



SP-8136-2019
2/28/19

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 102 and 104 S. Frederick Avenue

APPLICANT/BILLING CONTACT

Business Name Luis Ulpiano Esquire, LLC

Primary Contact Luis Ulpiano

Street Address 11740 Lake Potomac Drive

Suite No. _____

City Potomac

State Maryland

Zip Code 20854

Telephone Numbers: Work 240-899-6433

Cell _____

E-mail Address luisleon@live.com

OWNER

Business Name Same as Applicant

Primary Contact _____

Street Address _____

Suite No. _____

City _____

State _____

Zip Code _____

Telephone Numbers: Work _____

Cell _____

E-mail Address _____

DEVELOPER

Business Name Same as Applicant

Primary Contact _____

Street Address _____

Suite No. _____

City _____

State _____

Zip Code _____

Telephone Numbers: Work _____

Cell _____

E-mail Address _____

ATTORNEY

Business Name Same as Applicant

Primary Contact _____

Street Address _____

Suite No. _____

City _____

State _____

Zip Code _____

Telephone Numbers: Work _____

Cell _____

E-mail Address _____

ARCHITECT

Business Name Bates Architects, PC

MD Registration No. _____

Primary Contact Marty Bates/ Ben Bates

Street Address 121 North Court Street

Suite No. _____

City Frederick

State Maryland

Zip Code _____

Telephone Numbers: Work 301-644-0444

Cell _____

E-mail Address marty@batesarchitectspc.com

ENGINEER

Business Name Macris, Hendricks, & Glascock, PA MD Registration No. 16905 (Steve Crum, PE)

Primary Contact Brian Donnelly, RLA

Street Address 9220 Wightman Road Suite No. 120

City Montgomery Village State Maryland Zip Code 20886

Telephone Numbers: Work 301-670-0840 Cell _____ E-mail Address bdonnelly@mhgpa.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 checked="" 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 type="checkbox"/> Other Use (<i>specify</i>) _____		

PARKING Parking Waiver Needed Height Waiver Needed

Number of Spaces Required 19

PROJECT DESCRIPTION

Construct 5,600 sf two story professional office with associated parking, Landscape and Screening, and Utility services

SITE DETAILS

Site Area Square Feet	<u>12,241</u>	Number of Lots	<u>1</u>
Site Area Acres	<u>0.28</u>	Number of Dwelling Units/Acre	<u>NA</u>
Green Area	_____	Parking Spaces Provided	<u>17</u>
Green Area %	_____	Height of Tallest Building (ft.)	<u>32'</u>
		Height of Tallest Building (stories)	<u>2</u>

SQUARE FOOTAGE - NON-RESIDENTIAL

Retail	_____	Office/Professional	<u>5,600</u>
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	_____	Condominium Units	_____
Duplex Units	_____	Other (<i>please specify</i>)	_____

Total Number Residential Units _____



SWM-8135-2019
2/28/19

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STORMWATER MANAGEMENT PLAN APPLICATION

***ALL APPLICATIONS, PLANS, AND FEES SHOULD BE MAILED OR DELIVERED TO
CITY OF GAITHERSBURG, CITY HALL, 31 S. SUMMIT AVENUE GAITHERSBURG MD 20877**

SUBJECT PROPERTY

Street Address 102 and 104 S. Frederick Ave., Gaithersburg, MD 20877

PROJECT NAME Observatory Heights

APPLICANT/BILLING CONTACT

Business Name Luis Ulpiano Leon, Esquire, LLC.

Primary Contact Luis Ulpiano Leon, Esquire

Street Address 11740 Lake Potomac Drive Suite No. _____

City Potomac State MD Zip Code 20854

Telephone Numbers: Work 301-424-0334 Cell _____ E-mail Address luisleon@live.com

OWNER

Business Name Same as applicant

Primary Contact _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

DEVELOPER

Business Name Same as applicant

Primary Contact _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

ENGINEER

Business Name Macris, Hendricks and Glascock, P.A. MD Registration No. 16905

Primary Contact Jeremiah Swenson

Street Address 9220 Wightman Rd., Suite No. 120

City Montgomery Village State MD Zip Code 20886

Telephone Numbers: Work (301) 670-0840 Cell _____ E-mail Address jswenson@mhgpa.com

LOCATION DESCRIPTION The site will be located on existing Lots 65 and 66 at the southwest corner of S. Frederick Ave. (MD 355) and Cedar Ave.

PROJECT DESCRIPTION

This project includes the construction of a new office building with associated parking and other related improvements.

PLAN TYPE:
(check all that apply) Concept Preliminary Final

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

TRIBUTARY: Muddy Branch Long Draught Branch Whetstone Run Multiple

STORMWATER MANAGEMENT ACRES PROVIDED

On Site Quality Acres	<u>0.17</u>	On Site Quantity Acres	<u>0.17</u>
Requested Waiver Quality Acres	<u>N/A</u>	Requested Waiver Quantity Acres	<u>N/A</u>
Total SWM Acres	<u>0.17</u>	Total Acres Disturbed	<u>0.38</u>

NUMBER OF STRUCTURES PROPOSED

Environmental Site Design	<u>1</u>	Dry Pond	<u> </u>
Wet Pond	<u> </u>	Water Quality Inlet	<u> </u>
Underground Storage	<u> </u>	Sand Filter	<u> </u>
Structural BMP	<u> </u>	Other (please specify)	<u> </u>

See Stormwater Management Plan Checklist for Submittal Requirements

PLANNING AND CODE ADMINISTRATION

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SEDIMENT AND EROSION CONTROL PLAN APPLICATION

***ALL APPLICATIONS, PLANS AND FEES SHOULD BE MAILED OR DELIVERED TO
CITY OF GAITHERSBURG, CITY HALL, 31 S. SUMMIT AVENUE, GAITHERSBURG MD 20877**

SUBJECT PROPERTY

Street Address or Location 102 S. Frederick Ave., Gaithersburg, MD 20877

PROJECT NAME Observatory Heights

APPLICANT/BILLING CONTACT

Business Name Luis Ulpiano Leon, Esquire, LLC.

Primary Contact Luis Ulpiano Leon, Esquire

Street Address 966 Hungerford Drive Suite No. 1A

City Rockville State MD Zip Code 20850

Telephone Numbers: Work 301-424-0334 Cell _____ E-mail Address luisleon@live.com

OWNER

Business Name Same as applicant

Primary Contact _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

DEVELOPER

Business Name Same as applicant

Primary Contact _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

ENGINEER

Business Name Macris, Hendricks and Glascock, P.A. MD Registration No. _____

Primary Contact Amanda Junge

Street Address 9220 Wightman Road Suite No. _____

City Montgomery Village State Maryland Zip Code 20866

Telephone Numbers: Work 301-670-0840 Cell _____ E-mail Address ajunge@mhgpa.com

LOCATION DESCRIPTION The site will be located on existing Lots 65 and 66 at the southwest corner of S. Frederick Ave. (MD 355) and Cedar Ave.

PROJECT DESCRIPTION

This project includes the construction of a new office building with associated parking and other related improvements.

PLAN TYPE (check all that apply) Concept Preliminary Final

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

TRIBUTARY: Multiple Muddy Branch Whetstone Run
 Long Draught Branch

PROJECT AREA

Total Sediment & Erosion Control Area (Acres) 0.34
Total Disturbed Area (Acres) 0.34

See Sediment and Erosion Control Checklist for Submittal Requirements



Civil Engineers
 Land Planners
 Landscape Architects
 Land Surveyors

9220 Wightman Road, Suite 120
 Montgomery Village, MD 20886
 Phone: 301.670.0840
 www.mhgpa.com

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OWNER / APPLICANT
 LUIS ULIPIANO ESQUIRE, LLC
 11740 LAKE POTOMAC DRIVE
 POTOMAC, MD. 20854
 EMAIL: luisleon@live.com

ARCHITECT
 BATES ARCHITECTS, PC
 121 NORTH CHURCH
 FREDERICK, MD. 21701
 ATTN: C. MARTY BATES, AIA
 BEN BATES

NO.	DESCRIPTION	DATE

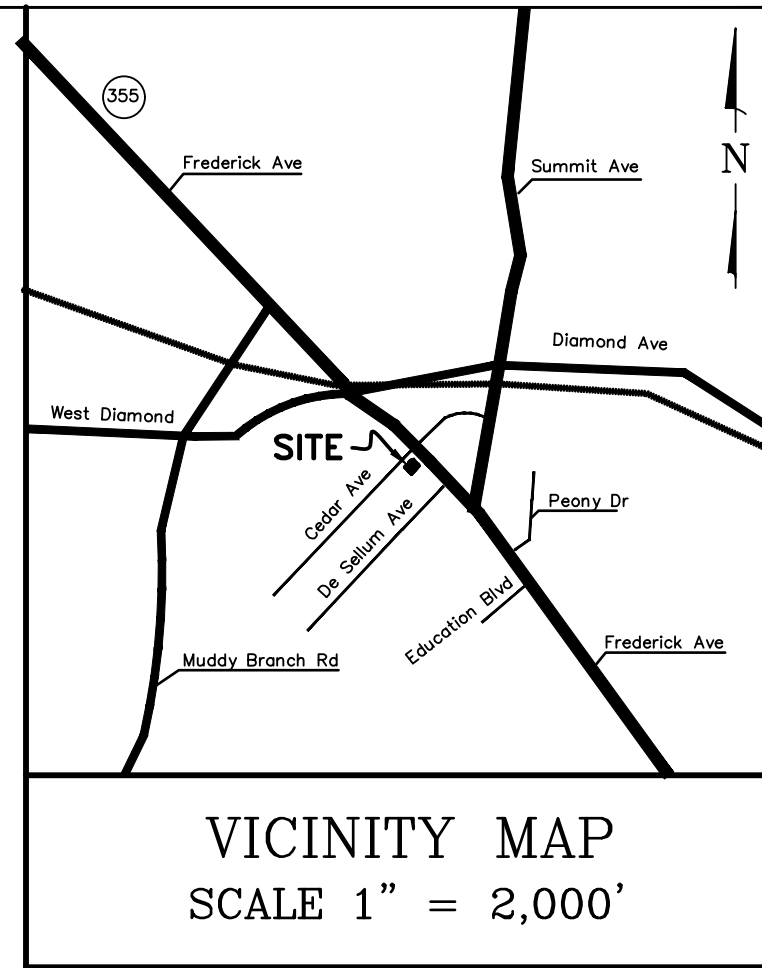
TAX MAP FT 51 WSSC 223 NW 09

PLAT 103
 9TH ELECTION DISTRICT
 CITY OF SAITHERSBURG
 MONTGOMERY COUNTY, MARYLAND

**OBSERVATORY HEIGHTS
 LOTS 65 AND 66
 102 S. FREDERICK AVE.**

PROJ. MGR	BJD
DRAWN BY	BJD
SCALE	1" = 10'
DATE	02/25/2019

**CONCEPT PLAN
 EXISTING CONDITIONS**

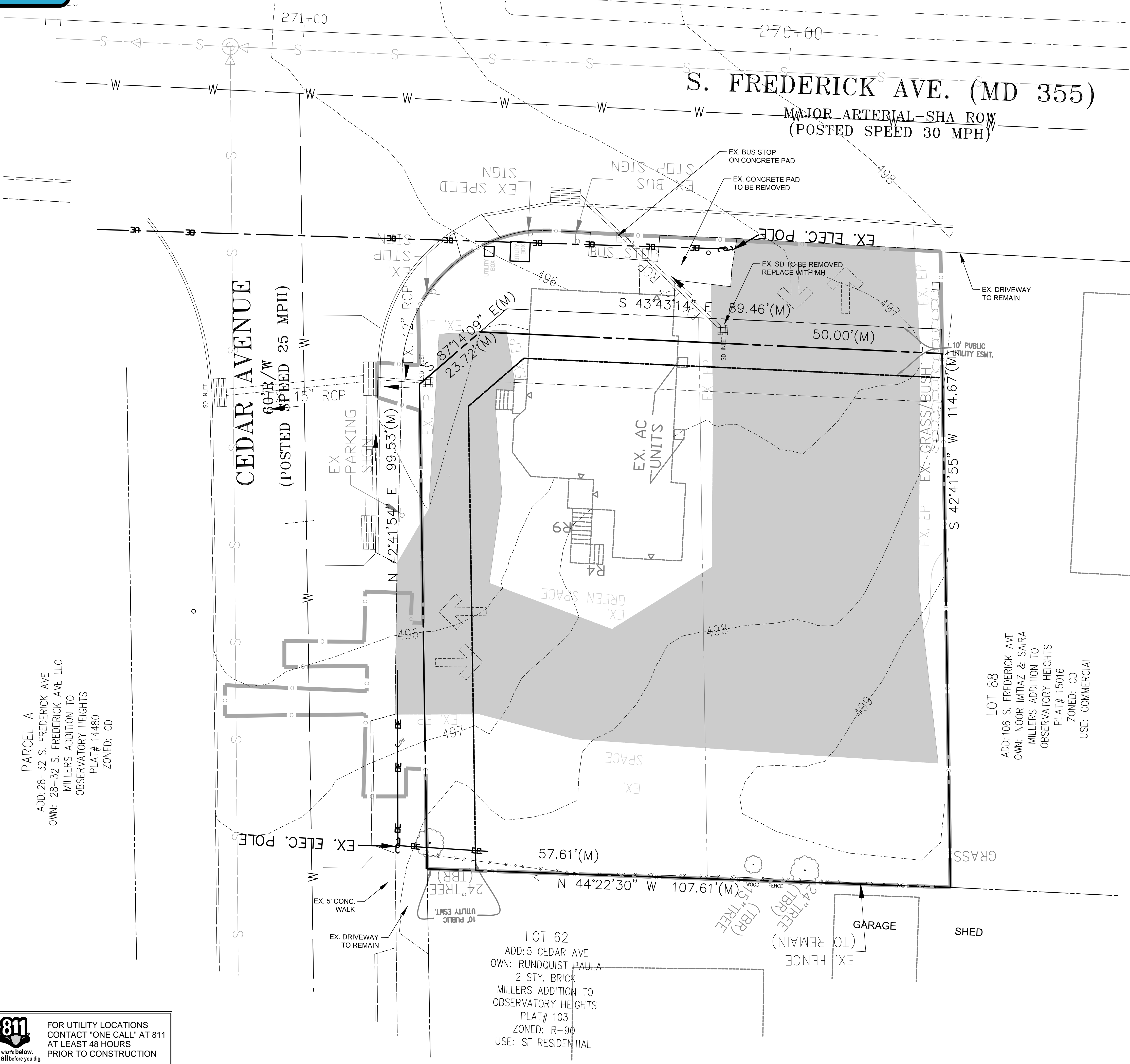


Legend

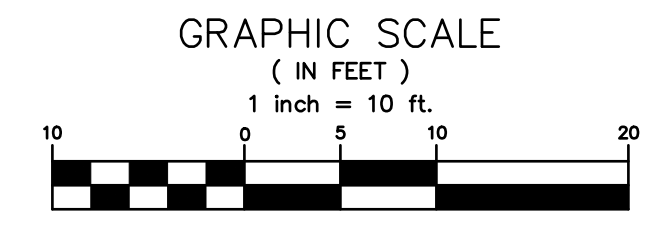
- Paving
- Curb & Gutter
- Sign
- UTILITY Pole
- Lamp Post
- Post or Ballard
- Trees
- Electric
- Overhead Wires
- Sanitary Sewer
- Storm Drain
- Water Line
- Fire Hydrant
- Gas
- Telephone
- Buildings
- Concrete
- Asphalt Pavement
- Spot Elevation
- Contour
- Limit of Disturbance
- Existing Trees

GENERAL NOTES

- THE PROPOSED LOT CONSOLIDATION FOR COMMERCIAL BUILDING ADDITION WITH THIS PLAN IS DESCRIBED AS PART OF OBSERVATION HEIGHTS-LOT 65 & 66 (PLAT # 138).
- A PLAT OF CONSOLIDATION WILL BE SEPARATELY CONCURRENTLY TO COMBINE LOTS 65 & 66 DESCRIBED ABOVE INTO ONE LOT.
- THE BOUNDARY AND TOPOGRAPHY SHOWN ON THE PLAN IS BASED FIELD SURVEY PREPARED BY MHG DATED OCTOBER 2018.
- DEVELOPMENT OF THIS SITE SHALL COMMENCE AT SUCH TIME AS APPROPRIATE APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER/DEVELOPER.
- THE SOILS WERE OBTAINED BY GIS DATA AND SOIL SURVEY OF MONTGOMERY COUNTY DATED JULY 1996.
- THERE IS NO FLOODPLAIN AND WETLANDS ON THE PROPERTY.
- THE PROPERTY IS LOCATED IN NORTHWEST BRANCH WATERSHED.
- IF THE CONTRACTOR FINDS ANY DISCREPANCY BETWEEN ANY INFORMATION SHOWN ON THESE PLANS AND FIELD CONDITIONS. THE DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEER'S IMMEDIATE ATTENTION FOR VERIFICATION OR ANY NECESSARY ADJUSTMENTS TO THE PLAN.
- THE LIMIT OF DISTURBANCE FOR THIS ADDITION IS 14,800 SF



FOR UTILITY LOCATIONS
 CONTACT "ONE CALL" AT 811
 AT LEAST 48 HOURS
 PRIOR TO CONSTRUCTION



REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP FT 51 WSSC 223 NW 09

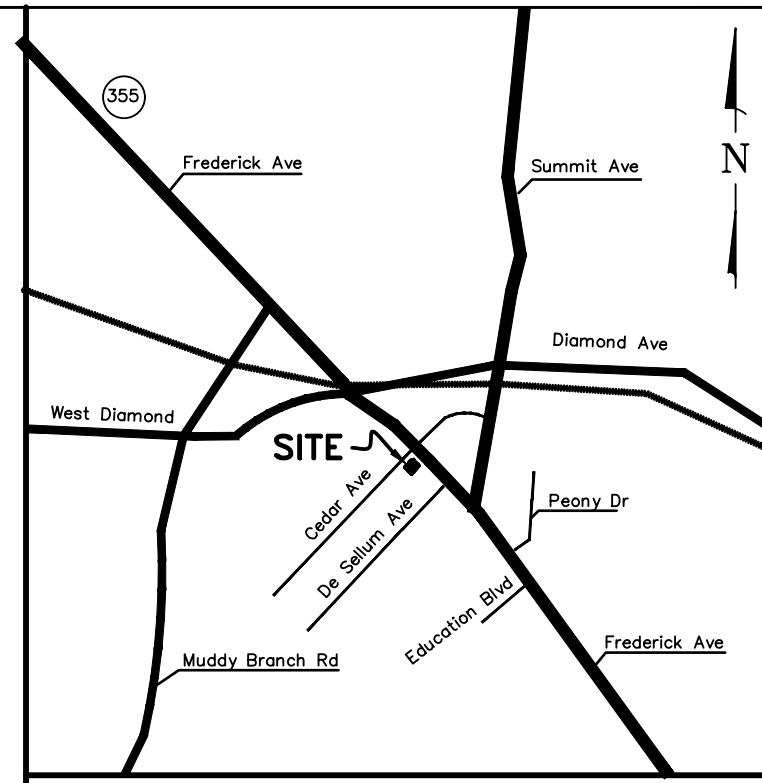
PLAT 103
 9TH ELECTION DISTRICT
 CITY OF SAITHERSBURG
 MONTGOMERY COUNTY, MARYLAND

**OBSERVATORY HEIGHTS
 LOTS 65 AND 66**

**102 AND 104
 S. FREDERICK AVE.**

PROJ. MGR	BJD
DRAWN BY	BJD
SCALE	1" = 10'
DATE	06/20/2018

CONCEPT SITE PLAN



VICINITY MAP
 SCALE 1" = 2,000'

Legend

EXISTING	PROPOSED
Curb & Gutter	Curb & Gutter
Sign	Sign
Utility Pole	Utility Pole
Lamp Post	Lamp Post
Post or Ballard	Post or Ballard
Tree	Tree
Electric	ELEC.
Overhead Wires	Overhead Wires
Sanitary Sewer	6" SEWER
Storm Drain	24" RCP
Water Line	3" WATER
Fire Hydrant	Fire Hydrant
Gas	4" GAS
Telephone	TELE
Buildings	Buildings
Concrete	Concrete
Spot Elevation	75.5+
Contour	474
	LIMITS OF DISTURBANCE
	ASPHALT PAVEMENT

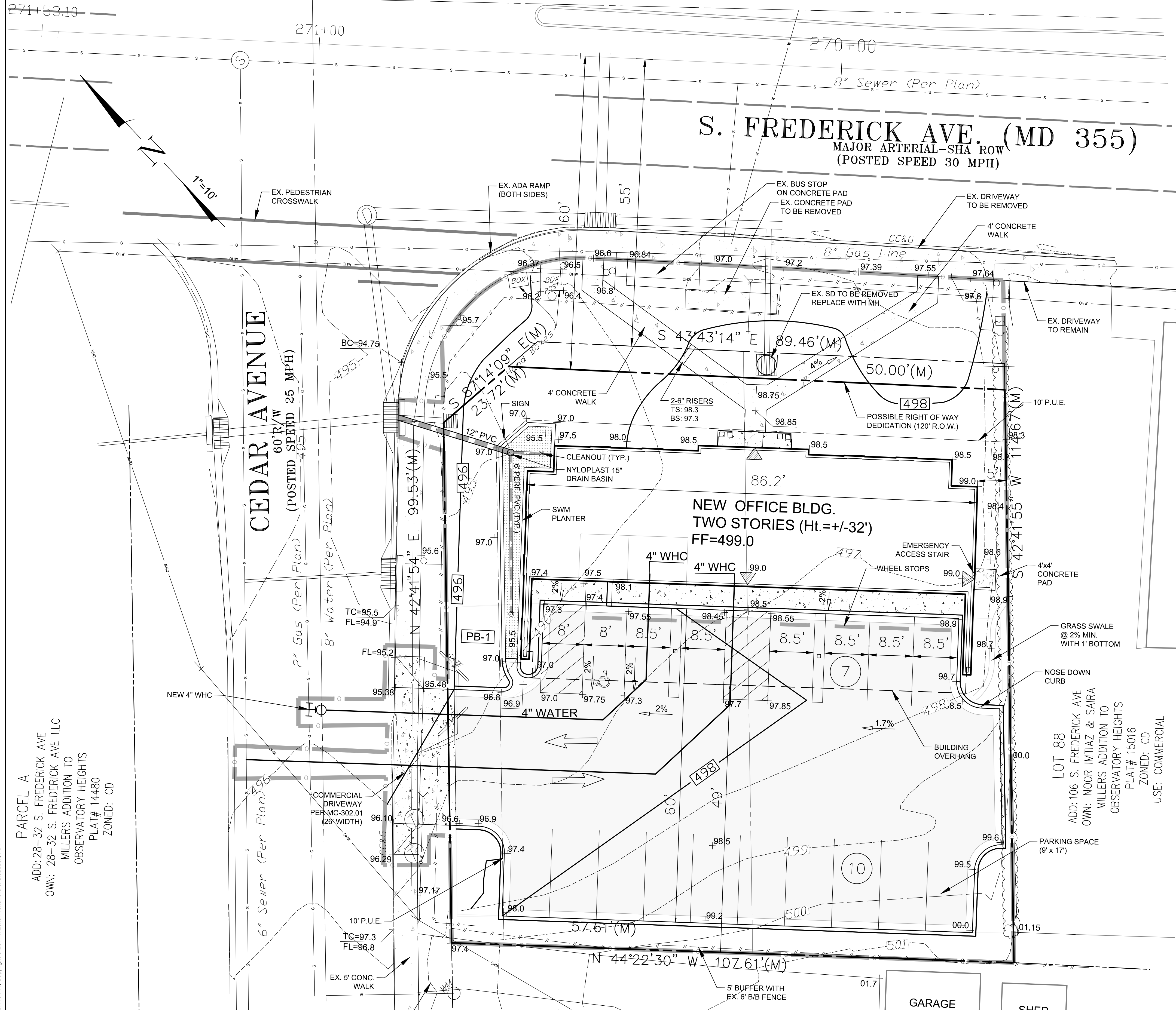
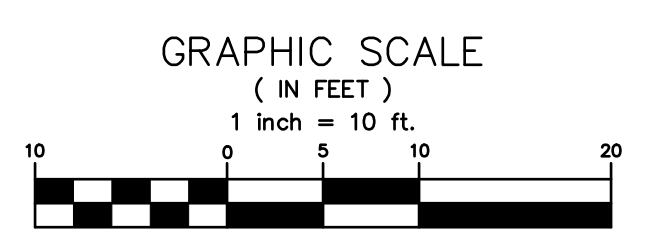
GENERAL NOTES

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- A PLAT OF CONSOLIDATION WILL BE SEPARATELY AND CONCURRENTLY FILED TO COMBINE LOTS 65 & 66 DESCRIBED ABOVE INTO ONE LOT.
- THE BOUNDARY AND TOPOGRAPHY SHOWN ON THE PLAN IS BASED FIELD SURVEY PREPARED BY MHG DATED OCTOBER 2018.
- DEVELOPMENT OF THIS SITE SHALL COMMENCE AT SUCH TIME AS APPROPRIATE APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER/DEVELOPER.
- THERE IS NO FLOODPLAIN AND WETLANDS ON THE PROPERTY.
- THE PROPERTY IS LOCATED IN LOWER GREAT SENECA CREEK WATERSHED.
- THE LIMIT OF DISTURBANCE FOR THIS ADDITION IS 14,800 SF

Development Standards

Existing Zoning	= CD - Corridor Development, Fairgrounds Commercial District
New Use	= Professional Office
Proposed Lots	= One
Property Address	= 102 S. Frederick Avenue
Tax ID	= 00841308 and 00841296
Gross Tract Area	= 12,241 s.f. or 0.28 Acres
ROW Dedication	= 460 s.f. or 0.01 Acres
Net Tract Area	= 11,781 s.f. or 0.27 Acres
Total Building Area	= 5,600 s.f.
Height Allowable (Sect. 24-160.G.4.a.2)	Allowable/Permitted 4 Stories or 45' Provided 2 Stories (32')
Building Setback	Street (Sect. 24-160.G.4.c.1) None 13' Abutting Residential (Sect. 24-160.G.4.c.3) 15'(West) 49' Side yard (24-160.G.4.c.2) 15'(South) 5**
-Per Section 24-160.G.4.b.1)-Building and Structure Placement, the new building will face Frederick Avenue with pedestrian access fronting the public right of way. -Per Section 24-160.G.4.c.2)-Side, and Rear Setbacks: None, except when the proposed building is facing the windows of a building on an abutting property, and in this instance a 15' setback is required for the proposed building. *A reduction of the required side yard setback is being requested as part of this application	
Interior Green Area (Sect. 24-220.e)	10% or 624 sf
-Parking Area= 6,249 sf	10% or 624 sf
Parking Setback	Front Building Line (Sect. 24-160.G.4.c.1) 20' 45' Abutting Residential (Sect. 24-160.G.4.c.2) 10' 5***
**Per Section 24-160.G.g Buffers- A reduction of the 10' landscape perimeter buffer is being requested as part of this application. The Applicant intends to install a 6' high opaque fence with supplemental plants to provide screening and separation to adjoining property Owner to the west.	
Parking Required Total = 19 spaces (Includes 1 Van Space)	Professional Office (5,600 sf) x 1 space per 300 s.f.
Parking Provided Total = 17 spaces (Includes 1 Van Space)	**Per Section 24-160.G.g Buffers- A reduction of the 10' landscape perimeter buffer is being requested as part of this application
Parking Space Size:	Standard - 9' x 17' Employee - 8.5' x 17' Accessible - 8' x 17' plus 8' x 17' Aisle for Van space 26' Width (2-Way)
Drive Aisles:	
-The property is within the Gaithersburg Master plan Frederick Avenue Corridor, MD 355- Commercial District	

- NOTES:**
- ALL PERIMETERS, PAVING EDGES AND ISLANDS SHALL BE CURBED.
 - CURBS, GUTTERS, SIDEWALKS AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
 - ALL PAVING, STORM DRAINAGE, UTILITIES AND IMPROVEMENTS ON THIS LOT ARE PRIVATE AND MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.
 - ALL PAVING EXISTING AND PROPOSED MUST BE A MINIMUM OF 6"-HOT MIX ASPHALT PAVEMENT.
 - ALL CURB RADII 5' UNLESS OTHERWISE NOTED.



PARCEL A
 ADD: 28-32 S. FREDERICK AVE
 OWN: 28-32 S. FREDERICK AVE LLC
 MILLERS ADDITION TO
 OBSERVATORY HEIGHTS
 PLAT# 14480
 ZONED: CD

811
 Know what's below.
 Call before you dig.

FOR UTILITY LOCATIONS
 CONTACT "ONE CALL" AT 811
 AT LEAST 48 HOURS
 PRIOR TO CONSTRUCTION