



CITY OF GAITHERSBURG

SITE DEVELOPMENT APPROVAL

Plan Number: SP-9915-2024

The City of Gaithersburg Planning Commission reviewed and approved application SP-9915-2024, finding the plan in conformance with Zoning Ordinance Section 24-12.6 and/or Section 24-12.6(J) and any other applicable City Codes.

Plan Information

Type: Site Development Plan
Approving Body: Planning Commission
Approval Date: November 20, 2024
Approval Expiration: November 20, 2026
Primary Planner: Jasmine Forbes

Location Information

Address(es)
391 Muddy Branch Rd Gaithersburg, MD 20878

Parcel(s)	Lot	Block
160902921606		

Contacts

Applicant	GRAIN PARTNERS, LLC Brett Schaechter 1018 Vermeer Ave Gaithersburg, MD 20878	Phone: (301) 390-1000 Cell Phone: (301) 943-7550 Email: brett@whipclean.com
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Conditions

1. Applicant must submit revised plans to address Staff comments related to site plan and landscape plan clean up, to be approved by Planning and Department of Public Works Staff, prior to final signature of the plans.
2. Applicant must provide a third-party certification of the retaining wall plans, prior to issuance of a site development permit.

CONTINGENCIES OF ISSUANCE:

1. Conditions may be attached to the S.D.A. (Site Development Approval) as deemed reasonable and necessary to assure that the proposed use will be consistent with the purpose and intent of the Zoning Ordinance and Code of the City of Gaithersburg.
2. Note: Deviation from the plans (including elevations) so approved shall not be permitted without reapproval of the Planning Commission or Planning Staff. Any such deviation without prior approval shall constitute a violation of the City's Zoning Ordinance.
3. Construction or operation shall commence within two years of the date of the original approval by the Planning Commission or Staff; if not, a new final approval becomes necessary if an extension request has not been filed with the Planning staff of the Planning and Code Administration. No permits shall be issued without S.D.A. approval (see below).
4. The staff shall not be empowered to waive dedication of right-of-way and easements required by the General Plan or Master Plans for particular planning areas.
5. Issuance of S.D.A. shall not constitute the right to occupy the property; only a subsequent Occupancy Permit and Inspection Approval issued by the Permits and Inspections staff of the Planning and Code Administration can do this.
6. Issuance of the S.D.A. by the City of Gaithersburg shall not relieve the applicant of the responsibility to comply with any additional City requirements, or those of other governmental jurisdictions.
7. Work shall not commence until any necessary permits have been approved.