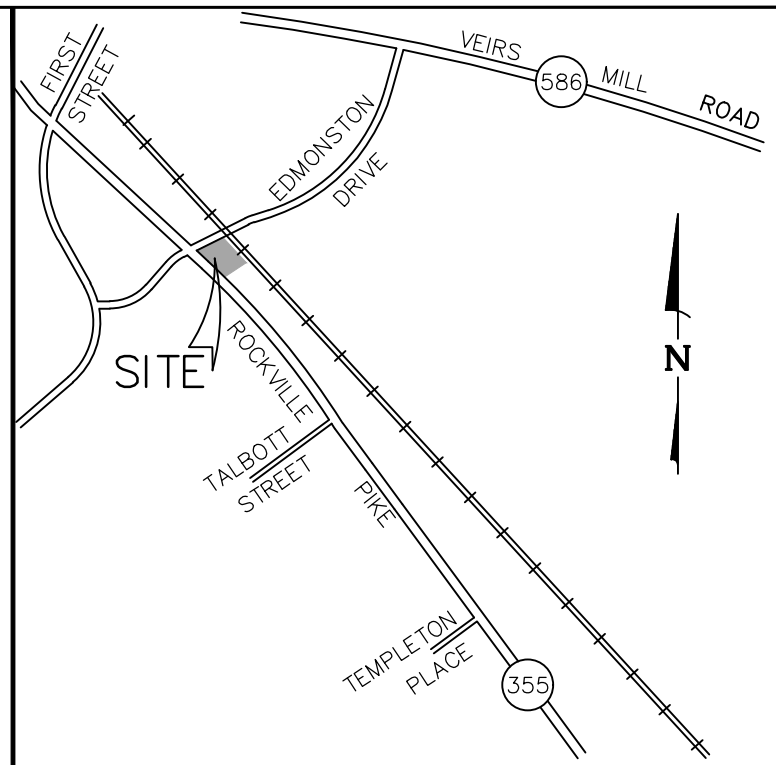


DANSHES CENTER ON THE PIKE

SAINT MARYS P214

PROJECT PLAN PJT2023-00016



VICINITY MAP
SCALE 1" = 2,000'



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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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 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 11/09/22

PROJECT PLAN
COVER SHEET

PJ 1.0

PROJECT NO. 2004.115.33

SHEET NO. OF

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	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 SPACE	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.

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	
8" W (DDM)	WATER LINE (DOMESTIC)	8" W (D)
8" W (FIRE)	WATER LINE (FIRE)	8" W (F)
FH	FIRE HYDRANT	
6" S	SEWER LINE	6" S
	STORM DRAIN LINE	15" RCP
	TRENCH DRAIN	
	STORM DRAIN STRUCTURE NUMBER	88
	OVERHEAD UTILITY WIRES	
	NATURAL GAS LINE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND COMMUNICATIONS	
	FENCING	
	EASEMENT	
	PROPERTY BOUNDARY	
	LIGHT POLE	
	TREE	
	SIGN	



Know what's below.
Call before you dig.

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

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:
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POTOMAC, MD 20854
jdashes@yahoo.com

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240-333-2067

ATTORNEY:
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ROCKVILLE, MD,
JODY KLINE
301-738-2051

REVISIONS

NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/13/22
	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

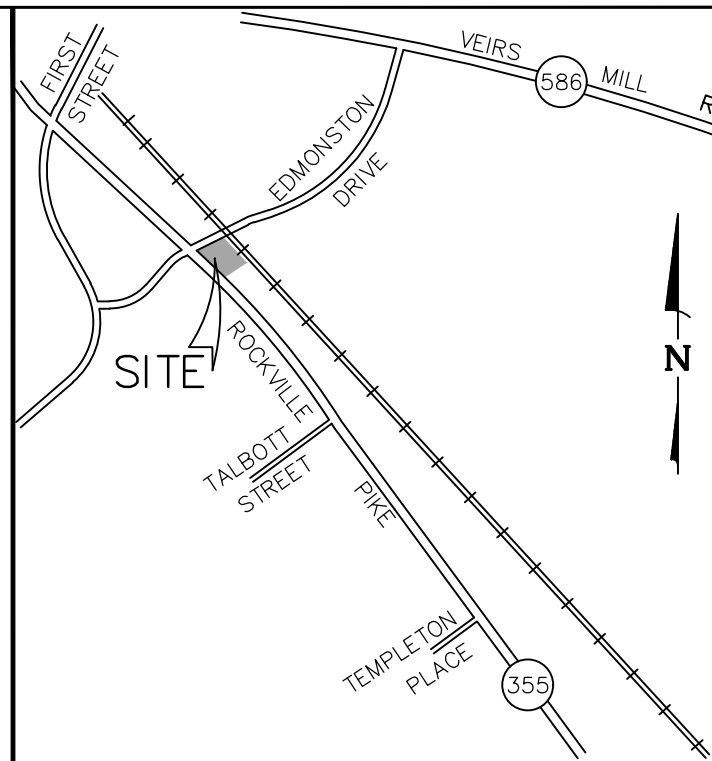
PROJECT PLAN

SITE PLAN

PJ 2.0

PROJECT NO. 2004.115.33

SHEET NO. OF



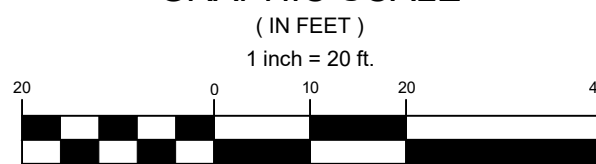
VICINITY MAP
SCALE 1" = 2,000'

LEGEND

EXISTING		PROPOSED
370	CONTOUR (10')	370
374	CONTOUR (2')	374
374.0	SPOT ELEVATION	+ 74.0
X	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" RCP	STORM DRAIN LINE	15" RCP
	TRENCH DRAIN	
	STORM DRAIN STRUCTURE NUMBER	88
	OVERHEAD UTILITY WIRES	
	NATURAL GAS LINE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND COMMUNICATIONS	
	FENCING	
	EASEMENT	
	PROPERTY BOUNDARY	
	LIGHT POLE	
	TREE	
	SIGN	

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.

GRAPHIC SCALE



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'



FOR UTILITY LOCATIONS
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AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

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

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Glascock, P.A. All Rights Reserved

Professional Certification
I hereby certify that these documents were prepared or
prepared under the direct supervision and professional
control of the undersigned, who is duly licensed and
registered in the State of Maryland, License No. 10005
E.D. Glasscock, D.L. 2/2/2024

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

ARCHITECT:
GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
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REVISIONS		
NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/14/22
	ADDRESS DRC COMMENTS	5/8/23
	CITY COMMNETS	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

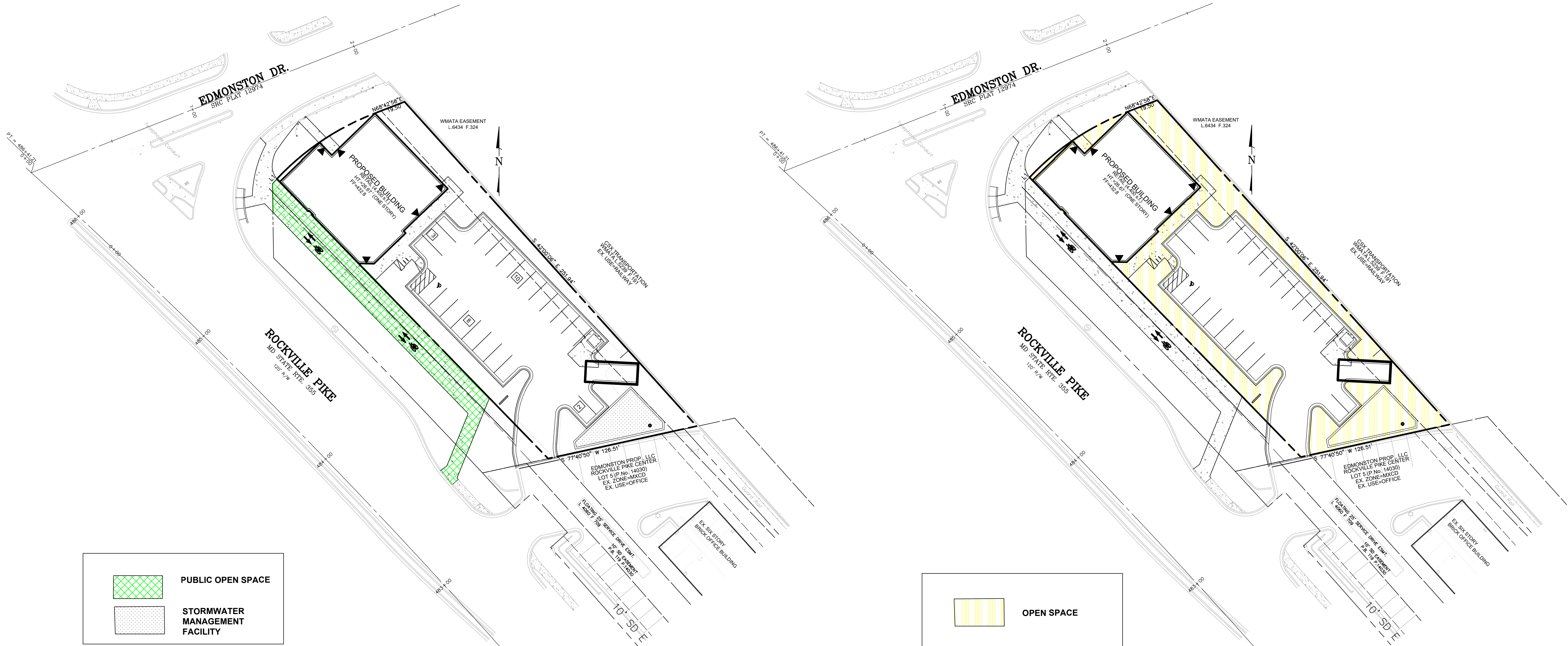
PROJECT PLAN
**OPEN SPACE AND GREEN
AREA EXHIBIT**

PJ 3.0

PROJECT NO. 2004.115.33
SHEET NO. OF

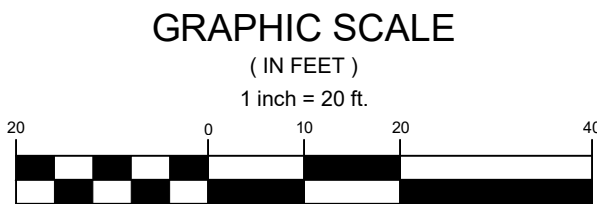
GENERAL PROJECT PLAN NOTE

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.



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	K FACTOR/WHOLE	DRAINAGE CLASS	HIGH ERODIBILITY (V/N)*	HYDRIC INCLUSION %
ZUB	Glenn Urban Land Complex 0-8% slopes	0.28	Well Drained	NO	0
400UB	Urban Land	N.R.	No Rating	NO	0
Information accessed from NRCS Web Soil Survey 3/7/2017					

SIGNIFICANT TREE SUMMARY CHART

NRI					
#	COMMON NAME	SCIENTIFIC NAME	DBH	Area CRZ	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
2	Norway Maple	Acer platanoides	15	1590	75
3	Willow Oak	Quercus phellos	22	3419	66

*Tree #6 is multistem

VICINITY MAP
SCALE 1" = 2,000'

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 MNCPPC 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.

Approved FSD

City of Rockville

FTPO # 2017-00013

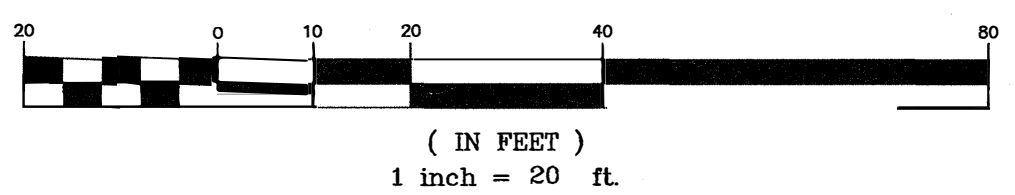
Authorized Signature

4/17/2017

Date

1 of 1 sheet

GRAPHIC SCALE



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



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 FCU
Date 4-14-17	Scale 1" = 20'
Project No. 04-115-31	Sheet 1 of 1

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

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

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

MINIMUM TREE COVER TABLE

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

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

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.

4/14/17
DATE

FRANK C. JOHNSON

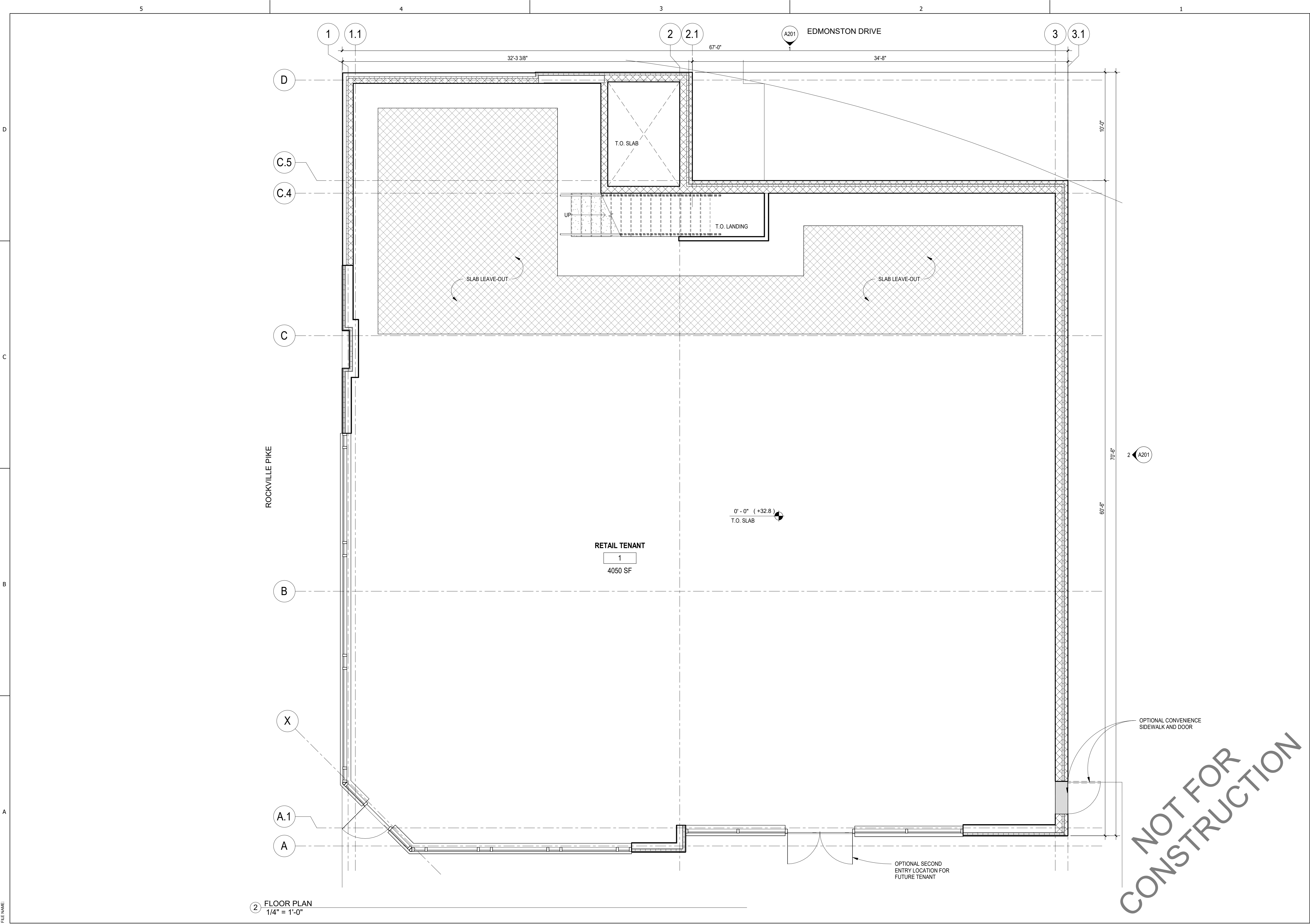
RECOGNIZED AS QUALIFIED PROFESSIONAL
BY MD. DEPT. OF NATURAL RESOURCES
COMAR 08.19.06.01

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.



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



② FLOOR PLAN
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

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

GTM Project No. 22.0376

Checked By JW

Drawn By NL

Scale AS NOTED

Sheet Title

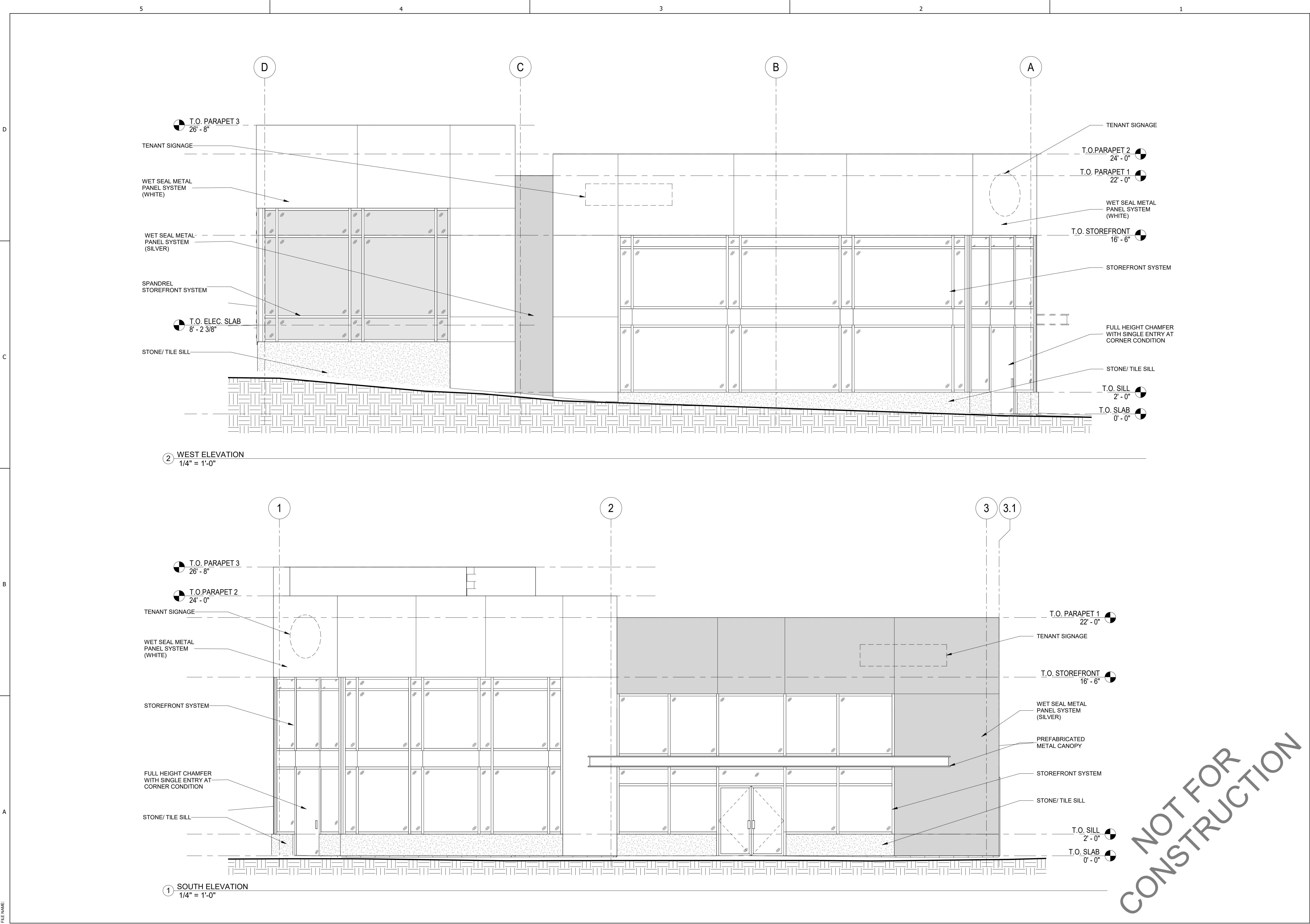
FLOOR PLAN

Sheet No.

A100

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NOT FOR
CONSTRUCTION



GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
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BETHESDA, MD 20814
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(240)333-2001 FAX
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Seal

Consultants

Project

ROCKVILLE RETAIL
CENTER

900 ROCKVILLE PIKE, ROCKVILLE, MD 20852

Owner

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Developer

TENANT REVISION	5/8/2023
CANOPY REVISION	02/23/2023
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ISSUE DESCRIPTION	DATE

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Scale AS NOTED

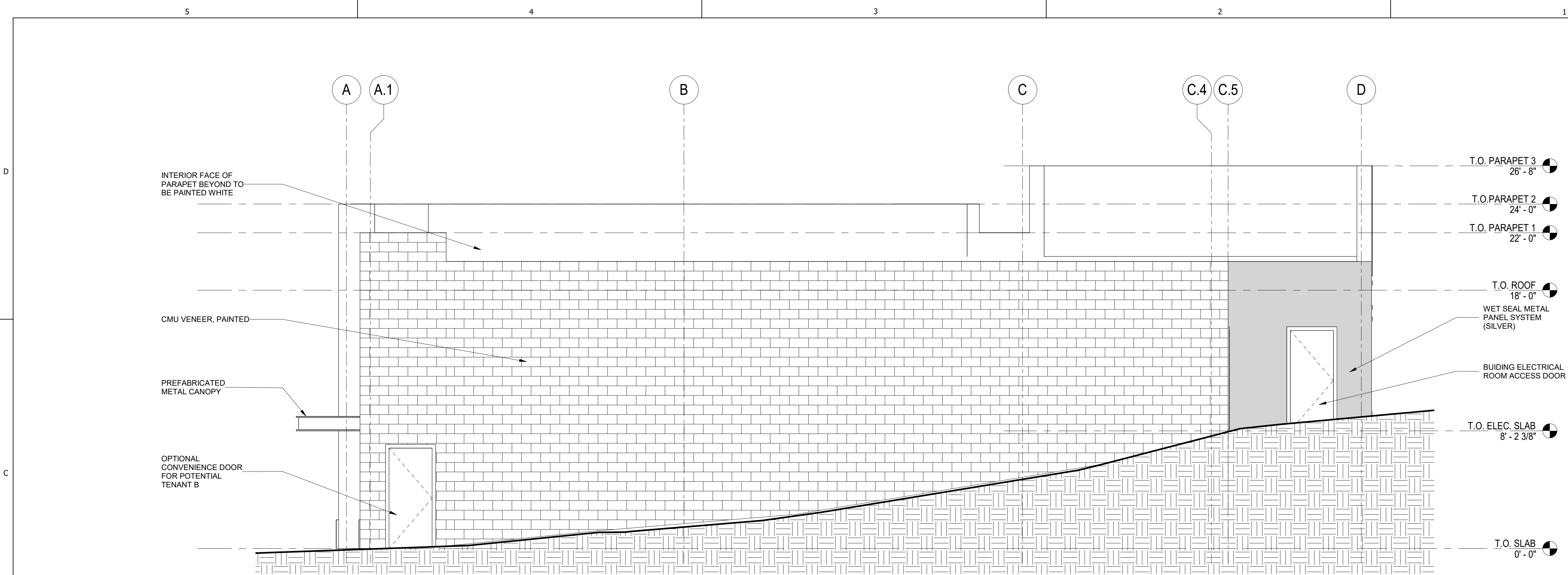
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EXTERIOR
ELEVATIONS

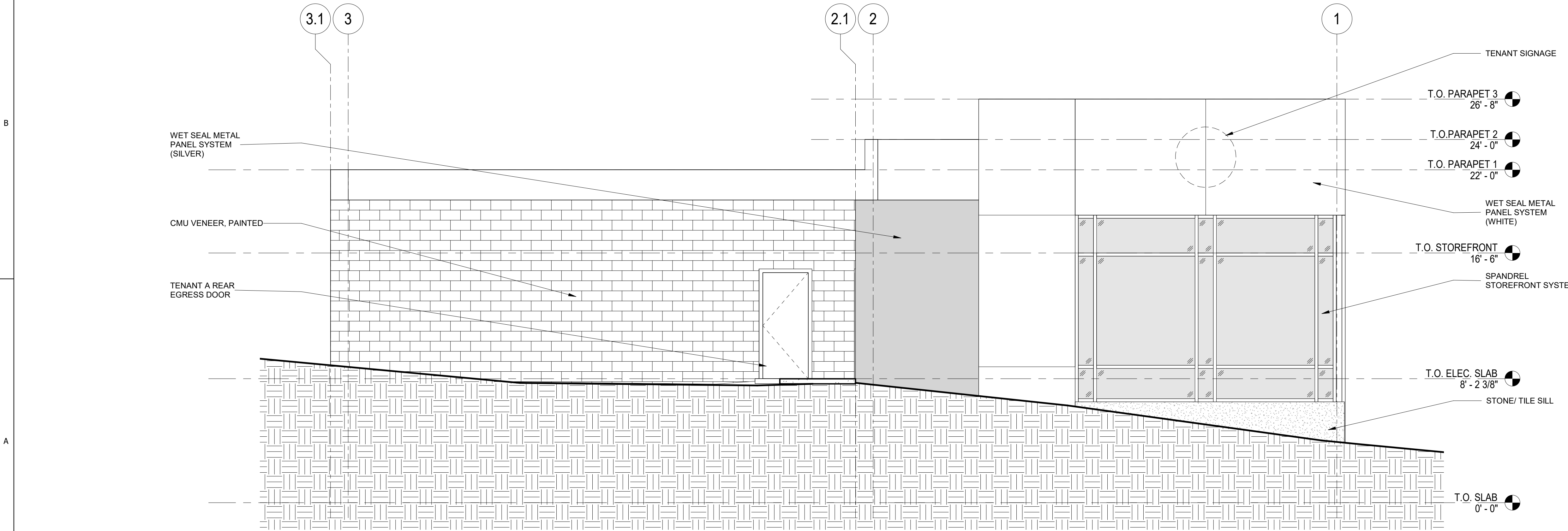
Sheet No.

A200

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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
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(240)333-2000
(240)333-2001 FAX
WWW.GTMARCHITECTS.COM



Seal

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Project

ROCKVILLE RETAIL
CENTER

900 ROCKVILLE PIKE, ROCKVILLE, MD 20852

Owner

J DANSHEES, LLC

Developer

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

GTM Project No. 22.0376

Checked By JW

Drawn By NL

Scale AS NOTED

Sheet Title

EXTERIOR
ELEVATIONS

Sheet No.

A201

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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.*

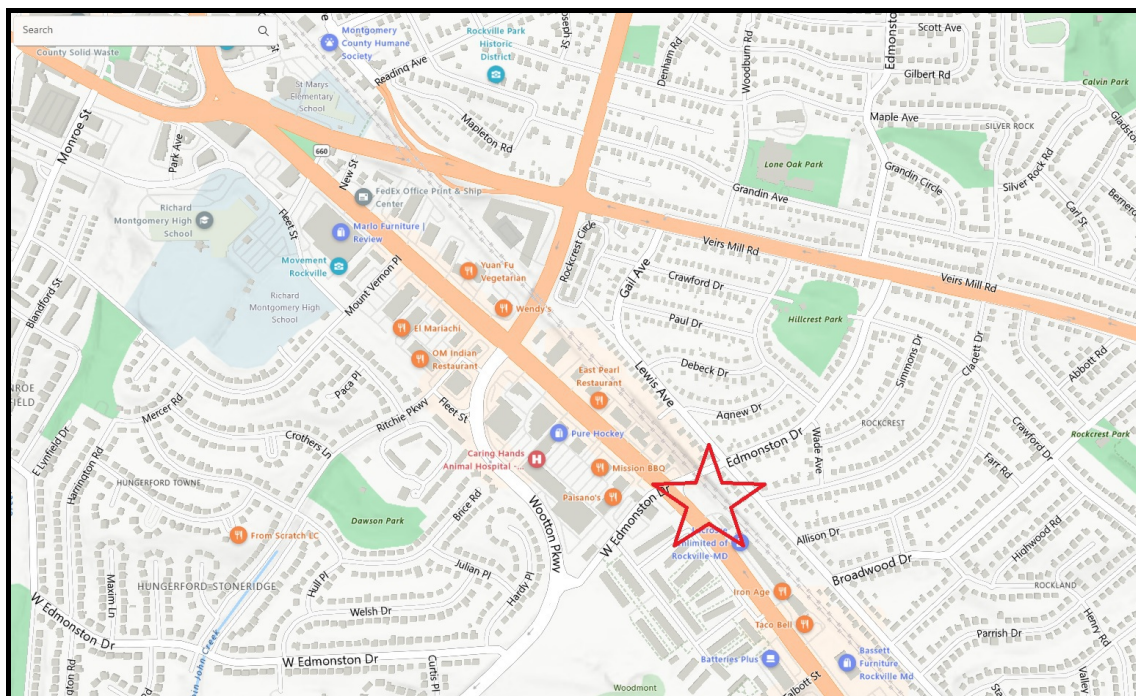


Figure 1 - Site Location

TRAFFIC STATEMENT

900 Rockville Pike

PJT2023-00016 Project Plan Resubmission

Revised June 2023

Page Two

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.

900 Rockville Pike
PJT2023-00016 Project Plan Resubmission
Revised June 2023
 Page Three

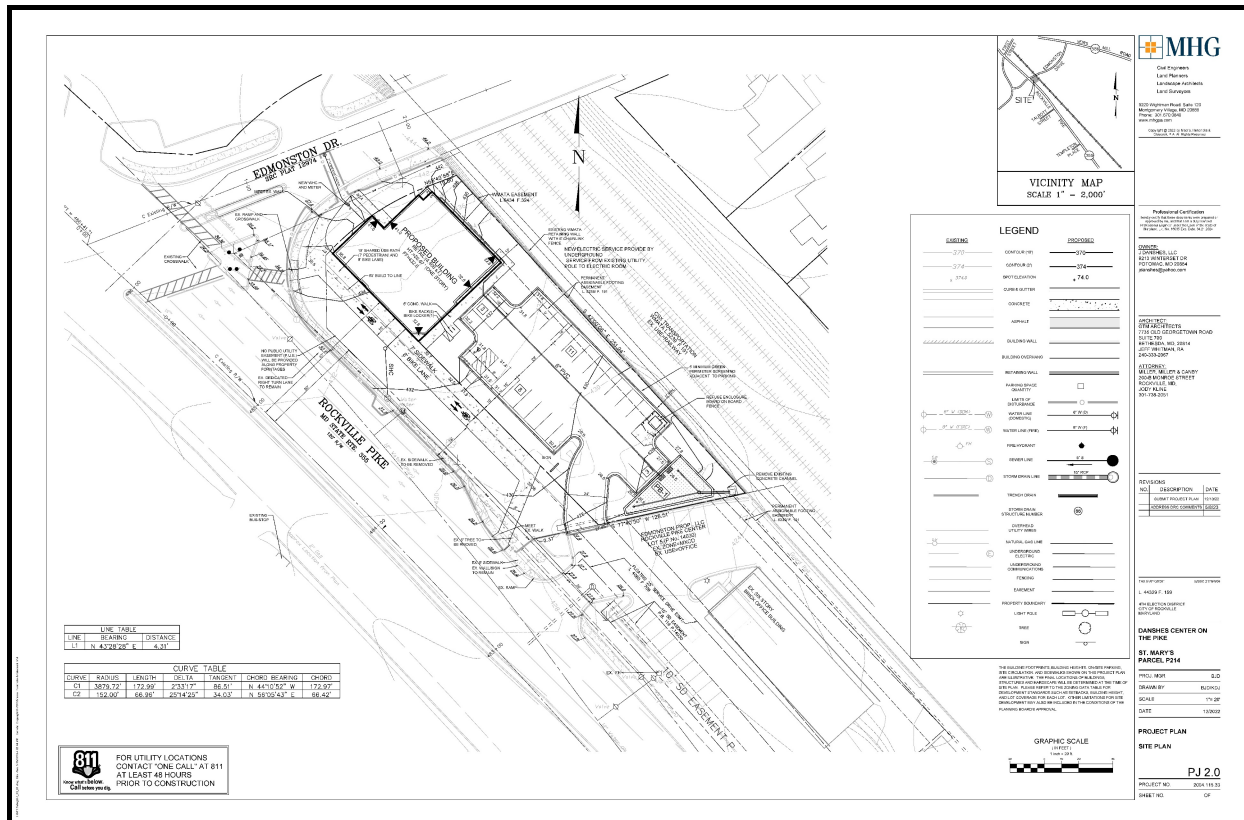


Figure 2 Site Project Plan

The Site Project Plan shown in Figure 2 above presents the proposed commercial office building, parking lot, and access drive adjusted to reflect the impact of the 93 foot offset from centerline for the future MD 355 and BRT upgrades.

VEHICLE TRIP GENERATION

The peak hour vehicle trips that would be generated by the 900 Rockville project were estimated using the trip generation rates/equations published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. *The trip generation for the proposed land uses is shown in Table 1 on the following page.*

As noted in the table, a reduction in peak hour trips was applied to both the morning and evening peak hours to reflect the previously approved 12,579 square foot furniture store, previously approved for the site, as summarized in Resolution 14-06, for PPD 2006-00011.

TRAFFIC STATEMENT

900 Rockville Pike

PJT2023-00016 Project Plan Resubmission

Revised June 2023

Page Four

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
900 Rockville Pike Trips/ 4,400 sf retail	6	4	10	14	15	29
Previous approval (Resolution 14-06) Trips/12,574 Furniture Store	2	1	3	3	4	7
Net New Trips	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.

TRAFFIC STATEMENT

900 Rockville Pike

PJT2023-00016 Project Plan Resubmission

Revised June 2023

Page Five

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.

TRAFFIC STATEMENT

900 Rockville Pike

PJT2023-00016 Project Plan Resubmission

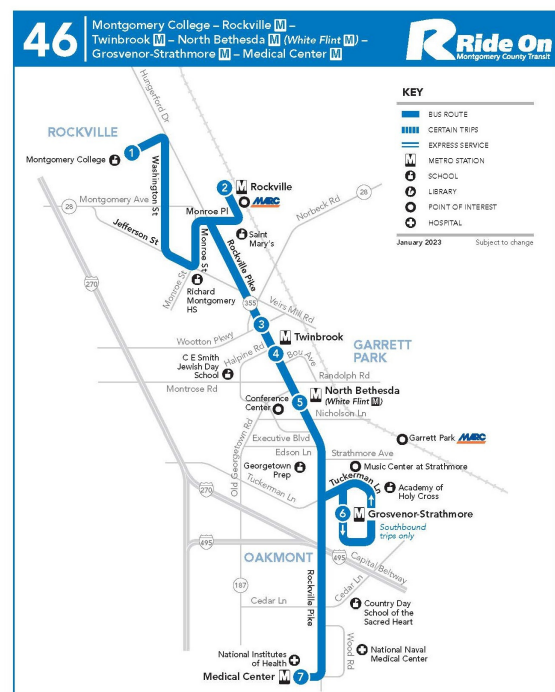
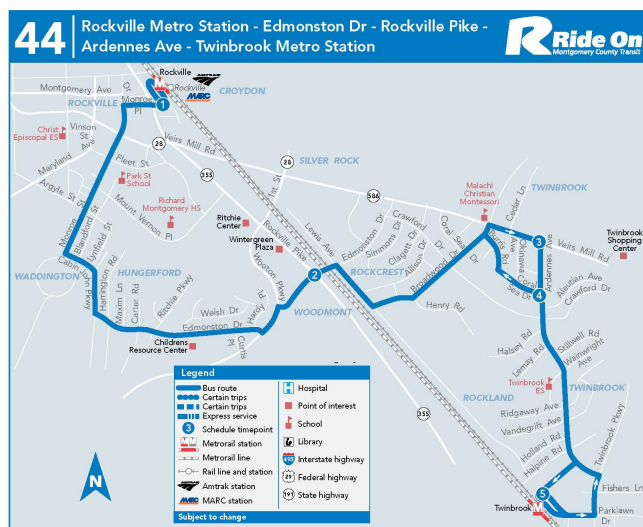
Revised June 2023

Page Six

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.

TRAFFIC STATEMENT

900 Rockville Pike

PJT2023-00016 Project Plan Resubmission

Revised June 2023

Page Seven

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.



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JODY KLINE
301-738-2051

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

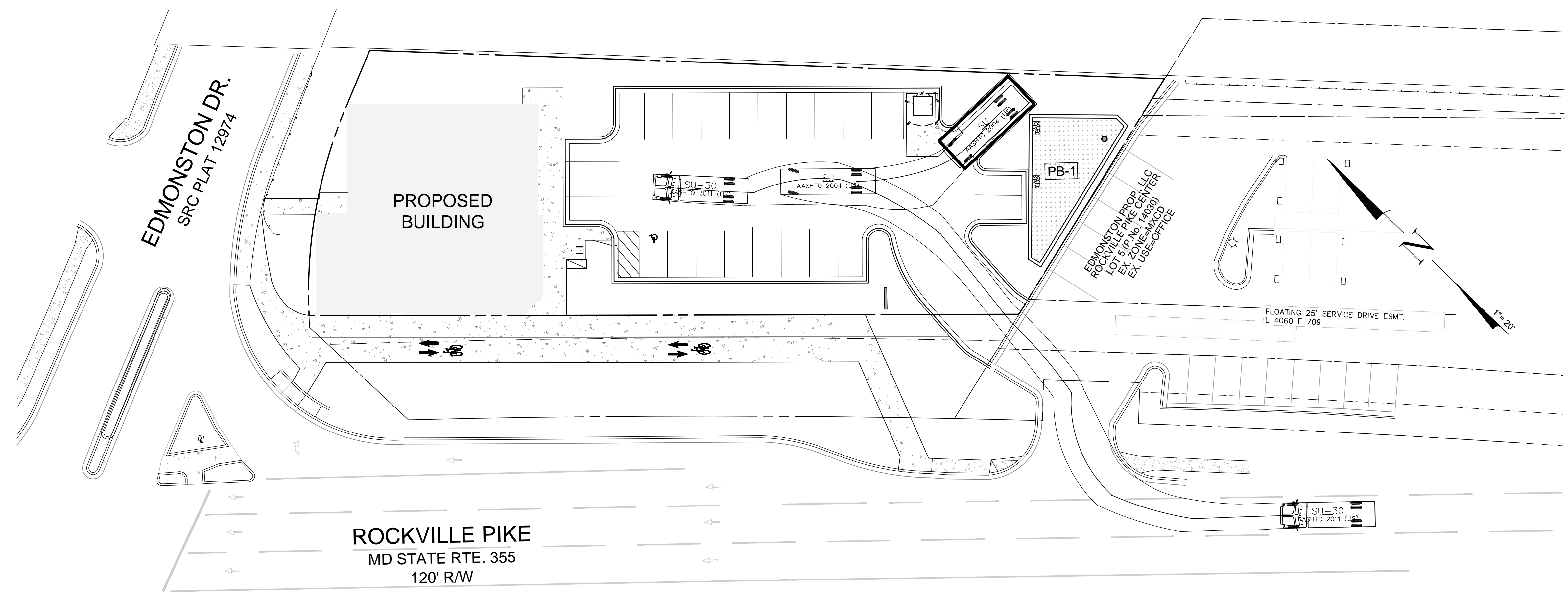
PROJECT PLAN

TRUCK MOVEMENT
EXHIBIT (DELIVERY SU-30)

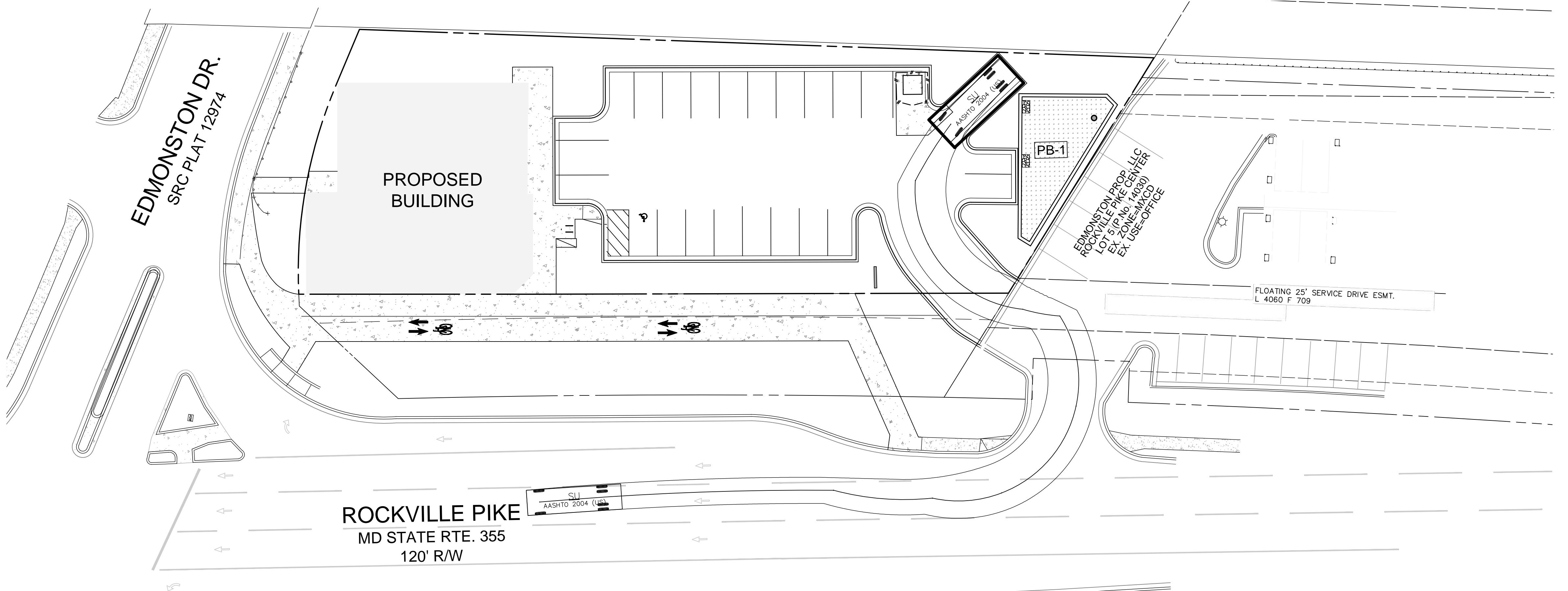
EX 1.2

PROJECT NO. 2004.115.33

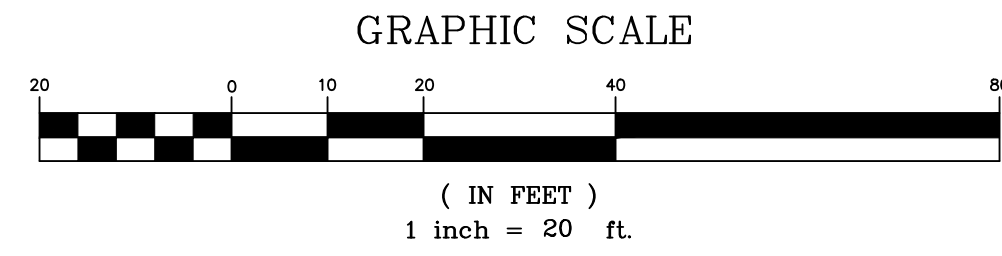
SHEET NO. 1 OF 1



DELIVERY TRUCK TURNING STUDY (IN)



DELIVERY TRUCK TURNING STUDY (OUT)





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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:

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POTOMAC, MD 20854
jdashes@yahoo.com

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JEFF WHITMAN, RA
240-333-2067

ATTORNEY:

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ROCKVILLE, MD,
JODY KLINE
301-738-2051

REVISIONS

NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/13/22
	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

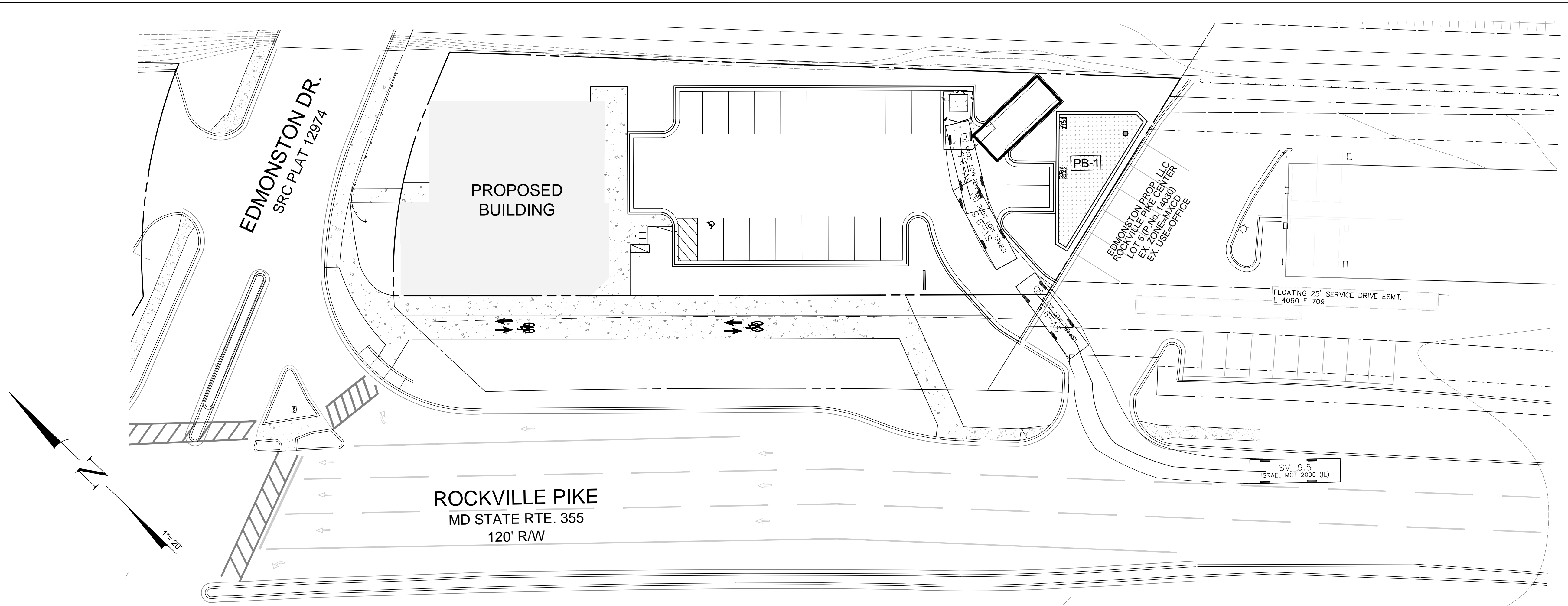
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DRAWN BY	JDP
SCALE	1" = 20'
DATE	05/2023

PROJECT PLAN

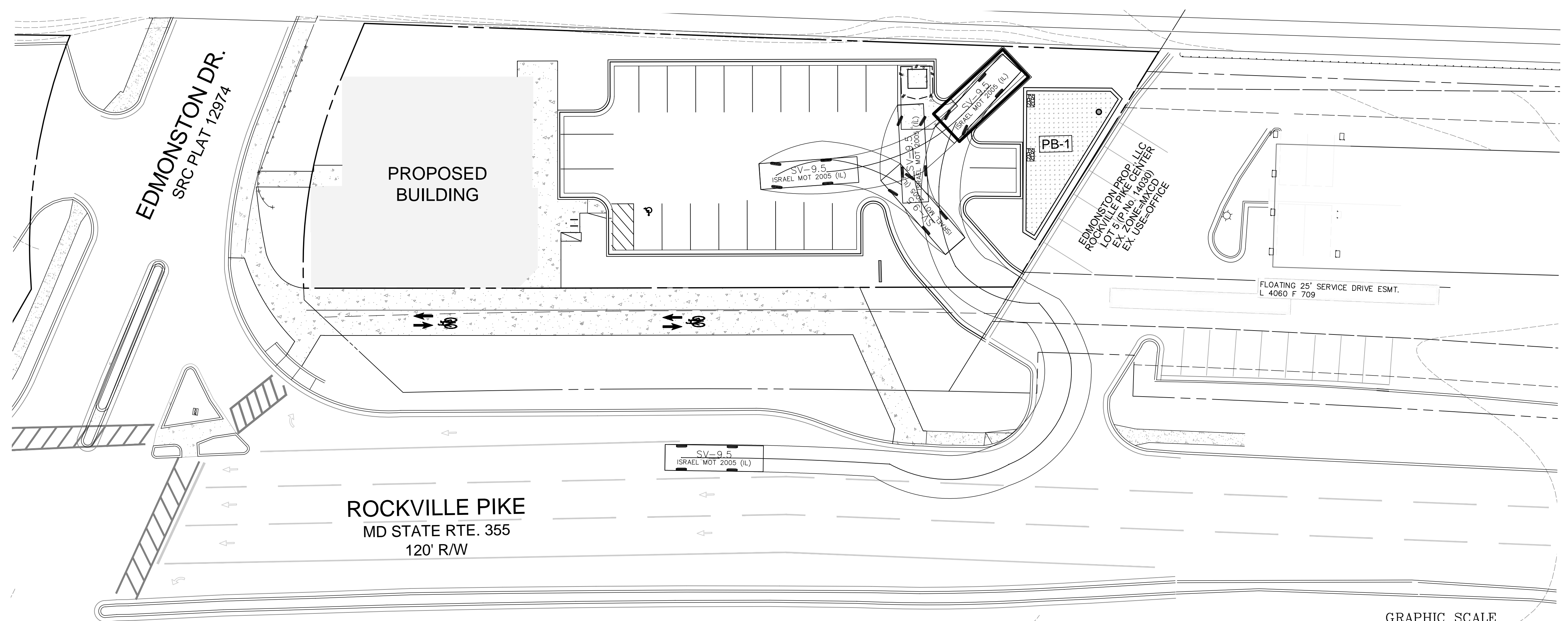
TRUCK MOVEMENT EXHIBIT (REFUSE)

EX 1.1

PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1

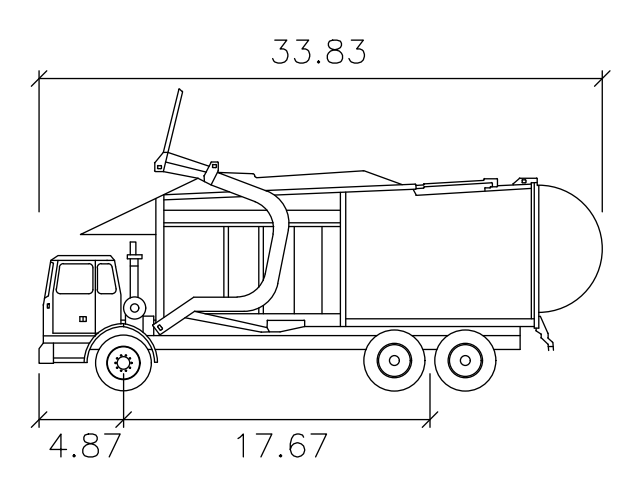


REFUSE TRUCK TURNING STUDY-IN



REFUSE TRUCK TURNING STUDY- OUT

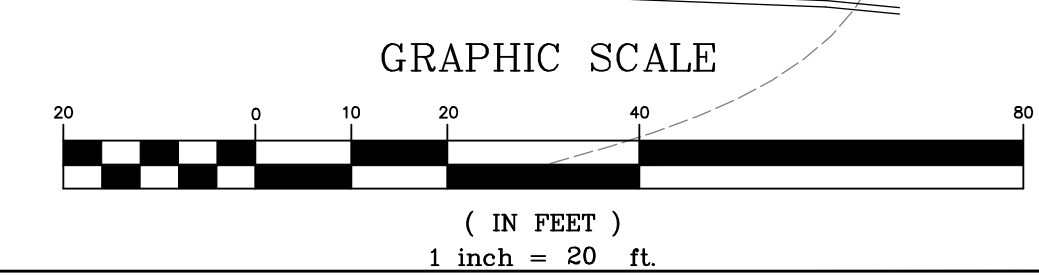
VICINITY MAP
SCALE 1" = 2,000'

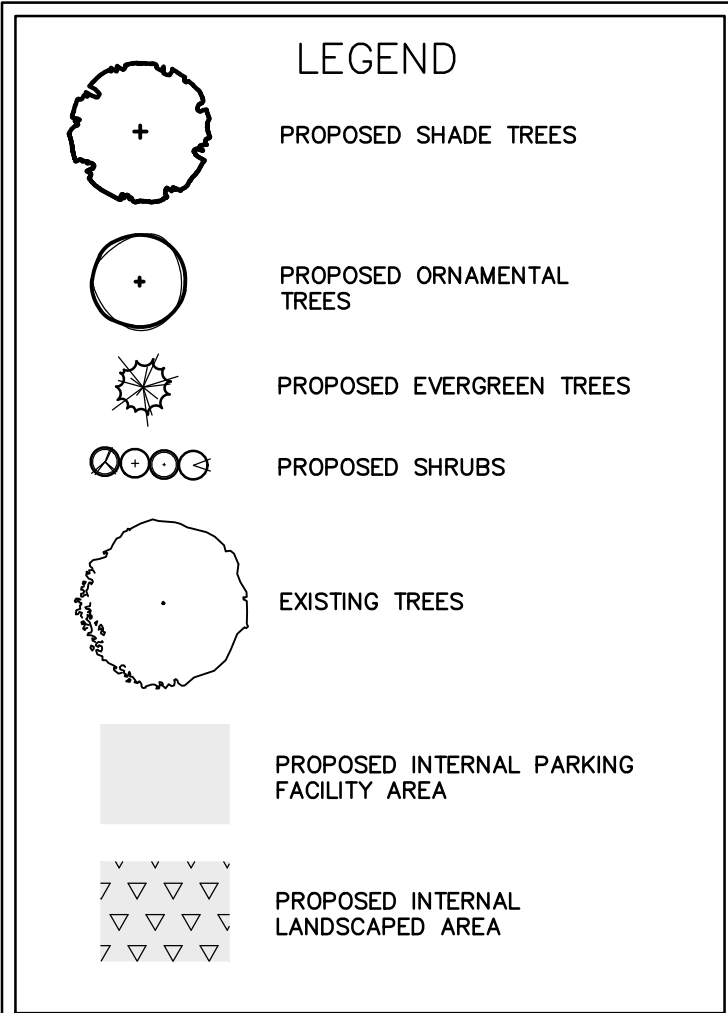


Wayne Titan

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

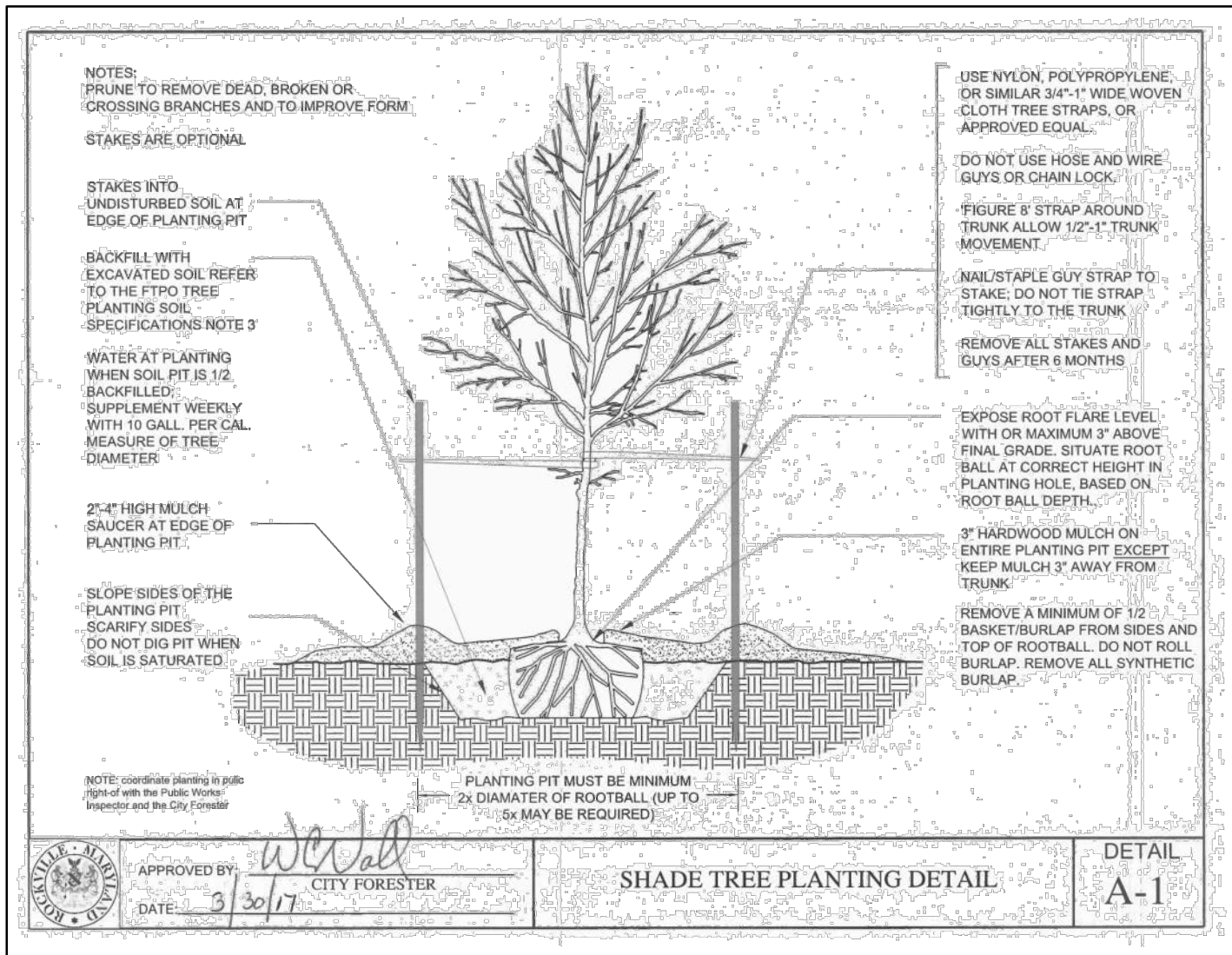
GARBAGE TRUCK TURNING STUDY REAR LOAD VEHICLE





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301-738-2051

TAX MAP GR561 WSSC 217NW06

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

DANSHES CENTER ON THE PIKE

**ST. MARY'S
PARCEL P214**

PROJ. MGR

SCALE 1"= 20'

DATE 05.12.2023

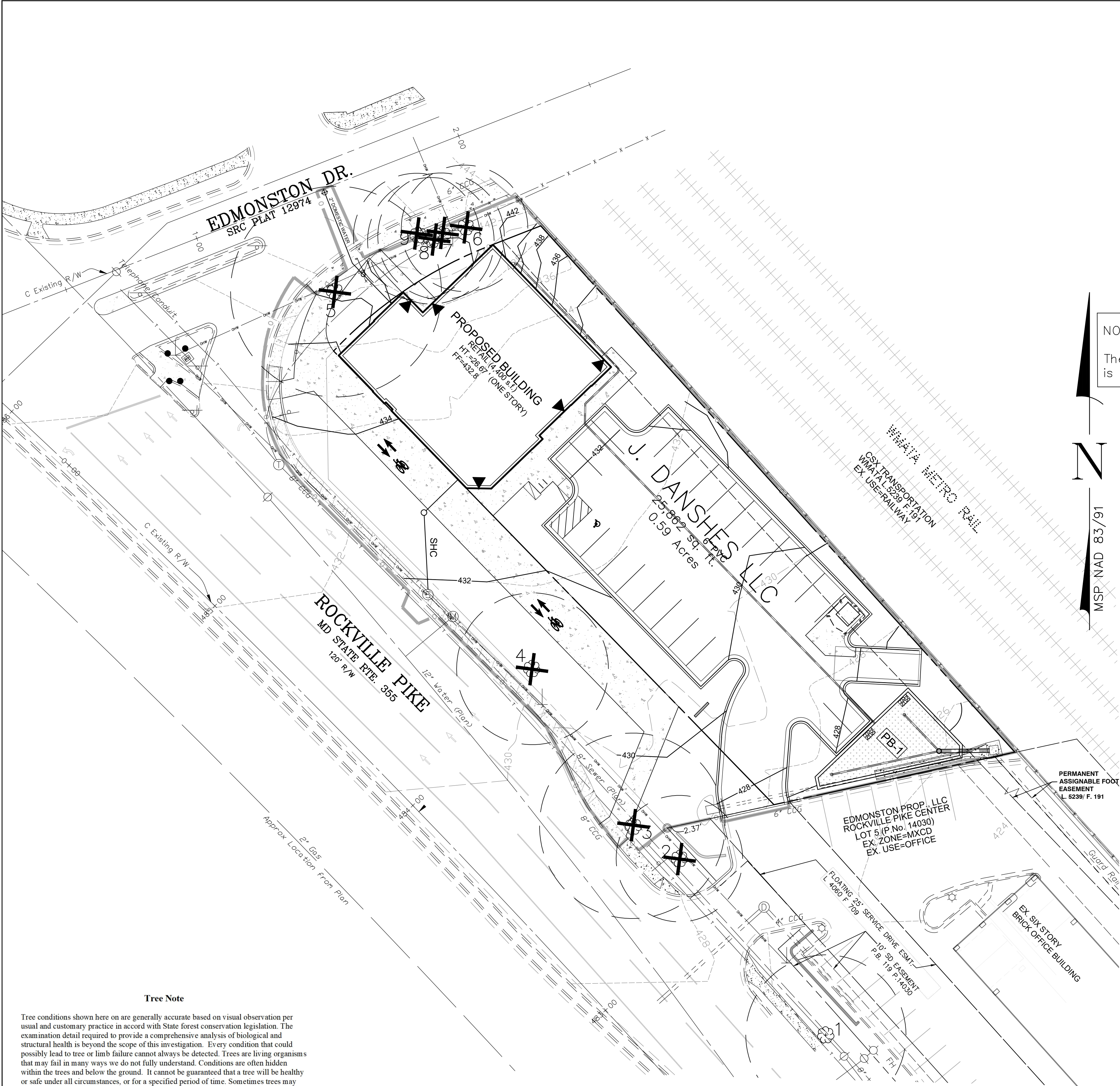
LANDSCAPE PLAN

1201

PROJECT NO. 2004.115.33

SHEET NO. 1 OF 1

L2.01



Tree Note

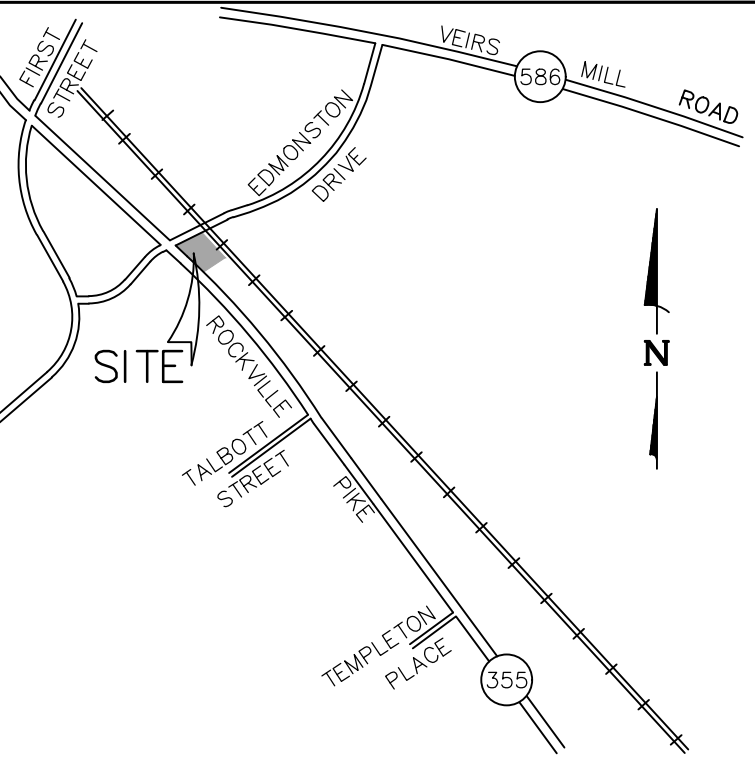
Tree conditions shown here on are generally accurate based on visual observation per usual and customary practice in accord with State forest conservation legislation. The examination detail required to provide a comprehensive analysis of biological and structural health is beyond the scope of this investigation. 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.

SIGNIFICANT TREE SUMMARY CHART									
NRI						PFCP/FCP			
#	COMMON NAME	SCIENTIFIC NAME	DBH	Area CRZ	CTLA %	DISPOSITION (SAVE/REMOVE)	% CRZ IMPACT	REPLACEMENT REQD.	Proposed Credit
ON-SITE SIGNIFICANT>7"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	Nonway 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.

LEGEND	
	SIGNIFICANT TREE TO BE REMOVED
	SIGNIFICANT TREE
	CRITICAL ROOT ZONE
	LIMITS OF DISTURBANCE
	PLANTER BOX



VICINITY MAP
SCALE 1" = 2,000'

Community Planning & Development Services
Received
November 17, 2023



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Land Surveyors

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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:
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JODY KLINE
301-738-2051

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

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	FCJ
SCALE	1"= 20'
DATE	12/2022

PRELIMINARY FOREST
CONSERVATION PLAN

L9.01

PROJECT NO. 2004.115.33
SHEET NO. 1 OF 2

CASE NUMBER FTP2017-00013

APPROVED BY
CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES

12/06/2023

DATE SIGNED

12/06/2023

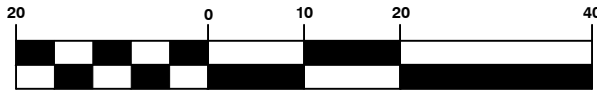
DATE APPROVED

AS DIRECTED

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.





Civil Engineers
Land Planners
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Land Surveyors

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Frank C. Johnson
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.

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

TAX MAP GR561 WSSC 217NW06

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4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

DANSHES CENTER ON
THE PIKE

ST. MARY'S
PARCEL P214

PROJ. MGR	BJD
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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 1/2 - 3"		B&B		1200 s.f MTC
KPA	5	Koeleruteria paniculata	Golden Raintree	2 1/2 - 3"		B&B		
PSK	3	Prunus serrulate 'Kwanzan'	Kwanzan Cherry	2 1/2 - 3"		B&B		2 Replacement
ZSV	3	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	2 1/2 - 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 1/2 - 3"		B&B		
TOTAL:								4 Replacement 2600 s.f. MTC

* Native

LEGEND

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



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 cf./1,888 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_p_v, 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 microbio retention 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

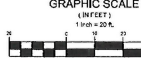
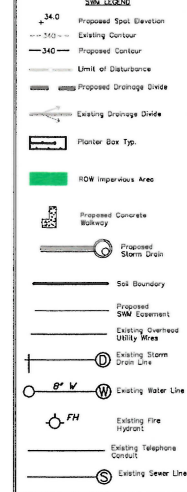
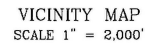
JKS/SKM/kmc

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.

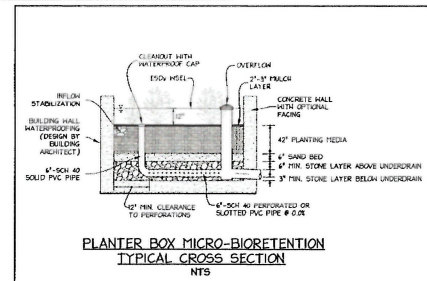
cc: Jim Lapping, Engineering Supervisor
Shaun Ryan, Planning Supervisor
Li Alligood, Principal Planner
Brian Donnelly, Macris, Hendrick & Glascock, P.A.
Jody Kline, Miller, Miller & Canby
SWM Concept file
Permit plan, PJT2023-00016, SMC2023-00009
Day file

SWM CONCEPT SUMMARY TABLE	
General Property Information: 900 ROCKVILLE PIKE SITE AREA	
SMC# 2022-00009	
Type of Concept: Pre-Application SWM Concept	
Development Review Process/Case No.: Project Plan	
Property Address: 900 Rockville Pike	
Property Legal Description: Parcel 014	
Existing Property Size (ac./sq ft): 0.59 ac. or 25,863 sf	
Proposed Property Size (ac./sq ft): 0.41 ac. or 19,354 sf	
Total Contained Area (ac./sq ft): 0.22 ac. or 9,509 sf	
zoning: PD-CB	
Material: Hard Rock C&G	
100 Yr. Floodplain: No	
E.A. Type: new/development or New Development	
SWM Summary	
Total On-Site Impervious Area (subject to SWM): 0.20 ac. or 22,950 sf	
Required P (Proposed P): 1.80 inches / 1.87 inches	
Target ESD/Protonal (SDR): 1,899 cu ft. / 2,038 cu ft.	
ESD Measures: one Planter Box Micro-Bioremediation	
Detention Storage Required/Provided: Good ft	
Structure Measures: None	
Q10 (10-Yr. Quantity, Contingency Measures: Monetary Contribution	


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 Paved Area: 0.11 ac. / 4,890 sf
 Contiguous Right-of-Way UDD: 0.25 ac. / 11,021 sf
 Contiguous Right-of-Way Can (Treeless) Projected Volume: 1.00 cu. yd. (Quality Volume)
 Contiguous Right-of-Way 50:10 (10 Year Quantity Control) Measures: Monetary Contribution
 Other Information: n/a



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

 **J.D. DANGHES, LLC**

Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9232 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.672.9540
www.jddanghes.com

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Gustafson, P.C. All Rights Reserved.



Professional Engineer
I hereby certify that these documents were
prepared by me or under my direct supervision and that I am a
fully licensed Professional Engineer under the
laws of the State of Maryland.

License No. MEIN-Expiration Date 04/29/2014

J. DANGHES, LLC
9233 WINTEREST DR
POTOMAC, MD 20854
jdanghes@jddanghes.com

[illegible]

TAX MAP GR281 YSSC 217N9C8

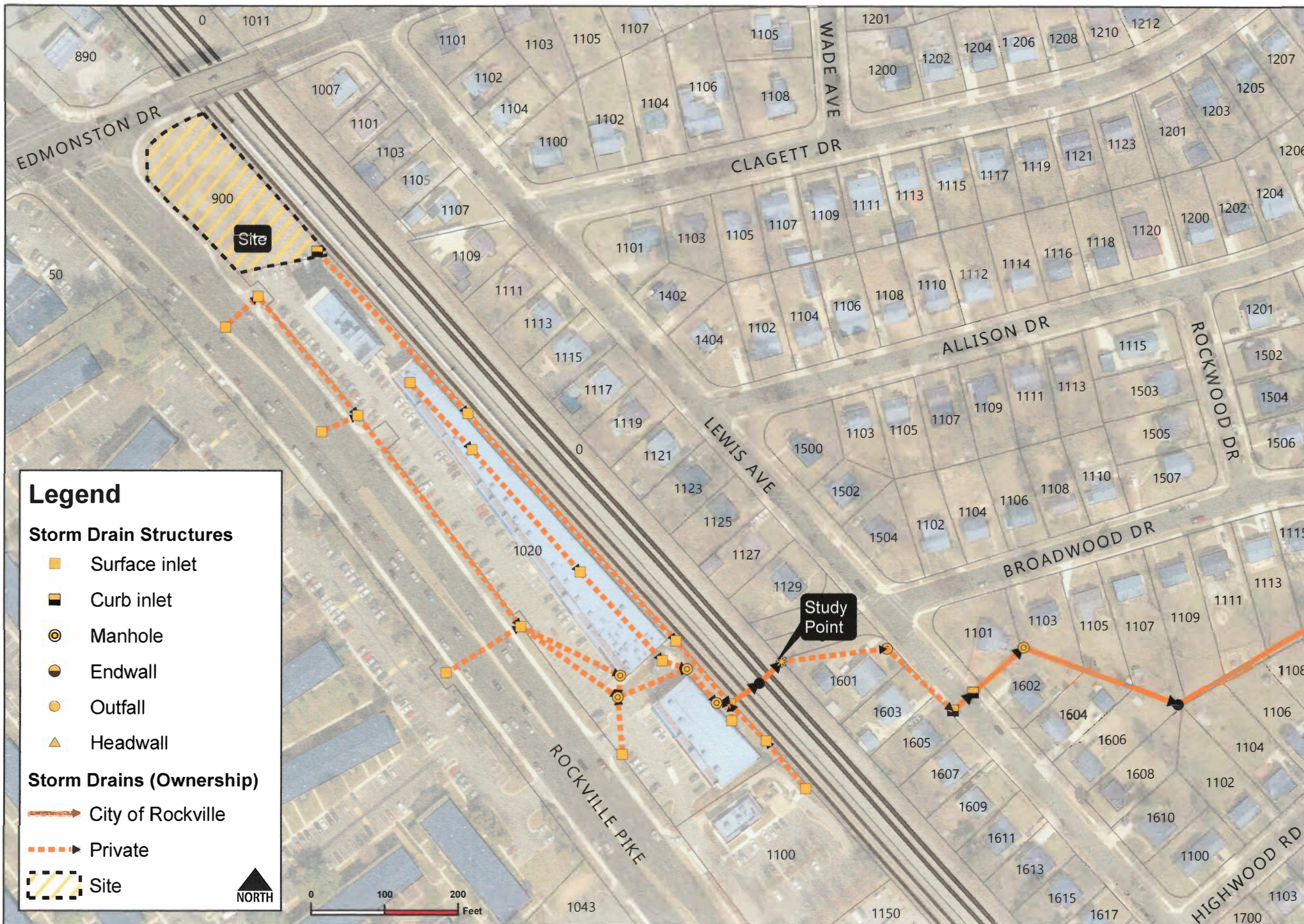
4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

ST. MARY'S
PARCEL P214

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

**PRE-APPLICATION SWM
CONCEPT PLAN**

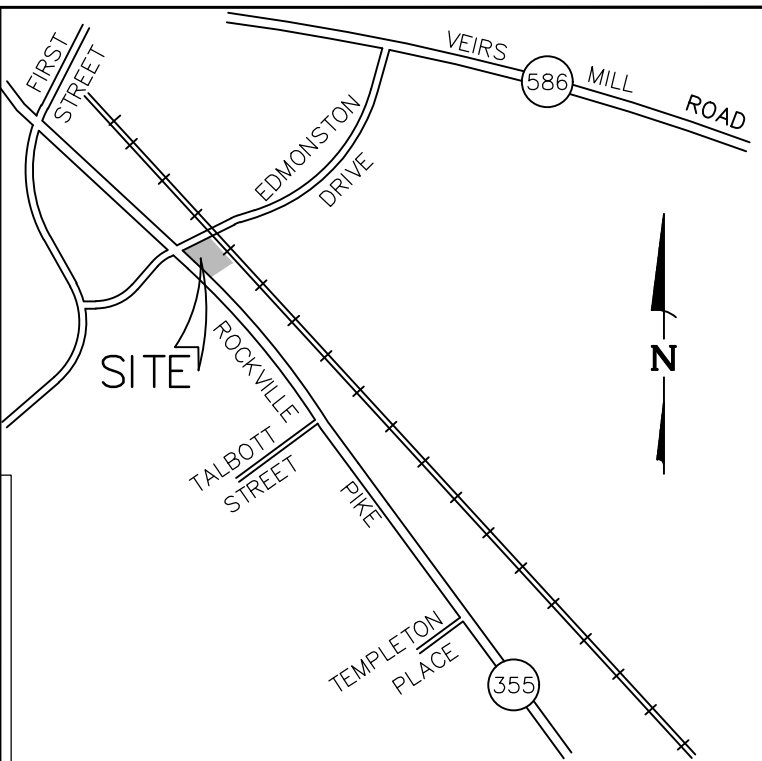
PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1



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	SWM Alt.	
Unmanaged Area	3,516 SF	436 SF		On-Site Comp ¹			On-Site Comp ¹		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	SWM Alt.	
ROW	9,802 SF	4,890 SF		SWM Alt			SWM Alt		N/A		SWM Alt.	

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

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



VICINITY MAP
SCALE 1" = 2,000'

MHG

Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

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

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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 DASHES, LLC
9213 WINTERSET DR
POTOMAC, MD 20854
jdashes@yahoo.com

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR561 WSSC 217N706

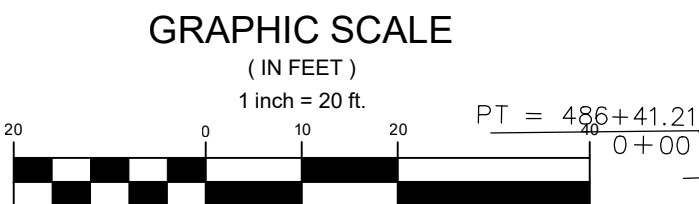
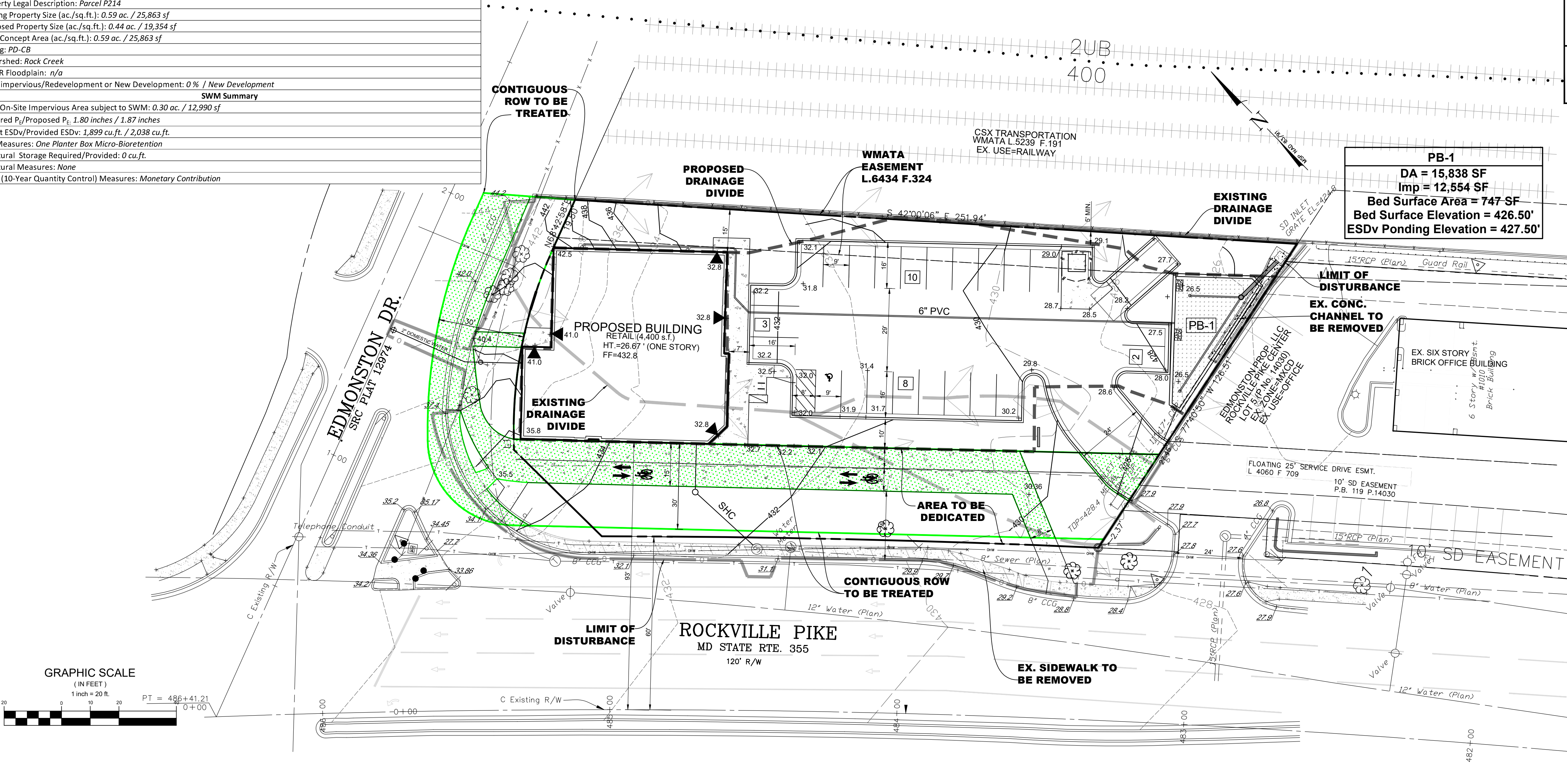
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4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

ST. MARY'S
PARCEL P214

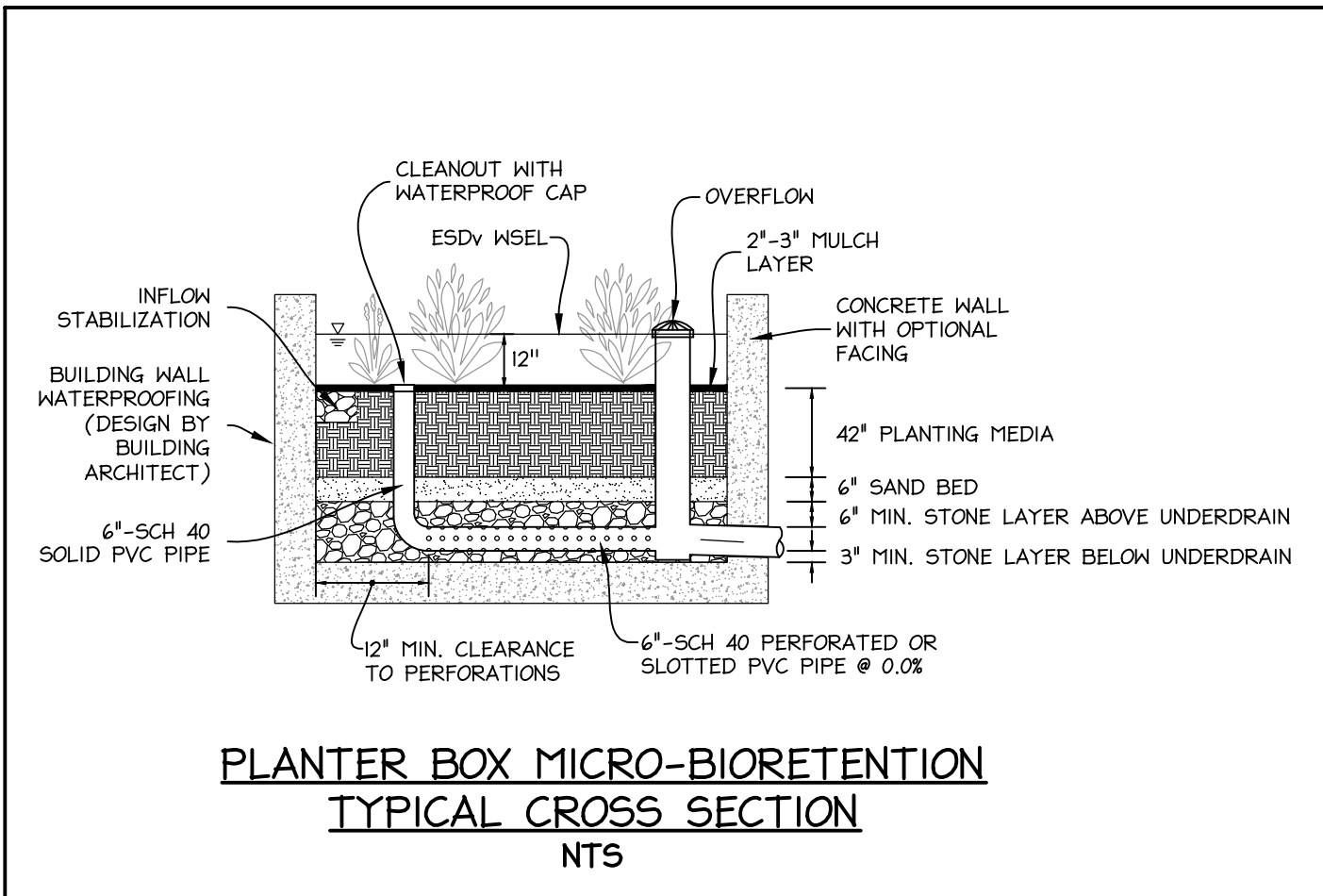
PROJ. MGR	BJD
DRAWN BY	JT
SCALE	1" = 20'
DATE	8/14/23

PRE-APPLICATION SWM
CONCEPT PLAN

PROJECT NO.	2004.115.33
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

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 # PJT2025-00022

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 WINTERSSET 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: _____

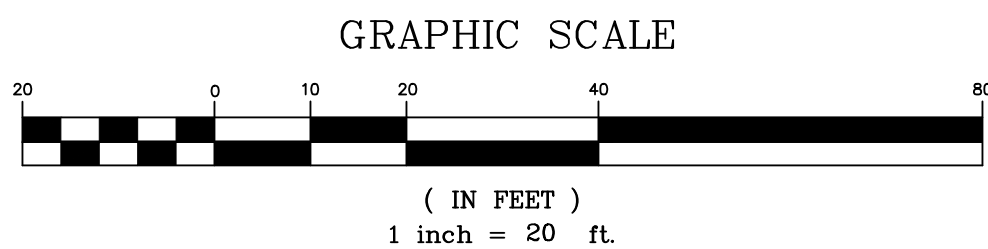
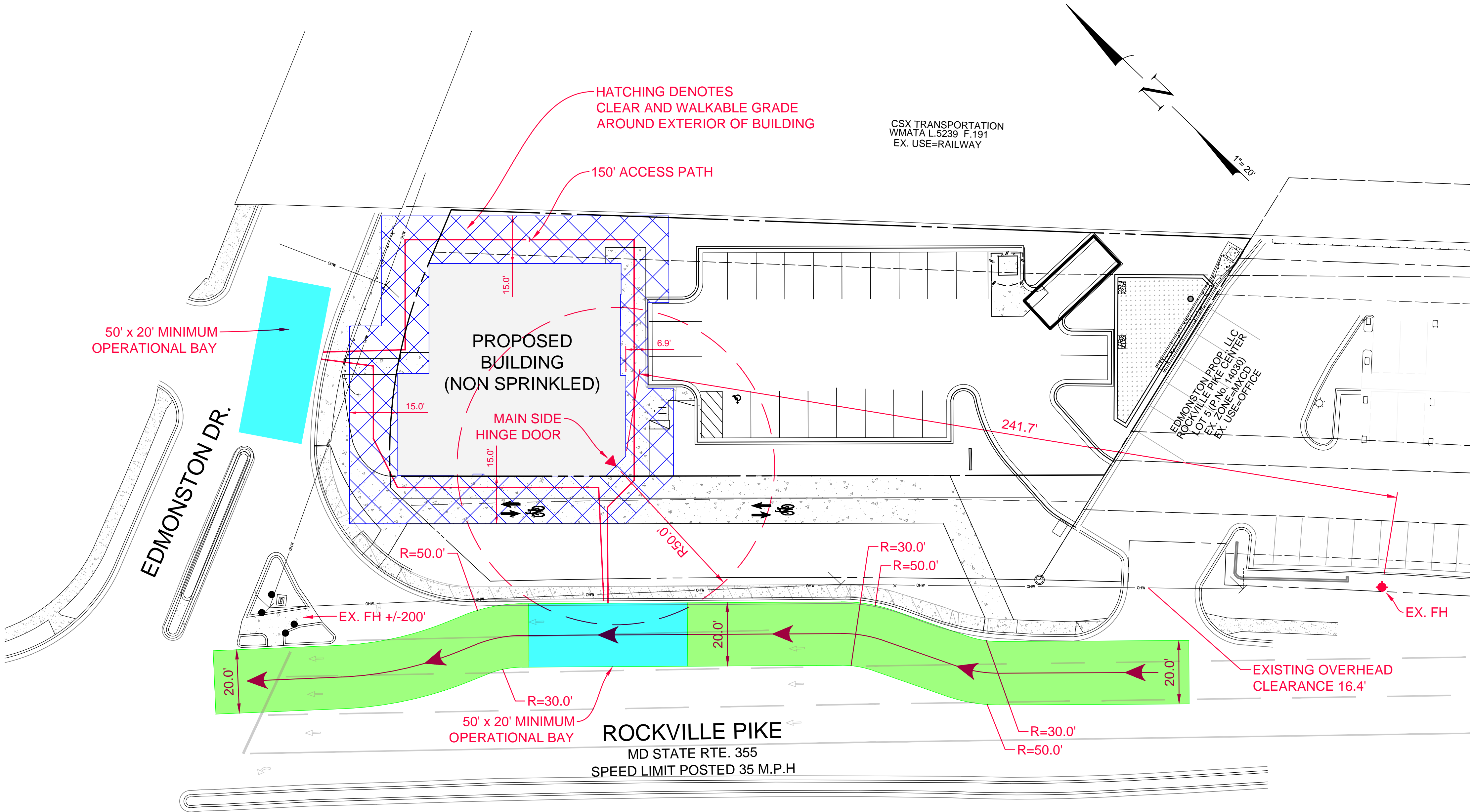
SIGNATURE OF PROPERTY OWNER/APPLICANT:

If Applicant is the Property Owner:

Property Owner’s Signature: _____ Date _____
Name and Title (Please Print): _____

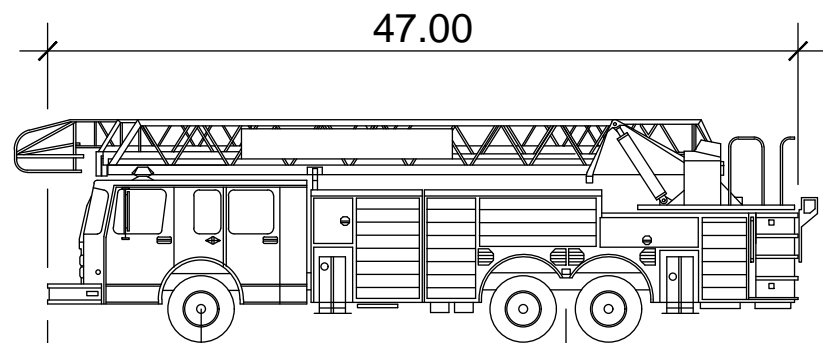
If Applicant is not the Property Owner:

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): _____



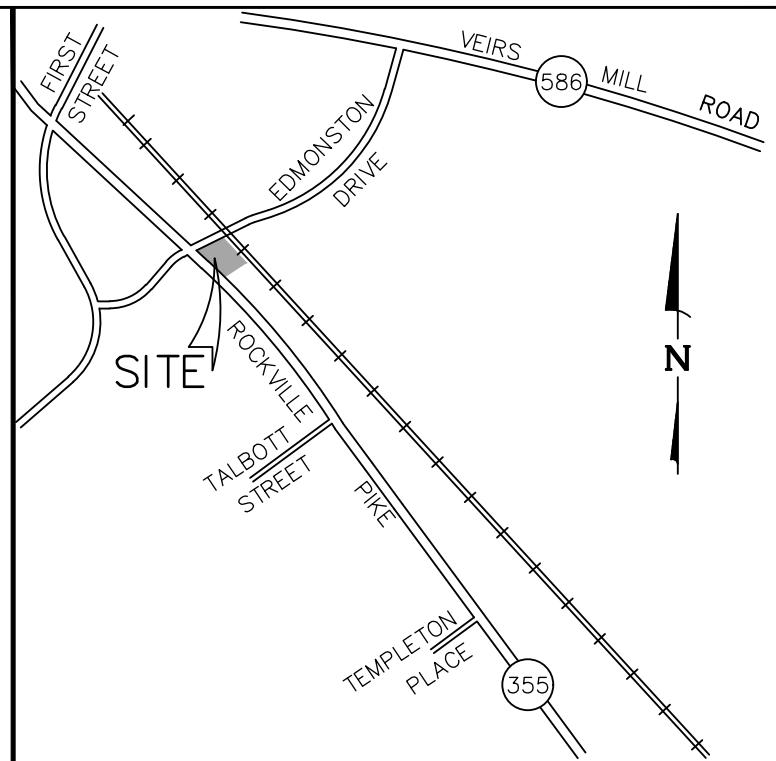
HEIGHT & AREA ANALYSIS NON-SPRINKERED SINGLE STORY = NS	CONSTRUCTION TYPE IIB
GROUND FLOOR BUILDING AREA LIMITATION PER STORY (SM) - MERCANTILE USE GROUP M (IBC 2018 TABLE 506.2)	4,400 SF ACTUAL - 12,500 SF MAX PERMITTED (MERCANTILE - MOST RESTRICTIVE)
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE - 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(c)	NONE-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



Fire Truck MC AT-29

	feet
Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



VICINITY MAP
SCALE 1" = 2,000'

LEGEND	
	APPARATUS ACCESS MOVEMENT
	OPERATIONAL BAY 50 X 20' MIN
	15' CLEAR AND WALKABLE GRADE AROUND BUILDING
	MAIN EXTERIOR DOORS
	FIRE ACCESS PATH
	EXISTING FIRE HYDRANT

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

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