1 - Show data table

Created by: Grace Bogdan
On: Thursday, February 21, 2019 11:27:32 AM

Insert data table that details each liber/folio square footages with previous dedications

-------- 0 Replies --------

2 - Replace *** with footnote numbers

Created by: Grace Bogdan
On: Thursday, February 21, 2019 12:32:13 PM

-------- 0 Replies --------

3 - Remove parking and bicycle information

Created by: Grace Bogdan
On: Wednesday, March 13, 2019 4:40:46 PM

from subdivision development table. add general note parking will be provided on site plan

-------- 0 Replies --------

4 - confirm square footages

Created by: Grace Bogdan
On: Thursday, March 14, 2019 10:34:11 AM

Show in data table and drawing exhibit how these numbers were determined. Subdivision plan
does not show any ROW dedication but this table is stating there will be 7,475. Land records do
not indicate any previous ROW dedication either.

According to the square footages provided the tract and site area would be
(39,190+5,475+2,110) 46,775

-------- 0 Replies --------

5 - Trans01

Created by: Matthew Folden
On: Friday, March 8, 2019 9:06:07 AM
Update general note #7 to reflect City resolution #.

--------- 0 Replies ---------

6 - Trans02

Created by: Matthew Folden
On: Friday, March 8, 2019 9:07:03 AM

revise general note 8 to state the number of parking spaces and square footage of repair shop.

--------- 0 Replies ---------

7 - Trans03

Created by: Matthew Folden
On: Friday, March 8, 2019 9:09:15 AM

revise general note 9 to state the square footage of the development proposal and maximum number of parking spaces (final number of parking spaces to be determined at the time of Site Plan)

--------- 0 Replies ---------

8 - Trans04

Created by: Matthew Folden
On: Friday, March 8, 2019 9:11:21 AM

General note 2 is inconsistent with the note at the bottom of the cover sheet. Note 2 refers to a net property area of 1.076 acres; the note at the bottom of this page states 0.90.

Revise to the correct number and use current zoning terms (tract) and (site)

--------- 0 Replies ---------

9 - Trans05

Created by: Matthew Folden
On: Friday, March 8, 2019 9:11:47 AM

Show the right-of-way centerline and cite source data.

--------- 0 Replies ---------
Insufficient information provided to determine adequate right-of-way. Dimension the distance between:
- the right-of-way centerline and existing property line,
- the right-of-way centerline and proposed property line,
- the dedication width and area (if applicable)

"Gross Lot" is not a zoning ordinance term and should be deleted. Use of the term "Tract" is sufficient.

"Net Lot" is not a zoning ordinance term and should be deleted. Use of the term "Site" is sufficient.

For Site Plan: How is the 1 offsite loading space being accommodated? Update Table.
Remove parking tabulation from preliminary plan (this is a site plan detail)

------- 0 Replies -------

15 - Trans11

Created by: Matthew Folden
On: Friday, March 8, 2019 9:21:05 AM

The development tabulation (0.90 acres) does not seem to comply with either the general notes or development table on this sheet. please clarify.

------- 0 Replies -------

16 - Trans11

Created by: Matthew Folden
On: Friday, March 8, 2019 9:22:52 AM

Show and dimension columbia avenue right-of-way as requested by my comment on Columbia.

------- 0 Replies ------
1 - Trans01

Created by: Matthew Folden
On: Friday, March 8, 2019 9:25:51 AM

check symbology

------- 0 Replies -------

2 - Trans02

Created by: Matthew Folden
On: Friday, March 8, 2019 9:26:25 AM

remove note 4, "Additional spot elev..."

------- 0 Replies -------

3 - Trans03

Created by: Matthew Folden
On: Friday, March 8, 2019 9:29:26 AM

cite right-of-way source information (i.e. plat #...)

------- 0 Replies -------

4 - Trans04

Created by: Matthew Folden
On: Friday, March 8, 2019 9:32:18 AM

Where will the Capital Bikeshare station be relocated to? Coordinate with MCDOT/ City of Takoma Park to determine an acceptable replacement location as part of this project.

------- 0 Replies -------

5 - Trans05

Created by: Matthew Folden
On: Friday, March 8, 2019 9:38:45 AM

Revise to clearly show the existing bus stops and coordinate other plan drawings to show how the bus stops will be accommodated along the project frontage in the future. Coordinate with MCDOT Transit Services for more information and guidance.
6 - add abutting zone

Created by: Grace Bogdan
On: Thursday, March 14, 2019 11:23:40 AM

---------- 0 Replies ----------
1 - Changemarks note #01

   Created by: Deepak Somarajan  
   On: Wednesday, March 13, 2019 12:41:29 PM

   We do not support the location of 135-feet truck loading layby area and should be removed prior
   to the certified preliminary plan for the following reasons:

   a) The truck loading area appears to extend beyond the eastbound stop bar for the signal at
      Carroll / Ethan Allen and overlaps with the west leg crosswalk. The bump-out must be extended
      to encompass this crosswalk.

   b) There is an existing bikeshare station closer to the roadway intersection and the proposed
      truck loading area is eliminating it. We do not support this and the existing bikeshare should
      remain in place. If it is relocated along the site frontage, please coordinate with Mr. John Thomas
      of our Division of Transportation Engineering. Mr. Thomas may be contacted at
      john.thomas@montgomerycountymd.gov or at 240 777-7240.

   c) There is an existing bus stop which should also remain in place. We recommend that the
      applicant install a bus shelter. At or before the certified preliminary plan, please coordinate with
      Mr. Wayne Miller of our Division of Transit Services to coordinate any improvements to the
      RideOn bus stop located on your site’s frontage. Mr. Miller may be contacted at
      Wayne.Miller2@montgomerycountymd.gov or at 240 777-5836.

       -------- 0 Replies --------

2 - Changemarks note #02

   Created by: Deepak Somarajan  
   On: Friday, March 8, 2019 8:32:10 AM

   It appears that the existing driveway is being eliminated, but it looks as if the apron is being
   retained despite reconstructing the area to provide a bulb-out? Ensure that the apron is removed
   on the certified preliminary plan.

       -------- 0 Replies --------

3 - Changemarks note #03

   Created by: Deepak Somarajan  
   On: Friday, March 8, 2019 8:30:03 AM

   We recommend that a minimum-feet width be maintained between the access point and property
   line to ensure a minimum 6 ft refuge area should the neighboring property redevelop, and to
   prevent encroachment on the rights of adjacent properties.

   We suggest MDSHA or City of Takoma Park to consider keeping the driveway at-grade with the
   sidewalk & that it uses 15 ft curve radii. While it isn’t a Bicycle and Pedestrian Priority Area
   (BiPPA), we suggest City of Takoma Park consider treating this crossroads area like it is.
4 - Changemarks note #04

Created by: Deepak Somarajan
On: Friday, March 8, 2019 8:29:27 AM

Conventional bike lanes are master planned along the site frontage. The project should demonstrate that conventional bike lanes are not precluded by this work. Note that this project represents 66% of the total frontage along this block. The applicant may have to dedicate additional right-of-way to incorporate the Bike Lanes. We defer to City of Takoma Park and MDSHA for final decision.

--------- 0 Replies ---------

5 - Changemarks note #05

Created by: Deepak Somarajan
On: Wednesday, March 13, 2019 12:40:53 PM

On the certified preliminary plan:

a) Show the necessary dedication from the centerline of Carroll Avenue (MD-195) in accordance with the Master Plan. If additional right-of-way is required to accommodate the bike lanes it should be shown on the plan.

b) Show existing and proposed pavement width and right-of-way width on the plan.

c) Show all existing driveways adjacent and opposite the site.

d) It appears that the existing driveway is being eliminated, but it looks as if the apron is being retained despite reconstructing the area to provide a bulb-out? Ensure that the apron is removed on the plan.

--------- 0 Replies ---------

6 - Changemarks note #06

Created by: Deepak Somarajan
On: Friday, March 8, 2019 8:32:25 AM

Please refer to uploaded document for additional comments.

--------- 0 Replies ---------

7 - Trans01
Provide an additional sheet in this submittal with information about circulation on the adjacent public roadways. Include the following information:
- all pavement marking, including lane allocation, stop bars, crosswalks, etc. and the location of traffic control devices (stop signs/s signals, as appropriate)
- remove all utility information for clarity.

--------- 0 Replies ---------

8 - Trans02

show the limits of the Sycamore intersection on all plan sheets.

--------- 0 Replies ---------

9 - Trans03

show all opposite and adjacent curb cuts on all plan sheets.

--------- 0 Replies ---------

10 - Trans06

Provide turning templates demonstrating how the proposed site access point will accommodate passenger vehicles (inbound/outbound in both directions)

--------- 0 Replies ---------

11 - Trans05

Provide turning templates demonstrating how the layby will accommodate delivery vehicles (inbound and outbound maneuvers)
12 - Clean drawing

Created by: Grace Bogdan
On: Thursday, March 14, 2019 12:44:45 PM

Clean up drawing to show only building footprint with the proposed uses in one label with proposed lot info

-------- 0 Replies --------
TAKOMA JUNCTION
PRELIMINARY PLAN #120190150

DEVELOPER'S CERTIFICATE
We, the undersigned, do hereby certify that the plans attached hereto are true copies of the preliminary plans of the referenced preliminary plan and are the result of our own personal study, observation, and work, and represent our personal conclusions with respect to the matters therein stated. We hereby assume full responsibility for the contents of the said plans.

Name: Neighborhood Development Group
Printed Name: DMcKINNEY@neighborhooddevelopment.com
Address: 3232 Georgia Avenue, Suite 100, Washington, DC 20010
Phone: 202-567-3205

This Plan is for Tree Protection/Forest Conservation Purposes Only

The undersigned agrees to execute all the features of the approved preliminary plan, including financial bonding, forest planting, maintenance, and all other applicable agreements.

DECLARATION OF SEVERABILITY
If any clause, paragraph, or sub-paragraph of this plan is held to be invalid or unenforceable, it shall not affect the validity of the remaining provisions.

SIGNATURE: ________________________________

DATE: JANUARY 2019

PROPERTY INFORMATION

DEVELOPER'S NAME: ________________________________
CONTACT PERSON OR OWNER: ________________________________
ADDRESS: ______________________________________________________________________
PHONE AND EMAIL: ________________________________

SIGNATURE: ________________________________
1 - Revise worksheet using acres not SF

   Created by: MaryJo Kishter
   On: Friday, March 1, 2019 4:21:51 PM

   ------- 0 Replies -------

2 - Off-site LOD

   Created by: MaryJo Kishter
   On: Friday, March 1, 2019 4:29:13 PM

   Off-site LOD must be added to net tract area, ex. forest and cleared forest calculations in the FC worksheet

   ------- 0 Replies -------

3 - Revise alignment to reduce forest impact

   Created by: MaryJo Kishter
   On: Friday, March 1, 2019 4:29:25 PM

   Consider an alternative alignment that doesn't run through the middle of the forest.

   ------- 0 Replies -------

4 - LOD for sewer connection?

   Created by: MaryJo Kishter
   On: Friday, March 1, 2019 4:32:53 PM

   Show LOD and include area in net tract area

   ------- 0 Replies -------

5 - Offsite LOD included in net tract area

   Created by: MaryJo Kishter
   On: Friday, March 1, 2019 4:33:17 PM

   ------- 0 Replies -------
6 - Off site LOD

Created by: MaryJo Kishter
On: Friday, March 1, 2019 4:33:58 PM

Include off-site LOD in net tract area, include any ex. forest, cleared forest, etc. within the LOD in the calculations. Include a footnote that explains the inclusion of off-site areas.

-------- 0 Replies --------

7 - Additional offsite LOD to include?

Created by: MaryJo Kishter
On: Friday, March 1, 2019 4:37:52 PM

-------- 0 Replies --------

8 - Forest Clearing

Created by: MaryJo Kishter
On: Friday, March 1, 2019 4:40:37 PM

Revise plan so that this symbol is visible for all of the area of proposed forest clearing, including where the building footprint is located.

-------- 0 Replies --------

9 - Historic site - tree survey

Created by: MaryJo Kishter
On: Friday, March 1, 2019 4:42:40 PM

Since this is an historic site, a tree variance is required for impacts/removal of any tree 1" caliper and larger. The tree survey must be expanded to include these trees.

-------- 0 Replies --------

10 - Revise to "Preliminary Forest Conservation Plan"

Created by: MaryJo Kishter
On: Friday, March 1, 2019 4:51:25 PM

-------- 0 Replies --------
11 - "Takoma"

Created by: MaryJo Kishter
On: Tuesday, March 5, 2019 11:55:33 AM

--------- 0 Replies ---------

12 - Off-site?

Created by: MaryJo Kishter
On: Tuesday, March 5, 2019 2:59:20 PM

This was included in the approved NRI/FSD as on-site. Is this a separate property no longer included in the application?

--------- 0 Replies ---------
1. **NOTES:**

- **EXACT FLAGGED UTILITY ROOT AT EDGE CRITICAL LOCATION SHOULD BE PRUNED BEFORE MULCHING ANY AREAS SHOWN IN RED BETWEEN THE TRUNK PROTECTION FENCING.**

- **NOTICE TO INSTALLER:**
  - **ROOT ENTRY POINTS SHOULD BE PROTECTED BY MULCHING TO MINIMIZE DISTURBANCE AND DAMAGE FROM PLOWING OR OTHER ACCEPTABLE EQUIPMENT.**
  - **ROOT PRUNING SHOULD BE PERFORMED AT THE UTILITIES ENTRY POINTS TO PREVENT DAMAGE.**
  - **ROOT PRUNING SHOULD BE EXECUTED IN THE APPLICABLE AREAS AS SHOWN IN RED BETWEEN THE TRUNK PROTECTION FENCING.**

2. **SIGNAGE:**

- **ATTACH SIGNS WITH HEAVY-DUTY ZIPTIES TO POSTS.**
  - **SIGNAGE POSTS MUST BE MINIMUM 1.5' X 4' WELDED MESH FENCE.**
  - **SIGNAGE POSTS MUST BE CAPS WITH WELDED MESH ON TOP OF THE POST.**
  - **SIGNAGE POSTS MUST BE SECURED TO THE GROUND.**

3. **REFERENCE: 1989 MARYLAND CODE, TITLE 35, PART 4-V.**

4. **DEVELOPER:**

- **EXECUTE**
  - **CONSTRUCTION WITH SIGNS.**
  - **PROTECTIVE MULCHING IS REQUIRED.**
  - **AVOID DISTURBANCE OF THE EARTH.**

5. **CONSERVATION PLAN #: 120190150**

- **CONTACT PERSON:**
  - **MCMANUS**
  - **CEO**

- **ADDRESS:**
  - **1550 HARRISON AVE., ALEXANDRIA, VA 22314**

6. **MCMANUS, LLC**

- **DATE:**
  - **03/31/20**

**FOREST CONSERVATION NOTES & DETAILS:**

- **PLANTING, MAINTENANCE, PROTECTION:**
  - **TRENCHING:**
    - **CUT SHALL BE MINIMUM 8" OPENING FOR EASY TRENCHING.**
    - **TRENCHING SHOULD BE PERFORMED AT THE UTILITIES ENTRY POINTS TO PREVENT DAMAGE.**
    - **PLANTING:**
      - **MULCHING:**
        - **WITH WELDED MESH ON TOP OF THE POST.**
        - **SECURED TO THE GROUND.**

- **MULCHING:**
  - **1/3 GROUND SHOULD BE MULCHED BETWEEN THE TRUNK PROTECTION FENCING.**
  - **AVOID DISTURBANCE OF THE EARTH.**

- **ARTIFICIAL ROOTS:**
  - **SHOULD BE PROTECTED BY MULCHING TO MINIMIZE DISTURBANCE AND DAMAGE FROM PLOWING OR OTHER ACCEPTABLE EQUIPMENT.**

- **ROOT PRUNING:**
  - **SHOULD BE PERFORMED AT THE UTILITIES ENTRY POINTS TO PREVENT DAMAGE.**
  - **EXECUTED IN THE APPLICABLE AREAS AS SHOWN IN RED BETWEEN THE TRUNK PROTECTION FENCING.**

- **ROOT PRUNING SHOULD BE PERFORMED AT THE UTILITIES ENTRY POINTS TO PREVENT DAMAGE.**
  - **EXECUTED IN THE APPLICABLE AREAS AS SHOWN IN RED BETWEEN THE TRUNK PROTECTION FENCING.**

- **SIGNAGE POSTS MUST BE MINIMUM 1.5' X 4' WELDED MESH FENCE.**
  - **SIGNAGE POSTS MUST BE CAPS WITH WELDED MESH ON TOP OF THE POST.**
  - **SIGNAGE POSTS MUST BE SECURED TO THE GROUND.**

- **DEVELOPER:**
  - **EXECUTE CONSTRUCTION WITH SIGNS.**
  - **PROTECTIVE MULCHING IS REQUIRED.**
  - **AVOID DISTURBANCE OF THE EARTH.**

- **CONSERVATION PLAN #: 120190150**

- **CONTACT PERSON:**
  - **MCMANUS**
  - **CEO**

- **ADDRESS:**
  - **1550 HARRISON AVE., ALEXANDRIA, VA 22314**

**MCMANUS, LLC**

- **DATE:**
  - **03/31/20**
1 - Add "Preliminary" FCP to this title

Created by: MaryJo Kishter
On: Friday, March 1, 2019 4:52:48 PM

-------- 0 Replies --------

2 - Tree List

Created by: MaryJo Kishter
On: Wednesday, March 13, 2019 1:38:31 PM

Does this list include all trees 1" caliper and greater as needed for the tree variance because this is an historic property?

-------- 0 Replies --------
1 - FDA

Status as of Monday, March 11, 2019 7:34:47 AM
Type: Action
State: For Discussion

Created by: Marie LaBaw
On: Monday, March 11, 2019 7:34:47 AM
Type: Action
State: For Discussion

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.
3) Locate FDC

-------- 0 Replies --------
N/F

TURNER
L.
25488, F.
55

MONTGOMERY
COUNTY, MD
L.
32670, F.
009

INAN
L.
11463, F.
79

R=316.76', A=16.14'
CHB=N78°26'24"E, CHD=16.14'
R=316.76', A=24.29'
CHB=N82°05'47"E, CHD=24.28'

LOT
14
LOT
31

MONTGOMERY
COUNTY
MARYLAND

LOT
13

WEISS
ROLAND
G & HELEN I
ALEXANDER
MEIER
JOAN ET AL

LOT
P1
SUNTUM
JAMES L & E
OAKES
MATTHEW & OAKES
KRISTINA
KASIK

LOT
12
TLAD ENTERPRISES LLC

CITY OF TAKOMA PARK

LOT
39
LOT
38

N/F

TURNER
L.
25488, F.
55

LOT
37

LOT
4

(55' RIGHT OF WAY)

12,086 SF

UPS
RAM
P
PDOW
N TO GARAGE

TAKOMA JUNCTION
AM C BCJ AS SHOWN
114-123 JANUARY 2019

UTILITY PLAN
(COLOR)

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY M.E., AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 38317 EXPIRATION DATE: 01/07/2020

SCALE: 1"=20'
"MISS UTILITY" NOTE

C5.02
1 - Changemarks note #01

Created by: Nahid Rashidifar

The exterior walls of the proposed building seem too close to the property line and adjacent building, therefore fire resistance rated wall shall be considered in respect to IBC Table 602 fire separation distance requirements. IBC 2015, Table 705.8 will be good reference to determining maximum openings area of exterior wall based on fire separation distance and degree of opening protection. Typical

--------- 0 Replies ---------