

For M-NCPCC Staff Use Only:

File No. 8- 90060

Fee Paid: \$ 710.00

Planning Area: 19
Germanatown vicinity

URBAN DESIGN DIVISION
APPLICATION FOR SITE PLAN
(Revised October 1988)



To be filled out by applicant:

A. Name of Project: CLOVERLEAF CENTER GERMANATOWN

Name of Subdivision: _____
(If different from project name)

B. Previous Application Information

1. If previous site plan: #8- N/A

Date Approved: _____

2. Preliminary Plan: #1- 88 156

If no preliminary plan number, enter "a" OR "b": _____

- a. Filing site plan jointly with preliminary plan
- b. Lot already recorded

3. If plat submitted, #2- N/A

If plat recorded, M-NCPCC #: _____

4. Other previous or pending plan information; enter all applicable information:

a. If Schematic Development Plan, as part of application for Local Map Amendment (Section 59-H-2.4A)

Case #G- N/A Date Granted: _____

b. If approved Development Plan (Section 59-D-1)

Zoning Case #G- N/A Date Granted: _____

c. If approved Project Plan (Section 59-D-2)

Project Plan #9- N/A Date Approved: _____

d. If Special Exception/Variance:

Case #S- N/A or A- N/A Date Adopted: _____

5. Tax Account No. 1. 2739902 2. _____

STATE DEPARTMENT
of ASSESSMENTS &
TAXATION

C. Site Information

Name of Project: CLOVERLEAF CENTER GERMANTOWN

1. Location (Select and enter "a" OR "b")

a. 0 units ("M"/Miles; "F"/feet) _____

E direction (i.e., N, NE, S, SW, etc.)

of CRYSTAL ROCK DRIVE
(Street name)

3500 units ("M"/miles; "F"/feet) F

N direction (i.e., N, NE, S, SW, etc.)

of MD. ROUTE 115
(Street name)

b. _____ direction (i.e., N, NE, S, SW, etc.)

Quadrant of Intersection of _____
(Street name)

and _____
(Street name)

2. Zoning Classification(s)
Enter all applicable zoning categories on the property:

Zone 1	Zone 2	Zone 3
<u>I-3</u>	_____	_____

Gross Area (Ac.)

<u>38.62</u>	_____	_____
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3. Gross Area of Tract

38.62 (Sq. Ft.) or (Ac.)

4. Area Dedicated to Public Use

3.86 (Sq. Ft.) or (Ac.)

5. Net Area

34.76 (Sq. Ft.) or (Ac.)

6. Area of Flood Plain

0 (Sq. Ft.) or (Ac.)

7. Is this property identified in the Locational Atlas or Index of Historic Sites or in the Master Plan of Historic Preservation?

Yes _____ No ✓

D. Development Information

Enter number of units or gross floor area for type(s) of development:

<u>Residential</u>	<u>Number of Units Proposed</u>
01 One-family detached.	_____
02 One-family semidetached	_____
03 One-family attached	_____
04 Townhouses	_____
05 Multiple-family	_____
TOTAL UNITS:	_____
06 MPDU's	_____
07 TDR's	_____

If one-family development, enter code for method of development:

- | | |
|---------|-------------|
| _____ / | 1. Standard |
| | 2. Cluster |
| | 3. MPDU |
| | 4. TDR |

<u>Non-residential</u>	<u>Gross Floor Area Proposed</u>
12 Commercial/office	_____
13 Commercial/retail	_____
14 Industrial	<u>402,001</u>
15 Other development (church, school, etc.)	_____
TOTAL GROSS FLOOR AREA	<u>402,001</u>

E. Site Plan Application Checklist

ITEM	TO BE COMPLETED BY APPLICANT				STAFF USE ONLY	
	SUBMITTED	N/A	ACCEPT	NOT ACCEPT		
1. Copy of Approved or Proposed Preliminary Plan	✓					
2. Copy of certified Development Plan (where applicable)		✓				
3. Executed Covenants for Optional Method Zoning Application (Section (Section 59-H-2.4A) (where applicable)		✓				
3. Overall Development and Vicinity Plan (Scale 1" to 100')	✓					
4. Proposed Site Plan (Scale 1" to 30' - 20 copies)	✓					
5. Proposed Development Information in Tabular Form on Site Plan	✓					
6. Landscape and Lighting Plan (Scale 1" to 30' or larger - 6 copies)	✓					
7. Stormwater Management Plan and Computations (6 copies) OR Approved Waiver - Quantity _____ - Quality _____	✓					
8. Storm Drainage Plan (6 copies)	✓					
9. Storm Drainage Computations (3 copies)	✓					
10. Sediment Control Plan (6 copies)	✓					
11. Submission to WRA where sita plan involves wetland areas		✓				
12. Architectural plans and elevations or graphic and numerical information identifying building FAR, height, coverage, setbacks, and other elements, including structured parking (1 copy)	✓					

ITEM	TO BE COMPLETED BY APPLICANT		STAFF USE ONLY	
	SUBMITTED	N/A	ACCEPT.	NOT ACCEPT.
13. Phasing Plan (where applicable) and/or development program (NOTE: The development program may be submitted with the site plan enforcement agreement)		✓		
14. Locations of water lines, sewer lines, and fire hydrants shown on site plan and landscape plan	✓			
15. Tree survey showing all trees 6" in caliper and over within the vicinity of areas proposed to be disturbed	✓			
16. List of Adjacent Property Owners	✓			

F. Applicant Information

1. Owner

CREAMORE GERMANTOWN ASSOCIATES
(Name)

(301) 990-7275
(Phone No.)

25 W. WATKINS MILL RD SUITE E
(Street Address)

GAITHERSBURG MD. 20878
(City) (State) (Zip Code)

2. Developer (if different from #1 above)

MANEKIN CORPORATION
(Name)

(301) 990-7275
(Phone No.)

25 W. WATKINS MILL RD SUITE E
(Street Address)

GAITHERSBURG MD. 20878
(City) (State) (Zip Code)

3. Engineer

PATTON HARRIS RUST & ASSOCIATES, P.E.
(Name)

(301) 762-2220
(Phone No.)

7609 STANDISH PLACE
(Street Address)

ROCKVILLE MD 20855
(City) (State) (Zip Code)

4. Architect

NICHOLS ARCHITECTS
(Name)

(301) 290-1292
(Phone No.)

7161 COLUMBIA GATEWAY DRIVE
(Street Address)

COLUMBIA MD 21046
(City) (State) (Zip Code)

5. Landscape Architect

RTKL
(Name)

(301) 528-8600
(Phone No.)

400 EAST PRATT STREET
(Street Address)

BALTIMORE MD 21202
(City) (State) (Zip Code)

6. Attorney

LINDOWES + BLOCHER
(Name)

(301) 588-8580
(Phone No.)

1010 WAYNE AVE # 1000
(Street Address)

SILVER SPRING MD 20907
(City) (State) (Zip Code)

Submitted by:

Robert A. Manekin
(Signature)

OCT 2, 1990
(Date)

ROBERT A. MANEKIN
(Name)

(301) 990-7275
(Telephone No.)