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August 3, 1995

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BY HAND DELIVERY

Mr. Joseph R. Davis
Development Review Division
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Preliminary Plan Application No. 1-95042 (Clarksburg Town
Center - Plat Recordation Schedule)

Dear Mr. Davis:

On behalf of the Applicant, Clarksburg Land Associates and Piedmont Land Associates, this letter requests Planning Board approval of the referenced project as a multi-phase project pursuant to § 50-35(h)(2)(b) of the Montgomery County Subdivision Regulations. As set forth below, the size of the Clarksburg Town Center and the mixed-use nature of the project require an extended recordation and construction schedule. To accommodate the reasonable buildout of the project, the Applicant requests a total of 9 years to record final subdivision plats.

As set forth in Project Plan Application No. 9-94004, approved by the Planning Board on June 12, 1995, the project is expected to develop in 3 phases and will include 1,300 housing units, 150,000 square feet of retail space and 100,000 square feet of office space. Clarksburg Town Center will also consist of civic and recreational uses designed to function in concert with the residential, office and retail elements. To ensure this large-scale development proceeds in a logical, economically responsible manner, an extended phasing and construction period will be necessary. This will allow the individual components of Clarksburg Town Center to develop in a manner that will ensure the success and

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viability of each component and of the entire community at buildout.

For purposes of subdivision plat recordation, the Applicant requests approval of a multi-phase project consisting of 3 separate recordation phases. Each phase will last 36 months from the initiation date associated with that particular phase. The proposed initiation date for Phase 1 will commence as set forth in the Subdivision Regulations. During Phase 1, the Applicant will record final subdivision plats for at least 200 residential units and related amenities. The initiation date for Phase 2 will commence 36 months after the initiation date for Phase 1. The initiation date for Phase 3 will commence 36 months after the initiation date for Phase 2. The Applicant proposes to submit a plat recordation schedule for Phase 2 and Phase 3 for Planning Board approval at the time of final site plan approval for Phase 1. The recordation schedule for Phases 2 and 3 will identify the amount of development to be recorded in each phase.

Thank you for your consideration. We look forward to discussing the preliminary plan application with the Planning Board at the August 3, 1995 hearing. If you need additional information concerning the proposed plat recordation schedule, please contact us.

Sincerely,

LINOWES AND BLOCHER



Stephen Z. Kaufman

cc: Mr. A. Malcolm Shanaman
Mr. Steven Klebanoff
Mr. Marc Montgomery

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