

## Jasmine Forbes

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**From:** Jasmine Forbes  
**Sent:** Monday, March 8, 2021 3:23 PM  
**To:** 'rmboker@me.com'  
**Subject:** RE: Proposed Express Car Wash

Good Afternoon,

Thank you for your correspondence related to Concept Site Plan SP-8819--2021. The correspondence will be included in the record for this application. At the moment, a public hearing has not been scheduled. A project page has been created for this application. The project page can be found in the following link:

<https://www.gaithersburgmd.gov/government/projects-in-the-city/601-607-south-frederick-avenue-car-wash> . If you have any questions, please let me know.

Regards,  
Jasmine Forbes

Jasmine Forbes, Planner II  
Planning and Code Administration

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877  
Direct: 240-805-1069 | Main: 301-258-6330 | [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)  
[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

-----Original Message-----

From: Richard Boker <[rmboker@me.com](mailto:rmboker@me.com)>  
Sent: Saturday, March 6, 2021 9:57 AM  
To: CityHall External Mail <[cityhall@gaithersburgmd.gov](mailto:cityhall@gaithersburgmd.gov)>  
Subject: Proposed Express Car Wash

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

I am writing to voice opposition to a proposed car wash to be located at or near the intersection of Maryland Route 355 and Central Avenue.

While I believe that increased competition is in the best interests of the consumer and the community, I do not support the idea of any business (not just a car wash) being located in a largely residential area. There are far suitable places to locate such a business, assuming it's warranted at all given current pandemic driving. In addition to disrupting a residential neighborhood, such a business could also result in a traffic backup on 355, causing further issues for the community and people attempting to gain access to their homes.

I urge reconsideration of this proposal.

Thank you.



MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 9205, p. 0561, MSA\_CE63\_9163, Date available 08/22/2005. Printed 05/15/2019.

1990 FEB 21 PM 1:10

FILED  
NETTIE A. SKELTON  
CLERKS OFFICE  
MONTGOMERY CO. MD.

PI03	9-01-777417	9205 FOLIOS 61
PI14	9-01-770201	
PI15	9-01-773033	
PI55	9-01-770746	
PI56	9-01-770735	

Parcel I.D. Nos.

ANNEXATION AGREEMENT

X-150

AGREEMENT	20.00
NAMES	
781.00	7.00
PARCEL ID	
581.00	5.00
POSTAGE	
SUBTOTAL	32.00
4th day	0.00
775.00	11.00
1007	21.00
104	21.00

THIS ANNEXATION AGREEMENT dated this 4th day of February, 1989, by and between The City of Gaithersburg, Maryland, a municipal corporation (hereinafter referred to as "the City"), and Dale R. Tompkins, Mary Sue Tompkins, Lucile W. Magruder, Estelle Gloyd, Harold Fletcher, and Hazel J. Fletcher (hereinafter referred to as "the Property Owners").

WHEREAS the Property Owners hold fee-simple title to 1.74 acres of land, more or less, south of Central Avenue on South Frederick Avenue, as more particularly described in the metes and bounds description attached hereto and made a part hereof, designated as "Exhibit A"; and

WHEREAS appropriate and required hearings have been held pursuant to City and State law; and

WHEREAS the City is desirous of annexing the property, and the Property Owners are willing for the property to become annexed to the City;

NOW, THEREFORE, in consideration of the mutual promises and covenants stated herein, the parties agree as follows:

1. The City agrees to annex the property and to simultaneously classify it in the C-B zone. The City agrees that the property may be developed with uses allowable in the C-B zone as it exists on the date of the execution of this

RLS  
4:6

MS-15

llr

Agreement subject to the submission of a site plan(s) for one or more of the parcels included in this Annexation.

2. The parties agree that development of the property shall be subject to the following conditions:

(a) Reuse of existing residential structures - Future use of these parcels will not be limited to the reuse of existing structures.

(b) Limitation on development - Redevelopment should have a residential character limited to two (2) stories facing South Frederick Avenue and three (3) stories to the rear, subject to the provisions of paragraph 2(c) below.

(c) Access and Assemblage - The corner lot (Parcel P103) shall be accessed only from Central Avenue. No more than two (2) shared curb cuts to Maryland Route 355 (South Frederick Avenue) should be permitted. Where three (3) or more parcels (including the corner parcel) are developed in a single site plan, access to these parcels shall be from Central Avenue.

(d) Traffic Study - A traffic study shall be submitted with a site plan for any development proposal involving three (3) or more lots or gross building floor area exceeding twenty thousand (20,000) square feet.

(e) Dedication - Any site plan involving/ incorporating Parcel P103 shall provide for dedication along Central Avenue to thirty (30) feet from the center line, road widening to three (3) lanes (36 feet), and a sidewalk to City standards along that portion of Central Avenue. Property Owners shall prepare and submit for approval plats of dedication at the time of final site plan submission.

(f) Tree Inventory - Any concept plan shall involve a tree inventory. Any reuse proposal shall retain existing trees around residential structures, where possible.

(g) Storm Water Management - Storm water management for any development proposal shall be submitted to the Director of Public Works and Engineering at the time of preliminary site plan review for any redevelopment proposal.

3. The conditions to development set forth in paragraph 2 shall be implemented at the time of site plan review and shall become binding covenants against the Property Owners and/or site plan applicant, their successors, heirs and assigns. The Property Owners execute this Agreement as current owners of the property but shall not be bound to perform these conditions unless they are the owners at the time of submission of the site plan or again become subsequent owners of this property; and they further agree

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 9205, p. 0564, MSA\_CE63\_9163. Date available 06/22/2005. Printed 05/15/2019.

not to execute any documents or take any action which will prevent the enforceability of these conditions.

4. This Agreement shall be assignable without the consent of the City, any of its elected officials, employees or agents, to any subsequent purchaser of the property.

5. The parties hereto do covenant and agree that this Agreement shall be binding on them, their heirs, assigns, personal representatives and successors, subject to the provisions of paragraph 3.

6. The parties agree that this Agreement may be recorded among the Land Records of Montgomery County, Maryland, and that the parties have full and complete right and authority to execute this document.

WITNESS:

CITY OF GAITHERSBURG, MARYLAND

Marjorie E. Eyler  
Marjorie E. Eyler, Adm'n. Asst.

BY Sanford W. Daily  
Sanford W. Daily, City Manager

Rex L. Sturm  
Rex L. Sturm

Dale R. Tompkins  
Dale R. Tompkins

Nancy L. Sample  
Nancy L. Sample

Mary Sue Tompkins  
Mary Sue Tompkins


Nancy L. Sample  
Nancy L. Sample

Lucile W. Magruder  
Lucile W. Magruder  
BY Margaret D. Newman  
Attorney in fact

1009 205 FMS 65

  
Rex L. Sturm

*Estelle Gloyd by Rex Sturm for*  
*7/8*  
Estelle Gloyd

  
Rex L. Sturm

*Harold Fletcher*  
Harold Fletcher

  
Rex L. Sturm

*Harold J. Fletcher*  
Harold J. Fletcher

RESOLUTION NO  R-93-89

RESOLUTION AUTHORIZING THE ANNEXATION  
TO THE CITY OF GAITHERSBURG  
OF APPROXIMATELY 1 74 ACRES OF LAND LOCATED  
ADJACENT TO THE PRESENT CORPORATE LIMITS, KNOWN AS  
THE TOMPKINS PROPERTY, ET AL  
LOCATED SOUTH OF CENTRAL AVENUE  
ON SOUTH FREDERICK AVENUE

**ANNEXATION X-150**

WHEREAS, the Mayor and City Council of Gaithersburg have received a petition requesting the enlargement of the corporate boundaries of the City of Gaithersburg so as to include the above-noted property, and

WHEREAS, the signatures of the said petition for annexation have been verified and it has been ascertained that the persons signing said petition are owners of not less than twenty-five percentum (25%) of the assessed valuation of the real property located in the area to be annexed, and constitute not less than twenty-five percent (25%) of the persons who reside in the area to be annexed and who are registered as voters in County elections in the precincts in which the territory to be annexed is located

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Gaithersburg, that the corporate boundaries of the City of Gaithersburg be, and they hereby are, enlarged by including therein the following area

"TOMPKINS PROPERTY ET AL"

PARCEL 1 Parts of tracts of land called "BETSY'S FANCY" and "CRABB'S ORCHARD", in the Gaithersburg District, as follows

BEGINNING for the same at a point on the northeasterly side of the Rockville-Frederick Pike, now Maryland Route #355, being at the end of 487 50 feet on the second line of a conveyance from Margaret Docherty to William T Ridgely and Carrie Ridgely, his wife, by deed dated the 21st day of April, 1924, and recorded in Liber 352 at Folio 110 among the Land Records of Montgomery County, Maryland, and running thence along said Road, with part of said line, North 28°35' West 50 35 feet to the beginning of a parcel of said lands as conveyed by Clarence O Crown, et ux, to Jesse H Magruder, et ux, by deed dated the 14th day of April, 1931 and recorded in Liber 520 at Folio 102 among said Land Records, thence leaving said Road, with the last line reversed of said parcel, and to include a part of the said Ridgely tract as aforesaid, North 55°15' East 200 feet, to a point at the end of 143 40 feet on the last line of a parcel conveyed by Carrie Ridgely, widow, to Clinton C Royer, et ux, by deed dated the 5th day of September, 1930, and recorded in Liber 510 at Folio 252 among said Land Records, thence with the second line reversed of a parcel conveyed by William T Ridgely, et ux, to Bernard Gloyd and Estelle Gloyd, his wife, by deed dated the 9th day of

December, 1927, and recorded in Liber 462 at Folio 182 among said Land Records, South 60° West 200 feet to the place of beginning and containing 0 27 of an acre of land, more or less, it being the intent of this conveyance to convey all the lands lying between the lot conveyed to Jesse H Magruder above-mentioned and the lot conveyed to the said Bernard Gloyd as above-mentioned, and being all the residue of the original tract as conveyed to the said William T Ridgely and Carrie Ridgely, his wife, by the said deed recorded in Liber 352 at Folio 110 in which the said Carrie Ridgely, widow, may have any right, title or interest

Being the same land conveyed by deed dated May 10, 1961, from Carrie Ridgely widow and unremarried, to Bernard Gloyd and Estelle Gloyd, his wife, and recorded in Liber 2849 at Folio 228, among the said Land Records

PARCEL 2 All that part of those tracts of land known as and called "BETSY'S FANCY" and "CRABB'S ORCHARD", and by whatever name or names the same may be known as and called, and contained within the metes and bounds, courses and distances following BEGINNING for the same at a stake on the eastern edge of the Rockville-Frederick Road and at the end of 737 85 feet on the 2nd line of a conveyance made April 21, 1924, by Margaret Docherty, unmarried, to William T Ridgely and Carrie Ridgely, his wife, for parts of said tracts and containing ten (10) acres of land, more or less, as the same is duly recorded among the Land Records of said County of Montgomery in Liber 352, Folio 110 et seq, and running thence with said 2nd line and bounding in said road, N 28°35' W 100 feet to an iron pipe at the end thereof, thence with part of the 3rd line of said conveyance and bounding on the southern edge of Central Avenue, N 55°15' E 200 feet, thence across said conveyance, S 28°35' E 100 feet to a stake, thence S 55°15' W 200 feet to the place of beginning, containing twenty thousand square feet (20,000) of land, more or less

BEING all and the same land described in a Deed dated September 5, 1978, from Ruth V Strosnider, surviving Tenant by Entirety of William R Strosnider to Dale R Tompkins and Mary Sue Tompkins, his wife, recorded in Liber 5201 at Folio 137, among the Land Records of Montgomery County, Maryland

PARCEL 3. BEGINNING for the same at a point on the eastern edge of the Frederick Road and at the end of 537 85 feet on the second line of a conveyance made the 21st day of April, 1924, by Margaret Docherty to William T Ridgely for parts of said tracts containing 10 acres of land, more or less, recorded in Liber P B R No 352 at Folios 110 et seq, one of the Land Records of Montgomery County, Maryland, and running thence with the eastern edge of said road and said second line, N 28°35' W 100 feet to the beginning of Laura D Stoddard's lot, and then with the 4th line thereof reversed, N 55°15' E 200 feet, thence S 28°35' E 100 feet to the northeast corner of Bernard Gloyd's lot, and then with the north line of said lot, S 55°15' W 200 feet to the place of beginning, containing 19,844 26 square feet of land

BEING all of the same land conveyed from Charles W Woodward, Jr, Trustee for the sole purpose of reconveying the hereinafter described property to Forrest L Magruder and Lucile W Magruder, his wife, as

Tenants by the Entirety, to Forrest L Magruder and Lucile W Magruder, his wife

PARCEL 4 BEING part of a tract of land called "BETSY'S FANCY", "CRABB'S ORCHARD" and by whatever name or names the same may be known and described as follows

BEGINNING for the same at a stake now placed on the Eastern edge of the Rockville and Frederick Road and at the end of 637 85 feet on the second line of a conveyance made the 21st day of April, 1924, by Margaret Docherty to William Ridgely, for parts of said tracts containing ten acres of land and recorded in Liber P B R No 352 at Folios 110 et seq , one of the Land Records of Montgomery County, Maryland, and running thence with part of said line and bounding in said road North 28 degrees 35 minutes West 100 feet to the Southwest corner of Perry A Gloyd's lot and then with said South line of said Lot North 55 degrees 15 minutes East 200 feet, then leaving said lot and parallel with said Rockville and Frederick Road, South 28 degrees 35 minutes East 100 feet, then South 55 degrees 15 minutes West 200 feet to the place of beginning, containing 20,000 00 square feet of land

BEING the same land that was conveyed in a deed dated June 9, 1928, from William T Ridgely and Carrie Ridgely, his wife, to Laura Dell Stoddard, recorded in Liber 404 at Folio 57, among the Land Records of Montgomery County, Maryland

PARCEL 5 BEGINNING at an iron pipe at the intersection of the Northwestern Line of a parcel of land belonging to Melvin Ridgely, with the Northern Line of the Rockville-Frederick Road 60 feet wide as defined by a line 19 5 northerly from the Northern edge of the concrete shoulder of the roadway 21 feet wide and running thence with the Northern line of said road with a true meridian being of North 34 degrees 17 minutes 35 seconds West seventy-five feet to an iron pipe, thence North 54 degrees 9 minutes 45 seconds East 200 feet to an iron pipe, thence South 34 degrees 17 minutes 35 seconds East 75 feet to an iron pipe, thence with the Northwesterly line of Melvin Ridgely's parcel South 54 degrees 9 minutes 45 seconds West 200 feet to the beginning, containing 14,994 square feet of land

BEING part of a "BETSY'S FANCY" and "CRABB'S ORCHARD" or by whatever name or names the same may be known and being part of the land which was conveyed by William T Ridgely and Carrie Ridgely, his wife, to Bernard Gloyd and Estelle Gloyd, his wife, in a deed dated December 9, 1927, and recorded in Liber 462 at Folio 182, among the Land Records of Montgomery County, Maryland

SAVING AND EXCEPTING all of that property taken by State Roads Commission by Plat No 44920 and/or Plat No 44919

BE IT FURTHER RESOLVED, by the Mayor and City Council of the City of Gaithersburg, that this Resolution shall become effective forty-five (45) days following its adoption, unless a prompt petition for referendum thereon shall be filed as permitted by law, and provided further that the notice required by law shall be published not fewer than four (4) times, at not less than weekly intervals, in The Gaithersburg Gazette, a newspaper of general circulation in the City of Gaithersburg

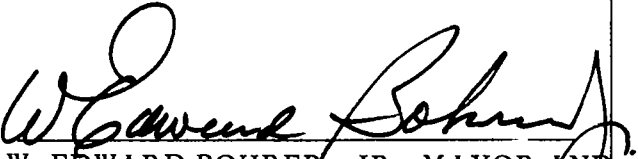
BE IT FURTHER RESOLVED, by the Mayor and City Council of the City of Gaithersburg, that this Annexation shall be subject to the terms and conditions of an Annexation Agreement by and between the Property Owners and the City of Gaithersburg and any amendment which may be hereafter enacted thereto

BE IT FURTHER RESOLVED, by the Mayor and City Council of the City of Gaithersburg, that promptly after this Resolution shall become effective, the City Manager shall send copies of said Resolution to the following

<u>Number of Copies</u>	<u>Agency</u>
1	Department of Legislative Reference
1	Clerk of the Circuit Court for Montgomery County
1	Supervisor of Assessments and Taxation for Montgomery County
1	Maryland-National Capital Park & Planning Commission

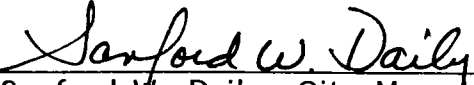
BE IT FURTHER RESOLVED, by the Mayor and City Council of the City of Gaithersburg, that the property described above and persons residing therein, if any, shall, after the effective date of this Resolution, be subject to all of the Charter laws, ordinances and resolutions of the City of Gaithersburg, Maryland

ADOPTED by the Mayor and City Council of the City of Gaithersburg this 4th day of December, 1989

  
W. EDWARD BOHRER, JR., MAYOR AND  
PRESIDENT OF THE COUNCIL

THIS IS TO CERTIFY that the foregoing Resolution was introduced by the City Council of the City of Gaithersburg on the 21st day of February, 1989, and adopted by the City Council, in public meeting assembled, on the 4th day of December, 1989

The annexation will become effective on the 18th day of January, ~~1989~~ 1990.

  
Sanford W Daily, City Manager

## Jasmine Forbes

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**From:** Jasmine Forbes  
**Sent:** Thursday, March 11, 2021 10:00 AM  
**To:** 'gus@mycpatax.com'  
**Subject:** RE: car wash application SP-8819-2021

Good Morning,

Thank you for your correspondence related to Concept Site Plan SP-8819-2021. The correspondence will be included in the record for this application. At the moment, a public hearing has not been scheduled. A project page has been created for this application. The project page can be found in the following link:

<https://www.gaithersburgmd.gov/government/projects-in-the-city/601-607-south-frederick-avenue-car-wash> . If you have any questions, please feel free to contact me.

Regards,  
Jasmine Forbes



**Jasmine Forbes, Planner II**  
**Planning and Code Administration**

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[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

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**From:** Gus Stefanou <[gus@mycpatax.com](mailto:gus@mycpatax.com)>  
**Sent:** Wednesday, March 10, 2021 3:31 PM  
**To:** CityHall External Mail <[cityhall@gaithersburgmd.gov](mailto:cityhall@gaithersburgmd.gov)>  
**Subject:** car wash application SP-8819-2021

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

My name is Gus Stefanou

I have been a property owner and a resident of gaithersburg since 1982

I have come to comment on the car wash application being considered

I have owned a large car wash in my past

I am extremely familiar with the disruption to the neighborhood this type of commercial activity can cause

Moreover this area already has ample car wash facilities

I am vehemently opposed to this proposal

The disruption and environmental risks are not well served by the community.

In addition with the advancements in technology and the increased cost of labor this business plan will not offer any appreciable employment base

The limited employment opportunities will be negligible and very likely be a net negative not only to we the residents and business owners but to the City of Gaithersburg tax base

Being a prior major car wash operator and a practicing CPA for over 40 years and I exceedingly knowledgeable of the financial model of these operations

The primary objective and condition for success is predicted upon a large volume of washes with an absolute minimum of labor.

Let's attract a mutual beneficial business base which will advance the economic employment and environmental well being of our community

That's not another car wash 150 foot factory tunnel operation

Gus Stefanou  
20 Maryland ave  
Gaithersburg Maryland

Gus Stefanou CPA

Stefanou CPA Group PC  
401S Frederick Ave  
Gaithersburg MD 20877

Cell 301.641.1855

Mycpatax.com

Est. 1983

**Jasmine Forbes**

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**From:** Jasmine Forbes  
**Sent:** Monday, March 15, 2021 9:28 AM  
**To:** 'alnazer.ahmad@yahoo.com'  
**Subject:** RE: Car Wash at Central & 355

Good Morning,

Thank you for your correspondence related to Concept Site Plan SP-8819-2021. The correspondence will be included in the record for this application. At the moment, a public hearing has not been scheduled. A project page has been created for this application. The project page can be found in the following link:

<https://www.gaithersburgmd.gov/government/projects-in-the-city/601-607-south-frederick-avenue-car-wash> . If you have any questions, please feel free to contact me.

Regards,  
Jasmine Forbes



**Jasmine Forbes, Planner II**  
**Planning and Code Administration**

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City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877  
Direct: 240-805-1069 | Main: 301-258-6330 | [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)  
[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

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**From:** Ahmad Al-Nazer <[alnazer.ahmad@yahoo.com](mailto:alnazer.ahmad@yahoo.com)>  
**Sent:** Saturday, March 13, 2021 10:17 AM  
**To:** CityHall External Mail <[cityhall@gaithersburgmd.gov](mailto:cityhall@gaithersburgmd.gov)>  
**Subject:** Car Wash at Central & 355

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Please see attached.

Thank you,

Ahmad Al-Nazer

415 Ridgepoint Pl.

March 13, 2021

City of Gaithersburg Council Members  
City Hall  
31 South Summit Ave.  
Gaithersburg, MD 20877

Re: Car Wash

City of Gaithersburg Council Members:

I am a resident of Gaithersburg since 1995. I absolutely oppose the building of a car wash on Route 355 and Central Ave. We have enough car washes of all types in our community and adding another car wash will cause loss of jobs at the existing car washes.

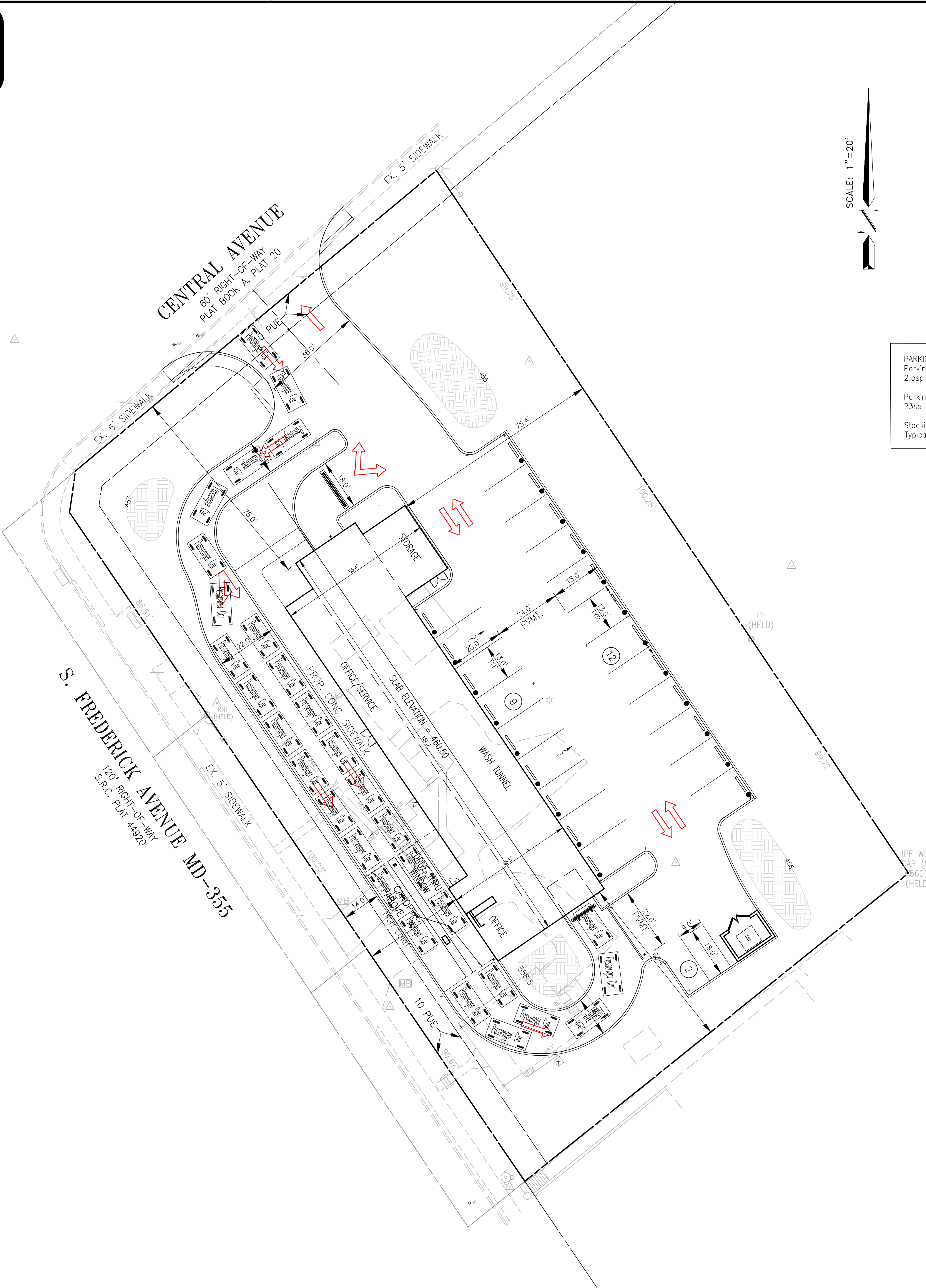
The volume of traffic on 355, between Shady Grove Rd. and Montgomery Village Ave. is already high and adding an additional car wash at this location will make it even more difficult to exit at Central.

**Please stop this development and vote NO.**

Thank you,

Ahmad Al-Nazer

415 Ridgepoint Pl. #22  
Gaithersburg, MD 20878  
301-758-5288 (cell)



SCALE: 1" = 20'

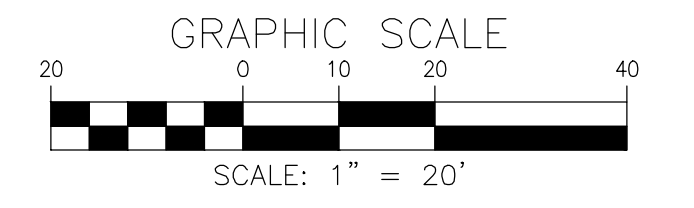
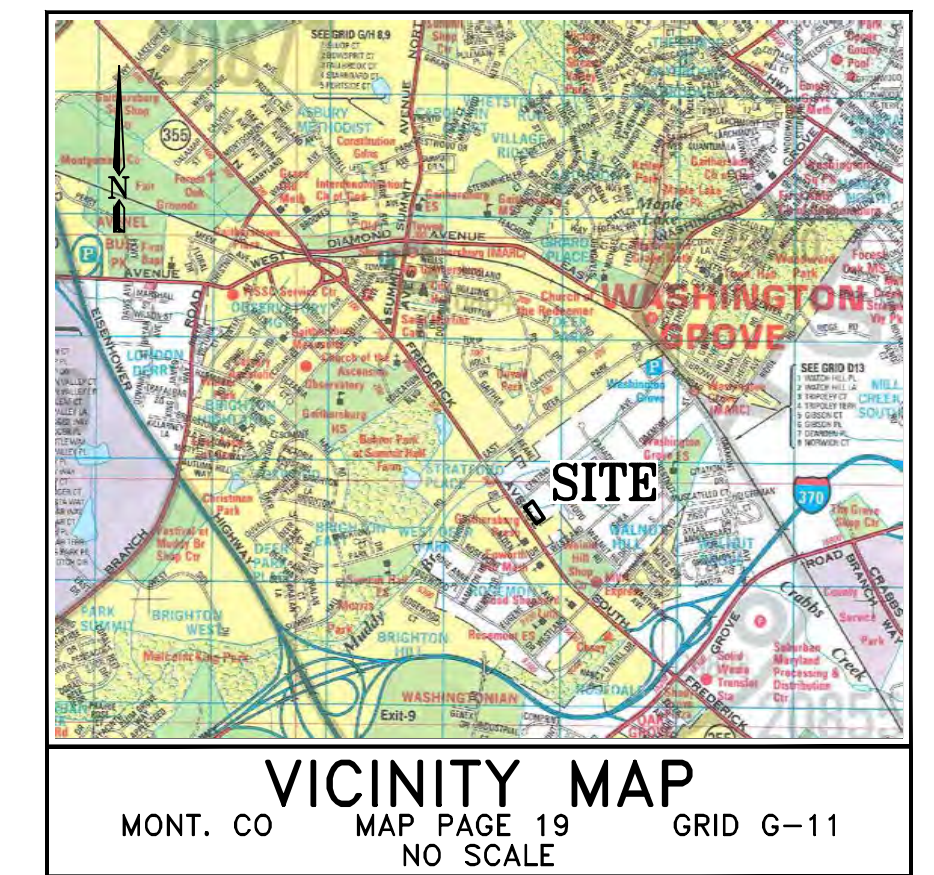
Area: 51,967 sqft or 1.1930 Acres  
 Zone: CD

- This site is located on Tax Map FS63 and WSSC grid 222NW09, and identified as Parcels P103, P114 and P115 with Tax ID numbers 09-0077417, 09-00770201 and 09-00773033. Street addresses are 601 S. Frederick Ave., 605 S. Frederick Ave., and 607 S. Frederick Ave. respectively.
- Fieldwork for Boundary information, and Topography information - 2' contours, was conducted on 12/9/2019, 12/11/2019 by Charles P. Johnson & Associates.
- Wetlands information was done by Mike Klebasko of Wetlands Studies and Solutions Inc, and field located by survey team of Charles P. Johnson & Associates on 1/14/2020. Wetlands location were revised and approved by MDE on 3/6/2020. The 100 year Floodplain from approved ENV. 7971-2018 approved Floodplain Study - Elevation 450.53.
- Soils information was obtained from [www.websoilsurvey.nrcs.usda.gov](http://www.websoilsurvey.nrcs.usda.gov) on January 14, 2020.
- The site is located within the Muddy Branch watershed.
- One stream was observed off-site (Muddy Branch Creek).
- The site contains no Special Protection (SPA) or Primary Management (PMA) areas.
- No designated Historic Resources are identified on the property nor were any potential Historic Resources identified in the 2018 City of Gaithersburg Historic Preservation Element on the property.
- No Rare or Threatened Species, Critical Habitats were observed on this property. A letter from Maryland Dept. of Natural Resources dtd January 30, 2020 confirms.
- Individual trees 24" DBH or greater were field located by Charles P. Johnson & Associates using DTape and verified by Mark Staniford on January 10, 2020.
- There are no steep slopes located on-site.
- The site contains no forest. There is a small portion of canopy from the adjacent property protruding over the back of the property.
- There are no significant views or vistas located on this site.

**PARKING REQUIREMENTS** per Sec. 24-219  
 Parking Required  
 2.5sp per Bay 9 bays x 2.5=23sp required.  
 Parking Provided  
 23sp provided.  
 Stacking Provided: 30 cars  
 Typical car length: 15 ft.

**PROJECT DATA**

Area of Site	
Number of Dwelling Units	0
Area Covered by Buildings (1)	7,454 sqft or 14.3%
Building Height	35' - 8"
Area of Proposed Pavement (Parking/Drive Ailes/Loading)	20,343 sqft or 39.2%
Area of Open Space	0



**LEGEND**

- BOUNDARY LINE
- LDD LIMIT OF DISTURBANCE
- EXISTING TREE CANOPY
- EXISTING OVERHEAD LINES
- EXISTING WATER LINE
- EXISTING STREAM
- EXISTING WOOD FENCE
- EXISTING FIRE HYDRANT
- SOILS
- 100-YEAR FLOODPLAIN
- FLOODPLAIN BUFFER
- ENVIRONMENTAL BUFFER
- WETLANDS BUFFER
- WETLANDS
- PROPOSED SWM STRUCTURE
- PASSENGER VEHICLE

UPDATES/REVISIONS:


CIRCULATION PLAN  
 and  
 STACKING PLAN  
 WHIP CLEAN  
 CITY OF GAITHERSBURG  
 MONTGOMERY COUNTY, MARYLAND

**CPJ Associates** Charles P. Johnson & Associates, Inc.  
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
 1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394  
 www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: Whip Clean Mr Brett Schachter 386 Cain Hwy. Bowie, MD, 20716 (301)390-1000	TAX MAP/WSSC 0-00000	SITE PLAN NO. 0-00000
DESIGN: SPS	DATE: Sept, 2020	SCALE: 1" = 20'
DRAFT: HWD	FILE NO.: 2019-1594-09 B	