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 RESTRIPED AS SHOWN HEREIN.

GENERAL NOTES

1. PROPERTY INFORMATION

PREMISE ADDRESS: 975 ROLLINS AVE, ROCKVILLE, MD 20852 **2.29 ACRES** ACREAGE:

2. EXISTING ZONING: MIXED USE TRANSIT DISTRICT

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 jpenney@penneydesigngroup.com

LEVEL II SITE PLAN FLAGSHIP CARWASH

975 ROLLINS AVE

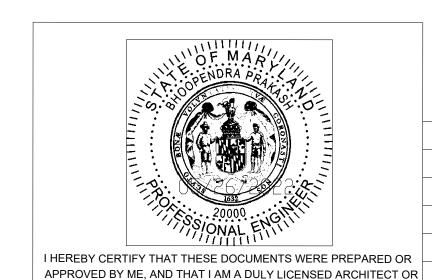
ROCKVILLE, MD 20852

CITY OF ROCKVILLE, MARYLAND



VICINITY MAP SCALE 1" = 2000'

	SHEET INDEX		
FILES #	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		
C8.00	AUTOTURN EXHIBIT PLAN		
C8.01	FIRE PROTECTION PLAN		
C9.00	OPEN SPACE EXHIBIT		
C9.01	IMPERVIOUS AND PERVIOUS PLAN		
C9.02	INTERNAL LANDSCAPING OF SURFACE PARKING FACILITY EXHIBIT		
C10.00	UTILITY PLAN		



PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF

MARYLAND. LICENSE NO.20000, EXPIRATION DATE: APRIL 6, 2023.

City of Rockville. Marvland

Community Planning & Development Services Received June 15, 2022

DESCRIPTION OF REVISION P.E. INITIAL DATE APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

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







		B 2 0 1 0 1 1	
			PWK#
IE PLAN SOURCE			SMP#
360° INNOVATION IN ENGINEERING			JIVII #
	DIRECTOR OF PUBLIC WORKS	APPROVAL DATE	

DESIGN PLAN APPR	ROVAL	AS BUILT PLAN APPRO	VAL
PWK# SMP#	SCP#REVIEWED BY	CHIEF, CONSTRUCTION MANAGEMENT AF	PROVAL DATE

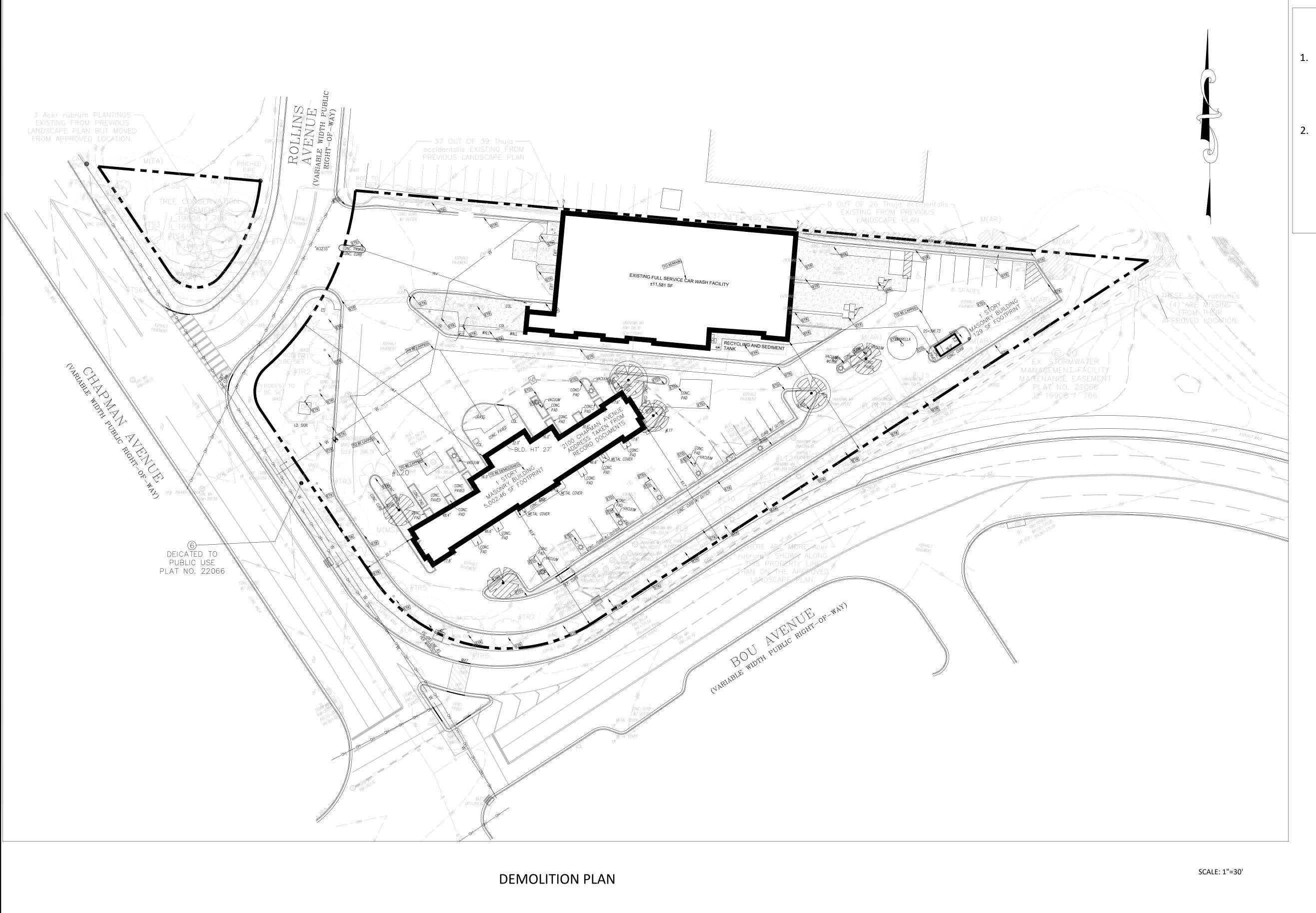
PLAN

The Land is described as follows: All that certain lot or parcel of land, lying and being in Montgomery Rollins Ave County, Maryland, and more particularly described as follows: Parcel E, as shown on "Plat of Resubdivision of Part of Parcel C, Washington-Rockville Industrial Park"per plat #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. SITE DATA ACCT. # 09142800 N/F 12401 TWINBROOK PARKWAY ASSOC LL D.B. 39136 PG. 454 PROPERTY IS KNOWN AS PARCEL E, PART OF LOT C, IN THE CITY OF ACCT. # 00153153 ROCKVILLE, IN THE COUNTY OF MONTGOMERY, MARYLAND. N/F FANAROFF & STEPPA LLC D.B. 32978 PG. 430 LOT AREA: **PINCHED** MASONRY BUILDING PARCEL E = 91,512 S.F. OR 2.1008 AC. PARCEL D = 4,574 S.F OR 0.1050 AC. 3. NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF TREE CONSERVATION RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. EASEMENT L.19908 F.766 4. VERTICAL DATUM = NAVD88 . BENCHMARK - MAG NAIL ELEV.= 396.79' _.19906 F.779 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 1 STORY MASONRY BUILDING AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY 11,581 SF FOOTPRINT EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. BLD. HT. 22'-975 ROLLINS AVENUE ADDRESS TAKEN FROM 6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT RECORD DOCUMENTS KNOWN AT THE TIME OF THIS SURVEY. 7. TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC. DATE OF FIELD SURVEY = OCTOBER 1, 2021. 8. THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RED IMPRESSION SEAL AND WAS PREPARED IN EX. STORMWATER ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN MANAGEMENT FÁCILITY WHICH THE PROJECT IS LOCATED. MATTENANCE EASEMENT 9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON PLAT NO. 22066 MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS 地 19908 f. 766 ACCT. # 03648562 OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE. SHORM MH N/F FR MONTROSE CROSSING LLC RIN-395.42 D.B. 43002 PG. 252 EXPRESSED OR IMPLIED. 10. 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 ► BEN¢HMARK PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS MAG NAIL WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF ELEV. = 396.79 THIS PLAN WITHOUT A RED IMPRESSION SEAL ARE NOT VALID. PARKING PROVIDED --REGULAR = 25 SPACES-HANDICAP = 1 SPACESTOTAL SPACES PROVIDED = 26 STORM MH RIM=389.65 INV.(a)=375.05 INV.(b)=37° **SYMBOUS** (THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.) DEICATED TO W WATER MANHOLE MONUMENT FOUND PUBLIC USE POWERPOLE WW WATER VALVE MONUMENT TO BE SET PLAT NO. 22066 BENCHMARK TOPO W WATER METER LIGHT POLE HYDRANT / FDC STREET LIGHT POLE © GAS MANHOLE (S) SURVEYED DATA R/W RIGHT OF WAY ELEC. TRANSFORMER °GV GAS VALVE SBL SET BACK LINE A/C AIR CONDITIONER G GAS METER FLOOD NOTE RCP REINFORCED CONC PIPE (E) ELEC. MANHOLE UNDERGROUND GAS MARKER CMP CORRUGATED METAL PIPE E ELECTRIC METER BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE (X) OF THE FLOOD TELEPHONE MANHOLE PVC PLASTIC PIPE C CABLE BOX INSURANCE RATE MAP, COMMUNITY NO. 0361D, MAP NUMBER 24031C0361D HDPE HIGH DENSITY POLYETHYLENE PIPE WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 AND IS NOT A PAY PHONE UNDERGROUND UNDETERMINED IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA T TELEPHONE BOX CIP CAST IRON PIPE WEBSITE (HTTP: //MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES TRAFFIC POLES UNDERGROUND TELEPHONE MARKER DIP DUCTILE IRON PIPE NOT CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS TRAFFIC SIGNAL PERFORMED TO DETERMINE THIS ZONE. AND A FLOOD ELEVATION CERTIFICATE L/S LANDSCAPING TRAFFIC MANHOLE F.P FLAG POLE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE DECIDUOUS TREE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BOLLARD EVERGREEN TREE BORE HOLE S SEWER MANHOLE TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY STORM MH RIM=393.34 U.G. UNDER GROUND CLEAN OUT MWO MONITORING WELL — C — CABLE TELEVISION LINE (D) STORM DRAIN MANHOLE MB MAIL BOX VALLEY LAND SERVICES, LLC SIGN — E — ELECTRICAL LINE STORM INLET CURB INLET MC METAL TANK COVER — G — GAS LINE 4383 HECKTOWN ROAD S ROUND STORM INLET — T — TELEPHONE LINE (A) AIR COMPRESSOR BETHLEHEM, PA 18020 U UNKNOWN MANHOLE — W — WATER LINE Phone (610) 365-2907 Fax (610) 365-2958 -OH-OVERHEAD ELECTRIC NJ Certificate of Authorization: 24GA28339300 FE ADDRESS: 2100 CHAPMAN AVENUE & 975 ROLLINS AVENUE SURVEYOR'S CERTIFICATION CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND UTILITY NOTES LIENT: FLAGSHIP CAR WASH ONE CALL TICKET NUMBER 21663048 CALL DATE AUGUST 24, 2021 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 PER-FORMED 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 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 STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN. JOB NO: V210255-4 DRAWN BY: AJS THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC. ATE: OCTOBER 7, 2021 **EVISIONS:** AT&T TRANSMISSION (800) 252-1133 COMCAST-UTILIQUEST (301) 210-0355 DATE DESCRIPTION PER CLIENT COMMENTS LEVEL3 NOW CENTURYLINK (877) 366-834410-12-21 (800) 289-3427MONT CO GOVT- HI TECH LOCATING (786) 345-0991PEPCO/UTILIQUEST (301) 210-0355 CITY OF ROCKVILLE/PINPOINT UG Community Planning & Development Services (301) 868-6803 (301) 210-0355VERIZON Received SHEET 1 OF JACK W. SHOEMAKER DATE WASHINGTON GAS-UTILIQUEST (301) 210-0355 June 15, 2022 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 AFFIDANT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. SCALE: 1" = XX'

VICINITY MAP

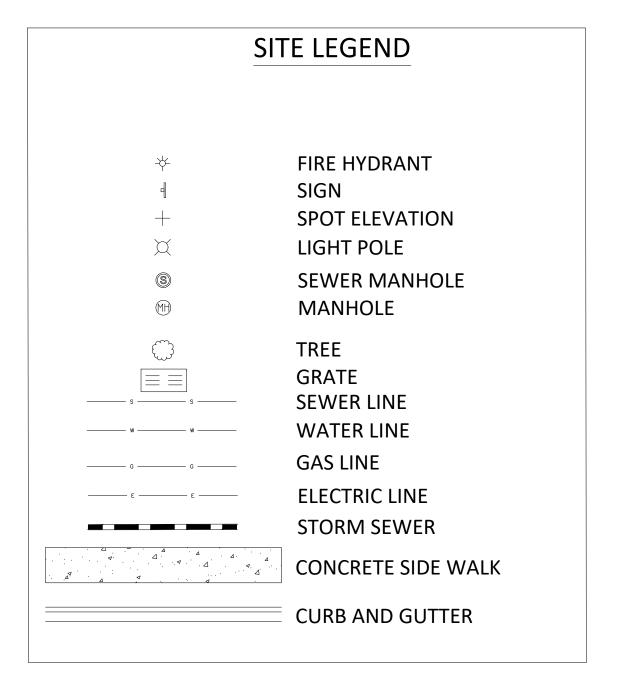
NOT TO SCALE

LEGAL DESCRIPTION



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.



ABBREVIATIONS

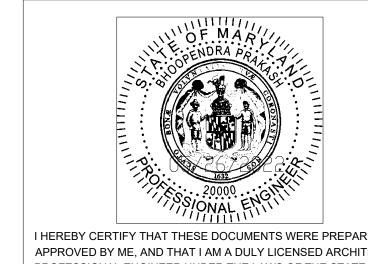
EXISTING TO REMAIN

ETD

ETM

EXISTING TO BE DEMOLISHED

EXISTING TO BE MODIFIED



Election District No. 04

1/7) ONAL ENT	
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR	
APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT OR	
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF	
MARYLAND. LICENSE NO.20000, EXPIRATION DATE: APRIL 6, 2023.	

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

Community Planning & Development Services
Received
June 15, 2022



BEFORE BEGINNING CONSTRUCTION

CONTACT

"MISS UTILITY"

WWW.MISSUTILITY.NET OR 1-800-257-7777

OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION







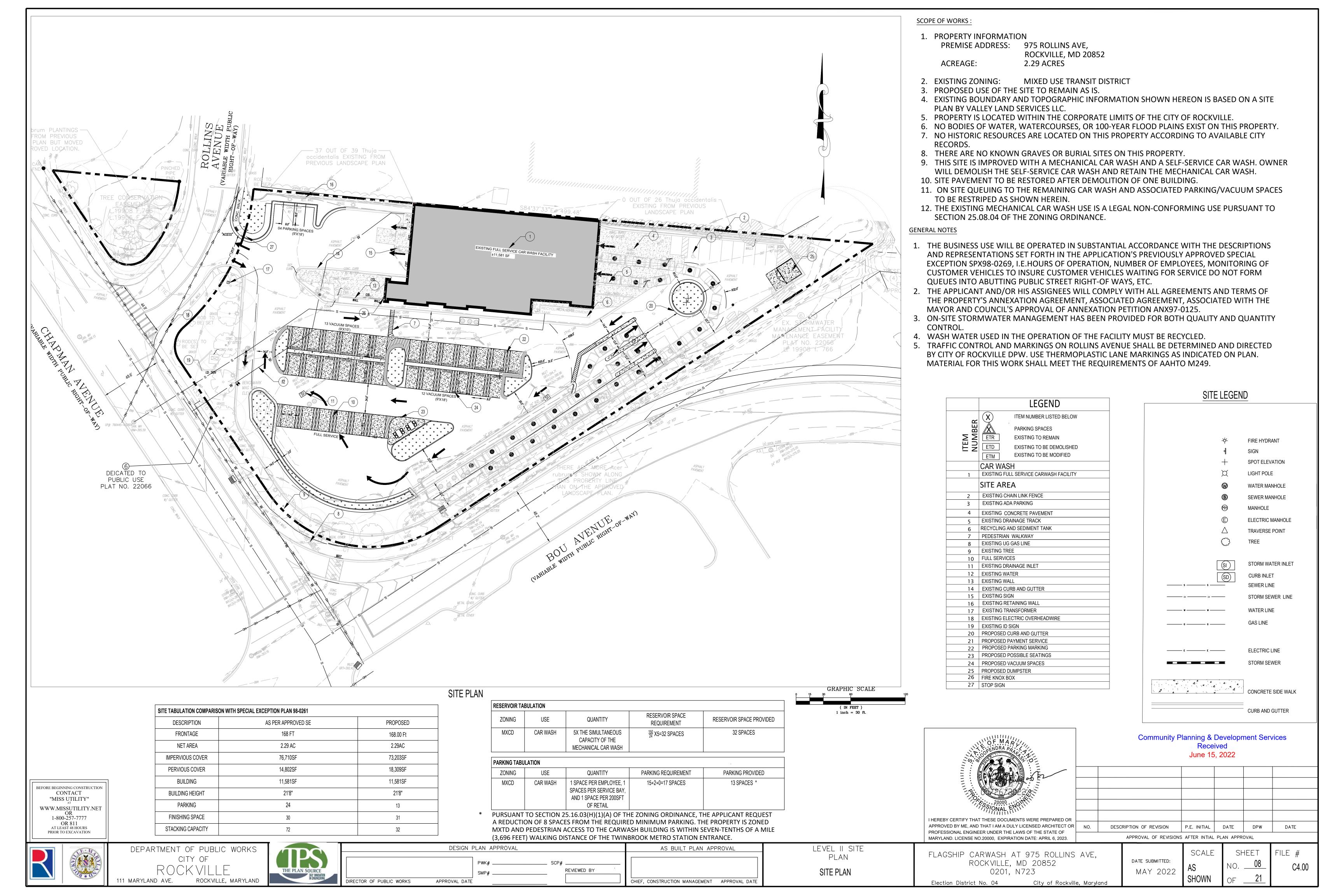
	DESIGN	PLAN APPROVAL	AS BUILT PLAN APPE	<u>roval </u>
IE PLAN SOURCE 360' INNOVATION IN ENGINEERING	DIRECTOR OF PUBLIC WORKS APPROVAL DATE	PWK# SCP# REVIEWED BY	CHIEF, CONSTRUCTION MANAGEMENT	APPROVA

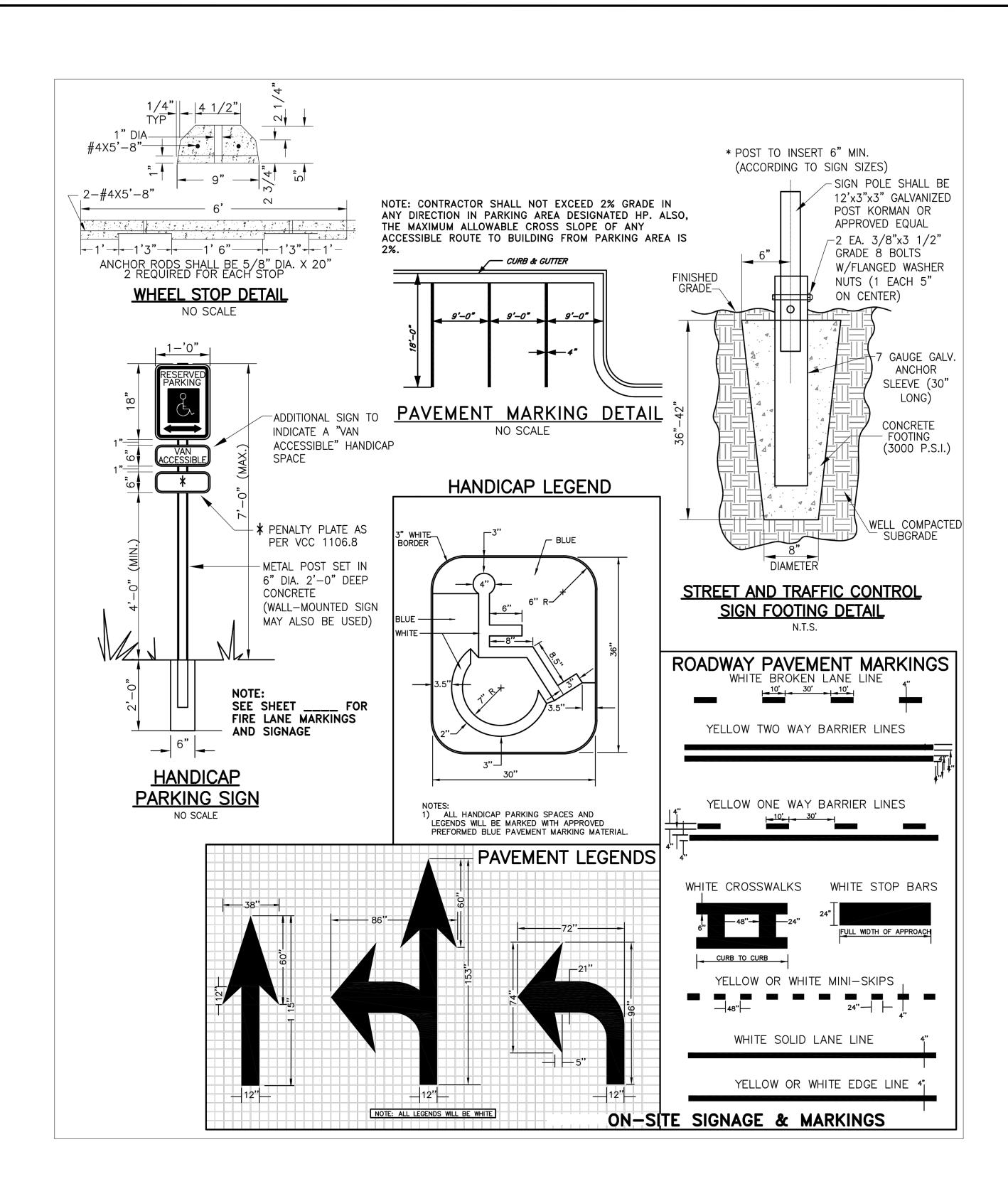
LEVEL II SITE PLAN **DEMOLITION PLAN**

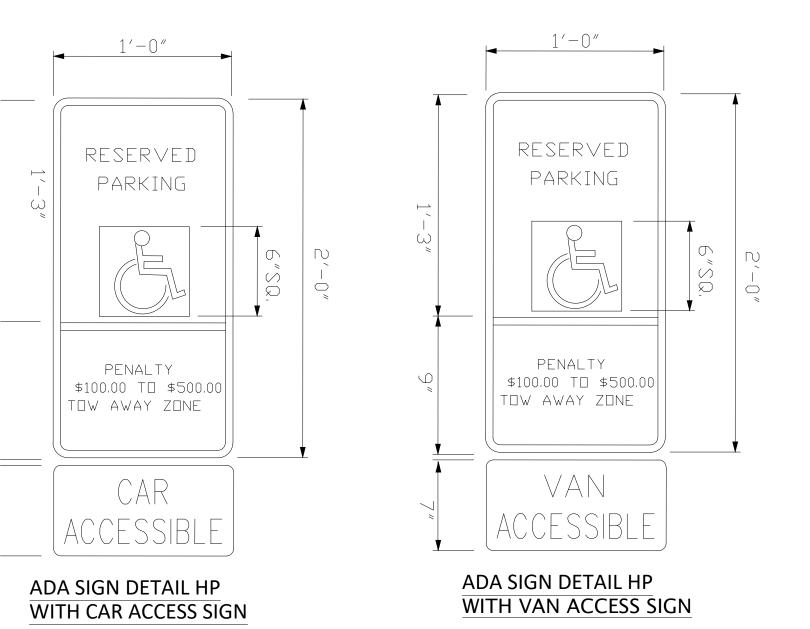
FLAGSHIP CARWASH AT 975 ROLLINS AVE, ROCKVILLE, MD 20852 0201, N723

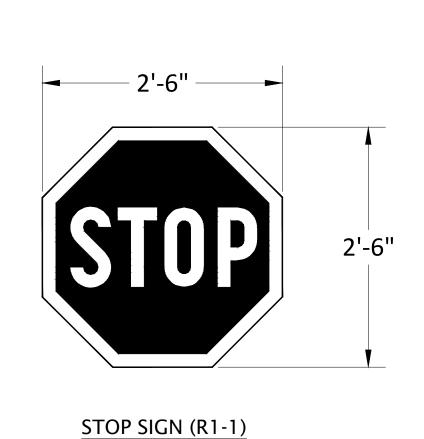
DATE SUBMITTED: MAY 2022 City of Rockville, Maryland

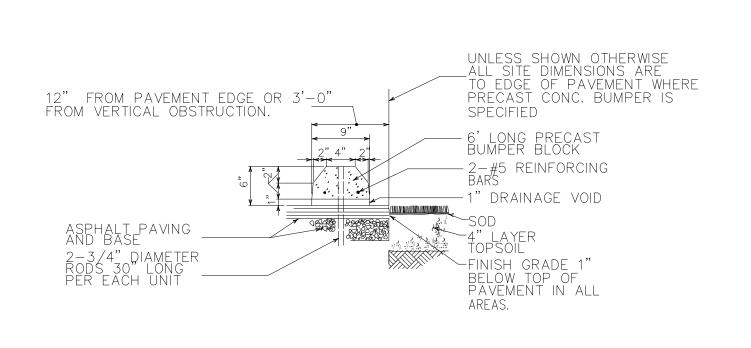
SHOWN C2.00

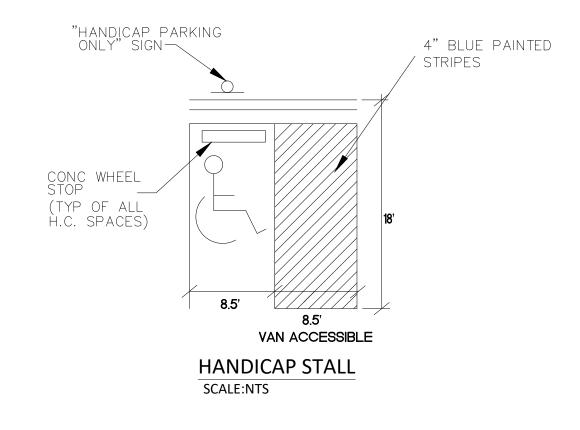




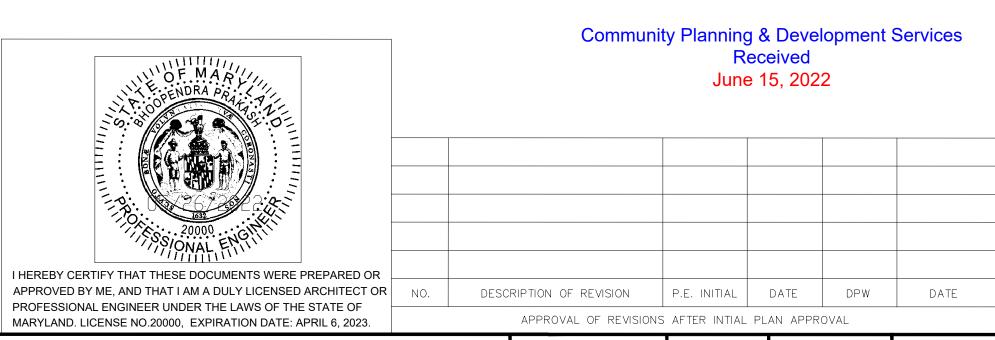








CONCRETE WHEEL STOP SCALE:NTS



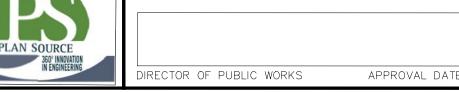
BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION











REVIEWED BY HIEF, CONSTRUCTION MANAGEMENT APPROVAL DAT

PLAN SITE DETAILS-I

LEVEL II SITE

FLAGSHIP CARWASH AT 975 ROLLINS AVE, ROCKVILLE, MD 20852 0201, N723

DATE SUBMITTED: MAY 2022 City of Rockville, Maryland

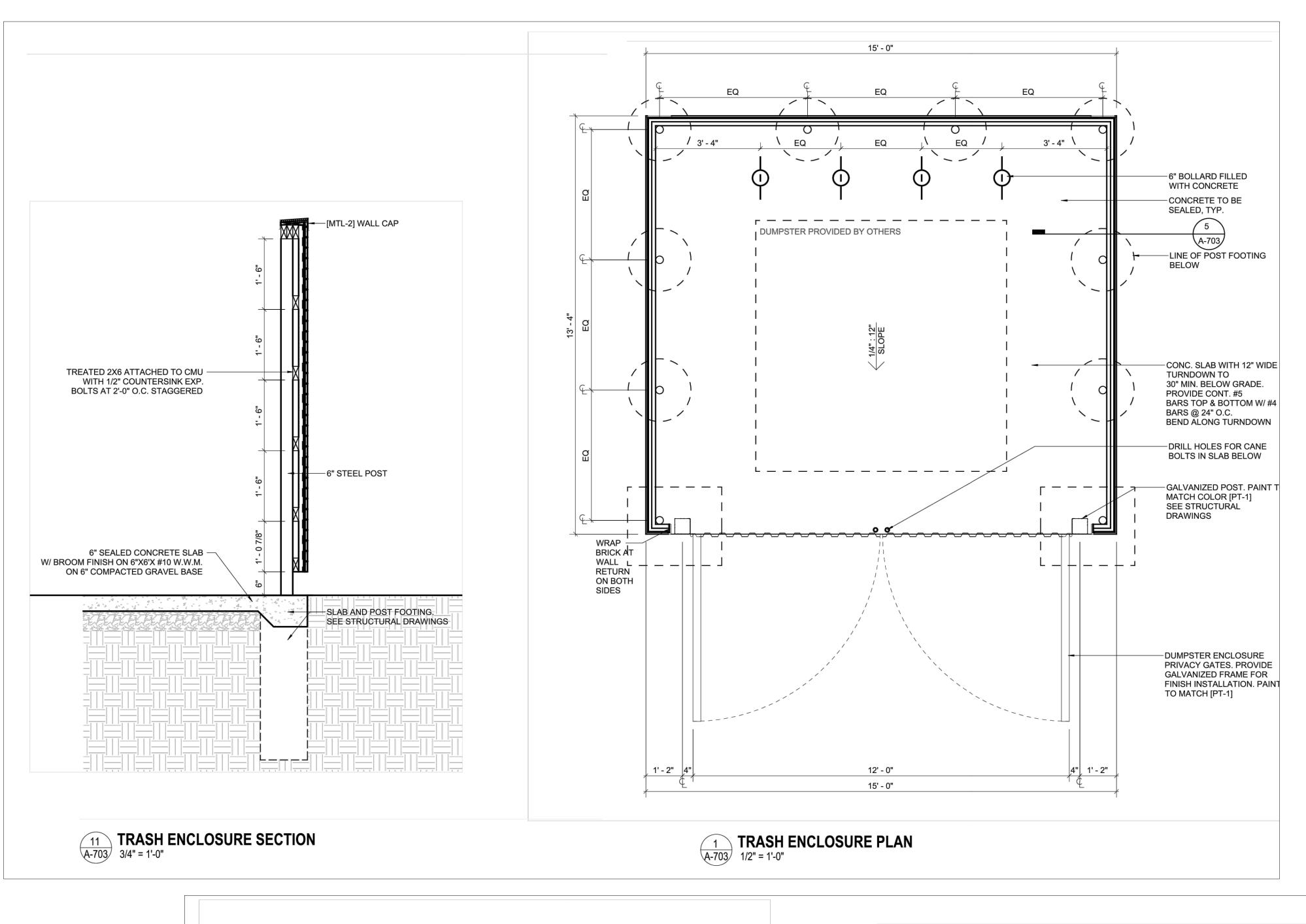
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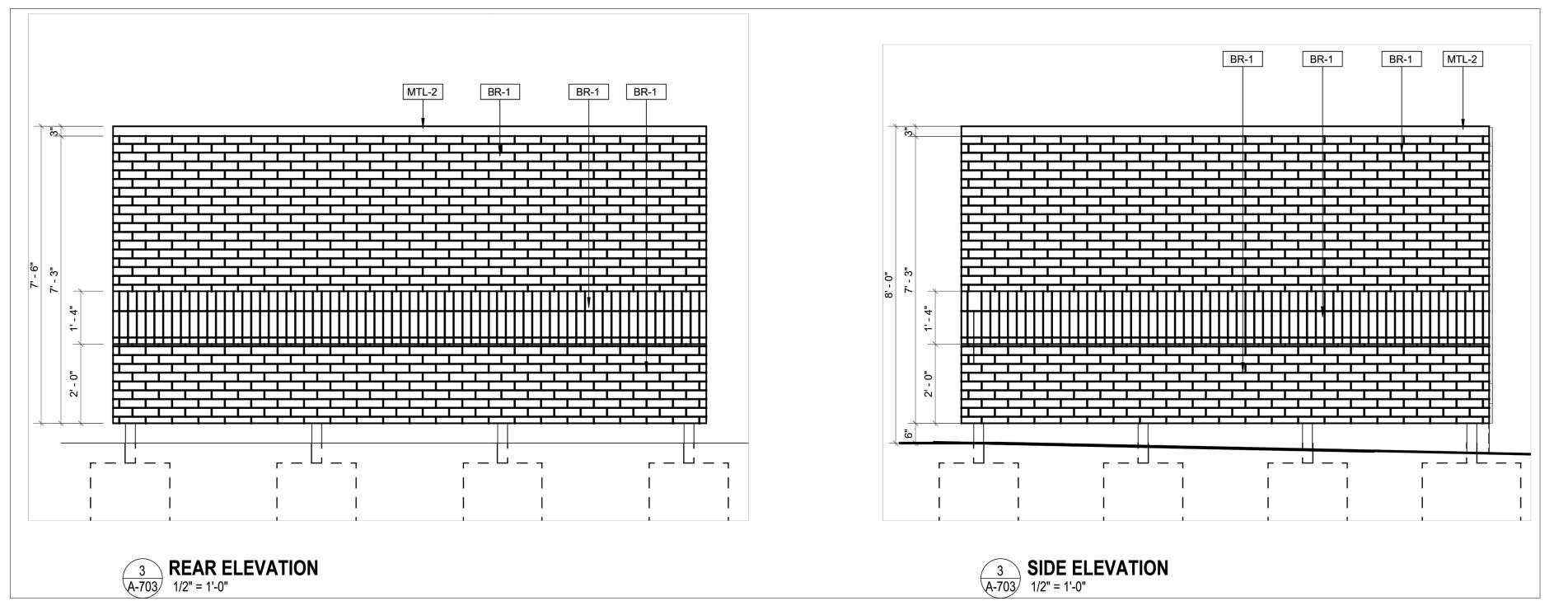
APPROVAL DATE

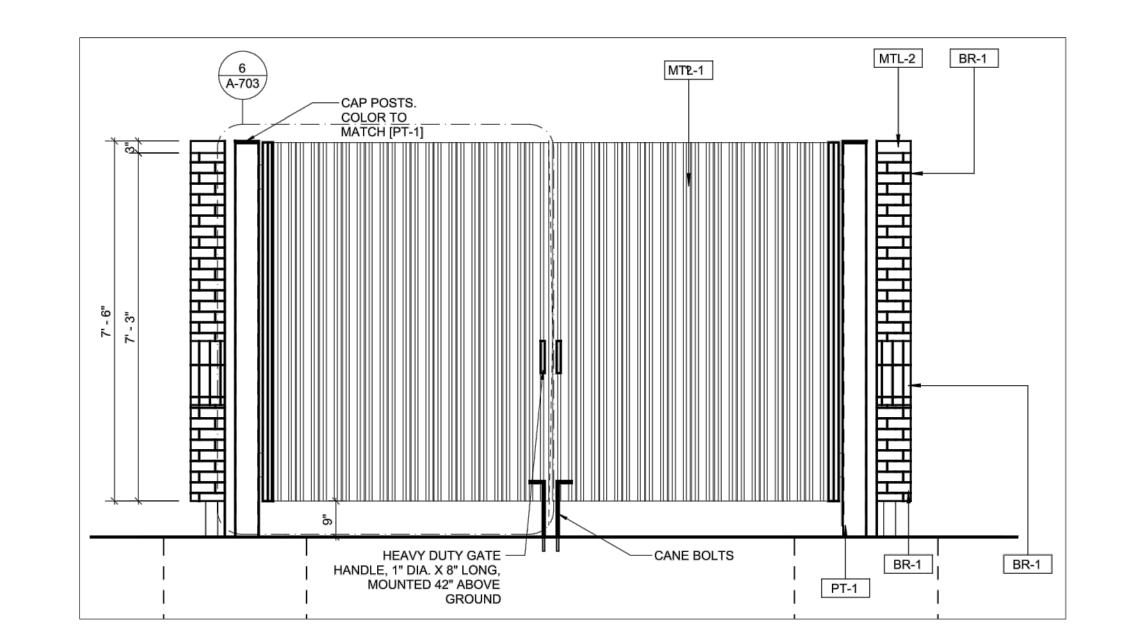
DESIGN PLAN APPROVAL

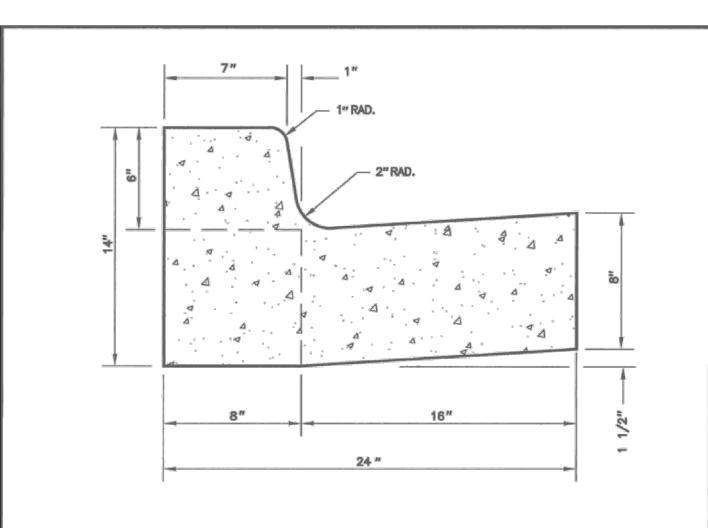
AS BUILT PLAN APPROVAL

Election District No. 04





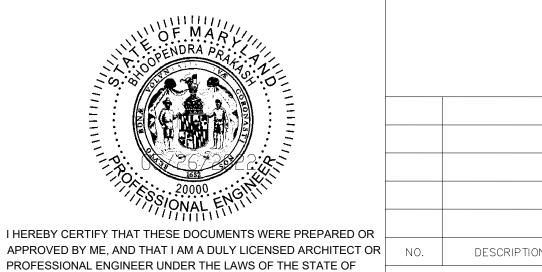




GENERAL NOTES

- 1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
- 2. THIS STANDARD SHALL BE USED ON PRIMARY RESIDENTIAL, ARTERIAL AND BUSINESS DISTRICT ROADS AS WELL AS CURB RETURNS AND INLET THROATS.
- 3. WHENEVER STANDARD MC-101.01 CURB IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-100.01 TO STANDARD MC-101.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
- 4. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
- 5. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920.

APPROVED 14 APR' 06 DATE	REVISED ⚠ ASTM—C920 4/2006	MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION		COMBINATION CONCRETE CURB AND GUTTER TYPE A
Gaz CHIEF, DIV. OF CAP. DEV.		STANDARD NO. MC-100.01



Community Planning & Development Services Received June 15, 2022 DESCRIPTION OF REVISION DATE P.E. INITIAL DATE DPW

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL



BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" WWW.MISSUTILITY.NET

OR 1-800-257-7777

OR 811

AT LEAST 48 HOURS

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





(IDDO)	DESIGN PLAN APPROVAL	AS BUILT PLAN APPROVAL
THE PLAN SOURCE	PWK# SCP#	
360' INNOVATION IN ENGINEERING	DIRECTOR OF PUBLIC WORKS APPROVAL DATE	CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

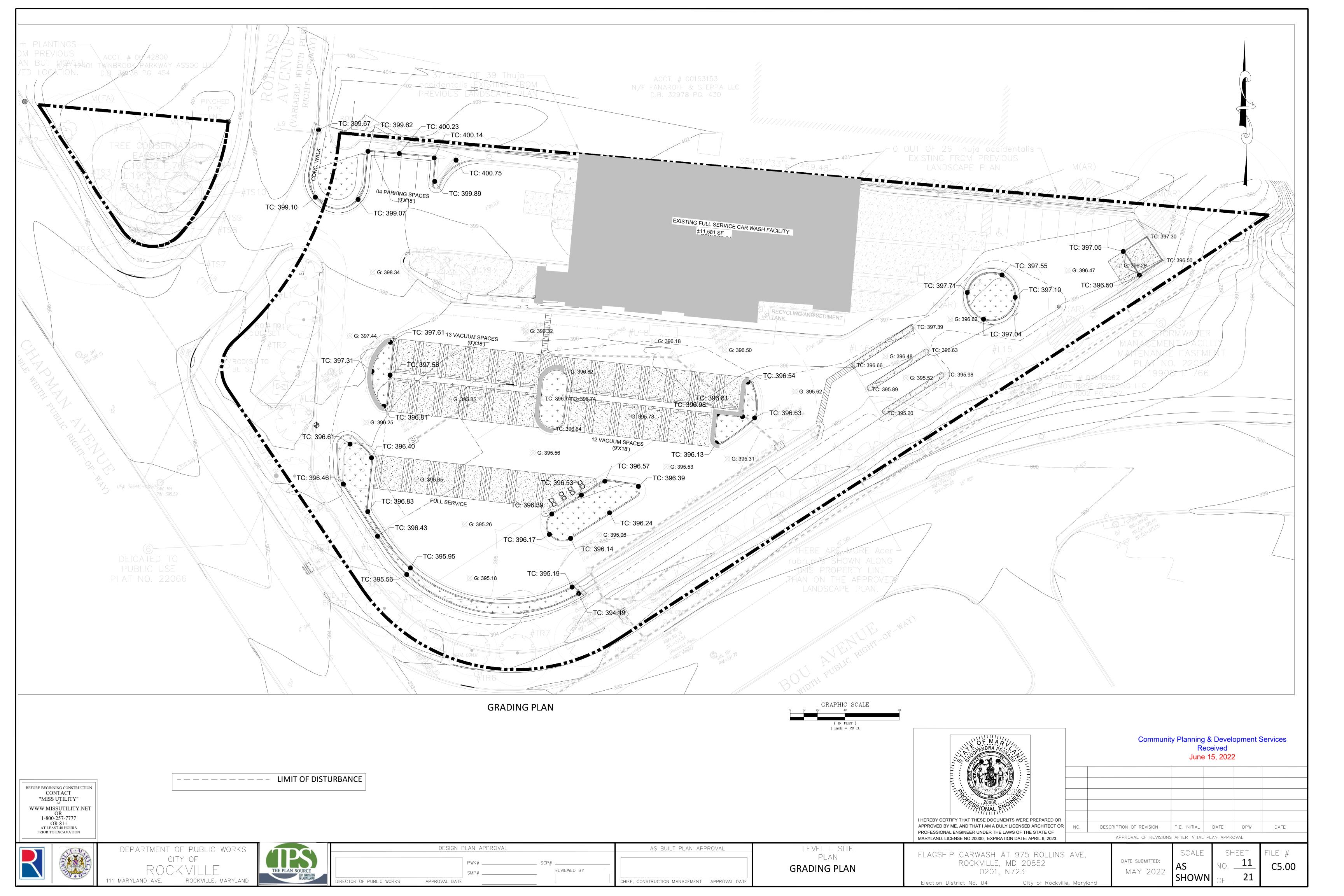
LEVEL II SITE PLAN SITE DETAILS-II

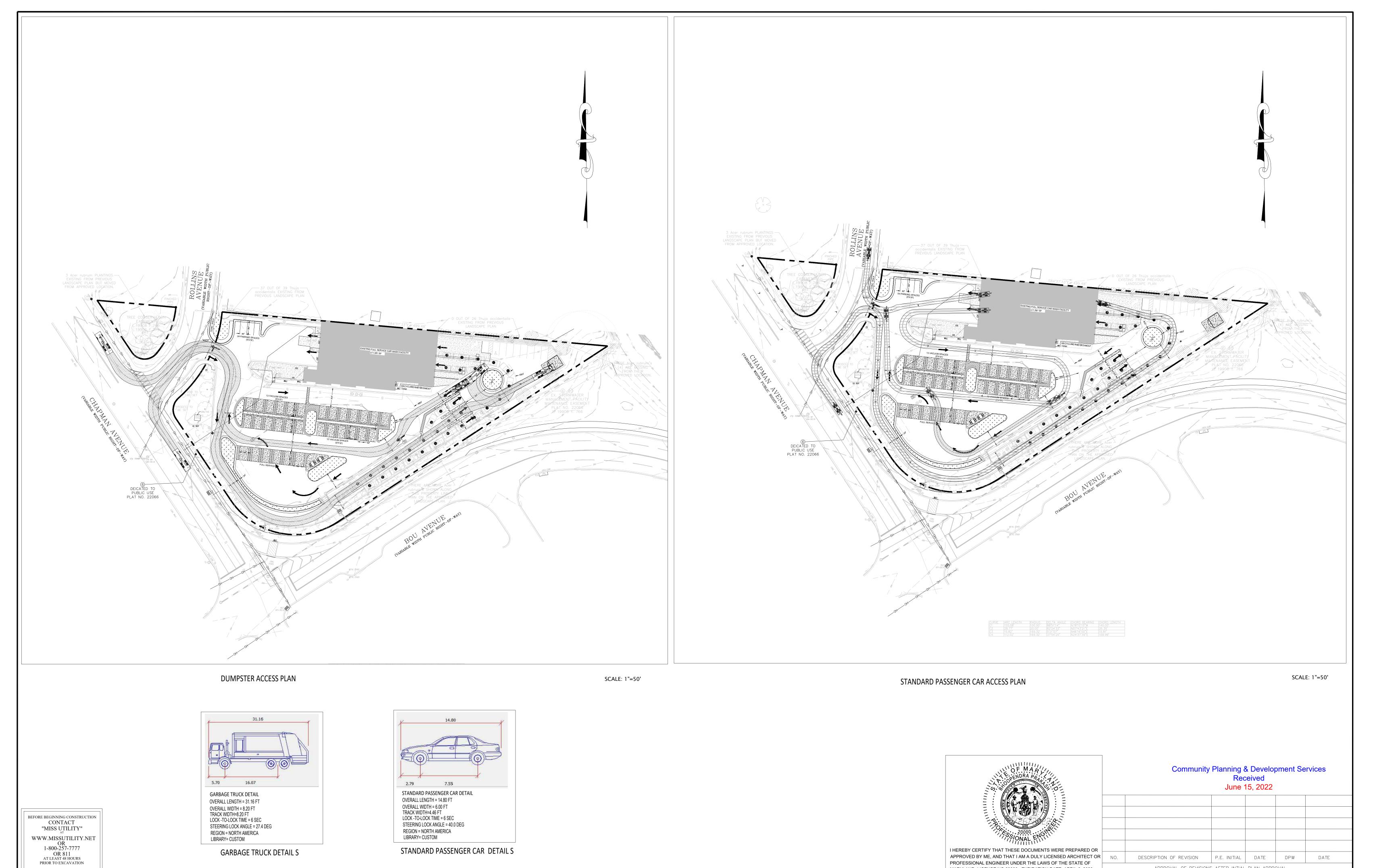
FLAGSHIP CARWASH AT 975 ROLLINS AVE, ROCKVILLE, MD 20852

MARYLAND. LICENSE NO.20000, EXPIRATION DATE: APRIL 6, 2023.

DATE SUBMITTED: NTS MAY 2022 Flection District No. 04 City of Rockville, Maryland

1 NO. <u>21</u> C4.02





DEPARTMENT OF PUBLIC WORKS 111 MARYLAND AVE. ROCKVILLE, MARYLAND

THE PLAN SOURCE
360' INNOVATION
IN ENGINEERING DIRECTOR OF PUBLIC WORKS

REVIEWED BY APPROVAL DATE

DESIGN PLAN APPROVAL

CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

AS BUILT PLAN APPROVAL

PLAN AUTOTURN EXHIBIT PLAN

LEVEL II SITE

FLAGSHIP CARWASH AT 975 ROLLINS AVE, ROCKVILLE, MD 20852 0201, N723

PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF

MARYLAND. LICENSE NO.20000, EXPIRATION DATE: APRIL 6, 2023.

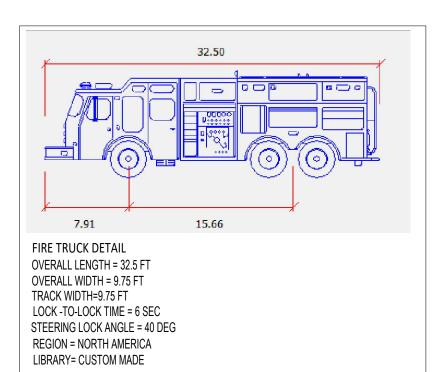
DATE SUBMITTED: MAY 2022 City of Rockville, Maryland

SHEET SHOWN

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL



FIRE TRUCK ACCESS PLAN



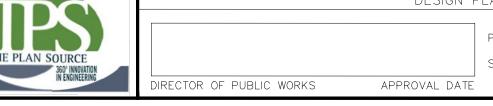
FIRE TRUCK DETAIL S

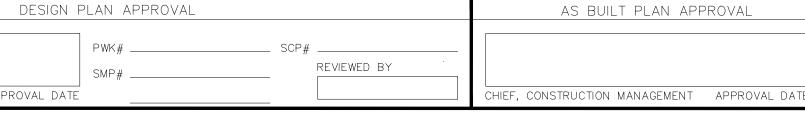


BEFORE BEGINNING CONSTRUCTION









LEVEL II SITE PLAN FIRE PROTECTION SITE PLAN

FLAGSHIP CARWASH AT 975 ROLLINS AVE, ROCKVILLE, MD 20852 0201, N723

DATE SUBMITTED: AS MAY 2022 City of Rockville, Maryland

FIRE HYDRANT SPOT ELEVATION LIGHT POLE WATER MANHOLE SEWER MANHOLE **ELECTRIC MANHOLE** TRAVERSE POINT STORM WATER INLET **CURB INLET** SEWER LINE STORM SEWER LINE WATER LINE **GAS LINE** ELECTRIC LINE STORM SEWER CURB AND GUTTER Installation of the NO PARKING signs shall meet all of the following requirements: • One at the beginning of the restriction (one arrow pointing towards the restriction zone). • One at the end of the restriction (one arrow pointing back into restricted zone). • One at least every 100 ft within the restricted area (double arrow pointing in each direction, to • Spaced evenly within the restriction (for straight curbs/zones). For example, if the parking

SITE LEGEND

LEGEND 1 FIRE KNOX BOX

FIRE LANE SIGN-A

FIRE TRUCK ACCESS EXHIBIT

FIRE LANE SIGN-A

FIRE LANE SIGN DETAILS

indicate the continuing restriction).

flow visible to approaching traffic.

additional requirements.

Election District No. 04

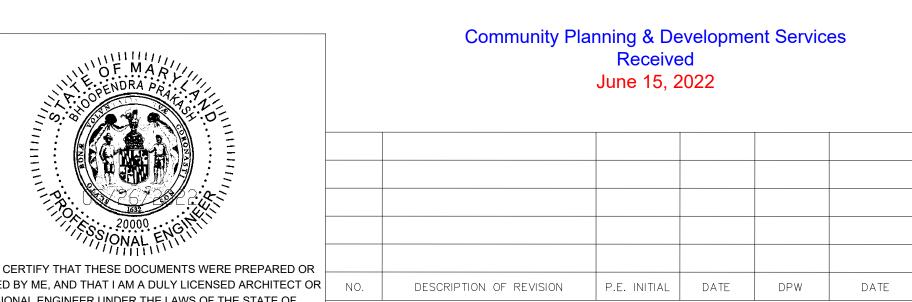
restriction zone is 200 ft long, only one double arrow sign is required at a distance of 100 ft from the beginning of the restriction. If the restriction zone is 250 ft long, two *double arrow* signs are

• Spaced so that at least one readable sign is visible in front of a parked vehicle from any point along the restriction (for curved curbs/zones and areas that may present visual obstacles).

• Set at an angle of no fewer than 30 degrees and no more than 45 degrees with the lane of traffic

Some areas may need additional fire lane signs. Review by the Fire Marshal's office will identify

required; spaced evenly from each other and from the beginning/ending signs.



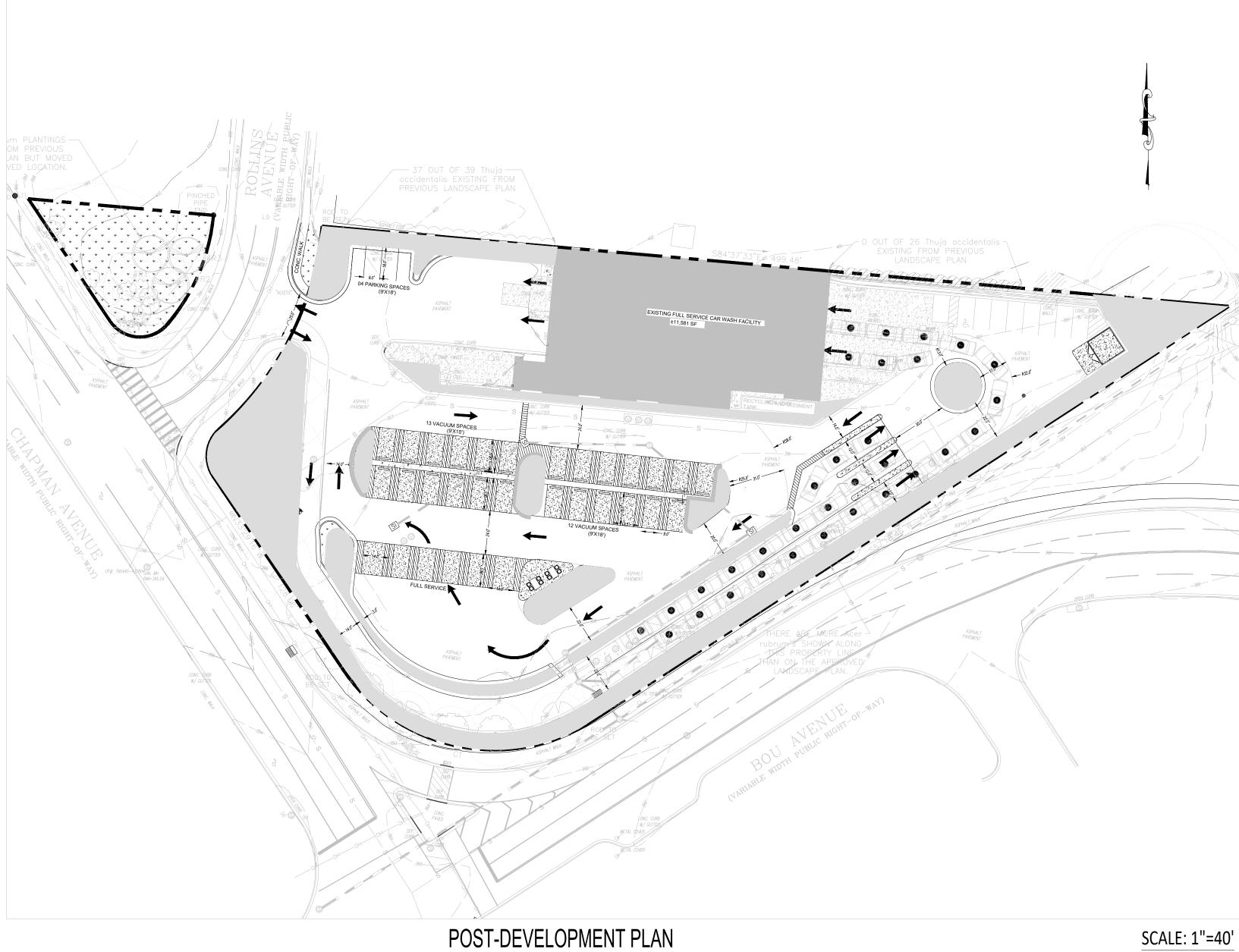
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT OR NO. PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL MARYLAND. LICENSE NO.20000, EXPIRATION DATE: APRIL 6, 2023.

FILE #

C8.01







OPEN SPACES CONDITION					
DESCRIPTION	EXISTING	PROPOSED			
TOTAL AREA	91,512 SF	91,512 SF			
OPEN SPACE	14,802SF (16.17 %)	17,932SF (19.59%)			

LEGEND:

OPEN SPACE

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	AS BUILT PLAN APPROVAL
(11-2)	PWK# SCP#	
THE PLAN SOURCE 360° INNOVATION IN ENGINEERING	SMP# REVIEWED BY	
III EHUITEELIITO	DIRECTOR OF PUBLIC WORKS APPROVAL DATE	CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

LEVEL II SITE PLAN OPEN SPACE PLAN

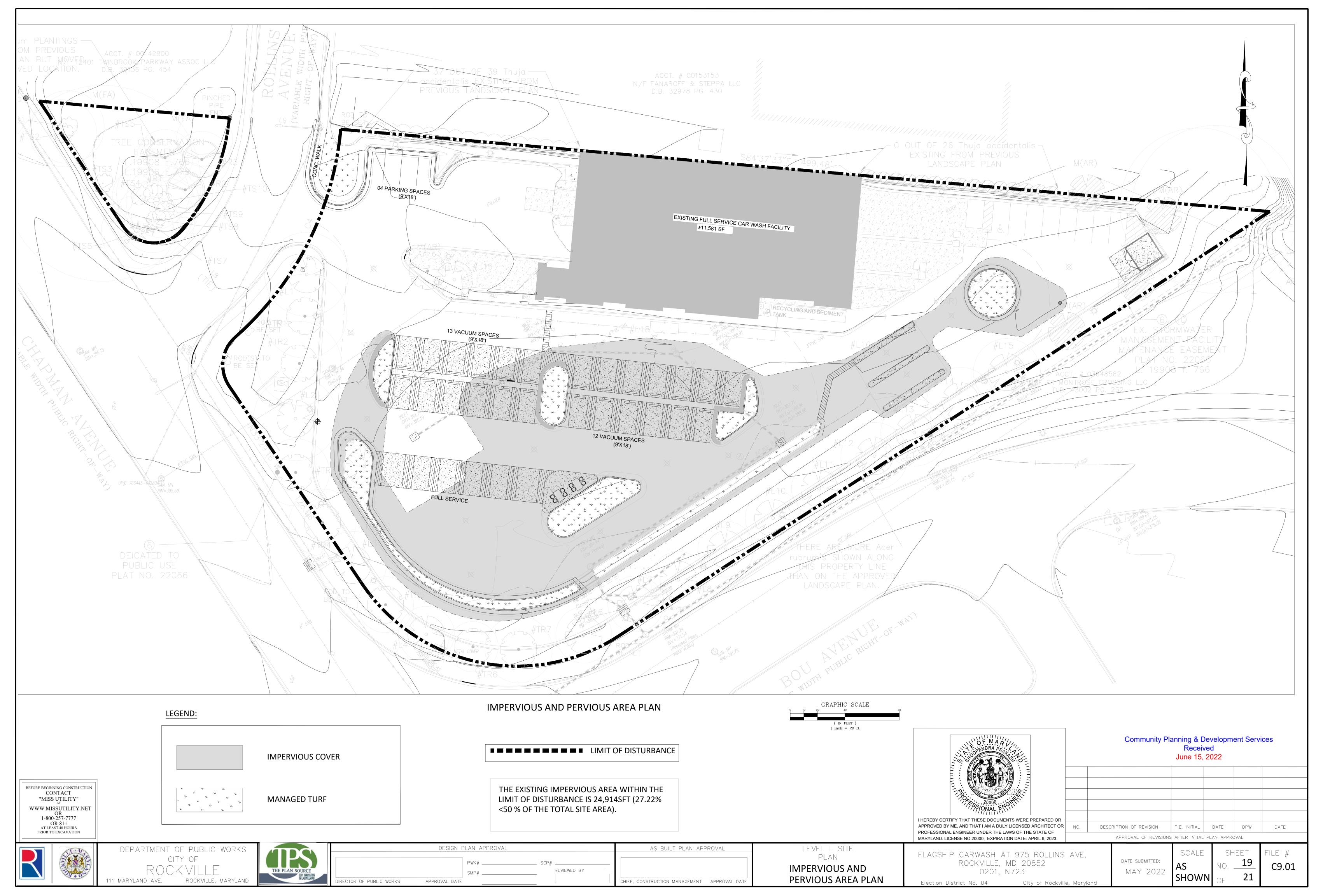
FLAGSHIP CARWASH AT 975 ROLLINS AVE, ROCKVILLE, MD 20852 0201, N723 DATE SUBMITTED: AS MAY 2022 Election District No. 04 City of Rockville, Maryland

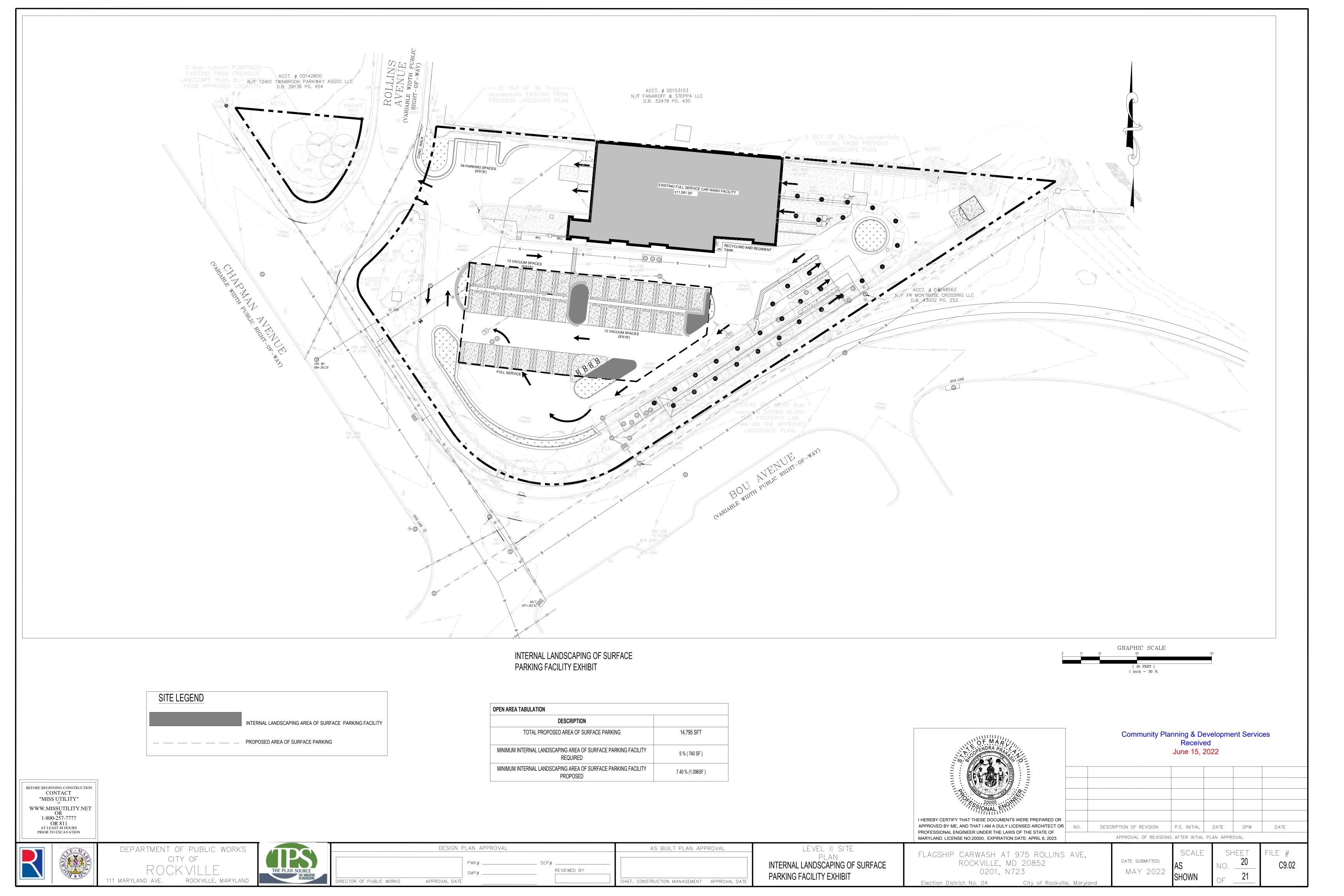
SHEET SHOWN

Community Planning & Development Services
Received June 15, 2022

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Community Planning & Development Services Received

SITE LEGEND

FIRE HYDRANT

SPOT ELEVATION

WATER MANHOLE

SEWER MANHOLE

ELECTRIC MANHOLE

TRAVERSE POINT

LIGHT POLE

MANHOLE

TREE

CURB INLET SEWER LINE

WATER LINE

ELECTRIC LINE

STORM SEWER

CURB AND GUTTER

GAS LINE

SIGN

June 15, 2022 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT OR NO. DESCRIPTION OF REVISION P.E. INITIAL DATE PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF

"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, MARYLAND







LEVEL II SITE PLAN UTILITY PLAN

FLAGSHIP CARWASH AT 975 ROLLINS AVE, ROCKVILLE, MD 20852 0201, N723

MARYLAND. LICENSE NO.20000, EXPIRATION DATE: APRIL 6, 2023.

DATE SUBMITTED: MAY 2022 Election District No. 04 City of Rockville, Maryland

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL