

**504 E RANDOLPH RD - MCDONALDS SBS
SITE PLAN AMENDMENT NO. 82002017A**



Proposal to expand the existing drive-thru by adding an additional drive-thru lane. The existing 3,062 square foot building will remain. The proposal includes minor site modifications, including the closure of an existing access point.

No. 82002017A

Completed: 7-8-2024

MCPB

Item No. 5

7-18-2024

Montgomery County

Planning Board

2425 Reedie Drive, Floor 14

Wheaton, MD 20902

Planning Staff



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LOCATION/ADDRESS

On E. Randolph Road, 75 feet east from the intersection of New Hampshire Avenue

MASTER PLAN

2014 *White Oak Science Gateway Master Plan*

ZONE

C-1 (Current Zone NR-0.75 H-45)

PROPERTY SIZE

1.20 acres (51,950 sq. ft.)

APPLICANT

McDonald's USA, LLC

ACCEPTANCE DATE

September 20, 2023

REVIEW BASIS

Chapter 59 in effect on October 29, 2014

- Staff recommends approval of 504 E Randolph Rd – McDonald's Site Plan Amendment No. 82002017A with conditions.
- The Application will supersede the previous approved plan.
- The Project is being reviewed under the Zoning Ordinance in effect on October 29, 2014, and is subject to Special Exception S-610-B, as amended.
- Staff has not received any community correspondence regarding the Subject Applications.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

SITE PLAN 82002017A

Staff recommends approval of Site Plan Amendment No. 82002017A, for the addition of a second drive-thru lane to an existing fast-food restaurant and associated modifications to the surface parking lot and landscape islands. The development must comply with the conditions of approval for Special Exception S-610-B. All site development elements shown on the latest electronic version of the Site Plan, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions, which supersede all prior site plan conditions.¹

DENSITY, HEIGHT & HOUSING

1. Density
The Site Plan is limited to a maximum of up to 4,115 square feet of total development on the Subject Property for a fast-food drive-thru restaurant with up to two (2) drive-thru lanes.
2. Height
The development is limited to a maximum height of 22 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

SPECIAL EXCEPTION

3. Before issuance of any building permit the applicant must meet the requirements of Special Exception S-610-B or receive an approval of a modified Special Exception from the Board of Appeals.

OPEN SPACE, FACILITIES AND AMENITIES

4. Green Area
 - a) The Applicant must provide a minimum of 6,320 square feet of green area (12.2% of the net lot area) on-site.

ENVIRONMENT

5. Forest Conservation & Tree Save
 - a) The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.0.10 of the Forest Conservation Regulations.

¹ For the purposes of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor (s) in interest to the terms of this approval.

- b) The Applicant must comply with all tree protection and tree save measures shown on the approved Tree Save Plan. Tree save measures not specified on the Tree Save Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
- c) The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Tree Save Plan.

6. Stormwater Management

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Water Resources Section in its stormwater management concept letter dated June 25, 2023, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

TRANSPORTATION & CIRCULATION

7. Transportation

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated September 25, 2023, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in their memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

8. Fire and Rescue

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated June 3, 2024, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

SITE PLAN

9. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved before the approval of the Certified Site Plan.

10. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, development program, and Site Plan resolution and approved Special Exception on the approval or cover sheet(s).
- b) Add the following notes:
 - i. “M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading.”

- ii. “Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services.”
- iii. “The Applicant must schedule a preconstruction meeting (pre-con), preferably on-site, with staff from the Department of Permitting Services (DPS) responsible for Certified Site Plan conformance and compliance, upon approval of the Certified Site Plan (CSP). The pre-con must occur before any site development work commencement and before any work that is covered by the site plan surety and maintenance agreement. The Applicant, along with their representatives, must attend the pre-con with DPS CSP Staff. A copy of the approved Certified Site Plan along with any subsequent amendments is required to be on-site at all times.”
- c) Include approved Fire and Rescue Access Plan.
- d) Modify data table to reflect development standards approved by the Planning Board.
- e) Ensure consistency of all details and layout between Site and Landscape plans.
- f) Provide parking for 2 Motorcycle and 3 bicycle spaces.
- g) Replace the existing fence with an 8-foot-tall board-on-board fence along the rear of the Property.
- h) Provide an updated ADA accessible ramp with a detectable warning surface at the southwest corner of the building to replace the existing curb ramp.
- i) Revise Green Area plan to reflect the site boundary size and the approved green area.
- j) Include a Tree Save Plan that meets the requirements of Sec. 22A-6 of Chapter 22A. The plan must include off-site trees and tree protection measures to protect them from construction impacts.

SECTION 2: SITE DESCRIPTION

VICINITY

The Subject Property is currently zoned NR-0.75, H-45. The Property was originally developed under the C-1 zone and through the Subject Application, the Applicant is seeking to amend the prior approval under the Zoning Ordinance in effect on October 29, 2014. The Property is located on the north side of East Randolph Road, approximately 140 feet from the intersection of East Randolph Road and New Hampshire Avenue. It is currently adjacent to NR zoning and RE-1 to the north, to the east CRN, RE-1 and R-90, to west is CRT, NR and CRT, and to the south is zoned CRT and R-90.

The intersection of East Randolph Road and New Hampshire Avenue consists of a mix of commercial and retail uses, surrounded on the edges by a mix of residential uses, primarily single-family detached homes.



Figure 1 – Vicinity Map

PROPERTY DESCRIPTION

The Subject Property is approximately 1.2 acres in size and is currently developed as a fast-food drive-thru restaurant (McDonald's) with one drive-thru lane and associated surface parking. The Property is accessed by East Randolph Road with three access points and one access point on New Hampshire Avenue. The frontage along East Randolph Road consists of a sidewalk that is located at the back-of-curb and abutting a retaining wall which increases in height along the site frontage from west to east.

The Property slopes down approximately 18 feet from a highpoint on the northwest side of the Site to southeast. This grade change necessitates the retaining walls at the drive-thru and along the sidewalk on the East Randolph Road frontage. To the east and to the north property lines, there is a board-on-board fence between the property lines. Surrounding the property to north, east, and west are existing office building and retail shops. Behind the fence to the rear of the Property is a single-family home, which is subject to buffering requirements (fencing and landscaping).



Figure 2 – Subject Property



Figure 3 – Subject Property as viewed from East Randolph Road



Figure 4 – Subject Property showing the rear of the parking lot



Figure 5 – Subject Property showing the existing drive-thru

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

In 1978, the Montgomery County Board of Appeals (the “Board of Appeals”) approved the original Special Exception, designated No. S-610, for the site pursuant to the C-1 zoning of the site. This approval permitted the first fast-food restaurant to be constructed on the property.

Site Plan No. 820020170, approved by the Montgomery County Planning Board on February 1, 2002, allowed for the demolition of the existing McDonald’s, and was reconstructed into a more modern McDonald’s along with improvement to the Site. This Site Plan was never constructed (i.e. right-in/right-out access, landscaping and buffer details).

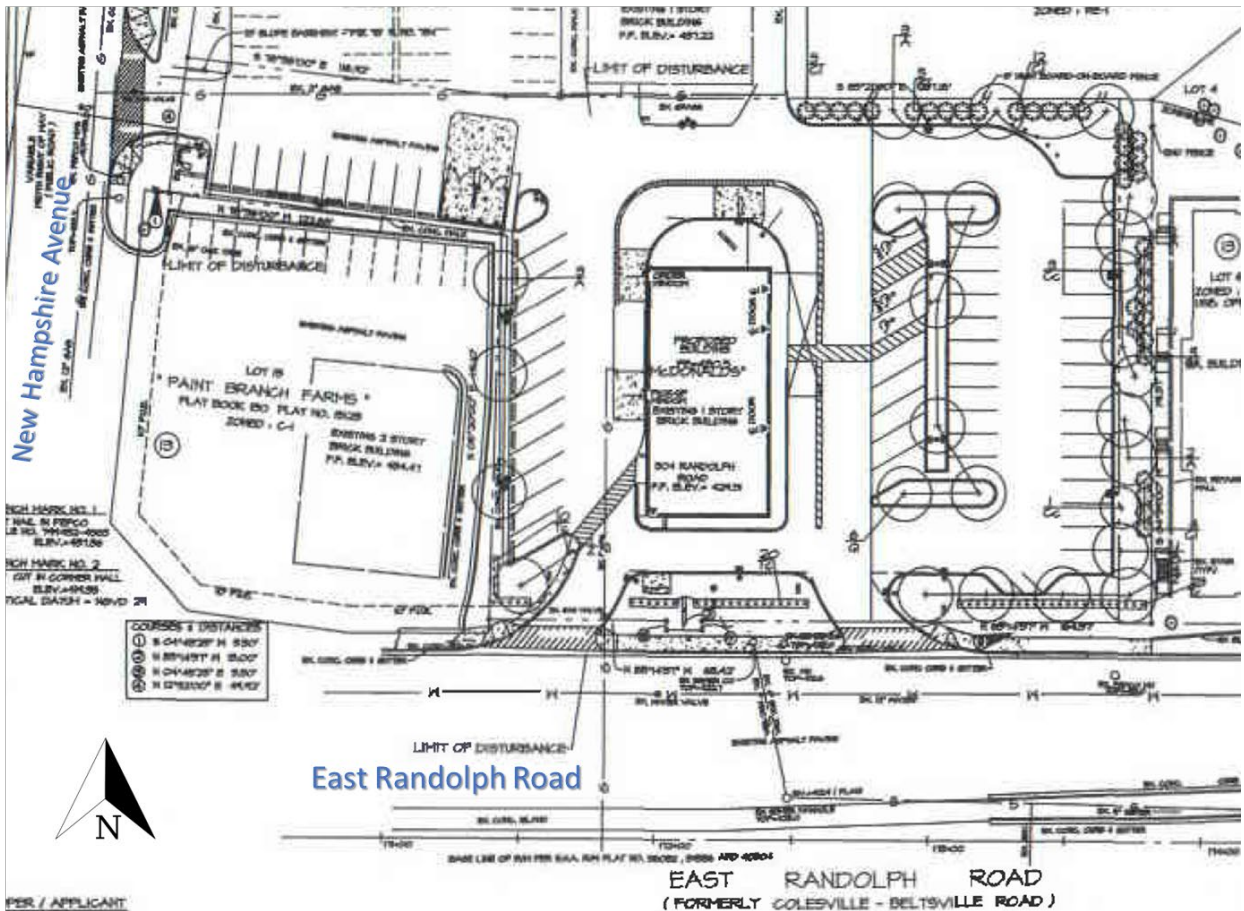


Figure 6 – Existing Site Plan No. 820020170

The current owner does not know why the original owners did not build what was approved; however, the Applicant is now seeking approval of the Subject Application that allows them to move forward with improvements to the property.

Since the original approval of Special Exception No. S-610, there have been several modifications to the approved Special Exception, most recently on February 8, 2023 (Attachment B - S-610-B). The latest Special Exception is providing the following changes which is consistent with the current Site Plan Amendment:

- Widen the drive-thru lane in the rear of the site to accommodate a second drive-thru lane;
- Extend the dual drive-thru lane to the front of the restaurant;
- Rebuild a retaining wall in the rear of the site; and
- Realign the access drive in the rear of the site, north of the drive-thru.

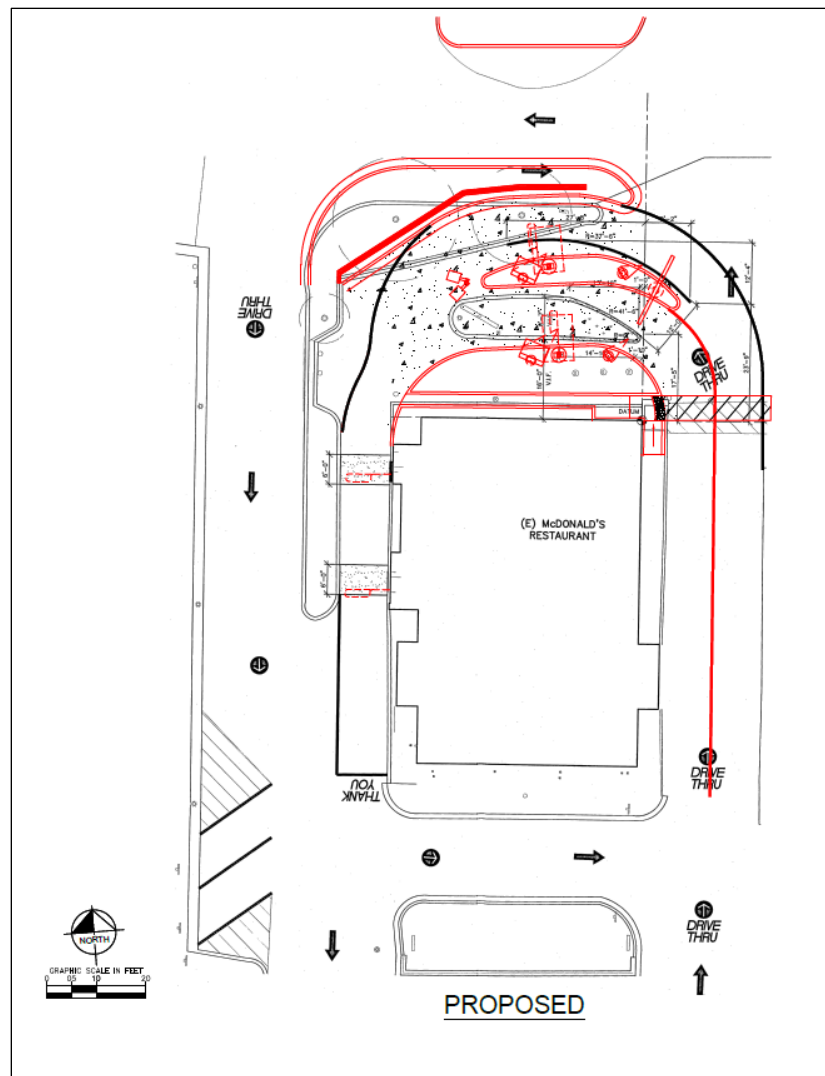


Figure 7 – Special Exception No. S-610 Redline Plan

PROPOSAL

The Applicant is seeking to expand the existing single-lane drive-thru lane into two lanes. The existing 3,062 square foot building² will be retained along with 65 parking spaces. The green space will be increased from 7.4% to 12.2%; and the middle vehicular access will be removed leaving two access points from East Randolph Road. These improvements were determined by Planning Staff as the most appropriate based on the scope of work; since the prior plans had improvements that were never constructed and do not meet the current standards of design. A detailed summary of the proposed improvements includes:

- Widen the drive-thru lane in the rear of the site to accommodate a second drive-thru lane;
- Rebuild a retaining wall in the rear of the site;
- Realign the access drive in the rear of the site, north of the drive-thru;
- Close the middle of the three curb cuts along the Property frontage;
- Generally bring the Site Plan into alignment with the site as it exists today, while reflecting the above revisions;
- Create new landscaping islands within the existing surface parking lot; and
- Maintain the fencing along the rear of the site.

All of these improvements are minor in nature but will enhance the Site. This amendment will also clean-up the site plan approval record on the Property by superseding previous site plan conditions.

² The Project is only buildout to 3,062 sq ft and seeks to maintain the existing structure per this application. Condition No.1 states the project is approved for 4,111 sq. ft. which is consistent with the original approval. This will allow for the Applicant to maintain its existing approved density which can allow for future expansion if needed.

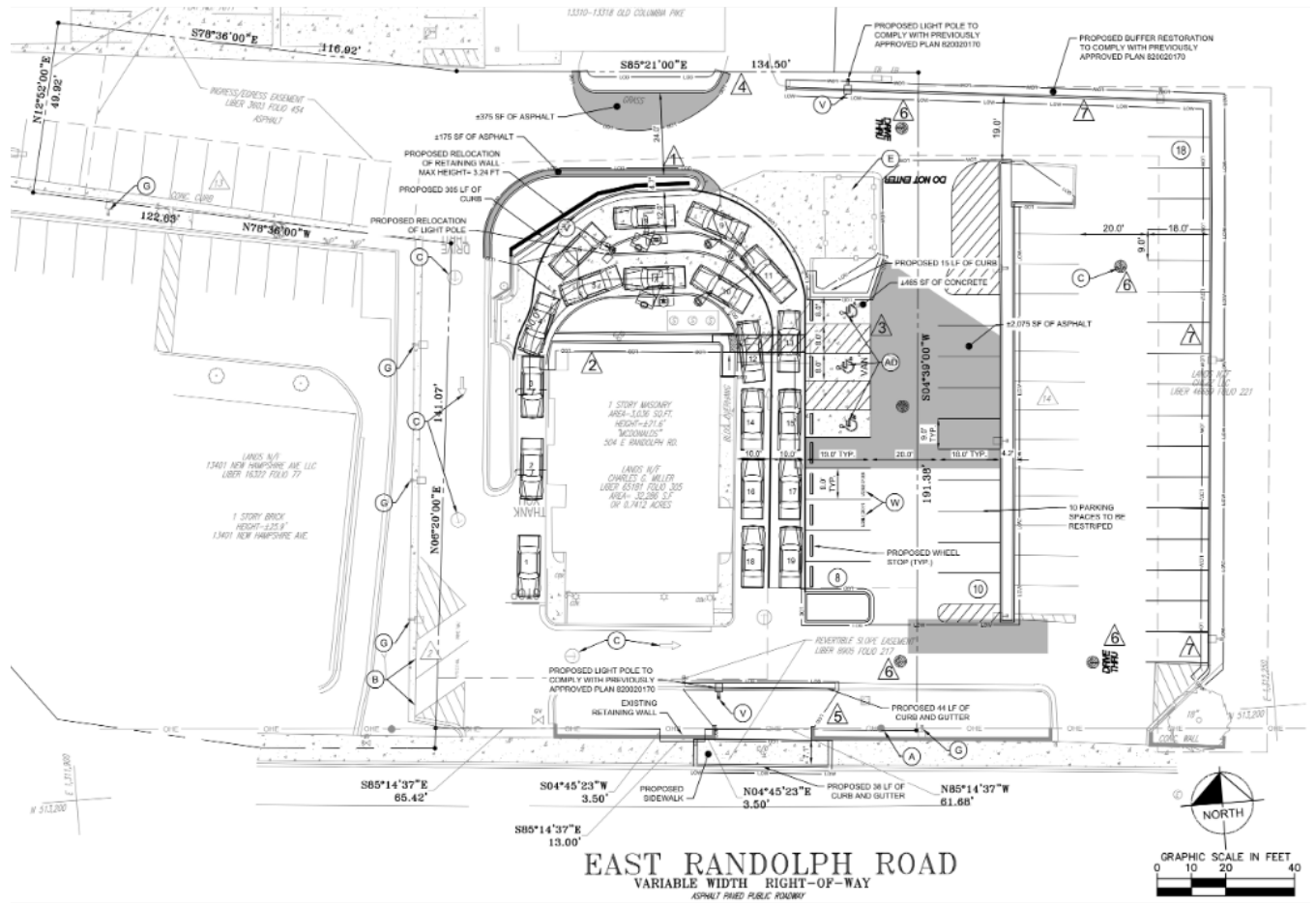


Figure 8 – Subject Property Drive-thru Exhibit

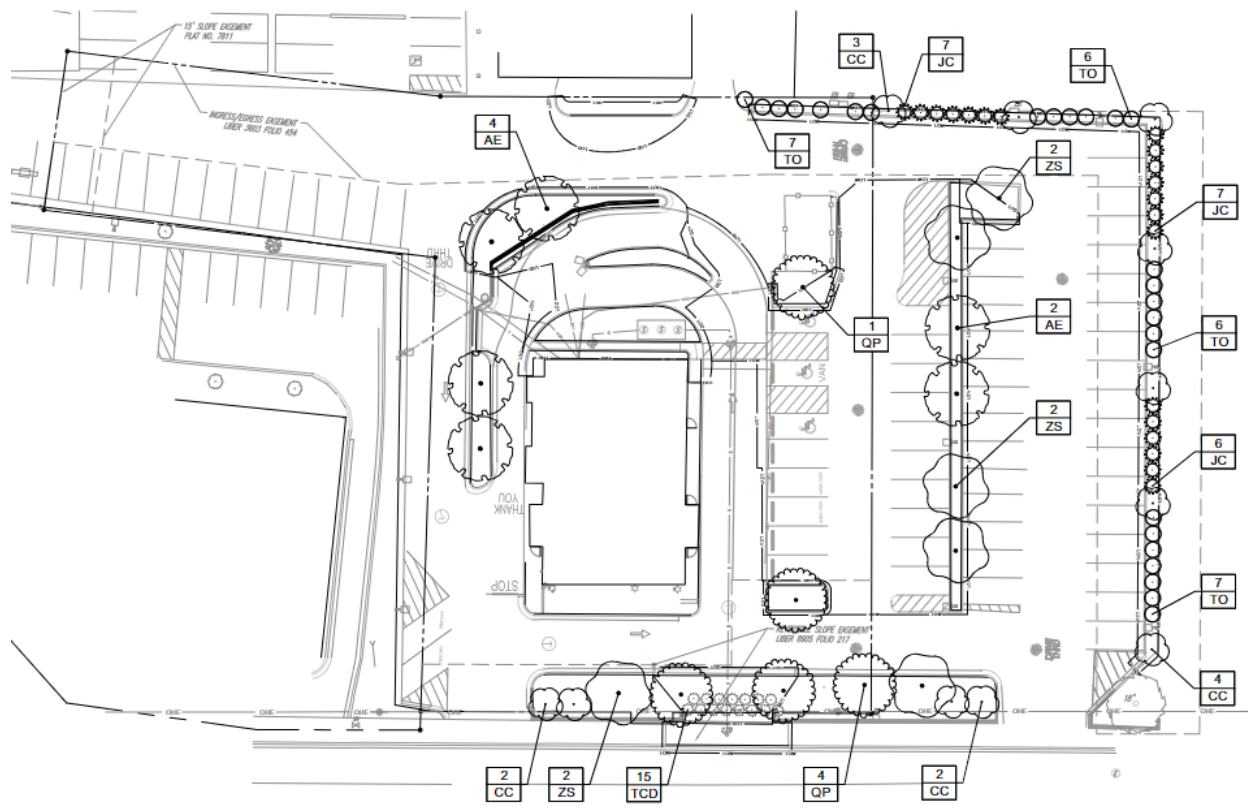


Figure 9 – Subject Property Landscape Plan

TRANSPORTATION

Access to the site is provided via Randolph Road to the south and New Hampshire Avenue to the west. One of the existing access points on Randolph Road will be removed, reducing the number of curb cuts from three to two on that frontage (Figure 11). The existing curb cut along New Hampshire Avenue will remain. All access points will remain right-in-right-out movements.

Circulation within the site will remain similar to the existing conditions. Two surface parking lots are located to the east of the existing building and are accessed using two drive aisles. The western parking lot, which is located closest to the existing building, will be reconfigured from angled parking to perpendicular parking stalls.

The existing one-lane drive-thru will be converted to a two-lane drive-thru by widening the drive-thru area along the east side and at the rear of the Site. The two-lane drive-thru will transition back to a one-lane drive-thru lane on the west side of the site. The widening of the drive-thru in addition to the removal of the middle access will allow additional space for queuing vehicles on-site and reduce the potential for queuing vehicles to spill out onto Randolph Road.

The existing one-way drive lane located adjacent to the drive-thru lane will remain, allowing for additional circulation through the Site. Loading and garbage truck circulation will occur along the rear of the property utilizing the rear drive aisle.



Figure 10 - Existing Site Circulation

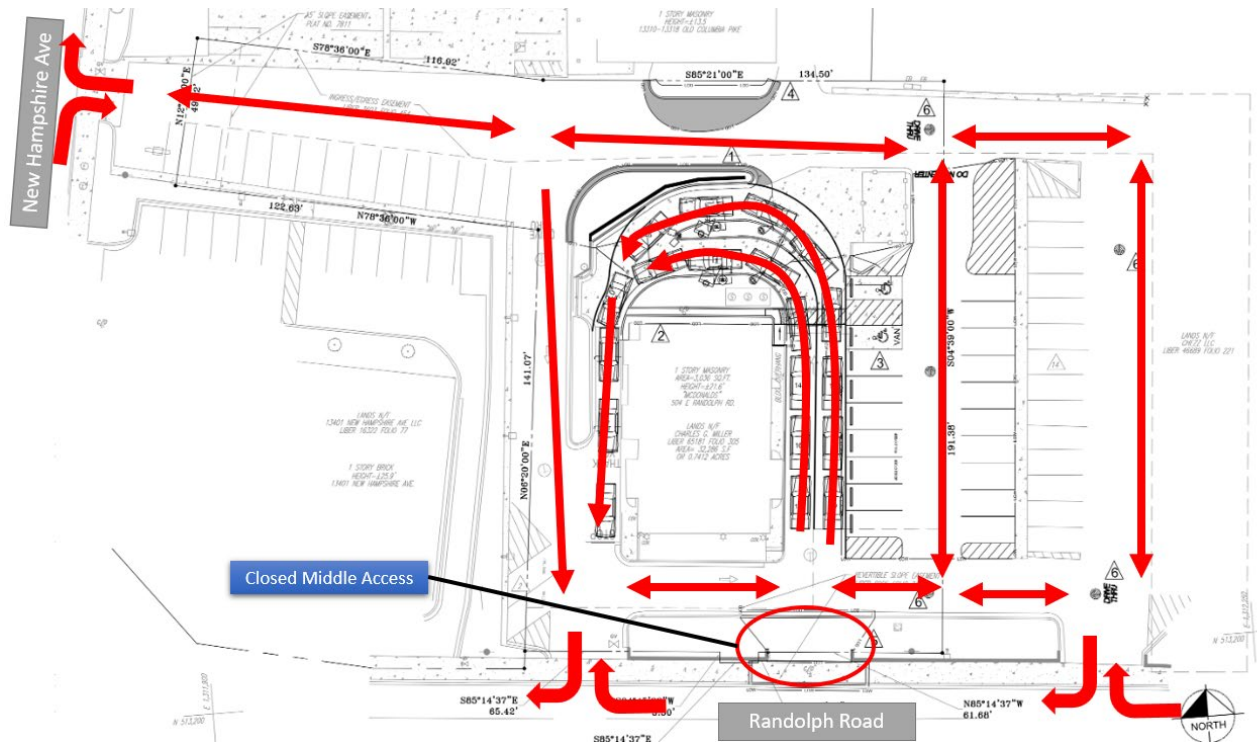


Figure 11 - Proposed Site Circulation

Pedestrian access is provided via existing sidewalks located on the Subject Property frontage. The 2018 *Bicycle Master Plan* identifies a sidepath along Randolph Road. However, due to the topography along Randolph Road, requiring a new sidepath separated from the roadway with a street buffer is unreasonable. As shown in Figure 12, doing so would require retaining wall demolition and construction, as well as extensive pavement improvements to the Site. The connections on both the east and west side of the parcel would not be ADA compliant. Additionally, the Applicant’s engineering firm estimated the cost would exceed \$200,000. Furthermore, the improvement would only provide the sidepath for approximately 200 feet along an 860-foot-long block. When the Site fully redevelops this kind of investment would be warranted. However, since the change to the existing Site is relatively small it was determined that this improvement would be too burdensome.

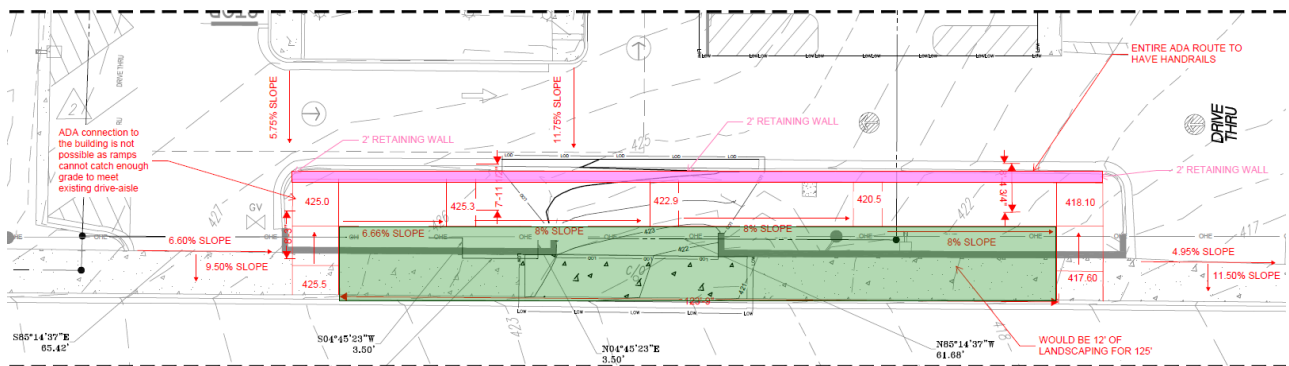


Figure 12 - Frontage Improvement Grading Exhibit

Therefore, the existing eight-foot-wide sidewalk will remain. However, the removal of the middle curb-cut will improve the pedestrian environment on the frontage by eliminating an existing conflict point. No changes will be made to the frontage along New Hampshire Avenue.



Figure 13 - Existing Randolph Road Frontage Sidewalk

ENVIRONMENT

The Property is subject to Montgomery County Forest Conservation Law, Chapter 22A of the County Code, but is exempt from the requirements to submit a Forest Conservation Plan. Forest Conservation Exemption No. 42024252E was confirmed on July 2, 2024 per Section 22A- 5(t) for a modification to a non-residential developed property because no more than 5,000 square feet of forest is being cleared, the modification does not result in the cutting, clearing or grading of any forest in the stream buffer or forest on a property located in a special protection area which must submit a water quality plan, the modification does not increase the developed area by more than 50% and the existing principal building is retained, and no residential uses are proposed. A Tree Save Plan is required to be submitted with the Certified Site Plan, showing detailed and specific tree protection measures to protect off-site trees.

The Property is located in the Paint Branch watershed of the Anacostia River, a Use III watershed, but not within a Special Protection Area or Primary Management Area.

SECTION 4: COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements. A pre-submittal public meeting was not required.

As of date of this Staff Report, no correspondence has been received.

SECTION 5: SITE PLAN 82002017A FINDINGS AND ANALYSIS

Pursuant to the exemption provision of Section 59-7.7.1.B.3 of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. The proposed Amendment supersedes all previous findings.

- 1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development, if required***

As conditioned, the Site Plan Amendment must meet Special Exception S-610-B or a future modified Special Exception.

- 2. *The Site Plan meets all of the requirements of the zone in which it is located.***

The following data table shows how the Project meets the requirements for the C-1 zone, per Zoning Ordinance in effect on October 29, 2014.

Table 1: 504 E Randolph Road McDonalds SBS Site Plan Amendment Data Table for C-1 Zone, Section 59-C-4.34.

Development Standard	Permitted/ Required	No.820020120	Existing	Proposed Site Plan Amendment 82022017A
Site Area	51,950 SF (1.19 AC)			
Mapped Density C-1 (current zoning NR)				
Commercial (GFA/FAR)	4115	3062	3062	3062
Building Height	30	20	20	20
Green Area (min sf)	10%	23.5%	7.4%	12.2%
Building Setback				
Front - East Randolph Road	10	40	40	40
Side - New Hampshire	10	178	N/A	N/A
Side - Lot 13 (C-1 Zone)	0	54	27	27
Side - Lot 6 (C-T Zone)	0	128	156	156

Development Standard	Permitted/ Required	No.820020120	Existing	Proposed Site Plan Amendment 82022017A
Rear – Lot 9 (C-1 Zone)	0	60	81	81
Rear – Lot 3 (RE-1 Zone)	35	62	81	81
Parking Setback - Minimum Setbacks (ft)				
Front - East Randolph Road	10	10	12	12
Side – New Hampshire	10	13	0	0
Side – Lot 13 (C-1 Zone)	4	0	0	0
Side – Lot 6 (C-T Zone)	4	13	0	0
Rear – Lot 9 (C-1 Zone)	0	0	6	6.5
Rear – Lot 3 (RE-1 Zone)	35	10	6	8.5
Parking Spaces				
Standard (25 sp.1000sf)				
Total		58	65	65
Handicapped		3	3	3
Motorcycle		2	0	2
Bicycle		3	0	3

Waiver Request to Parking Surface Setback 59.E.2.81

Planning Staff recommends the Planning Board grants the waiver from Section 59.E.2.81 of the Zoning Ordinance, which requires “*all parking surfaces, spaces and driveways to be setback from a property line adjoining a residential zoned lot the appropriate setback in that particular zone*”

The adjacent property, Lot 3 of Paint Branch Farms, is zoned RE-1 and abuts the northeast boundary of the Subject Site. The setback requirement is 35 feet from the property line to any type of surface on the site. The current existing pavement surface for parking and drive aisle is approximately 6 feet and will be increased to 8.5 feet with this amendment. This Applicant will provide new planting and maintain the existing 8-foot tall board-on-board fence.

Staff supports the waiver request to the setback requirements to Section 59.E.2.81 .³

³ The original site plan (No. 820020170) and Special Exception approved in 2001 received a similar approved waiver to the parking surface setbacks, which was granted but never constructed. The Application now seeks to maintain the waiver request but will modify the setback requirements from the original approval.

3. The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate safe and efficient.

a. Building Location

The building location is unchanged with the Subject Amendment and will maintain its orientation and function in a safe and efficient manner.

b. Open Spaces, Landscaping and Lighting

The Project will provide 12.2% of green space, which is more than what is currently onsite. The green area will include landscaping islands within the parking lot and along the perimeter of the Property.

As conditioned, the exterior lighting will meet the requirements per Chapter 59 and Special Exception S-610-B (as modified in the future).

c. Vehicular and Pedestrian Circulation

Access to the Site is provided via Randolph Road to the south and New Hampshire Avenue to the west. The only modification to existing conditions will be the removal of the middle access curb-cut on Randolph Road. Pedestrian access the Site will continue to be provided via existing sidewalks along Randolph Road and New Hampshire Avenue.

Parking will continue to be provided via surface parking lots both on-site and via the adjacent eastern property. The western parking lot, which is located closest to the existing building, will be reconfigured from angled parking to perpendicular parking stalls. A total of 65 parking spaces will be provided on-site, including three ADA spaces. This exceeds the required minimum of 54 spaces.

The existing one-lane drive-thru will be converted to a two-lane drive-thru by widening the drive-thru along the east side and at the rear of the Site. The two-lane drive-thru will transition back to a one-lane drive-thru lane on the west side of the Site. The widening of the drive-thru in addition to the removal of the middle access will allow additional space for queuing vehicles on-site and reduce the potential for queuing vehicles to spill out onto Randolph Road. The modification will allow 19 vehicles to queue within the drive-thru.

The existing one-way drive lane located adjacent to the drive-thru lane will remain, allowing for additional circulation through the Site. Loading and garbage truck circulation will occur along the rear of the Property utilizing the rear drive aisle.

4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development

The drive-thru restaurant is consistent with surrounding commercial/retail uses located at the intersection of East Randolph Road and New Hampshire Avenue. The Subject Amendment will allow more vehicles to access the drive-thru while limiting access to East Randolph Road by removing one access point improving vehicular circulation on the Site. This improves the restaurant’s viability in the future. The Project will also maintain the buffers between the property and the RE-1 zoned property at the rear.

5. The site plan meets all applicant requirements of 22A regarding forest conservation.

The Property received an approved Forest Conservation Plan Exemption on July 2, 2024. The applicant must provide a Tree Save Plan as conditioned.

SECTION 6: CONCLUSION

As conditioned, the 504 E Randolph Rd – McDonald’s SBS Site Plan Amendment No. 82002017A application satisfies the applicable standards of the Zoning Ordinance in effect before October 14, 2014, substantially conforms to the recommendations of the 2014 *White Oak Science Gateway Master Plan* and satisfies the findings required for approval of a Site Plan. Therefore, Staff recommends approval of the Site Plan Amendment No. 82002017A with the conditions specified at the beginning of this report.

ATTACHMENTS

Attachment A: Site Plan

Attachment B: Prior Approvals

Attachment C: Agency Letters

ATTACHMENT A

	REQUIRED	EXISTING (ONSITE)	PROVIDED (ONSITE)
FRONT SETBACK* (FROM E. RANDOLPH RD)	10 FT	40 FT	NO CHANGE
SIDE SETBACK* (FROM LOT 13)	0 FT	27 FT	NO CHANGE
SIDE SETBACK* (FROM LOT 6)	0 FT	156 FT	NO CHANGE
REAR SETBACK* (FROM LOTS 3 & 9)	35 FT	81 FT	NO CHANGE
GREEN AREA	10% (4,980 SF)	7.7% (3,836 SF)	12.7% (6,320 SF)
MAX HEIGHT	30 FT	21.6 FT	NO CHANGE

*REQUIRED SETBACKS ARE BASED ON PREVIOUSLY APPROVED PLAN 820020170

SITE LEGEND

- A. EXISTING MONUMENT SIGN
- B. EXISTING DRIVE-THRU PULL FORWARD/PARK SIGNS
- C. EXISTING DIRECTIONAL ARROW, TYP. (WHITE)
- D. EXISTING 6" STRIPE
- E. EXISTING TRASH CORRALS
- F. EXISTING C&G CURB AND GUTTER
- G. EXISTING LIGHT POLE
- H. EXISTING MOBILE ORDER SIGNS
- I. EXISTING DIRECTIONAL SIGNAGE
- J. EXISTING ADA PARKING SPACE AND SIGNING
- K. EXISTING ADA CURB RAMP
- L. EXISTING CURB AND GUTTER
- M. EXISTING 6" WHITE STRIPE
- N. EXISTING 6" BOLLARD
- O. EXISTING DOUBLE-HEADED ARROW
- P. PROPOSED DRIVE-THRU PULL FORWARD/PARK SIGNS
- Q. PROPOSED DIRECTIONAL ARROW, TYP. (WHITE)
- R. PROPOSED 6" WHITE STRIPE
- S. PROPOSED DOUBLE-HEADED ARROW
- T. PROPOSED TRASH CORRALS
- U. PROPOSED 6" BOLLARD
- V. PROPOSED LIGHT POLE
- W. PROPOSED MOBILE ORDER SIGNS
- X. PROPOSED DIRECTIONAL SIGN
- Y. PROPOSED GATEWAY DOUBLE ARM
- Z. PROPOSED PRE-BROWSE BOARD
- AA. PROPOSED DRIVE-THRU CANOPY
- AB. PROPOSED DIGITAL MENU BOARD
- AC. PROPOSED LOOP DETECTOR
- AD. PROPOSED ADA PARKING SPACE AND SIGNING
- AE. PROPOSED ADA CURB RAMP
- AF. PROPOSED 6" WHITE STRIPE

AMENDMENT LIST

- ▲ UPDATED RETAINING WALL AND LANDSCAPE ISLAND.
- ▲ UPDATED DUAL DRIVE-THROUGH LANE AND EQUIPMENT.
- ▲ UPDATED ADA AREA, PARKING LOT STRIPING, AND PARKING LOT CURB ISLANDS.
- ▲ UPDATED LANDSCAPE ISLAND TO BE REMOVED.
- ▲ UPDATED SITE ENTRANCE TO BE REMOVED.
- ▲ UPDATED DRIVE-THROUGH STRIPING THROUGHOUT SITE.
- ▲ UPDATED LANDSCAPE BUFFERS TO THE EAST AND NORTH AND ASSOCIATED CURB WORK AND RESTRIPIPING
- ▲ ADDED A LAND COVER PLAN
- ▲ ADDED A LANDSCAPE PLAN
- ▲ ADDED A GREEN SPACE PLAN

LEGEND

- — — — — PROPERTY LINE
- — — — — LIMITS OF DISTURBANCE (4,965 SF)
- — — — — LIMITS OF WORK (3,225 SF)
- ○ ○ ○ ○ PROPOSED CURB
- ○ ○ ○ ○ PROPOSED CURB AND GUTTER
- □ □ □ □ PROPOSED SIGN
- ▨ ▨ ▨ ▨ ▨ PROPOSED CONCRETE PAVEMENT
- ▩ ▩ ▩ ▩ ▩ PROPOSED CONCRETE SIDEWALK
- ■ ■ ■ ■ PROPOSED ASPHALT

*LIMITS OF WORK INCLUDE THE LANDSCAPE STRIP AND BUFFER RESTORATIONS

SITE DATA

LOCATION:	MONTGOMERY COUNTY 504 E RANDOLPH ROAD SILVER SPRING, MD
ZONING:	NR-0.75-H-45, NEIGHBORHOOD RETAIL ¹
LAND USE:	EATING AND DRINKING ESTABLISHMENT INCLUDING DRIVE-IN
SITE AREA:	51,950 SF 1.20 AC
PARKING CALCULATION:	25 PER 1,000 SF PATRON USE = 54 SPACES REQUIRED
PARKING SUMMARY:	REQUIRED EXISTING (ONSITE) PROVIDED (ONSITE)
TOTAL PARKING:	54 65 65
ACCESSIBLE SPACES:	3 3 3

¹THIS PROPERTY WAS PREVIOUSLY ZONED C-1, AND IT IS UNDER THE C-1 ZONING THAT THIS SITE PLAN AMENDMENT IS BEING SUBMITTED PER SECTION 59-7.7.1.B.3 OF THE 2014 ZONING ORDINANCE

MINIMUM PARKING SPACE DIMENSIONS

PARKING ANGLE (DEGREES)	STALL WIDTH (FT)	STALL DEPTH (FT)	ONE-WAY AISLE WIDTH (FT)	TWO-WAY AISLE WIDTH (FT)
45-59	12.0	26.5	16.0	20
60-75	10.0	23.0	18.0	20
90	7.0	21.0	10.0	20.0
0 (PERPENDICULAR)	8.5	18.0	20.0	20.0

GENERAL NOTES

AN ON-SITE PRECONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING AND SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS, ZONING AND CODE COMPLIANCE SECTIONS (ZCCS), PLEASE CONTACT BRIAN KEELER, 240-581-4485.

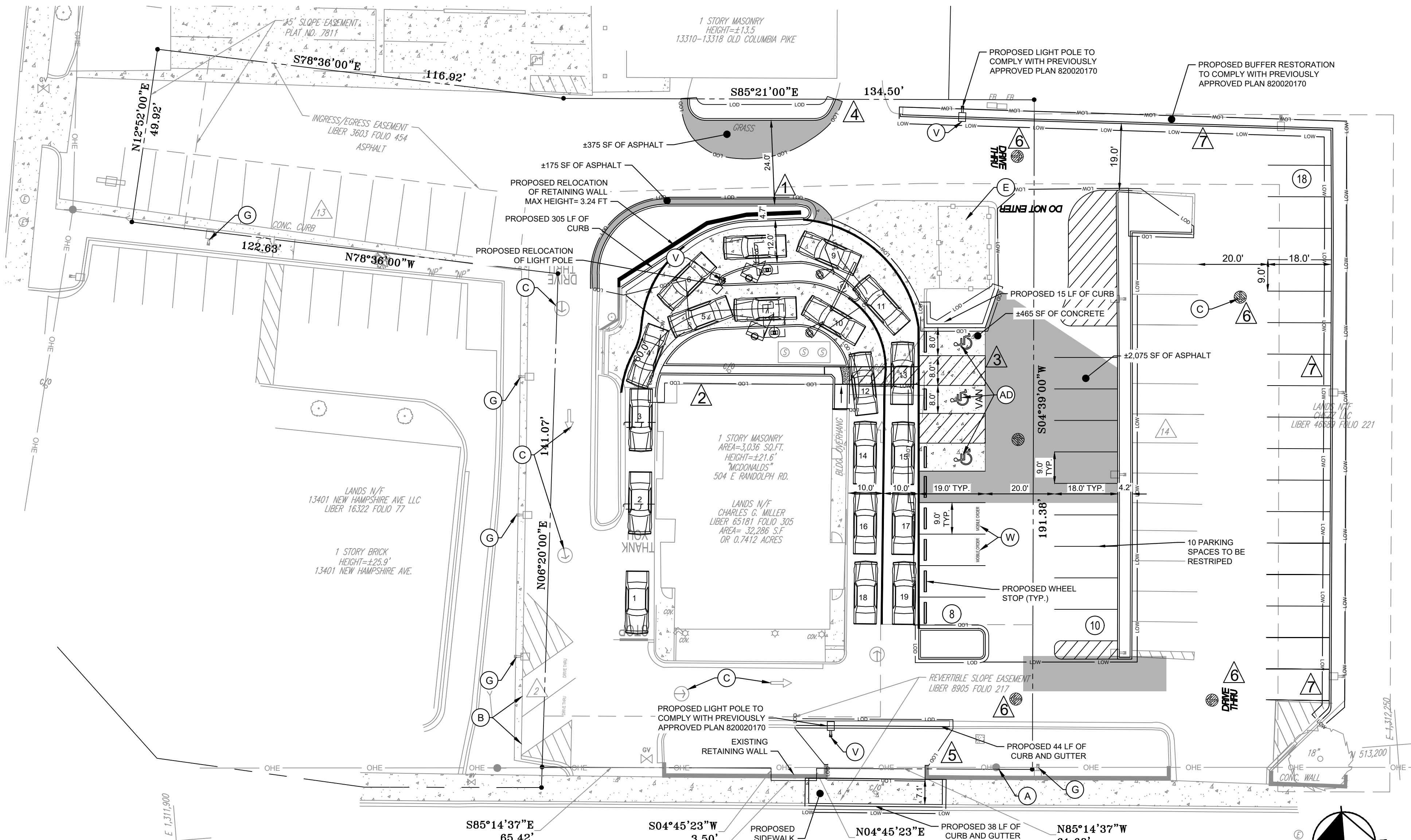
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 58218
EXPIRATION DATE: 09/13/2025
Chris Howell
CHRISTOPHER M. HOWELL
PROFESSIONAL ENGINEER

RHA PROJECT	110368051
DATE	04/03/2024
DESIGNED BY	AS SHOWN
DRAWN BY	DJR
CHECKED BY	CMH

SITE PLAN

190039
SILVER SPRING RANDOLPH
PREPARED FOR
MCDONALD'S CORPORATION
MONTGOMERY COUNTY MARYLAND

SHEET NUMBER
C-200



ATTACHMENT B



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: February 1, 2002
SITE PLAN REVIEW #: 8-02017
PROJECT NAME: Paint Branch Farms-McDonalds

Action: Approval subject to conditions. Motion was made by Commissioner Robinson, seconded by Commissioner Bryant, with a vote of 4-0, Commissioners Bryant, Robinson, Perdue and Wellington voting for. Commissioner Holmes was necessarily absent.

The date of this written opinion is February 1, 2002, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before March 3, 2002 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this Site Plan shall remain valid until the expiration of the projects APFO approval, as provided in Section 59-D-3.8.

On January 31, 2001, Site Plan Review #8-02017 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

1. *The Site Plan is consistent with the approved development plan or a project plan for the optional method of development if required;*
2. *The Site Plan meets all of the requirement of the C-1 zone;*
3. *The location of the buildings and structures, the open spaces, the landscaping, and the pedestrians and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;*

Therefore, the Montgomery County Planning Board APPROVES Site Plan #8-02016, which consists of a modification to a drive-in restaurant in the C-1 Zone, subject to the following conditions:

1. Standard Conditions dated October 10, 1995.
 - A. Submit a Site Plan Enforcement Agreement, Development Program for review and approval prior to approval of the signature set as follows:
 1. Development Program to include a phasing schedule as follows:
 - a. Street tree planting must progress as street construction is completed, but no later than 6 months after completion of the building and parking facilities;
 - b. Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - c. Phasing of dedications, stormwater management, sediment and erosion control.
 2. Site Plan Enforcement Agreement to delineate conditions of approval.
 - B. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 1. Limits of disturbance;
 2. Methods and location of tree protection
 3. Conditions of DPS Stormwater Management Concept approval letter dated May 11, 2001,
 4. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 5. The development program inspection schedule;
 6. Street trees 50 feet on center along all public streets;
 7. Lighting distribution plan to include details and specifications of all fixtures, as well as summary of illumination.
 - C. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and issuance of DPS issuance of sediment and erosion control permit.
 - D. No clearing and grading prior to M-NCPPC approval of signature set of plans.
2. Conditions of the Special Exception (S-610B) granted by the Board of Appeals of Montgomery County on December 14, 2001.
3. Conditions of MCDPS stormwater management concept approval dated May 11, 2001.
4. Prior to signature set approval, applicant to provide the following revisions and/or information:
 - a. Show all zoning lines, easements, buffers and ROWS
 - b. Sidewalks:
 - i. All internal sidewalks to be a minimum of 4 feet in width;
 - ii. Show sidewalk connection from East Randolph Road to the entrance of the proposed building in the southwest corner and provide a painted crosswalk where the sidewalk crosses the drive aisle;
 - iii. Identify and label the existing 6-foot bike path along East Randolph Road;
 - iv. Provide painted crosswalks across each access point into the site from New Hampshire Avenue and East Randolph Road;

- c. Label and identify the correct number of parking spaces required and provided on the site.
- d. In the event the applicant can not access the adjacent property (Lot 3, Paint Branch Farms), the applicant will use its best efforts to identify and locate the existing trees on the adjacent residential property, within 5 feet of the property line, and provide tree protection measures to ensure healthy trees on lot 3 (Paint Branch Farms) remain healthy during construction activities;
- e. Landscape and Lighting Plan to show the following:
 - i. Provide a lighting distribution plan showing details and specifications for lighting fixtures (fixtures, cut sheets, wattage, illumination summary, pole height, deflector shields); lighting levels shall follow the Illuminating Engineering Society of North America (IESNA), Lighting for Parking Facilities, RP-20-98, which recommends that light levels in parking lots where enhanced security is desired, not exceed a 15:1 Maximum to Minimum Uniformity Ratio;
 - ii. Distribution Plan to include any wall pack or wall mounted fixtures on the proposed building;
 - iii. Distribution Plan to include safety lighting methods to address after-hour lighting distribution;
 - iv. Light poles not to exceed 18 feet in height, except in the northeast corner which shall not exceed 14 feet in height;
 - v. All light fixtures shall be full cut-off fixtures;
 - vi. Deflectors to be installed on all fixtures causing potential glare or excess illumination, specifically on the adjacent residential property to the north;
 - vii. Illumination levels not to exceed 0.5 footcandles (fc) at any property line abutting a residential zone;
 - viii. Provide details of the 8-foot board-on-board fence in the northeast corner of the site, as required in the approved Special Exception (S-610B);
 - ix. Provide 6-8 foot tall Leyland Cypress, adjacent to the proposed 8-foot board-on-board fence;
5. Applicant to improve the entrance into the site from New Hampshire Avenue to include a more accessible right-in, right-out turning movement, consistent with SHA design standards.
6. Applicant to improve the access points from Randolph Road to include a wider turning radius, consistent with MCDPW&T design standards.
7. The proposed replacement fast-food restaurant is limited to 4,115 square feet with 2,139 square feet of patron area and a drive-through window. [See memo from Transportation Planning dated July 19, 2001]

ATTACHMENT B

BOARD OF APPEALS
For
MONTGOMERY COUNTY

Stella B. Warner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850
(240) 777-6600

Case No. S-610-B

PETITION OF McDONALD'S CORPORATION

OPINION OF THE BOARD

(Hearing held September 12, 2001)
(Effective Date of Opinion: December 14, 2001)

This proceeding is a petition pursuant to Section 59-G-2.16 of the Montgomery County Zoning Ordinance (Chapter 59, Mont. Co. Code 1994, as amended) (Drive-In Restaurants). The Petitioner proposes the demolition and reconstruction of an existing drive-in restaurant with a drive-through window and the extension of the hours of operation to 5:30 a.m. to midnight, Sunday through Thursday and 5:30 a.m. to 1:00 a.m., Friday and Saturday.

Patricia A. Harris, Esquire and Erica A. Leatham, Esquire represented McDonald's Corporation. Testifying in support of the special exception site plan were William Hunter, Michael Powell and Isaac Green of McDonald's Corporation and Stephen Mordfin of Ben Dyer Associates, planner. Also present at the hearing and testifying in opposition was Mr. Arthur Archuleta, an adjoining property owner.

The subject property is Part of Lots 10, 11 and 12, Block 13, Paint Branch Farms subdivision, located at 504 E. Randolph Road, in the C-1 Zone.

Decision of the Board: Special Exception Modification **Granted**,
subject to the conditions enumerated below.

PETITIONER'S CASE

The Applicant, McDonald's Corporation, has owned and operated a Drive-in Restaurant at this site since 1968. Special Exception S-610 was approved in 1978, permitting the continued operation of the restaurant and including a drive-through window. The Special Exception has been modified several times, including S-610A and minor modifications in 1984 and 1989 (Resolution dated July 26, 1984, addition of a cashier's booth; Resolution dated June 15, 1989, elimination of original condition of approval requiring security patrols). The Applicant requests permission to demolish the existing 30-year old restaurant and replace it with a modern McDonald's prototype restaurant to facilitate its use of the site and to better accommodate its customers without adversely impacting neighboring uses.

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The property is located along the northern side of E. Randolph Road, approximately 140 feet east of the intersection of E. Randolph Road and New Hampshire Avenue. Access is provided along E. Randolph Road and from New Hampshire Avenue via the “panhandle” shape of the property. See Exhibits 4(b) and 11, Boundary Survey and Vicinity Map.

The surrounding land uses include a mix of residential and commercial uses reflecting the property’s location near the edge of the Colesville Commercial Center. The Colesville Shopping Center and the rear of a residential lot zoned RE-1 abut the north property line, a two story retail use with a convenience store is located to the west, an office building is under construction to the east and across Randolph Road is a gas station and telephone switching station. All the commercial land uses lie within the C-1 Zone. See Exhibit 11, Zoning and Vicinity Map.

The Applicant proposes to demolish the existing one-story with basement, 5,013 square foot structure, and construct a new building with a drive-through window. The existing building is obsolete and no longer meets the company’s operational requirements. The new building will have a footprint of 4,115 square feet, with 2,139 square feet devoted to patron area. As part of this proposal, the Applicant intends to remove the “PlayLand” to improve pedestrian and vehicular access through the site. The new building and drive-through lane will be located in approximately the same position as the existing building and drive-through lane.

The new restaurant will have a mansard roof and other architectural features as shown on Exhibit 5, Elevations.

A total of 61 parking spaces were originally proposed per Exhibit 4(d), the original special exception site plan. The special exception site plan, as amended at the hearing provides 59 parking spaces. This is a reduction of ten parking spaces from the existing parking layout. A minimum of 54 parking spaces are required.

An enclosed trash corral will be located along the commercially zoned area of the site as shown on Exhibits 4(d), 20 and 23, special exception site plan. The trash corral will be completely enclosed. Other trash receptacles will be located throughout the parking area.

Additional landscaping is proposed along the northern property line bordering the residential zone. The Applicant proposed increasing the existing northern buffer area, which ranges in width from 2 feet to 7 feet, to a ten foot wide landscaped buffer area and replacing the existing six foot tall fence with an eight foot tall board-on-board fence to shield the residential lot from the parking area. Additional landscaping and green areas throughout the site are proposed to nearly double the existing green area. See Exhibit 24.

The easternmost of the three existing curb cuts along E. Randolph Road will be eliminated to improve pedestrian safety and vehicular circulation on the property and along E. Randolph Road. See Exhibits 4(d), 20 and 23, special exception site plan.

A traffic study is not required to satisfy Local Area Transportation Review to determine the adequacy of public facilities because the proposed restaurant will

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generate the same or fewer peak hour trips than the existing restaurant. See M-NCPPC Staff Recommendation, Exhibit 16.

Stormwater management will be in underground pipes and will be handled completely on site. Currently, stormwater management is not provided.

Hours of operation are proposed to be from 5:30 a.m. to midnight, Sunday through Thursday and 5:30 a.m. to 1:00 a.m., Friday and Saturday. This represents an increase in the existing hours by one-half hour every morning and one hour in the evening, Sunday through Thursday. Hours are determined by customer demand and based on a company standard.

The Applicant met with the Greater Colesville Citizen's Association before and after filing for the proposed modification and revised several design elements in response to community concerns. A letter of support from the civic association was introduced to the record as Exhibit 18.

Mr. Stephen Mordfin testified as an expert in planning that the proposed modification conforms to all zoning regulations, with the exception of the parking setback. Mr. Mordfin testified that it is the Applicant's intention to request a waiver from the Planning Board at the time of Site Plan review to provide a ten-foot parking setback along the northern boundary rather than the required 35 feet. Mr. Mordfin also testified that the special exception site plan meets all the requirements for the Special Exception as enumerated in Sections 59-G-1.21 and 59-G-2.16 of the Montgomery County Zoning Ordinance.

Mr. William Hunter, Real Estate Representative of McDonald's, testified that the existing building is obsolete and the proposed modification is the most efficient way to bring the facility in line with modern standards. Mr. Hunter also testified that the demographics of the area do not support the maintenance of the "PlayLand," necessitating its removal. Mr. Isaac Green testified that as the operations manager of the site, he receives and responds to any complaints about the operation of the restaurant. Mr. Green also testified that standard operating procedure at the site involves picking up trash within a one block radius twice a day and within the parking lot every one-half hour. Mr. Green and Mr. Michael Powell, Project Manager, testified that deliveries normally occur once a week, at approximately 11:00 p.m. and last approximately two hours. Mr. Powell also testified as to the amount of lighting to be provided on the property according to the photometric plan, Exhibit 21. He testified that the plan was a worst case scenario because it was based on output from 24-foot lightpoles; 20-foot poles will be used at the site, which will reduce the foot-candles. In addition, Mr. Powell testified that the use of directed shields along the northern property line would prevent excess light spill-over onto the neighboring residential property.

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ADDITIONAL TESTIMONY

Mr. Arthur Archuleta, the owner of the adjoining residential lot (Lot 3, Block 13), appeared at the hearing to testify in opposition to the proposed Special Exception modification. Mr. Archuleta testified as to his concerns regarding site circulation, the timing of deliveries, landscaping in the buffer area, lighting along the shared property line and the need for the eight-foot fence to preclude truck occupants from dumping trash into his rear yard from the parking lot.

The Applicant agreed to address these concerns by (1) restricting deliveries to between the hours of 7:00 a.m. to 9:00 p.m. and/or one delivery per week in the evenings to be concluded by midnight; (2) adjusting and shielding lights to provide adequate security without causing excessive light spillover onto Mr. Archuleta's property; and (3) eliminating two parking spaces in the northeastern corner of the site and increasing the landscaped buffer in the northeastern corner. This revision will accommodate a thirty-foot turning radius along the eastern drive aisle to provide sufficient separation between the site and the rear of the residential lot. In addition, the Applicant agreed to post "No Parking" signs to the west of the curve and add five-foot bollards at five foot intervals along the landscaped curve. The addition of the landscaped area, signs and bollards in place of two parking spaces, in conjunction with the eight foot tall fence, acts to eliminate the opportunity for truck occupants to toss trash into Mr. Archuleta's yard.

FINDINGS OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Both the Planning Board and its Technical Staff recommended approval of the proposed modification, S-610B, with conditions. See Exhibit 16.

FINDINGS OF THE BOARD

Based on the binding testimony and the exhibits of record, the Board finds that the proposed Special Exception can be granted.

Sec. 59-G-1.2. Conditions for granting.

59-G-1.2.1. Standard for evaluation. A special exception must not be granted absent the findings required by this Article. In making these findings, the Board of Appeals, Hearing Examiner, or District Council, as the case may be, must consider the inherent and non-inherent adverse effects of the use on nearby properties and the general neighborhood at the proposed location, irrespective of adverse effects the use might have if established elsewhere in the zone. Inherent adverse effects are the physical and operational characteristics necessarily associated with the particular use, regardless of its physical size or scale of operations. Inherent adverse effects alone are not a sufficient basis for denial of a special exception. Non-inherent adverse effects are physical and operational characteristics not necessarily associated with the particular use, or adverse effects created by unusual characteristics of the site. Non-inherent

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adverse effects, alone or in conjunction with the inherent effects, are a sufficient basis to deny a special exception.

The inherent and non-inherent effects of the proposed modification have been established by the existence of the previously approved special exception. Furthermore, this use has operated at the existing site for more than 20 years and the proposed modification will result in a drive-in restaurant that is similar in scale and operation to the existing use.

59-G-1.21. General conditions.

(a) A special exception may be granted when the Board, the Hearing Examiner, or the District Council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

(1) Is a permissible special exception in the zone.

The Board finds that the proposed special exception modification for a drive-through restaurant is permissible in the C-1 zone.

(2) Complies with the standards and requirements set forth for the use in Division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.

The Board finds that the proposed modification complies with the standards and requirements for a drive-in restaurant found in Section 59-G-2.16.

(3) Will be consistent with the general plan for the physical development of the District, including any master plan thereof adopted by the Commission. Any decision to grant or deny special exception must be consistent with an recommendation in an approved and adopted master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception concludes that the granting of a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.

The Board finds that the proposed modification is consistent with the White Oak Master Plan.

(4) Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any

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proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses.

The Board finds that the design and scale of the proposed modification will be in harmony to the general neighborhood.

- (5) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the subject site irrespective of any adverse effects the use might have if established elsewhere in the zone.

The Board finds that the proposed modification will not have a detrimental effect on the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood.

- (6) Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The Board finds that the proposed use will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity in accordance with Section 59-G-1.21(a)(6) of the Zoning Ordinance.

- (7) Will not, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area. Special exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.

The Board finds that the proposed use will not, when evaluated in conjunction with existing and approved special exceptions in the neighboring one-family residential area, increase the number, intensity or scope of special exception uses sufficiently to affect the area adversely or alter its predominantly residential nature, in accordance with Section 59-G-1.2 1 (a)(7)of the Zoning Ordinance.

- (8) Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The Board finds that the proposed use will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area, in accordance with Section 59-G-1.27(a)(8) of the Zoning Ordinance.

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- (9) Will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities.

The Board finds that the proposed use will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities, in accordance with Section 59-G- 1.21(a)(9) of the Zoning Ordinance. The Board finds that the sewer and water capacity for the proposed modification is sufficient and finds that the elderly care facility will be adequately served by existing public utilities.

- (i) If the special exception use requires approval of a preliminary plan of subdivision, the adequacy of public facilities must be determined by the Planning Board at the time of subdivision review. In that case, subdivision approval must be included as a condition of the special exception.

The Board finds that approval of a preliminary plan of subdivision is not required in this case.

- (ii) With regard to findings related to public roads, the Board . . . must further determine that the proposal will have no detrimental effect on the safety of vehicular or pedestrian traffic.

The Board finds that the proposal will not have a detrimental effect on the safety of vehicular or pedestrian traffic and that the public roads are adequate to accommodate the proposed use.

Section 59-G-2.16. Drive-in restaurants.

A drive-in restaurant may be allowed, upon a finding, in addition to findings required in division 59-G-1, that:

- (a) The use will not constitute a nuisance because of noise, illumination, fumes, odors or physical activity in the location proposed.

The Board finds that the Special Exception modification will not constitute a nuisance because of noise, illumination, fumes, odors or physical activity in the location proposed.

- (b) The use at the proposed location will not create a traffic hazard or traffic nuisance because of its location in relation to similar uses, necessity of turning movements in relation to its access to public roads and intersections, or its location in relation to other buildings or proposed buildings on or near the site and the traffic patterns from such buildings or cause frequent turning movements across sidewalks and pedestrian

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ways, thereby disrupting pedestrian circulation within a concentration of retail activity.

The Board finds that the proposed modification will create an improved circulation pattern within the site and access to and from the site will be improved from East Randolph Road.

- (c) The use of the proposed location will not pre-empt frontage on any highway or public road in such manner so as to substantially reduce the visibility and accessibility of an interior commercial area zoned or proposed for commercial use which is oriented to the same highway or public road.

The Board finds that there is no interior or commercial area that would be preempted by the proposed redevelopment and further, the proposal will not reduce the visibility or accessibility to any future interior commercial zoned area. Furthermore, the removal of the play area will allow the full facade of the building to be seen from the street.

- (d) When such use abuts a residential zone or institutional premises not recommended for reclassification to commercial or industrial zone on an adopted master plan and is not effectively screened by a natural terrain feature, the use shall be screened by a solid wall or a substantial, slightly, solid fence, not less than 5 feet in height, together with a three-foot wide planting strip on the outside of such wall or fence, planted in shrubs and evergreens 3 feet high, at the time of original planting and which shall be maintained in good condition. Location, maintenance, vehicle sight distance provisions, advertising and parking areas pertaining to screening shall be as provided for in the requirements contained in article 59-E.

The Board finds that the installation of an 8-foot high fence and landscaping along the northern property line that abuts residentially zoned land will provide adequate screening.

- (e) Product displays, parked vehicles and other obstructions which adversely affect visibility at intersections or at entrances and exits to and from, such use are prohibited.

The Board finds that there will be no displays, parked vehicles or other obstructions that adversely affect visibility at the intersections or entrances to the Property.

- (f) Lighting is not to reflect or cause glare into any residential zone.

The Board finds the proposed placement of the lighting, height of the light poles and directed shields will result in no reflection or glare into any adjoining residential zone.

- (g) When such use occupies a corner lot, the ingress or egress driveways shall be located at least 20 feet from the intersection of the front and side

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street lines of the lot, as defined in section 59-A-2.1, and such driveways shall not exceed 25 feet in width; provided, that in areas where no master plan of highways has been adopted, the street line shall be considered to be at least 60 feet from the centerline of any abutting street or highway.

The Board finds that the location of the existing facility is not a corner lot; therefore, the above criteria will not apply.

The Board will require the Applicant to receive a parking setback waiver from the Planning Board at the time of special exception site plan review, subject to the Planning Board's authority under Chapter 59-E of the Montgomery County Zoning Ordinance.

Accordingly, the Board grants the requested modification subject to the following conditions:

1. The Applicant shall be bound by all of its testimony and exhibits of record and the testimony of its witnesses, to the extent that such testimony and representations are identified in the Board's opinion granting the special exception modification.
2. All terms of the existing Special Exception remain in effect, except as modified herein.
3. The hours of operation for the facility will be limited to the following: 5:30 a.m. to midnight from Sunday to Thursday and 5:30 a.m. to 1:00 a.m. on Friday and Saturday.
4. The applicant must adhere to sign standards as set forth in Section 59-F-4.2 (b) of the Zoning Ordinance for a commercial area.
5. Compliance with the Department of Permitting Services requirements for stormwater management and sediment erosion control.
6. Approval of a Site Plan by the Montgomery County Planning Board, which shall include:
 - a. Additional landscaping from the New Hampshire Avenue access point and screening of all trash containers from public view.
 - b. Lighting levels for the parking area shall follow the Illuminating Engineering Society of North America, Lighting for Parking Facilities, RP-20-98, which recommends that light levels in parking lots where enhanced security is desired, not exceed a 15:1 Maximum to Minimum Uniformity Ratio. Light poles for the parking area shall not exceed 20 feet and no lights shall be placed in the northeastern corner of the parking area, which is adjacent to the residentially zoned property.

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- c. Marked pedestrian walkways between the sidewalks of the adjacent roadways into the restaurant to minimize conflict with vehicles.
 - d. Road improvements, including landscaping along East Randolph Road, as determined by the Department of Public Works and Transportation.
 - e. The request for a setback waiver for the parking area along the northern property line from the residential zoned property will be determined at Site Plan.
7. Light poles shall be no higher than 20 feet and shall have directed shields along the northern property line so that no excess illumination is directed onto residential property, as shown on Exhibit 21 (the photometric plan provided by the Applicant).
 8. The Applicant shall submit a revised special exception site plan to the Board providing a 30-foot turning radius along the easternmost drive aisle and increasing the landscaping in the northeastern corner of the property. All landscaping is to be continually maintained by the Applicant. "No Parking" signs are to be placed to the west of the increased landscaping.
 9. Applicant is bound by the revised special exception site plan submitted as Exhibits 20 and 23.
 10. Five five-foot tall bollards shall be placed every five feet along the thirty foot turning radius.
 11. This approval shall be subject to the applicant obtaining a parking setback waiver from the Montgomery County Planning Board at the time of Site Plan approval.
 12. The Applicant shall observe the noise regulations contained in Montgomery County Code Chapter 31B at all times, including during construction. Construction activities shall be further limited to 7:00 a.m. to 7:00 p.m.
 13. Applicant shall obtain all necessary for construction of an eight-foot high fence along the northern property line, as shown on the special exception site plan.
 14. Deliveries not taking place between 7:00 a.m. and 9:00 p.m. shall be limited to one delivery per week after 9:00 p.m., which must be concluded no later than midnight.

The Board adopted the following resolution:

BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland that the Opinion stated above is adopted as the Resolution required by law as its decision on the above-entitled petition.

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On a motion by Louise Mayer seconded by Donald H. Spence, Jr., Chairman, with Donna Barron, Angelo Caputo and Allison Fultz, in agreement, the Board adopted the foregoing Resolution.

Donald H. Spence, Jr.
Chairman, Montgomery County Board of Appeals

I do hereby certify that the foregoing
Opinion was officially entered into the
Opinion Book of the County Board of
Appeals this 14th day of December, 2001

Katherine Freeman
Executive Secretary to the Board

NOTE:

See Section 59-A-4.53 of the Zoning Ordinance regarding the twenty-four-month period within which the special exception site plan granted by the Board must be exercised.

See Section 59-A-3.22 of the Montgomery County Zoning Ordinance regarding Use and Occupancy Permits for a special exception site plan.

The Board shall cause a copy of this Opinion to be recorded among the Land Records of Montgomery County.

Any request for rehearing or reconsideration must be filed within fifteen (15) days after the date of the Opinion is mailed and entered into the Opinion Book (see Section 59-A-4.63 of the County Code). Please see the Board's Rules of Procedure for specific instructions for requesting reconsideration.

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County in accordance with the Maryland Rules of Procedure.



Heather Dhopolsky
hdhopolsky@wiregill.com
301-263-6275

January 13, 2023

Via Email (BOA@montgomerycountymd.gov) and Hand Delivery
Montgomery County Board of Appeals
100 Maryland Avenue, Suite 217
Rockville, MD 20850

Re: 504 East Randolph Road, Silver Spring, MD 20904 (the “Property”) – Minor Modification to Special Exception No. S-610-B

Dear Members of the Montgomery County Board of Appeals:

On behalf of the Applicant, McDonald’s USA, LLC, also known as McDonald’s Corporation, we hereby submit this minor modification request (the “Application”), pursuant to Section 59-G-1.3(c)(1) of the 2004 Montgomery County Zoning Ordinance (the “2004 Zoning Ordinance”). The Property is currently developed with a McDonald’s restaurant, including a single drive-through lane with two drive-through windows, and has been improved with such since 1978 when the Montgomery County Board of Appeals (the “Board of Appeals”) approved the original Special Exception No. S-610 for the site pursuant to the then C-1 zoning of the site. Since that time, there have been several modifications to the approved Special Exception, most recently on June 9, 2006, all pursuant to the then C-1 zoning. (The originally approved Special Exception, as amended, is referred to as the “Special Exception.”)¹

While the Property was rezoned to the NR-0.75, H-45 Zone by the 2014 Countywide Map Amendment and adoption of the 2014 Zoning Ordinance (the “2014 Zoning Ordinance”), per Section 59-7.7.1.B.3 of the 2014 Zoning Ordinance, “[u]ntil October 30, 2039, an applicant may apply to amend any previously approved plan or modify an application pending before October 30, 2014 (listed in Section 7.7.1.B.1² or Section 7.7.1.B.2) under the development standards and procedures of the property’s zoning on October 29, 2014, if the amendment: i. does not increase the approved density or building height, unless allowed under Section 7.7.1.C; and ii. either: (a) retains at least the approved setback from property in a Residential Detached zone that is vacant or improved with a Single-Unit Living use; or (b) satisfies the setback required by its zoning on the date the amendment or the permit is submitted; and iii. does not increase the tract area.”

This Application seeks to modify the Special Exception under the development standards and procedures of the Property’s zoning on October 29, 2014 – the C-1 Zone. This Application does not propose to increase either the approved density or building height, it retains at least the

¹ There was also a proposed minor modification in 2012, but that was withdrawn before taking effect.

² Section 59-7.7.1.B.1 specifically identifies a special exception: “Any development plan, schematic development plan, diagrammatic plan, concept plan, project plan, sketch plan, preliminary plan, record plat, site plan, special exception, variance, or building permit filed or approved before October 30, 2014...”.



Heather Dlhopsky
hdlhopolsky@wiregill.com
301-263-6275

approved setback from property to the rear of the site that is located in a Residential Detached zone (RE-1) and improved with a Single-Unit Living use, and the Application does not increase the tract area.

Per Section 59-G-1.3(c)(1) of the 2004 Zoning Ordinance, “[i]f the proposed modification is such that the terms or conditions could be modified without substantially changing the nature, character or intensity of the use and without substantially changing the effect on traffic or on the immediate neighborhood, the board, without convening a public hearing to consider the proposed change, may modify the term or condition.” Here, the Application proposes the following revisions to the site:

- Widen the drive-through lane in the rear of the site to accommodate a second drive-through lane;
- Extend the dual drive-through lane to the front of the restaurant;
- Rebuild a retaining wall in the rear of the site; and
- Realign the access drive in the rear of the site, north of the drive-through (collectively, the “Project”).

None of these revisions will substantially change the nature, character, or intensity of the use, and they will not substantially change the effect on traffic or on the immediate neighborhood either. To the extent that there is any effect on the use, traffic, or the immediate neighborhood, it will be an improvement over the existing conditions. Specifically, this drive-through renovation will improve the efficiency of the drive-through queue and help to eliminate any vehicular overflow onto Randolph Road during peak hours, while also improving on-site circulation at and around the front of the store.

We hereby submit the following plans and materials in support of the Application:

- This cover letter (original, plus 10 copies)
- Redlined plan view of the previously approved Special Exception (two copies)
- Clean revised plans (two copies)

Thank you for your consideration of this Application. Please contact us should you have any questions or require any additional information.

Sincerely,

Wire Gill LLP

A handwritten signature in black ink that reads "Heather Dlhopsky". The signature is written in a cursive, slightly slanted style.

Heather Dlhopsky

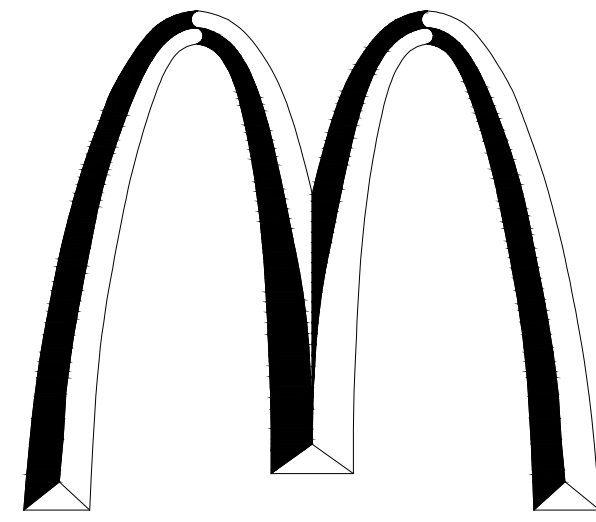
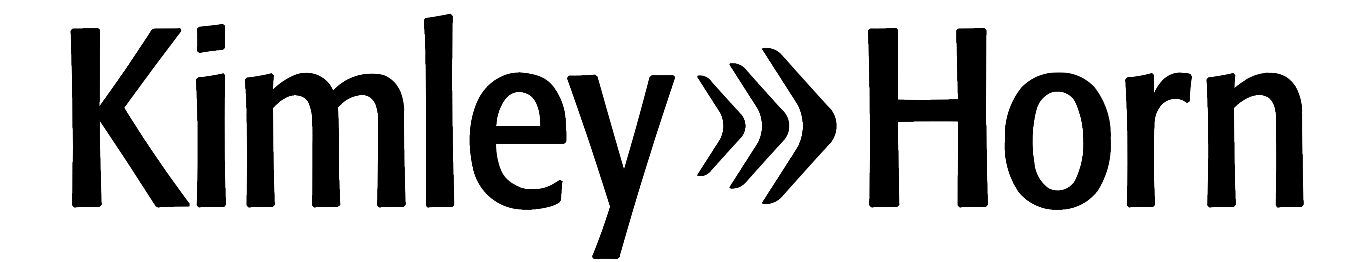
CONSTRUCTION PLANS

FOR

190039 RANDOLPH ROAD

LOCATED AT

504 E RANDOLPH RD, SILVER SPRING, MD 20904



GENERAL NOTES

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

VERTICAL DATUM
THE HORIZONTAL DATUM IS NAD 83 (2011) BASED UPON GPS OBSERVATIONS. THE VERTICAL DATUM IS BASED UPON GPS OBSERVATIONS (GEOID 12B) NGVD 29.

FLOOD ZONE
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 24031C0360D MONTGOMERY COUNTY, MARYLAND, EFFECTIVE DATE OF SEPTEMBER 29TH, 2006, THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN A FLOODPLAIN.

GENERAL NOTES

1. INSTALL ALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS REQUIRED TO CONTROL SEDIMENT FROM LEAVING THE SITE PRIOR TO COMMENCING DEMOLITION WORK ON SITE.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PAIS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PROPOSED PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERLIT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY THEMSELVES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR MARKING ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUDED IF UNDER BUILDING.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CITY AND OWNER.
9. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE EXISTING FACILITIES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
10. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
11. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO EXISTING BUILDINGS TO REMAIN AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
12. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
13. CONCRETE/ASPHALT/BRICK, ETC. CAN BE CRUSHED (ON SITE OR OFF SITE) AND REUSED AS BASE MATERIAL FOR FUTURE PAVING AND BUILDING AREAS AS LONG AS IT MEETS REQUIRED GRADATION PER PLANS, CITY/COUNTY REQUIREMENTS AND GEOTECH REPORT.
14. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN FOR THE LOCATION OF THE TREES THAT ARE ALLOWED TO REMAIN TO BE REMOVED ONCE A TREE REMOVAL PERMIT IS OBTAINED BY THE CONTRACTOR.
16. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
17. THE CONTRACTOR SHALL HAVE AVAILABLE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
18. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER/ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
19. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND IMPLEMENTING A TRAFFIC CONTROL PLAN AND THE INSTALLATION OF TRAFFIC CONTROL DEVICES FOR ANY STREET WORK.
20. ALL DEMOLITION WORK OR CONSTRUCTION VEHICLE TRAFFIC WITHIN 10 FEET OF THE CANOPY OF ANY TREE TO BE SAVED SHALL CLOSELY COORDINATED WITH TREE PRESERVATION ACTIVITIES.
21. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
22. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
23. ANY RECYCLED MATERIAL TO BE STOCKPILED ON THE SITE SHALL BE STORED IN AS SMALL AN AREA AS PRACTICAL AND THE LOCATION OF ANY STOCKPILE SHALL BE WELL CLEAR OF THE BUILDING PAD AREA AND THE LOCATION MUST BE PRE-APPROVED BY THE ENGINEER AND OWNER PRIOR TO STOCKPILING.
24. CONTRACTOR TO PULL ALL TREE REMOVAL PERMITS FOR ANY REQUIRED TREE REMOVAL.
25. ALL IRRIGATION ON-SITE NOT TO BE RE-USED SHOULD BE REMOVED. REFER TO IRRIGATION PLAN.
26. REMOVE AND/OR PLUS EXISTING UTILITIES SUCH AS STORM DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN OR AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
27. QUANTITIES SHOWN HERE ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE ONLY AND NOT FOR BID PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES NECESSARY TO DEMO FACILITIES SHOWN.
28. REFERENCE ALTA SURVEY FOR TREE SIZE AND SPECIES INFO.
29. REFERENCE PHASE I ESA BY TERRACON FOR ENVIRONMENTAL CONDITIONS THAT MAY BE PRESENT ON SITE.
30. GENERAL CONTRACTOR SHALL COORDINATE WITH WALMART STORE MANAGER ON CONSTRUCTION PRIOR TO MOBILIZATION.
31. COORDINATE LIGHTING SHUTDOWN AND CONDUIT REMOVAL WITH WALMART STORE MANAGER CONTRACTOR TO ENSURE THAT WALMART'S LIGHTING WILL CONTINUE TO WORK PROPERLY AFTER DEMOLITION OF LIGHT POLES WITHIN THE CONSTRUCTION AREA. REFER TO DEMOLITION SECTION OF GEOTECH REPORT FOR FURTHER RECOMMENDATIONS.
32. CONTRACTOR TO CAP EXISTING IRRIGATION SYSTEM AND REMOVE IRRIGATION SYSTEM AS NEEDED FOR NEW CONSTRUCTION. CONTRACTOR TO ENSURE THAT WALMART'S IRRIGATION WILL CONTINUE TO WORK PROPERLY AFTER DEMOLITION OF LINES WITHIN THE CONSTRUCTION AREA.
33. THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE ON-SITE EXISTING 6" SEWER AND 8" WATER COULD NOT BE MARKED IN THE FIELD AND ARE UNKNOWN AS TO THEIR EXACT LOCATION. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING. REFER TO DEMOLITION SECTION OF GEOTECH REPORT FOR FURTHER RECOMMENDATIONS.

VICINITY MAP



SCALE: 1" = 500'

SHEET INDEX

Sheet Number	Sheet Title
C-000	COVER SHEET
C-050	ALTA SURVEY
C-100	DEMOLITION PLAN
C-200	SITE PLAN
C-250	CONSTRUCTION DETAILS
C-251	CONSTRUCTION DETAILS
C-300	GRADING PLAN
C-400	UTILITY PLAN
C-500	RETAINING WALL DESIGN
C-550	RETAINING WALL NOTES

PROJECT TEAM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE, SUITE 400
RESTON, VA 20191
CONTACT: CHRIS HOWELL, PE
EMAIL: CHRIS.HOWELL@KIMLEY-HORN.COM
TEL: (703) 674-1317

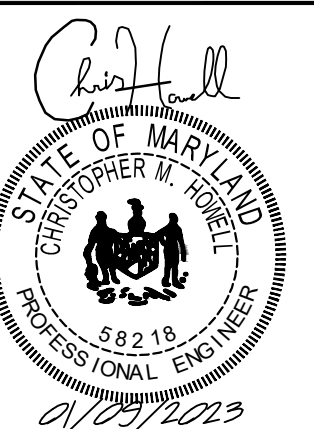
OWNER

MCDONALDS USA LLC
PO BOX 182571
COLUMBUS, OH 43218

SURVEYOR

GRS GROUP, LLC
6703 DELAND COURT
SPRINGFIELD, VA 22152
CONTACT: KEVIN STEINHILBER
EMAIL: GRSGROUPLLC@GMAIL.COM
TEL: (703) 727-5828

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LICENSE NO. 95218, MARYLAND.
EXPIRATION DATE: 09/13/2023



KHA PROJECT	110368051
DATE	01/09/2023
SCALE	AS SHOWN
DESIGNED BY	DIR
DRAWN BY	DIR
CHECKED BY	CMH

COVER SHEET

190039
SILVER SPRING RANDOLPH
PREPARED FOR
MCDONALD'S CORPORATION
MONTGOMERY COUNTY
MARYLAND

SHEET NUMBER
C-000

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

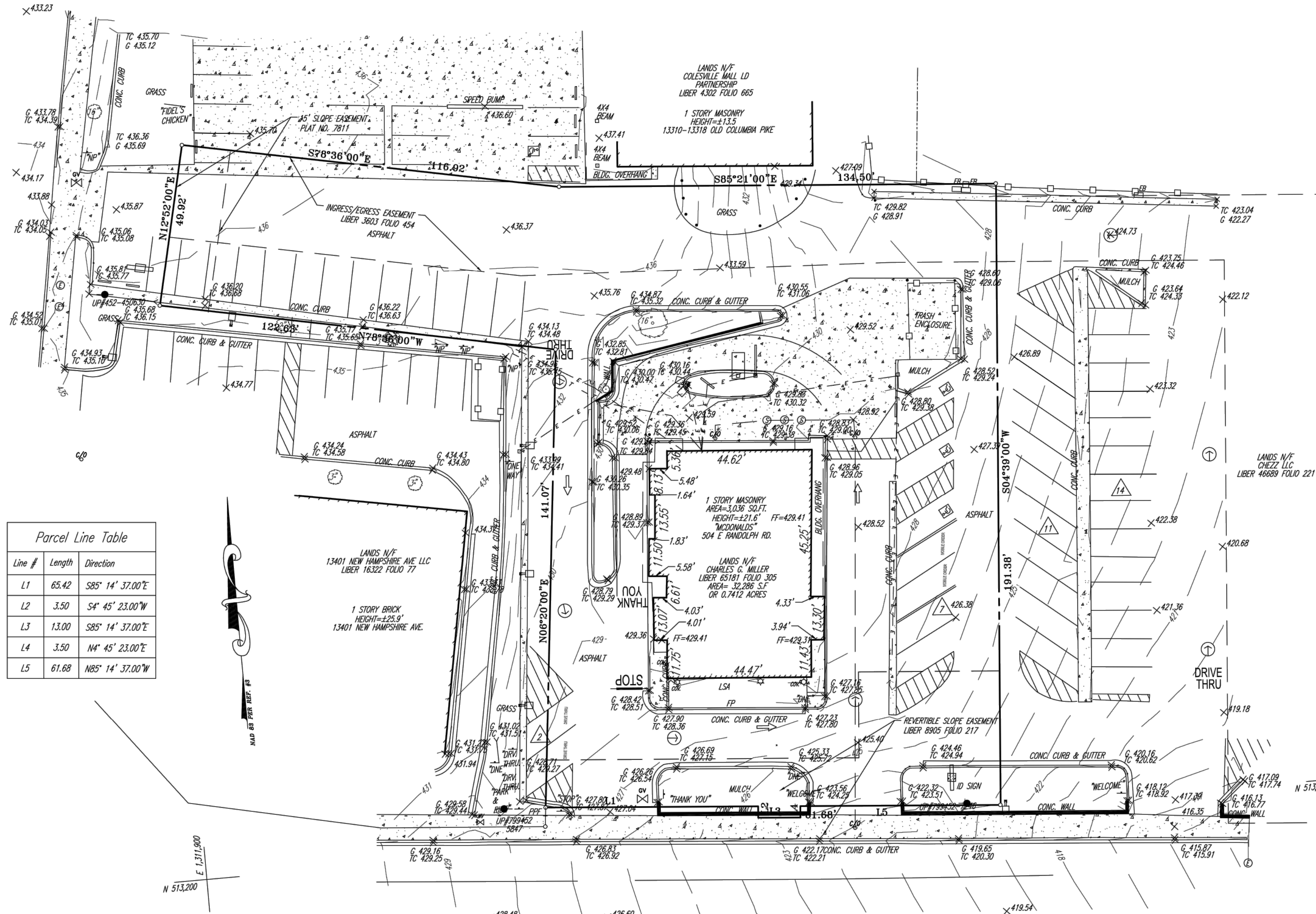
LEGEND

- × TC 262.83 TOP OF CURB ELEVATION
- × G 262.83 FLOWLINE ELEVATION
- × EP 262.83 EDGE OF PAVEMENT ELEVATION
- × 262.83 SPOT ELEVATION
- 262 — EXISTING CONTOUR
- E — APPROX. LOC. UNDERGROUND ELECTRIC
- T — APPROX. LOC. UNDERGROUND TELEPHONE
- W — APPROX. LOC. WATER LINE
- OH — OH — OVERHEAD WIRES
- O — METAL OR WOOD FENCE
- X — X — WIRE FENCE
- TRANSFORMER
- AREA LIGHT
- SIGN
- BOLLARD
- TREE (W/SIZE)
- BUSH
- TREE LINE
- GRATE INLET
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- STORM DRAIN MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- GUY WIRE
- TELEPHONE PEDESTAL
- CLEAN OUT
- DENOTES PARKING COUNT
- TITLE EXCEPTION
- BENCHMARK
- PAINTED ARROWS
- WHEEL STOP
- HANDICAP PARKING
- STOP BAR
- CODE BOX



VICINITY MAP

NEW HAMPSHIRE AVE.
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY



NOTES:
PROPERTY IS THE LANDS OF CHARLES G MILLER, AS RECORDED IN LIBER 65181 AT FOLIO 305 AND HAVING A TAX MAP ID OF 00302230 AND IS LOT P10, BLOCK 13, AS RECORDED IN PLAT NO. 8920

- AREA = 32,286 SQ. FT OR 0.7412 ACRES
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED UPON INFORMATION PROVIDED BY A FIELD SURVEY PREPARED BY GRS GROUP, LLC ON JULY 27, 2022 AND OTHER REFERENCE MATERIALS LISTED BELOW.
- THIS SURVEY IS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER PLAN REFERENCE #2).
- WATER, ELECTRIC AND OTHER UTILITIES ARE SHOWN PER MARK OUT AND FIELD LOCATION AND REFERENCED PLANS.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- ELEVATIONS ARE BASED UPON NGVD 29 AND THE MARYLAND STATE PLANE COORDINATE SYSTEM, (NAD 83/91 (2011) (EPOCH:2010.0000)), COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SURVEY TO MONUMENT DLS184 LOYR. LOYOLA R CORS ARP. THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCE COORDINATES IS 0.99995378.

REFERENCES:

- THE MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION MAPS FOR MONTGOMERY COUNTY, MARYLAND, MAP JR51.
- MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY AND INCORPORATED AREAS, PANEL 230 OF 466", MAP NUMBER 24033C 0230 E, MAP EFFECTIVE DATE SEPTEMBER 16, 2016.

EAST RANDOLPH ROAD
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

DATE	BY	REVISION

BOUNDARY AND TOPOGRAPHIC SURVEY
LANDS N/F
CHARLES G. MILLER
LIBER 65181 FOLIO 305
STILL ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
DATE: JULY 27, 2022
SCALE: 1" = 20'

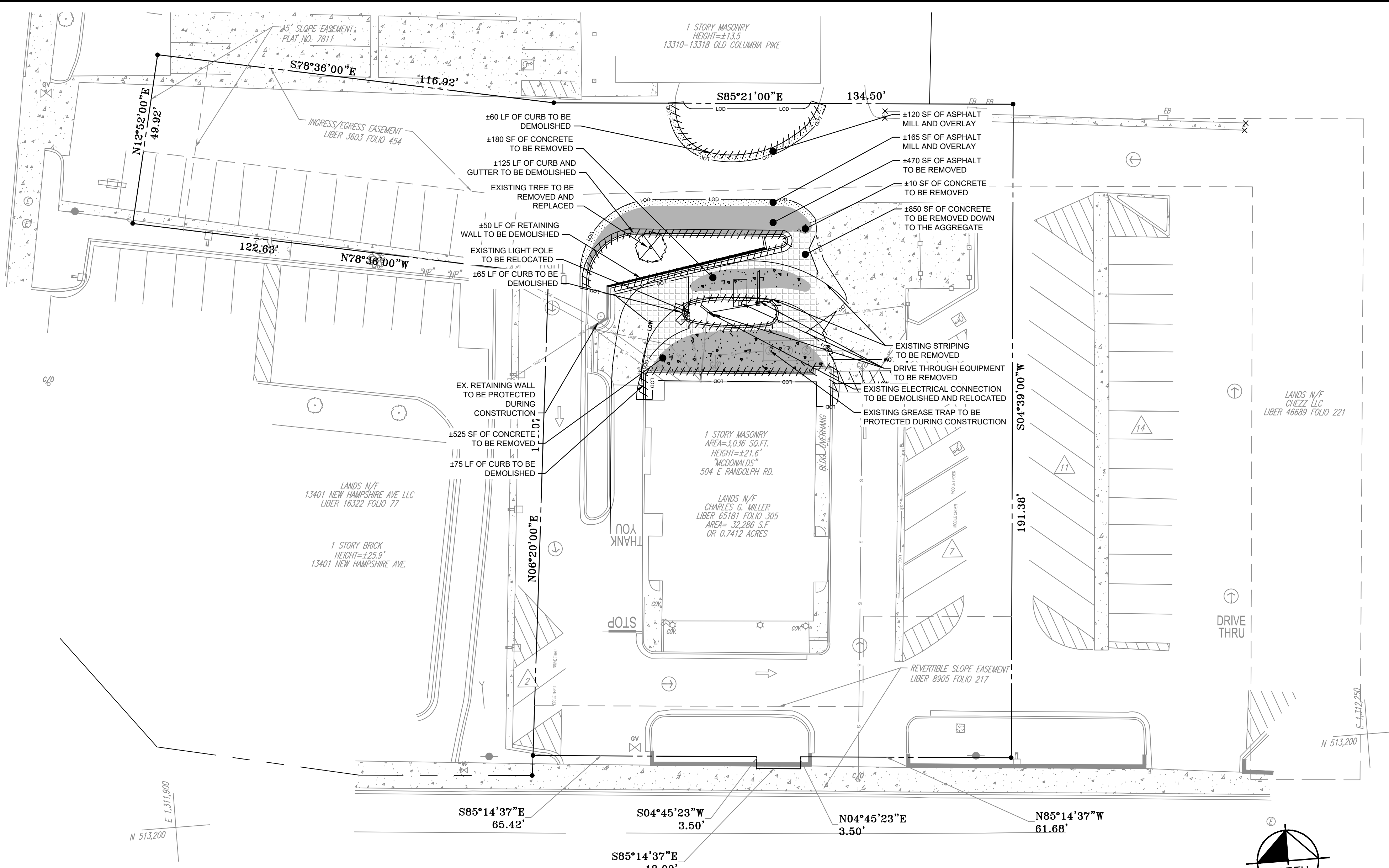
Kimley»Horn
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11400 COMMERCE PARK DRIVE, SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
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GRS GROUP, LLC
6705 DELAND COURT
SPRINGFIELD, VA 22152
TELE: 703-727-5828
FAX: 703-763-2320
email: grsgroup.llc@gmail.com

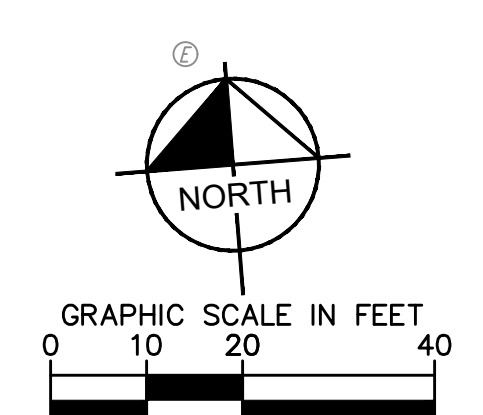
THIS "BOUNDARY AND TOPOGRAPHIC SURVEY THE LANDS OF CHARLES G. MILLER AS RECORDED IN LIBER 65181 AT FOLIO 305 WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL GROUND SURVEY; THAT THE DATA WAS OBTAINED ON JULY 27, 2022 AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA, INCLUDING METADATA MEETS THE MINIMUM STANDARD OF PRACTICE FOR BOUNDARY AND TOPOGRAPHIC SURVEYS IN ACCORDANCE WITH COMAR 09.13.06.03 AND 04.

Kevin I. Steinhilber
KEVIN I. STEINHILBER
MARYLAND REGISTERED PROPERTY LINE SURVEYOR NO. 88
EXPIRES 03/07/2024
JULY 31, 2022
DATE

Plotted By: Reiss, Daniel Sheet: KHA Layout: DEMOLITION AND EROSION CONTROL PLAN January 09, 2023 01:28:58pm. Kimley-Horn.com: kwhz: NVA CMV1103688 mcdonalds110368051 mcdonalds - silver spring (mcdonalds) mcdonalds C-100 DEMOLITION PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



EAST RANDOLPH ROAD
 VARIABLE WIDTH RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY



LEGEND

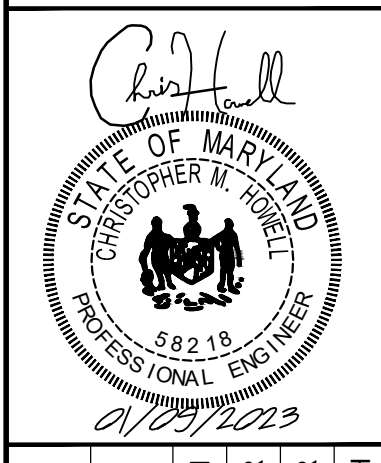
	PROPERTY LINE
	LOD
	LOW
	LIMITS OF DISTURBANCE (3,670 SF)
	LIMITS OF WORK
	LIMITS OF ITEM TO BE REMOVED
	SAWCUT LINE
	MILL AND OVERLAY
	FULL DEPTH ASPHALT REMOVAL
	PARTIAL DEPTH CONCRETE REMOVAL (REMOVAL TO TOP OF AGGREGATE LAYER)
	CONCRETE REMOVAL

- DEMOLITION NOTES**
- THIS DEMOLITION PLAN IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION AND FOR THE DEMOLITION, REMOVAL, OR RELOCATION OF ITEMS IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
 - THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
 - CONTRACTOR IS TO RESTORE ALL OFF-SITE DISTURBED AREAS TO EXISTING CONDITIONS AFTER CONSTRUCTION.
 - LOCATIONS OF EXISTING UTILITIES ARE FOR REFERENCE ONLY. CONTRACTOR IS TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT THE SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
 - DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF THE UTILITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
 - PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF DIFFERENT FROM CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
 - THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
 - DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER / OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
 - ANY PAVEMENT REPLACEMENT WITHIN THE ROW SHALL MATCH THE EXISTING PAVEMENT SECTION.
 - FOR ALL UTILITIES TO BE RELOCATED, THE SERVICE SHALL NOT BE INTERRUPTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER.
 - CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
 - EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 58218
 EXPIRATION DATE 09/13/2023

No.	REVISIONS	DATE

Kimley-Horn
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 WWW.KIMLEY-HORN.COM

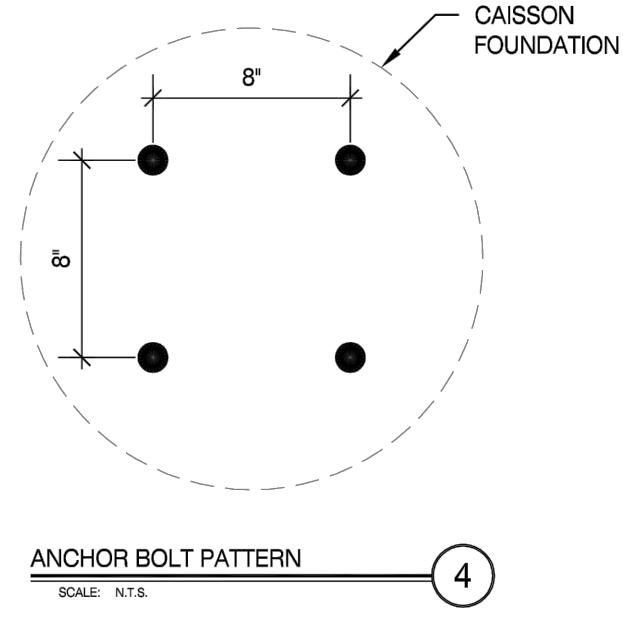
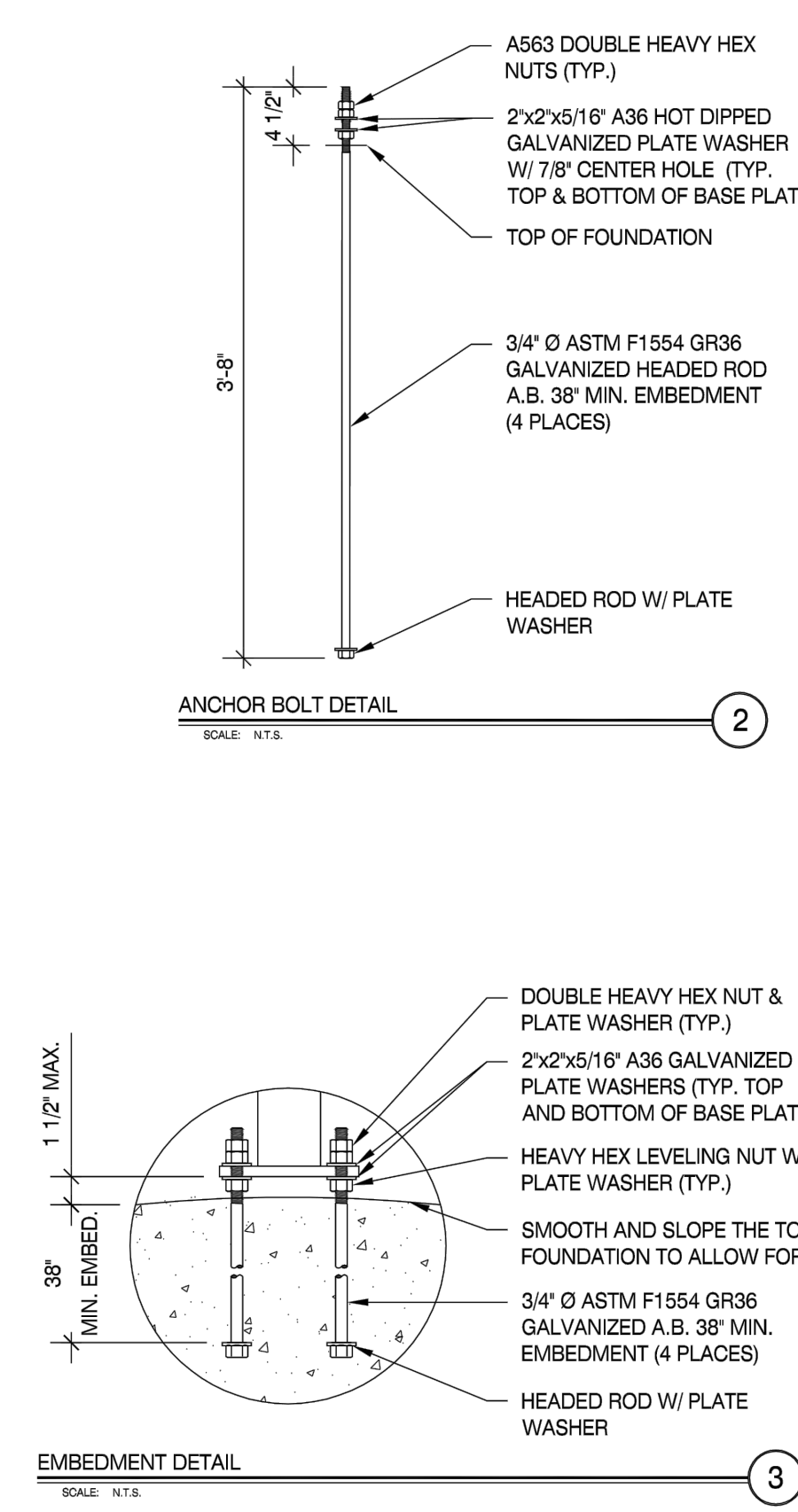
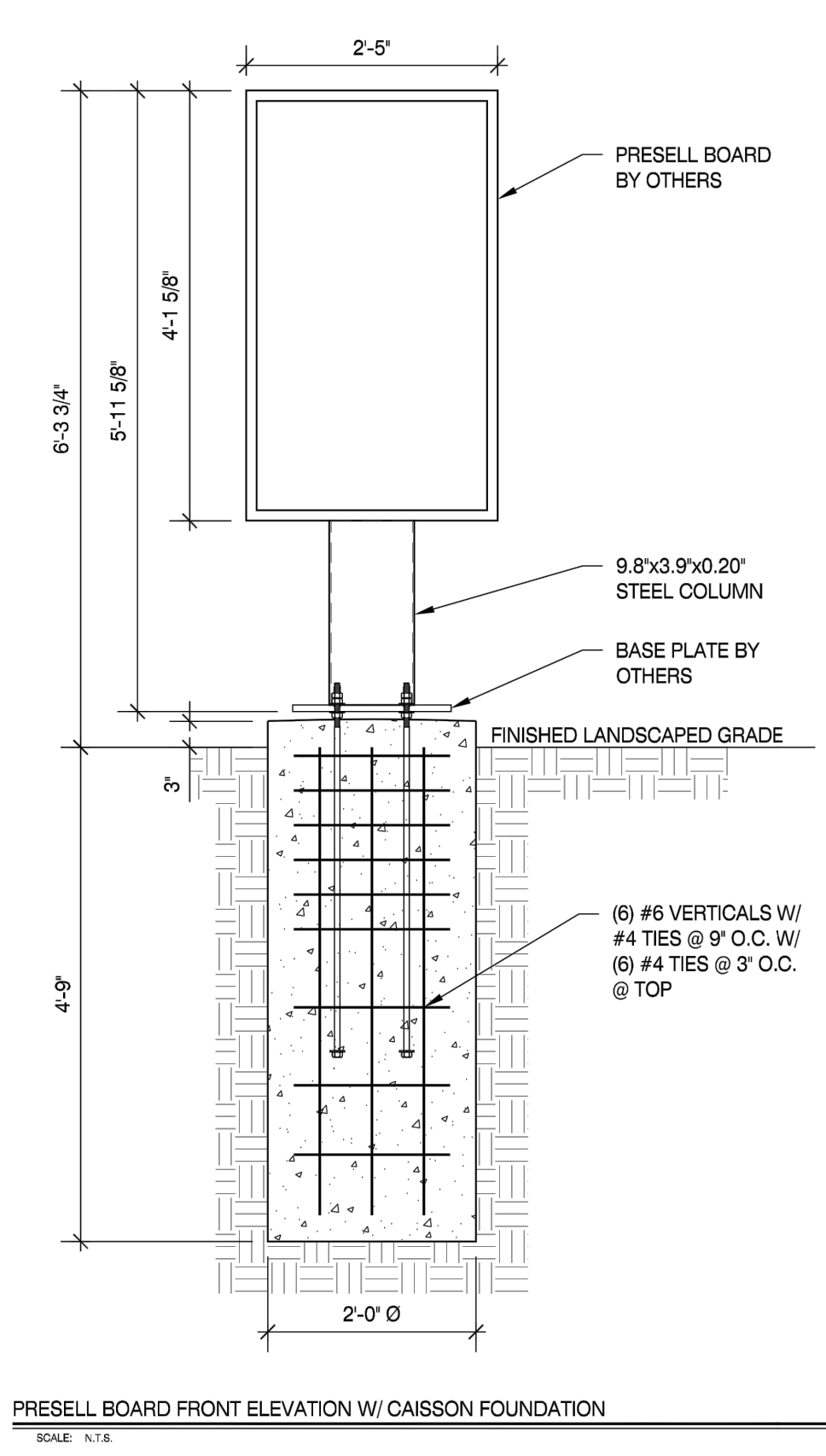


KHA PROJECT	110368051
DATE	01/09/2023
SCALE	AS SHOWN
DESIGNED BY	DIR
DRAWN BY	DIR
CHECKED BY	CMH

DEMOLITION PLAN

190039
 SILVER SPRING RANDOLPH
 PREPARED FOR
 MCDONALD'S CORPORATION
 MONTGOMERY COUNTY MARYLAND

CALL 48 HOURS BEFORE YOU DIG
811
 IT'S THE LAW!
 DIAL 811
 Know what's below. Call before you dig.



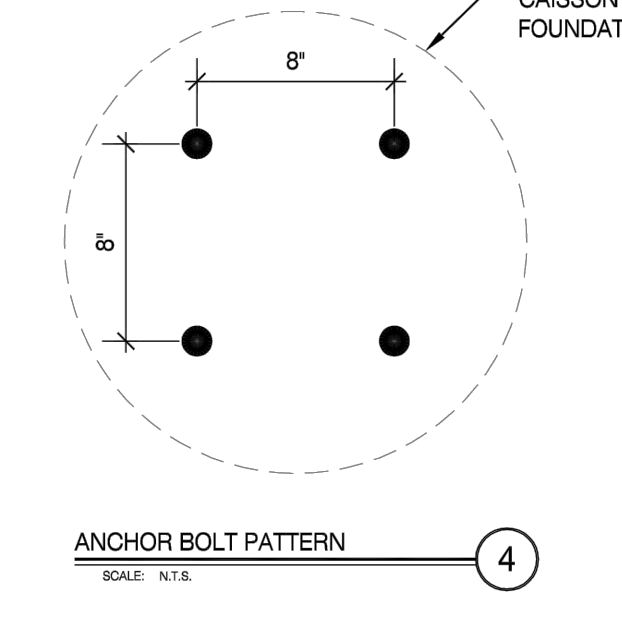
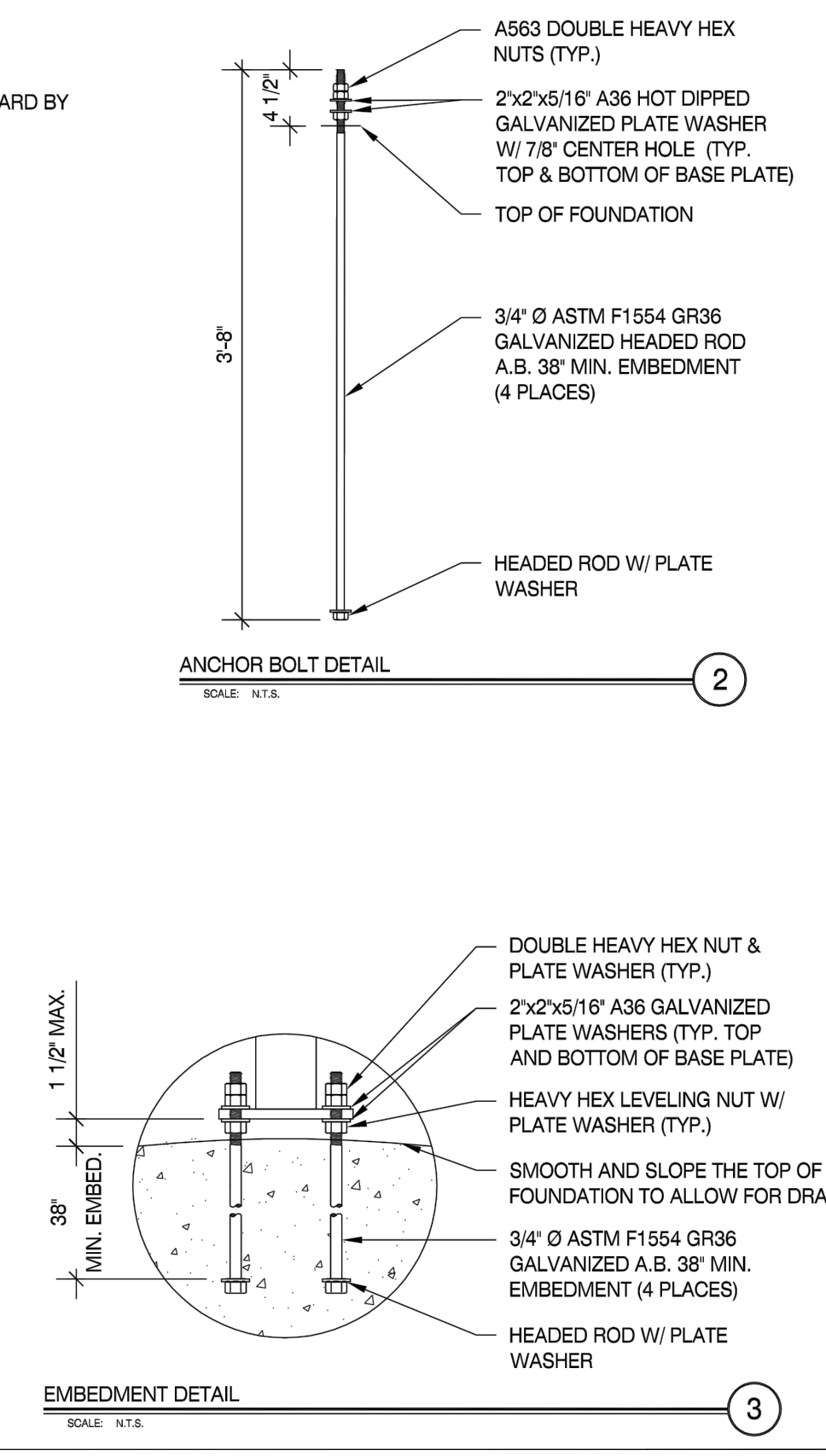
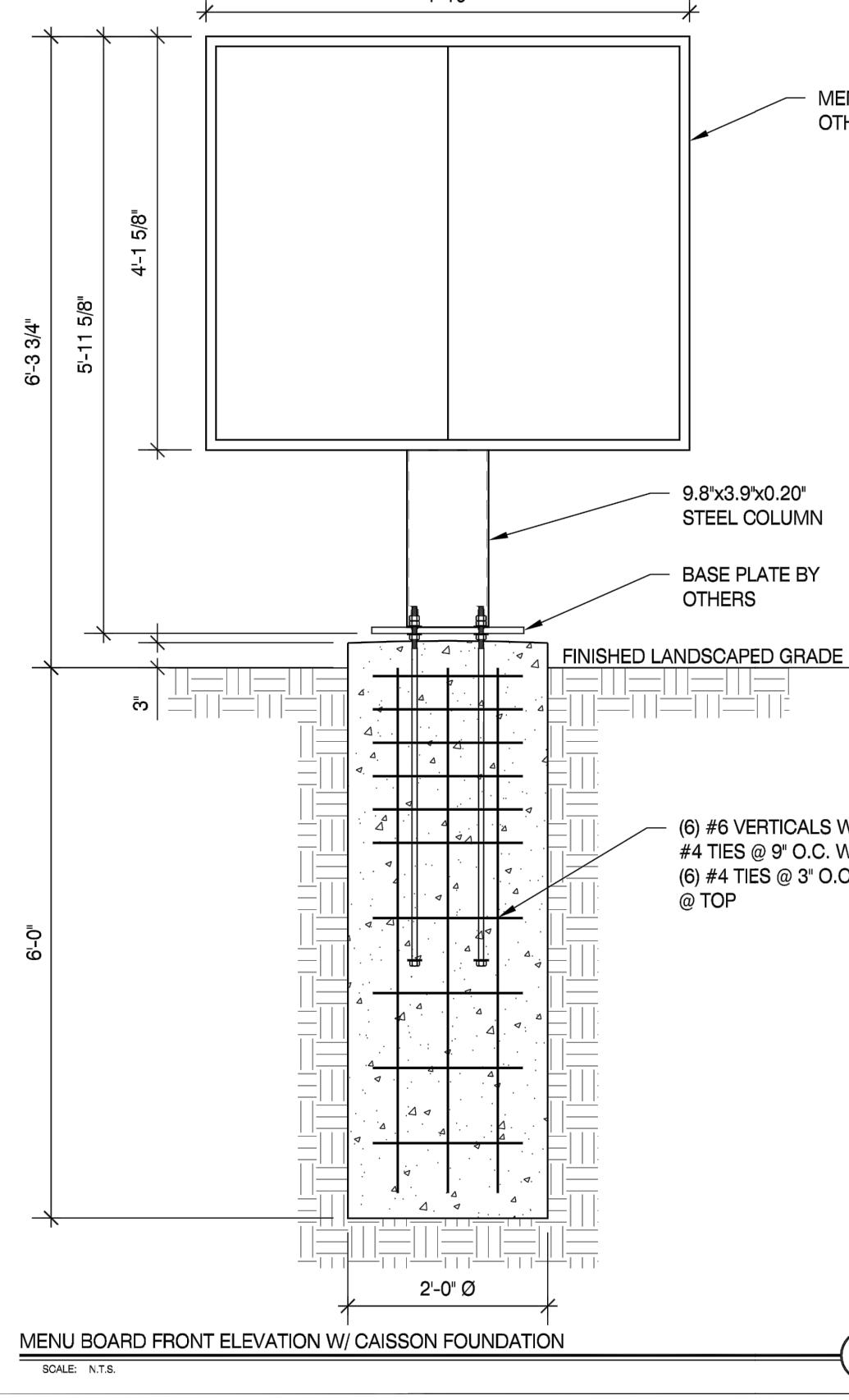
PRESELL BOARD FRONT ELEVATION W/ CAISSON FOUNDATION
SCALE: N.T.S.

ANCHOR BOLT DETAIL
SCALE: N.T.S.

ANCHOR BOLT PATTERN
SCALE: N.T.S.

PRE-SELL BOARDS
Scale: N.T.S.

HIGH WIND LOAD



MENU BOARD FRONT ELEVATION W/ CAISSON FOUNDATION
SCALE: N.T.S.

ANCHOR BOLT DETAIL
SCALE: N.T.S.

ANCHOR BOLT PATTERN
SCALE: N.T.S.

MENU BOARDS
Scale: N.T.S.

HIGH WIND LOAD

- * CLIENT - PERSONA
- * 2018 / 2015 / 2012 IBC
- * RISK CATEGORY II
- * 180 MPH WIND SPEED, EXP. C
- * (1) POLE, (1) FOOTING

- GENERAL NOTES:**
1. SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAIL AND DIMENSIONS.
 2. SIGN CABINET AND CONNECTION BY PERSONA.
 3. ANCHOR BOLTS, NUTS & WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM SIGNLIGHTING MANUFACTURER.
 4. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF THE POLE.

- * CLIENT - PERSONA
- * 2018 / 2015 / 2012 IBC
- * RISK CATEGORY II
- * 180 MPH WIND SPEED, EXP. C
- * (1) POLE, (1) FOOTING

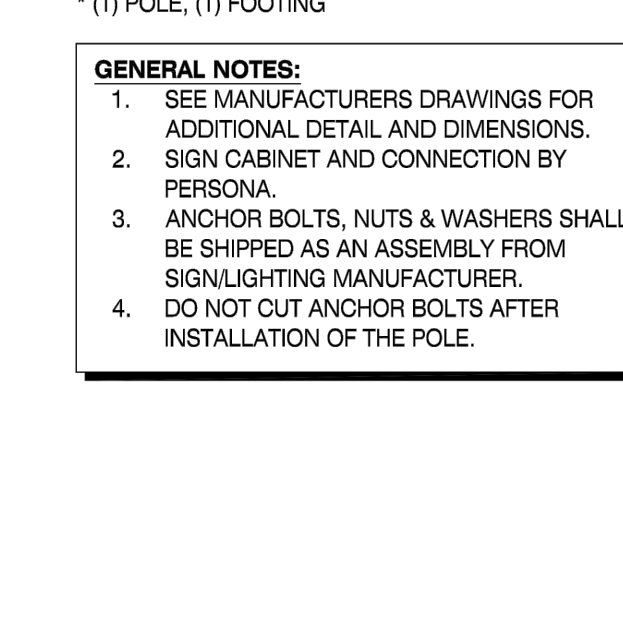
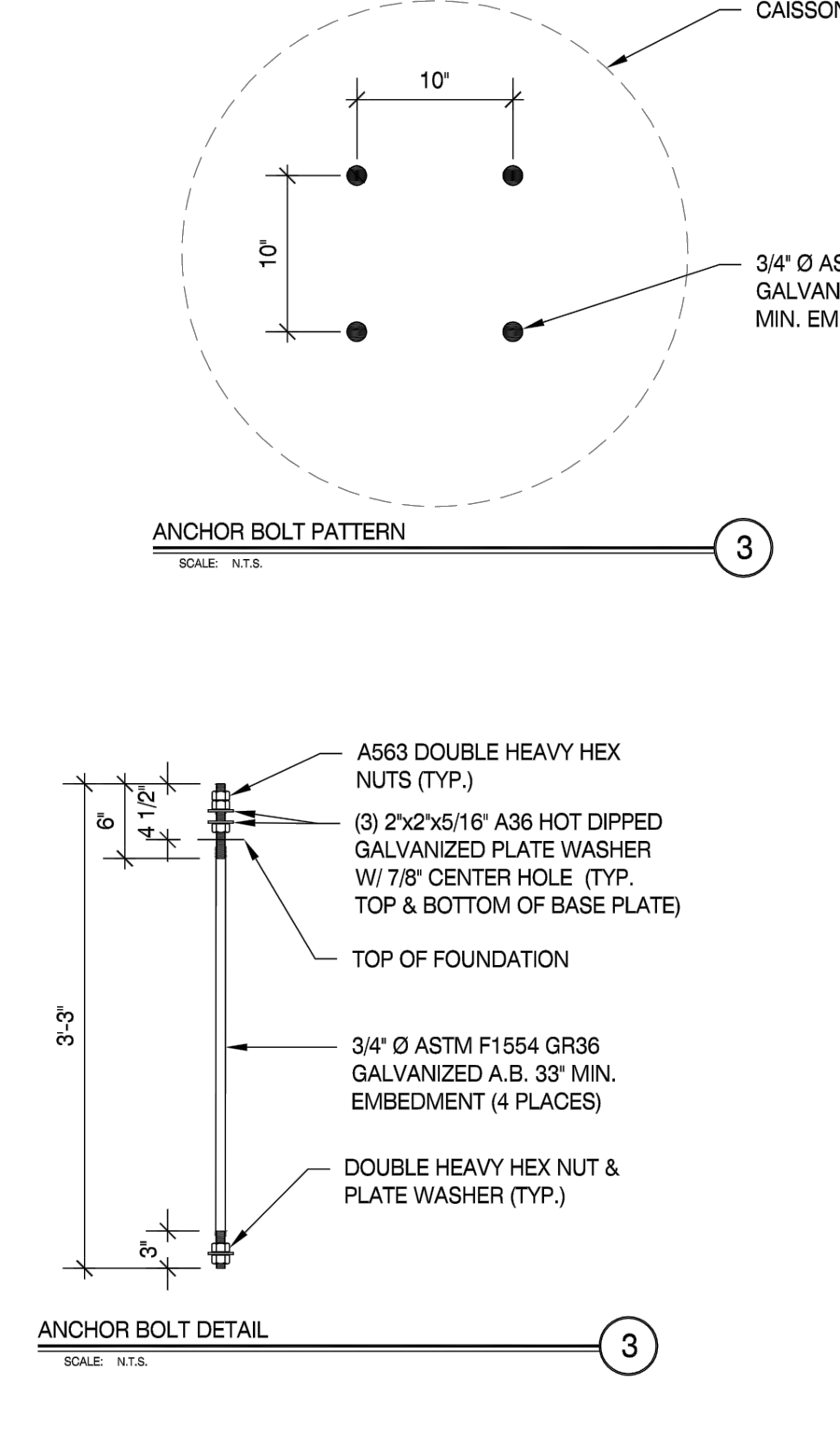
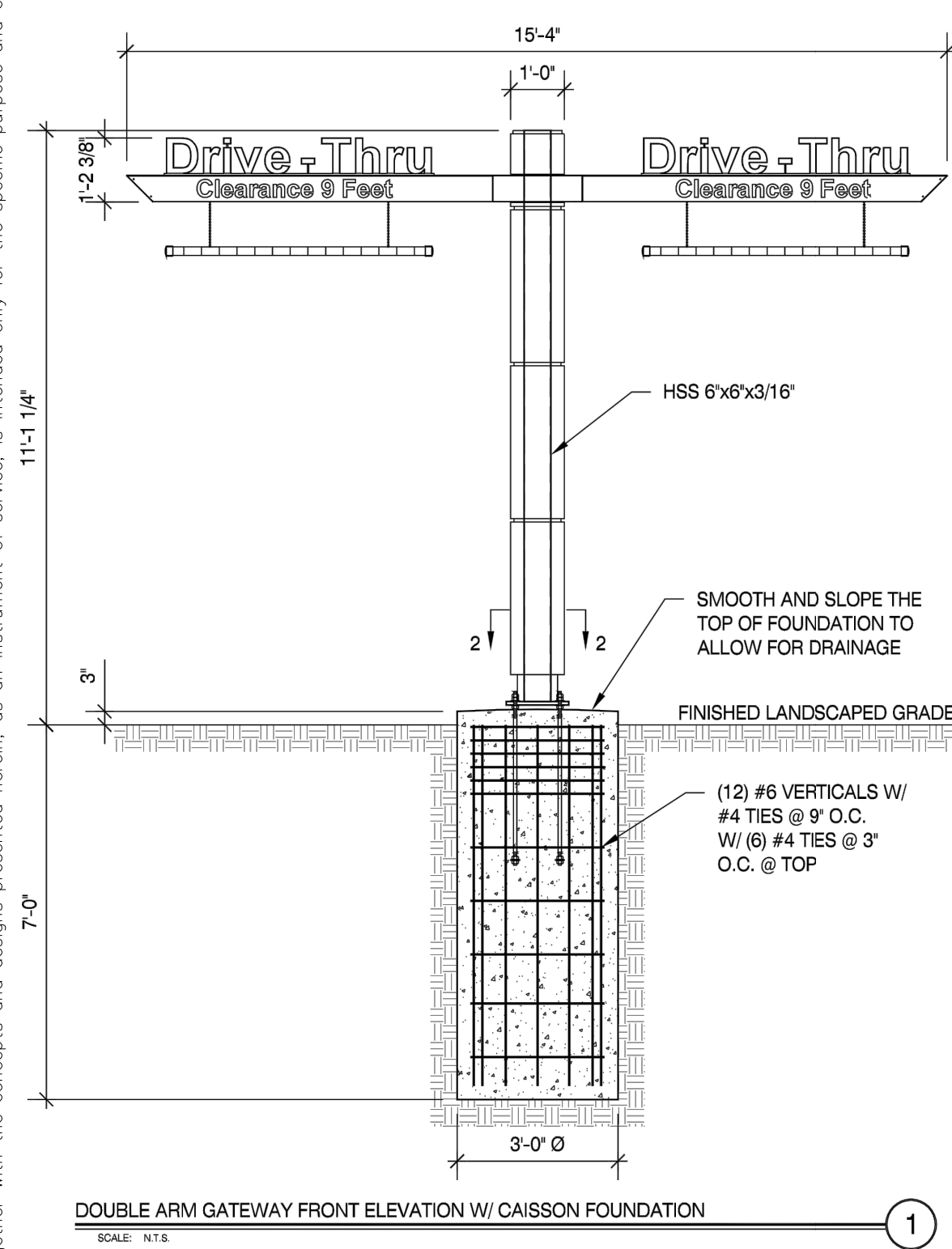
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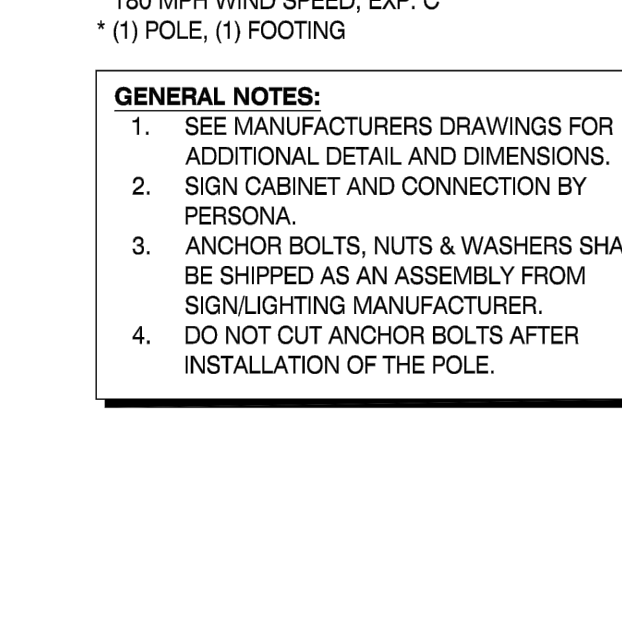
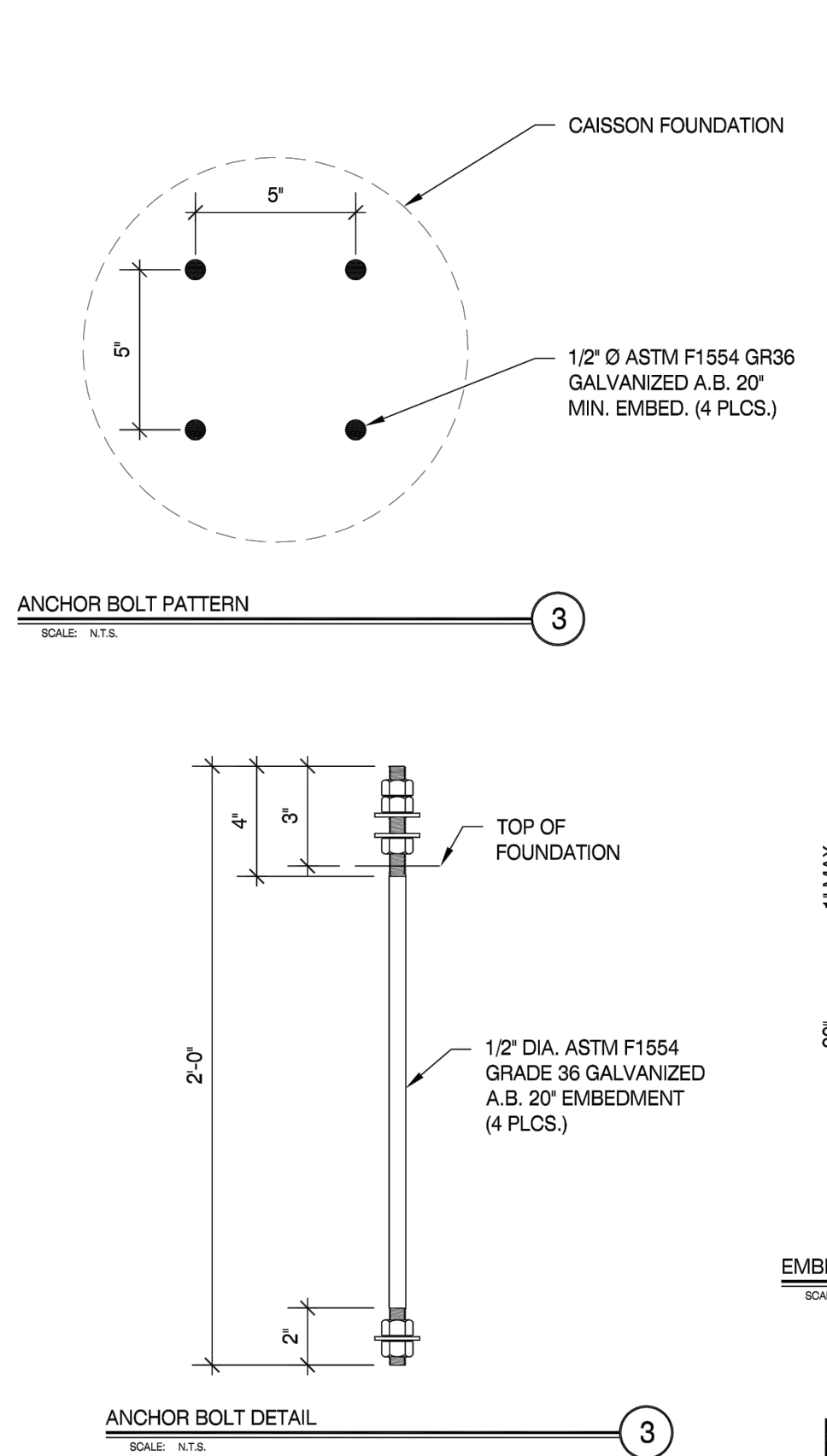
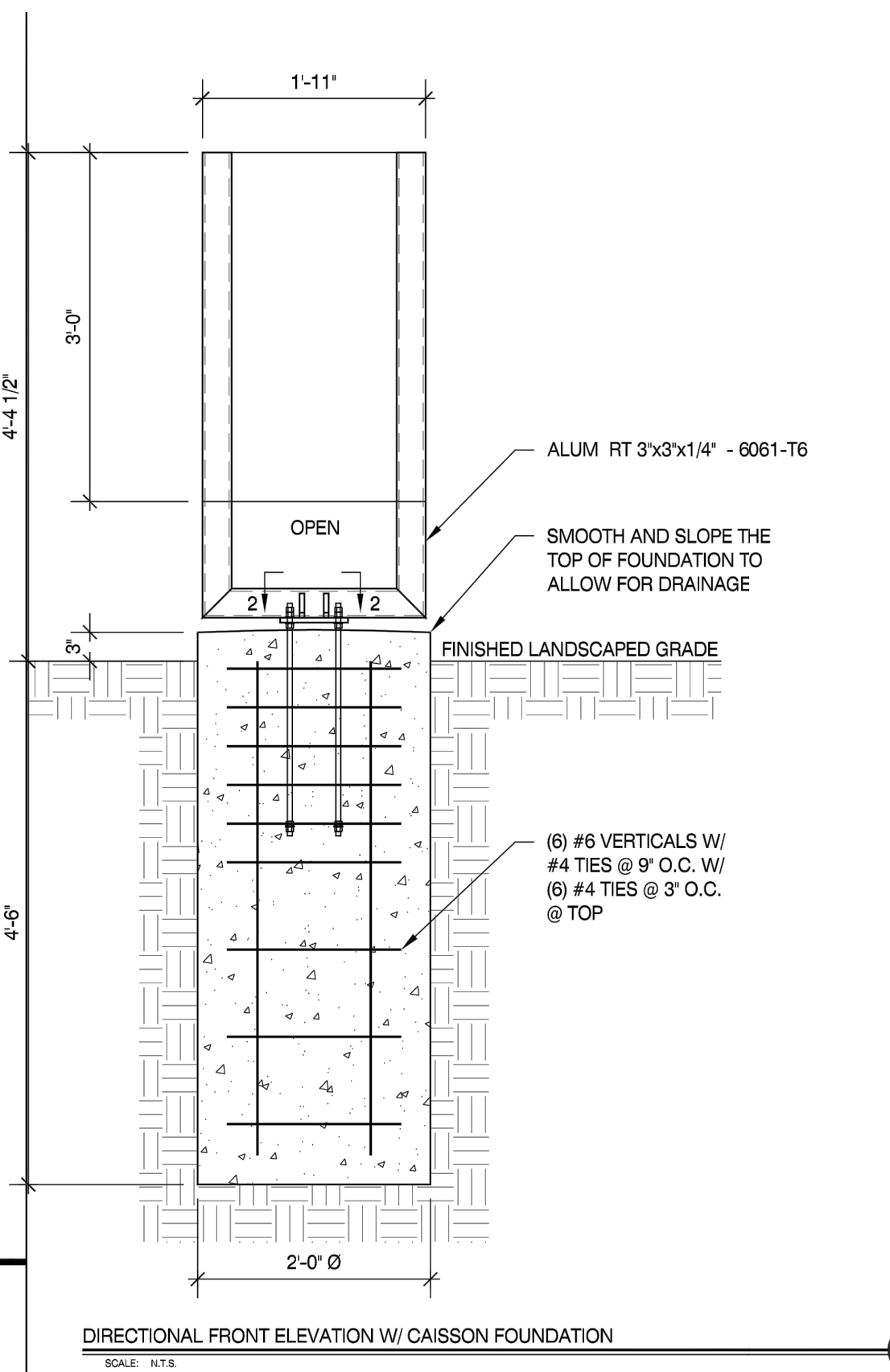
DOUBLE ARM GATEWAY FRONT ELEVATION W/ CAISSON FOUNDATION
SCALE: N.T.S.

ANCHOR BOLT DETAIL
SCALE: N.T.S.

ANCHOR BOLT PATTERN
SCALE: N.T.S.

DOUBLE ARM GATEWAY
Scale: N.T.S.

HIGH WIND LOAD



DIRECTIONAL FRONT ELEVATION W/ CAISSON FOUNDATION
SCALE: N.T.S.

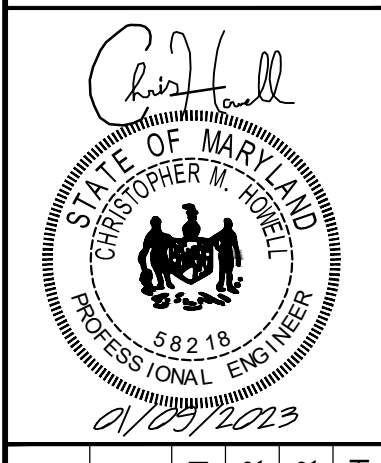
ANCHOR BOLT DETAIL
SCALE: N.T.S.

ANCHOR BOLT PATTERN
SCALE: N.T.S.

DIRECTIONAL SIGN
Scale: N.T.S.

HIGH WIND LOAD

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LICENSE NO. 58218
EXPIRATION DATE: 09/13/2023



KHA PROJECT	110368051
DATE	01/09/2023
DESIGNED BY	AS SHOWN
DRAWN BY	DJR
CHECKED BY	CMH

CONSTRUCTION DETAILS

190039
SILVER SPRING RANDOLPH
PREPARED FOR
MCDONALD'S CORPORATION
MONTGOMERY COUNTY
MARYLAND

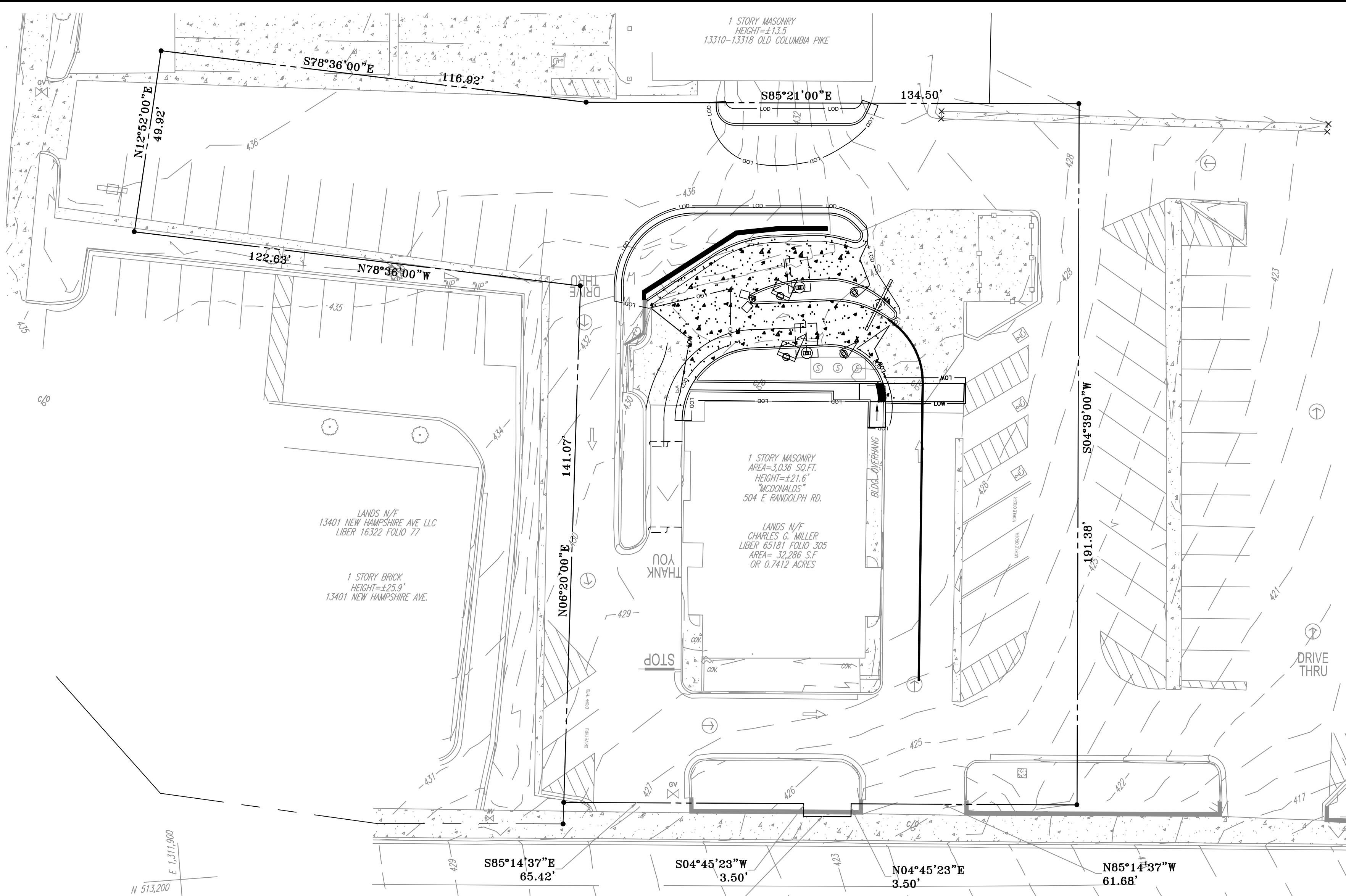
SHEET NUMBER
C-251

NO.	REVISIONS	DATE	BY

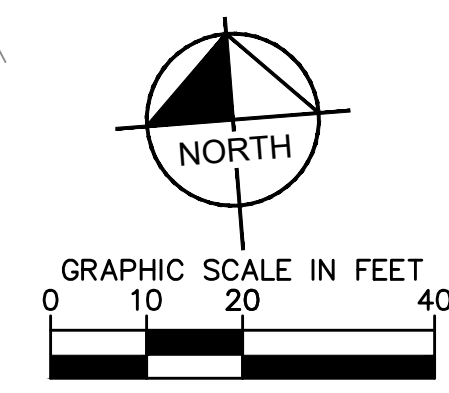
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PHONE: 703-674-1300 FAX: 703-674-1350
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Plotted By: Resse, Daniel Sheet Set: KHA Layout SITE DETAILS January 09, 2023 01:29:23pm Kimley-Horn.com User: rva21nva CIVIL 10368 McDonalDs 110368051.mcdonalds - silver spring (randolph) mcdonalds\c250 CONSTRUCTION DETAILS.dwg
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Plotted By: Reiss, Daniel Sheet: Sct:Kha Layout: C-300 SITE PLAN January 09, 2023 01:28:47 PM Kimley-Horn.com user: nva21nva CIVIL10388 mcdonalds110388051 mcdonalds - silver spring (mcdonh) mcdonalds\c300 GRADING PLAN.dwg
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EAST RANDOLPH ROAD
 VARIABLE WIDTH RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY



LEGEND

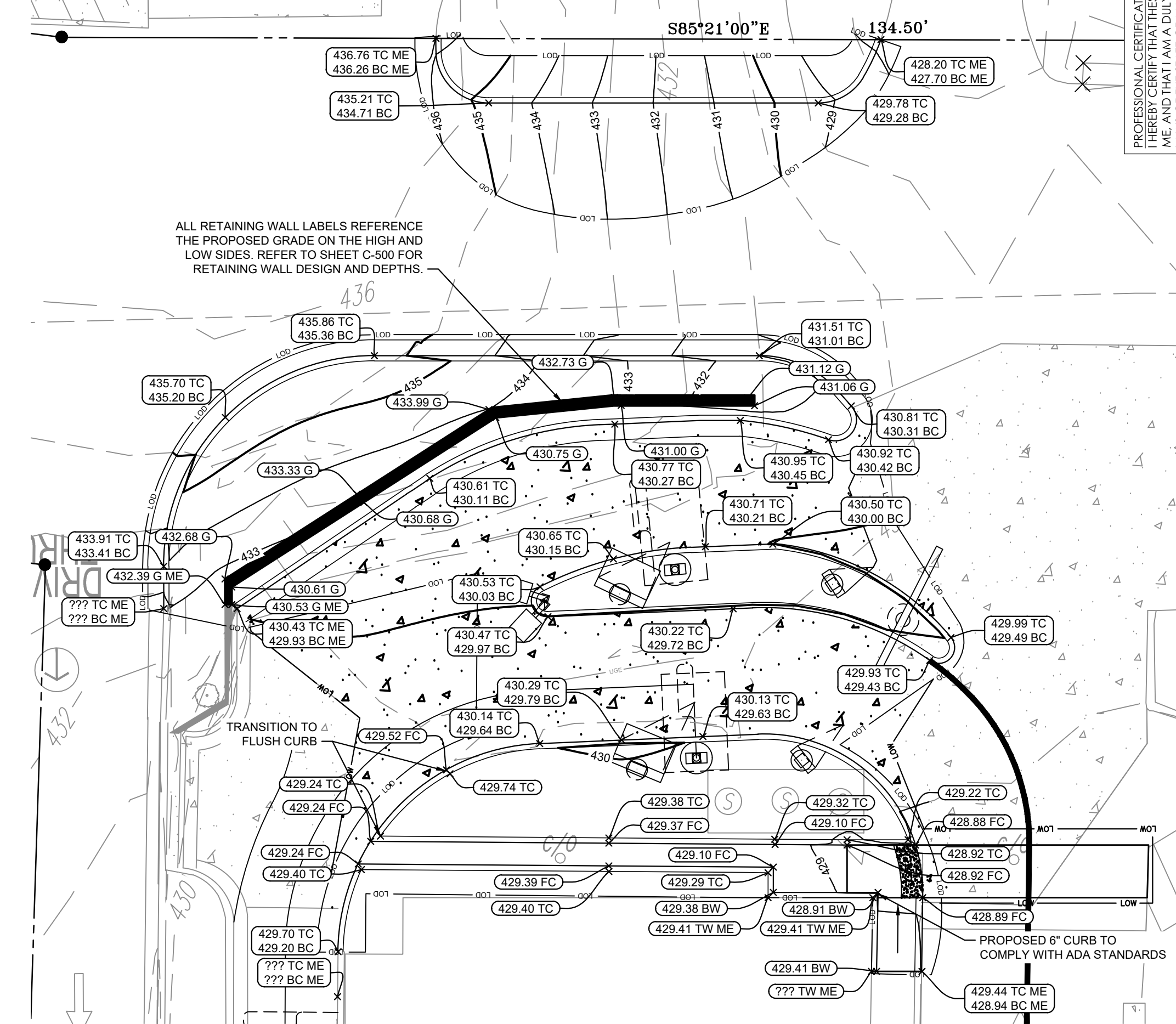
	PROPERTY LINE
	LIMITS OF DISTURBANCE (3,670 SF)
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SLOPE
	PROPOSED SPOT ELEVATION
	PROPOSED RIDGE

SPOT ELEVATION LEGEND

ME	MATCH EXISTING
LP	LOW POINT
FFE	FINISHED FLOOR ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB
FC	FACE OF CURB
G	FINISHED GRADE

(UNLABELED SPOT ELEVATIONS ARE ASSUMED TO BE AT THE FLOWLINE)

- NOTES**
- CONTRACTOR TO MATCH EXISTING GRADES AT LIMITS OF DISTURBANCE.
 - IN PAVED AREAS DESIGNATED AS "ADA ROUTES", CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL (RUNNING) SLOPE SHALL NOT EXCEED 5%. IN TURNING OR LANDING AREAS, SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION.

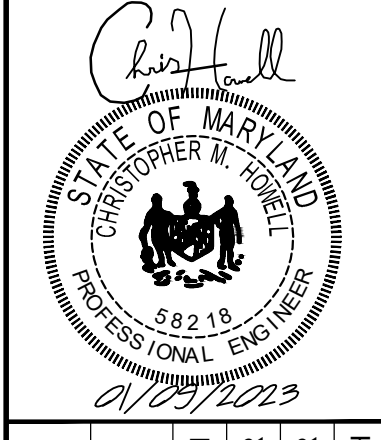


GRADING DETAIL
 SCALE: 1" = 10'

PROFESSIONAL CERTIFICATION
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 LICENSE NO. 58218
 EXPIRATION DATE 09/13/2023

NO.	REVISIONS	DATE

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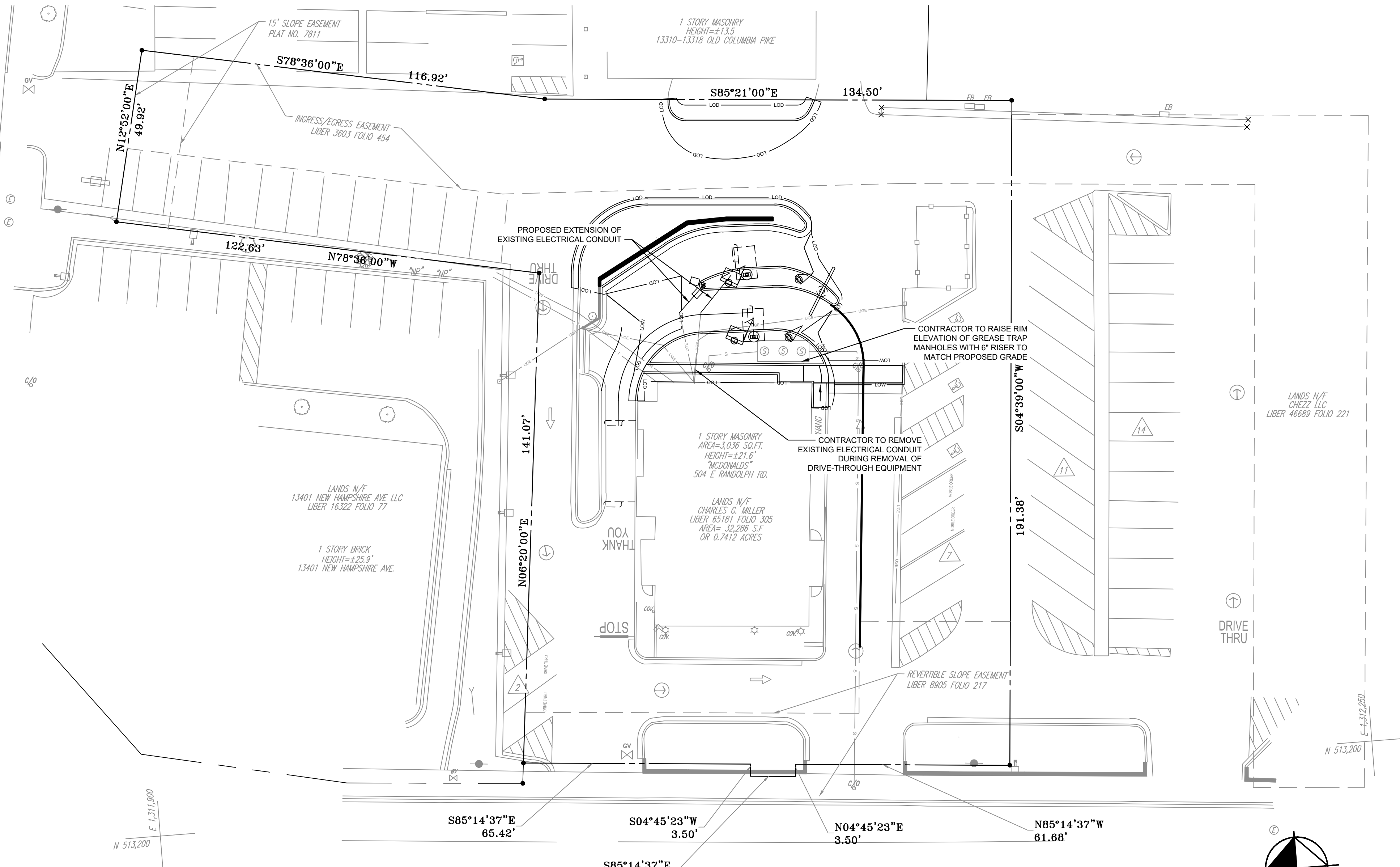


RHA PROJECT	110368051
DATE	01/09/2023
SCALE	AS SHOWN
DESIGNED BY	DJR
DRAWN BY	DJR
CHECKED BY	CMH

GRADING PLAN

190039
 SILVER SPRING RANDOLPH
 PREPARED FOR
 MCDONALD'S CORPORATION
 MONTGOMERY COUNTY MARYLAND

CALL 48 HOURS BEFORE YOU DIG
811
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.



UTILITY LEGEND

T	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND WATER LINE
G	UNDERGROUND GAS LINE
UGE	UNDERGROUND ELECTRIC LINE
⊙	SANITARY SEWER MANHOLE
⊗	UNDERGROUND SANITARY SEWER PIPE
⊕	STORM MANHOLE
---	UNDERGROUND STORM PIPE

- UTILITY NOTES**
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS
 - ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR AS BEEN NOTIFIED BY THE ENGINEER.
 - CONTRACTOR TO CALL 811 TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING ANY MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH A NOTIFICATION. HENRICO COUNTY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLAN.
 - CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
 - LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE.

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LICENSE NO. 58218, STATE OF MARYLAND.
 EXPIRATION DATE 09/13/2023

No.	REVISIONS	DATE	BY

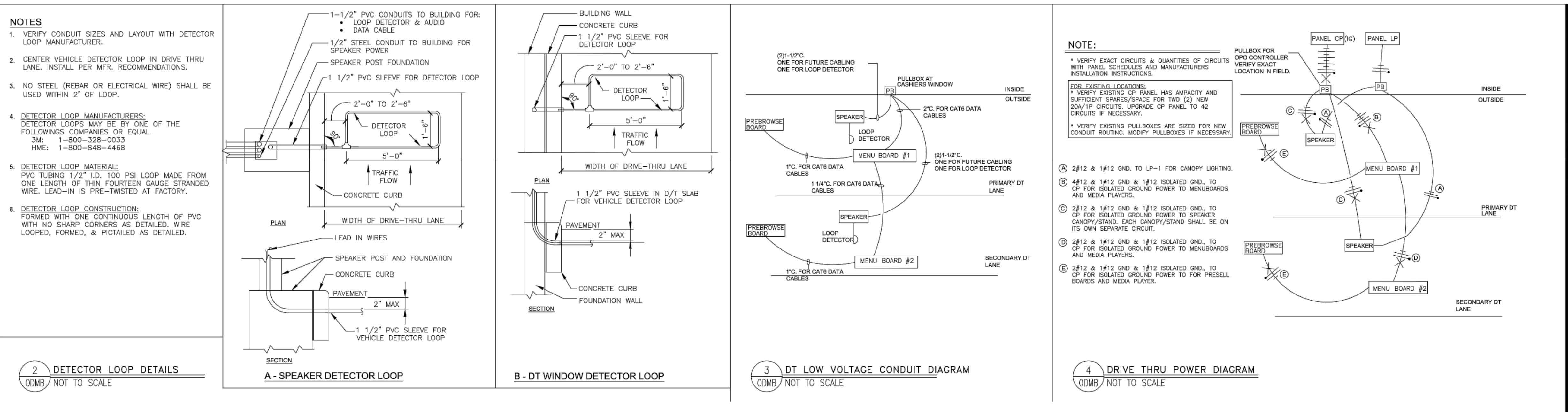
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KHA PROJECT	110368051
DATE	01/09/2023
SCALE	AS SHOWN
DESIGNED BY	DJR
DRAWN BY	DJR
CHECKED BY	CMH

UTILITY PLAN

190039
 SILVER SPRING RANDOLPH
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 MONTGOMERY COUNTY
 MARYLAND



CALL 48 HOURS BEFORE YOU DIG
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 Know what's below. Call before you dig.

Plotted By: Reese, Daniel Sheet Set: KHA Layout: C-400 January 09, 2023 01:29:54pm
 W:\mykimley\hork\110368051\110368051.mcd\plan\sheet\C-400 UTILITY PLAN.dwg
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GENERAL NOTES:

- 1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
2. IT MUST BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE THROUGHOUT THE DURATION OF THE PROJECT.
3. NOTIFY THE ENGINEER IMMEDIATELY OF ANY EXISTING FOUNDATION CONDITIONS OR DETAILS THAT ARE IN CONFLICT WITH THOSE INDICATED AS SHOWN IN THE DRAWINGS.
4. REFER TO THE ENGINEER FOR INSTRUCTION FOR ANY DIMENSION NOT GIVEN ON DRAWINGS.
5. SEE CIVIL SHEETS FOR WALL EXTENTS, TOP OF WALL ELEVATIONS, BOTTOM OF WALL ELEVATIONS, SITE FEATURES, UNDERGROUND UTILITIES AND SITE WORK LOCATIONS.
6. CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK.
7. CONTRACTOR MUST PROVIDE CONTINUOUS CONTROL OF SURFACE AND UNDERGROUND WATER AS REQUIRED DURING CONSTRUCTION SUCH THAT THE WORK IS DONE IN DRY SOIL CONDITIONS.
8. THE FOLLOWING ITEMS WERE ADDRESSED AS PART OF THE RETAINING WALL DESIGN CALCULATIONS:
- ROTATION OF THE WALL
- SLIDING OF THE WALL
- GLOBAL STABILITY OF THE WALL
- FROST DEPTH

FOUNDATIONS:

- 1. CONTRACTOR MUST ENGAGE A GEOTECHNICAL TESTING LABORATORY LICENSED IN THE STATE OF THE PROJECT TO CONFIRM SOIL PREPARATION AND SPECIFY PROCEDURES AND SPECIFY COMPACTION REQUIREMENTS NECESSARY TO OBTAIN THE DESIGN SOIL PROPERTIES.
2. A GEOTECHNICAL REPORT WAS NOT PROVIDED. A USGS SOILS REPORT WAS PREPARED ON 09/08/2022 SHOWING CL RATED SOIL ON THE PROPERTY.
3. SOIL FOR SUPPORT OF FOUNDATIONS MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER AT THE TIME OF EXCAVATION AND GRADING.
4. THE NEW SOILS PROPERTIES TO BE UTILIZED AS BACKFILL WAS PROVIDED BY THE GEOTECHNICAL REPORT.
5. ALL FILL AND BACKFILL MATERIALS PROPOSED FOR USE SHOULD BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THEIR PLACEMENT ON SITE.
6. RETAINING WALL MUST NOT BE BACKFILLED WITHOUT ADEQUATE BRACING UNTIL WALLS HAVE REACHED 100% OF SPECIFIED CONCRETE STRENGTH AND 2'-0" MINIMUM FILL OVER THE TOE.
7. EXCAVATION SHORING MUST BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. HEAVY EQUIPMENT FOR SPREADING AND COMPACTING BACKFILL MUST NOT BE OPERATED CLOSER TO WALL THAN A DISTANCE EQUAL TO THE HEIGHT OF BACKFILL ABOVE TOP OF WALL FOOTING.

CAST-IN-PLACE CONCRETE:

- 1. READY-MIX CONCRETE WORK MUST CONFORM TO ASTM C94.
2. STRUCTURAL CONCRETE MATERIALS MUST CONFORM TO THE FOLLOWING:
a. TYPE II PORTLAND CEMENT - ASTM C150
b. AGGREGATES (3/4" MAX.) - ASTM C33
c. AIR ENTRAINING (6%) - ASTM C260
d. WATER REDUCING - ASTM C494
e. FLY ASH (MAX 25% BY WEIGHT), TYPE F - ASTM C618
f. WATER - CLEAN AND POTABLE
g. REINFORCING STEEL - ASTM A615 GRADE 60
h. GROUT MUST BE NON-SHRINK, NON-METALLIC
i. USE OF CALCIUM CHLORIDE IS NOT PERMITTED
j. REFER TO TABLE 26.4.2.2(B) OF ACI318-14
3. STRUCTURAL CONCRETE MIX MUST CONFORM TO THE FOLLOWING:
a. CONCRETE MIXES AND EXPOSURE CLASS ACCORDING TO ACI 318:
1. RETAINING WALL 5,000 PSI CLASS F3
b. MAXIMUM WATER-TO-CEMENT RATIO: 0.40
4. REQUIRED SLUMP: 2" TO 4" (BEFORE ADDITION OF SUPERPLASTICIZER)
5. ALL CONCRETE MATERIALS, PLACING AND HANDLING MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318 AND ACI 301.
6. SUBMITTALS:
a. DETAILED SHOP DRAWINGS OF REINFORCING BARS SHOWING NUMBER, SIZE, AND LOCATION. INCLUDED BAR LISTS AND BEND DIAGRAMS.
b. MIX DESIGNS FOR EACH TYPE OF CONCRETE SPECIFIED MUST BE SUBMITTED FOR APPROVAL.
c. PRODUCT DATA AND MATERIAL CERTIFICATES.
7. CONCRETE MUST BE PLACED WITHIN 90 MINUTES OF BATCH TIME.
8. ALL CONCRETE MUST BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATORS.
9. CAST-IN-PLACE CONCRETE MUST BE CONTINUOUSLY CURED FOR 7 DAYS FOLLOWING INITIAL SET.
10. CONCRETE MUST BE CURED IMMEDIATELY AFTER FINISHING OPERATIONS IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS:
a. APPLY A LIQUID MEMBRANE FORMING CHEMICAL CURING COMPOUND IN ACCORDANCE WITH ASTM C309.
b. WET CURE IN ACCORDANCE WITH ACI 301.

CAST-IN-PLACE CONCRETE (CONT.)

- 11. REMOVE LIQUID MEMBRANE FORMING CHEMICAL CURING COMPOUND AFTER CURING PERIOD HAS ELAPSED.
12. ALL EXPOSED CONCRETE MUST HAVE A RUBBED SURFACE FINISH.
13. DETAILING OF REBAR MUST BE IN ACCORDANCE WITH THE LATEST REVISION OF THE ACI DETAILING MANUAL AND CONCRETE REINFORCING INSTITUTE'S LATEST EDITION OF "MANUAL OF STANDARD PRACTICE".
14. ALL DIMENSIONS PERTAINING TO LOCATION OF REINFORCING BARS ARE TO CENTERLINE OF BARS EXCEPT WHERE THE CLEAR DIMENSION IS SHOWN TO FACE OF CONCRETE.
15. REINFORCEMENT DETAIL DIMENSIONS MUST BE OUT-TO-OUT OF BARS.
16. ACI STANDARD HOOKS MUST BE USED UNLESS OTHERWISE NOTED.
17. ALL CONTINUOUS BARS MUST HAVE CLASS "B" TENSION LAP SPLICES.
18. ALL LAP AND SPLICE LENGTHS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318 AND CRSI STANDARD PRACTICES.
19. PROVIDE 3" CONCRETE COVER OVER REINFORCING BARS EXCEPT AS OTHERWISE NOTED.
20. BARS MUST BE FIELD TIED. WELDING IS NOT PERMITTED.
21. SUPPORT REINFORCEMENT IN ITS PROPER LOCATION FROM THE FORMWORK DURING CONCRETE OPERATION.
22. BAR SUPPORTS, DESIGN, DETAILING, FABRICATION, AND PLACING OF REINFORCING BARS MUST BE IN ACCORDANCE WITH ACI 318.
23. PROVIDE 3/4" CHAMFERS AT ALL EXPOSED EDGES OF CONCRETE SURFACES.
24. FORM TIES AND REINFORCING BAR SUPPORTS MUST BE OF NON-CORROSIVE MATERIAL.
25. CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK AND SHORING.
26. THE GENERAL CONTRACTOR MUST ASSIST AND COOPERATE WITH AN INDEPENDENT TESTING LABORATORY.
27. A QUALIFIED TESTING LABORATORY MUST BE RETAINED BY THE OWNER TO PERFORM THE FOLLOWING:
- SLUMP: TEST IN ACCORDANCE WITH ASTM C143
- AIR CONTENT: TEST IN ACCORDANCE WITH ASTM C231 OR C173.
- COMPR. STRENGTH: FABRICATE ONE SET OF (5) 6x12 CYLINDERS.
- REINF. INSPECTIONS: CONFIRM SIZE, QUANTITY, AND LOCATION OF REINF FOR WALLS.
28. ONE COPY OF ALL TEST REPORTS MUST BE SENT DIRECTLY TO OWNER, ENGINEER AND CONTRACTOR.
29. PROVIDE VERTICAL FORMED CONTROL JOINTS AT LOCATIONS AS FOLLOWS:
30. CUT EVERY OTHER HORIZONTAL BAR AT CONTROL JOINT LOCATION EXCEPT TOP AND BOTTOM BARS.
31. EXPANSION OR CONTROL JOINTS MUST BE LOCATED A MINIMUM OF 5'-0" FROM A CHANGE IN WALL HEIGHT, OR WALL CORNER.

CONCRETE WALL EPOXY CRACK INJECTION

- 1. CONTRACTOR MUST BE RESPONSIBLE FOR REPAIRING CRACKS GREATER THAN 1/8" WIDE IN CONCRETE WALLS.
2. MATERIALS FOR EPOXY CRACK INJECTION ADHESIVE MUST MEET ASTM C 881/C 881M, TYPE I OR IV, TO BE SELECTED BY CONTRACTOR IN COORDINATION WITH OTHER PRODUCTS, AND SUBMITTED TO THE ENGINEER FOR APPROVAL.
3. AVAILABLE PRODUCTS ARE SUBJECT TO COMPLIANCE WITH REQUIREMENTS OF THIS SECTION.
4. CAPPING ADHESIVE MUST BE A PRODUCT MANUFACTURED FOR USE WITH CRACK INJECTION ADHESIVE BY SAME MANUFACTURER.
5. CONTRACTOR MUST COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR APPLICATION OF PRODUCTS.
6. AFTER EPOXY ADHESIVE HAS SET, REMOVE INJECTION PORTS AND GRIND SURFACES SMOOTH.

SPECIAL INSPECTIONS

- PROVIDE SPECIAL INSPECTIONS IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE SECTION 1704 AS SHOWN IN THE SPECIAL INSPECTION SCHEDULE PROVIDED HEREIN.
DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
1. THE SPECIAL INSPECTOR MUST OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
2. THE SPECIAL INSPECTOR MUST FURNISH INSPECTION REPORTS TO THE ENGINEER OF RECORD AND OWNER.
3. UPON COMPLETION OF THE ASSIGNED WORK, THE ENGINEER MUST COMPLETE AND SIGN A FINAL REPORT.
4. INSPECTIONS MUST BE PERFORMED BY AN INTERNATIONAL CODE COUNCIL (ICC) CERTIFIED INSPECTOR EMPLOYED BY THE OWNER/DEVELOPER.
5. THE INSPECTOR MUST SUBMIT A STATEMENT TO THE OWNER/DEVELOPER AND STRUCTURAL ENGINEER INDICATING COMPLIANCE WITH THE PLANS AND SPECIFICATIONS.

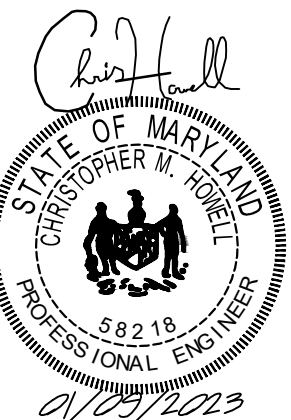
DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR:

- 1. FOR INSPECTION OF CONCRETE, BOLTS IN CONCRETE, REINFORCING STEEL, EXPANSION BOLTS, ADHESIVE ANCHORS, AND STRUCTURAL MASONRY, NOTIFY THE SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST TWO WORKING DAYS (48 HOURS MINIMUM) BEFORE SUCH INSPECTION IS REQUIRED.
2. ALL WORK REQUIRING SPECIAL STRUCTURAL INSPECTION MUST REMAIN ACCESSIBLE AND EXPOSED UNTIL IT IS OBSERVED BY THE SPECIAL STRUCTURE INSPECTOR.

Table with 5 columns: TYPE, CONTINUOUS SPECIAL INSPECTION, PERIODIC SPECIAL INSPECTION, REFERENCED STANDARD, IBC REFERENCE. Rows include inspect reinforcement, verify use of design mix, etc.

Table with 3 columns: TYPE, CONTINUOUS SPECIAL INSPECTION, PERIODIC SPECIAL INSPECTION. Rows include verify materials below foundations, verify excavations, etc.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE TITLE OF STRUCTURAL ENGINEER, MARYLAND. LICENSE NO. 58218. EXPIRATION DATE: 09/13/2023.



Kimley Horn logo and contact information: 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191. PHONE: 703-674-1300. FAX: 703-674-1350. WWW.KIMLEY-HORN.COM

Small table with columns: KHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY. Values: 110368051, 01/09/2023, AS SHOWN, CURT, EJP, GWH.

GENERAL STRUCTURAL NOTES

190039 SILVER SPRING RANDOLPH PREPARED FOR MCDONALD'S CORPORATION MONTGOMERY COUNTY MARYLAND

SHEET NUMBER CS-000

CONTRACTOR TO NOTIFY EOR IF ANY EXISTING UNDERGROUND UTILITIES CONFLICT WITH PROPOSED STRUCTURES FOR FURTHER COORDINATION

Vertical text on the left margin containing file paths and document information.

ATTACHMENT C



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 03-Jun-24
TO: David Weiner-Light - David.Weiner-Light@kimley-Kimley-Horn & Associates
FROM: Marie LaBaw
RE: McDonald's Randolph - 504 E Randolph Rd
82002017A

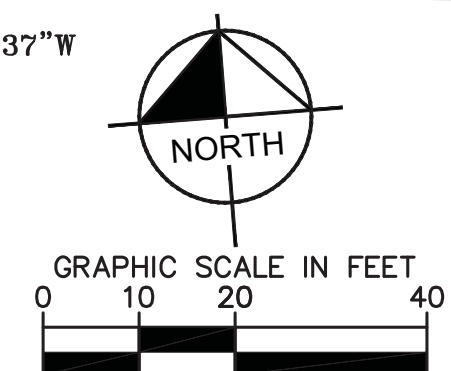
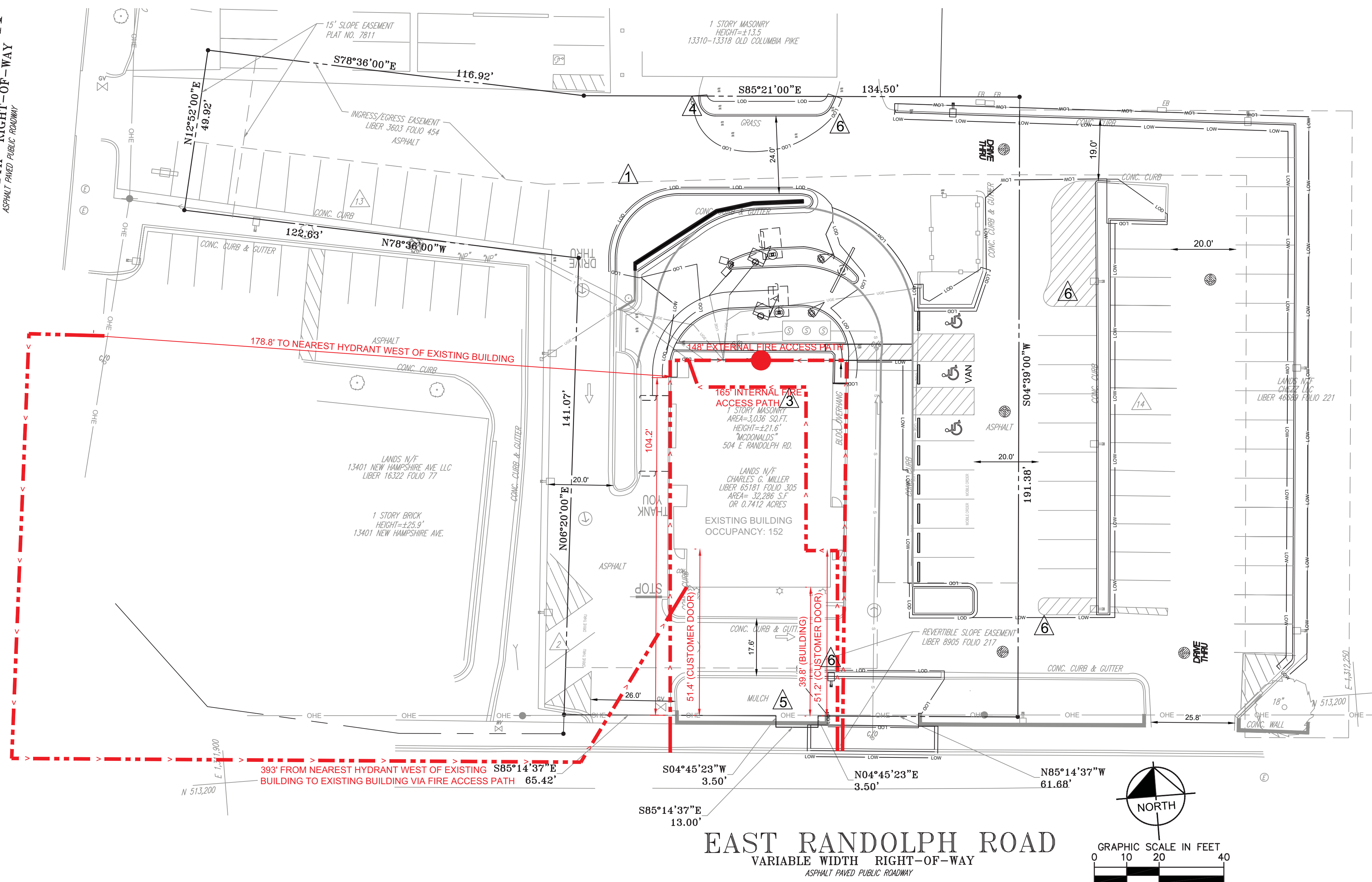
PLAN APPROVED

1. Review based only upon information contained on the plan submitted **03-Jun-24** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** Review of minor site modifications at existing building - no change of use *****

Plotted By: Reese, Daniel Sheet Set: KHA Layout: C-400 June 03, 2024 11:22:02am Kimley-Horn.com/AT...
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NEW HAMPSHIRE A1
 VARIABLE WIDTH RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY



UTILITY LEGEND

T	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND WATER LINE
G	UNDERGROUND GAS LINE
UGE	UNDERGROUND ELECTRIC LINE
⊙	SANITARY SEWER MANHOLE
S	UNDERGROUND SANITARY SEWER PIPE
⊗	STORM MANHOLE
---	UNDERGROUND STORM PIPE

- SITE DATA**
- SIGNS TO BE CONSISTENT WITH THE MONTGOMERY COUNTY FIRE AND RESCUE (MCFR) GUIDELINES.
 - FIRE LANE SIGNS TO BE 12" WIDE BY 18" HIGH.
 - ZONING: NR-0.75, H-45
 - TAX MAP:
 - TOTAL PROPERTY AREA: 1.20 AC
 - BOUNDARY AND TOPOGRAPHIC SURVEY FROM GRS

- AMENDMENT LIST**
- 1. UPDATED RETAINING WALL AND LANDSCAPE ISLAND.
 - 2. UPDATED DUAL DRIVE-THROUGH LANE AND EQUIPMENT.
 - 3. UPDATED ADA AREA, PARKING LOT STRIPING, AND PARKING LOT CURB ISLANDS.
 - 4. UPDATED LANDSCAPE ISLAND TO BE REMOVED.
 - 5. UPDATED SITE ENTRANCE TO BE REMOVED.
 - 6. UPDATED DRIVE-THROUGH STRIPING THROUGHOUT SITE.
 - 7. UPDATED LANDSCAPE BUFFERS TO THE EAST AND NORTH AND ASSOCIATED CURB WORK AND RESTRIPING
 - 8. ADDED A LAND COVER PLAN
 - 9. ADDED A LANDSCAPE PLAN
 - 10. ADDED A GREEN SPACE PLAN

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE PROFESSIONAL ENGINEERING ACT OF THE STATE OF MARYLAND.
 LICENSE NO. 58218 EXPIRATION DATE 09/13/2025

NO.	REVISIONS	DATE	BY

Kimley-Horn

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 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
 PHONE: 703-674-1300 FAX: 703-674-1350
 WWW.KIMLEY-HORN.COM

STATE OF MARYLAND
 CHRISTOPHER M. HOWELL, P.E.
 PROFESSIONAL ENGINEER
 LICENSE NO. 58218
 EXPIRATION DATE 09/13/2025

KHA PROJECT	110368051
DATE	04/03/2024
SCALE	AS SHOWN
DESIGNED BY	DJR
DRAWN BY	DJR
CHECKED BY	CMH

FIRE ACCESS PLAN

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: SMC FM: 43 DATE: 6/3/2024

Developer's Certificate

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

Developer: KIMLEY-HORN AND ASSOCIATES Company
 CHRIS HOWELL, P.E. Contact Person

Address: 11400 COMMERCE PARK DRIVE, SUITE 400, RESTON, VA 20191

Phone: 703-674-1317

Signature: *Christoph*

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call 811 before you dig.

190039
 SILVER SPRING RANDOLPH
 PREPARED FOR
 MCDONALD'S CORPORATION
 MONTGOMERY COUNTY MARYLAND

SHEET NUMBER
C-450

ATTACHMENT C



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

June 25, 2024

Mr. Chris Howell, P.E.
Kimley-Horn and Associates, Inc.
22500 Commerce Park Drive, Suite 400
Reston, VA 20191

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
McDonald's at 504 East Randolph Road
Site Plan Amendment #: 82002017A
SM File #: 292226
Tract Size/Zone: 1.2 ac. / NR
Total Concept Area: 0.1 ac.
Lots/Block: Lot P 12 / Block 13
Parcel(s): N/A
Watershed: Upper Paint Branch
Redevelopment (Yes/No): Yes

Dear Mr. Howell:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. No stormwater management treatment is required for the minor improvements as presented in the application package.

The following items will need to be addressed during the sediment control permitting stage:

1. The limit of disturbance for this project would not exceed 5,000 square feet if it were not for the applicant's agreement with MNCPPC to enhance traffic movement and access. In addition, these improvements result in a net decrease in impervious area. Considering these factors, no stormwater management treatment will be required for the project.
2. A sediment control permit is required due to the total amount of disturbance, however, you may utilize a Small Land Disturbance Activities (SLDA) application due to the simplicity of the sediment control design and the lack of stormwater management practices. Please include a copy of this approval letter with your application.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

ATTACHMENT C

Mr. Chris Howell, P.E.
June 25, 2024
Page 2 of 2

office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Patrick Fitzgerald at 240-777-6362.

Sincerely,



Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc: Neil Braunstein
SM File # 292226

ESD: Required/Provided N/A / N/A
PE: Target/Achieved: N/A / N/A
STRUCTURAL: N/A
WAIVED: N/A

ATTACHMENT C

DPS-ROW CONDITIONS OF APPROVAL

September 25, 2023

82002017A 504 E Randolph Rd - McDonalds SBS

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-RSITE-82002017A-004.pdf V2” uploaded on/ dated **“8/1/2023”** and

The following needs to be a condition of the certified site plan:

1. Access point removal details will need to be reviewed and approved under a ROW permit.