



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #
MCPB
7/05/07



MEMORANDUM

DATE: June 25, 2007

TO: Montgomery County Planning Board

FROM: Rose G. Krasnow, Chief *RK*
Development Review Division

REVIEW TYPE: Second Amendment to Corrective Order of May 11, 2006 to Establish Development Standards for 169 Additional Lots

REVIEW BASIS: Division 59-D-3.6 of the Montgomery County Zoning Ordinance

PROJECT NAME: Clarksburg Village Phase One

PROJECT #: 820030020 (formerly 8-03002)

ZONE: R-200/TDR3 and R-200/MPDU

LOCATION: Southwest Quadrant of the Intersection of Stringtown Road and Piedmont Road

MASTER PLAN: Clarksburg Master Plan

APPLICANT: Elm Street Development

FILING DATE: February 26, 2007

HEARING DATE: July 5, 2007

STAFF RECOMMENDATION: **APPROVAL** of a second Amendment to the Corrective Order dated May 11, 2006 to assure that the development standards for 169 additional units, including 119 one family detached units and 50 townhouses.

I. Background: General Description of the Development Project

Overview Clarksburg Village is a 771-acre, large-scale development that was proposed for a mix of uses in three different phases. The Planning Board's Preliminary Plan opinion, which was amended twice, ultimately approved 2,654 dwelling units, 20,000 square feet of office/retail, and 5,000 square feet of daycare. The plan also called for two school sites, parks, greenways, trails, and recreational facilities.

Phase I of the development, which is the only phase that has received site plan approval at this point in time, is split zoned: R-200 and R-200/TDR 3. The applicant has chosen to develop the R200 portion of the property under the MPDU optional method of development.

The site plan for Phase II is currently under review by staff.

Site Vicinity/Description Clarksburg Village is located in Clarksburg, Maryland. It is bounded to the north by Stringtown Road, which separates it from Clarksburg Town Center. The eastern portion of the site is bounded by a stream, beyond which is Greenway Village (a.k.a. Arora Hills). The Clarksburg Greenway bounds the western edge of the site, beyond which is Frederick Road (MD 355). The southern boundary of Clarksburg Village is Ridge Road.

The first Phase is the northern half of the site closest to Stringtown Road and Clarksburg Town Center. The second Phase is to the south. The third phase is the village center, which consists of several blocks of mixed-use development next to Greenway Village/Arora Hills, along Newcut Road.

II. Prior Approvals

Sectional Map Amendment The subject property was reclassified from the R-200 Zone to the R-200/TDR-3, R-200/TDR-4 and PD Zones by Sectional Map Amendment G-710 on October 25, 1994. Phase I of the Clarksburg Village project is comprised of the R-200 Zone, with an MPDU option and the R-200/TDR-3 Zone.

Preliminary Plan Preliminary Plan 120010300 was approved by the Planning Board on July 26, 2001 (Opinion dated January 23, 2002) for a maximum of 2,563 residential dwelling units, 20,000 square feet of office/retail use, and 5,000 square feet of daycare facility in the R-200, R-200/TDR-3, R-200/TDR-4 and PD Zones. The preliminary plan was subsequently amended in January 2003 and December 2004 to incorporate additional property and units into the development

Infrastructure Plan The Infrastructure Plan 820020380 was approved by the Planning Board on July 25, 2003 (Opinion dated December 18, 2003). The Infrastructure Plan detailed items that included roads, stormwater management, school sites, parkland, the Clarksburg Greenway, recreational facilities and phasing of the MPDUs for the overall development.

Site Plan (Phase I) The Site Plan 820030020 and Final Water Quality Plan for Phase I was approved by the Planning Board on July 31, 2003 (Opinion dated December 18, 2003) for 933 dwelling units (471 one-family detached dwelling units, 414 townhouses including 44 MPDUs and 48 multi-family units in four buildings, all of which were MPDUs) and 144 TDRs in the R-200 and R-200/TDR-3 Zones. The entire signature set package, inclusive of the Site Plan Enforcement Agreement and Development Program, was approved on May 12, 2005.

Amended Phase One Site Plan 8-03002A An amended site plan 8-03002A was approved by the Planning Board on December 23, 2004, to add 30 acres (for a total of 363.87 acres) near Stringtown Road to Phase One and revise the layout in that area. The additional property included in the "A" amendment is known as the Brickley Property. The amendment approved 997 dwelling units in Phase One. This was an increase of 64 dwelling units over the original site plan approval.

III. NON-COMPLIANCE HEARINGS

Late in 2005 and early in 2006, a number of alleged violations were uncovered by staff, including 1) Discrepancies between Planning Board opinion and Signature Set of Site Plan with respect to the numbers of one-family detached units and townhouses, 2) Multi-family housing in the R-200/MPDU Zone, where they are not allowed, 3) Single Family Detached Dwellings in the R-200/MPDU Zone on lot sizes that are too small, 4) Setbacks for Single-Family Detached units that do not meet the R-200/MPDU Zone standard of a 25 foot setback from the street, 5) A right-of-way for Forman Boulevard that is less than that shown on the approved Preliminary Plan, and 6) Lack of complete Development Standards in the R-200/TDR3 zone. A series of hearing took place as a result.

May 4, 2006- Initial Public Hearing

An initial public hearing regarding the nature and extent of the alleged acts of non-compliance and deficiencies discovered by staff was held on May 4, 2006. Both the developer and general public had an opportunity to respond to the information provided in the staff report, and also to provide any additional information that might be relevant to a Planning Board decision. Six alleged "violations" were identified.

The Planning Board requested a continuation of the Public Hearing to May 11, 2006, to accommodate the developer's request for resumption by M-NCPPC of the review of building permits for 83 lots.

May 11, 2006 – Continuation of May 4, 2006 Hearing

On May 11, 2006, the Planning Board issued a **Corrective Order** for **83 lots** to establish development standards on those lots and thereby allow M-NCPPC to resume the review of these building permits. The developer entered into a number of "stipulations of fact" as part of the Corrective Order. The stipulations identify certain matters of fact that were not being contested by the developer – and, therefore, were deemed resolved for the purpose of the Planning Board's decision on the merits – as opposed to any other facts relating to the

project that remain open to dispute.

June 29, 2006 – Continuation of May 11, 2006 Hearing

On June 29, 2006, the Planning Board conducted a preliminary vote on alleged acts of non-compliance and found non-compliance for all the items identified in the staff report. The Planning Board rejected the respondent's proffer and directed staff to determine an appropriate Compliance Program and/or fines.

July 20, 2006 – Continuation of June 29, 2006 Hearing

On July 20, 2006, the Planning Board reviewed the respondent's request to issue an additional **Corrective Order** for **100 lots** to establish development standards on those lots and thereby allow M-NCPPC to resume the review of these building permits. Staff recommended approval of **only 65 units and the proposed pool facility** on Parcel A of Block P. The Planning Board deferred action to July 27 on the staff recommendation of approval of an amendment to the corrective order of May 11, 2006, to establish development standards for the 65 additional units, including 47 one-family detached units and 18 townhouses, and the proposed pool facility.

July 27, 2006 – Continuation of July 20, 2006 Hearing

On July 27, 2006, the Planning Board approved the staff recommendation for approval of development standards for 65 identified dwelling units, including 47 one-family detached units and 18 townhouses, and the proposed pool/club facility on Parcel A of Block P, contingent on Department staff receiving written assurances from the builders concerning content and timing of disclosure documents. The Planning Board also delegated to staff the decision of whether to accept the adequacy of the disclosure statements and the revised layout for the proposed pool and pool house.

October 5, 2006-Continuation of July 27, 2006 Hearing

On October 5, 2006, the Planning Board approved Staff's recommendation to find acts of non-compliance associated with the site plan. The Planning Board accepted the Applicant's proffer, including correction of lot sizes and setbacks, a payment of \$50,000 to the HOA, \$100,000 fine to be paid to M-NCPPC and re-design of Block T that originally included multi-family units.

February 1, 2007 – Preliminary Plan Amendment Hearing

On February 1, 2007, the Board approved the amended Preliminary Plan (#112001030C) to extend the validity period and to create outlots for lots affected by the minimum lot size requirements and setbacks. In addition, the plan was amended to accurately reflect the number and mix of dwelling units and the correct width of Forman Blvd.

March 22, 2007 – Site Plan Amendment Hearing

On March 22, 2007, the Board approved the amended Site Plan for Phase I (#82003002B), which incorporated the elements of the compliance program as well as other necessary changes. To date, neither the resolution nor the Certified Site Plan has been completed.

IV. Current Request

The applicant, Elm Street Development, has requested that the Corrective Order of May 11, 2006 be amended for the second time to establish complete development standards for 169 additional dwelling units (See Attachment 1). This will allow the review of building permits for these units to move forward. Elm Street has been unable to obtain additional building permits in Phase I since neither the resolution nor the certified site plan for the Phase I amendment has been completed. The developer would like to be able to move forward with at least some additional development, since this would permit additional homes to be sold and would enable builders and contractors to continue to produce homes during the time of year when the weather permits the highest construction productivity activity.

The units being requested by the applicant are identified as follows:

Block B: Lots 1, 2, 3, 4, 5

Block G: Lots 6, 7, 8, 24

Block L: Lot 15

Block M: Lots 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 96, 97, 98, 99, 100

Block O: Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38

Block P: Lots 5, 6, 7, 8, 9, 10, 11, 12, 24, 25, 26, 27

Block Q: Lots 11, 12, 13, 14, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37

Block R: Lots 1, 2, 3, 4, 7, 20, 21, 22, 23, 24

Block U: Lots 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 45, 58, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96

Of these 169 dwelling units, 50 are townhouses and 119 are single family detached dwelling units. 168 units are in the R-200/TDR3 zone, and 1 unit (single family detached) is in the R200/MPDU zone.

V. ANALYSIS

Staff recommends that the 169 proposed dwelling units be allowed to move forward through an amendment to the corrective order. As mentioned earlier, Phase I of Clarksburg Village has been approved for a total of 973 homes. At this point in time, according to the applicant, 333 homes are built and occupied and 40 are under construction. If the amended corrective Order is approved, building permits for an additional 169 units will be reviewed. This still leaves a total of 383 units that cannot move forward until the resolution and certified site plan for the "B" Amendment have been completed.

The Board approved the original corrective order, which addressed 83 dwelling units, primarily to relieve hardship experienced by innocent third party purchasers who were waiting to move into those homes. The Planning Board also received testimony from local businesses affected by the construction slowdown, and took that into consideration as well. The first amendment to the corrective order allowed an additional 65 units, as well as the swimming pool, pool house and community room, to move forward because the Board felt a need to balance the needs of the community against the time-consuming requirements of the violation hearings and adoption of a compliance program. Although the compliance program was adopted, and the Preliminary and Site Plans have been amended accordingly, it will still be some time before the post approval documents are completed. Therefore, Staff supports the applicant's argument that some units should be allowed to move forward, for the following reasons:

The implementation of the approved Compliance Program is progressing, as evidenced by the Board's approval of Site Plan Amendment #82003002B, which incorporated all of the elements of the Compliance Program. As part of this amendment, the Board set the development standards for all of the dwelling units in Phase I. (See Attachment 2). Staff's review of the 169 requested lots indicates that they comply in full with these development standards.

R-200/MPDU Zone

The one SFD dwelling unit located in the R-200/MPDU zone (Lot 24G) is on a 6,006 square foot lot. It will be 35 feet high, which is less than the maximum height allowed in the zone. The setbacks for this unit fall within the established building restriction lines.

R-200/TDR3 Zone

The 168 dwelling units in the R-200/TDR3 zone include 118 one-family detached dwelling units and 50 townhouses. Although the minimum lot size for single family detached homes in this zone is 3500 square feet, all 118 of the lots that are part of this amendment are much larger, ranging from 4,000 square feet to 15,655 square feet. For the townhomes, the minimum lot size is 1400 square feet, but again, for the 50 lots that are part of this amendment, the lot sizes range from 1600 square feet to 2375 square feet. Of the 168 townhouses and single family detached houses, all but one have a height of 35 feet. Lot 23Q has a height of 40 feet, which

is still in conformance with the standard established with the B amendment. The setbacks for all 168 units have been verified, and all fall within the established building restriction lines.

VI. Other Issues

Process of Record Plats

Should the Amended Corrective Order be approved, the respondent requests that prior to approval of the Certified Site Plan, the Planning Board Staff may process any record plat applications and, following their approval by the Planning Board, allow any such record plats to be recorded that pertain to the 169 Dwelling Units, which record plats are not affected by any amendment to the existing, executed Certified Site Plan. Staff finds this request to be reasonable.

MPDU's

Of the 373 homes already built or under construction, 44 are MPDU's (11.8%). Of the 169 units that are the subject of this amendment to the Corrective Order, none are MPDUs. Staff raised this as a concern, but decided to move forward with the corrective order, primarily because the location of the MPDU's was affected by the Compliance Program, so these units cannot be platted and built until the certified signature set has been completed. It should also be pointed out that, as part of the Compliance Program and the B Site Plan Amendment, the applicant agreed to increase the overall number of MPDUs from the 92 units originally approved in Phase I to 132 units.

Attachments

1. Proposed Revision to Corrective Order (March 23, 2007) – from Developer – and attached Exhibits
2. Full set of Development Standards as approved with the March 22, 2007 site Plan Amendment

**Before the Montgomery County Planning Board
of the
Maryland-National Capital Park and Planning Commission**

Respondent:

Elm Street Development, Inc.
Clarksburg Village Investments, Inc.
6820 Elm Street, Suite 200
McLean, Virginia 22101

c/o
Kevin P. Kennedy, Esq.
Timothy Dugan, Esq.
Shulman, Rogers, Gandal, Pordy & Ecker
11921 Rockville Pike
Rockville, Maryland 20852

**In the Matter of the
Clarksburg Village Project**

**Site Plan 820030020
(Formerly 8-03002)**

Second Amendment to Corrective Order

I. Explanatory Statements.

1. This Second Amendment to Corrective Order ("Second Amendment Order") is issued as an amendment to: (a) that certain "Corrective Order Issued Based on Stipulations by Respondent," including its Exhibits A-C, dated May 11, 2006, and executed on the same date, by the Montgomery County Planning Board and the Respondent, Elm Street Development, Inc. (the "Order"); and (b) that certain "Amendment to Corrective Order," including its Exhibits D-G, dated August 3, 2006, and executed on the same date, by the Montgomery County Planning Board and the Respondent, Elm Street Development, Inc. (the "Amendment Order"). All of the terms and conditions of the Order and the Amendment Order are incorporated by reference and continue in full force and effect.

2. Respondent: (a) acknowledges that it has received actual notice of this Second Amendment Order in lieu of, and sufficient to satisfy, the posting and other notice requirements of Montgomery County Code ("Code") Section 50-41(i)(3); (b) waives the requirements of posting and other notice otherwise generally applicable under Code Section 50-41(i)(3); and, (c) consents to the proceedings by the Board on _____, 2007, for the purpose of its adoption.

Elm Street Development, Inc., together with its affiliate Clarksburg Village Investments, Inc. (acting jointly and severally, the "Respondent"), and the Montgomery

County Planning Board of the Maryland-National Capital Park and Planning Commission (the "Board" or "Planning Board"), do hereby stipulate to the following facts:

I. 169 Dwelling Units in the R-200/TDR 3 Zone and the R-200/MPDU Zone.

3. Respondent has applied, or intends to apply, with the Montgomery County Department of Permitting Services (MC-DPS) for approval of up to 169 building permits to authorize construction of certain Project dwelling units, including 168 dwelling units located in the R-200/TDR 3 zone and 1 dwelling unit located in the R-200/MPDU zone (collectively, the "169 Dwelling Units").

4. The lot and block description for each of the 169 Dwelling Units are set forth in Exhibit H of this Second Amendment Order. Exhibit I depicts the locations of the 169 Dwelling Units in relation to the 83 "Subject Dwelling Units" addressed by the Order and the 65 "Dwelling Units" addressed by the Amendment Order and those additional lots that will be subject to the Compliance Program.

II. Findings As To 169 Dwelling Units.

5. Based on the information presented by the Respondent and the recommendation of Planning Board staff ("Staff"), the Planning Board finds, as a matter of fact, that the following standards with regard to the 169 Dwelling Units will achieve the maximum of compatibility and attractiveness within the meaning of "Provision 3," as such term is defined in the Order:

a. Those units among the 169 Dwelling Units located in the R-200/TDR 3 zone, all of which are either one-family detached dwelling units or townhouse dwelling units, must be constructed at a height of not more than 35 feet, except for the one-family detached dwelling unit to be constructed on Lot 23Q, which must be constructed at a height of no more than 40 feet. The point from which height is measured for each dwelling unit must be as set forth in Exhibit J of this Second Amendment Order.

b. The 1 unit among the 169 Dwelling Units located in the R-200/MPDU zone, which is a one-family detached dwelling unit, must be constructed at a height of not more than 40 feet. The point from which height is measured for such dwelling unit must be as set forth in Exhibit J of this Second Amendment Order.

c. Those units among the 169 Dwelling Units located in the R-200/TDR 3 zone that are one-family detached dwelling units must be constructed with a minimum lot size of 3,500 square feet.

d. Those units among the 169 Dwelling Units located in the R-200/TDR 3 zone that are townhouse dwelling units must be constructed with a minimum lot size of 1,400 square feet.

e. The 1 unit among the 169 Dwelling Units located in the R-200/MPDU zone, which is a one-family detached dwelling unit, must be constructed with a minimum lot size of 6,000 square feet.

f. The 169 Dwelling Units must be constructed pursuant to the setbacks set forth as "building restriction lines" (BRLs) in Exhibit J of this Second Amendment Order.

END OF FACTUAL STIPULATION

III. Other Findings and Certain Reservations.

6. The Planning Board finds that, based on its proceedings on May 11, 2006 and June 29, 2006, the Board found that sufficient evidence of record exists to warrant a reasonable belief that Respondent is in non-compliance with a Planning Board Action, which finding satisfies the requirements of Code Sections 50-41 and 59-D-3.6 for issuance of the Order, the Amendment Order, and this Second Amendment Order.

7. The Planning Board further finds that the implementation of the Compliance Program is progressing and is in such a posture that correcting the Site Plan for the 169 Dwelling Units is in the public interest, based on earlier proceedings, including the following: (1) on October 5, 2006, wherein the Planning Board approved the Compliance Program; (2) on February 1, 2007, wherein the Planning Board approved Preliminary Plan and Water Quality Plan amendments to the previous conditions of approval, whose purpose was to bring the Preliminary Plan and Water Quality Plan into conformance with the Site Plan Compliance Program; and (3) on March 22, 2007, wherein the Planning Board approved amendments to the Site Plan (which amendments included, among other elements, approval of the heights and minimum lot sizes, set forth in this Second Amendment Order), whose purpose also was to bring the Site Plan into conformance with the Site Plan Compliance Program.

8. The Board further finds it necessary and essential to issue this Second Amendment Order because, otherwise, construction of the 169 Dwelling Units at heights that are too tall or without compliance with other appropriate development standards may be incompatible or unattractive within the meaning of Provision 3 and thereby threaten the public health, safety, or welfare.

9. The Board further finds that the Respondent may choose to apply for amendments to the Site Plan, with respect to any matter concerning the Site Plan, from time to time, at any time in the future, and that this Second Amendment Order is not intended to prevent the Respondent from doing so; provided, however, that this Second Amendment Order shall apply to the 169 Dwelling Units only and that nothing contained herein, including without limitation the various findings of the Planning Board, shall operate or be construed to bind, estop, or otherwise impair the Board's authority to make

such findings or determinations required by law, whether or not they differ from those set forth herein or otherwise.

10. Without conceding the collateral estoppel or precedential effect of this Second Amendment Order, Respondent accepts this Second Amendment Order, consents to its issuance by the Board, and hereby waives any right to appeal this Second Amendment Order.

NOW, THEREFORE, BY AUTHORITY OF THE MONTGOMERY COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, IT IS THIS _____ DAY OF _____, 2007,

ORDERED, THAT the Site Plan for this Project is corrected by this Second Amendment Order with respect to the 169 Dwelling Units only; and

ORDERED, FURTHER, THAT Respondent shall observe and comply strictly with the limitations on height and other development standards set forth in this Second Amendment Order.

Royce Hanson, Chairman
On behalf of the Montgomery County Planning Board

REVIEWED AND AGREED TO BY RESPONDENT:

Timothy Dugan, Esq.
Shulman, Rogers, Gandal, Pordy & Ecker, P.A.
On behalf of Respondent

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EXHIBIT H

List of Lot and Block Descriptions for the 169 Dwelling Units

EXHIBIT H
CLARKSBURG VILLAGE
169 UNITS
3-15-07

Record Plat Lot Numbers								Signature Set Lot Numbers						
S	1/B	T	85/M	S	29/O	S	25/Q	T	39/U	1/B	85/M	29/O	25/Q	37/U
S	2/B	T	86/M	S	30/O	S	26/Q	T	40/U	2/B	86/M	30/O	26/Q	38/U
S	3/B	T	87/M	S	31/O	S	27/Q	T	41/U	3/B	87/M	31/O	27/Q	39/U
S	4/B	T	88/M	S	32/O	S	28/Q	T	42/U	4/B	88/M	32/O	28/Q	40/U
S	5/B	T	89/M	S	33/O	S	29/Q	S	58/U	5/B	89/M	33/O	29/Q	56/U
S	6/G	T	90/M	S	34/O	S	30/Q	S	62/U	6/G	90/M	34/O	30/Q	60/U
S	7/G	T	96/M	S	35/O	S	31/Q	S	63/U	7/G	96/M	35/O	31/Q	61/U
S	8/G	T	97/M	S	36/O	S	32/Q	S	64/U	8/G	97/M	36/O	32/Q	62/U
S	24/G	T	98/M	S	37/O	S	33/Q	S	65/U	24/G	98/M	37/O	33/Q	63/U
S	15/L	T	99/M	S	38/O	S	34/Q	S	66/U	15/L	99/M	38/O	34/Q	64/U
T	29/M	T	100/M	S	5/P	S	35/Q	S	67/U	29/M	100/M	5/P	35/Q	65/U
T	30/M	S	6/O	S	6/P	S	36/Q	S	68/U	30/M	6/O	6/P	36/Q	66/U
T	31/M	S	7/O	S	7/P	S	37/Q	S	69/U	31/M	7/O	7/P	37/Q	67/U
T	32/M	S	8/O	S	8/P	S	1/R	S	70/U	32/M	8/O	8/P	1/R	68/U
T	33/M	S	9/O	S	9/P	S	2/R	S	71/U	33/M	9/O	9/P	2/R	69/U
T	34/M	S	10/O	S	10/P	S	3/R	S	72/U	34/M	10/O	10/P	3/R	70/U
T	35/M	S	11/O	S	11/P	S	4/R	S	73/U	35/M	11/O	11/P	4/R	71/U
T	36/M	S	12/O	S	12/P	S	7/R	S	74/U	36/M	12/O	12/P	7/R	72/U
T	37/M	S	13/O	S	24/P	S	20/R	S	75/U	37/M	13/O	24/P	20/R	73/U
T	38/M	S	14/O	S	25/P	S	21/R	S	76/U	38/M	14/O	25/P	21/R	74/U
T	39/M	S	15/O	S	26/P	S	22/R	S	77/U	39/M	15/O	26/P	22/R	75/U
T	40/M	S	16/O	S	27/P	S	23/R	S	78/U	40/M	16/O	27/P	23/R	76/U
T	41/M	S	17/O	S	11/Q	S	24/R	S	86/U	41/M	17/O	11/Q	24/R	84/U
T	42/M	S	18/O	S	12/Q	T	28/U	S	87/U	42/M	18/O	12/Q	26/U	85/U
T	43/M	S	19/O	S	13/Q	T	29/U	S	88/U	43/M	19/O	13/Q	27/U	86/U
T	44/M	S	20/O	S	14/Q	T	30/U	S	89/U	44/M	20/O	14/Q	28/U	87/U
T	45/M	S	21/O	S	17/Q	T	31/U	S	90/U	45/M	21/O	17/Q	29/U	88/U
T	46/M	S	22/O	S	18/Q	T	32/U	S	91/U	46/M	22/O	18/Q	30/U	89/U
T	47/M	S	23/O	S	19/Q	T	33/U	S	92/U	47/M	23/O	19/Q	31/U	90/U
T	48/M	S	24/O	S	20/Q	T	34/U	S	93/U	48/M	24/O	20/Q	32/U	91/U
T	81/M	S	25/O	S	21/Q	T	35/U	S	94/U	81/M	25/O	21/Q	33/U	92/U
T	82/M	S	26/O	S	22/Q	T	36/U	S	95/U	82/M	26/O	22/Q	34/U	93/U
T	83/M	S	27/O	S	23/Q	T	37/U	S	96/U	83/M	27/O	23/Q	35/U	94/U
T	84/M	S	28/O	S	24/Q	T	38/U			84/M	28/O	24/Q	36/U	

S = One-family detached (119 Units)
T = Townhouse (50 Units)

Note that Record Plat Lot Numbers in 28/U-96/U range differ versus Signature Set Lot Numbers.

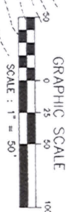
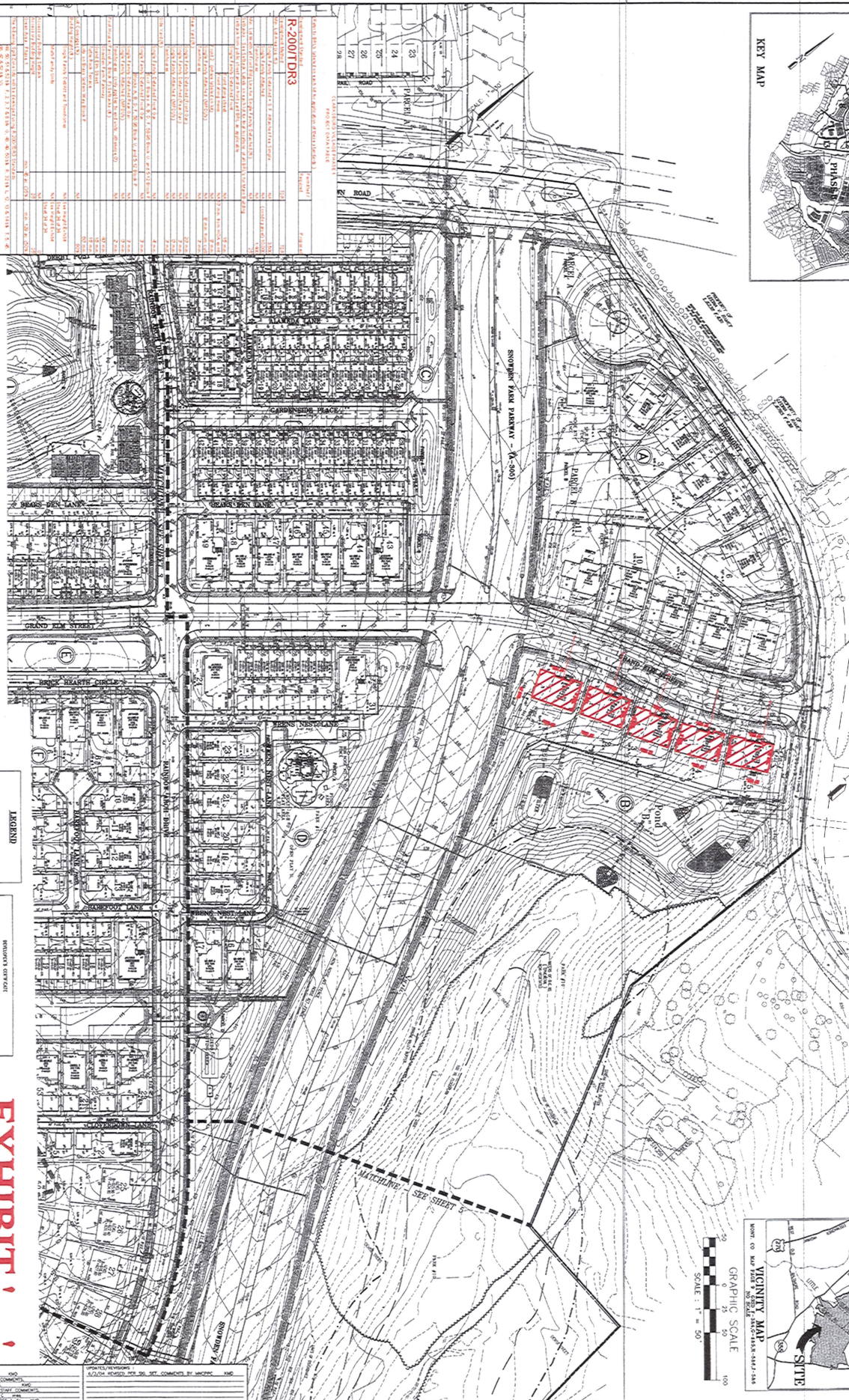
EXHIBIT I

Plan Showing Locations of 169 Dwelling Units

EXHIBIT J

**Plan Showing Points From Which Height Is Measured
And
Building Restriction Lines**

Corrections of Signature Set for 169 Dwelling Units 07/05/2007 Planning Board Hearing



LEGEND

(A) - FOR EXISTING PLANS
- FOR PROPOSED CHANGES
- FOR PROPOSED CHANGES

NO.	DATE	BY	DESCRIPTION
1	07/05/2007	CPJ	FOR EXISTING PLANS
2	07/05/2007	CPJ	FOR PROPOSED CHANGES
3	07/05/2007	CPJ	FOR PROPOSED CHANGES
4	07/05/2007	CPJ	FOR PROPOSED CHANGES
5	07/05/2007	CPJ	FOR PROPOSED CHANGES
6	07/05/2007	CPJ	FOR PROPOSED CHANGES
7	07/05/2007	CPJ	FOR PROPOSED CHANGES
8	07/05/2007	CPJ	FOR PROPOSED CHANGES
9	07/05/2007	CPJ	FOR PROPOSED CHANGES
10	07/05/2007	CPJ	FOR PROPOSED CHANGES

LEGEND

EXISTING ROADS
PROPOSED ROADS
EXISTING UTILITIES
PROPOSED UTILITIES
EXISTING TOPOGRAPHY
PROPOSED TOPOGRAPHY

REVISIONS

NO. DATE DESCRIPTION

1 07/05/2007 CORRECTIONS TO SIGNATURE SET

EXHIBIT
SHEET 1 of 7

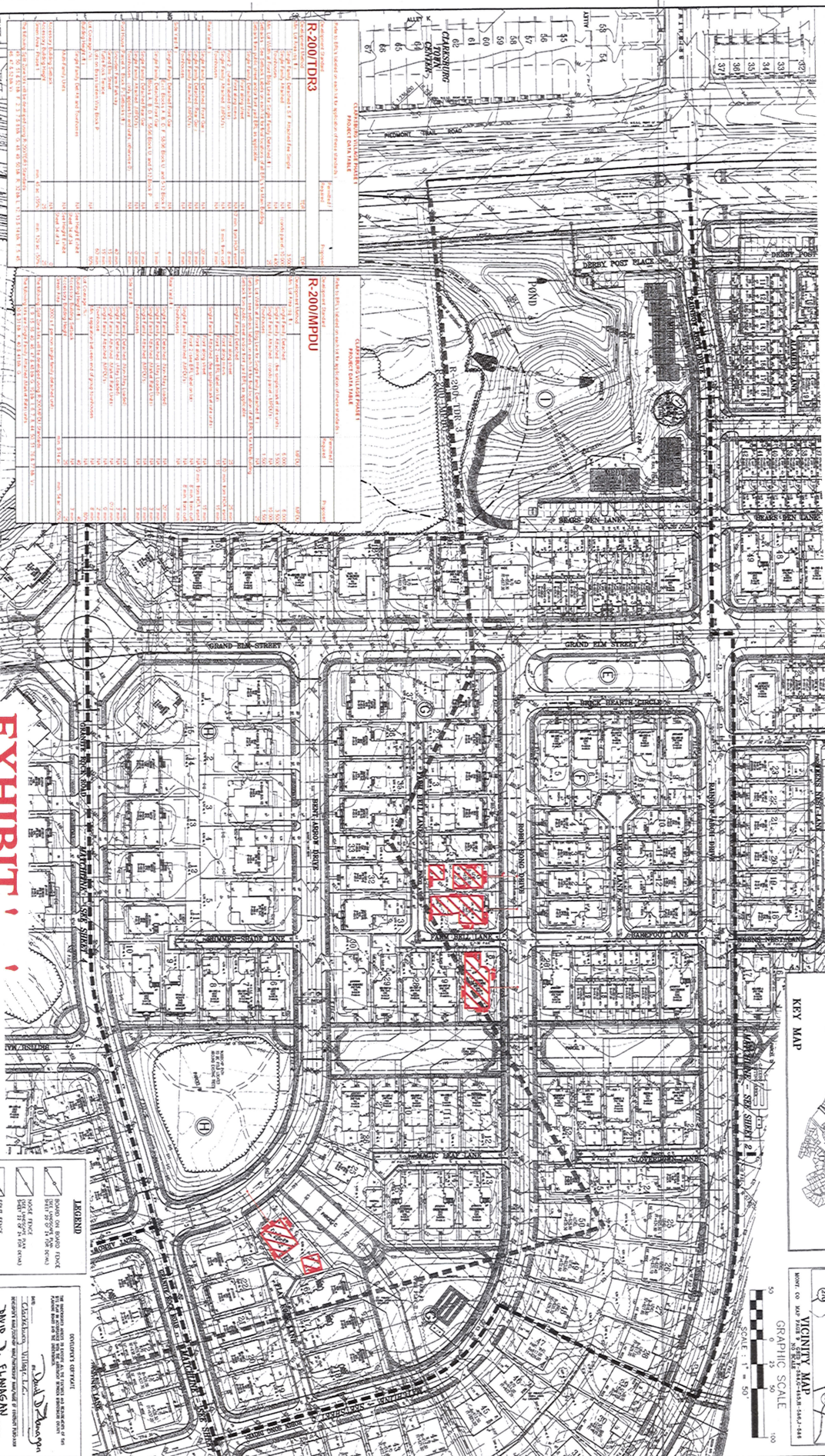
Site Plan #8-03002

SITE DEVELOPMENT PLAN - PHASE I
CLARKSBURG VILLAGE
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
1000 EIGHTH ROAD SUITE 200 SILVER SPRING, MARYLAND 20910
PH: 301-583-1000 FAX: 301-583-1001 WWW.CPJ-ASSOCIATES.COM

NO.	DATE	BY	DESCRIPTION
1	07/05/2007	CPJ	FOR EXISTING PLANS
2	07/05/2007	CPJ	FOR PROPOSED CHANGES
3	07/05/2007	CPJ	FOR PROPOSED CHANGES
4	07/05/2007	CPJ	FOR PROPOSED CHANGES
5	07/05/2007	CPJ	FOR PROPOSED CHANGES
6	07/05/2007	CPJ	FOR PROPOSED CHANGES
7	07/05/2007	CPJ	FOR PROPOSED CHANGES
8	07/05/2007	CPJ	FOR PROPOSED CHANGES
9	07/05/2007	CPJ	FOR PROPOSED CHANGES
10	07/05/2007	CPJ	FOR PROPOSED CHANGES

Corrections of Signature Set for 169 Dwelling Units 07/05/2007 Planning Board Hearing



LEGEND

1. LOT NUMBER
2. LOT AREA
3. LOT DIMENSIONS
4. LOT SHAPES
5. LOT CORNERS
6. LOT BOUNDARIES
7. LOT EASEMENTS
8. LOT ENCUMBRANCES
9. LOT INTERESTS
10. LOT RIGHTS

Lot No.	Area (sq. ft.)	Dimensions (ft.)	Shapes	Boundaries	Easements	Encumbrances	Interests	Rights
1	1000	20 x 50	Rectangular	North	None	None	None	None
2	2000	40 x 50	Rectangular	North	None	None	None	None
3	3000	60 x 50	Rectangular	North	None	None	None	None
4	4000	80 x 50	Rectangular	North	None	None	None	None
5	5000	100 x 50	Rectangular	North	None	None	None	None

EXHIBIT

SHEET 2 of 7

LEGEND

1. ROAD ON ROAD (DASHED LINE)
2. ROAD ON ROAD (SOLID LINE)
3. ROAD ON ROAD (DASHED LINE)
4. ROAD ON ROAD (SOLID LINE)
5. ROAD ON ROAD (DASHED LINE)
6. ROAD ON ROAD (SOLID LINE)
7. ROAD ON ROAD (DASHED LINE)
8. ROAD ON ROAD (SOLID LINE)
9. ROAD ON ROAD (DASHED LINE)
10. ROAD ON ROAD (SOLID LINE)

Site Plan #8-03007
CLARKSBURG VILLAGE
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
PLANNERS - DESIGNERS - LANDSCAPE ARCHITECTS - SURVEYORS
7700 SILVER SPRING ROAD, SUITE 300, SILVER SPRING, MARYLAND 20910
PH: 301-581-1100 FAX: 301-581-1101 WWW.CPI-ASSOCIATES.COM

Corrections of Signature Set for 169 Dwelling Units **07/05/2007 Planning Board Hearing**

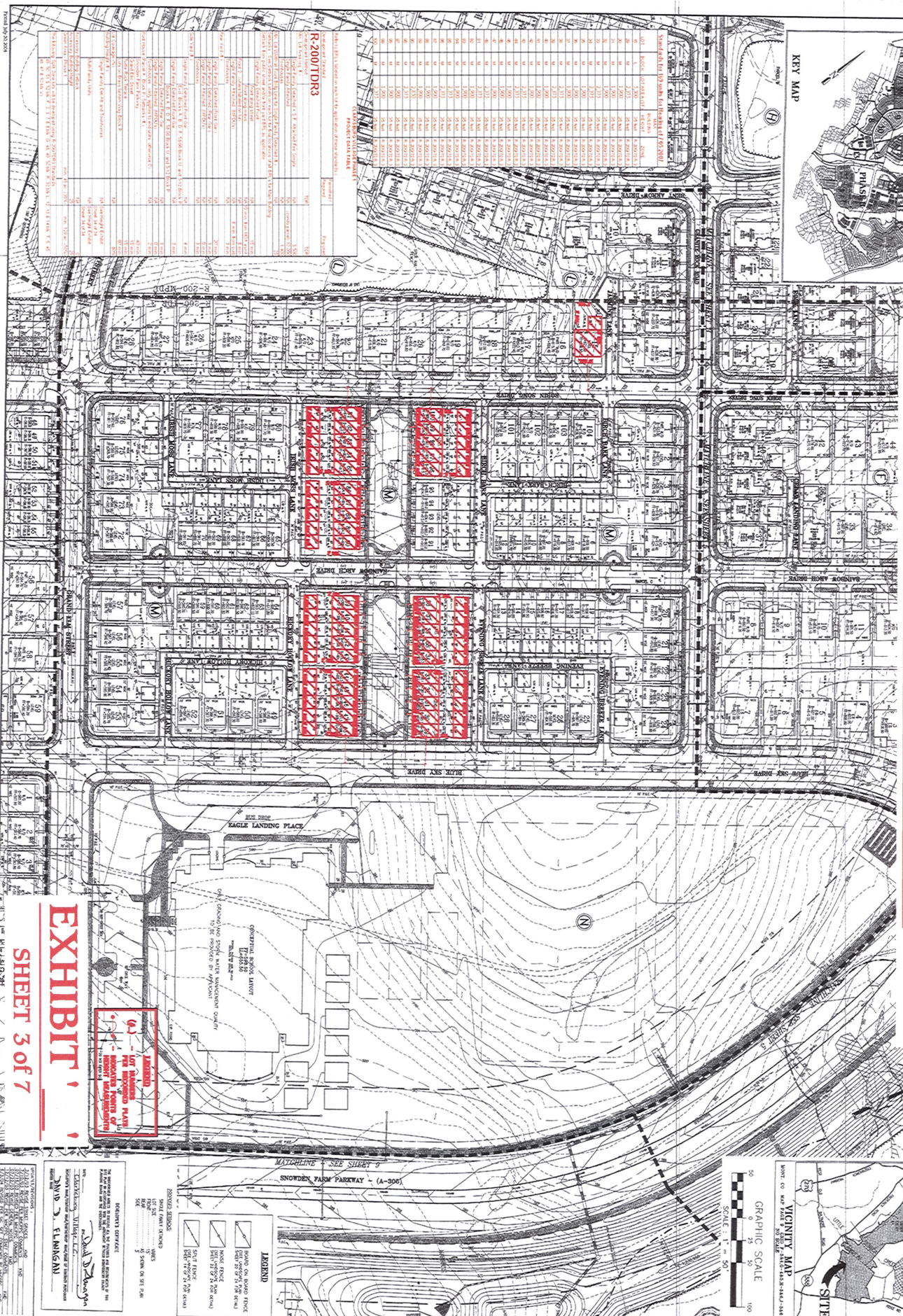


EXHIBIT
SHEET 3 of 7

LEGEND

- 1" = 1' FOR EXISTING PLANS
- 1" = 1' FOR PROPOSED PLANS
- 1" = 1' FOR EXISTING PLANS
- 1" = 1' FOR PROPOSED PLANS

Site Plan #8-03002 APPROVED SITE PLAN
 CLARKSBURG VILLAGE
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
 PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
 100 E. BOWEN ROAD, SUITE 200, CLARKSBURG, MARYLAND 20841
 Phone: (301) 441-1000 Fax: (301) 441-1001

LEGEND

- (A) - LOT NUMBERS FOR RECORDING PLATS
- INDICATES POINTS OF HEIGHT MEASUREMENTS

R-200 / IDR3		Project	Program
<p>1. Project Name: <i>Project Name</i></p> <p>2. Project Location: <i>Project Location</i></p> <p>3. Project Description: <i>Project Description</i></p> <p>4. Project Objectives: <i>Project Objectives</i></p> <p>5. Project Budget: <i>Project Budget</i></p> <p>6. Project Timeline: <i>Project Timeline</i></p> <p>7. Project Status: <i>Project Status</i></p> <p>8. Project Contact: <i>Project Contact</i></p> <p>9. Project Notes: <i>Project Notes</i></p>	<p>1. Project Name: <i>Project Name</i></p> <p>2. Project Location: <i>Project Location</i></p> <p>3. Project Description: <i>Project Description</i></p> <p>4. Project Objectives: <i>Project Objectives</i></p> <p>5. Project Budget: <i>Project Budget</i></p> <p>6. Project Timeline: <i>Project Timeline</i></p> <p>7. Project Status: <i>Project Status</i></p> <p>8. Project Contact: <i>Project Contact</i></p> <p>9. Project Notes: <i>Project Notes</i></p>	<p>1. Project Name: <i>Project Name</i></p> <p>2. Project Location: <i>Project Location</i></p> <p>3. Project Description: <i>Project Description</i></p> <p>4. Project Objectives: <i>Project Objectives</i></p> <p>5. Project Budget: <i>Project Budget</i></p> <p>6. Project Timeline: <i>Project Timeline</i></p> <p>7. Project Status: <i>Project Status</i></p> <p>8. Project Contact: <i>Project Contact</i></p> <p>9. Project Notes: <i>Project Notes</i></p>	<p>1. Project Name: <i>Project Name</i></p> <p>2. Project Location: <i>Project Location</i></p> <p>3. Project Description: <i>Project Description</i></p> <p>4. Project Objectives: <i>Project Objectives</i></p> <p>5. Project Budget: <i>Project Budget</i></p> <p>6. Project Timeline: <i>Project Timeline</i></p> <p>7. Project Status: <i>Project Status</i></p> <p>8. Project Contact: <i>Project Contact</i></p> <p>9. Project Notes: <i>Project Notes</i></p>

Year	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500
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LEGEND

	BOARD ON BOARD FENCE SHEET 20 OF 24 (SEE DRAWING)
	HORSE FENCE SHEET 21 OF 24 (SEE DRAWING)
	SPLIT FENCE SHEET 22 OF 24 (SEE DRAWING)



EXHIBIT 'A'

SHEET 4 of 7

[illegible]

Site Plan #8-03002

APPROVED SITE PLAN
FILE NO. B-23002

SITE DEVELOPMENT PLAN - PHASE I
CLARKSBURG VILLAGE
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
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Phone: 202/434-7000 E-mail: cpia@cpia.com Fax: 202/434-8204
FREDERICK, MD TAIPEI, TA

Legend

- LOT NUMBERS FOR RECORDED PLATS
- INDICATES POINTS OF INTEREST MEASUREMENTS

[illegible][illegible]

Site Plan #8-03002 APPROVED SITE PLAN
PER NO. 8-03002
MONTGOMERY COUNTY PLANNING BOARD
Dick

LAND USE DESIGNER
SITE DEVELOPMENT PLAN - PHASE I
CLARKSBURG VILLAGE
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

[illegible]

CPI
Associates

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25 ELLISON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: (202) 434-1000 E-mail: info@cpi-a.com Fax: (202) 434-0999
FREDERICK, MD FALLS CHURCH, VA

[illegible][illegible]

LEGEND

	ROOF ON ROOF PITCH
	ROOF ON ROOF SLOPE
	ROOF ON ROOF AREA



SITE DEVELOPMENT PLAN - PHASE I
CLARKSBURG VILLAGE
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
Associates
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
115 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: 202-434-7030 E-mail: cpj@cpja.com Fax: 202-434-8994
FREDERICK, MD FAIRFAX, VA

Conformance to Development Standards**PROJECT DATA TABLE (R-200, MPDU Option and R-200/TDR-3 Zones)**

Gross Tract Area for Phases I and II: 776.88 acres

Gross Tract Area for Phase I: 363.58 acres

Phase I

Net Site Area after dedication:

Existing Zoning:

R-200, MPDU Option 117.05 acres

R-200/TDR-3 246.53 acres

Area of Development for All Phases

Existing Zoning:

R-200, MPDU Option Phase I 116.64 acres All Phases 165.67 acres

R-200/TDR-3 246.86 acres 520.85 acres

R-200/TDR-4 0.00 acres 85.85 acres

PD-4 0.08 acres 4.51 acres

Total Acreage 363.58 acres 766.88 acres

Development Method: Optional

Permitted Density By Zone

Existing Zoning:

R-200, MPDU Option All Phases 419.63 dwelling units

R-200/TDR-3 1906.20 dwelling units

R-200/TDR-4 403.57 dwelling units

PD-4 21.65 dwelling units

Total 2751.05 dwelling units

Overall Density Approved in Phase I and II: 2653 dwelling units

Original ApprovalOverall Density Approved in Phase I:

Townhouse/Semi-detached 360 (44%)

MPDU townhouses (two-over-two) 44 (5%)

One-family detached 481 (51%)

Multi-family Standard 0 (0%)

Multi-family MPDU 48 (5%)

Total Number of Units Approved with SP 8030020 933 (100%)*

Total Number of MPDUs Approved in Phase I: 92 (389 for all Phases)

Total Number of TDRs Approved in Phase I: 147 (399 for all Phases)

Approved with "A" Amendment (Brickley Property)Overall Density Approved in Phase I:

Townhouse/Semi-detached 360 (44%)

MPDU townhouses (two-over-two) 44 (5%)

One-family detached 481 (51%)

Multi-family Standard 0 (0%)

Multi-family MPDU 48 (5%)

Total Number of Units Approved with SP 8030020 997 (100%)*

Total Number of MPDUs Approved in Phase I: 108 (389 for all Phases)

Total Number of TDRs Approved in Phase I: 137 (399 for all Phases)

Proposed "B" Amendment

Overall Density Proposed in Phase I:

Townhouse	322 (33%)
One-family attached	4 (1%)
One-family attached (two-over-two)	108 (11%)
One-family detached	515 (53%)
Multi-family	24 (2%)
Total Number of Units Approved with SP 803002B	973 (100%)

Total Number of MPDUs Proposed in Phase I: 132 (398 for all Phases)

Total Number of TDRs Proposed in Phase I: 145 (397 for all Phases)

Parking for Phase I Development:

	<u>Required</u>	<u>Provided</u>
One-family detached (515 x 2 sp./unit)	1,030 spaces	1,030 spaces
One-family attached (2 over 2) (108 x 2 sp./unit)	216 spaces	216 spaces
One-family attached (4 x 2 sp./unit)	8 spaces	8 spaces
Townhouse (322 x 2 sp./unit)	644 spaces	644 spaces
Multi-family (24 x 2 sp./unit)	48 spaces	48 spaces
Visitor Parking	Not specified	597 spaces
Clubhouse	10 spaces	69 spaces
Pool/School Property	<u>57 spaces</u>	<u>57 spaces</u>
Totals	2,013 spaces	2,669 spaces

Note: Parking for each garage unit is accounted for in the garage space and in the pad space between the garage and sidewalk as long as the space meets the minimum size requirements by the Zoning Ordinance. The School will provide additional parking to accommodate their future needs with the school facilities plan. 57 spaces were required by the Plan of Compliance for the Park/School site.

R-200 Zone (MPDU Option)				
Zoning Ordinance Development Standards	Permitted/Required	Approved with Site Plan 820030020	Approved with Site Plan 82003002A	Proposed for Approval with Site Plan 82003002B
Div.59-C.1.6				
Max. Building Height (ft.):				
Main building	40 (3 stories)	Not Specified	Not Specified	40
Accessory bldg.	25 (2 stories)			25
Min. Lot Area (sf.):				
One-family detached	6,000 ¹	Not Specified	Not Specified	6,000
One-family attached (fee simple)	3,500	Not Specified	Not Specified	3,500
One-family attached (condo-MPDUs)	Not Specified	Not Specified	Not Specified	10,000
Townhouse	1,500	Not Specified	Not Specified	1,500

Zoning Ordinance Development Standards	Permitted/Required	Approved with Site Plan 820030020	Approved with Site Plan 82003002A	Proposed for Approval with Site Plan 82003002B
Min. Lot width at Street Line for One-family detached (ft.):	Not Specified	Not Specified	Not Specified	25
Setbacks				
(Building Height and Setback Sheet Provided in Certified Site Plan for Individual Lots)				
Min. Setbacks from public street and/or front yard BRL as applicable (ft.):	25 ²	25	25	25
Min. Yard(ft.):				
One-family detached				
Front along street	25	25	25	25
Front along mews	Not Specified	As shown on Plan	As shown on plan	10 from HOA Easement
Front 2 (labeled On individual lot)	15	15	15	15
One-family attached (fee simple market rate units):				
Front along street	Not Specified	15	15	15
Front along mew	Not Specified	As shown on Plan	As shown on Plan	10 from HOA Easement
Front 2 (labeled On individual lot)	Not Specified	8	8	8 from curb
One family attached (MPDUs):	Not Specified	8	8	8 from curb
Townhouses:	Not Specified	Not Specified	Not Specified	3
Rear Yard (ft.):3				
One-family Detached (Non Alley loaded)	20	20	20	20
One-family Detached (Alley Loaded)	Not Specified	0	0	3
One-family Attached (Market Rate Units)	Not Specified	0	0	3
One-family Attached (MPDUs)	Not Specified	Not Specified	Not Specified	0
Townhouse	Not Specified	Not Specified	Not Specified	3
Side Yard (ft.):4				
One-family Detached (Non Alley loaded)	Not Specified	4	4	4

Zoning Ordinance Development Standards	Permitted/Required	Approved with Site Plan 820030020	Approved with Site Plan 82003002A	Proposed for Approval with Site Plan 82003002B
One-family Detached (Alley Loaded)	Not Specified	3	3	3
One-family Attached (Market Rate Units)	Not Specified	0	0	0/3
One-family Attached (MPDUs)	Not Specified	Not Specified	Not Specified	0
Townhouse	Not Specified	Not Specified	Not Specified	2 (only applies to end units, otherwise 0)
Min. Separation Between end of Group Towns)	Not Specified	Not Specified	Not Specified	8
Accessory Building Setback (ft.):	Not Specified	Not Specified	Not Specified	3
Max. Lot Coverage (%):	Not Specified	Not Specified	Not Specified	80
Min. Green Area (ac.):	9.14 (2,000 sf for each townhouse or attached unit)	Not Specified	Not Specified	54.00
The following Split-Zoned lots will be developed using R-200/MPDU Standards: 1, 9, 15, 16, 40, 46, 47 & 48 (Block G); 10 (Block I); 6, 7, 8, 44, 50, 51, 76 & 77 (Block V)				
The following lots are One-family Attached (Market Rate Units): 30 & 31 (Block K); 40 & 41 (Block G)				

1 3,000 s.f. for a MPDU.

2 15 feet for a MPDU.

3 Building restriction lines (BRL) are established for each lot/parcel and shown on the plan for every lot/parcel.

4 For a side or rear yard that abuts a lot that is not developed under the provisions of this section 59-C-1.6, the setback must be at least equal to that required for the abutting lot, provided that no rear yard is less than 20 feet.

R-200 / TDR-3 Zone				
Zoning Ordinance Development Standards	Permitted/Required	Approved with Site Plan 820030020	Approved with Site Plan 82003002A	Proposed for Approval with Site Plan 82003002B
Div. 59-C-1.395				
Min. Lot Area (sf.):				
One-family Detached	Not Specified	Not Specified	Not Specified	3,500
One-family Attached (Fee Simple)	Not Specified	Not Specified	Not Specified	3,500
One-family Attached (condo)	Not Specified	Not Specified	Not Specified	10,000
Townhouse	Not Specified	Not Specified	Not Specified	1,400
Min. Lot width at Street Line for One-family detached (ft.):	Not Specified	Not Specified	Not Specified	25
Setbacks (Building Height and Setback Sheet Provided in Certified Site Plan for Individual Lots)				
Min. Yard(ft.):				
One-family detached Front:				
Front along Street	Not Specified	15	15	15
Front along Mews	Not Specified	As shown on Plan	As shown on Plan	10 from HOA Easement
Front 2 (where labeled on lot)	Not Specified	8	8	8 from curb
One-family attached (MPDUs)	Not Specified	Not Specified	Not Specified	8 from curb
Townhouses	Not Specified	0	0	3
Rear Yard				
One-family Detached (Front Garage)	20	20	20	20
One-family Detached (Rear Garage)	Not Specified	3	3	3
One-family Attached (MPDUs)	Not Specified	Not Specified	Not Specified	0
Townhouses	Not Specified	0	0	3
Side Yard				
One-family Detached (Front Garage) ¹	Not Specified	4	4	4

¹ Excludes blocks A, B, D, F, 58-96 Block U, and 5-12 Block P

Zoning Ordinance Development Standards	Permitted/Required	Approved with Site Plan 820030020	Approved with Site Plan 82003002A	Proposed for Approval with Site Plan 82003002B
One-family Detached (Front Garage)2	Not Specified	3	3	3
One-family Detached (Rear Garage)	Not Specified	3	3	3
One-family Attached (MPDUs)	Not Specified	Not Specified	Not Specified	0
Townhouses	Not Specified	0	0	2
Accessory Building Setback (ft.):	Not Specified	Not Specified	Not Specified	0
Max. Building Height (ft.):				
One-family detached	Not Specified	Not Specified	Not Specified	40
One-family attached (2 over 2)	Not Specified	Not Specified	Not Specified	40
Townhouse	Not Specified	Not Specified	Not Specified	40
Multi-family	Not Specified	Not Specified	Not Specified	40
Accessory Buildings	25	Not Specified	Not Specified	25
Min. Lot width at Front Building Line for One-family detached (ft.):	Not Specified	Not Specified	Not Specified	25
Max. Lot Coverage (%):	Not Specified	Not Specified	Not Specified	80
Green Area (ac.):	45 ac. (35%)	Not Specified	Not Specified	129 ac. (50%)
The following split zoned lots will be developed using R-200/TDR3 Standards 49, 50, 52 (Block F); 2, 3, 7 & 8 (Block G); 48, 49 & 50 (Block R); 32 (Block L); 12, 13 & 14 (Block T); 5, 45, 46, 47 & 52 (Block V)				

2 Blocks A, B, D, F, 58-96 Block U, and 5-12 Block P