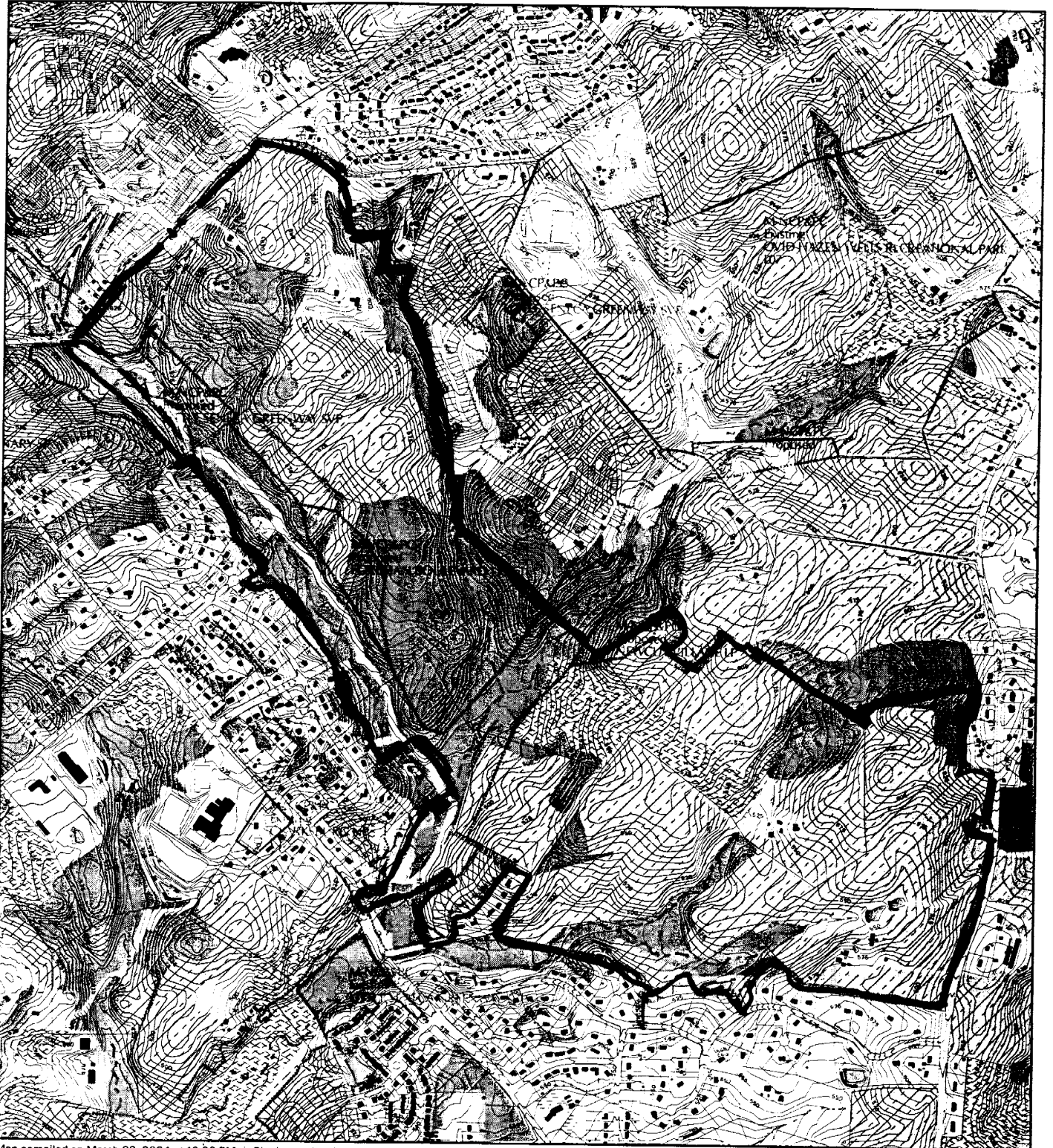


CLARKSBURG VILLAGE (1-01030B) (8-03002A)



Map compiled on March 09, 2004 at 12:32 PM | Site located on base sheet no - 232NW12

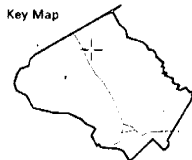
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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Key Map



Research & Technology Center
0 1500

1 inch = 1500 feet
1: 18000

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

8 A

PROJECT DESCRIPTION: Site Vicinity

The site is located to the east side of Stringtown Road, immediately north of the Little Seneca Creek stream crossing and immediately south of the Granite Rock Road entry to Clarksburg Village subdivision from Stringtown Road. Opposite Stringtown Road is the Clarksburg Town Center subdivision, Phase I, and existing homes, all single-family detached units.

PROJECT DESCRIPTION: Site Description

The amendment includes two areas of expansion – one adjacent to Stringtown Road and the second adjacent to Grand Elm Street. They have been modified to be townhouses and expanded SFD areas respectively.

PROJECT DESCRIPTION: Proposal

The amendment includes two areas of expansion – one adjacent to Stringtown Road and the second adjacent to Grand Elm Street. They have been changed to townhouses and expanded SFD areas, respectively.

The townhouses are designed in courts with an open end oriented towards the wooded areas to the east. An internal sidewalk and path system provide for pedestrian linkages between units and to the play area located near the MPDU 2 over 2 units to the eastern end. Landscaping includes tree plantings along the unit frontages and streets and screen planting around the rear and side of townhouse back yards. A recreation area is provided (near the MPDUs) that includes open space, benches and play structures. Staff has not yet received lighting plans for the amendment. They will be reviewed to assure compatibility to adjacent housing areas and to prevent light pollution and glare.

The single family detached units have expanded slightly down slope towards the stream and trail. The units now create an open space “window” to the park and that is aligned at the end of British Manor Drive and a bike path connection is created at the end of Bent Arrow Drive. The landscaping for these units include street trees in front and landscaping and reforestation areas associated with the open space “windows.”

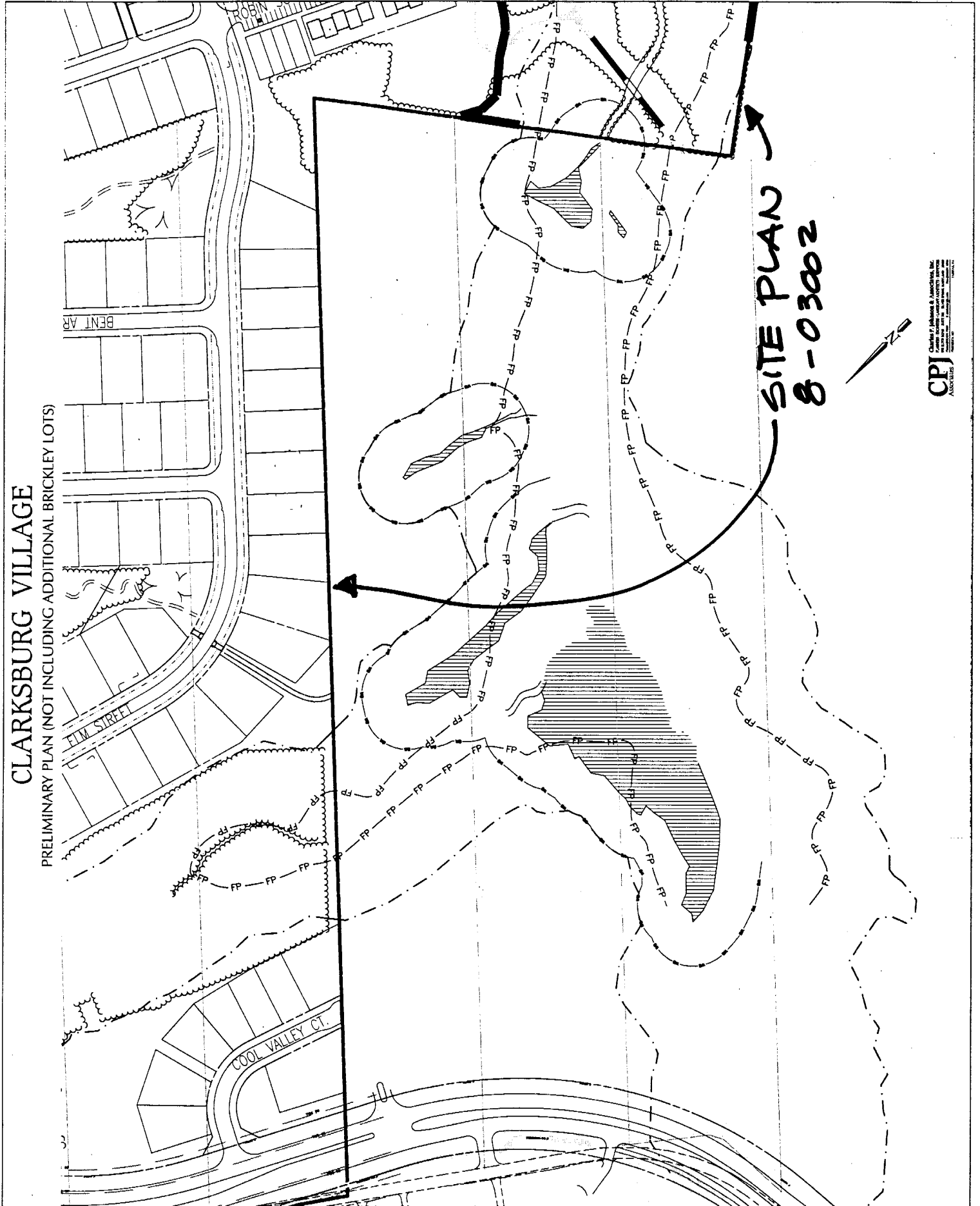
PROJECT DESCRIPTION: Prior Approvals

Preliminary Plan

The project remains in conformance with the Preliminary Plan. See Site Plan #8-03002A for a discussion.

CLARKSBURG VILLAGE

PRELIMINARY PLAN (NOT INCLUDING ADDITIONAL BRICKLEY LOTS)



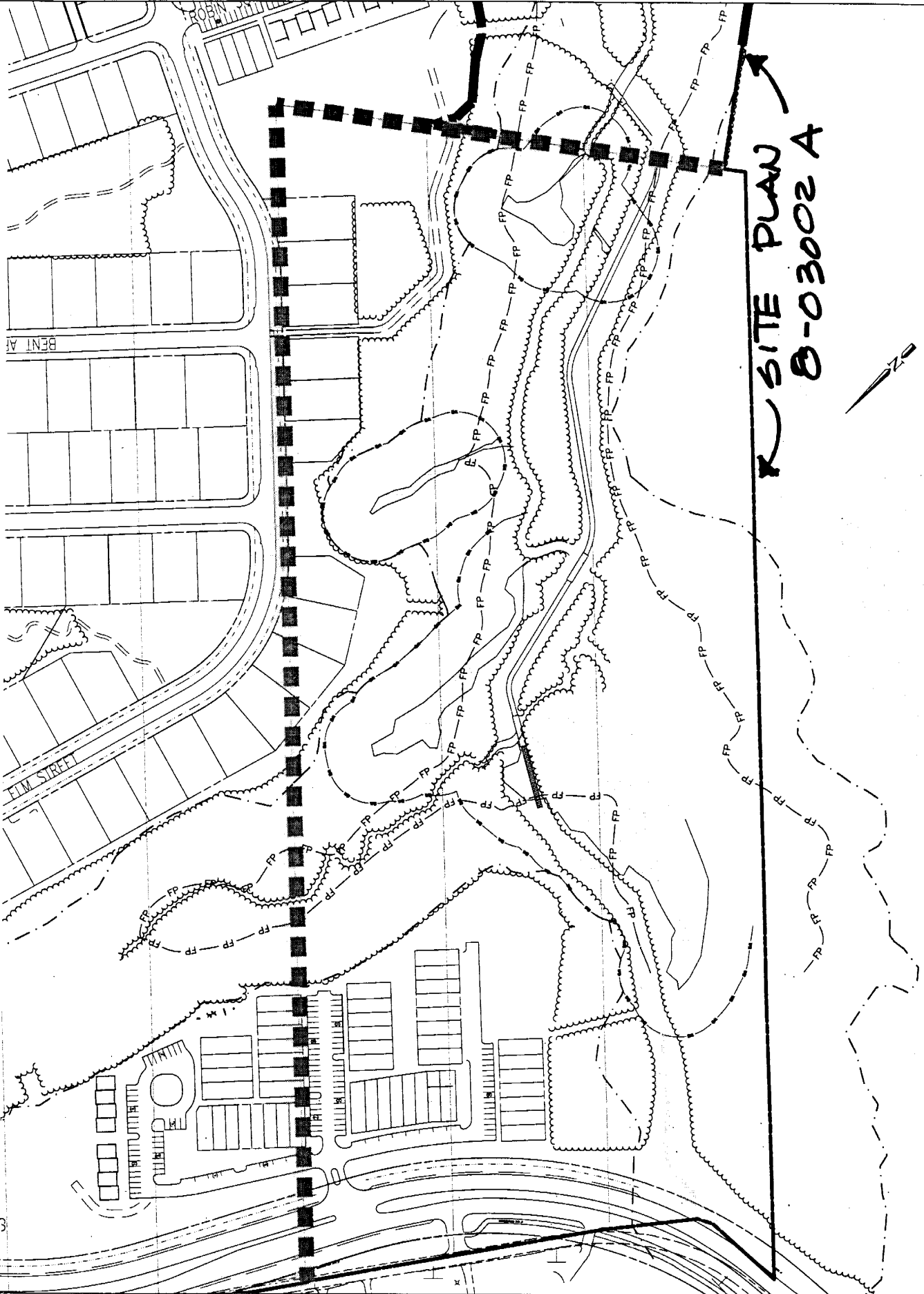
SITE PLAN
8-03002



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Professional Land Surveyors
1000 North Main Street
Clarksville, TN 37040
615-771-1111
www.cpj-surveyors.com

CLARKSBURG VILLAGE

AMENDED PRELIMINARY PLAN (INCLUDING ADDITIONAL BRICKLEY LOTS)



R SITE PLAN
B-03002 A



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10 B