



Lot 8-G

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

December 6, 2005

Robert C. Hubbard
Director

Craftmark Homes
6830 Elm St.
Colesville, MD 20902

Re: Building Permit 334795
23328 Robin Song Dr.
Clarksburg, MD 20871

Dear Building Permit Applicant:

Pursuant to Montgomery County Code, Chapter 8 Buildings, Section 8-20 Stop Work Order and Section 59-C1.625 Lot Area and Width, it is hereby directed that the construction operations on the following premise cease immediately.

Building Permit 334795
23328 Robin Song Dr.
Clarksburg, MD 20871

The lot size is inconsistent with the required lot size on the Maryland National Capital Park and Planning site plan 8-03002 Clarksburg Village.

If you have questions, or need additional information, please call Maryland National Park and Planning, Development Review Section 301 495-4610.

Sincerely

Reginald Jetter, Division Chief
Division of Casework Management

Cc: Rose Krasnow



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12/08/05 THU 12:59 [TX/RX NO 7025]

85



Lot 22-6

DEPARTMENT OF PERMITTING SERVICES

December 6, 2005

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

Craftmark Homes
6830 Elm St.
Colesville, MD 20902

Re: Building Permit 334707
12625 Granite Rock Rd.
Clarksburg, MD 20871

Dear Mr. Building Permit Applicant:

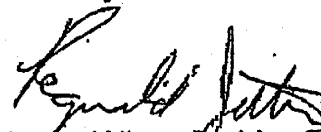
Pursuant to Montgomery County Code, Chapter 8 Buildings, Section 8-20 Stop Work Order and Section 59-C1.625 Lot Area and Width, it is hereby directed that the construction operations on the following premise cease immediately.

Building Permit 334707
12625 Granite Rock Rd.
Clarksburg, MD 20871

The lot size is inconsistent with the required lot size on the Maryland National Capital Park and Planning site plan 8-03002 Clarksburg Village.

If you have questions, or need additional information, please call Maryland National Park and Planning, Development Review Section 301.495-4610.

Sincerely,


Reginald Jetter, Division Chief
Division of Casework Management

Cc: Rose Krasnow



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12/08/05 THU 12:59 [TX/RX NO 7025]

86



Lot 34-G

DEPARTMENT OF PERMITTING SERVICES

December 6, 2005

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

Craftmark Homes
6830 Elm St.
Colesville, MD 20902

Re: Building Permit 334708
23317 Bent Arrow Dr.
Clarksburg, MD 20871

Dear Mr. Building Permit Applicant:

Pursuant to Montgomery County Code, Chapter 8 Buildings, Section 8-20 Stop Work Order and Section 59-C1.625 Lot Area and Width, it is hereby directed that the construction operations on the following premise cease immediately.

Building Permit 334708
23317 Bent Arrow Dr.
Clarksburg, MD 20871

The lot size is inconsistent with the required lot size on the Maryland National Capital Park and Planning site plan 8-03002 Clarksburg Village.

If you have questions, or need additional information, please call Maryland National Park and Planning, Development Review Section 301 495-4610:

Sincerely

Reginald Jetter, Division Chief
Division of Casework Management

Cc: Rose Krasnow



87



Lot 35-G

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

December 6, 2005

Robert C. Hubbard
Director

Craftmark Homes
6830 Elm St.
Colesville, MD 20902

Re: Building Permit 334709
23319 Bent Arrow Dr.
Clarksburg, MD 20871

Dear Mr. Building Permit Applicant:

Pursuant to Montgomery County Code, Chapter 8 Buildings, Section 8-20 Stop Work Order and Section 59-C1.625 Lot Area and Width, it is hereby directed that the construction operations on the following premise cease immediately:

Building Permit 334709
23319 Bent Arrow Dr.
Clarksburg, MD 20871

The lot size is inconsistent with the required lot size on the Maryland National Capital Park and Planning site plan 8-03002 Clarksburg Village.

If you have questions, or need additional information, please call Maryland National Park and Planning, Development Review Section 301 495-4610.

Sincerely

Reginald Jetter, Division Chief
Division of Casework Management

Cc: Rose Krasnow





Lot 36-G

DEPARTMENT OF PERMITTING SERVICES

December 6, 2005

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

Craftmark Homes
6830 Elm St.
Colesville, MD 20902

Re: Building Permit 334710
23321 Bent Arrow Dr.
Clarksburg, MD 20871

Dear Building Permit Applicant:

Pursuant to Montgomery County Code, Chapter 8 Buildings, Section 8-20 Stop Work Order and Section 59-C1.625 Lot Area and Width, it is hereby directed that the construction operations on the following premise cease immediately:

Building Permit 334710
23321 Bent Arrow Dr.
Clarksburg, MD 20871

The lot size is inconsistent with the required lot size on the Maryland National Capital Park and Planning site plan 8-03002 Clarksburg Village.

If you have questions, or need additional information, please call Maryland National Park and Planning, Development Review Section 301 495-4610.

Sincerely

Reginald Jetter, Division Chief
Division of Casework Management

Cc: Rose Krasnow



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12/08/05 THU 12:59 [TX/RX NO 7025]

89

Lot 13-K



DEPARTMENT OF PERMITTING SERVICES

December 6, 2005

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

Craftmark Homes
6830 Elm St.
Colesville, MD 20902

Re: Building Permit 334722
12630 Granite Rock Rd.
Clarksburg, MD 20871

Dear Building Permit Applicant:

Pursuant to Montgomery County Code, Chapter 8 Buildings, Section 8-20 Stop Work Order and Section 59-CT.625 Lot Area and Width, it is hereby directed that the construction operations on the following premise cease immediately

Building Permit 334722
12630 Granite Rock Rd.
Clarksburg, MD 20871

The lot size is inconsistent with the required lot size on the Maryland National Capital Park and Planning site plan 8-03002 Clarksburg Village.

If you have questions, or need additional information, please call Maryland National Park and Planning, Development Review Section 301 495-4610.

Sincerely

Reginald Jetter, Division Chief
Division of Casework Management

Cc: Rose Krasnow



ELM STREET DEVELOPMENT

EXHIBIT 3 (Continued)

**SHULMAN
ROGERS
GANDAL
PORDY &
ECKER, P.A.**

Lawrence A. Shulman
Donald R. Rogert
Karl L. Eckerl
David A. Pordy*
David D. Frischot
Marin P. Schaffer
Christopher C. Roberts
Jeffrey A. Shane
Edward M. Hanson, Jr.
David M. Kochanski
James M. Kefauver*
Robert B. Canter
Daniel S. Krakower
Kevin P. Kennedy
Also B. Stemschein
Nancy P. Regelln
Samuel M. Spitznol*
Marin Levine

Worthington H. Tilson, Jr.*
Fred S. Sommer
Marion A. Falter
Alan S. Tijles
James M. Hoffner
Michael V. Nakamura
Jay M. Eisenberg*
Douglas K. Hinch
Rosa D. Cooper
Oliver C. Etelson
Karl J. Fyost, Jr.*
Timothy Dugas*
Sean P. Sherman*
Gregory D. Orant*
Jacob S. Fronkel*
Rebecca Oshway

Michael J. Froehlich
William C. Davis, III
Patrick M. Martin
Stacy David Baron
Christine M. Sorge
Michael L. Kebab
Jeffrey W. Rubin
Simon M. Nidler
Scott D. Musielec
Karl W. Means
Michelle R. Curtis*
Mimi L. Magyes
Olivia W.D. Goldberg*
Michael J. Lichtenstein
Bruce A. Henoch
Debra S. Friedman*
Matthew M. Moore*
Eric J. von Vortz

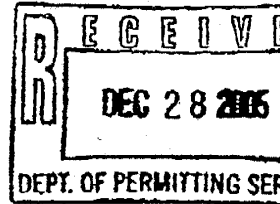
Gary J. Horowitz
Heather L. Howard
Stephen A. Mott
Hong Suk "Paul" Chung
Patrick J. Howley
Carmen J. Morgan*
Kristin E. Diaper*
Heather L. Spautier*
André L. Brisé
Melissa G. Bernstein
Patricia Teck
Robert L. Ringer*
Jacob A. Ginsberg
John D. Sadler
Heather R. Cameron*
Marc E. Pasckoff
Erin J. Ashberry
Alexis H. Perciv

Meredith S. Abrams
John D. Adams
Of Counsel
Lynn N. Gaudin
Leonard R. Goldstein
Richard P. Meyer*
Laurie A. Gordon
David E. Weisman
Lawrence Eisenberg
Deborah L. Moise
Scott D. Field
Jeannie Eun Cho
Special Counsel
Philip R. Hochberg*
Maryland and D.C.
except as noted:
* Virginia also * D.C. only
* Maryland only * Retired

Direct Dial Number:

(301) 230-5228
tdugan@srgpe.com

December 27, 2005



Date	1-3-06	# of pages	10
From	Tom Dugan	To	Robert R. Hubbard
Co.	DUGAN	Co.	Namky
Phone #	7671	Phone #	240-777-6364
Post-It* Fax Note			

By Email and Messenger

Mr. Robert Hubbard, Director
Montgomery County Department of Permitting Services ("DPS")
255 Rockville Pike, Second Floor
Rockville, Maryland 20850

Re: Michael Harris Development, Inc.
Clarksburg Village
Stand Still Letter

Dear Mr. Hubbard:

We represent Michael Harris Development, Inc. ("MH"), one of the builders of the "dwelling unit, one-family attached" homes in the Clarksburg Village project (the "Project").

We are confirming that DPS has determined that as reflected by the intention of the approved Site Plan, all of the eleven (11) units listed on the enclosed Exhibit 1 as "attached" fall within the Zoning Ordinance definition for "Dwelling unit, one-family attached" (hereinafter referred to as the "Units"), as intended by the developer and M-NCPPC. The interpretation by DPS is limited to the facts and circumstances of the Project. The interpretation is not to be considered applicable County-wide. We further understand that DPS must approve the details for the connection that will attach the two Units together.¹ (Such connection(s) is/are hereinafter referred to as the "Connection(s).")

¹ M.H. finds the currently-proposed Connection detail acceptable, and similarly anticipates that a revised Connection detail (acceptable to DPS) will be acceptable. Nonetheless, at this juncture, we note, respectfully, that M.H. must preserve its rights to appeal a revised Connection detail that it found to be unacceptable.

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Washington, D.C. Office: (202) 872-0400 • Greenbelt, Maryland Office: (301) 699-9883 • Tysons Corner, Virginia Office: (703) 684-5200
E-mail: lawfirm@srgpe.com • Internet: www.shulmanrogers.com

As an act of good faith (without prejudice)² and in return for DPS rescinding the Stop Work Orders attached as Exhibit 2, M.H. agrees to forbear in its start of construction of those eleven (11) units, not yet started. Construction, however, will be allowed to commence as soon as DPS approves the Connection.

DPS will work with M.H. to determine the acceptable form for issuing building permits for the Connections. DPS recognizes that the timing of such installations must necessarily follow the completion of both of the to-be-attached Units, so that the Connection can be installed properly. Provided that the inspections are otherwise acceptable, where one of two Units is ready for final inspection, settlement and occupancy, before the other Unit is similarly ready, DPS will issue final inspections and otherwise allow settlement and occupancy.

Work regarding Lot 17D has not been started and is on hold "administratively." It was not planned to be attached, because it is located entirely within the R-200 TDR3 zoned area. DPS will defer to the M-NCPPC's re-confirmation that the R-200 TDR3 development standards apply. M-NCPPC must so inform DPS. In the interim, again, as an act of good faith (without prejudice), and in return for DPS agreeing not to issue a stop work order in the future, M.H. agrees to forbear in its commencement of construction of Lot 17D. Following M-NCPPC's expected re-confirmation and notice to DPS, construction will be allowed to commence. Of course, if M-NCPPC does not so re-confirm, M.H. will continue to "stand still" until the matter is resolved.

We understand that you have delegated authority to the Zoning Compliance Chief, Ms. Susan Scala-Demby, to authorize the rescission of the Stop Work Orders, in your absence.

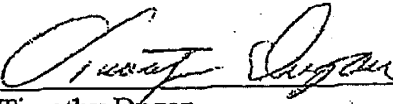
We would appreciate either Ms. Scala-Demby or you signing where indicated below (and faxing a signed copy to Tim Dugan's attention) to indicate your agreement and to confirm that the Stop Work Orders have been rescinded.

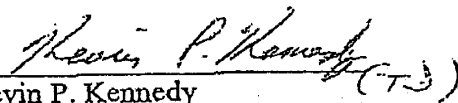
² Notwithstanding anything herein to the contrary, our client reserves all of its legal and equitable rights arising from the matters described herein.

We truly appreciate your thoughtful consideration of the matters. Please call with any comments, questions and instructions. We look forward to hearing from you.

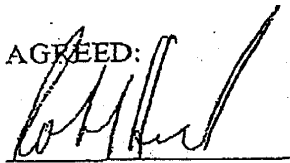
Very truly yours,

SHULMAN, ROGERS, GANDAL,
PORDY & ECKER, P.A.

By: 
Timothy Dugan

By:  (T-3)
Kevin P. Kennedy
Co-counsel for Michael Harris Development, Inc.

AGREED:



Montgomery County Department of Permitting Services

Enclosures

cc: Ms. Susan Scala-Demby, Chief Zoning Compliance
Malcolm Spicer, Esq., Zoning Compliance

g:\51\michael harris development\clarksburg village\correspondence with government\robert hubbard 12 27 05#1tb jd#1.doc

EXHIBIT 1
LIST OF DWELLING UNITS

	Lot	Block	Status	Notation
ONE-FAMILY ATTACHED				
1.	32	G	Standstill, Rescind SWO	Not started
2.	33	G	Standstill, Rescind SWO	Not started
3.	21	G	Standstill, Rescind SWO	Not started
4.	11	K	Standstill, Rescind SWO	Not started
5.	12	K	Standstill, Rescind SWO	Not started
6.	6	H	Standstill	Not started
7.	7	H	Standstill	Not started
8.	8	H	Standstill	Not started
9.	29	G	Standstill	Not started
10.	11	G	Standstill	Not started
11.	27	G	Standstill	Not started
DWELLING UNIT IN R-200 TDR3 ZONE				
1.	17	D	Standstill	Not started. R-200 TDR3 standards to be re-confirmed with M-NCPPC before commencing construction

SHULMAN
ROGERS
GANDAL
PORDY &
ECKER, P.A.

Mr. Robert Hubbard, Director
December 27, 2005
Page 5

EXHIBIT 2
COPIES OF
STOP WORK ORDERS

01/03/06 TUE 12:05 [TX/RX NO 81141]

96

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DEPARTMENT OF PERMITTING SERVICES
December 6, 2005

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

Michael Harris Development Inc.
8605 Westwood Center Drive
Suite 210
Vienna, VA 22182

Re: Building Permit 335419
23313 Bent Arrow Dr.
Clarksburg, MD 20871

Dear Building Permit Applicant:

Pursuant to Montgomery County Code, Chapter 8 Buildings, Section 8-20 Stop Work Order and Section 59-C1.625 Lot Area and Width, it is hereby directed that the construction operations on the following premise cease immediately.

Building Permit 335419 - 32 G
23313 Bent Arrow Dr.
Clarksburg, MD 20871

The lot size is inconsistent with the required lot size on the Maryland National Capital Park and Planning site plan 8-03002 Clarksburg Village.

If you have questions, or need additional information, please call Maryland National Park and Planning, Development Review Section 301 495-4610.

Sincerely

Reginald Jetter, Division Chief
Division of Casework Management

Cc: Rose Krasnow



255 Rockville Pike, 2nd Floor - Rockville, Maryland 20850-4166 * 240/777-6300, 240/777-6256 TTY

12/22/05 THU 16:40 [TX/RX NO 78041]

01/03/06 TUE 12:05 [TX/RX NO 8114]

97



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DEPARTMENT OF PERMITTING SERVICES

December 6, 2005

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

Michael Harris Development Inc.
8605 Westwood Center Drive
Suite 210
Vienna, VA 22182

Re: Building Permit 335477
23315 Bent Arrow Dr.
Clarksburg, MD 20871

Dear Building Permit Applicant:

Pursuant to Montgomery County Code, Chapter 8 Buildings, Section 8-20 Stop Work Order and Section 59-C1.625 Lot Area and Width, it is hereby directed that the construction operations on the following premise cease immediately.

Building Permit 335477 - 326
23315 Bent Arrow Dr.
Clarksburg, MD 20871

The lot size is inconsistent with the required lot size on the Maryland National Capital Park and Planning site plan 8-03002 Clarksburg Village.

If you have questions, or need additional information, please call Maryland National Park and Planning, Development Review Section 301 495-4610.

Sincerely

Reginald Jetter, Division Chief
Division of Casework Management

Cc: Rose Krasnow



12/22/05 THU 16:40 [TX/RX NO 7504]

01/03/06 TUE 12:05 [TX/RX NO 8114]

98



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DEPARTMENT OF PERMITTING SERVICES
December 6, 2005

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

Michael Harris Development Inc.
8605 Westwood Center Drive
Suite 210
Vienna, VA 22182

Re: Building Permit 333602
12623 Granite Rock Rd.
Clarksburg, MD 20871

Dear Building Permit Applicant:

Pursuant to Montgomery County Code, Chapter 8 Buildings, Section 8-20 Stop Work Order and Section 59-C1.625 Lot Area and Width, it is hereby directed that the construction operations on the following premise cease immediately.

Building Permit 333602 -- 216
12623 Granite Rock Rd.
Clarksburg, MD 20871

The lot size is inconsistent with the required lot size on the Maryland National Capital Park and Planning site plan 8-03002 Clarksburg Village.

If you have questions, or need additional information, please call Maryland National Park and Planning, Development Review Section 301 495-4610.

Sincerely

Reginald Jetter, Division Chief
Division of Casework Management

Cc: Rose Krasnow



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01/03/06 TUE 12:05 (TX/RX NO 8114)

99



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DEPARTMENT OF PERMITTING SERVICES

December 6, 2005

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

Michael Harris Development Inc.
8605 Westwood Center Drive
Suite 210
Vienna, VA 22182

Re: Building Permit 333604
12634 Granite Rock Rd.
Clarksburg, MD 20871

Dear Building Permit Applicant:

Pursuant to Montgomery County Code, Chapter 8 Buildings, Section 8-20 Stop Work Order and Section 59-C1.625 Lot Area and Width, it is hereby directed that the construction operations on the following premise cease immediately,

Building Permit 333604 - 11K
12634 Granite Rock Rd.
Clarksburg, MD 20871

The lot size is inconsistent with the required lot size on the Maryland National Capital Park and Planning site plan 8-03002 Clarksburg Village.

If you have questions, or need additional information, please call Maryland National Park and Planning, Development Review Section 301 495-4610.

Sincerely

Reginald Jetter, Division Chief
Division of Casework Management

Cc: Rose Krasnow



100



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DEPARTMENT OF PERMITTING SERVICES
December 6, 2005

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

Michael Harris Development Inc.
8605 Westwood Center Drive
Suite 210
Vienna, VA 22182

Re: Building Permit 333605
12632 Granite Rock Rd.
Clarksburg, MD 20871

Dear Building Permit Applicant:

Pursuant to Montgomery County Code, Chapter 8 Buildings, Section 8-20 Stop Work Order and Section 59-C1.625 Lot Area and Width, it is hereby directed that the construction operations on the following premise cease immediately.

Building Permit 333605 - 12K
12632 Granite Rock Rd.
Clarksburg, MD 20871

The lot size is inconsistent with the required lot size on the Maryland National Capital Park and Planning site plan 8-03002 Clarksburg Village.

If you have questions, or need additional information, please call Maryland National Park and Planning, Development Review Section 301 495-4610.

Sincerely

Reginald Jetter, Division Chief
Division of Casework Management

Cc: Rose Krasnow



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01/03/06 TUE 12:05 [TX/RX NO 81141]

121

SHULMAN ROGERS GANDAL PORDY & ECKER, P.A.

Lawrence A. Shulman
Donald R. Rogers
Karl L. Eckerl
David A. Pordy
David D. Freshwater
Martin H. Schiffer
Christopher C. Roberts
Jeffrey A. Shanz
Edward M. Hanson, Jr.
David M. Kochanski
James M. Kefauver
Robert B. Carter
Daniel S. Krakower
Kevin P. Kennedy
Alan B. Sternstein
Nancy R. Regelin
Samuel M. Spirinos
Martin Levine

Worthington H. Talbot, Jr.
Fred S. Sommer
Morton A. Falter
Alan S. Tilts
James M. Hoffman
Michael V. Nakamitsu
Jay M. Eisenberg
Douglas K. Hirsch
Ross D. Cooper
Glenn C. Etelson
Karl J. Proff, Jr.
Timothy Dugan
Xina Vid Platano
Sean P. Sherman
Gregory D. Grant
Jacob S. Frenkel
Rebecca Oshway

Michael J. Frochlich
William C. Davis, III
Pawel M. Marcy
Sandy David Bajan
Christine M. Sorge
Michael L. Kabik
Jeffrey W. Rubin
Simon M. Nadler
Scott D. Muzick
Karl W. Means
Michelle R. Curtis
Mimi L. Magyar
Gleno W.D. Golding
Michael J. Lichtenstein
Bruce A. Henoch
Debra S. Friedman
Matthew M. Moore
Eric J. von Voys

Gary I. Horowitz
Heather L. Howard
Stephen A. Metz
Hong Suk "Paul" Chung
Patrick J. Howley
Carmen J. Morgan
Kristin E. Draper
Heather L. Spurrick
André L. Brady
Melissa C. Bernstein
Patricia Teck
Robert L. Ritters
Jacob A. Ginsberg
John U. Sadler
Heather R. Cameron
Marc E. Paschoff
Erin J. Ashbury
Alexis H. Peters

Meredith S. Abrams
John D. Adams
Of Counsel
Larry N. Okudal
Leonard R. Goldstein
Richard P. Meyer
Larry A. Gordon
David E. Weisman
Lawrence Elsonberg
Deborah L. Moran
Scott D. Field
Jennine Eun Cho
Special Counsel
Phillip R. Hochberg
Maryland and D.C.
Washington, D.C.
+ Vint
+ Mail

Writer's Direct Dial Number

(301) 230-5228
tdugan@srgpe.com

January 6, 2006

By Email

Mr. Robert Hubbard, Director
Montgomery County Department of Permitting Services ("DPS")
255 Rockville Pike, Second Floor
Rockville, Maryland 20850

Re: Michael Harris Development, Inc. ("M.H.")
Clarksburg Village
Standstill Letter as to Lot 17D

Dear Mr. Hubbard:

Thank you for your thoughtful attention to our request that DPS counter-sign our December 27, 2005 "stand still" letter. We received the counter-signed copy on Tuesday, January 3, 2006. We incorporate such letter by reference.

On Thursday, January 5, 2006, I reported to you that I would be sending this letter to modify our December 27, 2006 letter, only concerning Lot 17D. As indicated earlier, work regarding Lot 17D has been on hold "administratively." We wish to edit the earlier letter to reflect only that some construction had occurred before activity was put on hold.

M.H. agreed to continue to forbear the construction of Lot 17D, until, as we expect, M-NCPPC reconfirms that the R-200 TDR3 development standards apply and M-NCPPC notifies DPS to that effect. Thereafter, M.H. would be allowed to recommence construction. Again, if M-NCPPC does not so re-confirm, M.H. will continue to "stand still" until the matter is resolved. In the interim, again, as an act of good faith (without prejudice), and in return for DPS agreeing not to issue a stop work order in the future, M.H. agreed to forbear the re-commencement of construction of Lot 17D.

At your earliest convenience, I would appreciate your signing where indicated below (and faxing a signed copy to my attention) to indicate your continued agreement as

11921 Rockville Pike, Rockville, Maryland 20852-2743 • Tel: (301) 230-5200 • Fax: (301) 230-2891
Washington, D.C. Office: (202) 872-0400 • Greenbelt, Maryland Office: (301) 699-9883 • Tysons Corner, Virginia Office: (703) 684-5200
E-mail: lawfirm@srgpe.com • Internet: www.shulmanrogers.com

Date	1/12/06	# of pages	2
From	Robert Hubbard	Co.	Nancy
Phone #	240-777-6364	Fax #	301-230-2891
Post-It* Fax Note	7671	To	Jim Dugan
		Co./Dept.	
		Phone #	
		Fax #	301-230-2891

SHULMAN
ROGERS
GANDAL
FORDY &
ECKER, P.A.

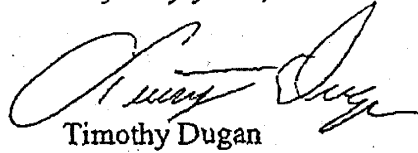
Mr. Robert Hubbard, Director

January 6, 2006

Page 2

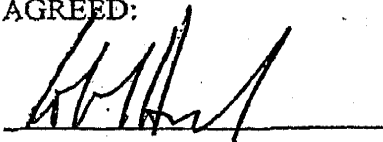
to Lot 17D, in light of the circumstances, as described. Please call with any comments, questions and instructions. Thank you again.

Very truly yours,



Timothy Dugan

AGREED:



Montgomery County Department of Permitting Services

cc: Ms. Susan Scala-Demby
Malcolm Spicer, Esq.

g:\51\michael harris development\clarksburg village\correspondence with government\robert hubbard 01 06 06#1.doc

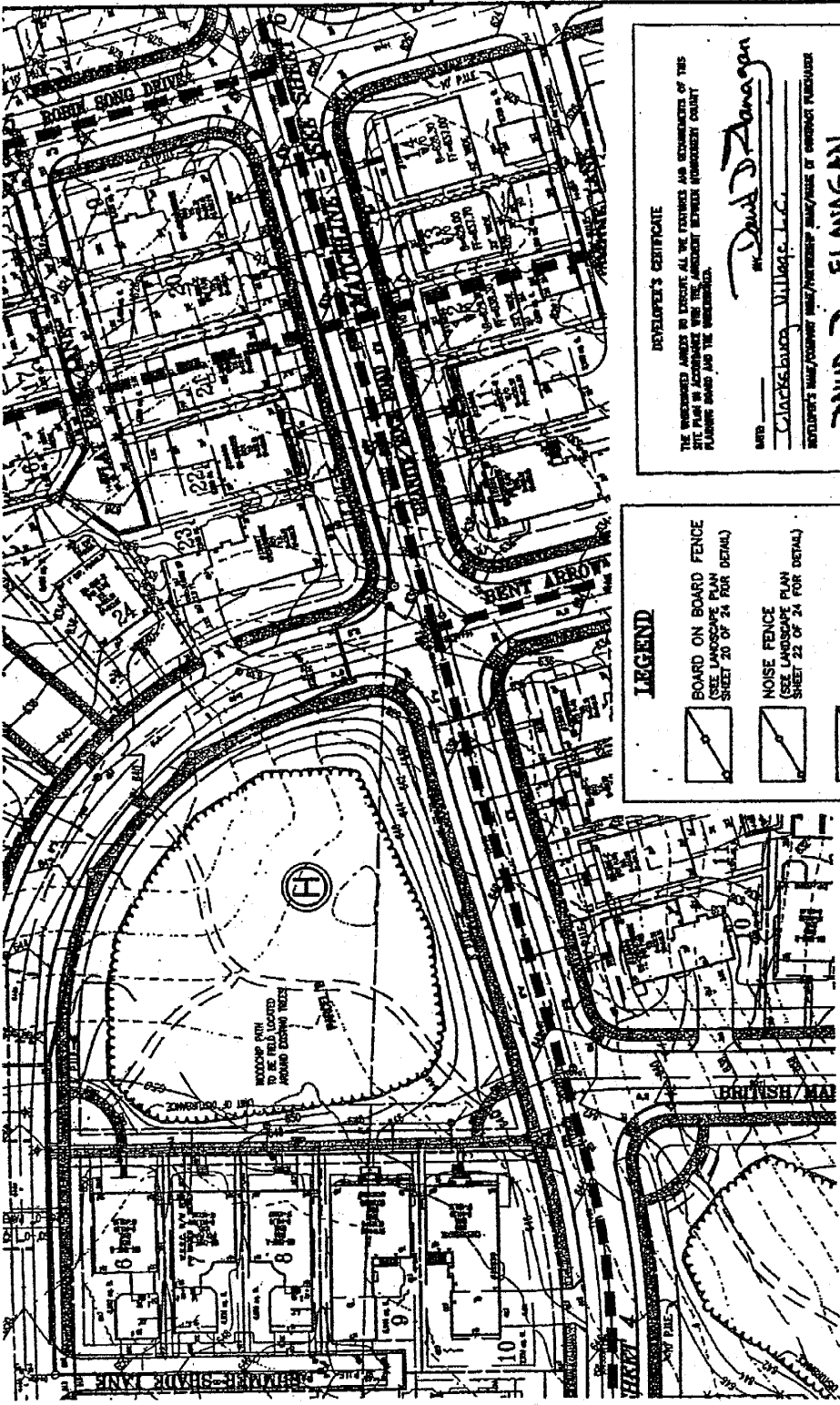
01/12/06 THU 08:18 [TX/RX NO 7318]

103

ELM STREET DEVELOPMENT

EXHIBIT 4

Site Plan Signature Set Excerpt



APPROVED SITE PLAN #8-0300
 THE NO. 8-0300
 MONTGOMERY COUNTY PLAN
 CHAIRMAN OF DESIGNER
 Richard H. H. H. H.

CLIENT: CLARIBURO VILLAGE INVESTMENTS, INC.
 6620 81st STREET
 MARYLAND VA 22081
 PHONE: (703) 724-9700

DATE: MAY 2002
 SCALE: 1/8" = 1'-0"

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 OR REPRODUCTION IS PROHIBITED.

DESIGN	DATE	3	14
DRAFT	DATE		
APPROVED	DATE		
DATE	DATE		
SCALE	DATE		

FILE NO.: 52-200-21-D

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO DEFEND ALL THE FEES AND COSTS OF THIS SITE PLAN IN CONNECTION WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE: 5/3/04
 BY: David J. Flanagan
 TITLE: Director
 COMPANY: Clarkston Village, L.P.
 ADDRESS: 10000 WOODBURN ROAD, SUITE 100, CLARKSTON, VA 22041

LEGEND

- BOARD ON BOARD FENCE (SEE LANDSCAPE PLAN SHEET 20 OF 24 FOR DETAIL)
- NOISE FENCE (SEE LANDSCAPE PLAN SHEET 22 OF 24 FOR DETAIL)
- SPLIT FENCE (SEE LANDSCAPE PLAN SHEET 14 OF 24 FOR DETAIL)

UPDATES/REVISIONS 1
 5/3/04 REVISION PER SIG. SET. COMMENTS BY LINCEPC DMD

UPDATES/REVISIONS 1
 3/12/03 REVISION STREET GRADES. KMD
 07/16/03 REVISION PER LINCEPC COMMENTS. KMD
 07/22/03 REVISION GENERAL NOTES. KMD
 12/12/03 REVISION PER LINCEPC START COMMENTS. KMD
 2/24/04 ORIGINAL SIGNING FOR LOTS 21-24F AND 51-52F. DMD
 3/24/04 Rev. Stationing Lot 2-5. BR. L. STRE

PROPOSED SETBACKS:

SINGLE FAMILY DETACHED
 LOT SIZE 15'
 FRONT 15'
 REAR AS SHOWN ON SITE PLAN
 SIDE 3'

Dwg. MA52200.dwg 21-7-03 Xrefs: 21-FUT0FO-2144-099/46-099

ELM STREET DEVELOPMENT

EXHIBIT 5

**February 5, 2004 email between CPJ and M-NCPPC describing the
December 16, 2003 meeting concerning the connection details**

From: Les Rowell
Sent: Thursday, February 05, 2004 1:45 PM
To: 'Rich Weaver'; 'Wynn Witthans'; 'Angela Brown'
Subject: Clarksburg Village

Wynn, Angela and Rich,

As a follow up to our meeting of Dec. 16th. I just want to confirm exactly the design details that you were looking for in order for the units to be considered "attached units" versus "detached units". As I understand it you are looking for an overhead arbor that is attached to the 2 buildings and is also anchored to either brick or stone piers/columns that also serve as fence/gate post. I'm just trying to make sure that the architects design these in such a manner that Park and Planning will have no problems in issuing the permits for these as detached units. If you could just e-mail me back your confirmation of my details or your requested revisions to my details I would appreciate it so I can pass the information on to the architects. Thanks

ELM STREET DEVELOPMENT

EXHIBIT 6

May 13, 2005 email from Wynn Withans (Development Review, M-NCPPC) to Michael Ma (Development Review, M-NCPPC) and Les Powell (CPJ) referring to the "structure that makes the SFD [single family detached] [into] attached units in the R-200."

From: Withans, wynn [mailto:Wynn.Withans@mncppc-mc.org]
Sent: Friday, May 13, 2005 12:54 PM
To: Ma, Michael; Les Powell (E-mail)
Subject: Comments on Clarksburg Village

1. Site Plan -

- Show the structure that make the SFD attached units in the R-200.
- Show the typical lot labeling the different lot lines, setback lines, etc.
- How are we indicating conformance to condition 6 - Block Design Standards

2. Landscape Plan - I have marked up sheets at the front desk.

- Sheet 10/24 additional supplemental planting.
- All sheets - legend to show the supplemental planting symbol and when it is to be used.
- Re-design block at Grand Elm Street and Rainbow Arch Drive, etc to reflect built condition - adjust street trees too.

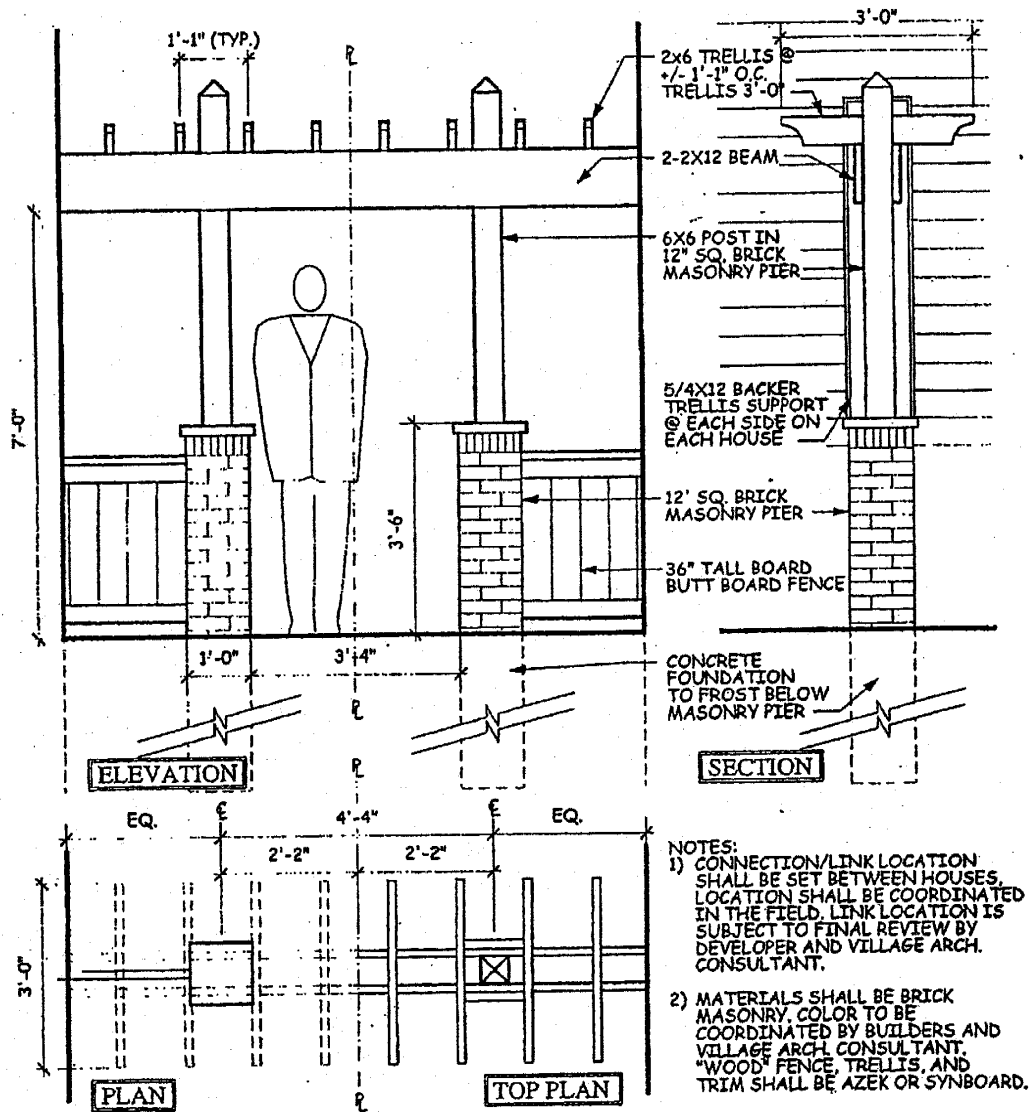
Add plant list for typical sheets 20-24/24

- Sheet 19 of 24 - show Park #13 walks to be multidirectional at circle, not one way access
- Does median planting reflect what can occur here?

ELM STREET DEVELOPMENT

EXHIBIT 7

**Acknowledgement form and conceptual sketch signed by each of the
Craftmark home buyers**



- NOTES:**
- 1) CONNECTION/LINK LOCATION SHALL BE SET BETWEEN HOUSES. LOCATION SHALL BE COORDINATED IN THE FIELD. LINK LOCATION IS SUBJECT TO FINAL REVIEW BY DEVELOPER AND VILLAGE ARCH. CONSULTANT.
 - 2) MATERIALS SHALL BE BRICK MASONRY. COLOR TO BE COORDINATED BY BUILDERS AND VILLAGE ARCH. CONSULTANT. "WOOD" FENCE, TRELLIS, AND TRIM SHALL BE AZEK OR SYNBOARD.

**Clarksburg Village
House Connection Detail**

Bennett Frank McCarthy Architects, Inc.
7003 Carroll Avenue
Takoma Park, Maryland 20912 (301) 270-9480

#0340
1/2"=1'-0"
6/24/00



CLARKSBURG VILLAGE
DISCLOSURE

THIS ADDENDUM was executed simultaneously with and is an integral part of the Sales Agreement dated _____, 200__ between CMH VILLAGE LC a Virginia Limited Liability Company ("Seller") and _____ ("Purchaser") dated _____, 200__ for the Property known as Lot ____, Block ____, within the Clarksburg Village Subdivision (the "Development").

The following disclosure is made to the Purchasers of Lots:

12, 13, 14, 15, 16, 17, 22, 23, 26, 30, 31, 34, 35, & 36 - Block G
9 & 10 - Block H 10 & 13 - Block K 10 & 11 - Block L

In accordance with zoning requirements enforced by the Maryland National Capital Park and Planning Commission (MNCPPC), the homes built on the lots referenced above must have a connection detail to a home on an adjoining lot. The zoning requirements state that these lots are to be considered semi-detached. The connection will most likely be in the form of some type of trellis possibly incorporating masonry piers which will be secured to both homes. A conceptual sketch is attached for your reference. Final construction details are being developed and a copy will be provided to you as soon as they are approved by MNCPPC. These structures do not affect the construction of the homes or their locations on the lots.

Installation of the structures may occur after your settlement on the Property. Purchaser agrees to provide any required access to the Property. Construction, inspection and approval of the structures by Montgomery County will be the responsibility of the Seller. The Seller will also restore any areas of the Property disturbed during the installation.

Maintenance and upkeep of the structures is the shared responsibility of the adjoining Property Owners after Settlement on the Property.

If any easements or maintenance agreements are required by the Developer or the County, Purchaser hereby agrees to cooperate with Seller by executing any required documents.

Purchaser has read and understands the above disclosure.

IN WITNESS WHEREOF, the undersigned have executed and delivered this Addendum as of the date first written above

SELLER:

CMH VILLAGE LC

By:

Name: _____

Title: _____

Date: _____

PURCHASER(S):

Date: _____

ELM STREET DEVELOPMENT

EXHIBIT 8

**February 1, 2006 DPS letter to M-NCPPC about the dwelling unit
single family attached**



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

February 1, 2006

Robert C. Hubbard
Director

Ms. Rose Krasnow, Chief
Development Review Division
Maryland National Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Ms. Krasnow:

Following are the interpretations for the issues you requested:

DEFINITION OF "DWELLING UNIT, ONE-FAMILY ATTACHED

As defined in the ordinance a dwelling unit, one-family attached is "...in a structure consisting entirely of dwelling units..." (emphasis added). The definition further states "...each of which (1) is attached to one or more other dwelling units...". Comparing this to dwelling unit, one-family detached, in which there is language that states "...is separated and detached from any other dwelling unit on all sides..." (emphasis added) it is clear that a one family attached dwelling unit was not meant to have all sides detached from other dwelling units. Therefore it is the interpretation of the Department of Permitting Services that an attached dwelling is one that is attached by common wall or common roof.

However, DPS has been told that the site plan always anticipated the connection of some of the lots at this site. DPS is willing to agree to the construction of the attachments as shown if MNCPPC agrees that this is what was discussed and agreed upon during the development process. However, this would not apply to any future development on any other site plan.

MODERATELY PRICED DWELLING UNITS IN R-200 ZONE

The zoning ordinance provides for development standards for MPDU optional method of development. The development standards in sec. 59-C-1.623 provide for a 25 foot setback from any public street. The footnote provides for a 15 foot setback from a public street for the MPDU lots that are designated as such on the site plan. This section further allows for those designated MPDU lots to be reduced to no less than 3,000 square feet.



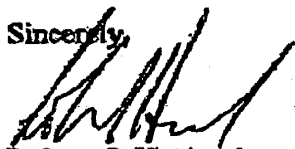
FEB - 6 2006

Ms. Krasnow
February 1, 2006
Page 2

Once the optional method of development with MPDU development is elected all standards in sec.59-C-1.623 apply. That section only allows for a reduction in the setback from a public street in the case of designated MPDU lots.

I hope this information has been helpful to you. Should you have any questions you are welcome to contact me or Susan Scala-Demby at 240-777-6255.

Sincerely,



Robert C. Hubbard
Director

RCH:ssd

Attachment

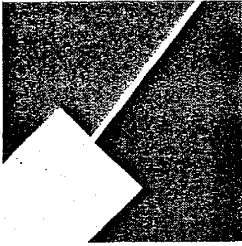
E

Correspondence
Department of Permitting Service

1. January 23, 2006, From Rose Krasnow, Chief, Development Review Division Re: Clarksburg Village Site Plan 8-03002 and Interpretations of the Zoning Ordinance..... 117

2. February 1, 2006, From Robert C. Hubbard, Director, Department of Permitting Service – Interpretations for the issues requested..... 119

116 B



January 23, 2006

Mr. Robert C. Hubbard, Director
Department of Permitting Services
355 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166

Re: Clarksburg Village Site Plan 8-03002 and interpretations of the zoning ordinance

Dear Mr. Hubbard,

This is a request for interpretations of the zoning ordinance by the Department of Permitting Services (DPS) concerning two issues related to Clarksburg Village Site Plan 8-03002.

1. The first issue concerns the definition of "dwelling unit, one-family attached." Enclosed is information concerning the developer's proposal to attach units with a trellis to qualify them as one-family attached dwelling units. Based on the DPS interpretation, would the trellis structure as shown, be sufficient? If it is not, then what would DPS consider minimally sufficient to meet the definition? An attached garage? A utility room? An open porch or breezeway? Or only an enclosed temperature controlled living space?

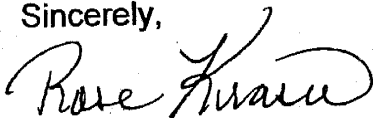
2. The second issue concerns the R-200 zone using the Moderately Priced Dwelling Unit (MPDU) optional method of development and reducing setbacks from public streets for single-family detached dwellings. The zoning ordinance states with respect to the MPDU optional method of development (Sec. 59-C-1.61) "*Where any of the provisions of this section are elected for a development, all of the requirements of this section apply.*" The requirements of the section "(59-C-1.623) state, "*No detached dwelling must be nearer to any public street than 25 feet.* Footnote 7 then allows a reduction to 15 feet only for MPDUs. However, in the R-200 standard method of development, a detached dwelling unit setback from a public street can be reduced to 15 feet under certain specific circumstances described in the ordinance. Based on the DPS interpretation, would this R-200 standard method provision be applicable in the zone when the MPDU option is used? Information is enclosed showing an example.

2

We look forward to receiving your written response to these questions. The staff contact here at M-NCPPC is Margaret Rifkin (301 495 4583), who is reviewing the Clarksburg Village site plans. We would like to provide the developer with an official response on these two issues, coordinated between M-NCPPC and DPS, by **February 2, 2006**.

We continue our commitment to create a seamless working relationship with DPS on behalf of the citizens of Montgomery County to ensure that the implementation of development in the County meets the highest standards. Thank you for working with us to resolve outstanding issues such as these.

Sincerely,



Rose Krasnow
Chief, Development Review Division

Enclosures:

1. Issue 1 - Trellis drawing (section) and example of "trellis" lots (plan)
2. Issue 2 - Example: Lot 15H with 15 foot setback in R-200/MPDU zone



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

February 1, 2006

Robert C. Hubbard
Director

Ms. Rose Krasnow, Chief
Development Review Division
Maryland National Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Ms. Krasnow:

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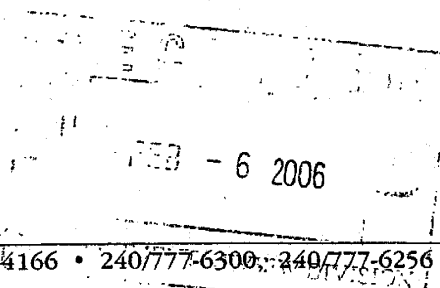
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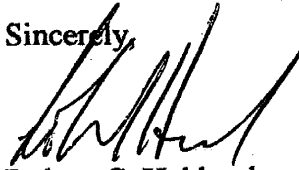
119

Ms. Krasnow
February 1, 2006
Page 2

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I hope this information has been helpful to you. Should you have any questions you are welcome to contact me or Susan Scala-Demby at 240-777-6255.

Sincerely,



Robert C. Hubbard
Director

RCH:ssd

Attachment

F

***Letters from Developer to Homeowners Re:
Notification of M-NCPPC Public Hearing***

1.	Mr. Park & Ms. Ahn.....	123
2.	Ms. Castillo & Mr. Juarez.....	124
3.	Mr. Wilson.....	125
4.	Ms. Gordon.....	126
5.	Mr. Dunworth.....	127
6.	Mr. & Mrs. Ponda.....	128
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8.	Mr. Galdamez.....	130
9.	Mr. & Mrs. McGrath.....	131
10.	Ms. Morejon.....	132
11.	Mr. & Mrs. Lucas.....	133
12.	Mr. & Mrs. Pikovsky.....	134
13.	Mr. & Mrs. Lagdameo.....	135

(121)A



1213



FAX COVER SHEET

TO: Margaret Riffin DATE: _____

WITH: _____

PHONE: _____

FAX: 301-495-1304

FROM: Dave

Elm Street Development

RE: _____

CC: _____

NUMBER OF PAGES INCLUDING COVER SHEET: 14

MESSAGE: Notification Letters



April 18, 2006

Mr. Seung Park & Ms. Soo Jin Ahn
12649 Granite Rock Road
Clarksburg, MD 20871

Dear Mr. Park & Ms. Ahn:

On the evening of April 27, 2006, the Maryland National Capital Park and Planning Commission will hold a public hearing to discuss building violations at Clarksburg Village. Your home is one of those identified by MNCP&P staff as having a possible violation of your side yard set back to a public street. We strongly disagree.

Your attendance at this hearing is recommended by us. The meeting will be held in the auditorium of MNCP&P at 8787 Georgia Avenue, Silver Spring, Maryland. The Planning Board plans to hear testimony that evening and reach no decisions. We expect to hear their violation decision at a hearing currently scheduled for May 25, 2006.

If you have any questions, please call me at 703/734-9730. Attached is some background information on this issue.

Sincerely,

David D. Flanagan
President

□ Annapolis
175 Admiral Cochrane Drive, Suite 204
Annapolis, Maryland 21401
Phone: (410) 266-9700
Fax: (410) 266-9155

□ Main Office
6820 Elm Street, Suite 200
McLean, Virginia 22101
Phone: (703) 734-9730

□ Ellicott City
5094 Dorsey Hall Drive, Suite 104
Ellicott City, Maryland 21042
Phone: (410) 720-3021

123



April 18, 2006

Ms. Marie J. Castillo
Mr. Eddie Juarez
12800 Grand Elm Street
Clarksburg, MD 20871

Dear Ms. Castillo and Mr. Juarez:

On the evening of April 27, 2006, the Maryland National Capital Park and Planning Commission will hold a public hearing to discuss building violations at Clarksburg Village. Your home is one of those identified by MNCP&P staff as having a possible violation of your side yard set back to a public street. We strongly disagree.

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David D. Flanagan
President

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Fax: (410) 266-9165

□ **Main Office**

6820 Elm Street, Suite 200
McLean, Virginia 22101
Phone: (703) 734-9730
Fax: (703) 734-0322

□ **Ellicott City**

5094 Dorsey Hall Drive, Suite 104
Ellicott City, Maryland 21042
Phone: (410) 720-3021



April 18, 2006

Mr. Joseph P. Wilson
23316 Bent Arrow Drive
Clarksburg, MD 20871

Dear Mr. Wilson:

On the evening of April 27, 2006, the Maryland National Capital Park and Planning Commission will hold a public hearing to discuss building violations at Clarksburg Village. Your home is one of those identified by MNCP&P staff as having a possible violation of your side yard set back to a public street. We strongly disagree.

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6820 Elm Street, Suite 200
McLean, Virginia 22101
Phone: (703) 734-9730
Fax: (703) 734-9322

□ *Ellicott City*
5094 Dorscy Hall Drive, Suite 104
Ellicott City, Maryland 21042
Phone: (410) 720-3021
Fax: (410) 720-3025

125



April 18, 2006

Ms. Joanna Gordon
23323 Bent Arrow Drive
Clarksburg, MD 20871

Dear Ms. Gordon:

On the evening of April 27, 2006, the Maryland National Capital Park and Planning Commission will hold a public hearing to discuss building violations at Clarksburg Village. Your home is one of those identified by MNCP&P staff as having a possible violation of your side yard set back to a public street. We strongly disagree.

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McLean, Virginia 22101
Phone: (703) 734-9730

□ *Ellicott City*
5094 Dorsey Hall Drive, Suite 104
Ellicott City, Maryland 21042
Phone: (410) 720-3021



April 18, 2006

Mr. Joseph D. Dunworth
23342 Robin Song Drive
Clarksburg, MD 20871

Dear Mr. Dunworth:

On the evening of April 27, 2006, the Maryland National Capital Park and Planning Commission will hold a public hearing to discuss building violations at Clarksburg Village. Your home is one of those identified by MNCP&P staff as having a possible violation of your side yard set back to a public street. We strongly disagree.

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David D. Flanagan
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Phone: (703) 734-9730

□ *Ellicott City*
5094 Dorsey Hall Drive, Suite 104
Ellicott City, Maryland 21042
Phone: (410) 720-3021

127



April 18, 2006

Shonak & Nehal Ponda
12639 Granite Rock Road
Clarksburg, MD 20871

Dear Mr. & Mrs. Ponda:

On the evening of April 27, 2006, the Maryland National Capital Park and Planning Commission will hold a public hearing to discuss building violations at Clarksburg Village. Your home is one of those identified by MNCP&P staff as having a possible violation since the necessary connection to the adjacent home has not been constructed to date.

Your attendance at this hearing is recommended by us. The meeting will be held in the auditorium of MNCP&P at 8787 Georgia Avenue, Silver Spring, Maryland. The Planning Board plans to hear testimony that evening and reach no decisions. We expect to hear their violation decision at a hearing currently scheduled for May 25, 2006.

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David D. Flanagan
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Fax: (410) 266-9165

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Ellicott City

5094 Dorsey Hall Drive, Suite 104
Ellicott City, Maryland 21042
Phone: (410) 720-3021
Fax: (410) 720-3025

128



April 18, 2006

Supoj Srikittipraphat
23310 Robin Song Drive
Clarksburg, MD 20871

Dear Supoj:

On the evening of April 27, 2006, the Maryland National Capital Park and Planning Commission will hold a public hearing to discuss building violations at Clarksburg Village. Your home is one of those identified by MNCP&P staff as having a possible violation since the necessary connection to the adjacent home has not been constructed to date.

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Fax: (703) 734-0200

□ **Ellicott City**

5094 Dorsey Hall Drive, Suite 104
Ellicott City, Maryland 21042
Phone: (410) 720-3021
Fax: (410) 720-3022

129



April 18, 2006

Mr. Kundi Galdamez
Mrs. Estela Galdamez
23314 Robin Song Drive
Clarksburg, MD 20871

Dear Mr. & Mrs. Galdamez:

On the evening of April 27, 2006, the Maryland National Capital Park and Planning Commission will hold a public hearing to discuss building violations at Clarksburg Village. Your home is one of those identified by MNCP&P staff as having a possible violation since the necessary connection to the adjacent home has not been constructed to date.

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Fax: (410) 266-0165

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Fax: (703) 734-9730

□ *Ellicott City*
5094 Dorsey Hall Drive, Suite 104
Ellicott City, Maryland 21042
Phone: (410) 720-3021

130



April 18, 2006

Mr. Timothy McGrath
Mrs. Kristin McGrath
12636 Granite Rock Road
Clarksburg, MD 20871

Dear Mr. & Mrs. McGrath:

On the evening of April 27, 2006, the Maryland National Capital Park and Planning Commission will hold a public hearing to discuss building violations at Clarksburg Village. Your home is one of those identified by MNCP&P staff as having a possible violation since the necessary connection to the adjacent home has not been constructed to date.

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Fax: (703) 734-9730

□ *Ellicott City*
5094 Dorsey Hall Drive, Suite 104
Ellicott City, Maryland 21042
Phone: (410) 720-3021

131



April 18, 2006

Ms. Magdalena Morejon
12628 Granite Rock Road
Clarksburg, MD 20871

Dear Ms. Morejon:

On the evening of April 27, 2006, the Maryland National Capital Park and Planning Commission will hold a public hearing to discuss building violations at Clarksburg Village. Your home is one of those identified by MNCP&P staff as having a possible violation since the necessary connection to the adjacent home has not been constructed to date.

Your attendance at this hearing is recommended by us. The meeting will be held in the auditorium of MNCP&P at 8787 Georgia Avenue, Silver Spring, Maryland. The Planning Board plans to hear testimony that evening and reach no decisions. We expect to hear their violation decision at a hearing currently scheduled for May 25, 2006.

If you have any questions, please call me at 703/734-9730. Attached is some background information on this issue.

Sincerely,

David D. Flanagan
President

□ *Annapolis*

15 Admiral Cochrane Drive, Suite 204
Annapolis, Maryland 21401
Phone: (410) 266-9700
Fax: (410) 266-0165

□ *Main Office*

6820 Elm Street, Suite 200
McLean, Virginia 22101
Phone: (703) 734-9730
Fax: (703) 734-0330

□ *Ellicott City*

5094 Dorsey Hall Drive, Suite 104
Ellicott City, Maryland 21042
Phone: (410) 720-3021

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April 18, 2006

Mr. Japheth Lucas
Mrs. Katrina Lucas
12627 Granite Rock Road
Clarksburg, MD 20871

Dear Mr. & Mrs. Lucas:

On the evening of April 27, 2006, the Maryland National Capital Park and Planning Commission will hold a public hearing to discuss building violations at Clarksburg Village. Your home is one of those identified by MNCP&P staff as having a possible violation since the necessary connection to the adjacent home has not been constructed to date.

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Sincerely,

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□ Main Office
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McLean, Virginia 22101
Phone: (703) 734-9730

□ Ellicott City
5094 Dorsey Hall Drive, Suite 104
Ellicott City, Maryland 21042
Phone: (410) 720-3071

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April 18, 2006

Mr. David Pikovsky
Mrs. Lynn Pikovsky
23307 Bent Arrow Drive
Clarksburg, MD 20871

Dear Mr. & Mrs. Pikovsky:

On the evening of April 27, 2006, the Maryland National Capital Park and Planning Commission will hold a public hearing to discuss building violations at Clarksburg Village. Your home is one of those identified by MNCP&P staff as having a possible violation since the necessary connection to the adjacent home has not been constructed to date.

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Sincerely,

David D. Flanagan
President

□ *Annapolis*

175 Admiral Cochrane Drive, Suite 204
Annapolis, Maryland 21401
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Fax: (410) 266-9155

□ *Main Office*

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□ *Ellicott City*

5094 Dorsey Hall Drive, Suite 104
Ellicott City, Maryland 21042
Phone: (410) 720-3021
Fax: (410) 720-3021

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April 18, 2006

Mr. Mario Lagdameo
Mrs. Marina Lagdameo
8582 Brickyard Road
Potomac, MD 20854

Dear Mr. & Mrs. Lagdameo:

On the evening of April 27, 2006, the Maryland National Capital Park and Planning Commission will hold a public hearing to discuss building violations at Clarksburg Village. Your home is one of those identified by MNCP&P staff as having a possible violation since the necessary connection to the adjacent home has not been constructed to date.

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Sincerely,

David D. Flanagan
President

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Attachment

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*Photographs by Elm Street Development of
Clarksburg Village Spring 2006*

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A New Town with a Rich History

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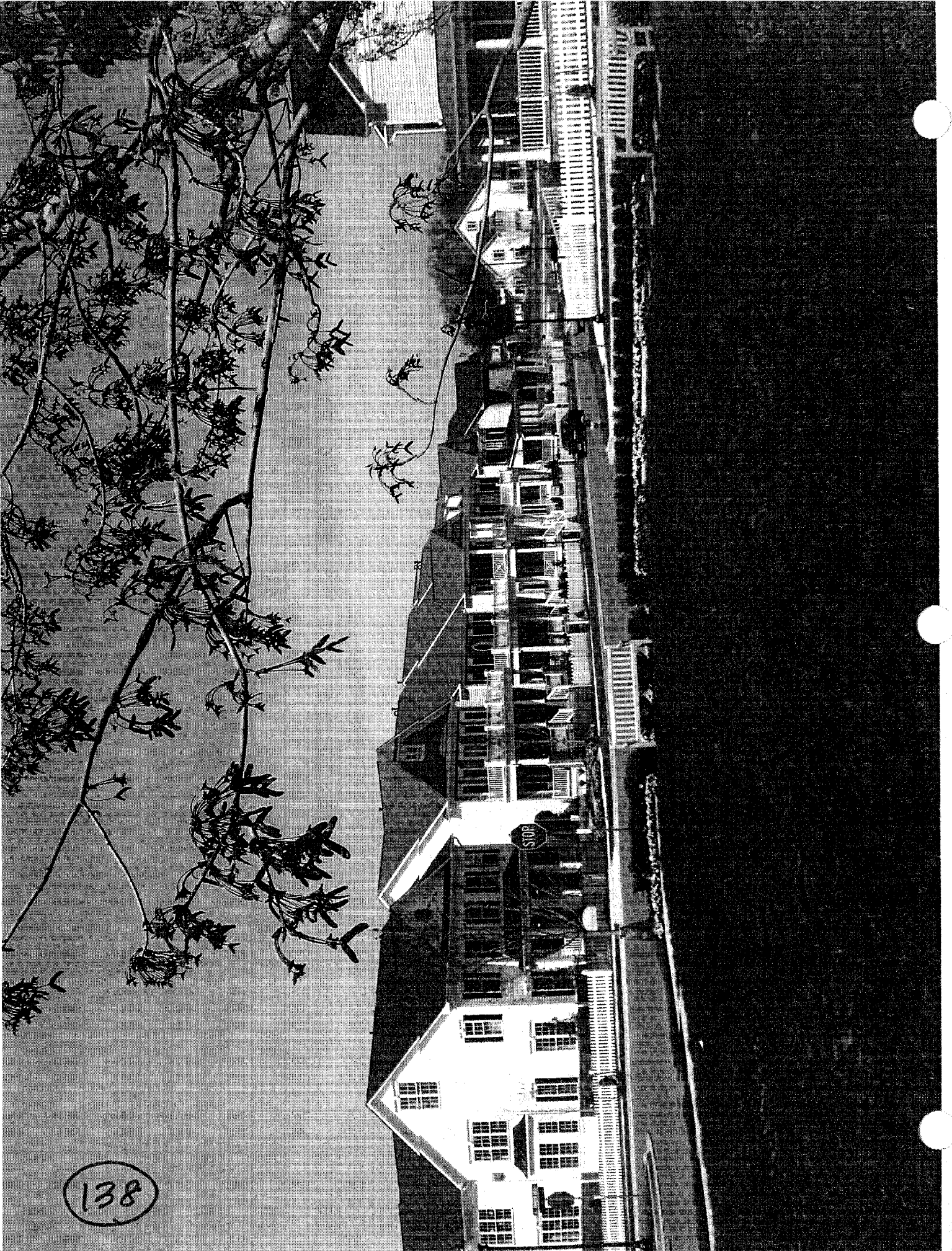
Michael Harris Homes

Ryan Homes

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www.clarksburgvillage.com





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