

STANDARD DRAWING LEGEND
FOR ENTIRE PLAN SET

LIMIT OF WORK		LIMIT OF DISTURBANCE	
EXISTING NOTE		PROPOSED NOTE	
ON-SITE PROPERTY LINE / R.O.W. LINE	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	EASEMENT LINE	SETBACK LINE
CONCRETE CURB & GUTTER		CURB AND GUTTER	
UTILITY POLE WITH LIGHT		POLE LIGHT	
TRAFFIC LIGHT		UTILITY POLE	
TYPICAL LIGHT		ACORN LIGHT	
TYPICAL SIGN		PARKING COUNTS	
CONTOUR LINE		SPOT ELEVATIONS	
SANITARY LABEL		STORM LABEL	
SANITARY SEWER LATERAL		UNDERGROUND WATER LINE	
UNDERGROUND ELECTRIC LINE		UNDERGROUND GAS LINE	
OVERHEAD WIRE		UNDERGROUND TELEPHONE LINE	
UNDERGROUND CABLE LINE		STORM SEWER	
SANITARY SEWER MAIN		HYDRANT	
SANITARY MANHOLE		STORM MANHOLE	
WATER METER		WATER VALVE	
GAS VALVE		GAS METER	
TYPICAL END SECTION		HEADWALL OR ENDWALL	
GRATE INLET		CURB INLET	
CLEAN OUT		ELECTRIC MANHOLE	
TELEPHONE MANHOLE		ELECTRIC BOX	
ELECTRIC PEDESTAL		MONITORING WELL	
TEST PIT		BENCHMARK	
BORING			

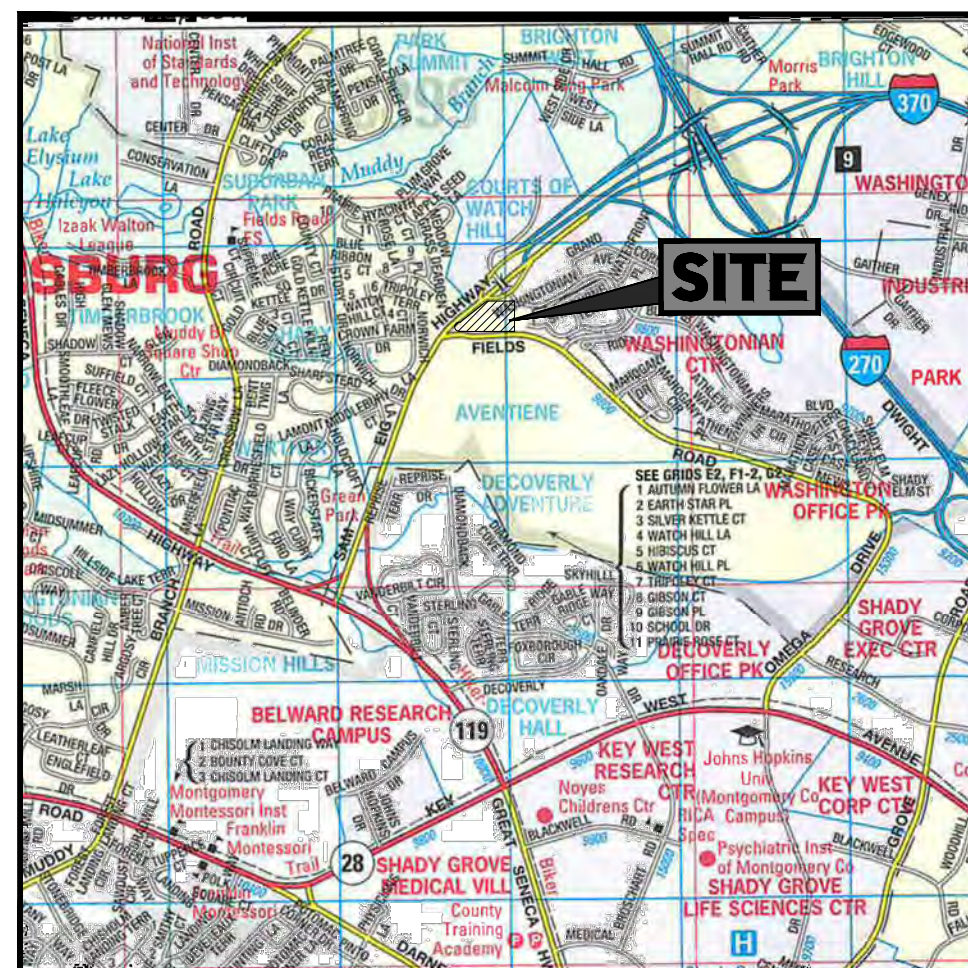
STANDARD ABBREVIATIONS
FOR ENTIRE PLAN SET

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
RW	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
SW	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

STORMWATER MANAGEMENT CONCEPT AND PRELIMINARY PLAN

AUTO SPA EXPRESS GAITHERSBURG

FOR
LOCATION OF SITE
10009 FIELDS ROAD
GAITHERSBURG, MD 20878
MONTGOMERY COUNTY
PARCEL C, BLOCK A, WASHINGTONIAN CENTER



LOCATION MAP
SCALE: 1" = 2000'

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	SWM 1 OF 3
STORMWATER MANAGEMENT CONCEPT AND PRELIMINARY PLAN	SWM 2 OF 3
MICRO-BIORETENTION DETAILS	SWM 3 OF 3

OWNER
PMG MAPP LLC
2900 TELESTAR CT
FALLS CHURCH, VA 22042
CONTACT: JEFF BUCARO

DEVELOPER
WLR AUTOMOTIVE GROUP, INC.
1313 ORCHARD WAY
FREDERICK, MD 21703
CONTACT: CHAD BOHN
PHONE: (301) 668-0021

PREPARED BY



CONTACT: MICHAEL BIRKLAND, P.E.
MBIRKLAND@BOHLERENG.COM

REFERENCES

- ALTA/NSPS LAND TITLE SURVEY:
BOHLER ENGINEERING
12825 WOODGATE DRIVE, SUITE 700
HERNDON, VIRGINIA 20170
"AUTO SPA EXPRESS"
DATED: 04/11/24
JOB # MDA230090.00
ELEVATIONS: NGVD29
- EROSION AND SEDIMENT CONTROL CONCEPT AND PRELIMINARY PLAN
BOHLER ENGINEERING
"EROSION AND SEDIMENT CONTROL CONCEPT AND PRELIMINARY PLAN FOR AUTO SPA EXPRESS GAITHERSBURG"
DATED: 05/01/2024
APPLICATION NO.: SEC-9834-2024
APPROVED: TBD
- SCHEMATIC DEVELOPMENT SITE PLAN
BOHLER ENGINEERING
"SCHEMATIC DEVELOPMENT SITE PLAN FOR AUTO SPA EXPRESS GAITHERSBURG"
DATED: 07/18/2024
APPLICATION NO.: SDP-9896-2024
APPROVED: TBD

*THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

MAINTENANCE CERTIFICATION ON PRIVATE LANDS

I/WE HEREBY CERTIFY THAT I/WE ASSUME MAINTENANCE RESPONSIBILITIES FOR ALL STORMWATER MANAGEMENT STRUCTURES SHOWN HEREON. IF MAINTENANCE RESPONSIBILITY IS LEGALLY TRANSFERRED, I/WE AGREE TO SUPPLY THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION WITH A COPY OF THE DOCUMENT (SIGNED BY BOTH PARTIES) TRANSFERRING SAID MAINTENANCE RESPONSIBILITY AT THAT TIME.

SIGNATURE _____ DATE _____
PRINTED NAME AND TITLE _____ P.E. REGISTRATION NO. _____

NOTE:
CERTIFICATION TO BE FILLED OUT AT FINAL ENGINEERING AND PERMITTING.

SWM Concept and Preliminary Plan Summary Table	
Contact Info for Design Engineer:	BOHLER ENGINEERING - (301) 809-4500
General Property Information	
Jurisdiction #:	SWM-9835-2024
Type of Submission:	STORMWATER MANAGEMENT CONCEPT AND PRELIMINARY PLAN
Associated Project numbers:	N/A
Property Address:	10009 FIELDS ROAD, GAITHERSBURG, MD 20878
Property Legal Description:	PARCEL C, BLOCK A, WASHINGTONIAN CENTER
Proposed Use:	AUTOMOBILE CAR WASH
Property Size Area (sq. ft. / ac.):	65,426 SF / 1.5 ac.
Disturbed area (LOD) (sq. ft. / ac.):	68,725 SF / 1.58 ac. (includes off-site area)
Zoning:	MXD ZONE (MIXED USE DEVELOPMENT)
Watershed:	MUDDY BRANCH
Other Property Designations:	N/A
On-site 100 yr. Floodplain:	N/A
Existing Impervious Area for Site (sq. ft. / % Imp.):	49,852 SF (73%) (includes off-site area)
Proposed Impervious Area for Site (LOD) (sq. ft. / % Imp.):	45,417 SF (66%) (includes off-site area)
Type of Development for SWM Requirement:	REDEVELOPMENT
SWM Summary:	
Target ESD volume/ Proposed ESD volume (cf):	1101 CF / 1120 CF
Target P ₂ / Achieved P ₂ (in):	1.0 in. / 2.2 in.
ESD Measures (Type and Number):	MICRO-BIORETENTION (MB-1)
Non-ESD Treatment	
Storage in Non-Chapter 5 Measures Required/Provided (cf):	N/A
Non-Chapter 5 Measures:	N/A
Waiver	
Quantity Control	N/A
Control Year Event or rate (cfs):	2-YEAR
Pre Development Rate:	TBD
Post Development Rate:	TBD
Design Release Rate:	TBD
Type of Facility:	UNDERGROUND STORAGE WITH CONTROL STRUCTURE
Other Information:	
EXISTING ON-SITE SWM TO BE REMOVED. EXISTING EASEMENTS TO BE TERMINATED, IF APPLICABLE.	

NOTE

THIS PLAN IS FOR CONCEPTUAL AND PRELIMINARY STORMWATER MANAGEMENT ONLY.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/02/24	REV. PER CITY'S COMMENTS	AD	BK
2	02/06/25	REV. TO INCLUDE OFF-SITE IMPROVEMENTS	AD	BK



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PROJECT No.: MDA230090.00
DRAWN BY: BK
CHECKED BY: BK
DATE: 05/01/2024
CAD ID: P-CIVL-CND5

PROJECT: STORMWATER MANAGEMENT CONCEPT AND PRELIMINARY PLAN FOR



PROPOSED DEVELOPMENT
10009 FIELDS ROAD
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MD



9711 WASHINGTONIAN BLVD, SUITE 400
GAITHERSBURG, MARYLAND 20878
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

M. J. BIRKLAND
Professional Engineer
02/06/25
PROFESSIONAL CERTIFICATION
MICHAEL J. BIRKLAND HEREBY CERTIFIES 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. LICENSE NO. 34261, EXPIRATION DATE 05/14/2025

SHEET TITLE:

COVER SHEET

SHEET NUMBER:
SWM 1 OF 3

REVISION 2 - 02/06/25



SAM EIG HIGHWAY - MD. RTE. 370
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 ASPHALT PAVED ROADWAY
 MCDOT ROW PLAT NO. 253 & 256

WASHINGTONIAN BOULEVARD - RAMP
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 ASPHALT PAVED ROADWAY
 PLAT NO. 20755

FIELDS ROAD
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 ASPHALT PAVED ROADWAY
 LIBER 8561 FOLIIO 35
 MCDOT ROW PLAT NO. 206 & 256

UG-1
 TOTAL DA = 48,364 SF
 (INCLUDING AREA TO MB-1)

MB-1
 TOTAL DA = 7,068 SF
 IMP = 6,348 SF
 RV = 0.85

PARCEL "C" - BLOCK "A" WASHINGTONIAN CENTER
 PLAT NO. 20526
 LANDS OF PMG MAPP, LLC
 LIBER: 49772 FOLIIO: 145
 TM: FS342 G: 00 P: N332
 TAX ACCOUNT NUMBER: 09-03204385
 AREA: 65,426 S.F.
 OR 1.50197 AC. (R&M)

PARCEL "B" - BLOCK "A" WASHINGTONIAN CENTER
 PLAT NO. 20526
 LANDS N/F PMG MAPP, LLC
 LIBER: 49772 FOLIIO: 145
 TM: FS342 G: 00 P: N334

NOTES

- EXISTING IMPROVEMENTS AND BUILDING WITHIN LOD TO BE REMOVED, EXCEPT AS SHOWN;
- EXISTING ON-SITE SURFACE AND UNDERGROUND STORMWATER MANAGEMENT TO BE REMOVED AND EXISTING EASEMENTS TERMINATED, IF APPLICABLE;
- SIZING OF UNDERGROUND SWM STORAGE AND CONTROL STRUCTURE TO BE PROVIDED AT FINAL SWM STAGE.

LEGEND

LIMIT OF DISTURBANCE	---	---
DRAINAGE DIVIDE	---	---
PROPOSED CONCRETE	[Pattern]	[Pattern]
PROPOSED MICRO-BIORETENTION	[Pattern]	[Pattern]
SOIL TYPE DELINEATION	---	---
SOIL TYPE LABEL	[Symbol]	[Symbol]
PERVIOUS AREA TO MB-1 (720 SF)	[Pattern]	[Pattern]

SOIL TYPES

SOIL TYPE	DESCRIPTION	HYDROLOGIC SOIL GROUP
2B	GLENELG SILT LOAM	B
6BUB	WHEATON-URBAN LAND COMPLEX	B

DA NAME	ESD PRACTICE	DRAINAGE AREA (SF) (ON AND OFF-SITE)	IMPERVIOUS AREA (SF) (ON AND OFF-SITE)	ESD _v REQUIRED (CF) (FOR AUTO SPA AND OFF-SITE)	MIN ESD _v (1" PE) (CF)	MAX ESD _v (2.6" PE) (CF)	ESD _v ACHIEVED (CF)	PE ACHIEVED (IN.)
DA-1	MB #1	7,068	6,348	1,101	506	1,314	1,120	2.2"

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2	02/06/25	REV. TO INCLUDE OFF-SITE IMPROVEMENTS	AD	BK



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PROJECT No.: MDA23090.00
 DRAWN BY: AND
 CHECKED BY: BK
 DATE: 05/01/2024
 CAD ID: P-CIVL-CSTM

STORMWATER MANAGEMENT CONCEPT AND PRELIMINARY PLAN
 FOR



PROPOSED DEVELOPMENT
 10099 FIELDS ROAD
 CITY OF GAITHERSBURG
 MONTGOMERY COUNTY, MD

BOHLER
 9711 WASHINGTONIAN BLVD, SUITE 400
 GAITHERSBURG, MARYLAND 20878
 Phone: (301) 809-4500
 Fax: (301) 809-4501
 MD@BohlerEng.com

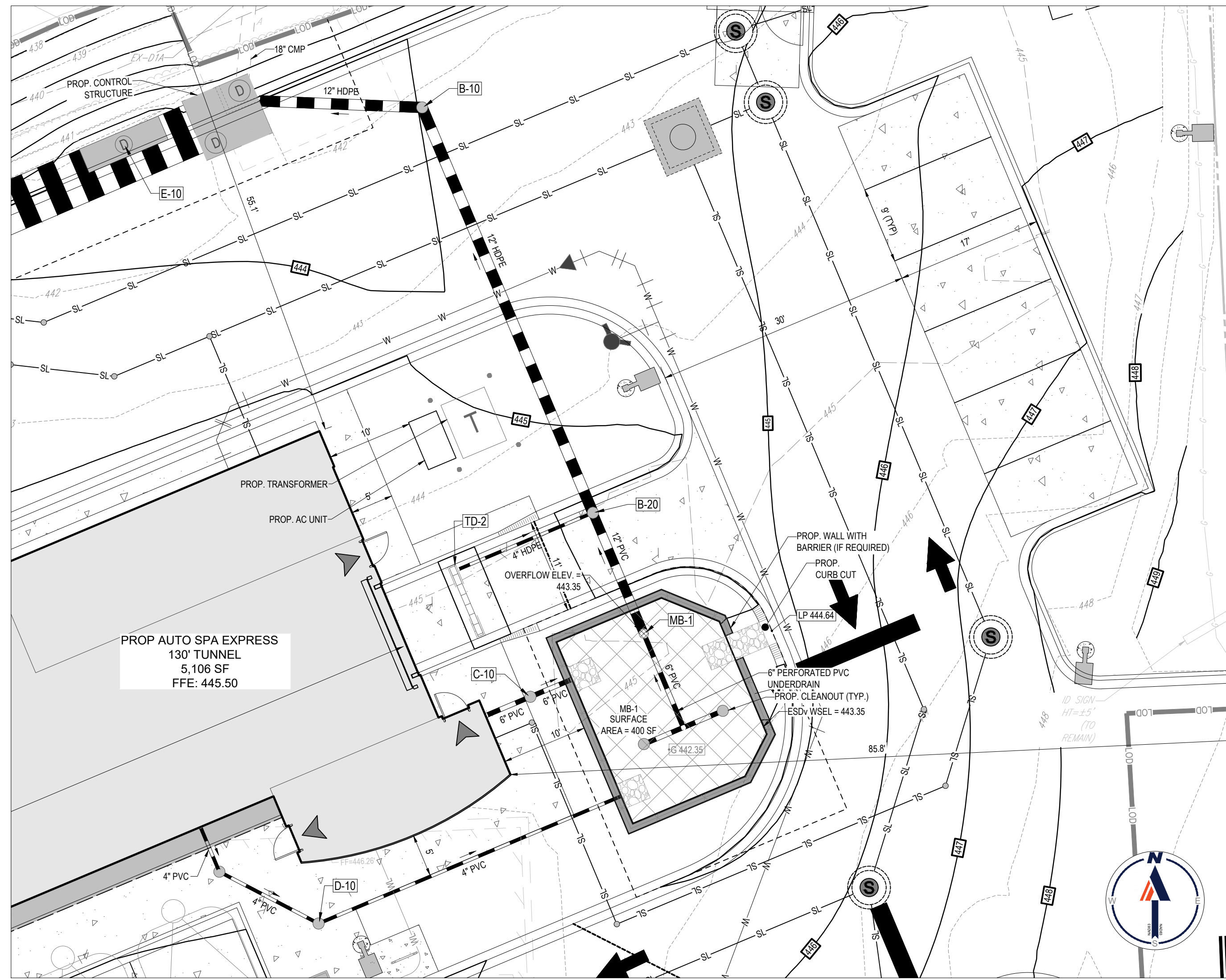
M. J. BIRKLAND
 02/06/25
 PROFESSIONAL ENGINEER
 PROFESSIONAL CERTIFICATION
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STORMWATER MANAGEMENT CONCEPT AND PRELIMINARY PLAN

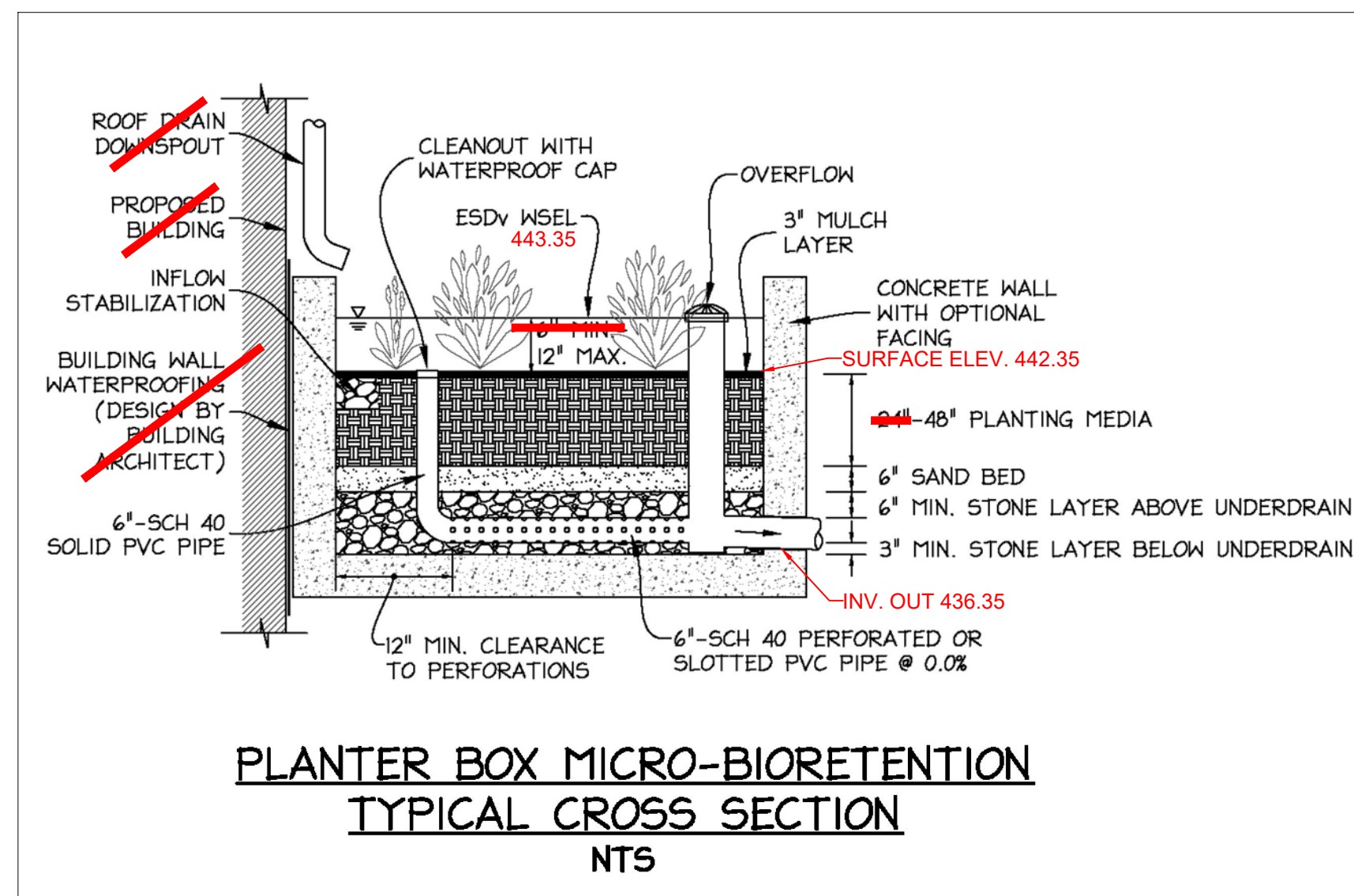
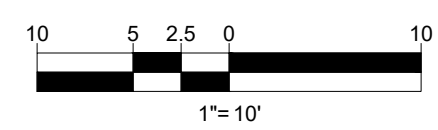
SHEET NUMBER:
SWM 2 OF 3

REVISION 2 - 02/06/25

GENERAL NOTE
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL CODES/REGULATIONS, WITHIN LOCAL, REGIONAL AND STATE CODES.



MB-1 PLAN VIEW



**PLANTER BOX MICRO-BIRETENTION
TYPICAL CROSS SECTION
NTS**

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1	08/02/24	REV. PER CITY'S COMMENTS	AD	BK
2	02/06/25	REV. TO INCLUDE OFF-SITE IMPROVEMENTS	AD	BK

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

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PROJECT No.: MDA230090.00
DRAWN BY: AND
CHECKED BY: BK
DATE: 05/01/2024
CAD ID: P-CIVIL-CRSP

PROJECT:
**STORMWATER
MANAGEMENT
CONCEPT AND
PRELIMINARY PLAN**
FOR



PROPOSED DEVELOPMENT
10099 FIELDS ROAD
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MD

BOHLER
9711 WASHINGTONIAN BLVD, SUITE 400
GAITHERSBURG, MARYLAND 20878
Phone: (301) 809-4500
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M. J. BIRKLAND
02/06/25
PROFESSIONAL ENGINEER
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SHEET TITLE:
**MICRO-BIRETENTION
DETAILS**

SHEET NUMBER:
SWM 3 OF 3

REVISION 2 - 02/06/25