



Clarksburg Square Road Extension, Mandatory Referral, MR2015008

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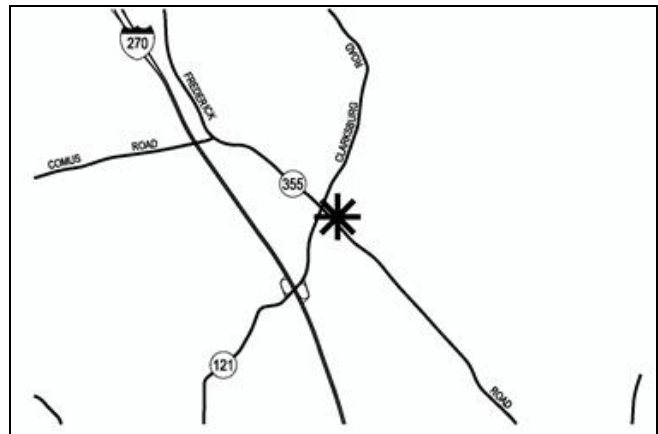
Completed: 7/2/2015

Description

Clarksburg Square Road Extension: Mandatory Referral

Construction of a 26-foot wide roadway with 5-foot sidewalks on both sides, approximately 160 feet long extending Clarksburg Square Road to intersect MD-355, 1994 Clarksburg Master Plan & Hyattstown Special Study Area. The project includes the relocation of the historic Horace Wilson House.

- Master Plans: 1994 Clarksburg Master Plan & Hyattstown Special Study Area, 2011 Limited Amendment to the 1994 Approved and Adopted Clarksburg Master Plan & Hyattstown Special Study Area to Allow an Exception to the Retail Staging Provisions, and 2014 10 Mile Creek Area Limited Amendment to the Clarksburg Master Plan & Hyattstown Special Study Area.
- Applicant: Montgomery County Department of Transportation
- Filing Date: 11/26/2013



Summary

- Staff recommends approval of the Mandatory Referral without further comment
- This Mandatory Referral is intertwined with the regulatory processes occurring with Preliminary Plan #120140060 and Site Plan #820140050.
- Preliminary/Final Water Quality Plan to be approved with Preliminary Plan #120140060

RECOMMENDATIONS

Staff is recommending no additional comments to be incorporated into the final design of the Clarksburg Square Road Extension project because the multiple regulatory reviews associated with his project provide the framework and necessary conditions to successfully complete the project.

Previous Board Actions

None

Background

The project was initiated in November 2013. The project was delayed in order to work with the Maryland State High Administration to allow for safe vehicular turning movements at the future intersection.

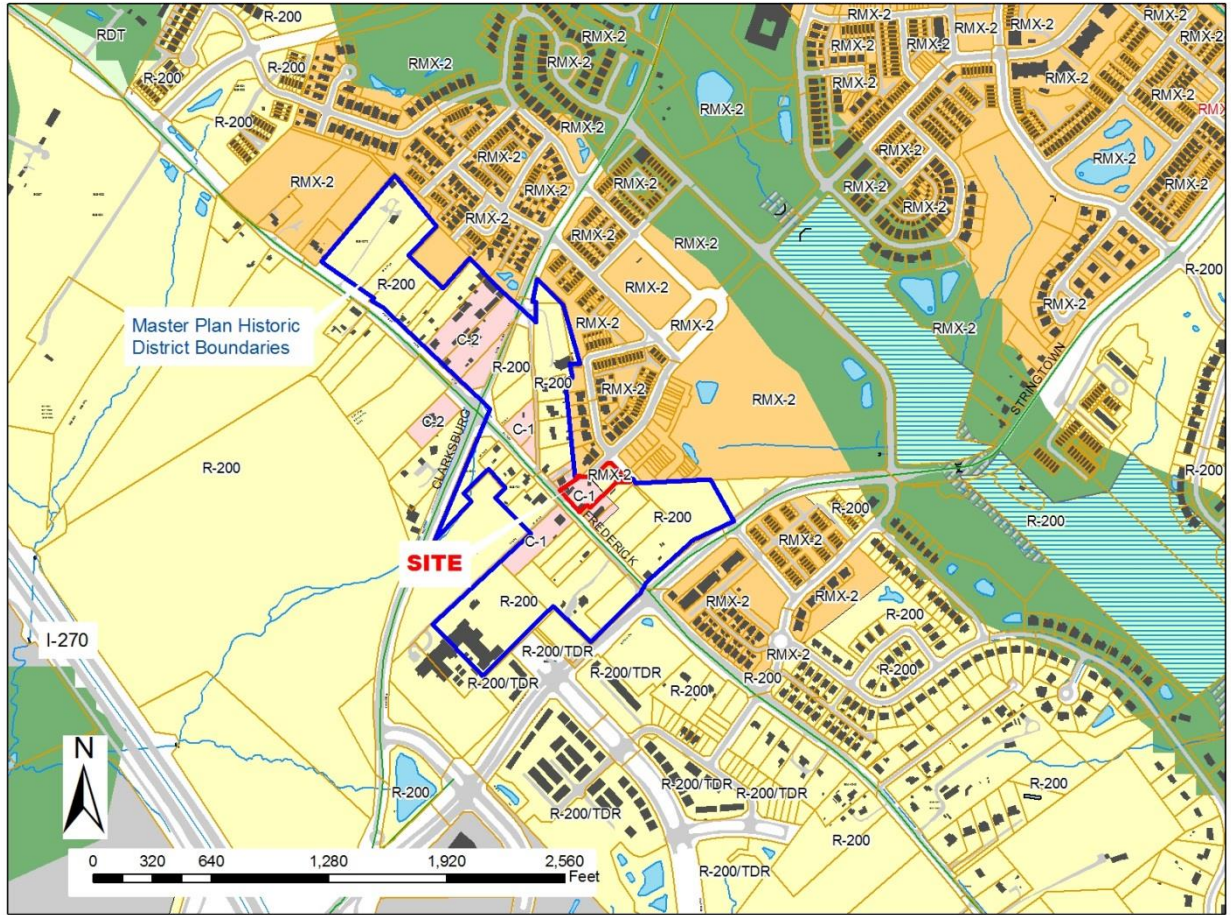
Site Description

The project site is on the east side of Frederick Road (MD-355) in Clarksburg opposite Redgrave Place, which serves as the entrance to Clarksburg Elementary School.

The property (0.83 acres) falls within the boundaries of the Clarksburg Historic District and is split-zoned C-1/R-200. The property abuts the Clarksburg Town Center project to the west, which is currently being amended (Project Plan No. 91994004D, Preliminary Plan No. 11995042B, Site Plan No. 82007022D). The properties to the north and west of the Property are older houses currently used for commercial purposes. The property to the south is a veterinarian office, to the northeast are two, newer single-family detached homes, and to the east is vacant land where townhouses are proposed to be built.

The property is currently occupied with a convenience store (the Clarksburg Market), storage building, and surface parking, and is owned and operated by Aires Investment LLC. A pumping fuel station fronts the site along MD-355. An adjacent vacant parcel owned by Third Try, LC in the rear of the site will be added to the existing property. The property is mostly rectangular in shape with scattered mature trees and understory vegetation at the rear of the property. (Figure 1)

Figure 1. Vicinity Map



Study Description

The purpose of this project is to extend Clarksburg Square Road from its northeast terminus at Clarksridge Road to MD-355 (Frederick Road). The project provides for the design, right-of-way acquisition, and construction of a new 26-foot wide two lane public street with 5-foot sidewalks running along both sides linking the Clarksburg Historic District to the Clarksburg Town Center. In addition, this project will also provide the critical connection to link the Clarksburg Town Center to the transit station along the Corridor Cities Transitway identified in the 1994 *Clarksburg Master Plan & Hyattstown Special Study Area*.

Figure 2. Clarksburg Square Road Extension Project and Impacted Projects



Related Development

Concurrent applications for Preliminary Plan No. 120140060 include Preliminary/Final Water Quality Plan, Site Plan No. 820140050, and Clarksburg Town Center Amendment Site Plan No. 82007022C are addressed in a separate memo to the Board for hearing on the same date as this Mandatory Referral.

Master Plan Consistency in Regard to Roadway and Bikeway

The project is consistent with the relevant Master Plan that covers the project area, which is to extend Clarksburg Square Road.

- *1994 Clarksburg Master Plan & Hyattstown Special Study Area*

The Subject Property consists of a portion of the Town Center District identified in the *1994 Clarksburg Master Plan & Hyattstown Special Study Area* (“Master Plan”) on Page 42. Furthermore, a more substantial portion of the Subject Property is located in the Clarksburg Historic District. The Master Plan envisions the Clarksburg Historic District as the focal point of the greater Clarksburg community. The Master Plan further envisions a strong interrelationship between the Historic District and new development, such as the Town Center, to help blend the “old” with the “new”.

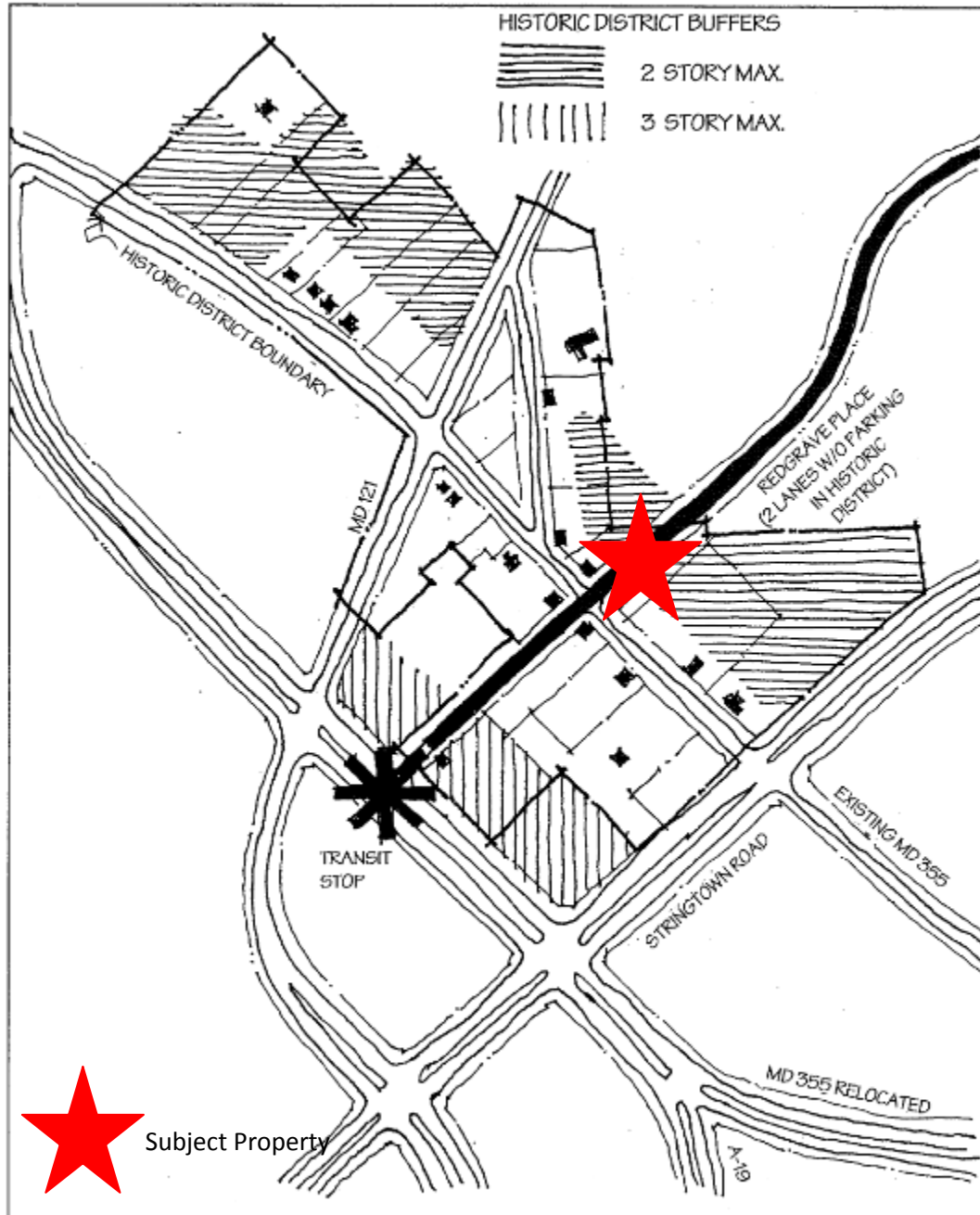
The extension of Clarksburg Square Road, as proposed in this Application, enhances this interrelationship from a transportation and community standpoint. This Application achieves a major objective of the Master Plan by extending Clarksburg Square Road (See Figure 21, Page 50) to enhance the interconnected street system typically found in older towns (Page 51).

Master Plan guidance also directs the design of the Clarksburg Square Road. To achieve the desired scale, character, and location of Clarksburg Square Road, the Master Plan recommends that it should be “a maximum of two lanes or 24 feet in width.” In addition, the road should have no parking lanes within the Historic District with curb radii at the intersection that match the radii on the west side of MD-355. Finally, efforts should be made to design the road and the intersection as a low volume, local road that will not detract from the character of the Historic District (See Figure 3).

The proposed road extension meets all of the design guidelines established by the Master Plan. There are no parking lanes until Clarksburg Square Road exits the Historic District and enters the Clarksburg Town Center. The curb radii complement each other and the road is designed to be a low volume two lane local road that will serve both vehicles and pedestrians. The design uses MCDOT Tertiary Residential Street Standard 210.02 within a 50-foot right-of-way. This standard calls for a 26-foot wide pavement section that will match with the portion of Clarksburg Square Road already built within the Town Center.

Clarksburg Historic District Buffers

Figure 21



- *2011 Limited Amendment to the 1994 Approved and Adopted Clarksburg Master Plan & Hyattstown Special Study Area to Allow an Exception to the Retail Staging Provisions*

The 2011 amendment to the 1994 Clarksburg Master Plan & Hyattstown Special Study Area modified the retail staging provisions in the original Master Plan to allow commercial development in other Village Centers to proceed ahead of development in the Clarksburg Town Center. The Clarksburg Town Center was supposed to develop first and become the focus of Clarksburg. However, for a variety of reasons, the retail portion of the Clarksburg Town Center project did not move forward in a timely manner. Because of this, the retail staging provisions were modified to avoid inadvertently delaying other development in Clarksburg.

The modifications in the 2011 Master Plan Amendment have no relevancy to this Application because the three major projects (Cabin Branch, Clarksburg Village, and Clarksburg Town Center) subject to these development staging requirements have since been approved.

- *2014 10 Mile Creek Area Limited Amendment*

Approximately 40 percent of the property lies within the *2014 10 Mile Creek Area Limited Amendment to the Clarksburg Master Plan & Hyattstown Special Study Area* (“Amendment”). This Amendment reinforces many of the recommendations of the *1994 Clarksburg Master Plan & Hyattstown Special Study Area* such as the encouraging renovations of existing buildings to allow residential and smaller scale commercial uses as well as the relocation of MD-355 to carry vehicle trips away from the Historic District. However, this Amendment also points to the inadequacies of the zoning to accomplish the goals of the 1994 Master Plan. The Amendment addressed this issue by modifying zoning in the Historic District to better align with the goals of the 1994 Master Plan.

The most significant aspect of this Amendment involves the impervious surface limitations placed on properties located in the Clarksburg East Environmental Overlay Zone. However, properties located in the Clarksburg Historic District within this zone are exempt from the requirements of this Amendment according to Montgomery County Council Resolution 17-1048. The Amendment does seek to minimize impervious surfaces whenever possible.

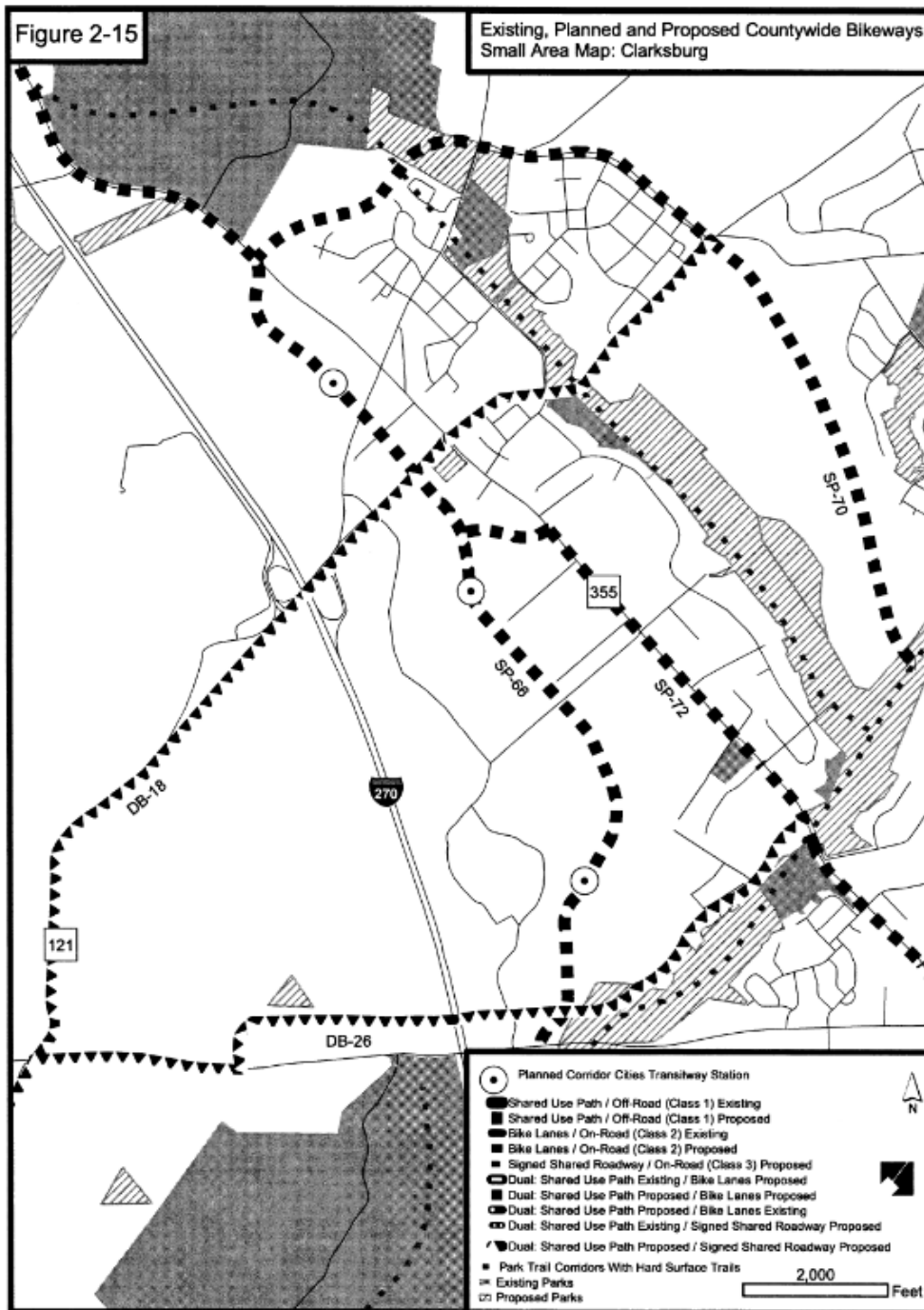
- *2005 Countywide Bikeways Functional Master Plan*

The *1994 Clarksburg Master Plan & Hyattstown Special Study Area* and the *2005 Countywide Bikeways Functional Master Plan* include the following nearby roadway/bikeway facilities:

1. Frederick Road (MD-355), B-1: a Business District roadway through the Town Center area, with a minimum master planned right-of-way of 50 feet. This roadway is designated as “rustic” between the two proposed future intersections of the Clarksburg Bypass. Master Planned Bikeway, SP-72, is designated for the west side of MD-355 from Watkins Mill Road to the Frederick County line.
2. Clarksburg Square Road, B-2: a Business District roadway, between Observation Drive (A-19) and Little Seneca Creek, with a minimum master planned right-of-way of 70 feet.

Figure 4. Page 42 of the 2005 Countywide Bikeways Functional Master Plan, Clarksburg Area

Approved and Adopted - March 2005



Although the proposed 50-foot wide right-of-way is less than the 70-foot wide right-of-way recommended in the Master Plan for Clarksburg Square Road, the proposed public right-of-way accommodates a two-lane business district street (one travel lane in each direction) and five-foot wide sidewalk on either side of the street. This Business District street is consistent with both Redgrave Place, to the west, and the existing section of Clarksburg Square Road, to the east.

The proposed roadway will have two lanes with no on-street parking as recommended in the Master Plan. However, on-street will be available in the Town Center outside of the Clarksburg Historic District boundary.

No special bikeway accommodation is recommended or will be provided on the proposed roadway. The project would not conflict with bike accommodation on MD-355.

Pedestrian Accommodation

Five-foot-wide sidewalks would be provided on each side of the proposed road, offset from the curb by six-foot-wide landscape panels with street trees. Handicap ramps in accordance with ADA Best Practices will be provided at the intersections at each end of the project.

Historic Preservation

The project includes the relocation of the historic Horace Wilson House, which is in the proposed roadway right-of-way and within the Clarksburg Historic District. The relocation of the Horace Wilson House was reviewed by the Historic Preservation Commission (HPC) on January 8, 2014. The HPC approved a Historic Area Work Permit for the relocation and rehabilitation of the Horace Wilson House, a contributing resource in the Clarksburg Master Plan Historic District (#13-10), and for the construction of the Clarksburg Square Road/Redgrave Place extension and various site improvements associated with the project. Historic Preservation staff finds this Mandatory Referral to be consistent with the HPC's approval.

ENVIRONMENT

Forest Conservation Plan and Environmental Guidelines

The Application is subject to the Forest Conservation Law (Section 22A of the County code). Parcel A was covered under a previously approved FCP for the Clarksburg Town Center Site Plan No. 820070220 and the Application demonstrates compliance with this plan as described in more detail in Section 3 of this report. A Forest Conservation Plan Exemption was confirmed for Parcels 176 and 203 in a letter dated June 30, 2015 (Attachment 1).

Environmental Guidelines

A Natural Resource Inventory/Forest Stand Delineations (NRI/FSD) (#420102130) for this property was approved on July 15, 2010. The NRI/FSD identifies the environmental constraints and forest resources on and adjacent to the Property. There are no streams, wetlands, 100-year floodplain, environmental buffer, steep slopes, or highly erodible soils on or adjacent to the property. The property does not contain any forest; however, there are scattered trees and understory vegetation onsite. There are four trees that were identified with a Diameter at Breast Height (DBH) of 24 inches or greater that are located on or within 100 feet of the property.

Forest Conservation

In a letter dated June 30, 2015, the Property was granted an exemption from submitting a Forest Conservation Plan (42015229E). Per Section 22A-5(s)(2) of the Forest Conservation Law:

“an activity occurring on a tract of land less than 1 acre that will not result in the clearing of more than a total of 20,000 square feet of existing forest or any existing specimen or champion tree, and reforestation requirements would not exceed 10,000 square feet;”

Special Protection Area Preliminary/Final Water Quality Plan

Staff finds that the Applicant has satisfied all applicable requirements of Montgomery County Code, Chapter 19, Article V – Water Quality Review in Special Protection Areas. The property is located within the Clarksburg Special Protection Area and the Ten Mile Creek Special Protection Area (Figure 4). Since the historic district was excluded from the Clarksburg East Environmental Overlay Zone, the property is not subject to those provisions. As part of the requirements of the Special Protection Area (SPA) Law, on SPA Water Quality Plan must be reviewed in conjunction with a Preliminary Plan and Site Plan. Under the provision of the law, the Montgomery County Department of Permitting Services (DPS) and the Planning Board have different responsibilities in the review of a water quality plan. The Planning Board’s responsibility is to determine if environmental buffer protection, SPA forest conservation and planting requirements, and site imperviousness limits have been satisfied.

Figure 4: Clarksburg and 10 Mile Creek Special Protection Areas



Environmental Buffers

The Application satisfies all of the applicable requirements of environmental buffer protection. There are no streams, wetlands, 100-year floodplain, or environmental buffers located on or immediately adjacent to the property.

Forest Conservation and Planting Requirements

The Application satisfies all of the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.

Parcels 176 and 203

A Forest Conservation Plan Exemption (42015229E) was confirmed under Section 22A-5(s)(2) of the Forest Conservation Law.

Site Imperviousness

The Application has satisfied all of the applicable requirements of site imperviousness limitations by demonstrating efforts to avoid and minimize impervious surfaces to the greatest extent possible while meeting required zoning and design standards. The Clarksburg and Ten Mile Creek SPAs do not have numerically defined impervious surface limits and this property is located outside of any overlay zones with specific impervious surface limitations; however, impervious surface levels must be minimized to the extent possible. The property is currently developed with a convenience store, storage building, gasoline fuel pumps, and a parking area. There is an historic structure located within the proposed right-of-way for the extension of Clarksburg Road. This house will be relocated on the property, south of its current location and north of the existing convenience store. The construction of the road requires a fifty foot right-of-way with paving and sidewalks on both sides per the Clarksburg Master Plan and Montgomery County Department of Transportation (MCDOT) road standards. Additionally, Maryland State Highway Association (MDSHA) requires improvements within their right-of-way along MD-355 to include curb and gutter, and a sidewalk. These improvements are required to provide safe and efficient movement of vehicles and pedestrians through the area. The extension of Clarksburg Road will connect the Clarksburg Town Center to MD-355 and the Clarksburg Historic District. In addition to the required road improvements, the convenience store, storage building, fuel pumps, historic house and parking lot will remain, with some adjustments to accommodate the new road and relocated historic structure. The Application proposes 26 parking spaces, the minimum required by the zone. Drive aisles, and paving associated with the relocated gasoline pumps for vehicles to fill their tanks, and delivery trucks to maneuver and unload gas require additional impervious surfaces. There are no additional parking spaces or private sidewalks proposed on the Property. There is currently 0.55 acres of existing impervious surfaces (53 percent) on the 1.04 acre property which includes Parcel 176 and Parcel 203 on Tax Map EW341 encompassing the proposed public right-of-way. This 1.04 acres also includes the platted Parcel A, Block HH located in the Clarksburg Town Center. The Application proposes 0.65 acres of impervious surfaces (63 percent), a net increase of 0.11 acres or 1 percent (Attachment 3).

Montgomery County Department of Permitting Service Special Protection Area Review Elements

Montgomery County Department of Permitting Services has reviewed and conditionally approved the elements of the SPA Preliminary/Final Water Quality Plan under its purview (Attachment 2). These elements include site performance goals, stormwater management, sediment and erosion control and monitoring of Best Management Practices.

Site Performance Goals

As part of the water quality plan, the following performance goals were established for the site: minimize storm flow runoff increases and sediment loading.

Stormwater Management Concept

The required stormwater management goals will be met through the use of various Environmental Site Design (ESD) practices including micro-bioretenion, pervious pavement and a flow through structural filter.

Sediment and Erosion Control

Sediment control will be provided by the use of super silt fence with immediate stabilization emphasized.

Monitoring of Best Management Practices

The Applicant is required to pay a fee to the Montgomery County Department of Environmental Protection for the costs associated with the monitoring of Best Management Practices.

Staff finds that the project is in compliance with the Montgomery County Environmental Guidelines, the Forest Conservation Law, and the Special Protection Area Law.

Public Meetings

A public meeting was held at Little Bennett Elementary School on October 1, 2013 at 7:00 pm, which provided adjacent residents and all interested in the project an opportunity to review and comment on the plans.

CONCLUSION

Staff is recommending no additional comments to be incorporated into the final design of the Clarksburg Square Road Extension project because the multiple regulatory reviews associated with this project provide the framework and necessary conditions to successfully complete the project.

ATTACHMENTS

Attachment 1 – Forest Conservation Exemption Confirmation Letter No. 42015229E

Attachment 2 – MCDPS Preliminary/Final Water Quality Plan Approval Memo

Attachment 3 – Impervious Surface Exhibit

Attachment 4 – Preliminary Plan No. 120140060



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

June 30, 2015

Ms. Kate Kubit
Third Try, LC
1355 Beverly Road, Suite 240
McLean, VA 22101

RE: 42015229E, Clarksburg Square Road Extension

Dear Ms. Kubit:

This letter is in response to your request for an exemption from submitting a forest conservation plan. The Exemption under 22A-5(s)(2) of the Forest Conservation Law is confirmed, the project is not subject to a Forest Conservation Plan.

This exemption covers an activity occurring on a tract of land less than 1 acre that will not result in the clearing of more than a total of 20,000 square feet of existing forest, or an existing specimen or champion tree, and reforestation requirements would not exceed 10,000 square feet. Forest in any priority area on-site must be preserved.

An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance. The property owner, construction superintendent, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

Any changes from the approved plan may constitute grounds to rescind any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications planned to the approved plan, a separate application must be submitted to M-NCPPC for review and approval prior to those activities occurring.

If you have any questions regarding these actions, please feel free to contact me at (301) 495-4701 or maryjo.kishter@montgomeryplanning.org.

Sincerely,

A handwritten signature in black ink that reads "Mary Jo Kishter".

Mary Jo Kishter
Senior Planner

Cc: NRI/FSD 42015229E
Michael Clay, GLW



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

February 27, 2014

Mr. Tim Longfellow
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866

Re: **Preliminary/Final Water Quality Plan**
for Clarksburg Square Road Extension
SM File #: 258336
Tract Size/Zone: 1.06 acres/C-1/R-200
Watershed: Little Seneca Creek

SPECIAL PROTECTION AREA

Dear Mr. Longfellow:

Based on a review by the Department of Permitting Services, the Preliminary/Final Water Quality Plan (P/FWQP) for the above mentioned site is conditionally approved for this proposed redevelopment. This approval is for the elements of the Preliminary/Final Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream buffer encroachments.

Site Description: The project proposes to relocate an existing house and reconfigure an existing parking area so that Clarksburg Square Road can be extended from Clarksburg Road to intersect with MD Route 355. This is located within the portion of the Little Seneca Creek watershed which is in the Clarksburg Special Protection Area.

Stormwater Management and Sediment Control: The stormwater management concept proposes to meet the required stormwater management goals via the use of micro-bioretenion, pervious pavement and a flow through structural filter. Sediment control will be provided by the use of super silt fence with immediate stabilization emphasized.

Performance Goals: The performance goals that were established at the pre-application meeting still apply. The performance goals are as follows:

1. Minimize storm flow run off increases.
2. Minimize sediment loading.

Conditions of Approval: The following items will need to be addressed during the detailed sediment control/stormwater management plan stage. This list may not be all inclusive and may change based on available information at the time of the subsequent plan reviews:

Tim Longfellow
February 27, 2014
Page 2

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 development.
3. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Maryland Department of the Environment and Specifications for topsoiling.

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 Leo Galanko at (240) 777-6242.

Sincerely,



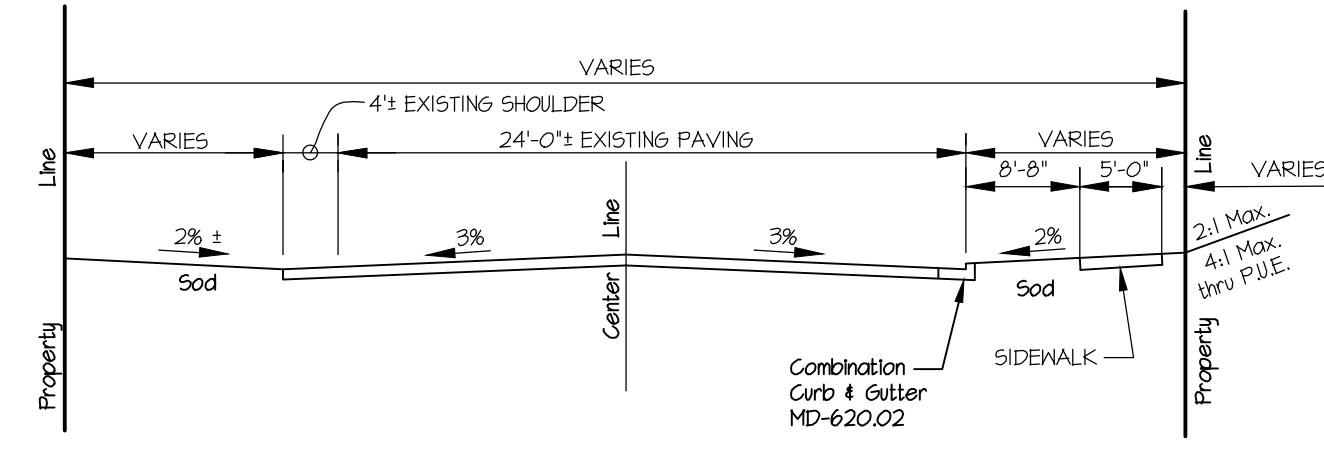
Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

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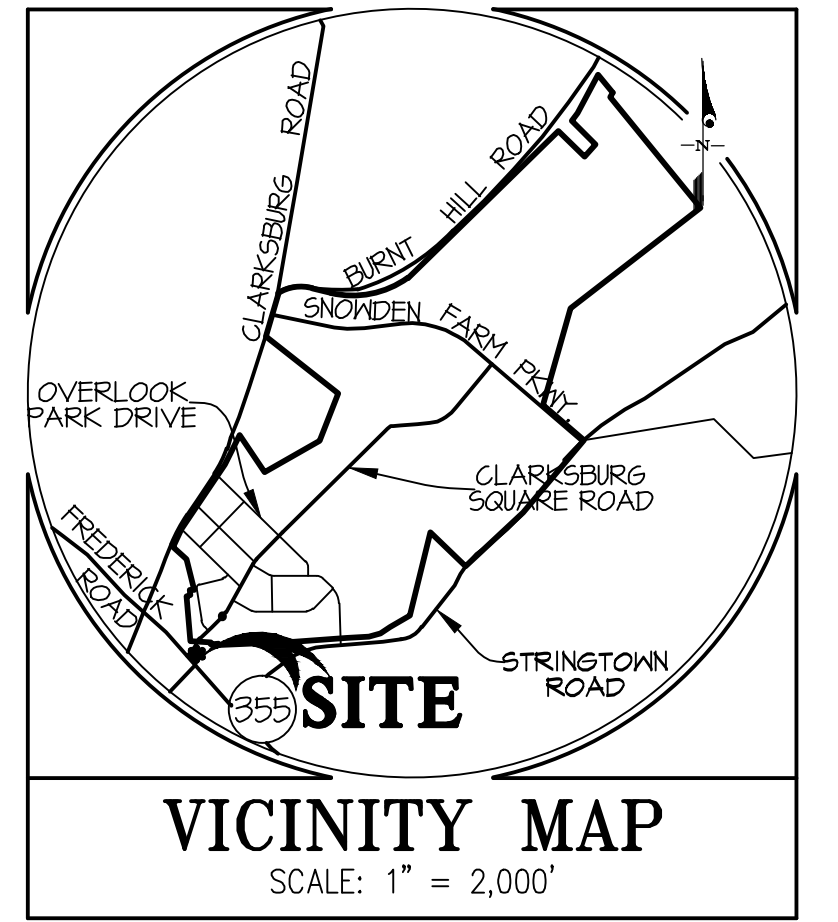
cc: C. Conlon (MNCPPC)
K. Van Ness (MCDEP)
L. Galanko
SM File # 258336

ESD Acres: 0.70 ac.
STRUCTURAL Acres: 0.35 ac.
WAIVED Acres: n/a

Attachment 4



TYPICAL ROAD SECTION
COMBINATION - OPEN SECTION & CLOSED SECTION
VARIABLE WIDTH RIGHT-OF-WAY
EX. FREDERICK ROAD - MD ROUTE 355



48 Hours Before You Dig Call

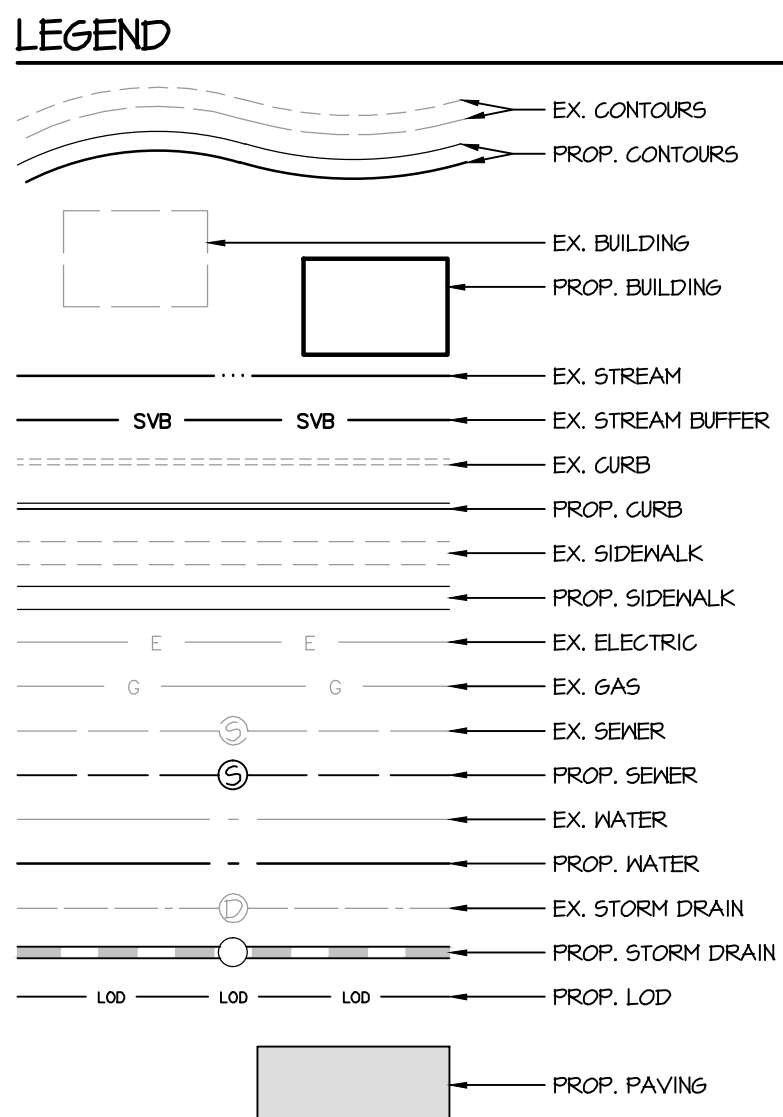
"MISS UTILITY" Service Protection Center

MEMBER ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE 1-800-257-7777

EXISTING UTILITY NOTES

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



SITE DATA

EXISTING ZONING:	C-1, R-200
SITE AREA:	0.83 Acres
SITE AREA PER ZONE:	
C-1 ZONE PARCEL 203	0.01 Acres
C-1 ZONE PARCEL 176	0.65 Acres
R-200 ZONE PARCEL 176	0.17 Acres
TOTAL ROAD DEDICATION:	0.14 Acres
EX. COMMERCIAL BUILDING AREA:	1510 SF
EX. HISTORIC HOUSE AREA:	2652 SF
(CONVERT TO COMMERCIAL USE)	
PROP. COMMERCIAL BUILDING AREA:	4162 SF

ZONING STANDARDS

C-1 ZONE	ALLOWED	PROPOSED
GREEN AREA (10% MIN)	0.01 AC.	0.33 AC. (50%)
BUILDING SETBACKS		
FROM RIGHT-OF-WAY ("MAIN STREET")	0 FEET	0 FEET
FROM ANY OTHER LOT LINE	10 FEET	10 FEET
BUILDING HEIGHT:	30 FEET MAX.	30 FEET
LOT COVERAGE (35% MAX)	0.23 AC.	0.01 AC. (1%)

*** PARKING REQUIREMENTS**

	CLARKSBURG MARKET	HISTORIC HOUSE
RETAIL USE (1510 sf x 5 sp. / 1,000 sf)	8 SPACES	14 SPACES
OUTDOOR SEATING (240 sf x 15 sp. / 1,000 sf)	4 SPACES	
TOTAL PARKING	26 SPACES	26 SPACES

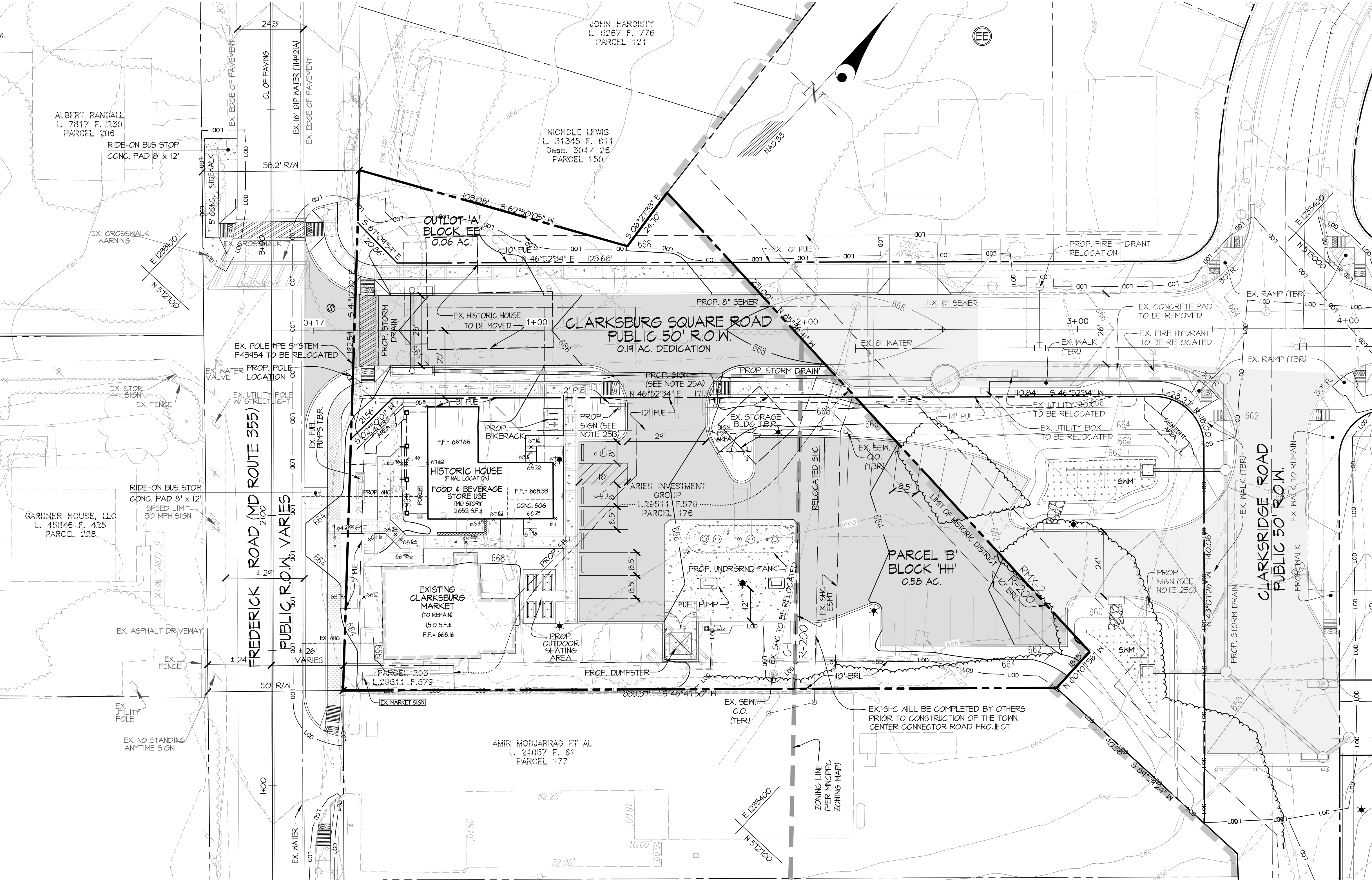
PARKING REQUIREMENTS - C-1 ZONE (SEC 54-E-2.1 AND 2.12)

PARKING SETBACK FROM R/W	10 FEET MIN.	16 FEET
PARKING SETBACK FROM ADJ. PROPERTY	4 FEET MIN.	12 FEET

PARKING REQUIREMENTS - R-200 ZONE (SEC 54-E-2.8 AND 54-G-1.323)

PARKING SETBACK FROM R/W	10 FEET	14 FEET
PARKING SETBACK FROM ADJ. PROPERTY	12 FEET	15 FEET
	25 FEET BOTH SIDES	

* SEE SECTION 54-A-6.22, PARKING IN CONJUNCTION WITH HISTORIC DISTRICTS.



GENERAL NOTES

- OWNER: c/o MR. AJAY PATEL, ARIES INVESTMENT GROUP, 23835 FREDERICK ROAD, CLARKSBURG, MD 20871
- APPLICANTS: THIRD TRY, L.L.C., c/o ELM STREET DEVELOPMENT, 1355 BEVERLY ROAD, SUITE 240, McLEAN, VA 22101; MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION, 100 EDISON PARK DRIVE, 4TH FLOOR, GAITHERSBURG, MD 20878
- BOUNDARY SURVEY BY: GUTSCHICK, LITTLE & WEBER, P.A., 2008
- AERIAL TOPOGRAPHY BY: MCKENZIE - SNYDER, GUTSCHICK, LITTLE & WEBER, P.A.
- NRI BY: GUTSCHICK, LITTLE & WEBER, P.A., No. 420140210 APPROVED: OCT. 2, 2013
- WETLAND DELINEATION BY: N/A
- TRAFFIC STUDY BY: KIMLEY-HORNE & ASSOCIATES, P.A.
- STORMWATER CONCEPT BY: GUTSCHICK, LITTLE & WEBER, P.A., No. 241816; UNDER REVIEW
- WATERSHED: LITTLE SENECA CREEK CLASS IV
- DEVELOPMENT PROGRAM: THIS DEVELOPMENT WILL BE COMPLETED IN ONE PHASE
- PROPOSED WATER AND SEWER SERVICE WILL BE PUBLIC. THE EXISTING WATER AND SEWER CATEGORIES ARE W-3 & S-3
- THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON SITE.
- THE ENTIRE PROPERTY IS WITHIN THE CLARKSBURG HISTORIC DISTRICT
- THERE IS NO FLOODPLAIN ON SITE.
- THERE ARE NO KNOWN TREES ON THE SUBJECT PROPERTY THAT ARE COUNTY AND/OR STATE CHAMPION TREES. THERE ARE NO TREES ON THE PROPERTY THAT HAVE A DBH OF 15% OR MORE OF THE DBH OF THE CURRENT COUNTY AND/OR STATE CHAMPION TREE.
- ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY DRAWINGS. (ALLEGHENY ELEC., VERIZON, COMCAST & WASHINGTON GAS).
- UTILITY COMPANIES: GAS - WASHINGTON GAS ELECTRIC - POTOMAC EDISON ELECTRIC; WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION; TELEPHONE - VERIZON; CABLE - COMCAST
- THE BUILDING FOOTPRINTS SHOWN INCLUDING A/C UNITS, DRIVEWAYS, AND LEAD WALKS ON THE SITE PLAN ARE ILLUSTRATIVE. FINAL BUILDING LOCATIONS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
- FINAL LOCATION OF STREET TREES & STREET LIGHTS IN THE R.O.W. WILL BE REVIEWED BY DFS R.O.W. SECTION.
- ALL ITEMS IN SHM FACILITIES WILL BE REVIEWED AND INSPECTED BY DFS WATER RESOURCE SECTION.
- RECOMMENDATIONS FOR ELEMENTS WITHIN THE RIGHT-OF-WAY ASSOCIATED WITH THE PUBLIC ROAD IMPROVEMENT ARE NON-BINDING AND ARE INCLUDED FOR ADVISORY PURPOSES ONLY IN ACCORDANCE WITH THE MANDATORY REFERRAL PROCESS. RECOMMENDATIONS PERTAINING TO ELEMENTS ON THE SUBJECT SITE ARE BINDING AND SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS MODIFIED BY THE PLANNING BOARD THROUGH A SITE PLAN AMENDMENT.
- ALL FEATURES SHOWN IN PUBLIC RIGHT-OF-WAY ARE SHOWN FOR GRAPHIC PURPOSES ONLY AND MAY BE SUBJECT TO CHANGE BASED ON THE PLAN AND PERMIT REVIEW BY MCDPS, HCDOT AND/OR MSHA.
- CLARKSBURG SQUARE ROAD TO BE CONSTRUCTED IN CONFORMANCE WITH STANDARD MC-210.02 AS MODIFIED TO PROVIDE 5' SIDEWALKS ON BOTH SIDES FROM FREDERICK ROAD TO STATION 1+24. ON STREET PARKING PROVIDED FROM STATION 2+08.6 TO STATION 3+08.6. CONTRACTOR TO USE MC STD DETAIL FOR INTERSECTION CHOKERS (GUIDELINE) FOR CONSTRUCTION OF ON STREET PARKING CURB.
- SIGNAGE NOTES: A. PROPOSED SIGN SHALL STATE "TRACTOR TRAILERS LEFT TURN ONLY"; B. PROPOSED SIGN SHALL STATE "NO TRACTOR TRAILERS TO ENTER AT THIS ENTRANCE"; C. PROPOSED SIGN SHALL STATE "NOT A TRACTOR EXIT"

PROFESSIONAL CERTIFICATION

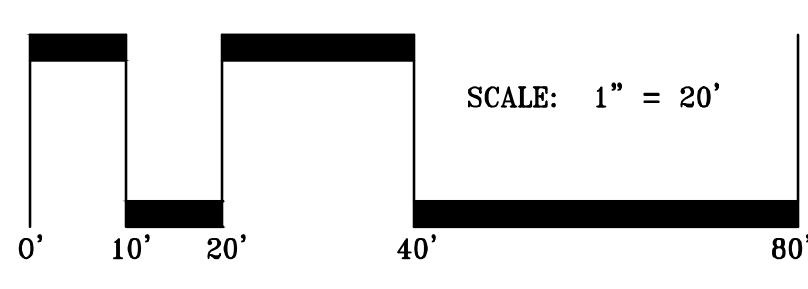
I hereby certify that to the best of my knowledge, information and the belief that the plan shown hereon is true and correct; has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland; and the boundary has been field surveyed. I hereby certify that these plans were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

License No.: 12464
Expiration Date: May 28, 2017

Date: _____ By: David L. Little
Professional Engineer
Gutschick, Little & Weber, P.A.

GLWGUTSCHICK LITTLE & WEBER, PA.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DES.	DRN.	RLG.	CHK.	DATE	REVISION	BY	APP'R.
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PREPARED FOR:
MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
100 EDISON PARK DRIVE, 4TH FLOOR
GAITHERSBURG, MARYLAND 20878

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

SCALE	ZONING
1"=20'	C-1, R-200
DATE	TAX MAP - GRID
OCT, 2013	EW-42

PRELIMINARY PLAN

CLARKSBURG TOWN CENTER
CLARKSBURG SQUARE ROAD EXTENSION
Parcel 203 & Parcel 176
PROPERTY OF: ARIES INVESTMENT GROUP
L. 2511 F. 579

G. L. W. FILE NO. 13042
SHEET 1 OF 1
CLARKSBURG ELECTION DISTRICT No. 02 MONTGOMERY COUNTY, MARYLAND