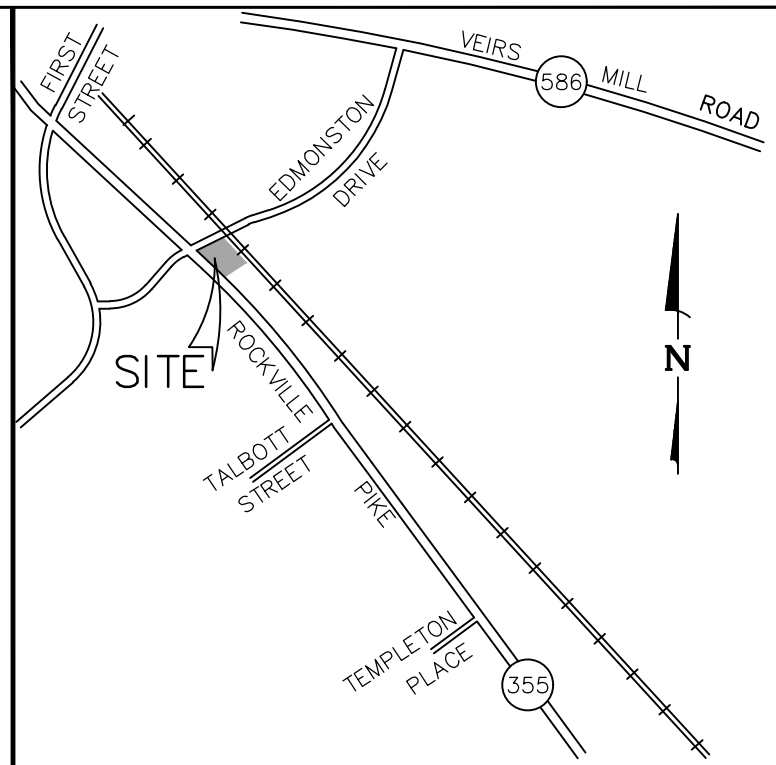


# DANSHES CENTER ON THE PIKE

## 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
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	

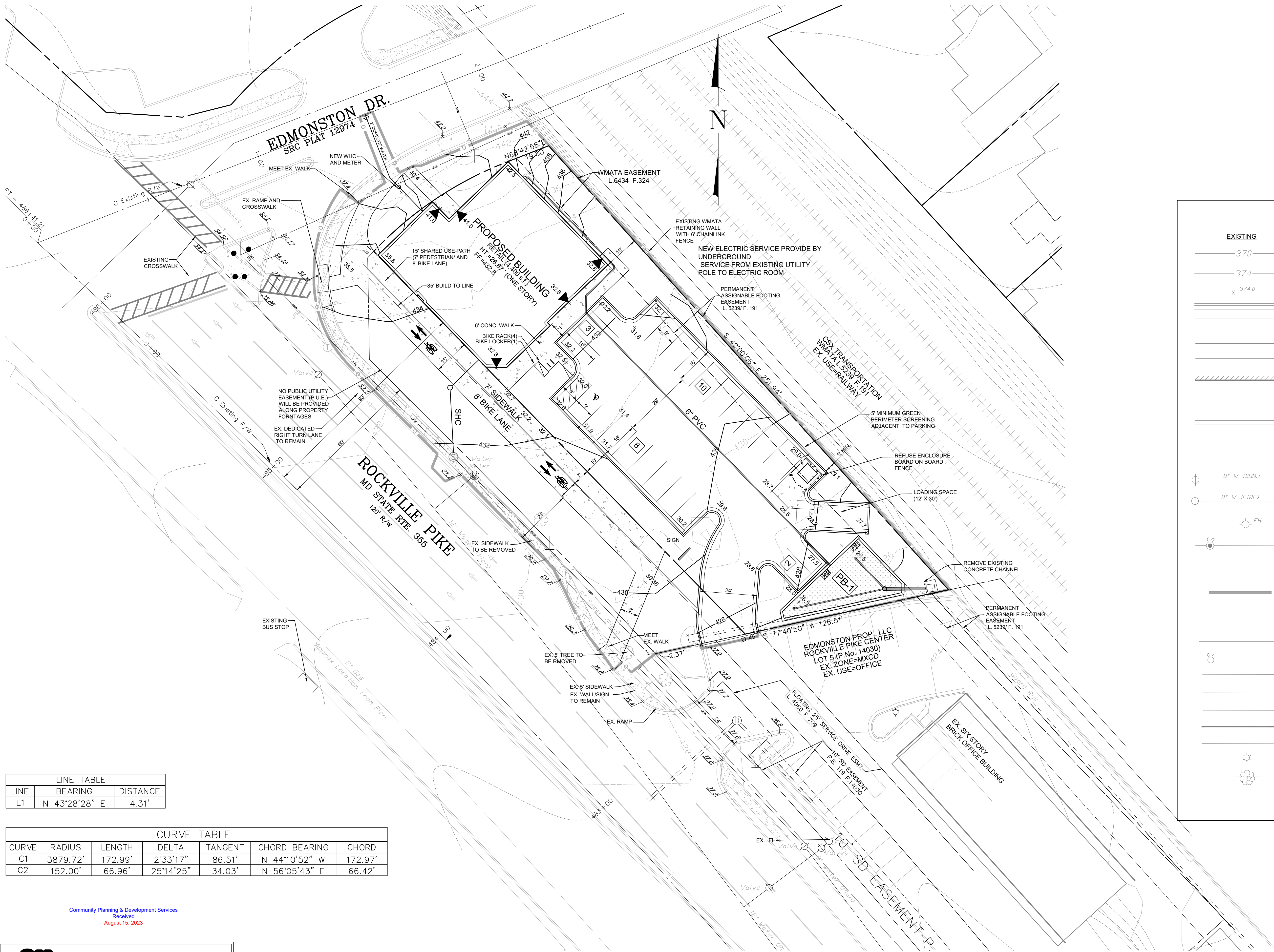
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August 15, 2023



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





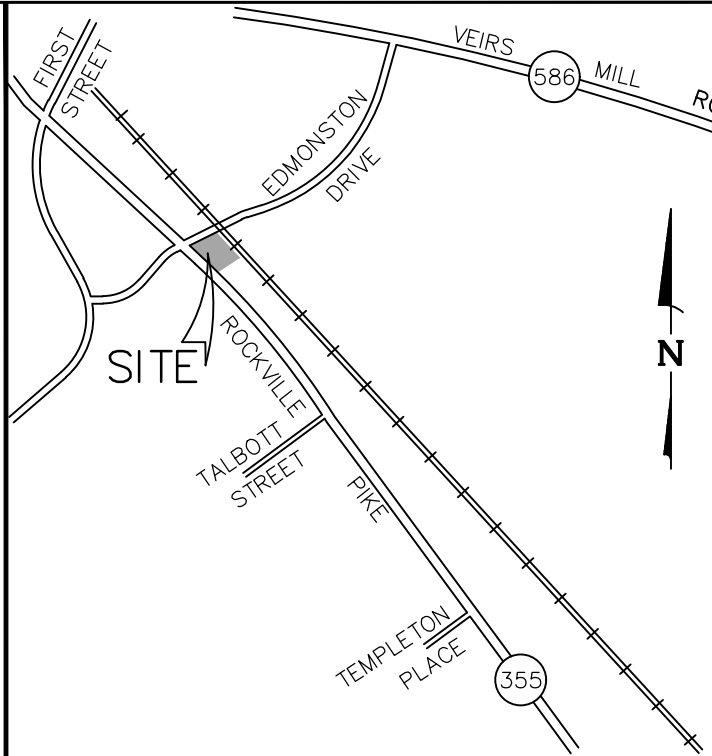
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 43°28'28" E	4.31'

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'

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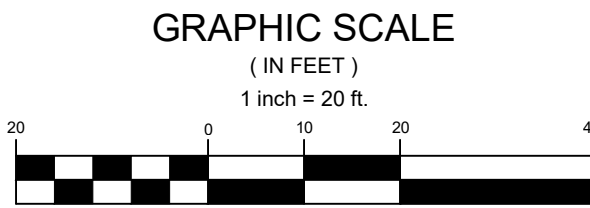
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PRIOR TO CONSTRUCTION



VICINITY MAP  
SCALE 1" = 2,000'

EXISTING		PROPOSED
370	CONTOUR (10')	370
374	CONTOUR (2')	374
374.0	SPOT ELEVATION	+ 74.0
	CURB & GUTTER	
	CONCRETE	
	ASPHALT	
	BUILDING WALL	
	BUILDING OVERHANG	
	RETAINING WALL	
	PARKING SPACE QUANTITY	
	LIMITS OF DISTURBANCE	
8" W (DOM)	WATER LINE (DOMESTIC)	8" W (D)
8" W (FIRE)	WATER LINE (FIRE)	8" W (F)
FH	FIRE HYDRANT	
6" 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	

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.



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 DASHES, LLC  
9213 WINTERSET DR  
POTOMAC, MD 20854  
jdashes@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	12/2022

#### PROJECT PLAN

#### SITE PLAN

PJ 2.0

PROJECT NO.	2004.115.33
SHEET NO.	OF





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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**Professional Certification**  
I hereby certify that these documents were prepared or  
designed by me or under my direct supervision and  
that I am a duly Licensed Professional Engineer of  
the State of Maryland, License No. 16095 Exp. Date 04/21/2024  
MAY 10/11/2024

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POTOMAC, MD 20854  
jdanshes@yahoo.com

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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**

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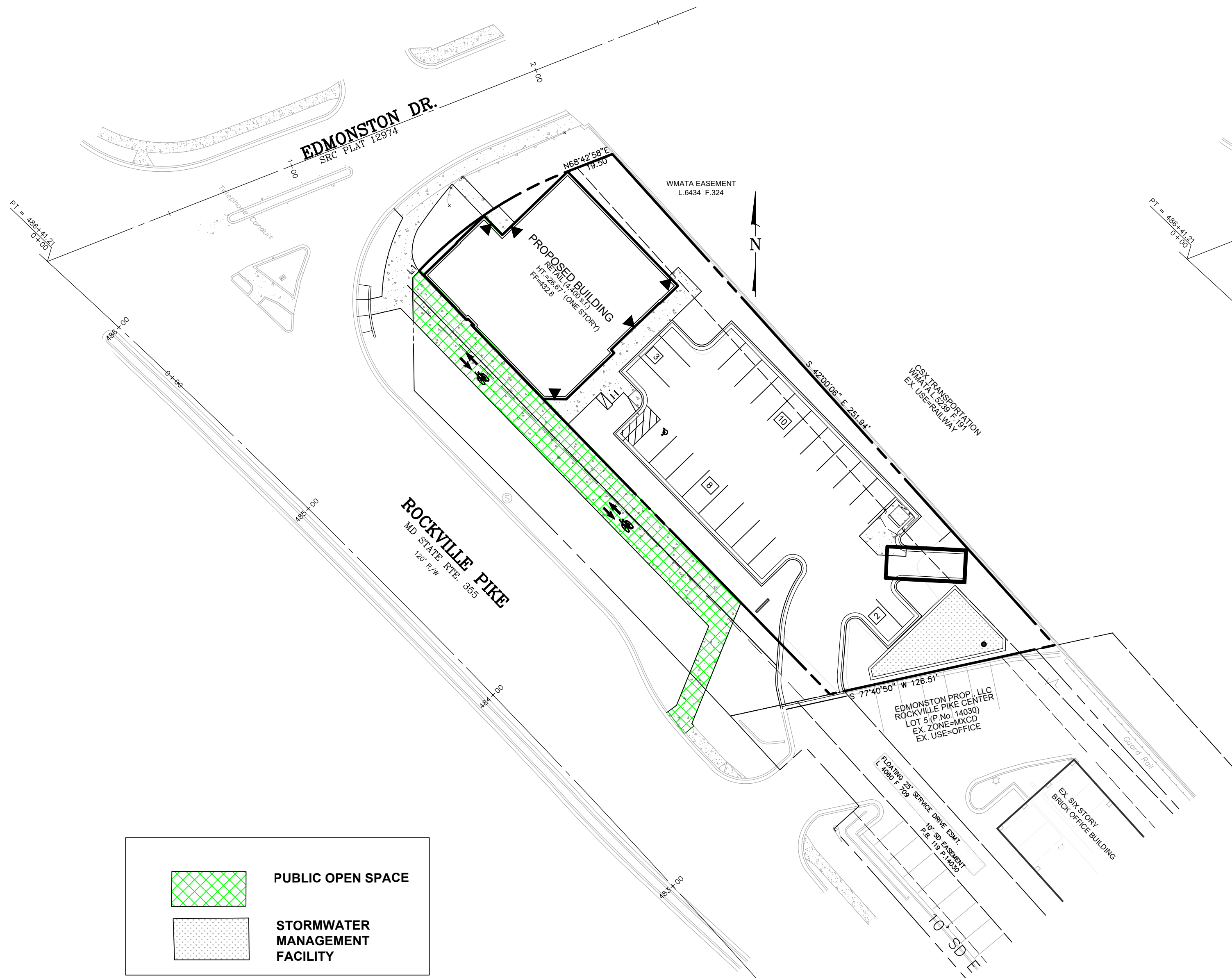
**PROJECT PLAN**  
**OPEN SPACE AND GREEN  
AREA EXHIBIT**

**PJ 3.0**

PROJECT NO. 2004.115.33  
SHEET NO. OF

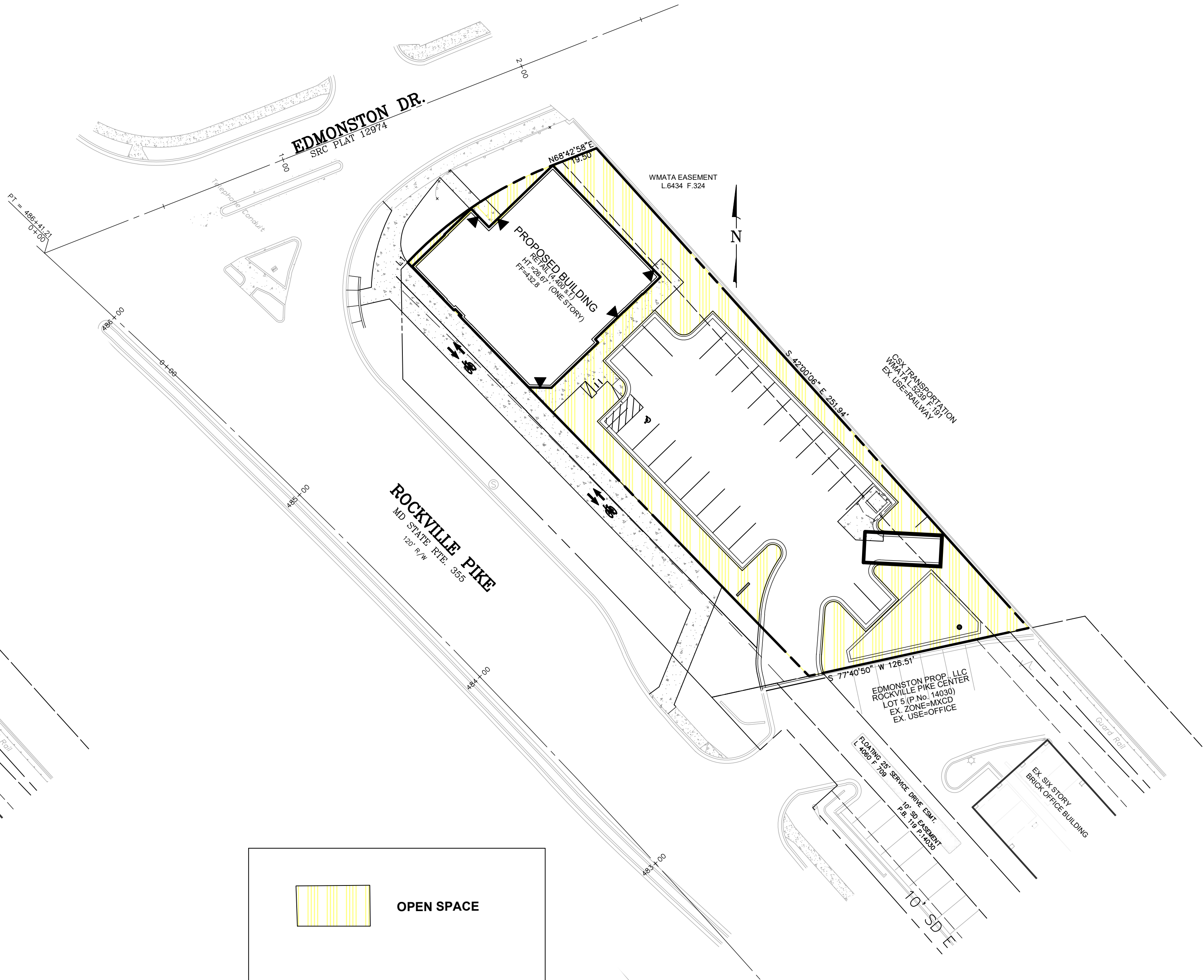
## GENERAL PROJECT PLAN NOTE

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.

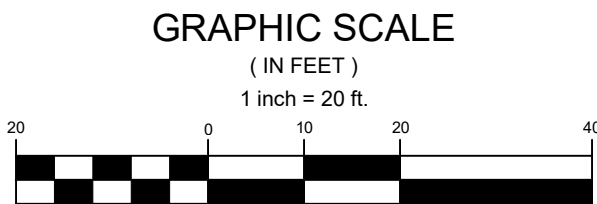


LOT AREA= 19,339 S.F.  
PUBLIC OPEN SPACE REQUIRED: 15.0% OR 2,900 S.F.  
PUBLIC OPEN SPACE PROVIDED: 15.4% OR 2,984 S.F.  
-PER DEFINITIONS,PUBLIC OPEN SPACE MAY CONSIST OF OPEN AREAS RECOMMENDED IN THE MASTER PLAN, INCLUDING ENHANCED PUBLIC WALKWAYS AND OFF-SITE PUBLIC IMPROVEMENTS

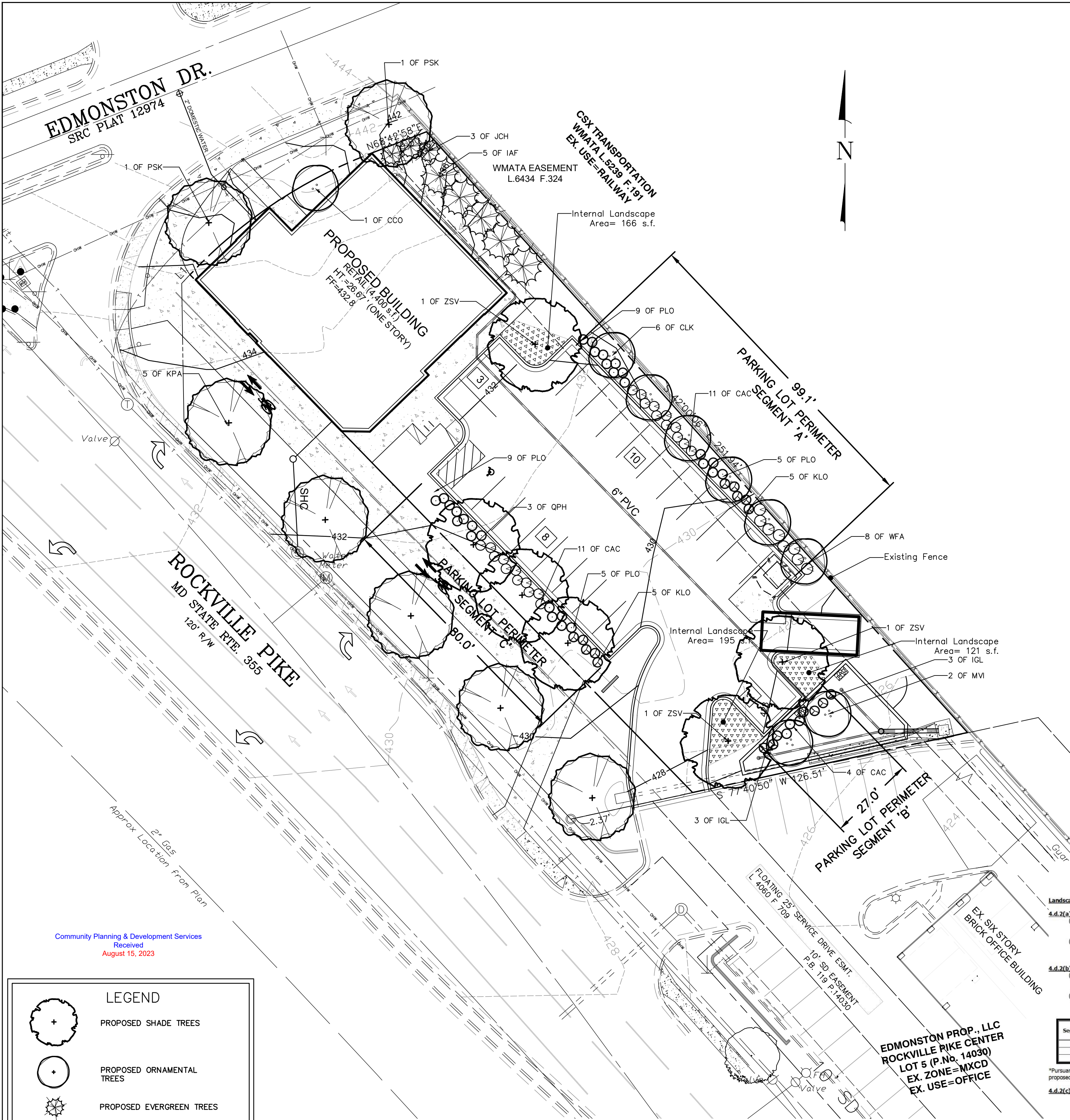
Community Planning & Development Services  
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August 15, 2023



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)







Community Planning & Development Services  
Received  
August 15, 2023

PROPOSED SHADE TREES

PROPOSED ORNAMENTAL TREES

PROPOSED EVERGREEN TREES

PROPOSED SHRUBS

EXISTING TREES

PROPOSED INTERNAL LANDSCAPED AREA

**LEGEND**

PROPOSED SHADE TREES

PROPOSED ORNAMENTAL TREES

PROPOSED EVERGREEN TREES

PROPOSED SHRUBS

EXISTING TREES

PROPOSED INTERNAL LANDSCAPED AREA

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%	

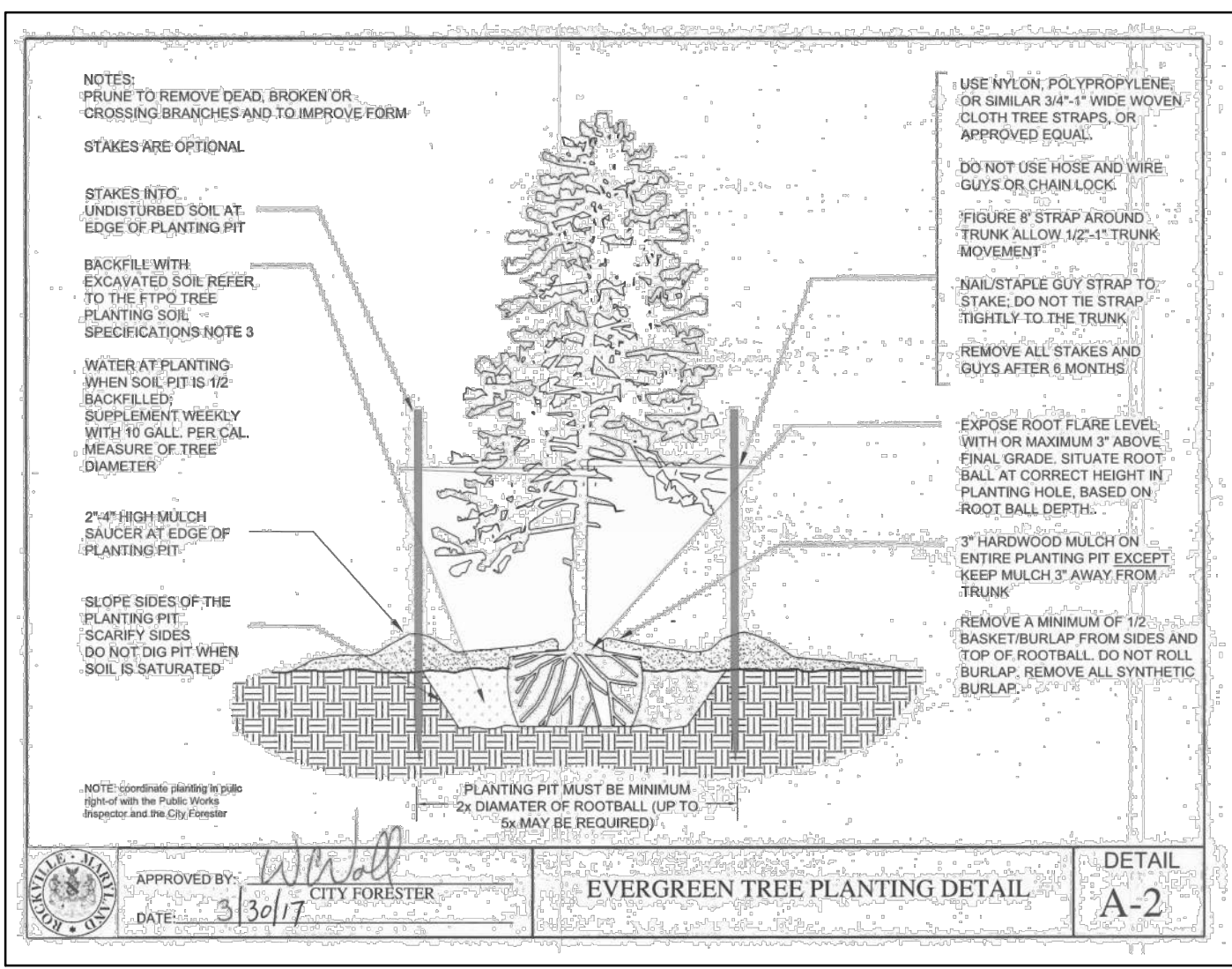
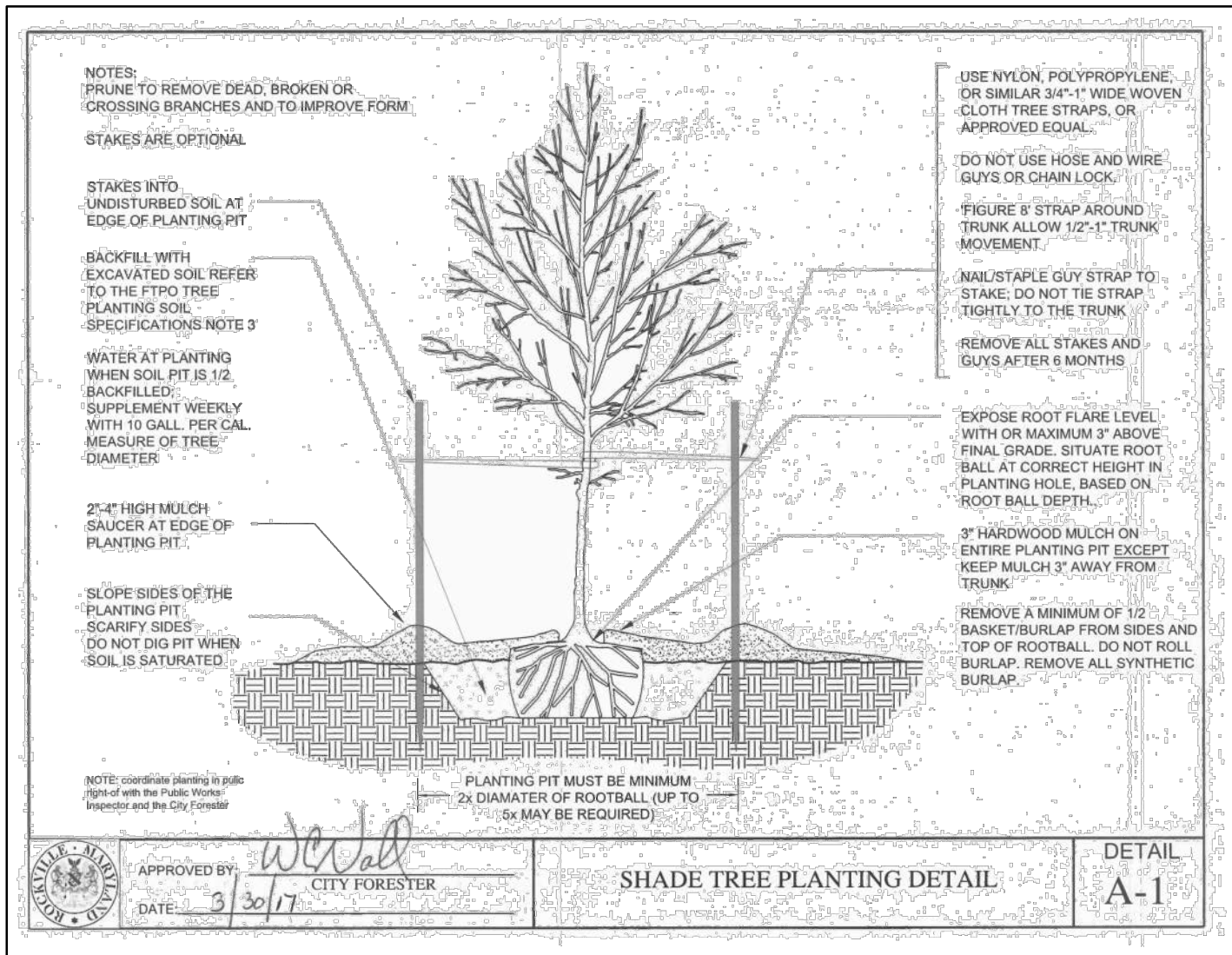
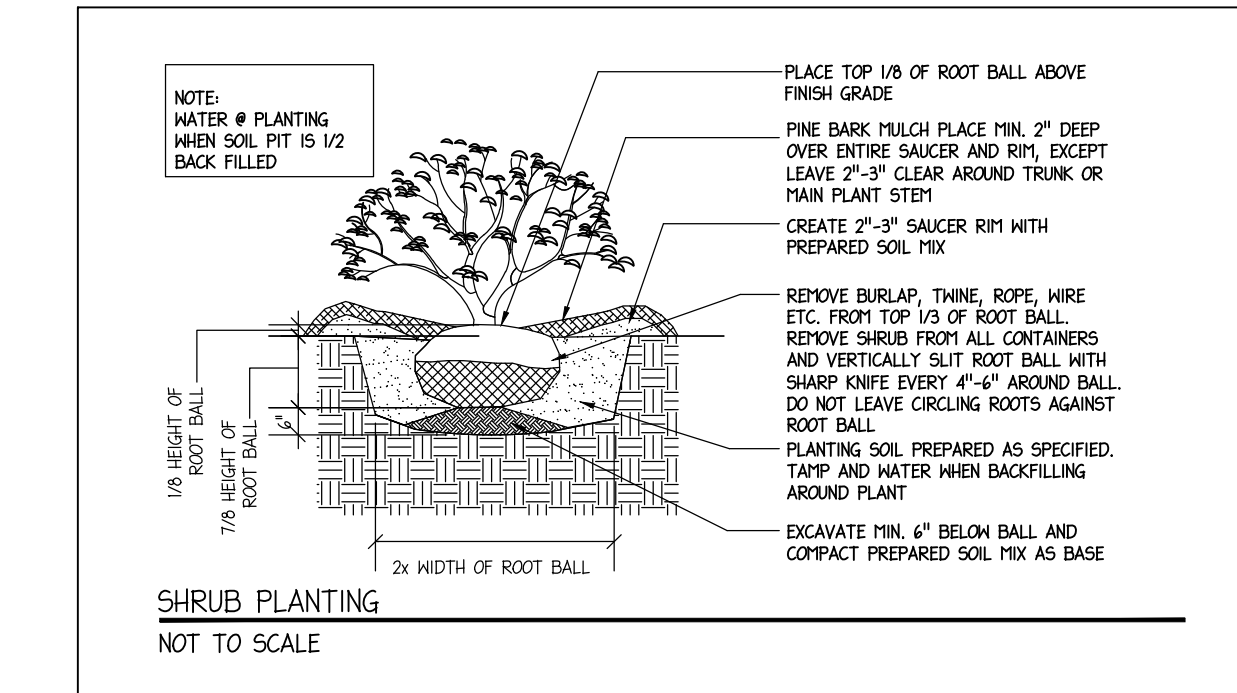
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Know what's below.  
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LANDSCAPE PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SPD
SHADE TREES						
*CPU	3	Quercus phellos	Willow Oak	21'-3"		B&B
*KPA	5	Koeleria paniculata	Golden Raintree	21'-3"		B&B
*PSK	2	Prunus serrulata '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	24'-30"		#3 Cont.
*CAC	9	Ceanothus alifolia 'Sixteen Candles'	Sixteen Candles Summervine	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	Hollyberry	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 AmericanNursery.
- 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.



## 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 KEPT 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 PASSING IS INDICATED.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT FLARE TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED. SUBSTITUTIONS MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR ON A MONTHLY BASIS. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
- THE OWNER IS REQUIRED TO 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 PERIODS FOR DIFFERENT SPECIES, SEE THE LATEST EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES FROM THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA PART 1-EXTERIOR LANDSCAPE INSTALLATION, SECTION 1.12 (A-G) AT WWW.LANDCDOVA.ORG.

Civil Engineers  
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Phone: 301.670.0840  
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J. DANSHES, LLC  
9213 WINTERSET DR  
POTOMAC, MD 20854  
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ARCHITECT:  
GTM ARCHITECTS  
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SUITE 700  
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JEFF WHITMAN, RA  
240-333-2067

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

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 05.12.2023

LANDSCAPE PLAN

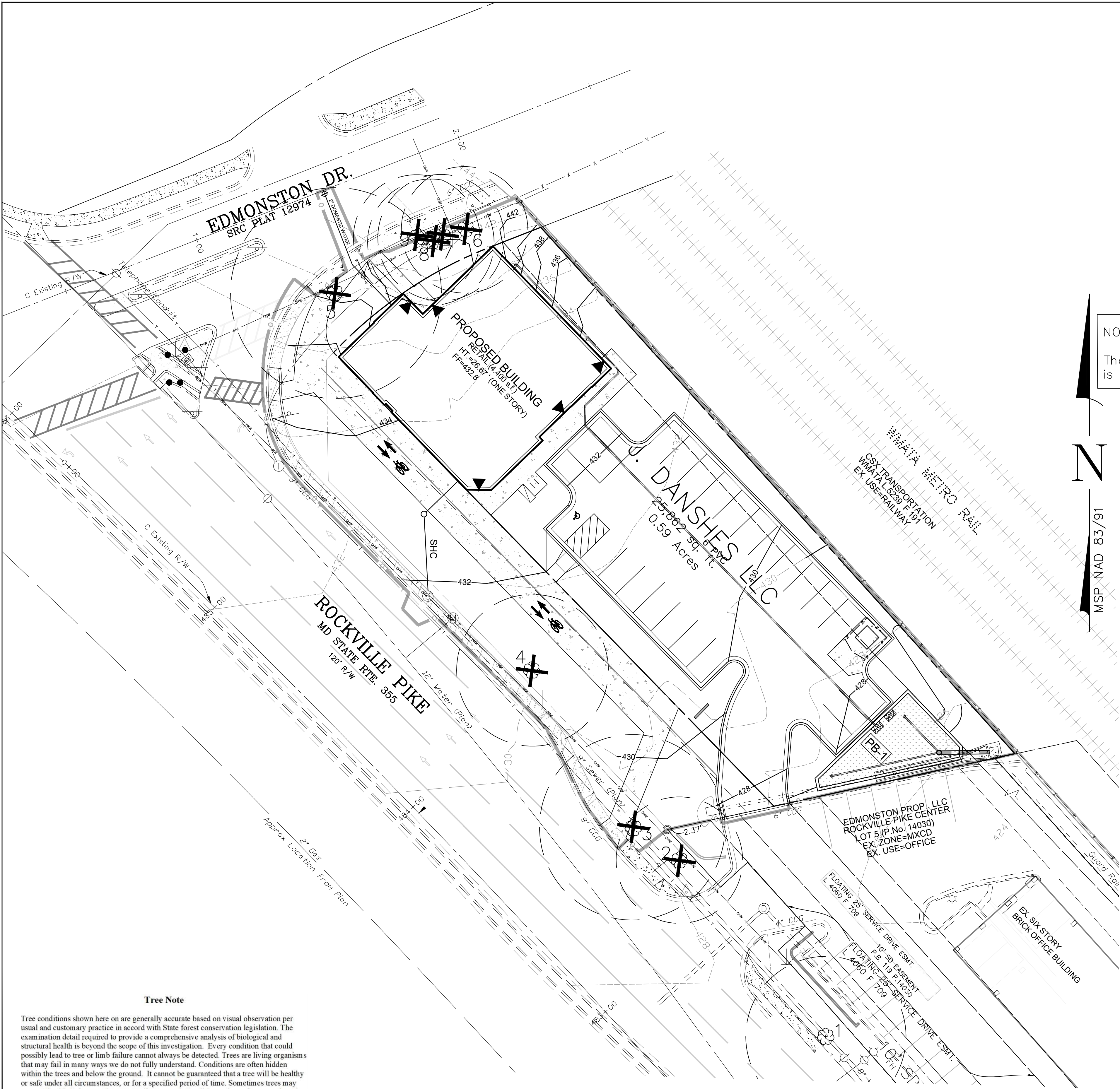
L2.01

PROJECT NO. 2004.115.33

SHEET NO. 1 OF 1



10/04118dwg\F03\_01.dwg, LB 01, 5/12/2023 10:55:20 AM, Copyright © 2023 Macris, Hendricks & Glascock, P.A.



Tree Note

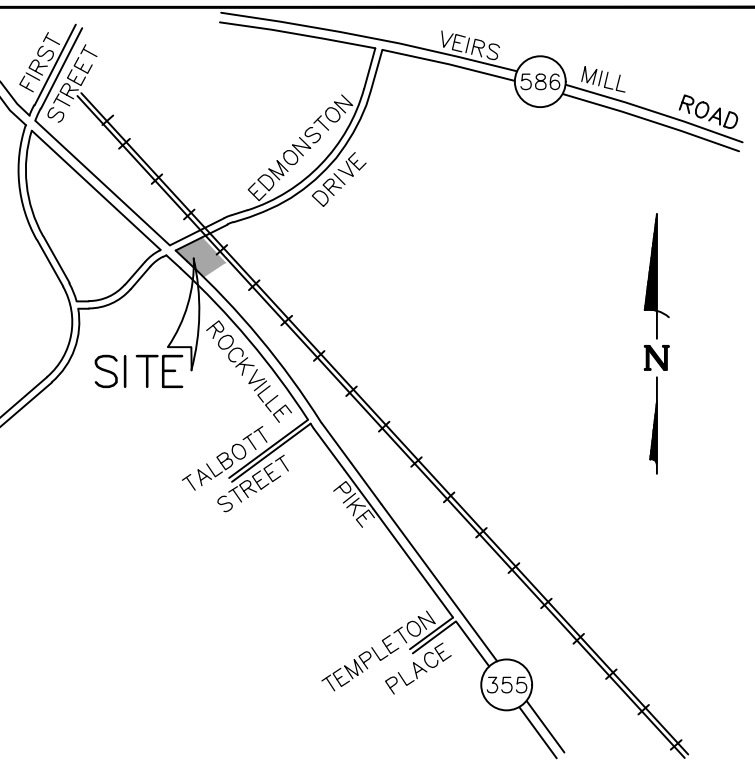
Tree conditions shown here on are generally accurate based on visual observation per usual and customary practice in accord with State forest conservation legislation. The examination detail required to provide a comprehensive analysis of biological and structural health is beyond the scope of this investigation.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

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	

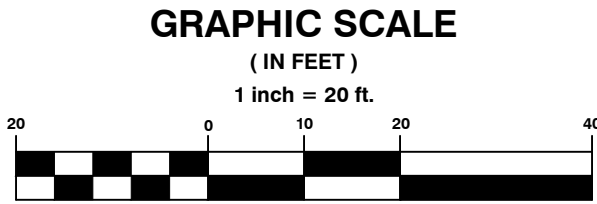
NOTE:

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  
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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.

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POTOMAC, MD 20854  
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ATTORNEY:  
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200-B MONROE STREET  
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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

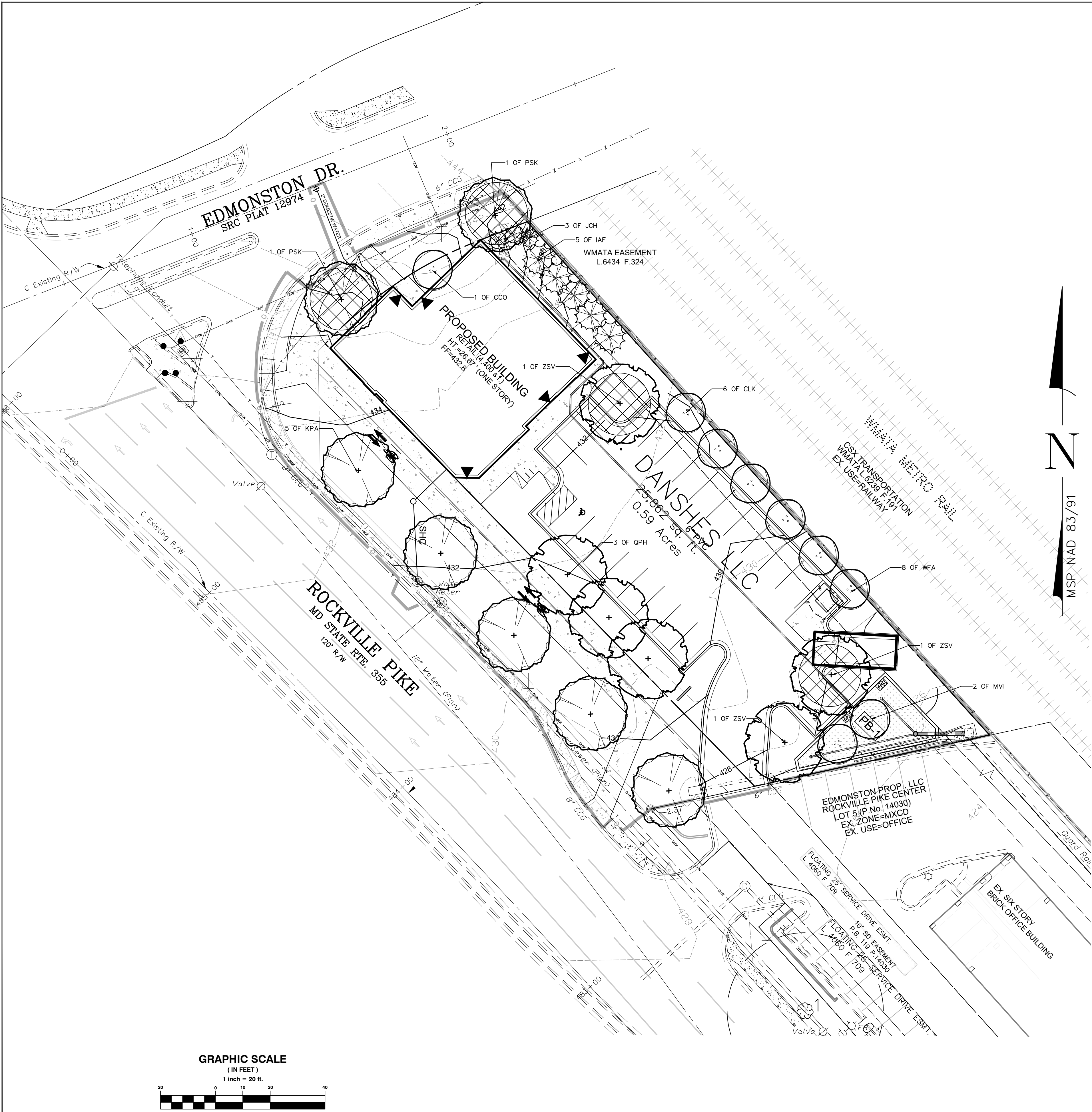
DANDSHES CENTER ON  
THE PIKE

ST. MARY'S  
PARCEL P214

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

PRELIMINARY FOREST  
CONSERVATION PLAN

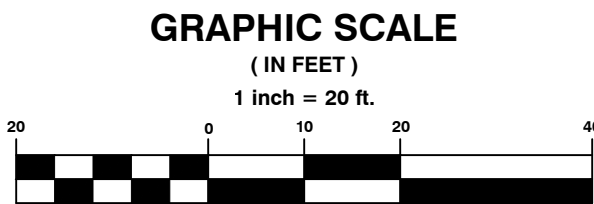





MINIMUM TREE COVER TABLE			
TRACT AREA		0.59	AC
MTC REQUIRED (Zone MXCD = 10%)		0.059	AC
MTC PROVIDED:			
6 SHADE TREES x 400 S.F. each	=	2,400	S.F.
1 ORNAMENTAL TREES x 200 S.F. each	=	200	S.F.
		2,600	S.F. or 0.059 AC

LANDSCAPE PLANT LIST							
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT	CREDIT
SHADE TREES							
*QPH	3	Quercus phellos	Willow Oak	2 1/2 - 3'		B&B	
KPA	5	Koeleruteria paniculata	Golden Raintree	2 1/2 - 3'		B&B	2 Replacement
PSK	2	Prunus serrulate 'Kwanzan'	Kwanzan Cherry	2 1/2 - 3'		B&B	
ZSV	3	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	2 1/2 - 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
TOTAL:							4 Replacement

LEGEND	
	SIGNIFICANT TREE TO REMAIN
	CRITICAL ROOT ZONE
	LIMITS OF DISTURBANCE
	PROPOSED TREE
	REPLACEMENT TREE CREDIT





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AT LEAST 48 HOURS  
PRIOR TO CONSTRUCTION

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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

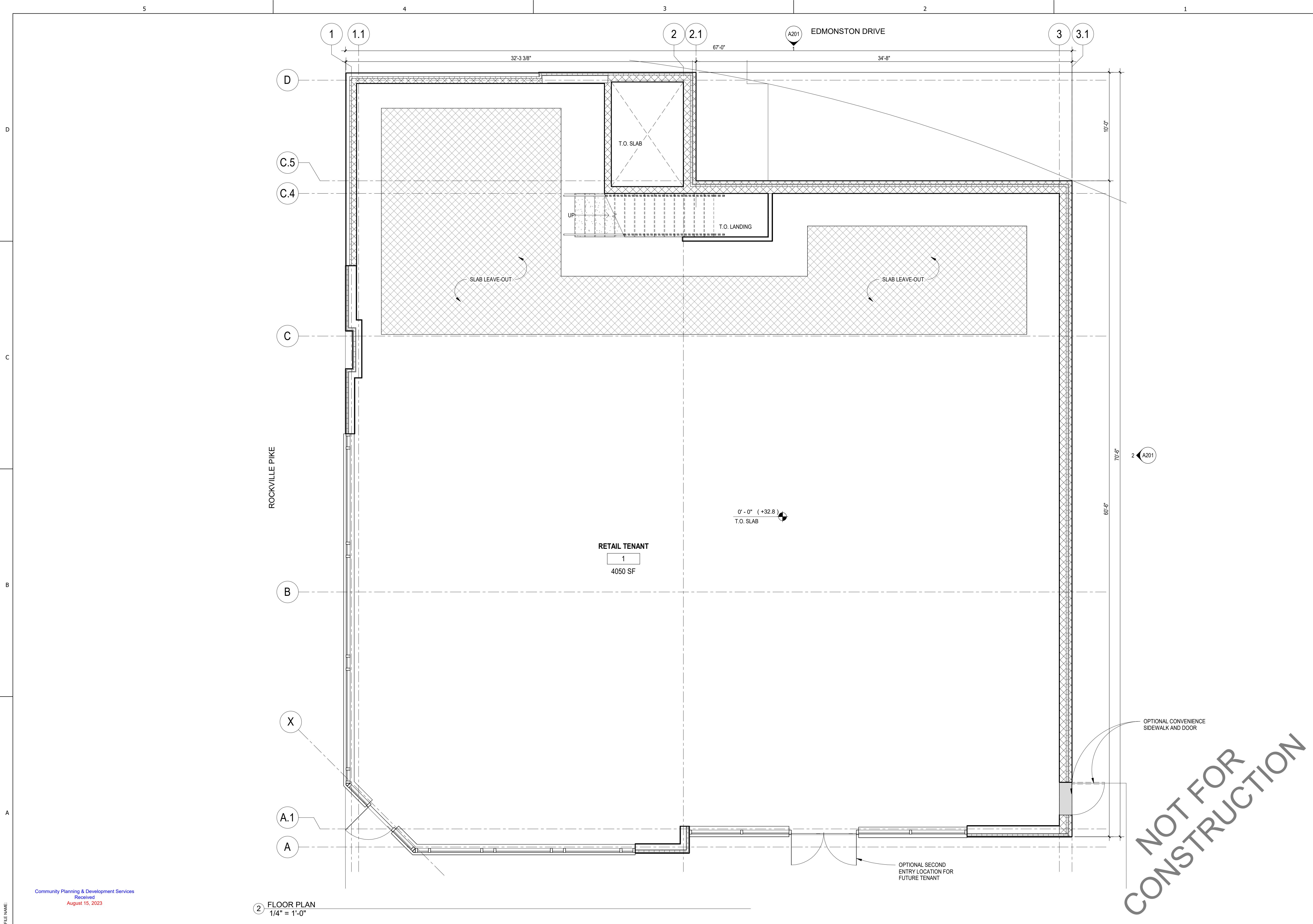
DANSHES CENTER ON THE PIKE	
ST. MARY'S PARCEL P214	
PROJ. MGR	BJD
DRAWN BY	FCJ
SCALE	1"= 20'
DATE	12/2022

PRELIMINARY FOREST  
CONSERVATION PLAN

**L9.02**

PROJECT NO. 2004.115.33  
SHEET NO. 2 OF 2





② FLOOR PLAN  
1/4" = 1'-0"

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

GTM

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

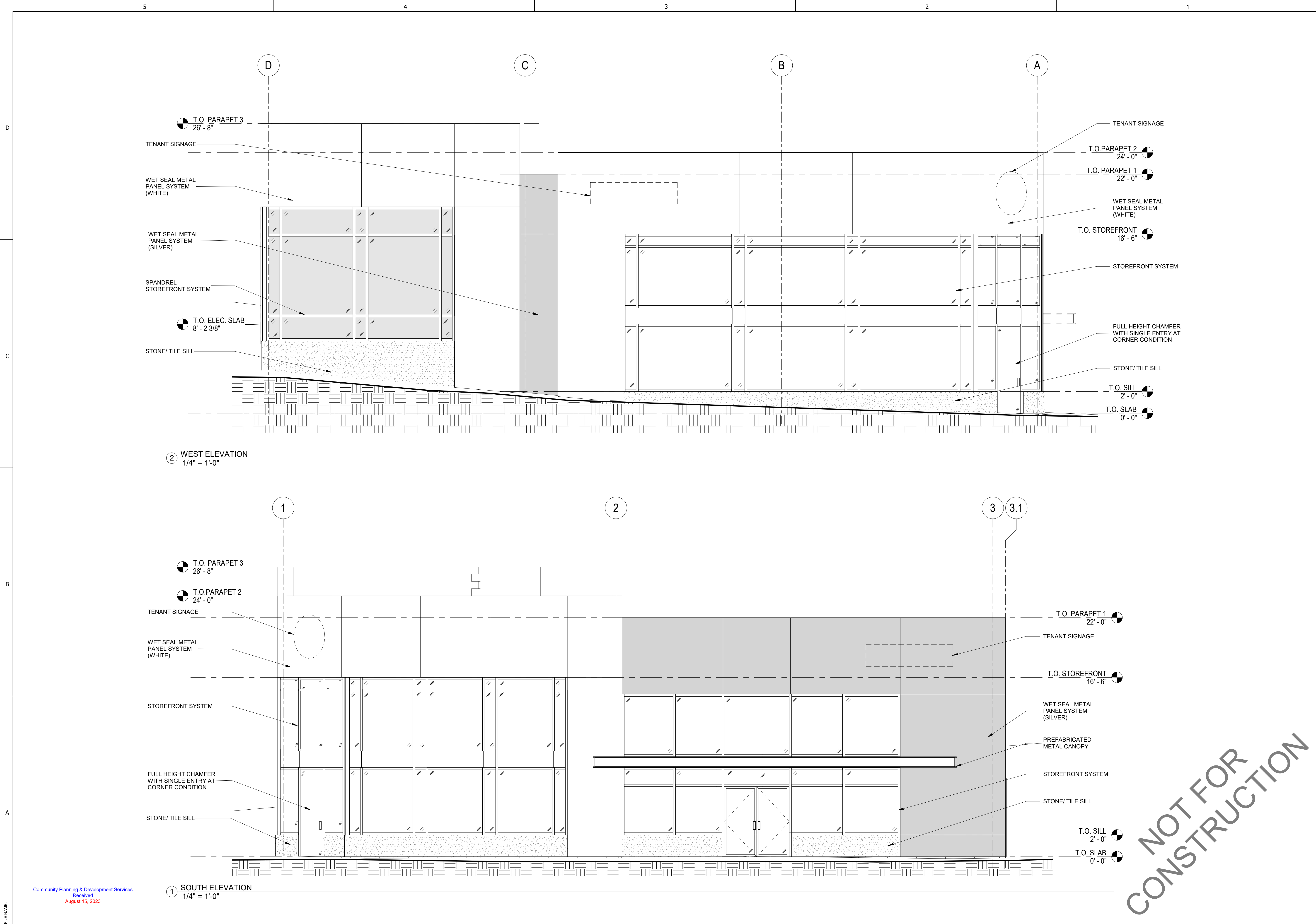
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FLOOR PLAN

Sheet No.

A100

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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

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Scale AS NOTED

Sheet Title

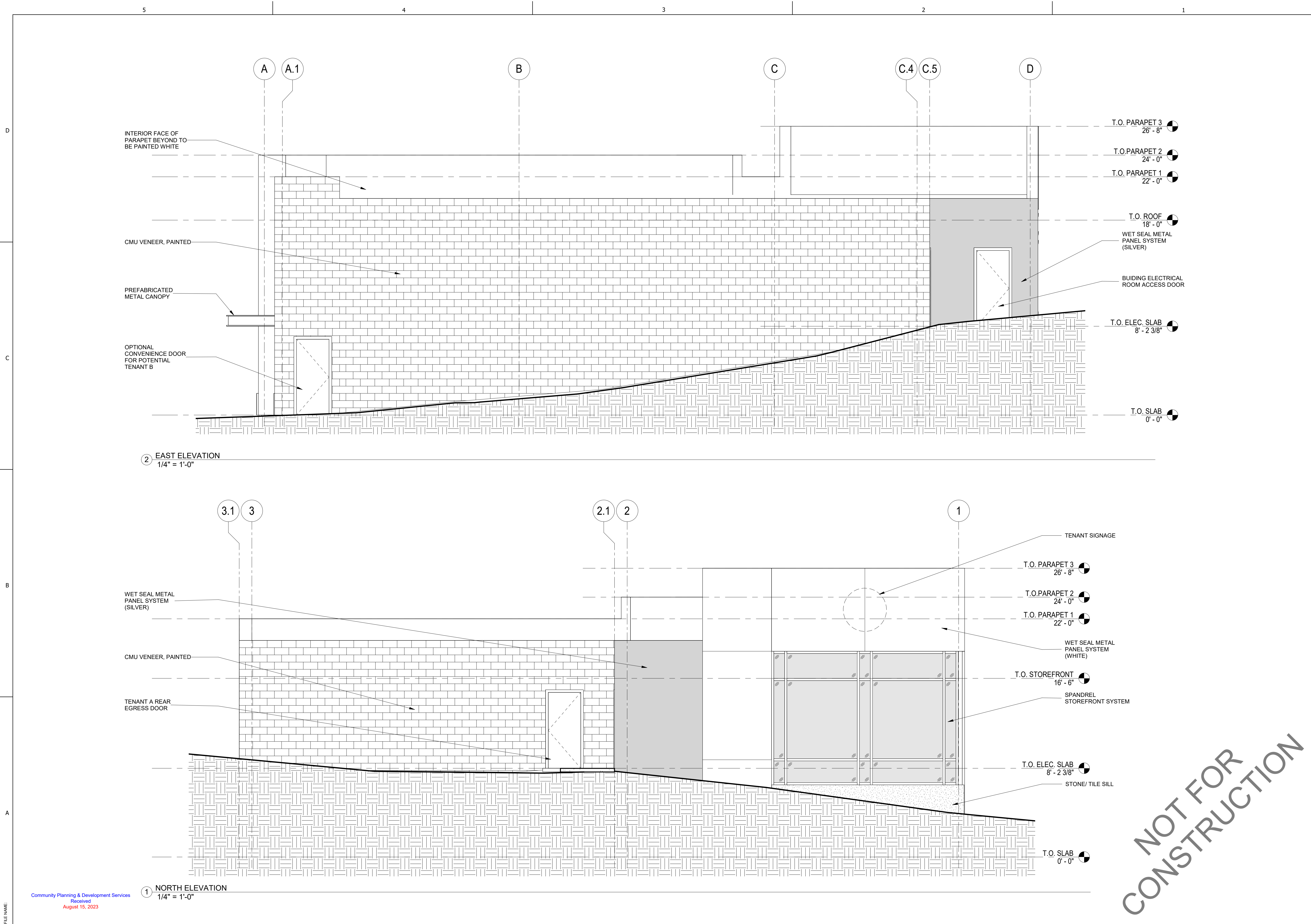
### EXTERIOR ELEVATIONS

Sheet No.

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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
<b>ISSUE DESCRIPTION</b>	<b>DATE</b>

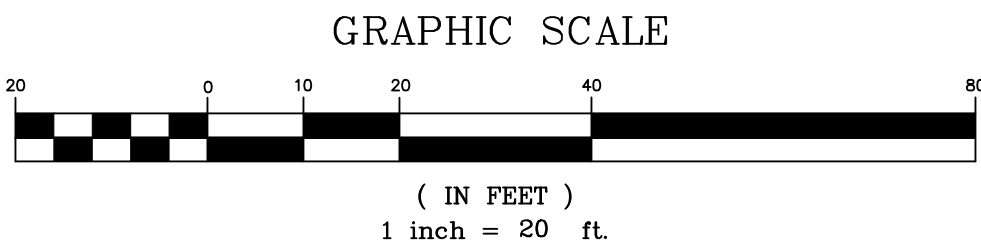
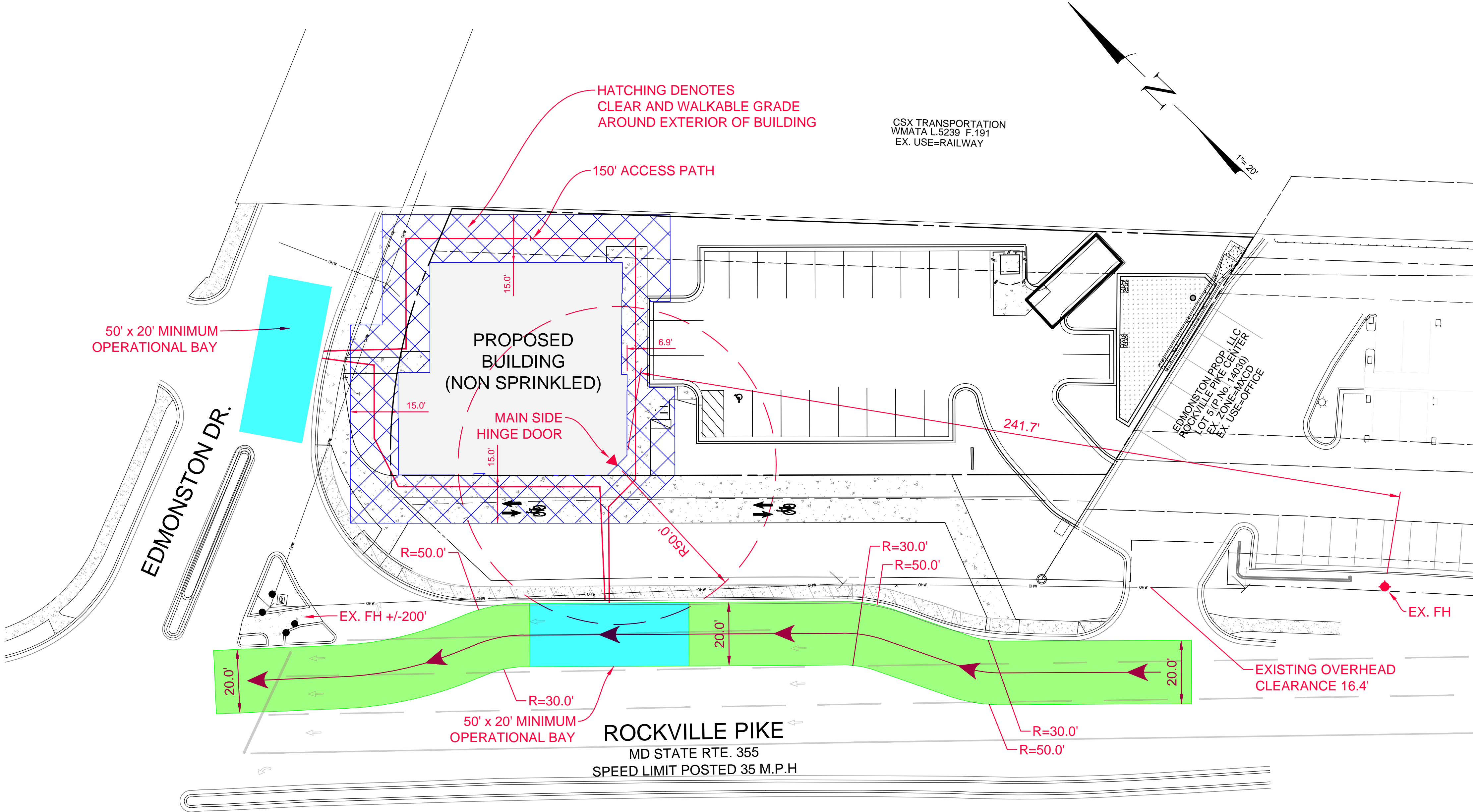
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Checked By JW  
Drawn By NL  
Scale AS NOTED

Sheet Title  
**EXTERIOR ELEVATIONS**

Sheet No.

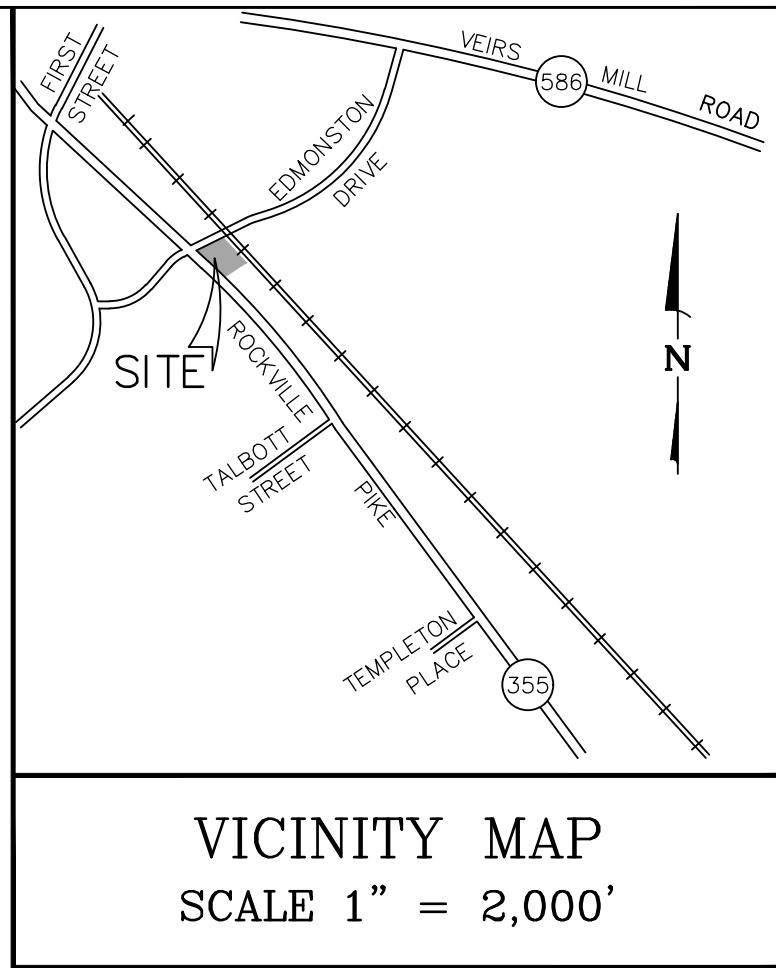
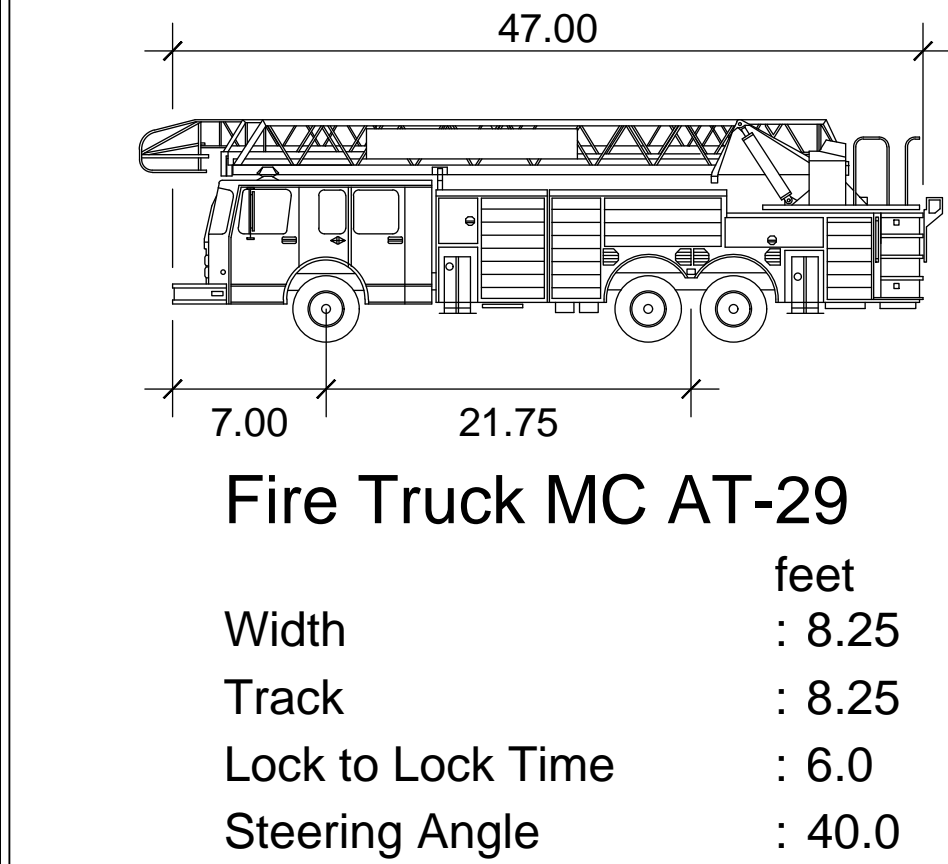
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HEIGHT & AREA ANALYSIS	CONSTRUCTION TYPE
NON-SPRINKERED SINGLE STORY = NS	IIB
GROUND FLOOR BUILDING AREA LIMITATION PER STORY (SM) - MERCANTILE USE GROUP M (IBC 2018 TABLE 506.2)	4,400 SF ACTUAL - 12,500 SF MAX PERMITTED (MERCANTILE - MOST RESTRICTIVE)
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



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

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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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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



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J DASHES, LLC  
9213 WINTERSET DR  
POTOMAC, MD 20854  
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TAX MAP GR561 WSSC 217NW06

L. 44329 F. 159

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CITY OF ROCKVILLE  
MARYLAND

DANSHES CENTER ON  
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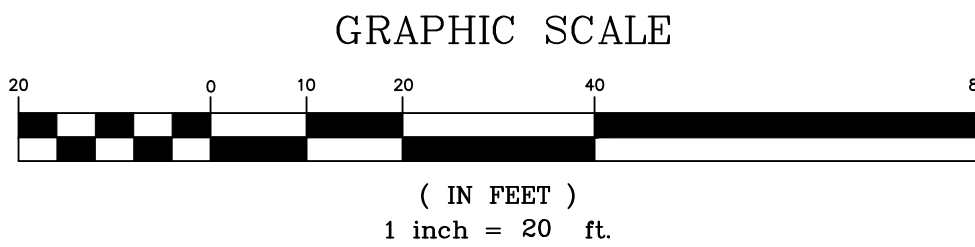
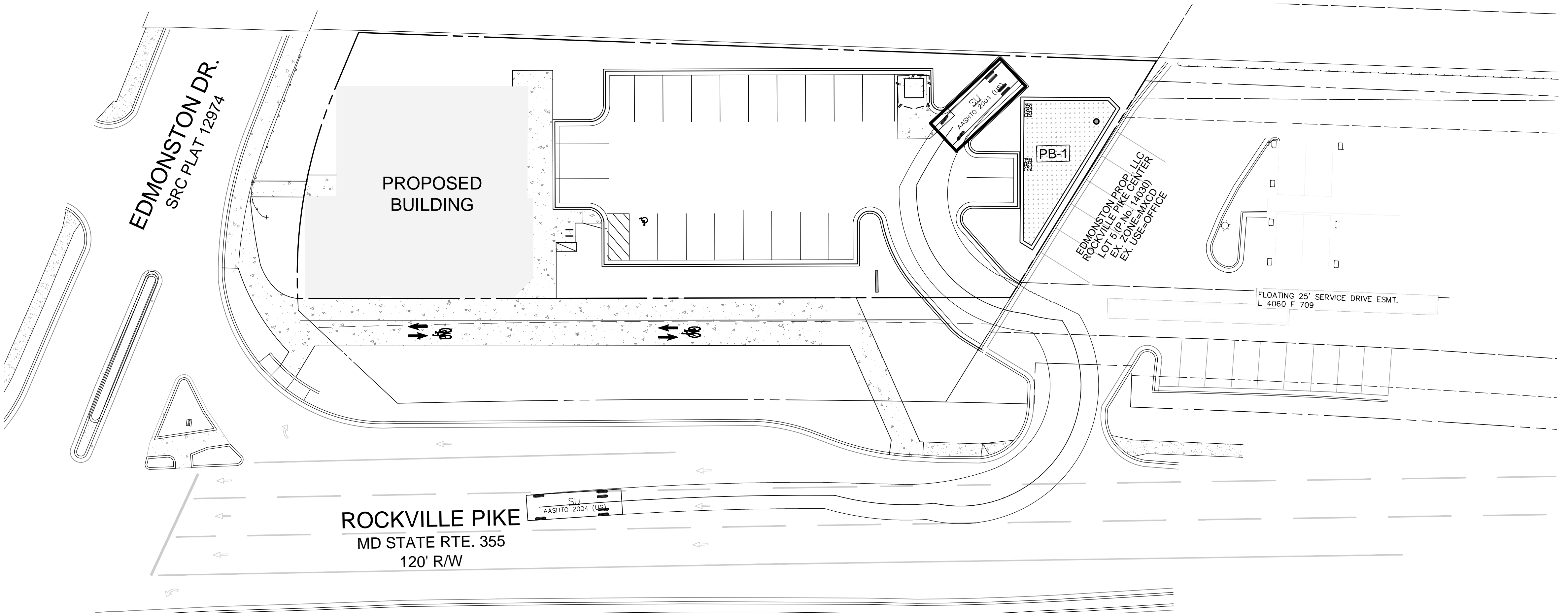
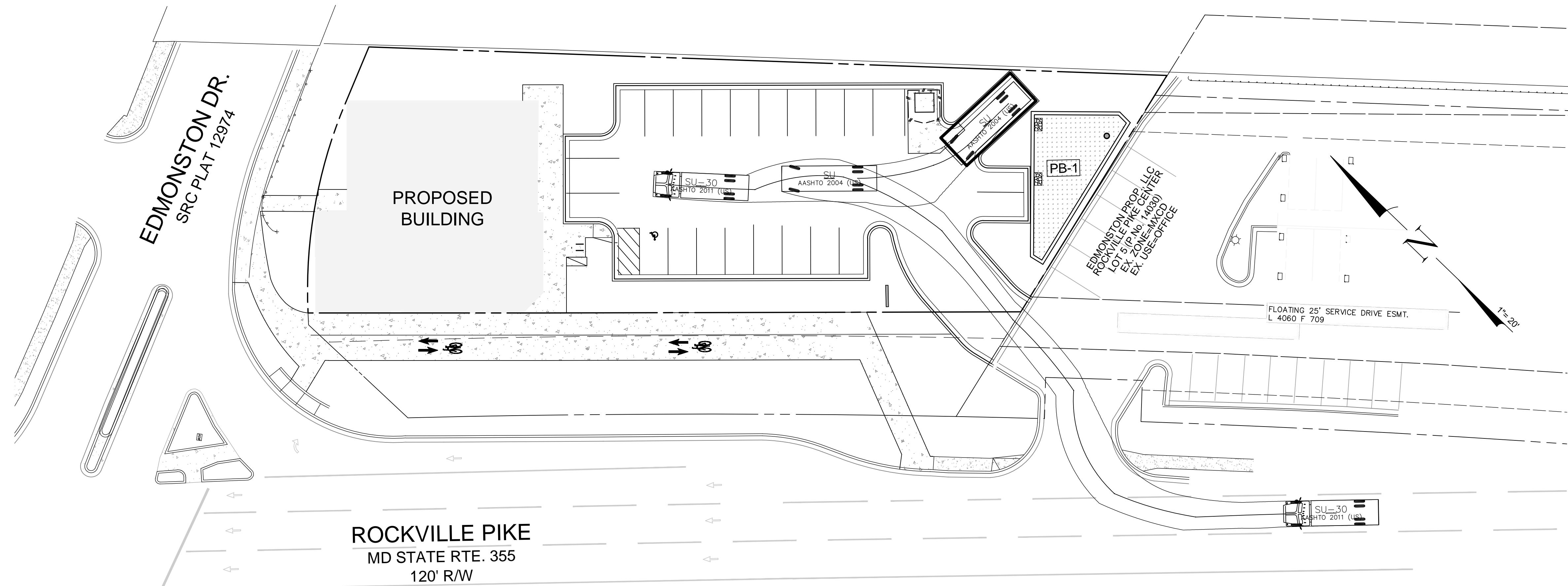
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PROJECT PLAN

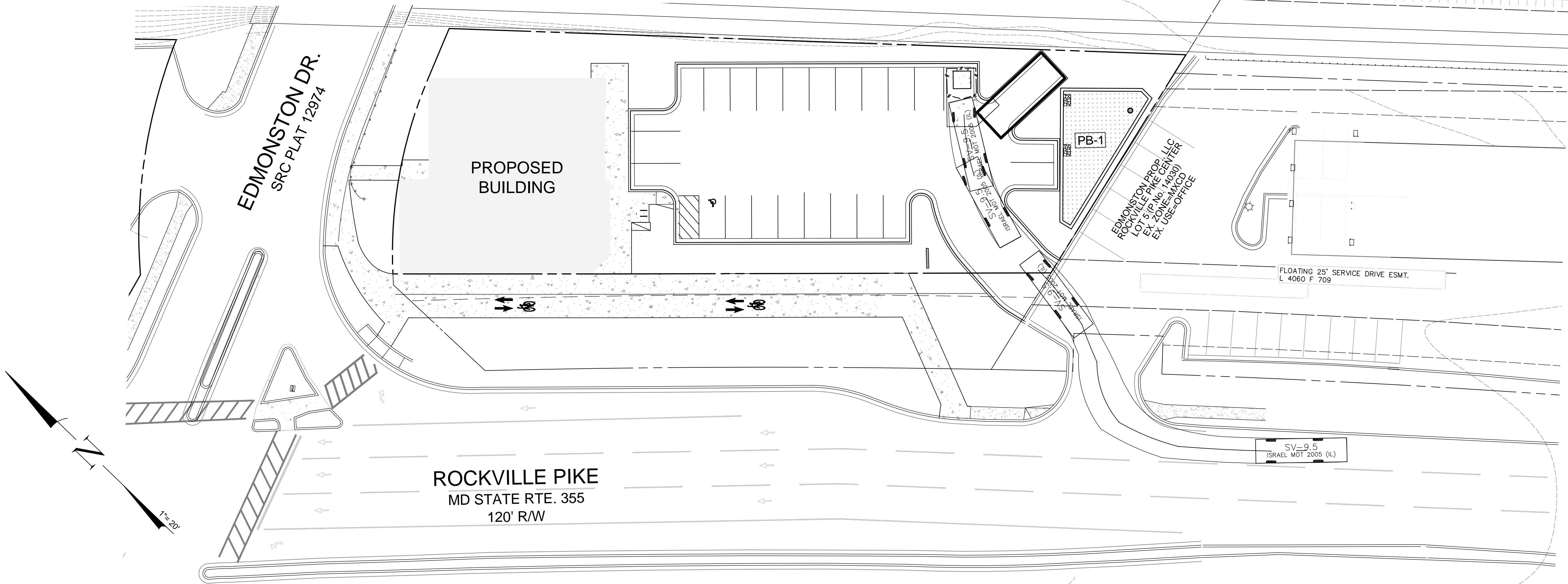
TRUCK MOVEMENT  
EXHIBIT (DELIVERY SU-30)

EX 1.2

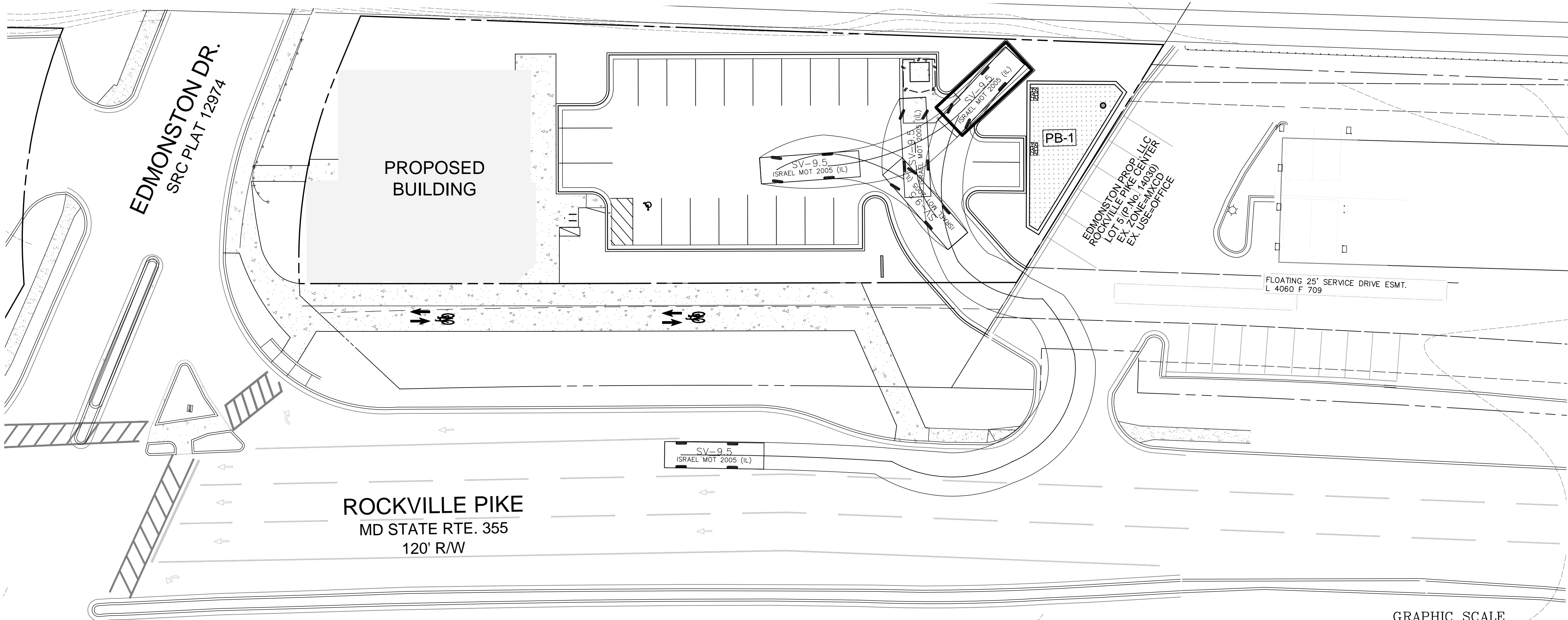
PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1



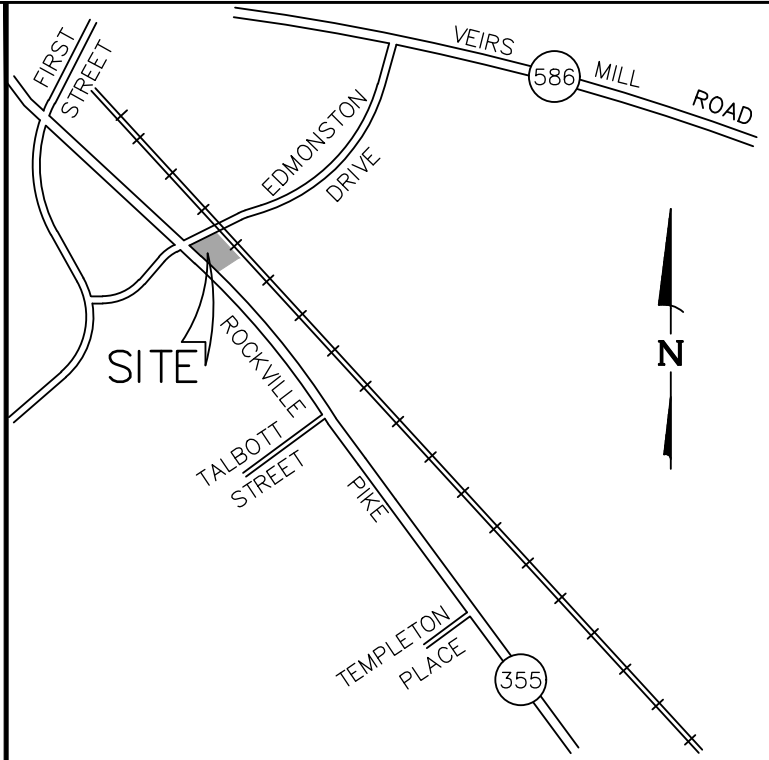




REFUSE TRUCK TURNING STUDY-IN



REFUSE TRUCK TURNING STUDY- OUT



VICINITY MAP  
SCALE 1" = 2,000'

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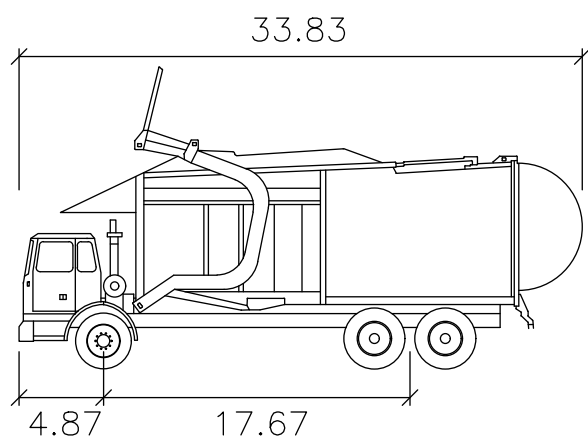
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GTM ARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD, 20814  
JEFF WHITMAN, RA  
240-333-2067

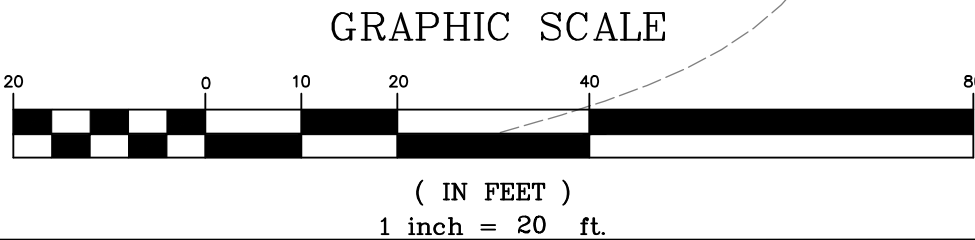
ATTORNEY:  
MILLER, MILLER & CANBY  
200-B MONROE STREET  
ROCKVILLE, MD,  
JODY KLINE  
301-738-2051

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



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

GARBAGE TRUCK  
TURNING STUDY  
REAR LOAD VEHICLE



Community Planning & Development Services  
Received  
August 15, 2023

DANSHES CENTER ON  
THE PIKE

ST. MARY'S  
PARCEL P214

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

PROJECT PLAN  
TRUCK MOVEMENT  
EXHIBIT (REFUSE)