

# Montgomery County Planning Board

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 23-056  
 Pre-Preliminary Plan No. 720230020  
 Clarksburg Chase  
 Date of Hearing: May 4, 2023

JUN 08 2023

## RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review pre-preliminary plan applications; and

WHEREAS, on October 5, 2022, U.S. Home, LLC (“Applicant”) filed an application requesting a binding decision by the Planning Board on the issues of 1) the appropriateness of the general layout, single point of access, tear drop cul-de-sac and the general mix/location of unit types, 2) confirmation that the impervious cover limit of 6% in the Clarksburg West Overlay Zone is calculated based on the Gross Tract Area, and 3) confirmation that the existing and proposed pedestrian and bicycle improvements on Clarksburg Road (MD 121), and through Cabin Branch, meet the requirements under the 2014 *Ten Mile Creek Master Plan*, 2018 *Bicycle Master Plan* and Subdivision Regulations; on 136.18 acres of land in the Rural Neighborhood Cluster (RNC) zone and Clarksburg West Environmental Overlay (CWEO) zone, located at 22600 Clarksburg Road, in the northwest quadrant of the intersection of Gosnell Farm Drive and Old Clarksburg Road (“Subject Property”), in the Clarksburg Policy Area and 1994 *Clarksburg Master Plan & Hyattstown Special Study Area* and 2014 *Ten Mile Creek Area Limited Amendment* (“Master Plans”) area; and

WHEREAS, Applicant’s pre-preliminary plan application was designated Pre-Preliminary Plan No. 720230020, Clarksburg Chase (“Pre-Preliminary Plan” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated April 21, 2023, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on May 4, 2023, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Vice Chair Piñero, with a vote of 4-0; Chair Zyontz, Vice Chair Piñero, Commissioners Bartley and Hedrick voting in favor, with Commissioner Pedoeem being absent.

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2425 Reedie Drive, Floor 14, Wheaton, MD 20902 | Phone: 301-495-4605 | Fax: 301-495-1320

[www.montgomeryplanningboard.org](http://www.montgomeryplanningboard.org) | [mcp-chair@mcppc.org](mailto:mcp-chair@mcppc.org)

Approved as to

Legal Sufficiency: /s/ Allison Myers

M-NCPPC Legal Department

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**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board **APPROVES** Pre-Preliminary Plan No. 720230020 and supports the submission of preliminary plan and site plan applications that, at a minimum, address the following recommendations and the issue of the additional bicycle and pedestrian connection and access.

The Planning Board supports the general layout, single-access point, non-standard cul-de-sac and general location of the units and mix of detached and attached dwelling units.

While the Planning Board supports the current road configuration and teardrop style cul-de-sac design at Preliminary Plan, the Planning Board acknowledges that the Montgomery County Department of Transportation ("MCDOT") is the lead agency when approving road and cul-de-sac designs, including, but not limited to road centerline radius, cul-de-sac shape (standard or teardrop) and certain frontage improvements. Therefore, the Planning Board could not approve the proposed design, and directs Staff to coordinate with MCDOT during the Preliminary and Site Plan review stage.

The Planning Board confirms that impervious surfaces must be calculated over the land area that is included in the Application, including any off-site improvements, which lies within the Clarksburg West Environmental Overlay Zone, which is consistent with the defined Gross Tract Area for this Application.

The Planning Board supports the addition of a new pedestrian and bicycle connection between Public Road B and Clarksburg Road, subject to further assessment of feasibility at preliminary plan. The Planning Board heard testimony from the Applicant during the Planning Board meeting, questioning the overall need for the additional connection, and identifying specific concerns about the path alignment, grading, imperviousness implications and property ownership. The Planning Board concludes that providing additional connection from the Subject Property to Clarksburg Road and the adjacent Cabin Branch development is desirable and could be required under the Subdivision Regulations and applicable Master Plan guidelines. However, the Planning Board acknowledges the Applicant testimony and concludes that additional information is needed to determine feasibility of the connection, as reflected in Condition 5 below. Staff and the Applicant will review the path alignment and feasibility during the preliminary plan stage.

The Planning Board supports the Applicant's submittal of a preliminary plan and site plan for a cluster development on the Subject Property, subject to the following conditions:<sup>1</sup>

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<sup>1</sup> For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

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1. **Site Access and Public Road 'A'** – At the time of Preliminary Plan, the Applicant must submit justification for a waiver to create of a non-through road (single access point) longer than 500 feet, which serves more than 75 dwelling units, pursuant to Section 4.3.E.2.e of the Subdivision Regulations.
2. **The impervious surfaces must be calculated over the land area that is included in the Application, including any off-site improvements, which lies within the Clarksburg West Environmental Overlay Zone.** Impervious Surfaces for purposes of determining conformance with the Overlay Zone are not calculated by subwatershed.
3. **Bicycle and Pedestrian Improvements** – The Applicant shall conform to recommendations outlined in applicable area master plans and *Complete Streets Design Guidelines* (“CSDG”) recommendations concerning pedestrian & bicycle improvements. Pursuant to Section 49-33, the Applicant will be required to provide adequate pedestrian infrastructure in accordance with direction from Planning Staff, the Montgomery County Department of Transportation (“MCDOT”) and the Montgomery County Department of Permitting Services (“MCDPS”).
4. **The Applicant must provide all street requirements proposed in the *Ten Mile Creek Master Plan* and *2021 Complete Streets Design Guide*.** In particular, the Application will need to provide sidewalks on both sides of all proposed public streets and along the frontage of Old Clarksburg Road.
5. **Path Connection** – The Applicant must design and construct a paved shared use path approximately from the center of the development area, between proposed Lots 43 and 44, to connect to Clarksburg Road, subject to feasibility assessment at Preliminary Plan. The path must include a crossing of Old Clarksburg Road and if necessary, a ramp connecting to the existing bicycle and pedestrian network on Clarksburg Road, near the intersection with Cabin Branch Avenue.
6. **Road Dedication** – The Preliminary Plan must provide adequate right-of-way dedication to support all public roads and facilities as required by the *Complete Streets Design Guidelines* (“CSDG”) within the Subject Property. Public Roads ‘A’ and ‘B’ are considered “secondary residential streets” and require a minimum right-of-way of 60 feet per MC-211.03.
7. **A multimodal transportation study may be required; the subsequent applications are subject to the 2022 LATR Guidelines.**
8. **The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated**

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January 13, 2023 and incorporates them as conditions of the Pre-Preliminary Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Pre-Preliminary Plan approval.

- 9. Parks – No engineered steep slopes, stormwater management or storm drain infrastructure will be allowed on the future parkland conveyance areas. All representations of such on current plans have not been reviewed or approved by Parks Staff.

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference

BE IT FURTHER RESOLVED that this Pre-Preliminary Plan binding review will remain valid for 90 days from the date of mailing of the Board resolution for the Pre-Preliminary Plan. The Applicant must file a Preliminary Plan application within this time period in order for the approval not to expire under Section 50.5.2.C.3.a.; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUN 08 2023 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*

**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Bartley, seconded by Commissioner Hedrick, with a vote of 4-0-1; Chair Zyontz, Vice Chair Piñero, and Commissioners Bartley, and Hedrick, voting in favor of the motion, Commissioner Pedoeem abstaining at its regular meeting held on Thursday, June 1, 2023, in Wheaton, Maryland and via video conference.

  
\_\_\_\_\_  
Jeffrey Zyontz, Chair  
Montgomery County Planning Board

Robert Harris  
7600 Wisconsin Ave, Suite 700  
Bethesda, MD 20814

Keely Lauretti, PLA, LEED AP  
2 Research Place, Suite 100  
Rockville, MD

Daniel Park  
2 Research Place, Suite 100  
Rockville, MD

Maxwell Potember  
7034 Albert Einstein Drive, Suite 200  
Columbia, MD 21046

Rick Barnas  
5519 Little Brook Drive  
La Plata, MD 20646

Jeff Edelman  
14280 Park Meadow Drive  
Suite 108  
Chantilly, Virginia 21051

Kyle Walker  
2 Research Place  
Suite 100  
Rockville, MD 20850

Clarksburg Chase, Pre-Preliminary Plan No. 720230020



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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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**DATE:** 09-Jun-24  
**TO:** Kyle Walker - kwalker@solteszco.com  
Soltesz  
**FROM:** Marie LaBaw  
**RE:** Clarksburg Chase  
820240050

---

**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **06-Jun-24** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

**\*\*\* See Statement of Performance Based Design \*\*\***

**\*\*\* Fire lane order to be resubmitted for execution when addresses are assigned \*\*\***

**\*\*\* 8/10/2024 Revised alley - remove access point \*\*\***



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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

---

---

**DATE:** 09-Jun-24  
**TO:** Kyle Walker - kwalker@solteszco.com  
Soltesz  
**FROM:** Marie LaBaw  
**RE:** Clarksburg Chase  
820240050

---

**PLAN APPROVED**

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**\*\*\* See Statement of Performance Based Design \*\*\***

**\*\*\* Fire lane order to be resubmitted for execution when addresses are assigned \*\*\***



## MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Date: 6/5/24

### Fire Lane Establishment Order

Pursuant to Section 22-33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement as identified below. When signs or paint work has been completed, this order will authorize the enforcement of this Fire Lane by appropriate police or fire officials. Compliance with this order must be achieved within 30 days of receipt when any of the following conditions are met:

- One or more structures addressed from the subject road are occupied;
- The road or accessway is available for use and at least one building permit for an address on the subject road has been issued; or
- The road or accessway is necessary fire department access.

LOCATION: West quadrant, intersection of Gosnell Farm Drive and Old Clarksburg Road  
Clarksburg, MD

Delineate all areas where indicated by signs and/or paint.

- SIGNS** -- (See attached diagram for location of sign placement)



(Red letters on white background)

Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet.

- PAINT** -- (See attached diagram when painting is required)

Paint must be traffic yellow with lines of sufficient width to be readily identifiable/readable by motor vehicle operators.

\_\_\_\_\_  
Signature of Order Writer/I.D. #

Cc: Fire Code Enforcement Section  
Attachment: Fire Lane Diagram



FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: Clarksburg Chase

FIRE LANE LOCATION/ADDRESS: Private Alley 1, Private Alley 2, Private Alley 3, and Private Alley 4

See attached drawing for designated fire lanes:

I have received the drawing and instructions for installing the designated fire lanes on property not owned by state or local government.

NAME AND TITLE OF PROPERTY REPRESENTATIVE

NAME: Mark Anderson TITLE: Director of Land Development

SIGNATURE: 

PHONE: 443-206-5737 DATE: 6/06/24

ADDRESS (where processed order will be mailed):

7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046

The designated fire lanes are the minimum necessary for fire/rescue access and are in accordance with Section 22-33 of the Fire Safety Code.

NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

STA.#: \_\_\_\_\_ I.D.#: \_\_\_\_\_ DATE: \_\_\_\_\_

Comments: \_\_\_\_\_

Fire Lane Installed Per Order

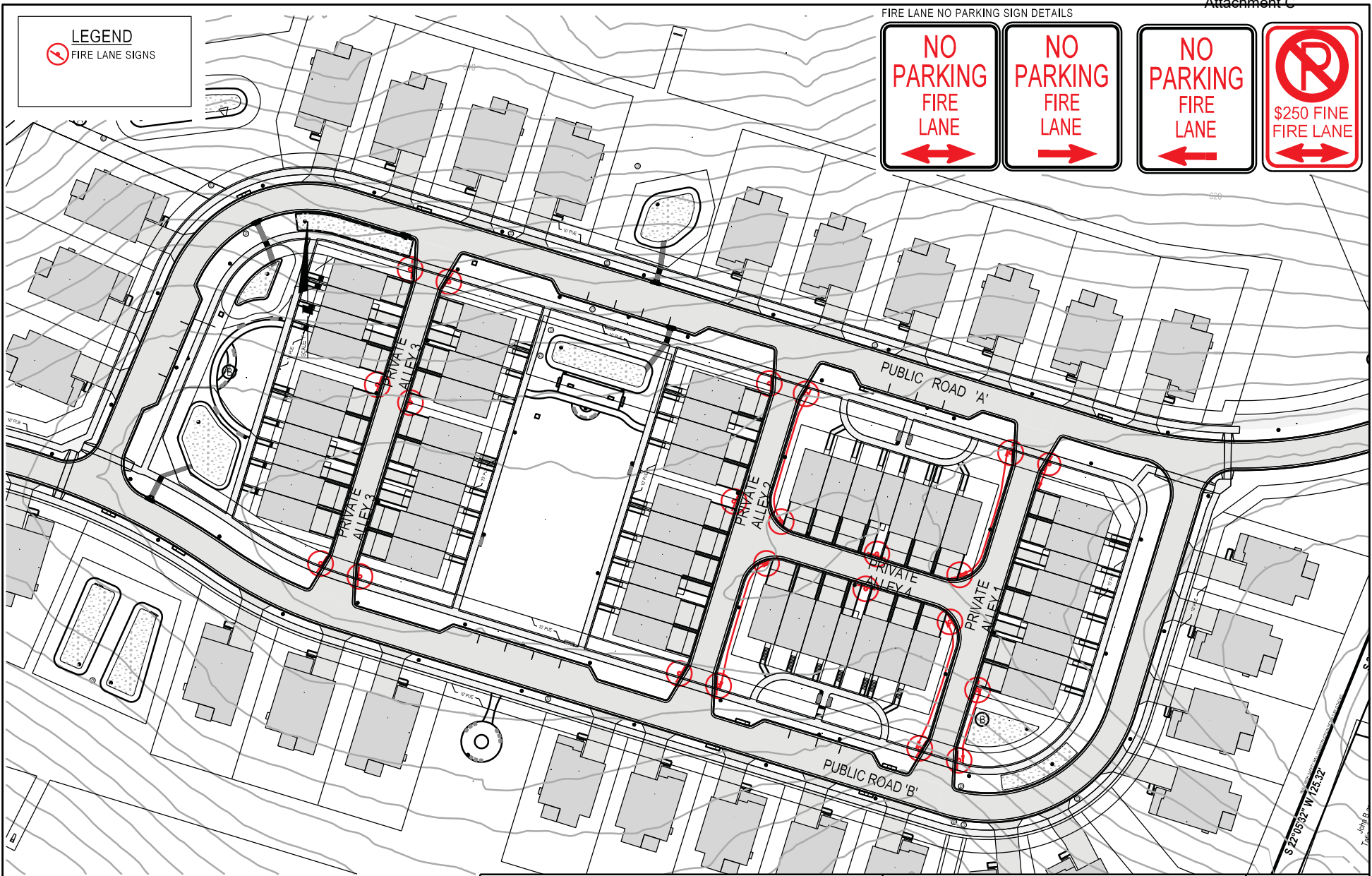
NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

0092N/23

FIRE LANE NO PARKING SIGN DETAILS



**LEGEND**  
 FIRE LANE SIGNS



**SOLTESZ, Inc.**  
 2 Research Place, Suite 100  
 Rockville, MD 20850  
 P.301.948.2750 F.301.948.9067  
 www.solteszco.com

**FIRE LANE SIGN PLAN**  
**CLARKSBURG CHASE**  
 MONTGOMERY COUNTY, MARYLAND  
 MONTGOMERY COUNTY, MARYLAND

SHEET 1  
 OF 1

JOB NO. 1548-36-00 SCALE 1" = 100' DATE 6/5/2024

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STRATEGIES FOR TODAY. INSIGHT FOR TOMORROW.

June 6, 2024

S. Marie LaBaw, PhD, PE  
Fire Department Access and Water Supply  
Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, MD 20850

Re: Clarksburg Chase Performance Based Design Review  
Site Plan #820240050

Dear Marie,

On behalf of our client, US Home LLC, we are requesting the review and approval of a performance-based design in conjunction with a proposed residential development on the property described below.

The subject property is approximately 136.17 acres in Clarksburg with access from Old Clarksburg Road at the intersection with Gosnell Farm Drive. It is bounded by Old Clarksburg Road to the east, parkland to the north and west, and Creekside at Cabin Branch to the southwest. The property is currently vacant. Our client is proposing a residential development, including 101 units of single-family and townhouse units with two units facing Old Clarksburg Road and 99 units accessed off a new proposed Public Road 'A'.

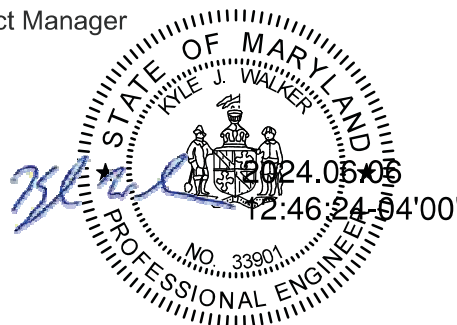
To match the turning lanes across Old Clarksburg Road onto Gosnell Farm Drive, a median is proposed to separate incoming and outgoing traffic. This squeezes down the fire access route after the turning radius from 38' wide down to 15' wide for 40 feet length. The radii on either side of the entrance have been enlarged to 35' wide to assist with easier turning in and exiting at the entrance. Because there are no units fronting directly onto the streets in front of the one-way entrances and exits, this short median will not impede fire access onto the site. Before and shortly after the median, the width of the road widens to 20' or greater so that a typical 20' wide fire accessible vehicular travel way will be able to be provided in front of all units.

Many of the townhouses have fake dormers on the 3<sup>rd</sup> level of the townhouse. These dormers are only decorative and will not have habitable space above the 3<sup>rd</sup> floor. All front doors of townhouses are within 150' from fire access and within 50' from the rear of the building to fire access. They are all NFPA 13D rated units with a 35' height limit. See attached architecture examples for review of the buildings.

We believe that the performance-based design in this case will provide adequate access for fire apparatus throughout the site.

Please contact us with questions or if you need additional information.

Sincerely,  
Kyle Walker, PE, Project Manager  
Soltesz, Inc.



**FIRE CODE ENFORCEMENT**

**Fire Department Access Review**

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SAC FM: 43 DATE: 6/9/2024

PROFESSIONAL CERTIFICATION

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. 33901, Expiration Date: 6/6/26

NO.	REVISIONS	BY	DATE

**MISS UTILITY NOTE**

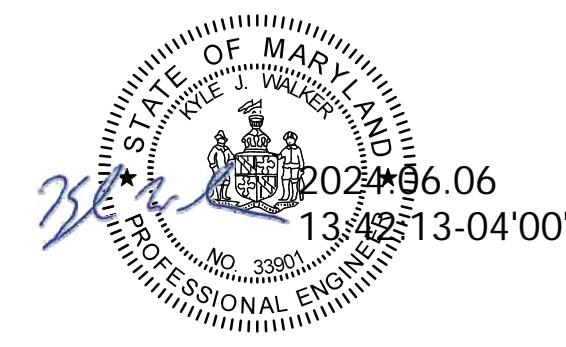
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DESIGN TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR THINER THAN 12" INCHES, WHOEVER IS LESS CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

**OWNER / DEVELOPER / APPLICANT**

US HOME, LLC  
7035 ALBERT EINSTEIN DRIVE  
SUITE 200  
COLUMBIA, MD 21046  
(443) 206-5737  
MARK ANDERSON

**PROFESSIONAL CERTIFICATION**

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. 33901 EXPIRATION DATE: 06/08/26



**FIRE ACCESS PLAN**

**CLARKSBURG CHASE**

CLARKSBURG (04) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

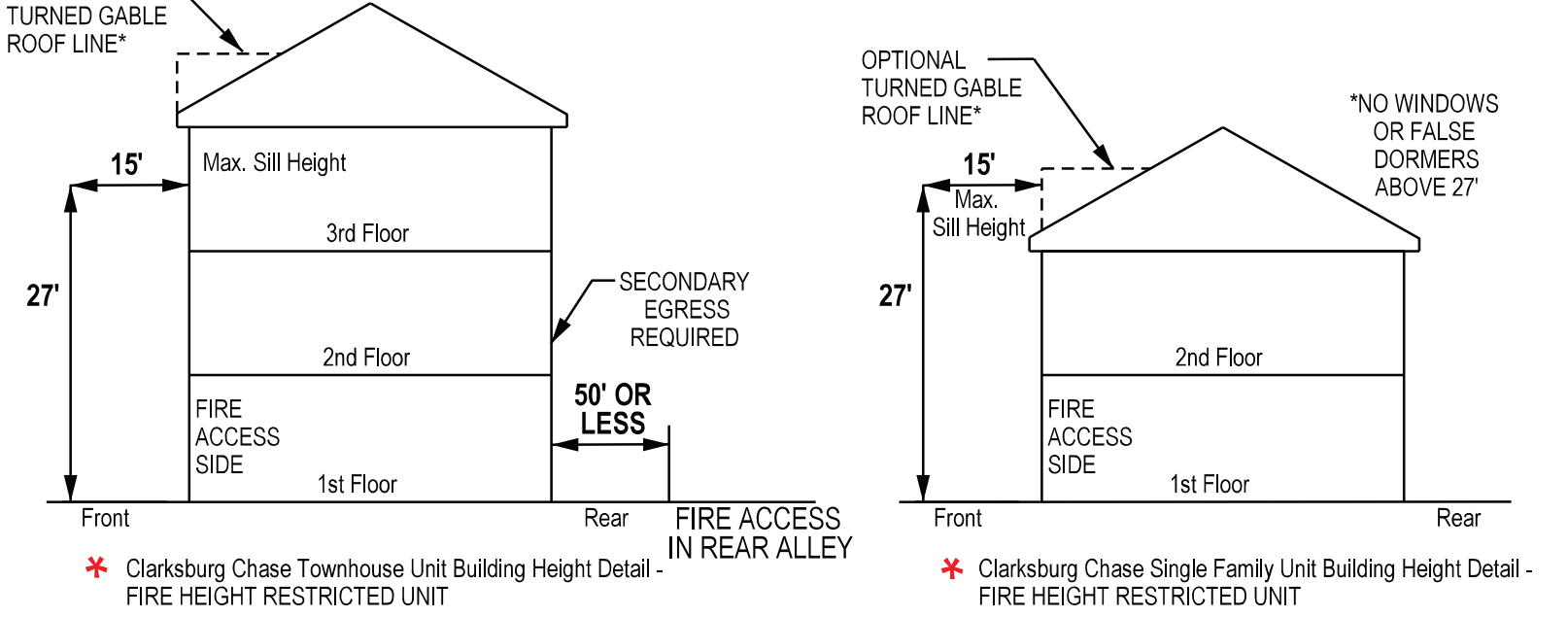
**PLANNING DEPARTMENT USE ONLY (E-PLANS)**

Montgomery County  
E231 101 Monroe Street  
Rockville, MD 20850  
L: 402.317.0402  
Zone: RURAL

Clarksburg Chase Unit Information Summary	
Proposed Units - Access from Old Clarksburg Road Single Family Front Load Houses (Access from Old Clarksburg Road)	Proposed: 2 Note: See Plans for Height Restricted Unit NFPA 13D sprinkler
Proposed Units - Access from Proposed Public Road A & B Single Family Front Load Houses (Access from Proposed Public Road A & B)	Proposed: 47 Note: NFPA 13D sprinkler
20' Rear Load Townhouses	39 NFPA 13D sprinkler
16' Rear Load Townhouses	13 NFPA 13D sprinkler
<b>Total:</b>	<b>99</b>
<b>Total Proposed Units:</b>	<b>101</b>

LEGEND	
	FIRE ACCESS LANE Minimum apparatus loading to be no less than 85,000 lb or meet tertiary road design.
	EXISTING / PROPOSED FIRE HYDRANT
	PROPOSED WATER
	EXISTING WATER
	HEIGHT RESTRICTED UNITS
	PRIMARY ACCESS WITHIN 50'
	PRIMARY ACCESS WITHIN 150'
	SECONDARY ACCESS WITHIN 50'

**FIRE CODE ENFORCEMENT**  
Fire Department Access Review  
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.  
BY: *SAC* PK: 43 DATE: 6/9/2024



- General Notes:**
- All units on-site are limited to a 35' max. height requirement.
  - One and two-family dwellings of three (3) stories (27' to highest sill, including false dormers) or less must provide access to the occupied interior through a main, side-hinge door within 150 feet of a fire department access route. For units of three (3) stories or more, access must be within fifty (50) feet of access route.
  - Units rear-facing fire department vehicular access shall provide unit numbers clearly visible from apparatus on the street or alley.

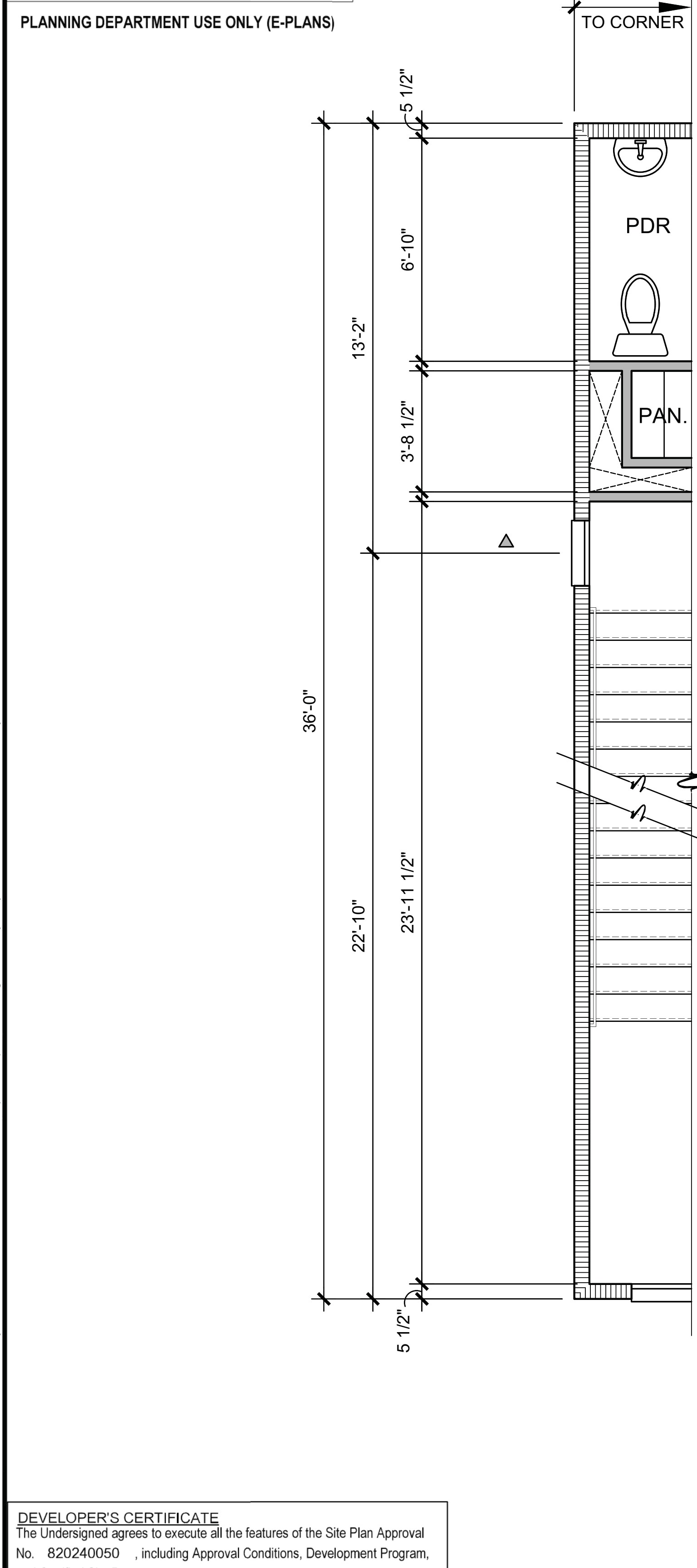
**ENGINEER'S CERTIFICATE**  
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1991 AND AS AMENDED THEREAFTER.  
SIGNATURE: KYLE J. WALKER DATE: \_\_\_\_\_  
PRINTED NAME: KYLE J. WALKER TITLE: PROJECT MANAGER  
NO. REG. NO.: 33901



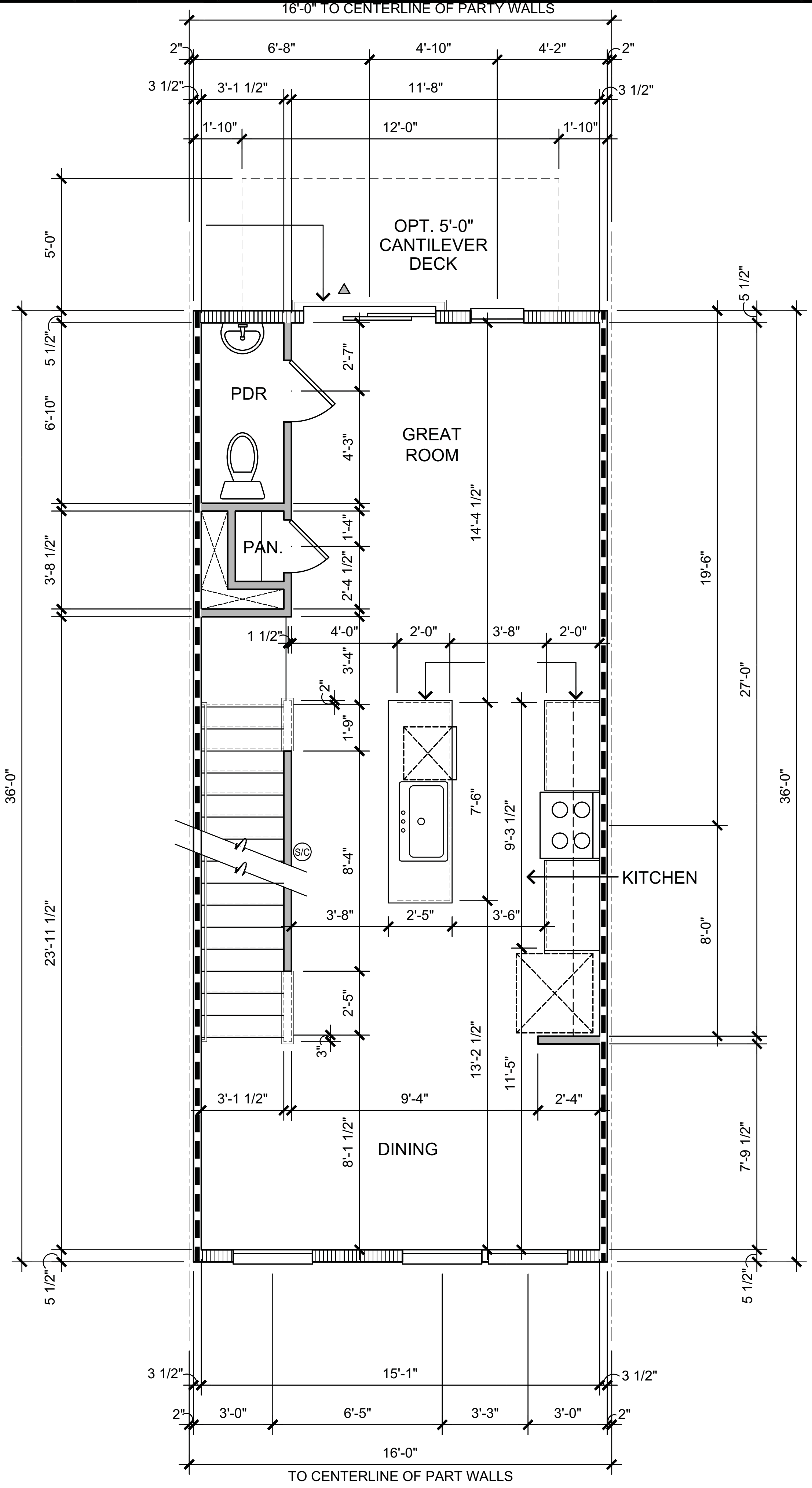




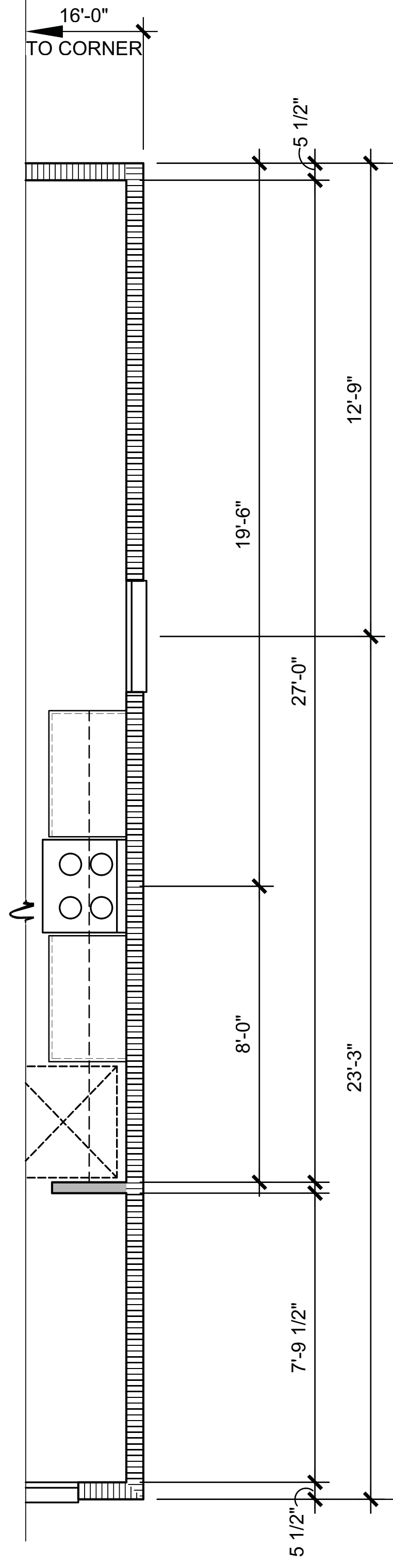
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**END UNIT**



**SECOND FLOOR**



**END UNIT**

**DEVELOPER'S CERTIFICATE**  
 The Undersigned agrees to execute all the features of the Site Plan Approval No. 820240050, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: US Home, LLC      Mark Anderson  
 Company      Contact Person

Address: 7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046  
 Phone: 443-206-5737  
 Signature: \_\_\_\_\_

**SOLTESZ, INC.**  
 WALDORF OFFICE  
 401 Post Office Road, Suite 103  
 Waldorf, MD 20602  
 P. 301.870.2166 F. 301.870.2884  
 www.solteszco.com

Engineering  
 Surveying  
 Planning  
 Environmental Sciences

NO.	REVISIONS	BY	DATE

**MISS UTILITY NOTE**  
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**OWNER / DEVELOPER / APPLICANT**  
 \_\_\_\_\_

**PROFESSIONAL CERTIFICATION**  
 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. \_\_\_\_\_, EXPIRATION DATE: \_\_\_\_\_

**09-ARCH-820240050-MPDU-003**  
**QUINCY REAR LOAD GARAGE - MPDU**  
**CLARKSBURG CHASE**

CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP EV 123	ZONING CATEGORY RNC
WATER & SEWER CATEGORY 231 NW 14	OVERLAY ZONE CLARKSBURG WEST ENVIRONMENTAL
SITE DATA HORIZONTAL: MAD93 VERTICAL: NAVD8891	WATER / SEWER CAT. W3 / S3
DATE: 12/13/2023 DESIGNED: _____ TECHNICAL: _____ CHECKED: _____ CAD STD'S VERSION: V8 / NCS	SHEET <b>A0.03</b> OF <b>A0.09</b>
PROJECT NO. 1548-36-00	



**WALDORF OFFICE**  
 401 Post Office Road, Suite 103  
 Waldorf, MD 20602  
 P. 301.870.2166 F. 301.870.2884  
 www.solteszco.com

Engineering  
 Surveying  
 Planning  
 Environmental Sciences

NO.	REVISIONS	BY	DATE

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**09-ARCH-820240050-MPDU-004**

**QUINCY REAR LOAD GARAGE - MPDU CLARKSBURG CHASE**

CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP	ZONING CATEGORY:
EV 123	RNC

WATER & SEWER CATEGORY	OVERLAY ZONE:
231 NW 14	CLARKSBURG WEST ENVIRONMENTAL

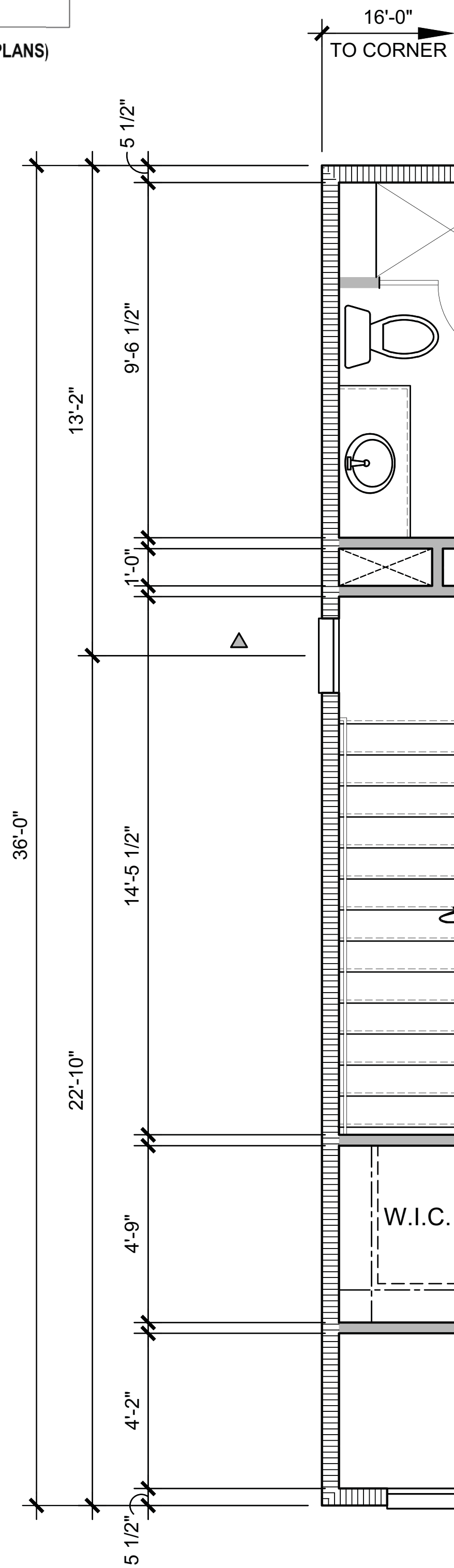
SITE DATA	WATER / SEWER CAT.:
HORIZONTAL: NAD83	W3 / S3
VERTICAL: NAVD8891	

DATE:	12/13/2023
DESIGNED:	
TECHNICIAN:	
CHECKED:	
CAD STD'S VERSION:	V8 / NCS

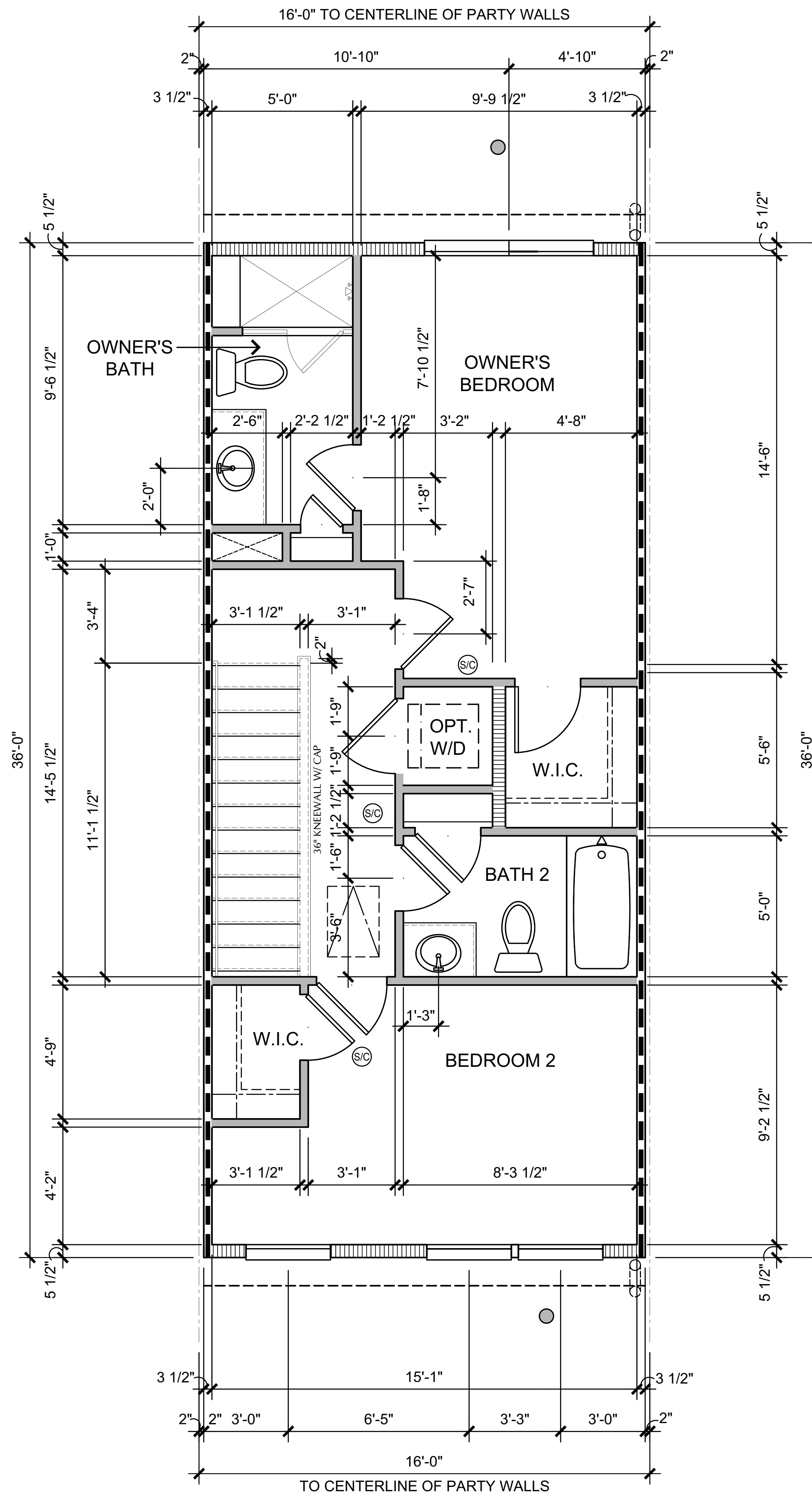
SHEET	OF
09.04	09

PROJECT NO.	1548-36-00
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PLANNING DEPARTMENT USE ONLY (E-PLANS)



END UNIT



THIRD FLOOR

END UNIT

**DEVELOPER'S CERTIFICATE**  
 The Undersigned agrees to execute all the features of the Site Plan Approval No. 820240050, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: **US Home, LLC**      **Mark Anderson**  
 Company                                      Contact Person

Address: **7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046**

Phone: **443-206-5737**

Signature: \_\_\_\_\_





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NO. REVISIONS BY DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

PROFESSIONAL CERTIFICATION  
 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. EXPIRATION DATE: \_\_\_\_\_

09-ARCH-820240050-MPDU-005

QUINCY REAR LOAD GARAGE - MPDU  
 CLARKSBURG CHASE

CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP: EV 123 ZONING CATEGORY: RNC

WATER & SEWER CATEGORY: 231 NW 14 OVERLAY ZONE: CLARKSBURG WEST ENVIRONMENTAL

SITE DATA: HORIZONTAL: NAD83 VERTICAL: NAVD88/91 WATER / SEWER CAT.: W3 / S3

DATE: 12/13/2023

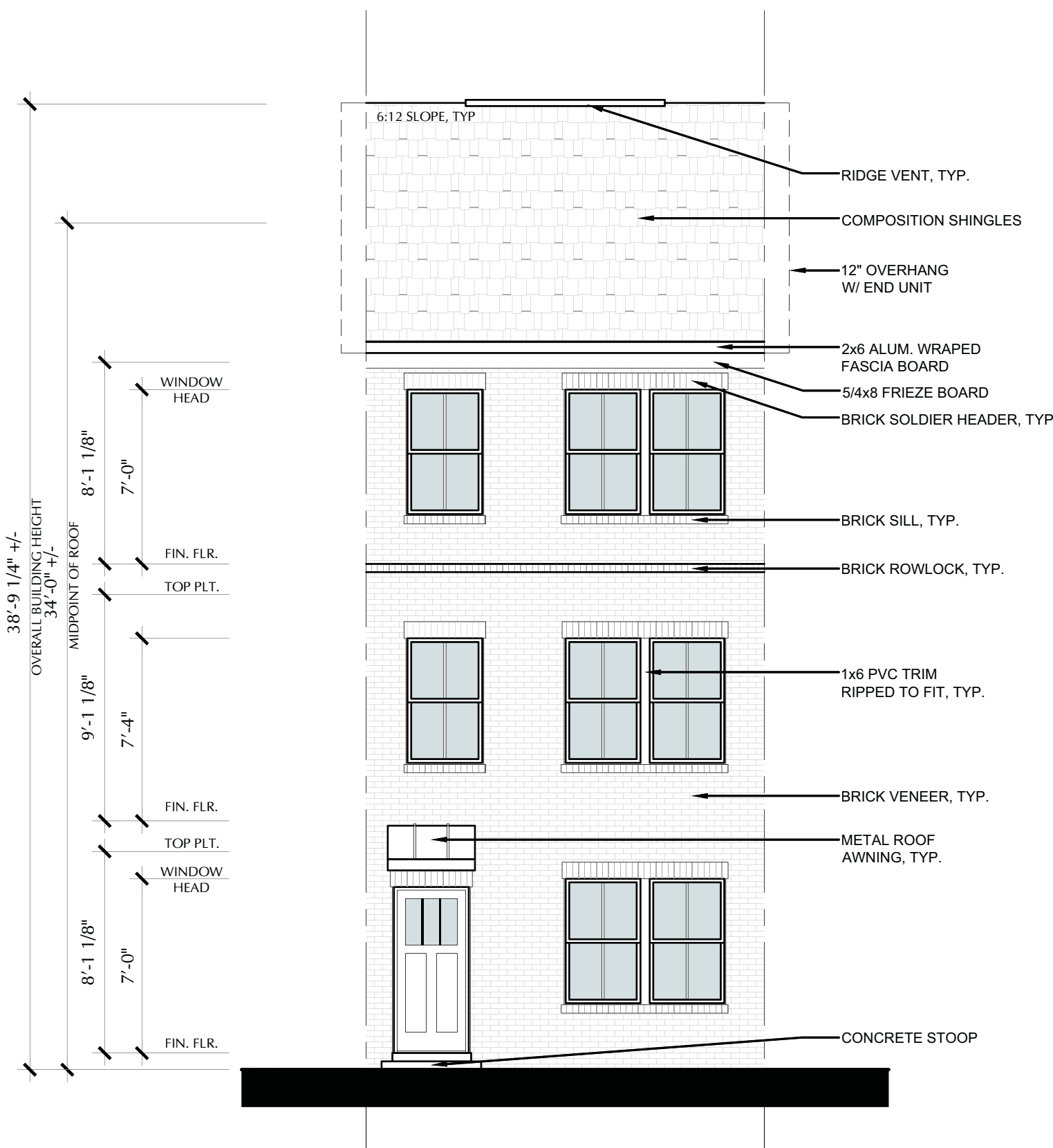
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SHEET: A0.05 OF: A0.09

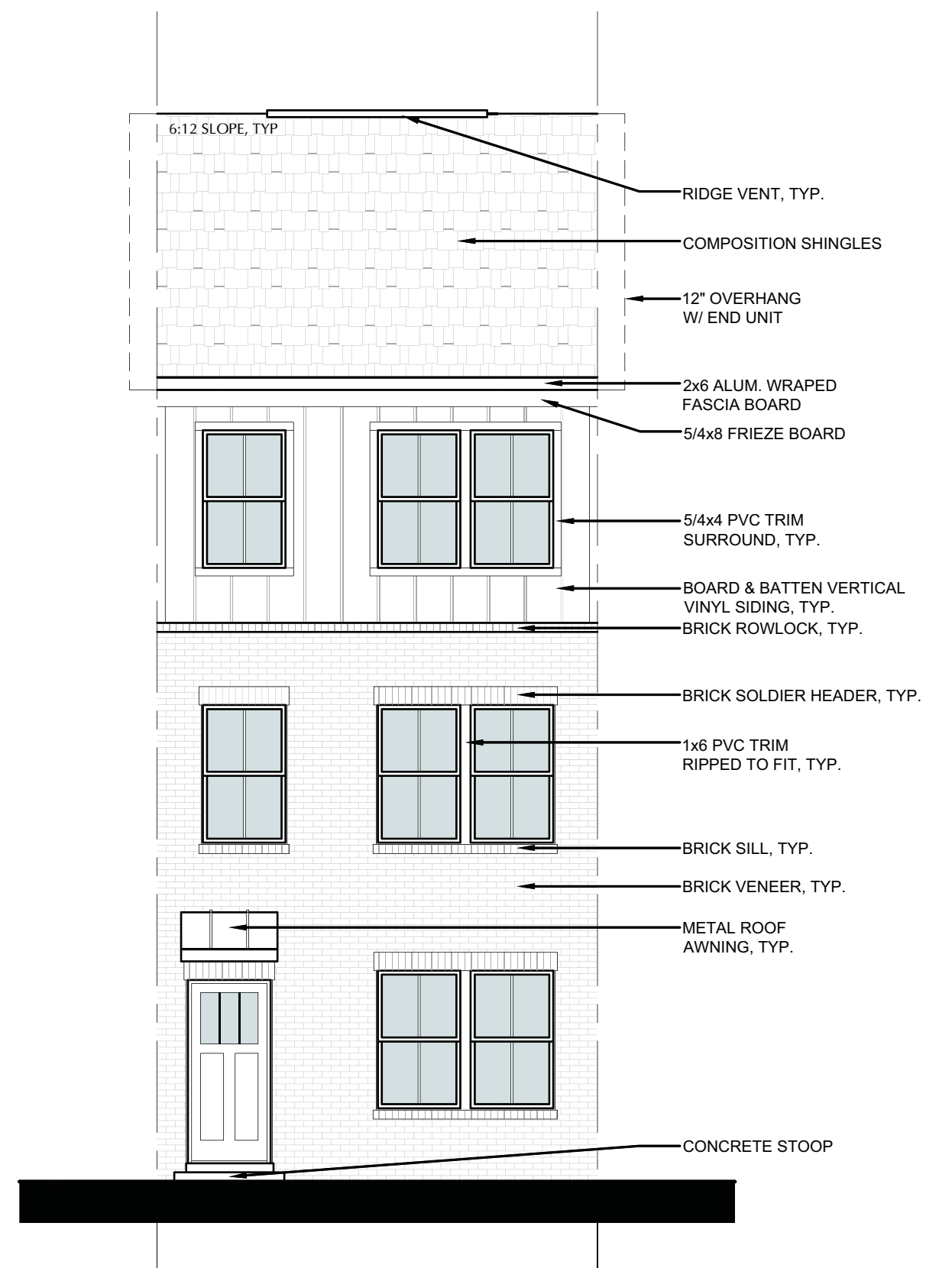
PROJECT NO.: 1548-36-00



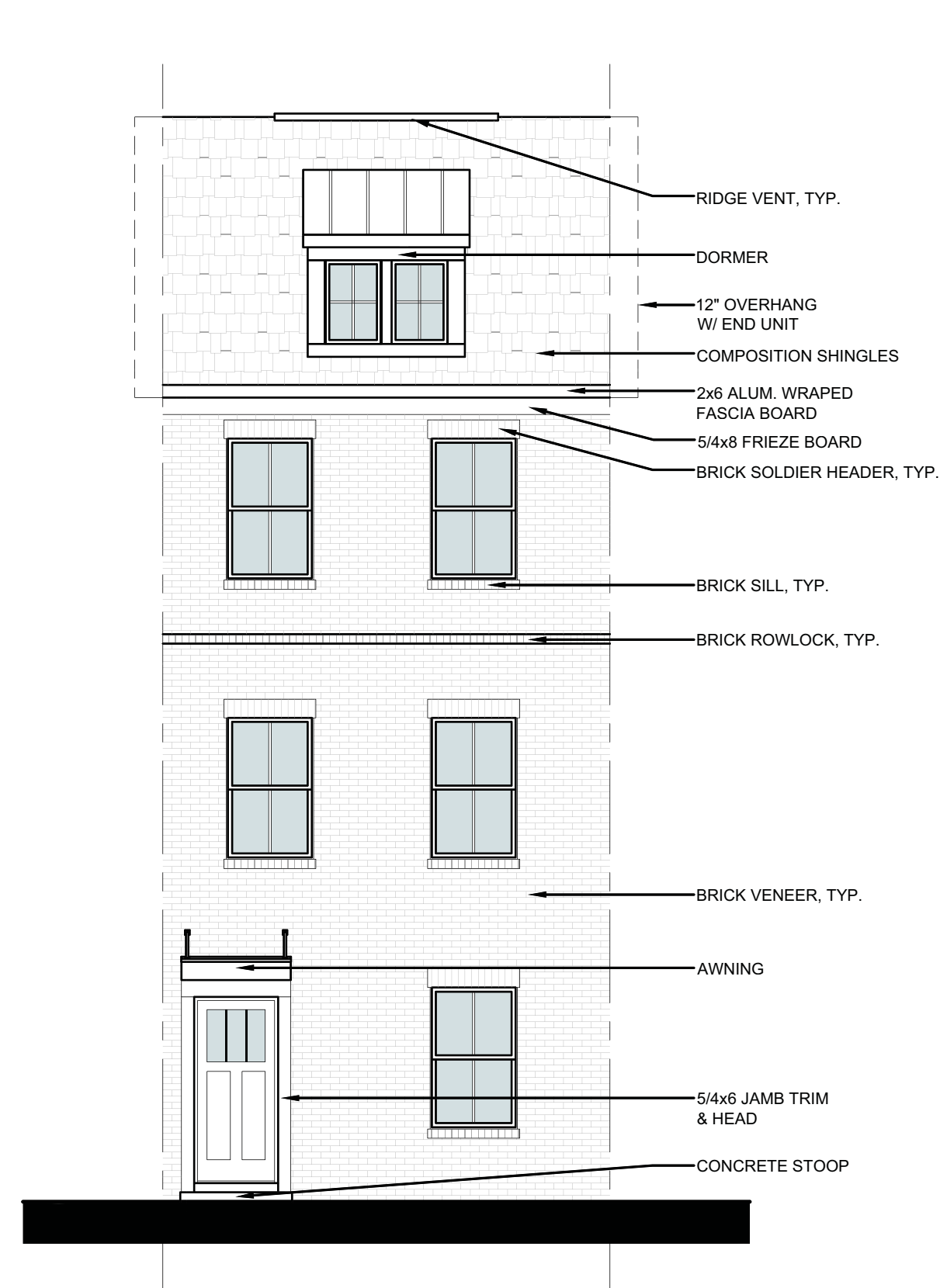
PLANNING DEPARTMENT USE ONLY (E-PLANS)



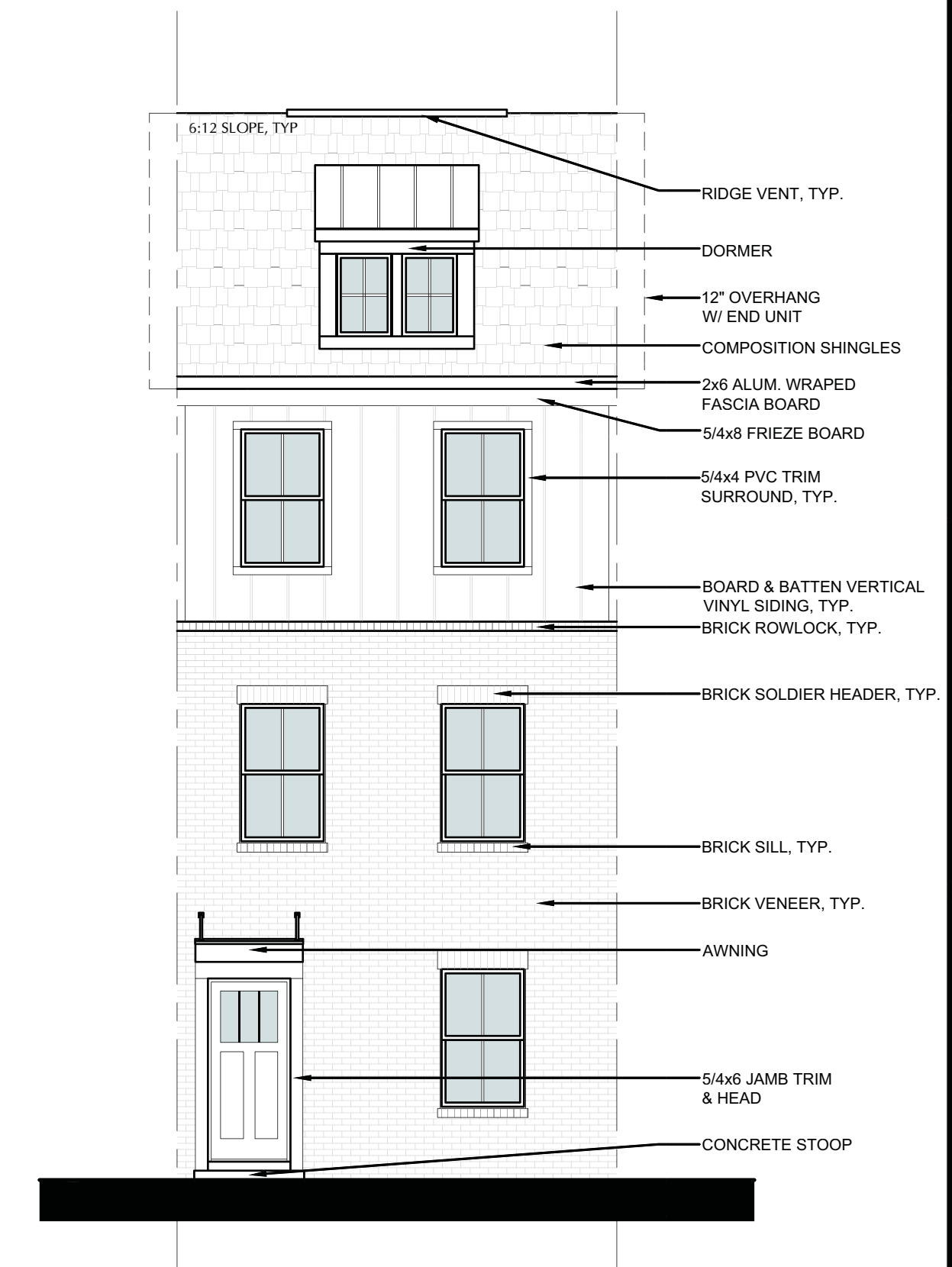
ELEVATION- 1B  
 WITH FULL BRICK



ELEVATION- 1C  
 SIDING WITH TWO STORY BRICK



ELEVATION- 2B  
 WITH FULL BRICK



ELEVATION- 2C  
 SIDING WITH TWO STORY BRICK

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 Developer's Name: US Home, LLC Company Mark Anderson Contact Person  
 Address: 7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046  
 Phone: 443-206-5737  
 Signature: \_\_\_\_\_

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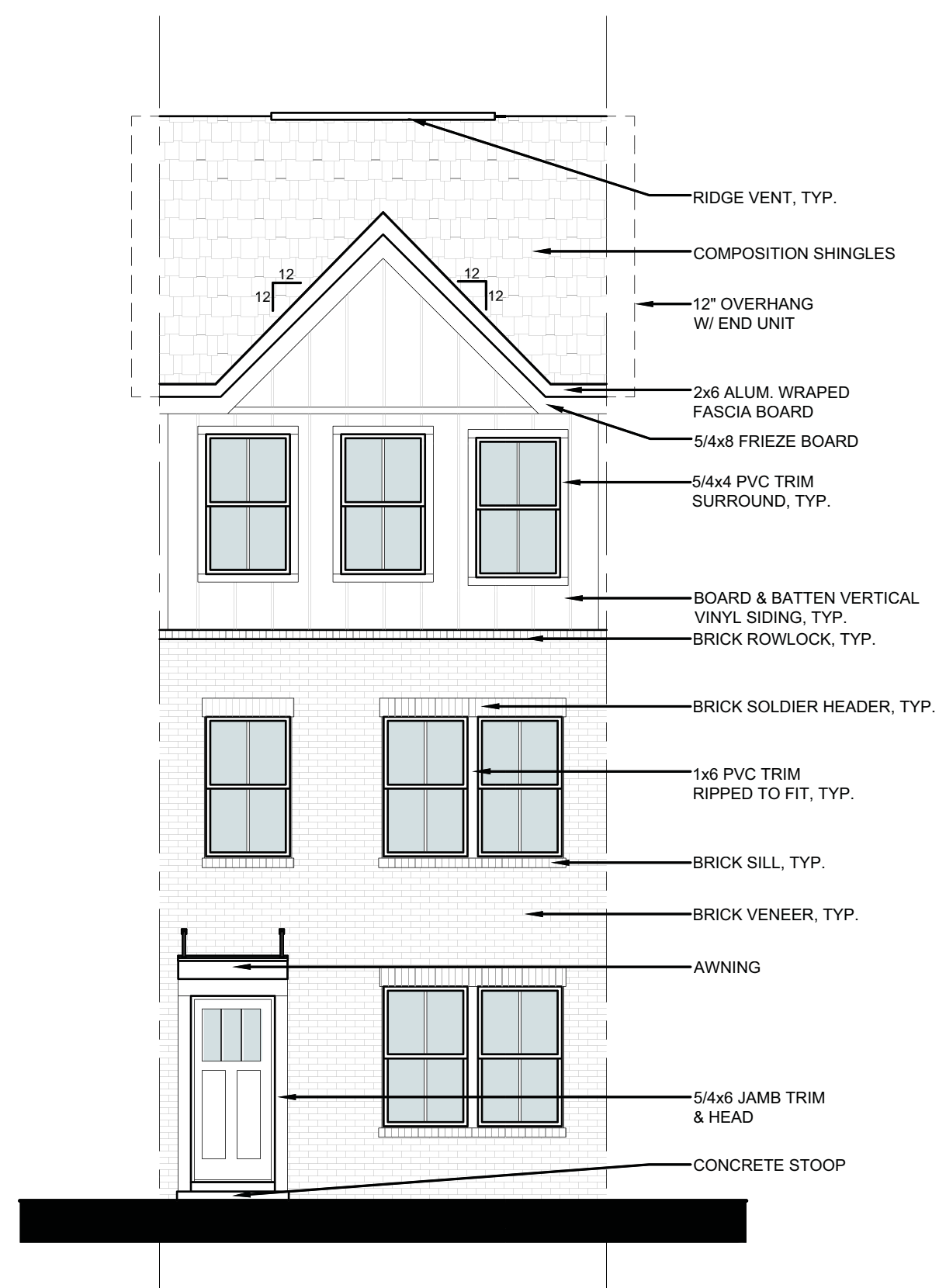
**MISS UTILITY NOTE**  
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**OWNER / DEVELOPER / APPLICANT**

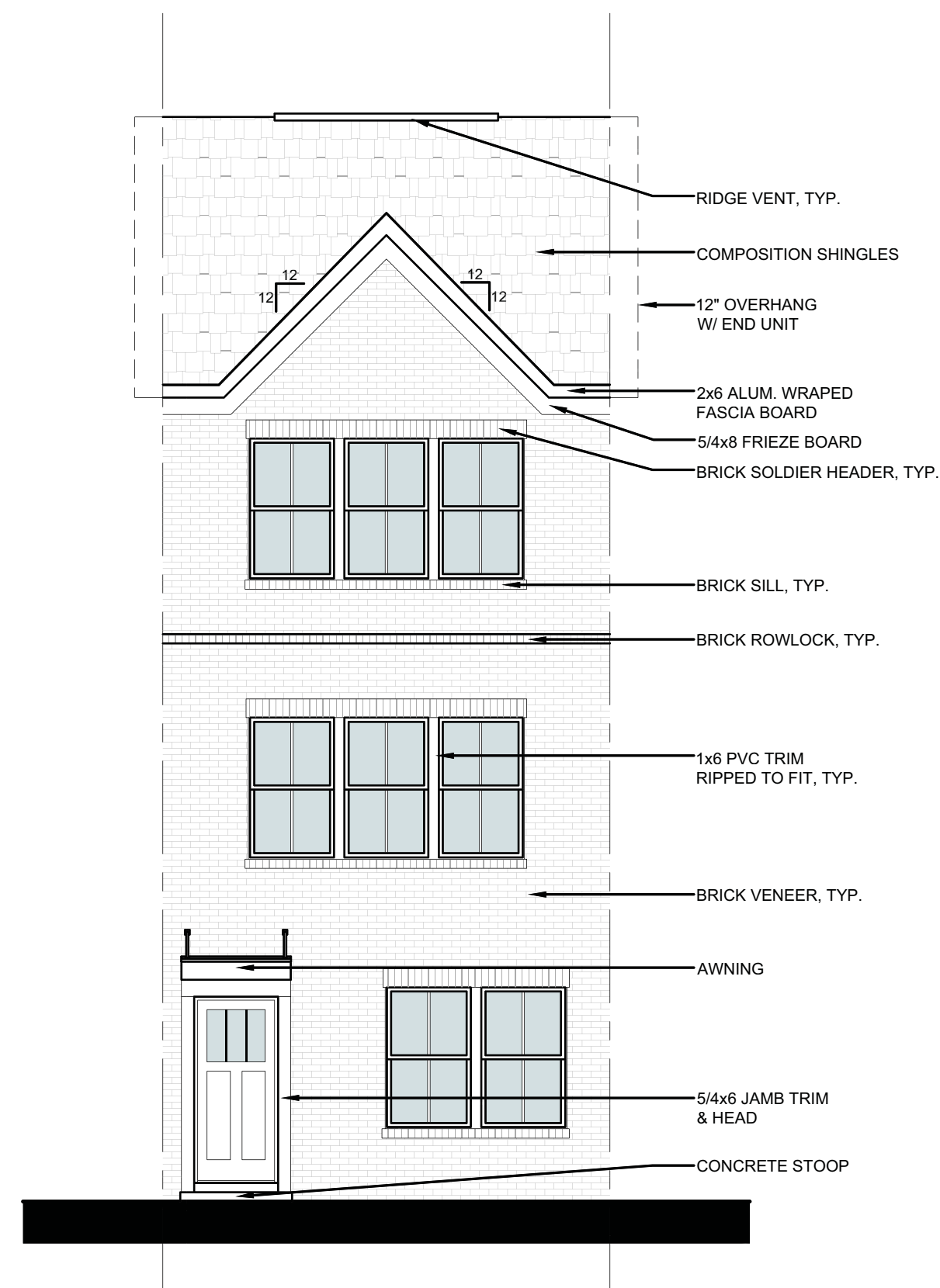
**PROFESSIONAL CERTIFICATION**  
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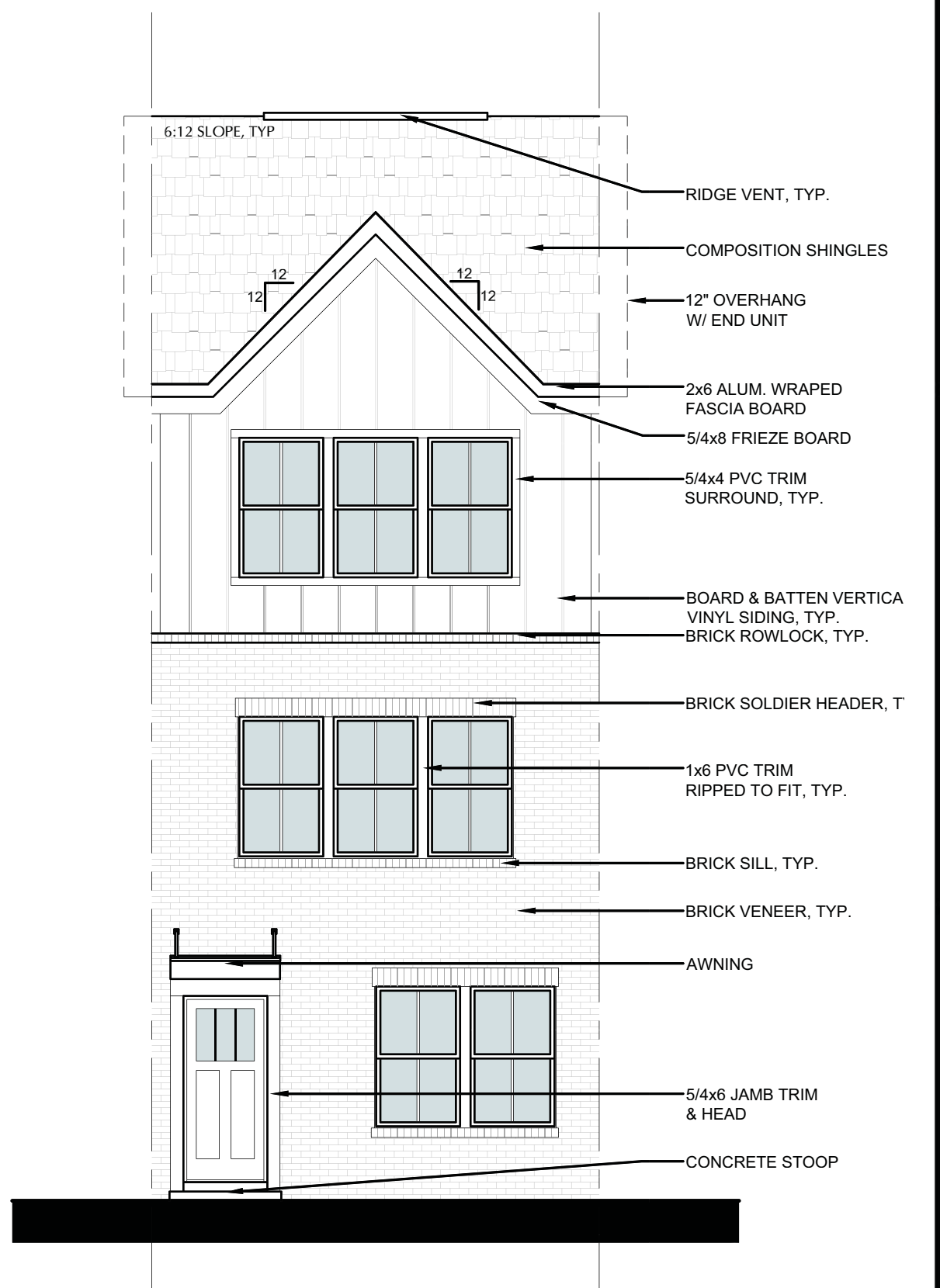
**ELEVATION- 3B  
 WITH FULL BRICK**



**ELEVATION- 3C  
 SIDING WITH TWO STORY BRICK**



**ELEVATION- 4B  
 WITH FULL BRICK**



**ELEVATION- 4C  
 SIDING WITH TWO STORY BRICK**

**DEVELOPER'S CERTIFICATE**  
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 Developer's Name: US Home, LLC Mark Anderson  
 Company Contact Person  
 Address: 7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046  
 Phone: 443-206-5737  
 Signature: \_\_\_\_\_

**09-ARCH-820240050-MPDU-006**  
**QUINCY REAR LOAD GARAGE - MPDU**  
**CLARKSBURG CHASE**  
 CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP EV 123	ZONING CATEGORY RNC
WATER & SEWER CATEGORY 231 NW 14	OVERLAY ZONE CLARKSBURG WEST ENVIRONMENTAL
SITE DATA HORIZONTAL: NAD83 VERTICAL: NAVD88/91	WATER / SEWER CAT. W3 / S3
DATE: 12/13/2023	DESIGNED: _____
TECHNICIAN: _____	CHECKED: _____
CAD STD'S VERSION: V8 / NCS	
SHEET <u>AO.06</u> OF <u>AO.09</u>	PROJECT NO. 1548-36-00

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NO.	REVISIONS	BY	DATE

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**OWNER / DEVELOPER / APPLICANT**

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**09-ARCH-820240050-MPDU-007**  
**QUINCY REAR LOAD GARAGE - MPDU**  
**CLARKSBURG CHASE**  
 CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP EV 123	ZONING CATEGORY RNC
WATER & SEWER CATEGORY 231 NW 14	OVERLAY ZONE CLARKSBURG WEST ENVIRONMENTAL
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAVD88/91	WATER / SEWER CAT. W3 / S3
1" = 10'-0"	DATE: 12/13/2023
SHEET <u>  00.07  </u>	DESIGNED: _____
OF <u>  00.09  </u>	TECHNICIAN: _____
PROJECT NO. 1548-36-00	CHECKED: _____
	CAD STD'S VERSION: V8 / NCS

REFERENCE A B C D E F G H I J K L M N O

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**ELEVATION- 5B  
 WITH FULL BRICK**

**ELEVATION- 5C  
 SIDING WITH TWO STORY BRICK**

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Developer's Name: US Home, LLC Mark Anderson  
 Company Contact Person

Address: 7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046

Phone: 443-206-5737

Signature: \_\_\_\_\_

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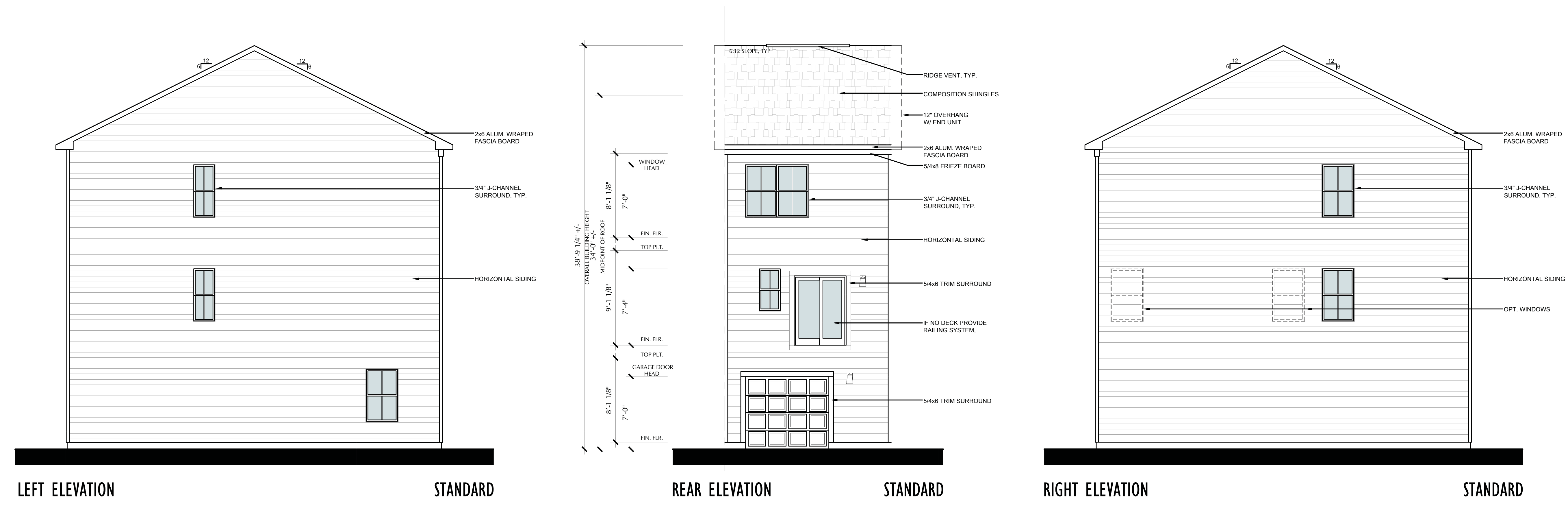
NO.	REVISIONS	BY	DATE

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**OWNER / DEVELOPER / APPLICANT**


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 Developer's Name: US Home, LLC Mark Anderson  
 Company Contact Person  
 Address: 7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046  
 Phone: 443-206-5737  
 Signature: \_\_\_\_\_

**09-ARCH-820240050-MPDU-008**  
**QUINCY REAR LOAD GARAGE - MPDU**  
**CLARKSBURG CHASE**  
 CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP EV 123	ZONING CATEGORY RNC
WATER & SEWER CATEGORY 231 NW 14	OVERLAY ZONE CLARKSBURG WEST ENVIRONMENTAL
SITE DATA HORIZONTAL: NAVD83 VERTICAL: NAVD8891	WATER / SEWER CAT. W3 / S3
DATE: 12/13/2023	DESIGNED: _____
1" = _____	TECHNICIAN: _____
SHEET <u>AO-08</u>	CHECKED: _____
OF <u>AO-09</u>	CAD STD'S VERSION: V8 / NCS
PROJECT NO. 1548-36-00	



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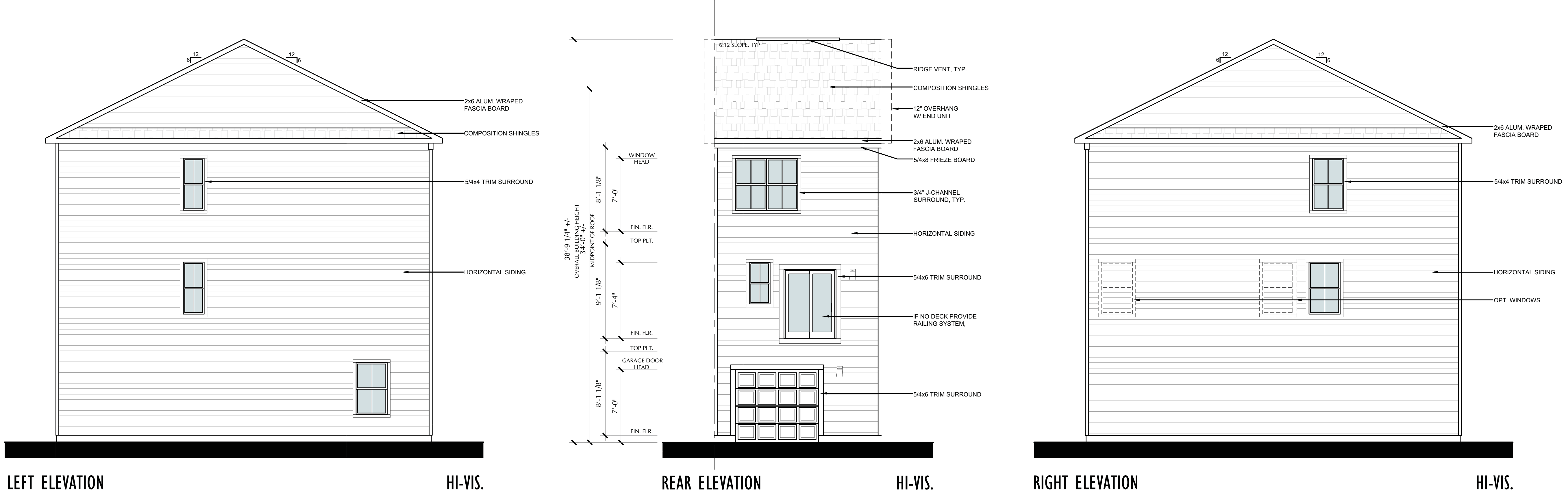
**09-ARCH-820240050-MPDU-009**  
**QUINCY REAR LOAD GARAGE - MPDU**  
**CLARKSBURG CHASE**  
CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP EV 123	ZONING CATEGORY RNC
WATER & SEWER CATEGORY 231 NW 14	OVERLAY ZONE CLARKSBURG WEST ENVIRONMENTAL
SITE DATA HORIZONTAL: NAD83 VERTICAL: NAVD88/91	WATER / SEWER CAT. W3 / S3
DATE: 12/13/2023	DESIGNED:
TECHNICIAN:	CHECKED:
CAD STD. VERSION:	V8 / NCS

REFERENCE GRID  
A B C D E F G H I J K L M N O

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Developer's Name: US Home, LLC      Mark Anderson  
Company      Contact Person

Address: 7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046

Phone: 443-206-5737

Signature: \_\_\_\_\_

PLANNING DEPARTMENT USE ONLY (E-PLANS)



20' WIDE TOWNHOUSE UNITS - FRONT ELEVATIONS



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**OWNER / DEVELOPER / APPLICANT**

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09-ARCH-820240050-TH-A4.01  
 ARCHADIA REAR LOAD GARAGE  
 20' WIDE TOWNHOUSE UNITS - FRONT ELEVATIONS  
**CLARKSBURG CHASE**  
 CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP EV 123	ZONING CATEGORY: RNC
WATER & SEWER CATEGORY 231 NW 14	OVERLAY ZONE: CLARKSBURG WEST ENVIRONMENTAL
SITE DATA HORIZONTAL: NAD83 VERTICAL: NAVD88/91	WATER / SEWER CAT: W3 / S3
DATE: 12/13/2023	DESIGNED: TECHNICIAN: CHECKED: CAD STD'S VERSION: V8 / NCS
SHEET <b>A4.01</b> OF <b>A4.11</b>	PROJECT NO. 1548-36-00

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09-ARCH-820240050-TH-A4.02

ARCHADIA REAR LOAD GARAGE

CLARKSBURG CHASE

CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP EV 123 ZONING CATEGORY: RNC

WATER / SEWER CATEGORY: 231 NW 14 OVERLAY WEST ENVIRONMENTAL

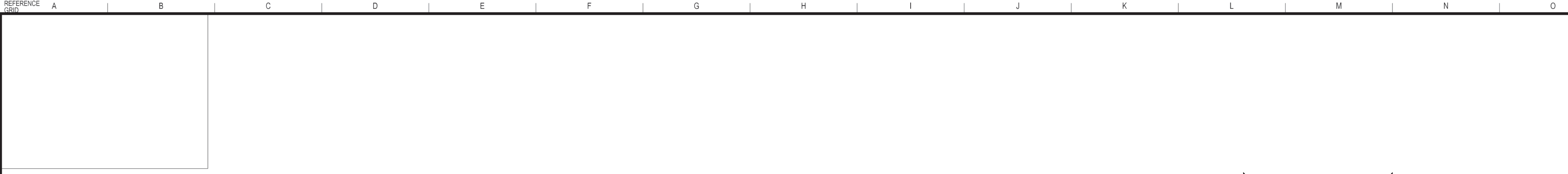
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VERTICAL: NAVD88/91 DATE: 12/13/2023

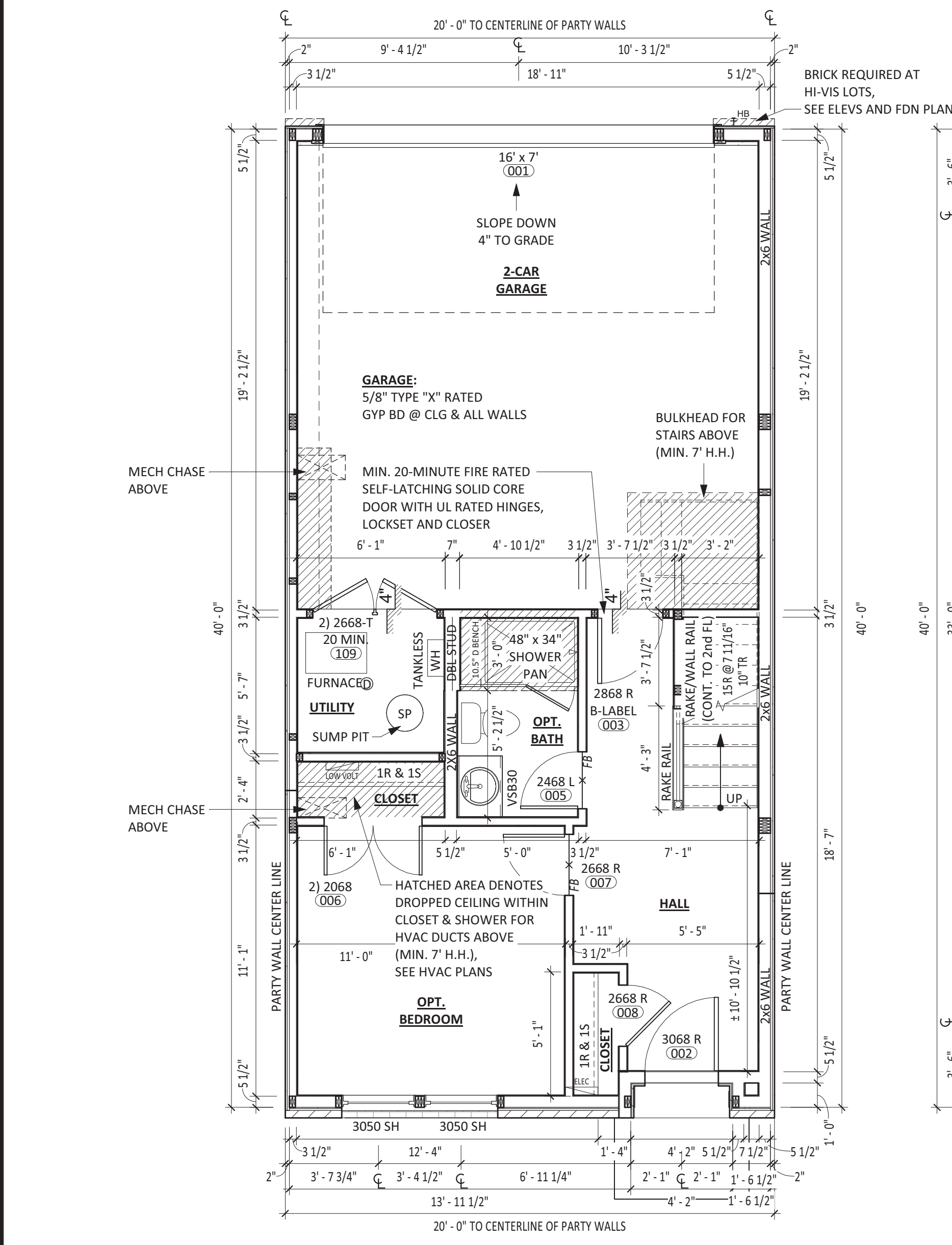
DESIGNED: SHEET A4.02 OF A4.11

CHECKED: V8 / NCS

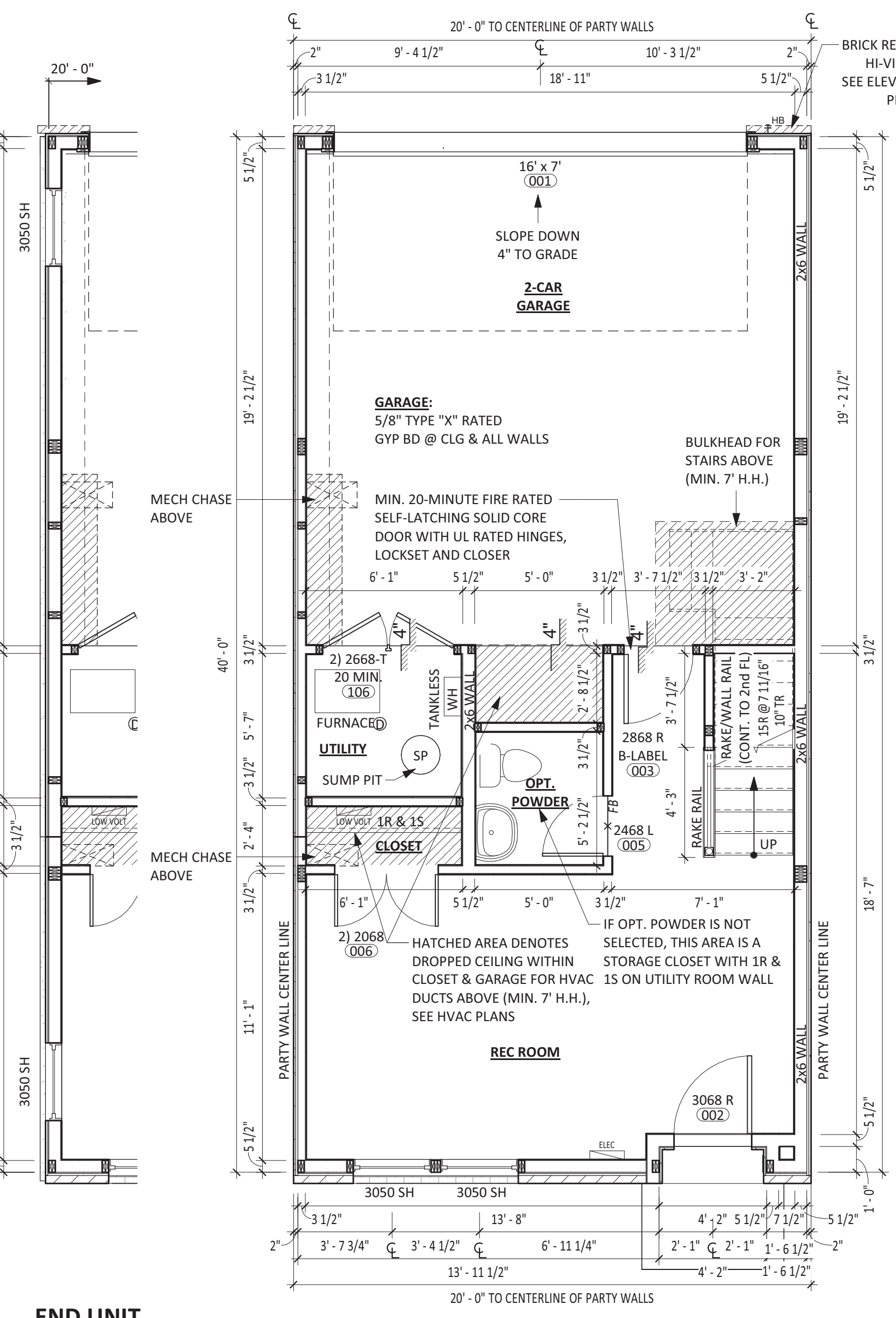
PROJECT NO. 1548-36-00



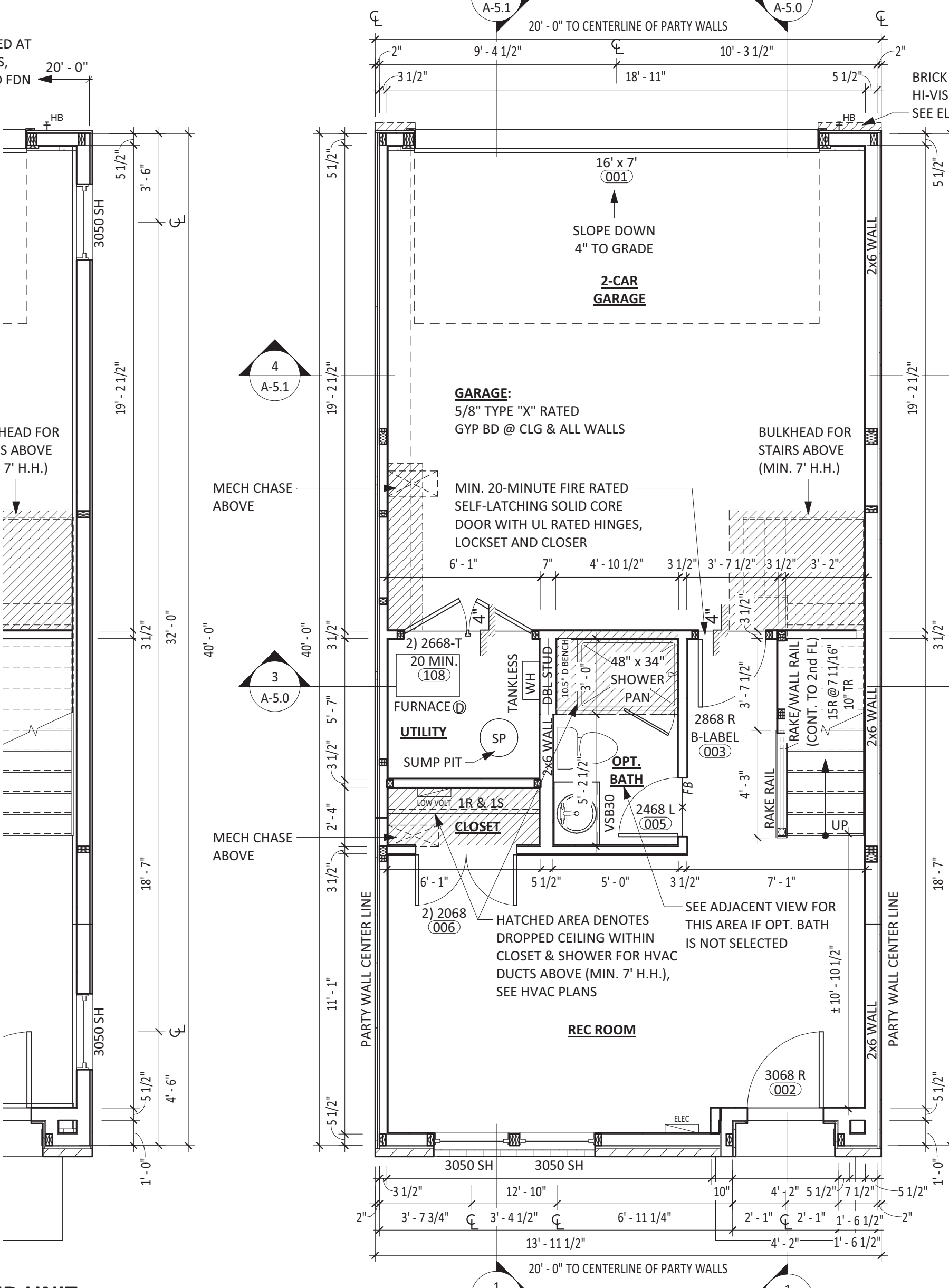
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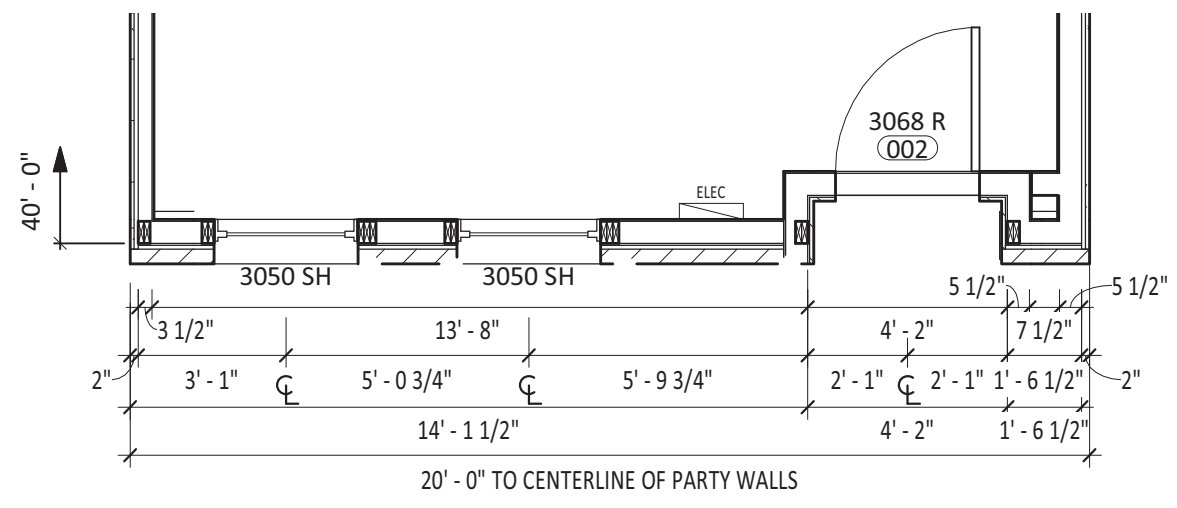
FIRST FLOOR PLAN - (ELEV. "1" & "3") WITH OPT. BEDROOM & FULL BATH



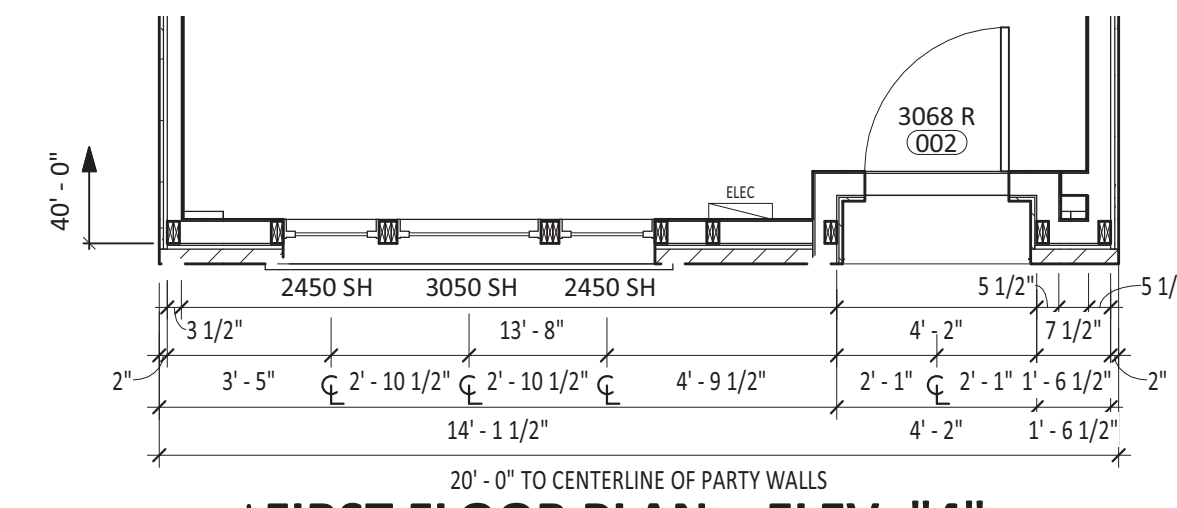
FIRST FLOOR PLAN - SHOWN WITH ELEV. "1" & "3" REC ROOM WITH POWDER



FIRST FLOOR PLAN - (ELEV. "1" & "3") REC ROOM WITH OPT. FULL BATH



FIRST FLOOR PLAN - ELEV. "2"



FIRST FLOOR PLAN - ELEV. "4"

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NO.	REVISIONS	BY	DATE

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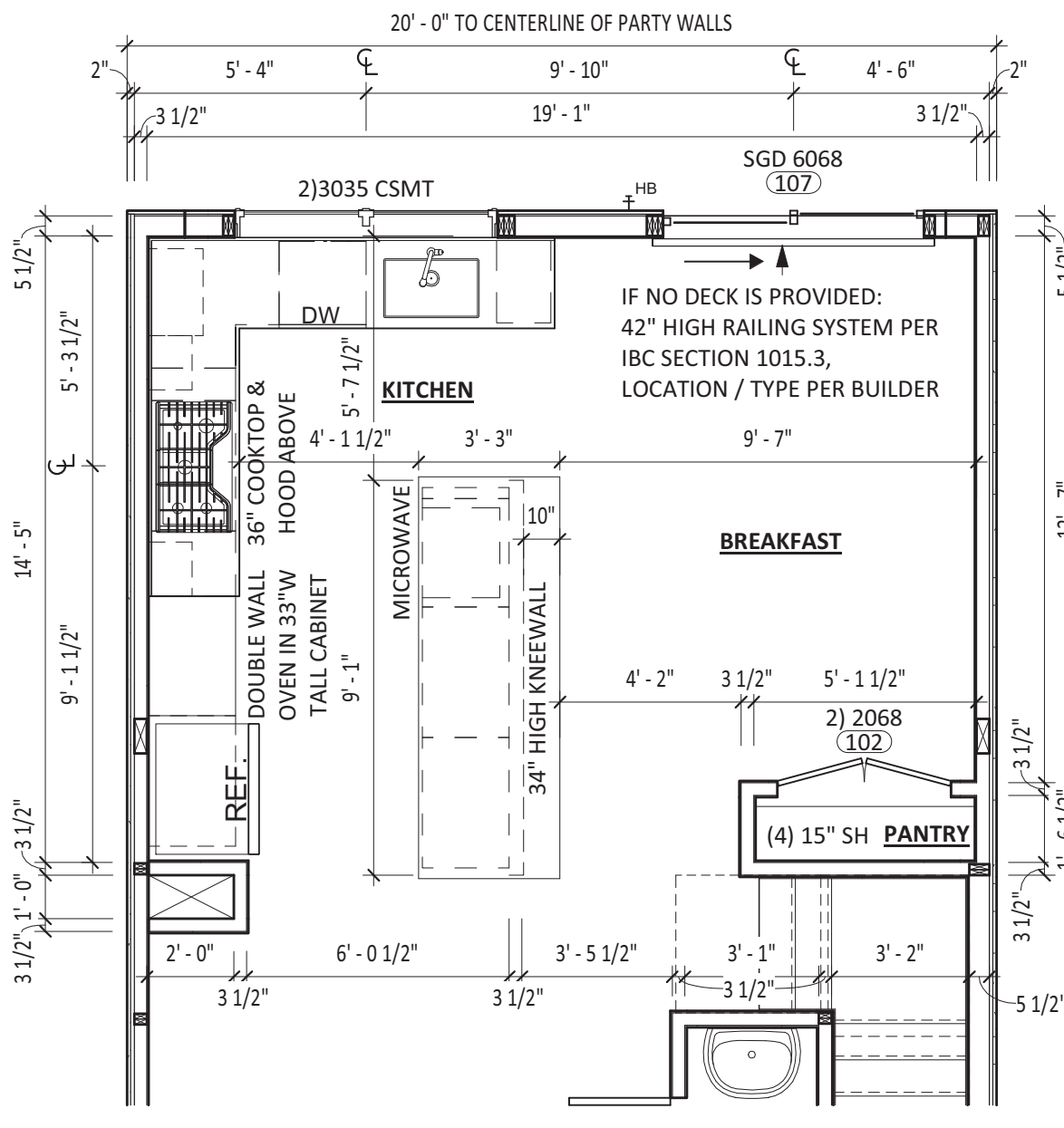
**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE: \_\_\_\_\_

**09-ARCH-820240050-TH-A4.04**  
**ARCHADIA REAR LOAD GARAGE**  
**CLARKSBURG CHASE**  
CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

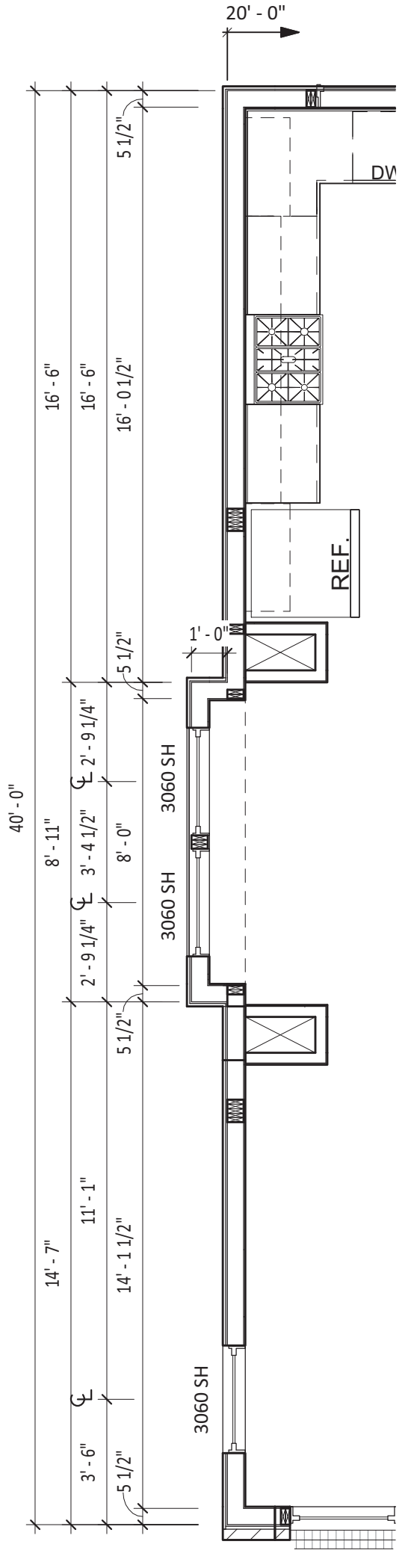
TAX MAP EV 123	ZONING CATEGORY: RNC
WATER & SEWER CATEGORY 231 NW 14	OVERLAY ZONE: CLARKSBURG WEST ENVIRONMENTAL
SITE DATA HORIZONTAL: NAVD83 VERTICAL: NAVD88/91	WATER / SEWER CAT. W3 / S3
DESIGNED: 12/13/2023	CHECKED: V8 / NCS
CAD STD. VERSION:	
<b>SHEET A4.04</b> OF <b>A4.11</b>	<b>PROJECT NO.</b> 1548-36-00

REFERENCE GRID A B C D E F G H I J K L M N O

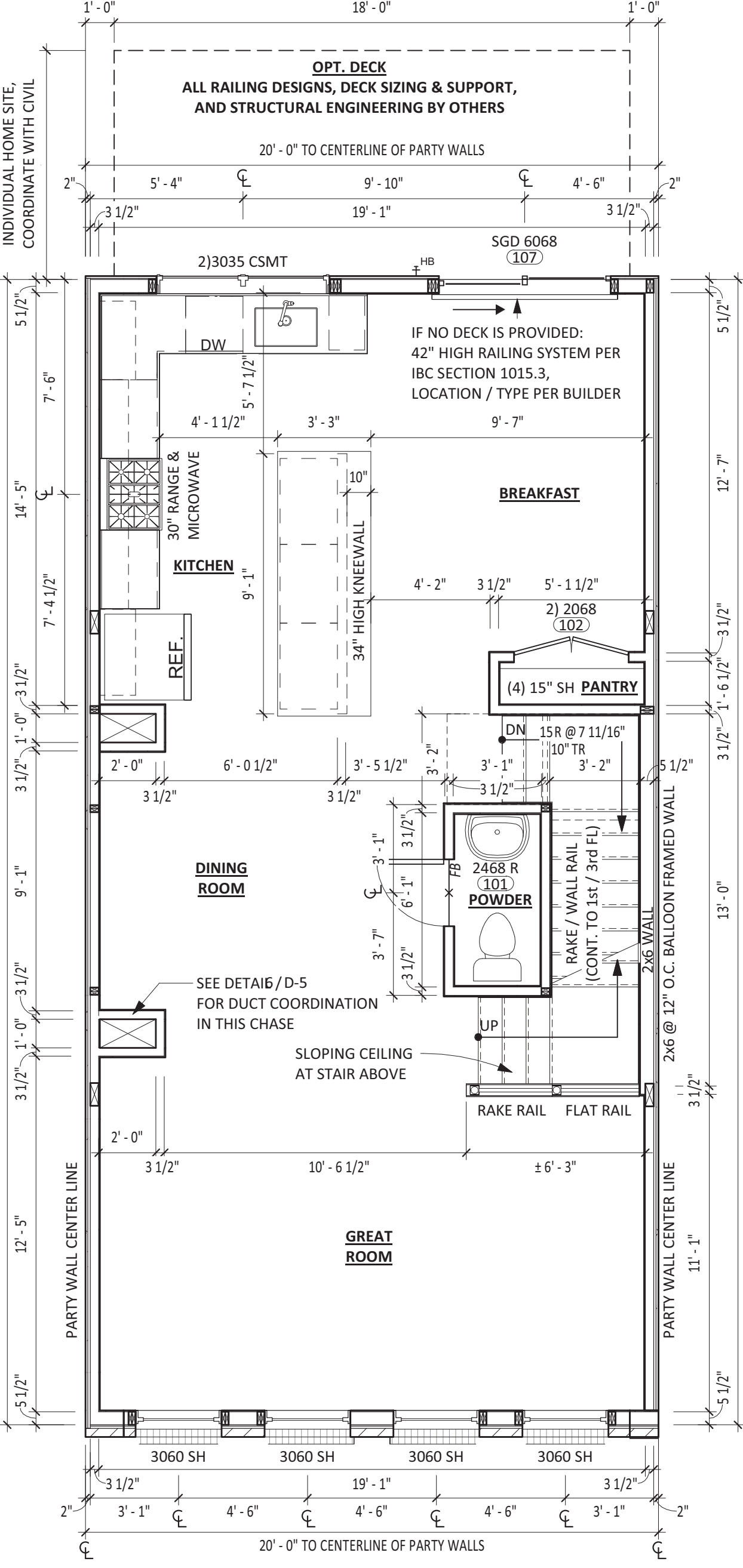
**PLANNING DEPARTMENT USE ONLY (E-PLANS)**



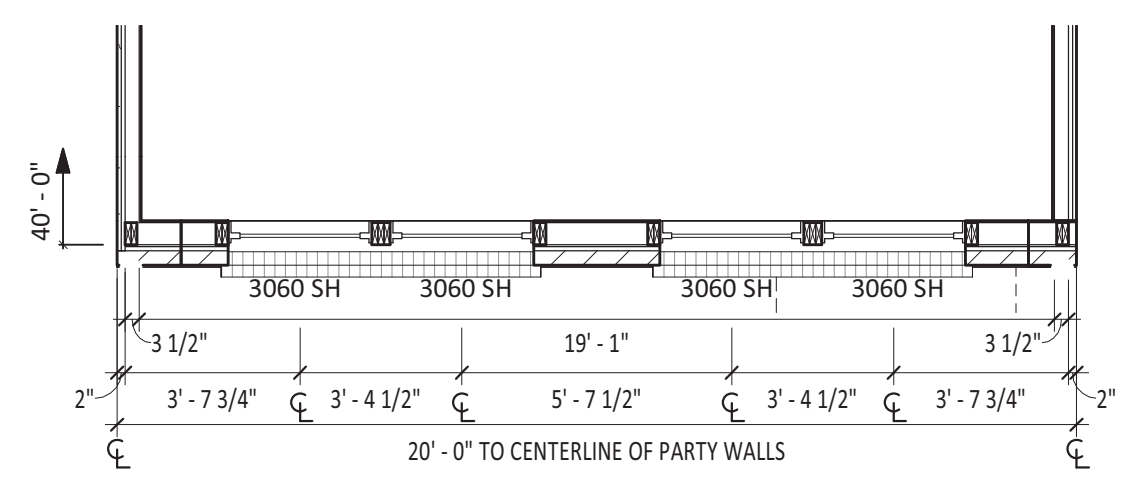
**5 | DESIGNER SELECT SPEC**  
A-1.1 1/4" = 1'-0"



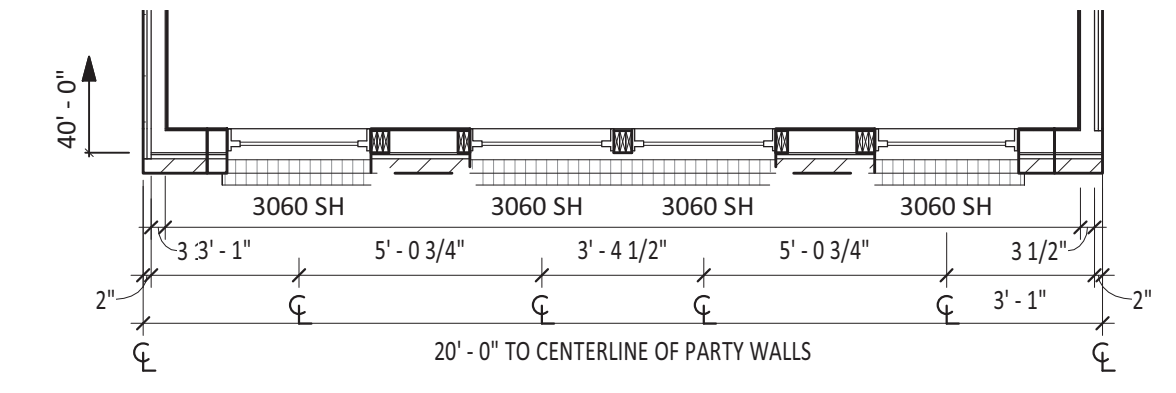
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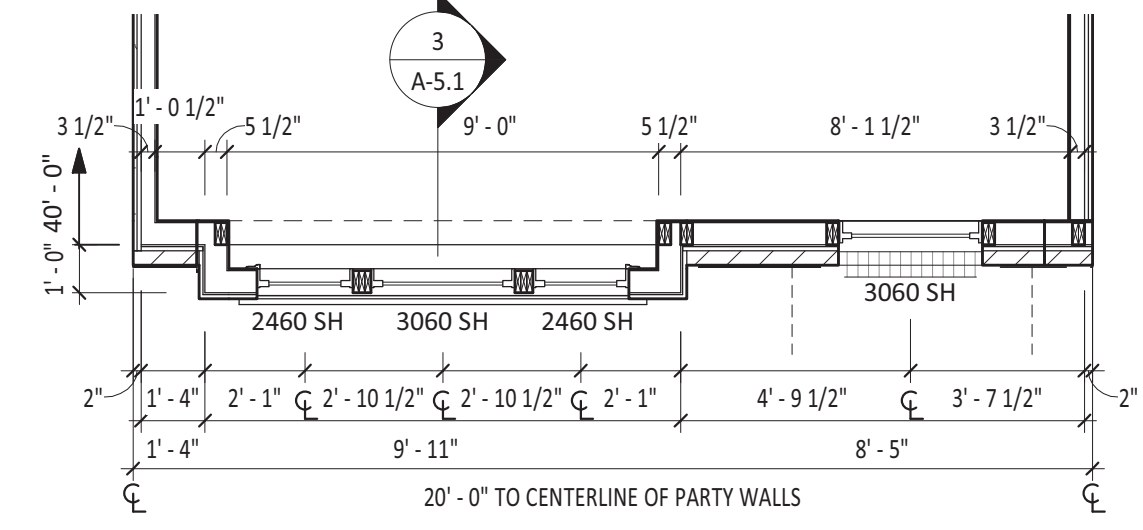
**1 | SECOND FLOOR PLAN - WITH OPT. REAR KITCHEN**  
**(SHOWN WITH ELEV. "3")**  
A-1.1 1/4" = 1'-0"



**3 | SECOND FLOOR PLAN - ELEV. "1"**  
A-1.1 1/4" = 1'-0"



**2 | SECOND FLOOR PLAN - ELEV. "2"**  
A-1.1 1/4" = 1'-0"



**4 | SECOND FLOOR PLAN - ELEV. "4"**  
A-1.1 1/4" = 1'-0"

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**DEVELOPER'S CERTIFICATE**  
The undersigned agrees to execute all the features of the Site Plan Approval No. 820240050, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: US Home, LLC      Mark Anderson  
Company    Contact Person

Address: 7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046

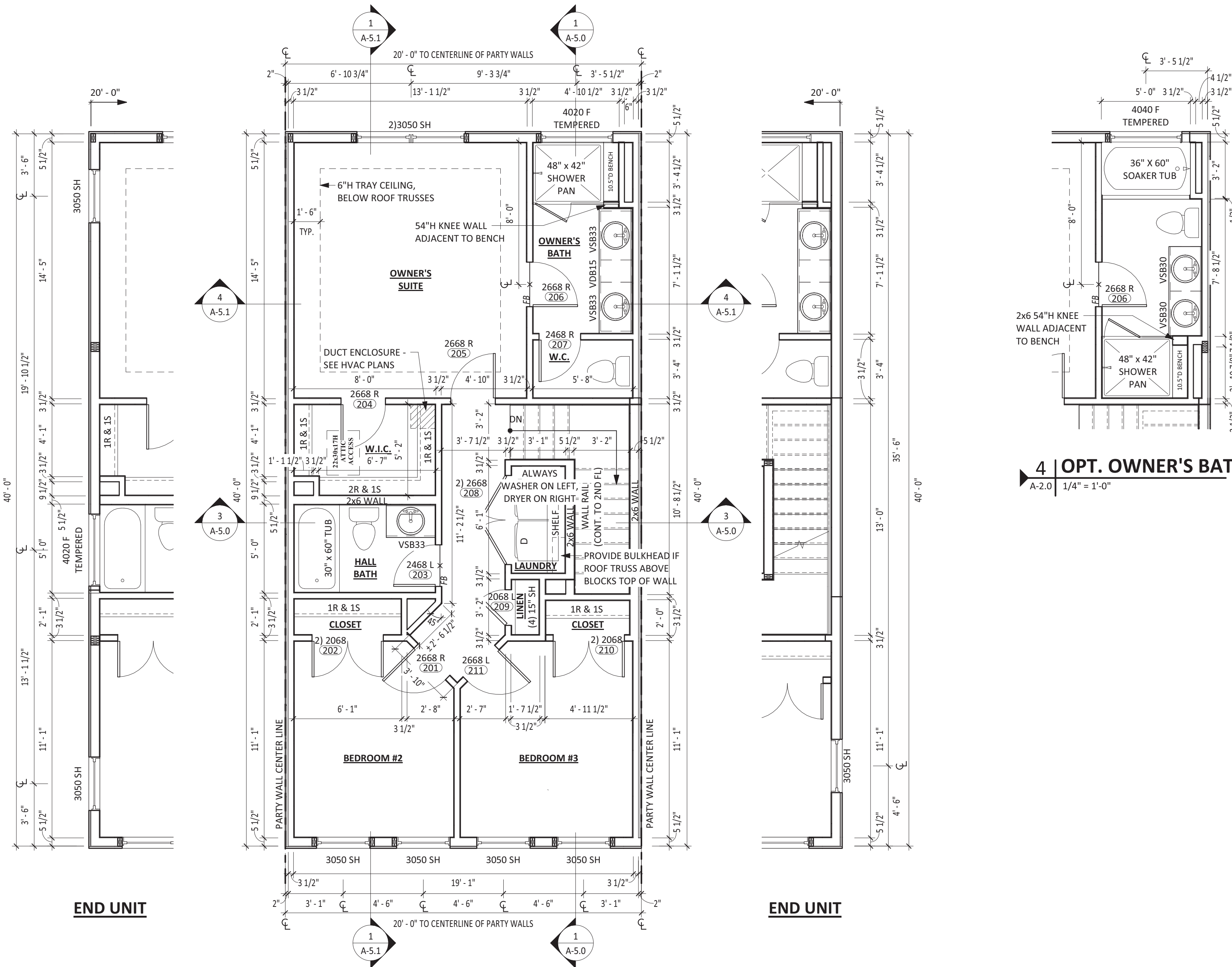
Phone: 443-206-5737

Signature: \_\_\_\_\_

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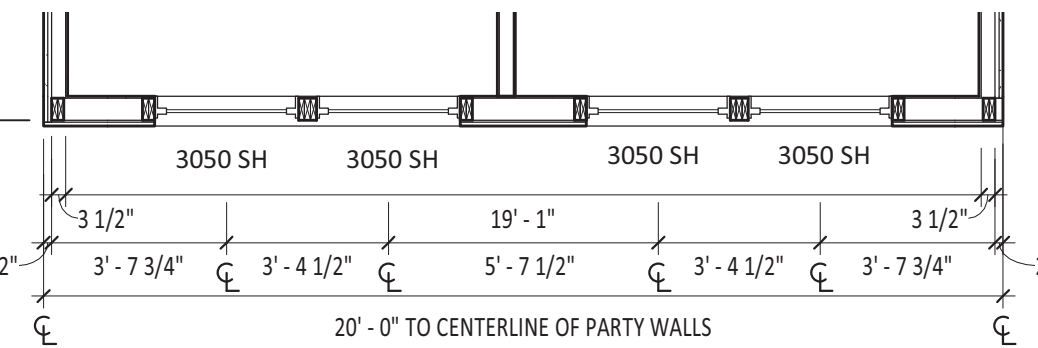
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PLANNING DEPARTMENT USE ONLY (E-PLANS)



**4 OPT. OWNER'S BATH**  
 A-2.0 1/4" = 1'-0"

**1 THIRD FLOOR PLAN - (SHOWN WITH ELEV. "2" - "4")**  
 A-2.0 1/4" = 1'-0"



**3 THIRD FLOOR PLAN - ELEV. "1"**  
 A-2.0 1/4" = 1'-0"

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Developer's Name: US Home, LLC      Mark Anderson  
 Company    Contact Person

Address: 7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046

Phone: 443-206-5737

Signature: \_\_\_\_\_

NO.	REVISIONS	BY	DATE

**MISS UTILITY NOTE**  
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**OWNER / DEVELOPER / APPLICANT**

**PROFESSIONAL CERTIFICATION**  
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**09-ARCH-820240050-TH-A4.05**  
**ARCHADIA REAR LOAD GARAGE**  
**CLARKSBURG CHASE**  
 CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP EV 123	ZONING CATEGORY: RNC
WATER & SEWER CATEGORY 231 NW 14	OVERLAY ZONE: CLARKSBURG WEST ENVIRONMENTAL
SITE DATA: HORIZONTAL: NAVD83 VERTICAL: NAVD8891	WATER / SEWER CAT.: W3 / S3
SHEET <b>A4.05</b> OF <b>A4.11</b>	DATE: 12/13/2023 DESIGNED: TECHNICIAN: CHECKED: CAD STD. S. VERSION: V8 / NCS
PROJECT NO. 1548-36-00	

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MISS UTILITY NOTE

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OWNER / DEVELOPER / APPLICANT

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09-ARCH-820240050-TH-A4.06

ARCHADIA REAR LOAD GARAGE

CLARKSBURG CHASE

CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP: EV 123 ZONING CATEGORY: RNC

WATER & SEWER CATEGORY: 231 NW 14 OVERLAY ZONE: CLARKSBURG WEST ENVIRONMENTAL

SITE DATA: HORIZONTAL: NAD83 VERTICAL: NAVD8891 WATER / SEWER CAT.: W3 / S3

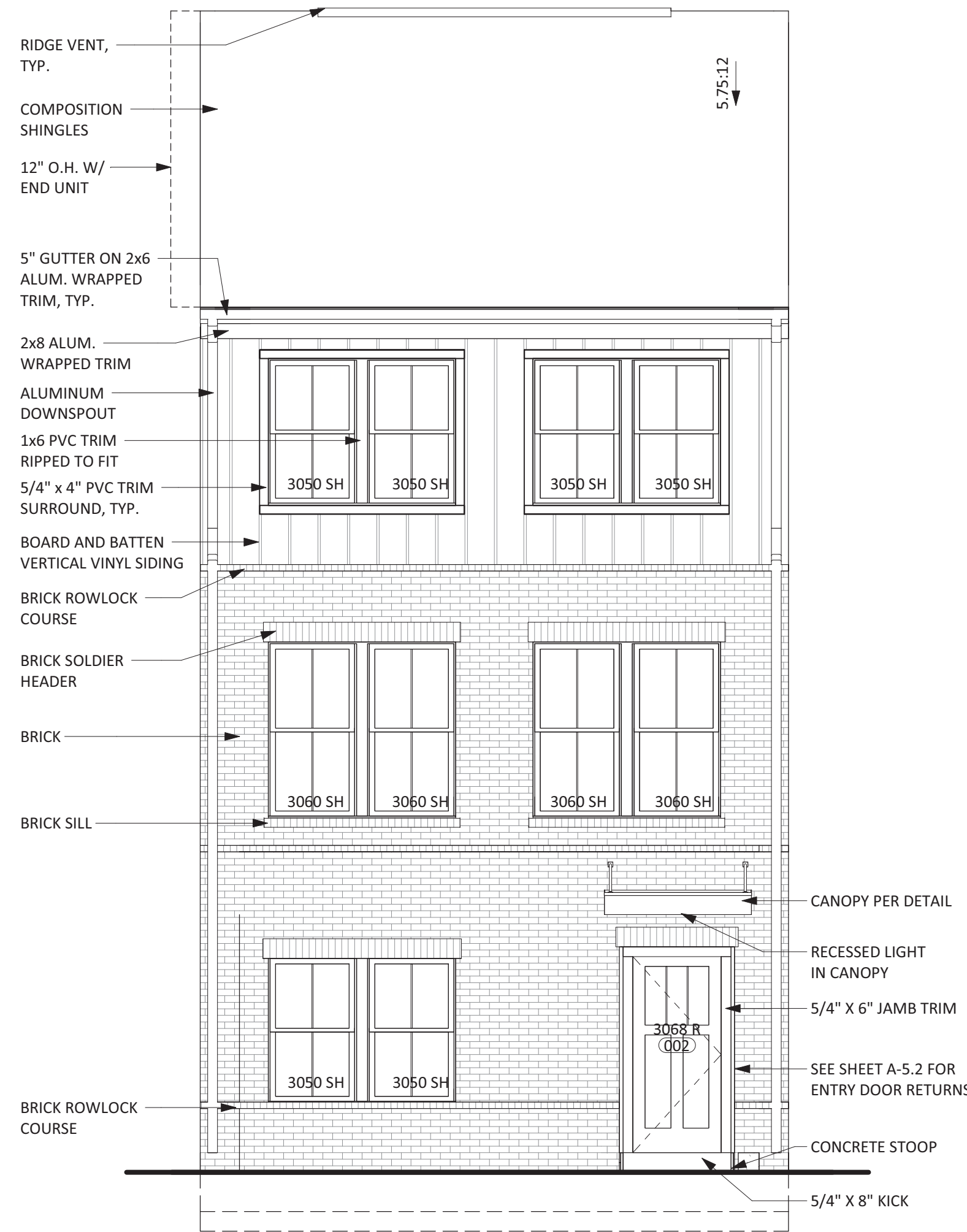
DATE: 12/13/2023  
DESIGNED: TECHNICIAN: CHECKED: CAD STD'S: VERSION: V8 / NCS

SHEET A4.06 OF A4.11

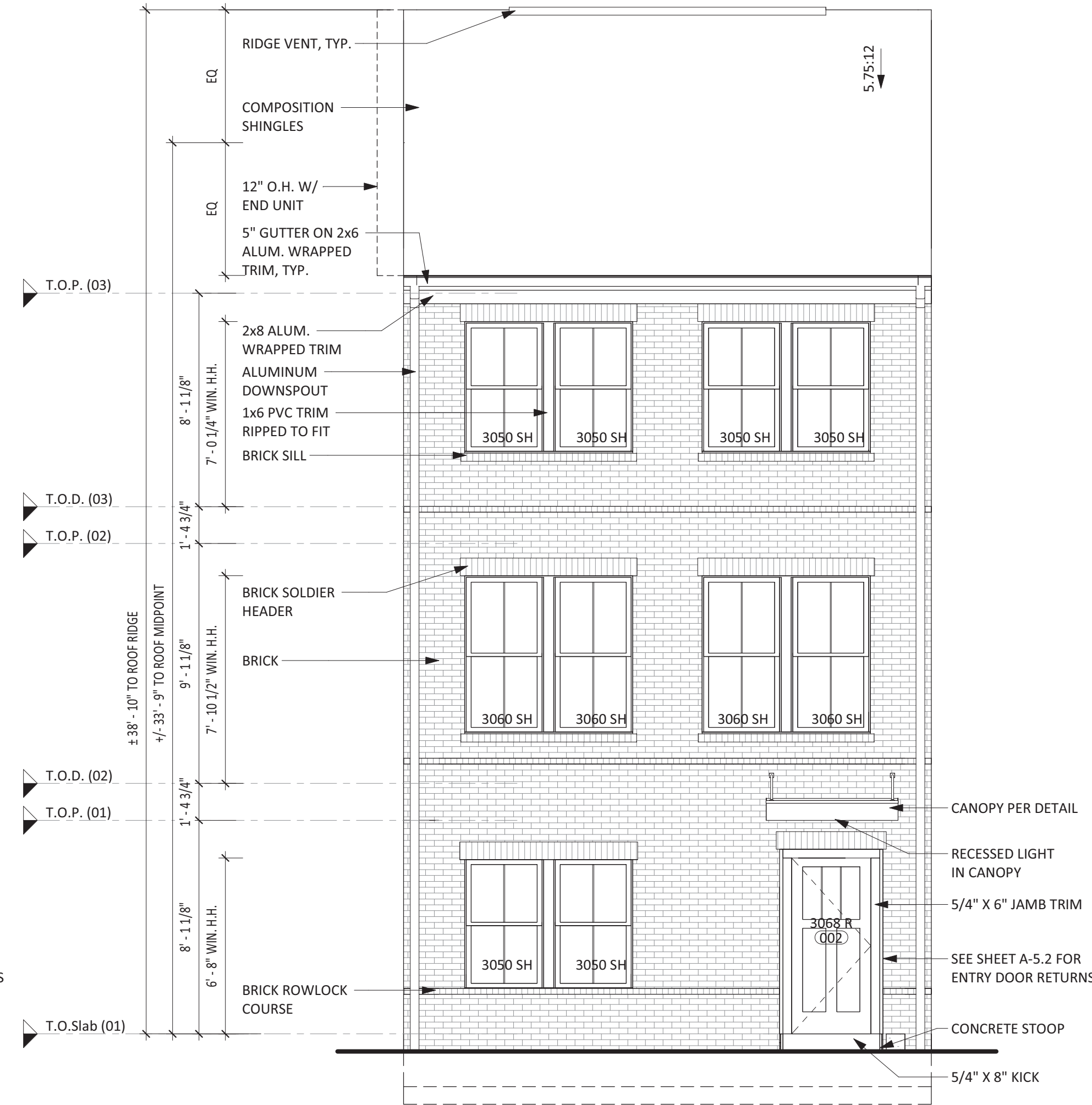
PROJECT NO. 1548-36-00

REFERENCE GRID A B C D E F G H I J K L M N O

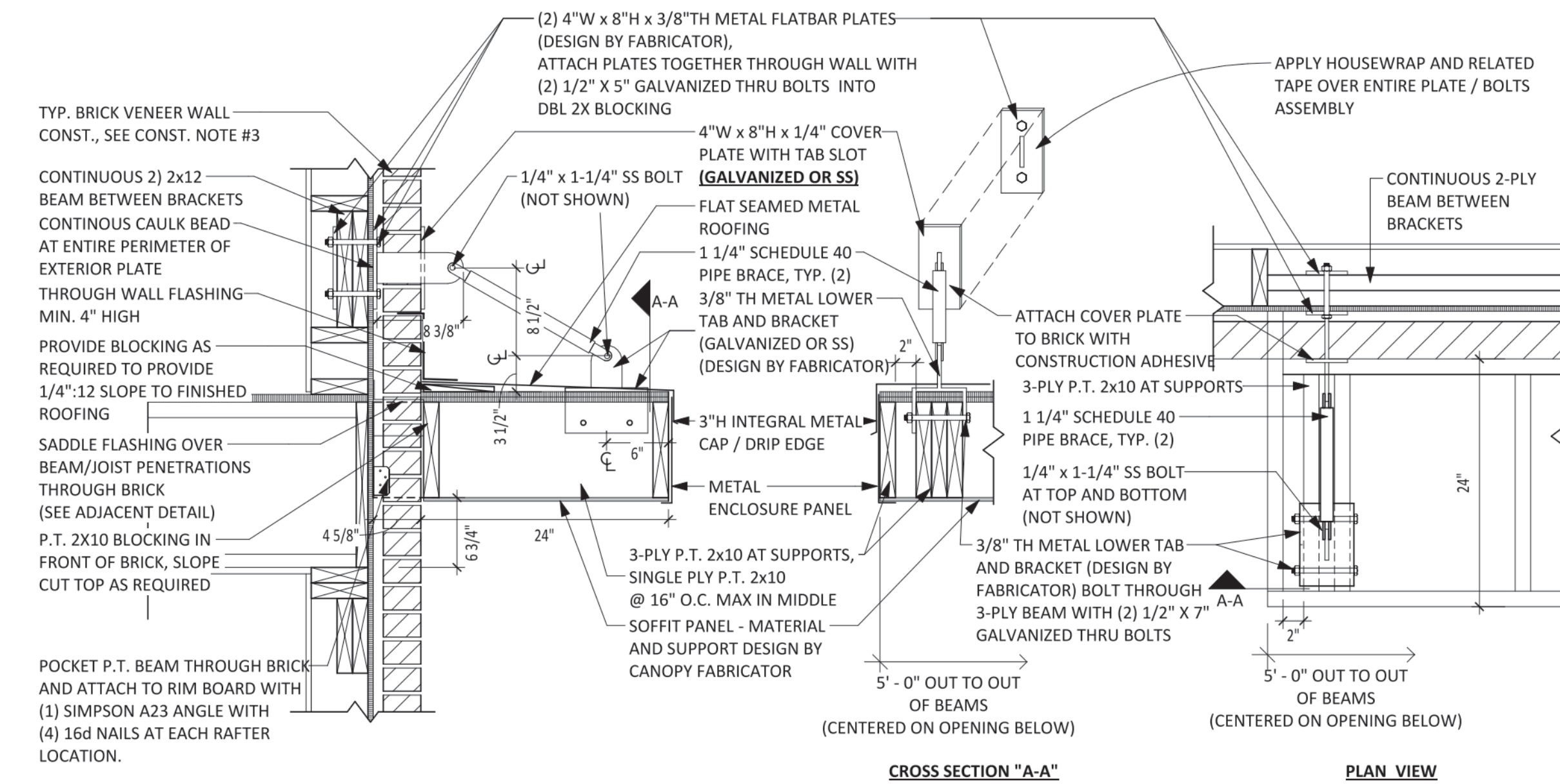
PLANNING DEPARTMENT USE ONLY (E-PLANS)



**1 FRONT ELEVATION "1D" -  
SIDING WITH TWO STORY BRICK**  
A-4.0 1/4" = 1'-0"



**2 FRONT ELEVATION "1E" -  
WITH FULL BRICK**  
A-4.0 1/4" = 1'-0"



**3 ENTRY DOOR CANOPY - BRICK**  
D-7 1" = 1'-0"

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820240050, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: US Home, LLC Company Mark Anderson Contact Person

Address: 7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046

Phone: 443-206-5737

Signature:

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Environmental Sciences

NO. REVISIONS BY DATE

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**OWNER / DEVELOPER / APPLICANT**

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09-ARCH-820240050-TH-A4.07

ARCHADIA REAR LOAD GARAGE

**CLARKSBURG CHASE**

CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP EV 123 ZONING CATEGORY: RNC

WATER / SEWER CATEGORY: 231 NW 14 OVERLAY ZONE: CLARKSBURG WEST ENVIRONMENTAL

SITE DATA: HORIZONTAL: NAVD83 VERTICAL: NAVD88/91 WATER / SEWER CAT.: W3 / S3

DATE: 12/13/2023  
DESIGNED: TECHNICAL: CHECKED: CAD STD'S VERSION: V8 / NCS

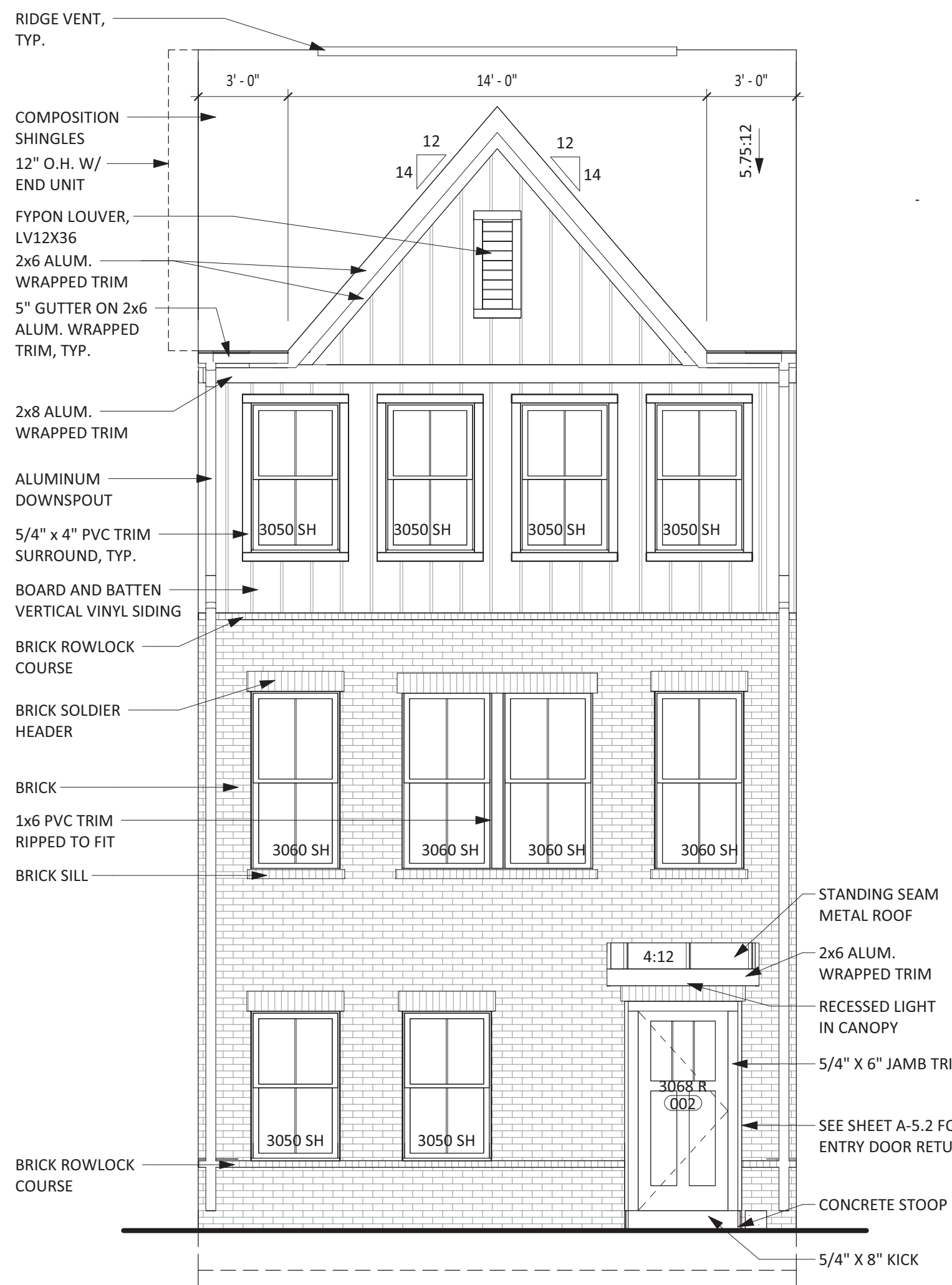
SHEET **A4.07** OF **A4.11**

PROJECT NO. 1548-36-00

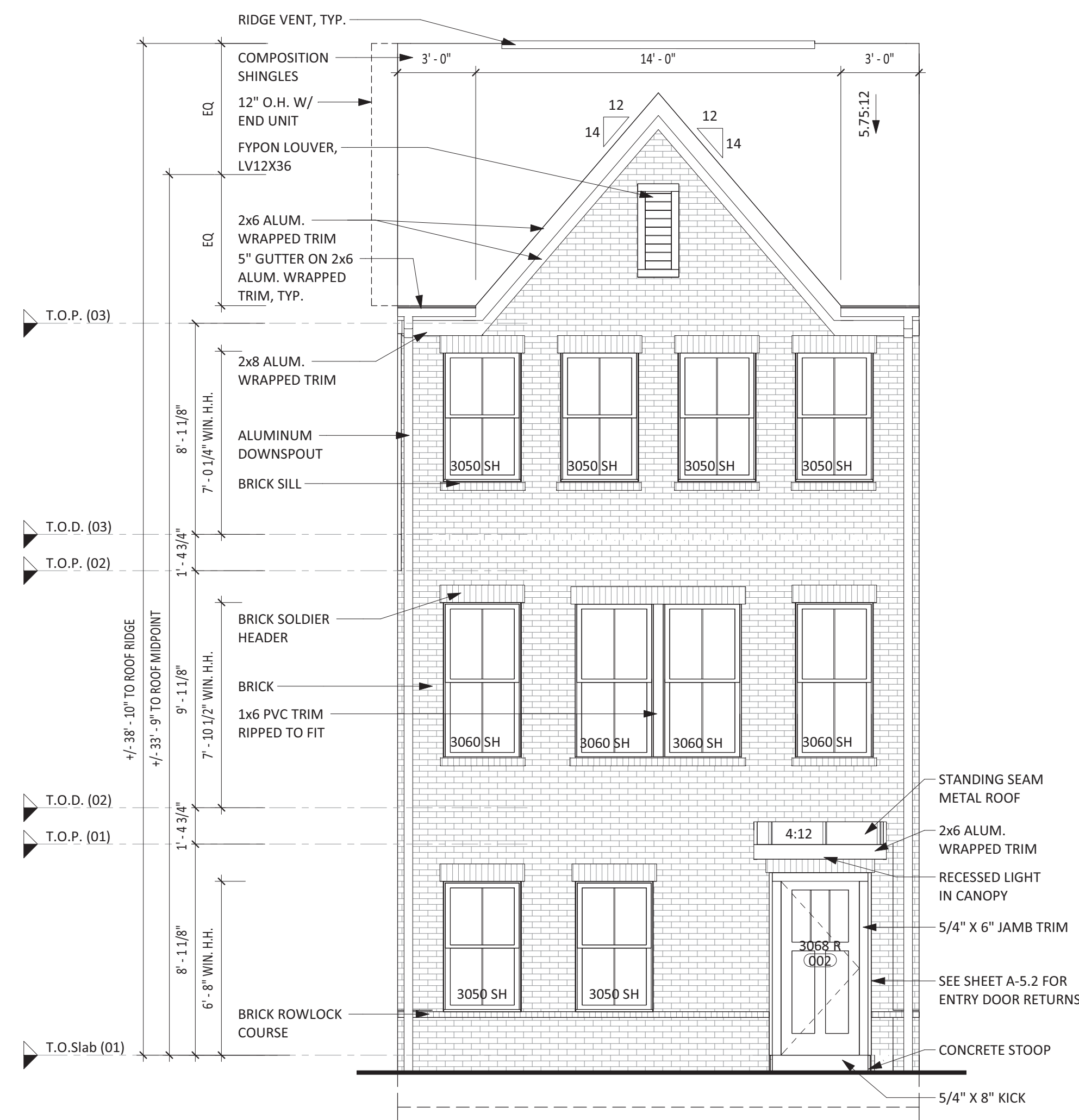


REFERENCE GRID A B C D E F G H I J K L M N O

PLANNING DEPARTMENT USE ONLY (E-PLANS)



**FRONT ELEVATION "2D" - SIDING WITH TWO STORY BRICK**  
1  
A-4.1 | 1/4" = 1'-0"



**FRONT ELEVATION "2E" - WITH FULL BRICK**  
2  
A-4.1 | 1/4" = 1'-0"

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Developer's Name: US Home, LLC Mark Anderson  
Company Contact Person  
Address: 7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046  
Phone: 443-206-5737  
Signature: \_\_\_\_\_



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NO.	REVISIONS	BY	DATE

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**OWNER / DEVELOPER / APPLICANT**

**PROFESSIONAL CERTIFICATION**  
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09-ARCH-820240050-TH-A4.08  
ARCHADIA REAR LOAD GARAGE  
**CLARKSBURG CHASE**  
CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP: EV 123 ZONING CATEGORY: RNC

WATER & SEWER CATEGORY: 231 NW 14 OVERLAY ZONE: CLARKSBURG WEST ENVIRONMENTAL

SITE DATA: HORIZONTAL: NAD83 VERTICAL: NAVD88/91 WATER / SEWER CAT.: W3 / S3

DATE: 12/13/2023

DESIGNED: CHECKED: V8 / NCS

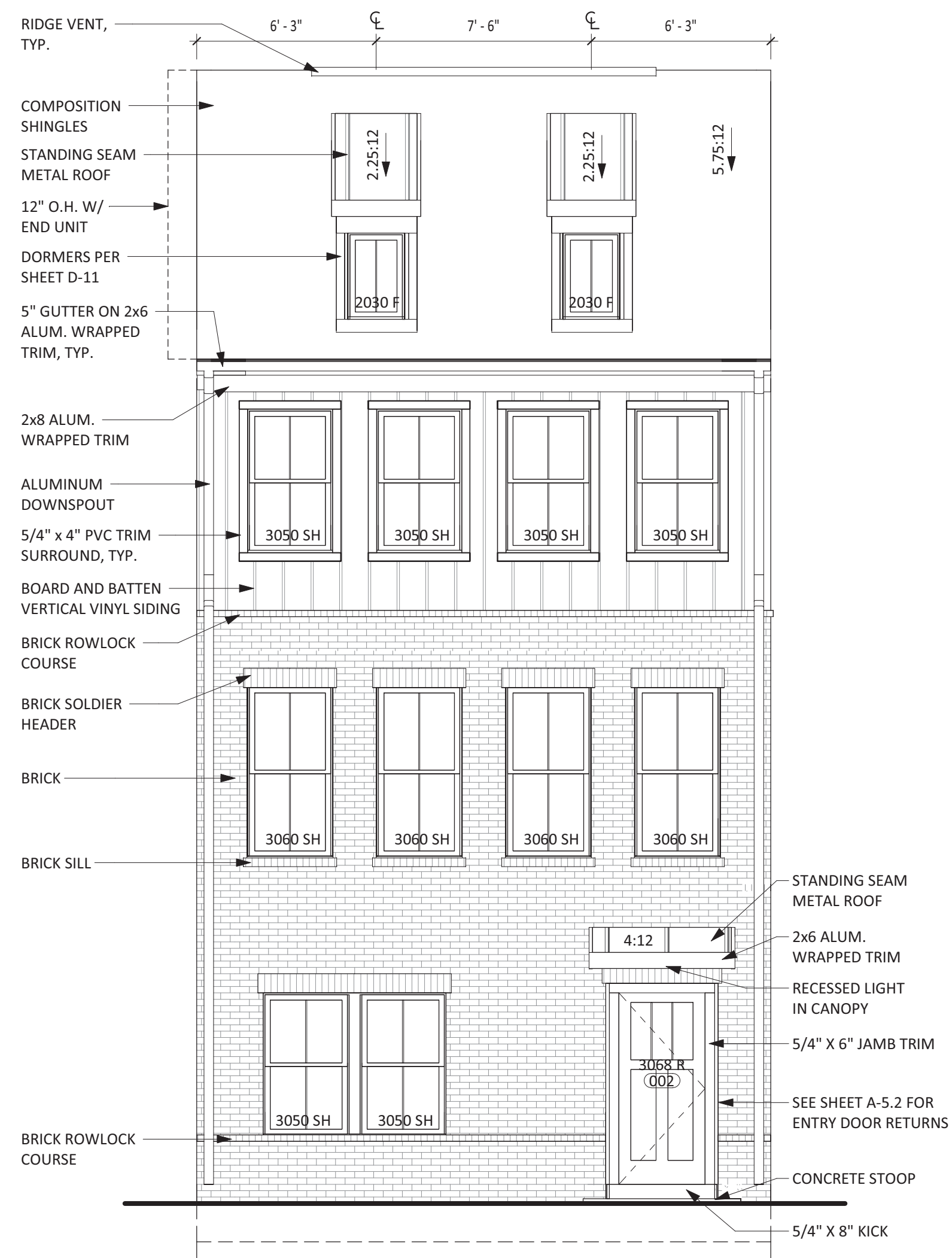
SHEET **A4.08** OF **A4.11**

PROJECT NO. 1548-36-00

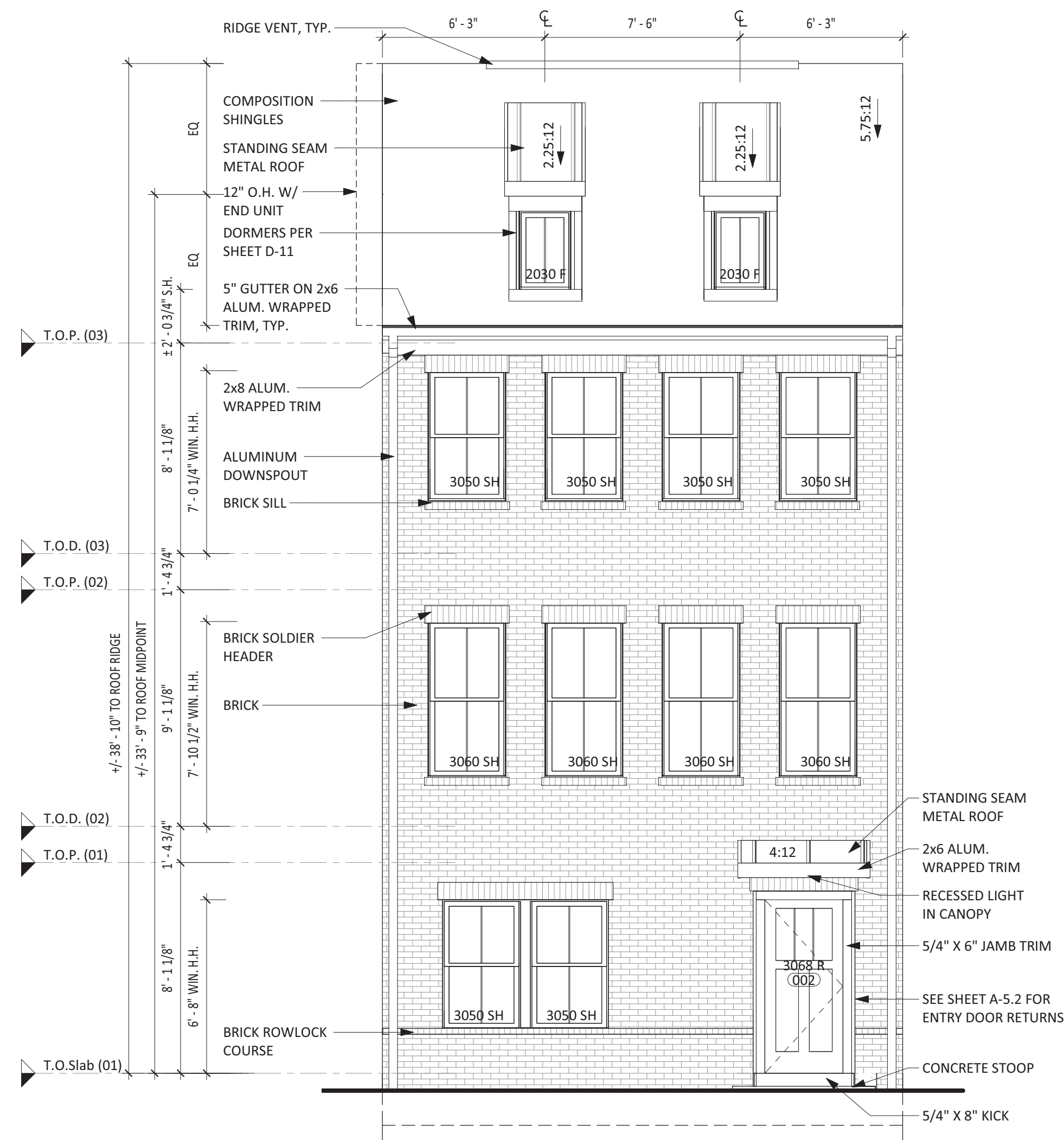


REFERENCE GRID: A B C D E F G H I J K L M N O

**PLANNING DEPARTMENT USE ONLY (E-PLANS)**



**FRONT ELEVATION "3D" -**  
**1 | SIDING WITH TWO STORY BRICK**  
A-4.2 1/4" = 1'-0"



**FRONT ELEVATION "3E" -**  
**2 | WITH FULL BRICK**  
A-4.2 1/4" = 1'-0"

**DEVELOPER'S CERTIFICATE**  
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820240050, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: US Home, LLC Mark Anderson  
Company Contact Person

Address: 7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046

Phone: 443-206-5737

Signature: \_\_\_\_\_

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OWNER / DEVELOPER / APPLICANT

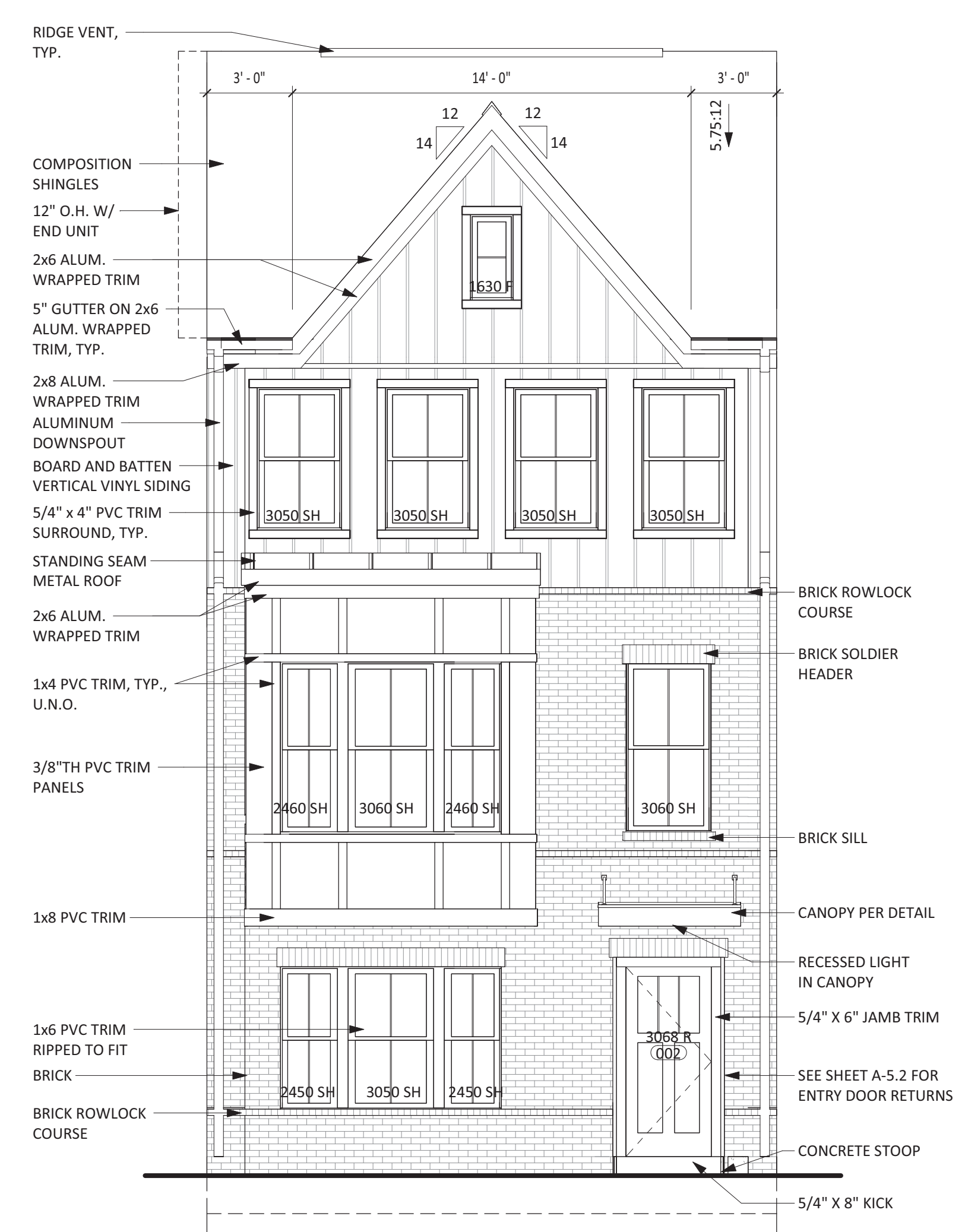
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09-ARCH-820240050-TH-A4.09  
 ARCHADIA REAR LOAD GARAGE  
**CLARKSBURG CHASE**  
 CLARKSBURG (IND) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

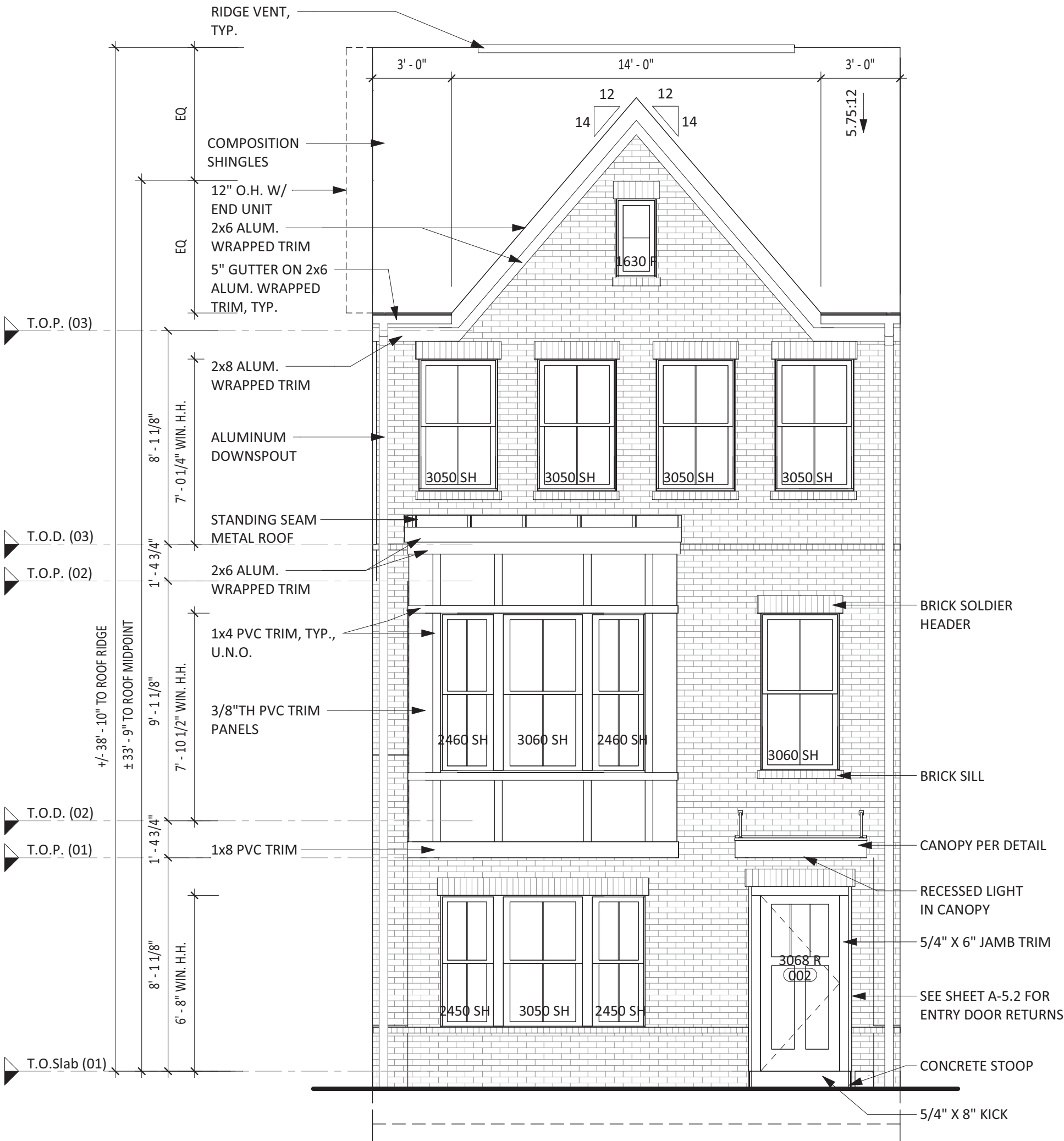
TAX MAP EV 123	ZONING CATEGORY: RNC
WATER / SEWER CATEGORY 231 NW 14	OVERLAY ZONE CLARKSBURG WEST ENVIRONMENTAL
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAVD88/91	WATER / SEWER CAT: W3 / S3
DATE: 12/13/2023	DESIGNED: TECHNICIAN: CHECKED: CAD STD. S. VERSION: V8 / NCS
SHEET OF A4.10 A4.11	PROJECT NO. 1548-36-00

REFERENCE GRID  
 A B C D E F G H I J K L M N O

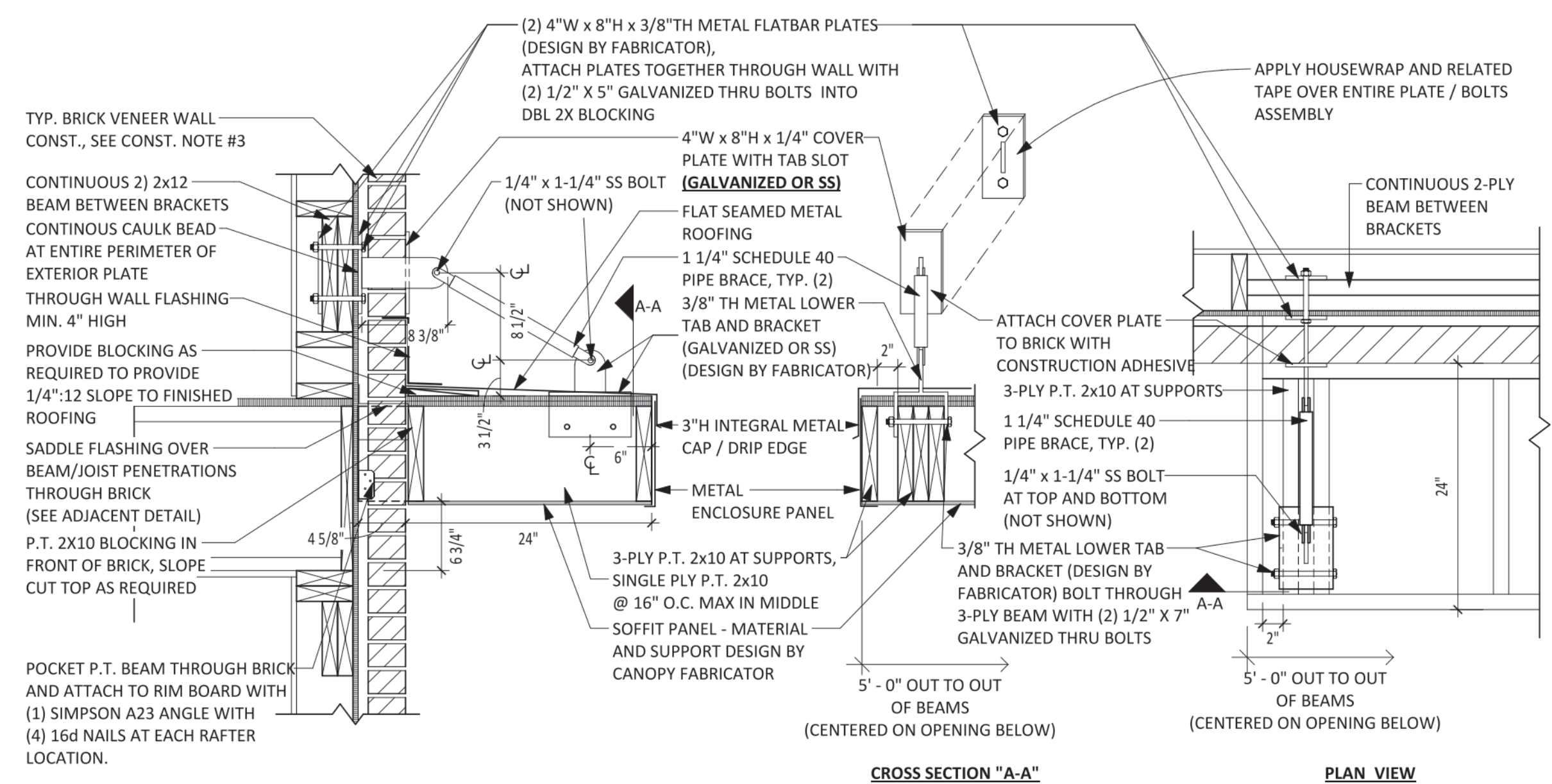
PLANNING DEPARTMENT USE ONLY (E-PLANS)



**FRONT ELEVATION "4D" -**  
**1 | SIDINGS WITH TWO STORY BRICK**  
 A-4.3 | 1/4" = 1'-0"



**FRONT ELEVATION "4E" -**  
**2 | WITH FULL BRICK**  
 A-4.3 | 1/4" = 1'-0"



**3 | ENTRY DOOR CANOPY - BRICK**  
 D-7 | 1" = 1'-0"

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**CLARKSBURG CHASE**  
 CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

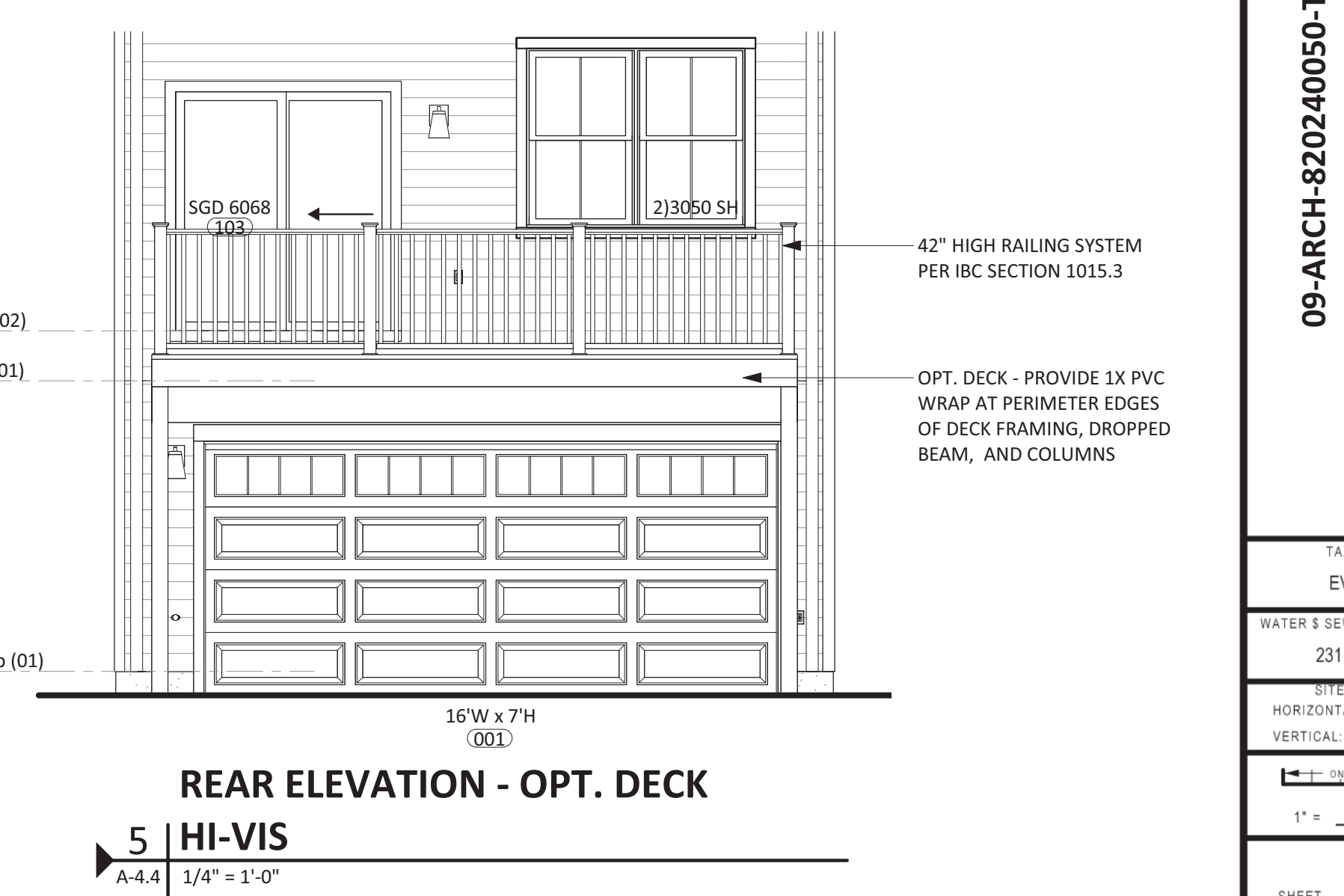
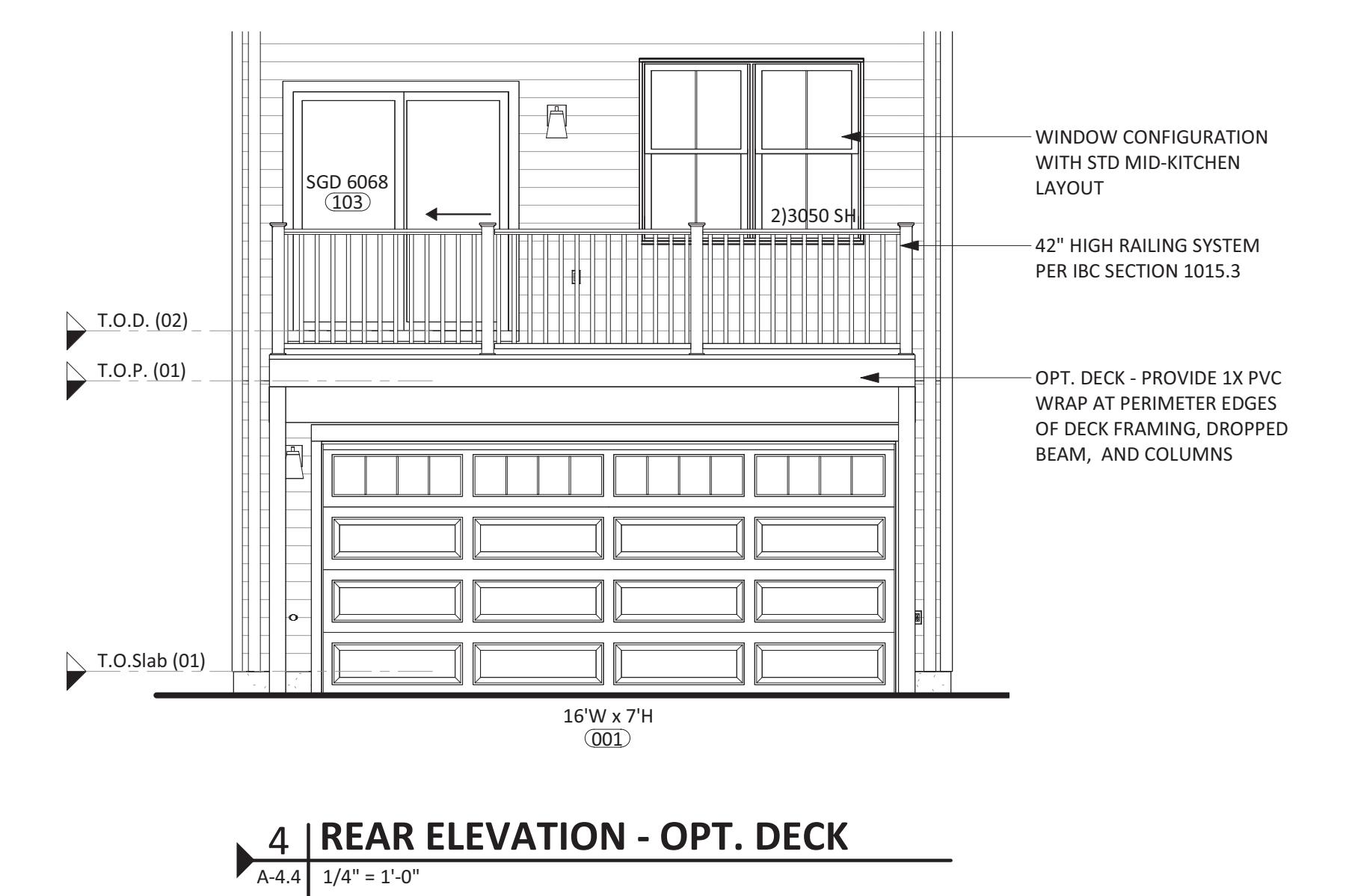
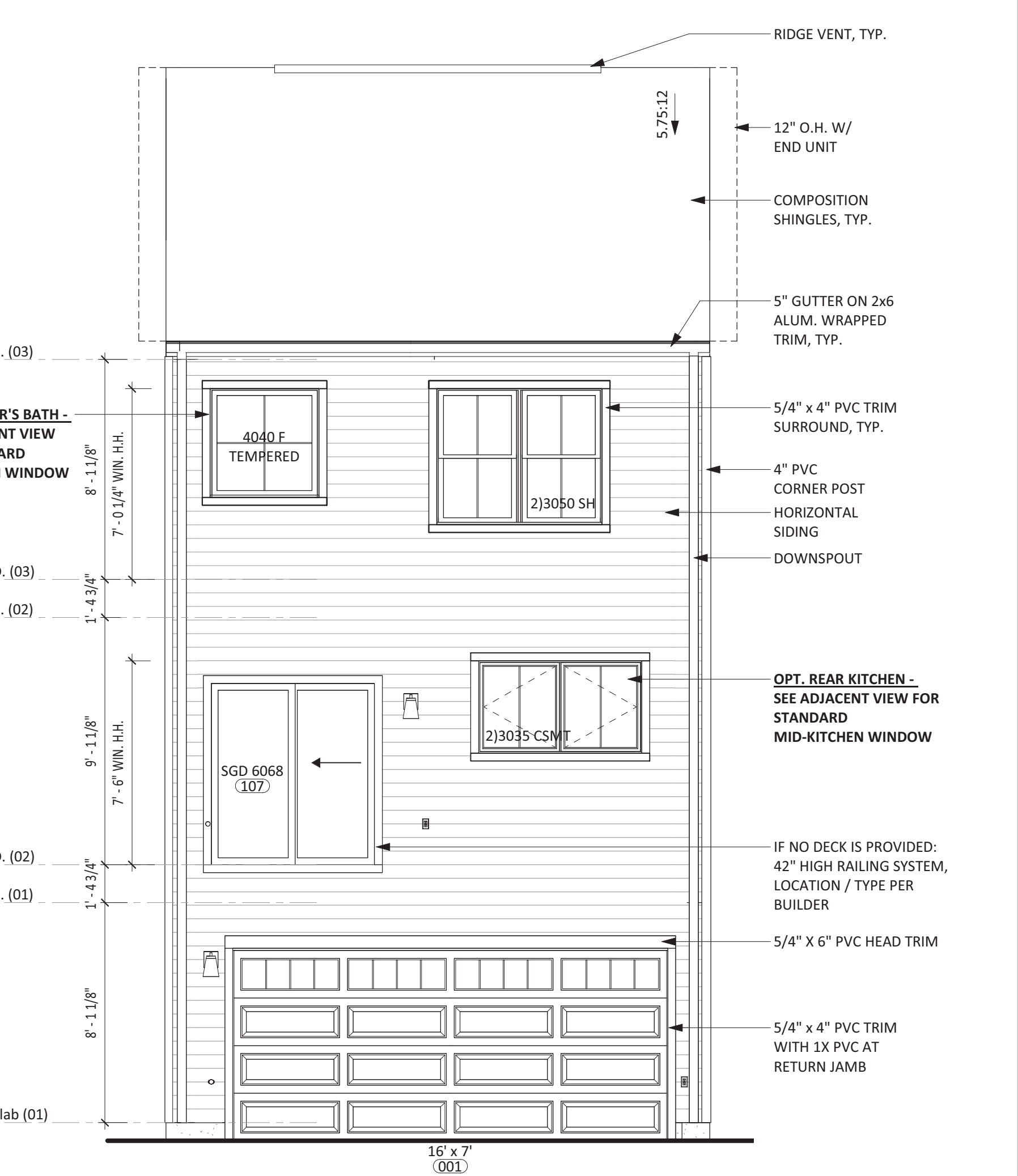
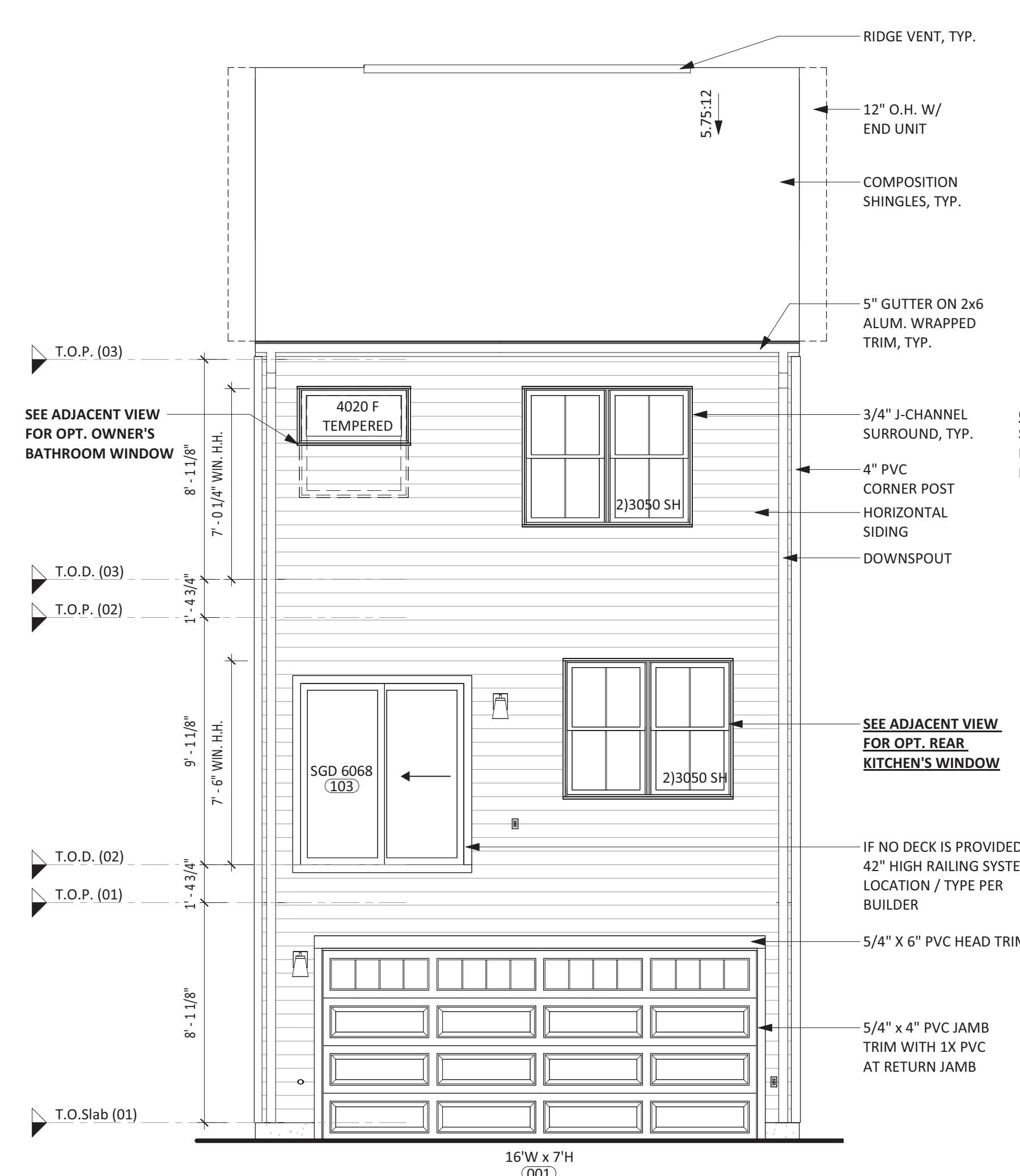
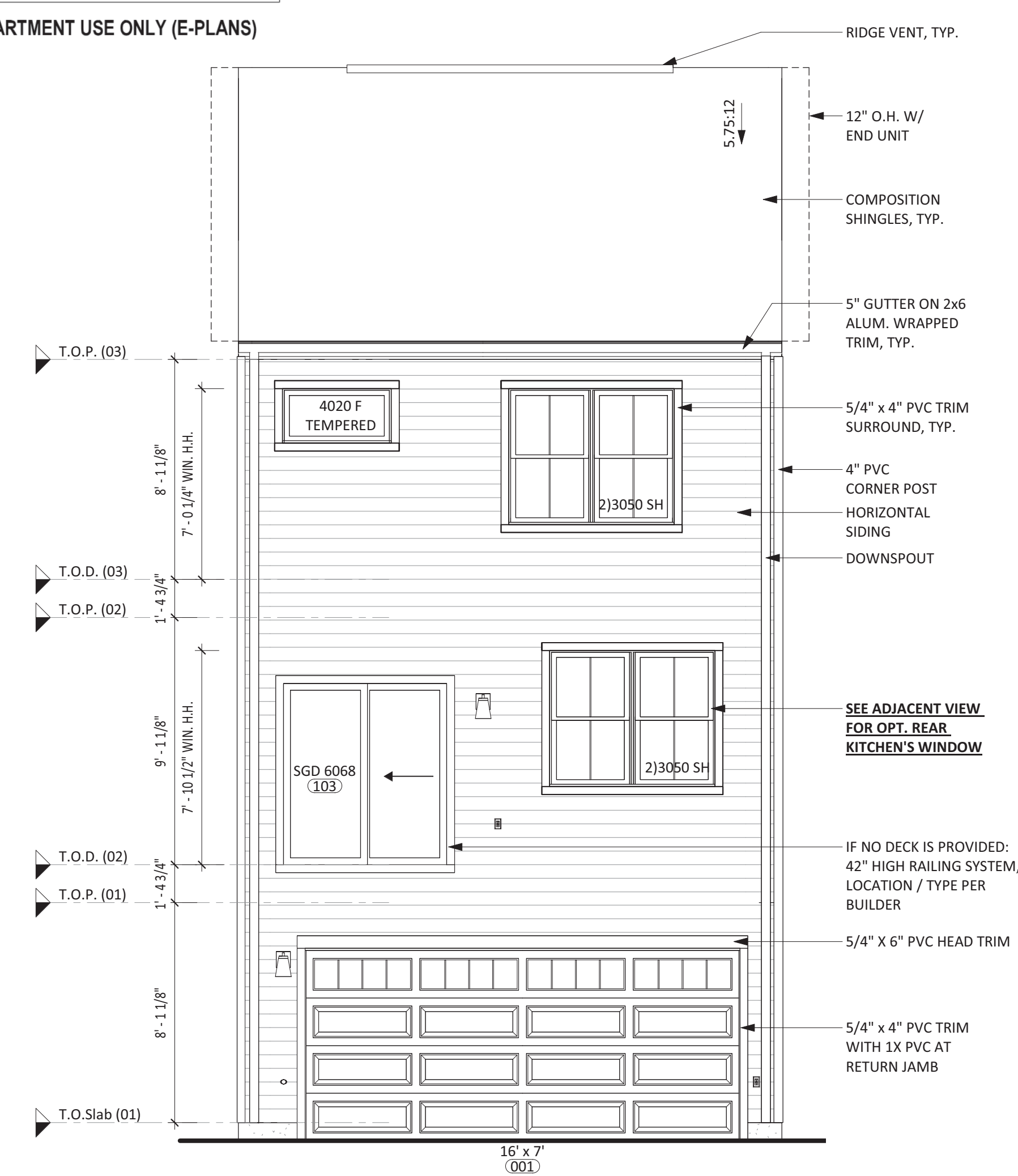
09-ARCH-820240050-TH-A4.10

TAX MAP: EV 123  
 ZONING CATEGORY: RNC  
 WATER & SEWER CATEGORY: 231 NW 14  
 OVERLAY ZONE: CLARKSBURG WEST ENVIRONMENTAL  
 SITE DATA: HORIZONTAL: NAD83  
 WATER & SEWER CAT.: VERTICAL: NAVD88/91  
 W3 / S3  
 DATE: 12/13/2023  
 DESIGNED: [Signature]  
 CHECKED: [Signature]  
 CAD STD. VERSION: V8 / NCS

SHEET **A4.10**  
 OF **A4.11**  
 PROJECT NO. 1548-36-00

REFERENCE GRID: A B C D E F G H I J K L M N O

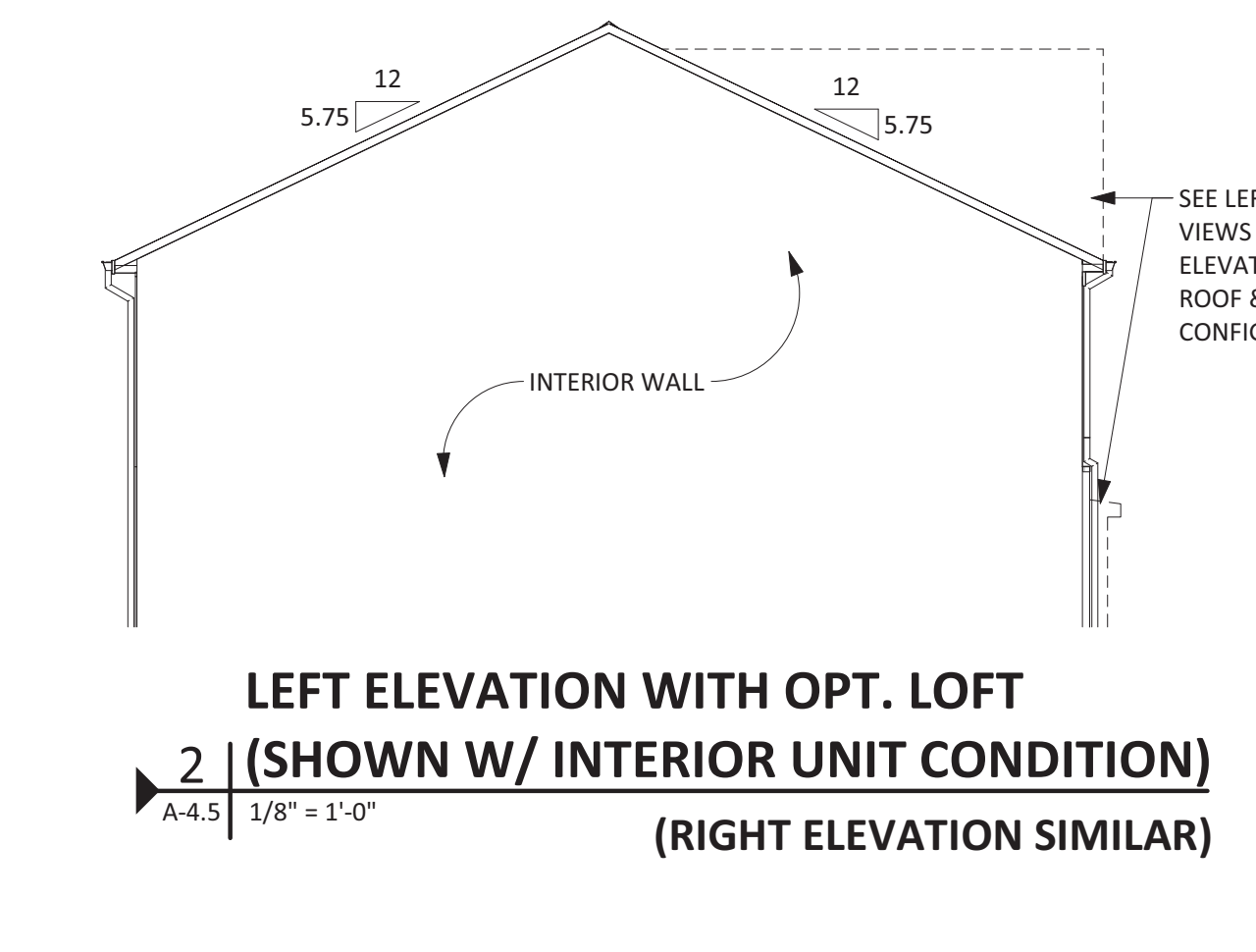
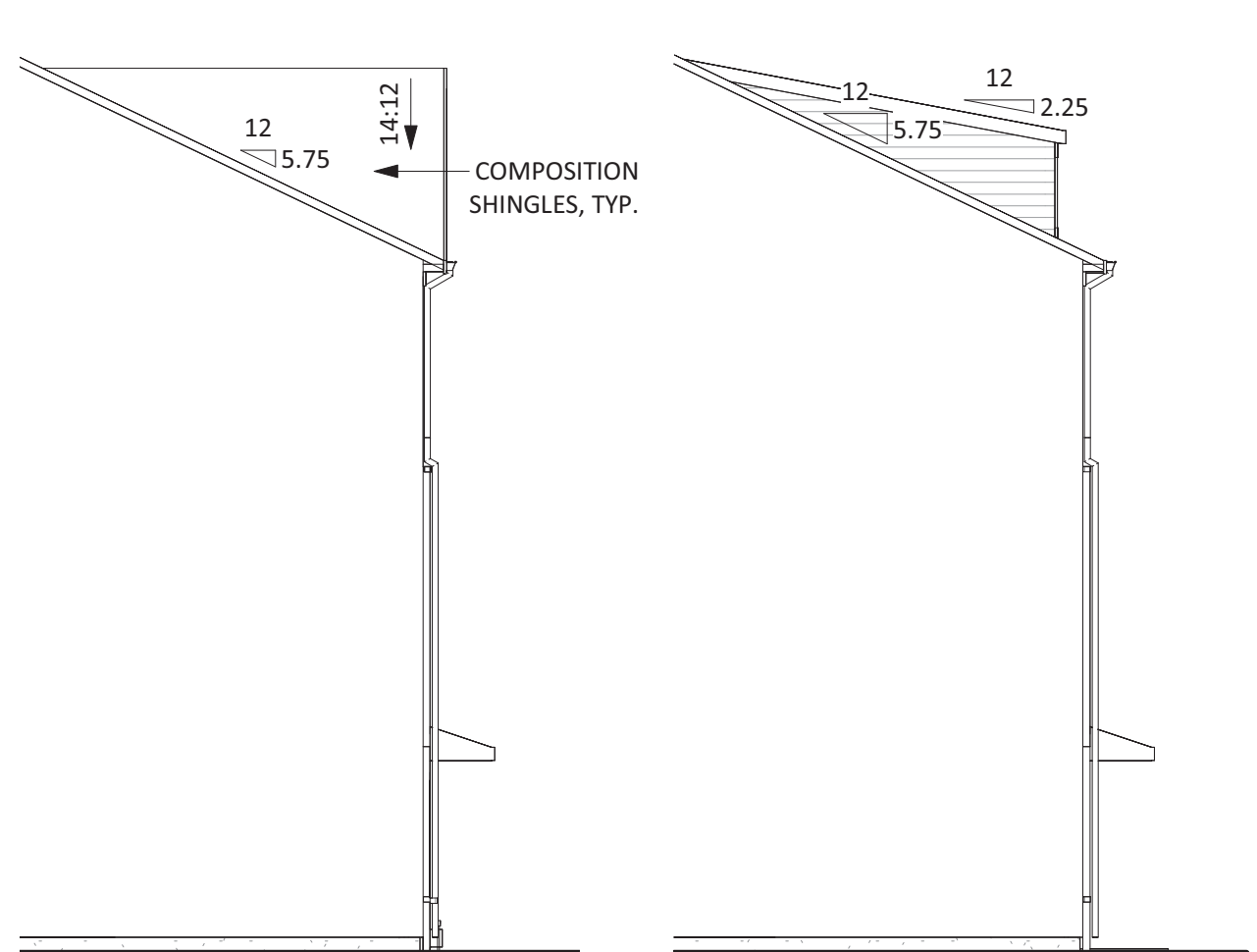
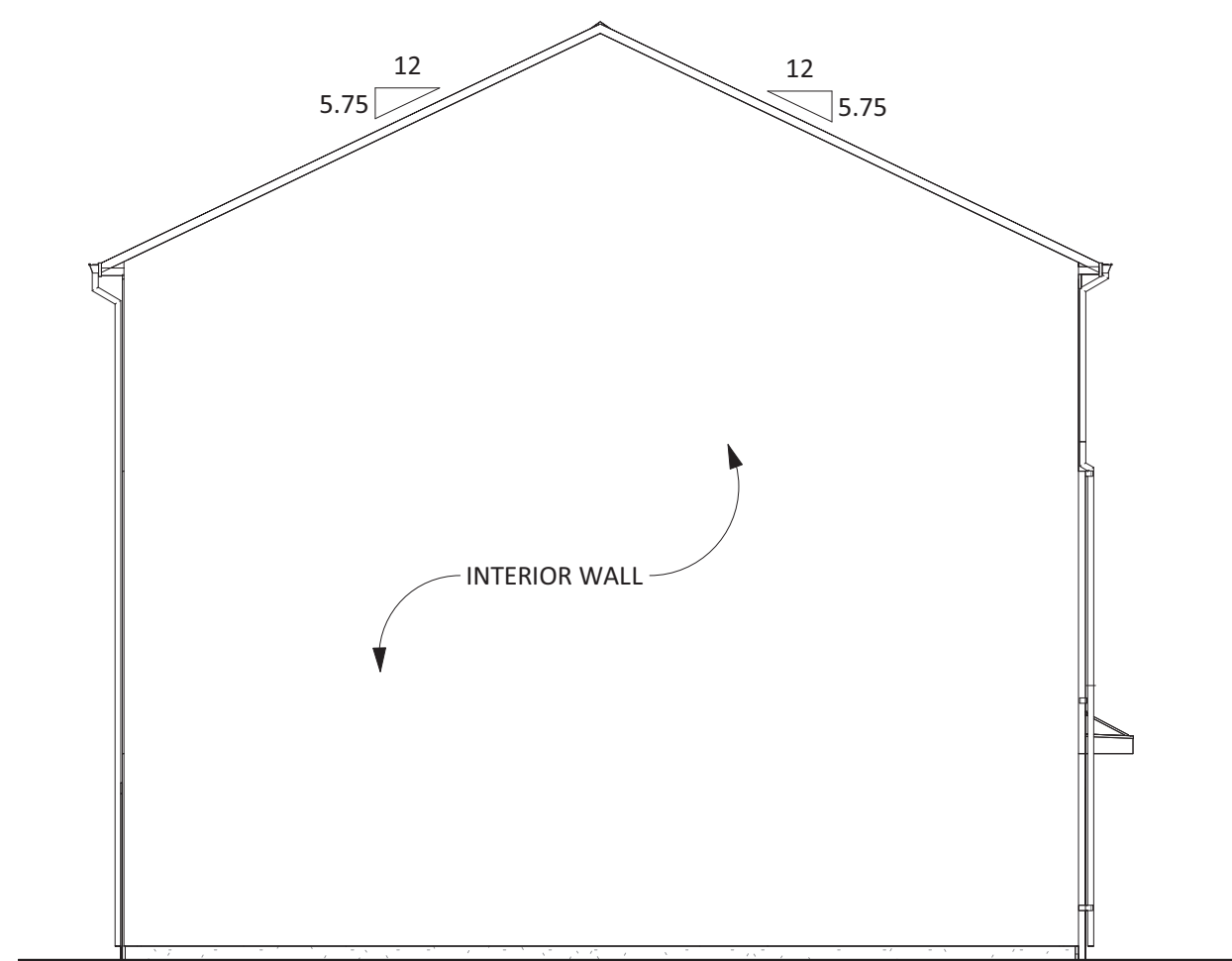
**PLANNING DEPARTMENT USE ONLY (E-PLANS)**



**DEVELOPER'S CERTIFICATE**  
 The Undersigned agrees to execute all the features of the Site Plan Approval No. 820240050, including Approval Conditions, Development Program, and Certified Site Plan.  
 Developer's Name: US Home, LLC Company  
 Mark Anderson Contact Person  
 Address: 7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046  
 Phone: 443-206-5737  
 Signature: \_\_\_\_\_

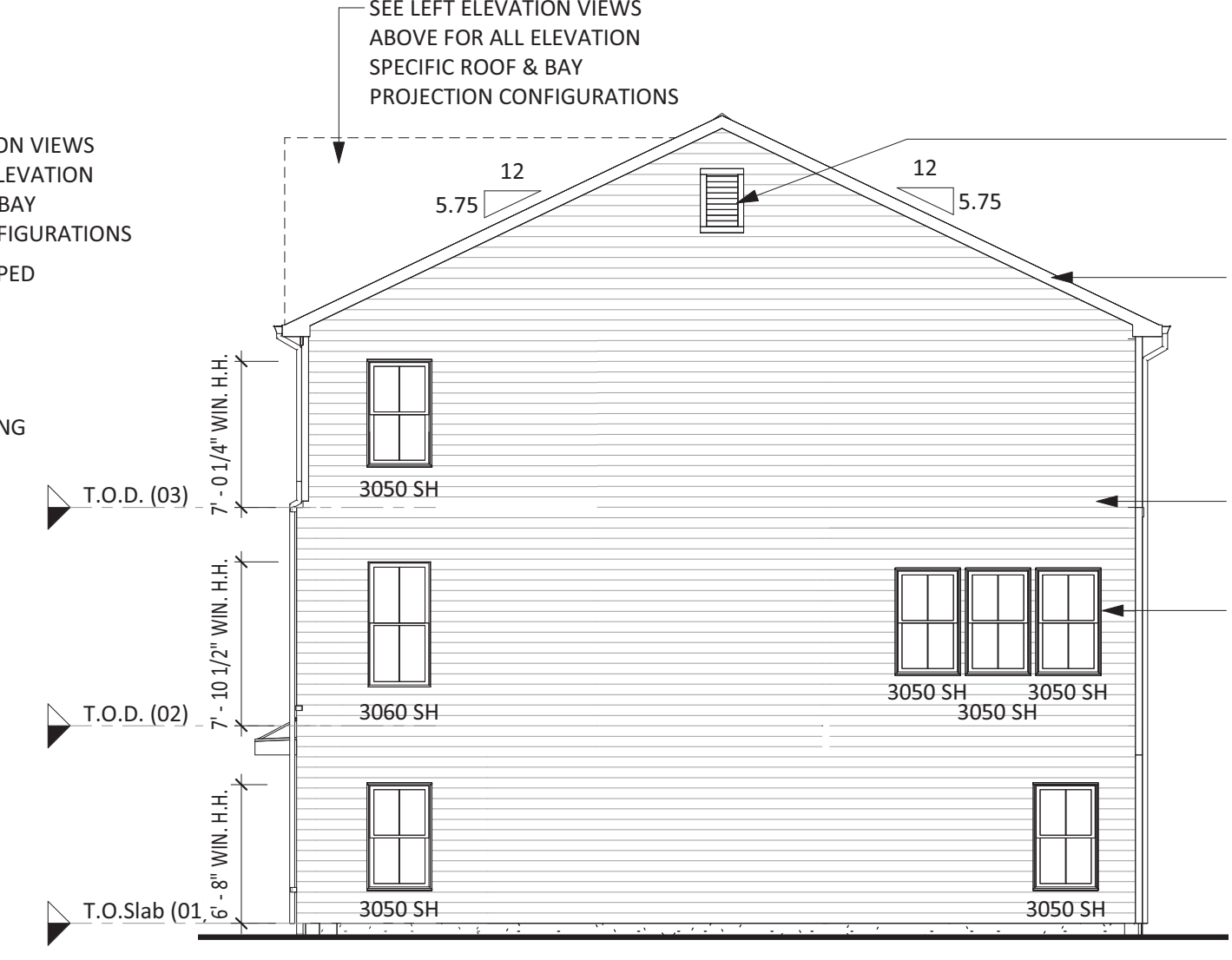
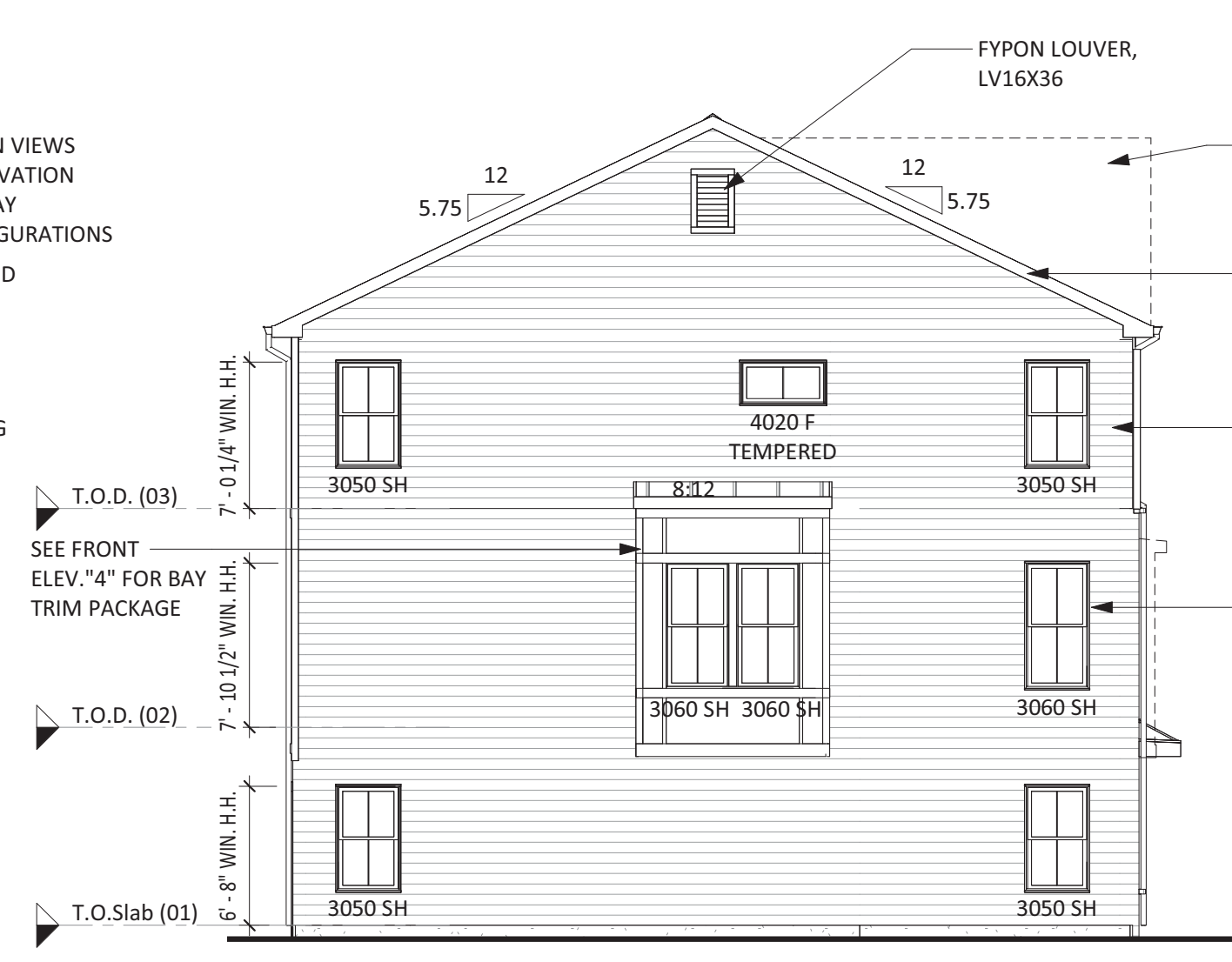
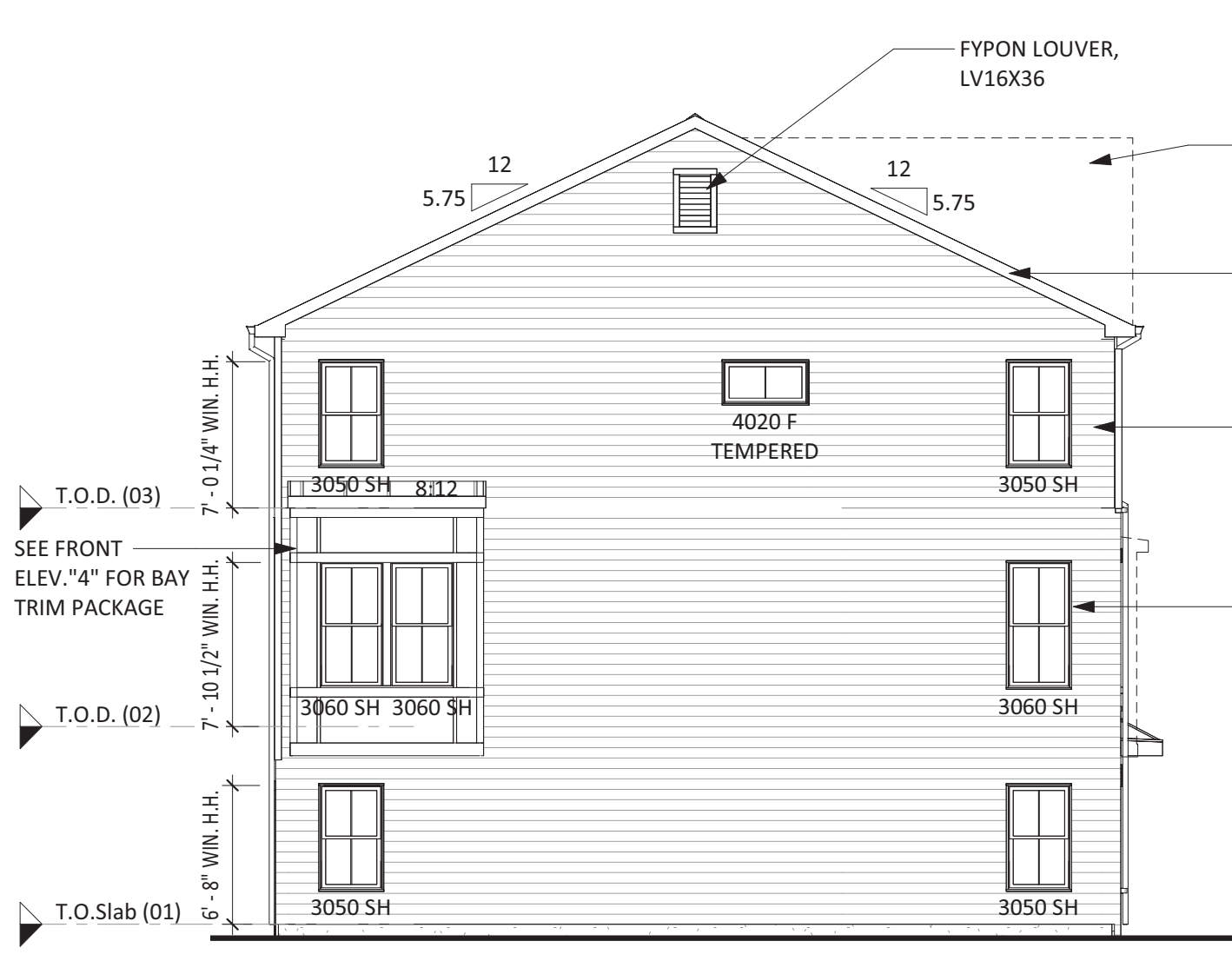
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PLANNING DEPARTMENT USE ONLY (E-PLANS)



**1** | (SHOWN W/ INTERIOR UNIT CONDITION)  
 (RIGHT ELEVATION SIMILAR)  
 A-4.5 1/8" = 1'-0"

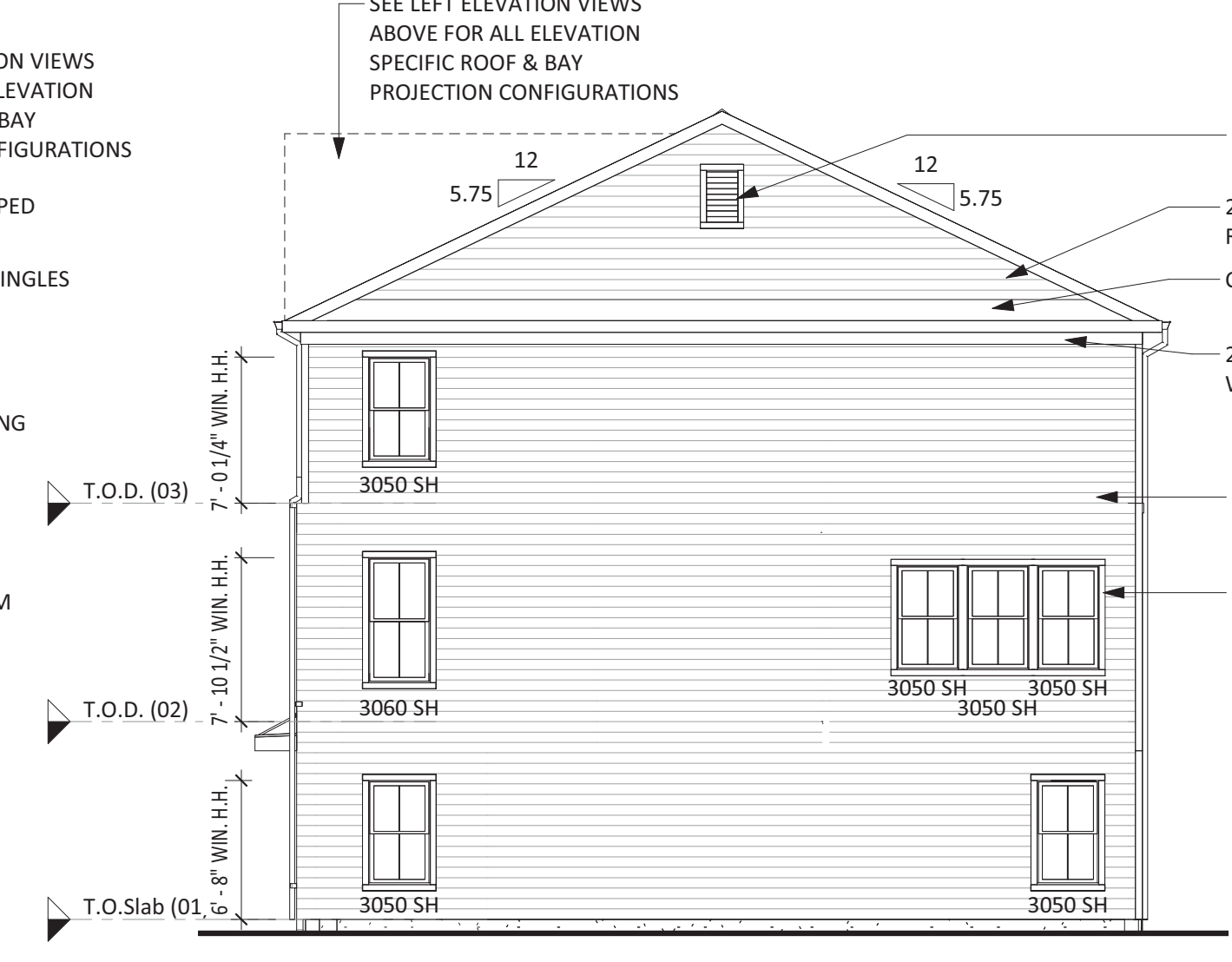
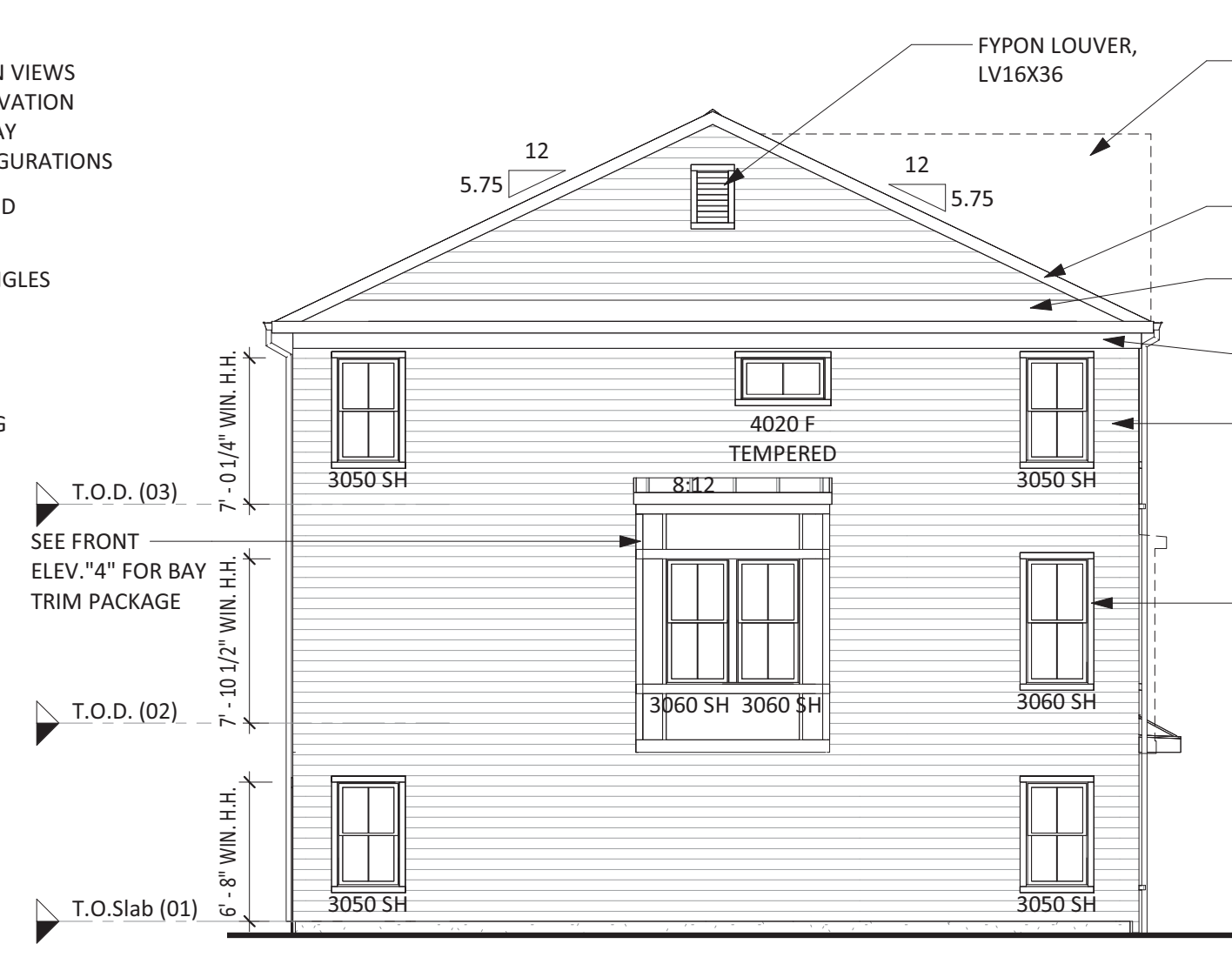
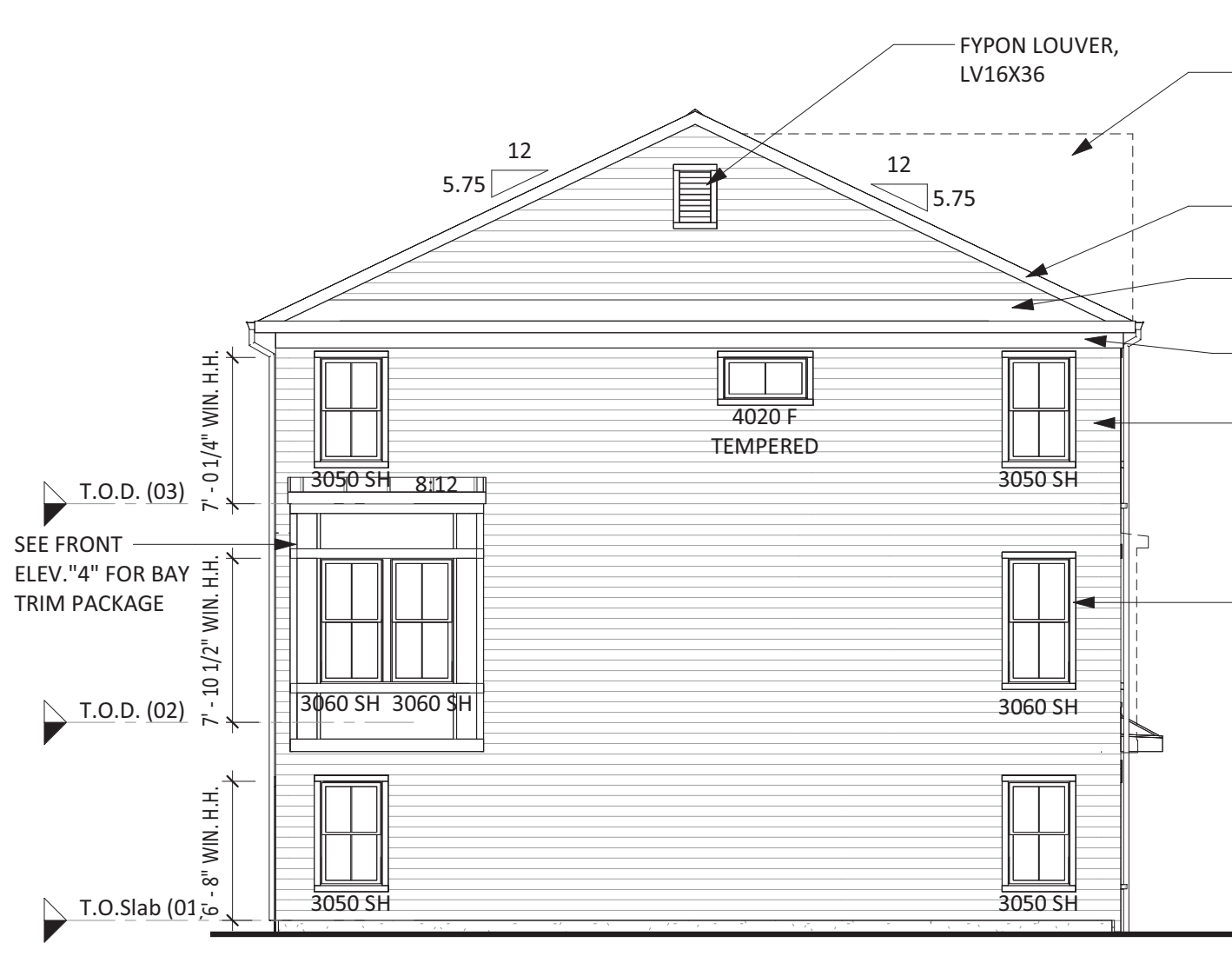
**2** | (SHOWN W/ INTERIOR UNIT CONDITION)  
 (RIGHT ELEVATION SIMILAR)  
 A-4.5 1/8" = 1'-0"



**3** | (MID-KITCHEN) STANDARD END UNIT  
 A-4.5 1/8" = 1'-0"

**5** | (OPT. REAR KITCHEN) STANDARD END UNIT  
 A-4.5 1/8" = 1'-0"

**7** | STANDARD END UNIT  
 A-4.5 1/8" = 1'-0"



**4** | (MID-KITCHEN) HIGH VIS END UNIT  
 A-4.5 1/8" = 1'-0"

**6** | (OPT. REAR KITCHEN) HIGH VIS END UNIT  
 A-4.5 1/8" = 1'-0"

**8** | HIGH VIS END UNIT  
 A-4.5 1/8" = 1'-0"

**DEVELOPER'S CERTIFICATE**  
 The Undersigned agrees to execute all the features of the Site Plan Approval No. 820240050, including Approval Conditions, Development Program, and Certified Site Plan.  
 Developer's Name: US Home, LLC Company Mark Anderson Contact Person  
 Address: 7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046  
 Phone: 443-206-5737  
 Signature: \_\_\_\_\_

**MISS UTILITY NOTE**

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**OWNER / DEVELOPER / APPLICANT**

**PROFESSIONAL CERTIFICATION**  
 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. \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

09-ARCH-820240050-TH-A4-11  
 ARCHADIA REAR LOAD GARAGE  
**CLARKSBURG CHASE**  
 CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP EV 123	ZONING CATEGORY: RNC
WATER & SEWER CATEGORY 231 NW 14	OVERLAY ZONE: CLARKSBURG WEST ENVIRONMENTAL
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAVD88@91	WATER / SEWER CAT.: W3 / S3
DATE: 12/13/2023	DESIGNED: TECHNICAL: CHECKED: CAD STD'S: VERSION: V8 / NCS
SHEET <b>A4.11</b> OF <b>A4.11</b>	PROJECT NO. 1548-36-00





STRATEGIES FOR TODAY. INSIGHT FOR TOMORROW.

August 3, 2024

S. Marie LaBaw, PhD, PE  
Fire Department Access and Water Supply  
Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, MD 20850

Re: Clarksburg Chase Revision  
Site Plan #820240050

Dear Marie,

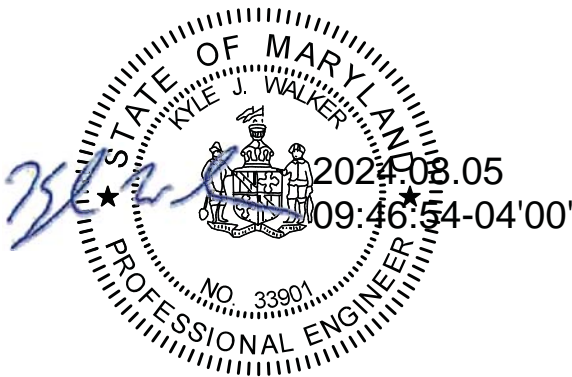
On behalf of our client, US Home LLC, we are requesting the review and approval of a revision to the approved fire access plan and fire lane order. MCDOT has requested that Private Alley 1 not connect to Public Road 'B', therefore the length has been reduced just beyond Townhouse Unit 8. Private Alley 1 allows adequate fire truck access and turn-around and all townhouses in Block B still have adequate fire truck access in the front and rear. No other changes have been made to the plans.

Please contact us with questions or if you need additional information.

Sincerely,  
Kyle Walker, PE, Project Manager  
Soltesz, Inc.

PROFESSIONAL CERTIFICATION

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. 33901, Expiration Date: 6/6/26



**FIRE CODE ENFORCEMENT**

**Fire Department Access Review**

**Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation**

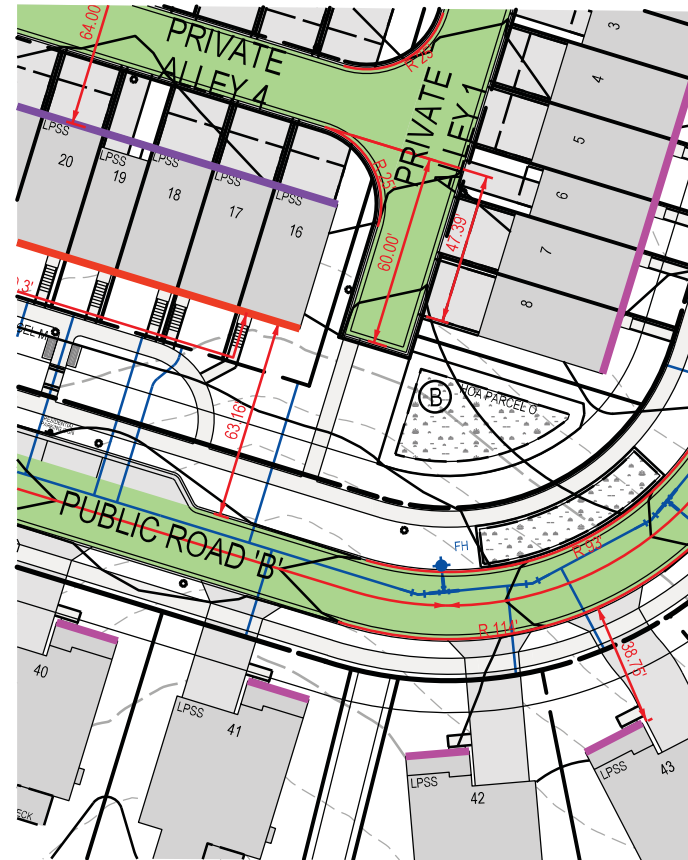
BY: SAC FM: 43 DATE: 8/10/2024

### FIRE CODE ENFORCEMENT

#### Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

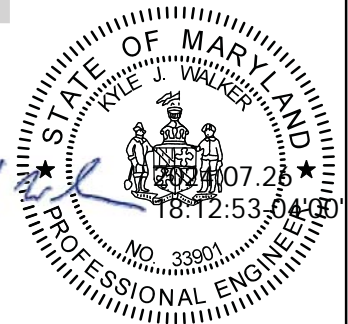
BY: SNC FM: 43 DATE: 8/10/2024



SCALE: 1" = 60'

### LEGEND

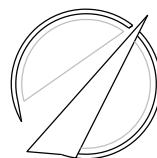
- FIRE ACCESS LANE  
Meets apparatus loading to be no less than 65,000 lbs or meet tertiary road subgrade.
- EXISTING / PROPOSED FIRE HYDRANT
- PROPOSED WATER
- EXISTING WATER
- HEIGHT RESTRICTED UNITS
- PRIMARY ACCESS WITHIN 50'
- PRIMARY ACCESS WITHIN 150'
- SECONDARY ACCESS WITHIN 50'



### ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.

SIGNATURE: [Signature] 2024.07.26 DATE: \_\_\_\_\_  
 PRINTED NAME: KYLE J. WALKER TITLE: PROJECT MANAGER  
 MD. REG. NO. 33901



SOLTESZ, INC.

www.solteszco.com

### FIRE ACCESS PLAN

REVISION

MONTGOMERY COUNTY, MARYLAND

JOB NO. **1548-36-00**

SCALE **1" = 60'**

DATE **6/28/24**

SHEET **1**

of **1**

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## MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Date: 6/5/24

### Fire Lane Establishment Order

Pursuant to Section 22-33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement as identified below. When signs or paint work has been completed, this order will authorize the enforcement of this Fire Lane by appropriate police or fire officials. Compliance with this order must be achieved within 30 days of receipt when any of the following conditions are met:

- One or more structures addressed from the subject road are occupied;
- The road or accessway is available for use and at least one building permit for an address on the subject road has been issued; or
- The road or accessway is necessary fire department access.

LOCATION: West quadrant, intersection of Gosnell Farm Drive and Old Clarksburg Road  
Clarksburg, MD

Delineate all areas where indicated by signs and/or paint.

- SIGNS** -- (See attached diagram for location of sign placement)



(Red letters on white background)

Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet.

- PAINT** -- (See attached diagram when painting is required)

Paint must be traffic yellow with lines of sufficient width to be readily identifiable/readable by motor vehicle operators.

\_\_\_\_\_  
Signature of Order Writer/I.D. #

Cc: Fire Code Enforcement Section  
Attachment: Fire Lane Diagram

FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: Clarksburg Chase

FIRE LANE LOCATION/ADDRESS: Private Alley 1, Private Alley 2, Private Alley 3, and Private Alley 4

See attached drawing for designated fire lanes:

I have received the drawing and instructions for installing the designated fire lanes on property not owned by state or local government.

NAME AND TITLE OF PROPERTY REPRESENTATIVE

NAME: Mark Anderson TITLE: Director of Land Development

SIGNATURE: 

PHONE: 443-206-5737 DATE: 6/06/24

ADDRESS (where processed order will be mailed):

7035 Albert Einstein Drive, Suite 200 Columbia, MD 21046

The designated fire lanes are the minimum necessary for fire/rescue access and are in accordance with Section 22-33 of the Fire Safety Code.

NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

STA.#: \_\_\_\_\_ I.D.#: \_\_\_\_\_ DATE: \_\_\_\_\_

Comments: \_\_\_\_\_

Fire Lane Installed Per Order

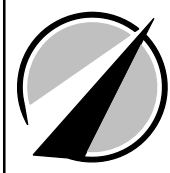
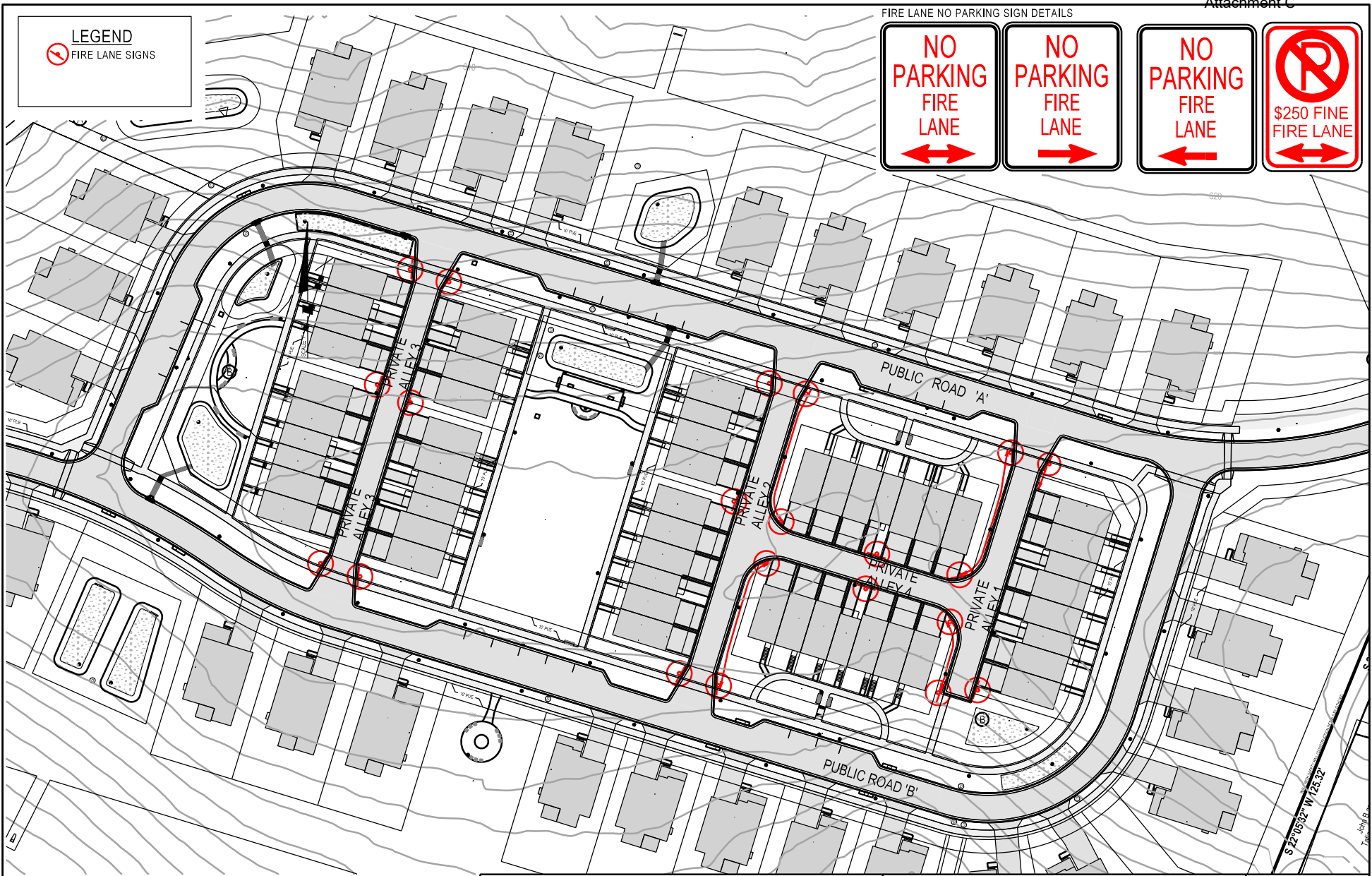
NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

0092N/23

FIRE LANE NO PARKING SIGN DETAILS



**LEGEND**  
 FIRE LANE SIGNS



**SOLTESZ, Inc.**  
 2 Research Place, Suite 100  
 Rockville, MD 20850  
 P.301.948.2750 F.301.948.9067  
 www.solteszco.com

FIRE LANE SIGN PLAN  
**CLARKSBURG CHASE**  
 MONTGOMERY COUNTY, MARYLAND

SHEET 1  
 OF 1

JOB NO. 1548-36-00

SCALE 1" = 100'

DATE 6/25/2024

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October 29, 2024

Mr. Chris Kabatt  
Wells + Associates  
7200 Wisconsin Avenue, Suite 500  
Bethesda, MD 20814

Dear Mr. Kabatt:

Thank you for the opportunity to review the Traffic Impact Study (TIS) prepared by Wells + Associates, for (Clarksburg Chase – SHA Tracking #23APMO030XX) in Montgomery County, Maryland. The State Highway Administration (SHA) review is complete, and we are pleased to respond.

- Proposed access to the 49 single-family homes and 52 townhomes is via one (1) full movement site access to Old Clarksburg Road.
- The following intersections were analyzed under existing, background and future conditions:
  - MD 122 intersection with Gosnell Farm Drive
  - Old Clarksburg Road intersection with Site Access

The report concludes that the study intersections will continue to operate within the congestion standard thresholds during both the AM and PM peak hours.


**Travel Forecasting and Analysis Division (TFAD) Comments (by Scott Holcomb):**

1. TFAD has reviewed the responses to the latest SHA comments and has no further comments on the LATR report.

Mr. Chris Kabatt  
SHA Tracking No.: 23APMO030XX  
Page 2 of 2  
October 29, 2024

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way. Please submit one (1) set of the proposed improvement plans (including a set of hydraulic plans and computations) and all supporting documentation to our online submission page <https://mdotsha.force.com/accesspermit>. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development. If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at [KWoodroffe@mdot.maryland.gov](mailto:KWoodroffe@mdot.maryland.gov).

Sincerely,



10/29/2024

for Derek Gunn,  
District Engineer, District 3, SHA

DG/ym

**cc:** Mr. Brett Brown, Montgomery County – Planning  
Mr. Kwesi Woodroffe, SHA – AMD  
Ms. Rola Daher, SHA – TFAD  
Mr. Scott Holcomb, SHA – TFAD  
Mr. David Newberger, Wells + Associates – Senior Associate



## DEPARTMENT OF TRANSPORTATION

Marc Elrich  
County Executive

Christopher Conklin  
Director

December 19, 2024

Mr. Jonathan Casey, Planner II  
Upcounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedie Drive, 13<sup>th</sup> Floor  
Wheaton, MD 20902

RE: Preliminary Plan, Design Exceptions & TIS  
Preliminary Plan No. 120240040  
Clarksburg Chase

Dear Mr. Casey:

We have completed our review of the revised preliminary plan uploaded to eplans on September 11, 2024, the revised TIS dated November 25, 2024 and the design exceptions dated May 17, 2024. A previous version of these plans and TIS were reviewed by the Development Review Committee (DRC) at its meeting on December 5, 2023. The tentative Planning Board date is January 9, 2025. We recommend approval of the plan subject to the following comments:

Design Exceptions

1. A-1 - Modification of Context Sensitive Road Section – Elongated Cul-de-Sac for Public Road 'B': The applicant is proposing to modify MCDOT cul-de-sac Standard No. MC-222.01 by elongating the cul-de-sac and increasing the radii. The design includes a public closed section roadway in a 47-foot public right-of-way, Neighborhood Street. The proposed road ends in an oval shaped cul-de-sac with a green area in the center. This is a modification request to MCDOT Standard MC-222.01. This modification is being requested to provide a cul-de-sac that will meet fire and rescue emergency access requirements by providing the minimum curb radii for emergency access. The radii for the curb at the ends of the oval cul-de-sac are 50-foot outside and 30-foot inside. These radii meet the Department of Fire and Rescue Emergency Access Requirements. The proposed oval cul-de-sac exceeds the minimum curb radii. The road will have 21-foot wide pavement with curb & gutter located within a public right-of-way with a one-way, counterclockwise circulation pattern in the oval cul-de-sac. The applicant is proposing the following modifications:
  - Increasing the island length along the centerline from 30 feet to approximately 186 feet
  - Gradually increasing the island radius from 15 feet to 30 feet
  - Gradually increasing the cul-de-sac paving radius from 45 feet to 50 feet

**Office of the Director**

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX  
www.montgomerycountymd.gov

*Located one block west of the Rockville Metro Station*



Mr. Jonathan Casey  
 Preliminary Plan No. 120240040  
 December 19, 2024  
 Page 2

MCDOT Response: MCDOT **approves** this Design Exception for the following reasons and with the following conditions:

- i. The turning movement for SU-30 provided by the applicant works within the proposed cul-de-sac. Based upon DPS Fire and Rescue review, the emergency access requirements are met.
  - ii. The line of sight for the proposed driveways should not be blocked by any proposed obstructions such as proposed trees or traffic signs. At the permit stage, the applicant must coordinate with DPS to make the necessary modifications in order to meet the sight distance requirements for the proposed driveways.
  - iii. The proposed pavement is 21-foot wide with a one-way, counterclockwise traffic circulation. At the permit stage, the applicant shall provide the location of the necessary traffic signs for approval.
2. A-2 - Modification of Context Sensitive Road Section, Monumental Entrance – Public Road 'A' (Station 0+00 to Station 2+50.54): The applicant is proposing to modify MCDOT Standard No. MC-224.01, Monumental Entrance, by reducing the right-of-way width at the full, monumental width section and reducing the taper transition length. The applicant is proposing the following street section at the full, monumental width:
- 12-foot tree panel
  - 15-foot travel lane
  - 8-foot median
  - 15-foot travel lane
  - 8.67-foot tree panel
  - 10-foot shared use path
  - 1.33-foot maintenance strip

MCDOT Response: MCDOT **approves** this Design Exception. The proposed modification provides a smooth transition from the entrance to the 53' wide right-of-way for the Neighborhood Street, while also reducing impervious area.

#### Significant Plan Review Comments

3. The applicant is proposing a 100' centerline radius on Public Road 'A' and a 103.5' centerline radius on Public Road 'B'. MCDOT has reviewed the design for safety and determined that the proposed radii meet AASHTO minimum design standards for 20 mph design speed. MCDOT supports a Planning Board waiver for a reduction in the required 150' radius for a neighborhood street classification.
4. MCDOT recommends that all driveways on public streets be a minimum of 20' from the garage door to the right-of-way line.
5. The applicant will be required to install Rectangular Rapid Flashing Beacons (RRFBs) at the

Mr. Jonathan Casey  
Preliminary Plan No. 120240040  
December 19, 2024  
Page 3

intersections of Clarksburg Road (MD 121)/Broadway Avenue and Clarksburg Road (MD 121)/Byrne Park Drive. The details are discussed in the Traffic Impact Study (TIS) portion of this letter.

6. The applicant will be required to pay \$38,888 fee-in-lieu for the construction of two bus shelters. The details are discussed in the Traffic Impact Study (TIS) portion of this letter.

#### Standard Plan Review Comments

7. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.
8. Provide full width dedication and construction of all interior public streets.
9. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
10. The storm drain analysis was reviewed and accepted by MCDOT. No improvements to any downstream, county-maintained facilities are required with this project.
11. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.
12. Grade establishments for all new public streets and/or pedestrian paths must be approved by MCDPS prior to submission of the record plat.
13. Provide a minimum five-foot continuous clear path (no grates) sidewalk along all public streets.
14. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
15. Trees in the County rights of way – spacing and species are to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
16. Erosion and sediment control measures as required by Montgomery County Code 19 and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to

Mr. Jonathan Casey  
 Preliminary Plan No. 120240040  
 December 19, 2024  
 Page 4

construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

17. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
  - A. Street grading, paving, curbs, gutters, storm drain & appurtenances, sidewalks, handicap ramps, and street trees along all proposed public streets.
  - B. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
  - C. The developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

#### Traffic Impact Study Review Comments

This revised study, dated November 25, 2024, was prepared by Wells & Associates. The proposed Clarksburg Chase development consists of 49 single-family homes and 52 townhomes. Access will be provided with the proposed extension of Gosnell Farm Drive at the existing tee-intersection of Gosnell Farm Drive and Old Clarksburg Road.

We offer the following comments:

#### Adequacy Determination:

1. Per the 2020-2024 Growth and Infrastructure Policy adopted on November 16, 2020 (Council Resolution # 19-655) and the 2023 LATR Guidelines, the following adequacy tests are required for the subject site:
  - a. The subject site is in the Yellow Policy Area (Clarksburg). In addition, the study indicates that the subject development will generate more than 50 total weekday peak-hour vehicular trips; therefore, the motor vehicle adequacy test **is required**.
  - b. Since the proposed site is within the Yellow Policy Area and will generate between 100 and 199 peak hour person trips, pedestrian, bicycle, and transit adequacy tests **are required** for public facility projects that generate more than 50 peak hour trips.

#### Motor Vehicle System Adequacy:

1. For the Yellow Policy Area (Clarksburg) generating 50 or more peak-hour person trips, intersections

Mr. Jonathan Casey  
 Preliminary Plan No. 120240040  
 December 19, 2024  
 Page 5

are evaluated for adequacy using the Critical Lane Volume (CLV) analysis methodology. The congestion standard for this policy area is 1425 CLV.

2. The following two intersections were evaluated:
  - a. Site Access/Old Clarksburg Road/Gosnell Farm Drive
  - b. Gosnell Farm Drive/Clarksburg Road (roundabout)
3. The roundabout was analyzed using SIDRA with a congestion standard of 51 seconds average vehicle delay.
4. The consultant concluded that both intersections will continue to operate within the CLV and delay standards with the proposed development.

Pedestrian System Adequacy:

1. Pedestrian Level of Comfort (PLOC): In the revised TIS, the consultant identified areas that do not meet PLOC adequacy standards. The consultant has outlined the improvements required to achieve an adequate PLOC score on Page 41 and Exhibits F-E & F-F. The consultant recommends the following improvements:
  - a. Broadway Avenue and MD-121 Intersection:
    - i. Installation of a Rectangular Rapid Flashing Beacon (RRFB) at the existing crosswalk on MD-121.
    - ii. Installation of a crosswalk along the east leg of the intersection on Broadway Avenue.
  - b. Byrne Park Drive and MD-121 Intersection:
    - i. Installation of a Rectangular Rapid Flashing Beacon (RRFBs) at the existing crosswalk on MD-121.
    - ii. Installation of a new crosswalk, curb ramp, and guard rail modifications crossing Old Clarksburg Road, which will connect to the existing crosswalk on MD-121 at Byrne Park Drive to the new trail within Clarksburg Chase.

These improvements must be permitted and bonded prior to the record plat stage.

2. Street lighting: Based on the review of the streetlight network, all streetlights in the study area are operational. Therefore, no improvements are necessary.
3. ADA compliance: Based on the review of the handicap ramps within the study area, all ramps are ADA compliant. Therefore, no improvements are necessary.

Mr. Jonathan Casey  
Preliminary Plan No. 120240040  
December 19, 2024  
Page 6

*Bicycle System Adequacy:*

1. The consultant evaluated the bicycle system adequacy within the required 400' study limit. No mitigation is required at this time.

*Transit System Adequacy:*

1. There are two RideOn bus stops in the study area. These are located on eastbound and westbound Gosnell Farm Drive (RideOn Route 75), and neither has a shelter.
2. There is insufficient right-of-way at these locations for a shelter. The applicant will pay \$38,888 fee-in-lieu of construction, which has been reduced based upon the proportion of MPDU's for this project. Prior to issuance of the first above-grade building permit or right-of-way permit (whichever comes first), the Applicant must make a payment to the Montgomery County Department of Transportation. The payment will be indexed to the Federal Highway Administration's National Highway Construction Cost Index from the mailing date of the Planning Board resolution to the date of application for the first above-grade building permit or right-of-way permit (whichever comes first). Proof of payment is required.

*Vision Zero:*

1. An evaluation of vision zero standards included a review of accidents in the study area. The study area does not include any segments identified as High Injury Network segments.

*LATR Proportionality Guide:*

The off-site improvements cost calculation based upon the LATR Proportionality Guide is presented on Page 42. The applicant has a maximum \$522,743 improvement Cap for off-site improvements (without credit for MPDU's). The consultant provided cost estimates for the off-site improvements which total \$321,328.84.

*Conclusion:*

1. MCDOT agrees with the consultant's findings in the study.

Mr. Jonathan Casey  
Preliminary Plan No. 120240040  
December 19, 2024  
Page 7

Thank you for the opportunity to review this preliminary plan and TIS. If you have any questions or comments regarding this letter, please contact me at [william.whelan@montgomerycountymd.gov](mailto:william.whelan@montgomerycountymd.gov) or (240) 777-2173.

Sincerely,

*William Whelan*

William Whelan  
Development Review Team  
Office of Transportation Policy

cc: Sharepoint Correspondence Folder FY25

cc-e:	Kyle Walker	Soltesz
	Keely Lauretti	Soltesz
	Justine Gonzalez-Velez	MNCP&PC
	Katerine Mencarini	MNCP&PC
	Sam Farhadi	MCDPS RWPR
	Marie LaBaw	MCDPS FRS
	Wayne Miller	MCDOT TSD
	Kutty Menon	MCDOT DTEO

June 12, 2024

Johnathan Casey  
Montgomery County Planning Department  
2425 Reddie Drive, 14th Floor  
Wheaton, MD 20902

Re: Clarksburg Chase

Preliminary Plan # 120240040  
Site Plan # 820240050

Dear Johnathan:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval for up to one-hundred-one (101) units with 12.5% MPDUs (up to thirteen (13) MPDUs) in Clarksburg, Maryland.

An Agreement to Build must be submitted to, reviewed, and executed by DHCA before building permits are obtained from the Department of Permitting Services (DPS). The final MPDU layouts will need to be approved by DHCA at the MPDU Agreement to Build stage. No more than 40% of one floor may consist of MPDUs and the MPDUs must be reasonably distributed throughout the building.

Sincerely,



Adrian Hopson, Planning Specialist III  
Affordable Housing Programs Section

**DPS-ROW CONDITIONS OF APPROVAL****June 6, 2024****820240050 Clarksburg Chase**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“**07-SITE-820240050-001.pdf V9**” uploaded on/ dated “**5/28/2024**” and  
“**07-SITE-820240050-003.pdf V6**” uploaded on/ dated “**5/28/2024**” and

The followings need to be addressed prior to the certification of site plan:

1. All parking spots need to have landing area and safe connection to the sidewalk while ensuring adequate green panel exists or modifications required accordingly.
2. Access points on public roads:
  - a. Trail head access point need to be revised to meet County and safety requirements.
  - b. Ensure all driveways are perpendicular to the road.
3. The proposed the proposed storm drain system layout will be reviewed at ROW permit stage; including but not limited to:
  - a. Ensure pavement crossings are at right angle.
  - b. Maintain the required clearances between the storm drain structures and other ROW features.
  - c. Show storm drain easements.
4. Please remove non-standard private structures from the ROW such as the one at the HOA area connections to the ROW.
5. On landscaping plan:
  - a. Provide street trees per approved tree species list at the required spacing and clearances.
  - b. Any planting within the median island will need to be adjusted to ensure of safety and adequate sight distance.





## DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

April 5, 2024

Mr. Kyle Walker, PE  
Soltész, Inc.  
1390 Piccard Drive, Suite 100  
Rockville, Maryland 20850

Re: **COMBINED PRELIMINARY AND FINAL  
WATER QUALITY PLAN/SITE  
DEVELOPMENT STORMWATER  
MANAGEMENT PLAN** for  
Clarksburg Chase  
Preliminary Plan #: 120240040  
Site Plan #: 820240050  
SM File #: 289954  
Tract Size/Zone: 136.18 Acres/RNC/CWE  
Total Concept Area: 26.84 Acres  
Lots/Block: 99 lots  
Parcel(s): P270 (P2, P3, P4)  
Watershed: Ten Mile Creek SPA  
Redevelopment (Yes/No): No

Dear Mr. Walker:

Based on a review by the Department of Permitting Services Review Staff, the Preliminary/Final Water Quality Plan/Inventory for the for the above-mentioned site is acceptable. The Preliminary/Final Water Quality Plan proposes to meet required stormwater management goals via micro-bioretenion with enhanced filters, due to good infiltration rates and micro-bioretenion planter boxes. This approval is for the elements of the Water Quality Plan of Which DPS has the lead agency and does not include limits on the imperviousness or buffer encroachments.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Enhanced filters must be provided beneath all in-situ micro-bioretenion facilities due to good infiltration rates throughout the site.
5. SPA stream monitoring fee must be paid prior to permit issuance. BMP monitoring fee must be paid prior to permit release.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

*Mr. Kyle Walker, PE*  
*April 5, 2024*  
*Page 2 of 2*

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Sherry Mitchell at 240-777-5206 or [sherryl.mitchell@montgomerycountymd.gov](mailto:sherryl.mitchell@montgomerycountymd.gov).

Sincerely,



Mark Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

cc: Neil Braunstein  
SM File # 289954

Study Point A:  
ESD: Required/Provided 17,468 cf / 17,570 cf  
PE: Target/Achieved: 1.0"/1.0"  
STRUCTURAL: N/A cf  
WAIVED: N/A cf.

Study Point B:  
ESD: Required/Provided 14,115 cf / 16,876 cf  
PE: Target/Achieved: 1.0"/1.2"  
STRUCTURAL: N/A cf  
WAIVED: N/A cf.

**From:** [Ashwin Sakaria](#)  
**To:** [Casey, Jonathan](#)  
**Subject:** Clarksburg Chase plan review (Nos. 120240040, 820240050, and F20240180)  
**Date:** Monday, November 27, 2023 12:57:11 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Lead Reviewer,

I am writing to express my strong opposition to the proposed development plan for Clarksburg Chase, Pre-Preliminary Plan Nos. 120240040, 820240050, and F20240180, located in the NW quadrant of the intersection of Gosnell Farm Drive and Clarksburg Road. My primary concern stems from the inadequate public facilities and amenities in the area to support this development.

The Clarksburg West Environmental Overlay area is already a densely populated neighborhood with limited public resources. The addition of 101 new lots would only exacerbate the existing strain on these facilities. Within walking distance of the proposed development, there are insufficient schools, parks, recreation centers, or libraries to cater to the needs of the expanding community. This would force residents to rely heavily on automobiles to access essential services, leading to increased traffic congestion and air pollution.

Furthermore, the proposed development would place an undue burden on the existing infrastructure. The Clarksburg West Environmental Overlay area relies on a single water treatment plant and sewage treatment plant, both of which are already operating near capacity. The addition of 101 new lots would only intensify the pressure on these facilities, potentially compromising the quality of public services.

Moreover, the area's primary transportation artery, Highway 270, is already congested and lacks any plans for expansion. Public transportation options are limited, and there is no major transportation hub, such as a train station, in the vicinity. This would leave residents with limited transportation options, further exacerbating the traffic congestion and air pollution concerns.

Given the aforementioned concerns, I urge you to deny the proposed development plan for Clarksburg Chase, Pre-Preliminary Plan Nos. 120240040, 820240050, and F20240180, until adequate public facilities, amenities, and infrastructure are in place to support the development.

Sincerely,

Ashwin Sakaria

Resident of Clarksburg Community and receipt of Notice of Application for aforementioned development plan.

**AFFIDAVIT OF COMMUNITY MEETING**

I hereby certify that a community meeting was held virtually on August 29, 2023 at 7:00 pm through the Zoom Meeting platform, with an optional dial-in number, in advance of the filing of the applications for Preliminary Plan and Site Plan for the Clarksburg Chase project for Parcels P270, P290, P072 and P150 located in the northwest quadrant of intersection of Gosnell Farm Drive and Clarksburg Road in Clarksburg, Maryland. The presentation materials were made available to the public for download on August 24, 2023, in advance of the meeting, on the previously advertised website.

I solemnly affirm that notice was properly given and the said community meeting was held in accordance with the Zoning Ordinance requirements and development procedures, as modified by the Planning Department for virtual community meetings in response to the COVID-19 public health emergency.

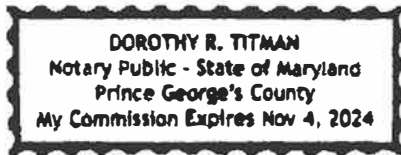
  
Signature


8/30/23  
Date

Robert R. Harris  
Print Name

Attorney  
Title

Sworn and subscribed to before me this 30<sup>th</sup> day of August, 2023.



  
Signature of Notary Public

Dorothy R. Titman  
Printed Name of Notary Public

My Commission Expires: 11-4-24

**Robert R. Harris**  
Attorney  
301-841-3826  
[rharris@lercheary.com](mailto:rharris@lercheary.com)

MINUTES  
COMMUNITY OUTREACH MEETING  
US HOMES  
CLARKSBURG CHASE

Applicant held a community outreach meeting via Zoom on August 29, 2023. The meeting was called to order at 7:03 p.m. and was attended by Applicant's team and approximately 6 community members. Applicant provided an overview of the Ten Mile Creek Master Plan recommendations and the Preliminary Plan and Site Plan concepts for Clarksburg Chase reflecting 100 new dwelling units, extensive open space and parkland dedication. Applicant answered questions from the community regarding grocery retail in the Clarksburg area, timing of the project, the potential for including native plants in the landscaping materials, a future interchange at I-270/West Old Baltimore Road or Little Seneca Parkway, converting the roundabouts on Maryland 121 to signalized intersections and the design of the two homes planned for construction on Old Clarksburg Road. The meeting adjourned at approximately 7:30 p.m.

**Robert R. Harris**  
 Attorney  
 301-841-3826  
 rrharris@lerchearly.com

August 14, 2023

RE: Clarksburg Chase - Parcels P270, P290, P072 and P150 on Clarksburg Road, Clarksburg  
 Preliminary Plan and Site Plan Applications - Pre-Submission Community Meeting

Dear Neighbor:

On behalf of U.S. Home, LLC. (the "Applicant"), we are writing to inform you of the future development plans for Parcels P270, P290, P072 and P150 located in the northwest quadrant of intersection of Gosnell Farm Drive and Clarksburg Road and adjacent to 22600 Clarksburg Road in Clarksburg, Maryland (the "Property"). The Property is zoned RNC within the Clarksburg West Environmental Overlay Zone. The total net tract area is approximately 136.18 acres. The Applicant will be submitting a concurrent Preliminary Plan and Site Plan Application in the near future. The Applicant is proposing 69 single-family units and 31 townhouses (the "Application").

In compliance with the County's Zoning Ordinance, a pre-submission community meeting will be held to share our plans with you and give you an opportunity to provide input. You can join the virtual meeting as follows:

**Date/Time: Tuesday, August 29th at 7:00 PM<sup>1</sup>**

**Virtual Location: <https://bit.ly/3YivBQI>**

**Dial In: 1-301-715-8592 Meeting ID: 876 9802 8495 Passcode: 313896**

**Presentation slides available: on August 24th at <https://bit.ly/3OJyZAq>**

*Comments can be made during the meeting via noted methods. Comments can be made outside the meeting by e-mail to [rrharris@lerchearly.com](mailto:rrharris@lerchearly.com). Please note that if your computer does not have a microphone and you would like to provide comments during the meeting, you will need to use the call-in number provided above or through the Zoom chat.*

The Applicant will be filing the Application with the Maryland-National Capital Park and Planning Commission ("M-NCPPC") shortly after the meeting. Once filed, the Applications will be assigned an application numbers. For more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their website at [www.montgomeryplanning.org](http://www.montgomeryplanning.org).

Because this meeting will be held virtually, we are asking you to provide your name and complete contact information for inclusion on the meeting attendee list at <https://forms.office.com/r/YKXC3r234m>. If you would like to be added to the mailing list for future application updates, please make that selection when completing your information. The link to provide your contact information will remain available until noon of August 30th. We look forward to meeting with you (virtually) on August 29th.

Sincerely,



Robert R. Harris

<sup>1</sup> You may join the meeting from your computer, tablet or smartphone. You may also dial in using just your phone.  
 5372330.1