

INFRASTRUCTURE PLAN FOR CLARKSBURG VILLAGE (8-02038)



Map compiled on June 06, 2002 at 10:23 AM | Site located on base sheet no - 232NW12

NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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Key Map



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Research & Technology Center

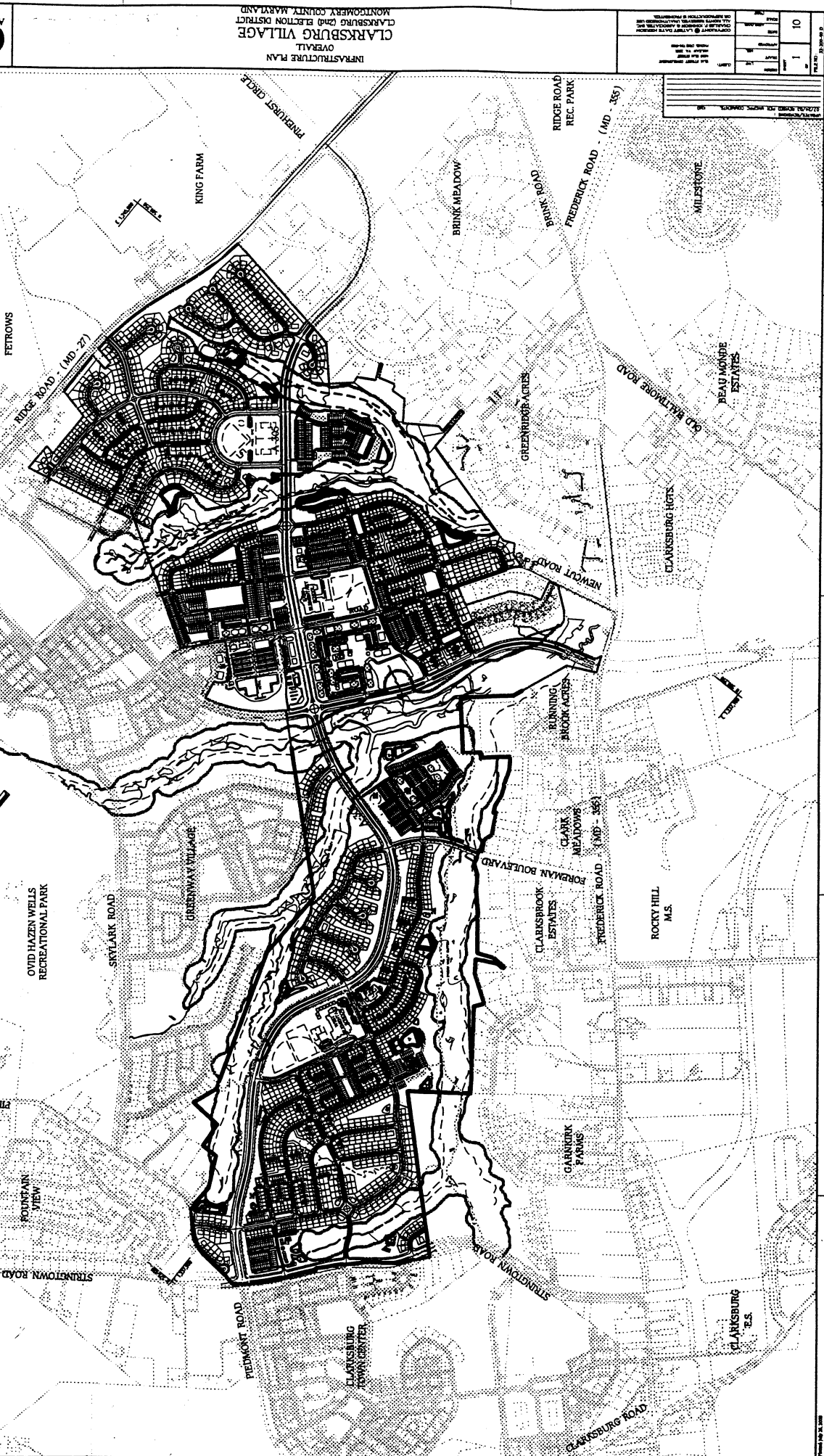
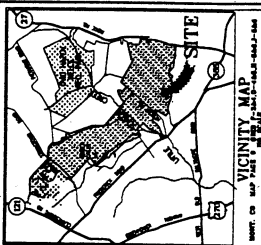


1:18000

PROJECT DESCRIPTION: Proposal

The following pages present the Infrastructure Plan:

CLARKSBURG VILLAGE

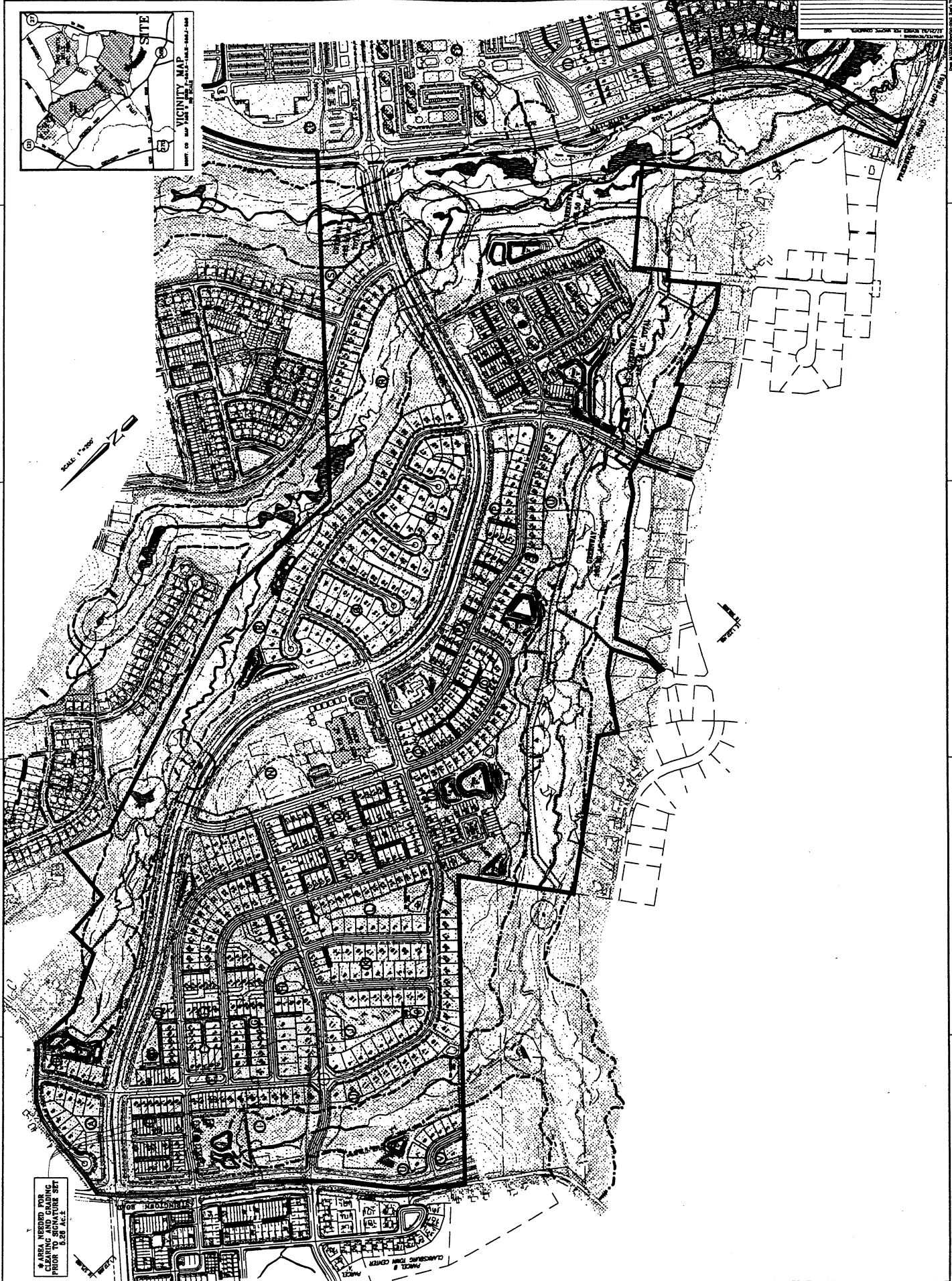
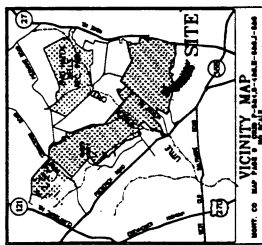


NO.	DESCRIPTION	DATE	BY	APP. BY
1	PREPARED FOR CONSTRUCTION	12/15/98	CPJ	CPJ
2	REVISIONS TO THE ORIGINAL PLAN			
3	REVISIONS TO THE ORIGINAL PLAN			
4	REVISIONS TO THE ORIGINAL PLAN			
5	REVISIONS TO THE ORIGINAL PLAN			
6	REVISIONS TO THE ORIGINAL PLAN			
7	REVISIONS TO THE ORIGINAL PLAN			
8	REVISIONS TO THE ORIGINAL PLAN			
9	REVISIONS TO THE ORIGINAL PLAN			
10	REVISIONS TO THE ORIGINAL PLAN			

DATE	10
NO.	2
CONTRACT NO. 100-4550-01 PROJECT NO. 100-4550-01-01 SHEET NO. 2 OF 10	

INFRASTRUCTURE PLAN
 STORM WATER MANAGEMENT PONDS - WEST SIDE
 CLARKSBURG VILLAGE
 CLARKSBURG 2nd ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CPI
 Associates
 Charles F. Johnson & Associates, Inc.
 14000 BRIGHTLINE ROAD
 CLARKSBURG, MARYLAND 20841
 TEL: (301) 441-1100
 FAX: (301) 441-1101



* AREA RESERVED FOR
 CLEARING AND GRADING
 PRIOR TO SIGNATURE SET
 SEE PLAN.

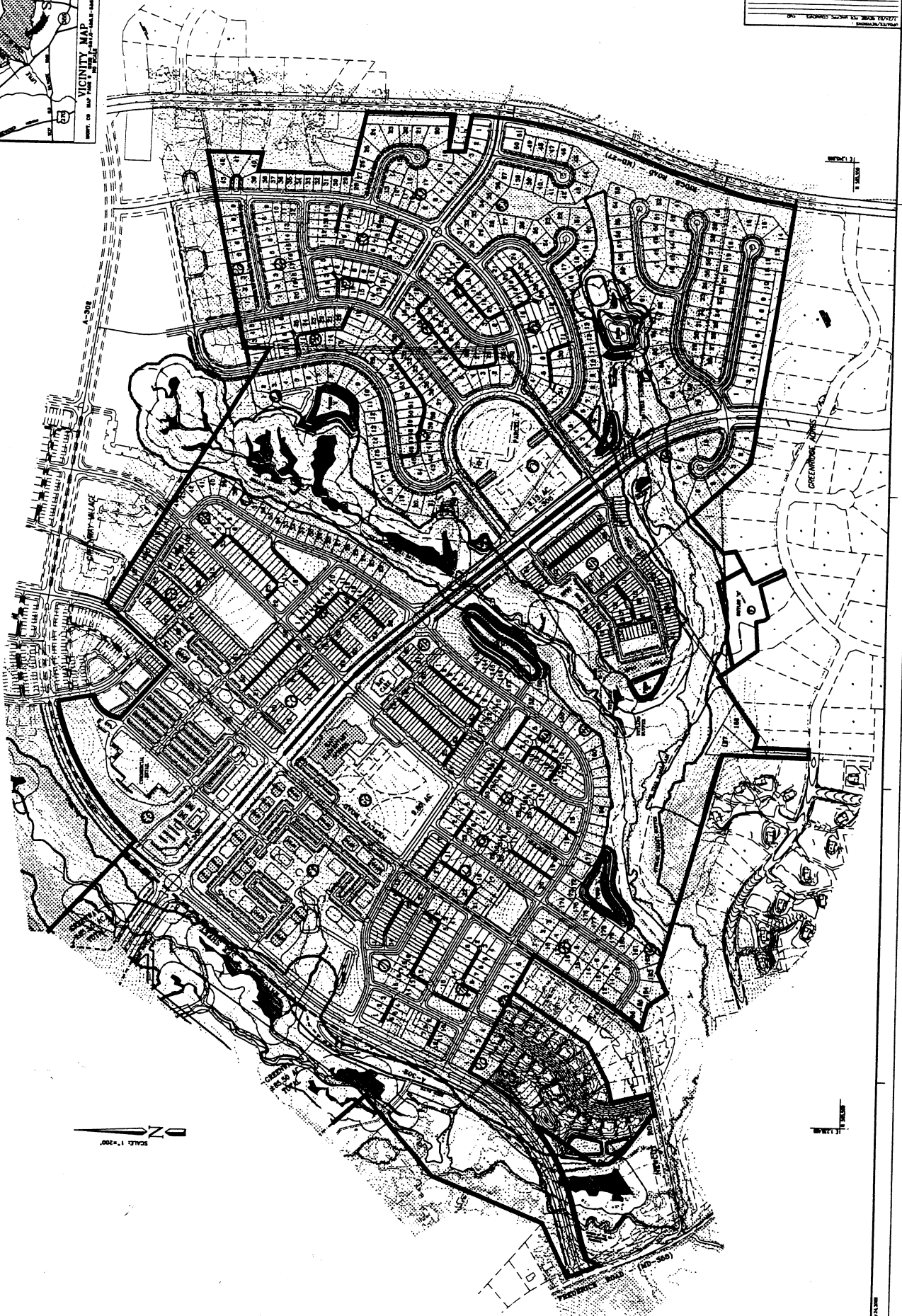
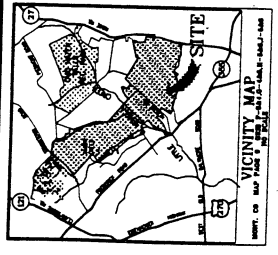
WMS

WMS

CPJ ASSOCIATES
Charles P. Johnson & Associates, Inc.
Professional Engineers, Surveyors, Planners, Architects, Landscape Architects, and Environmental Engineers
10000 W. 10th Street, Suite 100, Denver, CO 80202
Phone: (303) 751-1000
Fax: (303) 751-1001
E-mail: cpj@cpjassociates.com

INFRASTRUCTURE PLAN
STORM WATER MANAGEMENT PONDS - EAST SIDE
CLARKSBURG VILLAGE
CLARKSBURG AND EASTON DISTRICT
MONTGOMERY COUNTY, MARYLAND

DATE	3/10
PROJECT	CLARKSBURG VILLAGE STORM WATER MANAGEMENT PONDS - EAST SIDE
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...
DATE	...



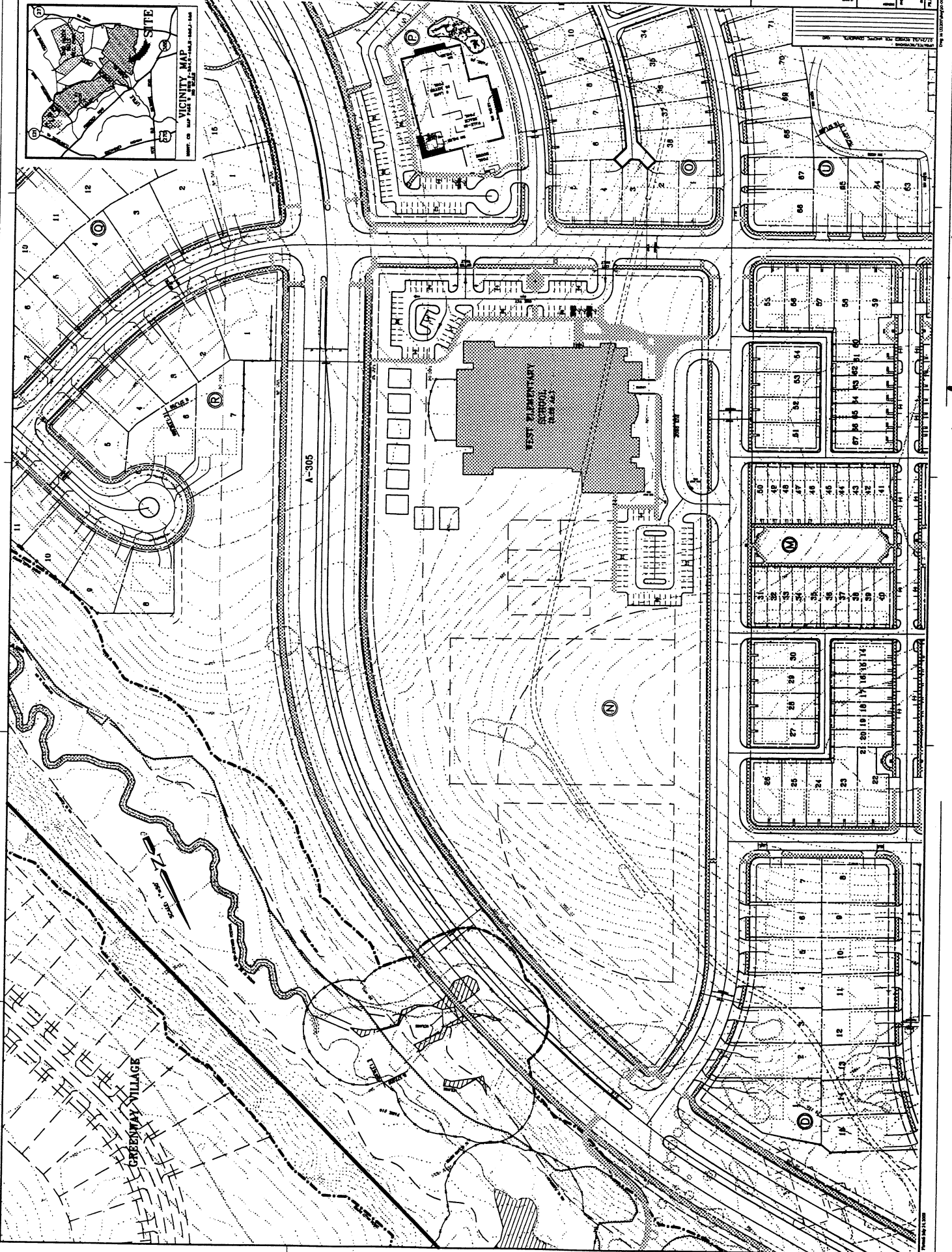
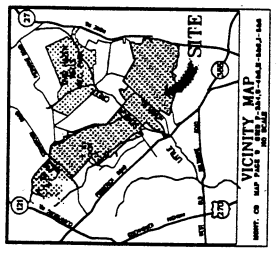
DATE: 3/10

Western School Site

DATE	10
SCALE	4
PROJECT	
SHEET NO.	
TOTAL SHEETS	
DRAWN BY	
CHECKED BY	
APPROVED BY	
DATE	

WEST SIDE ELEMENTARY SCHOOL
CLARKSBURG VILLAGE
CLARKSBURG (2ND) ELECTON DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ
Associates
Charles F. Johnson & Associates, Inc.
10000 Rockville Pike, Suite 1000
Rockville, Maryland 20850
Tel: (301) 981-1000



A-305

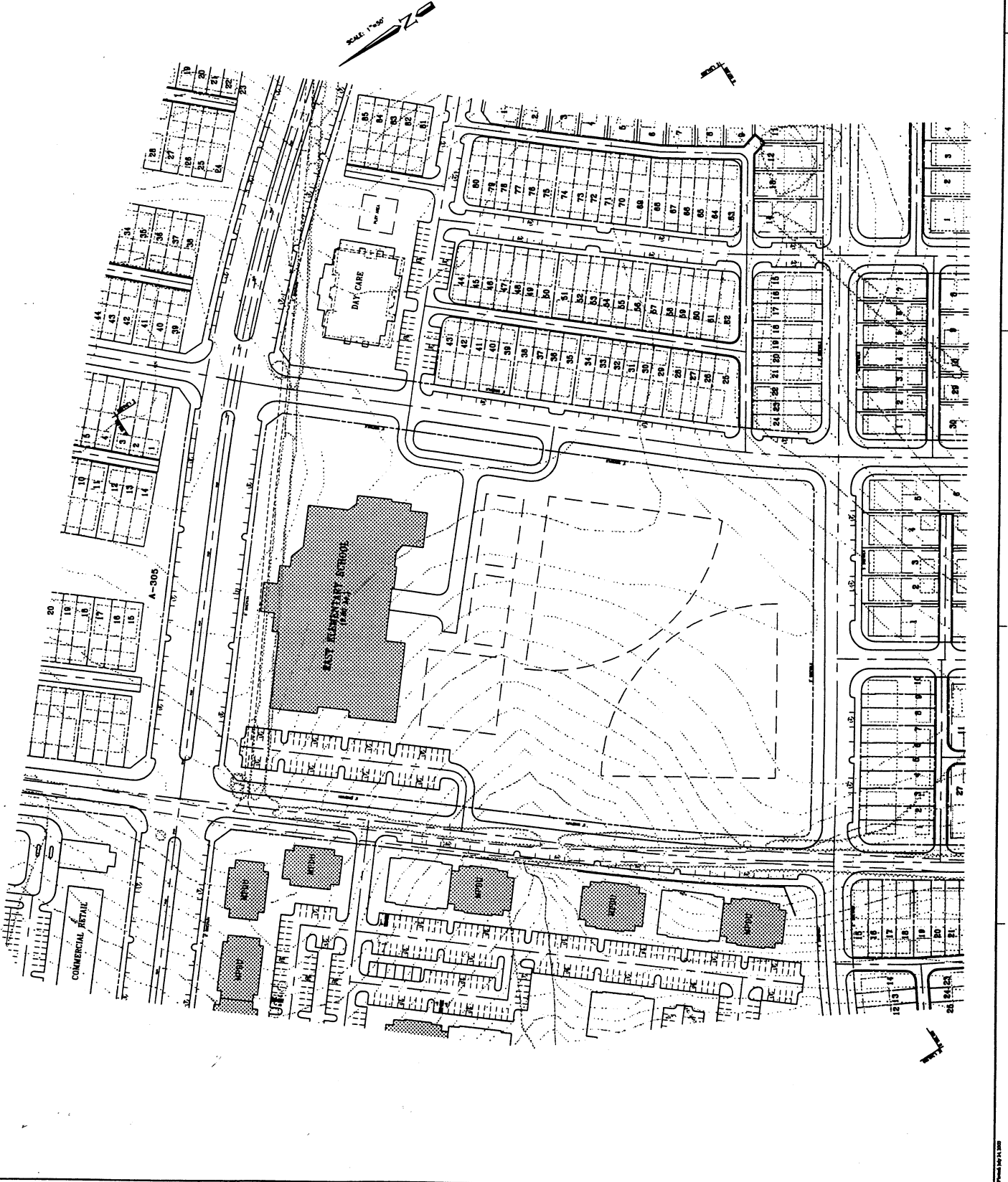
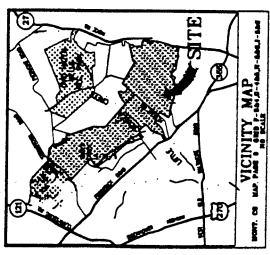
CLARKSBURG VILLAGE

DATE: 10/10/00
SCALE: 1/4" = 100'

DATE	10
REVISED	5
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	

INFRASTRUCTURE PLAN
 EAST ELEMENTARY SCHOOL SITE
 CLARKSBURG VILLAGE
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

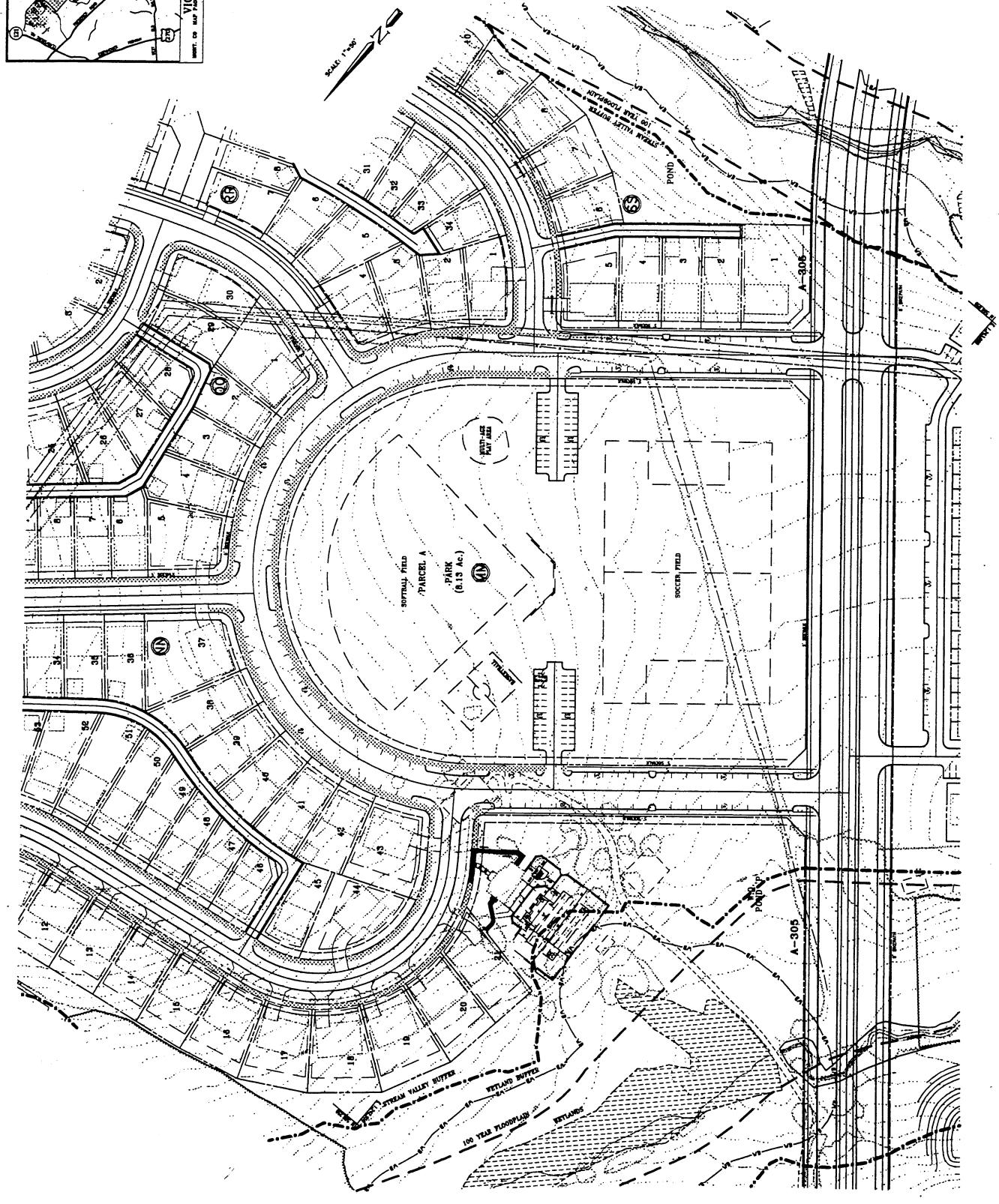
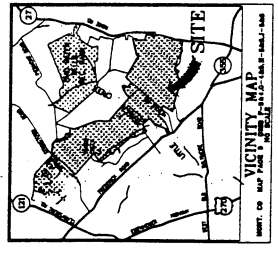
CPJ
 Associates
 Charles F. Johnson & Associates, Inc.
 10000 Rockville Pike, Suite 1000
 Rockville, Maryland 20850
 Phone: (301) 761-1000
 Fax: (301) 761-1001
 E-mail: cpj@cpjassoc.com



Easton School Site

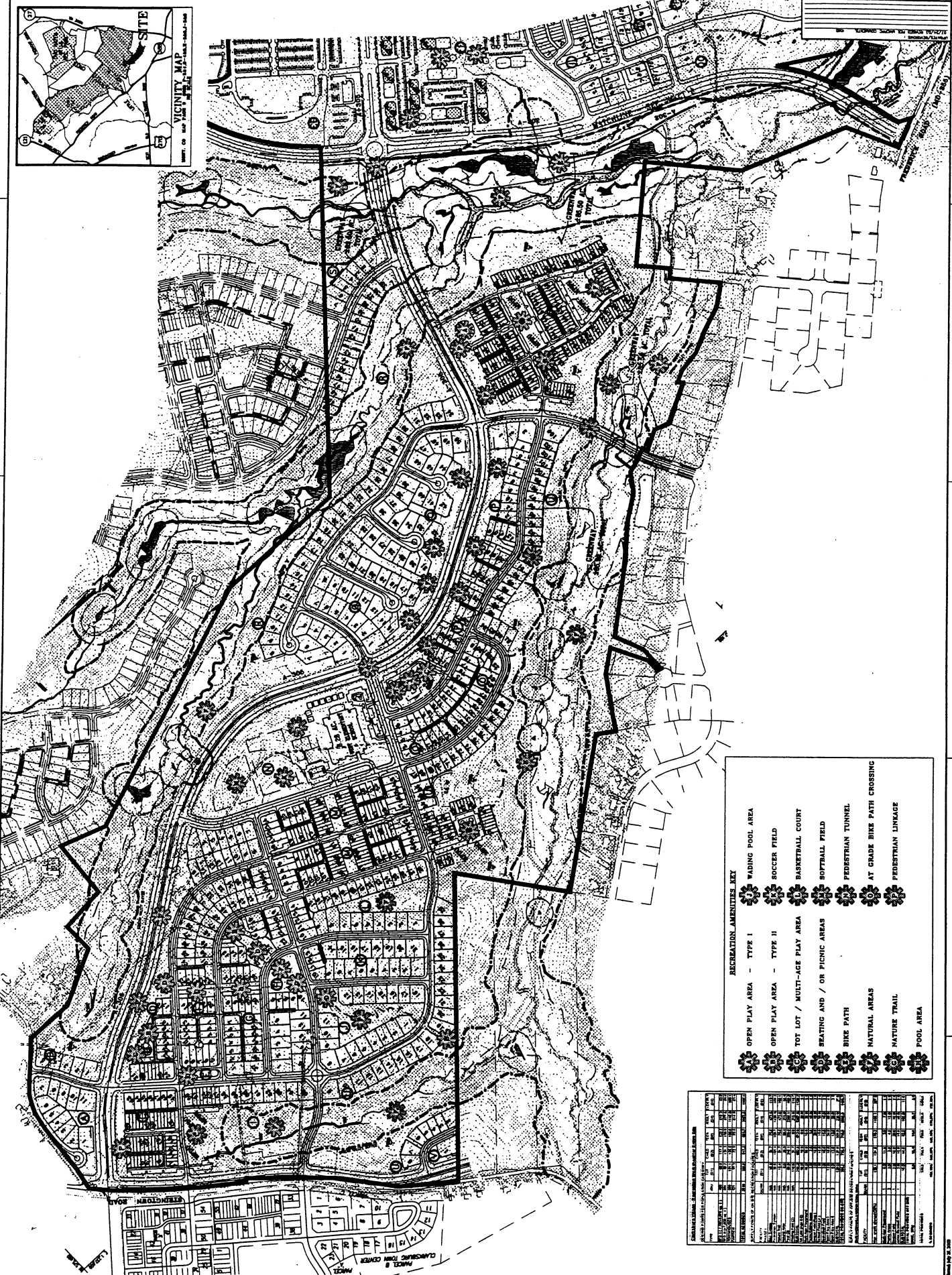
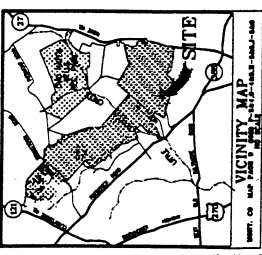
CPI
Charles P. Johnson & Associates, Inc.
PLANNING - ENGINEERING - LANDSCAPE ARCHITECTURE - SURVEYING
10000 WOODBURN AVENUE, SUITE 200, CLARKSBURG, MARYLAND 20841
TEL: 301-271-1000 FAX: 301-271-1001
WWW.CPIASSOCIATES.COM

INFRASTRUCTURE PLAN
PARK SITE
CLARKSBURG VILLAGE
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



Part - Phase II

DATE	7	10
BY		
CHECKED BY		
APPROVED BY		
SCALE	AS SHOWN	
PROJECT NO.		
SHEET NO.	7	10



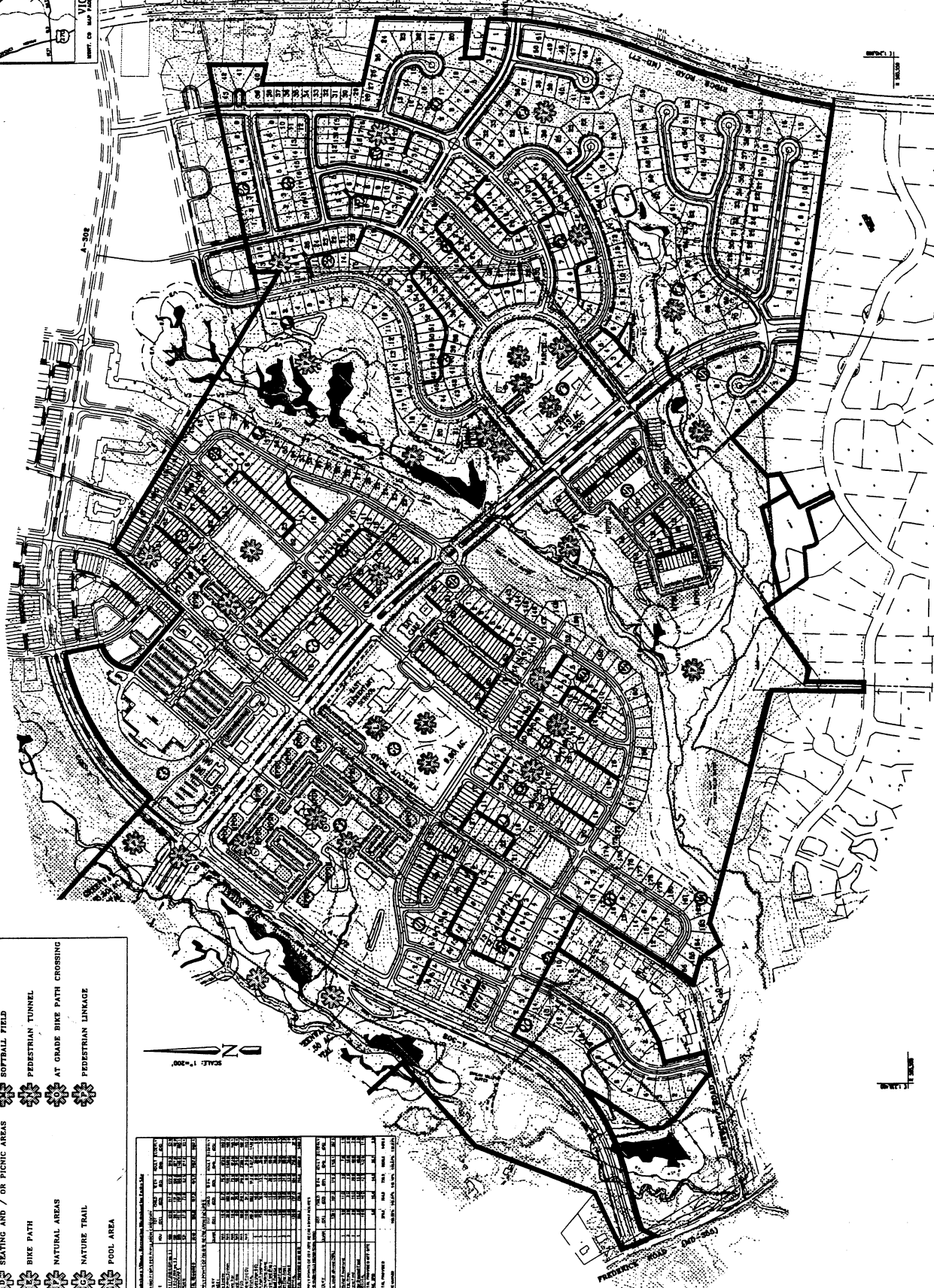
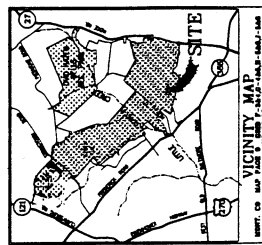
RECREATION AMENITIES KEY

	OPEN PLAY AREA - TYPE I		WADING POOL AREA
	OPEN PLAY AREA - TYPE II		SOCCER FIELD
	TOT LOT / MULTI-AGE PLAY AREA		BASKETBALL COURT
	SEATING AND / OR PICNIC AREAS		SOFTBALL FIELD
	BIKE PATH		PEDESTRIAN TUNNEL
	NATURAL AREAS		AT GRADE BIKE PATH CROSSING
	NATURE TRAIL		PEDESTRIAN LINKAGE
	POOL AREA		

GENERAL NOTES

- SEE ARCHITECTURAL DRAWINGS FOR ALL DETAILS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND CONSTRUCTION CODES AND THE MARYLAND PUBLIC WORKS DESIGN SPECIFICATIONS.
- ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL TREE REMOVALS SHALL BE IN ACCORDANCE WITH THE MARYLAND TREE PROTECTION ACT.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL MATERIALS SHALL BE OF THE QUALITY AND QUANTITY SPECIFIED.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL TREE REMOVALS SHALL BE IN ACCORDANCE WITH THE MARYLAND TREE PROTECTION ACT.
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- ALL MATERIALS SHALL BE OF THE QUALITY AND QUANTITY SPECIFIED.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

Recreational Facilities
East West

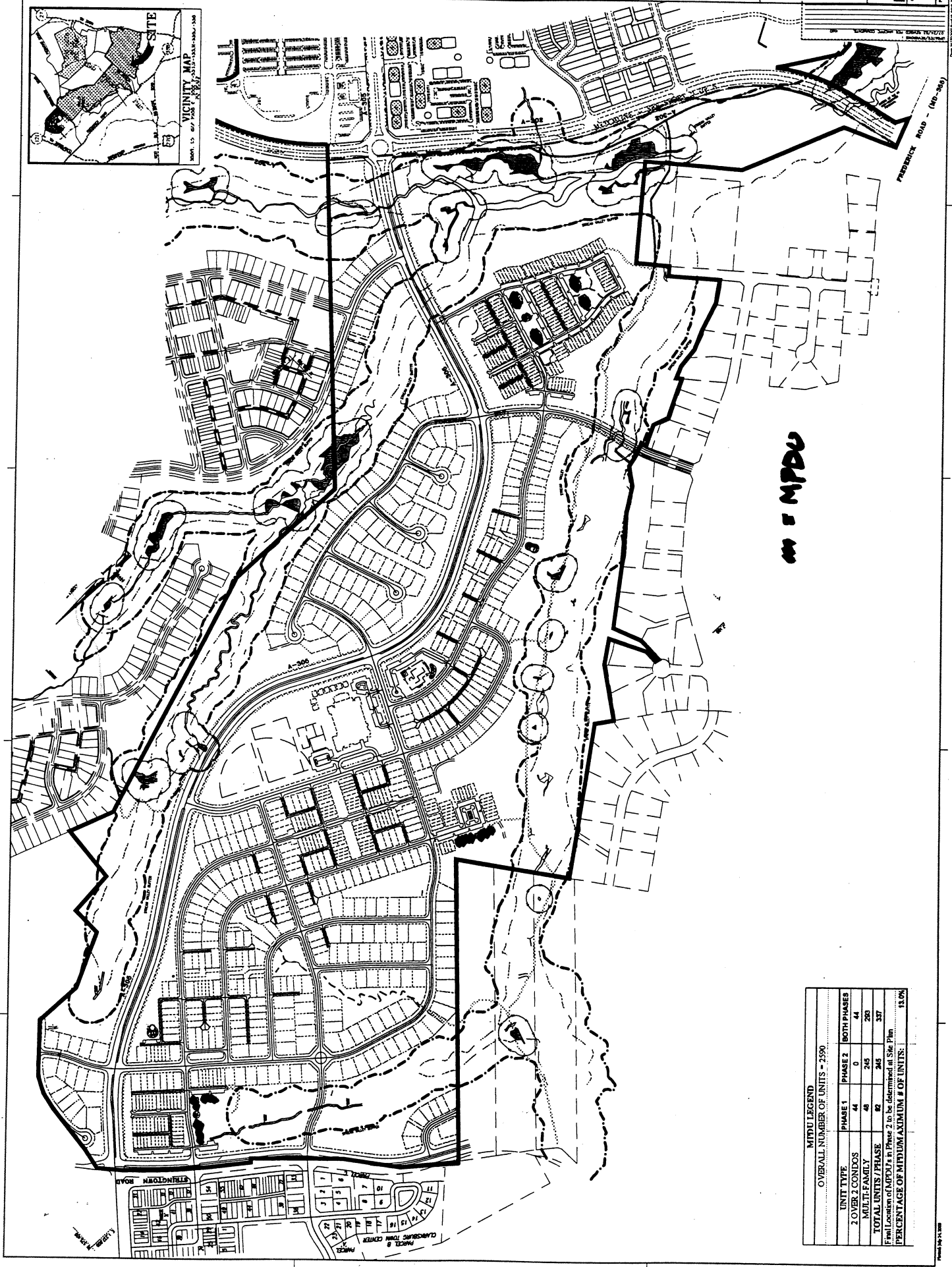
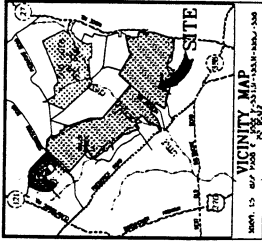


- RECREATIONAL AMENITIES KEY**
- OPENER PLAY AREA - TYPE I
 - OPENER PLAY AREA - TYPE II
 - TOT LOT / MULTI-AGE PLAY AREA
 - SEATING AND / OR PICNIC AREAS
 - BIKE PATH
 - NATURAL AREAS
 - NATURE TRAIL
 - POOL AREA
 - WADING POOL AREA
 - SOCCER FIELD
 - BASKETBALL COURT
 - SOFTBALL FIELD
 - PEDESTRIAN TUNNEL
 - AT GRADE BIKE PATH CROSSING
 - PEDESTRIAN LINKAGE

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
1	OPENER PLAY AREA - TYPE I	10,000	0.23	0.23
2	OPENER PLAY AREA - TYPE II	10,000	0.23	0.23
3	TOT LOT / MULTI-AGE PLAY AREA	10,000	0.23	0.23
4	SEATING AND / OR PICNIC AREAS	10,000	0.23	0.23
5	BIKE PATH	10,000	0.23	0.23
6	NATURAL AREAS	10,000	0.23	0.23
7	NATURE TRAIL	10,000	0.23	0.23
8	POOL AREA	10,000	0.23	0.23
9	WADING POOL AREA	10,000	0.23	0.23
10	SOCCER FIELD	10,000	0.23	0.23
11	BASKETBALL COURT	10,000	0.23	0.23
12	SOFTBALL FIELD	10,000	0.23	0.23
13	PEDESTRIAN TUNNEL	10,000	0.23	0.23
14	AT GRADE BIKE PATH CROSSING	10,000	0.23	0.23
15	PEDESTRIAN LINKAGE	10,000	0.23	0.23

Recreational Facilities East

DATE	10
REVISED	9
BY	
FOR	
PROJECT	
SCALE	
PROJECT NO.	
DATE	
BY	
FOR	
PROJECT	
SCALE	
PROJECT NO.	



MPDU

MPDU LEGEND

OVERALL NUMBER OF UNITS = 2590

UNIT TYPE	PHASE 1	PHASE 2	BOTH PHASES
2 OVER 2 CONDOS	44	0	44
MULTI-FAMILY	48	245	293
TOTAL UNITS / PHASE	92	245	337

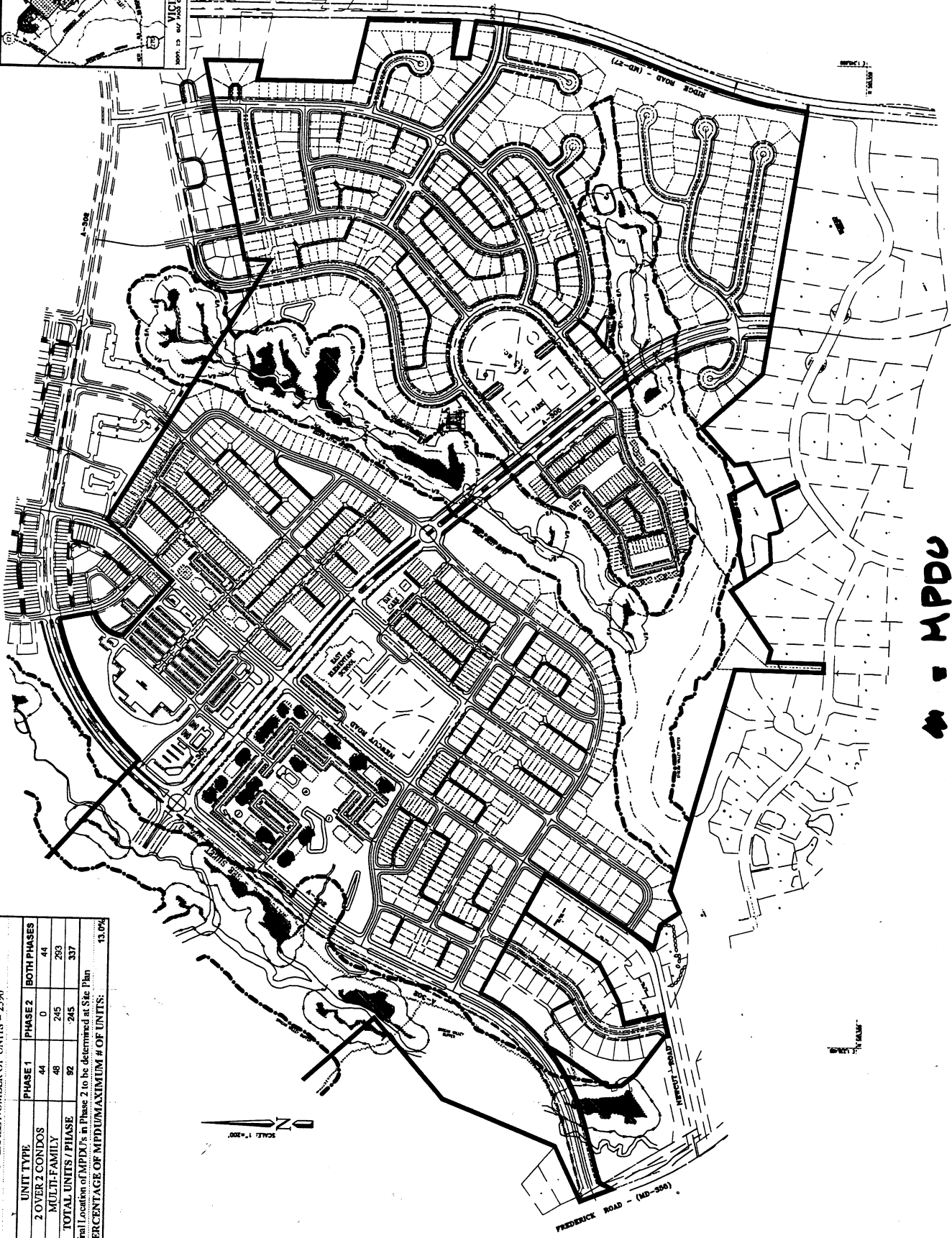
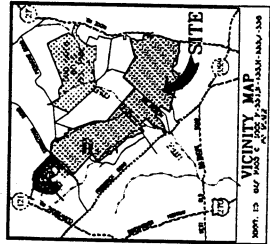
Final Location of MPDU's in Phase 2 to be determined at Site Plan

PERCENTAGE OF MITNUM AXIMUM # OF UNITS: 13.9%

Phase I

CLARKSBURG VILLAGE
 MONTGOMERY COUNTY, MARYLAND
 CLARKSBURG 2ND ELECTION DISTRICT
 INFRASTRUCTURE PLAN
 MPDU LAYOUT

DATE	10
SCALE	1" = 100'
PROJECT	CLARKSBURG VILLAGE
CLIENT	CLARKSBURG VILLAGE
DESIGNER	CPJ ASSOCIATES
APPROVED	
DATE	



◆ = MPDU

East

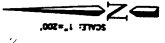
MPDU LEGEND

OVERALL NUMBER OF UNITS = 2590

UNIT TYPE	PHASE 1	PHASE 2	BOTH PHASES
2 OVER-2 CONDOS	44	0	44
MULTI-FAMILY	48	245	293
TOTAL UNITS / PHASE	92	245	337

Final location of MPDUs in Phase 2 to be determined at Site Plan

PERCENTAGE OF MPDUs MAXIMUM # OF UNITS: 13.0%



CPJ ASSOCIATES
 Charles P. Johnson & Associates, Inc.
 10000 WOODBURN ROAD, SUITE 200
 CLARKSBURG, MONTGOMERY COUNTY, MARYLAND 20841
 TEL: 301-271-1100 FAX: 301-271-1101