



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 16529 S Frederick Avenue, Gaithersburg, MD

APPLICANT/BILLING CONTACT

Business Name Sheetz, Inc.

Primary Contact John Eidberger

Street Address 351 Sheetz Way

Suite No. _____

City Claysburg

State Pennsylvania

Zip Code 16625

Telephone Numbers: Work _____

Cell 814-515-3663

E-mail Address jeidberg@sheetz.com

OWNER

Business Name Walnut Hill Propco, LLC

Primary Contact Jake DiPiazza

Street Address 5500 MacArthur Boulevard, NW

Suite No. _____

City Washington

State DC

Zip Code 20016

Telephone Numbers: Work _____

Cell _____

E-mail Address jdipiazza@granitecanyonpartners.c

DEVELOPER

Business Name Sheetz, Inc.

Primary Contact John Eidberger

Street Address 351 Sheetz Way

Suite No. _____

City Claysburg

State Pennsylvania

Zip Code 16625

Telephone Numbers: Work _____

Cell 814-515-3663

E-mail Address jeidberg@sheetz.com

ATTORNEY

Business Name Lerch, Early & Brewer, Chtd.

Primary Contact Patricia A. Harris, Esq.

Street Address 7600 Wisconsin Avenue

Suite No. 700

City Bethesda

State Maryland

Zip Code 20814

Telephone Numbers: Work (301) 841-3832

Cell _____

E-mail Address paharris@lerchearly.com

ARCHITECT

Business Name _____

MD Registration No. _____

Primary Contact _____

Street Address _____

Suite No. _____

City _____

State _____

Zip Code _____

Telephone Numbers: Work _____

Cell _____

E-mail Address _____

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 checked="" type="checkbox"/> Retail/Commercial
<input type="checkbox"/> Residential Single Family	<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Residential Multi-Family
<input type="checkbox"/> Other Use (<i>specify</i>) _____		

PARKING Parking Waiver Needed Height Waiver Needed

Number of Spaces Required 23

PROJECT DESCRIPTION

Proposed use is Convenience Retail with Accessory Gas. Overall Shopping Center Site Area is 360,477 SF (8.28 AC.). Information below, under "Site Details" is associated with this Site plan application.

SITE DETAILS

Site Area Square Feet	<u>55,715</u>	Number of Lots	<u>N/A</u>
Site Area Acres	<u>1.28</u>	Number of Dwelling Units/Acre	<u>N/A</u>
Green Area	<u>10675</u>	Parking Spaces Provided	<u>33</u>
Green Area %	<u>19.16</u>	Height of Tallest Building (ft.)	<u>26</u>
		Height of Tallest Building (stories)	<u>1</u>

SQUARE FOOTAGE - NON-RESIDENTIAL

Retail	<u>4,959</u>	Office/Professional	<u>N/A</u>
Restaurant (A)	<u>N/A</u>	Educational/Institutional/Religious	<u>N/A</u>
Restaurant (B)	<u>N/A</u>	Industrial	<u>N/A</u>
Restaurant (C)	<u>N/A</u>	Other (<i>please specify</i>)	<u>N/A</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 N/A

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