

Current Project - Project Markups Listing

820190090

File Name	Markup Name	Markup Text	Markup Date	Created by
07-SITE-820190090-004.pdf	Junction Development Agreement	The applicant must also ensure that the project complies with the Takoma Junction Development Agreement and Land Lease.	08/12/2020	Rosalind Grigsby
07-SITE-820190090-004.pdf	Takoma Park Resolution 2018-41	The applicant must ensure that the project meets the conditions as specified by Takoma Park City Council in Resolution 2018-41, âResolution Authorizing Neighborhood Development Company, LLC to Submit the Takoma Junction Development Project Combined Site Plan to the Montgomery County Planning Department â	08/11/2020	Rosalind Grigsby
08-LL-820190090-003.pdf	GBogdan	provide alternative materials for this area	08/03/2020	Grace Bogdan
08-LL-820190090-003.pdf	GBogdan	of retaining wall section showing height and materials	08/03/2020	Grace Bogdan
08-LL-820190090-003.pdf	GBogdan		08/03/2020	Grace Bogdan
08-LL-820190090-003.pdf	GBogdan	the length of retaining wall is still a concern, 120' in length with no openings for entry into the space, consider adding at least one or two entry spaces in line with building entrances	08/03/2020	Grace Bogdan
08-LL-820190090-003.pdf	GBogdan	if private dining or cafe areas were anticipated in this area, a free and clear access of 6' is required for pedestrians, with 8' it does not appear this will be possible	08/03/2020	Grace Bogdan
08-LL-820190090-003.pdf	GBogdan		08/03/2020	Grace Bogdan
08-LL-820190090-003.pdf	GBogdan	add more detail to this area, what will the material for the driveway entrance be? how will pedestrians navigate through here for cars and where does that sidewalk lead to?	08/03/2020	Grace Bogdan
08-LL-820190090-003.pdf	GBogdan		08/03/2020	Grace Bogdan
08-LL-820190090-003.pdf	GBogdan	there is insufficient room for pedestrians to navigate around tree pit and bike rack. perhaps break up bike racks and keep near building entrances, redesign tree pit size to open up area for pedestrian travel	08/03/2020	Grace Bogdan

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08-LL-820190090-003.pdf	GBogdan	consider using amended soil panels to allow for larger soil volume for trees under sidewalk and more room for pedestrian movement	08/03/2020	Grace Bogdan
08-LL-820190090-003.pdf	GBogdan	consider moving seat walls to be adjacent to (or built into) retaining wall to allow as much open space as possible and reduce cluttering of elements	08/03/2020	Grace Bogdan
08-LL-820190090-003.pdf	GBogdan		08/03/2020	Grace Bogdan
08-LL-820190090-003.pdf	GBogdan		08/03/2020	Grace Bogdan
08-LL-820190090-003.pdf	GBogdan		08/03/2020	Grace Bogdan
08-LL-820190090-003.pdf	GBogdan		08/03/2020	Grace Bogdan
08-LL-820190090-003.pdf	GBogdan		08/03/2020	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan		08/03/2020	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan		08/03/2020	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan	and enlarge public space at the corner, consider incorporating another tree. only provide sidewalk adjacent to layby to the extent that it is necessary for deliveries	08/03/2020	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan	the sidewalk should be for deliveries only, reduce to 4' to allow larger area for landscape and sidewalk near building	08/03/2020	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan	to transition users to sidewalk closer to building	08/03/2020	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan		08/03/2020	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan	By proposing two pedestrian ways, the design results in two tight pathways, rather than one successful space. The circulation should be reconsidered, perhaps redesign with a smaller (4') sidewalk for deliveries by layby and larger pedestrian and planting zone. Provide proper transitions on either side to existing sidewalks that draws pedestrians into the space	08/03/2020	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan		08/03/2020	Grace Bogdan

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07-SITE-820190090-004.pdf	GBogdan		08/03/2020	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan	if the intent of the retaining wall is to screen users of the space from the layby, that can be achieved through design: reduce delivery sidewalk width and make pedestrian space adjacent to building more attractive. the retaining wall clutters the space and prevents proper circulation	08/03/2020	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan	move bike racks elsewhere, blocking circulation	08/03/2020	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan		08/03/2020	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan		08/03/2020	Grace Bogdan
09-ARCH-820190090-006.pdf	GBogdan	provide square footages for green roof and planting material type. provide section showing green roof depth	07/31/2020	Grace Bogdan
09-ARCH-820190090-004.pdf	GBogdan	what is this? if it is green roof, provide detailed information on square footage, planting material and section showing proposed depth	07/31/2020	Grace Bogdan
08-LL-820190090-009.pdf	GBogdan		07/31/2020	Grace Bogdan
08-LL-820190090-009.pdf	GBogdan		07/31/2020	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan		07/31/2020	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan	on amenity element in the rear of the building, who is it for, what will be provided back there, etc.	07/31/2020	Grace Bogdan
07-SITE-820190090-001.pdf	GBogdan		07/31/2020	Grace Bogdan
07-SITE-820190090-001.pdf	GBogdan	include landscaping sheets, arch sheets, etc	07/31/2020	Grace Bogdan
07-SITE-820190090-001.pdf	GBogdan		07/31/2020	Grace Bogdan
07-SITE-820190090-001.pdf	GBogdan	this section to state the proposed density for each use.	07/31/2020	Grace Bogdan

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07-SITE-820190090-001.pdf	GBogdan	the proposed uses as stated in the SOJ and in the parking below do not add up to 40,762. 9,365 (retail)+ 10,182 (restaurant)+ 18,772 (office)= 38,319 sf density can be approved in up to amounts but there is 2,443 sf of unaccounted density. either reduce proposed maximum density or increase each use to cover the difference	07/31/2020	Grace Bogdan
07-SITE-820190090-001.pdf	GBogdan	Zoning Ordinance Section 59.4.1.8	07/31/2020	Grace Bogdan
08-LL-820190090-007.pdf	GBogdan	to each area on the plan	07/31/2020	Grace Bogdan
08-LL-820190090-007.pdf	GBogdan	open space must be contiguous to other open space or pedestrian routes, See Section 59.6.3.5	07/31/2020	Grace Bogdan
08-LL-820190090-007.pdf	GBogdan	Amenity and open space are subject to different requirements. Revise exhibit to be clear what is being contributed as open space and what is amenity space and provide square footages for each.	07/31/2020	Grace Bogdan
08-LL-820190090-007.pdf	GBogdan	Public Open Space Exhibit	07/31/2020	Grace Bogdan
08-LL-820190090-007.pdf	GBogdan	cannot find any site furniture or details on any sheets, please provide in next round. can include notes stating furniture may be updated to an equal type with approval by planning staff for flexibility	07/31/2020	Grace Bogdan
08-LL-820190090-010.pdf	GBogdan	add soil volume and dimensions that are adequate for canopy tree growth	07/31/2020	Grace Bogdan
08-LL-820190090-005.pdf	GBogdan	stating what the screening requirement is per Section 59.6.5 of the Zoning Ordinance and how it is being met	07/31/2020	Grace Bogdan
08-LL-820190090-004.pdf	Env Review	On appropriate sheets, please dimension tree/planting pits and indicate proposed soil volume. This is especially essential to allow for the growth and health of large canopy trees such as the proposed American Elm.	07/31/2020	Tsaiquan Gatling

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01-SOJ-820190090-001.pdf	Env Review	Staff found no reference to Forest Conservation Easement shown on plans. Please discuss this element and how it relates to the Subject Application.	07/31/2020	Tsaiquan Gatling
01-SOJ-820190090-001.pdf	Env Review		07/31/2020	Tsaiquan Gatling
01-SOJ-820190090-001.pdf	Env Review	Please indicate an approximate acreage of afforestation requirement or other planting requirements to be met in this area.	07/31/2020	Tsaiquan Gatling
01-SOJ-820190090-001.pdf	Env Review	This Application has a historic component with implications on its Variance requirements. Please discuss these two separate, but related, aspects of the Application within the SOJ.	07/31/2020	Tsaiquan Gatling
01-SOJ-820190090-001.pdf	Env Review		07/31/2020	Tsaiquan Gatling
01-SOJ-820190090-001.pdf	Env Review	In addition to referencing the included Forest Conservation Plan, please clearly indicate how this Application will meet Chapter 22A requirements within the SOJ.	07/31/2020	Tsaiquan Gatling
10-FCP-820190090-001.pdf	Env Review		07/31/2020	Tsaiquan Gatling
10-FCP-820190090-001.pdf	Env Review	Please indicate how this requirement is to be met.	07/31/2020	Tsaiquan Gatling
10-FCP-820190090-001.pdf	Env Review	Include MNCPPC Forest Conservation Inspector on this and other related notes.	07/31/2020	Tsaiquan Gatling
10-FCP-820190090-001.pdf	Env Review	Please review Forest Conservation Plan Requirements on page 37 of the Montgomery County Trees Technical Manual to ensure that all elements are provided including: Afforestation and/or Reforestation areas and the protection measures (short and long term).	07/31/2020	Tsaiquan Gatling
32-COMRESP-820190090-001.xlsx	Env Review	Some comments have responses listed, however the corresponding changes are not shown. Please review previous comments and ensure that any new documents, changes, or notes are provided.	07/31/2020	Tsaiquan Gatling
32-COMRESP-820190090-001.xlsx	Env Review	Please confirm that this was done. Current tree information does not include 1" or greater trees.	07/31/2020	Tsaiquan Gatling

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32-COMRESP-820190090-001.xlsx	Env Review	As previously commented, please provide another sheet to FFCP that shows only the tree variance information (trees with critical root zones and LOD)	07/31/2020	Tsaiquan Gatling
08-LL-820190090-007.pdf	Env Review	Canopy cover requirements are proposed to be met via street tree planting. As the health of these trees is an important factor, please indicate the dimension of planting beds and provide appropriate soil volume.	07/31/2020	Tsaiquan Gatling
07-SITE-820190090-004.pdf	Trans01	Provide design typical for bicycle rack. Indicate parking facility type and capacity.	07/31/2020	Katie Mencarini
07-SITE-820190090-004.pdf	Trans01	Dimension the sidewalk and planting area.	07/31/2020	Katie Mencarini
07-SITE-820190090-004.pdf	Trans01	Show the division between the travel lanes in the pavement sub-section.	07/31/2020	Katie Mencarini
09-ARCH-820190090-003.pdf	AreaTransportation	Revise the table to show how many spaces are required per use and then indicate how many spaces are provided to determine sufficient capacity.	07/31/2020	Katie Mencarini
09-ARCH-820190090-003.pdf	AreaTransportation	What is the asterisk about the Bicycle Parking referring to? Include bicycle parking requirements and what's provided in the revised table.	07/31/2020	Katie Mencarini
08-LL-820190090-002.pdf	AreaTransportation	A 4ft bike lane immediately adjacent to a 9ft layby meant to serve a delivery truck appears insufficient in width for safety of all users.	07/31/2020	Katie Mencarini
07-SITE-820190090-001.pdf	AreaTransportation	As per previous comments provide turning templates based on this drawing that demonstrate maneuvers for a typical passenger vehicle and for this intended delivery vehicle.	07/31/2020	Katie Mencarini
07-SITE-820190090-001.pdf	AreaTransportation	The Bicycle Parking needs to break out what's required for short term and for long term. It's not clear the number of spaces required per use. Revise to indicate how many short and long term spaces are required per use and how many are provided.	07/31/2020	Katie Mencarini

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13-FDA-820190090-001.pdf	FDA	Address 3/11/2019 comments: 120190150 820190090 TAKOMA JUNCTION 1) All exposed exterior walls shall be located no farther than 450 feet from compliant fire department vehicular access via 15 foot wide clear and walkable grade. The lack of access or appropriate width currently shown is not sufficient. 2) Overlay building footprint with floorplan for level of main access to clarify main side hinge floor locations for all ground floor occupancies. All main side hinge access doors, including access to individual retail spaces, shall meet 50 feet to compliant fire department vehicular access. Contact Marie LaBaw, DPS directly for further review.	07/26/2020	Marie LaBaw
07-SITE-820190090-004.pdf	GBogdan		03/15/2019	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan	from building to all lot lines	03/15/2019	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan		03/15/2019	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan	Label relocation of OHE. Will utilities be undergrounded?	03/15/2019	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan		03/15/2019	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan	Demonstrate where bus stop will be located and provide proper elements. Provide location for bikeshare	03/15/2019	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan		03/15/2019	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan	NR 0.75 H-50, TPESS overlay	03/15/2019	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan		03/15/2019	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan	NR 0.75 H - 50	03/15/2019	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan		03/15/2019	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan	Add crosswalks Add Sycamore Ave and parking lot details	03/15/2019	Grace Bogdan

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07-SITE-820190090-004.pdf	GBogdan		03/15/2019	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan	Provide section of Carroll Avenue with layby and building face to show dimensions of lanes and pathways	03/15/2019	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan	Darken proposed property line	03/15/2019	Grace Bogdan
07-SITE-820190090-004.pdf	GBogdan	To show building footprint and where building is to be exposed to below. Arch drawings show back of building to be open above parking garage? Ensure all drawings match	03/15/2019	Grace Bogdan
08-LL-820190090-001.pdf	GBogdan		03/14/2019	Grace Bogdan
08-LL-820190090-001.pdf	GBogdan		03/14/2019	Grace Bogdan
08-LL-820190090-001.pdf	GBogdan		03/14/2019	Grace Bogdan
08-LL-820190090-001.pdf	GBogdan	add screening (existing and forest conservation allowed to be used) to demonstrate compliance with Section 59.6.5.3.C.5	03/14/2019	Grace Bogdan
08-LL-820190090-001.pdf	GBogdan	Provide separate exhibit demonstrating square footage of proposed open space with required tree canopy and permeable area. See Section 59.6.3.7-8 for requirements	03/14/2019	Grace Bogdan
08-LL-820190090-001.pdf	GBogdan	Ensure lot layout is correct, this does not match preliminary plan lot dimension	03/14/2019	Grace Bogdan
08-LL-820190090-001.pdf	GBogdan	Ensure lot layout is correct, see other comment. This shows building over proposed lot line	03/14/2019	Grace Bogdan
08-LL-820190090-001.pdf	GBogdan		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design	confirm this alternative is no longer proposed or provide exhibits demonstrating compliance with the FAR averaging requirements, see changemarks	03/14/2019	Grace Bogdan

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01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design	See changemarks	03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design	Confirm the 0.88' setback is abutting a property line that is zoned NR, and that the setback to the R60 property line meets the 30' requirement	03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design	Submit exhibit demonstrating compliance with Section 59.4.1.8.B.3	03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design	discuss how the proposed height is compatible with the Master Plan	03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design	Zoning Ordinance requires the parking waiver to be noticed on the application mailing and signs.	03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design	staff recommends just requesting parking waiver from the minimum zoning requirements (which have not been listed on development table - see changemarks)	03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan

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01-SOJ-820190090-001.pdf	GBogdan - site and design	this does not match the previous page request of 12 spaces.	03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design	Add loading waiver request to parking waiver request notice. See changemarks on recommendations to improve proposed layby lane	03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design	on landscaping plans, see changemarks	03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design	recommends maximum height of 30'	03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
01-SOJ-820190090-001.pdf	GBogdan - site and design		03/14/2019	Grace Bogdan
06-SIGN-820190090-001.pdf	GBogdan		03/14/2019	Grace Bogdan
06-SIGN-820190090-001.pdf	GBogdan	will need to renotece signs and mailings	03/14/2019	Grace Bogdan
08-LL-820190090-002.pdf	GBogdan		03/14/2019	Grace Bogdan
08-LL-820190090-002.pdf	GBogdan		03/14/2019	Grace Bogdan
08-LL-820190090-002.pdf	GBogdan		03/14/2019	Grace Bogdan
08-LL-820190090-002.pdf	GBogdan	Layby should be delineated with pavers or material separate from the ROW asphalt	03/14/2019	Grace Bogdan
08-LL-820190090-002.pdf	GBogdan	for all sidewalks and open space areas	03/14/2019	Grace Bogdan

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08-LL-820190090-002.pdf	GBogdan		03/14/2019	Grace Bogdan
08-LL-820190090-002.pdf	GBogdan	if restaurant use is anticipated to provide outdoor seating, show how design accomodates that while maintaining free and clear pedestrian access	03/14/2019	Grace Bogdan
08-LL-820190090-002.pdf	GBogdan		03/14/2019	Grace Bogdan
08-LL-820190090-002.pdf	GBogdan	add intersection details including pedestrian crosswalk to show how design impacts/incorporates existing circulation	03/14/2019	Grace Bogdan
08-LL-820190090-002.pdf	GBogdan	Provide dimensions for Lay-by	03/14/2019	Grace Bogdan
08-LL-820190090-005.pdf	GBogdan		03/14/2019	Grace Bogdan
08-LL-820190090-005.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-001.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-001.pdf	GBogdan	what is this line? reads as there is no setback from building to property line	03/14/2019	Grace Bogdan
09-ARCH-820190090-001.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-001.pdf	GBogdan	Is this supposed to represent neighboring parking garage? If so, placement does not look correct	03/14/2019	Grace Bogdan
09-ARCH-820190090-001.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-001.pdf	GBogdan	differs from site plan	03/14/2019	Grace Bogdan
09-ARCH-820190090-005.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-005.pdf	GBogdan	label what is going on here? bio retention structure? outdoor space on first floor? revise west elevation as necessary	03/14/2019	Grace Bogdan
09-ARCH-820190090-004.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-004.pdf	GBogdan	second floor doesn't show this space, first floor?	03/14/2019	Grace Bogdan
09-ARCH-820190090-003.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-003.pdf	GBogdan	Will elevator go to second floor?	03/14/2019	Grace Bogdan

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09-ARCH-820190090-003.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-003.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-006.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-006.pdf	GBogdan	Indicates stair as shown in section below? If so, should be rendered as shown below	03/14/2019	Grace Bogdan
09-ARCH-820190090-006.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-006.pdf	GBogdan	show proposed topography at rear of site with related SWM bio retention structure	03/14/2019	Grace Bogdan
09-ARCH-820190090-006.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-006.pdf	GBogdan	show existing parking garage for context	03/14/2019	Grace Bogdan
09-ARCH-820190090-006.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-006.pdf	GBogdan	will the vents be above the existing slope or will there need to be excavation?	03/14/2019	Grace Bogdan
09-ARCH-820190090-006.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-006.pdf	GBogdan	first floor shows an open space beyond building? clarify	03/14/2019	Grace Bogdan
09-ARCH-820190090-006.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-006.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-006.pdf	GBogdan	is this condition along the entirety of the facade?	03/14/2019	Grace Bogdan
09-ARCH-820190090-002.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-002.pdf	GBogdan	Label space for use and square footages	03/14/2019	Grace Bogdan
09-ARCH-820190090-002.pdf	GBogdan	Information should be on a separate exhibit showing amenities and other requirements in Section 59.6.3.7	03/14/2019	Grace Bogdan
09-ARCH-820190090-002.pdf	GBogdan		03/14/2019	Grace Bogdan

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09-ARCH-820190090-002.pdf	GBogdan	does this match site plan? site plan measures around 9' show dimension lines	03/14/2019	Grace Bogdan
09-ARCH-820190090-002.pdf	GBogdan		03/14/2019	Grace Bogdan
09-ARCH-820190090-002.pdf	GBogdan	this sidewalk measures at 4' on site plan show dimension lines	03/14/2019	Grace Bogdan
07-SITE-820190090-004.pdf	AreaTransportation	show opposite and adjacent curbs to ensure a smooth transition from frontage improvements to existing condition	03/13/2019	Matthew Folden
07-SITE-820190090-004.pdf	AreaTransportation	show opposite and adjacent curb cuts and show full limits of adjacent intersections	03/13/2019	Matthew Folden
07-SITE-820190090-004.pdf	AreaTransportation	Indicate lay-by width	03/13/2019	Matthew Folden
10-FCP-820190090-002.pdf	FCP2_13Mar2019	What size trees does this list include? For the Tree Variance, we need a list of all trees on and immediately adjacent to the property and LOD (off-site) that are greater than or equal to 1" caliper. This list seems to include 6" caliper and greater.	03/13/2019	MaryJo Kishter
10-FCP-820190090-002.pdf	FCP2_13Mar2019	Where is this proposed? Please use our standard detail for mulch access root protection found on our website.	03/13/2019	MaryJo Kishter
10-FCP-820190090-002.pdf	FCP2_13Mar2019		03/13/2019	MaryJo Kishter
10-FCP-820190090-002.pdf	FCP2_13Mar2019	Please include our standard detail for permanent conservation easement signs.	03/13/2019	MaryJo Kishter
08-LL-820190090-003.pdf	ENV_13Mar2019	Please revise to include species native to the region, and preferably not cultivars	03/13/2019	MaryJo Kishter
08-LL-820190090-003.pdf	ENV_13Mar2019	All plant species in the plant schedule must be specified	03/13/2019	MaryJo Kishter
10-VAR-820190090-002.pdf	Variance_01Mar2019	Please move this to the Preliminary Plan application file.	03/13/2019	MaryJo Kishter
10-VAR-820190090-002.pdf	Variance_01Mar2019	This list must include all trees on and immediately adjacent to the site that are 1" caliper and greater.	03/13/2019	MaryJo Kishter
10-VAR-820190090-002.pdf	Variance_01Mar2019	Not sure what this means	03/13/2019	MaryJo Kishter
10-VAR-820190090-002.pdf	Variance_01Mar2019		03/13/2019	MaryJo Kishter

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10-VAR-820190090-002.pdf	Variance_01Mar2019		03/13/2019	MaryJo Kishter
10-VAR-820190090-002.pdf	Variance_01Mar2019	Please include columns noting the percentage of critical root zone impact, if the tree is on or off-site, and whether or not mitigation is required. Trees listed to be removed that are located outside of forest need to be mitigated for.	03/13/2019	MaryJo Kishter
10-VAR-820190090-002.pdf	Variance_01Mar2019	Add another sheet to the PFCP and FFCP that shows only the tree variance information (the trees with their critical root zones, and the LOD).	03/13/2019	MaryJo Kishter
10-VAR-820190090-002.pdf	Variance_01Mar2019	A tree variance is required for impacts to trees in addition to removal of trees. Include a variance request to impact trees (any impact to the critical root zone of any tree by the proposed LOD requires a variance).	03/13/2019	MaryJo Kishter
10-FCP-820190090-001.pdf	FCP1_01Mar2019		03/13/2019	MaryJo Kishter
10-FCP-820190090-001.pdf	FCP1_01Mar2019	Please identify the non-native invasive plants within the forest and provide a program for removal/control.	03/13/2019	MaryJo Kishter
10-FCP-820190090-001.pdf	FCP1_01Mar2019	The approved NRI/FSD notes there is rubble, trash, and debris at the top of the forested slope and within the forested area - please include a notation on the plan calling for the removal of this material, which may need to be done by hand to minimize disturbance to the existing vegetation.	03/13/2019	MaryJo Kishter
10-FCP-820190090-001.pdf	FCP1_01Mar2019	Due to the amount of information already required to be shown on the FCP, please remove the landscape details from this plan. Landscape trees that are receiving forest conservation related credit, such as variance tree removal mitigation, should be shown on the FCP, but otherwise just include them on the Landscape Plans.	03/13/2019	MaryJo Kishter
10-FCP-820190090-001.pdf	FCP1_01Mar2019	Relocate storm drain to minimize forest impact and not cut through the forest. The storm drain easement cannot overlap with the conservation easement so make sure the shading as shown in the legend is accurately reflected on the plans and the calculation of the forest retention and conservation easement areas are accurately reflected.	03/13/2019	MaryJo Kishter

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10-FCP-820190090-001.pdf	FCP1_01Mar2019	See all comments on FCP for Preliminary Plan	03/13/2019	MaryJo Kishter
10-FCP-820190090-001.pdf	FCP1_01Mar2019		03/13/2019	MaryJo Kishter
10-FCP-820190090-001.pdf	FCP1_01Mar2019		03/13/2019	MaryJo Kishter
10-FCP-820190090-001.pdf	FCP1_01Mar2019		03/13/2019	MaryJo Kishter
10-FCP-820190090-001.pdf	FCP1_01Mar2019		03/13/2019	MaryJo Kishter
10-FCP-820190090-001.pdf	FCP1_01Mar2019		03/13/2019	MaryJo Kishter
10-FCP-820190090-001.pdf	FCP1_01Mar2019	Indicate proposed easements are Category I Conservation Easements	03/13/2019	MaryJo Kishter
10-FCP-820190090-001.pdf	FCP1_01Mar2019		03/13/2019	MaryJo Kishter
09-ARCH-820190090-001.pdf	09-Arch	Fire resistance rated wall shall be provided regarding fire separation distance requirements of the Table 602.	03/13/2019	Nahid Rashidifar
09-ARCH-820190090-001.pdf	09-Arch		03/13/2019	Nahid Rashidifar
09-ARCH-820190090-001.pdf	09-Arch		03/13/2019	Nahid Rashidifar
07-SITE-820190090-001.pdf	Rosalind Grigsby	Does the 35' height total include the elevator tower? The City requested previously that the height be reduced by 5'.	03/13/2019	Rosalind Grigsby
07-SITE-820190090-003.pdf	Rosalind Grigsby	Clarify the means for pedestrian access to site from Columbia Road.	03/13/2019	Rosalind Grigsby
07-SITE-820190090-004.pdf	Width of Service Corridor	Indicate width of paved service coordinator. City Council resolution outlined a width of 10'.	03/13/2019	Rosalind Grigsby
09-ARCH-820190090-004.pdf	GBogdan - design		03/13/2019	Grace Bogdan
09-ARCH-820190090-004.pdf	GBogdan - design	public access to the roof?	03/13/2019	Grace Bogdan
07-SITE-820190090-001.pdf	GBogdan		03/13/2019	Grace Bogdan
07-SITE-820190090-001.pdf	GBogdan	revise this total to show what would be required with the minimum ratio and proposed square footage, then add a line referencing the shared parking study with that determined minimum	03/13/2019	Grace Bogdan

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07-SITE-820190090-001.pdf	GBogdan		03/13/2019	Grace Bogdan
07-SITE-820190090-001.pdf	GBogdan		03/13/2019	Grace Bogdan
07-SITE-820190090-001.pdf	GBogdan	footnote shold reference waiver request as stated in SOJ	03/13/2019	Grace Bogdan
13-FDA-820190090-001.pdf	FDA	All exposed exterior walls shall be located no farther than 450 feet from compliant fire department vehicular access via 15 foot wide clear and walkable grade. The lack of access or appropriate width currently shown is not sufficient.	03/11/2019	Marie LaBaw
13-FDA-820190090-001.pdf	FDA	Overlay building footprint with floorplan for level of main access to clarify main side hinge floor locations for all ground floor occupancies. All main side hinge access doors, including access to individual retail spaces, shall meet 50 feet to compliant fire department vehicular access.	03/11/2019	Marie LaBaw
13-FDA-820190090-001.pdf	FDA	Locate FDC	03/11/2019	Marie LaBaw
07-SITE-820190090-001.pdf	GBogdan		03/11/2019	Grace Bogdan
07-SITE-820190090-001.pdf	GBogdan	Provide separate sheet identifying parcels to be used for density averaging with table demonstrating that it meets the requirements of the Zoning Ordinance for maximum density, etc, and what amount of density will be remaining, if any, on parcel to be transferred	03/11/2019	Grace Bogdan
08-LL-820190090-002.pdf	AreaTransportation		03/08/2019	Matthew Folden
08-LL-820190090-002.pdf	AreaTransportation	is this the existing curb/ gutter? immediately adjacent offsite information must be included in the streetscape drawing to ensure consistency and smoot transitioning.	03/08/2019	Matthew Folden
08-LL-820190090-002.pdf	AreaTransportation	remove "see civil site plan for adjacent area" and show adjacent area on both sides of the frontage.	03/08/2019	Matthew Folden
08-LL-820190090-002.pdf	AreaTransportation	Label site driveway and provide material and standard detail information	03/08/2019	Matthew Folden
08-LL-820190090-002.pdf	AreaTransportation		03/08/2019	Matthew Folden

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08-LL-820190090-002.pdf	AreaTransportation	Is this the existing Carroll Avenue double yellow pavement marking? if so, the transition at the proposed east site curb does not appear to be sufficient.	03/08/2019	Matthew Folden
08-LL-820190090-002.pdf	AreaTransportation		03/08/2019	Matthew Folden
08-LL-820190090-002.pdf	AreaTransportation		03/08/2019	Matthew Folden
08-LL-820190090-002.pdf	AreaTransportation	This plan needs additional information, including: - adjacent and opposite context (curb lines, driveways, etc) - labels showing existing and proposed curb there is insufficient information to determine how site frontage improvements may impact the adjacent roadway	03/08/2019	Matthew Folden
09-ARCH-820190090-001.pdf	AreaTransportation		03/08/2019	Matthew Folden
09-ARCH-820190090-001.pdf	AreaTransportation	confirm that the slope labels are "6% and 10%," respectively.	03/08/2019	Matthew Folden
09-ARCH-820190090-001.pdf	AreaTransportation	Dimension typical and minimum space dimensions for each type provided.	03/08/2019	Matthew Folden
09-ARCH-820190090-001.pdf	AreaTransportation	dimension garage and access driveway drive aisles	03/08/2019	Matthew Folden
09-ARCH-820190090-001.pdf	AreaTransportation	define "1C" as shown on this plan. what are "1c" spaces not included in the total?	03/08/2019	Matthew Folden
09-ARCH-820190090-001.pdf	AreaTransportation	provide turning templates based on this drawing that demonstrate maneuvers for a typical passenger vehicle.	03/08/2019	Matthew Folden
09-ARCH-820190090-001.pdf	AreaTransportation	provide a parking table that summarizes all parking spaces by use (general parking, co-op parking, car share, ADA, motorcycle, etc) and an overall total.	03/08/2019	Matthew Folden
07-SITE-820190090-004.pdf	MP - Design	120190150-820190090 - Takoma Junction	03/07/2019	Mahboobur Rahman
07-SITE-820190090-004.pdf	MP - Design	The Required WSSC Plan review fee of \$1583.00 has been paid	03/07/2019	Mahboobur Rahman

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07-SITE-820190090-004.pdf	MP - Design	<p>1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.</p> <p>2. Coordination with other buried utilities:</p> <p>a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.</p> <p>b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.</p> <p>c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.</p> <p>d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.</p> <p>e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to</p>	03/07/2019	Mahboobur Rahman
07-SITE-820190090-004.pdf	MP - Design	This site is currently being served by existing and active water and sewer connections.	03/07/2019	Mahboobur Rahman
07-SITE-820190090-004.pdf	MP - Design	Existing mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.	03/07/2019	Mahboobur Rahman

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07-SITE-820190090-004.pdf	MP - Design	Follow WSSC Demolition/Abandonment procedures to obtain a County Raze Permit. Note: Failure to obtain an SDC fixture credit permit inspection prior to the removal of existing fixtures will result in the issuance of Basic Credit Only. To obtain System Development Charge (SDC) credits for existing plumbing fixtures, an SDC Fixture Count Inspection MUST be completed by a WSSC Regulatory Inspector BEFORE REMOVAL OF FIXTURES OR DEMOLITION of the structure. The inspection requires a permit which can only be obtained through a WSSC Registered Master Plumber. SDC Fixture Credit Procedures are available at the WSSC Permit Services website.	03/07/2019	Mahboobur Rahman
07-SITE-820190090-004.pdf	MP - Design	A proposed site development (Hydraulic Planning Analysis - HPA) project was previously submitted to WSSC (DA6572Z18) and is a pending project. Please see the findings of Hydraulic Planning Analysis once completed.	03/07/2019	Mahboobur Rahman
07-SITE-820190090-004.pdf	MP - Design	Existing WSSC project number DA6572Z18 will require an revision submittal to reflect the changes shown on this current plan.	03/07/2019	Mahboobur Rahman
07-SITE-820190090-004.pdf	MP - Design	A Phase-1 Environmental Site Assessment report will be required for the proposed site.	03/07/2019	Mahboobur Rahman
07-SITE-820190090-004.pdf	MP - Design	An 8-inch water main in Carroll Ave is available to serve the proposed site.	03/07/2019	Mahboobur Rahman
07-SITE-820190090-004.pdf	MP - Design	Existing 8-inch sewer main in carroll Avenue is very old; invert elevations, materials and pipe slopes are not available. A field investigation will be required to determine the connection location prior to the Design Phase. A minimum of 2% slope is required for SHC.	03/07/2019	Mahboobur Rahman
07-SITE-820190090-004.pdf	WSSC Intake	120190150-820190090 - Takoma Junction	03/05/2019	Damilola Ibikunle
07-SITE-820190090-004.pdf	WSSC Intake	The Required WSSC Plan review fee of \$1583.00 has been paid	03/05/2019	Damilola Ibikunle

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07-SITE-820190090-004.pdf	WSSC Intake	<p>1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.</p> <p>2. Coordination with other buried utilities:</p> <p>a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.</p> <p>b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.</p> <p>c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.</p> <p>d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.</p> <p>e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to</p>	03/05/2019	Damilola Ibikunle
08-LL-820190090-004.pdf	GBogdan		03/05/2019	Grace Bogdan
08-LL-820190090-004.pdf	GBogdan		03/05/2019	Grace Bogdan