



Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors Environmental Services

1751 Elton Road • Silver Spring, MD 20903 • 301-434-7000 • Fax: 301-434-9394

July 21, 2005

Ms. Rose Krasnow
Director, Development Review Division
MNCPPC
8787 Georgia Avenue
Silver Spring, MD

Dear Ms. Krasnow,

The following summarizes the information presented in the attached Clarksburg Town Center Setbacks table.

The table was prepared to show the units that have setbacks less than the approved Signature Set data table. The column for 'Actual Setback' shows the as-built figures. These as-built figures are compared with the applicable Data Table BRL's as shown on the approved Signature Set plans and the variance is shown. The as-built figures are also compared with the Plan View Setback distances of the units as shown on the plan view of the approved Signature Set plans and those variances are also shown.

Please note that many of the units have greater as-built setbacks than shown on the plan view of the approved Signature Set. In addition, the mews units that are closer to the front property line than the BRL do not face the street and so their fronts are not closer to the street than the Signature Set.

Please let us know as soon as possible if you require any additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read 'David O'Bryan'.

Charles P. Johnson and Associates, Inc.
David O'Bryan, Senior V.P.

CLARKSBURG TOWN CENTER SETBACKS

	A	B	C	D	E	F	G	H	I	J
1						Data Table	Variance	Plan View	Variance	
2	Phase	Block	Lot #/Parcel	Builder	Actual setback	BRL *	from Table	Setback *	from Plan	
3					(feet)	(feet)	(feet)	(feet)	(feet)	
4										
5										
6	Phase 1A	AA	11	Craftstar	5	10' Street	5	6	1	
7	Phase 1A	AA	12	NVHomes	8	10' Street	2	8	0	
8	Phase 1A	AA	13	NVHomes	8	10' Street	2	8	0	
9	Phase 1A	AA	14	NVHomes	8	10' Street	2	8	0	
10	Phase 1A	AA	15	NVHomes	8	10' Street	2	8	0	
11	Phase 1A	AA	16	NVHomes	8	10' Street	2	8	0	
12	Phase 1A	AA	17	NVHomes	8	10' Street	2	8	0	
13	Phase 1A	AA	18	NVHomes	8	10' Street	2	8	0	
14	Phase 1A	AA	19	NVHomes	8	10' Street	2	8	0	
15	Phase 1A	AA	20	NVHomes	8	10' Street	2	6	(2)	
16	Phase 1A	AA	21	NVHomes	8	10' Street	2	6	(2)	
17	Phase 1A	AA	22	NVHomes	8	10' Street	2	6	(2)	
18	Phase 1A	AA	23	NVHomes	8	10' Street	2	6	(2)	
19	Phase 1A	AA	24	NVHomes	7	10' Street	3	8	1	
20	Phase 1A	DD	20	Miller & Smith	5	10' Street	5	5	0	
21	Phase 1A	DD	14	NVHomes	6	10' Street	4	7	1	
22	Phase 1A	DD	1	NVHomes	7	10' Street	3	7	0	
23	Phase 1A	EE	1	Craftstar	6	10' Street	4	6	0	
24	Phase 1A	EE	11	Craftstar	6	10' Street	4	6	0	
25	Phase 1A	EE	12	Craftstar	6	10' Street	4	6	0	
26	Phase 1A	FF	13	Craftstar	5	10' Street	5	5	0	
27	Phase 1A	FF	37	NVHomes	7	10' Street	3	5	(2)	
28										
29	Phase 1B-2	C	38	Miller & Smith	7	10' Street	3	7	0	
30	Phase 1B-2	C	50	Miller & Smith	8	10' Street	2	7	(1)	
31	Phase 1B-2	C	55	Miller & Smith	4	10' Front	6	4	0	
32	Phase 1B-2	C	56	Miller & Smith	7	10' Front	3	5	(2)	
33	Phase 1B-2	C	57	Miller & Smith	6	10' Front	4	6	0	
34	Phase 1B-2	C	58	Miller & Smith	9	10' Front	1	5	(4)	
35	Phase 1B-2	C	59	Miller & Smith	8	10' Front	2	6	(2)	
36	Phase 1B-2	C	60	Miller & Smith	7	10' Front	3	7	0	
37	Phase 1B-2	C	61	Miller & Smith	6	10' Front	4	6	0	
38	Phase 1B-2	C	62	Miller & Smith	9	10' Front	1	6	(3)	
39	Phase 1B-2	C	63	Miller & Smith	8	10' Front	2	7	(1)	
40	Phase 1B-2	C	64	Miller & Smith	9	10' Front	1	4	(5)	
41	Phase 1B-2	C	65	Miller & Smith	8	10' Front	2	5	(3)	
42	Phase 1B-2	C	66	Miller & Smith	7	10' Front	3	6	(1)	
43	Phase 1B-2	C	67	Miller & Smith	9	10' Front	1	5	(4)	
44	Phase 1B-2	C	68	Miller & Smith	9	10' Front	1	6	(3)	
45	Phase 1B-2	C	69	Miller & Smith	7	10' Front	3	7	0	
46	Phase 1B-2	C	70	Miller & Smith	6	10' Front	4	6	0	
47	Phase 1B-2	C	71	Miller & Smith	9	10' Front	1	6	(3)	
48	Phase 1B-2	C	72	Miller & Smith	8	10' Front	2	7	(1)	

* - Based on approved Signature Set

() - Indicates actual setback is better/more than plan view.

CLARKSBURG TOWN CENTER SETBACKS

	A	B	C	D	E	F	G	H	I	J
1						Data Table	Variance	Plan View	Variance	
2	Phase	Block	Lot #/Parcel	Builder	Actual setback	BRL *	from Table	Setback *	from Plan	
49	Phase 1B-2	D	5	Miller & Smith	9	10' Street	1	9	0	
50	Phase 1B-2	D	6	NVHomes	7	10' Street	3	7	0	
51	Phase 1B-2	D	14	Miller & Smith	7	10' Front	3	5	(2)	
52	Phase 1B-2	D	15	Miller & Smith	5	10' Front	5	5	0	
53	Phase 1B-2	D	16	Miller & Smith	7	10' Front	3	5	(2)	
54	Phase 1B-2	D	17	Miller & Smith	9	10' Front	1	5	(4)	
55	Phase 1B-2	D	19	Miller & Smith	8	10' Front	2	5	(3)	
56	Phase 1B-2	D	20	Miller & Smith	6	10' Front	4	5	(1)	
57	Phase 1B-2	D	21	Miller & Smith	5	10' Front	5	5	0	
58	Phase 1B-2	D	22	Miller & Smith	6	10' Front	4	5	(1)	
59	Phase 1B-2	D	23	Miller & Smith	9	10' Front	1	6	(3)	
60	Phase 1B-2	D	29	Miller & Smith	9	10' Front	1	6	(3)	
61	Phase 1B-2	D	31	Miller & Smith	9	10' Front	1	6	(3)	
62	Phase 1B-2	D	32	Craftstar	7	10' Front	3	7	0	
63	Phase 1B-2	D	33	Craftstar	7	10' Front	3	7	0	
64	Phase 1B-2	D	34	Craftstar	7	10' Front	3	7	0	
65	Phase 1B-2	D	35	Craftstar	7	10' Front	3	7	0	
66	Phase 1B-2	D	36	Craftstar	7	10' Front	3	7	0	
67	Phase 1B-2	D	37	Craftstar	7 / 5	10' Front & Str	3 / 5	7 / 5	0 / 0	
68	Phase 1B-2	D	38	Miller & Smith	6	10' Street	4	6	0	
69	Phase 1B-2	E	29	Craftstar	5	10' Street	5	7	2	
70	Phase 1B-2	E	30	Miller & Smith	9	10' Street	1	8	(1)	
71										
72	Phase 1B-3	F	29	Craftstar	6	10' Front	4	11	5	Mews unit
73	Phase 1B-3	F	30	Craftstar	6	10' Front	4	11	5	Mews unit
74	Phase 1B-3	F	31	Craftstar	6	10' Front	4	11	5	Mews unit
75	Phase 1B-3	F	32	Craftstar	6	10' Front	4	11	5	Mews unit
76	Phase 1B-3	F	33	Craftstar	6	10' Front	4	11	5	Mews unit
77	Phase 1B-3	F	34	Craftstar	6	10' Front	4	11	5	Mews unit
78	Phase 1B-3	F	35	Craftstar	6 / 5	10' Front & Str	4 / 5	11 / 6	5 / 1	Mews unit
79	Phase 1B-3	F	36	NVHomes	6	10' Front	4	12	6	Mews unit
80	Phase 1B-3	F	37	NVHomes	6	10' Front	4	12	6	Mews unit
81	Phase 1B-3	F	38	NVHomes	6	10' Front	4	12	6	Mews unit
82	Phase 1B-3	F	39	NVHomes	6	10' Front	4	12	6	Mews unit
83	Phase 1B-3	F	40	NVHomes	6	10' Front	4	12	6	Mews unit
84	Phase 1B-3	F	41	NVHomes	6 / 5	10' Front & Str	4 / 5	12 / 6	6 / 1	Mews unit
85	Phase 1B-3	F	47	Craftstar	5	10' Street	5	6	1	
86	Phase 1B-3	F	53	NVHomes	5	10' Street	5	6	1	
87	Phase 1B-3	O	9	Miller & Smith	7	10' Street	3	6	(1)	
88	Phase 1B-3	O	24	NVHomes	9	10' Street	1	9	0	
89										
90	Phase 2	A	53	Craftstar	8	10' Street	2	8	0	
91	Phase 2	G	35	Miller & Smith	7	10' Street	3	7	0	
92	Phase 2	H	18	Miller & Smith	8	10' Street	2	6	(2)	
93	Phase 2	L	6	NVHomes	6	10' Street	4	5	(1)	
94	Phase 2	L	Par B (35)	Craftstar	6	10' Street	4	6	0	
95	Phase 2	L	Par B (36)	Craftstar	6	10' Street	4	6	0	
96	Phase 2	M	9	Miller & Smith	8	10' Street	2	9	1	
97	Phase 2	M	10	NVHomes	7	10' Street	3	10	3	
98	Phase 2	M	39	NVHomes	6	10' Street	4	6	0	
99	Phase 2	O	8	NVHomes	6	10' Street	4	7	1	
100	Phase 2	R	1	Porten	6	10' Street	4	6	0	
101	Phase 2	R	18	Porten	6	10' Street	4	8	2	
102	Phase 2	S (1)	Parcel B	Craftstar	7	10' Street	3	7	0	
103	Phase 2	S (2)	Parcel B	Craftstar	7	10' Street	3	7	0	
104	Phase 2	T	9	Miller & Smith	8	10' Street	2	8	0	
105	Phase 2	T	18	Miller & Smith	8	10' Street	2	8	0	
106										

* - Based on approved Signature Set

() - Indicates actual setback is better/more than plan view.