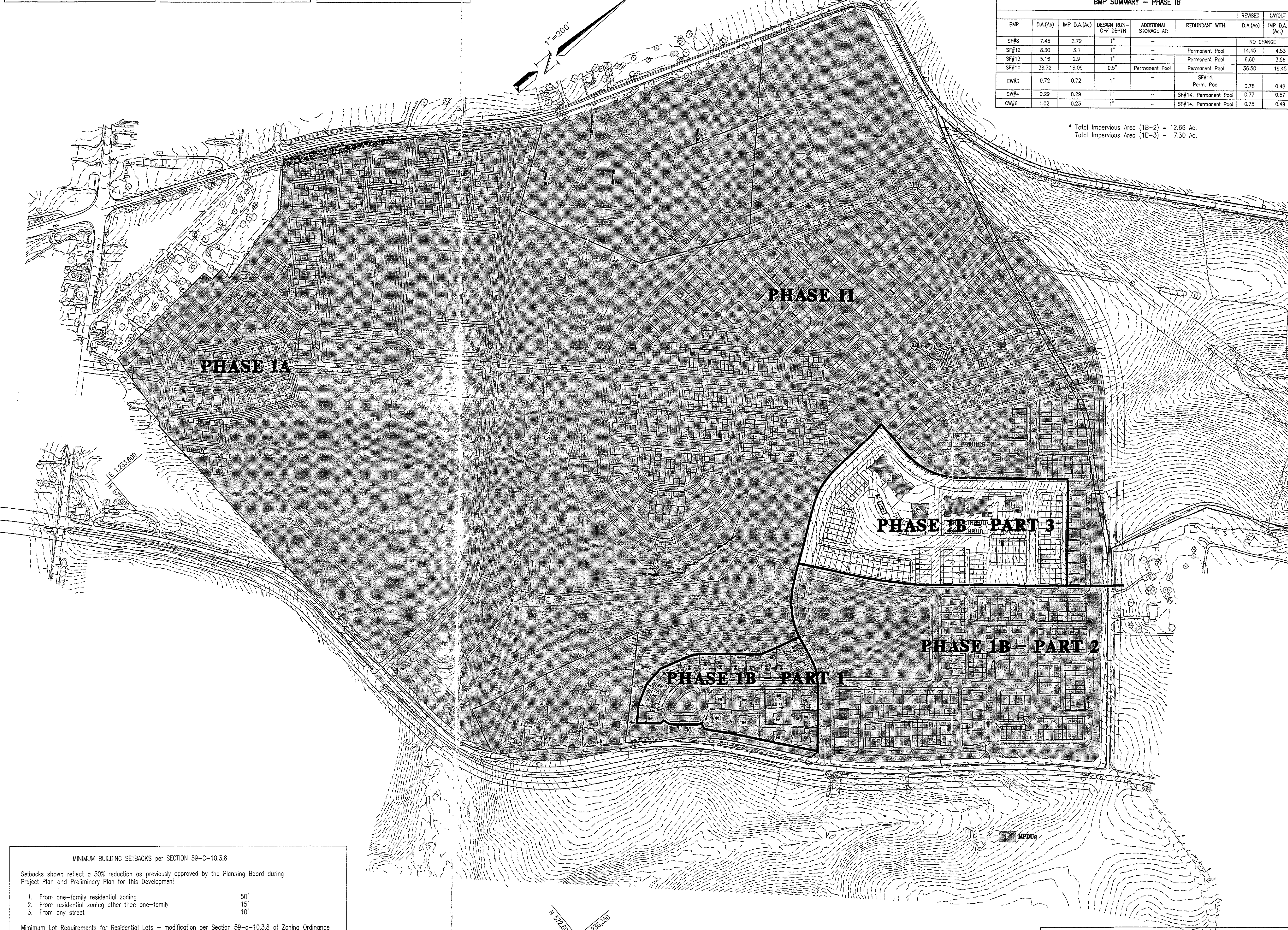
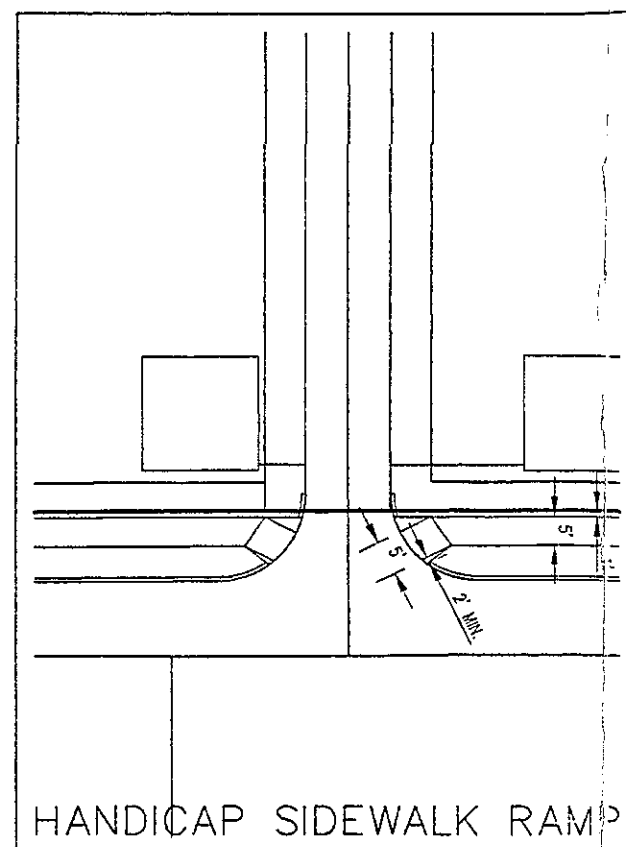
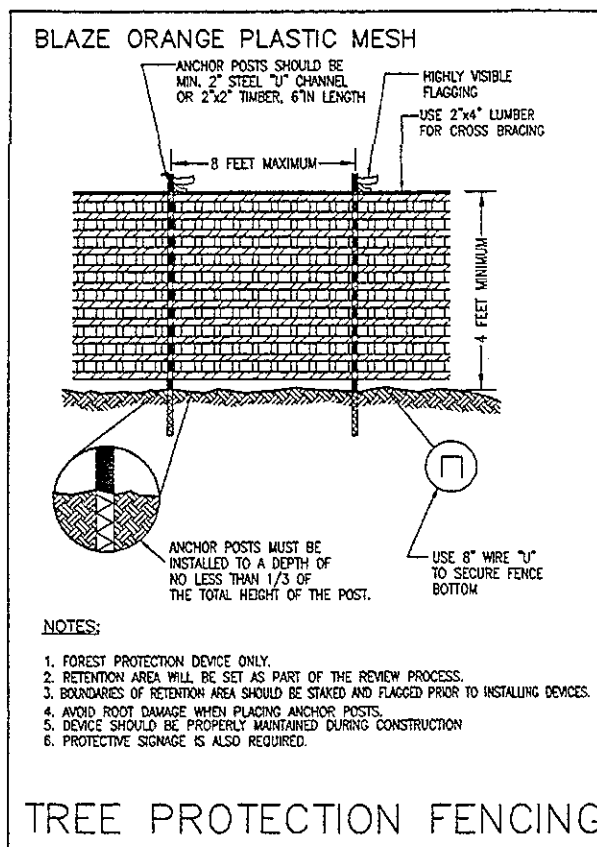
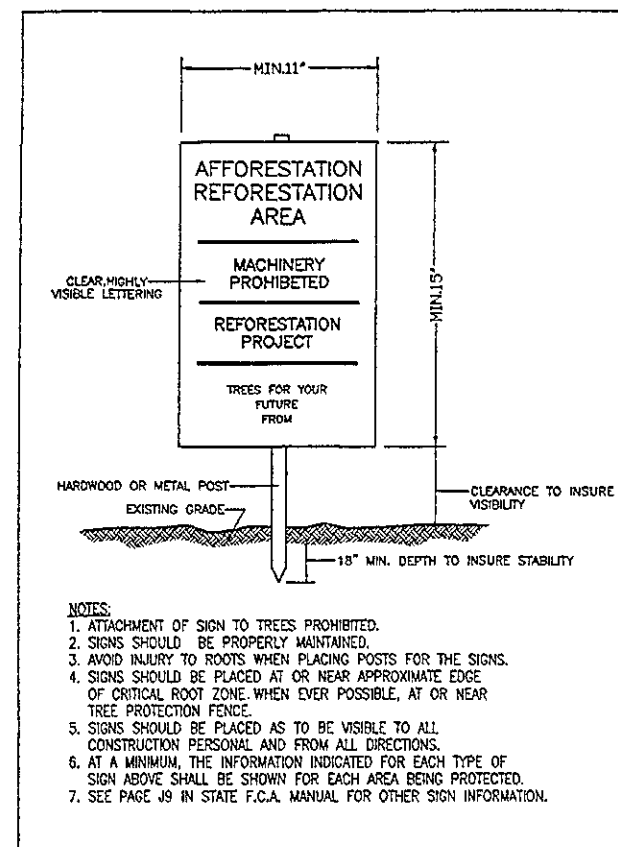




CLARKSBURG TOWN CENTER - PHASE 1B ONLY (1B2 & 1B3) LAND USE FACILITIES ANALYSIS

Approved Plan	Type of Units	Proposed Plan
57	SFD	57
133	THs	148*
150	Multi-Family	80*
340 including 56 MPDUs	Total	285 including 30* MPDUs

Approved Plan	Parking	Proposed Plan
454	Offstreet	328
152	On-Street	200
572	Required	453
616	Total	528

Approved Plan	Green Space	Proposed Plan
1,194,898 sqft	Required	1,528,830 sqft
or	1,927,144 sqft x 0.50 =	or
27.43 Ac.	963,572 sqft or 22.12 Ac.	35.10 Ac.

* PHASE 1B-3 Breakdown (69 THs/3MPDU - 76 Multi/15 MPDU)

BMP	D.A.(Ac)	IMP D.A.(Ac)	DESIGN RUN-OFF DEPTH	ADDITIONAL STORAGE AT:	REDUNDANT WITH:	REVISED D.A.(Ac)	LAYOUT
SF#8	7.45	2.79	1"	---	---	---	NO CHANGE
SF#12	8.30	3.1	1"	---	Permanent Pool	14.45	4.53
SF#13	5.16	2.9	1"	---	Permanent Pool	8.60	3.56
SF#14	38.72	18.09	0.5"	Permanent Pool	Permanent Pool	36.50	16.45
CW#3	0.72	0.72	1"	---	SF#14, Perm. Pool	0.78	0.46
CW#4	0.29	0.29	1"	---	SF#14, Permanent Pool	0.77	0.57
CW#5	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	#DU	TOT	CHLD	TEEN	ADULT	ELDERLY
SFD II		20	2.5	4.8	5	21.2	2.2
SFD III		37	5.2	7.1	8.3	47.1	4.7
TH		133	22.3	28.9	10.6	171.3	9.6
Garden		150	16.2	28.4	10.9	175.2	24
Total		340	46.2	70.1	35.0	414.8	40.5

PREV. APPR. SUPPLY POINTS PER FACILITY ON-SITE	REC. FACILITY	TOT	CHLD	TEEN	ADULT	ELDERLY
(1) Seating Area		6	6	9	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	6.1
Total		22.6	33.8	29.2	175.4	24.2
Total including Off site		27.8	52.4	43.7	208.1	27.8

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) Picnic 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	14.3	32.1	3.6
35% of Demand		1.8	6.6	5.0	11.3	1.3

PROP. DEMAND POINTS PER POPULATION CATEGORY	HOUSING TYPE	#DU	TOT	CHLD	TEEN	ADULT	ELDERLY
SFD II		15	1.9	3.6	3.8	19.9	1.7
SFD III		52	7.3	10	12	66.1	6.6
TH		147	24.7	31.8	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

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	8	14	2
(11) Seating Area		11	11	16.6	66	22
Pedestrian System		4.2	11.3	7.4	164.7	14.3
Total		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	380.2	50.7

PROP. SUPPLY POINTS PER FACILITY OFF-SITE	REC. FACILITY	TOT	CHLD	TEEN	ADULT	ELDERLY
Play Lot		0	3.1	0*	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) Picnic 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		1.8	6.6	4.5	11.3	1.1

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

COPIES OF APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
FILE NO. 0-450018
MONTGOMERY COUNTY PLANNING DEPARTMENT

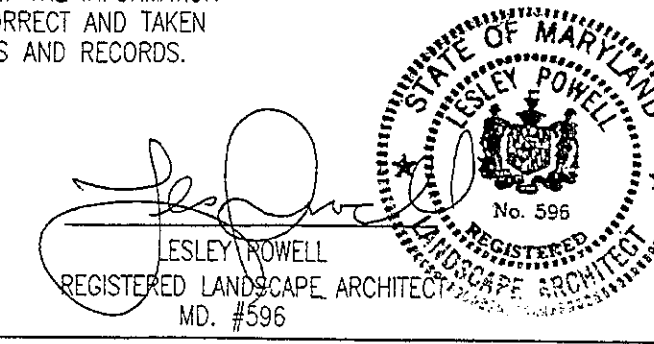
Wp. E. C. W. 10.31.02

[Handwritten signatures and initials]

LANDSCAPE ARCHITECT CERTIFICATE

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

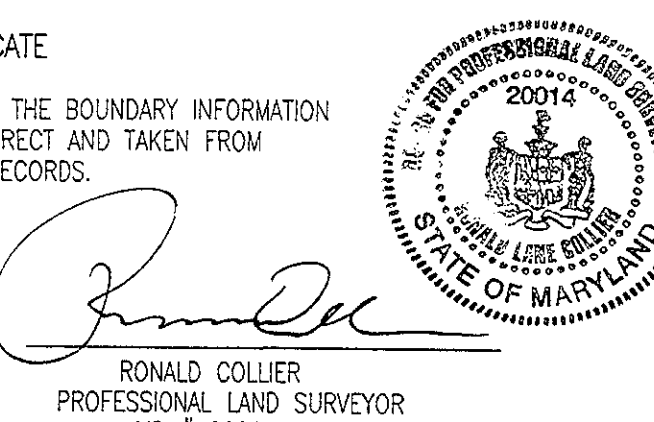
7/2/02
DATE



SURVEYOR'S CERTIFICATE

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

7-2-2002
DATE



DEVELOPER'S CERTIFICATE

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

DATE: 7/2/02 BY: *[Signature]*
DEVELOPER'S NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER: *[Signature]*
PRINTED NAME: *[Signature]*

M.N.C.P.C. APPROVALS			
PROJECT NAME: CLARKSBURG TC - PHASE 1B PART 3			
PROJECT NUMBER: #8-98001			
For Conditions of Approval on Site Plan Cover Sheet or Approval Sheet The Revision Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

Gross Site	270.16 Ac.
Gross Site of Phase I	120.17 Ac.
Gross Site of Phase 1B - Part Three	567,640 sqft. or 13.72 Ac.
Zoning	RMX-2
Area within Floodplain	0.00 sqft or 0.00 Ac.
Area to be Dedicated ROW for Existing road improvements	27,296 sqft
Clark Crossing Drive	43,468 sqft.
Clark Square Road	63,971 sqft.
Street F	20,060 sqft.
Total	127,499 sqft. or 2.92 Ac.
Minimum Green Area required (50% 1B-Part 3)	6.86 Ac.
Proposed Green Area	53,920 sqft.
Block D	183,092 sqft.
Block F	237,012 sqft. or 5.44 Ac.
Total	

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 Loadman Assoc., Inc.	
Site located within Little Seneca Watershed	
MPDUs - 96 units (12.5% total Phase I)	
MPDUs provided Phase 1B-Part 1-use / 3 units	
Impervious Area Phase 1B-Part Three	
Parking Tabulations	
Parking Required (2sp per 157 units)	314 sp
Parking Provided	
Off-Street parking	123 sp
Garage Spaces (inside)	114 sp
Garage Spaces (DW)	20 sp
Total	257 sp

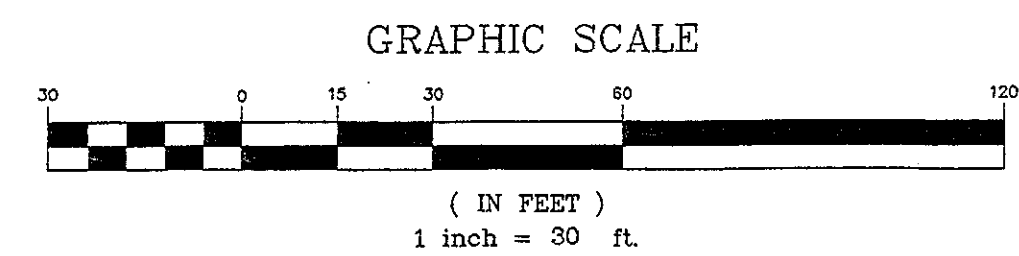
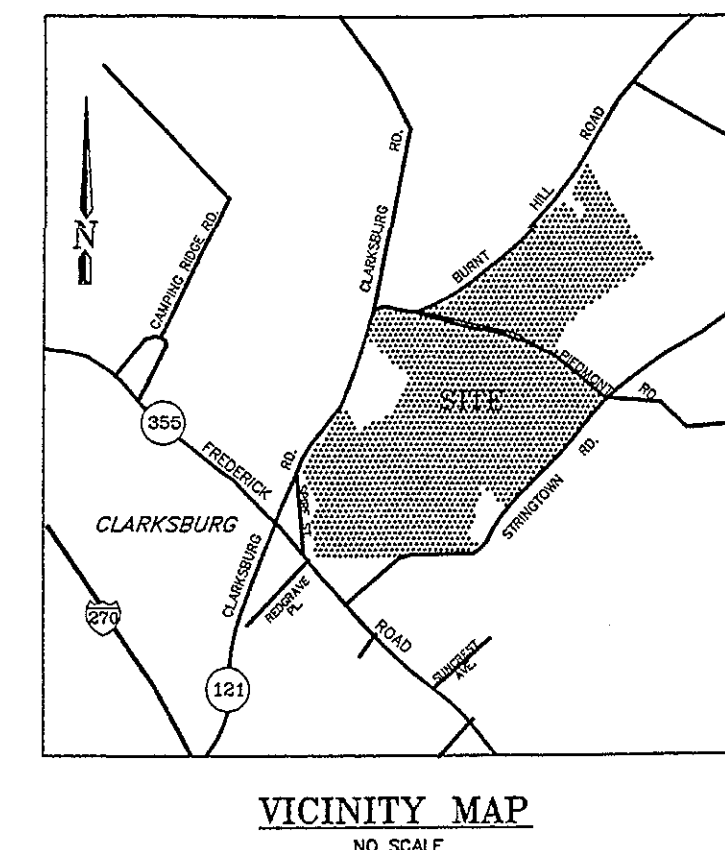
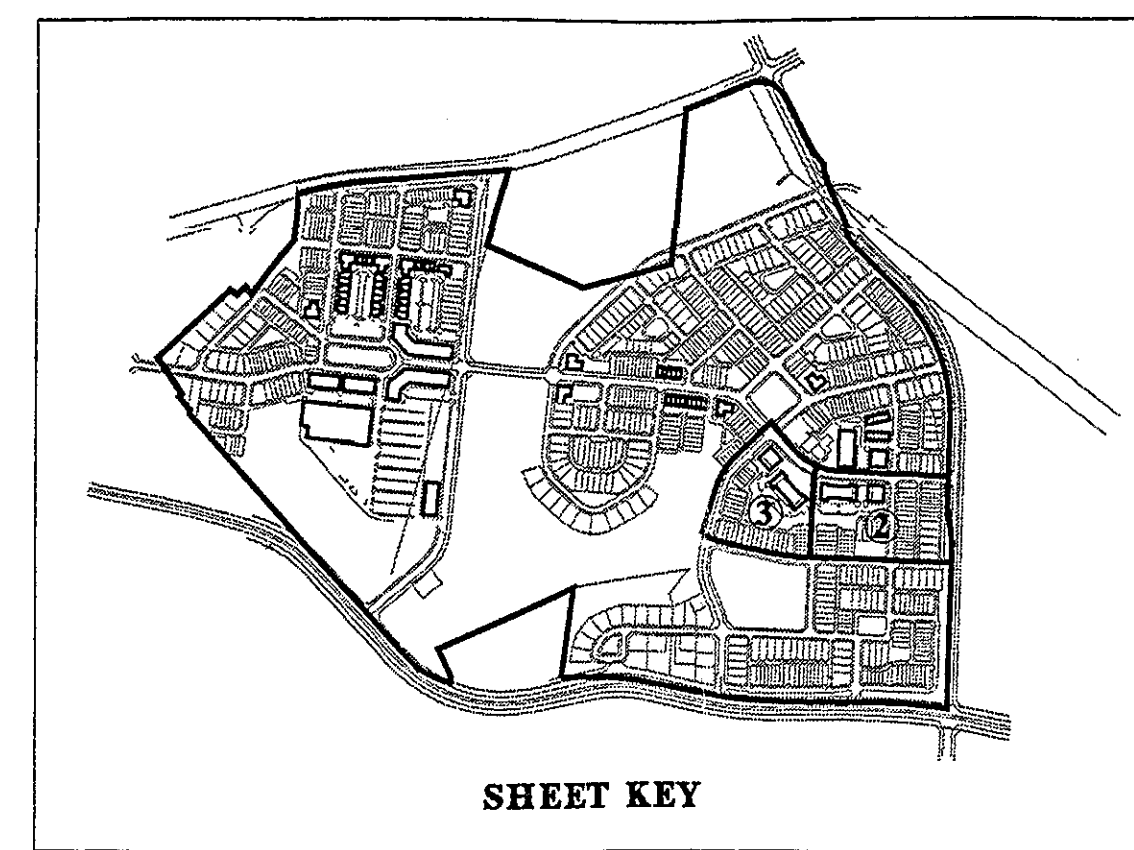
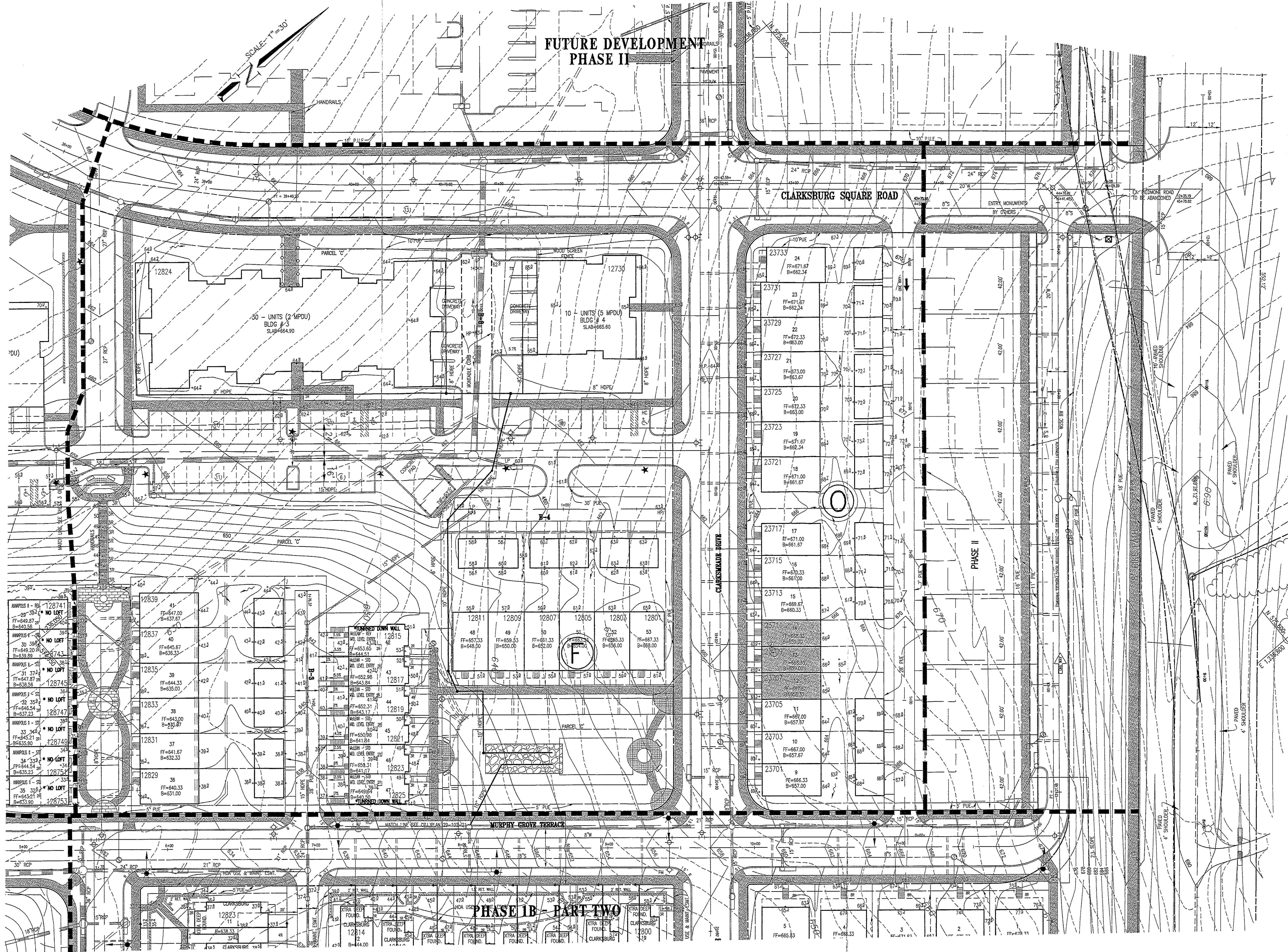
MINIMUM BUILDING SETBACKS per SECTION 59-C-10.3.8				
Setbacks shown reflect a 50% reduction as previously approved by the Planning Board during Project Plan and Preliminary Plan for this Development				
1. From one-family residential zoning	50'			
2. From residential zoning other than one-family	15'			
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 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.	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Max. Height	35'	25'/34'	25'/34'	30'
* 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)	60'			
From Front Street Line	0'			
From Side/Rear Lot Line	0'			
From Alley Line				
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
10000 ROUTE 100 SUITE 200 SILVER SPRING, MARYLAND 20903
(301) 581-0000 FAX (301) 581-0001
CPJ Associates, Inc. P.O. Box 10000 Silver Spring, MD 20903

CPJ Associates

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

REVISION	DATE	DRAWN	CADD	APPROVED	DATE	SCALE	DATE
1							
3							



DEVELOPER'S CERTIFICATE

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

DATE: 10/30/02 BY: Clark M. Wagner
Bozuto Homes, Inc.
 DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER
Clark M. Wagner
 PRINTED NAME

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

	SFD	TH's	Courtyard TH's	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	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	5'	0'	0'	10'/20'
Min. space between End Bldgs.	5'	0'	0'	3'
Max. Height	35'	35'	35'	35'

* 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'

RECEIVED

DEVELOPMENT REVIEW DIVISION

DATE: 10/30/02

FILE NO.: 29-103-21D

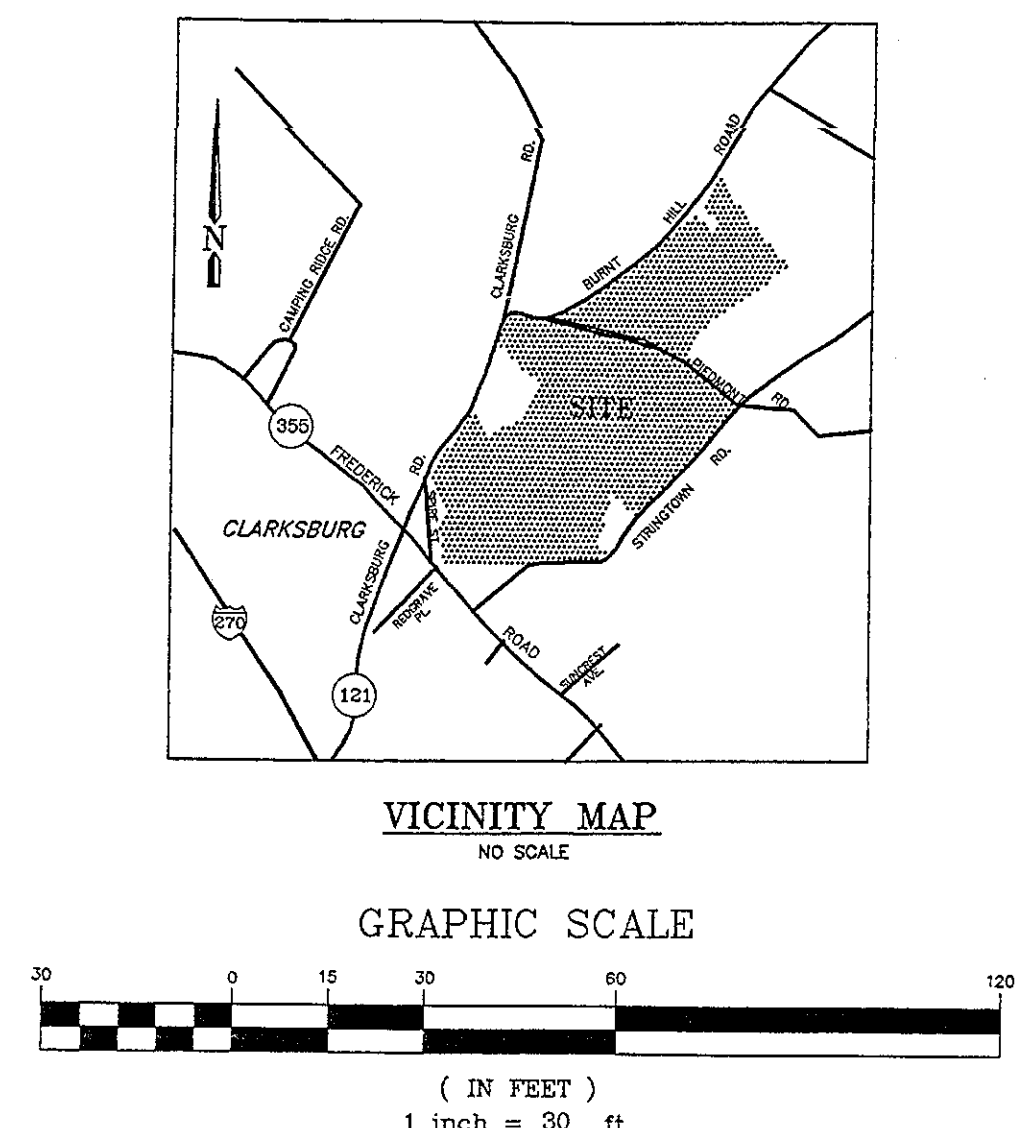
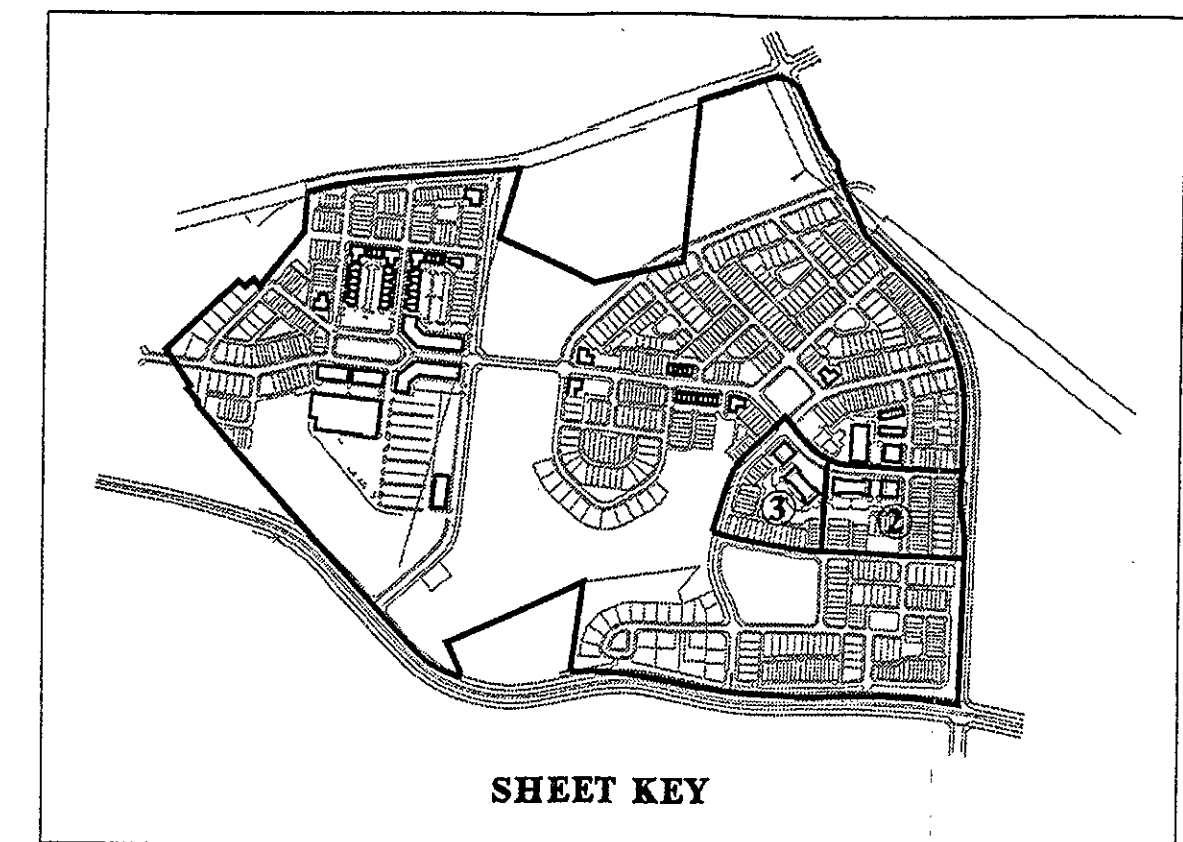
CLINT: TERABOON CLARKSBURG LLC

LWP: 2

CAUD: 3

DATE: 10/30/02

SCALE: 1/2" = 30'



FUTURE DEVELOPMENT
PHASE II

PHASE IB - PART TWO

1 OF APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
FILE NO. B-1001-B
MONTGOMERY COUNTY PLANNING DEPARTMENT

Wynne White 10/31/02

DEVELOPER'S CERTIFICATE

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

DATE: 10/31/02 BY: Clark M. Wagner
Bozento Homes, Inc.

DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER
Clark M. Wagner

PRINTED NAME

MINIMUM BUILDING SETBACKS per SECTION 59-C-10.3.8

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

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

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

	SFD	TH's	Courtyard TH's	Multi-Family
Lot Area	4000 sqft	1120 sqft	550 sqft	NA
Front Yard	10'	10'	10'	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	15'	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' <i>4 stories</i>	20' <i>4 stories</i>	20' <i>4 stories</i>	30'
* 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'

UPDATES/REVISIONS

NO.	DATE	DESCRIPTION
1	7/21/01	REV. PARTIAL TO ROW/CONDO
2	9/7/01	REV. Street Address
3	2/26/02	Update Lot 1-7, 21-29, 31-39, 41-49, 51-59, 61-69, 71-79, 81-89, 91-99, 101-109, 111-119, 121-129, 131-139, 141-149, 151-159, 161-169, 171-179, 181-189, 191-199, 201-209, 211-219, 221-229, 231-239, 241-249, 251-259, 261-269, 271-279, 281-289, 291-299, 301-309, 311-319, 321-329, 331-339, 341-349, 351-359, 361-369, 371-379, 381-389, 391-399, 401-409, 411-419, 421-429, 431-439, 441-449, 451-459, 461-469, 471-479, 481-489, 491-499, 501-509, 511-519, 521-529, 531-539, 541-549, 551-559, 561-569, 571-579, 581-589, 591-599, 601-609, 611-619, 621-629, 631-639, 641-649, 651-659, 661-669, 671-679, 681-689, 691-699, 701-709, 711-719, 721-729, 731-739, 741-749, 751-759, 761-769, 771-779, 781-789, 791-799, 801-809, 811-819, 821-829, 831-839, 841-849, 851-859, 861-869, 871-879, 881-889, 891-899, 901-909, 911-919, 921-929, 931-939, 941-949, 951-959, 961-969, 971-979, 981-989, 991-999, 1001-1009, 1011-1019, 1021-1029, 1031-1039, 1041-1049, 1051-1059, 1061-1069, 1071-1079, 1081-1089, 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CLARKSBURG

CLARKSBURG (2ND) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

for

Terrabrook Clarksburg LLC

SITE LANDSCAPE PLAN PHASE 1B PART 3

DRAWING LIST

SHEET	DESCRIPTION
L-1	SITE PLANTING PLAN
L-2	SITE PLANTING PLAN
L-3	SITE PLANT LIST AND NOTES
L-4	PLAYGROUND AREA ENLARGEMENT
L-5	MEWS ENLARGEMENT
L-6	SEATING AREA ENLARGEMENT
L-7	OPEN PLAY AREA ENLARGEMENT
L-8	TYPICAL UNIT PLANTING PLANS
L-9	TYPICAL UNIT PLANTING PLANS
L-10	PLANTING DETAILS
L-11A	HARDSCAPE DETAILS I
L-11B	HARDSCAPE DETAILS II



John J. Pendergast
8/2/02

M.N.C.P.P.C. APPROVALS			
PROJECT NAME:			
PROJECT NUMBER:			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY THIS SHEET.			
APPROVAL OF	APPROVAL	REVIEWER'S SIGNATURE	CERTIFICATION DATE

LandDesign



1414 Prince Street
Suite 400
Alexandria, VA 22314

Phone: 703.549.7784
Fax: 703.549.4984

REVISIONS:

04/25/01	MNCPPC COMMENTS
08/03/01	MNCPPC COMMENTS
11/07/01	MNCPPC COMMENTS
11/19/01	MNCPPC COMMENTS
11/27/01	MNCPPC COMMENTS
3/2/02	MAIL BOX LOCATIONS
08/02/02	MULTI-FAMILY BUILDING ADJUSTMENTS



Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
101 ELTON ROAD, SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: 301.584-7000 E-mail: cpa@cpia.com Fax: 301.584-8994
FREDERICK, MD FAIRFAX, VA

C. APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
FILE NO. 1-95042
MONTGOMERY COUNTY PLANNING DEPARTMENT
10/2/02

DEVELOPER'S CERTIFICATE

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

DATE: 08-02-02 BY: *John J. Pendergast*
TERRABROOK CLARKSBURG LLC
c/o: Western Management LLC, Landscaping Representative
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER
Tracey Z. Graves
PRINTED NAME

FOR LANDSCAPE PLANS ONLY

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:			NOTE: MCDPS APPROVAL DOES NOT NEGATE THE NEED OF A MCDPS ACCESS PERMIT.
Stormwater Management:	Sediment Control Technical Requirements:	Administrative Requirements:	
Reviewed _____ Date _____	Reviewed _____ Date _____	Reviewed _____ Date _____	
Approved _____ Date _____	Approved _____ Date _____	203018 SEDIMENT CONTROL PERMIT No. _____	
1-95042 S.M. File No. _____			MCDPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL, IF THE PROJECT HAS NOT STARTED. UNLESS THE PERMIT HAS BEEN EXTENDED.

9. LIGHTING OF ALLEYS WILL BE PROVIDED BY FIXTURES MOUNTED ON THE GARAGES. THESE FIXTURES SHALL BE PHOTO ELECTRIC CELL CONTROLLED TO PROVIDE LIGHTING FROM DUSK TO DAWN. FIXTURES SHALL BE LIMITED TO A MAXIMUM OF FORTY WATTS EACH AND SHALL DIRECT LIGHT DOWNWARD IN ORDER TO MEET DARK SKY REQUIREMENTS.

DEVELOPER'S CERTIFICATE

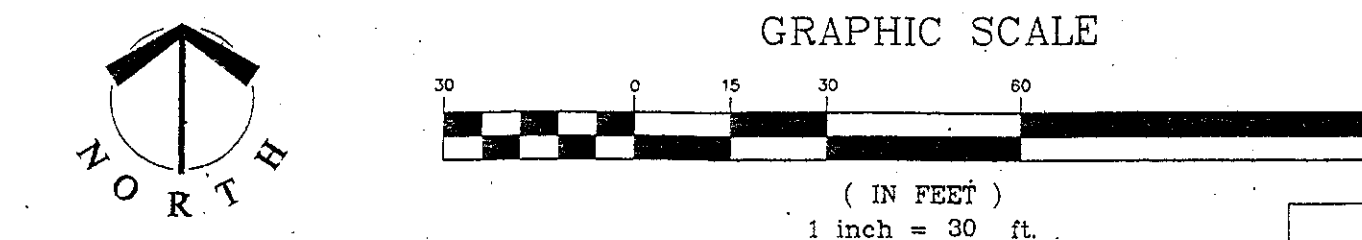
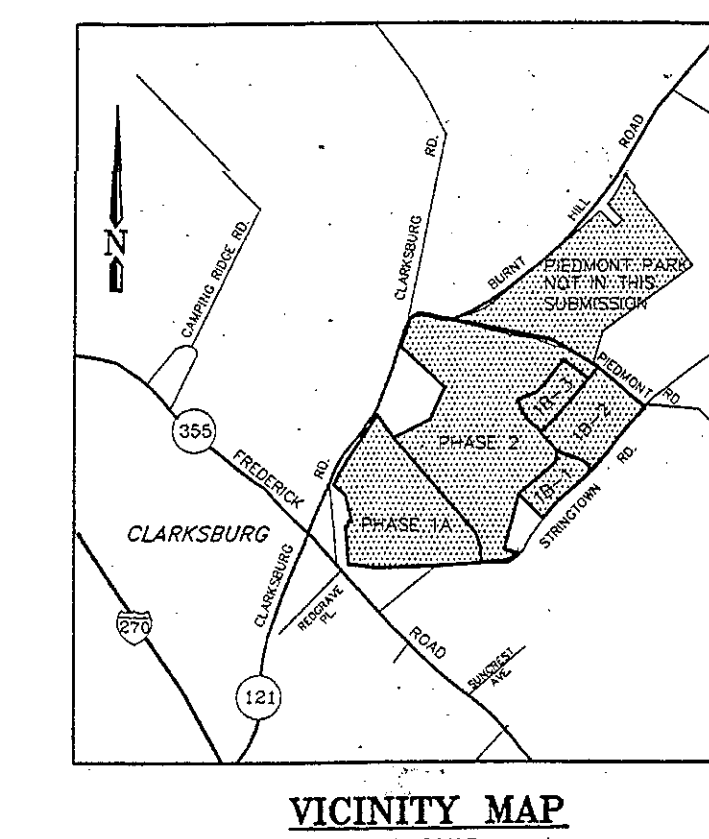
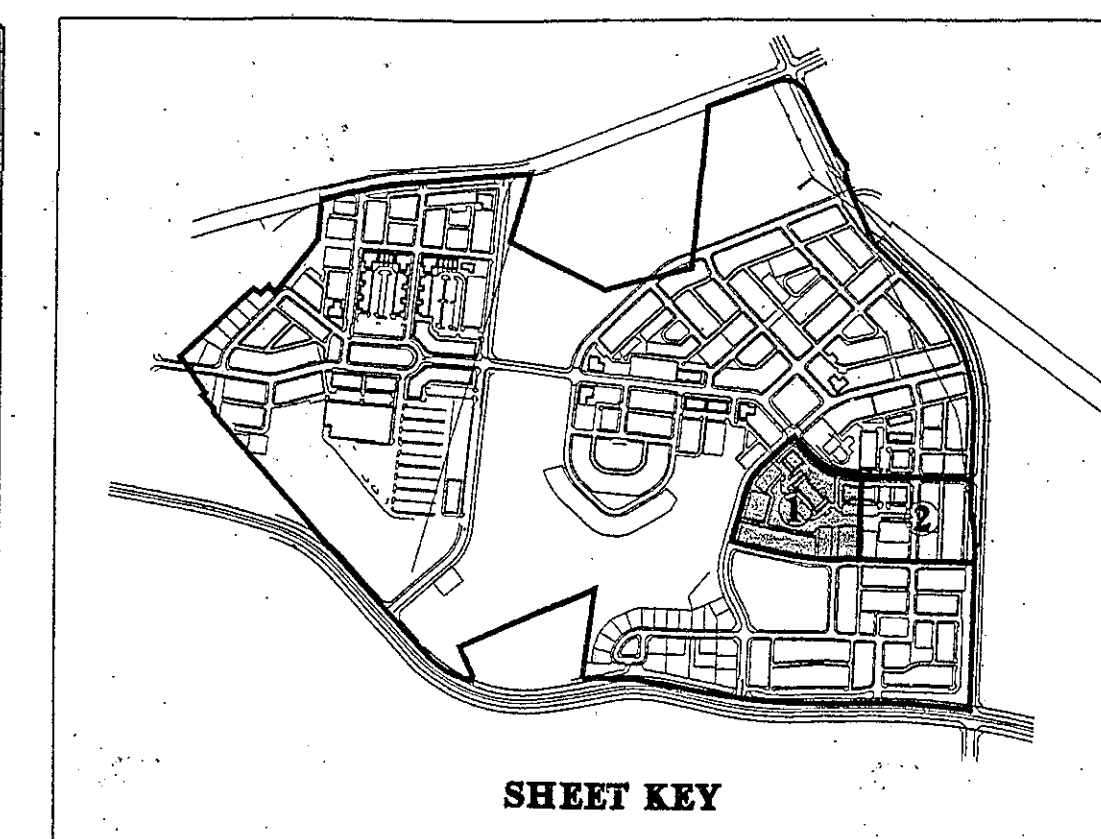
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE: 08-02-02 BY: Tracy Z Graves

Tracy Z Graves
A Delaware Limited Liability Company
By: Western Management LLC, authorized representative
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT REPRESANT

Tracy Z Graves
PRINTED NAME _____

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:		NOTE: MCDPS APPROVAL DOES NOT NEGATE THE NEED OF A MCDPS ACCESS PERMIT
Stormwater Management:	Sediment Control Technical Requirements:	Administrative Requirements:
Reviewed _____ Date _____	Reviewed _____ Date _____	Reviewed _____ Date _____
Approved _____ Date _____	Approved _____ Date _____	203018 SEDIMENT CONTROL PERMIT No. _____
1-95042 S.M.File No. _____		MCDPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL, IF THE PROJECT HAS NOT STARTED, UNLESS THE PERMIT HAS BEEN EXTENDED.

[illegible]

STREET LIGHT KEY

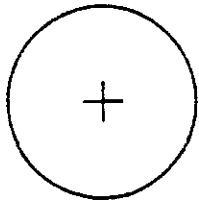
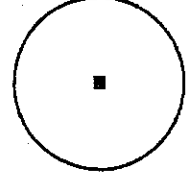
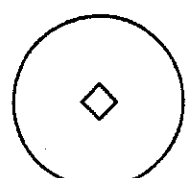
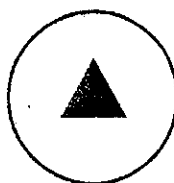
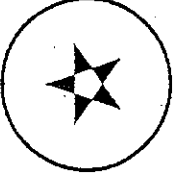
★ → PROPOSED 175W METAL-HALIDE HADCO ACORN III STREETLIGHT LOCATIONS FROM ENGINEERS

☆ → EXISTING 175W METAL-HALIDE HADCO ACORN III STREETLIGHT LOCATIONS FROM APPROVED PUBLIC STREET LIGHTING PLAN, LOTS/BLOCK: 33-72/C,1-46/D,1-29/E DATED JUNE, 2001

★ → PROPOSED PRIVATE STREET LIGHT HADCO ACORN III LIGHTING SEE SHEET L-11

EXISTING TREE STAMPED ASPHALT SURFACING

TREES

	ARA - ACER RUBRUM 'AUTUMN FLAME'
	ARO - ACER RUBRUM 'OCTOBER GLORY'
	ASG - ACER SACCHARUM 'GREEN MOUNTAIN'
	BNH - BETULA NIGRA 'HERITAGE'
	CEF - CERCIS CANADENSIS 'FOREST PANSY'
	CRW - CRATAEGUS VIRIDIS 'WINTER KING'
	MGS - MAGNOLIA X SOULANGIANA 'GALAXY'
	PN - PICEA ABIES
	PNS - PINUS STROBUS
	PN - PINUS SYLVESTRIS
	PRK - PRUNUS SERRULATA 'KWANZAN'
	QUH - QUERCUS PHELLOS
	QUS - QUERCUS SHUMARDII
	CL - X CUPRESSOCYPARIS LEYLANDII

REVISIONS:

04/25/01:	MNCPPC COMMENTS
08/03/01:	MNCPPC COMMENTS
11/07/01:	MNCPPC COMMENTS
11/19/01:	MNCPPC COMMENTS
11/27/01:	MNCPPC COMMENTS
3/2/02:	MAIL BOX LOCATIONS
08/02/02:	MULTI-FAMILY BUILDING ADJUSTMENTS

FOR LANDSCAPE PLANS ONLY



C:\11111\APPROVED SITE PLAN 1
 CONTAINING MINOR REVISIONS
 APPROVED BY STAFF AS SHOWN
 FILE NO. 8-98001 B
 MONTGOMERY COUNTY PLANNING DEPARTMENT
 Wm. S. [Signature] 10-3
 AUTHORIZED SIGNATURE

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

SITE PLANTING PLAN

CLARKSBURG TOWN CENTER PHASE IB, PART 3

CLARKSBURG (2nd) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

LandDesign

1414 Prince Street
Suite 400
Alexandria, VA 22304

Phone: 703.539.9784
Fax: 703.539.9784



Land Design

414 Prince Street
Suite 400
Alexandria, VA 22314
Phone: 703.549.7784
Fax: 703.549.4984

T3

SITE PLANTING PLAN

USION	KY	CLIENT:	TERESA JONCK CLANSBURG LLC HERRISONVILLE, CLANSBURG, MD 03879
DRAFT	G203		
APPROVED			
DATE	16-06-00	COPYRIGHT © LATEST DATE HERRSON CHARLES P JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE	
SCALE	AS SHOWN		
SHEET	L-1		
OF	11		
FILE NO :			

★ PROPOSED 175W METAL-HALIDE HADCO ACORN III STREETLIGHT LOCATIONS FROM ENGINEERS

★ EXISTING 175W METAL-HALIDE HADCO ACORN III STREETLIGHT LOCATIONS FROM APPROVED PUBLIC STREET LIGHTING PLAN, LOTS/BLOCK: 33-72/C,1-46/D,1-29/E DATED JUNE, 2001

★ PROPOSED PRIVATE STREET LIGHT HADCO ACORN III LIGHTING SEE SHEET L-11

STAMPED ASPHALT SURFACING

ASG - ACER SACCHARUM 'GREEN MOUNTAIN'

PIN - PICEA ABIES

PRK - PRUNUS SERRULATA 'KWANZAN'

CL - X CUPRESSOCYPARIS LEYLANDII

VICINITY MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

MATCHLINE SEE SHEET L-1

LIMITS OF PHASE 1B PART 3

ENTRY SIGN IS LOCATED 10' FROM THE RIGHT OF WAY LINE

REVISIONS:

04/25/01:	MNCPPC COMMENTS
08/03/01:	MNCPPC COMMENTS
11/07/01:	MNCPPC COMMENTS
11/19/01:	MNCPPC COMMENTS
11/27/01:	MNCPPC COMMENTS
3/2/02:	MAIL BOX LOCATIONS
08/02/02:	MULTI-FAMILY BUILDING ADJUSTMENTS

C. APPROVED SITE PLAN
 CONTAINING MINOR REVISIONS
 APPROVED BY STAFF AS SHOWN
 FILE NO. 8-98001B

MONTGOMERY COUNTY PLANNING DEPARTMENT

10. 11. 1910

AUTHORIZED SIGNATURE

DEVELOPER'S CERTIFICATE

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

DATE: 08-02-02 BY: Tracy Z. Graves
 TerraCrest Charles River, LLC
 a Delaware Limited Liability Company
 By: Western Management L.L.C. authorized representative
 DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER
 Tracy Z. Graves
 PRINTED NAME

FOR LANDSCAPE PLANS ONLY

**MONTGOMERY COUNTY DEPARTMENT OF
PERMITTING SERVICES APPROVED FOR:**

NOTE: MCDPS APPROVAL DOES NOT NEGATE THE NEED OF A MCDPS ACCESS PERMIT.

Stormwater Management:	Sediment Control Technical Requirements:
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Administrative Requirements

	Reviewed	Date
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Reviewed	Date
203018	

Reviewed	Date	Approved	Date
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SEDIMENT CONTROL PERMIT No. _____

MCDPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL, IF THE PROJECT HAS NOT STARTED, UNLESS THE PERMIT HAS BEEN EXTENDED.

CPI
Associates

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
953 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: (301) 494-7000 E-mail: cpi@ca.com Fax: (301) 494-4994
FREDERICK, MD FAX: (301) 494-4994



Land Design

1414 Prince Street
Suite 400
Alexandria, VA 22314
Phone: 703.549.7784
Fax: 703.549.4984

SITE PLANTING PLAN

CLARKSBURG TOWN CENTER PHASE IB, PART 3

CLARKSBURG (2nd) ELECTION DISTRICT

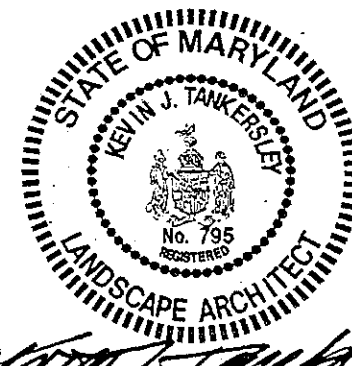
DESIGN	NT	CLIENT: TERESA BROOK CLARKSON LLC 17 HERBERT ROAD CLARKSON, MD 20781	COPYRIGHT © LATEST DATE HEREIN CHARLES P. JOHNSON & ASSOCIATES.
DRAFT	000		
APPROVED			
DATE	11-03-00		
SHEET	L-2	11	
OF			
FILE NO: 2000091			

PLANT LIST							
TREES							
	KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
○	AM		AMELANCHER ARBOREA	SERVICEBERRY	8' - 10'		B&B; ORNAMENTAL TREE; 12' O.C. TYP.
	APG		ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	8' - 10'		ORNAMENTAL TREE; B&B; SPECIMEN; 12' O.C. TYP.
○	APK		ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING MAPLE	14' - 16'	2-1/2" - 3"	B&B; STREET TREE; 30' O.C. TYP.
×	ARA		ACER RUBUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	18' - 20'	3-1/2" - 4"	B&B; STREET TREE; 40' O.C. TYP.
●	ARD		ACER RUBUM 'OCTOBER GLORY'	OCTOBER CLORY MAPLE	14' - 16'	2 -1/2" - 3"	STREET TREE; 30' O.C. TYP.
◻	ASG		ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SURGA MAPLE	14' - 16'	2 -1/2" - 3"	ALTERNATE, LEGACY MAPLE OR ACER CAMPESTRE 'QUEEN ELIZABETH'; B&B; STREET TREE; 30' O.C. TYP.
	BNH		BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8' - 10'		ORNAMENTAL TREE; B&B; MULTI-STEM; 3 STEM MIN; MIN. 2" CAL.; 15' O.C. TYP.
☼	CAD		CEDRUS DEODARA 'KASHMIR'	DEODAR CEDAR	6' - 8'		EVERGREEN TREE; STREET TREE; 15' O.C. TYP.
	CEF		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD		1"	ORNAMENTAL TREE; B&B; MULTI-STEM; PINK-LAVENDER BLOOM; B&B; 13' O.C. TYP.
	CL		X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6' - 8'		EVERGREEN SHRUB; B&B; 10' O.C. TYP.
◼	CRW		CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORNE	6' - 8'	1"	ORNAMENTAL TREE; B&B; WHITE FLOWERS; 12' O.C.
*	FFM		FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS'	MARSHALL'S SEEDLESS ASH	14' - 16'	2-1/2" - 3"	B&B; SHADE TREE; 40' O.C. TYP.
	IOP		ILEX OPACA	AMERICAN HOLLY	6' - 8'		HOWARD CULTIVAR PREFERRED; B&B; EVERGREEN TREE; 10' O.C. TYP.
☼	JV		JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	14' - 16'		B&B; ORNAMENTAL TREE; 12' O.C. TYP.
○	LT		LIRIODENDRON TULIPIFERA	TULIPTREE	6' - 8'		B&B; ORNAMENTAL TREE; 30' O.C. TYP.
	MAF		MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	6' - 8'		ORNAMENTAL TREE; PINK FLOWERS; B&B; 14' O.C. TYP.
	MAP		MALUS 'PROFUSION'	PROFUSION CRABAPPLE	6' - 8'		ALTERNATE; MALLUS; DONALD WYMAN; ORNAMENTAL TREE; PINK FLOWERS; PURPLE FOLIAGE; B&B; 14' O.C. TYP.
	MGS		MAGNOLIA X SOULANGIANA 'GALAXY'	SAUCER MAGNOLIA	6' - 8'		ORNAMENTAL TREE; PINK FLOWERS; B&B; 12' O.C. TYP.
	PIN		PICEA ABIES	NORWAY SPRUCE	6' - 8'	1"	B&B; EVERGREEN TREE; 12' O.C. TYP.
☼	PKO		PICEA OMORICA	SERBIAN SPRUCE	6' - 8'	1"	EVERGREEN TREE; B&B; SPECIMEN; 12' O.C. TYP.
●	PLB		PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	14' - 16'	2-1/2" - 3"	B&B; STREET TREE; 40' O.C. TYP.
○	PN		PINUS SYLVESTRIS	SCOTCH PINE	6' - 8'	1"	B&B; EVERGREEN TREE; 12' O.C. TYP.
⊗	PNS		PINUS STROBUS	WHITE PINE	6' - 8'		B&B; EVERGREEN TREE; 12' O.C. TYP.
⊗	PRK		PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	6' - 8'		ORNAMENTAL TREE; PINK FLOWERS; B&B; 12' O.C. TYP.
☼	PRO		PRUNUS 'OKAME'	OKAME CHERRY	6' - 8'		ORNAMENTAL TREE; WHITE FLOWERS; B&B; 12' O.C. TYP.
▽	QUC		QUERCUS COCCINEA	SCARLET OAK	14' - 16'	2-1/2" - 3"	B&B; STREET TREE; 35' O.C. TYP.
▽	QUH		QUERCUS PHELLOS	WILLOW OAK	14' - 16'	2-1/2" - 3"	B&B; STREET TREE; 35' O.C. TYP.
▽	QUS		QUERCUS SHUMARDII	SHUMARD OAK	14' - 16'	2-1/2" - 3"	B&B; STREET TREE; 35' O.C. TYP.
○	TIG		TILIA TOMENTOSA 'STERLING'	STERLING LINDEN	14' - 16'	2-1/2" - 3"	ALTERNATE; ZILKOVA 'GREEN VASE'; B&B; STREET TREE; 30' O.C. TYP.
	TOE		THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6' - 8'		EVERGREEN TREE; B&B OR CONTAINER; 8' O.C. TYP.
	TS		TSUGA CANADENSIS	CANADIAN HEMLOCK	7' - 8'		B&B; EVERGREEN TREE; 8' O.C. TYP.
TALL SHRUBS							
	KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	REMARKS
	EA		EUONYMUS ALATUS	BURNING BUSH	30" - 36"		DECIDUOUS SHRUB; CONTAINER; 4' O.C. TYP.
	EUM		EUONYMUS KHAUSCHOVICA 'MANHATTAN'	MANHATTAN EUONYMUS	30" - 36"		EVERGREEN SHRUB; CONTAINER; 4' O.C. TYP.
	FSS		FORSYTHIA x INTERMEDIA	FORSYTHIA	30" - 36"		DECIDUOUS SHRUB; CONTAINER; 5' O.C. TYP.
	HSD		HIBISCUS SYRIACUS 'DIANA'	DIANA ROSE OF SHARON	4' - 5'		DECIDUOUS SHRUB; WHITE FLOWERS WITH ROSE CENTER; CONTAINER; 4' O.C. TYP.
	ICB		ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	30" - 36"		EVERGREEN SHRUB; CONTAINER; 3' O.C. TYP.
	IOF		ILEX X ATTENUATA 'FOSTER'	FOSTER'S HOLLY	4' - 5'		EVERGREEN SHRUB; B&B; CONTAINER; 8' O.C. TYP.
	ION		ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS' HOLLY	4' - 5'		EVERGREEN SHRUB; B&B; CONTAINER; 8' O.C. TYP.
	OH		OSMANTHUS HETEROPHYLLUS	HOLLY OSMANTHUS OR FALSE HOLLY	30" - 36"		EVERGREEN SHRUB; CONTAINER; 6' O.C. TYP.
	PLS		PRUNUS LAUROCERASUS 'SCHIPKABNIS'	SCHIP LAUREL	30" - 36"		EVERGREEN SHRUB; CONTAINER; 4' O.C. TYP.
	TCC		TAXUS CUSPIDATA 'CAPITATA'	PYRAMIDAL YEW	30" - 36"		EVERGREEN SHRUB; CONTAINER; 5' O.C. TYP.
	TCDL		TAXUS CUSPIDATA 'CAPITATA'	PYRAMIDAL YEW	4'		EVERGREEN SHRUB; B&B; CONTAINER; 3' O.C. TYP.
	TCN		TAXUS CUSPIDATA 'NANA'	DWARF JAPANESE YEW	30" - 36"		EVERGREEN SHRUB; CONTAINER; 3' O.C. TYP.
	VC		VIBURNUM CARLESI	KOREAN SPICE VIBURNUM	30" - 36"		DECIDUOUS SHRUB; WHITE FLOWERS; CONTAINER; 3.5' O.C. TYP.
	VO		VIBURNUM X PRAGENSE	PRAGENSE VIBURNUM	36" - 36"		DECIDUOUS SHRUB; CONTAINER; 4' O.C. TYP.
	VPM		VIBURNUM PLICATUM 'MARESS'	MARESS' DOUBLESIDE VIBURNUM	30" - 36"		DECIDUOUS SHRUB; CONTAINER; 4' O.C. TYP.
	VRW		VIBURNUM RHYDOPHYLLUM 'WILLOWWOOD'	WILLOWWOOD VIBURNUM	30" - 36"		DECIDUOUS SHRUB; CONTAINER; 5' O.C. TYP.

MEDIUM SHRUBS						
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	REMARKS
AGE		ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	24" - 20"		DECIDUOUS SHRUB; LIGHT PINK FLOWERS; CONTAINER; 3' O.C. TYP.
EAC		EUONYMUS ALATUS 'COMPACTA'	COMPACT BURNING BUSH	24" - 30"		DECIDUOUS SHRUB; CONTAINER OR B&B 3' O.C. TYP.
HV		HYDRANGEA 'MARESSI VARIEGATA'	SILVER BLUE HYDRANGEA	24" - 30"		DECIDUOUS SHRUB; BLUE FLOERS; VARIEGATED WHITE-GREEN; CONATAINER; 3' O.C. TYP.
ILP		ILEX CRENATA 'CHESAPEAKE'	CHESAPEAKE HOLLY	24" - 30"		EVERGREEN SHRUB; CONTAINER; 3' O.C. TYP.
ILW		ILEX CRENATA 'HOWARD'	HOWARD HOLLY	24" - 30"		EVERGREEN SHRUB; CONTAINER; 3' O.C. TYP.
IMB		ILEX X MESERVEAE 'BLUE PRINCE'	BLUE PRINCE, HOLLY	24" - 30"		EVERGREEN SHRUB; CONTAINER; 3.5' O.C. TYP.
IMS		ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	24" - 30"		EVERGREEN SHRUB; CONTAINER; 3.5' O.C. TYP.
RDD		RHODODENDRON 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	18" - 24"	-	EVERGREEN SHRUB; WHITE FLOWERS; EARLY BLOOMING; CONTAINER; 3' O.C. TYP.
SMALL SHRUBS						
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	REMARKS
BTC		BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY		18" - 24"	DECIDUOUS SHRUB; CONTAINER; 3.5' O.C. TYP.
CTR		COTONEASTER SALICIFOLUS 'REPANDENS'	WILLOWLEAF COTONEASTER		18" - 24"	DECIDUOUS SHRUB; CONTAINER; 3' O.C. TYP.
ELH		ILEX CRENATA 'HELLER'	HELLER HOLLY	-	18" - 24"	EVERGREEN SHRUB; CONTAINER; 3.5' O.C. TYP.
JAN		JASMINUM NUDIFLORUM	WINTER JASMINE		18" - 24"	DECIDUOUS SHRUB; CONTAINER; 4' O.C. TYP.
JCO		JUNIPERUS CHINENSIS 'PARSON'	PARSON'S JUNIPER	-	18" - 24"	EVERGREEN SHRUB; GREY- GREEN; CONTAINER 2.5' O.C. TYP.
MAH		MAHONIA AQUIFOLIUM	OREGON GRAPEHOLLY		18" - 24"	EVERGREEN SHRUB; CONTAINER; 3.5' O.C. TYP.
RPW		ROSA 'PINK MEIDLAND'	PINK MEIDLAND ROSA		18" - 24"	DECIDUOUS SHRUB; PINK FLOWERS; CONTAINER 3' O.C. TYP.
PLO		PRUNUS LAUROCERASUS 'OTTO LUYKEN'	'OTTO LUYKEN' LAUREL		15" - 18"	EVERGREEN SHRUB; CONTAINER; 3' O.C. TYP.
TBR		TAXUS BACCATA 'REPANDENS'	WEEPING ENGLISH YEW		18" - 24"	EVERGREEN SHRUB; CONTAINER; 4' O.C. TYP.
GROUNDCOVERS/VERY SMALL SHRUBS						
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	REMARK
CTC		COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER		15" - 18"	DECIDUOUS SHRUB; CONTAINER; 2.5' O.C. TYP.
EUF		EUONYMUS FORTUNEI 'EMERALD GAETY'	EMERALD GAETY EUONYMUS	15" - 18"		EVERGREEN SHRUB; CONTAINER; 2' O.C. TYP.
JCI		JUNIPERUS CHINENSIS 'SAN JOSE'	SAN JOSE JUNIPER		15" - 18"	EVERGREEN SHRUB; CONTAINER; 2.5' O.C. TYP.
HH		HEDERA HELIX	ENGLISH IVY		2-1/4" POT	EVERGREEN SHRUB; CONTAINER; 1' O.C. TYP.
LMM		LIRIOPE MUSCARI 'MONROE #2'	MONROE #2 LILY TURF			10 - 12 BIBS PER PLANT MIN. 1 GAL. CAN; WHITE FLOWERS; 1' O.C. TYP.
LMV		LIRIOPE MUSCARI 'VARIEGATED'	VARIEGATED LILY TURF			10 - 12 BIBS PER PLANT MIN. 1 GAL. CAN; WHITE FLOWERS; 1' O.C. TYP.
PTJ		PACHYSANDRA TERMINALIS	JAPANESE SPURGE			1 QT. CONTAINER; 10" O.C.
VMP		VINCA MINOR	PERIWINKLE			PURPLE FLOWERS; 1 QT. CONTAINER; 1' O.C.
PERENNIALS						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COLOR	REMARK
ACF		ACHILLEA FILIPENDULINA 'MOONSHINE'	YARROW	1 GALLON	YELLOW	JUNE - AUGUST; 2.5' O.C. TYP.
AMR		ACHILLEA MILLEFOLIUM 'RED BEAUTY'	RED BEAUTY YARROW	2 GALLON	RED	MAY - SEPTEMBER; 2.5' O.C. TYP.
CHG		CHRYSANTHEMUM X SUPERBUM 'GRAND MARCONI DOUBLE WHITE'	GRAND MARCONI SHASTA DAISY	1 GALLON	WHITE	MAY - SEPTEMBER; DOUBLE FRILLED FLOWERS; GROWS TO 24" - 36" HT.; 2' O.C. TYP.
CVM		COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GALLON	YELLOW	JUNE - SEPTEMBER; GROWS TO 18" - 24" HT.; FERNLIKE; 2' O.C. TYP.
ECB		ECHINACEA PURPUREA 'BRIGHT STAR'	CONE FLOWER	1 GALLON	PINK	JUNE - AUGUST; GROWS TO 24" - 36" HT.; 3' O.C. TYP.
ECM		ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONE FLOWER	1 GALLON	PURPLE	JULY - AUGUST; 3' O.C. TYP.
HDA		HEMEROCALLIS 'AUGUST ORANGE'	AUGUST ORANGE DAYLILY	1 GALLON	GOLD ORANGE	LATE SUMMER; REPEAT BLOOMS; GROWS TO 18" HT.; 2' O.C. TYP.
HDP		HEMEROCALLIS 'PERSONAL APPEARANCE'	PERSONAL APPEARANCE DAYLILY	1 GALLON	YELLOW	MID-LATE SUMMER; REPEAT BLOOMS; GROWS TO 30" HT.; 2' O.C. TYP.
HFF		HOSTA FORTUNEI 'FRANCE'	WHITE VARIEGATED HOSTA	1 GALLON	LAVENDER	JUNE- JULY; CONTAINER; 3' O.C. TYP.
HOXR		HOSTA X 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	1 GALLON	WHITE	TOLERATES SUN; AUGUST - SEPTEMBER; 3.5' O.C. TYP.
LC		LYSIMACHIA CLETHROIDES	GOOSENECK	1 GALLON	WHITE	JUNE - AUGUST; 2' O.C. TYP.
MMIL		MISCANTHUS 'MORNING LIGHT'	MORNING LIGHT GRASS	1 GALLON	VARIEGATED	CONTAINER; 5' O.C. TYP.
MSG		MISCANTHUS SINENSIS 'GRACILIMUS'	MAIDEN GRASS	2 GALLON	PLUME	JUNE - SEPTEMBER; GROWS 4' - 5' HT.; 5' O.C. TYP.
PAF		PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL. CONT.	SILVERY-ROSE INFLORESCENCE	2' O.C.; JULY - SEPTEMBER; 3' O.C. TYP.
RFG		RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GALLON	GOLD	JUNE - SEPTEMBER; 12" O.C.; GROWS TO 3' HT.; 2.5' O.C. TYP.
SSA		SEDUM SPECTABILE 'AUTUMN JOY'	SNOWY STONECROP	1 GALLON	DEEP PINK	SEPTEMBER; GROWS TO 18" HT.; 2' O.C. TYP.

NOTES:

1. THIS PLAN IS FOR PLANTING LOCATION ONLY.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING THE ONE YEAR GUARANTEE PERIOD.
3. ALL PLANTINGS SHALL CONFORM TO THE REQUIREMENTS OF MNCPPC.
4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED MINIMUM OF 5' FROM WATER MAIN, GAS BOX INLET OR MANHOLE, 10' FROM FIRE HYDRANT AND 15' FROM STREET LIGHTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
5. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
6. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
7. NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
8. NO TREE PERMITTED IF GREEN SPACE IS LESS THAN 6'.
9. NO TREE IS PERMITTED IN LIMIT OF SIGHT.
10. TREES SHALL BE LOCATED MINIMUM OF 3' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OF LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
11. LARGE GROWING PLANTS NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1' AIRSPACE BETWEEN UNIT AND PLANT.
12. CONTRACTOR TO THOROUGHLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPDE DRAINAGE AWAY FROM BUILDINGS.
13. MULCH IS TO BE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS. FINE BARK MULCH IS TO BE USED FOR PERENNIAL BEDS. SHREDDED HARDWOOD BARK IS TO BE USED AT EXISTING TREES TO REMAIN.
14. CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
15. SHRUBS, BULBS AND GROUNDCOVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
16. SHADE TREES: HEIGHT SHALL MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
17. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
17. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE OF SCHEDULING ANY REMEDIAL ACTIONS. CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS PLANTED DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
18. THE SPECIFICATIONS FOR ANY WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOC., DC, MD, VA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
19. ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.

[illegible]

REVISIONS:

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| 04/25/01: | MNCPPC COMMENTS |
| 08/03/01: | MNCPPC COMMENTS |
| 11/07/01: | MNCPPC COMMENTS |
| 11/19/01: | MNCPPC COMMENTS |
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| 3/2/02: | MAIL BOX LOCATIONS |
| 08/02/02: | MULTI-FAMILY
BUILDING ADJUSTMENTS |

C. APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
FILE NO. 8-48001-B
MONTGOMERY COUNTY PLANNING DEPARTMENT

W. J. W. W. W. 10-39-02
AUTHORIZED SIGNATURE

DEVELOPER'S CERTIFICATE

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

DATE: 08-02-02 *Tracy Graves*
SPE

Porterbrook Plantation, LLC
a Delaware Limited Liability Company
By: *Tracy Graves* Manager LLC authorized representative

DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

Tracy Graves

PRINTED NAME _____

1. OF APPROVES THE PLAN
 CONTAINING MINOR REVISIONS
 APPROVED BY STAFF AS SHOWN
 FILE NO. 8-
 MONTGOMERY COUNTY PLANNING DEPARTMENT

FOR LANDSCAPE PLANS ONLY.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:		NOTE: MDCPS APPROVAL DOES NOT NEGATE THE NEED OF A MDCPS ACCESS PERMIT
Stormwater Management:	Sediment Control Technical Requirements:	Administrative Requirements:
	Reviewed _____ Date _____	Reviewed _____ Date _____
Reviewed _____ Date _____	Approved _____ Date _____	203018 SEDIMENT CONTROL PERMIT No. _____
Approved _____ Date _____		
1-95042 S.M.File No.		MDCPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL, IF THE PROJECT HAS NOT STARTED. UNLESS THE PERMIT HAS BEEN EXTENDED.

NOTE: MCDPS APPROVAL DOES NOT NEGATE
THE NEED OF A MCDPS ACCESS PERMIT

MCDPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL, IF THE PROJECT HAS NOT STARTED, UNLESS THE PERMIT HAS BEEN EXTENDED.

UPDATES/REVISIONS :

PLANT LIST AND NOTES

CLARKSBURG TOWN CENTER PHASE IB, PART 3

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LandDesign



1414 Prince Street
Suite 400
Alexandria, VA 22314
Phone: 703.549.7784
Fax: 703.549.4984

CPI
Associates

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
351 ELLISON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: (301) 541-7000 E-mail: cpi@cpi.com Fax: (301) 541-0994
FREDERICK, MD FAIRFAX, VA

NEIGHBORHOOD RECREATIONAL AREA PLANT LIST
SEE MAIN PLANT LIST ON SHEET L-3 FOR SIZES.

SHADE TREES

QUS- Quercus shumardii

FLOWERING TREES

PRO- Prunus 'Okame'

AM- Amelanchier canadensis

EVERGREEN TREES

PIA- Picea abies

TALL SHRUBS

IOF- Ilex x attenuata 'Forsteri'
PLS- Prunus laurocerasus 'Schipkaensis'

MEDIUM SHRUBS

ILP- Ilex crenata 'Chesapeake'
RDD- Rhododendron 'Delaware Valley White'

SMALL SHRUBS

RPV- Rosa 'Pink Meidiland'
TBR- Taxus baccata 'Repandens'
BTC- Berberis thunbergii 'Crimson Pygmy'

GROUNDCOVERS/VERY SMALL SHRUBS

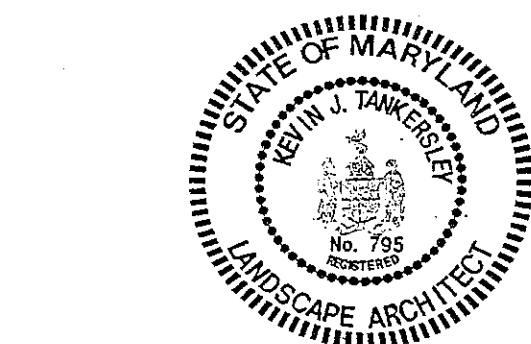
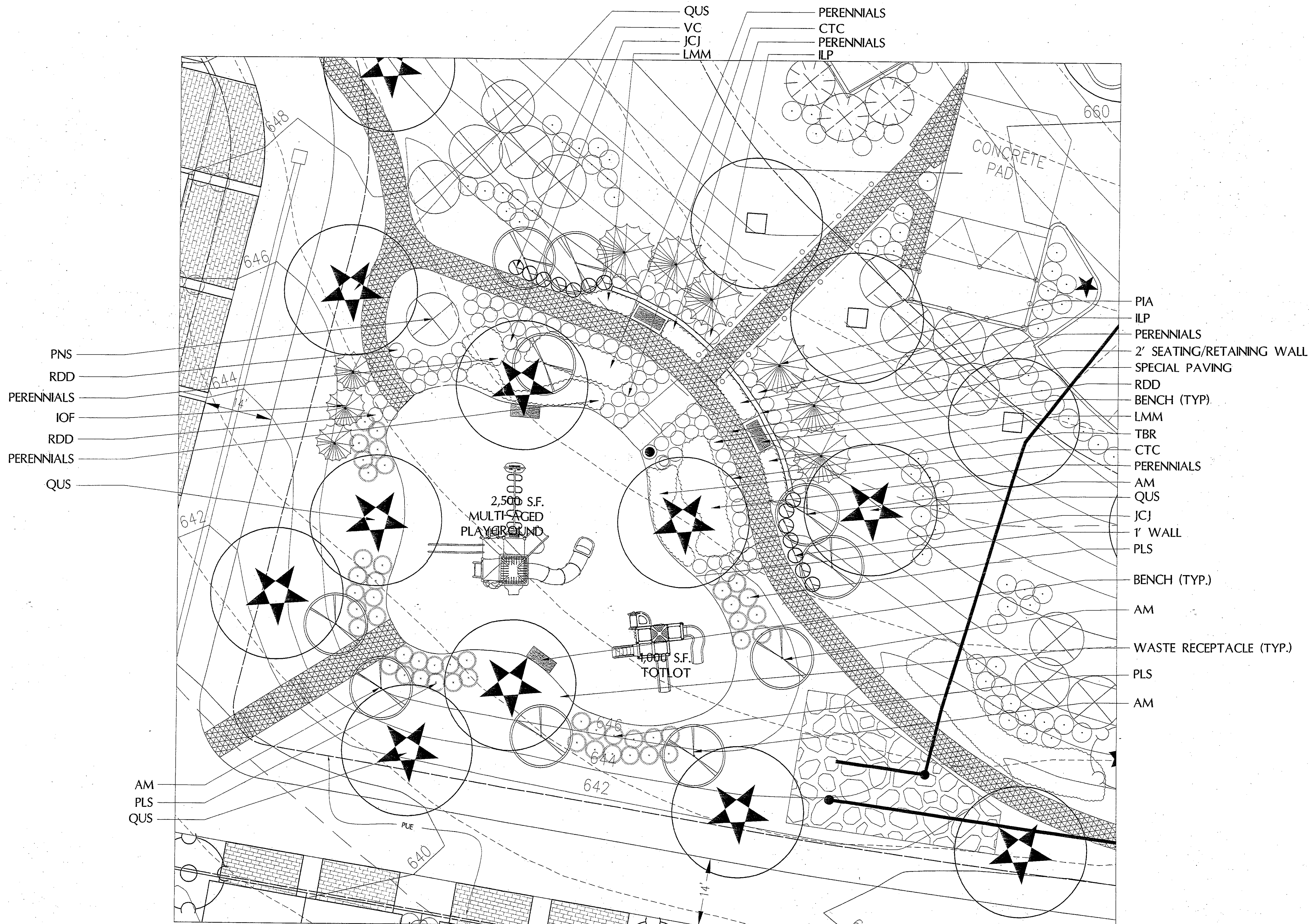
CTC- Cotoneaster dammeri 'Coral Beauty'
JCJ- Juniperus chinensis 'San Jose'
EUF- Euonymus fortunei 'Emerald Gaiety'

GROUNDCOVERS/VERY SMALL SHRUBS

LMM- Liriope muscari 'Monroe #2'

PERENNIALS

Various mixed selections



Signature of [Name] dated 8/2/02

- REVISIONS:
- 04/25/01: MNCPPC COMMENTS
 - 08/03/01: MNCPPC COMMENTS
 - 11/07/01: MNCPPC COMMENTS
 - 11/19/01: MNCPPC COMMENTS
 - 11/27/01: MNCPPC COMMENTS
 - 3/2/02: MAIL BOX LOCATIONS
 - 08/02/02: MULTI-FAMILY BUILDING ADJUSTMENTS

APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
FILE NO. 8-18001-B
MONTGOMERY COUNTY PLANNING DEPARTMENT

Signature of [Name] dated 10/21/02
MONTGOMERY COUNTY PLANNING DEPARTMENT

DEVELOPER'S CERTIFICATE

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

DATE: 08-02-02
By: [Signature]
[Name]
[Address]
[City]
[State]
[Zip]
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER
[Name]
[Address]
[City]
[State]
[Zip]
PRINTED NAME

FOR LANDSCAPE PLANS ONLY

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:		
Stormwater Management:	Sediment Control Technical Requirements:	Administrative Requirements:
Reviewed _____ Date _____	Reviewed _____ Date _____	Reviewed _____ Date _____
Approved _____ Date _____	Approved _____ Date _____	203018 SEDIMENT CONTROL PERMIT NO.
1-95042 S.M. File No.		MCPD APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL, IF THE PROJECT HAS NOT STARTED, UNLESS THE PERMIT HAS BEEN EXTENDED.

NEIGHBORHOOD RECREATIONAL AREA PLANT LIST
SEE MAIN PLANT LIST ON SHEET L-3 FOR SIZES.

SHADE TREES

TIC- Tilia cordata 'Greenspire'

FLOWERING TREES

BNH- Betula nigra 'Heritage'
MAF- Malus floribunda
PRO- Prunus 'Okame'

EVERGREEN TREES

PIO- Picea omorika

TALL SHRUBS

PLS- Prunus laurocerasus 'Schipkaensis'
TCN- Taxus cuspidata 'Nana'
IOF- Ilex x attenuata 'Forsteri'

MEDIUM SHRUBS

ILP- Ilex crenata 'Chesapeake'
ILW- Ilex crenata 'Howardii'
RDD- Rhododendron 'Delaware Valley White'

SMALL SHRUBS

RPW- Rosa 'Pink Meidiland'
TBR- Taxus baccata 'Repandens'

GROUNDCOVERS/VERY SMALL SHRUBS

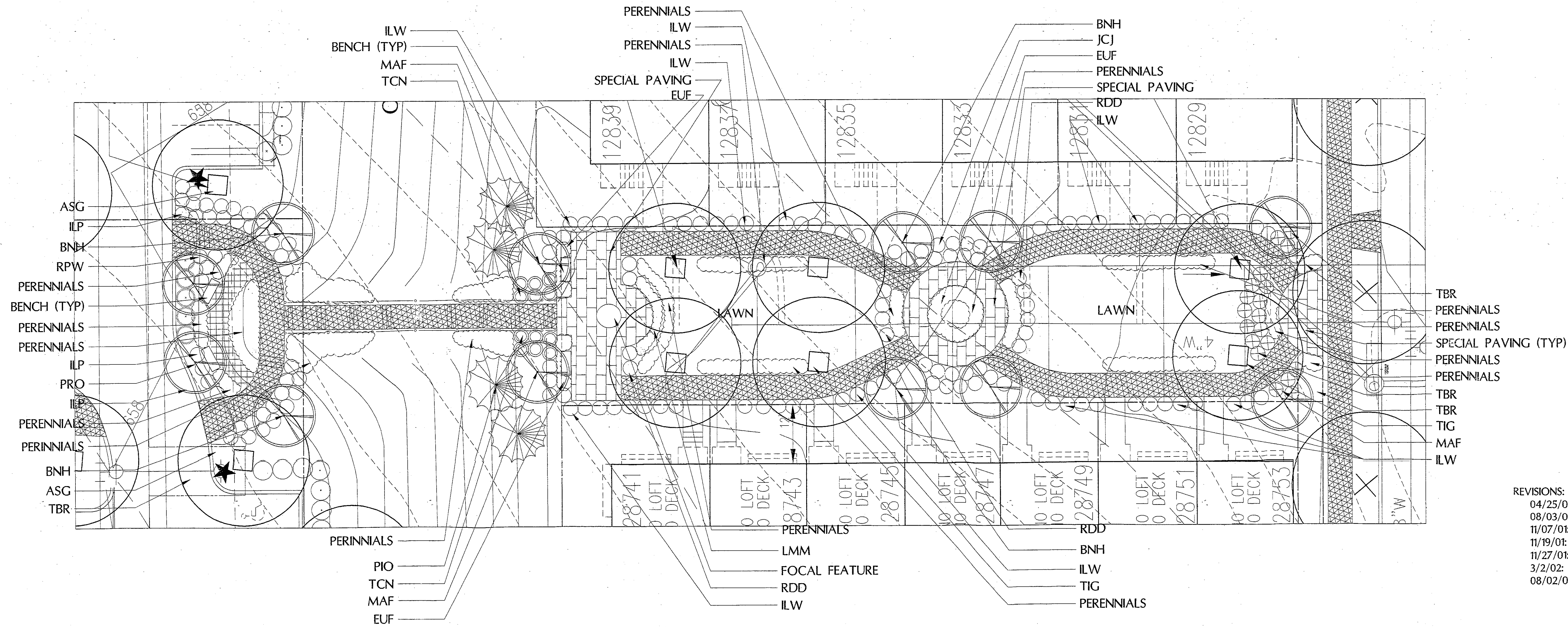
CTC- Cotoneaster dammeri 'Coral Beauty'
JCJ- Juniperus chinensis 'San Jose'
EUF- Euonymus fortunei 'Emerald Gaiety'

GROUNDCOVERS/VERY SMALL SHRUBS

LMM- Liriope muscari 'Monroe #2'

PERENNIALS

Various mixed selections



REVISIONS:
04/25/01: MNCPPC COMMENTS
08/03/01: MNCPPC COMMENTS
11/07/01: MNCPPC COMMENTS
11/19/01: MNCPPC COMMENTS
11/27/01: MNCPPC COMMENTS
3/2/02: MAIL BOX LOCATIONS
08/02/02: MULTI-FAMILY BUILDING ADJUSTMENTS

APPROVED SITE PLAN /
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
FILE NO. 8-90021
MONTGOMERY COUNTY PLANNING DEPARTMENT

DEVELOPER'S CERTIFICATE

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

DATE: 08-02-02 BY: Tracy Z. Graves
TERABROOK CLARKSBURG LLC
A Division of Western Management LLC
Developer's Name/Company Name/Partnership Name/Name of Contract Purchaser

PRINTED NAME: Tracy Z. Graves

FOR LANDSCAPE PLANS ONLY

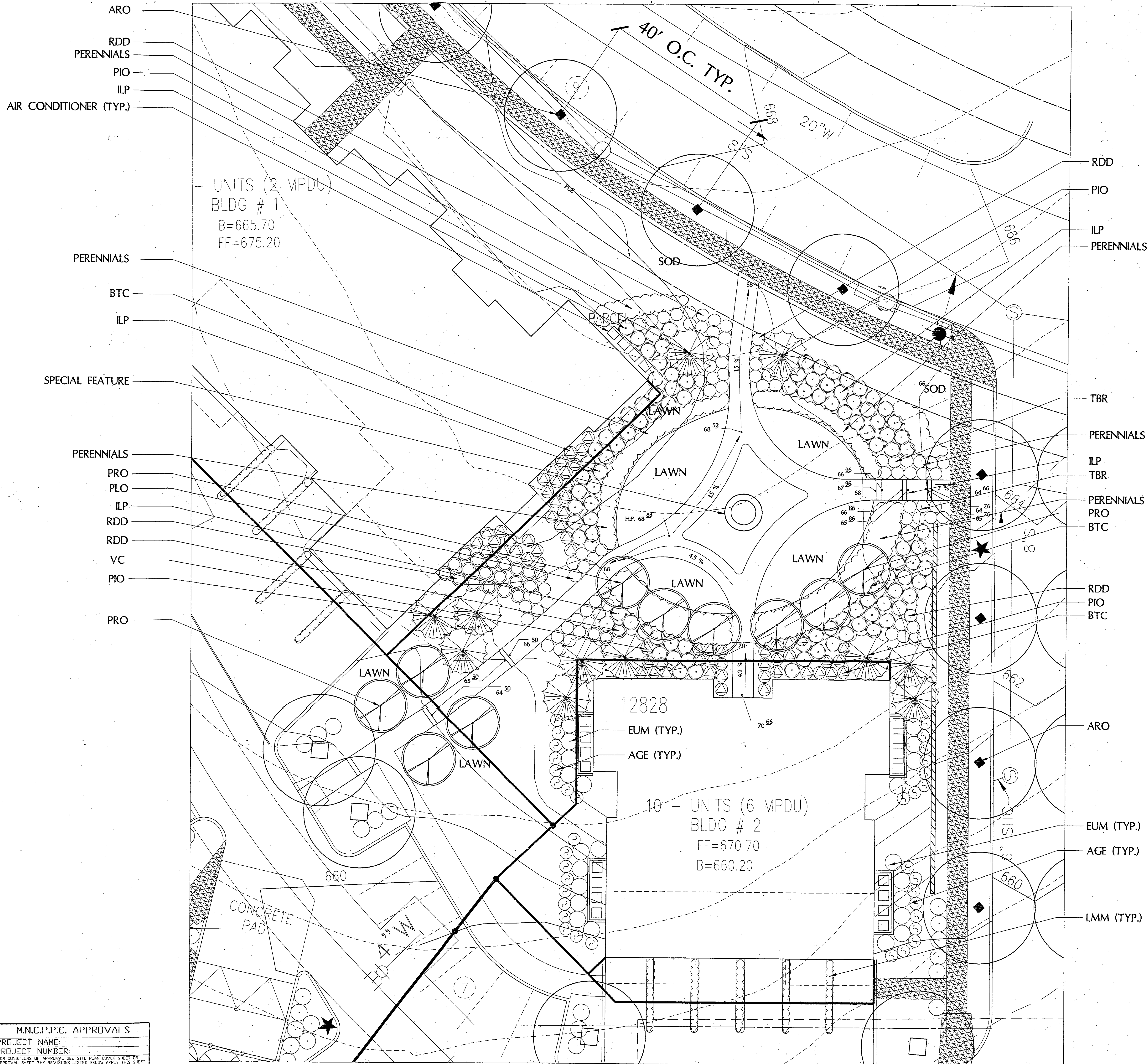
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:

Stormwater Management:	Sediment Control Technical Requirements:	Administrative Requirements:
Reviewed: _____ Date: _____	Reviewed: _____ Date: _____	Reviewed: _____ Date: _____
Approved: _____ Date: _____	Approved: _____ Date: _____	203018 SEDIMENT CONTROL PERMIT No. _____

1-95042
S.M. File No.

NOTE: MCDPS APPROVAL DOES NOT NEGATE THE NEED OF A MCDPS ACCESS PERMIT.

MCDPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL, IF THE PROJECT HAS NOT STARTED, UNLESS THE PERMIT HAS BEEN EXTENDED.



NEIGHBORHOOD RECREATIONAL AREA PLANT LIST SEE MAIN PLANT LIST ON SHEET L-3 FOR SIZES.

SHADE TREES
ARO- Acer rubrum 'October Glory'
ASG- Acer saccharum 'Green Mountain'

FLOWERING TREES
PRO- Prunus 'Okame'

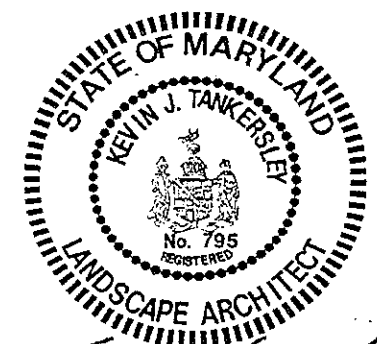
EVERGREEN TREES
PIO- Picea omorika

TALL SHRUBS
VC- Viburnum carlesii

MEDIUM SHRUBS
ILP- Ilex crenata 'Chesapeake'
TBR- Taxus baccata 'Repandens'

SMALL SHRUBS
BTC- Berberis thunbergii 'Crimson Pymy'
JAN- Jasminum nudiflorum
PLO - Prunus laurocerasus 'Otto Luykens'

PERENNIALS
Various mixed selections



REVISIONS:
04/25/01: MNCPPC COMMENTS
08/03/01: MNCPPC COMMENTS
11/07/01: MNCPPC COMMENTS
11/19/01: MNCPPC COMMENTS
11/27/01: MNCPPC COMMENTS
3/2/02: MAIL BOX LOCATIONS
08/02/02: MULTI-FAMILY BUILDING ADJUSTMENTS

APPROVED SITE PLAN /
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
FILE NO. 8-11001-1
MONTGOMERY COUNTY PLANNING DEPARTMENT
10-31-02

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

DATE: 08-02-02
FOR: Brookdale, Clarksville, MD
BY: Tracy Z. Graves
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER
PRINTED NAME

FOR LANDSCAPE PLANS ONLY

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:

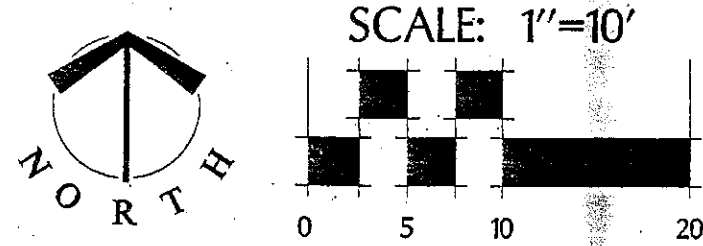
Stormwater Management:	Sediment Control Technical Requirements:	Administrative Requirements:
Reviewed _____ Date _____	Reviewed _____ Date _____	Reviewed _____ Date _____
Approved _____ Date _____	Approved _____ Date _____	203013 SEDIMENT CONTROL PERMIT No. _____

1-05042
S.M. File No. _____

NOTE: MCDPS APPROVAL DOES NOT NEGATE THE NEED OF A MCDPS ACCESS PERMIT.
MCDPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL, IF THE PROJECT HAS NOT STARTED, UNLESS THE PERMIT HAS BEEN EXTENDED.

M.N.C.P.P.C. APPROVALS			
PROJECT NAME:			
PROJECT NUMBER:			
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY THIS SHEET.			
APPROVAL OF REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	CERTIFICATION DATE

1 BUILDING COURTYARD
L-6 PLAN



NEIGHBORHOOD RECREATIONAL AREA PLANT LIST SEE MAIN PLANT LIST ON SHEET L-3 FOR SIZES.

SHADE TREES

ARA- RUBRUM 'AUTUMN GLORY'
QUH- QUERCUS PHELLOS

FLOWERING TREES-A

APG- Acer palmatum 'Bloodgood'
PRO- Prunus 'Okame'

TALL SHRUBS

PLS- Prunus laurocerasus 'Schipkaensis'
TCN- Taxus cuspidata 'Nana'

SMALL SHRUBS

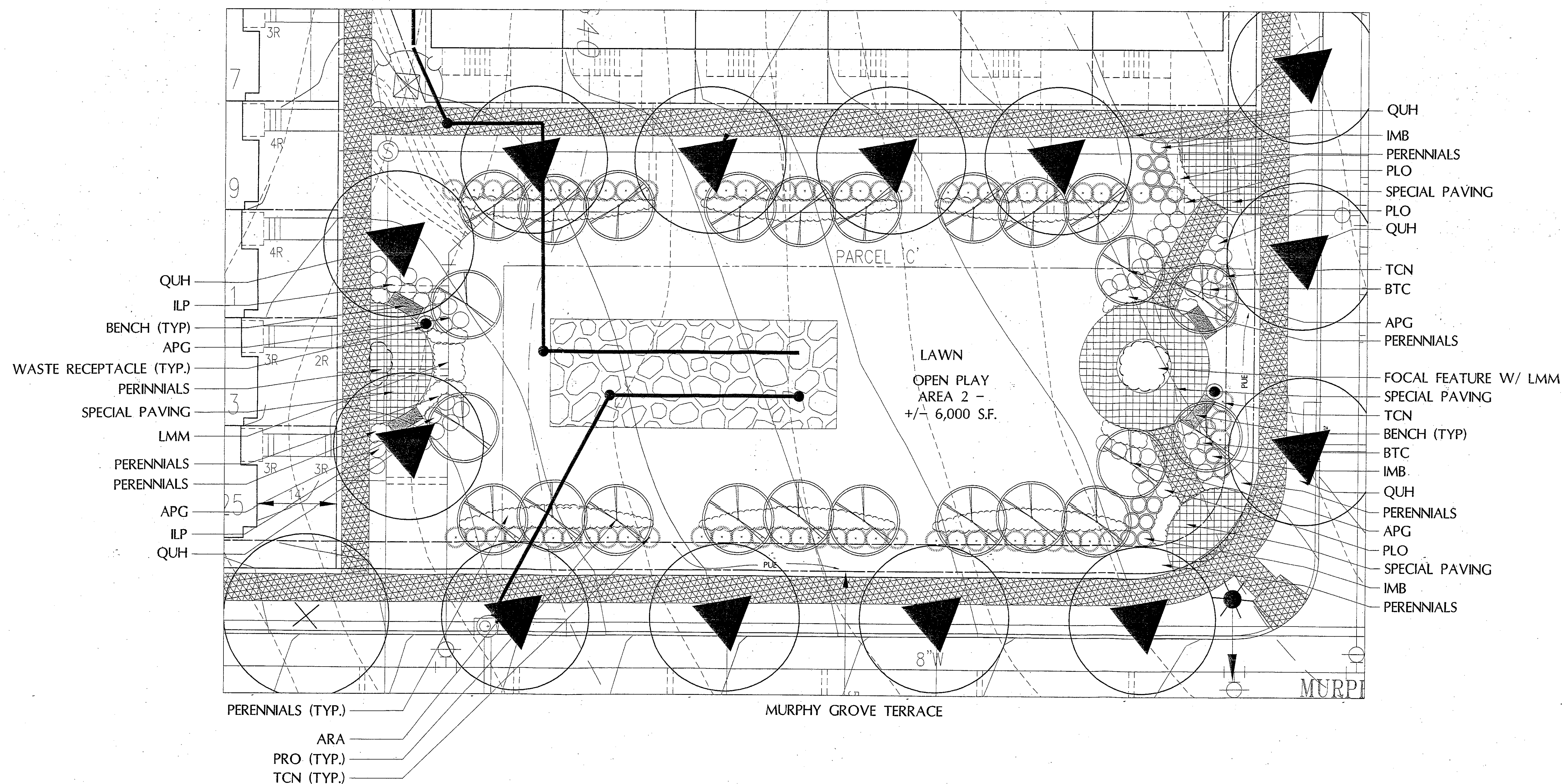
BTC- Berberis thunbergii 'Crimson Pymy'
PLO- Prunus laurocerasus 'Otto Luyken'

GROUNDCOVERS/VERY SMALL SHRUBS-C

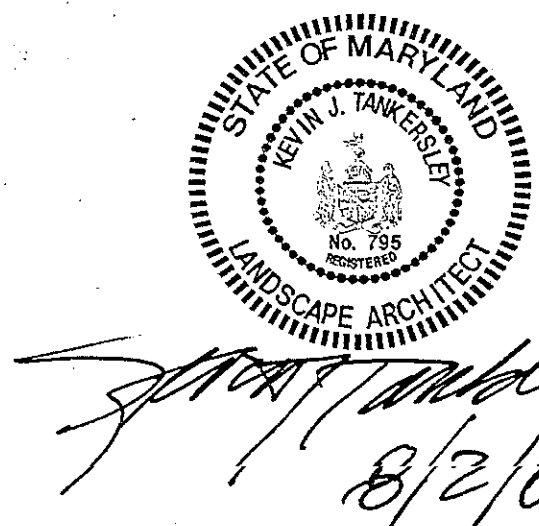
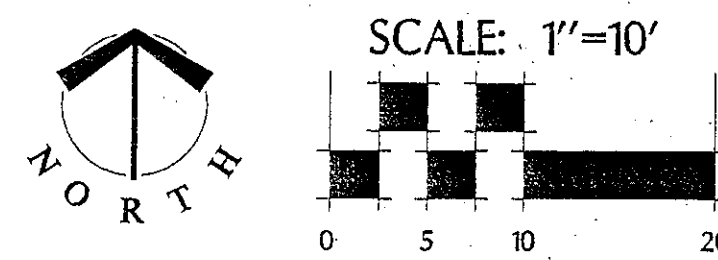
HH- Hedera helix
LMM- Liriope muscari 'Monroe #2'

PERENNIALS

Various mixed selections



1
L-7 OPEN PLAY AREA 2
PLAN



REVISIONS:
04/25/01: MNCPPC COMMENTS
08/03/01: MNCPPC COMMENTS
11/07/01: MNCPPC COMMENTS
11/19/01: MNCPPC COMMENTS
11/27/01: MNCPPC COMMENTS
3/2/02: MAIL BOX LOCATIONS
08/02/02: MULTI-FAMILY BUILDING ADJUSTMENTS

APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
FILE NO. 9-080110
MONTGOMERY COUNTY PLANNING DEPARTMENT
10/21/02

DEVELOPER'S CERTIFICATE

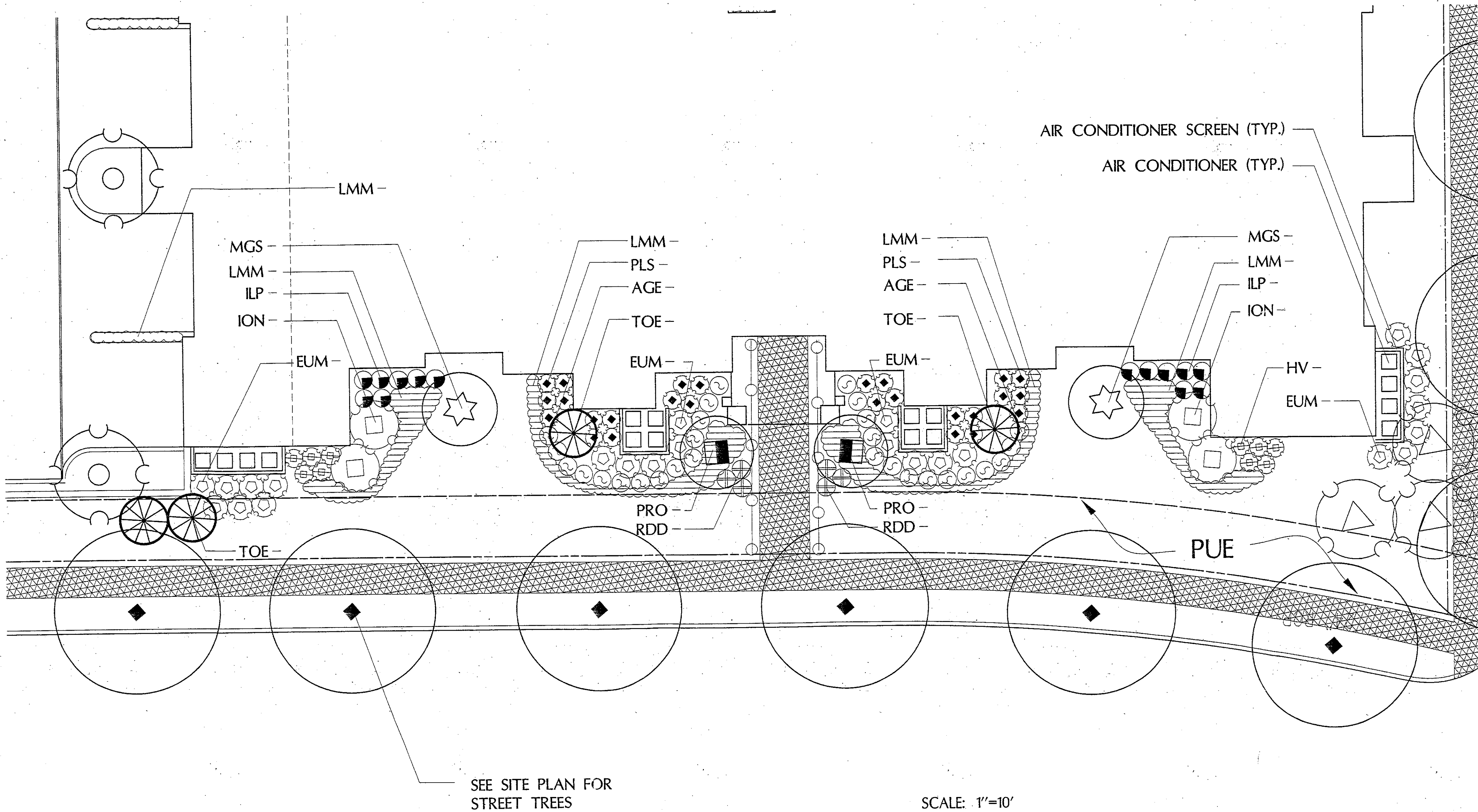
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE: 08-02-02 BY: Tracy Z. Graves
For: TerraBrook (Clarksville) LLC
A Delaware Limited Liability Company
By: Western Management, LLC, Authorized Representative
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER
PRINTED NAME: Tracy Z. Graves

FOR LANDSCAPE PLANS ONLY

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:

Stormwater Management:	Sediment Control Technical Requirements:	Administrative Requirements:
Reviewed _____ Date _____	Reviewed _____ Date _____	Reviewed _____ Date _____
Approved _____ Date _____	Approved _____ Date _____	203018 SEDIMENT CONTROL PERMIT No. _____
1-95042 S.M. File No.		MDCPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED, UNLESS THE PERMIT HAS BEEN EXTENDED.



1
L-8
PLAN
MULTIFAMILY BUILDINGS, TYPICAL
(FOR FRONT AND BACK)

PLANT LIST
TYPICAL MULTIFAMILY BUILDING
(SUN CONDITION DEPICTED)
SEE LIST BELOW TO SELECT ALTERNATE
SHADE CONDITION PLANTS

SEE MAIN PLANT LIST SHEET L-3 FOR SIZES

FLOWERING TREES

AM - Amelanchier canadensis
APG - Acer palmatum 'Bloodgood'
BNH - Betula nigra 'Heritage'
MAF - Malus floribunda
MAP - Malus 'Profusion'
MGS - Magnolia x soulangeana
PRO - Prunus 'Okame'

EVERGREEN TREES

ION - Ilex opaca
TOE - Thuja occidentalis 'Emerald Green'
TS - Taxus canadensis
CL - X Cupressocyparis leylandii

TALL SHRUBS

EUM - Euonymus kiautschovica 'Manhattan'
ICB - Ilex cornuta 'Burfordi'
IOF - Ilex x attenuata 'Fosteri'
ION - Ilex x 'Nelle R. Stevens'
OH - Osmanthus heterophyllus
PLS - Prunus laurocerasus 'Schipkaensis'
TCC - Taxus cuspidata 'Capitata'
VRW - Viburnum rhytidophyllum 'Willowwood'

MEDIUM SHRUBS

AGE - Abelia x Grandiflora 'Edward Goucher'
HV - Hydrangea 'Mariesii Variegata'
IMS - Ilex x meserveae 'Blue Princess'
ILP - Ilex crenata 'Green Lustre'
ILW - Ilex crenata 'Howardi'
RDD - Rhododendron 'Delaware Valley White'

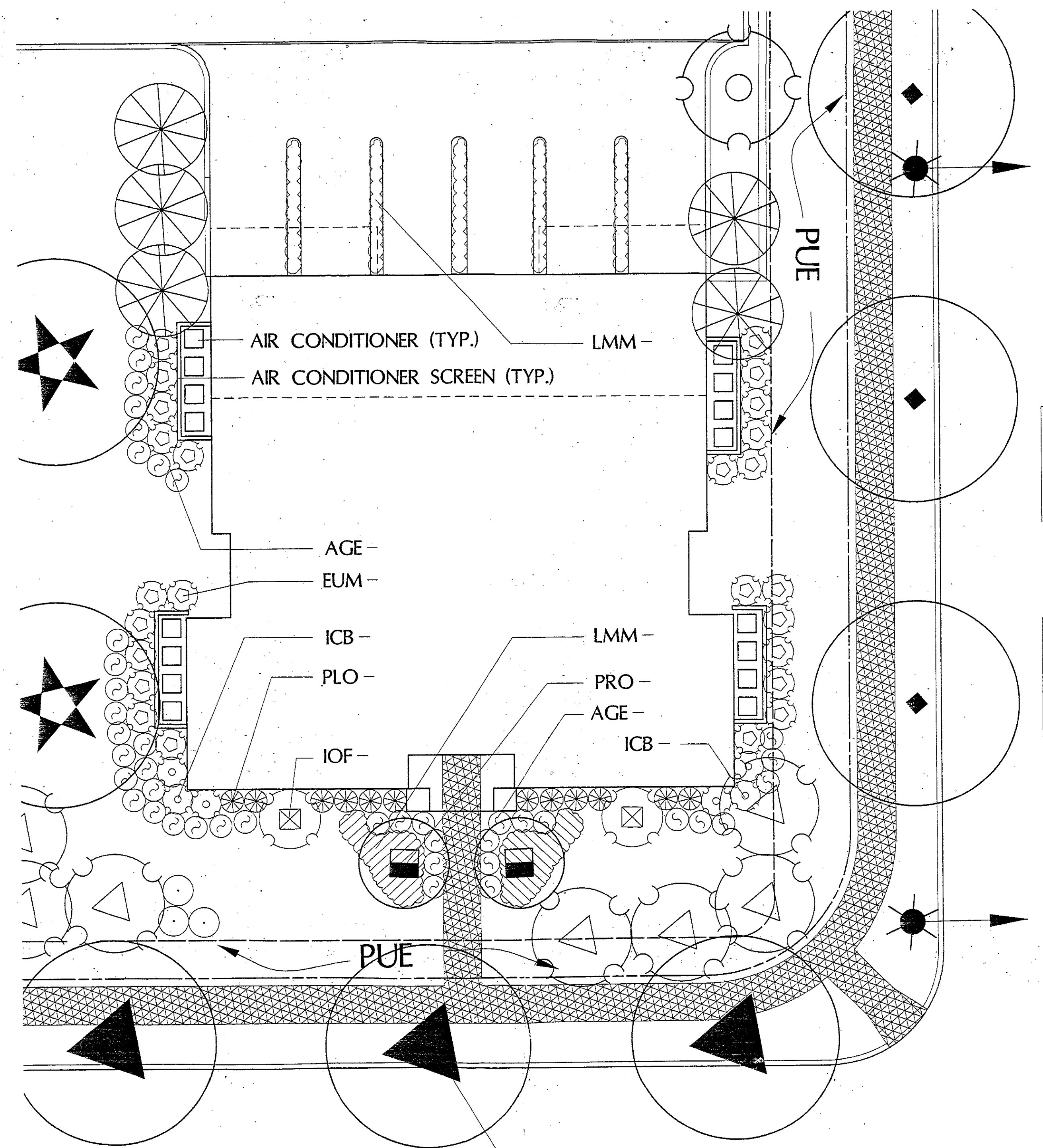
SMALL SHRUBS

CTR - Cotoneaster salicifolius 'repandens'
EUF - Euonymus fortunei 'Emerald Gaiety'
ELH - Ilex crenata 'Helleri'
JAN - Jasminum nudiflorum
PLO - Prunus laurocerasus 'Otto Luykens'

GROUNDCOVERS / VERY SMALL SHRUBS

LMM - Liriope muscari 'Monroe #2'
LMV - Liriope muscari 'Variegata'
PTJ - Pachysandra terminalis
VMP - Vinca minor 'Periwinkle'

SCALE: 1"=10'
0 5 10 20



2
L-8
PLAN
SMALL MULTIFAMILY BUILDING #4, TYPICAL

PLANT LIST
TYPICAL SMALL MULTIFAMILY BUILDING
(SUN CONDITION DEPICTED)
SEE LIST BELOW TO SELECT ALTERNATE
SHADE CONDITION PLANTS

SEE MAIN PLANT LIST SHEET L-3 FOR SIZES

EVERGREEN TREES

IOF - Ilex attenuata 'Fosteri'
TOE - Thuja occidentalis 'Emerald Green'
TS - Taxus canadensis

FLOWERING TREES

AM - Amelanchier canadensis
APG - Acer palmatum 'Bloodgood'
PRO - Prunus 'Okame'
MGS - Magnolia x soulangeana 'Galaxy'
MAF - Malus floribunda

SHADE TREES

BNH - Betula nigra 'Heritage'
LSR - Liquidambar styraciflua 'Rotundiloba'
TIC - Tilia Cordata

TALL SHRUBS

FSS - Forsythia suspensa
EUM - Euonymus kiautschovica 'Manhattan'
HSD - Hibiscus syriacus 'Diana'
ICB - Ilex cornuta 'Burfordi'
TCC - Taxus cuspidata 'Capitata'
IOF - Ilex x attenuata 'Fosteri'
ION - Ilex x 'Nelle R. Stevens'
OH - Osmanthus heterophyllus
PLS - Prunus laurocerasus 'Schipkaensis'
VOV - Viburnum opulus
VRW - Viburnum rhytidophyllum 'Willowwood'

MEDIUM SHRUBS

AGE - Abelia x Grandiflora 'Edward Goucher'
HV - Hydrangea 'Mariesii Variegata'
ILP - Ilex crenata 'Chesapeake'
ILW - Ilex crenata 'Howardi'
IMB - Ilex x meserveae
RDD - Rhododendron 'Delaware Valley White'

SMALL SHRUBS

BTC - Berberis thunbergii 'Crimson Pygmy'
ELH - Ilex crenata 'Helleri'
PLO - Prunus laurocerasus 'Otto Luykens'
TBR - Taxus baccata 'Repandens'

GROUNDCOVERS / VERY SMALL SHRUBS

LMM - Liriope muscari 'Monroe #2'
LMV - Liriope muscari 'Variegata'
PTJ - Pachysandra terminalis
VMP - Vinca minor 'Periwinkle'

SCALE: 1"=10'
0 5 10 20

APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
FILE NO. 8-203018
MONTGOMERY COUNTY PLANNING DEPARTMENT
10/3/02

M.N.C.P.P.C. APPROVALS			
PROJECT NAME:			
PROJECT NUMBER:			
TERMS OF APPROVAL: SEE THE PLAN COVER SHEET OR APPROVAL SHEET. THE REVISIONS LISTED BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S SIGNATURE	COMPLETION DATE

DEVELOPER'S CERTIFICATE

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

DATE: 08-02-02
By: Tracy Z. Graves
a Delaware Limited Liability Company
By: Tracy Z. Graves
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER
PRINTED NAME: Tracy Z. Graves



REVISIONS:

04/25/01: MNCPPC COMMENTS
08/03/01: MNCPPC COMMENTS
11/07/01: MNCPPC COMMENTS
11/19/01: MNCPPC COMMENTS
11/27/01: MNCPPC COMMENTS
3/2/02: MAIL BOX LOCATIONS
08/02/02: MULTI-FAMILY BUILDING ADJUSTMENTS

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:

Stormwater Management:	Sediment Control Technical Requirements:	Administrative Requirements:
Reviewed: _____ Date: _____	Reviewed: _____ Date: _____	Reviewed: _____ Date: _____
Approved: _____ Date: _____	Approved: _____ Date: _____	203018 SEDIMENT CONTROL PERMIT NO.

NOTE: MDCPS APPROVAL DOES NOT NEGATE THE NEED OF A MDCPS ACCESS PERMIT.

MDCPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL. IF THE PROJECT HAS NOT STARTED, UNLESS THE PERMIT HAS BEEN EXTENDED.

UPDATES/REVISIONS

CLIENT:	TERMINATION/CLARIFICATION	DATE:	10/3/02
REVISION	DATE	APPROVED	DATE
1	10/3/02		
SHEET	L-8		
OF	11		
FILE NO.	2000099		

PLANT LIST
TYPICAL SINGLE FAMILY UNIT 'A'
(SUN CONDITION DEPICTED)
SEE LIST BELOW TO SELECT ALTERNATE
SHADE CONDITION PLANTS

SEE MAIN PLANT LIST SHEET L-3 FOR SIZES

FLOWERING TREES
AM - Amelanchier canadensis
APG - Acer palmatum 'Bloodgood'
BNH - Betula nigra 'Heritage'
MAF - Malus floribunda
MAP - Malus 'Profusion'
MGS - Magnolia x soulangiana
PRO - Prunus 'Okame'

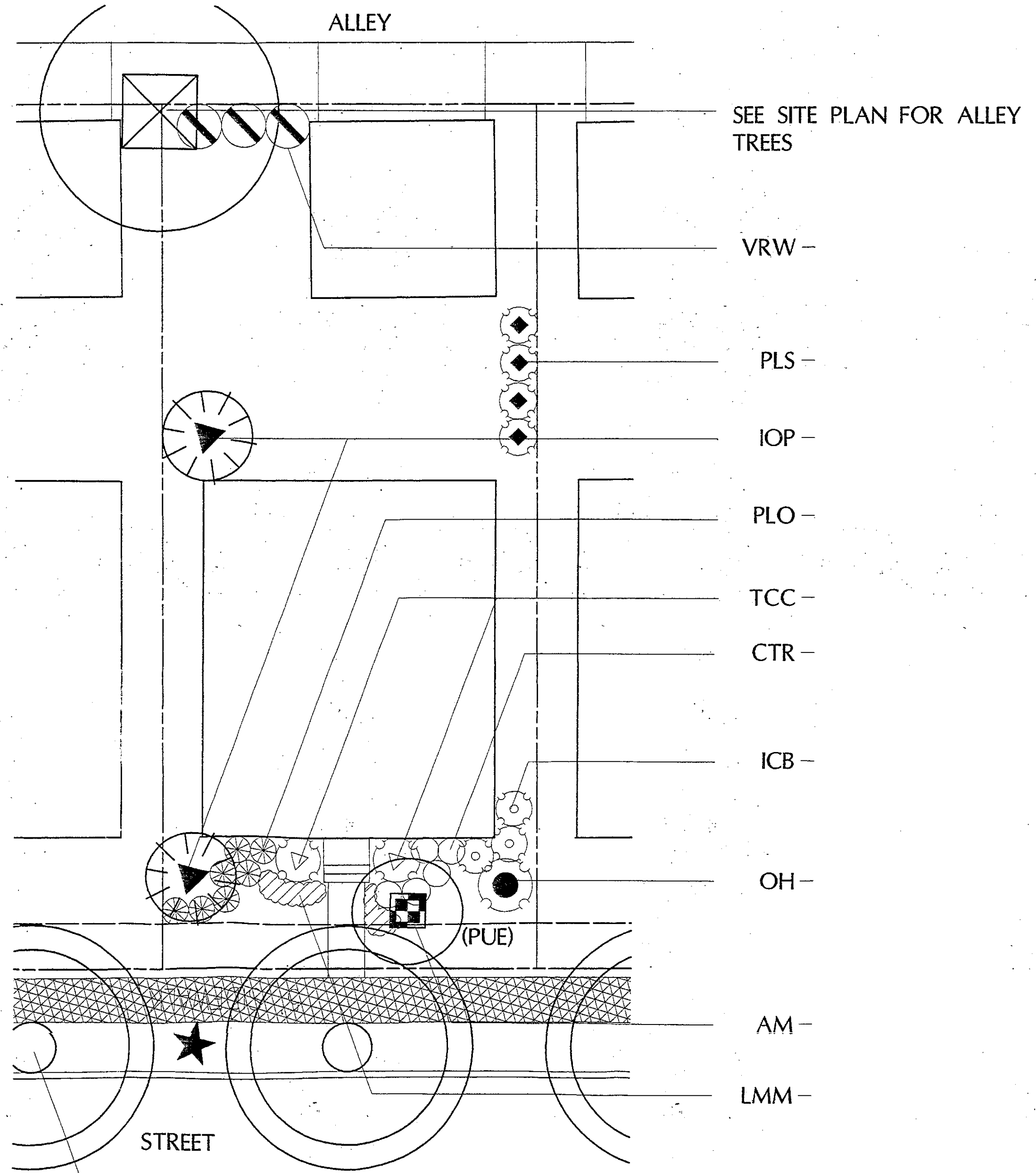
EVERGREEN TREES
IOP - Ilex opaca
TOE - Thuja occidentalis 'Emerald Green'
TS - Tsuga canadensis

TALL SHRUBS
EUM - Euonymus kiautschowica 'Manhattan'
ICB - Ilex cornuta 'Burfordii'
IOF - Ilex x attenuata 'Fosteri'
ION - Ilex x 'Nellie R. Stevens'
OH - Osmanthus heterophyllus
PLS - Prunus laurocerasus 'Schipkaensis'
TCC - Taxus cuspidata 'Capitata'
VRW - Viburnum rhytidophyllum 'Willowwood'

MEDIUM SHRUBS
HV - Hydrangea 'Mariesii Variegata'
IMS - Ilex x meserveae 'Blue Princess'
LP - Ilex crenata 'Green Luster'
LW - Ilex crenata 'Howardii'
RDD - Rhododendron 'Delaware Valley White'

SMALL SHRUBS
CTR - Cotoneaster salicifolius 'repandens'
ELF - Euonymus fortunei 'Emerald Gaiety'
LH - Ilex crenata 'Helleri'
JAN - Jasminum nudiflorum
PLO - Prunus laurocerasus 'Otto Luykens'

GROUNDCOVERS / VERY SMALL SHRUBS
LMM - Liriope muscari 'Monroe #2'
LMV - Liriope muscari 'Variegata'
PTJ - Pachysandra terminalis
VMP - Vinca minor



SEE SITE PLAN FOR ALLEY
TREES

VRW -

PLS -

IOP -

PLO -

TCC -

CTR -

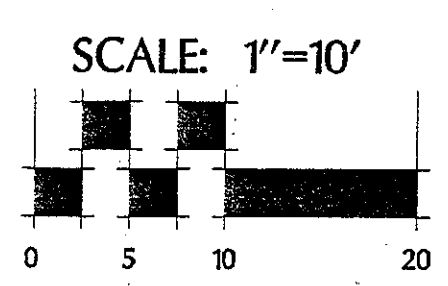
ICB -

OH -

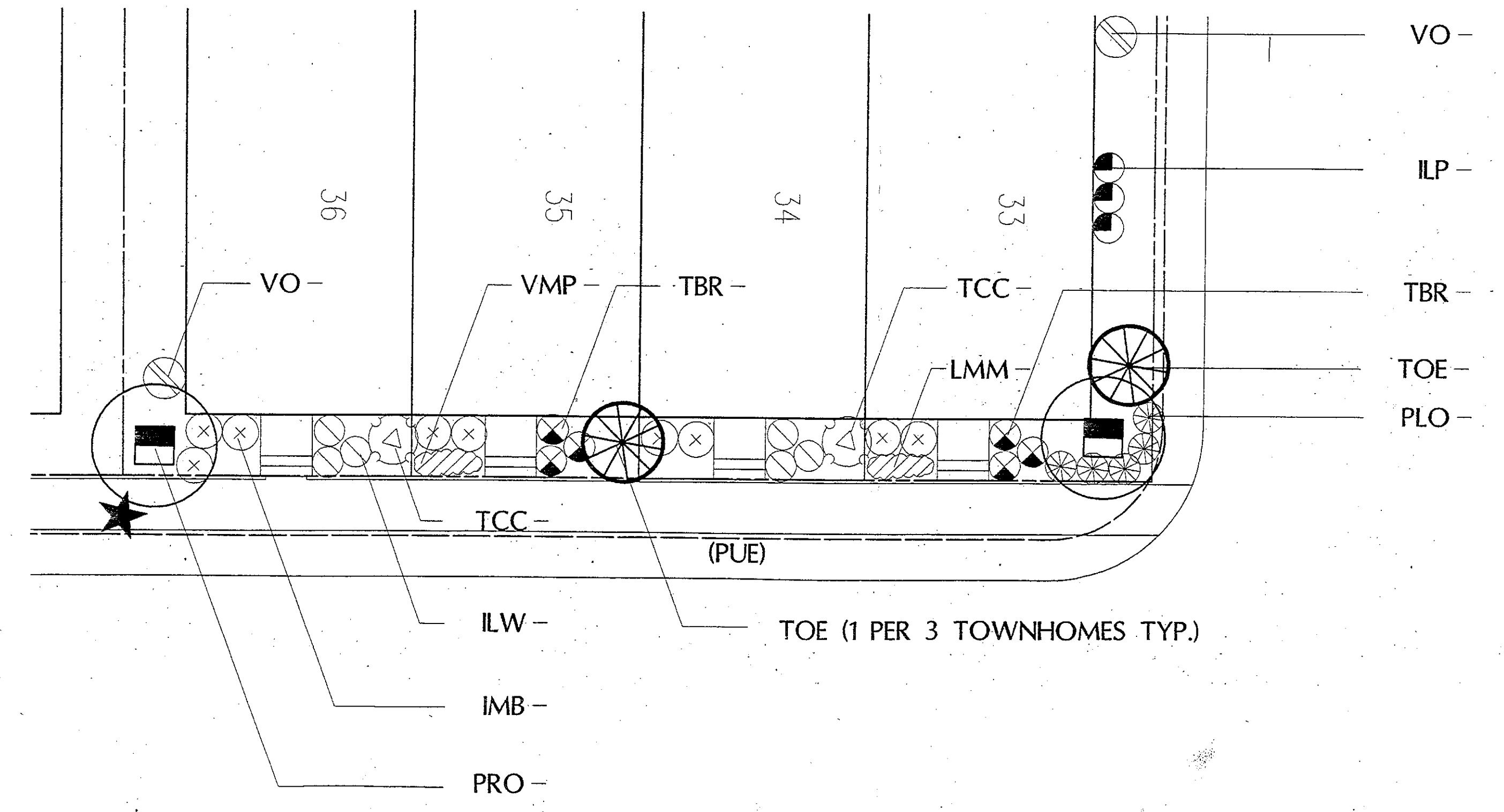
AM -

LMM -

SEE SITE PLAN FOR
STREET TREES



1 TYPICAL SINGLE FAMILY UNIT 'A'
L-9 PLAN



VO -

ILP -

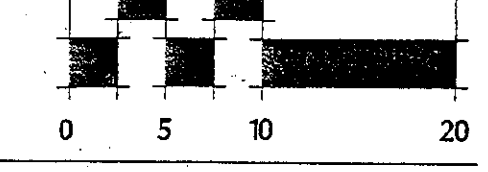
TBR -

TOE -

PLO -

TOE (1 PER 3 TOWNHOMES TYP.)

SCALE: 1"=10'



2 TOWNHOUSE TYPICAL
L-9 PLAN

PLANT LIST
TYPICAL SMALL MULTIFAMILY BUILDING
(SUN CONDITION DEPICTED)
SEE LIST BELOW TO SELECT ALTERNATE
SHADE CONDITION PLANTS

SEE MAIN PLANT LIST SHEET L-3 FOR SIZES

EVERGREEN TREES
IOF - Ilex attenuata 'Fosteri'
IOP - Ilex opaca
PN - Prunus nigra
TOE - Thuja occidentalis 'Emerald Green'
TS - Tsuga canadensis

FLOWERING TREES
AM - Amelanchier canadensis
APG - Acer palmatum 'Bloodgood'
PRO - Prunus 'Okame'
MGS - Magnolia x soulangiana 'Galaxy'
MAF - Malus floribunda

SHADE TREES
BNH - Betula nigra 'Heritage'
LSR - Liquidambar styraciflua 'Rotundiloba'
TIC - Tilia cordata

TALL SHRUBS
FSS - Forsythia suspensa
HSD - Hibiscus syriacus 'Diana'
TCC - Taxus cuspidata 'Capitata'
VO - Viburnum opulus

MEDIUM SHRUBS
LP - Ilex crenata 'Chesapeake'
LW - Ilex crenata 'Howardii'
IMB - Ilex x meserveae
RDD - Rhododendron 'Delaware Valley White'

SMALL SHRUBS
BTC - Berberis thunbergii 'Crimson Pigeon'
LH - Ilex crenata 'Helleri'
PLO - Prunus laurocerasus 'Otto Luykens'
TBR - Taxus baccata 'Repandens'

GROUNDCOVERS / VERY SMALL SHRUBS
LMM - Liriope muscari 'Monroe #2'
LMV - Liriope muscari 'Variegata'
PTJ - Pachysandra terminalis
VMP - Vinca minor

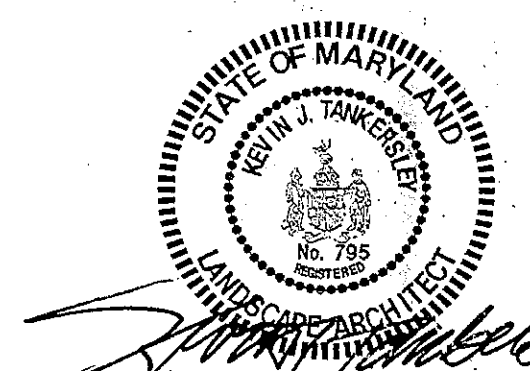
APPROVED SITE PLAN /
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
FILE NO. 19-0018
MONTGOMERY COUNTY PLANNING DEPARTMENT
10-31-02
APPROVED BY STAFF AS SHOWN
FILE NO. 8
MONTGOMERY COUNTY PLANNING DEPARTMENT

M.N.C.P.P.C. APPROVALS			
PROJECT NAME:			
PROJECT NUMBER:			
FOR SUBMITTAL TO APPROVAL, SEE SITE PLAN DEVELOPER SHEET OR APPROVAL SHEET THE REVISIONS LISTED BELOW APPLY TO THIS SHEET			
APPROVAL OF REVISION #	APPROVAL DATE	REVISIONS DESCRIPTION	DATE

DEVELOPER'S CERTIFICATE

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

DATE: 08-02-02
By: James P. Johnson
a Delaware Limited Liability Company
By: Western Management, L.L.C. authorized representative
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER
Tracy Graves
PRINTED NAME



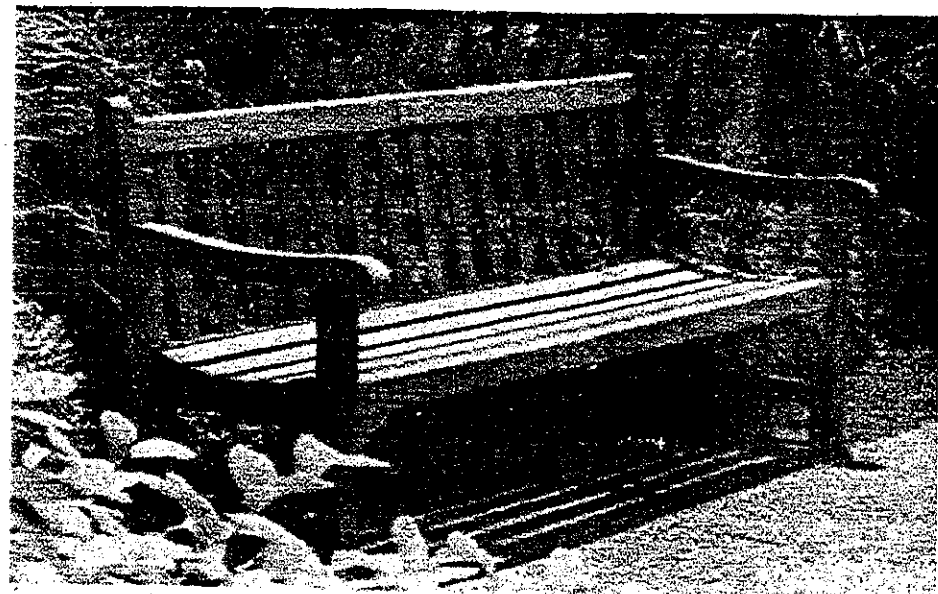
REVISIONS:

04/25/01: MNCPPC COMMENTS
08/03/01: MNCPPC COMMENTS
11/07/01: MNCPPC COMMENTS
11/19/01: MNCPPC COMMENTS
11/27/01: MNCPPC COMMENTS
3/2/02: MAIL BOX LOCATIONS
08/02/02: MULTI-FAMILY
BUILDING ADJUSTMENTS

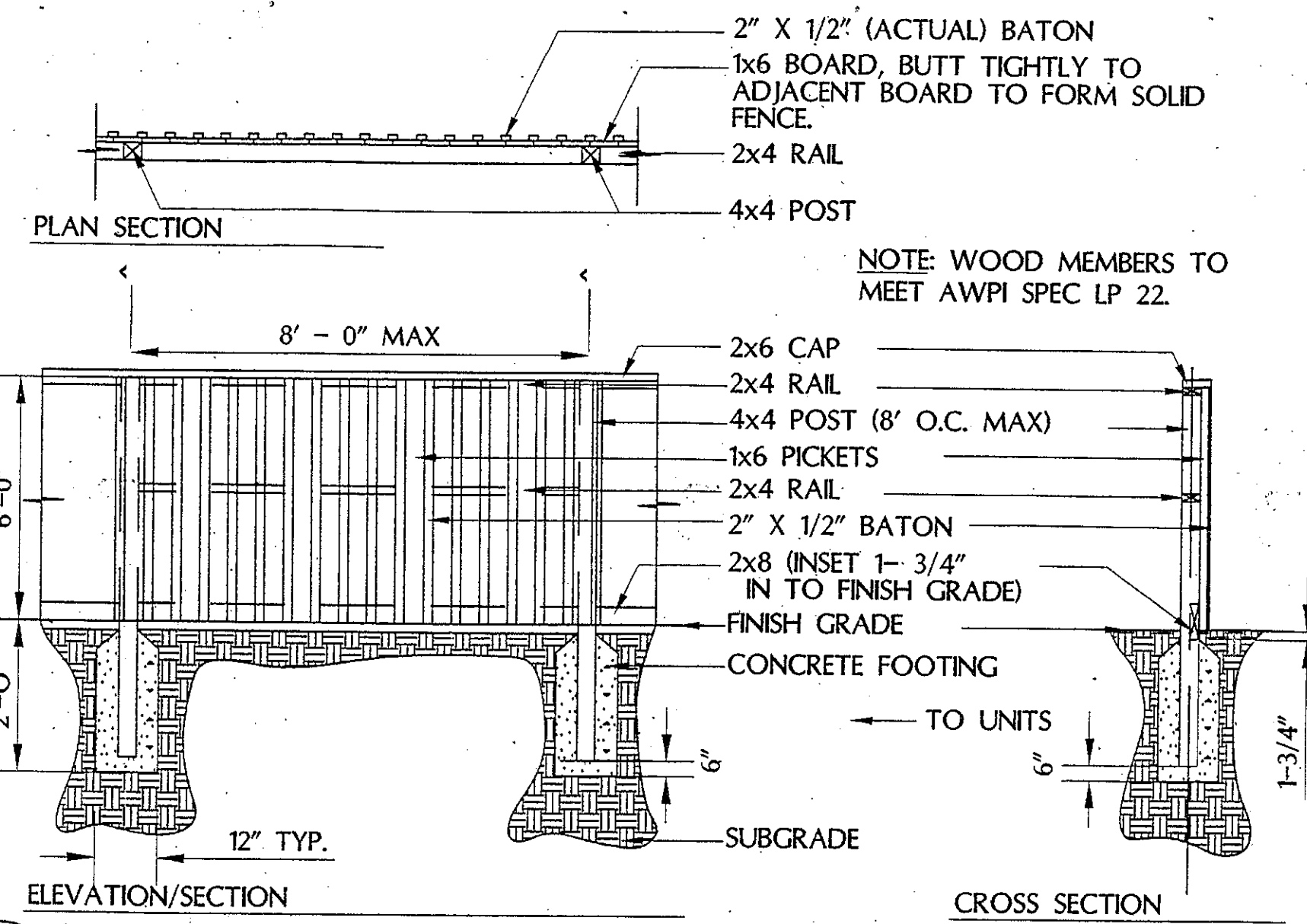
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:			NOTE: MDCPS APPROVAL DOES NOT NEGATE THE NEED OF A MDCPS ACCESS PERMIT.	
Stormwater Management:		Sediment Control Technical Requirements:		Administrative Requirements:
Reviewed _____ Date _____		Reviewed _____ Date _____		Reviewed _____ Date _____
Approved _____ Date _____		Approved _____ Date _____		203018 SEDIMENT CONTROL PERMIT No. _____
1-95042 S.M. File No.		MDCPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL, IF THE PROJECT HAS NOT STARTED, UNLESS THE PERMIT HAS BEEN EXTENDED.		

TERMINATION CLARKSBURG IALC 1 PERMANENT ROAD CLARKSBURG, MARYLAND		CLIENT:	
DESIGN	IT	DATE	SCALE
THREAT	DOG	APPROVED	AS SHOWN
SHEET	OF	DATE	SCALE
L-9	11	2003018	AS SHOWN
FILE NO. 19-0018			

FOR LANDSCAPE PLANS ONLY

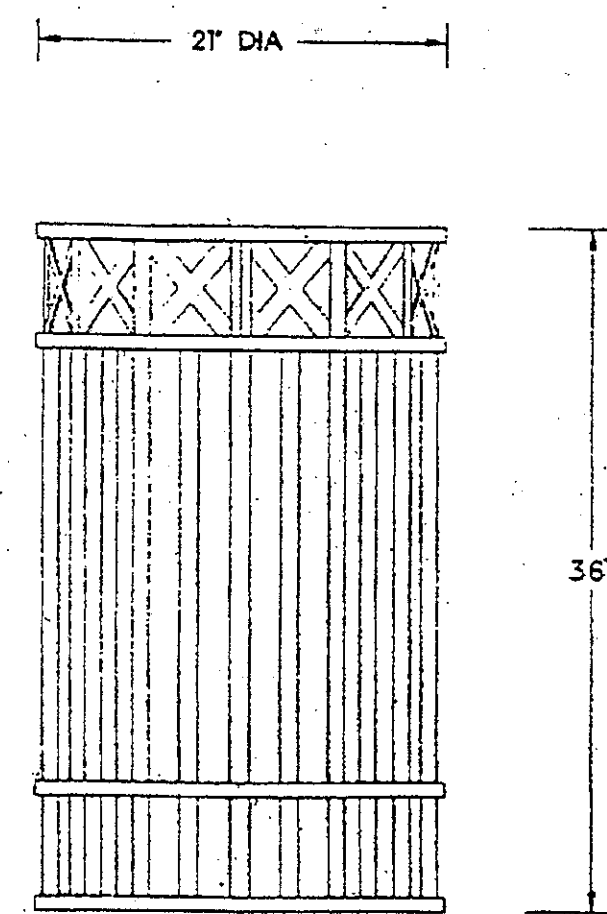


6' WOODEN BENCH
OR APPROVED EQUAL



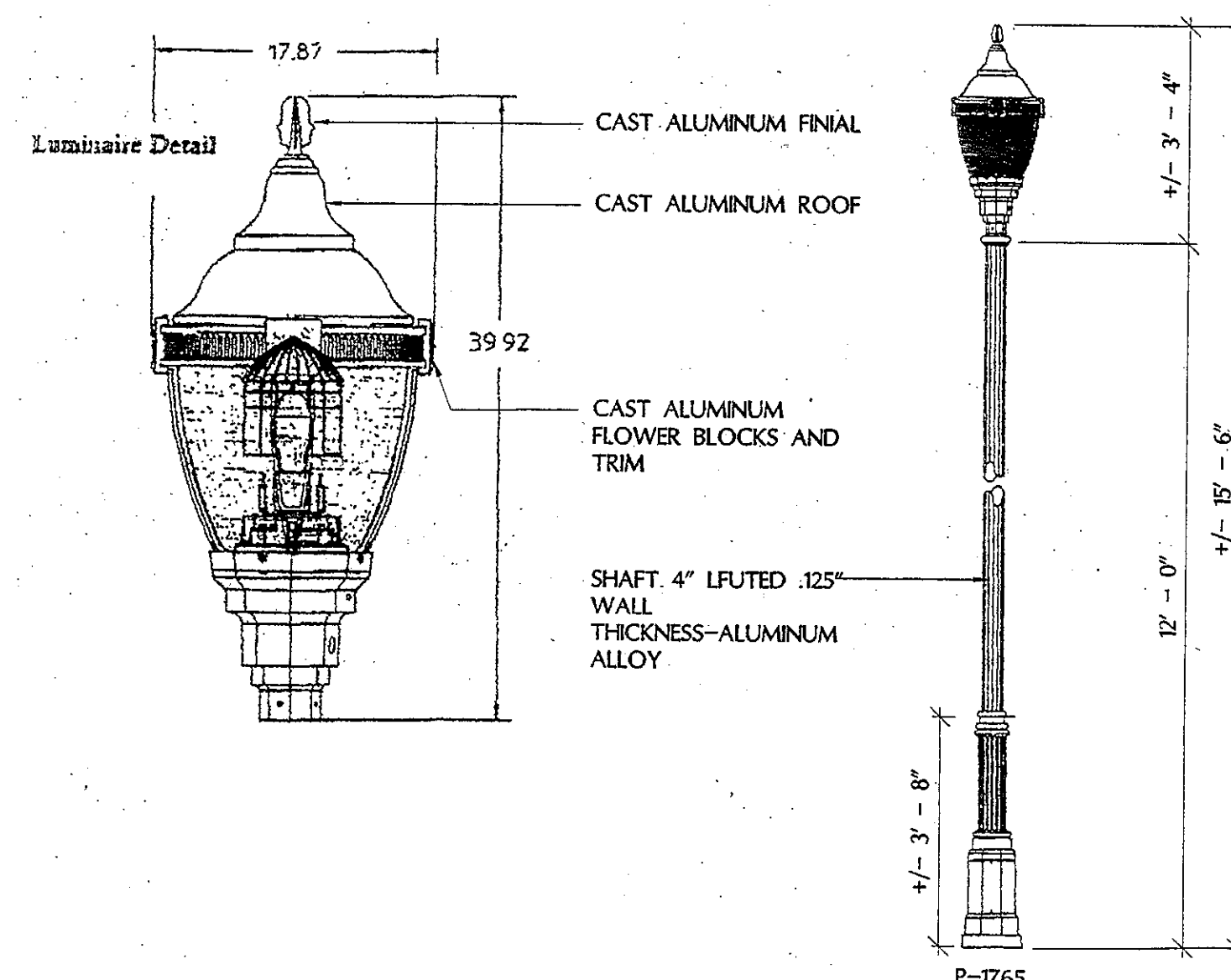
4 NOISE ABATEMENT SCREEN
L-11A PLAN/SECTION/ELEVATION

04A-006
1" = 1'-0"



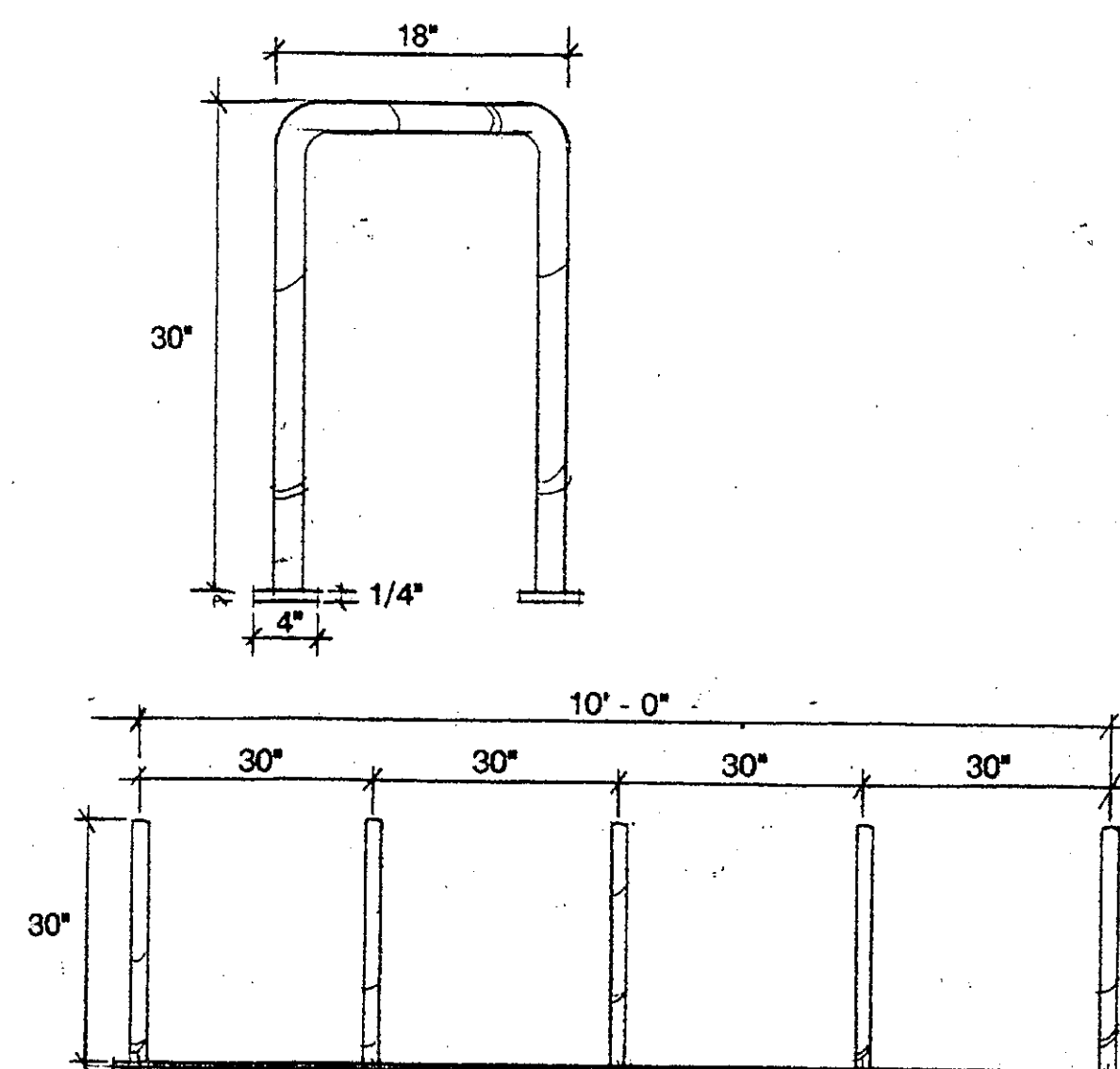
2 TRASH RECEPTACLE
L-11A PICTORIAL

NOT TO SCALE



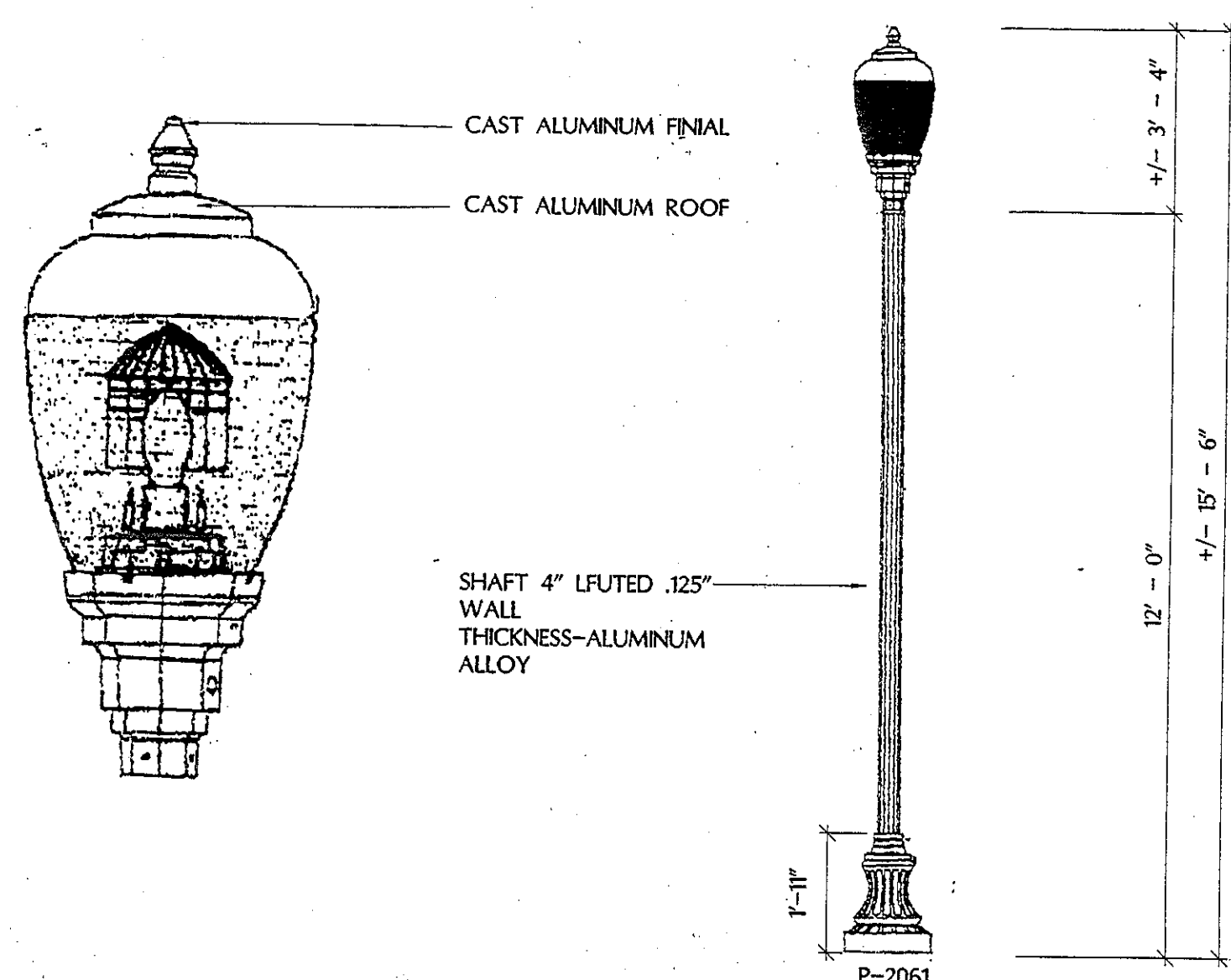
5 STREETLIGHT LUMINAIRE
L-11A PICTORIAL

05B-216
NTS



3 BIKE RACK
L-11A PICTORIAL

NOT TO SCALE



6 PARKING AREA LUMINAIRE
L-11A PICTORIAL

05B-218
NTS

DEVELOPER'S CERTIFICATE

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

DATE: 08-02-02 BY: Jason Z. Graves

DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER: Terabrook Clarksburg LLC

PRINTED NAME: Jason Z. Graves

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:

Stormwater Management: _____

Sediment Control Technical Requirements: _____

Administrative Requirements: _____

Reviewed: _____ Date: _____

Approved: _____ Date: _____

1-95042 S.M. File No. _____

NOTE: MDCPS APPROVAL DOES NOT NEGATE THE NEED OF A MDCPS ACCESS PERMIT.

REVIEWED: 203018

SEDIMENT CONTROL PERMIT NO. _____

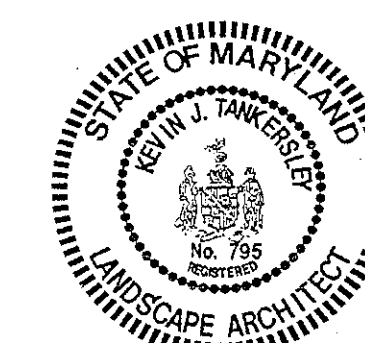
MDCPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL, IF THE PROJECT HAS NOT STARTED, UNLESS THE PERMIT HAS BEEN EXTENDED.

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: CLARKSBURG TC - PHASE 1B PART 3			
PROJECT NUMBER: #8-98001			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
The Revision Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

Charles P. Johnson & Associates, Inc.
1414 Pine Street
Suite 200
Arlington, VA 22204
Phone: 703-599-9984
Fax: 703-599-9984
E-mail: cpj@cpjassoc.com
www.cpjassoc.com

LandDesign
1414 Pine Street
Suite 200
Arlington, VA 22204
Phone: 703-599-9984
Fax: 703-599-9984
E-mail: cpj@cpjassoc.com
www.cpjassoc.com

CLARKSBURG TOWN CENTER PHASE 1B, PART 3
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN
FILE NO. 8-98001B
MONTGOMERY COUNTY PLANNING DEPARTMENT

10-21-02

REVISIONS:

04/25/01: MNCPPC COMMENTS

08/03/01: MNCPPC COMMENTS

11/07/01: MNCPPC COMMENTS

11/19/01: MNCPPC COMMENTS

11/27/01: MNCPPC COMMENTS

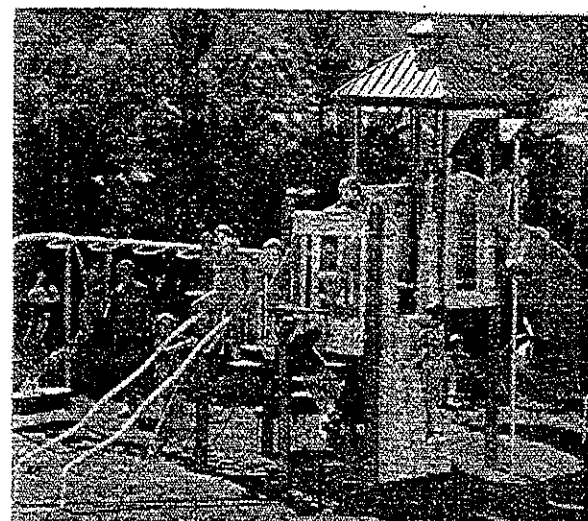
3/2/02: MAIL BOX LOCATIONS

08/02/02: MULTI-FAMILY BUILDING ADJUSTMENTS

CLIENT: TERABROOK CLARKSBURG LLC
PROJECT: CLARKSBURG TOWN CENTER PHASE 1B, PART 3
SHEET: L-11A
DATE: 08-02-02
SCALE: AS SHOWN

FILE NO. 2000091

FOR LANDSCAPE PLANS ONLY

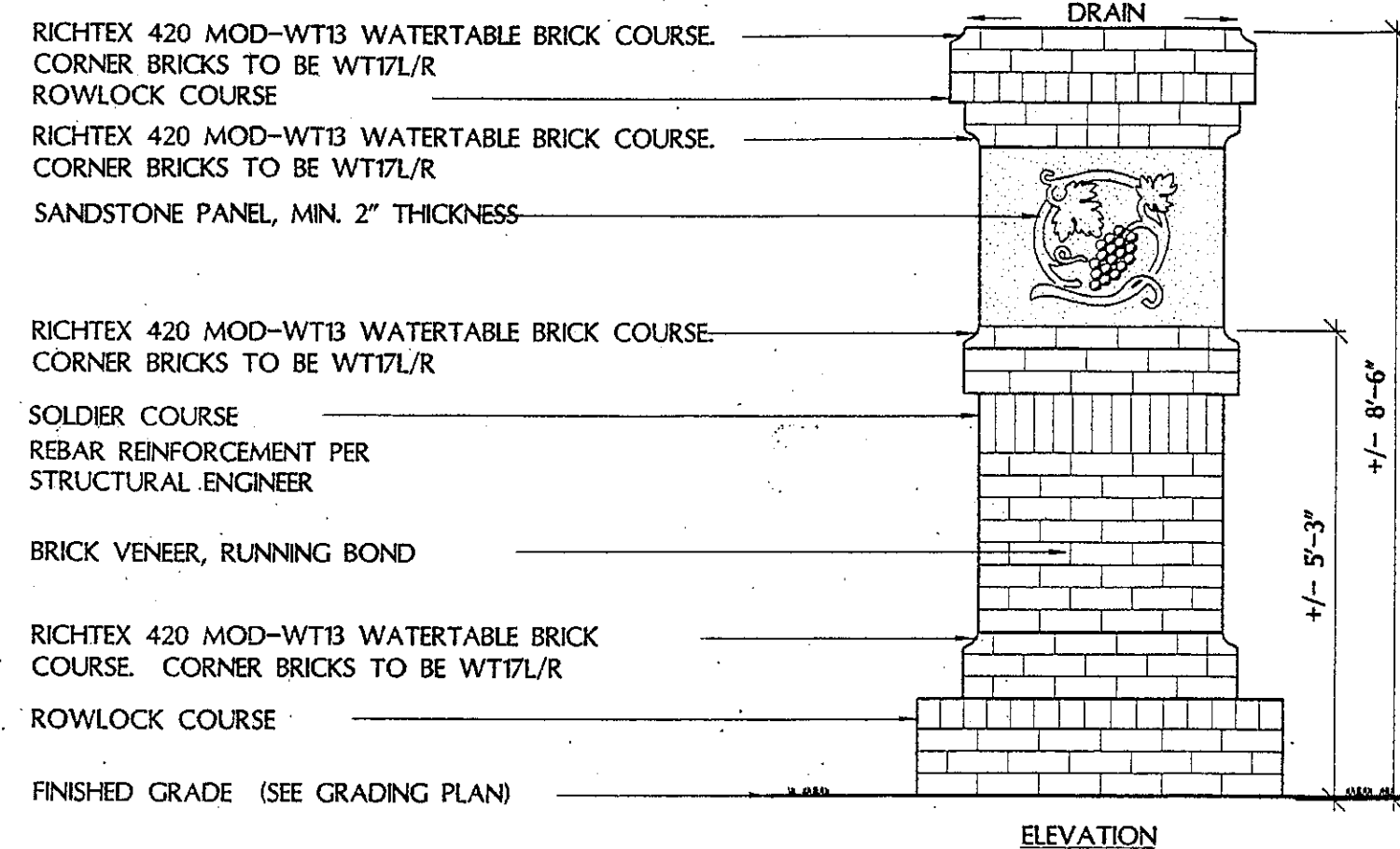
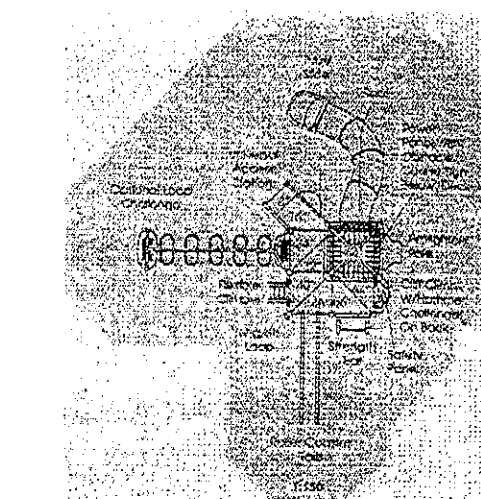


MANUFACTURER:
LITTLE TIKES
ONE IRON MOUNTAIN DRIVE
P.O. BOX 897
FARMINGTON, MO 63640
95730756-4591

MODEL: MAXFITNESS CENTER
DESIGNED FOR CHILDREN: 5 TO 12 YEARS
ACCOMMODATES: 20 TO 25 CHILDREN
NUMBER OF PLAY EVENTS: 11
SIZE: 23' X 28'
APPROXIMATE USE ZONE: 35' X 40'
WEIGHT: 2,700 LBS.

NOTES:
1. OR APPROVED EQUAL

1 MULTI-AGED PLAY STRUCTURE
10E-036
NOT TO SCALE



4 SECONDARY ENTRY SIGN
14H-085
NTS

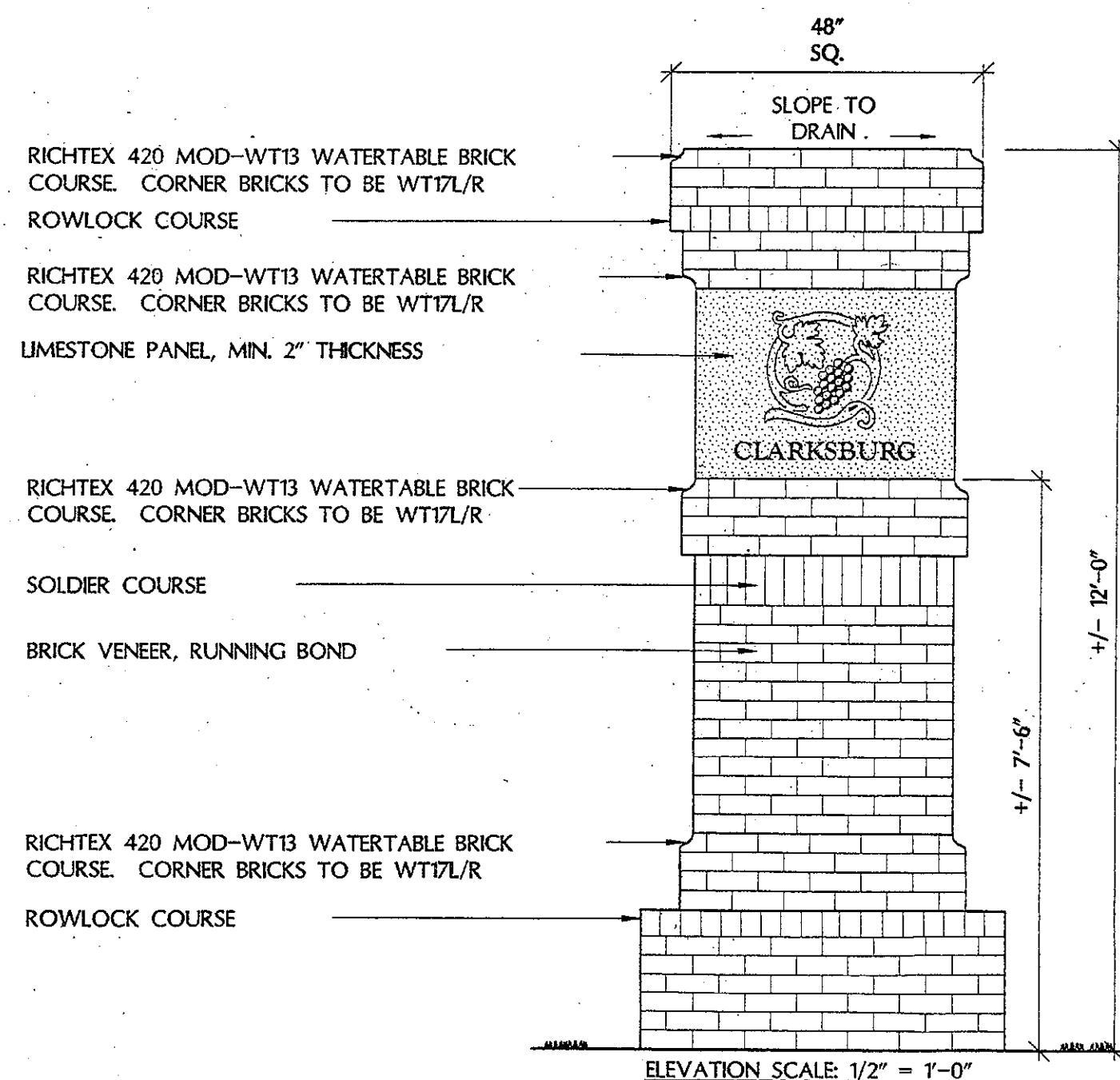


MANUFACTURER:
LITTLE TIKES
ONE IRON MOUNTAIN DRIVE
P.O. BOX 897
FARMINGTON, MO 63640
95730756-4591

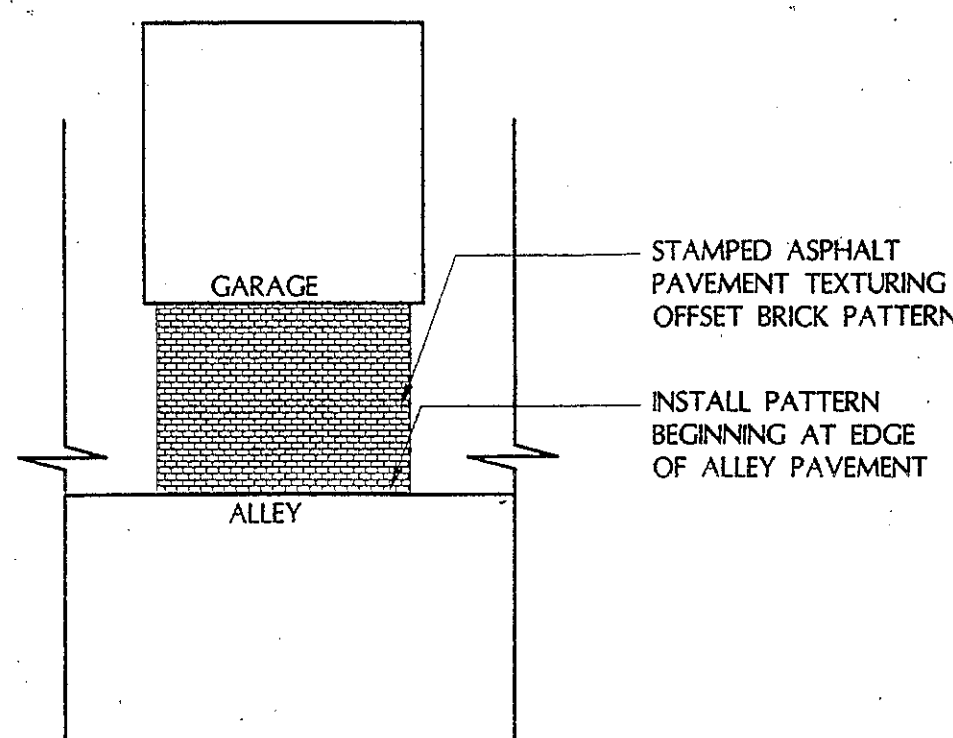
MODEL: EARLY CHILDHOOD PLAYCENTER 5
DESIGNED FOR CHILDREN: 2 TO 7 YEARS
ACCOMMODATES: 20 TO 25 CHILDREN
NUMBER OF PLAY EVENTS: 8
SIZE: 16' X 17'
APPROXIMATE USE ZONE: 28' X 29'
WEIGHT: 1,170 LBS.

NOTES:
1. OR APPROVED EQUAL

2 TOT-LOT PLAY STRUCTURE
10E-037
NOT TO SCALE



5 PRIMARY ENTRY SIGN
14H-086
NTS



- NOTES:
1. SEE LANDSCAPE PLANS FOR LOCATION OF DRIVEWAYS TO BE INSTALLED WITH STAMPED ASPHALT SURFACING.
 2. STAMPED ASPHALT SURFACING TO BE "STREET PRINT PAVEMENT TEXTURING" BY INTEGRATING PAVING CONCEPTS INC. #102-17557-55 AVE. SURREY, BC V3S 6C4, (PH) (604) 574-7510 OR APPROVED EQUAL.
 3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 4. COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT.

3 STAMPED ASPHALT SURFACING
1-11B

DEVELOPER'S CERTIFICATE

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

DATE: 08-02-02
By: Tracy Z. Graves
Developer's Name/Company Name/Partnership Name/Name of Contract Purchaser: Tracy Z. Graves
PRINTED NAME: Tracy Z. Graves

FOR LANDSCAPE PLANS ONLY

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:

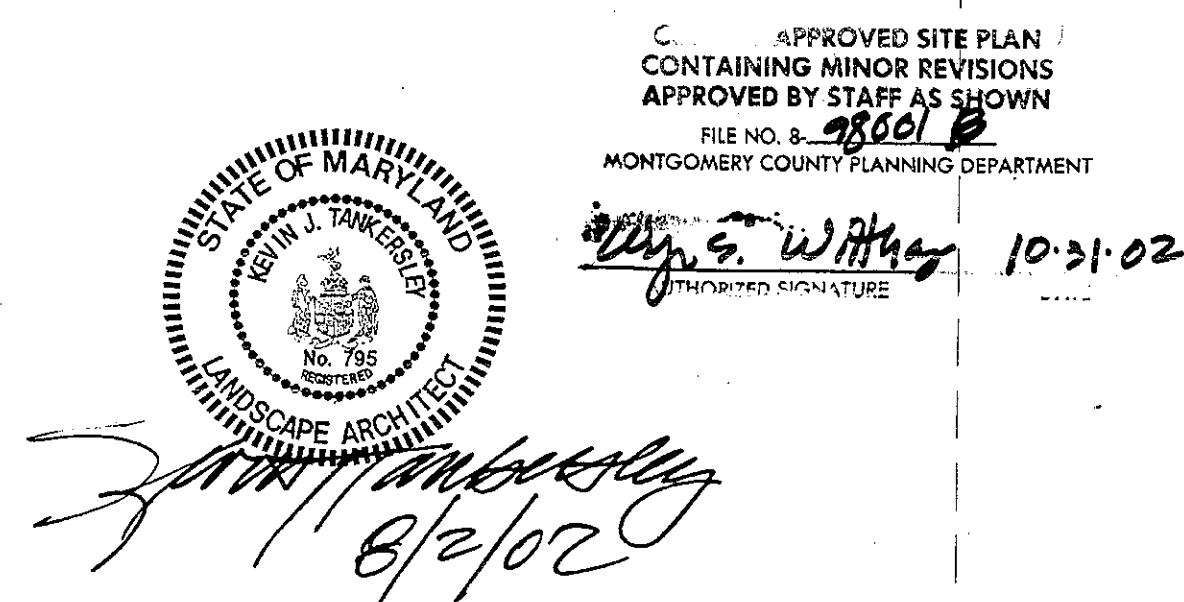
Stormwater Management:	Sediment Control Technical Requirements:	Administrative Requirements:
Reviewed _____ Date _____	Reviewed _____ Date _____	Reviewed _____ Date _____
Approved _____ Date _____	Approved _____ Date _____	Approved _____ Date _____

1-95042
S.M. File No.

NOTE: MCDPS APPROVAL DOES NOT NEGATE THE NEED OF A MCDPS ACCESS PERMIT.

SEDIMENT CONTROL PERMIT No. 203018

MCDPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL, IF THE PROJECT HAS NOT STARTED, UNLESS THE PERMIT HAS BEEN EXTENDED.



- REVISIONS:
- 04/25/01: MNCPPC COMMENTS
 - 08/03/01: MNCPPC COMMENTS
 - 11/07/01: MNCPPC COMMENTS
 - 11/19/01: MNCPPC COMMENTS
 - 11/27/01: MNCPPC COMMENTS
 - 3/2/02: MAIL BOX LOCATIONS
 - 08/02/02: MULTI-FAMILY BUILDING ADJUSTMENTS

M.N.C.P.C. APPROVALS		
PROJECT NAME: CLARKSBURG TC - PHASE 1B PART 3		
PROJECT NUMBER: #8-98001		
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet		
The Revision Listed Below Apply to this Sheet		
Approval or Revision #	Approval Date	Reviewer's Signature