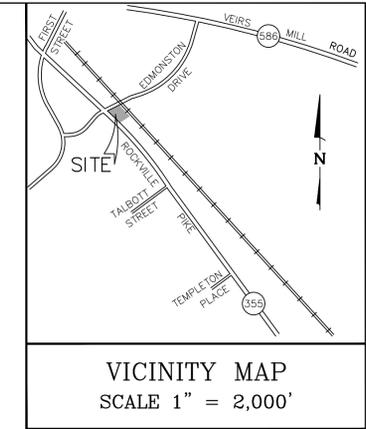


DANSHES CENTER ON THE PIKE

SAINT MARYS P214

PROJECT PLAN PJT2023-00016



MHG
 Civil Engineers
 Land Planners
 Landscape Architects
 Land Surveyors
 9220 Wightman Road, Suite 120
 Montgomery Village, MD 20886
 Phone: 301.670.0840
 www.mhgpa.com
 Copyright © 2022 by Macris, Hendricks & Glascock, P.A. All Rights Reserved

EXISTING	LEGEND	PROPOSED
— 370 —	CONTOUR (10')	— 370 —
— 374 —	CONTOUR (2')	— 374 —
x 374.0	SPOT ELEVATION	+ 74.0
=====	CURB & GUTTER	=====
=====	CONCRETE	=====
=====	ASPHALT	=====
///////	BUILDING WALL	=====
=====	BUILDING OVERHANG	=====
=====	RETAINING WALL	=====
□	PARKING SPACE QUANTITY	□
○	LIMITS OF DISTURBANCE	○
⊕ 8" W (DOM.)	WATER LINE (DOMESTIC)	⊕ 8" W (D)
⊕ 8" W (FIRE)	WATER LINE (FIRE)	⊕ 8" W (F)
⊕ FH	FIRE HYDRANT	●
⊕ 6"	SEWER LINE	⊕ 6" S
⊕ 15"	STORM DRAIN LINE	⊕ 15" RCP
=====	TRENCH DRAIN	=====
⊕	STORM DRAIN STRUCTURE NUMBER	⊕
=====	OVERHEAD UTILITY WIRES	=====
⊕	NATURAL GAS LINE	=====
⊕	UNDERGROUND ELECTRIC	=====
⊕	UNDERGROUND COMMUNICATIONS	=====
=====	FENCING	=====
=====	EASEMENT	=====
=====	PROPERTY BOUNDARY	=====
⊕	LIGHT POLE	⊕
⊕	TREE	⊕
⊕	SIGN	⊕

CONCEPT PLAN SHEET INDEX

PJ 1.0	COVER SHEET
PJ 2.0	SITE PLAN
PJ 3.0	OPEN SPACE EXHIBIT
LS2.01	LANDSCAPE PLAN
L9.01	PRELIMINARY FOREST CONSERVATION PLAN
L9.02	PRELIMINARY FOREST CONSERVATION PLAN
A100	FLOOR PLAN
A200	BUILDING ELEVATIONS
A201	BUILDING ELEVATIONS
EX1.0	FIRE APPARATUS PLAN
EX1.1	TRUCK MOVEMENT EXHIBIT (REFUSE)

SITE DATA
SUBJECT PROPERTY: PARCEL 214, L-28469 F-567
TRACT AREA: 25,962 S.F. OR 0.59 AC.
ROW DEDICATION: 6,523 S.F. OR 0.15 AC.
LOT AREA: 19,339 S.F. OR 0.44 AC.
ZONING CLASSIFICATION: PD-CB (CHAMPION BILLIARDS) WITH A DESIGNATED EQUIVALENT ZONE OF MXCD (MIXED USE CORRIDOR DISTRICT) ROCKVILLE NEIGHBORHOOD PLAN MIDDLE/NORTH PIKE-EAST PLANNING AREA (SECT. 25.14.34.b)
PROPERTY ADDRESS: 900 ROCKVILLE PIKE
TAX ACCOUNT No.: 04-02406134
PROPOSED USE: RETAIL

DEVELOPMENT STANDARDS (MXCD-SECT. 25.13.05.b)	REQUIRED/ALLOWED	
	REQUIRED	PROPOSED
TRACT AREA	NONE PRESCRIBED	25,962 S.F. or 0.59 AC.
BUILDING SETBACK REQUIREMENTS		
ROCKVILLE PIKE	0'	0'
EDMONSTON DRIVE	0'	0'
SIDE - MXCD ZONE	0' OR 10'	150'
REAR - WMATA	0' OR 10'	15'
BUILD-TO-LINE REQUIREMENT (SECT. 25.13.05.b)	85' MAX. (1)	92'
MAXIMUM BUILDING HEIGHT (SECT. 25.13.05.b.2.b.ii)	75'	26.67 (2)
BUILDING AREA	NONE PRESCRIBED	4,400 S.F. (2)
PARKING SETBACK REQUIREMENTS		
ROCKVILLE PIKE (SECT. 4.d.2(a))	10'	10'
SIDE - MXCD ZONE (SECT. 4.d.2(b)(iv))	7'	10'
REAR - WMATA (SECT. 4.d.2(b)(iv))	7'	4 (3)
SITE OPEN SPACE (4)(5) -Min.	15.0% or 2,900 S.F.	15.4% or 2,984 S.F.
PUBLIC USE SPACE (4)(5) -Min.	15.0% or 2,900 S.F.	33% or 6,500 S.F.*
*APPLICANT TO PROVIDE A MINIMUM OF 15% OPEN SPACE		
OFF STREET PARKING AND LOADING PARKING		
RETAIL (4,400 S.F.) (1)	1/200 S.F. = 22 SPACES	23 SPACES
HANDICAP ACCESSIBLE SPACES	1	1 (VAN SPACE)
LOADING SPACE	1	1
BICYCLE SPACES - LONG TERM (LT), SHORT TERM (ST)		
RETAIL (4,400 S.F.) (2)	ST 2/5K S.F. = 2 LT 2/12K S.F. = 1	4 ST BIKE SPACES 1 LT LOCKER
SURFACE PARKING FACILITY		
INTERNAL LANDSCAPING		
PARKING LOT AREA = 8,285 S.F.	5.0% or 414 S.F.	8% or 677 S.F.

- NOTES:**
- THE BUILD TO LINE REPRESENTS THE MAXIMUM SETBACK FOR THE SITE. AS PART OF POP-2006-00011, THE MAYOR AND COUNCIL GRANTED AN EXCEPTION TO REDUCE THE BUILD-TO LINE TO 85' FROM THE CENTERLINE OF THE OF THE STREET TO THE BUILDING FOR LOTS THAT ARE NARROWER THAN 300 FEET ALONG ROCKVILLE PIKE. AS PART OF THE SITE DEVELOPMENT PLAN, A REDUCTION OF THE 85' MAXIMUM SETBACK.
 - INFORMATION PROVIDED BY PROJECT ARCHITECT
 - PURSUANT TO SECTION 4.d.3 (b)(iv) OF THE LANDSCAPE, SCREENING, AND LIGHTING MANUAL, THE PERIMETER LANDSCAPE REQUIREMENT MAY BE REDUCED BY THE PLANNING COMMISSION TO ACHIEVE A BETTER DESIGN SOLUTION PER THE PROVISION OF WALLS OR FENCES. SEE LANDSCAPE PLAN (SHEET LS 2.01)
 - PURSUANT TO SECTION 25.13.05.b, SITE WITH LESS THAN 20,000 S.F. AND WITHIN THE ROCKVILLE NEIGHBORHOOD PLAN AREA REQUIRE 15% PUBLIC OPEN SPACE AND 15% OPEN SPACE
 - PURSUANT TO SECTION 25.03.02, PUBLIC OPEN SPACE MAY CONSIST OF OPEN AREAS RECOMMENDED IN THE MASTER PLAN, INCLUDING ENHANCED PUBLIC WALKWAYS AND OFF-SITE PUBLIC IMPROVEMENTS. THE PROPOSED SHARED USE PATH HAS BEEN INCLUDED IN THE PUBLIC OPEN SPACE CALCULATION. SEE OPEN SPACE EXHIBIT, SHEET PJ3.0

THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS PRELIMINARY PLAN OF SUBDIVISION ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 16905 Exp. Date: 04.21.2024

OWNER:
 J DANSHES, LLC
 9213 WINTERSET DR
 POTOMAC, MD 20854
 jdanshes@yahoo.com

ARCHITECT:
 GTM ARCHITECTS
 7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD, 20814
 JEFF WHITMAN, RA
 240-333-2067

ATTORNEY:
 MILLER, MILLER & CANBY
 200-B MONROE STREET
 ROCKVILLE, MD,
 JODY KLINE
 301-738-2051

REVISIONS

NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/13/22
	ADDRESS DRC COMMENTS	5/8/23
	ADDRESS CITY COMMENTS	08/11/2023

TAX MAP GR561 WSSC 217N006
 L. 44329 F. 159
 4TH ELECTION DISTRICT
 CITY OF ROCKVILLE
 MARYLAND

DANSHES CENTER ON THE PIKE

ST. MARY'S PARCEL P214

PROJ. MGR	BJD
DRAWN BY	BJD/KDJ
SCALE	1" = 20'
DATE	11/09/22

PROJECT PLAN COVER SHEET

PJ 1.0
 PROJECT NO. 2004.115.33
 SHEET NO. OF

811
 Know what's below.
 Call before you dig.
 FOR UTILITY LOCATIONS CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION

NO.	DESCRIPTION	DATE
1	SUBMIT PROJECT PLAN	12/13/22
2	ADDRESS DRC COMMENTS	5/8/23

TAX MAP GR561 WSSC 217NW06

L. 44329 F. 159

4TH ELECTION DISTRICT
 CITY OF ROCKVILLE
 MARYLAND

DANSHES CENTER ON THE PIKE

ST. MARY'S PARCEL P214

PROJ. MGR BJD

DRAWN BY BJD/KDJ

SCALE 1" = 20'

DATE 12/2022

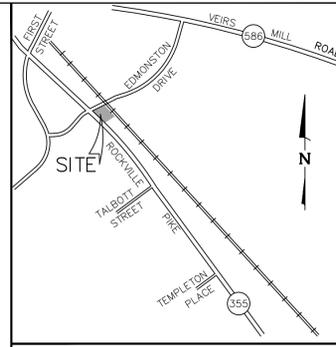
PROJECT PLAN

SITE PLAN

PJ.2.0

PROJECT NO. 2004.115.33

SHEET NO. OF

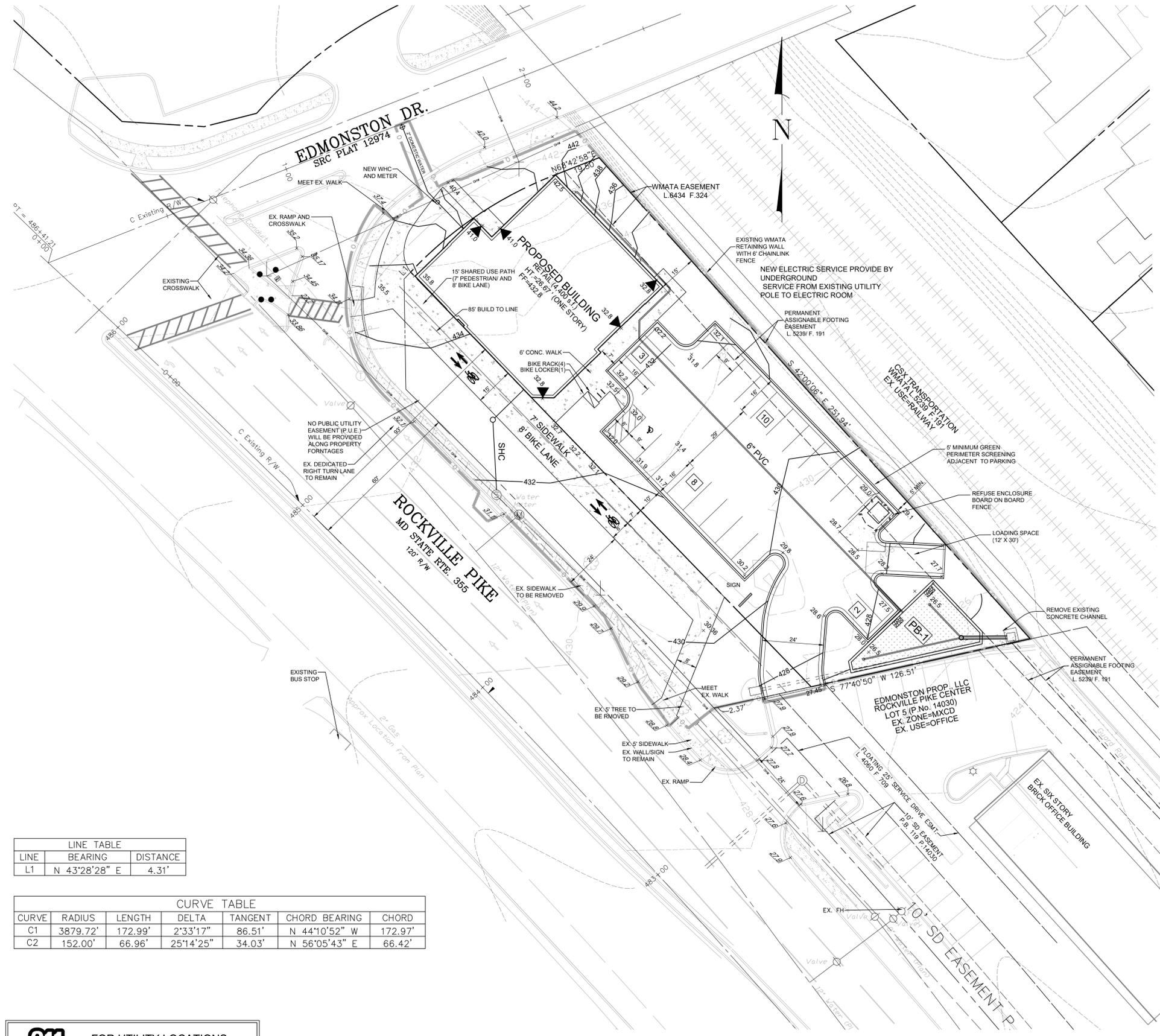
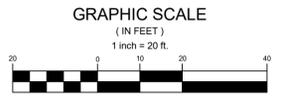


VICINITY MAP
 SCALE 1" = 2,000'

LEGEND

EXISTING		PROPOSED
— 370 —	CONTOUR (10')	— 370 —
— 374 —	CONTOUR (2')	— 374 —
x 374.0	SPOT ELEVATION	+ 74.0
=====	CURB & GUTTER	=====
=====	CONCRETE	=====
=====	ASPHALT	=====
=====	BUILDING WALL	=====
=====	BUILDING OVERHANG	=====
=====	RETAINING WALL	=====
□	PARKING SPACE QUANTITY	□
—○—	LIMITS OF DISTURBANCE	—○—
—(W)—	WATER LINE (DOMESTIC)	—(W)—
—(W)—	WATER LINE (FIRE)	—(W)—
—(FH)—	FIRE HYDRANT	—(FH)—
—(S)—	SEWER LINE	—(S)—
—(D)—	STORM DRAIN LINE	—(D)—
=====	TRENCH DRAIN	=====
88	STORM DRAIN STRUCTURE NUMBER	88
=====	OVERHEAD UTILITY WIRES	=====
—(E)—	NATURAL GAS LINE	—(E)—
—(E)—	UNDERGROUND ELECTRIC	—(E)—
—(E)—	UNDERGROUND COMMUNICATIONS	—(E)—
=====	FENCING	=====
=====	EASEMENT	=====
=====	PROPERTY BOUNDARY	=====
—(L)—	LIGHT POLE	—(L)—
—(T)—	TREE	—(T)—
—(S)—	SIGN	—(S)—

THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS PROJECT PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.



LINE	BEARING	DISTANCE
L1	N 43°28'28" E	4.31'

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	3879.72'	172.99'	2°33'17"	86.51'	N 44°10'52" W	172.97'
C2	152.00'	66.96'	25°14'25"	34.03'	N 56°05'43" E	66.42'

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

REVISIONS		
NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/14/22
	ADDRESS DRC COMMENTS	5/8/23
	CITY COMMENTS	8/11/23

TAX MAP GR561 WSSC 217NW06

L. 44329 F. 159

4TH ELECTION DISTRICT
 CITY OF ROCKVILLE
 MARYLAND

DANSHES CENTER ON THE PIKE

ST. MARY'S PARCEL P214

PROJ. MGR	BJD
DRAWN BY	BJD/KDJ
SCALE	1" = 20'
DATE	12/2022

PROJECT PLAN

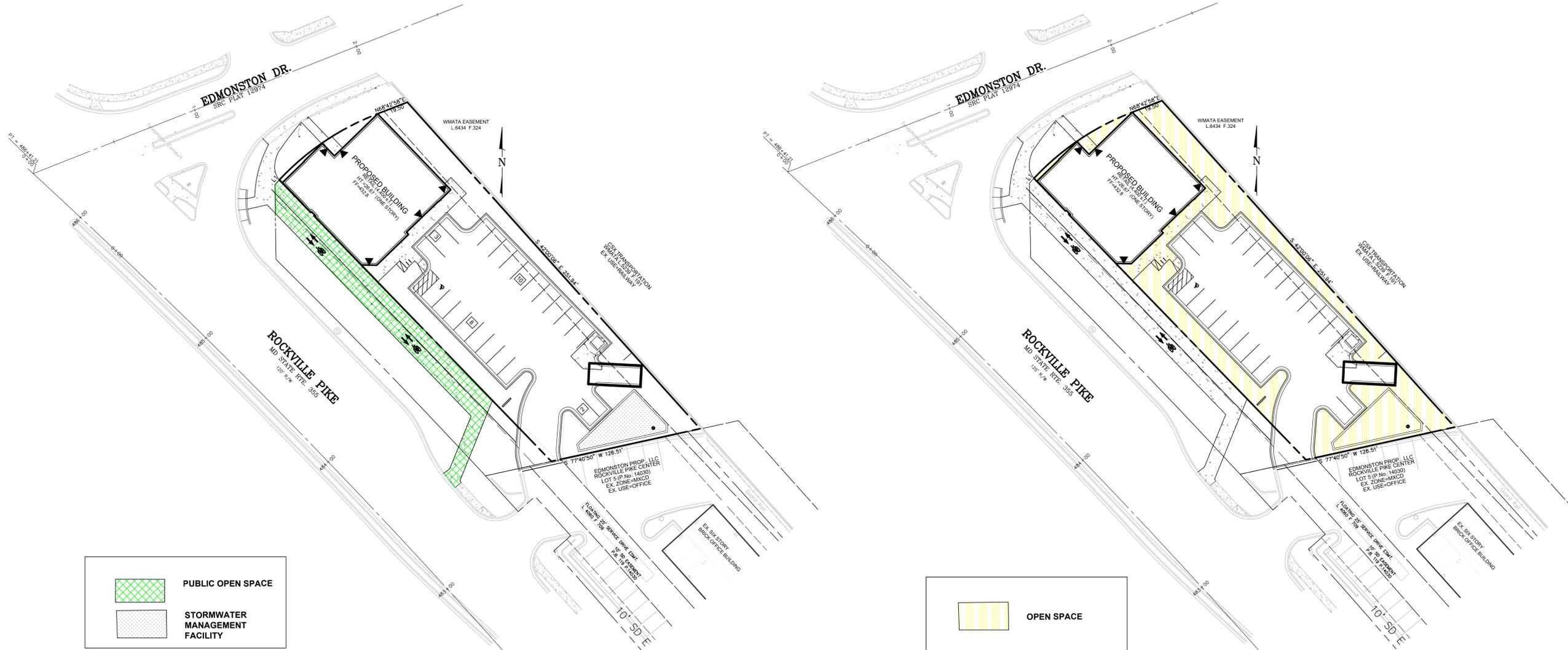
OPEN SPACE AND GREEN AREA EXHIBIT

PJ 3.0

PROJECT NO. 2004.115.33
 SHEET NO. OF

GENERAL PROJECT PLAN NOTE

UNLESS SPECIFICALLY NOTED ON DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, SETBACKS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS SKETCH PLAN ARE ILLUSTRATIVE. THE FINAL DETAILS OF BUILDINGS, STRUCTURES, AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW.



	PUBLIC OPEN SPACE
	STORMWATER MANAGEMENT FACILITY

	OPEN SPACE
--	-------------------

LOT AREA= 19,339 S.F.

PUBLIC OPEN SPACE REQUIRED: 15.0% OR 2,900 S.F.

PUBLIC OPEN SPACE PROVIDED: 15.4% OR 2,984 S.F.

-PER DEFINITIONS, PUBLIC OPEN SPACE MAY CONSIST OF OPEN AREAS RECOMMENDED IN THE MASTER PLAN, INCLUDING ENHANCED PUBLIC WALKWAYS AND OFF-SITE PUBLIC IMPROVEMENTS

LOT AREA= 19,339 S.F.

OPEN SPACE REQUIRED: 15.0% OR 2,900 S.F.

OPEN SPACE PROVIDED: 33% OR 6,500 SF (15% MINIMUM)

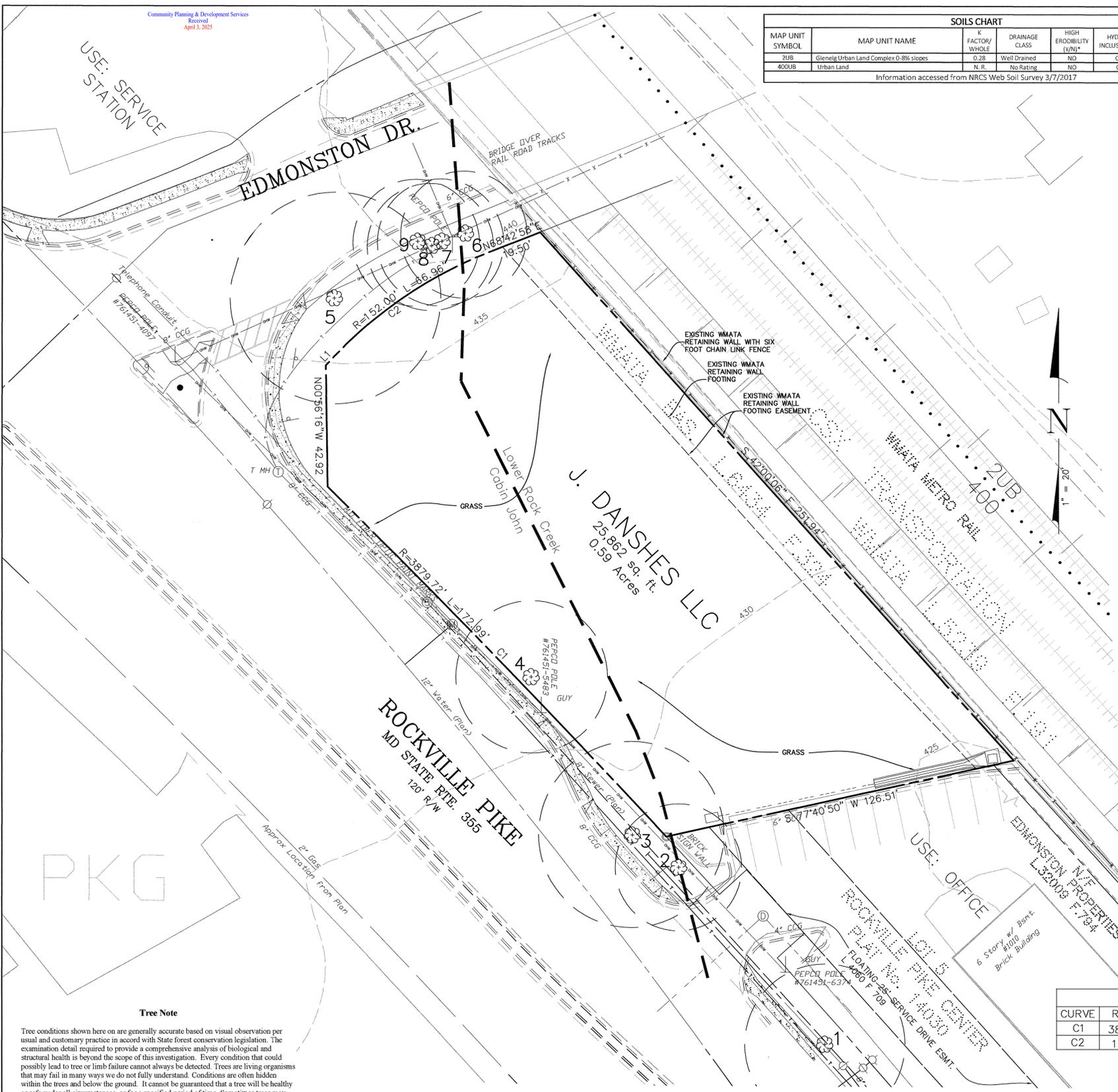
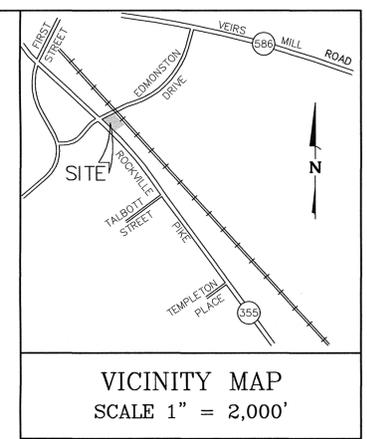


SOILS CHART						
MAP UNIT SYMBOL	MAP UNIT NAME	% FACTORY WHOLE	DRAINAGE CLASS	HIGH EROSIONABILITY (V/N)*	HYDRIC INCLUSION %	HYDROLOGIC SOIL GROUP
ZUB	Glencol Urban Land Complex 0-8% slopes	0.28	Well Drained	NO	0	B
400UB	Urban Land	N.R.	No Rating	NO	0	D

Information accessed from NRCS Web Soil Survey 3/7/2017

SIGNIFICANT TREE SUMMARY CHART						
NRI						
#	COMMON NAME	SCIENTIFIC NAME	DBH	Area CRZ	CTLA %	COR CTLA %
ON-SITE SIGNIFICANT >= 12" DBH						
4	Willow Oak	Quercus phellos	18	2289	69	
CITY ROW TREE						
5	Siberian Elm	Ulmus pumila	25	4416	84	
6*	Black Locust	Robinia pseudoacacia	15	1590	91	
7	Black Locust	Robinia pseudoacacia	7	346	91	
8	Black Locust	Robinia pseudoacacia	6	254	84	
9	Black Locust	Robinia pseudoacacia	6	254	84	
STATE ROW TREE						
1	Sugar Maple	Acer saccharum	19	2550	72	65
2	Norway Maple	Acer platanoides	15	1590	75	60
3	Willow Oak	Quercus phellos	22	3419	66	

*Tree #6 is multistem



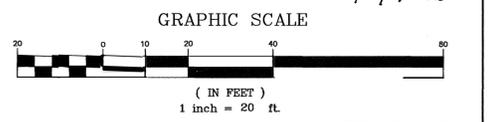
LEGEND	
	SIGNIFICANT TREE
	CRITICAL ROOT ZONE
	LIMITS OF DISTURBANCE
	SOIL BOUNDARY
	UTILITY POLE

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES

- TOTAL SITE AREA = 0.59 ACRES (25,862 S.F.) AND CONSISTS OF PARCEL 214 AT LIBER 28469, FOLIO 567. PROPERTY IS LOCATED AT 900 ROCKVILLE PIKE, SOUTH OF EDMONSTON DRIVE.
- 5' CONTOUR TOPOGRAPHY FROM MNCPC TOPOGRAPHIC MAP 217NW06 AND BOUNDARY BY MACRIS, HENDRICKS, AND GLASCOCK, P.A.
- NO WETLANDS, STREAMS, SEEPS, SPRINGS, FLOODPLAINS, OR STREAM VALLEY BUFFERS EXIST ON SITE.
- UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
- THERE IS NO FOREST ON-SITE. THE SITE HAS SEVERAL TREES ON-SITE AND IN THE SURROUNDING RIGHT OF WAY BUT SITE IS PRIMARILY COVERED IN GRASS.
- NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING THE SITE INVESTIGATION. REVIEW OF THE CITY'S ONLINE GIS DATABASE, ACCESSED ON 4/4/2017 INDICATES NO RECORDED HISTORIC RESOURCE ONSITE OR ADJACENT. A NON-DESIGNATED HISTORIC BUILDING IS ACROSS ROCKVILLE PIKE FROM THE SUBJECT PROPERTY AT 50 W. EDMONSTON DRIVE.
- INDIVIDUAL TREE LOCATIONS ARE SURVEY LOCATED. TREES WERE MEASURED USING A DBH TAPE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 1/24/17 BY FRANK JOHNSON.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE AND WAS CONFIRMED BY DNR NHP PER THEIR REVIEW CONDUCTED ON MARCH 3, 2017.
- NON-NATIVE OR INVASIVE PLANTS FOUND ON-SITE INCLUDE PYRUS CALLERYANA, CELASTRUS ORBICULATUS, LONICERA JAPONICA, AND EURASIAN LONICERA. LONICERA JAPONICA, EURASIAN LONICERA, PYRUS CALLERYANA, ACER PLATANOIDES AND ULMUS PUMILA WERE IDENTIFIED IN THE ADJACENT RIGHT OF WAYS.
- THE SITE AREA IS LESS THAN 40,000 S.F. AND NO FOREST CONSERVATION IS REQUIRED.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 43°28'28" E	4.31'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	3879.72'	172.99'	2°33'17"	86.51'	N 44°10'52" W	172.97'
C2	152.00'	66.96'	25°14'25"	34.03'	N 56°05'43" E	66.42'



Approved FSD
 City of Rockville
 FTPO # 2017 - 00013
 [Signature] 4/17/2017
 Authorized Signature Date
 1 of 1 sheet

Tree Note
 Tree conditions shown here on are generally accurate based on visual observation per usual and customary practice in accord with State forest conservation legislation. The examination detail required to provide a comprehensive analysis of biological and structural health is beyond the scope of this investigation. Every condition that could possibly lead to tree or limb failure cannot always be detected. Trees are living organisms that may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. It cannot be guaranteed that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy", but may be structurally unsound. Condition ratings of trees are based solely on the opinion of MHG and may be inconsistent with the opinion of the City of Rockville Forestry Staff. MHG assumes no liability for injury or property damage that may occur as a result of tree failure on this property.

QUALIFIED PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.
 DATE: 4/14/17
 [Signature] FRANK C. JOHNSON
 RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

MINIMUM TREE COVER TABLE	
TRACT AREA	25,862 S.F.
MTC REQUIRED (Zone MXCD = 10%)	2,586 S.F.

OWNER/DEVELOPER
 J. DANSHE'S LLC
 9213 WINTERSET DRIVE
 POTOMAC, MD 20854
 PHONE: 301-309-8893

NO.	DATE	DESCRIPTION	BY

CITY TAX MAP E-4 WSSC 217 NW 06

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION
 900 ROCKVILLE PIKE

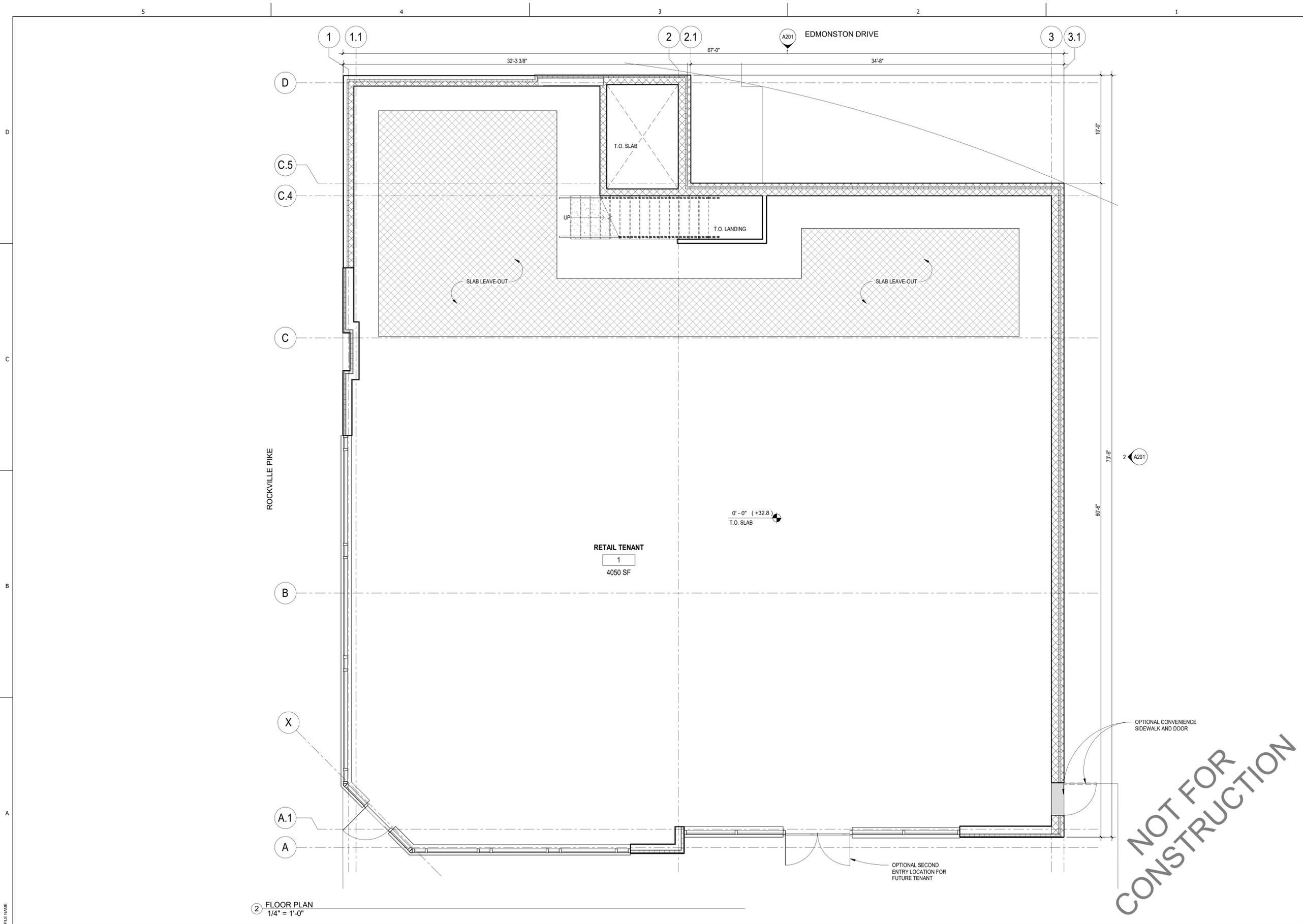
PARCEL P214, LIBER 28469 FOLIO 567
 4TH ELECTION DISTRICT - CITY OF ROCKVILLE - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
 Engineers ■ Planners
 Landscape Architects ■ Surveyors
 9220 Wightman Road, Suite 120
 Montgomery Village, Maryland
 20886-1279
 Phone 301.670.0840
 Fax 301.948.0693
 www.mhga.com

Proj. Mgr. MDP	Designer FCJ
Date 4-14-17	Scale 1" = 20'
Project No. 04-115-31	Sheet 1 of 1

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

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



② FLOOR PLAN
 1/4" = 1'-0"

NOT FOR CONSTRUCTION

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (240)333-2000
 (240)333-2001 FAX
 WWW.GTMARCHITECTS.COM



Seal

Consultants

Project
ROCKVILLE RETAIL CENTER
 900 ROCKVILLE PIKE, ROCKVILLE, MD 20852
Owner
J DANSHES, LLC

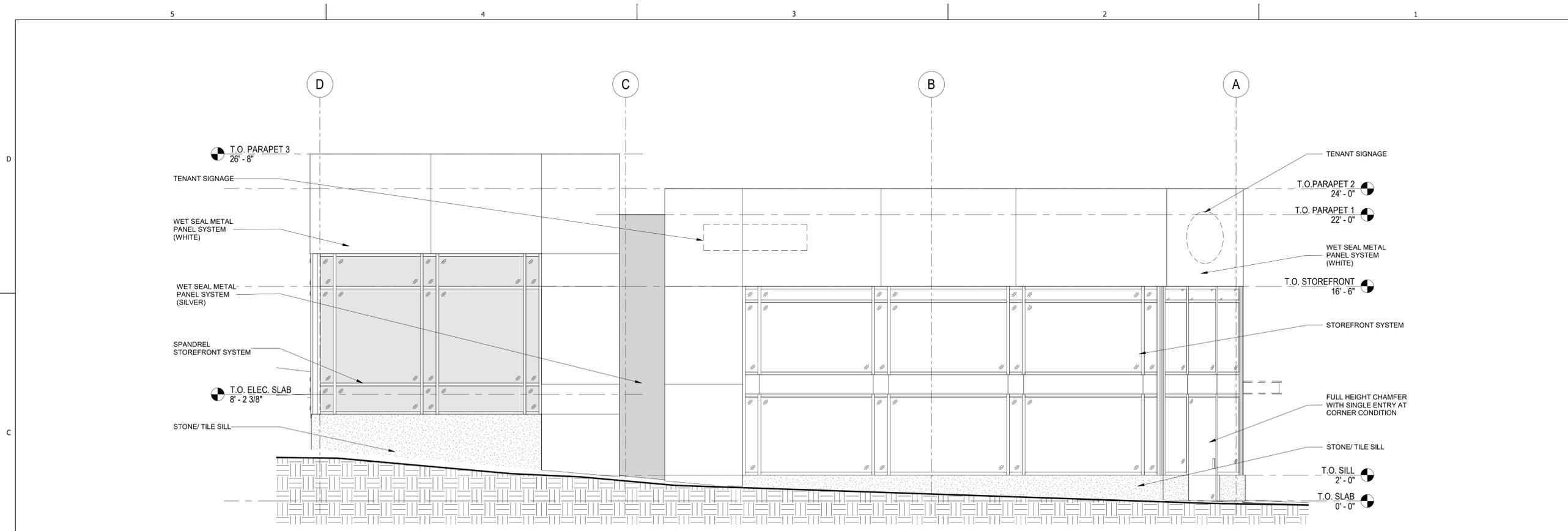
Developer

ISSUE DESCRIPTION	DATE
TENANT REVISION	5/8/2023
CANOPY REVISION	02/23/2023
PROJECT PLAN	12/13/2022

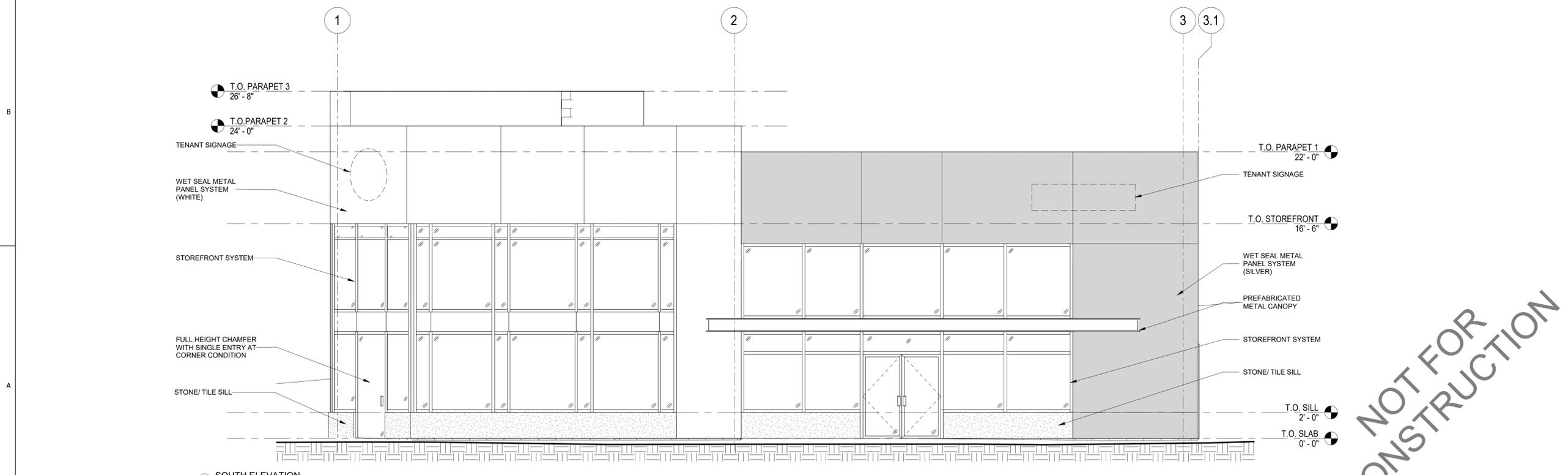
GTM Project No. 22.0376
 Checked By JW
 Drawn By NL
 Scale AS NOTED

Sheet Title
FLOOR PLAN

Sheet No.
A100
 COPYRIGHT, 2023 GTM ARCHITECTS, INC.



② WEST ELEVATION
 1/4" = 1'-0"



① SOUTH ELEVATION
 1/4" = 1'-0"

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (240)333-2000
 (240)333-2001 FAX
 WWW.GTMARCHITECTS.COM



Seal

Consultants

Project
ROCKVILLE RETAIL CENTER
 900 ROCKVILLE PIKE, ROCKVILLE, MD 20852
 Owner
J DANSHES, LLC

Developer

ISSUE DESCRIPTION	DATE
TENANT REVISION	5/8/2023
CANOPY REVISION	02/23/2023
PROJECT PLAN	12/13/2022

GTM Project No. 22.0376
 Checked By JW
 Drawn By NL
 Scale AS NOTED

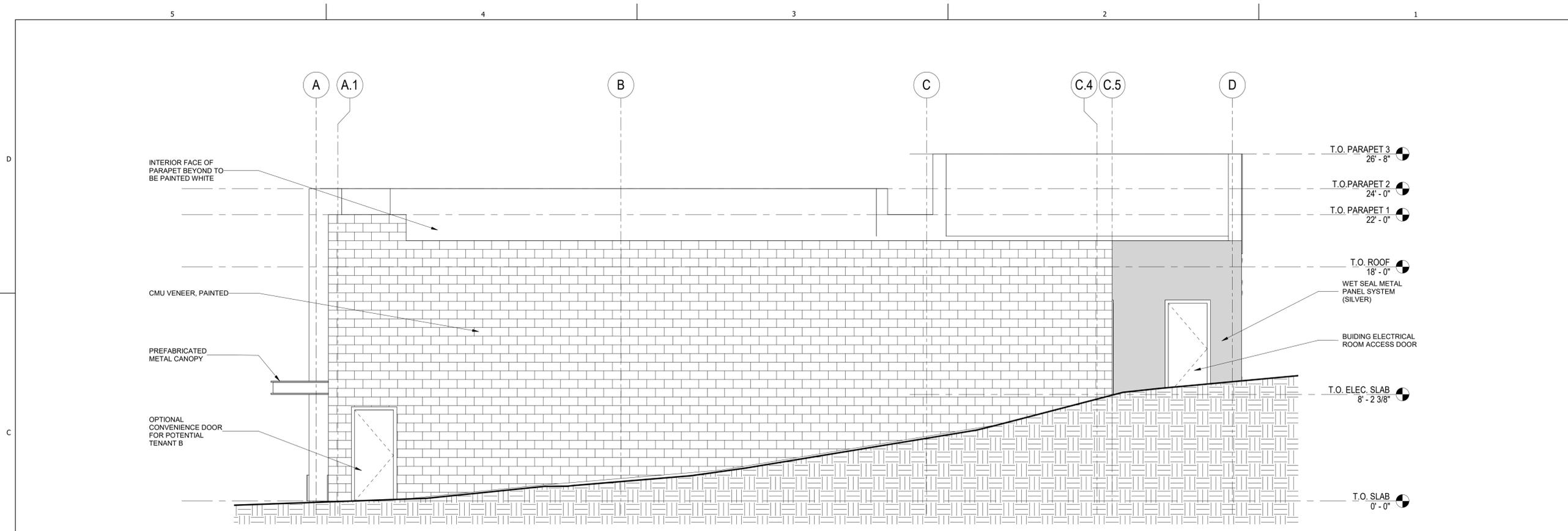
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EXTERIOR ELEVATIONS

Sheet No.

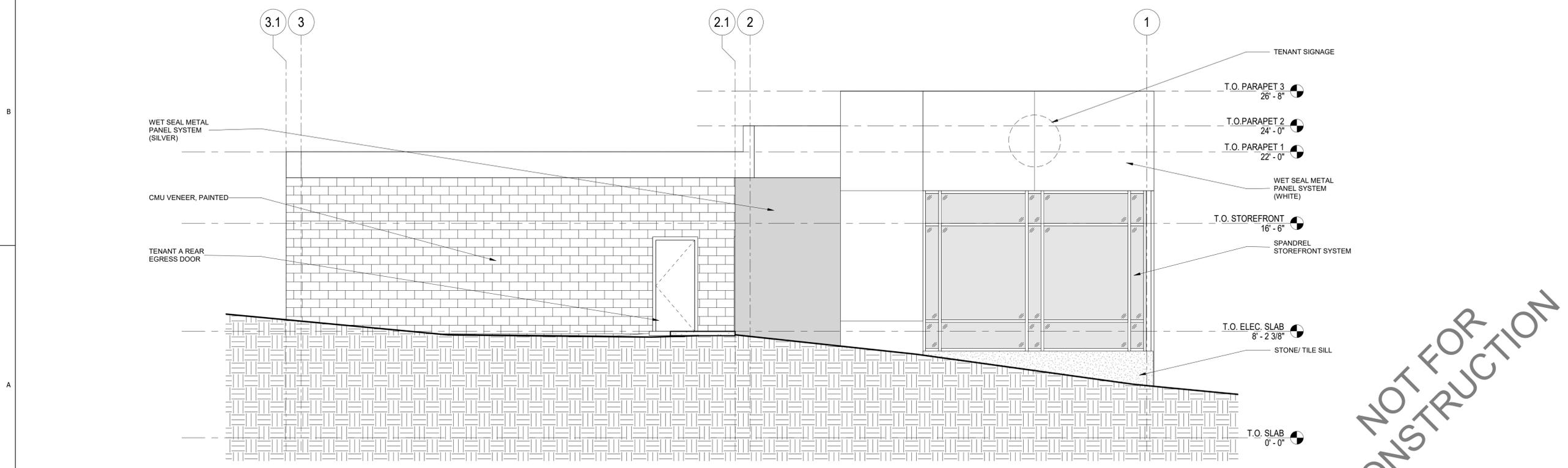
A200
 COPYRIGHT, 2023 GTM ARCHITECTS, INC.

NOT FOR CONSTRUCTION

FILE NAME



② EAST ELEVATION
 1/4" = 1'-0"



① NORTH ELEVATION
 1/4" = 1'-0"

NOT FOR CONSTRUCTION

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
 SUITE 200
 BETHESDA, MD 20814
 (240)333-2000
 (240)333-2001 FAX
 WWW.GTMARCHITECTS.COM



Seal

Consultants

Project
ROCKVILLE RETAIL CENTER
 900 ROCKVILLE PIKE, ROCKVILLE, MD 20852
 Owner
J DANSHES, LLC

Developer

ISSUE DESCRIPTION	DATE
TENANT REVISION	5/8/2023
CANOPY REVISION	02/23/2023
PROJECT PLAN	12/13/2022

GTM Project No. 22.0376
 Checked By JW
 Drawn By NL
 Scale AS NOTED

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.

A201
 COPYRIGHT, 2023 GTM ARCHITECTS, INC.

FILE NAME

TRAFFIC STATEMENT

900 Rockville Pike
PJT2023-00016 Project Plan Resubmission
September, 2017 - Wells & Associates
June, 2023 - Amended - Street Traffic Studies, Ltd

INTRODUCTION

Wells and Associates initially prepared a Transportation Statement for the project 900 Rockville Pike in 2017. Since that time, certain elements of the project have changed and the City has requested that the original study be amended to reflect those changes. Street Traffic Studies has completed those amendments to the original report while maintaining the original components that remain unchanged. All text changes made by Street Traffic Studies will be clearly identified by italic type.

The purpose of this report is to provide a limited Comprehensive Transportation Review for a project which will generate less than 30 peak hour trips during the AM, PM and Saturday peak hours of the adjacent street system. This report has been prepared in accordance with the March 21, 2011 CTR Methodology and through correspondence with City of Rockville Staff. Staff Correspondence is contained in Exhibit A.

The project, 900 Rockville Pike, is located along the east side of MD 355 (Rockville Pike) at the south-east corner of MD 355 (Rockville Pike)/Edmonston Drive Intersection as shown in Figure 1 below.

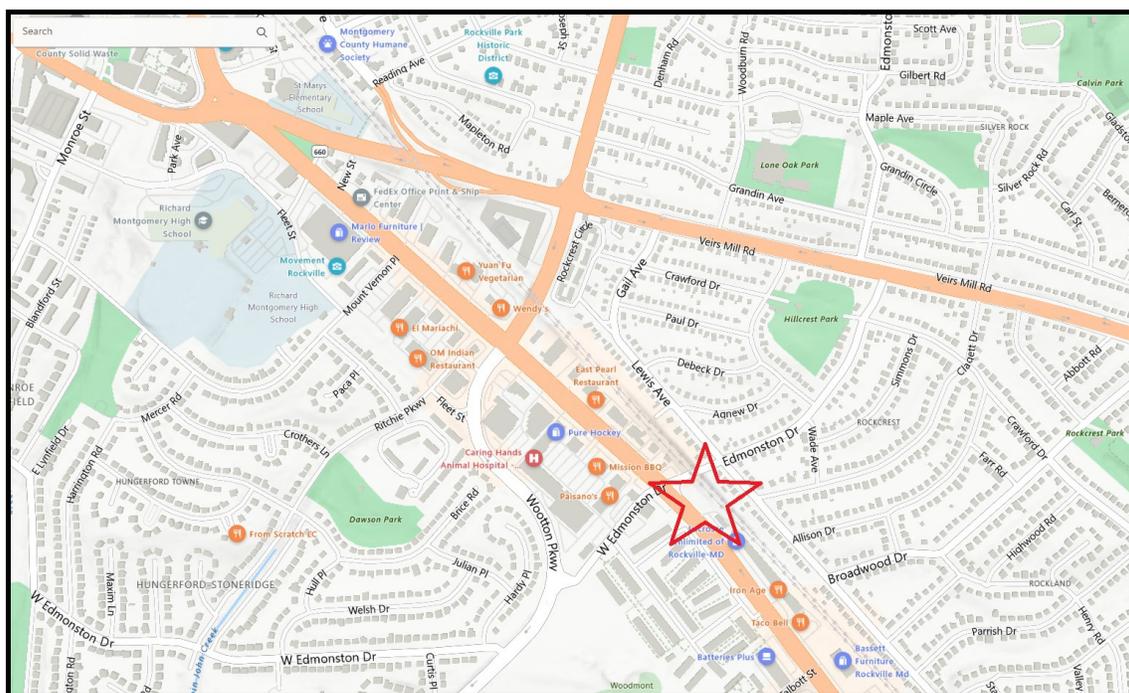


Figure 1 - Site Location

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900 Rockville Pike

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The site is an unimproved vacant parcel located outside of a Transit Oriented Area (TOA), as defined in the City of Rockville Comprehensive Transportation Review Methodology.

900 Rockville Pike will, if approved, consist of the following mix of uses:

Land Use - Commercial Retail

Total 4,400 square feet

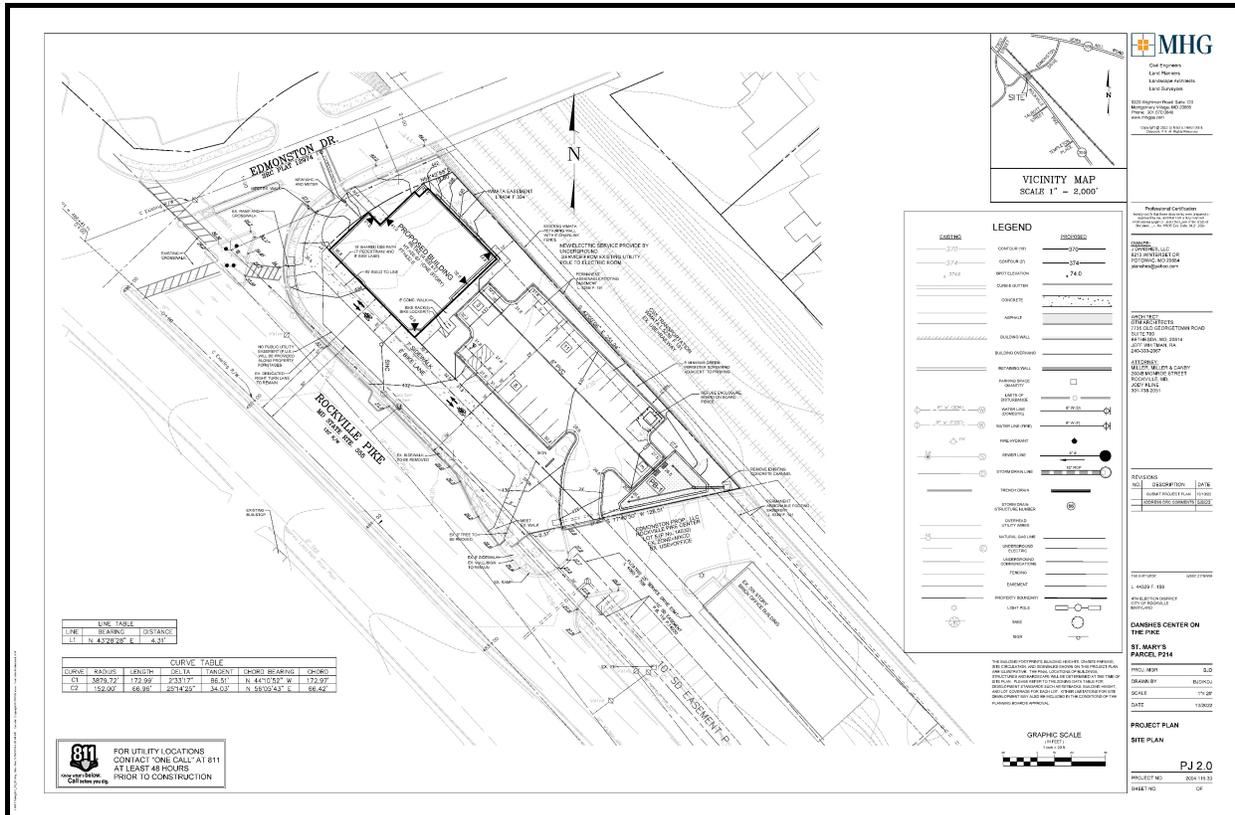
A development plan for the site was previously approved in 2006 for a 12,574 square foot furniture store. Details of this approval are summarized in Resolution 14-06. Subsequent to the approval, the City, the County and the MSHA have studied the design option to upgrade MD 355 within the City, to accommodate the future needs including the planned Bus Rapid Transit line.

The project Statement of Justification provides the full details of the history of that work but the following discussion details the current status as it impacts the subject property:

City planners and Public Works officials have advised the Applicant that SHA and MCDOT have finally concluded that the necessary width of Rockville Pike on the east side of the roadway adjacent to the subject property must be at least 93 feet from the centerline of the Pike. Within that distance must be located; a) three through drive lanes on the Pike, b) a right turn lane to eastbound Edmonston Drive, c) an 8 foot wide "cycle track", and d) a 7 foot wide sidewalk. Items c) and (d) comprise a 15 foot "shared use path".

Since that time the design of the northbound MD 355 right turn lane at its intersection with Edmonston Road has been further refined. The decision has been made that the separate right turn lane would remain, however the existing features of a sweeping hot lane would not be provided. Due to the planned cycle track on the east side of MD 355, the operational concerns of the right turn lane require that it function as a signalized right turn movement, with no free right turns or right turn on red movements allowed. The design of the right turn lane will need to ensure that the geometry needs of truck turning movements are safely accommodated.

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For consistency purposes, 11th ITE Trip Generation rates were applied for both the previous approval and the new proposed use. In both cases, average trips rates were used for both the morning and evening peak hours.

TABLE 1						
TRIP GENERATION STUDY						
Development	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
<i>900 Rockville Pike Trips/ 4,400 sf retail</i>	6	4	10	14	15	29
<i>Previous approval (Resolution 14-06) Trips/12,574 Furniture Store</i>	2	1	3	3	4	7
<i>Net New Trips</i>	4	3	7	11	11	22

ITE 11th Edition Trip Generation Manual used for all uses

LU Code 822 - Shopping Center less than 40,000 sf

LU Code 890 - Furniture Store

The average rate was used to calculate the trip generation for all peak hours.

As shown in Table 1, the project will generate 7 AM new peak hour trips, 22 PM new peak hour trips. As shown, the proposed development will generate fewer than 30 peak hour trips during the AM, PM periods. Therefore, a full CTR study is not required for the subject development.

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SITE ACCESS AND CIRCULATION

This section presents a proposed site access and circulation transportation statement and the proposed conditions site plan. Auto and non-auto site access and circulation are evaluated in this component.

PROPOSED SITE ACCESS AND CIRCULATION TRANSPORTATION STATEMENT

The Site Plan presented in *Figure 2* shows the planned site features, which comply with City codes, standards, and policies.

The property is in proximity to an existing diverse transportation network that includes, bus, bicycle, and pedestrian facilities and services.

Hours of Operation and Other Services. It is anticipated that the hours of deliveries, pick-ups, and other services to the building at 900 Rockville Pike would be typical of other such buildings in the City of Rockville. *Because of the relatively small size of the proposed building it is expected that truck deliveries will be made by a typical Single Unit Truck, referred to as a SU- 30 design vehicle. Additionally, as is typical of a building of this size and nature, deliveries are typically scheduled during the “off-Peak” hours to minimize conflicts with customer access and parking.*

Design Vehicles. The proposed site plan is designed to adequately accommodate all types of vehicles anticipated to access the site, including automobiles, delivery vehicles, trash trucks, taxis, motorcycles, and bicycles. *Autoturn vehicle turning movement studies have been completed by the project engineer and are included in the submission packager demonstrating the expected truck turning movements both on the site and through the site access to MD 355.*

Pedestrian Facilities. The information provided on the City of Rockville website indicates that sidewalks are currently provided along the property frontage on MD 355 (Rockville Pike) and on the northern end of the property on Edmonston Drive. *As shown on Figure 2, the Site Project Plan, a 7 foot sidewalk is planned along the length of the MD 355 frontage, that will ultimately be part of the overall enhanced pedestrian network serving not just MD 355 but also a critical link to the planned BRT, with a station planned to be located in the median of MD 355, directly opposite the subject site.*

Bicycle Facilities. The information provided on the City of Rockville website indicates that signed-shared roadway bicycle paths exist along Edmonston Drive and extends from Baltimore Road to Wootton Parkway. A copy of the bicycle routes and paths in the study area is included in Exhibit D.

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900 Rockville Pike

PJT2023-00016 Project Plan Resubmission

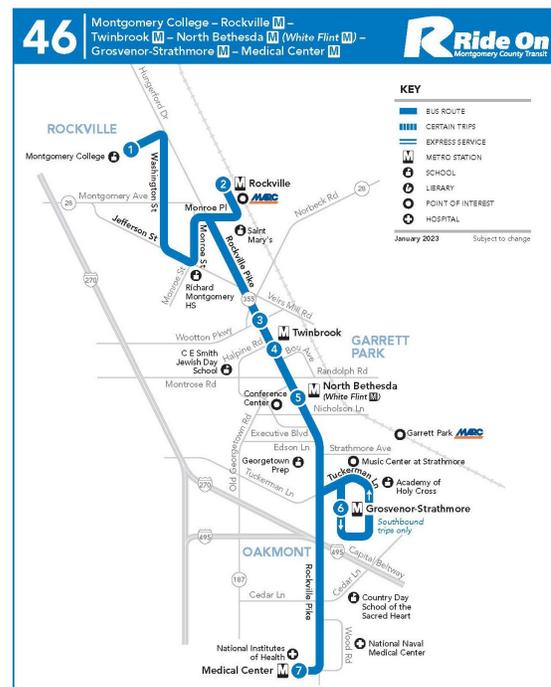
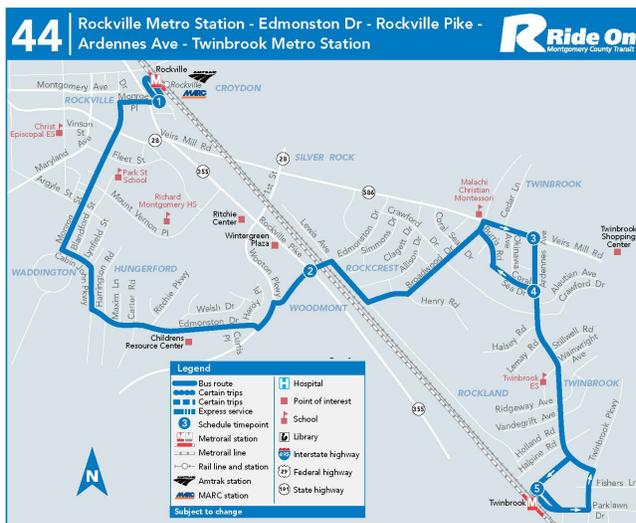
Revised June 2023

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As shown on Figure 2, the Site Project Plan, a 8 foot - 2 way cycle track is planned along the length of the MD 355 frontage, that will ultimately be part of the overall enhanced pedestrian network serving not just MD 355 but also a critical link to the planned BRT, with a station planned to be located in the median of MD 355, directly opposite the subject site.

Public Transportation Facilities and Services. The subject site currently is served by two (2) Ride-On bus routes in the immediate vicinity.

The two Ride-On Bus routes offer service in Rockville:



From Twinbrook Metro Station to Rockville Metro Station- five days a week
Shady Grove Metro to Medical Center - seven days a week

Based on recent discussions with Montgomery County project designers, the BRT design, which begins at the Bethesda Metro Station and extends north to Germantown is currently at the 35% design stage. The northern section which begins at Montgomery College is currently funded for construction; efforts are underway to secure the funding for the southern section. Current plans are for construction to begin in 2025 / 2026.

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PROPOSED CONDITIONS SITE PLAN

Auto Site Access. As shown on site plan included in *Figure 2*, 900 Rockville Pike will be served by a shared access driveway located *along the east side of MD 355(Rockville Pike)*. The site entrance will be a right-in, right-out access only, and will operate under a stop sign control.

SUMMARY

900 Rockville Pike is located along the east side of MD 355 (Rockville Pike) at the south-east corner of MD 355 (Rockville Pike)/ Edmonston Drive Intersection. The property is currently unimproved and applicant proposes a development *comprising 4,400 SF of commercial retail space*.

The report has been prepared in accordance with the Comprehensive Transportation Review Methodology, but is limited to a discussion of only 2 of the components as required by the Comprehensive Transportation Review guidelines, and as discussed with City of Rockville staff. Vehicular access to the facility is provided via a shared driveway along MD 355(Rockville Pike),

Sidewalks currently exist on the property's frontage along MD 355(Rockville Pike) and north of the property on Edmonston Drive. The site is also served by adequate transportation facilities transportation facilities. In brief, Ride On routes 44 and 46.

The site plan for the project has been modified to accommodate the design requirements for the upgrade of MD 355, including the planned BRT line. These design parameters as defined by the City planners, Public Works, SHA and MCDOT concluded that the necessary width of Rockville Pike on the east side of the roadway adjacent to the subject property must be at least 93 feet from the centerline of the Pike. Within that distance must be located; a) three through drive lanes on the Pike, b) a right turn lane to eastbound Edmonston Drive, c) an 8 foot wide "cycle track", and d) a 7 foot wide sidewalk. Items © and (d) comprise a 15 foot "shared use path".

The Site Concept Plan developed for the subject property is in complete compliance with these requirements.

A trip generation analysis was conducted using the rates established in the Institute of Transportation Engineers, Trip Generation Manual, *11th Edition*. Based on the analysis conducted, 900 Rockville will generate 7 new AM peak hour trips, 22 PM new peak hour trips. Since the site will generate less than the 30 trip threshold, a more extensive traffic study is not required.

In summary, the proposed development will have no impact on the roadway network surrounding the site. Therefore, this report does not recommend any mitigation measures, nor does expansion of the site require any trip credits to offset the traffic impact.

REVISIONS		
NO.	DESCRIPTION	DATE
1	SUBMIT PROJECT PLAN	12/13/22
2	ADDRESS DRC COMMENTS	5/8/23

TAX MAP GR561 WSSC 217NW06
 L. 44329 F. 159
 4TH ELECTION DISTRICT
 CITY OF ROCKVILLE
 MARYLAND

DANSHES CENTER ON THE PIKE

ST. MARY'S PARCEL P214

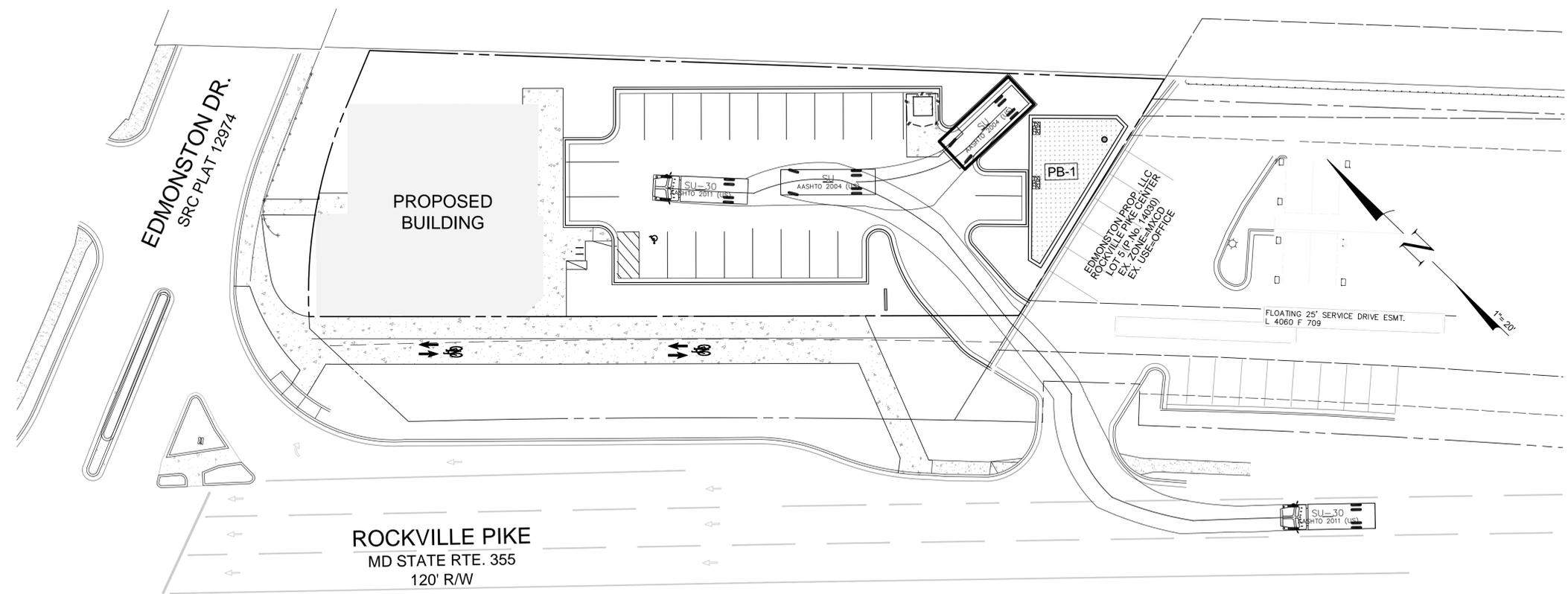
PROJ. MGR	BJD
DRAWN BY	JDP
SCALE	1" = 20'
DATE	05/2023

PROJECT PLAN

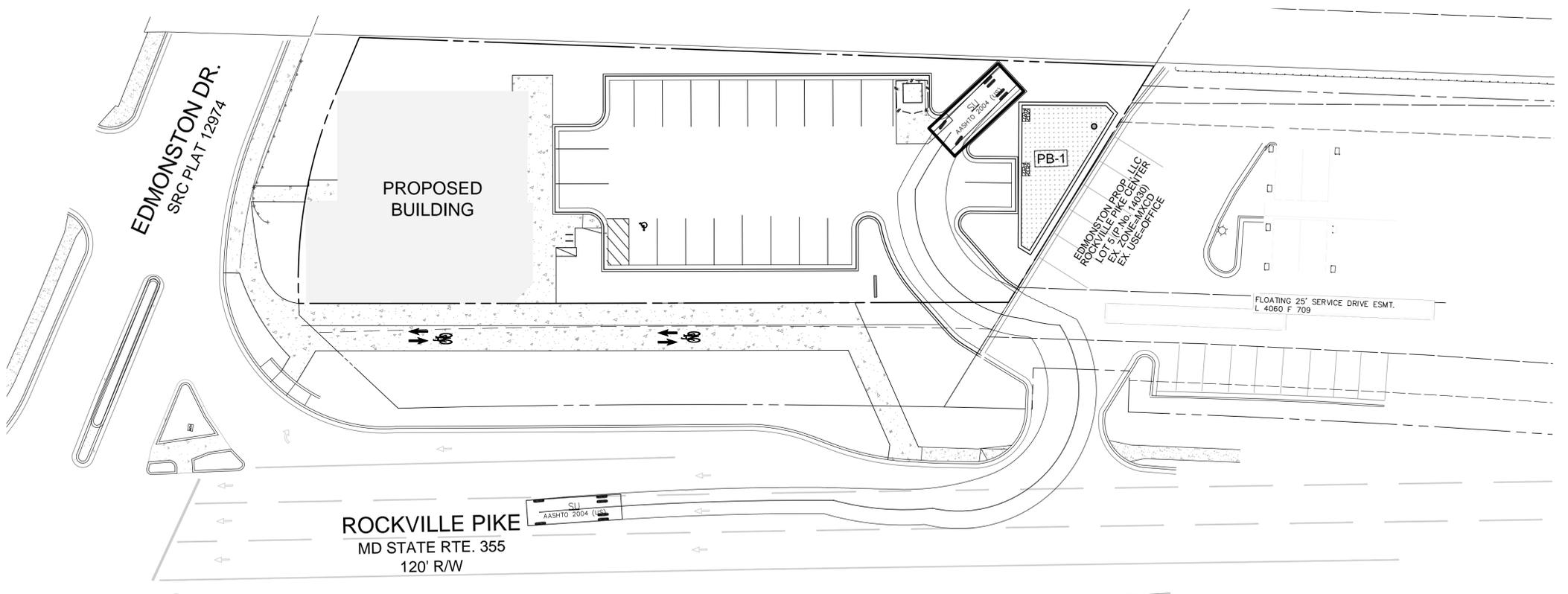
TRUCK MOVEMENT EXHIBIT (DELIVERY SU-30)

EX 1.2

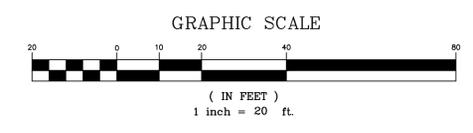
PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1



DELIVERY TRUCK TURNING STUDY (IN)



DELIVERY TRUCK TURNING STUDY (OUT)



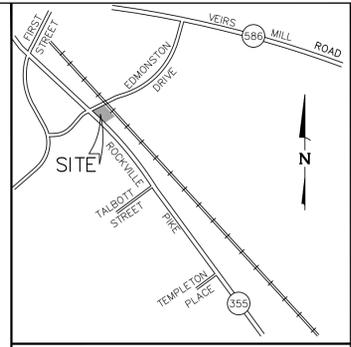
I:\041194\EX_12_01\Drawn\Exhibit\Map_EX_12_DELIVERY_TRUCK_Turn_Aug_10_15:52:03_2023.Dwg, The Aug 10 15:52:03 2023, Dwg, Copyright © 2023 Macris, Hendricks & Glascock, P.A.



Civil Engineers
 Land Planners
 Landscape Architects
 Land Surveyors

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 Montgomery Village, MD 20886
 Phone: 301.670.0840
 www.mhgpa.com

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 Glascock, P.A. All Rights Reserved



VICINITY MAP
 SCALE 1" = 2,000'

Professional Certification
 I hereby certify that these documents were prepared or
 approved by me, and that I am a duly licensed
 Professional Engineer under the Laws of the State of
 Maryland. Lic. No. 16905 Exp. Date. 04.21.2024

OWNER:
 J DANSHES, LLC
 9213 WINTERSET DR
 POTOMAC, MD 20854
 jdanshes@yahoo.com

ARCHITECT:
 GTM ARCHITECTS
 7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD, 20814
 JEFF WHITMAN, RA
 240-333-2067

ATTORNEY:
 MILLER, MILLER & CANBY
 200-B MONROE STREET
 ROCKVILLE, MD,
 JODY KLINE
 301-738-2051

NO.	DESCRIPTION	DATE
1	SUBMIT PROJECT PLAN	12/13/22
2	ADDRESS DRC COMMENTS	5/8/23

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 L. 44329 F. 159
 4TH ELECTION DISTRICT
 CITY OF ROCKVILLE
 MARYLAND

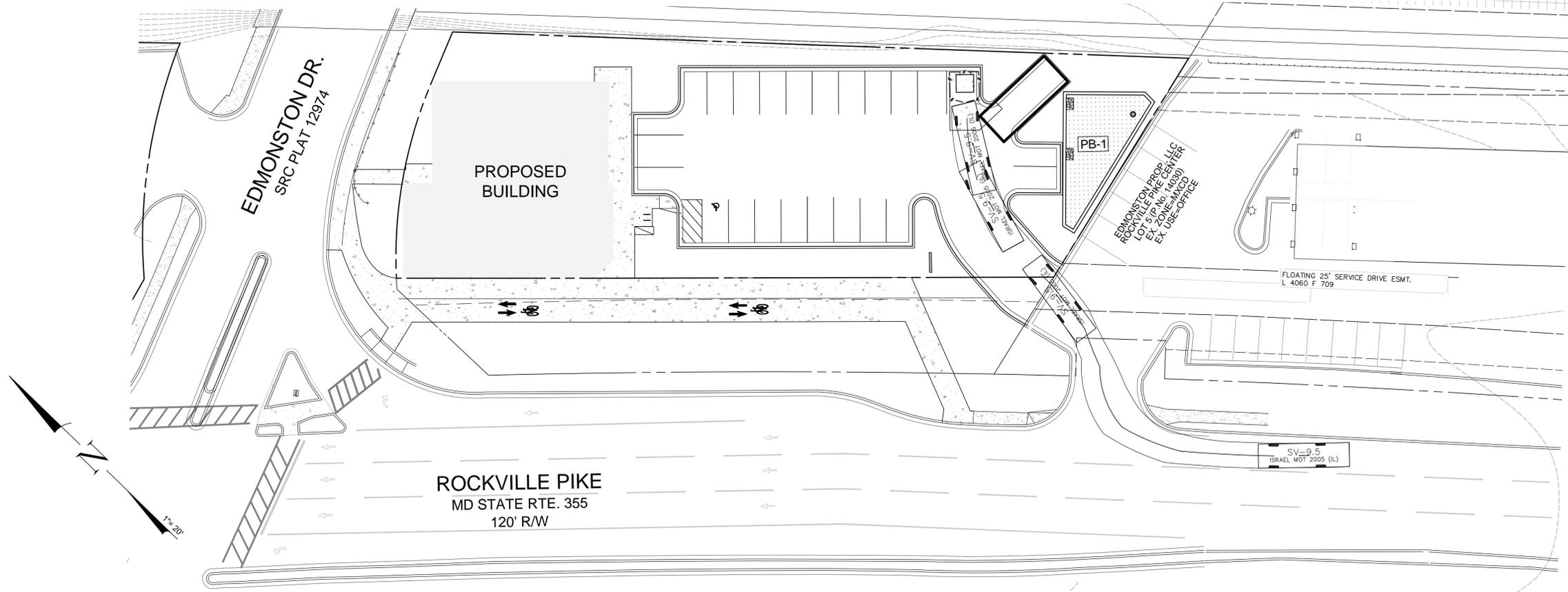
DANSHES CENTER ON
 THE PIKE
 ST. MARY'S
 PARCEL P214

PROJ. MGR	BJD
DRAWN BY	JDP
SCALE	1" = 20'
DATE	05/2023

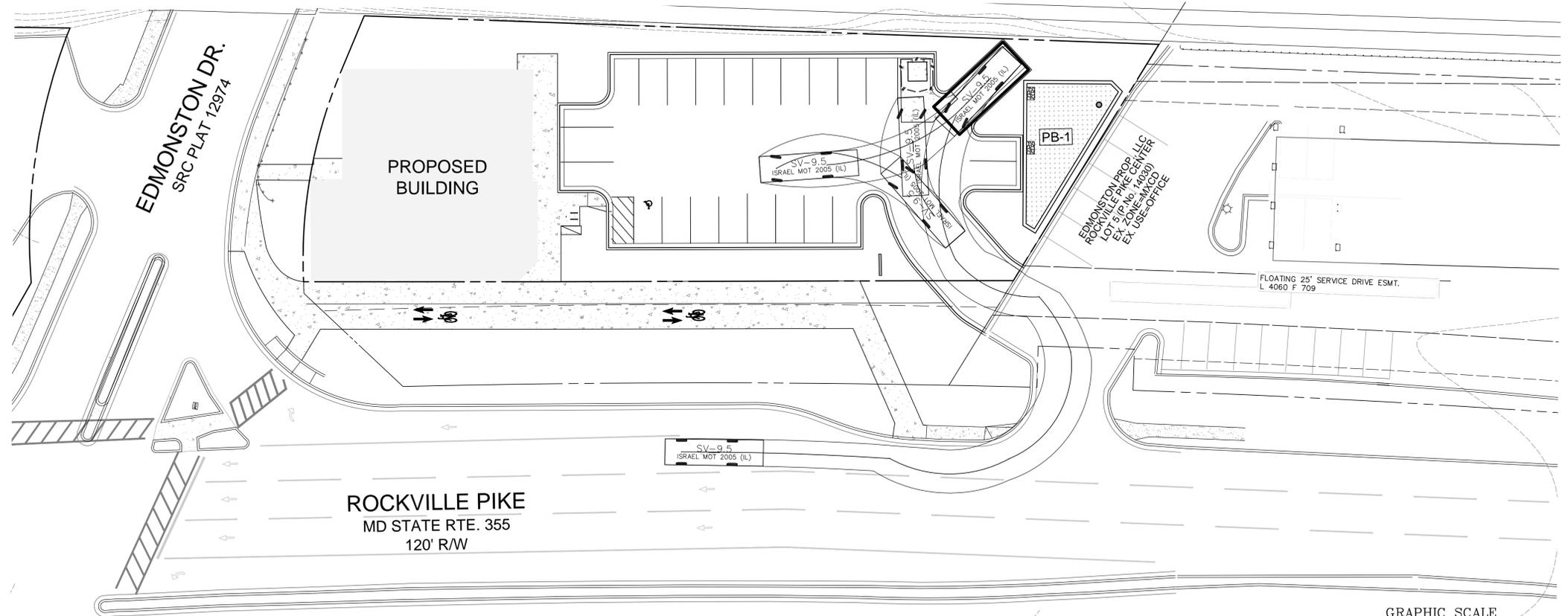
PROJECT PLAN
 TRUCK MOVEMENT
 EXHIBIT (REFUSE)

EX 1.1

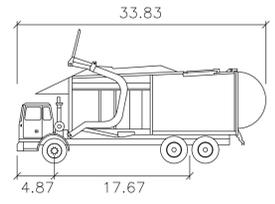
PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1



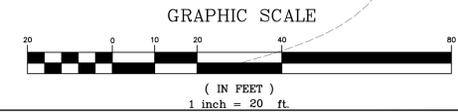
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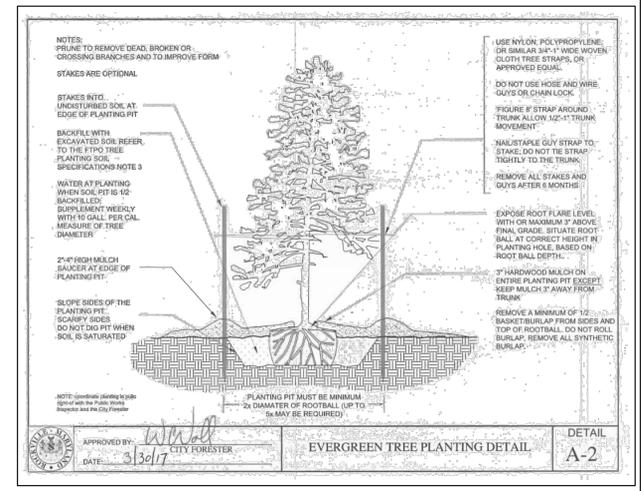
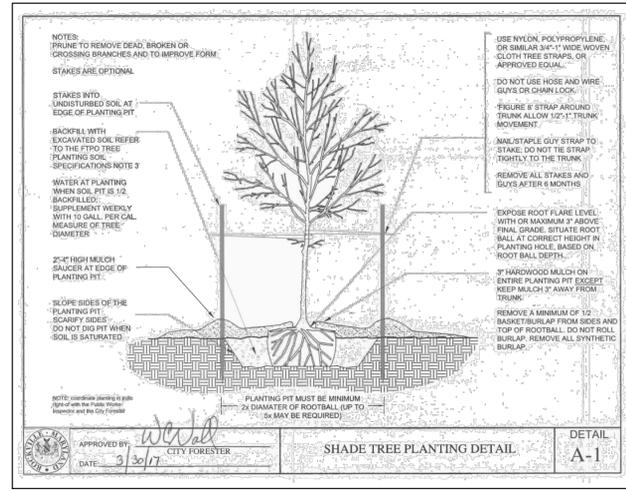
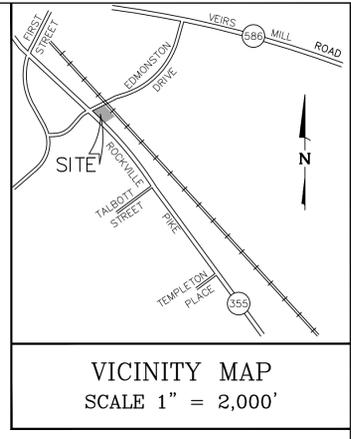
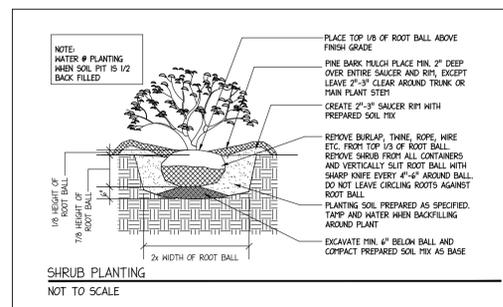
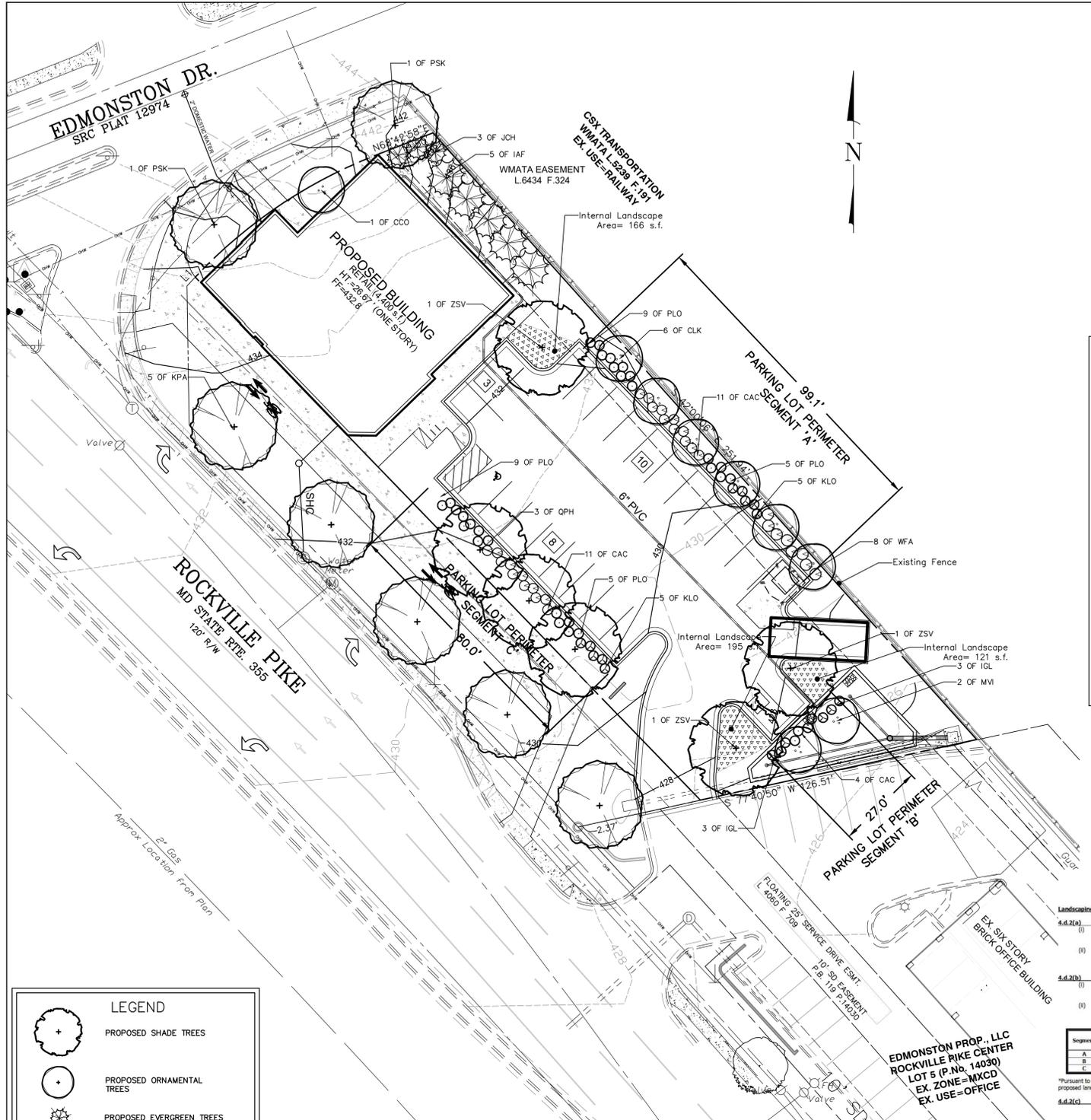


REFUSE TRUCK TURNING STUDY- OUT



Wayne Titan
 feet
 Width : 8.46
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 45.0





PLANTING NOTES

- THIS PLAN IS FOR PLANTING PURPOSES ONLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A NEED AND DEBRIS FREE CONDITION, THROUGHOUT THE ONE YEAR GUARANTEE PERIOD.
- CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITIES PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- QUANTITIES AS SHOWN ON THE PLAN SHALL GOVERN OVER PLANT LIST QUANTITIES. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY AMERICANHORT. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING AND PREPARATION AS OUTLINED IN THE CURRENT EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES OF THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA (LCA). PREPARATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE ADDITION OF SOIL AMENDMENTS, FERTILIZERS AND SUPPLEMENTAL TOPSOIL AS INDICATED BY TESTING, AND SUBGRADE, FINAL GRADE AND FINISH GRADE SOIL PREPARATION.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS UNLESS OTHERWISE NOTED. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
- TREES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONSULTATIONS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- SMALL GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER DRAINAGE OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR HVAC UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1-FOOT AIRSPACE BETWEEN UNIT AND PLANT.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT PREPARE DRAINAGE AWAY FROM BUILDINGS.
- TREE STAKING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- MULCH IS TO BE DOUBLE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS.
- CROWN OF ROOT FLARE SHALL BE EVEN WITH GRADE OR MAXIMUM 3" HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-HALF ON ALL B&B PLANT MATERIAL. BASKET IS TO BE CUT HALFWAY DOWN THE ROOTBALL.
- SHRUBS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS WHERE PASSING IS INDICATED.
- SHADE TREES' HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT FLARE TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- SHRUBS' HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED. SUBSTITUTIONS MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURBS, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR ON A MONTHLY BASIS. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
- THE OWNER IS REQUIRED TO WARRANT THE TREES COUNTED FOR AFFORESTATION/REFORESTATION FOR FIVE YEARS TO THE CITY OF ROCKVILLE. THE WARRANTY PERIOD SHALL BEGIN ONLY UPON COMPLETION OF A SATISFACTORY PLANTING INSPECTION BY THE CITY FORESTER. CONTRACTOR SHALL GUARANTEE TO OWNER ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AND CITY FORESTER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTIONS. CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE FROM THE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION MD-DC-VA (LCA), CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
- ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.
- FOR INFORMATION REGARDING APPROPRIATE PLANTING PERIODS FOR DIFFERENT SPECIES, SEE THE LATEST EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES FROM THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA PART 1-EXTERIOR LANDSCAPE INSTALLATION, SECTION 1.12 (A)-(G) AT WWW.LANDCDDCOVA.ORG.

LANDSCAPE REQUIREMENTS
 Section 4, "Landscaping, Screening and Lighting Manual", effective May 18, 2015 and Article 17, Rockville Zoning Ordinance (Sec. 25.17)

Landscaping Manual, Sec. 4.4: PARKING LOT LANDSCAPING

4.4.2(a) Landscape Strip adjoining a Street Right-of-Way
 (i) Required: Minimum 10' width
 Provided: See table below
 (ii) Required: Minimum 1 Tree per 40 ft. of frontage (1 Ornamental Tree = 5 Shade Tree)
 Minimum 15 shrubs per 40 ft. of frontage (1 Evergreen Tree = 5 Shrubs)
 Provided: See table below

4.4.2(b) Perimeter Landscape Area adjoining Property Other than R-O-W
 (i) Required: Minimum 7' width (but a required setback of adjoining S/U Residential Zone)
 Provided: See table below
 (ii) Required: Minimum 1 shade tree per 40 ft. of lot perimeter (1 Ornamental Tree = 5 Shade Tree)
 Minimum 15 shrubs per 40 ft. of lot perimeter (1 Evergreen Tree = 5 Shrubs)
 Provided: See table below

Segment	Length (ft)	Min. Widths Provided (ft)	Shade Trees Provided	Shrub Equivalents Provided	Ornamental Trees Provided	Shade Tree Equivalents Provided	Shrubs Required	Shrubs Provided	Evergreen Trees Provided	Shrub Equivalents Provided
A	99.1	5.5-9.5*	3	0	6	3	38	38	0	NA
B	27	11	3	0	2	1	10	10	0	NA
C	89	10	2	3	0	NA	39	39	0	NA

*Pursuant to section 4.4.2(b)(v) a reduction of the landscape strip is being requested as part of this application. Existing fence in place in conjunction with proposed landscaping per requirement.

4.4.2(c) Internal Landscaping of Surface Parking Facility
 Required: Minimum 5% of internal parking facility area to be landscaped with shade trees
 Total internal parking facility area = 6,802 s.f.
 Provided: 5% of internal area = 340 s.f.
 Total internal landscaped area = 482 s.f. (7%)
 Number of trees to be planted in landscaped area:
 Shade: 3
 Ornamental: 0
 Evergreen: 0

4.4.2(d) Minimum Size of Planting Islands within Internal Landscape Area
 (i) Required: Minimum spacing between planting spaces = 2' wide, min. and 10' long, min.
 Provided: 9.0' wide, min.; 17.0' long, min.
 (ii) Required: Islands at the heads of parking spaces = 10' wide, min.
 Provided: None

4.4.3(a) Residential Zone Standards
 N/A

Zoning Ordinance, Article 13, MIXED USE ZONES

Sec. 25.13.05-1) Development Standards-Open Area
 Open area for sites in Rockville Pike Neighborhood Plan is 15% of project area or 2,900 s.f.
 Required: 2,984 s.f. = 15.4% of project area
 Provided: 6,617 s.f. = 34% of project area

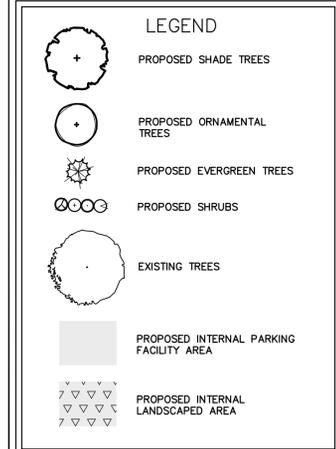
Sec. 25.13.05-3) Development Standards-Public Use Space
 Public use space for sites in Rockville Pike Neighborhood Plan is 15% of project area or 2,900 s.f.
 Required: 2,984 s.f. = 15.4% of project area
 Provided: 6,617 s.f. = 34% of project area

Zoning Ordinance, Article 17, LANDSCAPING AND SCREENING REQUIREMENTS

Sec. 25.17.02-4) Screening of Mechanical Equipment in all zones other than Single Dwelling Unit Residential
 Screening from public view at ground level from the property edge
 Required: #3 Cont. 38' o.c.
 Provided: Three evergreen trees to block from adjoining property and street right-of-way

Sec. 25.17.02-6) Screening of Trash, Recycling and Waste Oil/Grease Collection Areas enclosures in all zones other than Single Dwelling Unit Residential
 Appropriate screening
 Required: Fenced trash enclosure
 Provided: Appropriate screening

Sec. 25.17.03-3) Specifications of Utility Equipment in non-residential and non-mixed-use zones
 Required: a. Vegetative or constructed Screening on four sides of the equipment with 80% min. opacity
 b. If vegetative, provide 80% opacity within one year
 c. If constructed, materials must be complementary to building architecture
 Location to minimize visual impact: cluster utility equipment with mechanical and waste disposal equipment
 Subject property is zoned MXCD; Utility equipment required to be underground or in an enclosed building
 Provided: Appropriate screening



NATIVE PLANT COUNTS
 Total Shade Trees: 13
 Native Trees: 3
 Percent Native: 23%

Total Number of Trees: 30
 Native Trees: 11
 Percent Native: 36.7%

Total Number of Shrubs: 78
 Native Shrubs: 34
 Percent Native: 43%

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SPD	ROOT	SPACING
SHADE TREES								
*CPH	3	Quercus phellos	Willow Oak	21'-3"			B&B	
*KPA	5	Koeleria paniculata	Golden Raintree	21'-3"			B&B	
*PSK	3	Prunus serotina 'Kwanzan'	Kwanzan Cherry	21'-3"			B&B	
*ZSV	2	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	21'-3"			B&B	
EVERGREEN TREES								
*JCH	3	Juniperus chinensis 'Hetzi Columbian'	Columnar Hetzi Juniper		5-6'		B&B	
*IAF	5	Ilex x attenuata 'Foster'	Foster Holly		5-6'		B&B	
ORNAMENTAL TREES								
*CCO	1	Cornus kousa 'Rutcan'	Constellation Kousa Dogwood		7-8'		B&B	Multi-stem
*CLK	6	Cladrasia kentuckea	Kentucky Yellowwood		7-8'		B&B	Single Stem
*MVI	2	Magnolia virginiana	Sweetbay Magnolia		7-8'		B&B	Multi-stem
SHRUBS								
*KLO	19	Kalmia latifolia 'Olympic Fire'	Olympic Fire Mountain Laurel	24-30"		#3 Cont.	48" o.c.	
*CAC	9	Cedrus atlantica 'Sivian Candies'	Sivian Candies Summerweel	18-24"		#3 Cont.	38" o.c.	
*PLO	28	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	18-24"		#3 Cont.	38" o.c.	
*WFA	9	Weigela florida 'Alexandra'	Wine & Roses Weigela	24-30"		#3 Cont.	42" o.c.	
*TGL	6	Ilex glabra	hikberry	18-24"		#3 Cont.	38" o.c.	

- General Planting Notes --- Quality Assurance
- All plant material shall be in accordance with the American Standard for Nursery Stock Latest Edition, published by AmericanHort.
 - All plants shall be wholesome, healthy, vigorous, free from plant diseases, insect pests and their eggs, and shall have healthy, normal top and root systems. Plants shall be nursery-grown stock and freshly dug.

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

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

REVISIONS

NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/12/22

TAX MAP GR561 WSSC 217N006

L. 44329 F. 159

4TH ELECTION DISTRICT
 CITY OF ROCKVILLE
 MARYLAND

**DANSHES CENTER ON
 THE PIKE**

**ST. MARY'S
 PARCEL P214**

PROJ. MGR	BJD
DRAWN BY	FCJ
SCALE	1" = 20'
DATE	05.12.2023

LANDSCAPE PLAN



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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Frank C. Johnson

FRANK C. JOHNSON
 11/17/2023

DATE RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

Qualified Professional Certification
 I hereby certify that the information shown hereon is correct and that this plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation.

OWNER:
 J DANSHES, LLC
 9213 WINTERSET DR
 POTOMAC, MD 20854
 jdanshes@yahoo.com

ARCHITECT:
 GTM ARCHITECTS
 7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD, 20814
 JEFF WHITMAN, RA
 240-333-2067

ATTORNEY:
 MILLER, MILLER & CANBY
 200-B MONROE STREET
 ROCKVILLE, MD,
 JODY KLINE
 301-738-2051

NO.	DESCRIPTION	DATE
1	SUBMIT PROJECT PLAN	12/12/22

TAX MAP GR561 WSSC 217N06

L. 44329 F. 159

4TH ELECTION DISTRICT
 CITY OF ROCKVILLE
 MARYLAND

DANSHES CENTER ON THE PIKE

ST. MARY'S PARCEL P214

PROJ. MGR BJD

DRAWN BY FCJ

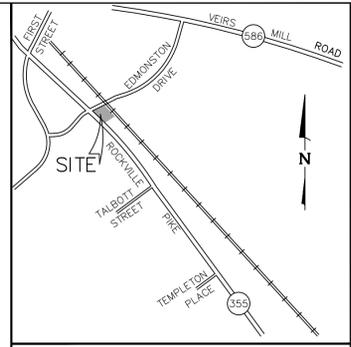
SCALE 1" = 20'

DATE 12/2022

PRELIMINARY FOREST CONSERVATION PLAN

L9.01

PROJECT NO. 2004.115.33
 SHEET NO. 1 OF 2

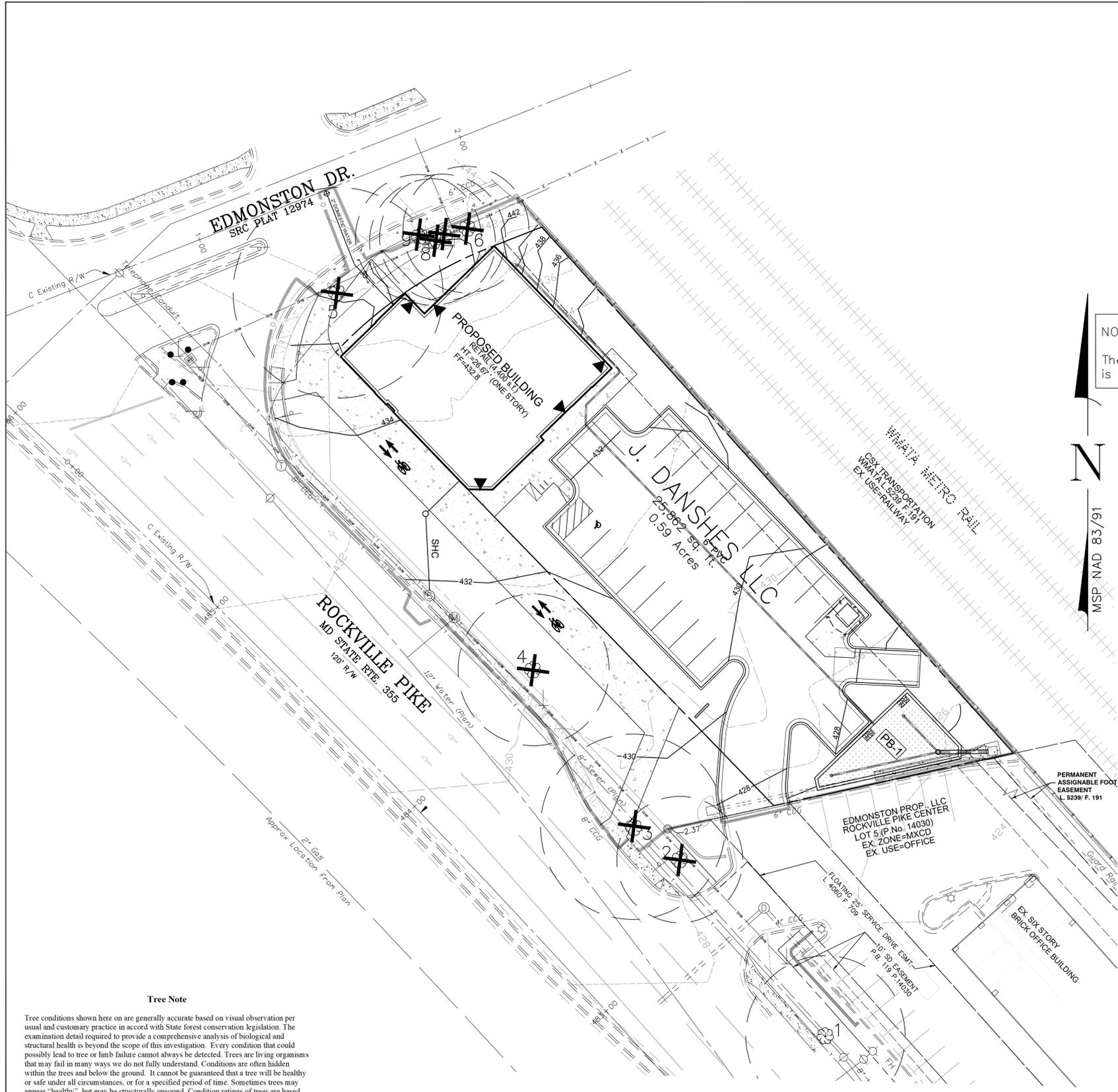
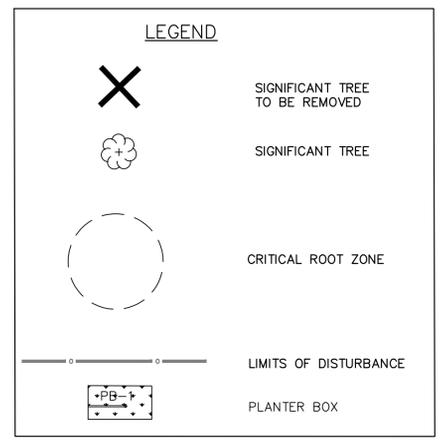


VICINITY MAP
 SCALE 1" = 2,000'

Community Planning & Development Services
 Received
 November 17, 2023

SIGNIFICANT TREE SUMMARY CHART									
NRI						PECP/FCP			
#	COMMON NAME	SCIENTIFIC NAME	DBH	Area CRZ	CTLA %	DISPOSITION (SAVE/REMOVE)	% CRZ IMPACT	REPLACEMENT REQD.	Proposed Credit
ON-SITE SIGNIFICANT > 12" DBH									
4	Willow Oak	Quercus phellos	21	3116	63	Remove	100%	2	N/A
CITY ROW TREE									
5	Siberian Elm	Ulmus pumila	24	4069	84	Remove	100%	1	N/A
6	Black Locust	Robinia pseudoacacia	16	1809	75	Remove	100%	1	N/A
7	Black Locust	Robinia pseudoacacia	9	572	72	Remove	100%	0	N/A
8	Black Locust	Robinia pseudoacacia	7	346	75	Remove	100%	0	N/A
9	Black Locust	Robinia pseudoacacia	8	452	72	Remove	100%	0	N/A
STATE ROW TREE									
1	Sugar Maple	Acer saccharum	20	2826	56	Save	0%	0	N/A
2	Norway Maple	Acer platanoides	15	1590	63	Remove	100%	0	N/A
3	Willow Oak	Quercus phellos	23	3737	63	Remove	100%	0	N/A
Total Replacements Required:							4		

NOTE:
 The site area is less than 40,000 s.f. and no forest conservation is required.



Tree Note

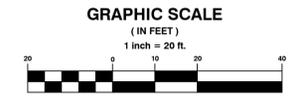
Tree conditions shown here on are generally accurate based on visual observation per usual and customary practice in accord with State forest conservation legislation. The examination detail required to provide a comprehensive analysis of biological and structural health is beyond the scope of this investigation. Every condition that could possibly lead to tree or limb failure cannot always be detected. Trees are living organisms that may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. It cannot be guaranteed that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy", but may be structurally unsound. Condition ratings of trees are based solely on the opinion of MHG and may be inconsistent with the opinion of the City of Rockville Forestry Staff. MHG assumes no liability for injury or property damage that may occur as a result of tree failure on this property.

CASE NUMBER FTP2017-00013

APPROVED BY
 CITY OF ROCKVILLE
 PLANNING AND
 DEVELOPMENT SERVICES

12/06/2023
 DATE SIGNED

12/06/2023
 DATE APPROVED AS DIRECTED



FRANK C. JOHNSON
 DATE: 09/21/2023

DATE RECOGNIZED AS QUALIFIED PROFESSIONAL BY
 MD DEPT. OF NATURAL RESOURCES
 COMAR 08.19.06.01

Qualified Professional Certification
 I hereby certify that the information shown hereon is
 correct and that this plan has been prepared in
 accordance with the requirements of the existing state
 and county forest conservation legislation.

OWNER:
 J DANSHES, LLC
 9213 WINTERSET DR
 POTOMAC, MD 20854
 jdanshes@yahoo.com

ARCHITECT:
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 7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD, 20814
 JEFF WHITMAN, RA
 240-333-2067

ATTORNEY:
 MILLER, MILLER & CANBY
 200-B MONROE STREET
 ROCKVILLE, MD,
 JODY KLINE
 301-738-2051

REVISIONS		
NO.	DESCRIPTION	DATE
1	SUBMIT PROJECT PLAN	12/12/22

TAX MAP GR561 WSSC 217N06

L. 44329 F. 159

4TH ELECTION DISTRICT
 CITY OF ROCKVILLE
 MARYLAND

DANSHES CENTER ON
 THE PIKE

ST. MARY'S
 PARCEL P214

PROJ. MGR	BJD
DRAWN BY	FCJ
SCALE	1" = 20'
DATE	12/2022

PRELIMINARY FOREST
 CONSERVATION PLAN

L9.02

PROJECT NO. 2004.115.33
 SHEET NO. 2 OF 2

MINIMUM TREE COVER TABLE

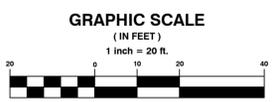
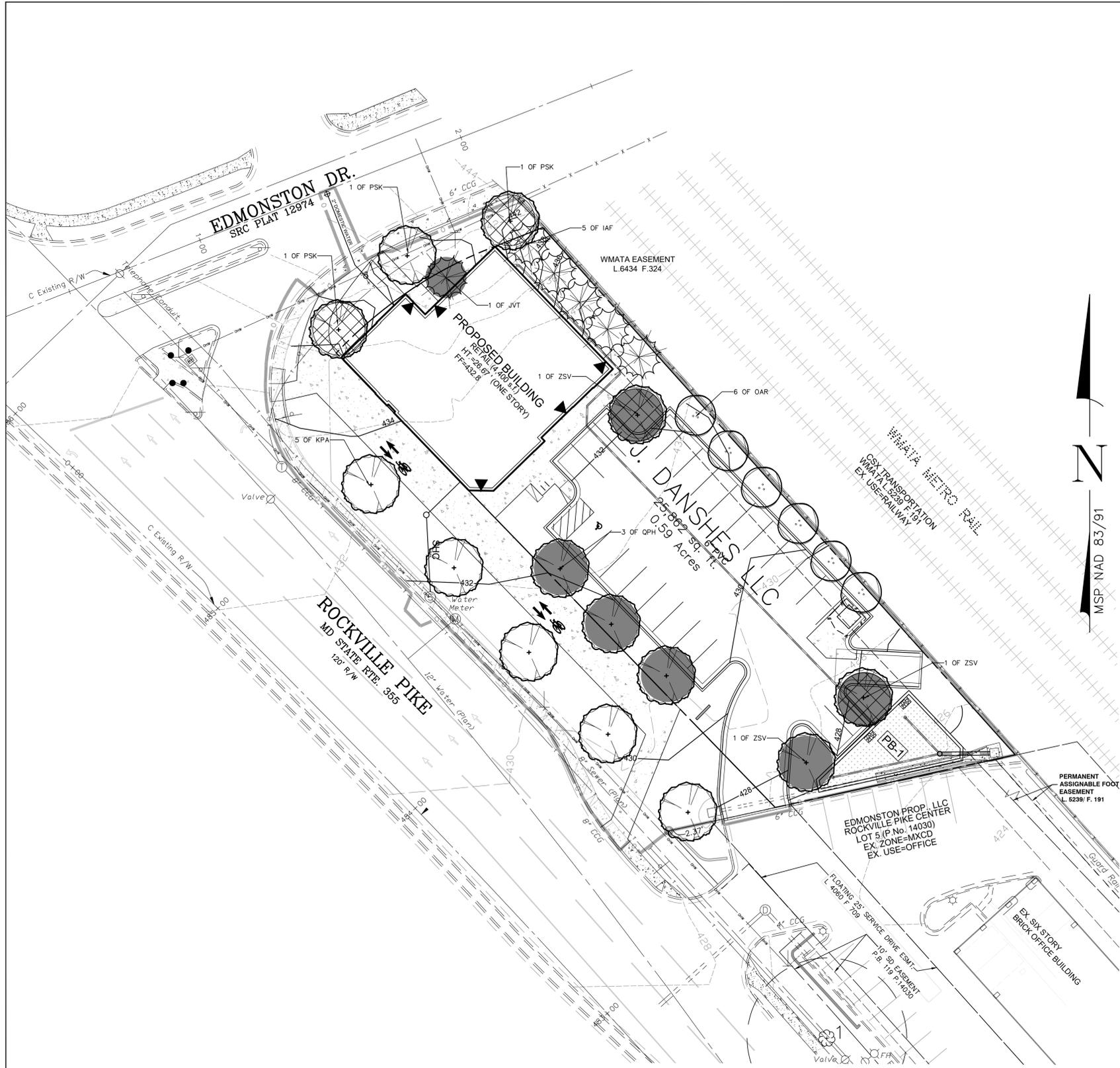
TRACT AREA	0.59 AC
MTC REQUIRED (Zone MXCD = 10%)	0.059 AC
MTC PROVIDED:	
6 SHADE TREES x 400 S.F. each	= 2,400 S.F.
1 ORNAMENTAL TREES x 200 S.F. each	= 200 S.F.
	2,600 S.F. or 0.059 AC

LANDSCAPE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT	SPACING	CREDIT
SHADE TREES								
*QPH	3	Quercus phellos	Willow Oak	2 1/4 - 3"		B&B		1200 s.f MTC
KPA	5	Koeleruteria paniculata	Golden Raintree	2 1/4 - 3"		B&B		
PSK	3	Prunus serrulate 'Kwanzan'	Kwanzan Cherry	2 1/4 - 3"		B&B		2 Replacement
ZSV	3	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	2 1/4 - 3"		B&B		2 Replacement 1200 s.f MTC
EVERGREEN TREES								
*JVT	1	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar		5-6'	B&B		200 s.f MTC
IAF	5	Ilex x attenuate 'Fosteri'	Foster Holly		5-6'	B&B		
ORNAMENTAL TREES								
*OAR	6	Oxydendron arboretum	Sourwood	2 1/4 - 3"		B&B		
								TOTAL: 4 Replacement 2600 s.f. MTC

LEGEND

- SIGNIFICANT TREE TO REMAIN
- CRITICAL ROOT ZONE
- LIMITS OF DISTURBANCE
- PROPOSED TREE
- REPLACEMENT TREE CREDIT
- MIN TREE COVER CREDIT
- PLANTER BOX



811
 Know what's below.
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FOR UTILITY LOCATIONS
 CONTACT "ONE CALL" AT 811
 AT LEAST 48 HOURS
 PRIOR TO CONSTRUCTION

CASE NUMBER FTP2017-00013

APPROVED BY
 CITY OF ROCKVILLE
 PLANNING AND
 DEVELOPMENT SERVICES

12/06/2023
 DATE SIGNED

12/06/2023
 DATE APPROVED

AS DIRECTED



City of
Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

August 28, 2023

Mr. Joel Danshes
J Danshes, L.L.C.
9213 Winterset Drive
Potomac, Maryland 200854

SUBJECT: 900 Rockville Pike – Danshes’ Center on the Pike –Pre-Application SWM Concept
Approval PJT2023-00016, SMC2023-00009

Dear Mr. Danshes:

The Pre-Application Stormwater Management (SWM) Concept (Concept) received for the above referenced site is conditionally approved. Staff has determined that the Pre-Application SWM Concept, as described below, achieves on-site Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP). This Pre-Application SWM Concept approval establishes ESD to the MEP as a PE of 1.80-inch for this project which is 100 percent of the required ESD volume (ESD_v).

This site is 0.59 acre and is identified as Parcel 214, St. Mary’s, zoned Planned Development – Champion Billiards (PD-CB) with a designated equivalent zone of Mixed-Use Corridor District (MXCD), situated at 900 Rockville Pike on the southeast corner of the intersection of Edmonston Drive and MD-355. The proposed development includes the construction of a 4,400 square foot retail building, a surface parking lot and sidewalks, and frontage improvements for a 15-foot shared-use path. The property is in Lower Rock Creek Watershed. The on-site soil is designated as Urban Land which is classified as hydrologic soil group (HSG) D.

According to the Rockville City Code (Code), Chapter 19, Section 19-2 Definitions of the Rockville City Code, the Site qualifies as Development because it proposes construction on a property where existing imperviousness is less than 40 percent of the site. The site is currently a vacant lot which is 3.18 percent impervious.

In accordance with the Code, Chapter 19, Section 19-45, SWM is required for all new and replacement impervious area within the entire site area and the contiguous Rights-of-Way (ROW) as required by section 19-46, including all impervious area previously existing on the site that does not have SWM to current standards. According to the submitted Concept, the total limit of disturbance is 0.44 acre which is 100 percent of the site after the proposed dedication of ROW, and the on-site impervious area subject to SWM is 0.30 acre.

Per the Code, Chapter 19, Section 19-46, SWM also must be provided for imperviousness in a portion of the adjacent Edmonston Drive and MD-355 ROW. Per the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.13 acre.

Mr. Danshes
August 28, 2023
Page 2

Your proposed Pre-Application SWM Concept, as shown on the attachment, is summarized as follows:

ON SITE SUMMARY

Proposed new or replacement impervious areas are summarized as:

- One building, a surface parking lot, sidewalks, and associated site improvements.

Total on-site impervious area subject to SWM = 0.30 acre.

Environmental Site Design Measures

- The Concept proposes to provide a $P_E = 1.80$ inches equivalent to 100 percent of the required ESD_v in the following on-site measures:
 - One micro-bioretenention planter box facility.
- Summary of ESD:
 - Total ESD_v provided = 1,888 cubic feet (cf.)
 - Total ESD_v required = 1,888 cf.

Percentage of ESD_v provided = $1,888 \text{ cf.} / 1,888 \text{ cf.} = 100$ percent.

Structural Measures and/or Alternative Measures – Monetary Contribution

This Pre-Application SWM Concept Approval does not approve the methods for providing SWM beyond establishing the percent ESD_v . However, the Pre-Application SWM proposes:

- Alternative Measures – Monetary contribution in-lieu of providing Q_{p10} for the on-site imperviousness (0.30 acre).

ROW SUMMARY

- Applicant proposes to provide WQ_v , C_{pv} , and Q_{p10} for imperviousness in the adjacent ROW of Edmonston Drive and MD-355 (0.11 acre) via monetary contribution.

CONDITIONS OF APPROVAL

Staff has determined that ESD to the MEP has been met.

The next step in the City of Rockville (City) two-stage SWM Concept approval is submission of a Development SWM Concept for review and approval by the Department of Public Works (DPW) prior to Planning Commission approval of the Site Plan. In accordance with the Code, Chapter 19, Section 19-44, SWM must be provided by one of the following methods, which are listed in order of priority respectively: on-site ESD measures, on-site structural measures, and alternative measures which may include a monetary contribution.

Mr. Joel Danshes
August 28, 2023
Page 3

This Pre-Application SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

The submitted material must:

1. Include all plans, on 24" x 36" sheets, computations, and supporting documents as outlined in the City SWM Concept Checklist.
2. Demonstrate, with sufficient details and computations, how ESD to the MEP, established by this approval, will be achieved on-site.
3. Demonstrate, with sufficient details and computations, compliance with the full SWM requirements will be in accordance with the Code, Sections 19-43 and 19-44.
4. Include horizontal and vertical information to support the design, including underdrain pipes and overflow structures, and conveyance to the proposed microbioretention SWM facility.
5. Provide information that demonstrates that individually sized sub-drainage areas are safely conveyed to the individual ESD measures.
6. Submit a revised SWM/Forestry Overlay Plan demonstrating compliance with the Concept approval and the Preliminary Forest Conservation Plan approval.
7. Show and label preliminary SWM easements for all proposed SWM facilities. Easements should be sized to allow future inspection and maintenance.
8. The City may require an underground structural measure in-lieu of providing full ESD. SWM Alternatives, including monetary contribution as a method to meet SWM requirements, will be reviewed at the Development SWM Concept stage. Fee-in-lieu calculations associated with on-site areas should be presented separately from adjacent ROW areas.
9. Prepare a safe conveyance analysis of the downstream storm drain system and receiving stream. This letter establishes the study point as the storm drain pipe located on the east side of the WMATA Metro Rail property as shown on the attached exhibit entitled "900 Rockville Pike – Safe Conveyance Analysis Limits." The safe conveyance analysis must be reviewed and approved by DPW prior to approval of the Development SWM Concept. However, this analysis may be reviewed concurrently with the Development SWM Concept.
10. Conceptual design for drainage connections to existing storm drains in Washington Metropolitan Area Transit Authority (WMATA) easements and ROWs must be submitted for review prior to the approval of the Development Stormwater Management Concept.
11. The Applicant must comply with all requirements of WMATA's Joint Development and Adjacent Construction Manual, Design Criteria, and the provisions of any existing easement on the property. The Applicant must identify all proposed SWM facilities or private storm drain within the WMATA Zone of Influence on the property and provide the City with all correspondence related to compliance with WMATA's requirements. Any significant changes to the proposed development to comply with WMATA's Design Criteria may require the applicant to revise the plan to comply with all stormwater management requirements.

This Pre-Application SWM Concept does not supersede or negate other required project approvals. The Concept approval does not approve the layout or density of the site. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited to, Forestry, Traffic and Transportation, and Planning.

Any significant changes to the proposed development may result in the requirement to submit a revised Pre-Application SWM Concept with review fee for approval by DPW.

Mr. Joel Danshes
August 28, 2023
Page 4

If you have questions, please contact Principal Civil Engineer Sean Murphy via email at smurphy@rockvillemd.gov or via telephone at 240-314-8535.

Sincerely,



John Scabis, P.E.
Chief of Engineering

JKS/SKM/kmc

Attachments: 900 Rockville Pike – Danshes’ Center on the Pike – Pre-Application SWM Concept Plan, dated August 22, 2023.
900 Rockville Pike – Danshes’ Center on the Pike – Safe Conveyance Analysis Limits.

cc: Jim Lapping, Engineering Supervisor
Shaun Ryan, Planning Supervisor
Li Alligood, Principal Planner
Brian Donnelly, Macris, Hendrick & Glascock, P.A.
Jody Kline, Miller, Miller & Canby
SWM Concept file
Permit plan, PJT2023-00016, SMC2023-00009
Day file

Drainage Area ID	Total DA (sq. ft.)	Imp Area (sq. ft.)	ESD (cu. ft.)		P ₁		WQ (cu. ft.)		CP ₁ (cu. ft.)		Q ₁₀ (cu. ft.)	
			Req'd	Prv'd	Req'd	Prv'd	Req'd	Prv'd	Req'd	Prv'd	Req'd	Prv'd
PB-1	15,838 SF	12,554 SF	1,814 CF	2,620 CF	1,942 CF	1.80 in	1.93 in	1,008 CF	1,008 CF	N/A	SWM All	
Unimproved Area	3,516 SF	436 SF	On-Site Comp			On-Site Comp				N/A	SWM All	
On-Site Total	19,354 SF	12,990 SF	1,899 CF	2,942 CF	1,942 CF	1.80 in	1.84 in	1,008 CF	1,008 CF	N/A	SWM All	
ROW	9,802 SF	4,890 SF	SWM All			SWM All				N/A	SWM All	

SWM CONCEPT SUMMARY TABLE
General Property Information - 300 ROCKVILLE PIKE SITE AREA

SMC# 2022-00009
Type of Concept: Pre-Application SWM Concept
Development/Review Process/Case No.: Project Plan
Property Address: 300 Rockville Pike
Property Legal Description: Parcel 0714
Existing Property Size (Ac./Sq. Ft.): 0.59 ac. / 25,863 sq. ft.
Proposed Property Size (Ac./Sq. Ft.): 0.47 ac. / 19,354 sq. ft.
Total Contiguous Area (Ac./Sq. Ft.): 0.22 ac. / 25,892 sq. ft.
Slope: 7.0 %
Waterhead: Rock Creek
100 Yr Floodplain: n/a
% of Impervious Area/Redevelopment or New Development: 0% / New Development
SWM Summary
Total On-Site Impervious Area subject to SWM: 0.00 ac. / 12,990 sq. ft.
Required P₁ Proposed P₁: 1.80 inches / 1.87 inches
Target ESD (Proposed) ESD: 1.899 cu. ft. / 2,620 cu. ft.
ESD Measures: One Planter Box Above-Bio-retention
Structural Storage Required/Provided: 0 cu. ft.
Structural Measures: None
Q₁₀ (10-Year Quantity Control) Measures: Monetary Contribution

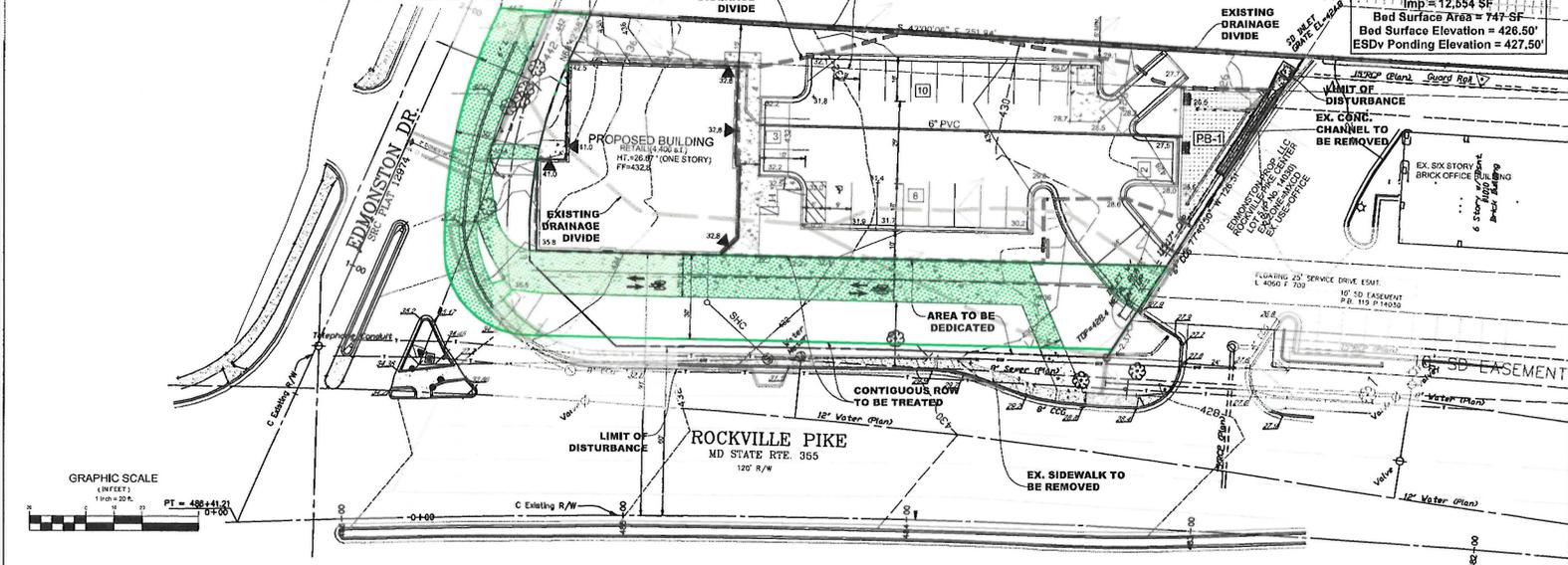
Contiguous ROW Computations
Total Site Area: 0.48 ac. / 19,354 sq. ft.
On-Site Contiguous Area: 0.48 ac. / 19,354 sq. ft.
Review of Site Disturbance Area: 0.00 ac.
Contiguous Right-of-Way Impervious Area: 0.11 ac. / 4,890 sq. ft.
Contiguous Right-of-Way Contribution Area: 0.11 ac. / 4,890 sq. ft.
Contiguous Right-of-Way ESD: 0.25 ac. / 11,021 sq. ft.
Contiguous Right-of-Way Cont. (Excess Protection Volume) & Wq (Water Quality Volume) Measures: Monetary Contribution
Contiguous Right-of-Way Q₁₀ (10-Year Quantity Control) Measures: Monetary Contribution
Other Information: n/a



VICINITY MAP
SCALE 1" = 2,000'

MHG
Civil Engineers
Landscape Architects
Landscape Architects
Landscape Architects
9200 Wigginton Road, Suite 120
Montgomery Village, MD 20899
Phone: 301.672.0500
www.mhga.com

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland.
License No. 16802, Expiration Date 24/25/9924
Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland.
License No. 16802, Expiration Date 24/25/9924
OWNER:
J DANDRES, LLC
9213 WINTERSET DR
POTOMAC, MD 20854
jdandres@ymail.com



20K LEGEND

- 34.0 Proposed Spot Elevation
- 340 Existing Contour
- 340 Proposed Contour
- Limit of Disturbance
- Proposed Drainage Divide
- Existing Drainage Divide
- Planter Box Typ.
- ROW Impervious Area
- Proposed Concrete Walkway
- Proposed Storm Drain
- Soil Boundary
- Proposed SWM Easement
- Existing Overhead Utility Lines
- Existing Storm Drain Line
- Existing Water Line
- Existing Fire Hydrant
- Existing Telephone Conduit
- Existing Sewer Line

NO.	DESCRIPTION	DATE

Tax Map Cross: W80C-217000
L 44328 F. 159
4TH ELECTRICAL DISTRICT
CITY OF ROCKVILLE
MARYLAND

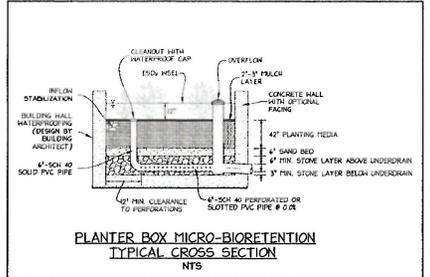
ST. MARY'S
PARCEL P214

PROJ. MGR BJD
DRAWN BY JT
SCALE 1" = 20'
DATE 8/14/23

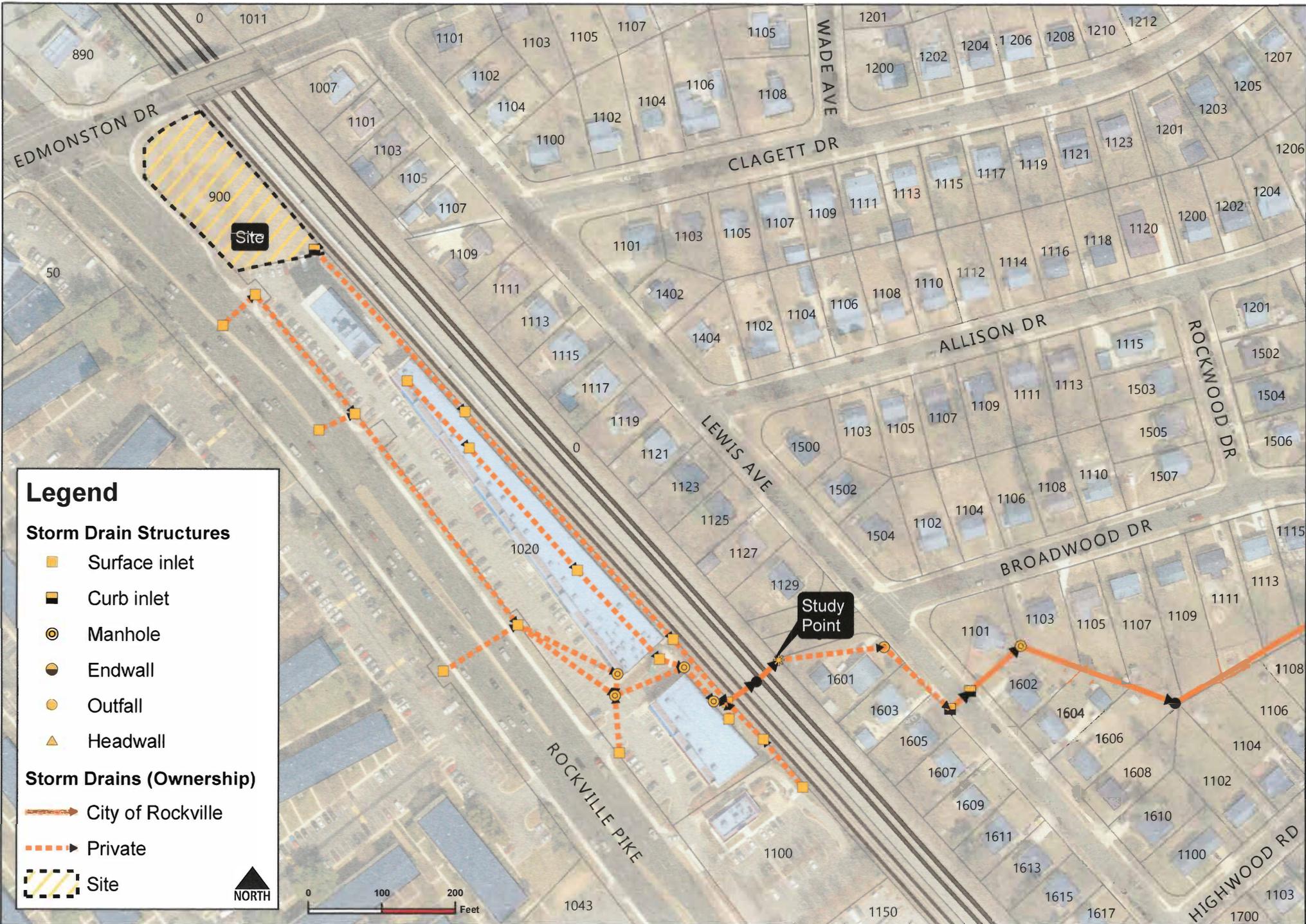
PRE-APPLICATION SWM
CONCEPT PLAN

PROJECT NO. 2004.116.33
SHEET NO. 1 OF 1

SOILS ON-SITE CONSIST ENTIRELY OF URBAN LAND (HSG 'D' MAPPING UNIT) ACCORDING TO DATA RETRIEVED FROM THE USDA-NRCS WEBSOIL SURVEY.



THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY



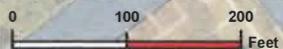
Legend

Storm Drain Structures

- Surface inlet
- Curb inlet
- Manhole
- Endwall
- Outfall
- Headwall

Storm Drains (Ownership)

- City of Rockville
- Private
- Site



Department of Public Works
Engineering Division

111 Maryland Avenue • Rockville, Maryland 20850-2364
Phone 240.314.8500 • Fax 240.314.8539

900 Rockville Pike Safe Conveyance Analysis Limits

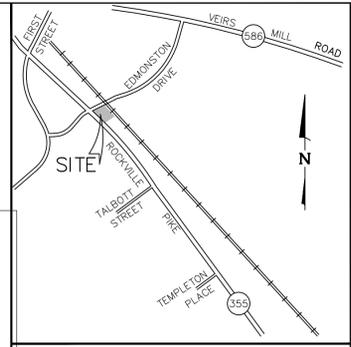
DISCLAIMER:
This drawing is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such. This drawing is a compilation of records, information and data developed and maintained in various City offices. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.

DATE: 1/2/2019 | AUTHOR: lcastro

Drainage Area ID	Total DA (sq. ft.)	Imp Area (sq. ft.)	ESD _v (cu. ft.)		P _E		WQ _v (cu. ft.)		CP _v (cu. ft.)		Q ₁₀ (cu. ft.)	
			Req'd	Max.	Req'd	Prv'd	Req'd	Prv'd	Req'd	Prv'd	Req'd	Prv'd
PB-1	15,838 SF	12,554 SF	1,814 CF	2,620 CF	1,942 CF	1.80 in	1.93 in	1,008 CF	1,008 CF	N/A	N/A	SWM Alt.
Unmanaged Area	3,516 SF	436 SF	On-Site Comp ¹			On-Site Comp ¹				N/A	N/A	SWM Alt.
On-Site Total	19,354 SF	12,990 SF	1,899 CF	-	1,942 CF	1.80 in	1.84 in	1,055 CF	1,055 CF	N/A	N/A	SWM Alt.
ROW	9,802 SF	4,890 SF	SWM Alt			SWM Alt				N/A	N/A	SWM Alt.

Contiguous ROW Computations

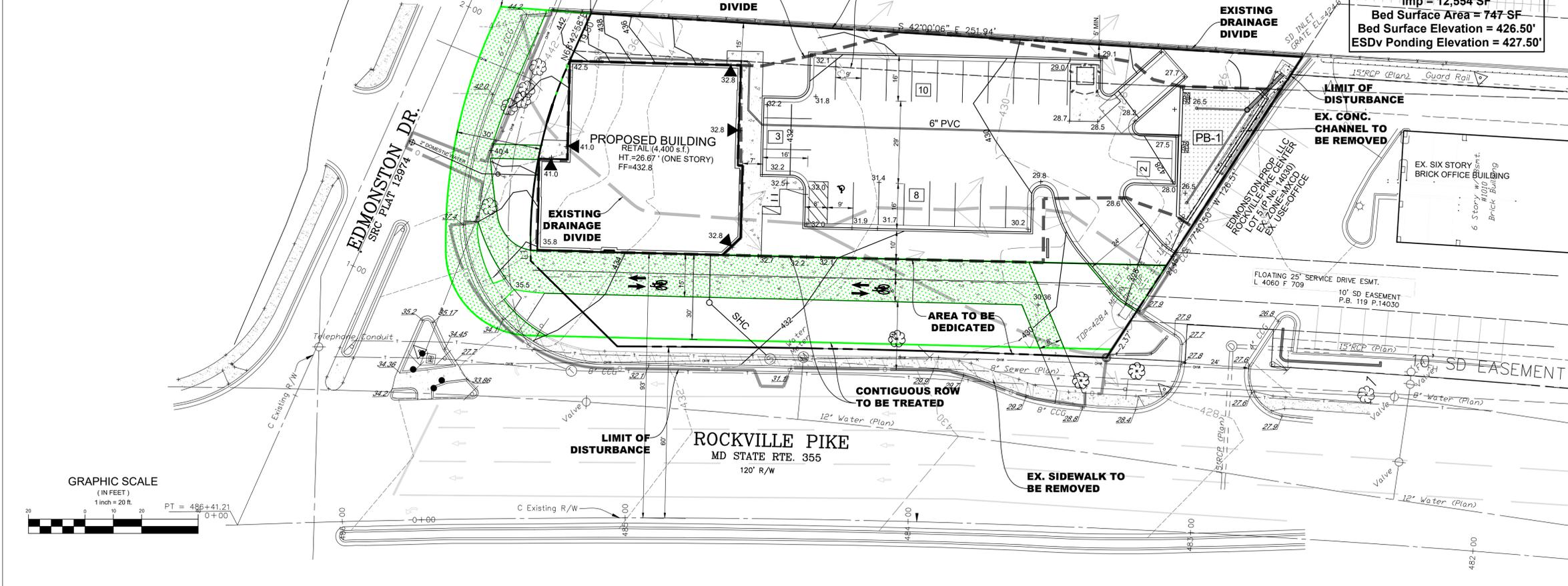
Total Site Area: 0.44 ac. / 19,354 sf
 On-Site Disturbed Area: 0.44 ac. / 19,354 sf
 Percent of Site Disturbed Area: 100%
 Contiguous Right-of-Way Impervious Area: 0.11 ac. / 4,890 sf
 Contiguous Right-of-Way Contribution Area: 0.11 ac. / 4,890 sf
 Contiguous Right-of-Way LOD: 0.25 ac. / 11,021 sf
 Contiguous Right-of-Way Cpv (Channel Protection Volume) & WQv (Water Quality Volume) Measures: Monetary Contribution
 Contiguous Right-of-Way Qp10 (10-Year Quantity Control) Measures: Monetary Contribution
 Other Information: n/a



VICINITY MAP
 SCALE 1" = 2,000'

SWM CONCEPT SUMMARY TABLE
 General Property Information -900 ROCKVILLE PIKE SITE AREA

SMCH 2023-00009
 Type of Concept: Pre-Application SWM Concept
 Development Review Process/Case No.: Project Plan
 Property Address: 900 Rockville Pike
 Property Legal Description: Parcel P214
 Existing Property Size (ac./sq.ft.): 0.59 ac. / 25,863 sf
 Proposed Property Size (ac./sq.ft.): 0.44 ac. / 19,354 sf
 Total Concept Area (ac./sq.ft.): 0.59 ac. / 25,863 sf
 Zoning: PD-CB
 Watershed: Rock Creek
 100 YR Floodplain: n/a
 Ex. % Impervious/Redevelopment or New Development: 0% / New Development
SWM Summary
 Total On-Site Impervious Area subject to SWM: 0.30 ac. / 12,990 sf
 Required P_E/Proposed P_E: 1.80 inches / 1.87 inches
 Target ESD_v/Provided ESD_v: 1,899 cu.ft. / 2,038 cu.ft.
 ESD Measures: One Planter Box Micro-Bioretenention
 Structural Storage Required/Provided: 0 cu.ft.
 Structural Measures: None
 Qp10 (10-Year Quantity Control) Measures: Monetary Contribution



SWM LEGEND

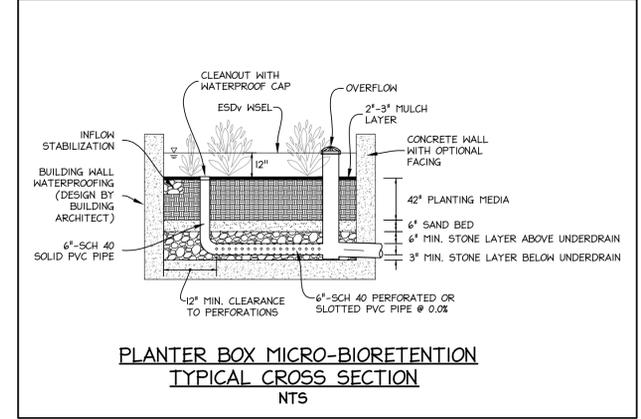
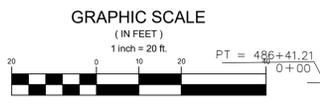
- Proposed Spot Elevation
- Existing Contour
- Proposed Contour
- Limit of Disturbance
- Proposed Drainage Divide
- Existing Drainage Divide
- Planter Box Typ.
- ROW Impervious Area
- Proposed Concrete Walkway
- Proposed Storm Drain
- Soil Boundary
- Proposed SWM Easement
- Existing Overhead Utility Wires
- Existing Storm Drain Line
- Existing Water Line
- Existing Fire Hydrant
- Existing Telephone Conduit
- Existing Sewer Line

Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland.
 License No. 16905, Expiration Date: 04/21/2024

OWNER:
 J DANCESHES, LLC
 9213 WINTERSET DR
 POTOMAC, MD 20854
 jdanshes@yahoo.com

REVISIONS

NO.	DESCRIPTION	DATE



SOILS ON-SITE CONSIST ENTIRELY OF URBAN LAND (HSG 'D' MAPPING UNIT) ACCORDING TO DATA RETRIEVED FROM THE USDA-NRCS WEBSOIL SURVEY.

TAX MAP GR561 WSSC 217N006
 L. 44329 F. 159
 4TH ELECTION DISTRICT
 CITY OF ROCKVILLE
 MARYLAND

ST. MARY'S PARCEL P214

PROJ. MGR: BJD
 DRAWN BY: JT
 SCALE: 1" = 20'
 DATE: 8/14/23

PRE-APPLICATION SWM CONCEPT PLAN

DANSHES CENTER ON THE
PIKE
ST. MARY'S -PARCEL P214
900 Rockville Pike
PJT2018-00010

From: James Lapping <jlapping@rockvillemd.gov>
Sent: Monday, December 05, 2022 8:14 AM
To: Paul pswienton <pswienton@mhgpa.com>
Cc: Brian Donnelly <bdonnelly@mhgpa.com>
Subject: RE: W&S Authorization

Paul,

I couldn't find an actual Water & Sewer Authorization approval letter for 900 Rockville Pike. The language in the staff report from the 2019 M&C public hearing is below. We'll use the same language when the project moves forward.

Water and Sewer

The applicant is not required to obtain a Water and Sewer Authorization Letter. The proposed amendment represents a reduction in the water and sewer demand from the previously approved Project Plan for the property.

James D. Lapping, P.E.

Engineering Supervisor - Development Review

Department of Public Works

jlapping@rockvillemd.gov

City of Rockville

111 Maryland Avenue

Rockville, Maryland 20850

240-314-8507

www.rockvillemd.gov



From: Paul pswienton <pswienton@mhgpa.com>
Sent: Sunday, December 4, 2022 9:46 PM
To: James Lapping <jlapping@rockvillemd.gov>
Cc: Brian Donnelly <bdonnelly@mhgpa.com>
Subject: W&S Authorization

WARNING - External email. Exercise caution.

Hi Jim

Can you please check to see if there is an approved **W&S Authorization** for **900 Rockville Pike** in Rockville. We are doing work on this property and the client believes that there is already a Authorization for this.

Please let me know when you have a chance.
Thank you
Paul



Paul A. Swienton
Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886-1279
Phone: 301.670.0840 Ext. 1053
Email: pswienton@mhgpa.com



DEPARTMENT OF PUBLIC WORKS
 111 Maryland Avenue, Rockville, Maryland 20850, 240-314-8500

**WATER AND SEWER
 AUTHORIZATION APPLICATION (WSA)**

For City Use: CPDS Case # <u>PJT2025-00022</u> WSA Case # _____

GENERAL PROJECT INFORMATION:

Project Name and Address: ST. MARY'S - 900 ROCKVILLE PIKE

Property Description: Subdivision: ST. MARY'S Lot(s) and Block(s) _____ Parcel(s) P214

Tax ID(s): 04-02406134

Applicant: J DANSHES LLC Contact Person: JOEL DANSHES

Address: 9213 WINTERSET DRIVE, POTOMAC, MD 20854

E-mail Address: jdanshes@yahoo.com Telephone No: _____

Property Owner (if different from above): _____ Contact Person: _____

Address: _____

E-mail Address: _____ Telephone No: _____

Engineering Firm: MHG Contact Person: PAUL SWIENTON

Address: 9220 WIGHTMAN ROAD, SUITE 120, MONTGOMERY VILLAGE, MD 20886

E-mail Address: pswienton@mhgpa.com Telephone No: 301-670-0840

Submittal Requirements:

(Check to confirm that items have been submitted with package, if applicable)

- Corresponding CDPS Plan Preliminary profiles for sewer deeper than 15 feet
 Preliminary profiles for shallow sewer (less than 6 feet)

Requested Service:

(Check all that apply)

- Public Water Main Extension Water Service Connection Abandon Water Service Connection
 Public Sewer Extension Sewer Service Connection Abandon Sewer Service Connection
 Fire Hydrant Other: _____

Special Project Conditions:

(Check all that apply)

- Pressure Sewer Off Site Easement Required On-Site Easement Required
 Other (specify) _____

Current Use Information:

Specific Use	Unit (SF, each, etc.)	AWF/Unit (g.p.d)/per Use **	Average Demand (g.p.d)**
		Total =	Total =

Proposed Use Information (include any Current Uses that are to remain):

Specific Use	Unit (SF, each, etc.)	AWF/Unit (g.p.d)/per Use**	Average Demand (g.p.d)**
RETAIL	4,400 SF	0.069	304
		Total = 0.069	Total = 304

**AWF = Average Wastewater Flow. Flow and demand rates to be used in calculating the AWF must be from the WSSC Pipeline Design Manual, latest edition. If WSSC flow rates are not available for a specific use, state the source below.

Source: _____

SIGNATURE OF PROPERTY OWNER/APPLICANT:

If Applicant is the Property Owner:

Property Owner's Signature: _____ Date _____

Name and Title (Please Print): _____

If Applicant is not the Property Owner:

I hereby certify that I am the Property Owner and I have authorized the filing of this application for review.

Property Owner's Signature: _____ Date _____

Name and Title (Please Print): _____

NO.	DESCRIPTION	DATE
1	SUBMIT PROJECT PLAN	12/13/22
2	ADDRESS DRC COMMENTS	5/8/23

TAX MAP GR561 WSSC 217N06

L. 44329 F. 159

4TH ELECTION DISTRICT
 CITY OF ROCKVILLE
 MARYLAND

DANSHES CENTER ON THE PIKE

ST. MARY'S PARCEL P214

PROJ. MGR BJD

DRAWN BY JDP

SCALE 1" = 20'

DATE 05/2023

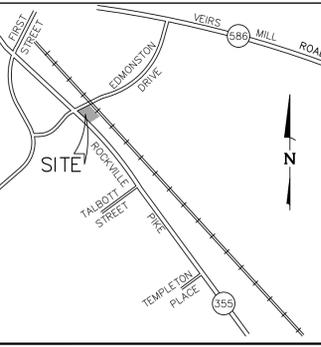
PROJECT PLAN

FIRE APPARATUS ACCESS PLAN

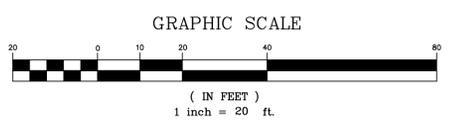
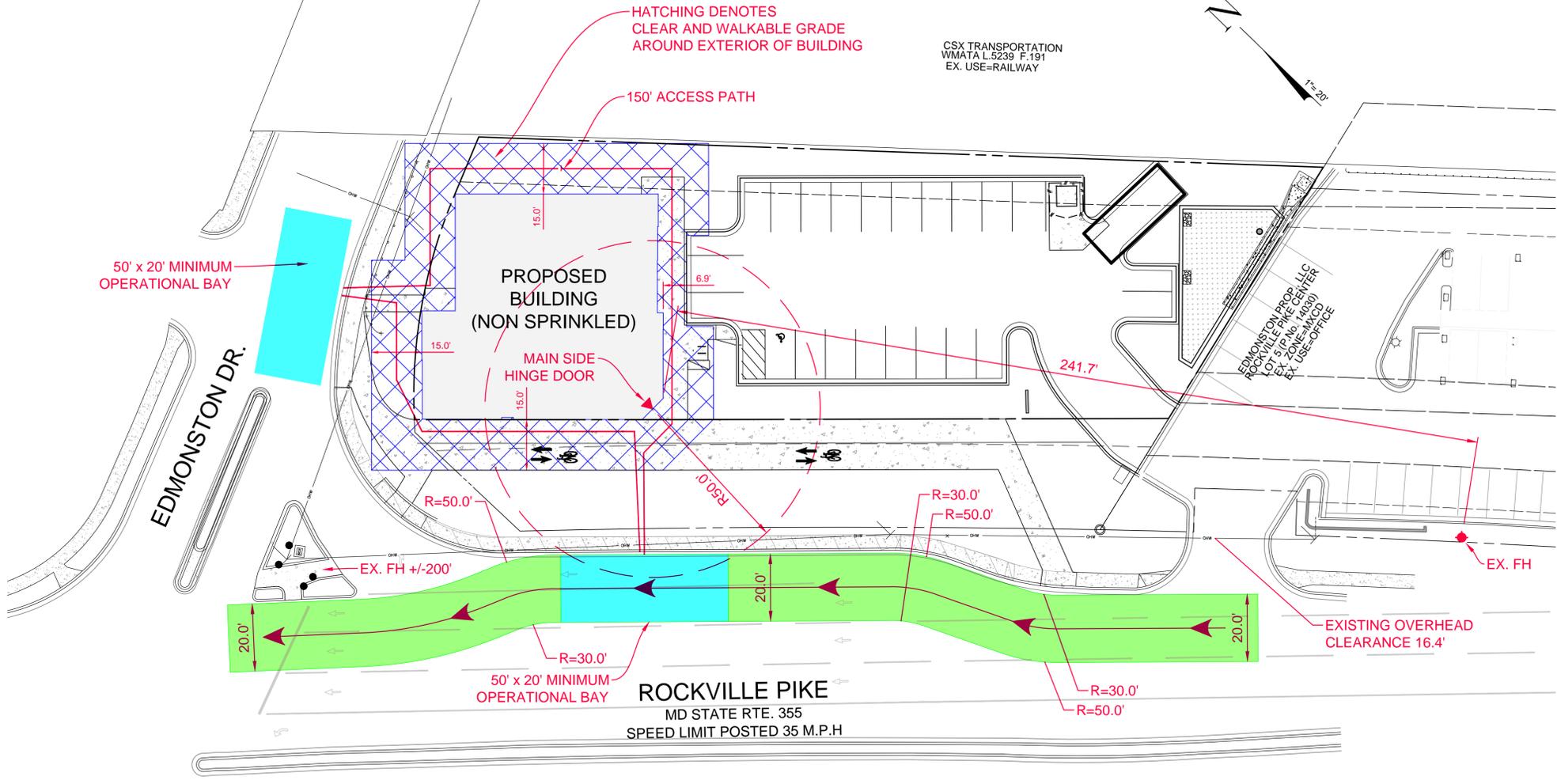
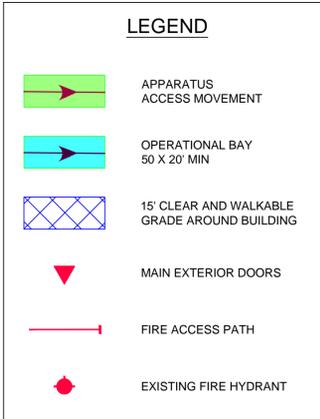
EX 1.0

PROJECT NO. 2004.115.33

SHEET NO. 1 OF 1



VICINITY MAP
 SCALE 1" = 2,000'



HEIGHT & AREA ANALYSIS	CONSTRUCTION TYPE
NON-SPRINKERED SINGLE STORY = NS	IIB
GROUND FLOOR BUILDING AREA LIMITATION PER STORY (SQM) - MERCANTILE USE GROUP M (IBC 2018 TABLE 506.2)	4,400 SF ACTUAL - 12,500 SF MAX PERMITTED (MERCANTILE - MOST RESTRICTIVE)
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE - MERCANTILE USE GROUP M PER IBC 2018 TABLE 504.4	2 STORIES MAX PERMITTED
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE - BUSINESS USE GROUP B PER IBC 2018 TABLE 504.4	3 STORIES MAX PERMITTED
ACTUAL NUMBER OF STORIES (ABOVE GRADE PLANE)	1 STORY (PROPOSED)
ALLOWABLE H.T ABOVE GRADE PLANE PER IBC 2018 TABLE 504.3-MERCANTILE USE GROUP M OR BUSINESS USE GROUP B	55 FEET
ACTUAL H.T ABOVE GRADE PLANE PER IBC 2018 TABLE 504.3	27'
REQUIRED SEPARATION OF B/M/S-1 OCCUPANCIES PER 2018 IBC TABLE 508.4	NO SEPARATION REQUIRED
REQUIRED SEPARATION OF BUSINESS & MERCANTILE OCCUPANCIES PER 2015 NFPA 101 TABLE 6.1.14.4.1(d)	NDNE-MIXED OCCUPANCY COMPLIES WITH MOST RESTRICTIVE
WHEREAS THE 2018 NFPA 101 REQUIREMENTS FOR THE SEPARATION OF MULTIPLE BUSINESS & MERCANTILE OCCUPANCIES IS MORE RESTRICTIVE, A 2 HOUR FIRE RESISTANCE-RATED HORIZONTAL ASSEMBLY IS REQUIRED	

CODE ANALYSIS	NEW BUILDING
BUILDING CODE	2018 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	IIB
USE GROUP	B or M - (Business or Mercantile)
NUMBER OF STORIES	1
HEIGHT	27'
FULLY SUPPRESSED	NO
FIRE ALARM	NO
HIGH RISE	NO
COVERED MALL	NO
FLOOR AREA (SF)	TOTAL "IBC" BUILDING AREA(ONE STORY) 4,400SF

