

LEVEL II SITE PLAN
FOR
FLAGSHIP CARWASH

AT

975 ROLLINS AVE,
ROCKVILLE, MD 20852

CITY OF ROCKVILLE, MARYLAND

PROPOSED SCOPE OF WORK

1. THIS SITE IS IMPROVED WITH A MECHANICAL CAR WASH AND A SELF-SERVICE CAR WASH. OWNER WILL DEMOLISH THE SELF-SERVICE CAR WASH AND RETAIN THE MECHANICAL CAR WASH.
2. SITE PAVEMENT TO BE RESTORED AFTER DEMOLITION OF ONE BUILDING.
3. ON SITE QUEUING TO THE REMAINING CAR WASH AND ASSOCIATED PARKING/VACUUM SPACES TO BE RESTRIPEDED AS SHOWN HEREIN.

GENERAL NOTES

1. PROPERTY INFORMATION
PREMISE ADDRESS: 975 ROLLINS AVE,
ROCKVILLE, MD 20852
ACREAGE: 2.29 ACRES
2. EXISTING ZONING: MIXED USE TRANSIT DISTRICT
3. PROPOSED USE OF THE SITE TO REMAIN AS IS.
4. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A SURVEY PLAN BY VALLEY LAND SERVICES LLC.
5. PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF ROCKVILLE.
6. NO BODIES OF WATER, WATERCOURSES, OR 100-YEAR FLOOD PLAINS EXIST ON THIS PROPERTY.
7. NO HISTORIC RESOURCES ARE LOCATED ON THIS PROPERTY ACCORDING TO AVAILABLE CITY RECORDS.
8. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THIS PROPERTY.
9. THE EXISTING MECHANICAL CAR WASH USE IS A LEGAL NON-CONFORMING USE PURSUANT TO SECTION 25.08.04 OF THE ZONING ORDINANCE.

OWNER'S INFORMATION:

ALEX ASSOCIATES GP 2100 CHAPMAN LLC
160 ANDREWS AVE
DERLAY BEACH FL 33483

ENGINEER'S INFORMATION:

THE PLAN SOURCE INC
9506B LEE HWY
FAIRFAX, VA 22031
PHONE:(571) 249-3448
www.plan-source.com
bprakash@plan-source.com

APPLICANT'S INFORMATION:

FLAGSHIP MARYLAND PROPCO LLC
6 EAST EAGER ST#200
BALTIMORE MD 21202
guy@flagshipcarwash.com

ARCHITECT'S INFORMATION:

PenneyDesignGroup
8120 WOODMONT AVENUE/SUITE 750
BETHESDA, MD 20814
PHONE:(301) 979 7600
jpennney@penneydesigngroup.com



VICINITY MAP

SCALE 1" = 2000'

LIST OF TABLE

FILES #	SHEET TITLE
C0.00	COVER SHEET
C1.00	TOPOGRAPHIC SURVEY
C2.00	EXISTING/DEMOLITION PLAN
C3.00	E & SC COVER SHEET
C3.01	PHASE I E & SC PLAN
C3.02	PHASE II E & SC PLAN
C3.03	E & SC STANDARD DETAILS
C4.00	SITE PLAN
C4.01	SITE DETAILS-I
C4.02	SITE DETAILS-II
C5.00	GRADING PLAN
C6.00	SWM COVER SHEET
C6.01	EXISTING DRAINAGE AREA MAP
C6.02	PROPOSED DRAINAGE AREA MAP
C7.00	WATER QUALITY PLAN

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLANS SHOWN HEREON WERE PREPARED OR APPROVED BY ME, THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAW OF THE STATE OF MARYLAND, AND ARE CORRECT AND CONFORM TO THE STANDARDS AND SPECIFICATION OF THE TOWN OF LA PLATA GRADING, SEDIMENT CONTROL, AND STORMWATER MANAGEMENT ORDINANCES.

DATE

SIGNATURE

BHOOPENDRA PRAKASH
REGISTERED PROFESSIONAL ENGINEER
MARYLAND REGISTRATION NO:
REGISTRATION EXPIRATION DATE:

Planning and Development Services
Received
3/4/2022
PAM2022-00135



DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND



DESIGN PLAN APPROVAL
[Signature Box] PWK# _____ SCP# _____
SMP# _____ REVIEWED BY: [Signature Box]
DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
[Signature Box]
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

LEVEL II SITE
PLAN
COVER SHEET

FLAGSHIP CARWASH AT 2100 CHAPMAN AVE,
ROCKVILLE, MD
0201, N723
Election District No. 04 City of Rockville, Maryland

DATE SUBMITTED:
JAN 2022

SCALE
NTS

SHEET
NO. 01
OF 15

FILE #
C0.00

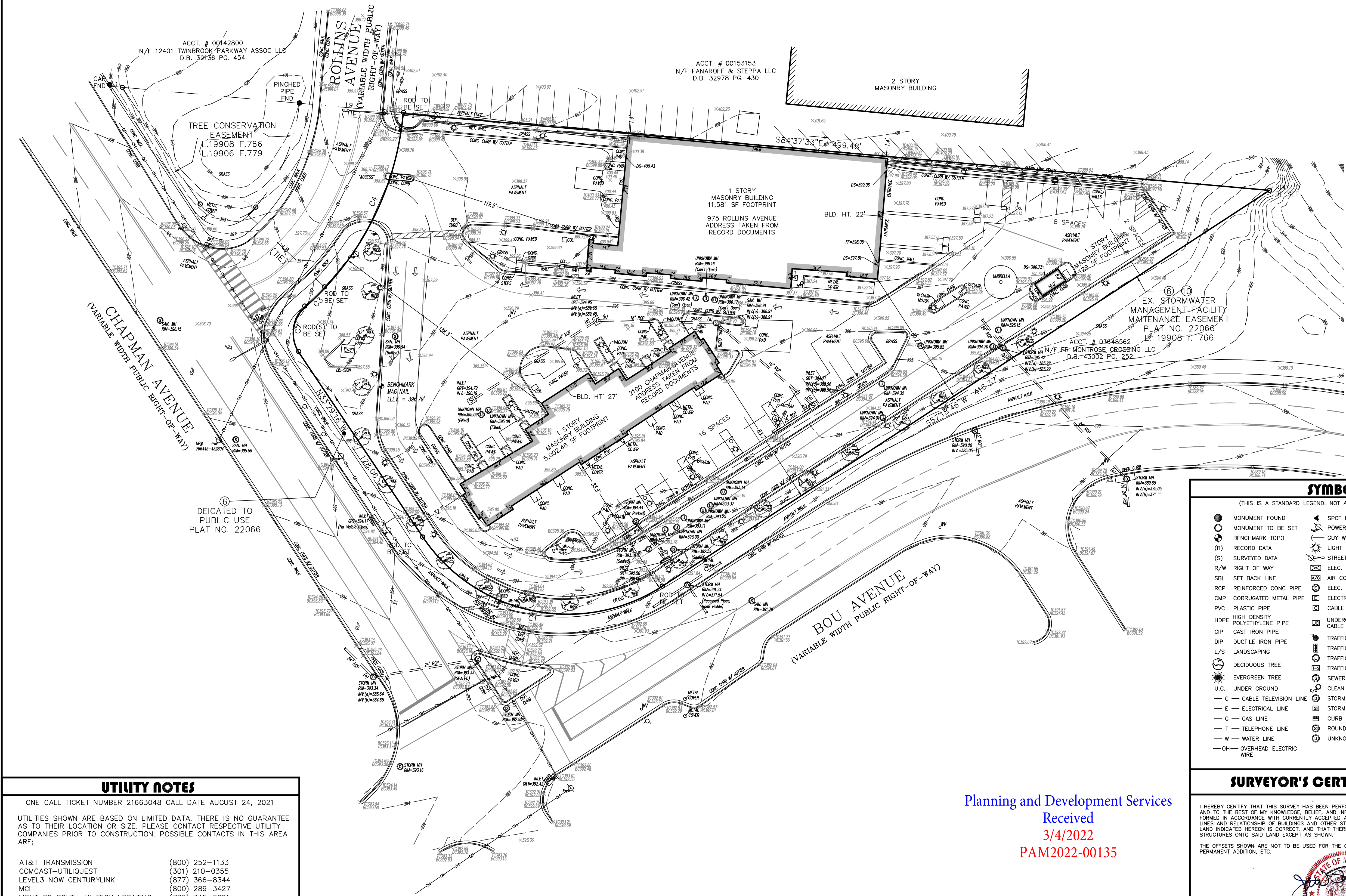
LEGAL DESCRIPTION

The Land is described as follows:

All that certain lot or parcel of land, lying and being in Montgomery County, Maryland, and more particularly described as follows:

Parcel E, as shown on "Plot of Resubdivision of Part of Parcel C, Washington-Rockville Industrial Park" per plot #22066 recorded among the land records of Montgomery County, Maryland.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. A2100698-SG, DATED JULY 23, 2021 AT 8:00 AM.

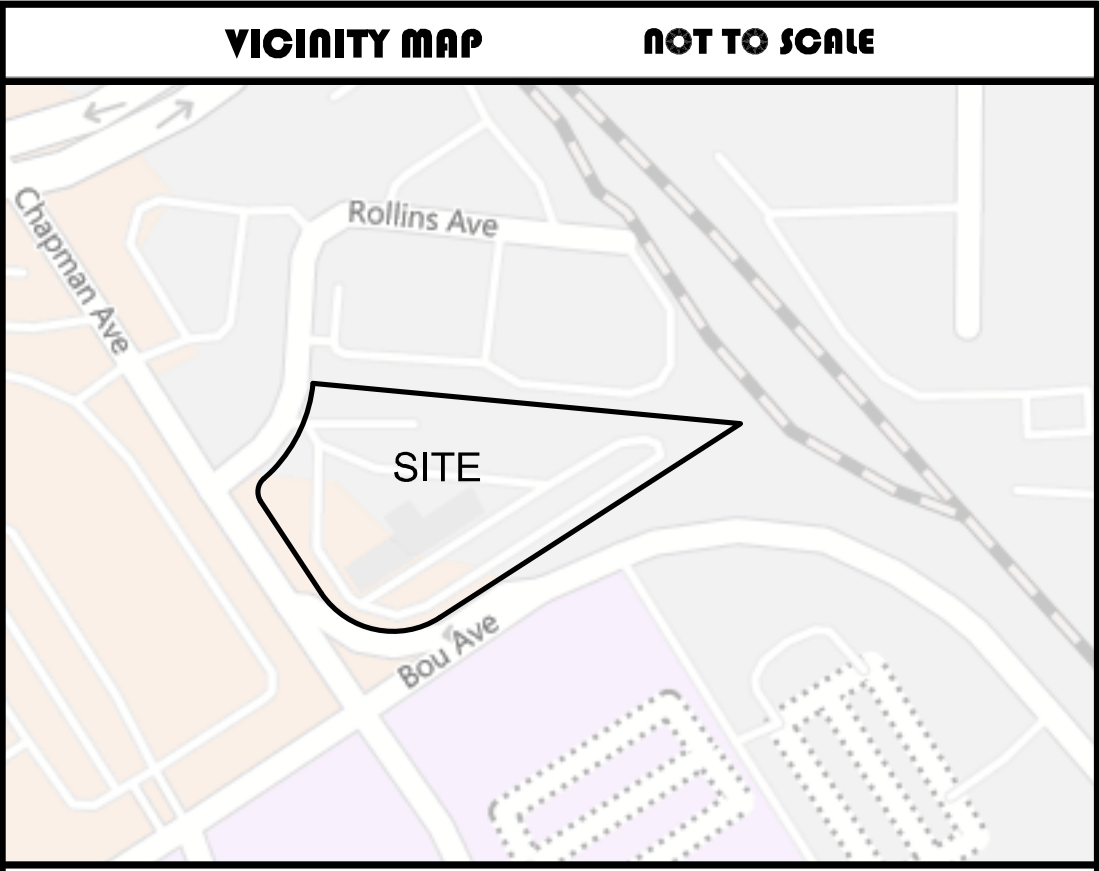


UTILITY NOTES

ONE CALL TICKET NUMBER 21663048 CALL DATE AUGUST 24, 2021

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

AT&T TRANSMISSION	(800) 252-1133
COMCAST-UTILQUEST	(301) 210-0355
LEVEL3 NOW CENTURYLINK	(877) 366-8344
MCI	(800) 289-3427
MONT CO GOVT- HI TECH LOCATING	(786) 345-0991
PEPCO/UTILQUEST	(301) 210-0355
CITY OF ROCKVILLE/PINPOINT UG	(301) 868-6803
VERIZON	(301) 210-0355
WASHINGTON GAS-UTILQUEST	(301) 210-0355



- SITE DATA**
- PROPERTY IS KNOWN AS PARCEL E, PART OF LOT C, IN THE CITY OF ROCKVILLE, IN THE COUNTY OF MONTGOMERY, MARYLAND.
 - LOT AREA:
PARCEL E = 91,512 S.F. OR 2.1008 AC.
PARCEL D = 4,574 S.F. OR 0.1050 AC.
 - NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - VERTICAL DATUM = NAVD88 . BENCHMARK - MAG NAIL ELEV.= 396.79'
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC. DATE OF FIELD SURVEY = OCTOBER 1, 2021.
 - THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
 - THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - COPYRIGHT ©2021, VALLEY LAND SERVICES, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RED IMPRESSION SEAL ARE NOT VALID.
 - PARKING PROVIDED -
-REGULAR = 25 SPACES
-HANDICAP = 1 SPACES
TOTAL SPACES PROVIDED = 26

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE (X) OF THE FLOOD INSURANCE RATE MAP; COMMUNITY NO. 03610; MAP NUMBER 24031C03610 WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2006 AND IS NOT UNDETERMINED IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES NOT CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

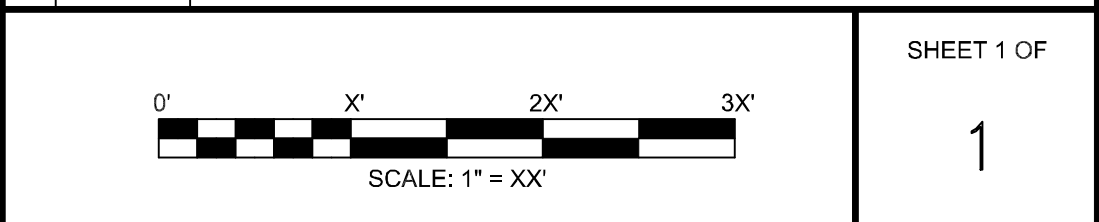
TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY

VALLEY LAND SERVICES, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958
NJ Certificate of Authorization: 246A28339300

SITE ADDRESS: 2100 CHAPMAN AVENUE & 975 ROLLINS AVENUE
CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND

CLIENT: FLAGSHIP CAR WASH

JOB NO: V210255-4	DRAWN BY: AJS	APPROVED BY: JWS
DATE: OCTOBER 7, 2021	REVISIONS:	
No.	DATE	DESCRIPTION
1	10-12-21	PER CLIENT COMMENTS



Planning and Development Services
Received
3/4/2022
PAM2022-00135

SYMBOLS

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

● MONUMENT FOUND	◀ SPOT LIGHT	⊙ WATER MANHOLE
○ MONUMENT TO BE SET	⚡ POWERPOLE	⊙ WATER VALVE
⊙ BENCHMARK TOPO	— GUY WIRE	⊙ WATER METER
(R) RECORD DATA	☀ LIGHT POLE	⊙ HYDRANT / FDC
(S) SURVEYED DATA	☀ STREET LIGHT POLE	⊙ GAS MANHOLE
R/W RIGHT OF WAY	⊠ ELEC. TRANSFORMER	⊙ GAS VALVE
SBL SET BACK LINE	⊠ AIR CONDITIONER	⊙ GAS METER
RCP REINFORCED CONC PIPE	⊙ ELEC. MANHOLE	⊙ UNDERGROUND GAS MARKER
CMP CORRUGATED METAL PIPE	⊙ ELECTRIC METER	⊙ TELEPHONE MANHOLE
PVC PLASTIC PIPE	⊙ CABLE BOX	⊙ PAY PHONE
HDPE HIGH DENSITY POLYETHYLENE PIPE	⊙ UNDERGROUND CABLE MARKER	⊙ TELEPHONE BOX
CIP CAST IRON PIPE	⊙ TRAFFIC POLES	⊙ UNDERGROUND TELEPHONE MARKER
DIP DUCTILE IRON PIPE	⊙ TRAFFIC SIGNAL	⊙ FLAG POLE
L/S LANDSCAPING	⊙ TRAFFIC MANHOLE	⊙ BOLLARD
☀ DECIDUOUS TREE	⊙ TRAFFIC SIGNAL BOX	⊙ BORE HOLE
☀ EVERGREEN TREE	⊙ SEWER MANHOLE	⊙ MONITORING WELL
U.G. UNDER GROUND	⊙ CLEAN OUT	⊙ MAIL BOX
— C — CABLE TELEVISION LINE	⊙ STORM DRAIN MANHOLE	⊙ SIGN
— E — ELECTRICAL LINE	⊙ STORM INLET	⊙ METAL TANK COVER
— G — GAS LINE	⊙ CURB INLET	⊙ AIR COMPRESSOR
— T — TELEPHONE LINE	⊙ ROUND STORM INLET	
— W — WATER LINE	⊙ UNKNOWN MANHOLE	
— OH — OVERHEAD ELECTRIC WIRE		

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

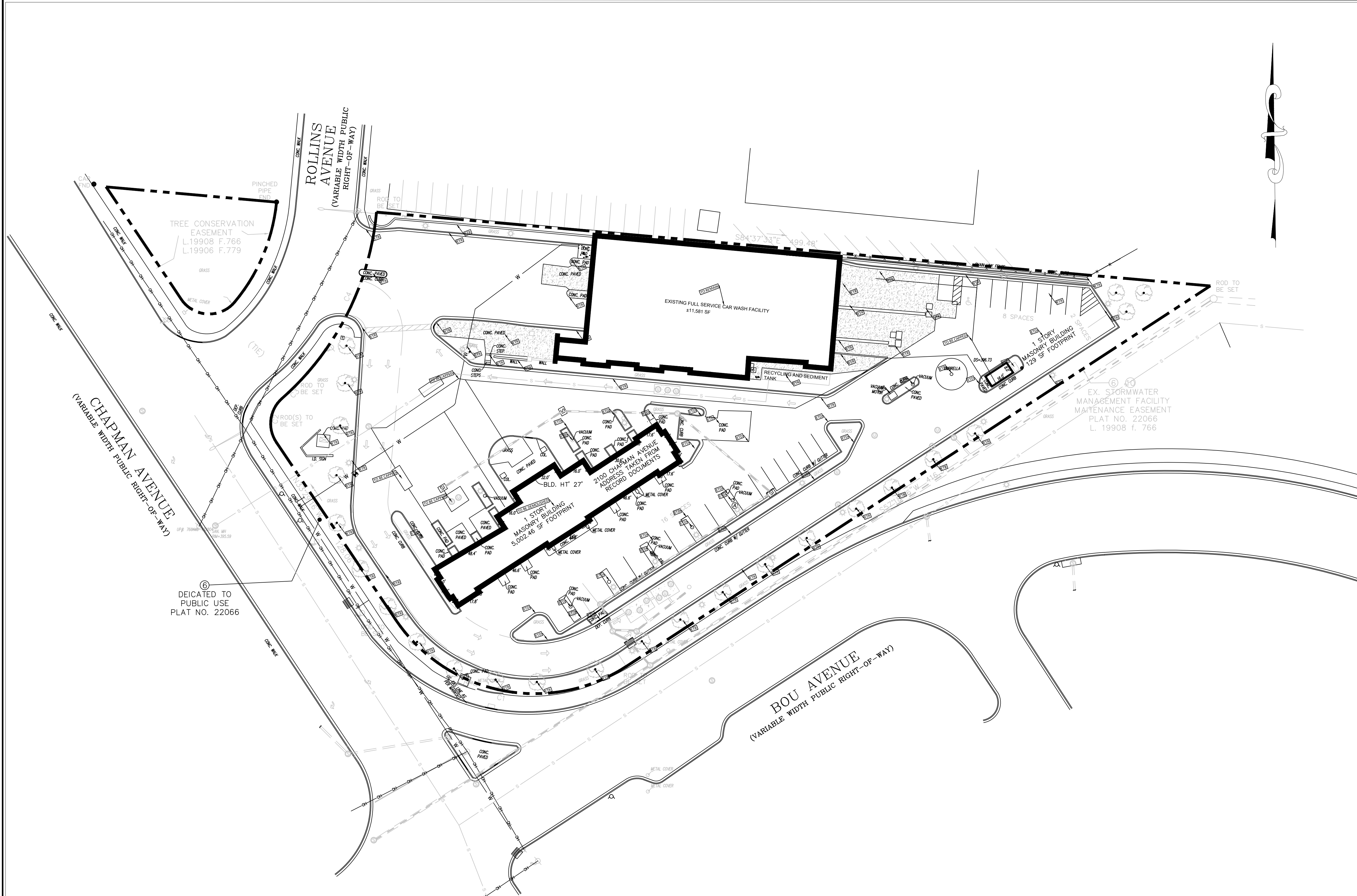
THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

JACK W. SHOEMAKER

DATE

STATE OF MARYLAND
JACK W. SHOEMAKER
Surveyor
No. 12345
Exp. 12/31/2025

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.



- DEMOLITION NOTES
1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES REGARDING REMOVAL/DISCONNECTION OF UTILITY LINES TO ENSURE SERVICES TO OTHER PROPERTIES ARE NOT INTERRUPTED.
 2. CONTRACTOR SHALL NOTIFY CITY OF ROCKVILLE PUBLIC WORKS INSPECTOR OF DISCONNECTION SCHEDULE SO THAT CITY OF ROCKVILLE DEPARTMENT OF PUBLIC WORKS INSPECTOR METERING STAFF CAN READ THE METER AND INSPECTOR CAN VERIFY THE WORK.

SITE LEGEND

	GAS METER
	EXIST GUY WIRE
	FIRE HYDRANT
	SIGN
	SPOT ELEVATION
	LIGHT POLE
	WATER VALVE
	WATER MANHOLE
	SEWER MANHOLE
	MANHOLE
	ELECTRIC MANHOLE
	TRAVERSE POINT
	PINE
	TREE
	GRATE
	SEWER LINE
	WATER LINE
	GAS LINE
	TELEPHONE LINE
	ELECTRIC LINE
	STORM SEWER
	BOARD ON BOARD FENCE
	ASPHALT CONCRETE
	CONCRETE SIDE WALK
	CURB AND GUTTER

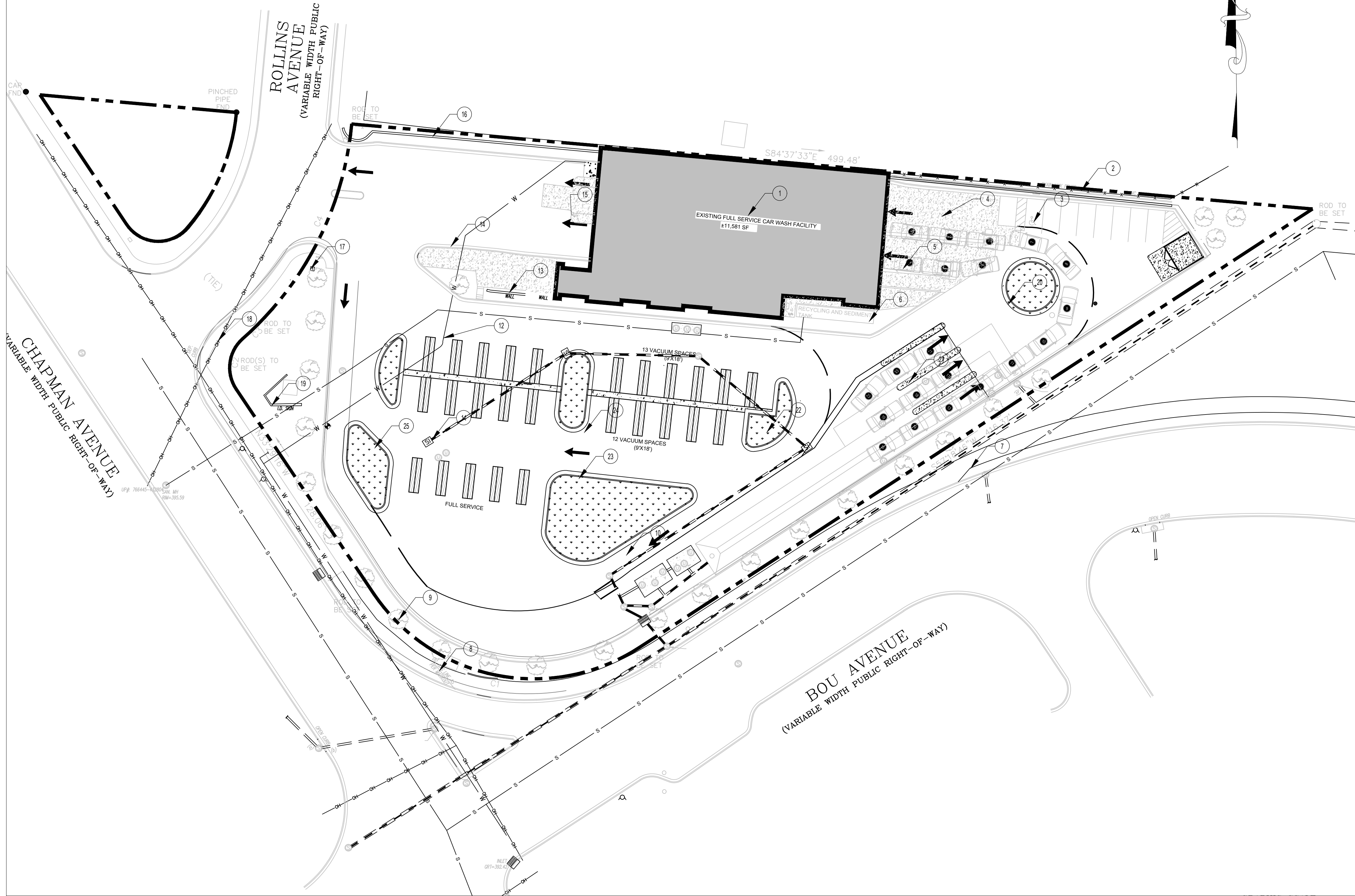
ABBREVIATIONS

ETR	EXISTING TO REMAIN
ETD	EXISTING TO BE DEMOLISHED
ETM	EXISTING TO BE MODIFIED

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

Planning and Development Services
Received
3/4/2022
PAM2022-00135

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL					



SITE PLAN

SITE TABULATION COMPARISON WITH SPECIAL EXCEPTION PLAN 98-0261		
DESCRIPTION	AS PER APPROVED SE	PROPOSED
FRONTAGE	168 FT	168.00 Ft
NET AREA	2.29 AC	2.29AC
IMPERVIOUS COVER	76,710SF	73,180SF
PERVIOUS COVER	14,802SF	18,332SF
BUILDING	11,581SF	11,581SF
BUILDING HEIGHT	21'8"	21'8"
PARKING	24	34
FINISHING SPACE	30	34
STACKING CAPACITY	72	72

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION



DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND



DESIGN PLAN APPROVAL	
	PWK# _____ SCP# _____
	SMP# _____ REVIEWED BY _____
DIRECTOR OF PUBLIC WORKS	APPROVAL DATE _____

AS BUILT PLAN APPROVAL	
CHIEF, CONSTRUCTION MANAGEMENT	APPROVAL DATE _____

LEVEL II SITE
PLAN
SITE PLAN

FLAGSHIP CARWASH AT 2100 CHAPMAN AVE,
ROCKVILLE, MD
0201, N723
Election District No. 04 City of Rockville, Maryland

DATE SUBMITTED: JAN 2022	SCALE AS SHOWN	SHEET NO. <u>08</u> OF <u>17</u>	FILE # C4.00
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SCOPE OF WORKS :

- PROPERTY INFORMATION
PREMISE ADDRESS: 975 ROLLINS AVE,
ROCKVILLE, MD 20852
ACREAGE: 2.29 ACRES
- EXISTING ZONING: MIXED USE TRANSIT DISTRICT
- PROPOSED USE OF THE SITE TO REMAIN AS IS.
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- PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF ROCKVILLE.
- NO BODIES OF WATER, WATERCOURSES, OR 100-YEAR FLOOD PLAINS EXIST ON THIS PROPERTY.
- NO HISTORIC RESOURCES ARE LOCATED ON THIS PROPERTY ACCORDING TO AVAILABLE CITY RECORDS.
- THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THIS PROPERTY.
- THIS SITE IS IMPROVED WITH A MECHANICAL CAR WASH AND A SELF-SERVICE CAR WASH. OWNER WILL DEMOLISH THE SELF-SERVICE CAR WASH AND RETAIN THE MECHANICAL CAR WASH.
- SITE PAVEMENT TO BE RESTORED AFTER DEMOLITION OF ONE BUILDING.
- ON SITE QUEUING TO THE REMAINING CAR WASH AND ASSOCIATED PARKING/VACUUM SPACES TO BE RESTRIPE AS SHOWN HEREIN.
- THE EXISTING MECHANICAL CAR WASH USE IS A LEGAL NON-CONFORMING USE PURSUANT TO SECTION 25.08.04 OF THE ZONING ORDINANCE.

GENERAL NOTES

- THE BUSINESS USE WILL BE OPERATED IN SUBSTANTIAL ACCORDANCE WITH THE DESCRIPTIONS AND REPRESENTATIONS SET FORTH IN THE APPLICATION'S PREVIOUSLY APPROVED SPECIAL EXCEPTION SPX98-0269, I.E.HOURS OF OPERATION, NUMBER OF EMPLOYEES, MONITORING OF CUSTOMER VEHICLES TO INSURE CUSTOMER VEHICLES WAITING FOR SERVICE DO NOT FORM QUEUES INTO ABUTTING PUBLIC STREET RIGHT-OF WAYS, ETC.
- THE APPLICANT AND/OR HIS ASSIGNEES WILL COMPLY WITH ALL AGREEMENTS AND TERMS OF THE PROPERTY'S ANNEXATION AGREEMENT, ASSOCIATED AGREEMENT, ASSOCIATED WITH THE MAYOR AND COUNCIL'S APPROVAL OF ANNEXATION PETITION ANX97-0125.
- ON-SITE STORMWATER MANAGEMENT HAS BEEN PROVIDED FOR BOTH QUALITY AND QUANTITY CONTROL.
- WASH WATER USED IN THE OPERATION OF THE FACILITY MUST BE RECYCLED.
- TRAFFIC CONTROL AND MARKINGS ON ROLLINS AVENUE SHALL BE DETERMINED AND DIRECTED BY CITY OF ROCKVILLE DPW. USE THERMOPLASTIC LANE MARKINGS AS INDICATED ON PLAN. MATERIAL FOR THIS WORK SHALL MEET THE REQUIREMENTS OF AAHTO M249.

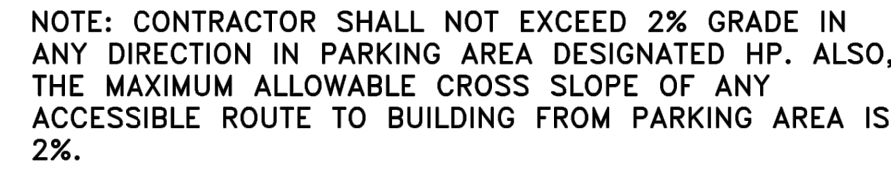
LEGEND	
ITEM NUMBER	(X) ITEM NUMBER LISTED BELOW
	ETR PARKING SPACES
	ETD EXISTING TO REMAIN
	ETM EXISTING TO BE DEMOLISHED
	ETM EXISTING TO BE MODIFIED
CAR WASH	
1	PROPOSED FULL SERVICE CARWASH FACILITY
SITE AREA	
2	EXISTING CHAIN LINK FENCE
3	EXISTING ADA PARKING
4	EXISTING CONCRETE PAVEMENT
5	EXISTING DRAINAGE TRACK
6	EXISTING METAL COVER
7	EXISTING SIDE WALK
8	EXISTING UG GAS LINE
9	EXISTING TREE
10	EXISTING ELECTRIC LIGHT
11	EXISTING DRAINAGE INLET
12	EXISTING WATER
13	EXISTING WALL
14	EXISTING CURB AND GUTTER
15	EXISTING SIGN
16	EXISTING RETAINING WALL
17	EXISTING TRANSFORMER
18	EXISTING ELECTRIC OVERHEADWIRE
19	EXISTING ID SIGN
20	PROPOSED CURB AND GUTTER
21	PROPOSED PAYMENT SERVICE
22	PROPOSED PARKING MARKING
23	PROPOSED POSSIBLE SEATINGS
24	PROPOSED VACUUM SPACES
25	PROPOSED DUMPSTER

SITE LEGEND

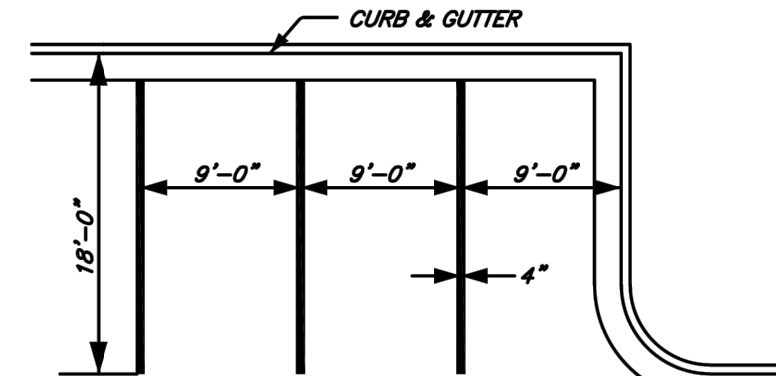
CO	CLEAN OUT
⊙	GAS METER
↓	EXIST GUY WIRE
⚡	FIRE HYDRANT
+	SIGN
+	SPOT ELEVATION
⊗	LIGHT POLE
⊗	WATER VALVE
⚡	BACKFLOW PREVENTER
⊗	WATER MANHOLE
⊗	SEWER MANHOLE
⊗	MANHOLE
⊗	ELECTRIC MANHOLE
△	TRAVERSE POINT
⊗	TREE
⊗	GRATE
⊗	STORM WATER INLET
⊗	CURB INLET
⊗	SEWER LINE
⊗	STORM SEWER LINE
⊗	WATER LINE
⊗	GAS LINE
⊗	TELEPHONE LINE
⊗	ELECTRIC LINE
⊗	STORM SEWER
⊗	BOARD ON BOARD FENCE
⊗	ASPHALT CONCRETE
⊗	CONCRETE SIDE WALK
⊗	CURB AND GUTTER

Planning and Development Services
Received
3/4/2022
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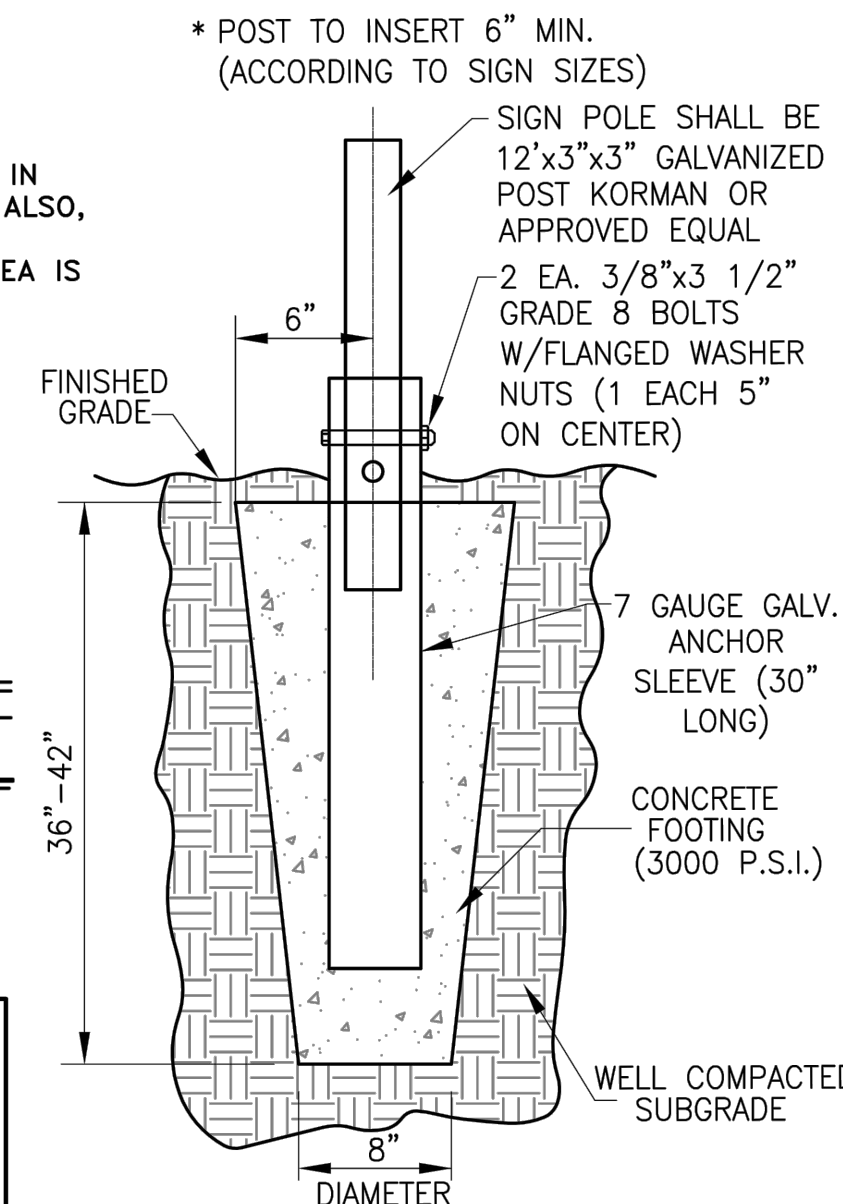
NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL					



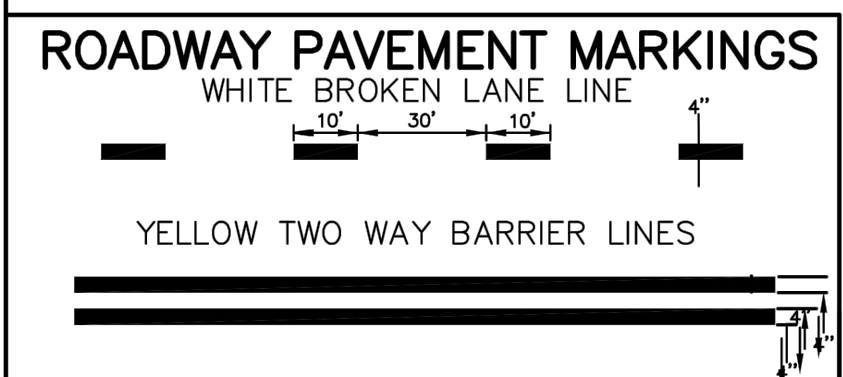
WHEEL STOP DETAIL
NO SCALE



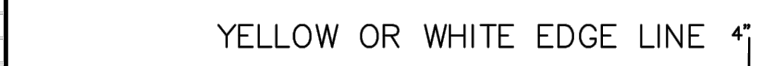
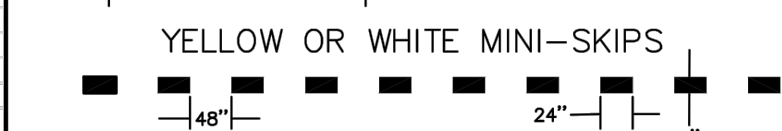
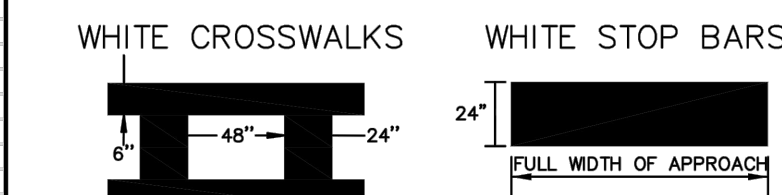
PAVEMENT MARKING DETAIL



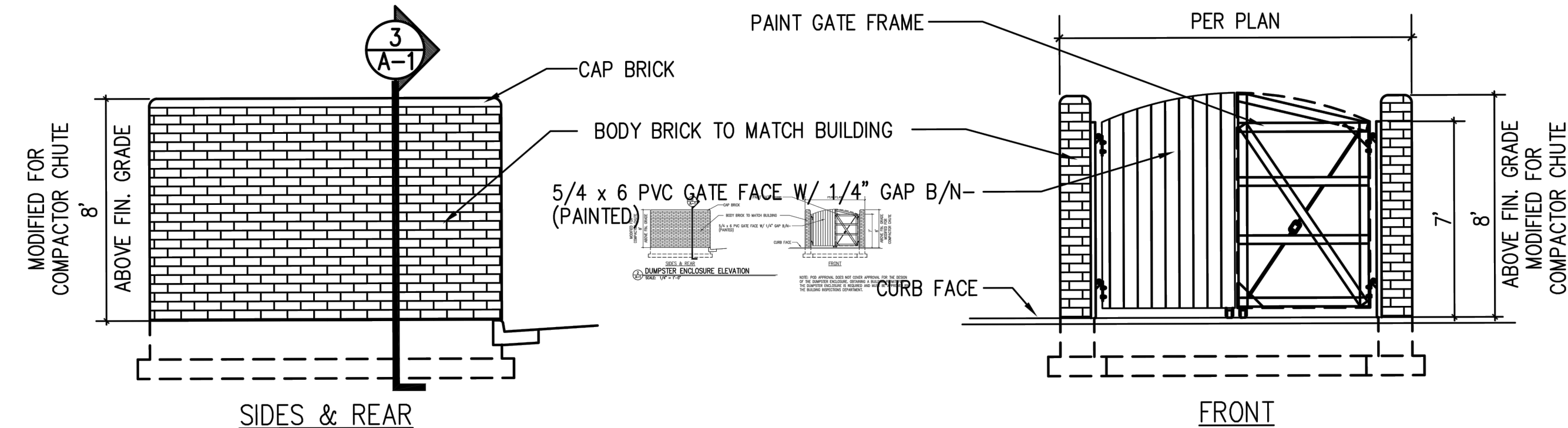
STREET AND TRAFFIC CONTROL
SIGN FOOTING DETAIL
N.T.S.



15' YELLOW ONE WAY BARRIER LINES 10' 30'

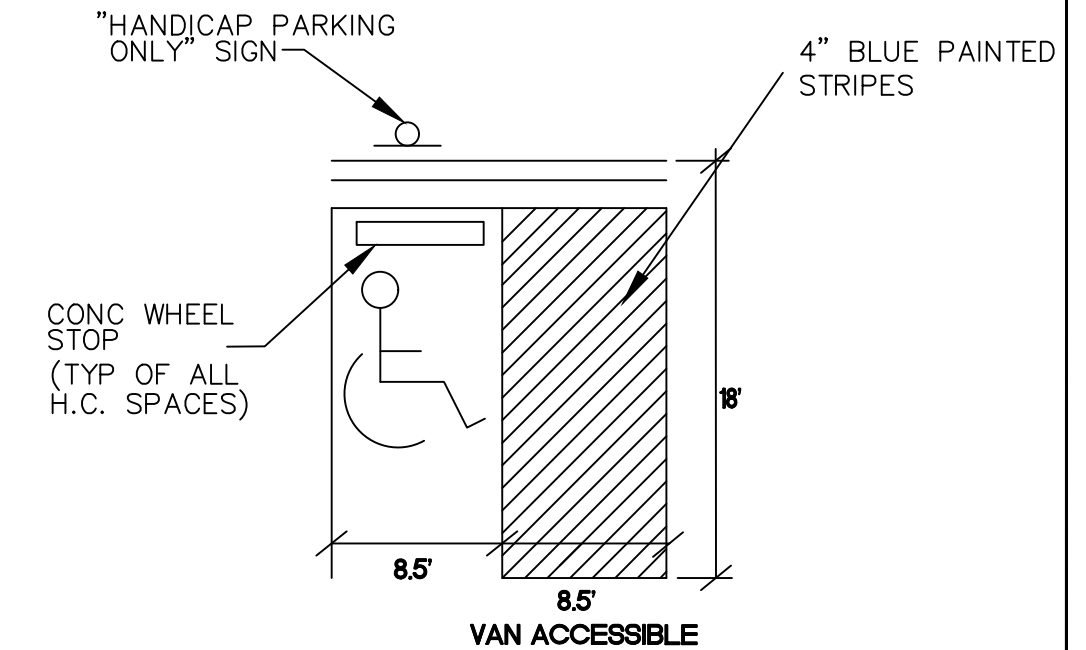


ON-SITE SIGNAGE & MARKINGS

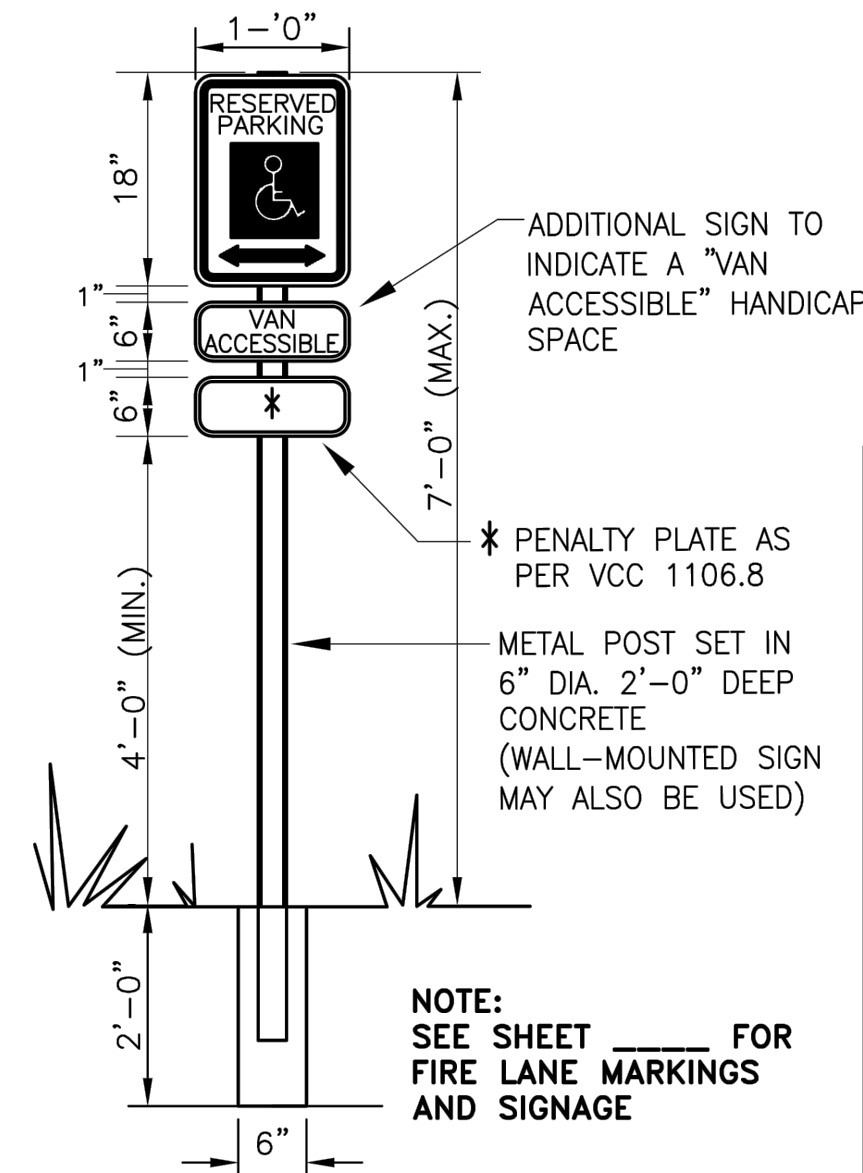


DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

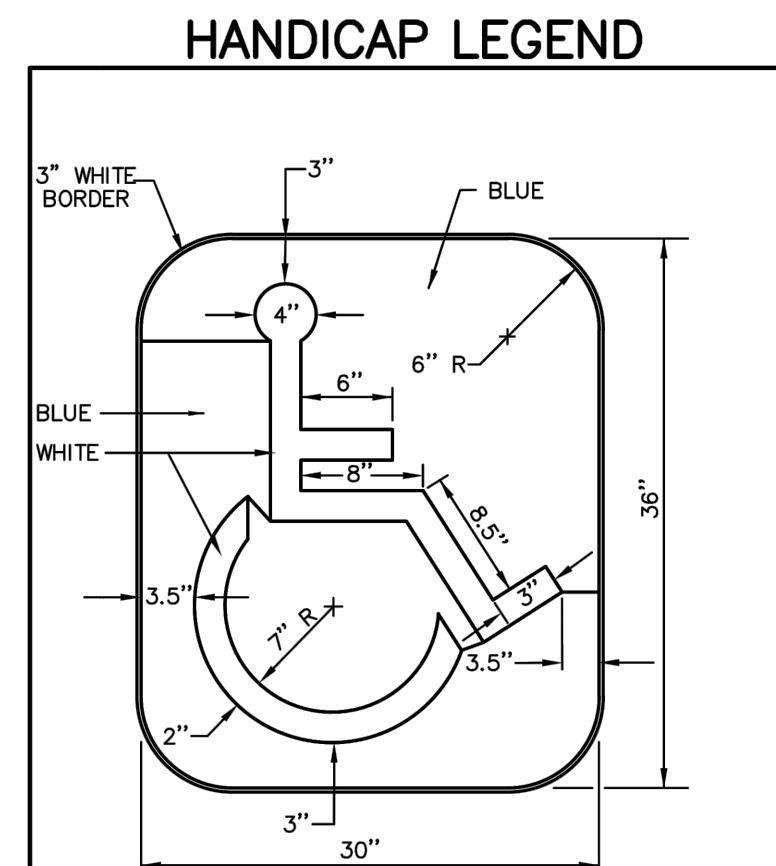
NOTE: POD APPROVAL DOES NOT COVER APPROVAL FOR THE DESIGN OF THE DUMPSTER ENCLOSURE. OBTAINING A BUILDING PERMIT FOR THE DUMPSTER ENCLOSURE IS REQUIRED AND MUST BE APPROVED BY THE BUILDING INSPECTIONS DEPARTMENT.



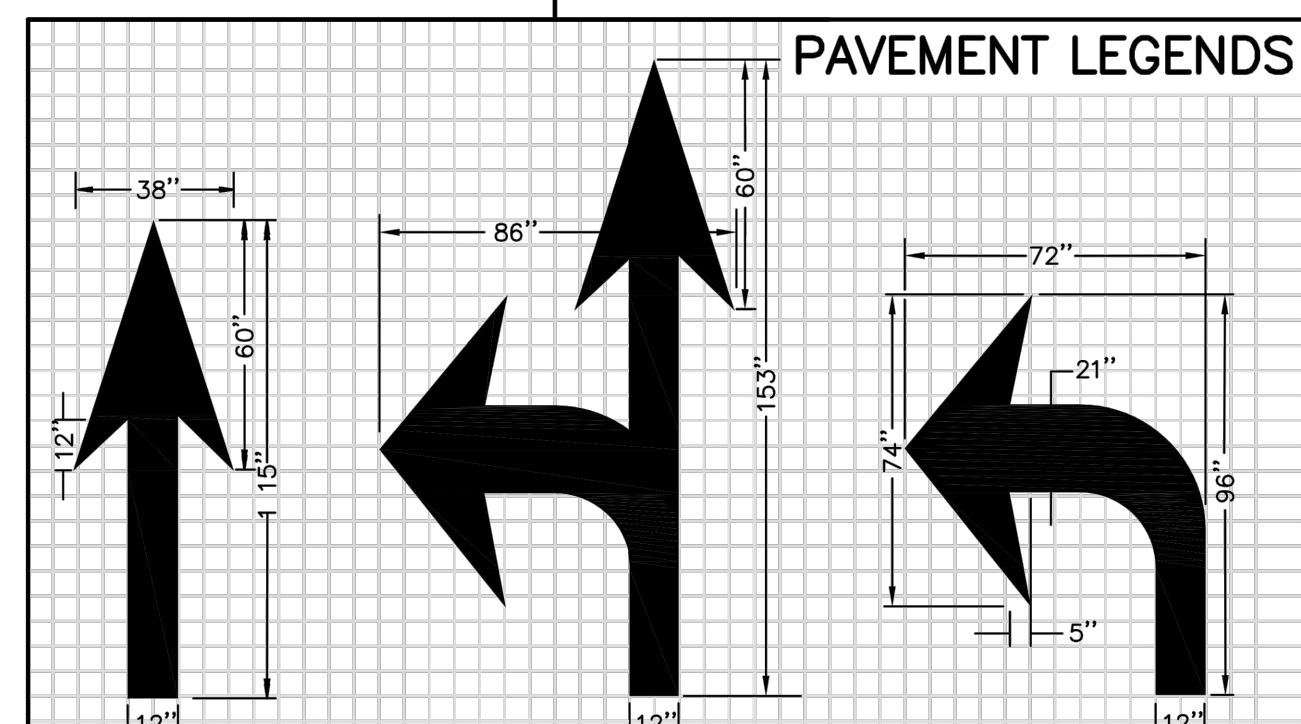
HANDICAP STALL
SCALE:NTS



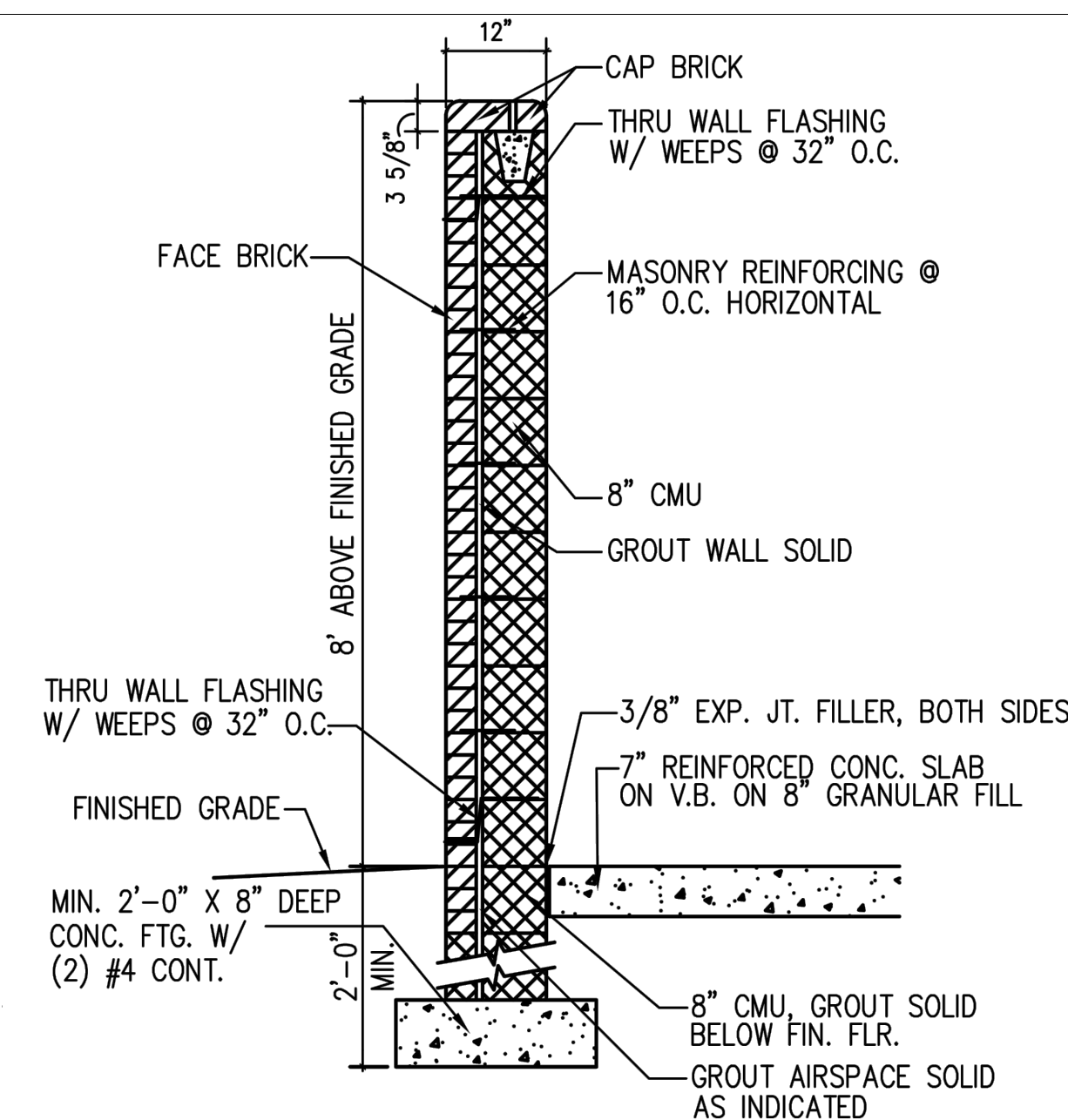
HANDICAP
PARKING SIGN
NO SCALE



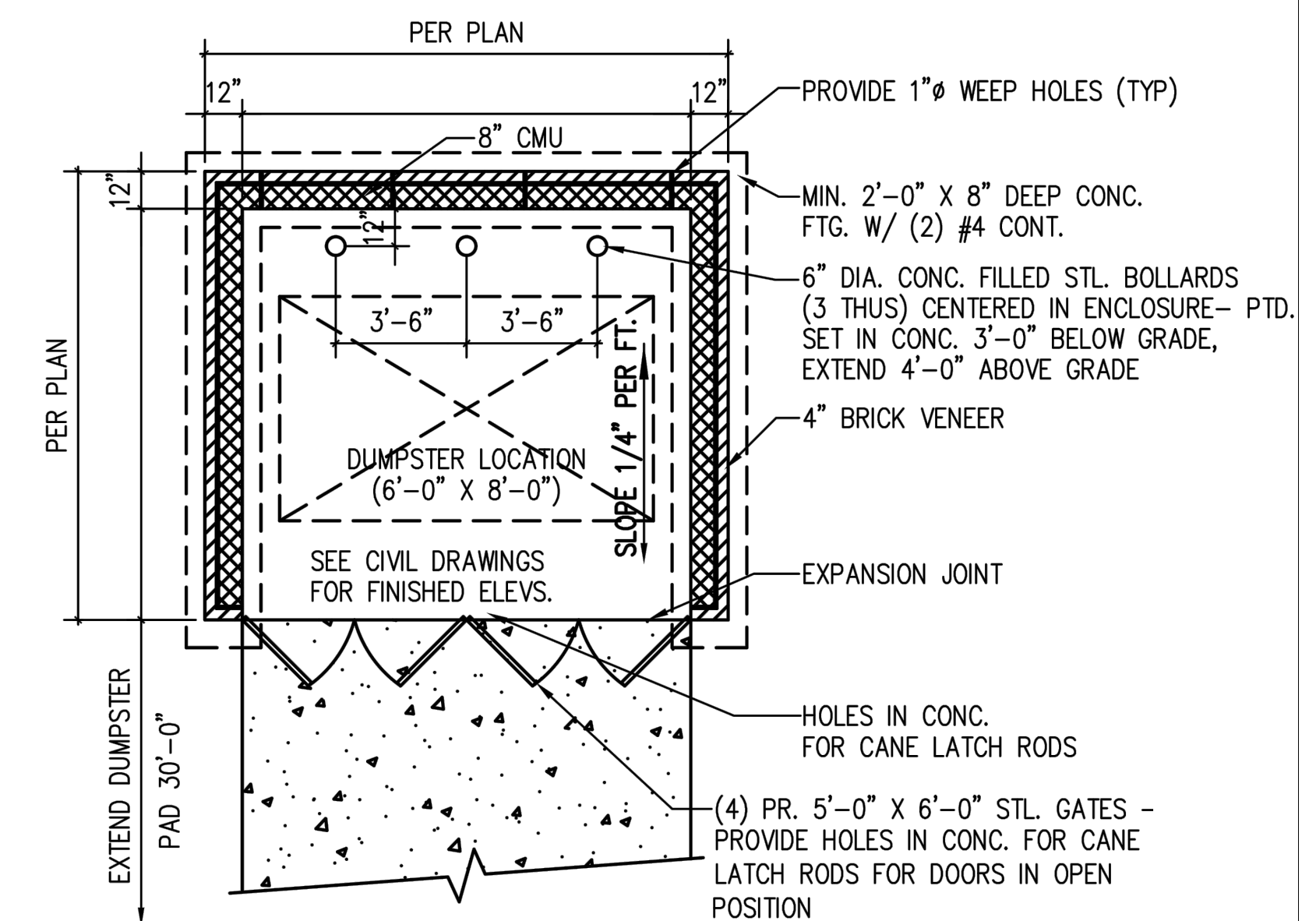
NOTES:
1) ALL HANDICAP PARKING SPACES AND
LEGENDS WILL BE MARKED WITH APPROVED
PREFORMED BLUE PAVEMENT MARKING MATERIAL



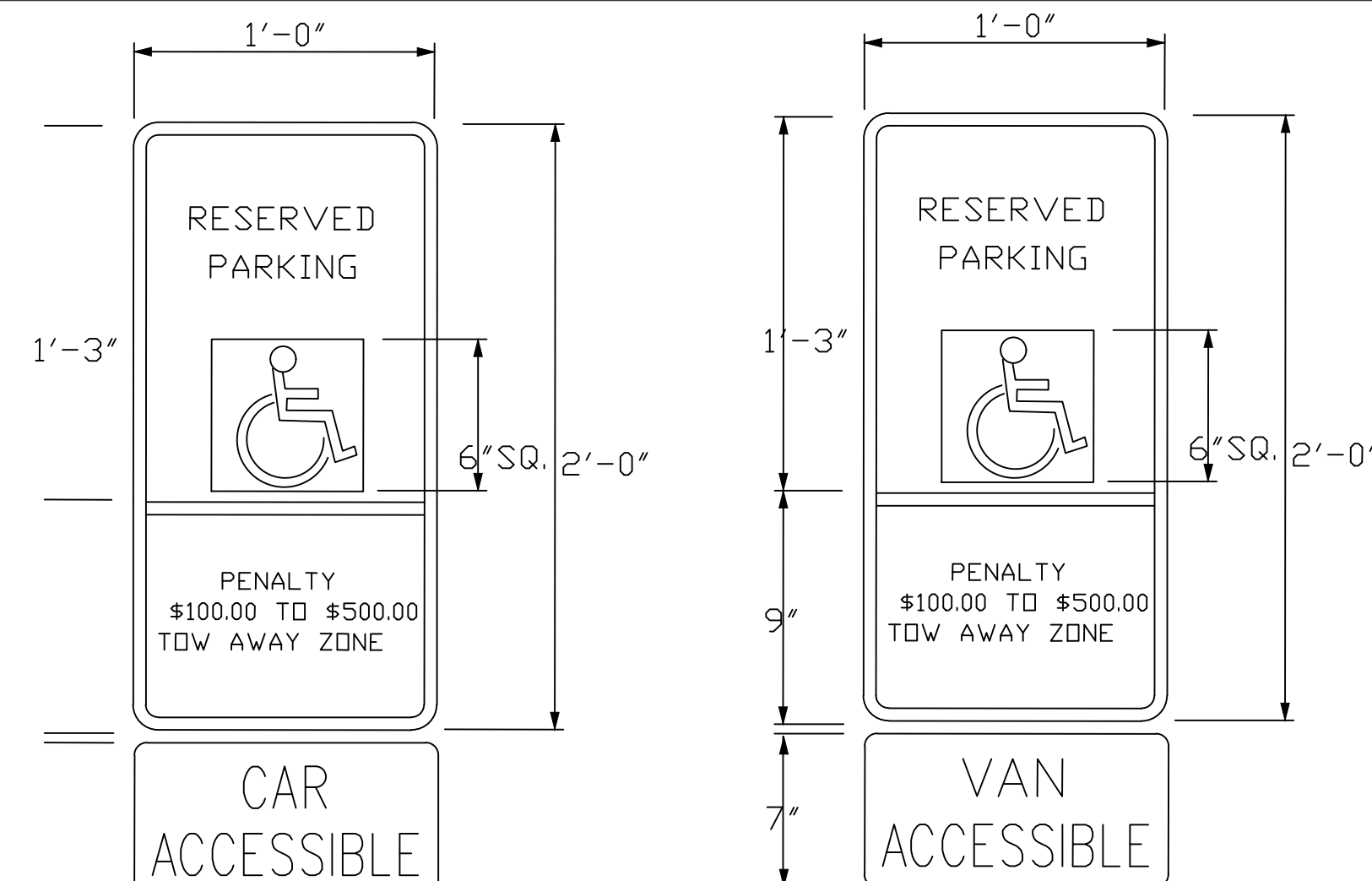
ON-SITE SIGNAGE & MARKINGS



DUMPSTER ENCLOSURE WALL SECTION
SCALE: $3/4" = 1'-0"$

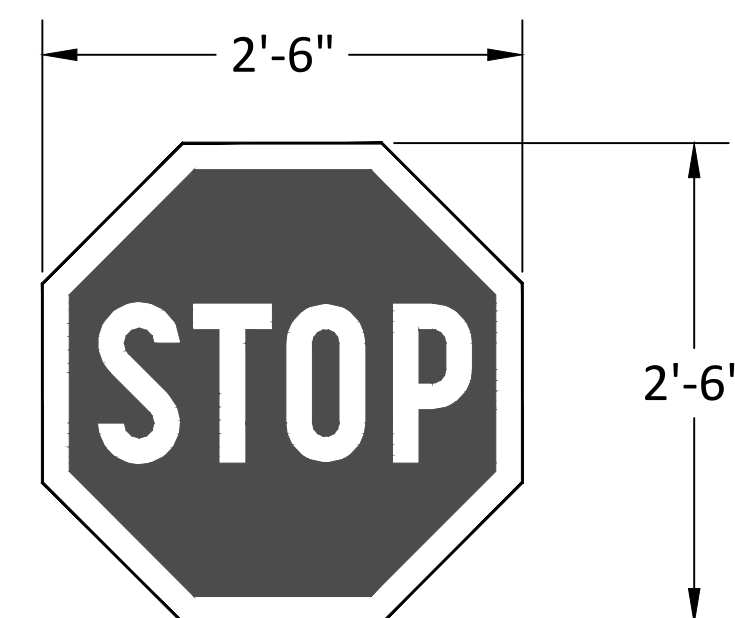


DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

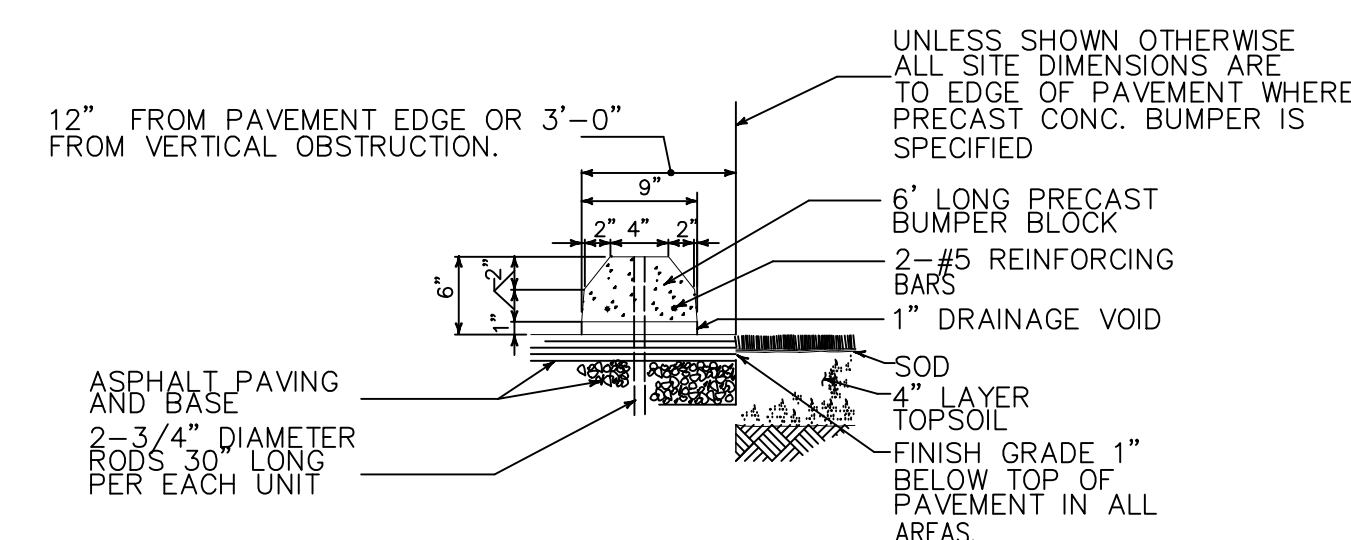


ADA SIGN DETAIL HP
WITH CAR ACCESS SIGN

ADA SIGN DETAIL HP
WITH VAN ACCESS
SIGN



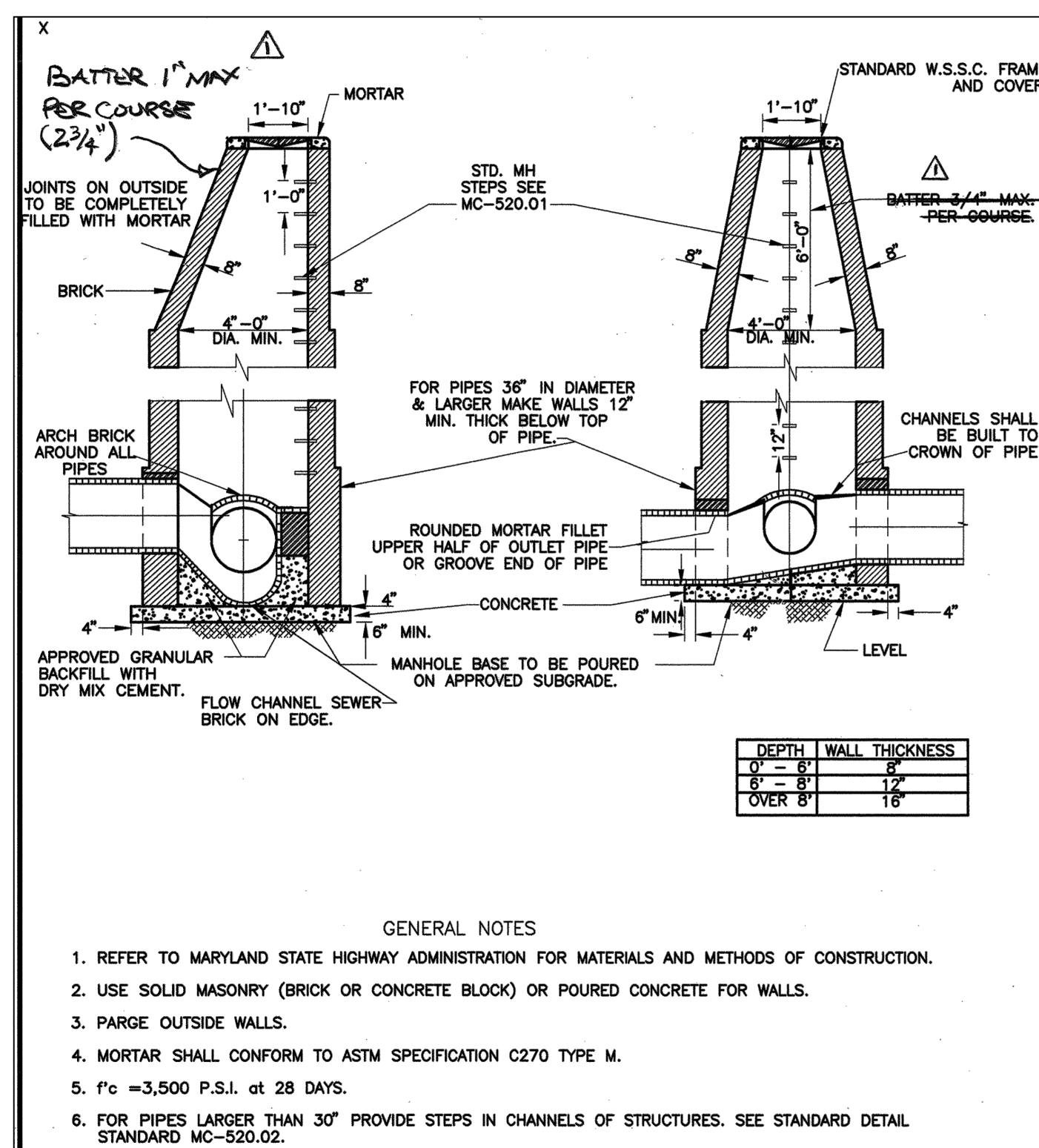
STOP SIGN (R1-1)



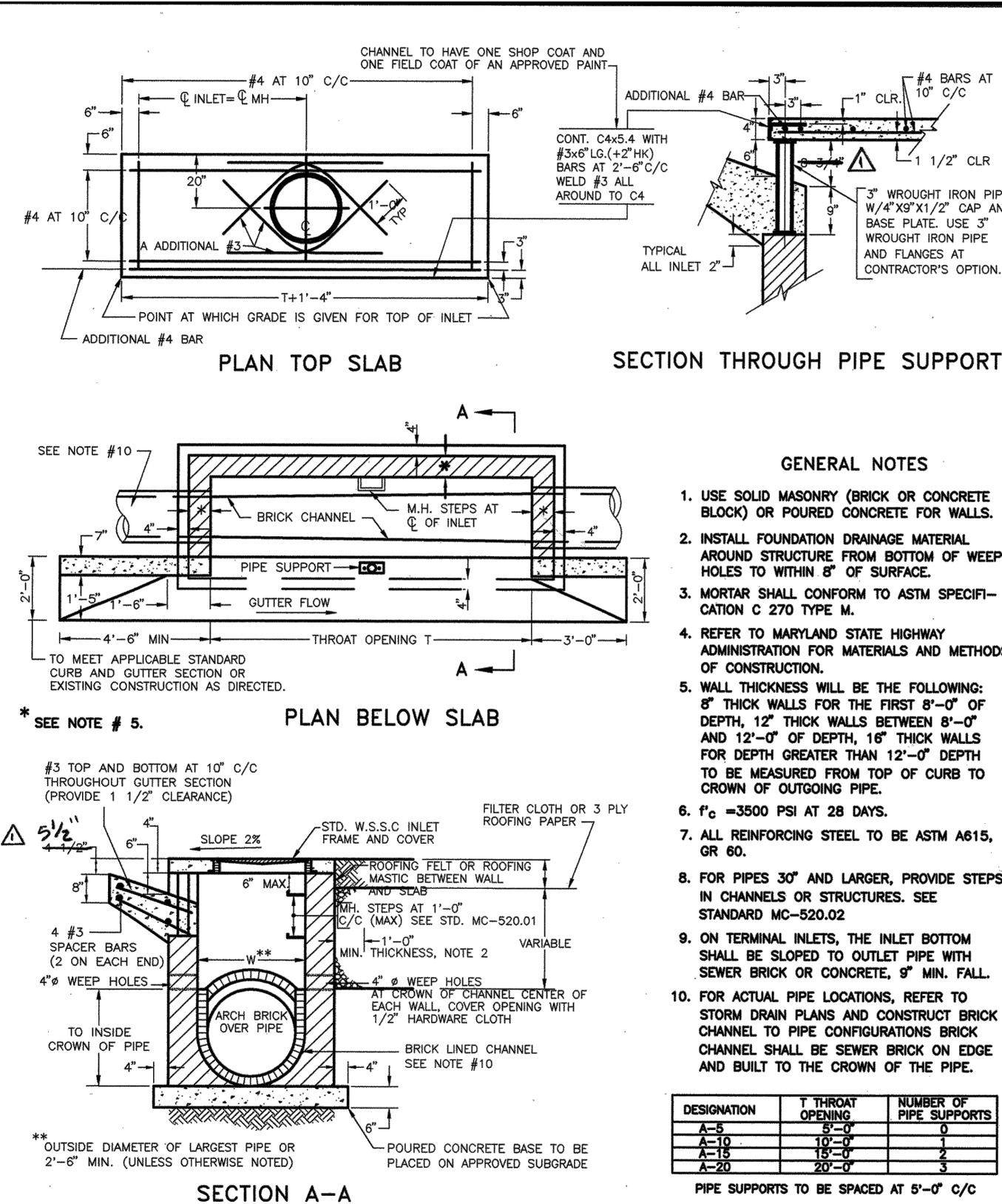
CONCRETE WHEEL STOP
SCALE:NTS

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL					

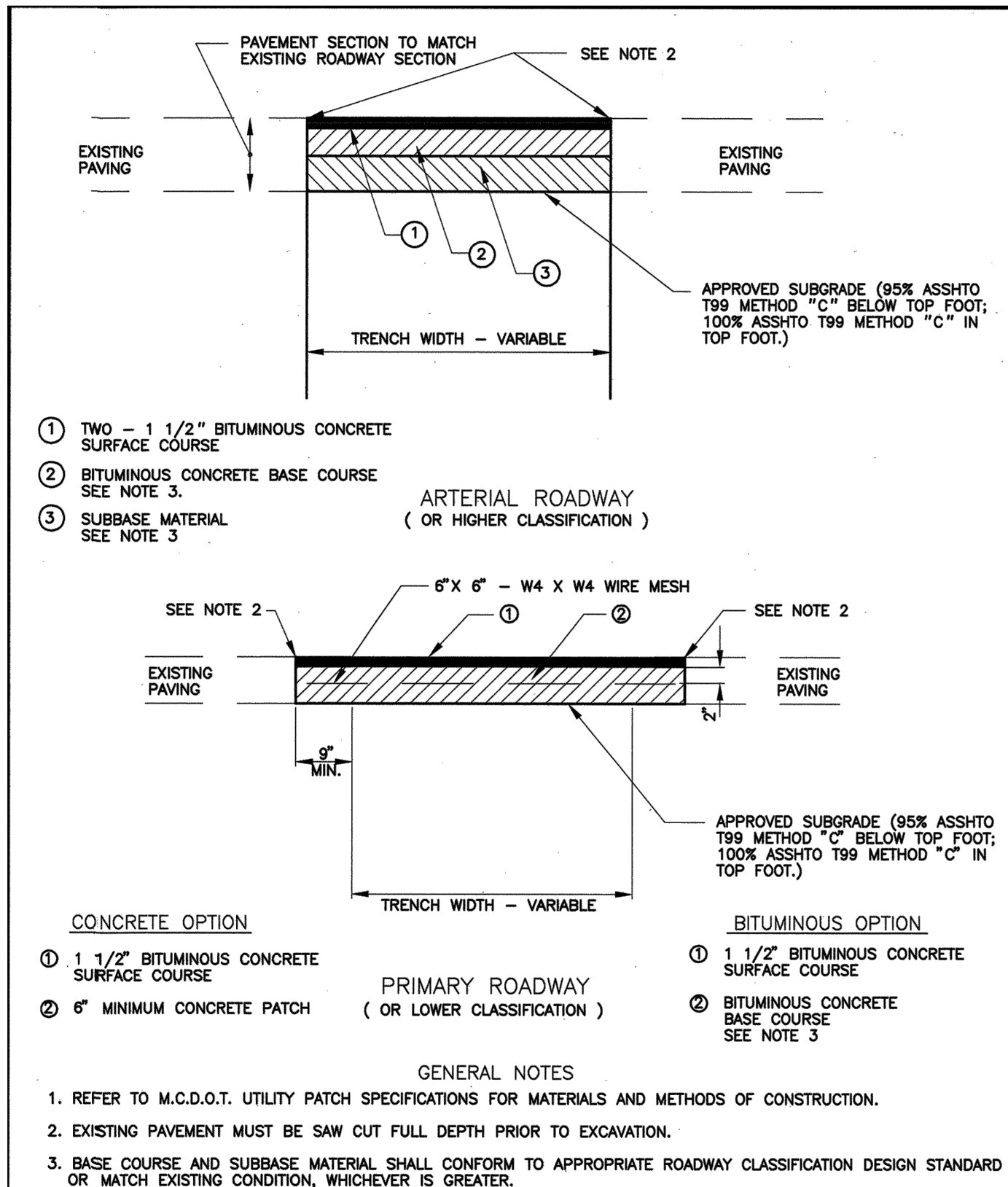
DATE SUBMITTED: JAN 2022	SCALE NTS	SHEET NO. <u>09</u> OF <u>17</u>	FILE # C4.01
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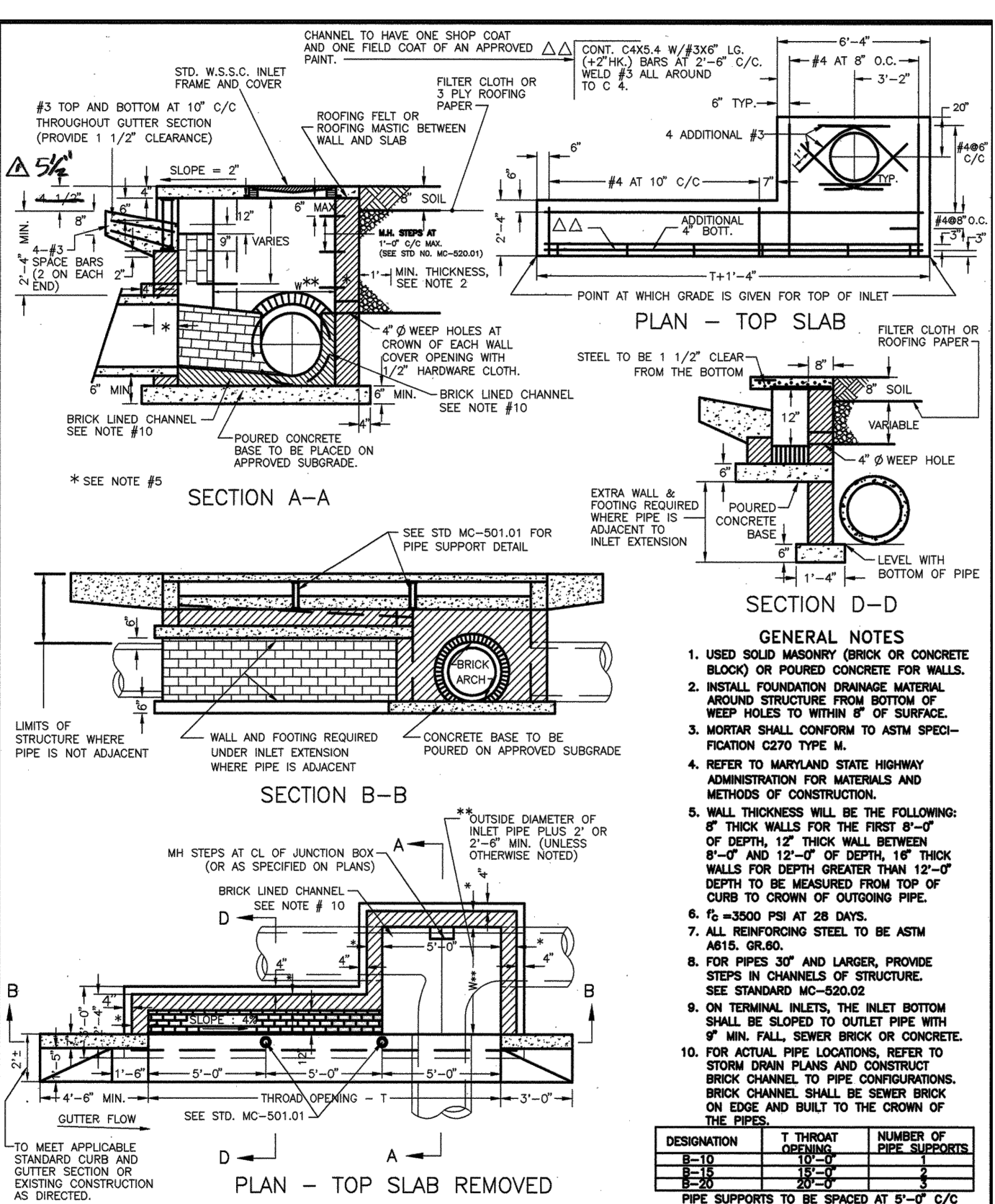
APPROVED <u>JAN 5/98</u>	REVISED	MONTGOMERY COUNTY
DATE	<u>Δ REVISION NO</u> <u>MAX BATTIE</u> <u>6/25/12</u>	DEPARTMENT OF TRANSPORTATION
<u>James N. Doo</u> DIRECTOR, DEPT. OF TRANS.		"A" MANHOLE
<u>Edgar J. ...</u> CHIEF, DIV. OF ENG. SERVICES		STANDARD NO. MC-510.01



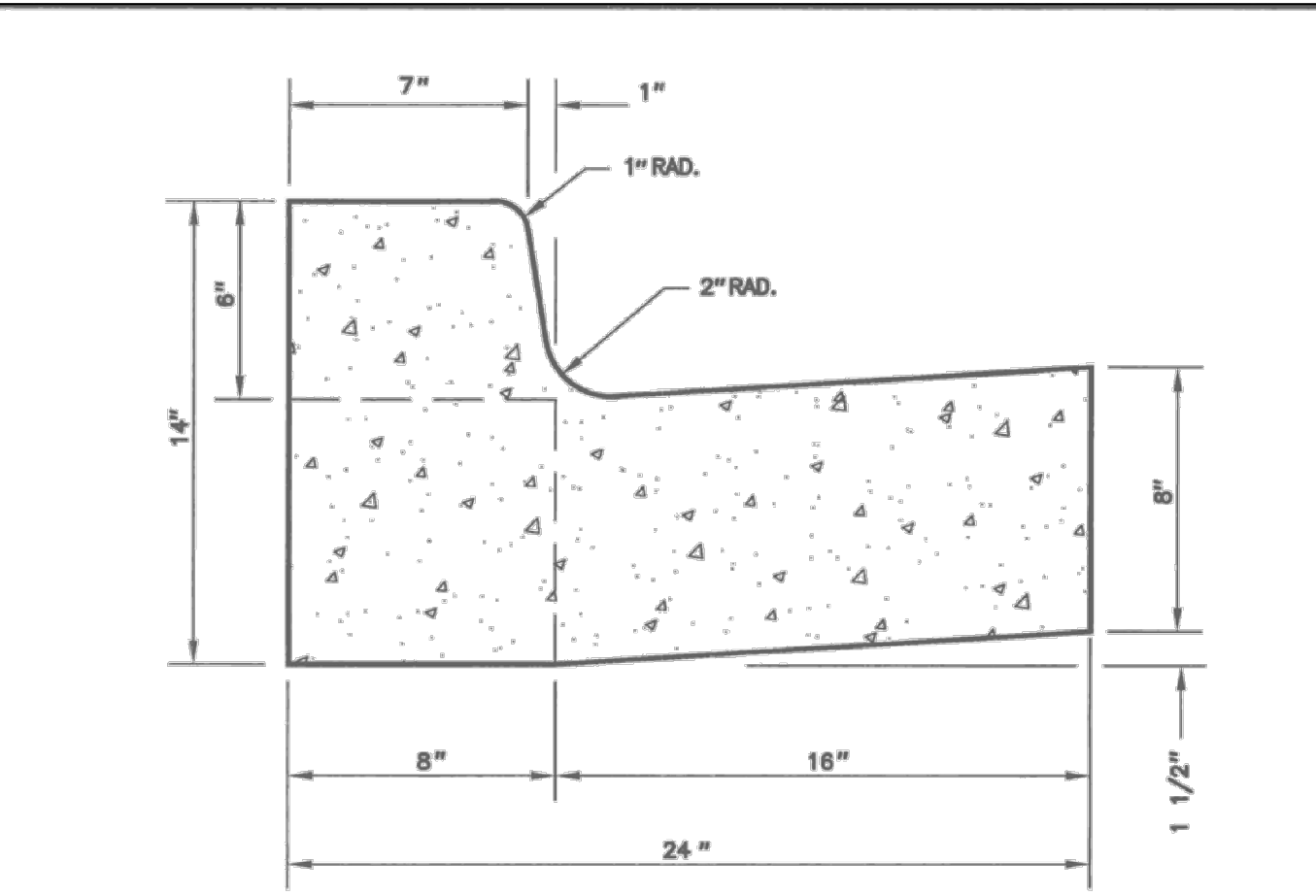
APPROVED <u>JAN 5/96</u>	REVISED	MONTGOMERY COUNTY
DATE	<u>REGISTERED</u>	DEPARTMENT OF TRANSPORTATION
<u>John J. DeLoe</u>	<u>14 DEPRESSION</u>	
DIRECTOR, DEPT. OF TRANS.	<u>AT GUTTER EDGE</u>	"A" INLET
<u>E. DeLoe</u>	<u>MISSING</u>	
CHIEF, DIV. OF ENG. SERVICES		STANDARD NO. MC-501.01



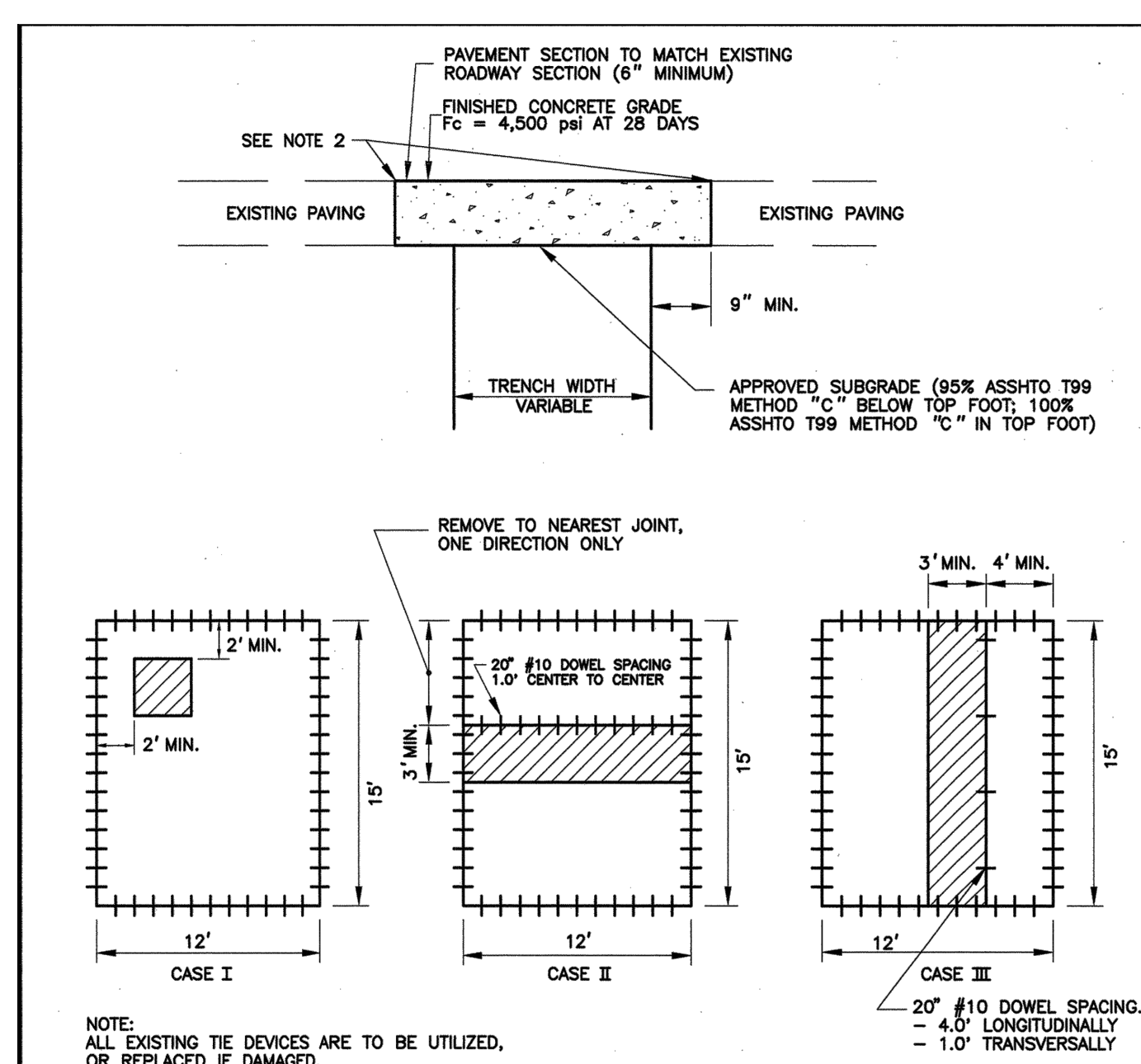
APPROVED <u>JAN 5 196</u>	REVISED	MONTGOMERY COUNTY
DATE		DEPARTMENT OF TRANSPORTATION
<i>John W. DeLoach</i>		UTILITY PATCH
DIRECTOR, DEPT. OF TRANS.		IN FLEXIBLE PAYEMENT
<i>Edgar Snow</i>		STANDARD NO. MC-801.02
CHIEF, DIV. OF ENG. SERVICES		



APPROVED	JAN 5/96	REVISED	MONTGOMERY COUNTY
DATE		AS RESTORED 1" DEPRESSION AT SOUTHER EDGE 1/25/12	DEPARTMENT OF TRANSPORTATION
 DIRECTOR, DEPT. OF TRANS.			" B " INLET
 CHIEF, DIV. OF ENG. SERVICES			STANDARD NO. MC-502.01



APPROVED <u>14 DEC 86</u>	REVISED	MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
DATE	ASTM-C920 4/2006	COMBINATION CONCRETE CURB AND GUTTER TYPE A
<i>Carl Yell</i>		STANDARD NO. MC-100.01
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION		
<i>John Sweeney</i>		
CHIEF, DIV. OF CAP. DEV.		

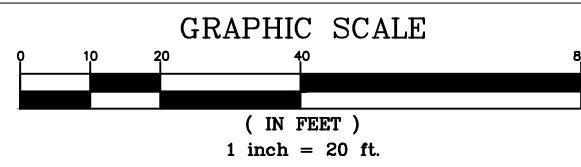


APPROVED <u>JAN 5/95</u>	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DATE		UTILITY PATCH
<i>Leslie M. Pook</i> DIRECTOR, DEPT. OF TRANS.		IN RIGID PAVEMENT
<i>Edgar M. Webb</i> CHIEF, DIV. OF ENG. SERVICES		STANDARD NO. MC-801.01

**BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
AT
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION**



SITE PLAN



BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
OR
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

Planning and Development Services
Received
3/4/2022
PAM2022-00135

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL					



DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND



DESIGN PLAN APPROVAL	PWK# _____	SCP# _____
	SMP# _____	REVIEWED BY _____
DIRECTOR OF PUBLIC WORKS	APPROVAL DATE _____	

AS BUILT PLAN APPROVAL	
CHIEF, CONSTRUCTION MANAGEMENT	APPROVAL DATE _____

LEVEL II SITE
PLAN
GRADING PLAN

FLAGSHIP CARWASH AT 2100 CHAPMAN AVE,
ROCKVILLE, MD
0201, N723
Election District No. 04 City of Rockville, Maryland

DATE SUBMITTED:
JAN 2022

SCALE
AS
SHOWN

SHEET
NO. **11**
OF **17**

FILE #
C5.00