

**DEVELOPER'S CERTIFICATE**  
 The Undersigned agrees to execute all the features of the Site Plan Approval No. 820130080, including Approval Conditions, Development Program, and Certified Site Plan.  
 Developer's Name: MCS CONSTRUCTION Company  
 Contact Person: CLAUDIO JOSEPH  
 Address: 5020 WISCONSIN AVENUE N.W. WASHINGTON DC 20815  
 Phone: (240) 508-0774  
 Signature: \_\_\_\_\_

- GENERAL NOTES:**
- THE BOUNDARY HAS BEEN COMPILED FROM EXISTING DEEDS AND PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THIS PLAN IS A PROPOSED SUBDIVISION OF PARCEL 885 AN UNRECORDED PARCEL AS SHOWN ON TAX MAP JN51, LIBER 31264 FOLIO 567.
  - TOPOGRAPHY HAS BEEN DERIVED FROM FIELD RUN SURVEYS AND CONTOURS ARE IN WSSC DATUM. BEARING SHOWN ARE ROTATED TO MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83.
  - WATER CATEGORY IS W-1. SEWER CATEGORY IS S-1. THIS PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SEWER.
  - THE PROJECT SITE IS WITHIN THE SLIGO CREEK WATERSHED-CLASS I.
  - EXISTING ZONE IS C-2. PROPERTY IS SUBJECT TO THE COMMERCIAL REVITALIZATION OVERLAY ZONE.

**ZONING REQUIREMENTS**

ZONING DESIGNATION	REQUIRED	PROPOSED
FRONT SETBACK	10 FT.	39.25 FT.
SIDE SETBACK	N/A	0-
REAR SETBACK	N/A	44.20 FT.
BUILDING HEIGHT (NUMBER OF STORY)	3 (MAXIMUM)	2
FLOOR AREA RATIO	1.5 (MAXIMUM)	0.530
GREEN AREA	10% (MINIMUM)	11.6%
PARKING SPACE	14	6

- SITE TOTAL AREA IS 12,092.0 SQ.FT. (0.2776 AC).
- DEDICATION AREA IS 2,732.13 SQ.FT. (0.063 AC).
- SITE NET AREA IS 9,360.87 SQ.FT. (0.25 AC).
- PROPOSED BUILDING USE - MIXED USE.
- PROPOSED BUILDING FOOTPRINT AREA:  
 FIRST FLOOR AREA = 2,442.0 SQ.FT.  
 SECOND FLOOR AREA = 2,515.0 SQ.FT.  
 PROPOSED BUILDING TOTAL GROSS FLOOR AREA GFA - 4,957.0 SQ.FT.
- VEHICULAR ACCESS FROM SLIGO MILL ROAD IS PROHIBITED.
- PROPOSED LIGHTS AND TREES ARE RESPECTIVELY SHOWN ON ON LIGHTING AND LANDSCAPE PLANS.
- THE PARKING WAIVER IS HEREBY REQUESTED.
- ANY PUBLIC RIGHT OF WAY IMPROVEMENT ALONG SLIGO MILL ROAD WILL BE DONE BY THE CITY OF TAKOMA PARK AS PER THE CITY MASTER PLAN.

**M-NCPPC APPROVAL STAMP**

Certified Site Plan  
 File No. 820130080  
 Montgomery County Planning Board

Chair or Designee \_\_\_\_\_ Date \_\_\_\_\_

**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**PROFESSIONAL'S CERTIFICATE**

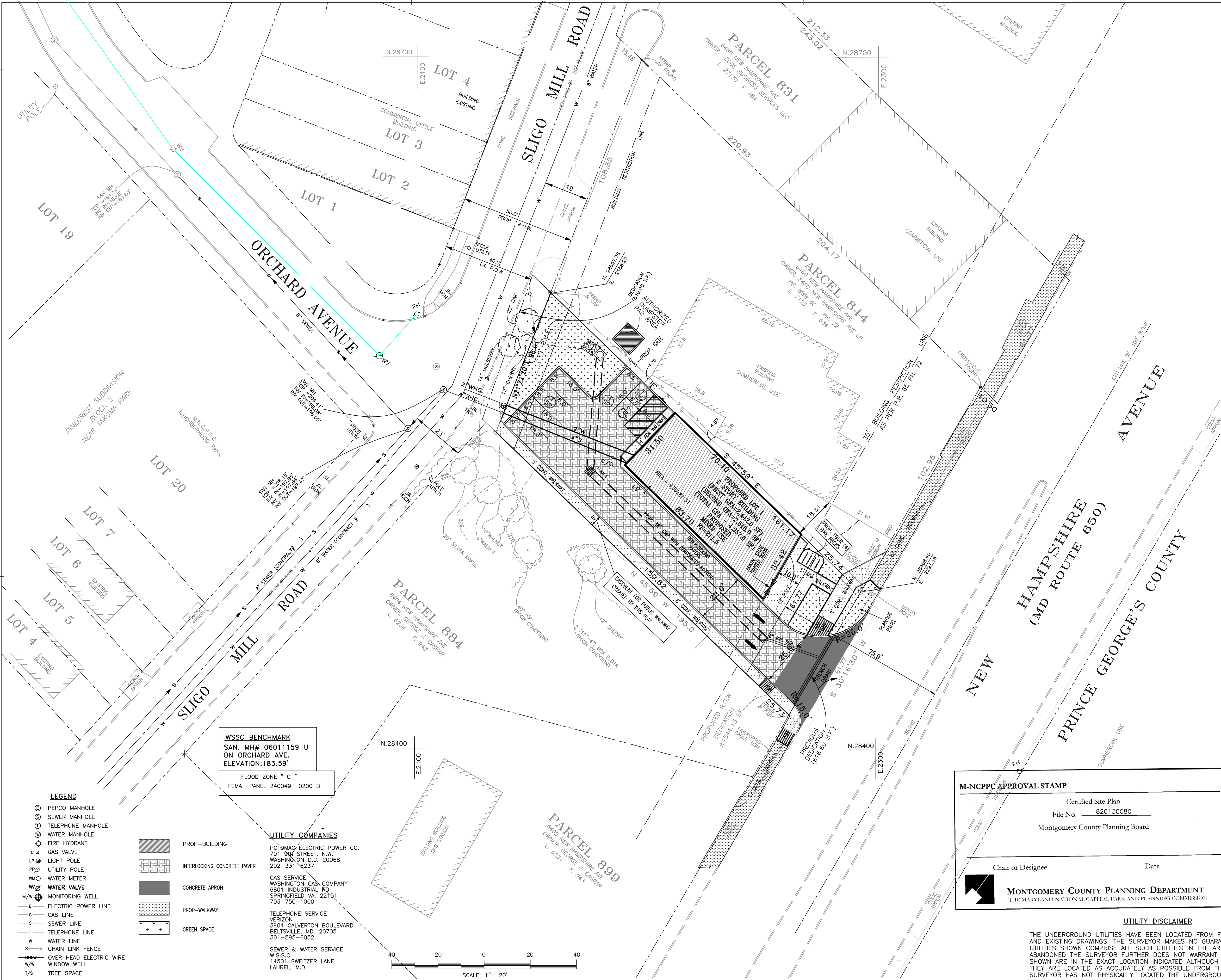
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No. \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

**UTILITY DISCLAIMER**

THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**OWNER/APPLICANT:**  
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 WASHINGTON D.C. 20815  
 301-984-0303 (PH)  
 202-326-0100 (FAX)



- LEGEND**
- PEPCO MANHOLE
  - SEWER MANHOLE
  - TELEPHONE MANHOLE
  - WATER MANHOLE
  - FIRE HYDRANT
  - GAS VALVE
  - LIGHT POLE
  - UTILITY POLE
  - WATER METER
  - WATER VALVE
  - MONITORING WELL
  - ELECTRIC POWER LINE
  - GAS LINE
  - SEWER LINE
  - TELEPHONE LINE
  - WATER LINE
  - CHAIN LINK FENCE
  - OVER HEAD ELECTRIC WIRE
  - WINDOW WELL
  - TREE SPACE
- UTILITY COMPANIES**
- POTOMAC ELECTRIC POWER CO. 701 9th STREET, N.W. WASHINGTON D.C. 20008 202-331-6237
  - GAS SERVICE WASHINGTON GAS COMPANY 6801 INDUSTRIAL RD SPRINGFIELD VA. 22151 703-750-1000
  - TELEPHONE SERVICE VERIZON 3901 CALVERTON BOULEVARD BELTSVILLE, MD. 20705 301-595-6052
  - SEWER & WATER SERVICE W.S.S.C. 14501 SWEITZER LANE LAUREL, M.D.
- SCALE: 1" = 20'**

No.	DESCRIPTION	NAME	DATE
REVISIONS			

**AAH CONSULTANTS**  
 4200 FORBES BLVD, SUITE 203  
 LANHAM, MARYLAND 20706  
 (301) 429-1750 429-1757 (FAX)

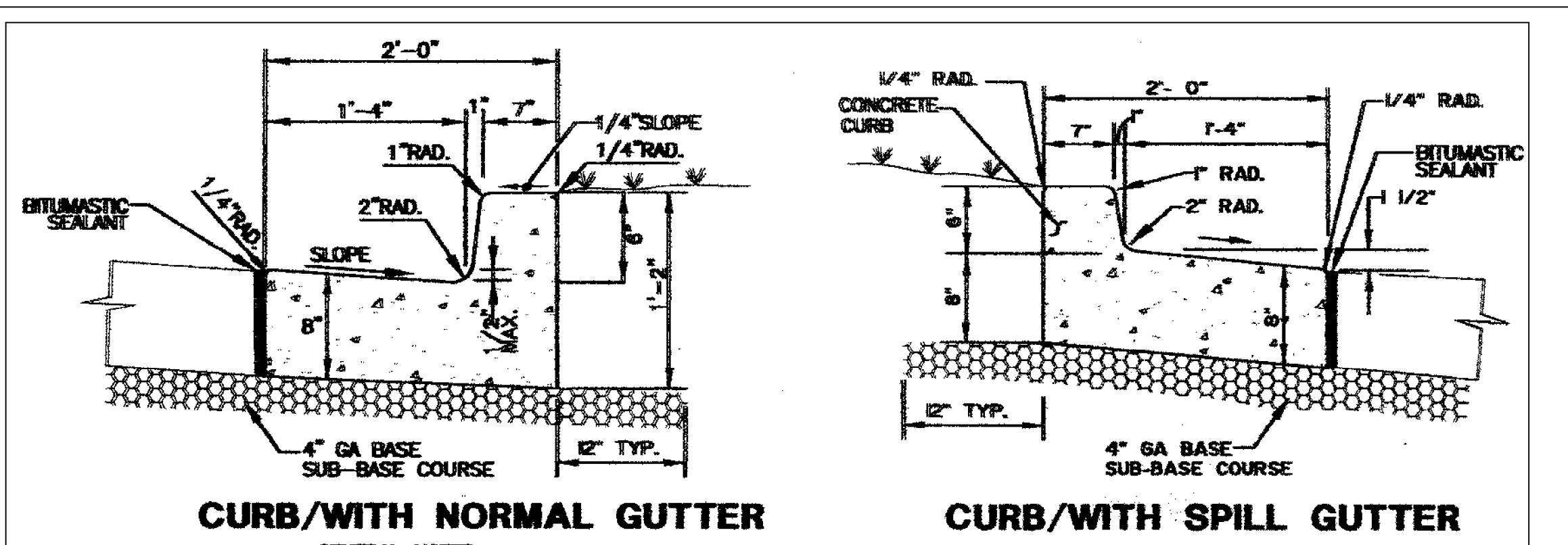
**ENGINEERS SURVEYORS CONSULTANTS**

DRAWN F.K.  
 DESIGNED F.K.  
 CHECKED A.H.  
 SCALE 1" = 20'

**6450 NEW HAMPSHIRE AVENUE**  
**TAKOMA PARK**

**SITE PLAN**  
**PARCEL 885**  
**MONTGOMERY COUNTY, MARYLAND**

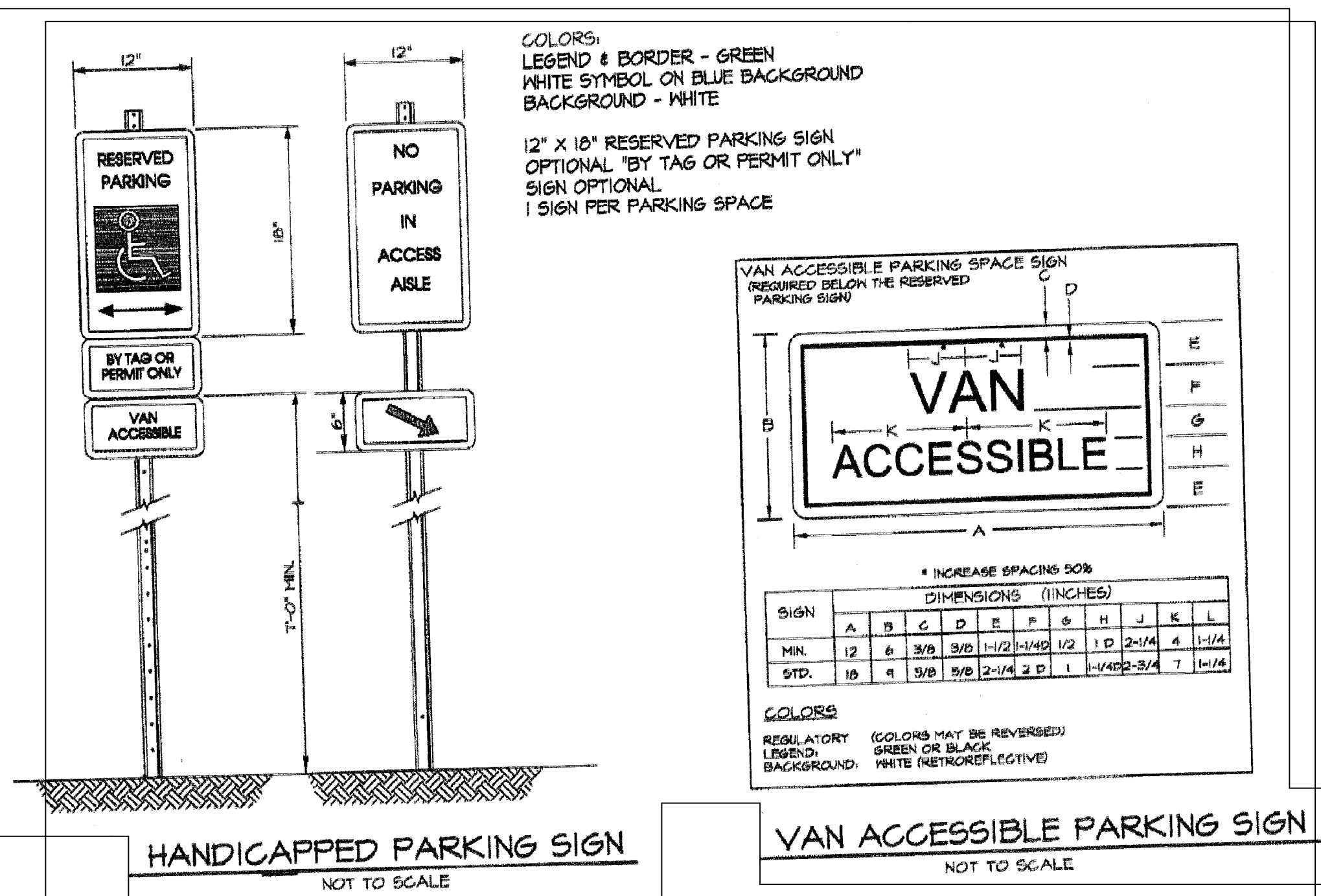
DATE 06-30-2014  
 SHEET 1 OF 2  
 JOB No. 09-133



**CURB/WITH NORMAL GUTTER**      **CURB/WITH SPILL GUTTER**

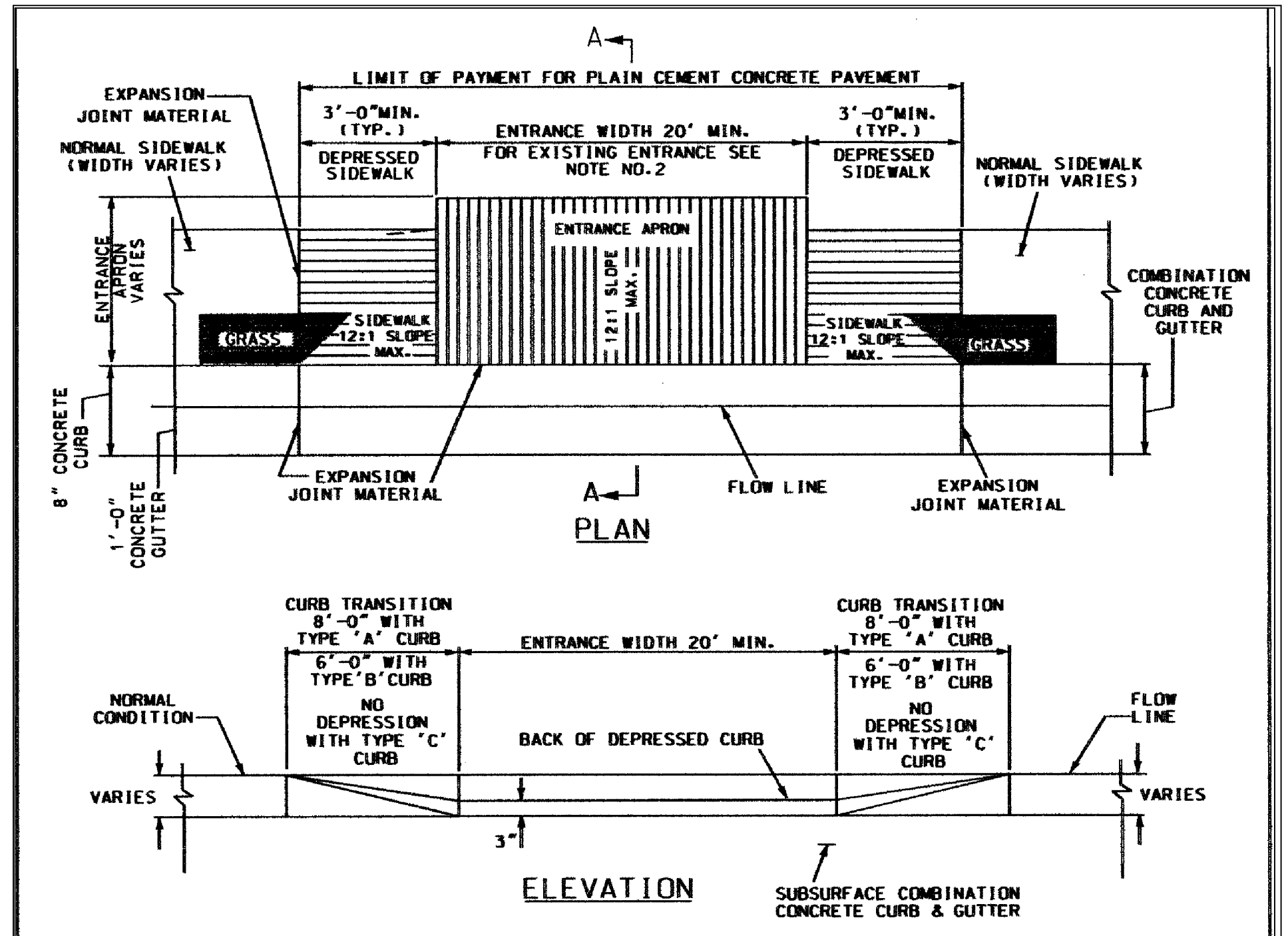
- GENERAL NOTES**
- REFER TO MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
  - EXPANSION JOINT MATERIAL SHALL BE 1 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH FS TT-S-00227, (NON-EXTRUDING).

**CONCRETE CURB & GUTTER**  
NOT TO SCALE

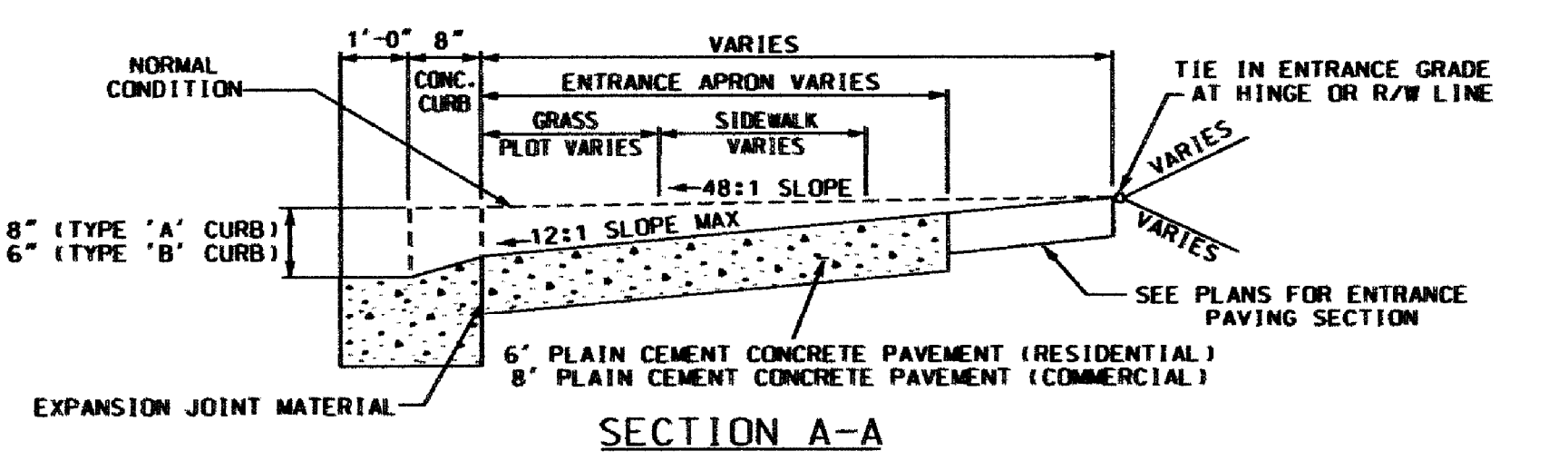


**HANDICAPPED PARKING SIGN**  
NOT TO SCALE

**VAN ACCESSIBLE PARKING SIGN**  
NOT TO SCALE



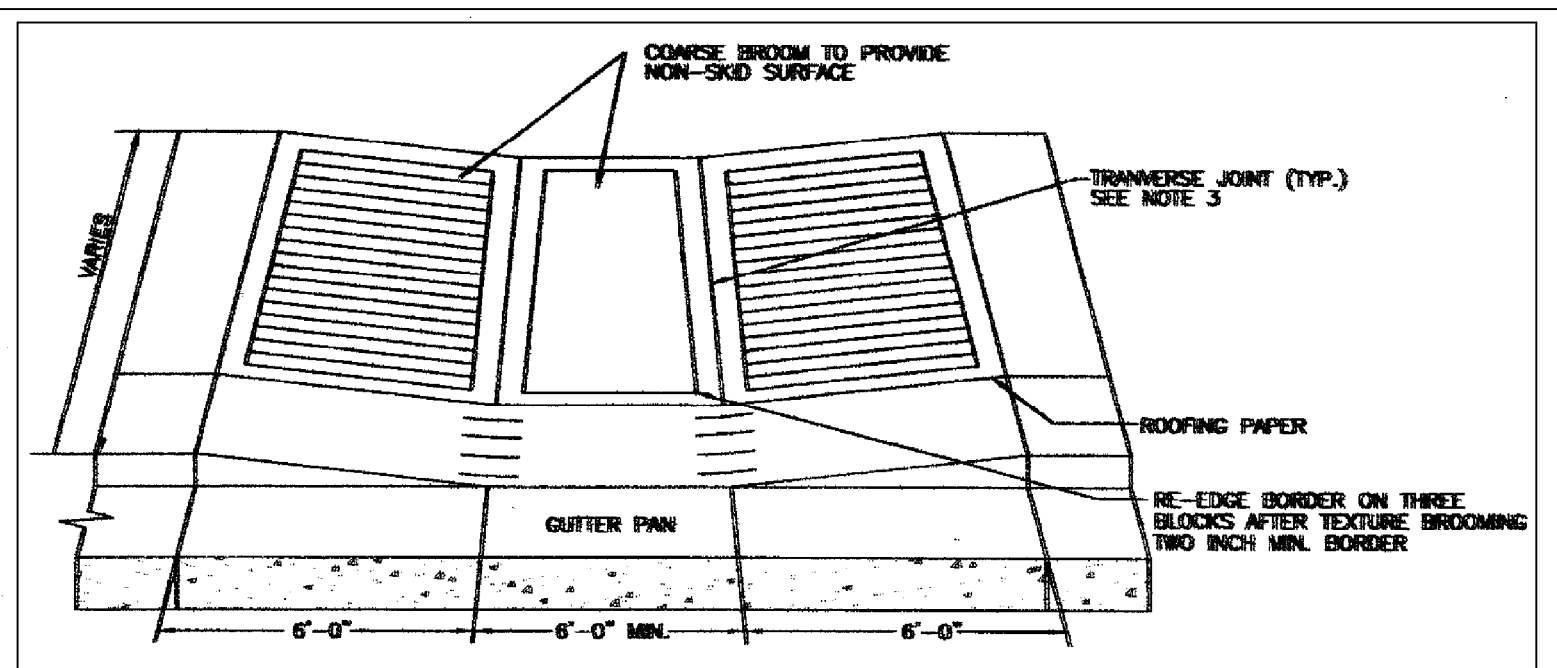
**ELEVATION**



**SECTION A-A**

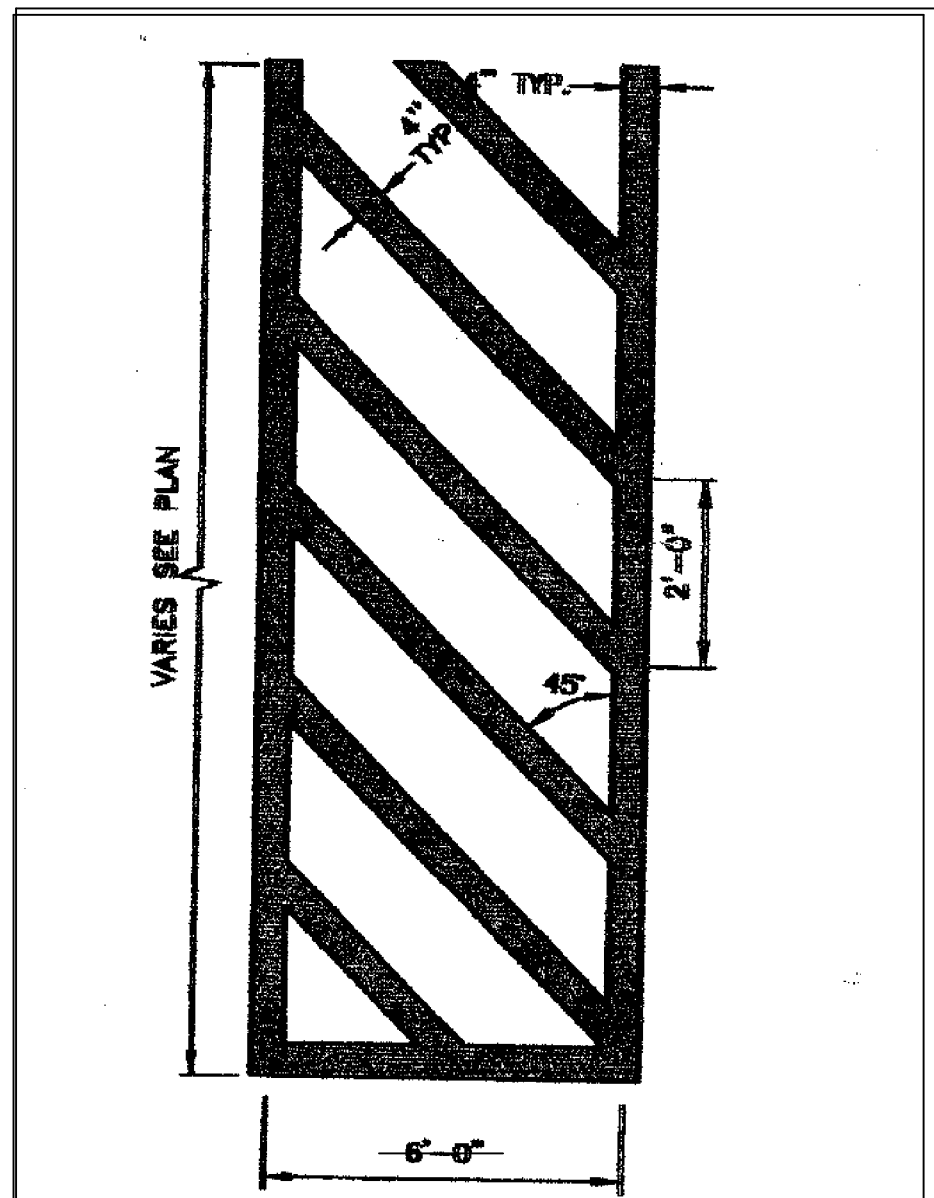
- NOTES:**
- FOR DETAILS ON COMBINATION CONCRETE CURB AND GUTTER TYPES 'A', 'B' AND 'C' SEE STANDARD NO. MD-620.02 FOR SIDEWALK EXPANSION JOINTS SEE STANDARD NO. MD-655.01.
  - WHEN AN EXISTING ENTRANCE IS LESS THAN 20 FEET IN WIDTH A UNIFORM TAPER SHALL BE CONSTRUCTED TO TIE INTO THE EXISTING ENTRANCE AS DIRECTED BY THE ENGINEER.
  - REFER TO STANDARD NO. MD-630.02 FOR CURRENT VERSION.
  - REFER TO 11.0 FOR ENTRANCE DESIGN STANDARDS.

**DEPRESSED CURB ENTRANCE ENGINEERING ACCESS PERMITS**



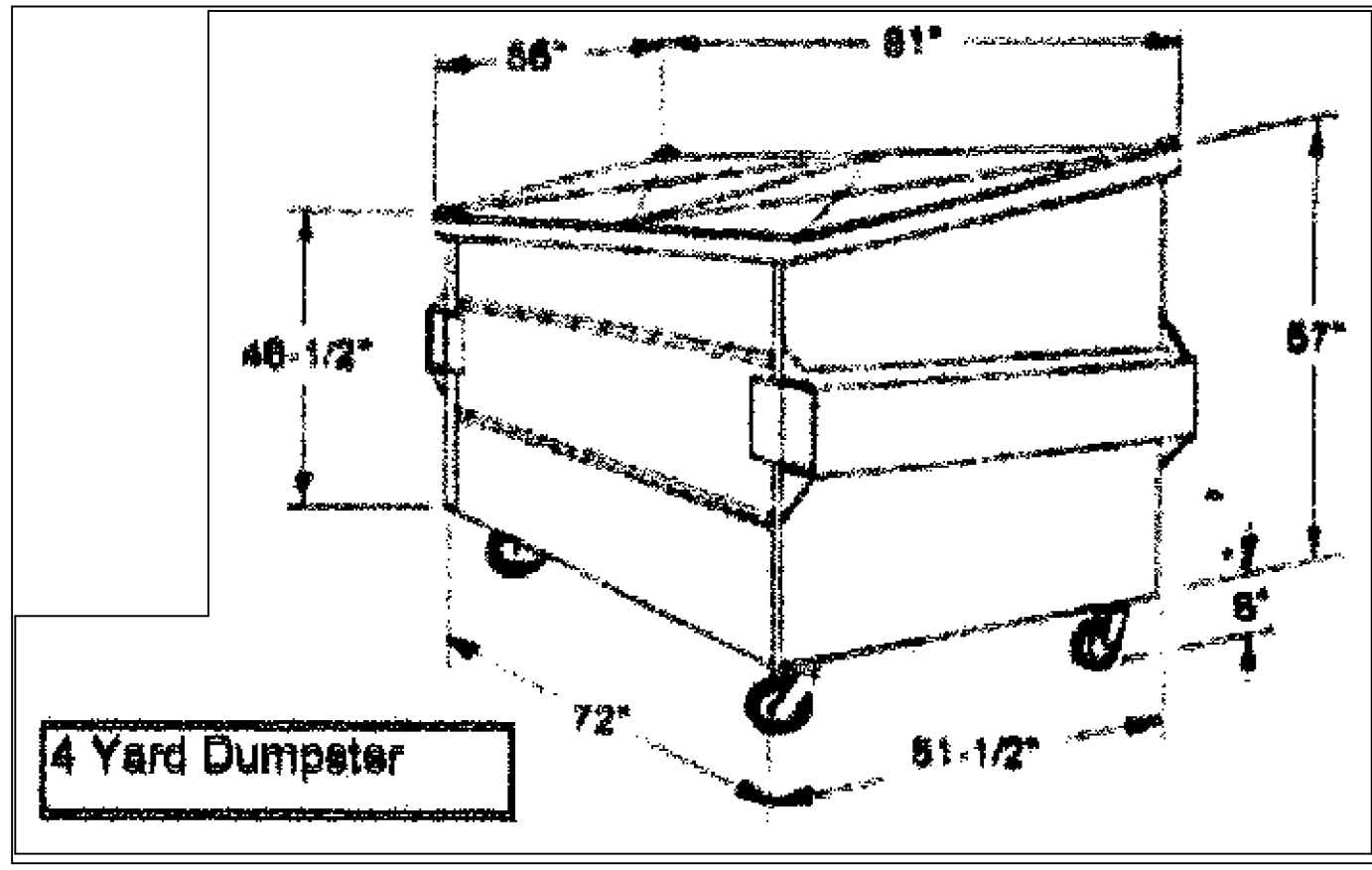
- NOTES:**
- REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
  - EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED, AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH FS TT-S-00227.
  - SCORE THE CONCRETE FOR THE TRANSVERSE JOINTS TO A DEPTH OF 1/3 OF THE THICKNESS TO PROVIDE A WEAKENED PLANE.
  - SEE SPECIFICATION SECTION 02512.
  - WHERE SIDEWALK IS BEHIND RAMP, SLOPE 'A' IS 12:1 MAX. WHERE NO SIDEWALK IS BEHIND RAMP, SLOPE 'A' IS 50:1 MAX.
  - PROVIDE MDT-314 STD. NO. MD-655.40 WITH DETECTABLE WARNING SURFACE.

**HANDICAP RAMP**  
NOT TO SCALE

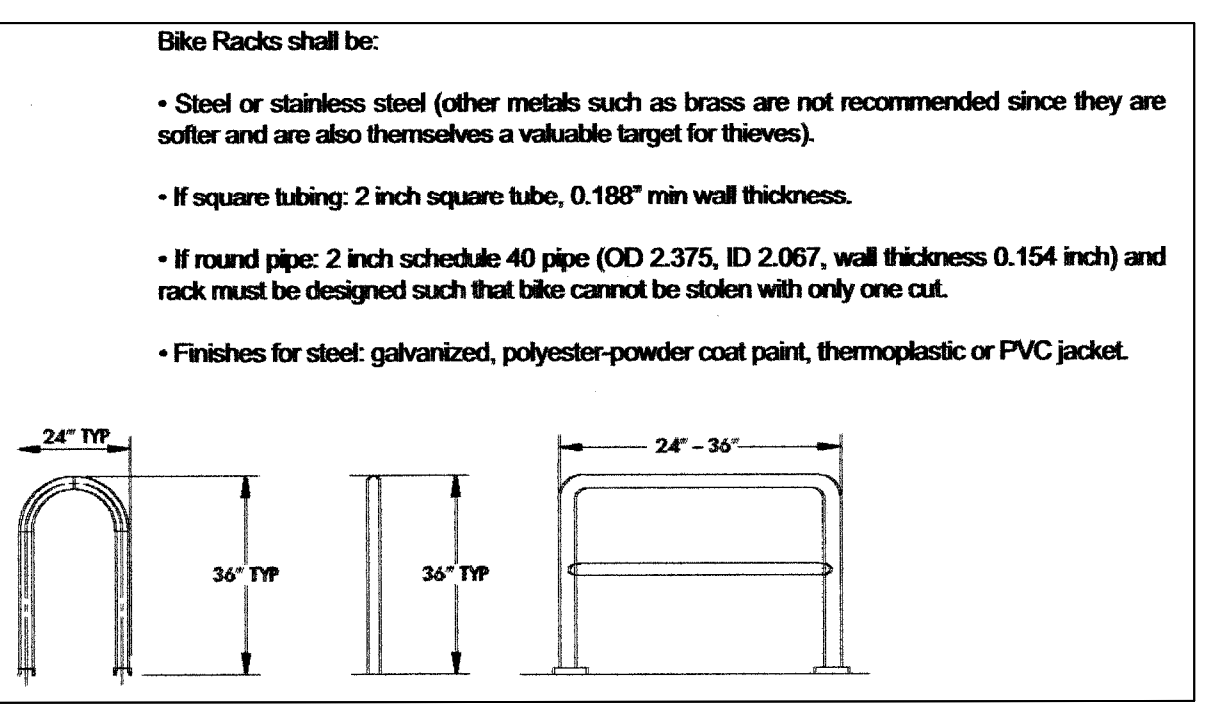


**CROSSWALK STRIPING PATTERN**  
NOT TO SCALE

Size	Length	Width	Depth
1 yd	2 ft 2 in	5.5 ft	4 ft
1.5 yd	3 ft	5.5 ft	4 ft
2 yd	4 ft	5.5 ft	4 ft
3 yd	5 ft 4 in	5.5 ft	4 ft
4 yd	6 ft 3 in	5.5 ft	4 ft
6 yd	10 ft	5.5 ft	4 ft

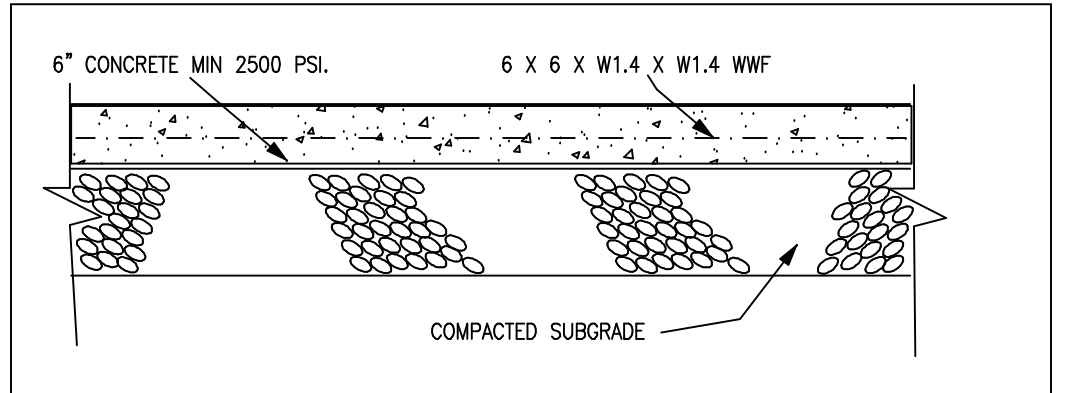


**4 Yard Dumpster**

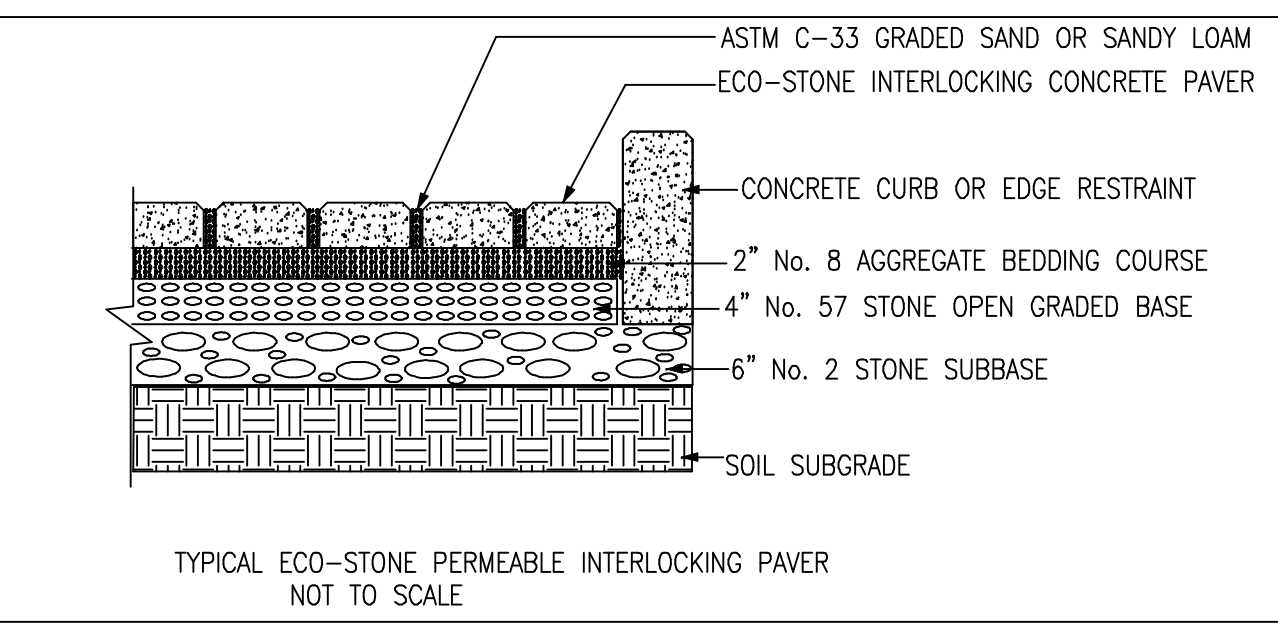


**INVERTED U BIKE RACK**  
NOT TO SCALE

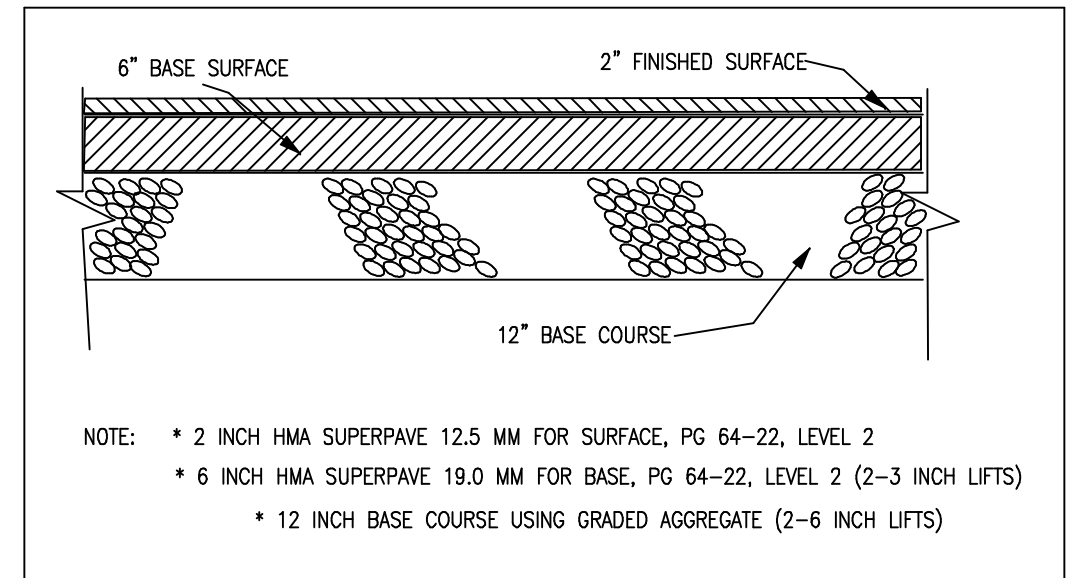
- Bike Racks shall be:
- Steel or stainless steel (other metals such as brass are not recommended since they are softer and are also themselves a valuable target for thieves).
  - If square tubing: 2 inch square tube, 0.188" min wall thickness.
  - If round pipe: 2 inch schedule 40 pipe (OD 2.375, ID 2.067, wall thickness 0.154 inch) and rack must be designed such that bike cannot be stolen with only one cut.
  - Finishes for steel: galvanized, polyester-powder coat paint, thermoplastic or PVC jacket.



**STANDARD DUMPSTER PAD**  
NOT TO SCALE

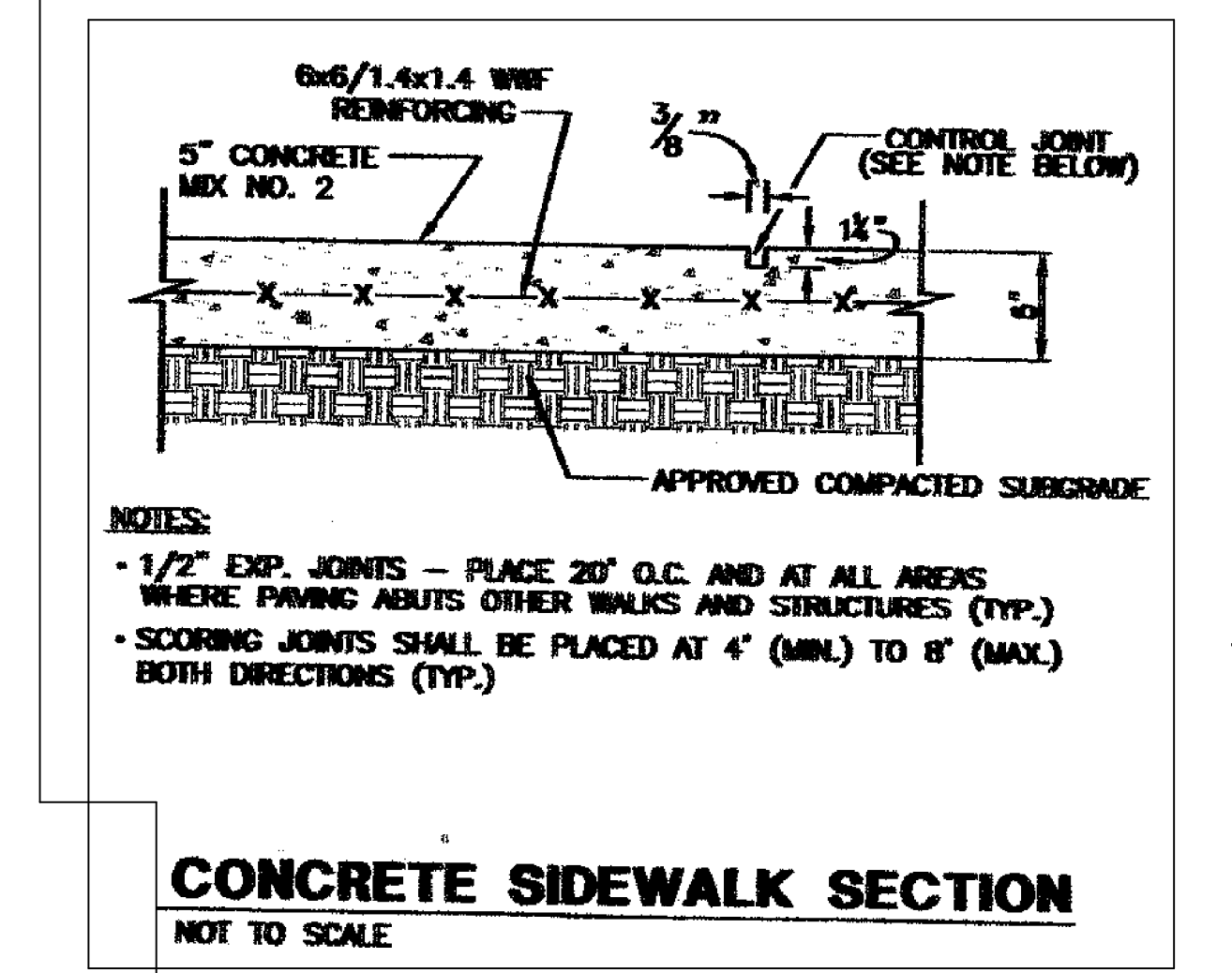


**TYPICAL ECO-STONE PERMEABLE INTERLOCKING PAVER**  
NOT TO SCALE



**PAVEMENT SECTION IN SHA R.O.W. MINIMUM PAVING DESIGN**  
NOT TO SCALE

- NOTE:**
- 2 INCH HMA SUPERPAVE 12.5 MM FOR SURFACE, PG 64-22, LEVEL 2
  - 6 INCH HMA SUPERPAVE 19.0 MM FOR BASE, PG 64-22, LEVEL 2 (2-3 INCH LIFTS)
  - 12 INCH BASE COURSE USING GRADED AGGREGATE (2-6 INCH LIFTS)



**CONCRETE SIDEWALK SECTION**  
NOT TO SCALE

- NOTES:**
- 1/2" EXP. JOINTS - PLACE 20' O.C. AND AT ALL AREAS WHERE PAVING ABUTS OTHER WALKS AND STRUCTURES (TYP.)
  - SCORING JOINTS SHALL BE PLACED AT 4' (MIN.) TO 8' (MAX.) BOTH DIRECTIONS (TYP.)

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MONTGOMERY COUNTY, MARYLAND

DATE	06-30-2014
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JOB No.	09-133