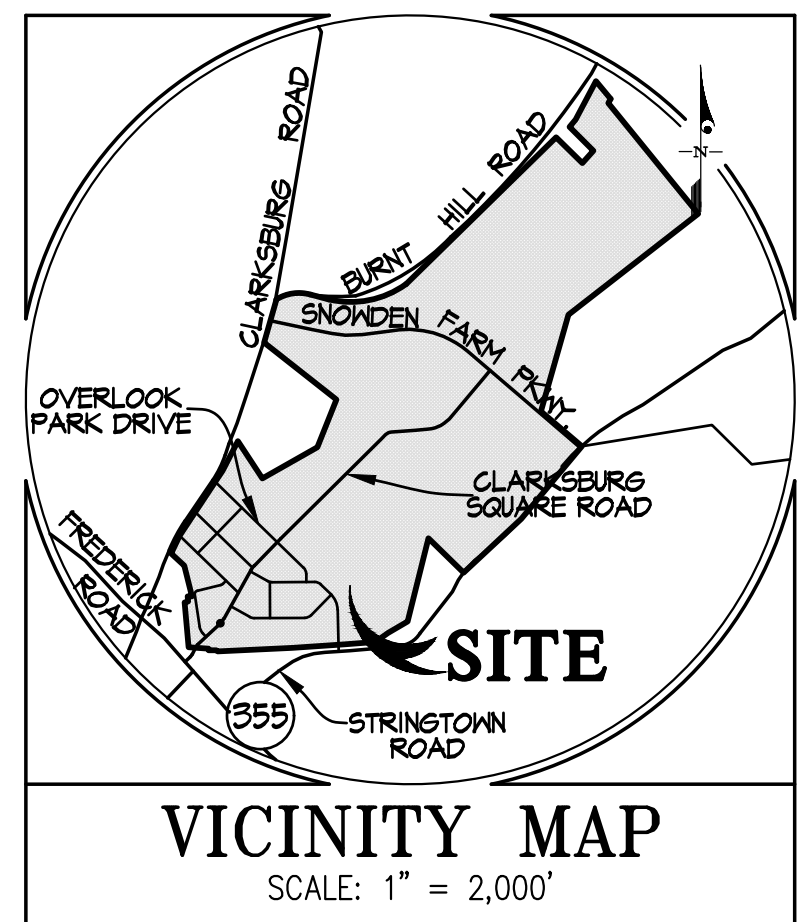


CLARKSBURG TOWN CENTER

PROJECT PLAN AMENDMENT

No. 91994004E

Attachment A



Density & Land Use Analysis

RMX-2 ZONE: 204.00 Acres **

	Required/ Allowed per Master Plan	Approved w/ Site Plan 82001022C	Previously Approved w/ 91994004D and 82001022D	Proposed w/ 91994004E and 820010221
Maximum Residential Density	1,426 Dwelling Units (7 DU/Acre)	1,206 Dwelling Units (6.86 DU/Ac. X 175.13 Ac.)	1,120 Dwelling Units (6.21 DU/Ac. X 180.63 Ac.)	1,246 Dwelling Units (6.32 DU/Ac. X 204.92 Ac.)
Residential Land Use:				
Single-Family Detached:	10%-20%	219 DU. (18%)	219 DU. (19.6%)	219 DU. (16.9%)
Single-Family Attached:	30%-50%	700 DU (56%) (Live-Work Included)	665 DU (59.3%) (No Live-Work)	686 DU (52.9%) (No Live-Work)
Multi-Family:	25%-45%	281 DU. (24%)	236 DU. (21.8%)	341 DU. (20.1%)
Maximum Commercial Density	300,000 SF. Total (0.5 FAR - Zoning Code)	194,720 SF. (0.16 FAR) (28.21 Ac. Commercial Area)	206,825 SF. (0.18 FAR) (26.24 Ac. Mixed Use/Retail Core)	106,920 SF. (0.019 FAR) (26.24 Ac. Mixed Use/Retail Core)
Commercial Land Use:				
Retail:	150,000	194,720 SF.	124,545 SF.	106,920 SF.* (A, B, C)
Office:	10,000-105,000 SF.	0 SF.	16,640 SF.	(+) Any portion of the retail square footage allowed may be utilized as Office/ Medical/ General.
Other Land Use:				
Civic:	Undetermined	Library - 0.24 Ac. (Including Parking)	Regional Center/Library - 1.10 Ac. Office (Includes Parking)	Regional Center/Library - 1.10 Ac. Office (Includes Parking) (By Others)
Public Park:	N/A	Piedmont Woods Park & Greenway/King's Pond Local park - 80.14 Ac.	Piedmont Woods Park & Greenway/King's Pond Local Park - 85.02 Ac.	Piedmont Woods Park & Greenway/King's Pond Local Park - 85.02 Ac.
School (MCPFS):	N/A	1.92 Ac.	1.92 Ac.	1.92 Ac.
School (MNCPPG):	N/A	1.24 Ac.	1.24 Ac.	1.24 Ac.

* Final land uses, densities, and FAR shall be established at time of Site Plan, and may vary from quantities shown.
 (+): Any portion of the retail square footage allowed may be utilized as Office/ Medical/ General.
 ** Per Section 54-C-10.3.1, Maximum Density in the RMX-2 Zone is 30 DU/Ac. (40 DU/Ac. for Commercial Areas) not to exceed the Master Plan density, not including MPDUs. The master plan density is 7 DU/Ac. = 204.92x1 = 1,434 DU. maximum for Clarksburg Town Center.

MPDUs (Moderately Priced Dwelling Units)

	Required/ Allowed per Master Plan	Approved w/ Site Plan 82001022C	Previously Approved w/ 91994004D and 82001022D	Proposed with 91994004E and 820010221
Residential Density - MPDUs	Min. 12.5% of total unit count	Min. 12.5% of total	Min. 12.5% of total (140 MPDUs)	Min. 12.5% of total (140 MPDUs)

Note: The location of Moderately Priced Dwelling Units (MPDUs) will be limited to land area designated as Single Family, Multi-Family or Mixed Use areas. Final location of MPDUs will be determined at Site Plan.

Green Area Analysis (54-C-10.3.3)

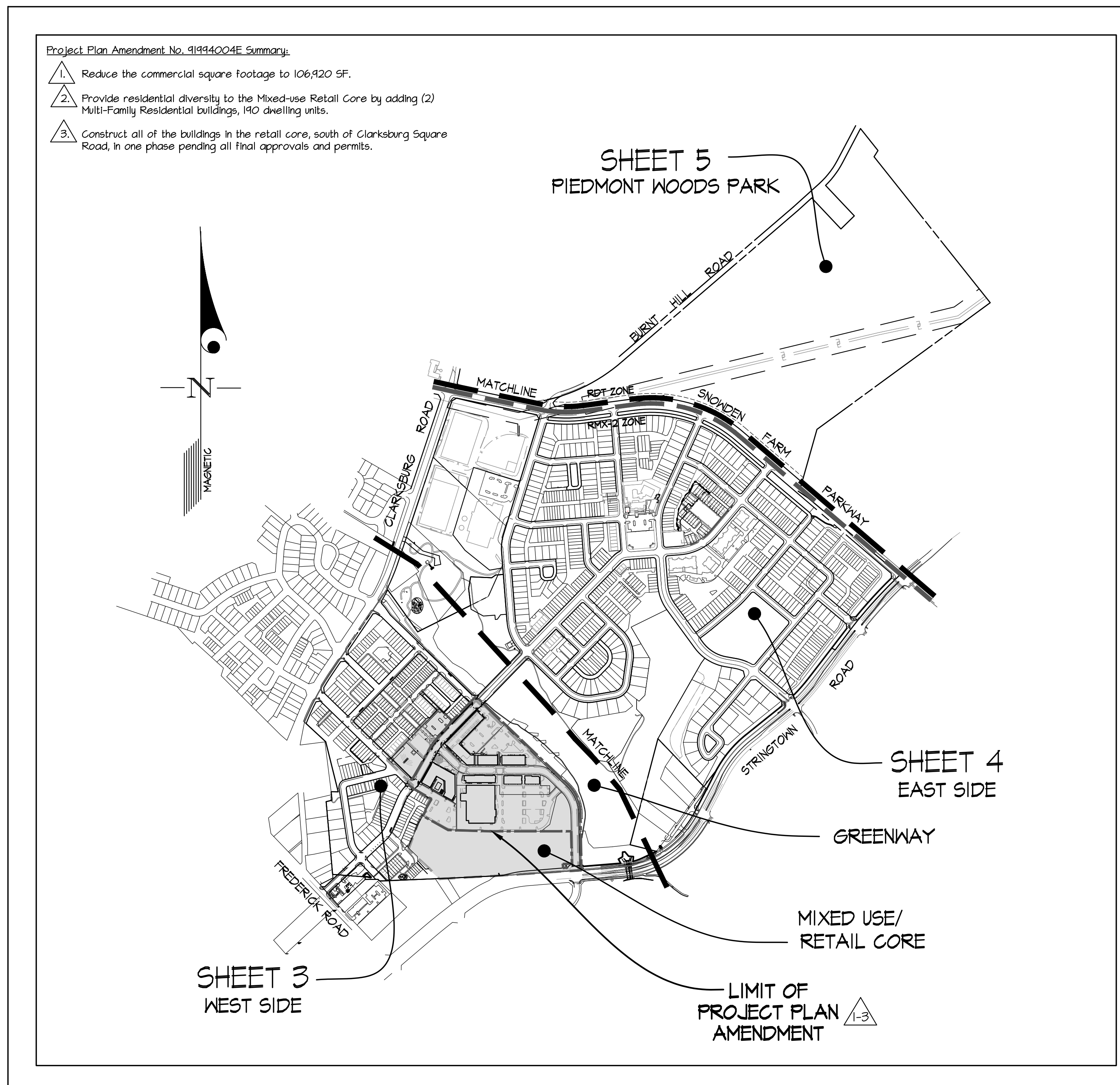
	Zoning Ordinance Permitted/ Allowed	Approved w/ Site Plan 82001022C	Previously Approved w/ 91994004D and 82001022D	Proposed w/ 91994004E and 820010221
Site within the RMX-2 Zone =		204.92 Acres	178.63 Acres	26.24 Acres
Residential portion of the site =		178.63 Acres	178.63 Acres	178.63 Acres
Commercial portion of the site =		26.24 Acres	26.24 Acres	26.24 Acres
Residential portion of the site:	50%	91.44 Ac. (52.1%) (178.63 Ac. Resd. Area)	43.22 Ac. (53.2%) (178.63 Resd. Area)	43.22 Ac. (53.2%) (178.63 Resd. Area)
Commercial portion of the site:	15%	13.34 Ac. (41.2%) (26.24 Ac. Com. Area)	12.61 Ac. (47.9%) (26.24 Ac. Com. Area)	13.78 Ac. (52.4%) (26.24 Ac. Com. Area)

NOTE: Piedmont Woods Park is in the RDT zone and is not part of these calculations. Final green space quantities shall be determined at site plan, and may vary from quantities shown.

Initial Parking Analysis

	Zoning Ordinance Permitted/ Allowed	Approved w/ Site Plan 82001022C	Previously Approved w/ 91994004D and 82001022D	Proposed with 91994004E and 820010221
West Side				
Single-Family Detached:	2 Spaces / DU.	2 Spaces / DU.	2 Spaces / DU.	2 Spaces / DU.
Single-Family Attached:	2 Spaces / DU.	2 Spaces / DU.	2 Spaces / DU.	2 Spaces / DU.
Multi-Family:	1.5 Spaces / DU.	1.5 Spaces / DU.	2 Spaces / DU.	Minimum 1 / Maximum 2
Live-Work:	2 Spaces / DU.	2 Spaces / DU.	N/A	N/A
Live-Work Retail:	5 Spaces / 1,000 GLA (5 Sp./1000 X 100%)	5 Spaces / 1,000 GLA	N/A	N/A
Retail:	Minimum 3.5 / Maximum 6 per 1,000 SF GFA	5 Spaces / 1,000 GLA	Minimum 3.5 / Maximum 6 per 1,000 SF GFA	Minimum 3.5 / 6 Maximum per 1,000 SF GFA
Restaurant:	Minimum 4 / Maximum 12 per 1,000 SF GFA	N/A	Minimum 4 / Maximum 12 per 1,000 SF GFA	Minimum 4 / 12 Maximum per 1,000 SF Patron Area
Office - General:	Minimum 2 / Maximum 3 per 1,000 SF GFA	N/A	Minimum 1 / Maximum 4 per 1,000 SF GFA	Minimum 2 / Maximum 3 per 1,000 SF GFA
Office - Medical:	Minimum 1 / Maximum 4 per 1,000 SF GFA	N/A	Minimum 1 / Maximum 4 per 1,000 SF GFA	N/A
Civic - Cultural:	Minimum 0.5 / Maximum 2 per 1,000 SF GFA	N/A	Minimum 0.5 / Maximum 2 per 1,000 SF GFA	N/A

* Parking calculated pursuant to Section 11.1.B.3.b of the Zoning Ordinance in effect after October 30, 2014, which allows grandfathered plans to reduce parking requirements of a previously approved plan in a manner that satisfies the parking requirements of the current Zoning Ordinance.



KEY MAP

SCALE: 1" = 500'

Minimum Building Setbacks (Adjacent Properties and Streets)

(per Section 54-C-10.3.8 of the Zoning Ordinance)

	REQUIRED*	PROPOSED***
	Commercial Buildings	Residential Buildings
(a) From one-family residential zoning	100'	100'
(b) From residential zoning other than one-family	50'	30'
(c) From any street**	25'	30'
(d) From abutting commercial or industrial zoning	25'	30'

* The Planning Board may reduce the minimum setbacks shown in (a) through (d) above, no greater than 50%, upon a finding that trees or other features on the site permit a lesser setback without adversely affecting development on an abutting property.

** No minimum setback is required if in accordance with the Master Plan.

*** This Project Plan reduces the minimum setbacks for commercial and residential buildings by up to 50% per Section 54-C-10.3.8 and establishes that no minimum setback from any street right-of-way is required, all other development standards and building setbacks shall be established at time of final site plan.

SHEET SCHEDULE

SHEET NO.	TITLE
*1	COVER SHEET
*2	APPROVAL SHEET
**2	APPROVAL SHEET
*3	WEST SIDE & GREENWAY
*4	EAST SIDE & GREENWAY
5	PIEDMONT WOODS PARK

(*) = SHEETS REVISED PER PROJECT PLAN AMENDMENT No. 919940042E
 (**) = SHEETS ADDED PER PROJECT PLAN AMENDMENT No. 919940042E

Site Data

Gross Site Acreage:	270.92 Acres
Original Tract Area:	270.00 Acres
Land Acquired from Parks Department:	0.92 Acres
Existing Zoning:	
Area in RMX-2 =	204.92 Acres
Area in RDT =	66.00 Acres
Total Area =	270.92 Acres
Land to be dedicated for public use:	
Land for Civic Building	1.10 Acres
School Land to Montgomery County Public Schools	1.92 Acres
School Land to MNCPPG	1.24 Acres
Park Land to MNCPPG	82.06 Acres
ROW for Public Streets	31.11 Acres
Total Area =	128.44 Acres
Net Development Area of Site:	Total Area = 141.43 Acres

General Notes

- Title Information:
Parcel 910
L. 8825 / F. 134, L. 8825 / F. 141,
L. 8825 / F. 148, L. 8825 / F. 155
Parcel 600
L. 6716 / F. 836
Parcel 200
L. 6716 / F. 836
- The site will be served by existing public water and sewer mains located within the vicinity of the property.
- The entire portion of the site within the RMX-2 zone is located in the Little Seneca Creek watershed and a portion of the site within the RDT zone is in the Little Bennett Creek watershed.
- This Project Plan Amendment 91994004E is being submitted under the Optional Method of Development as outlined in the RMX-2 Zone. The Project Plan Amendment includes accompanying text.
- Refer to the Natural Resources Inventory Map & Forest Stand Delineation (No. 4-44162 approved 4/28/1994) for additional information.
- The boundary shown hereon is based on G.P.J. provided GADD, recorded Plats of Subdivision, and computation sheets by other surveyors. The topographic information was prepared by Loiderman Associates, Inc. from survey information by KPM Corporation dated April 1985, Fowler Associates, Inc. dated April 1989, and topographic data from Air Survey Corporation.
- Previously approved waivers per MCFB Resolution No. 08-163:
 • Section 50-26(c)(2): Roads & Streets Design Standards- Permits certain road intersections to be less than 600 feet.
 • Section 50-26(c)(3): Roads & Streets Design Standards- Permits less than the 25' corner truncations at certain intersections.
 • Section 50-26(d): Roads & Streets Design Standards- Permits streets with less than the minimum permitted centerline radii.
 • Section 50-26(e)(2): Roads & Streets Design Standards- Permits certain road intersections to be less than 600 feet.
 • Section 50-29(a)(2): Lot Design- Permits Lots without frontage on a public street.
 • Section 50-30: Waivers From This Chapter- Authorizes the planning board to grant waivers of any part of the Subdivision Regulations based upon a finding that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements.

Previous Project Plan Approvals

June 1995	Montgomery County Planning Board issued an Opinion for Project plan 9-44004 for Clarksburg Town Center that approved the Project Plan, subject to 14 conditions.
January 1997	Montgomery County Planning Board approved Project Plan Extension (9-44004A) to extend the validity of Project plan 9-44004 by six months.
July 16, 2009	Montgomery County Planning Board issued an opinion on Project plan 91994004B Clarksburg Town Center that approved the Project Plan, subject to 9 conditions.
June 15, 2010	Montgomery County Planning Board approved Project plan 91994004C to be consistent with site plan amendment and reconfirm previously approved reduction in setbacks.
July 23, 2015	Montgomery County Planning Board approved project plan 91994004D to be consistent with site plan amendment and reconfirm previously approved reduction in setbacks.

Site Development Standards

RMX-2 Zone: The proposed site development standards for this project, developed under the optional method, shall be in accordance with the provisions of section 54-C-10.3 and where specified in accordance with the applicable Master Plan. The final development standards shall be established at the time of site plan.

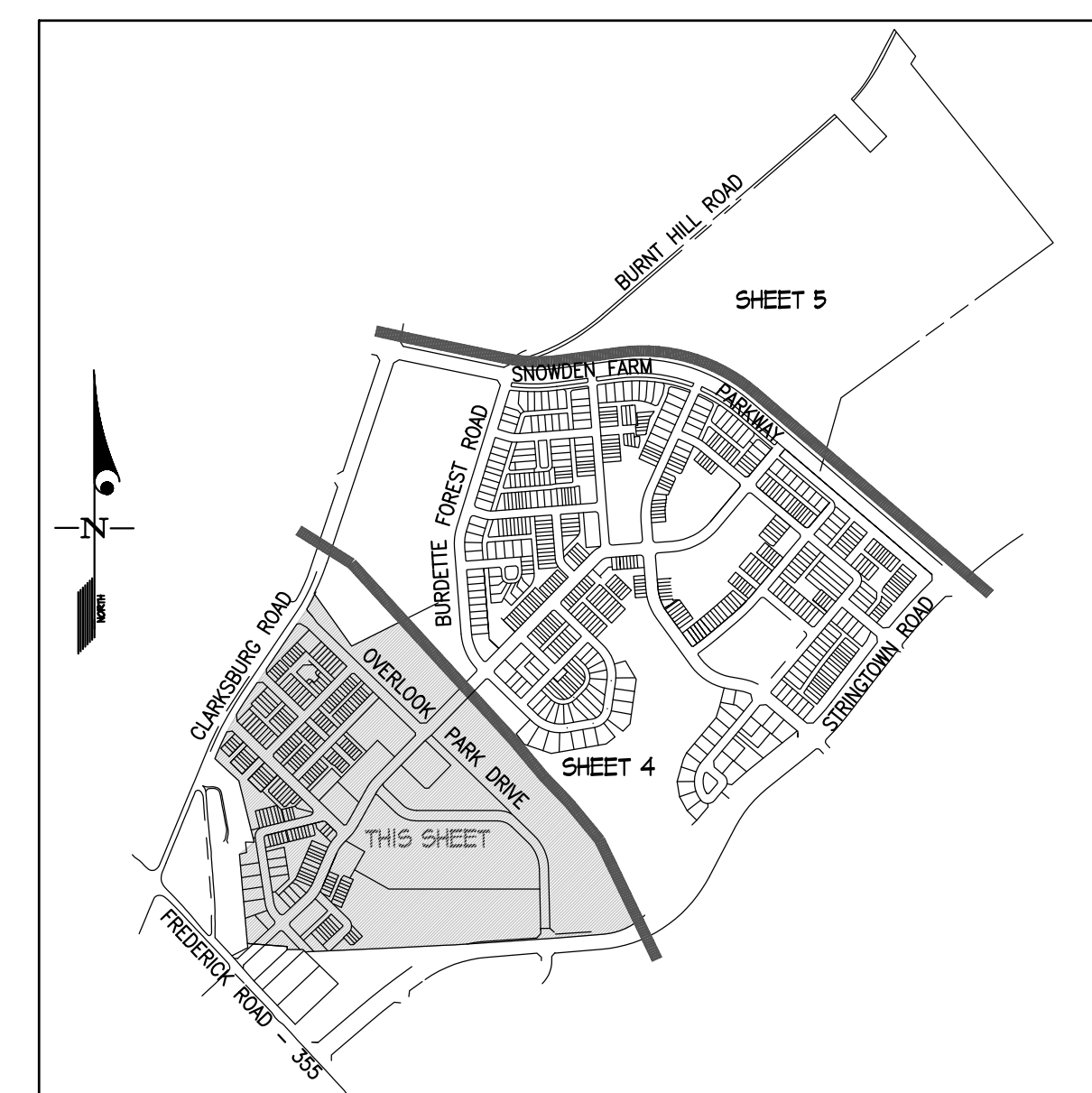
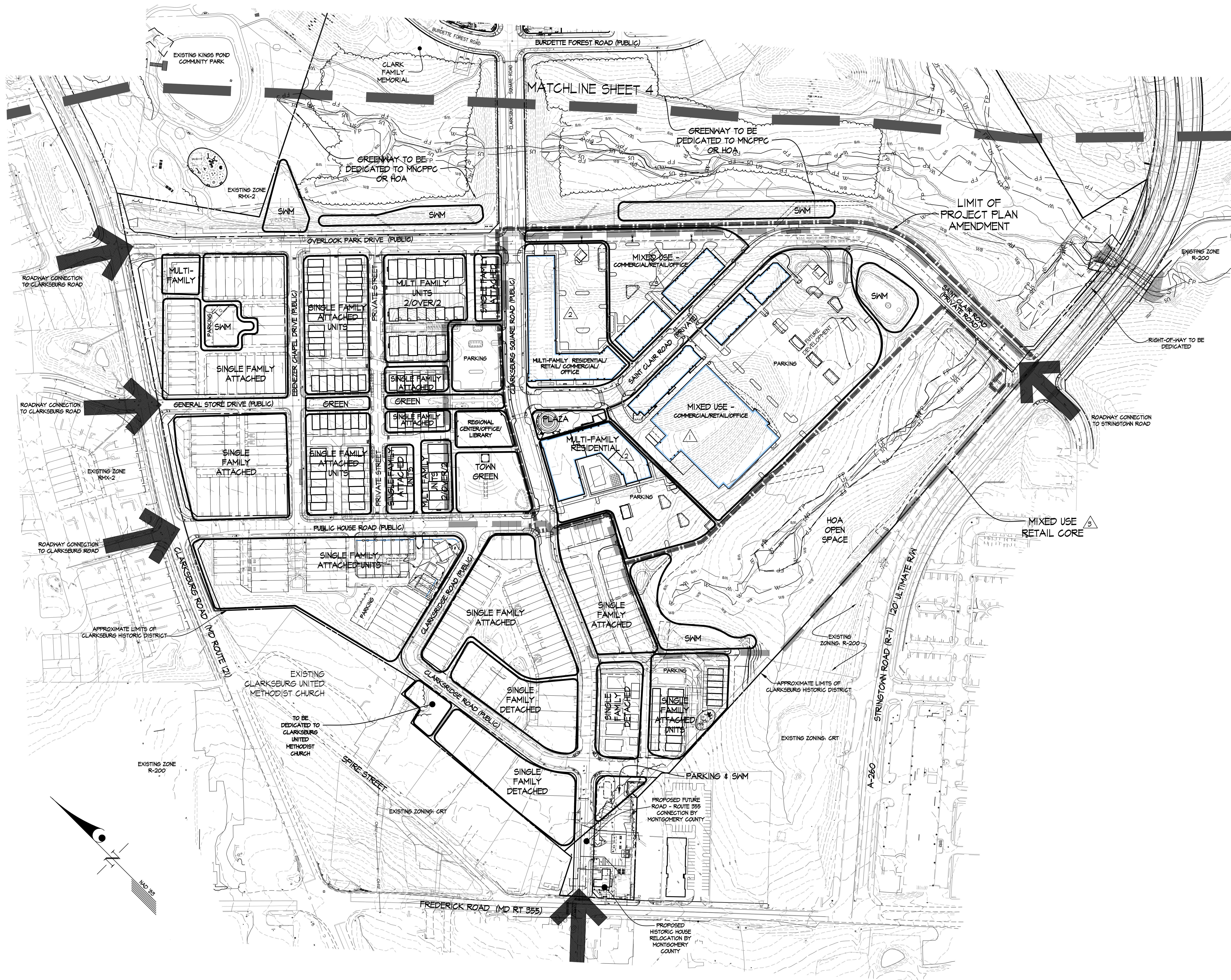
PROFESSIONAL ENGINEER'S CERTIFICATION
 THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE PROJECT PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE AND THE PLANNING BOARD PROJECT PLAN RESOLUTION. IN ADDITION, THE PROJECT PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 29414, EXPIRATION DATE: Jan 20, 2024.

Date: Tim M. Longfellow, P.E.

OWNER/DEVELOPER'S CERTIFICATION
 THE UNDERSIGNED AGREES TO DESIGNE ALL THE FEATURES AND REQUIREMENTS OF THIS PROJECT PLAN NO. 91994004E.

BY: Kathryn L. Kubit
 Third Try, LLC

PROJECT PLAN AMENDMENT No. 919994004E



KEY MAP
SCALE = 1"=1000'

Note:
1. Specific improvements within each designated land use area are to be shown on the final site plan. Land use areas, including areas designated "Neighborhood Green", "Town Plaza", "Town Green", and "HOA Open Space", may include such additional facilities as storm water management features, utilities, and other improvements.
2. All public streets may have on-street public parking if allowed by MCDOT and the MCRP.

- LEGEND**
- LIMITS OF AMENDMENT
 - LIMITS OF AMENDMENT
 - PROPOSED CURB & GUTTER
 - EXISTING TOPOGRAPHY
 - PROPOSED TOPOGRAPHY
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - EXISTING STRUCTURES
 - PROPOSED SIDEWALKS
 - FLOOD PLAN
 - STREAM VALLEY BUFFER
 - LIMIT OF DISTURBANCE
 - WETLANDS/WETLANDS BUFFER
 - EX. BUILDING/ STRUCTURE
 - PROP. BUILDING/ STRUCTURE

Project Plan Amendment No. 41944004E Summary:

- 1. Reduce the commercial square footage to 106,820 SF.
- 2. Provide residential diversity to the Mixed-use Retail Core by adding (2) Multi-Family Residential buildings, 190 dwelling units.
- 3. Construct all of the buildings in the retail core, south of Clarksburg Square Road, in one phase pending all final approvals and permits.

PROFESSIONAL ENGINEER'S CERTIFICATION
THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE PROJECT PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE AND THE PLANNING BOARD PROJECT PLAN RESOLUTION. IN ADDITION, THE PROJECT PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 29114.
EXPIRATION DATE: Jan 20, 2024

Date: Tm M. Longfellow, P.E.

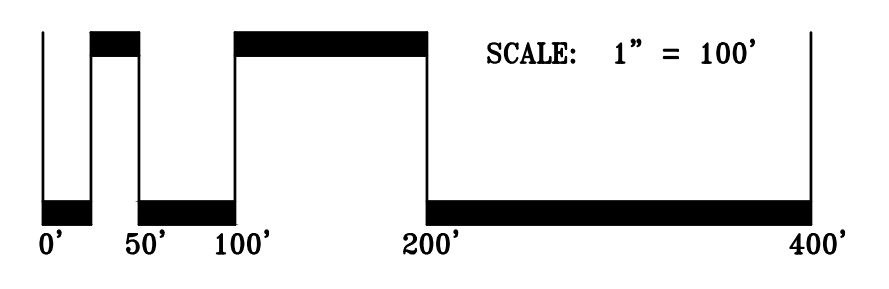
OWNER/DEVELOPER'S CERTIFICATION
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS PROJECT PLAN NO. 41944004E.

By: DATE:
Kathryn L. Kubit
Thrd Try, L.C.

PROJECT PLAN AMENDMENT No. 919994004E

GLW
PLANNING | ENGINEERING | SURVEYING
3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWVA.COM
PHONE: 301-421-4054 | FAX: 410-880-1820 | DC:VA: 301-988-2524 | FAX: 301-421-4198

DESIGNED BY	DATE	REVISION
KAF		
DRAWN BY		
RLG		
CHECKED BY	10/30/2018	REVISED PER PLANNING BOARD RESOLUTION
KAF	2/10/2019	REVISED PER MNCPPC COMMENTS
	DATE	REVISION



PREPARED FOR:
CTC RETAIL, L.C.
c/o ELM STREET DEVELOPMENT
1355 BEVERLY ROAD, SUITE 240
McLEAN, VA. 22101
ATTN: KATHRYN L. KUBIT
PHONE: 703-734-9730

SCALE	ZONING
1"=100'	RMX-2
DATE	TAX MAP - GRID
2023	EW - 42

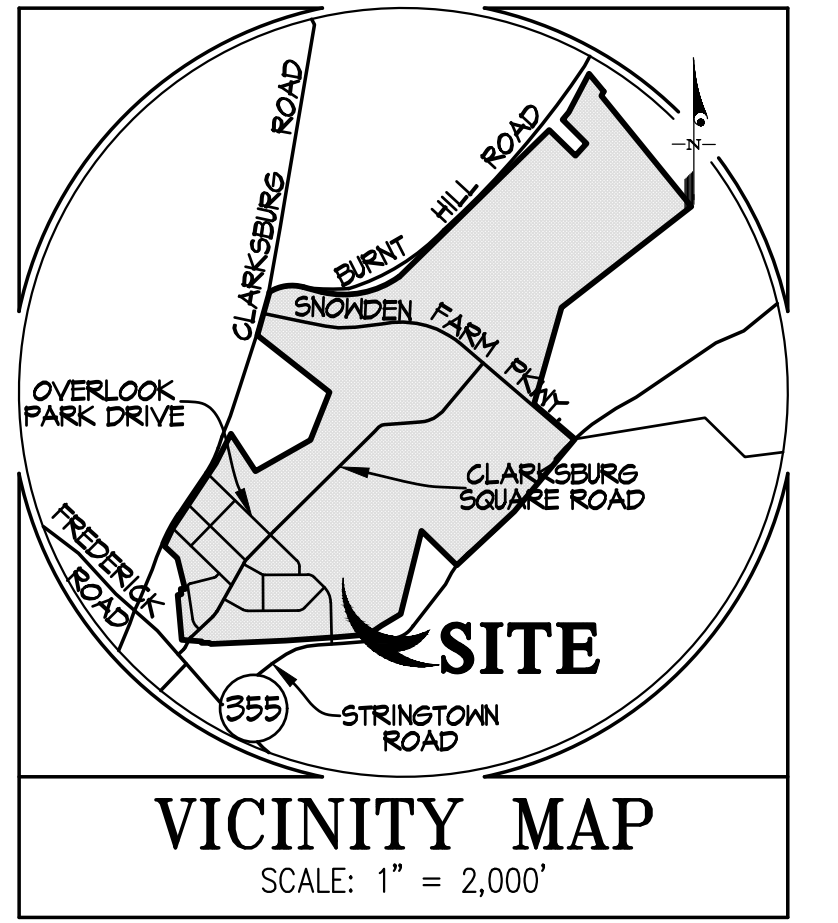
PROJECT PLAN AMENDMENT - WEST SIDE
CLARKSBURG TOWN CENTER
CLARKSBURG ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 22074
SHEET 3 OF 5

CLARKSBURG TOWN CENTER

PRELIMINARY PLAN AMENDMENT

No. 11995042E



Density & Land Use Analysis

RMX-2 ZONE: 204.92 Acres**

	Required/Allowed per Master Plan	Approved with Amendment No. 11995042B	Previously Approved with Amendment (11995042C)	Previously Approved with Amendment (11995042D)	Proposed with this Amendment (11995042E)
Maximum Residential Density	1428 Dwelling Units (1 DU/Acre)	1120 Dwelling Units (8.27 DU/Ac. X 136.63 Ac.)	1118 Dwelling Units (8.26 DU/Ac. X 136.63 Ac.)	12 Dwelling Units/Lots & 2 Parcels (106 Dwelling Units Total (6.8 DU/Ac. X 158.63 Ac.)	140 Dwelling Units/Lots & 2 Parcels (126 Dwelling Units Total (129 DU/Ac. X 118.63 Ac.)
Residential Land Use					
Single-Family Detached	10%-20%	21% DU (14.6%)	21% DU (14.6%)	21% DU (14.6%)	21% DU (14.6%)
Single-Family Attached	30%-50%	665 DU (51.3%) (No Live-work)	614 DU (60.3%) (No Live-work)	666 DU (60.3%) (No Live-work)	666 DU (52.9%) (No Live-work)
Multi-Family	25%-45%	236 DU (21.1%)	225 DU (20.1%)	201 DU (18.1%)	391 DU (30.1%)
Maximum Commercial Density	300,000 S.F. Total (0.5 FAR - Zoning Code)	206,895 S.F. (0.18 FAR) (26.21 Ac. Mixed Use/Retail Core)	206,895 S.F. (0.18 FAR) (26.21 Ac. Mixed Use/Retail Core)	206,895 S.F. (0.18 FAR) (26.21 Ac. Mixed Use/Retail Core)	106,920 S.F. (0.01 FAR) (26.21 Ac. Mixed Use/Retail Core)
Commercial Land Use					
Retail	150,000 Retail Center	124,545 S.F.*	124,545 S.F.*	124,545 S.F.*	106,920 S.F.* (+) (+) (+) (+) (+) (+)
Office	10,000-105,000 S.F.	76,640 S.F.*	76,640 S.F.*	76,640 S.F.*	0 S.F.* (+) (+) (+) (+) (+) (+)
Other Land Use					
Civic	Undetermined	Regional Center/Library (10 Ac)	Regional Center/Library (10 Ac)	Regional Center/Library (10 Ac)	Regional Center/Library (10 Ac) (By Others)
Public Park	N/A	Piedmont Woods & S.V. Park (89.02 Ac.)	Piedmont Woods & S.V. Park (89.02 Ac.)	Piedmont Woods & S.V. Park (89.02 Ac.)	Piedmont Woods & S.V. Park (89.02 Ac.)
School (MCP)	N/A	1.92 Ac.	1.92 Ac.	1.92 Ac.	1.92 Ac.
School (M-NCPPC)	N/A	7.24 Ac.	7.24 Ac.	7.24 Ac.	7.24 Ac.

* Final Non-residential Land Uses, Densities, and FAR shall be established at time of Site Plan, and may vary from quantities shown.
 (**): Up to 100% of the retail square footage allowed may be utilized as Office/ Medical/ General.
 (**): Per Section 54-C-10.3.1, Maximum Density in the RMX-2 Zone is 30 DU/Ac. (40 DU/Ac. for Commercial Areas) not to exceed the Master Plan density, not including MPDUs. The master plan density is 1 DU/Ac. = 204,920 S.F. (1,434 DU, maximum for Clarksburg Town Center).

MPDUs (Moderately Priced Dwelling Units)

	Required/Allowed per Master Plan	Approved with Amendment No. 11995042B	Previously Approved with Amendment (11995042C)	Previously Approved with Amendment (11995042D)	Proposed with this Amendment (11995042E)
Residential Density - MPDUs	Min. 12.5% of total unit count	140 MPDUs (Min. 12.5% of total (1,120 DU x .125 = 140))	140 MPDUs (Min. 12.5% of total (1,118 DU x .125 = 139))	134 MPDUs (Min. 12.5% of total (1,066 DU x .125 = 133))	162 MPDUs (Min. 12.5% of total (1,296 DU x .125 = 162))

Note: The location of Moderately Priced Dwelling Units (MPDUs) will be limited to land area designated as Single Family attached/detached, Multi-Family or Mixed Use areas. Final location of MPDUs will be determined at Site Plan.

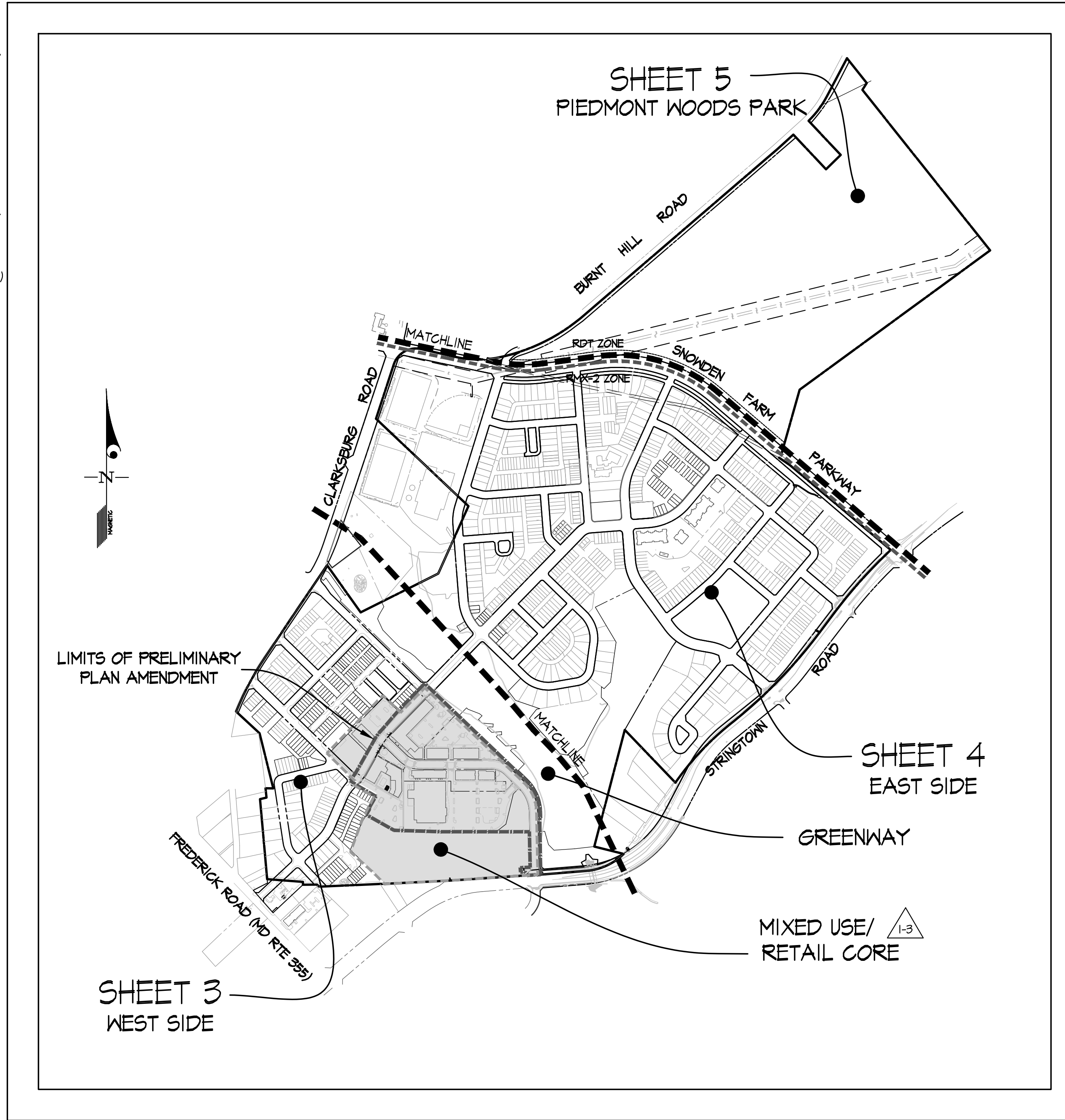
Parking Analysis

	Zoning Ordinance Permitted/ Required	Approved with Amendment No. 11995042B	Previously Approved with Amendment (11995042C)	Previously Approved with Amendment (11995042D)	Proposed with this Amendment (11995042E)
East Side Residential (Vehicle Parking Spaces)					
Single-Family Detached:	2 Spaces / DU	N/A	N/A	N/A	N/A
Single-Family Attached:	2 Spaces / DU	12 Spaces (36 DU x 2 Sp / DU)	18 Spaces (18 DU x 2 Sp / DU)	24 Spaces (Par A & C) (12 DU x 2 Spaces / DU)	N/A
Multi-Family:	1.5 Spaces / DU	N/A	N/A	N/A	N/A
Multi-Family 2-Over-2:	2 Spaces / DU	N/A	N/A	N/A	N/A
Visitor Spaces (Block H):	N/A	13 Spaces	N/A	N/A	N/A
Residents club	N/A	50 Spaces	N/A	N/A	N/A
West Side Residential (Vehicle Parking Spaces)					
Single-Family Detached:	2 Spaces / DU	N/A	N/A	N/A	N/A
Single-Family Attached:	2 Spaces / DU	266 Spaces (133 DU x 2 Sp / DU)	N/A	N/A	N/A
Multi-Family:	1.5 Spaces / DU	N/A	N/A	N/A	Minimum 1 Sp/DU - 2 Sp/DU
Multi-Family 2-Over-2:	2 Spaces / DU	116 Spaces (58 DU x 2 Sp / DU)	N/A	N/A	N/A
Live-Work:	2 Spaces / DU	N/A	N/A	N/A	N/A
Live-Work Retail:	5 spaces / 1,000 GLA	N/A	N/A	N/A	N/A
Visitor Spaces:					
Block GG:	N/A	10 Spaces	N/A	N/A	N/A
On Street Private:	N/A	30 Spaces	N/A	N/A	N/A
On Street Public:	N/A	72 Spaces	N/A	N/A	N/A

West Side Mixed-Use Commercial (Vehicle Parking Spaces)*

	Required	Approved with Amendment (11995042C)	Approved with Amendment (11995042D)	Proposed with this Amendment (11995042E)
Retail:	Minimum 3.5 / Maximum 6 per 1,000 SF GLA	558 Spaces* (11545 SF 6LA x 5 Spaces / 1000 SF)	N/A	N/A
Restaurant:	Minimum 4 / Maximum 12 per 1,000 SF GLA	88 Spaces* (22,000 SF x 4 Spaces / 1000 SF)	N/A	N/A
Office - General:	Minimum 1 / Maximum 4 per 1,000 SF GLA	91 Spaces* (31,360 SF x 3 Spaces / 1000 SF)	N/A	N/A
Office - Medical:	Minimum 1 / Maximum 4 per 1,000 SF GLA	90 Spaces* (45,280 SF x 2 Spaces / 1000 SF)	N/A	N/A
Civic - Cultural:	Minimum 0.5 / Maximum 2 per 1,000 SF GLA	57 Spaces* (12 Spaces / 1,000 SF)	N/A	N/A

* Parking calculated pursuant to Section 7.11B.3b of the Zoning Ordinance in effect after October 30, 2014, which allows grand-fathered plans to reduce parking requirements of a previously approved plan in a manner that satisfies the parking requirements of the current Zoning Ordinance.



KEY MAP

SCALE: 1" = 500'

Green Area Analysis (54-C-10.3.3)

Site within the RMX-2 Zone = 204.92 Acres
 Residential portion of the site = 178.63 Acres
 Commercial portion of the site = 26.29 Acres

	Required/Allowed per Zoning Code	Approved with Amendment (11995042B)	Previously Approved with Amendment (11995042C)	Previously Approved with Amendment (11995042D)	Approved with this Amendment (11995042E)
Residential portion of the site:	50%	43.22 Ac. (53.2%) (178.63 Ac. Resd. Area)	43.22 Ac. (53.2%) (178.63 Ac. Resd. Area)	43.22 (53.22%) (178.63 Ac. Resd. Area)	43.22 (53.22%) (178.63 Ac. Resd. Area)
Commercial portion of the site:	15%	12.61 Ac. (47.1%) (26.24 Ac. Com. Area)	12.61 Ac. (47.1%) (26.24 Ac. Com. Area)	13.78 Ac. (52.4%) (26.24 Ac. Com. Area)	13.78 Ac. (52.4%) (26.24 Ac. Com. Area)

Note: Piedmont Woods Park is in the RDT zone and is not part of these calculations. Final green space quantities shall be determined at site plan, and may vary from quantities shown.

PROFESSIONAL ENGINEER'S CERTIFICATION

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD SITE PLAN OPINION. IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 24114 EXPIRATION DATE: January 20, 2024.

Date: Tim M. Longfellow, P.E.

Site Data

Gross Site Area:	270.92 Acres
Original Tract Area:	270.00 Acres
Land Acquired from Parks Department:	0.92 Acres
Existing Zoning:	
Area in RMX-2 =	204.92 Acres
Area in RDT =	66.00 Acres
Total Area =	270.92 Acres
Land to be dedicated for public use:	
Land for Civic Buildings:	1.10 Acres
School Land to Montgomery County Public Schools:	1.92 Acres
School Land to M-NCPPC:	1.24 Acres
Park Land to M-NCPPC:	82.28 Acres
ROW for Public Streets:	31.11 Acres
Total Area =	129.44 Acres
Net Development Area of Site:	Total Area = 141.43 Acres

General Notes

- Title Information:
 - Parcel 990: L. 8825 / F. 734, L. 8825 / F. 741, L. 8825 / F. 748, L. 8825 / F. 755
 - Parcel 600: L. 6776 / F. 836
 - Parcel 200: L. 6776 / F. 836
- The site will be served by existing public water and sewer mains located within the vicinity of the property.
- The entire portion of the site within the RMX-2 zone is located in the Little Seneca Creek watershed and a portion of the site within the RDT zone is in the Little Bennett Creek watershed.
- Refer to the Natural Resources Inventory Map & Forest Stand Delineation (No. 4-44162 approved 4/28/1994) for additional information.
- The boundary shown hereon is based on C.P.J. provided CADD, recorded Plats of Subdivision, and computation sheets by other surveyors. The topographic information was prepared by Loiderman Associates, Inc., from survey information by KMMN Corporation dated April 1985, Fowler Associates, Inc., dated April 1984, and topographic data from Air Survey Corporation.
- Previously approved waivers per MGPB Resolution No. 08-163:
 - Section 50-26(c)(2): Roads & Streets Design Standards- Permits certain road intersections to be less than 600 feet.
 - Section 50-26(c)(3): Roads & Streets Design Standards- Permits less than the 25' corner truncations at certain intersections.
 - Section 50-26(d): Roads & Streets Design Standards- Permits streets with less than the minimum permitted centerline road.
 - Section 50-26(a)(2): Roads & Streets Design Standards- Permits certain road intersections to be less than 600 feet.
 - Section 50-24(a)(2): Lot Design- Permits Lots without frontage on a public street.
 - Section 50-38: Waivers From This Chapter- Authorizes the planning board to grant waivers of any part of the Subdivision Regulations based upon a finding that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements.

Previous Preliminary Plan Approvals

March 1996	Montgomery County Planning Board issued an Opinion for Preliminary Plan of Subdivision I-45042 for Clarksburg Town Center that approved the Preliminary Plan, subject to 11 conditions.
August 2001	Montgomery County Planning Board approved Preliminary Plan of Subdivision I-45042R to revise Preliminary Plan I-45042.
July 2009	Montgomery County Planning Board approved Preliminary Plan of Subdivision I-45042A to amend Preliminary Plan I-45042.
December 2015	Montgomery County Planning Board approved Preliminary Plan of Subdivision I-45042B to amend Preliminary Plan I-45042.
May 2016	Montgomery County Planning Board approved Preliminary Plan of Subdivision I-45042C to amend Preliminary Plan I-45042.
January 2022	Montgomery County Planning Board approved Preliminary Plan of Subdivision I-45042D to amend Preliminary Plan I-45042.

Site Development Standards

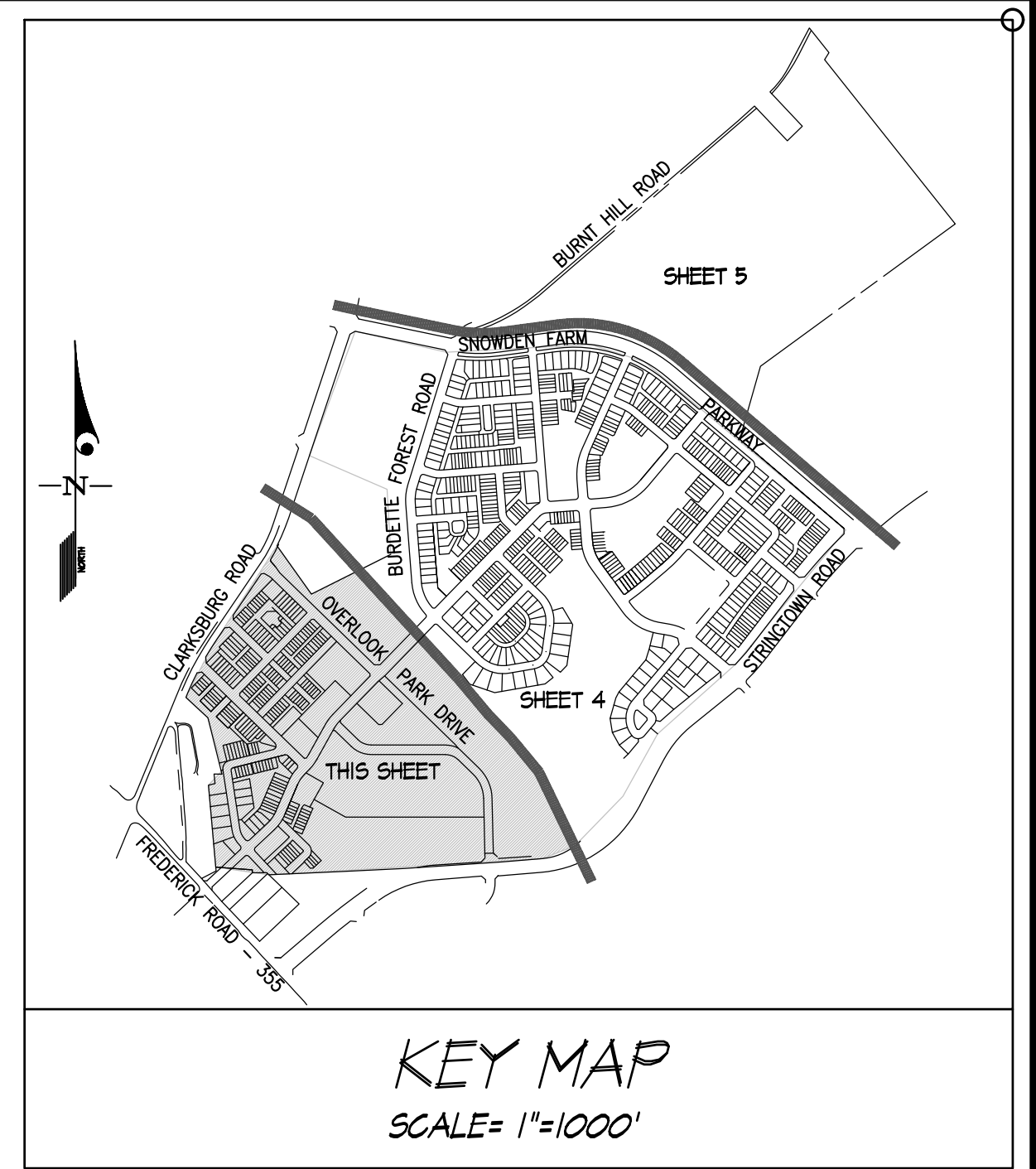
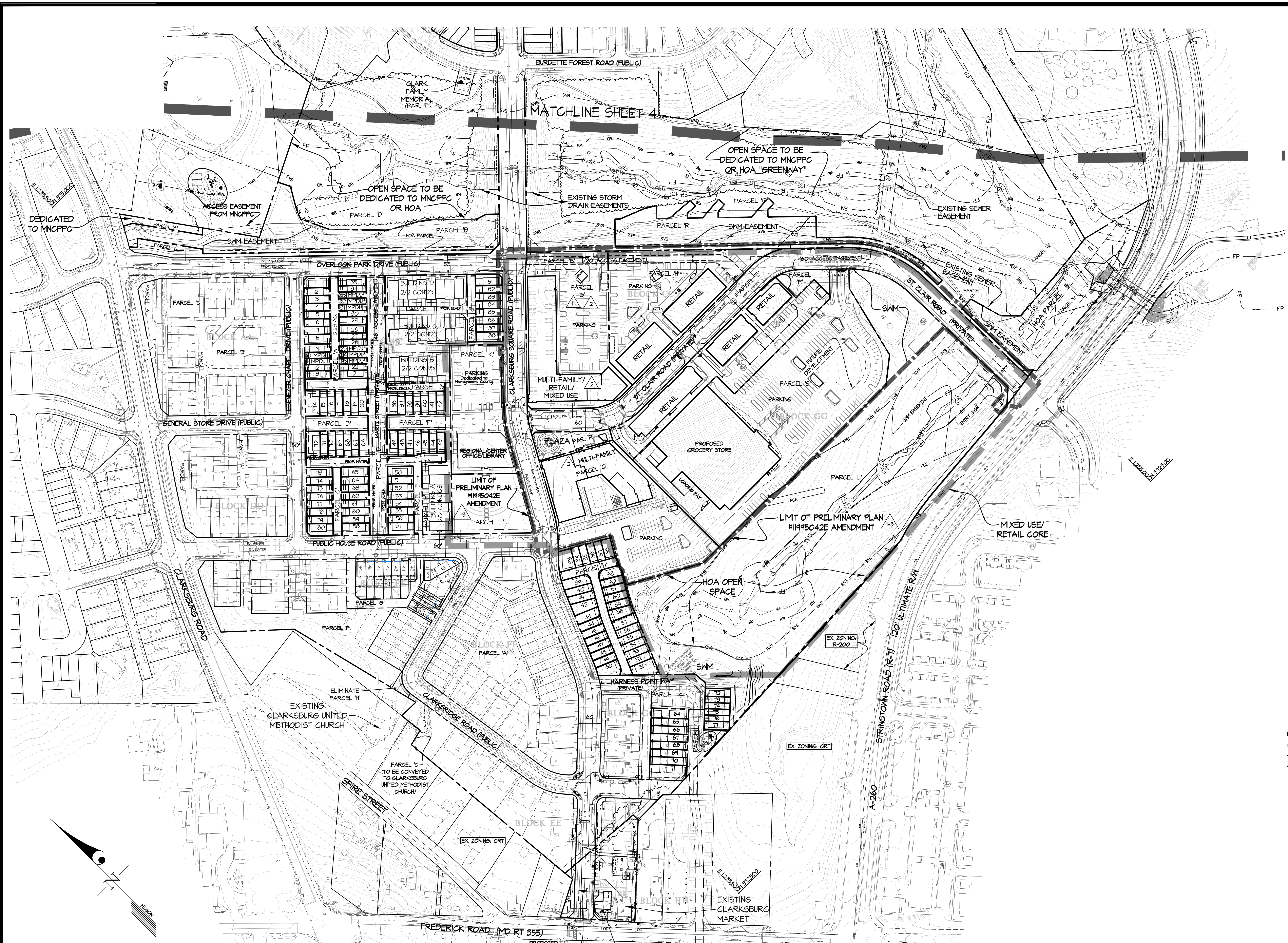
RMX-2 Zone: The proposed site development standards for this project, developed under the optional method, shall be in accordance with the provisions of section 54-C-10.3 and where specified in accordance with the applicable Master Plan. The final development standards shall be established at the time of site plan.

SHEET SCHEDULE

SHEET NO.	TITLE
* 1	COVER SHEET
2	APPROVAL SHEET
** 2A	APPROVAL SHEET
* 3	WEST SIDE & GREENWAY
4	EAST SIDE & GREENWAY
5	PIEDMONT WOODS PARK
6	ROAD SECTIONS

(*): SHEETS REVISED PER PRELIMINARY PLAN AMENDMENT No. 119950042E
 (**): SHEETS ADDED PER PRELIMINARY PLAN AMENDMENT No. 119950042E

PRELIMINARY PLAN AMENDMENT No. 11995042E



KEY MAP
SCALE = 1"=1000'
MONT. CO. MAP PAGE 492B GRID F-2 & G-2

- LEGEND**
- LIMIT OF PRELIMINARY PLAN AMENDMENT
 - MIXED USE RETAIL CORE
 - - - PARCELS AFFECTED UNDER AMENDMENT
 - - - ACCESS EASEMENT

- Preliminary Plan Amendment No. 1195042E Summary
1. Reduce the Commercial square footage from 129,545 to 106,920 SF.
 2. Replace Retail/ Office square footage with (2) Multi-Family Apartment Buildings (140 dwelling units and MPDUs).
 3. Re-Lot Mixed-use Retail Core from 12 lots/parcels to 11 lots/parcels

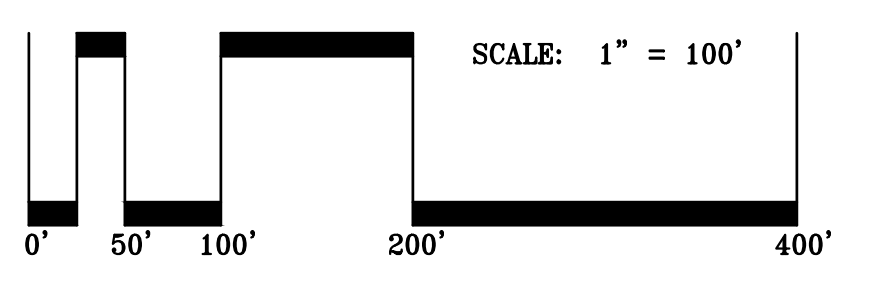
PROFESSIONAL ENGINEER'S CERTIFICATION
THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD'S SITE PLAN OPINION. IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 24914 EXPIRATION DATE: January 20, 2024.

Date: Tim M. Longfellow, P.E.

PRELIMINARY PLAN AMENDMENT No. 1195042E

GLW
PLANNING | ENGINEERING | SURVEYING
3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20896 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-885-1850 | DC/VA: 301-489-2524 | FAX: 301-421-4188

DESIGNED BY	KAF			
DRAWN BY	KAB			
CHECKED BY	2016-04-08	REVISED PER M-NCCPC RESOLUTION	KAB	KAF
KAF	2015-12-29	REVISED PER E-PLAN COMMENTS	KAB	KAF
DATE		REVISION	BY	APP'R.



PREPARED FOR:
CTC RETAIL, L.C.
c/o ELM STREET DEVELOPMENT
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VIRGINIA 22101
ATTN: KATHRYN KUBIT
PHONE: 703-734-9730

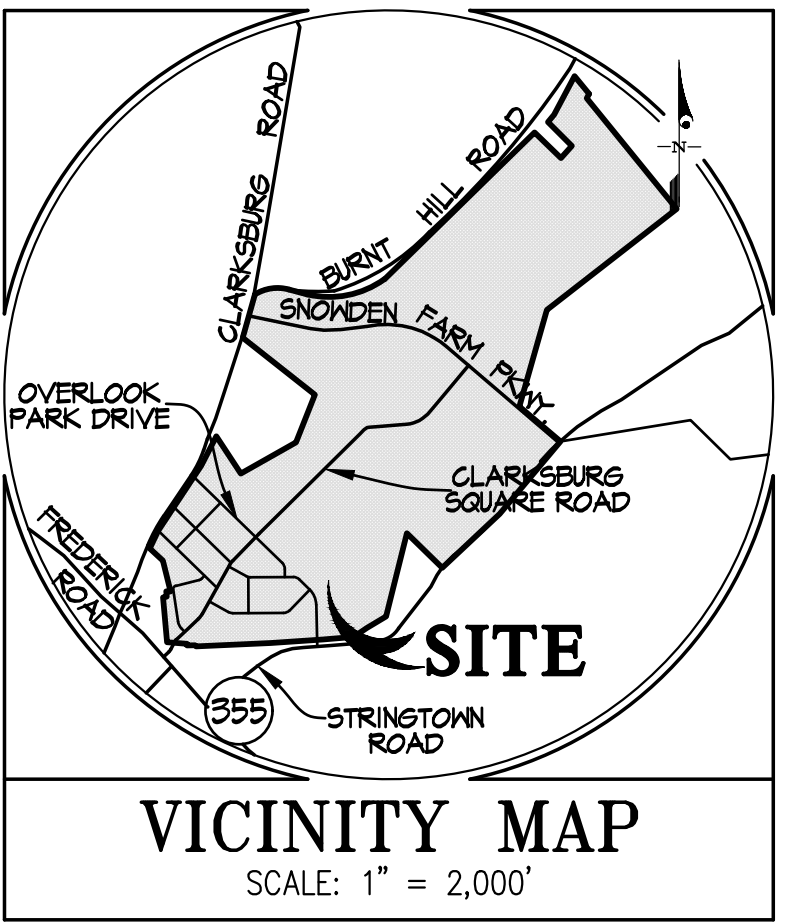
SCALE	1"=100'
ZONING	RMX-2
DATE	2023
TAX MAP - GRID	EW - 42

PRELIMINARY PLAN AMENDMENT - WEST SIDE		G. L. W. FILE No.
CLARKSBURG TOWN CENTER		22074
CLARKSBURG ELECTION DISTRICT No. 2		SHEET
MONTGOMERY COUNTY, MARYLAND		3 OF 6

CLARKSBURG TOWN CENTER

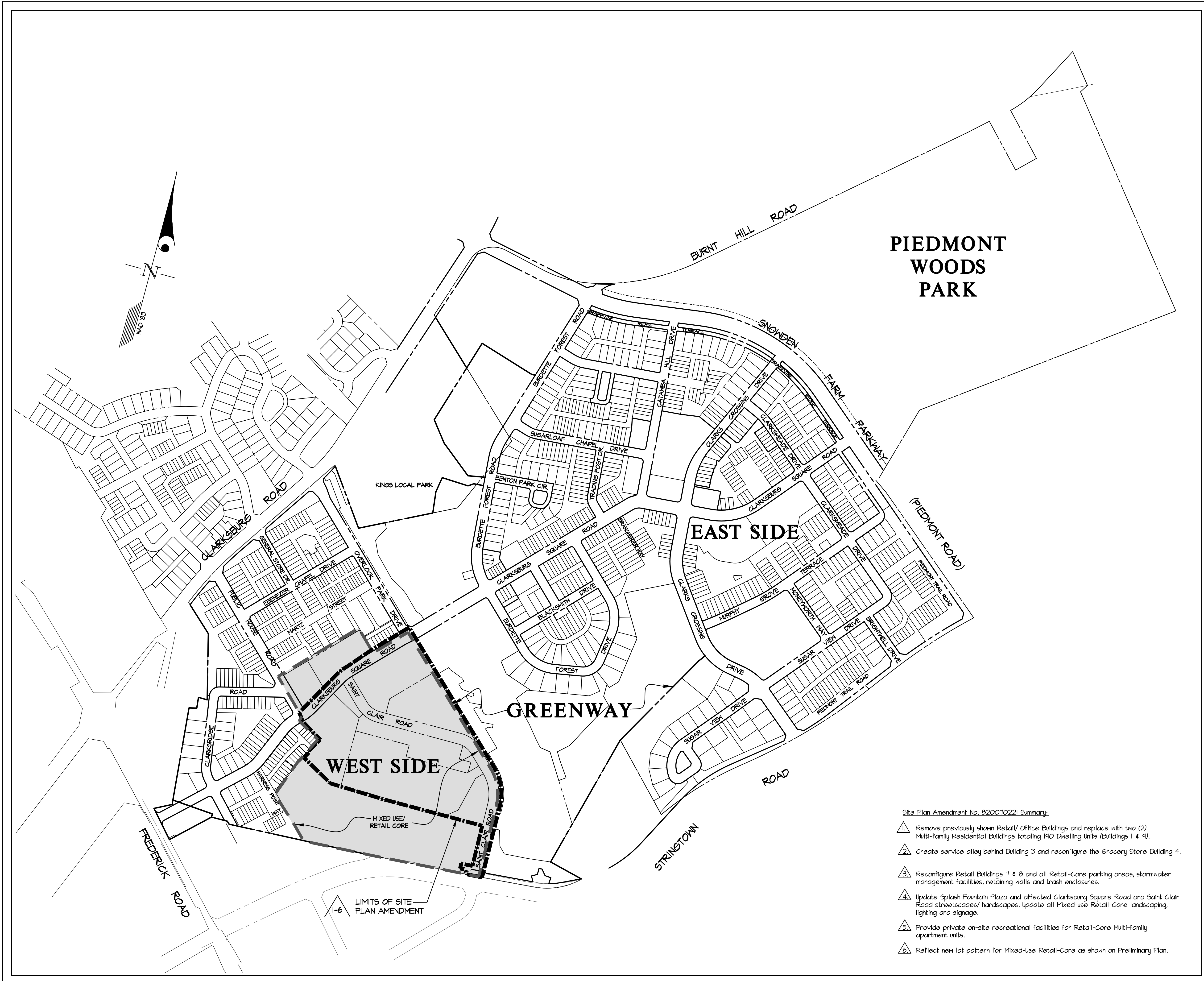
INDEX PLANS

SITE PLAN AMENDMENT 82007022I



SITE PLAN SHEET SCHEDULE

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APPROVAL SHEET - AMENDMENT E & F	*I-02A
APPROVAL SHEET - AMENDMENT G & H	I-02B
APPROVAL SHEET - AMENDMENT I	*I-02C
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BUILDING HEIGHT EXHIBIT & DEVELOPMENT STANDARDS	*I-04
PARKING EXHIBIT	*I-05
MPDU EXHIBIT	*I-06
SUPPLEMENTAL LAND USE EXHIBIT	*I-07
GREEN SPACE EXHIBIT	*I-08
ARCHITECTURE EXHIBIT	I-09
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West Side Streetscape Elevations	*SD2
West Side Streetscape Elevations	*SD3
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RESIDENTIAL & CIVIC BLOCK BB	WS-05
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RESIDENTIAL BLOCK GG & HH	WS-07
MIXED USE BLOCK CC & GG	*WS-08
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OPEN SPACE & SWM BLOCK GG	*WS-04
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RESIDENTIAL & CIVIC BLOCK BB	*PL-04
RESIDENTIAL BLOCK EE & FF	PL-05
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MIXED-USE BLOCK GG	*PL-08
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GREENWAY (WEST)	GL-07
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Landscapes Schedule, Details and Notes	PWL-10
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Detail Sheet	PWL-12
Detail Sheet	PWL-13
Detail Sheet	PWL-14



PROJECT TEAM

DEVELOPER:
CTC RETAIL, L.C.
c/o ELM STREET DEVELOPMENT
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VIRGINIA 22101

EAST SIDE
CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
GUTSCHICK, LITTLE AND WEBER, P.A.
3904 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

WEST SIDE
CIVIL ENGINEER:
GUTSCHICK, LITTLE AND WEBER, P.A.
3904 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

LANDSCAPE ARCHITECT:
GUTSCHICK, LITTLE AND WEBER, P.A.
3904 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

ARCHITECT:
BIGNELL, WATKINS, HASSER ARCHITECTS, P.C.
ONE PARK PLACE, SUITE 250
ANNAPOLIS, MARYLAND 21401

PIEDMONT WOODS PARK
CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
GUTSCHICK, LITTLE AND WEBER, P.A.
3904 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

THE GREENWAY
CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
GUTSCHICK, LITTLE AND WEBER, P.A.
3904 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

- Site Plan Amendment No. 82007022I Summary:
- 1. Remove previously shown Retail/ Office Buildings and replace with two (2) Multi-Family Residential Buildings totaling 190 Dwelling Units (Buildings 1 & 4).
 - 2. Create service alley behind Building 3 and reconfigure the Grocery Store Building 4.
 - 3. Reconfigure Retail Buildings 7 & 8 and all Retail-Core parking areas, stormwater management facilities, retaining walls and trash enclosures.
 - 4. Update Splash Fountain Plaza and affected Clarksburg Square Road and Saint Clair Road streetscapes/ hardscapes. Update all Mixed-use Retail-Core landscaping, lighting and signage.
 - 5. Provide private on-site recreational facilities for Retail-Core Multi-Family apartment units.
 - 6. Reflect new lot pattern for Mixed-Use Retail-Core as shown on Preliminary Plan.

PROFESSIONAL/ENGINEER'S CERTIFICATION
THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD'S SITE PLAN OPINION. IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 29914 EXPIRATION DATE: January 20, 2024.

Date: _____
Tim M. Longfellow

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 82007022I, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: CTC Retail, L.C. / Kathryn L. Kubit
c/o Elm Street Development / Contact Person

Address: 1355 Beverly Road, Suite 240
McLean, Virginia 22101

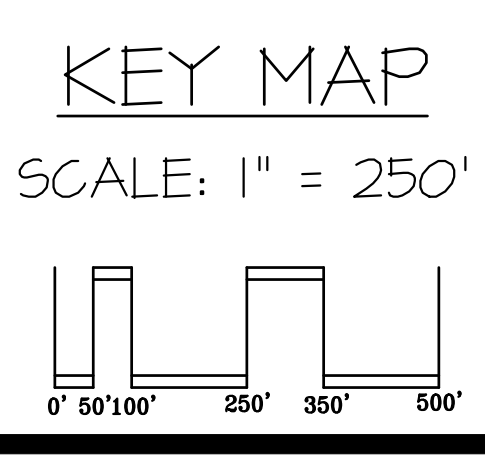
Phone: 703-734-9730

Signature: _____
Kathryn L. Kubit, Manager

SITE PLAN AMENDMENT No. 82007022I



DESIGNED BY	DATE	BY	APP'R.
KAF	2022-02-04	KAB	KAF
KAF	2022-02-04	KAB	KAF
KAF	2022-02-21	KAB	KAF
KAF	2023-06-11	KAB	KAF
KAB	2016-05-19	KAB	KAF
KAB	2016-05-10	KAB	KAF
KAB	2016-02-11	KAB	KAF
KAF	2015-10-30	KAB	KAF
KAF	DATE	BY	APP'R.



PREPARED FOR:
CTC RETAIL, L.C.
c/o ELM STREET DEVELOPMENT
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VIRGINIA 22101
ATTN: KATHRYN L. KUBIT
PHONE: 703 734-9730

SCALE	ZONING
AS NOTED	RMX-2/RDT
DATE	TAX MAP - GRID
OCT. 2023	EW - 42

COVER SHEET		G. L. W. FILE No.
CLARKSBURG TOWN CENTER INDEX PLANS		22074
CLARKSBURG ELECTION DISTRICT No. 2		SHEET
MONTGOMERY COUNTY, MARYLAND		1-01 OF 10

Minimum Building Setbacks (Adjacent Properties and Streets)

(Per Section 54-C-10.3.3 of the Zoning Ordinance)

Table with columns: REQUIRED* (Commercial/Residential Buildings), PROPOSED*** (Commercial/Residential Buildings). Rows (a) From one-family residential zoning, (b) From residential zoning other than one-family, (c) From any street, (d) From abutting commercial or industrial zoning.

- The Planning Board may reduce the minimum setbacks shown in (a) through (d) above, no greater than 50% upon a finding that such or other features on the site permit a lesser setback without adversely affecting development on an abutting property.

*** This Plan reduces the minimum setbacks for commercial and residential buildings from other than one family residential zoning and commercial zoning up to 50% per Section 54-C-10.3.3 and establishes that no minimum setback from any street right-of-way is required, all other development standards and building setbacks shall be established at time of final site plan.

General Notes

- 1. Title Information: Parcel #40, L. 8825 / F. 134, L. 8825 / F. 141, L. 8825 / F. 148, L. 8825 / F. 155, Parcel 600, L. 6716 / F. 836, Parcel 200, L. 6716 / F. 836. 2. The site will be served by existing public water and sewer. 3. The entire portion of the site within the RMX-2 zone is located in the Little Seneca Creek watershed (Special protection area) and a portion of the site within the RDT zone is in the Little Bennett Creek watershed. 4. Natural Resources Inventory Map # Forest Stand Delineation (No. 4-4162 approved 4/28/1944). 5. The boundary shown hereon is based on CPJ provided CAD, recorded Plats of Subdivision, and computation sheets by other surveyors. 6. 2 over 2 condominium building utility closets and garbage can pads may be located in over multi-family BRLs. 7. Building restriction lines (BRLs) may encroach into the Public Utility Easements (PUEs). 8. Actual unit size (width and depth) may vary depending on final siting of unit and model at building permit. 9. See approved storm water management plans for on-lot SPM and sediment control requirements. 10. Street trees within the public right-of-way at a maximum spacing of 50 ft. 11. Any changes required by ADA or fair housing will not require a site plan amendment. 12. Minor revisions to proposed park property by the Parks Dept. does not require an amendment. 13. Builders are responsible for locating AVG units outside of sideyard setbacks. 14. See SPM for SPM infrastructure details. 15. Future changes to public right-of-way does not require a site plan amendment. 16. All sitings shown hereon are conceptual; see final building permits at DPS for final siting. 17. FHA/ADA minimum building setbacks to be addressed at time of siting of final architecture. 18. There are no known rare, threatened or endangered species on site. 19. There are no known historic features on site. 20. There are no known trees on the subject property that are county and/or state champion trees. 21. The building footprints shown including a/c units, driveways, and leadwalks on the site plan are illustrative. 22. Final mailbox locations to be approved by local postmaster. 23. An on-site pre-construction meeting is required to be set up with the Department of Permitting Services (DPS), Zoning Site Plan Enforcement Division before any building construction activity occurs on-site.

Site Data

Table with 2 columns: Description (Gross Site Area, Existing Zoning, Land to be dedicated for public use, Net Development Area of Site) and Value (210.42 Acres, 210.00 Acres, 210.42 Acres, 141.43 Acres).

Site Development Standards

Table with columns: Standard Name (Grandfathered Units, Plan of Compliance, Interim Amendment Units, etc.) and Requirements (e.g., 110 Acres, 142 Acres, 7.24 Acres).

Green Area Analysis (54-C-10.3.3)

Table with 2 columns: Site description (Site within the RMX-2 Zone, Residential portion, Commercial portion) and Area (204.42 Acres, 178.63 Acres, 26.29 Acres).

Table with 4 columns: Zoning Ordinance, Previously Approved with Amendment, Previously Approved with Amendment, Proposed with Amendment. Rows for Residential portion and Commercial portion.

Note: Piedmont Woods Park is in the RDT zone and is not part of these calculations.

Density & Land Use Analysis

RMX-2 ZONE: 204.42 Acres**

Table with 4 columns: Required/Allowed per Master Plan, Approved with Amendment (82001022D), Previously Approved with Amendment (82001022H), Proposed with this Amendment (82001022J). Rows for Maximum Residential Density, Residential Land Use, Maximum Commercial Density, Commercial Land Use, Other Land Use.

* Final non-residential land uses, densities, and configuration shall be established at time of building permit, and may vary from quantities shown, but will not exceed maximums approved. (**+) Any portion of the retail square footage allowed may be utilized as Office/Medical/General.

MPDUs (Moderately Priced Dwelling Units)

Table with 4 columns: Zoning Ordinance, Approved with Amendment (82001022D), Previously Approved with Amendment (82001022H), Proposed with this Amendment (82001022J). Rows for Residential Density - MPDUs, and notes on location.

Parking Analysis

Table with 4 columns: Zoning Ordinance, Approved with Amendment (82001022D), Previously Approved with Amendment (82001022H), Proposed with this Amendment (82001022J). Rows for East Side Residential, West Side Residential, West Side Mixed-Use Commercial, and total parking requirements.

* Parking calculated pursuant to Section 7.11.B.3.b of the Zoning Ordinance in effect after October 30, 2014, which allows grand-fathered plans to reduce parking requirements of a previously approved plan in a manner that satisfies the parking requirements of the current Zoning Ordinance.

Table with 5 columns: Area, Requirements, Req. Minimum, Short & Long Term, % Long Term. Rows for Total Parking, Handicap Parking, Van Accessible Handicap Parking, Motorcycle Parking, Car Share Spaces, Electric Vehicle Parking, Bicycle Parking.

* Pursuant to Section 54.1.T.1.B.3.b of the 2014 Zoning Ordinance, an applicant may apply to amend the parking requirements of a previously approved application in a manner that satisfies the parking requirements of Section 6.2.3 and Section 6.2.4.

(**+) Any portion of the Retail Area provided may be utilized as Office/Medical/General.

Development Program Table

Table with 2 columns: Deadline, Task. Rows include Before Certified Site Plan approval, Before sediment control plan approval, Before issuance of first residential building permit, Before issuance of first (above grade) building permit, Prior to the issuance of 26th residential building permit in Block H, Before issuance of the 88th residential building permit in Block BB, Prior to the issuance of 90th residential building permit, Prior to the issuance of 95th residential building permit, Prior to the issuance of 97th residential building permit, Prior to the issuance of the 1,001st residential building permit, Prior to the issuance of the 1,051st residential building permit, Prior to the issuance of the 1,051st residential building permit, Within nine months of completing Overlook Park Drive, Within nine months of completing Overlook Park Drive, Within nine months of completing Overlook Park Drive, Prior to release of the Performance Bond or Surety for each Block or Phase, Before issuance of the final use and occupancy certificate or prior to release of the Performance Bond or Surety for each Block or Phase, Before issuance of the final occupancy certificate for the final unit in each stick adjacent to the Mews in Block BB, Prior to the issuance of the UNO for 100,000 SF (approximately 90th percentile) of commercial space.

PROFESSIONAL ENGINEER'S CERTIFICATION

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE PROJECT PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD PROJECT PLAN RESOLUTION. IN ADDITION, THE PROJECT PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 24914, EXPIRATION DATE: January 20, 2024.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 82007022J, including Approval Conditions, Development Program, and Certified Site Plan. Developer's Name: CTC Retail, L.C., Kathryn L. Kubit, c/o Elm Street Development, Contact Person. Address: 1355 Beverly Road, Suite 240, McLean, Virginia 22101. Phone: 703-734-9730. Signature: Kathryn L. Kubit, Manager.

SITE PLAN AMENDMENT No. 82007022J



3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLW.PA.COM
PHONE: 301-421-4054 | FAX: 301-421-4051 | DDCVA: 301-980-5254 | FAX: 301-921-4198

Table with columns: DESIGNED BY, DRAWN BY, CHECKED BY, DATE. Rows for KAF, 82007022J, 82007022E, 82007022D, 82007022C, 82007022B, 82007022A, REVISION.

PREPARED FOR: CTC RETAIL, L.C., C/O ELM STREET DEVELOPMENT, 1355 BEVERLY ROAD, SUITE 240, MCLEAN, VIRGINIA 22101, ATTN: KATHRYN L. KUBIT, PHONE: 703-734-9730

Table with columns: SCALE, ZONING, DATE, TAX MAP - GRID. Values: N/A, RMX-2/RT, OCT. 2023, EW - 42.

Table with columns: SITE DATA SHEET, CLARKSBURG TOWN CENTER INDEX PLANS, G. L. W. FILE No., SHEET, CLARKSBURG ELECTION DISTRICT No. 2, MONTGOMERY COUNTY, MARYLAND. Values: 22074, 1-03 OF 10.

DEVELOPMENT STANDARDS

(BLOCK J) PARCEL H, BLDG. 13 HOA COMMUNITY BUILDING
MAIN STRUCTURE SETBACKS (MINIMUMS)
PUBLIC STREET (Front) 5'
PRIVATE STREET (Front/Side) 5'
FRONTYARD 5'
SIDEYARD (Adj. Lot/Parcel) 5'
REARYARD 5'
BUILDING HEIGHT 40' MAX.

(BLOCK BB) BUILDINGS 13 & 14 REGIONAL CENTER/LIBRARY/OFFICE, STAGE
MAIN STRUCTURE SETBACKS (MINIMUMS)
PUBLIC STREET (Front/Side) 5'
PRIVATE STREET (Front/Side) 5'
FRONTYARD 5'
SIDEYARD (Adj. Lot/Parcel) 5'
REARYARD 5'
BUILDING HEIGHT SEE CHART

(BLOCK CC, BUILDINGS 1-4) COMMERCIAL (RETAIL, RESTAURANTS & MULTI-FAMILY)
MAIN STRUCTURE SETBACKS (MINIMUMS)
PUBLIC STREET (Front/Side) 5'
PRIVATE STREET (Front/Side) 5'
FRONTYARD 0'
SIDEYARD (Adj. Lot/Parcel) 5'
REARYARD 5'
BUILDING HEIGHT SEE CHART

(BLOCK N) PARCEL K', LOTS 18-26 SINGLE FAMILY ATTACHED
MAIN STRUCTURE SETBACKS (MINIMUMS)
PUBLIC STREET (Front/Side) 5'
PRIVATE STREET (Front/Side) 5'
FRONTYARD 0'
SIDEYARD (Interior Unit) 3'
SIDEYARD (End Unit) 3'
REARYARD 5'
BUILDING HEIGHT (lots 18-26) 40' MAX

(BLOCK GG) LOTS 33-71 SINGLE FAMILY ATTACHED
MAIN STRUCTURE SETBACKS (MINIMUMS)
PUBLIC STREET (Front/Side) 5'
PRIVATE STREET (Front/Side) 5'
FRONTYARD 0'
SIDEYARD (Interior Unit) 0'
SIDEYARD (End Unit) 3'
REARYARD 0'
BUILDING HEIGHT (lots 33-71) 50' MAX

(BLOCK S) LOTS 6-4 SINGLE FAMILY ATTACHED
MAIN STRUCTURE SETBACKS (MINIMUMS)
PUBLIC STREET (Front/Side) 10'
PUBLIC STREET (Front/Side) 5'
FRONTYARD 0'
SIDEYARD (Interior Unit) 0'
SIDEYARD (End Unit) 5'
REARYARD 5'
BUILDING HEIGHT 45' MAX

(BLOCK BB) LOTS 1-28 SINGLE FAMILY ATTACHED
MAIN STRUCTURE SETBACKS (MINIMUMS)
PUBLIC STREET (Front/Side) 5'
PRIVATE STREET (Front/Side) 5'
PRIVATE STREET/ALLEY (Side) 3'
SIDEYARD (Interior Unit) 0'
SIDEYARD (End Unit) 3'
REARYARD 5'
BUILDING HEIGHT (lots 1-28) 40' MAX

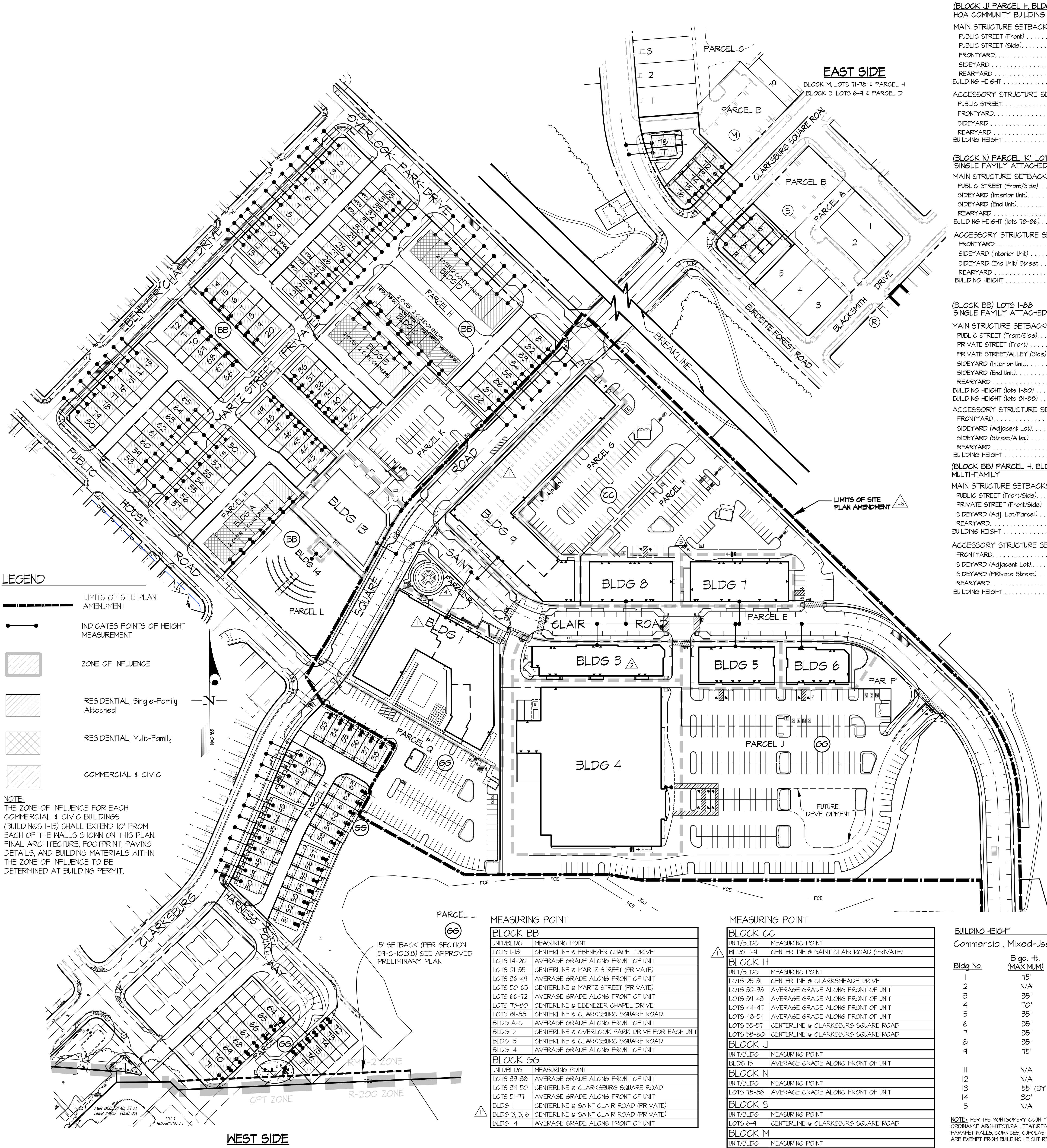
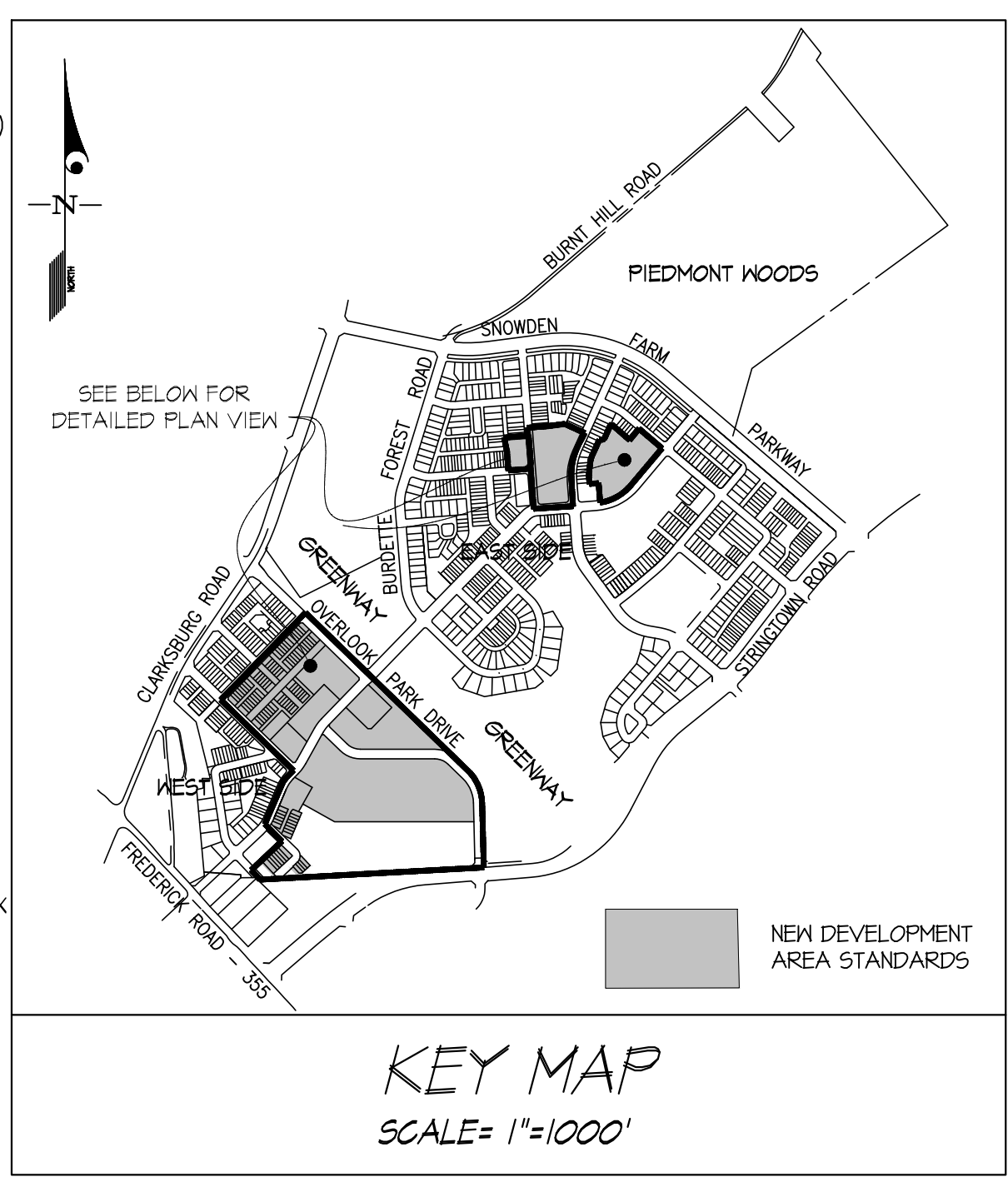
(BLOCK H) LOTS 25-60 SINGLE FAMILY ATTACHED
MAIN STRUCTURE SETBACKS (MINIMUMS)
PUBLIC STREET (Front/Side) 5'
FRONT YARD 5'
SIDEYARD (Interior Unit) 0'
SIDEYARD (End Unit) 5'
REARYARD 5'
BUILDING HEIGHT 40' MAX

(BLOCK M) LOTS 71-78 SINGLE FAMILY ATTACHED
MAIN STRUCTURE SETBACKS (MINIMUMS)
PUBLIC STREET (Front/Side) 5'
PUBLIC STREET (Front/Side) 5'
FRONTYARD 0'
SIDEYARD (Interior Unit) 0'
SIDEYARD (End Unit) 5'
REARYARD 5'
BUILDING HEIGHT 45' MAX

(BLOCK BB) PARCEL H, BLDG A-D MULTI-FAMILY
MAIN STRUCTURE SETBACKS (MINIMUMS)
PUBLIC STREET (Front/Side) 5'
PRIVATE STREET (Front/Side) 5'
SIDEYARD (Adj. Lot/Parcel) 5'
REARYARD 5'
BUILDING HEIGHT 55' MAX

(BLOCK GG) BLDG 1-6 COMMERCIAL (RETAIL, RESTAURANTS & MULTI-FAMILY)
MAIN STRUCTURE SETBACKS (MINIMUMS)
PUBLIC STREET (Front/Side) 5'
PRIVATE STREET (Front/Side) 0'
SIDEYARD (Adj. Lot/Parcel) 0'
REARYARD 5'
BUILDING HEIGHT SEE CHART

ACCESSORY STRUCTURE SETBACKS (MINIMUMS)
FRONTYARD 40'
SIDEYARD (End Unit/Street) 0'
SIDEYARD (Interior Unit) 0'
REARYARD 0'
BUILDING HEIGHT 25' MAX



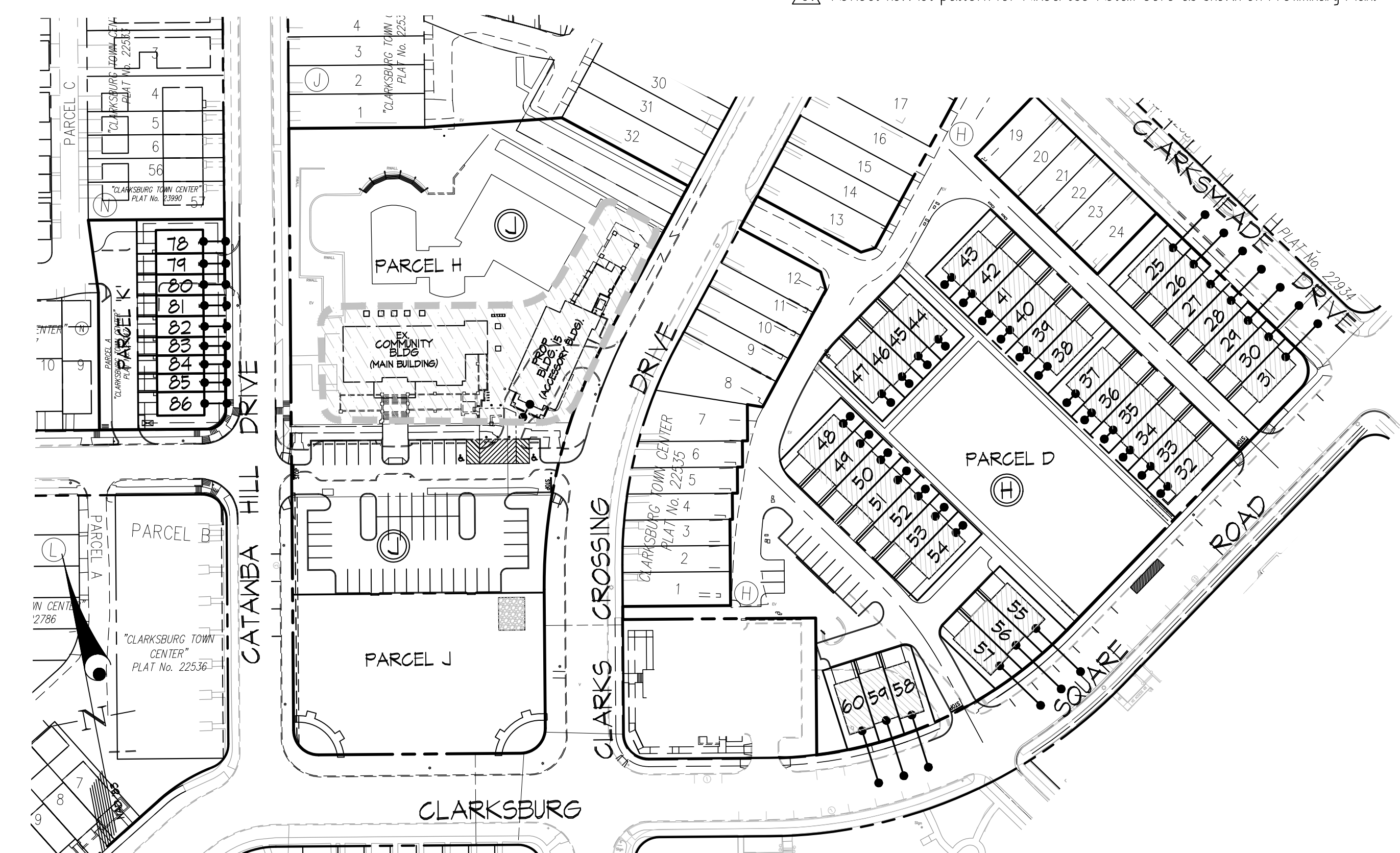
LEGEND
- LIMITS OF SITE PLAN AMENDMENT (dashed line)
- INDICATES POINTS OF HEIGHT MEASUREMENT (dots)
- ZONE OF INFLUENCE (shaded areas)
- RESIDENTIAL, Single-Family Attached (hatched pattern)
- RESIDENTIAL, Multi-Family (cross-hatched pattern)
- COMMERCIAL & CIVIC (stippled pattern)

NOTE: THE ZONE OF INFLUENCE FOR EACH COMMERCIAL & CIVIC BUILDINGS (BUILDINGS 1-15) SHALL EXTEND 10' FROM EACH OF THE WALLS SHOWN ON THIS PLAN.

MEASURING POINT
BLOCK BB
UNIT/BLDG MEASURING POINT
LOTS 1-13 CENTERLINE @ EBENEZER CHAPEL DRIVE
LOTS 14-20 AVERAGE GRADE ALONG FRONT OF UNIT
LOTS 21-25 CENTERLINE @ MARTZ STREET (PRIVATE)

MEASURING POINT
BLOCK CC
UNIT/BLDG MEASURING POINT
BLDG 1-4 CENTERLINE @ SAINT CLAIR ROAD (PRIVATE)
BLOCK H
UNIT/BLDG MEASURING POINT
LOTS 25-31 CENTERLINE @ CLARKSBURG SQUARE ROAD

BUILDING HEIGHT
Commercial, Mixed-Use, Civic
Blg No. Bldg. Ht. (MAXIMUM)
1 75'
2 N/A
3 35'

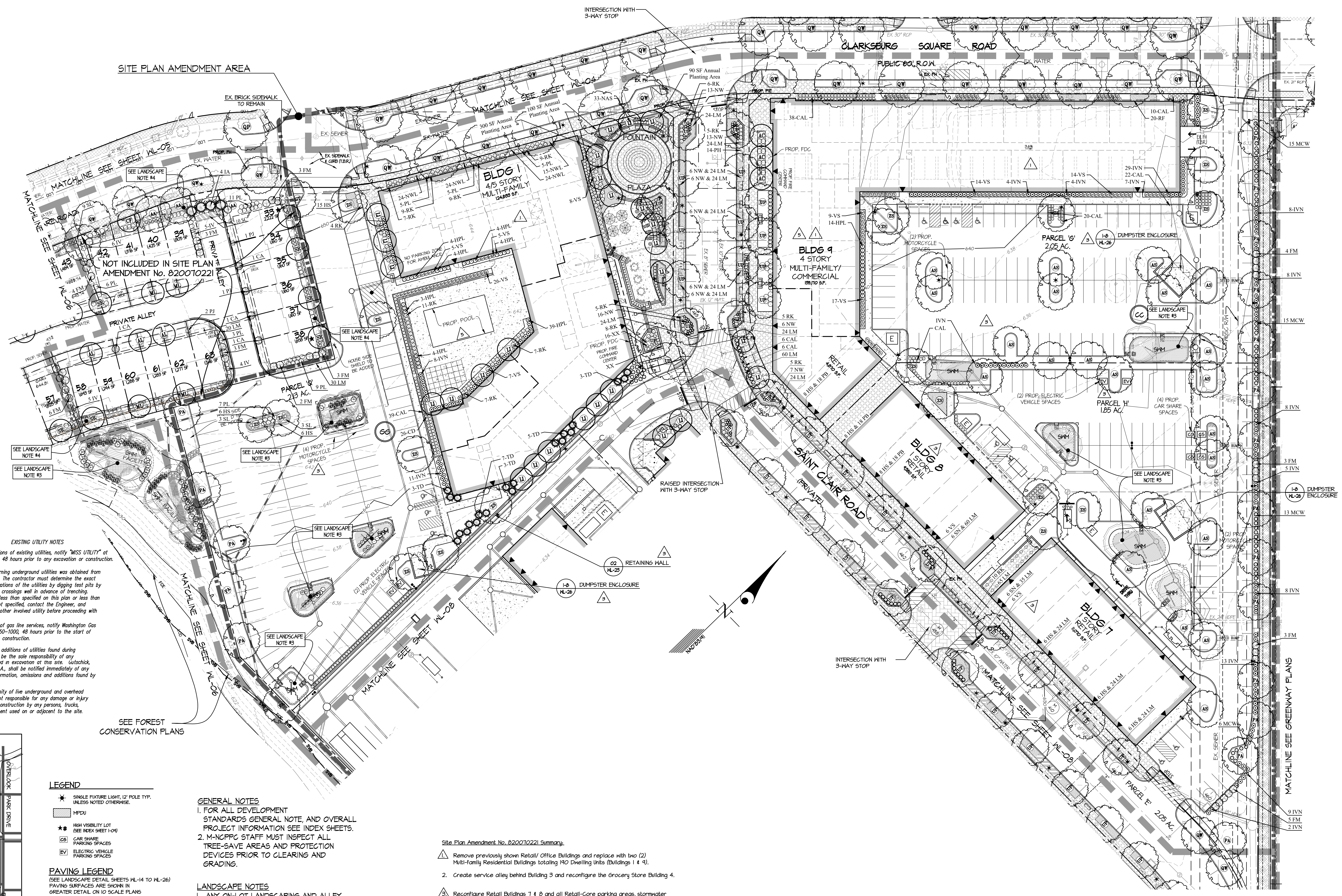


- Site Plan Amendment No. 820070221 Summary
- Remove previously shown Retail/ Office Buildings and replace with two (2) Multi-Family Residential Buildings totaling 110 Dwelling Units (Buildings 1 & 4).
- Create service alley behind Building 3 and reconfigure the Grocery Store Building 4.

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820070221, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: CTC Retail LLC, Kathryn L. Kubit
1355 Beverly Road, Suite 240
McLean, Virginia 22101
Phone: 703-734-9730

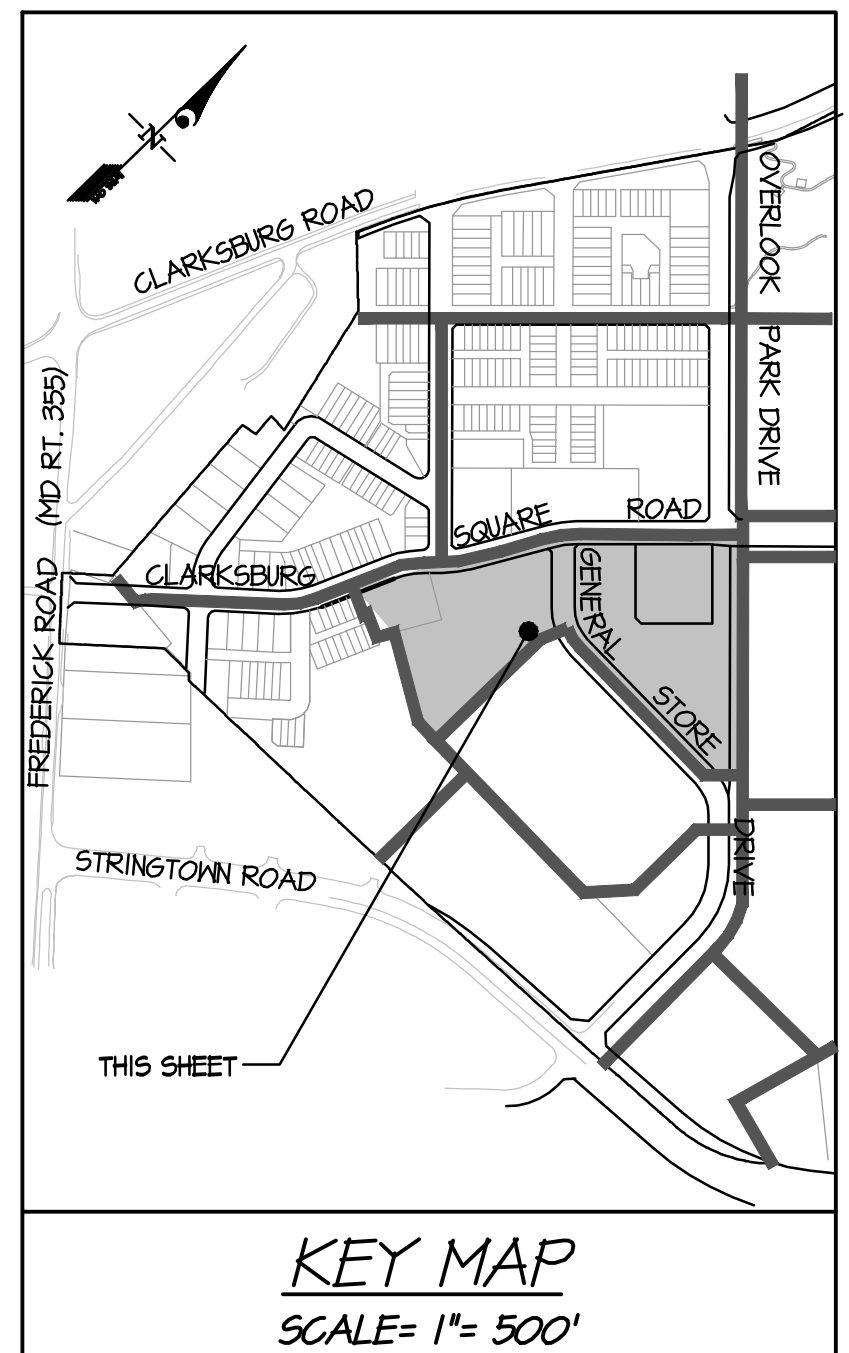
GLW PLANNING ENGINEERS SURVEYING
3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | (410) 386-1800
DESIGNED BY: KAF
DRAWN BY: KAF
CHECKED BY: KAF

PREPARED FOR: CTC RETAIL LLC
SCALE: 1"=75'
ZONING: RMX-2/RDT
DATE: OCT. 2023
TAX MAP - GRID: EW - 42
BUILDING HEIGHT EXHIBIT & DEVELOPMENT STANDARDS
CLARKSBURG TOWN CENTER INDEX PLANS
G. L. W. FILE No. 22074
SHEET 1-04 OF 10



48 Hours Before You Dig Call
"MISS UTILITY"
 Service Protection Center
 MEMBER
 ONE CALL SYSTEMS INTERNATIONAL
 CALL TOLL FREE
 1-800-257-7777

- EXISTING UTILITY NOTES**
- For marking locations of existing utilities, notify "MISS UTILITY" at 1-800-257-7777, 48 hours prior to any excavation or construction.
 - Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the utilities by digging test pits by hand at all utility crossings well in advance of trenching. If clearances are less than specified on this plan or less than 12 inches when not specified, contact the Engineer, and the owner of the other involved utility before proceeding with construction.
 - For field location of gas line services, notify Washington Gas Light Co., 703-750-1000, 48 hours prior to the start of any excavation or construction.
 - Omissions and/or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Uttschick, Little & Meier, P.A., shall be notified immediately of any and all utility information, omissions and additions found by any contractor.
 - Due to the proximity of live underground and overhead utilities, we are not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.



- LEGEND**
- ★ SINGLE FIXTURE LIGHT, 12' POLE TYP. UNLESS NOTED OTHERWISE.
 - MFDU
 - ★ HIGH VISIBILITY LOT (SEE INDEX SHEET 10-01)
 - ⊞ CAR SHARE PARKING SPACES
 - EV ELECTRIC VEHICLE PARKING SPACES
- PAVING LEGEND**
 (SEE LANDSCAPE DETAIL SHEETS ML-14 TO ML-26)
 PAVING SURFACES ARE SHOWN IN GREATER DETAIL ON 10 SCALE PLANS ACCORDING TO THE FOLLOWING:
- SPECIAL SIDEWALK TREATMENT
 - ASPHALT PAVING
 - CONCRETE
 - SWM ACCESS & FIRE ACCESS
 - CROSSWALK TREATMENT
 - EXISTING BRICK
- IF A SPECIFIC DETAIL FOR A PAVING SURFACE IS NOT SHOWN ON THE 10 SCALE PLANS, THE 30 SCALE PLANS CONTROL.

- GENERAL NOTES**
- FOR ALL DEVELOPMENT STANDARDS GENERAL NOTE, AND OVERALL PROJECT INFORMATION SEE INDEX SHEETS.
 - M-NCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING.
- LANDSCAPE NOTES**
- ANY ON-LOT LANDSCAPING AND ALLEY LANDSCAPING PREVIOUSLY SHOWN FOR EXISTING HOUSES AND NOT INSTALLED, IS NOT THE RESPONSIBILITY OF THE APPLICANT.
 - ALL PREVIOUSLY PROPOSED LIGHT POLE BANNERS ALONG CLARKSBURY SQUARE ROAD TO BE DELETED.
 - SEE APPROVED SWM PLANS FOR ALL LANDSCAPING SHOWN IN SWM FACILITIES.
 - FOR ANY PROPOSED ON LOT LANDSCAPING IN FRONT YARDS, SEE SHEET ML-13A FOR TYPICAL LANDSCAPE PLANTING PLAN.

- Site Plan Amendment No. 820070221 Summary.**
- Remove previously shown Retail/ Office Buildings and replace with two (2) Multi-family Residential Buildings totaling 190 Dwelling Units (Buildings 1 & 4).
 - Create service alley behind Building 3 and reconfigure the Grocery Store Building 4.
 - Reconfigure Retail Buildings 7 & 8 and all Retail-Core parking areas, stormwater management facilities, retaining walls and trash enclosures.
 - Update Splash Fountain Plaza and affected Clarksbury Square Road and Saint Clair Road streetscapes/hardscapes. Update all Mixed-use Retail-Core landscaping, lighting and signage.
 - Provide private on-site recreational facilities for Retail-Core Multi-family apartment units.
 - Reflect new lot pattern for Mixed-Use Retail-Core as shown on Preliminary Plan.

DEVELOPER'S CERTIFICATE
 The Undersigned agrees to execute all the features of the Site Plan Approval No. 820070221, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: CTC RETAIL, L.C. Kathryn L. Kubit
 c/o ElmStreet Development L.C. Contact Person

Address: 1355 BERVILLY ROAD, SUITE 240
 McLEANS, VIRGINIA 22101

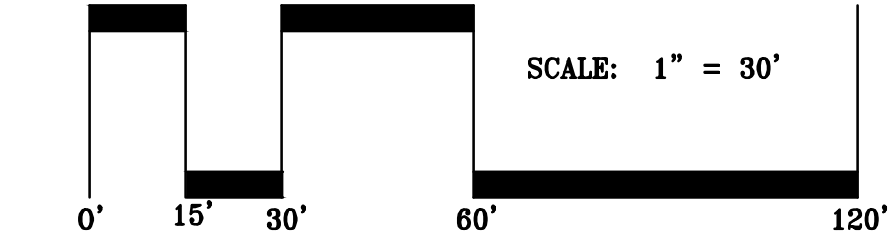
Phone: 703-734-9730

Signature: Kathryn L. Kubit, Manager



GLW
 PLANNING | ENGINEERING | SURVEYING
 3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20896 | GLWPA.COM
 PHONE: 301-421-4024 | BALT.: 410-885-1850 | DC: 202-462-2524 | FAX: 301-421-4198

DESIGNED BY	DATE	REVISION	BY	APP'R.
KAF	8/20/2022		KAB	KAF
	8/20/2022		KAB	KAF
	8/20/2022		KAB	KAF
	8/20/2022		KAB	KAF
	8/20/2022		KAB	KAF
	8/20/2022		KAB	KAF
	8/20/2022		KAB	KAF
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	8/20/2022		KAB	KAF
	8/20/2022		KAB	KAF

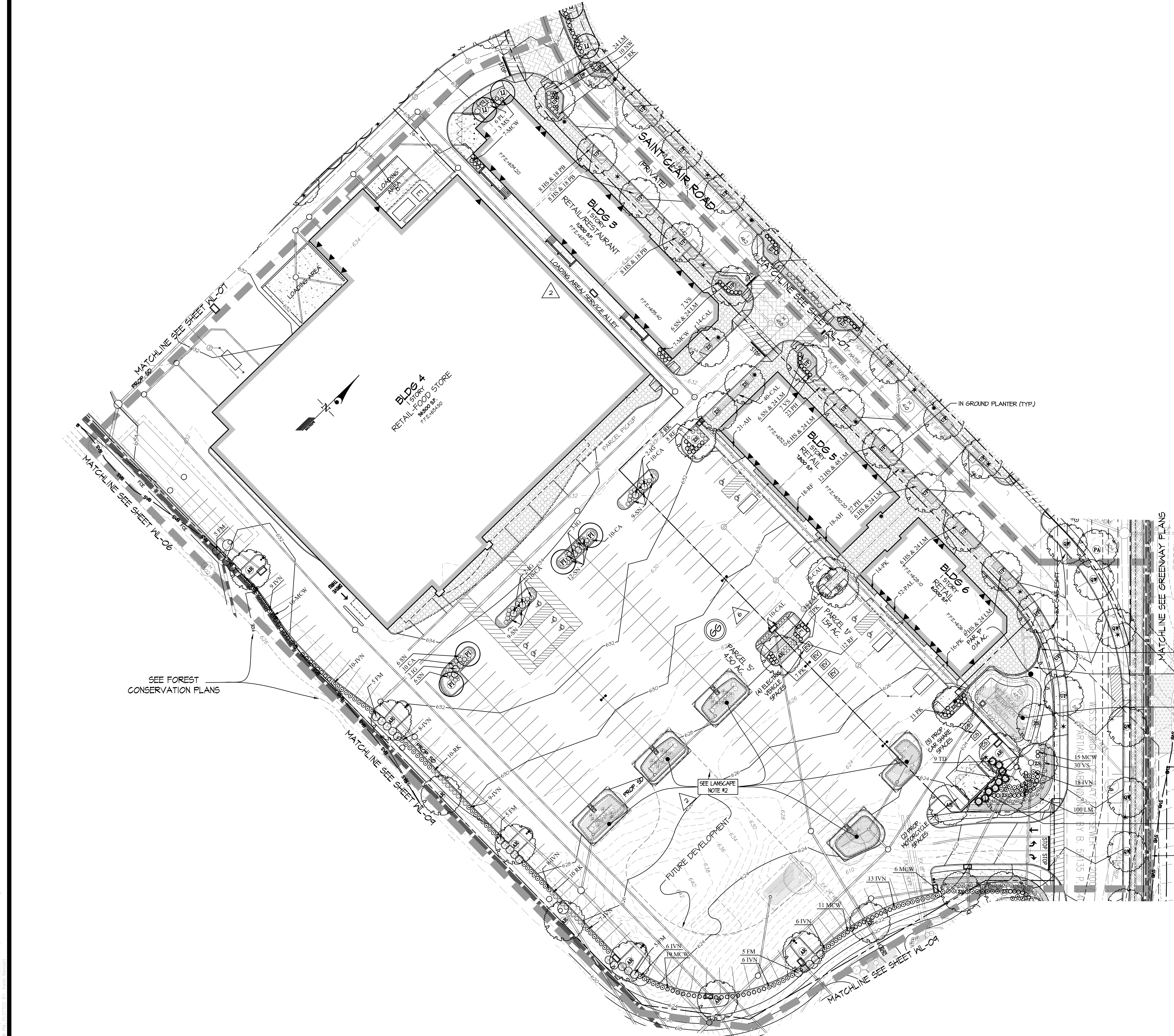


PREPARED FOR:
 CTC RETAIL, L.C.
 c/o ELM STREET DEVELOPMENT
 1355 BERVILLY ROAD, SUITE 240
 McLEANS, VIRGINIA 22101
 ATTN: KATHRYN L. KUBIT
 703-734-9730

SCALE	ZONING
1"=30'	RMX-2
DATE	TAX MAP - GRID
OCT. 2023	EW-42

LANDSCAPE PLAN
CLARKSBURY TOWN CENTER
 WEST SIDE - LANDSCAPE PLAN

G. L. W. FILE No. 22074
 SHEET OF 26
 CLARKSBURY ELECTION DISTRICT No. 02
 MONTGOMERY COUNTY, MARYLAND

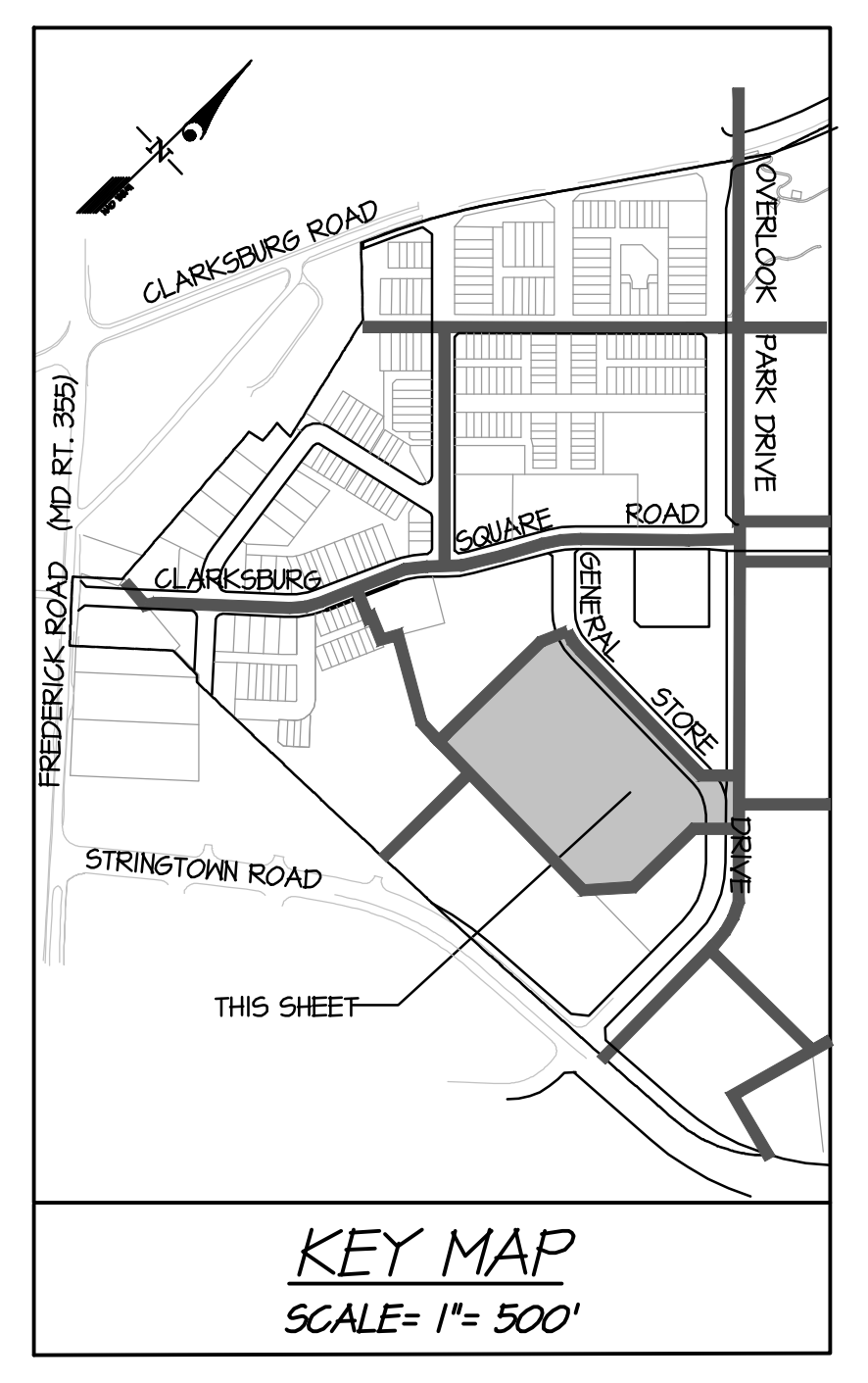


- EXISTING UTILITY NOTES**
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48 Hours
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 Service Protection Center

MEMBER
 ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
 1-800-257-7777



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 - CROSSWALK TREATMENT
 - EXISTING BRICK
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- LEGEND**
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 - MPDU
 - HIGH VISIBILITY LOT (SEE INDEX SHEET 1-09)
 - CAR SHARE PARKING SPACES
 - ELECTRIC VEHICLE PARKING SPACES

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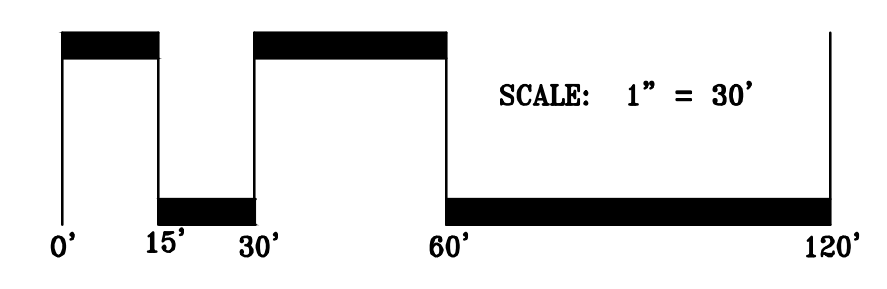


SITE PLAN AMENDMENT No. 820070221

GLW
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3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20896 | GLWVA.COM
 PHONE: 301-421-4024 | BALT: 410-886-1800 | DC/VA: 301-489-2324 | FAX: 301-421-4188

DESIGNED BY	DATE	REVISION	BY	APP'R.
KAF	820070221		KAB	KAF
	2020-12-21	820070226	KAB	KAF
	2019-06-17	820070227	KAB	KAF
	2016-02-11	REVISED PER M-NCPPC CERTIFICATION COMMENTS	KAB	KAF
	2015-10-30	REVISED PER M-NCPPC PLANNING BOARD RESOLUTION	KAB	KAF
	2015-04-10	REVISED PER M-NCPPC COMMENTS	KAB	KAF



PREPARED FOR:
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 c/o ELM STREET DEVELOPMENT
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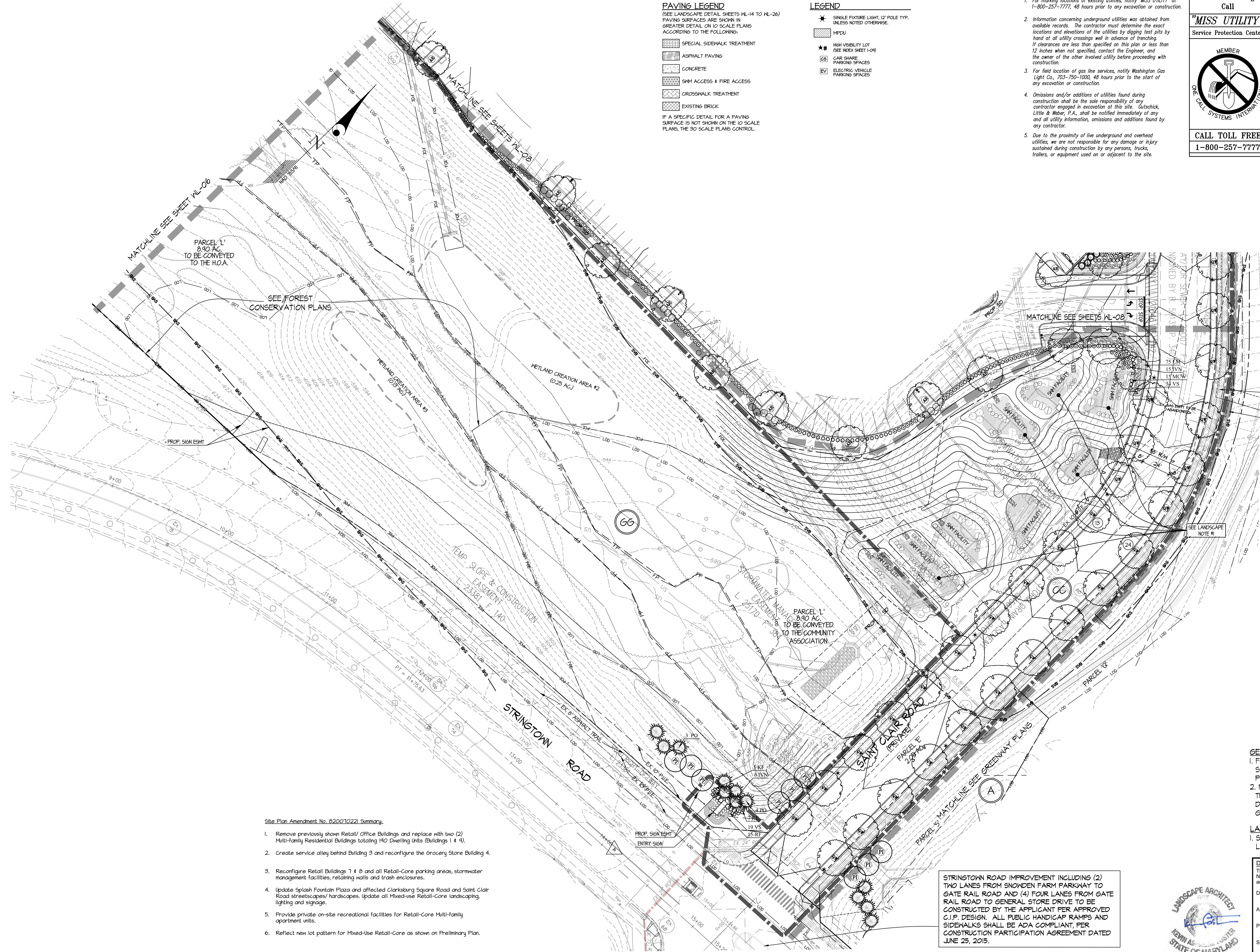
SCALE	ZONING
1"=30'	RMX-2
DATE	TAX MAP - GRID
OCT. 2023	EW-42

LANDSCAPE PLAN
CLARKSBURG TOWN CENTER
 WEST SIDE - LANDSCAPE PLAN

G. L. W. FILE No. **22074**

SHEET **WL-08** OF 26

CLARKSBURG ELECTION DISTRICT No. 02
 MONTGOMERY COUNTY, MARYLAND



PAVING LEGEND
 (SEE LANDSCAPE DETAIL SHEETS ML-14 TO ML-26)
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LEGEND

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- HIGH VISIBILITY LOT (SEE INDEX SHEET H-04)
- CAR SHARE PARKING SPACES
- ELECTRIC VEHICLE PARKING SPACES

EXISTING UTILITY NOTES

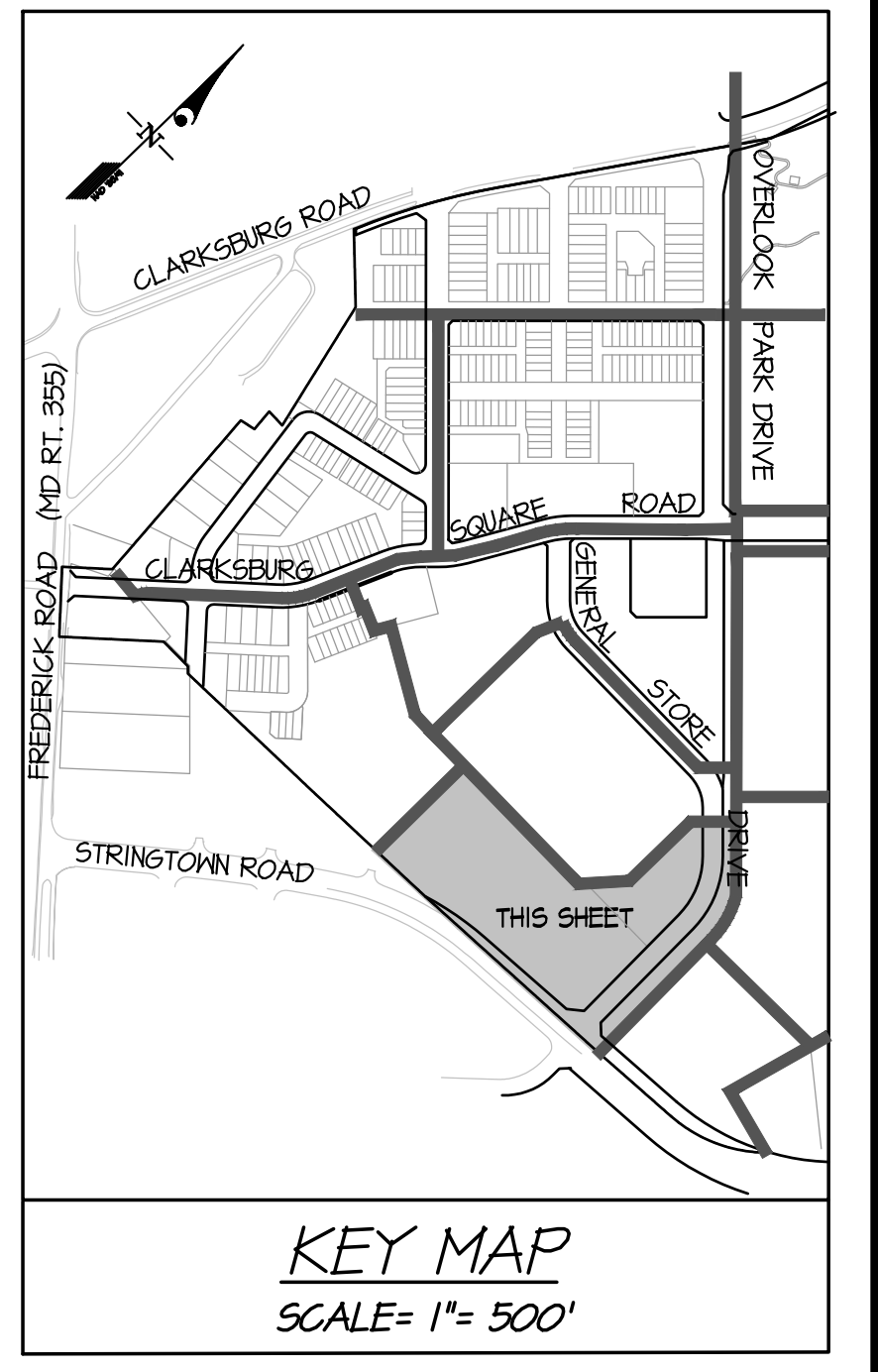
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 Service Protection Center

MEMBER

 ONE CALL SYSTEMS INTERNATIONAL

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- Remove previously shown Retail/ Office Buildings and replace with two (2) Multi-family Residential Buildings totaling 140 Dwelling Units (Buildings 1 & 4).
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LANDSCAPE NOTES

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 c/o Elmstreet Development L.C. Contact Person

Address: 1355 Beverly Road, Suite 240
 McLean, Virginia 22101

Phone: 703-734-9730

Signature: Kathryn L. Kubit, Manager

STRINGTOWN ROAD IMPROVEMENT INCLUDING (2) TWO LANES FROM SNOWDEN FARM PARKWAY TO GATE RAIL ROAD AND (4) FOUR LANES FROM GATE RAIL ROAD TO GENERAL STORE DRIVE TO BE CONSTRUCTED BY THE APPLICANT PER APPROVED C.I.P. DESIGN. ALL PUBLIC HANDICAP RAMPS AND SIDEWALKS SHALL BE ADA COMPLIANT, PER CONSTRUCTION PARTICIPATION AGREEMENT DATED JUNE 25, 2015.

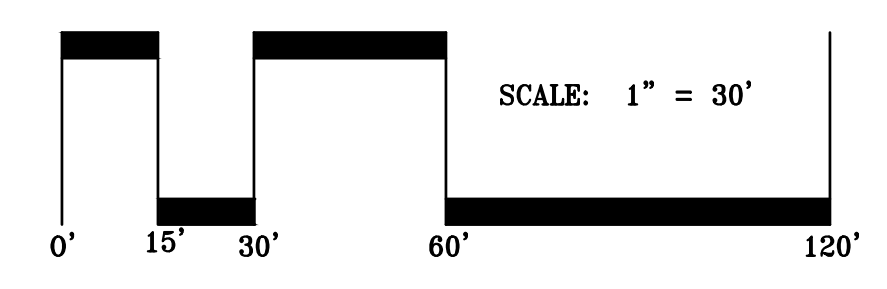


SITE PLAN AMENDMENT No. 820070221

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3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
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DESIGNED BY	DATE	BY	APP'R.
KAF	820070221	KAB	KAF
DRAWN BY	2020-12-21	KAB	KAF
KAB	820070226	KAB	KAF
	2019-06-17	KAB	KAF
	2016-02-11	KAB	KAF
CHECKED BY	2015-10-30	KAB	KAF
KAF	2015-04-10	KAB	KAF
	DATE	REVISION	BY



PREPARED FOR:
 CTC RETAIL, L.C.
 c/o ELM STREET DEVELOPMENT
 1355 BEVERLY ROAD, SUITE 240
 McLEAN, VIRGINIA 22101
 ATTN: KATHRYN L. KUBIT
 703-734-9730

SCALE	ZONING
1" = 30'	RMX-2
DATE	TAX MAP - GRID
OCT. 2023	EW-42

OPEN SPACE & SWM, BLOCK GG
CLARKSBURG TOWN CENTER
 WEST SIDE - LANDSCAPE PLAN

CLARKSBURG ELECTION DISTRICT No. 02
 MONTGOMERY COUNTY, MARYLAND

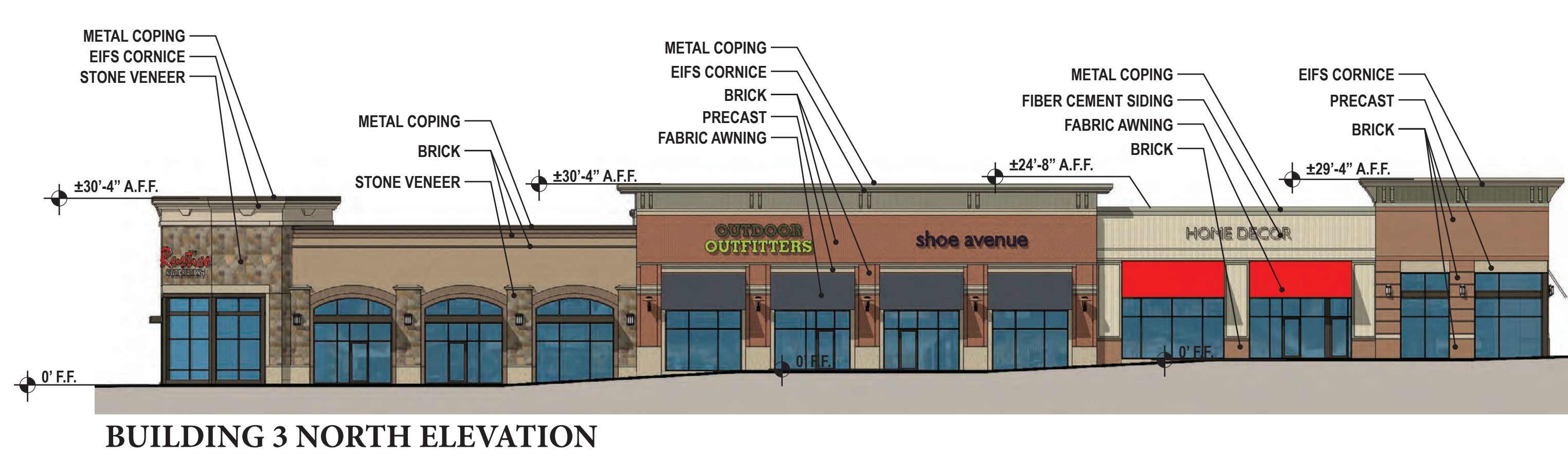
G. L. W. FILE No.
 22074

SHEET
 ML-09 OF 26

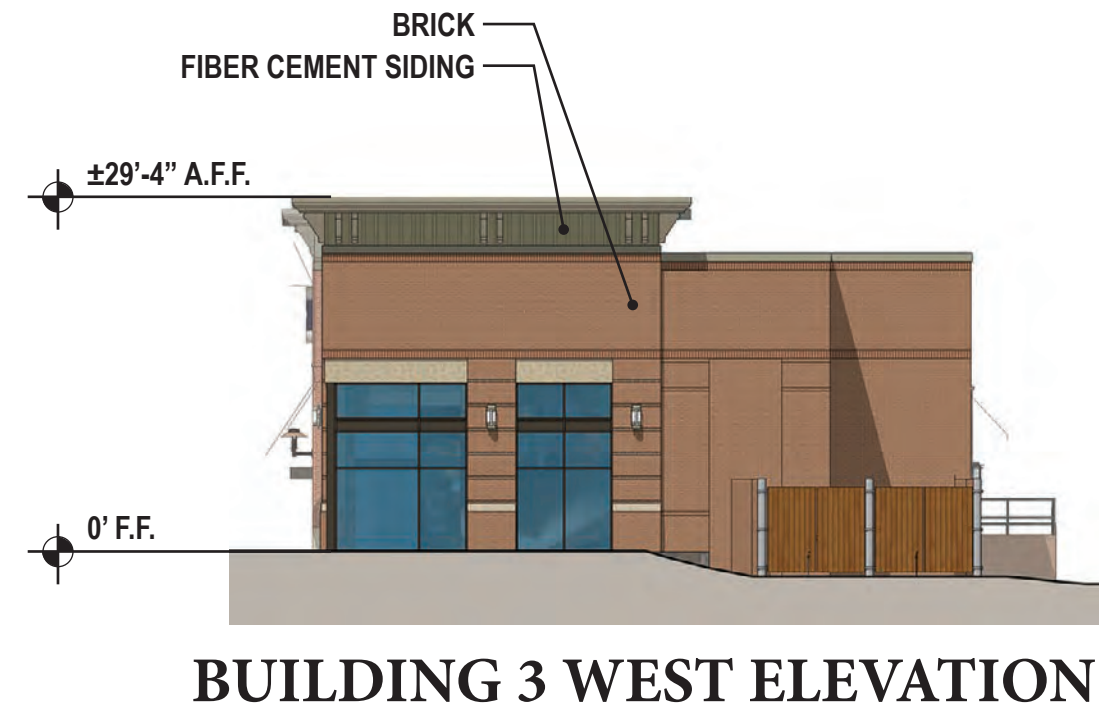
BUILDINGS 3-5



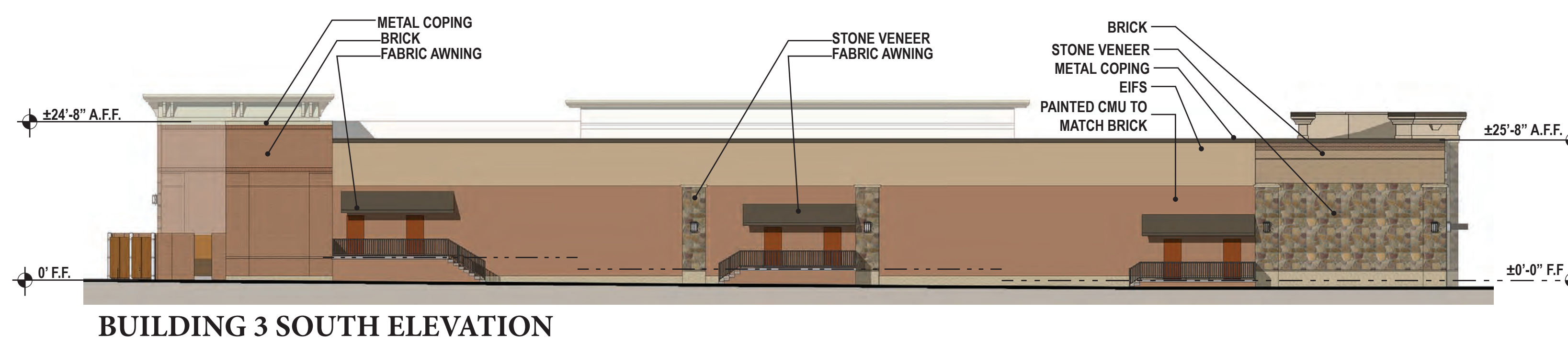
BUILDING 3 EAST ELEVATION



BUILDING 3 NORTH ELEVATION



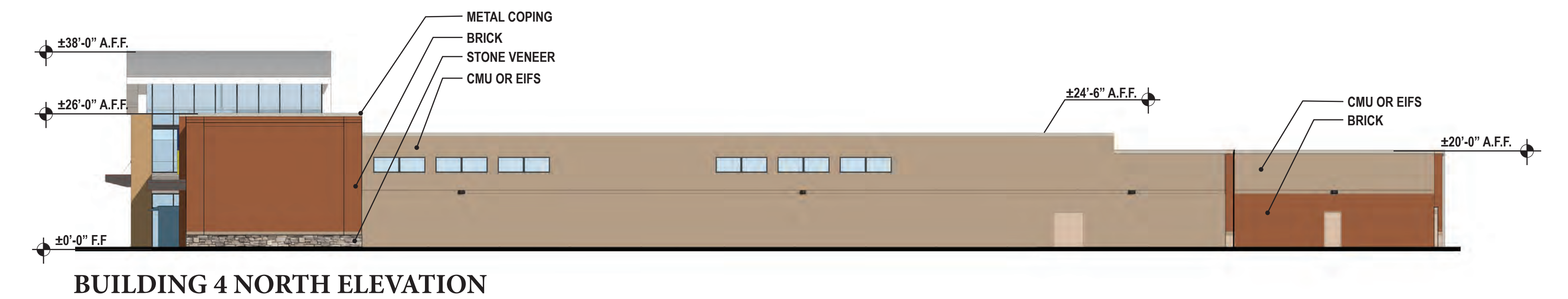
BUILDING 3 WEST ELEVATION



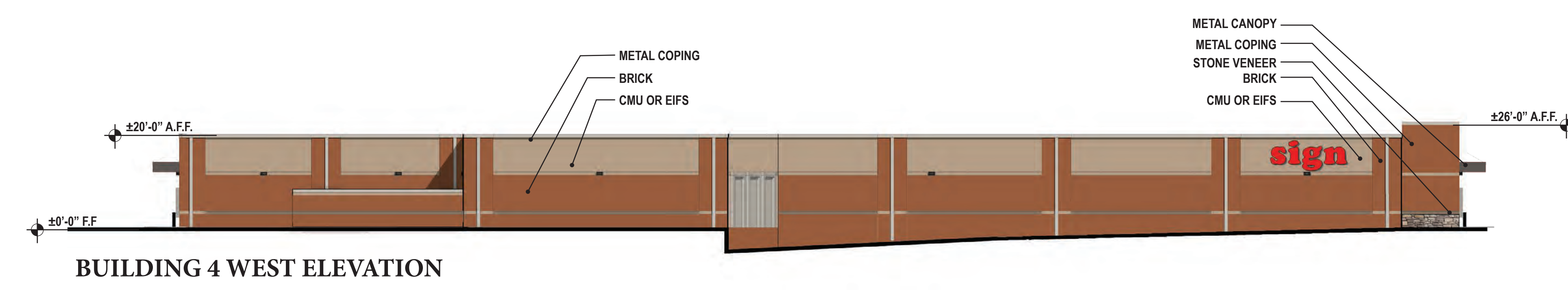
BUILDING 3 SOUTH ELEVATION



BUILDING 4 EAST ELEVATION



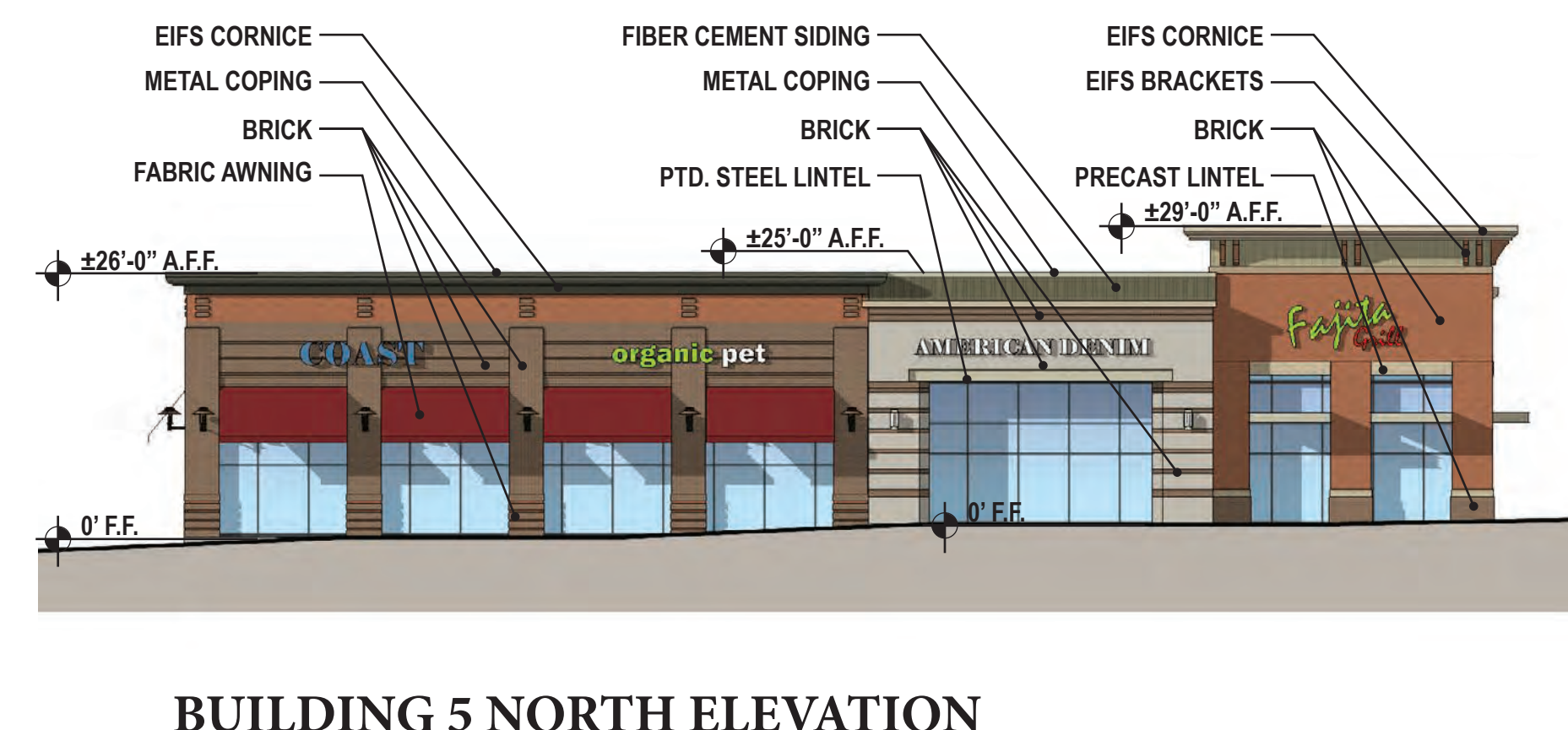
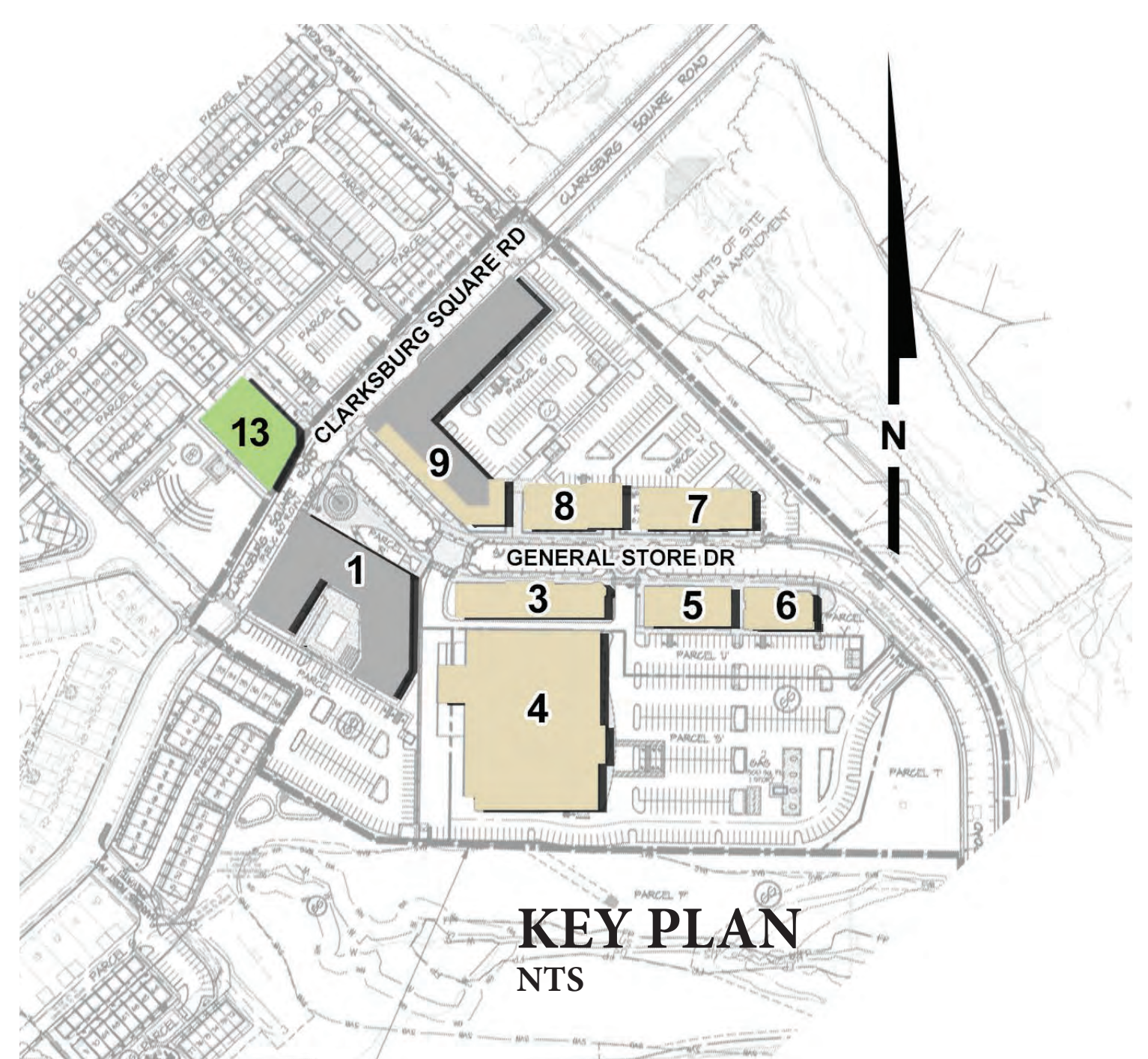
BUILDING 4 NORTH ELEVATION



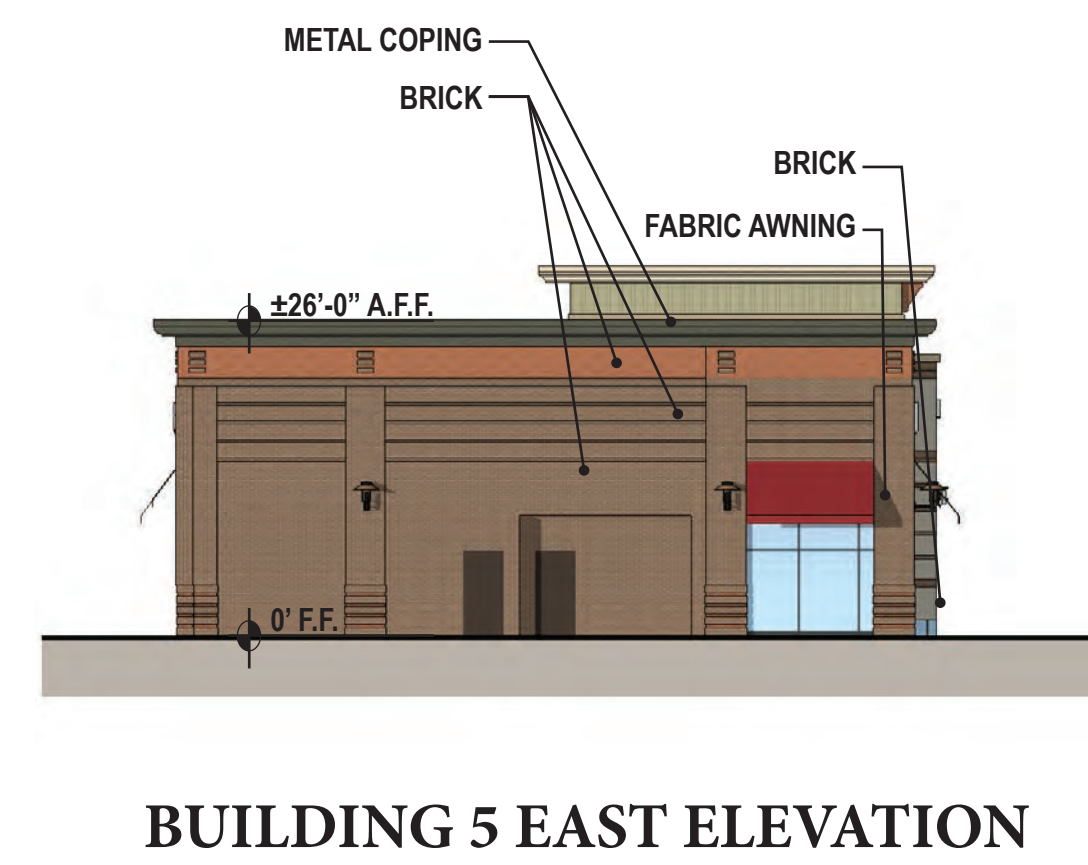
BUILDING 4 WEST ELEVATION



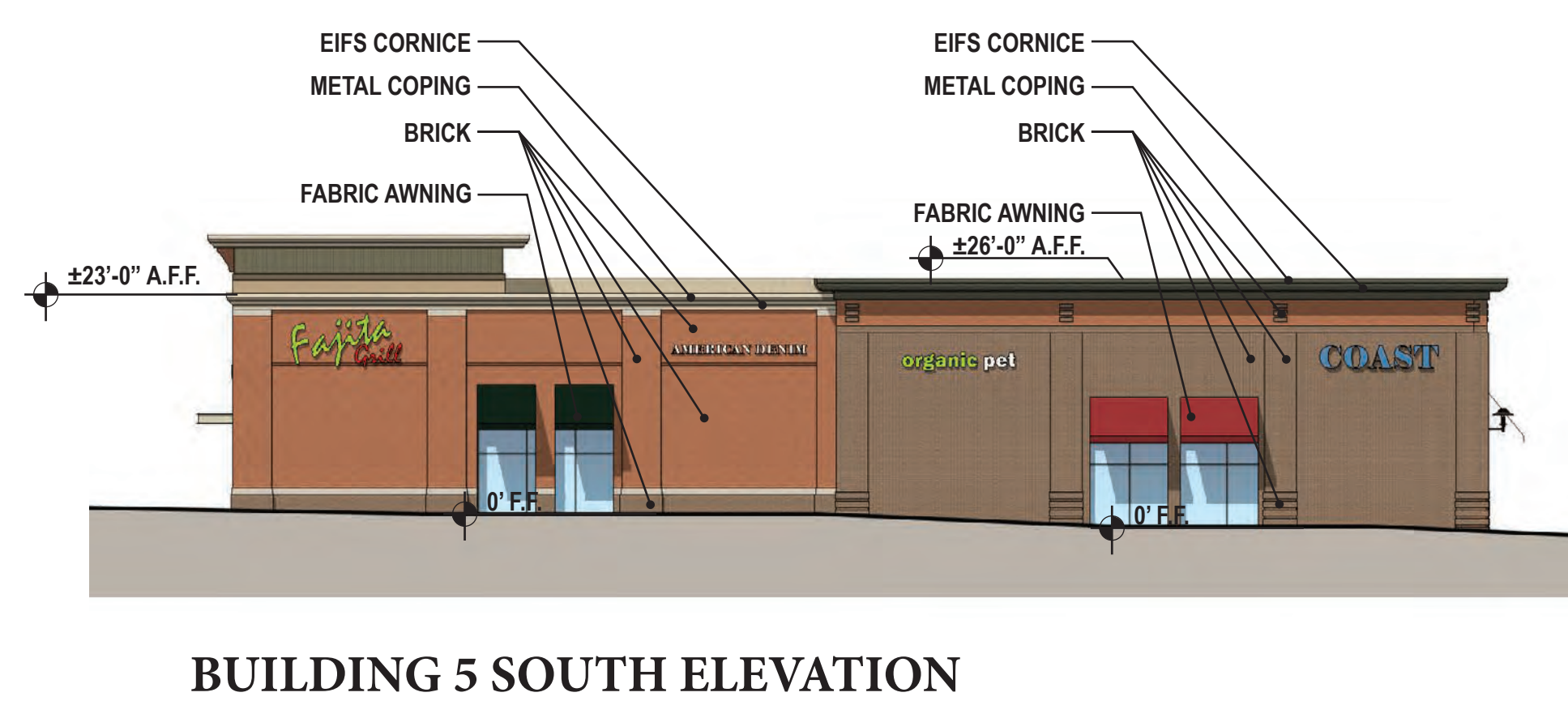
BUILDING 4 SOUTH ELEVATION



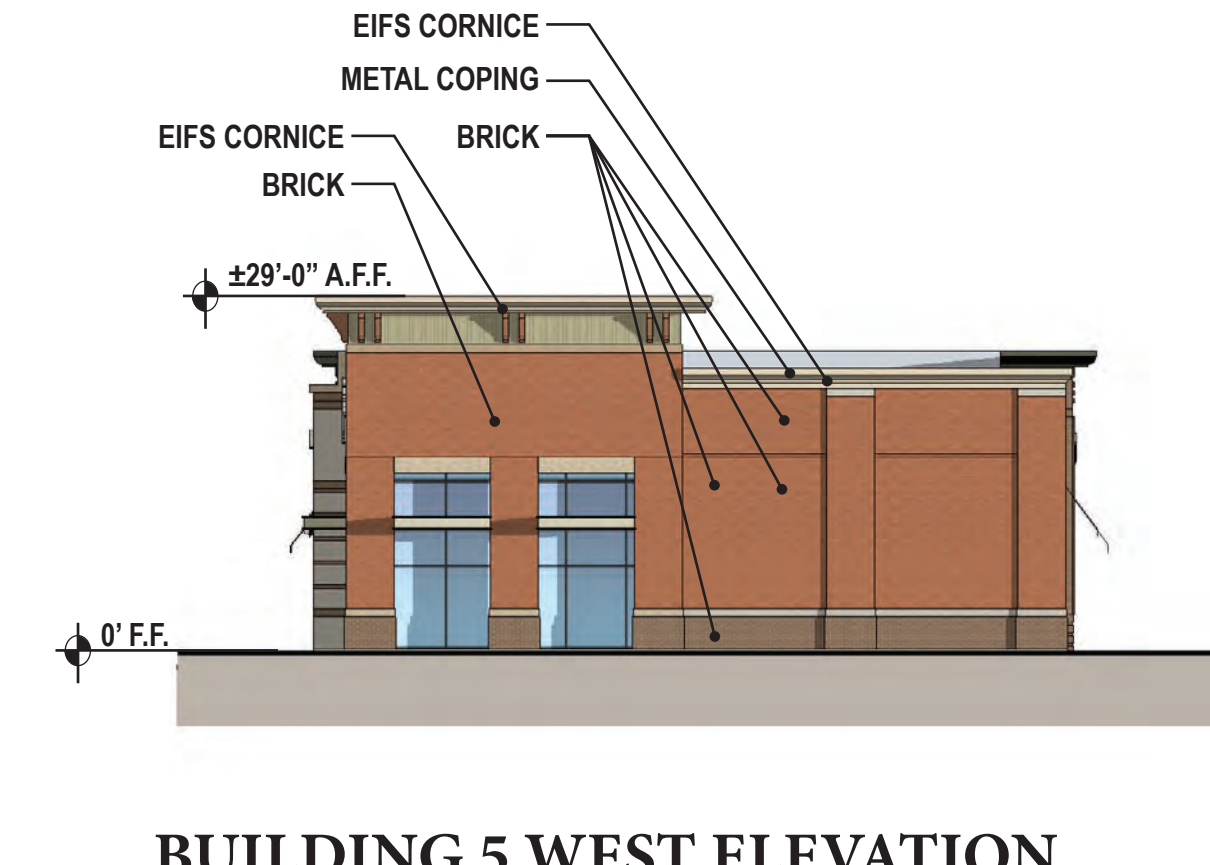
BUILDING 5 NORTH ELEVATION



BUILDING 5 EAST ELEVATION



BUILDING 5 SOUTH ELEVATION



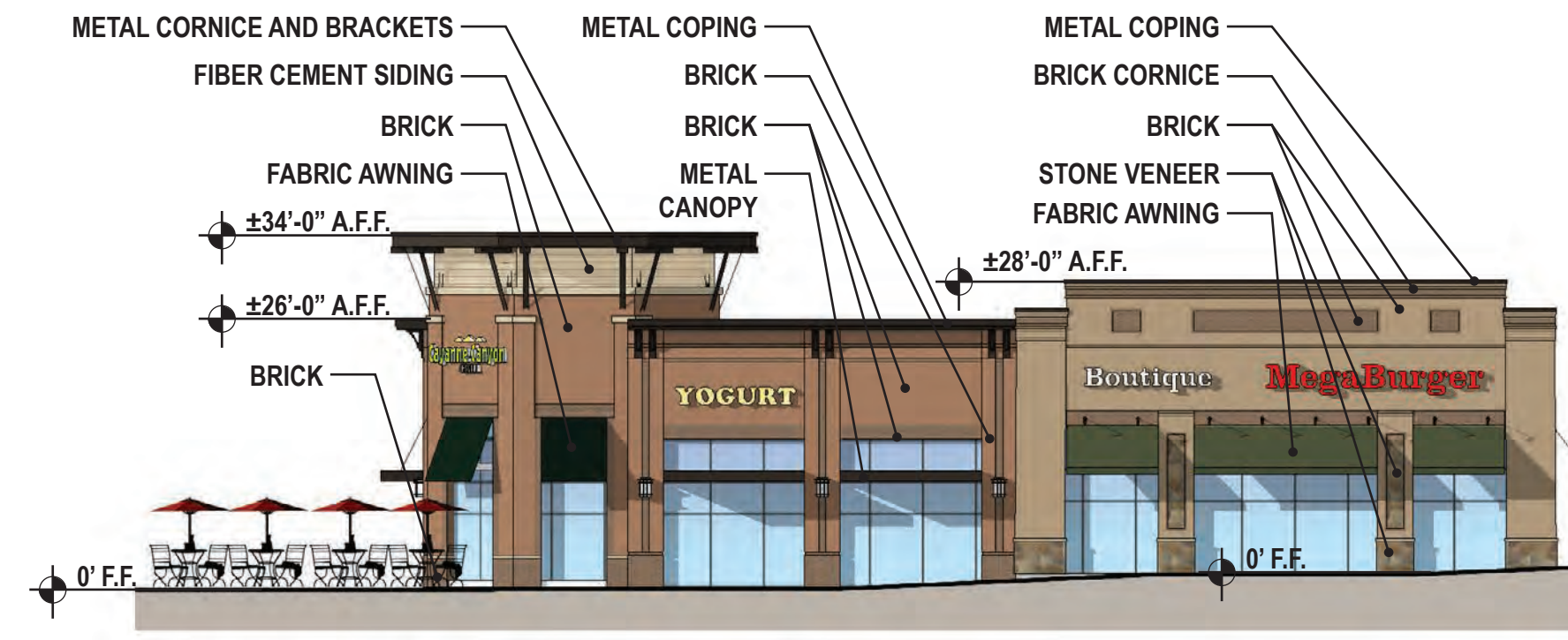
BUILDING 5 WEST ELEVATION

NOTE 1: All building dimensions and grades shown are approximate. All signs and building entrance locations are for illustration only. Final sitings, building footprints, finishes and materials to be determined at final architectural design.

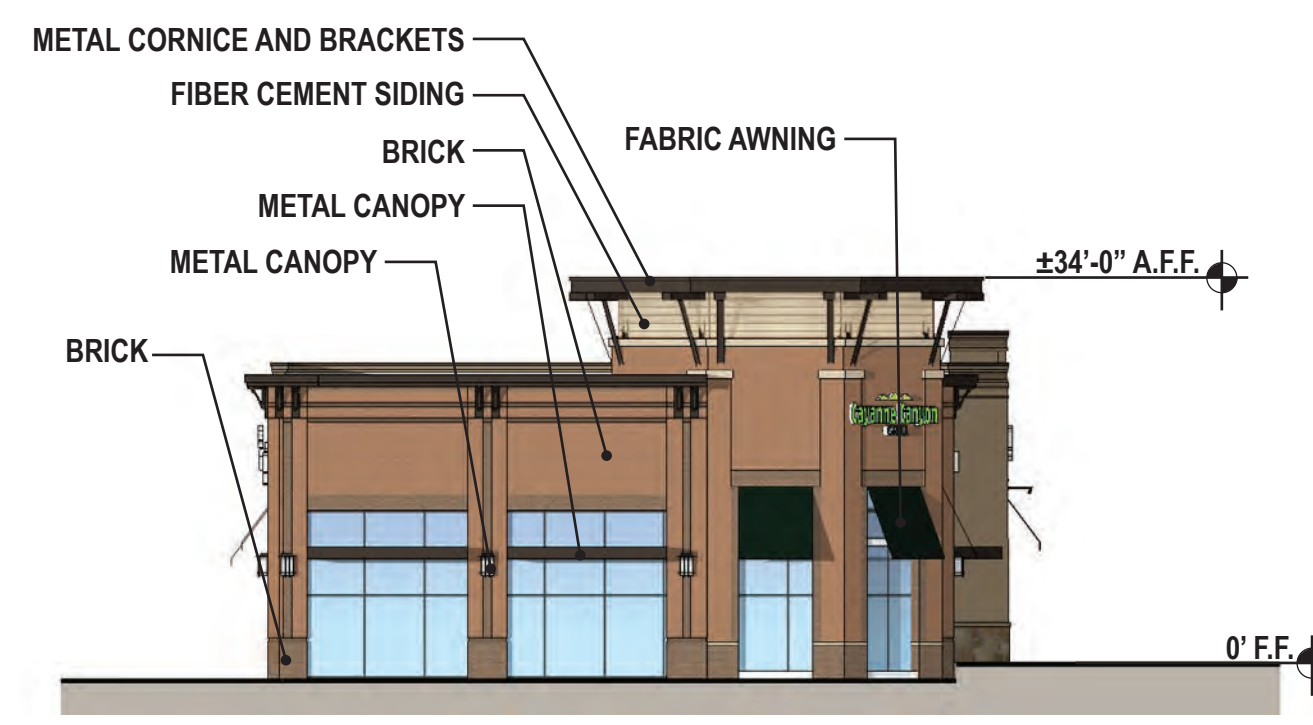
NOTE 2: Subject to approval, tenants shall have flexibility to change decorative elements of their facade including, but not limited to, signs, awnings, canopies, door hardware, patio amenities, fixtures, etc. All such elements shall be compatible with the building design. Owner may increase or add additional storefront and/or window openings based on tenant space layouts.

DEVELOPER'S CERTIFICATE	
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820070221 including Approval Conditions, Development Program, and Certified Site Plan.	
Developer's Name: Third Try L.C.	Kathryn L. Kubit Contact Person
Address: 1355 Beverly Road, Suite 240 McLean, Virginia 22101	
Phone: 703-734-9730	
Signature: Kathryn L. Kubit, Manager	

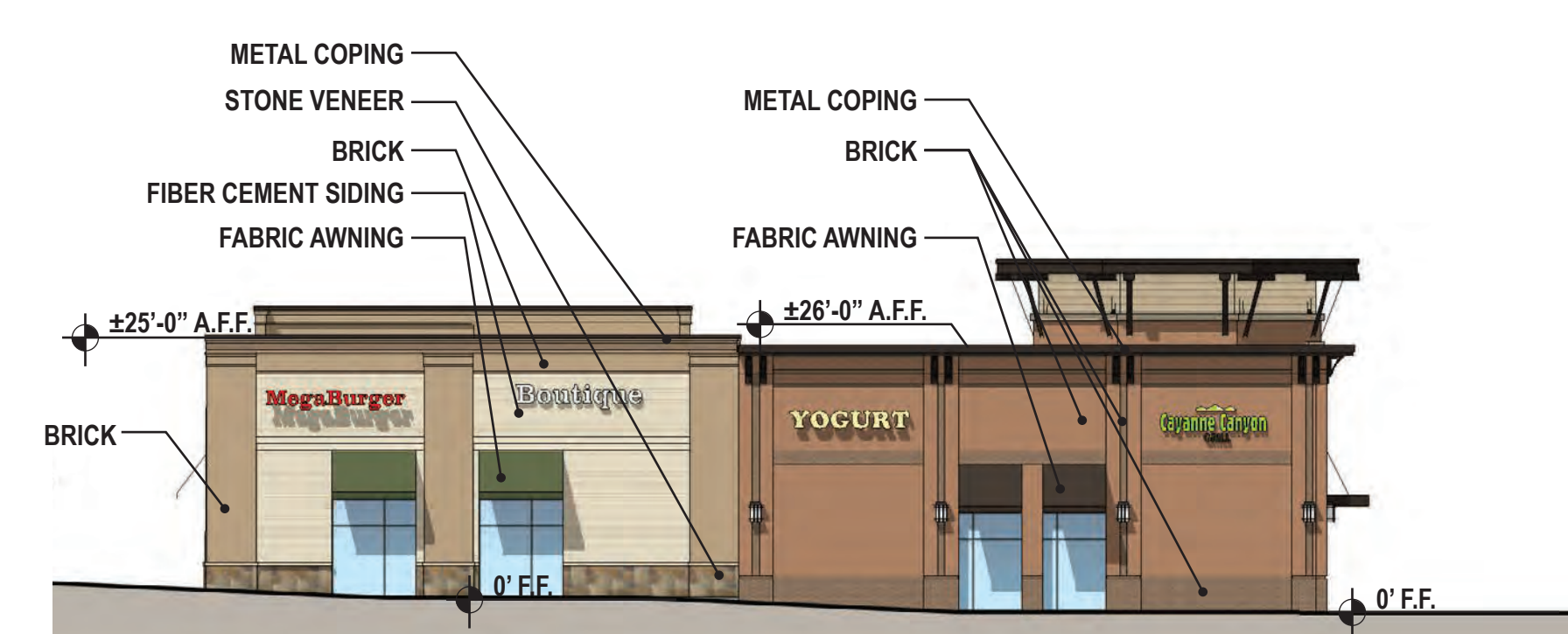
BUILDINGS 6-8



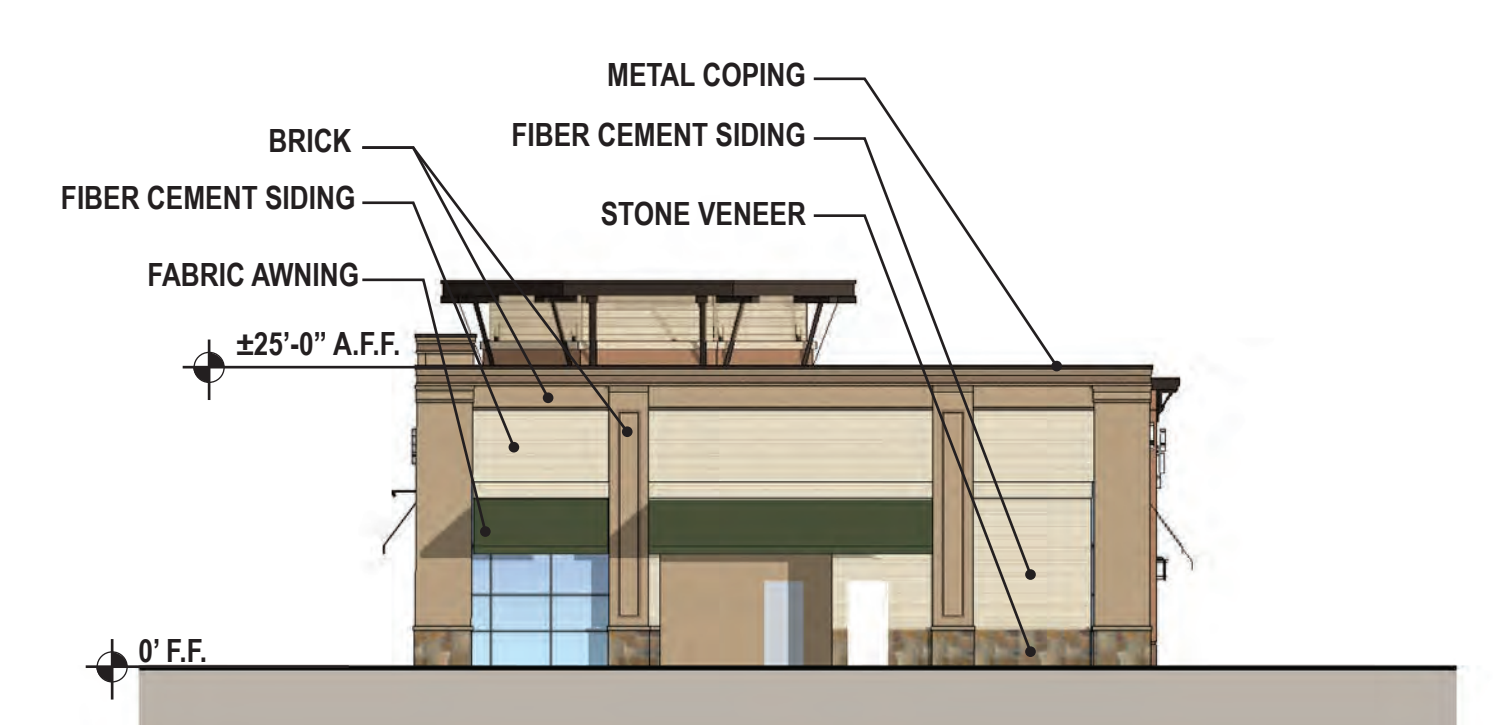
BUILDING 6 NORTH ELEVATION



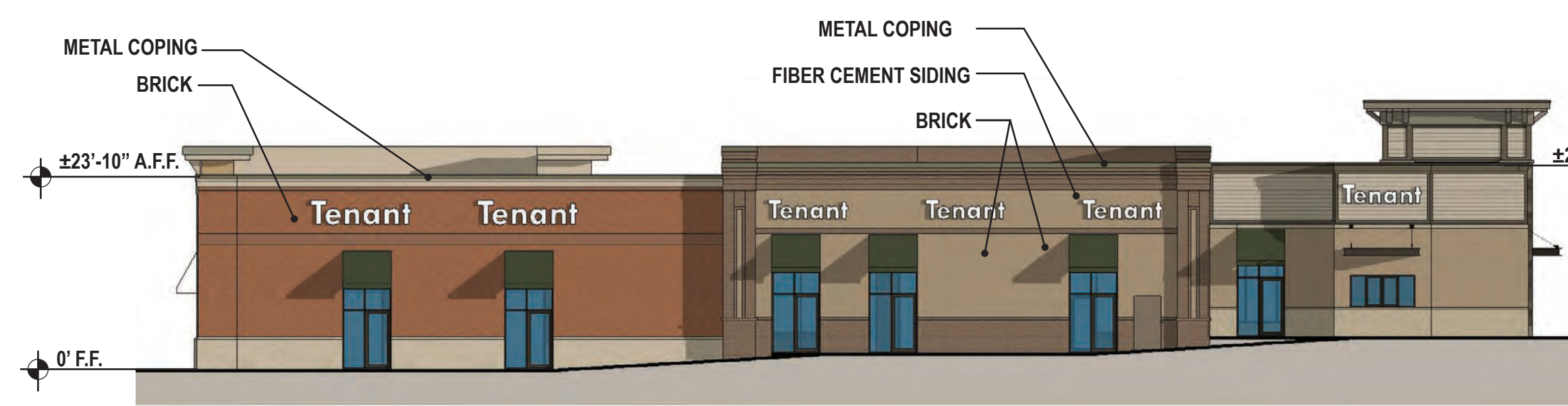
BUILDING 6 EAST ELEVATION



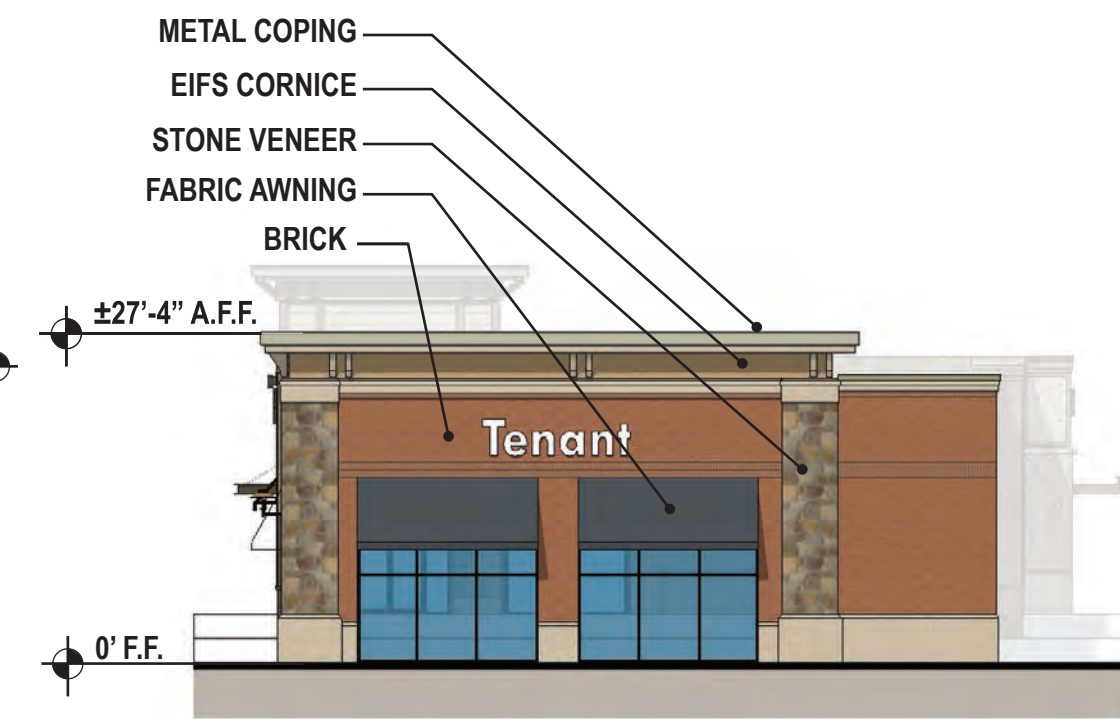
BUILDING 6 SOUTH ELEVATION



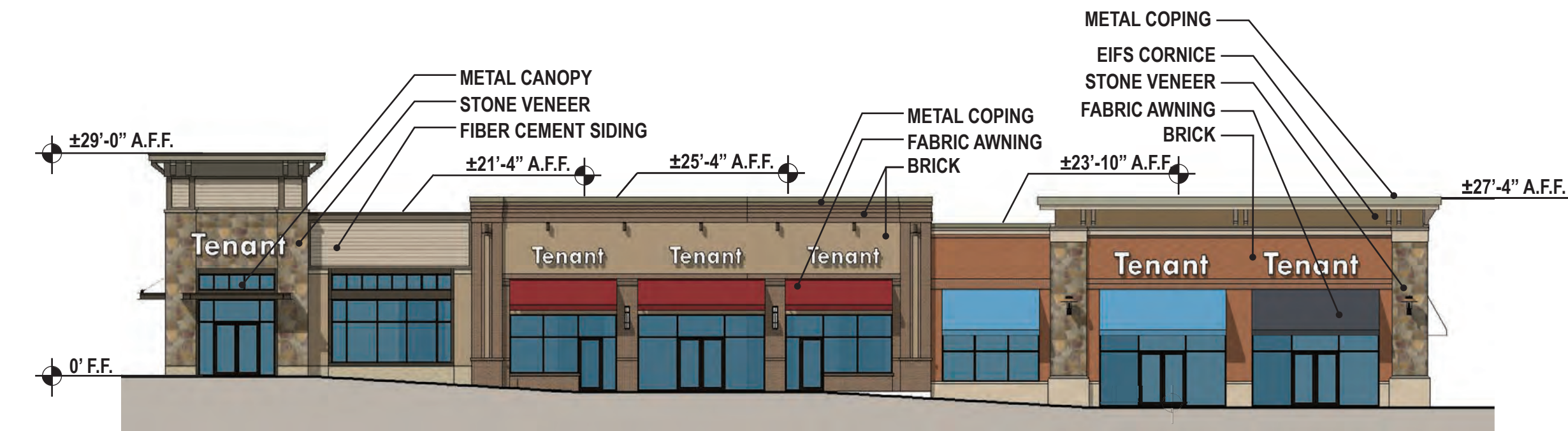
BUILDING 6 WEST ELEVATION



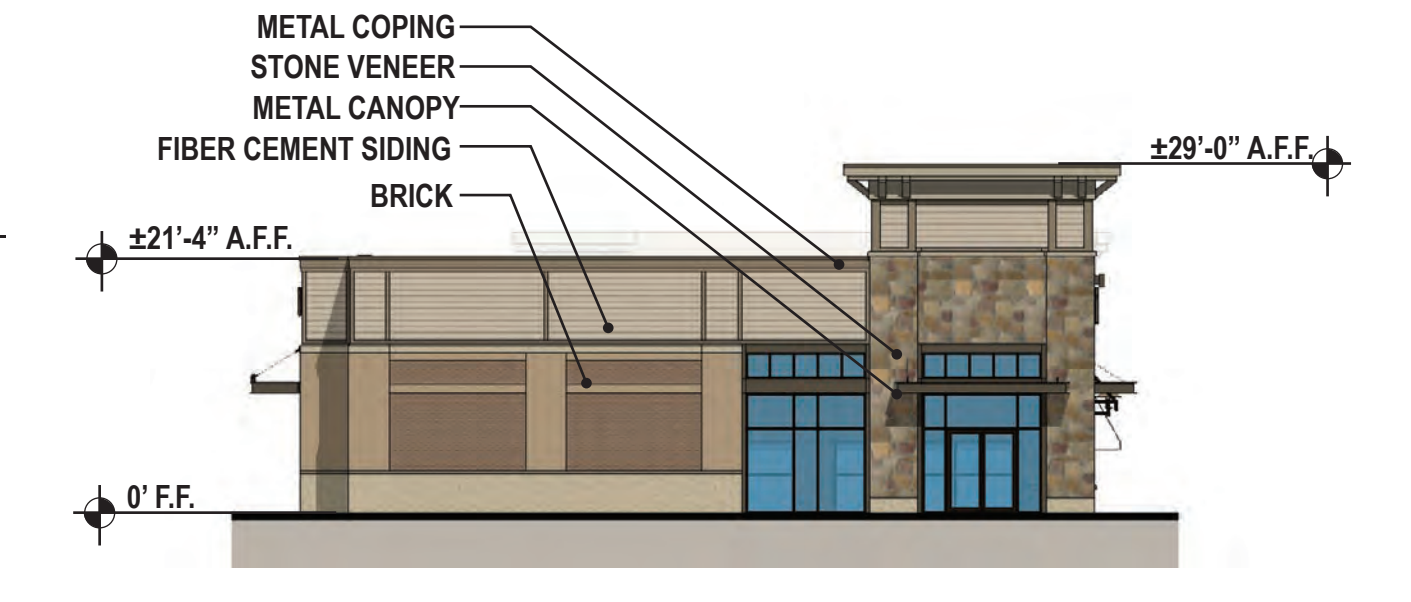
BUILDING 7 NORTH ELEVATION



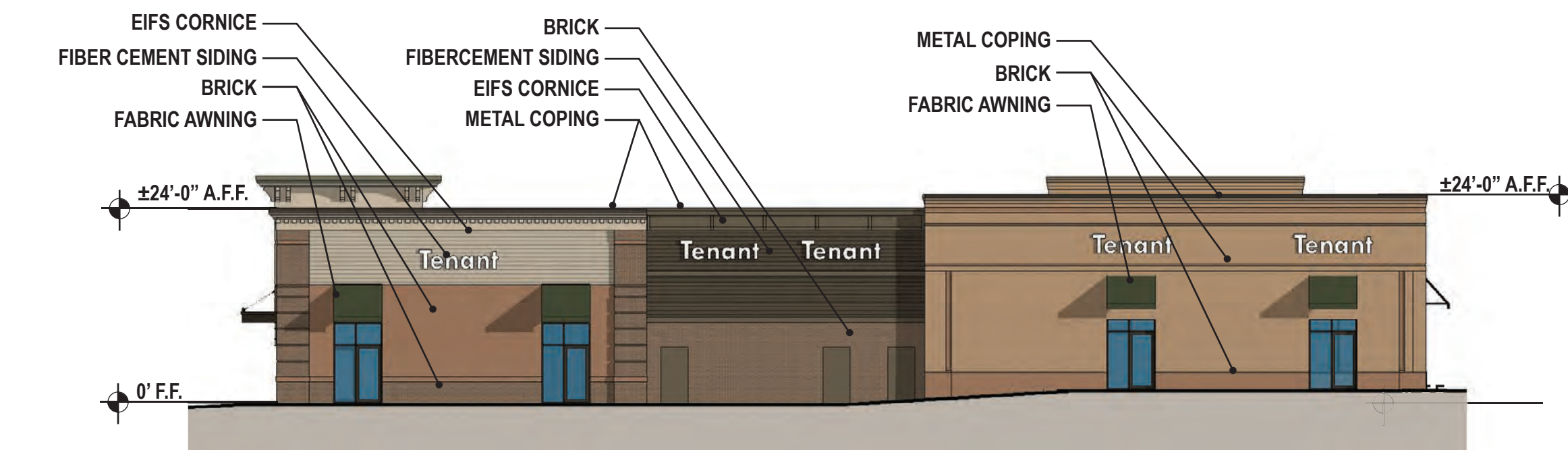
BUILDING 7 EAST ELEVATION



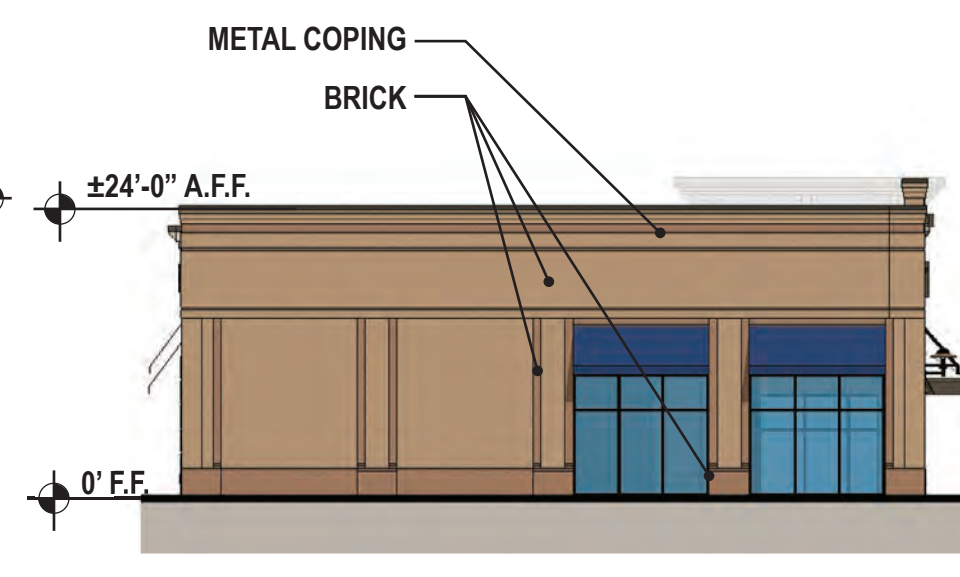
BUILDING 7 SOUTH ELEVATION



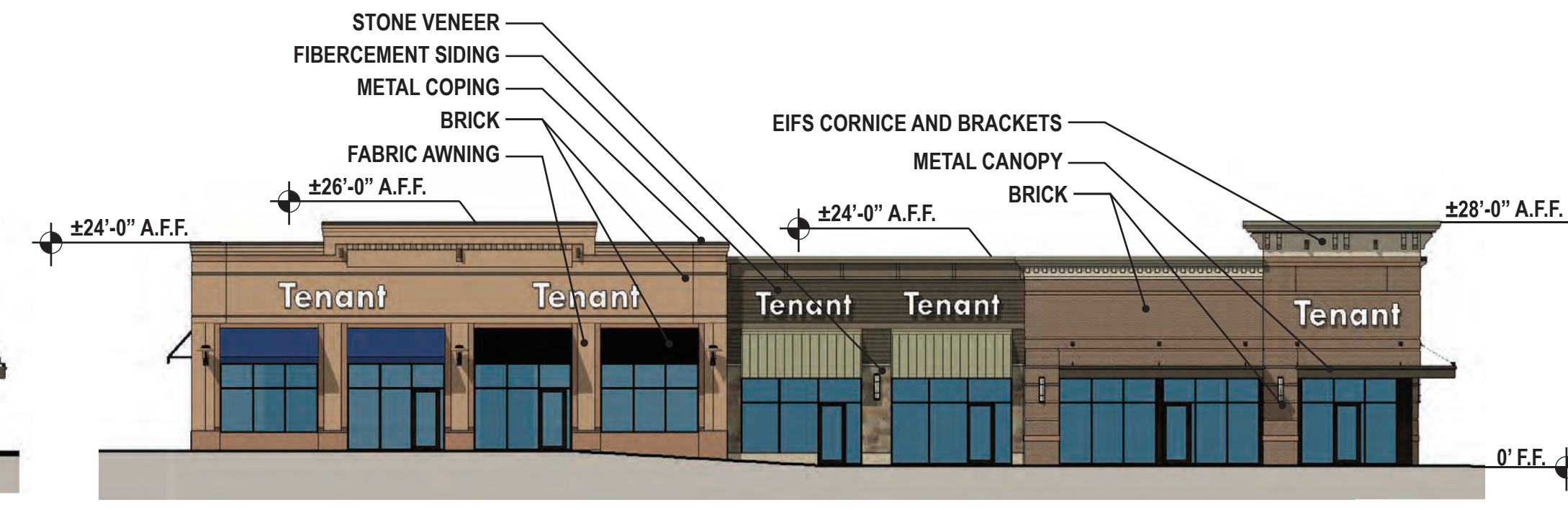
BUILDING 7 WEST ELEVATION



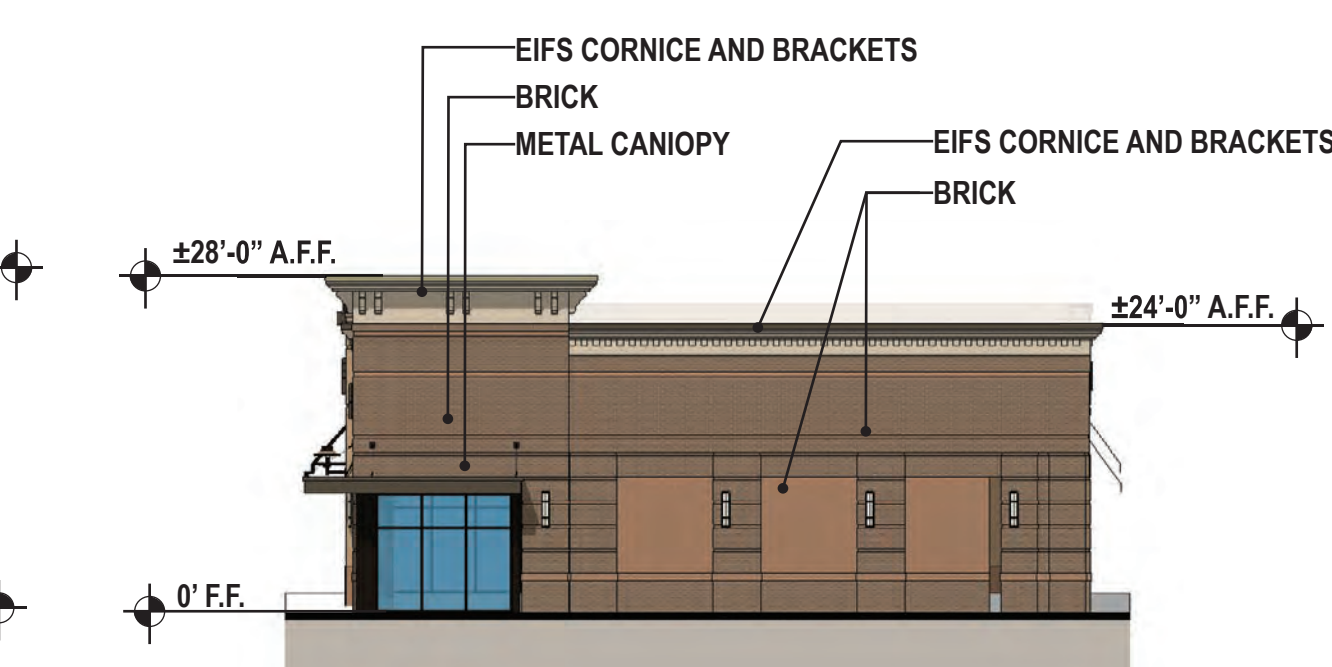
BUILDING 8 NORTH ELEVATION



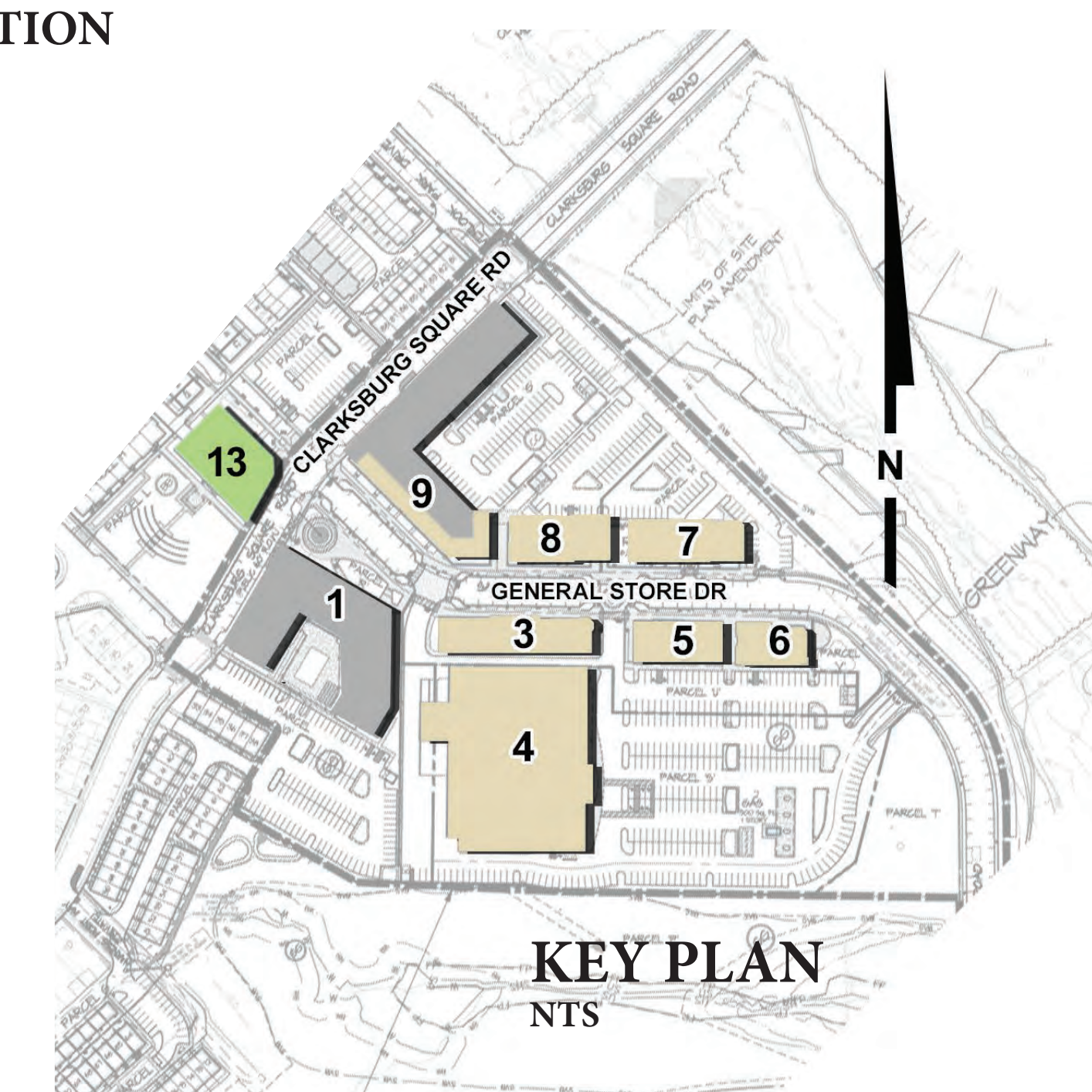
BUILDING 8 WEST ELEVATION



BUILDING 8 SOUTH ELEVATION



BUILDING 8 EAST ELEVATION



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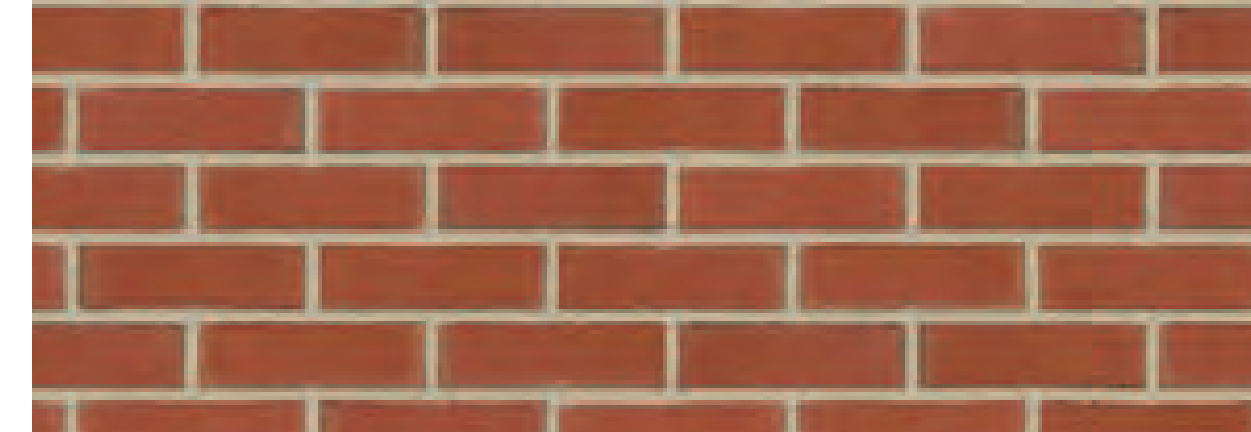
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FINISH SELECTION

NOTE: ALL FINISHES AND PRODUCTS ARE SUBJECT TO SUBSTITUTION WITH APPROVAL OF THE TOWN ARCHITECT



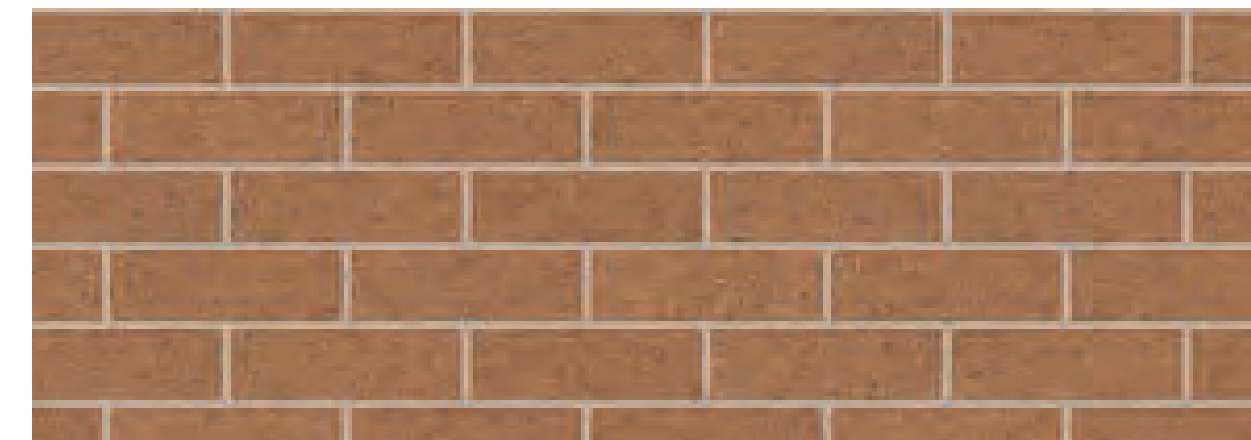
B1 - TAYLOR AUBURN IRONSPOT OR APPROVED EQUAL



B2 - ROCKY RIDGE MIDDLE PLANTATION OR APPROVED EQUAL



B3 - ROCKY RIDGE CAMEO FLASHED OR APPROVED EQUAL



B4 - TAYLOR PINK 313 OR APPROVED EQUAL



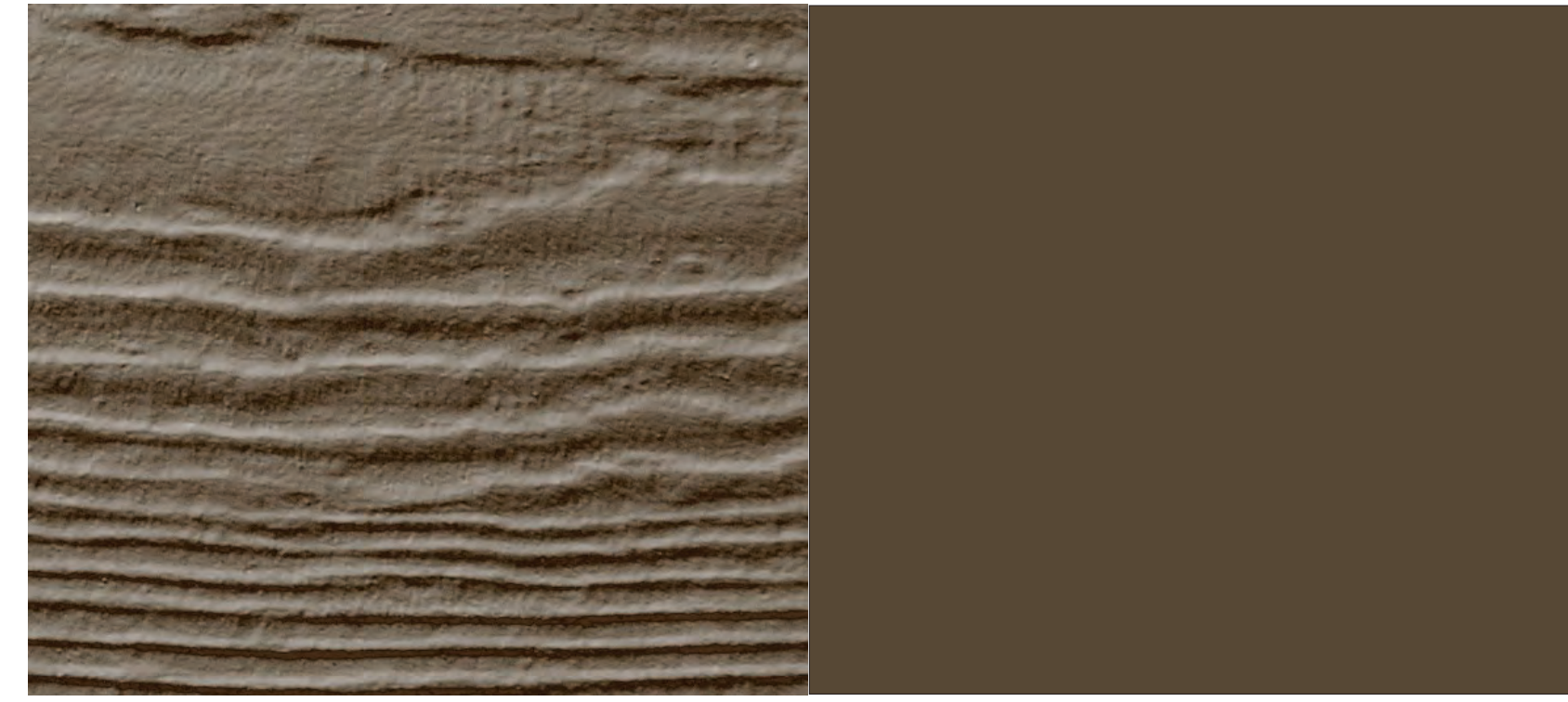
B5 - TAYLOR AUTUMN BLEND OR APPROVED EQUAL



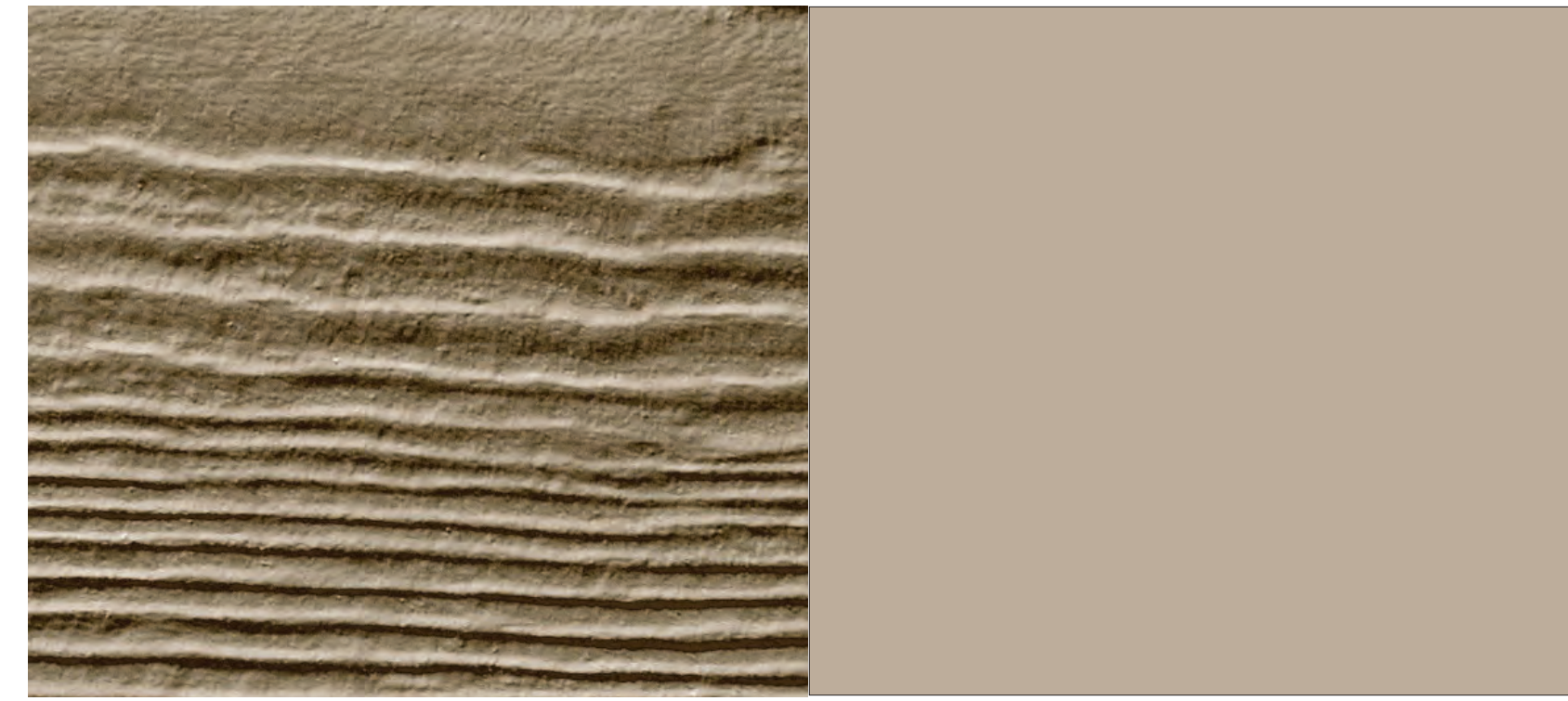
B6 - TAYLOR PINK 306 OR APPROVED EQUAL



B7 - TAYLOR 619 GRAY OR APPROVED EQUAL



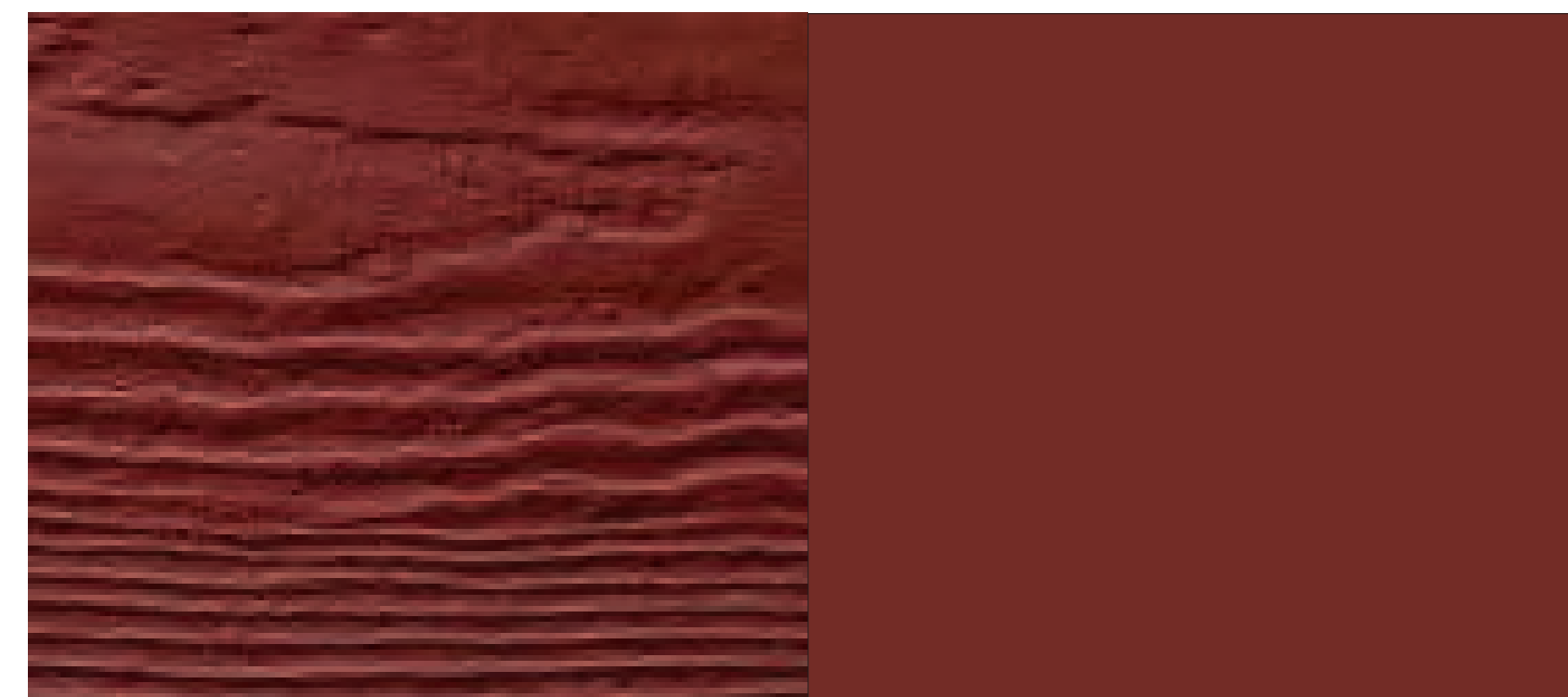
FC1 - FIBER CEMENT SIDING - JAMES HARDIE TIMBER BARK OR APPROVED EQUAL



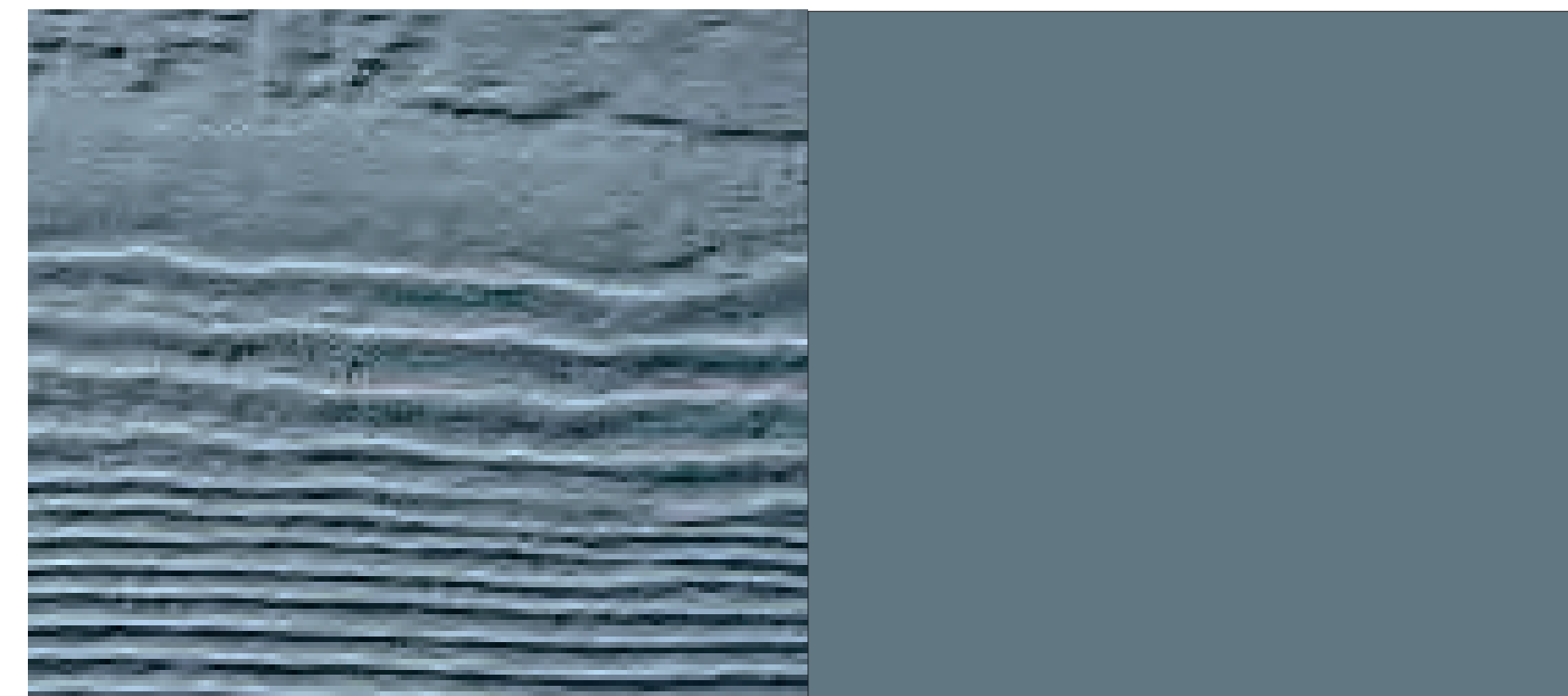
FC2 - FIBER CEMENT SIDING - JAMES HARDIE WOODSTOCK BROWN OR APPROVED EQUAL



FC3 - FIBER CEMENT SIDING - JAMES HARDIE AUTUMN TAN OR APPROVED EQUAL



FC4 - FIBER CEMENT SIDING - JAMES HARDIE COUNTRYLAND RED OR APPROVED EQUAL



FC4 - FIBER CEMENT SIDING - JAMES HARDIE BOOTHBAY BLUE OR APPROVED EQUAL



E1 - EIFS DRYVIT 336 COFFEE BEAN OR APPROVED EQUAL



E2 - EIFS DRYVIT 142 SPECTRUM BROWN OR APPROVED EQUAL



E3 - EIFS DRYVIT 381 MONASTERY BROWN OR APPROVED EQUAL



E4 - EIFS DRYVIT 108 MANOR WHITE OR APPROVED EQUAL



M1 - PREFINISHED METAL ATAS CLASSIC BRONZE OR APPROVED EQUAL



M2 - PREFINISHED METAL ATAS BOYSENBERRY OR APPROVED EQUAL



M3 - PREFINISHED METAL MBCI HUNTER GREEN OR APPROVED EQUAL



M4 - PREFINISHED METAL ATAS CHAMPAGNE OR APPROVED EQUAL



VS1 - VINYL SIDING CERTAINTED COLONIAL WHITE OR APPROVED EQUAL



VS1 - VINYL SIDING CERTAINTED SANDSTONE BEIGE OR APPROVED EQUAL



C1 - SPLIT FACE CMU BETCO SUPREME - WILLIAMSBURG RED OR APPROVED EQUAL



C2A/C2B/C2C - SPLIT/GROUND/SMOOTH FACE CMU BETCO SUPREME - KHAKI OR APPROVED EQUAL

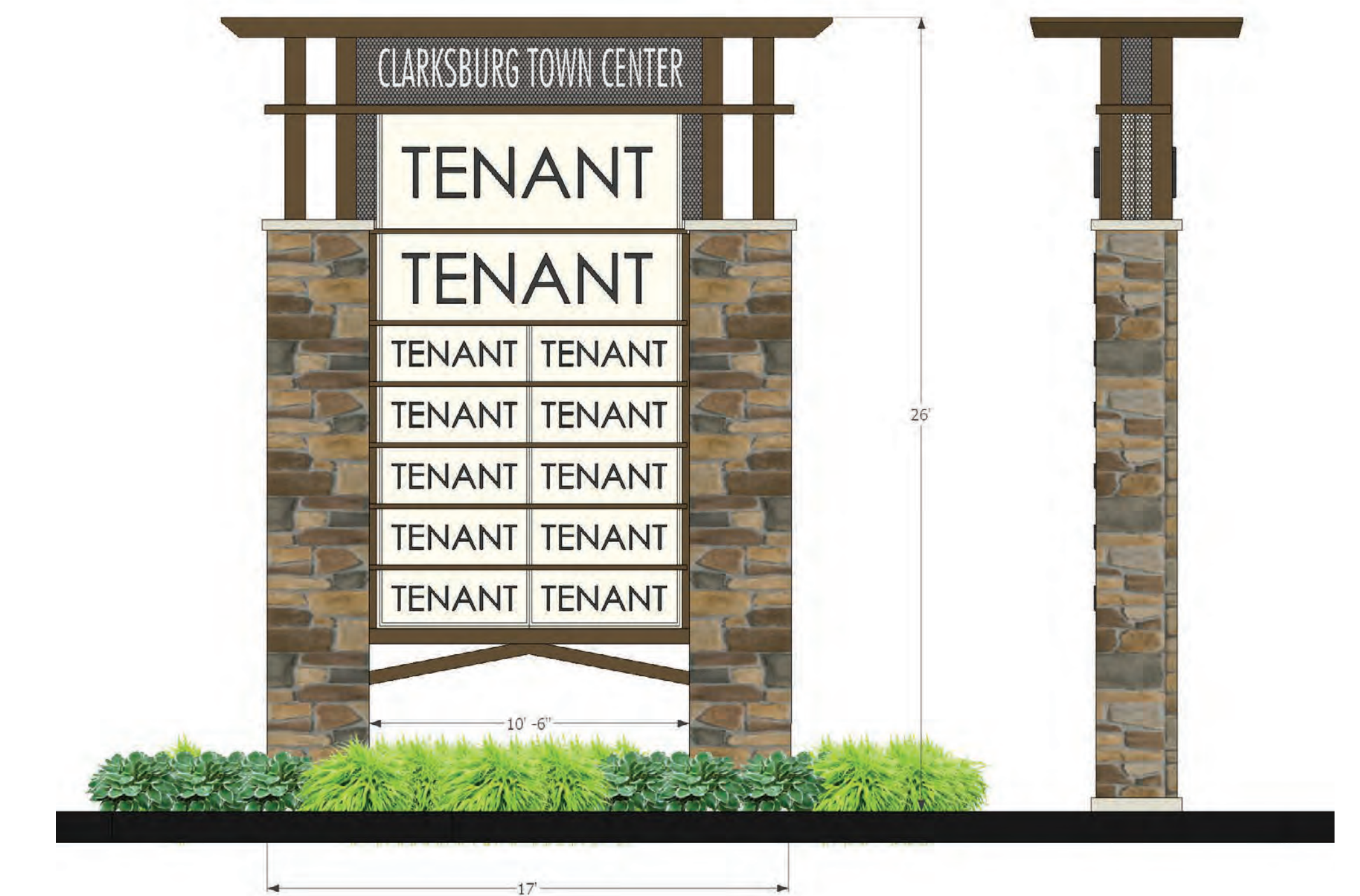


PC1 - PRECAST CONCRETE ROCKCAST BUCKSKIN OR APPROVED EQUAL



STONE - ELDORADO COUNTRY RUBBLE - RIVER GORGE OR APPROVED EQUAL

FREESTANDING SIGN

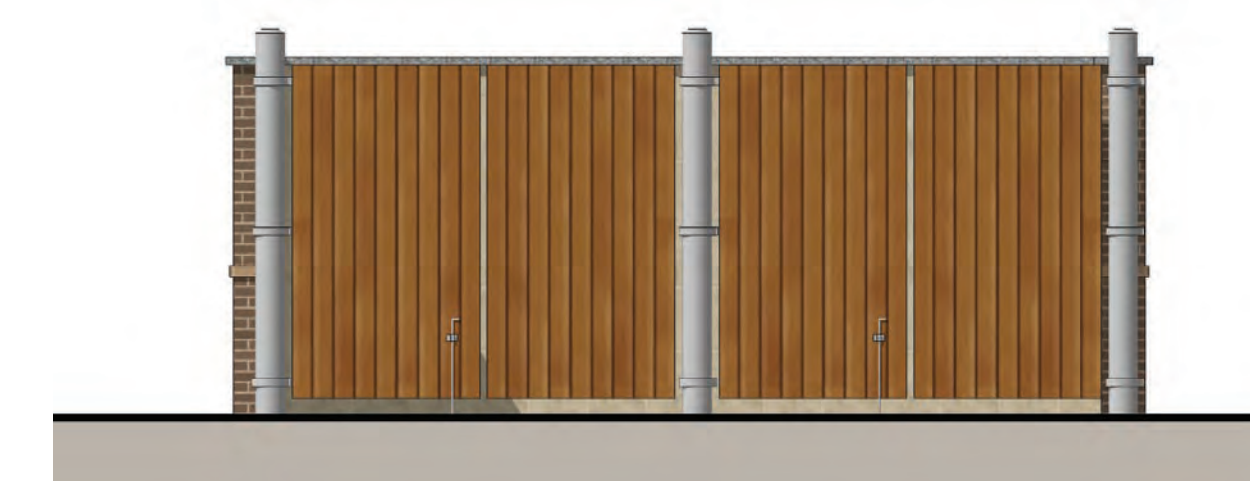


FREESTANDING ENTRANCE SIGN

1/4" = 1'-0"

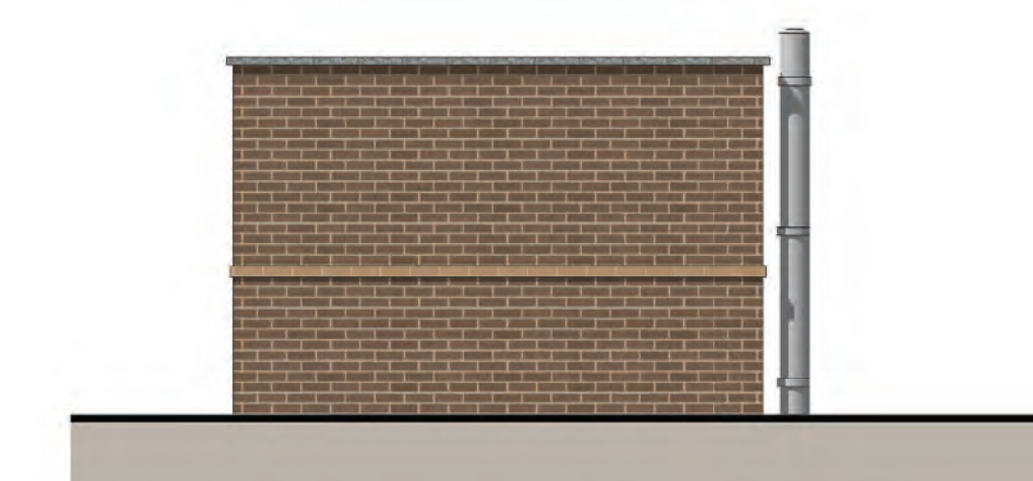
Note: For conceptual illustration only. Design subject to change as approved Town Architect and Montgomery County Sign Board

DUMPSTER ENCLOSURE



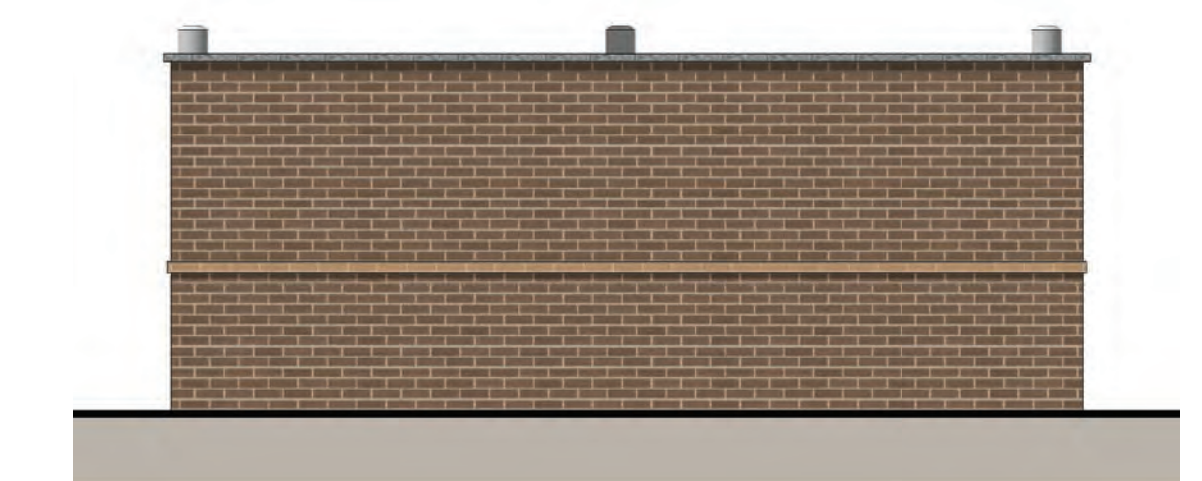
TRASH ENCLOSURE - FRONT ELEVATION

1/4" = 1'-0"



TRASH ENCLOSURE - SIDE ELEVATION

1/4" = 1'-0"



TRASH ENCLOSURE - BACK ELEVATION

1/4" = 1'-0"

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CTC APARTMENTS

MONTGOMERY COUNTY, MARYLAND



EXTERIOR RENDERINGS - BUILDING 1

ELM STREET DEVELOPMENT

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CTC APARTMENTS

MONTGOMERY COUNTY, MARYLAND



EXTERIOR RENDERINGS - BUILDING 9

ELM STREET DEVELOPMENT

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