

ASDP-7423-2016
9/29/14

PLANNING AND CODE ADMINISTRATION

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**AMENDMENT TO FINAL SITE OR SCHEMATIC DEVELOPMENT PLAN
APPLICATION**

SUBJECT PROPERTY

Street Address 9711 Washingtonian Boulevard Previous Project Number SDP-07-002

APPLICANT/BILLING CONTACT

Business Name American Real Estate Partners

Primary Contact Jeff Strup

Street Address 2350 Corporate Park Drive Suite No. 110

City Herndon State Virginia Zip Code 20170

Telephone Numbers: Work 703.234.1485 Cell _____ E-mail Address jstrup@americanrepartners.com

OWNER

Business Name AREP 9711 Washingtonian South LLC

Primary Contact Jeff Strup

Street Address 2350 Corporate Park Drive Suite No. 110

City Herndon State Virginia Zip Code 20170

Telephone Numbers: Work 703.234.1485 Cell _____ E-mail Address jstrup@americanrepartners.com

DEVELOPER

Business Name _____

Primary Contact _____

Street Address _____

City _____ State _____

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

ATTORNEY

Business Name _____

Primary Contact _____

Street Address _____

City _____ State _____

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

ARCHITECT

Business Name Intec Group, Inc. MD Registration No. 5464

Primary Contact Jaime Gutierrez

Street Address 3201 Jermantown Road Suite No. 750

City Fairfax State Virginia Zip Code 22030

Telephone Numbers: Work 703.359.9737 Cell _____ E-mail Address jpgutierrez@intecgroup.net

Distributed to M&CC:
Exhibit #1

ENGINEER

Business Name Rodgers Consulting, Inc. MD Registration No. 13970

Primary Contact Frank G. Bossong

Street Address 19847 Century Boulevard Suite No. 200

City Germantown State Maryland Zip Code 20874

Telephone Numbers: Work 301.948.4700 Cell 540.327.7435 E-mail Address rwhite@rodgers.com

APPLICATION TYPE (check one only) Amend Final Site Plan Amend Final Site Plan (Consent)
 Amend Schematic Development Plan

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

PROPOSED UNIT TYPE Residential Single Family Residential Multi-Family Office/Professional Mixed Use
 Restaurant Retail/Commercial Other Use

PARKING Parking Waiver Needed No. of Spaces Required _____ No. of Spaces Waived _____
 Height Waiver Needed

SITE PLAN NUMBER TO AMEND SDP-07-002 and SP-07-009

USE (Amendment to Schematic Development Plan only)
 Change in Use No Change in Use Change Other than to Use

PROJECT DESCRIPTION

Amendment to Schematic Development Plan
Proposed 4,089 square feet educational use within existing Office Building.

SITE DETAILS

Site Area Square Feet	<u>322066</u>	Number of Lots	<u>1</u>
Site Area Acres	<u>7.39</u>	Number of Dwelling Units/Acre	<u>0</u>
Green Area	<u>1.85 acres</u>	Parking Spaces Provided	<u>1167</u>
Green Area %	<u>25.98%</u>	Height of Tallest Building (ft.)	<u>+/- 80 ft.</u>
		Height of Tallest Building (stories)	<u>8-story</u>

SQUARE FOOTAGE - NON-RESIDENTIAL

Retail	_____	Office/Professional	<u>395,911</u>
Restaurant (A)	_____	Educational/Institutional/Religious	_____
Restaurant (B)	_____	Industrial	_____
Restaurant (C)	_____	Other (please specify)	<u>4,089 Educational Use</u>

UNIT COUNTS - RESIDENTIAL

Single Family Detached Units	_____	Apartment Units	_____
Townhouse Units	_____	Condominium Units	_____
Duplex Units	_____	Other (please specify)	_____

Total Number Residential Units 0

See Next Page for Submittal Requirements

SUBMISSION REQUIREMENTS - Amendment to Final Site Plan (see Site Plan Checklist at www.gaithersburgmd.gov (Documents & Forms))

SUBMISSION REQUIREMENTS - MXD Zone or CD Zone Schematic Development with Change in Use

- Statement of Proposed Change
- Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Traffic Impact Study
- Proof of APFO Compliance
- Green Building Checklist
- Preliminary Forest Conservation Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Statement of Master Plan Compliance
- Modified Staging or Phasing Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Modified Covenant or Other Agreement (*optional*)
- Preliminary Affordable Housing Plan (*optional*)
- Preliminary Stormwater Management Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Final Traffic Impact Study (*optional*)

SUBMISSION REQUIREMENTS - CD Zone - Concept Plan Change in Use

- Statement of Proposed Change
- Preliminary Forest Conservation Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Traffic Impact Study (*optional*)
- Proof of APFO Compliance (*optional*)
- Green Building Checklist (*optional*)

SUBMISSION REQUIREMENTS - CD Zone - Concept Plan Change Other Than to Use

- Statement of Proposed Change
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Traffic Impact Study (*optional*)
- Proof of APFO Compliance (*optional*)
- Green Building Checklist (*optional*)

SUBMISSION REQUIREMENTS - CD Zone - Schematic Development Plan Change Other Than to Use

- Statement of Proposed Change
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Statement of Master Plan Compliance
- Preliminary Affordable Housing Plan (*optional*)
- Preliminary Stormwater Management Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Final Traffic Impact Study (*optional*)
- Modified Staging or Phasing Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Modified Covenant or Other Agreement (*optional*)