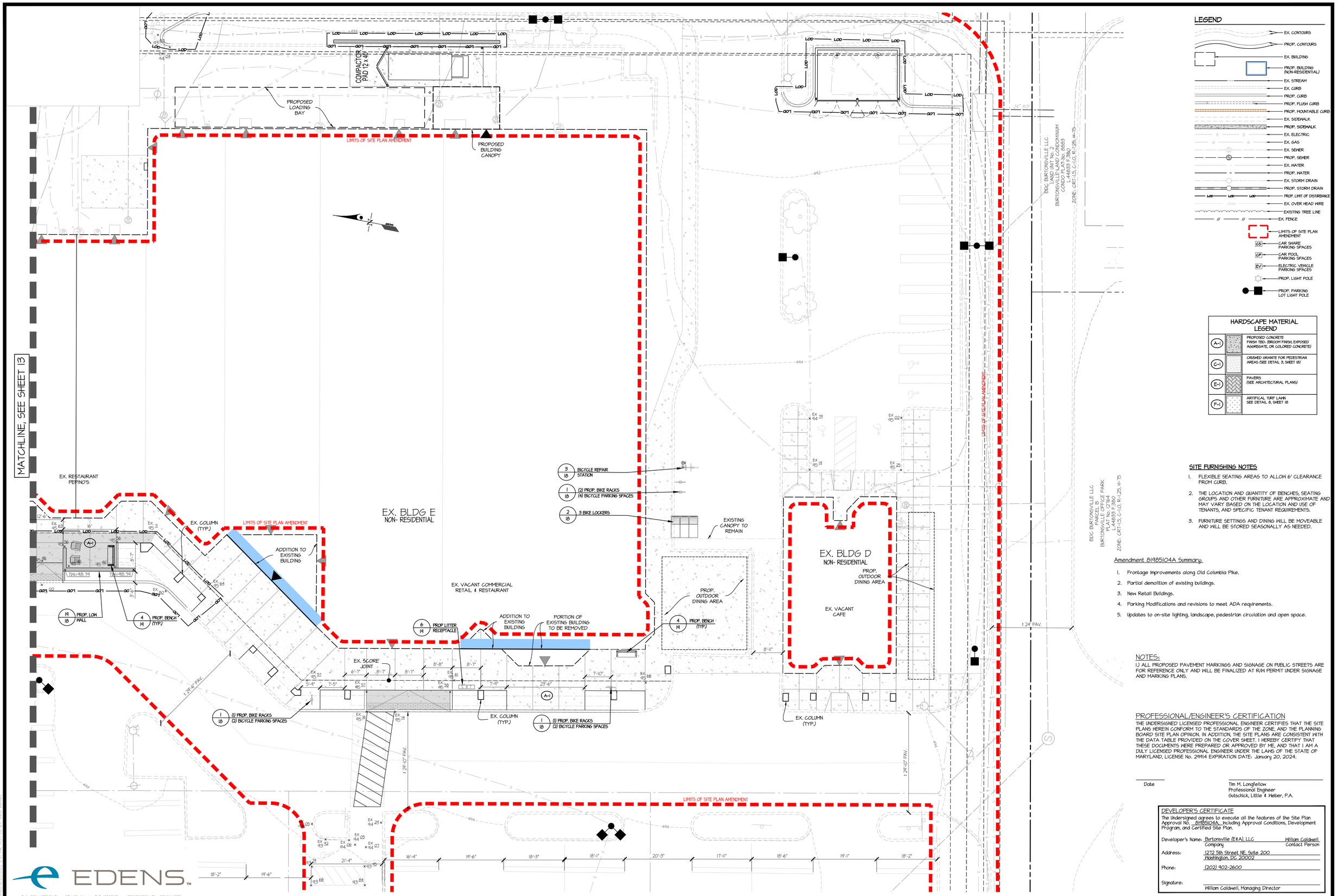

SITE FURNISHING NOTES

1. FLEXIBLE SEATING AREAS TO ALLOW 6' CLEARANCE FROM CURB.
2. THE LOCATION AND QUANTITY OF BENCHES, SEATING GROUPS AND OTHER FURNITURE ARE APPROXIMATE AND MAY VARY BASED ON THE LOCATION AND USE OF TENANTS, AND SPECIFIC TENANT REQUIREMENTS.
3. FURNITURE SETTINGS AND DINING WILL BE MOVEABLE AND WILL BE STORED SEASONALLY AS NEEDED.

Amendment 81985104A Summary:

1. Frontage Improvements along Old Columbia Pike.
2. Partial demolition of existing buildings.
3. New Retail Buildings.
4. Parking Modifications and revisions to meet ADA requirements.
5. Updates to on-site lighting, landscape, pedestrian circulation and open space.

NOTES:

1.) ALL PROPOSED PAVEMENT MARKINGS AND SIGNAGE ON PUBLIC STREETS ARE FOR REFERENCE ONLY AND WILL BE FINALIZED AT R/W PERMIT UNDER SIGNAGE AND MARKING PLANS.

PROFESSIONAL/ENGINEER'S CERTIFICATION

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD SITE PLAN OPINION. IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. 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. 29914 EXPIRATION DATE: January 20, 2024.

Date

Tim M. Longfellow
Professional Engineer
Gutschick, Little & Weber, P.A.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 81985104A including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Burtonsville (E&A), LLC (Company) William Caldwell (Contact Person)
Address: 1272 5th Street NE, Suite 200, Washington, DC 20002
Phone: (202) 902-2600
Signature: William Caldwell, Managing Director

SITE PLAN No. 81985104A

EDENS™
Suite 200 ◊ 1272 5th Street NE ◊ Washington, D.C. ◊20002 Phone: 202.902.9300 ◊ Fax: 202.544.4327

GLW PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:
DRAWN BY: KAB
CHECKED BY: TML

DATE	REVISION	BY	APP'R.

SCALE: 1" = 10'
0' 5' 10' 20' 40'

PREPARED FOR:
Burtonsville (E&A), LLC
1272 5th Street NE
Suite 200
Washington, DC 20002
Attn: Jim McKenney
202-902-2600

SCALE	ZONING
1"=10'	CRT-1.5 (C-1.0 R-1.25, H-75')
DATE	TAX MAP – GRID
JUNE 2022	K5-562

HARDSCAPE PLAN

BURTONSVILLE CROSSING SHOPPING CENTER
PARCEL 'L' - BURTONSVILLE
Plat No. 16306
Deed Book 24792 Page 246

COLESVILLE ELECTION DISTRICT No. 05 MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 16028
SHEET 13 OF 25

L:\CADD\DRAWINGS\16028\PLANS BY GLW\SITE PLAN\16028 SP-12-14-HARDSCAPE-10 SCALE.dwg, 12/14/2022 10:38:11 AM, KBarnes

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