

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF
REPORT

Address:	8700 Colesville Road, Silver Spring	Meeting Date:	9/19/18
Resource:	Montgomery Arms Apartments	Report Date:	9/12/18
	Individually Listed Master Plan Site		
Review:	Preliminary	Public Notice:	9/05/18
Case Number:	36/07-002A	Tax Credit:	No
Applicant:	Corey Pitts, Montgomery County DOT	Staff:	Rebecca Ballo
Proposal:	Construction of a Bus Rapid Transit (BRT) station and associated signage		

STAFF RECOMMENDATION:

Staff recommends that the applicant make revisions based upon the HPC’s and staff comments and return with a revised proposal for a second preliminary consultation or a HAWP.

PROJECT DESCRIPTION

SIGNIFICANCE: Master Plan Site (Montgomery Arms Apartments)
STYLE: Art Deco
DATE: 1941

Statement of Significance:

Constructed in 1941, the Montgomery Arms Apartments provide a fine example of small scale Art Deco style apartments which reflect the intense development of the Washington area in multi-family housing during the years prior to World War II. Design elements characteristic of the Art Deco style that are found in the Montgomery Arms Apartments include horizontal string courses and shallow wall setbacks, use of decorative glass block, flat roofs, as well as entries and decorative panels which emphasize geometric and stylized designs. In addition, the Montgomery Arms complex represents the growth of Silver Spring during this period as a major 20th-century community in Montgomery County.

The Montgomery Arms Apartments include three late Art Deco style apartment buildings arranged around a landscaped courtyard, located at the northern corner of the intersection of Colesville Road (Rt. 29) and Fenton Street in downtown Silver Spring. In addition to the courtyard, landscaped areas are located between the buildings and sidewalks along both Fenton Street and Colesville Road. A surface parking lot takes up the remained of the parcel north to Cameron Street.

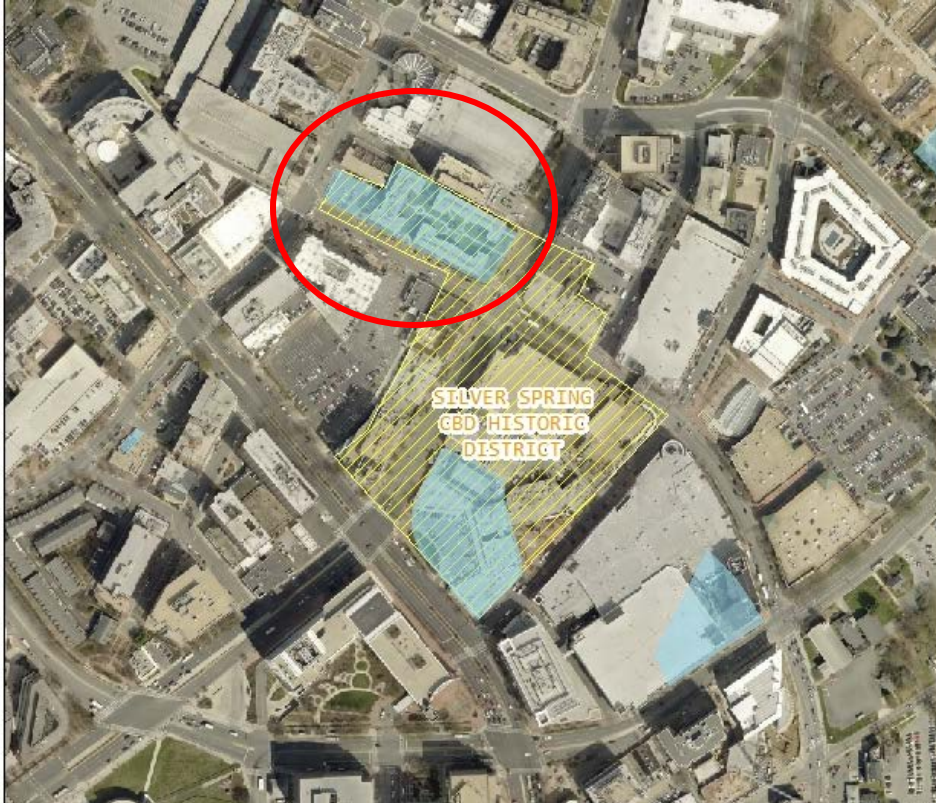


Figure 1: The Montgomery Arms Apartments is located within the red circle. The yellow hashed area denotes the greater Silver Spring Central Business District (CBD) Locational Atlas District.

PROPOSAL

- Removal of pavement and construction of a new platform to accommodate the BRT stop.
- Installation of new signage identifying the BRT stop.

APPLICABLE GUIDELINES:

When reviewing alterations and additions to a *Master Plan* site several documents are to be utilized and guidelines to assist the Commission in developing their decision. These documents include Montgomery County Code chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

- #2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

BACKGROUND

Bus Rapid Transit (BRT) is a high-quality and high-capacity bus-based transit system that delivers fast, comfortable, reliable and cost-effective transit service. It does this through the provision of dedicated transit lanes, branded stations and buses, off-board fare collection, real time information and fast and frequent operations, among other things. Because BRT contains features similar to a light rail or metro system, it is much more reliable, convenient and faster than other bus services. With the right features, BRT can avoid the causes of delay that slow local bus services.

The 2013 Countywide Transit Corridors Functional Master Plan and amendments, including the 2014 White Oak Science Gateway Master Plan, are the guiding policy documents for BRT in Montgomery County along US 29. This functional master plan identifies 10 bus rapid transit corridors and includes recommendations for:

- Master-planned right-of-way.
- Station locations.
- Recommendations for dedicated transit lanes.
- Number of additional lanes that can be added to the road to provide dedicated bus lanes.

The US 29 Bus Rapid Transit Project proposes a 14-mile Bus Rapid Transit (BRT) line along US 29 and local streets, from the Silver Spring Transit Center (SSTC) to the Burtonsville Park-and-Ride, as shown on the Corridor Map in Figure 1. The project has evolved from a previous conceptual plan, the US 29 Corridor Planning Study: Corridor Report (Maryland Department of Transportation, April 2017), and is currently being advanced by the Montgomery County Department of Transportation (MCDOT) in cooperation with the Federal Transit Administration. This \$31.5 million project is funded through County and federal funds, including a \$10 million federal Transportation Investment Generating Economic Recovery (TIGER) grant from the Federal Transit Administration.

US 29 BRT OPERATIONS PLAN

- Service Pattern 1
- Service Pattern 2
- - - Purple Line Light Rail (Planned)
- P Park and Ride

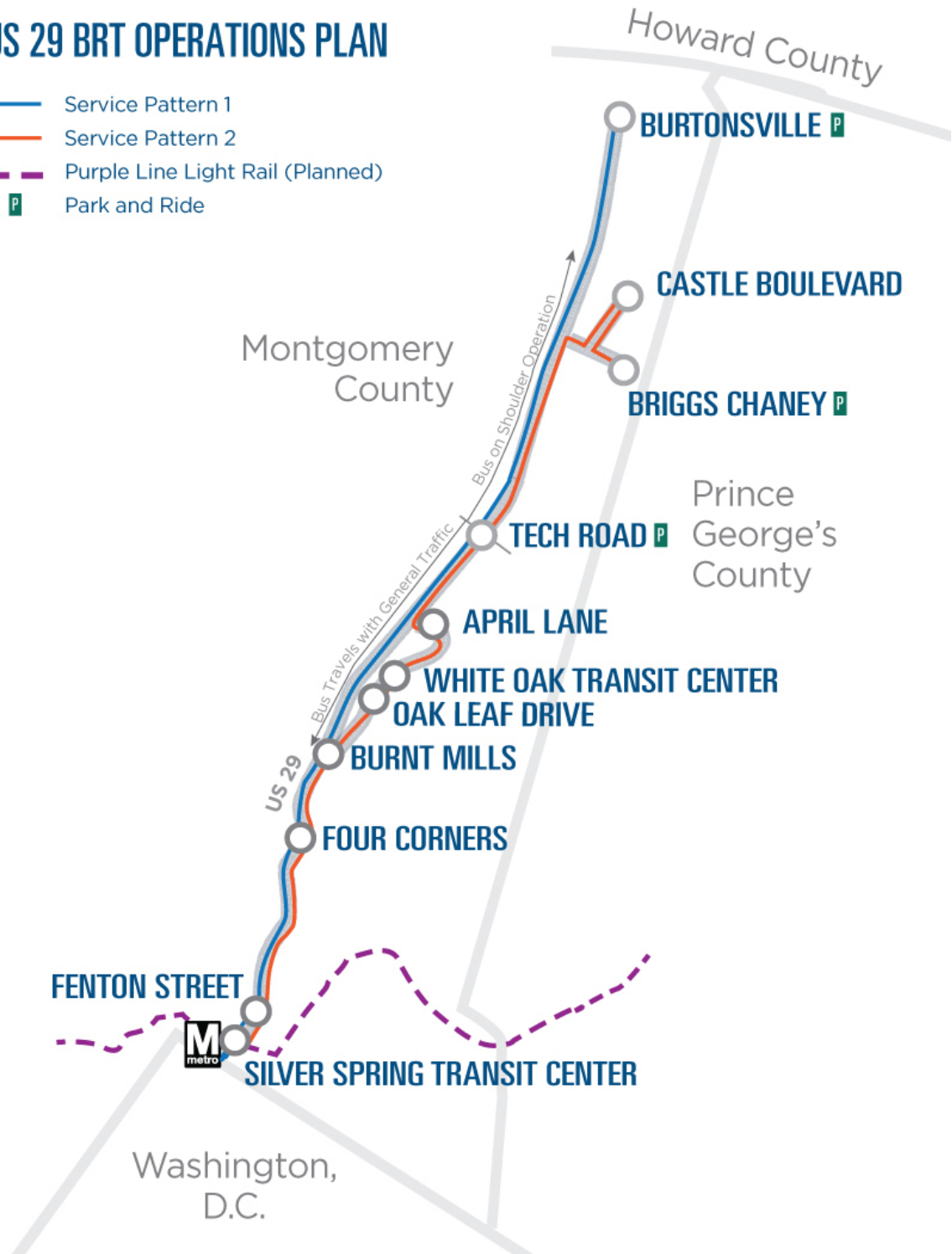


Figure 2: US route 29 BRT Corridor Map. Montgomery Arms Apartments is located adjacent to Fenton Street Station.

The Planning Board heard the Mandatory Referral Case for the entirety of the US Route 29 BRT project at its July 26, 2018 hearing (MCPB Item No. 12); <http://montgomeryplanningboard.org/wp-content/uploads/2018/07/MR2018038-US-29-Bus->

[Rapid-Transit-Project.pdf](#). Planning Department staff, including Historic Preservation staff, recommended that the Planning Board approve the Mandatory Referral. Comments were submitted and accepted regarding the need for additional design review and HAWP approval by the HPC for the Fenton Street Station platform located within the Montgomery Arms Apartments environmental setting.

STAFF DISCUSSION

The Fenton Street station consists of two platforms located near the intersection of Fenton Street and US 29. One platform measuring approximately 20' by 10' is located on the southern side of US 29, near the southeast corner of the US 29 / Fenton Street intersection. A second platform measuring approximately 65' x 16.2' is located on the northern side of US 29, near the northwest corner of the US29 / Fenton Street intersection. It is this second platform that requires HAWP review and approval under Chapter 24A.

This second platform, located on the northern side of US 29 is located fully within the Silver Spring CBD, but also partially within the boundaries of the Montgomery Arms Apartments Master Plan Historic Site (#36/007-002A). The parcel boundary of Montgomery Arms extends into the sidewalk in this area by approximately 10 feet; more than half of this platform is technically located within the parcel boundary of Montgomery Arms and will require a permanent easement to be constructed. The easement area is noted on the submitted plans and cross-section for this platform.

Construction of this platform and associated paving, signage, and any railings or other alterations will require a Historic Area Work Permit (HAWP) and approval by the Historic Preservation Commission (HPC). No alterations are currently proposed to the retaining wall, steps, or landscaped area of the Montgomery Arms Apartments.

While this platform will technically be located inside the boundaries of the Historic Site, the area is already paved and is a heavily used sidewalk. The construction of the BRT platform itself will not substantially change the character of the environmental setting. Staff would recommend approval of the platform itself as submitted.

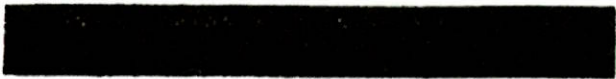
The proposed station marker for this BRT stop is proposed to be located within the boundaries of the environmental setting. The marker is called out as F1 on the submitted site plan (Sheet 270 of 358). The marker would be located immediately adjacent to the kneewall of the apartment complex, to the left of the stairs leading from the sidewalk into the interior courtyard. As proposed, the station marker measures approximately 17' tall, with a triangular base, tapering in width as the height increases. The base of the marker would be clad in a stone veneer, and the upper portions would be sheathed in powder coated metal, with a continuous horizontal band of LED lights spanning both materials. An integrated touch screen and map would be positioned on the lower portion of the marker and would be ADA compliant. The canopies shown in the application are not proposed for this BRT station, but would be used elsewhere in the corridor.

While staff recognizes that the station marker is a modern element of a busy transit corridor, its proximity and proposed height so close to the adjacent kneewall of the historic apartment building is potentially incompatible. The renderings submitted for this preliminary consultation do not show the station marker in place with the adjacent historic site. Staff recommends that the

applicant submit viewshed studies and renderings that place this station marker in its proposed context within the historic site boundaries. Staff would also recommend that the applicant consider relocating this sign outside the historic site boundaries, and/or consider a design that is not so tall.

STAFF RECOMMENDATION:

Staff recommends that the applicant make revisions based upon the HPC's and staff comments and return with a revised proposal for a second preliminary consultation or a HAWP.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: corey.pitts@montgomerycountymd.gov Contact Person: Corey Pitts
Daytime Phone No.: 240-777-7217
Tax Account No.:
Name of Property Owner: Montgomery Arms Development Corp Daytime Phone No.:
Address: 10400 Detrick Avenue Kensington MD 20895
Street Number City State Zip Code
Contractor: Phone No.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 8700 Street: Colesville Road
Town/City: Silver Spring Nearest Cross Street: Fenton Street
Lot: Block: Subdivision: 0001
Liber: Folio: Parcel: N156

PART ONE: TYPE OF PROJECT/ACTIVITY

1A. CHECK ALL APPLICABLE:
[] Construct [] Extend [] Alter/Renovate [] A/C [] Slab [] Room Addition [] Porch [] Deck [] Shed
[] Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [] Single Family
[] Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [X] Other: Sidewalk, ramps, and marker
1B. Construction cost estimate: \$ 140,000
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [] WSSC 02 [] Well 03 [] Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[] On party line/property line [] Entirely on land of owner [] On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: 8/20/18

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 849130 Date Filed: 8/20/2017 Date Issued:
PT

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Constructed in 1941, the Montgomery Arms Apartments include a prime example of late Art Deco style apartment structures arranged around a landscaped courtyard. The complex is located at the northern corner of the intersection of Colesville Road (US 29) and Fenton Street in Silver Spring, Maryland. Two three-story buildings flank a long courtyard and are set with their narrow ends facing Colesville Road. In addition to the courtyard, landscaped areas are located between the buildings and sidewalks along both Fenton Street and Colesville Road. A brick retaining wall separates the edge of the property from the Colesville Road sidewalk.

The Silver Spring Central Business District is an urban center with a mix of shops, restaurants, offices, civic uses, and residential apartments/condos. Uses immediately around the Montgomery Arms Apartments include: office, hotel, shops, restaurants, and entertainment.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The US 29 Bus Rapid Transit (BRT) Improvements Project proposes a 14-mile BRT line along US 29 and local streets from the Silver Spring Transit Center to the Burtonsville Park and Ride. The project is consistent with recommendations in the *Countywide Transit Corridors Functional Plan*.

The project intends to construct a station at the northwest corner of Colesville Road and Fenton Street in front of the Montgomery Arms Apartments. The station will consist of a raised sidewalk and associated ramps in front of the existing brick wall of the apartments and a station marker. The project will not change or alter the existing wall.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

DETECTABLE WARNING SURFACE (SEE ARCHITECTURAL PLANS FOR DETAILS)				
QUANTITY	UNIT	BASELINE	STATION/OFFSET	REMARKS
55	SF	US 29-1	20+60 TO 20+80 RT	PLATFORM
111	SF	US 29-1	23+63 TO 24+19 LT	PLATFORM

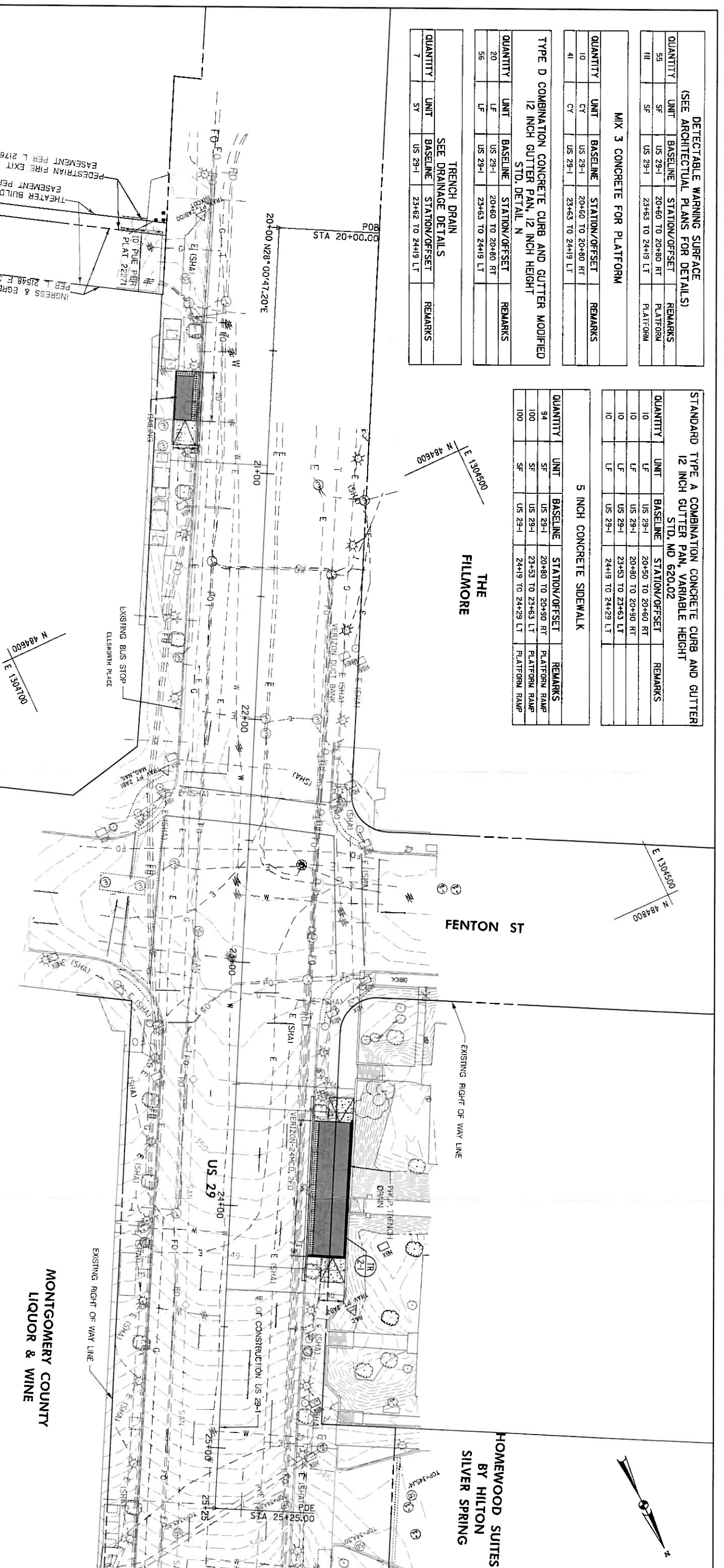
MIX 3 CONCRETE FOR PLATFORM				
QUANTITY	UNIT	BASELINE	STATION/OFFSET	REMARKS
10	CY	US 29-1	20+60 TO 20+80 RT	
41	CY	US 29-1	23+63 TO 24+19 LT	

TYPE D COMBINATION CONCRETE CURB AND GUTTER MODIFIED 12 INCH GUTTER PAN, 12 INCH HEIGHT STD. DETAIL N				
QUANTITY	UNIT	BASELINE	STATION/OFFSET	REMARKS
20	LF	US 29-1	20+60 TO 20+80 RT	
56	LF	US 29-1	23+63 TO 24+19 LT	

TRENCH DRAIN SEE DRAINAGE DETAILS				
QUANTITY	UNIT	BASELINE	STATION/OFFSET	REMARKS
7	SY	US 29-1	23+62 TO 24+19 LT	

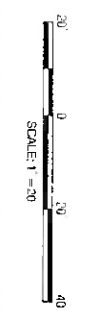
STANDARD TYPE A COMBINATION CONCRETE CURB AND GUTTER 12 INCH GUTTER PAN, VARIABLE HEIGHT STD. DETAIL N				
QUANTITY	UNIT	BASELINE	STATION/OFFSET	REMARKS
94	SF	US 29-1	20+80 TO 20+90 RT	PLATFORM RAMP
100	SF	US 29-1	23+53 TO 23+63 LT	PLATFORM RAMP
100	SF	US 29-1	24+19 TO 24+29 LT	PLATFORM RAMP

5 INCH CONCRETE SIDEWALK				
QUANTITY	UNIT	BASELINE	STATION/OFFSET	REMARKS
10	LF	US 29-1	20+60 TO 20+60 RT	
10	LF	US 29-1	20+80 TO 20+90 RT	
10	LF	US 29-1	23+53 TO 23+63 LT	
10	LF	US 29-1	24+19 TO 24+29 LT	



LEGENDS

- RSURFACING
- FULL DEPTH ASPHALT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- STORMWATER FACILITY
- BRT PLATFORM
- DETECTABLE WARNING SURFACE
- PLATFORM RAMP
- ADA RAMP
- PERMEABLE PAVEMENT



BASELINE CONTROL COORDINATES			
POINT	STATION	NORTH	EAST
POB	20+00.00	494487.3554	1304527.1495
PCE	25+25.00	494550.8465	1304173.1281

DWG. CV-02

OWNER/ADDRESS:
 MONTGOMERY COUNTY
 DEPARTMENT OF TRANSPORTATION
 100 EDISON PARK DRIVE
 GAITHERSBURG, MARYLAND

CONTACT:
 DIVISION OF TRANSPORTATION
 ENGINEERING
 240-777-7220
 DESIGN SECTION
 240-777-7221

NO.	REVISION	DATE	BY

**MONTGOMERY COUNTY
 DEPARTMENT OF TRANSPORTATION
 ROCKVILLE, MARYLAND**

**MONTGOMERY COUNTY
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF TRANSPORTATION ENGINEERING
 US 29 BRT
 STATION 2 - FENTON STREET**

RECOMMENDED FOR APPROVAL
 Chief, Transportation Planning and Design Section
 APPROVED
 Chief, Division of Transportation Engineering
 DESIGNED BY: WCC DRAWN BY: JHL CHECKED BY: ASB

SCALE: 1" = 20'
 DATE: JULY 2018
 SHEET NO. 41 OF 318

RK&K
Rummel, Klepper & Kahl, LLP
 700 EAST PRATT STREET, SUITE 500 | BALTIMORE, MD 21202
 PH: (410) 758-9000
 Engineers | Construction Managers | Farmers | Scientists
 www.rkk.com





TYPICAL STATION – DAY

TYPICAL STATION – NIGHT

ARCHITECTURAL LEGEND AND DRAWING NOTES

FURNISHINGS

PLAN SYMBOL	NOTE TAG	DESCRIPTION	REFERENCE DWG.	REFERENCE SPEC
	(F1)	STATION MARKER	-	-
	(F2)	TICKET VENDING MACHINE (TVM)	-	-
	(F3)	SHELTER	-	-
	(F4)	INFO PANEL	-	-
	(F5)	WINDSCREEN	-	-
	(F8)	BENCH	-	-
	(F7)	LEANING RAIL	-	-
	(F8)	TRASH RECEPTACLE	-	-
	(F9)	BIKE RACK	-	-
	(F10)	TAP POLE/VALIDATOR	-	-

ARCHITECTURAL LEGEND AND DRAWING NOTES, CONT.

POLES AND UTILITIES

SYMBOL	NOTE TAG	DESCRIPTION	REFERENCE DWG.	REFERENCE SPEC
	(S1)	EXISTING STREET LIGHT	-	-
	(UP1)	EXISTING UTILITY POLE	-	-

TREES

SYMBOL	NOTE TAG	DESCRIPTION	REFERENCE DWG.	REFERENCE SPEC
	(T1)	EXISTING TREE-SEE LANDSCAPE	-	-
	(T2)	NEW TREE-SEE LANDSCAPE	-	-

LANDSCAPE

SYMBOL	NOTE TAG	DESCRIPTION	REFERENCE DWG.	REFERENCE SPEC
	(L1)	PLANTING BED-SEE LANDSCAPE	-	-
	(L2)	BIORETENTION-SEE LANDSCAPE	-	-

PAVEMENT

SYMBOL	NOTE TAG	DESCRIPTION	REFERENCE DWG.	REFERENCE SPEC
	(P1)	TACTILE WARNING STRIP	-	-

ARCHITECTURAL SHEET INDEX

A-01	ARCHITECTURAL GENERAL NOTES
A-02	STATION PROTOTYPE-PLAN
A-03	STATION PROTOTYPE-56 PLATFORM
A-04	STATION PROTOTYPE-50 PLATFORM
A-05	STATION 1 – SILVER SPRING TRANSIT CENTER
A-06	STATION 2 – NB FENTON STREET
A-07	STATION 2 – SB FENTON STREET
A-08	STATION 3 – NB FOUR CORNERS
A-09	STATION 3 – SB FOUR CORNERS
A-10	STATION 4 – BURNT HILLS
A-11	STATION 4 – BURNT HILLS-ELEVATIONS
A-12	STATION 5 – NB OAK LEAF DRIVE
A-13	STATION 5 – SB OAK LEAF DRIVE
A-14	STATION 5 – WHITE OAK TRANSIT CENTER
A-15	STATION 7 – APRIL LANE
A-16	STATION 7 – APRIL LANE-ELEVATIONS
A-17	STATION 8 – TECH ROAD
A-18	STATION 9 – CASTLE BOULEVARD
A-19	STATION 10 – BRIGGS CHANEY PARK AND RIDE
A-20	STATION 11 – BURTONSVILLE PARK AND RIDE
A-21	STATION AMENITIES – FURNISHING SCHEDULE
A-22	STATION PROTOTYPE – FRONT ELEVATION
A-23	STATION PROTOTYPE – BACK ELEVATION
A-24	STATION PROTOTYPE – SECTIONS
A-25	COMFORT STATION – PLAN
A-26	COMFORT STATION – ELEVATIONS
A-27	COMFORT STATION – SECTIONS

GENERAL NOTES

1. ALL ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE PROTOTYPICAL PLANS A-02 SERIES, THE SPECIFICATIONS AND ALL OTHER DRAWINGS RELATED TO THE WORK, INCLUDING CIVIL AND STREET LIGHT PLAN DRAWINGS.
2. ARCHITECTURAL SYMBOLS APPLY TO A-XX SERIES DRAWINGS.
3. SEE CIVIL DRAWINGS FOR NEW AND EXISTING GRADES OF PAVING AND SIDEWALK. ELEVATIONS NOT SHOWN ON ARCHITECTURAL DRAWINGS.
4. DO NOT SCALE DRAWINGS. FIELD VERIFY DIMENSIONS BEFORE PROCEEDING WITH THE WORK. WHERE NEW WORK IS TO MATCH EXISTING FEATURES TO REMAIN, RECORD EXISTING CONDITIONS PRIOR TO DEMOLITION SO THAT SPACING AND LAYOUT OF PROPOSED ELEMENTS CAN BE PROPERLY LOCATED TO MATCH THE EXISTING CONSTRUCTION MODULE. NOTIFY ENGINEER IMMEDIATELY OF ANY DIMENSIONAL ERRORS OR CONFLICTS WITH THE WORK OF OTHER TRADES.
5. EMBEDDED ITEMS SUCH AS PIPES, INSERTS, SLEEVES, CONDUITS AND STRUCTURAL SUPPORTS AND OPENINGS OR RECESSES REQUIRED FOR ELECTRICAL AND CIVIL WORK ARE NOT SHOWN ON ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL REFER TO TRADES FOR LOCATION AND DETAILS OF THESE ITEMS.
6. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED MARYLAND CODES AND REGULATORY REQUIREMENTS. CONFLICTS, WHERE NOTED BY THE CONTRACTOR, SHALL BE IMMEDIATELY FORWARDED TO THE ENGINEER.
7. FOUNDATIONS FOR FUTURE SHELTERS ARE TO BE PROVIDED.

PLOTTED DATE: 7/11/2018
FILE: 358

RK&K
Rumrill, Kieppert & Kahn, LLP
70 EAST PRATT STREET, SUITE 800 BALTIMORE, MD 21202
PH: 410.754.2600
WWW.RK&K.COM

ZGF
1800 K STREET NW
SUITE 200
WASHINGTON, DC 20006
(202) 386-3120

OWNER/ADDRESS:
MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
100 EDISON PARK DRIVE
GAITHERSBURG, MARYLAND

CONTACT:
DIVISION OF TRANSPORTATION
ENGINEERING
240-777-7220
DESIGN SECTION
240-777-7221

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
ROCKVILLE, MARYLAND

RECOMMENDED FOR APPROVAL

Chief, Transportation Planning and Design Section
APPROVED

Chief, Division of Transportation Engineering

DESIGNED BY: CSJMD/KL DRAWN BY: CSJMD/KL CHECKED BY: GC

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
DIVISION OF TRANSPORTATION ENGINEERING

US 29

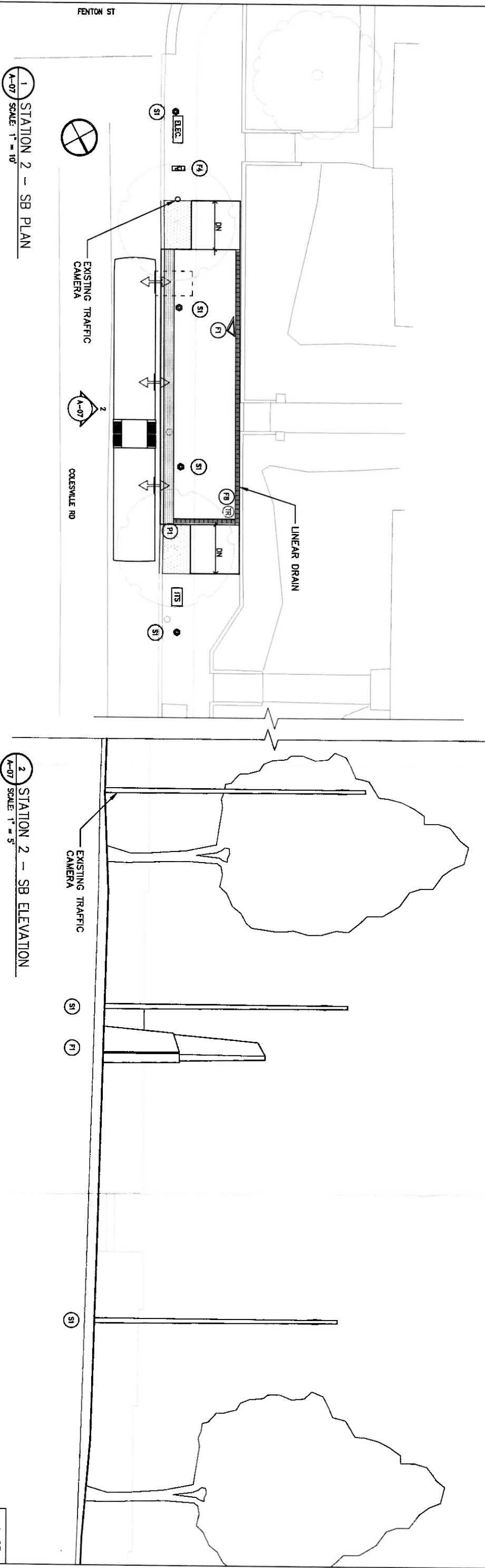
ARCHITECTURAL GENERAL NOTES

SCALE: AS NOTED DATE: JULY 2018

SHEET NO. 264 OF 358

ARCHITECTURAL LEGEND

- PLAN SYMBOL** **NOTE TAG DESCRIPTION**
- (S1) STATION MARKER
 - (F2) TICKET VENDING MACHINE (TVM)
 - (F3) SHELTER
 - (F4) INFO PANEL
 - (F5) WINDSCREEN
 - (F6) BENCH
 - (F7) LEANING RAIL
 - (F8) TRASH RECEPTACLE
 - (F9) BIKE RACK
 - (F10) TAP POLE
 - (L1) PLANTING BED--SEE LANDSCAPE
 - (L2) BIORETENTION--SEE LANDSCAPE
 - (PI) TACTILE WARNING STRIP
 - (S1) EXISTING STREET LIGHT
 - (UP1) EXISTING UTILITY POLE
 - EXISTING TREE--SEE LANDSCAPE
 - NEW TREE--SEE LANDSCAPE



RK&K
Rummel, Klepper & Kahl, LLP
700 EASTFRONT STREET, SUITE 500 BALTIMORE, MD 21202
PH (410) 236-3000
WWW.RK&K.COM

ZGF
1600 K STREET NW
SUITE 200
WASHINGTON, DC 20006
(202) 380-3120

OWNER/ADDRESS:
MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
100 EDISON PARK DRIVE
GAITHERSBURG, MARYLAND

CONTACT:
DIVISION OF TRANSPORTATION
ENGINEERING
240-777-7220
DESIGN SECTION
240-777-7221

NO.	REVISION	DATE	BY

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
ROCKVILLE, MARYLAND

RECOMMENDED FOR APPROVAL

Chief, Transportation Planning and Design Section

DESIGNED BY: G.S.M/DJ.K/L DRAWN BY: G.S.M/DJ.K/L CHECKED BY: J.G.C.

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
DIVISION OF TRANSPORTATION ENGINEERING
US 29


















STATION 2 - SB FENTON STREET

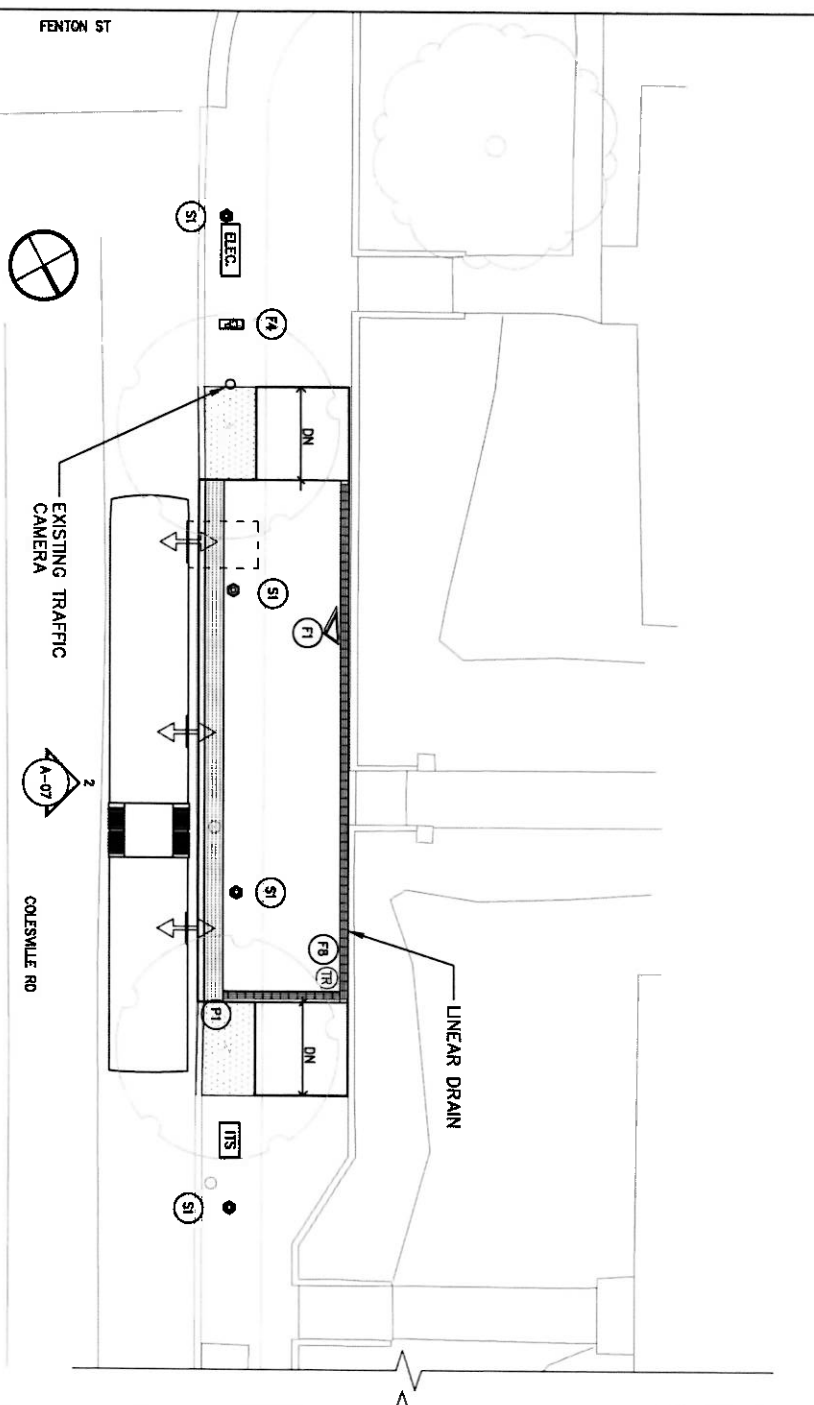
SCALE AS NOTED DATE JULY 2018

SHEET NO. 270 OF 358

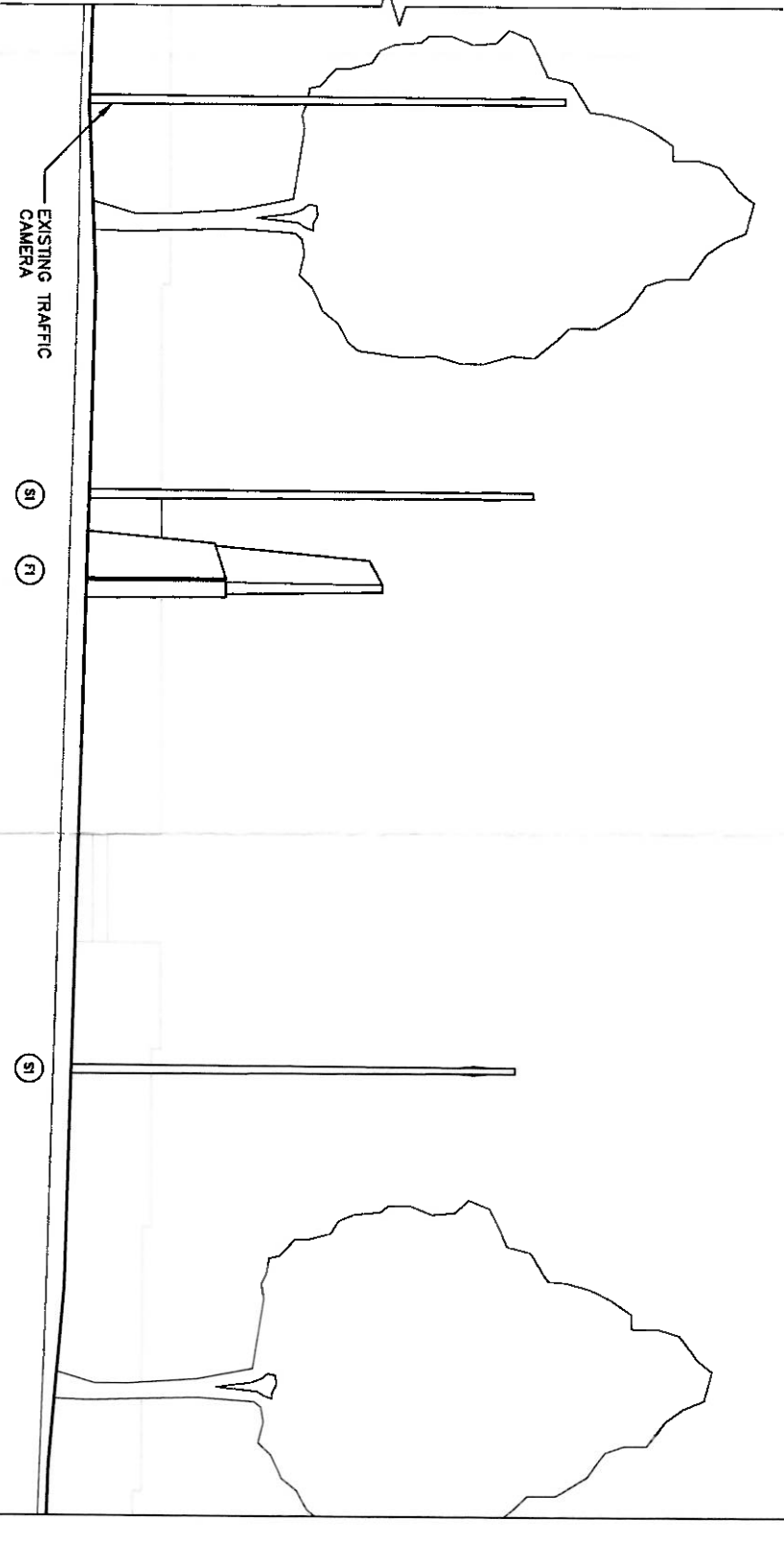
DATE/TIME \$
PLotted \$
FILE \$

ARCHITECTURAL LEGEND

PLAN SYMBOL	NOTE TAG DESCRIPTION
	(1) STATION MARKER
	(2) TICKET VENDING MACHINE (TVM)
	(3) SHELTER
	(4) INFO PANEL
	(33) WINDSCREEN
	(66) BENCH
	(77) LEANING RAIL
	(78) TRASH RECEPTACLE
	(79) BIKE RACK
	(80) TAP POLE
	(11) PLANTING BED-SEE LANDSCAPE
	(12) BIORETENTION-SEE LANDSCAPE
	(P1) TACTILE WARNING STRIP
	(S1) EXISTING STREET LIGHT
	(UP) EXISTING UTILITY POLE
	EXISTING TREE-SEE LANDSCAPE
	NEW TREE-SEE LANDSCAPE



1 STATION 2 - SB PLAN
SCALE: 1" = 10'



2 STATION 2 - SB ELEVATION
SCALE: 1" = 5'

RK&K
Rummel, Kiepper & Kahn, LLP
700 EAST FRANT STREET, SUITE 900 BALTIMORE, MD 21202
Tel (410) 328-2900

ZGF
1800 K STREET NW
SUITE 200
WASHINGTON, DC 20006
(202) 380-5120

Engineers | Construction Managers | Planners | Scientists
www.rkk.com

OWNER/ADDRESS:
MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
100 EDISON PARK DRIVE
GAITHERSBURG, MARYLAND

CONTACT:
DIVISION OF TRANSPORTATION
ENGINEERING
240-777-7220
DESIGN SECTION
240-777-7221

NO.	REVISION	DATE	BY

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
ROCKVILLE, MARYLAND

RECOMMENDED FOR APPROVAL

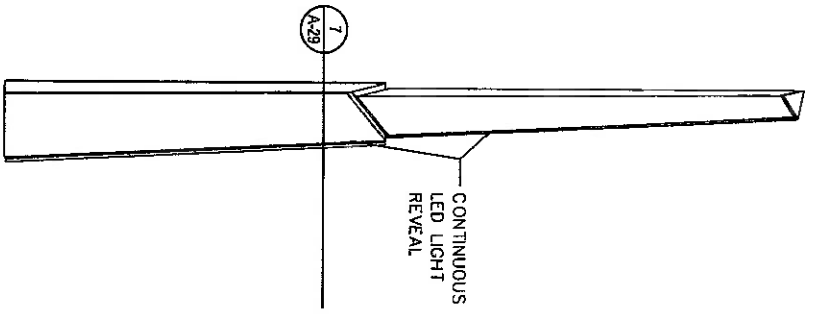
DATE: _____

DESIGNED BY: CS.M/D.KL DRAWN BY: CS.M/D.KL CHECKED BY: DC

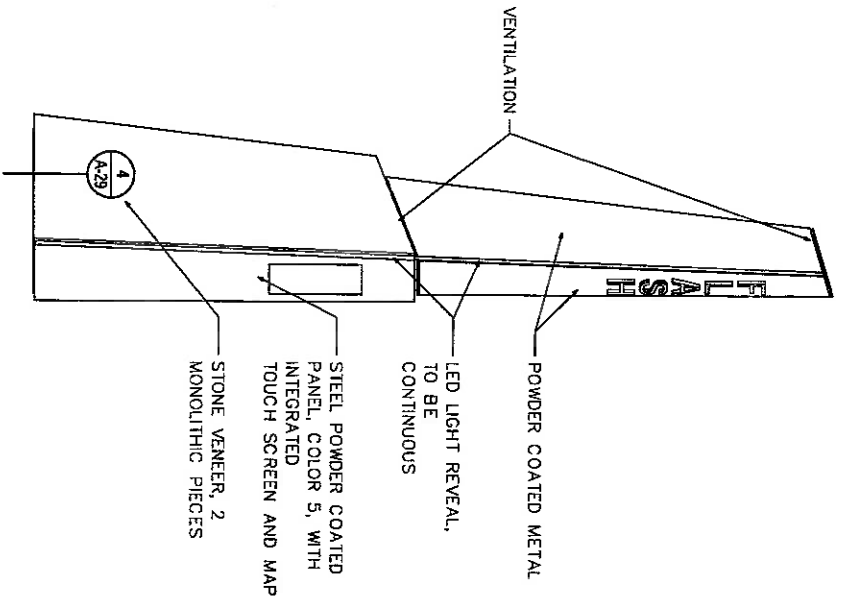
MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION ENGINEERING
DIVISION OF TRANSPORTATION ENGINEERING
US 29

STATION 2 - SB FENTON STREET

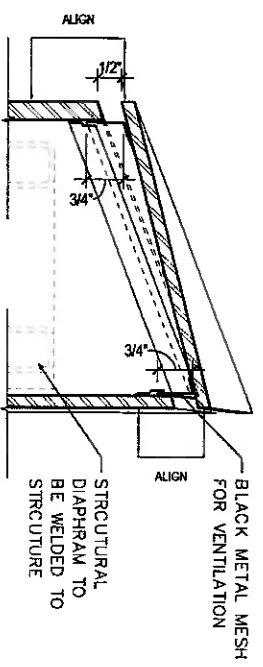
SCALE: AS NOTED DATE: JULY 2018 SHEET NO. 270 OF 358



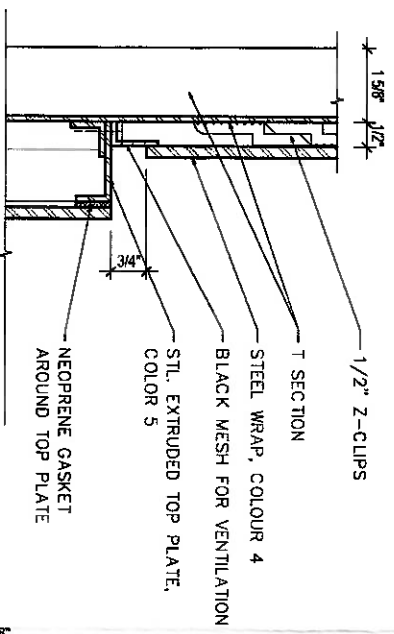
6 EAST ELEVATION - MARKER
A-29 1/2" = 1'-0"



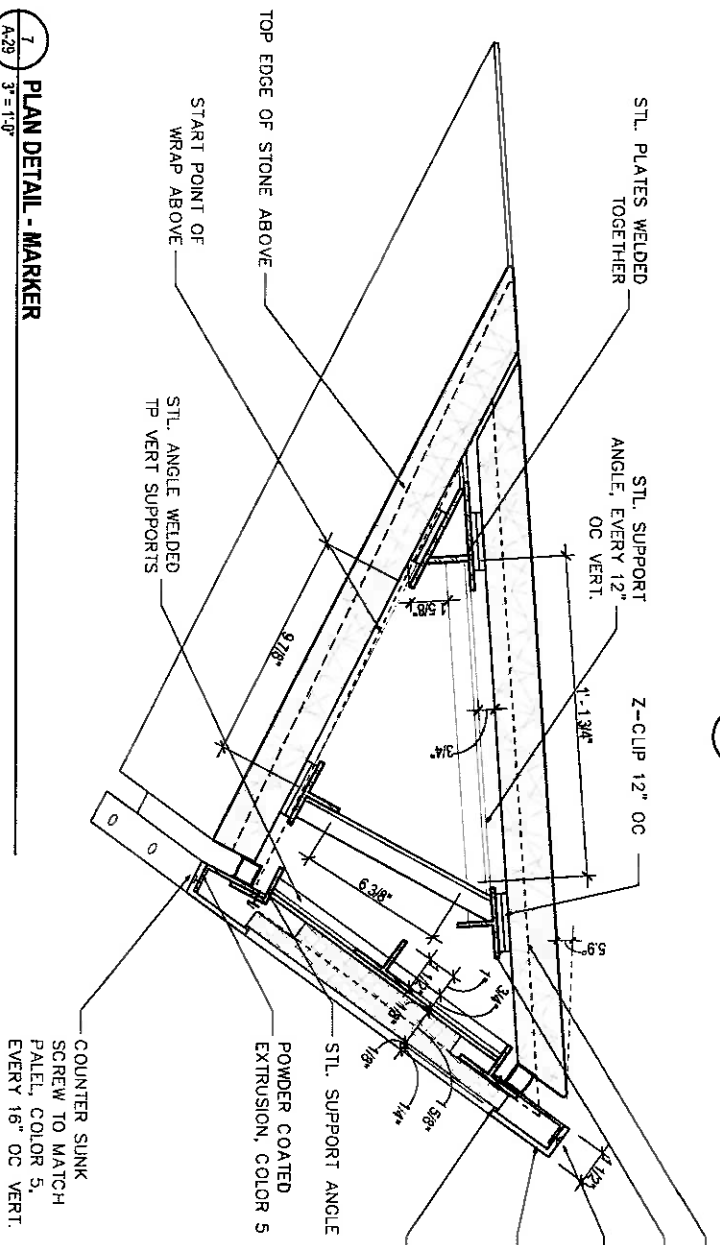
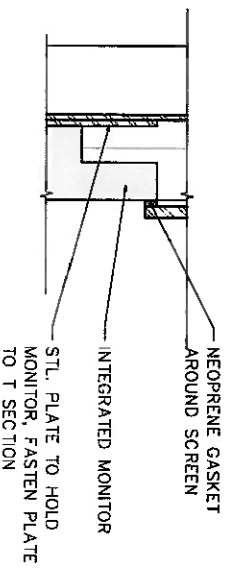
5 NORTH ELEVATION - MARKER
A-29 1/2" = 1'-0"



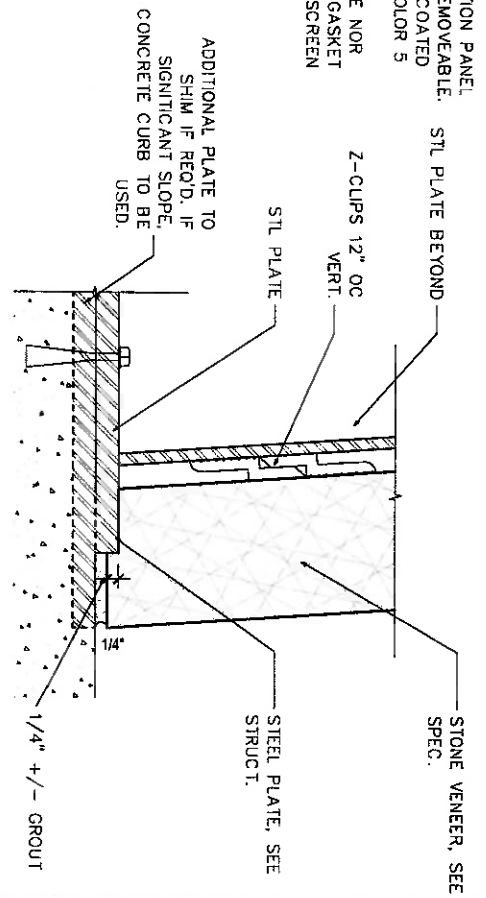
2 SECTION DETAIL AT MARKER
A-29 6" = 1'-0"



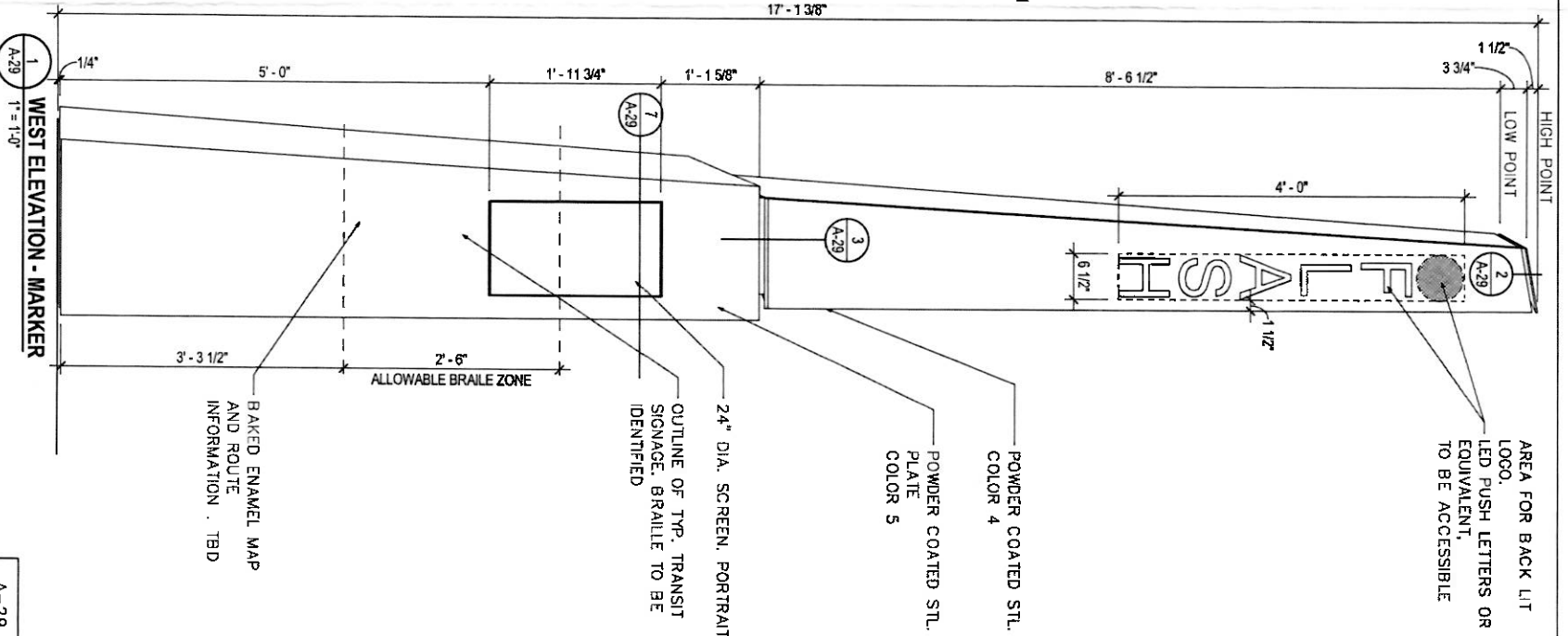
3 SECTION DETAIL AT MARKER
A-29 6" = 1'-0"



7 PLAN DETAIL - MARKER
A-29 3" = 1'-0"



4 MARKER STONE BASE
A-29 6" = 1'-0"



1 WEST ELEVATION - MARKER
A-29 1" = 1'-0"

RK&K
Rummel, Kiepper & Kahn, LLP
702 EAST PRATT STREET, SUITE 500
BALTIMORE, MD 21202
PH: 410.528.1300 FAX: 410.528.1308

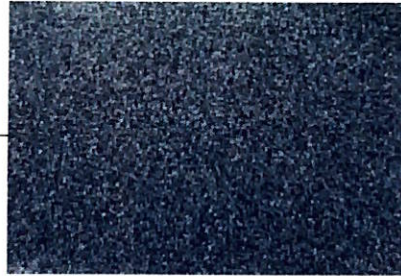
ZGF
ZIMMERMANN GUNDEL PASCAL ARCHITECTS LLP
1800 K STREET NW
SUITE 200
WASHINGTON, DC 20006
202.383.1370

OWNER/ADDRESS:
MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
100 EDISON PARK DRIVE
GAITHERSBURG, MARYLAND
CONTACT:
DIVISION OF TRANSPORTATION
2400 WENTZ RD
GAITHERSBURG, MD 20878
DESIGN SECTION
240-771-7221

NO.	REVISION	DATE	BY

RECOMMENDED FOR APPROVAL
Chief, Transportation Planning and Design Section
APPROVED
Date
Chief, Division of Transportation Engineering
DESIGNED BY: CSMD/KL DRAWN BY: CSMD/KL CHECKED BY: JDC

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
DIVISION OF TRANSPORTATION ENGINEERING
US 29
STATION AMENITIES - STATION MARKER
SCALE As Indicated
DATE JULY 2018
SHEET NO. 292 OF 359



METAL PANEL
RAL 5002
Metallic Finish

RECESSED LINEAR LED STRIP LIGHT
Street facing edge only

REAL-TIME DIGITAL DISPLAY &
INFORMATION PANEL

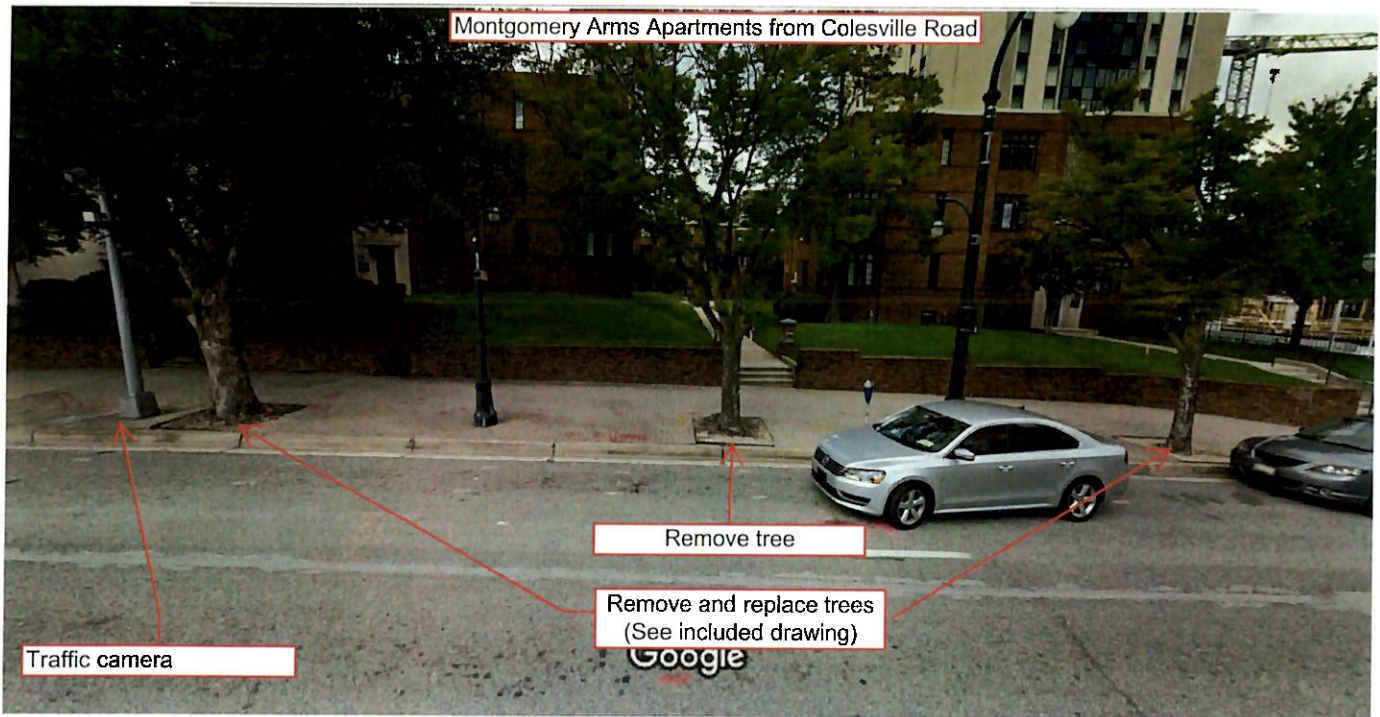


METAL PANEL
RAL 9003
Metallic Finish



MONOLITHIC STONE
Olympic Black Granite
Finish: Flamed

Existing Property Condition Photographs (duplicate as needed)




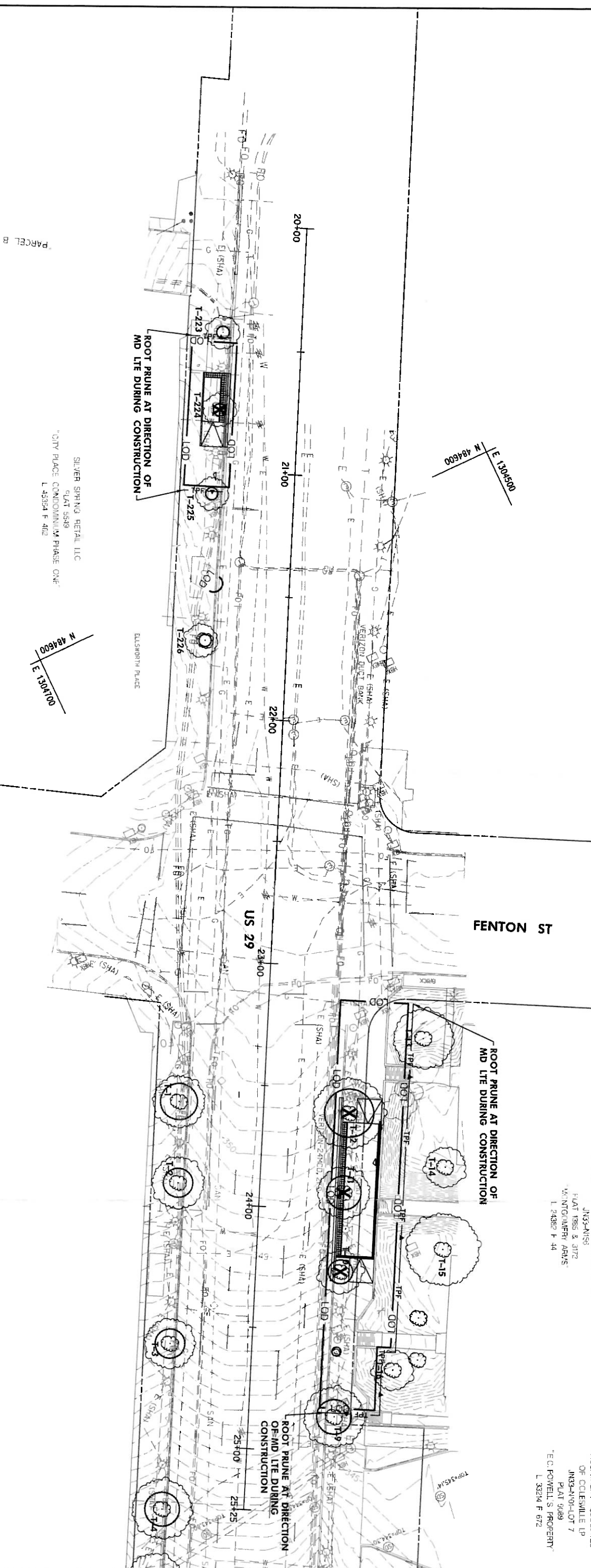
Reconstruct sidewalk to provide elevated platform and associated ramps from the traffic
Detail: camera north to the third planter box. Install marker per included plan sheet. All changes
occur from in front of the wall to the curb face.



Reconstruct sidewalk to provide elevated platform and associated ramps from the traffic
Detail: camera north to the third planter box. Install marker per included plan sheet. All changes
occur from in front of the wall to the curb face.

MONTGOMERY ARMS DEVELOPMENT CORP
 JIN3-JAN18
 PLAT 1885 & 3172
 V. MONTGOMERY ARMS
 L 24382 F 44

HOSPITALITY ASSOCIATES
 OF CLEESVILLE LP
 JN33-N10-LOT 7
 PLAT 9288
 T.C. POWELL'S PROPERTY
 L 33214 F 672

- NOTES:**
1. ALL AREAS OUTSIDE OF LOD SHALL BE CONSIDERED TREE PRESERVATION AREAS TO BE LEFT UNDISTURBED.
 2. SEE TREE INVENTORY TABLE ON TS-1B.
 3. SEE TREE PROTECTION DETAILS AND NOTES ON TS-17.
 4. TREE PROTECTION FENCE SHOWN OUTSIDE OF LOD FOR GRAPHICAL PURPOSES ONLY. TPF TO BE INSTALLED AS INDICATED ON ROOT PRUNING DETAIL SHOWN ON TS-17.

PK&K
Rummel, Klippert & Kahl, LLP
 700 EAST PRATT STREET, SUITE 500 | BALTIMORE, MD 21202
 PH: 410 782-9200
 www.pk&k.com

LEGEND

	EXISTING PROPERTY BOUNDARY		SIGNIFICANT TREE WITH CRITICAL ROOT ZONE
	TREE TO BE REMOVED		SPECIMEN TREE WITH CRITICAL ROOT ZONE
	STRUCTURAL ROOT ZONE		SURVEYED TREES
	TREE PROTECTION FENCE		EXISTING CONTOURS
	TPF SIGN		EXISTING TREE LINE
	LIMIT OF DISTURBANCE		EXISTING SHRUBLINE

MD Qualified Forest Professional Date _____
 Name: Gregory O'Hare
 LPF #698, MD LITE #511, ISA #MA-3155A
 Address: 700 East Pratt St., Suite 500 Balt, MD 21202
 Phone: 410-482-9165
 gohare@pk.com

OWNER/ADDRESS:
 MONTGOMERY COUNTY
 DEPARTMENT OF TRANSPORTATION
 100 EDISON PARK DRIVE
 GAITHERSBURG, MARYLAND

CONTACT:
 DIVISION OF TRANSPORTATION
 ENGINEERING
 240 777-7220
 DESIGN SECTION
 240-777-7221

NO.	REVISION	DATE	BY

DEPARTMENT OF TRANSPORTATION
 ROCKVILLE, MARYLAND

RECOMMENDED FOR APPROVAL _____ Date _____
 Chief, Transportation Planning and Design Section
 APPROVED _____ Date _____
 Chief, Division of Transportation Engineering

DESIGNED BY: SLE _____ DRAWN BY: DEA _____ CHECKED BY: BRD _____

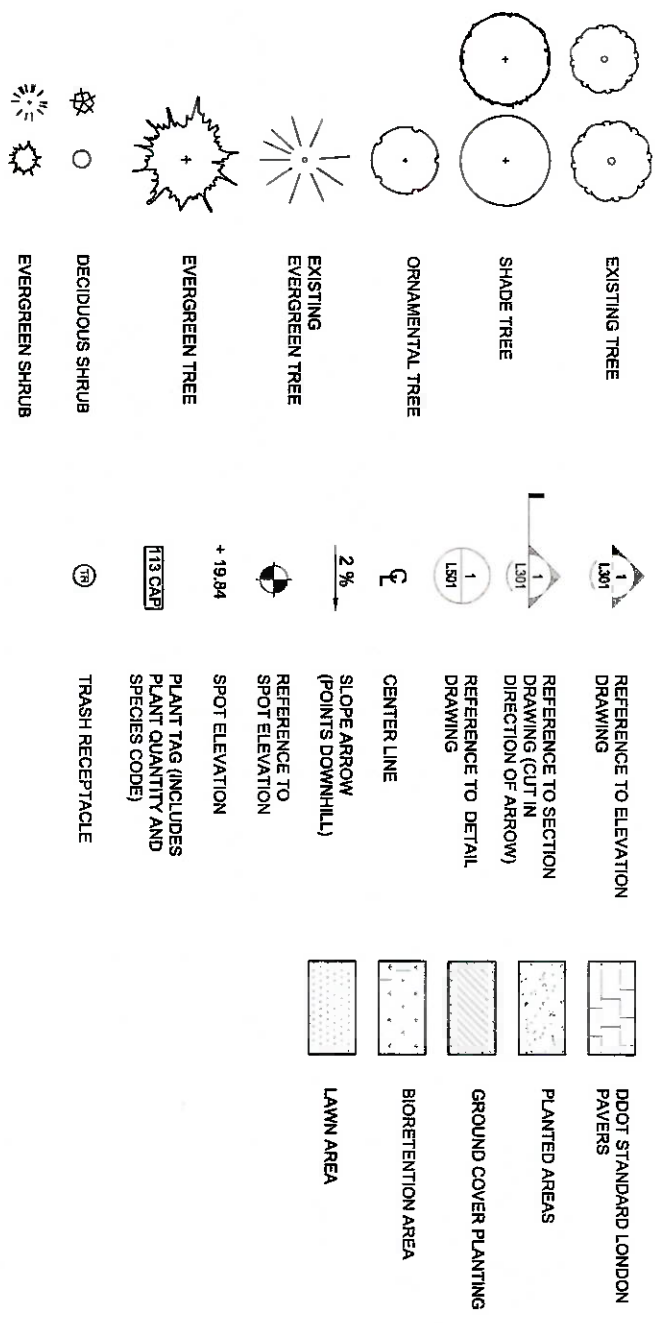
DEPARTMENT OF TRANSPORTATION
 DIVISION OF TRANSPORTATION ENGINEERING
 US 29 BRT
 TREE SAVE PLAN #420181740
 STATION 2 - FENTON STREET

SCALE: 1"=20' DATE: JULY 2018 SHEET NO. 342 OF 359

NOTE:
 TREE PROTECTION PLAN NOT REQUIRED FOR STATION 1 - SILVER SPRING TRANSIT CENTER (TS-01 SINCE ALL LOD IS WITHIN EXISTING BUILDING)



GENERAL SYMBOLS LEGEND



- EXISTING TREE
- SHADE TREE
- ORNAMENTAL TREE
- EXISTING EVERGREEN TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- REFERENCE TO ELEVATION DRAWING
- REFERENCE TO SECTION DRAWING (CLUT IN DIRECTION OF ARROW)
- REFERENCE TO DETAIL DRAWING
- CENTER LINE
- SLOPE ARROW (POINTS DOWNHILL)
- REFERENCE TO SPOT ELEVATION
- SPOT ELEVATION
- PLANT TAG (INCLUDES PLANT QUANTITY AND SPECIES CODE)
- TRASH RECEPTACLE
- DOT STANDARD LONDON PAVERS
- PLANTED AREAS
- GROUND COVER PLANTING
- BIORETENTION AREA
- LAWN AREA

SHEET INDEX:

- L01 LANDSCAPE NOTES AND LEGEND
- L02 LANDSCAPE NOTES
- L03 STATION 2 SB FENTON LANDSCAPE PLAN
- L04 STATION 3 NB UNIVERSITY LANDSCAPE PLAN
- L05 STATION 3 SB UNIVERSITY LANDSCAPE PLAN
- L06 STATION 4 BURNT MILLS LANDSCAPE PLAN
- L07 STATION 5 NB OAK LEAF LANDSCAPE PLAN
- L08 STATION 5 SB OAK LEAF LANDSCAPE PLAN
- L09 STATION 6 WHITE OAK LANDSCAPE PLAN
- L10 STATION 7 STEWART LANE LANDSCAPE PLAN
- L11 STATION 8 NB TECH ROAD LANDSCAPE PLAN
- L12 STATION 8 SB TECH ROAD LANDSCAPE PLAN
- L13 STATION 9 CASTLE BLVD. LANDSCAPE PLAN
- L14 STATION 10 BRIGGS-CHANNEY LANDSCAPE PLAN
- L15 STATION 11 BURTONSVILLE LANDSCAPE PLAN
- L16 LANDSCAPE DETAILS

ABBREVIATIONS

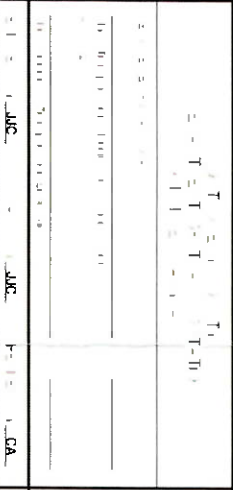
ADJ	ADJACENT	FOC	FACE OF CURB	N	NORTH	TAN	TANGENT
ALT	ALTERNATE	FEE	FINISHED FLOOR ELEVATION	NC	NOT IN CONTRACT	TC / TOC	TOP OF CURB
APPROX	APPROXIMATE	FG	FINISHED GRADE	NO	NUMBER	TEL	TELEPHONE
ARCH	ARCHITECT / ARCHITECTURAL	FLX	FIXTURE	NOM	NOMINAL	TEMP	TEMPERATURE
B&B	BALLED AND BURLAPPED	FLR	FLOOR	NTS	NOT TO SCALE	TF / TOP	TEMPERATURE
BIO	BIO RETENTION	FOB	FACE OF BUILDING	OC	ON CENTER	TF / TOP	TOP OF FENCE
BC / BOC	BOTTOM OF CURB	FT	FOOT / FEET	OD	OUTSIDE DIAMETER	TF / TOP	TOP OF FOOTING
BLDG	BUILDING	FTG	FOOTING	OH	OVERHEAD	THRU	THROUGH
BS / BOS	BOTTOM OF STAIR	FURN	FURNISH / FURNITURE	OHE	OVERHEAD ELECTRIC	TPF	TREE PROTECTION
BW / BOW	BOTTOM OF WALL	GA	GAUGE	PC	POINT OF CURVATURE	TS / TOS	FENCE
CAL	CALIPER	GAL	GALLON	PH	PHASE	TW / TOW	TOP OF STAIR
CF	CUBIC FEET	GALV	GALVANIZED	PL	PROPERTY LINE	TYP	TYPICAL
CIP	CAST IN PLACE	GRND	GROUND	POB	POINT OF BEGINNING	UD	UNDERDRAIN
CJ	CONTROL JOINT	GPM	GALLONS PER MINUTE	PROP	PROPOSED	UNO	UNLESS NOTED
CL	CENTER LINE	GV	GAS VALVE	PT	POINT	USGS	US GEOLOGICAL SURVEY
CLF	CHAIN LINK FENCE	HC	HANDICAP	PVC	POLYVINYL CHLORIDE	USGS	US GEOLOGICAL SURVEY
CLR	CLEAR / CLEARANCE	HORIZ	HORIZONTAL	R / RAD	RADIUS	UTIL	UTILITY
CMU	CONCRETE MASONRY UNIT	HP	HIGH POINT	REF	REFERENCED	VAR	VARIES / VARIETY
CO	CLEAN OUT	HT	HEIGHT	REQ'D	REQUIRED	VERT	VERTICAL
COL	COLUMN	HVAC	HEATING, VENTILATING, AIR CONDITIONING	REIN	REINFORCED	VF	VERIFY IN FIELD
CONC	CONCRETE	HWY	HIGHWAY	REIN	REINFORCED	W	WEST
COORD	COORDINATE	ID	INSIDE DIAMETER	RT	RIGHT	W /	WITH
CY	CUBIC YARDS	IN	INCH	ROW	RIGHT OF WAY	WD	WITHOUT
DDOT	DC DEPARTMENT OF TRANSPORTATION	INT	INTERSECTION	S	SOUTH	WID	WIDE / WIDTH
DOEE	DEPARTMENT OF ENERGY & ENVIRONMENT	INV	INVERT	SAN	SANITARY	WM	WATER METER
DEG	DEGREE (OF CURVATURE)	LA	LANDSCAPE ARCHITECT	SD	STORM DRAIN	WP	WATERPROOF / WATERPROOFING
DEMO	DEMOLISH / DEMOLITION	LAT	LATERAL	SF	SQUARE FEET	WW	WATER VALVE
DIA	DIAMETER	LB	POUND	SHM	SIMILAR	WWF	WELDED WIRE FABRIC
DIM	DIMENSION	LF	LINEAR FEET	SPC	SPECIFICATIONS / SPECIFIED	WWW	WOVEN WIRE MESH
DIR	DIRECTION	LOD	LIMIT OF DISTURBANCE	SPR	SQUARE	AT	AT
DIST	DISTANCE	LOG	LIMIT OF GRADING	SS	STAINLESS STEEL	'	FEET
DIV	DIVISION	LOW	LIMIT OF WORK	SS	STAINLESS STEEL	"	INCHES
DN	DOWN	LP	LOW POINT	STA	STANDARD	#	NUMBER
DWG	DRAWING	LT	LEFT	STM	STORM		
E	EAST	MAX	MAXIMUM	STRUCT	STRUCTURE / STRUCTURAL		
EA	EACH	MECH	MECHANICAL	SY	SQUARE YARD		
EJ	EXPANSION JOINT	MFR	MANUFACTURER				
ELEC	ELECTRIC / ELECTRICAL	MH	MANHOLE				
ELEV	ELEVATION	MIN	MINIMUM				
EP	EDGE OF PAVEMENT	MISC	MISCELLANEOUS				
EQ	EQUAL						
EQUIP	EQUIPMENT						
EX	EXISTING						

RKK&K
 2801 EAST HART STREET, SUITE 500
 BALTIMORE, MD 21202
 PH: (410) 728-2900 FAX: (410) 728-5100
 www.rkk&k.com

WVMC DC
 Planning, Engineering, Surveying & Landscape Architecture
 11960 Sunrise Valley Drive Suite 200 Reston, Virginia 20191
 (703) 703-3911-7600 (F) 703-264-0959 www.wilsmansch.com



NO.	REVISION	DATE	BY



SCALE 1" = 40' NOTED
 DATE AUGUST 2014
 SHEET NO. XX OF XX

GENERAL LANDSCAPE NOTES

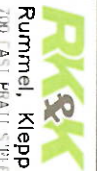
1. THE CONTRACT INCLUDES ALL DEMOLITION REQUIRED TO COMPLETE JOB, AND TO REMOVE AND TO DISPOSE OF ITEMS FROM SITE COMPLETELY IN ACCORDANCE WITH LOCAL LAWS. DO NOT BURN OR BURY ANY DEMOLITION ITEMS ON SITE. CONTRACTOR IS RESPONSIBLE FOR MAKING SITE VISIT TO DETERMINE AND VERIFY ALL DEMOLITION REQUIREMENTS PRIOR TO BIDDING. CONTRACTOR SHALL RECTIFY OR DISPOSE OF WASTE PRODUCTS AND PLANT CONTAINERS OFF-SITE IN A RESPONSIBLE MANNER.
2. PERMITS AND FEES REQUIRED FOR ANY DEMOLITION DISPOSAL WORK MUST BE OBTAINED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE EXISTING ADJACENT FACILITIES & STRUCTURES THAT ARE TO REMAIN. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER. ADJACENT STREETS & SIDEWALKS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD & DUST-FREE.
4. BEFORE BEGINNING ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 1-800-257-7777 OR ONLINE AT www.missutility.net AT LEAST 5 WORKING DAYS PRIOR TO STARTING WORK TO ARRANGE TO MARK THE HORIZONTAL LOCATION OF UNDERGROUND FACILITIES.
5. EXISTING UTILITIES SHOWN ON LANDSCAPE DRAWINGS ARE BASED ON PUBLISHED DATA AND ARE FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR MUST LOCATE & VERIFY ALL SUCH INFORMATION, INCLUDING INFORMATION NOT SHOWN ON PLANS, BY CONTACTING THE INDIVIDUAL UTILITY COMPANY & INVESTIGATING THE SITE TO DETERMINE THE EXACT LOCATION OF UTILITY LINES & STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS OWN EXPENSE, AND TO THE SATISFACTION OF THE PROJECT OWNER & THE UTILITY OWNER, DAMAGE TO ANY UTILITY CAUSED BY HIS WORK. HE SHALL IMMEDIATELY NOTIFY THE OWNER & THE UTILITY OWNER OF ANY DAMAGE TO ANY UTILITY BY HIS OPERATION.
6. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
7. STREET LIGHT POLES ARE SHOWN ON LANDSCAPE PLANS FOR LAYOUT RELATIVE TO STREET TREES AND SITE FEATURES. SEE STREET LIGHT PLAN ON CIVIL DRAWINGS. SEE MEP DRAWINGS FOR ALL ASSOCIATED WIRING AND CIRCUITING. REFER TO ARCHITECTURE DRAWINGS FOR BUILDING LIGHTING AND ADDITIONAL SITE SECURITY MEASURES. IF ANY DISCREPANCIES ARE FOUND, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
8. UTILITY MANHOLE COVERS ARE TO BE LOCATED ENTIRELY WITHIN A PLANTED AREA OR A PAVED AREA, AND CLEAR OF ALL FENCE LINES. IF ANY CONDITION ARISES WHERE A MANHOLE COVERS IS TO CROSS A BOUNDARY OR FENCE LINE, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
9. ALL EXISTING SIGNAGE TO REMAIN TO BE PROTECTED IN PLACE OR STOCKPILED AND REINSTALLED UPON COMPLETION OF WORK UNLESS OTHERWISE NOTED.

GENERAL PLANTING NOTES

1. ALL PLANTS PROVIDED BY CONTRACTOR SHALL MEET OR SURPASS THE SPECIFICATIONS GIVEN IN THE PLANT TABLE AND IN THE PROJECT SPECIFICATIONS. PLANT'S SHALL BE FULL AND HEAVY, AND IN HEALTHY CONDITION AT THE TIME OF PLANTING. LANDSCAPE ARCHITECT SHALL SELECT ANY PLANT NOT MEETING THESE GUIDELINES AND REQUIRE REPLACEMENT.
2. ALL PLANTS THAT ARE UNABLE TO BE IMMEDIATELY PLANTED SHALL BE STORED IN A PROTECTED AREA OUT OF DIRECT SUN AND WIND. PLANTS SHALL BE EVENLY AND CONSISTENTLY WATERED, AS NEEDED, TO PREVENT DRYING OF ROOTS. ROOT BALLS OF B&B STOCK SHALL BE COVERED WITH AT LEAST 4 INCHES OF HARDWOOD MULCH TO MAINTAIN MOISTURE IN ROOTS.
3. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS AND CLARIFY ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS.
4. PLANT SPECIES ARE SELECTED FOR HARDINESS IN LOCAL CLIMATE. PERMANENT IRRIGATION IS NOT PART OF THIS CONTRACT. PLANTS ARE TO BE WATERED DURING ESTABLISHMENT PERIOD PER SPECIFICATIONS.
5. STREET TREES SHALL ONLY BE PLANTED BETWEEN OCTOBER 15 AND MAY 1 PER THE SPRING AND FALL PLANTING SEASON DATES. TREE PLANTING SHALL COMPLY WITH THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES SECTION 608 AND DRAWINGS NO. 611 TO 614.11.
6. COMPANION PLANTS (I.E. PERENNIALS, GRASSES, BULBS, SHRUBS, ETC) TO BE INSTALLED IN TREE BOXES MUST CONFORM TO MINIMUM HEIGHT STANDARDS TO PRESERVE SIGHTLINES; HAVE A SHALLOW ROOT SYSTEM, AND BE PLANTED AT MINIMUM 2 FEET FROM THE ROOT FLARE (CROWN) OF THE TREE TREE FOR TREE BOXES AND 4 FEET FROM THE ROOT FLARE (CROWN) OF THE TREE IN A CONTINUOUS PLANTING STRIP.
7. DO NOT USE EXISTING SOIL ON-SITE OR AMENDED AS TOPSOIL. SEE SOIL SPECS FOR FULL SOIL REQUIREMENT.
8. OBTAIN TOPSOIL FROM NATURALLY WELL-DRAINED CONSTRUCTION OR MINING SITES WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
9. FINISH OFF 2-4" CLEAR ZONE AROUND TREES WITH A 3" LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND ROOT FLARE.
10. CONTACT ARBORIST WHEN THE STREET TREES ARE READY TO BE PLANTED, PROVIDING AT LEAST 48 HOURS NOTICE.
11. REFER TO PLANTING PLANS FOR STRUCTURAL SOIL LIMITS. REFER TO TABLE ON THIS SHEET AND PLANTING DETAILS DRAWING FOR SOIL VOLUME CALCULATIONS.
12. STRUCTURAL SOIL SHALL BE SAND BASED AND IN COMPLIANCE WITH GREEN INFRASTRUCTURE REQUIREMENTS.
13. MIXED GROUNDCOVER TO BE PLANTED IN GROUPS OF 3-5 AND LOCATED AS REQUIRED TO PROVIDE A GENERAL MIXING OF SPECIES. DO NOT PLANT IN ROWS OR REPETITIVE PATTERNS UNLESS OTHERWISE NOTED. LOCATE SPECIES TO PROVIDE A TIERED EFFECT WITH LARGER PLANTS AT THE REAR AND MIDDLE OF THE LANDSCAPING AREA AND LOWER PLANTINGS, TURF AND TURF-LIKE GRASSES AT THE FRONT OF THE LANDSCAPED AREAS.
14. REGULAR PLANT MAINTENANCE SHALL BE SCHEDULED DURING ESTABLISHMENT AND ONGOING GROWTH INSPECTED FOR SIGNS OF DISEASE, INADEQUATE IRRIGATION AND EROSION.

TREE PROTECTION NOTES

1. ALL STREET TREES THAT ARE TO REMAIN, WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK MUST BE PROTECTED WITH 6" TALL CHAIN LINK FENCE TO THE EXTENT OF THE TREE BOX (MINIMUM 4'X3') OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF A TREE. FENCING IS TO BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT, AND REMOVED ONLY AT THE END OF THE PROJECT.
2. ALL PROTECTION MEASURES AND EXCAVATION OPERATIONS SHALL COMPLY WITH THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES (GOLD BOOK) - SECTIONS 207.03, 608.07 AND 608.08.
3. NONE OF THE FOLLOWING SHALL OCCUR WITHIN THE ROOT ZONE OF A STREET TREE WITHOUT UFA PERMISSION: ALTERATION OR DISTURBANCE TO EXISTING GRADE; STAGING/STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, SOIL OR DEBRIS; DISPOSAL OF ANY LIQUIDS (E.G. CONCRETE, GAS, OIL, PAINT, OR BLACKTOP), AND TRENCHING.
4. SILT / SUPER SILT FENCE IS PROHIBITED WITHIN THE ROOT ZONE OF A STREET TREE; TRENCHLESS METHODS SUCH AS FILTER LOGS OR AN APPROVED EQUIVALENT SHALL BE USED. THE ROOT ZONE IS MEASURED AT 4.5' ABOVE GRADE FROM THE NEAR SIDE OF THE TRUNK TO THE DISTANCE THAT EQUALS THE TREE DIAMETER x 1.5 OR TO THE DRIP LINE OF A STREET TREE, WHICHEVER IS GREATER.
5. NO HEAVY EQUIPMENT SHALL BE USED TO REMOVE EXISTING HARDSCAPE WITHIN THE DRIP LINE OF AN EXISTING STREET TREE.
6. APPROVED EXCAVATIONS WITHIN THE DRIP LINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS OR EQUIPMENT THAT WILL NOT CAUSE INJURY TO TREE TRUNKS, BRANCHES AND ROOTS. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE.
7. NO ROOTS GREATER THAN 2 INCHES IN DIAMETER SHALL BE CUT WITHOUT UFA PERMISSION. EXPOSED ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MOIST AT ALL TIMES.
8. IF THERE ARE ANY TREE CONFLICTS ON THIS JOB SITE PERMIT HOLDER MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT THE DDOT URBAN FORESTRY ADMINISTRATION AT 202-671-5133 TO RECEIVE CLEARANCE TO CONTINUE THE CONFLICTING WORK.
9. IF A STREET TREE REQUIRES REMOVAL, APPLICANT MUST APPLY FOR A CONSTRUCTION / EXCAVATION PERMIT FOR ITS REMOVAL. COMPENSATION IS BASED ON THE SIZE (DBH) AND HEALTH OF THE STREET TREE.
10. TREES THAT ARE PROTECTED SHALL BE THOROUGHLY WATERED EVERY 10 DAYS FROM APRIL THROUGH SEPTEMBER.
11. SEE DRAWING L-501 FOR TREE PROTECTION DETAILS.

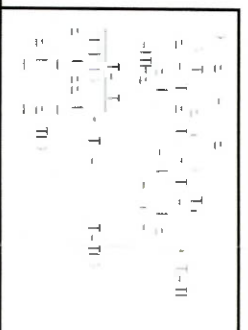


Rummel, Klepper & Kahl, LLP

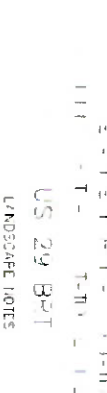
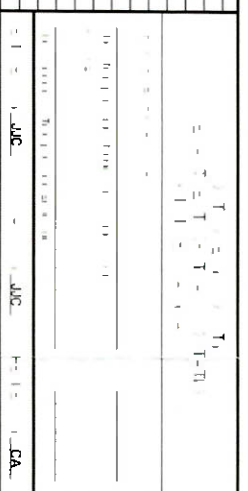
700 EAST PHAETI STREET, SUITE 520
BALTIMORE, MD 21202
PH (410) 782-2900 FAX (410) 782-9700



Planning, Engineering, Surveying & Landscape Architecture
11860 Sunrise Valley Drive Suite 200 Reston, Virginia 20191
(7) 703-381-7800 (F) 703-264-0559 www.wilsmatrsch.com

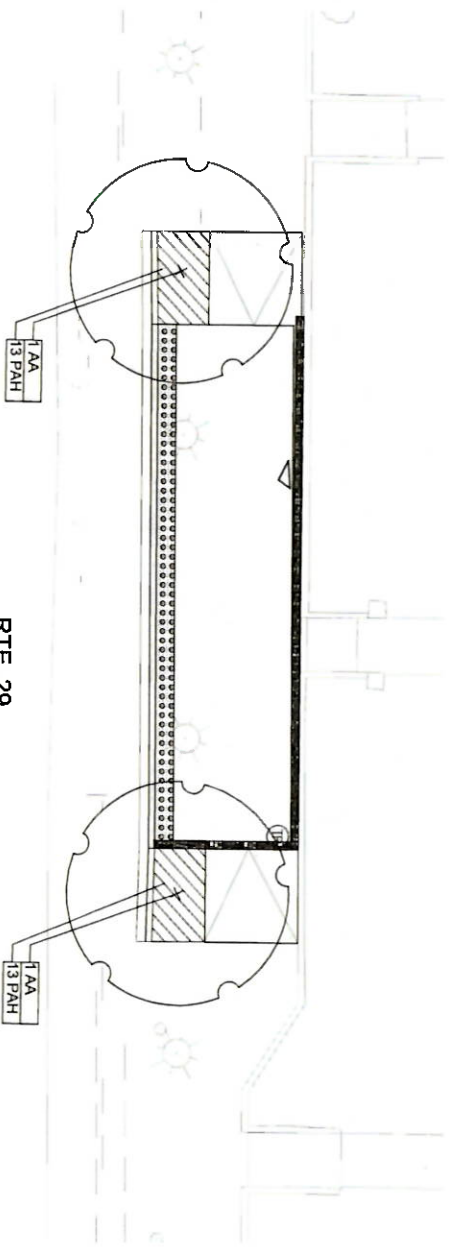
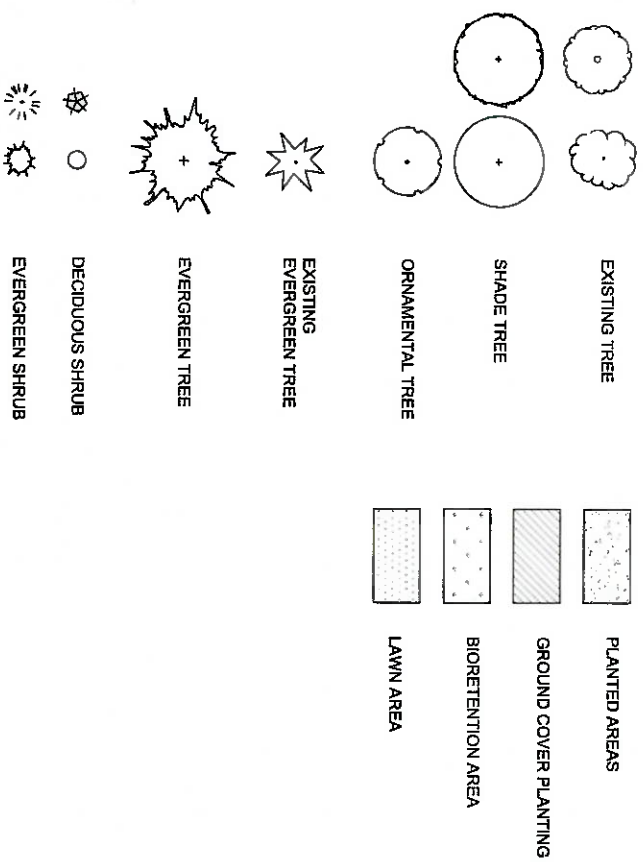


NO.	REVISION	DATE	BY



SHEET NO. XX OF XX

GENERAL SYMBOLS LEGEND

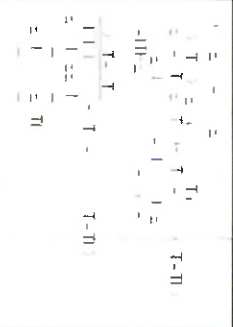


PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	ROOT SPACING	NATIVE	BIO
TREES							
AA	<i>Ametanther arborea</i>	Dwmy Sarracenia	2	2.5'-3' cal	B&B	Yes	No
GRASSES, PERENNIALS & GROUND COVERS							
PAH	<i>Pennisetum alopecuroides 'Hamaki'</i>	Dwarf Fountain Grass	26	1 gallon	cont.	24"	No

RK&K
 Rummel, Klepper & Kahl, LLP
 700 EAST PAATT STREET, SUITE 500
 BALTIMORE, MD 21202
 PH: (410) 728-2900 FAX: (410) 728-3780
 www.rkk.com

WVMC DC
 Planning, Engineering, Surveying & Landscape Architecture
 11960 Sunrise Valley Drive Suite 200 Reston, Virginia 20191
 (T) 703-381-7800 (F) 703-264-0959 www.wvmnsrch.com



NO.	REVISION	DATE	BY

DATE	SCALE	DATE	SCALE

US 29 BRT
 STA. 0+00 TO 2+50 (TOTAL)
 SCALE: 1" = 10'-0"
 DATE: APRIL 2018
 SHEET NO. XX OF XX

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Montgomery Arms Development Corporation 10400 Detrick Avenue Kensington, MD 20895-2440	
Adjacent and confronting Property Owners mailing addresses	
Hospitality Association of Colesville LP c/o Property Tax Department 755 Crossover Lane Memphis, TN 38117-0000	United Therapeutics Corporation 1040 Spring Street Silver Spring, MD 20910-4004
Colesville Joint Venture c/o HBW Group 1055 1st Street, Suite 200 Rockville, MD 20850-8400	Jemals Colemont LLC c/o Douglas Development Corporation 702 H Street NW, Suite 400 Washington, DC 20001-3748
Zlotnick & Kraft-Montgomery LLC c/o Gerald P Grossberg 6624 Wilson Lane Bethesda, MD 20817-5540	Alirma LLC 13913 Shannon Drive Silver Spring, MD 20904-1158