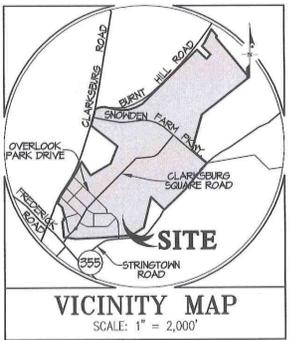


CLARKSBURG TOWN CENTER

PROJECT PLAN AMENDMENT No. 91994004D



Density & Land Use Analysis

RMX-2 ZONE: 204.00 Acres - Commercial Area: 26.24 Acres, Residential Area: 178.63 Acres

	Required/ Allowed per Master Plan	Previously Approved with Site Plan 82007022C	Proposed for Approval with 91994004D and 82007022D
Maximum Residential Density	1,428 Dwelling Units (7 DU/Acre)	1,206 Dwelling Units (6.86 DU/Ac. X 175.73 Ac.)	1,120 Dwelling Units (6.27 DU/Ac. X 178.63 Ac.)
Residential Land Use:			
Single-Family Detached:	10%-20%	214 DU. (18%)	214 DU. (19.6%)
Single-Family Attached:	30%-50%	700 DU (58%) (Live-Work Included)	665 DU. (59.3%) (No Live-Work)
Multi-Family:	25%-45%	287 DU. (24%)	236 DU. (21.8%)
Maximum Commercial Density	300,00 SF. Total (0.5 FAR - Zoning Code)	194,120 SF. (0.16 FAR) (28.21 Ac. Commercial Area)	206,185 SF. (0.18 FAR) (26.24 Ac. Mixed Use/Retail Core)
Commercial Land Use:			
Retail:	±150,000	194,120 SF.	129,545 SF.
Office:	70,000-105,000 SF.	0 SF.	76,640 SF.
Other Land Use:			
Civic:	Undetermined	Library - 0.84 Ac. (Including Parking)	Regional Center/Library/ - 110 Ac. Office (Includes Parking)
Public Park:	N/A	Piedmont Woods Park & Greenway/King's Pond Local park - 80.14 Ac.	Piedmont Woods Park & Greenway/King's Pond Local Park - 83.02 Ac.
School (MCPFS):	N/A	1.92 Ac.	1.92 Ac.
School (M-NCPPC):	N/A	7.24 Ac.	7.24 Ac.

Final land uses, densities, and FAR shall be established at time of Site Plan, and may vary from quantities shown.

MPDUs (Moderately Priced Dwelling Units)

	Required/ Allowed per Master Plan	Previously Approved with Site Plan 82007022C	Proposed for Approval with 91994004D and 82007022D
Residential Density - MPDUs	Min. 12.5% of total unit count	Min. 12.5% of total (140 MPDUs)	Min. 12.5% of total (140 MPDUs)

Note: The location of Moderately Priced Dwelling Units (MPDUs) will be limited to land area designated as Single Family, Multi-Family or Mixed Use areas. Final location of MPDUs will be determined at Site Plan.

Green Area Analysis (59-C-10.3.3)

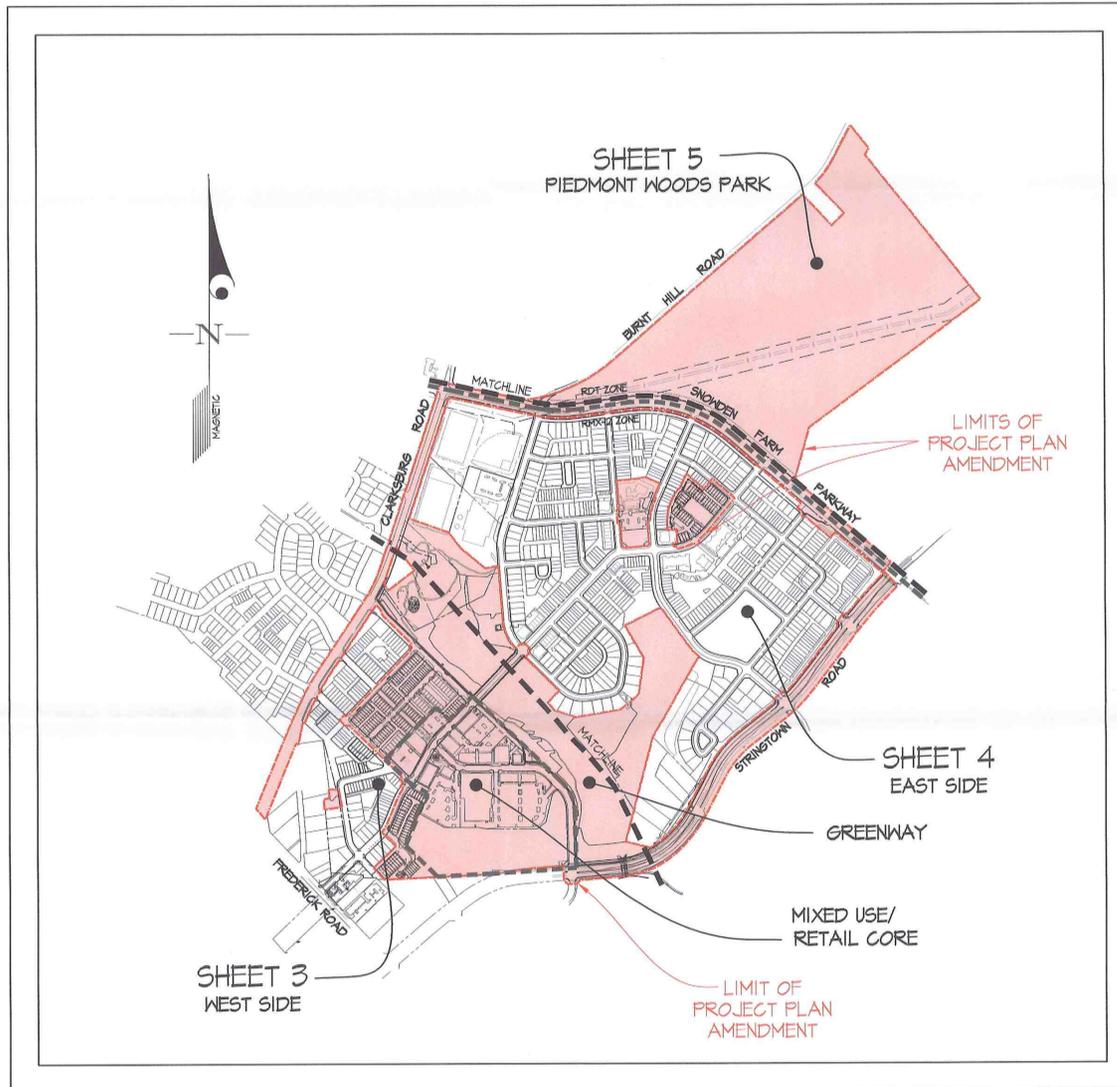
	Site within the RMX-2 Zone = Residential portion of the site = Commercial portion of the site =	204.42 Acres 178.63 Acres 26.24 Acres	Previously Approved with Site Plan 82007022C	Proposed for Approval with 91994004D and 82007022D
Residential portion of the site: Minimum Green Area (178.63 Ac. Resd. Area)	50%	91.44 Ac. (52.1%)	93.22 Ac. (53.2%) (175.73 Ac. Resd. Area)	
Commercial portion of the site	15%	13.34 Ac. (47.2%) (28.21 Ac. Com. Area)	12.61 Ac. (47.9%) (26.24 Ac. Com. Area)	

NOTE: Piedmont Woods Park is in the RDT zone and is not part of these calculations. Final green space quantities shall be determined at site plan, and may vary from quantities shown.

Initial Parking Analysis

	Zoning Ordinance Permitted/ Allowed	Previously Approved with Site Plan 82007022C	Proposed for Approval with 91994004D and 82007022D
West Side			
Single-Family Detached:	2 Spaces / DU.	2 Spaces / DU.	2 Spaces / DU.
Single-Family Attached:	2 Spaces / DU.	2 Spaces / DU.	2 Spaces / DU.
Multi-Family:	15 Spaces / DU.	15 Spaces / DU.	2 Spaces / DU.
Live-Work:	2 Spaces / DU.	2 Spaces / DU.	N/A
Live-Work Retail:	5 Spaces / 1,000 GLA (5 Sp/1000 X 100%)	5 Spaces / 1,000 GLA (5 Sp/1000 X 100%)	N/A
Retail:	Minimum 3.5 / Maximum 6 per 1,000 SF GFA	5 Spaces / 1,000 GLA (5 Sp/1000 X 100%)	5 spaces / 1,000 GLA*
Restaurant:	Minimum 4 / Maximum 12 per 1,000 SF GFA	N/A	4 Spaces / 1,000 GFA*
Office - General:	Minimum 2 / Maximum 3 per 1,000 SF GFA	N/A	3 spaces / 1,000 GFA*
Office - Medical:	Minimum 1 / Maximum 4 per 1,000 SF GFA	N/A	2 spaces / 1,000 GFA*
Civic - Cultural:	Minimum 0.5 / Maximum 2 per 1,000 SF GFA	N/A	2 spaces / 1,000 GFA*

* Parking calculated pursuant to Section 7.1.B.3.b of the Zoning Ordinance in effect after October 30, 2014, which allows grandfathered plans to reduce parking requirements of a previously approved plan in a manner that satisfies the parking requirements of the current Zoning Ordinance.



KEY MAP
 SCALE: 1" = 500'

Minimum Building Setbacks (Adjacent Properties and Streets)

(per Section 59-C-10.3.B of the Zoning Ordinance)

	REQUIRED*		PROPOSED***	
	Commercial Buildings	Residential Buildings	Commercial Buildings	Residential Buildings
(a) From one-family residential zoning	100'	100'	100'	100'
(b) From residential zoning other than one-family	50'	30'	50'	15'
(c) From any street**	25'	30'	0'	0'
(d) From abutting commercial or industrial zoning	25'	30'	25'	15'

* The Planning Board may reduce the minimum setbacks shown in (a) through (d) above, no greater than 50%, upon a finding that trees or other features on the site permit a lesser setback without adversely affecting development on an abutting property.
 ** No minimum setback is required if in accordance with the Master Plan.
 *** This Project Plan reduces the minimum setbacks for commercial and residential buildings by up to 50% per Section 59-C-10.3.B and establishes that no minimum setback from any street right-of-way is required, all other development standards and building setbacks shall be established at time of final site plan.

SHEET SCHEDULE

SHEET No.	TITLE
1	COVER SHEET
2	APPROVAL SHEET
3	WEST SIDE & GREENWAY
4	EAST SIDE & GREENWAY
5	PIEDMONT WOODS PARK

Site Data

Gross Site Acreage	270.42 Acres
Original Tract Area:	270.00 Acres
Land Acquired from Parks Department:	0.42 Acres
Existing Zoning:	204.42 Acres
Area in RMX-2 =	66.00 Acres
Area in RDT =	138.42 Acres
Total Area =	270.42 Acres
Land to be dedicated for public use:	110 Acres
Land for Civic Building	1.92 Acres
School Land to Montgomery County Public Schools	7.24 Acres
School Land to M-NCPPC	83.26 Acres
Park Land to M-NCPPC	31.11 Acres
ROW for Public Streets	1.42 Acres
Total Area =	144.95 Acres

General Notes

- Title Information:
 Parcel 940
 L. 8825 / F. 734, L. 8825 / F. 741,
 L. 8825 / F. 748, L. 8825 / F. 755
 Parcel 600
 L. 6716 / F. 836
 Parcel 200
 L. 6716 / F. 836
- The site will be served by existing public water and sewer mains located within the vicinity of the property.
- The entire portion of the site within the RMX-2 zone is located in the Little Seneca Creek watershed and a portion of the site within the RDT zone is in the Little Bennett Creek watershed.
- This Project Plan Amendment 91994004D is being submitted under the Optional Method of Development as outlined in the RMX-2 zone. The Project Plan Amendment includes accompanying text.
- Refer to the Natural Resources Inventory Map & Forest Stand Delineation (No. 4-94162 approved 4/28/1994) for additional information.
- The boundary shown herein is based on GFI provided CADD, recorded Plats of Subdivision, and computation sheets by other surveyors. The topographic information was prepared by Lokderman Associates, Inc. from survey information by KMMH Corporation dated April 1985, Fowler Associates, Inc. dated April 1984, and topographic data from Air Survey Corporation.
- Previously approved waivers per MCFB Resolution No. 08-163:
 • Section 50-26(c)(2): Roads & Streets Design Standards- Permits certain road intersections to be less than 600 feet.
 • Section 50-26(c)(3): Roads & Streets Design Standards- Permits less than the 25' corner truncations at certain intersections.
 • Section 50-26(d): Roads & Streets Design Standards- Permits streets with less than the minimum permitted centerline radii.
 • Section 50-26(e)(2): Roads & Streets Design Standards- Permits certain road intersections to be less than 600 feet.
 • Section 50-24(a)(2): Lot Design- Permits Lots without frontage on a public street.
 • Section 50-38: Waivers From This Chapter- Authorizes the planning board to grant waivers of any part of the Subdivision Regulations based upon a finding that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements.

Previous Preliminary Plan Approvals

June 1995	Montgomery County Planning Board issued an Opinion for Project plan 9-44004 for Clarksburg Town Center that approved the Project Plan, subject to 14 conditions.
January 1997	Montgomery County Planning Board approved Project Plan Extension (9-44004A) to extend the validity of Project plan 9-44004 by six months.
July 16, 2009	Montgomery County Planning Board issued an opinion on Project plan 91994004B Clarksburg Town Center that approved the Project Plan, subject to 9 conditions.
June 15, 2010	Montgomery County Planning Board approved Project plan 91994004C to be consistent with site plan amendment and reconfirm previously approved reduction in setbacks.

Site Development Standards

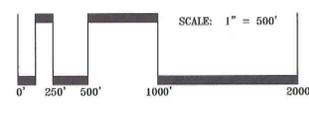
RMX-2 Zone: The proposed site development standards for this project, developed under the optional method, shall be in accordance with the provisions of section 59-C-10.3 and where specified in accordance with the applicable Master Plan. The final development standards shall be established at the time of site plan.

PROFESSIONAL ENGINEER'S CERTIFICATION
 THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE PROJECT PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE AND THE PLANNING BOARD PROJECT PLAN RESOLUTION. IN ADDITION, THE PROJECT PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. HEREBY CERTIFY THAT THESE DOCUMENTS 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. 24914, EXPIRATION DATE: JAN 20, 2015
 Date: 12-15-2015
 Tim M. Longobelli, P.E.

OWNER/DEVELOPER'S CERTIFICATION
 THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS PROJECT PLAN NO. 91994004D.
 BY: Kathryn L. Kubit DATE: 12-18-15
 Kathryn L. Kubit
 Third Try, L.C.

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3509 NATIONAL BLVD - SUITE 250 - BERTHLEMSVILLE OFFICE PARK
 BERTHLEMSVILLE, MARYLAND 20855
 TEL: 301-421-4024 (BTL); 410-890-1820 (O'VA); 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
10/30/2015	REVISED PER PLANNING BOARD RESOLUTION	JGJ	KAF
2/10/2015	REVISED PER MNCPPC COMMENTS	JGJ	KAF



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

SCALE: 1" = 500'
 ZONING: RMX-2
 DATE: JUNE, 2014
 TAX MAP - GRD
 EW - 42

PROJECT PLAN AMENDMENT - COVER SHEET
CLARKSBURG TOWN CENTER
 G. L. W. FILE NO. 11104
 SHEET 01 OF 5
 RECEIVED MARCH 10 2015
 MONTGOMERY COUNTY
 PLANNING DEPARTMENT
 CLARKSBURG ELECTION DISTRICT No. 2
 MONTGOMERY COUNTY, MARYLAND

6. Public facilities and amenities

(a) The Applicant must provide at a minimum the following public facilities and amenities:

Location	Public facilities and amenities
West Side	(1) lot for Town Green including: - Amphitheater & stage - Open play area II - Plaza with splash fountain - 1.1-acre parcel - Pencil-shed - Bike system - Pedestrian system
East Side	(1) Open play area I (1) Open play area II (1) Amphitheater (1) Indoor community room (1) Bike system (1) Pedestrian system
Piedmont Woods Local Park	(1) multi-age playground (1) basketball (2) tennis courts (1) dog park (1) splash fountain (1) bike system (1) Pedestrian system Nature area
Greenway	(1) multi-age playground (1) Fishing Pier (1) bike system (1) Pedestrian system Nature area
Kings Pond Local Park	(1) multi-age playground (1) Fishing Pier (1) bike system (1) Pedestrian system Nature area

(b) The final design and details of the public facilities and amenities will be determined during site plan approval. The Planning Board may approve other facilities that are equal to or better than those at the time of site plan approval.

7. Maintenance and Management Organization

The Applicant shall form a retail maintenance organization, separate from the residential Homeowners' Association to provide for maintenance and operations of the retail core area, non-standard elements in the street right-of-way and on the private streets and amenities.

BE IT FURTHER RESOLVED that all elements of the plans for Project Plan No. 01994044D, Clarksburg Town Center, shown at the end of Review Cycle No. 2, as submitted via ePlans to the MNCPPC, are approved except as modified by the above conditions of approval, and

BE IT FURTHER RESOLVED that, having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and having considered the entire record, all applicable elements of Section 59-D-2.42, and the relevant provisions of Section 59-D-2.43, the Planning Board FINDS, with the conditions of approval, that:

(a) The development complies with all of the intent and requirements of the RMX-2 and RD7 zones.

The Subject Property is split zoned RMX-2 and RD7 per the Zoning Map in effect on October 29, 2014. Section 59-C-10.1 of the Zoning Ordinance establishes the RMX-2 Zone, which is identified as Residential/Mixed Use Development, Specialty Center. Division 59-C-10 does not include purpose and intent sections for the RMX-2 Zone (Residential/Mixed Use Zones), and the term "specialty center" is not defined in the Zoning Ordinance.

Therefore, the Planning Board relied on the term "Residential/Mixed Use Development" to find that the Application meets the general intent of the zone. Section 59-C-10.3.1 adds further guidance with the intent:

"This optional method of development accommodates mixed use development composed of planned retail centers and residential uses, at appropriate locations in the County. This method of development is a means to encourage development in accordance with the recommendations and guidelines of approved and adopted master plans," and

"Approval of this optional method of development is dependent upon the provision of certain public facilities and amenities by the developer. The requirement for public facilities and amenities is essential to support the mixture of uses at the increased densities of development allowed in this zone"

Thus, for optional method projects, the RMX-2 zone emphasizes the importance of: 1) providing a mix of uses; 2) complying with applicable master plan recommendations; 3) providing public facilities and amenities sufficient to accommodate the mix of uses and added densities; and 4) complying with applicable development standards. The Amendment complies with these requirements.

The Amendment continues to use the optional method of development and is in accordance with the Master Plan. It provides a mixed use development with a total of 1,129 dwelling units (including 12.5% MPDUs) and a total of 206,185 SF of commercial uses including both office and retail space, on the 270,102-acre site. The development complies with the intent and recommendations of the Master Plan by providing a pedestrian-friendly and walkable Town Center through increased mixed-use density, trail connections to the larger Greenway network, reduced parking, street parking, and a variety of open spaces.

Public facilities and amenities which support the increased density achieved through the optional method are provided throughout the community. The largest and most significant are the Greenway, Kings Pond Local Park, and the 66-acre Piedmont Woods Local Park improved with a number of recreational facilities. In the Commercial Core, there is a planned dedication of a 1.10-acre site to Montgomery County for a future Civic Building (which, if not accepted by the County must still be used to provide civic uses to the community) and associated parking area. In addition, a Town Green with an amphitheater and a plaza with a splash fountain are also provided. In the residential area, east of the Greenway, the Amendment will improve the Residents' Club with a new community building and an area of outdoor parking.

The Subject Property is zoned RMX-2 and RD7, which are governed by the development standards in Sections 59-C-10.3 and 59-D-9 of the Zoning Ordinance, respectively. The Applicant meets the applicable requirements of the RMX-2 zone, under the optional method of development, as demonstrated in the Project Data Table below. The Amendment also complies with the development standards of the RD7 Zone, separate and aside from the provisions for the optional method of development. The RD7 Zone encompasses Piedmont Woods Park on the northeast side of Snowden Farm Parkway.

The Amendment meets the density requirements of each applicable zone and recommendations in the Master Plan. The residential density of 6.27 du/acre is below the maximum density of 7 du/acre recommended by the Master Plan (p.65). The commercial density at 0.18 FAR is well below the maximum 0.5 FAR allowed and the gross leasable floor area is well below the maximum 600,000 SF allowed by the RMX-2 Zone.

The Planning Board receives its prior approval of the reduction of the minimum setback requirements of Section 59-C-7.15(b) of the Zoning Ordinance to allow two townhouse units to be located less than 30 feet away from an existing commercial or industrial zoning, such as the CRT Zone in the Clarksburg Historic District. The Zoning Ordinance allows the Planning Board to reduce this setback by no more than 50%, upon a finding that trees or other features on the site permit a lesser setback without adversely affecting development on an abutting property. The 50% setback reduction will not adversely affect the adjacent property or the new residential units. The orientation of the units and the landscaping provided improve compatibility between the two zones. In addition, uses in the CRT Zone are oriented towards MD 365 and away from the new residential units. A reduction of the minimum setback requirements has been applied in other portions of the development that have been built. Therefore, the setback reduction is consistent with prior Planning Board determinations.

The Amendment meets parking requirements pursuant to Section 7.7.1.B.3.b of the Zoning Ordinance in effect after October 30, 2014, which allows grandfathered plans to reduce the parking requirements of a previously approved plan in a manner that satisfies the parking requirements of the current Zoning Ordinance. The parking waiver requested by the Applicant for the commercial core is not necessary given the provisions above, which decreased the parking requirements from 870 to 590 spaces for the commercial core. The residential parking requirements are met through private garage spaces, on-street and surface parking facilities.

The data table below lists the required development standards approved by the Planning Board and binding on the Applicant. The Planning Board finds, based on the aforementioned data table, and other evidence and testimony of record, that the Applicant meets all of the applicable requirements of the optional method of development in the RMX-2 zone and RD7 zone.

DATA TABLE

Development Standard	Zoning Ordinance Permitted/Required	Previously Approved With Project Plan 01994044D	Approval & Binding on Applicant
Site Area (acres)	n/a	270.102	
Gross Total Area (GTA)	n/a	270.92	
One-family attached	45 feet		
Multi-family (2 over 2s)	45 feet		
Retail/Commercial	45 feet		
Office	70 feet		
Office/Industrial	60 feet		
Community	70 feet		
Civic Building	60 feet		
HGA Community Building	40 feet		

Area in RMX-2 Residential Commercial	204.0	204.52
Area in RD7 Commercial <td>69.9</td> <td>178.63</td>	69.9	178.63
Land to be Dedicated for public use <td>132.92</td> <td>136.45</td>	132.92	136.45
Land for Civic Building	0.89	1.10
School Land to MCPS	1.92	1.92
Park Land to MNCPPC	72.23	72.24
ROW for Public Streets	42.73	43.14
Net Area Available	137.08	140.47
Density & Land Use	n/a	n/a
Max. Commercial (FAR)	0.16	0.18
(59-C-10.3.4)	300,000 SF	(194,720 SF)
Max. gross leasable (non-residential) floor area (SF) [59-C-10.3.5]	600,000	194,720
Commercial Land Use (SF)	n/a	129,545
Retail	150,000	76,640
Office	n/a	1,129
Residential (U.S. [59-C-10.3.6])	190 min.	1,203
(2-3 acre sites area)	n/a	6.86
Max. Residential Density (du/acre) [59-C-10.3.7]	7.4 du/acre ⁴ (1,438 d.u.)	6.3
Unit Mix		
One-family detached	10-20%	219 (10.6%)
One-family attached	30-50%	700 (58%)
Multi-family	25-45%	267 (24%)
MPDUs (Chapter 25A)	12.5%	12.5% (140 MPDUs)
Min. Building Setbacks (ft) [59-C-10.3.1]		
From one-family residential zoning		

¹ Calculated by dividing total gross floor area by 28.29 acres, which is the area covered by commercial uses in the RMX-2 Zone.
² Max residential density established by the 1994 Clarksburg Master Plan, p.43.
³ Calculated by dividing the total number of units by 178.63 acres, which is the area covered by residential uses in the RMX-2 Zone.
⁴ Mix of units allocated by the 1994 Clarksburg Master Plan, p.44.

Residential buildings	100	50	50
Commercial buildings <th>100</th> <th>50</th> <th>50</th>	100	50	50
From residential zoning other than one-family	30	15	15
Residential buildings	50	25	25
Commercial buildings	0	0	0
From abutting commercial or industrial zoning (CRN Zone) ³	30	15	15
Residential buildings	25	12.5	12.5
Commercial buildings	0	0	0
Max. Building Height (ft)	To be determined at Site Plan		
One-family attached	40		
Lots 1-88, Block BB	45		
Lots 81-88, Block BC	45		
Lots 33-38, Block CG	40		
Lots 39-77, Block GG	40		
Lots 25-30, Block HH	55		
Multi-family	55		
Accessory structures	25		
Commercial	To be determined at Site Plan		
Building 1	60		
Building 2	35		
Building 3	35		
Building 4	70		
Building 5	35		
Building 6	35		
Building 7	35		
Building 8	40		
Building 9	35		
Building 10	35		
Building 11	70		
Building 12	70		
Building 13	55		
Building 14	30		
Building 15	40		

¹ The Planning Board may reduce the minimum setbacks, no greater than 50%, upon a finding that trees or other features on the site permit a lesser setback without adversely affecting development on an abutting property.

Min. Green Area or outside amenity area (59-C-10.3.3)	50%	52.1%	52.1%
Residential (174.63 acres)	50%	52.1%	51.6% (91.53 ac)
Commercial (28.29 acres)	15%	47.2%	51.6% (13.81 ac)
Vehicle Parking Spaces (Section 7.7.1.B.3.6) ¹			
One-family attached (88 units)	72 (2 spaces/unit)		72
Visitor spaces (Block H)	n/a		13
Residents Club	n/a		54
Subtotal	72	n/a	139
West Side Residential	206 (2 spaces/unit)		206
One-family attached (133 units)	206 (2 spaces/unit)		116
Multi-family 2-over 2 (58 units)	116 (2 spaces/unit)		10
Block GG	n/a		30
On-street private	n/a		22
On-street public	382	n/a	494
Subtotal			
West Side Mixed-Use			
Commercial	Min 300/ Max 669		
Retail (111,545 SF G.A.)	Min 80/ Max 264		
Restaurant (22,000 SF)	Min 50/ Max 94		
Office - General (51,305 SF)	Min 45/ Max 181		
Office - Medical (45,280 SF)	Min 5.5/ Max 2		
Civic (20,000 SF)	Min 200/ Max 1,248		
Subtotal	n/a		886
Total spaces	n/a		1,519
Bicycle Parking (number of racks)			54
Kings Pond Park	5		8
Piedmont Woods Park	4		4
Residents Club	9		9
Regional Center/Library	54		54
Other	18		18
Motorcycle Parking	18		20
Number of spaces	18		20

¹ Green Area is calculated based on 204.92 acres in the RMX-2 Zone. Piedmont Woods Park is in the RD7 Zone and not part of the calculation for Green Area.
² Parking calculated pursuant to Section 7.7.1.B.3.b of the Zoning Ordinance in effect after October 30, 2014, which allows grandfathered plans to reduce the parking requirements of a previously approved plan in a manner that satisfies the parking requirements of the current Zoning Ordinance.

(b) The development conforms to the Clarksburg Master Plan.

The Amendment is consistent with the Master Plan. The Amendment provides a mixed-use community with office, retail, restaurant, and civic uses in addition to a variety of housing types including one-family detached, one-family attached, and multi-family units, which create a lively and diverse place. The clustering of non-residential uses on the West Side combined with significant open spaces, such as the Town Green, the plaza with splash fountain and the Greenway beyond, create a strong central focus and identity for the Town Center. The Town Center continues to be a pedestrian oriented neighborhood by providing a well-connected street system, existing buildings towards the streets, and providing a variety of open spaces.

(c) Because of its location, size, intensity, design, operational characteristics and staging, the development is compatible with and not detrimental to existing or potential development in the general neighborhood.

The location, size and intensity of the Amendment are compatible with the existing and potential development in the general neighborhood. The Amendment reduces the total number of residential units by 66 (from 1,208 to 1,102) and increases commercial density by 11,655 SF, which includes the addition of office and medical uses to a total of 206,185 SF. The location, size and intensity of the development continue to be compatible with the Clarksburg Historic District to the west, the Highlands at Clarksburg and Clarksburg Village developments to the south, and Clarksburg Ridge and Calverton Manor developments to the north by locating higher density uses and heights near and within the future commercial area in the center of the Subject Property, and lower density uses and heights towards the periphery.

The design elements utilized are compatible with existing development by having street oriented development with minimal setbacks, parking and servicing in rear, and residential units near located from alleys. In addition, material selection for architecture and streetscape is also compatible with existing materials. Elements of the previously approved Design Guidelines were incorporated in the plan, including architectural elevations of all the commercial buildings.

The special characteristics are compatible with, if not improved, for existing and future developments by completing the internal road network including the road connection between the East and West Sides of the Greenway (aka the Land Bridge), and providing a shared use path along the Greenway. The Greenway (aka the Land Bridge), and providing a shared use path (private). The Amendment also provides a shared use path along the west side of the Greenway which accommodates pedestrian and bicycle circulation from Clarksburg Road to Snowden Road for the greater connectivity of the Greenway. The internal street network creates a consistent development pattern and further compatibility.

The staging of the development provides amenities and the necessary infrastructure in pace with the construction of the residential units and commercial buildings. The staging is compatible with, and not detrimental to, existing or potential development in the general neighborhood.

(d) The development does not overburden existing public services nor those anticipated for availability concurrently with each stage of construction.

The staging program provides a timely provision of services and infrastructure. Since the Amendment has a valid Adequate Public Facilities (APF) approval for transportation facilities, water and sewer, etc., and the amended development density is within the limits previously approved, the Amendment satisfies the LATERAL requirements of the APF approval.

Conditions of the APF approval required improvements to public transportation infrastructure within and around the Subject Property, which are now being implemented through a roadway improvement package agreement, described in the Memoranda of Understanding dated June 25, 2015, between the Applicant and the Montgomery County Department of Transportation. Funding for the roadway improvement package has been secured through County Council appropriation.

Public facilities and services continue to be available and will be adequate to serve the development. The development is served by public water and sewer systems. The Amendment has been reviewed and approved by the Montgomery County Fire and Rescue Service, who have determined that the project will have appropriate access for fire and rescue vehicles. Other public facilities and services, such as, police stations, firehouses, and health services are operating according to the Growth Policy resolution in effect when the APF approval was granted and will be adequate to serve the development. No additional residential units are included with this Amendment; therefore, the development is not subject to a School Facility Payment.

(e) The development is more efficient and desirable than could be accomplished by the use of the standard method of development.

The Amendment continues to apply the optional method of development, which is more efficient and desirable than the standard method. The optional method allows for greater densities in exchange for greater public amenities and facilities. The Amendment maintains roughly the same density of commercial and residential uses as previously approved. The commercial density has increased to 0.18 FAR (from 0.16 FAR), while residential density has decreased to 5.27 du/acre (from 6.38 du/acre). As discussed above, the Amendment continues providing an extensive number of public amenities and facilities. It includes two Local Parks, a Greenway, Town Green, public plaza, location for a Civic Building with parking, two new community building next to the Residents' Club with an additional parking area.

The standard method for the RMX-2 zone must comply with the standards and requirements of the R-202 zone. The standard method would yield lower density, require greater setbacks, larger lots, no public amenities or open space, and a one-family housing type, all in contrast to the recommendations of the Master Plan. The average density for R-202 is no more than 2.44 du/acre, which is much lower than the density of 6.27 du/acre recommended in the Master Plan and envisioned for the Town Center.

Overall, the public facilities and amenities provided will support the mix of uses and densities approved. The use of the optional method of development in the RMX-2 zone is necessary to achieve the vision and recommendations in the Master Plan. Therefore, the optional method of development is much more desirable and efficient for the Subject Property.

(f) The development includes moderately priced dwelling units in accordance with Chapter 25A of the Montgomery County Code.

The Amendment provides 24 MPDUs, which combined with the 118 approved MPDUs (provided by others), yields a total of 140 MPDUs, or 12.5% of the total of 1,200 dwelling units for the overall Clarksburg Town Center project, consistent with the requirements of Chapter 25A, and as approved by the Department of Housing and Community Affairs. The 24 MPDUs provided are located on the West Side and consist of one-to-two townhouses and 2-over 2 units.

(g) When a project includes more than one lot under common ownership, or a single lot containing two or more CBD zones, and is shown to transfer public open space or development density from one lot to another or transfer densities within a lot with two or more CBD zones, the Project Plan may be approved by the Planning Board based on the following findings:

The development does not propose any transfers of public open space or development density from one lot to another.

(h) The development satisfies any applicable requirements for forest conservation under Chapter 22A of the Montgomery County Code.

As conditioned and fully discussed at the hearing on this Application and included in the Planning Board Resolution MCPB No. 15-80 approving Site Plan No. 02007022D, which was adopted at the same time as this Resolution, the Amendment is in compliance with the Montgomery County Environmental Guidelines, and the Forest Conservation Law (Chapter 22A). Amended FCP 02007022D was submitted on June 4, 2015, as part of the FCP; the Applicant with the original FCP approval to accommodate project elements such as road crossings, utilities, and stormwater management systems. The Applicant proposes to meet the 22.8 acre forest conservation planning requirement create through forest and landscape plantings.

The Applicant has withdrawn its request to modify the Category 1 conservation easement with a viewshed management plan for the forest conservation planting areas within the environmental buffer located between Snowden and the future retail center so that the project meets the goals and the requirements outlined in the SPA law, Environmental Guidelines, Forest Conservation Law, and Clarksburg Master Plan.

(i) The proposed development satisfies any applicable requirements for water quality resources protection under Chapter 19 of the Montgomery County Code.

As conditioned and fully discussed in the at the hearing on this Application and included in the Planning Board Resolution MCPB No. 15-80 approving Site Plan No. 02007022D, which was adopted at the same time as this Resolution, the Amendment meets all applicable requirements for water quality resources protection under Chapter 19. In a letter dated June 23, 2015, Montgomery County Department of Public Works and the Applicant conditionally approved their portion of the SPA Final Water Quality Plan including site performance goals, stormwater management, sediment and erosion control and BMP and stream monitoring. The Planning Board's responsibilities include forest conservation and planting requirements, environmental buffer protection, and limits on impervious surfaces. Consistent with SPA requirements outlined in the Environmental Guidelines, the Applicant will environmental buffer currently lacking forest will be restored, forest planting will be expedited, and a five-year maintenance program for newly planted forest will be required. The development results in approximately 12.19 acres of environmental buffer disturbance; however, this is a net reduction of 1.53 acres from the 13.72 acres of buffer disturbance on the previously approved Site Plan. Mitigation for the buffer disturbance will be provided onsite. The Clarksburg SPA does not have specific numerical limit on impervious surfaces and the Applicant has demonstrated efforts to reduce imperviousness, including a net reduction of 1.53 from the previously approved site plan.

(j) Any public use space or public facility or amenity to be provided off-site is consistent with the goals of the Master Plan and across the public interest better than providing the public use space or public facilities and amenities on-site.

This finding is not applicable to this Application.

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Project Plan shall remain valid as provided in Montgomery County Code § 59-D-2; and

BE IT FURTHER RESOLVED, that this Resolution incorporates the written opinion of the Planning Board and that the date of this Resolution is 12/01/15, (which is the date that this Resolution is recorded in the public records); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-233, Maryland Rules).

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital and Planning Commission on motion of Commissioner Frank Gonzalez, seconded by Commissioner Presley, with Chair Anderson and Commissioner Fani-Gonzalez voting in favor, Commissioner Presley abstaining, and Vice Chair Wells-Harley and Commissioner Dreyfus absent, at its regular meeting held on Thursday, September 3, 2015, in Silver Spring, Maryland.

Cassy Kadenbach, Chair
 Montgomery County Planning Board

PROFESSIONAL ENGINEER'S CERTIFICATION

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE PROJECT PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD PROJECT PLAN RESOLUTION, IN ACCORDANCE WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, LICENSE NO. 24114, EXPIRATION DATE: JAN 20, 2016.

DATE: 12-15-2015
 TH-M. Longfellow, P.E.

OWNER'S DEVELOPER'S CERTIFICATION

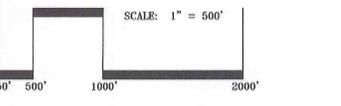
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS PROJECT PLAN NO. 01994044D.

DATE: 12/15/15
 Kathryn L. Kuff
 Third Try, LLC.

GLWGUTSCHICK LITTLE & WEBER, P.A.

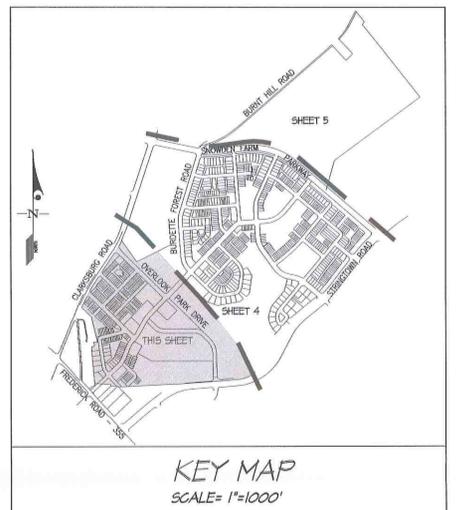
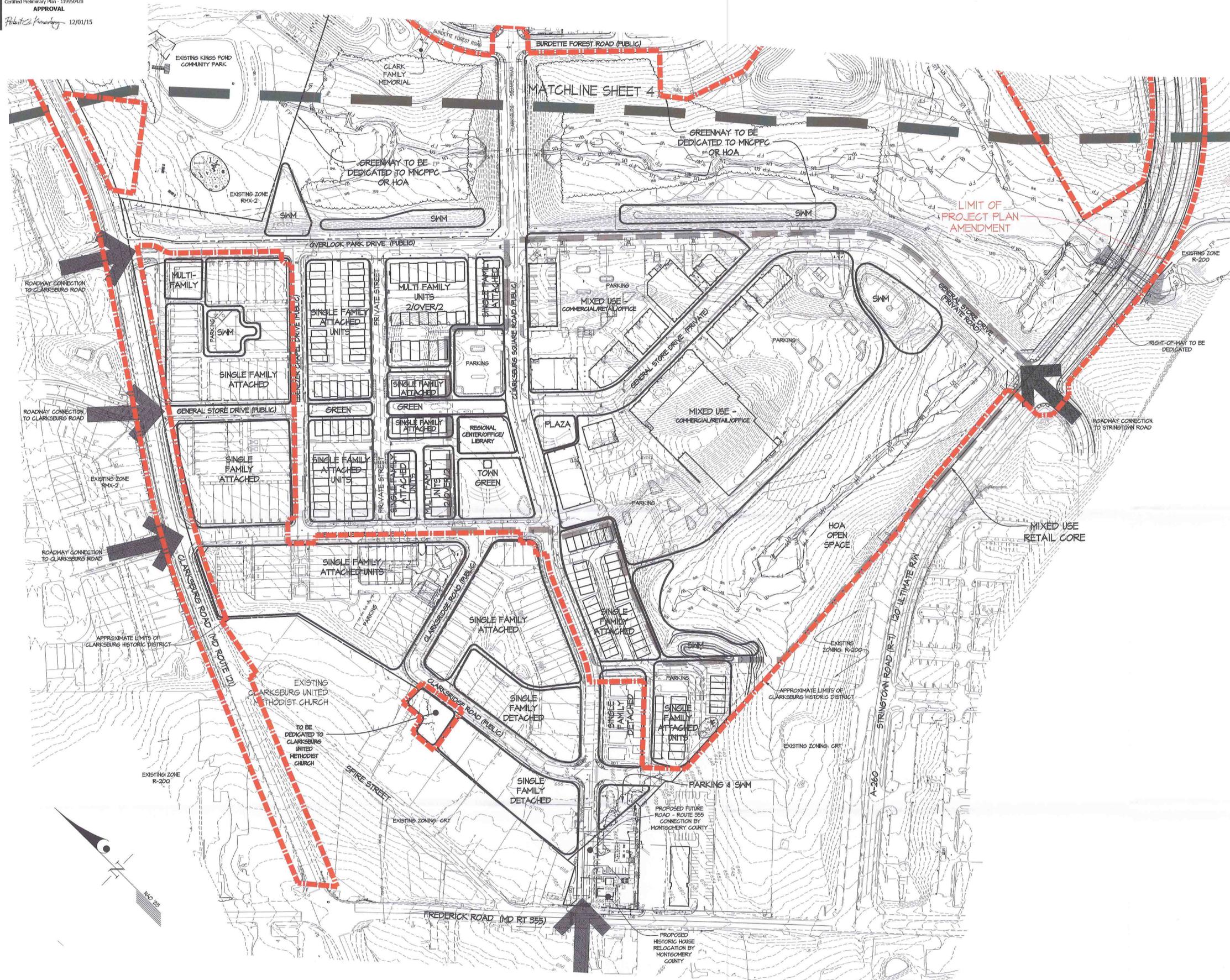
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURLINGAME PARK
 BURLINGAME, MARYLAND 20896
 TEL: 301-421-6224 FAX: 301-421-6224 FAX 301-421-6224

NO./DATE	REVISED PER	PLANNING BOARD RESOLUTION	DATE	REVISION
10/30/2015	REVISED PER	MNCPCC COMMENTS	KAB	KAF
4/10/2015	REVISED PER	MNCPCC COMMENTS	JCU	KAF
			BY	APPR.



PREPARED FOR:
 THIRD TRY, LLC
 c/o ELM STREET DEVELOPMENT
 1355 BEVERLY ROAD SUITE 240
 MCLEAN VA, 22101
 ATTN: KATHRYN L. KUFF
 PHONE: 703-734-9730

SCALE	ZONING
NO SCALE	RMX-2
DATE	TAX MAP - GRD
JUNE, 2014	EW - 42



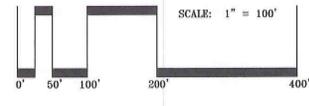
Note:
 1. Specific improvements within each designated land use area are to be shown on the final site plan. Land use areas, including areas designated "Neighborhood Green", "Town Plaza", "Town Green", and "HOA Open Space", may include such additional facilities as storm water management features, utilities, and other improvements.
 2. All public streets may have on-street public parking if allowed by MCDOT and the MCFR.

PROFESSIONAL ENGINEER'S CERTIFICATION
 THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE PROJECT PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD PROJECT PLAN RESOLUTION. IN ADDITION, THE PROJECT PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 29114, EXPIRATION DATE 03/20, 2019.
 12-15-15
 Date
 Sh. M. Longfellow, P.E.

OWNER/DEVELOPER'S CERTIFICATION
 THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS PROJECT PLAN No. 0994004D.
 By: Kathryn L. Kubit DATE: 12-18-15
 Kathryn L. Kubit
 Third Try, L.C.

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 250 - BURTSMVILLE OFFICE PARK
 BURTSMVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-421-4000
 BALT: 410-863-1600 DC/VA: 301-989-2524 FAX: 301-421-4186

10/30/2015	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF
12/01/2015	REVISED PER MNCPPG COMMENTS	JGJ	KAF
DATE	REVISION	BY	APPR.



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

SCALE	1"=100'
ZONING	RMX-2
DATE	JUNE, 2014
TAX MAP - GRID	EW - 42

PROJECT PLAN AMENDMENT - WEST SIDE
CLARKSBURG TOWN CENTER
 RECEIVED MNCPPG
 DEC 28 2015
 MONTGOMERY COUNTY PLANNING DEPARTMENT
 CLARKSBURG ELECTION DISTRICT No. 2
 MONTGOMERY COUNTY, MARYLAND

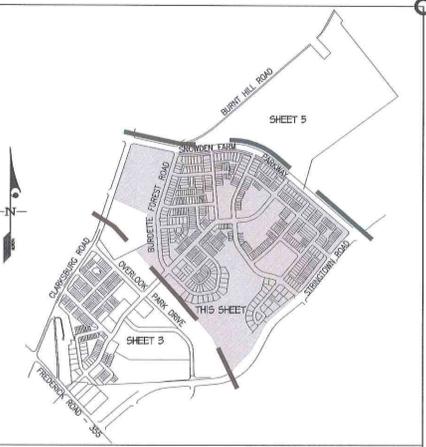
G. L. W. FILE No.
 11104
 SHEET
 03 OF 5

PROFESSIONAL ENGINEER'S CERTIFICATION
 THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE PROJECT PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE AND THE PLANNING BOARD PROJECT PLAN RESOLUTION. IN ADDITION, THE PROJECT PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 29114, EXPIRATION DATE: 06/30/2016.

12-15-2015
 Date
 [Signature]
 Thomas R. Longobelli, P.E.

OWNER'S/DEVELOPER'S CERTIFICATION
 THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS PROJECT PLAN NO. 11959429.

By: [Signature]
 Kathryn L. Kubit DATE: 12-01-15
 Kathryn L. Kubit
 Third Try, L.C.



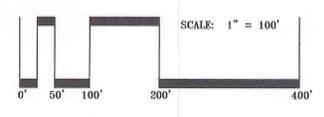
KEY MAP
 SCALE: 1"=1000'

Note:
 Specific improvements within each designated land use area are to be shown on the final site plan. Land use areas, including areas designated "Neighborhood Green", "Town Plaza", "Town Green", and "HOA Open Space" may include such additional facilities as storm water management features, utilities, and other improvements.
 All public streets may have on-street public parking if allowed by MCDOT and the MCFR.



GLW Gutschick Little & Weber, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 250 - BURLINGAME OFFICE PARK
 BURLINGAME, MARYLAND 20814
 TEL: 301-421-4224 FAX: 410-880-1828 DC/VA: 301-989-2524 FAX: 301-421-4186

10/30/2015	REVISED PER PLANNING BOARD RESOLUTION	JGJ	KAF
4/10/2015	REVISED PER MNCPPC COMMENTS	JGJ	KAF
DATE	REVISION	BY	APPR.



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

SCALE: 1"=100'
 DATE: JUNE, 2014

ZONING: RMX-2
 TAX MAP - GRD
 EW - 42

PROJECT PLAN AMENDMENT - EAST SIDE
 CLARKSBURG TOWN CENTER

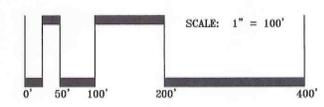
CLARKSBURG ELECTION DISTRICT No. 2

G. L. W. FILE NO.: 11104
 SHEET: 04 OF 5
 RECEIVED MNCPPC DEC 2 8 2015
 MONTGOMERY COUNTY, MARYLAND



PROFESSIONAL ENGINEER'S CERTIFICATION
 THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE PROJECT PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE AND THE PLANNING BOARD PROJECT PLAN RESOLUTION. IN ADDITION THE PROJECT PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 24914.
 EXPIRATION DATE: Jan 20, 2016
 12-15-2015
 Date: *12-15-2015*
 By: *Tim M. Longwell*, P.E.

OWNER'S/DEVELOPER'S CERTIFICATION
 THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS PROJECT PLAN NO. 119950420.
 By: *Kathryn L. Kubit* DATE: *12-18-15*
 Kathryn L. Kubit
 Third Try, L.C.



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK
 BURTONTOWNE, MARYLAND 20894
 TEL: 301-421-0224 (M/F) 410-889-1800 (T/F) 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APP'R
10/30/2015	REVISED PER PLANNING BOARD RESOLUTION	JGJ	KAF
4/10/2015	REVISED PER MNCPPC COMMENTS	JGJ	KAF

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

SCALE: 1"=100'
 ZONING: RMX-2
 DATE: JUNE, 2014
 TAX MAP - GRD
 EW - 42

PROJECT PLAN AMENDMENT - PIEDMONT WOODS PARK
CLARKSBURG TOWN CENTER
 CLARKSBURG ELECTION DISTRICT No. 2
 MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 11104
 SHEET 05 OF 5