

Bethesda Field Office McDonald's USA, LLC 110 N. Carpenter Street Chicago, IL 60607

> November 11, 2024 Via Federal Express

Montgomery County Board of Appeals 100 Maryland Avenue Suite 217 Rockville, Maryland 20850

> Re: Modification to Special Exception S-2313

> > McDonald's 5214 River 5214 River Road Bethesda, Maryland 20814 Montgomery County BEPC# MDC240023.00

To Whom It May Concern:

McDonald's USA, LLC is pleased to submit the enclosed Modification to Special Exception Package for the above referenced site. We are excited to further the successful restaurant development of this area with the proposed improvements shown in the enclosed Modification to Special Exception Plan.

This request seeks a revision to increase the number of parking spaces from 34 to 39 stalls. This is proposed to be achieved with minor modifications to curb, gutter, paving and striping in two areas. No changes to the existing building or general pedestrian or vehicular circulation are being proposed with this plan.

The prior Modification to Special Exception S-2313 was adopted on November 17, 2010 by the Board of Appeals in accordance with Section 59-G-1.3(c).

The applicant requests the application be processed as an Administrative Modification, in accordance with the limited minor amendment procedures in section 59-G-1.3(c).

In support of this request, enclosed please find the following documents:

- 1. Check in the amount of \$1,512.50.
- Two (2) copies of the List of Abutting and Confronting Property Owners and associated SDAT sheets.
- 3. Two (2) copies of the Modification to Special Exception S-2313 Plan, prepared by Bohler Engineering.

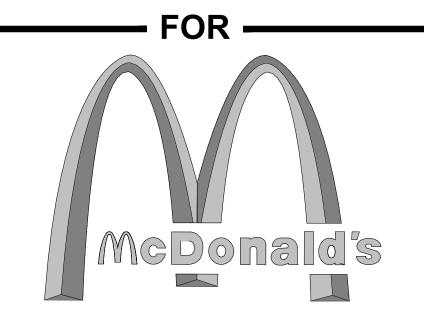
Lastly, please allow this letter to serve as official authorization for Bohler Engineering to act as the responsible agent on behalf of McDonald's USA, LLC in correspondence with Board of Appeals and/or attendance at board hearing(s) in place of McDonald's USA, LLC.

Reinvestment Area Construction Manager | Bethesda Field Office U.S. Restaurant Development | McDonald's USA, LLC

m: 215-518-6634 | e: gerald.glanzmann@us.mcd.com

	IDARD REVIATIONS	LSA MAX	LANDSCAPE AREA MAXIMUM	STANDA	ARD DRAWING FOR ENTIRE PLAN SET	LEGEND
	IRE PLAN SET	ME	MATCH EXISTING		TON ENTINE LEAN OF	
	AMERICAN ASSOCIATION OF	MEP	MECHANICAL, ELECTRICAL, AND PLUMBING	LIMIT OF WO		LOD——LOD——
AASHTO	STATE HIGHWAY AND TRANSPORTATION OFFICIALS	MH	MANHOLE	SAWCUT LINE		
AC AD	ACRE / ACRES AREA DRAIN	MIN	MINIMUM MECHANICAL JOINT			
ADA	ACCESSIBLE / AMERICANS	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	EXISTING NOTE	ONSITE PROPERTY	PROPOSED NOTE
AG	WITH DISABILITIES ACT ABOVE GROUND		NATIONAL OCEANIC AND		LINE / R.O.W. LINE NEIGHBORING	
APPROX	APPROXIMATE	NOAA	ATMOSPHERIC ADMINISTRATION		PROPERTY LINE / INTERIOR PARCEL LINE	
ARCH	ARCHITECTURAL	NRCS	NATIONAL RESOURCE CONSERVATION SERVICE		EASEMENT	
ASPH	ASPHALT AREA SUBJECT TO	O&M	OPERATIONS AND MAINTENANCE		LINE	
ASSF ASSOC	STORMWATER FLOWAGE ASSOCIATION	ОС	ON CENTER		SETBACK LINE	
BC	BOTTOM OF CURB	ocs	OUTLET CONTROL STRUCTURE			
BF	BASEMENT FLOOR	OGS	OIL AND GRIT SEPARATOR			CURB AND GUTTER
BIO	BIOGARDEN	ORD PA / POA	ORDINANCE POINT OF ANALYSIS			
BIT	BLOCK	PC PC	POINT OF CURVATURE		CONCRETE CURB & GUTTER	SPILL TRANSITION
BL	BASELINE	PCCR	POINT OF CURVATURE, CURB			DEPRESSED CURB AND GUTTER
BLDG	BUILDING	PERF	PERFORATED		UTILITY POLE	
BM BRL	BENCH MARK BUILDING RESTRICTION LINE	PG	PROPOSED GRADE	•	WITH LIGHT	
BVW	BORDERING VEGETATIVE	PI	POINT OF INTERSECTION POINT OF GRADE		POLE LIGHT	
СВ	WETLAND CATCH BASIN	PP	POLYPROPYLENE PIPE	□ ∢	TRAFFIC	● ≸
CF	CUBIC FEET	PROP	PROPOSED		LIGHT	
CI	CHANCE IN TYPE	PT	POINT OF TANGENCY POINT OF TANGENCY, CURB	0	POLE	
CL	CHANGE IN TYPE CENTER LINE	PTCR	RETURN		TYPICAL LIGHT	5
CMP	CORRUGATED METAL PIPE	PVI	POINT OF VERTICAL INTERSECTION	<u> </u>	ACORN	<u> </u>
CO	CLEAN OUT	PVMT	PAVEMENT POINT OF VERTICAL	<u>'</u>	LIGHT	
CONC	CONCRETE CONNECTION	PVT	TANGENCY		TYPICAL SIGN	
COORD	COORDINATE	R	RADIUS / RADII RIGHT-OF-WAY /	\bigwedge	PARKING COUNTS	\propto
CPP	CORRUGATED PLASTIC PIPE	R/W	RIGHTS-OF-WAY		, 230.110	
CY DEC	CUBIC YARD DECORATIVE	RCP	REINFORCED CONCRETE PIPE ROOF DRAIN			
DEP	DEPARTMENT OF	REGS	DECLIFATIONS	170 169	001110011	<u>190</u> 187
DET	ENVIRONMENTAL PROTECTION DETENTION	RELO	TO BE RELOCATED		SPOT	FF 517.00 TC 516.00 BC 515.55 ME 516.00
DIA	DIAMETER	REQ	REQUIRED RETENTION	TC 516.4 OR 516.4	ELEVATIONS	[BC 515.55]
DMH	DRAINAGE MANHOLE	RET	RETAINING WALL			
DOM	DOMESTIC DEPARTMENT OF	RETO	TO BE RETURNED TO OWNER	SAN #	SANITARY LABEL	(S-100)
DOT	TRANSPORTATION DESIGN POINT	RG	RAIN GARDEN	X #	STORM	A-100
DWL	DASHED WHITE LINE	S	SLOPE	#	LABEL	A-100
DYL	DOUBLE YELLOW LINE	SAN	SANITARY SEWER SOIL EROSION AND SEDIMENT		SANITARY SEWER LATERAL	——————————————————————————————————————
EG	EXISTING GRADE	SF	CONTROL SQUARE FEET		UNDERGROUND WATER LINE	W
ELEC	ELECTRIC ELEVATION	SHLO	STATE HIGHWAY LAYOUT		UNDERGROUND	
EOR	ENGINEER OF RECORD	SMH	SANITARY MANHOLE		ELECTRIC LINE	——
EP / EOP	EDGE OF PAVEMENT	STA	STATION STORM WATER / STORM		UNDERGROUND GAS LINE	————G———
ES / EOS EW	EDGE OF SHOULDER END WALL	STM	SEWER		OVERHEAD WIRE	———ОН———
EX	EXISTING	SWL	SINGLE/SOLID WHITE LINE STORMWATER POLLUTION	7	UNDERGROUND	-
FDC	FIRE DEPARTMENT CONNECTION	SWPPP	PREVENTION PLAN		TELEPHONE LINE	I
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	TBA	TO BE ABANDONED TO BE DETERMINED		UNDERGROUND CABLE LINE	c
FES	FLARED END SECTION	TBP	TO BE PROTECTED	======	_ STORM SEWER	
FF	FINISH / FIRST FLOOR	TBR	TO BE REMOVED		SEWER	-
FFE	FINISH / FIRST FLOOR ELEVATION	TBRR	TO BE REMOVED AND REPLACED IN KIND		SEWER MAIN	S
FG	FINISH GRADE	TBS	TO BE SALVAGED		HYDRANT	~
FM FM	FIRE HYDRANT FORCE MAIN	TBV	TO BE VACATED TOP OF CURB	(S)	SANITARY	
FO	FIBER OPTIC	Tc	TIME OF CONCENTRATION		MANHOLE STORM	
G	GRADE	TD	TRENCH DRAIN	(D)	MANHOLE	
GC GEO	GENERAL CONTRACTOR GEOTECH/GEOTECHNICAL	TELE	TELECOMMUNICATIONS / TELEDATA	\otimes^{WM}	WATER METER	⊗WM
GEO GF / GFE	GARAGE FLOOR ELEVATION	TPF	TREE PROTECTION FENCE TO REMAIN	WV	WATER	×
GF / GFE GFA	(AT DOOR) GROSS FLOOR AREA	TRANS	TRANSITION		VALVE	, ,
GFA	GRADE HIGH (WALL)	TYP	TYPICAL		GAS VALVE	□ _{GV}
GL	GRADE LOW (WALL)	UG	UNDERGROUND		GAS METER	G
GRT	GRATE GREASE TRAP	UP	UTILITY POLE UNITED STATES GEOLOGICAL		TYPICAL END	
GT	GATE VALVE	VERT	SURVEY VERTICAL		SECTION	^ .
HDPE	HIGH DENSITY POLYETHYLENE	VERT	VERIFY IN FIELD	08	HEADWALL OR ENDWALL	\sim
HOR	HORIZONTAL	W	WIDE / WIDTH		GRATE INLET	
HP HW	HIGH POINT HEADWALL	W/L	WATER LINE WATER METER		CURB	
ICS	INLET CONTROL STRUCTURE	WQU	WATER METER WATER QUALITY UNIT		INLET	<u> </u>
INF	INFILTRATION	YD	YARD DRAIN	0	CLEAN OUT	°C/O
INV	INTERSECTION INVERT	#	NUMBER SLODE EVERESSED IN	E	ELECTRIC MANHOLE	
LF	LINEAR FOOT	#:#	SLOPE EXPRESSED IN HORIZONTAL:VERTICAL IN FEET	(7)	TELEPHONE	
LOC	LIMIT OF CLEARING	±	PLUS OR MINUS —		MANHOLE	
LOD	LIMIT OF DISTURBANCE LINE OF SIGHT	0	DEGREE	EB	ELECTRIC BOX	E
LOW	LIMIT OF WORK	Ø	DIAMETER FEET/FOOT	EP	ELECTRIC PEDESTAL	EP
LP	LOW POINT	"	FEET/FOOT INCHES		PEDESTAL	
LS	LANDSCAPE		1			
					MONITORING WELL	
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MODIFICATION TO SPECIAL EXCEPTION S-2313



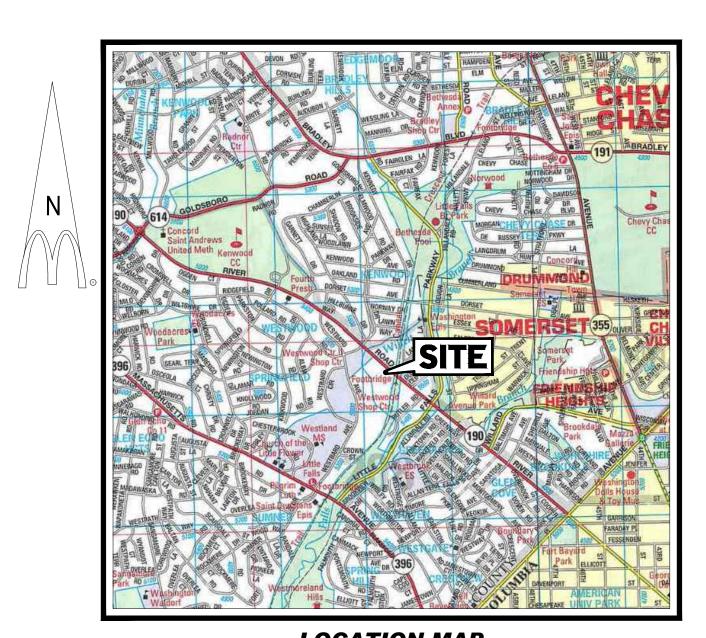
LOCATION OF SITE

5214 RIVER ROAD

BETHESDA, MARYLAND 20816

MONTGOMERY COUNTY

PARCEL X, FRIENDSHIP, PLAT NO. 21243



SCALE: 1" = 2,000'
SOURCE: ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5

OWNER

MCDONALD'S USA, LLC
C/O KENNETH FOSTER III
608 EL CAMINO REAL, #201,
NAPLES, FL 34119

APPLICANT

MCDONALD'S USA, LLC
6903 ROCKLEDGE DRIVE, SUITE 10
BETHESDA, MD 20817
CONTACT: JERRY GLANZMANN

NOT FOR CONSTRUCTION

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 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 I



REFERENCES AND CONTACTS

REFERENCES

◆ TOPOGRAPHIC SURVEY:
PREPARED BY: BOHLER ENGINEERING
12825 WORLDGATE DRIVE, SUITE 700,
HERNDON, VA 20170
TITLED: "TOPOGRAPHIC SURVEY FOR MCDONALD'S USA, LLC"
DATED: 10/15/24
JOB # MDC240023.00
ELEVATIONS: NGVD29

◆ BOARD OF APPEALS:
"CASE NO. S-2313 - RESOLUTION TO MODIFY SPECIAL EXCEPTION"
RESOLUTION ADOPTED: 11/17/2010
EFFECTIVE DATE OF RESOLUTION: 02/02/2011

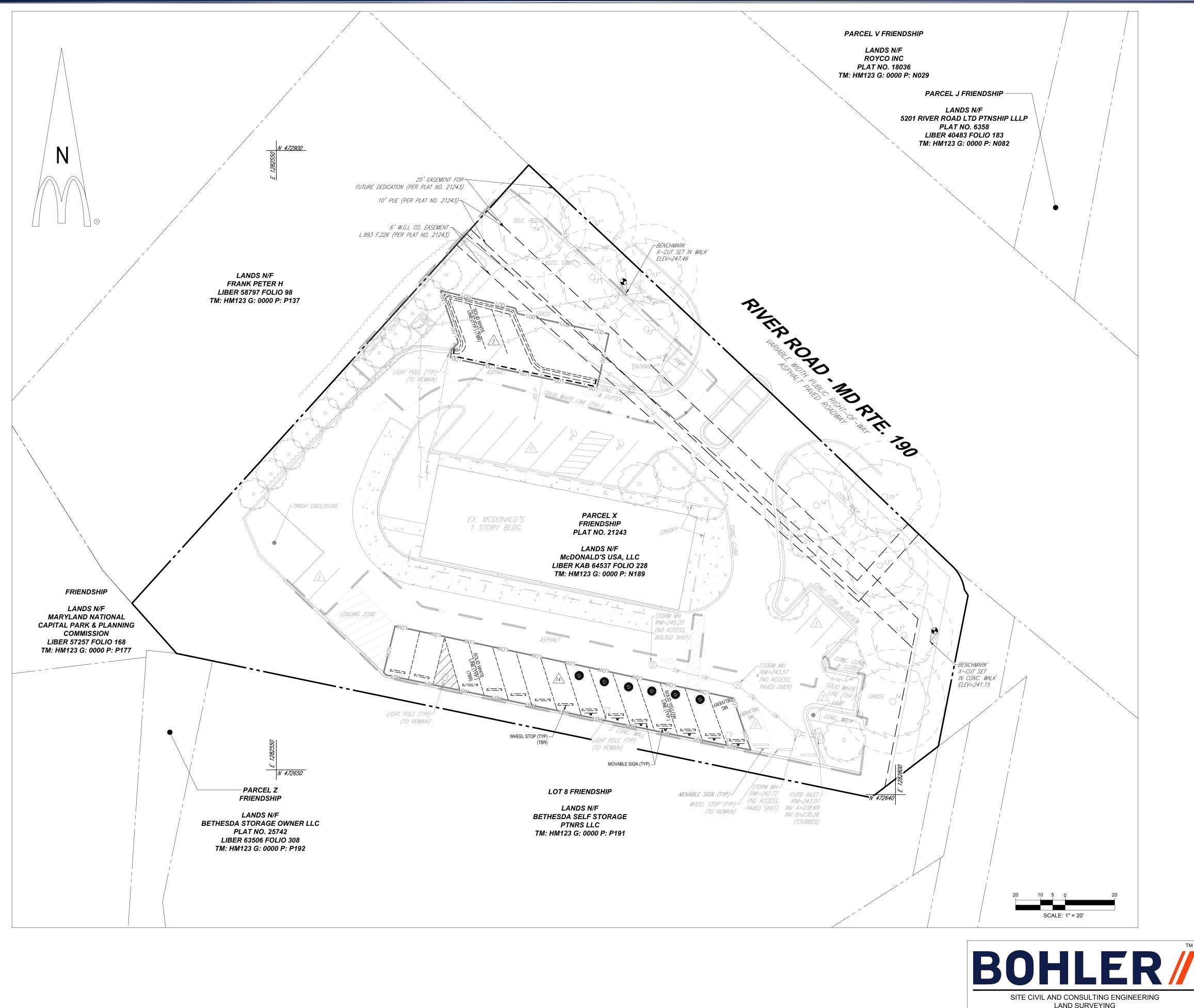
"CASE NO. S-2313 - RESOLUTION TO MODIFY SPECIAL EXCEPTION"
RESOLUTION ADOPTED: 12/07/1999
EFFECTIVE DATE OF RESOLUTION: 12/10/1999

"CASE NO. S-2313 - OPINION OF THE BOARD"
EFFECTIVE DATE OF OPINION: 03/26/1998

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

SHEET IND	EX
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1
EXISTING CONDITIONS/DEMOLITION PLAN	C-2
SITE PLAN	C-3
SITE DETAILS	C-4
EXISTING LANDSCAPE REDLINE	L-1
LANDSCAPE PLAN	L-2
LANDSCAPE NOTES AND DETAILS	L-3

		PLAN APPROVALS	SIGNATURE (2 REQUII					CO-SIGN SIGNATURES		
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MODIFICATION TO SPECIAL EXCEPTION S-2313						ř.	۲. ۲.			
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GENERAL NOTES

- 1. THIS PLAN IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY BOHLER ENGINEERING, AERIAL IMAGERY, AND COUNTY GIS LINEWORK.
- 2. ZONING: CRT-0.75, C-0.75, R-0.5 AND H-40 ZONE (COMMERCIAL/RESIDENTIAL).
- 3. CURRENT USE: MCDONALD'S RESTAURANT WITH DRIVE-THRU. PROPOSED USE: MCDONALD'S RESTAURANT WITH DRIVE-THRU.
- 4. THERE ARE NO WETLANDS LOCATED ON SITE ACCORDING TO MD MERLIN.
- 5. LIMIT OF DISTURBANCE (LOD) = 1,520 SF.
- 6. M-N.C.P.P.C PRELIMINARY PLAN NO. 1-9980250 GOVERN THIS PROPERTY.
- 7. SEE ORIGINAL SPECIAL EXCEPTION APPROVAL FOR DEVELOPMENT CRITERIA.

LEGE	ND
EXISTI	NG
PROPERTY LINE	
CURB	
PARKING COUNT	X
STORM LINE	—— STM —————————————————————————————————
ELECTRIC LINE	————E———
GAS LINE	
STORM MANHOLE	
CONCRETE	4. 4.
TREE WITH CRZ TO REMAIN	
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PROPO	SED
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DEMOLITION ABBREVIATIONS ABBREVIATION DESCRIPTION TO BE REMOVED

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NOT FOR CONSTRUCTION

GENERAL NOTE:

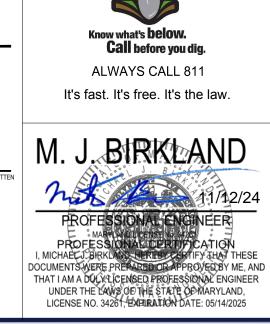
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PERMITTING SERVICES TRANSPORTATION SERVICES THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTED AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES

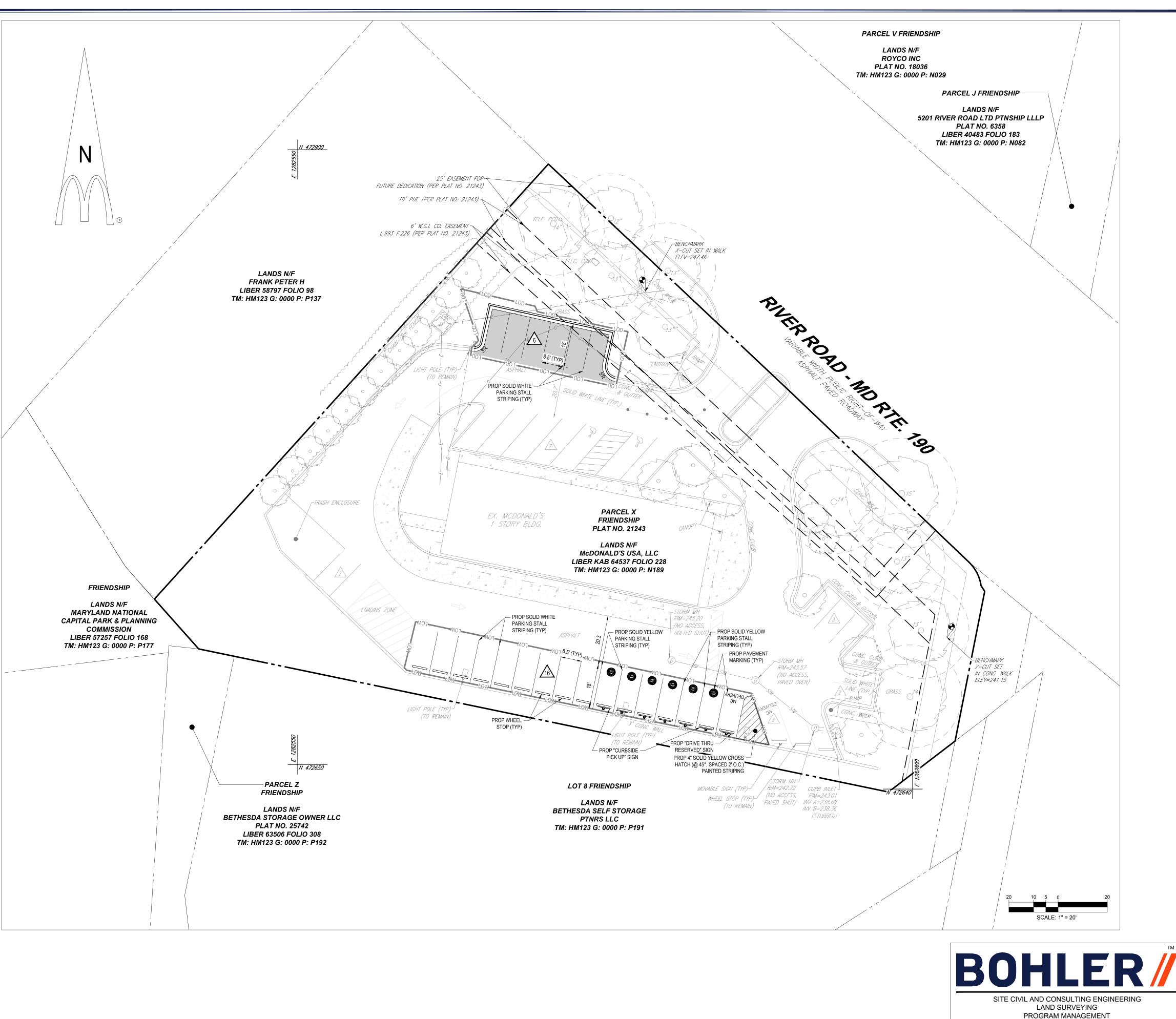
© BOHLER

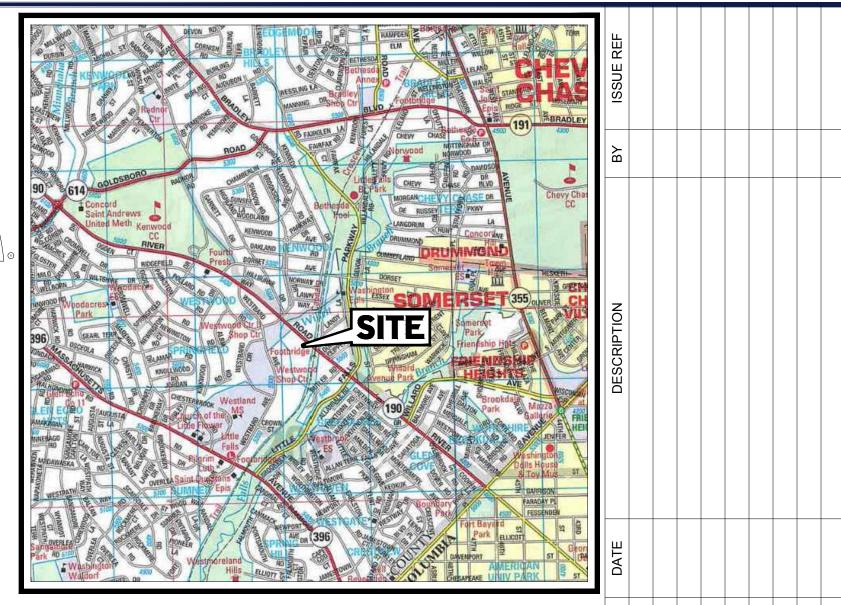
> 9711 WASHINGTONIAN BLVD, SUITE 400 GAITHERSBURG, MARYLAND 20878 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com



TAX MAP NUMBER: 07-03276422							
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G.

LOCATION MAP

SCALE: 1" = 2,000' SOURCE: ADC THE MAP PEOPLE PERMIT USE NO. 20602153-5

PARKING DATA						
NUMBER OF PARKING SPACE						
34						
39						

LEGE	END						
PROPOSED							
LIMIT OF DISTURBANCE	LOD——						
LIMIT OF WORK	LOW						
CURB AND GUTTER							
ASPHALT PAVEMENT							
PARKING COUNT	\triangle						

PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

9711 WASHINGTONIAN BLVD, SUITE 400

M. J. BURKLAND THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTED AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES

© BOHLER GAITHERSBURG, MARYLAND 20878 Phone: (301) 809-4500 Fax: (301) 809-4501 THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER MD@BohlerEng.com UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34261, EXPIRATION DATE: 05/14/2025

Know what's **below. Call** before you dig.

ALWAYS CALL 811

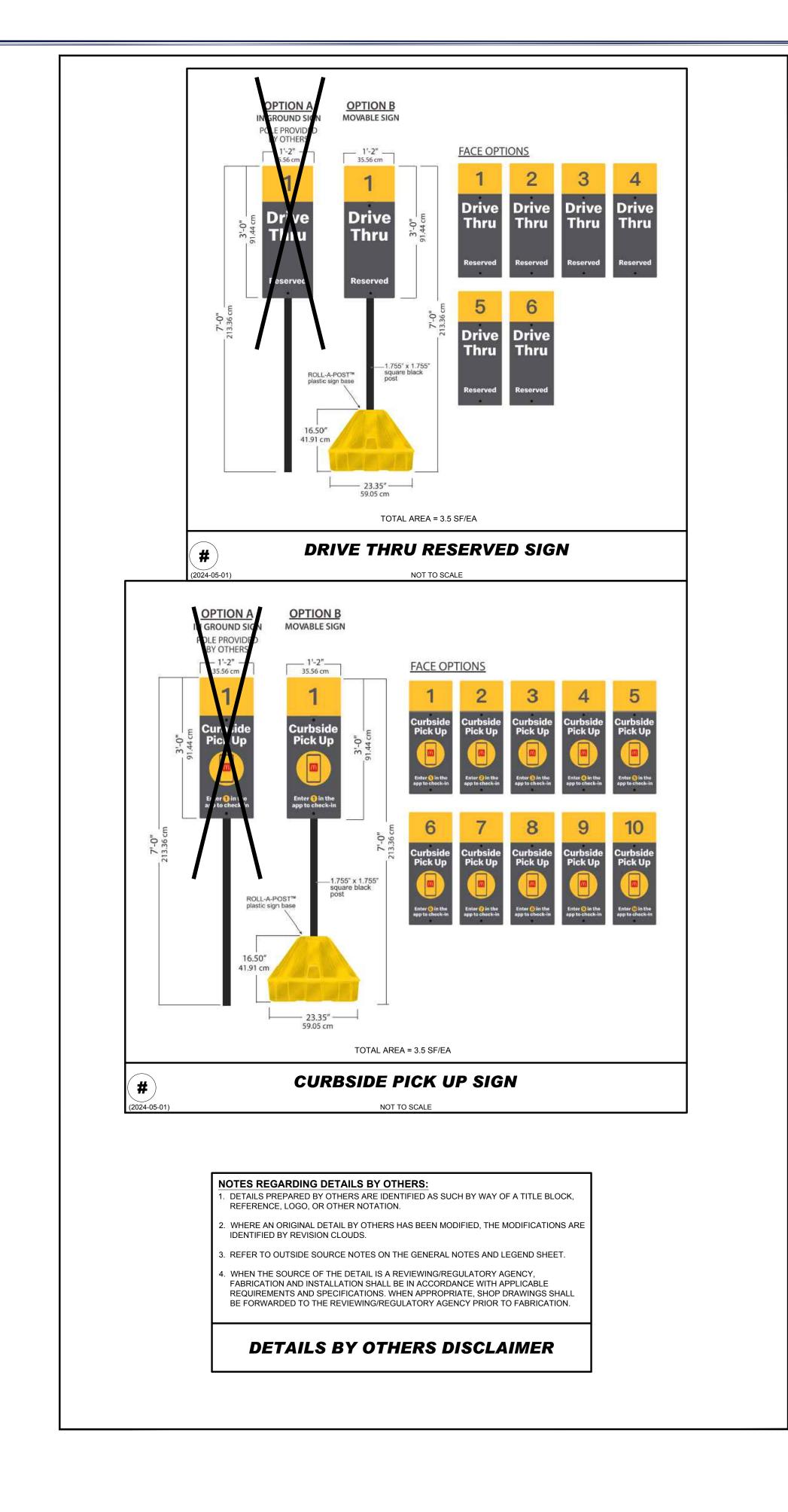
It's fast. It's free. It's the law.

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NOT FOR CONSTRUCTION

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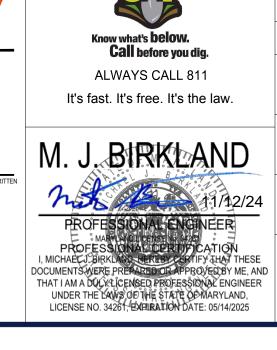
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BOHLER// SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTED AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES

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Fax: (301) 809-4501 MD@BohlerEng.com



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MDC240023.00	SITE DETAILS				C	, – <i>i</i>	4		

NOTES:

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 (CUT 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. 5. GUTTER PAN SLOPE TO BE ADJUSTED WITHIN ACCESSIBLE PARKING SPACES TO MATCH SLOPE BETWEEN SPOT ELEVATIONS. 6. GUTTER TYPE TO MATCH PAVEMENT SLOPE DIRECTION. CONTRACTOR TO FIELD ADJUST AS NECESSARY. **CONCRETE CURB AND GUTTER 6" REVEAL** PRECAST -— INSTALL PER CONCRETE WHEEL STOP STEEL REINFORCEMENT (TYP) - PROVIDE -PER MANUFACTURER'S SPECIFICATIONS EX CONCRETE WALL -NOTES:

1. WHEEL STOP TO BE CENTERED ON PARKING STALL. INSTALLED WHEEL STOPS SHALL BE FREE OF DAMAGE INCLUDING CHIPPING. MINIMUM 3,000 PSI CONCRETE.

CONTRACTOR SHALL PROVIDE WHEEL STOP AS SHOWN OR APPROVED EQUIVALENT. PRECAST CONCRETE WHEEL STOP ASPHALT SURFACE COURSE - ASPHALT BINDER COURSE COMPACTED STONE BASE 1. CONTRACTOR TO MATCH EXISTING PAVEMENT. STANDARD DUTY ASPHALT **PAVEMENT**

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PAVEMENT DIMENSION(S) ON PLAN VIEW
REFER TO FACE OF CURB

VARIES SEE PLAN (12" MIN.)

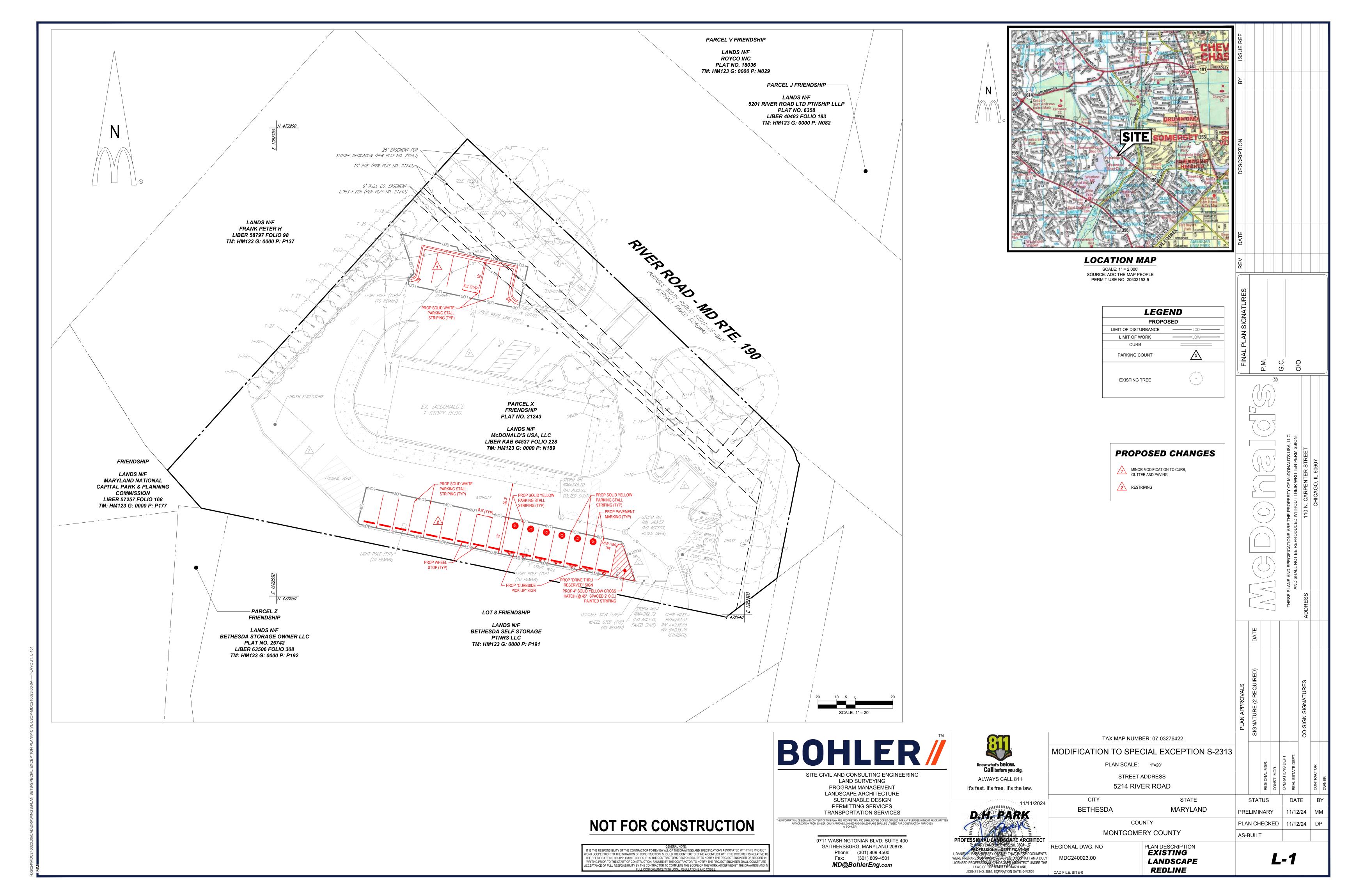
COLLECTOR CURB & GUTTER

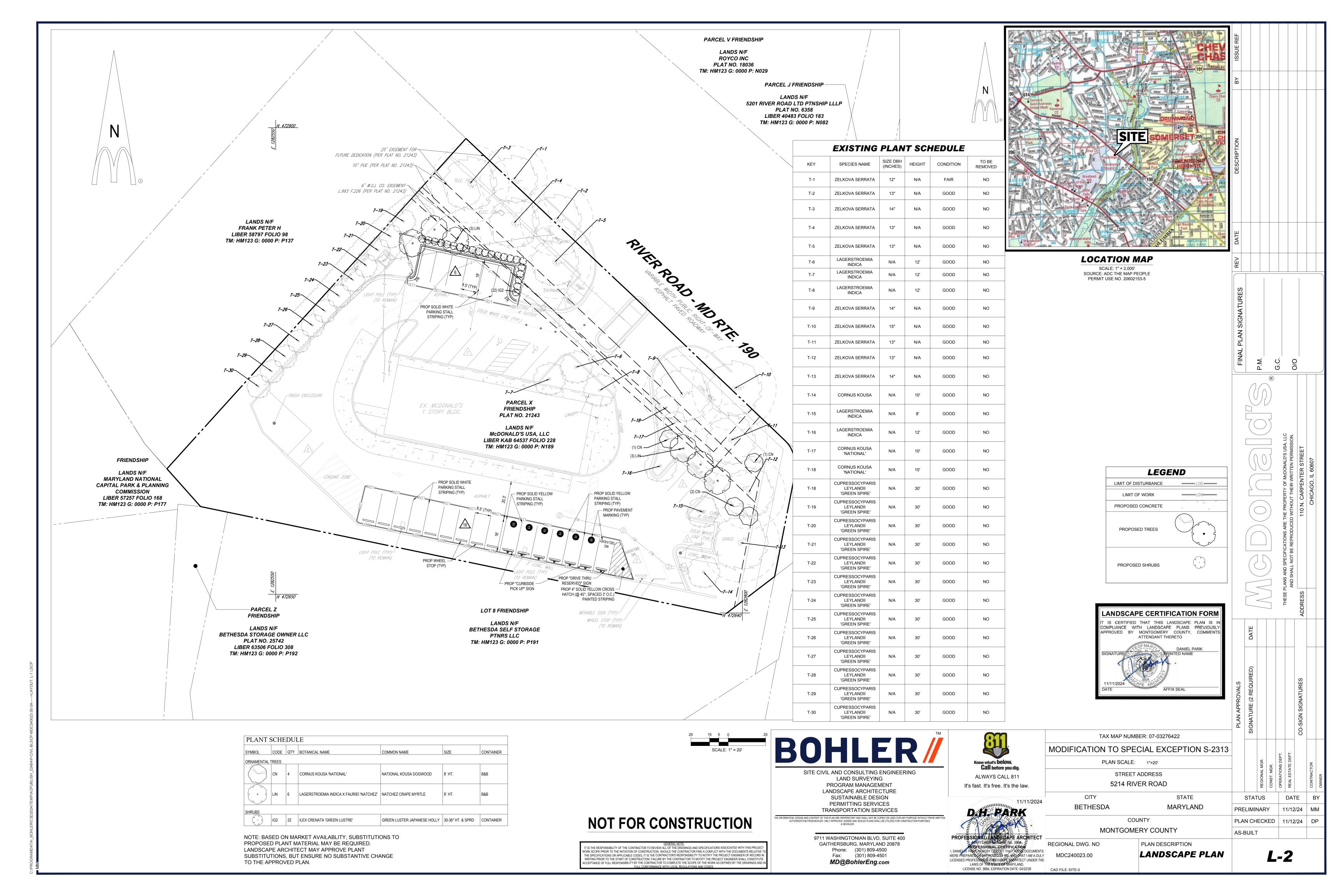
PAVEMENT DIMENSION(S) ON PLAN VIEW REFER TO FACE OF CURB

VARIES SEE PLAN (12" MIN.)

SPILL CURB & GUTTER

NOT FOR CONSTRUCTION





LANDSCAPE SPECIFICATIONS

- HE 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
- . GENERAL ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS
- B. TOPSOIL NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS HAN 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. 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
- 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.
- F. PLANT MATERIAL 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 MATERIAL. 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 BOLIND 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 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 LONGEST BRANCH. 1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES

- A. 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
- B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

- 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 SHOCK OR
- C. 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 THE BEGINNING OF

- 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.
- B. 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
- C. 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

- 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
- B. 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
- C. 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
- 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.

7. FINISHED GRADING 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 OPSOIL 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
- D. 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.

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
- 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 1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP
- E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN

- 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
- 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.

TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

- 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
- 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
- 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
- F. 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:
- 1.1 PLANTS: MARCH 15 TO DECEMBER 15 1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
- G. 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
- H. 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 SEASON: ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULOUS VARIETIES CARPINUS VARIETIES PRUNUS VARIETIES
- CRATAEGUS VARIETIES PYRUS VARIETIES QUERCUS VARIETIES KOELREUTERIA LIQUIDAMBER STYRACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES

C) 4 TABLETS PER 15 GALLON PLANT

10. TRANSPLANTING (WHEN REQUIRED)

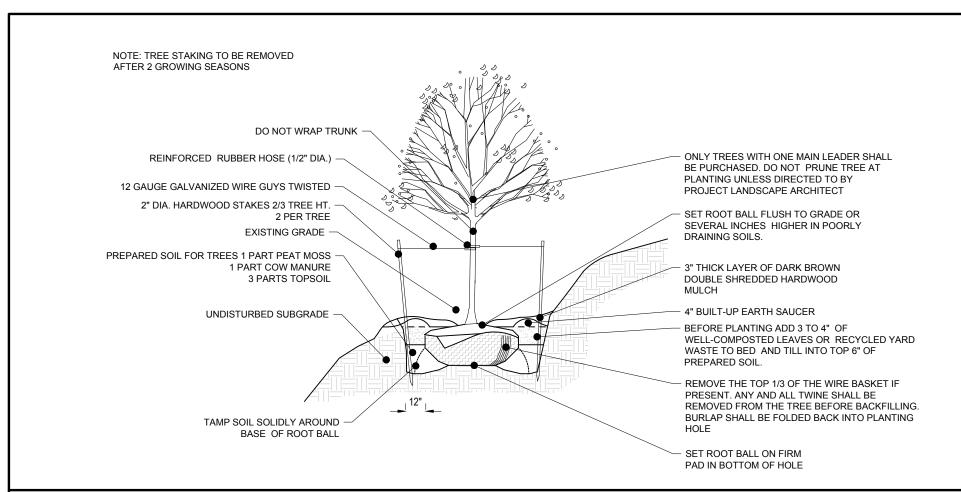
PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED 1 PART PEAT MOSS • 1 PART COMPOSTED COW MANURE BY VOLUME

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- 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
- D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS COMPLETE BACKFILL AND WATER THOROUGHLY.
- 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 OF THE ROOT BALL 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
- N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
- 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
- P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN CORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
- A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE
- 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
- 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.

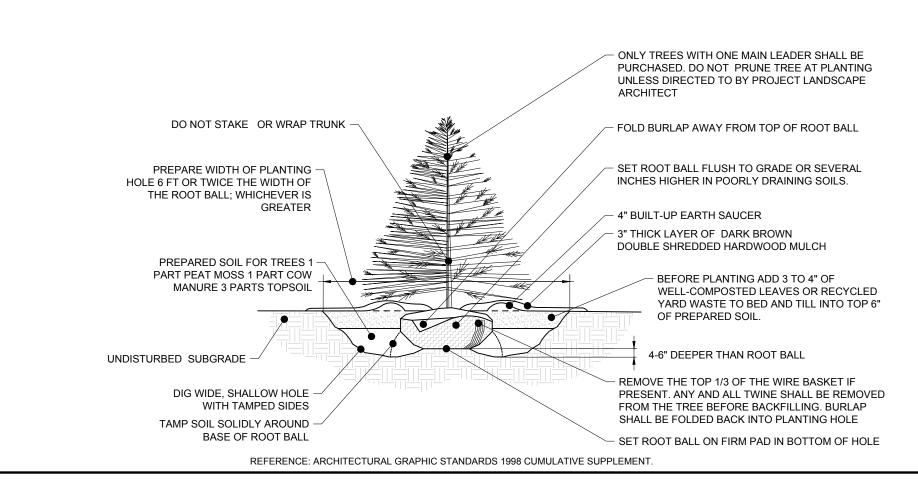
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE 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 C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION
- AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CUI TIVATION 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, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE
- 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 AREAS ARE TO BE CLEANED.
- B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



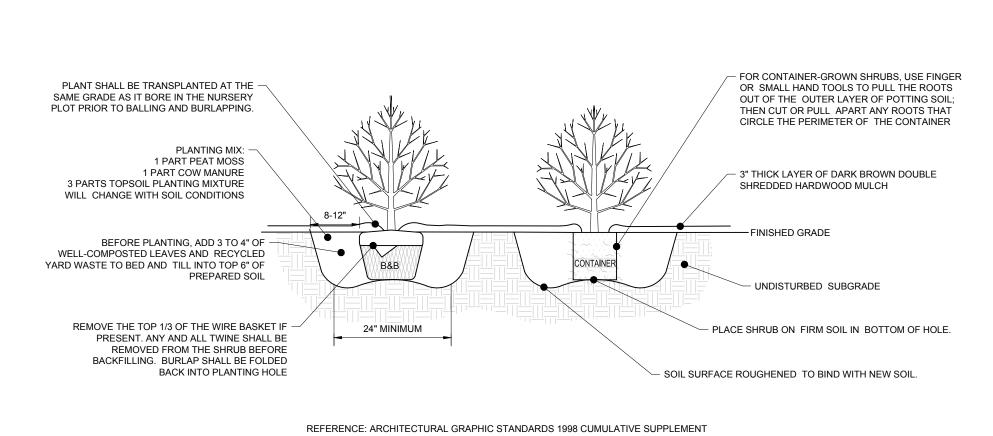
TREE PLANTING ON SLOPE DETAIL

NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

OWNER MAINTENANCE RESPONSIBILITIES

UPON 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. 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

- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED 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 OTHER HAZARDS.

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

MARYLAND SEEDING SPECIFICATIONS

- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2"
- PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- SEEDING RATES: PERENNIAL RYEGRASS 1/2 LB/1.000 SQ F1 KENTUCKY BLUEGRASS 1 LB/1.000 SQ FT 1 1/2 LBS/1,000 SQ FT SPREADING FESCUE 1 1/2 LBS/1,000 SQ F

FERTILIZER (20:10:10)

MULCH

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.

14 LBS/1 000 SQ FT

90 LBS/1,000 SQ FT

BOHLER/ SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE

PERMITTING SERVICES TRANSPORTATION SERVICES THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTI AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES

SUSTAINABLE DESIGN

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CITY STATE DATE STATUS **BETHESDA** MARYLAND PRELIMINARY 11/12/24 MM COUNTY PLAN CHECKED 11/12/24 DP MONTGOMERY COUNTY AS-BUILT REGIONAL DWG. NO PLAN DESCRIPTION LANDSCAPE NOTES MDC240023.00

AND DETAILS

G

NOT FOR CONSTRUCTION

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