

ILLUSTRATIVE SITE PLAN

Note: conceptual plan subject to final engineering and architectural refinement. Refer to detailed Development Concept Plan, Conceptual Landscape Plan, Conceptual Streetscape Plan, and Proposed Traffic Improvements for proposed site improvements (roadways, pedestrian walkways, landscaping).

The proposed site for the CCRC development is situated at the northern end of the Clarksville commercial corridor. The site's low intensity use and design will become a transitional site and buffer to the two County schools and adjacent lower density single family developments to the north and the agricultural areas to the west.

The planning and layout of the proposed community begins with respecting the existing environmental and landscape features of the site. Residential buildings are placed on either side of an existing stream and mature stand of trees bisecting the site. Groupings of buildings within the neighborhoods form smaller scale interior residential courtyards. The buildings and interior courtyards step down with the existing grades as the site slopes approximately 80 feet down from Clarksville Pike. The grading also allows for the easy development and access to below grade and below building parking.

A primary entrance to the site is located off of Clarksville Pike and includes a gatehouse that orients and directs visitors to the appropriate building within the community. Also provided, from a new public access road to the south, is a secondary entrance for residents, employees and service deliveries. The proposed development incorporates an integrated network of roads, sidewalks, walking paths as well as enclosed links and pedestrian bridges connecting all independent living buildings within the community. The enclosed building connection allow seniors the ability to walk internally to reach amenity spaces, services, friends, and medical care even during the worst of weather.

Coincident with the development of the CCRC and the construction of the new public access road along the property's southern boundary, a convenience store will be proposed along the Clarksville Pike (MD 108) frontage.

