

PLANNING AND CODE ADMINISTRATION

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaitthersburgmd.gov · www.gaitthersburgmd.gov

SITE or SCHEMATIC DEVELOPMENT PLAN APPLICATION

All information must be complete to initiate processing of application

SUBJECT PROPERTY

Street Address or Location 10009 Fields Road

APPLICANT/BILLING CONTACT

Business Name Bohler Engineering

Primary Contact Kelli DiPietro

Street Address 9711 Washingtonian Boulevard

Suite No. 375

City Gaithersburg

State Maryland

Zip Code 20878

Telephone Numbers: Work 301-809-4500

Cell _____

E-mail Address kdipietro@bohlereng.com

OWNER

Business Name PMG MAPP, LLC

Primary Contact _____

Street Address 2900 Telestar Court

Suite No. _____

City Falls Church

State Virginia

Zip Code 22042

Telephone Numbers: Work _____

Cell _____

E-mail Address _____

DEVELOPER

Business Name WLR Investment Group, Inc.

Primary Contact Chad Bohn

Street Address 1313 Orchard Way

Suite No. _____

City Frederick

State Maryland

Zip Code 21703

Telephone Numbers: Work 301-668-0021

Cell _____

E-mail Address cbohn@wlrinvestmentgroup.com

ATTORNEY

Business Name Lerch, Early, Brewer, Chtd.

Primary Contact Patricia A. Harris

Street Address 7600 Wisconsin Avenue

Suite No. 700

City Bethesda

State Maryland

Zip Code 20814

Telephone Numbers: Work 301-986-1300

Cell 301-841-3832

E-mail Address paharris@lerchearly.com

ARCHITECT

Business Name Alsip and Associates

MD Registration No. 12116

Primary Contact Lawrence N. (Chip) Alsip III, AIA

Street Address 119 King Street

Suite No. _____

City Hagerstown

State Maryland

Zip Code 21740

Telephone Numbers: Work 301-991-3554

Cell _____

E-mail Address chip@alsipandassociates.com

ENGINEER

Business Name Bohler Engineering MD Registration No. 34261

Primary Contact Mike Birkland

Street Address 9711 Washingtonian Boulevard Suite No. 375

City Gaithersburg State Maryland Zip Code 20878

Telephone Numbers: Work 301-809-4500 Cell _____ E-mail Address mbirkland@bohlereng.com

PLAN TYPE (check one only) Concept Preliminary Final Schematic Development

PROPOSED PRIMARY USE (check one only) Residential Non-Residential Mixed Use

PROPOSED UNIT TYPE

<input type="checkbox"/> Office/Professional	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Retail/Commercial
<input type="checkbox"/> Residential Single Family	<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Residential Multi-Family
<input checked="" type="checkbox"/> Other Use (<i>specify</i>)	<u>Car Wash</u>	

PARKING Parking Waiver Needed Height Waiver Needed

Number of Spaces Required 3

PROJECT DESCRIPTION

Car Wash

SITE DETAILS

Site Area Square Feet	<u>65,426</u>	Number of Lots	<u>1</u>
Site Area Acres	<u>1.50</u>	Number of Dwelling Units/Acre	<u>N/A</u>
Green Area	<u>28,571</u>	Parking Spaces Provided	<u>9</u>
Green Area %	<u>44</u>	Height of Tallest Building (ft.)	<u>28</u>
		Height of Tallest Building (stories)	<u>N/A</u>

SQUARE FOOTAGE - NON-RESIDENTIAL

Retail	_____	Office/Professional	_____
Restaurant (A)	_____	Educational/Institutional/Religious	_____
Restaurant (B)	_____	Industrial	_____
Restaurant (C)	_____	Other (<i>please specify</i>)	<u>Car Wash - 5,106 SF</u>

UNIT COUNTS - RESIDENTIAL

Single Family Detached Units	_____	Apartment Units	_____
Townhouse Units	_____	Condominium Units	_____
Duplex Units	_____	Other (<i>please specify</i>)	_____

Total Number Residential Units _____

SEE FOLLOWING PAGES FOR SUBMISSION REQUIREMENTS

THE CHECKLIST BELOW IS A GENERAL GUIDE FOR ITEMS THAT ARE TYPICALLY REQUIRED FOR APPLICATIONS. PLEASE REFER TO CHAPTER 24, SECTION 24-169 OF THE CITY CODE FOR COMPLETE REQUIREMENTS OR CONTACT PLANNING STAFF AT 301-258-6330 FOR FURTHER CLARIFICATION

SUBMISSION REQUIREMENTS - Concept Site Plan:

- Concept Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- NRI and FSD Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Proof of APFO Compliance, One (1) digital copy, PDF
- Green Building Checklist, One (1) digital copy, PDF
- Preliminary Forest Conservation Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Other Planning Commission Requested Information

SUBMISSION REQUIREMENTS - Preliminary Site Plan:

- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Affordable Housing Plan, One (1) digital copy, PDF
- Preliminary Traffic Impact Study, One (1) digital copy, PDF
- Proof of APFO Compliance, One (1) digital copy, PDF
- Other Planning Commission Requested Information

SUBMISSION REQUIREMENTS - Final Site Plan:

- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Final Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Final Traffic Impact Study, One (1) digital copy, PDF
- Affordable Housing Plan, One (1) digital copy, PDF
- Final Forest Conservation Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Subdivision Plats
- Proposed Street Names, One (1) digital copy, PDF
- Draft HOA Bylaws, One (1) digital copy, PDF
- Green Building Checklist, One (1) digital copy, PDF
- Other Planning Commission Requested Information

OPTIONAL (Required for MXD and CD Zones):

- Phasing or Staging Plan, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Statement of Master Plan Compliance, One (1) digital copy, PDF
- Statement of Compliance with Approved Schematic Development Plan, One (1) digital copy, PDF
- Proposed Covenant, One (1) digital copy, PDF
- Site Plan Enforcement Agreement, One (1) digital copy, PDF
- Sign Package

SUBMISSION REQUIREMENTS - Schematic Development Plan:

- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Natural Resource Inventory and Forest Stand Delineation Plans, Two (2) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Affordable Housing Plan, One (1) digital copy, PDF
- Preliminary Traffic Impact Study, One (1) digital copy, PDF
- Statement of Master Plan and Zone Regulations Compliance, One (1) digital copy, PDF
- Other Planning Commission Requested Information

OPTIONAL:

- Phasing or Staging Plan, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Proposed Covenant, One (1) digital copy, PDF
- Proof of APFO Compliance, One (1) digital copy, PDF
- Green Building Checklist, One (1) digital copy, PDF