STANDAL	FOR ENTIRE PLAN SET (NOT TO SCALE)	LEGEND	$ $ \underline{S}'	FANDARD A	ABB	REVIATIONS
SWISTING MOTE		PROPOSED NOTE		FOR EN	ITIRE PL	AN SET
EXISTING NOTE	ONSITE PROPERTY	PROPOSED NOTE	AC	ACRES	POG	POINT OF GRADE
	LINE / R.O.W. LINE NEIGHBORING			AMERICANS WITH		
	PROPERTY LINE / INTERIOR PARCEL LINE		ADA	DISABILITY ACT	PROP	PROPOSED
	_ EASEMENT LINE		ARCH	ARCHITECTURAL	PT	POINT OF TANGENCY
	_ SETBACK LINE		вс	BOTTOM OF CURB	PTCR	POINT OF TANGENCY, CUR RETURN
			BF	BASEMENT FLOOR	PVC	POLYVINYL CHLORIDE PIPE
		CURB AND GUTTER	ВК	BLOCK	PVI	POINT OF VERTICAL
	= achieneste elibb s	SPILL CURB TRANSITION CURB		DAGELINE		POINT OF VERTICAL
	CONCRETE CURB & GUTTER	DEPRESSED CURB AND GUTTER	BL. BLDG	BUILDING	PVT R	TANGENCY
			BM	BUILDING	RCP	REINFORCED CONCRETE F
-	UTILITY POLE WITH LIGHT			BUILDING	RET	
	POLE LIGHT		CF	RESTRICTION LINE CUBIC FEET	WALL R/W	RETAINING WALL RIGHT OF WAY
n€	TRAFFIC LIGHT	•	CL	CENTERLINE	S	SLOPE
0	UTILITY	0	СМР	CORRUGATED METAL PIPE	SAN	SANITARY SEWER
	POLE		CONN	CONNECTION	SF	SQUARE FEET
a	LIGHT	· 	CONC	CONCRETE	STA	STATION
Φ	ACORN LIGHT	*	CPP	CORRUGATED	STM	STORM
	TYPICAL SIGN	-v		PLASTIC PIPE		
X	PARKING COUNTS	$\stackrel{\frown}{\mathbb{X}}$	CY	CUBIC YARDS	S/W	SIDEWALK
			DEC	DECORATIVE	TBR	TO BE REMOVED TO BE RELOCATED
— <i>—170</i> — — -	- CONTOUR	190	DIP	DUCTILE IRON PIPE	тс	TOP OF CURB
169	LINE	187	DOM	DOMESTIC	TELE	TELEPHONE
516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 BC 515.55				
			ELEC	ELECTRIC	TPF	TREE PROTECTION FENCE
SAN #	SANITARY LABEL	SAN #	ELEV	ELEVATION	TW	TOP OF WALL
X #	STORM	X #	EP	EDGE OF PAVEMENT	TYP	TYPICAL
	LABEL SANITARY SEWER	# si	ES	EDGE OF SHOULDER	UG	UNDERGROUND
	LATERAL		EW	END WALL	UP	UTILITY POLE
W	UNDERGROUND WATER LINE	W	EX	EXISTING	w	WIDE
E	UNDERGROUND ELECTRIC LINE	———Е	FES	FLARED END SECTION	W/L	WATER LINE
G	UNDERGROUND GAS LINE	G	FF	FINISHED FLOOR	W/M	WATER METER
OH	OVERHEAD WIRE	—— ОН ———	FH	FIRE HYDRANT	±	PLUS OR MINUS
	UNDERGROUND TELEPHONE LINE	т	FG G	FINISHED GRADE GRADE	Ø	DEGREE
	TELEFTIONE LINE		GF	GARAGE FLOOR (AT DOOR)	#	NUMBER
	STORM		GH	GRADE HIGHER SIDE OF WALL		
	SEWER		GL	GRADE LOWER SIDE		
S	SANITARY SEWER MAIN	S	1	OF WALL	-	
7	HYDRANT	A	GRT	GRATE GATE VALVE		
(\$)	SANITARY MANHOLE		GV	HIGH DENSITY		
(D)	STORM MANHOLE	(POLYETHYLENE PIPE	-	I hereby certify that this Takoma park Code & th
⊗ ^{WM}	WATER	0	HP	HIGH POINT		Maryland Department o
WV	METER		HOR	HORIZONTAL		<u>HATTHEW K</u>
	VALVE		HW	HEADWALL		
	GAS VALVE		INT	INTERSECTION	-	39999 Maryland registration nu
	GAS METER		LF	LINEAR FOOT		P.E., R.L.S or R.L.A (cir
	TYPICAL END SECTION		LOC	LIMITS OF CLEARING		
) or	HEADWALL OR	> □	LOD	LIMITS OF DISTURBANCE		
(11)	YARD	(m)	LOS	LINE OF SIGHT		I hereby certify that the
	INLET		LP	LOW POINT		constructed in accordar on the "AS BUILT" draw
0	INLET	<u>©</u>	L/S	LANDSCAPE	1	
0	CLEAN OUT	0	MAX	MAXIMUM		Name
E	ELECTRIC MANHOLE	E	MIN	MINIMUM		
(7)	TELEPHONE MANHOLE	①	мн	MANHOLE		Maryland registration no
[B]	ELECTRIC	EB	OC	MECHANICAL JOINT ON CENTER		MDE No.
	BOX ELECTRIC	EP EP	PA	POINT OF ANALYSIS		"Certify" means to state
EP	PEDESTAL	[Cr]	PC	POINT CURVATURE		site inspections and ma
				POINT OF COMPOUND		
\bigcirc	MONITORING WELL		PCCR	CURVATURE, CURB RETURN		
	TEST PIT	-		POINT OF		
			PI	INTERSECTION		
	BENCHMARK					
	BENCHMARK		4			

Maryland registration number

P.E., R.L.S or R.L.A (circle)

on the "AS BUILT" drawings

DESIGN CERTIFICATION;

AS BUILT CERTIFICATION

constructed in accordance with the plans approved by the City of Takoma Park except as noted in red

Facility Identification (number and/or type)

I hereby certify that the stormwater management facility shown on the plans has (have) been

"Certify" means to state or declare a professional opinion based on sufficient and appropriate

site inspections and material test conducted during construction.

I hereby certify that this plan has been designed in accordance with the Title 16 of City of

Maryland Department of the Environment Stormwater Management Regulations.

Takoma park Code & the current Maryland Stormwater Design Manual, Volumes I & II and the

POINT OF TANGENCY, CURB

REINFORCED CONCRETE PIPI

STORMWATER MANAGEMENT PLAN

FOR

MUY TACO BELL

LOCATION OF SITE 1300 HOLTON AVE. TAKOMA PARK, MD 20912 MONTGOMERY COUNTY, MARYLAND



LOCATION MAP DELORME STREET ATLAS 2004 PLUS USA

APPLICATION NO : SWP 16-05-01

Approval inconsistent with any provision of Takome Park Municipal Code Title 16 most current Ordinance which is not specifically noted and identified as an authorized deviation from the Ordinance does not relieve the applicant of

SHEET INDEX SHEET NUMBER SHEET TITLE COVER SHEET SWM-1 SWM-2 SWM-3 MICRO - BIORETENTION DETAILS



16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715**

Phone: (301) 809-4500 (301) 809-4501 BFox@BohlerEng.com CONTACT: BRADFORD FOX, P.E. REFERENCES

ALTA/ACSM LAND TITLE SURVEY BOHLER ENGINEERING

"18115 GEORGIA AVENUE **ELECTION DISTRICT NO.8** MONTGOMERY COUNTY, MARYLAND' DATE: 12/10/14 REVISED: 01/08/15 PROJECT NO.: SB14200601

GEOTECHNICAL REPORT GEOTECHNICAL REPORT TITLED: "SUBSURFACE EXPLORATION, LABORATORY TESTING, AND GEOTECHNICAL ENGINEERING ANALYSES" PREPARED BY: ESC DATED: 10 / 02 / 14 REVISED: 5/01 / 15 PROJECT NO.: 02:7394-E

OWNER

JBG/TAKOMA RETAIL CENTER, L.L.C. 4445 WILLARD AVE., SUITE 400 CHEVY CHASE, MD 20815 PHONE: 301-657-0700 CONTACT: CARTER DAVIS

DEVELOPER/APPLICAN

100 East Lancaster Avenue, Suite 200 DOWNINGTON, PA 19335 PHONE: 610-518-2930 CONTACT: WILL LEWIS

CIVIL ENGINEER **BOHLER ENGINEERING** 16701 MELFORD BOULEVARD, SUITE 310 BOWIE, MD 20715 PHONE: (301) 809 - 4500 CONTACT: MATTHEW K. JONES, P.E.

GEOTECHNICAL **ENGINEER ECS MID-ATLANTIC, LLC** 1340 CHARWOOD ROAD, SUITE A HANOVER, MD 21076 PHONE: (410) 859-4300 CONTACT: ZACHARY ADCOCK

ARCHITECT **GLMV ARCHITECTURE** 1525 E. DOUGLAS WITCHITA, KS 67211 PHONE: (316)265-9367

CONTACT: CARMEN ONKER

1. NO FLOODPLAINS EXIST ON THE PROPERTY PER FEMA MAP #24031C0480D. 2. NO WETLANDS EXIST ON-SITE.

3. NO STORMDRAIN WAS ENCOUNTERED IN SITE VICINITY DURING THE PREPARATION OF THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOHLER ENGINEERING DATED JANUARY 09, 2015. THIS CONDITION WAS CONFIRMED BY THE CITY ENGINEER IN THE STORMWATER CONCEPT APPLICATION LETTER DATED MARCH

City of Takoma Park

DEPARTMENT OF PUBLIC WORKS Telephone: 301-891-7633 5/12/2015May 12, 2015FAX: 301-

585-2405



May 12, 2015

Mr. Bradford Fox, P.E.

Bowie, MD 20715 Re: SWC 15-03-01 Takoma 7681 New Hampshire Avenue, Takoma Park MD (Taco Bell)

Dear Mr. Fox:

Bohler Engineering 16701 Melford Blvd.

This is to inform you that the above reference application has been reviewed. The referenced Concept Approval application and response package submitted on 5/12/2015 were found acceptable. A tree protection plan approved by the City Arborist, if required for this project should be obtained as a condition of this approval.

Please refer to Takoma Code title 16 for complete description of Stormwater Management Plan Permit requirements. A summary expert of SWM Permit requirement documents is listed below

- 1. SWM Permit application,
- 2. Three (3) Copies of the final SWM plans 3. Sediment and Erosion Control set of plans approved by MC DPS.

10. Takoma Park Code Section 16.04.30 provides that "

- 4. Construction cost estimate of SWM facilities for the propose of setting the Bond
- 5. A Permit fee Equal to 10 % of the total cost of SWM facilities 6. A performance Bond equal to the approved construction cost of the SWM facilities
- 7. Declaration of Covenants inspection/Maintenance of Stormwater Management System 8. Maintenance schedule developed for the life of SWM facilities installed on the Plans

"The City Manager, in his or her sole discretion, may accept the certification of a registered professional engineer licensed in Maryland in lieu of any inspection during construction required by this chapter".

9. Schedule for staged inspection and reports (Takoma Code 16.04.210, 16.04.260).

Under this option, the owner shall in a letter name the professional engineer registered in Maryland who would be providing inspection and certification for all the stages of construction described in the referenced section of Takoma Code including preparation and presentation of the final As- Built plans and certifications.

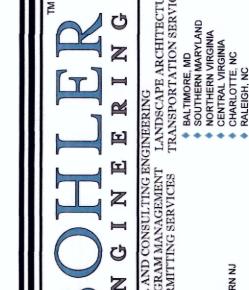
SW€ 15-03-01 for 7681 New Hampshire Avenue, Takoma Park MD (Taco Bell)

Upon Completion of the project and prior to Bond release, an as-built plan of the SWM facilities along with certification by a professional engineer shall be submitted to this department. I appreciate the opportunity to be of service; should you require additional assistance please call the undersigned at 301-8917620.

Ali Khalilian, P.E.

City Engineer City of Takoma Park cc: Daryl Braithwaite Todd Bolton

> PROFESSIONAL CERTIFICATION UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 39999, EXPIRATION DATE: 3/15/2017



REVISIONS					
REV	DATE	COMMENT	BY		



NOT APPROVED FOR CONSTRUCTION

ECT No.:	MB14200601
VN BY:	JDC
CKED BY:	BLF
1	05/05/16
E:	AS SHOWN

TAKOMA PARK

TACO BELL

MUY TACO BELL

LOCATION OF SITE 1300 HOLTON LANE TAKOMA PARK. MD 20912 MONTGOMERY COUNTY LOTS 55 & 56

GUDE AND ABRAHAM'S

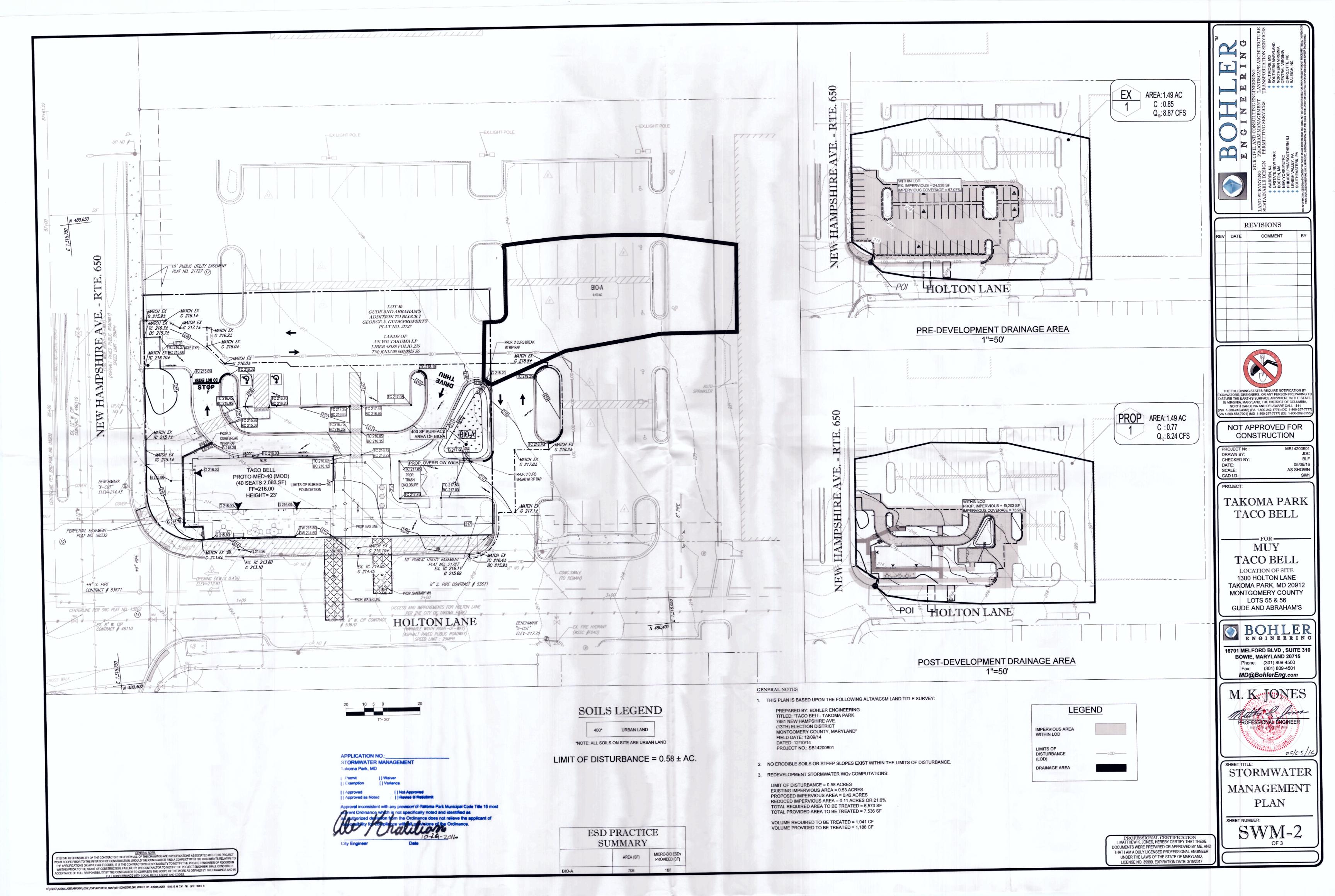


16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com



COVER PAGE

DOCUMENTS WERE PREPARED OR APPROVED BY ME. AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER



Base Course - The base course shall be AASHTO No. 3 or 4 course aggregate with an assumed open pore space of 30% (n = 0.30).

Reinforced Turf

Reinforced Grass Pavement (RGP) - Whether used with grass or gravel, the RGP thickness shall be at least 13/4" thick with a load capacity capable of supporting the traffic and vehicle types that will be carried.

B.4.C Specifications for Micro-Bioretention. Rain Gardens, Landscape Infiltration & Infiltration Berms

Material Specifications

The allowable materials to be used in these practices are detailed in Table B.4.1.

Filtering Media or Planting Soil

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the microbioretention practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.

The planting soil shall be tested and shall meet the following criteria:

- Soil Component Loamy Sand or Sandy Loam (USDA Soil Textural Classification) Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).
- Clay Content Media shall have a clay content of less than 5%. pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

3. Compaction

It is very important to minimize compaction of both the base of bioretention practices and the equired backfill. When possible, use excavation hoes to remove original soil. If practices are Appendix B.4. Construction Specifications for Environmental Site Design Practices

excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to refracture the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base.

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

4. Plant Material

Recommended plant material for micro-bioretention practices can be found in Appendix A, Section A.2.3.

5. Plant Installation

Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Appendix B.4. Construction Specifications for Environmental Site Design Practices

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

legume plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and

These practices may not be constructed until all contributing drainage area has been stabilized

MAINTENANCE INSPECTION SCHEDULE

		YEAR 1					REE YEARS
	Spring	Summer	Fall	Winter	As Needed		
Mulching	×				X	Mulching	х
Raking Mulch	х	х	х	×	×	Raking Mulch	Х
Weeding	х	×	х	×	×	Weeding	Х
Pruning			Х	×	×	Pruning	х
New Planting	х		х			New Planting	X
Watering					х	Watering	Х
Removing	X	×	x	×	x	Removing	х

MAINTENANCE INSPECTION SCHEDULE NOTES ALL MAINTENANCE INSPECTION SHALL CONFORM TO CITY OF TAKOMA PARK CODE SECTION 16.04.260. INSPECTION REPORTS FOR ESD TREATMENT PRACTICES AND STRUCTURAL STORMWATER MANAGEMENT SYSTEMS SHALL INCLUDE THE FOLLOWING (IF APPLICABLE): THE DATE OF INSPECTION, THE NAME OF THE INSPECTOR, AN ASSESSMENT OF THE QUALITY OF THE STORMWATER MANAGEMENT SYSTEM RELATED TO ESD

TREATMENT PRACTICE EFFICIENCY AND THE CONTROL OF RUNOFF TO THE MEP, THE CONDITION OF VEGETATION OR FILTER MEDIA, FENCES OR OTHER SAFETY DEVICES, SPILLWAYS, VALVES, OR OTHER CONTROL STRUCTURES, EMBANKMENTS, SLOPES, AND SAFETY BENCHES; RESERVOIR OR TREATMENT AREAS; OUTLET OR INLET CHANNELS OR STRUCTURES, UNDERGROUND DRAINAGE, SEDIMENT LOAD AND DEBRIS ACCUMULATION IN STORAGE AND FOREBAY AREAS, ANY NONSTRUCTURAL PRACTICES TO THE EXTENT PRACTICABLE, OR ANY OTHER ITEM THAT COULD AFFECT THE PROPER FUNCTION OF THE STORMWATER MANAGEMENT SYSTEM; AND A DESCRIPTION OF NEEDED MAINTENANCE.

IF, AFTER AN INSPECTION, THE CONDITION OF A STORMWATER MANAGEMENT FACILITY PRESENTS AN IMMEDIATE DANGER TO THE PUBLIC HEALTH OR SAFETY BECAUSE OF AN UNSAFE CONDITION OR IMPROPER CONSTRUCTION OR POOR MAINTENANCE. THE CITY OF TAKOMA PARK SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO PROTECT THE PUBLIC AND MAKE THE FACILITY SAFE. THE OWNER(S) OF THE FACILITY SHALL BE ASSESSED ANY COSTS OF SUCH ACTION, AND THE COST SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS PROPERTY TAXES BY THE CITY OF TAKOMA PARK. 4. AFTER NOTIFICATION IS PROVIDED TO THE OWNER OF ANY DEFICIENCIES DISCOVERED FROM AN INSPECTION OF A STORMWATER MANAGEMENT SYSTEM, THE OWNER SHALL HAVE 30 DAYS OR SUCH OTHER TIME FRAME MUTUALLY AGREED TO BETWEEN THE CITY OF TAKOMA PARK AND THE OWNER, TO CORRECT THE DEFICIENCIES. THE CITY OF TAKOMA PARK SHALL THEN CONDUCT A SUBSEQUENT INSPECTION TO ENSURE COMPLETION OF THE REPAIRS.

5. IF REPAIRS ARE NOT PROPERLY UNDERTAKEN AND COMPLETED, ENFORCEMENT PROCEDURES AS SET FORTH IN THIS CHAPTER SHALL BE FOLLOWED BY THE CITY OF TAKOMA PARK.

GENERAL NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION, FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN Appendix B.4. Construction Specifications for Environmental Site Design Practice

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil [2' to 4' deep]	loamy sand (60 - 65%) & compost (35 - 40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f* _c = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Marylan - design to include meeting ACI Code 350.R/89; vertical loadin [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic san substitutions are acceptable. No "rock dust" can be used for san

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)		•			
BN	3	BETULA NIGRA	MULTI STEM RIVER BIRCH	12-14'	B+B
SUBTOTAL:	3				
DECIDUOUS SHRUB(S)			168		
CSF	15	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	2-3'	B+B
SUBTOTAL:	15				
PERENNIAL(S)					
IVC	90	IRIS VERSICOLOR	BLUE FLAG IRIS	PLUG	
JE	143	JUNCUS EFFUSUS	COMMON RUSH	PLUG	
SUBTOTAL:	233				

SAND SPECIFICATIONS:

applications in Montgomery County. In addition to the ASTM C33 specification, sand must meet

2. Sand must be silica based ... no limestone based products may be used. If the

3. Sand must be clean. Natural, unwashed sand deposits may not be used. Likewise,

sand that has become contaminated by improper storage or installation practices will

GRAVEL BOTTOM = 203.00

CROSS SECTION A-A'

material is white or gray in color, it is probably not acceptable.

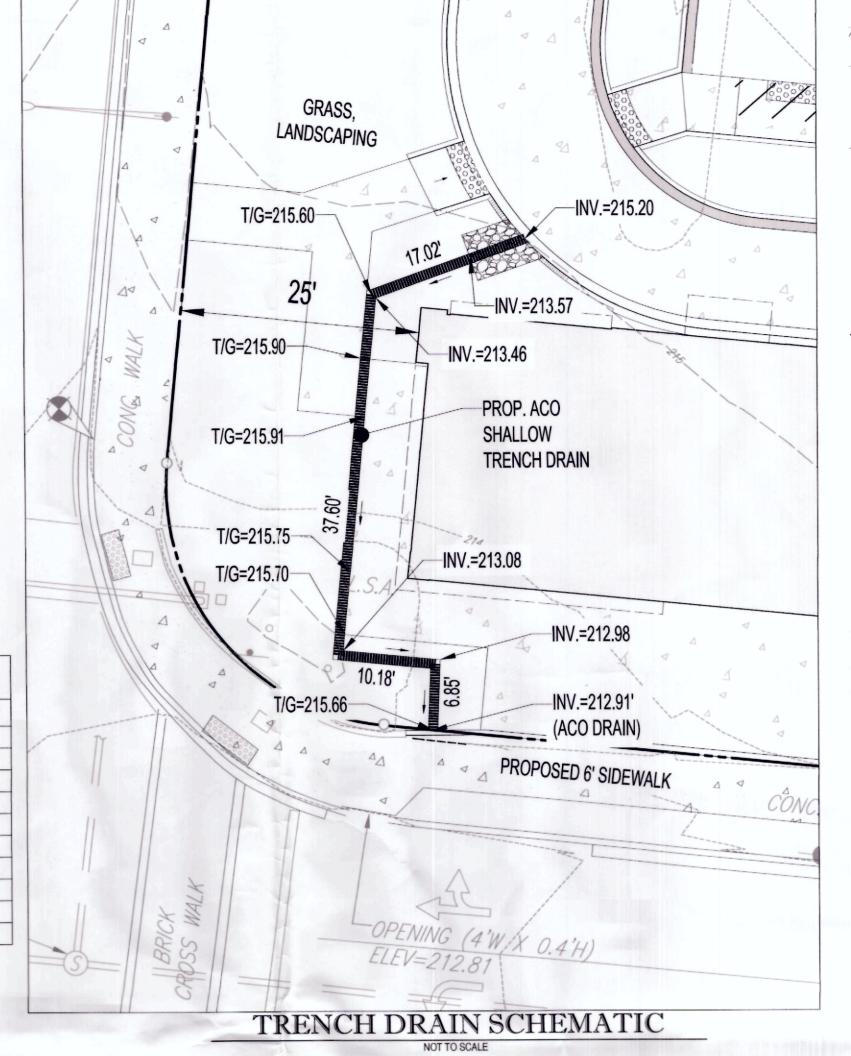
1. Sand must meet gradation requirements for ASTM C-33 Fine Aggregate Concrete Sand.

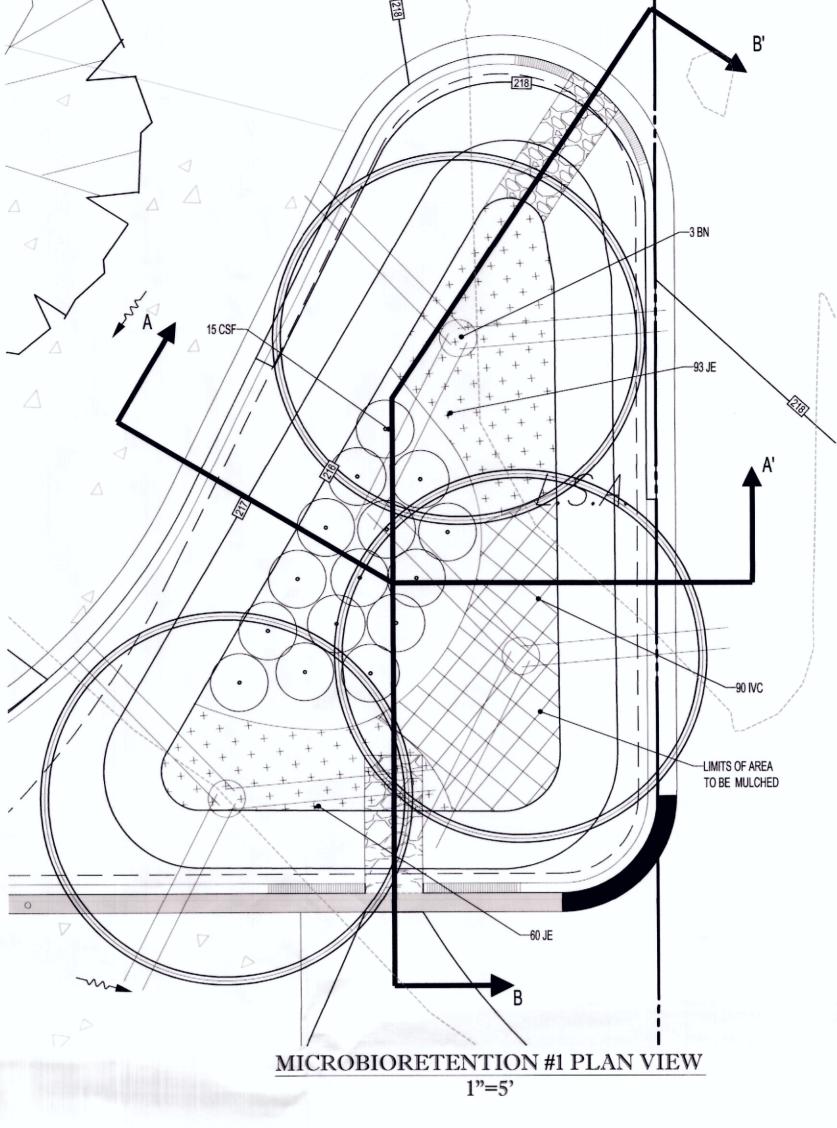
Washed ASTM C33 Fine Aggregate Concrete Sand is utilized for stormwater management

ALL of the following conditions

be rejected.

AASHTO M-6 gradation is also acceptable.





APPLICATION NO .: SWP 16-05-01 STORMWATER MANAGEMENT Takoma Park, MD TOP OF CURBtent with any provision of Takoma Park Municipal Code Title 16 m current Ordinance which is not specifically noted and identified as an authorized deviation from the Ordinance does not relieve the applicant of DEPRESSED CURB--TOP OF CURB 10-24-206 INSTALL RIP-RAP PAD AT CURB--- DEPRESSED CURB BREAKS EXTENDING TO BOTTOM OF SWM FACILITY AS SHOWN ON PLAN -INSTALL RIP-RAP PAD AT CURB BREAKS EXTENDING TO BOTTOM OF SWM FACILITY LOW POINT/INFLOW AS SHOWN ON PLAN

CROSS SECTION B-B

responsibility for compliance with all provisions of the Ordinance. 4. Manufactured sand or stone dust is not acceptable under any circumstance. LOW POINT/INFLOW 7 WQv WSEL = 217.00 3" DEEP MULCH LAYER 3" DEEP MULCH LAYER SODDED SLOPES -4' DEEP FILTERING MEDIA 4' DEEP FILTERING MEDIA SURFACE BOTTOM = 216.00 SURFACE BOTTOM = 216.00 MULCH BOTTOM/MEDIA TOP = 215.75 MULCH BOTTOMMEDIA TOP = 215.75 -CLASS I RIP-RAP SLOPES AS CLASS I RIP-RAP SLOPES AS-REQUIRED -WRAP SIDES WITH WRAP SIDES WITH MEDIA BOTTOM/SAND TOP = 211.75 MEDIA BOTTOM/SAND TOP = 211.75 -8.25' DEEP -8.25' DEEP MSHA #7 WASHED GRAVEL MSHA #7 WASHED GRAVEL SAND BOTTOM/GRAVEL TOP = 211.25 SAND BOTTOM/GRAVEL TOP = 211.25 GRAVEL BOTTOM = 203.00

MICRO-BIORETENTION INSPECTION CHECKLIST CITY INSPECTOR OWNER/DEVELOPER MANDATORY NOTIFICATION: INSPECTION AND APPROVAL OF EACH PRACTICE IS REQUIRED AT THESE POINTS PRIOR TO PROCEEDING WITH CONSTRUCTION, THE PERMITTEE IS REQUIRED TO GIVE THE CITY OF TAKOMA PARK CITY ENGINEER TWENTY FOUR (24) HOURS NOTICE (CITY OF TAKOMA PARK TELEPHONE 301-891-7633). THE CITY OF TAKOMA PARK CITY ENGINEER MAY WAIVE AN INSPECTION, AND ALLOW THE OWNER/DEVELOPER TO MAKE THE REQUIRED INSPECTION PER A PRIOR SCHEDULED ARRANGEMENT WHICH HAS BEEN CONFIRMED WITH THE CITY OF TAKOMA PARK CITY ENGINEER IN WRITING. WORK COMPLETED WITHOUT THE CITY ENGINEER APPROVAL MAY RESULT IN THE PERMITTEE HAVING TO REMOVE AND RECONSTRUCT THE UNAPPROVED WORK. UPON COMPLETION OF THE PROJECT, A FORMAL STORMWATER MANAGEMENT AS-BUILT MUST BE SUBMITTED TO THE CITY OF TAKOMA PARK UNLESS A RECORD DRAWING CERTIFICATION HAS BEEN ALLOWED INSTEAD. EACH OF THE STEPS LISTED BELOW MUST BE VERIFIED BY EITHER THE CITY OF TAKOMA PARK CITY ENGINEER OR THE OWNER/DEVELOPER. 1, DURING EXCAVATION TO SUBGRADE 2. DURING PLACEMENT OF AND BACKFILL OF UNDERDRAIN SYSTEMS 3. DURING PLACEMENT OF GEOTEXTILES AND ALL FILTER MEDIA 4.DURING CONSTRUCTION OF APPURTENANT CONVEYANCE SYSTEMS SUCH AS FLOW DIVERSION STRUCTURES, PRE-FILTERS AND FILTERS, INLETS, OUTLETS, ORIFICES, AND FLOW DISTRIBUTION STRUCTURES 5. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION

MICRO-BIORETENTION INSPECTION NOTES

1. ALL CONSTRUCTION INSPECTION AND CONSTRUCTION CONTROL SHALL CONFORM TO CITY OF TAKOMA PARK CODE 2. THE OWNER/DEVELOPER SHALL NOTIFY THE CITY OF TAKOMA PARK AT LEAST 48 HOURS BEFORE COMMENCING ANY WORK IN CONJUNCTION WITH SITE DEVELOPMENT, THE STORMWATER MANAGEMENT PERMIT AND UPON COMPLETION OF

THE PROJECT. 3. REGULAR INSPECTIONS SHALL BE MADE AND DOCUMENTED FOR EACH ESD PLANNING TECHNIQUE AND PRACTICE AT THE STAGES OF CONSTRUCTION SPECIFIED IN THE DESIGN MANUAL BY THE CITY OF TAKOMA PARK, ITS AUTHORIZED REPRESENTATIVE, OR CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND, AT A MINIMUM ALL ESD AND OTHER NONSTRUCTURAL PRACTICES SHALL BE INSPECTED UPON COMPLETION OF FINAL GRADING. THE ESTABLISHMENT OF PERMANENT STABILIZATION. AND BEFORE ISSUANCE OF USE AND OCCUPANCY APPROVAL. 4. WRITTEN INSPECTION REPORTS SHALL INCLUDE: THE DATE AND LOCATION OF THE INSPECTION, WHETHER

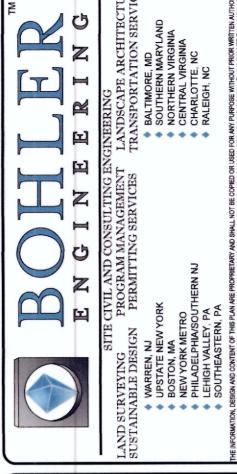
THE APPROVED CONSTRUCTION SPECIFICATIONS AND ANY VIOLATIONS THAT EXIST. 5. THE OWNER/DEVELOPER AND ON-SITE PERSONNEL SHALL BE NOTIFIED IN WRITING WHEN VIOLATIONS ARE OBSERVED. WRITTEN NOTIFICATION SHALL DESCRIBE THE NATURE OF THE VIOLATION AND THE REQUIRED CORRECTIVE

CONSTRUCTION WAS IN COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN, ANY VARIATIONS FROM

6. NO WORK SHALL PROCEED ON THE NEXT PHASE OF DEVELOPMENT UNTIL THE CITY OF TAKOMA PARK INSPECTS AND APPROVES THE WORK PREVIOUSLY COMPLETED AND FURNISHES THE DEVELOPER WITH THE RESULTS OF THE INSPECTION AS SOON AS POSSIBLE AFTER COMPLETION OF EACH REQUIRED INSPECTION. ONCE CONSTRUCTION IS COMPLETE. AS-BUILT PLAN CERTIFICATION SHALL BE SUBMITTED BY EITHER A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MARYLAND TO ENSURE THAT ESD PLANNING TECHNIQUES, TREATMENT PRACTICES, AND STRUCTURAL STORMWATER MANAGEMENT MEASURES AND CONVEYANCE SYSTEMS COMPLY WITH THE SPECIFICATIONS CONTAINED IN THE APPROVED PLANS. AT A MINIMUM, AS-BUILT CERTIFICATION SHALL INCLUDE A SET OF DRAWINGS COMPARING THE APPROVED STORMWATER MANAGEMENT PLAN WITH WHAT WAS CONSTRUCTED. THE CITY OF TAKOMA PARK MAY REQUIRE ADDITIONAL INFORMATION.

7. ONCE CONSTRUCTION IS COMPLETE, AS-BUILT PLAN CERTIFICATION SHALL BE SUBMITTED BY EITHER A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MARYLAND TO ENSURE THAT ESD PLANNING TECHNIQUES, TREATMENT PRACTICES, AND STRUCTURAL STORMWATER MANAGEMENT MEASURES AND CONVEYANCE SYSTEMS COMPLY WITH THE SPECIFICATIONS CONTAINED IN THE APPROVED PLANS. AT A MINIMUM, AS-BUILT CERTIFICATION SHALL INCLUDE A SET OF DRAWINGS COMPARING THE APPROVED STORMWATER MANAGEMENT PLAN WITH WHAT WAS CONSTRUCTED. THE CITY OF TAKOMA PARK MAY REQUIRE ADDITIONAL INFORMATION.

> PROFESSIONAL CERTIFICATION I, MATTHEW K. JONES, 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. 39999, EXPIRATION DATE: 3/15/2017



REVISIONS COMMENT



NOT APPROVED FOR CONSTRUCTION

DRAWN BY: CHECKED BY: SCALE: CAD I.D.

TAKOMA PARK TACO BELL

AS SHOWN

MUY TACO BELI LOCATION OF SITE 1300 HOLTON LANE

TAKOMA PARK, MD 20912 MONTGOMERY COUNTY LOTS 55 & 56 GUDE AND ABRAHAM'S



BOWIE, MARYLAND 20715 Phone: (301) 809-4500 (301) 809-4501 MD@BohlerEng.com



SHEET TITLE:

MICRO - BIO **DETAILS**

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SETBACK LINE		BC	BOTTOM OF CURB	PTCR	POINT OF TANGENCY, CURE
1		BF	BASEMENT FLOOR	PVC	POLYVINYL CHLORIDE PIPE
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SANITARY	(<u>6</u>)	GV	GATE VALVE		
STORM		HDPE	HIGH DENSITY POLYETHYLENE PIPE		
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SEDIMENT CONTROL PLAN FOR MUY TACO BELL

LOCATION OF SITE 1300 HOLTON LANE TAKOMA PARK, MD 20912 MONTGOMERY COUNTY, MARYLAND

MONTGOMERY COUNTY PLANNING DEPARTMENT June 24, 2015 Mr. Brenton Hutchinson

AN WG Takoma LP 1430 Broadway STE 1630 New York, NY, 10018

REINFORCED CONCRETE PIPE

Re: Forest Conservation Exemption 42015222E; Taco Bell, Takoma Park

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Exemption Request submitted on June 19, 2015 for the plan identified above, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(t) because the site is a modification to an existing non-residential developed property: (1) no more than 5,000 square feet of forest is ever cleared at one time or cumulatively after an exemption is issued, (2) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan, (3) the modification does not require approval of a preliminary plan of subdivision, and (4) the modification does not increase the developed area by more than 50% and the existing developed

A pre-construction meeting is required after the limits of disturbance have been staked prior to clearing and grading. The property owner, construction superintendent, forest conservation inspector, and the Montgomery County Department of Permitting Services sediment control inspector shall attend this meeting. If you have any questions regarding these actions, please feel free to contact me at 301-495-4581 or at david.wigglesworth@montgomeryplanning.org.

Sr. Planner **Development Applications & Regulatory Coordination**

CC: Will Lewis (RPJ) Matt Jones (Bohler Eng.) 42015222E

To be completed by the consultant a	and placed on the first plan set for	QUIREMENTS TABLE t sheet of the Sediment Control / Stormwater Manag
Exempt: Yes No I If applicable exemption categ	exempt under S	Section 55-5 of the Code, please chec
Total Property A	rea	Total Disturbed Area
24,591squa	re feet	25,886 square feet
Shade Trees Requ	uired	Shade Trees Proposed to be Plant
15		0
Fee in Lieu (Trees Required – Trees Pla		\$ 3,750
	. ft.) of the Limits	r of Shade Trees Number of Shade Trees Required
FROM 1 6,001 8,001 12,001 14,001	TO 6,000 8,000 12,000 14,000 40,000	3 6 9 12 15

EXEMPTION CATEGORIES:

xisting stormwater management facility, including an

ntenance has obtained all required permits;

55-5(h) any stream restoration project if the

55-5(i) cutting or clearing any tree to comply with

applicable provisions of any federal, state, or local law

person performing the work has obtained all

governing safety of dams:

TAKOMA PARK

55-5(a) any activity that is subject to Article II of

narvesting operation with an approved exemption from

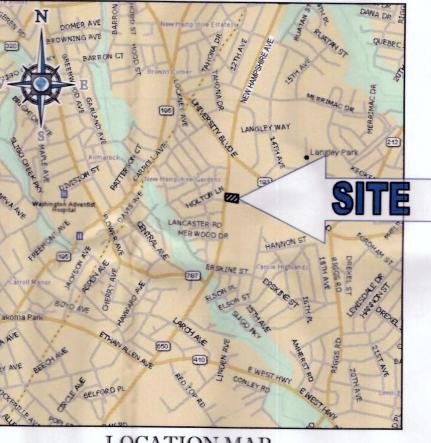
55-5(f) any activity conducted by the County Parks

55-5(g) routine or emergency maintenance of an

xisting access road, if the person performing the

55-5(b) any commercial logging or timber

Article II of Chapter 22A;



LOCATION MAP COPYRIGHT 2003 DELORME STREET ATLAS 2004 PLUS USA SCALE: 1"=2000'

DEVELOPER/APPLICANT RJP CONSULTING GROUP 100 EAST LANCASTER AVENUE, SUITE 200 DOWNINGTON, PA 19335 PHONE: 610-518-2930 CONTACT: WILL LEWIS

> OWNER JBG/TAKOMA RETAIL CENTER L.L.C 4445 WILLARD AVE., SUITE 400 CHEVY CHASE, MD 20815 PHONE 301-657-0700 CONTACT: CARTER DAVIS

SHEET INDEX				
SHEET TITLE	SHEET NUMBER			
COVER SHEET	SC-1			
PHASE I EROSION AND SEDIMENT CONTROL PLAN	SC-2			
PHASE II EROSION AND SEDIMENT CONTROL PLAN	SC-3			
SEDIMENT CONTROL DETAILS	SC-4			



16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500

(301) 809-4501

BFox@BohlerEng.comCONTACT: BRADFORD FOX, P.E.

1. NO FLOODPLAINS EXIST ON THE PROPERTY PER FEMA MAP #24031C0480D

3. NO STORMDRAIN WAS ENCOUNTERED IN SITE VICINITY DURING THE PREPARATION OF THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOHLER ENGINEERING DATED JANUARY 09, 2015. THIS CONDITION WAS CONFIRMED BY THE CITY ENGINEER IN THE STORMWATER CONCEPT APPLICATION LETTER DATED MARCH

REFERENCES

- ALTA/ACSM LAND TITLE SURVE BOHLER ENGINEERING "18115 GEORGIA AVENUE **ELECTION DISTRICT NO.8** MONTGOMERY COUNTY, MARYLAND" DATE: 12/10/14 REVISED: 01/08/15 PROJECT NO.: SB14200601
- GEOTECHNICAL REPORT. GEOTECHNICAL REPORT TITLED: "SUBSURFACE EXPLORATION, LABORATORY TESTING, AND GEOTECHNICAL ENGINEERING ANALYSES" PREPARED BY: ESC DATED: 10 / 02 / 14 REVISED: 5/ 01 / 15 PROJECT NO .: 02:7394-E

DISTURBANCE ANALYSIS

TOTAL DISTURBED AREA: 25,308 SF OR 0.58 AC±.

VOLUME OF SPOIL MATERIAL: 250 CY VOLUME OF BORROW MATERIAL: 250 CY

NET CUT/FILL: FILL - 0 CY

NOTE: VOLUMES ARE APPROXIMATE AND SHOULD NOT BE USED FOR BIDDING.

I/We hereby certify that all clearing, grading, construction, and or development will be done pursuant to this plan and that any responsible personnel involved in the construction project will have a Certificate of ttendance at a Department of Natural Resources approved training program for the control of sedimen

I hereby certify that this plan has been prepared in accordance with the "1994 Maryland Standards and Specification for Soil Erosion and Sediment Control," Montgomery County Department of Permitting Services Executive Regulations 5-90, 7-02AM and 36-90, and Montgomery County Department of Public

CERTIFICATION OF THE QUANTITIES

I hereby certify that the estimated total amount of excavation and fill as shown on these plans has been area to be disturbed as shown on these plans has been determined to be

250 cubic varids of fill and the total

25,886 square feet

Date 1-20-2016

utility companies with under ground 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.

MAINTENANCE CERTIFICATION ON PRIVATE LANDS

I/We hereby certify that I/we assume maintenance responsibilities for all stormwater management structures shown hereon. If maintenance responsibility is legally transferred, I/we agree to supply the Montgomery County Department of Environmental Protection with a copy of the document (signed by both parties) transferring said maintenance responsibility at that time.

William C Lewis Chert Representative Printed Name and Title

WORK

RESTRICTION DATES

DATE FILED

RELATED REQUIRED PERMITS

To be completed by the consultant and placed on the first sheet of the Sediment Control / Stormwater Management plan set for all projects. IT IS THE RESPONSIBILITY OF PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE APPROVED

SEDIMENT CONTROL PERMIT

2016-0206

1605004

15APMO039XX

15-03-01

EXPIRATION

DATE

Approval Date

Approval Date

02/10/16

TYPE OF PERMIT

Floodplain District WATERWAYS/WETLAND(S)

Corps of Engineers

DPS Roadside Tree

Protection Plan

N.P.D.E.S.

NOTICE OF INTENT

CITY OF TAKOMA PARK ROW PERMIT

SHA ACCESS PERMIT

CITY OF TAKOMA PARK SWM APPROVAL

OTHERS (Please List):

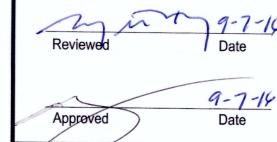
MDE Water Quality Certification MDE Dam Safety **DNR** Roadside Tree Care

REQD

Χ

MCDPS APPROVED FOR:

Sediment Control Technical



Administrative Requirements

281650 SEDIMENT CONTROL PERMIT #

MCDPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL, IF THE PROJECT HAS NOT STARTED.

THIS APPROVAL DOES NOT NEGATE THE NEED OF A MCDPS ACCESS PERMIT.

DPS approval of a sediment control or stormwater management plan is for demonstrated compliance with minimum environmental runoff treatment standards and does not create or imply any right to divert or concentrate runoff onto any adjacent property without that property owner's permission. It does not relieve the design engineer or other responsible person of professional liability or ethical responsibility for the adequacy of the drainage design as it affects uphill or downhill properties.

PROFESSIONAL CERTIFICATION

I, MATTHEW K. JONES, 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. 39999, EXPIRATION DATE: 3/15/2017

16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 (301) 809-4501 MD@BohlerEng.com 09-06-2016

REVISIONS

01/21/16 PER DPS COMMENTS

07/25/16 PER DPS COMMENTS

08/31/16 PER DPS COMMENTS

CAVATORS, DESIGNERS, OR ANY PERSON PREPARI

IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA NORTH CAROLINA AND DELAWARE CALL - 811 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7

A 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-

NOT APPROVED FOR

CONSTRUCTION

TACO BELI

TAKOMA

PARK

- FOR --

TACO BELL

LOCATION OF SITE

1300 HOLTON LANE

TAKOMA PARK, MD 20912

MONTGOMERY COUNTY LOTS 55 & 56 GUDE AND ABRAHAM'S

BOHLER ENGINEERING BOHLER

06/13/16

AS SHOWN

CHECKED BY:

DATE:

SCALE:

PROJECT:

EV DATE | COMMENT

COVER SHEET

SHEET NUMBER:

OF 4

C:\USERS\JCADWALLADER\APPDATA\LOCAL\TEMP\ACPUBLISH_1992\MB14200601SC1.DWG PRINTED BY: JCADWALLADER 9.06.16 0 10:04 AM LAST SAVED

THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTI ICCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND

prior permission from the Department.

shall be removed immediately.

active grading.

protect those areas.

beginning any other land disturbances, shall ensure that all runoff from disturbed areas is directed to

the sediment control devices, and shall not remove any erosion or sediment control measure without

The permittee shall protect all points of construction ingress and egress to prevent the deposition of

The permittee shall inspect periodically and maintain continuously in effective operating condition,

from the Department. The permittee is responsible for immediately repairing or replacing any sediment control measures which have been damaged or removed by the permittee or any other

Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be

a) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes

b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under

All areas disturbed outside of the perimeter sediment control system must be minimized and

The permittee shall apply sod, seed, and anchored straw mulch, or other approved stabilization measures to all disturbed areas within seven (7) calendar days after stripping and grading activities have ceased on that area. Maintenance shall be performed as necessary to ensure continued stabilization. Active construction areas such as borrow or stockpile areas, roadway improvements, and areas within fifty (50) feet of a building under construction may be exempt from this requirement, provided that erosion and sediment control measures are installed and maintained to

Prior to removal of sediment control measures, the permittee shall stabilize all contributory disturbed areas with required soil amendments and topsoil, using sod or an approved permanent seed mixture and an approved anchored mulch. Wood fiber mulch may only be used in seeding season when the slope does not exceed 10% and grading has been done to promote sheet flow drainage. Areas brought to finished grade during the seeding season shall be permanently stabilized within seven (7) calendar days of establishment. When property is brought to finished grade during the months of November through February, and permanent stabilization is found to be impractical, an approved temporary seed and straw anchored mulch shall be applied to disturbed areas. The final permanent

The site permit, work, materials, approved SC/SM plans, and test reports shall be available at the site

Surface drainage flows over unstabilized cut and fill slopes shall be controlled by either preventing

drainage flows from traversing the slopes or by installing mechanical devices to lower the water

and final grading done to promote sheet flow drainage. Mechanical devices must be provided at

Permanent swales or other points of concentrated water flow shall be stabilized within 3 calendar

Sediment control devices shall be removed, with permission of the Department, within thirty (30)

calendar days following establishment of permanent stabilization in all contributory drainage areas.

Stormwater management structures used temporarily for sediment control shall be converted to the

maintenance areas or on residential lots. A slope gradient of up to 2:1 will be permitted in nonmaintenance areas provided that those areas are indicated on the erosion and sediment control plan

14. The permittee shall install a splashblock at the bottom of each downspout unless the downspout is

15. For finished grading, the permittee shall provide adequate gradients so as to prevent water from

Sediment traps or basins are not permitted within 20 feet of a building which is existing or under

18. The sediment control inspector has the option of requiring additional sediment control measures, as

20. Vegetative stabilization shall be performed in accordance with the Standards and Specifications for

21. Sediment trap(s)/basin(s) shall be cleaned out and restored to the original dimensions when sediment has accumulated to the point of one-half (1/2) the wet storage depth of the trap/basin (1/4 the wet

22. Sediment removed from traps/basins shall be placed and stabilized in approved areas, but not within

23. All sediment basins and traps must be surrounded with a welded wire safety fence. The fence must

be at least 42 inches high, have posts spaced no farther apart than 8 feet, have mesh openings no

No excavation in the areas of existing utilities is permitted unless their location has been determined.

permission. The inspector must approve the dewatering method for each application. The following

Pump discharge may be directed to another on-site sediment trap or basin, provided it is of

the pump intake may be floated and discharge into a Dirt Bag (12 oz. non-woven fabric), or

the pump intake may utilize a Removable Pumping Station and must discharge into an

sufficient volume and the pump intake is floated to prevent agitation or suction of deposited

Sediment trap/basin dewatering for cleanout or repair may only be done with the DPS inspector's

greater the two inches in width and four inches in height, with a minimum of 14 gauge wire. Safety

19. All trap elevations are relative to the outlet elevation, which must be on existing undisturbed

storage depth for ST-III) or when required by the sediment control inspector.

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.

fence must be maintained in good condition at all times.

Off-site spoil or borrow areas must have prior approval by DPS.

construction. No building may be constructed within 20 feet of a sediment trap or basin.

17. All inlets in non-sump areas shall have asphalt berms installed at the time of base paving

with a low-maintenance ground cover specified for permanent stabilization. Slope gradient steeper

standing on the surface of lawns more than twenty-four (24) hours after the end of a rainfall, except

in designated drainage courses and swale flow areas, which may drain as long as forty-eight (48)

down slope without causing erosion. Dikes shall be installed and maintained at the top of cut or fill

slopes until the slope and drainage area to it are fully stabilized, at which time they must be removed

stabilization of such property shall be completed prior to the following April 15.

for inspection by duly authorized officials of Montgomery County.

points of concentrated flow where erosion is likely to occur.

permanent configuration within this time period as well.

than 2:1 will not be permitted with vegetative stabilization.

connected by a drain line to an acceptable outlet.

approved stabilization measures.

hours after the end of a rainfall.

Soil Erosion and Sediment Control.

methods may be considered:

sediments; or

deemed necessary.

days of establishment with sod or seed with an approved erosion control

13. No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in lawn

stabilized immediately. Maintenance must be performed as necessary to ensure continued

and all slopes steeper than 3 horizontal to 1 vertical (3:1); and

all erosion and sediment control measures until such time as they are removed with prior permission

materials onto traversed public thoroughfare(s). All materials deposited onto public thoroughfare(s)

Remember: Dewatering operation and method <u>must</u> have prior approval by the DPS inspector.

The permittee must notify the Department of all utility construction activities within the permitted limits of disturbance prior to the commencement of those activities.

Topsoil must be applied to all pervious areas within the limits of disturbance prior to permanent stabilization in accordance with MDE "Standards and Specifications for Soil Preparation, Topsoiling, and Soil Amendments"

NOTE:

1. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 480 OF 480," COMMUNITY PANEL NUMBER 24031C0480D, MAP EFFECTIVE DATE SEPTEMBER 29, 2006.

2. NO WETLANDS EXIST ON-SITE.

3. PROJECT SITE IS EXEMPT FROM ARTICLE II OF THE MONTGOMERY COUNTY CODE, CHAPTER 22A (FOREST CONSERVATION LAW), SECTION 22A-5(t) ACCORDING TO FOREST CONSERVATION EXEMPTION 42015222E.

DISTURBANCE ANALYSIS:

TOTAL DISTURBED AREA: 25,308 SF OR 0.58 AC±.

VOLUME OF SPOIL MATERIAL: 250 CY

PRIOR TO CLEARING TREES, INSTALLING SEDIMENT CONTROL MEASURES, OR GRADING, A PRECONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE WITH THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES (MCDPS) SEDIMENT CONTROL INSPECTOR (240) 777-6210 (48 HOURS NOTICE) AND THE MNCPPC, PLANNING DEPARTMENT, PLANS ENFORCEMENT INSPECTOR (301) 495-4571 (48 HOURS NOTICE), THE OWNERS REPRESENTATIVE, AND THE SITE ENGINEER.

THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO CLEARING OF TREES, INSTALLATION OF SELIMENT CONTROL MEASURES, CONSTRUCTION, OR OTHER LAND

3. THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM THE MNCPPC INSPECTOR, AND MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES (MCDPS) SEDIMENT CONTROL INSPECTOR CERTIFYING THAT THE LIMITS OF DISTURBANCE AND TREE PROTECTION MEASURES ARE CORRECTLY MARKED AND INSTALLED PRIOR TO

4. CLEAR AND GRADE FOR INSTALLATION OF SEDIMENT CONTROL DEVICES.

SEQUENCE OF CONSTRUCTION

INSTALL STABILIZED CONSTRUCTION ENTRANCE, TREE PROTECTION FENCE, SUPER SILT FENCE, CURB INLET PROTECTION (AT CURB CUT) AND SILT FENCE ON PAVEMENT.

ONCE THE SEDIMENT CONTROL DEVICES ARE INSTALLED, THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM THE MCDPS INSPECTOR BEFORE PROCEEDING WITH ANY ADDITIONAL CLEARING, GRUBBING, OR GRADING. 7. UPON RECEIPT OF APPROVAL FROM THE INSPECTOR, COMPLETE DEMOLITION.

SOILS LEGEND

GENERAL DEMOLITION NOTES

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

ALTA/ACSM LAND TITLE SURVEY: BOHLER ENGINEERING "18115 GEORGIA AVENUE **ELECTION DISTRICT NO.8** MONTGOMERY COUNTY, MARYLAND" DATE: 12/10/14 REVISED: 01/08/15 PROJECT NO.: SB14200601

2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS

3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE

5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:

OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND

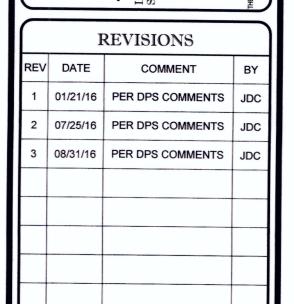
STANDARD SYMBOLS

LEGEND SILT FENCE ON PAVEMENT

TREE PROTECTION FENCE

STOCKPILE AREA

CURB INLET PROTECTION





06/13/16

AS SHOWN

NOT APPROVED FOR CONSTRUCTION

PROJECT No. CHECKED BY SCALE: CAD I.D.

TACO BELL **TAKOMA PARK**

MUY

TACO BELL LOCATION OF SITE 1300 HOLTON LANE TAKOMA PARK, MD 20912

MONTGOMERY COUNTY Sediment Control Technical LOTS 55 & 56 GUDE AND ABRAHAM'S

> 9.7.14 16701 MELFORD BLVD, SUITE 310

BOWIE, MARYLAND 20715 Date Phone: (301) 809-4500 Fax: (301) 809-4501 Administrative Requirements MD@BohlerEng.com



MCDPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL, IF THE PROJECT HAS NOT STARTED.

THIS APPROVAL DOES NOT NEGATE THE NEED OF A MCDPS ACCESS PERMIT DPS approval of a sediment control or stormwater

SEDIMENT CONTROL PERMIT#

MCDPS

APPROVED FOR:

Reviewed

Approved .

EXISTING STORE

7609 NEW HAMPSHIRE AVE.

TAKOMA PARK, MD 20912

management plan is for demonstrated compliance with minimum environmental runoff treatment standards and does not create or imply any right to divert or concentrate runoff onto any adjacent property without that property owner's permission. It does not relieve the design engineer or other responsible person of professional liability or ethical esponsibility for the adequacy of the drainage design as it affects uphill or downhill properties.

PROFESSIONAL CERTIFICATION

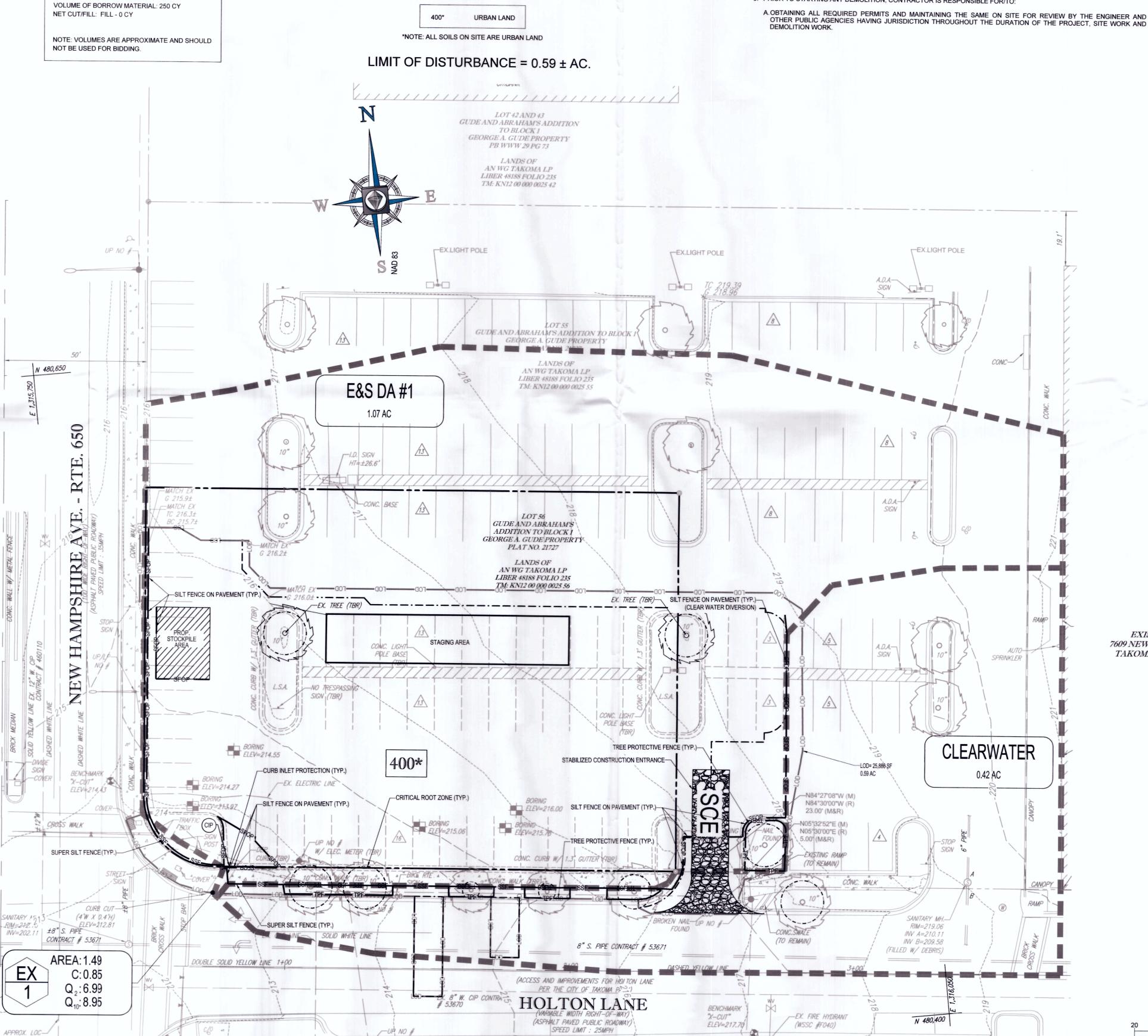
I, MATTHEW K. JONES, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 39999, EXPIRATION DATE: 3/15/2017

Requirements:

-09-06-2016

PHASE I - EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

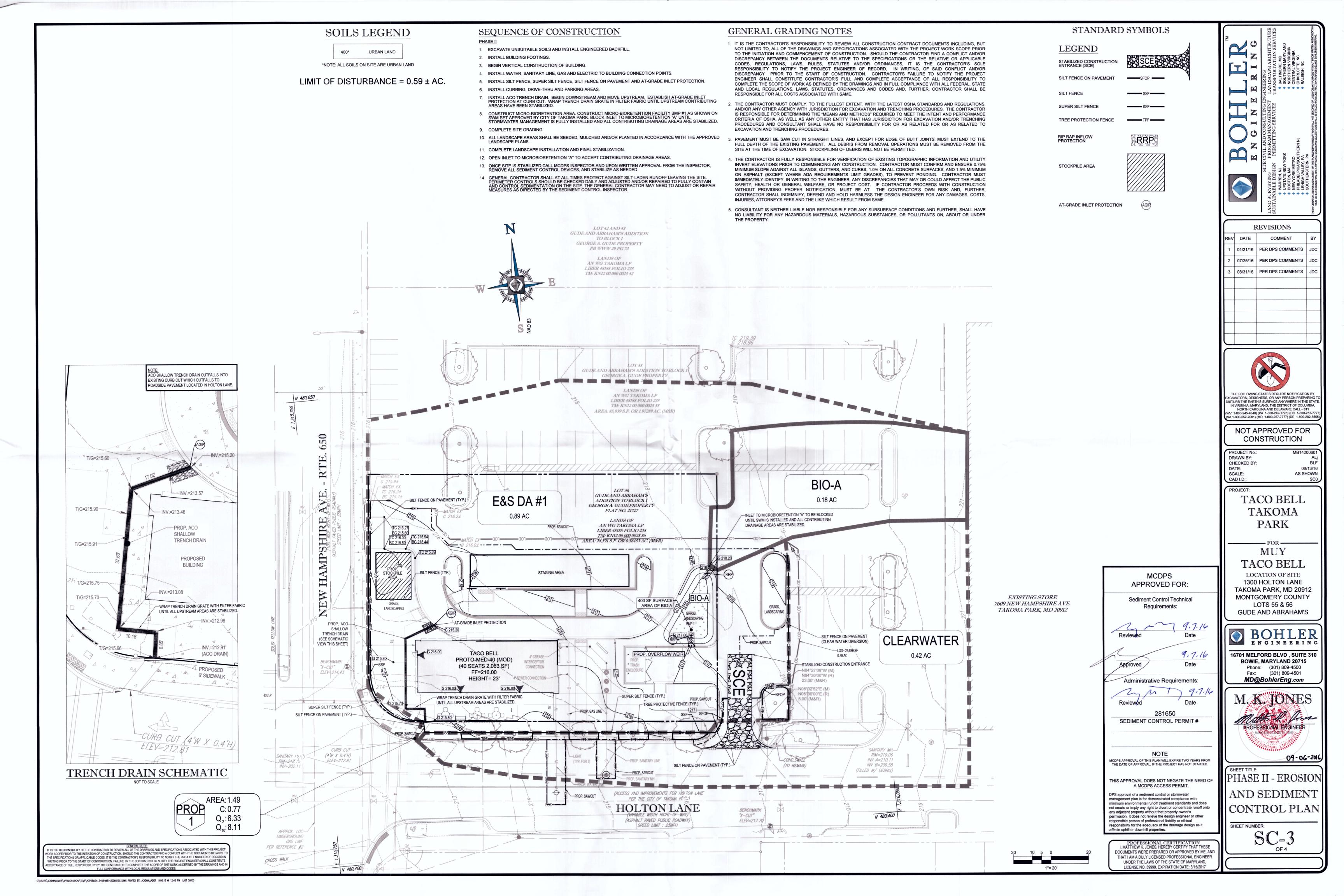


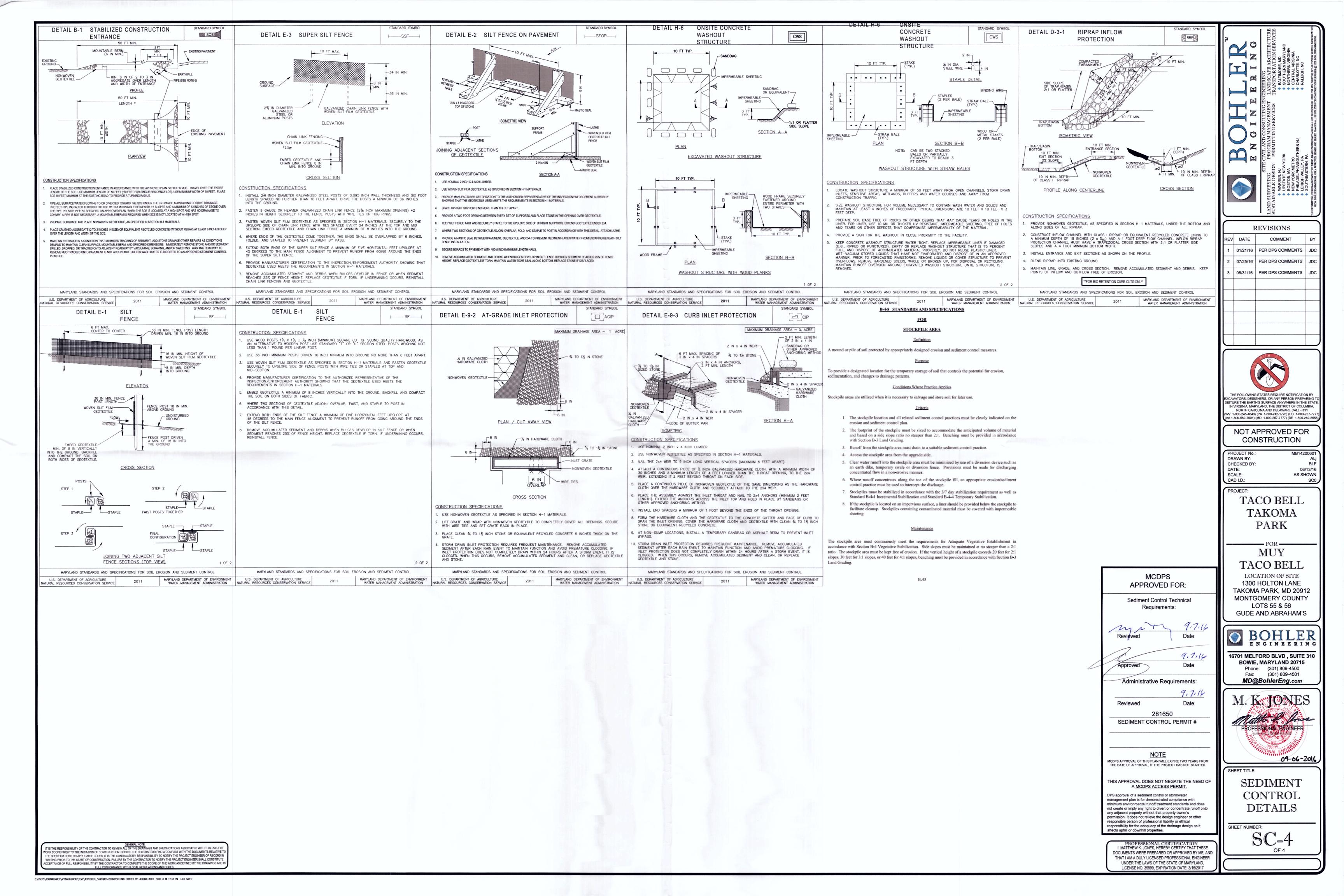
GENERAL NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT ORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN

undisturbed area through a non-erosive outlet; or

approved equivalent, located in an undisturbed buffer area.





S	ΓANDARD A	ABBI	REVIATIONS	STANDAR	D DRAWING FOR ENTIRE PLAN SET (NOT TO SCALE)	LEGEND
	FOR EN	ITIRE PLA	AN SET	EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
AC	ACRES	LOD	LIMITS OF DISTURBANCE		ONSITE PROPERTY LINE / R.O.W. LINE	
ADA	AMERICANS WITH DISABILITY ACT	LOS	LINE OF SIGHT		NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
ARCH	ARCHITECTURAL	LP	LOW POINT		EASEMENT LINE	
3C	BOTTOM OF CURB	L/S	LANDSCAPE		SETBACK LINE	
3F	BASEMENT FLOOR	MAX	MAXIMUM		ZONING	
вк	BLOCK	MIN	MINIMUM		LINE	CURB AND GUTTER
 BL	BASELINE	MH	MANHOLE		CONCRETE CURB &	SPILL CURB TRANSITION CURB
BLDG	BUILDING	MJ	MECHANICAL JOINT		GUTTER	DEPRESSED CURB AND GUTTER
3M	BUILDING	ОС	ON CENTER		LITHITY DOLE	
	BENCHMARK BUILDING	PA	POINT OF ANALYSIS		UTILITY POLE WITH LIGHT	
BRL CF	RESTRICTION LINE CUBIC FEET	PC	POINT CURVATURE		POLE LIGHT	
CL	CENTERLINE	PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN	n€	TRAFFIC LIGHT	•€
CMP	CORRUGATED	PI	POINT OF INTERSECTION	0	UTILITY	0
	METAL PIPE				POLE	Q
CONN	CONNECTION	POG	POINT OF GRADE	<u> </u>	LIGHT	<u></u>
CONC	CONCRETE	PROP	PROPOSED	ф 	ACORN LIGHT	*
CPP	CORRUGATED PLASTIC PIPE	PT	POINT OF TANGENCY		TYPICAL SIGN	
CY	CUBIC YARDS	PTCR	POINT OF TANGENCY, CURB RETURN	X	PARKING COUNTS	/x\
DEC	DECORATIVE	PVC	POLYVINYL CHLORIDE PIPE	169	CONTOUR	187
DEP	DEPRESSED	PVI	POINT OF VERTICAL INTERSECTION		LINE	190 TC 516.00
OIP	DUCTILE IRON PIPE	PVT	POINT OF VERTICAL TANGENCY	7C 516.4 OR 516.4	ELEVATIONS	TC 516.00 BC 515.55
DOM	DOMESTIC	R	RADIUS	SAN_#	SANITARY LABEL	SAN #
				X #	STORM LABEL	X #
ELEC	ELECTRIC	RCP	REINFORCED CONCRETE PIPE	SL	SANITARY SEWER	
ELEV	ELEVATION	RET WALL	RETAINING WALL	w_	UNDERGROUND	W
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY	"	WATER LINE UNDERGROUND	,,
ES	EDGE OF SHOULDER	s	SLOPE	E	ELECTRIC LINE	Е
EW	END WALL	SAN	SANITARY SEWER		UNDERGROUND GAS LINE	G
EX	EXISTING	SF	SQUARE FEET	OH	OVERHEAD WIRE	————ОН —————
FES	FLARED END SECTION	STA	STATION		UNDERGROUND	T
FFE	FINISHED FLOOR	STM	STORM		TELEPHONE LINE UNDERGROUND	^
FH	FIRE HYDRANT	TBR	TO BE REMOVED		CABLE LINE	С ————
FG	FINISHED GRADE	TBRL	TO BE RELOCATED	=======================================	STORM SEWER	
G	GRADE	тс	TOP OF CURB	s	SANITARY SEWER MAIN	s
GF	GARAGE FLOOR (AT DOOR)	TELE	TELEPHONE	7	HYDRANT	٧
GH	GRADE HIGHER SIDE OF WALL	TPF	TREE PROTECTION FENCE	(\$)	SANITARY	
GL	GRADE LOWER SIDE OF WALL	TW	TOP OF WALL		MANHOLE	
GRT	GRATE	TYP	TYPICAL	(D)	MANHOLE	(<u>©</u>)
GV	GATE VALVE	UG	UNDERGROUND	⊗ ^{WM}	WATER METER	•
HDPE	HIGH DENSITY POLYETHYLENE PIPE	UP	UTILITY POLE	wv 	WATER VALVE	•
					GAS	
HP	HIGH POINT	W	WIDE		VALVE GAS	
HOR	HORIZONTAL	W/L	WATER LINE		METER	
HW	HEADWALL	W/M	WATER METER		TYPICAL END SECTION	
INT	INTERSECTION	±	PLUS OR MINUS	>"	HEADWALL OR ENDWALL	D or
INV LF	INVERT	ø	DEGREE	(11)	YARD	(B)
LOC	LIMITS OF CLEARING	#	NUMBER		CURB	<u></u>
					INLET	
				0	CLEAN OUT	0
				E	ELECTRIC MANHOLE	Ē
				(7)	TELEPHONE MANHOLE	(T)
				EB	ELECTRIC	EB
					BOX	EP
				P	PEDESTAL	
					MONITORING WELL	0
				#	TEST PIT	+
				•	BENCHMARK	•
				<u> </u>	BORING	<u> </u>
				Ψ	PROP.	
					TRANSFORMER	Т
					PUBLIC OPEN SPACE	VXXXX

ROW PERMIT PLAN

FOR

MUY TACO BELL

LOCATION OF SITE 1300 HOLTON LANE TAKOMA PARK, MD 20912 **ELECTION DISTRICT NO. 18** MONTGOMERY COUNTY WSSC GRID: 209NE02



LOCATION MAP COPYRIGHT 2003 DELORME STREET ATLAS 2004 PLUS USA

SHEET INDI	EX
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
PUBLIC IMPROVEMENT PLAN	2



16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715**

Phone: (301) 809-4500 (301) 809-4501 Bfox@BohlerEng.com

CONTACT: BRADFORD L. FOX, P.E.

OWNER

JBG/TAKOMA RETAIL CENTER, L.L.C. 4445 WILLARD AVE., SUITE 400 CHEVY CHASE, MD 20815 PHONE: 301-657-0700 CONTACT: CARTER DAVIS

DEVELOPER/APPLICANT RJP CONSULTING GROUP

CIVIL ENGINEER BOHLER ENGINEERING 16701 MELFORD BOULEVARD, SUITE 310 BOWIE, MD 20715 PHONE: (301) 809 - 4500

CONTACT: MATTHEW K. JONES, P.E.

100 East Lancaster Avenue, Suite 200

DOWNINGTON, PA 19335 PHONE: 610-518-2930

CONTACT: WILL LEWIS

GEOTECHNICAL ENGINEER ECS MID-ATLANTIC, LLC 1340 CHARWOOD ROAD, SUITE A

ARCHITECT **GLMV ARCHITECTURE** 1525 E. DOUGLAS WITCHITA, KS 67211 PHONE: (316)265-9367 CONTACT: CARMEN ONKEN

CONTACT: ZACHARY ADCOCK

HANOVER, MD 21076 PHONE: (410) 859-4300 REFERENCES

ALTA/ACSM LAND TITLE SURVEY: BOHLER ENGINEERING "18115 GEORGIA AVENUE **ELECTION DISTRICT NO.8** MONTGOMERY COUNTY, MARYLAND" DATE: 12/10/14 REVISED: 01/08/15

PROJECT NO.: SB14200601

UTILITIES

VERIZON - LAMBERT CABLE: PHONE: (301) 210-0355

PHONE: (301) 868-6803

WASHINGTON GAS - UTILIQUES PHONE: (301) 210-0355 PEPCO/UTILIQUEST: PHONE: (301) 210-0355

COMCAST -UTILIQUEST: PHONE: (410) 536-0070

PHONE: (301) 891-7615

FIBERLIGHT/SUNBELT TELECO: PHONE: (727) 596-1500 CITY OF TAKOMA PARK:

NOTES

1. NO FLOODPLAINS EXIST ON THE PROPERTY PER FEMA MAP #24031C0480D

2. NO WETLANDS EXIST ON-SITE.

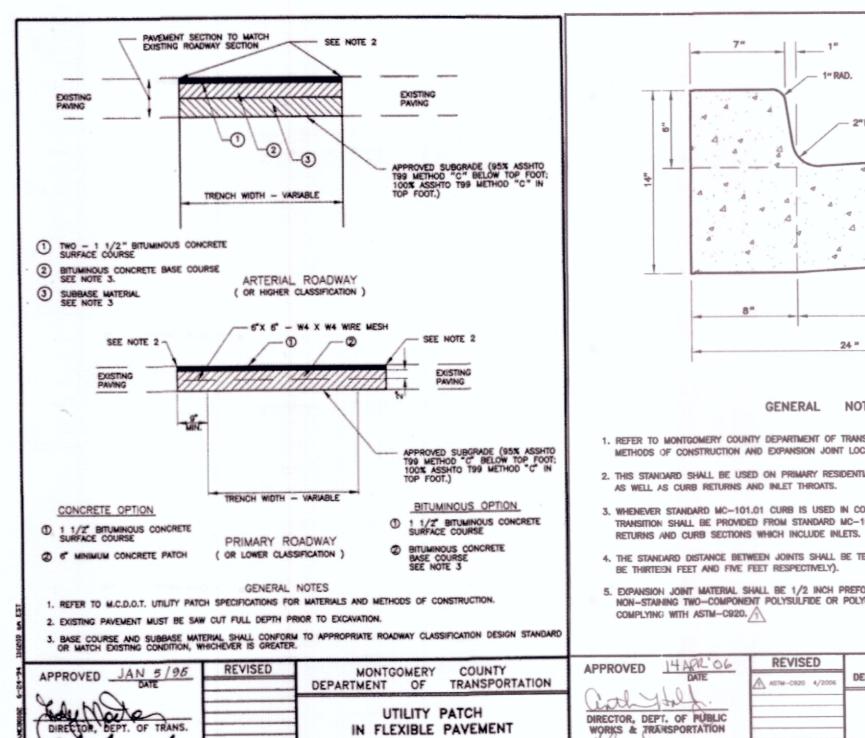
3. NO STORMDRAIN WAS ENCOUNTERED IN SITE VICINITY DURING THE PREPARATION OF THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOHLER ENGINEERING DATED JANUARY 09, 2015. THIS CONDITION WAS CONFIRMED BY THE CITY ENGINEER IN THE STORMWATER CONCEPT APPLICATION LETTER DATED MARCH

CITY OF TAKOMA PARK GENERAL PAVING NOTES:

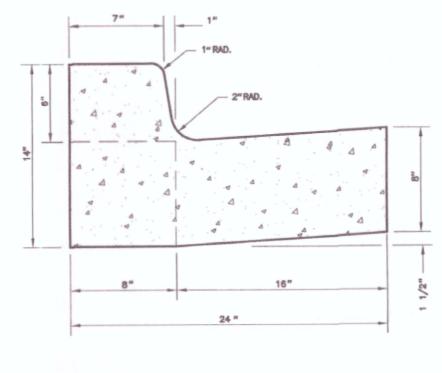
. ASPHALTIC CONCRETE BASE—ASPHALTIC PLANT MIX WEARING SURFACE. THIS PAVEMENT SHALL CONSIST OF AN ASPHALTIC CONCRETE BASE COURSE HAVING A MINIMUM FINISHED, COMPACTED THICKNESS OF 4" AND A WEARING SURFACE OF 2" COMPACTED THICKNESS OF AN APPROVED ASPHALTIC PLANT MIX, ALL OF THE MATERIALS TO CONFORM TO AND THE PAVEMENT TO BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS OF THE CITY ADMINISTRATOR OR

2. ASPHALT PENETRATION MACADAM. THIS PAVEMENT SHALL CONSIST OF CRUSHED STONE PENETRATED WITH A BITUMINOUS BINDER, AND HAVING A MINIMUM FINISHED, COMPACTED THICKNESS OF 6", CONSTRUCTED IN 2 COURSES, IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY ADMINISTRATOR OR HIS OR HER DESIGNEE.

3. GRAVEL BASE—ASPHALTIC PLANT MIX WEARING SURFACE. THIS PAVEMENT SHALL CONSIST OF APPROVED BANK GRAVEL HAVING A MINIMUM FINISHED, COMPACTED THICKNESS OF 8" AND A WEARING SURFACE OF 2" FINISHED. COMPACTED THICKNESS OF AN APPROVED ASPHALTIC PLANT MIX, ALL OF THE MATERIALS TO CONFORM TO AND THE PAVEMENT TO BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS OF THE CITY ADMINISTRATOR OR HIS OR HER



STANDARD NO. MC-801.02



1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS,

THIS STANDARD SHALL BE USED ON PRIMARY RESIDENTIAL, ARTERIAL AND BUSINESS DISTRICT ROADS

GENERAL NOTES

AS WELL AS CURB RETURNS AND INLET THROATS. 3. WHENEVER STANDARD MC-101.01 CURB IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-100.01 TO STANDARD MC-101.01 FOR CURB

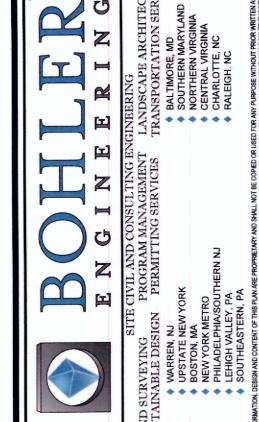
4. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).

5. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920.

DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION COMBINATION CONCRETE CURB AND GUTTER

TYPE A STANDARD NO. MC-100.01

PROFESSIONAL CERTIFICATION I, MATTHEW K. JONES, 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. 39999, EXPIRATION DATE: 3/15/2017



REVISIONS COMMENT EV DATE



NOT APPROVED FOR CONSTRUCTION

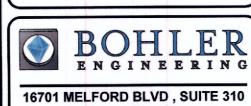
DRAWN BY: SCALE: AS SHOWN

TACO BELL TAKOMA PARK **ROW PERMIT**

MUY

TACO BELL LOCATION OF SITE 1300 HOLTON LANE TAKOMA PARK, MD 20912 MONTGOMERY COUNTY LOTS 55 & 56

GUDE AND ABRAHAM'S



BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com



COVER SHEET

OF 2

GENERAL NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION, SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN

WRITING PRIOR TO THE START OF CONSTRUCTION, FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE INCREDED FOR THE WORK AS DEFINED BY THE DRAWINGS AND I

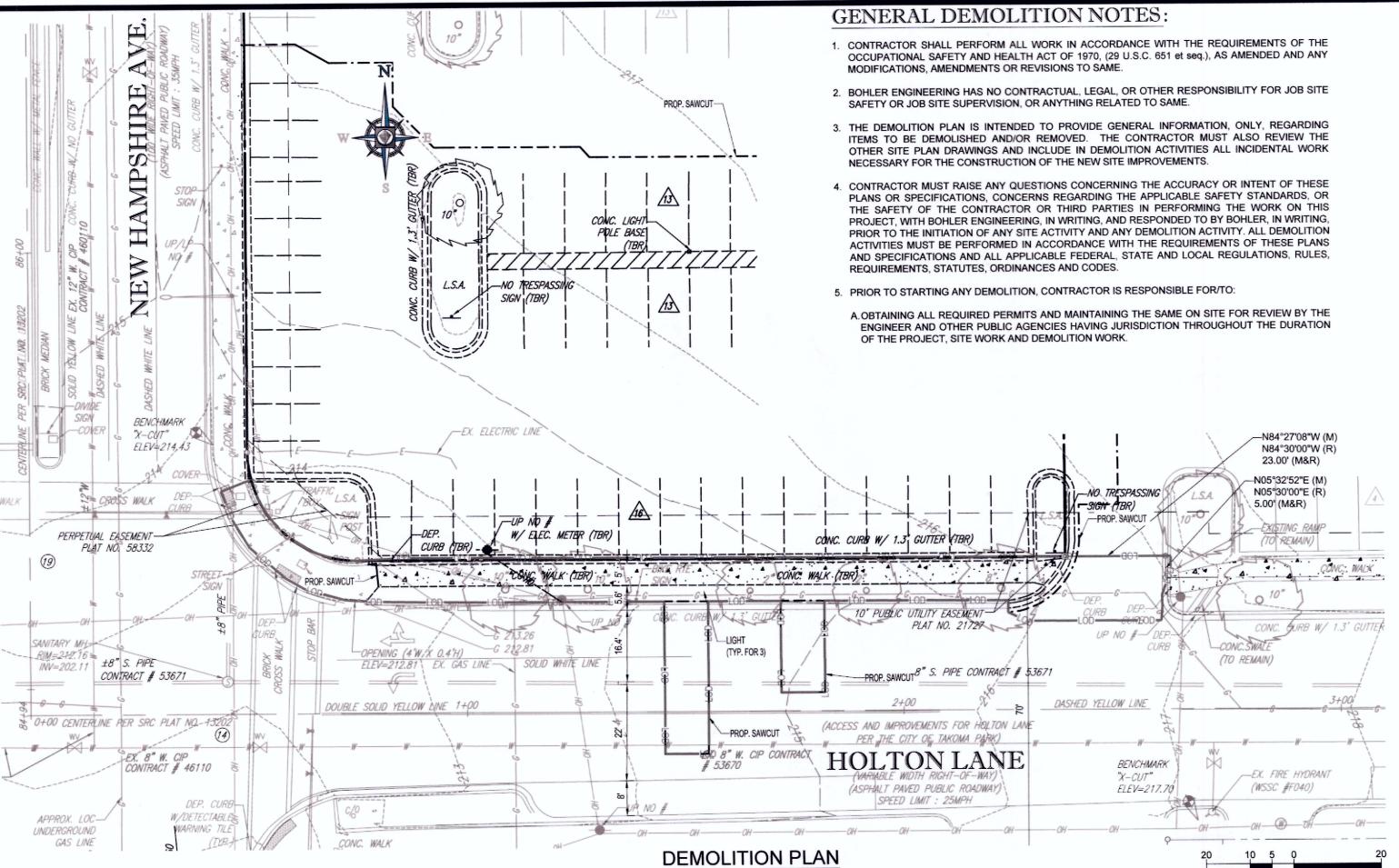
GENERAL GRADING & UTILITY NOTES

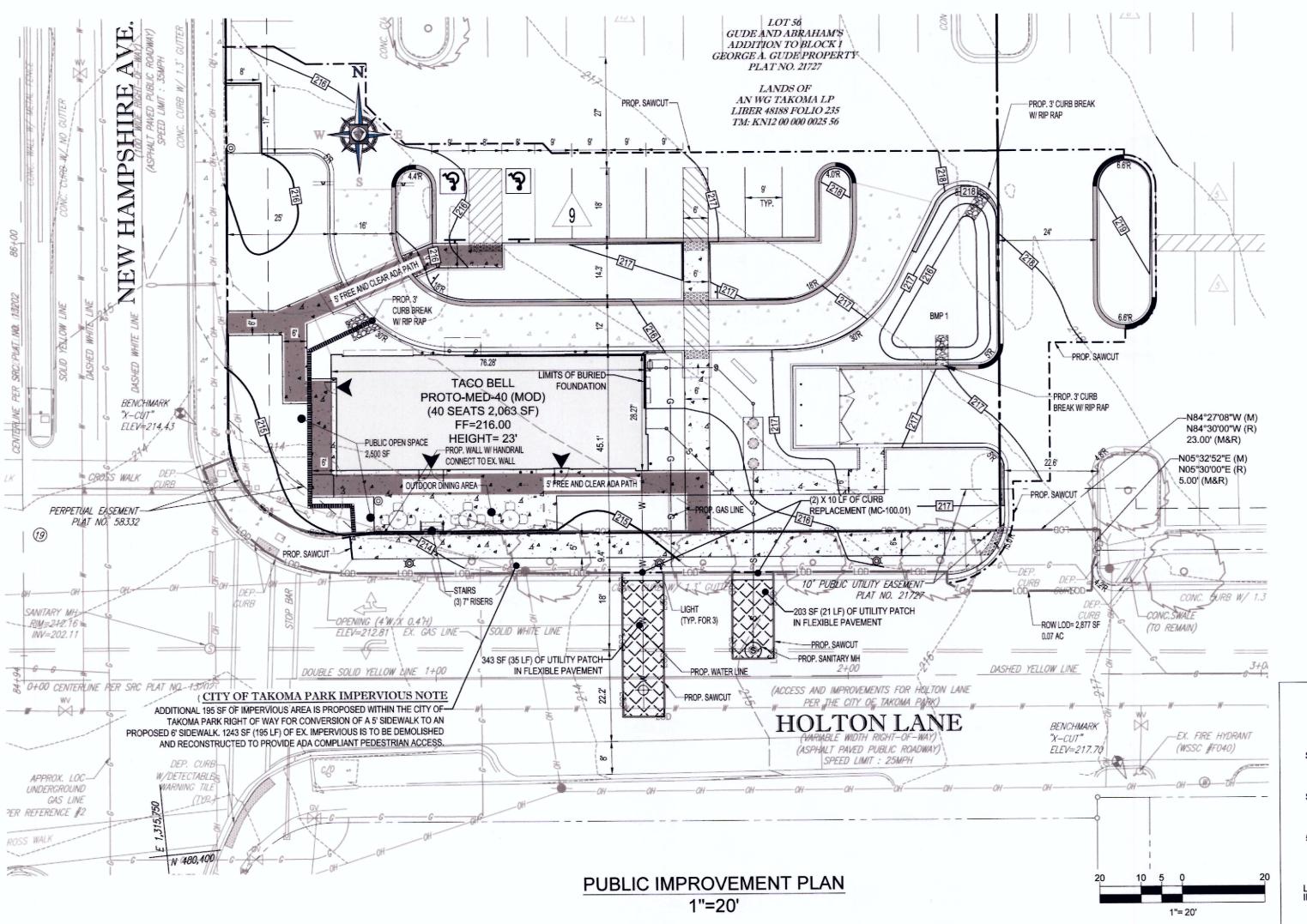
- 1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION
- 2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
- 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
- 4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- 5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
- 7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.
- 8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT. PRIOR TO COMMENCING CONSTRUCTION.
- 9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND
- 10. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- 11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
- 12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
- 13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- 14. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.
- 15. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.
- 16. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
- 17. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING
- 18. SANITARY SEWER PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.
- 19. SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
- 20. SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.
- WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR
 CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF
 THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE
 WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST
 BE PROVIDED.
- 29. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
- 30. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR STATE DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
- 31. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

NOTE:

THE IMPERVIOUS AREA AND OVERALL RUNOFF HAS BEEN REDUCED. THERE ARE NO STORMDRAINS

WITHIN THE VICINITY OF THE SITE. THEREFORE A STORMDRAIN SYSTEM WILL NOT BE UTILIZED.





DAWA DR STEE

BARRON CT SO Browns comer

Langley Park

Langley Park

Langley Park

Carrol Maner

Soyo Alve

Soyo Alve

LOCATION MAP

LOCATION MAP

COPYRIGHT 2003
DELORME STREET ATLAS 2004 PLUS USA

SCALE: 1"=2000'

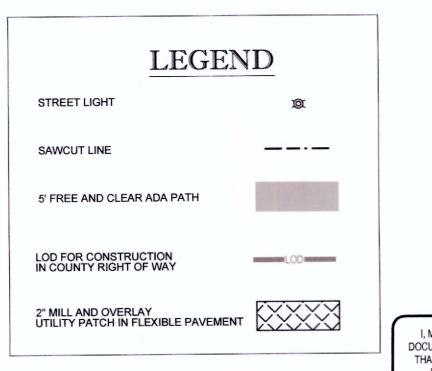
GENERAL NOTES AND PAVING CONSTRUCTION:

- ALL ROADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GENERAL SPECIFICATIONS OF THE MARYLAND STATE HIGHWAY ADMINISTRATION, MONTGOMERY COUNTY AND CITY OF TAKOMA PARK STANDARDS.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE CITY OF TAKOMA PARK INSPECTOR AND THE APPROPRIATE UTILITY OWNERS BEFORE PROCEEDING WITH CONSTRUCTION.
- CURB AND GUTTER TO BE SHA TYPE 'D' (MD-620.02-01) ON HOLTON LANE.
- CURB RETURNS AT ALL INTERSECTIONS SHALL BE MONTGOMERY COUNTY STANDARD MC-100.01 CURB AND GUTTER, UNLESS OTHERWISE NOTED.
- WHEREVER DRAINAGE IS AWAY FROM CURB LINE, REVERSE SLOPED GUTTER CONFORMING TO THE PAVEMENT CROSS SLOPE SHALL BE PROVIDED.
- 6. WHERE PROPOSED ROAD CONSTRUCTION MEETS EXISTING PAVEMENT, THE LINE AND GRADE OF THE PROPOSED ROAD CONSTRICTION SHALL BE ADJUSTED AS REQUIRED TO PROVIDE A SMOOTH TRANSITION HORIZONTALLY AND VERTICALLY TO MEET THE EXISTING ROAD SECTION OR AS DIRECTED BY CITY OF TAKOMA PARK - PUBLIC WORKS DEPARTMENT INSPECTOR.
- BEFORE BEGINNING CONSTRUCTION, CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO EXCAVATION.
- CONTRACTOR SHALL REPAIR ALL IMPROVEMENTS AFFECTED BY WORK WITHIN RIGHT-OF-WAY.
 WORK INCLUDES BUT MAY NOT BE LIMITED TO CURBS, PAVEMENT, SIDEWALKS, LANDSCAPING, ETC.
 ALL WORK SHALL MEET CURRENT CITY OF TAKOMA PARK STANDARDS AND SPECIFICATIONS.
- CONTACT CITY OF TAKOMA PARK DIRECTOR OF PUBLIC WORKS 72 HOURS PRIOR TO ANY DIGGING TO MARK EXISTING TRAFFIC SIGNAL EQUIPMENT. TMC PHONE: (301) 891-7633.
- SHADING INDICATES PROPOSED FULL DEPTH PAVING WITHIN THE RIGHT-OF-WAY. SEE THE DETAILS, THIS SHEET FOR THE PROPOSED PAVEMENT SECTION DETAIL.

ADA INSTRUCTIONS TO CONTRACTOR

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE

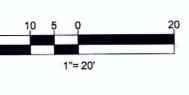
- PARKING SPACES AND PARKING AISLES SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS SLOPE SHALL NOT EXCEED 1:12 (8.3%).
- LANDINGS SHALL BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP REQUIREMENTS MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, SHALL BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND 60" W BY 60" L LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY COD.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.
- IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.



DISTURBANCE ACTIVITIES NOTE

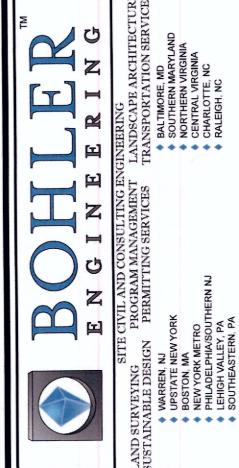
DISTURBANCE INSIDE ROADBED: 56 LF (545 SF)

DISTURBANCE OUTSIDE ROADBED: 195 LF (1687 SF)



PROFESSIONAL CERTIFICATION

I, MATTHEW K. JONES, 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. 39999, EXPIRATION DATE: 3/15/2017



REVISIONS
REV DATE COMMENT BY



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB14200
DRAWN BY:
CHECKED BY:
DATE: 05/0
SCALE: AS SHO

ROJECT:

AS SHOWN
PP0

ROJECT:

TACO BELL TAKOMA PARK ROW PERMIT

MUY
TACO BELL

LOCATION OF SITE 1300 HOLTON LANE TAKOMA PARK, MD 20912 MONTGOMERY COUNTY LOTS 55 & 56 GUDE AND ABRAHAM'S



D1 MELFORD BLVD , SUITE 31
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com



PUBLIC
IMPROVEMENT
PLAN

SHEET NUMBER:

2 OF 2

GENERAL NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN



STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

Ø DIAMETER

STM STORM

AMERICANS WITH

DISABILITY ACT

ARCHITECTURAL

OTTOM OF CURB

BASEMENT FLOOR

BLOCK

BASELINE

BUILDING

BENCHMARK

CENTERLINE

ORRUGATE

METAL PIPE

CONNECTION

CONCRETE

CORRUGATE

PLASTIC PIPE

CUBIC YARDS

DECORATIVE

DEPRESSED

DOM DOMESTIC

ELEC ELECTRIC

ELEV ELEVATION

EXISTING

SECTION

FLARED END

FINISHED FLOOR

FINISHED GRADE

GARAGE FLOOR (AT

GRADE LOWER SIDE

GATE VALVE

HIGH DENSITY

HIGH POINT

HORIZONTAL

HEADWALL

INVERT

INTERSECTION

LINEAR FOOT

LIMITS OF CLEARING

POLYETHYLENE PIPE

HDPE

DUCTILE IRON PIPE

EDGE OF PAVEMENT

EDGE OF SHOULDER S

DEP

RESTRICTION LINE

BUILDING

BLDG BUILDING

ARCH

	STANDAR	D DRAWING FOR ENTIRE PLAN SET (NOT TO SCALE)	LEGEND
ANNING DEPARTMENT TAL PARK AND PLANNING COMMISSION - 820150150 ROVAL 05/12/16	EXISTING NOTE	TYPICAL NOTE TEXT ONSITE PROPERTY LINE / R.O.W. LINE NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	PROPOSED NOTE
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		SETBACK	
		ZONING	
	. 100 (100 (100 (100 (100 (100 (100 (100	LINE	CURB AND GUTTER
REVIATIONS			SPILL CURB TRANSITION CURI
N SET		CONCRETE CURB & GUTTER	DEPRESSED CURB AND GUTTER
LIMITS OF DISTURBANCE	-		
LINE OF SIGHT		UTILITY POLE WITH LIGHT	
LOW POINT	C	POLE LIGHT	E
LANDSCAPE	melf	TRAFFIC LIGHT	
MAXIMUM	0	UTILITY POLE	0
	Ф	TYPICAL LIGHT	4
MINIMUM	\$	ACORN LIGHT	*
MANHOLE		TYPICAL	v
MECHANICAL JOINT	<u> </u>	SIGN	^
ON CENTER		COUNTS	X\ 187
POINT OF ANALYSIS POINT CURVATURE	170	LINE	190
POINT OF COMPOUND CURVATURE, CURB RETURN	7C 516.4 OR 516.4	ELEVATIONS	TC 516.00 BC 515.55
POINT OF INTERSECTION	SAN #	SANITARY LABEL	SAN #
POINT OF GRADE		STORM LABEL	#
to the		SANITARY SEWER LATERAL	
PROPOSED		UNDERGROUND WATER LINE	
POINT OF TANGENCY	E	UNDERGROUND ELECTRIC LINE	Е
POINT OF TANGENCY, CURB RETURN		UNDERGROUND	
POLYVINYL CHLORIDE PIPE POINT OF VERTICAL	OH	GAS LINE OVERHEAD	
INTERSECTION POINT OF VERTICAL		WIRE	OHT
TANGENCY RADIUS	T	TELEPHONE LINE	
	C	UNDERGROUND CABLE LINE	
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SANITARY SEWER	D	STORM MANHOLE	(D)
SQUARE FEET	⊗ ^{WM}	WATER METER	•
STATION	WV	WATER	•
TO BE REMOVED		VALVE GAS	
TO BE RELOCATED		VALVE GAS	
TOP OF CURB		METER	
TELEPHONE		TYPICAL END SECTION	
TREE PROTECTION FENCE]"	HEADWALL OR ENDWALL] ®[
TOP OF WALL		YARD INLET	(11)
TYPICAL	O'	CURB INLET	©
UNDERGROUND	0	CLEAN OUT	0
UTILITY POLE	(E)	ELECTRIC MANHOLE	(E)
WIDE	(7)	TELEPHONE	Ū
WATER LINE	[£B]	MANHOLE ELECTRIC	EB
WATER METER		BOX	
PLUS OR MINUS DEGREE	EP (A)	PEDESTAL	EP
DIAMETER		MONITORING WELL	
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TEST PIT

BENCHMARK

BORING

TRANSFORMER

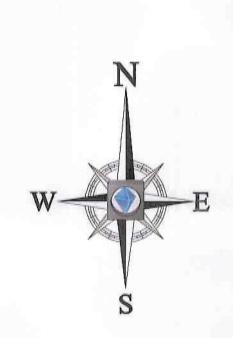
PUBLIC OPEN SPACE

TACO BELL, TAKOMA PARK

SITE PLAN MNCPPC # 820150150

LOCATION OF SITE

NEW HAMPSHIRE AVE AND HOLTON AVE TAKOMA PARK, MD 20912 **ELECTION DISTRICT NO. 18** MONTGOMERY COUNTY WSSC GRID: 209NE02





L/OCATION MAP COPYRIGHT 2003 DELORME STREET ATLAS 2004 PLUS USA

PREPARED BY



16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715**

(301) 809-4500 (301) 809-4501

MD@BohlerEng.com CONTACT: BRADFORD L. FOX, P.E. OWNER

JBG/TAKOMA RETAIL CENTER, L.L.C. 4445 WILLARD AVE., SUITE 400 CHEVY CHASE, MD 20815 PHONE: 301-657-0700 CONTACT: CARTER DAVIS

DEVELOPER/APPLICANT RJP CONSULTING GROUP 100 East Lancaster Avenue, Suite 200 DOWNINGTON, PA 19335 PHONE: 610-518-2930 CONTACT: WILL LEWIS

CIVIL ENGINEER BOHLER ENGINEERING 16701 MELFORD BOULEVARD, SUITE 310 BOWIE, MD 20715 PHONE: (301) 809 - 4500

ECS MID-ATLANTIC, LLC 1340 CHARWOOD ROAD, SUITE A

ARCHITECT **GLMV ARCHITECTURE** 1525 E. DOUGLAS WITCHITA, KS 67211 CONTACT: CARMEN ONKEN

EXTERIOR ELEVATIONS

CONTACT: BRADFORD FOX GEOTECHNICAL ENGINEER HANOVER, MD 21076 PHONE: (410) 859-4300 CONTACT: ZACHARY ADCOCK

SHEET IND	EX
SHEET TITLE	SHEET NUMBER
COVER SHEET	G-1
RESOLUTIONS AND PLAN CONDITIONS	C-2
SITE PLAN	C-4
SITE DETAILS	C-5
LANDSCAPE	
LANDSCAPE PLAN	LS-1
LANDSCAPE PLAN	LS-2
LIGHTING	
LIGHTING PLAN	LT-1
ARCHITECTURAL	
EXTERIOR ELEVATIONS	A4.0
	Water and the second se

DEADLINE	TASK
BEFORE ISSUANCE OF FIRST BUILDING PERMIT	CERTIFICATION FROM A QUALIFIED PROFESSIONAL THAT THE LIGHTING PLANS CONFORM TO THE IESNA STANDARDS (CONDITION #11A, SP)
	SITE PLAN SURETY AND MAINTENANCE AGREEMENT INCLUDING PERFORMANCE BOND OR OTHER FORM OF SURETY IN ACCORDANCE WITH SECTION 59.7.3.4.K.4 OF THE MONTGOMERY COUNTY ZONING ORDINANCE (CONDITION #12, SP)
PHASING OF STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL	CITY OF TAKOMA PARK CITY ARBORIST MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING. (CONDITION #10D, SP)
	PHASE I - INSTALL SEDIMENT CONTROL DEVICES AND CONSTRUCTION ENTRANCE. PHASE II- COMPLETE BUILDING CONSTRUCTION, SITE WORK AND INSTALLATION OF ON-SITE LANDSCAPING AND LIGHTING.
	DPS IS THE AUTHORITY ON SEDIMENT CONTROL AND CITY OF TAKOMA PARK CITY ENGINEER IS THE AUTHORITY OF SWM, AND THE ASSOCIATED PHASING MAY CHANGE AT THEIR DISCRETION (PROVIDED THAT THE CHANGES DO NOT CONFLICT WITH CONDITIONS OF APPROVAL FOR THE SITE PLAN)
BEFORE FINAL USE AND OCCUPANCY CERTIFICATE	STREET LAMPS AND SIDEWALKS MUST BE INSTALLED BEFORE RELEASE OF ANY RESIDENTIAL/COMMERCIAL DEVELOPMENT USE AND OCCUPANCY CERTIFICATE FOR THE BUILDING. LANDSCAPE PLANTING MAY WAIT NO LATER THAN THE NEXT GROWING SEASON AFTER COMPLETION OF THE SITE WORK.
	ON-SITE AMENITIES INCLUDING, BUT NOT LIMITED TO, PAVING, SIDEWALKS/PEDESTRIAN PATHWAYS, HARDSCAPE, BENCHES, TRASH RECEPTACLES, BICYCLE FACILITIES AND PUBLIC OPEN SPACE AMENITIES MUST BE INSTALLED.
	ALL PUBLIC OPEN SPACE AREAS ON THE SUBJECT PROPERTY MUST BE COMPLETED. (CONDITION #1B, SP)
	APPLICANT MUST MAKE A TRANSPORTATION POLICY AREA REVIEW (TPAR) MITIGATION PAYMENT.

REFERENCES ALTA/ACSM LAND TITLE SURVEY: BOHLER ENGINEERING "18115 GEORGIA AVENUE **ELECTION DISTRICT NO.8** MONTGOMERY COUNTY, MARYLAND" REVISED: 01/08/15

PROJECT NO.: SB14200601

A4.1

UTILITIES

VERIZON - LAMBERT CABLE: PHONE: (301) 210-0355

WSSC - PINPOINT UG: PHONE: (301) 868-6803 COLONIAL PIPELINE:

WASHINGTON GAS - UTILIQUES PHONE: (301) 210-0355 PEPCO/UTILIQUEST PHONE: (301) 210-0355

COMCAST -UTILIQUEST PHONE: (410) 536-0070

FIBERLIGHT/SUNBELT TELECO PHONE: (727) 596-1500 CITY OF TAKOMA PARK:

REV	DATE	COMMENT	BY
-			
_	-		



NOT APPROVED FOR CONSTRUCTION

06/25/15

AS SHOWN

DRAWN BY: DATE: SCALE:

> SITE PLAN #820150150

TACO BELL TAKOMA PARK MUY

TACO BELI 1300 HOLTON LANE TAKOMA PARK, MD 20912 MONTGOMERY COUNTY LOTS 55 & 56 GUDE AND ABRAHAM'S



16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Fax: (301) 809-4501 MD@BohlerEng.com



COVER SHEET

SHEET NUMBER:

I, MATTHEW K. JONES, 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. 39999, EXPIRATION DATE: 3/15/2017

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820150150 including Approval Conditions, Development Program, and Certified Site Plan.

Address: 100 East Lancaster Avenue, Suite 200, Downingtown, PA 19335

MAY 1 6 2016

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND MONTGOMERY COUNTY PLANNING BOARD

MCPB No. 15-159 Site Plan No. 820150150 Taco Bell Takoma Park Date of Hearing: January 7, 2016

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications;

WHEREAS, on August 28, 2015, RJP Consulting, LLC and MUY Brands, LLC 'Applicant') filed an application for approval of a site plan for a 2,063-square-foot 13, Development Program staurant with drive-thru on 0.56 acres of CR2.5: C 2.0, R 1.5, H 100 zoned-land, located

The Applicant must construct the development in accordance with a development in the northeast quadrant of the intersection of New Hampshire Avenue and Holton Lane program table that will be reviewed and approved prior to the approval of the "Subject Property"), in the Silver Spring/Takoma Park Policy Area and Takoma Langley Certified Site Plan. Crossroads Sector Plan ("Sector Plan") area; and

820150150, Taco Bell Takoma Park ("Site Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated December 24, 2015, setting forth its analysis and recommendation

for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on January 7, 2016, the Planning Board held a public hearing at which it heard testimony and received evidence on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote certified below. NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site

For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or

appland 20040 Phone: 301,495,4605 Fax: 301,495,1320 MINCOPE Logal DESAMDES and org E-Math mep-chair@mneppe-me.org

MCPB No. 15-159 Site Plan No. 820150150 Taco Bell Takoma Park

Public Use Space, Facilities and Amenities

Property, subject to the following conditions:1

- Public Open Space, Facilities, and Amenities a. The Applicant must provide a minimum of 2,500 square feet of public oper
- space (10% of net lot area) on-site. b. Before the issuance of the final use and occupancy certificate, all public oper space areas must be completed.
- 2. Maintenance of Public Amenities The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to pedestrian pathways, landscaping, hardscape, and

Transportation & Circulation

- Pedestrian & Bicycle Circulation
- The Applicant must provide two bicycle parking spaces for short-term use (one inverted "U" rack or approved alternative) as shown on the Certified Site Plan.
- 4. Transportation Policy Area Review The Applicant must make a Transportation Policy Area Review ("TPAR") mitigation Payment, equal to 25 percent of the General District Transportation Impact Tax, as required by the 2012-2016 Subdivision Staging Policy within the Silver Spring/Takoma Park Policy Area. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code.
- The Applicant must make 14 of the parking spaces available to the general public ather than reserved solely for the use of resttaurant patrons, as required by Section 6.2.3.H.2 of the Zoning Ordinance.

- Stormwater Management
 The Planning Board accepts the recommendations of the City of Takoma Park in
 its stormwater management concept letter dated May 12, 2015, and hereby ncorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by the City of Takoma Park provided that the amendments do not conflict
- with other conditions of the Site Plan approval. 7. Right-of-Way Permitting The Planning Board accepts the right-of-way permitting recommendations of the City of Takoma Park in its letter dated October 28, 2015, and hereby incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by the City of Takoma Park provided that the amendments do not conflict with other conditions of the Site Plan approval.

- The development is limited to the maximum height of 23 feet, as measured from the building height measuring point shown on the Certified Site Plan.
- The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the latest approved architectural drawings included in the Certified Site Plan, as determined by Staff.

- a. Before issuance of the final use and occupancy certificate for this Site Plan, all on-site amenities including, but not limited to, sidewalks/pedestrian pathways, hardscape, benches, trash receptacles, bicycle facilities, and public open space amenities must be installed.
- b. The Applicant must install the landscaping no later than the next growing season after completion of the site work.

may be further revised by the City of Talkoma Park.

c. The Applicant must retain the existing street trees along the property frontage on Holton Lane, as shown on the landscape plan. d. Before certification of the Site Plan, the Applicant, in consultation with a qualified tree care professional, must revise the notes on the landscape plan

regarding the street trees to appropriately protect the subject trees. The notes

- a. Before issuance of any above-grade building permit, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the Illuminating Engineering Society of North America (IESNA) recommendations in effect on the date of this resolution for a development of this type. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations in effect
- on the date of this resolution b. Deflectors must be installed on all up-lighting fixtures to prevent excess illumination and glare.

c. Pole-mounted lights must not exceed the height illustrated on the Certified Site

 Site Plan Surety and Maintenance Agreement efore issuance of any building permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the JAN 1 1 2016 Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.k.4 of the Montgomery County Zoning Ordinance, with the following provisions:

a. A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount; b. The cost estimate must include applicable Site Plan elements including, but not limited to, entrance signage features, plant materials, on-site lighting, exterior

site furniture, railings, curbs, gutters, sidewalks and associated improvements; The bond or surety must be tied to the development program, and completion of plantings and installation of particular materials and facilities covered by the surety will be followed by inspection and release of the surety.

WHEREAS, Applicant's site plan application was designated Site Plan No. Before approval of the Certified Site Plan, the following revisions must be made

and/or information provided subject to Staff review and approval: a. Include the forest conservation exemption, stormwater management concept approval letter, development program, and Site Plan resolution on the approval or cover sheet(s

b. Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all treesave areas and protection devices before any land disturbance. Add a note stating that "Minor modifications to the limits of disturbance shown on the Site Plan within the public right-of-way for utility connections may be

done during the review of the right-of-way permit drawings by the City of Takoma Park and/or the State Highway Administration." Modify data table to reflect development standards approved by the Planning

 Show on the Site Plan a building height measuring location for the building. Plan No. 820150150 for a 2,063-square-foot restaurant with drive-thru on the Subject BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Taco Bell Takoma Park, 820150150, submitted via ePlans to

Ensure consistency of all details and layout between Site and Landscape plans.

the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and BE IT FURTHER RESOLVED that having considered the recommendations and indings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of

1. The development satisfies any previous approval that applies to the site.

This finding is not applicable as there were no previous approvals that apply to the site. 2. The development satisfies the binding elements of any development plan or

schematic development plan in effect on October 29, 2014. This finding is not applicable as there are no binding elements of an associated development plan or schematic development plan in effect on October

The development satisfies any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the

This finding is not applicable as the Subject Property's zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

4. The development satisfies applicable use standards, development standards, and

a. Use Standards

general requirements under the Zoning Ordinance.

Section 59-3.5.14.E specifies the following standards for approval of a drive-thru as a limited use:

· A Drive-Thru, including the queuing area, must be located a minimum of 100 feet from any property that is vacant or improved with a residential use in the Agricultural, Rural Residential, or esidential Detached zones. There are no properties in the agricultural, rural residential, or

residential detached zones within 100 feet of the drive-thru. For a Restaurant with a Drive-Thru, access to the site from a street

with a residential classification is prohibited. Access to the site is from Holton Lane, which is classified as a business district road, and New Hampshire Avenue, which is a major

· A drive-thru service window, drive aisle, or queuing area located between the street and the front main wall of the main building is

The drive-thru service windows are located in the interior of the

Subject Property, between the northern side wall of the building and the parking lot. No service window, drive aisle, or queuing area will be located between the building and the street. · A drive-thru service window, drive aisle, or stacking area may be

a corner lot if permanently screened from any street by a minimum 3 foot high wall or fence. The drive-thru service windows are located in the interior of the Subject Property, between the northern side wall of the building and the parking lot. No service window, drive aisle, or queuing area will

located between the street and the side wall of the main building on

 Site plan approval is required under Section 7.3.4. Approval of the Application by the Planning Board satisfies this

be located between the building and the street.

Development Standards

The Subject Property includes approximately 0.56 acres zoned CR 2.5, C 2.0, R 1.5, H100. The Application satisfies the applicable development standards as shown in the following data table:

Section	Development Standard	Permitted/ Required	Approved in Site Plan
59-4	Gross Tract Area (sf)	n/a	24,591
4.5.3.C.2	Oensity CRT2.5, C2.0, R1.5, H100 Commercial FAR/GFA Residential FAR/GFA TOTAL FAR/GFA	1.0/24,591 1.0/24,591 1.0/24,591	0.08/2,063 0/0 0.08/2,063
4.5.3.C.4	Building Height (feet) CRT2.5, C2.0, R1.5, H100	70	23
4.5.3.C.3	Minimum Setback From New Hampshire Ave R.O.W. From Holton Lane R.O.W. Side Rear	0, 0, 0,	25' 15.5' 88' 8.5'
4.5.3.C.3	Build to Area From New Hampshire Ave R.O.W. From Holton Lane R.O.W.	70% of façade within 30' max 35% of façade within 20' max	70% of façade within 27' 35% of façade within 15.5'
4.5.3.C.1	Open Space Public Open Space (%/sq. ft.)	10/2,459	10/2,500
4.5.3.C.5	Transparency, for Walls Facing a Street Ground Story, Front Ground Story, Side	40% 25%	40% 36%
6.2	Parking spaces, minimum- maximum	4-11	252

 General Requirements i. Site Access

Access will be provided directly to the Subject Property via a

driveway from Holton Lane and through the parking lot for the ⁸ Per Section 6.2.3.H.2, the maximum number of spaces may be exceeded if the spaces provided in excess of the maximum are made available to the public and not reserved for the restaurant.

adjacent Aldi supermarket via a driveway from New Hampshire Avenue. These driveways will provide adequate site access.

ii, Parking, Queuing, and Loading

Adequate off-street parking will be provided in 27 on-site parking spaces. Although the Vehicle Parking Space table in Section 6.2.4.B of the Zoning Ordinance indicates that the maximum number of exceeded because the spaces provided in excess of the maximum will be made available to the public and not reserved for the restaurant, as specified in Section 6.2.3.H.2.

The drive-thru lane will provide seven queuing spaces. The queuing area will not interfere with public streets or sidewalks.

iii. Open Space and Recreation

The Application has a 10 percent public open space requirement, which yields a requirement of 2,459 square feet of public open space. The Application provides 2,500 square feet of public open space.

iv. General Landscaping and Outdoor Lighting

Landscaping and lighting, as well as other site amenities, are provided to ensure that these facilities will be safe, adequate, and efficient for year-round use and enjoyment by patrons. The Application provides landscaping between the building and the New Hampshire Avenue frontage.

As shown in the Development Standards table, the Application plan

meets all of the general requirements and development standards of

Section 4.5 of the Zoning Ordinance and the general development

- requirements of Article 59-6 of the Zoning Ordinance. 5. The development satisfies the applicable requirements of Chapters 19 and 22A of the Montgomery County Code.
- a. Chapter 19, Erosion, Sediment Control, and Stormwater Manageme Stormwater Concept Plan was approved by the City of Takoma Park on May 12, 2015. The stormwater concept will meet stormwater management requirements for environmental site design to the maximum extent

practicable through the use of micro bio-retention facilities and underground

Chapter 22A, Forest Conservation

An exemption from submitting a forest conservation plan (Exemption 42015222E) was confirmed for the Subject Property on June 24, 2015, as a modification to an existing non-residential developed property under section 22A-5(t) of the Montgomery County Forest Conservation Law. The Application meets the particular requirements of the exemption per the

(1) no more than 5,000 square feet of forest is ever cleared at one time or cumulatively after an exemption is issued; the modification does not result in the cutting, clearing, or grading of

any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan; the modification does not require approval of a preliminary plan of subdivision; and

the modification does not increase the developed area by more than 50% and the existing development is maintained;

Existing street trees along Holton Lane, which are up to approximately 8' caliper, cannot readily be replaced due to the narrowness of the planting bed. Care should be taken to appropriately protect these trees. Therefore, conditions of approval are recommended regarding their protection.

The development provides safe, well-integrated parking, circulation patterns.

building massing and, where required, open spaces and site amenities. Parking will be provided on-site, to the north of the building and drive-thru aisle. The parking will be not be placed between the building and either New Hampshire Avenue or Holton Lane. The parking fot aisles and drive-thru area will provide safe and well integrated circulation patterns, with traffic control signs and lane markings. Pedestrian access to the building will be provide from the sidewalks on New Hampshire Avenue and Holton Lane, as well as via marked pedestrian crossings from the parking lot. The building will be placed as close as possible to the intersection of New Hampshire Avenue and Holton Lane in order to create a presence on the street, while being set back far enough to accommodate future widening of the New Hampshire Avenue right-of-way. Ten percent of the Subject Property will be provided as public open space, which will be located along the building's frontage on New Hampshire Avenue and Holton Lane. The public open space will be improved with landscaping and an outdoor dining area, which will

 The development substantially conforms to the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement

enliven this corner of the intersection of New Hampshire Avenue and Holton Lane.

The Subject Property is located within the 2012 Takoma Langley Crossroads Sector Plan area, in the Crossroads District. The Sector Plan's vision is to create a transit-oriented, pedestrian-friendly community that reduces automobile dependency. The Sector Plan envisions redevelopment of existing shopping centers with mixed-use, multi-story buildings connected by a network of new streets. Sector Plan recommendations specific to the Subject Property include the following for New Hampshire Avenue: a 150-foot-wide right-of-way, a 15-foot-wide public improvement easement, and a low-speed access lane separated by a median from the main travel lanes.

However, the Sector Plan recognizes that redevelopment will not take place quickly, but rather that it will happen incrementally. Page 16 of the Sector Plan acknowledges that significant redevelopment of the Crossroad District is unlikely to occur until financing is secured for the construction of planned transit facilities, such as the Purple Line. It also acknowledges that major improvements to the right-of-way for New Hampshire Avenue are not likely to occur until significant redevelopment of the major shopping centers happens. On page 19, the Sector Plan specifically recommends allowing interim development that does not compromise the Sector Plan's ultimate objectives and recommendations if it provides for growth opportunities for existing businesses and uses. The restaurant was previously existing at the intersection of New Hampshire Avenue and University Boulevard, but was removed to make way for construction of the transit

The restaurant with drive-thru does not fully implement the vision of the Sector Plan. This type of development, a single-story, single-use building with a drivethru, does not advance the Sector Plan's vision of mixed-use redevelopment. Because the Subject Property is an existing platted lot, a preliminary plan of subdivision is not required, and there is no opportunity to require right-of-way dedication along the Subject Property's frontage. Further, the access lane adjacent to New Hampshire Avenue is not being provided.

The restaurant with drive-thru is an interim use, and approval of the Application will not compromise future realization of the Sector Plan's recommendations. The building and site design will not hinder the eventual development of the Subject Property and the surrounding area as a new mixed-use neighborhood because the small building does not represent such a significant investment in the Subject Property that would prevent it from being removed whenever a more significant

project is proposed for the site. In addition, the building is sufficiently set back from

lew Hampshire Avenue to allow for the future right-of-way dedication called for in

The Application does meet other recommendations of the Sector Plan. For example, the landscape area between the building and the New Hampshire Avenue sidewalk is consistent with the recommendation on page 24 to provide landscape panels along New Hampshire Avenue. The placement of the parking spaces on the north side of the building, on the far side of the building from Holton Lane, is consistent with the recommendation on page 30 that surface parking be placed behind or to the side of development (instead of between buildings and the

Based on the interim nature of the use and building, the Application substantially

8. The development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.

A traffic study, dated June 19, 2015, was submitted for the Application per the Local Area Transportation Review ("LATR")/Transportation Policy Area Review "TPAR") Guidelines because the development is estimated to generate 30 or more peak-hour trips during the typical weekday morning (6:30 a.m. - 9:30 a.m.) and evening (4:00 p.m. - 7:00 p.m.) peak periods. A trip generation summary for the development, provided in the Staff Report, shows that the development will generate 48 new morning peak hour trips and 33 new evening peak hour trips. The Staff Report shows that trips generated by the development will marginally increase traffic at the studied intersections, but will remain within the Policy Area congestion threshold of 1,600 CLV.

s a development within the Silver Spring/Takoma Park Transportation Policy Area, the Application is considered to be inadequate under the TPAR transit test and adequate under the TPAR roadway test. As a result, the Applicant must make a payment equal to 25% of the general district development impact tax to satisfy the 2012-2016 Subdivision Staging Policy. The development satisfies the LATR and TPAR requirements of the APF review and will provide safe, adequate, and efficient vehicular and pedestrian access.

Public facilities and services are available and will be adequate to serve the development. The Subject Property is proposed to be served by public water and

public sewer. The Application has been reviewed by the Montgomery County Fire and Rescue Service who has determined that the Subject Property will have appropriate access for fire and rescue vehicles. Other public facilities and services, such as police stations, firehouses, and health services, are operating according to the Subdivision Staging Policy resolution currently in effect and wil be adequate to serve the Subject Property. Electrical, telecommunications, and gas services are also available to serve the Subject Property.

parking spaces for the restaurant is 11, the maximum may be 9. The development is compatible with existing and approved or pending adjacent development.

> The development is compatible with and will complement the existing uses in the adjacent development. The Crossroads District is predominately developed with low-density commercial and service uses. The Applicant will improve the Subject Property with a building, streetscape, and stormwater management improvements and will add a use that will activate an underutilized surface parking lot. The introduction of the restaurant will activate this street corner. Additionally, the building location preserves the option to widen New Hampshire Avenue per the

10. There is a need for the approved use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the approved location will not result in a multiplicity or saturation of similar uses in the same general neighborhood.

Economic, Sector Plan, and traffic analyses do not indicate a saturation of similar uses in the existing population concentration where the Subject Property is

The Applicant submitted a needs study, dated October 15, 2015, which presents market information that demonstrates that there is presently an insufficient number of quick service restaurants in the market area to satisfy the current market demand. The study concludes that there is an unmet demand of \$5.5 million annually for this type of establishment in the market area, with no oversaturation of quick service restaurants with drive-thrus.

As discussed in finding 7 above, as an interim use, the Application is in substantial compliance with the Sector Plan. The interim restaurant use and building will not

As discussed in finding 8 above, the use will only marginally increase traffic at the studied intersections, and will not increase it above the congestion threshold for

preclude eventual realization of the Sector Plan's vision for future development

and will not lead to an oversaturation of such uses.

the Silver Spring/Takoma Park Transportation Policy Area. The restaurant with drive-thru will not lead to an oversaturation of such uses.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in

Montgomery County Code § 59-7.3.4.H; and BE IT FURTHER RESOLVED that this Resolution constitutes the written point on of the Board in this matter, and the date of this Resolution is ___ (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules)

. CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Dreyfuss, seconded by Commissioner Presley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss and Presley voting in favor, and Commissioner Fani-González opposed, at its regular meeting held on Thursday, January 7, 2016, in Silver Spring, Maryland

Montgomery County Planning Board

INTGOMERY COUNTY PLANNING DEPARTMENT

June 24, 2015

Mr. Brenton Hutchinson

1430 Broadway STE 1630

Re: Forest Conservation Exemption 42015222E; Taco Bell, Takoma Park

Based on the review by staff of the Montgomery County Planning Department, the Forest

Conservation Exemption Request submitted on June 19, 2015 for the plan identified above, is

confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter

non-residential developed property: (1) no more than 5,000 square feet of forest is ever cleared

at one time or cumulatively after an exemption is issued, (2) the modification does not result in

require approval of a preliminary plan of subdivision, and (4) the modification does not increase

A pre-construction meeting is required after the limits of disturbance have been staked prior to

clearing and grading. The property owner, construction superintendent, forest conservation

inspector, and the Montgomery County Department of Permitting Services sediment control

inspector shall attend this meeting. If you have any questions regarding these actions, please

feel free to contact me at 301-495-4581 or at david.wigglesworth@montgomeryplanning.org.

8787 Georgia Avenue, Silver Spring, Maryland 20910 noise and Registerry Coordination Division: 201.495.4550 Page 301.495.1304

Silver Spring, MD 20910

May 12, 2015

www.MungtomeryPlanning.org

City of Takoma Park

This is to inform you that the above reference application has been reviewed. The referenced

Concept Approval application and response package submitted on 5/12/2015 were found

acceptable. A tree protection plan approved by the City Arborist, if required for this project

Please refer to Takoma Code title 16 for complete description of Stormwater Management Plan

Permit requirements. A summary expert of SWM Permit requirement documents is listed below

Construction cost estimate of SWM facilities for the propose of setting the Bond

A performance Bond equal to the approved construction cost of the SWM facilities

Maintenance schedule developed for the life of SWM facilities installed on the Plans

"The City Manager, in his or her sole discretion, may accept the certification of a registered

professional engineer licensed in Maryland in lieu of any inspection during construction

Under this option, the owner shall in a letter name the professional engineer registered in

Maryland who would be providing inspection and certification for all the stages of construction

Upon Completion of the project and prior to Bond release, an as-built plan of the SWM facilities

along with certification by a professional engineer shall be submitted to this department. I

appreciate the opportunity to be of service; should you require additional assistance please call

escribed in the referenced section of Takoma Code including preparation and presentation of

Schedule for staged inspection and reports (Takoma Code 16.04.210, 16.04.260).

Declaration of Covenants inspection/Maintenance of Stormwater Management Syste

Sediment and Erosion Control set of plans approved by MC DPS.

. A Permit fee Equal to 10 % of the total cost of SWM facilities

Takoma Park Code Section 16.04.30 provides that "

SWC 15-03-01 for 7681 New Hampshire Avenue, Takoma Park MD (Taco Bell)

the cutting, clearing, or grading of any forest in a stream buffer or located on property in a

the developed area by more than 50% and the existing development is maintained.

special protection area which must submit a water quality plan, (3) the modification does not

22A (Forest Conservation Law), Section 22A-5(t) because the site is a modification to an existing

AN WG Takoma LP

New York, NY, 10018

Dear Mr. Hutchinson:

David Wigglesworth

CC: Will Lewis (RPJ)

42015222E

DEPARTMENT OF PUBLIC WORKS

Mr. Bradford Fox. P.E.

16701 Melford Blvd.

for your convenience.

equired by this chapter".

the final As- Built plans and certifications.

the undersigned at 301-8917620.

Ali Khalilian, P.E.

City of Takoma Park

ce: Daryl Braithwaite

Todd Bolton

Re: SWC 15-03-01 Takoma

7681 New Hampshire Avenue

SWM Permit application

Three (3) Copies of the final SWM plans

Takoma Park MD (Taco Bell)

Bohler Engineerin

Telephone: 301-891-7633 5/12/2015May 12, 2015FAX: 301-

Matt Jones (Bohler Eng.)

Development Applications & Regulatory Coordination

Fax: (301) 270-4560

October 28, 2015

Neil Braunstein, Planner Coordinator

Maryland-National Capital Park and Planning Commission

Site Plan No. 820150150

between JBGR (property owner) and the City of Takoma Park.

Area One Planning Division

Silver Spring, Maryland 20910

8787 Georgia Avenue

Dear Mr. Braunstein.

shall obtain a permit to work in the right-of-way from the City of Takoma Park Public Works Department. Please contact Ian Chamberlain, Construction Manager, at (301) 891-7611 to obtain Enclosed is Resolution 2015-60 adopted by the Takoma Park City Council on October 19, 2015 with regards to the site plan, to be transmitted to the Planning Board. Also enclosed is all

Taeo Bell at New Hampshire Avenue and Holton Lane

meeting with regards to right-of-way in their September 29 site plan resubmittal.

The City of Takoma Park has completed its review of site plan file \$20150150. The applicant has

incorporated all of the City's comments from the September 14 Development Review Committee

Installation and maintenance of a public bus shelter by the City's contractor on the proposed

concrete bus pad on New Hampshire Avenue within the LOD will require a License Agreement

The proposed LOD extends into Holton Lane, a City of Takoma Park right-of-way. Applicant

City of Cakoma Hark

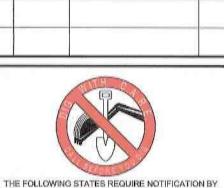
Thank you for the opportunity to review this site plan. If you have any questions or comments regarding this letter, please contact me at ErkinO@takomaparkmd.gov or (301) 891-7213.

electronic and written correspondence received by the City Clerk with regard to the project.

of GRE Erkin Ozberk, Senior Planner

> Sara Daines, Director, Housing and Community Development Department Ian Chamberlain, Construction Manager, Public Works Department Stacy Silber, Lerch, Early, & Brower

REVISIONS COMMENT



(WV 1-800-246-4848) (PA 1-800-242-1776) (DC 1-800-257-7 (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8 NOT APPROVED FOR CONSTRUCTION

EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING T DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATI

IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA,

NORTH CAROLINA AND DELAWARE CALL - 811

PROJECT No. DRAWN BY: DATE: 06/25/15 SCALE: AS SHOWN CAD I.D.

PROJECT: SITE PLAN #820150150 TACO BELL

TAKOMA PARK MUY

TACO BELL LOCATION OF SITE 1300 HOLTON LANE TAKOMA PARK, MD 20912

MONTGOMERY COUNTY

LOTS 55 & 56

GUDE AND ABRAHAM'S

BOHLER ENGINEERIN

16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 (301) 809-4501 MD@BohlerEng.com

RESOLUTIONS

AND PLAN

CONDITIONS

Developer's Certificate e Undersigned agrees to execute all the features of the Site Plan Approval No. 820150150 scluding Approval Conditions, Development Program, and Certified Site Plan. leveloper: RJP Consulting, LLC Address: 100 East Lancaster Avenue, Suite 200, Downingtown, PA 19336

M-NCPPC

MAY 1 6 2016

AONTGOMERY COUNT

I, MATTHEW K, JONES, HEREBY CERTIFY THAT THESE

DOCUMENTS WERE PREPARED OR APPROVED BY ME, ANI

THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER

UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 39999. EXPIRATION DATE: 3/15/2017

hone: 610-518-2930

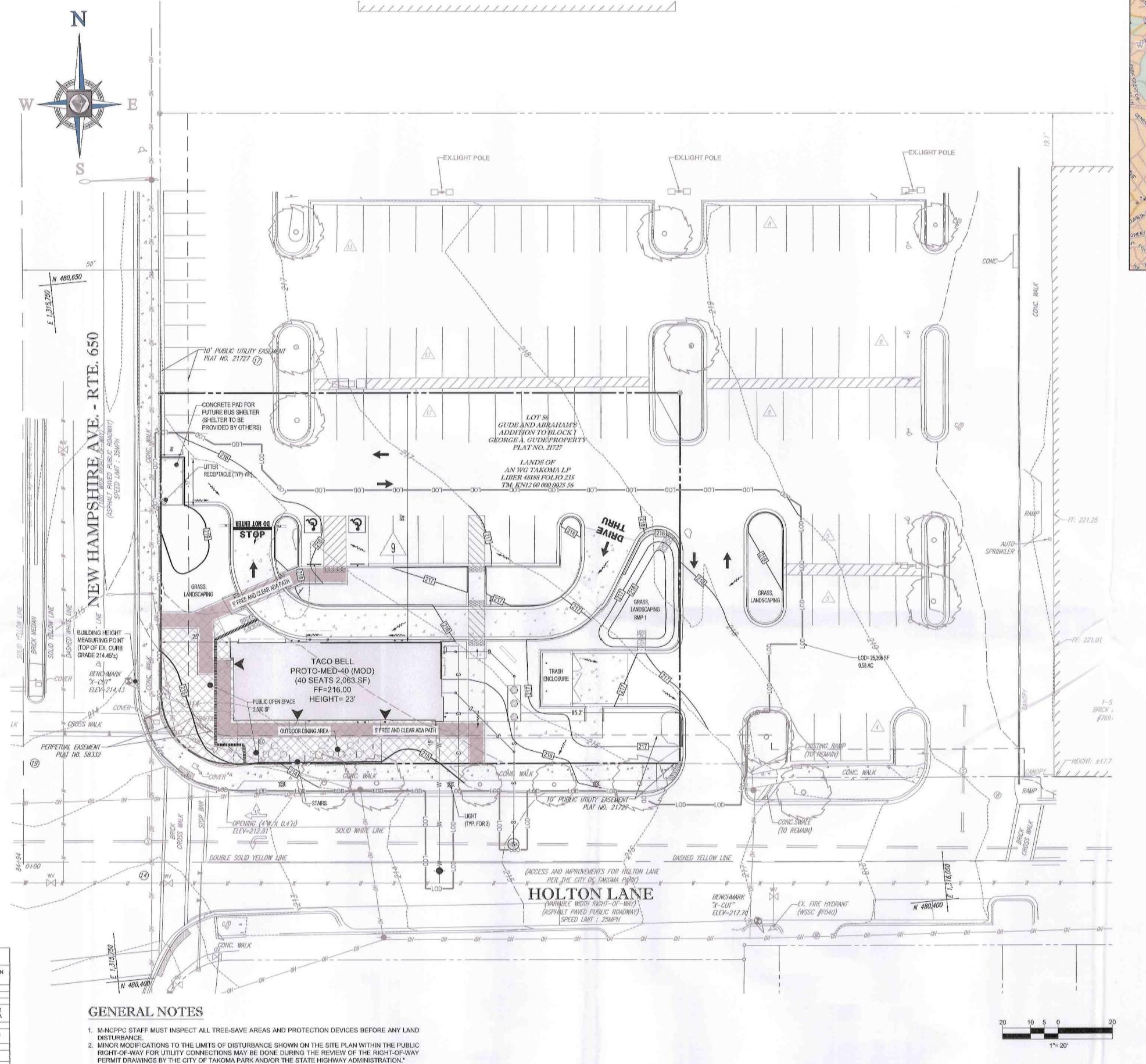
SHEET NUMBER:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION, SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE T THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION, FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IT FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES

TEXT4\MD14200001\DRAWINGS\PIAN SETS\SITE PLAN\MB142008015D1.DWG PRINTED BY: JCADWALLADER 4.26.16 @ 10.48 AM LAST SAVED BY: JCADWA







PROJECT DATA TABLE: CRT-2.5 ZONE (C-2.0, R-1.5, H-100) APPROVED IN SITE PLAN ZONING ORDINANCE DEVELOPMENT STANDARDS 24,591 SF B. GROSS TRACT AREA . MAXIMUM BUILDING HEIGHT 0.08 FAR OR D. FLOOR AREA RATIO (FAR) (BUILDING COVERAGE TO GROSS TRACT AREA) R=1.5 (36,590 SF) 2,063 SF GFA 2.5 MAX (60,084 SF) E. PUBLIC OPEN SPACE 10 % NET TRACT AREA 10 / 2,500 SF TOTAL PUBLIC OPEN SPACE I. MIN. BUILDING SETBACKS FRONT(NEW HAMPSHIRE AVE.) NORTH SIDE SOUTH SIDE (HOLTON LANE) 70% OF THE BUILDING FACADE
MUST BE WITHIN 30' OF NEW
HAMPSHIRE AVE WITH EXISTING
WITHIN 27' FRONT STREET 10 FOOT PUE.1 . MAXIMUM SETBACK - BUILD TO AREA 35% OF THE BUILDING FACADE 35% OF FACADE SIDE STREET MUST BE WITHIN OF 20' OF

THE BUILD TO AREA MAXIMUM SETBACK MAY BE INCREASED BY THE MINIMUM SETBACK NECESSARY TO AVOID A PLATTED PUBLIC

HOLTON LANE.

GENERAL NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND II

PARKING REQUIREMENTS (CRT-2.53,4) ZONING ORDINANCE DEVELOPMENT BUILDING USE CATEGORY PARKING REQUIRED PARKING PROPOSED PUBLIC BICYCLE PARKING PUBLIC BICYCLE PARKING STANDARDS MUMIXAM MAXIMUM STANDARD SPACES 23 SPACES REQUIRED PROPOSED 1 BIKE PARKING SPACE /10,000 SF = 1.0 BICYCLE PARKING SPACE (MIN) 4/1,000 X 875.3 PATRON S.F. = 3.5 12/1,000 X 875.3 PATRON S.F. = 10.5 RESTAURANT 4 SPACES/1,000 S.F. 12 SPACES/1,000 S.F. 2 SPACES (2 VAN ACCESSIBLE ADA SPACES 2 BICYCLE PARKING SPACES (GENERAL) OF PATRON USE OF PATRON USE = 4 SPACES = 11 SPACES 2 BICYCLE PARKING SPACES 11 SPACES 25 SPACES² 1 BICYCLE PARKING SPACE TOTAL SPACES 4 SPACES PARKING COMPLIES WITH THE MAXIMUM REQUIREMENT BECAUSE PARKING SPACES IN EXCESS OF MAXIMUM WILL NOT BE RESERVED FOR TACO BELL'S USE.

THE TACO BELL LOT IS PART OF AN INTEGRATED SHOPPING CENTER, FOR WHICH THERE IS SHARED PARKING, A MINIMUM OF 206 PARKING SPACES AND A MAXIMUM OF 355 PARKING SPACES ARE REQUIRED FOR THE

OVERALL SHOPPING CENTER: AFTER CONSTRUCTION OF THE TACO BELL, A TOTAL OF 269 PARKING SPACES WILL BE PROVIDED.

⁴CRT-2.5 ZONE IS ELIGIBLE TO BE CONSIDERED A REDUCED PARKING AREA. REQUIRED SPACES SHOWN REFLECT THIS REDUCTION.

LEGEND

PUBLIC OPEN SPACE

Developer's Certificate The Undersigned agrees to execute all the features of the Site Plan Approval No. 820150150 including Approval Conditions, Development Program, and Certified Site Plan. Daveloper RJP Consulting, LLC

LOCATION MAP COPYRIGHT 2003

DELORME STREET ATLAS 2004 PLUS USA SCALE: 1"=2000"

NOTE:

SEE SHEET C-6 FOR SITE DETAILS

DEVELOPMENT SEQUENCE:

DEVELOPMENT IS PLANNED TO TAKE PLACE IN ONE PHASE (DEMOLITION, BUILDING, AND SITE WORK)

Address: 100 East Lancaster Avenue, Suite 200, Downingtown, PA 19335

PROFESSIONAL CERTIFICATION I, MATTHEW K. JONES, 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. 39999, EXPIRATION DATE: 3/15/2017



REVISIONS COMMENT



NOT APPROVED FOR CONSTRUCTION

06/25/15

AS SHOWN

DRAWN BY: DATE: SCALE:

> SITE PLAN #820150150 TACO BELL TAKOMA PARK

MUYTACO BELL

LOCATION OF SITE 1300 HOLTON LANE TAKOMA PARK, MD 20912 MONTGOMERY COUNTY LOTS 55 & 56 GUDE AND ABRAHAM'S

BOHLER ENGINEERIN

16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

SHEET TITLE:

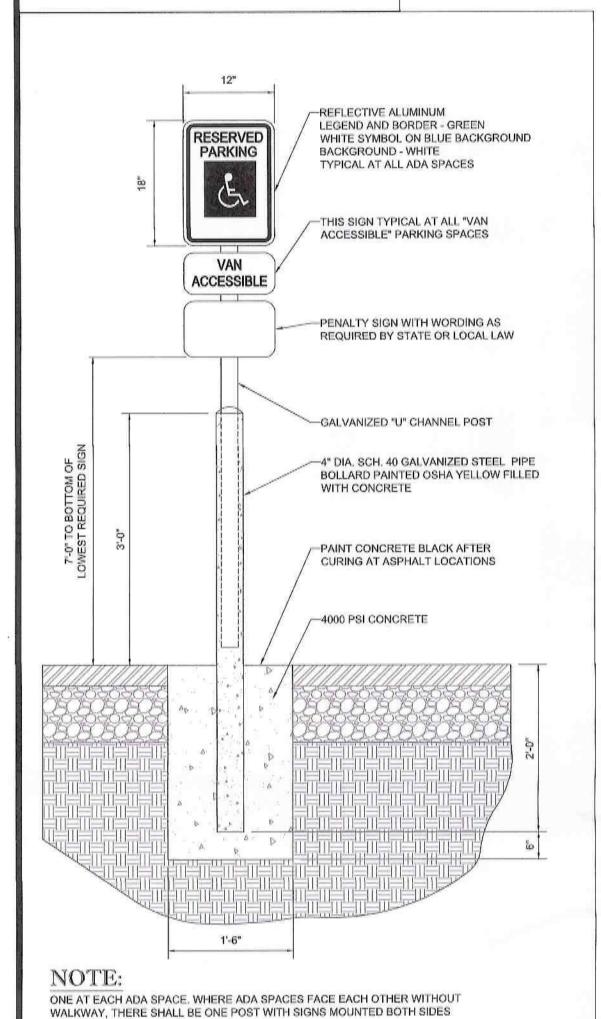
MAY 1 6 201

SITE PLAN

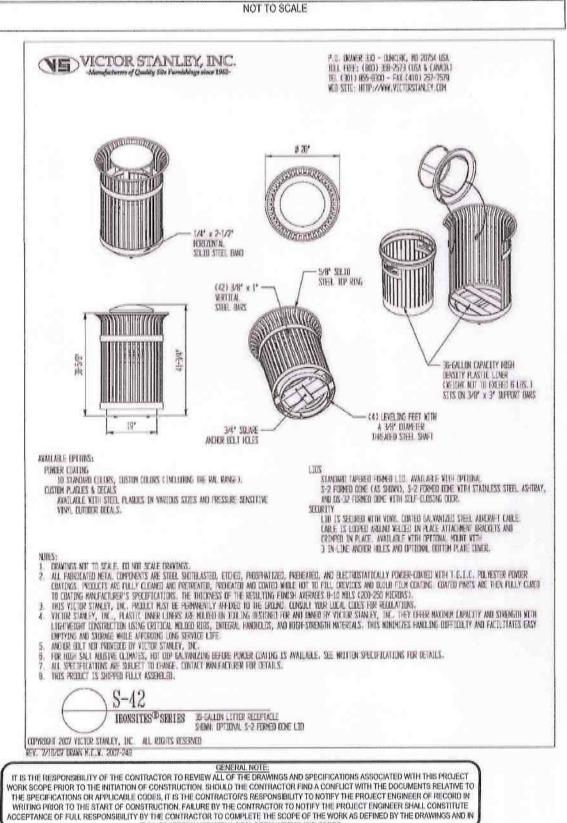
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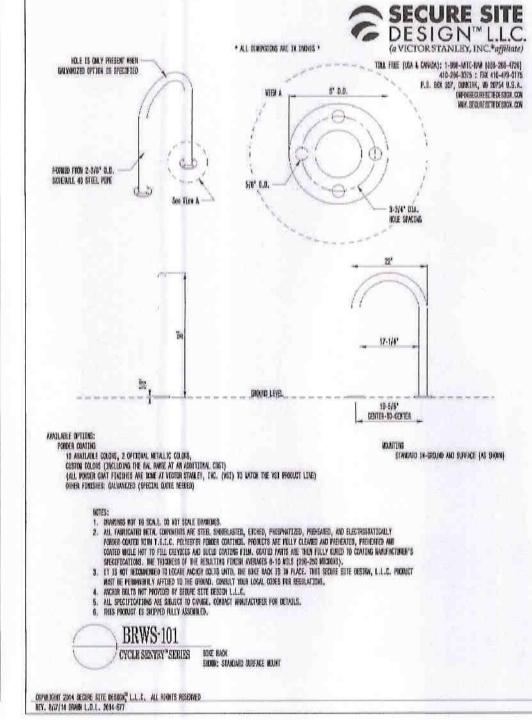
TE/14/WEI4200001/DRAWINGS/PLAN SETS/SITE PLAN/MITH220001351.0WG PRINTED DY: JCADWALLADER 4.22.16 @ 2:02 PM TAST SAVED DY: JCADWAL





BOLLARD MOUNTED ADA PARKING SIGN DETAIL





* ALL DEMONSTONS ARE IN INDIES *

NOTES:

FINISHED GRADE-

FRAME TO BE THOROUGHLY-

CAST-IN-PLACE REINFORGED-

CONCRETE @ 4,000 P.S.I.

CONCRETE FOOTING-

NOTES

@ 4,000 P.S.I.

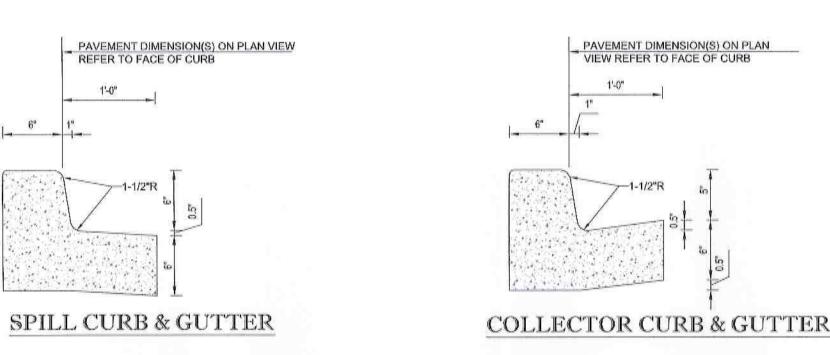
NLY, FINAL DESIGN TO PROVIDE H-20 VEHICULAR LOADING.

IEW AND PROFILES FOR GRATE AND TRENCH INVERT

TRENCH DRAIN DETAIL

NOT TO SCALE

EMBEDDED IN MORTAR



1. CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS. 2. CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE REFERENCED (GUT OR FILL) TO THE TOP OF CURB. 3. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT. 4. CONTRACTION JOINTS SHALL BE PLACED @ 10'-0" O.C. TOOLED 1/4" (±1/16") WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS, MAXIMUM, AND ALL P.C.'S.



1/4" RADIUS-

NOTES:

3,000 P.S.I. @ 28 DAYS

1. EXPANSION JOINTS TO BE INSTALLED AT 20' INTERVALS.

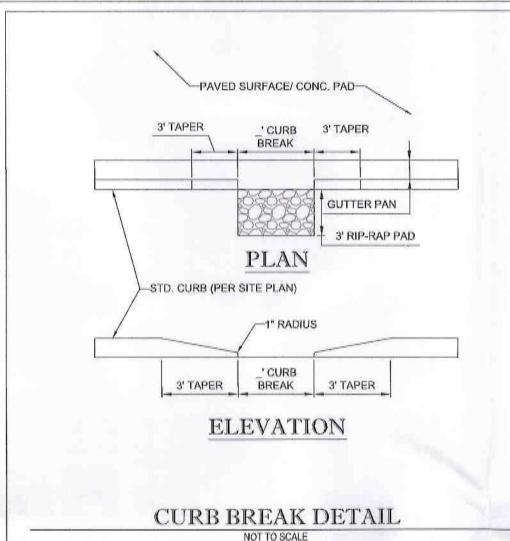
3. CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF

DOUBLE REVEAL HEADER CURB DETAIL

2. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.

6" REVEAL-

FINISHED GRADE-

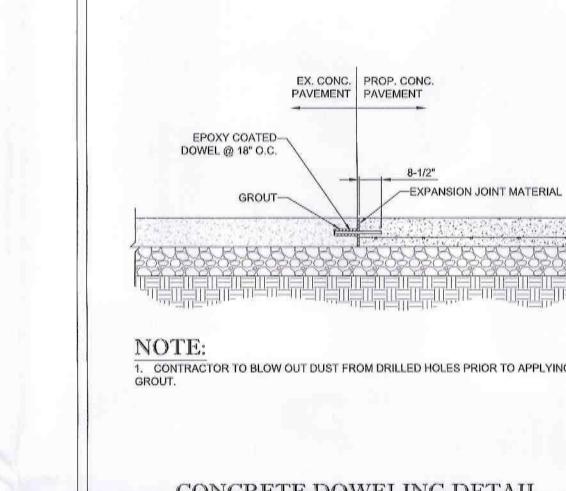


-2" RADIUS

-6" REVEAL

-PAVEMENT SURFACE

(SEE PAVEMENT DETAIL)



-2' MIN. CLEAR ZONE (TYP., LT. & RT.)

COMPACTED SUBGRADE (PER-GEOTECHNICAL REPORT)

NOTE:

VARIES

-4" CLASS A CONCRETE (3000 P.S.I. @ 28 DAYS)

—4" THICK COMPACTED STONE BASE (GAB)

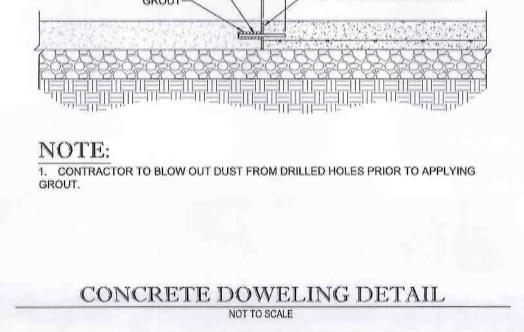
2% MAX. CROSS SLOPE

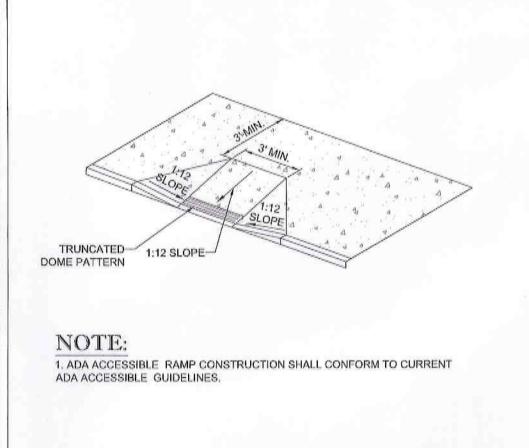
1. EXPANSION JOINTS 1/2" WIDE PREMOLDED BIT. MATERIAL SHALL BE INSTALLED

CONCRETE SIDEWALK DETAIL

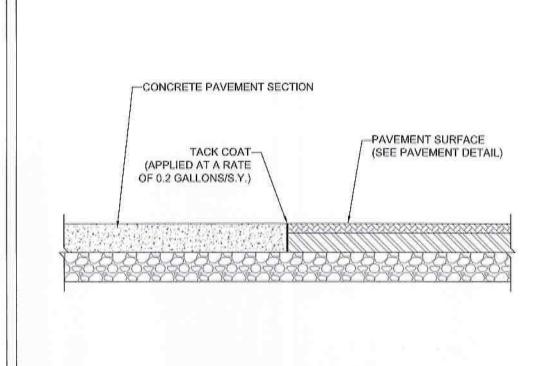
NOT TO SCALE

AT 30' INTERVALS, CRACK CONTROL JOINTS TO BE SPACED AT INTERVALS EQUAL

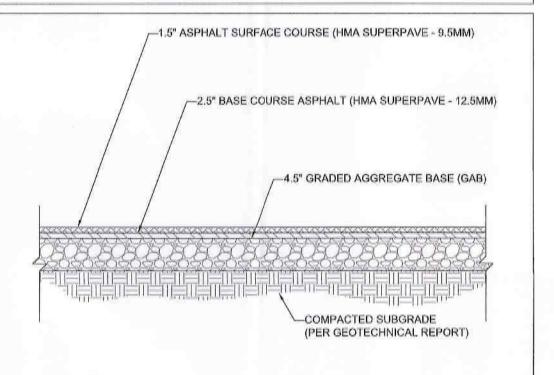






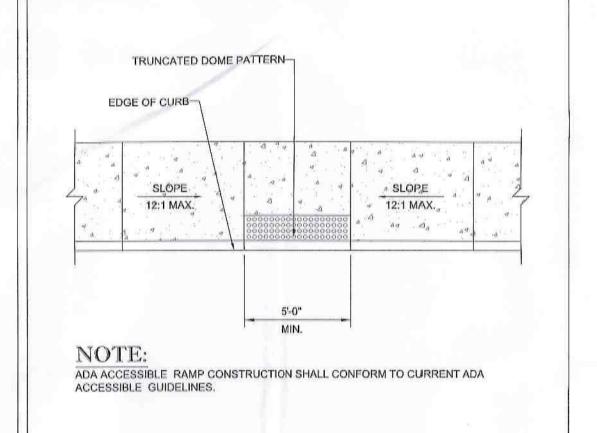






1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF 3 PER GEOTECHNICAL REPORT PREPARED BY ECS MIDATLANTIC, LLC, ENTITLED "TACO BELL AT LANGLEY PARK TAKOMA PARK, MONTGOMERY COUNTY, MARYLAND, DATED OCTOBER 2, 2014 (PROJECT #02-7394)". FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

STANDARD DUTY ASPHALT PAVEMENT SECTION

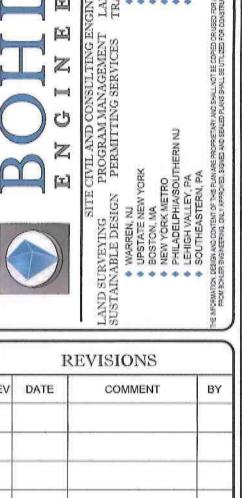


ADA ACCESSIBLE RAMP DETAIL





I, MATTHEW K. JONES, 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. 39999, EXPIRATION DATE: 3/15/2017





NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB1420
DRAWN BY:	
CHECKED BY:	
DATE:	06/2
SCALE:	AS SH
CAD I.D.:	2 12 12 12 12 12 12 12 12 12 12 12 12 12

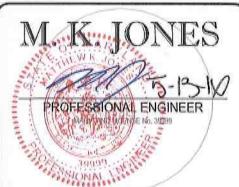
SITE PLAN #820150150 TACO BELL

TAKOMA PARK MUY TACO BELL LOCATION OF SITE

1300 HOLTON LANE TAKOMA PARK, MD 20912 MONTGOMERY COUNTY LOTS 55 & 56 GUDE AND ABRAHAM'S



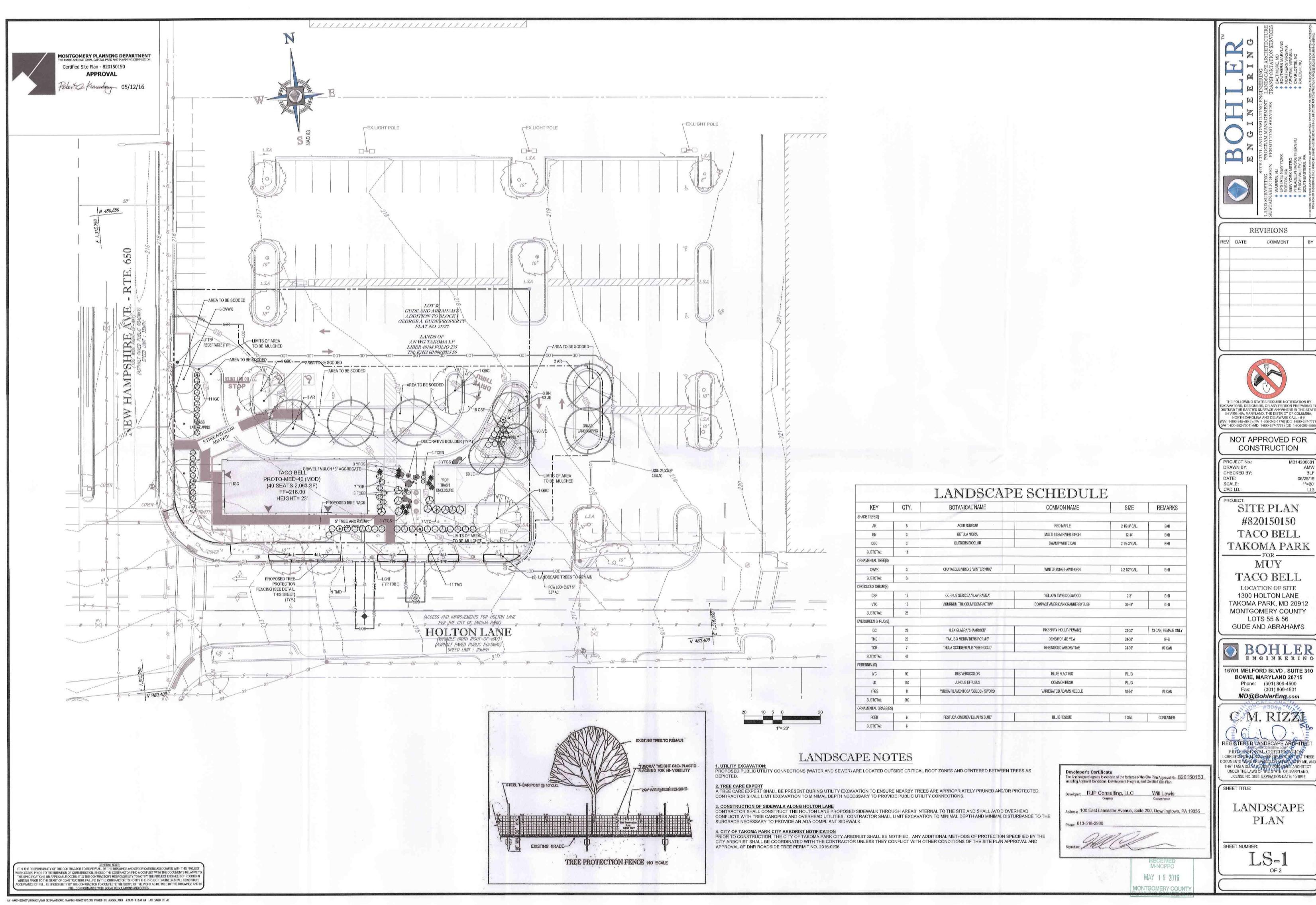
16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com



SHEET TITLE:

SITE DETAILS

SHEET NUMBER:





IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, NORTH CAROLINA AND DELAWARE CALL - 811 VV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-77 /A 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-855

CONSTRUCTION

06/25/15

1"=20"

SITE PLAN #820150150 TACO BELL

TACO BELL LOCATION OF SITE

1300 HOLTON LANE TAKOMA PARK, MD 20912 MONTGOMERY COUNTY **GUDE AND ABRAHAM'S**

BOHLER ENGINEERIN

16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

REGISTERED LANDSCAPE ARCHITECT

(MA) OF LANDSCAPE NO. 3089

PROPERSYON AL, CERTIFICA FLO.

I, CHRISTOPHER M. RIZZLHEREBY CERTIFY THAT THESE

DOCUMENTS WERE PREPARED OR APPLY YED BY ME, AND

THAT I AM A DULY A JCENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/16

LANDSCAPE



LANDSCAPE SPECIFICATIONS

THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR

- A. GENERAL ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE
- B. TOPSOIL NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS:
- C. LAWN ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
- 1.1 LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. 1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. 1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
- D. MULCH THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

- 1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A
- WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE. 1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A

CERTIFIED SOIL LABORATORY.

- 1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE
- ASSOCIATION 1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT
- 1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST
- ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION. 1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS. DISFIGURATION OR FRESH CUTS OF LIMBS OVER 11/4"
- WHICH HAVE NOT BEEN COMPLETELY CALLUSED. SHALL BE REJECTED PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
- 1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE,
- INSECTS, PESTS, EGGS OR LARVAE 1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD
- BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE 1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LIONGEST
- 1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL

- CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF
- WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRI SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

1. SITE PREPARATIONS

- A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
- B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT
- : CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- 8. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL
- WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS

- A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY
- LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
- . THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS
- PERFORMED BY A CERTIFIED SOIL LABORATORY 1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
- 1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES
- MAY NEED TO BE ADDED TO INCREASE DRAINAGE. 1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

- B, LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
- C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT
- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJEC OPE PRIOR TO THE INITIATION OF CONSTRUCTION, SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE HE SPECIFICATIONS OR APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD II WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND I

- A, CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
- B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE
- REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION. C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL

MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

- D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA) 1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
- E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS

- A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED
- D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
- E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES. SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS UNLESS OTHERWISE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT 1.1. PLANTS: MARCH 15 TO DECEMBER 15
- 1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

- F. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS
- G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING
- ACER RUBRUM PLATANUS X ACERIFOLIA POPULOUS VARIETIES BETULA VARIETIES PRUNUS VARIETIES CARPINUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES KOELREUTERIA QUERCUS VARIETIES LIQUIDAMBER STYRACIFLUA TILIA TOMENTOSA
- LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES H. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART COMPOSTED COW MANURE BY VOLUME • 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS: A) 2 TABLETS PER 1 GALLON PLANT
- B) 3 TABLETS PER 5 GALLON PLANT
- C) 4 TABLETS PER 15 GALLON PLANT D) LARGER PLANTS: 2 TABLETS PER 1/3" CALIPER OF TRUNK
- J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND
- K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP
- L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE
- M. GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
- N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM
- O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
- P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
- O. ANY PLANTING SUBSTITUTIONS REQUIRES MNCPPC APPROVAL

10. TRANSPLANTING (WHEN REQUIRED) A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

- B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING. THEY SHALL BE HEALED IN WITH MULCH OR SOIL
- ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
- C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
- E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN
- F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

A, NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

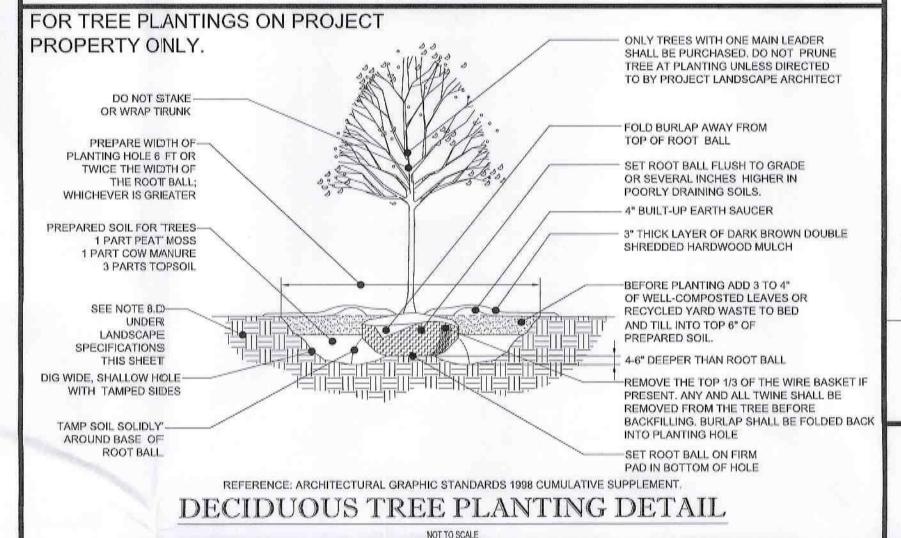
- B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
- C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH

12. GUARANTEE (THIS IS ONLY A GUARANTEE BETWEEN THE OWNER AND CONTRACTOR AND IS NOT A JURISDICTIONAL REGULATORY ITEM WHICH IS ADDRESSED BY A SEPARATE BOND)

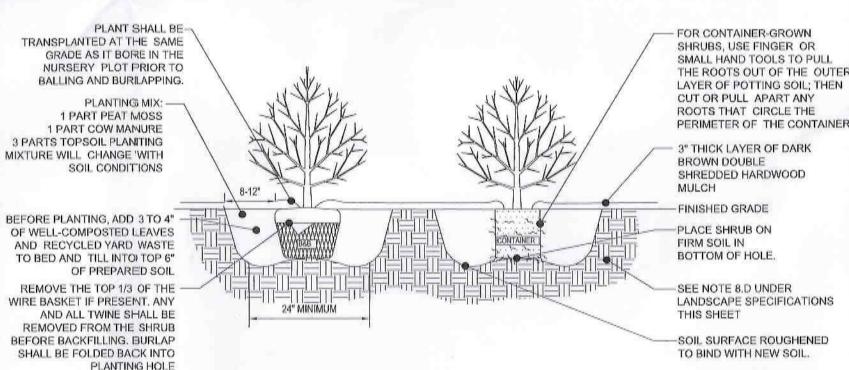
- A, THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE
- B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
- TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
- D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
- A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED
- B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE

FOR EVERGREEN TREE PLANTINGS ON PROJECT PROPERTY ONLY ONLY TREES WITH ONE MAIN LEADER SHALL BE PURCHASED, DO NOT PRUNE TREE AT PLANTING UNLESS DIRECTED TO BY PROJECT LANDSCAPE DO NOT STAKE OR FOLD BURLAP AWAY FROM TOP OF WRAP TRUNK ROOT BALL SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN PLANTING HOLE 6 FT POORLY DRAINING SOILS. OR TWICE THE WIDTH OF THE ROOT BALL 4" BUILT-UP EARTH SAUCER WHICHEVER IS GREATER 3" THICK LAYER OF DARK **BROWN DOUBLE SHREDDED** HARDWOOD MULCH PREPARED SOIL FOR REES 1 PART PEAT MOSS BEFORE PLANTING ADD 3 TO 4" PART COW MANURE 3 OF WELL-COMPOSTED LEAVES PARTS TOPSOIL OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL. SEE NOTE 8.ID UNDER-4-6" DEEPER THAN ROOT BALL LANDSCAPE SPECIFICATIONS REMOVE THE TOP 1/3 OF THE WIRE BASKET THIIS SHEET IF PRESENT. ANY AND ALL TWINE SHALL BE DIG WIDE, SHALLOW HOLE-REMOVED FROM THE TREE BEFORE WITH TAMPED SIDES BACKFILLING, BURLAP SHALL BE FOLDED TAMP SOIL SOLIDLY AROUND BACK INTO PLANTING HOLE BASE OF ROOT BALL SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

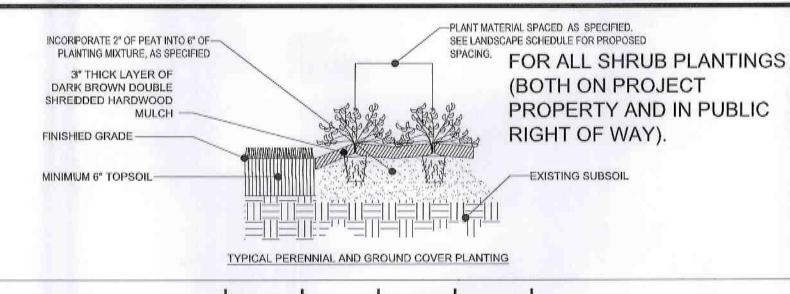
EVERGREEN TREE PLANTING DETAIL

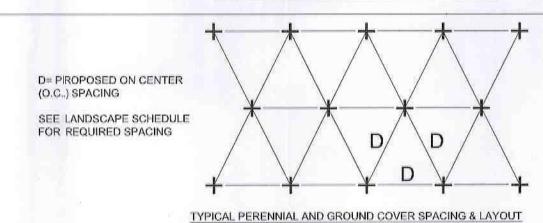


FOR ALL SHRUB PLANTINGS (BOTH ON PROJECT PROPERTY AIND IN PUBLIC RIGHT OF WAY).



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL NOT TO SCALE





PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE

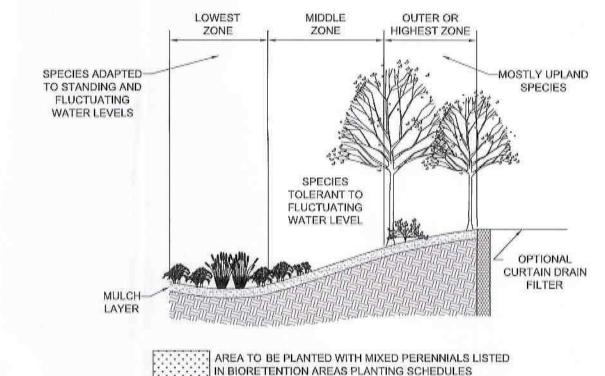
SEEDING SPECIFICATIONS

- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
- PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND
- INSTRUCTIONS. SEEDING RATES:
 - PERENNIAL RYEGRAS: KENTUCKY BLUEGRASS SPREADING FESCUE FERTILIZER (20:10:10

1/2 LB/1,000 SQ FT 1 LB/1,000 SQ FT 1 1/2 LBS/1,000 SQ F 1 1/2 LBS/1.000 SQ F 14 LBS/1,000 SQ FT 90 LBS/1,000 SQ FT

GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

PLANTING ZONES FOR BIORETENTION FACILITIES



HERBACEOUS PERENNIALS TO BE PLANTED 18" O.C. IN GROUPS BETWEEN 15 TO 20 PLUGS

LANDSCAPE CONTRACTOR TO GROUP LIKE PLANTS TOGETHER IN EACH BED AS SHOWN IN PLANTING DISTRIBUTION ALL BIORETENTION AREAS ARE TO BE MULCHED WITH A 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH. 4. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN 12" TO 18" LIFTS THAT ARE LOOSELY COMPACTED (TAMPED LIGHTLY WITH A BACKHOE BUCKET OR TRAVERSED BY DOZER TRACKS.

TYPICAL PLANTING FOR BIORETENTION AREAS

NOT TO SCALE

TYPICAL CLUMP BIORETENTION PLANTING DISTRIBUTION PATTERN B B O O O O B B 000000 88800000 0 8 8 0 0 0 0 0

NATURALLY OCCURRING POPULATIONS TEND TO BE FOUND IN INFORMAL GROUPINGS, A CLUSTER OF PLANTS IS REALLY A MOSAIC OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSEN SITE THAT MIMIC NATURAL PATTERNS.

PLANTING DISTRIBUTION PATTERN DETAIL

OWNER MAINTENANCE RESPONSIBILITIES

JPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL. PRUNING MUST FOLLOW ANSI A300 STANDARDS.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS. FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY

FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY

VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS



M-NOPPO MAY 1 6 2016

REVISIONS DATE COMMENT



NOT APPROVED FOR CONSTRUCTION

AS SHOWN

DRAWN BY: DATE: 06/25/15

SCALE:

CAD I.D. SITE PLAN #820150150

TACO BELL TAKOMA PARK

TACO BELI

LOCATION OF SITE 1300 HOLTON LANE TAKOMA PARK, MD 20912 MONTGOMERY COUNTY LOTS 55 & 56 GUDE AND ABRAHAM'S

BOHLER ENGINEERIN

16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 (301) 809-4501 MD@BohlerEng.com

REGISTERED LANDSCAPE ARCHITEC PROPESSIONAL CERTIFICATION

CHRISTOPHER M. RIZZI HERERY GERTIFS THAN THESE
OCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSOMPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

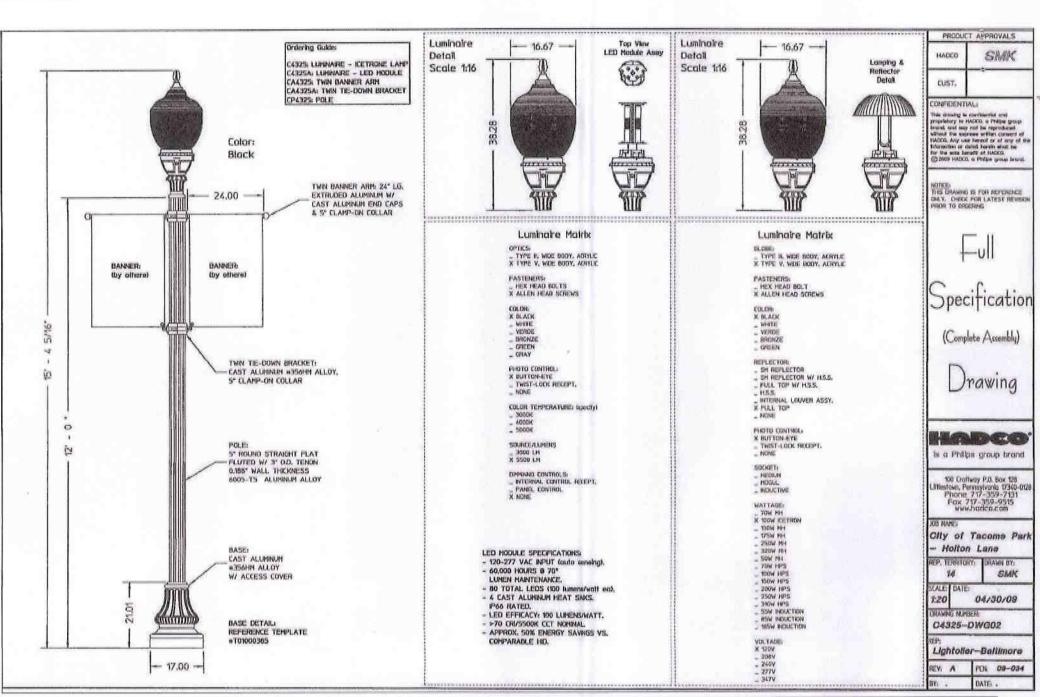
LICENSE NO. 3066, EXPIRATION DATE: 10/18/16

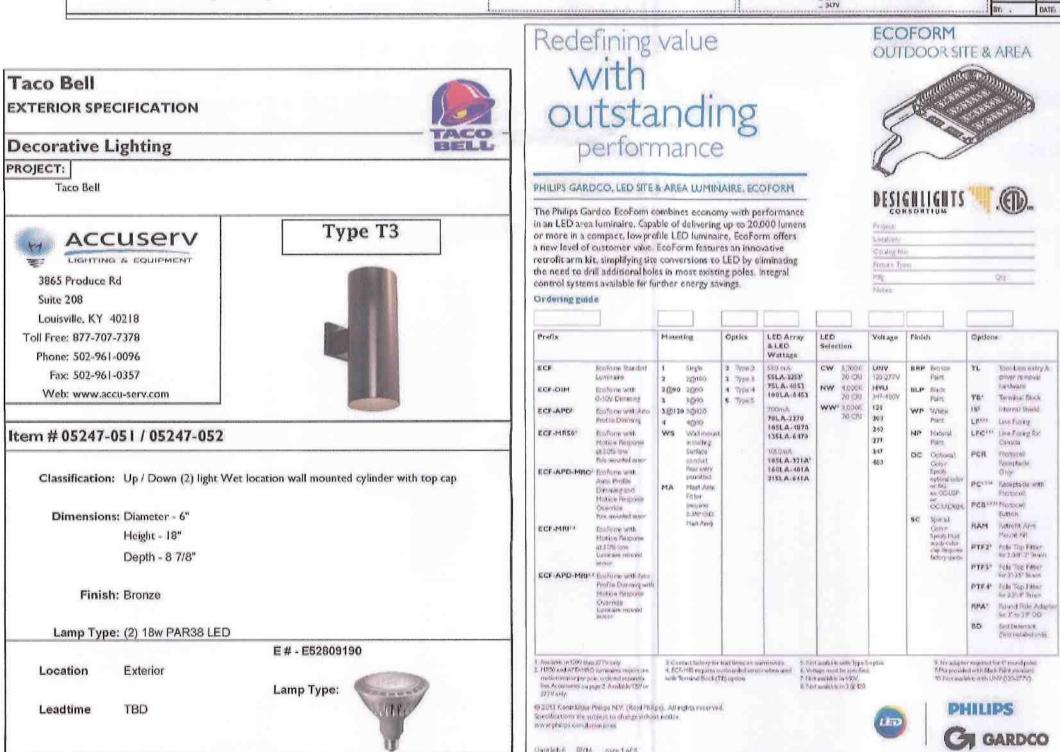
LANDSCAPE

SHEET NUMBER:

TEXT4XMBT4200801\XXXMINGSYPIAN_SETS\LANDSCAPE_PLAN\MB14200801LP3.DWG_PRINIED_BY; JCADWALLADER 4.26.16 @ 8:47 AM LAST_SAVED_BY; JC







LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	2.58	17.5	0.0	N.A.	N.A.
DRIVE-THRU LANE SURFACE	4.66	10.4	2.1	2.22	4.95
PARKING LOT SURFACE	4.62	7.7	1.8	2.57	4.28

PRODUCT SUBSTITUTION NOTE

N 480,650

2 1.0 1.3 1.7///2.0

L=39.27' (M&R)

N39°30'00"W (R)

CENTERLINE PER SRC PLAT NO. 13202

EX. 8" W. CIP CONTRACT # 46110

ACCUSETY

Montgomery County Planning Division

Development Review Division

me at 877-707-7378. Thank you.

8787 Georgia Avenue

Silver Spring, MD 20910

Attention: Marco Fuster

Dear Mr. Fuster:

CHB=N39°27'08"W(M)

CROSS WALK

2.6 13.0

2.1 | 5.0 3.8 3.2 3.6

IF ANY LIGHTING PRODUCT SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR THE PROJECT CIVIL ENGINEER CONSULTANT MUST HAVE THE SUBSTITUTIONS APPROVED BY MONTGOMERY COUNTY PLANNING DEPARTMENT STAFF.

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF'	Lum. Watts	Description
90	1	(A)	SINGLE	20252	0.900	211	ECF-3-215LA-641A-NW-UNV-BRP / AVPL-SSS-25-4-11-DM19-DBZ
⊕ (3)	1.	(B)	SINGLE	15269	0.900	211	ECF-3-215LA-641A-NW-UNV-BRP-IS / AVPL-SSS-25-4-11-DM19-DBZ
· C	1	(i)	2 @ 90 DEGREES	19991	0.900	211	(2) ECF-4-215LA-641A-NW-UNV-BRP / AVPL-SSS-25-4-11-DM29-DBZ
mem	1	(a)	4 @ 90 DEGREES	19880	0.900	211	(4) ECF-5-215LA-641A-NW-UNV-BRP / AVPL-SSS-25-4-11-DM49-DBZ
岗	3	(SL)	SINGLE	5285	0.900	91	DECORATIVE HADCO STREET LIGHT PROVIDED BY CITY
	7	(TB)	SINGLE	1.1.88	0.900	36	ACCU 05247-051-052 @ 9.17' A.F.G.

T IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJEC WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION, SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN LIGHTING RESTRICTIONS: MINIMAL LIGHT TRESPASS ONTO THE RIGHT-OF-WAYS SITE FIXTURES ARE 211W 4000K LED w/ FLAT LENSES FIXTURE B HAS BACKLIGHT CONTROL POLES ARE 25'-0" FOR AN OVERALL FIXTURE MOUNTING HEIGHT OF 27'-6" A.F.G.

LIGHTING NOTES:

EX.LIGHT POLE

- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINARIES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC, ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- B. IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- 0. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES AS INDICATED IN THE HIGH VOLTAGE PROXIMITY REGULATIONS N.J.A.C. 12-186. 11. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

One Company, Endless Solutions 12. DEFLECTORS MUST BE INSTALLED ON ALL UP-LIGHTING FIXTURES TO PREVENT EXCESS ILLUMINATION AND GLARE. TACO BELL

NEW HAMPSHIRE AVE. & HOLTON LN. TACOMA PARK, MD PREPARED BY: JOHN BUJAKE **ACCUSERV LIGHTING & EQUIPMENT**

---LOD= 25,308 SF

877-707-7378 502-961-0357 FAX jbujake@accu-serv.com

SEPTEMBER 28, 2015

MAY 1 6 2016

N 480,400

The Unders	er's Certificate gned agrees to execute all die features of th proval Conditions, Development Program, a	nc Sito Plen Approval No. 8201501 nd Certifled Site Plan.
Daveloper:	RJP Consulting, LLC	Will Lewis
SECULOS SECU	Converty	Contact Person

I, MATTHEW K. JONES, 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. 39999. EXPIRATION DATE: 3/15/2017

EX.LIGHT POLE

EX.LIGHT POLE

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LANDS OF

LIBER 48188 FOLIO 235

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(ACCESS AND IMPROVEMENTS FOR HOLTON LANE

(ASPHALT PAVED PUBLIC ROADWAY)

SPEED LIMIT : 25MPH

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LOD - 8" W. CIP CONTRACT

\$.4 5.0 (IB) | \$\dagger_{0.1}(IB) | \$\dagger_{0.1}(

TACO BELL

PROTO-MED-40 (MOD)

(40 SEATS 2,063 SF)

FF=216.00

HEIGHT= 23'

(SEE DETAIL, THIS SHEET)

PROP STREET LAMP

1805 Produce Road, Ste. 208 Louisville, NY 40718 877,707/7176 TOLL FREE 502-963-0157 FAX

March 7, 2016

Via Electronic Mail

Re: Taco Bell - Takoma Park

Site Plan M-NCPPC #820150150

John Bujake **Applications Engineer**

Takoma Park, Montgomery County, MD

1300 Holton Lane

The lighting design for the proposed Tacor Bell at 1300 Holton Lane (Building Permit No. 742502, Site

Plan No. 820150150) meets the Maintained Illuminance criteria for "Enhanced Security" as published

in ANSI document "Lighting for Parking Facilities" (RP-20-98) as developed and published by the

Illuminating Engineering Society of Noirth America (IESNA). Accordingly, the design meets or

exceeds a minimum of 0.5 foot-candless and results in a maximum-to-minimum uniformity not

exceeding 15:1. The design also meets the intent of applicable guidelines as outlined in the

and the Lighting Handbook, 10th Edition, also published by the IESNA.

documents "Guideline for Security Lighting for People, property and Public Spaces" (IESNA G-1-03)

Should you have any questions or require additional information, please do not hesitate to contact

REVISIONS EV DATE COMMENT



NOT APPROVED FOR CONSTRUCTION

DRAWN BY DATE: 06/25/15

SCALE:

CAD I.D. PROJECT: SITE PLAN #820150150 TACO BELL

1" = 20'

MUYTACO BELL

TAKOMA PARK

LOCATION OF SITE 1300 HOLTON LANE TAKOMA PARK, MD 20912 MONTGOMERY COUNTY LOTS 55 & 56 **GUDE AND ABRAHAM'S**

16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 (301) 809-4501 MD@BohlerEng.com

M. K. JONES PROFESSIONAL ENGINEER

SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:

OF 1

ADA INSTRUCTIONS TO CONTRACTOR

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

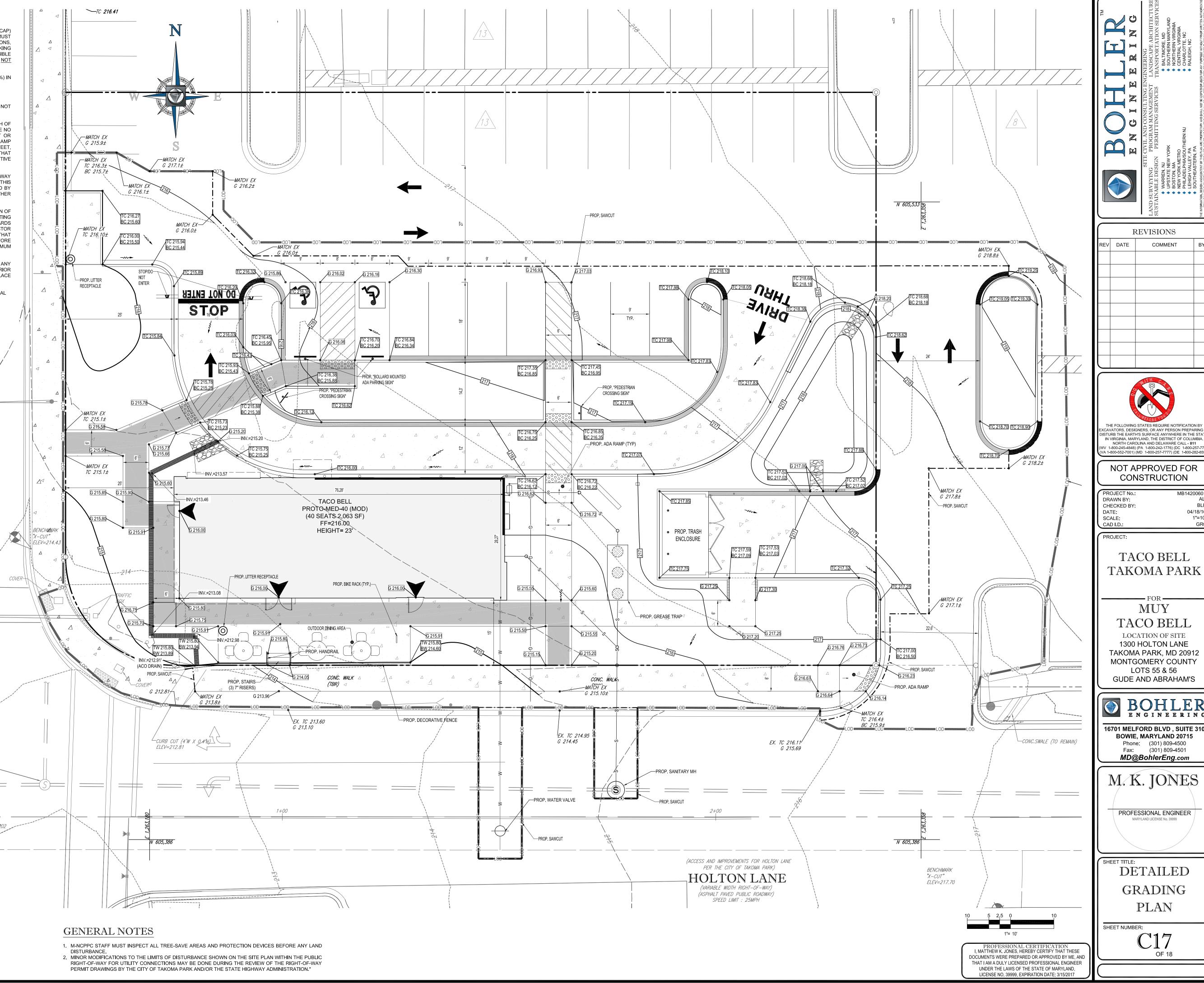
 PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

- CURB RAMPS SLOPE SHALL NOT EXCEED 1:12 (8.3%).
- LANDINGS SHALL BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP REQUIREMENTS MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, SHALL BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND 60" W BY 60" L LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE
- DOORWAYS MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY COD.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.
- IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GRADING NOTES

SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.

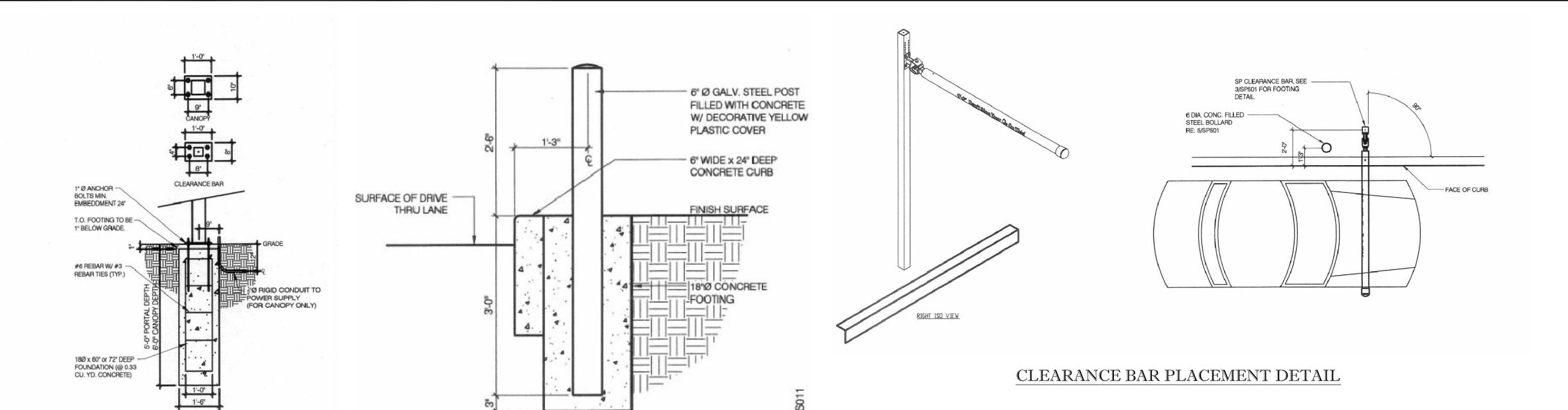
- PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- 3. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- I. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT EROM SAME
- 5. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.
- 6. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
- 7. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK ANY WORK.
- 3. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR STATE DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
- . CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.



IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT

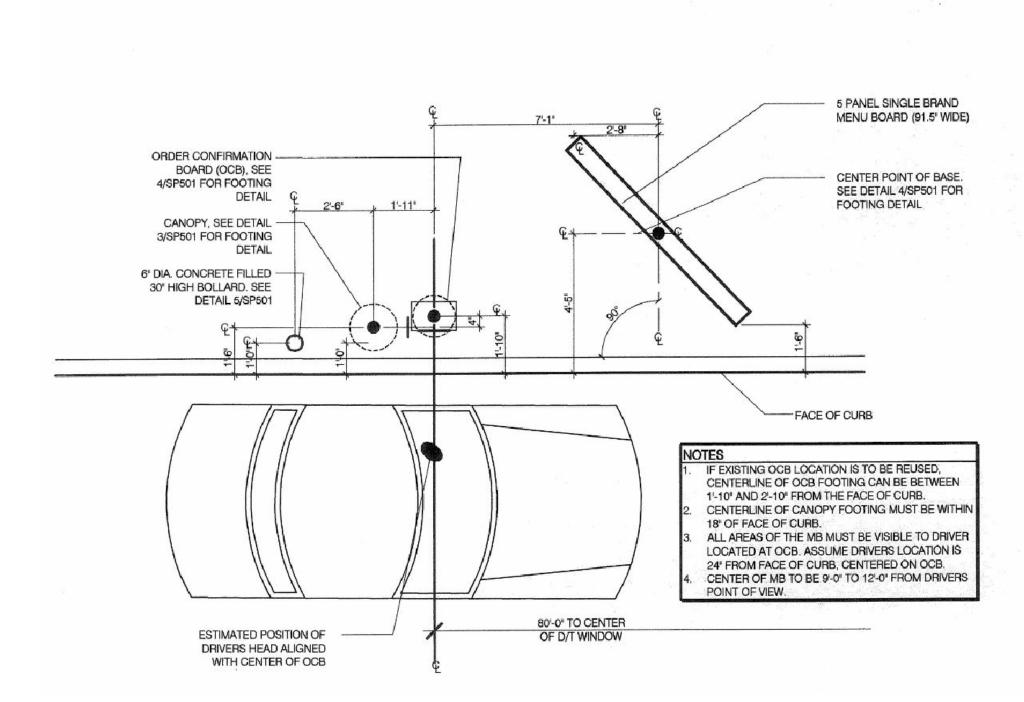
WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND II

RK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE

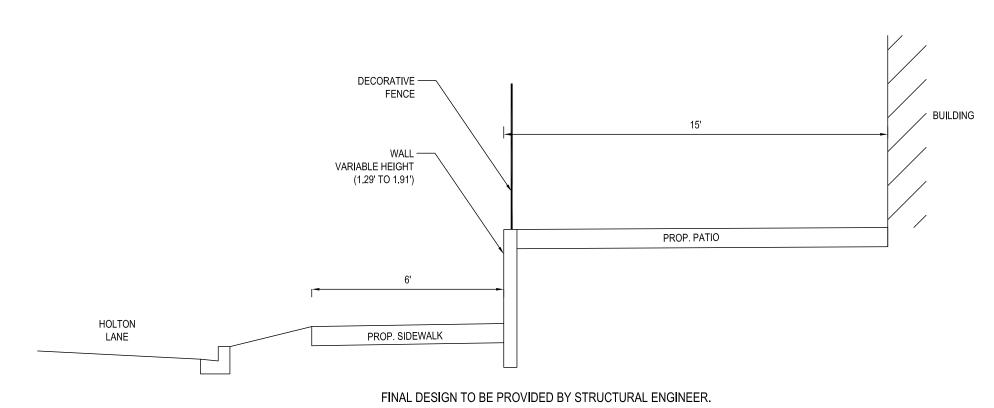


CLEARANCE BAR AND CANOPY FOOTINGS

FREE STANDING BOLLARD DETAIL



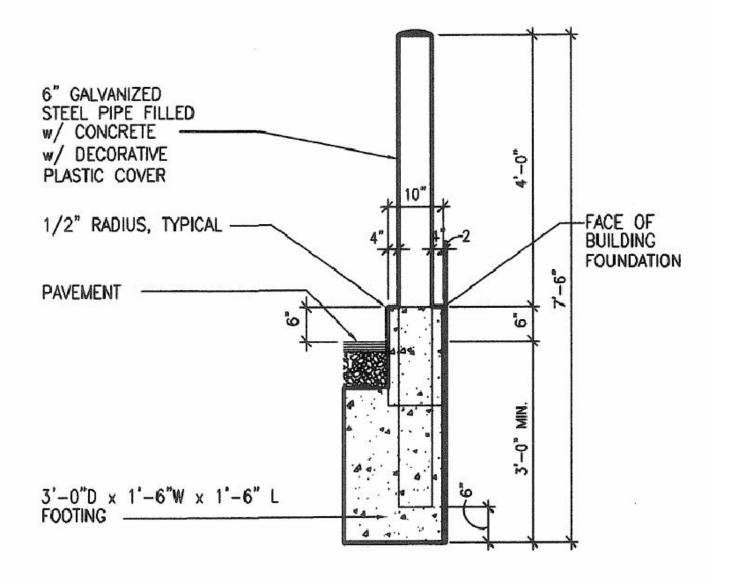
ENLARGED MENU BOARD ON STRAIGHT CURB



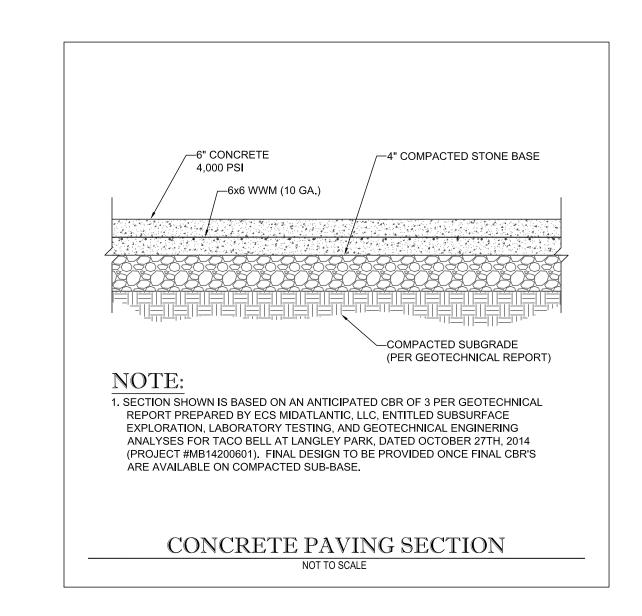
FENCE, WALL AND PATIO SCHEMATIC DETAIL

GENERAL NOTE:

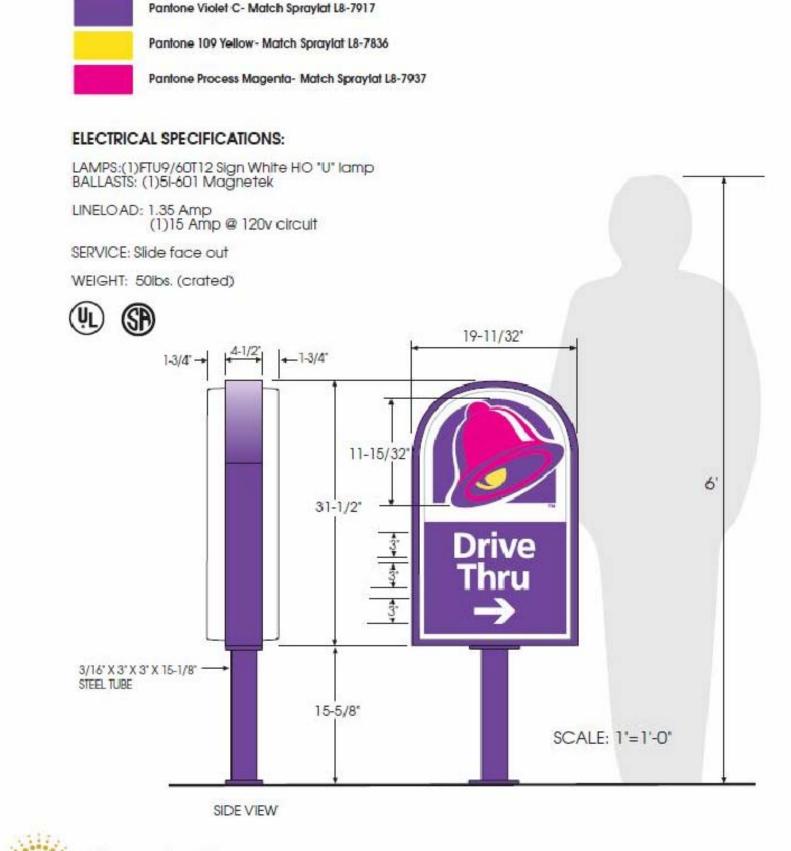
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INTILATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN



BUILDING FACING BOLLARD DETAIL



4 Sq. Ft. Round Top Directional



EVERBRITE ITEM # E00044B

PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 39999

REVISIONS

ISTURB THE EARTH'S SURFACE ANYWHERE IN THE STAT

NORTH CAROLINA AND DELAWARE CALL - 811

NOT APPROVED FOR

CONSTRUCTION

SITE PLAN

#820150150

TACO BELL

TAKOMA PARK

MUY

TACO BELL

LOCATION OF SITE

1300 HOLTON LANE TAKOMA PARK, MD 20912

MONTGOMERY COUNTY

LOTS 55 & 56

GUDE AND ABRAHAM'S

BOHLER ENGINEERING

16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501

MD@BohlerEng.com

07/18/16 AS SHOWN SD0 2

DRAWN BY:

SCALE: CAD I.D.: COMMENT

REV DATE

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

C18
OF 18

PROFESSIONAL CERTIFICATION
I, MATTHEW K. JONES, 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. 39999, EXPIRATION DATE: 3/15/2017