

PROJECT DESCRIPTION: Proposal

The proposal will enlarge the footprint and unit count of five multifamily buildings within Phase One and Two of Clarksburg Town Center subdivision. The units were originally approved as 9-unit, three story buildings in a "T" footprint. The amendment is to create two-11 unit buildings and three-12 unit buildings, all three stories in a square footprint of 5,260 s.f.

The building locations act as cornerstones to the blocks they edge, creating visible entrances or gateways to different parts of the neighborhood. The building locations are the same location they were placed in earlier approvals for Phase I and II site plans. At three stories, the buildings are at the same scale as the adjacent townhomes and single-family detached houses. Enclosed dumpsters with landscaping and wooden fences are provided adjacent to each manor home.

The units are designed to look like a single "manor home" and have one highly definable front door, one rear door, and a patio or balcony for several of the units. Depending on their location, they have parking either within the lower floor or immediately adjacent in internal block parking and adjacent street parking.

Landscaping provided for each unit includes wrap around foundation planting, flowering or evergreen trees and shade trees on site and in the adjacent right-of-way. Lighting for each building includes wall mounted lights over the parking areas and adjacent to the doors. The lighting fixtures include cut-off features. Streetlights are provided in the public streets, as provided for in the earlier site plan approvals.

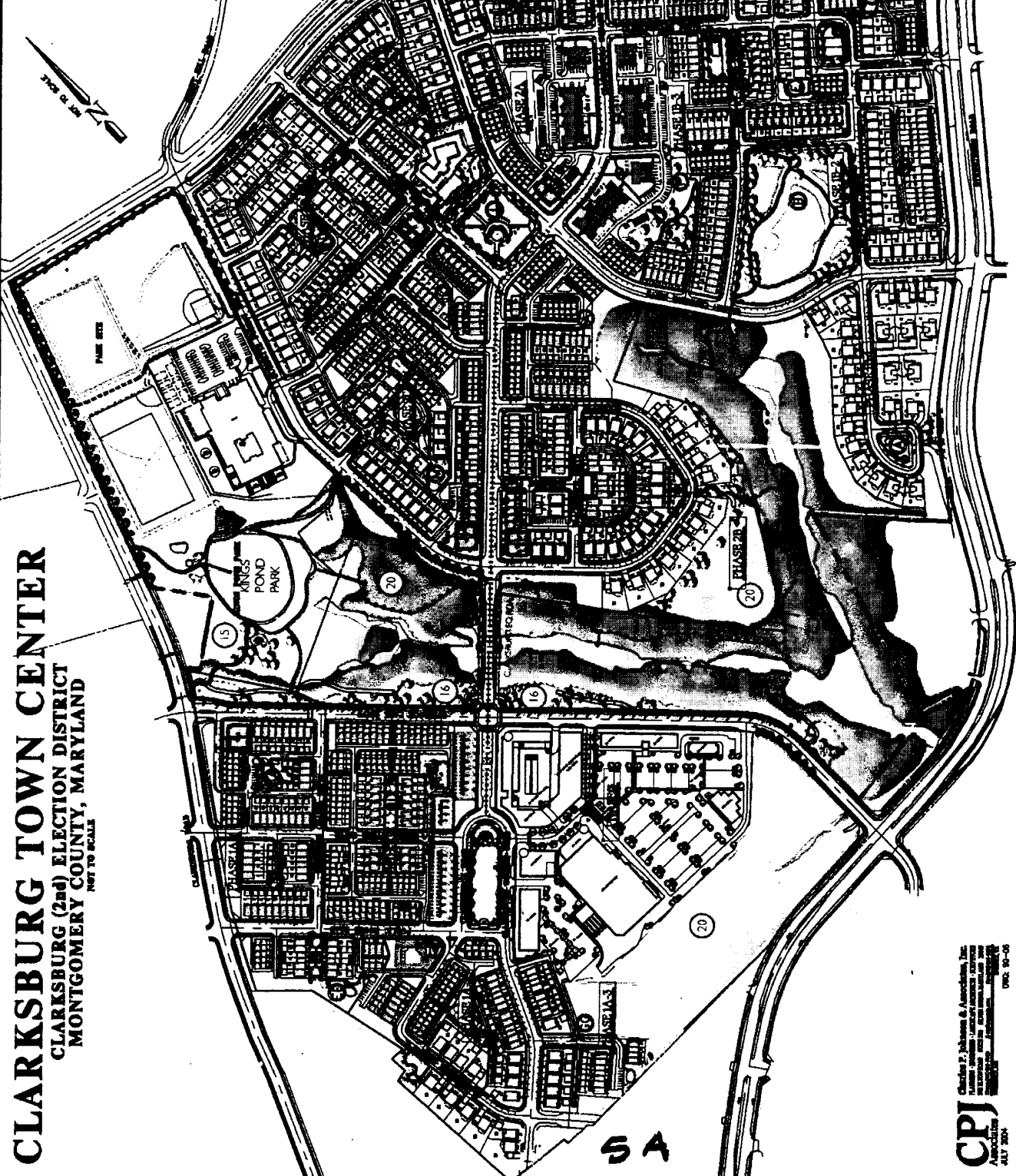
Parking is provided within garages, behind the units in small parking lots or on the public streets. The attached exhibits show the parking for each building. Additionally, the Applicant has prepared a study of available on-street parking spaces in the vicinity of each Manor Home. It indicates adequate availability of on-street parking.

CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
NOT TO SCALE

LOT	OWNER	AREA	REMARKS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

- 4 STREET MULTI-FAMILY
- 4 STREET 2 OVER 20
- 3 STREET SINGLE HOUSE
- 2 - 3 STREET TOWNHOUSE
- 2 STREET SINGLE-FAMILY DET

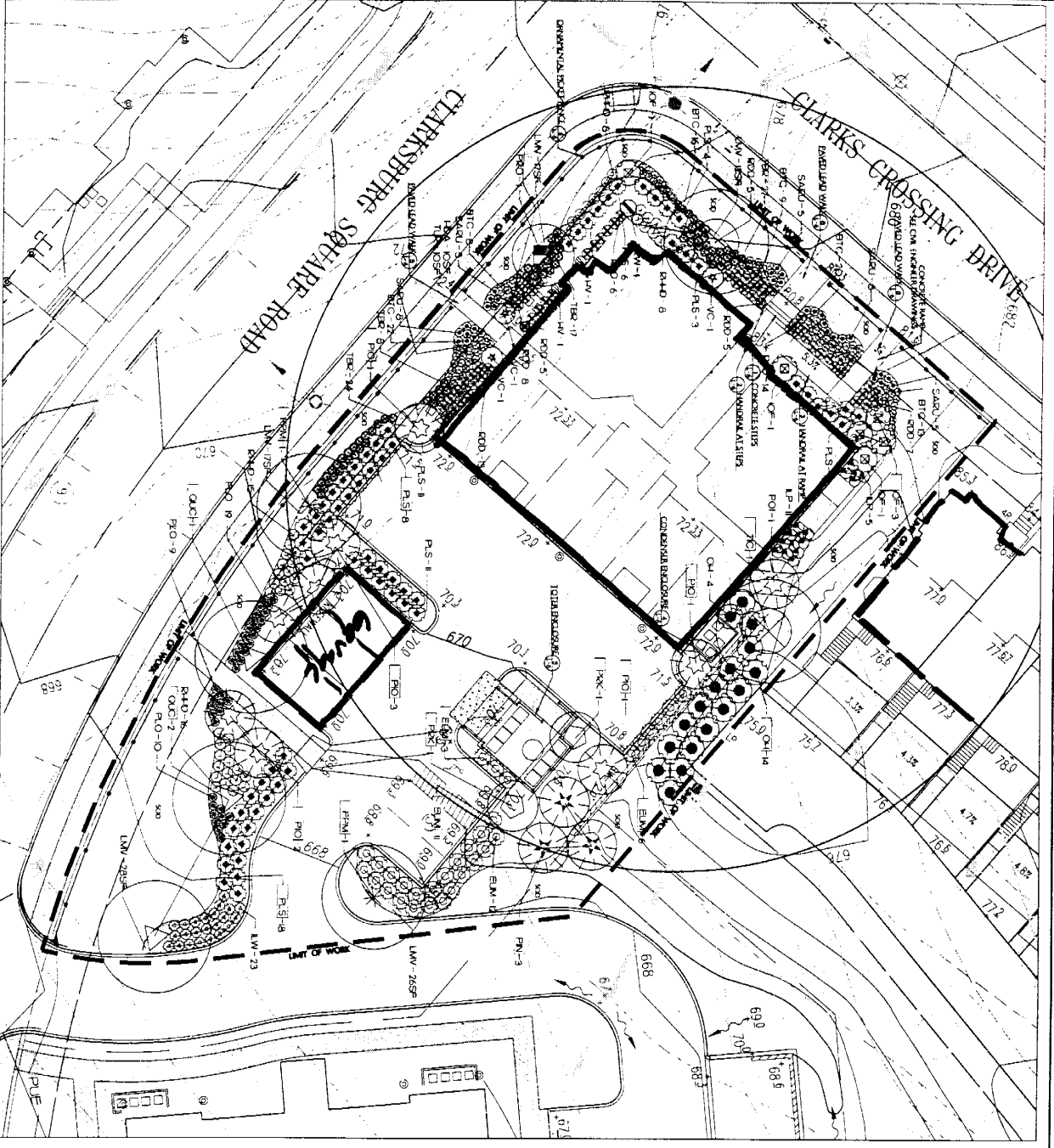


SA

CPJ
 Charles P. Johnson & Associates, Inc.
 ARCHITECTS
 1000 ...
 JULY 2001
 OVER 10-00

NOTE:
 PROVIDE HANDRAILS ON ALL STAIRS AND RAMPS
 EXCEEDING 5% SLOPE

BUILDING #7 - LANDSCAPE PLAN



LEGEND

- ★ MATERIAL ACTION
- LIGHT POLE
- AS CONDITION



Landscape Plan 7 5B

M.A.C.P.F.C. APPROVALS

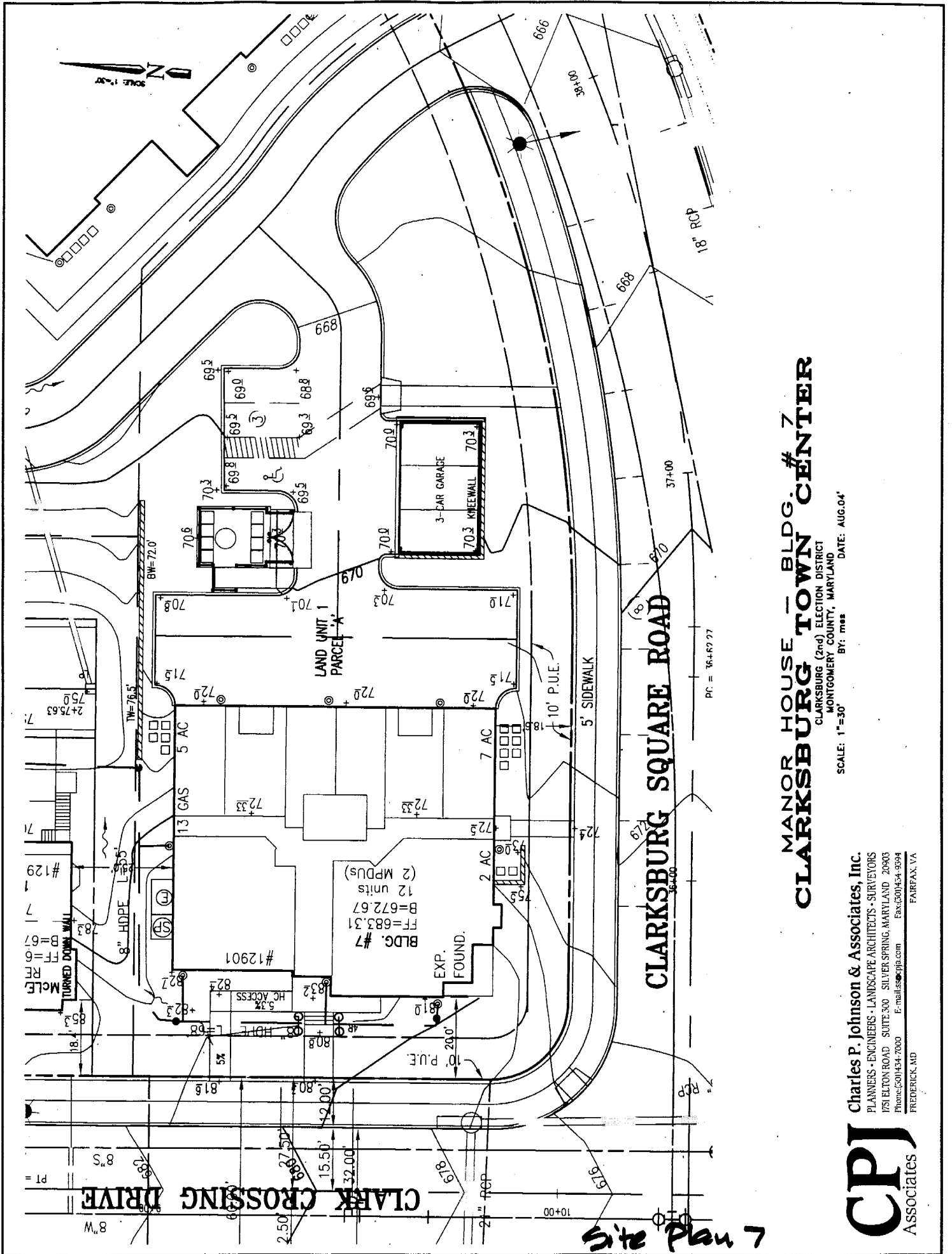
PROJECT NAME	DATE	APPROVAL
CLARKSBURG TOWN CENTER CLARKSBURG MULTIFAMILY MANOR HOUSES		

THE BOZZUTO DEVELOPMENT COMPANY CLARKSBURG TOWN CENTER CLARKSBURG MULTIFAMILY MANOR HOUSES
 CLARKSBURG (2nd) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

1411 F Street, Suite 400, Silver Spring, MD 20914
 P: 301.594.7764 F: 301.594.0864
 www.landdesign.com

LandDesign

CPJ Associates Charles F. Johnson & Associates, Inc.
 8810 Leeswood Road, Suite 200, Gaithersburg, MD 20878
 P: 301.983.8888 F: 301.983.8889
 www.cpjinc.com



MANOR HOUSE - BLDG. #7
CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=30'
 BY: mss
 DATE: AUG.04'

Charles P. Johnson & Associates, Inc.
 PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
 1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
 Phone: (301) 434-7000 F-mail: cpj@cpja.com Fax: (301) 434-9394
 FREDERICK, MD FAIRFAX, VA

CPJ
 Associates