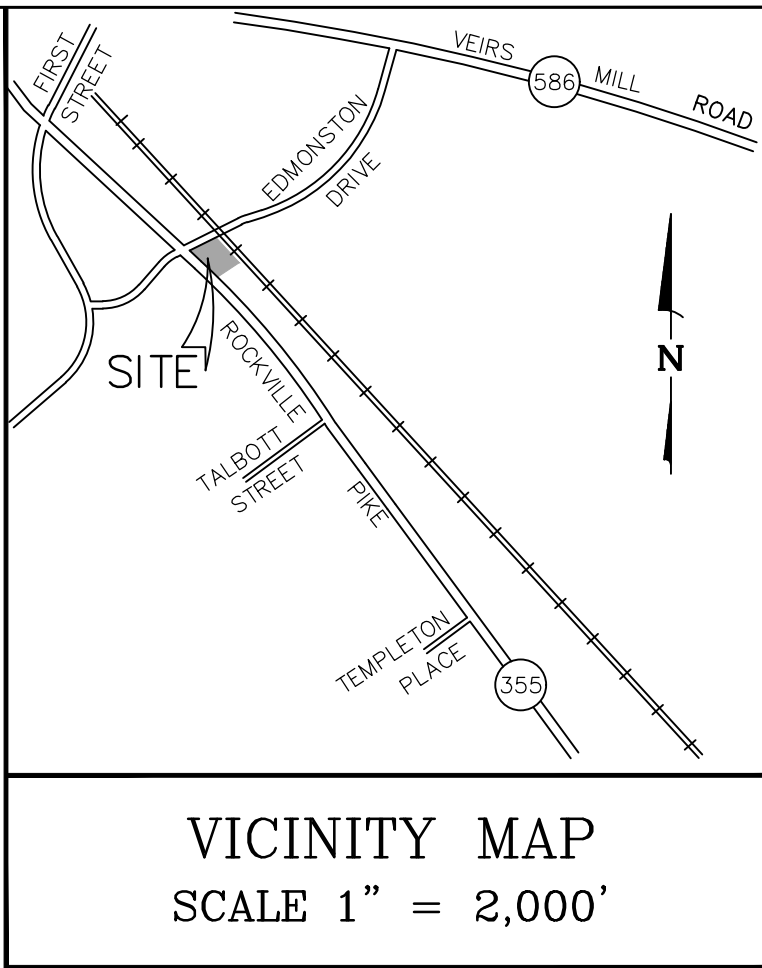


# DANSHES CENTER ON THE PIKE

## SAINT MARYS P214

### PROJECT PLAN PJT2023-00016



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

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:	25,862 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	25,862 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.	34% or 6,617 S.F.


OFF STREET PARKING AND LOADING PARKING		
RETAIL (4,400 S.F.) (1)	1/200 S.F. = 22 SPACE	25 SPACES
HANDICAP ACCESSIBLE SPACES	1	1 (VAN SPACE)
LOADING SPACE	SEE FOOTNOTE 6	
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 PDP-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
  - PURSUANT TO SECTION 25.16.06.h.1 ANY BUILDING IN ANY MIXED-USE ZONE, ADEQUATE OFF-STREET, SPACE FOR LOADING AND UNLOADING OF GOODS AND MATERIALS MUST BE PROVIDED, TAKING INTO CONSIDERATION THE SIZE OF THE BUILDING AND THE ALLOWED USES. DUE TO THE NOMINAL SIZE OF THE BUILDING (4,400 SF) AND RETAIL USE, NO LOADING SPACES HAVE BEEN PROVIDED.

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.

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 (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
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	



Know what's below.  
Call before you dig.

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

Community Planning & Development Services  
Received  
June 29, 2023



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

L. 44329 F. 159

## DANSHES CENTER ON THE PIKE

PROJ. MGR	BJD
-----------	-----

DRAWN BY BJD/KDJ

SCALE 1"= 20'

DATE 12/2022

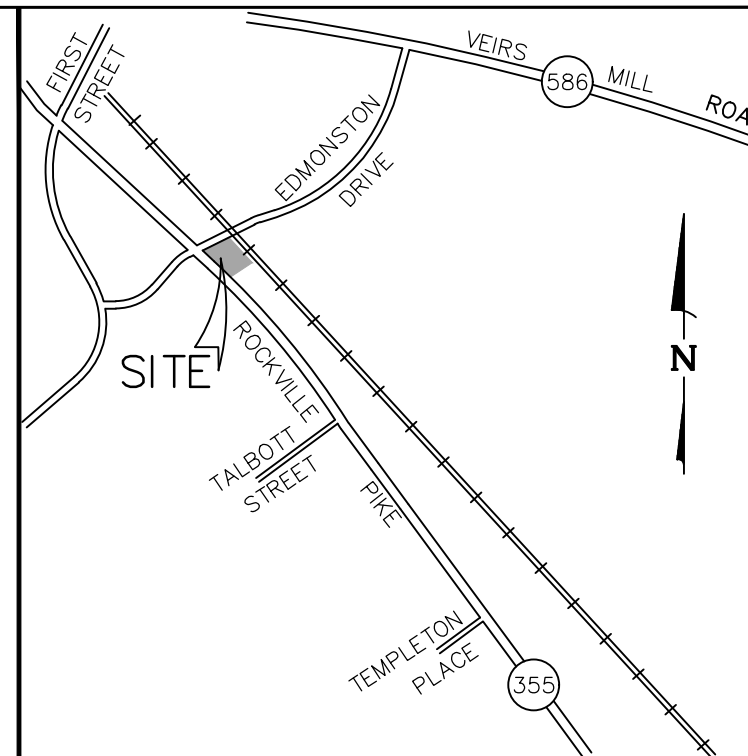
## PROJECT PLAN

## SITE PLAN

PJ 2.0

PROJECT NO. 2004.115.33

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_



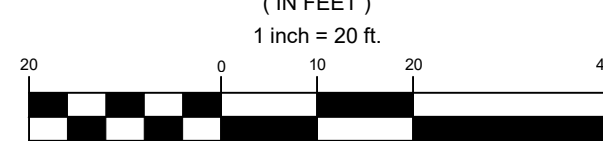
VICINITY MAP  
SCALE 1" = 2,000'

## LEGEND

EXISTING		PROPOSED
	CONTOUR (10')	
	CONTOUR (2')	
	SPOT ELEVATION	
	CURB & GUTTER	
	CONCRETE	
	ASPHALT	
	BUILDING WALL	
	BUILDING OVERHANG	
	RETAINING WALL	
	PARKING SPACE QUANTITY	
	LIMITS OF DISTURBANCE	
	WATER LINE (DOMESTIC)	
	WATER LINE (FIRE)	
	FIRE HYDRANT	
	SEWER LINE	
	STORM DRAIN LINE	
	TRENCH DRAIN	
	STORM DRAIN STRUCTURE NUMBER	
	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



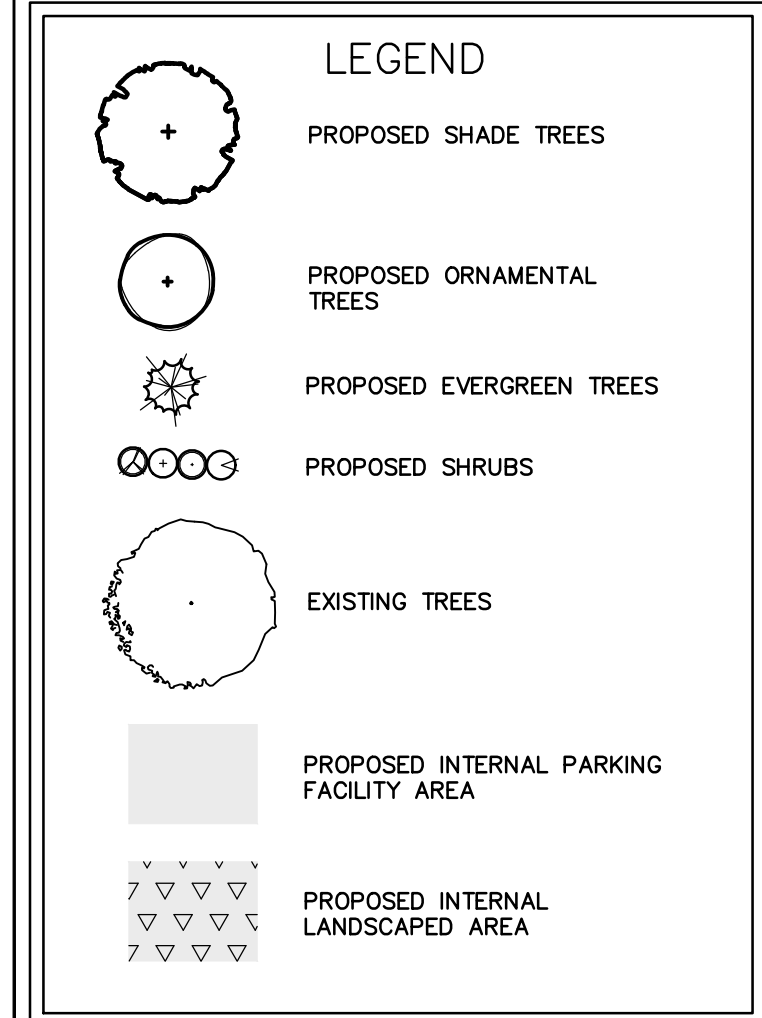
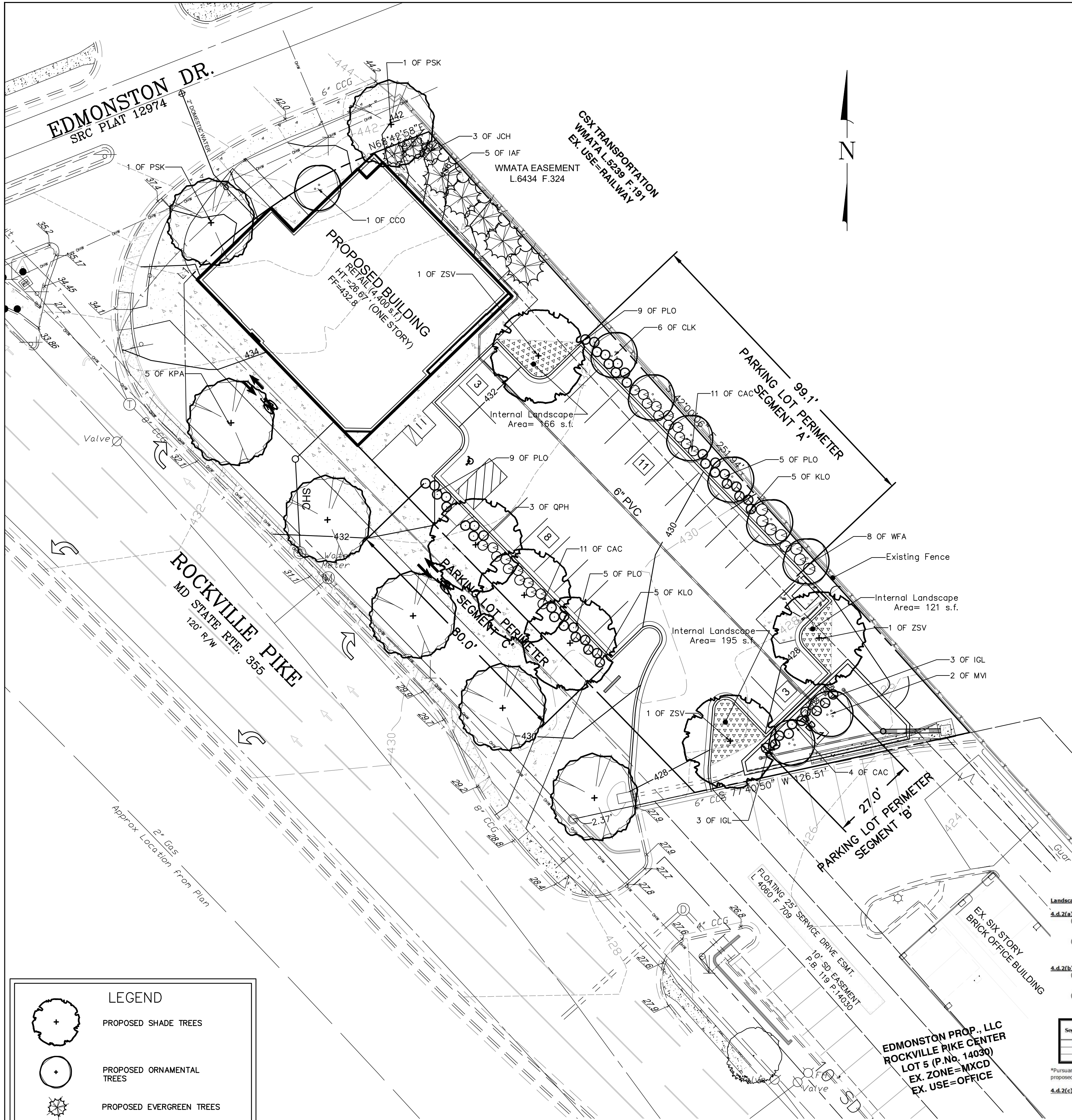
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 43°28'28" E	4.31'

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





NATIVE PLANT COUNTS	
Total Shade Trees: 13	
Native Shade 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%	

LANDSCAPE PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SPD
SHADE TREES						
*CPH	3	Quercus phellos	Willow Oak	21'-3"		B&B
*KPA	5	Koeleria paniculata	Golden Raintree	21'-3"		B&B
*PSK	2	Prunus serotina 'Kwanzan'	Kwanzan Cherry	21'-3"		B&B
*ZSV	3	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	21'-3"		B&B
EVERGREEN TREES						
*JCH	3	Juniperus chinensis 'Hetzi'	Columnar Hetzi Juniper		5'-6"	B&B
*IAF	5	Ilex x attenuata 'Fosteri'	Foster Holly		5'-6"	B&B
ORNAMENTAL TREES						
*CCO	1	Cornus kousa 'Rutcan'	Constellation Kousa Dogwood		7'-8"	B&B
*CLK	6	Cladrastis kentukea	Kentucky Yellowwood		7'-8"	B&B
*MVI	2	Magnolia virginiana	Sweetbay Magnolia		7'-8"	B&B
SHRUBS						
*KLO	19	Kalmia latifolia 'Olympic Fire'	Olympic Fire Mountain Laurel	18-30"		#3 Cont.
*CAC	9	Ceanothus 'Sixteen Candles'	Sixteen Candles Summervest	18-24"		#3 Cont.
*PLO	28	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	18-24"		#3 Cont.
*WFA	9	Weigela florida 'Alexandra'	Wine & Roses Weigela	24-30"		#3 Cont.
*TGL	6	Ilex glabra	inkberry	18-24"		#3 Cont.
* Native						

General Planting Notes --- Quality Assurance

- All plant material shall be in accordance with the American Standard for Nursery Stock Latest Edition, published by AmericanNur.
- 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.

#### 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.d. PARKING LOT LANDSCAPING

##### 4.d.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.d.2(b) Perimeter Landscape Area Adjoining Property Other than R-O-W

- (i) Required: Minimum 7' width that is required setback of adjoining (SCU) 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. Width Provided (ft)	Shade Trees Required (0)	Shade Trees 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	1	0	2	1	10	10	0	NA
C	89	10	2	3	0	NA	30	30	0	NA

\*Pursuant to section 4.d.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.d.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.d.2(d) Minimum Size of Planting Islands within Internal Landscape Area

- (i) Required: Islands parallel to parking spaces ~ 8' 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.d.3(a) Residential Zone Standards

N/A

##### Zoning Ordinance, Article 13, MIXED USE ZONES

##### Sec. 25.13.05-b-(1) Development Standards-Open Area

- Required: Open area for sites in Rockville Pike Neighborhood Plan is 15% of project area or 2,900 s.f.  
2,984 s.f. ~ 15.4% of project area

##### Sec. 25.13.05-b-(1) Development Standards-Public Use Space

- Required: Public use space for sites in Rockville Pike Neighborhood Plan is 15% of project area or 2,900 s.f.  
6,617 s.f. ~ 34% of project area

##### Zoning Ordinance, Article 17, LANDSCAPING AND SCREENING REQUIREMENTS

##### Sec. 25.17.02-d Screening of Mechanical Equipment in all zones other than Single Dwelling Unit Residential

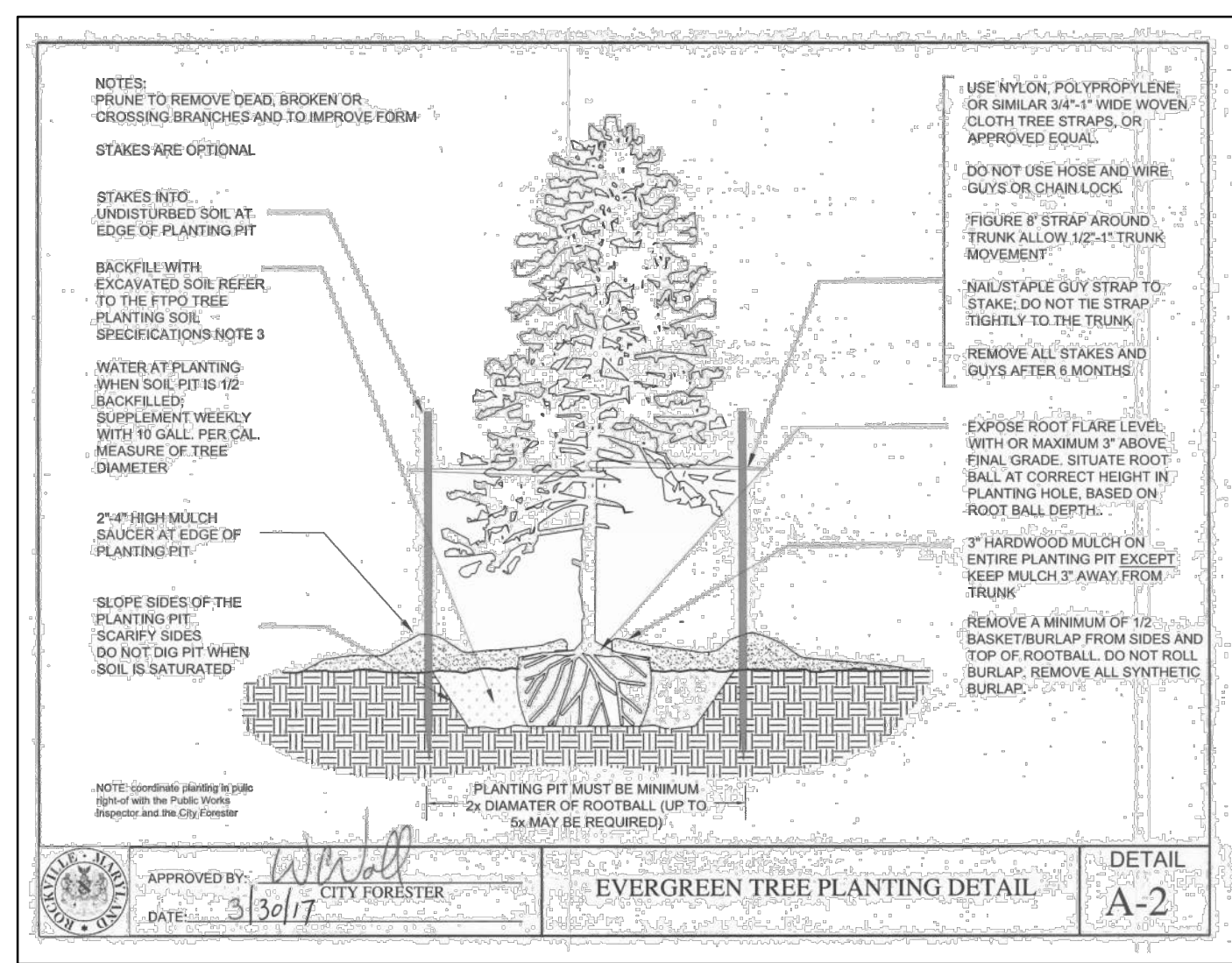
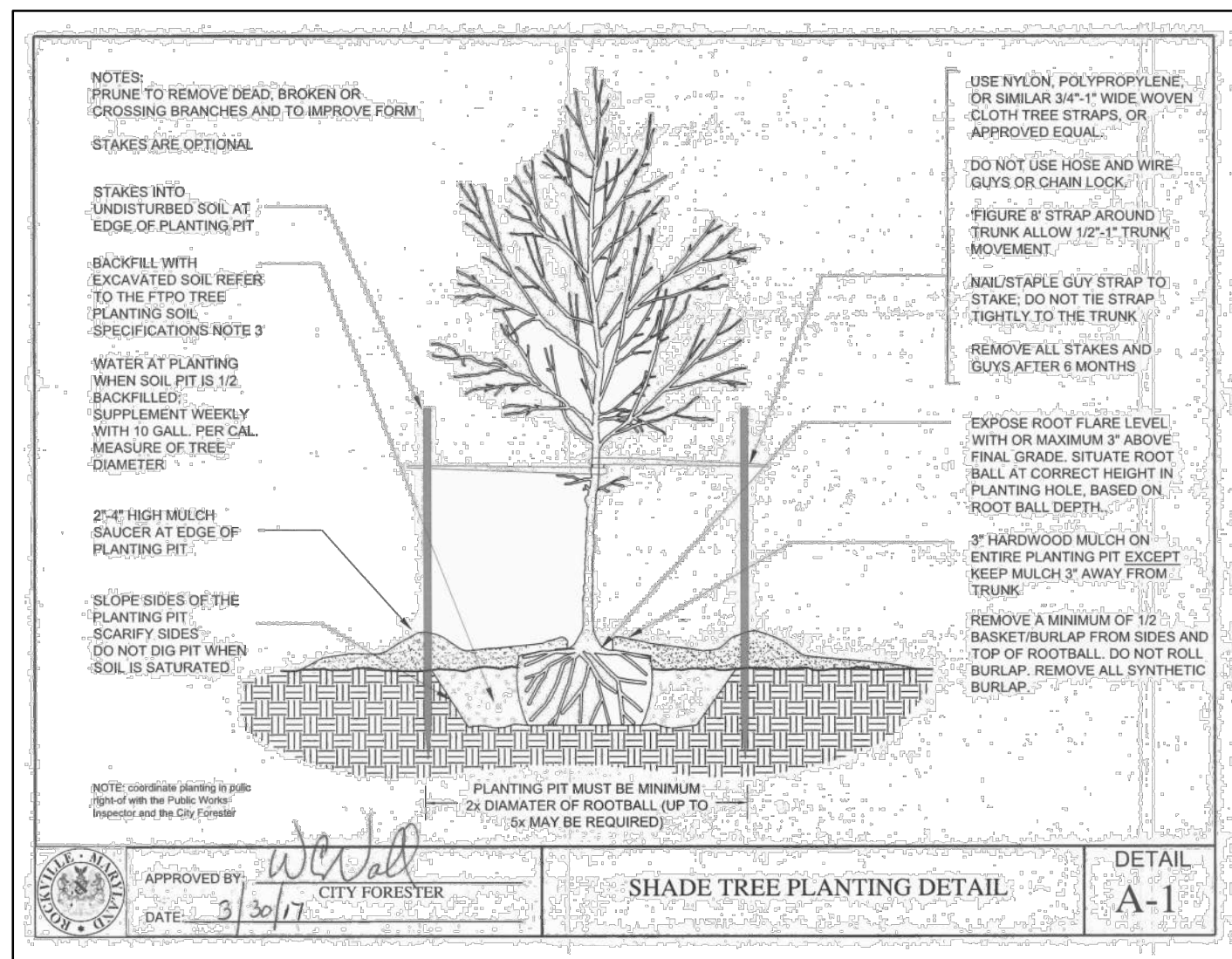
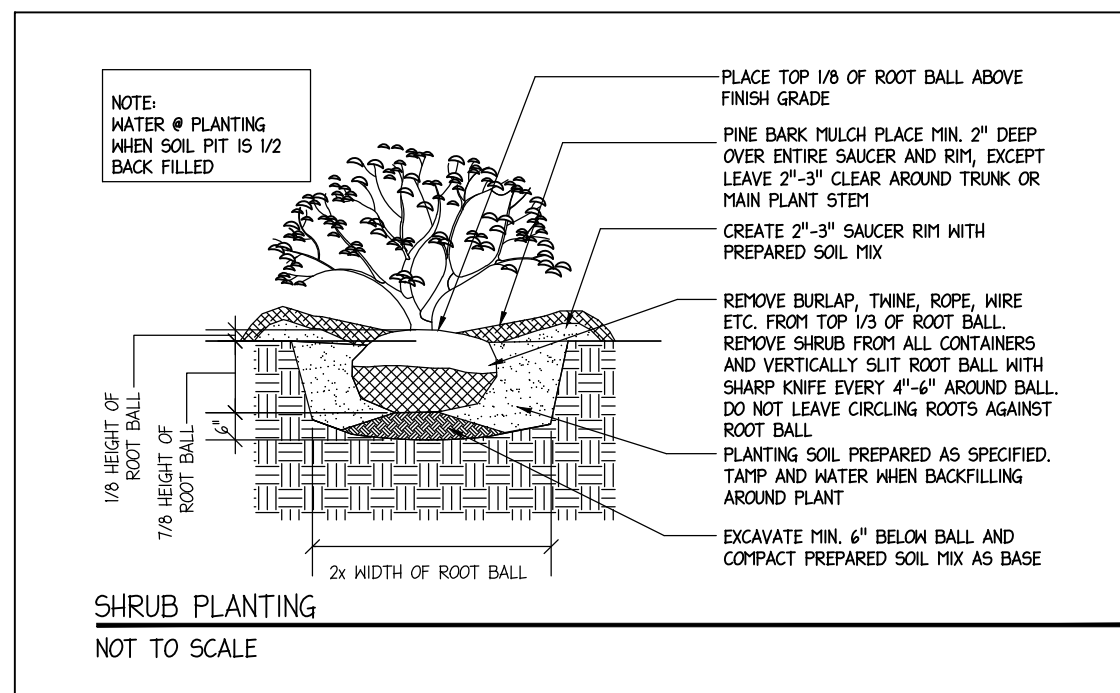
- Required: Screening from public view at ground level from the property edge  
The new equipment trees to block from adjoining property and street right-of-way

##### Sec. 25.17.02-e Screening of Trash, Recycling and Waste Oil/Grease Collection Areas enclosures in all zones other than Single Dwelling Unit Residential.

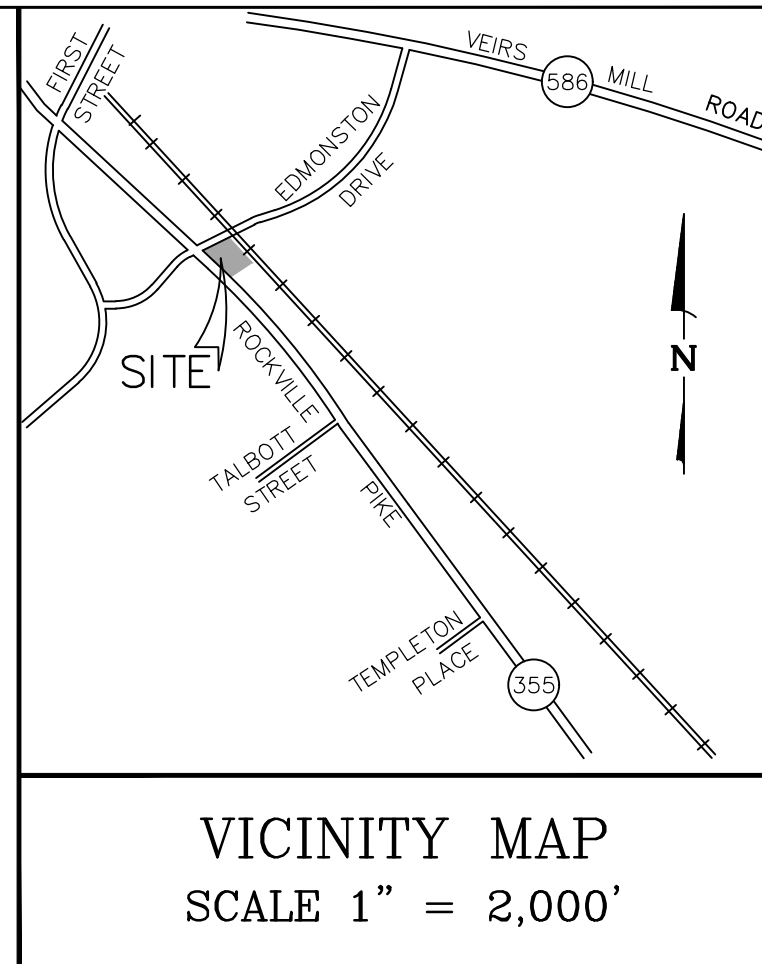
- Required: Appropriate screening  
Fenced trash enclosure

##### Sec. 25.17.03-b-3 Screening 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  
d. 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



Community Planning & Development Services  
Received  
June 29, 2023



**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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240-333-2067

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

#### PLANTING NOTES

- THIS PLAN IS FOR PLANTING PURPOSES ONLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUND COVER, AND SHALL MAINTAIN AREA IN A KEET 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 UTILITY 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 CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SHALES. SHRUBS PLANTED NEAR HVAC UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1-FOOT AIRSPACE BETWEEN UNIT AND PLAN.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SHALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPED 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 SPACING 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 CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- 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 WARRANTY 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 OF MD-DC-VA (LCA), CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
- ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSOR UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSOR 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 CONDENSORS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.
- FOR INFORMATION REGARDING APPROPRIATE PLANTING PREFERENCES 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.LCAMDCAVIA.ORG.



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

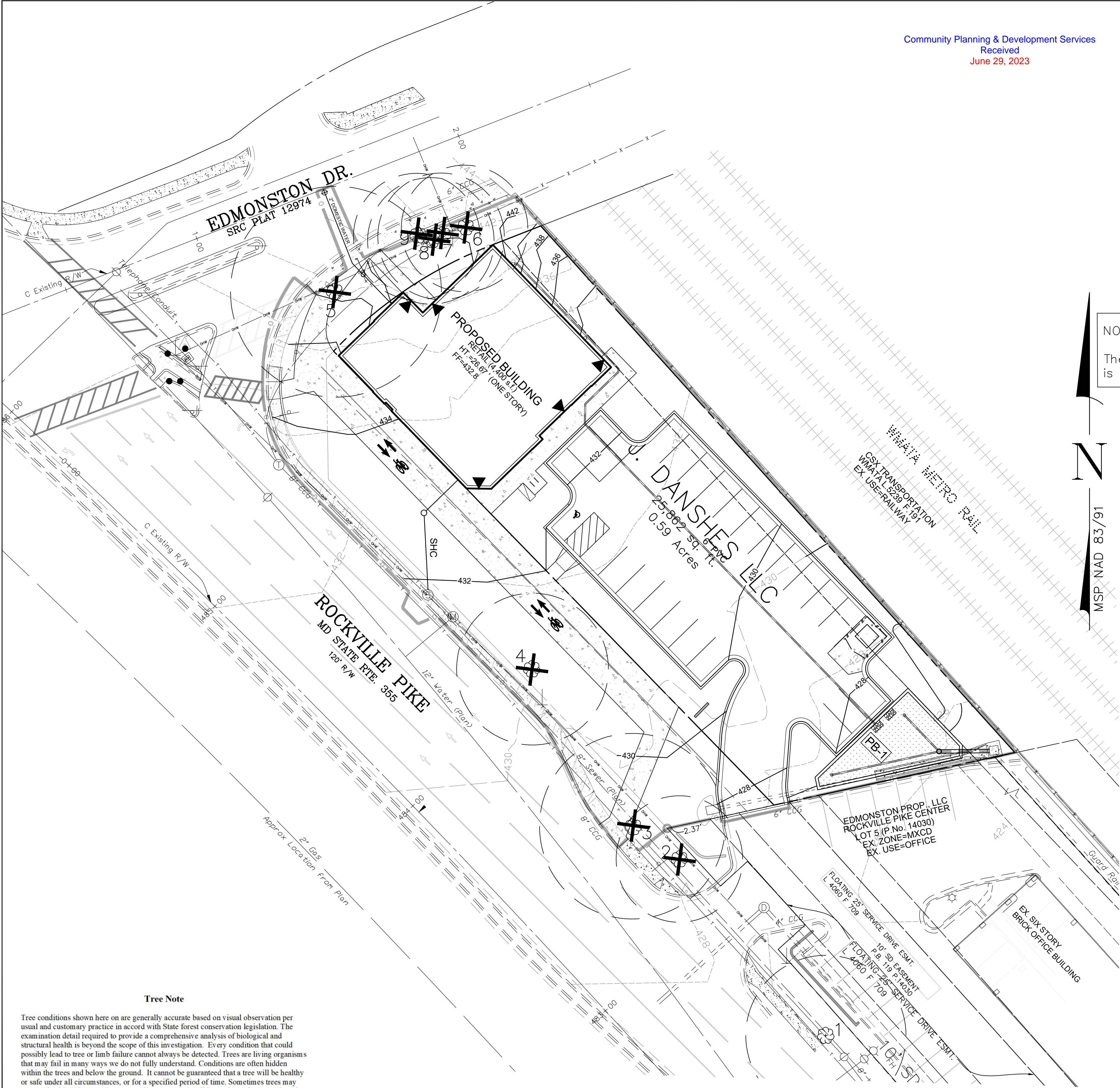
**L2.01**

PROJECT NO. 2004.115.33

SHEET NO. 1 OF 1



10/4118dwg\F03\_01.dwg, LB 01, 5/12/2023 10:55:20 AM, Copyright © 2023 Macris, Hendricks & Glascock, P.A.



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.

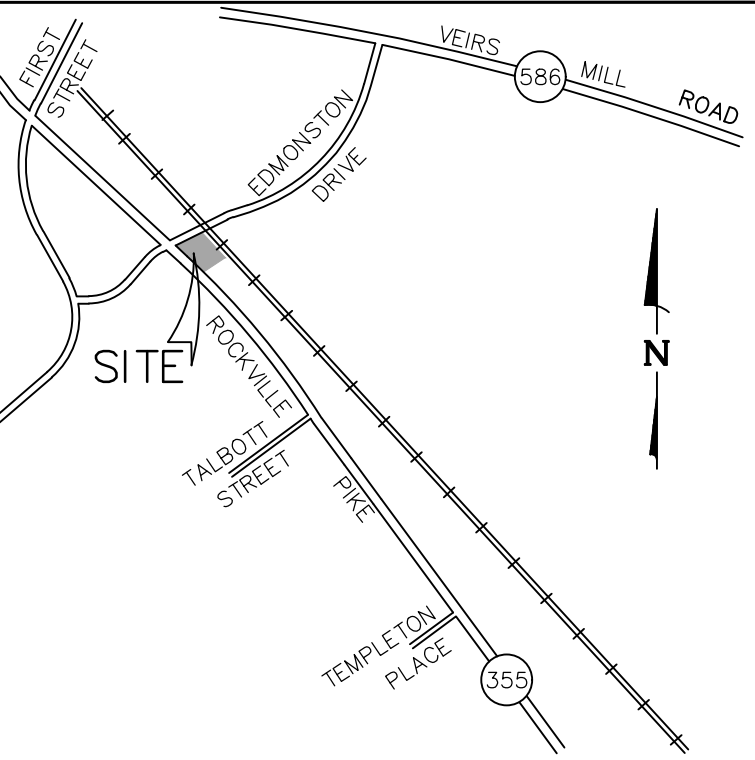
Community Planning & Development Services  
Received  
June 29, 2023

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>7-12"DBH									
4	Willow Oak	Quercus phellos	21	3116	63	Remove	100%	2	N/A
CITY ROW TREE									
5	Siberian Elm	Ulmus pumila	28	5539	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



VICINITY MAP  
SCALE 1" = 2,000'



Civil Engineers  
Land Planners  
Landscape Architects  
Land Surveyors

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FRANK C. JOHNSON  
05/12/2023

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  
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jdanshes@yahoo.com

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7735 OLD GEORGETOWN ROAD  
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BETHESDA, MD, 20814  
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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	12/12/22

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

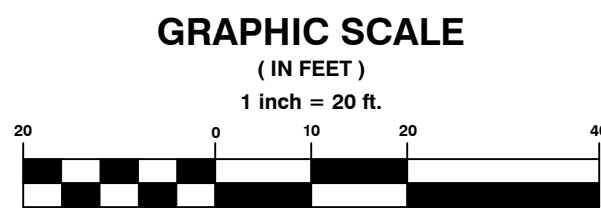
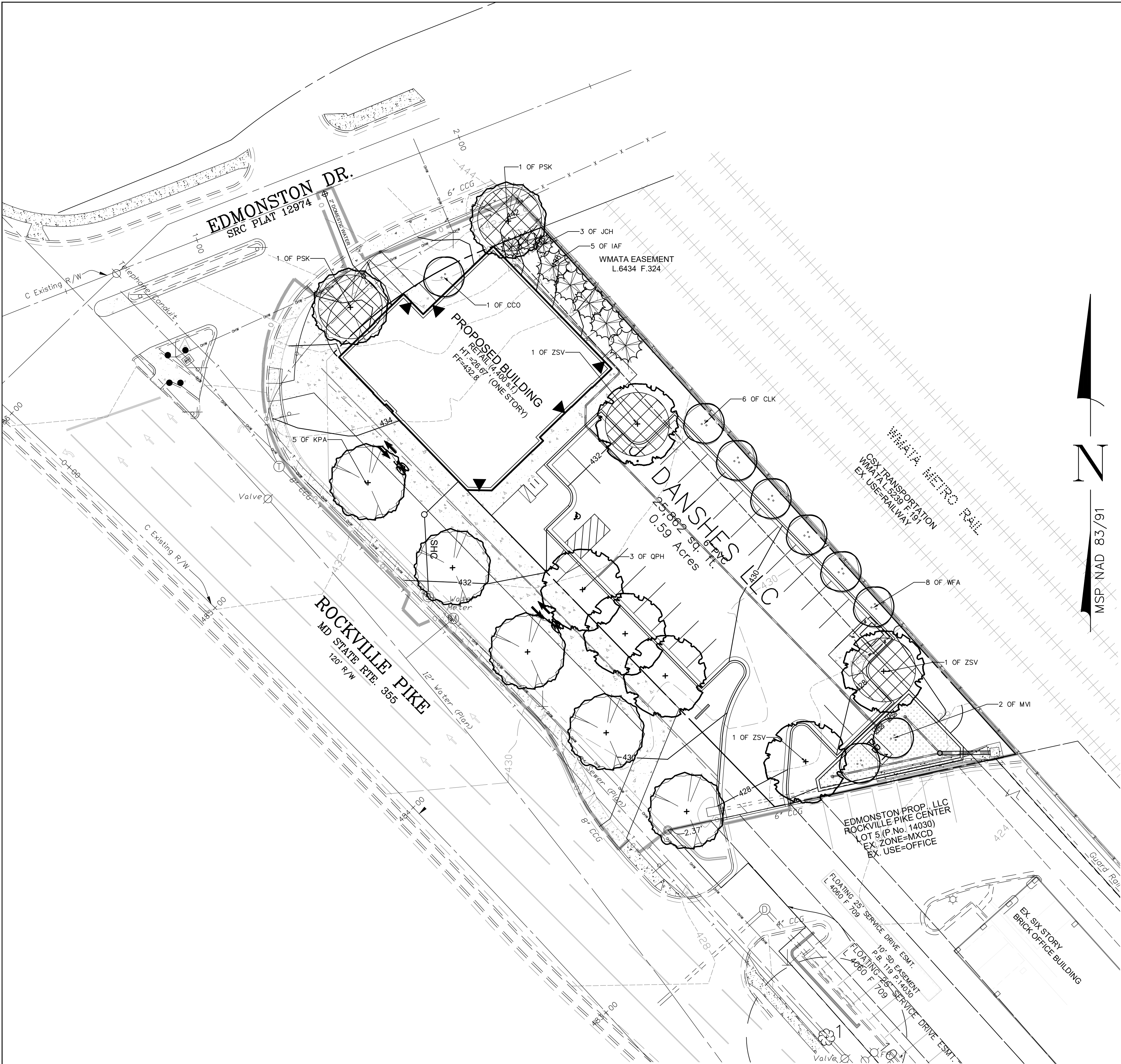
PRELIMINARY FOREST  
CONSERVATION PLAN


L9.01

PROJECT NO. 2004.115.33

SHEET NO. 1 OF 2







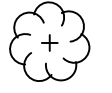
Know what's below.  
Call before you dig.

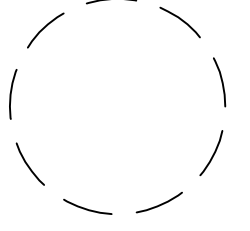
**FOR UTILITY LOCATIONS  
CONTACT "ONE CALL" AT 811  
AT LEAST 48 HOURS  
PRIOR TO CONSTRUCTION**


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	CREDIT
SHADE TREES							
*QPH	3	Quercus phellos	Willow Oak	2 1/4 - 3"		B&B	
KPA	5	Koeleruteria paniculata	Golden Raintree	2 1/4 - 3"		B&B	2 Replacement
PSK	2	Prunus serrulate 'Kwanzan'	Kwanzan Cherry	2 1/4 - 3"		B&B	
ZSV	3	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	2 1/4 - 3"		B&B	2 Replacement
EVERGREEN TREES							
JCH	3	Juniperus chinensis 'Hetzii Columnaris'	Columnar Hetzii Juniper		5-6'	B&B	
IAF	5	Ilex x attenuate 'Fosteri'	Foster Holly		5-6'	B&B	
ORNAMENTAL TREES							
CCO	1	Cornus kousa 'Rutcan'	Constellation Kousa Dogwood		7-8'	B&B	Multi-stem
*CLK	6	Cladrastis kentukea	Kentucky Yellowwood		7-8'	B&B	Single Stem
*MVI	2	Magnolia virginiana	Sweetbay Magnolia		7-8'	B&B	Multi-stem
* Native							TOTAL: 4 Replacement

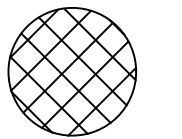
LEGEND

 SIGNIFICANT TREE TO REMAIN

 CRITICAL ROOT ZONE

 LIMITS OF DISTURBANCE

 PROPOSED TREE

 REPLACEMENT TREE CREDIT

Community Planning & Development Services  
Received  
June 29, 2023



MHG

Civil Engineers  
Land Planners  
Landscape Architects  
Land Surveyors

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FRANK C. JOHNSON  
DATE  
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ROCKVILLE, MD,  
JODY KLINE  
301-738-2051

REVISIONS		
NO.	DESCRIPTION	DATE
	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

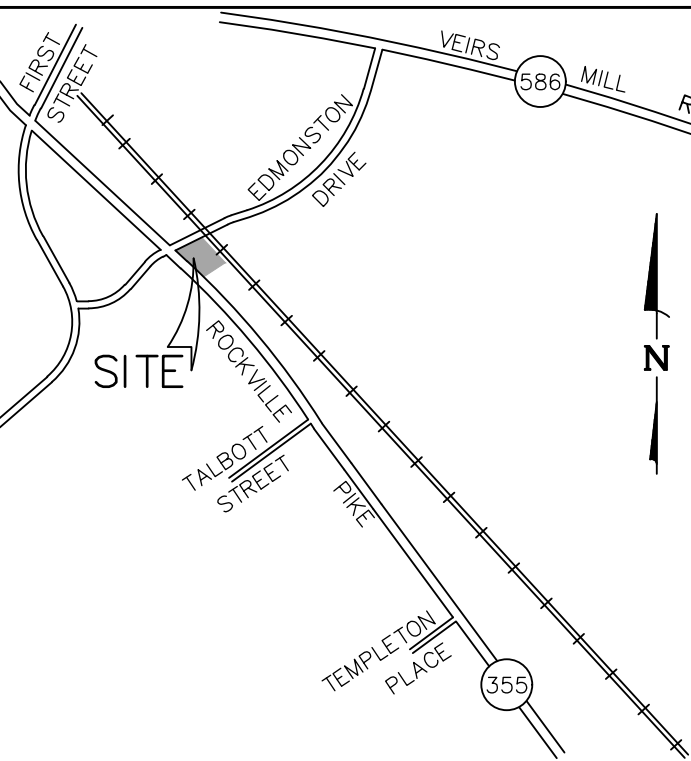
PROJ. MGR	BJD
DRAWN BY	FCJ
SCALE	1"= 20'
DATE	12/2022

PRELIMINARY FOREST  
CONSERVATION PLAN

**L9.02**  
PROJECT NO. 2004.115.33  
SHEET NO. 2 OF 2



Community Planning & Development Services  
Received  
June 29, 2023



VICINITY MAP  
SCALE 1" = 2,000'

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Land Planners  
Landscape Architects  
Land Surveyors

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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

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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

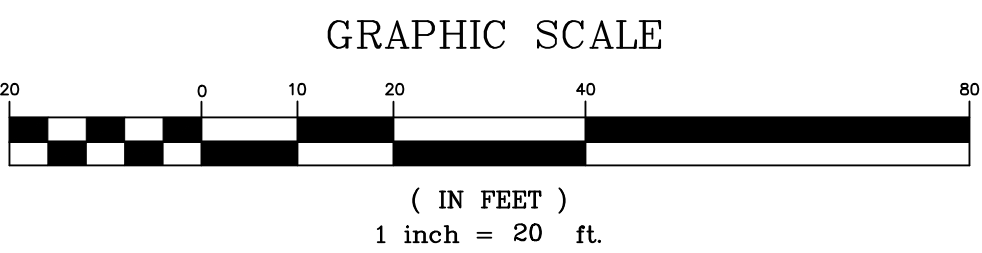
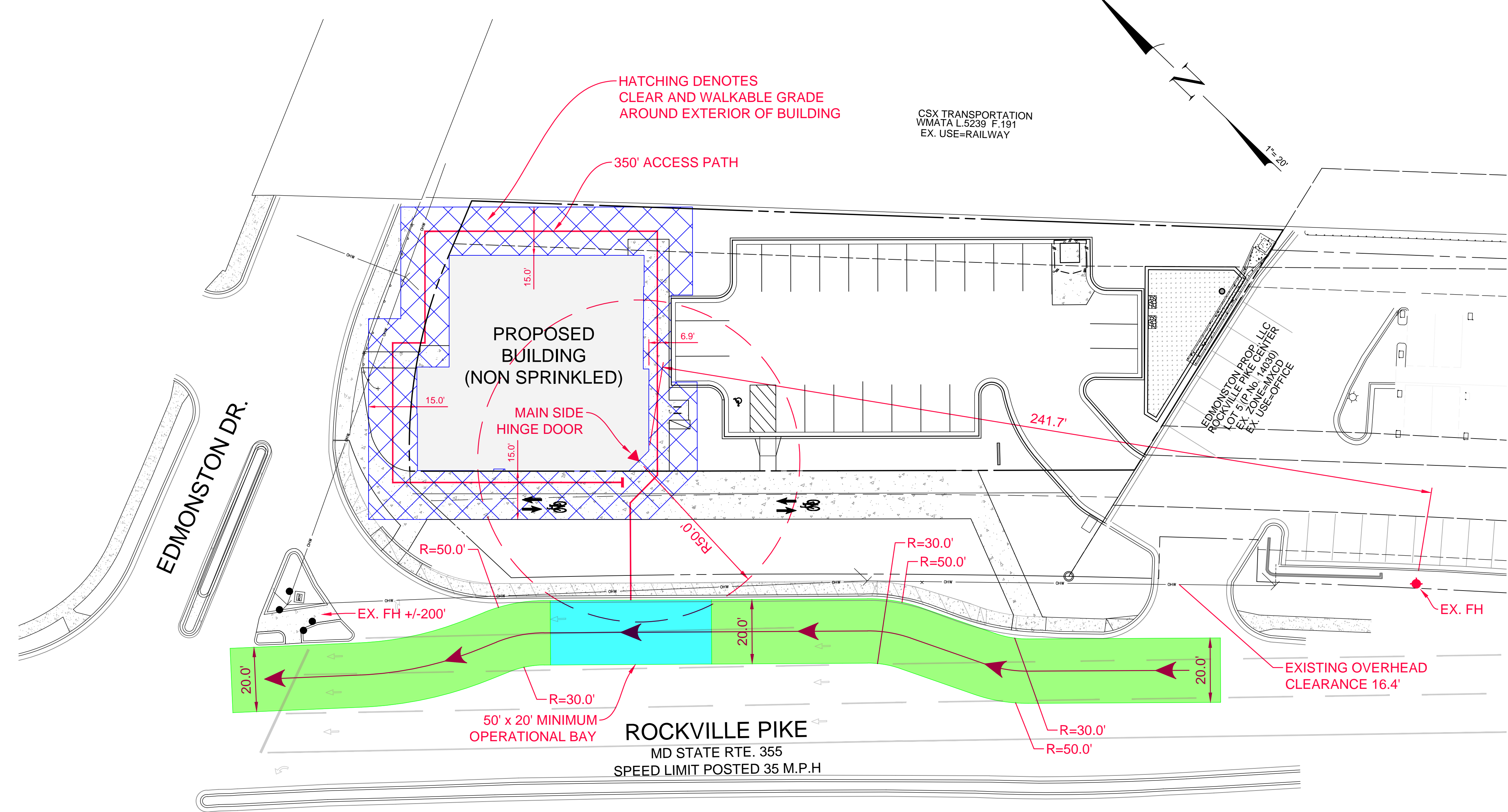
ST. MARY'S  
PARCEL P214

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

PROJECT PLAN  
FIRE APPARATUS  
ACCESS PLAN

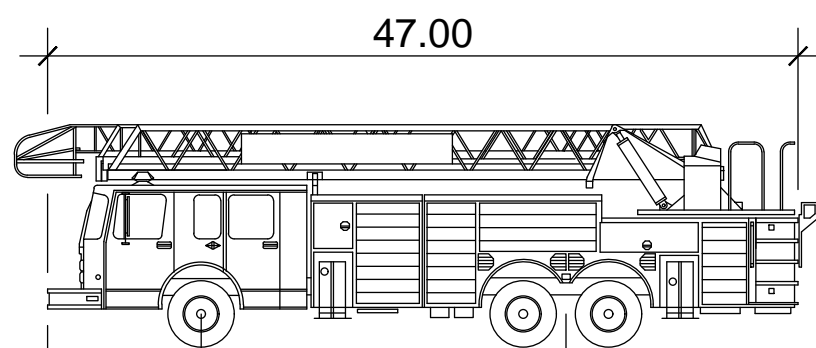
EX 1.0

PROJECT NO. 2004.115.33  
SHEET NO. 1 OF 1



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



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.

MHG

Civil Engineers

Land Planners

Landscape Architects

Land Surveyors

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Phone: 301.670.0840  
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**Professional Certification**  
I hereby certify that these documents were prepared or prepared under the direct supervision and professional seal of the undersigned, who is duly licensed and in good standing with the State of Maryland. License No. 16695 Exp. 06/30/2024

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**ATTORNEY:**  
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JODY KLINE  
301-738-2051

REVISIONS		
NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/14/22
	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**

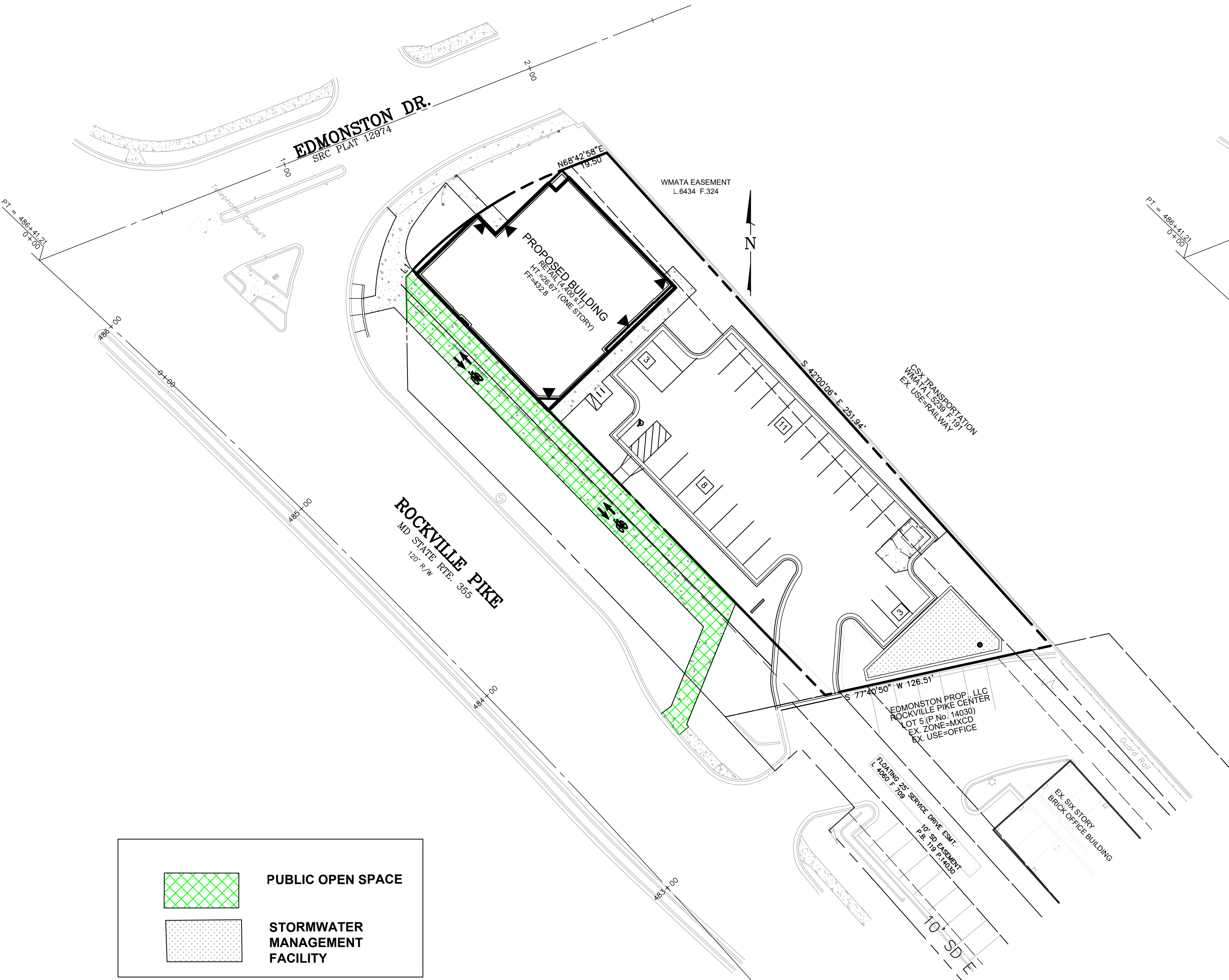
**ST. MARY'S PARCEL P214**

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

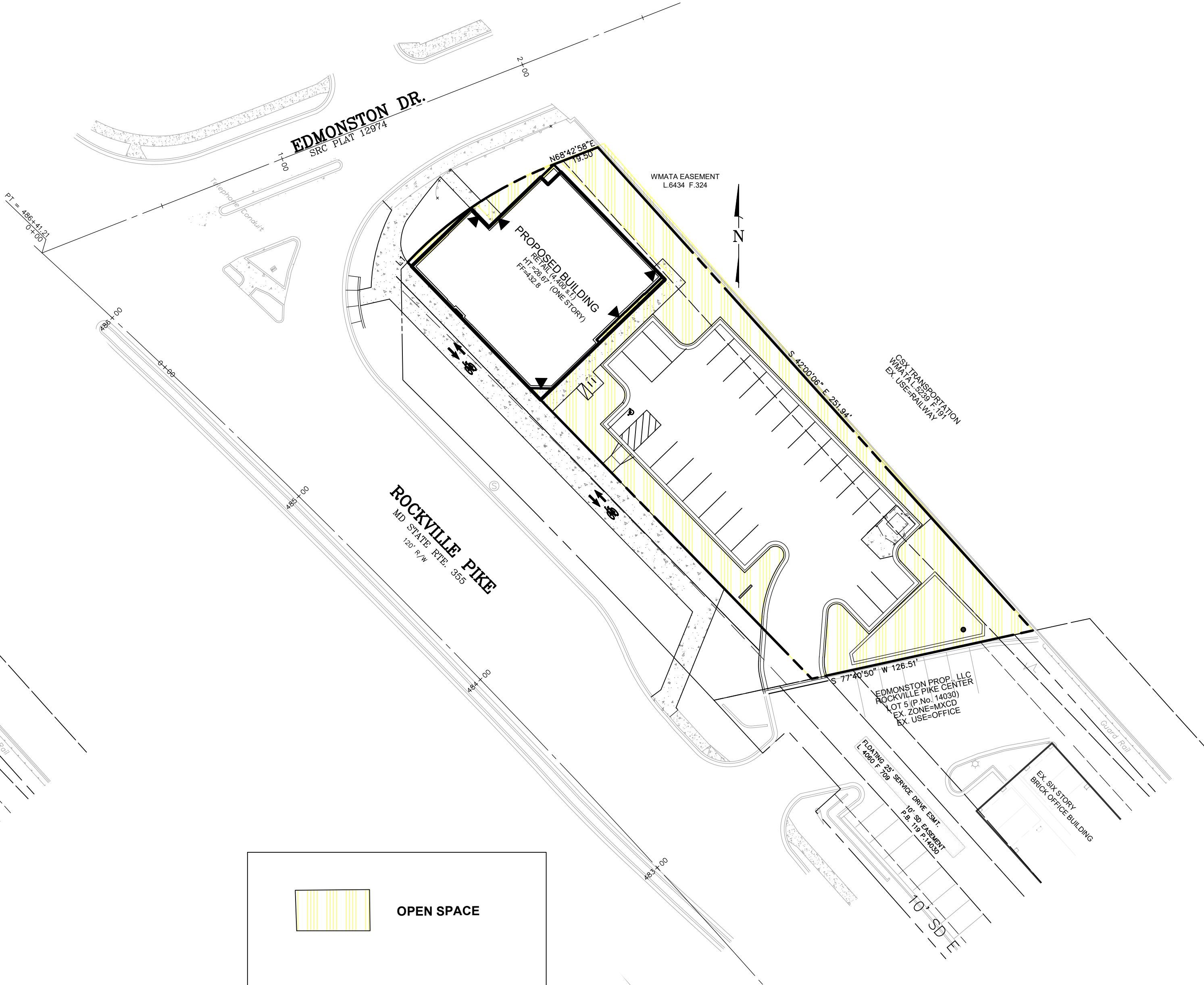
**PROJECT PLAN**  
**OPEN SPACE AND GREEN AREA EXHIBIT**

PJ 3.0

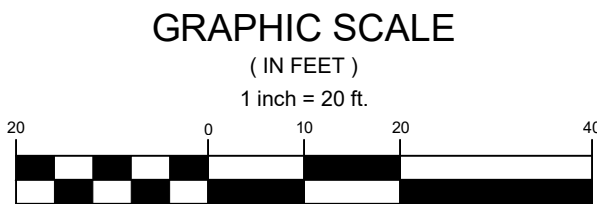
PROJECT NO. 2004.115.33  
SHEET NO. OF



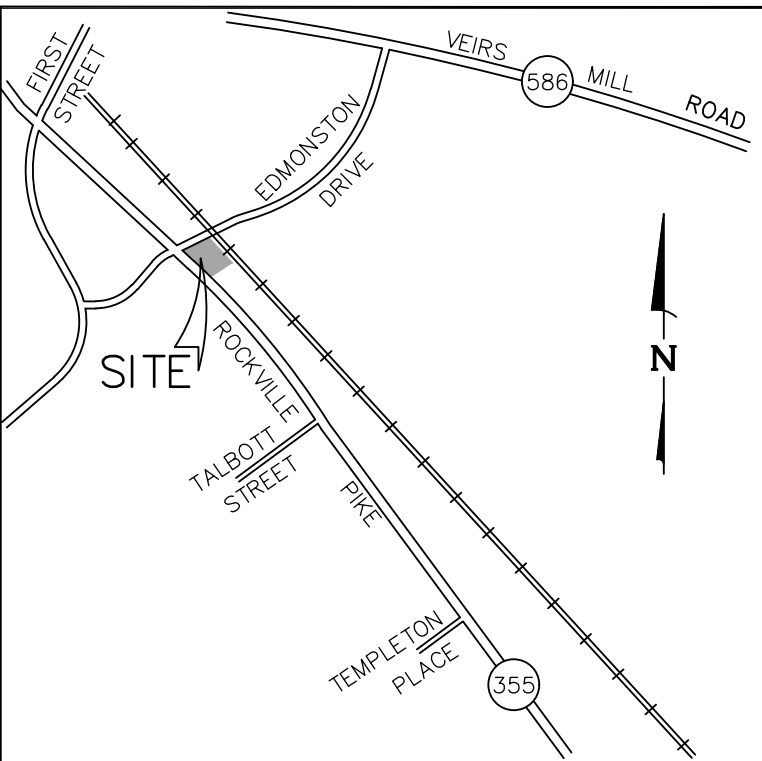
LOT AREA= 19,339 S.F.  
PUBLIC OPEN SPACE REQUIRED: 15.0% OR 2,900 S.F.  
PUBLIC OPEN SPACE PROVIDED: 15.4% OR 2,984 S.F.  
-PER DEFINITIONS,PUBLIC OPEN SPACE MAY CONSIST OF OPEN AREAS RECOMMENDED IN THE MASTER PLAN, INCLUDING ENHANCED PUBLIC WALKWAYS AND OFF-SITE PUBLIC IMPROVEMENTS



LOT AREA= 19,339 S.F.  
OPEN SPACE REQUIRED: 15.0% OR 2,900 S.F.  
OPEN SPACE PROVIDED: 34% OR 6,617 SF (15% MINIMUM)







VICINITY MAP  
SCALE 1" = 2,000'



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Land Planners  
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Land Surveyors

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Professional Certification  
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	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

DANSHEES CENTER ON  
THE PIKE

ST. MARY'S  
PARCEL P214

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

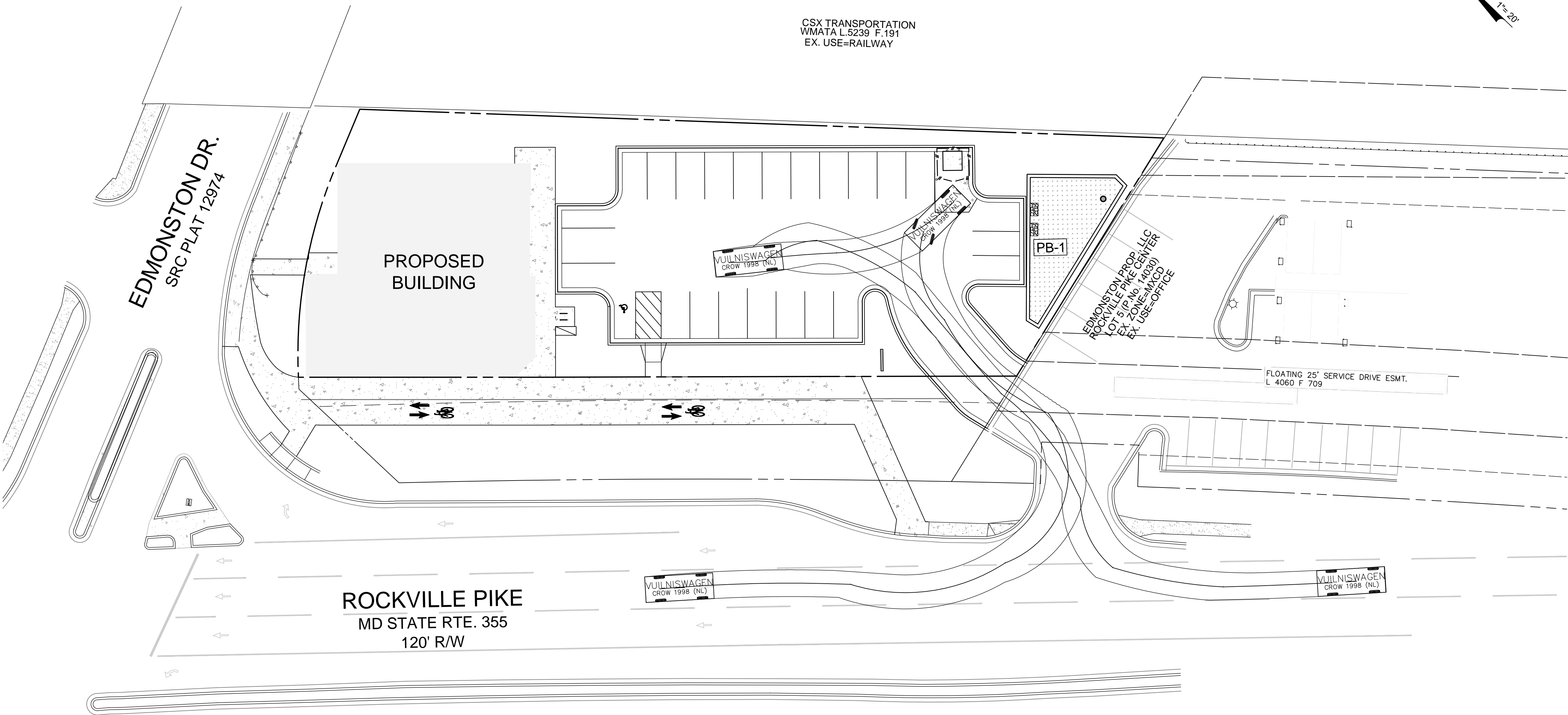
PROJECT PLAN

TRUCK MOVEMENT  
EXHIBIT (REFUSE)

EX 1.1

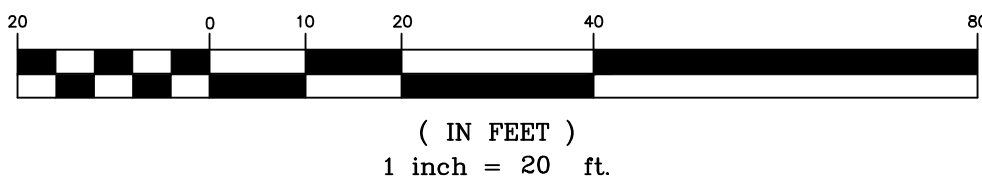
PROJECT NO. 2004.115.33

SHEET NO. 1 OF 1



## REFUSE TRUCK TURNING STUDY

GRAPHIC SCALE







Civil Engineers  
Land Planners  
Landscape Architects  
Land Surveyors

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	SUBMIT PROJECT PLAN	12/13/22
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TAX MAP GR561 WSSC 217NW06

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CITY OF ROCKVILLE  
MARYLAND

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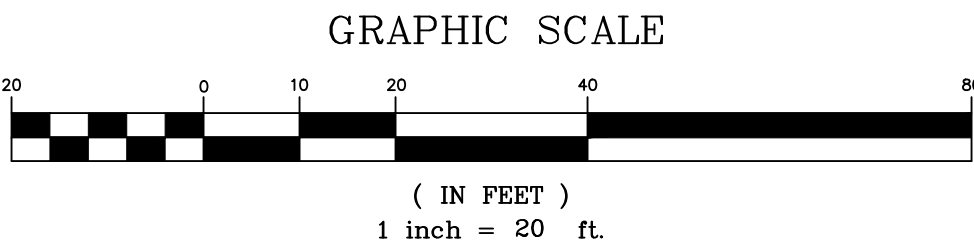
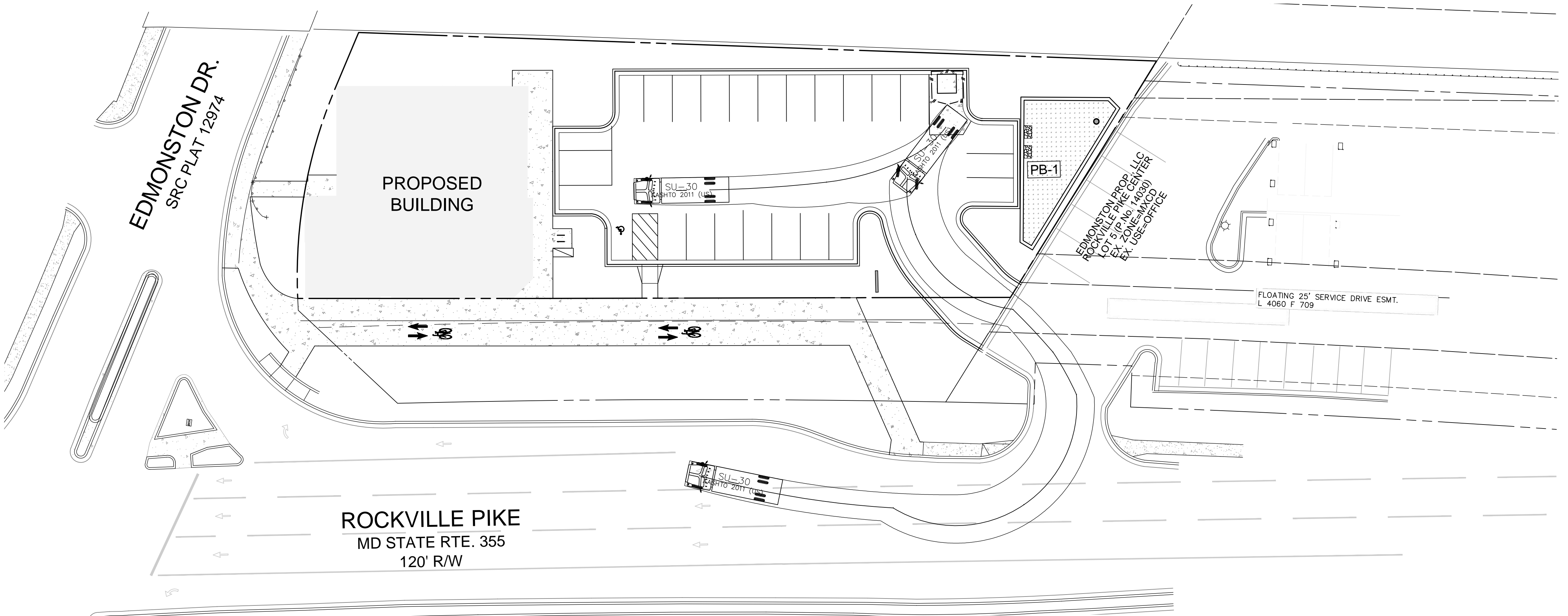
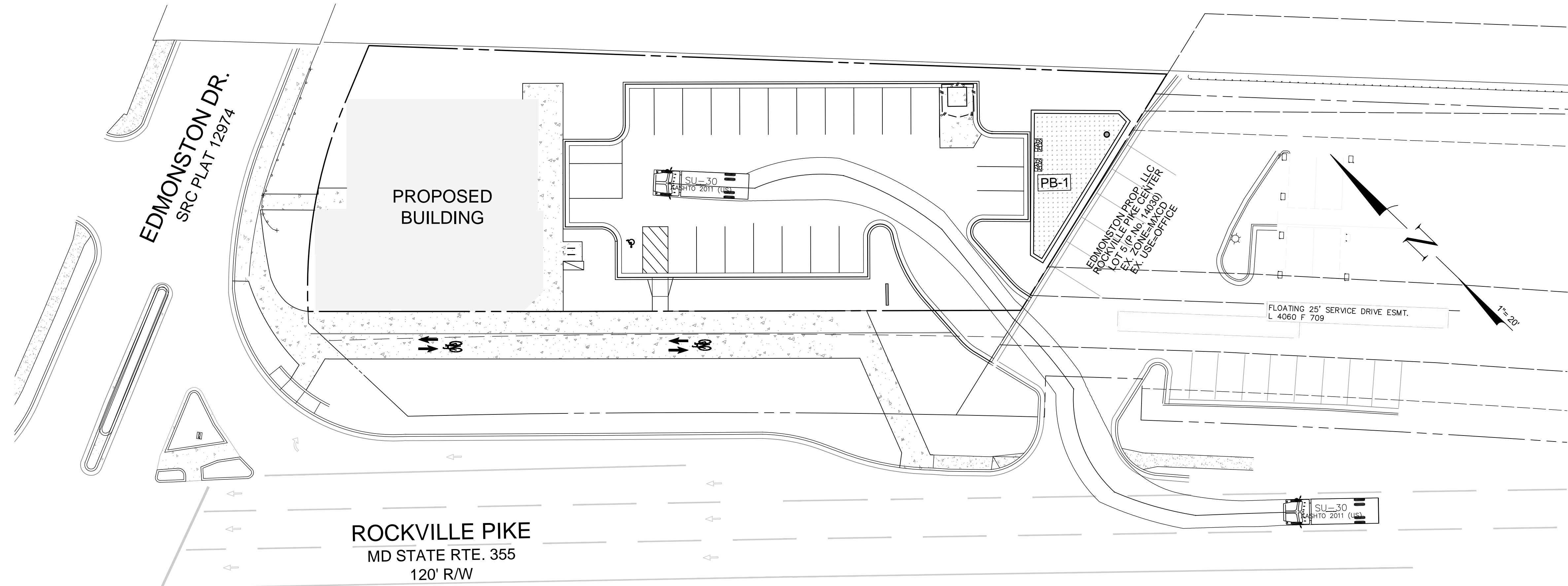
PROJ. MGR	BJD
DRAWN BY	JDP
SCALE	1" = 20'
DATE	05/2023

PROJECT PLAN

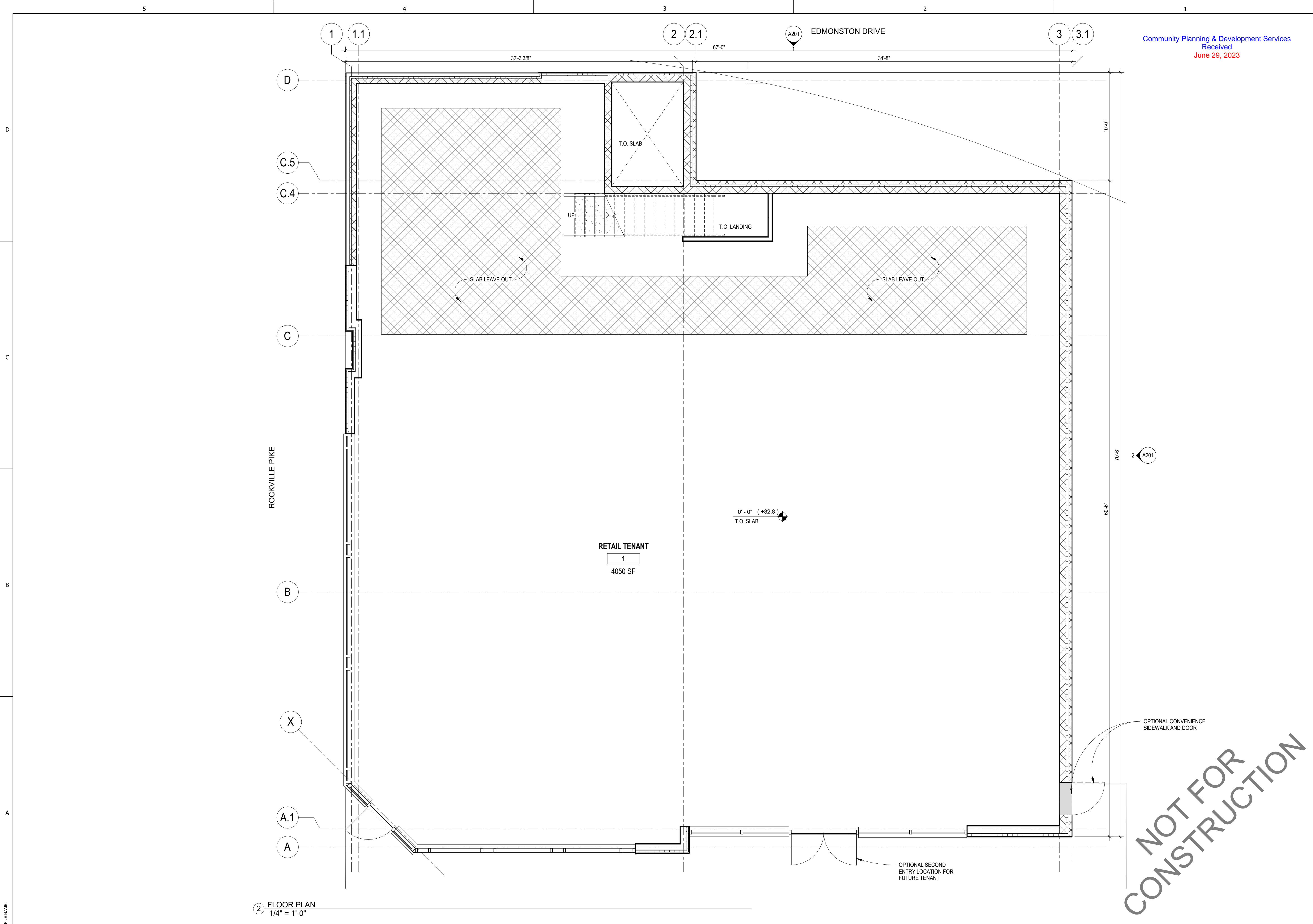
TRUCK MOVEMENT  
EXHIBIT (DELIVERY SU-30)

EX 1.2

PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1







② FLOOR PLAN  
1/4" = 1'-0"

Community Planning & Development Services  
Received  
June 29, 2023

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD  
SUITE 700  
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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

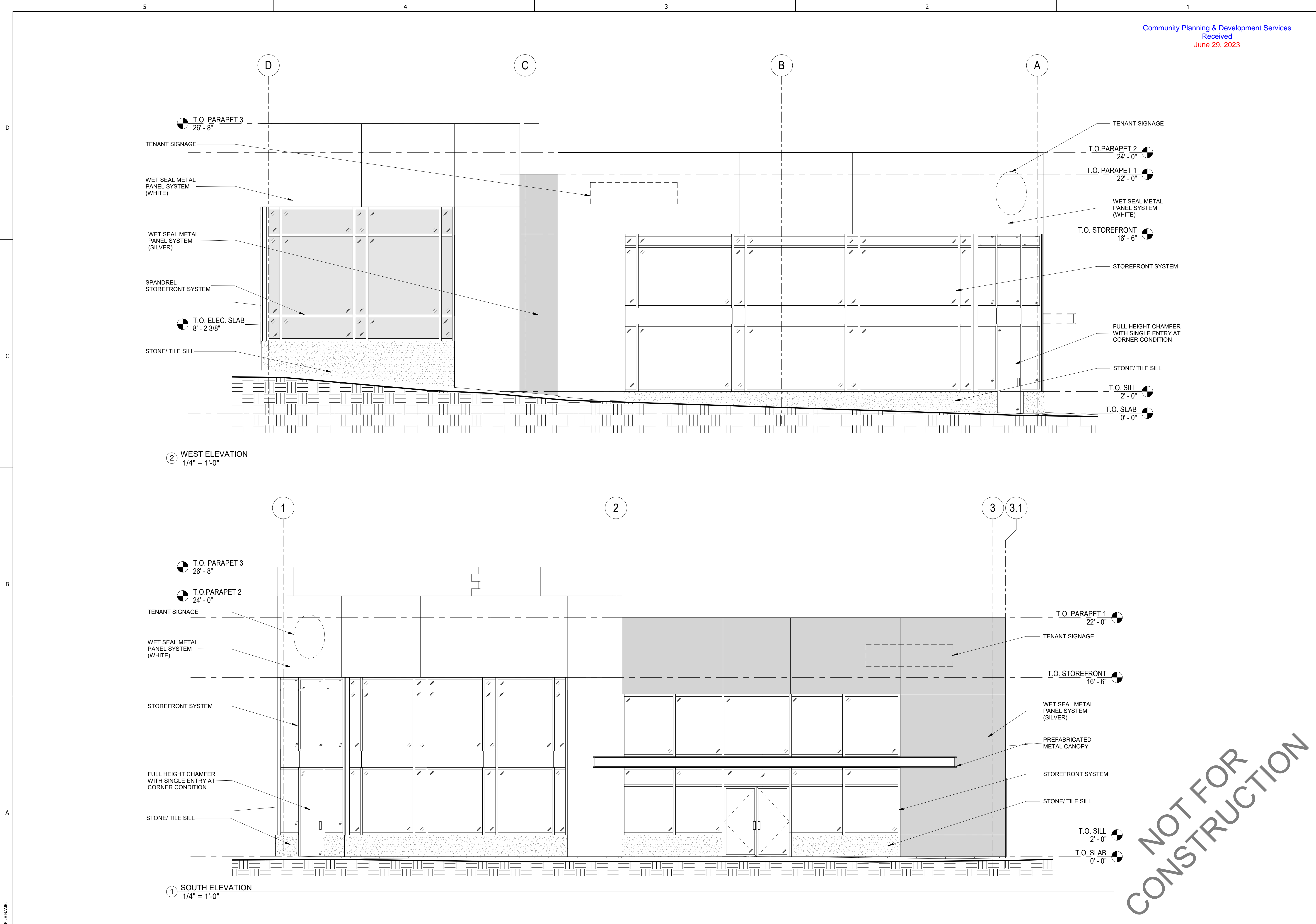
FLOOR PLAN

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EXTERIOR  
ELEVATIONS

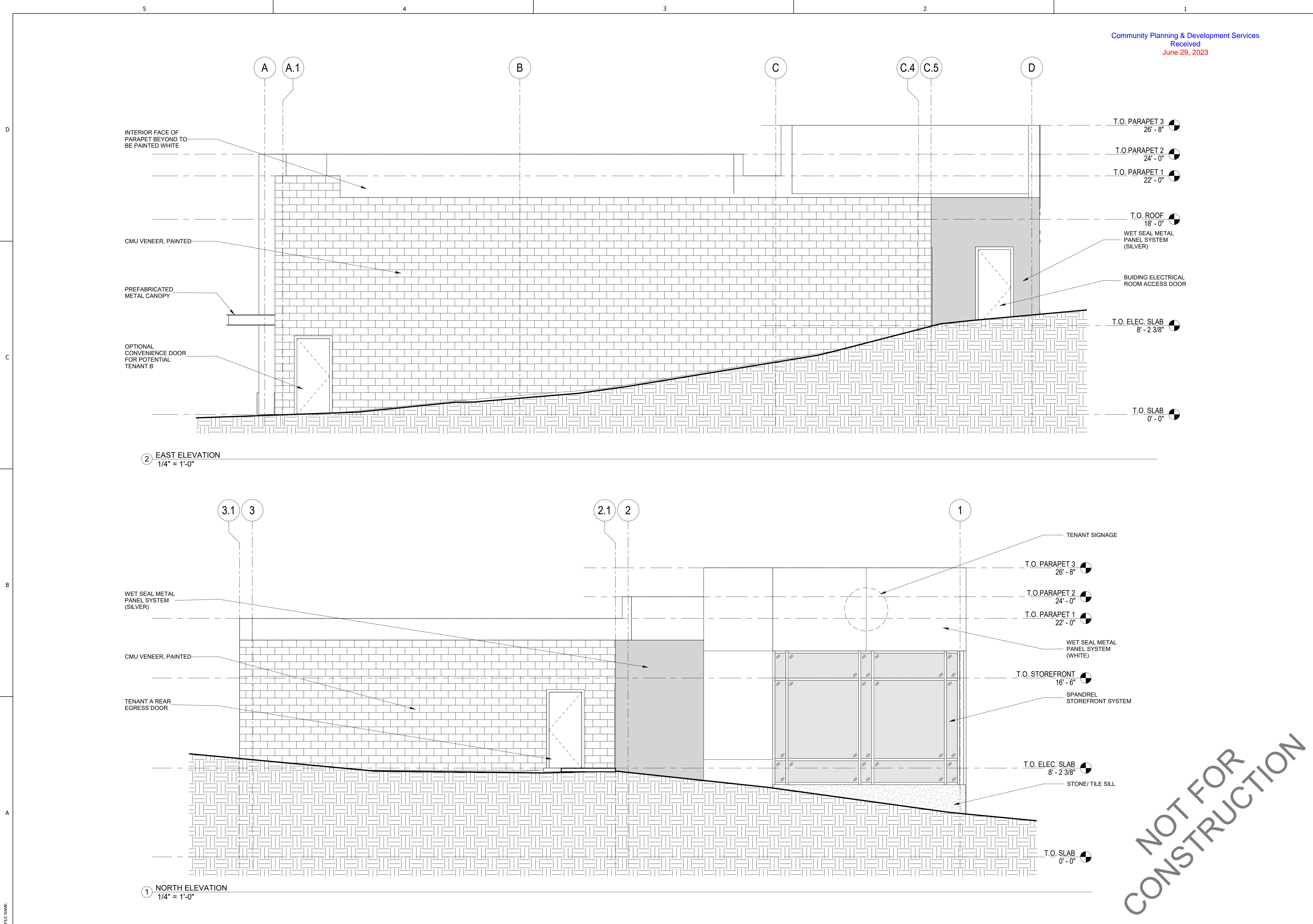
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EXTERIOR  
ELEVATIONS

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