

**KEY MAP**  
SCALE: 1"=10'

1. OWNER: GELLY, LLC  
REDOBSTER  
PROP TAX, 460 S ORANGE AVE  
S 1100, ORLANDO, FL 32816
2. APPLICANT: DASH IN FOOD STORES INC  
102 CENTENNIAL STREET,  
LA PLATA, MD 20646
3. SITE ADDRESS: 1570 SHADY GROVE ROAD,  
GAITHERSBURG, MD 20877
4. BOUNDARY SURVEY AND TOPOGRAPHY BY: BOWMAN, 2325
5. TAX MAP: FFS-62  
TAX ID: 01519300  
PARCEL ID: 1656  
WSSC GRID: 221-NW-09  
WATERSHED: MUDDY BRANCH, CLASS I
6. WATER & SEWER SERVICE CATEGORY  
EXISTING: W1, S-1  
PROPOSED: W1, S-1
7. THE SITE IS NOT WITHIN A SPECIAL PROTECTION AREA (SPA) OR PRIMARY MANAGEMENT AREA.
8. THERE ARE NO PERENNIAL STREAMS OR WETLANDS ON-SITE.
9. ALL UTILITIES ARE CONCEPTUAL AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED FINAL UTILITY CONSTRUCTION PLANS.
10. WSSC RIGHT-OF-WAYS, PUBLIC UTILITY EASEMENTS, STORMWATER MANAGEMENT EASEMENTS AND LAND MANAGEMENT PARCELS MAY CHANGE IN CONFIGURATION, SIZE AND QUANTITY PER FINAL UTILITY WSSC, AND MDCOPI/MONTGOMERY COUNTY SUMP TECHNICAL PLAN APPROVALS.
11. M-NCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING
12. STREET TREES AND STREET LIGHTS WILL BE REVIEWED AND APPROVED BY MDCOPI-ROW SECTION AND/OR THE MARYLAND STATE HIGHWAY ADMINISTRATION AT THE TIME OF ROW PERMIT.
13. MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT DRAWINGS BY THE DEPARTMENT OF PERMITTING SERVICES AND/OR THE MARYLAND STATE HIGHWAY ADMINISTRATION.
14. THE APPLICANT MUST SCHEDULE A PRE-CONSTRUCTION MEETING (PRE-COM) ON-SITE. UPON APPROVAL OF THE CERTIFIED SITE PLAN (CSP) WITH STAFF FROM THE MDCOPI SITE PLAN ENFORCEMENT, MDCOPI SEDIMENT CONTROL INSPECTOR AND MNCPPC FOREST CONSERVATION INSPECTOR, THIS PRE-COM MUST OCCUR PRIOR TO ANY EROSION, CLEARING/GRADING OR ANY SITE DEVELOPMENT WORKING. A COPY OF THE APPROVED CERTIFIED SITE PLAN ALONG WITH ANY SUBSEQUENT AMENDMENTS IS REQUIRED TO BE ON-SITE AT ALL TIMES.
15. FINAL IMPROVEMENTS ALONG SHADY GROVE ROAD WILL BE APPROVED BY MARYLAND STATE HIGHWAY ADMINISTRATION THROUGH THE ACCESS PERMIT PROCESS.

DEVELOPMENT STANDARDS - GR ZONE - SECTION 4.6.3C		
DEVELOPMENT STANDARDS	ALLOWED / REQUIRED	PROVIDED
OPEN SPACE(AVEITYTY) - TRACT > 10,000SF	10 %	10 %
MIN. LOT AREA	NO REQUIREMENT	1.995 ACRES
LOT WIDTH AT FRONT BUILDING, INC	NO REQUIREMENT	240 FT
MAX. FLOOR AREA RATIO	FAR - 1.5 85,982 x 1.5 = 130,443 SF	FAR = 0.09 6,168 SF
MAX. HEIGHT	45 FT	+/- 25 FT
MIN. LANDSCAPE STRIP	6 FT	6 FT MIN
DRIVEWAY	EACH DRIVEWAY SHALL BE 10 'FEET WIDE FOR ONE WAY AND 12 FEET WIDE FOR TWO WAY.	24' PROVIDED FOR TWO WAY.
PRINCIPAL BUILDING SETBACKS		
C-STORE	FRONT: 0' SIDE: 0' REAR: 0'	FRONT: 106.47' SIDE: 25.89' REAR: 176.70'
GAS CANOPY	FRONT: 0' SIDE: 0' SIDE SETBACK FROM SHADY GROVE ROAD: 0' REAR: 0'	FRONT: 45.92' SIDE: 65.47' SIDE SETBACK FROM SHADY GROVE ROAD: 73.67' REAR: 239.81'
ACCESSORY BUILDING SETBACKS		
CAR WASH	FRONT: 0' SIDE: 0' REAR: 0'	FRONT: N/A SIDE: 35.7' REAR: 8.5'

ZONING	USE	QUANTITY	PARKING REQUIREMENT - REDUCED PARKING AREA	PARKING REQUIREMENT - REDUCED PARKING AREA	PARKING REQUIRED	PARKING REQUIRED	PARKING REQUIRED	PARKING REQUIRED	PARKING PROVIDED
			BASILENE MIN	BASILENE MAX	BASILENE MINIMUM	BASILENE MAXIMUM	BASILENE MIN	BASILENE MAX	
OR	CAR WASH FILLING STATION	CAR WASH BUILDING - 1,368 SF	1 SPACE PER 1,000 SF OF GFA	2.5 SPACE PER 1,000 SF OF GFA	(1368 / 1000 ) x 1 = 2 SPACES	( 1368 / 1000 ) x 2.5 = 3 SPACES			35 SPACES PROVIDED NOTE: 1. 3 SPACES PROVIDED IN EXCESS OF UNDESIGNED AND WILL BE MADE AVAIL- FOR SECTION 6.02.A.2.1.2.2 2. VACUUM AND TIE-USE AREAS ARE PARKING REQUIREMENT
	RETAIL SERVICE ESTABLISHMENT	C-STORE - 4,800 SF	3.5 SPACE PER 1,000 SF OF GFA	6 SPACE PER 1,000 SF OF GFA	(4800 / 1000 ) x 3.5 = 17 SPACES	(4800 / 1000 ) x 6.0 = 29 SPACES	19 SPACES	33 SPACES	

PARKING	ALLOWED / REQUIRED	PROVIDED
ADA - HANDICAP PARKING SPACES	2 SPACES	2 SPACES

PARKING LOT LANDSCAPE ISLANDS REQUIRED:	5%	1,754 SF
PARKING LOT LANDSCAPE ISLANDS PROPOSED:	9%	2,148 SF

PARKING LOT TREE CANOPY PROPOSED:	56%	13,122 SF
<b>GREAT SENECA MASTER PLAN - SECTION VII.02</b>		
PARKING LOT TREE CANOPY RECOMMENDED:	50%	11,541 SF
PARKING LOT TREE CANOPY PROPOSED:	53%	13,122 SF

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PARKING LOT TREE CANOPY PROPOSED:	53%	13,122 SF

SITE GREEN COVER AREA RECOMMENDED:	30,059 SF	35%
SITE GREEN COVER AREA PROVIDED:	47,491 SF	55%

CO	CLEAN OUT
↑	GAS METER
↓	EXIST GAS W/ VIRE
⚡	FIRE HYDRANT
○	SEW
PP	EXISTING ELECTRIC MARK
○	SEWER MANHOLE
○	MAN-HOLE
○	HANDCAP PARKING
○	UTILITY POLE
○	FIRE HYDRANT
●	TREE
●	TRIGGER LIGHT POLE
W	WATER LINE
TEL	TELEPHONE LINE
E	ELECTRIC LINE
S	SEWER LINE
	ASPHALT
	CONCRETE SIDE WALK
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
LOC	LIMITS OF DISTURBANCE

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
EXISTING PLAN	2
CONDITIONAL USE PLAN	3
EXISTING DRAINAGE AREA MAP	4
PROPOSED DRAINAGE AREA MAP	5
STORMWATER MANAGEMENT DETAILS	6
CIRCULATION EXHIBIT PLAN	7
COLOR CODED TRAFFIC EXHIBIT PLAN	8
FIRE ACCESS PLAN	9
LIGHTING PLAN	L1 TO L4
ELEVATIONS	E1 TO E3
LANDSCAPE PLAN	11
LANDSCAPE SCHEDULE	12
TREE CANOPY & LANDSCAPE AREA EXHIBIT	13
LANDSCAPE ILLUSTRATIVE RENDERING	14
AMENITY SPACE PLAN	15

1. LIGHTING FIXTURES MAY BE SUBSTITUTED WITH SIMILAR, FUNCTIONAL, EQUIV (OR SAME OR BETTER QUALITY) WITHOUT REQUIRING A CONDITIONAL USE AMENDMENT. THE AMENDMENT IS REQUIRED IF THE SUBSTITUTION IS AT OR BELOW 5'0" SPECIFICALLY AT THE PROPERTY BOUNDARIES.
2. WHERE FUTURE BUILDING MATERIALS ARE IDENTIFIED, SUBSTITUTIONS WITH DIFFERENT BUILDING MATERIALS MAY BE PERMITTED BY STAFF, AS LONG AS THE SUBSTITUTION IS IN KEEPING WITH THE CHARACTER AND DESIGN INTENT APPROVED BY THE HEARING EXAMINER.
3. ANY SPECIFIC MATERIALS SPECIFIED MAY BE SUBSTITUTED WITH SIMILAR, FUNCTIONAL MATERIALS WITHOUT REQUIRING A CONDITIONAL USE AMENDMENT.
4. RENDERING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
5. EXTERIOR ARCHITECTURAL CHARACTER, PROPORTION, MATERIALS AND ARTICULATION WILL BE SUBSTANTIALLY SIMILAR TO THE ARCHITECTURAL DRAWINGS INCLUDED IN THE CONDITIONAL USE APPLICATION.
6. LANDSCAPING, LIGHTING, MATERIALS, AND OVERALL DESIGN OF THE PUBLIC OPEN SPACE WILL BE SUBSTANTIALLY SIMILAR TO THE LANDSCAPE DRAWINGS INCLUDED IN THE CONDITIONAL USE APPLICATION.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND THE BELIEF THAT THE PLAN SHOWN HEREON IS TRUE AND CORRECT; HAS BEEN PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

11/12/2025

  
BHOOPENDRA FRAKASH  
REGISTERED PROFESSIONAL ENGINEER



1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE RECORDS; THE EXACT LOCATION OF ALL UTILITIES SHOWN HEREON HAS NOT BEEN VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR SHALL RAKE DIG TEST PITS AT ALL EXISTING AND PROPOSED UTILITY LOCATIONS TO VERIFY DEPTH AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.

3. FCR MARKING LOCATIONS 2" EXISTING UTILITIES, NO "IFY MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY CONSTRUCTION OR CONSTRUCTION.

4. FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT CO. 703-750-1000, 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION OR CONSTRUCTION.

5. OMISSIONS AND/OR ADDITIONS TO UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY CHANGES TO UTILITIES MUST BE NOTIFIED BY THE CONTRACTOR TO THE PROJECT MANAGER, IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION.

6. DUE TO THE PROXIMITY OF LIFE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT.

[illegible]

PROJECT INFORMATION:  
15700 SHADY GROVE ROAD  
GAITHERSBURG, MD 20877

APPLICANT INFORMATION:  
DASH IN FOOD STORES INC  
102 CENTENNIAL STREET  
LA PLATA, MD 20646

OWNER'S NAME:  
GELLY LLC  
RED LOBSTER PROP TAX  
450 S ORANGE AVE STE 800  
ORLANDO FL 32801

DRAWING TITLE:

COVER SHEET

AREA: 86,937 SF  
=1.995 AC

PROJECT MANAGER:	BP
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DRAWN BY: GSD	DATE: NOV 2025
CHECKED BY: PR	ACC. ID# 01519300 PARCEL: FS62-0000-N598

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