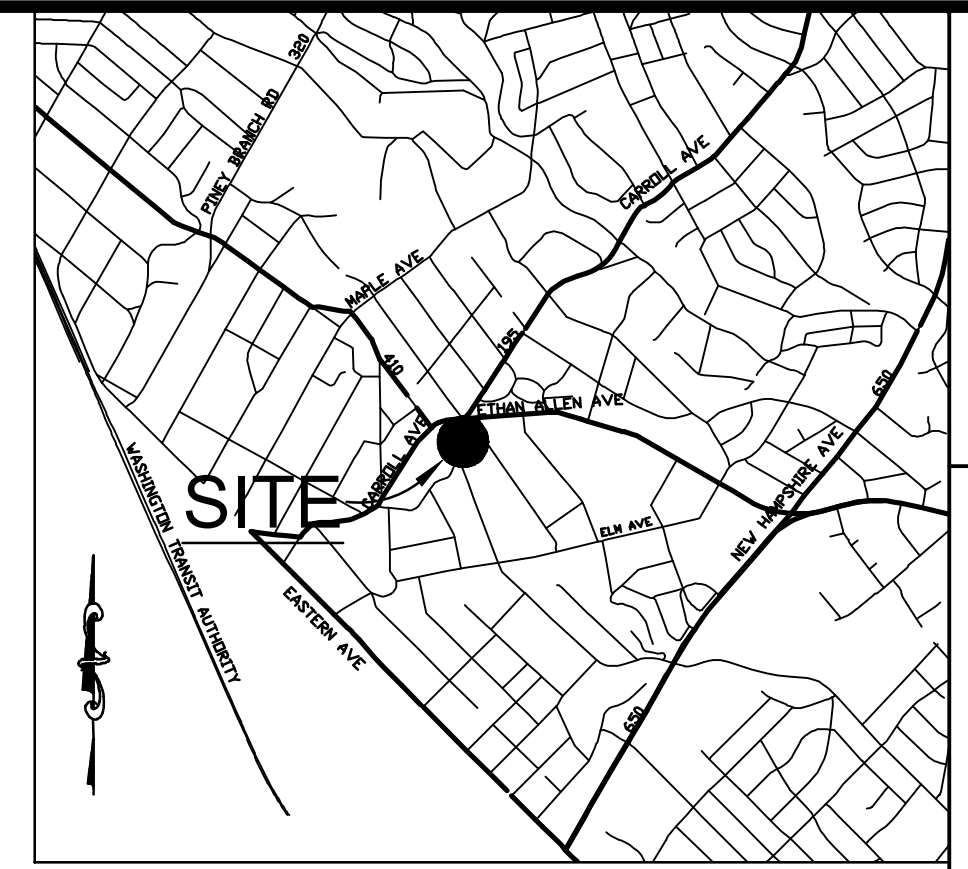


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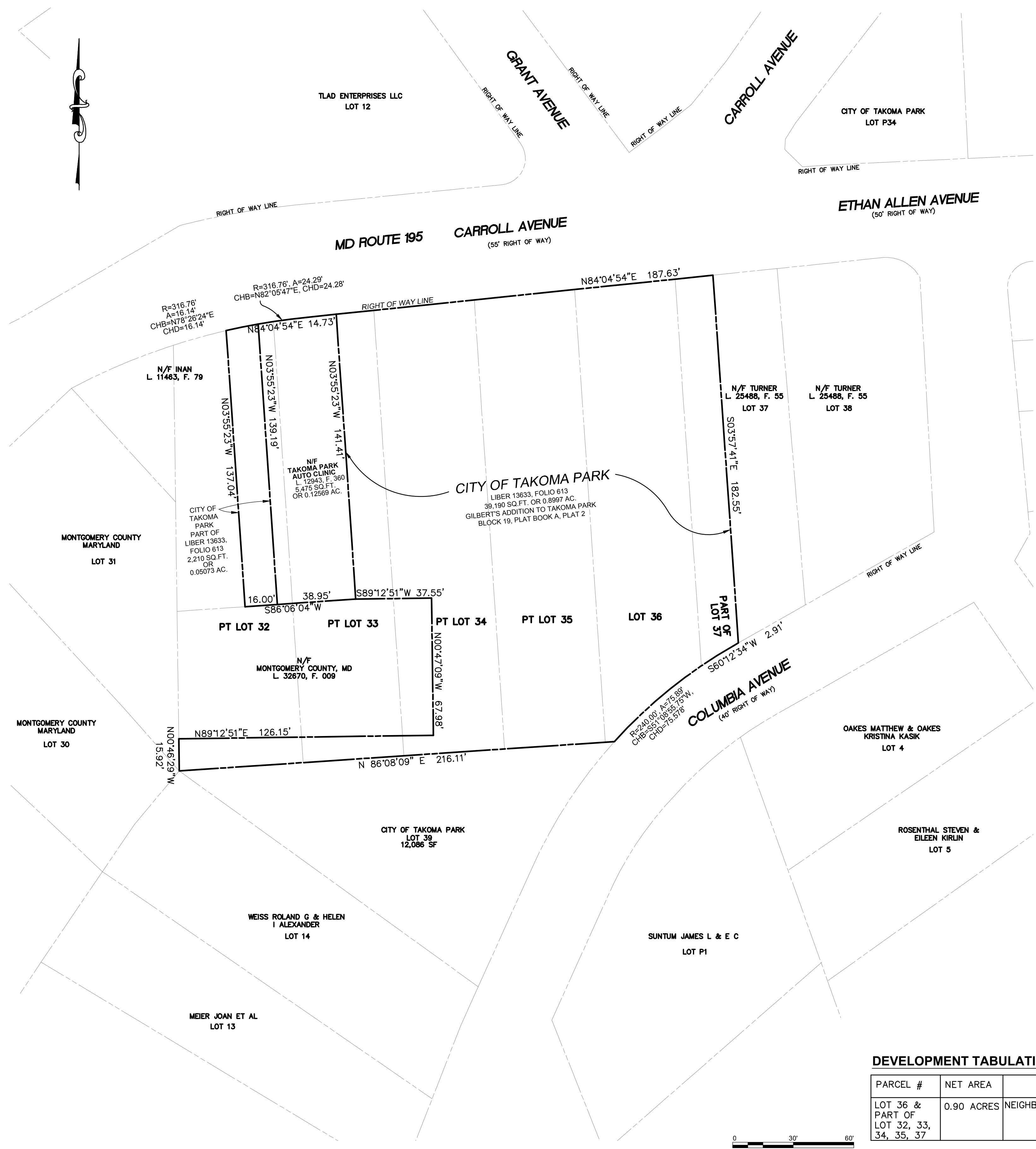
TAKOMA JUNCTION

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



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

DATA TABLE:

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

1. Lot Area	Permitted/Required	Provided Per Plan
Tract (Gross Lot) Area	N/A	54,350 sf
Prior Dedications	N/A	7,475 sf
Net Lot Area	N/A	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	N/A
At Front Lot Line (Min)	N/A	N/A
5. Density 0.75 FAR (Max)*****	40,762.50 sf	52,794 sf
6. Lot Coverage (Max)	N/A	N/A
7. Maximum Building Height		
Per TPSS*	42 ft**	35 ft
8. Building Setbacks		
Front	0 ft	20.15 ft
Side	0 ft	9.39 ft
Rear	30 ft***	0.88 ft
9. Offstreet Parking and Loading****		
Offstreet Loading Space	1 Space	
Total	1 Space	
Retail/Service Establishment (13,377 sf)	Min 3.5/1,000 GLA; Max 6.0/1000 GLA	
Office (26,768 sf)	Min 2.0/1000 GFA; Max 4.0/1000 GFA	
Restaurant (9,821 sf)	Min 4.0/1000 SF Patron Use; Max 12/1000 SF Patron Use	
Total	124 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	8 min (5 Long Term)	8 Total (5 Long Term)

Notes:
 * TPSS - 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 TPSS 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.
 ***** Additional density above the property's FAR to be transferred from adjoining and fronting properties pursuant to the provisions of 59.4.6.2.B.2 Zoning Ordinance.

- SHEET INDEX:**
- C1.01 COVER SHEET
 - C1.02 PLAN APPROVALS
 - C1.03 EXISTING CONDITIONS PLAN
 - C2.01 PRELIMINARY PLAN

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.

DESIGN ENGINEER SIGNATURE: *Bradley Charles Job*
 BRADLEY CHARLES JOB
 PRINTED NAME

JANUARY 30, 2019
 DATE
 38317
 REGISTRATION NUMBER

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

"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.

PRELIMINARY PLAN #120190150
TAKOMA JUNCTION
 13TH ELECTION DISTRICT
 CITY OF TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND
 TAX MAP: JN51
 WSSC GRID: 208NE01 & 209NE01



COVER SHEET

DESIGNED: AMC
 CHECKED: BCJ
 SCALE: AS SHOWN
 FILE NO.: 114-123
 DATE: JANUARY 2019

C1.01