

**PLANNING AND CODE ADMINISTRATION**

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336  
[plancode@gaitersburgmd.gov](mailto:plancode@gaitersburgmd.gov) · [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)

**SITE or SCHEMATIC DEVELOPMENT PLAN APPLICATION**

*All information must be complete to initiate processing of application*

**SUBJECT PROPERTY**

Street Address or Location 0 Metropolitan Grove Road

**APPLICANT/BILLING CONTACT**

Business Name Watkins Mill Development, LLC

Primary Contact Kate Kubit

Street Address 1355 Beverly Road Suite No. 240

City McLean State Virginia Zip Code 22101

Telephone Numbers: Work 703-734-9730 Cell \_\_\_\_\_ E-mail Address kkubit@elmstreetdev.com

**OWNER**

Watkins Mill Development; Metrogrove 1, LLC; Metrogrove 2, LLC; MGR3, LLC; MGR4, LLC; BPTC

Business Name TEN, LLC; BP Realty Investments, LLC

Primary Contact Pete Henry

Street Address 11 Stanmore Court Suite No. \_\_\_\_\_

City Potomac State Maryland Zip Code 20854

Telephone Numbers: Work \_\_\_\_\_ Cell 202-494-1311 E-mail Address phenry@hipprojects.com

**DEVELOPER**

Business Name Watkins Mill Development, LLC

Primary Contact Kate Kubit

Street Address 1355 Beverly Road Suite No. 240

City McLean State Virginia Zip Code 22101

Telephone Numbers: Work 703-734-9730 Cell \_\_\_\_\_ E-mail Address kkubit@elmstreetdev.com

**ATTORNEY**

Business Name Miles and Stockbridge

Primary Contact Scott Wallace

Street Address 11 N. Washington Street Suite No. 700

City Rockville State Maryland Zip Code 20850

Telephone Numbers: Work 301-517-4813 Cell \_\_\_\_\_ E-mail Address swallace@milesstockbridge.com

**ARCHITECT**

Business Name Pinnacle Design & Consulting Inc. MD Registration No. \_\_\_\_\_

Primary Contact \_\_\_\_\_

Street Address 11150 Fairfax Blvd. Suite No. 402

City Fairfax State Virginia Zip Code 22030

Telephone Numbers: Work 703-218-3400 Cell \_\_\_\_\_ E-mail Address \_\_\_\_\_

**ENGINEER**

Business Name Soltesz, Inc. MD Registration No. 60695  
Primary Contact Jyotika Sharma  
Street Address 2 Research Place Suite No. 100  
City Rockville State Maryland Zip Code 20850  
Telephone Numbers: Work 301-948-2750 Cell \_\_\_\_\_ E-mail Address jsharma@solteszco.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 checked="" 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 552

**PROJECT DESCRIPTION**

Application proposes development of the properties with 232 dwelling units, including 64 2-over-2's and 168 townhouses with associated open spaces and amenities.

**SITE DETAILS**

Site Area Square Feet	<u>793,908</u>	Number of Lots	<u>174</u>
Site Area Acres	<u>18.22</u>	Number of Dwelling Units/Acre	<u>12.7</u>
Green Area	<u>7.83 ac.</u>	Parking Spaces Provided	<u>761</u>
Green Area %	<u>42.95%</u>	Height of Tallest Building (ft.)	<u>N/A</u>
		Height of Tallest Building (stories)	<u>4</u>

**SQUARE FOOTAGE - NON-RESIDENTIAL**

Retail	_____	Office/Professional	_____
Restaurant (A)	_____	Educational/Institutional/Religious	_____
Restaurant (B)	_____	Industrial	_____
Restaurant (C)	_____	Other ( <i>please specify</i> )	_____

**UNIT COUNTS - RESIDENTIAL**

Single Family Detached Units	_____	Apartment Units	_____
Townhouse Units	<u>168</u>	Condominium Units	<u>64</u>
Duplex Units	_____	Other ( <i>please specify</i> )	_____

Total Number Residential Units 232

**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



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**FOREST CONSERVATION PLAN APPLICATION**  
**NEW OR AMENDED PLAN**

**PROJECT NAME** Stevenson-Metgrove Property  
Street Address or Location 0 Metropolitan Grove Road

**APPLICANT/BILLING CONTACT**

Business Name Watkins Mill Development, LLC  
Primary Contact Kate Kubit  
Street Address 1355 Beverly Road Suite No. 240  
City McLean State Virginia Zip Code 22101  
Telephone Numbers: Work 703-734-9730 Cell \_\_\_\_\_ E-mail Address kkubit@elmstreetdev.com

**OWNER**

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Business Name TEN, LLC; BP Realty Investments, LLC  
Primary Contact Pete Henry  
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Telephone Numbers: Work 703-734-9730 Cell \_\_\_\_\_ E-mail Address kkubit@elmstreetdev.com

**APPLICATION TYPE:**  New  Amendment

**WATERSHED:**  Great Seneca  Lower Great Seneca Creek  Middle Great Seneca Creek  
 Muddy Branch  Upper Rock Creek  Watts Branch

**TRIBUTARY:**  Long Draught Branch  Multiple  Muddy Branch  Whetstone Run

**PROPOSED LAND USE TYPE:**  Commercial  Single Family Residential Lot  Multi-Family Residential  
 Other (*specify*) \_\_\_\_\_

**PROJECT AREA**

	<b>Square Feet</b>	<b>Acres</b>		<b>Square Feet</b>	<b>Acres</b>
Total Tract Area	_____	18.22	Reforestation Required	_____	8.2
Total Area Disturbed	_____	18.52	Afforestation Required	_____	0
Existing Sensitive Area	_____	_____	On-Site Reforestation	_____	4.03
Total Sensitive Area Disturbed	_____	_____	Off-Site Reforestation	_____	4.17
Total Proposed Green Space	_____	7.83	On-Site Afforestation	_____	_____
Existing Forested Area	_____	8.48	Off-Site Afforestation	_____	_____
Forest Area Cleared	_____	8.33			

Sensitive Area Under Conservation Easement (Sq. Ft.) \_\_\_\_\_ (Acres) \_\_\_\_\_

Total Area Under Conservation Easement (Sq. Ft.) \_\_\_\_\_ (Acres) \_\_\_\_\_

Stream Buffer Established/Restored (Length) \_\_\_\_\_ (Width) \_\_\_\_\_ % Required Green Space 40

Stream Buffer Conserved (Length) \_\_\_\_\_ (Width) \_\_\_\_\_

**SUBMISSION REQUIREMENTS**

Forest Conservation Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF

Notes and Details Sheet

Conservation and Easement Agreement

**OPTIONAL SUBMISSION REQUIREMENT**

Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF