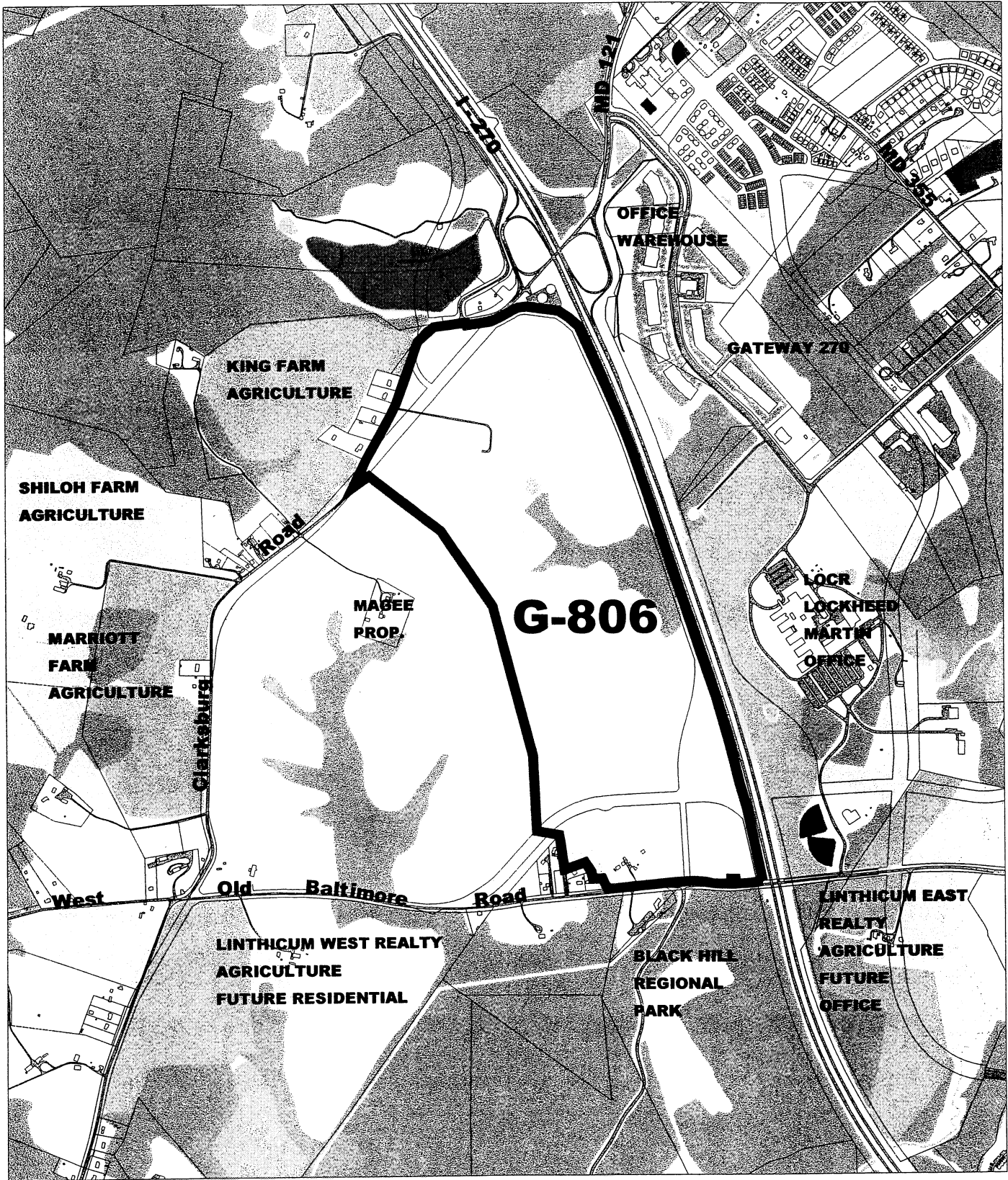
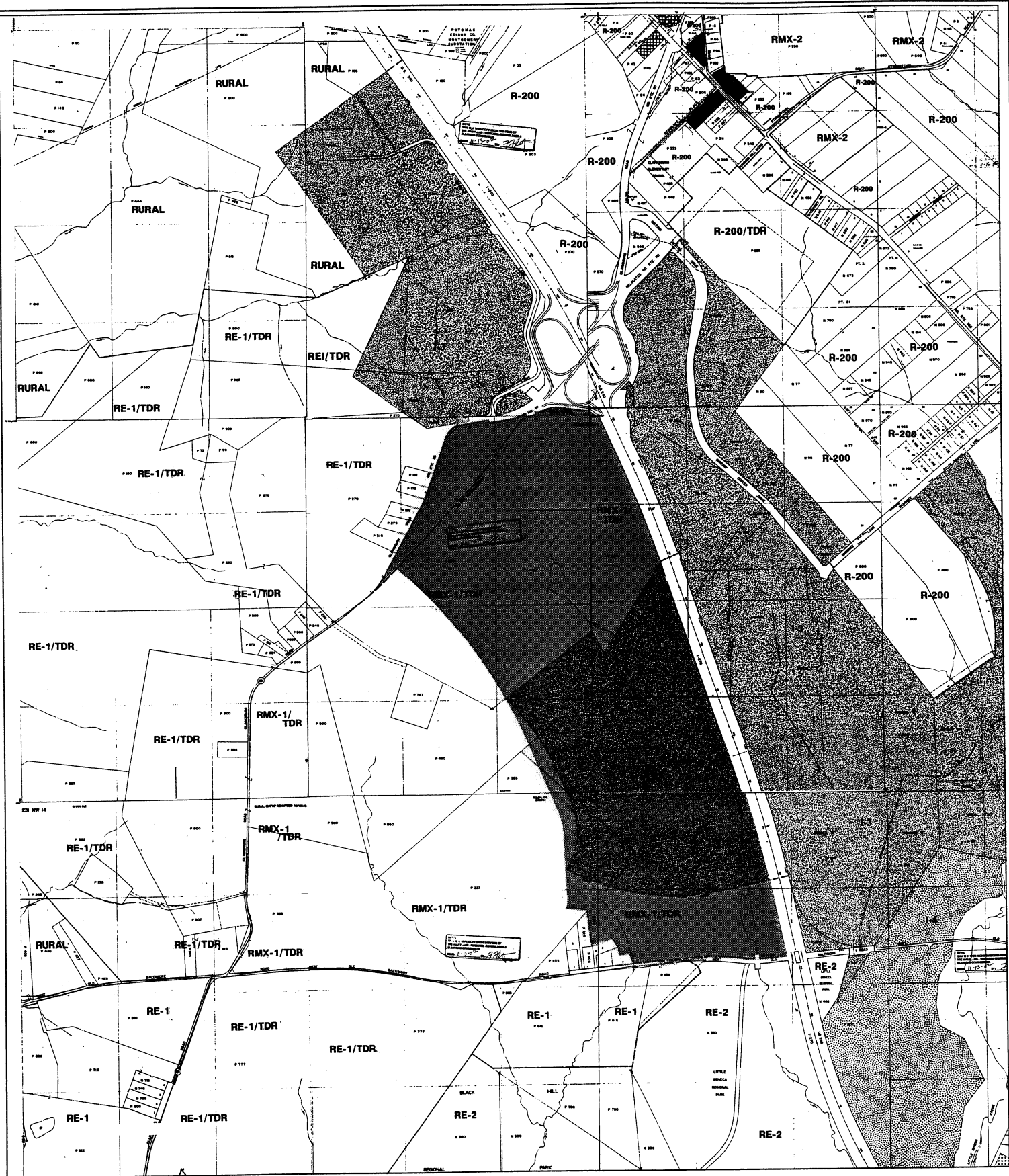


G-806 CABIN BRANCH



NOT TO SCALE



CERTIFIED ZONING VICINITY MAP

PROPOSED MXPD



December, 2002

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Examining the value of land

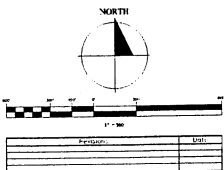
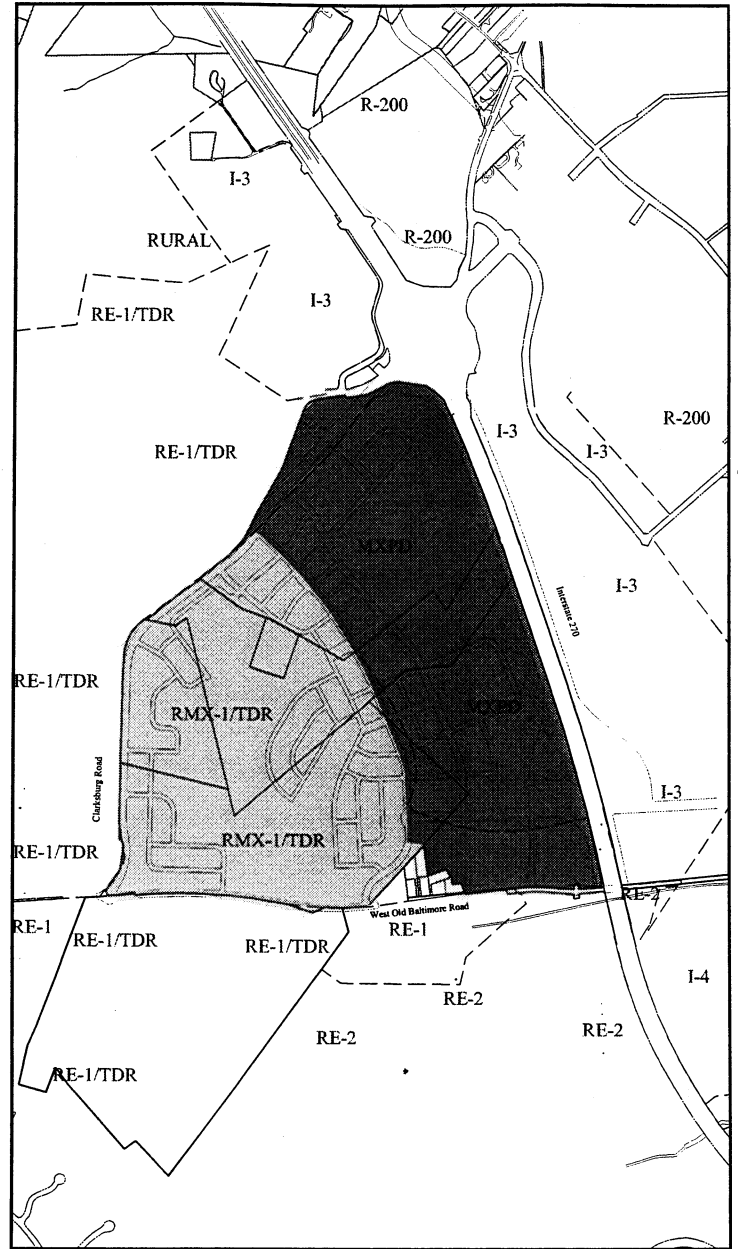
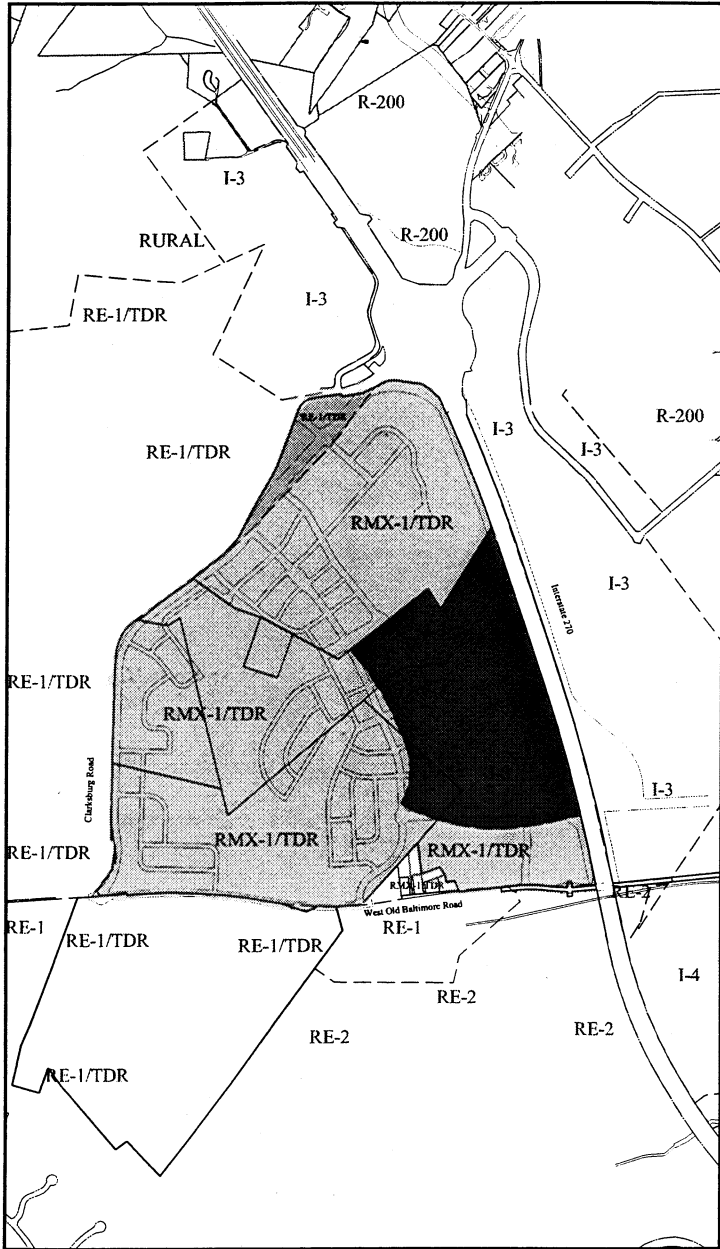


Figure E

Existing Zoning

Proposed MXPD Zoning



LEGEND

EXISTING ZONING LINE -----

RMX1/TDR

(402.9 Ac.± EXISTING, 251.9 Ac.± PROPOSED)



EXISTING I-3

(117.4 Ac.±)



EXISTING RE-1/TDR

(15.1 Ac.±)



PROPOSED MXPD

(283.5 Ac.±)



PROPOSED MXPD ZONING



December, 2002

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Figure F

Recreation Amenities:

Group	Recreation Amenities
1	Tot Lots, Multi-Age Playground
2	Public Parks, Soccer Fields
3	Streetscaping, Fossamen walkways, Bikeway
4	Employment Plaza
5	Surface Valley/Bulker Park
6	Local Park
7	Elementary School
8	Recreation Facility
9	Public
Section	Recreation Amenities
MPTD Area	
A	3, 4
B	2, 3, 4
C	1, 2, 3, 4
D	3, 4
RMX-1/TDR Area	
1	2, 3, 5, 6, 7, 8, 9

The recreation amenities listed above provide a conceptual reference to activities within sections A - E of the MPTD Zone, and the RMX-1/TDR Zone. Finalization of amenity type and location is to be determined at Preliminary Plan and Site Plan. Section E is a portion of RMX-1/TDR Zone not included in MPTD Zoning Application.

RE-1/TDR

A Predominately Employment
May include Retail, Senior Facilities,
And Public Uses
Up To 12 Story Height
Approximately 38 Acres Area

Employment	SF	Parking Spaces*
Office	700,000 - 2,000,000	2,100 - 4,600
Retail	0 - 10,000	0 - 200
Total	700,000 - 2,000,000	2,100 - 4,600
Other	SF/Limits	Parking Spaces*
Public Use	0 - 7,500	0 - 25
Senior	0 - 100	0 - 200

B Mixed Use- Includes Retail,
Employment, Senior Facilities,
Public and Residential Uses
Up to 6 Story Height
Approximately 47 Acres Area

Residential	# Units	Parking Spaces*
Detached	0 - 100	0 - 200
Attached	300 - 325	600 - 650
Multifamily	25 - 325	250 - 650
Total	325 - 750	900 - 1,500
Employment	SF	Parking Spaces*
Office	0 - 75,000	0 - 300
Retail	75,000 - 1,500,000	375 - 875
Total	75,000 - 1,500,000	375 - 1,175
Other	SF/Limits	Parking Spaces*
Public Use	0 - 7,500	0 - 50
Senior	50 - 500	50 - 1,000

C Predominately Employment
Includes Public Uses,
Retail and Residential Uses
Up To 8 Story Height
Approximately 72 Acres Area

Residential	# Units	Parking Spaces*
Detached	0 - 100	0 - 200
Attached	300 - 425	600 - 650
Multifamily	0 - 200	0 - 700
Total	475 - 675	900 - 1,550
Employment	SF	Parking Spaces*
Office	300,000 - 425,000	2,700 - 3,700
Retail	1,500,000 - 3,000,000	375 - 750
Total	1,800,000 - 3,425,000	3,075 - 5,650
Other	SF/Limits	Parking Spaces*
Public Use	0 - 7,500	0 - 50
Senior	50 - 500	50 - 1,000

D Predominately Employment
Includes Public Uses,
Retail and Residential Uses
Up To 8 Story Height
Approximately 22 Acres Area

Residential	# Units	Parking Spaces*
Detached	0 - 50	0 - 100
Attached	0 - 50	0 - 100
Multifamily	0 - 60	0 - 200
Total	0 - 200	0 - 400
Employment	SF	Parking Spaces*
Office	200,000 - 300,000	600 - 900
Retail	0 - 10,000	0 - 50
Total	200,000 - 310,000	600 - 950
Other	SF/Limits	Parking Spaces*
Public Use	0 - 20,000	0 - 60
Senior	0 - 100	0 - 200

MXPD Yield Summary

Section	Residential	Employment	Other
A	Not to Exceed 700 Units	Not to Exceed 2,100 SF	Not to Exceed 2,100 SF
B	Not to Exceed 1,550 Units	Not to Exceed 1,175 SF	Not to Exceed 1,175 SF
C	Not to Exceed 1,550 Units	Not to Exceed 5,650 SF	Not to Exceed 5,650 SF
D	Not to Exceed 400 Units	Not to Exceed 950 SF	Not to Exceed 950 SF
Total	Not to Exceed 4,750 Units	Not to Exceed 10,875 SF	Not to Exceed 10,875 SF



- SINGLE FAMILY RESIDENTIAL
(PRIMARYLY DETACHED UNITS, INCLUDES ATTACHED UNITS & PUBLIC USES)
- SMALL SINGLE FAMILY /TOWNHOUSES
(PRIMARYLY ATTACHED UNITS, INCLUDES DETACHED UNITS & PUBLIC USES)
- TOWN HOUSES/MULTI-FAMILY
(MIXED USE, PRIMARYLY MULTI-FAMILY UNITS, INCLUDES RETAIL, OFFICE, ATTACHED UNITS & PUBLIC USES)
- CORE
(MIXED USE, INCLUDES RETAIL, EMPLOYMENT, RESIDENTIAL & PUBLIC USES)
- RETAIL
(PRIMARYLY RETAIL USES, INCLUDES EMPLOYMENT & PUBLIC USES)
- EMPLOYMENT/OFFICE
(MIXED USE, PRIMARYLY EMPLOYMENT USES, INCLUDES RESIDENTIAL, RETAIL & PUBLIC USES)
- BUILDING / PARKING AREAS
- OPEN SPACE
(PARK, SWM, SVB DEDICATED TO PUBLIC USE)



- RW DEDICATION
- STREAM VALLEY
- MXPD REZONING LINE
- AREA SECTION
(MIXED USE DIVISION AREAS)

DEVELOPMENT PROGRAM
Subject to further refinement during the Preliminary Plan of Subdivision and Site Plan stages, and to proposed road improvements and staging capacity, the anticipated sequence of construction within the MPTD area will be as follows:

- mass grading of site;
- installation of common elements (water and sewer lines, public utilities, storm drain, stormwater management, sediment control and primary road access, including related sidewalks and pathways);
- site grading of initial development area (expected to be in Pod A, B and C);
- construction of parks and open space areas in Pods B & C;
- construction of initial office and health care facilities in Pod C;
- construction of initial office facilities in Pod A;
- construction of additional structures, recreational facilities, transportation facilities and open space in all Pods.

Other areas outside of the MXPD area which is the subject of the rezoning but part of the Cabin Branch community, will be coordinated with the phasing of development in the MXPD area.

GENERAL NOTES

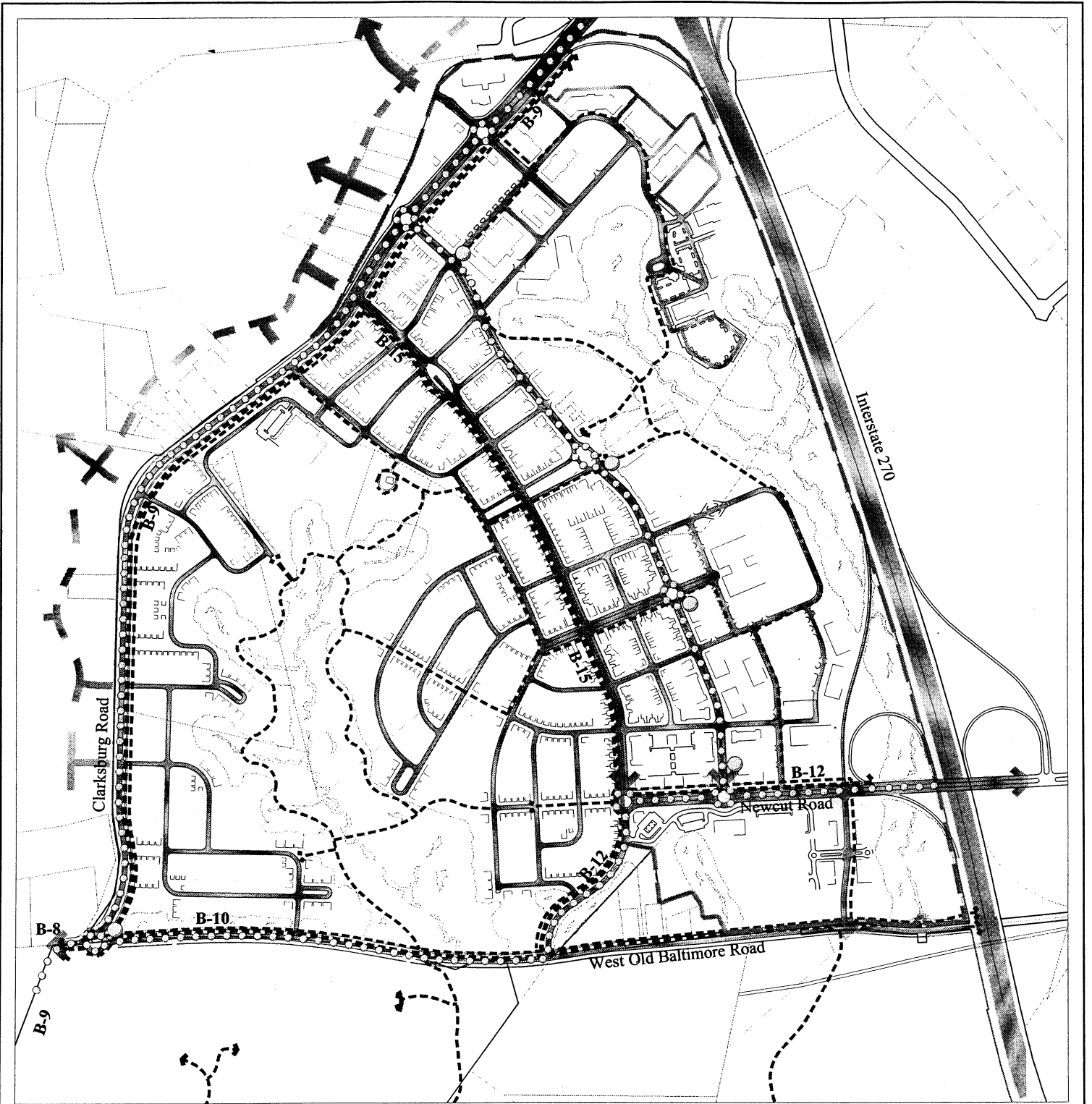
1. The development plan depicts the overall concept for the orderly and staged development of Cabin Branch, a large scale, mixed use community made up of several interdependent neighborhoods. This development plan depicts that element of the Cabin Branch Community that is to be developed in accordance with provisions of the Zoning Ordinance applicable to the MXPD Zone. It is anticipated that revisions to the development plan may become necessary as the entire Cabin Branch Community evolves. This development plan reflects the proposed Community as it is presently envisioned.
2. Building locations, footprints, heights, mix of residential unit types, parking locations, road configurations and other design details are provided for illustrative purposes only. Details regarding these features will be further defined during subsequent subdivision and Site Plan proceedings.
3. The total area to be rezoned MXPD is 203.5 Acres including Adventist property 142.0 ac, Fallor property 13.0 ac, and Gosnell property 1.277 ac.
4. The maximum residential density shall not exceed 44 dwelling units per acre for residential areas shown on the development plan. Where residential development is proposed to be located within a proposed commercial area, the maximum residential density for such areas shall not exceed 75 dwelling units per acre.
5. The proposed locale of Clarksburg in terms of estimated population at build-out is 43,000, with a pro rata number of 14,930 units allowing for 2.9 people per unit as stated in the 1994 Clarksburg Master Plan.
6. The commercial/industrial density in the mixed use planned development zone should be compatible with any gross floor area or floor area ratio recommended in the applicable area master or sector plan. The maximum density of commercial/industrial development shall be based on the area shown for commercial/industrial uses on the development plan and shall not exceed a floor area ratio of 0.75.
7. The amount of green area required for the residential portion of a mixed-use planned development shall be no less than 50 percent of the total area shown for residential use. The maximum green space requirement for the commercial/industrial portion of a mixed-use planned development shall be 40 percent of the total area devoted to commercial/industrial uses.
8. The maximum total residential, employment, public use, and retail densities are illustrated in the Total Yield Summary Chart located above. These numbers in no way reflect the sum of each maximum density and/or sq. feet in sections A, B, C and D. These maximum quantities are justified in allowing flexibility within further stages of development in the MXPD section of the Cabin Branch Master Plan.
9. Master Plan roads to be dedicated include:
 - A-27 Maryland Route 121
 - A-7 West Old Baltimore Road
 - A-302 Newcut Road and Interchange
 - A-307
 - A-304 First Avenue and Second Avenue
 - F-1 I-270
- * 10. Off-street parking shall be provided in accordance with the requirements of article 59-E.
 - 11. On-street parking shall be provided on master plan roads A-304 (First Avenue and Second Avenue) and local roads.
 - 12. Future use to be determined in southern portion of section D within the MXPD rezoning application area.
 - 13. Section E is a portion of RMX-1/TDR Zone that is not included in MXPD Zoning Application.

**LAND USE PLAN
OF THE DEVELOPMENT PLAN**
CABIN BRANCH
Clarksburg, Maryland

March, 2005

OFFICE OF ZONING AND ADMINISTRATION HEARINGS
CERTIFICATION
This is a true copy of the Development Plan Amendment (Exhibit No. _____) approved by the District Council on _____ in Application No. _____
Name: _____
Date: _____
RODGERS CONSULTING
9260 Gather Road
Galthersburg, MD 20877
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301.948.0256 (fax)
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Figure 1



LEGEND:

- Trail -----
- Bikeway - . - . - .
- Proposed Bus Route ○ ○ ○
- Proposed Bus Stop ○
- Road Network [shaded area]
- Future Rd. Connections [dashed line]
- MXPD Zoning Line [thick dashed line]

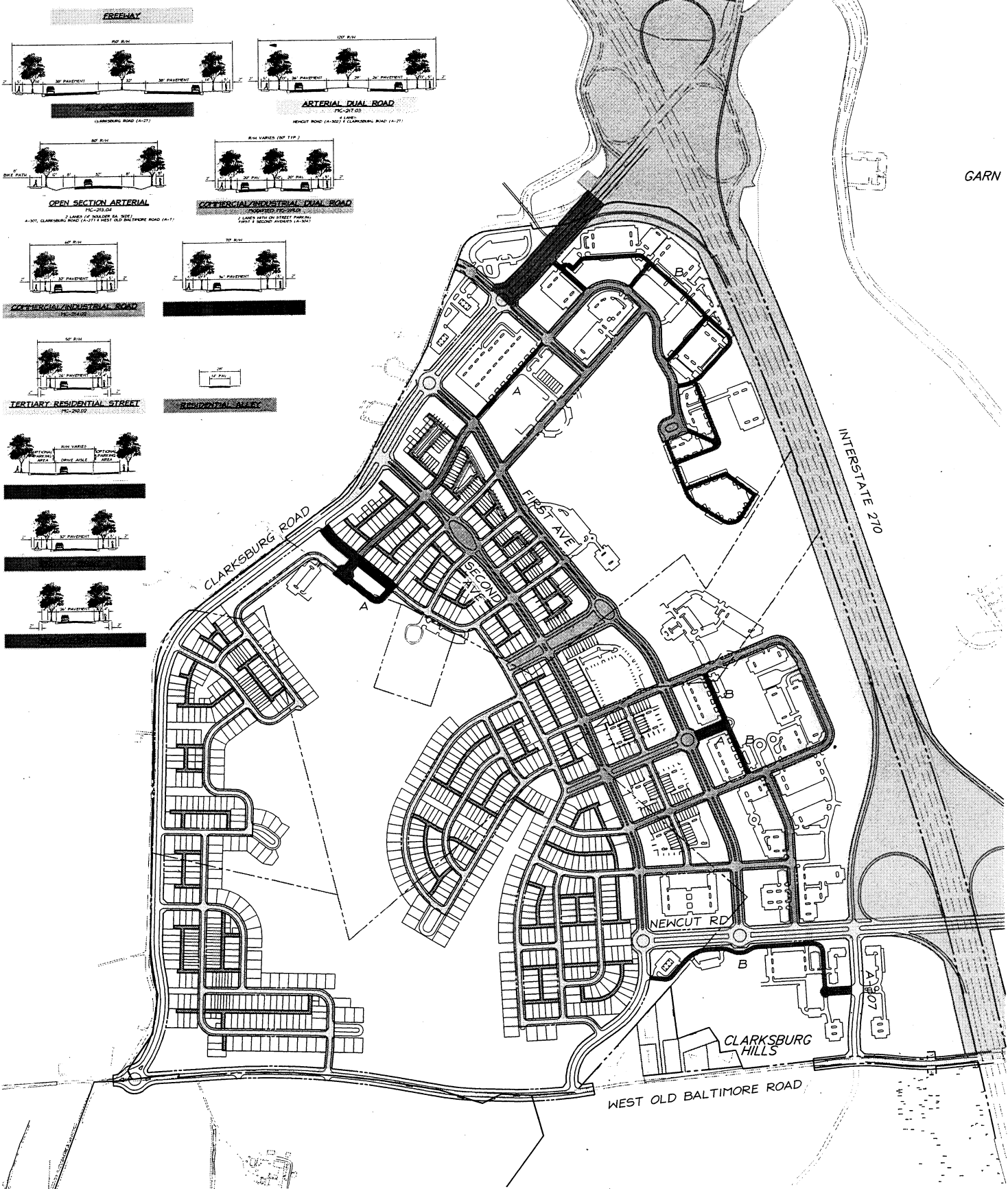
TRANSPORTATION CIRCULATION



January, 2003

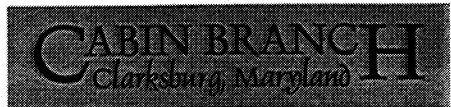
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Figure K

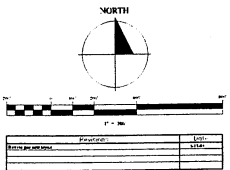


GARN

ROAD HIERARCHY PLAN



January, 2003



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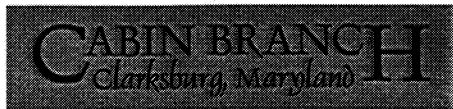
Figure 1.



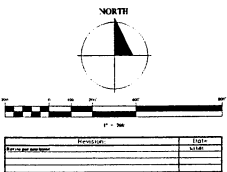
LEGEND:

- MXPD Green Space
- RMX Green Space
- MXPD Zoning Line

GREENSPACE EXHIBIT



January, 2003









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Figure O



LEGEND:

- Bikeway/Trail 
- School/Park 
- Open Space 
- Pocket Parks & Connecting Green 
- Historic Site 
- MXPD Zoning Line 

OPEN SPACE, BIKEWAYS AND TRAILS



January, 2003

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Figure P

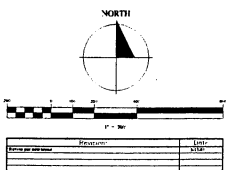


Figure 1

ANALYSIS AREAS

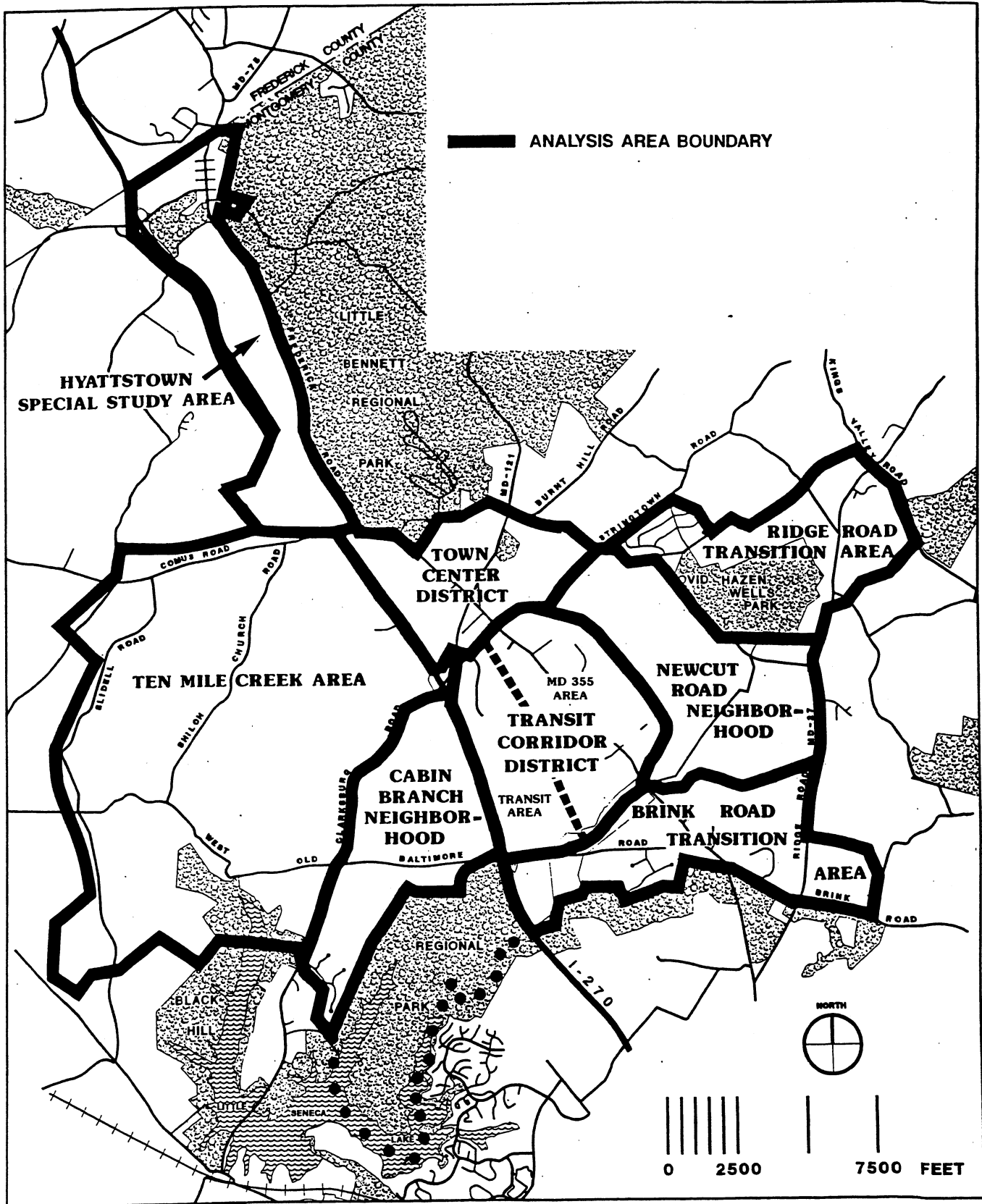
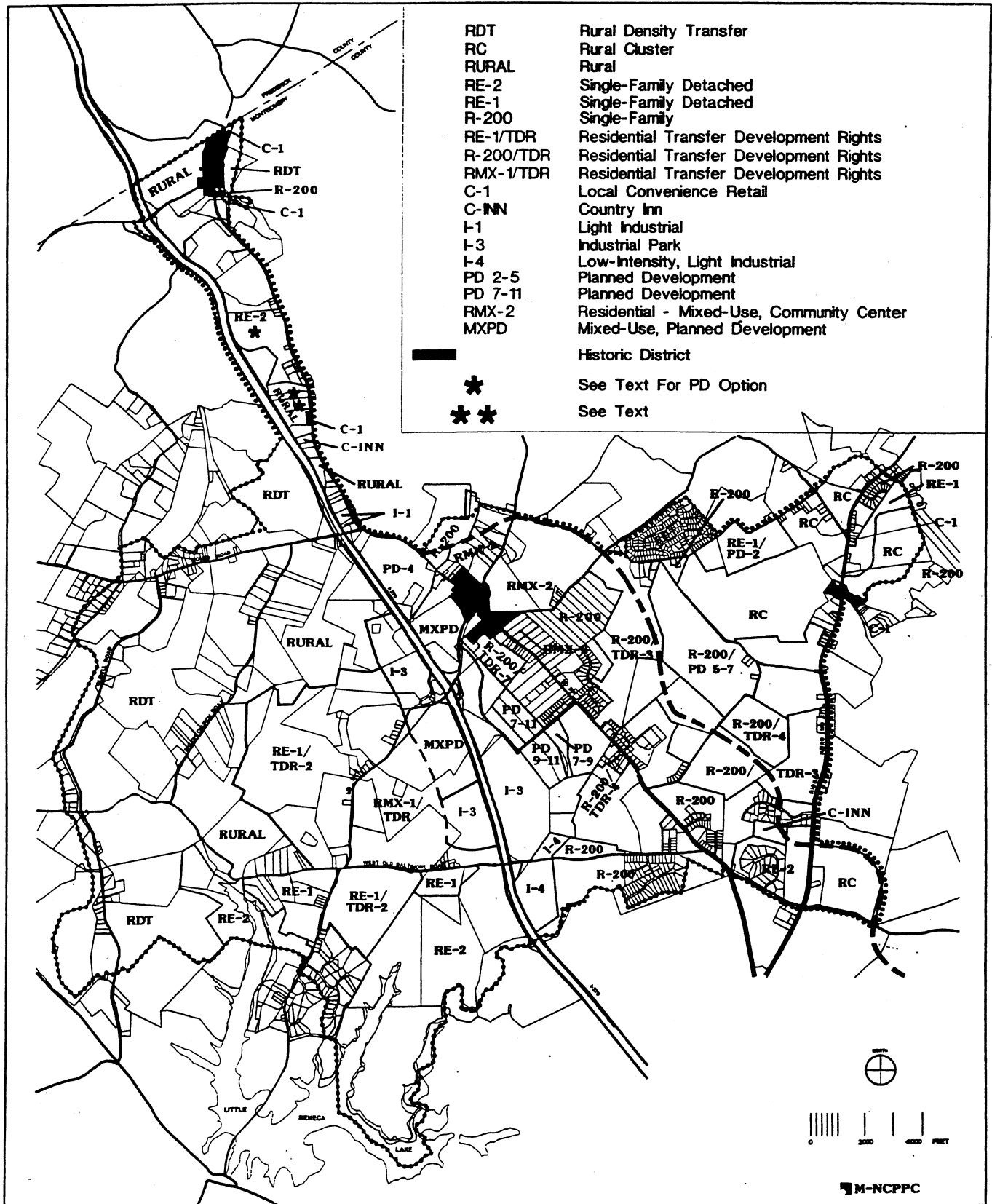


Figure 2

ZONING PLAN



CABIN BRANCH NEIGHBORHOOD

