

PRIVATE ALLEY

OVERTLOOK PARK DRIVE

PRIVATE ALLEY

MANOR HOUSE - BLDG. # 9
CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 DATE: AUG.04'

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

CPJ
 Associates

Site Plan 9

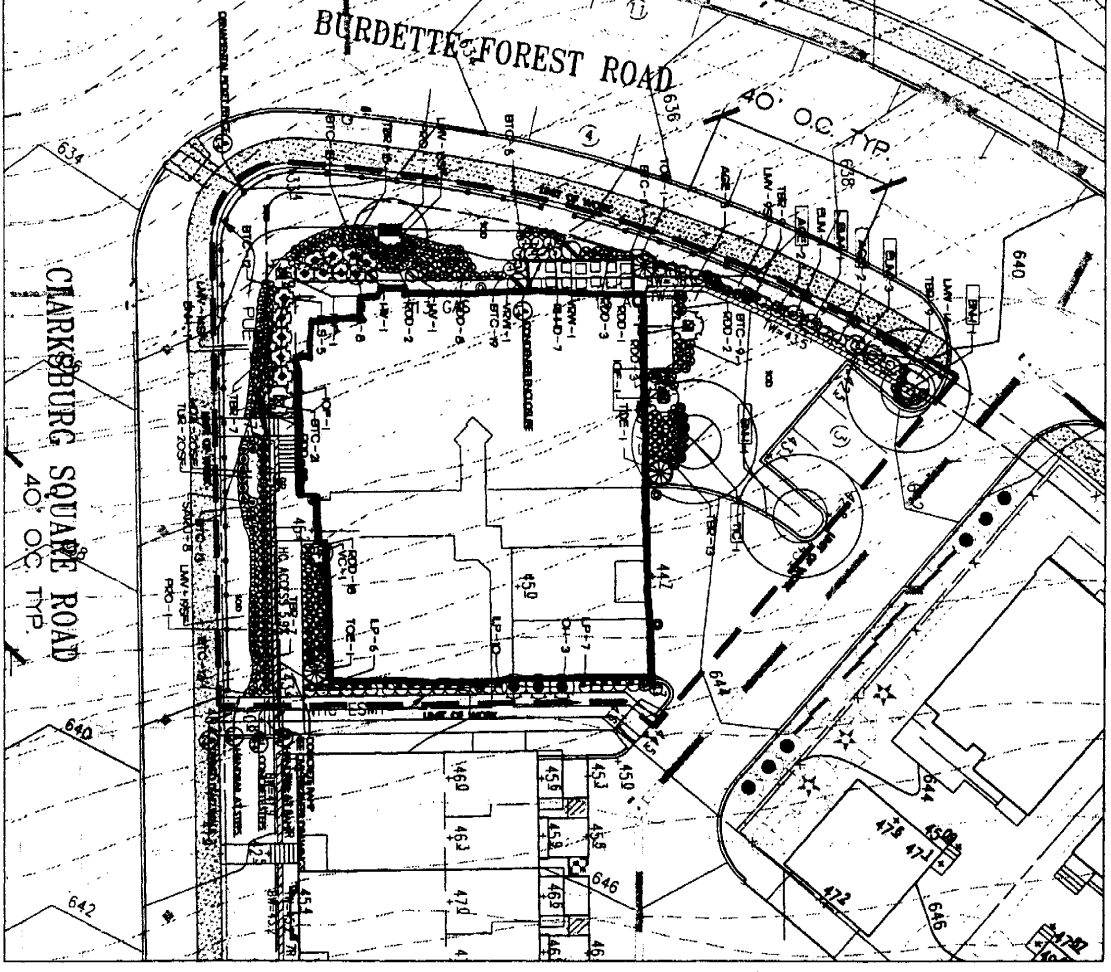
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LEGEND

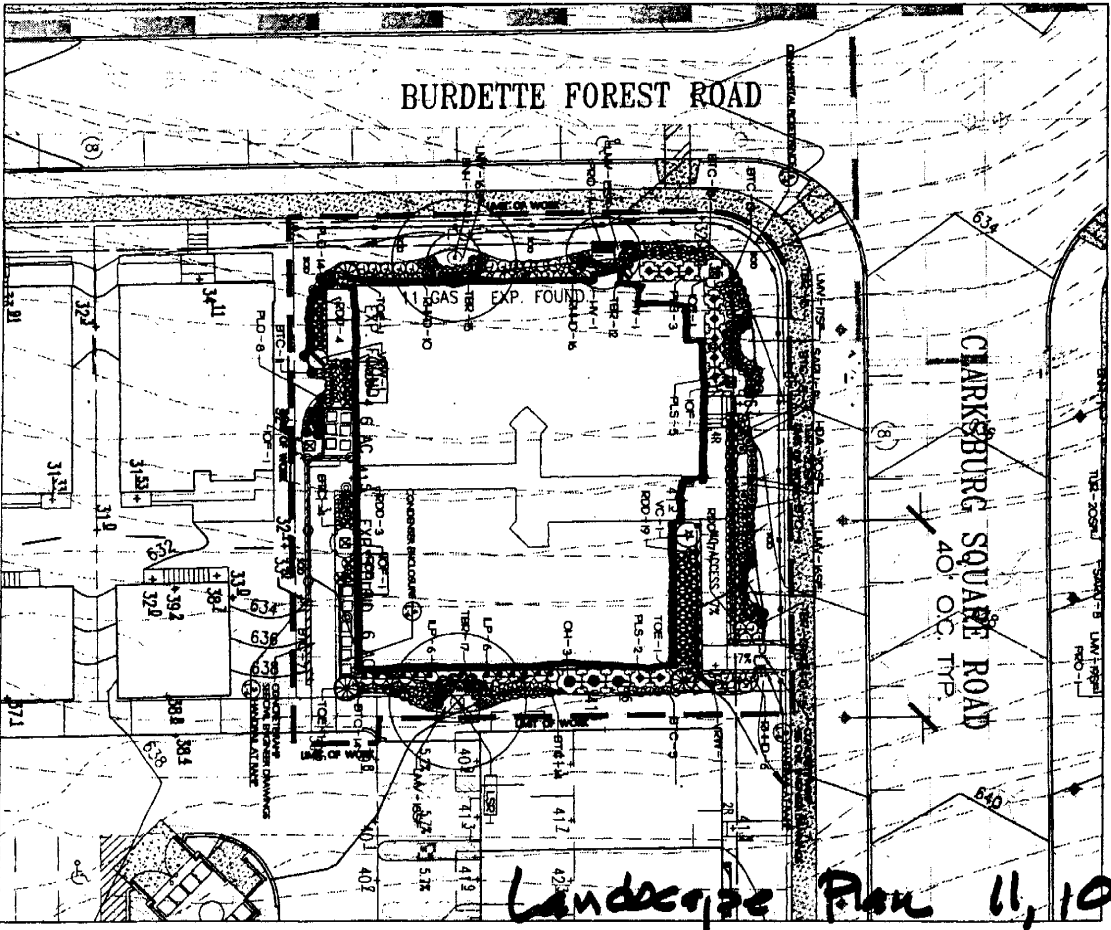
★	UTILITY LOCATIONS
—	LANDSCAPE
—	LAND ROAD
□	AS CONSTRUCTED

NOTE:
 PROVIDE HANDRAILS ON ALL STAIRS AND RAMP
 PROVIDING 5% SLOPE

BUILDING #1 - LANDSCAPE PLAN



BUILDING #2 - LANDSCAPE PLAN



Landscape Plan 11, 10



M.I. C.P.E.C. APPROVALS

NAME	DATE	TYPE

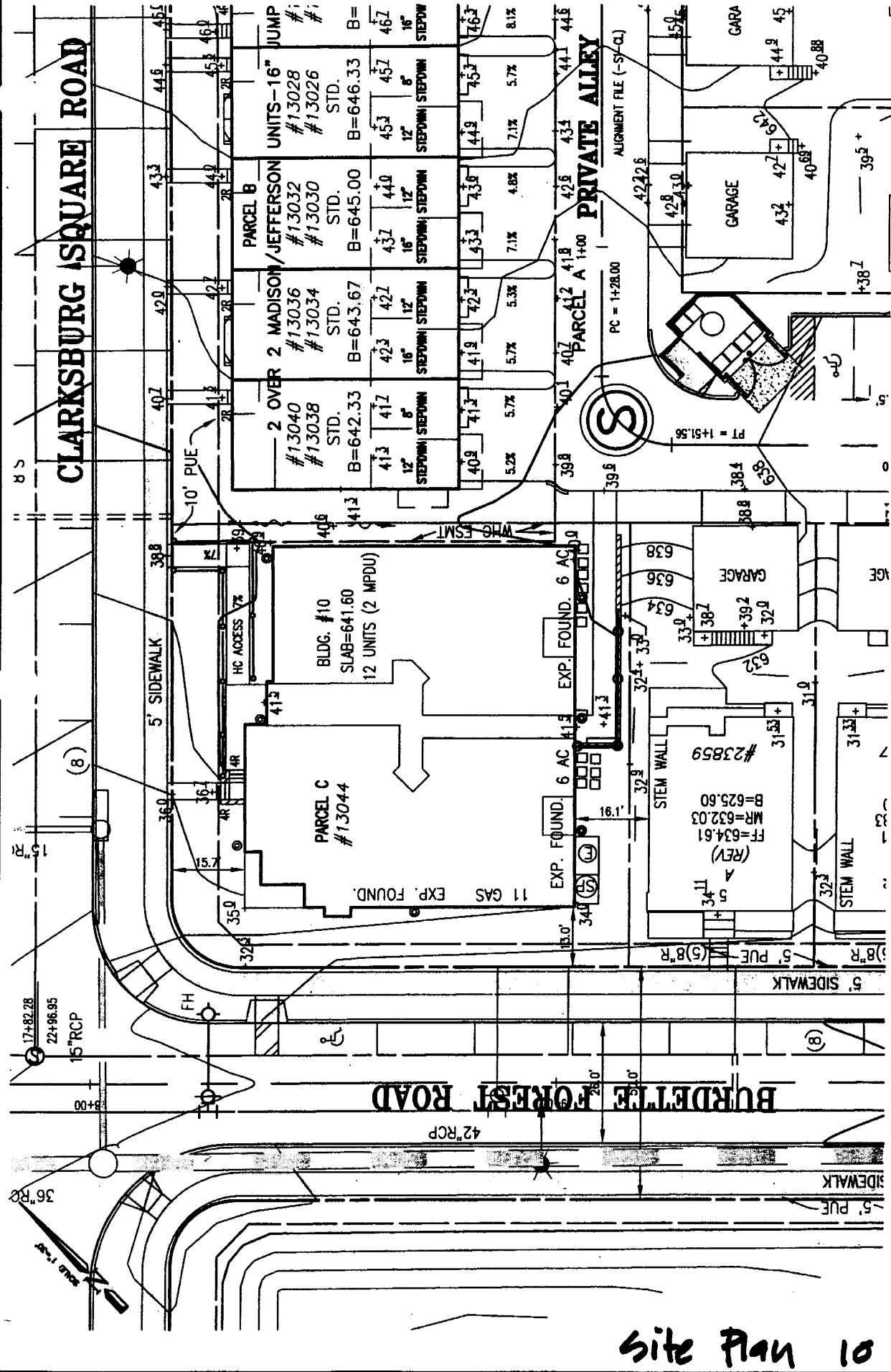
THE BOZZUTO DEVELOPMENT COMPANY
 2825 Collins Street, Suite 200, Gaithersburg, MD 20878
 Phone: 301-949-4500 Fax: 301-949-4501

PHASE I & II
 CLARKSBURG TOWN CENTER
BOZZUTO MULTIFAMILY MANOR HOUSES
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

LandDesign
 1414 Avenue B, Suite 200, Alexandria, VA 22304
 Phone: 703-544-7300 Fax: 703-544-7301
 www.LandDesign.com

CPJ Associates
 Charles P. Johnson & Associates, Inc.
 2100 North Pointe Drive, Suite 200, Silver Spring, MD 20910
 Phone: 301-590-1100 Fax: 301-590-1101
 www.CPJAssociates.com

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CLARKSBURG SQUARE ROAD

BURDETTE FOREST ROAD

PRIVATE ALLEY

MANOR HOUSE - BLDG. #10
CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

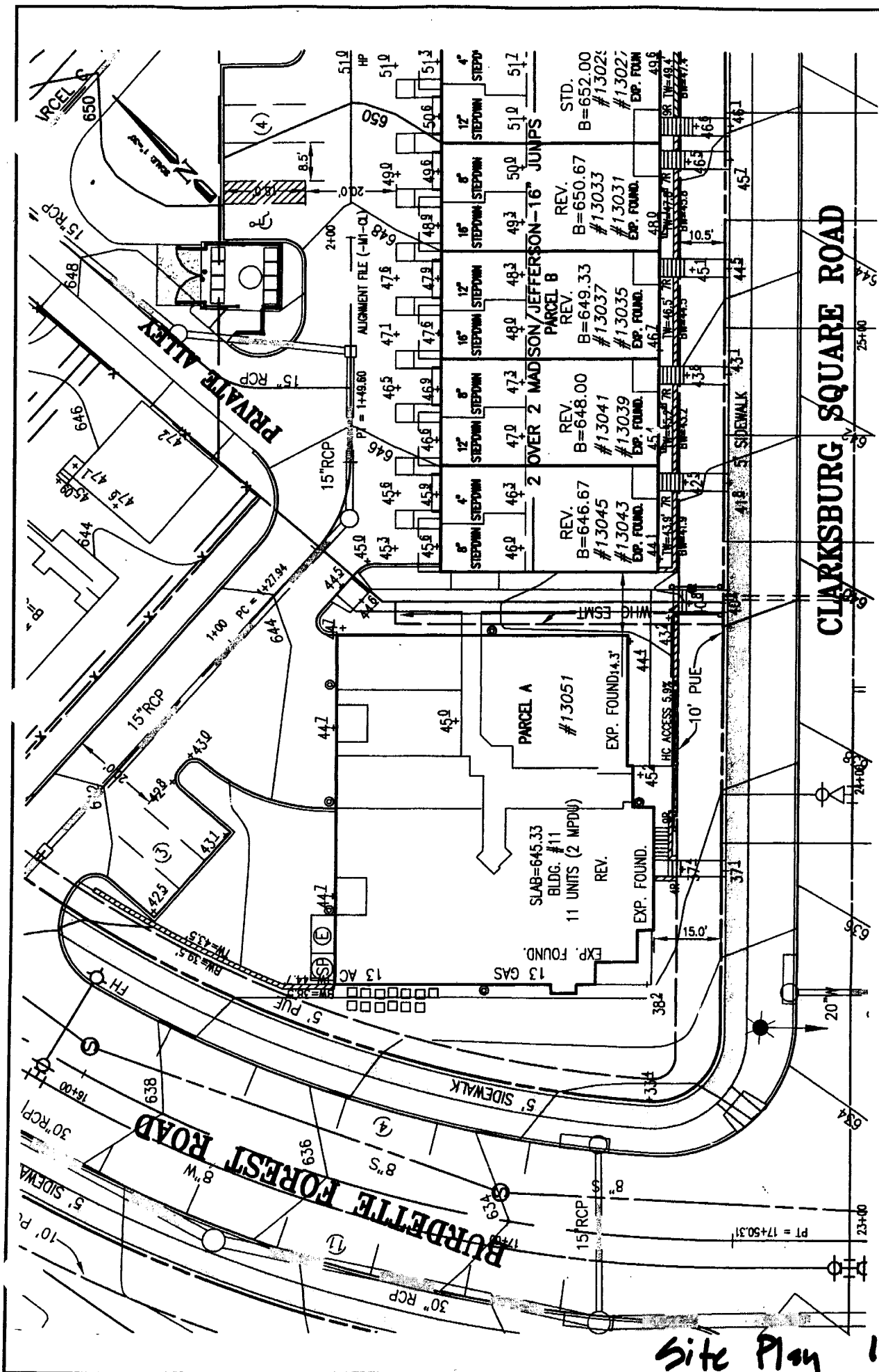
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 DATE: AUG.04'

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Site Plan 10

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MANOR HOUSE - BLDG. #11
CLARKSBURG TOWN CENTER
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30'
 BY: mee
 DATE: AUG.04'

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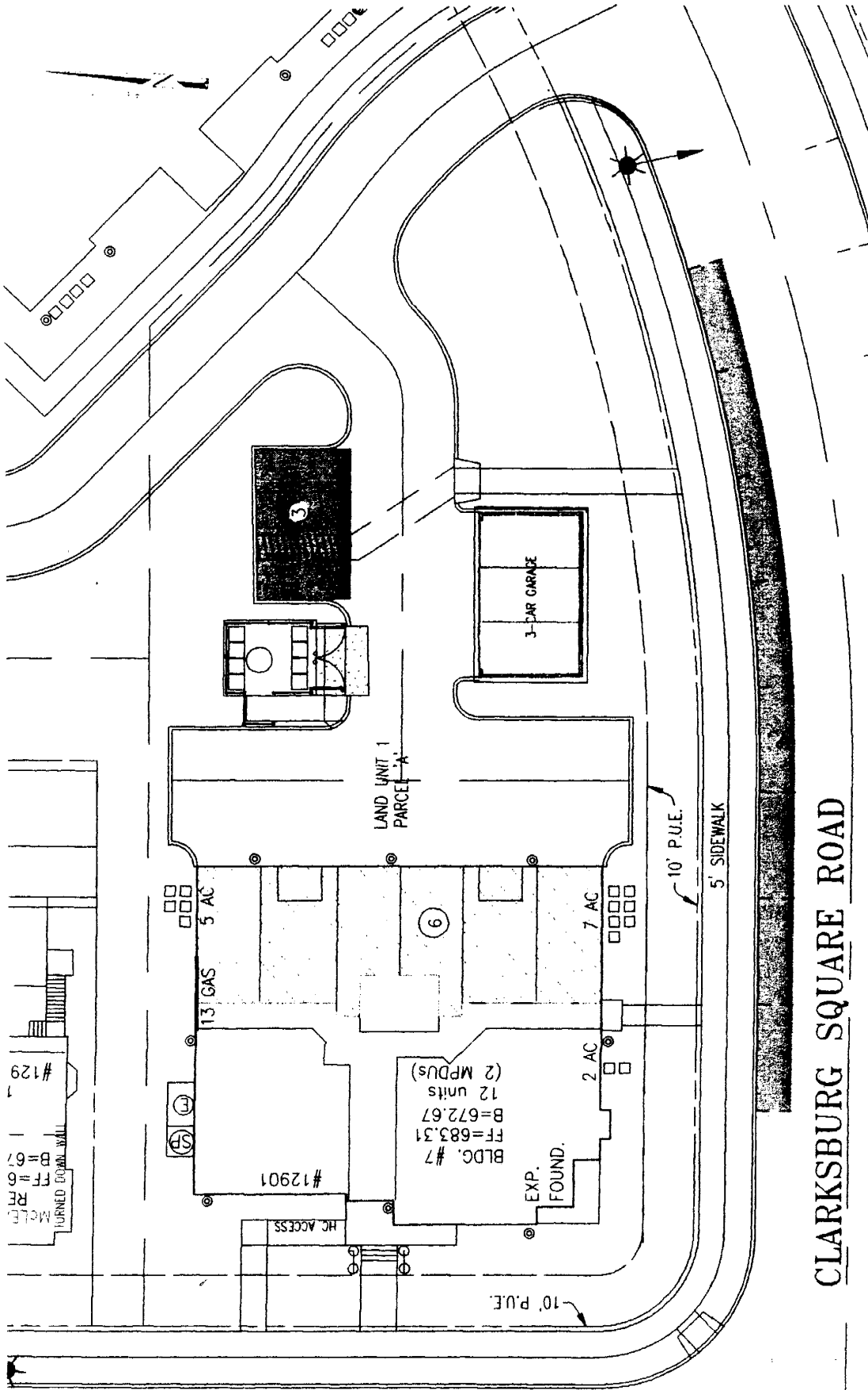
CPJ
 Associates

Site Plan 11

8-5

CLARK CROSSING DRIVE





Parking Plan 7



CLARKSBURG SQUARE ROAD

PARKING PLAN
 MANOR HOUSE - BLDG. # 7
 CLARKSBURG TOWN CENTER

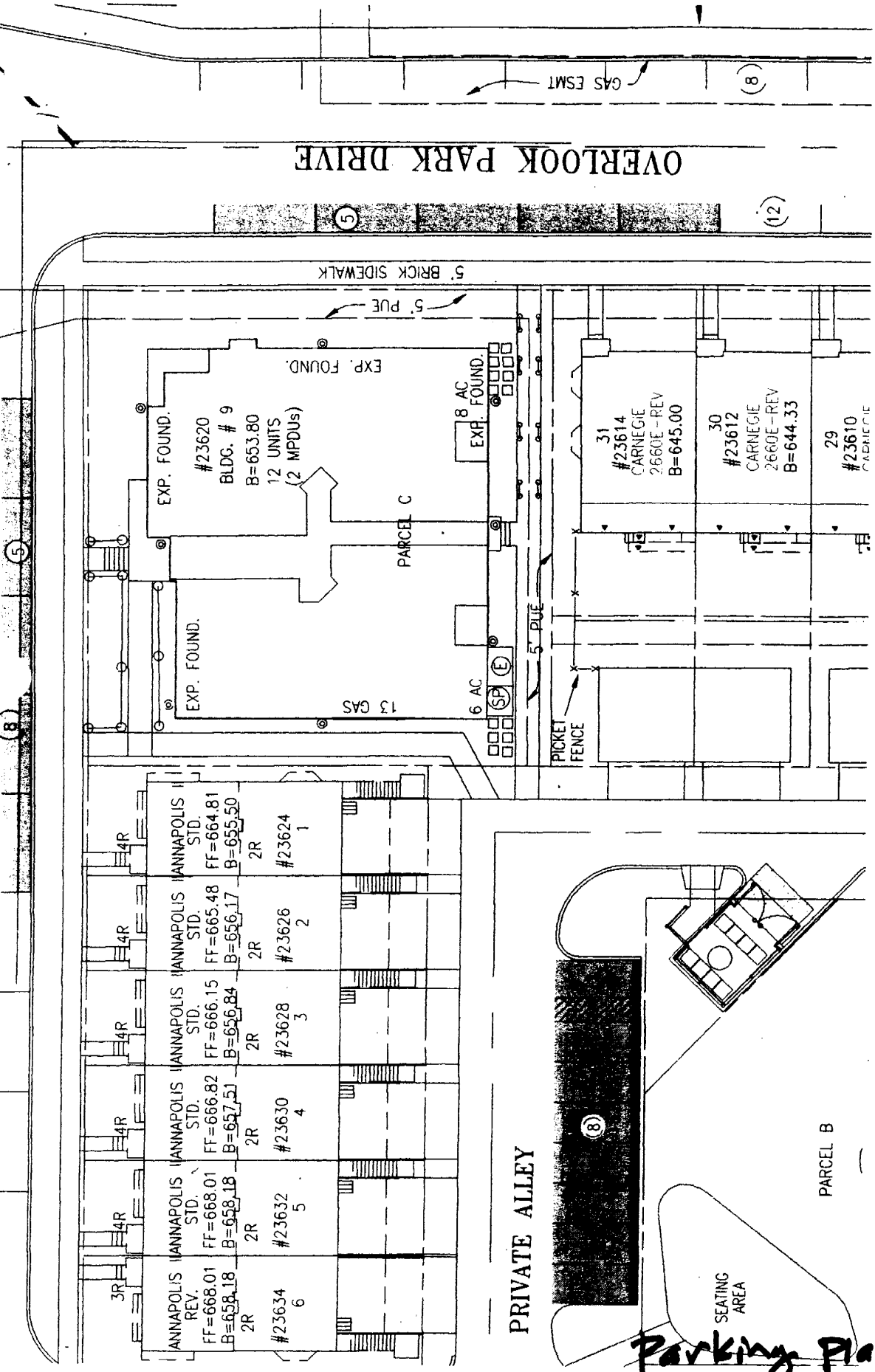
CLARKSBURG (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=50'
 BY: mes DATE: AUG.04'

-  INTEGRAL GARAGE
-  DETACHED GARAGE
-  OFF-STREET PARKING
-  ON-STREET PARKING

Charles P. Johnson & Associates, Inc.
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 FARMERSBURG, MD FARMERSBURG, VA



PRIVATE ALLEY



OVERLOOK PARK DRIVE

PARKING PLAN
 MANOR HOUSE - BLDG. # 9
 CLARKSBURG TOWN CENTER

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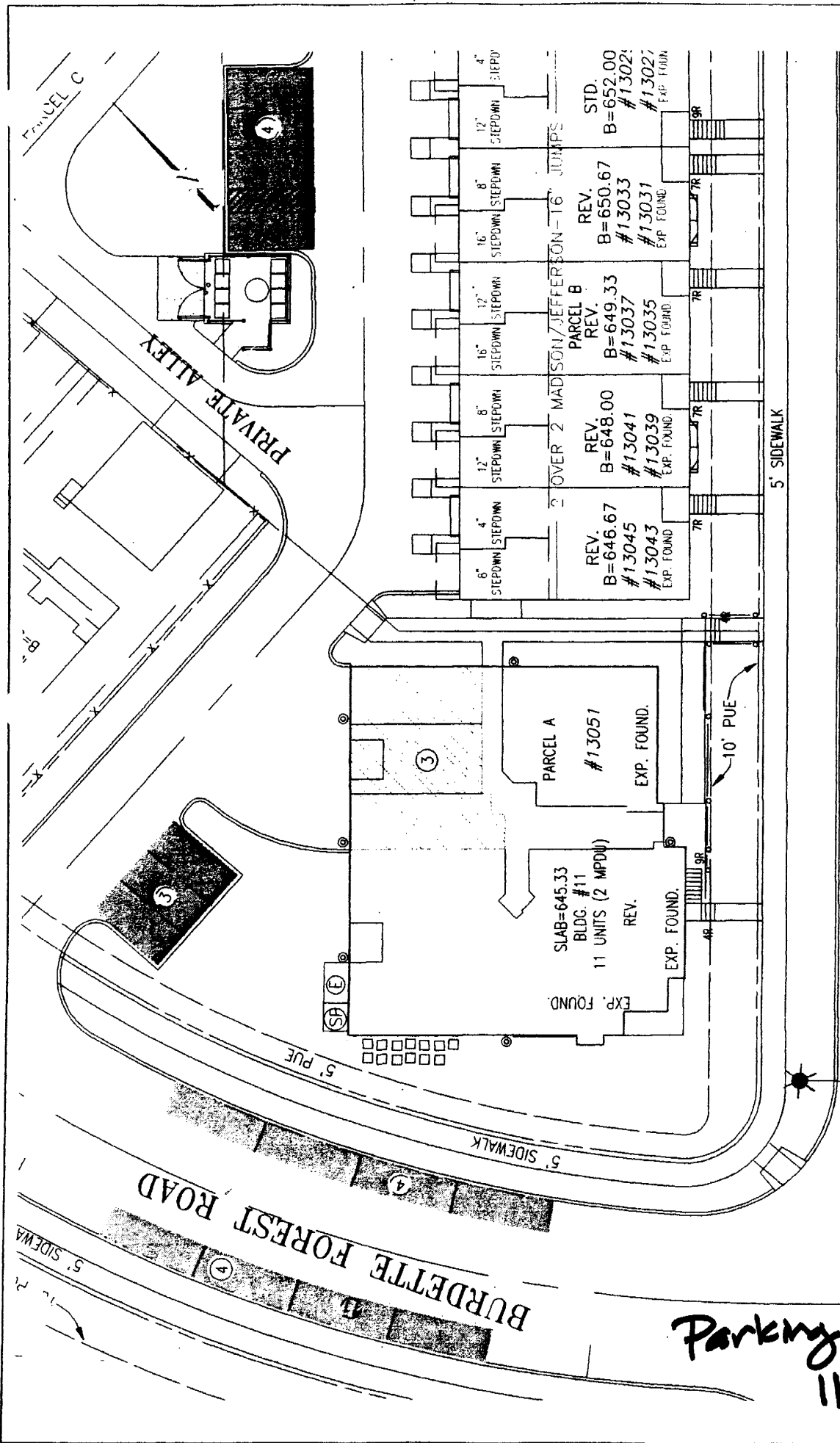
CPJ
 Associates

OFF-STREET PARKING
 ON-STREET PARKING

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

ASSOCIATES / FREDERICK, MD FAIRFAX, VA

Parking Plan



CLARKSBURG SQUARE ROAD

PARKING PLAN
 MANOR HOUSE - BLDG. #11
 CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30'
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- INTEGRAL GARAGE
- OFF-STREET PARKING
- ON-STREET PARKING

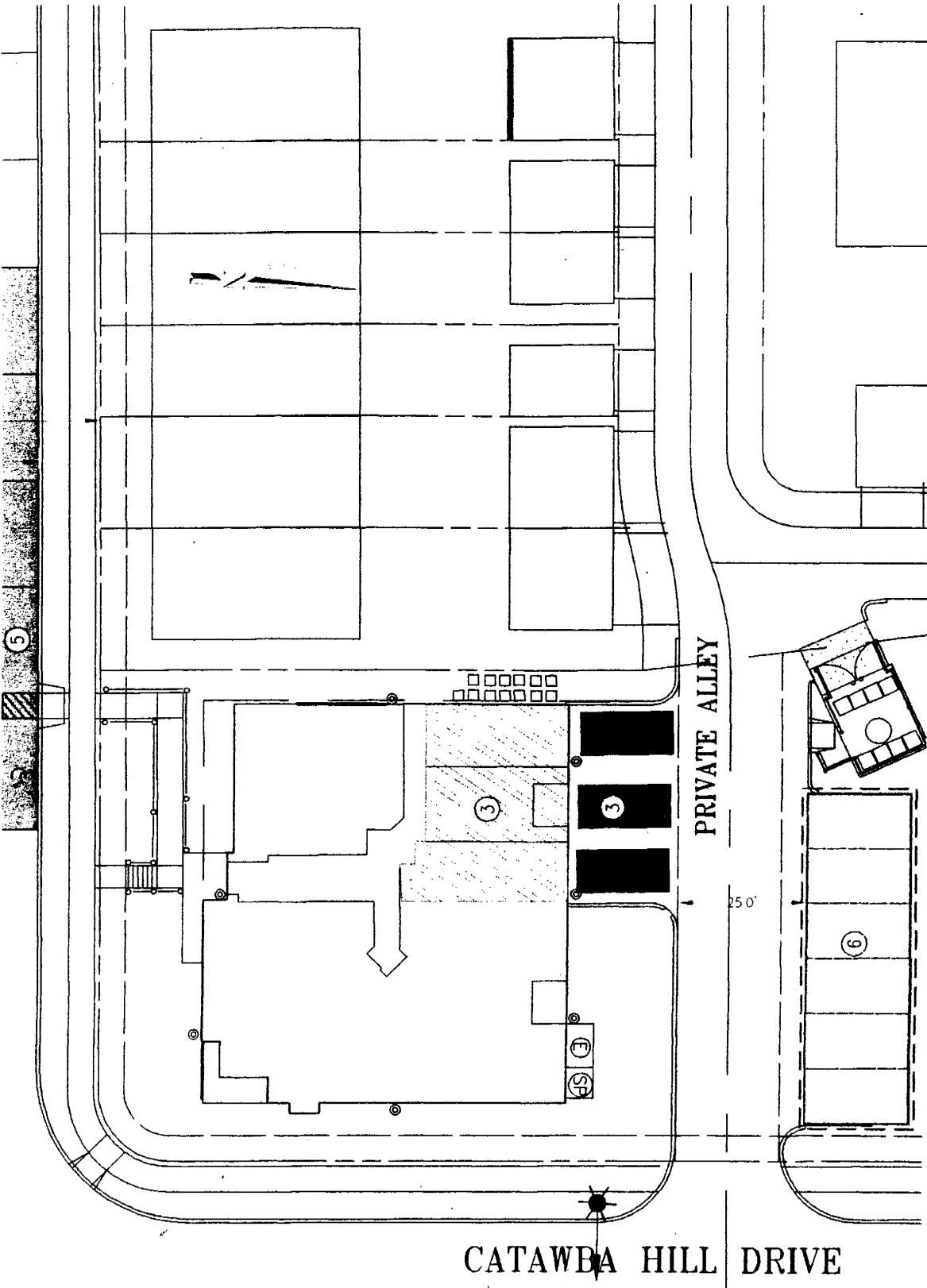
Charles P. Johnson & Associates, Inc.
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 Phone: 202-984-7000 E-mail: cpj@cpj.com FAX: 202-984-8894
 FARMERS, MD







Handwritten: MS
 =
 Parking Plan

SUGARLOAF CHAPEL DRIVE

60'
60'



-  INTEGRAL GARAGE
-  DETACHED GARAGE
-  DRIVEWAY PARKING
-  ON-STREET PARKING

PARKING PLAN
 MANOR HOUSE - BLDG. #12
 CLARKSBURG TOWN CENTER

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

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Parking Plan
 12

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CPJ
 Associates

PROJECT DESCRIPTION: Prior Approvals

Project Plan

The Project Plan 9-94004 was approved on May 11, 1995. The opinion and staff report are made available to the Planning Board individually and are available to the public from staff files within Development Review.

Preliminary Plan

The Preliminary Plan 1-95042 was approved on September 28, 1995. The opinion and staff report are made available to the Planning Board individually and are available to the public from staff files within Development Review.

Final Water Quality Plans and Site Plans

The Phase One Site Plan 8-98001 was approved on January 22, 1998 and the Phase Two Site Plan 8-94012 was approved on May 9, 2002. The site plan data table below updates each approval in regards to the Manor Homes update. There are 13 additional Manor Home units as the buildings grow from 9 units each to 12 units each. The total number of units within Phase I has increased by 3 and within Phase II, by 10 units.

ANALYSIS: Conformance to Development Standards RMX-2

PROJECT DATA TABLE

Development Standard	Required	Proposed
Lot Area (ac.):	30 ac.	120.17 ac Phase I 77.61 ac Phase II 270.16 ac Total CTC parcel

Unit Analysis

Unit Types	Master/Project Plan Range	# Units with 1,300 base density	Original Approvals Phase I/Phase II	Approvals as amended Phase I/II
SFD	10-20%	130-260	75/153=228	
TH	30-50%	390-650	295/202=497	
MF	25-45%	325-585	396/132=528	+3 Phase I (399) /+10 Phase II (142)
TOTAL			766/487=1253	769 Phase I + 497 Phase II = 1266 total

Min Green area outside of amenity area (total for site)		
Min. W/in Commercial portion of site	15%	n/a
Min. w/in residential portion of the site	50%(38.81 ac)	Phase I 64.7% (77 ac) Phase II 52.4%(40.68 ac)
Building height:	4 stories	4 stories
Min. Residential Density	30 du/ac	11.9du/ac (1,300 du/109.17 ac)
Min. Bldg Setbacks (ft.):		
From One Family Zone		
Commercial Bldgs.	100 ft.	n/a(Phase III)
Residential Bldgs.	100 ft.	n/a
From Any Street		
Commercial bldgs	n/a	n/a Phase III
Residential bldg	n/a	10 ft min*
Manor home setbacks to adj. Unit	n/a	10ft.

MPDU CALCULATIONS:

Phase	# Units approved	MPDUs required @ 12.5%	Provided (for future phases)
Phase I	769	97	55 (42)
Phase II	497	63	46 (17)
Total	1266	160	101 (59)

The approved units indicate a 59 MPDU shortage from the previously approved site plans. However not all the units previously approved will be built due to subsequent site plan amendments (both previously approved and currently under review by staff). The current or working unit plans with MPDU calculations are as follows:

Phase	# Units approved with amendments - past and (future)	MPDUs required @ 12.5%	Provided
Phase I	570	72	55(17)
Phase II	497	63	56(6)
Phase III	(126)	(16)	(38)
Total	1193	150	111 provided with current site plans (61 in future Phase I amendments and future Phase III)

There is a 13 MPDU shortage in the amended working unit calculations.

With the approval earlier approval of the Phase II Site Plan, the Planning Board approved a phasing plan for the MPDUs to be made up in the Phase I revisions and future Phase III site plans. This site plan conforms to that approval strategy. In order to keep a balance of market rate units and required MPDUs, the Applicant has removed the approved lots within Block EE and GG on the MPDU Phasing Plan of May 2, 2002 from consideration for building permits. When the final section of Phase III retail and the amended Phase I residential uses are reviewed by the Planning Board, the full measure of MPDUs will be supplied to the project.

Recreation tabulations follow. The Site Plans are in conformance to the Planning Board Guidelines.

RECREATION FACILITIES WORKSHEET

Clarksburg Town Center
Phases 1B1, 1B2, 1B3 & 2

DEMAND POINTS PER POPULATION CATEGORY

HOUSING TYPE		D1	D2	D3	D4	D4
S.F. III	200	28.0	38.0	46.0	254.0	26.0
Townhouses	418	71.1	92.0	75.2	539.2	37.6
Garden/Multi-Family	162	17.8	22.7	19.4	191.2	25.9
TOTAL DEMAND	780	116.9	152.7	140.6	984.4	89.5

SUPPLY POINTS PER FACILITY

FACILITY	D1	D2	D3	D4	D5	
Seating Areas	(31)	31.0	31.0	46.5	155.0	62.0
Mult-Age Play	(3)	27.0	33.0	9.0	21.0	3.0
Tot Lot	(2)	18.0	4.0	0.0	8.0	2.0
Open Play II	(2)	12.0	18.0	24.0	60.0	4.0
Swimming Pool	(1)	7.4	35.9	30.8	287.5	12.7
Wading Pool	(1)	20.1	8.8	0.0	57.5	4.2
Community Space	(1)	13.4	26.3	45.1	345.0	33.8
Indoor Fitness	(1)	0.0	17.5	15.0	230.0	12.7
Soccer Field	(1)	2.0	15.0	20.0	40.0	2.0
Baseball Field	(1)	2.0	15.0	20.0	40.0	2.0
Nature Trail		6.7	17.5	22.5	172.5	12.7
Nature Area		0.0	8.8	15.0	115.0	4.2
Bike System		6.7	17.5	22.5	172.5	8.4
Pedestrian		13.4	35.0	22.5	517.5	38.0
TOTALS		159.7	283.3	292.9	2,221.5	201.7