

Cover Sheet for:

Project Plan 9-94004

Project Application



APPLICATION

Project Plan Review

For M-NCPPC Staff Use Only

Date Application Received _____

Date Application Complete _____ by _____

DRC Meeting Date _____

Hearing Date _____

PPR Deadline _____

PPR File Number _____

NR/FSD Number _____

Fee (Attach Fee Worksheet) _____

Sign Deposit _____

Fees Received By _____

I. PROJECT INFORMATION:

Name of Proposed Project Plan Clarksburg Town CenterName of Preliminary Plan Clarksburg Town Center

No. 1- _____

If previously Approved Project Plan, _____

Number _____

Date of Opinion _____

Status: _____ Void

_____ Extended to (date) _____

_____ Withdrawn

_____ Amended by this application

If no prior preliminary plan, check either:

☒ Preliminary Plan currently being reviewed☐ Lot already recorded☐ Loophole Property? (refer to MCC Bill #1-88, concerning timely APF review prior to issuance of a building permit)

If Plat recorded, M-NCPPC Plat No. _____

If special exception/variance

Case #S- _____ or #A- _____ date adopted ____ / ____ / ____

Tax Account Number

1. 261172. 287873. 28776

4. _____

Tax Map Page Number

196

either: on _____

feet _____

of _____

Street Name

N.E.W.S. etc.

Street Name

or :

SE

quadrant, intersection of

Frederick Road

and

Stringtown Road

N.E.S.W. etc.

Street Name

Street Name

Planning Area

Clarksburg

Incorporated Municipality or Special Taxing District, if applicable _____

Is site on Locational Atlas and Index of Historic Sites? ☐ Yes ☒ NoIs site on Master Plan of Historic Preservation? ☐ Yes ☒ No

II. DATA SUMMARY TABLE:

Site Area:

Gross area of Site Plan (22,000 sq. ft. min.)	267.5	ac.	11,652,300	sf
Area dedicated to Public Use	111.42	ac.	4,853,455	sf
Total net area of Project Plan	156.08	ac.	6,798,845	sf

Area by Zone: Zone 1: Residential RMX2	182.70	ac.	7,958,412	sf
Zone 2: Office/Retail RMX2	14.60	ac.	635,976	sf
Zone 3: RDT	70.20	ac.	3,057,912	sf

GROSS FLOOR AREA (Sq. Ft.)	Required/Allowed	Proposed
Retail		150,000
Office		100,000
Residential		N/A
Other		
Total	600,000 (max.)	250,000

DWELLING UNITS

Efficiency	
1 Bedroom	
2 Bedroom	470
3+ Bedroom	830
Total	1,300 *

*Final number determined at Site Plan

DENSITY

Floor Area Ratio (FAR)	.50 (max.)	.39
Dwelling Units Per Acre	30 (max.)	6.5

BUILDING HEIGHT (Ft.)	N/A (max.)	50'
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LOADING SPACES

Retail	683 (min.)	
Office	383 (min.)	
Residential	2,365 (min.)	
Other	(min.)	
Total	3,150 (min.)	4,325

PUBLIC USE SPACE (Sq. Ft. & Percent of Net Lot)

On-Site Area	(20% min.)	Sq. Ft.	%
Off-Site Area		Sq. Ft.	%
Total	(20% min.)	Sq. Ft.	%

III. SIGNS:

Sign Deposit - In accordance with the Zoning Ordinance Regulations, signs must be posted on the property within 3 days of application and maintained in good condition by the applicant until the final disposition of the application. The signs are obtained from M-NCPPC's Design, Zoning, and Preservation Division. A deposit of \$70.00 per sign is required, and a refund of \$60.00 per sign is furnished upon return of the sign.

APPLICANT INFORMATION:

Applicant (Owner or Contract Purchaser)

Piedmont Land & Clarksburg Land Associates - T/A Clarksburg Town Center Venture

c/o 4733 Bethesda Avenue, Suite 530

Bethesda

MD

20814

(301) 961-4910

(301) 961-4930

Developer (if different from Owner above)

Engineer

Loiederman Associates, Inc.

15200 Shady Grove Road, Suite 202

Rockville

MD

20850

(301) 948-2750

(301) 948-9067

Architect

CHK Architects and Planners, Inc.

1300 Spring Street, Suite 500

Silver Spring

MD

20910

(301) 588-4800

(301) 650-2255

Landscape Architect

Michael Vergason Landscape Architects

4517 16th Street North

Arlington

VA

22207

(703) 524-2668

(703) 524-4941

Attorney

Linowes and Blocher

1010 Wayne Avenue, 10th Floor

Silver Spring

MD

20910

(301) 650-7056

(301) 495-9044

Signature of applicant (Owner or Contract Purchaser):

S. Kuban, C.P.

11/22/94