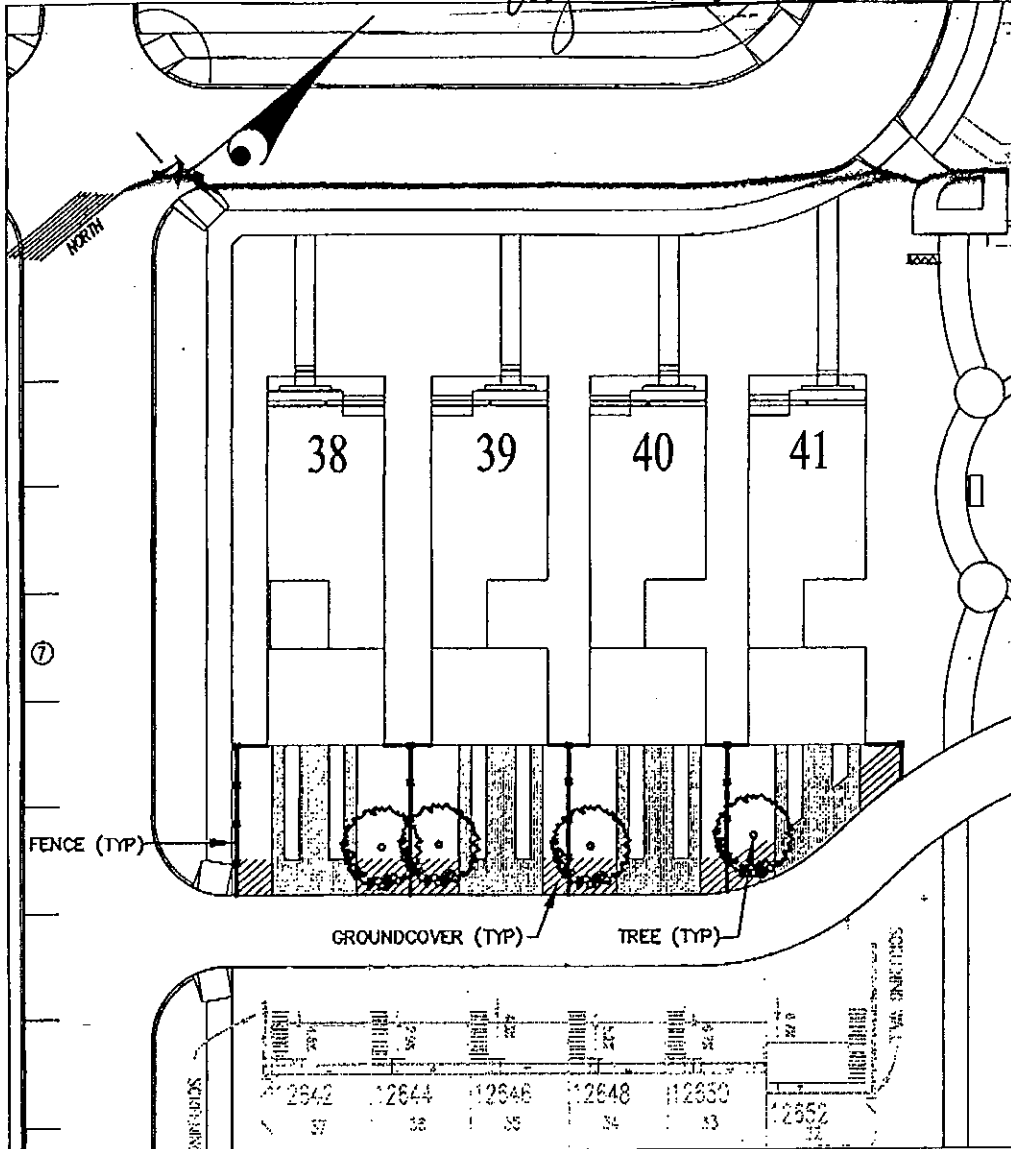
GLW FILE NO.

01-176

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APPROVED BY STAFF AS SHOWN

FILE NO. 8- 98001 D
MONTGOMERY COUNTY PLANNING DEPARTMENT

Wynne G. Withay 3.7.02



CLARKSBURG TOWN CENTER
LOTS 38-41, Block D

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURLINGAME OFFICE PARK
BURLINGAME, CALIFORNIA 94010
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-993-2524 FAX: 301-421-4108

PREPARED FOR:
MILLER & SMITH
1568 SPRING HILL ROAD SUITE 400
MCLEAN, VIRGINIA 22102

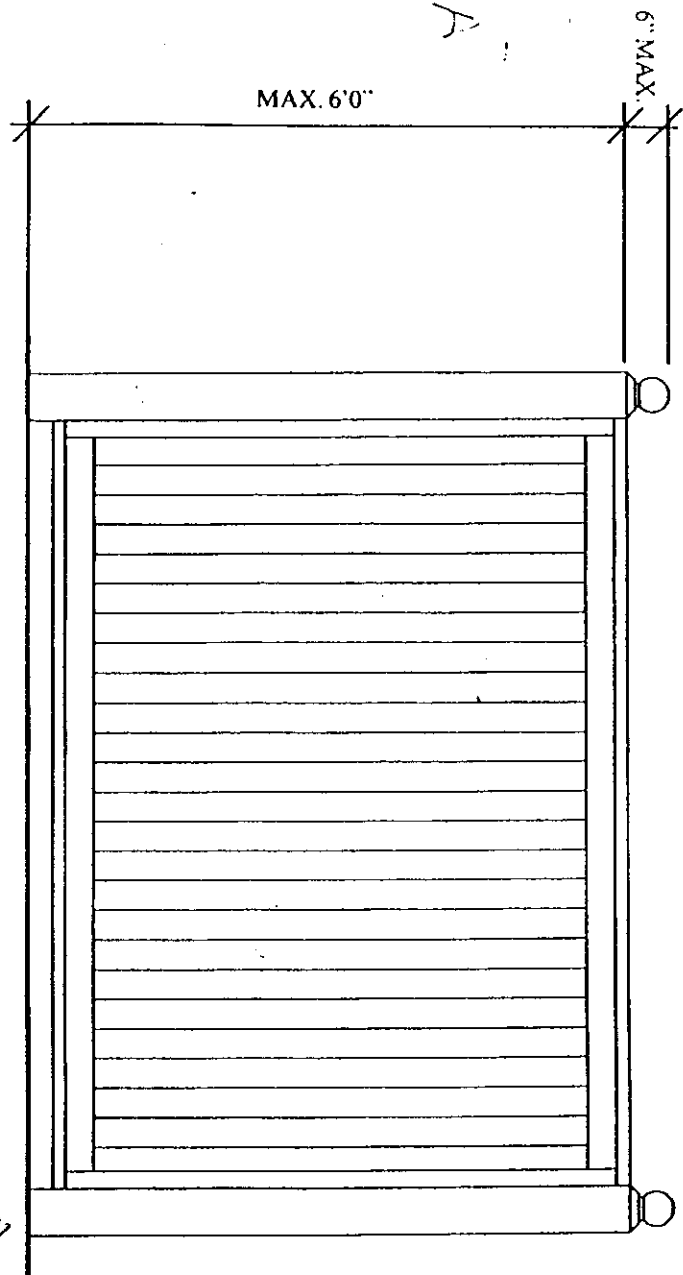
DATE
02-22-02

SCALE
1"=30'

GLW FILE No.
01-176

FENCES - REAR YARD SCREEN FENCE

OPTION A - VERTICAL BOARD FENCE



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MONTGOMERY COUNTY PLANNING DEPARTMENT

Wynne E. Wilkay 3.7.02

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