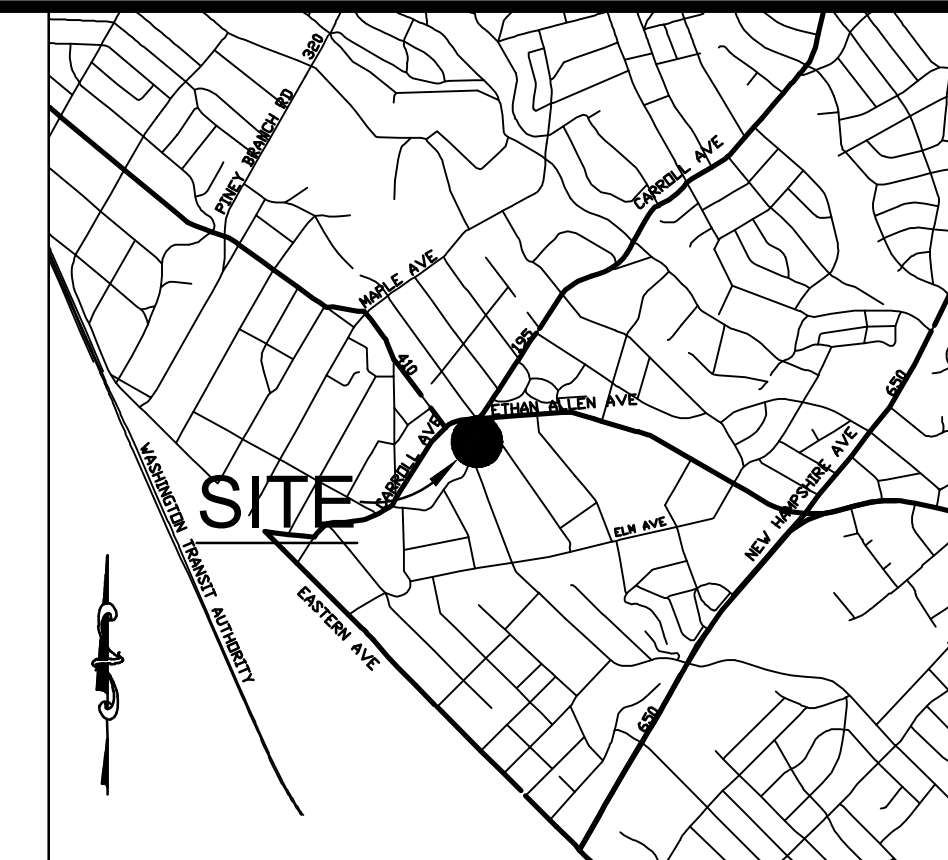


TAKOMA JUNCTION

CITY OF TAKOMA PARK, MD



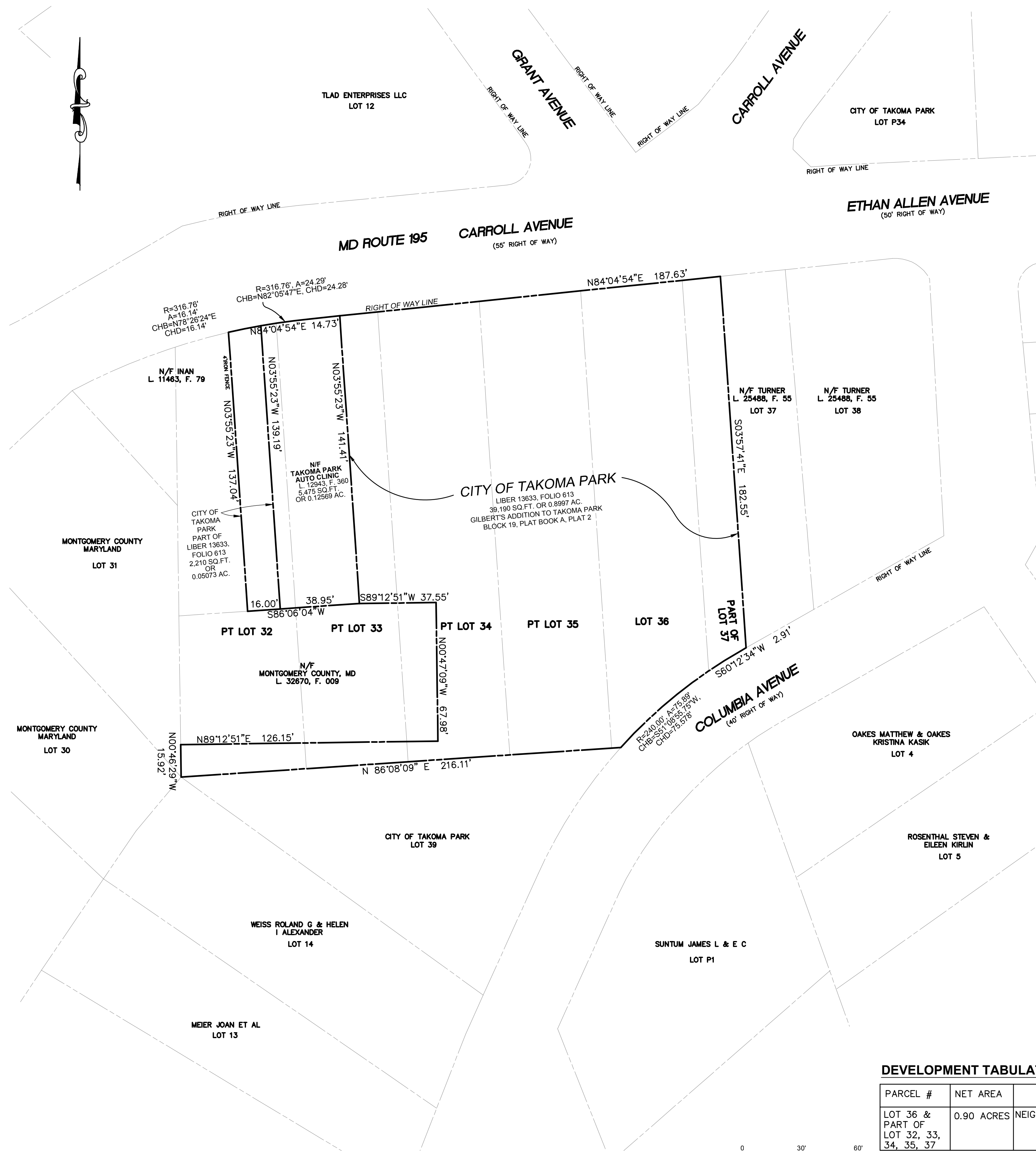
AMT LLC
PROFESSIONAL ENGINEERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
10 G STREET, NE, SUITE 430
WASHINGTON, DC 20002
PH: (202) 289-4545
FAX: (202) 289-5051

GENERAL NOTES:

- PROPERTY IS ZONED NEIGHBORHOOD RETAIL NR-0.75 H-50
- TOTAL NET PROPERTY AREA IS 46,875 SF = 1.076 ACRES.
- THE PROPERTY IS SHOWN ON GILBERTS ADDITION TO TAKOMA PARK BLOCK 19, PLAT BOOK A, PLAT 2 AT LIBER 13633 AND FOLIO 613 AND LIBER F12943 AND FOLIO 360 AND IS COMPRISED OF THE FOLLOWING PARCELS/LOTS:
 - CITY OF TAKOMA PARK PROPERTY (LIBER 13633, FOLIO 613) - PART OF LOTS 32, 33, 34, 35, 37 AND LOT 36
 - NEIGHBORHOOD DEVELOPMENT CO. PROPERTY (LIBER 13633 AND FOLIO 613) -PART OF LOTS 32 AND 33
- TAX MAP AND GRID JN561-JN562
- WSSC 200' MAP - 208NE01 1ND 208NE02
- THE PROPERTY IS WITHIN THE CITY OF TAKOMA PARK LIMITS
- PRIOR APPROVAL - PROPERTY IS SUBJECT TO CITY OF TAKOMA PARK RESOLUTION 2018-XXXXXX
- THE SUBJECT PROPERTY IS CURRENTLY USED AS A PUBLIC PARKING LOT AND AN AUTO REPAIR SHOP
- THE DEVELOPMENT PROPOSAL IS FOR THE CONSTRUCTION OF A NEW COMMERCIAL/RETAIL 2-STORY BUILDING WITH AN UNDERGROUND GARAGE.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN ON THIS PLAN IS BASED ON A FIELD-RUN SURVEY COMPLETED BY AMT IN 02/2017.
- EXISTING PUBLIC UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, ACCESSIBLE STRUCTURES AND PLANS OF RECORD. THE SITE IS SERVED BY PEPCO, VERIZON, WASHINGTON GAS, COMCAST AND WSSC.
- THE PROPERTY IS SERVED BY A PUBLIC WATER (CATEGORY W-1) AND SEWER SYSTEM (CATEGORY S-1) WITH NEW CONNECTIONS TO BE PROVIDED BY THE W.S.S.C.
- A STORMWATER MANAGEMENT CONCEPT SWC - 18-05-07 WAS FILED WITH THE CITY OF TAKOMA PARK. ON-SITE STORMWATER MANAGEMENT WILL BE PROVIDED WITH THE USE OF ONE GREEN ROOF FACILITY AND ONE BIORETENTION FACILITY.
- THIS SITE IS LOCATED WITHIN THE LOWER SLIGO CREEK MAINSTREAM WATERSHED WHICH IS DESIGNATED USE-1. THE PROPERTY IS NOT LOCATED IN A SPECIAL PROTECTION AREA (SPA) OR PRIMARY MANAGEMENT AREA (PMA).
- THERE IS NO FLOODPLAIN ON THIS SITE AS DETERMINED FROM FEMA FLOOD MAP 24031C0460D.
- THERE ARE NO WETLANDS ONSITE OR WITHIN 100 FEET OF THE PROPERTY LINE AS SUPPLEMENTED BY THE NATIONAL WETLANDS INVENTORY.
- A NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION (NRI/FSD) PLAN WAS APPROVED ON 08/20/2018, PLAN NO. 420181690
- THERE IS EXISTING FOREST ONSITE. TOTAL ON-SITE FOREST AREA IS 0.28 ACRES. DISTURBED FOREST AREA IS 0.17 ACRES.
- THERE ARE NO KNOWN RECORDS OR READILY OBSERVABLE ARCHAEOLOGICAL, HISTORICAL OR CULTURAL FEATURES ON THIS SITE.
- THE SITE IS WITHIN THE TAKOMA PARK HISTORIC DISTRICT
- REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS.
- THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
- UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED DURING THE SITE PLAN PROCESS. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL

"MISS UTILITY" NOTE

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.



DATA TABLE:

NR-0.75 H-50 Zone Development Standards
(Standard Method of Development)

	Permitted/Required	Provided Per Plan	
1. Lot Area	Tract (Gross Lot) Area	N/A	
	Prior Deductions	N/A	
	Net Lot Area	46,875 sf	
2. Open Space (Min)	10% (4,688 sf)	20% (9,321 sf)	
	3. Lot Area (Min)	N/A	N/A
4. Lot Width	At Front Building Line (Min)	N/A	
	At Front Lot Line (Min)	N/A	
5. Density 0.75 FAR (Max)		40,762.50 sf	
	6. Lot Coverage (Max)	N/A	N/A
7. Maximum Building Height	Per TPESS*	42 ft**	
	8. Building Setbacks		35 ft
Front		0 ft	
	Side		20.15 ft
	Rear		9.39 ft
9. Offstreet Parking and Loading****	Offstreet Loading Space	30 ft***	
	Offstreet Loading Space		0.88 ft
Total		1 Space	
		1 Space	
Retail/Service Establishment (6,162 sf)	Min 3.5/1,000 GLA; Max 6.0/1000 GLA		
	Office (21,376 sf)	Min 2.0/1000 GFA; Max 4.0/1000 GFA	
Restaurant (12,144 sf)	Min 4.0/1000 SF Patron Use; Max 12/1000 SF Patron Use		
	Total	91 Spaces*****	79 Spaces*****
10. Bicycle Parking Spaces Required	Restaurant	1/10000 SF of GFA (10 max)	
	Retail/Service Establishment	1/10000 GFA (50 max)	
	Office	1/5000 GFA (100 max)	
Total	6 min (4 Long Term)	8 Total (5 Long Term)	

Notes:

- * TPESS - Section 59-C-18.21 Takoma Park East Silver Spring Commercial Revitalization Overlay Zone
- ** Although 30 feet is standard maximum per Section 59-C-18.21.c, the Planning Board may allow a building height of up to 42 feet for commercial development
- *** Per Section 59.4.9.16.D.b the Planning Board may waive the building set backs in the NR zone in the TPESS Overlay Zone
- **** The property is located within 1 mile of a transit station and therefore is within a Reduced Parking Area.
- ***** Parking Waiver is to be considered by the Planning Board, pursuant to Section 59.4.9.16.D.a of the Zoning Ordinance.
- ***** See Shared Parking Study authored by The Traffic Group, dated 12/7/2018.

SHEET INDEX:

- C1.01 COVER SHEET
- C1.02 PLAN APPROVALS
- C1.03 EXISTING CONDITIONS PLAN
- C2.01 SITE PLAN

DEVELOPMENT TABULATION

PARCEL #	NET AREA	ZONING	INCLUDED IN DEV
LOT 36 & PART OF LOT 32, 33, 34, 35, 37	0.90 ACRES	NEIGHBORHOOD RETAIL (NR0.75)	YES

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE PLAN APPROVAL NO. 820190090 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER: NEIGHBORHOOD DEVELOPMENT COMPANY JINGJING LIU CONTACT PERSON COMPANY

ADDRESS: 3232 GEORGIA AVENUE, NW, SUITE 100, WASHINGTON, DC 20010

EMAIL: jliu@neighborhooddevelopment.com

SIGNATURE: _____

SITE PLAN #820190090

TAKOMA JUNCTION
13TH ELECTION DISTRICT
CITY OF TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND
TAX MAP: JN51
WSSC GRID: 208NE01 & 209NE01

DATE REVISION



PROFESSIONAL CERTIFICATION I HEREBY CERTIFY 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. 38817 EXPIRATION DATE: 11/30/2020

COVER SHEET

DESIGNED: AMC

CHECKED: BCJ

SCALE: AS SHOWN

FILE NO: 114-123

DATE: JANUARY 2019

C1.01
(BY-RIGHT MODIFICATIONS)