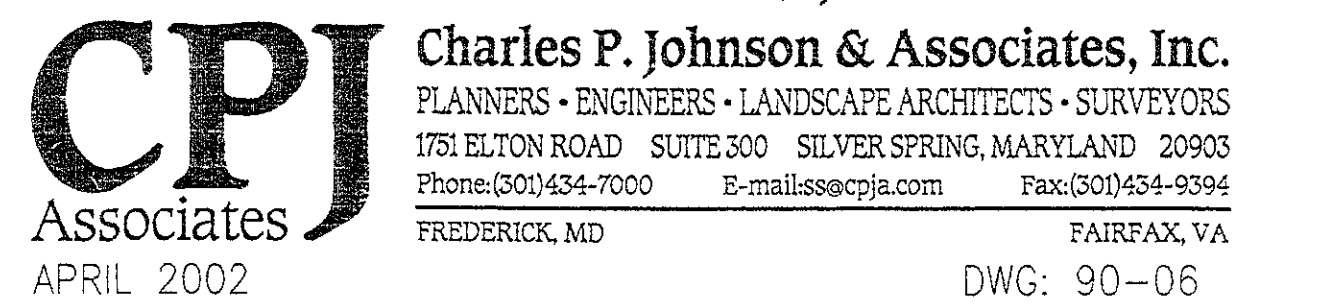


MPDU LOCATION PLAN



PERCENTAGE OF MPDU/MAXIMUM # OF UNITS = 12.5%

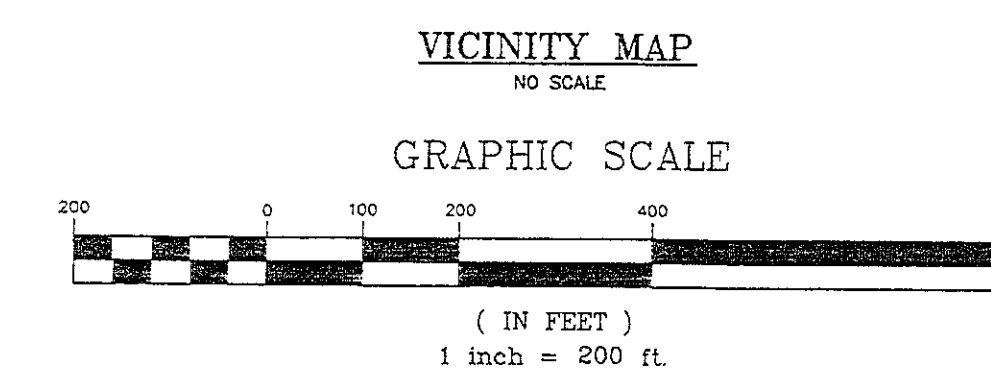
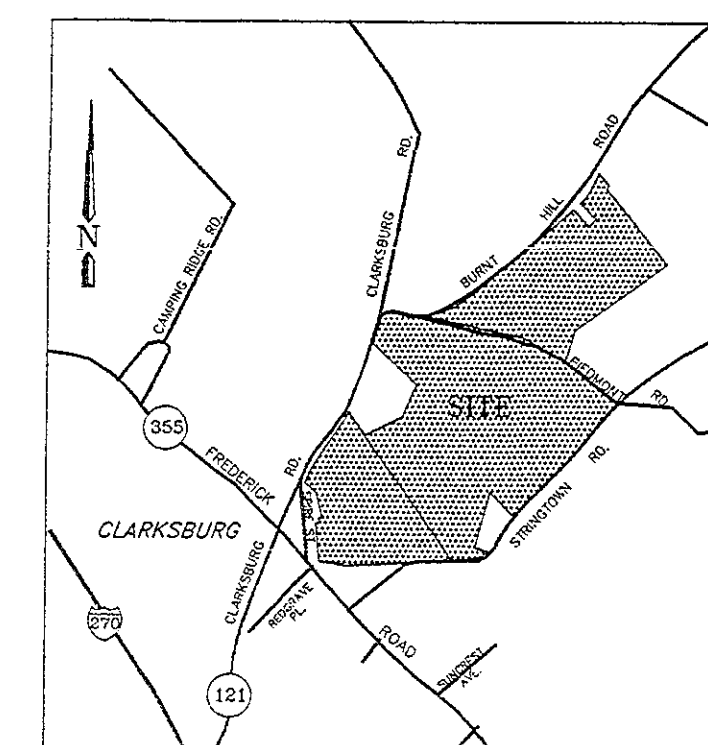
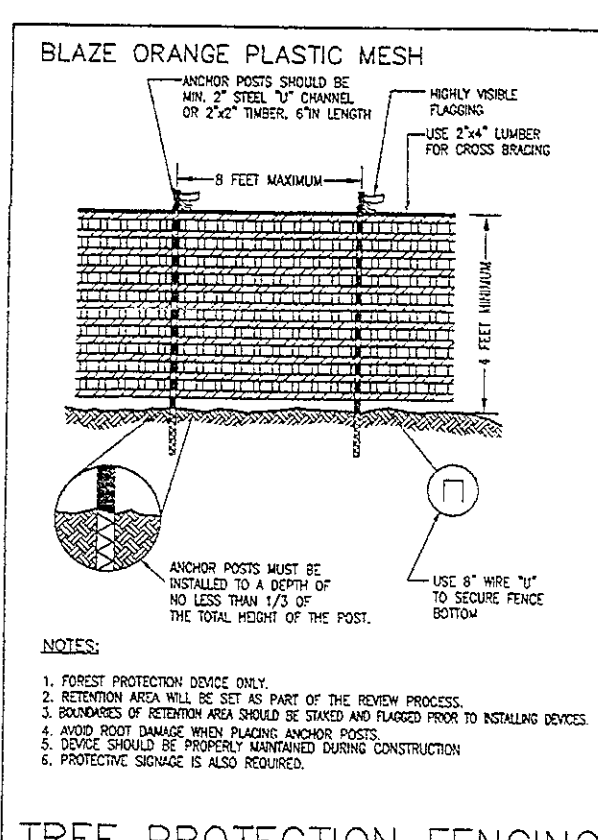
DEVELOPER'S CERTIFICATE

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: 2/21/03 BY: Jason Z. Greaves
Montgomery County Planning Board
a Delaware Limited Liability Company
B-1 Western Management L.L.C. authorized representative

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

Jason Z. Greaves
PRINTED NAME



Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 500 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: cssoc@cpja.com Fax: (301) 434-9394
FREDERICK, MD FAIRFAX, VA

CPL Associates

PHASE II EXHIBIT
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SP #8-02014

[illegible]

APPROVED SITE PLAN
FILE NO. 8-02014
MONTGOMERY COUNTY PLANNING BOARD
Richard H. Hulse
10-14-01
DATE

TYPE 1 BIKE TRAIL

TYPE 3 BIKE TRAIL

(PRELIMINARY PLAN "STREET F")

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'		
	From any street	10'		
Minimum Lot Requirements for Residential Lots - modification per Section 59-a-10.3.8 of Zoning Ordinance				
Lot Area	SFD	TH's	Courtyard TH's	Multi-Family
Front Yard	4000 sqft	1120 sqft	550 sqft	NA
Lot Width @ Street	10'	NA	NA	10'
Lot Width @ Bldg. line	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	46'	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	6'	6'	30'
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)	0'		
	From Side Street (where abutting Lots Front)	10'		
	From Side Street (where abutting Lots do not Front)	0'		
	From Rear Lot Line	0'		
	Max. Height	27'		

[illegible]

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.

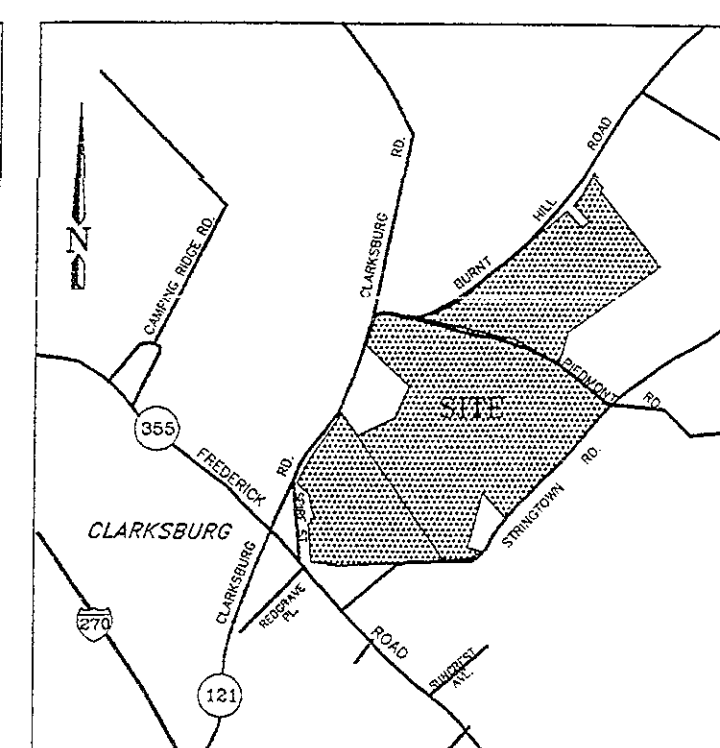
DATE: 3/16/03 BY: Jason Z. Graves
Director, Clark County Planning
a Delaware Limited Liability Company
C. Williams Management, L.L.C. authorized representative

NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

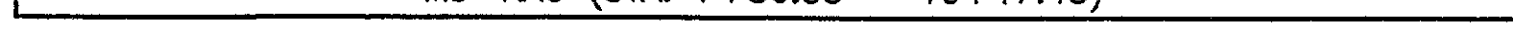
Jason Z. Graves

PRINT NAME: _____

GENERAL NOTES			
Gross Site	270.16 Ac.	Tax Map EW	Proposed # Lots
Gross Site of Phase II	77.61 Ac.	State Ord used NAD 83	SFD 151
Zoning	RM-2	Preliminary Plan #1-85042	Townhouses 204
Area within Floodplain	0.00 Ac.	NR/FSD #4-84162	Multi-Family 132
Area within Wetlands	0.00 Ac.	Water/Sewer categories	Total 487 (Including 48 MPDUs)
Area within Stream Valley Buffer	0.00 Ac.	Proposed Water/Sewer Service - Public	
Area to be Dedicated	232.020 sqft	Boundary/Topography by Laidman Assoc., Inc.	Parking Tabulations
ROW for Existing road improvements	86,611 sqft	Site located within Little Seneca Watershed	Parking Required (25p/336 units) 672 sp
ROW for Clarkeburg Sq. Rd. (Rem.)	48,555 sqft	MPDUs - 46 units (9.7% total Phase II)	Parking Provided
ROW for Clarke Crossing (Rem.)	23,011 sqft		On street parking 264 sp
ROW for Clarkmeade Dr. (Rem.)	429,782 sqft	Minimum Green Area required (50%) 38.81 Ac.	Garage Spaces 408 sp
ROW for Remainder Public Streets	620,079 sqft or 18.83 Ac.	Proposed Green Area	Total 672 sp
Total		Section 2A 430,750 sqft	
		Section 2B 542,428 sqft	
		Section 2C 234,062 sqft	
		Section 2D 192,694 sqft	
		School/Park 371,972 sqft	
Prop. area Land Transfer to Terrobrooke	13,290 sqft or 0.31 Ac.	Total 1,771,904 sqft or 40.69 Ac.	



PHASE II
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

[illegible]

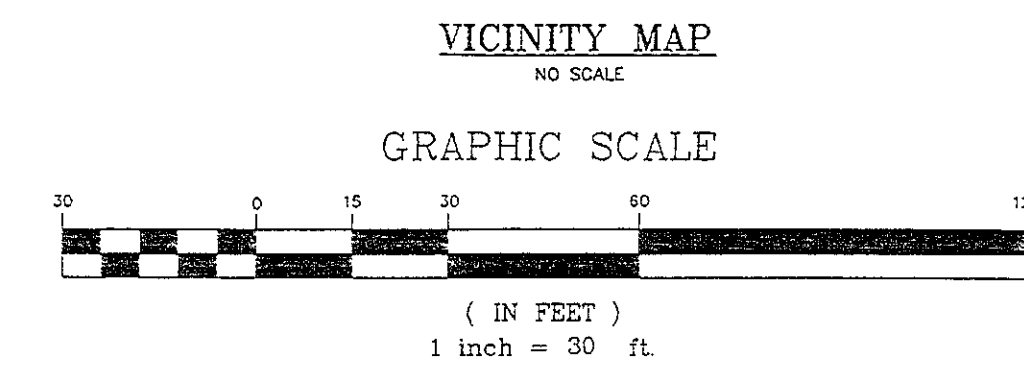
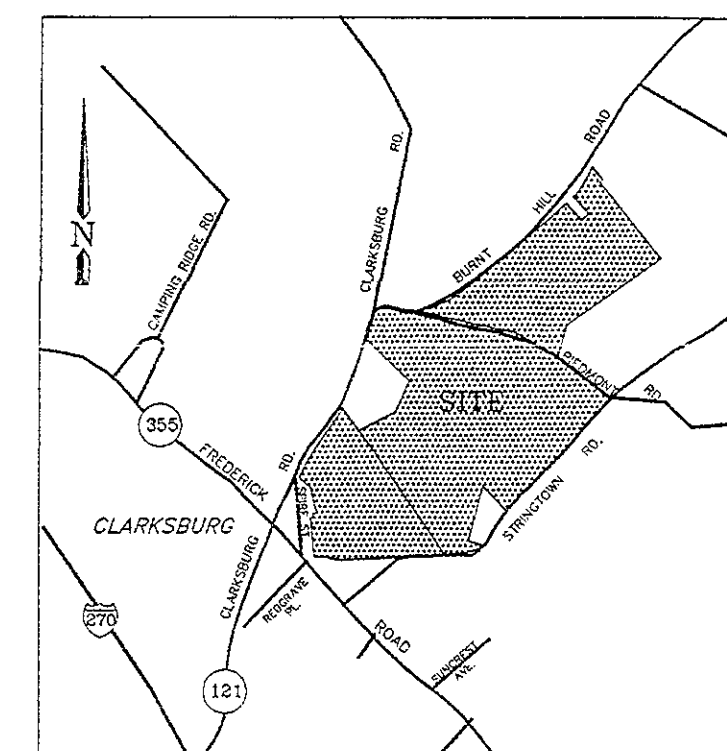
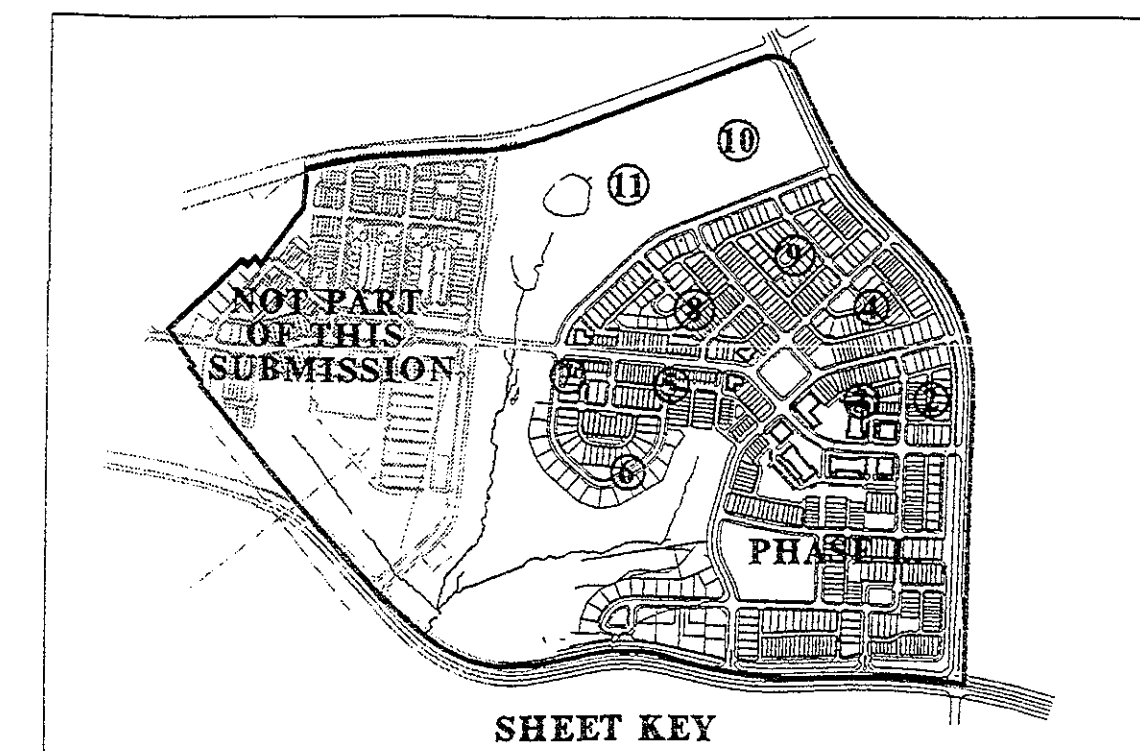
DEVELOPER'S CERTIFICATE

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: 2/26/03 Tracy J. Graves
Montgomery County Planning Board
a Delaware limited liability company
By: Western Management LLC authorized representative
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER
Tracy J. Graves
PRINTED NAME J

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				
	SPD	TH's	Courtyard TH's	Multi-Family
Lot Area	4000 sqft	1120 sqft	950 sqft	NA
Front Yard	10'	NA	NA	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'
* 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'			

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS, DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.



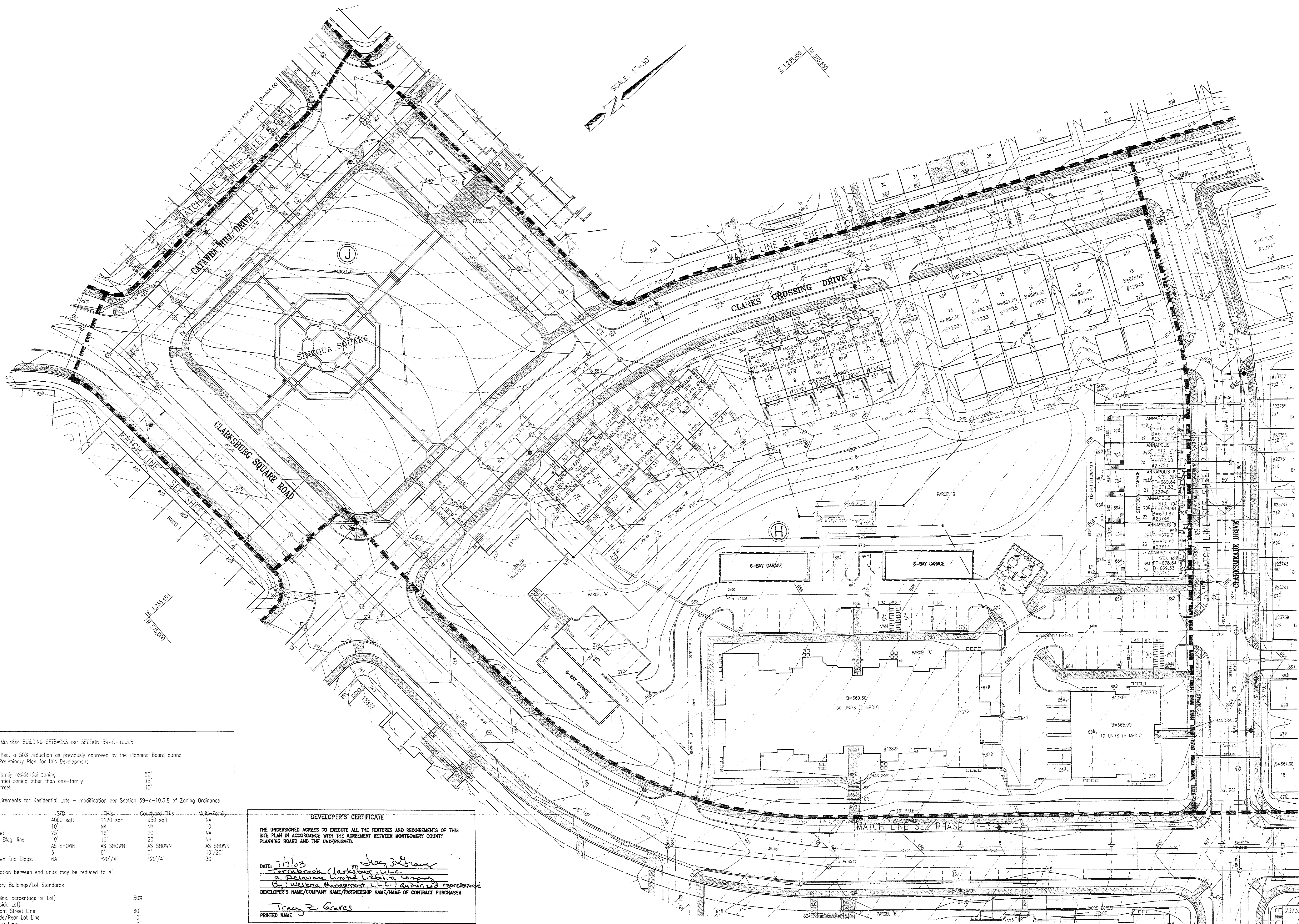
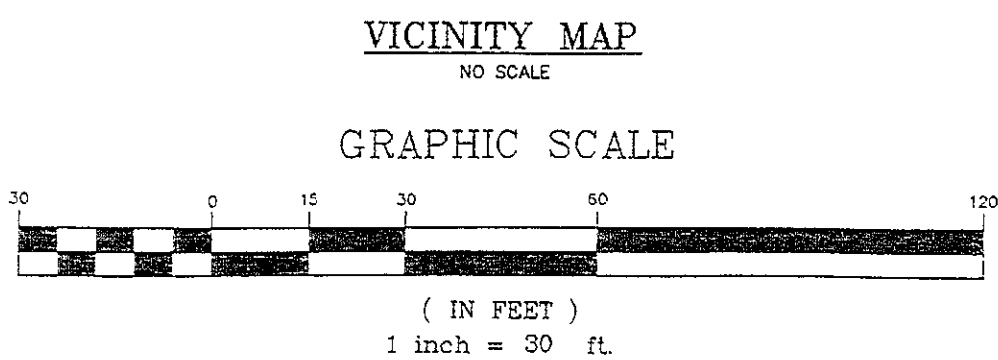
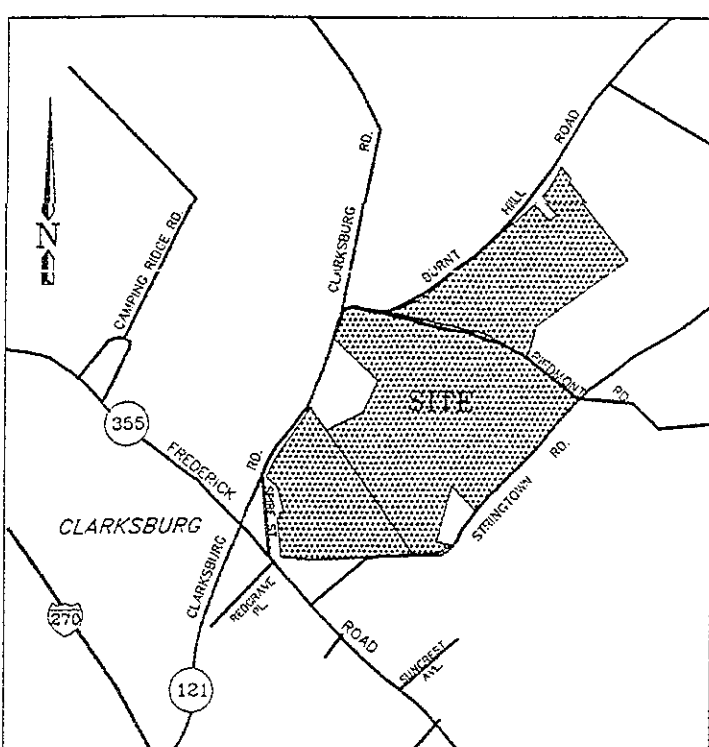
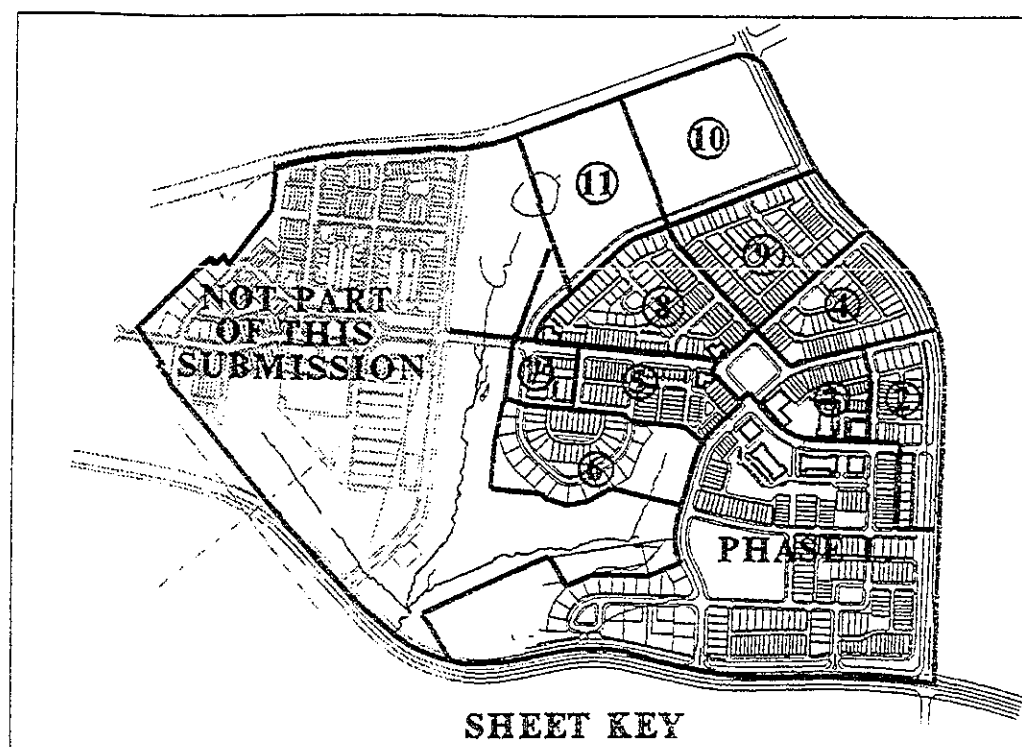
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
105 ELLISON ROAD SUITE 200 SILVER SPRING, MARYLAND 20903
PHONE: 301.584.7000 FAX: 301.584.1004
E-mail: cjohnson@cpja.com
FARMERS, VA
CPJ ASSOCIATES

PHASE II - SECTION 2A
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

APPROVED SITE PLAN
FILE NO. 21-0121
MONTGOMERY COUNTY PLANNING BOARD
DATE: 10/14/21
CHAIRMAN: [Signature] DATE: 10/14/21

DEVELOPER'S CERTIFICATE			
THE UNDERSIGNED AGREE 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: 7/1/23	BY: [Signature]		
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTACT PURCHASER			
PRINTED NAME: [Name]			

REVISIONS:	DATE:	BY:	DATE:	BY:
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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	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	NA	950 sqft	NA
Lot Width @ Street	10'	NA	20'	10'
Min. Lot Width @ Bldg. line	25'	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'

* 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	0'
Setback(Corner Lot)	10'
From Side Street (Where abutting Lots Front)	10'
From Side Street (Where abutting Lots do not Front)	0'
From Rear Lot Line	0'
Max. Height	27'

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: 7/7/03

Signature: [Signature]

Developer's Name/Company Name/Partnership Name/Name of Contract Purchaser: Clarkstown Crossing, LLC

PRINTED NAME: Tracy Z. Graves

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS, DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

APPROVED SITE PLAN

FILE NO. 8-23014

MONTGOMERY COUNTY PLANNING BOARD

Signature: [Signature]

DATE: 10/14/04

REVISION	DATE	BY	APPROVED	DATE	BY
1	7/7/03	Tracy Z. Graves			
2	10/14/04	Tracy Z. Graves			

FILE NO.: 29-10-21D

Charles P. Johnson & Associates, Inc.

PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS

105 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20908

PH: 301.584.1000 FAX: 301.584.1004

CPJ ASSOCIATES

PHASE II - SECTION 2A

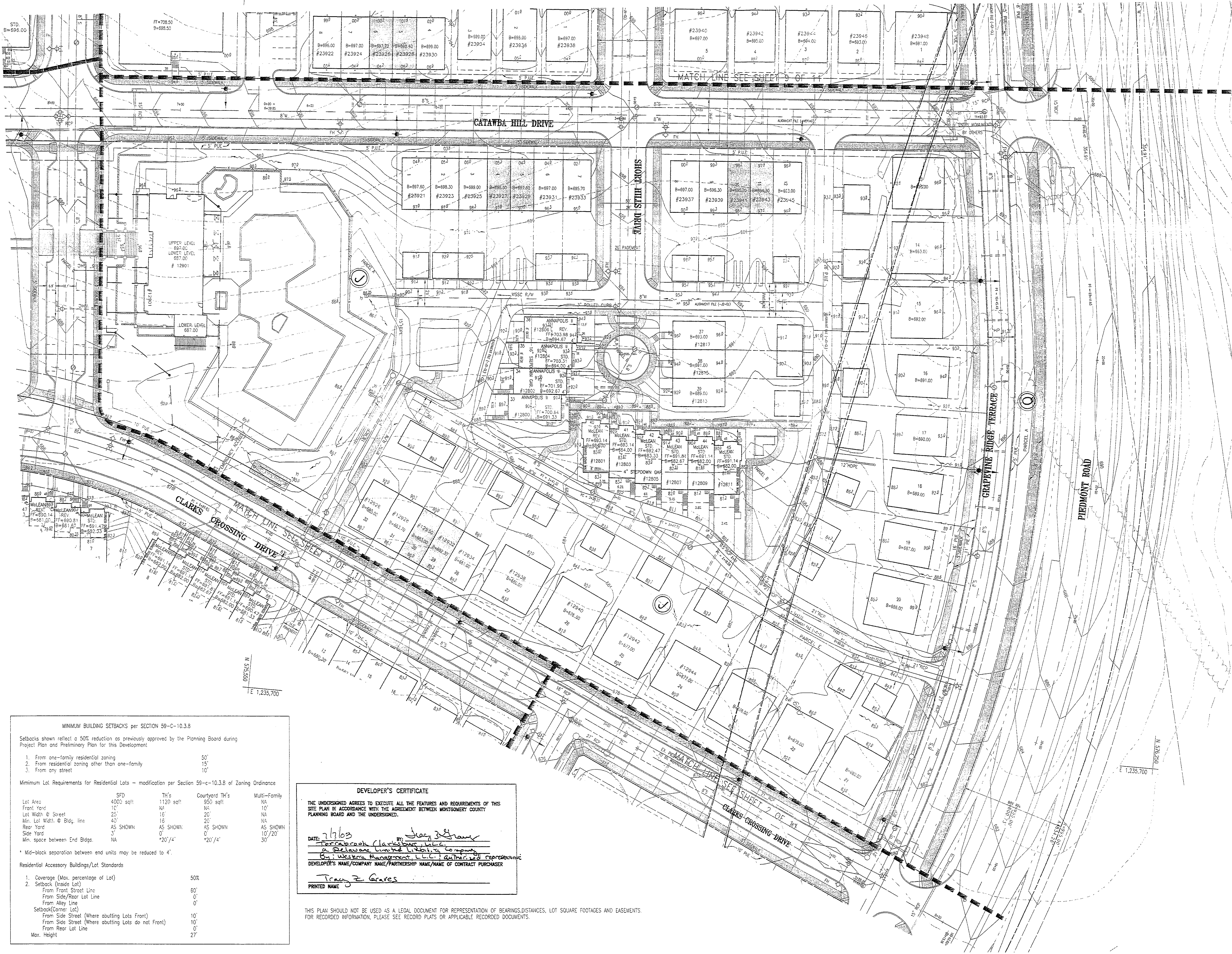
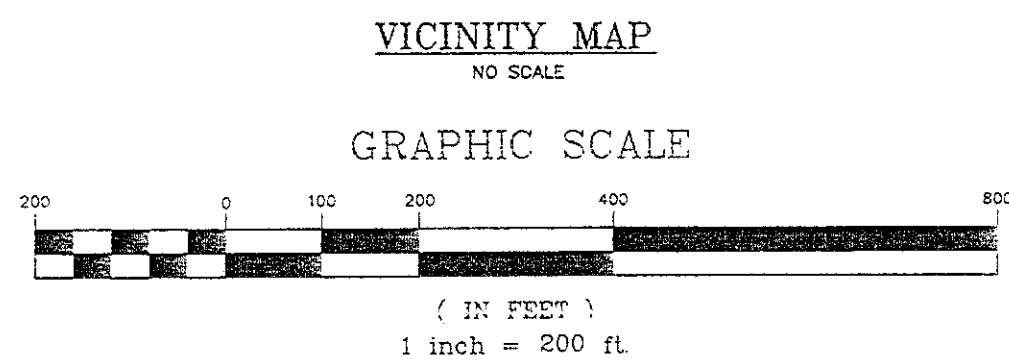
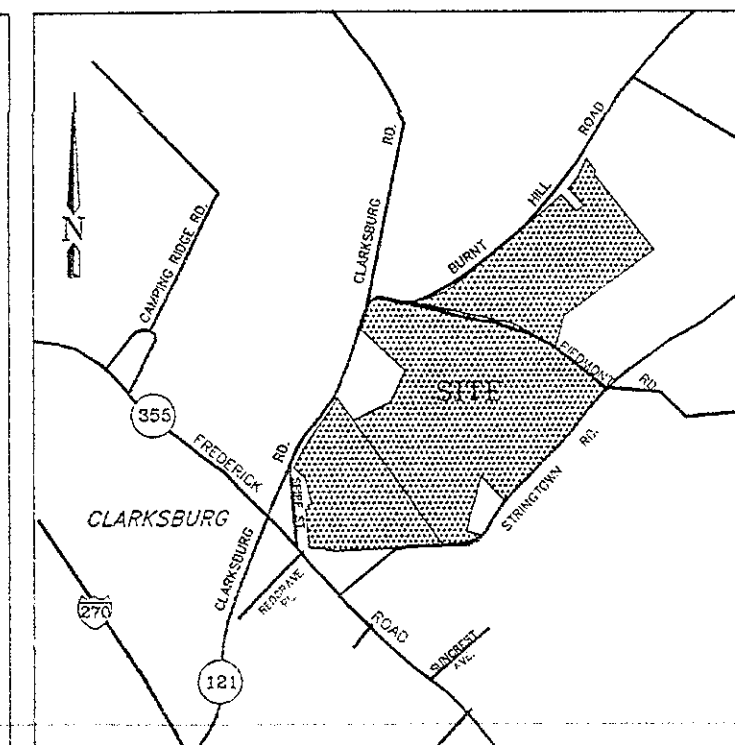
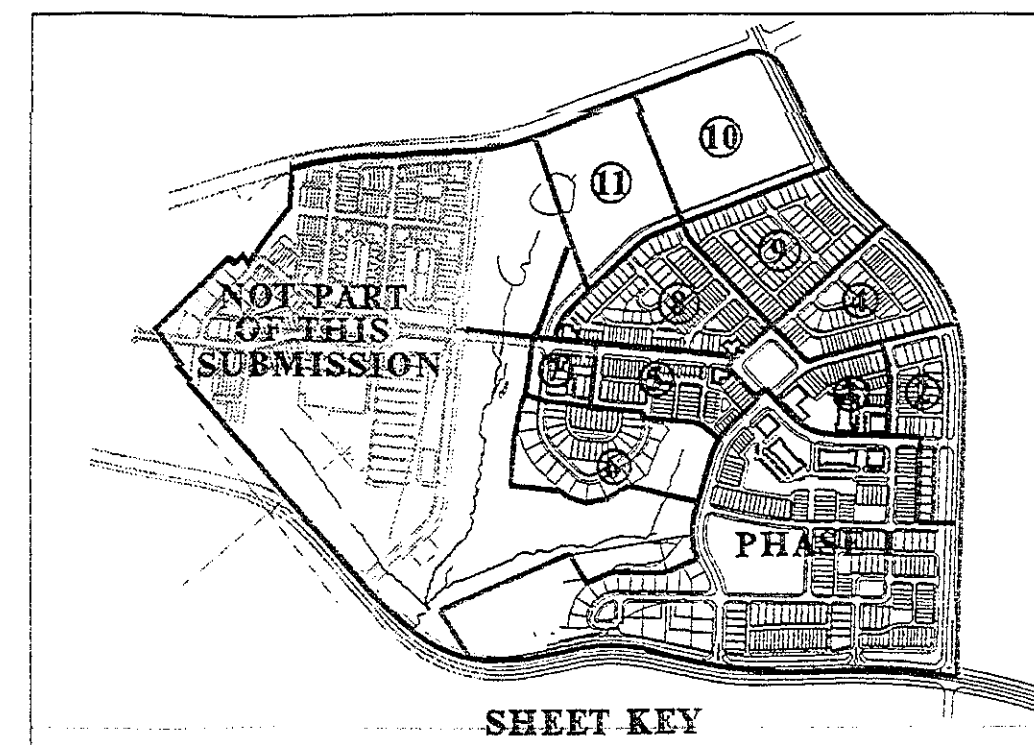
SITE DEVELOPMENT PLAN

CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30'



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	STO	TH's	Courtyard TH's	Multi-Family
4000 sqft	120	120	120	120
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'	10'/20'	10'/20'
Min. space between End Bldgs.	NA	20'/4'	20'/4'	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	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	27'
Max. Height	27'

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: 7/1/03

Signature: [Signature]

Printed Name: Tracy Z. Graves

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS, DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

APPROVED SITE PLAN

FILE NO. S-03014

MONTGOMERY COUNTY PLANNING BOARD

Signature: [Signature]

DATE: 10/14

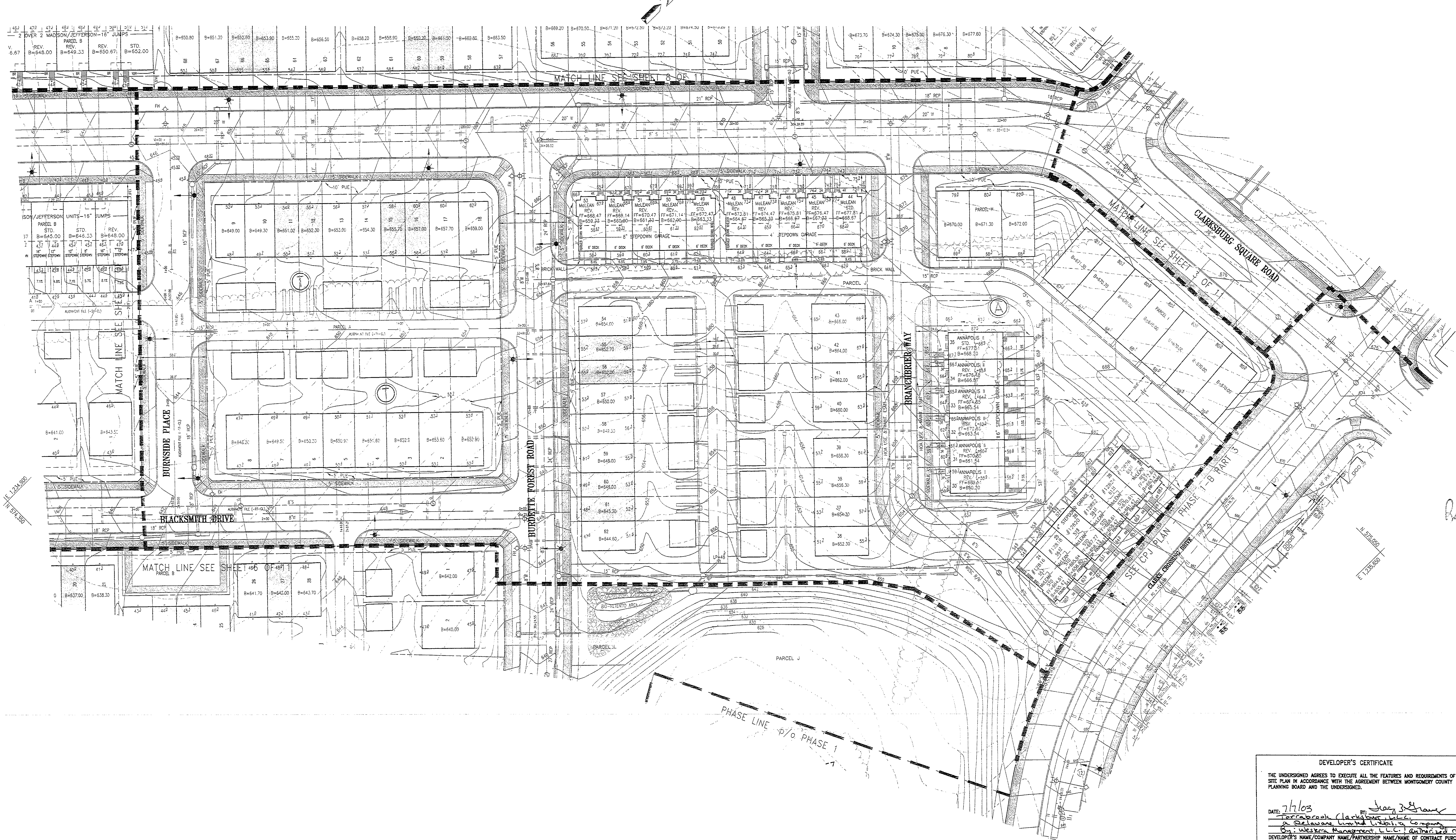
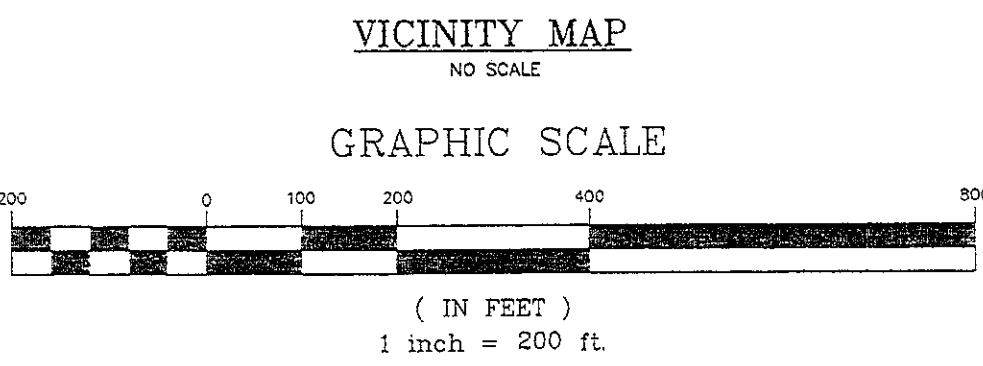
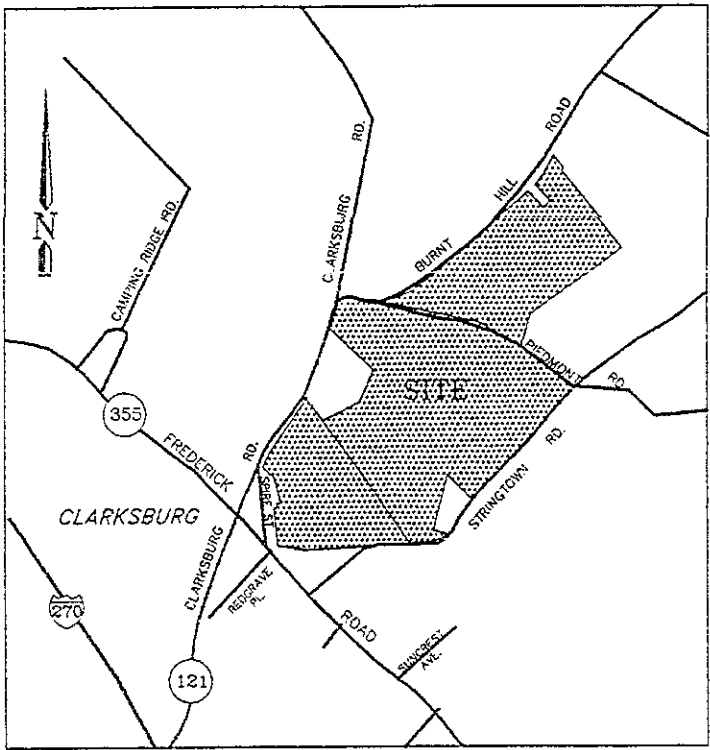
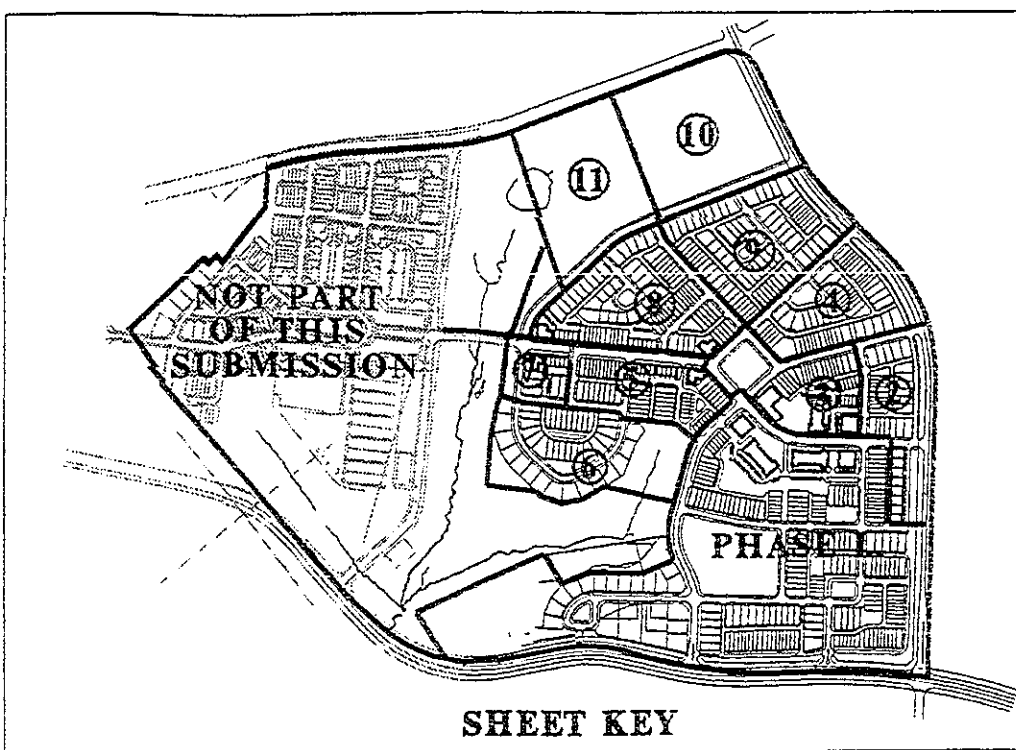
PHASE II - SECTION 2A
SITE DEVELOPMENT PLAN
CLARKSVILLE TOWN CENTER
CLARKSVILLE (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
11000 CLARKSVILLE ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
PHONE: 301.581.0000 FAX: 301.581.0001
E-MAIL: cpj@cpjassoc.com

REVISION	DATE	BY	APP'D	DATE	SCALE
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2	7/1/03	CPJ			
3	7/1/03	CPJ			
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98	7/1/03	CPJ			
99	7/1/03	CPJ			
100	7/1/03	CPJ			

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'	NA	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'
* 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'			

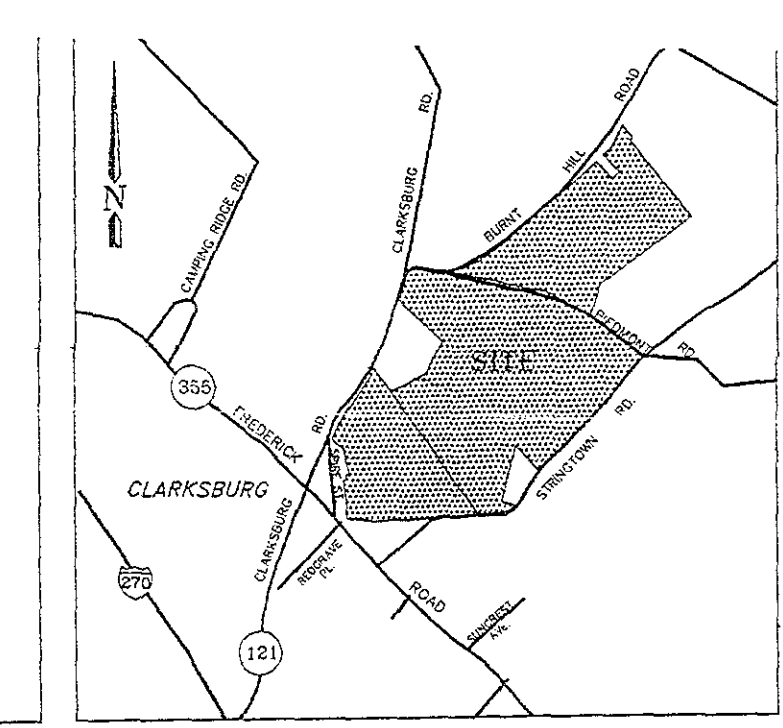
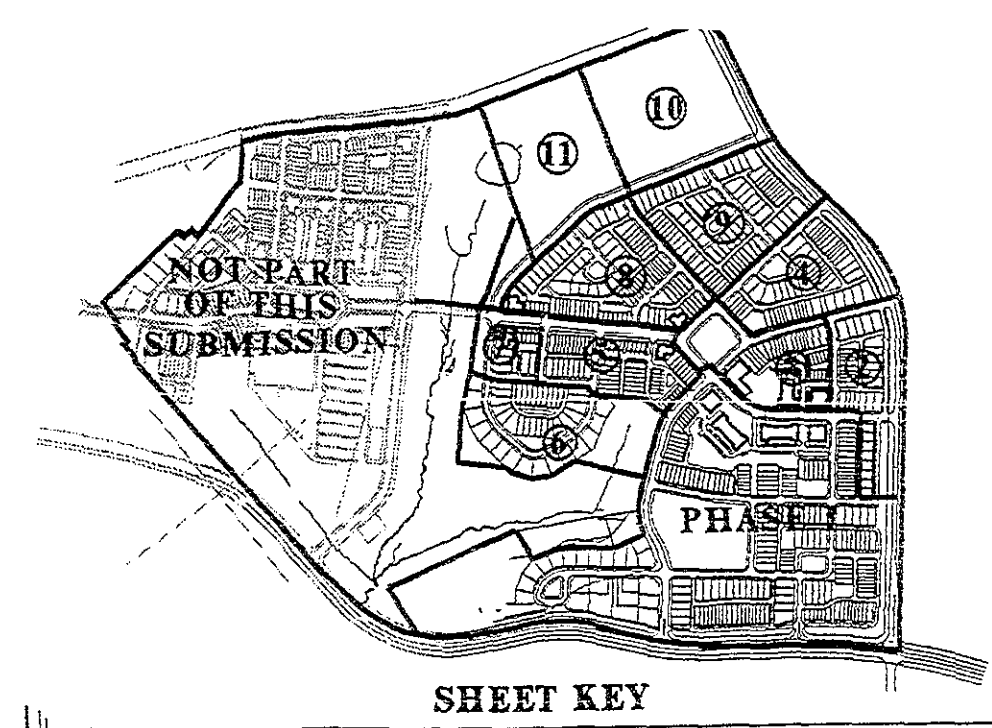
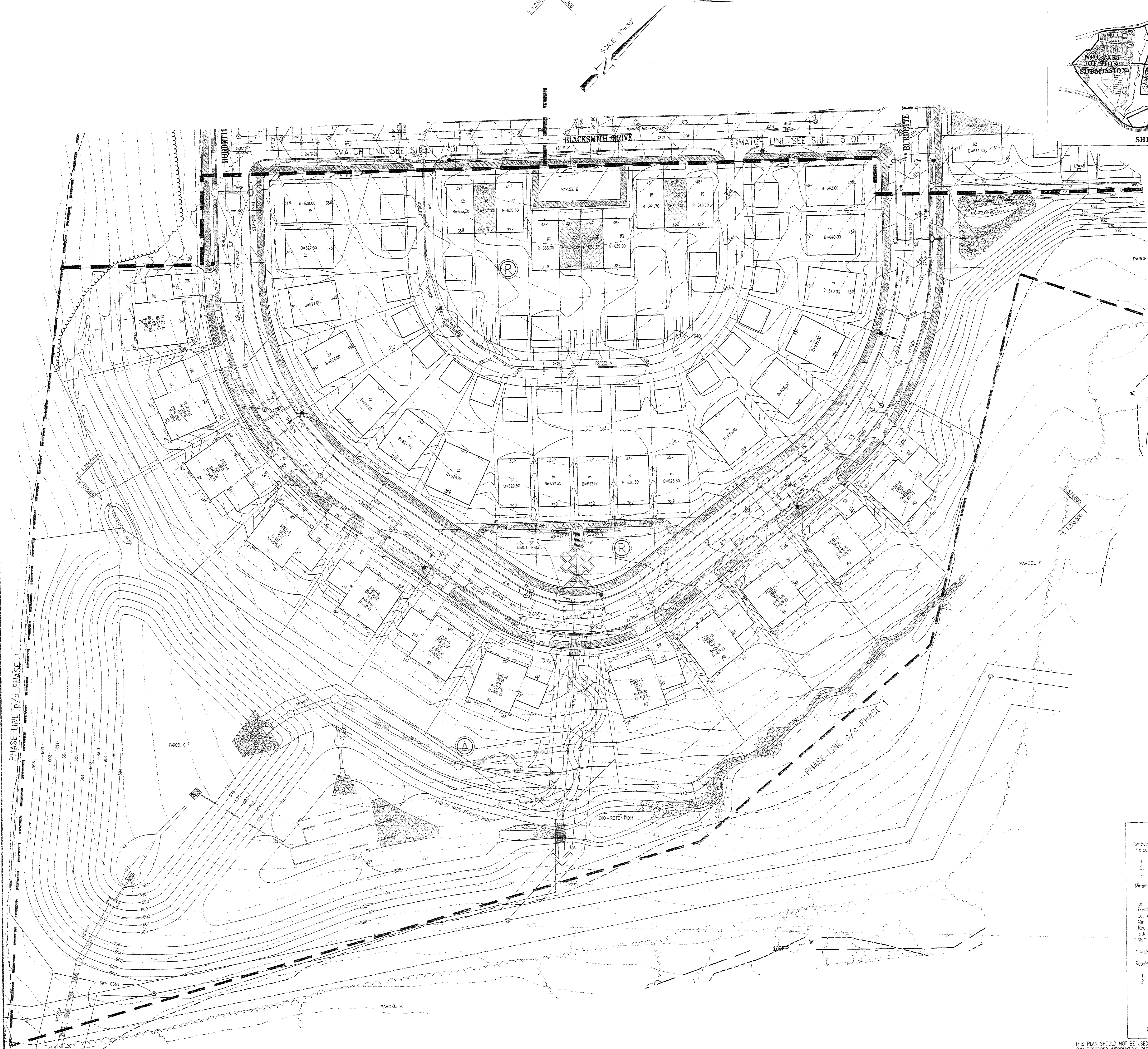
THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS, DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.



APPROVED SITE PLAN
FILE NO. 8-23014
MONTGOMERY COUNTY PLANNING BOARD
Richard H. H. H.
CHAIRMAN OR DESIGNER
DATE 10/14/11

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: 7/1/03	BY: <i>Joey Graves</i>	FOR: <i>Terracotta Clarksville, LLC</i>	
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER			
PRINTED NAME			

PHASE II - SECTION 2B
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



Charles P. Johnson & Associates
2500 FREEMAN ROAD
CLARKSBURG, MD 20611
PHONE 410/454-7000
FAX 410/454-7000
E-MAIL cpj@cpj.com

PHASE II - SECTION 2B
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

APPROVED SITE PLAN
FILE NO. 8-202014
MONTGOMERY COUNTY PLANNING BOARD
DATE 10/14/14
PROJECT MAN OR DESIGNER

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: 7/1/03
Signature: [Signature]
Name: [Name]
Developer's Name/Company Name/Partnership Name/Name of Contract Purchaser: [Name]
PRINTED NAME: [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 other	10'

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

	SFU	TH's	Courtyard TH's	Mult-Family
Lot Area	4920' sqft	1720' sqft	350' sqft	NA
Front Yard	10'	NA	NA	10'
Lot Width @ Street	25'	16'	20'	NA
Min. Lot Width @ Bldg. line	40'	18'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	0'	0'	0'	10'/20'
Min. space between End Bldgs.	NA	*20'/4'	*20'/4'	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'

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS, DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

CLIENT:	THUNDERBOLT CLARKSBURG LLC 2500 FREEMAN ROAD CLARKSBURG, MD 20611
DESIGN:	CPJ
DATE:	10/14/14
SCALE:	1/8" = 1' - 0"
SHEET:	6
OF:	11
FILE NO.:	29-110-21D

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	850 sqft	NA
Lot Width @ Street	10'	NA	NA	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'
		20'/4'	20'/4'	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'

DEVELOPER'S CERTIFICATE

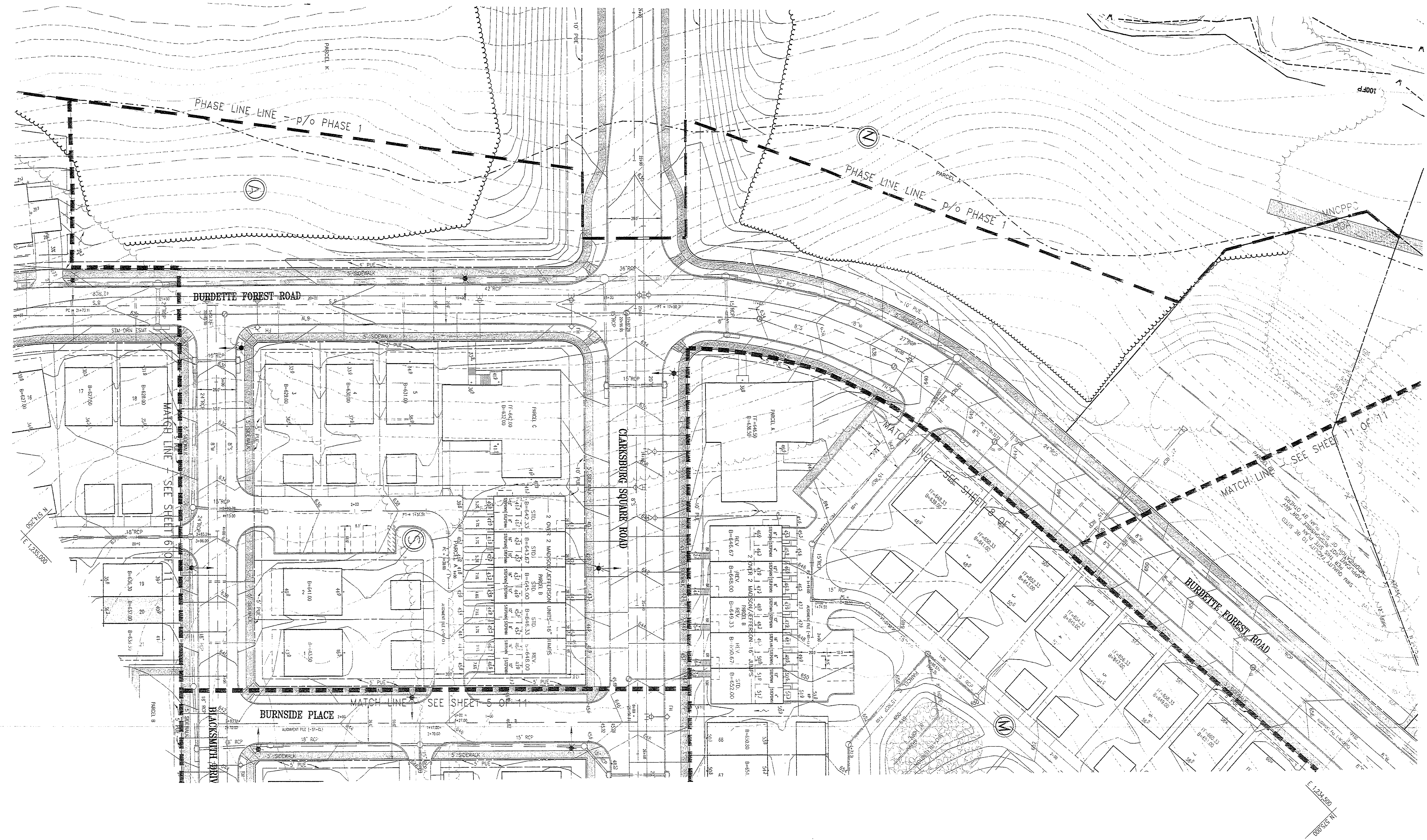
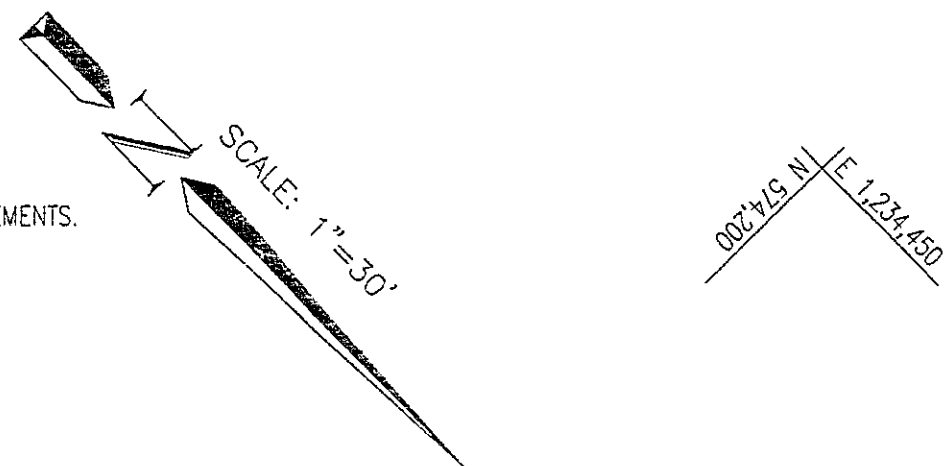
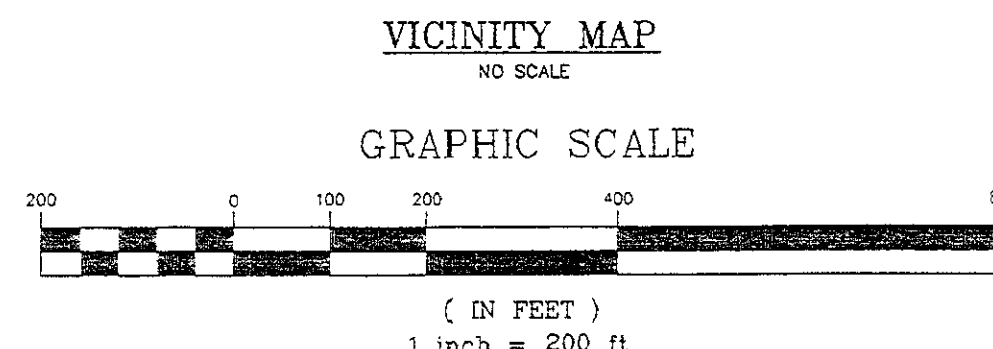
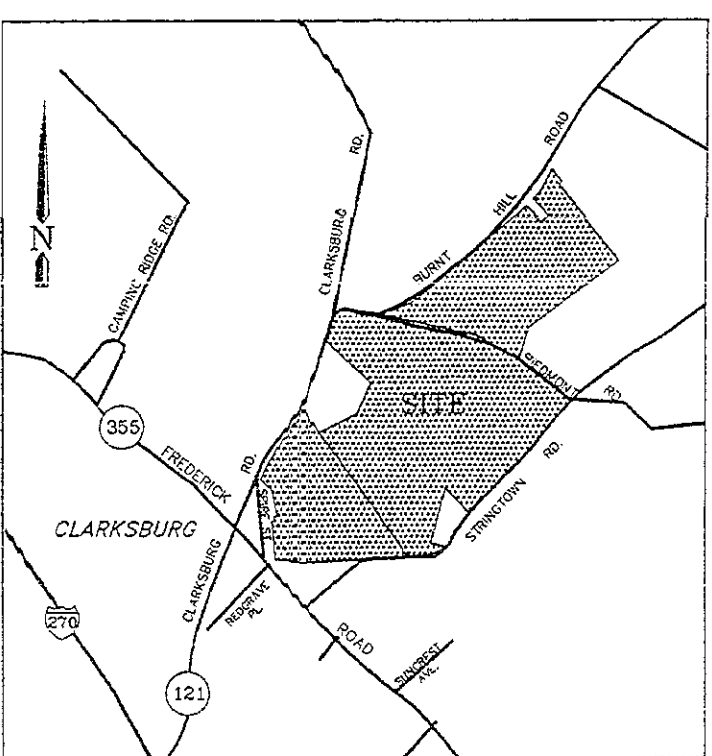
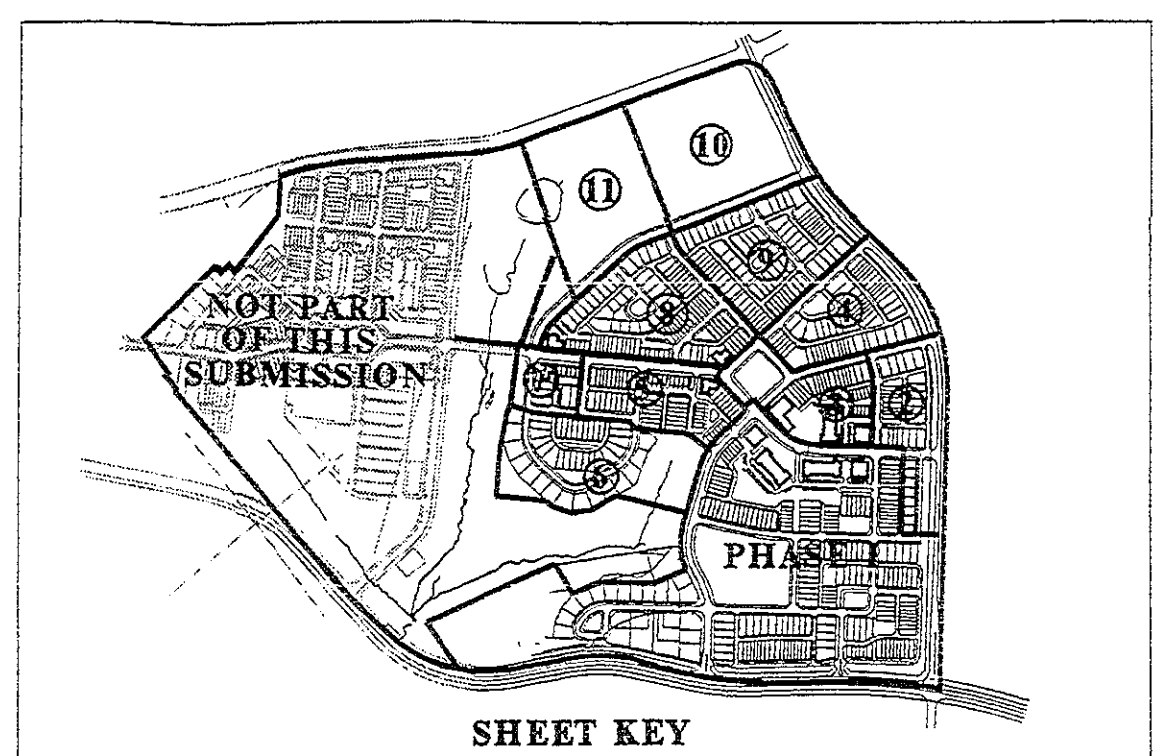
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE: 7/1/03

Signature: Tracy Z. Graves

Developer's Name/Company Name/Partnership Name/Name of Contract Purchaser: Terracebrook Planning, Inc. a Delaware Limited Liability Company By: Western Management LLC, authorized representative

Printed Name: Tracy Z. Graves



APPROVED SITE PLAN
FILE NO. 02014
MONTGOMERY COUNTY PLANNING BOARD
DATE: 10/14/04
CHAIRMAN FOR DESIGNER

PHASE II - SECTION 2B
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

REVISION	DATE	BY	APP'D	SCALE
7	11			

FILE NO: 29-110-21-D

8	DESIGN	LWP	CLIENT	TERRADOCONE CLARKSHIRE LLC 23300 FRIEDRICK ROAD CLARKSHIRE, MD 20841-0887
11	PROJECT	CADP	DATE	COPYRIGHT © LATEST DATE HERSON CHARLES JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. NO REPRODUCTION OR REPRODUCTION IS PROHIBITED.
	APPROVED		NOV 01	
			SCALE	1/8" = 1'-0"

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS, DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

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: 7/1/03
FOR: Charles P. Johnson & Associates, Inc.
BY: Charles P. Johnson
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER
PRINTED NAME: Charles P. Johnson

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'

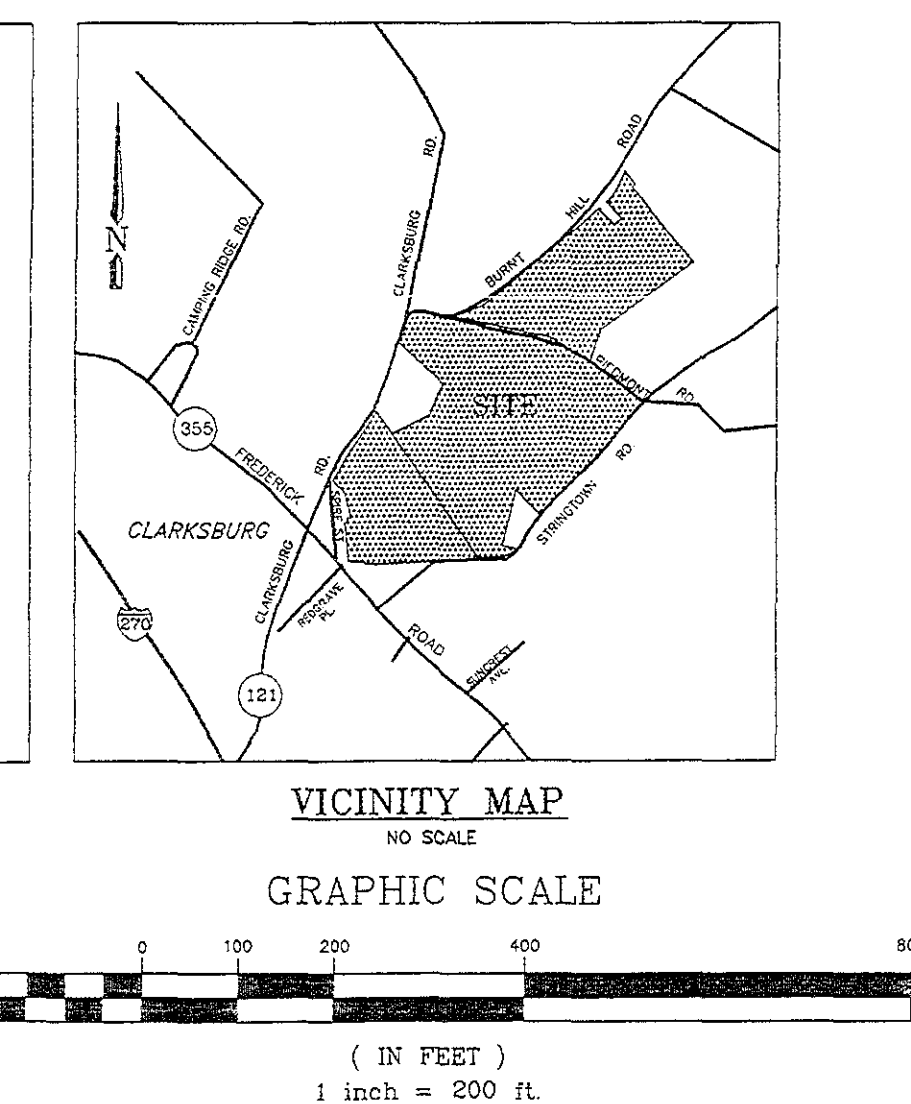
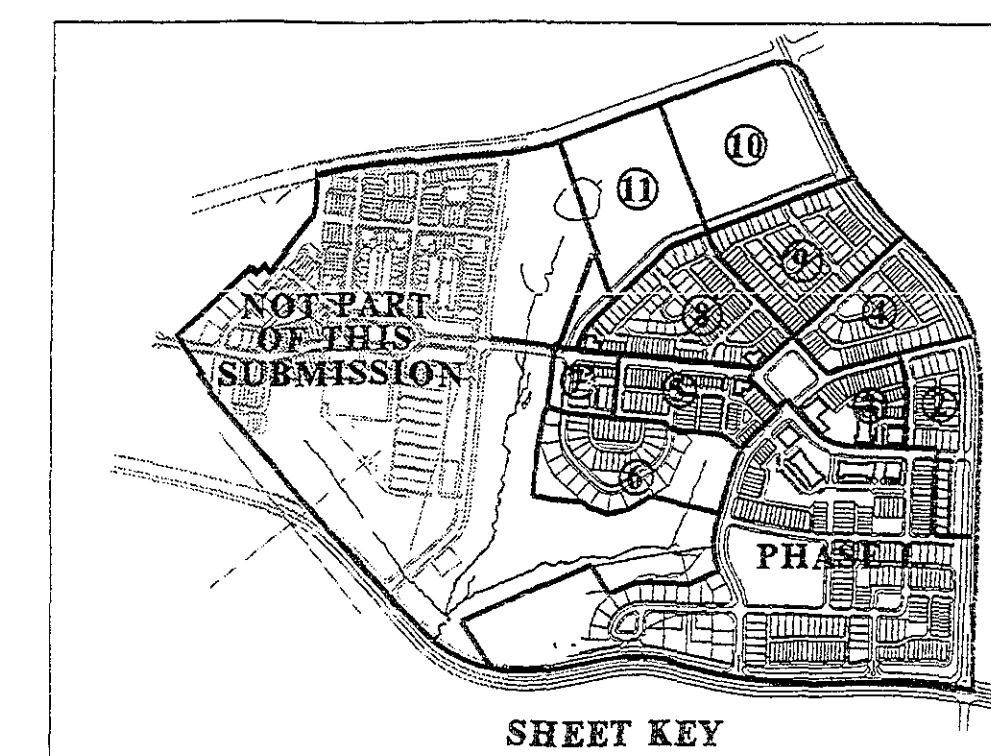
Minimum Lot Requirements for Residential Lots - modification per Section 59-C-10.3.8 of the Zoning Ordinance

	SFD	TH's	Courtyard TH's	Multi-Family
Lot Area	4000 sqft	1120 sqft	950 sqft	NA
Front Yard	10'	NA	NA	10'
Lot Width @ Street	25'	15'	20'	NA
Min. Lot Width @ Bldg. line	40'	15'	20'	NA
Rear Yard	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
Side Yard	5'	0'	0'	10'/20'
Min. space between End Bldgs	NA	*20'/4'	*20'/4'	30'

* Mid-block separation between and 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'



SCALE: 1"=30'



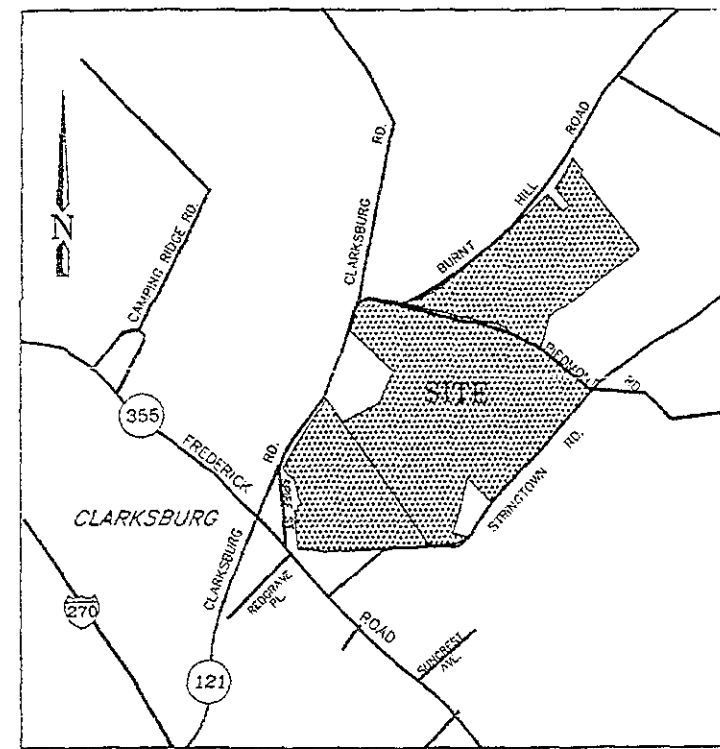
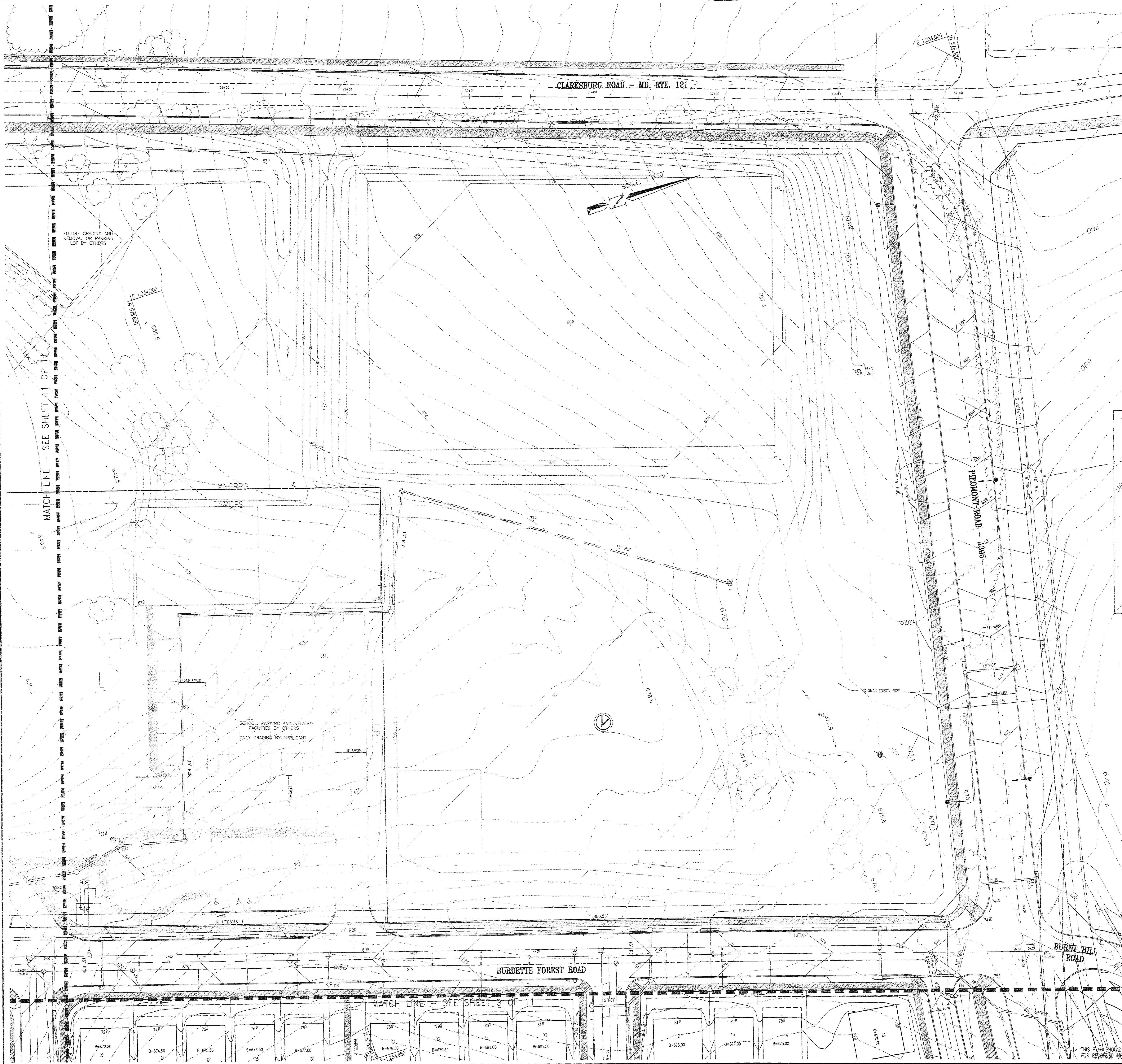
APPROVED SITE PLAN
FILE NO. 2003-14
MONTGOMERY COUNTY PLANNING BOARD
DATE: 7/1/03
CHAIRMAN OF DESIGNER

PHASE II - SECTION 2D SITE DEVELOPMENT PLAN CLARKSBURG TOWN CENTER CLARKSBURG (2nd) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

Charles P. Johnson & Associates, Inc.
PLANNERS - ENGINEERS - ARCHITECTS - SURVEYORS
10000 CLARKSBURG ROAD, SUITE 200
CLARKSBURG, MD 20611
Phone: 301-444-5500
Fax: 301-444-5501
E-mail: cpj@cpja.com

REGION	DATE	BY	DATE	BY
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11	7/1/03	CPJ	7/1/03	CPJ

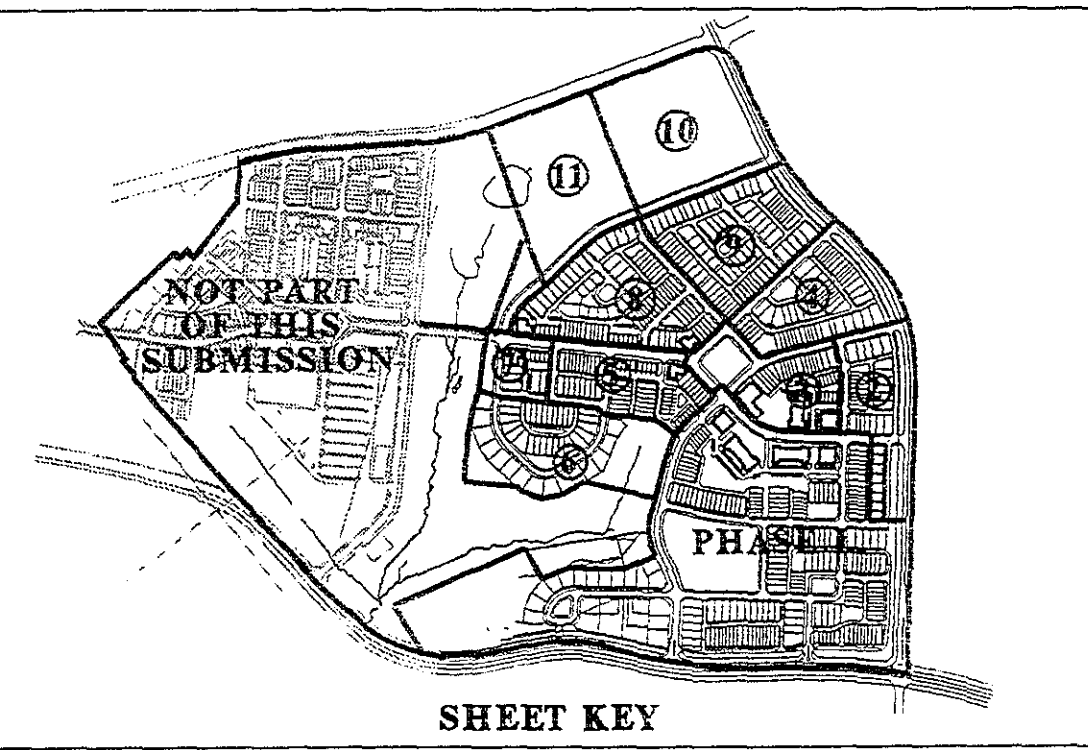
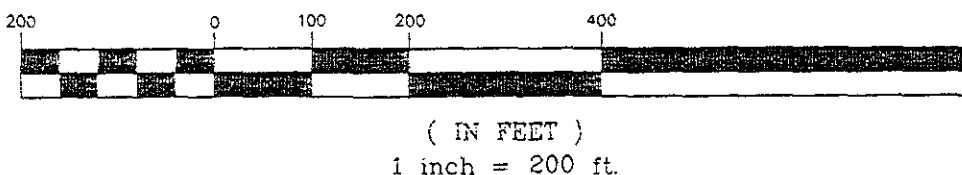
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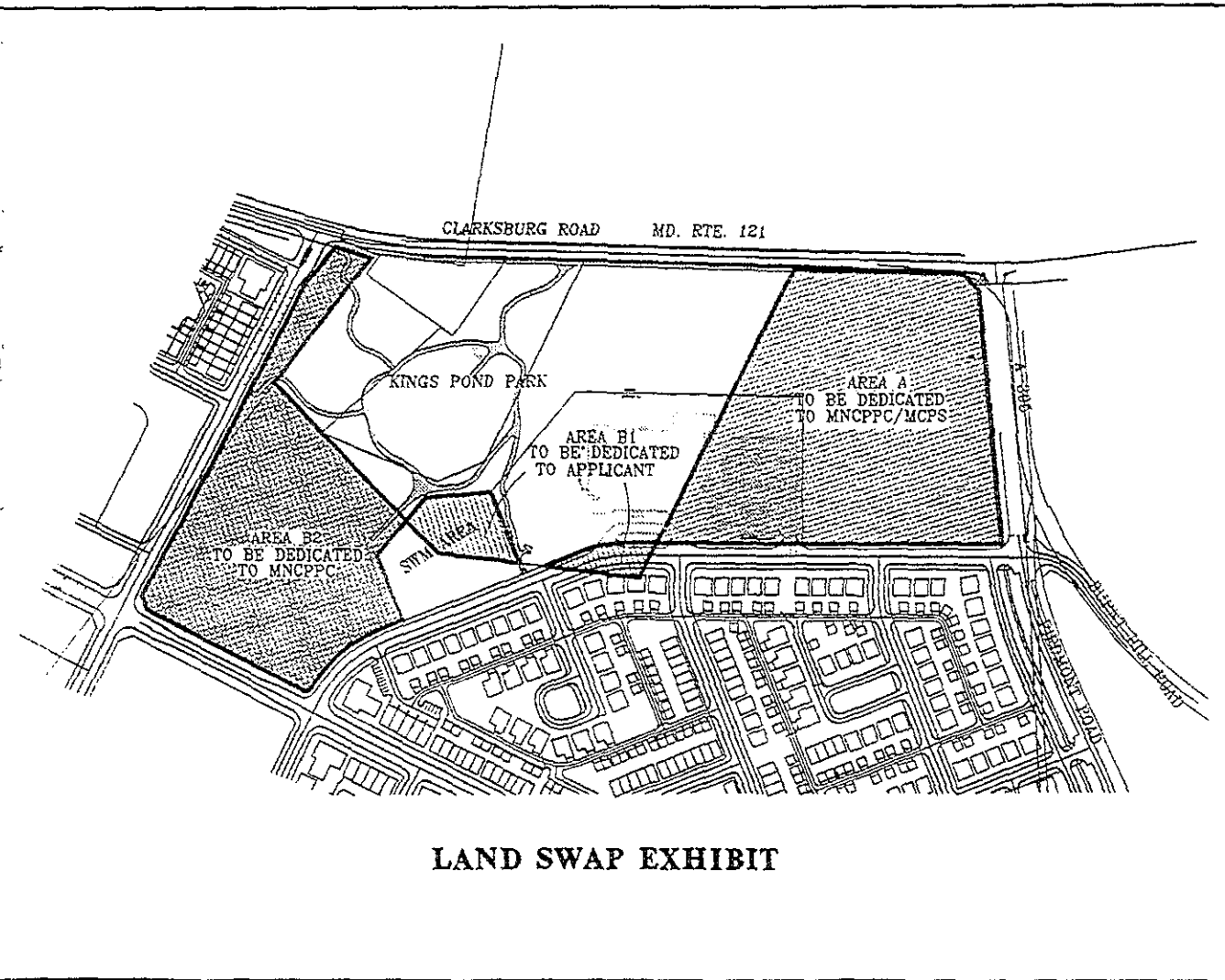
VICINITY MAP

NO SCALE

GRAPHIC SCALE



SHEET KEY



LAND SWAP EXHIBIT

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: 7/7/03
By: Tracy Z. Graves
Tracy Z. Graves, Inc.
A Delaware Limited Liability Company
By: Tracy Z. Graves, Manager
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER
PRINTED NAME: Tracy Z. Graves

MONTGOMERY COUNTY PUBLIC SCHOOLS HEREBY CERTIFIES THAT IT HAS REVIEWED THE GRADING PLAN FOR THE SCHOOL, SITE IDENTIFIED HEREONAS AND FINDS THE PROPOSED GRADING ACCEPTABLE TO ALLOW FOR SCHOOL CONSTRUCTION THEREIN SATISFYING CONDITION NO. 2 OF THE MONTGOMERY COUNTY PLANNING BOARD'S OPINION APPROVING SITE PLAN NO. 6-02014 FOR CLARKSBURG TOWN CENTER PHASE II.

BY: _____
DATE: _____

MINIMUM BUILDING SETBACKS per SECTION 58-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 5'
2. From residential zoning other than one-family 15'
3. From any street 10'

Minimum Lot Requirements for Residential Lots - modification per Section 58-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'	NA	NA	10'
Lot Width @ Street	25'	15'	20'	NA
Min. Lot Width @ Side	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'

* Mid-block separation between and 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'

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS, DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR ADDITIONAL INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

APPROVED SITE PLAN

FILE NO. 6-02014

MONTGOMERY COUNTY PLANNING BOARD
Richard H. Hines, Jr.
PLANNING BOARD MEMBER
DATE: 7/14/03

CLIENT	TERREBROOK CLARKSBURG, LLC 2200 FREDERICK ROAD CLARKSBURG, MD 20841-0007
DESIGN	LWP DATE: 7/7/03
REVIEW	CMW DATE: 7/7/03
APPROVED	DATE: 7/7/03
SHEET	10
OF	11
FILE NO.	29-110-21-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

	SFD	TH's	Courtyard TH's	Multi-Family
Lot Area	4000 sqft	1120 sqft	950 sqft	NA
Front Yard	25'	NA	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	0'	0'	10'/20'	10'/20'
Min. space between End Bldgs.	NA	*20'/4'	*20'/4'	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	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	27'
Max. Height	27'

MONTGOMERY COUNTY PUBLIC SCHOOLS HEREBY CERTIFIES THAT IT HAS REVIEWED THE GRADING PLAN FOR THE SCHOOL SITE IDENTIFIED HEREONAS AND FINDS THE PROPOSED GRADING ACCEPTABLE TO ALLOW FOR SCHOOL CONSTRUCTION THEREBY SATISFYING CONDITION NO. 2 OF THE MONTGOMERY COUNTY PLANNING BOARD'S OPINION APPROVING SITE PLAN NO. B-02014 FOR CLARKSBURG TOWN CENTER PHASE I.

BY: _____

DATE: _____

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS, DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

DEVELOPER'S CERTIFICATE

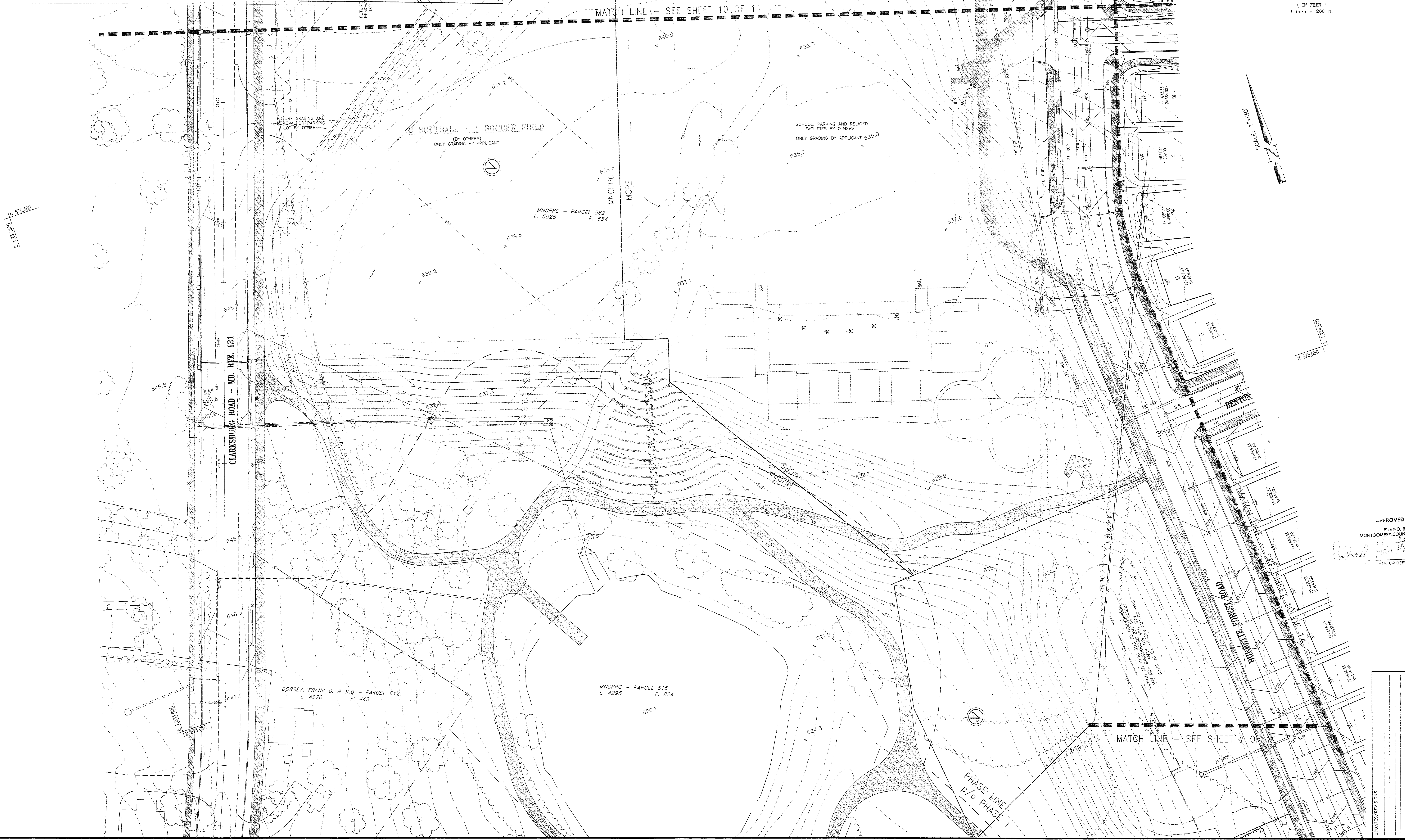
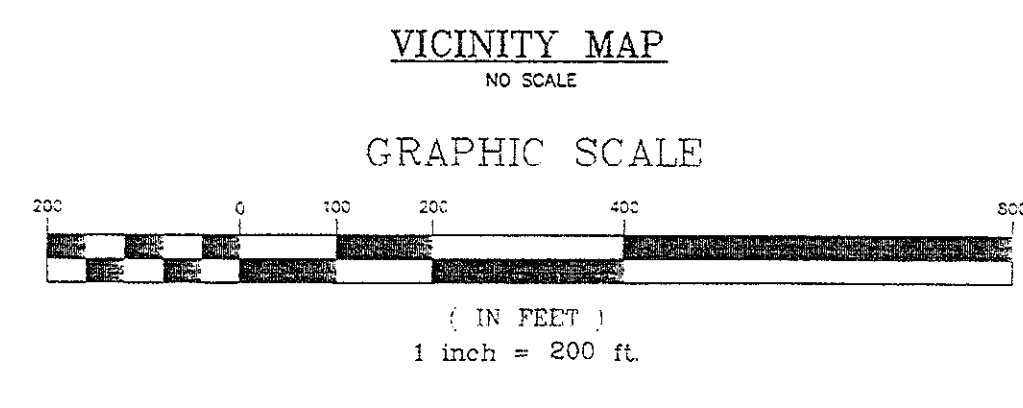
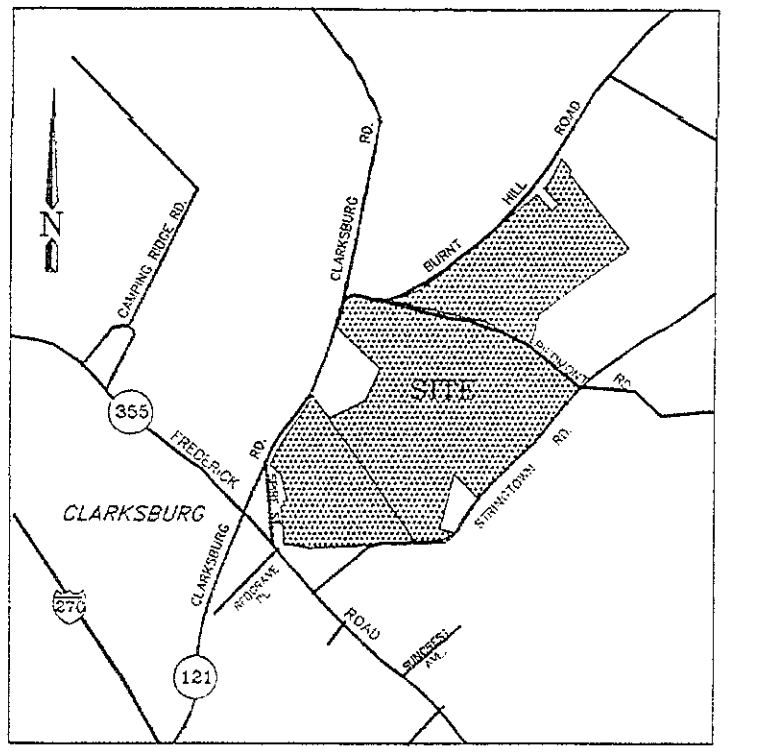
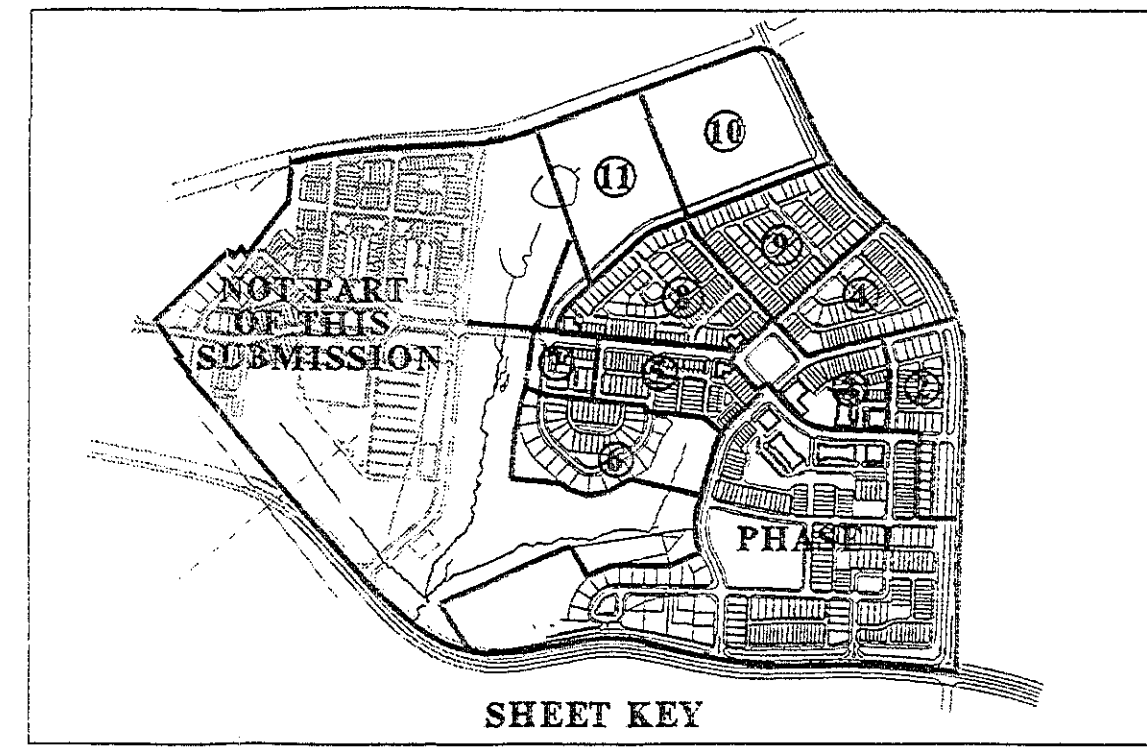
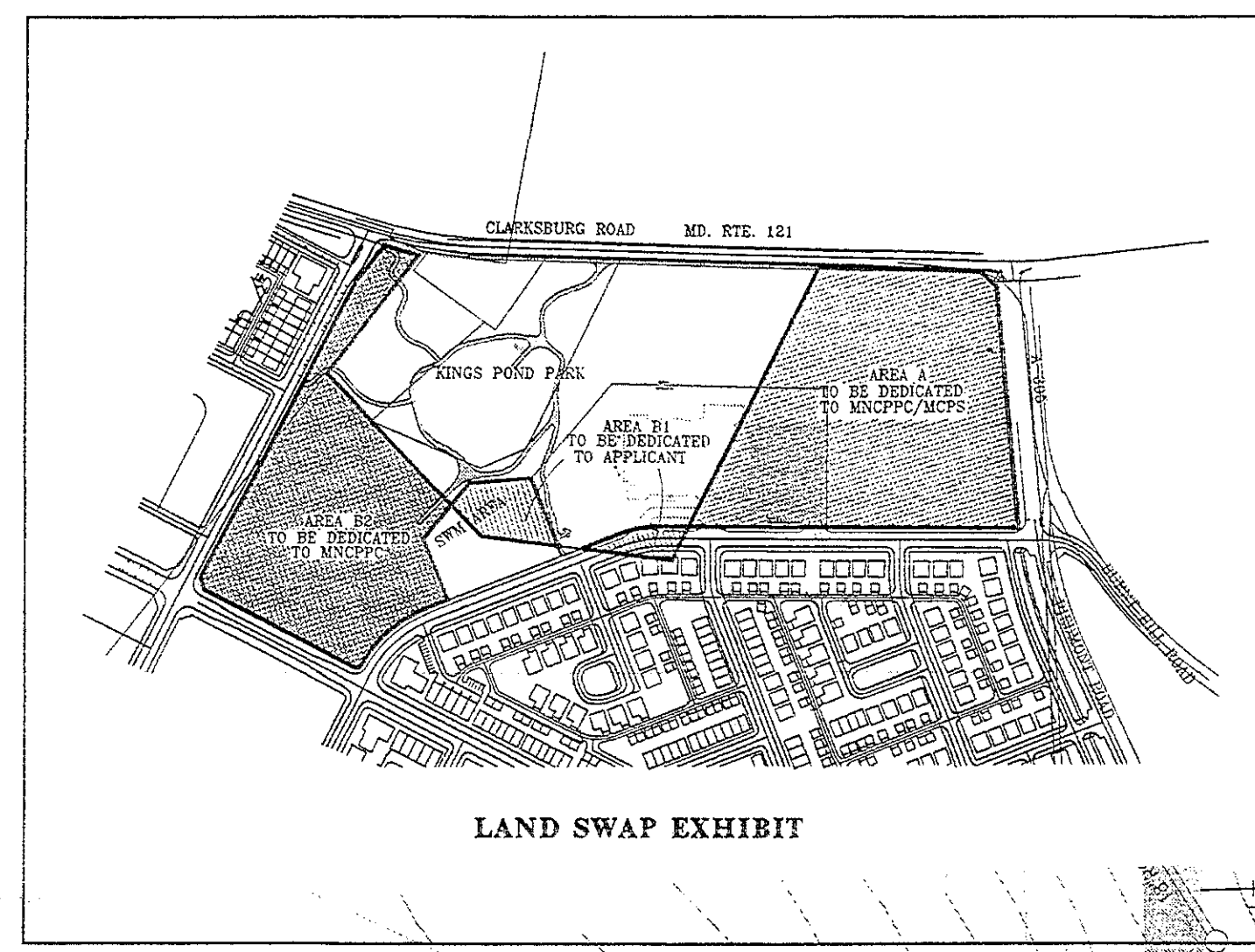
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE: 7/1/03 BY: Tracy Z. Graves

Tracy Z. Graves Tracy Z. Graves

DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER: Tracy Z. Graves

PRINTED NAME: Tracy Z. Graves



Charles P. Johnson & Associates, Inc.
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
120 ELLISON ROAD - SUITE 200 - SILVER SPRING, MARYLAND 20910
Phone: 301.587.7000 Fax: 301.587.7001
www.cpjassociates.com

CPJ Associates

PHASE II - PARK & SCHOOL SITE
SITE DEVELOPMENT PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

APPROVED SITE PLAN
FILE NO. B-02014
MONTGOMERY COUNTY PLANNING BOARD
DATE: 10/14/03
MAN OR DESIGNER: Tracy Z. Graves

DESIGN	DATE	BY	DATE	BY
11	11	11	11	11

FILE NO. 29-110-21.7