



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.mc-mncppc.org/development

Phone 301.495.4595
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SITE PLAN APPLICATION

New Application Major Amendment Minor Amendment

M-NCPPC Staff Use Only			
File Number	8- <u>98006 C</u>	Fee (attach worksheet)	<input checked="" type="checkbox"/>
Date Application Received	<u>1/17/04</u>	Fee Received by	<u>AB</u>
MCPB Hearing Date		DRC Meeting Date	<u>N/A</u>
Reviewer's Name	<u>MICHAEL MA</u>		

An application will not be accepted for review unless all required information and fees are provided. If an item requires more space, attach a separate sheet. See Site Plan Submission Requirements for Instructions.

Site Plan Name: CLOVERLEAF CENTER, PARCEL "R" & OUTLOT "Q" Acres: 17.9

200 scale Base Map #228 MW 13 Tax Map # EU 343 Special Protection Area Not within SPA

Property Tax Account Number(s) associated with the plan (8 digits)

- A. 02-03322041 B. 02-03355006 C. 02-0322121 D. _____ E. _____
 F. _____ G. _____ H. _____ I. _____ J. _____

Location: (Complete either A or B)

A. On _____, _____ feet _____ of _____
Street Name (N,S,E,W etc.) Nearest Intersecting Street

B. NE quadrant, intersection of CENTURY BLVD. and FATHER HURLEY BLVD.
(N,S,E,W etc.) Street Name Street Name

Subdivision Information: (Complete either A, if located within a recorded subdivision, or B)

A. Lot PARCELS R & Q Block _____ Subdivision CLOVERLEAF CENTER

B. Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____

Applicant (Owner or Contract Purchaser)

FIRST FEDERAL CORPORATION MR. MARC LANGER
Name Contact Person

75 WEST WATKINS MILL ROAD
Street Address

GAITHERSBURG MD. 20878
City State Zip Code

301 548 1500 548-0682 MARCL@FFEDERAL.COM
Telephone Number ext. Fax Number E-mail

Developer (If different from Applicant above)

Name _____ Contact Person _____

Street Address _____

City _____ State _____ Zip Code _____

Telephone Number ext. Fax Number E-mail _____

Engineer

SITE SOLUTIONS, INC MICHAEL DEVINE
Name Contact Person

19650 CLUB HOUSE ROAD SUITE 105
Street Address

GAITHERSBURG MD. 20886
City State Zip Code

301 947 8900 X 22 947-7704 MJD@SITESOLUTIONSINC.NET
Telephone Number ext. Fax Number E-mail

Architect

^B
BANTA CAMPBELL ARCHITECTS, INC **MARK BANTA**
 Name Contact Person
6315 HILLSIDE COURT SUITE C
 Street Address
COLUMBIA MD. 21045
 City State Zip Code
410 290 9006 290 9007 MBANTA@BANTACAMPBELL.COM
 Telephone Number ext. Fax Number E-mail

Landscape Architect

SITE SOLUTIONS, INC **DONALD ROHRBAUGH, PLA**
 Name Contact Person
19650 CLUB HOUSE ROAD SUITE 105
 Street Address
GAITHERSBURG MD. 20886
 City State Zip Code
301 947 8900 X 25 947-7704 DWR@SITESOLUTIONSINC.NET
 Telephone Number ext. Fax Number E-mail

Attorney

Name Contact Person
 Street Address
 City State Zip Code
 Telephone Number ext. Fax Number E-mail

Development Information: (See Site Plan Submission Requirements, section 5)

Method of Development: Standard Cluster MPDU TDRs, # _____ Other _____
 Attach separate sheet with TDR serial numbers (example 10-6222)

Zoning	Overlay Zone	Acres	Development Type Code	Existing Resid'l du/ Comm'l sf	Retained Resid'l du/ Comm'l sf	Proposed Resid'l du/ Comm'l sf	*	MPDU	Other Affordable Housing	# of Lots	# of Out-lots
I-3	NA	17.9		0	0	114,090*	0	0	0	1	1
Total plan acres		0.0	Total Resid'l	0	0	0		0	0	0	0
			Total Comm'l	0	0	0				0	0

* Maximum number of dwelling units allowed by zoning ↑

Areas Dedicated to Public Use (ac) :

Road ROWs	Other ROWs	Schools	Parks	Other	Total
0	0	0.00	0	0	0.00

Supplementary Information:

Previous Plan Submittals: (enter information, if applicable)

Zoning case: Date granted

Case No. G - _____

Approved Development Plan or Date granted

Case No. DPA - _____

Approved Schematic Development Plan: Date granted

Case No. _____

Special Exception: Date granted

Case No. A- _____

Variance: _____

File Number 4- _____

NRI/FSD Name: _____

File Number 9- _____

Project Plan Name: _____

File Number 7- _____

Pre-Application Name: _____

File Number 1- 88156

Preliminary Plan Name: CLOVERLEAF CENTER

File Number 8- 98006 B

Previously Approved Site Plan Name: CLOVERLEAF CENTER

Planning Board Opinion Date: 9-17-99

Status: Void Extended to (date) Withdrawn Amended by this application

If Record Plat recorded, enter M-NCPPC record plat book & page numbers: 21979 - _____

Is this site plan being reviewed concurrently with? Project Plan Yes, 9- _____ No

Preliminary Plan Yes, 1- _____ No

Has the applicant had any pre-submission meetings with M-NCPPC staff? Yes No

Name of Staff: MICHAEL MA Date of meeting(s):

Is this site plan application a "Green Tape" project for affordable housing? Yes No

Is the property in the Locational Atlas and Index of Historic Sites? Yes No

Is the property in the Master Plan for Historic Preservation? Yes No

Is the property in an incorporated municipality? Yes, _____ No

Is the property in a special taxing district? Yes, _____ No

Stormwater management concept plan approval date:

Electric service provided by: Allegheny Power BG&E PEPCO

Requested Waivers: (if any)

Parking Waiver

Zoning Ordinance Section 59-E- _____

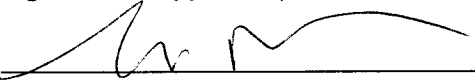
Description of waiver request:

Other Waivers

Zoning Ordinance Section 59- _____

Description of waiver request:

Signature of Applicant (Owner or Contract Purchaser)



Signature

Date

MARC LANGER

Name (Type or Print)

	No. Copies	Engineer/ Surveyor	M-NCPPC Staff
h. The location and dimensions of all roads, streets, driveways, parking facilities, loading spaces with dumpster locations, points of access to surrounding streets, easements, pedestrian walks, bike and sidewalk connections to off-site network, proposed road sections for stream crossings including conveyance through section		Submitted	
i. A grading plan		Submitted	
j. The location of all sewer, water, gas, electric, telephone, and storm drainage lines; all easements and rights-of-way, existing or proposed; all off-site utility connections and all utility structures (on a separate drawing if necessary)		Submitted	
k. Adjacent property information within 100'; including zoning, location, height and use of structures, and other site features		Submitted	
l. Applicant's signature block		Submitted	
m. Graphic scale		Submitted	
1.10 Site Plan composite sheet for Civic and Homeowner Associations distributions.....	30	NA Submitted	
1.11 A Landscape Plan, so titled, showing all man-made features (including storm drainage system and street light poles) and the location, height or caliper, and species of all plant material to be preserved, transplanted, or planted; including R.O.W. plantings and off-site plantings pursuant to Final Forest Conservation Plan ..	3 X	Submitted	✓
1.12 An exterior Lighting Plan, so titled, including all parking areas, driveways and pedestrian ways, and including the height, number, and type of light fixtures, and a diagram of light distribution characteristics with photometrics.....	3 X	Submitted	✓
1.13 List of adjacent and confronting property owners, presented in conformance with the Planning Board noticing requirements on printer labels and paper copy of labels.....	2 sets of labels & 1 paper copy	NA Submitted	
1.14 Grading feasibility study of MCPS school sites to be dedicated, and certification of environmental acceptability	2	NA Submitted	
1.15 Final Forest Conservation Plan and Worksheet, including tree survey of 24" diameter and greater trees within 50' either side of the limit of disturbance or FCP Exemption letter.....	2	Submitted	
1.16 Approved Stormwater Management Concept Plan, so titled, or 1" = 30' (or approved plan for off-site SWM), including MCDPS approval letter	3	NA Submitted	
1.17 Proposed Storm Drainage Area, so titled, at 1" = 30', and computations, if separate drawing	3	NA Submitted	
1.18 Proposed Sediment Control Plan, so titled, at 1" = 30', including tree protection measures, if separate drawing	3	Submitted	
1.19 Architectural schematic plans and elevations for buildings and structured parking, identifying height, general description, phasing and signage, as required by staff	1	Submitted	
1.20 Documents required by prior approval conditions (i.e. noise study, traffic study).....	1	Submitted	
1.21 PDF image of the proposed composite Site Plan and the composite Landscape/Lighting Plan; related approved Preliminary Plan and/or Development Plan; approved NRI/FSD if Preliminary Plan not required for this Site Plan application.....	1	Submitted	

POST- APPROVAL SUBMISSION

The following items will not be submitted until after the site plan is approved, but should be submitted to the Development Review Division prior to the submission of the record plat application(s) in order to assure timely recordation of the final record plat.

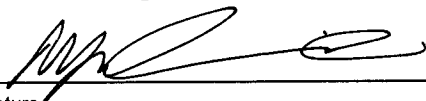
Signature Set Submission

- Final site development and grading plan, including development program (signed by applicant).....
- Final landscape and lighting plan (signed by applicant).....
- Final architectural plans, including FAR calculations, if required (signed by applicant).....
- Final structure parking plans, if required.....
- Final phasing plan, if required
- Site Plan Enforcement Agreement (original signature).....
- Homeowner association documents (final draft).....
- Copy of engineer's certificate for design of private streets, if required.....
- Other agreements (original signature)
- Digital copy of M-NCPPC signature set approval in PDF format.....
- Final site development and grading plans, final landscape and lighting plans, and final phasing plan(s)

No. Copies	Engineer/ Surveyor	M-NCPPC Staff
	Submitted	
3	Submitted	
3	Submitted	
1	Submitted	
1	Submitted	
1	Submitted	
1	Submitted	
1	Submitted	
1	Submitted	
1	Submitted	
1	Submitted	
1	Submitted	

The engineer or surveyor hereby certifies that all required information for the submission of a site plan has been included with this application.

Signature of Engineer/Surveyor



 Signature

11/15/04

 Date

MICHAEL DEVINE

 Name (Type or Print)