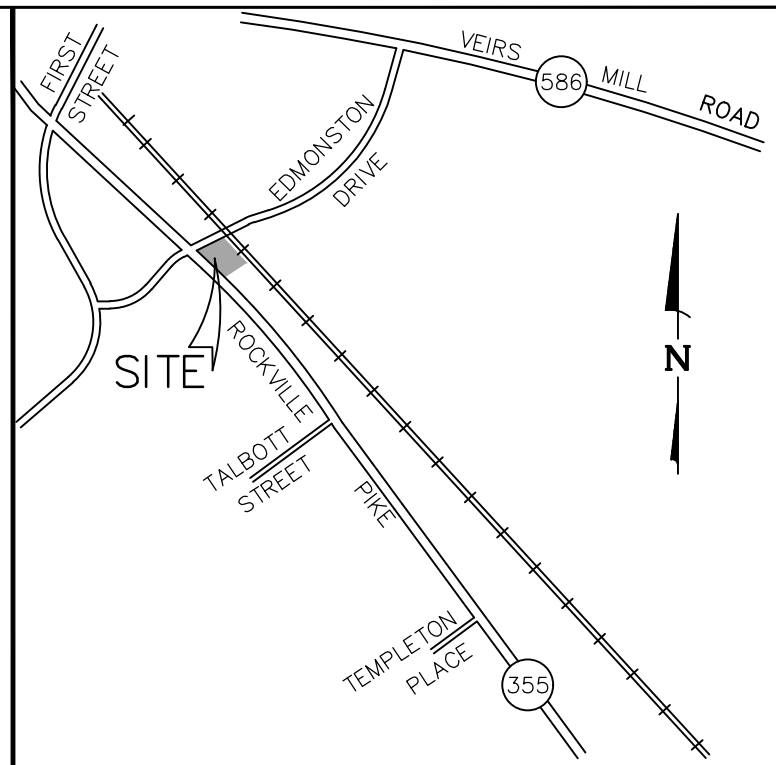


DANSHES CENTER ON THE PIKE

SAINT MARYS P214

PROJECT PLAN PJT2018-00010

Community Planning &
Development Services
Received
04/04/2023



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:
GMT 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

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' (1)	92'

MAXIMUM BUILDING HEIGHT 75' 26.67' (2)

BUILDING AREA NONE PRESCRIBED 4,400 S.F. (2)

PARKING SETBACK REQUIREMENTS

ROCKVILLE PIKE (SECT. 4.d.2(a))	10'	8'(3)
SIDE - MXCD ZONE (SECT. 4.d.2(b)(iv))	7'	10'
REAR - WMATA (SECT. 4.d.2(b)(iv))	7'	7' (MIN.)

SITE OPEN SPACE (4)(5) 15.0% or 2,900 S.F. 15.4% or 2,984 S.F.
PUBLIC USE SPACE (4)(5) 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)
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:

- PURSUANT TO SECTION 25.17.08.b.3(a)
- INFORMATION PROVIDED BY PROJECT ARCHITECT
- PURSUANT TO SECTION 4.d.2(b)(vi) A REDUCTION OF THE LANDSCAPE STRIP ADJOINING A STREET RIGHT OF WAY IS BEING REQUESTED AS PART OF THIS APPLICATION.
- 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	
8" S	NATURAL GAS LINE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND COMMUNICATIONS	
	FENCING	
	EASEMENT	
	PROPERTY BOUNDARY	
	LIGHT POLE	
	TREE	
	SIGN	

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

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

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
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DRAWN BY BJD/KDJ

SCALE 1"= 20'

DATE	12/2022
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PROJECT PLAN

SITE PLAN

PJ 2.0

PROJECT NO. 2004.115.33

SHEET NO. OF

The map shows the site location relative to surrounding roads. The site is situated on the east side of Rockville Road, south of Edmonstone Drive. Other roads shown include Lymm Street, Talbott Street, Templeton Place, Veirs Mill Road, and Highway 586. A north arrow is included for orientation.

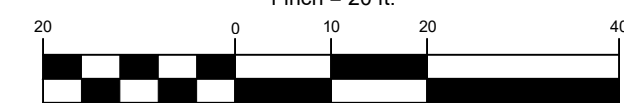
VICINITY MAP
SCALE 1" = 2,000'

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

1 inch = 20 ft.



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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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	BJD/KDJ
SCALE	1"= 20'
DATE	12/2022

PROJECT PLAN

OPEN SPACE AND GREEN
AREA EXHIBIT

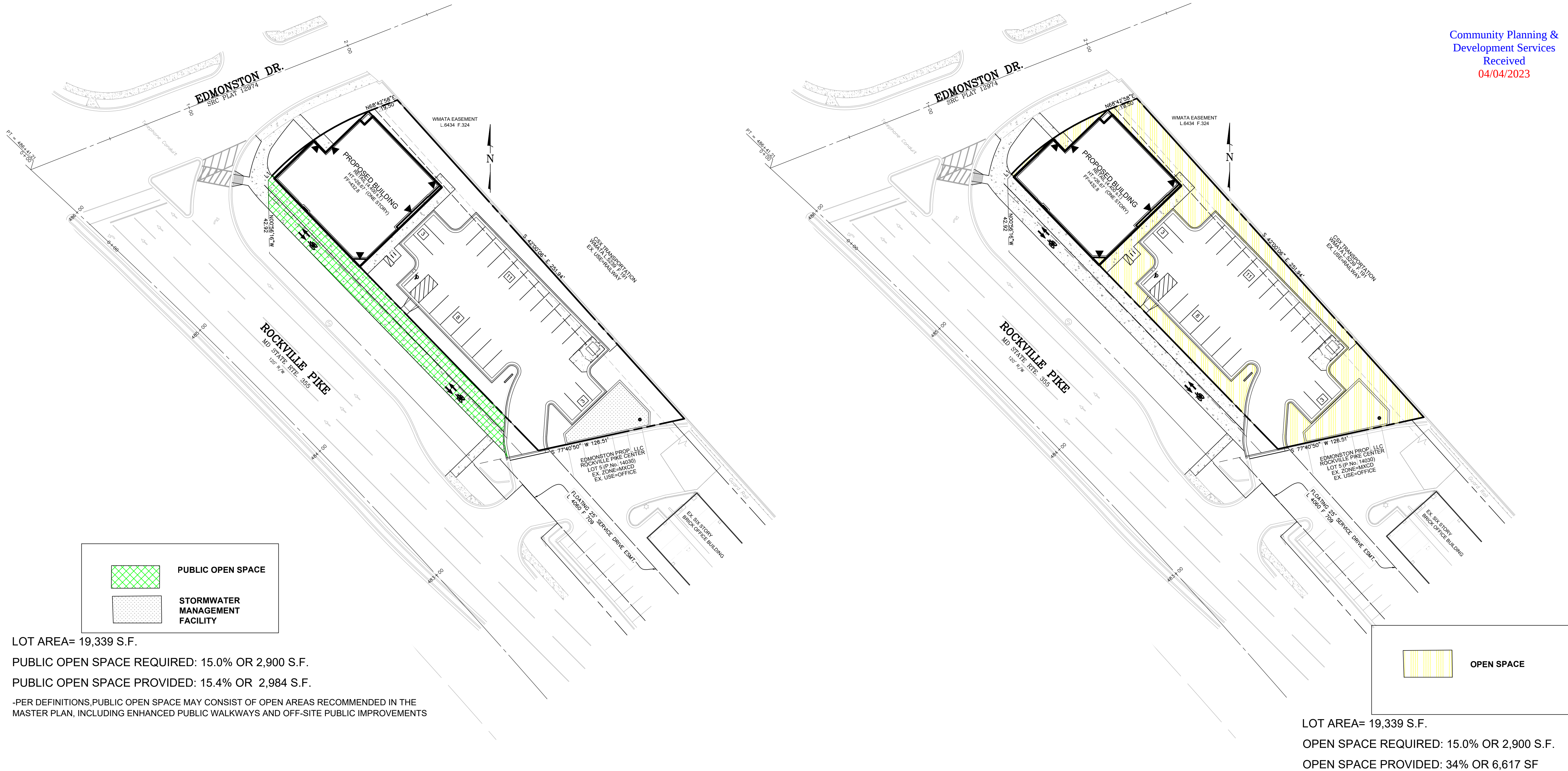
PJ 3.0

PROJECT NO. 2004.115.33
SHEET NO. OF

GENERAL PROJECT PLAN NOTE

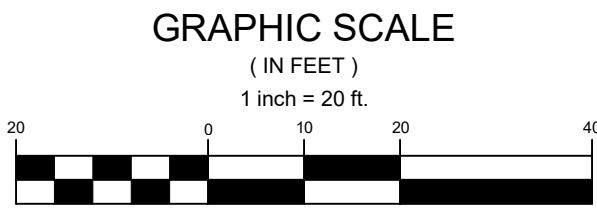
UNLESS SPECIFICALLY NOTED ON DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, SETBACKS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS SKETCH PLAN ARE ILLUSTRATIVE. THE FINAL DETAILS OF BUILDINGS, STRUCTURES, AND HARDSCAPE WILL BE DETERMINED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

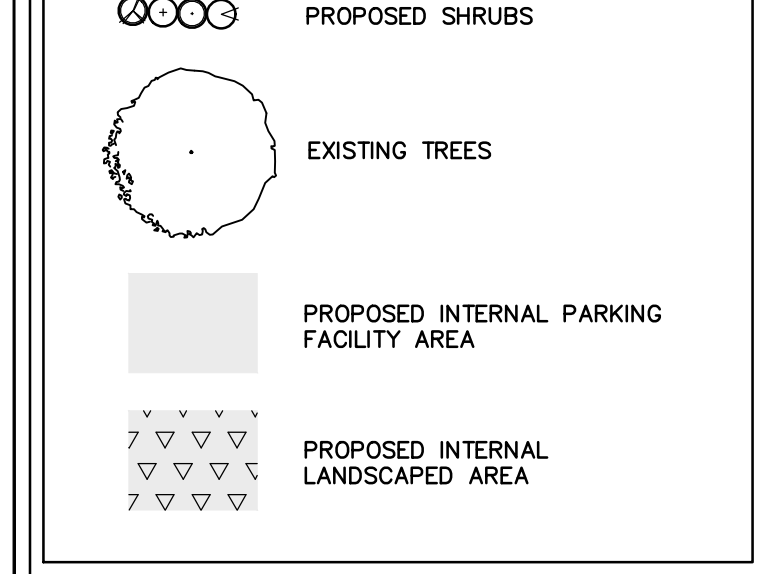
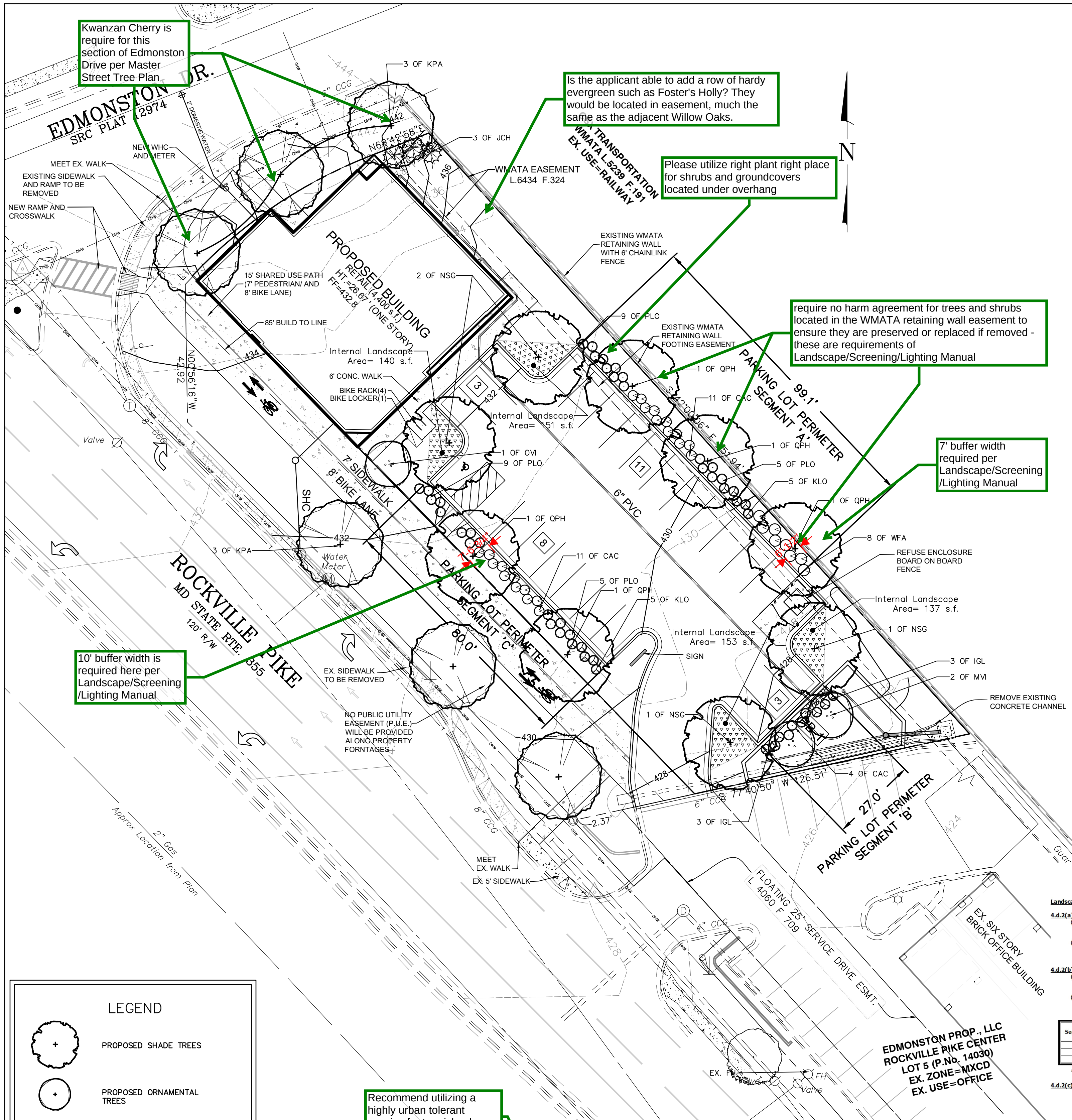
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LOT AREA= 19,339 S.F.
PUBLIC OPEN SPACE REQUIRED: 15.0% OR 2,900 S.F.
PUBLIC OPEN SPACE PROVIDED: 15.4% OR 2,984 S.F.
-PER DEFINITIONS,PUBLIC OPEN SPACE MAY CONSIST OF OPEN AREAS RECOMMENDED IN THE MASTER PLAN, INCLUDING ENHANCED PUBLIC WALKWAYS AND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





NATIVE PLANT COUNTS

Total Shade Trees: 15
Native Shade Trees: 9
Percent Native: 60%

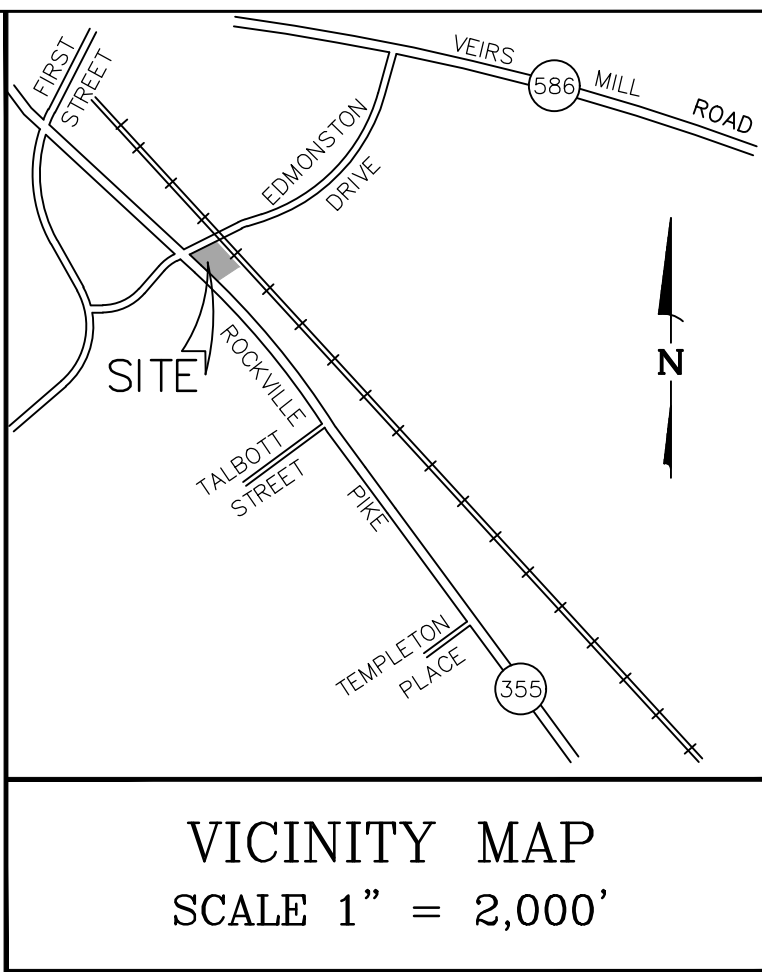
Total Number of Trees: 21
Native Trees: 12
Percent Native: 57%

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

LANDSCAPE PLANT LIST								
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SPD	ROOT	SPACING
SHADE TREES								
KPA	5	Quercus phellos	Willow Oak	2 1/2"-3"			B&B	
KPA	6	Koeleretaria paniculata	Golden Raintree	2 1/2"-3"			B&B	
NSG	4	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	2 1/2"-3"			B&B	
EVERGREEN TREES								
JCH	3	Juniperus chinensis 'Hetzi Columnaris'	Columnar Hetzli Juniper		5-6'		B&B	
ORNAMENTAL TREES								
OVI	1	Ostrya virginiana	American Hopbroombeam		7-8'		B&B	Multi-stem
MVI	2	Magnolia virginiana	Sweetbay Magnolia		7-8'		B&B	Multi-stem
SHRUBS								
KLO	19	Kalmia latifolia 'Olympic Fire'	Olympic Fire Mountain Laurel		24-30"		#3 Cont.	48" o.c.
CAC	9	Clethra alnifolia 'Sixteen Candles'	Sixteen Candles Summersweet		18-24"		#3 Cont.	36" o.c.
PLO	28	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel		18-24"		#3 Cont.	36" o.c.
WFA	9	Weigela florida 'Alexandra'	Wine & Roses Weigela		24-30"		#3 Cont.	42" o.c.
IGL	6	Ilex glabra	Inkberry		18-24"		#3 Cont.	36" o.c.

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

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J DANSHES, LLC
9213 WINTERSET DR
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ARCHITECT:
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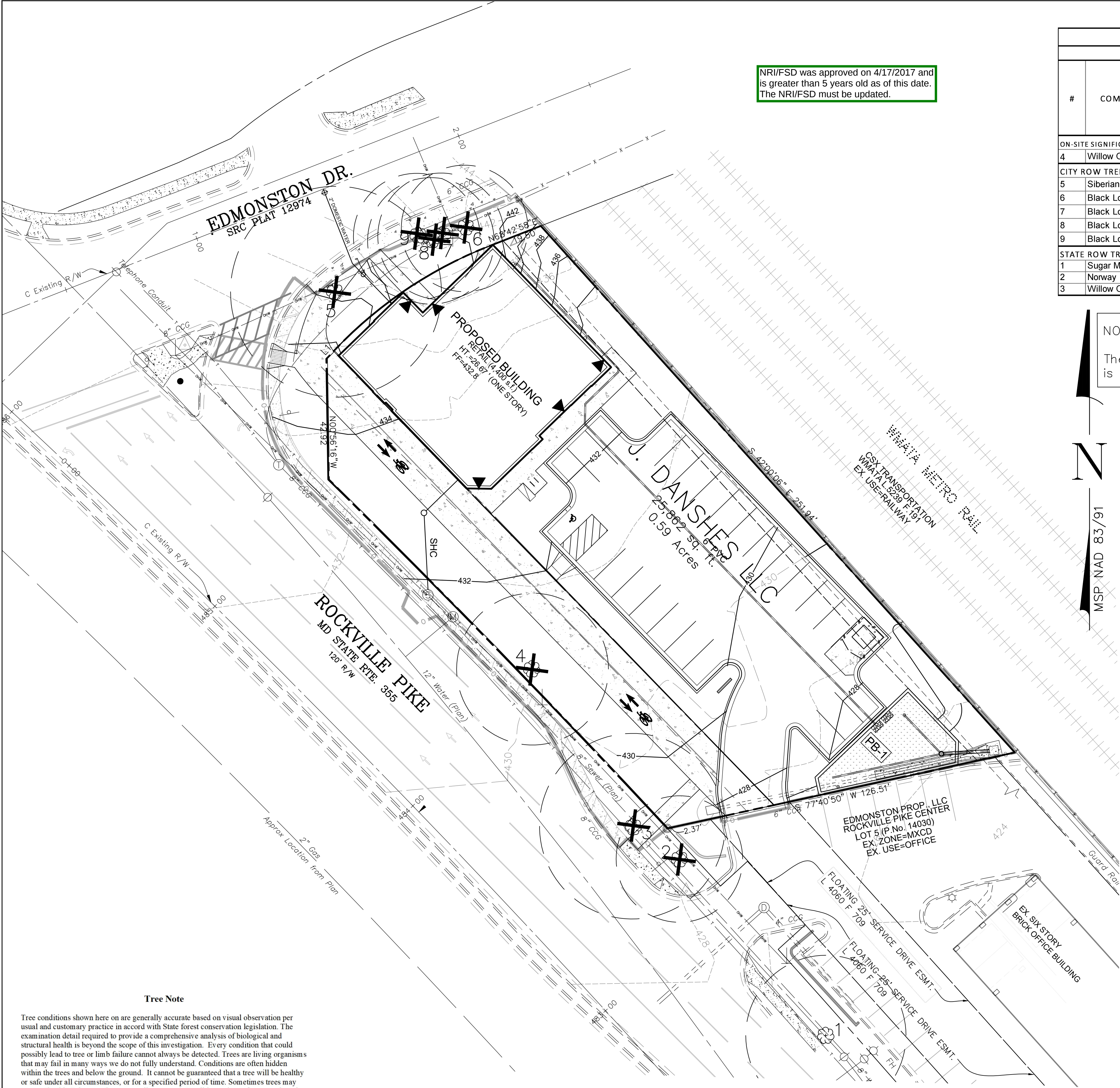
PLANTING NOTES

- THIS PLAN IS FOR PLANTING PURPOSES ONLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A 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 M&D 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 SUPPLIER, WHERE ANY REQUIREMENTS ARE OBTAINED 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 AMERICANH&T. 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 SPACE BETWEEN UNIT AND PLANT.
- 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 IMPEDE 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 INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE FROM THE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION MD-DC-VA (LCA), CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR 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 I-EXTERIOR LANDSCAPE INSTALLATION, SECTION 1.12 (A-G) AT WWW.LANDCVA.ORG.

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L2.01
PROJECT NO. 2004.115.33
SHEET NO. 1 OF 1

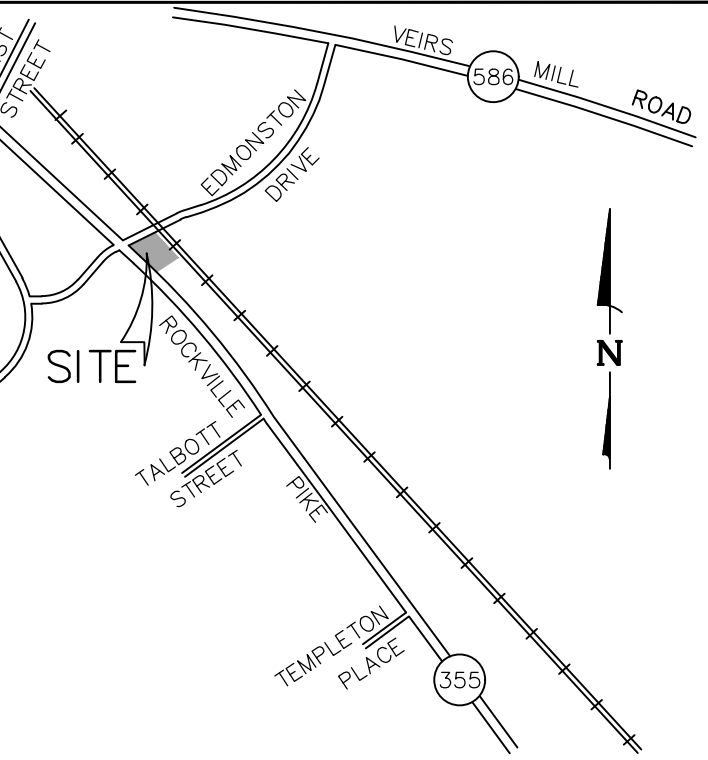
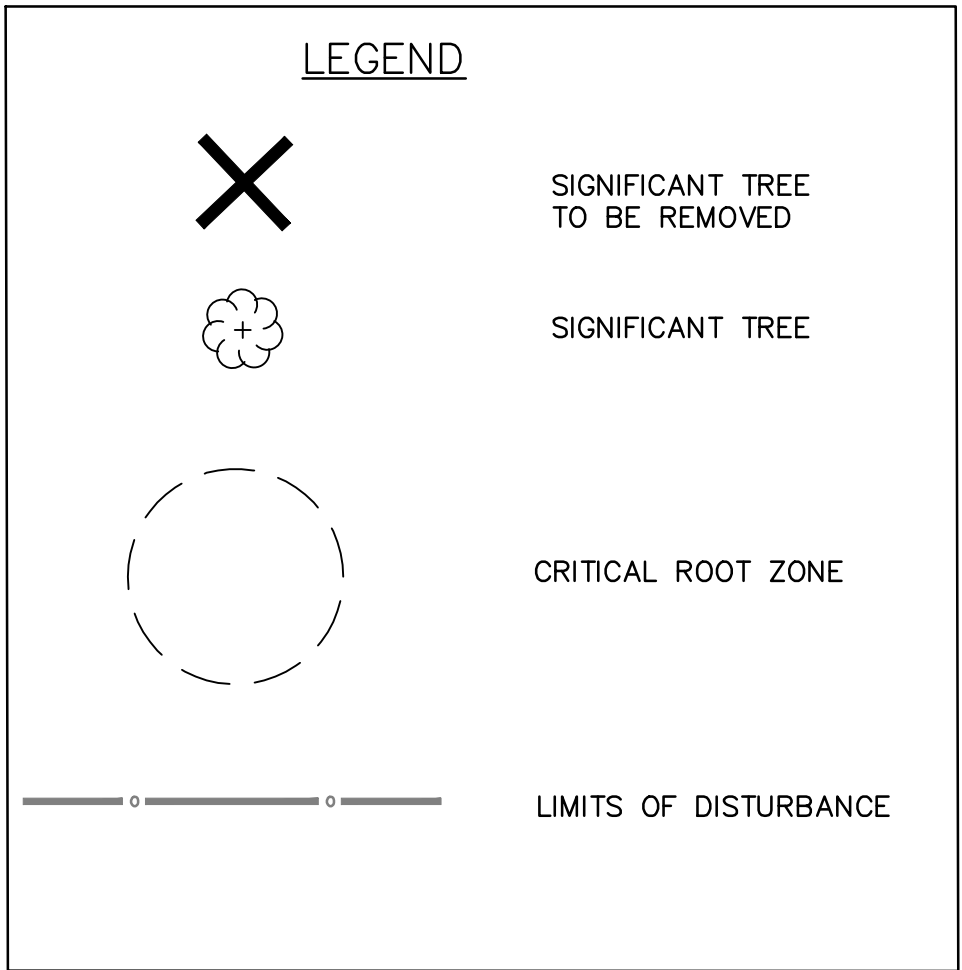


Tree Note

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 SIGNIFICANTS >= 12" DBH									
4	Willow Oak	Quercus phellos	18	2289	69	Remove	100%	1	N/A
CITY ROW TREE									
5	Siberian Elm	Ulmus pumila	25	4416	84	Remove	100%	1	N/A
6	Black Locust	Robinia pseudoacacia	15	1590	91	Remove	100%	1	N/A
7	Black Locust	Robinia pseudoacacia	7	346	91	Remove	100%	0	N/A
8	Black Locust	Robinia pseudoacacia	6	254	84	Remove	100%	0	N/A
9	Black Locust	Robinia pseudoacacia	6	254	84	Remove	100%	0	N/A
STATE ROW TREE									
1	Sugar Maple	Acer saccharum	19	2550	72	Save	0%	0	N/A
2	Norway Maple	Acer platanoides	15	1590	75	Remove	100%	0	N/A
3	Willow Oak	Quercus phellos	22	3419	66	Remove	100%	0	N/A
Total Replacements Required:									3

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



VICINITY MAP
SCALE 1" = 2,000'

Community Planning &
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Received
04/04/2023



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

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

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Frank C. Johnson

DATE
12/15/2022
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 DANKSHES, LLC
9213 WINTERSET DR
POTOMAC, MD 20854
jdankshes@yahoo.com

ARCHITECT:
GMT 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	12/12/22

TAX MAP GR561 WSSC 217NW06

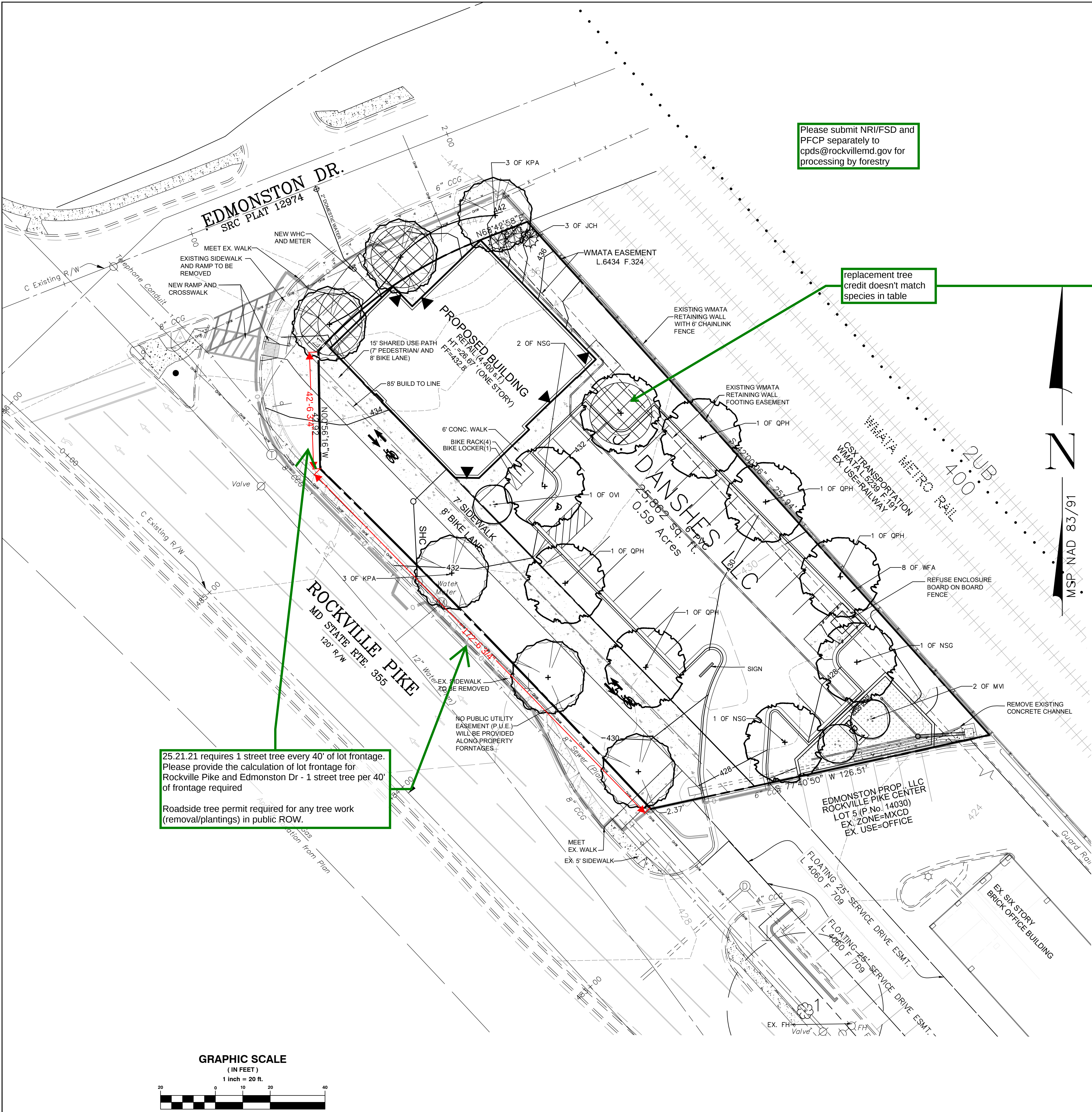
L. 44329 F. 159
4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

DANKSHES 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							
*SPH	3	Quercus phellos	Willow Oak	2 1/2'-3'		B&B	1 Replacement
KPA	6	Koeleruteria paniculata	Golden Rain tree	2 1/2'-3'		B&B	2 Replacement
*NSG	4	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	2 1/2'-3'		B&B	
EVERGREEN TREES							
JCH	3	Juniperus chinensis 'Hetzi Columnaris'	Columnar Hetzi Juniper		5-6'	B&B	
ORNAMENTAL TREES							
*OVI	1	Ostrya virginiana	American Hophornbeam		7-8'	B&B	Multi-stem
*MVI	2	Magnolia virginiana	Sweetbay Magnolia		7-8'	B&B	Multi-stem
TOTAL:							3 Replacement

LEGEND

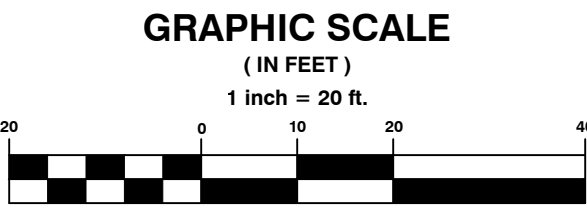
SIGNIFICANT TREE TO REMAIN

CRITICAL ROOT ZONE

LIMITS OF DISTURBANCE

PROPOSED TREE

REPLACEMENT TREE CREDIT



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

Community Planning &
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04/04/2023

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

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FRANK C. JOHNSON
12/15/2022

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COMAR 08.19.06.01

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and county forest conservation legislation.

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9213 WINTERSET DR
POTOMAC, MD 20854
jdanshes@yahoo.com

ARCHITECT:
GMT 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	12/12/22

TAX MAP GR561 WSSC 217N06

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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

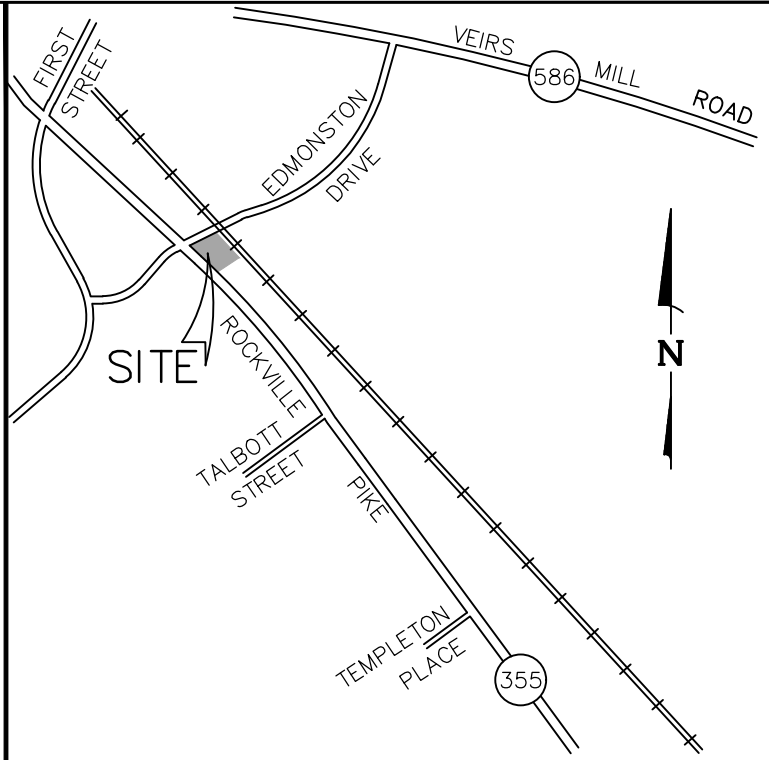
PRELIMINARY FOREST
CONSERVATION PLAN

L9.02

PROJECT NO. 2004.115.33

SHEET NO. 2 OF 2

Community Planning &
Development Services
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04/04/2023



VICINITY MAP
SCALE 1" = 2,000'

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

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

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

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**

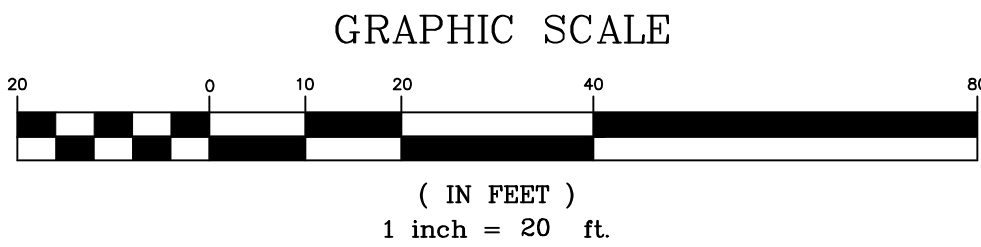
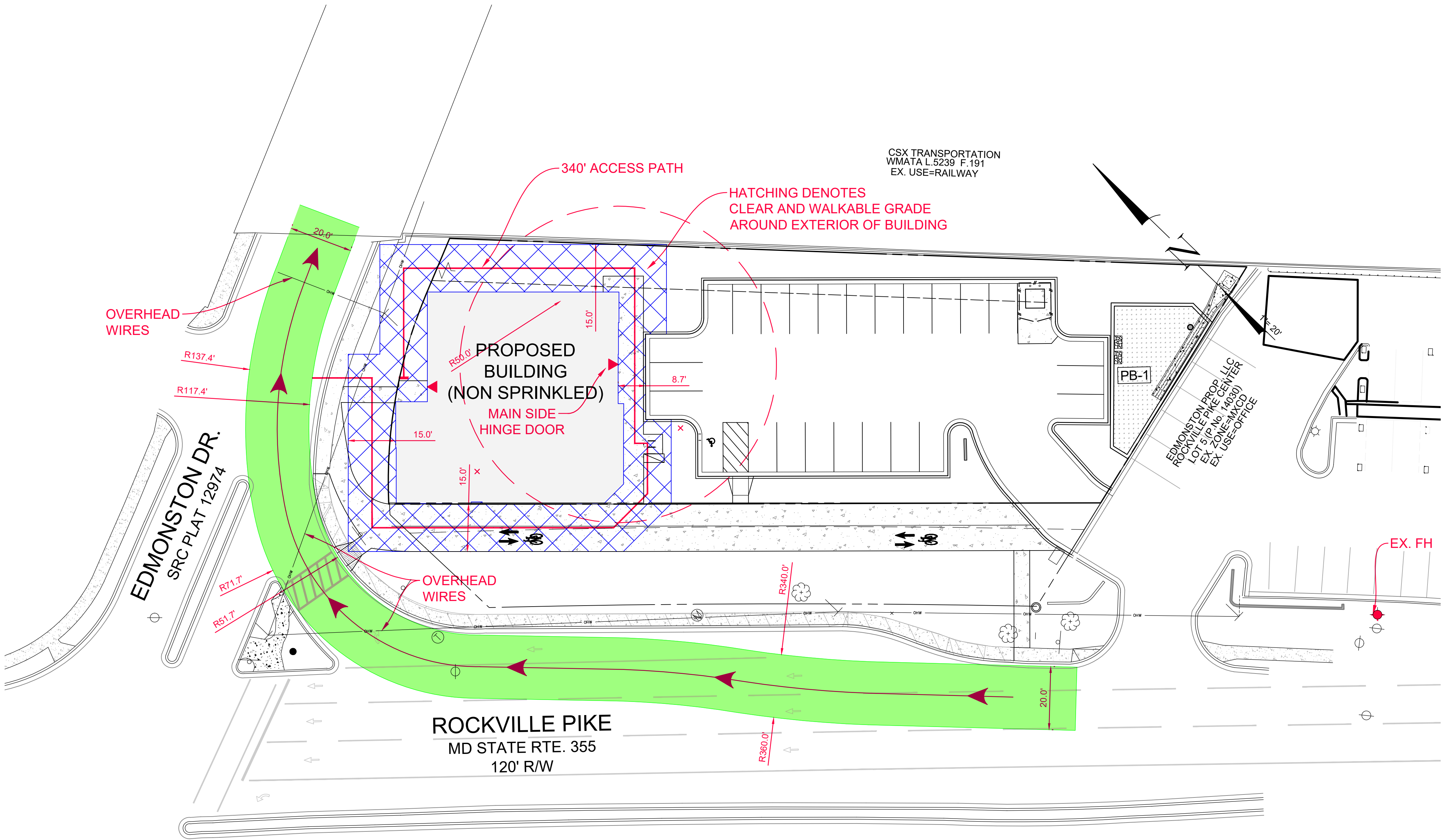
PROJ. MGR	BJD
DRAWN BY	JDP
SCALE	1"= 20'
DATE	12/2022

PROJECT PLAN

**FIRE APPARATUS
ACCESS PLAN**

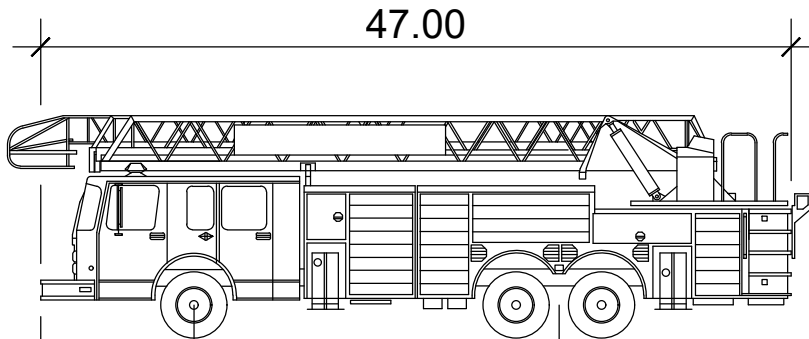
EX 1.0

PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1



HEIGHT & AREA ANALYSIS SPRINKLERED MULTI-STORY = SM	CONSTRUCTION TYPE IIB
GROUND FLOOR BUILDING AREA LIMITATION PER STORY (SM) - MERCANTILE USE GROUP M (IBC 2015 TABLE 506.2)	X SF ACTUAK 37,500 SF MAX PERMITTED
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE - MERCANTILE USE GROUP M PER IBC 2015 TABLE 504.4	3 STORIES MAX PERMITTED
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE - BUSINESS USE GROUP B PER IBC 2015 TABLE 504.4	4 STORIES MAX PERMITTED
ACTUAL NUMBER OF STORIES (ABOVE GRADE PLANE)	2 STORY
ALLOWABLE H.T. ABOVE GRADE PLANE PER IBC 2015 TABLE 504.3-MERCANTILE USE GROUP M OR BUSINESS USE GROUP B	75 FEET
ACTUAL H.T. ABOVE GRADE PLANE PER IBC 2015 TABLE 504.3	27'
REQUIRED SEPARATION OF B/M/S-1 OCCUPANCIES PER 2015 IBC TABLE 508.4	NO SEPARATION REQUIRED
REQUIRED SEPARATION OF BUSINESS & MERCANTILE OCCUPANCIES PER 2015 NFPA 101 TABLE 6.1.14.4.1(b)	2 HOUR FIRE RESISTANCE-RATED SEPARATION ASSEMBLY REQUIRED
WHEREAS THE 2015 NFPA 101 REQUIREMENTS FOR THE SEPARATION OF MULTIPLE BUSINESS & MERCANTILE OCCUPANCIES IS MORE RESTRICTIVE, A 2 HOUR FIRE RESISTANCE-RATED HORIZONTAL ASSEMBLY IS REQUIRED	

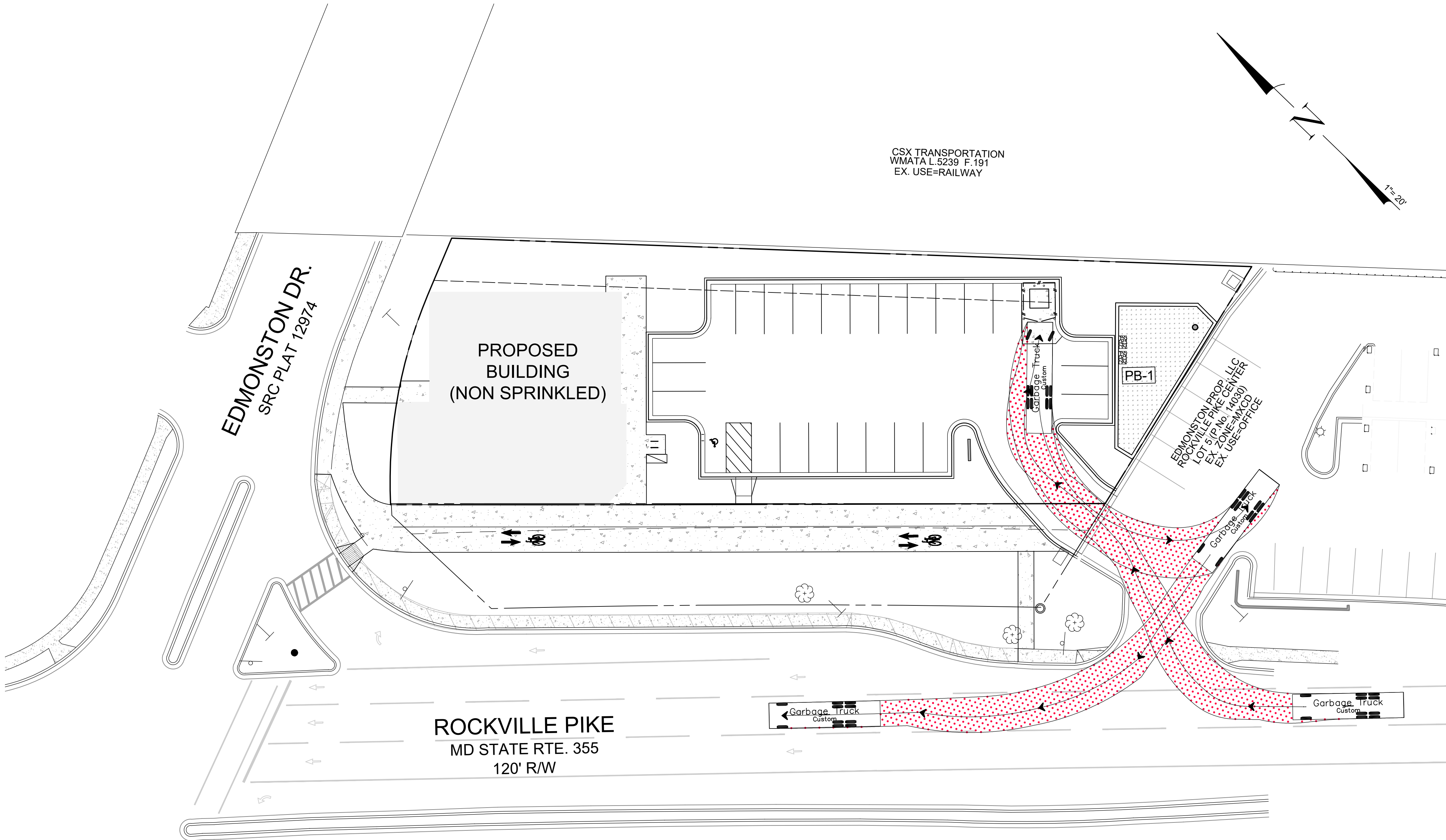
CODE ANALYSIS		NEW BUILDING
BUILDING CODE	2015 INTERNATIONAL BUILDING CODE	
CONSTRUCTION TYPE	IIB	
USE GROUP	B/M - MIXED USE (NON SEPARATED)	
NUMBER OF STORIES	1	
HEIGHT	27'	
FULLY SUPPRESSED	NO	
FIRE ALARM	NO	
HIGH RISE	NO	
COVERED MALL	NO	
FLOOR AREA (SF)	TOTAL "IBC" BUILDING AREA(ONE STORY)	4,400SF



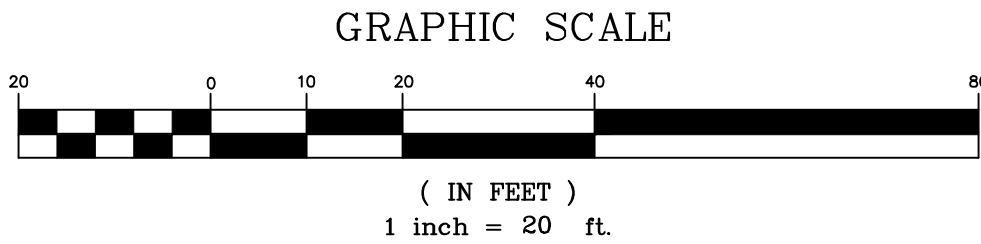
Fire Truck MC AT-29

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

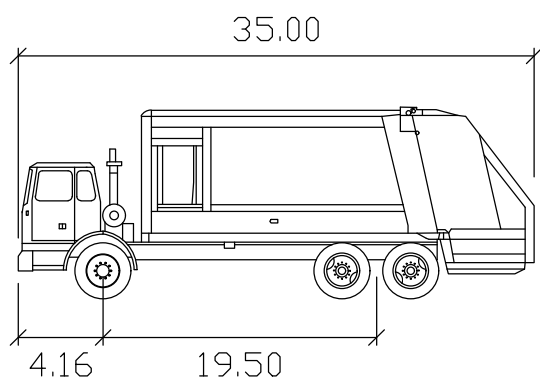
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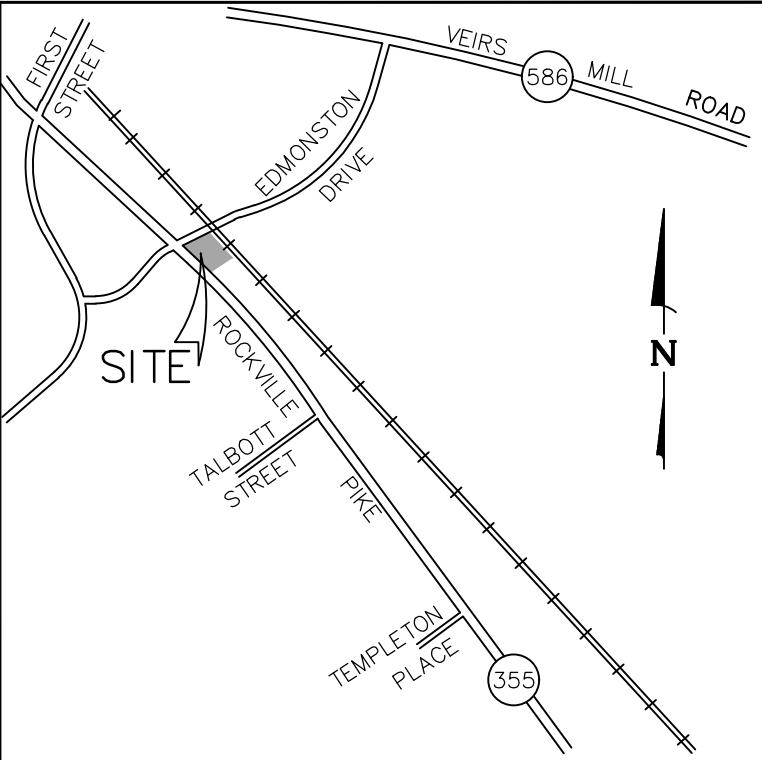
REFUSE TRUCK TURNING STUDY



GARBAGE TRUCK TURNING STUDY



Garbage Truck
feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 46.0



VICINITY MAP
SCALE 1" = 2,000'

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9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
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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 DANDSHES, LLC
9213 WINTERSET DR
POTOMAC, MD 20854
jdanshes@yahoo.com

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

ATTORNEY:
MILLER, MILLER & CANBY
200-B MONROE STREET
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301-738-2051

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

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	JDP
SCALE	1"= 20'
DATE	12/2022

PROJECT PLAN

TRUCK MOVEMENT EXHIBIT (REFUSE)

EX 1.1

PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1

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

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

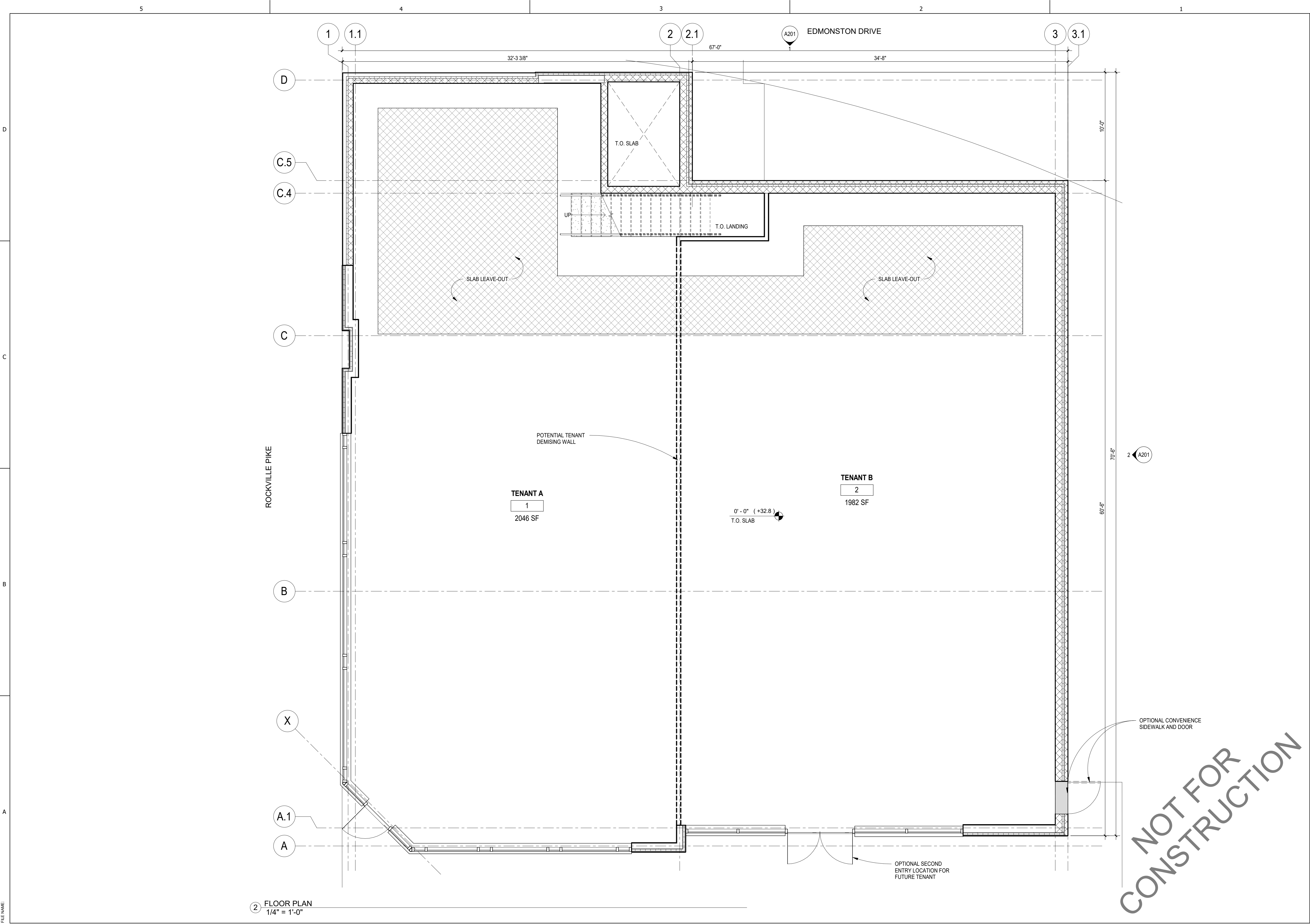
Sheet Title

FLOOR PLAN

Sheet No.

A100

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GTM

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Owner

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Developer

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PROJECT PLAN	12/13/2022
ISSUE DESCRIPTION	DATE

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Scale AS NOTED

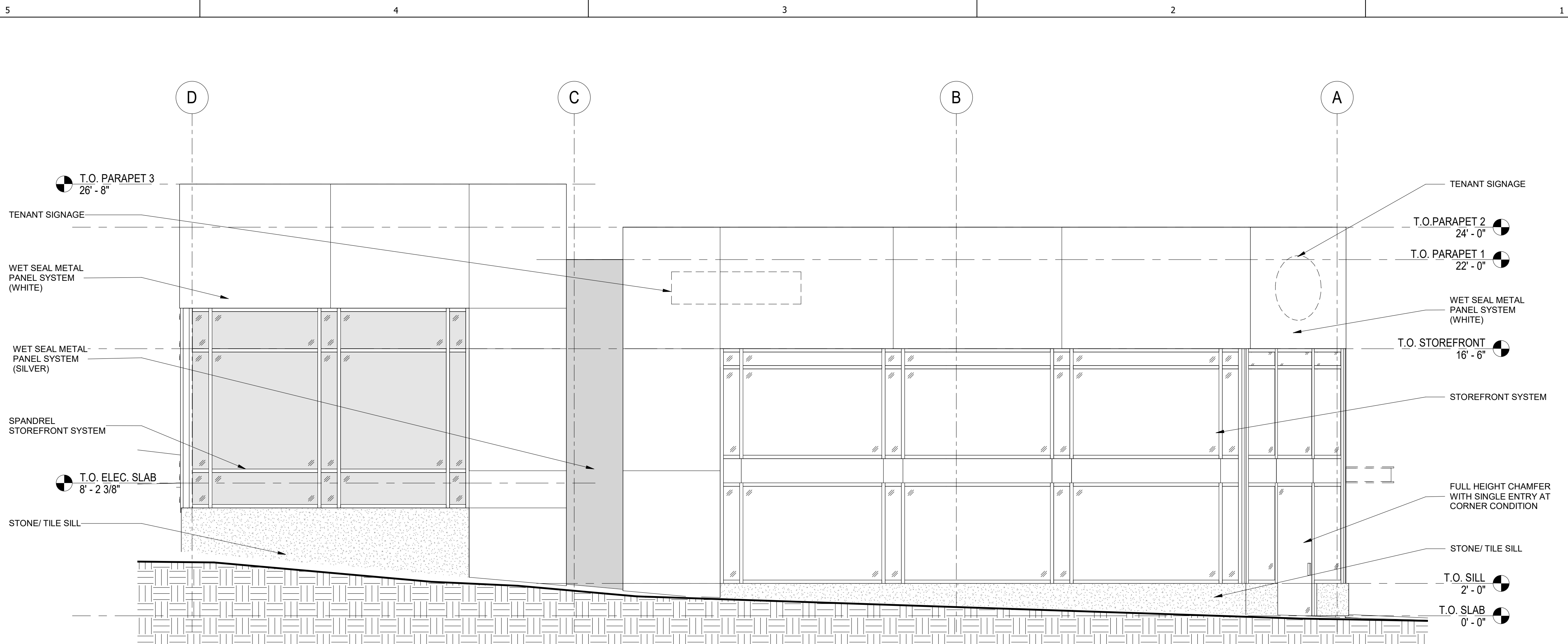
Sheet Title

EXTERIOR
ELEVATIONS

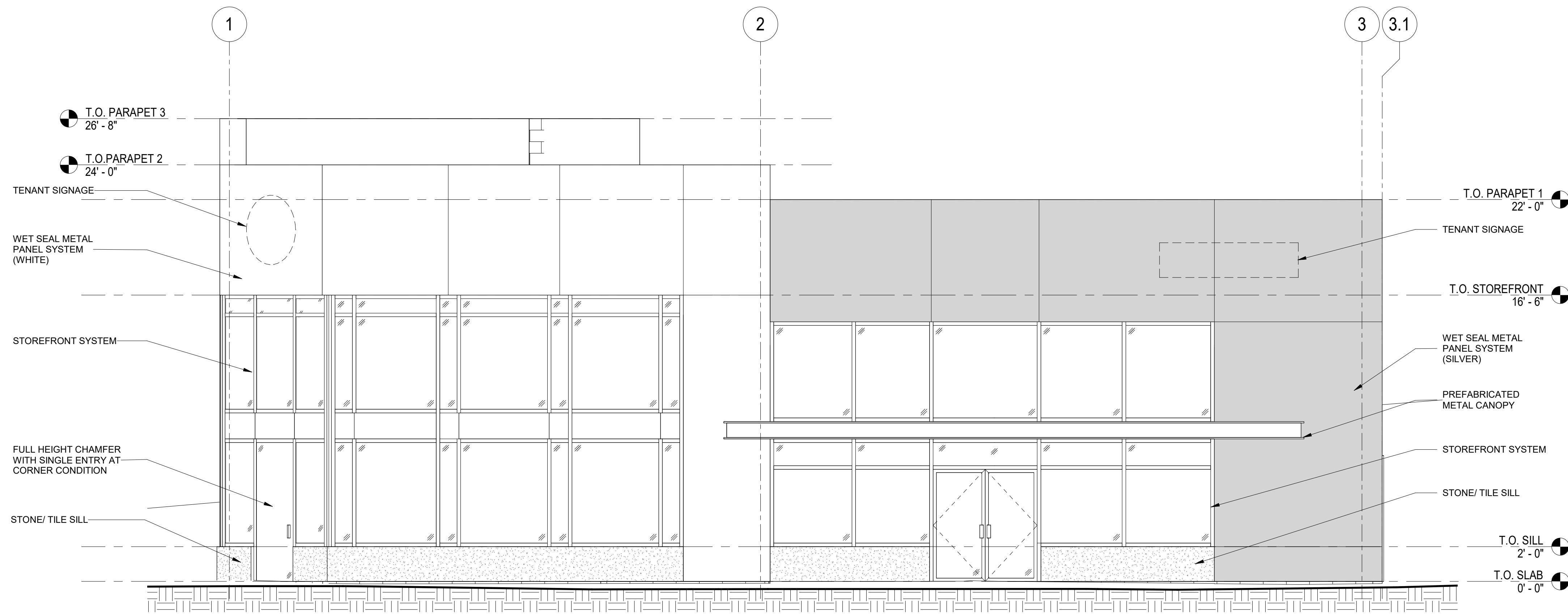
Sheet No.

A200

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② WEST ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX
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ROCKVILLE RETAIL
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900 ROCKVILLE PIKE, ROCKVILLE, MD 20852

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PROJECT PLAN	12/13/2022
ISSUE DESCRIPTION	DATE

GTM Project No. 22.0376

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Drawn By NL

Scale AS NOTED

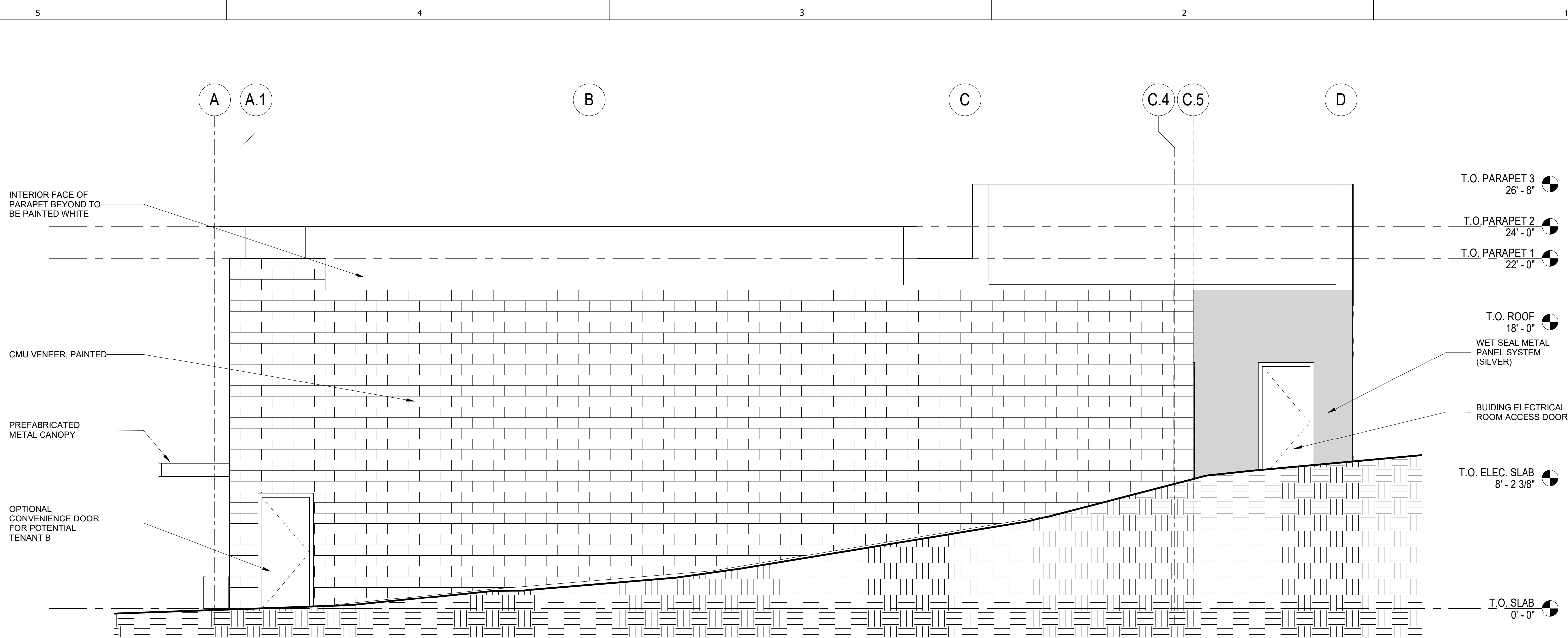
Sheet Title

EXTERIOR
ELEVATIONS

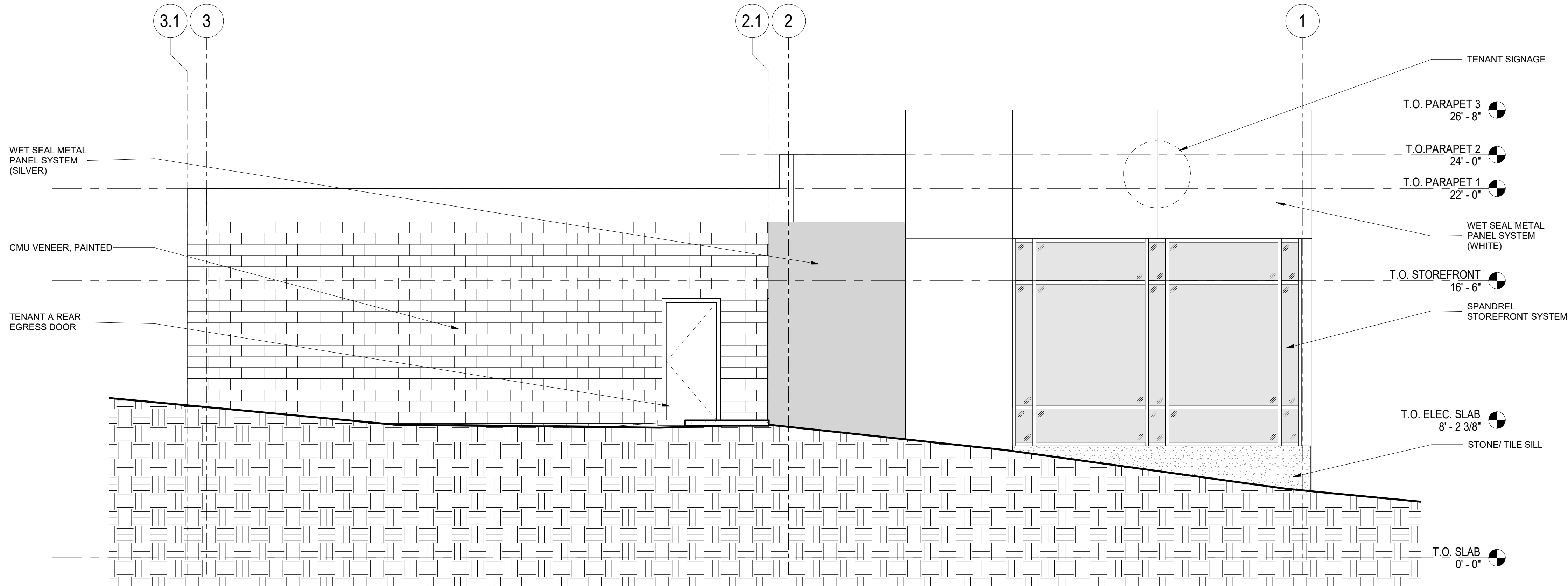
Sheet No.

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② EAST ELEVATION
1/4" = 1'-0"



① NORTH ELEVATION
1/4" = 1'-0"

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CONSTRUCTION