

Attachment E - Comparison of Approved Plans and Proposed Plan Amendments for the Clarksburg Town Center, Compliance Program

No.	Item	Previous Requirements approved with 91994004C, 11995042A, 82007022B	2015 Plan Amendments (91994004D, 11995042B, 82007022D)	Status 2024 Amendments (91994004E, 11995042E, 82007022I)
1.	Development Maximums	<ul style="list-style-type: none"> <li>• 1,206 dwelling units</li> <li>• 194,720 SF commercial</li> </ul>	<ul style="list-style-type: none"> <li>• 1,120 dwelling units</li> <li>• 206,185 SF commercial</li> </ul>	<p>Proposed</p> <ul style="list-style-type: none"> <li>• 1,296 dwelling units</li> <li>• 106,920 SF commercial</li> </ul>
2.	Roads – Stringtown (A-260) Phasing Restrictions	<ul style="list-style-type: none"> <li>• After the 400<sup>th</sup> building permit, build Stringtown as follows:                             <ul style="list-style-type: none"> <li>○ From MD 355 to General Store Drive (Road K/Greenway Road). Also, construct P-5 (Clarksburg Square Road) across the stream valley (completed).</li> <li>○ From MD 355 to Clarks Crossing Drive (Street “C”).</li> </ul> </li> <li>• After the 800<sup>th</sup> building permit, start construction of Stringtown from General Store Drive to Snowden Farm Parkway.</li> <li>• Modified with 2008 Amendment: Timing changes to condition – road must be constructed and open to traffic prior to the release of the 1,101<sup>st</sup> building permit.</li> </ul>	<ul style="list-style-type: none"> <li>• After the 400<sup>th</sup> building permit, build Stringtown as follows:                             <ul style="list-style-type: none"> <li>○ From MD 355 to General Store Drive (Road K/Greenway Road) (completed).</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Stringtown Road is completed.</li> </ul>
3.	Roads – Clarksburg (A-27)	<ul style="list-style-type: none"> <li>• Reconstruct Clarksburg Road from Overlook Park Drive to Snowden Farm Parkway prior to issuing the 1,101<sup>st</sup> building permit.</li> <li>• Reconstruct Clarksburg Square Road from Overlook Park Drive to Spire Street prior to the release of the UNO for the retail center.</li> </ul>	<p>A MOU between Montgomery County and Third Try to build Clarksburg Road improvements was executed in June 2015.</p>	<ul style="list-style-type: none"> <li>• Clarksburg Road is completed.</li> </ul>

No.	Item	Previous Requirements approved with 91994004C, 11995042A, 82007022B	2015 Plan Amendments (91994004D, 11995042B, 82007022D)	Status 2024 Amendments (91994004E, 11995042E, 82007022I)
		<ul style="list-style-type: none"> <li>Reconstruct Clarksburg Road from MD-355 to Spire Street (project share with MCDOT).</li> </ul>		
4.	Roads – Turn Lanes	<ul style="list-style-type: none"> <li>Southbound right turn lane along MD 355 at Clarksburg Road (complete).</li> <li>Northbound right-turn lane along MD 355 at Stringtown Road (complete).</li> <li>Eastbound turn lane along Clarksburg Road to MD 355.</li> <li>Westbound turn lane along Clarksburg Road to MD 355.</li> </ul>	<ul style="list-style-type: none"> <li>Southbound right turn lane along MD 355 at Clarksburg Road (complete).</li> <li>Northbound right-turn lane along MD 355 at Stringtown Road (complete).</li> <li>Eastbound turn lanes along Clarksburg Road to MD 355 is included in the Clarksburg Road MOU, signed June 2015.</li> <li>Westbound turn lanes along Clarksburg Road to MD 355 is included in the Clarksburg Road MOU, signed June 2015.</li> </ul>	<ul style="list-style-type: none"> <li>Clarksburg Road turn lanes completed.</li> </ul>
5.	Roads – Connection to MD355	<ul style="list-style-type: none"> <li>Applicant to enter into a Subdivision Road Participation Agreement with MCDOT to: <ul style="list-style-type: none"> <li>Provide for future connection of Clarksburg Square Road to M-355 in order to align with Redgrave Place.</li> <li>Relocate Horace Wilson House in order to accommodate vehicular connection.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>To-date, applicant has entered into a Subdivision Road Participation Agreement with MCDOT to: <ul style="list-style-type: none"> <li>Provide for future connection of Clarksburg Square Road to M-355 in order to align with Redgrave Place.</li> <li>Relocate Horace Wilson House in order to accommodate vehicular connection.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Connection of Clarksburg Square Road to M-355 is completed.</li> <li>Horace Wilson House was relocated.</li> </ul>

No.	Item	Previous Requirements approved with 91994004C, 11995042A, 82007022B	2015 Plan Amendments (91994004D, 11995042B, 82007022D)	Status 2024 Amendments (91994004E, 11995042E, 82007022I)
		<ul style="list-style-type: none"> <li>• Applicant’s cost shall not exceed \$500,000.</li> <li>• If right-of-way has not been obtained within one year of the date of the Project Plan Resolution, then the \$500,000 must be escrowed (completed).</li> </ul>		
6.	Roads – Snowden Farm Parkway (A-305)	<ul style="list-style-type: none"> <li>• Construct A-305 from Stringtown Road to Clarksburg Road (complete except last 400’).</li> <li>• Add islands and cross walks to parts of A-305 that have been completed.</li> </ul>	<ul style="list-style-type: none"> <li>• The 400’ gap of unimproved Snowden Farm Parkway as is included in the Clarksburg Road MOU, signed June 2015.</li> <li>• Not included in amended plans.</li> </ul>	<ul style="list-style-type: none"> <li>• Snowden Farm Parkway is completed.</li> </ul>
7.	Parks – Kings Local Park	<ul style="list-style-type: none"> <li>• Grading, seeding and preparing replacement athletic fields for use during school/park construction (completed)</li> <li>• Picnic areas with grills (completed)</li> <li>• Gazebo (completed)</li> <li>• Picnic tables (completed)</li> <li>• Playground and seating area “similar to Arora Hills”</li> <li>• Site furnishings including approximately six benches and a bike rack</li> <li>• Landscaping</li> <li>• Retaining walls</li> </ul>	<ul style="list-style-type: none"> <li>• Grading, seeding and preparing replacement athletic fields for use during school/park construction (completed)</li> <li>• Picnic areas with grills (completed)</li> <li>• Gazebo (completed)</li> <li>• Picnic tables (completed)</li> <li>• Playground as shown on proposed amendment (also approved, with comments, by the Parks Department)</li> <li>• Site furnishings including benches and bike racks</li> <li>• Revised landscaping</li> <li>• Reconfiguration of grading and landscaping to improve visibility of</li> </ul>	<ul style="list-style-type: none"> <li>• Kings Local Park is completed and conveyed to the Parks Department.</li> </ul>

No.	Item	Previous Requirements approved with 91994004C, 11995042A, 82007022B	2015 Plan Amendments (91994004D, 11995042B, 82007022D)	Status 2024 Amendments (91994004E, 11995042E, 82007022I)
		<ul style="list-style-type: none"> <li>• Paths to the pond and around the pond from the parking area and picnic shelters</li> <li>• Sitting areas</li> <li>• Fishing Pier</li> <li>• Porta John enclosures</li> <li>• Two wood and stone entry signs</li> </ul>	<p>and pedestrian access to Kings Local Park from the West Side.</p> <ul style="list-style-type: none"> <li>• Paths to the pond and around the pond from the parking area and picnic shelters</li> <li>• Sitting areas</li> <li>• Fishing Pier</li> <li>• Porta John enclosure</li> <li>• Park Entry Sign (similar to Clarksburg Village Local Park or Ovid Hazel Wells Park) (Completed)</li> </ul>	
8.	Parks – Piedmont Woods	<p>“New” Piedmont Woods Park identified. Requirements for this park include the following:</p> <ul style="list-style-type: none"> <li>• 66 Acre dedication to Montgomery County</li> <li>• 10,000 s.f. multi-age playground</li> <li>• Dog exercise area (includes fencing/mowstrip/maintenance vehicle gate/drinking water source/shade structure for dogs)</li> <li>• Three picnic shelters with three picnic tables in each shelter</li> <li>• Restrooms with water fountains</li> <li>• Large entry sign made of masonry and wood</li> </ul>	<p>Piedmont Woods Park to be included in the amended plans. Requirements for this park include the following:</p> <ul style="list-style-type: none"> <li>• 66 Acre dedication to Montgomery County</li> <li>• Multi-age playground</li> <li>• Dog park with fencing</li> <li>• Two picnic shelters with one grill and two tables in it</li> <li>• Port John enclosures (2), water source for dog park/water fountain</li> </ul>	<ul style="list-style-type: none"> <li>• Piedmont Woods Park is completed and conveyed to the Parks Department.</li> </ul>

No.	Item	Previous Requirements approved with 91994004C, 11995042A, 82007022B	2015 Plan Amendments (91994004D, 11995042B, 82007022D)	Status 2024 Amendments (91994004E, 11995042E, 82007022I)
		<ul style="list-style-type: none"> <li>• Basketball Court</li> <li>• Tennis Courts</li> <li>• Approximately 55 space parking lot</li> <li>• Benches and trails</li> <li>• Landscaping</li> <li>• Special signage along trails</li> <li>• A kiosk and wild bird boxes</li> </ul>	<ul style="list-style-type: none"> <li>• Large entry sign comparable to Clarksburg Village Local Park or Ovid Hazel Wells Park</li> <li>• Basketball Court</li> <li>• Two tennis court</li> <li>• Approximately 45 space parking lot</li> <li>• Revised trails and benches</li> <li>• Revised landscaping</li> </ul>	
9.	Parks – Trails and Greenway	<ul style="list-style-type: none"> <li>• Construct 8’ wide hiker biker trails along the south side of Clarksburg Road.</li> <li>• Construct 8’ wide hard surface trail along Overlook Park Drive.</li> <li>• Construct 4’ wide natural surface trail system within the Greenway from Kings Local to Stringtown in the Greenway, including a crossing at Clarksburg Road and a lighted crossing under Clarksburg Square Road.</li> <li>• Construct Trails to MNCPPC and DPWT standards.</li> <li>• Dedicate and convey land east of Overlook Park Drive to MNCPPC.</li> </ul>	<ul style="list-style-type: none"> <li>• Construct 8’ wide hard surface trail along Overlook Park Drive.</li> <li>• Construct Trails to MNCPPC and DPWT standards.</li> <li>• Dedicate and convey land east of Overlook Park Drive to MNCPPC, except the Clark Family Memorial, which will be conveyed to the Town Center Homeowner’s Association.</li> </ul>	<ul style="list-style-type: none"> <li>• Greenway and trails completed</li> <li>• The 8’ wide hiker biker trail along the south side of Clarksburg Road to be referenced in the MOU. All Clarksburg Road Improvements are included in the Clarksburg Road MOU and will be addressed by Montgomery County during the design of Clarksburg Road.</li> </ul>

No.	Item	Previous Requirements approved with 91994004C, 11995042A, 82007022B	2015 Plan Amendments (91994004D, 11995042B, 82007022D)	Status 2024 Amendments (91994004E, 11995042E, 82007022I)
		<ul style="list-style-type: none"> <li>Locate benches along trail, as appropriate.</li> <li>Include landscaping in greenway per conditions and site plan.</li> </ul>	<ul style="list-style-type: none"> <li>Locate benches along trail, as appropriate.</li> <li>Include landscaping in greenway similar to landscaping planted in Clarksburg Village parcels that are dedicated to Parks.</li> </ul>	
10.	Civic Space (Library)	<ul style="list-style-type: none"> <li>Provide parcel for library</li> <li>Build 45 space surface parking; plans allow 88 spaces of structured parking.</li> </ul>	<ul style="list-style-type: none"> <li>Provide parcel for civic/office use.</li> <li>Provide parking with approximately 55 parking spaces and appropriate SWM.</li> </ul>	<ul style="list-style-type: none"> <li>Parking lot completed and parcel conveyed to the County.</li> </ul>
11.	Clarksburg United Methodist Church (CUMC)	<ul style="list-style-type: none"> <li>Provide landscaping that does not reduce visibility to church.</li> <li>Provide an easement for a pedestrian connection to the church.</li> <li>Construct Grand Staircase with brick pavers, specific paving at landings, landscaping, benches, and brick piers.</li> </ul>	<ul style="list-style-type: none"> <li>Provide appropriate landscaping at path entrances from Clarksridge Road, from CUMC and along trail.</li> <li>Deed parcel that contains trail to CUMC.</li> <li>Provide hard surface ADA-accessible path connection from Clarksridge Road to church.</li> <li>The Grand Staircase was eliminated, and the parcel redesigned, per agreement with CUMC and emails of support emails dated June 2015.</li> </ul>	<ul style="list-style-type: none"> <li>ADA-accessible path and landscaping completed.</li> </ul>
12.	Murphy's Grove Pond Improvements	<p>2008 Site Plan Amendment requires:</p> <ul style="list-style-type: none"> <li>Brick paved sidewalks surrounding pond.</li> <li>Additional landscaping</li> <li>Tree caliper increase</li> <li>Pump for pond</li> </ul>	<p>No Murphy's Grove improvements by Third Try, LC will be included with the 2015 amendments.</p>	<ul style="list-style-type: none"> <li>Murphy's Grove Pond improvements completed.</li> </ul>

No.	Item	Previous Requirements approved with 91994004C, 11995042A, 82007022B	2015 Plan Amendments (91994004D, 11995042B, 82007022D)	Status 2024 Amendments (91994004E, 11995042E, 82007022I)
		<ul style="list-style-type: none"> <li>• Fishing pier and wooden platform</li> <li>• Picnic areas</li> <li>• Game tables</li> <li>• Wetlands/meadow areas</li> </ul>		
13.	Sinequa Square/Resident's Club	<ul style="list-style-type: none"> <li>• Pool expansion (completed)</li> <li>• Residents club updates including addition with sports court, multi-purpose room, fire pit, full-service kitchen, snack bar, and additional storage, etc.</li> <li>• Enhancements of Sugarloaf Chapel Drive adjacent to the resident's club gravel/asphalt mix and additional parking</li> <li>• Sinequa Square Improvements including amphitheater, seating walls, pavilion, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• Pool expansion (completed)</li> <li>• Additional building adjacent to resident's club updates to include a large multi-purpose room, catering kitchen with access to raised pool deck and to the community room, additional storage, wi-fi, etc.</li> <li>• Additional parking area adjacent to Resident's club with at least 30 spaces. Asphalt/gravel mix to be removed from the plants.</li> <li>• Sinequa Square improvements include sidewalks, benches, trees and landscaping.</li> </ul> <p>Also included in 2015 amendment:</p> <ul style="list-style-type: none"> <li>• Pool deck updates to include raised deck area to serve food.</li> </ul>	<ul style="list-style-type: none"> <li>• Residents Club building completed.</li> <li>• Sinequa Square improvements completed.</li> </ul>

No.	Item	Previous Requirements approved with 91994004C, 11995042A, 82007022B	2015 Plan Amendments (91994004D, 11995042B, 82007022D)	Status 2024 Amendments (91994004E, 11995042E, 82007022I)
			<ul style="list-style-type: none"> <li>Phasing to limit/eliminate any encroachments on the pool deck and to not impact swim season will be adhered to as much as possible.</li> <li>The 2015 amendment also removes any pool deck encroachments due to increase in building size (the 2008 amendment shows these pool deck encroachments). This amendment also removes the fire pit.</li> </ul>	
14.	Block H	<ul style="list-style-type: none"> <li>Block H unit mix of 33 townhomes and 2/2s to be built.</li> <li>Block H Triangle Park and open play area enhancements (benches, game tables, tree caliper increase, increased landscaping, special pavers, checkerboard paving, and stone dust path).</li> </ul>	<ul style="list-style-type: none"> <li>Block H will have 35 townhomes remaining to be built.</li> <li>Mews with landscaping, paths and benches for seating areas in Block H will be included in the amendment.</li> </ul>	<ul style="list-style-type: none"> <li>Block H improvements completed.</li> </ul>
15.	Miscellaneous on-site improvements – Built areas on East Side and West Side	<ul style="list-style-type: none"> <li>Special soil treatment</li> <li>Tree caliper increase for the remaining trees to be planted.</li> <li>Local notice boards</li> <li>Streetlights with banners on Clarksburg Square Road</li> <li>Decorative street signposts throughout the community</li> <li>Decorative mailboxes</li> <li>Game tables in various locations throughout the site</li> <li>Alley screening and wooden fencing</li> </ul>	Built areas of Clarksburg Town Center will not be included in the 2015 amendments. These remaining enhancements will not be the responsibility of Third Try, LC.	<ul style="list-style-type: none"> <li>Additional miscellaneous elements were not included in the 82007022D amendments.</li> </ul>



No.	Item	Previous Requirements approved with 91994004C, 11995042A, 82007022B	2015 Plan Amendments (91994004D, 11995042B, 82007022D)	Status 2024 Amendments (91994004E, 11995042E, 82007022I)
16.	Miscellaneous on-site improvements – Unbuilt Areas	<ul style="list-style-type: none"> <li>• Decorative mailboxes</li> <li>• Alley screening and wooden fencing</li> <li>• Decorative street sign posts throughout the community</li> <li>• Day Dream Avenue special pavers</li>   <li>• Local notice boards</li> <li>• Street lights with banners on Clarksburg Square Road</li> <li>• Game tables in various locations</li> <li>• Special soil treatment</li> <li>• Tree caliper increase for the remaining trees to be planted</li> </ul>	<ul style="list-style-type: none"> <li>• Mailboxes, alley screening, and sign posts will be installed if required to match existing community.</li>   <li>• Day Dream Avenue will now be a grass mews with a pedestrian sidewalk connecting to the Town Center.</li>   <li>• The following items were not included in the submitted amendments: local notice boards, banners on streetlights, game tables, special soil treatment, tree caliper increase.</li> </ul>	<ul style="list-style-type: none"> <li>• Improvements in unbuilt areas of Clarksburg Town Center pending.</li> <li>• Day Dream Avenue grass mews is completed.</li> </ul>
17.	Land Bridge	Custom metal railing at Clarksburg Square Road Land Bridge with seating area.	Railing and landscaping at land bridge, as shown on the revised site plan, will be included in the plan.	Land bridge is completed.
18.	Murphy’s Terrace Stairs	Murphy Grove Terrace stairs and guard rail.	Additional landscaping and trees in landscaping area adjacent to Murphy’s Terrace. Provide pedestrian connection.	Additional landscaping and pedestrian connection completed.
19.	Miscellaneous on-site requirements – recreational facilities	<ul style="list-style-type: none"> <li>• Basil Square(completed)</li> <li>• Sinequa overlook swing set (completed)</li> <li>• Hidden Meadow motion equipment (completed)</li> <li>• Brightwell square (completed)</li> <li>• Snow Hill tot lot, additional surfacing, and fencing</li> <li>• Ebenezer Park</li> <li>• Ashford Square</li> </ul>	<ul style="list-style-type: none"> <li>• Basil Square (completed)</li> <li>• Sinequa overlook swing set (completed)</li> <li>• Hidden Meadow motion equipment (completed)</li> <li>• Brightwell square (completed)</li> <li>• Ashford Square (completed)</li> <li>• Updates to built areas were not included in the 2015 amendment as</li> </ul>	<ul style="list-style-type: none"> <li>• Harness Point tot lot is completed.</li> </ul>

No.	Item	Previous Requirements approved with 91994004C, 11995042A, 82007022B	2015 Plan Amendments (91994004D, 11995042B, 82007022D)	Status 2024 Amendments (91994004E, 11995042E, 82007022I)
		<ul style="list-style-type: none"> <li>• Harness Point tot lot</li> </ul>	they were not the responsibility of Third Try, LC.	
20.	Retail Core Additions	<p>Included in 2008 amendment:</p> <ul style="list-style-type: none"> <li>• Parking garage</li> <li>• Live/work units</li> <li>• Tree caliper increase</li> <li>• Town Bosque</li> <li>• Market Square</li> <li>• Library Plaza</li> <li>• Retaining wall</li> <li>• Brick paver sidewalks</li> </ul> <ul style="list-style-type: none"> <li>• Granite curbs</li> <li>• Brick handicapped ramps</li> </ul> <ul style="list-style-type: none"> <li>• Fountain made of granite and bluestone and stone veneer.</li> <li>• Metal benches</li> </ul> <ul style="list-style-type: none"> <li>• Entry Piers</li> </ul>	<p>Additions to be included in 2015 amended plans:</p> <ul style="list-style-type: none"> <li>• Surface parking behind buildings/walls/landscaping.</li> <li>• Redesigned Civic Plaza</li> <li>• Retaining wall no longer needed</li> <li>• Sidewalks of varying materials, including brick pavers</li> <li>• Standard curbs</li> <li>• Handicapped ramps of suitable materials</li> <li>• Plaza with Splash fountain</li> <li>• Benches and trash receptacles to complement existing street scape and buildings.</li> <li>• Entry piers to match existing piers.</li> <li>• Signs for retail core</li> </ul> <p>Also included in this amendment:</p> <ul style="list-style-type: none"> <li>• Outdoor amphitheater with seating walls and green lawn</li> <li>• Stage for performances</li> </ul>	<ul style="list-style-type: none"> <li>• Amphitheater completed.</li> <li>• Plaza with splash fountain pending.</li> <li>• Benches and trash receptacles to complement streetscape to be completed in retail core.</li> <li>• Sidewalks, curbs, handicapped ramps pending in retail core.</li> <li>• Sign for retail core pending.</li> </ul>
21.	John Clark Memorial	<ul style="list-style-type: none"> <li>• Located limestone obelisk memorial made of granite with limestone seat wall, special paving, and special landscaping located at the General Store Dive/Overlook Park Drive.</li> </ul>	<ul style="list-style-type: none"> <li>• Memorial to be located near the last known location of John Clark Family Cemetery.</li> <li>• Memorial may include existing headstones of Clark Family, pending</li> </ul>	<ul style="list-style-type: none"> <li>• Clark Family Memorial completed and conveyed to HOA</li> </ul>

No.	Item	Previous Requirements approved with 91994004C, 11995042A, 82007022B	2015 Plan Amendments (91994004D, 11995042B, 82007022D)	Status 2024 Amendments (91994004E, 11995042E, 82007022I)
			agreement with Clarksburg Historical Society and MNCPPC.	
22.	Brick Pavers	<ul style="list-style-type: none"> <li>• Soldier course edging/brick band at Clarksridge Road, Clarks crossing Drive, Burdette Forest Road, Overlook Park Drive</li> <li>• Brick pavers for Clarks crossing Drive, Clarksburg Square Road, and around Murphy Grove Pond, Sinequa Square</li> </ul>		<ul style="list-style-type: none"> <li>• Brick edging/brick band has been completed.</li> </ul>