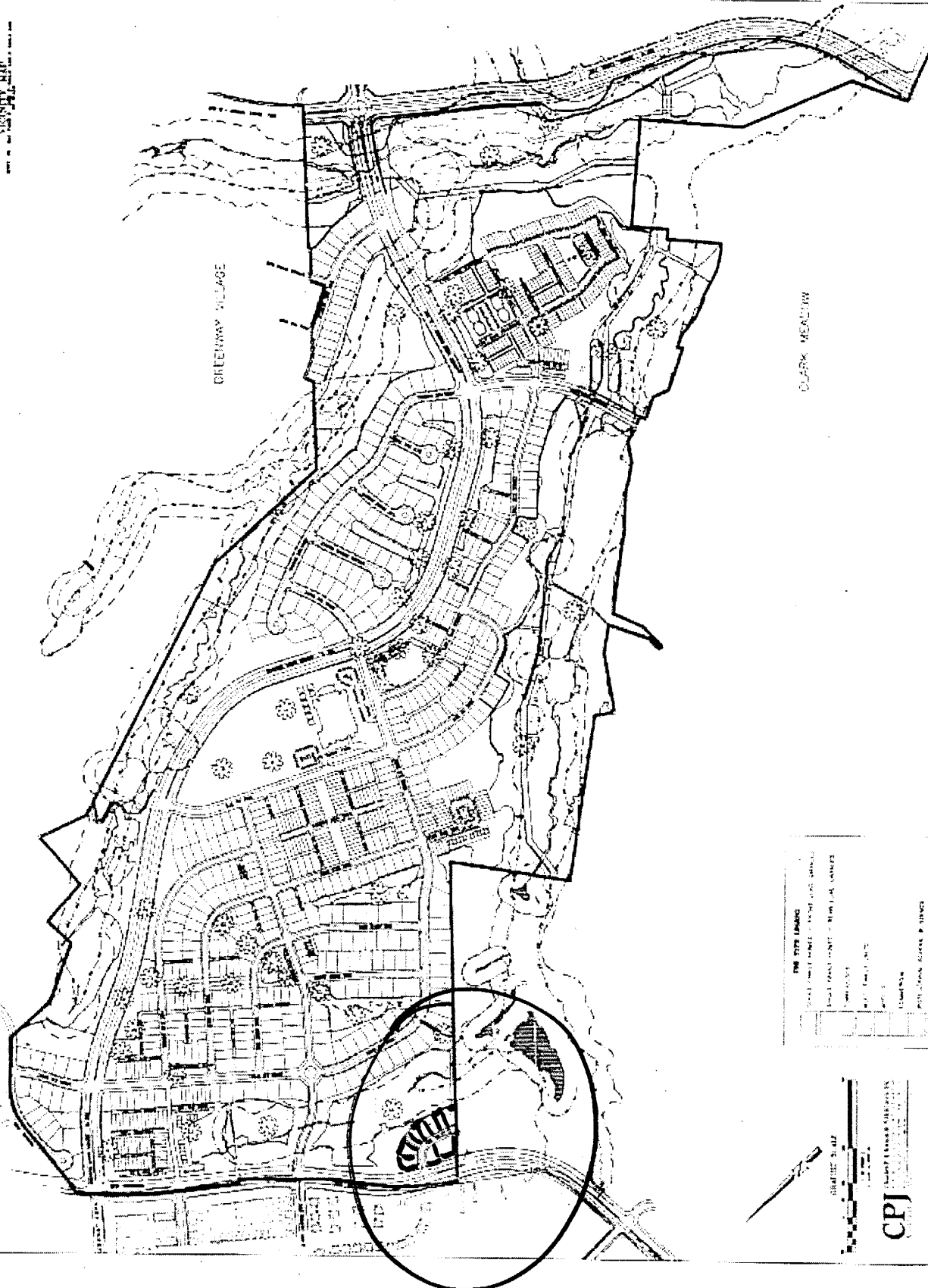
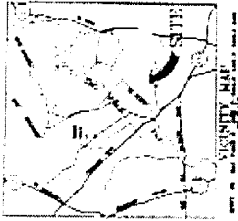


CLARKSBURG VILLAGE
 PRELIMINARY PLAN
 APPROVED 10/20/02
ORIGINAL APPROVAL



BREUNWAY VILLAGE

CLARK MEADOW

THE SITE LAYOUT

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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DATE: 10/20/02

SCALE: 1" = 100'

CPJ ENGINEERING & ARCHITECTS

10000 CLARKSBURG ROAD, SUITE 100, CLARKSBURG, MD 21714

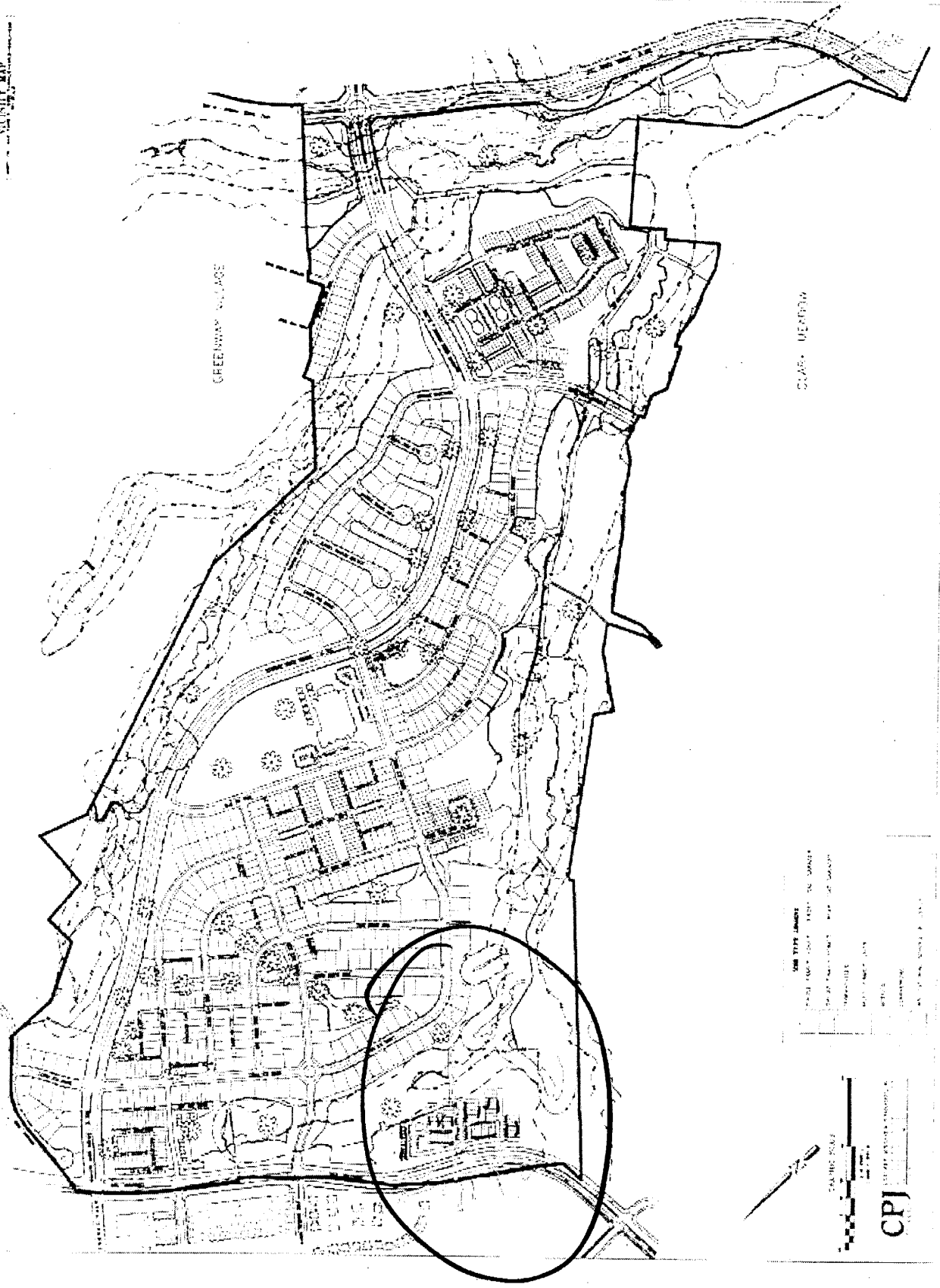
TEL: 410-326-1100

FAX: 410-326-1101

WWW.CPJ-ENG.COM

CLARKSBURG VILLAGE
AMENDED PRELIMINARY PLAN

AMENDED SITE PLAN



SCALE: 1/8" = 1'-0"

THIS SITE PLAN IS THE PROPERTY OF THE ARCHITECT AND ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER.

DATE: 10/15/2010
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

CPJ

ANALYSIS: Conformance to Development Standards

AMENDED CLARKSBURG VILLAGE GENERAL NOTES PHASE I

<u>Zoning:</u>	R-200 with MPDU Option, R-200/TDR-3	Ex. Water/Sewer Categories: W-1/S-1	Proposed Water/Sewer	W-1/S-1
<u>Units Proposed:</u>	All Phases: 2663	Method of Stormwater Management:		
Single Family Detached	997	On Site Quantity: Storm Water Management Extended Detention Ponds		
Standard Townhomes/Semi-detached:	481 48% 408 41%	On Site Quality: Sand Filters, Bioretention Facilities, and Recharge Trenches		
MPDU Townhomes:	60 6%	Topographical Information from:		P. D.S. Inc.
Standard Multifamily:	0 0%	Boundary Information from:		Charles P. Johnson and Assoc.
MPDU Multifamily:	48 5%	Counter Interval:		2
		State Grid Used NAD 83		
		Tax Map Reference:		EW, FV123
<u>Areas:</u>	Phase I: All Phases:	PROPOSED SETBACKS: (See Chart - Sheet 14 of 14 on Site Plan Ph. I Set)		
Gross Tract Area:	363.87 Ac.	SINGLE FAMILY DETACHED:	R-200/ with MPDU	R-200/TDR3
Req. Street Dedication:	0 Ac.	Lot Size	6,000 s.f.	Varies
Net Tract Area	363.87 Ac.	Front Yard	25' wn on Site Plan	
Green Area (min. 50% of site):	182 (50%)	Rear Yard	20' wn on Site Plan	
Green Area Required for R-200 Area in Phase I = 1.70 Ac.		Side Yard	As shown on Site Plan	
Green Area Provided for R-200 Area in Phase I = 18.50 Ac.				

<u>MPDU's:</u>	Phase I: All Phases:	TOWNHOUSE / SEMI-DETACHED:	R-200/ with MPDU	R-200/TDR3
Required:	400	Lot Size	1,500 s.f. townhouse / 3,500 s.f. semi-det.	
Proposed:	400	Front Yard		
		Rear Yard		
		Side Yard		

TDR's:

365 TDR's Required for Entire Site
 997 (du/Phase I) / 2663 (site) = 37% units Phase I
 37% x 365 TDR's = 137 TDR's required for Phase I

PARKING REQUIRED FOR MPDU/TOWNHOUSE AREA: (Sheet 12 of site plan)

Townhouse Parking Spaces Required: 171 x 2 = 342
 Multi-Family Parking Spaces Required: 48 x 1.5 = 72
 Total Parking Spaces Required = 414
 Total Parking Spaces Provided = 730

- All sitings are conceptual unless Bldg ties are notes.
- The ultimate 100 Year Floodplain was delineated by Charles P. Johnson and Assoc. and was approved by D.P.S. on March 13, 2003
- Wetland Delineation is based upon field investigations by McCarthy and Associates. The Wetland Jurisdictional Determination was approved 3/18/03.
- There are no known are, threatened, or endangered plants or animals and critical habitats on-site as documented by the MD. Dept. of Natural Resources.
- All structures for current property use shall be removed.
- There currently is no historical use or significance for this property.
- The revised Preliminary Plan #1-01030 was approved by M-NCPCC on 1/23/03.
- The NRI-FSD #4-01327 and #4-01148, revised for the floodplain, was approved by M-NCPCC on 3/3/03. The original NRI-FSD (Clarksburg Village) #4-98112 and Brickley Subdivision #4-01327 was approved by M-NCPCC on 3/26/98.
- All fences 6' ht. and above will obtain a variance if required.
- All retaining walls to be keystone or similar block construction.