

Cover Sheet for:

Site Plan 8-98001C

Project Application

Development Review Division

Effective July 1, 1999

Maryland-National Capital Park & Planning Commission ■ 8767 Georgia Avenue, Silver Spring, Maryland 20910-3760 ■ (301) 495-4595, Fax (301) 495-1306

APPLICATION

Site Plan Review

For M-NCPPC Staff Use Only

Date Application & Fee Received	<u>12/11/00</u> by <u>JF</u>	Site Plan File Number	8 - <u>98001-2C</u>
SPR Fee (Attach Fee Worksheet)		Final FCP Number	<u>0/2/00 LP</u>
Date Application Complete	<u>3/27/01</u> by <u>TBA</u>	NRI/FSD Number	
SPR Deadline		DRC Meeting Date	
		MCPB Hearing Date	

Proposed Site Plan Name (if amendment, use original site plan name) _____

Preliminary Plan Name Clarksburg Town Center-Phase I File Number 1 - 95042

Pre-Application Submission Name, if any _____ File Number 7 - _____

Project Plan Name, if applicable Clarksburg Town Center File Number 9 - 94004

If previously approved Site Plan, File Number 8 - 98001

Planning Board Opinion Date ___/___/___

- Status: _____ Void
 _____ Extended to (date) ___/___/___
 _____ Withdrawn
 Amended by this application

If no prior Preliminary Plan, check one of the following: Preliminary Plan currently being reviewed
 Lot already recorded

If Record Plat recorded, M-NCPPC Record Plat Number _____

Is this a loophole property? Yes No (Refer to MCC Bill #1-88, concerning a timely APF review prior to issuance of a Building Permit.)

Other previous or pending application information:

If schematic Development Plan as part of Local Map Amendment (59H2.4A)
Case Number G - _____ date granted ___/___/___

If approved Development Plan (59-D-1)
Case Number G - _____ date granted ___/___/___

If approved Project Plan (59-D-2)
File Number 9 - 94004E date approved 01/16/97

If Special Exception/Variance
Case Number S - _____ or A - _____ date adopted ___/___/___

75-2858155
Tax Account Number 1. 03282935 2. 16020028776 4. _____

Tax Map Page Number EW

Location:
(complete either A or B)

A. On _____ feet _____ of _____
Street Name Distance N, E, S, W, etc. Street Name

B. NE quadrant, intersection of Clarksburg Road and Stringtown Road
N, E, S, W, etc. Street Name Street Name

(complete either C or D)
C. On _____ feet _____ of _____
Street Name N, E, S, W, etc. Street Name

D. _____ quadrant, intersection of _____ and _____
N, E, S, W, etc. Street Name Street Name

Planning Area Number _____

Site Plan Review Application

Site Area:

Gross area of Site Plan	<u>120.17</u>	ac.	<u>5,234,605</u>	s.f.
Area dedicated to Public Use	<u>0.36</u>	ac.	<u>15,859</u>	s.f.
Total net area of Site Plan	<u>23.82</u>	ac.	<u>1,037,712</u>	s.f.
Area by Zone: Zone 1:	_____	ac.	_____	s.f.
Zone 2:	_____	ac.	_____	s.f.
Zone 3:	_____	ac.	_____	s.f.

Incorporated Municipality or Special Taxing District, if applicable _____

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

Is site on the Master Plan for Historic Preservation? Yes No

Development Information:

Residential	No. of Units	Non-Residential	Gross Floor Area
One-family detached	<u>20</u>	Commercial Office	_____
One-family semi-detached	<u>N/A</u>	Commercial Retail	_____
One-family attached	<u>N/A</u>	Industrial	_____
Townhouses	<u>126</u>	Other _____	_____
Duplex	<u>N/A</u>	Other _____	_____
Triplex	<u>N/A</u>	Other _____	_____
Multi-family	<u>18</u>	Other _____	_____
Total proposed	<u>164</u>	Other _____	_____
Included MPDUs	<u>18</u>	Other _____	_____
Included TDRs	_____	Total Proposed	_____
Existing dwelling units to remain	_____	Existing to remain	_____

Method of Development: Standard Cluster MPDU TDR _____
Other Optional Method

Requested Waivers: (if any)

59-E (Parking Ordinance) _____

 Other _____

Site Plan Review Application

Application Information:

1. Applicant (Owner or Contract Purchaser)

Name: Terrabrook Dev. Co. Jim Richmond Contact Person
 Street Address: 42935 Waxpool Rd.
 City: Ashburn State: VA Zip Code: 20148
 Phone Number: (703) 858-1100 Fax Number: (703) 858-7381

2. Developer (if different from Applicant above)

Name: _____ Contact Person
 Street Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone Number: _____ Fax Number: _____

3. Engineer

Name: M/K Engineers, INC. MIKE RAZAVI Contact Person
 Street Address: 2900 Linden Lane, Suite 200
 City: Silver Spring State: MD Zip Code: 20910
 Phone Number: (301) 588-5696 Fax Number: (301) 588-1433

4. Architect

Name: SKG INC. % Steve Gang Contact Person
 Street Address: 4916 ST. Elmo Ave.
 City: Bethesda State: MD Zip Code: 20814
 Phone Number: (301) 654-9300 Fax Number: (301) 654-7211

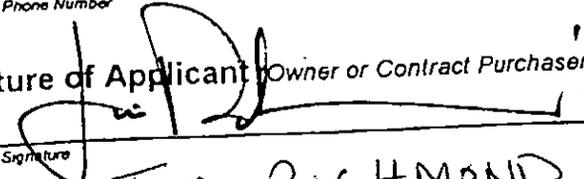
5. Landscape Architect

Name: LAND DESIGN, INC. % Kevin Tankersly Contact Person
 Street Address: 1414 Prince St., Ste. 400
 City: Alexandria State: VA Zip Code: 22314-2814
 Phone Number: (703) 549-7784 Fax Number: (703) 549-4984

6. Attorney

Name: Linzner and Blocher % Steve Kaufman Contact Person
 Street Address: 1010 Wayne Ave., 10th Floor
 City: Silver Spring State: MD Zip Code: 20910
 Phone Number: (301) 588-8580 Fax Number: (301) 495-9041

Signature of Applicant (Owner or Contract Purchaser)

Signature: 
 Name (Type or Print): JIM RICHMOND

Date: 12/12/00

Site Plan Review

Checklist

An application will not be accepted for processing until all required information and fees have been provided.

1. Complete application form
2. Copy of proposed or approved Preliminary Plan and its opinion (59-D-3.21) and Certified Development Plan, if applicable
3. Government agency agreement or equivalent, (59-D-3.21), if applicable
4. Executed covenants for Optional Method Zoning Application (59-H-2.4A), if applicable
5. General area Vicinity Map, at 1" = 2,000' (shown on Site Plan)
6. Local Vicinity Map, at 1" = 200', showing area within 1,000' of site
7. Copy of approved Natural Resources Inventory/Forest Stand Delineation
8. Drawing titled "Site and Adjacent Area" (within approximately 200 feet), showing:
 - a. Topography at two-foot contour intervals, including landfills
 - b. All existing buildings and structures
 - c. Highways, streets, and private roads including center lines, pavement widths, grades, medium breaks, and curb cuts
 - d. Master-planned ROWs and easements affecting the site
 - e. Any natural features, e.g. rock outcroppings or scenic views not included in the NRI/FSD
9. Plan of proposed development titled "Site Plan", at 1" = 30', showing the following (unless waived by the Planning Director at time of application as being unnecessary because of the limited scope of the proposal) and addressing all conditions of prior approvals:
 - a. The location, height, ground coverage and use of all structures
 - b. For each residential building, the number and type of dwelling units, classified by the number of bedrooms, and the Gross Floor Area, if any, to be used for commercial purposes
 - c. The Gross Floor Area of all non-residential buildings and the proposed use of each
 - d. The location of all green areas, including recreational areas, natural feature preservation areas, community open space areas, and other open spaces
 - e. Recreation facilities and computations in tabular form, including off-site facilities for which credit is sought
 - f. Calculations of building coverage, impervious area, density, green area, parking spaces, and areas of land uses to show compliance with zone
 - g. The location of all public schools, parks, and other community recreational facilities, indicating the location and use of all land to be dedicated to public use
 - 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

No. Copies	Engineer/Surveyor	M-NCPPC Staff
	Submitted or N/A	Accepted or Not Accepted
20	Submitted	
1		
1	N/A	
1		
1	Submitted	
2	N/A	
1	N/A	Need
		✓
		✓
		N/A
35	Submitted	✓
	Submitted	✓
	Submitted	✓
	N/A	—
	Submitted	✓
	Submitted	computation
	Submitted	✓
	Submitted	
	Submitted	✓

Site Plan Review

Checklist

- i. A grading plan
- 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, if separate drawing
- k. Data table showing proposed development data compared to requirements of zone, master plans, development plan, preliminary plan or supplementary plan, as applicable
- l. TDR calculations, if applicable
- 10. A Landscaping Plan, so titled, showing all man-made features 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
- 11. 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 ..
- 12. A development program stating the sequence in which all structures, utilities, open spaces, vehicular and pedestrian circulation systems, landscaping, forest conservation and recreational facilities are to be developed; when any land is to be dedicated for public use; and when the applicant will notify the Planning Board to request inspection for compliance with the approved site plan
- 13. List of adjacent and confronting property owners, presented in conformity with the Planning Board's noticing requirements
- 14. Site Plan Enforcement Agreement and HOA documents, if applicable ...
- 15. Grading feasibility study of MCPS sites to be dedicated, and certification of environmental acceptability
- 16. Final Forest Conservation Plan and Worksheet, including tree survey of 6" diameter and greater trees within 25' either side of the limit of disturbance
- 17. Approved Stormwater Management Concept Plan, so titled, or 1" = 30' (or approved plan for off-site SWM), including MCDPS approval letter ..
- 18. Proposed Storm Drainage Area, so titled, at 1" = 30', and computations, if separate drawing
- 19. Proposed Sediment Control Plan, so titled, at 1" = 30', including tree protection measures, if separate drawing
- 20. Architectural schematic plans and elevations for buildings and structured parking, identifying height, general description, phasing and signage, as required by staff

No. Copies	Engineer/Surveyor	M-NCPPC Staff
	Submitted	✓
12	N/A	? ✓
	Submitted	✓
	N/A	
12	Submitted	✓
12	Submitted	Need
1	N/A	
	addendum / N/A	
1	N/A	
2	N/A	
3	addendum / NA	
3	addendum / N/A	
3	addendum / N/A	
3	addendum / N/A	
1	N/A	

Site Plan Review

Checklist

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.

1. Site development and grading plan (signed)
2. Landscape and lighting plan (signed)
3. Architectural plans, including FAR calculations, if required
4. Structure parking plans, if required
5. Phasing plan, where required
6. Site Plan Enforcement Agreement (original signature)
7. Development Plan
8. Homeowner association documents (final draft)
9. Copy of engineer's certificate for design of private streets, if required
10. Other agreements (original signature)

No. Copies	Engineer/Surveyor	M-NCPPC Staff
3		
3		
1		
1		
1		
1		
2		
1		
1		
2		

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

Engineer/Surveyor Signature

Mike Razavi

 Signature
 Mike RAZAVI P.E.

 Name (Type or Print)

12/13/08

 Date