E-FILE STAMP

TAKOMA JUNCTION

CITY OF TAKOMA PARK, MD

GENERAL NOTES:

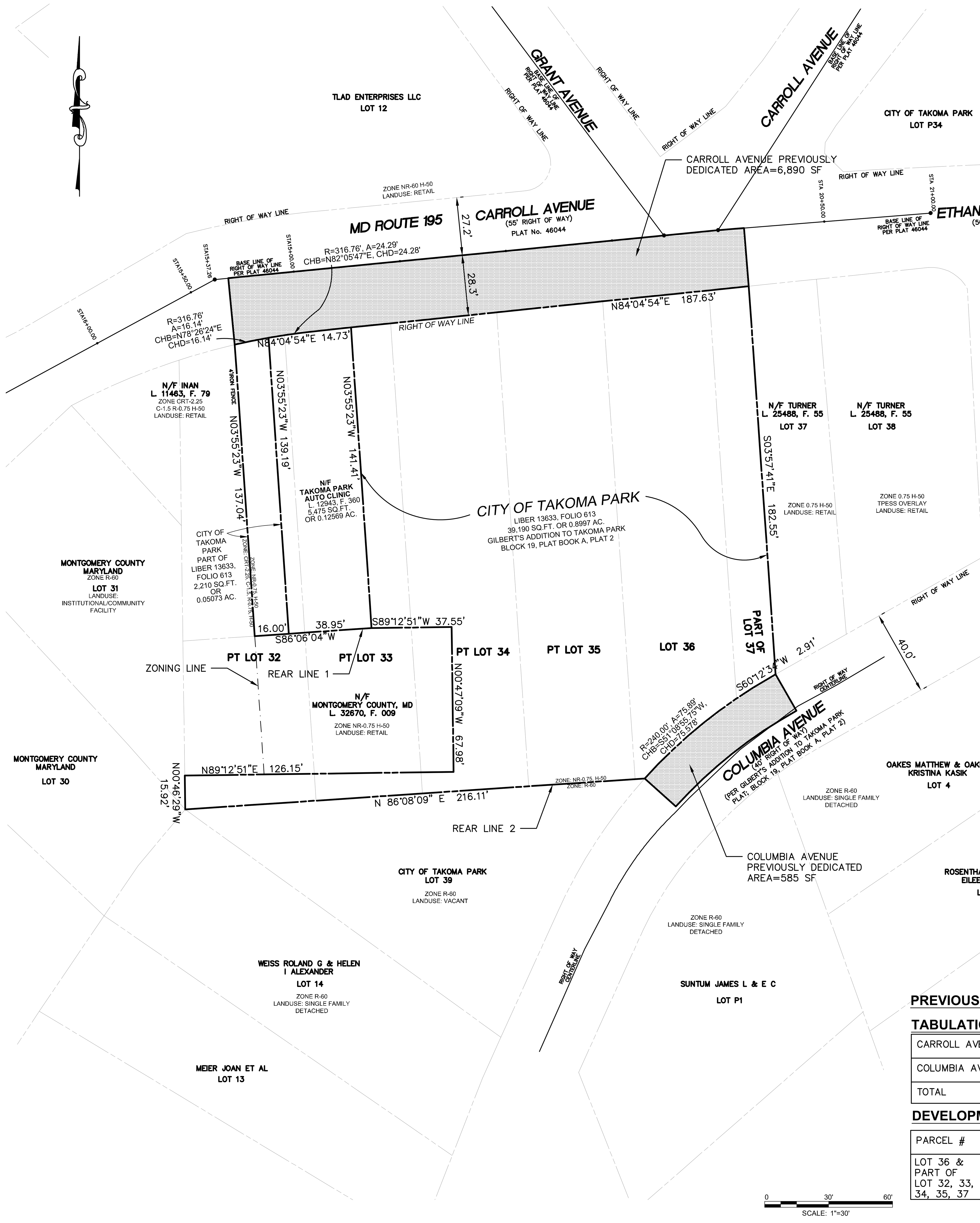
1. PROPERTY IS ZONED NEIGHBORHOOD RETAIL NR–0.75 H–50
2. TOTAL SITE PROPERTY AREA IS 46,875 SF = 1.076 ACRES.
3. THE PROPERTY IS SHOWN ON GILBERTS ADDITION TO TAKOMA PARK BLOCK 19, PLAT BOOK A, PLAT 2 AT LIBER 13633 AND FOLIO 613 AND LIBER F12943 AND FOLIO 360 AND IS COMPRISED OF THE FOLLOWING PARCELS/LOTS:
   A. CITY OF TAKOMA PARK PROPERTY (LIBER 13633, FOLIO 613) – PART OF LOTS 32, 33, 34, 35, 37 AND LOT 36
   B. NEIGHBORHOOD DEVELOPMENT CO. PROPERTY (LIBER 13633 AND FOLIO 613) –PART OF LOTS 32 AND 33
4. TAX MAP AND GRID JN561–JN562
5. WSSC 200' MAP – 208NE01 1ND 208NE02
6. THE PROPERTY IS WITHIN THE CITY OF TAKOMA PARK LIMITS
7. PRIOR APPROVAL – PROPERTY IS SUBJECT TO CITY OF TAKOMA PARK RESOLUTION 2018–41
8. THE SUBJECT PROPERTY IS CURRENTLY USED AS A PUBLIC PARKING LOT WITH 50 SPACES AND A 1,500 SF AUTO REPAIR SHOP
9. THE DEVELOPMENT PROPOSAL IS FOR THE CONSTRUCTION OF A NEW 40,762 SF COMMERCIAL/RETAIL 2–STORY BUILDING WITH AN UNDERGROUND GARAGE WITH 78 PARKING SPACES.
10. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN ON THIS PLAN IS BASED ON A FIELD–RUN SURVEY COMPLETED BY AMT IN 02/2017.
11. 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.
12. 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.
13. 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.
14. 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).
15. THERE IS NO FLOODPLAIN ON THIS SITE AS DETERMINED FROM FEMA FLOOD MAP 24031C0460D.
16. THERE ARE NO WETLANDS ONSITE OR WITHIN 100 FEET OF THE PROPERTY LINE AS SUPPLEMENTED BY THE NATIONAL WETLANDS INVENTORY.
17. A NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION (NRI/FSD) PLAN WAS APPROVED ON 08/20/2018, PLAN NO. 420181690
18. THERE IS EXISTING FOREST ONSITE. TOTAL ON–SITE FOREST AREA IS 0.28 ACRES. DISTURBED FOREST AREA IS 0.17 ACRES.
19. THERE ARE NO KNOWN RECORDS OR READILY OBSERVABLE ARCHAEOLOGICAL, HISTORICAL OR CULTURAL FEATURES ON THIS SITE.
20. THE SITE IS WITHIN THE TAKOMA PARK HISTORIC DISTRICT
21. REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS.
22. THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.

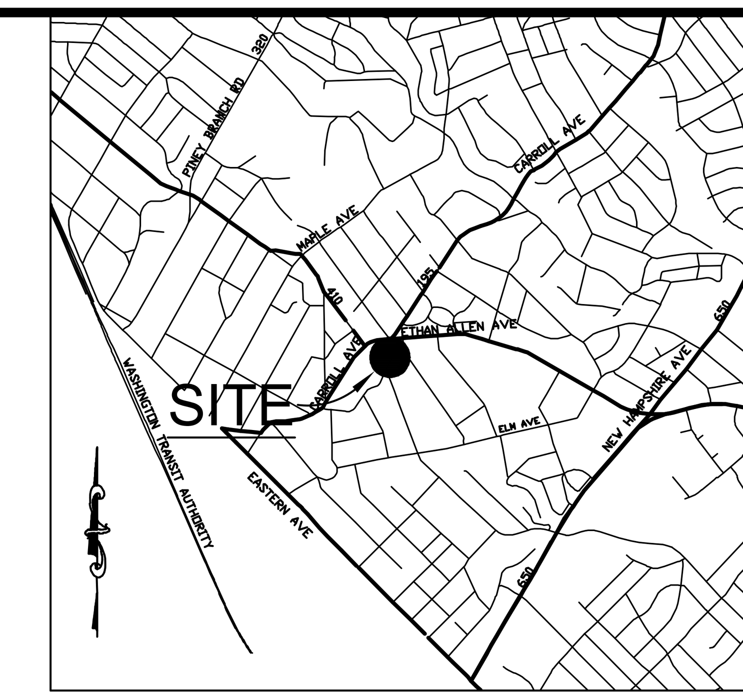
PROPERTY OWNER/APPLICANT

NEIGHBORHOOD DEVELOPMENT COMPANY/CITY OF TAKOMA PARK
3232 GEORGIA AVENUE, NW SUITE 100
WASHINGTON, DC 20010
ATTN: JINGJING LIU
PHONE: 202-567-7205
EMAIL: jliu@neighborhooddevelopment.com

"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.





VICINITY MAP
SCALE: 1"=2000'

DATA TABLE:

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

	Permitted/Required	Provided Per Plan
1. Lot Area		
Tract Area	N/A	54,350 sf
Previous Dedications	N/A	7,475 sf
Site Area	N/A	46,875 sf
2. Open Space (Min)	10% (4,688 sf)	10% (4,688 sf)
3. Lot Area (Min)	N/A	N/A
4. Lot Width		
At Front Building Line (Min)	N/A	N/A
At Front Lot Line (Min)	N/A	N/A
5. Density 0.75 FAR (Max)	40,762.50 sf	40,762 sf
etail/Service Establishment/Support Space	-	12,625 sf
Office	-	18,772 sf
Restaurant	-	9,365 sf
Total	-	40,762 sf
6. Lot Coverage (Max)	N/A	N/A
7. Maximum Building Height		
Per TPESS[1]	42 ft[2]	33 ft
8. Building Setbacks		
Front	0 ft	22.3 ft
Side	0 ft	10.4 ft
Rear 1 (to NR-0.75)	0 ft	0.6 ft
Rear 2 (to R-60)[7]	30 ft	60.7 ft
9. Offstreet Parking and Loading[3]		
Offstreet Loading Space	1 Spaces	0 Spaces[6]
Total	1 Spaces	0 Spaces[6]
Retail/Service Establishment/Retail Support Space[8] (12,625 sf)	Min 3.5/1,000 GLA; Max 6.0/1000 GLA	-
Office (18,772 sf)	Min 2.0/1000 GFA; Max 4.0/1000 GFA	-
Restaurant (9,365 sf) (Patron use 6,555.50)	Min 4.0/1000 SF Patron Use; Max 12/1000 SF Patron Use	-
Total (Per Min. Ratio)	101 Spaces	78 Spaces[4]
Total (Per Parking Study)	93 Spaces[5]	78 Spaces[4]
10. Bicycle Parking Spaces Required		
Restaurant/Retail	1/10000 SF of GFA (10 max) = 3 short term, 1 long term	-
Office and Professional	1/5000 GFA (100 max) = 4 short term, 4 long term	-
Total	7 Short Term, 5 Long Term	8 Short Term (7 Long Term)

Notes:
[1] TPESS - Section 59.4.9.16 Takoma Park East Silver Spring Commercial Revitalization Overlay Zone
[2] Although 30 feet is standard maximum per Section 59.4.9.16.C.1, the Planning Board may allow a building height of up to 42 feet for commercial development
[3] The property is located within 1 mile of a transit station and therefore is within a Reduced
[4] Parking Waiver is to be considered by the Planning Board, pursuant to Section 59.4.9.16.D.2.a of the Zoning Ordinance.
[5] See Shared Parking Study authored by The Traffic Group, dated 7/16/2020.
[6] Waiver is being requested pursuant to Section 59.6.2.10 of the Zoning Ordinance to allow loading space to be adjacent to street.
[7] Residential compatibility Zoning Ordinance Section 59.4.1.8
[8] Retail support space (2,443 SF) does not count towards parking

SHEET INDEX:

C1.01	COVER SHEET	L503	SITE FURNISHING & LIGHTING
C1.02	PLAN APPROVALS	L504	PLANTING PLAN NOTES & DETAILS
C1.03	EXISTING CONDITIONS PLAN	A001	COVER
C2.01	SITE PLAN	A002	PROGRAM
C2.02	CIRCULATION PLAN	A003	GARAGE PLAN
C2.03	VEHICLE ACCESS PLAN	A004	GROUND FLOOR PLAN
C3.01	SWM CONCEPT PLAN	A005	SECOND FLOOR PLAN
C4.01	FIRE DEPT. ACCESS PLAN	A006	ROOF PLAN
C5.02	UTILITY PLAN	A007	FRONT
C6.01	SEDIMENT CONTROL PLAN	A008	SIDE
L100	COVER SHEET	A009	BACK
L110	OVERALL MATERIALS & PAVING PLAN	A010	SECTION
L111	MATERIALS & PAVING PLAN	A011	REAR PERSPECTIVE
L130	PLANTING PLAN	A012	MASSING
L131	TREE REPLANTING PLAN	LF1.0	FINAL FOREST CONSERVATION PLAN
L132	BIO-FILTER PLANTING PLAN	LF1.1	FINAL FOREST CONSERVATION NOTES & DETAILS
L200	AMENITY AREA PLAN		
L300	LIGHTING PLAN		

PREVIOUSLY DEDICATED AREA TABULATION

CARROLL AVENUE ROW	6,890 SF
COLUMBIA AVENUE ROW	585 SF
TOTAL	7,475 SF

DEVELOPMENT TABULATION

PARCEL #	NET AREA	ZONING	INCLUDED IN DEV
LOT 36 & PART OF LOT 32, 33, 34, 35, 37	1.076 ACRES	NEIGHBORHOOD RETAIL (NR0.75)	YES

DEVELOPER'S CERTIFICATE

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

DEVELOPER: NEIGHBORHOOD DEVELOPMENT COMPANY (COMPANY) JINGJING LIU (CONTACT PERSON)

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

EMAIL: JLIU@NEIGHBORHOODDEVELOPMENT.COM

SIGNATURE: Jingjing Liu

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

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. 38317 EXPIRATION DATE: 01/07/2022

COVER SHEET

DESIGNED	AMC
CHECKED	BCJ
SCALE	AS SHOWN
FILE NO.	114-123
DATE	JANUARY 2021

C1.01