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ATTORNEYS

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November 3, 2005

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OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**By Hand Delivery**

Ms. Rose Krasnow  
Director, Development Review Division  
Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Clarksburg Town Center: Miller and Smith Building Heights

Dear Ms. Krasnow:

This letter supplements the letters and accompanying submissions of July 21, 2005 and September 2, 2005 from us, as counsel to Miller and Smith, regarding the heights of townhouses constructed by it in the Clarksburg Town Center.

The enclosed revised spreadsheet of Clarksburg Town Center Building Heights shows corrections to the building heights of townhouse units in Block EE. As discussed in our July 21, 2005 and September 2, 2005 letters, retaining walls have been proposed for two groups of Miller and Smith townhouses long before the current controversy over building height. We reported on September 2 that due to poor soil conditions, Miller and Smith was unable to build approved retaining walls for the designated units in Block O, so the measured building heights for those units will remain as reported on July 21. The retaining walls for the Block EE units have now been completed. These units were re-measured in late September, 2005, and the individual measurements of each unit are shown on a separate attachment enclosed.

The enclosed measurements include a terrace credit, depending on the unit, of between 2.8 feet and 3.7 feet, with an average credit of 3.3 feet. The terrace credit was computed in full accordance with the Montgomery County Code and the applicable standards of the Department of Permitting Services. Of the seven townhouses in Block EE with terraces, two are now below 35.0 feet in height, while the other five remain above 35.0 feet, albeit at a lower differential than previously.

Ms. Rose Krasnow  
November 3, 2005  
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In summary, as of today, 95 of the 124 townhouse units built thus far by Miller and Smith in the Clarksburg Town Center exceed 35.0 feet in height. The figure reported on July 21, 2005 was 104 units in violation of the 35.0 feet standard, and the figure was 97 units in violation of the 35.0 feet standard when reported on September 2, 2005. This figure of 95 units conforms to the projection made in the September 2, 2005 letter.

Please include this correspondence in the Planning Board record. Thank you very much.

Very truly yours,



Robert G. Brewer, Jr.

encl.

cc: Honorable Derick Berlage (By Hand)  
Michele Rosenfeld, Esq. (By Hand)  
Mr. William Mooney (By Hand)  
Charles Stuart, Esq.  
Mr. Charles Ellison  
Ms. Colleen Dwelley  
Stephen Z. Kaufman, Esq. (By Hand)  
Barbara Sears, Esq. (By Hand)  
Todd D. Brown, Esq. (By Hand)  
Timothy Dugan, Esq. (By Hand)  
David W. Brown, Esq. (By Hand)  
Mr. David O'Bryan

Block	Unit	Builder	Condition	Centerline	Height	Low	Credit	Housetype	Eave	Ridge	Mid-roof	Height	505	35	37	40	45	243
EE	25	Miller & Smith	3	663.8	668.7	665.2	3.5	MPDU	691.1	706.7	698.9	31.6	1					
EE	26	Miller & Smith	3	664.5	669.4	665.9	3.5	MPDU	692.3	708.1	700.2	32.2	1					
EE	27	Miller & Smith	3	665.2	669.1	666.2	2.9	TH	699.4	713.0	706.2	38.1		1				
EE	28	Miller & Smith	3	666.1	670.6	667.4	3.2	TH	700.7	714.4	707.6	38.2		1				
EE	29	Miller & Smith	3	667.0	671.6	668.2	3.4	TH	702.2	715.6	708.9	38.5		1				
EE	30	Miller & Smith	3	667.9	672.7	669.9	2.8	TH	703.5	716.9	710.2	39.5		1				
EE	31	Miller & Smith	3	668.7	673.8	670.1	3.7	TH	705.5	719.0	712.3	39.9		1				

Height from:  
 Condition #1: Street Elevation  
 Condition #2: Ground Elevation  
 Condition #3: Terrace Applicable

**Clarksburg Town Center Height Calculations by Aerial Photogrammetry**  
 (9/7/05 Original) REVISED 10/31/05 to include Miller and Smith Retaining Wall Block EE as-built

Block	Lot #	Builder	Condition	Centerline Street	Ground High	Ground Low	Ground Avg.	Terrace High	Terrace Low	Terrace Amount	HouseType	Roof Eave	Roof Ridge	Mid Roof	35' E
A	24	Craftstar	1	656.2							Nickan	685.0	688.5	691.8	35.6
A	25	Craftstar	1	657.9							Nickan	685.7	689.3	692.5	34.8
A	26	Craftstar	1	659.7							Nickan	687.7	701.3	694.5	34.8
A	27	Craftstar	1	661.1							Nickan	689.1	702.5	685.8	34.7
A	28	Craftstar	1	662.6							Nickan	690.5	704.0	687.3	34.7
A	29	Craftstar	1	664.6							Nickan	692.3	705.9	699.1	34.5
A	30	Craftstar	1	656.6							Annapolis II	689.3	703.1	686.2	39.6
A	31	Craftstar	1	657.9							Annapolis	690.6	703.4	687.0	39.1
A	32	Craftstar	1	659.2							Annapolis	692.4	705.3	698.9	39.6
A	33	Craftstar	1	660.7							Annapolis	694.5	707.2	700.9	40.2
A	34	Craftstar	1	662.2							Annapolis	695.8	708.5	702.2	39.9
A	35	Craftstar	1	663.9							Annapolis	697.2	710.0	703.6	39.7
A	36	NV/Homes	1	655.0							ASTOR	679.4	691.8	685.6	30.6
A	37	NV/Homes	1	656.0							ASTOR	680.1	692.5	686.3	31.3
A	38	NV/Homes	1	656.6							ASTOR	681.9	694.4	688.2	31.6
A	39	NV/Homes	1	657.9							ASTOR	683.4	695.8	689.6	31.7
A	40	NV/Homes	1	660.4							ASTOR	685.8	698.2	692.0	31.6
A	41	NV/Homes	1	662.0							ASTOR	686.4	698.8	692.6	30.6
A	42	NV/Homes	1	663.7							ASTOR	688.4	700.9	694.7	30.9
A	43	NV/Homes	1	665.7							ASTOR	690.5	702.9	696.7	31.0
A	44	Craftstar	1	674.6							Nickan	697.7	711.1	704.4	29.8
A	45	Craftstar	1	674.0							Nickan	696.3	709.9	703.1	29.1
A	46	Craftstar	1	673.0							Nickan	695.6	709.2	702.4	29.4
A	47	Craftstar	1	671.9							Nickan	694.2	707.9	701.1	29.2
A	48	Craftstar	1	671.0							Nickan	693.6	707.3	700.5	29.5
A	49	Craftstar	1	669.3							Nickan	692.1	705.9	699.0	29.7
A	50	Craftstar	1	668.1							Nickan	691.0	704.5	697.8	29.7
A	51	Craftstar	1	667.1							Nickan	690.1	703.8	697.0	29.9
A	52	Craftstar	1	665.9							Nickan	688.7	702.5	695.6	29.7
A	53	Craftstar	1	664.8							Nickan	688.2	702.0	695.1	30.3
A	54	NV/Homes	1	665.4							Nickan	688.2	702.0	695.1	30.3
A	75	NV/Homes	1	653.9							CARNEGIE	686.1	699.8	683.6	36.2
A	76	NV/Homes	1	652.5							CARNEGIE	687.4	698.5	692.3	36.4
A	77	NV/Homes	1	651.0							CARNEGIE	684.6	697.2	690.9	36.4
A	78	NV/Homes	1	649.4							CARNEGIE	683.4	685.9	689.7	36.7
A	79	NV/Homes	1	648.0							CARNEGIE	681.5	693.8	687.7	36.3
A	80	NV/Homes	1	646.5							CARNEGIE	679.6	691.9	685.8	37.8
A	81	NV/Homes	1	645.1							CARNEGIE	678.2	690.6	684.4	37.9
A	82	Craftstar	1	675.5							CARNEGIE	676.9	689.3	683.1	36.0
A	83	Craftstar	1	673.9							Nickan	699.9	713.2	706.6	31.1
A	84	Craftstar	1	676.2							Nickan	698.6	713.2	706.4	30.6
A	85	Craftstar	1	676.8							Nickan	699.7	713.2	706.5	30.3
A	86	Craftstar	1	677.1							Nickan	699.6	713.2	706.4	29.6
A	87	Craftstar	1	677.6							Nickan	699.7	713.2	706.5	29.4
A	88	Craftstar	1	677.9							Nickan	699.7	713.2	706.5	28.9
A	89	Craftstar	1	678.1							Nickan	700.3	713.9	707.1	28.2

\* - Proposed elevation obtained from site plan.  
 \*\* - Based on architecture  
 \*\*\* - Based on Zoning Ordinance

Height from:  
 Condition # 1: Street Elev.  
 Condition # 2: Ground Elev.  
 Condition # 3: Terrace applicable

# Clarksburg Town Center Height Calculations by Aerial Photogrammetry (9/7/05 Original) REVISED 10/31/05 to include Miller and Smith Retaining Wall Block EE as-built

Block	Lot #	Builder	Condition	Centerline Street	Ground High	Ground Low	Ground Avg.	Terrace High	Terrace Low	Terrace Amount	HouseType	Roof Eave	Roof Ridge	Mid Roof	BUILDING HEIGHT ***	35.6 ft
A (90)	Par M	Craftstar	1	677.9							Obey 22 MPDU	707.4	718.5	713.0	35.1	
A (91)	Par M	Craftstar	1	677.9							Fairfax 22 MPDU	707.4	718.5	713.0	35.1	
A (92)	Par M	Craftstar	1	677.6							Obey 22 MPDU	707.4	718.5	712.9	35.2	
A (93)	Par M	Craftstar	1	677.6							Fairfax 22 MPDU	706.8	717.6	712.9	35.2	
A (94)	Par M	Craftstar	1	677.0							Obey 22 MPDU	706.8	717.6	712.2	35.2	
A (95)	Par M	Craftstar	1	677.0							Fairfax 22 MPDU	706.8	717.6	712.2	35.2	
Note: for 2-over-2 units above the '1' indicates the unit designation																
AA	1	Craftstar	1	651.2							Annapolis	694.5	697.4	691.0	39.8	
AA	2	Craftstar	1	652.0							Annapolis II	685.2	699.4	692.3	40.3	
AA	3	Craftstar	1	652.8							Annapolis II	685.8	700.1	693.0	40.2	
AA	4	Craftstar	1	653.5							Annapolis II	686.5	700.6	693.6	40.1	
AA	5	Craftstar	1	654.1							Annapolis	687.2	700.2	693.7	39.8	
AA	6	Craftstar	1	654.7							Annapolis	687.1	698.9	693.5	39.8	
AA	7	Craftstar	2	659.5	657.4	659.5	658.5				Annapolis	688.9	701.8	695.4	36.9	
AA	8	Craftstar	2	660.2	659.5	659.5	659.8				Annapolis II	689.7	703.8	696.8	36.9	
AA	9	Craftstar	2	661.5	660.2	660.2	660.9				Annapolis	691.0	703.7	697.4	36.5	
AA	10	Craftstar	2	662.1	661.5	661.5	661.8				Annapolis	691.9	704.4	698.2	36.4	
AA	11	Craftstar	1	663.0							Annapolis II	693.1	707.1	700.1	37.1	
AA	12	NVHomes	1	661.5							CARNEGIE-foyer	687.2	699.7	693.5	32.0	
AA	13	NVHomes	1	661.1							CARNEGIE-foyer	687.2	699.8	693.5	32.4	
AA	14	NVHomes	1	660.6							CARNEGIE-foyer	686.4	698.7	692.6	31.9	
AA	15	NVHomes	1	660.2							CARNEGIE-foyer	685.8	698.3	692.1	31.8	
AA	16	NVHomes	1	659.6							CARNEGIE-foyer	685.7	698.2	692.0	32.4	
AA	17	NVHomes	1	659.3							CARNEGIE-foyer	685.1	697.6	691.4	32.1	
AA	18	NVHomes	1	658.8							CARNEGIE-foyer	684.5	697.0	690.8	32.0	
AA	19	NVHomes	1	658.1							CARNEGIE-foyer	683.9	696.4	690.2	32.0	
AA	20	NVHomes	1	649.0							CARNEGIE	691.2	693.7	687.5	38.5	
AA	21	NVHomes	1	647.7							CARNEGIE	679.3	691.7	685.5	37.8	
AA	22	NVHomes	1	646.2							CARNEGIE	679.9	690.3	684.1	37.9	
AA	23	NVHomes	1	645.2							CARNEGIE	677.0	689.3	683.2	37.9	
AA	24	NVHomes	1	639.6							CARNEGIE	670.0	682.9	676.5	36.9	
AA	25	NVHomes	1	639.9							CARNEGIE	670.6	683.8	677.2	37.3	
AA	26	NVHomes	1	640.3							CARNEGIE	670.9	683.7	677.3	37.0	
AA	27	NVHomes	1	640.6							CARNEGIE	671.6	684.2	677.9	37.3	
AA	28	NVHomes	1	641.1							CARNEGIE	671.7	684.3	678.0	36.9	
AA	29	NVHomes	1	641.9							CARNEGIE	672.3	684.8	678.6	36.7	
AA	30	NVHomes	1	642.2							CARNEGIE	673.0	685.5	679.3	37.1	
AA	31	NVHomes	1	642.7							CARNEGIE	673.5	686.2	679.9	37.2	
C	55	Miller & Smith	1	646.4							Townhouse	678.0	691.5	684.8	38.4	
C	56	Miller & Smith	1	645.7							Townhouse	677.6	691.1	684.4	38.7	
C	57	Miller & Smith	1	645.3							Townhouse	676.9	690.1	683.5	38.2	
C	58	Miller & Smith	1	644.8							Townhouse	676.9	690.1	683.5	38.2	
C	59	Miller & Smith	1	644.4							MPDU	669.2	684.8	677.6	32.8	
C	60	Miller & Smith	1	644.0							MPDU	669.2	684.8	677.6	32.6	
C	61	Miller & Smith	1	643.5							MPDU	668.5	683.8	676.2	32.2	
C	62	Miller & Smith	1	642.8							Townhouse	675.6	689.0	682.3	38.8	
C	63	Miller & Smith	1	642.3							Townhouse	674.9	688.2	681.6	38.8	
C	64	Miller & Smith	1	641.5							Townhouse	674.3	687.4	680.9	38.6	
C	65	Miller & Smith	1	640.9							Townhouse	673.4	687.2	680.3	38.6	
C	66	Miller & Smith	1	640.4							Townhouse	672.7	686.0	679.4	38.3	
C	67	Miller & Smith	1	639.9							Townhouse	672.1	685.3	678.7	38.3	
C	68	Miller & Smith	1	639.4							MPDU	665.1	680.4	672.8	32.9	
C	69	Miller & Smith	1	638.8							MPDU	664.3	679.9	672.1	32.7	
C	70	Miller & Smith	1	638.4							MPDU	663.7	679.2	671.5	32.7	
C	71	Miller & Smith	1	637.7							Townhouse	670.6	684.2	677.4	38.0	
C	72	Miller & Smith	1	637.2							Townhouse	670.1	683.3	676.7	38.0	
C		Miller & Smith	1	637.2							Townhouse	669.5	682.7	676.1	38.9	

\* = Proposed elevation obtained from site plan.  
 \*\* - Based on architecture  
 \*\*\* - Based on Zoning Ordinance

Height from:  
 Condition # 1: Street Elev.  
 Condition # 2: Ground Elev.  
 Condition # 3: Terrace applicable

# Clarksburg Town Center Height Calculations by Aerial Photogrammetry (9/7/05 Original) REVISED 10/31/05 to include Miller and Smith Retaining Wall Block EE as-built

Block	Lot #	Builder	Condition	Centerline Street	Ground High	Ground Low	Ground Avg.	Terrace High	Terrace Low	Terrace Amount	Hipstyle/type	Roof Eave	Roof Ridge	Main Roof	Building Height ***
D	6	NVHomes	1	661.6							CARNEGIE	692.7	705.3	699.0	37.4
D	7	NVHomes	1	662.9							CARNEGIE	693.3	705.8	699.6	37.4
D	8	NVHomes	1	664.3							CARNEGIE	693.8	706.5	700.2	35.9
D	9	NVHomes	1	665.9							CARNEGIE	695.9	708.5	702.2	36.3
D	10	NVHomes	1	667.8							CARNEGIE	697.9	710.5	704.2	36.4
D	11	NVHomes	1	669.5							CARNEGIE	699.9	712.4	706.2	36.7
D	12	NVHomes	1	671.3							CARNEGIE	701.3	713.7	707.5	36.2
D	13	NVHomes	1	673.1							CARNEGIE	703.3	715.9	709.6	36.5
D	14	Miller & Smith	1	672.4							Townhouse	704.7	718.1	711.4	39.0
D	15	Miller & Smith	1	671.2							Townhouse	703.5	716.8	710.2	38.9
D	16	Miller & Smith	1	670.1							Townhouse	701.6	714.8	708.2	38.1
D	17	Miller & Smith	1	668.9							MPDU	694.6	709.9	702.3	33.4
D	18	Miller & Smith	1	667.8							MPDU	693.2	708.5	700.9	33.1
D	19	Miller & Smith	1	665.8							MPDU	691.5	707.1	699.3	32.6
D	20	Miller & Smith	1	664.7							Townhouse	696.8	712.1	705.5	39.7
D	21	Miller & Smith	1	664.7							Townhouse	697.5	710.8	704.2	39.4
D	22	Miller & Smith	1	663.5							Townhouse	695.4	708.7	702.1	38.6
D	23	Miller & Smith	1	659.3							Townhouse	692.9	706.4	699.7	40.4
D	24	Miller & Smith	1	658.6							Townhouse	691.5	705.1	698.3	39.7
D	25	Miller & Smith	1	657.5							Townhouse	690.3	703.8	697.1	39.6
D	26	Miller & Smith	1	656.6							MPDU	683.0	698.7	680.9	34.3
D	27	Miller & Smith	1	655.8							MPDU	681.8	697.6	689.7	33.9
D	28	Miller & Smith	1	655.0							MPDU	680.3	696.1	688.2	33.2
D	29	Miller & Smith	1	654.2							Townhouse	687.4	701.4	694.4	40.2
D	30	Miller & Smith	1	653.0							Townhouse	686.3	698.8	693.1	40.1
D	31	Miller & Smith	1	652.0							Townhouse	685.0	698.8	691.8	39.8
D	32	Craftstar	1	649.5							Annapolis	680.8	693.6	687.2	37.7
D	33	Craftstar	1	648.6							Annapolis	680.1	693.0	686.6	37.9
D	34	Craftstar	1	647.7							Annapolis	679.6	692.1	685.9	38.2
D	35	Craftstar	1	646.9							Annapolis	678.9	691.6	685.3	38.4
D	36	Craftstar	1	646.2							Annapolis	678.1	691.1	684.6	38.4
D	37	Craftstar	1	645.4							Annapolis II	678.2	692.3	685.3	38.9
D	42	NVHomes	1	666.4							CARNEGIE	686.6	695.1	692.9	36.5
D	43	NVHomes	1	656.8							CARNEGIE	687.2	695.6	693.4	36.6
D	44	NVHomes	1	657.0							CARNEGIE	687.9	700.4	694.2	37.2
D	45	NVHomes	1	657.9							CARNEGIE	688.3	701.8	695.6	37.7
D	46	NVHomes	1	658.7							CARNEGIE	690.5	703.1	696.8	38.1
DD	1	NVHomes	1	662.0							CARNEGIE	695.4	707.9	701.7	39.7
DD	2	NVHomes	2	666.9	666.3	666.6	666.6				CARNEGIE	696.0	708.5	702.3	36.7
DD	3	NVHomes	2	669.2	669.9	668.1	668.1				CARNEGIE	698.1	710.5	704.3	36.3
DD	4	NVHomes	2	671.0	669.2	670.1	670.1				CARNEGIE	700.1	712.5	706.3	36.2
DD	5	NVHomes	2	672.0	671.0	671.5	671.5				CARNEGIE	700.9	713.1	707.0	36.5
DD	6	NVHomes	1	674.1							CARNEGIE-lyft	700.2	712.7	706.5	32.4
DD	7	NVHomes	1	673.7							CARNEGIE-lyft	700.2	712.7	706.5	32.8
DD	8	NVHomes	1	673.2							CARNEGIE-lyft	699.8	712.0	705.9	32.7
DD	9	NVHomes	1	672.9							CARNEGIE-lyft	699.5	712.0	705.8	32.9
DD	10	NVHomes	1	672.5							CARNEGIE-lyft	698.8	711.4	705.1	32.6
DD	11	NVHomes	1	672.0							CARNEGIE-lyft	698.8	711.4	705.1	33.1
DD	12	NVHomes	1	671.6							CARNEGIE-lyft	698.0	710.6	704.3	32.7
DD	13	NVHomes	1	671.2							CARNEGIE-lyft	697.8	710.1	703.9	32.7
DD	14	NVHomes	1	670.9							CARNEGIE-lyft	697.4	710.0	703.7	32.8

\* = Proposed elevation obtained from site plan.  
 \*\* - Based on architecture  
 \*\*\* - Based on Zoning Ordinance

Height from:  
 Condition # 1: Street Elev.  
 Condition # 2: Ground Elev.  
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Block	Lot #	Builder	Condition	Centerline Street	Ground High	Ground Low	Ground Avg.	Terrace High	Terrace Low	Terrace Amount	House type	Roof Eave	Roof Ridge	MkL Roof	BUILDING HEIGHT	35'
DD	15	Miller & Smith	1	662.6							Townhouse	696.2	709.5	702.9	40.3	
DD	16	Miller & Smith	1	661.7							Townhouse	695.1	708.1	701.6	39.9	
DD	17	Miller & Smith	1	660.8							MPDU	687.8	703.3	695.6	34.8	
DD	18	Miller & Smith	1	660.0							MPDU	686.3	701.8	694.1	34.1	
DD	19	Miller & Smith	1	659.2							Townhouse	693.8	706.9	700.4	41.1	
DD	20	Miller & Smith	1	658.3							Townhouse	692.3	705.4	698.9	40.6	
E	1	Craftstar	3	638.8				643.9	641.7	2.2	Clarksburg	665.8	687.8	678.8	35.8	
E	2	Craftstar	3	638.5				643.9	641.2	2.7	Middleburg	664.7	682.4	673.6	32.4	
E	3	Craftstar	3	638.0				643.7	640.6	3.1	Clarksburg	665.0	687.2	676.1	35.0	
E	4	Craftstar	3	637.3				643.5	640.2	3.3	Clarksburg	664.3	686.5	675.4	34.8	
E	5	Craftstar	3	636.8				642.3	639.6	2.7	Middleburg	662.8	680.5	671.7	32.2	
E	6	Craftstar	3	636.1				641.6	638.8	2.8	Clarksburg	663.2	685.1	674.2	35.3	
E	7	Craftstar	3	635.2				640.8	638.3	2.5	Clarksburg	662.3	684.1	673.2	35.5	
E	8	Craftstar	3	634.6				639.0	637.6	1.4	Middleburg	660.5	678.2	669.4	33.4	
E	9	Craftstar	3	633.9				638.9	636.8	2.1	Clarksburg	660.8	682.8	671.8	35.8	
E	10	Craftstar	3	633.4				638.4	636.6	1.8	Middleburg	658.4	676.1	667.3	32.1	
E	11	Craftstar	3	632.8				637.5	635.9	1.6	Clarksburg	658.9	680.9	669.9	35.5	
E	12	Craftstar	1	633.1							Middleburg	663.3	680.9	672.1	33.0	
E	13	Craftstar	1	641.2							Clarksburg	666.3	688.4	677.4	36.1	
E	14	Craftstar	1	643.7							Middleburg	667.3	684.9	676.1	32.4	
E	15	Craftstar	1	646.2							Middleburg	671.1	693.0	682.1	35.8	
E	16	Craftstar	1	649.1							Clarksburg	671.8	689.4	680.6	31.5	
E	17	Craftstar	1	651.8							Middleburg	675.6	697.8	686.7	34.9	
E	18	Craftstar	1	654.2							Middleburg	677.3	695.0	686.2	31.9	
E	19	Craftstar	1	655.9							Clarksburg	681.0	703.0	692.0	36.1	
E	20	Craftstar	2		651.9		652.6				Middleburg	674.6	688.2	682.2	28.4	
E	21	Craftstar	2		653.4		653.8				Middleburg	674.8	688.3	681.6	28.2	
E	22	Craftstar	2		654.1		653.8				Middleburg	675.3	689.0	682.2	28.4	
E	23	Craftstar	2		654.1		653.8				Middleburg	675.3	689.0	682.2	28.4	
E	24	Craftstar	1								Middleburg	674.6	688.2	682.2	28.4	
EE	1	Craftstar	1	645.7							Middleburg	674.6	688.2	681.4	35.7	
EE	2	Craftstar	2	673.3							Middleburg	705.2	718.7	712.0	38.7	
EE	3	Craftstar	2	684.1	682.9		683.5				Middleburg	705.8	719.4	712.6	29.1	
EE	4	Craftstar	2	685.1	684.1		684.6				Middleburg	707.2	720.6	713.9	29.3	
EE	5	Craftstar	2	685.2	685.5		685.9				Middleburg	707.8	721.3	714.6	28.9	
EE	6	Craftstar	2	678.3	676.7		677.5				Middleburg	709.1	722.5	715.8	29.9	
EE	7	Craftstar	2	676.7	675.7		676.2				Kennington	702.4	714.9	708.7	31.2	
EE	8	Craftstar	2	675.7	675.1		675.4				Kennington	701.0	713.6	707.3	31.1	
EE	9	Craftstar	2	675.1	674.5		674.8				18' MPDU	697.6	708.5	703.1	27.6	
EE	10	Craftstar	2	674.5	672.7		673.6				18' MPDU	696.3	707.2	701.8	27.0	
EE	11	Craftstar	1	670.8							Kennington	698.4	710.9	704.7	31.1	
EE	12	Craftstar	1	668.4							Kennington	697.1	709.8	703.4	32.6	
EE	13	Craftstar	2	674.4	672.3		673.4				Kennington	697.3	708.8	703.1	34.7	
EE	14	Craftstar	2	675.0	674.4		674.7				Kennington	698.7	710.0	704.4	31.0	
EE	15	Craftstar	2	676.1	675.0		675.6				18' MPDU	697.1	708.0	702.6	27.8	
EE	16	Craftstar	2	676.9	676.1		676.5				18' MPDU	697.8	708.9	703.3	27.8	
EE	17	Craftstar	2	677.4	676.9		677.2				Kennington	701.9	714.4	708.2	31.7	
EE	18	Craftstar	2	677.4	676.9		677.2				Kennington	703.2	715.7	709.5	32.3	
EE	19	Craftstar	3	663.8				668.7	665.2	3.5	MPDU	691.1	706.7	698.9	31.6	
EE	20	Miller & Smith	3	664.5				669.4	665.9	3.5	MPDU	692.3	708.1	700.2	32.2	
EE	21	Miller & Smith	3	665.2				669.4	666.2	2.9	MPDU	693.0	710.0	702.2	38.1	
EE	22	Miller & Smith	3	666.1				670.8	667.4	3.2	Townhouse	699.4	713.0	706.2	38.2	
EE	23	Miller & Smith	3	667.0				671.6	668.2	3.4	Townhouse	700.7	714.4	707.6	38.2	
EE	24	Miller & Smith	3	667.9				672.7	669.9	2.8	Townhouse	702.2	715.6	708.9	38.5	
EE	25	Miller & Smith	3	667.9				672.7	669.9	2.8	Townhouse	702.2	715.6	708.9	38.5	
EE	30	Miller & Smith	3	668.7				673.8	670.1	3.7	Townhouse	705.5	719.0	712.3	38.9	

\* = Proposed elevation obtained from site plan.  
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 Height from:  
 Condition # 1: Street Elev  
 Condition # 2: Ground Elev  
 Condition # 3: Terrace applicable

# Clarksburg Town Center Height Calculations by Aerial Photogrammetry (9/7/05 Original) REVISED 10/31/05 to include Miller and Smith Retaining Wall Block EE as-built

Block	Lot#	Builder	Condition	Centerline Street	Ground High	Ground Low	Ground Avg.	Terrace High	Terrace Low	Terrace Amount	HouseType	Roof Eave	Roof Ridge	Mid Roof	BUILDING HEIGHT ***
F	1	Craftstar	1	662.3							Annapolis II	692.7	706.9	699.8	37.5
F	2	Craftstar	1	660.5							Annapolis II	691.2	705.5	698.4	37.9
F	3	Craftstar	1	659.0							Annapolis	689.8	702.8	696.3	37.3
F	4	Craftstar	1	657.2							Annapolis I	687.8	702.1	695.0	37.8
F	5	Craftstar	1	655.6							Annapolis	685.8	698.7	692.3	36.7
F	6	Craftstar	1	654.1							Annapolis	684.3	697.3	690.8	36.7
F	7	Craftstar	1	652.3							Annapolis	683.3	696.0	689.7	37.4
F	8	Miller & Smith	1	645.7							Townhouse	678.2	693.7	687.0	41.3
F	9	Miller & Smith	1	643.8							Townhouse	678.2	689.8	685.0	41.2
F	10	Miller & Smith	1	641.9							Townhouse	676.1	689.8	683.0	41.1
F	11	Miller & Smith	1	640.1							Townhouse	674.2	687.7	681.0	40.8
F	12	Miller & Smith	1	638.4							Townhouse	672.2	685.7	679.0	40.6
F	13	Miller & Smith	1	636.7							Townhouse	670.2	683.7	677.0	40.3
F	14	NV/Homes	1	628.0							CARNEGIE	658.7	671.4	665.1	37.1
F	15	NV/Homes	1	628.4							CARNEGIE	659.5	672.2	665.9	37.5
F	16	NV/Homes	1	628.7							CARNEGIE	660.0	672.6	666.3	37.6
F	17	NV/Homes	1	629.4							CARNEGIE	660.1	672.7	666.4	37.0
F	18	NV/Homes	1	630.0							CARNEGIE	660.6	673.3	667.0	37.0
F	19	NV/Homes	1	630.6							CARNEGIE	661.5	674.5	668.0	37.4
F	20	NV/Homes	1	631.0							CARNEGIE	662.0	674.9	668.5	37.5
F	21	NV/Homes	1	631.5							CARNEGIE	662.2	674.9	668.6	37.1
F	22	NV/Homes	1	632.0							CARNEGIE	662.8	675.5	669.2	37.2
F	24	NV/Homes	1	631.9							CARNEGIE	662.7	675.5	669.1	36.8
F	25	NV/Homes	1	631.1							CARNEGIE	663.0	675.7	669.4	37.5
F	26	NV/Homes	1	630.7							CARNEGIE	662.5	675.2	668.9	37.8
F	27	NV/Homes	1	630.2							CARNEGIE	661.8	674.4	668.1	37.4
F	28	NV/Homes	1	630.2							CARNEGIE	661.0	673.8	667.4	37.2
F	29	Craftstar	2	629.9							CARNEGIE	661.2	673.6	667.4	37.5
F	30	Craftstar	2	638.7	638.7	639.4	639.4	639.4	639.4		Annapolis	669.7	682.3	676.0	36.7
F	31	Craftstar	2	638.0	638.0	638.4	638.4	638.4	638.4		Annapolis	669.0	681.6	675.3	36.9
F	32	Craftstar	2	636.7	636.7	637.4	637.4	637.4	637.4		Annapolis II	667.7	681.7	674.7	37.4
F	33	Craftstar	2	635.4	635.4	636.1	636.1	636.1	636.1		Annapolis	666.3	679.0	672.7	36.6
F	34	Craftstar	2	634.5	634.5	635.0	635.0	635.0	635.0		Annapolis	665.1	677.7	671.4	36.6
F	35	Craftstar	2	634.5	634.5	634.0	634.0	634.0	634.0		Annapolis II	664.4	678.3	671.4	37.3
F	36	NV/Homes	1	631.5							Annapolis	663.1	675.7	669.4	37.9
F	37	NV/Homes	1	633.2							CARNEGIE	664.4	676.8	670.6	37.4
F	38	NV/Homes	2	636.8	636.8	635.5	636.2	636.2	636.2		CARNEGIE	665.7	678.1	671.9	35.8
F	39	NV/Homes	2	636.8	636.8	635.8	636.0	636.0	636.0		CARNEGIE	666.9	679.5	673.2	35.4
F	40	NV/Homes	2	638.2	638.2	639.2	639.2	639.2	639.2		CARNEGIE	668.2	680.8	674.5	35.6
F	41	NV/Homes	2	640.8	640.8	640.0	640.0	640.0	640.0		CARNEGIE	669.6	682.2	675.9	35.9
F	42	NV/Homes	2	641.4	641.4	640.8	641.1	641.1	641.1		CARNEGIE	670.2	682.8	676.5	35.4
F	43	Craftstar	2	651.5	651.5	650.1	650.8	650.8	650.8		Moham	673.8	687.0	680.4	29.6
F	44	Craftstar	2	651.5	651.5	651.2	651.4	651.4	651.4		Moham	673.0	686.3	679.7	29.3
F	45	Craftstar	2	651.2	651.2	649.4	650.3	650.3	650.3		Moham	672.6	685.7	679.2	28.9
F	46	Craftstar	2	649.4	649.4	648.5	649.0	649.0	649.0		Moham	671.0	684.4	677.7	28.8
F	47	Craftstar	2	648.5	648.5	647.8	648.2	648.2	648.2		Moham	670.5	683.7	677.1	29.0
F	48	NV/Homes	1	640.1							Moham	669.8	683.0	676.4	36.3
F	49	NV/Homes	2	653.0	653.0	652.9	653.0	653.0	653.0		CARNEGIE	661.3	694.1	687.7	34.8
F	50	NV/Homes	2	654.9	654.9	654.0	654.0	654.0	654.0		CARNEGIE	663.6	696.0	689.8	35.8
F	51	NV/Homes	2	656.9	656.9	655.9	655.9	655.9	655.9		CARNEGIE	665.6	697.8	691.7	35.8
F	52	NV/Homes	2	658.3	658.3	657.9	657.9	657.9	657.9		CARNEGIE	667.5	699.8	693.7	35.8
F	53	NV/Homes	2	660.3	660.3	658.9	659.6	659.6	659.6		CARNEGIE	668.7	701.3	695.0	35.4
F	54	NV/Homes	1	660.2							CARNEGIE	691.0	703.3	697.2	36.9

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Height from:  
 Condition # 1: Street Elev.  
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# Clarksburg Town Center Height Calculations by Aerial Photogrammetry (9/7/05 Original) REVISED 10/31/05 to include Miller and Smith Retaining Wall Block EE as-built

Block	Lot #	Builder	Condition	Centerline Street	Ground High	Ground Low	Ground Avg.	Terrace High	Terrace Low	Terrace Amount	HouseType	Roof Eave	Roof Ridge	Mid Roof	BUILDING HEIGHT	35 fe
F	Bldg 1	Bozzuto	1	670.5	670.0	669.7	669.9				Condominium	705.3	724.5	714.9	44.4	
F	Bldg 2	Bozzuto	2								Condominium	700.7	720.9	710.8	40.9	
F	Bldg 3	Bozzuto	1	661.8							Condominium	705.5	724.8	715.2	53.4	
F	Bldg 4	Bozzuto	1	663.8							Condominium	696.7	717.0	706.9	43.1	
FF	1	Craftstar	1	658.4							Annapolis II	689.0	703.1	696.1	37.7	
FF	2	Craftstar	1	658.8							Annapolis II	690.3	704.5	697.4	38.5	
FF	3	Craftstar	1	659.5							Annapolis	690.8	703.6	697.2	37.7	
FF	4	Craftstar	1	660.4							Annapolis	691.6	704.3	698.0	37.6	
FF	5	Craftstar	1	661.2							Annapolis	692.9	705.7	699.3	38.1	
FF	6	Craftstar	1	662.0							Annapolis	694.3	707.1	700.7	38.7	
FF	7	Craftstar	1	662.8							Annapolis II	695.8	708.4	702.1	38.3	
FF	8	Craftstar	1	664.1							Annapolis II	697.4	711.5	704.5	40.4	
FF	9	Craftstar	1	665.0							Annapolis	698.8	711.5	705.2	40.2	
FF	10	Craftstar	1	665.8							Annapolis	699.3	712.2	705.8	40.0	
FF	11	Craftstar	1	665.5							Annapolis	700.7	713.6	707.2	40.7	
FF	12	Craftstar	1	667.4							Annapolis	701.9	714.8	708.4	40.9	
FF	13	Craftstar	1	668.3							Annapolis II	702.7	716.8	709.8	41.5	
FF	22	Miller & Smith	1	652.6							Townhouse	687.3	700.9	694.1	41.5	
FF	23	Miller & Smith	1	651.9							Townhouse	685.1	699.5	692.8	40.9	
FF	24	Miller & Smith	1	651.5							MPDU	678.9	694.5	686.7	35.2	
FF	25	Miller & Smith	1	651.2							MPDU	677.6	693.1	685.4	34.2	
FF	26	Miller & Smith	1	650.8							Townhouse	684.5	697.9	691.2	40.4	
FF	27	Miller & Smith	1	650.9							Townhouse	683.9	697.4	690.7	39.8	
FF	28	Miller & Smith	1	651.3							Townhouse	685.1	698.7	691.9	40.6	
FF	29	Miller & Smith	1	651.7							Townhouse	686.4	700.1	693.3	41.8	
FF	30	Miller & Smith	1	652.0							MPDU	679.3	695.2	687.3	35.3	
FF	31	Miller & Smith	1	652.3							MPDU	680.7	696.5	688.6	36.3	
FF	32	Miller & Smith	1	652.7							Townhouse	687.7	701.4	694.6	41.8	
FF	33	Miller & Smith	1	653.1							Townhouse	689.7	703.5	696.6	43.5	
FF	34	NVHomes	1	652.3							CARNEGIE	684.5	696.9	690.7	38.4	
FF	35	NVHomes	1	653.1							CARNEGIE	685.2	697.6	691.4	38.3	
FF	36	NVHomes	1	653.8							CARNEGIE	685.8	698.1	692.0	38.2	
FF	37	NVHomes	1	654.7							CARNEGIE	685.8	698.7	692.3	37.6	
G	19	Miller & Smith	1	665.7							Townhouse	698.2	712.9	706.1	40.3	
G	20	Miller & Smith	1	665.2							Townhouse	700.5	714.2	707.4	41.2	
G	21	Miller & Smith	1	666.8							MPDU	693.5	709.3	701.4	34.6	
G	22	Miller & Smith	1	667.5							Townhouse	700.6	714.2	707.4	39.9	
G	23	Miller & Smith	1	668.3							Townhouse	701.8	715.5	708.7	40.4	
G	24	Miller & Smith	1	669.6							Townhouse	704.2	717.8	711.0	41.4	
G	25	Miller & Smith	1	670.3							MPDU	697.1	713.0	705.1	34.8	
G	26	Miller & Smith	1	671.1							Townhouse	704.2	717.9	711.1	39.9	
G	27	Miller & Smith	1	671.9							Townhouse	705.4	719.3	712.4	40.4	
G	30	Miller & Smith	1	670.5							Townhouse	701.7	715.4	708.6	38.1	
G	31	Miller & Smith	1	669.1							Townhouse	700.4	714.2	707.3	38.2	
G	32	Miller & Smith	1	667.7							Townhouse	699.2	713.2	706.2	38.5	
G	33	Miller & Smith	1	666.3							Townhouse	697.8	711.5	704.7	38.4	
G	35	Miller & Smith	1	665.1							Townhouse	696.4	710.0	703.2	38.1	

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Height from:  
 Condition # 1: Street Elev.  
 Condition # 2: Ground Elev.  
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# Clarksburg Town Center Height Calculations by Aerial Photogrammetry (9/7/05 Original) REVISED 10/31/05 to include Miller and Smith Retaining Wall Block EE as-built

Block	Lot #	Builder	Condition	Centerline Street	Ground High	Ground Low	Ground Avg.	Terrace High	Terrace Low	Terrace Amount	HouseType	Roof Eave	Roof Ridge	Mid-Roof	BUILDING HEIGHT ***
H	1	Craftstar	1	683.4							McLean	707.5	720.9	714.2	30.8
H	2	Craftstar	1	684.2							McLean	708.2	721.5	714.9	30.7
H	3	Craftstar	1	685.0							McLean	708.8	723.3	715.6	30.6
H	4	Craftstar	1	685.7							McLean	709.5	723.0	716.3	30.6
H	5	Craftstar	1	686.2							McLean	710.2	723.6	716.9	30.7
H	6	Craftstar	1	686.7							McLean	710.8	724.4	717.6	30.9
H	7	Craftstar	1	687.2							McLean	711.5	725.1	718.3	31.1
H	8	Craftstar	1	687.5							McLean	711.1	724.5	717.8	30.3
H	9	Craftstar	1	687.2							McLean	711.1	724.5	717.8	30.6
H	10	Craftstar	1	687.0							McLean	711.8	725.4	718.5	31.6
H	11	Craftstar	1	686.7							McLean	711.2	724.5	717.9	31.2
H	12	Craftstar	1	686.3							McLean	710.4	723.7	717.1	30.8
H	13	Miller & Smith	1	684.5							Townhouse	715.6	729.8	723.2	38.7
H	14	Miller & Smith	1	683.7							Townhouse	715.7	729.2	722.5	38.8
H	15	Miller & Smith	1	682.8							Townhouse	714.4	727.8	721.1	38.3
H	16	Miller & Smith	1	681.7							Townhouse	713.9	727.1	720.5	38.8
H	18	Craftstar	1	670.7							Annapolis	701.6	714.6	708.1	37.4
H	20	Craftstar	1	669.8							Annapolis	701.0	713.8	707.4	37.6
H	21	Craftstar	1	669.1							Annapolis	700.3	713.3	706.8	37.7
H	22	Craftstar	1	668.3							Annapolis	699.7	712.7	706.2	37.9
H	23	Craftstar	1	667.7							Annapolis	698.9	711.9	705.4	37.7
H	24	Craftstar	1	667.0							Annapolis	698.3	711.2	704.8	37.8
H	27	Bozuko	1	679.8							Condominium	715.8	730.0	722.9	43.1
J	1	Miller & Smith	1	703.8							Townhouse	735.7	749.2	742.5	38.7
J	2	Miller & Smith	1	704.0							Townhouse	735.5	749.2	742.4	38.4
J	3	Miller & Smith	1	704.0							Townhouse	735.7	749.2	742.5	38.5
J	4	Miller & Smith	1	703.7							MPDU	728.6	744.3	736.5	32.8
J	5	Miller & Smith	1	703.5							MPDU	727.4	743.2	735.3	31.8
J	6	Miller & Smith	1	702.8							Townhouse	734.4	746.0	741.2	38.4
J	7	Miller & Smith	1	702.0							Townhouse	733.6	747.1	740.4	38.4
J	8	Miller & Smith	1	698.5							Townhouse	730.6	744.1	737.4	38.9
J	9	Miller & Smith	1	697.6							Townhouse	729.3	742.8	736.1	38.4
J	10	Miller & Smith	1	696.7							MPDU	722.3	738.0	730.2	33.4
J	11	Miller & Smith	1	695.9							MPDU	721.0	736.5	728.8	32.9
J	12	Miller & Smith	1	695.1							MPDU	727.9	741.4	734.7	39.6
J	28	Miller & Smith	3	682.0				685.8	682.8	3.0	Townhouse	717.6	731.0	724.3	39.3
J	29	Miller & Smith	3	682.8				687.2	684.0	3.2	MPDU	710.3	725.8	718.1	32.1
J	30	Miller & Smith	3	683.6				687.5	685.0	2.5	MPDU	711.9	727.3	719.6	33.5
J	31	Miller & Smith	3	684.4				687.6	685.6	2.0	Townhouse	719.0	732.2	725.6	39.2
J	32	Miller & Smith	3	685.1				688.4	686.1	2.3	Townhouse	720.1	733.5	726.8	39.4
J	33	Craftstar	2		691.0	690.8	690.9				Annapolis II	720.5	734.8	727.7	36.8
J	34	Craftstar	2		692.4	691.0	691.7				Annapolis	721.7	734.8	728.3	36.6
J	35	Craftstar	2		693.4	692.4	692.9				Annapolis	723.3	736.1	729.7	36.8
J	36	Craftstar	2		694.0	693.4	693.7				Annapolis	723.9	736.8	730.4	36.6
J	37	Miller & Smith	2		694.7	694.5	694.5				Townhouse	726.3	739.9	733.1	38.6
J	38	Miller & Smith	2		693.2	692.6	692.9				Townhouse	724.0	737.5	730.8	37.8
J	39	Miller & Smith	2		691.9	690.5	691.2				Townhouse	722.6	736.4	729.5	38.3
J	40	Craftstar	2		691.1	690.1	690.6				McLean	713.4	726.8	720.1	29.5
J	41	Craftstar	2		691.1	690.6	690.9				McLean	713.4	726.9	720.2	29.3
J	42	Craftstar	2		690.6	690.2	690.4				McLean	712.7	726.1	719.4	29.0
J	43	Craftstar	2		689.5	689.5	689.9				McLean	712.0	725.5	718.8	28.9
J	44	Craftstar	2		689.5	689.9	689.2				McLean	711.3	724.9	718.1	28.9
J	45	Craftstar	2		689.9	688.0	688.5				McLean	711.3	724.9	718.1	29.6

\* = Proposed elevation obtained from site plan.  
 \*\* = Based on architecture  
 \*\*\* = Based on Zoning Ordinance

Height from:  
 Condition # 1: Street Elev.  
 Condition # 2: Ground Elev.  
 Condition # 3: Terrace applicable

# Clarksburg Town Center Height Calculations by Aerial Photogrammetry (9/7/05 Original) REVISED 10/31/05 to include Miller and Smith Retaining Wall Block EE as-built

Block	Lot #	Builder	Condition	Centerline Street	Ground High	Ground Low	Ground Avg.	Terrace High	Terrace Low	Terrace Amount	House Type	Roof Eave	Roof Ridge	Mid Roof	BUILDING HEIGHT ***	35'6" ELEV
L	1	NV/Homes	1	687.8							CARNEGIE	718.3	730.9	724.6	36.8	
L	2	NV/Homes	1	689.3							CARNEGIE	720.1	732.7	726.4	37.1	
L	3	NV/Homes	1	691.1							CARNEGIE	722.2	734.9	728.6	37.4	
L	4	NV/Homes	1	692.8							CARNEGIE	723.7	736.2	730.0	37.2	
L	5	NV/Homes	1	694.1							CARNEGIE	725.0	737.5	731.3	37.2	
L	6	NV/Homes	1	695.5							CARNEGIE	726.3	739.0	732.7	37.2	
M	17	NV/Homes	1	671.6							CARNEGIE	701.0	713.5	707.3	35.7	
M	18	NV/Homes	1	671.1							CARNEGIE	702.2	714.6	708.4	37.3	
M	19	NV/Homes	3	670.5	674.0	671.6	2.3				CARNEGIE	703.9	716.5	710.2	36.2	
M	20	NV/Homes	3	669.8	675.3	671.6	3.7				CARNEGIE	702.7	715.2	709.0	36.2	
M	21	NV/Homes	3	669.7	676.3	672.1	4.2				CARNEGIE	705.4	717.9	711.7	37.8	
M	31	NV/Homes	1	676.7							ASTOR-tower	704.2	716.8	710.5	33.8	
M	32	NV/Homes	1	678.4							ASTOR-tower	705.5	718.0	711.8	33.4	
M	33	NV/Homes	1	679.8							ASTOR-tower	705.5	718.0	711.8	33.4	
M	34	NV/Homes	1	681.5							ASTOR-tower	708.3	720.8	714.6	33.1	
M	35	NV/Homes	1	683.1							ASTOR-tower	710.4	722.9	716.7	33.6	
M	36	NV/Homes	1	684.7							ASTOR-tower	711.6	724.1	717.9	33.2	
M	37	NV/Homes	1	686.3							ASTOR-tower	713.6	726.1	719.9	33.6	
M	38	NV/Homes	1	688.0							ASTOR-tower	715.6	728.2	721.9	33.9	
M	39	NV/Homes	1	689.5							ASTOR	718.6	731.1	724.9	29.4	
M	40	NV/Homes	1	694.3							ASTOR	717.9	730.4	724.2	29.9	
M	41	NV/Homes	1	693.0							ASTOR	716.5	729.2	722.9	29.9	
M	42	NV/Homes	1	691.7							ASTOR	715.1	727.8	721.5	29.8	
M	43	NV/Homes	1	690.1							ASTOR	713.1	725.9	719.5	29.4	
M	44	NV/Homes	1	688.5							ASTOR	712.0	724.5	718.3	29.8	
M	45	NV/Homes	1	686.9							ASTOR	709.9	722.5	716.2	29.3	
M	46	NV/Homes	1	684.8							ASTOR	707.7	720.2	714.0	29.2	
M	47	NV/Homes	1	683.1							ASTOR	706.4	719.0	712.7	29.6	
M	48	NV/Homes	1	681.6							ASTOR	705.1	717.6	711.4	29.8	
M	49	NV/Homes	1	679.9							ASTOR	703.8	716.2	710.0	30.1	
M	50	NV/Homes	1	678.3							ASTOR	702.4	714.9	708.7	30.4	
M	51	NV/Homes	1	677.5							ASTOR	701.9	714.1	708.0	30.5	
M	52	Craftstar	1	670.0							Annapolis II	704.9	718.7	711.8	41.8	
M	53	Craftstar	1	669.2							Annapolis II	704.1	716.9	710.5	41.3	
M	54	Craftstar	1	667.9							Annapolis II	702.9	716.8	709.9	41.9	
M	55	Craftstar	1	666.9							Annapolis II	702.2	714.9	708.6	41.7	
M	56	Craftstar	1	665.5							Annapolis II	700.8	713.7	707.3	41.8	
M	57	Craftstar	1	664.6							Annapolis II	700.2	714.2	707.2	42.6	
M	58	Craftstar	1	663.3							Annapolis II	698.8	712.9	706.9	42.6	
M	59	Craftstar	1	661.0							Kensington	690.2	702.6	696.4	35.4	
M	60	Craftstar	1	660.1							Kensington	689.7	702.0	695.9	35.8	
M	61	Craftstar	1	659.0							18 MPDU	685.5	696.3	690.9	31.9	
M	62	Craftstar	1	657.9							18 MPDU	683.5	694.4	689.0	31.1	
M	63	Craftstar	1	656.8							Kensington	685.3	697.9	691.6	34.8	
M	64	Craftstar	1	655.5							Kensington	684.6	697.1	690.9	35.4	
M	65	Craftstar	1	653.9							Kensington	682.1	695.5	688.8	34.9	
M	66	Craftstar	1	652.5							Kensington	682.1	694.2	688.2	35.7	
M	67	Craftstar	1	651.5							18 MPDU	678.2	688.6	683.4	31.9	
M	68	Craftstar	1	650.8							18 MPDU	676.8	687.5	682.2	31.4	
M	69	Craftstar	1	649.4							Kensington	678.3	690.3	684.3	34.9	
M	70	Craftstar	1	648.1							Kensington	676.7	689.0	682.9	34.8	

\* = Proposed elevation obtained from site plan.  
 \*\* - Based on architecture  
 \*\*\* - Based on Zoning Ordinance

Height from:  
 Condition # 1: Street Elev.  
 Condition # 2: Ground Elev.  
 Condition # 3: Terrace applicable

# Clarksburg Town Center Height Calculations by Aerial Photogrammetry (9/7/05 Original) REVISED 10/31/05 to include Miller and Smith Retaining Wall Block EE as-built

Block	Lot #	Builder	Condition	Centerline Street	Ground High	Ground Low	Ground Avg.	Terrace High	Terrace Low	Terrace Amount	House type	Roof Eave	Roof Ridge	Mid Roof	BUILDING HEIGHT ***
M(11)	Par B	Craftstar	1	641.4							Madison	687.5	698.2	692.9	51.5
M(12)	Par B	Craftstar	1	641.4							Jefferson	687.5	698.2	692.9	51.5
M(13)	Par B	Craftstar	1	642.6							Madison	688.8	699.2	694.0	51.4
M(14)	Par B	Craftstar	1	643.9							Jefferson	688.8	699.2	694.0	51.4
M(15)	Par B	Craftstar	1	643.9							Madison	690.3	700.6	695.5	51.6
M(16)	Par B	Craftstar	1	645.4							Jefferson	691.5	701.9	696.7	51.3
M(17)	Par B	Craftstar	1	645.4							Madison	691.5	701.9	696.7	51.3
M(18)	Par B	Craftstar	1	646.8							Madison	692.9	701.3	692.1	45.3
M(20)	Par B	Craftstar	1	646.8							Jefferson	692.9	701.3	692.1	45.3
Note: for 2-over-2 units above the ( ) indicates the unit designation															
O	9	Miller & Smith	1	658.5							Townhouse	693.7	707.2	700.5	42.0
O	10	Miller & Smith	1	659.0							Townhouse	694.4	707.8	701.1	42.1
O	11	Miller & Smith	1	659.4							Townhouse	695.0	708.5	701.8	42.4
O	12	Miller & Smith	1	660.0							MPDU	698.0	703.6	695.8	35.8
O	13	Miller & Smith	1	660.2							MPDU	699.2	704.9	697.1	36.8
O	14	Miller & Smith	1	660.6							MPDU	690.6	706.2	698.4	37.8
O	15	Miller & Smith	1	661.0							Townhouse	697.6	711.1	704.4	43.4
O	16	Miller & Smith	1	661.6							Townhouse	698.3	711.8	705.1	43.4
O	17	Miller & Smith	1	662.2							Townhouse	698.9	712.4	705.7	43.4
O	18	NV/Homes	1	663.1							CARNEGIE	693.9	706.4	700.2	37.1
O	19	NV/Homes	1	663.8							CARNEGIE	694.6	707.1	700.9	37.1
O	20	NV/Homes	1	664.1							CARNEGIE	695.4	707.9	701.7	37.6
O	21	NV/Homes	1	664.3							CARNEGIE	694.7	707.2	701.0	36.7
O	22	NV/Homes	1	664.1							CARNEGIE	694.6	707.2	700.9	36.8
O	23	NV/Homes	1	663.7							CARNEGIE	694.0	706.5	700.3	36.5
O	24	NV/Homes	1	663.3							CARNEGIE	693.3	705.8	699.6	36.3
T	1	NV/Homes	3	647.5				652.3	648.4	3.9	CARNEGIE	681.2	693.9	687.6	36.2
T	2	NV/Homes	3	647.9				652.5	648.8	3.7	CARNEGIE	681.8	694.7	688.3	36.7
T	3	NV/Homes	3	648.1				652.4	648.9	3.5	CARNEGIE	681.1	693.8	687.5	35.9
T	4	NV/Homes	1	648.1							CARNEGIE	679.8	692.6	686.2	38.1
T	5	NV/Homes	1	648.0							CARNEGIE	679.3	692.0	685.7	37.7
T	6	NV/Homes	1	647.3							CARNEGIE	678.4	691.6	685.0	37.7
T	7	NV/Homes	1	646.5							CARNEGIE	677.8	690.9	684.4	37.9
T	8	NV/Homes	1	645.3							CARNEGIE	676.4	689.5	683.0	37.7
T	9	Miller & Smith	1	650.4							Townhouse	681.9	695.5	688.7	38.3
T	10	Miller & Smith	1	651.3							Townhouse	683.4	696.8	690.1	38.8
T	11	Miller & Smith	1	652.5							MPDU	677.4	692.8	685.1	32.6
T	12	Miller & Smith	1	653.4							MPDU	679.0	694.0	686.5	33.1
T	13	Miller & Smith	1	654.6							Townhouse	687.0	700.3	695.7	39.1
T	14	Miller & Smith	1	655.5							Townhouse	688.3	702.1	695.2	39.7
T	15	Miller & Smith	1	656.8							MPDU	682.4	697.3	689.9	33.1
T	16	Miller & Smith	1	657.9							MPDU	683.3	698.8	691.1	33.2
T	17	Miller & Smith	1	659.0							Townhouse	691.7	705.2	696.5	39.5
T	18	Miller & Smith	1	660.1							Townhouse	692.9	706.5	699.7	39.6
S (13022)	Par B	Craftstar	1	645.7							Jeff Madison	688.7	699.3	694.0	48.3
S (13024)	Par B	Craftstar	1	645.7							Jeff Madison	687.0	697.8	692.3	48.2
S (13026)	Par B	Craftstar	1	644.1							Jeff Madison	687.0	697.8	692.3	48.2
S (13028)	Par B	Craftstar	1	644.1							Jeff Madison	687.0	697.8	692.3	48.2
S (13030)	Par B	Craftstar	1	642.7							Jeff Madison	687.0	697.8	692.3	48.2
S (13032)	Par B	Craftstar	1	642.7							Jeff Madison	687.0	697.8	692.3	48.2
S (13034)	Par B	Craftstar	1	641.6							Jeff Madison	684.5	694.8	689.7	48.1
S (13036)	Par B	Craftstar	1	641.6							Jeff Madison	684.5	694.8	689.7	48.1
S (13038)	Par B	Craftstar	1	640.1							Jeff Madison	683.2	693.6	688.4	48.3
S (13040)	Par B	Craftstar	1	640.1							Jeff Madison	683.2	693.6	688.4	48.3

\* = Proposed elevation obtained from site plan.  
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 \*\*\* = Based on Zoning Ordinance  
 Note: for 2-over-2 units above the ( ) indicates the unit designation  
 Height from:  
 Condition # 1: Street Elev.  
 Condition # 2: Ground Elev.  
 Condition # 3: Terrace applicable

# Clarksburg Town Center Height Calculations by Aerial Photogrammetry (9/7/05 Original) REVISED 10/31/05 to include Miller and Smith Retaining Wall Block EE as-built

Block	Lot #	Builder	Condition	Centerline Street	Ground High	Ground Low	Ground Avg.	Terrace High	Terrace Low	Terrace Amount	House Type	Roof Eave	Roof Ridge	Mid Roof	Building Height ***
THE FOLLOWING UNITS WERE NOT UNDER ROOF OR RETAINING WALLS WERE NOT COMPLETE WHEN THE AERIAL PHOTOGRAMMETRY WAS DONE. THE HEIGHT OF THESE UNITS IS BASED UPON THEIR ARCHITECTURE AND/OR SITE PLAN INFORMATION.															
AA	9	Bozzuto	1	649.0							Condominium	First Floor 653.8	FF to Mid-Rt 40.0	693.8	44.8
L(21)	Par B	Craftstar	3	679.1	682.7	680.4		682.7	680.4	2.3	Madison	686.7	45.7	732.3	50.9
L(22)	Par B	Craftstar	3	679.1	682.7	680.4		682.7	680.4	2.3	Jefferson	686.7	45.7	732.3	50.9
L(23)	Par B	Craftstar	3	680.4	684.2	681.9		684.2	681.9	2.3	Madison	688.0	45.7	733.7	51.0
L(24)	Par B	Craftstar	3	680.4	684.2	681.9		684.2	681.9	2.3	Jefferson	688.0	45.7	733.7	51.0
L(25)	Par B	Craftstar	3	682.0	685.7	683.4		685.7	683.4	2.3	Madison	689.3	45.7	735.0	50.7
L(26)	Par B	Craftstar	3	682.0	685.7	683.4		685.7	683.4	2.3	Jefferson	689.3	45.7	735.0	50.7
L(27)	Par B	Craftstar	3	683.7	687.0	684.7		687.0	684.7	2.3	Madison	690.7	45.7	736.3	50.3
L(28)	Par B	Craftstar	3	683.7	687.0	684.7		687.0	684.7	2.3	Jefferson	690.7	45.7	736.3	50.3
L(29)	Par B	Craftstar	3	685.4	688.5	686.2		688.5	686.2	2.3	Madison	692.0	45.7	737.7	50.0
L(30)	Par B	Craftstar	3	685.4	688.5	686.2		688.5	686.2	2.3	Jefferson	692.0	45.7	737.7	50.0
L(31)	Par B	Craftstar	3	686.9	689.9	687.6		689.9	687.6	2.3	Madison	693.3	45.7	739.0	49.8
L(32)	Par B	Craftstar	3	686.9	689.9	687.6		689.9	687.6	2.3	Jefferson	693.3	45.7	739.0	49.8
L(33)	Par B	Craftstar	3	688.3	691.2	688.9		691.2	688.9	2.3	Madison	694.7	45.7	740.3	49.7
L(34)	Par B	Craftstar	3	688.3	691.2	688.9		691.2	688.9	2.3	Jefferson	694.7	45.7	740.3	49.7
L(35)	Par B	Craftstar	3	689.8	693.1	690.8		693.1	690.8	2.3	Madison	696.0	45.7	741.7	49.6
L(36)	Par B	Craftstar	3	689.8	693.1	690.8		693.1	690.8	2.3	Jefferson	696.0	45.7	741.7	49.6
Note: for 2-over-2 units above the ( ) indicates the unit designation															
R	19	Miller & Smith	3	637.7	638.7	637.4		638.7	637.4	1.3	Townhouse	639.3	33.6	672.9	33.9
R	20	Miller & Smith	3	638.6	640.7	638.7		640.7	638.7	2.0	MPDU	641.3	29.0	670.3	29.7
R	21	Miller & Smith	3	639.6	641.3	640.0		641.3	640.0	1.3	Townhouse	642.0	33.6	675.6	34.7
R	22	Miller & Smith	2		643.0	642.0	642.5	643.0	642.0	33.6	Townhouse	643.6	33.6	677.2	34.7
R	23	Miller & Smith	2		644.0	643.0	643.5	644.0	643.0	29.0	MPDU	645.0	29.0	674.0	30.5
R	24	Miller & Smith	2		645.0	644.0	644.5	645.0	644.0	29.0	MPDU	645.6	29.0	674.6	30.1
R	25	Miller & Smith	2		645.6	645.0	645.3	645.6	645.0	33.6	Townhouse	646.3	33.6	679.9	34.6
R	26	Miller & Smith	3	645.4	646.7	645.6		646.7	645.6	1.1	Townhouse	647.3	33.6	680.9	34.4
R	27	Miller & Smith	3	646.5	648.0	646.7		648.0	646.7	1.3	MPDU	648.7	29.0	677.7	29.9
R	28	Miller & Smith	3	647.1	648.0	647.6		648.0	647.6	0.4	Townhouse	648.7	33.6	682.3	34.8
SUBTOTALS															
STANDARD TOWNHOUSE UNITS															
2-OVER-2 UNITS															
MULTI-FAMILY BUILDINGS #1,2,3,4,7,9															

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Height from:  
 Condition # 1: Street Elev.  
 Condition # 2: Ground Elev.  
 Condition # 3: Terrace applicable