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Planning and Development Services
Received
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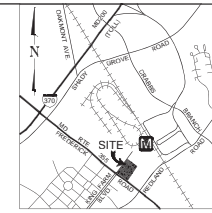
LIDL, LLC
3600 S. CLARK STREET
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ABBREVIATIONS

- ARCH ARCHITECTURAL
- BC BACK OF CURB
- BLOS BUILDING
- BS BOTTOM OF STAIR
- BW BOTTOM OF WALL
- CD CURB & GUTTER
- CONC CONCRETE
- DIP DUCTILE IRON PIPE
- ELEC ELECTRIC
- EP EDGE OF PAVING
- EXIST EXISTING
- FC FORESET CONSPICUOUS
- FD FIRE DEPARTMENT CONNECTION
- FEL FINISHED FLOOR ELEVATION
- FL FLOW LINE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- MB MICROBORE TENTION
- MECH MECHANICAL
- NOT IN CONTRACT NOT IN CONTRACT
- PLUM PLUMBING
- RCP REINFORCED CONCRETE PIPE
- REM REMOVE
- RHW RIGHT-OF-WAY
- SD STORM DRAIN
- SB SANITARY SEWER
- SWM STORMWATER MANAGEMENT
- SW SIDEWALK
- TC TO BE REMOVED
- TR TOP OF CURB
- TS TOP OF STAIR
- TW TOP OF WALL
- W WATER

LEGEND

- CONTOUR (2 FT) -402-
- CONTOUR (2 FT) -410-
- SPOT ELEVATION +63.25
- CURB & GUTTER
- ASPHALT PAVING
- CONCRETE PAVING
- LIMITS OF DETURBANCE
- UTILITY DEMO
- WATER LINE
- FIRE HYDRANT
- SEWER LINE
- STORM DRAIN
- NATURAL GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATION
- LIGHT POLE
- PROPERTY BOUNDARY
- EASEMENT



VICINITY MAP
SCALE: 1"=2000'

SITE DATA	
SUBJECT PROPERTY:	DERWOOD - PARCEL N PLAT # 22049
PROPERTY ADDRESS:	15621 FREDERICK ROAD ROCKVILLE, MD
PROPERTY AREA:	175,627 SF (4.03 AC)
PROPERTY OWNER:	360 PARTNERS, LLC C/O GOODMAN & MCALLISTER CPA 10340 BRIDGE CRANE ROAD, #200 ROCKVILLE, MD 20850
CONTRACT PURCHASER:	LIDL US OPERATIONS, LLC 3600 S. CLARK STREET ARLINGTON, VA 22202
TAX ID NUMBER:	08-0114808
ZONING CLASSIFICATION:	MTO - MIXED-USE TRANSIT DISTRICT
EXISTING GFA:	8,569 SF (TO BE REMOVED)
EXISTING USE:	MOTOR VEHICLE SALES
NEW GFA:	225,000 SF
PROPOSED USES:	RETAIL SALES (50,000 SF) MULTIFAMILY RESIDENTIAL (200 UNITS, 190,000 SF)
PREVIOUS APPROVALS:	ANNEXATION (AN0215-00145) SITE PLAN (STP2019-0087)

DEVELOPMENT STANDARDS - MTO ZONE

	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT	120 FT	80 FT
MINIMUM LOT WIDTH AT FRONT LOT LINE	10 FT	821 FT
MINIMUM OPEN AREA	15% (26,344 SF)	30% (53,000 SF)
MINIMUM PUBLIC USE SPACE	10% (11,288 SF) *	10% (11,288 SF) *
PUBLIC RIGHT-OF-WAY ABUTTING SETBACK:	NONE REQUIRED	30 FT
MINIMUM SIDE YARD SETBACK (NON-RESIDENTIAL):	NONE REQUIRED	10 FT
MINIMUM REAR YARD SETBACK (NON-RESIDENTIAL):	NONE REQUIRED	15 FT
NUMBER OF AUTO SPACES REQUIRED:	400 SPACES ¹	309 SPACES ²
NUMBER OF BICYCLE SPACES REQUIRED - SHORT TERM:	16 SPACES ¹	16 SPACES
NUMBER OF BICYCLE SPACES REQUIRED - LONG TERM:	72 SPACES ¹	72 SPACES ³

SITE PLAN NOTES

- PARKING REQUIREMENTS ARE BASED ON 300,000 SF OF RETAIL SALES + 200 MULTI-FAMILY UNITS (80 1 BR + 140 2-3 BR)
- THE PROJECT WILL BE SEEKING A PARKING WAIVER IN ACCORDANCE WITH 25.13.03.1.16
- LONG TERM BICYCLE PARKING FOR MULTI-FAMILY BUILDING WILL BE PROVIDED WITHIN PARKING GARAGE
- PUBLIC OPEN SPACE IS NOT REQUIRED ON THE RESIDENTIAL PORTION OF THE SITE, PURSUANT TO THE EXEMPTION FOR AFFORDABLE HOUSING UNDER 27.17.01 E, THEREFORE THE PUBLIC USE SPACE REQUIREMENT AND AMOUNT PROVIDED ARE BASED ON THE 113,377 SF (2.58 AC) LIDL PORTION OF THE SITE ONLY.

GENERAL NOTES

- THE EXISTING CONDITIONS AND PROPERTY BOUNDARY SHOWN ARE TAKEN FROM AN ALTA & TOPOGRAPHIC SURVEY PREPARED BY MHG, LAST UPDATED IN APRIL OF 2020.
- EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTEANCES, MARKINGS BY MISS UTILITY ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
- THE PROPERTY IS WITHIN THE ROCK CREEK WATERSHED.
- THE PROPERTY DOES NOT CONTAIN "WATERS OF THE UNITED STATES", WETLANDS, STREAMS, SEEPS, SPRINGS, FLOODPLAINS OR THEIR ASSOCIATED BUFFERS.
- THE PROPERTY IS NOT IDENTIFIED IN THE CITY OF ROCKVILLE HISTORIC BUILDINGS INDEX.
- A NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION (NR/FS) FOR THIS PROPERTY WAS APPROVED ON AUGUST 3, 2020 UNDER TTPO#2020-00014.
- ALL NEW UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH DESIGN PROGRESSION.
- THE PROPERTY IS WITHIN THE WISG WATER AND SEWER SERVICE AREA.
- REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS.

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP 0512 WISG 2310008
PLAT 20049
8TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL N
DERWOOD

LIDL &
FOUNDATION HOUSING

PROJ. MGR	PGL
DRAWN BY	KH
SCALE	1"= 30'
DATE	04.16.2021

PRE-APPLICATION
SITE PLAN

PROJECT NO. 96.419.21
SHEET NO. 1 OF 1