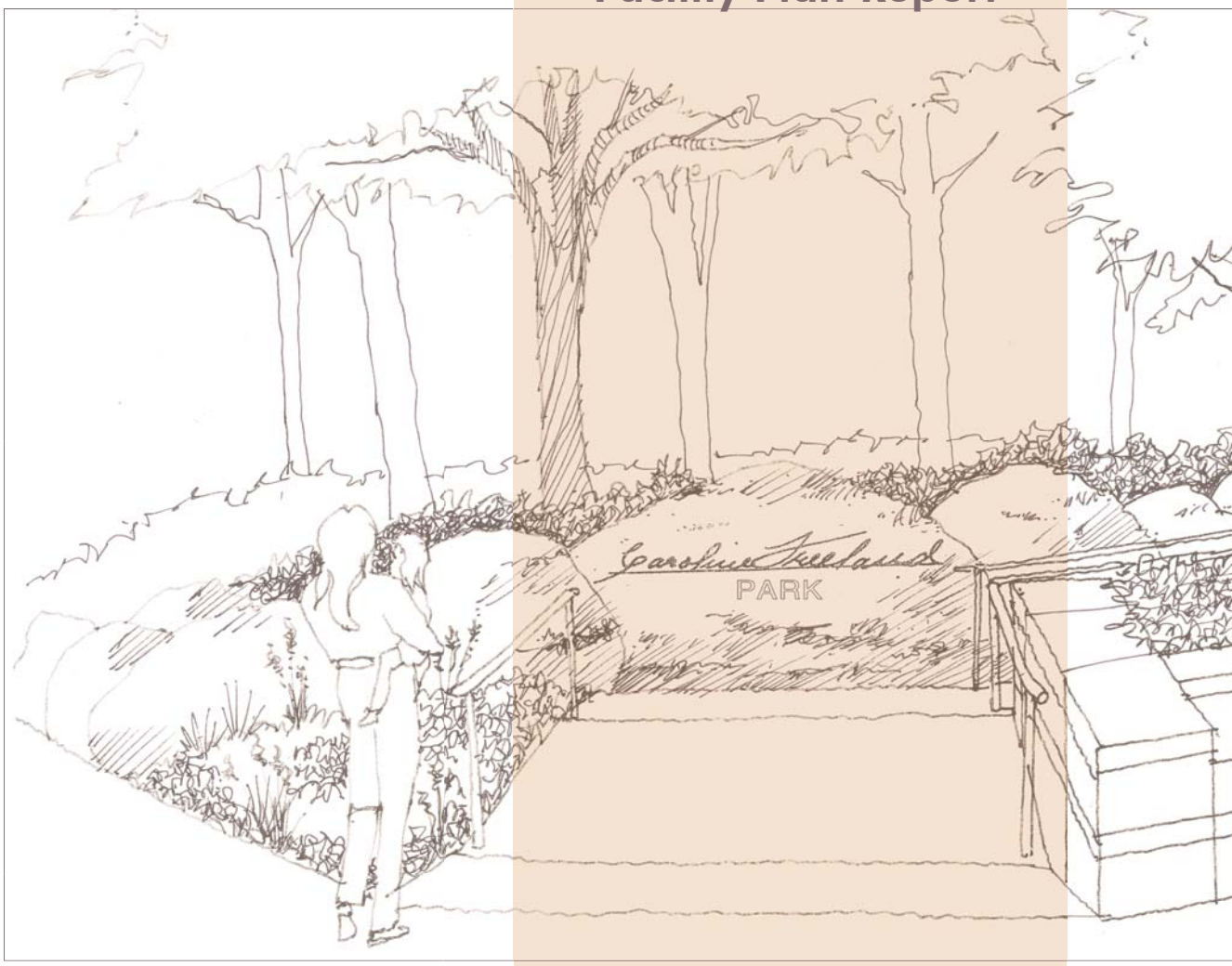
The Park Development Division
of the Montgomery County
Department of Parks

Facility Plan Report



APPENDICES

BETHESDA, MARYLAND

PREPARED BY PARKER RODRIGUEZ, INC.
FOR THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

FINAL | JULY 2015

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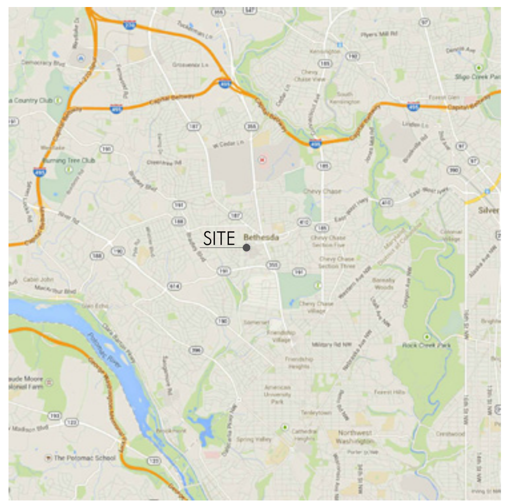
TECHNICAL PLANS AND INFORMATION

30% CONSTRUCTION DOCUMENTS

CAROLINE FREELAND URBAN PARK
FACILITY PLAN
30% CONSTRUCTION DOCUMENTS



VICINITY MAP

SHEET INDEX

MAY 05, 2015

Parker Rodriguez
Designer's Name
101 N. Union Street, Suite 310
Address
ALEXANDRIA, VA 22314
City/State/Zip
703-548-5010
Telephone Number

DESIGN	Date	Checked By:
Landscape Architect ParkerRodriguez Inc.	08-15-14	DC
Engineer Vika Marland LLC	08-15-14	
Lighting Design MCLA	08-15-14	
Drawn by		

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

Name Trini Rodriguez

License Number 3131

LANDSCAPE ARCHITECTS 3131 STATE OF MARYLAND 05/05/15

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL

Project Manager Date
Construction Manager Date
Park Manager Date

ISSUED FOR PROCUREMENT ON____

REVISIONS

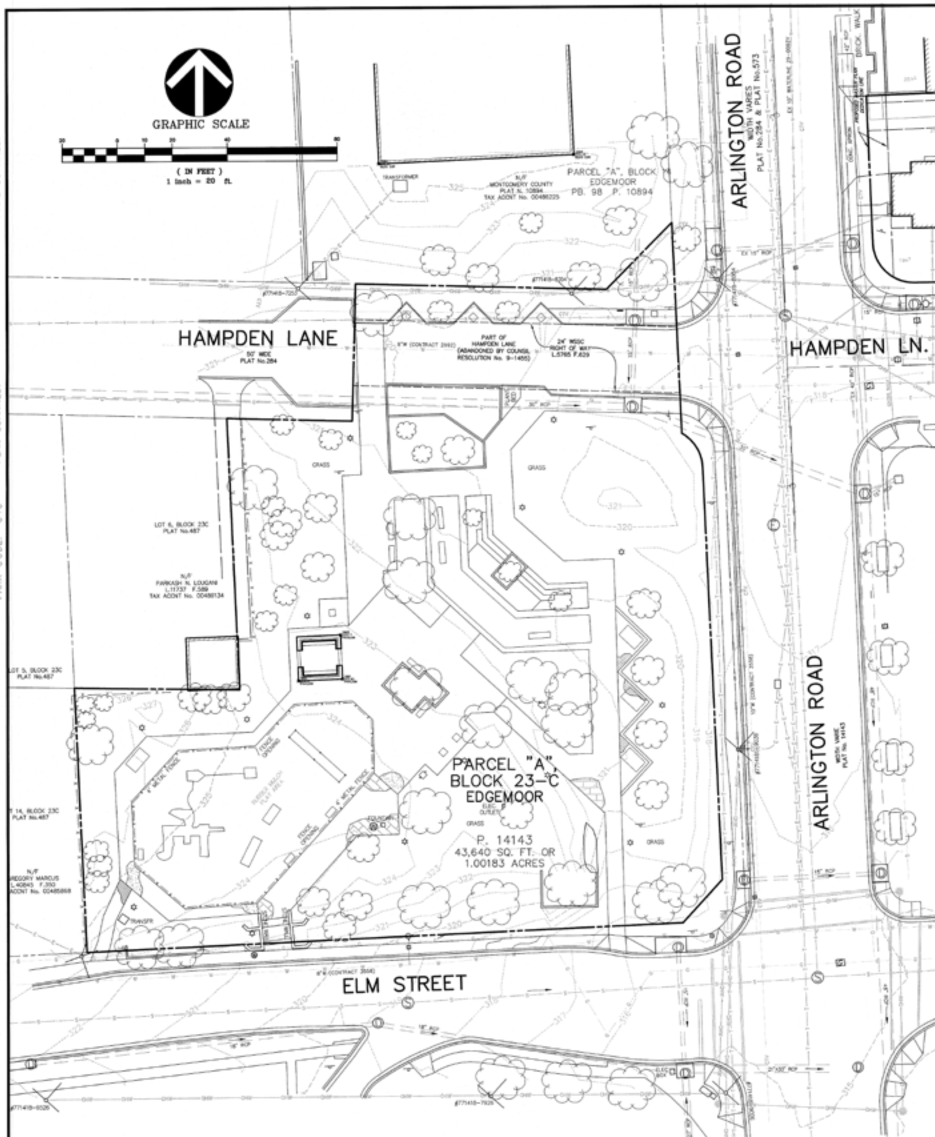
Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	5-05-15	30% Construction Documents

Caroline Freeland Park
7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122
SCALE: AS SHOWN

DWG. #
L0.00
SHT. # 1 of 21
COVER SHEET

PARK CODE: C10 PLAN SCANNED: FINAL SCANNED:



HAMPDEN LANE UTILITY NOTE:

CONTRACTOR AND ARBORIST TO VERIFY AND COORDINATE FUTURE POTENTIAL IMPACTS TO TREES DUE TO ADJACENT PROPERTY DEVELOPMENT. DISCREPANCIES RESULTING FROM UTILITY WORK FOR THE ADJACENT PROPERTY DEVELOPMENT WILL LIKELY OCCUR. A PARKS PERMIT IS BEING OBTAINED BY THE ADJACENT PROPERTY OWNER AND TREE IMPACTS WILL BE ANALYZED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS.

VICINITY MAP
SCALE: 1" = 1000'

LEGEND

CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT

SANITARY CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS MANHOLE
GUY POLE
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
UTILITY POLE

SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
BOLLARD
SIGN POST
WOOD POST
INLETS
CURB INLET

CONC. ...... CONCRETE
C&G .... CURB AND GUTTER
BLDG. ...... BUILDING
STY. ...... STORY
TRY .... ELECTRICAL TRANSFORMER
ASPH. ...... ASPHALT
ESMT. ...... EASEMENT
RCP ...... REINFORCED CONCRETE PIPE
CMP ...... CORRUGATED METAL PIPE
BRL .... BUILDING RESTRICTION LINE
R/W .... RIGHT-OF-WAY

UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	UTILITY COMPANY RESPONSES OR RECORD PLAN/SHEET #	DATE REQUESTED	DATE RECEIVED	SHOWN ON PLANS	RELOCATION REQ'D
VERIZON (Conduit Group, Lower Level) 13101 Columbia Pike Silver Spring, Maryland 20904	PLANS PROVIDED, APPEARS TO BE MOSTLY AERIAL, UNDERGROUND AT BOX AT THE NW CORNER OF PROJECT.	06/13/13	06/27/13	YES	
COMCAST 8098 Sand Piper Circle Whitmarsh, Maryland 21236	MAP PROVIDED, SHOWN IN THE APPROXIMATE LOCATION	06/13/13	06/26/13	YES	
WASHINGTON GAS/MD REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	DRAWING PROVIDED	06/13/13	06/14/13	YES	
MCI WORLDCOM 2400 N. Glenville Richardson, TX 75082	EXHIBIT PROVIDED, SHOWS A LINE RUNNING N/S ALONG ARLINGTON, UNABLE TO DETERMINE A NEAR LOCATION FROM THE EXHIBIT.	06/13/13	06/25/13	YES	
PEPCO 201 West Gude Drive Rockville MD. 20850	ROUGH MAP PROVIDED, MOSTLY OVERHEAD ALONG ARLINGTON ROAD, EXHIBIT PROVIDE, 2WAY TO 8BWAY LINES ALONG ARLINGTON	06/13/13	08/23/13	YES	
AT & T 4800 Winchester Blvd. Frederick, MD. 21703	LETTER PROVIDED, DESCRIBES AERIAL CABLE AND THREE (3) UNDERGROUND CABLESRUNNING N/S ALONG ARLINGTON RD. (NO MAP OR PLAN PROVIDED)	06/13/13	06/16/13	YES	
FiberGate, Inc. 6076-C Franconia Road Alexandria, VA 22310	NO REPLY AT THIS TIME	06/13/13			
Level 3 Communications (email to Level3.networkrelocations@Level3.com)	EXHIBIT PROVIDED, SHOWING LEVEL 3 LINES AND NON-LEVEL 3 LINES RUNNING ALONG ARLINGTON ROAD, UNABLE TO DETERMINE A NEAR LOCATION FROM THE EXHIBIT.	06/13/13	06/19/13	YES	
Zayo Group (On line maps at www.zayo.com/fiber-network-maps)	ROUGH MAP PROVIDED, APPEARS TO SHOWS LINES RUNNING ALONG THE EAST AND WEST SIDES OF ARLINGTON ROAD, UNABLE TO DRAFT A LOCATION	06/13/13	08/23/13	YES	
W.S.S.C. - WATER & SEWER	WSSC CONTRACT PLANS (2991, 2992, 61004, 3558 AND 200' SCALE PLANS NO ON SITE PLANS FOUND	N/A	N/A	YES	

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

MISS UTILITY

THE CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL UNDERGROUND UTILITIES IN THE AREA OF PROPOSED WORK ARE LOCATED PRIOR TO COMMENCING CONSTRUCTION WORK. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

THE CONTRACTOR IS ALSO RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES (NOT LOCATED BY MISS UTILITY) WITHIN M-NCPPC PROPERTY AT THEIR EXPENSE. ALL UTILITIES SHOWN ON THE PLANS ARE PROVIDED FOR INFORMATION ONLY AND SHALL BE CONSIDERED APPROXIMATE. M-NCPPC SHALL NOT BE RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. ANY UTILITIES OR OTHER UNDERGROUND FACILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.

Parker Rodriguez
Designer's Name
101 N. Union Street, Suite 310
Address
ALEXANDRIA, VA 22314
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703-548-5010
Telephone Number

DESIGN		
Landscape Architect	Date	Checked By:
ParkerRodriguez Inc.	11-03-14	DC
Engineer	Date	Checked By:
VIKA Maryland, LLC	11-03-14	
Lighting Design	Date	Checked By:
MCLA	11-03-14	
Drawn by	Date	Checked By:

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.

Name Michael B. Goodman

License Number 27721

STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

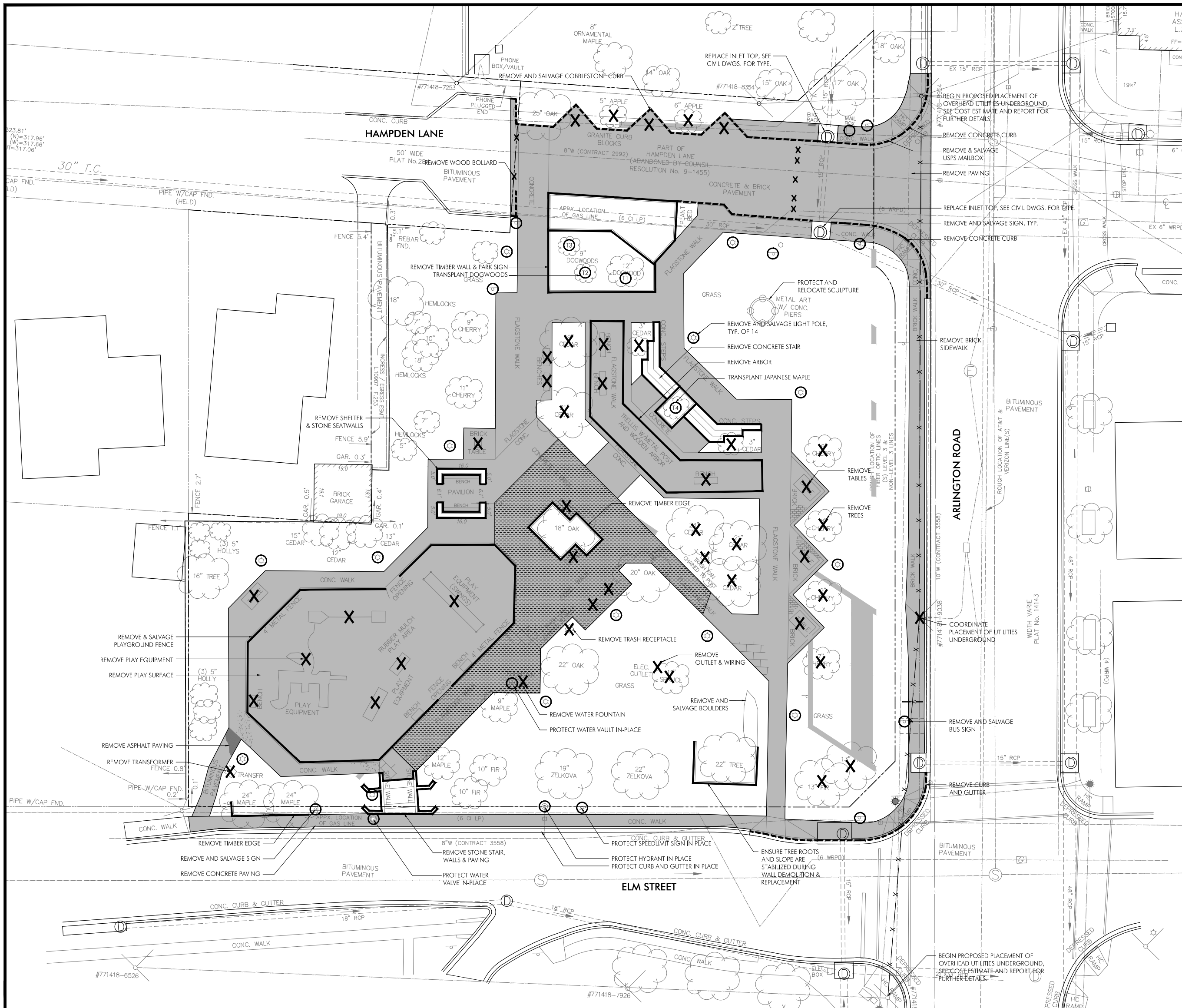
ISSUED FOR PROCUREMENT ON________________

REVISIONS		
Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	5-05-15	30% Construction Documents

Caroline Freeland Park
7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122
SCALE: 1"=20'

DWG. #
C1.00
SHT. # 2 OF 21
EXISTING CONDITIONS PLAN



DEMOLITION LEGEND

- X — REMOVE ITEM
- O — REMOVE/PROTECT/SALVAGE ITEM
- — x — OVERHEAD UTILITY PLACED UNDERGROUND
- - - - REMOVE CURB
- —— REMOVE STRUCTURE
- (shaded) REMOVE PAVING
- (hatched) SPECIAL PAVING REMOVAL WITHIN CRITICAL ROOT ZONE (CRZ) OF EXISTING TREE TO REMAIN

Parker Rodriguez
Designer's Name
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Address
ALEXANDRIA, VA 22314
City/State/Zip
703-548-5010
Telephone Number

DESIGN		
Landscape Architect	Date	Checked By:
ParkerRodriguez Inc.	08-15-14	DC
Engineer	Date	Checked By:
Vika Marland LLC	08-15-14	
Lighting Design	Date	Checked By:
MCLA	08-15-14	
Drawn by	Date	Checked By:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

Name Trini Rodriguez

License Number 3131

05/05/15

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

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Rev. No.	Date	Description
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	5-05-15	30% Construction Documents

Caroline Freeland Park
7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05   TAX MAP PLAN NUMBER: HN122
SCALE: AS SHOWN

DWG. #
D1.00
SHT. # 3 of 21
DEMOLITION PLAN

A VIEW AT PLAYGROUND ENTRANCE

B VIEW AT CENTRAL LAWN

C VIEW AT GROVE AND CENTRAL LAWN

Parker Rodriguez
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City/State/Zip
703-548-5010
Telephone Number

DESIGN		
Landscape Architect	Date	Checked By:
ParkerRodriguez Inc.	08-15-14	DC
Engineer	Date	Checked By:
Vika Marland LLC	08-15-14	
Lighting Design	Date	Checked By:
MCLA	08-15-14	
Drawn by	Date	Checked By:

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Name Trini Rodriguez
License Number 3131

LANDSCAPE ARCHITECTS 3131 STATE OF MARYLAND
05/05/15

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON________

REVISIONS		
Rev. No.	Date	Description
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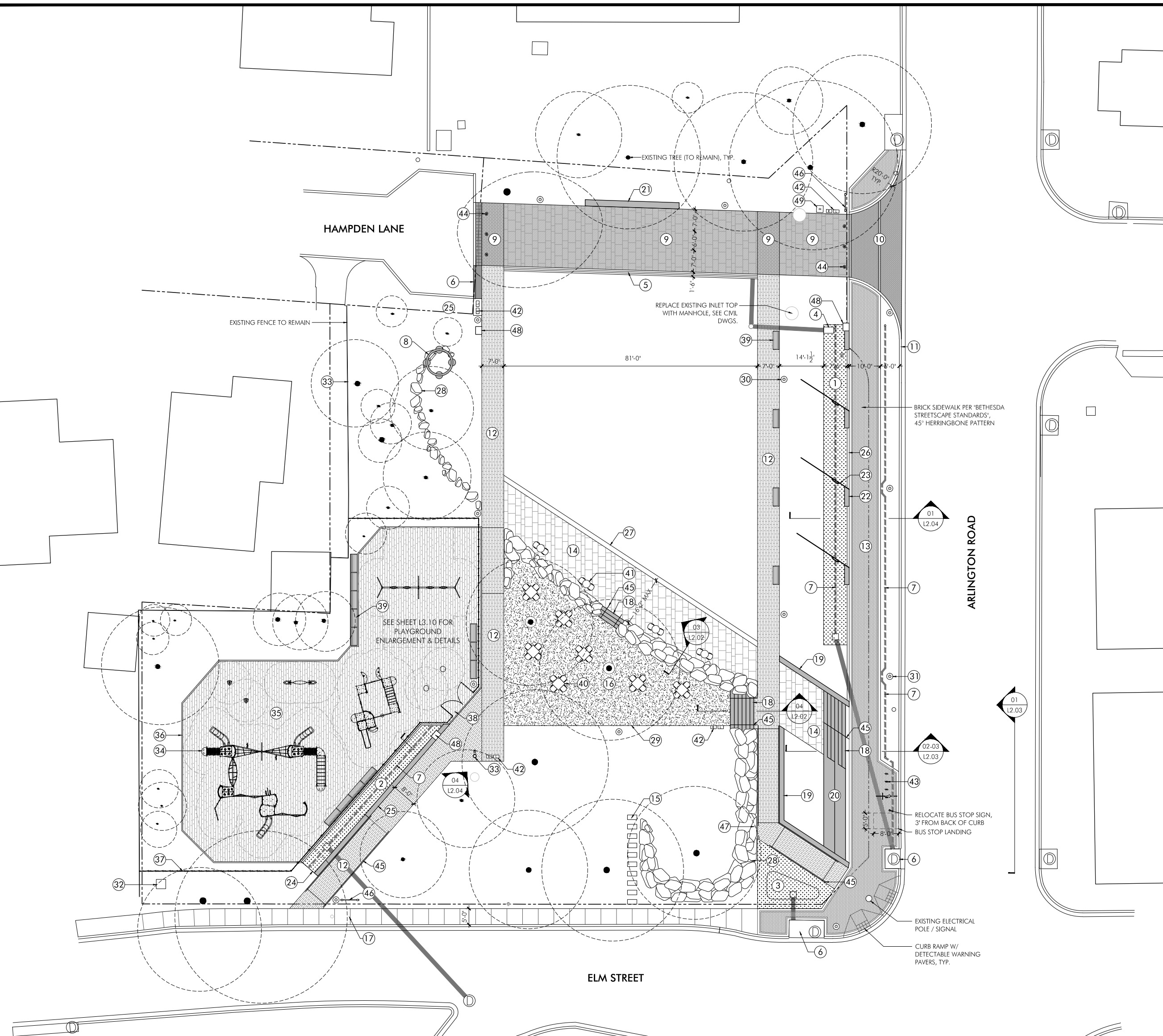
	5-05-15	30% Construction Documents

Caroline Freeland Park
7216 Arlington Road, Bethesda, MD
WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122
SCALE: AS SHOWN

DWG. #
L1.00
SHT. # 4 of 21
ILLUSTRATIVE PLAN



LEGEND

STORMWATER MANAGEMENT

1. Micro-bioretention Facility #1
2. Micro-bioretention Facility #2
3. Rain Garden Facility #3
4. Concrete Splash Pad at SWM Facility Outfall
5. Trench Drain
6. Water Quality Inlet
7. 6" Perforated PVC Drain Pipe

STRUCTURES

8. Salvage/Re-locate Steel Sculpture

VEHICULAR PAVEMENT - HAMPDEN LANE

9. Precast Concrete Unit Paving - Vehicular
10. Brick Paving - Vehicular
11. Vehicular Curb & Gutter

HARDSCAPE MATERIALS (PAVING, WALLS, STEPS)

12. Precast Concrete Unit Paving - Pedestrian
13. Brick Paving - Pedestrian
14. Flagstone Paving
15. Stepping Stones
16. Flexi-pave (Alternate to Crushed Stone Paving)
17. Concrete Sidewalk
18. Stone Stairs
19. Stone Veneer Retaining Walls
20. Stone Veneer Terraces
21. Stone Veneer Seat Wall
22. Stone Plinth at MBF #1
23. Weathering Steel Weir Wall at MBF #1
24. Weathering Steel Wall at MBF #2
25. Stone Veneer Wall at MBF #2
26. Stone Curb at MBF #1
27. Stone Curb at Lawn (with text inscription)
28. Stone Boulders (retaining and at-grade)
29. Steel edging

UTILITIES & LIGHTING

30. Pole Mounted Indirect LED Lights (Fixture "OL1")
31. Pole Mounted Bethesda Street Lights (Fixture "OL6")
32. Transformer for On-Site Lighting
33. Drinking Fountain (Accessible w/ 1 Hose Bib)

PLAYGROUND

34. Playground Equipment
35. Rubberized Play Surfacing
36. Concrete curb at playground
37. Playground Fence
38. Playground Gate

FURNISHINGS & SITE AMENITIES

39. Benches
40. Tables and Chairs (4 person)
41. Tables and Chairs (2 person)
42. Trash / Recycling Receptacles - 45 Gallon
43. Bicycle Rack
44. Collapsible Bollards
45. Handrails
46. MNCPPC Standard Wood Entrance Sign
47. Engraved Park Entry Stone
48. Interpretive Panel
49. Relocated USPS Mailbox

LAYOUT NOTES:

1. PROVIDE 2 HOSE BIBS FOR WATER ON SITE AT LOCATIONS TO BE DETERMINED DURING DETAILED DESIGN.
2. PROVIDE BUS STOP PER MC-DOT 'RIDE ON' AND CIRCULATOR STANDARDS.

1"=16'-0"

Parker Rodriguez			
Designer's Name			
101 N. Union Street, Suite 310			
Address			
ALEXANDRIA, VA 22314			
City/State/Zip			
703-548-5010			
Telephone Number			

DESIGN	Date	Checked By:
Landscape Architect ParkerRodriguez Inc.	08-15-14	DC
Engineer Vika Marland LLC	08-15-14	Checked By:
Lighting Design MCLA	08-15-14	Checked By:
Drawn by	Date	Checked By:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

Name Trini Rodriguez

License Number 3131

05/05/15

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Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	Date
Project Manager	Date
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ISSUED FOR PROCUREMENT ON

Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
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Caroline Freeland Park

7216 Arlington Road, Bethesda, MD

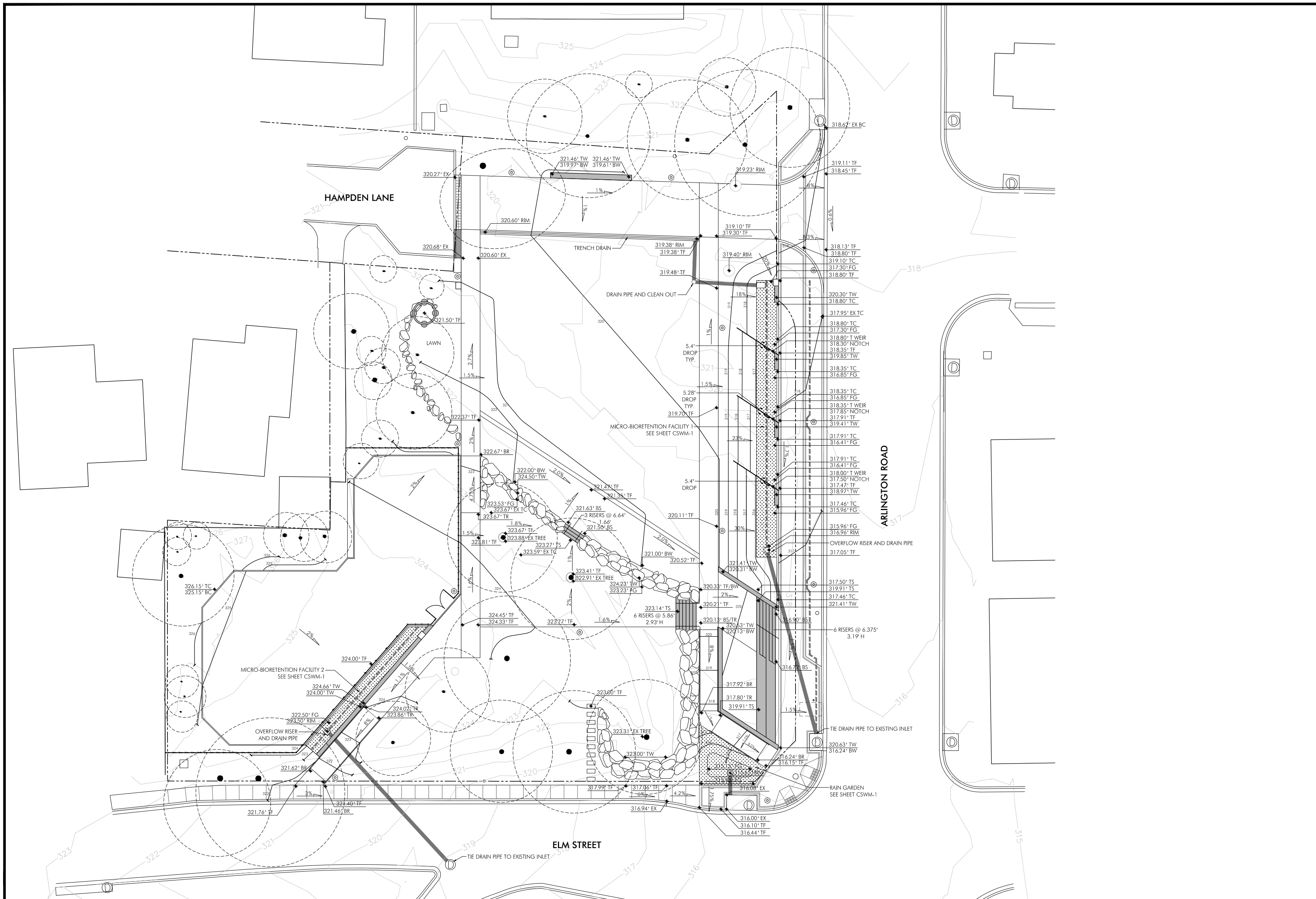
WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

SCALE: AS SHOWN

DWG. # **L1.10**

SHT. # 5 of 21

SITE MATERIALS & LAYOUT PLAN



GRADING LEGEND

00	EXISTING CONTOUR 1 FT. INTERVAL
00	PROPOSED CONTOUR 1 FT. INTERVAL
00.00' TF	TOP OF FINISH ELEVATION
00.00' FG	FINISH GRADE ELEVATION (LEVEL OF TOPSOIL)
00.00' RIM	TOP OF RIM ELEVATION (DRAINS, MANHOLES, ETC.)
00.00' TC / 00.00' BC	TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION
00.00' TW / 00.00' BW	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
00.00' TS / 00.00' BS	TOP OF STAIR ELEVATION / BOTTOM OF STAIR ELEVATION
00.00' TR / 00.00' BR	TOP OF RAMP ELEVATION / BOTTOM OF RAMP ELEVATION
00.00' T WEIR / 00.00' NOTCH	TOP OF WEIR ELEVATION / BOTTOM OF NOTCH ELEVATION
	OVERFLOW/CLEANOUT
	PERFORATED UNDERDRAIN PIPE
	SOLID DRAIN PIPE

GRADING NOTES:

1. MAJORITY OF PATH CIRCULATION AND PARK ENTRANCE POINTS MEET ADA CRITERIA AND HAVE BEEN COORDINATED WITH COMMISSION ON PEOPLE WITH DISABILITIES (CPWD).

1"=16'-0"
0 8 16 32 FEET

Parker Rodriguez
Designer's Name: 101 N. Union Street, Suite 310
Address: ALEXANDRIA, VA 22314
City/State/Zip: 703-548-5010
Telephone Number

DESIGN	Date	Checked By:
Landscape Architect: ParkerRodriguez Inc.	08-15-14	DC
Engineer: Vika Marland LLC	08-15-14	Checked By:
Lighting Design: MCLA	08-15-14	Checked By:
Drawn by	Date	Checked By:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

Name: Trini Rodriguez

License Number: 3131

05/05/15

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9500 Brunett Avenue
Silver Spring, Maryland 20901
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	Date
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Construction Manager	Date
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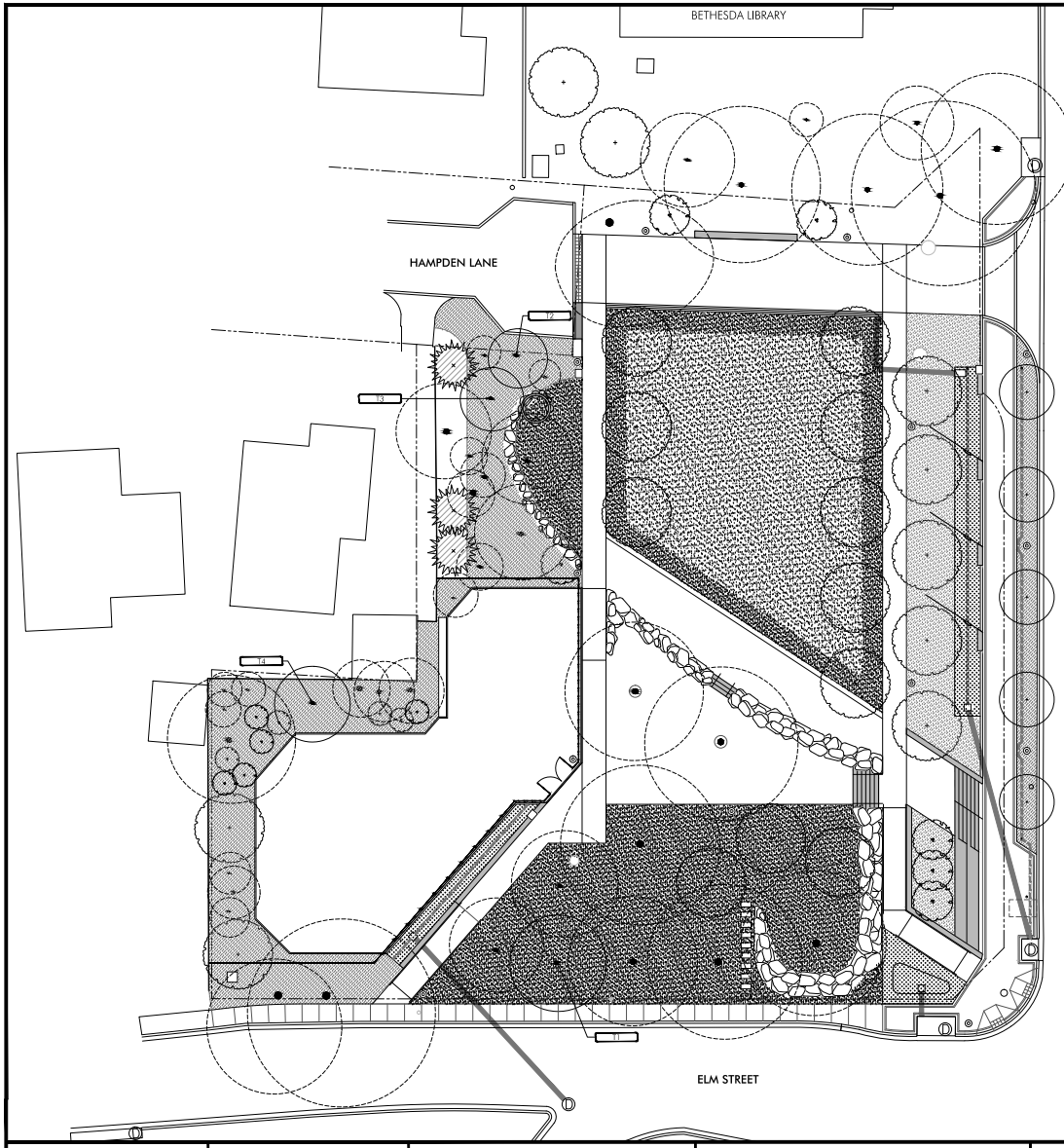
Caroline Freeland Park
7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122
SCALE: AS SHOWN

DWG. # L1.20
SHT. # 6 of 21
GRADING PLAN

FINAL SCANNED: PLAN SCANNED: PARK CODE: C10



SYMBOL LEGEND

- LARGE SHADE TREE
- MEDIUM SHADE TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- SHRUB
- TRANSPLANT TREE (T1-T4)
- EXISTING TREE (TO REMAIN)
- POST MOUNTED LIGHT

PLANTING TYPES	SYM.	MATERIAL
		LAWN
		GROUNDCOVER
		LOW SHRUBS
		BIORETENTION FACILITY

PLANTING NOTES:

1. SEE DEMOLITION PLAN FOR ORIGINAL LOCATION OF TRANSPLANTED TREES.
2. SPECIFICATIONS OF ALL PLANT MATERIALS IN ACCORDANCE WITH THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z-60.1 - 1998)
3. ALL LANDSCAPE WORK TO BE IN ACCORDANCE WITH LANDSCAPE SPECIFICATION GUIDELINES, 4TH EDITION, AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION FOR MD, DC, AND VA.
4. PROVIDE ROOT AERATION MATTING IN ALL PROPOSED PAVED AREAS WITHIN EXISTING TREE CRITICAL ROOT ZONES. MATTING TO BE COORDINATED WITH M-NCPPC ARBORIST.

1" = 16.0'
0 8 16 32 FEET

Parker Rodriguez
Designer's Name
101 N. Union Street, Suite 310
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City/State/Zip
703-548-5010
Telephone Number

DESIGN

Landscape Architect	Date	Checked By:	
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Engineer	Date	Checked By:	
Vika Maryland LLC	08- 15-14		
Lighting Design	Date	Checked By:	
MCLA	08-15-14		
Drawn by	Date	Checked By:	

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License Number 3131

05/06/15

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Montgomery County Department of Parks
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Project Manager	Date
Construction Manager	Date
Park Manager	Date

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Caroline Freeland Park

7216 Arlington Road, Bethesda, MD

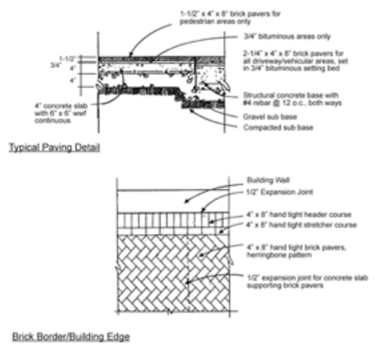
WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

SCALE: AS SHOWN

DWG. # **L1.30**

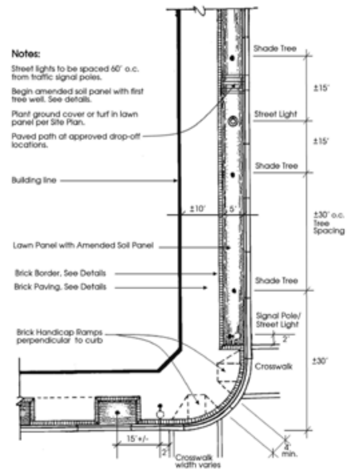
SHT. # 7 of 21

PLANTING PLAN



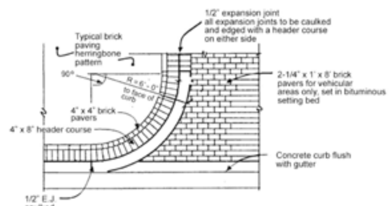
01 SS STANDARD BRICK PAVING

SCALE: 1 1/2" = 1'-0"



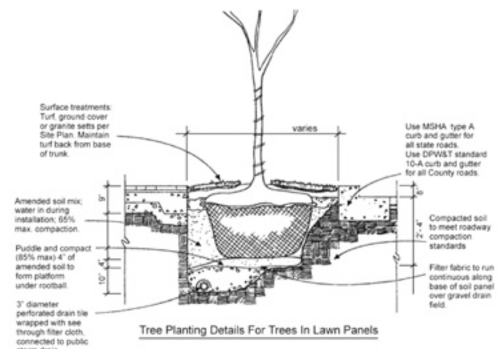
03 SS STANDARD STREETSCAPE WITH LAWN PANEL

SCALE: 1 1/2" = 1'-0"



02 SS STANDARD BRICK ALLEY ENTRANCE

SCALE: 1 1/2" = 1'-0"



04 SS STANDARD TREE PLANTING IN LAWN PANEL

NTS

DETAIL NOTES:

1. ALL ITEMS REFERENCE STREETSCAPE STANDARD DETAILS FROM THE *BETHESDA STREETSCAPE PLAN - TECHNICAL MANUAL*.

Parker Rodriguez
Designer's Name
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Vika Marland LLC	08-15-14	
Lighting Design	Date	Checked By:
MCLA	08-15-14	
Drawn by	Date	Checked By:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

Name Trini Rodriguez

License Number 3131

03/09/14

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL

Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON________

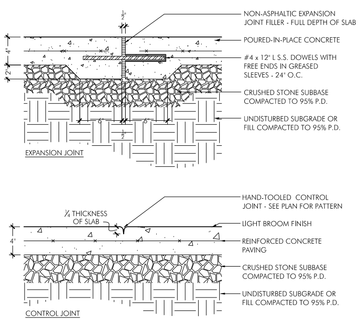
Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	3-09-15	30% Construction Documents

Caroline Freeland Park

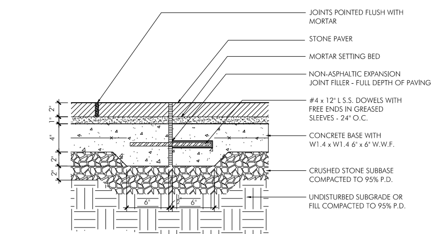
7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122
SCALE: AS SHOWN

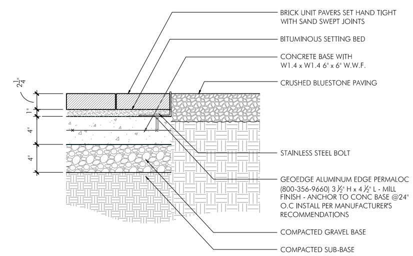
DWG. #
L2.00
SHT. # 8 of 23
BETHESDA STREETSCAPE STANDARD DTLS



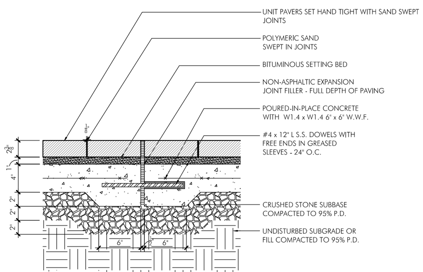
01 CONCRETE PAVING
SCALE: 1 1/2" = 1'-0"



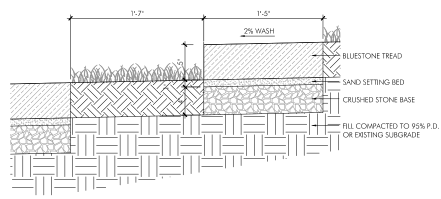
04 FLAGSTONE PAVING
SCALE: 1 1/2" = 1'-0"



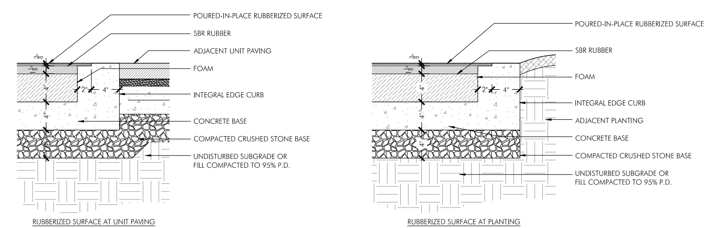
07 CRUSED STONE PAVING @ UNIT PAVING
SCALE: 1 1/2" = 1'-0"



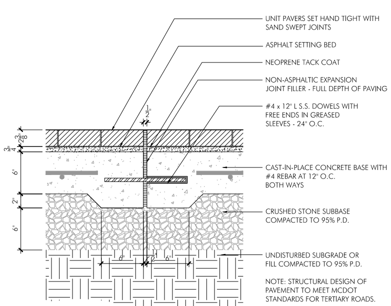
02 UNIT PAVING - PEDESTRIAN
SCALE: 1 1/2" = 1'-0"



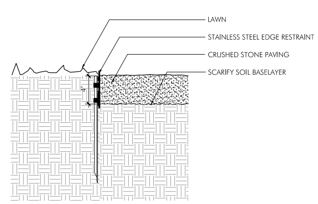
05 STEPPING STONE
SCALE: 1 1/2" = 1'-0"



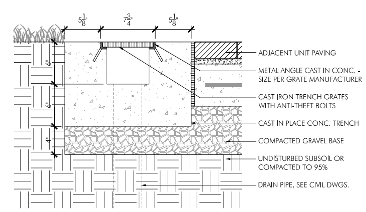
08 RUBBERIZED PLAY SURFACE
SCALE: 1 1/2" = 1'-0"



03 UNIT PAVING - VEHICULAR
SCALE: 1 1/2" = 1'-0"



06 CRUSHED STONE PAVING
SCALE: 1 1/2" = 1'-0"



09 TRENCH DRAIN
SCALE: 1" = 1'-0"

Parker Rodriguez
Designer's Name
101 N. Union Street, Suite 310
Address
ALEXANDRIA, VA 22314
City/State/Zip
703-548-5010
Telephone Number

DESIGN		
Landscape Architect	Date	Checked By:
ParkerRodriguez Inc.	08-15-14	DC
Engineer	Date	Checked By:
Vika Marland LLC	08-15-14	
Lighting Design	Date	Checked By:
MCLA	08-15-14	
Drawn by	Date	Checked By:

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Name Trini Rodriguez

License Number 3131

03/09/14

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Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL

Project Manager — Date
Construction Manager — Date
Park Manager — Date

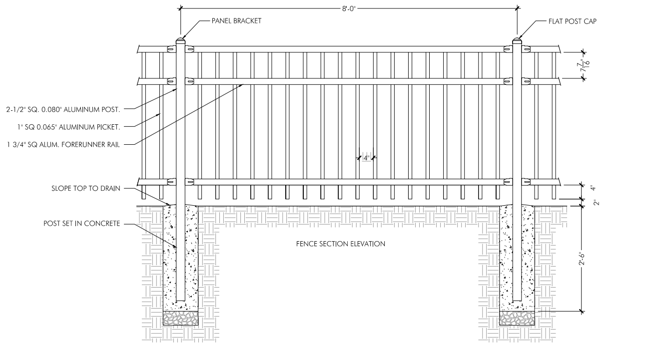
ISSUED FOR PROCUREMENT ON

REVISIONS		
Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	3-09-15	30% Construction Documents

Caroline Freeland Park
7216 Arlington Road, Bethesda, MD

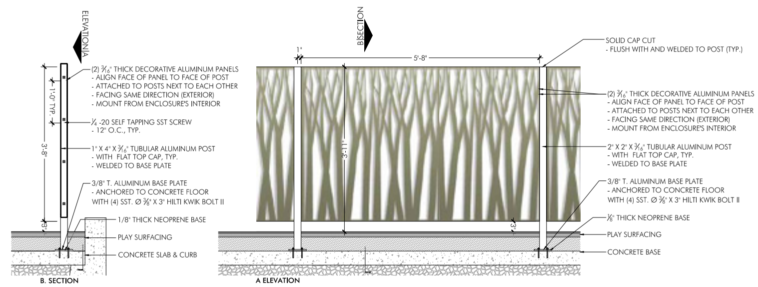
WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122
SCALE: AS SHOWN

DWG. #
L2.01
SHT. # 9 of 23
SITE HARDSCAPE DETAILS



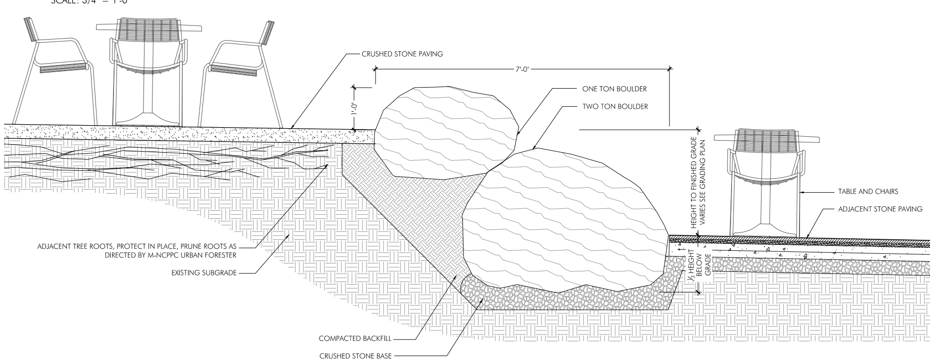
01 PLAYGROUND FENCE (TYPICAL)

SCALE: 3/4" = 1'-0"



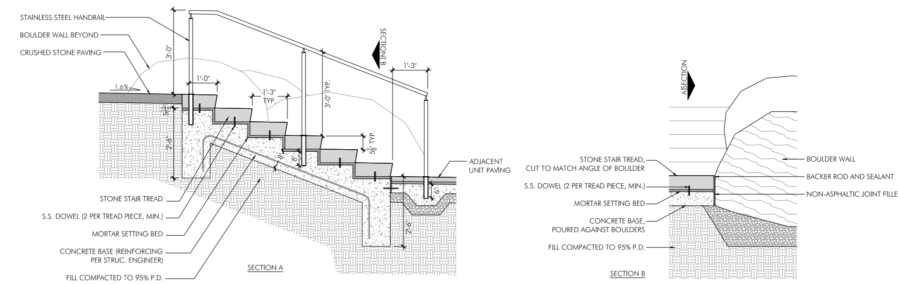
02 PLAYGROUND FENCE AT BIORETENTION (TYPICAL)

SCALE: 3/4" = 1'-0"



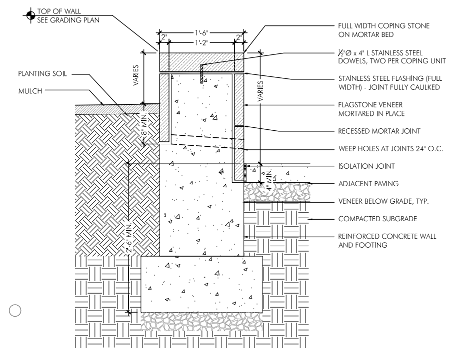
03 BOULDER WALL (TYPICAL)

SCALE: 3/4" = 1'-0"



04 STONE STAIR AT BOULDER WALL (TYPICAL)

SCALE: 1/2" = 1'-0"



05 STONE WALL (TYPICAL)

SCALE: 1" = 1'-0"

Parker Rodriguez	**DESIGN**		
Designer's Name	Landscape Architect	Date	Checked By:
101 N. Union Street, Suite 310	ParkerRodriguez Inc.	08-15-14	DC
Address	Engineer	Date	Checked By:
ALEXANDRIA, VA 22314	Vika Marland LLC	08-15-14	
City/State/Zip	Lighting Design	Date	Checked By:
703-548-5010	MCLA	08-15-14	
Telephone Number	Drawn by	Date	Checked By:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

Name Trini Rodriguez

License Number 3131

03/09/14

The Maryland-National Capital Park and Planning Commission

Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON

Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	3-09-15	30% Construction Documents

Caroline Freeland Park

7216 Arlington Road, Bethesda, MD

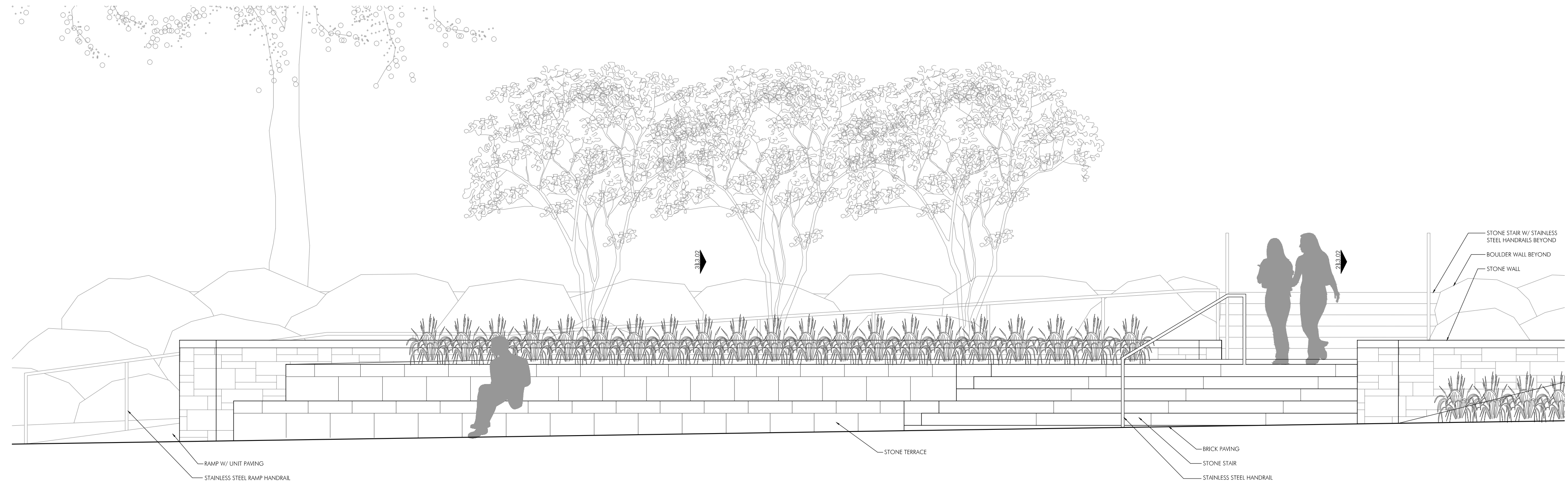
WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

SCALE: AS SHOWN

DWG. # L2.02

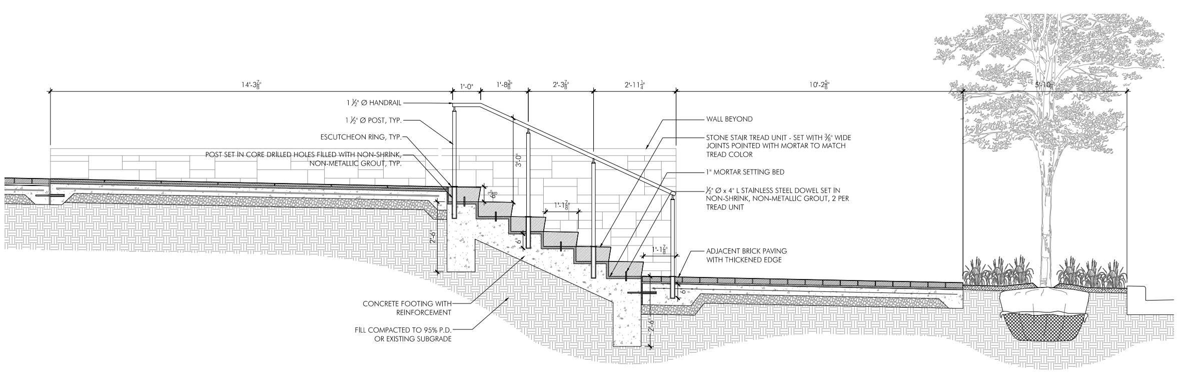
SHT. # 10 of 23

SITE HARDSCAPE DETAILS



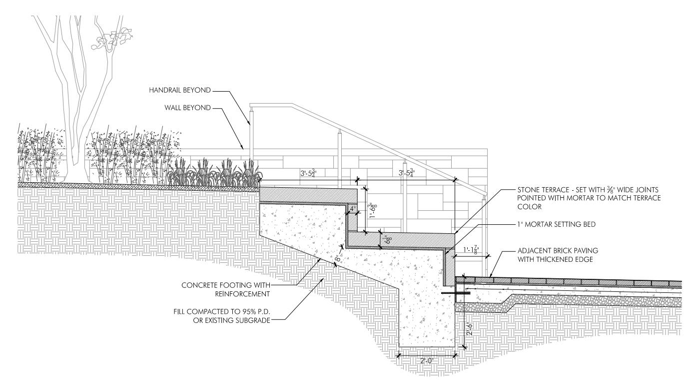
01 STONE ENTRY STAIR AND WALL - LOOKING WEST

SCALE: 1/2" = 1'-0"



02 STONE ENTRY STAIR AND WALL - LOOKING NORTH

SCALE: 1/2" = 1'-0"



03 STONE TERRACE - LOOKING NORTH

SCALE: 1/2" = 1'-0"

Parker Rodriguez
Designer's Name
101 N. Union Street, Suite 310
Address
ALEXANDRIA, VA 22314
City/State/Zip
703-548-5010
Telephone Number

DESIGN	Date	Checked By:
Landscape Architect / ParkerRodriguez Inc.	08-15-14	DC
Engineer / Vika Marland LLC	08-15-14	
Lighting Design / MCLA	08-15-14	
Drawn by	Date	Checked By:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

Name Trini Rodriguez

License Number 3131

03/09/14

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL
Project Manager — Date
Construction Manager — Date
Park Manager — Date

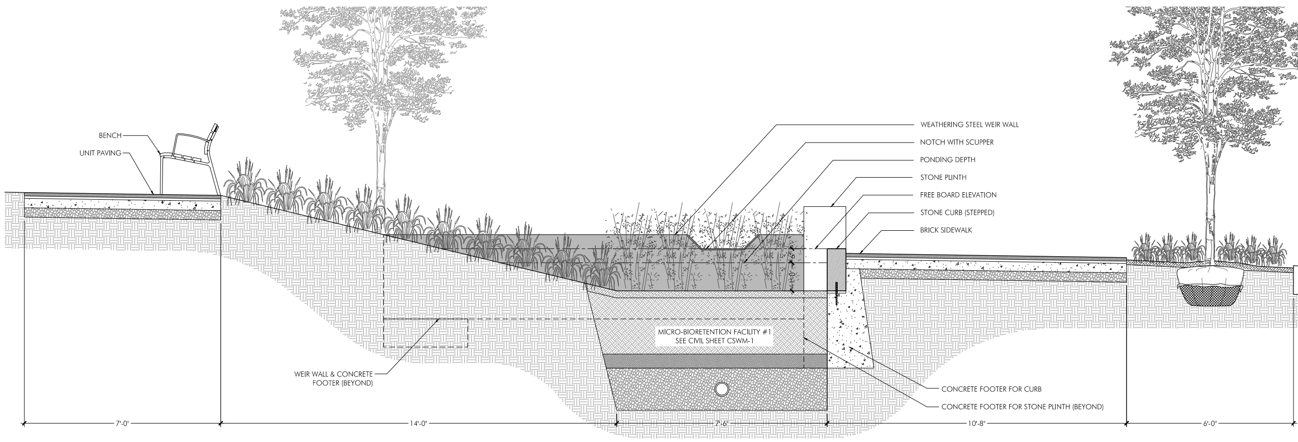
ISSUED FOR PROCUREMENT ON______

REVISIONS		
Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	3-09-15	30% Construction Documents

Caroline Freeland Park
7216 Arlington Road, Bethesda, MD

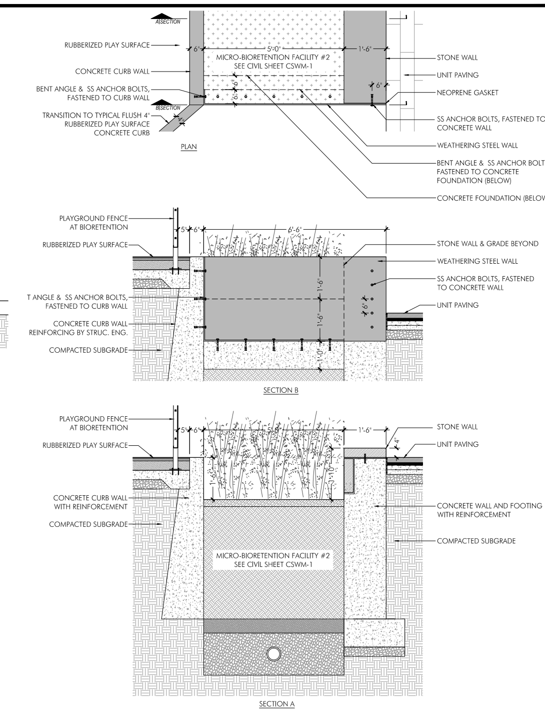
WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122
SCALE: AS SHOWN

DWG. # **L2.03**
SHT. # 11 of 23
SITE HARDSCAPE DETAILS



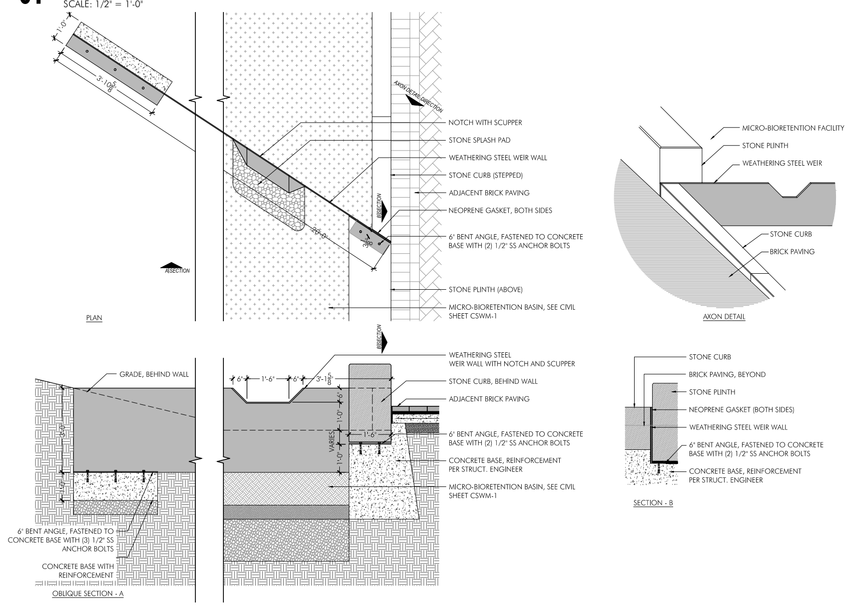
01 MICRO-BIORETENTION FACILITY #1

SCALE: 1/2" = 1'-0"



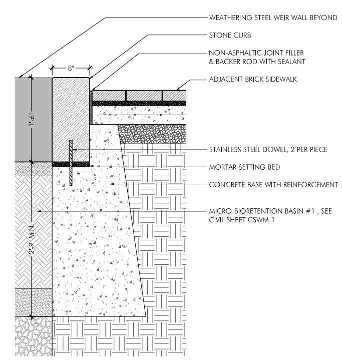
04 MICRO-BIORETENTION FACILITY #2

SCALE: 1/2" = 1'-0"



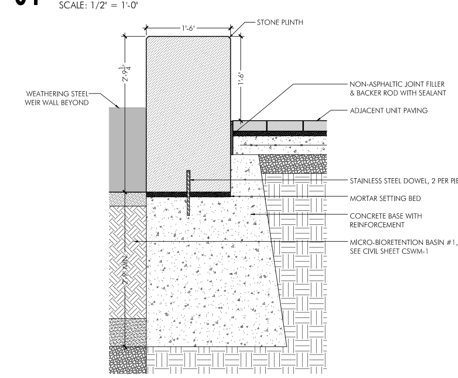
02 STEEL WEIR

SCALE: 1/2" = 1'-0"



03 STONE CURB

SCALE: 1" = 1'-0"



05 STONE PLINTH

SCALE: 1" = 1'-0"

Parker Rodriguez
Designer's Name
101 N. Union Street, Suite 310
Address
ALEXANDRIA, VA 22314
City/State/Zip
703-548-5010
Telephone Number

DESIGN		
Landscape Architect	Date	Checked By:
ParkerRodriguez Inc.	08-15-14	DC
Engineer	Date	Checked By:
Vika Marland LLC	08-15-14	
Lighting Design	Date	Checked By:
MCLA	08-15-14	
Drawn by	Date	Checked By:

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Name Trini Rodriguez

License Number 3131

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

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REVISIONS		
Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	3-09-15	30% Construction Documents

Caroline Freeland Park

7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

SCALE: AS SHOWN

DWG. #

L2.04

SHT. # 12 of 23

SITE HARDSCAPE DETAILS

MANUFACTURER: LANDSCAPE FORMS
www.landscapeforms.com
Tel. 800.430.6209
MODEL: NEOLIVIANO OR APPROVED EQUAL
BACKED STYLE, WITH END ARMS, 69"L
OPTIONS: SURFACE MOUNT
JARRAH WOOD

01 BENCH
SCALE: NTS

MANUFACTURER: LANDSCAPE FORMS
www.landscapeforms.com
Tel. 800.430.6209
MODEL: SD-42
OPTIONS: METALLIC SILVER POWDERCOAT
45-GALLON
SURFACE MOUNT

02 TRASH RECEPTACLE
SCALE: NTS

MANUFACTURER: LANDSCAPE FORMS
www.landscapeforms.com
Tel. 800.430.6209
MODEL: SD-42
OPTIONS: BLUE POWDERCOAT
RECYCLING GRAPHICS
45-GALLON
SURFACE MOUNT

03 RECYCLING RECEPTACLE
SCALE: NTS

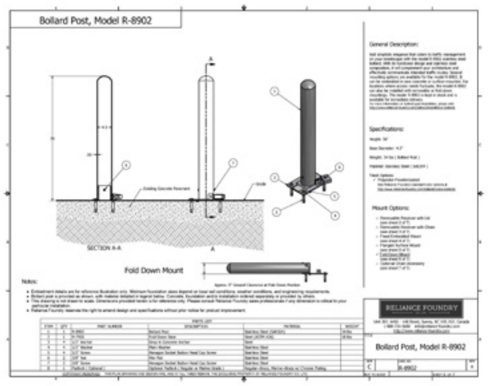
MANUFACTURER: LANDSCAPE FORMS
www.landscapeforms.com
Tel. 800.430.6209
MODEL: MINGLE - 2 PERSON
OPTIONS: METALLIC SILVER POWDERCOAT
SURFACE MOUNT

04 TABLES AND CHAIRS (2 PERSON)
SCALE: NTS

MANUFACTURER: LANDSCAPE FORMS
www.landscapeforms.com
Tel. 800.430.6209
MODEL: CHIPMAN CHAIR OR APPROVED EQUAL
WITH ARMS
OPTIONS: METALLIC SILVER POWDERCOAT

MANUFACTURER: LANDSCAPE FORMS
www.landscapeforms.com
Tel. 800.430.6209
MODEL: CHIPMAN TABLE OR APPROVED EQUAL
29"H
OPTIONS: WITHOUT UMBRELLA HOLE
METALLIC SILVER POWDERCOAT

05 TABLES AND CHAIRS (4 PERSON)
SCALE: NTS



06 COLLAPSIBLE BOLLARD
SCALE: NTS

MANUFACTURER: EQUIPARC
http://www.equiparc.com
Tel. 1-800-363-9264
MODEL: EP-5990, OR APPROVED EQUAL
OPTIONS: SUB-SURFACE MOUNT
METALLIC SILVER POWDERCOAT

BIKE RACK TO CONFORM WITH BETHESDA STREETSCAPE STANDARDS.

07 BICYCLE RACK
SCALE: NTS

Parker Rodriguez
Designer's Name
101 N. Union Street, Suite 310
Address
ALEXANDRIA, VA 22314
City/State/Zip
703-548-5010
Telephone Number

DESIGN		
Landscape Architect	Date	Checked By:
ParkerRodriguez Inc.	08-15-14	DC
Engineer	Date	Checked By:
Vika Marland LLC	08-15-14	
Lighting Design	Date	Checked By:
MCLA	08-15-14	
Drawn by	Date	Checked By:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

Name Trini Rodriguez

License Number 3131

LANDSCAPE ARCHITECTS 3131 TRINI M. RODRIGUEZ STATE OF MARYLAND 05/05/15

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

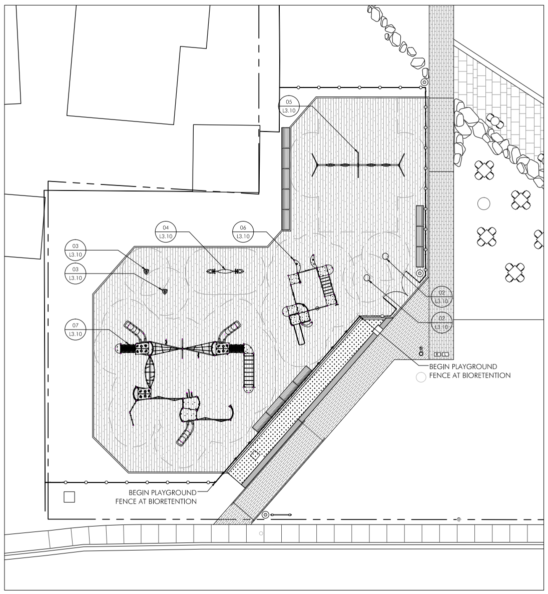
REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON____________

REVISIONS		
Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	5-05-15	30% Construction Documents

Caroline Freeland Park
7216 Arlington Road, Bethesda, MD
WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122
SCALE: AS SHOWN

DWG. #
L3.00
SHT. # 13 of 21
SITE FURNISHINGS



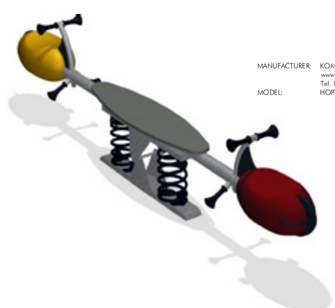
01 PLAYGROUND ENLARGEMENT
SCALE: 1" = 16'-0"

MANUFACTURER: KOMPAN
www.kompan.us
Tel. 800.426.9788
MODEL: SPINNER BOWL - ELE400024

02 PLAY EQUIPMENT
SCALE: NTS

MANUFACTURER: KOMPAN
www.kompan.us
Tel. 800.426.9788
MODEL: SPICA1 - GXY8014

03 PLAY EQUIPMENT
SCALE: NTS

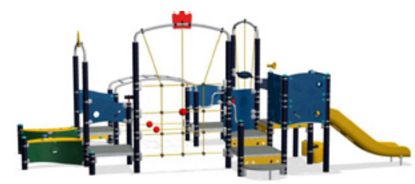


MANUFACTURER: KOMPAN
www.kompan.us
Tel. 800.426.9788
MODEL: HOPPER-ELE400022

04 PLAY EQUIPMENT
SCALE: NTS

MANUFACTURER: KOMPAN
www.kompan.us
Tel. 800.426.9788
MODEL: 10' DOUBLE BAY SWING - KSW91055-0809

05 PLAY EQUIPMENT
SCALE: NTS



MANUFACTURER: KOMPAN
www.kompan.us
Tel. 800.426.9788
MODEL: FORT - ELE400232

06 PLAY EQUIPMENT
SCALE: NTS

MANUFACTURER: KOMPAN
www.kompan.us
Tel. 800.426.9788
MODEL: CIRQUE - ELE500021

07 PLAY EQUIPMENT
SCALE: NTS

Parker Rodriguez
Designer's Name
101 N. Union Street, Suite 310
Address
ALEXANDRIA, VA 22314
City/State/Zip
703-548-5010
Telephone Number

DESIGN		
Landscape Architect	Date	Checked By:
ParkerRodriguez Inc.	08-15-14	DC
Engineer	Date	Checked By:
Vika Marland LLC	08-15-14	
Lighting Design	Date	Checked By:
MCLA	08-15-14	
Drawn by	Date	Checked By:

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Name Trini Rodriguez

License Number 3131

05/05/15

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Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON ________

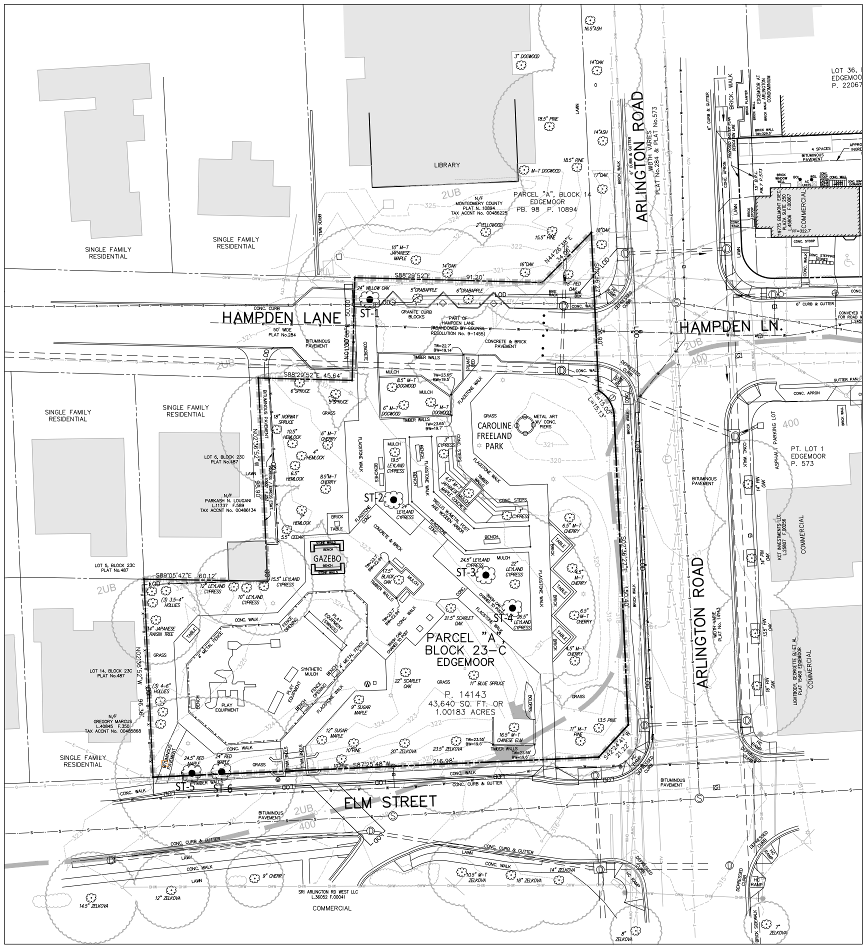
REVISIONS		
Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	5-05-15	30% Construction Documents

Caroline Freeland Park
7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122
SCALE: AS SHOWN

DWG. #
L3.10
SHT. # 14 of 21
PLAYGROUND EQUIPMENT

FINAL SCANNED: PLAN SCANNED: PARK CODE: C10



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EXISTING CONDITIONS
SCALE: 1" = 20'

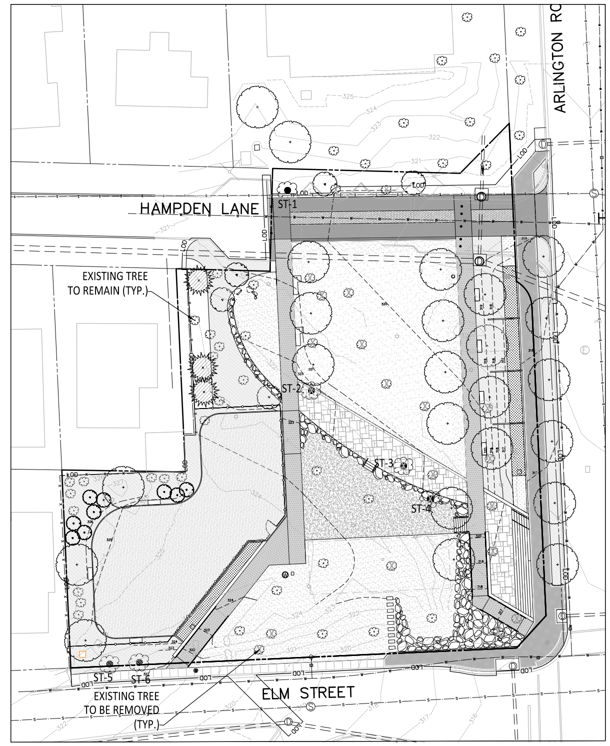
LEGEND

SCALE: 1" = 20'

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMM. CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- LIMITS OF SUBJECT PROPERTY
- LOD — LIMITS OF DISTURBANCE
- 2UB / 400 — SOIL DELINEATION
- EXISTING TREE <24" D.B.H.
- 1 — EXISTING SIGNIFICANT TREE 24-29" D.B.H.
- EXISTING TREE CANOPY EDGE (NOT FOREST)
- EXISTING SHRUB
- >25% SLOPES

- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- CURB INLET

- CONC...... CONCRETE
- C&G ....CURB AND GUTTER
- BLDG....... BUILDING
- STY. .... STORY
- TRV .... ELECTRICAL TRANSFORMER
- ASPH. ..... ASPHALT
- ESMT. .... EASEMENT
- RCP ...... REINFORCED CONCRETE PIPE
- CMP ..... CORRIGATED METAL PIPE
- BRL .... BUILDING RESTRICTION LINE
- R/W........ RIGHT-OF-WAY
- FF. .... FINISHED FLOOR ELEVATION
- TWIN...... TWIN TRUNK TREE
- M-T......... MULTI-TRUNK TREE



CONCEPT PARK PLAN
SCALE: 1" = 20'

RESOURCE DATA TABLE:

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

SOILS TABLE

SYMBOL	SOIL	CHARACTERISTICS				
		PRIME AGRICULTURE	ERODIBLE	SERPENTINITE	HYDRIC	K FACTOR
400	URBAN LAND	--	--	--	--	--
2UB	GLENELG URBAN LAND COMPLEX, 0-8% SLOPES	--	SLIGHT	--	NO	0.32

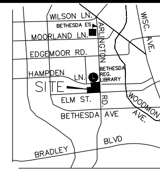
SITE DESCRIPTION:

THIS 1.00 ACRE SITE IS AN URBAN PARK LOCATED IN BETHESDA AT THE SOUTHWEST CORNER OF ARLINGTON ROAD AND HAMPDEN LANE. IT IS BORDERED TO THE SOUTH BY ELM STREET AND THE ADJACENT GIANT SUPERMARKET. IN THE NORTHEAST CORNER OF THE PARK A LARGE METAL ART PIECE MARKS THE ENTRANCE AND A SECTION OF HAMPDEN LANE THAT WAS ABANDONED CREATES A LARGE WALKWAY WHICH IS DIRECTLY ADJACENT TO THE BETHESDA LIBRARY. TO THE WEST ARE SINGLE FAMILY RESIDENCES AND TO THE EAST, ARLINGTON ROAD AND COMMERCIAL PROPERTIES. ALONG ITS' EASTERN BORDER, THE PARK IS ABOUT 6' HIGHER THAN ARLINGTON ROAD AND IS RELATIVELY FLAT WITH THE LOWEST POINT AT ITS' SOUTHEAST CORNER.

ALONG THE SOUTHERN EDGE OF THE PARK, THE LAWN GENTLY SLOPES DOWN TO ELM STREET. ALONG ITS' NORTHERN EDGE, THE PARK IS AT GRADE WITH HAMPDEN LANE. PARK FEATURES INCLUDE A GAZEBO, A LARGE FENCED PLAYGROUND WITH SWINGS AND PLAY EQUIPMENT. THERE ARE A VARIETY OF SEATING AREAS THROUGHOUT THE PARK WITH BENCHES AND TABLES. TIMBER RETAINING WALLS CREATE SEVERAL ELEVATED PLANTING BEDS WITH TREES. THERE ARE 54 TREES WITHIN THE PARK. NONE ARE SPECIMEN TREES (D.B.H. ≥ 30")AND 6 ARE SIGNIFICANT TREES (D.B.H. 24-29") IN FAIR TO GOOD HEALTH AS DESCRIBED IN THE TREE TABLE. THERE ARE NO SIGNIFICANT OR SPECIMEN TREES WITHIN THE REMAINING NRI STUDY AREA. THERE ARE TWO SOIL TYPES IN THE STUDY AREA - 2UB AND 400 URBAN LAND AS DESCRIBED IN THE SOILS TABLE.

SIGNIFICANT TREE TABLE:

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



VICINITY MAP
SCALE: 1" = 1000'

NRI NOTES:

1. THE GROSS TRACT AREA IS 1.00 ACRES.
2. THE SITE IS LOCATED ON WSSC MAP 209NW05.
3. THE SITE IS LOCATED ON TAX MAP #HN22.
4. THE SUBJECT PROPERTY IS COMPRISED OF THE FOLLOWING:

PARCEL	BLOCK NO.	TAX ACCT NO.	PLAT NO.
A	23 C	07-02266416	14143

5. THE SUBJECT PROPERTY IS ZONED "R-60".
6. THE HORIZONTAL DATUM IS BASED ON NAD-88, MARYLAND STATE PLANE DATUM. THE VERTICAL DATUM IS BASED ON NGVD29 DATUM.
7. BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, JULY, 2013.
8. THE SUBJECT PROPERTY IS LOCATED IN THE LITTLE FALLS BRANCH WATERSHED, A USE CLASS I/I-P STREAM.
9. THIS SITE IS NOT WITHIN AN SPA OR PMA.
10. THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
11. PER U.S.FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (http://www.fws.gov/wetlands/Data/Mapper.html) AND FIELD VERIFICATION, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
12. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY MAP NO. 24031C0455D, FOR MONTGOMERY COUNTY, MARYLAND, AND DATED SEPTEMBER 29, 2006.
13. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS DETERMINED, IN A LETTER DATED 7/30/2013, THAT THERE ARE NO FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING THE FIELD WORK.
14. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (http://www.montgomeryplanning.org/gis/interactive/historic.shtm).
15. THERE ARE NO AREAS OF EXISTING FOREST, AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION, LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
16. SEE SIGNIFICANT TREE TABLE AND PLAN FOR LOCATIONS AND INFORMATION ABOUT SIGNIFICANT TREES (D.B.H. 24-29") WITHIN THE NRI STUDY AREA.
17. THERE ARE NO SPECIMEN TREES (D.B.H. 30" OR GREATER) ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
18. THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
19. FIELD WORK WAS CONDUCTED BY NINA PATERNO, ASLA AND CYNTHIA A. TODD, RLA ON JUNE 25, 2013. A 'D' TAPE WAS USED TO MEASURE TREES. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. NO SEPARATE FIELD DATA SUMMARY SHEETS WERE PREPARED WITH THIS PLAN. EXISTING VEGETATION INFORMATION ASSOCIATED WITH THIS PROPERTY IS AS SHOWN ON THIS PLAN.
20. THE PLANIMETRIC INFORMATION SHOWN ON THIS PLAN IS BASED IN PART ON COPYRIGHTED GIS DATA FROM M-NCPPC, AND MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM M-NCPPC.
21. A REQUEST FOR AN EXEMPTION FROM FOREST CONSERVATION REQUIREMENTS IS IS SUBMITTED WITH THIS PLAN AS THE SUBJECT PROPERTY IS LESS THAN 1.5 ACRES WITH NO EXISTING FOREST, SPECIMEN OR CHAMPION TREE, AND THE AFFORESTATION REQUIREMENTS WOULD NOT EXCEED 10,000 SQUARE FEET.

EXEMPTION PLAN NOTES:

1. ON-SITE PRE-CONSTRUCTION MEETING SHALL BE REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS. THE OWNER SHALL CONTACT THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION INSPECTION STAFF PRIOR TO COMMENCING CONSTRUCTION TO VERIFY THE LIMITS OF DISTURBANCE AND DISCUSS TREE PROTECTION AND TREE CARE MEASURES. THE ATTENDANTS AT THIS MEETING SHOULD INCLUDE: DEVELOPER'S REPRESENTATIVE, CONSTRUCTION SUPERINTENDENT, ISA CERTIFIED ARBORIST OR MD LICENSE TREE EXPERT THAT WILL IMPLEMENT THE TREE PROTECTION MEASURES, M-NCPPC INSPECTOR, AND DPS SEDIMENT CONTROL INSPECTOR.

   A. NO CLEARING OR GRADING SHALL BEGIN BEFORE STRESS-REDUCTION MEASURES HAVE BEEN IMPLEMENTED. APPROPRIATE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO:
   I. ROOT PRUNING
   II. CROWN REDUCTION OR PRUNING
   III. WATERING
   IV. FERTILIZING
   V. VERTICAL MULCHING
   VI. ROOT AERATION MATTING

   MEASURES NOT SPECIFIED ON THE EXEMPTION PLAN MAY BE REQUIRED AS DETERMINED BY THE M-NCPPC INSPECTOR IN COORDINATION WITH THE ARBORIST.

   B. STATE OF MARYLAND LICENSED TREE EXPERT, OR AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST MUST PERFORM ALL STRESS REDUCTION MEASURES. DOCUMENTATION OF STRESS REDUCTION MEASURES MUST BE EITHER OBSERVED BY THE M-NCPPC INSPECTOR OR SENT TO THE M-NCPPC INSPECTOR AT 8787 GEORGIA AVENUE, SILVER SPRING, MD 20910. THE M-NCPPC INSPECTOR WILL DETERMINE THE EXACT METHOD TO CONVEY THE STRESS REDUCTIONS MEASURES DURING THE PRE-CONSTRUCTION MEETING.

   C. TEMPORARY TREE PROTECTION DEVICES SHALL BE INSTALLED PER THE EXEMPTION PLAN AND PRIOR TO ANY CONSTRUCTION ACTIVITIES. TREE PROTECTION FENCING LOCATIONS SHOULD BE STAKED PRIOR TO THE PRE-CONSTRUCTION MEETING. M-NCPPC INSPECTOR, IN COORDINATION WITH THE DPS SEDIMENT CONTROL INSPECTOR, MAY MAKE FIELD ADJUSTMENTS TO INCREASE THE SURVIVABILITY OF TREES AND FOREST SHOWN AS SAVED ON THE APPROVED PLAN. TEMPORARY TREE PROTECT DEVICES MAY INCLUDE:
   I. CHAIN LINK FENCE (FOUR FEET HIGH)
   II. SUPER SILT FENCE WITH WIRE STRUNG BETWEEN THE SUPPORT POLES (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.
   III. 14 GAUGE 2 INCH X 4 INCH WELDED WIRE FENCING SUPPORTED BY STEEL T-BAR POSTS (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.

   D. TEMPORARY PROTECTION DEVICES SHALL BE MAINTAINED AND INSTALLED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION PROJECT AND MUST NOT BE ALTERED WITHOUT PRIOR APPROVAL FROM M-NCPPC. NO EQUIPMENT, TRUCKS, MATERIALS, OR DEBRIS MAY BE STORED WITHIN THE TREE PROTECTION FENCE AREAS DURING THE ENTIRE CONSTRUCTION PROJECT. NO VEHICLE OR EQUIPMENT ACCESS TO THE FENCED AREA WILL BE PERMITTED. TREE PROTECTION SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF M-NCPPC. TREE PROTECTION DEVICES TO BE COORDINATED WITH EROSION AND SEDIMENT CONTROL DEVICES AS INDICATED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES.

   E. FOREST RETENTION AREA SIGNS SHALL BE INSTALLED AS REQUIRED BY THE M-NCPPC INSPECTOR, OR AS SHOWN APPROVED PLAN.

   F. PERIODIC INSPECTIONS BY M-NCPPC WILL OCCUR DURING THE CONSTRUCTION PROJECT. CORRECTIONS AND REPAIRS TO ALL TREE PROTECTION DEVICES, AS DETERMINED BY THE M-NCPPC INSPECTOR, MUST BE MADE WITHIN THE TIMEFRAME ESTABLISHED BY THE M-NCPPC INSPECTOR.

   G. AFTER CONSTRUCTION IS COMPLETED, AN INSPECTION SHALL BE REQUESTED. CORRECTIVE MEASURES WHICH MAY BE REQUIRED INCLUDE:
   I. REMOVAL AND REPLACEMENT OF DEAD AND DYING TREES
   II. PRUNING OF DEAD OR DECLINING LIMBS
   III. SOIL AERATION
   IV. FERTILIZATION
   V. WATERING
   VI. WOUND REPAIR
   VII. CLEAN UP OF RETENTION AREAS

   H. AFTER INSPECTION AND COMPLETION OF CORRECTIVE MEASURES HAVE BEEN UNDERTAKEN, ALL TEMPORARY PROTECTION DEVICES SHALL BE REMOVED FROM THE SITE. NO ADDITIONAL GRADING, SODDING, OR BURIAL MAY TAKE PLACE.

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
MONTGOMERY COUNTY
DEPARTMENT OF PARKS
9500 BRUNETT AVENUE
SILVER SPRING, MD
PHONE: 301-495-2500
CONTACT: LUCAS BONNEY

DESIGN CONSULTANTS

LANDSCAPE ARCHITECT
PARKER RODRIGUEZ
101 N. UNION STREET
SUITE 320
ALEXANDRIA, VIRGINIA 22314
703.548.5010
CONTACT: DENNIS CARMICHAEL

CIVIL ENGINEER/LAND PLANNER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MARYLAND, 20874
301.916.4100
CONTACT: SHANNON WOODROW

DATE	REVISIONS
00/00/00	

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JOSHUA C. SLOAN, RLA
LICENSE NUMBER: 3776
EXPIRATION DATE: MAY 13, 2016

CAROLINE FREELAND PARK

PARCEL A, BLOCK 23C
EDGEMOOR

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 209NW05
TAX MAP: HN22

SIMPLIFIED NATURAL RESOURCES INVENTORY FOREST CONSERVATION EXEMPTION
42014083E

DRAWN BY: NRP
DESIGNED BY: JCS
DATE ISSUED: AUGUST, 2014

SHEET NO. N 1.00

K:\1501-2000\1848\cadd\preliminary\1848000_NRI.dwg, ~ Nov 05, 2014 AT 1:17:17 PM

STORMWATER LEGEND

MICRO-BIORETENTION AREA

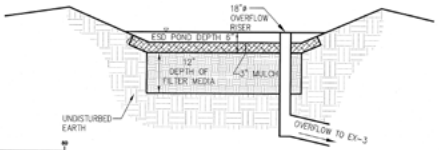
LIMITS OF DISTURBANCE (LOD = 48,032 SF) — LOD

PROPOSED STORM DRAIN — PROP. SD

PROPOSED DRAINAGE DIVIDE TO MICRO-BIOFILTER FACILITIES

GRAPHIC SCALE

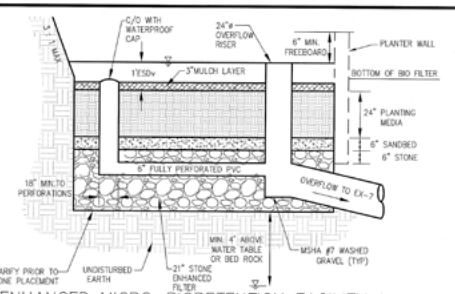
(IN FEET)
1 inch = 20 ft.



RAIN GARDEN SECTION
NTS

STORMWATER MANAGEMENT SUMMARY TABLE

TOTAL PROJECT SITE AREA (INCLUDES DISTURBED AREA IN THE ROW)	1.10 Acres
EXISTING IMPERVIOUS AREA	0.49 Acres
PROPOSED IMPERVIOUS AREA	0.56 Acres
TARGET Pe	1.8"
RESULTANT Pe	1.56"
REQUIRED ESDv	3,653 C.F.
PROVIDED ESDv	3,172 C.F.
MICRO-BIORETENTION AREA	1,045 S.F.
VOLUME PROVIDED BY MICRO-BIORETENTION	2,889 C.F.
RAIN GARDEN AREA	340 S.F.
VOLUME PROVIDED BY RAIN GARDEN	283 C.F.
REMAINING VOLUME REQUESTING WAIVER	520 C.F.



ENHANCED MICRO-BIORETENTION FACILITY 1 SECTION
NTS

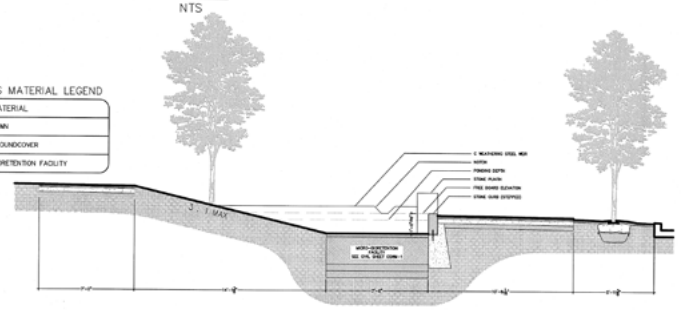
VICINITY MAP
SCALE: 1" = 1000'

IMPERVIOUS MATERIAL LEGEND

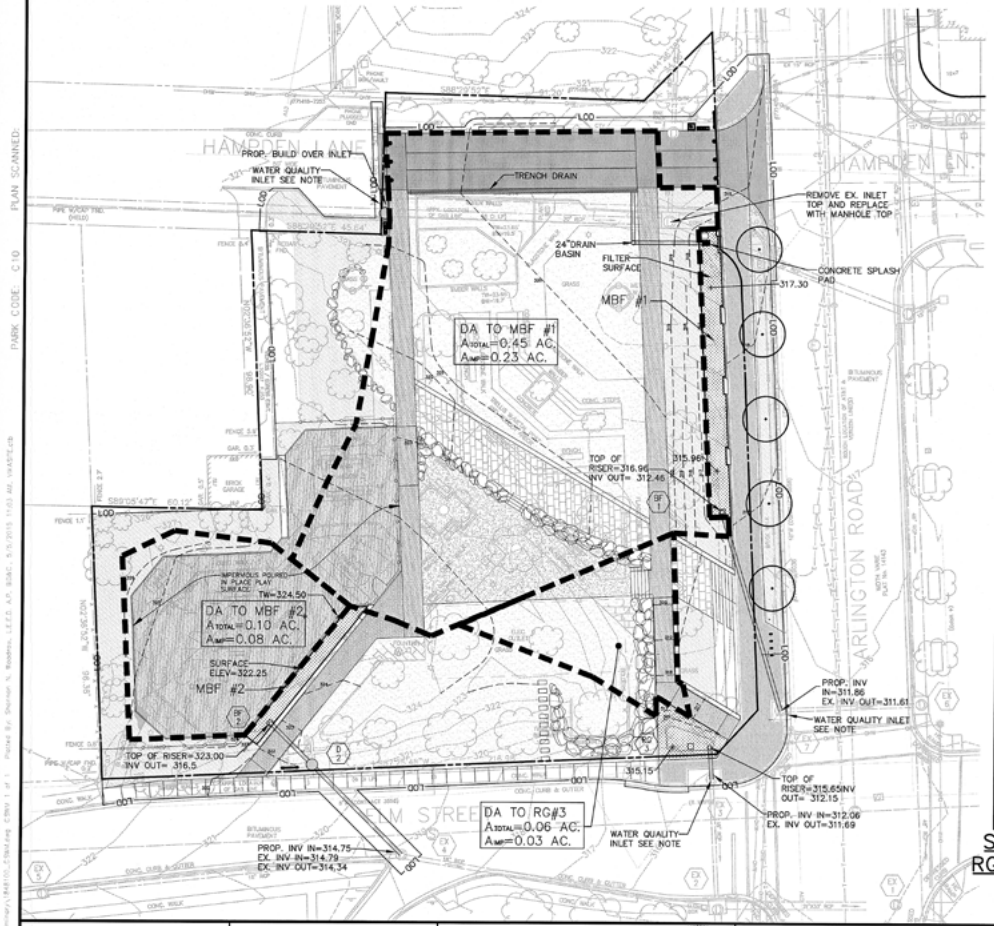
SYM.	MATERIAL
	PEDESTRIAN CONCRETE PAVING
	PEDESTRIAN CLAY BRICK
	VEHICULAR CLAY BRICK
	PEDESTRIAN CONCRETE UNIT
	VEHICULAR CONCRETE UNIT
	RECYCLED STONE
	VEHICULAR CONCRETE UNIT
	ADA CONCRETE UNIT
	VEHICULAR ADA CONCRETE UNIT
	PLAY SAFETY SURFACING
	VEHICULAR GRASS PAVING

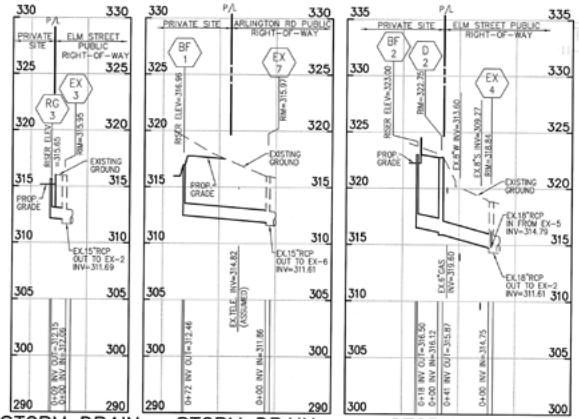
PERVIOUS MATERIAL LEGEND

SYM.	MATERIAL
	LAWN
	GROUNDCOVER
	BIORETENTION FACILITY



MICRO-BIORETENTION FACILITY 1 SECTION
NTS

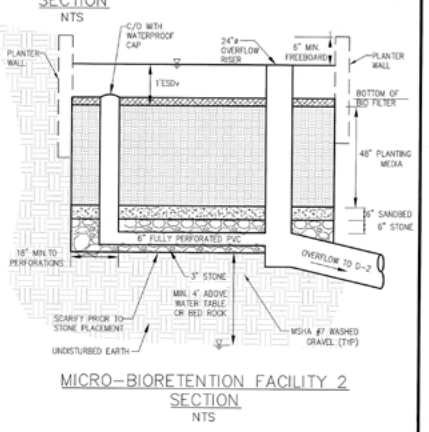




STORM DRAIN RG-3 TO EX-3
HORIZ. 1"=50'
VERT. 1"=5'

STORM DRAIN BF-1 TO EX-7
HORIZ. 1"=50'
VERT. 1"=5'

STORM DRAIN BF-2 TO EX-4
HORIZ. 1"=50'
VERT. 1"=5'



MICRO-BIORETENTION FACILITY 2 SECTION
NTS

WATER QUALITY INLET NOTE:
WATER QUALITY INLETS SHOWN WILL BE DESIGNED AND INSTALLED IN COORDINATION WITH MNCPPC, MCDOT, MCDEP, AND MCDPS STAFF. THESE INLETS ARE NOT PROPOSED TO HELP PROVIDE ESD VOLUME REQUIREMENTS. IF VARIOUS AGENCIES CANNOT ALLOW THESE INLETS, THEY WILL NO LONGER BE PROPOSED.

Parker Rodriguez
Designer's Name
101 N. Union Street, Suite 310
Address
ALEXANDRIA, VA 22314
City/State/Zip
703-548-5010
Telephone Number

DESIGN		
Landscape Architect	Date	Checked By:
Parker Rodriguez Inc.	11-03-14	DC
Engineer	Date	Checked By:
VIKA Maryland, LLC	11-03-14	
Lighting Design	Date	Checked By:
MCLA	11-03-14	
Drawn by	Date	Checked By:

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.

Name Michael B. Goodman

License Number 27721

STATE OF MARYLAND — MICHAEL B. GOODMAN — No. 27721 — PROFESSIONAL ENGINEER

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON _____

REVISIONS		
Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	5-05-15	35% Construction Documents

Caroline Freeland Park

7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

SCALE: 1"=20'

DWG. # **CSWM-1**

SHT. #16 OF 21

CONCEPT STORMWATER MANAGEMENT

Parker Rodriguez	**DESIGN**	
Designer's Name	Landscape Architect — Date — Checked By:	
101 N. Union Street, Suite 310	ParkerRodriguez Inc. — 08-15-14 — DC	
Address	Engineer — Date — Checked By:	
ALEXANDRIA, VA 22314	Vika Marland LLC — 08-15-14	
City/State/Zip	Lighting Design — Date — Checked By:	
703-548-5010	MCLA — 08-15-14	
Telephone Number	Drawn by — Date — Checked By:	

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

Name_____

License Number_____

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL

Project Manager — Date

Construction Manager — Date

Park Manager — Date

ISSUED FOR PROCUREMENT ON_____

REVISIONS

Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	5-05-15	30% Construction Documents

Caroline Freeland Park

7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

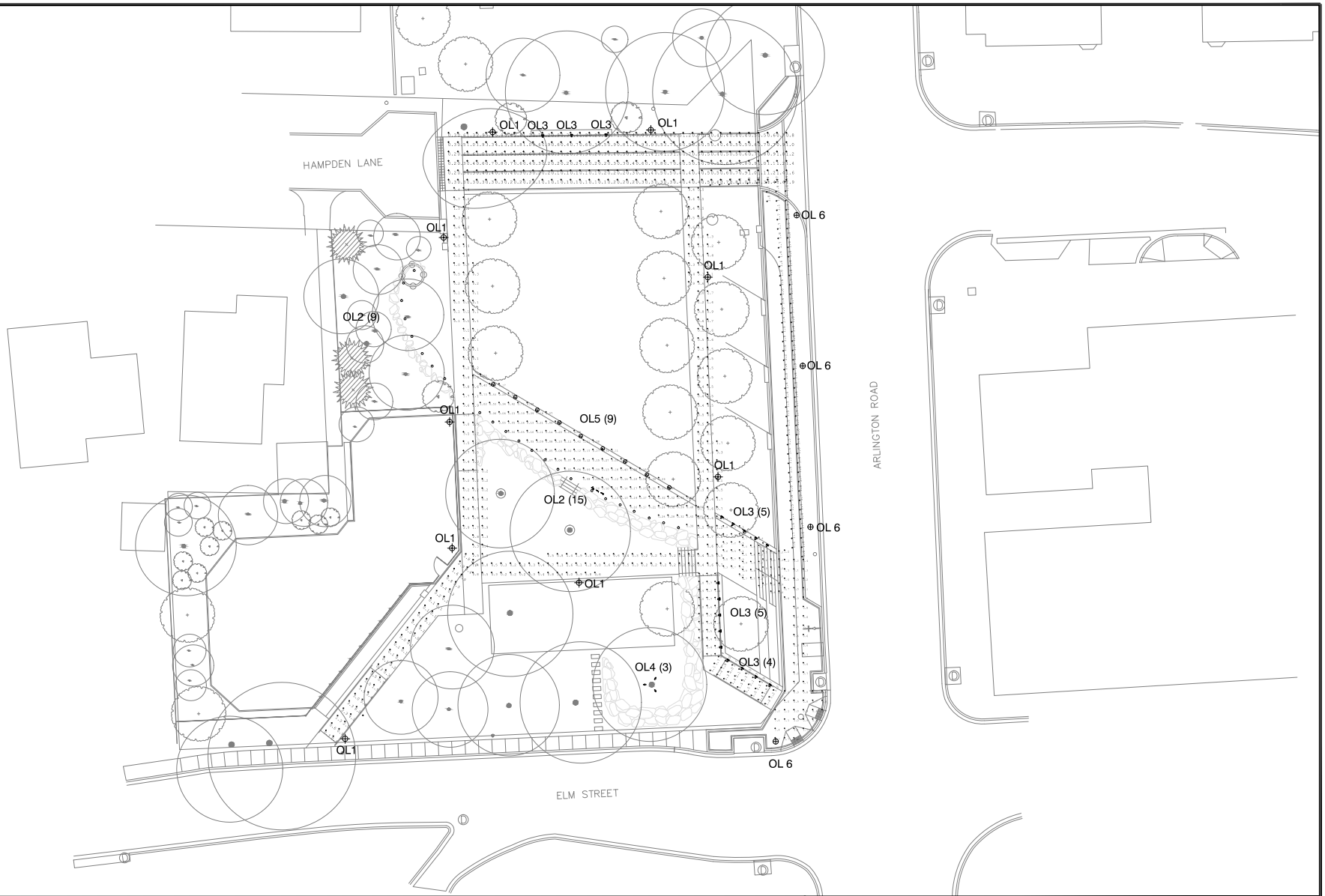
SCALE: 1/16" = 1'

DWG. 1

E1.00

SHT. 17 of 21

Lighting Plan Illustrative



Parker Rodriguez	**DESIGN**		
Designer's Name	Landscape Architect	Date	Checked By:
101 N. Union Street, Suite 310	Parker/Rodriguez Inc.	08-15-14	DC
Address	Engineer	Date	Checked By:
ALEXANDRIA, VA 22314	Vika Marland LLC	08-15-14	
City/State/Zip	Lighting Design	Date	Checked By:
703-548-5010	MCLA	08-15-14	
Telephone Number	Drawn by	Date	Checked By:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

Name_____

License Number_____

The Maryland-National Capital Park and Planning Commission

Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON_____

REVISIONS		
Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	5-05-15	30% Construction Documents

Caroline Freeland Park

7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

SCALE: 1/16" = 1'

DWG. 1

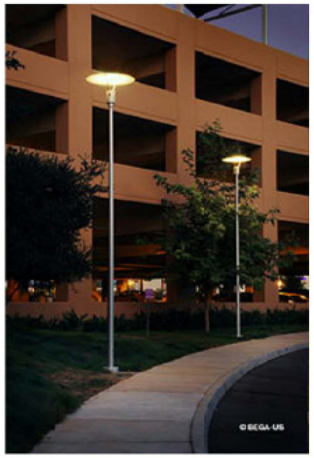
E1.01

SHT. 18 of 21

Photometric Plan

OL1

Pole top luminaires with indirect cut off light distribution



Housing/fitter: Heavy one piece die-cast aluminum optical housing with integrally cast transition "fitter" which slip fits a 3" O.D. pole top or tenon and is secured by six (6) flush, stainless steel set screws. The housing gracefully supports two (2) ¾" diameter stainless steel struts located at 180° as well as a die-cast aluminum diffuser retaining ring. All components function and appear as a unified design.

Enclosure: ¾" thick, machined tempered crystal clear optical glass with a high temperature-rated one piece molded silicone rubber gasket encloses the precise, stippled pure aluminum, narrow beam reflector. The glass retaining ring is secured by two (2) hidden stainless steel hex head access screws.

Reflective disk: 39⅜" diameter by ¼" thick aluminum plate incorporates a formed convex dome to limit uplight. Disk is secured by two (2) die-cast aluminum fixed clamping "saddles" which receive the two (2) stainless steel support struts. A spun aluminum parabolic dome section is press fit in the center of the reflective disk. A ¼" wide by ⅛" deep "drip" channel is incorporated in the underside edge of the disk.

Electrical: Provided with a 40W LED module, standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order. -25° C start temperature. 120V through 277V electronic LED driver located in the base of selected BEGA pole. 0-10V dimming available.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Underside of disk is white. Custom colors supplied on special order.

UL listed, suitable for wet locations. Protection class: IP65.

Weight: 43 lbs.

Effective Projection Area (EPA): 6.0 ft²

Luminaire Lumens: 1379
Tested in accordance with LM-79-08

	Lamp	LEED	A	B
8309 LED	40W LED	LZ-2	39⅛	24¼

Recommended for use with 16' to 18' poles.

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

OL2

ANITA

Available Diffusers and Frames:
Semispherical opal polycarbonate diffuser
Flat opal or transparent polycarbonate diffuser with anodized-aluminium frame
Flat transparent polycarbonate diffuser with anodized aluminium cap for side-emission

Constant Current 120-277vAC 350mA feeding power supply
Constant current 350mA dimmable power supply
Constant voltage (12-24V DC) feeding on request

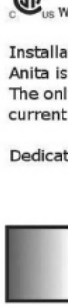
Light Sources 1x1W 350mA LED
Available as cool white 6000K, natural white 4000K, and warm white 3000K.

Recessing depth (with installation box):
Semispherical and side-emission: 2.75"
Flat diffuser with frame: 2.75"

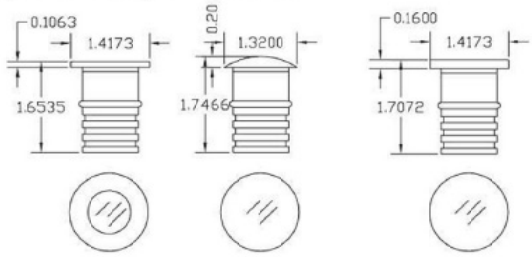
c SP us wet label listed IP67 - In compliance with EN 60598-1

Installation:
Anita is equipped with a piece of bipolar cable (.75") for an easy-to-make connection.
The only connection allowed is "in series". The only power supply allowed is a constant current I=350mA electronic power supply. Installation requires a dedicated box.

Dedicated box available on request



.8 anodized aluminium



Job Name: _____ Fixture Type: _____

designplan

sales@designplan.com
www.designplan.com
79 Trenton Ave
Frenchtown, NJ 08825
Tel: 908-996-7710
Fax: 908-9967042

Parker Rodriguez	DESIGN		
Designer's Name	Landscape Architect	Date	Checked By:
101 N. Union Street, Suite 310	ParkerRodriguez Inc.	08-15-14	DC
Address	Engineer	Date	Checked By:
ALEXANDRIA, VA 22314	Vika Maryland LLC	08-15-14	
City/State/Zip	Lighting Design	Date	Checked By:
703-548-5010	MCLA	08-15-14	
Telephone Number	Drawn by	Date	Checked By:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

Name_____

License Number_____

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL

Project Manager Date

Construction Manager Date

Park Manager Date

ISSUED FOR PROCUREMENT ON_____

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Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	5-05-15	30% Construction Documents

Caroline Freeland Park

7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

DWG. 1
E2.00
SHT. 19 OF 21
Fixture Cut Sheets

OL3

Recessed wall luminaire

Type:
BEGA Product #:
Project:
Voltage:
Color:
Options:
Modified:

Housing: Constructed of die cast and extruded aluminum components with integral wiring compartment. Mounting tabs provided. Die castings are marine grade, copper free (≤ 0.3% copper content) A380.0 aluminum alloy.

Enclosure: One piece die cast aluminum faceplate. Clear tempered .157" thick glass with translucent white ceramic coating, machined flush to faceplate surface. Faceplate is secured by four (4) flush, socket head, stainless steel captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature, molded silicone rubber gasket for weather tight operation.

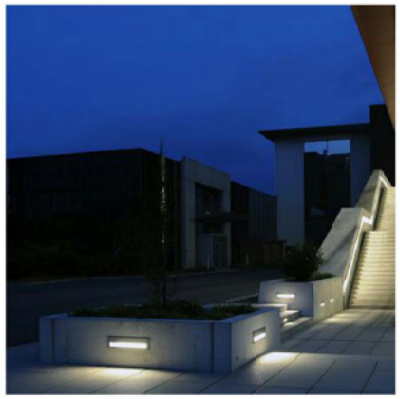
Electrical: 10.1W LED luminaire, 11.8 total system watts, -30° C start temperature. Integral 120 V through 277V electronic LED driver, 0-10V dimming. The LED and driver are mounted on a removable plate for easy replacement. Standard LED color temperature is 3000K (available in 4000K; add suffix K4). Through Wiring: Maximum four (4) No. 12 AWG conductors (plus ground) suitable for 75°C. Provided with two (2) 1/2" NPT threaded conduit entries.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations and for instalation within 3 feet of ground. Type non-IC. Protection class: IP65.

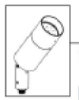
Luminaire Lumens: 142
Tested in accordance with LM-79-08



	Lamp	A	B	C
2042LED ANA	9 W LED	13	4⅛	4

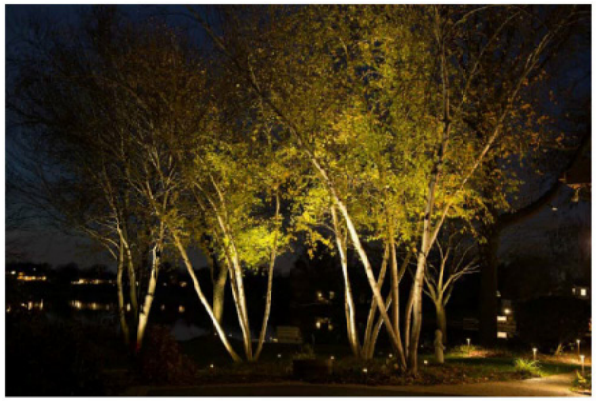
BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

OL4



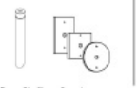
DENALI SERIES™ FLOODLIGHT

18-29W LED



Accessories *(Configure separately)*

Mounting:



Power Pipe™ Canopies

Drivers *(Configure separately)*

Drivers:

Power Canopy™ Power Pipe™ PM2D & PM2 HP2 TMB HP2RM PM2DRM & PM2RM RM & DRM

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
Patented 360HD™ Mounting System features a mechanical taper-lock, which allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 75 lb. static load prior to movement to ensure decades of optical alignment. ¾" pipe thread for mounting. Biaxial source control additionally provides 350° horizontal rotation in addition to vertical adjustment. 'Aim-And-Lock' Technology allows precision adjustment without the redundant tightening and loosening of knuckle screw.

Cap
Fully machined. Accommodates (2) lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E') or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens
Shock resistant, tempered, glass lens is factory-adhered to fixture cap and provides hermetically sealed optical compartment.

BKSSL®
Integrated solid state system with 'i' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance.

LM-80 certified. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Color Management
Corrected cold phosphor technology delivers near-perfect natural white light. Long term phosphor maintenance over product life. Exact color point conformity exceeds ANSI C78.377 standard. Provides uniform beam with no color variation over angle. Module exceeds 80 CRI (RA>80, R9>16).

Remote Driver
For use with remote LED driver. See remote driver submittal to determine remote distance and wiring requirements prior to detailing field installation of any remote wiring.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. 360HD™ hardware is additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standards 1598, 8750 and Certified to CAN/CSA Standard C22.2 No. 250. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Additionally suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

*Teflon is a registered trademark of DuPont Corporation.
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING
360HD Patent is covered in whole or in part by U.S. Patent No. 6,161,948

Parker Rodriguez	**DESIGN**		
Designer's Name	Landscape Architect	Date	Checked By:
101 N. Union Street, Suite 310	ParkerRodriguez Inc.	08-15-14	DC
Address	Engineer	Date	Checked By:
ALEXANDRIA, VA 22314	Vika Maryland LLC	08-15-14	
City/State/Zip	Lighting Design	Date	Checked By:
703-548-5010	MCLA	08-15-14	
Telephone Number	Drawn by	Date	Checked By:

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Name_____

License Number_____

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

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Park Manager Date

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	5-05-15	30% Construction Documents

Caroline Freeland Park

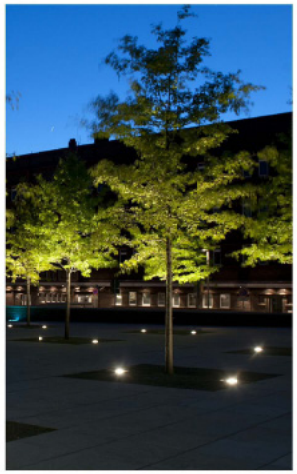
7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

DWG. 1
E2.01
SHT. 20 OF 21
Fixture Cut Sheets

OL5

Drive-over in-grade luminaires to illuminate ground surfaces



Outer housing: Constructed of high tensile strength, copper free die-cast aluminum alloy. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Inner housing: Constructed of copper free die-cast aluminum alloy, with two piece die-cast aluminum clamping ring/cover/guard, removable for relamping, secured together with four (4) heavy stainless steel bolts which provide a pressure seal to gasket and glass. Two (2) captive socket head stainless steel screws secure inner housing cover to outer housing. Proper drainage must be provided.

Enclosure: One piece heavy die-cast aluminum cover with clear borosilicate focusing lens. Molded, one piece, high temperature silicone rubber gasket.

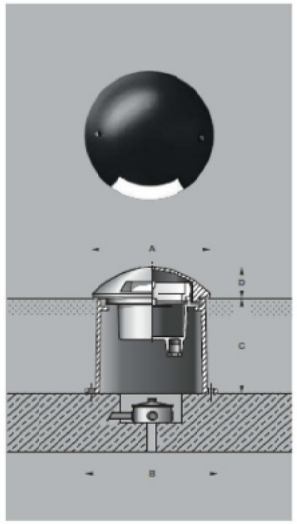
Electrical: G8.5 porcelain bi-pin lampholder with stainless steel contacts. Magnetic HPF ballast available in 120V or 277V - specify. Inner housing pre-wired with nine (9) feet of 18/3 waterproof cable with "water stopper" feature, cable clamp, and waterproof cable gland entry into housing. A separate waterproof wiring box for power supply must be provided (by contractor).

Finish: Standard finish is an eight step process consisting of two coats of graphite gray high solids, UV stabilized polyurethane, one with light texture over a phosphate base. Custom colors are not available.

UL listed for US and Canadian Standards, suitable for wet locations and vehicle drive over. Protection class: IP67.

Note: A foundation must be supplied by the contractor designed to bear the pressure loads from vehicles with pneumatic tires. These luminaires are characterized by their capacity to withstand high pressure loads of up to 8,800 lbs. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating, and changing direction. Proper drainage must be provided.

Temperature caution: The column "T" in the chart below indicates the temperature in degrees Celsius which is reached on the top of the luminaire housing during operation. Surface temperatures are for exterior applications. For interior applications add 10° C to the temperature shown.



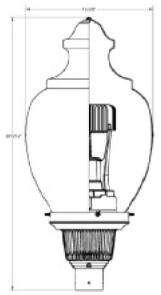
Single 60° port

	Lamp	Lumen	A	B	C	D	T
8853 MH	1 39W T4 G8.5 MH	3300	8 ¼	10	6 ⅛	2⅛	65°

OL6

Victorian (VL72) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:



Ordering Guide

Example: VL72 42 A 40 3 E N A

Product Code	VL72	Victorian
LED	42	42 LEDs
Finish	A	Black
	B	White
	G	Verde
	H	Bronze
	J	Green
Wattage	40	48W
	65	69W
Optics	3	Type III
	5	Type V
Photo Control	E	120 VAC Button Eye
	H	208/240/277VAC Button Eye
	N	None
Color Temperature	N	4000K *1
Voltage	A	120-277 VAC *2

*1 4000K CCT is standard. If a different CCT is desired please consult quotations for options
*2 For anything other than 120-277V, please consult quotations
*3 If dimming is desired, please consult quotations.
*4 HSS always comes with the fixture

Specifications

HOUSING:
360 low-copper die-cast aluminum alloy . All non-ferrous fasteners prevent corrosion and ensure longer life. Slip Fitter Dimensions: 3" I.D. x 3" deep .

FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM 3117 specifications. For larger projects where a custom color is required, contact the factory for more information

LED SPECIFICATIONS:
EcoSmart engine composed of 42 high performance white LEDs, 40w/65w lamp wattage. Color temperature of 4000 Kelvin nominal,
70 CRI. Operating lifespan based on LM80 results after which 50% still emits over 70% (L70) of its original lumen output.
Based on in-situ thermal testing and data from Philips Lumileds and Philips Advance, fixture can be expected to reach 56,000 hours (at >L70 lumen maintenance @ 25°C). Use of a metal core board insures
greater heat transfer and longer lifespan of the light engine.
Heat sink made of cast aluminum optimising the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

LED DRIVER:
High power factor of 90% min. Electronic driver, operating range 50/60 Hz.
Auto adjusting to a voltage between 120 and 277 volt AC rated for both
application line to line or line to neutral, Class II, THD of 20% max.
Maximum ambient operating temperature from -40F (-40C) to 136F (58C)
degrees. Certified in compliance to cULus requirement. Dry and damp location.
Assembled on a unitized removable tray with Tyco quick disconnect plug
resisting to 221F (105C) degrees.
The current supplying the LEDs will be reduced by the driver if the internal
temperature exceeds 185F (85C), as a protection to the LEDs and the electrical
components. Output is protected from short circuits, voltage overload and
current overload. Automatic recovery after correction.
Electrical components are RoHS compliant.

Parker Rodriguez	**DESIGN**		
Designer's Name	Landscape Architect	Date	Checked By:
101 N. Union Street, Suite 310	ParkerRodriguez Inc.	08-15-14	DC
Address	Engineer	Date	Checked By:
ALEXANDRIA, VA 22314	Vika Maryland LLC	08-15-14	
City/State/Zip	Lighting Design	Date	Checked By:
703-548-5010	MCLA	08-15-14	
Telephone Number	Drawn by	Date	Checked By:

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Name_____

License Number_____

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Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

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	5-05-15	30% Construction Documents

Caroline Freeland Park

7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

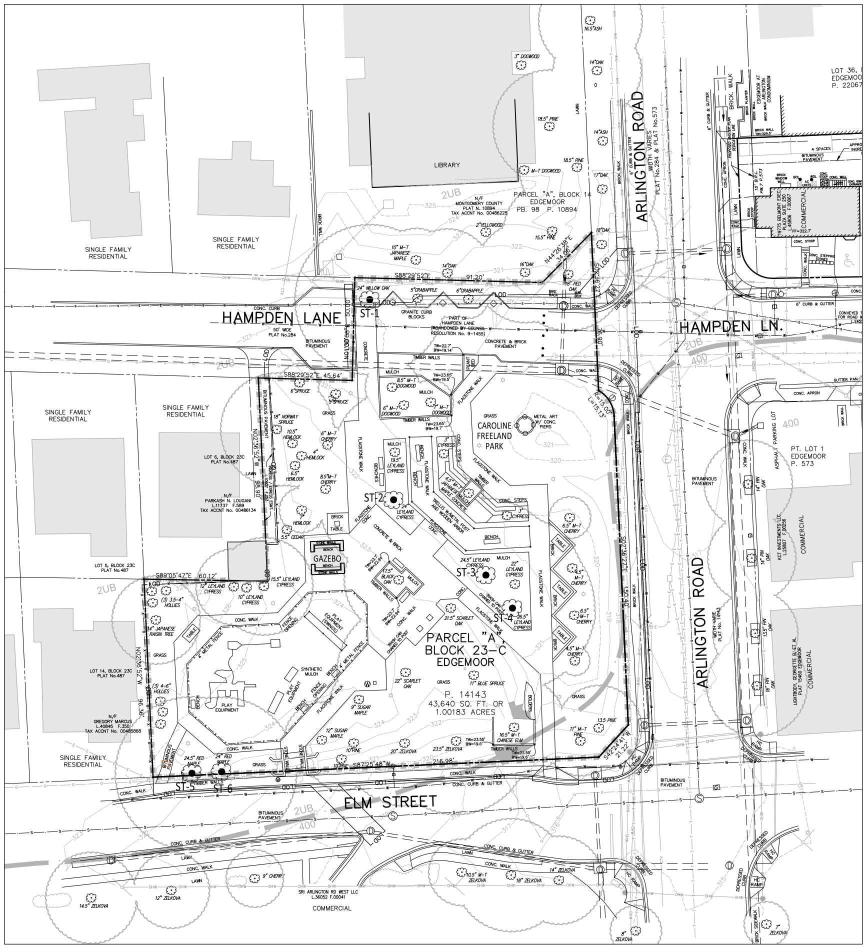
DWG. 1

E2.02

SHT. 21 OF 21

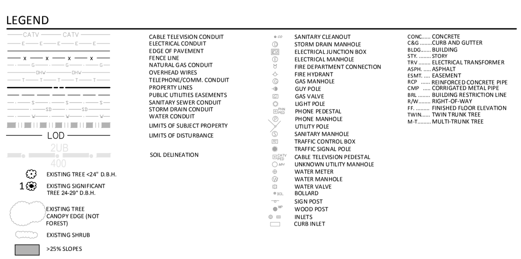
Fixture Cut Sheets

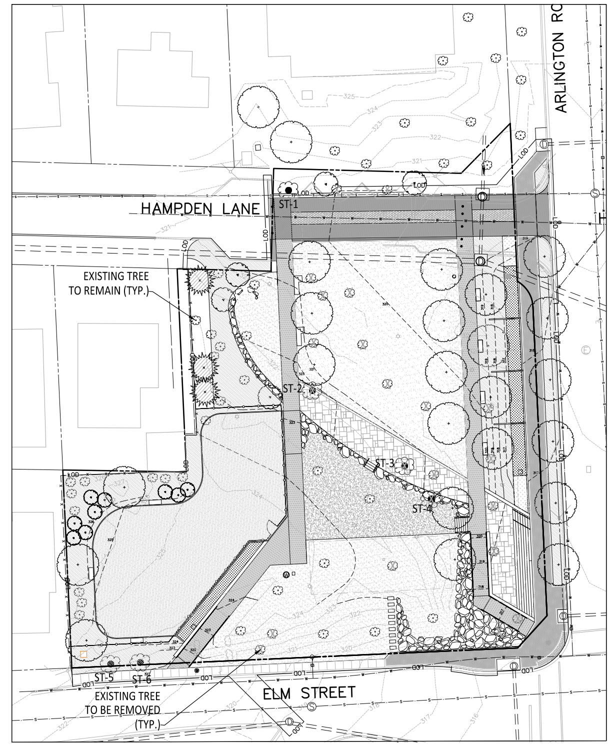
FOREST CONSERVATION PLAN EXEMPTION



THE PLANIMETRIC INFORMATION SHOWN ON THIS PLAN IS BASED IN PART ON COPYRIGHTED GIS DATA FROM M-NCPPC, AND MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM M-NCPPC.

EXISTING CONDITIONS
SCALE: 1" = 20'





CONCEPT PARK PLAN
SCALE: 1" = 20'

RESOURCE DATA TABLE:

[illegible]

SOILS TABLE						
SYMBOL	SOIL	CHARACTERISTICS				
		PRIME AGRICULTURE	ERODIBLE	SERPENTINITE	HYDRIC	K FACTOR
400	URBAN LAND	--	--	--	--	--
2UB	GLENELG URBAN LAND COMPLEX, 0-8% SLOPES	--	SLIGHT	--	NO	0.32

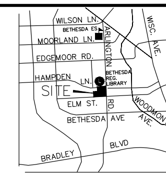
SITE DESCRIPTION:

THIS 1.00 ACRE SITE IS AN URBAN PARK LOCATED IN BETHESDA AT THE SOUTHWEST CORNER OF ARLINGTON ROAD AND HAMPDEN LANE. IT IS BORDERED TO THE SOUTH BY ELM STREET AND THE ADJACENT GIANT SUPERMARKET. IN THE NORTHEAST CORNER OF THE PARK A LARGE METAL ART PIECE MARKS THE ENTRANCE AND A SECTION OF HAMPDEN LANE THAT WAS ABANDONED CREATES A LARGE WALKWAY WHICH IS DIRECTLY ADJACENT TO THE BETHESDA LIBRARY. TO THE WEST ARE SINGLE FAMILY RESIDENCES AND TO THE EAST, ARLINGTON ROAD AND COMMERCIAL PROPERTIES. ALONG ITS' EASTERN BORDER, THE PARK IS ABOUT 6' HIGHER THAN ARLINGTON ROAD AND IS RELATIVELY FLAT WITH THE LOWEST POINT AT ITS' SOUTHEAST CORNER.

ALONG THE SOUTHERN EDGE OF THE PARK, THE LAWN GENTLY SLOPES DOWN TO ELM STREET. ALONG ITS' NORTHERN EDGE, THE PARK IS AT GRADE WITH HAMPDEN LANE. PARK FEATURES INCLUDE A GAZEBO, A LARGE FENCED PLAYGROUND WITH SWINGS AND PLAY EQUIPMENT. THERE ARE A VARIETY OF SEATING AREAS THROUGHOUT THE PARK WITH BENCHES AND TABLES. TIMBER RETAINING WALLS CREATE SEVERAL ELEVATED PLANTING BEDS WITH TREES. THERE ARE 54 TREES WITHIN THE PARK. NONE ARE SPECIMEN TREES (D.B.H. ≥ 30")AND 6 ARE SIGNIFICANT TREES (D.B.H. 24-29") IN FAIR TO GOOD HEALTH AS DESCRIBED IN THE TREE TABLE. THERE ARE NO SIGNIFICANT OR SPECIMEN TREES WITHIN THE REMAINING NRI STUDY AREA. THERE ARE TWO SOIL TYPES IN THE STUDY AREA - 2UB AND 400 URBAN LAND AS DESCRIBED IN THE SOILS TABLE.

SIGNIFICANT TREE TABLE:

[illegible]



VICINITY MAP
SCALE: 1" = 1000'

NRI NOTES:

1. THE GROSS TRACT AREA IS 1.00 ACRES.
2. THE SITE IS LOCATED ON WSSC MAP 209NW05.
3. THE SITE IS LOCATED ON TAX MAP #HN22.
4. THE SUBJECT PROPERTY IS COMPRISED OF THE FOLLOWING:

PARCEL	BLOCK NO.	TAX ACCT NO.	PLAT NO.
A	23 C	07-02266416	14143

5. THE SUBJECT PROPERTY IS ZONED "R-60".
6. THE HORIZONTAL DATUM IS BASED ON NAD-88, MARYLAND STATE PLANE DATUM. THE VERTICAL DATUM IS BASED ON NGVD29 DATUM.
7. BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, JULY, 2013.
8. THE SUBJECT PROPERTY IS LOCATED IN THE LITTLE FALLS BRANCH WATERSHED, A USE CLASS I/I-P STREAM.
9. THIS SITE IS NOT WITHIN AN SPA OR PMA.
10. THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
11. PER U.S.FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (http://www.fws.gov/wetlands/Data/Mapper.html) AND FIELD VERIFICATION, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
12. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY MAP NO. 24031C0455D, FOR MONTGOMERY COUNTY, MARYLAND, AND DATED SEPTEMBER 29, 2006.
13. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS DETERMINED, IN A LETTER DATED 7/30/2013, THAT THERE ARE NO FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING THE FIELD WORK.
14. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (http://www.montgomeryplanning.org/gis/interactive/historic.shtm).
15. THERE ARE NO AREAS OF EXISTING FOREST, AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION, LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
16. SEE SIGNIFICANT TREE TABLE AND PLAN FOR LOCATIONS AND INFORMATION ABOUT SIGNIFICANT TREES (D.B.H. 24-29") WITHIN THE NRI STUDY AREA.
17. THERE ARE NO SPECIMEN TREES (D.B.H. 30" OR GREATER) ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
18. THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
19. FIELD WORK WAS CONDUCTED BY NINA PATERNO, ASLA AND CYNTHIA A. TODD, RLA ON JUNE 25, 2013. A 'D' TAPE WAS USED TO MEASURE TREES. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. NO SEPARATE FIELD DATA SUMMARY SHEETS WERE PREPARED WITH THIS PLAN. EXISTING VEGETATION INFORMATION ASSOCIATED WITH THIS PROPERTY IS AS SHOWN ON THIS PLAN.
20. THE PLANIMETRIC INFORMATION SHOWN ON THIS PLAN IS BASED IN PART ON COPYRIGHTED GIS DATA FROM M-NCPPC, AND MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM M-NCPPC.
21. A REQUEST FOR AN EXEMPTION FROM FOREST CONSERVATION REQUIREMENTS IS IS SUBMITTED WITH THIS PLAN AS THE SUBJECT PROPERTY IS LESS THAN 1.5 ACRES WITH NO EXISTING FOREST, SPECIMEN OR CHAMPION TREE, AND THE AFFORESTATION REQUIREMENTS WOULD NOT EXCEED 10,000 SQUARE FEET.

EXEMPTION PLAN NOTES:

1. ON-SITE PRE-CONSTRUCTION MEETING SHALL BE REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS. THE OWNER SHALL CONTACT THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION INSPECTION STAFF PRIOR TO COMMENCING CONSTRUCTION TO VERIFY THE LIMITS OF DISTURBANCE AND DISCUSS TREE PROTECTION AND TREE CARE MEASURES. THE ATTENDANTS AT THIS MEETING SHOULD INCLUDE: DEVELOPER'S REPRESENTATIVE, CONSTRUCTION SUPERINTENDENT, ISA CERTIFIED ARBORIST OR MD LICENSE TREE EXPERT THAT WILL IMPLEMENT THE TREE PROTECTION MEASURES, M-NCPPC INSPECTOR, AND DPS SEDIMENT CONTROL INSPECTOR.

A. NO CLEARING OR GRADING SHALL BEGIN BEFORE STRESS-REDUCTION MEASURES HAVE BEEN IMPLEMENTED. APPROPRIATE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO:
I. ROOT PRUNING
II. CROWN REDUCTION OR PRUNING
III. WATERING
IV. FERTILIZING
V. VERTICAL MULCHING
VI. ROOT AERATION MATTING

MEASURES NOT SPECIFIED ON THE EXEMPTION PLAN MAY BE REQUIRED AS DETERMINED BY THE M-NCPPC INSPECTOR IN COORDINATION WITH THE ARBORIST.

B. STATE OF MARYLAND LICENSED TREE EXPERT, OR AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST MUST PERFORM ALL STRESS REDUCTION MEASURES. DOCUMENTATION OF STRESS REDUCTION MEASURES MUST BE EITHER OBSERVED BY THE M-NCPPC INSPECTOR OR SENT TO THE M-NCPPC INSPECTOR AT 8787 GEORGIA AVENUE, SILVER SPRING, MD 20910. THE M-NCPPC INSPECTOR WILL DETERMINE THE EXACT METHOD TO CONVEY THE STRESS REDUCTIONS MEASURES DURING THE PRE-CONSTRUCTION MEETING.

C. TEMPORARY TREE PROTECTION DEVICES SHALL BE INSTALLED PER THE EXEMPTION PLAN AND PRIOR TO ANY CONSTRUCTION ACTIVITIES. TREE PROTECTION FENCING LOCATIONS SHOULD BE STAKED PRIOR TO THE PRE-CONSTRUCTION MEETING. M-NCPPC INSPECTOR, IN COORDINATION WITH THE DPS SEDIMENT CONTROL INSPECTOR, MAY MAKE FIELD ADJUSTMENTS TO INCREASE THE SURVIVABILITY OF TREES AND FOREST SHOWN AS SAVED ON THE APPROVED PLAN. TEMPORARY TREE PROTECT DEVICES MAY INCLUDE:
I. CHAIN LINK FENCE (FOUR FEET HIGH)
II. SUPER SILT FENCE WITH WIRE STRUNG BETWEEN THE SUPPORT POLES (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.
III. 14 GAUGE 2 INCH X 4 INCH WELDED WIRE FENCING SUPPORTED BY STEEL T-BAR POSTS (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.

D. TEMPORARY PROTECTION DEVICES SHALL BE MAINTAINED AND INSTALLED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION PROJECT AND MUST NOT BE ALTERED WITHOUT PRIOR APPROVAL FROM M-NCPPC. NO EQUIPMENT, TRUCKS, MATERIALS, OR DEBRIS MAY BE STORED WITHIN THE TREE PROTECTION FENCE AREAS DURING THE ENTIRE CONSTRUCTION PROJECT. NO VEHICLE OR EQUIPMENT ACCESS TO THE FENCED AREA WILL BE PERMITTED. TREE PROTECTION SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF M-NCPPC. TREE PROTECTION DEVICES TO BE COORDINATED WITH EROSION AND SEDIMENT CONTROL DEVICES AS INDICATED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES.

E. FOREST RETENTION AREA SIGNS SHALL BE INSTALLED AS REQUIRED BY THE M-NCPPC INSPECTOR, OR AS SHOWN APPROVED PLAN.

F. PERIODIC INSPECTIONS BY M-NCPPC WILL OCCUR DURING THE CONSTRUCTION PROJECT. CORRECTIONS AND REPAIRS TO ALL TREE PROTECTION DEVICES, AS DETERMINED BY THE M-NCPPC INSPECTOR, MUST BE MADE WITHIN THE TIMEFRAME ESTABLISHED BY THE M-NCPPC INSPECTOR.

G. AFTER CONSTRUCTION IS COMPLETED, AN INSPECTION SHALL BE REQUESTED. CORRECTIVE MEASURES WHICH MAY BE REQUIRED INCLUDE:
I. REMOVAL AND REPLACEMENT OF DEAD AND DYING TREES
II. PRUNING OF DEAD OR DECLINING LIMBS
III. SOIL AERATION
IV. FERTILIZATION
V. WATERING
VI. WOUND REPAIR
VII. CLEAN UP OF RETENTION AREAS

H. AFTER INSPECTION AND COMPLETION OF CORRECTIVE MEASURES HAVE BEEN UNDERTAKEN, ALL TEMPORARY PROTECTION DEVICES SHALL BE REMOVED FROM THE SITE. NO ADDITIONAL GRADING, SODDING, OR BURIAL MAY TAKE PLACE.

VIKA
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
MONTGOMERY COUNTY DEPARTMENT OF PARKS
9500 BRUNETT AVENUE
SILVER SPRING, MD
PHONE: 301-495-2500
CONTACT: LUCAS BONNEY

DESIGN CONSULTANTS

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CIVIL ENGINEER/LAND PLANNER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MARYLAND, 20874
301.916.4100
CONTACT: SHANNON WOODROW

DATE	REVISIONS
00/00/00	

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JOSHUA C. SLOAN, RLA
LICENSE NUMBER: 3776
EXPIRATION DATE: MAY 13, 2016

CAROLINE FREELAND PARK

PARCEL A, BLOCK 23C
EDGEMOOR

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 209NW05
TAX MAP: HN22

SIMPLIFIED NATURAL RESOURCES INVENTORY FOREST CONSERVATION EXEMPTION
42014083E

DRAWN BY: NRP
DESIGNED BY: JCS
DATE ISSUED: AUGUST, 2014

SHEET NO. N 1.00

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

November 19, 2014

Ms. Lucas Bonney, Project Mgr.
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, MD. 20901

Re: Forest Conservation Exemption 42014083E; Caroline Freeland Park

Dear Ms. Bonney:

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Exemption Request submitted on November 18, 2014 for the plan identified above, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(s)(1) because this activity is being conducted on a tract less than 1.5 acres with no existing forest, or existing specimen or champion tree, and the afforestation requirements would not exceed 10,000 square feet.

An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The owner representative, construction superintendent, Forest Conservation inspector, Parks Department arborist, private MD. Licensed tree expert, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

If you have any questions regarding these actions, please feel free to contact me by email at david.wigglesworth@montgomeryplanning.org or at (301) 495-4581.

Sincerely,

David W. Wigglesworth

David Wigglesworth
Sr. Planner
Development Applications & Regulatory Coordination

CC: Nina Paterno (Vica)
42014083E

Bonney, Lucas

From: Wigglesworth, David
Sent: Wednesday, November 19, 2014 2:46 PM
To: Bonney, Lucas
Cc: paterno@vika.com; gwarholic@dewberry.com; Burkes, Colter; Thomas, Holly; Markovich, Joe
Subject: 42014083E; Caroline Freeland Park
Attachments: 42014083E_CarolineFreelandPark_dw.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

The following Forest Conservation exemption plan was confirmed: 42014083E; Caroline Freeland Park.

Construction has started on this site. Please contact Stephen Peck ASAP for a pre-construction meeting and invite the other required personnel.

Thanks,

David Wigglesworth
Sr. Planner

M-NCPPC, Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD. 20910
301-495-4581

MARYLAND
DEPARTMENT OF
NATURAL RESOURCES

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
Joseph P. Gill, Secretary
Frank W. Dawson III, Deputy Secretary

RECEIVED
8/2/13
VM1848A

July 30, 2013

Nina Paterno
VIKA Maryland, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874

RE: Environmental Review for Caroline Freeland Park, Parcel A, Block 23C, Edgemoor, 7216 Arlington Road, Bethesda, Montgomery County, MD.

Dear Ms. Paterno:

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

Lori A. Byrne

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2013.1067.mo

PRELIMINARY PROGRAM OF REQUIREMENTS (PPOR) REPORT

MONTGOMERY COUNTY DEPARTMENT OF PARKS
MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MEMORANDUM

DATE: July 3, 2013

TO: Lucas Bonney, Park Development Division

FROM: Brooke Farquhar, Supervisor, Park and Trail Planning, (PPSD) Brooke Farquhar

SUBJECT: Preliminary Program of Requirements for Caroline Freeland Urban Park

---

The attached Preliminary Program of Requirements was requested by your Division to help guide the Request for Proposal for the Facility Plan of Caroline Freeland Urban Park. Please feel free to discuss this with me as you move forward.

cc: Mitra Pedoeem, Chief, Park Development Division
Tricia McManus, Supervisor, Park Development Division
Bill Tyler, Chief, Southern Parks
Arnold Ramsammey, Acting Chief, Facilities Management
Tony DeVaul, Chief, Park Police

Preliminary Program of Requirements

CAROLINE FREELAND URBAN PARK

7200 ARLINGTON ROAD
BETHESDA, MD 20814

vicinity map

Park Facility Recommendations Summary

Based on the analysis of existing park facilities, surrounding conditions, policy guidance, and duplication of service, Staff recommends the following facilities be included in the park (in order of highest priority):

1. **Community Open Space** – Provide a level and un-programmed open area suitable for small gatherings. Open space materials should be designed to accommodate future park activities and general use. Impervious hardscape surfaces should be minimized wherever possible.

2. **Playground** – Provide play area that will attract multiple age groups and create aesthetic harmony with the rest of the park. Assess condition of existing playground area and equipment to determine if it should remain or be modified to integrate better with the new park design.

3. **Community Garden** - Provide compact community garden models that integrate with future urban park activities (if requested).

4. **Skate-able Elements** - While the park is too small for a dedicated skateboarding area, create skate-able objects where appropriate.

5. **Streetscape Elements Along Arlington Road** - Per the Bethesda CBD Master Plan, shall include undergrounding of utilities, installation of Washington Globe lighting, planting of red oak trees, widening of sidewalk, etc.

6. **Bikeway and Sidewalk Improvements** - As recommended in the Bethesda CBD Master Plan.

A detailed analysis of policy basis for recommended preliminary program of requirements is summarized later in this report.

Background Information

Basic Park Facts and Existing Conditions

Caroline Freeland Urban Park, acquired in 1983, is a one acre urban park located at 7200 Arlington Road in Bethesda, south of the public library. Facilities at this park include playground equipment, picnic areas, a small shelter and a pergola.

Existing Park and Recreation Facilities Nearby

Nearby park facilities include Battery Lane and Elm Street Urban Parks, both of which are proposed for renovation and may use contributions from developers to create park improvements. The renovations to Elm Street Park are in a large part dependent on the developer's schedule for building 7300 Pearl St. At this point the certified site plan is being approved. We will then (depending on the urgency of the developer, which seems to be low) move into design and then construction. Battery Lane's facility plan was approved on July 30, 2009.

Two schools and a nearby community center meet some of the area's recreation demand. The playing fields, gym, stage and meeting rooms of Bethesda- Chevy Chase High school are available for community use. Bethesda Elementary School's facilities provide a recreational resource for residents. Bethesda Urban Partnership maintains some of the open spaces in the CBD, excluding M-NCPPC parks.

PARK NAME	DISTANCE FROM CAROLINE FREELAND URBAN PARK (FEET)	FACILITIES PRESENT	ACREAGE
Battery Lane UP	3,101	1 Tennis court, 1 Basketball court, 1 Playground, HS Paths	1.96
Bethesda Swimming Pool	2,565	Aquatic Facility	4.92
Capital Crescent Trail SP	1,164	HS Trail	44.10
Chase Ave. UP	2,992	HS Paths	0.36
Cheltenham Dr. UP	2,564	1 Playground, HS Paths	0.35
East-West Hwy. NCA	5,256	Natural Area	1.76
Elm St. UP	2,008	1 Half-basketball court, 3 Playgrounds, 3 Gazebos, HS Paths	2.10
English Court NCA	5,100	Managed Open Space	0.02
Founders Park**	5,124	Managed Open Space, Playground	0.06
Greenwich NP	4,898	2 Tennis courts, 1 Basketball court, 1 Playground, HS Paths, 1 Gazebo.	3.69
Leland NP	3,007	2 Tennis courts, 1 Basketball court, 1 Playground, HS Paths, County Rec. Ctr.	3.68
Little Falls SVU 2	2,193	1 Soccer field, HS Paths and Trail	69.01
Lynnbrook LP	4,488	2 Tennis courts, 1 Park Activity Building, 1 Softball Field, 1 Overlay Lacrosse field,	6.01

PARK NAME	DISTANCE FROM CAROLINE FREELAND URBAN PARK (FEET)	FACILITIES PRESENT	ACREAGE
		1 Playground, HS Paths	
Norwood LP	2,174	5 Tennis courts, 1 Basketball court, 3 Playgrounds, 1 Park Activity Building, 2 Ancillary Buildings, 2 Softball fields, 3 Overlay Soccer fields, HS Paths and Trail	17.10
Rosemary Cir. Park*	5,230	Managed Open Space	0.26
Rosemary Triangle Park*	5,041	Managed Open Space	0.17
Tarrytown Park*	4,091	Managed Open Space, HS Paths	0.50
Zimmerman Park*	4,740	Managed Open Space	0.68

*=Town of Chevy Chase

**=Town of Somerset

Building - (improvements to Elm Street Urban Park to connect bike path to tunnel)

Population and Demographics

- The Montgomery County Planning Department has estimated that by 2015, 40% of the households in Bethesda will be living in multi-family units. These residents typically have less access to a private backyard and therefore less contact with nature. It will be important to provide passive recreational opportunities in a "green" setting for these residents.

- The population of Bethesda is expected to grow from a total of 92,267 in 2005 to 115, 475 in 2020. Due to this increase, there will be more demand placed on the existing open spaces and parks in the area. A new population forecast (that takes into consideration the new sector plan recommendations, new Commercial/residential zoning and re-located BRAC campuses) will be available and should be reviewed concurrent with this facility plan process.

Surveys of Park Use

- If the schedule allows, user counts should be completed before the facility planning process is over. The actual counts of users and their ages, and the times they use the park has not been completed since 2000 and will better inform the Facility Plan. A methodology for the survey is described within the 2000 Park User Survey.

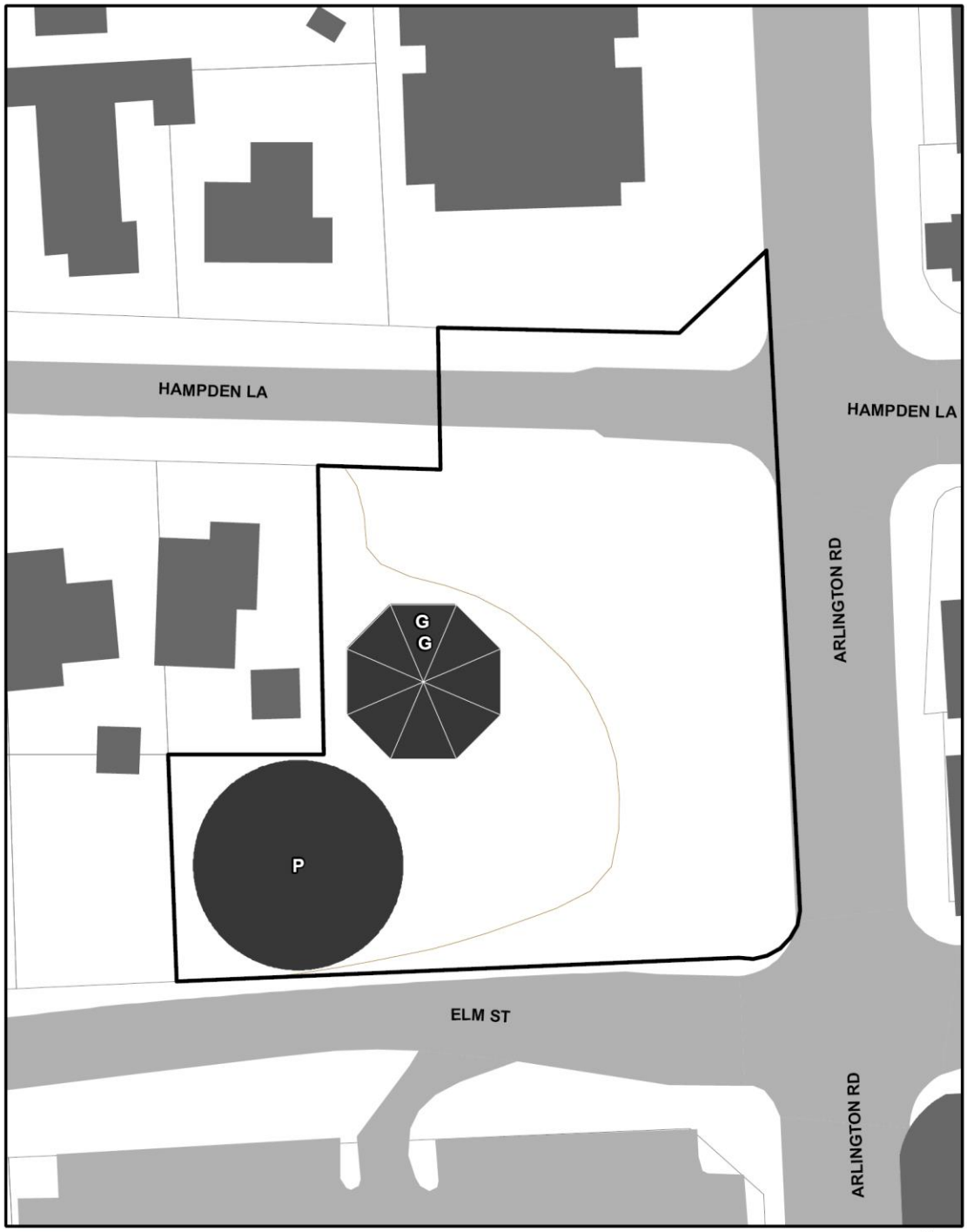
- According to user count studies, users per visit increased from 14 in 1995 to 20 in the year 2000 (44%) In 2000, the playground accounted for 68.6% of all park use observed, while passive recreation accounted for 15%.

- In the 2000 Park User Survey, it was recognized that the Caroline Freeland Urban Park was popular with lunch time and playground users. These users and activities should be accommodated in the facility plan. The survey also recognized the following usage: weekday use 26%, weekend use 33.7 %. Weekend evening use 40.1%. Biking – 2.5%, Picnic – 2.5%, hiking, jogging, walking – 9.2%, Open shelter use – 2.2% Passive recreation – 15.1%, playground use – 68%

Park Map

Caroline Freeland UP

7200 Arlington Rd., Bethesda, MD 20814



M-NCPPC Acreage 1.04 Region S
Facility Code A08 Area CJ Date 11-16-2011
N
1" = 50'

Resource Atlas Map

Policy Guidance

Area Master Plans, Park Master Plans, Vision 2030, PROS

Needs analysis for facilities suitable in urban parks (Vision 2030 and PROS 2012)	**Vision 2030 (2011):** - South Central (Highest Need Area): Maintain high Level of Service for Playgrounds, strategic potential to add Skate Parks, Community Gardens - Look for opportunities to add trails, dog parks **2012 PROS Plan:** - Trail links to bikeways to increase non-motorized mobility - Provide where level of service per population is lowest: Dog spots, community gardens, skate spots, community open space, urban wooded areas - Planning Area 35 – Bethesda: Basketball Courts-0, Tennis Courts- 0, Playgrounds- 0 (no new facilities needed)
Description and Appropriate Facilities for this Park Type	**Urban Buffer Park (2012 PROS Plan)** - Serve as green buffers at the edges of urban, high density development adjacent to lower density residential areas. They provide a green space within which residents and workers of an urban area may relax and recreate. Typical facilities (not all-inclusive) include landscaping, sitting/picnic areas, play equipment, courts, and shelters. Minimum approximate size is ¼ acre.
1994 /Bethesda CBD Master Plan Recommendations for Caroline Freeland Urban Park **And Planned bikeways, road classifications limiting access, future ROW impacts, etc. from approved Policy Documents**	**General Guidance** " The one-acre Caroline Freeland Urban Park on Arlington Road between Hampden Lane and Elm Street provides a stable transitional use at the edge of the Edgemoor neighborhood and includes a small playground. " (p. 214). - The Plan seeks to build on existing public parks and open spaces and improve the pedestrian and bicycle links throughout the Sector Plan areas and to the adjacent neighborhoods (p. 13) - Maintain and enhance the quality of neighborhoods, both single and multi-family, within and on the periphery of the Sector Plan area…provide transitional land uses and physical buffers….(including) parks and open space…(p.30) - Encourage the provision of adequate….recreation facilities to meet the needs of new residents. (p. 31) - Strengthen the existing urban form by improving and reinforcing the districts and transitional areas, open spaces and gathering places, landmarks and focal points. - Reinforce Bethesda's sense of community by encouraging attractive environments that refer to Bethesda's cultural heritage and emphasize the more recent design themes of Bethesda as a "garden" and a "cultural district" (p. 36). - Enhance the pedestrian environment to provide a visually diverse and stimulating experience, maximize social interaction, and encourage walking. Special attention should be given to the design of

	streetscapes to help maintain human scale, achieve good street definition, and enhance the visual character. - Extend the network of open spaces to serve the needs of an expanding population for a diverse range of activities in spaces that are safe, visible, and perceived as public (p. 39). - Bethesda's current open space system is dispersed throughout the CBD in an inner and outer network of spaces….The outer network, at the edge of the CBD, is primarily a series of parks and green open spaces of various sizes. These perimeter parks provide visual buffers for the residential neighborhoods as well as recreational opportunities (p. 44). - The Edgemoor Transition Area consists primarily of public institutional and recreational facilities, which form a stable transitional land use between the single-family residential Edgemoor neighborhood to the west and the high-density Transit Station Residential District to the east of Arlington Road….The existing stable uses include the Bethesda Elementary School, the Montgomery County Library, and a one-acre M-NCPPC park. The location of these public facilities reflects implementation of the 1970 Master Plan recommendations, confirmed by the 1976 Sector Plan, that the entire west side frontage of Arlington Road between Wilson Lane and Elm Street be acquired for public use. (p. 138) **Sidewalks/Bikeways/Streetscape** - The Edgemoor Transition Area consists primarily of public institutional and recreational. - Provide street trees and sidewalk repairs as recommended in the Streetscape Plan (p. 139). - Use upgraded streetscape elements such as special pavers, lighting, tightly spaced trees, and other features to enhance significant pedestrian pathways….(p. 49). - Bikeway G-1 along Elm Street passes adjacent to the park. It is part of the "Metro and Capital Crescent Biker Friendly Area and Links" (p. 162). - Arlington Road is identified as a primary pedestrian path and Hampden Lane and Elm Street (north and south of the park) are identified as local pedestrian paths (p.135). - Streetscape Plan (p.188) recommends Arlington Road as a Proposed Main Street with underground utilities, level three streetscape, Red Oaks (p. 194, 199, 200) - Elm Street is recommended for bike lanes (BL-7) per the Countywide Bikeways Functional Master Plan (p. 46) **Road Classifications (p. 173, 175)** - Arlington Road is classified as an Arterial (A-82) with an 80' right-of-way. Hampden Lane and Elm Street are classified as business district streets, both with 60' rights-of-way.

	Transit - Arlington Road is along the Bethesda Circulator route - http://bethesdatransit.org/transit-Bethesda-Circulator.shtml

Summary of Analysis of Needs for Components

The following chart summarizes, for each potential park component, the policy guidance from Master Plans and Sector Plans, the needs assessment from Vision 2030 and PROS 2012, findings from surveys and user counts, and Staff recommendation for whether or not to include in the Preliminary Program of Requirements.

Facility	Existing	POLICY GUIDANCE					OTHER INPUT	Include in PPOR: Y / N / M and Qty.
		1994 Bethesda CBD Sector Plan**	2005 PROS Plan 2020 Needs	2012 PROS Plan Needs	2010 Vision 2030 Importance per Survey / Recommendations	User Counts 2000 Park Survey	Staff Comments, Observations	
PROS COUNTYWIDE FACILITIES								
Urban Wooded Areas	0	-	NA	No number determined. Priority: urban parks in areas lacking nearby woodland	High / add strategically	NA	The site is too small	N
Skate Park	0	-	15	10 Urban model is 5-10k sf. Locate in proportion to population, near middle and high schools, where no service in area	Lowest / add strategically	NA	The site is too small and close to library and homes for a dedicated facility. Consider skate-able elements integrated with the site (if requested by the community)	N
Dog Park	0	-	16	12 Urban model is .25-.5 acre, high maintenance. Locate in proportion to population	Lower / add in urban areas	NA	The site is too small. The multi-use nature of the park will satisfy dog-on-a-leash use.	N
Hard surface Trails (regional)	0	-		Identify and fill gaps in regional trail system, improve links to bikeway system	High /	NA	No trail or share use paths are designated at this location.	N

Facility	Existing	POLICY GUIDANCE					OTHER INPUT	Include in PPOR: Y / N / M and Qty.
		1994 Bethesda CBD Sector Plan**	2005 PROS Plan 2020 Needs	2012 PROS Plan Needs	2010 Vision 2030 Importance per Survey / Recommendations	User Counts 2000 Park Survey	Staff Comments, Observations	
Community Gardens	0	-		18 Locate in proportion to population, use urban model	Moderate / provide especially in urban areas	NA	The site is too small to accommodate the recommended size and number of traditional garden plots. If requested by the community, explore design of a compact urban model.	M
Community Open Space	0	- p. 36 "improve and reinforce the transitional areas, open spaces and gathering places, landmarks and focal points."	NA	Number not determined. Urban model can be smaller than 10,000 sf. Priority is urban areas.	NA	NA	Needed in all parks, use urban model (smaller than 10,000 sf).	Y
Volleyball Courts	0	NA		7 Lighted, grouped courts preferable, near major roads in Countywide Parks	Groups of 4-6 courts, lighted, for tournament play		Needs were for groupings of courts with lights, so will not fit in this park.	N
PROS TEAM AREA FACILITY NEEDS – Bethesda Team Area 35								
Rectangular Field: ***Adult 10-65+*** ***Youth***	0	NA	15.1 .1		High	NA	Will not fit in this urban park. Provide smaller community open space areas for un-permitted ball play.	N

Facility	Existing	POLICY GUIDANCE					OTHER INPUT	Include in PPOR: Y / N / M and Qty.
		1994 Bethesda CBD Sector Plan**	2005 PROS Plan 2020 Needs	2012 PROS Plan Needs	2010 Vision 2030 Importance per Survey / Recommendations	User Counts 2000 Park Survey	Staff Comments, Observations	
Diamond Field: ***Youth (0-9) multi-purpose*** **Youth (10-13) baseball/(10-65+) softball** **Adult (14+) 90' baseball**	0	NA	*-.3* *-4.3* *3.5*		High	NA	Will not fit in this urban park. Provided smaller community open space areas for un-permitted ball play.	N
PROS PLANNING AREA FACILITIES								
Playgrounds	1	NA	1	Provide in every neighborhood and local park	Higher / maintain high level of service	68% of park use	Very popular activity. Provide play opportunity using urban models. Assess condition of existing play area and improve integration with the Facility Plan.	Y
Basketball Courts	0	NA	0	Provide in planning areas showing need	Lower / consider multiple uses of courts	NA		N
Tennis Courts	0	NA	0	Provide in planning areas showing need	Mid / decrease underutilized courts	NA		N
Streetscape		Streetscape Plan (p.188) recommends Arlington Road as a Proposed Main Street with underground utilities, level three streetscape, Red Oaks (p. 194, 199, 200)						Y

Facility	Existing	POLICY GUIDANCE					OTHER INPUT	Include in PPOR: Y / N / M and Qty.
		1994 Bethesda CBD Sector Plan**	2005 PROS Plan 2020 Needs	2012 PROS Plan Needs	2010 Vision 2030 Importance per Survey / Recommendations	User Counts 2000 Park Survey	Staff Comments, Observations	
Sidewalks, Bikeways		Bikeway G-1 along Elm Street passes adjacent to the park. It is part of the "Metro and Capital Crescent Biker Friendly Area and Links" (p. 162) Arlington Road is identified as a primary pedestrian path and Hampden Lane and Elm Street (north and south of the park) are identified as local pedestrian paths (p.135).						Y

STORMWATER MANAGEMENT CONCEPT PLAN & GEOTECHNICAL REPORT

CAROLINE FREELAND PARK

CONCEPT STORMWATER MANAGEMENT REPORT

VIKA #VM1848A
March, 2015

Prepared for: Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, MD 20901
Attn: Lucas Bonney
(301) 495-2572

Prepared By: VIKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874
Attn: Shannon Woodrow
(301) 916-4100

TABLE OF CONTENTS

INTRODUCTION

Located at 7200 Arlington Road, the Caroline Freeland Park site is comprised of approximately 1.00 acre of land, bounded on three sides by Hampden Lane, Arlington Road, and Elm Street. The site is currently comprised of grass areas, flagstone walkways with concrete steps, timber walls, a playground for children, a water fountain, a pergola, and trees of varying species. The proposed development includes the addition of bluestone walkways, stone walls, furniture in a new crushed-stone seating area, large lawn areas, and a large updated playground facility. This concept has been prepared to demonstrate how the proposed development will address the Environmental Site Design (ESD) criteria from the MDE Stormwater Design Manual.

HYDROLOGY NARRATIVE

The existing site area is comprised of gentle sloping topography, with no slopes exceeding eight (8) percent. The proposed site shall drain to the Muddy Branch tributary. It is located within the Potomac River Montgomery County watershed.

According to the 1995 Soil Survey of Montgomery County, Maryland the on-site soils are primarily classified as "Loam" type soils; "Loam" type soils are part of the "B" Hydrologic Soil Group. Please refer to the 1995 Soil Survey of Montgomery County, Maryland for more detailed information regarding Loam soils as well as the USDA detailed report included in this submission.

STORMWATER MANAGEMENT NARRATIVE

The existing site is 40 percent impervious, with stormwater run-off currently flowing untreated into existing storm drain inlets surrounding the site. The site in the proposed condition will be 51 percent impervious and will include the addition of bluestone walkways, stone walls, a playground, and large lawn areas. Run-off from the site will be treated per MDE Environmental Site Design criteria prior to being conveyed via the storm drain and eventually outfall in Muddy Branch.

Based on the B-type soil classification for the site and the proposed impervious cover, a target PE was calculated following the methods described in the July 2010 supplement to the MDE Manual. The target PE was found to be 1.8 inches for the site (please refer to Appendix B for calculation of Target PE).

In determining the ESD facilities to be used on the site, several factors were considered including tree preservation, the park's size, abundance of existing utilities and infrastructure, aesthetics, and maintenance. Since Caroline Freeland Park was originally built in 1983 to buffer residential communities from commercial development in an urban downtown environment, it is imperative to preserve as much of the existing healthy and mature shade tree canopy as possible. Under this proposal, several mature trees are already proposed to be removed. If additional tree canopy is compromised, it would drastically alter the established character of the park and further jeopardize its original 'buffer' function within an increasingly urban setting. Secondly, the park's small one-acre footprint and the existing underground utilities running through the site further limits the potential type and size of ESD facility. Finally, ESD facility types such as micro-bioretention and rain gardens were chosen for their aesthetic appeal, programmatic and educational value, and their ability to fit into the low topographic areas of the site. Since the proposed urban park area is 51 percent pervious, most of the required ESD volume will be met using two (2) micro-biofilter facilities located along Arlington Road and adjacent to the playground.

Since the previous SWM Concept submittal, the following developments occurred. Further geotechnical site investigations yielded that MBF #1 is able to provide enhanced filtration. In addition, a new rain garden (RG #3) has been added near the intersection of Arlington Road and Elm Street which will provide treatment for an additional 0.03 acres of impervious area. With the additional facility, we are now treating 80% of the 0.43 acres of impervious area on the property. Run-off from the remaining 20% of onsite impervious area cannot be captured due to its proximity to the public right-of-way.

As a result of the three proposed facilities described above, 3,172 cf of runoff will be treated by ESD facilities, raising the resultant PE from 1.30" to 1.56". All on-site run-off that can be captured and treated is being treated to the maximum extent possible (Pe=2.6") in the proposed facilities.

However, due to site's existing topography and the proposed preservation of healthy, mature canopy trees, it is not possible to capture and treat specific portions of the site with ESD facilities. For example, the untreated area along Elm Street is immediately adjacent to the large preserved tree grove that slopes down to the existing sidewalk. This existing tree grove is one of the most significant areas of the existing park that will remain unchanged during the proposed renovation; therefore, it is inherent to the identity of Caroline Freeland Park.

Other types of treatment were considered, including pervious pavement; however, the site did not lend itself to this treatment method. Utilities and mature tree roots prohibited its use through most of the site. Along Hampden Lane, for example, pervious pavement would be unnecessarily redundant as that area is fully treated by the micro -bioretention facility (MBF #1) noted above. After maximizing the facilities that could fit on this site with limited space and opportunities, this concept is still short of capturing the entire required runoff from the site. Every option has been explored that is feasible for the site and the remaining runoff cannot be captured based on the existing site conditions (topography, mature trees, and utilities). The RCN reduction computations produce a remaining-required structural volume of 520 cubic feet; however, structural treatment is infeasible for the same

reasons that we are unable to provide the full ESD treatment. Therefore, we respectfully request a waiver for the remaining 481 c.f. of ESDv that would be required to meet the target Pe of 1.8".

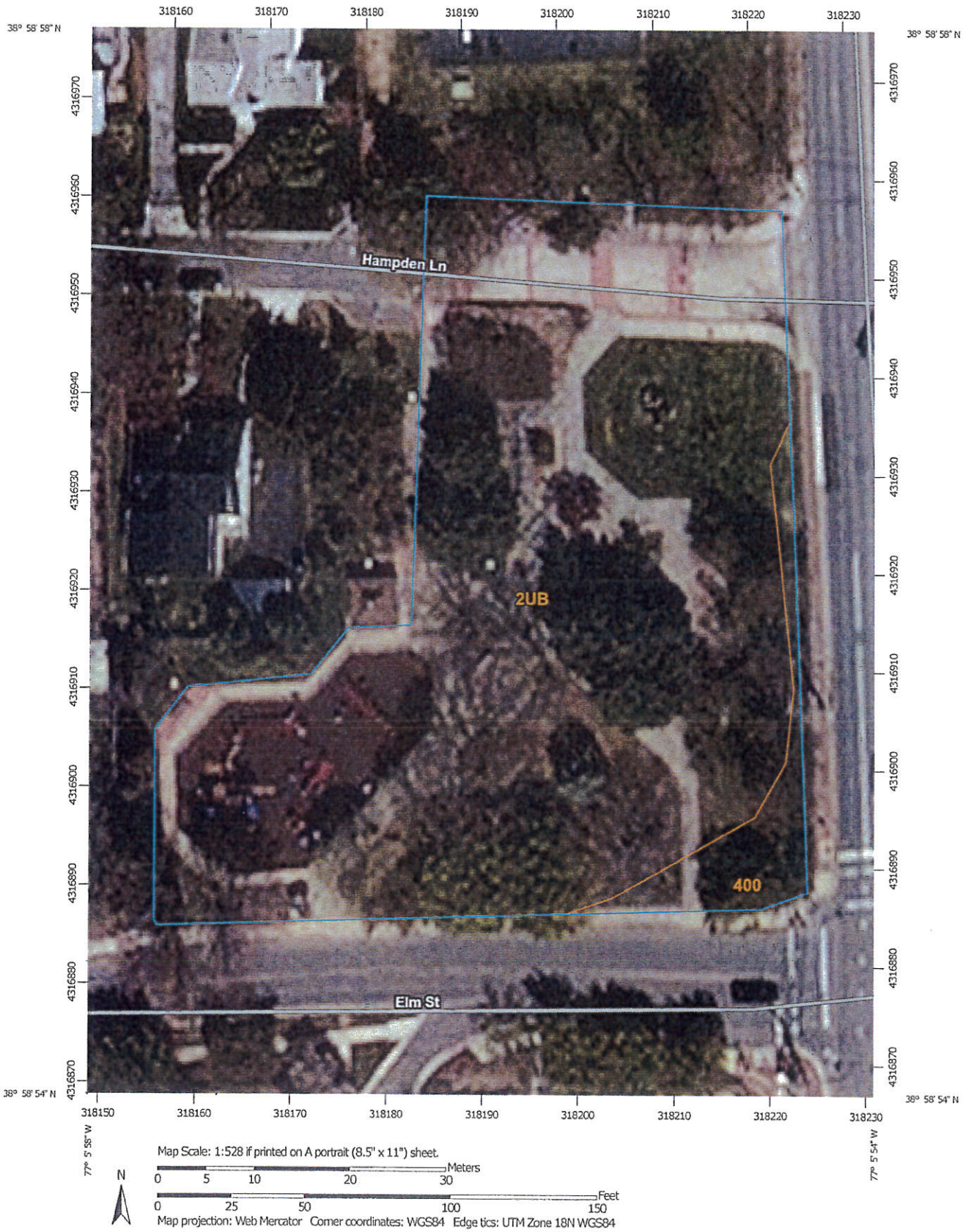
Although not part of the stormwater concept calculations, other actions are being explored to gain additional water quality treatment at this site as part of the applicant's MS4 efforts. For example, water quality inlets (as shown on the enclosed SWM Concept Plan) are being proposed along Arlington Road and Elm Street, and at the end of Hampden Lane. Although not a quantity control, these inlets will help to pick up trash, debris, sediment, oil, grease, and other floatables in these locations. Further coordination is needed with other agencies to finalize the locations and design.

APPENDIX A

MAPS

MONTGOMERY COUNTY SOILS MAP

Soil Map—Montgomery County, Maryland
(Caroline Freeland Urban Park)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Montgomery County, Maryland
Survey Area Data: Version 8, Dec 13, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

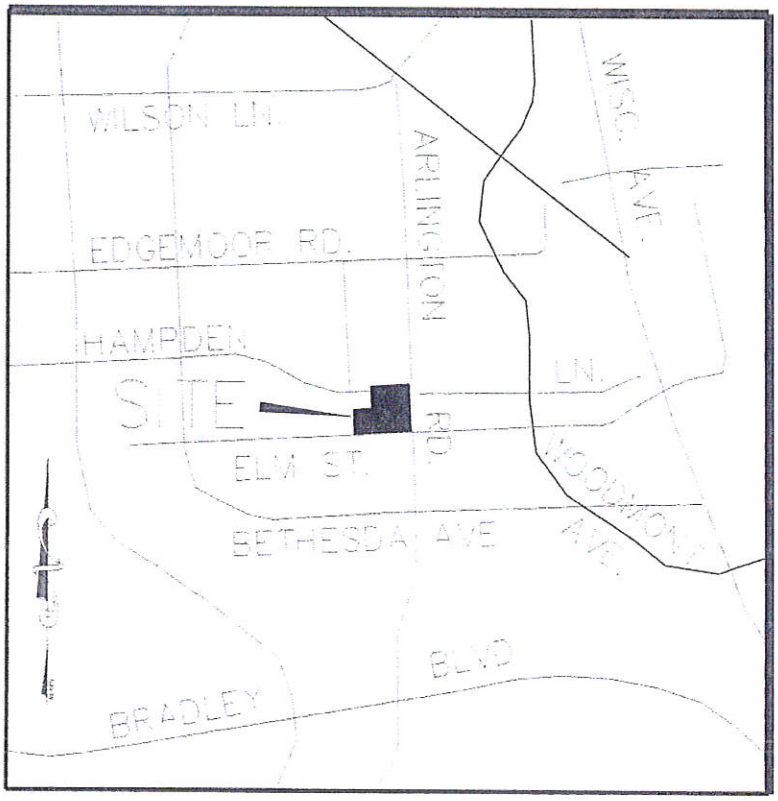
Date(s) aerial images were photographed: Mar 26, 2011—Mar 2, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Montgomery County, Maryland (MD031)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2UB	Glenelg-Urban land complex, 0 to 8 percent slopes	0.8	94.5%
400	Urban land	0.0	5.5%
Totals for Area of Interest		0.9	100.0%

VICINITY MAP



VICINITY MAP

SCALE: 1" = 1000'

APPENDIX B

COMPUTATIONS

TARGET RAINFALL DETERMINATION

Table 5.3 Rainfall Targets/Runoff Curve Number Reductions used for ESD

Hydrologic Soil Group A										
%I	RCN*	P_E = 1"	1.2"	1.4"	1.6"	1.8"	2.0"	2.2"	2.4"	2.6"
0%	40									
5%	43									
10%	46									
15%	49									
20%	52									
25%	55									
30%	58				38					
35%	61				39					
40%	64				39					
45%	67				40					
50%	70				41	38				
55%	72	54	50	42	41	39				
60%	74	57	52	44	42	40	38			
65%	77	61	55	47	44	42	40			
70%	80	66	61	55	50	45	40			
75%	84	71	67	62	56	48	40	38		
80%	86	73	70	65	60	52	44	40		
85%	89	77	74	70	65	58	49	42	38	
90%	92	81	78	74	70	65	58	48	42	38
95%	95	85	82	78	75	70	65	57	50	39
100%	98	89	86	83	80	76	72	66	59	40

PROJECT SITE: CAROLINE FREELAND PARK
SITE SOIL HYDROLOGIC GROUP: B
Total Drainage Area: 1.10 Acres
Impervious Area: 0.56 Acres
% Imperviousness: 51%
USE 55% for Chart
Per Chart → P_E = 1.8"

Hydrologic Soil Group B										
%I	RCN*	P_E = 1"	1.2"	1.4"	1.6"	1.8"	2.0"	2.2"	2.4"	2.6"
0%	61									
5%	63									
10%	65									
15%	67	55								
20%	68	60	55	55						
25%	70	64	61	58						
30%	72	65	62	59	55					
35%	74	66	63	60	56					
40%	75	66	63	60	56					
45%	78	68	66	62	58					
50%	80	70	67	64	60					
55%	81	71	68	65	61	55				
60%	83	73	70	67	63	58				
65%	85	75	72	69	65	60	55			
70%	87	77	74	71	67	62	57			
75%	89	79	76	73	69	65	59			
80%	91	81	78	75	71	66	61			
85%	92	82	79	76	72	67	62	55		
90%	94	84	81	78	74	70	65	59	55	
95%	96	87	84	81	77	73	69	63	57	
100%	98	89	86	83	80	76	72	66	59	55

Cp_v Addressed (RCN = Woods in Good Condition)

RCN Applied to Cp_v Calculations

OVERALL ESD VOLUME COMPUTATIONS

ENGINEERS ◦ PLANNERS ◦ LANDSCAPE ARCHITECTS ◦ SURVEYORS ◦ SUSTAINABLE DESIGN

Project Name:	CFUP	Computed:	SNW
Project No.:	VM1848A	Checked:	
Date:	February 26, 2015		

PROJECT SITE INFORMATION

Total Area	48,032	sq. ft	1.10	acres
Impervious Area	24,215	sq. ft	0.56	acres
Green Area	23,817	sq. ft	0.54	acres

ESDv Sizing Criteria Per MD SWM Design Manual Chapter 5, Section 5.2:

I (percent impervious cover) = 51 percent Soil Hydrologic Group: B

Rv = (0.05 * (0.009 * (I))) = 0.5082

Rainfall Target (P_E) Determination per Table 5.2, MDE SWM Manual

Required P_E per ESDv Criteria = 1.80 inches

ESDv = (P_E x Rv x A) / 12 = 0.08385 acre-ft Section 5.5.2 of MD SWM Design Manual (Page 5.18)

cubic-feet = ESDv * 43560 ft^2/acre = 3653 cubic feet of Required ESDv

ESD_{MIN} = (P_E x Rv x A) / 12 = 0.04658 acre-ft Section 5.5.2 of MD SWM Design Manual (Page 5.18)

cubic-feet = ESDv * 43560 ft^2/acre = 2029 cubic feet

where PE = 1"

Maximum Amount of Runoff that can be captured by facility(VOL_{MAX}):

VOL_{MAX} = (2.6 x Rv x A) / 12 = 5276 cubic feet Section 5.5.2 of MD SWM Design Manual (Page 5.18)

where PE = 2.6"

ESDV PROVIDED = 3172 CF

P_E (Achieved) = [(12 x ESDV) / (Rv x A)] = 1.56 inches

Runoff Calculation Per Urban Hydrology for Small Watersheds (TR-55) Chapter 2:

1-YR Design Storm= 2.60 inches, 1-YR design Storm

REDUCED RCN COMPUTATIONS

Runoff Curve Number (CN) =	61	(computed from P_E Achieved)
Potential Max Retention (S)		
S = (1000 / CN)-10 =	6.39	inches, TR-55, Second Edition Eq. 2-4
Initial Abstraction (I_a) = 0.2 * S =	1.28	inches, TR-55, Second Edition Eq. 2-2
Runoff (Q)		
Q = ((P_E-I_a)^2)/((P_E-I_a)+S) =	0.23	inches, TR-55, Second Edition Eq. 2-1
Volume of Run-off=(Q X A)/12	921	cubic feet, ESD Process and Computations (Page 44)

TARGET RCN COMPUTATIONS

Runoff Curve Number (CN) =	55	(computed from P_E Achieved)
Potential Max Retention (S)		
S = (1000 / CN)-10 =	8.18	inches, TR-55, Second Edition Eq. 2-4
Initial Abstraction (I_a) = 0.2 * S =	1.64	inches, TR-55, Second Edition Eq. 2-2
Runoff (Q)		
Q = ((P_E-I_a)^2)/((P_E-I_a)+S) =	0.10	inches, TR-55, Second Edition Eq. 2-1
Volume of Run-off=(Q X A)/12	400	cubic feet, ESD Process and Computations (Page 44)

Remaining Volume*= 520 cubic feet (Requesting Waiver)

*Remaining Volume is calculated per MDE July 2010 ESD Process, Page 43, and is the difference between the CPv computed by the resulting Reduced Curve Number and the resulting CPv if "Woods in Good Condition" had been achieved.

MICRO-BIOFILTRATION FACILITY COMPUTATIONS

ENGINEERS ◦ PLANNERS ◦ LANDSCAPE ARCHITECTS ◦ SURVEYORS ◦ SUSTAINABLE DESIGN

Project Name:	CFUP	Computed:	SNW
Project No.:	VM1848A	Checked:	
Date:	February 26, 2015		

Project Site Area:	48,032	sf
Total Required ESDv:	3,653	cf
ESDv Min (1") :	2,029	cf

	Volume		
Micro-Bioretention #1	2162	cf	745 sf
Micro-Bioretention #2	727	cf	300 sf
Rain Garden #3	283	cf	0 sf
Total ESDv Provided	3172	cf	
Pe Achieved	1.56	in	
Remaining ESDv to be Waived:	520	cf	

ENGINEERS ◦ PLANNERS ◦ LANDSCAPE ARCHITECTS ◦ SURVEYORS ◦ SUSTAINABLE DESIGN

Project Name:	CFUP	Computed:	SNW
Project No.:	VM1848A	Checked:	SNW
Date:	February 26, 2015		

MICRO BIO-RETENTION FACILITY #1

INPUT OUTPUT

Total Area	19,546	sq. ft	0.45	acres
Impervious Area	9,897	sq. ft	0.23	acres
Green Area	9,649	sq. ft	0.22	acres

ESDv Sizing Criteria Per MD SWM Design Manual Chapter 5, Section 5.2:

I (percent impervious cover)	51	percent
Rv = (0.05 * (0.009 * (I)))	0.51	

Required Rainfall Target (P_E) Information

Required P_E per ESDv Criteria = 2.60 inches

ESDv = (P_E x Rv x I) / 12	0.04963	acre-ft	Section 5.5.2 of MD SWM Design Manual (Page 5.18)
cubic-feet = ESDv * 43560 ft^2/acre	2162		
75% of ESDv Stored by Biofilter	1621	cubic-feet of Volume Required	

951	cubic-feet of Volume Provided above filter
745	cubic-feet of Volume Provided in filter (2.5' MEDIA)
522	cubic-feet of Volume Provided below underdrain (1.75' stone)
2218	cf Total Volume Available

Footprint and Volumetric Design of Biofilter

ELEV FT	AREA SQ FT	AREA SQ FT	H FT	VOL CU FT	TOT VOL CU FT	TOT VOL AC-FT	TOT VOL CU YD	
315.96	745	951.5	1.00	0	0	0	0	**Footprint of Filter**
316.96	1158			951.5	**951.50**	0.02184	35.2	Elevation of Riser

ENGINEERS ◦ PLANNERS ◦ LANDSCAPE ARCHITECTS ◦ SURVEYORS ◦ SUSTAINABLE DESIGN

Project Name:	CFUP	Computed:	SNW
Project No.:	VM1848A	Checked:	SNW
Date:	February 26, 2015		

MICRO BIO-RETENTION FACILITY #2

INPUT OUTPUT

Total Area	4,317	sq. ft	0.10	acres
Impervious Area	3,685	sq. ft	0.08	acres
Green Area	632	sq. ft	0.01	acres

ESDv Sizing Criteria Per MD SWM Design Manual Chapter 5, Section 5.2:

I (percent impervious cover)	80	percent
Rv = (0.05 * (0.009 * (I)))	0.77	

Required Rainfall Target (P_E) Information

Required P_E per ESDv Criteria = 2.60 inches

ESDv = (P_E x Rv x I) / 12	0.01668	acre-ft
cubic-feet = ESDv * 43560 ft^2/acre	727	
75% of ESDv Stored by Biofilter	545	cubic-feet of Volume Required

Section 5.5.2 of MD SWM Design Manual (Page 5.18)

300	cubic-feet of Volume Provided above filter
540	cubic-feet of Volume Provided in filter (4.5' MEDIA)
840	cf Total Volume Available

Footprint and Volumetric Design of Biofilter

ELEV FT	AREA SQ FT	AREA SQ FT	H FT	VOL CU FT	TOT VOL CU FT	TOT VOL AC-FT	TOT VOL CU YD	
322.25	300			0	0	0	0	**Footprint of Filter**
		300.0	1.00					
323.25	300			300	**300.00**	0.00689	11.1	Elevation of Riser

ENGINEERS ◦ PLANNERS ◦ LANDSCAPE ARCHITECTS ◦ SURVEYORS ◦ SUSTAINABLE DESIGN

Project Name:	CFUP	Computed:	SNW
Project No.:	VM1848A	Checked:	SNW
Date:	February 26, 2015		

RAIN GARDEN FACILITY #3

INPUT | OUTPUT

Total Area	2,480	sq. ft	0.06	acres
Impervious Area	1,218	sq. ft	0.03	acres
Green Area	1,262	sq. ft	0.03	acres

ESDv Sizing Criteria Per MD SWM Design Manual Chapter 5, Section 5.2:

I (percent impervious cover)	50	percent
Rv = (0.05 * (0.009 * (I)))	0.50	

Required Rainfall Target (P_E) Information

Required P_E per ESDv Criteria = 2.60 inches

ESDv = (P_E x Rv x I) / 12	0.00650	acre-ft
cubic-feet = ESDv * 43560 ft^2/acre	283	
75% of ESDv Stored by Biofilter	212	cubic-feet of Volume Required

Section 5.5.2 of MD SWM Design Manual (Page 5.18)

170	cubic-feet of Volume Provided above filter
136	cubic-feet of Volume Provided in filter (1' MEDIA)
306	cf Total Volume Available

Footprint and Volumetric Design of Biofilter

ELEV FT	AREA SQ FT	AREA SQ FT	H FT	VOL CU FT	TOT VOL CU FT	TOT VOL AC-FT	TOT VOL CU YD	
314.90	340	340.0	0.50	0	0	0	0	**Footprint of Filter**
315.40	340			170	**170.00**	0.00390	6.3	Elevation of Riser

APPENDIX C – PLANS

CONCEPT STORMWATER MANAGEMENT PLAN

STORMWATER LEGEND

MICRO-BIORETENTION AREA

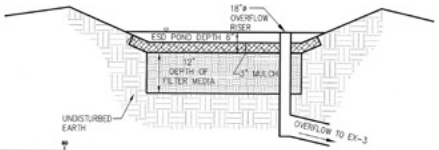
LIMITS OF DISTURBANCE (LOD = 48,032 SF) — LOD

PROPOSED STORM DRAIN — PROP. SD

PROPOSED DRAINAGE DIVIDE TO MICRO-BIOFILTER FACILITIES

GRAPHIC SCALE

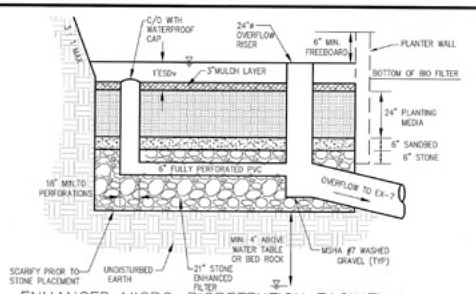
(IN FEET)
1 inch = 20 ft.



RAIN GARDEN SECTION
NTS

STORMWATER MANAGEMENT SUMMARY TABLE

TOTAL PROJECT SITE AREA (INCLUDES DISTURBED AREA IN THE ROW)	1.10 Acres
EXISTING IMPERVIOUS AREA	0.49 Acres
PROPOSED IMPERVIOUS AREA	0.56 Acres
TARGET Pe	1.8"
RESULTANT Pe	1.56"
REQUIRED ESDv	3,653 C.F.
PROVIDED ESDv	3,172 C.F.
MICRO-BIORETENTION AREA	1,045 S.F.
VOLUME PROVIDED BY MICRO-BIORETENTION	2,889 C.F.
RAIN GARDEN AREA	340 S.F.
VOLUME PROVIDED BY RAIN GARDEN	283 C.F.
REMAINING VOLUME REQUESTING WAIVER	520 C.F.



ENHANCED MICRO-BIORETENTION FACILITY 1 SECTION
NTS

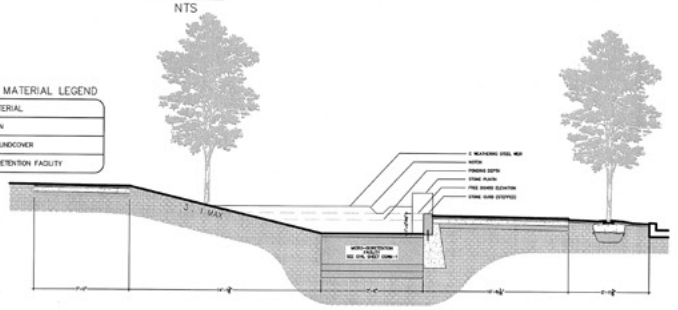
VICINITY MAP
SCALE: 1" = 1000'

IMPERVIOUS MATERIAL LEGEND

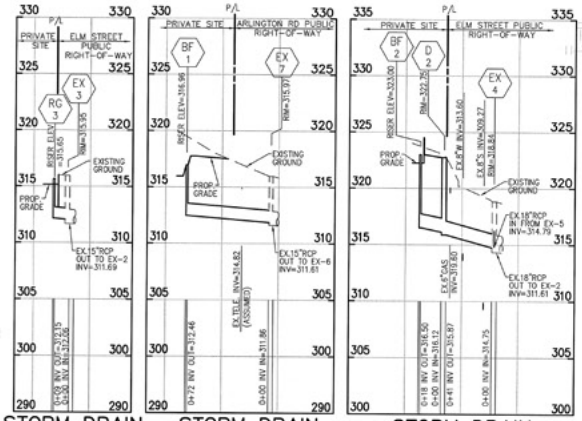
SYM.	MATERIAL
	PEDESTRIAN CONCRETE PAVING
	PEDESTRIAN CLAY BRICK
	VEHICULAR CLAY BRICK
	PEDESTRIAN CONCRETE UNIT
	VEHICULAR CONCRETE UNIT
	RECYCLED STONE
	VEHICULAR CONCRETE UNIT
	ADA CONCRETE UNIT
	VEHICULAR ADA CONCRETE UNIT
	PLAY SAFETY SURFACING
	VEHICULAR GRASS PAVING

PERVIOUS MATERIAL LEGEND

SYM.	MATERIAL
	LAWN
	GROUNDCOVER
	BIORETENTION FACILITY



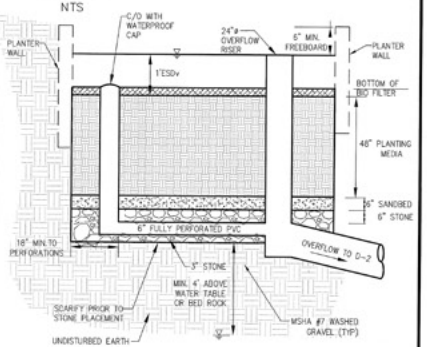
MICRO-BIORETENTION FACILITY 1 SECTION
NTS



STORM DRAIN RG-3 TO EX-3
HORIZ. 1"=50'
VERT. 1"=5'

STORM DRAIN BF-1 TO EX-7
HORIZ. 1"=50'
VERT. 1"=5'

STORM DRAIN BF-2 TO EX-4
HORIZ. 1"=50'
VERT. 1"=5'



MICRO-BIORETENTION FACILITY 2 SECTION
NTS

WATER QUALITY INLET NOTE:
WATER QUALITY INLETS SHOWN WILL BE DESIGNED AND INSTALLED IN COORDINATION WITH MNCPPC, MCDOT, MCDEP, AND MCDPS STAFF. THESE INLETS ARE NOT PROPOSED TO HELP PROVIDE ESD VOLUME REQUIREMENTS. IF VARIOUS AGENCIES CANNOT ALLOW THESE INLETS, THEY WILL NO LONGER BE PROPOSED.

Parker Rodriguez
Designer's Name
101 N. Union Street, Suite 310
Address
ALEXANDRIA, VA 22314
City/State/Zip
703-548-5010
Telephone Number

DESIGN		
Landscape Architect	Date	Checked By:
Parker/Rodriguez Inc.	11-03-14	DC
Engineer	Date	Checked By:
VIKA Maryland, LLC	11-03-14	
Lighting Design	Date	Checked By:
MCLA	11-03-14	
Drawn by	Date	Checked By:

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.

Name Michael B. Goodman

License Number 27721

STATE OF MARYLAND — MICHAEL B. GOODMAN — No. 27721 — PROFESSIONAL ENGINEER

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON _____

REVISIONS		
Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	5-05-15	35% Construction Documents

Caroline Freeland Park

7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

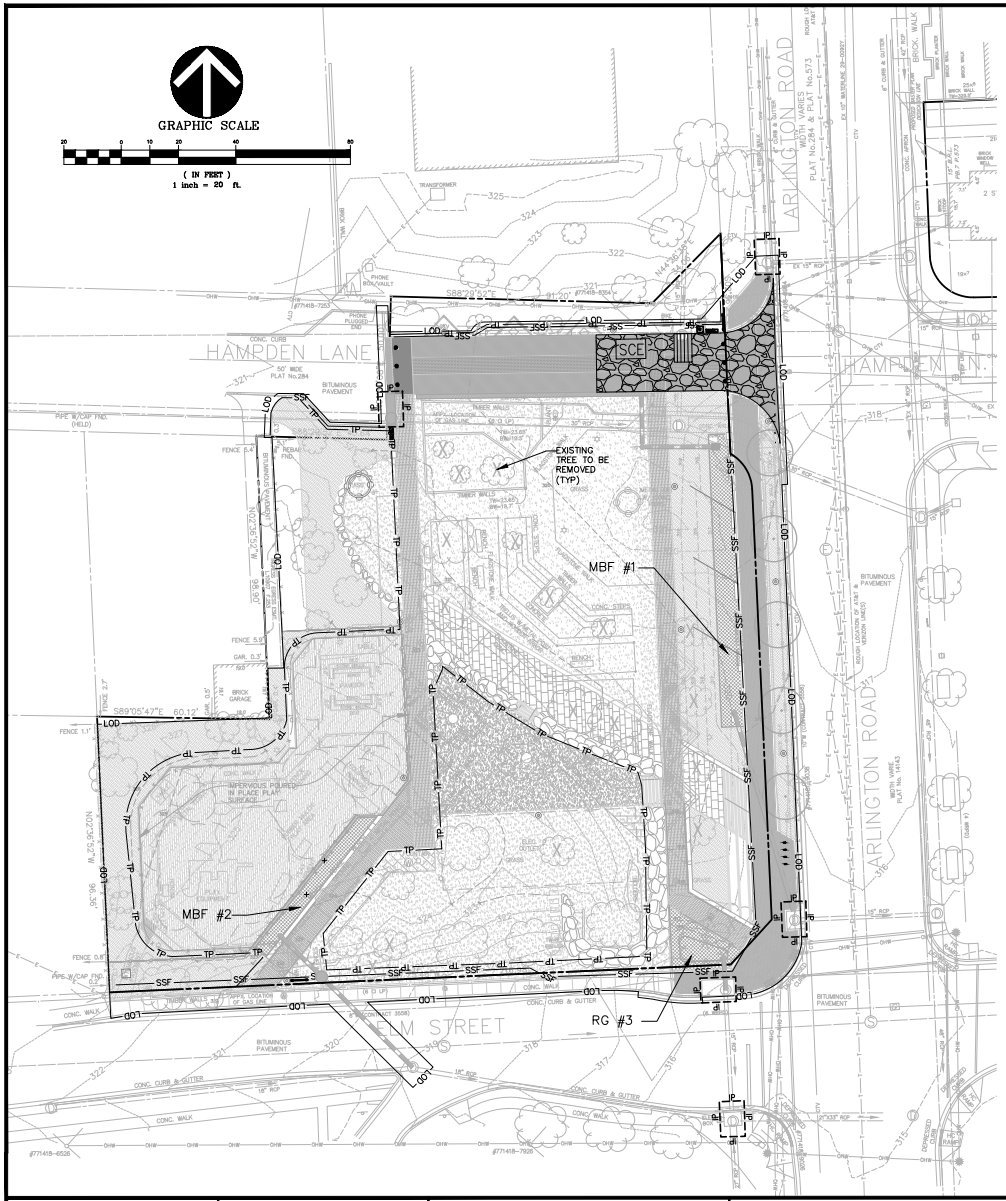
SCALE: 1"=20'

DWG. # **CSWM-1**

SHT. # 1 OF 1

CONCEPT STORMWATER MANAGEMENT

CONCEPT SEDIMENT EROSION CONTROL PLAN



SEDIMENT CONTROL LEGEND

PROPOSED STORM DRAIN — PROP. SD

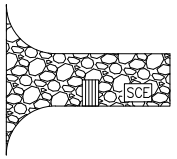
TRENCHLESS SUPER SILT FENCE — SSF — SSF

LIMITS OF DISTURBANCE — LOD

CURB INLET PROTECTION — JP

PROPERTY LINE

STABILIZED CONSTRUCTION ENTRANCE W/ WASH RACK (SCE)



TREE PROTECTION FENCE * — TP — TP — TP

* TREE PROTECTION NOTE:

NO CLEARING OR GRADING SHALL BEGIN BEFORE STRESS-REDUCTION MEASURES HAVE BEEN IMPLEMENTED BY THE ARBORIST. APPROPRIATE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO:
- ROOT PRUNING
- CROWN REDUCTION OR PRUNING
- WATERING
- FERTILIZING
- VERTICAL MULCHING
- ROOT AERATION MATTING

FINAL TREE PROTECTION FENCING LOCATIONS TO BE DETERMINED BY THE M-NCPPC INSPECTOR IN COORDINATION WITH THE ARBORIST.

NOTE:

CONTRACTOR AND ARBORIST TO VERIFY AND COORDINATE FUTURE POTENTIAL IMPACTS TO TREES DUE TO ADJACENT PROPERTY DEVELOPMENT. DISCREPANCIES RESULTING FROM UTILITY WORK FOR THE ADJACENT PROPERTY DEVELOPMENT WILL LIKELY OCCUR. A PARKS PERMIT IS BEING OBTAINED BY THE ADJACENT PROPERTY OWNER AND TREE IMPACTS WILL BE ANALYZED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS.

VICINITY MAP
SCALE: 1" = 1000'

FOR SEDIMENT AND EROSION CONTROL ONLY

Parker Rodriguez
Designer's Name
101 N. Union Street, Suite 310
Address
ALEXANDRIA, VA 22314
City/State/Zip
703-548-5010
Telephone Number

DESIGN		
Landscape Architect	Date	Checked By:
ParkerRodriguez Inc.	11-03-14	DC
Engineer	Date	Checked By:
VIKA Maryland, LLC	11-03-14	
Lighting Design	Date	Checked By:
MCLA	11-03-14	
Drawn by	Date	Checked By:

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.

Name_____

License Number_____

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON_____

REVISIONS		
Rev. No.	Date	Description

Caroline Freeland Park

7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

SCALE: 1"=20'

DWG. # **CSEC-1**

SHT. # 1 OF 1

CONCEPT SEDIMENT AND EROSION CONTROL

APPENDIX D – GEOTECH REPORT

REPORT OF

SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS

ECS PROJECT NO.: 01:21477

CAROLINE FREELAND PARK
BETHESDA, MD

FOR

PARKER RODRIGUEZ & ASSOCIATES

FEBRUARY 19, 2015

February 19, 2015

Mr. Dennis Carmichael
Parker Rodriguez & Associates
101 N. Union Street
Suite 320
Alexandria, Virginia 22314

ECS Project No. 01:21477

Reference: Report of Subsurface Exploration and Geotechnical Engineering Analysis, Caroline Freeland Urban Park, 7200 Arlington Road, Bethesda, MD

Dear Mr. Carmichael:

As authorized by the acceptance of ECS Mid-Atlantic, LLC (ECS) Proposal No. 423331-GPR, revised January 7, 2013, ECS has completed the subsurface exploration and geotechnical engineering analysis for the proposed Caroline Freeland Urban Park renovations located at 7200 Arlington Road in Bethesda, Maryland.

A report, including the results of our subsurface exploration, boring data, laboratory testing, engineering recommendations, and a Boring Location Diagram are enclosed herein. The recommendations presented are intended for use by your office and for use by other professionals involved in the design and construction stages of the project described herein.

We appreciate the opportunity to be of service to Parker Rodriguez & Associates on this project. If you have any questions with regard to the information and recommendations contained in this report, or if we may be of further service to you during the planning and/or construction phase of this project, please do not hesitate to contact the undersigned.

Respectfully,

ECS MID-ATLANTIC, LLC

STATE OF MARYLAND STEVEN J. ADAMCHAK 45018 PROFESSIONAL ENGINEER

Steven J. Adamchak, P.E.
Senior Project Engineer

Scott S. Stannard, P.E.
Principal Engineer

SJA/sja/blm \\S01-ARES\Data\Geotechnical\{eProjects}\21400-21499\21477\e-Report Prep\21477rse.doc

REPORT

PROJECT

Subsurface Exploration and
Geotechnical Engineering Analysis
Caroline Freeland Urban Park
7200 Arlington Road
Bethesda, MD

CLIENT

Community Preservation and Development Corporation
Parker Rodriguez & Associates
101 N. Union Street
Suite 320
Alexandria, Virginia 22314

PROJECT NO. 01:21477

DATE February 19, 2015

TABLE OF CONTENTS

PROJECT OVERVIEW

Introduction

This report presents the results of our subsurface exploration and geotechnical engineering analysis for the proposed Caroline Freeland Urban Park located at 7200 Arlington Road in Bethesda, Maryland. This study was conducted in general accordance with ECS proposal No. 423331-GPR, revised January 7, 2013 and authorized by your office. The boring and infiltration test locations are shown on the Boring Location Diagram included in the Appendix of this report.

Site Conditions

We understand that the project will consist of the renovation to the existing landscaped area at 7200 Arlington Road in Bethesda, Maryland. The site is bound to the north by Hampden Lane, to the south by Elm Street, to the east by Arlington Road, and to the west by residential homes. The site is currently landscaped with various trees, grassed areas, playground equipment, and concrete sidewalks. In addition, there is a small 1 level structure approximately mid-way between Elm Street and Hampden Lane and along the western boundary of the site. Based on our review of available topographic information, the existing grades range from EL. 318 feet to EL. 327 feet.

Project Description

We understand that the proposed construction will include re-grading of the park with new pavement walkways, lighting, etc. The final grades will be similar to the existing, with a slope constructed along the eastern boundary of the site approaching Arlington Road. As part of the renovations, we understand several Stormwater Management (SWM) devices will be required.

If any of this information is inaccurate or has been revised, please contact us so that we may review and revise our recommendations as necessary.

Purposes and Scope of Work

The purposes of this exploration were to explore the soil and groundwater conditions at the site and to develop engineering recommendations to guide in the design and construction of the project. We accomplished these purposes by:

- Drilling nine (9) borings to explore the subsurface soil and groundwater conditions,
- Performing six (6) test pits with Nuclear Density testing to identify the pre-construction soil densities,
- Performing four (4) field infiltration tests on the soils to determine the suitability of the soils for use in infiltration cells,
- Performing laboratory tests on selected representative soil samples obtained from the borings to evaluate pertinent engineering properties,
- Analyzing the field and laboratory data to develop the engineering recommendations included in this report,
- Preparing this geotechnical report to summarize our findings.

The conclusions and recommendations contained in this report are based on a total of nine (9) traditionally drilled borings (B-1 through B-9) performed by ECS, four (4) infiltration tests (I-3, I-5, I-6 and I-9), six test pits located adjacent to borings B-1, B-2, B-4, B-6 and B-8, and laboratory tests conducted on selected soil samples to identify the soils and to assist in determination of the engineering properties of the site soils.

The boring locations were located in the field by a representative of ECS referencing on site features and coordinated with Montgomery County during the layout. Therefore, the boring locations in the field are considered to be within approximately 3 feet of the plan location.

The borings were drilled to 20 feet below grade. Adjacent to borings I-3, I-5, I-6 and I-9, infiltration tests were performed at a depth of 4 feet below existing grades. The approximate locations of the borings are shown on the Boring Location Diagram provided in the Appendix. The elevations referenced on the attached boring logs were obtained from the topographic survey information from the AutoCAD file provided to ECS for the preparation of this report. The boring logs and boring profile are provided in the Appendix. The elevations shown in the boring logs and profile are considered accurate to the nearest 1 foot.

EXPLORATION PROCEDURES

Subsurface Exploration Procedures

The soil borings were performed with a truck-mounted auger drill rig, which utilized continuous flight, hollow stem augers to advance the boreholes. Drilling fluid was not used in this process. After completion of the borings, the boreholes backfilled with the drilling spoils. At each location, the surficial sod and topsoil were removed prior to drilling and replaced upon completion to limit the disturbance of the site.

Representative soil samples were obtained by means of the split-barrel sampling procedure in accordance with ASTM Standard D-1586. In this procedure, a 2-inch outer-diameter, split-barrel sampler is driven into the soil a distance of 18 inches by a 140-pound hammer falling 30 inches. The number of blows required to drive the sampler through the last 12-inch interval is termed the Standard Penetration Test (SPT) N-value and is indicated for each sample on the boring logs. This value can be used as a qualitative indication of the in-place relative density of cohesionless soils.

A field log of the soils encountered in each boring was maintained by the drill crew. After recovery, each sample was removed from the sampler and visually classified. Representative portions of each sample were then sealed and brought to our laboratory in Chantilly, Virginia for further visual examination and laboratory testing. Upon completion of the borings, each was backfilled with the drilling spoils.

Laboratory Testing Program

Representative soil samples were selected and tested in our laboratory to check field classifications and to determine pertinent engineering properties. The laboratory testing program included visual classifications, moisture content tests, Atterberg Limits tests, Standard Proctors, and grain size distribution analysis tests. The data from the laboratory testing program has been included in the Appendix of this report.

Each soil sample was classified on the basis of texture and plasticity in accordance with the Unified Soil Classification System (USCS). In addition, select samples were classified in accordance with the USDA classification system per the infiltration testing requirements. The group symbols for each soil type are indicated in parentheses following the soil descriptions on the boring logs. A brief explanation of the USCS is included with this report. The various soil types were grouped into the major zones noted on the boring logs. The stratification lines designating the interfaces between earth materials on the boring logs and profiles are approximate; in situ, the transitions may be gradual, rather than distinct.

The soil samples obtained from the borings will be retained in our laboratory for a period of 60 days from the date of this report, after which they will be discarded unless otherwise noted.

EXPLORATION RESULTS

Regional Geology

The site is located within the Piedmont Physiographic Province of Maryland. The Piedmont is generally characterized as a gently rolling erosional surface underlain by Proterozoic and Palezoic igneous and metamorphic rocks. The Piedmont consists of residual soils which are predominately fine sandy silts and silty fine sands with mica which have developed in-place from the chemical and physical weathering of the underlying predominately micaceous schist and gneiss bedrock. The weathering occurs in an irregular fashion and creates a zone of decomposed, weathered rock which can possess rock-like qualities that can extend to a significant depth. The decomposed, weathered rock thickness can be highly variable in the Bethesda area over short horizontal distances.

Underlying the weathered rock is the parent bedrock material identified as the Wissahickon Formation. The upper zone of the Wissahickon Rock Formation at times consists of a thick, weak, mantle of rock termed poor quality or weathered rock on our boring logs. Less weathered rock which appears harder and more competent underlies the weathered rock.

Subsurface Conditions

In an effort to minimize the post-testing impact to the site, the sod and top soil was removed prior to drilling each boring. As such, the depth of topsoil is not identified in our borings. We anticipate these depths were up to 6 inches. Below the topsoil two strata were observed: (1) Residual Soils and (2) Weathered Rock. These strata are described in the subsequent text.

Stratum I – Residual Soils

The natural residual soils consisted of Silty SAND (SM), Sandy SILT (ML), and Sandy Lean CLAY (CL). These soils were observed to extend to depths on the order of 7.5 feet to the termination depth of the borings about EL. +311.5 feet to EL. +299 feet. SPT N-values within this stratum typically ranged between weight of hammer to 34 blows per foot of penetration, which is indicative of very loose to dense relative densities for granular materials and very soft to hard consistencies in the cohesive materials.

Stratum II – Weathered Rock

Weathered rock was observed below the Stratum I - Natural Residual Soils at boring locations B-2 and B-3 at 7.5 and 17 feet below existing grades (EL. +311.5 feet to EL. +303 feet), respectively. The weathered rock was typically sampled as Sandy SILT with rock fragments. Where encountered, the weathered rock was observed to extend to the termination depths of borings. SPT N-values in this stratum ranged between 74 bpf and 50 blows per three inches of penetration.

Groundwater Observations

Observations of the groundwater were made during sampling and upon completion of the drilling operations at each boring location. In auger drilling operations, water is not introduced into the boreholes, and the groundwater position can often be determined by observing water flowing into or out of the boreholes. Furthermore, visual observation of the soil samples retrieved during the auger drilling exploration can often be used in evaluating the groundwater conditions.

Groundwater was encountered in borings B-1, B-2, B-4, and B-5 at depths of 3 to 19 feet below existing grades (i.e. EL. +304 to EL. +317 feet). The highest groundwater observations are normally encountered in late winter and early spring and our current groundwater observations are not expected to be at the seasonal maximum water table. Variations in the location of long-term water table may occur as a result of changes in precipitation, evaporation, surface water runoff, and other factors not immediately apparent at the time of our explorations.

Infiltration Test Results

Four infiltration tests were performed directly adjacent to the geotechnical borings performed on site (please see the attached Boring Location Diagram depicting the test borings and locations). These locations were specified by Parker Rodriguez & Associates.

In addition to the field infiltration testing, grain size analysis and hydrometer testing was performed on the infiltration soils in order to develop a USDA classification. The USDA classification provides an estimated infiltration rate based on the soil type. The results of the field infiltration and laboratory testing test are summarized in the below table.

Table 1: Infiltration Summary

Infiltration Test Location	Approximate Surface Elevation (feet)	Proposed Invert Elevation (feet)	Infiltration Test Depth (feet)	USDA Soil Classification [1] (Min. Infil Rate IPH)	Field Recorded Infiltration Rate[2] (inch/hour)
I-3	EL. 320	N/A	4	0.52	1.44
I-5	EL. 322	N/A	4	0.52	0.81
I-6	EL. 320	N/A	4	0.52	0[3]
I-9	EL. 323	N/A	4	0.52	3.72

Notes:
1. Based on hydrometer test
2. As observed using the Falling Head Permeability Field Test
3. Did not meet minimum 0.52 in/hr infiltration rate

Test Pit Results

Test pits were excavated adjacent to borings B-1, B-2, B-4, B-5, B-6, and B-8 to determine the in situ dry density and moisture content of the soils. Test pits were excavated in two, 12" deep cuts. Once reaching each test elevation, the soils were tested using the Nuclear Test Method in general accordance with ASTM D6938.

The results of the density tests performed in the test pits are summarized in the table below:

Table 2: Test Pit Density Testing Summary

Test Pit Location	Depth (feet)	Dry Density (pcf)	Water Content (%)
B-1	1	91.2	21.2
B-1	2	104.1	16.8
B-2	1	101.5	15.1
B-2	2	105.2	14.2
B-4	1	101.4	21.5
B-4	2	94.7	28.6
B-5	1	101.5	20.6
B-5	2	102.8	18
B-6	1	101.8	24.7
B-6	2	90.1	33.6
B-8	1	88.7	34.7
B-8	2	79.0	39.2

ANALYSIS AND RECOMMENDATIONS

Based on the subsurface conditions encountered in the borings and on our experience in the project area, it appears the site is suited for the proposed development from a geotechnical perspective. The conclusions and recommendations presented in this report should be incorporated in the design and construction of the project to reduce possible soil and/or foundation related problems.

Foundation Recommendations

Based on our review of available plans, the structural designs for this site are generally limited to staircases, ramps, and other miscellaneous, lightly loaded site features bearing near the existing grades. Based on the borings performed on site, we recommend that these site features be supported on a shallow foundation system bearing in the competent Stratum I soils. A shallow foundation system bearing in the competent Stratum I soils can be designed with an allowable bearing capacity of 2,000 psf. This allowable bearing pressure assumes that the bottom of the proposed footings will bear at least 3 feet below final grades. The net allowable soil bearing pressure refers to that pressure which may be transmitted to the foundation bearing soils in excess of the final minimum surrounding overburden pressure. For design purposes, competent Stratum II soils can be identified on the boring logs as those natural soils having an SPT N-value greater than 5 bpf.

Most of the soils at the foundation bearing elevation are anticipated to be suitable for support of the proposed development on a shallow foundation system with an allowable contact pressure of 2,000 psf. If fill soils or soft soils are observed at the footing bearing elevations, the unsuitable soft soils should be undercut and removed. At these locations, the undercut soils should be backfilled with engineered fill placed in accordance with the Fill Placement section of this report. During construction, the bearing capacity at the final footing excavation should be tested in the field by the geotechnical engineer or their authorized representative to document that the in situ bearing capacity at the bottom of each footing excavation is adequate for the design loads.

Exposure to the environment may weaken the soils at the footing bearing level if the foundation excavations remain open for too long a time. Therefore, foundation concrete should be placed the same day that excavations are made. If the bearing soils are softened by surface water intrusion or exposure, the softened soils must be removed from the foundation excavation bottom immediately prior to placement of concrete. If the excavation must remain open overnight, or if rainfall becomes imminent while the bearing soils are exposed, we recommend that a 1 to 3-inch thick "mud mat" of "lean" concrete be placed on the bearing soils before the placement of reinforcing steel.

In order to prevent disproportionately small footing sizes, we recommend that continuous footings have a minimum width of 2.0 feet and that isolated column footings have a minimum lateral dimension of 3.0 feet. The minimum dimensions recommended above help reduce the possibility of foundation bearing failure and excessive settlement due to local shear or "punching" action. All footings should be placed at a minimum depth of 3 feet below finished grade.

Settlement of a structure is a function of the compressibility of the natural soils, the design bearing pressure, column loads, fill depths, and the elevation of the footing with respect to the original ground surface. For footings designed for the recommended bearing pressures, we estimate that total foundation settlements will be on the order of 1/2 inch and differential settlement will be approximately half the total settlement. These settlement estimates have been based upon the assumed structural information, finish floor elevation, and the data obtained by the subsurface explorations performed by ECS.

Subgrade Preparation and Earthwork Operations

Initial preparation of the site should consist of the complete removal of existing pavements, sidewalks, and other existing structures and associated footings that will not be part of the new construction. Where regrading is required, organic materials should be stripped and grubbed. All unsuitable materials in the proposed building and pavement areas should also be removed under the observation and direction of the Geotechnical Engineer of Record (GER) or his authorized representative.

Any existing utilities that are not planned to be reused should be removed, along with any unsuitable backfill materials/previous construction elements and utilities capped at the property lines, or rerouted around the property and reconnected. Care should be exercised during site grading operations to avoid damaging any utilities that are to remain in service as well as not undermining any foundation/structural elements associated with adjacent structures.

After stripping to the desired grade and prior to new fill placement, the exposed soils should be carefully examined to identify any localized loose, yielding or otherwise unsuitable materials by the GER or his authorized representative. Existing fill materials on the order of 2 to 7.5 feet or potentially deeper were encountered below existing site grades. After examining the exposed soils, loose and yielding areas can be identified by heavily proofrolling the pad/pavement areas with an approved piece of equipment, such as a loaded dump truck having an axle weight of at least 10 tons. Any soft or unsuitable materials encountered during this proofrolling should be removed and replaced with an approved backfill compacted to the criteria given below in the section entitled Fill Placement.

The preparation of fill subgrades and the proposed building subgrades should be observed on a full-time basis. These observations should be performed by an experienced geotechnical engineer, or his representative, to document that all unsuitable materials have been removed, and that the subgrade is suitable for support of the proposed construction and/or fills. In some areas, excessively soft and/or wet soils may be encountered for fill subgrades, especially in the winter or early spring months.

The surface of the site should be kept properly graded in order to enhance drainage of the surface water away from the proposed building areas during the construction phase. We recommend that an attempt be made to enhance the natural drainage without interrupting its pattern.

Fill Placement

Considering the topography of the site, some cut/fill operations are anticipated to reach the desired final grade elevations. Fill materials should consist of an approved material, free of organic matter and debris, gravels greater than 4-inches, and have a Liquid Limit and Plasticity Index less that 40 and 20, respectively. Unacceptable fill materials include topsoil, organic materials (OH, OL) and high plasticity silts and clays (CH, MH). The site soils should be suitable for reuse, although they are likely to be wet of optimum. However, the existing fill materials may contain some deleterious materials which will have to be hand-picked and removed prior to their utilization for backfilling operations.

Fill materials should be placed in lifts not exceeding 8-inches in loose thickness and moisture conditioned to within ±2 percentage points of the optimum moisture content. We recommend that the fill soils be compacted to a minimum of 95% of the maximum dry density obtained in accordance with ASTM Specification D-698, Standard Proctor Method. The upper one foot of soils supporting slabs-on-grade and pavements should be compacted to a minimum of 100% of the aforementioned maximum dry density. The expanded footprints of the proposed building areas should be well defined, including the limits of the fill zones at the time of fill placement. Grade control should be maintained throughout the fill placement operations.

All fill operations should be observed on a full-time basis by an authorized representative of the Geotechnical Engineer of Record to determine that minimum compaction requirements are being met. A minimum of one compaction test per 2,500 sq. ft. area should typically be tested in each lift placed, or as otherwise modified by the geotechnical engineer of record during construction. The elevation and location of the tests should be clearly identified at the time of fill placement.

We recommend that granular soils (Unified Soil Classification System of SM or more granular) be compacted with a smooth drum vibratory roller or rubber-tired compactor, while cohesive soils should be compacted with a sheepsfoot roller.

All areas receiving fill should be graded to facilitate positive drainage of any free water associated with precipitation and surface runoff. Fill materials shall not be placed on frost-heaved soils. All frost-heaved soils should be removed prior to continuation of fill operations. Borrow fill materials shall not contain frozen materials at the time of placement. All frost-heaved soils should be removed prior to placement of fill, stone, concrete, or asphalt.

Exterior Pavements

The stripped surface of the anticipated pavement subgrade should be heavily proofrolled with a 20-ton loaded dump truck and carefully observed at the time of construction in order to aid in identifying the localized soft or unsuitable materials, including CH soils, which should be removed. If soft or unsuitable materials are identified during the proof roll, those materials should be undercut and backfilled with suitable engineered fill in accordance with the Fill Placement section of this report. to selectively remove any soft areas. Grades should be established by placing new engineered fill to the specifications outlined in the Subgrade Preparation and Earthwork Operations and Fill Placement sections of this report. An experienced geotechnical engineer should be onsite at the time of construction to monitor the removal and/or proofrolling of the existing fill/soft materials.

California Bearing Ratio (CBR) tests were performed on samples collected from the test pits which were collected from the upper 2 feet of material on site. Five CBR tests were performed and the results are included in the Appendix of this report. These results may be utilized for preliminary pavement design sections; however, we recommend that additional CBR tests be performed during construction to determine the CBR at the final subgrade elevations. If the subgrade is in a cut section, the CBR should be performed on the existing soils at the subgrade elevation. If the subgrade is in a fill section, the CBR should be performed on the proposed fill material.

An important consideration with the design and construction of pavements is surface and subsurface drainage. Where standing water develops, either on the pavement surface or within the base course layer, softening of the subgrade and other problems related to the deterioration of the pavement can be expected. Furthermore, good drainage should minimize the possibility of the subgrade materials becoming saturated over a long period of time.

Closing

We recommend that the construction activities be monitored by a qualified geotechnical engineering firm to provide the necessary overview and to check the suitability of the subgrade soils for supporting the footings. We would be most pleased to provide these services.

This report has been prepared for your use and for the use of other design professionals involved with the design and construction of this project. The recommendations included in this report as well as the analysis performed in order to arrive at those recommendations, are based on information provided to us by your office and other members of the design team, as well as our own assumptions based upon our experience with similar projects. If the design for the proposed project should change from that described herein, we recommend that ECS be consulted for any additional or alternate recommendations that may be warranted. Also, if the need for any additional information or recommendations arises during the project design, we recommend that we be contacted. We will work with the design team in order to aid in the proper implementation of the recommendations included in this report.

APPENDIX

Unified Soil Classification System

Reference Notes for Boring Logs

Boring Logs B-1 through B-9

Laboratory Testing Summary

Grain Size Analysis

Atterberg Limits

Standard Proctor Test Results

California Bearing Ratio Results

Infiltration Test Record Sheets

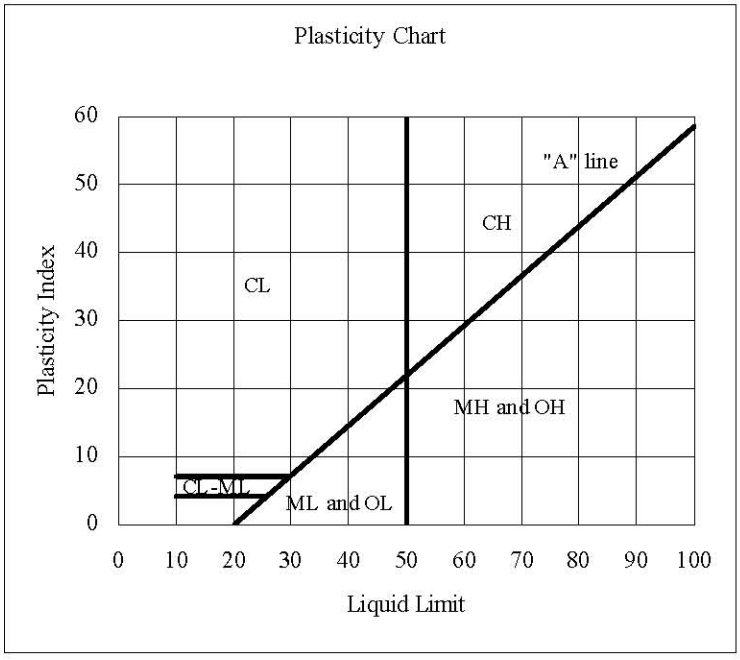
USDA Soil Classification

Boring Location Diagram

Boring Summary

UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2487)

Major Divisions			Group Symbols		Typical Names	Laboratory Classification Criteria		
Coarse-grained soils (More than half of material is larger than No. 200 Sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW		Well-graded gravels, gravel-sand mixtures, little or no fines	Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows: Less than 5 percent GW, GP, SW, SP; More than 12 percent GM, GC, SM, SC; 5 to 12 percent Borderline cases requiring dual symbols [b]	$C_u = D_{60}/D_{10}$ greater than 4 $C_c = (D_{30})^2/(D_{10}xD_{60})$ between 1 and 3	
			GP		Poorly graded gravels, gravel-sand mixtures, little or no fines		Not meeting all gradation requirements for GW	
		Gravels with fines (Appreciable amount of fines)	GM [a]	d	Silty gravels, gravel-sand mixtures		Atterberg limits below "A" line or P.I. less than 4	Above "A" line with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
				u				
			GC		Clayey gravels, gravel-sand-clay mixtures		Atterberg limits below "A" line or P.I. less than 7	
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW		Well-graded sands, gravelly sands, little or no fines		$C_u = D_{60}/D_{10}$ greater than 6 $C_c = (D_{30})^2/(D_{10}xD_{60})$ between 1 and 3	
			SP		Poorly graded sands, gravelly sands, little or no fines		Not meeting all gradation requirements for SW	
		Sands with fines (Appreciable amount of fines)	SM [a]	d	Silty sands, sand-silt mixtures		Atterberg limits above "A" line or P.I. less than 4	Limits plotting in CL-ML zone with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
				u				
			SC		Clayey sands, sand-clay mixtures		Atterberg limits above "A" line with P.I. greater than 7	
Fine-grained soils (More than half material is smaller than No. 200 Sieve)	Silts and clays (Liquid limit less than 50)		ML		Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity			
			CL		Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays			
			OL		Organic silts and organic silty clays of low plasticity			
	Silts and clays (Liquid limit greater than 50)		MH		Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts			
			CH		Inorganic clays of high plasticity, fat clays			
			OH		Organic clays of medium to high plasticity, organic silts			
	Highly Organic soils		Pt		Peat and other highly organic soils			



[a] Division of GM and SM groups into subdivisions of d and u are for roads and airfields only. Subdivision is based on Atterberg limits; suffix d used when L.L. is 28 or less and the P.I. is 6 or less; the suffix u used when L.L. is greater than 28.

[b] Borderline classifications, used for soils possessing characteristics of two groups, are designated by combinations of group symbols. For example: GW-GC, well-graded gravel-sand mixture with clay binder. (From Table 2.16 - Winterkorn and Fang, 1975)

REFERENCE NOTES FOR BORING LOGS

I. Drilling Sampling Symbols

SS	Split Spoon Sampler	ST	Shelby Tube Sampler
RC	Rock Core, NX, BX, AX	PM	Pressuremeter
DC	Dutch Cone Penetrometer	RD	Rock Bit Drilling
BS	Bulk Sample of Cuttings	PA	Power Auger (no sample)
HSA	Hollow Stem Auger	WS	Wash sample
REC	Rock Sample Recovery %	RQD	Rock Quality Designation %

II. Correlation of Penetration Resistances to Soil Properties

Standard Penetration (blows/ft) refers to the blows per foot of a 140 lb. hammer falling 30 inches on a 2-inch OD split-spoon sampler, as specified in ASTM D 1586. The blow count is commonly referred to as the N-value.

A. Non-Cohesive Soils (Silt, Sand, Gravel and Combinations)

Density		*Relative Properties*	
4 blows/ft and less	Very Loose	Adjective Form	12% to 49%
5 to 10 blows/ft	Loose	With	5% to 12%
11 to 30 blows/ft	Medium Dense		
31 to 50 blows/ft	Dense		
Over 51 blows/ft	Very Dense		

Particle Size Identification		
Boulders		8 inches or larger
Cobbles		3 to 8 inches
Gravel	Coarse	1 to 3 inches
	Medium	½ to 1 inch
	Fine	¼ to ½ inch
Sand	Coarse	2.00 mm to ¼ inch (dia. of lead pencil)
	Medium	0.42 to 2.00 mm (dia. of broom straw)
	Fine	0.074 to 0.42 mm (dia. of human hair)
Silt and Clay		0.0 to 0.074 mm (particles cannot be seen)

B. Cohesive Soils (Clay, Silt, and Combinations)

Blows/ft	*Consistency*	*Unconfined Comp. Strength Q_p (tsf)*	*Degree of Plasticity*	*Plasticity Index*
Under 2	Very Soft	Under 0.25	None to slight	0 – 4
3 to 4	Soft	0.25-0.49	Slight	5 – 7
5 to 8	Medium Stiff	0.50-0.99	Medium	8 – 22
9 to 15	Stiff	1.00-1.99	High to Very High	Over 22
16 to 30	Very Stiff	2.00-3.00		
31 to 50	Hard	4.00–8.00		
Over 51	Very Hard	Over 8.00		

III. Water Level Measurement Symbols

WL	Water Level	BCR	Before Casing Removal	DCI	Dry Cave-In
WS	While Sampling	ACR	After Casing Removal	WCI	Wet Cave-In
WD	While Drilling	▽	Est. Groundwater Level	⊽	Est. Seasonal High GWT

The water levels are those levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in a granular soil. In clay and plastic silts, the accurate determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally applied.

CLIENT	JOB #	BORING #	SHEET
Parker Rodriguez & Assoc.	21477	B-1	1 OF 1

PROJECT NAME	ARCHITECT-ENGINEER
Caroline Freeland Urban Park	

SITE LOCATION

7200 Arlington Road, Bethesda, Montgomery County

NORTHING	EASTING	STATION

CALIBRATED PENETROMETER TONS/FT^2

ROCK QUALITY DESIGNATION & RECOVERY
RQD% – — – REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

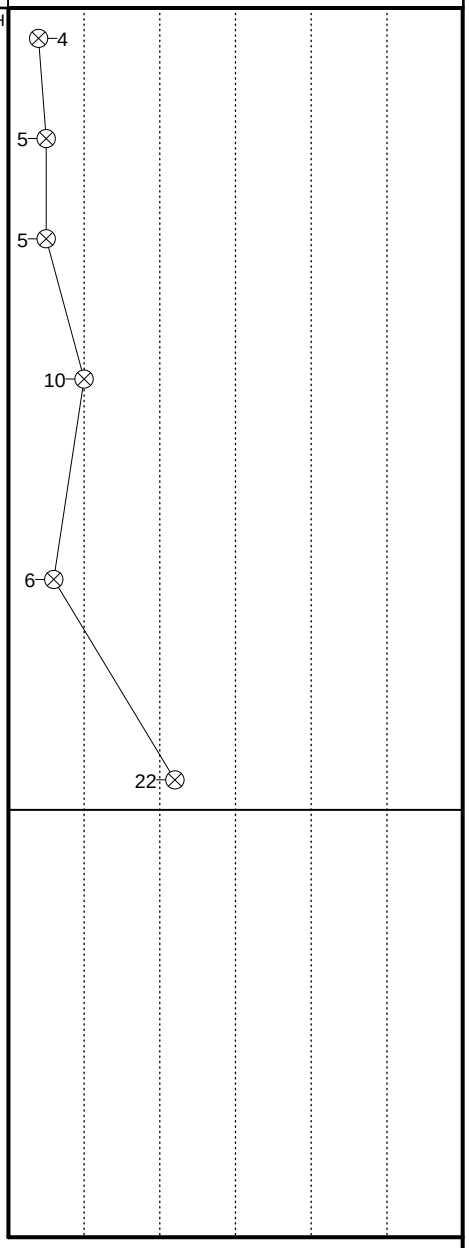
BOTTOM OF CASING | LOSS OF CIRCULATION

SURFACE ELEVATION 321.5

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	18	14		320	WOH 2 2
	S-2	SS	18	0			3 2 3
5	S-3	SS	18	8		315	1 2 3
	S-4	SS	18	18			4 4 6
10						310	
	S-5	SS	18	16			1 2 4
15						305	
	S-6	SS	18	10			5 8 14
20						300	
25						295	
30							

(ML) SANDY SILT, Contains Mica, Brown, Moist, Loose to Medium Dense

END OF BORING @ 20.00'



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL WS ☐ WD ☐	BORING STARTED 12/23/14	
WL(BCR) WL(ACR) 4.00	BORING COMPLETED 12/23/14	CAVE IN DEPTH @ 18.50'
WL	RIG 750 ATV FOREMAN 2.25 HSA	DRILLING METHOD

CLIENT	JOB #	BORING #	SHEET
Parker Rodriguez & Assoc.	21477	B-2	1 OF 1

PROJECT NAME	ARCHITECT-ENGINEER
Caroline Freeland Urban Park	

SITE LOCATION: 7200 Arlington Road, Bethesda, Montgomery County

NORTHING	EASTING	STATION

CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY
RQD% – — – REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING ▶ LOSS OF CIRCULATION (100%)

SURFACE ELEVATION 319

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	18	15	(ML) SANDY SILT, Light Brown, Moist, Very Loose		315	WOH, 1, 2 → 3
	S-2	SS	18	10				WOH, WOH, WOH → 0
5	S-3	SS	18	6				WOH, WOH, 1 → 1
	S-4	SS	18	12	(ML) WEATHERED ROCK SAMPLED AS SANDY SILT WITH GRAVEL, Gray, Moist, Hard		310	30, 34, 40 → 74
10								
	S-5	SS	17	10			305	36, 42, 50/5 → 92/11
15								
	S-6	SS	9	9			300	44, 50/3 → 50/3
20					END OF BORING @ 19.25'			
							295	
25								
							290	
30								

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

▽ WL WS ☐ WD ☐	BORING STARTED 12/23/14	
▽ WL(BCR) ▼ WL(ACR) 3.00	BORING COMPLETED 12/23/14	CAVE IN DEPTH @ 16.00'
▽ WL	RIG 750 ATV FOREMAN Dustin	DRILLING METHOD 2.25 HSA

CLIENT	JOB #	BORING #	SHEET
Parker Rodriguez & Assoc.	21477	B-3	1 OF 1

PROJECT NAME	ARCHITECT-ENGINEER
Caroline Freeland Urban Park	

SITE LOCATION

7200 Arlington Road, Bethesda, Montgomery County

NORTHING	EASTING	STATION

CALIBRATED PENETROMETER TONS/FT^2

ROCK QUALITY DESIGNATION & RECOVERY
RQD% – — – REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

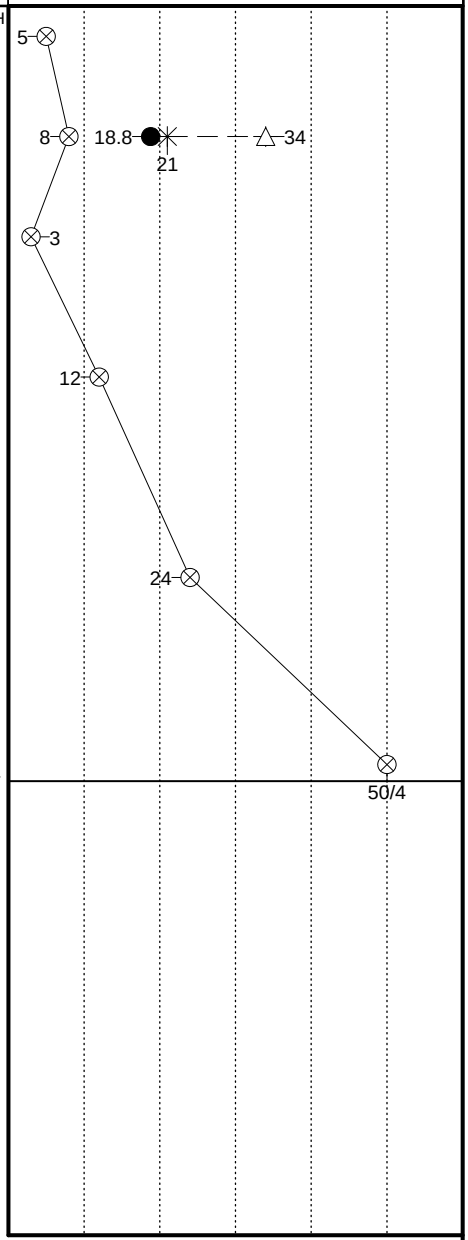
STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING | LOSS OF CIRCULATION

SURFACE ELEVATION 320

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	18	10	(CL) SANDY LEAN CLAY, Trace Mica, Brown and Red, Moist, Soft Medium Stiff		320	WOH 2 3
	S-2	SS	18	12				6 4 4
5	S-3	SS	18	5			315	1 2 1
	S-4	SS	18	18	(ML) SANDY SILT, Brown and Gray, Moist, Medium Dense		310	6 5 7
10	S-5	SS	18	14				12 12 12
15	S-6	SS	10	10	(ML) WEATHERED ROCK SAMPLED AS SANDY SILT, Gray, Moist, Very Dense		305	36 50/4
20					END OF BORING @ 19.33'		300	
25							295	
30							290	



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL WS☐ WD☐	BORING STARTED 12/23/14	
WL(BCR) WL(ACR)	BORING COMPLETED 12/23/14	CAVE IN DEPTH @ 15.40'
WL	RIG 750 ATV FOREMAN Dustin	DRILLING METHOD 2.25 HSA

CLIENT	JOB #	BORING #	SHEET
Parker Rodriguez & Assoc.	21477	B-4	1 OF 1

PROJECT NAME	ARCHITECT-ENGINEER
Caroline Freeland Urban Park	

SITE LOCATION

7200 Arlington Road, Bethesda, Montgomery County

NORTHING	EASTING	STATION

CALIBRATED PENETROMETER TONS/FT^2

ROCK QUALITY DESIGNATION & RECOVERY
RQD% – — – REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING ▶ LOSS OF CIRCULATION

SURFACE ELEVATION 323.5

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	18	6	(ML) SANDY SILT WITH GRAVEL, Brown and Dark Gray, Moist, Very Loose			3 2 1
	S-2	SS	18	16	(ML) SANDY SILT, Contains Mica, Brown and Dark Gray Light Brown, Moist, Loose		320	1 2 3
5	S-3	SS	18	8				3 3 3
	S-4	SS	18	16			315	3 3 5
10								
	S-5	SS	18	18			310	3 4 4
15					(SM) SILTY SAND, Grayish Brown, Moist, Dense			
	S-6	SS	18	18		▽	305	6 12 22
20					END OF BORING @ 20.00'			
							300	
25								
							295	
30								

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

▽ WL 19.00 WS ☐ WD ☐	BORING STARTED 12/26/14	
▽ WL(BCR) ▼ WL(ACR)	BORING COMPLETED 12/26/14	CAVE IN DEPTH @ 12.80'
▽ WL	RIG 750 ATV FOREMAN Dustin	DRILLING METHOD 2.25 HSA

CLIENT	JOB #	BORING #	SHEET
Parker Rodriguez & Assoc.	21477	B-5	1 OF 1

PROJECT NAME	ARCHITECT-ENGINEER
Caroline Freeland Urban Park	

SITE LOCATION

7200 Arlington Road, Bethesda, Montgomery County

NORTHING	EASTING	STATION

CALIBRATED PENETROMETER TONS/FT^2

ROCK QUALITY DESIGNATION & RECOVERY
RQD% – — – REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

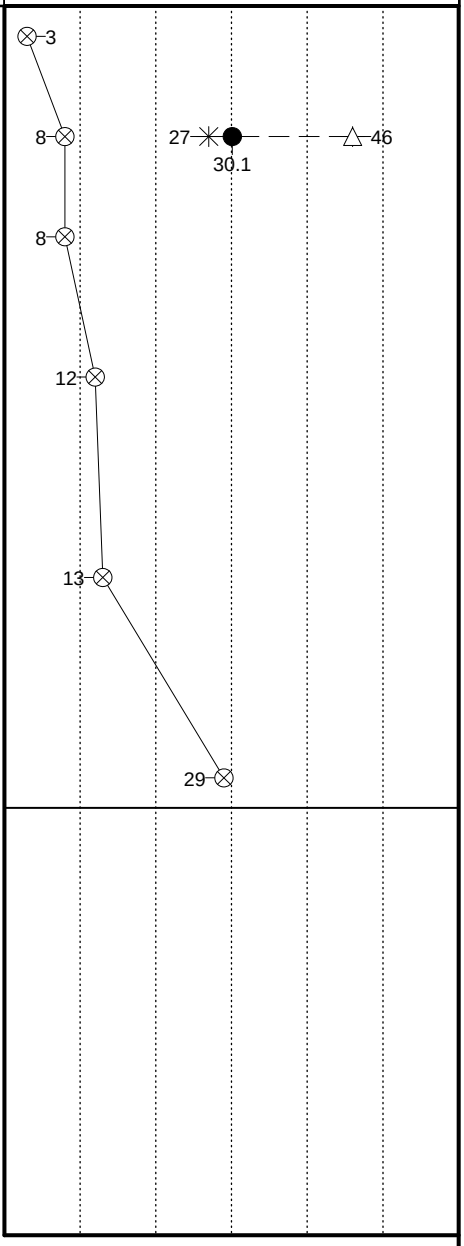
STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING ▰ LOSS OF CIRCULATION (100%)

SURFACE ELEVATION 322

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	18	12	(CL) SANDY LEAN CLAY, Contains Mica, Light Brown, Moist, Soft to Medium Stiff		320	WOH 1 2
	S-2	SS	18	18				2 4 4
5	S-3	SS	18	18	(ML) SANDY SILT, Contains Mica, Light Brown, Moist, Loose to Medium Dense		315	2 4 4
	S-4	SS	18	14				4 6 6
10							310	
	S-5	SS	18	18				4 6 7
15							305	
	S-6	SS	18	14		▽		6 11 18
20					END OF BORING @ 20.00'		300	
25							295	
30								



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

▽ WL 18.00 WS ☐ WD ☐	BORING STARTED 12/26/14	
▽ WL(BCR) ▼ WL(ACR)	BORING COMPLETED 12/26/14	CAVE IN DEPTH @ 13.80'
▽ WL	RIG 750 ATV FOREMAN Dustin	DRILLING METHOD 2.25 HSA

CLIENT	JOB #	BORING #	SHEET
Parker Rodriguez & Assoc.	21477	B-6	1 OF 1

PROJECT NAME	ARCHITECT-ENGINEER
Caroline Freeland Urban Park	

SITE LOCATION

7200 Arlington Road, Bethesda, Montgomery County

NORTHING	EASTING	STATION

CALIBRATED PENETROMETER TONS/FT^2

ROCK QUALITY DESIGNATION & RECOVERY
RQD% – — – REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

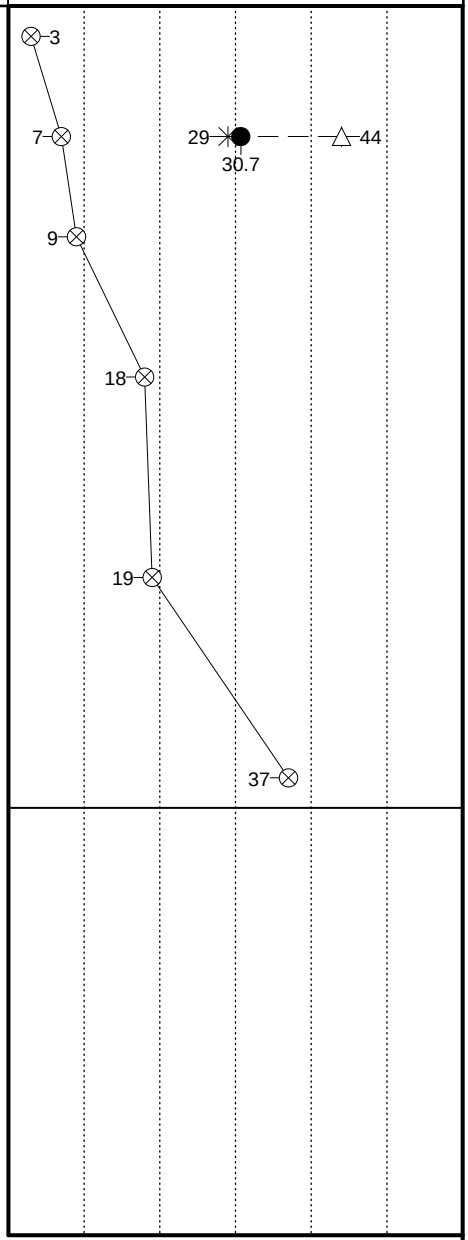
STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING ▶ LOSS OF CIRCULATION (100%)

SURFACE ELEVATION 320

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	18	2	(ML) SANDY SILT, Contains Roots, Brown, Moist, Very Loose		320	1 1 2
	S-2	SS	18	12	(ML) SANDY SILT, Contains Mica, Light Brown, Moist, Loose			1 3 4
5	S-3	SS	18	14			315	1 4 5
	S-4	SS	18	14	(SM) SILTY SAND, Light Brown, Moist, Medium Dense to Dense		310	6 8 10
10	S-5	SS	18	16			305	7 8 11
15	S-6	SS	18	2				9 16 21
20					END OF BORING @ 20.00'		300	
25							295	
30							290	



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL WS ☐ WD ☐	BORING STARTED 12/26/14	
WL(BCR) WL(ACR)	BORING COMPLETED 12/26/14	CAVE IN DEPTH @ 12.20'
WL	RIG 750 ATV FOREMAN Dustin	DRILLING METHOD 2.25 HSA

CLIENT	JOB #	BORING #	SHEET
Parker Rodriguez & Assoc.	21477	B-7	1 OF 1

PROJECT NAME	ARCHITECT-ENGINEER
Caroline Freeland Urban Park	

SITE LOCATION

7200 Arlington Road, Bethesda, Montgomery County

NORTHING	EASTING	STATION

CALIBRATED PENETROMETER TONS/FT^2

ROCK QUALITY DESIGNATION & RECOVERY
RQD% – — – REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

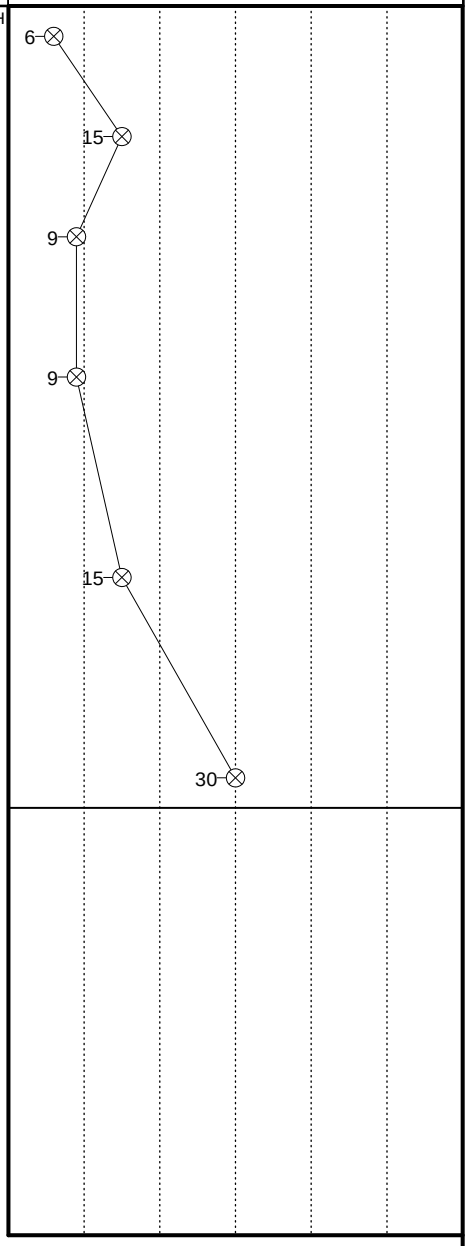
STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING ▰ LOSS OF CIRCULATION (100%)

SURFACE ELEVATION 321.5

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	18	12	(CL) SANDY LEAN CLAY, Contains Mica and Roots, Light Brown, Moist, Medium Stiff to Stiff		320	WOH 1 5
	S-2	SS	18	16				4 7 8
5	S-3	SS	18	15	(ML) SANDY SILT, Contains Mica, Light Brown, Moist, Loose to Medium Dense		315	3 4 5
	S-4	SS	18	18				2 4 5
10							310	
	S-5	SS	18	14				4 5 10
15							305	
	S-6	SS	18	18				10 14 16
20					END OF BORING @ 20.00'		300	
25							295	
30								



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

▽ WL WS ☐ WD ☐	BORING STARTED 12/26/14	
▽ WL(BCR) ▼ WL(ACR)	BORING COMPLETED 12/26/14	CAVE IN DEPTH @ 11.10'
▽ WL	RIG 750 ATV FOREMAN Dustin	DRILLING METHOD 2.25 HSA

CLIENT	JOB #	BORING #	SHEET
Parker Rodriguez & Assoc.	21477	B-8	1 OF 1

PROJECT NAME	ARCHITECT-ENGINEER
Caroline Freeland Urban Park	

SITE LOCATION

7200 Arlington Road, Bethesda, Montgomery County

NORTHING	EASTING	STATION

CALIBRATED PENETROMETER TONS/FT^2

ROCK QUALITY DESIGNATION & RECOVERY
RQD% – — – REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

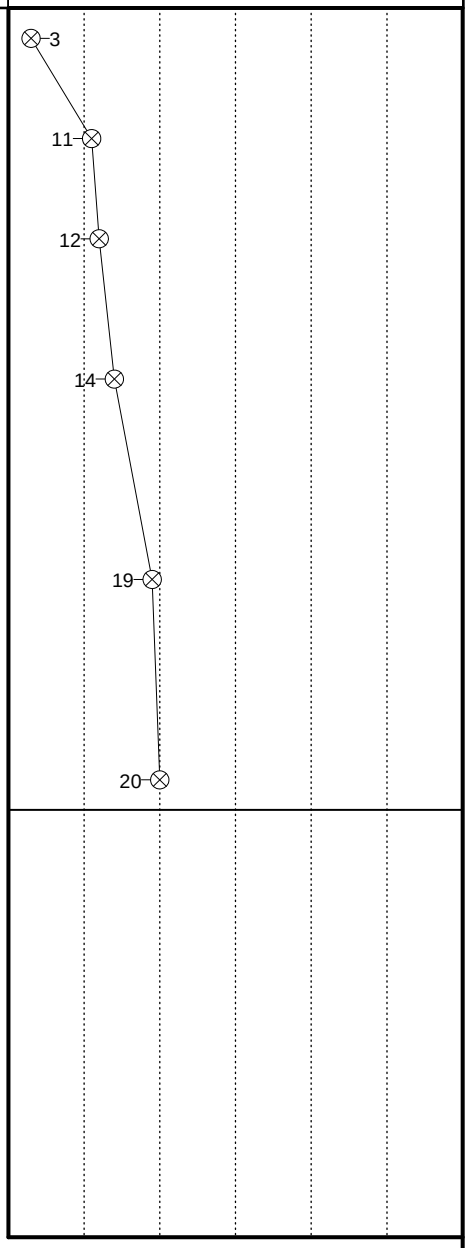
STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING ▰ LOSS OF CIRCULATION (100%)

SURFACE ELEVATION 319

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	18	13	(CL) SANDY LEAN CLAY, Contains Mica, Light Brown, Moist, Soft			1 1 2
	S-2	SS	18	16	(ML) SANDY SILT, Contains Mica, Light Brown, Moist, Medium Dense		315	3 5 6
5	S-3	SS	18	14				3 5 7
	S-4	SS	18	18			310	4 6 8
10	S-5	SS	18	18			305	7 8 11
15	S-6	SS	18	16			300	7 9 11
20					END OF BORING @ 20.00'			
25							295	
30							290	



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

▽ WL WS ☐ WD ☐	BORING STARTED 12/26/14	
▽ WL(BCR) ▼ WL(ACR)	BORING COMPLETED 12/26/14	CAVE IN DEPTH @ 12.50'
▽ WL	RIG 750 ATV FOREMAN Dustin	DRILLING METHOD 2.25 HSA

CLIENT	JOB #	BORING #	SHEET
Parker Rodriguez & Assoc.	21477	B-9	1 OF 1

PROJECT NAME	ARCHITECT-ENGINEER
Caroline Freeland Urban Park	

SITE LOCATION

7200 Arlington Road, Bethesda, Montgomery County

NORTHING	EASTING	STATION

CALIBRATED PENETROMETER TONS/FT^2

ROCK QUALITY DESIGNATION & RECOVERY
RQD% – — – REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

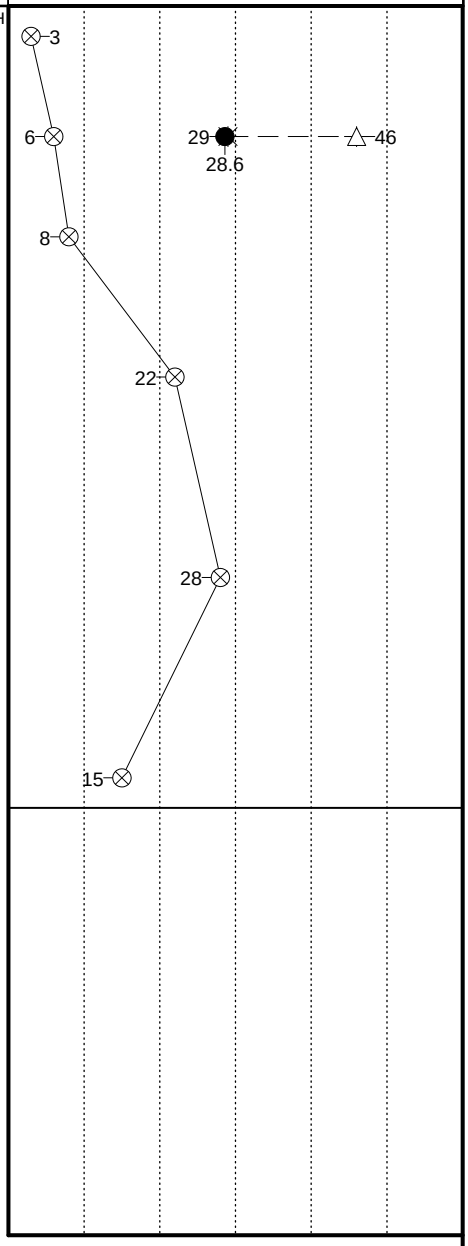
STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING ▰ LOSS OF CIRCULATION (100%)

SURFACE ELEVATION 323

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	18	12	(CL) SANDY LEAN CLAY, Contains Mica, Light Brown, Moist, Soft			WOH 1 2
	S-2	SS	18	18	(ML) SANDY SILT, Contains Mica, Light Brown, Moist, Loose to Medium Dense		320	1 2 4
5	S-3	SS	18	18				3 4 4
	S-4	SS	18	14			315	4 8 14
10					(SM) SILTY SAND, Gray, Moist, Medium Dense		310	
	S-5	SS	18	18				12 14 14
15					(ML) SANDY SILT, Contains Mica, Light Brown, Moist, Medium Dense		305	
	S-6	SS	18	18				4 7 8
20					END OF BORING @ 20.00'		300	
25							295	
30								



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

▽ WL WS ☐ WD ☐	BORING STARTED 12/26/14	
▽ WL(BCR) ▼ WL(ACR)	BORING COMPLETED 12/26/14	CAVE IN DEPTH @ 13.70'
▽ WL	RIG 750 ATV FOREMAN Dustin	DRILLING METHOD 2.25 HSA

Laboratory Testing Summary

Sample Source	Sample Number	Depth (feet)	MC[1] (%)	Soil Type[2]	Atterberg Limits[3]			Percent Passing No. 200 Sieve[4]	Moisture - Density (Corr.)[5]		CBR Value[6]	Other
					LL	PL	PI		Maximum Density (pcf)	Optimum Moisture (%)		
B-3												
	S-2	2.50 - 4.00	18.8	CL	34	21	13	51.6				
B-5												
	S-2	2.50 - 4.00	30.1	CL	46	27	19	69.1				
B-6												
	S-2	2.50 - 4.00	30.7	ML	44	29	15	62.2				
B-9												
	S-2	2.50 - 4.00	28.6	ML	46	29	17	54.2				
TP-1 (0.75-2.0)												
	D4S-1	0.00 - 0.00		CL	39	23	16	56.6	111.7	15.0	9.2	
TP-3+4												
	D4S-2	0.00 - 0.00		CL	41	25	16	52.4	109.2	16.5	8.3	
TP-5 (1.75-2.0)												
	D4S-3	0.00 - 0.00		CL	41	26	15	58.5	105.8	18.8	7	
TP-6 (0.75-2.0)												
	D4S-4	0.00 - 0.00		SC	38	22	16	45.3	121.1	12.8	11.2	
TP-8 (0.75-1.0)												
	D4S-5	0.00 - 0.00		SC	41	26	15	48.7	110.9	17.3	9	

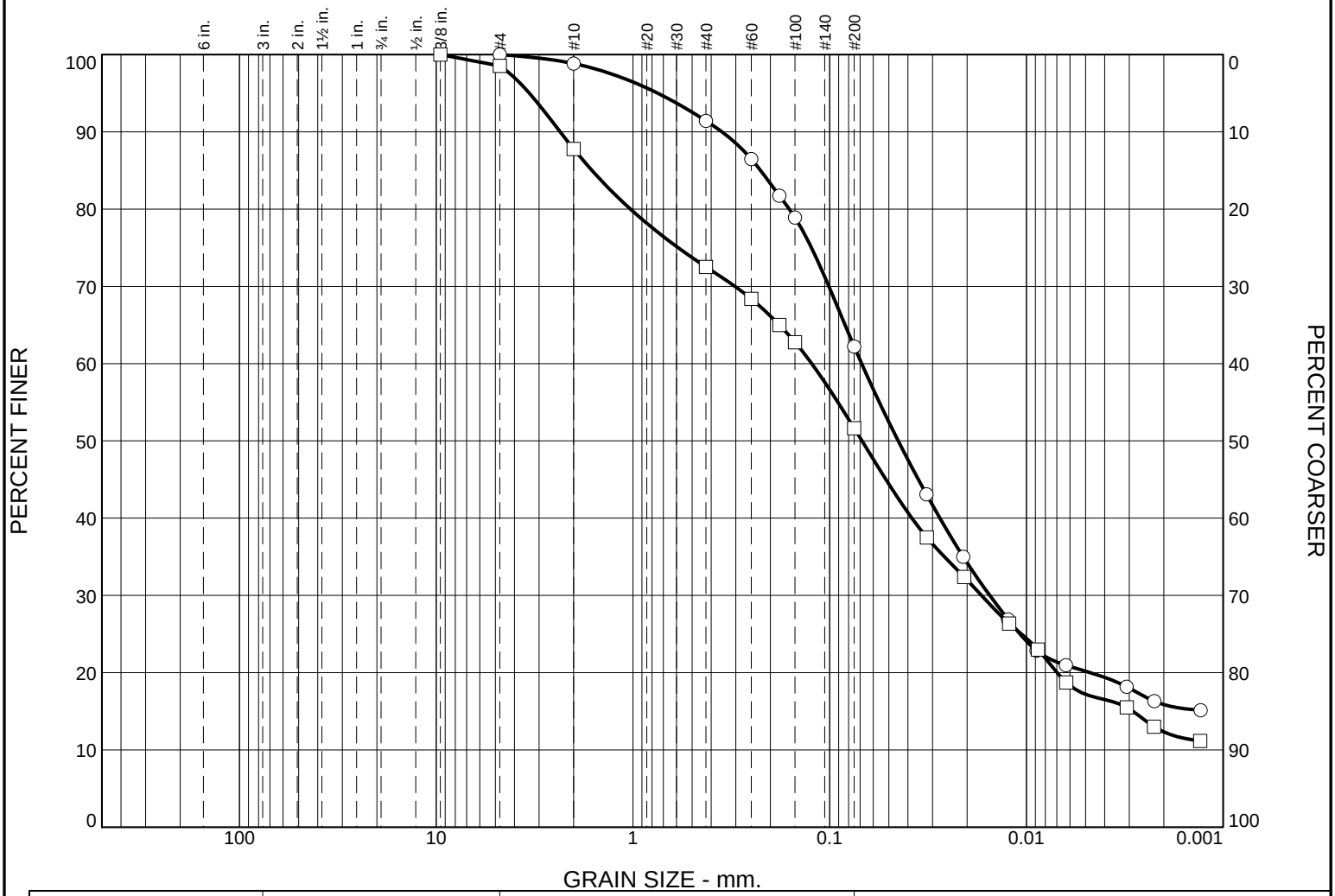
Notes: 1. ASTM D 2216, 2. ASTM D 2487, 3. ASTM D 4318, 4. ASTM D 1140, 5. See test reports for test method, 6. See test reports for test method

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content (ASTM D 2974)

Project No.	**21477**
Project Name:	**Caroline Freeland Urban Park**
PM:	**Steven J. Adamchak**
PE:	**Scott S. Stannard**
Printed On:	**Wednesday, February 18, 2015**

ECS MID-ATLANTIC, LLC
14026 Thunderbolt Place, Suite 100
Chantilly, VA 20151-3232
Phone: (703) 471-8400
Fax: (703) 834-5527

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	0.0	1.2	7.4	29.2	42.0	20.2
□	0.0	0.0	1.5	10.7	15.3	20.9	34.4	17.2

	LL	PL	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
○	44	29	0.2244	0.0688	0.0448	0.0153				
□	34	21	1.6136	0.1233	0.0684	0.0169	0.0029			

	MATERIAL DESCRIPTION	TEST DATE	USCS	NM
○	Sandy Silt Trace Mica Yellowish Brown (ML)		ML	30.7
□	Sandy Lean Clay Trace Mica Reddish Brown (CL)		CL	18.8

Project No. 21477 **Client:** Parker Rodriguez & Assoc.

Project: Caroline Freeland Urban Park

○ **Source of Sample:** B-6 **Depth:** 2.50-4.00 **Sample Number:** S-2

□ **Source of Sample:** B-3 **Depth:** 2.50-4.00 **Sample Number:** S-2

Remarks:

○ Data Entered: 1/14/15
Minimum Infiltration rate: 0.52

□ Data Entered: 1/14/15
Minimum Infiltration rate: 0.52

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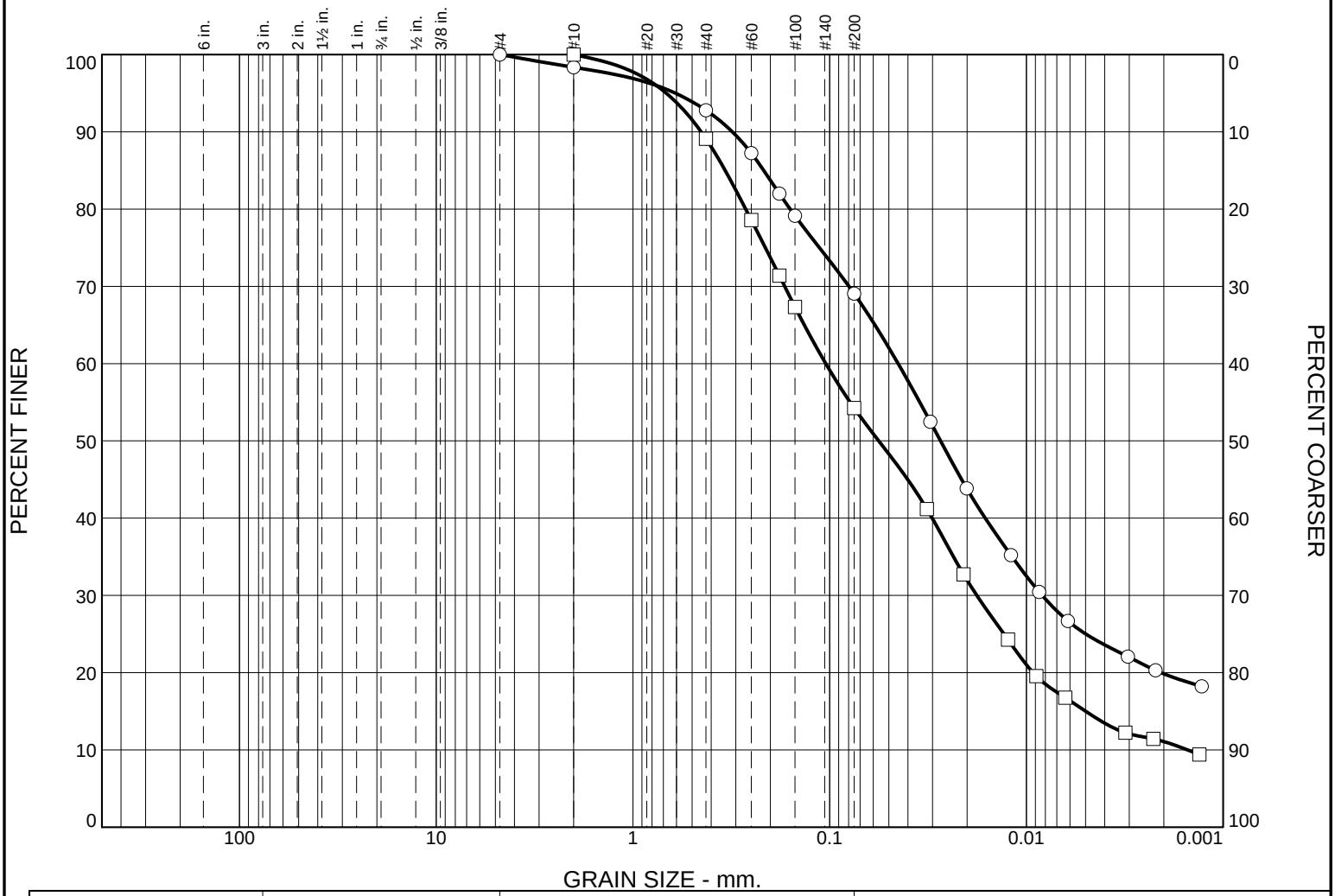
Figure 1 of 4

Tested By: KV **Checked By:** DVT

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	0.0	1.7	5.5	23.7	44.1	25.0
□	0.0	0.0	0.0	0.0	10.9	34.9	39.2	15.0

	LL	PL	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
○	46	27	0.2162	0.0448	0.0273	0.0083				
□	46	29	0.3396	0.1046	0.0563	0.0179	0.0050	0.0015	2.02	69.20

	MATERIAL DESCRIPTION	TEST DATE	USCS	NM
○	Sandy Lean Clay Trace Mica Yellow Light Brown (CL)		CL	30.1
□	Sandy Silt Trace Mica Yellowish Light Brown (ML)		ML	28.6

Project No. 21477 **Client:** Parker Rodriguez & Assoc.

Project: Caroline Freeland Urban Park

○ **Source of Sample:** B-5 **Depth:** 2.50-4.00 **Sample Number:** S-2

□ **Source of Sample:** B-9 **Depth:** 2.50-4.00 **Sample Number:** S-2

Remarks:

○ Data Entered: 1/14/15
Minimum Infiltration rate: 0.52

□ Data Entered: 1/14/15
Minimum Infiltration rate: 0.52

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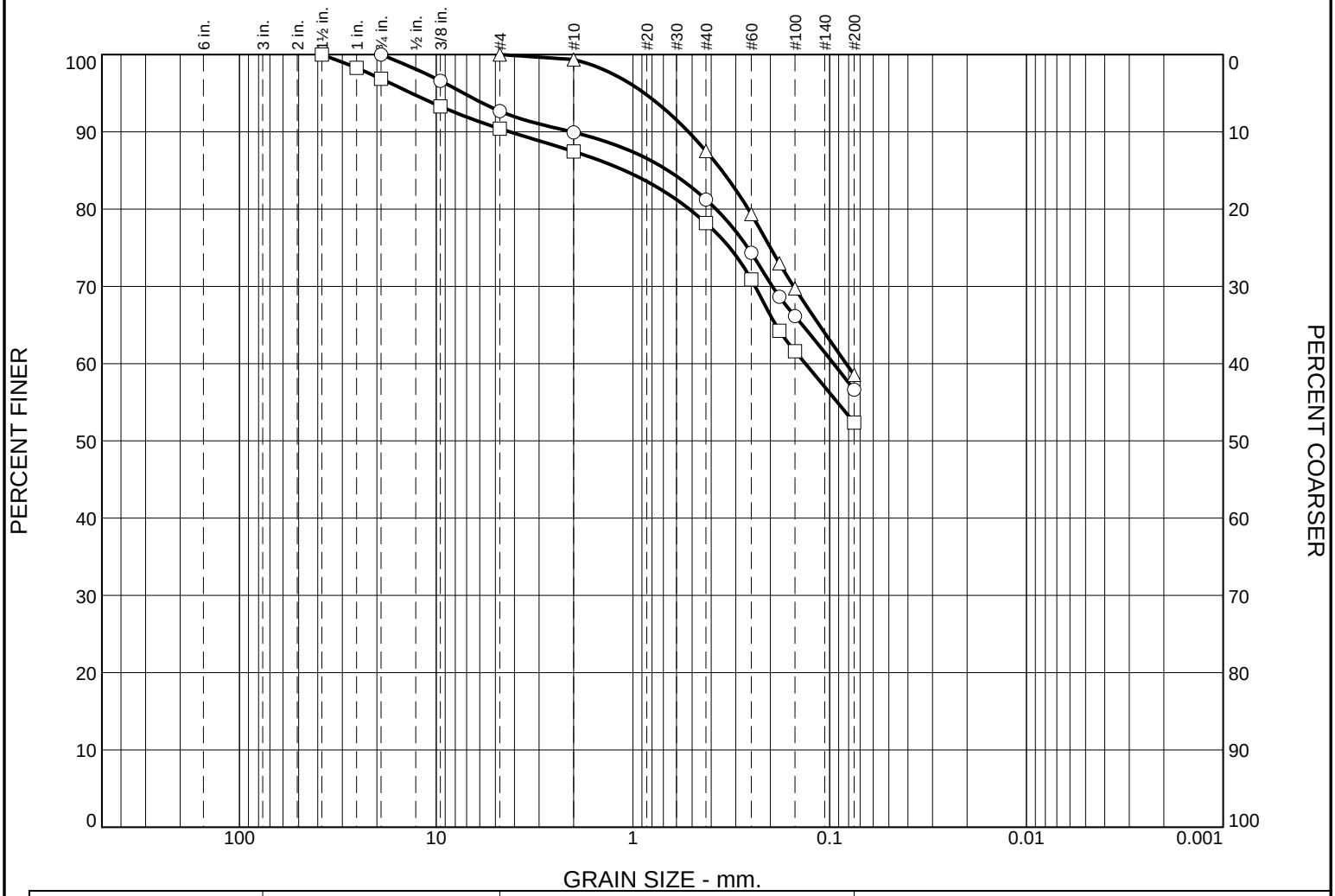
Tested By: KV **Checked By:** DVT

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	7.3	2.8	8.7	24.6	56.6	
□	0.0	3.1	6.5	2.9	9.3	25.8	52.4	
△	0.0	0.0	0.0	0.6	11.9	29.0	58.5	

	LL	PL	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
○	39	23	0.6638	0.0954						
□	41	25	1.1034	0.1328						
△	41	26	0.3535	0.0823						

MATERIAL DESCRIPTION	TEST DATE	USCS	NM
○ Sandy Lean Clay Trace Mica Yellow Ligth Brown (7.3% +4)		CL	
□ Sandy Lean Clay Trace Mica Yellow Light Brown (9.6% +4)		CL	
△ Sandy Lean Clay Trace Mica Yellowish Light Brown (0% +4)		CL	

Project No. 21477 **Client:** Parker Rodriguez & Assoc.

Project: Caroline Freeland Urban Park

○ **Source:** TP-1 (0.75-2.0) **Depth:** 0.00-0.10 **Sample No.:** D4S-1

□ **Source of Sample:** TP-3 **Depth:** 0.00-0.10 **Sample Number:** D4S-2

△ **Source:** TP-5 (1.75-2.0) **Depth:** 0.00-0.10 **Sample No.:** D4S-3

Remarks:

○ Data Entered: 2/13/15

□ Data Entered: 2/13/15

△ Data Entered: 2/13/15

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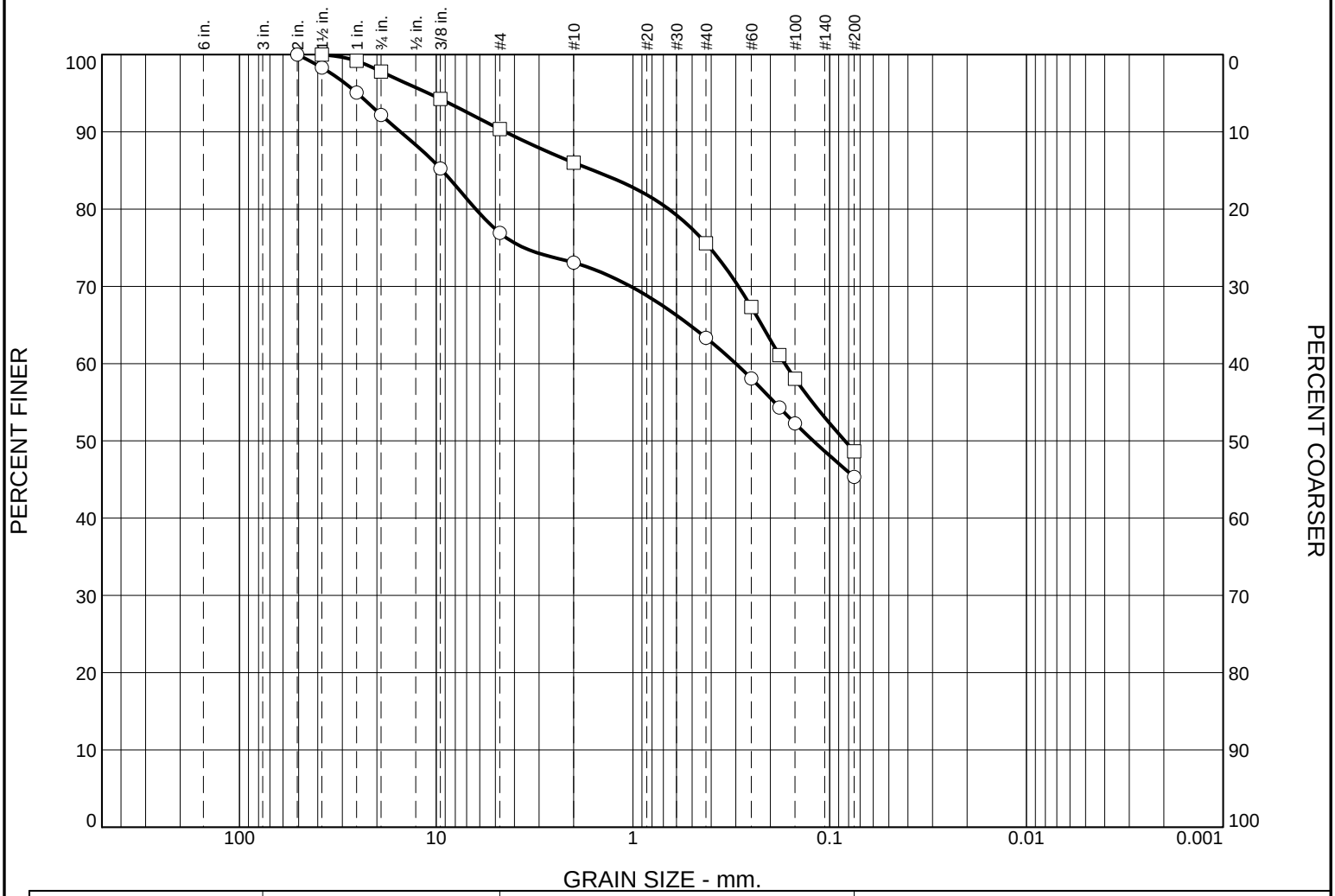
Figure 3 of 4

Tested By: KV **Checked By:** DVT

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	7.8	15.3	3.8	9.8	18.0	45.3	
□	0.0	2.2	7.4	4.4	10.4	26.9	48.7	

	LL	PL	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
○	38	22	9.3147	0.2995	0.1210					
□	41	26	1.5857	0.1690	0.0835					

	MATERIAL DESCRIPTION	TEST DATE	USCS	NM
○	Clayey Sand with Gravel Yellowish Light Brown (23.1% +4)		SC	
□	Clayey Sand Trace Mica Yellowish Light Brown (9.6% +4)		SC	

Project No. 21477 **Client:** Parker Rodriguez & Assoc.

Project: Caroline Freeland Urban Park

○ **Source:** TP-6 (0.75-2.0) **Depth:** 0.00-0.10 **Sample No.:** D4S-4

□ **Source:** TP-8 (0.75-1.0) **Depth:** 0.00-0.10 **Sample No.:** D4S-5

Remarks:

○ Data Entered: 2/13/15

□ Data Entered: 2/12/15

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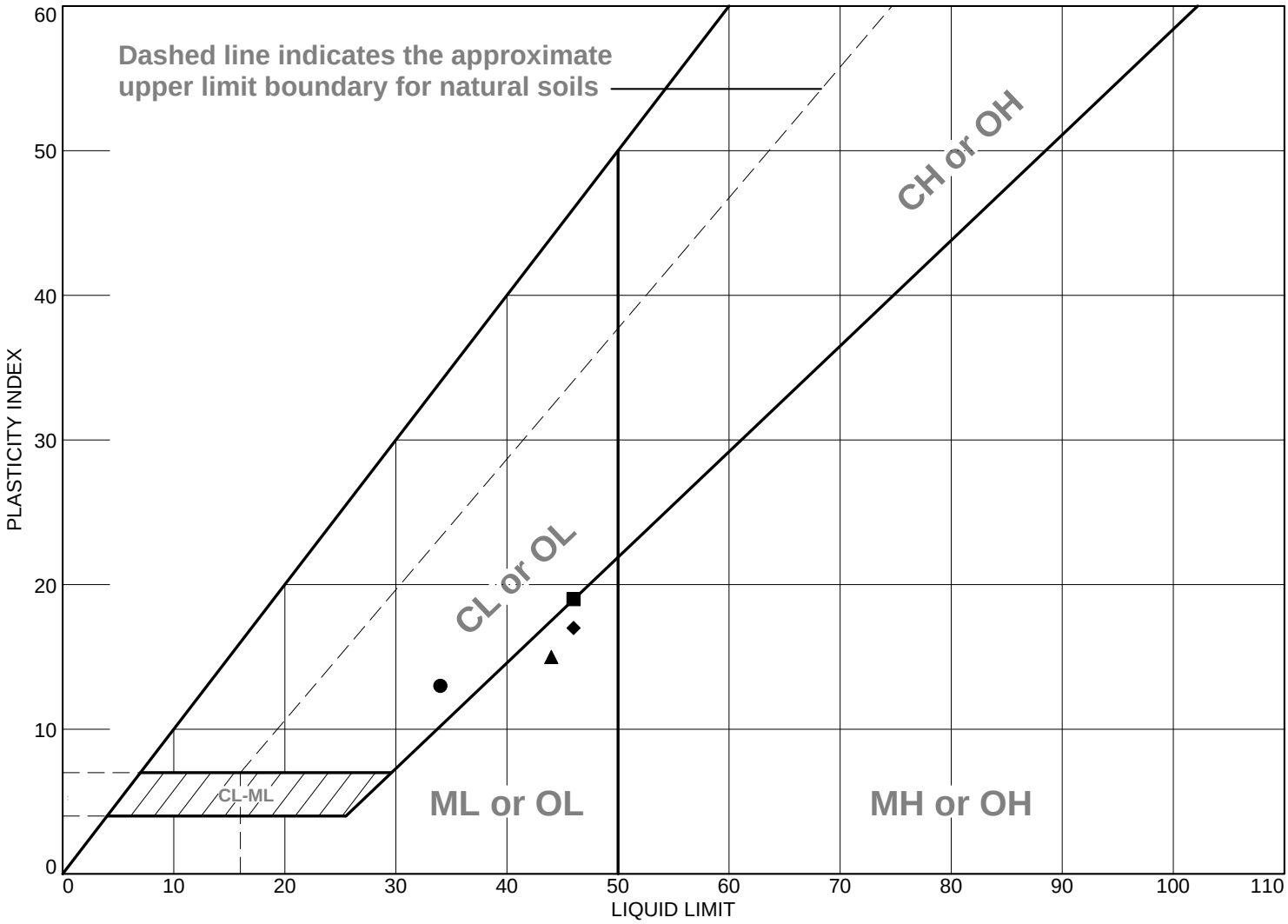
Figure 4 of 4

Tested By: KV **Checked By:** DVT

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Sandy Lean Clay Trace Mica Reddish Brown (CL)	34	21	13	72.5	51.6	CL
■	Sandy Lean Clay Trace Mica Yellow Light Brown (CL)	46	27	19	92.8	69.1	CL
▲	Sandy Silt Trace Mica Yellowish Brown (ML)	44	29	15	91.4	62.2	ML
◆	Sandy Silt Trace Mica Yellowish Light Brown (ML)	46	29	17	89.1	54.2	ML

Project No. 21477 **Client:** Parker Rodriguez & Assoc.

Project: Caroline Freeland Urban Park

● **Source of Sample:** B-3 **Depth:** 2.50-4.00 **Sample Number:** S-2

■ **Source of Sample:** B-5 **Depth:** 2.50-4.00 **Sample Number:** S-2

▲ **Source of Sample:** B-6 **Depth:** 2.50-4.00 **Sample Number:** S-2

◆ **Source of Sample:** B-9 **Depth:** 2.50-4.00 **Sample Number:** S-2

Remarks:

● Data Entered: 1/14/15

■ Data Entered: 1/14/15

▲ Data Entered: 1/14/15

◆ Data Entered: 1/14/15

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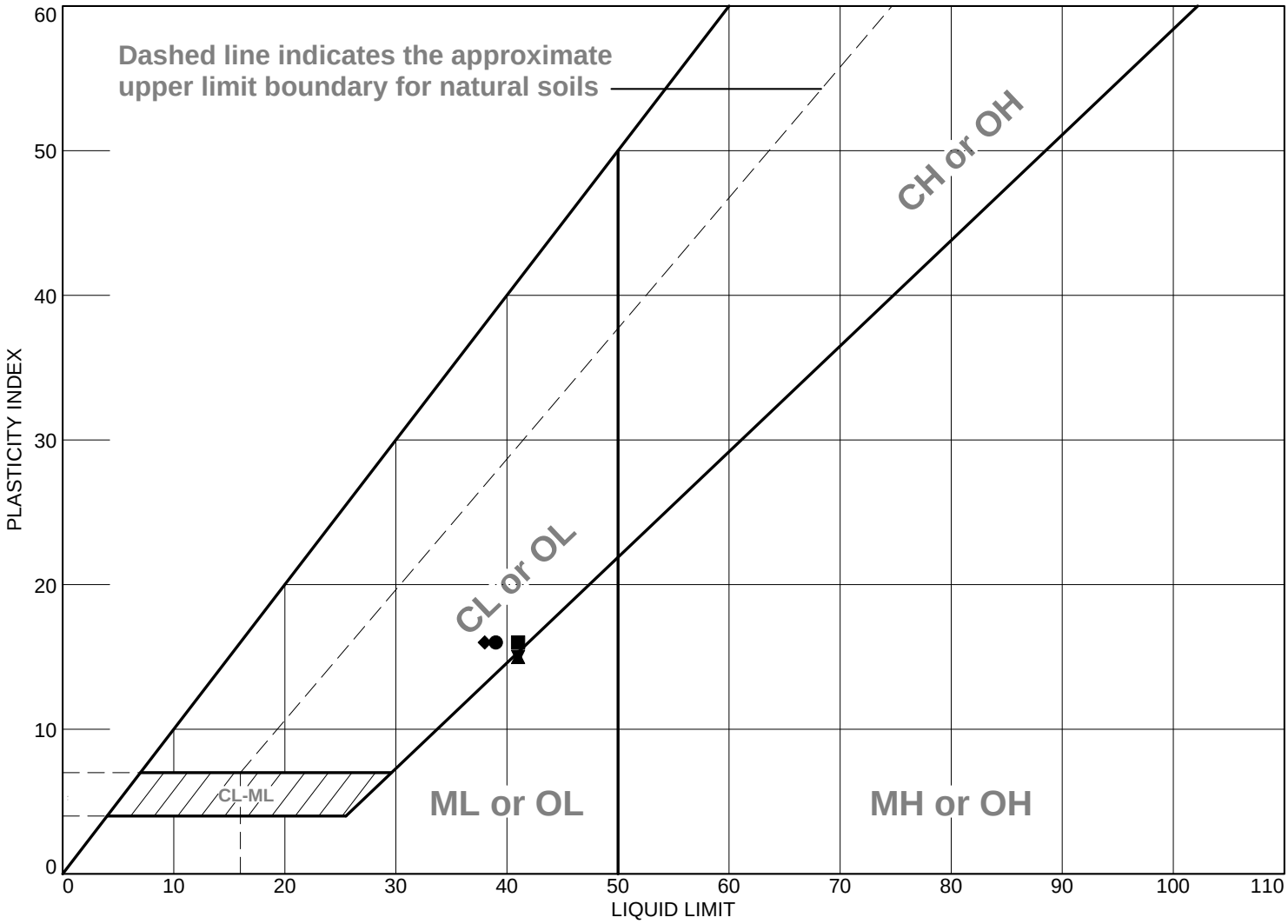
Tested By: ● HTN1 ■ HNT1 ▲ HTN1 ◆ HTN1 **Checked By:** DVT

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Sandy Lean Clay Trace Mica Yellow Ligth Brown (7.3% +4)	39	23	16	81.2	56.6	CL
■	Sandy Lean Clay Trace Mica Yellow Light Brown (9.6% +4)	41	25	16	78.2	52.4	CL
▲	Sandy Lean Clay Trace Mica Yellowish Light Brown (0% +4)	41	26	15	87.5	58.5	CL
◆	Clayey Sand with Gravel Yellowish Light Brown (23.1% +4)	38	22	16	63.3	45.3	SC
▼	Clayey Sand Trace Mica Yellowish Light Brown (9.6% +4)	41	26	15	75.6	48.7	SC

Project No. 21477 **Client:** Parker Rodriguez & Assoc.

Project: Caroline Freeland Urban Park

● **Source:** TP-1 (0.75-2.0) **Depth:** 0.00-0.10 **Sample No.:** D4S-1

■ **Source of Sample:** TP-3 **Depth:** 0.00-0.10 **Sample Number:** D4S-2

▲ **Source:** TP-5 (1.75-2.0) **Depth:** 0.00-0.10 **Sample No.:** D4S-3

◆ **Source:** TP-6 (0.75-2.0) **Depth:** 0.00-0.10 **Sample No.:** D4S-4

▼ **Source:** TP-8 (0.75-1.0) **Depth:** 0.00-0.10 **Sample No.:** D4S-5

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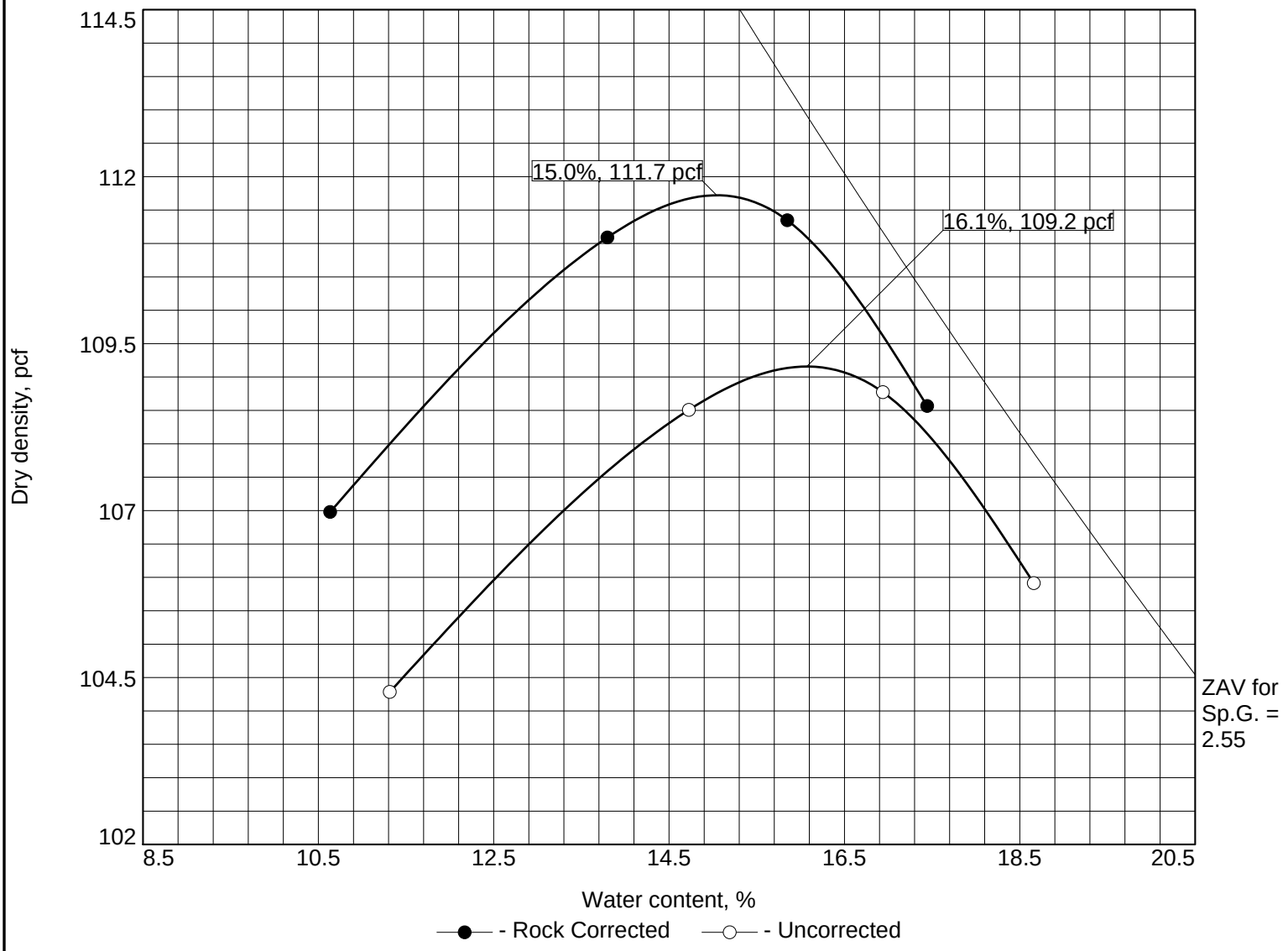
Remarks:

● Data Entered: 2/13/15
■ Data Entered: 2/13/15
▲ Data Entered: 2/13/15
◆ Data Entered: 2/12/15
▼ Data Entered: 2/13/15

Figure 2 of 2

Tested By: ● HTN1 ■ HNT1 ▲ HTN1 ◆ HNT1 ▼ HTN1 **Checked By:** DVT

COMPACTION TEST REPORT For Curve No. S-1



Test specification: ASTM D 698-12 Method A Standard
ASTM D 4718-87 Oversize Corr. Applied to Each Test Point

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > #4	% < No.200
	USCS	AASHTO						
0.00-0.10	CL	A-6(7)		2.55	39	16	7.3	56.6

ROCK CORRECTED TEST RESULTS	UNCORRECTED	MATERIAL DESCRIPTION
Maximum dry density = 111.7 pcf	109.2 pcf	Sandy Lean Clay Trace Mica Yellow Ligth Brown (7.3% +4)
Optimum moisture = 15.0 %	16.1 %	

Project No. 21477 **Client:** Parker Rodriguez & Assoc.
Project: Caroline Freeland Urban Park
Date: 2/10/15
○ **Source of Sample:** TP-1 (0.75-2.0) **Sample Number:** D4S-1

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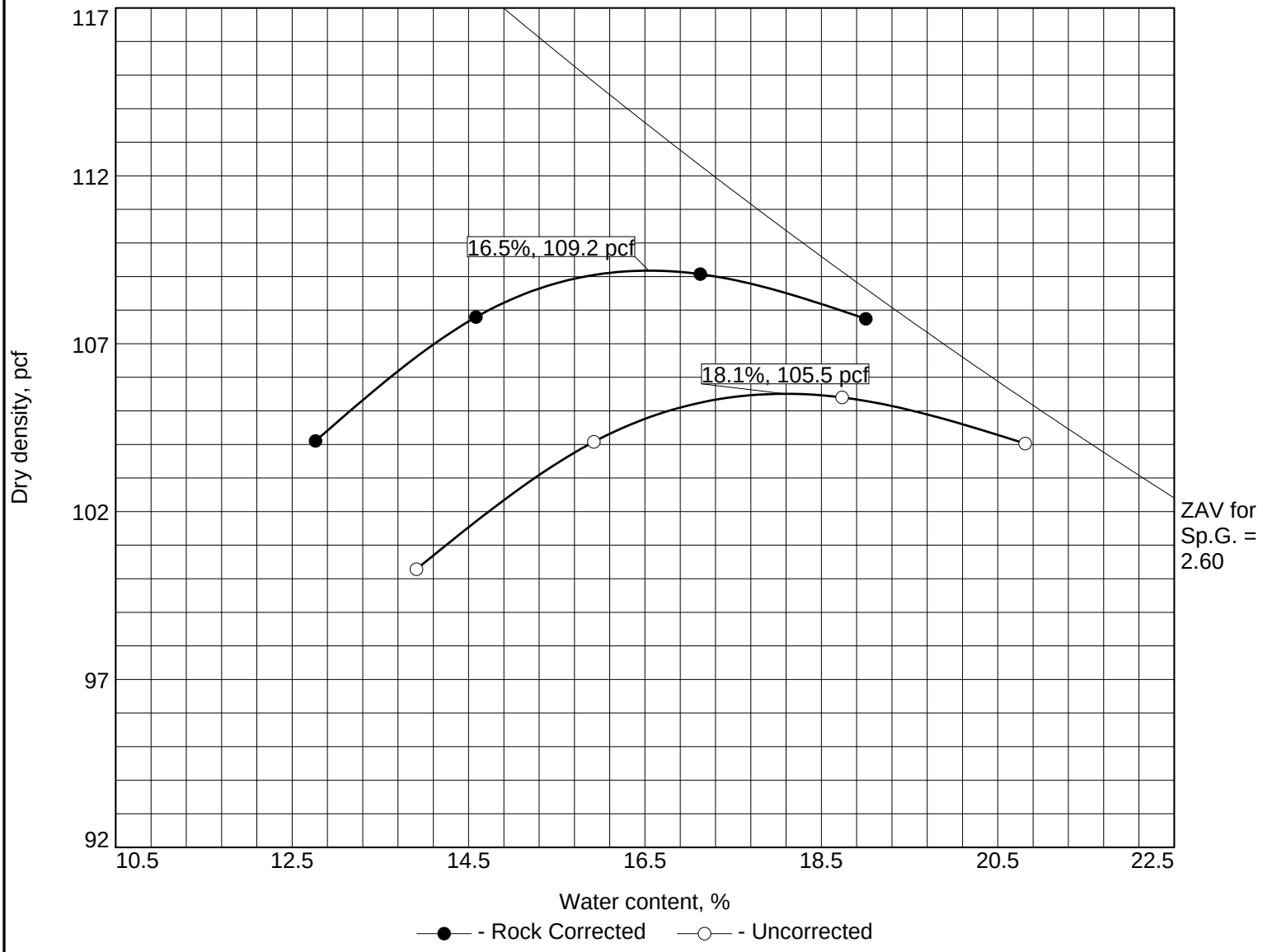
Remarks:
Data Entered: 2/12/15

Figure 1 of 5

Tested By: KV **Checked By:** DVT

COMPACTION TEST REPORT For Curve No. S-2



Test specification: ASTM D 698-12 Method A Standard
ASTM D 4718-87 Oversize Corr. Applied to Each Test Point

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > #4	% < No.200
	USCS	AASHTO						
0.00-0.10	CL	A-7-6(6)		2.6	41	16	9.6	52.4

ROCK CORRECTED TEST RESULTS	UNCORRECTED	MATERIAL DESCRIPTION
Maximum dry density = 109.2 pcf	105.5 pcf	Sandy Lean Clay Trace Mica Yellow Light Brown (9.6% +4)
Optimum moisture = 16.5 %	18.1 %	

Project No. 21477 **Client:** Parker Rodriguez & Assoc.
Project: Caroline Freeland Urban Park
Date: 2/11/15
○ **Source of Sample:** TP-3 **Sample Number:** D4S-2

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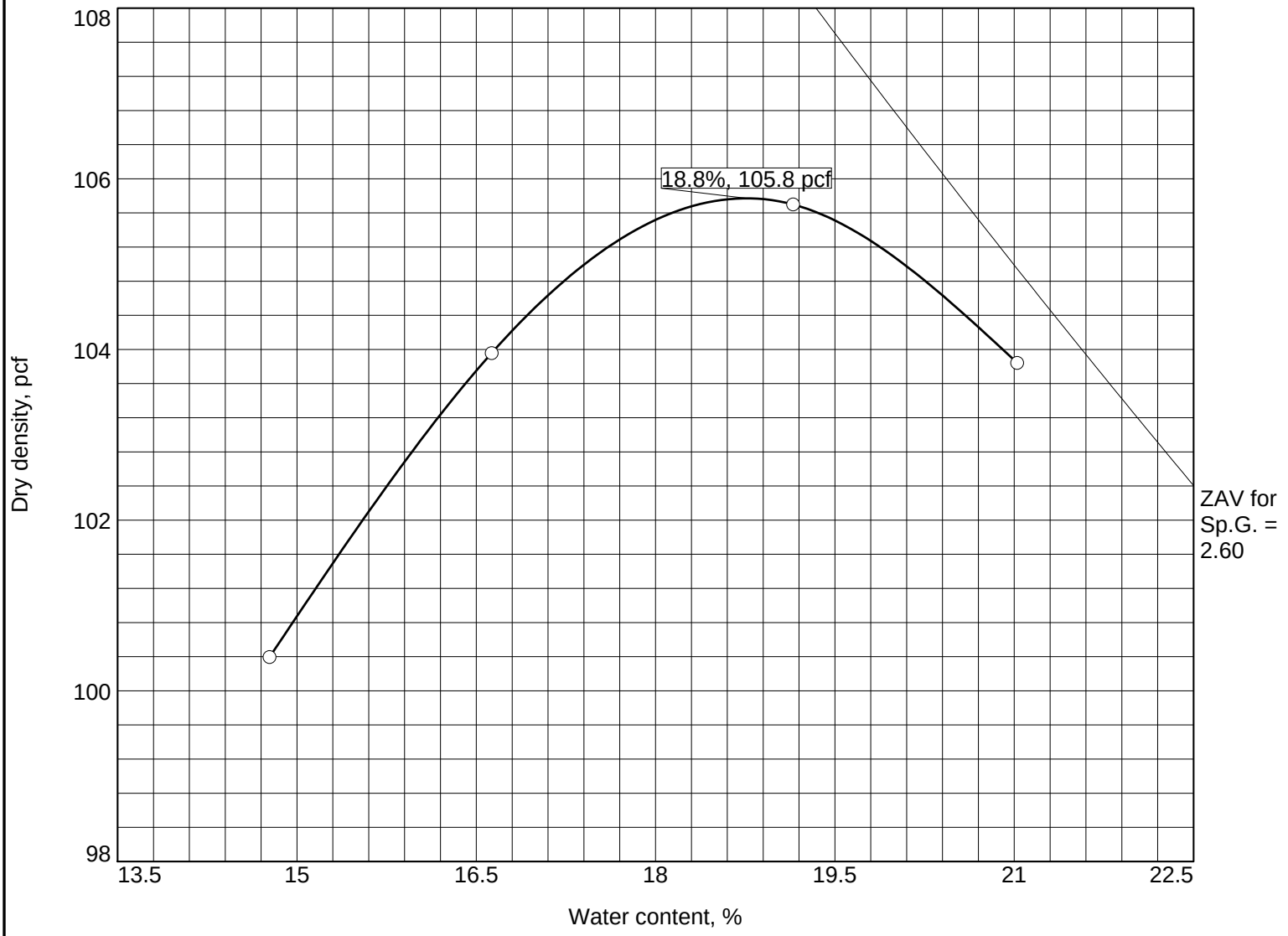
Remarks:
Data Entered: 2/12/15

Tested By: KV **Checked By:** DVT

COMPACTION TEST REPORT For Curve No. S-3



Test specification: ASTM D 698-12 Method A Standard

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > #4	% < No.200
	USCS	AASHTO						
0.00-0.10	CL	A-7-6(7)		2.6	41	15	0.0	58.5

TEST RESULTS

Maximum dry density = 105.8 pcf

Optimum moisture = 18.8 %

MATERIAL DESCRIPTION

Sandy Lean Clay Trace Mica Yellowish Light Brown (0% +4)

Project No. 21477 **Client:** Parker Rodriguez & Assoc.

Project: Caroline Freeland Urban Park

Date: 2/11/15

○ **Source of Sample:** TP-5 (1.75-2.0) **Sample Number:** D4S-3

Remarks:

Data Entered: 2/12/15

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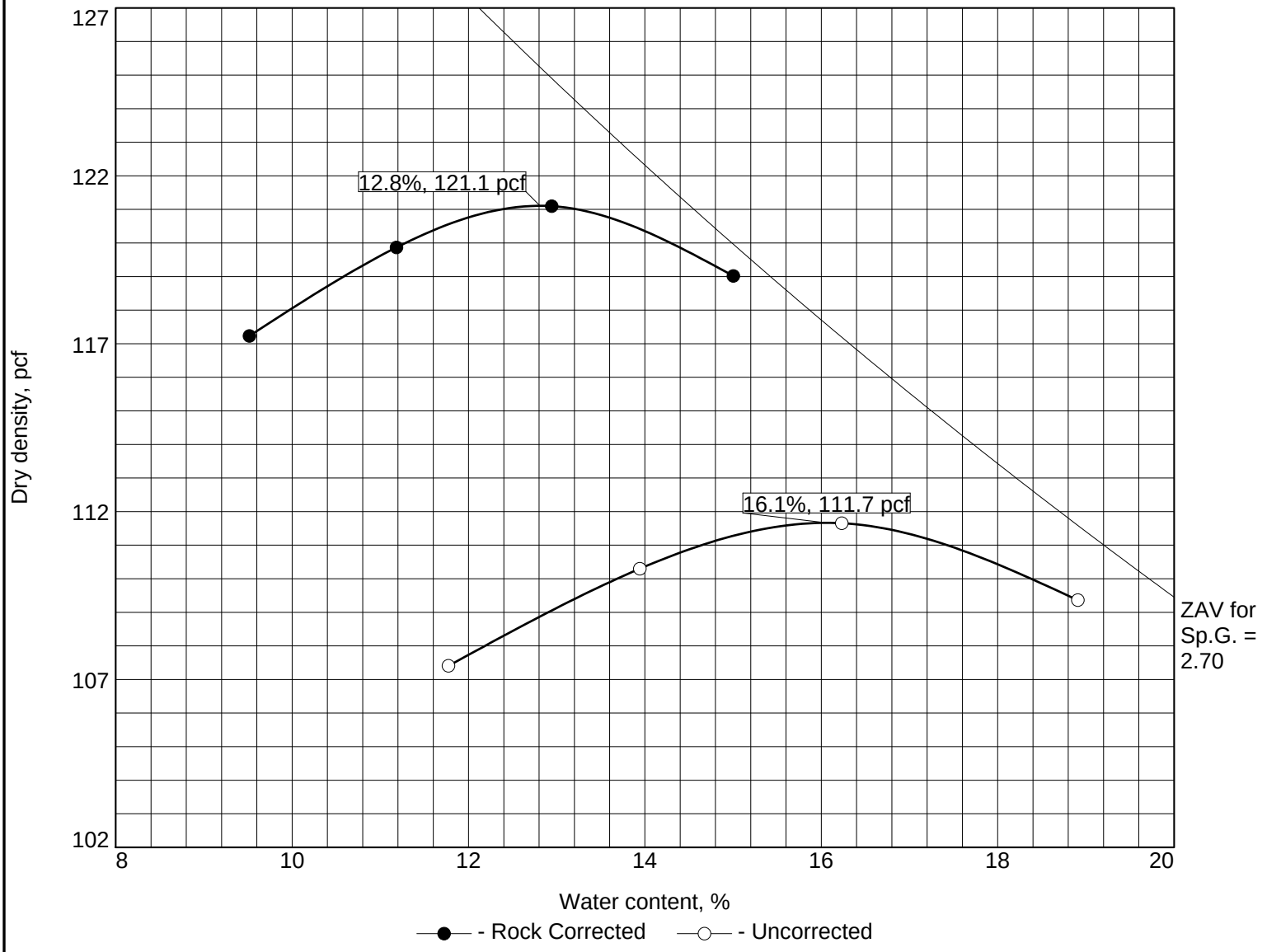
Tested By: KV **Checked By:** DVT

COMPACTION TEST REPORT For Curve No. S-4



Test specification: ASTM D 698-12 Method A Standard
ASTM D 4718-87 Oversize Corr. Applied to Each Test Point

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > #4	% < No.200
	USCS	AASHTO						
0.00-0.10	SC	A-6(4)		2.7	38	16	23.1	45.3

ROCK CORRECTED TEST RESULTS	UNCORRECTED	MATERIAL DESCRIPTION
Maximum dry density = 121.1 pcf	111.7 pcf	Clayey Sand with Gravel Yellowish Light Brown (23.1% +4)
Optimum moisture = 12.8 %	16.1 %	

Project No. 21477 **Client:** Parker Rodriguez & Assoc.
Project: Caroline Freeland Urban Park
Date: 2/10/15
○ **Source of Sample:** TP-6 (0.75-2.0) **Sample Number:** D4S-4

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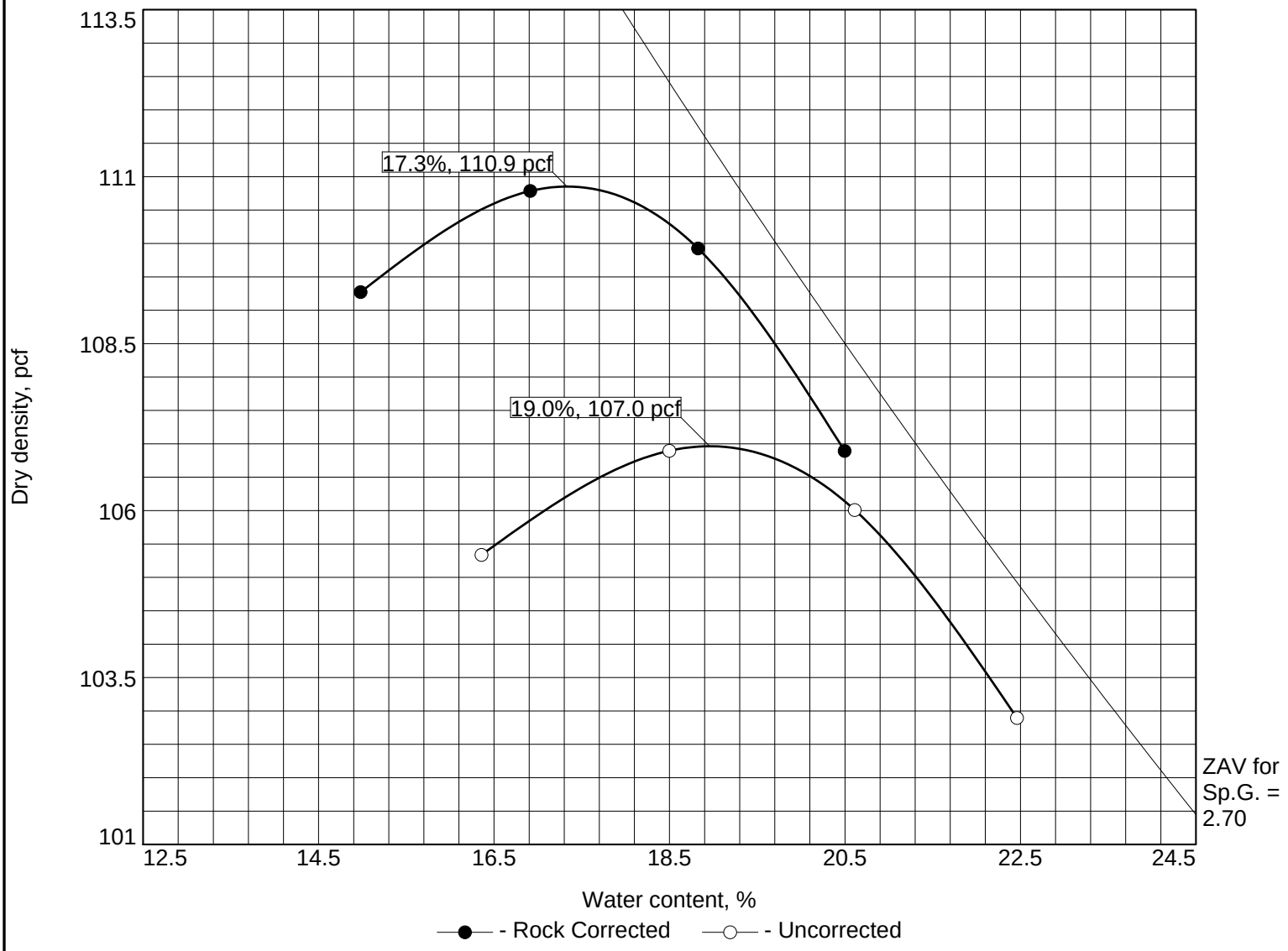
Remarks:
Data Entered: 2/12/15

Tested By: KV **Checked By:** DVT

COMPACTION TEST REPORT For Curve No. S-5



Test specification: ASTM D 698-12 Method A Standard
ASTM D 4718-87 Oversize Corr. Applied to Each Test Point

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > #4	% < No.200
	USCS	AASHTO						
0.00-0.10	SC	A-7-6(5)		2.7	41	15	9.6	48.7

ROCK CORRECTED TEST RESULTS	UNCORRECTED	MATERIAL DESCRIPTION
Maximum dry density = 110.9 pcf	107.0 pcf	Clayey Sand Trace Mica Yellowish Light Brown (9.6% +4)
Optimum moisture = 17.3 %	19.0 %	

Project No. 21477 **Client:** Parker Rodriguez & Assoc.
Project: Caroline Freeland Urban Park
Date: 2/11/15
○ **Source of Sample:** TP-8 (0.75-1.0) **Sample Number:** D4S-5

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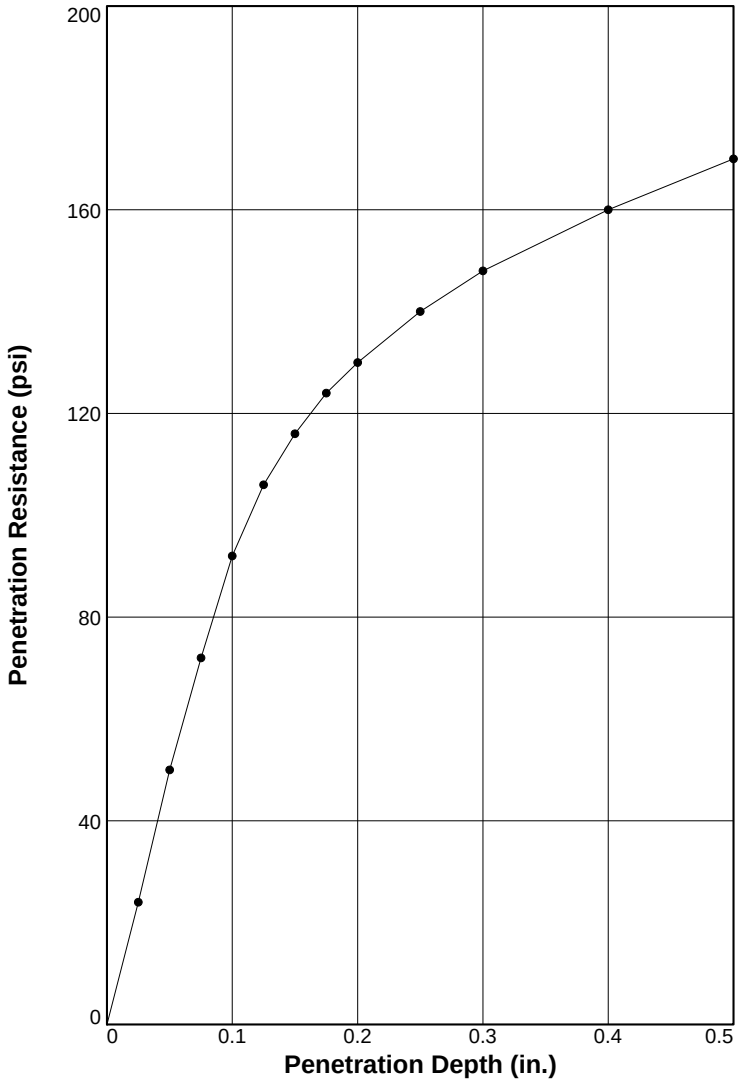
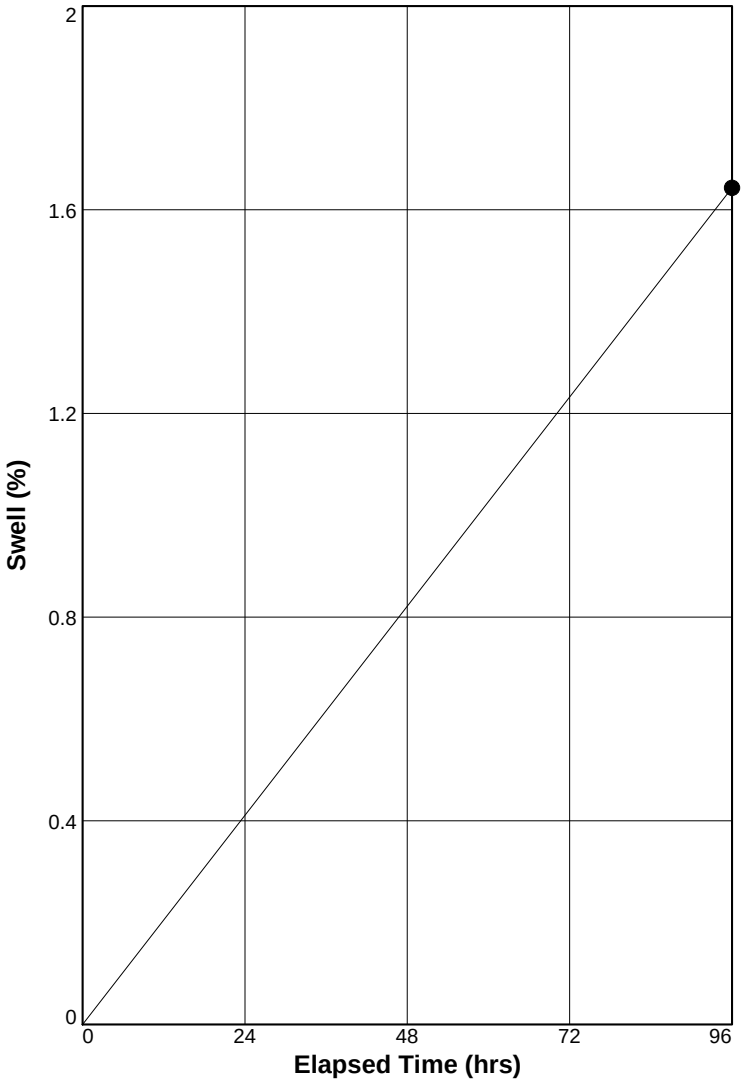
Remarks:
Data Entered: 2/12/15

Figure 5 of 5

Tested By: KV **Checked By:** DVT

BEARING RATIO TEST REPORT
ASTM D 1883-07





	Molded			Soaked			CBR (%)		Linearity Correction (in.)	Surcharge (lbs.)	Max. Swell (%)
	Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.10 in.	0.20 in.			
1 ○	112.0	100.3	15.4	110.2	98.7	24.3	9.2	8.7	0.000	10	1.6
2 △											
3 □											

Material Description	USCS	Max. Dens. (pcf)	Optimum Moisture (%)	LL	PI
Sandy Lean Clay Trace Mica Yellow Ligth Brown (7.3% +4)	CL	111.7	15.0	39	16

Project No: 21477

Project: Caroline Freeland Urban Park

Source of Sample: TP-1 (0.75-2.0) **Depth:** 0.00-0.10

Sample Number: D4S-1

Date: 2/10/15

Test Description/Remarks:

Data Entered: 2/18/15

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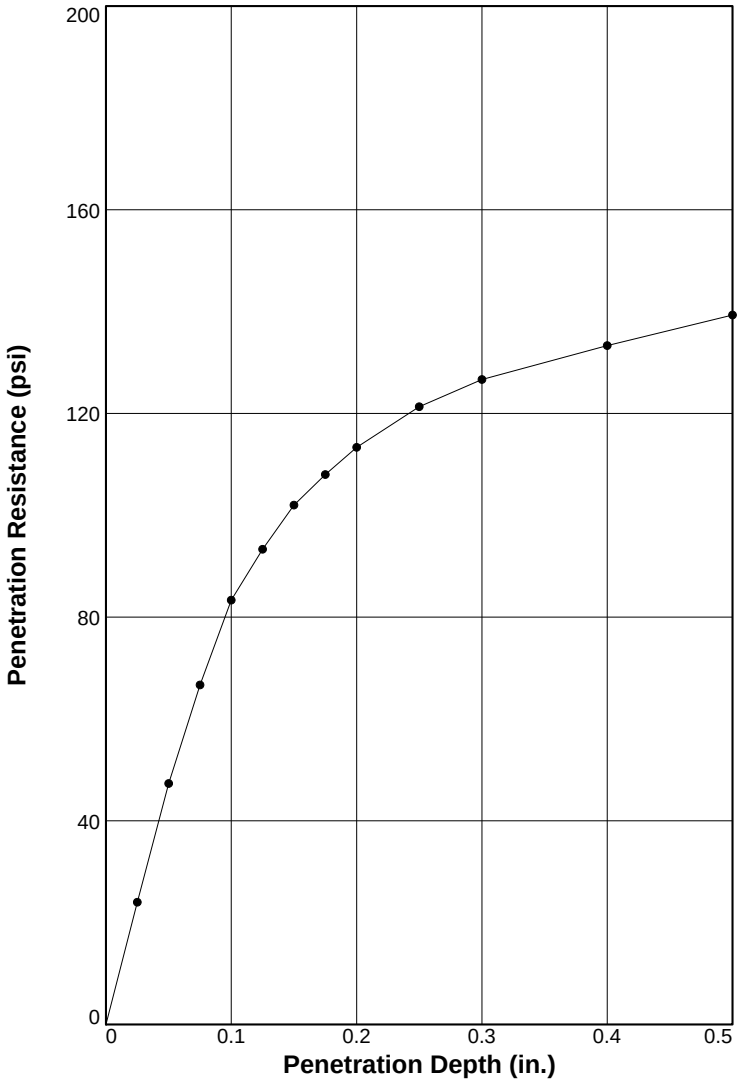
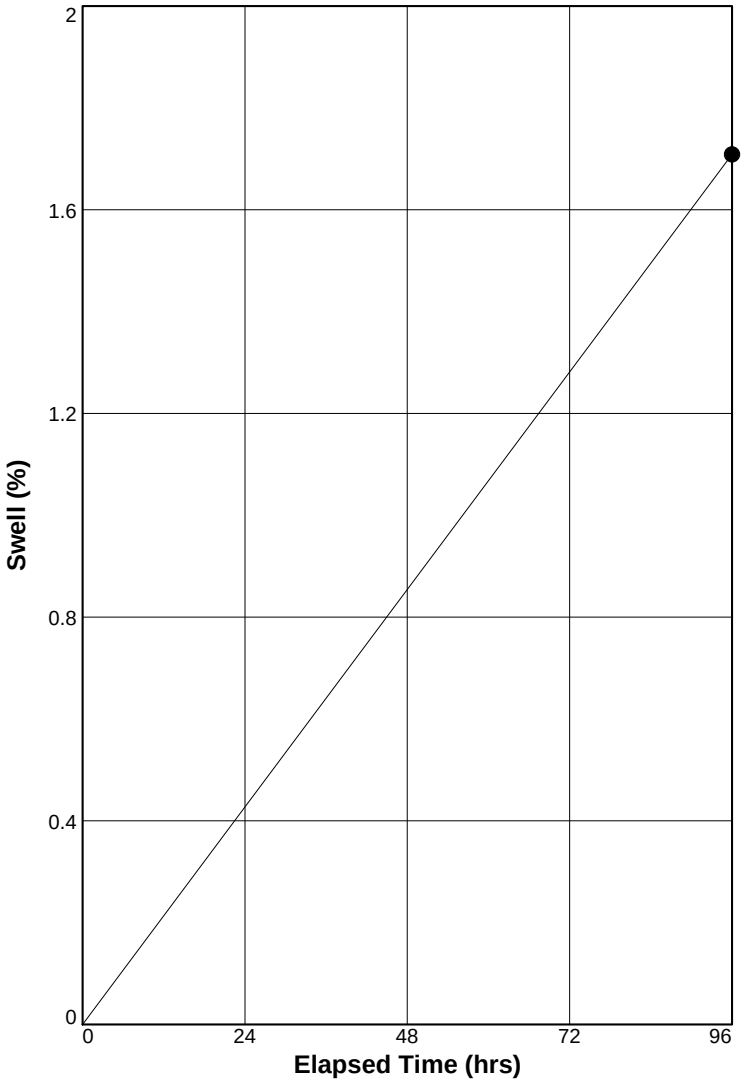
BEARING RATIO TEST REPORT
ASTM D 1883-07





	Molded			Soaked			CBR (%)		Linearity Correction (in.)	Surcharge (lbs.)	Max. Swell (%)
	Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.10 in.	0.20 in.			
1 ○	109.9	100.6	16.1	108.1	99	25.4	8.3	7.6	0.000	10	1.7
2 △											
3 □											

Material Description	USCS	Max. Dens. (pcf)	Optimum Moisture (%)	LL	PI
Sandy Lean Clay Trace Mica Yellow Light Brown (9.6% +4)	CL	109.2	16.5	41	16

Project No: 21477

Project: Caroline Freeland Urban Park

Source of Sample: TP-3+4 **Depth:** 0.00-0.10

Sample Number: D4S-2

Date: 2/10/15

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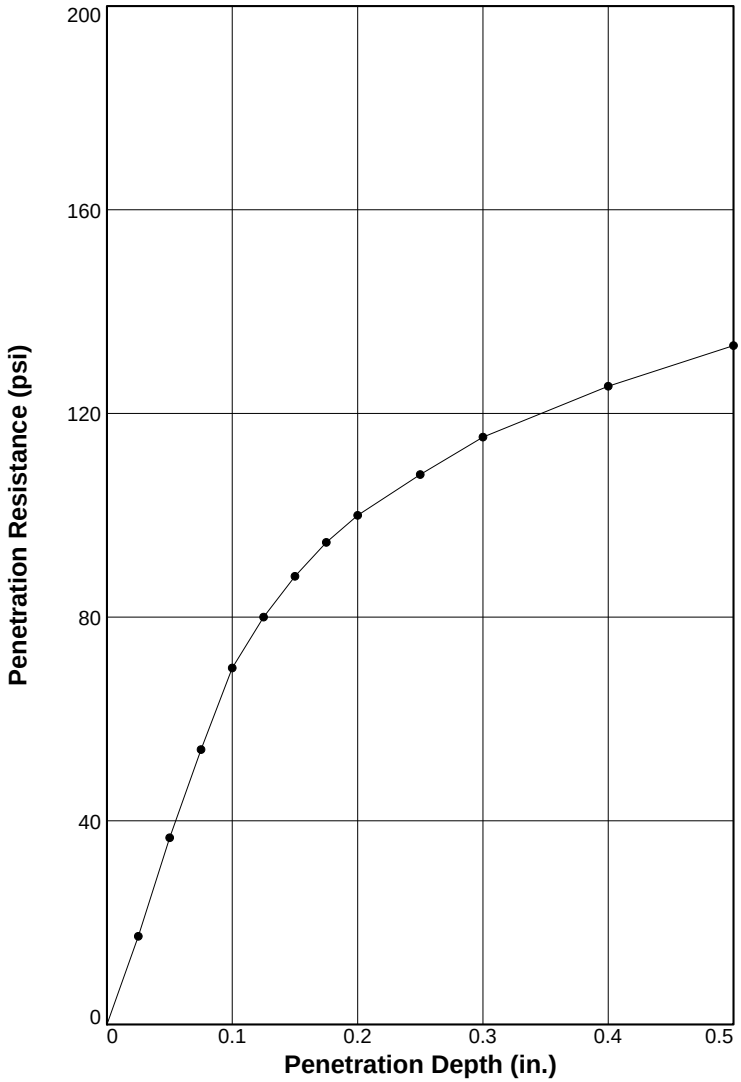
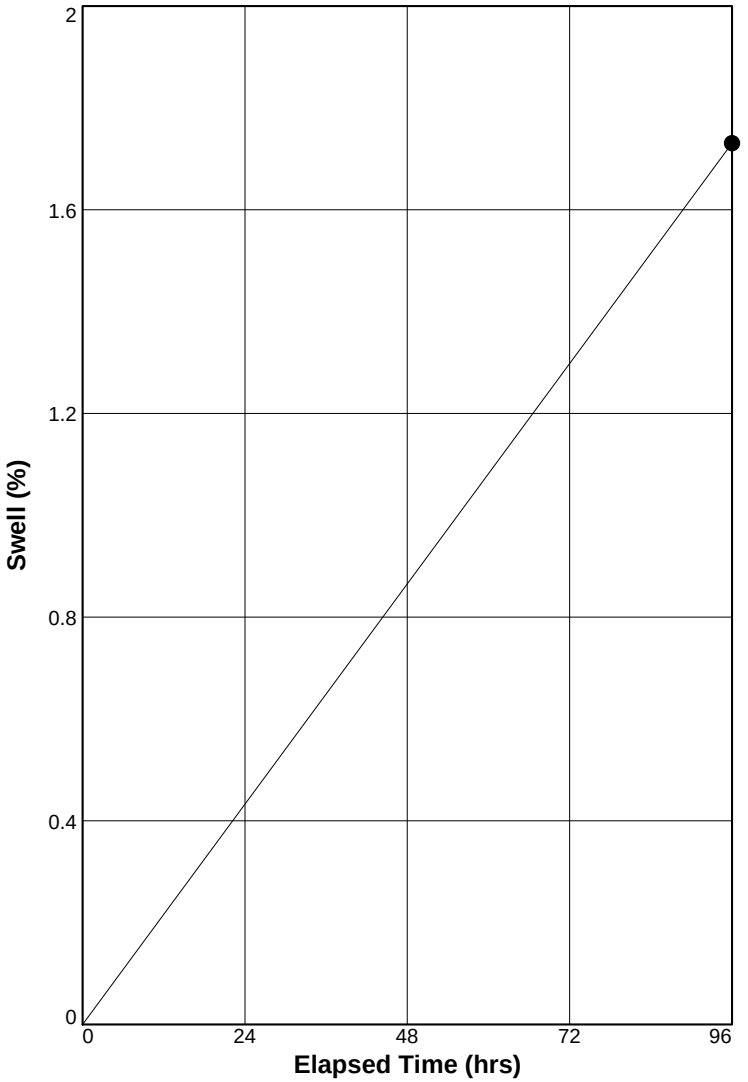
Fax: (703) 834-5527

Test Description/Remarks:

Data Entered: 2/18/15

BEARING RATIO TEST REPORT
ASTM D 1883-07





	Molded			Soaked			CBR (%)		Linearity Correction (in.)	Surcharge (lbs.)	Max. Swell (%)
	Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.10 in.	0.20 in.			
1 ○	105.9	100.1	19.2	104.1	98.4	28.0	7.0	6.7	0.000	10	1.7
2 △											
3 □											

Material Description	USCS	Max. Dens. (pcf)	Optimum Moisture (%)	LL	PI
Sandy Lean Clay Trace Mica Yellowish Light Brown (0% +4)	CL	105.8	18.8	41	15

Project No: 21477

Project: Caroline Freeland Urban Park

Source of Sample: TP-5 (1.75-2.0) **Depth:** 0.00-0.10

Sample Number: D4S-3

Date: 2/10/15

Test Description/Remarks:

Data Entered: 2/18/15

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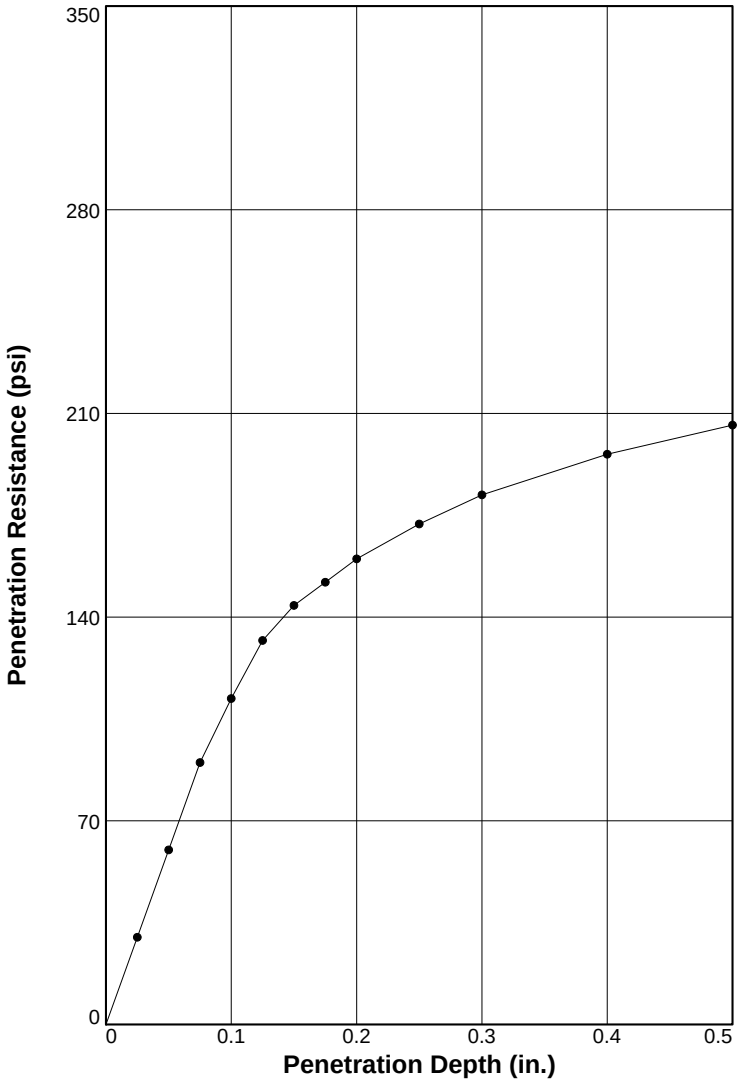
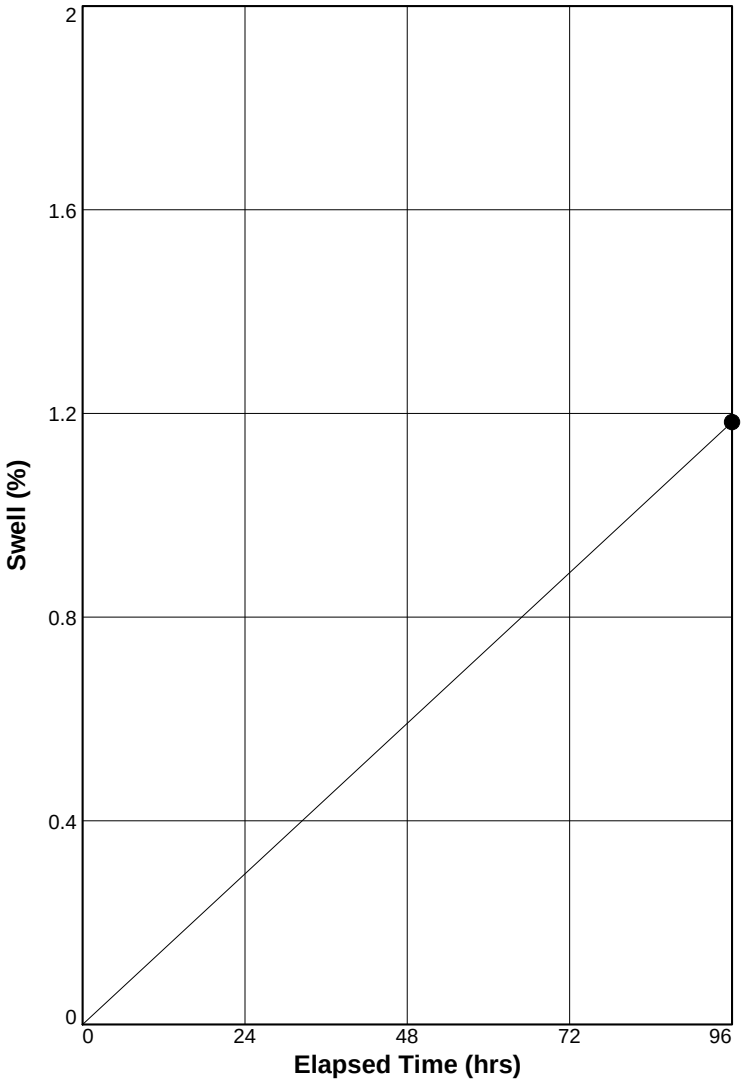
BEARING RATIO TEST REPORT
ASTM D 1883-07





	Molded			Soaked			CBR (%)		Linearity Correction (in.)	Surcharge (lbs.)	Max. Swell (%)
	Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.10 in.	0.20 in.			
1 ○	120.8	99.8	13.1	119.4	98.6	21.8	11.2	10.7	0.000	10	1.2
2 △											
3 □											

Material Description	USCS	Max. Dens. (pcf)	Optimum Moisture (%)	LL	PI
Clayey Sand with Gravel Yellowish Light Brown (23.1% +4)	SC	121.1	12.8	38	16

Project No: 21477

Project: Caroline Freeland Urban Park

Source of Sample: TP-6 (0.75-2.0) **Depth:** 0.00-0.10

Sample Number: D4S-4

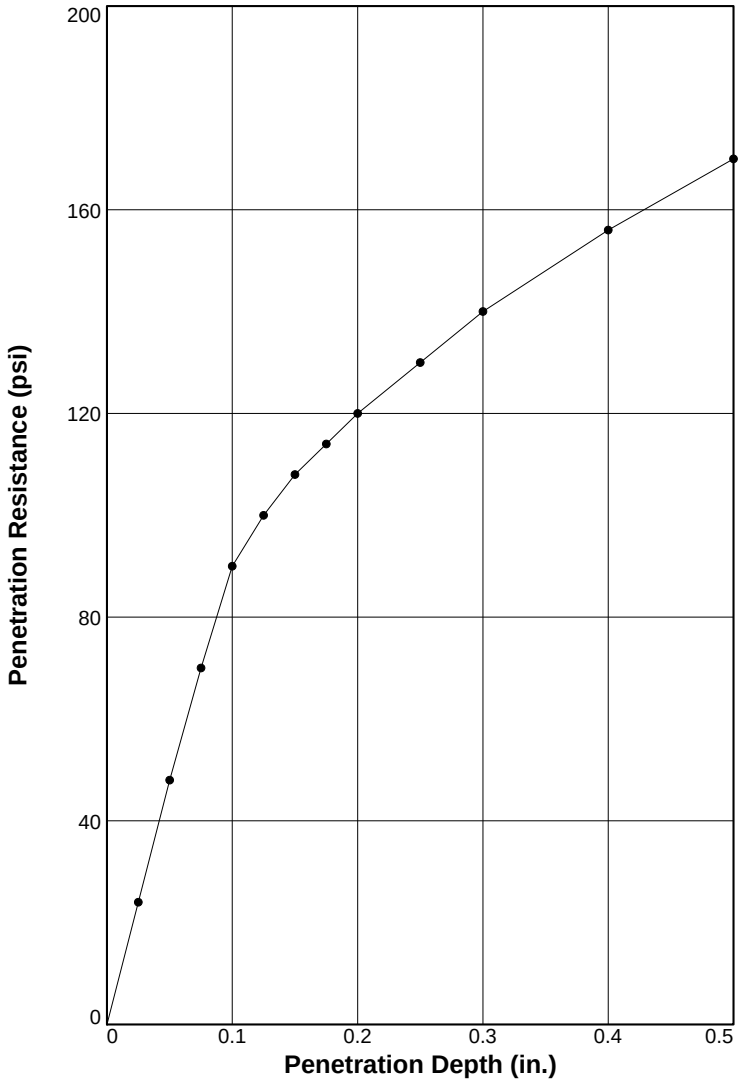
Date: 2/11/15

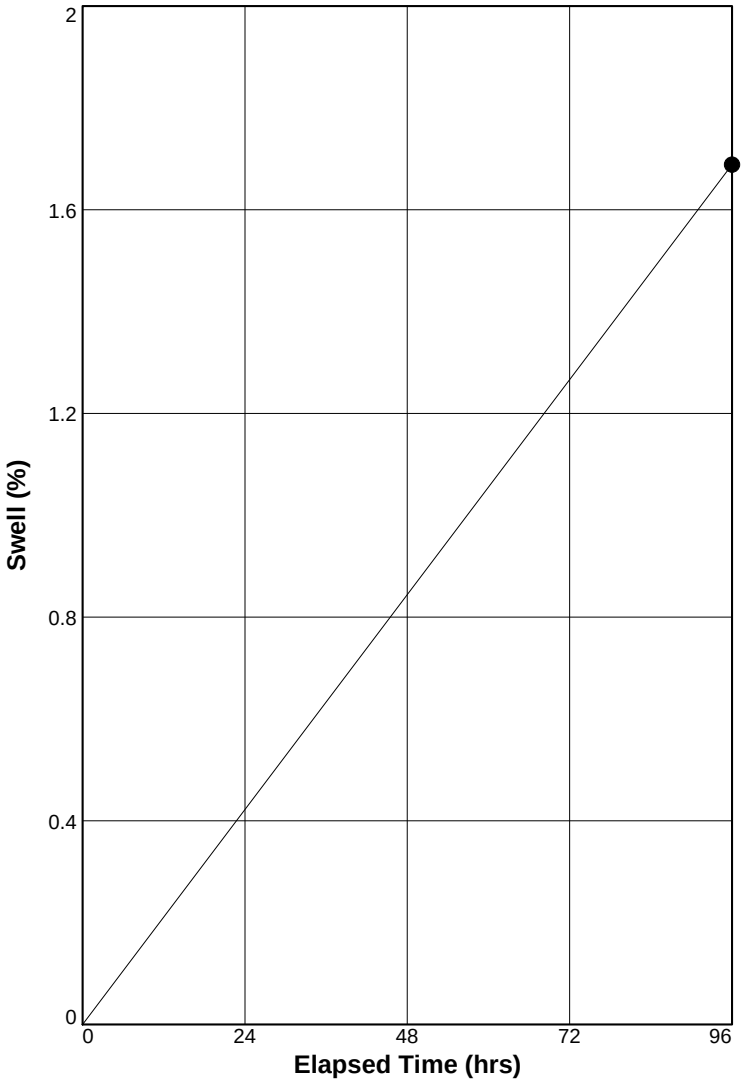
ECS MID-ATLANTIC, LLC
14026 Thunderbolt Place, Suite 100
Chantilly, VA 20151-3232
Phone: (703) 471-8400
Fax: (703) 834-5527

Test Description/Remarks:

Data Entered: 2/18/15

BEARING RATIO TEST REPORT
ASTM D 1883-07





	Molded			Soaked			CBR (%)		Linearity Correction (in.)	Surcharge (lbs.)	Max. Swell (%)
	Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.10 in.	0.20 in.			
1 ○	111.5	100.5	17.2	109.7	98.9	26.0	9.0	8.0	0.000	10	1.7
2 △											
3 □											

Material Description	USCS	Max. Dens. (pcf)	Optimum Moisture (%)	LL	PI
Clayey Sand Trace Mica Yellowish Light Brown (9.6% +4)	SC	110.9	17.3	41	15

Project No: 21477

Project: Caroline Freeland Urban Park

Source of Sample: TP-8 (0.75-1.0) **Depth:** 0.00-0.10

Sample Number: D4S-5

Date: 2/10/15

Test Description/Remarks:

Data Entered: 2/18/15

ECS MID-ATLANTIC, LLC
14026 Thunderbolt Place, Suite 100
Chantilly, VA 20151-3232
Phone: (703) 471-8400
Fax: (703) 834-5527

INFILTRATION TEST RECORD/CALCULATION SHEET

Job No: 21477 Job Name: Caroline Freeland Urban Park Date: 12/30/14

Boring No: I-3

Perc Hole Depth (in.): 49.50

Reference Depths for Test (In):
12" = 37.50 24"= 25.50

Test Intervals/Duration (Hrs.)	0.00	1.00	2.00	3.00	4.00
Duration	0.00	0.04	2:00	3:00	4:00
Actual Test Time (Start/Finish)	9:05	10:05	11:05	12:05	13:05
Measured Depth to water (in.)	49.50	22.50	24.66	25.14	25.26
Measured Depth. Added or initial (in.)	19.50	22.50	24.66	25.14	
Head (in.)	28.00	27.00	24.84	24.36	
Fall (in.)		3.00	2.16	0.48	0.12

Calculated Infiltration Rate (in./hr.):
Avg. Fall Over 4 Hours: 1.44

Comments:

Boring No: I-6

Perc Hole Depth (in.): 43.99

Reference Depths for Test (In):
12" = 32.0 24"= 19.99

Test Intervals/Duration (Hrs.)	0.00	1.00	2.00	3.00	4.00
Duration	0:00	1:00	2:00	3:00	4:00
Actual Test Time (Start/Finish)	9:08	10:08	11:08	12:08	13:08
Measured Depth to water (in.)	43.99	18.94	19.06	19.18	19.54
Measured Depth. Added or initial (in.)	16.30	18.94	19.06	19.18	
Head (in.)	27.70	25.06	24.94	24.82	
Fall (in.)		2.64	0.12	0.12	0.36

Calculated Infiltration Rate (in./hr.):
Avg. Fall Over 4 Hours: 0.81

Comments:

INFILTRATION TEST RECORD/CALCULATION SHEET

Job No: 21477 Job Name: Caroline Freeland Urban Park Date: 01/30/14

Boring No: I-5

Perc Hole Depth (in.): 42.50

Reference Depths for Test (In):
12" = 30.50 24"= 18.50

Test Intervals/Duration (Hrs.)	0.00	1.00	2.00	3.00	4.00
Duration	0.00	0.04	2:00	3:00	4:00
Actual Test Time (Start/Finish)	9:10	10:10	11:10	12:10	13:10
Measured Depth to water (in.)	42.50	12.60	12.60	12.60	12.60
Measured Depth. Added or initial (in.)	12.60	12.60	12.60	12.60	
Head (in.)	29.90	29.90	29.90	29.90	
Fall (in.)		0.00	0.00	0.00	0.00

Calculated Infiltration Rate (in./hr.):
Avg. Fall Over 4 Hours: 0.00

Comments:

Boring No: I-9

Perc Hole Depth (in.): 46.26

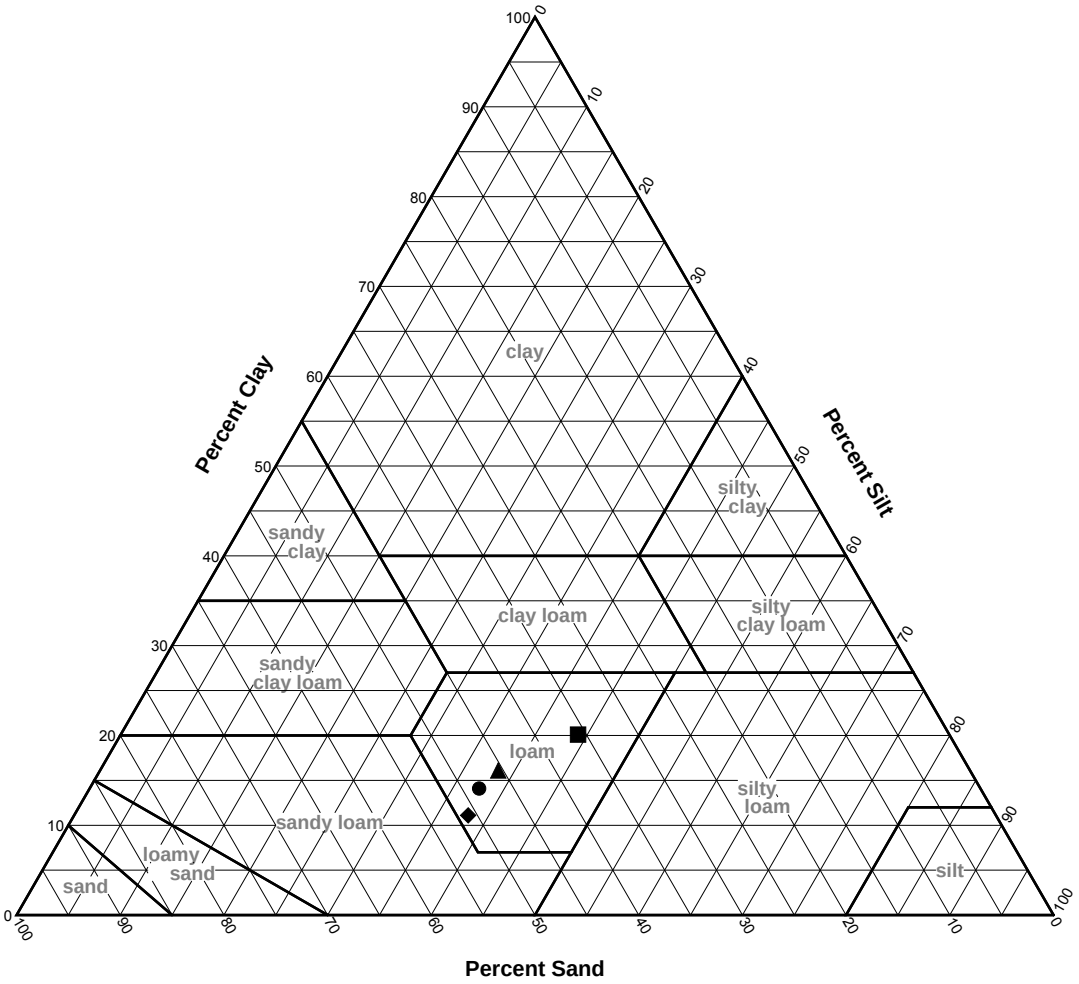
Reference Depths for Test (In):
12" = 34.3 24"= 22.26

Test Intervals/Duration (Hrs.)	0.00	1.00	2.00	3.00	4.00
Duration	0:00	1:00	2:00	3:00	4:00
Actual Test Time (Start/Finish)	9:12	10:12	11:12	12:12	13:12
Measured Depth to water (in.)	46.26	24.50	22.22	23.18	17.30
Measured Depth. Added or initial (in.)	16.70	16.70	22.22	16.70	
Head (in.)	29.56	29.56	24.04	29.56	
Fall (in.)		7.80	5.52	0.96	0.60

Calculated Infiltration Rate (in./hr.):
Avg. Fall Over 4 Hours: 3.72

Comments:

USDA Soil Classification



SOIL DATA

	Source	Sample No.	Depth	Percentages From Material Passing a #10 Sieve			Classification
				Sand	Silt	Clay	
●	B-3	S-2	2.50-4.00	48.3	37.7	14.0	Loam
■	B-5	S-2	2.50-4.00	35.8	44.0	20.1	Loam
▲	B-6	S-2	2.50-4.00	45.5	38.4	16.1	Loam
◆	B-9	S-2	2.50-4.00	50.9	38.0	11.1	Loam

ECS MID-ATLANTIC, LLC
14026 Thunderbolt Place, Suite 100
Chantilly, VA 20151-3232
Phone: (703) 471-8400
Fax: (703) 834-5527

Client: Parker Rodriguez & Assoc.

Project: Caroline Freeland Urban Park

Project No.: 21477

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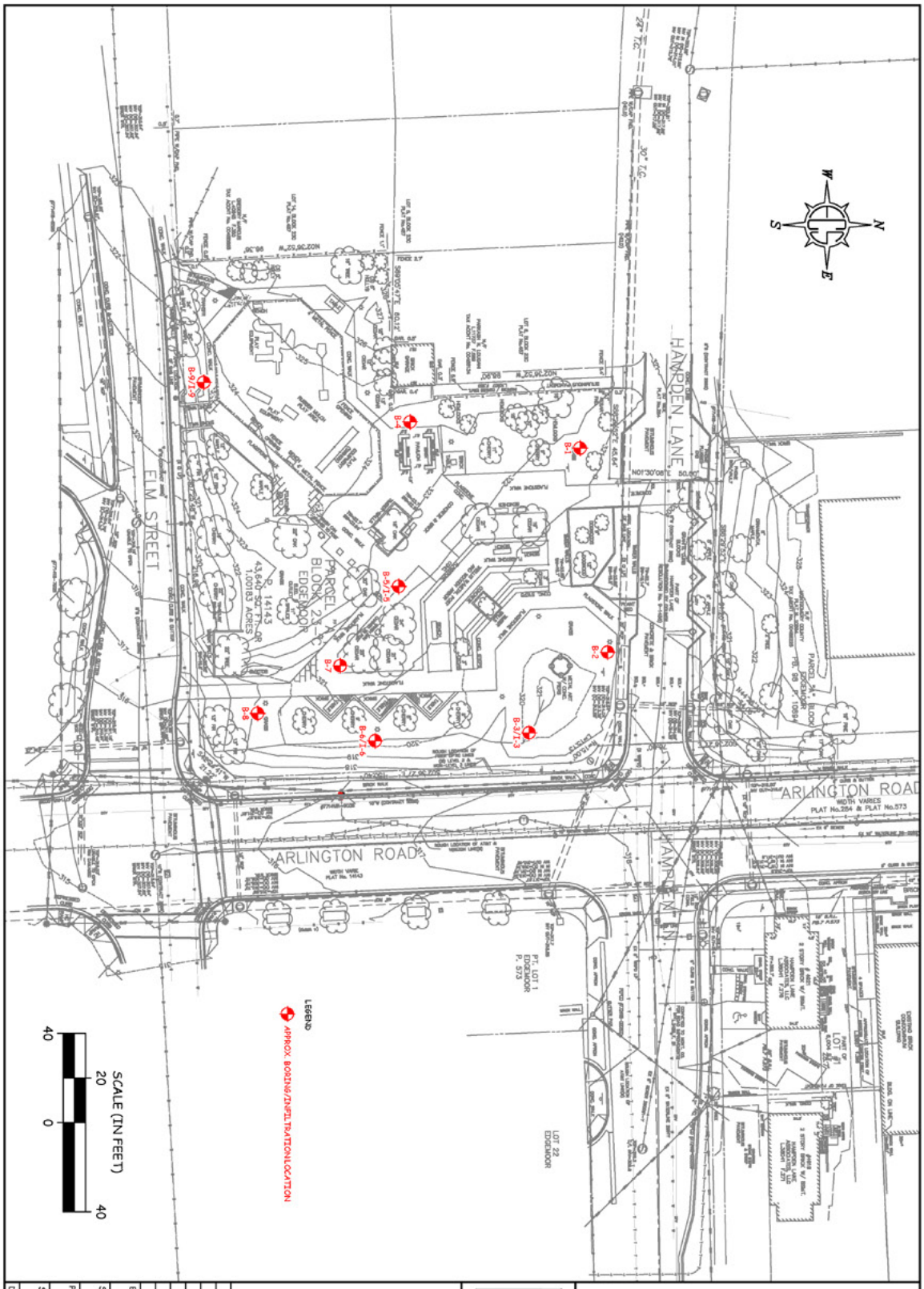


DATE	02-10-15
SHEET	1 OF 3
PROJECT NO.	21477
SCALE	1"=40'
ENGINEER	SJTA
DRAFTING	RAC
ECS REVISIONS	

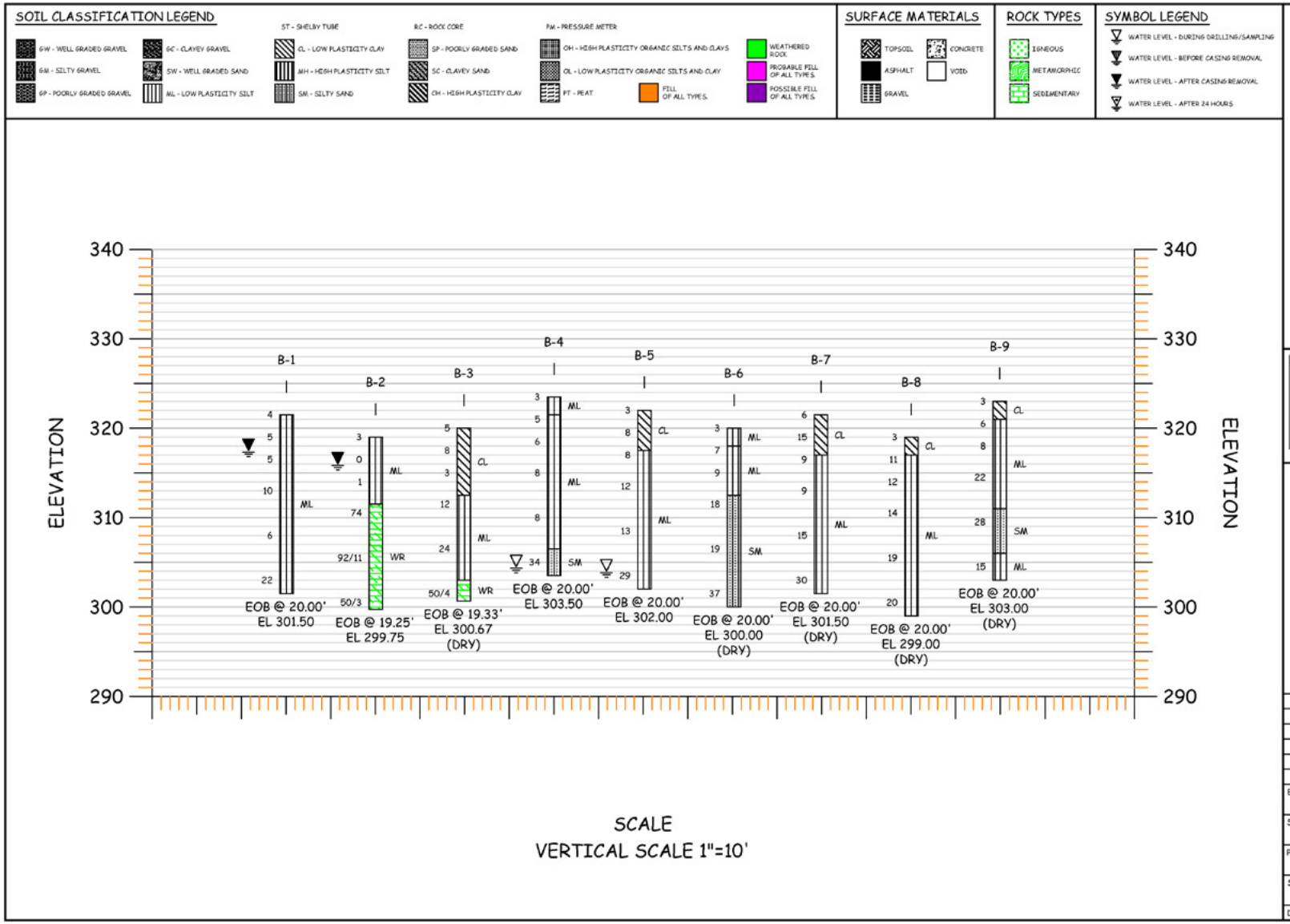
BORING/INFILTRATION LOCATION DIAGRAM

MONTGOMERY COUNTY DEPT. OF PARKS

ECS

CAROLINE FREELAND PARK

BETHESDA, MD



CAROLINE FREELAND PARK
BETHESDA, MD

BORING PROFILE
MONTGOMERY COUNTY DEPT. OF PARKS

ECS REVISIONS

ENGINEER	DRAFTING
SJA	RAC

SCALE: AS NOTED
PROJECT NO.: 21477
SHEET: 3 OF 3
DATE: 02-10-15

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LIGHTING CONCEPT - NARRATIVE AND PLAN

Caroline Freeland Urban Park
MCLA Lighting Narrative- 30% Construction Drawings

Overall Project Summary: As a measure to discourage unnecessary pedestrian usage after dark, the lighting fixtures are selected to be as unobtrusive and as few in number as possible. The light sources will be LED to maximize efficiency and will be selected to minimize glare, both for a lower profile and to ensure user comfort. The lighting intent is to create pools of light for pedestrians to follow along the paths with some diffusion for facial recognition in the evening.

Project Objectives: Create an efficient illumination scheme with luminaires positioned to illuminate walkways and special features without glare or unnecessary energy use. The lighting should add character and restful setting to the park for pedestrians, street traffic and residents.

Lighting Description

Hampden Lane: The northern part of the park, at Hampden Lane will have the most uniform illumination in the entire park. This will encourage pedestrians to walk the shorter length of the Hampden Lane path rather than walking through the entire park interior. It will be lit by a combination of pole-mounted indirect LED fixtures and lights recessed under the bench.

Interior Perimeter Path: The primary source of lighting on the interior paths will be a series of pole-mounted indirect LED fixtures. Pole lights will be positioned near the entrances and exits along the interior paths. The ambient lighting will provide pools of light on the path surface for navigation. The diffused light source from the pole light will provide vertical illumination in the adjacent area for facial recognition.

Interior Diagonal Path: The diagonal path in the center of the park will be lit by in-ground lights that graze over the walking surface. Low wattage in-ground lighting will accent the boulder wall.

Interior Park/Playground: The interior of the park will not be directly lit, to reinforce the impression that the park is closed at nighttime. Lower lighting in the interior will also discourage occupation of the night overnight. Tree uplights will accent one large tree canopy at the southeast corner.

Southeast Entrance: The primary pedestrian entrance during daytime hours will be lit primarily by standard street lighting. Supplemental lighting will be provided on the steps, ramp and sidewalks leading into the park. The ramp will be lit by a series of evenly spaced, low wattage LED fixtures recessed into the wall.

Southwest Entrance: This pedestrian entrance will be designated with a pole light to lead the pedestrian to the next pool of light from a post light. The intention is to

create pools of light of the path surface ranging from 0.1fc to 5 fc. It is anticipated that this minimal lighting will help reinforce and discourage usage of the park interior.

Exterior Sidewalk: The exterior sidewalk will be lit by standard street lighting. It is expected that any contribution from the indirect LED pole-mounted fixtures will be minimal in comparison with the street lighting.

Illumination Summary Chart

Area	**Light Source**	**Illumination in Foot-candles**	**Luminaire**
Hampden Lane	LED	0.1 – 0.75 fc	Pole mounted and Recessed Step lights
Interior Perimeter Path	LED	0.1 – 5.00 fc	Pole mounted
Interior Diagonal Path	LED	0.1 – 0.8 fc	Recessed Steplights
Interior Park /Playground	LED	0 – 0.1 fc	None
Southeast Entrance	LED	1.0 – 2.0 fc	Recessed Step lights
Southwest Entrance	LED	0.1 – 0.9 fc	None
Exterior Sidewalk	LED	0.6 – 1.7 fc	Pre-existing Streetlights

Parker Rodriguez	**DESIGN**	
Designer's Name	Landscape Architect — Date — Checked By:	
101 N. Union Street, Suite 310	ParkerRodriguez Inc. — 08-15-14 — DC	
Address	Engineer — Date — Checked By:	
ALEXANDRIA, VA 22314	Vika Marland LLC — 08-15-14	
City/State/Zip	Lighting Design — Date — Checked By:	
703-548-5010	MCLA — 08-15-14	
Telephone Number	Drawn by — Date — Checked By:	

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

Name_____

License Number_____

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL

Project Manager — Date

Construction Manager — Date

Park Manager — Date

ISSUED FOR PROCUREMENT ON_____

REVISIONS

Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	5-05-15	30% Construction Documents

Caroline Freeland Park

7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

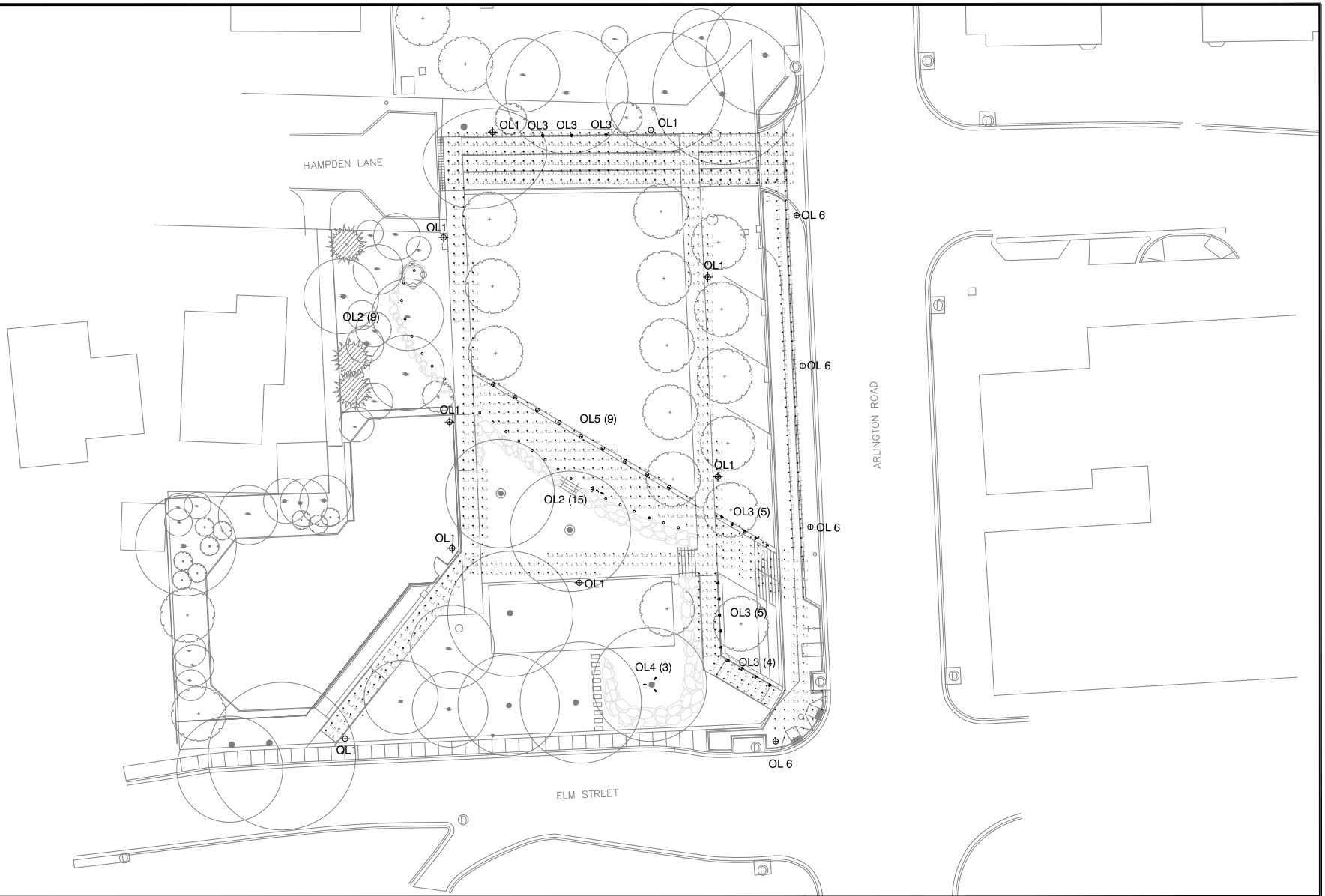
SCALE: 1/16" = 1'

DWG. 1

E1.00

SHT. 17 of 21

Lighting Plan Illustrative



Parker Rodriguez	**DESIGN**		
Designer's Name	Landscape Architect	Date	Checked By:
101 N. Union Street, Suite 310	Parker/Rodriguez Inc.	08-15-14	DC
Address	Engineer	Date	Checked By:
ALEXANDRIA, VA 22314	Vika Marland LLC	08-15-14	
City/State/Zip	Lighting Design	Date	Checked By:
703-548-5010	MCLA	08-15-14	
Telephone Number	Drawn by	Date	Checked By:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

Name_____

License Number_____

The Maryland-National Capital Park and Planning Commission

Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

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Project Manager	Date
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WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

SCALE: 1/16" = 1'

DWG. 1

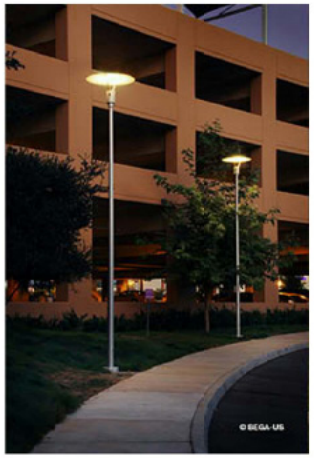
E1.01

SHT. 18 of 21

Photometric Plan

OL1

Pole top luminaires with indirect cut off light distribution



Housing/fitter: Heavy one piece die-cast aluminum optical housing with integrally cast transition "fitter" which slip fits a 3" O.D. pole top or tenon and is secured by six (6) flush, stainless steel set screws. The housing gracefully supports two (2) ¾" diameter stainless steel struts located at 180° as well as a die-cast aluminum diffuser retaining ring. All components function and appear as a unified design.

Enclosure: ¾" thick, machined tempered crystal clear optical glass with a high temperature-rated one piece molded silicone rubber gasket encloses the precise, stippled pure aluminum, narrow beam reflector. The glass retaining ring is secured by two (2) hidden stainless steel hex head access screws.

Reflective disk: 39⅜" diameter by ¼" thick aluminum plate incorporates a formed convex dome to limit uplight. Disk is secured by two (2) die-cast aluminum fixed clamping "saddles" which receive the two (2) stainless steel support struts. A spun aluminum parabolic dome section is press fit in the center of the reflective disk. A ¼" wide by ⅛" deep "drip" channel is incorporated in the underside edge of the disk.

Electrical: Provided with a 40W LED module, standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order. -25° C start temperature. 120V through 277V electronic LED driver located in the base of selected BEGA pole. 0-10V dimming available.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Underside of disk is white. Custom colors supplied on special order.

UL listed, suitable for wet locations. Protection class: IP65.

Weight: 43 lbs.

Effective Projection Area (EPA): 6.0 ft²

Luminaire Lumens: 1379
Tested in accordance with LM-79-08

	Lamp	LEED	A	B
8309 LED	40W LED	LZ-2	39⅛	24¼

Recommended for use with 16' to 18' poles.

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

OL2

ANITA

Available Diffusers and Frames:
Semispherical opal polycarbonate diffuser
Flat opal or transparent polycarbonate diffuser with anodized-aluminium frame
Flat transparent polycarbonate diffuser with anodized aluminium cap for side-emission

Constant Current 120-277vAC 350mA feeding power supply
Constant current 350mA dimmable power supply
Constant voltage (12-24V DC) feeding on request

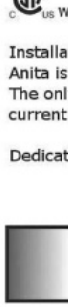
Light Sources 1x1W 350mA LED
Available as cool white 6000K, natural white 4000K, and warm white 3000K.

Recessing depth (with installation box):
Semispherical and side-emission: 2.75"
Flat diffuser with frame: 2.75"

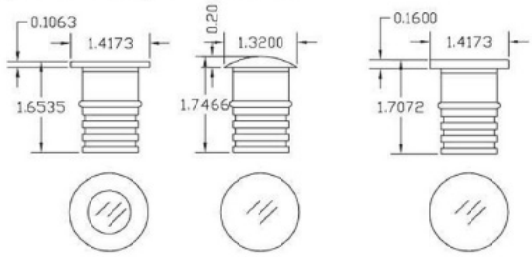
c SP us wet label listed IP67 - In compliance with EN 60598-1

Installation:
Anita is equipped with a piece of bipolar cable (.75") for an easy-to-make connection.
The only connection allowed is "in series". The only power supply allowed is a constant current I=350mA electronic power supply. Installation requires a dedicated box.

Dedicated box available on request



.8 anodized aluminium



Job Name: _____ Fixture Type: _____

designplan

sales@designplan.com
www.designplan.com
79 Trenton Ave
Frenchtown, NJ 08825
Tel: 908-996-7710
Fax: 908-9967042

Parker Rodriguez	DESIGN		
Designer's Name	Landscape Architect	Date	Checked By:
101 N. Union Street, Suite 310	ParkerRodriguez Inc.	08-15-14	DC
Address	Engineer	Date	Checked By:
ALEXANDRIA, VA 22314	Vika Maryland LLC	08-15-14	
City/State/Zip	Lighting Design	Date	Checked By:
703-548-5010	MCLA	08-15-14	
Telephone Number	Drawn by	Date	Checked By:

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	5-05-15	30% Construction Documents

Caroline Freeland Park

7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

DWG. 1
E2.00
SHT. 19 OF 21
Fixture Cut Sheets

OL3

Recessed wall luminaire

Type:
BEGA Product #:
Project:
Voltage:
Color:
Options:
Modified:

Housing: Constructed of die cast and extruded aluminum components with integral wiring compartment. Mounting tabs provided. Die castings are marine grade, copper free (≤ 0.3% copper content) A380.0 aluminum alloy.

Enclosure: One piece die cast aluminum faceplate. Clear tempered .157" thick glass with translucent white ceramic coating, machined flush to faceplate surface. Faceplate is secured by four (4) flush, socket head, stainless steel captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature, molded silicone rubber gasket for weather tight operation.

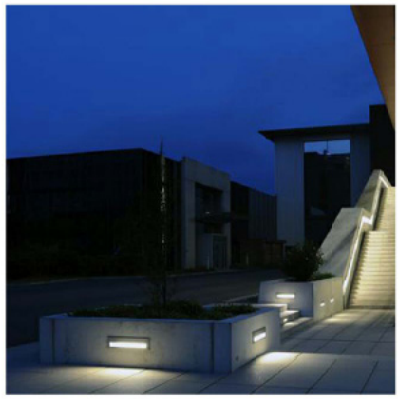
Electrical: 10.1W LED luminaire, 11.8 total system watts, -30° C start temperature. Integral 120 V through 277V electronic LED driver, 0-10V dimming. The LED and driver are mounted on a removable plate for easy replacement. Standard LED color temperature is 3000K (available in 4000K; add suffix K4). Through Wiring: Maximum four (4) No. 12 AWG conductors (plus ground) suitable for 75°C. Provided with two (2) 1/2" NPT threaded conduit entries.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations and for instalation within 3 feet of ground. Type non-IC. Protection class: IP65.

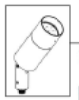
Luminaire Lumens: 142
Tested in accordance with LM-79-08



	Lamp	A	B	C
2042LED ANA	9 W LED	13	4⅛	4

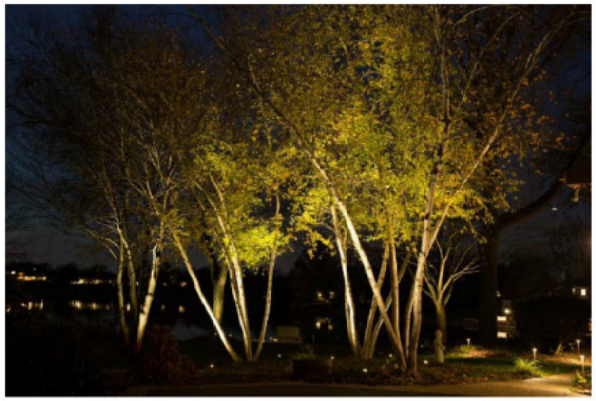
BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

OL4



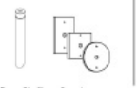
DENALI SERIES™ FLOODLIGHT

18-29W LED



Accessories *(Configure separately)*

Mounting:



Power Pipe™ Canopies

Drivers *(Configure separately)*

Drivers:

Power Canopy™ Power Pipe™ PM2D & PM2 HP2 TMB HP2RM PM2DRM & PM2RM RM & DRM

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
Patented 360HD™ Mounting System features a mechanical taper-lock, which allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 75 lb. static load prior to movement to ensure decades of optical alignment. ¾" pipe thread for mounting. Biaxial source control additionally provides 350° horizontal rotation in addition to vertical adjustment. 'Aim-And-Lock' Technology allows precision adjustment without the redundant tightening and loosening of knuckle screw.

Cap
Fully machined. Accommodates (2) lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E') or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens
Shock resistant, tempered, glass lens is factory-adhered to fixture cap and provides hermetically sealed optical compartment.

BKSSL®
Integrated solid state system with 'i' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance.

LM-80 certified. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Color Management
Corrected cold phosphor technology delivers near-perfect natural white light. Long term phosphor maintenance over product life. Exact color point conformity exceeds ANSI C78.377 standard. Provides uniform beam with no color variation over angle. Module exceeds 80 CRI (RA>80, R9>16).

Remote Driver
For use with remote LED driver. See remote driver submittal to determine remote distance and wiring requirements prior to detailing field installation of any remote wiring.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. 360HD™ hardware is additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standards 1598, 8750 and Certified to CAN/CSA Standard C22.2 No. 250. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Additionally suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

*Teflon is a registered trademark of DuPont Corporation.
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING
360HD Patent is covered in whole or in part by U.S. Patent No. 6,161,948

Parker Rodriguez	**DESIGN**		
Designer's Name	Landscape Architect	Date	Checked By:
101 N. Union Street, Suite 310	ParkerRodriguez Inc.	08-15-14	DC
Address	Engineer	Date	Checked By:
ALEXANDRIA, VA 22314	Vika Maryland LLC	08-15-14	
City/State/Zip	Lighting Design	Date	Checked By:
703-548-5010	MCLA	08-15-14	
Telephone Number	Drawn by	Date	Checked By:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

Name_____

License Number_____

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL

Project Manager Date

Construction Manager Date

Park Manager Date

ISSUED FOR PROCUREMENT ON_____

REVISIONS

Rev. No.	Date	Description
	8-15-14	Preliminary Plan Submission
	5-05-15	30% Construction Documents

Caroline Freeland Park

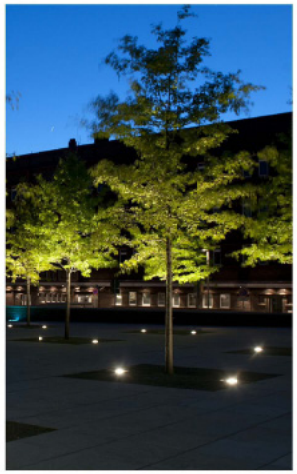
7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

DWG. 1
E2.01
SHT. 20 OF 21
Fixture Cut Sheets

OL5

Drive-over in-grade luminaires to illuminate ground surfaces



Outer housing: Constructed of high tensile strength, copper free die-cast aluminum alloy. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Inner housing: Constructed of copper free die-cast aluminum alloy, with two piece die-cast aluminum clamping ring/cover/guard, removable for relamping, secured together with four (4) heavy stainless steel bolts which provide a pressure seal to gasket and glass. Two (2) captive socket head stainless steel screws secure inner housing cover to outer housing. Proper drainage must be provided.

Enclosure: One piece heavy die-cast aluminum cover with clear borosilicate focusing lens. Molded, one piece, high temperature silicone rubber gasket.

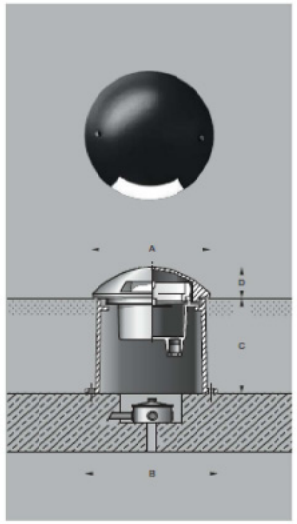
Electrical: G8.5 porcelain bi-pin lampholder with stainless steel contacts. Magnetic HPF ballast available in 120V or 277V - specify. Inner housing pre-wired with nine (9) feet of 18/3 waterproof cable with "water stopper" feature, cable clamp, and waterproof cable gland entry into housing. A separate waterproof wiring box for power supply must be provided (by contractor).

Finish: Standard finish is an eight step process consisting of two coats of graphite gray high solids, UV stabilized polyurethane, one with light texture over a phosphate base. Custom colors are not available.

UL listed for US and Canadian Standards, suitable for wet locations and vehicle drive over. Protection class: IP67.

Note: A foundation must be supplied by the contractor designed to bear the pressure loads from vehicles with pneumatic tires. These luminaires are characterized by their capacity to withstand high pressure loads of up to 8,800 lbs. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating, and changing direction. Proper drainage must be provided.

Temperature caution: The column "T" in the chart below indicates the temperature in degrees Celsius which is reached on the top of the luminaire housing during operation. Surface temperatures are for exterior applications. For interior applications add 10° C to the temperature shown.



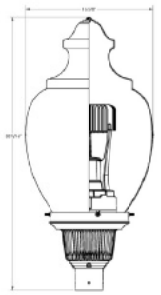
Single 60° port

	Lamp	Lumen	A	B	C	D	T
8853 MH	1 39W T4 G8.5 MH	3300	8 ¼	10	6 ⅛	2⅛	65°

OL6

Victorian (VL72) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:



Ordering Guide

Example: VL72 42 A 40 3 E N A

Product Code	VL72	Victorian
LED	42	42 LEDs
Finish	A	Black
	B	White
	G	Verde
	H	Bronze
	J	Green
Wattage	40	48W
	65	69W
Optics	3	Type III
	5	Type V
Photo Control	E	120 VAC Button Eye
	H	208/240/277VAC Button Eye
	N	None
Color Temperature	N	4000K *1
Voltage	A	120-277 VAC *2

*1 4000K CCT is standard. If a different CCT is desired please consult quotations for options
*2 For anything other than 120-277V, please consult quotations
*3 If dimming is desired, please consult quotations.
*4 HSS always comes with the fixture

Specifications

HOUSING:
360 low-copper die-cast aluminum alloy . All non-ferrous fasteners prevent corrosion and ensure longer life. Slip Fitter Dimensions: 3" I.D. x 3" deep .

FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM 3117 specifications. For larger projects where a custom color is required, contact the factory for more information

LED SPECIFICATIONS:
EcoSmart engine composed of 42 high performance white LEDs, 40w/65w lamp wattage. Color temperature of 4000 Kelvin nominal,
70 CRI. Operating lifespan based on LM80 results after which 50% still emits over 70% (L70) of its original lumen output.
Based on in-situ thermal testing and data from Philips Lumileds and Philips Advance, fixture can be expected to reach 56,000 hours (at >L70 lumen maintenance @ 25°C). Use of a metal core board insures
greater heat transfer and longer lifespan of the light engine.
Heat sink made of cast aluminum optimising the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

LED DRIVER:
High power factor of 90% min. Electronic driver, operating range 50/60 Hz.
Auto adjusting to a voltage between 120 and 277 volt AC rated for both
application line to line or line to neutral, Class II, THD of 20% max.
Maximum ambient operating temperature from -40F (-40C) to 136F (58C)
degrees. Certified in compliance to cULus requirement. Dry and damp location.
Assembled on a unitized removable tray with Tyco quick disconnect plug
resisting to 221F (105C) degrees.
The current supplying the LEDs will be reduced by the driver if the internal
temperature exceeds 185F (85C), as a protection to the LEDs and the electrical
components. Output is protected from short circuits, voltage overload and
current overload. Automatic recovery after correction.
Electrical components are RoHS compliant.

Parker Rodriguez	**DESIGN**		
Designer's Name	Landscape Architect	Date	Checked By:
101 N. Union Street, Suite 310	ParkerRodriguez Inc.	08-15-14	DC
Address	Engineer	Date	Checked By:
ALEXANDRIA, VA 22314	Vika Maryland LLC	08-15-14	
City/State/Zip	Lighting Design	Date	Checked By:
703-548-5010	MCLA	08-15-14	
Telephone Number	Drawn by	Date	Checked By:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

Name_____

License Number_____

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL

Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON_____

REVISIONS

Rev. No.	Date	Description
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Caroline Freeland Park

7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122

DWG. 1

E2.02

SHT. 21 OF 21

Fixture Cut Sheets

mcla
1000 POTOMAC STREET, NW
SUITE 121
WASHINGTON, DC 20007
202.298.8062 TEL
202.298.8079 FAX
www.mcla-inc.com

MEMORANDUM

To: Parker Rodriguez, Inc.
Attn: Dennis Carmichael
From: Sarah Wujcik/MCLA
Date: 11 July 2013
Re: Caroline Freeland Park Site Visit
CC: Maureen Moran/ MCLA
Mitch Johnson/ MCLA

MCLA visited Caroline Freeland Park on June 24th, 2013 to review and document the existing conditions in the evening. The following are MCLA's findings from the site visit. A plan with fixture locations labeled is on the third page of the report and a summary of the measured light levels is on the fourth page of the report.

Caroline Freeland Park is located between residential and retail/restaurants of Bethesda Lane. The park encompasses seating areas, picnic benches, open grass areas, a pergola, a gazebo, and a playground. Trees are located throughout the park, creating a residential atmosphere. Below are images from MCLA's site visit.

Image 1: View of Caroline Freeland Park looking north (Walkway 1 and Sitting Area).

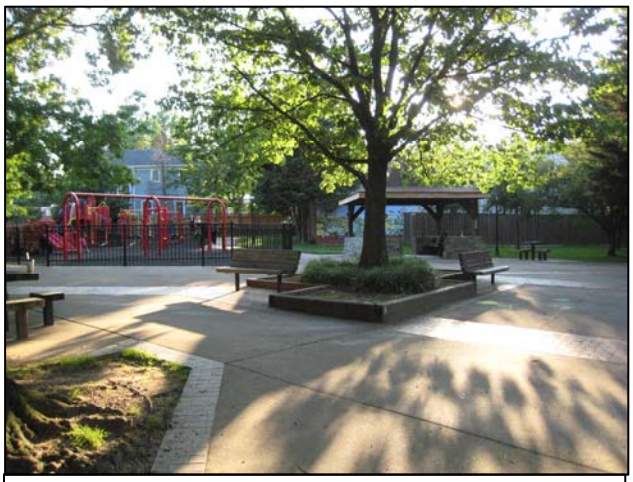


Image 2: View of Caroline Freeland Park looking west (Paved Square, Tot-Lot, and Gazebo)

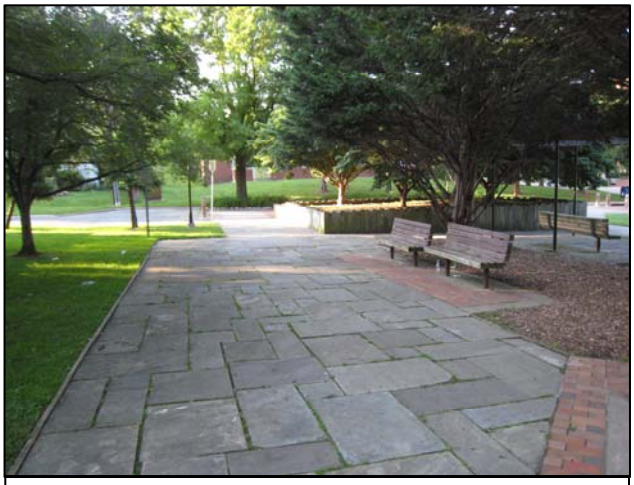


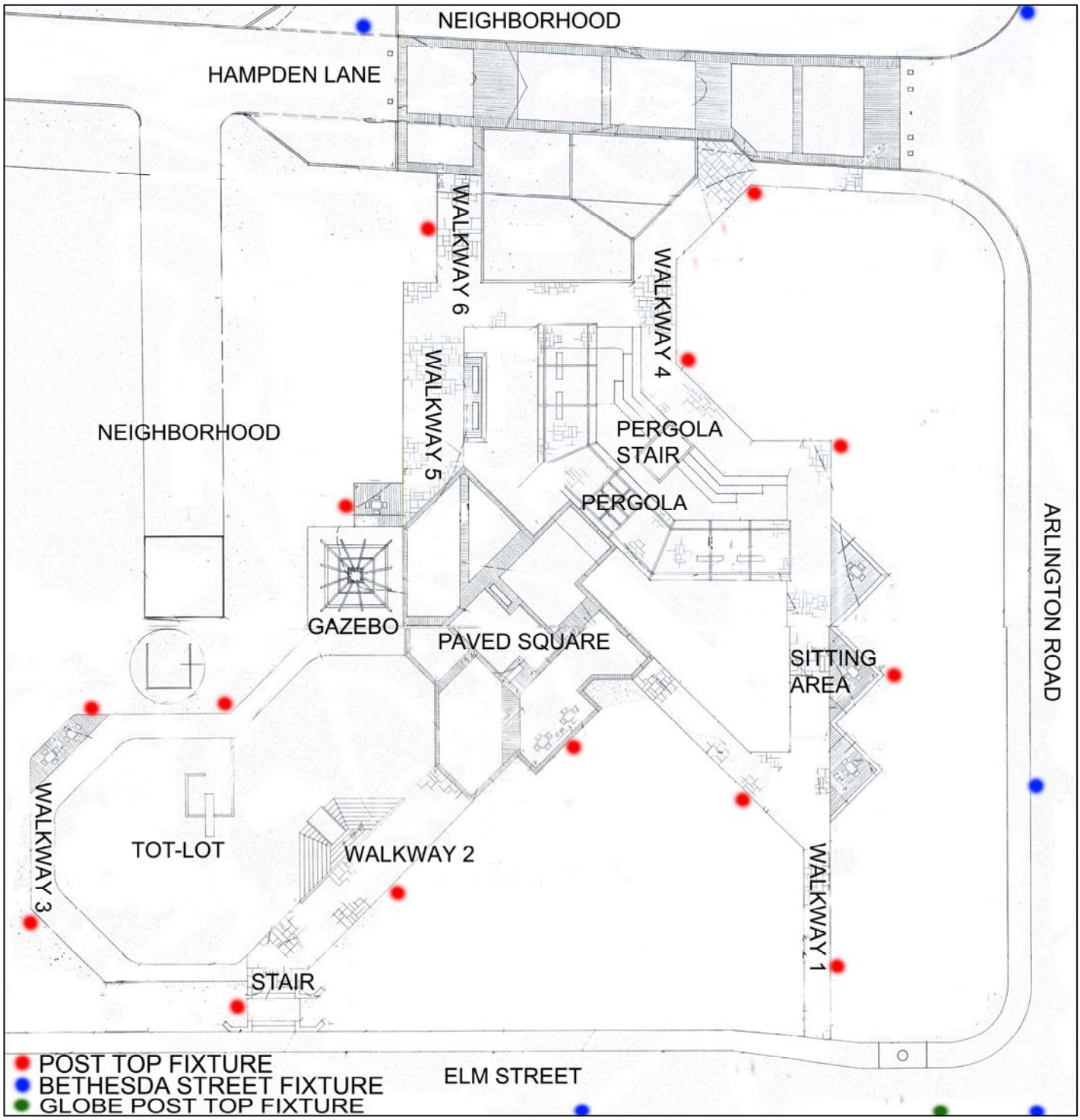
Image 3: View of Caroline Freeland Park looking north (Walkway 5 and Walkway 6)

Image 4: View of Caroline Freeland Park looking northeast (Pergola)

Caroline Freeland Park has approximately fourteen post top fixtures within the park. The post top fixtures are pedestrian scale, approximately 10 feet tall, and have one self-ballasted compact fluorescent lamp per fixture. The compact fluorescent lamp is a retrofit of the original incandescent lamp. Images show the post top fixture.

Image 5: Post top fixture at Caroline Freeland Park

The park is bordered by Arlington Road, Elm Street, Hampden Lane, and residential neighborhoods. Along Arlington Road, Elm Street, and Hampden Lane are “cobra head” type street fixtures, which are mounted at approximately 25 feet. One globe type street fixture is located on Elm Street and is mounted at approximately 15 feet. Along Elm Street is a Giant Supermarket parking lot with approximately 20 foot tall parking lot fixtures. Along Arlington Road are store fronts with illuminated signage in the evening. The plan below displays the light fixture locations.



Overall, MCLA found the light levels at Caroline Freeland Park to be low. The Illuminating Engineering Society of North America recommends an average of 0.8 foot-candles for outdoor parks. Also, MCLA recommends using shielded fixtures to prevent glare.

The light levels measured on site are summarized below. The retrofitted lamps in the post top fixture produce glare and contribute minimal amount of light onto the paths. The visible lamp in the post light does not classify as a cut off or full cut off luminaire. This post light can be considered objectionable to nearby residents. The park is closed at dark, and horizontal light levels can only detected at nearby street lights.

Light Level Summary

Area	CalcType	Calculation Height (ft)	Units	Illuminance
Gazebo	Illuminance	0.0	Fc	0.14
Paved Square	Illuminance	0.0	Fc	0.07
Pergola	Illuminance	0.0	Fc	0.05
Pergola Stair	Illuminance	0.0	Fc	0.11
Sitting Area	Illuminance	2.5	Fc	0.14
Stair	Illuminance	0.0	Fc	0.30
Tot-Lot	Illuminance	0.0	Fc	0.03
Walkway 1	Illuminance	0.0	Fc	0.20
Walkway 2	Illuminance	0.0	Fc	0.09
Walkway 3 (at Post Top Fixture)	Illuminance	0.0	Fc	0.32
Walkway 3 (between Two Post Top Fixtures)	Illuminance	0.0	Fc	0.05
Walkway 4	Illuminance	0.0	Fc	0.23
Walkway 5	Illuminance	0.0	Fc	0.05
Walkway 6	Illuminance	0.0	Fc	0.40

DETAILED COST ESTIMATE

CAROLINE FREELAND PARK FACILITY PLAN

ORDER OF MAGNITUDE ESTIMATE OF PROBABLE SITE COSTS

1.04 ACRES TOTAL

Last revised: 6/25/15

MBF = Micro-bioretention Facility

ITEM	QUANTITY	UNIT	UNIT COST Materials & Installation	TOTAL COST
SITE PREPARATION & DEMOLITION			SUBTOTAL	**$170,500.00**
Mobilization	1	AL	$30,000.00	$30,000.00
Construction Stakeout	80	HRS	$125.00	$10,000.00
Maintenance of Traffic (signage, markings, barriers, flagging)	1	AL	$15,000.00	$15,000.00
Geotechnical Inspections / Certification	1	AL	$15,000.00	$15,000.00
Tree Removal	18	EA	$1,200.00	$21,600.00
Stump Grinding	18	EA	$300.00	$5,400.00
Demolish and Remove Existing Paving	15000	SF	$3.00	$45,000.00
Salvage Existing Flagstone Pavers (remove & store)	4500	SF	$3.00	$13,500.00
Misc. Demolition (Trellis, Lighting, Play Equipment, Furniture)		AL	$15,000.00	$15,000.00
TREE CARE			SUBTOTAL	**$66,900.00**
Tree Protection Fence	900	LF	$7.00	$6,300.00
SSAT Soil Restoration/Aeration	6	EA	$500.00	$3,000.00
Root Aeration Matting	500	SY	$36.00	$18,000.00
Crown Pruning	15	EA	$2,000.00	$30,000.00
Soil Amendments / fertilizer	23	EA	$200.00	$4,600.00
Arborist Monitering Services		AL		$5,000.00
EROSION & SEDIMENT CONTROL			SUBTOTAL	**$70,000.00**
Erosion & Sediment Control (3% of Construction Subtotal)	1	LS	$70,000.00	$70,000.00
EARTHWORK			SUBTOTAL	**$49,700.00**
Clearing & Grubbing	0.75	AC	$6,000.00	$4,500.00
Excavation, Cut/Fill, including Fine Grading	860	CY	$30.00	$25,800.00
Import & Spread Topsoil for Lawn 6"	185	CY	$40.00	$7,400.00
Import & Spread Topsoil for New Beds 12"	300	CY	$40.00	$12,000.00
STORMWATER MANAGEMENT			SUBTOTAL	**$75,900.00**
Micro-bioretention Facility #1 - including stone, filter fabric, media, mulch, sand and underdrain (excludes plants)	1	LS	$15,000.00	$15,000.00
Micro-bioretention Facility #2 - including stone, filter fabric, media, mulch, sand and underdrain (excludes plants)	1	LS	$10,000.00	$10,000.00
Rain Garden Facility #3 - including stone, filter fabric, media, mulch, sand and underdrain (excludes plants)	1	LS	$5,000.00	$5,000.00
Concrete Splash Pad at SWM Facility Outfall	3	EA	$1,000.00	$3,000.00
Trench Drain	80	LF	$30.00	$2,400.00
Water Quality Inlet	4	EA	$7,500.00	$30,000.00
6" Perforated PVC Drain Pipe	350	LF	$30.00	$10,500.00
STRUCTURES			SUBTOTAL	**$50,000.00**
Salvage/Re-locate Steel Sculpture (including new footings and restoration as needed)	1	AL	$ 50,000.00	$50,000.00
VEHICULAR PAVEMENT - HAMPDEN LANE			SUBTOTAL	**$89,650.00**
Precast Concrete Unit Paving - Vehicular	2800	SF	$28.00	$78,400.00
Brick Paving - Vehicular	250	SF	$33.00	$8,250.00
Vehicular Curb & Gutter	100	LF	$30.00	$3,000.00
HARDSCAPE MATERIALS (PAVING, WALLS, STEPS, STREETSCAPE)			SUBTOTAL	**$579,850.00**
Precast Concrete Unit Paving - Pedestrian	3700	SF	$24.00	$88,800.00
Brick Paving - Pedestrian (Arlington Streetscape)	2600	SF	$29.00	$75,400.00
Flagstone Paving	1500	SF	$26.00	$39,000.00
Stepping Stones	1	LS	$3,000.00	$3,000.00

ITEM	QUANTITY	UNIT	UNIT COST Materials & Installation	TOTAL COST
Flexi-pave (Alternate to Crushed Stone Paving)	2100	SF	$30.00	$63,000.00
Concrete Sidewalk	1050	SF	$12.00	$12,600.00
Stone Stairs (Entry and Grove)	300	SF	$60.00	$18,000.00
Stone Veneer Retaining Walls (Arlington / Elm Entrance) - concrete core	40	CY	$375.00	$15,000.00
Stone Veneer Retaining Walls (Arlington / Elm Entrance) - veneer	320	SFF	$75.00	$24,000.00
Stone Terrances (Arlington / Elm Entrance) - concrete core	15	CY	$375.00	$5,625.00
Stone Terrances (Arlington / Elm Entrance) - veneer	300	SFF	$75.00	$22,500.00
Stone Veneer Seat Walls (along MBF #1, Hampden Lane) - concrete core	23	CY	$375.00	$8,625.00
Stone Veneer Seat Walls (along MBF #1, Hampden Lane) - veneer	380	SFF	$75.00	$28,500.00
Stone Plinth at MBF #1	4	EA	$5,000.00	$20,000.00
Steel Wall (weathered corten) at MBF #1 weir and MBF #2	180	SFF	$175.00	$31,500.00
Stone Veneer Wall at MBF #2 - concrete core	33	CY	$375.00	$12,375.00
Stone Veneer Wall at MBF #2 - stone veneer	365	SFF	$75.00	$27,375.00
Stone Curb at MBF #1	100	LF	$50.00	$5,000.00
Stone Curb at Lawn (with text inscription)	90	LF	$75.00	$6,750.00
Stone Boulders (retaining and at-grade)	240	LF	$300.00	$72,000.00
Steel edging (Grove)	80	LF	$10.00	$800.00
UTILITIES & SITE LIGHTING			SUBTOTAL	**$244,300.00**
Pole Mounted Indirect LED Lights (Fixture "OL1")	9	EA	$5,000.00	$45,000.00
In-ground Boulder Wall Accent Lights (Fixture "OL2")	24	EA	$400.00	$9,600.00
Recessed LED Wall Light (Fixture "OL3")	17	EA	$450.00	$7,650.00
Tree Uplight (Fixture "OL4")	3	EA	$350.00	$1,050.00
In-ground Path Light (Fixture "OL5")	9	EA	$800.00	$7,200.00
Pole Mounted Bethesda Street Lights (Fixture "OL6")	4	EA	$5,000.00	$20,000.00
Electrical System	1	AL	$75,000.00	$75,000.00
Electrical System - future upgrades (increased loading, transformers)	1	AL	$5,000.00	$5,000.00
Drinking Fountain (Accessible w/ 1 Hose Bib)	1	EA	$7,000.00	$7,000.00
Modified water connection to drinking fountain (including plumbing permit) - Contingency	1	AL	$3,000.00	$3,000.00
Hose Bibs - fixtures and conneciton to main line	2	EA	$400.00	$800.00
New Water connection for hose bibs (including plumbing permit) - Contingency	1	AL	$3,000.00	$3,000.00
Empty Conduit for potential future undergrounding of overhead utility lines - (under proposed Arlington Road sidewalk)	1	AL	$60,000.00	$60,000.00
PLAYGROUND			SUBTOTAL	**$489,400.00**
Playground Equipment	1	LS	$ 300,000.00	$300,000.00
Rubberized Play Surfacing	6000	SF	$24.00	$144,000.00
Concrete curb at playground	360	LF	$25.00	$9,000.00
Playground Fence	360	LF	$ 90.00	$32,400.00
Playground Gate (with reinforced posts for loading)	2	EA	$ 2,000.00	$4,000.00
FURNISHINGS, SITE AMENITIES, PUBLIC ART			SUBTOTAL	**$275,700.00**
Benches (with footers and concrete pad)	16	EA	$ 2,000.00	$32,000.00
Tables and Chairs (4 person)	7	EA	$ 3,500.00	$24,500.00
Tables and Chairs (2 person)	4	EA	$ 2,500.00	$10,000.00
Trash / Recycling Receptacles (with footers) - 45 Gallon	12	EA	$ 1,800.00	$21,600.00
Bicycle Rack (with footing)	4	EA	$ 1,500.00	$6,000.00
Collapsible Bollards	6	EA	$ 1,000.00	$6,000.00
Handrails (Stainless steel)	220	LF	$ 230.00	$50,600.00
MNCPPC Standard Wood Entrance Sign	2	EA	$ 2,500.00	$5,000.00
General Park Standard Signage (M-NCPPC)	1	AL	$ 3,000.00	$3,000.00
Engraved Park Entry Stone	1	EA	$ 5,000.00	$5,000.00
Interpretive Panel	3	EA	$ 4,000.00	$12,000.00
Upgraded Materials Allowance / Public Art	1	AL	$ 100,000.00	$100,000.00
LANDSCAPING, MICRO-BIORETENTION PLANTS + MAINTENANCE			SUBTOTAL	**$223,200.00**
Shade trees (4-6" CAL)	18	EA	$1,200.00	$21,600.00
Evergreen trees (10-12' height)	3	EA	$600.00	$1,800.00
Ornamental trees (2" CAL)	6	EA	$800.00	$4,800.00
Shrubs (24"-36" height)	400	EA	$75.00	$30,000.00
Groundcovers and Perennials (1 gallon, 12" O.C.)	12,000	EA	$6.00	$72,000.00
Micro-Bioretention Plants	1,400	EA	$20.00	$28,000.00
Sod	2,000	SY	$10.00	$20,000.00

ITEM	QUANTITY	UNIT	UNIT COST Materials & Installation	TOTAL COST
Mulch/Bed Preparation	1	LS	$25,000.00	$25,000.00
Two-Year Plant Aftercare and Extended Warranty	1	LS	$20,000.00	$20,000.00
CONSTRUCTION SUBTOTAL				**$2,385,100.00**
CONSTRUCTION CONTINGENCY (30% of Construction)				**$715,530.00**
CONSTRUCTION TOTAL				**$3,100,630.00**
DESIGN CONTRACT WITH CONTINGENCY (15% of Construction Total plus Maintenance & Operations Manual)				**$465,094.50**
STAFF CHARGEBACKS FOR DESIGN (20% of Design Contract with Contingency)				**$93,018.90**
CONSTRUCTION MANAGEMENT & INSPECTIONS (4% x Construction Total)				**$124,025.20**
AS-BUILT DRAWINGS				**$15,000.00**
ELECTRONIC SUBMISSION OF SUBMITTALS				**$10,000.00**
TOTAL PROJECT COST				**$3,807,768.60**

COMMUNITY CORRESPONDENCE

COMMUNITY MEETING #1

Caroline Freeland Urban Park:
Summary of Comments from Community Meeting #1

November 6, 2013
Bethesda Library

1. What is the best thing about Caroline Freeland Park today?
   - Park acts as a buffer for the residences.
   - Fenced-in playground for young children.
   - Mature trees and green space within a highly-urbanized area.
   - Benches provide places to eat and talk quietly.
   - Great place to eat lunch.
   - It's heavily used during all daylight hours.
   - Sculpture that responds to the Bethesda art scene.
   - Nice place to walk and pass through.
   - Pedestrian-oriented Park – Hampden Lane is closed to vehicle traffic.
   - Slight rise in elevation provides a separation from the noise of the street.
   - Located close to downtown.
   - Community-oriented multi-use space.

2. What is the worst thing about Caroline Freeland Park today?
   - Park layout is confusing, wasteful, and without a clear focal point.
   - Lack of separation (gates/fencing) between play areas and street – concerned about kids playing near busy roadways.
   - Raised planters and flower boxes.
   - Location of sculpture.
   - Dirty and poorly maintained park.
   - Trash cans are not attractive, although functional.
   - Covered shelter and benches attract homeless and encourages sleeping.
   - Noise pollution and unsafe sidewalk conditions along Arlington Road and Elm Street.
   - After hours use – noisy for neighbors, teens drinking & smoking, perceived as unsafe.

3. What elements of the park today should change as the park is renovated?
   - Increase the barrier between the neighborhood and park, especially along the playground.
   - Overall park use should be family-oriented.
   - Expand playground elements, since it is the most popular park activity.
   - Increase shade around playground by adding trees and reduce temperatures by installing light-colored play surfacing.
   - Add trash can near playground.

- Greater deterrent for unwanted night time activities.
- Pavilion should be removed – it can only be used by one group at a time and is usually occupied by sleeping homeless, since the benches are long. Shorter benches or chairs could deter sleeping.
- Sculpture is not attractive – should be more sophisticated
- Deter sleeping homeless, while allowing them to use the park in more acceptable ways.
- Benches should be improved.
- Improve steep slope along Arlington Road.
- Arlington Road streetscape should incorporate tree pit plantings and a more generous and safer sidewalk.
- Hampden Lane – doesn't serve a purpose and should be reconfigured.
- Outdated raised wooden planters should be removed.
- Design park to better integrate and connect uses (including the playground). There are parts of the park that are currently inactive.
- Integrate the park better with the library and the elementary school. Consider having access from the library to the park.
- Consider incorporating nature into the play area.
- Add better signage.
- Open grass area near the sculpture is too sloped – not usable.
- Add more evergreen vegetation along the fence.

4. What elements of the park should remain as the park is renovated?
    - Seating areas
    - Playground area – keep in place, reconfigure, or add to it (don't reduce size).
    - Fencing around playground (add gates back).
    - Maintain current policy of "Park Closed After Dark."
    - Sculpture has history and represents Bethesda, could be relocated, some people like it and some don't like it at all.
    - Trees
    - Paths
    - Stone pavers – should reuse existing.
    - Benches and picnic tables.
    - Green space and grassy areas.
    - Entrance to the library. Some kids use the steps as a skate area. Try to keep that element. Even though not a formal skate park, it is a fine use.
    - Low lighting at night for safety.
    - Maintain balance between open green space and park facility for all ages, including adults.

5. If you could add one element to the park, what would you add?
    - Water element / feature.
    - Variety of play elements – water play (trickle, splash), sand, more swings and more open areas for running.

- Increase shade around playground.
- More trees and flowering vegetation.
- Improve signage: Park rules, hours of use, no smoking, "closed after dark."
- Public art to provide a connection to Bethesda.
- Trash receptacles / Recycling
- Fencing / Barriers / Buffer:
    a. Fencing / element of separation along the Arlington Road and Elm Street sides of the park to protect children from busy traffic. Consider fence around the entire park.
    b. More buffer / separation along the residential side of the park.
- A mid-block crosswalk to the Giant grocery store at Elm Street.
- More green space along Arlington Road.
- A nice grassy elevated area to sit down on a blanket.
- Different kinds of places to sit and eat.
- Bike station – at least add bike racks.
- WI-FI, if it does not already exist.
- Improve the elements already in the park.
- Signage for ADA accessibility.
- Basketball area (1/2 court).
- Furnishings:
    a. Seating (benches/chairs) that encourages gathering in groups as well as individually.
    b. Long table for group interactions.
    c. Umbrellas for shade.
    d. Picnic tables.
    e. More seating surrounding and within the playground area.
- More useable space. Parts of the park are a waste of space. Don't need meeting areas.

6. If you could take away one element from the park, what would you take away?
    - Pavilion (aka – "Gazebo, Wood House, Shelter Area, Covered Seating Area"). People use the pavilion for sleeping and it's always dirty. Is there a need for it?
    - Keep the pavilion, but modify it so that it does not encourage sleeping.
    - Raised wood planter boxes.
    - Sculpture
    - Hampden Lane – it is not an inviting space.
    - Any existing park feature that promotes poor behavior.
    - The middle portion of the park, which is confusing and has no clear path circulation.

7. Name a park that you have been to that reflects your vision for Caroline Freeland Park?
    - Friendship Park/Turtle Park in D.C – has nice playground with sand and water play. http://www.turtlepark.org/about/ http://www.dcparks.org/friendship-turtle-park http://www.turtlepark.org/ https://foursquare.com/v/friendship-recreation-center-turtle-park/4b54b6f3f964a5208bc827e3

- Ruby Hill Park in Denver (has nice playground). http://www.denvergov.org/betterdenver/ProjectsOLD/1EParksandRecreationCentersOLD/RubyHillPark/tabid/437925/Default.aspx
- Geneva, Switzerland – use of sand and water play.
- Meridian Hill Park - likes park although may not be comparable to this one.
- Quebec City – swings are public art and create sounds, located in the central lanes of the city. http://www.thisiscolossal.com/2012/09/musical-swings-on-the-streets-of-montreal/
- A park that's more formal and elegant.
- Parks in downtown DC.
- Cuttermill Park, Great Neck, NY.
- Playspaces in DC – Livingston Park in Chevy Chase has good turf, but needs more shade.
- Parts of Cabin John Park are wonderful.
- Park in Dupont Circle/Kalorama.
- Cain Park in Cleveland, Ohio. http://www.cainpark.com
- Georgetown Waterfront Park. http://www.georgetownwaterfrontpark.org/
- The park at Friendship Heights.
- Don't' know the names, but there are pocket parks in New York City that invite contemplation, appreciation of gardens, quiet, etc.
- Love Norwood Park, but much different footprint. http://www.montgomeryparks.org/parks_facilities_directory/norwoodlp.shtm

Other Comments:

- At the next meeting, provide some good examples of parks similar to this one as sources of inspiration – public comments may be limited by personal experience and there may be better examples available.
- Lighting is an issue. Sometimes it's good and sometimes it's not. Decisions on lighting could set a precedent for other parks.
- Do not provide skate elements.
- Investigate whether emergency vehicles use Hampden Lane at all. It seems rarely (if ever) used, even for emergencies.
- Drainage patterns make Hampden Lane very wet when it rains.
- Don't make the entire park a playground. It should be for inter-generational use and should also provide nice areas for people to sit and read a book.
- Is the park meant only for nannies to use or is it also for the CBD?
- Consider adding chess tables instead of traditional picnic tables. Existing chess tables along Hampden Lane are not in desirable locations.
- The design team should spend time in the park to see how it is used, especially after dark. Drinking and smoking occurs in the park during daylight hours, as well as evening.
- Talk with Bethesda Cares to see if homeless can be sent there.
- There was interest expressed in starting a neighborhood watch group around the park that could potentially help with volunteer clean-up of the park.

- Lots of families use the park on weekends.
- Analyze the origins and destinations for circulation through the park.
- Please do not change Hampden Lane – it should remain a pedestrian-only street for safety.
- The park doesn't really have any coherence. Move the sculpture to the entrance at Arlington and Hampden. The iron base with the children on top would help provide a connection between the business community and the park. People could walk under and through the sculpture into the park.
- Park should be attractive for all ages – not just a playground for young children.
- Noise-producing (music) swings would not be a good idea – not fair to neighbors living close to park.
- Playground needs to stay fenced with benches inside the fence. Please do not put walkway inside fence at Elm. We want as much buffer between business district and neighborhood as possible.

Park Staff & Consultants Attending:
Mary Bradford, Director of Parks
Mitra Pedoeem, Park Development
Tricia McManus, Park Development
Lucas Bonney, Park Development
Erin McArdle, Park Development
Rachel Newhouse, Park Planning & Stewardship
Bill Tyler, Southern Region
Jeff Devlin, Southern Region
Scott Geasey, Southern Region
Sabrina Pirtle, Park Police
Tina Schneider, Area 1 Planning
Dennis Carmichael, Parker Rodriguez
Steve Sattler, Parker Rodriguez
Kent Hipp, Parker Rodriguez

Other Agency Staff Attending:
Karen Thon, Bethesda Regional Services Center
Jeff Burton, Bethesda Urban Partnership

Caroline Freeland Park Site Program Questionnaire

November 6, 2013

1) What is the best thing about Caroline Freeland Park today?
_____

2) What is the worst thing about Caroline Freeland Park today?
_____

3) What elements of the park today should change as the park is renovated?
_____

4) What elements of the park should remain as the park is renovated?
_____

5) If you could add one element to the park, what would you add?
_____

6) If you could take away one element from the park, what would you take away?
_____

7) Name a park that you have been to that reflects your vision for Caroline Freeland Park?
_____



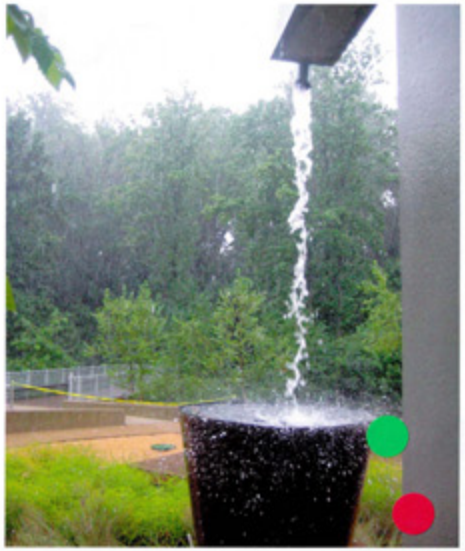


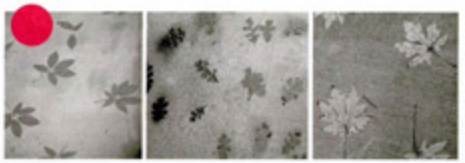



Caroline Freeland Urban Park
Bethesda, Maryland

PAVING CHARACTER

PARKERRODRIGUEZ, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
PLANNING

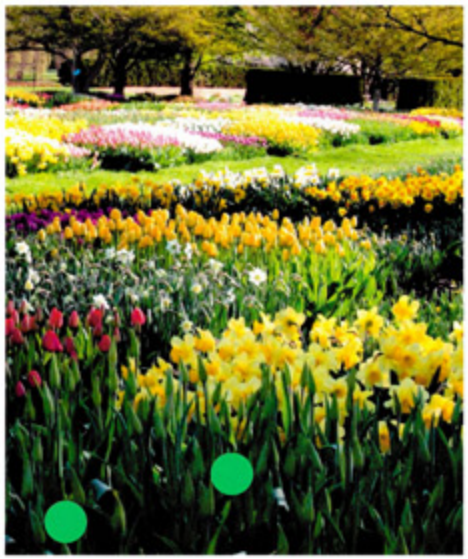




Caroline Freeland Urban Park
Bethesda, Maryland

PLAYFUL ELEMENTS

ParkerRodriguez, Inc.
Landscape Architecture
Urban Design
Planning

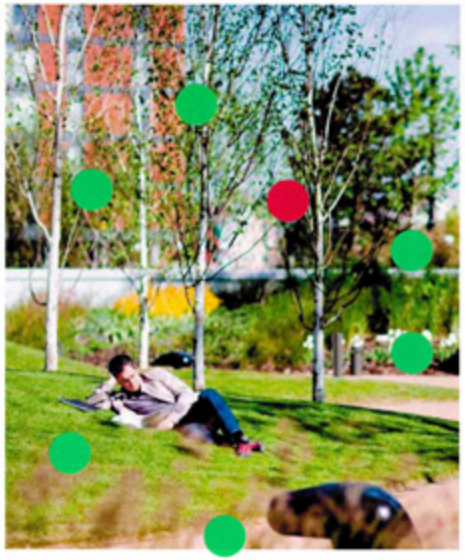


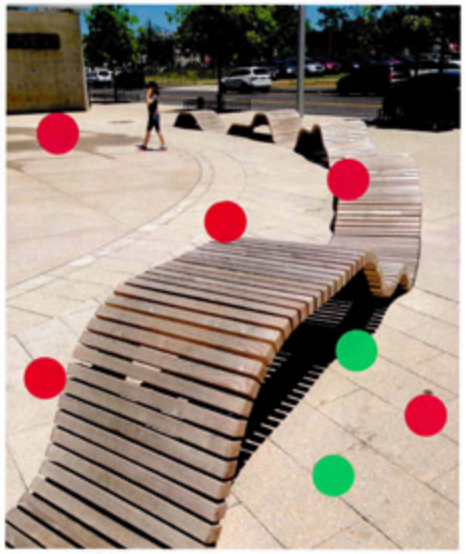


Caroline Freeland Urban Park
Bethesda, Maryland

PLANTING CHARACTER

PARKERRODRIGUEZ, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
PLANNING





Caroline Freeland Urban Park

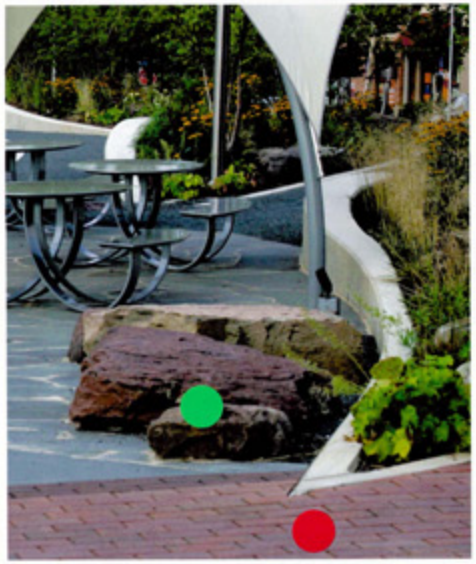
Bethesda, Maryland

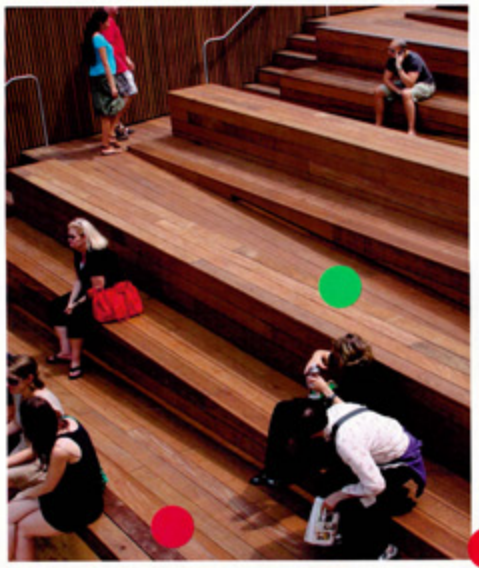
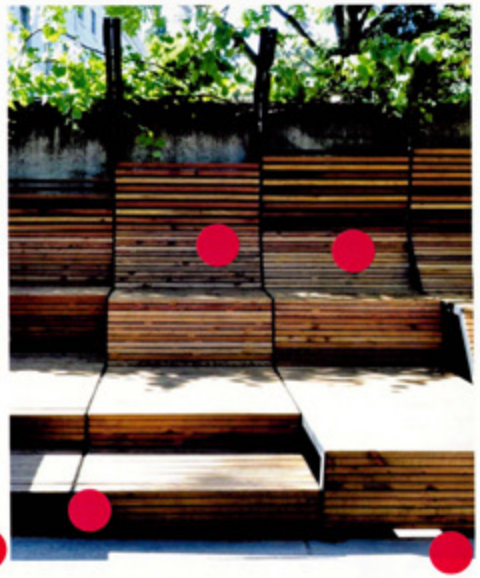
SEATING CHARACTER

PARKERRODRIGUEZ, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
PLANNING







Caroline Freeland Urban Park
Bethesda, Maryland

WALL CHARACTER

ParkerRodriguez, Inc.
Landscape Architecture
Urban Design
Planning

COMMUNITY MEETING #2

Caroline Freeland Park - Facility Plan Project: Community Meeting #2 Notes
March 12, 2014
Bethesda Chevy-Chase Regional Services Center (Room A/B)
7:00-9:00 PM

Presentation
Lucas Bonney welcomed attendees and gave an introduction. Dennis Carmichael presented the Site Analysis, Program, and three (3) Concept Plan Alternatives.

- Concept Plan 'Option A' Synopsis: The dynamics of circulation create a social meeting ground and celebrate the patterns of movement within the site.
- Concept Plan 'Option B' Synopsis: A microcosm of Caroline Freeland's legacy as urbanist and Chair of the Planning Commission. A clear edge juxtaposes city and garden and connects nature to culture.
- Concept Plan 'Option C' Synopsis: A civic gesture using pure geometry that visually connects park to library and creates a centered and singular space.

Input from the meeting will be used to develop a preferred alternative, which will be posted on the project website in Summer 2014. Notification will be sent to the community to review the plan and provide any additional comments. Once the preferred plan is finalized, it will be presented to the Montgomery County Planning Board in a public meeting in early 2015.

General Comments
Initial public comments and discussion are outlined below.

- There was a question regarding the timeframe for funding the project. Staff explained that the current facility planning phase of the project establishes an overall program of requirements for the park, a design and budget. If approved by the Montgomery County Planning Board, the project will be included in the Department of Parks Capital Improvements Program (CIP) for final design and construction in the Fiscal Year 2017-2022 CIP. The funding and timing of the project would be determined by the Montgomery County Council.
- There was a request for staff to provide an adequate public comment period for the project. Staff assured participants that ample public comment time would be incorporated into the process and offered to attend community association meetings to provide additional project updates if requested.
- The Parks Department should consider adding elements in the playground and other areas of the park that attracts a broad age group. Oftentimes, 9-12 year olds tend to get bored with play equipment rated for ages 5-12 and therefore seek a different engagement.
- Staff clarified that the design of Bethesda Pool is not part of this project.
- An acknowledgement of "Families" is missing from the plan. The original concept of the park was to provide a community place for family gathering and activities. The park was

intended to serve families, residents and visitors. The study is missing demographic analysis.

- The design needs a vision or mission statement.
- Provide flexible, multi-purpose open space.
- There were questions regarding the square footage of the playground and lawn areas in each concept. Staff agreed to measure the plans and post the sizes of the spaces on the project website.
- There were questions regarding the grade changes of each plan and a general comment that the existing grades limit the useable areas of the park. The design team responded that each plan has steps at the corner of Elm Street and Arlington Road and the lawn area is elevated and leveled to provide a useable open space.
- Explain the primary accomplishment of each plan, since all of the concepts look very similar. The design team explained that each plan applies the program of requirements requested by the community (from the prior public meeting) and organizes it with clarity and focus that does not exist in the park today. Each plan creates a more open and welcoming entrance, useable spaces, a central focus of lawn and gathering space, and enhanced visibility throughout the park for security.
- There was a question about how the park would be entered. The design team responded that all of the entrances make the park more open to the community, and there's a more graceful and gradual ascent with stairs from the corner of Elm Street and Arlington Road.
- The park should be an immersive experience, where you can get lost and there is mystery around the next bend in the path.
- The plans do not consider that this park is adjacent to people's homes. There is a need to provide a buffer at the residential edge of the park. Push the playground back slightly from the edge of the park to protect the neighbors' homes from noise.
- What is the intended capacity of the park and playground? With increasingly more people moving to Bethesda and new park facilities, the park could get overused and overcrowded, and the increased use may be too loud for the neighbors. Be mindful of the residential edge. The playground should not be over-emphasized.
- There was one request that the sculpture be located more prominently than shown on the plans. Others preferred it in a more integrated location as shown in some of the plan alternatives.
- Ensure that accessible entrances are maximized and accommodated in each concept.

Discussion of Plan Options

Each concept was discussed separately, and participants were asked to identify aspects that they like or dislike about each concept. The discussion of each plan is summarized below.

<u>Option A:</u>

- A combination of Options A and B is preferred. The seating in Option A is nice, and the idea of encapsulated play in both options is good (with one area fenced and the adjacent area unfenced). Prefers the curvilinear path, boulders and softness of Option B.

- The diagonal path of Option A that terminates exactly in the corner of the park at Hampden Lane is preferred, although the path could be curvilinear. Does not like how the path in Option B ends just shy of the corner. The sculpture location in Option B near Hampden Lane is in the way, but the ability to walk through the sculpture is a nice feature.
- The maximized play space of Option A is preferred with the idea that there will be clear views and connections between play areas of different age groups. The large open space and use of Hampden Lane works well in all concepts.
- The sculpture location near the playground in Option A is preferred over the location near Hampden Lane in Option B.
- A neighbor does not like the large playground in Option A and prefers the smaller playground in Option B. Provide a planted buffer along the neighborhood edge.
- The location and type of tables and chairs at the top of the stairs near Arlington Road and Elm Street in Option A is good. Moveable furniture is a good idea. Picnic tables do not appeal to a broad audience.
- The expanded play opportunities in Option A that would appeal to broader age groups and not necessarily consist of "play equipment" is good.
- There are experts who research and study how children play. The design team should study how teenagers play.
- The entry steps in Option A are more appropriately scaled than the steps in Option C.
- The flat usable green space is good, and seems to be well-represented in all concepts.
- All three plans are wonderful.

<u>Option B:</u>

- The water feature is not appropriate, will be attractive to kids and may be abused, and it is not good to encourage play so close to Arlington Road. It may also attract mosquitos.
- Consider art display cases for the community to put up art in the park. There was a discussion that this may be difficult to curate or manage but that public art could be incorporated in the park design.
- Consider providing sound attenuating fencing along the residential edge of the park.
- Confirm that we are able to manipulate the area next to the library and Hampden Lane. The grass incorporated into Hampden Lane is a nice idea.
- This concept appears to have a larger lawn area than the others, which is nice. Consider whether enough shade has been provided for the lawn area.
- Reducing pavement along Hampden Lane is a good idea.
- Consider providing art along the main path through the park. The walkway with the flowering trees and boulders is artful.
- Consider whether there is enough shade for the playground. The current plan preserves existing trees but does not add a lot of new ones. Some trees, such as the Japanese Maple, could be transplanted from on-site. Consider shade structures in the play area.
- The boulders, curved walkway and juxtaposition to Arlington Road is great, but the playground needs to be expanded.
- The boulders are good for older kids. The lower right boulder photo with plants in the slide show is very nice. There are safety concerns that would need to be generally accepted if boulders are used in the design.

- There were reservations about the proximity of the lawn area to Arlington Road, whether it would be used, and whether it's safe. Balls could go into the road unless there is a good separation or barrier.
- Older kids like to meet and interact with each other. Provide social spaces that allow people to interact. Consider how the spaces work as a group throughout the park. Provide more seating areas further within the park. Create gathering areas for games and spending time with friends.
- The tables and chairs are important – especially away from Arlington Road. They offer opportunities to gather in different ways.

<u>Option C:</u>

- The corner of Arlington Road and Elm Street is too loud for this kind of entry feature. No one will sit there.
- Option C maximizes the variety of types of seating and pulls the seating into the park instead of placing it at the edges and closer to the noise.
- Don't compromise the design of the park to save one tree.
- The green space of Options B and C seems to be most useable.

COMMUNITY EMAIL CORRESPONDENCE

Bonney, Lucas

From: Bonney, Lucas
Sent: Thursday, April 03, 2014 5:24 PM
To: 'Mead, Anne M. - AMM'
Subject: RE: Caroline Freeland Park updates

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Anne:

We have posted all community meeting #2 exhibits and drawings to the project website as they were presented during the evening of March 12, 2014. We've also included a summary of comments received during the meeting.

Please click on the following link to access the project's web page: http://www.montgomeryparks.org/pdd/cip/caroline_freeland_park.shtm. The presentation, exhibits, and community comments are provided under the **"Calendar and Meeting Notes"** section of the web page. Simply click on the embedded links to view each document (Note: some of the documents contain multiple pages).

Please continue to visit the project's webpage for updated information as we develop the Preferred Concept. You will be notified when the Preferred Concept Plan is available online for public review.

Lucas Bonney / M-NCPPC / 301-495-2572

From: Mead, Anne M. - AMM [mailto:AMead@linowes-law.com]
Sent: Friday, March 07, 2014 10:44 AM
To: Bonney, Lucas
Subject: RE: Caroline Freeland Park updates

Thanks!

From: Bonney, Lucas [mailto:lucas.bonney@montgomeryparks.org]
Sent: Thursday, March 06, 2014 9:15 PM
To: Mead, Anne M. - AMM
Subject: RE: Caroline Freeland Park updates

Thanks for the note, Anne. I will definitely add you to the contact list. We will post a summary of the community meeting comments and materials to the project's website a few weeks after the meeting. Once that occurs, I'll send you an email.

Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Mead, Anne M. - AMM [mailto:AMead@linowes-law.com]
Sent: Thursday, March 06, 2014 2:20 PM
To: Bonney, Lucas
Subject: Caroline Freeland Park updates

Lucas-

If you have an email list for updates on this plan could you please add me to it? Thanks. I can't make the meeting next week, but go to the park & playground occasionally and would love to see the alternatives for improvements that ParkerRodriguez and Parks presents. Thanks.

Anne

Anne M. Mead
Linowes & Blocher LLP
7200 Wisconsin Avenue Suite 800
Bethesda, MD 20814
301.961.5127
301.654.2801 (fax)
http://www.linowes-law.com
amead@linowes-law.com

Bonney, Lucas

From: Thomas, Holly
Sent: Friday, April 13, 2012 2:05 PM
To: ARLENE BRUHN
Cc: Vismara, David; Bradford, Mary; Giddens, Gene; Woodward, Brian; Geasey, Scott; Bonney, Lucas; dlandry@pepco.com
Subject: Caroline Freeland Park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Hi Arlene,
I met Park Manager, Scott Geasey at Caroline Freeland Park yesterday. We looked at the area for replanting and prefer not to replant as there are ornamental cherries in close proximity that have not reached their full potential and not a lot of room to add additional plant material without impeding the ability to maintain the grass between them.

I am copying Dan Landry of Pepco to see whether they might have a contractor remove the stumps in this instance. If not, there are 2 dead trees next to the playground that are to be removed and I can ask the tree crew to add the stumps to the work request.

Thanks,
Holly

Holly Thomas
Sr. Urban Forester
Horticulture, Forestry and Environmental Education Division
M-NCPPC, Montgomery Parks
16641 Crabbs Branch Way
Rockville, Maryland 20855
301-650-2611

From: ARLENE BRUHN [mailto:a.p.bruhn@verizon.net]
Sent: Wednesday, April 04, 2012 12:00 PM
To: Thomas, Holly
Cc: ARLENE BRUHN; Vismara, David; Hench, John; Bradford, Mary; Giddens, Gene; Woodward, Brian; Horrigan, Mike; Faulconer, Debbie; White, Herbert; Osborn, Donald; arrowood, sonny
Subject: Re: Additional comment re the Utility tree bill

Holly --

Thank you for your reply -- what is the plan for stump grinding of five stumps in the area and for replanting, for example, with hedge maples or other suitable screening vegetation?

Arlene

On Apr 4, 2012, at 9:49 AM, Thomas, Holly wrote:

Hi Arlene,
Park staff in the Arboriculture Section has met with Pepco to discuss and review their line clearing policy as it relates to Parkland. Pepco is in the process of clearing all vegetation within 10' -20'of the high voltage 69 KV line, which is the substation feed.

As has been the process, prior to any line clearing on our property, Pepco meets with Park Arborists to review the site and obtain approval for all tree and limb removals. Donnie Osborn is the Park's contact for Pepco in Northern Area Parks and the Bethesda area and Sonny Arrowood is the Park's contact for Pepco in Southern Area Parks.

The reason we have set up this system for our staff to meet with Pepco ahead of time is that Pepco has a tendency to remove more trees than necessary outside of the 10'-20'clearance to the 69 KV line regardless of tree health, failure potential, etc. We want to make sure Parkland trees are not removed unless they are deemed a high risk potential to fall on the lines or the health of the tree will be severely compromised by the topping that is required for clearance. Donnie and Sonny will continue to meet with Pepco to make sure the only removals done are those that are necessary.

I spoke with Donnie Osborn about the removals at Caroline Freeland. He said that 4 maples were removed and the topping (or removal of the canopy) that Pepco needed to do to clear the lines would have deemed the trees hazardous and compromised their health so they were removed.

If you see Pepco clearing trees at a Park and have concerns about the removals, please do not hesitate to contact me or tree crew staff as listed above to make sure the process is being followed by Pepco.

Thanks,

Holly Thomas

Holly Thomas
Sr. Urban Forester
Horticulture, Forestry and Environmental Education Division
M-NCPPC, Montgomery Parks
16641 Crabbs Branch Way
Rockville, Maryland 20855
301-650-2611

From: Hench, John
Sent: Tuesday, April 03, 2012 4:45 PM
To: ARLENE BRUHN
Cc: Bradford, Mary; Giddens, Gene; Vismara, David; Woodward, Brian; Horrigan, Mike; Faulconer, Debbie
Subject: RE: Additional comment re the Utility tree bill

Arlene,

You are correct, Mary is out of the office until later this week. At her request, I have been helping out with various work-related issues in the Director's Office until she returns on April 5th.

I share your concerns about the removal of trees from road right-of-ways in the vicinity of utility lines. I also assume it is difficult for PEPCO (and other utility providers) to balance the removal of trees from these highly visible areas with public demands for PEPCO to proactively minimize the potential for tree-related impacts to its utility infrastructure.

That said, I do believe it would be useful for our staff to better understand the process employed by PEPCO and its agents (e.g., Asplundh Company) to make decisions about tree removal in these right-of-way areas – especially in areas adjacent to M-NCPPC parks.

Accordingly, I will ask David Vismara, Chief of the Horticulture, Forestry, and Environmental Education Division, to have his arboriculture staff contact PEPCO regarding this issue and report back to us.

Thank you for your concern.

John

John E. Hench, Ph. D., Chief
M-NCPPC
Department of Parks, Montgomery County
Park Planning and Stewardship Division
9500 Brunett Avenue
Silver Spring, MD 20901
Telephone: (301) 650-4364
Fax: (301) 650-4379
E-Mail: john.hench@montgomeryparks.org

From: ARLENE BRUHN [mailto:a.p.bruhn@verizon.net]
Sent: Tuesday, April 03, 2012 4:03 PM
To: Hench, John
Cc: ARLENE BRUHN
Subject: Fwd: Additional comment re the Utility tree bill

John --

I received a note from Mary stating that she was out of the office. I am forwarding this memo to you because Pepco/Asplundh is not only taking down ROW trees, they are messing with the peripheries of the local urban parks. As a result, dirty, traffic-polluted air is in no way deflected by bordering trees and now sweeps directly into the playground at Caroline Freeland Park. Very nasty.

Is there nothing you can do to stop this ongoing program of destruction?

Arlene Bruhn
301-986-5927

Begin forwarded message:

From: ARLENE BRUHN <a.p.bruhn@verizon.net>
Date: April 3, 2012 1:35:10 PM EDT
To: Mike Faden <michael.faden@montgomerycountymd.gov>
Cc: ARLENE BRUHN <a.p.bruhn@verizon.net>

Bcc: Mary Bradford <Mary.Bradford@montgomeryparks.org>, Bette Petrides <bpetride@gmail.com>
Subject: Additional comment re the Utility tree bill

Mike --

I'm mending after my accident ... still sore, but I have occasional moments of near normality. Thus my thinking is getting clearer and so I would like to amend my earlier comments.

With regard to the definition of hazardous trees in the bill.... (Utility Tree Bill)

Please note the provisions in the State Roadside Tree law re hazardous trees. Trees in the ROWs can be taken down without a DNR permit and without substantive proof of the hazard. The requirement is that DNR be notified after the removal. This provision seems to have come from removal of trees associated with big storms, but the problem we face is that if one gives Pepco an inch, they take a mile. For example, hey have been chopping trees down left and right in my neighborhood and in Edgemoor. There is no way for them to consult their crystal ball and determine whether or not these trees will become an "Imminent hazard" ... so they opted to take them down. Instant decision. Instant destruction.

THEREFORE.... I think it's important that confusion or fuzziness regarding the use of the term "hazard" be avoided. Asplundh just went along Arlington road and chopped down five or six trees at the periphery of the park that were near or under wires. No stumps ground. The park looks denuded. Many people have commented on it.

Secondly, we know Brett Linkletter to be a conscientious and honest arborist. But if approval of tree removal on private property is left to a County arborist, e.g., the Chief of Tree Maintenance ... or other individual, we might not always get honest results as time goes on.. For example, I know of one highly certified and experienced professional who has subcontracted with the County at exorbitant rates; he has taken trees down when there was no necessity for removal. In addition, an even less scrupulous individual would be open to bribes and a property owner would have no recourse. I've seen this happen too many times even in small towns where I grew up.

Accordingly, I object to the provision that Pepco or other utilities should have the "right" to remove trees on private property. Trees have value. They add value to a homeowner's property. Some other way of dealing with the issue of rotting trees on private property needs to be thought up. For example, notice of the problem by certified mail - 30 days for homeowner to get a valuation -- a required reimbursement or fine if the tree falls or drops limbs that damage the lines. This would be in line with what happens with homeowners' insurance claims.

Thanks for listening,

Arlene Bruhn

Bonney, Lucas

From: Bonney, Lucas
Sent: Thursday, March 20, 2014 3:26 PM
To: Bennett Caplan
Cc: 'Randy Freedman'
Subject: RE: Caroline Freeland Park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Bennett,
Thank you for your comments in response to Randy Freeman's email below. I responded to Randy's email a few minutes ago (and copied you). Please let me know if you have any further questions.

Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Bennett Caplan [mailto:bcaplan@fivs.org]
Sent: Monday, March 17, 2014 3:10 PM
To: Bonney, Lucas
Cc: 'Randy Freedman'
Subject: Caroline Freeland Park

Dear Ms. Bonney:

I have been in recent touch with Randy Freedman who was kind enough to share his views on plans for Freeland Park. He was kind enough to share his letter (see below). I would like to say that I agree wholeheartedly with everything Mr. Freedman says below, especially as concerns the creation of a stage.
Bennett Caplan
7409 Beverly Road
Bethesda, MD 20814

Dear Lucas:

Thank you for your prompt reply to my earlier email.

First, I wish to applaud the Montgomery Parks Commission for their efforts to revitalize Caroline Freeland Park, which are appreciated.
That being said, as a long-time resident and adjacent neighbor of the park, I have several concerns that I wish to share with you.

First and foremost, it is vitally important that any renovations to the park consider that it resides in a residential neighborhood. As a result, any changes that increase noise and traffic, or encourage evening usage, are blatantly inconsistent with this reality.

Further, the renovations should reflect the actual usage of the park, which has two primary daytime uses: 1) a playground for children;
and 2) lunchtime dining.

Among the three options presented, A or B seem preferable, but the presence of a stage in all three options is seriously disconcerting.
From a resident's point of view, I see no value in the stage whatsoever.

First, use of a stage for public presentations is directly in conflict with placement of the park in a residential neighborhood. Even if use of the stage is limited to lunchtime activity, many local residents (including myself) work from home and an increase in daytime noise is unacceptable and arguably an intrusion into our ability to quietly enjoy our homes.

Second, and overwhelmingly illogical (bordering on downright idiotic), the stage would be placed immediately adjacent to a library. Assuming use of the stage would not be limited solely to pantomime performances, where is any logic in situating a noise-producing resource such as a stage next to an established and heavily used public library.

As a frequent user of the library, the concept of an adjacent stage is insulting.

Regardless of which Option is chosen, there are some basic considerations that are important to the immediate neighbors bordering the Park,
which include:

-having adequate trash receptacles

-having adequate night-time lighting

-keeping closure at dusk

-avoiding any structures that would allow/encourage homeless to sleep in the park

-keeping the tail end of Hampden Lane car-free

-retaining a direct path across the Park to walk to Giant from Hampden Lane

In closing, I was unable to attend the most recent hearing due to business travel, and I know many of my adjacent neighbors also had scheduling conflicts.

Based on comments from my immediate neighbors who did attend the hearing, it is my understanding that a majority of attendees were parents with small children who do not live within earshot of the park and would be unaffected by renovations that increase noise, traffic and collateral trash spillage onto nearby yards.

Regardless of the reason for this imbalance of representation at the hearing, pleased be advised that I consider this a very serious matter. And I remain concerned that the renovations as currently contemplated will result in a dramatic intrusion by the county upon my entitlement to quietly enjoy my home.

I welcome the opportunity to discuss my concerns directly with you, and perhaps due diligence demands that all residents that live adjacent to or relatively nearby the park should be sent a survey encouraging direct response to the renovation proposals.

Thank you for your consideration of my above comments.

Randy K. Freedman
5007 Hampden Lane
Bethesda, MD 20814
Cell: 240-305-3460

Bonney, Lucas

From: Bonney, Lucas
Sent: Wednesday, March 11, 2015 2:57 PM
To: 'wtfryer@aol.com'
Subject: RE: Caroline Freeland Park -- Further Questions and Comments

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Mr. Fryer,

Thank you for providing comments on the proposed Facility Plan. We have provided a response to your comments and concerns below. Before you review our specific responses to your numbered comments, I first want to respond to some of the more general comments provided in first few paragraphs of your 2/23/15 email.

First, you had mentioned that we differ on the overall park's usage/function and that we've moved ahead to create a multi-purpose park which is unworkable and different than the park's original role. Parks Staff has worked carefully to propose renovations that maintain, enhance, and improve the park's original function. During the first Community Meeting on November 6, 2013 , Parks Staff presented the recommended Preliminary Program of Requirements for Caroline Freeland Park. Recommended Program elements included: 1) Community Open Space - flexible open space for multi-purpose use; 2) Playground - multi-age, integrated with design of new park; 3) Sidewalk/Streetscape Improvements; and 4) Seating and/or tables. Community Gardens and Skateboard Elements were recommended, but those items were not widely acceptable to the community, so they have been removed from the Program for this park. We really appreciate the key words that you've suggested below and agree that they are in line with the atmosphere that we want to create in the renovated park.

In response to your Comment #1 below – Overall, the M-NCPPC Parks Department absolutely intends that the renovation of Caroline Freeland Park results in a safe, comfortable, accessible, and inclusive environment for local residents and visitors. We believe that the current Facility Plan design provides meeting areas for small groups and individuals alike. More specific to the seating type comment – the design team has focused on providing a wide array of seating types available in the design. Proposed seating types include: backless benches, backed benches, tables/chairs (picnic use), accessible seating, seat walls, and boulders. During the detailed design phase to come, the M-NCPPC team will explore locating some of the table/chairs (picnic use) away from the noisy playground area, as you suggest.

In response to your Comment #2 below – we are proposing to re-locate the existing "walkabout" sculpture so that it is integrated with the proposed Facility Plan design. We have coordinated this with the Arts & Humanities Council of Montgomery County, and they are not opposed to relocating the sculpture. We intend to maintain the sculpture's visibility from the streetscape as well as internal to the park. We will consider raising the sculpture so that it is more prominent and visible, as you suggest. During the detailed design phase to come, the M-NCPPC team will explore the various ways we can accomplish an appropriate siting of the existing sculpture while not detracting from its original function and purpose.

In reference to the “recreation center approach of the proposal” per Comment #2, we intend to provide a flexible open space intended for "passive" recreation, not "active" recreation. During the first Community Meeting on 11/6/13, the M-NCPPC Team confirmed that "Active Recreation" elements such as volleyball courts, basketball courts, tennis courts, or sports fields would not be recommended for Caroline Freeland Park due to its small size (one acre total). The proposed open lawn area is intended for flexible and passive use by all.

In response to your final Comment #3 below –At this time, the M-NCPPC intends to maintain the current policy of park closure between sundown and sunup. Since security lighting is currently installed in the Park, the proposed Facility Plan design intends to maintain the current levels of lighting, while improving the efficiency of fixture types and the effectiveness of light pole locations so that light spillage into adjacent residential properties is reduced. Regarding the proposed separation of the main open lawn space from Arlington Road – the proposed design actually increases the distance between the lawn and roadway when compared to the existing condition, and includes the addition of two (2) new rows of trees and low shrubs. The existing lawn is very close to Arlington Road and does not have any vegetative separation.

In closing, we appreciate your comments and will include them in the Facility Plan Report that is presented to the Planning Board. Please note that some of these comments will be directly incorporated and studied during the Detailed Design and Construction Documentation Phase that will follow the Facility Plan Phase, and there will be another opportunity to comment on details of the design during the next phase of the project.

Thank you very much for your participation.

Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

-----Original Message-----
From: wtfryer@aol.com [mailto:wtfryer@aol.com]
Sent: Monday, February 23, 2015 12:50 AM
To: Bonney, Lucas
Cc: wtfryer@aol.com
Subject: Caroline Freeland Park -- Further Questions and Comments

TO: Lucas, Head of the Caroline Freeland Park (C-F Park) renovation project Montgomery County Park and Planning

Hi Lucas! As I mentioned, Mary and I were taking off on a trip for a few days after we walked with you the last time in Bethesda. You mention a deadline to ask questions and send other comments to you. I hope this note reaches you in time for you to give me your reactions.
We are still on our trip.

After reviewing the proposal in detail again, along with your comments while we walked, and at earlier meetings, the difference in my view of the park and the staff view has become clearer. Simply said, we differ on the concept for use of this park. The staff has moved ahead to create a multi-purpose park which is unworkable in practice in my view, and reduce significantly the original park role. However, with some adjustments, the proposed park could be more useful, perhaps accomplishing all the goals without significantly changing the original park's purpose and function. I hope my comments stimulate the staff's creative minds toward that compromise goal and there is time for adjustments.

I have to be brief, but I am ready to expand on the questions I will ask. You can reach me on this E-mail address at any time, and on my cell phone until Tuesday this week, a gap on Wednesday, and then I will be back home.

The key words that keep revolving in my mind are Comfort, Safety, Restful, Picnic, Community Buffer Role, History of the CBC development, Small Groups Use, Urban/Residential Community Park, Reasonable Full Display of Art Work, and the

Sports Play Area at Bethesda Elementary School. I think you can put meat on these words to express the points I am making, but if you have questions, let me know.

Recommendations and Comments Summary

As an introduction to the current C-F Park facts, from another person, with analysis and pictures, I suggest the Edward Johnson web site be reviewed at URL http://edwardjohnson.com/parks/caroline_freeland.

The proposed plan for renovating the C-F Park (drawing 8/15/2014) is not consistent in my view with the original purpose of the park, for several reasons. The park needs to be safe, comfortable and suitable for use by small groups. The original artwork needs to be given a prominent position, in and from outside the part. It displays the character of a park, with the many characters walking together to the C-F Park.

Changes Needed:

1. More opportunity for small groups to enjoy the park – add picnic tables where many of the benches without backs are now located.. The feel of the proposed plan is an athletic stadium, leaving 7 crowded picnic tables adjacent to the noisy children's play area, probably dominated by the children's friends for an uncomfortable experience sometimes.

2. Demonstrate how the current park sculpture can be placed for significant viewing by this park's visitors and in some ways by the pubic walking outside the park. Perhaps elevating the support somewhat may be helpful. There is a clear tension between that original purpose of the park and the recreation center approach of the proposal.

3. The planners need to affirm the limits that now exist for the park use will continue, open only from sunup to sundown, to keep the
community buffer park's character Additional specific park use limits
will be needed, for safety of persons enjoying the park, and that consultation will important. The introduction of significant recreation opportunities creates issues with safety on Arlington Road, so close to the park open space, and people walking through the park and on outside sidewalks. In this small space, in order to have this multi-recreational safe park, limits must exist.

I look forward to hearing from you on what revisions in the proposed plan will be made, as this project proceeds to the Planning Board and Council. I hope these additional comments are useful.

Bonney, Lucas

From: Bonney, Lucas
Sent: Wednesday, March 11, 2015 5:16 PM
To: 'wtfryer@aol.com'
Subject: RE: C-f Park discusion -- Art ideas and park design

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Mr. Fryer,
Thank you for the note below. Today, I responded to your 2/23/15 email in more detail, which should touch on all of the topics raised in your message below. The Parks Department will continue to maintain its policy of park closure between sunset and sunrise.

Thanks again for these comments and your continued participation in this project.

Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

-----Original Message-----
From: wtfryer@aol.com [mailto:wtfryer@aol.com]
Sent: Friday, February 13, 2015 3:55 AM
To: Bonney, Lucas
Cc: wtfryer@aol.com
Subject: C-f Park discusion -- Art ideas and park design

Hi Lucas! Thanks for the heads up on your schedule and the time you
took to look at some of the building art. Woodmont Triangle has a lot
of art the factored into the buildings planning. The Metro Station area now has have its art revised, including the Bethesda Centerpiece aesthetic at Wisconsin Avenue and Old Georgetown Road,, with a revision of amenities and a new building over the subway bus area being proposed, another topic for another group. These are hot topics in the neighborhood.

While we will we away for the next few weeks, I will send you a review of our discussion. I would appreciate feedback from you as the discussion continues. You can reach me via E-mail at this address.

On one of the topics we discussed, I took pictures of the sign at the
C-F Park that states the park is open from sunrise to sun set.. The
sign is up by the children's play area at one of the entrances to the park.. This is the policy for the school grounds and the park managed play areas along Arlington Road and an important topic for the
neighborhood in our buffer. I am glad it will not be a subject for
change in the C-F Park plan, based on what I have heard so far. A yes or no on that question would be appreciated, so we know what issues to address.

Bill

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-----Original Message-----
From: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
To: wtfryer <wtfryer@aol.com>
Sent: Mon, Feb 9, 2015 8:55 am
Subject: RE: Confirmation RE: C-f Park -- Art ideas -- walk

Mr. Fryer,
Thanks again to you and your wife for taking me on the art tour on Friday. Bethesda has so much art tucked around every corner, it's truly amazing!
I look forward to receiving any further comments or thoughts from you based on our walk and the January 20th presentation. If so, please provide those by Monday, February 23rd.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

-----Original Message-----
From: wtfryer@aol.com [mailto:wtfryer@aol.com]
Sent: Tuesday, February 03, 2015 2:32 PM
To: Bonney, Lucas
Cc: wtfryer@aol.com
Subject: Confirmation RE: C-f Park -- Art ideas -- walk

Hi Lucas! No problem on the schedule -- we will work out a 30 minute walk. It should leave enough time to pick up your daughter. We can discuss the best way up there during peak traffic time. Old Georgetown Road to 240 seems to be the best route.

Bill

==========

-----Original Message-----
From: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
To: wtfryer <wtfryer@aol.com>
Sent: Mon, Feb 2, 2015 4:49 pm
Subject: RE: C-f Park -- Art ideas -- walk

Sounds great, we're confirmed for this Friday (2/6) at 3:00PM. I will need to leave close to 4:00PM, as I pick up my 2 year old from school near Shady Grove.

Thanks,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

Bonney, Lucas

From: Bonney, Lucas
Sent: Monday, February 02, 2015 12:35 PM
To: 'wtfryer@aol.com'
Subject: RE: C-f Park -- Art ideas for C-F Park Renovation and thanks for the Part Draft Plan Document

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Bill,
I'd be glad to meet with you somewhere in the neighborhood to discuss the local art. Please let me know a time that you prefer. I could do this Friday 2/6 afternoon at 3PM (on my way home to Rockville). As for the bagel, I will have to pass since I am a very busy man right now.

Thanks,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

-----Original Message-----
From: wtfryer@aol.com [mailto:wtfryer@aol.com]
Sent: Saturday, January 24, 2015 2:00 PM
To: Bonney, Lucas
Cc: wtfryer@aol.com
Subject: C-f Park -- Art ideas for C-F Park Renovation and thanks for the Part Draft Plan Document

Hi Lucas! We received a copy of the plan chart delivered to our door.
Our thanks to Judy for the prompt deliver. The document is very
helpful. Is there another document that was handed out that may be
useful in reviewing the plan?. We will circulate the information,
and get back to you soon.

On a related topic that you mentioned -- art in the park, I have an idea that someone with more artistic skill than I have may be able to develop. I would like to show you some of the art that is adjacent to the C-F Park, to explain how there my be a link to follow. It is hard to put it in writing, as the art is located in unique places. Like most art, one has to tune in to see it -- vision sensitivity of sorts.

So I could walk you around the adjacent area to point it out, in about an hour and grab a bagel at Bethesda's prime bagel shop o Bethesda Ave,, eating stand up or sitting on an outside bench. In case that plan is not workable, I can give you the search clues and you can have fun finding it with your family on a visit to the area, or we can combine tours. Mary and I are pretty flexible on timing. My thought is the tour would give you a lot of ideas on how to sell this park feature addition, Art costs are not usually strongly supported, but
in the CBD it is the other way, as Bethesda Row has spent its own money to make art live there, following a CBD theme. Montgomery County Arts Council that Park and Planning coordinates with on art development..

There is a .trend of putting thoughtful sayings and phrases, and art/science displays, especially for children in the CBD, on walls, benches and walkways, for example, particularly near the C-F Park.

Let me know if we can help out with this aspect of the planning.

Bill

Cell Phone 240-475-4770

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-----Original Message-----
From: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
To: Judy Gilbert Levey <j.levey@verizon.net>
Cc: wtfryer <wtfryer@aol.com>
Sent: Thu, Jan 22, 2015 3:46 pm
Subject: RE: Need copy of meeting documents RE: Caroline Freeland Park Renovation

Thank you very much, Judy!
Bill, please let me know when you receive it. If you all run out of copies and more are requested, please let me know.

Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

-----Original Message-----
From: Judy Gilbert Levey [mailto:j.levey@verizon.net]
Sent: Thursday, January 22, 2015 2:20 PM
To: Bonney, Lucas
Cc: wtfryer@aol.com
Subject: Re: Need copy of meeting documents RE: Caroline Freeland Park Renovation

Yes, I'll get drop a copy off at Bill Fryer's house in the next day —

Judy

> On Jan 22, 2015, at 8:54 AM, Bonney, Lucas
<lucas.bonney@montgomeryparks.org> wrote:
>
> Judy,
> Could you please provide Mr. Fryer with a copy of the plan that I
left on Tuesday evening? If you do not have any more copies, I can print and leave here for Bill to pick up.
>
> Thanks,
> Lucas
>
> Lucas Bonney / M-NCPPC / 301-495-2572
>
> -----Original Message-----

Bonney, Lucas

From: Bonney, Lucas
Sent: Friday, December 19, 2014 9:07 AM
To: 'wtfryer@aol.com'; j.levey@verizon.net; juliesdoll@yahoo.com; kenlevinson@aol.com; DKBarnes01@aol.com; 4rubels@comcast.net; alysa@comcast.net
Cc: elizbrody@yahoo.com; McManus, Patricia
Subject: RE: Reply Re: Caroline Freeland Park Renovation Proposal Meeting

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Bill,
We are planning to have materials available during our January 20th presentation for anyone that is interested in reviewing and providing comments beyond the meeting. Following our meeting, I'd be glad to receive any additional comments from residents and continue to address any questions or concerns.

Best Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: wtfryer@aol.com [mailto:wtfryer@aol.com]
Sent: Wednesday, November 26, 2014 6:29 PM
To: Bonney, Lucas; j.levey@verizon.net; juliesdoll@yahoo.com; kenlevinson@aol.com; DKBarnes01@aol.com; 4rubels@comcast.net; alysa@comcast.net
Cc: elizbrody@yahoo.com; McManus, Patricia
Subject: Reply Re: Caroline Freeland Park Renovation Proposal Meeting

Hi Bonney! Thanks for the update. My wife and I will be glad to meet with your staff to see the proposed Caroline Freeland Park Renovation plan. A general E-mail invitation to the ECA members by the ECA president would .be a nice way to get the event started.

If the proposal is ready for preliminary review, perhaps you could send it out via E-mail now, so we have time to review it ahead of the meeting.

Perhaps at the ECA group meeting, we can see if there is need for a wider community meeting on this proposal.

Thank you,

Bill Fryer.

-----Original Message-----
From: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
To: j.levey <j.levey@verizon.net>; juliesdoll <juliesdoll@yahoo.com>; kenlevinson <kenlevinson@aol.com>; DKBarnes01 <DKBarnes01@aol.com>; 4rubels <4rubels@comcast.net>; alysa <alysa@comcast.net>
Cc: elizbrody <elizbrody@yahoo.com>; wtfryer <wtfryer@aol.com>; McManus, Patricia <patricia.mcmanus@montgomeryparks.org>

Bonney, Lucas

From: Bonney, Lucas
Sent: Thursday, January 22, 2015 8:54 AM
To: 'Judy Gilbert Levey'
Cc: 'wtfryer@aol.com'
Subject: RE: Need copy of meeting documents RE: Caroline Freeland Park Renovation

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Judy,
Could you please provide Mr. Fryer with a copy of the plan that I left on Tuesday evening? If you do not have any more copies, I can print and leave here for Bill to pick up.

Thanks,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

-----Original Message-----
From: wtfryer@aol.com [mailto:wtfryer@aol.com]
Sent: Wednesday, January 21, 2015 11:29 AM
To: Bonney, Lucas
Cc: wtfryer@aol.com
Subject: Need copy of meeting documents RE: Caroline Freeland Park Renovation

Hi Lucas! Thank you for the timely presentation on the C-F Park current draft proposal.

I would appreciate if you would leave a copy of the documents you made available at the meeting, for me to pick up promptly at the P & P
Office main desk, or wherever you suggest I go to get them, I need
them to fill In the information needed to evaluate the proposal. The meeting agenda was so full that I did not have a chance to pick up a copy.

I will send you a summary of my comments after I review the documents.
If you have any immediate questions, you can reach me at my cell phone number given below.

Thank you for your thorough work on this important project.

Bill Fryer

Cell Phone 240-475-4770

==========.

-----Original Message-----
From: Bonney, Lucas <lucas.bonney@montgomeryparks.org>

Bonney, Lucas

From: McManus, Patricia
Sent: Friday, May 30, 2014 5:21 PM
To: Bentley, Katelyn
Cc: Bonney, Lucas
Subject: RE: Resident phone call

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

I just called back and left a voice message for him with my phone number and Lucas' number so he could return the call next week. I told him that we were working with the consultant to develop a refined plan and would be glad to set up a time at the appropriate point to brief the civic association.

From: Bentley, Katelyn
Sent: Friday, May 30, 2014 2:15 PM
To: McManus, Patricia
Cc: Bonney, Lucas
Subject: Resident phone call

Tricia,

I just got a phone call from a Mr. Friar. He had been asked by his civic association to contact us regarding Caroline Freeland Park. He sounded like he was very patient and understood that Lucas was out of the office but he was eager to give the civic association some updated information about what's going on with the project. His phone number is (240) 475-4770. If you have a chance, could you give him a call back? Or just let me know which direction to point him in and I'll get back to him.

Sincerely,

Kate Bentley
Administrative Specialist
Park Development Division
Maryland-National Capital Parks and Planning Commission

9500 Brunett Avenue
Silver Spring, MD 20901
Katelyn.Bentley@montgomeryparks.org
(301) 495-2534

Bonney, Lucas

From: wtfryer@aol.com
Sent: Friday, May 30, 2014 12:38 AM
To: Bonney, Lucas
Cc: wtfryer@aol.com
Subject: Follow up -- Chat and update on Caroline Freeland park project

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Hi Lucas! As I explained in the message I left yesterday at your office, My wife and have been out of the country for over a month and I wanted to catch up on the park development process. Also I wanted to review some of the concerns I had express, as the have developed in my mind through observing the park recently and the influence of others.

I hope we can chat on the phone today. My cell phone number is 240-475-4770 (backup 301-656-9479)

Thanks for your group's work on the project.

Bill

Sent from AOL Mobile Mail

Bonney, Lucas

From: Bonney, Lucas
Sent: Thursday, March 27, 2014 4:27 PM
To: bstoddrd@aol.com
Cc: beachart26@aol.com
Subject: RE: Caroline Freeland Park - Post Community Mtg #2

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Thank you for your additional comments!

One of the options proposes an accessible ramp (with railings) closest to the existing playground area as it meets the sidewalk along Elm street. We will certainly include this in the preferred plan.

Best Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: bstoddrd@aol.com [mailto:bstoddrd@aol.com]
Sent: Thursday, March 27, 2014 4:08 PM
To: Bonney, Lucas
Cc: beachart26@aol.com
Subject: Re: Caroline Freeland Park - Post Community Mtg #2

Thank you for catching me up on what I missed at the second meeting.

Just one more wish list item: it would be VERY helpful for most families to have stroller/handicapped access on the Elm Street side of the park.

Thanks for listening and all that you are doing to make it a wonderful place for all of us in the future!

-----Original Message-----
From: beachart26 <beachart26@aol.com>
To: bstoddrd <bstoddrd@aol.com>
Sent: Thu, Mar 27, 2014 3:52 pm
Subject: Fwd: Caroline Freeland Park - Post Community Mtg #2

-----Original Message-----
From: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Sent: Wed, Mar 26, 2014 3:48 pm
Subject: Caroline Freeland Park - Post Community Mtg #2

Thank you for your participation during the March 12th community meeting for the proposed renovation of Caroline Freeland Park. You are receiving this email because you provided your contact information either at the first community meeting (November 6th) or the second community meeting (March 12th). We have posted all community meeting #2

exhibits and drawings to the project website as they were presented during the evening of March 12, 2014. We've also included a summary of comments received during the meeting.

Please click on the following link to access the project's web page: http://www.montgomeryparks.org/pdd/cip/caroline_freeland_park.shtm. The presentation, exhibits, and community comments are provided under the **"Calendar and Meeting Notes"** section of the web page. Simply click on the embedded links to view each document (Note: some of the documents contain multiple pages).

Please continue to visit the project's webpage for updated information as we develop the Preferred Concept. You will be notified when the Preferred Concept Plan is available online for public review.

Thank you again for your continued participation!

Lucas Bonney, RLA
Project Manager / Park Development / Montgomery County Parks

The Maryland-National Capital Park & Planning Commission
9500 Brunett Avenue, Silver Spring, MD 20901
Phone: 301-495-2572 / Fax: 301-585-1921
lucas.bonney@montgomeryparks.org

Bonney, Lucas

From: Bonney, Lucas
Sent: Thursday, April 03, 2014 3:22 PM
To: 'edward bieber'
Subject: RE: Freeland Park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Mr. Bieber,
Thank you for your comments.

We have received a lot of correspondence from your neighbors, especially from those who share the border with the park.

In response to your concerns below:

1. Parking - The M-NCPPC Park Police can only enforce illegal parking on Park Property. The City of Bethesda will need to take a more vigilant approach to policing parallel parking in the neighborhood.

2. Nighttime use - our Park Police and Management staff are well aware of the questionable activities going on in the Park and are doing their best to respond to calls and concerns. Although the proposed plan seeks to offer renovated park amenities that deter these types of activities, it really comes down to policing efforts by our Park Police. We are working with Park Police to produce a plan that reflects their goals and initiatives related to deterring these activities.

3. Stage - we are not going to propose a fixed/permanent stage, nor an elevated "pad" that looks like a stage. However, we do believe in creating flexible spaces that offer the community the opportunity to congregate, while respecting the size of the park and adjacent uses. Determining what "that is" will take a long process of discussing the programmatic intricacies and designing the space to prevent activities that are not consistent with an urban park in close proximity to residential dwellings.

I have documented your comments, and as expressed above, will continue to work towards incorporating them into the park renovation plans. I really appreciate your comments and look forward to receiving more of your observations in the future.

Best Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

-----Original Message-----
From: edward bieber [mailto:ejbieber@verizon.net]
Sent: Friday, March 28, 2014 9:09 AM
To: Bonney, Lucas
Subject: Freeland Park

Dear Ms. Lucas

I have been following some of the ideas for the redevelopment of the park and would hope that the concerns of the close in neighbors will considered

The park has certain purposes now and it is presumed that access to the park is by foot since there is no parking. I will tell you that frequently people come and park in the neighborhood and do not heed the parking restrictions which are not regularly enforced. There are also people in the park after dark and some congregate behind the library at night and can be very noisy. Theoretically none of these activities are allowed but without enforcement they will go on.

I do not think that adding a stage to the park really provides the type of activity that the park was meant to provide and might attract larger crowds at certain times without providing a way for them to access the park without infringing further on the neighborhood. There are several neighborhoods that border the Bethesda development area and people were assured that all of this development would not adversely affect them. I cannot see how the development of a stage at Freeland park serves the purpose of the park and would not adversely affect the surrounding neighborhood in a highly detrimental manner.

Edward Bieber

Sent from my iPad

Bonney, Lucas

From: Bonney, Lucas
Sent: Wednesday, March 11, 2015 11:45 AM
To: 'Gail Cohen'
Subject: RE: Caroline Freeland Park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Gail,
Thank you for the sending these comments. The following are my thoughts based on your numbered suggestions below:

1. We are aware of the clearing of evergreen shrubbery as you noted below. During the Detailed Design phase (following Planning Board approval of funding), we will look at the planting "buffer" composition (plant species type) in more detail to ensure that this issue is not repeated in the future.
2. We will ensure that benches deter sleeping. Some products allow the option to add inserts. Again, this will be explored during Detailed Design.
3. Park Police Staff are well aware of the ongoing issues of inappropriate use after hours. Lighting was previously installed to aid nighttime policing operations. We are planning to maintain the current light levels for security purposes, while upgrading the fixtures to be more efficient and considering different light locations in order to reduce light-spillage onto your property and others bordering the park.
4. I've also noticed that there are sight line issues near your driveway exit / Hampden Lane terminus. I appreciate that you mentioned this. I will make a note to explore possible improvements (maybe signage?), which could help draw attention to this situation. Either way, if there are options proposed during the Detailed Design phase, we will be sure to coordinate with you directly.

Regarding your final comments below – I've discussed the existing mural with Judy Levy, as she was also asking about its preservation. We really like the mural and want to incorporate it in the park's renovation. In the current design, we are proposing that the mural remain as-is. We've placed the proposed playground fence so that the mural is inside the play area – this way, the mural will be more visible to the children and hopefully less susceptible to vandalism. We have the flexibility to work out the details of its preservation during Detailed Design. Please let me know if you have any further thoughts on this.

Thanks again for sending these comments – please feel free to send more.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Gail Cohen [mailto:gailcohen5006@gmail.com]
Sent: Monday, February 23, 2015 7:11 PM
To: Bonney, Lucas
Subject: Caroline Freeland Park

Dear Mr. Bonney,

I am the nearest neighbor to the Caroline Freeland Park as I live at 5006 Hampden Lane. My husband and I bought our house in 1993, so we have a long history with the park.

There are several things that you should keep in mind when you renovate the park:
1. Don't plant large bushes on the edges. The park has often been used by the homeless, which makes it less desirable for use by young children. Planting "buffer shrubs" is just an invitation to the homeless to store their belongings in the bushes. When the bushes (between my house and the park) were removed by the Park in 2009, not only did they find bags of stuff, but also found toothbrushes stuck in the bushes. I guess it's one way to insure dental hygiene among the homeless, but it makes it an attractive nuisance. In addition, parents who are potty training their kids send their toddlers into the bushes instead of running across the street to use the Giant.
2. Don't make benches that people can sleep on. See point #1.
3. Don't make it attractive for teens to use after hours. The swings and equipment are constantly being destroyed by drunk teenagers. I've given up calling the Park Police -- but I wake up almost every morning with empty beer cans in my driveway that are tossed over the fence.
4. Be careful where you place the openings to the playground. I've nearly run down quite a few toddlers who run over from the playground and you are planning to make the playground even closer to Hampden Lane. Please place the entrance on the interior so they can't just run over to Hampden Lane.

I saw that one of your priorities is public art. I spent nearly $1000 to have Judy Levey paint a mural on the side of my garage facing the park. There has been some graffiti on it, but please don't block the view of it or make it so that it's easy for it to be vandalized.

In general, we've really enjoyed living next to the park, despite the constant barrage of beer cans in our yard. Our children grew up playing on the playground equipment and I hope that I will have grandchildren by the time the park is renovated. I enjoy the sound of children playing in the park during the day -- my problem is with the loud noises at night when groups of teens congregate to smoke pot and drink.

Thanks for your time,
Gail Cohen

Bonney, Lucas

From: Dearstine, Kathy
Sent: Thursday, March 13, 2014 11:46 AM
To: Elizabeth Brody (elizbrody@yahoo.com); danielle.ganzi@gmail.com
Cc: Bonney, Lucas; Barrick, Gerald; Layaou, Robert; Nissel, John; Bradford, Mary
Subject: Gates at Caroline Freeland Park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Hi Ladies: Good news on the gates! The posts are going to be replaced with stronger, steel ones and the gates themselves are going to be reinforced so that they can hold up under the intense use they receive at this playground. Jerry Barrick and Robert Layaou, from our Facilities Management Division, visited the site this morning and took measurements for the necessary work. Their staff has to complete a bridge project, and then they will jump on the fence and gates at Caroline Freeland. We should have the work completed by the beginning of May.

If you have any other concerns or questions, please feel free to contact me.

Thanks,
Kathy

Bonney, Lucas

From: Dearstine, Kathy
Sent: Wednesday, March 12, 2014 11:48 AM
To: Bradford, Mary; Riley, Mike; Nissel, John; Pedoeem, Mitra; Tyler, Bill; Chandlee, Stephen; Poore, James
Cc: Bonney, Lucas; Boyd, John; Layaou, Robert; Barrick, Gerald; McManus, Patricia; Childs, Jay; Geasey, Scott; Slebodnik Jr., Michael
Subject: Caroline Freeland Gate Latches

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Subject: Meeting to Discuss the Gates at Caroline Freeland Urban Park

Date: March 12, 2014

Attendees: Bill Tyler
Jim Poore
Steve Chandlee
Jerry Barrick
John Boyd
Scott Geasey
Jay Childs
Kathy Dearstine

We had a very productive meeting this morning to decide what to do to fix the latches at Caroline Freeland Urban Park. All of our attempts so far to replace the latches with ones that will hold up to the rigors of this playground and get some resolution from the contractor have been fruitless. One solution was to just remove the gates and not replace them, but the community is opposed to this idea. The ASTM 2049 Safety Standard for Fences/Barriers for Public, Commercial, and Multi-Family Residential Use Outdoor Play Areas supports this view in that "a play zone shall be protected in locations that are vulnerable to vehicular traffic, from activity and game conflicting uses, and for the control of entering or exiting the play zone or area." After changing the latches a number of times, it has become clear that the hardware isn't the problem as much as the fence material itself is the cause of the failures. It is not strong enough to withstand the almost constant opening and closing of these gates. The fence posts are 2" diameter aluminum and they are not substantial enough to hold the latches, let alone little ones swinging on the gates. We all agreed that we needed to replace the gates, and depart from the services of the contractor who installed the existing ones. Jim volunteered the expertise and services of Facility Management to fabricate stronger steel posts for the latches and hardware and improve the structural stability of the gates themselves. Jerry will be scheduling the work in the near future.

If anyone has corrections or comments to the above information, please let me know.

Thanks,
Kathy

Bonney, Lucas

From: Danielle Ganzi <danielle.ganzi@gmail.com>
Sent: Friday, March 07, 2014 11:27 AM
To: Councilmember.Berliner@montgomerycountymd.gov; Bradford, Mary
Cc: Bonney, Lucas
Subject: Fwd: gates for playground at Caroline Freeland Park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Mr. Berliner and Ms. Bradford,

I wanted to bring to your attention my email exchanges below with Lucas Bonney, a Project Manager at M-NCPPC Montgomery Parks, regarding the lack of gates at the very popular playground in Caroline Freeland Park located at the intersection of Elm Street and Arlington Road in downtown Bethesda.

Since I moved to the neighborhood in July 2013, both gates on the fence enclosing the playground have been missing, allowing children to run out with parents frantically running after them to ensure they don't reach the road. As you can see from the emails below, I understand that Montgomery Parks has been working on a solution to replace the gates but Mr. Bonney has failed to reply to my last two emails on February 11 and 26 asking for more information about the timing of the installation of new gates. We all understand there are many competing priorities but I would greatly appreciate a response as to when we can expect new gates to be installed even if the timing is just an estimate. That said, it is quite disconcerting that it is taking at least 8 months to simply replace two gates.

I would appreciate it if someone in your office can take a few minutes to look into this matter as spring is approaching and I'm sure the playground will be a very popular destination for many children in the area. Please feel free to contact me at this email if you need any additional information. Thank you for your time.

Regards,

Danielle Ganzi Hauck

---------- Forwarded message ----------
From: **Danielle Ganzi** <danielle.ganzi@gmail.com>
Date: Wed, Feb 26, 2014 at 4:43 PM
Subject: Fwd: gates for playground at Caroline Freeland Park
To: "Bonney, Lucas" <lucas.bonney@montgomeryparks.org>

Hi Lucas,

I wanted to follow-up on my email below regarding the timing of the gates for the Caroline Freeland Park. The playground was very busy last weekend with the warm weather and I saw numerous children run out the side with parents flying out after them to stop them from getting to the road. With the spring hopefully coming

soon, I sincerely hope that you and your team will have gates in place by early April. Can you please share whatever information you have about the earliest we can expect to see the new gates installed?

Best,
Danielle Hauck

---------- Forwarded message ----------
From: **Danielle Ganzi** <danielle.ganzi@gmail.com>
Date: Tue, Feb 11, 2014 at 5:08 PM
Subject: Re: gates for playground at Caroline Freeland Park
To: "Bonney, Lucas" <lucas.bonney@montgomeryparks.org>

Hi Lucas,

Thanks for getting back to me and I appreciate that you are still working on this issue. Given how long the gates have been missing, how much longer do you expect until a replacement is in place? I understand you may not be able to give me an exact timeline but would appreciate knowing if we can expect a replacement in the next couple of months.

Thanks

Danielle

On Tue, Feb 11, 2014 at 1:17 PM, Bonney, Lucas <lucas.bonney@montgomeryparks.org> wrote:

Thanks, Danielle. I have not forgotten about your request.

I received an update from our Park Manager and am working with them to come up with a solution.

Essentially, the gate that is currently specified is not strong enough to withstand the constant use at this popular playground. I will be working with the Park Manager to come up with a better solution, considering this issue, and will inform you all of our intended course of action once we've agreed upon a direction.

Thank you,

Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Danielle Ganzi [mailto:danielle.ganzi@gmail.com]
Sent: Tuesday, February 11, 2014 12:58 PM
To: Bonney, Lucas
Subject: Re: gates for playground at Caroline Freeland Park

Hi Lucas,

I wanted to follow-up on my email below about the missing gates for the playground at the Caroline Freeland Park in Bethesda. Those gates have been missing since last July and I'm wondering how much longer it is going to take to replace them. It is a big safety risk in light of the closeness of the playground to both Elm street and Arlington Road. I appreciate any update you can give me.

Thanks

Danielle Ganzi Hauck

On Nov 15, 2013, at 11:08 AM, "Bonney, Lucas" <lucas.bonney@montgomeryparks.org> wrote:

> Thank you for your comment, Danielle. I have contacted the Park Manager to inquire about the status of replacing the gates.
>
> Once I hear about an exact timeline for replacement, I will contact you all.
>
> Regards,
>
> Lucas
>
> **Lucas Bonney** / M-NCPPC / 301-495-2572
>
> **From:** Danielle Ganzi [mailto:danielle.ganzi@gmail.com]
> **Sent:** Friday, November 15, 2013 10:50 AM
> **To:** Bonney, Lucas
> **Subject:** gates for playground at Caroline Freeland Park
>
> Hi Lucas,
>
> We met at the planning meeting last week for the park in Bethesda. I and others mentioned our

concern that there are no gates on the playground at the park. These gates have been missing since I moved to the neighborhood in July. Given the busy streets near the playground, this is a safety concern. Can you help us get these gates put back up?

Thanks,

Danielle Ganzi Hauck

Bonney, Lucas

From: Bonney, Lucas
Sent: Monday, April 07, 2014 8:37 AM
To: 'Greg'
Subject: RE: Caroline Freeland Park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Thanks for the photo! Wow, 65%. I will eventually let you know about visiting to hear the noise levels.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

-----Original Message-----
From: Greg [mailto:digitalmt@yahoo.com]
Sent: Sunday, April 06, 2014 4:43 PM
To: Bonney, Lucas
Cc: Mark Schefkind; Sandra Schefkind
Subject: Caroline Freeland Park

Hi Lucas,

I wanted to drop you a photo of the playground today. This is about 65% full compared with days deeper into spring/summer. It would also helpful for you to hear the noise level when the playground is only 65% full. It's for these reasons that it makes no sense to move the actual playground closer to the homes surrounding it. Let me know when you have time to visit the park during an actual "peak" time and we can evaluate together.

Thank you,

Greg

Bonney, Lucas

From: Bonney, Lucas
Sent: Thursday, April 03, 2014 3:24 PM
To: 'Greg'
Subject: RE: From Greg Marcus

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Likewise, Greg.

Best,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

-----Original Message-----
From: Greg [mailto:digitalmt@yahoo.com]
Sent: Saturday, March 22, 2014 7:07 PM
To: Bonney, Lucas
Subject: From Greg Marcus

Hi Lucas,

Nice meeting with you yesterday. Below is my contact information. Please feel free to reach out if you need any additional info.

All the best,

Greg

Greg Marcus
5009 Elm Street
Bethesda, MD. 20814
Cell 202-746-4111

Sent from my iPhone

Bonney, Lucas

From: Jeffrey Drichta <drichtaj@mac.com>
Sent: Monday, February 02, 2015 5:24 PM
To: Bonney, Lucas
Subject: Re: ADA Non-compliance in Bethesda

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Hey Lucas,

Great talking with you today! Thanks for the helpful information. I'll follow up with Nancy and keep you posted as appropriate.

Good luck with proceeding on the Caroline Freeland Park renovations. As a new Elm Street house owner with a baby on the way, I hope you're able to shepherd the project to completion soon! I love the latest designs; please let me know if I can provide support in any way.

My best,

Jeff
202.297.7124

On Feb 2, 2015, at 5:18 PM, Bonney, Lucas <lucas.bonney@montgomeryparks.org> wrote:

> Jeff,
> Following our conversation on the phone today, our (M-NCPPC Parks Department) ADA Compliance Manager gave me the following information:
>
> Nancy Greene is Montgomery County's ADA Compliance Manager. She can zero-in on areas of responsibility and who can address your concerns. Her phone number is 240-777-6023 or e-mail adacompliance@montgomerycountymd.gov .
>
> If the non-compliance is within Metro's jurisdiction (WMATA), Nancy might be able to give you some guidance or at least provide you with resources. You can also check the WMATA website www.wmata.com/accessibility/metroaccess_eligibility.cfm and look under the "accessibility resources" tab on the left side. There are several phone numbers depending on the nature of the complaint.
>
> I hope that you find this information helpful. Please contact me again if she does not respond within a week or so. Please confirm that you have received this email.
>
> Best,
> Lucas
>
> **Lucas Bonney, RLA**
> Project Manager / Park Development / Montgomery County Parks

Bonney, Lucas

From: Bonney, Lucas
Sent: Thursday, January 22, 2015 8:58 AM
To: 'josh@perelman.me'
Subject: RE: Caroline Freeland Park Meeting

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Josh,
I'll be updating the website shortly with the documents presented on Tuesday evening. I'll let you know when that is complete.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: josh@perelman.me [mailto:josh@perelman.me]
Sent: Tuesday, January 20, 2015 8:03 PM
To: Bonney, Lucas
Subject: Caroline Freeland Park Meeting

Lucas,

Thank you for giving us an update on the progress of the park. I was wondering if it is possible to get a copy of the presentation at tonights meeting. I am the acting secretary for the ECA and would like to have it for our files.

Thank you,

Josh Perelman

Bonney, Lucas

From: Bonney, Lucas
Sent: Monday, January 26, 2015 2:02 PM
To: 'Judy Gilbert Levey'
Cc: McManus, Patricia
Subject: RE: Thank you!

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Judy,
Wow, this is great information! We really like the mural and plan to preserve its view shed and relationship to the playground. The mural is currently located within the proposed fenced-in area and would not have fence placed in front of it. As we get into detailed design (years from now), we can assess the mural's condition and account for repairs, including details of how it interfaces with the playground.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

-----Original Message-----
From: Judy Gilbert Levey [mailto:j.levey@verizon.net]
Sent: Monday, January 26, 2015 1:22 PM
To: Bonney, Lucas
Subject: Re: Thank you!

Hi Lucas,

Thanks — this looks great. I do have one question -- I painted the mural on the garage wall of the house on Hampden Lane that is adjacent to the park and faces the pavilion. With the expanded play area including that area, did you have thoughts/plans for whether the wall would remain in view or would there be fencing or plants in front of it?

The garage wall may need some repair (there's some obvious moisture deterioration where it meets the ground) and if so, I may need to patch/repaint the mural so I wanted to find out about access and plans.

Judy

> On Jan 26, 2015, at 11:03 AM, Bonney, Lucas <lucas.bonney@montgomeryparks.org> wrote:
>
> Judy,
> We have posted a PDF of the presentation and a PDF of the illustrative plan to the Project's Website (click on this link):
http://www.montgomeryparks.org/pdd/cip/caroline_freeland_park.shtm
>

> When you get to the web page, scroll down to "Calendar and Meeting Notes". You'll see that we've added the January 20, 2015 "Presentation to Edgemoor Citizens Association" with links to "View the presentation" and "View the Preferred Plan."
>
> I've also revised the PowerPoint slightly to be more self-explanatory, in response to your suggestion below.
>
> I may post community comments once everyone has had a chance to review.
>
> Thank you,
> Lucas
>
> Lucas Bonney / M-NCPPC / 301-495-2572
>
> -----Original Message-----
> From: Judy Gilbert Levey [mailto:j.levey@verizon.net]
> Sent: Wednesday, January 21, 2015 11:35 AM
> To: Bonney, Lucas
> Cc: Josh Perelman
> Subject: Thank you!
>
> Hi Lucas,
>
> Thank you for the great presentation on Caroline Freeland Park — the latest plan clearly shows how much care and thought has gone into it. I wanted to send it out to our neighborhood assn members, but I see that the online site hasn't been updated with the new plan. Do you have a pdf copy I can link to? It might be best just to have the slides for the final plan — without your narration, it may not be clear that the earlier plans are provided as background to show how the latest plan was created.
>
> Thanks!
>
> Judy Gilbert Levey
> ECA President

Bonney, Lucas

From: Bonney, Lucas
Sent: Monday, November 24, 2014 3:48 PM
To: 'Judy Gilbert Levey'
Cc: McManus, Patricia
Subject: RE: Caroline Freeland Park Renovation

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Thanks Judy.

1/20/15 at 7:30PM works for us right now.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Judy Gilbert Levey [mailto:j.levey@verizon.net]
Sent: Monday, November 24, 2014 3:30 PM
To: Bonney, Lucas
Subject: Re: Caroline Freeland Park Renovation

Hi Lucas,

Would Tuesday, Jan 20th at 7:30 pm work for you? We need to get a place to hold the meeting — we'll try either for the regional services center or ask Sidwell Friends if we can meet in their meeting room.

Thank you —

Judy Gilbert Levey
ECA President

> On Nov 24, 2014, at 2:15 PM, Bonney, Lucas <lucas.bonney@montgomeryparks.org> wrote:
>
> Dear ECA Board of Directors:
> My name is Lucas Bonney and I am currently managing the Facility Plan project for the renovation of Caroline Freeland Park. We held two Community Meetings for this project in November 2013 and March 2014, where we solicited ideas and received feedback from residents within Edgemoor and the surrounding Bethesda neighborhoods as to the types of changes they would like to see occur (or not occur) in the park. A few of your members attended these meetings, including Ken Levinson, Elizabeth Brody, and Bill and Mary Fryer, to name a few.
>
> During the March 2014 meeting, Bill Fryer requested that we meet with the Edgemoor Citizens Association (ECA) once the plan had been developed further. Parks Staff has recently selected and

developed a Preferred Plan based on the comments we received during both Community Meetings and internal Parks Staff reviews.

We would like to schedule an informal meeting with ECA members to discuss the Preferred Plan. We are flexible to meet during the day or evening. Due to the upcoming holidays, a January 2015 meeting date might be best. Please advise how you would like to proceed.

Best Regards,
Lucas

Lucas Bonney, RLA
Project Manager / Park Development / Montgomery County Parks

The Maryland-National Capital Park & Planning Commission
9500 Brunett Avenue, Silver Spring, MD 20901
Phone: 301-495-2572 / Fax: 301-585-1921
lucas.bonney@montgomeryparks.org

Bonney, Lucas

From: Bonney, Lucas
Sent: Wednesday, March 11, 2015 4:46 PM
To: 'Mark Schefkind'
Subject: RE: Caroline Freeland park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Mark,
Thank you for your ongoing comments and support of this project.

In response to your specific comments below:

Vegetative Buffer – we can definitely add more evergreen trees for year-round benefits and noise abatement. We will have to strike a balance between enhancing the buffer while not encouraging sheltering of the homeless. I believe we can strike this balance during Detailed Design as we select specific plant species.

Lighting / Security – we are becoming increasingly aware of the playground posing as a late-night congregation spot for teenagers. I will make a note of this and coordinate further with Park Police to see what else can be done on a more consistent basis.

As a general note – all comments received during community meetings and email correspondence for this project will be noted and included in the Facility Plan Report that is presented to the Planning Board. For comments that are more detailed in nature, we intend to address those during the next phase of the project. Following Planning Board Approval of the Facility Plan and associated funding, we will eventually move into the Detailed Design / Construction Documentation phase. During this phase, there will be more opportunities for residents to comment on the details and development of the plan.

Again, thank you for your comments and continued support!

Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Mark Schefkind [mailto:mschefkind@yahoo.com]
Sent: Wednesday, February 11, 2015 8:52 AM
To: Bonney, Lucas
Subject: Caroline Freeland park

Dear Lucas,

I recently had the opportunity to view the latest Caroline Freeland park plan. As a resident of the adjacent neighborhood, I appreciate some of the components that were included (and excluded) that considered the nearby residents. Specifically, the buffer zone between the playground and the adjacent neighborhood. As an aside: could this buffer include more evergreen trees to maintain some

better barrier year round? I also feel that limiting the lighting to the walkways and avoiding bright lighting (as it is in the current plan) is a good idea. If the playground were to be lit as well, it sends a message that the playground is open at night which it is not. The playground is, unfortunately, a place where teenagers congregate late at night- often with rowdy and illicit behavior. Not only is it a potentially dangerous situation, it has disturbed my sleep on many occasions. Anything that can be done to discourage this behavior should be part of the plan and of course Park police should be enforcing the park rules.
I applaud your work on this project and again appreciate your considering the neighbors that live near the park.

Regards,

Mark and Sandy Schefkind
5008 Hampden Lane

Bonney, Lucas

From: Loungani, Prakash <PLOUNGANI@imf.org>
Sent: Thursday, April 03, 2014 3:13 PM
To: Bonney, Lucas
Subject: RE: Caroline Freeland Park renovation plans

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Dear Lucas: thank you very much for your e-mail and for these reassurances. I want to express again my gratitude to you and others at the Parks Commission. I will check with my wife on whether she feels a meeting would be useful. Best, Prakash.

-----Original Message-----
From: Bonney, Lucas [mailto:lucas.bonney@montgomeryparks.org]
Sent: Thursday, April 03, 2014 3:08 PM
To: Loungani, Prakash
Subject: RE: Caroline Freeland Park renovation plans

Mr. Loungani,

Thank you for your comments. I have the following response to your numbered comments below:

1. We are proposing to remove the overhead structure of the gazebo/pavilion, which currently attracts homeless and undesirable use. However, some of the plans preserved the stone base of the pavilion and/or mimic the original square shape. Rest assured, the covered structure will be removed.

2. Our Park Police and Maintenance staff are well aware of the questionable use by teenagers, etc.. Although the proposed plan seeks to offer renovated park amenities that deter these types of activities, it really comes down to policing efforts by our Park Police. We are working with Park Police to produce a plan that reflects their goals and initiatives related to deterring these activities.

3. We are not going to propose a fixed/permanent stage, nor an elevated "pad" that looks like a stage. However, we do believe in creating flexible spaces that offer the community the opportunity to congregate, while respecting the size of the park and adjacent uses. Determining what "that is" will take a long process of discussing the programmatic intricacies and designing the space to prevent activities that are not consistent with an urban park in close proximity to residential dwellings.

Just so you are aware, I met on site with your neighbor Greg Marcus a few weeks ago. I would be happy to meet with you on site as well to discuss the details of the plan options and any other concerns you might have. If you're interested, please let me know and I will work with your schedule.

Best Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

-----Original Message-----
From: Loungani, Prakash [mailto:PLOUNGANI@imf.org]
Sent: Monday, March 24, 2014 5:24 PM
To: Bonney, Lucas
Subject: Caroline Freeland Park renovation plans

Dear Mr. Bonney: I was writing to support the views expressed by my neighbors Randy Freedman and Mark Schefkind. Like them, I want to express my gratitude to the Montgomery Parks Commission for the upkeep of Caroline Freeland Park and for involving the neighborhood in the renovation plans.

I've lived right next to the park for over 20 years (we share a fence with the park). Based on what I have seen:

1. The gazebo should go. It is a locale for substance abuse. Beer cans and worse get thrown into our driveway after many of these occurrences. It seems odd to lavish attention on the location of every tree under the new plans but not to make a definite commitment to getting rid of the most obvious source of problems with the park.

2. Teenagers and tweens also use the park for things their parents probably do not want them to do. I think the park should cater largely to much younger kids. The size of the present playground area appears adequate for that purpose.

3. I understand that the idea of placing a "stage" next to a library has already been nixed. Thank you.

While I appreciate the effort that went into the three options I feel they were trying to fix things that ain't broke while not addressing the biggest problem, namely the use of the park, particularly after dusk, by people who are drinking or doing drugs.

Best,
Prakash.

Prakash Loungani
From Blackberry

Bonney, Lucas

From: Bonney, Lucas
Sent: Wednesday, March 11, 2015 4:18 PM
To: 'Randy Freedman'
Subject: RE: Comments re: Freeland Park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Randy,
Thank you for responding with the additional comments below. I hope that the current Facility Plan design has addressed some of your previous comments provided on 3/17/14, following Community Meeting #2. In specific response to your 2/11/15 comments below, we have removed the stage and existing pavilion from the proposed plan. Regarding lighting in general – we are planning to maintain the lighting levels currently provided in the park for security purposes, which includes upgrades to the lighting fixtures and their locations. The Parks Department still maintains the policy of park closure from sundown to sunup.

Following Planning Board Approval of the Facility Plan and associated funding, we will eventually move into the Detailed Design / Construction Documentation phase. During this phase, there will be more opportunities for residents to comment on the details and development of the plan.

We appreciate your comments and will include them in the Facility Plan Report that is presented to the Planning Board.

Thank you very much for your participation.

Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Randy Freedman [mailto:randyfreedman@covad.net]
Sent: Wednesday, February 11, 2015 8:03 AM
To: Bonney, Lucas
Subject: Re: Comments re: Freeland Park

Lucas:

In follow-up to my prior comments, I see that the Commission has proposed a final plan.

In that light, I wish to reaffirm my strong support for the following components of the revised plan:

1) elimination of the stage altogether

2) removal of the pavilion

3) extra lighting to be added.

Thank you.

Randy K. Freedman
5007 Hampden Lane
Bethesda, MD 20814
Cell: 240-305-3460

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On Mar 17, 2014, at 11:09 AM, Randy Freedman <randyfreedman@covad.net> wrote:

Dear Lucas:

Thank you for your prompt reply to my earlier email.

First, I wish to applaud the Montgomery Parks Commission for their efforts to revitalize Caroline Freeland Park, which are appreciated.
That being said, as a long-time resident and adjacent neighbor of the park, I have several concerns that I wish to share with you.

First and foremost, it is vitally important that any renovations to the park consider that it resides in a residential neighborhood. As a result, any changes that increase noise and traffic, or encourage evening usage, are blatantly inconsistent with this reality.

Further, the renovations should reflect the actual usage of the park, which has two primary daytime uses: 1) a playground for children;
and 2) lunchtime dining.

Among the three options presented, A or B seem preferable, but the presence of a stage in all three options is seriously disconcerting.
From a resident's point of view, I see no value in the stage whatsoever.

First, use of a stage for public presentations is directly in conflict with placement of the park in a residential neighborhood. Even if use of the stage is limited to lunchtime activity, many local residents (including myself) work from home and an increase in daytime noise is unacceptable and arguably an intrusion into our ability to quietly enjoy our homes.

Second, and overwhelmingly illogical (bordering on downright idiotic), the stage would be placed immediately adjacent to a library. Assuming use of the stage would not be limited solely to pantomime performances, where is any logic in situating a noise-producing resource such as a stage next to an established and heavily used public library.

As a frequent user of the library, the concept of an adjacent stage is insulting.

Regardless of which Option is chosen, there are some basic considerations that are important to the immediate neighbors bordering the Park,
which include:

-having adequate trash receptacles

-having adequate night-time lighting

-keeping closure at dusk

-avoiding any structures that would allow/encourage homeless to sleep in the park

-keeping the tail end of Hampden Lane car-free

-retaining a direct path across the Park to walk to Giant from Hampden Lane

In closing, I was unable to attend the most recent hearing due to business travel, and I know many of my adjacent neighbors also had scheduling conflicts.

Based on comments from my immediate neighbors who did attend the hearing, it is my understanding that a majority of attendees were parents with small children who do not live within earshot of the park and would be unaffected by renovations that increase noise, traffic and collateral trash spillage onto nearby yards.

Regardless of the reason for this imbalance of representation at the hearing, pleased be advised that I consider this a very serious matter. And I remain concerned that the renovations as currently contemplated will result in a dramatic intrusion by the county upon my entitlement to quietly enjoy my home.

I welcome the opportunity to discuss my concerns directly with you, and perhaps due diligence demands that all residents that live adjacent to or relatively nearby the park should be sent a survey encouraging direct response to the renovation proposals.

Thank you for your consideration of my above comments.

Randy K. Freedman
5007 Hampden Lane
Bethesda, MD 20814
Cell: 240-305-3460

****
****

On Mar 14, 2014, at 4:35 PM, Bonney, Lucas <lucas.bonney@montgomeryparks.org> wrote:

Randy,
Thanks for your note. I will add your email to my community contacts list for this project. Once we've packaged together the materials and comments from the meeting, I'll be posting that to the project's website. I'll send you and others an email notice once that has been done.

As for Hampden Lane – all concepts recommend maintaining (and improving) the bollards and limited access as it is right now. We are recommending that the payment be improved and re-organized slightly, while still allowing clear access for emergency and maintenance vehicles.

Thank you and have a great weekend.

Regards,
Lucas

Lucas Bonney */ M-NCPPC / 301-495-2572*

From: *Randy Freedman [mailto:randyfreedman@covad.net]*
Sent: *Thursday, March 13, 2014 5:23 PM*
To: *Bonney, Lucas*
Subject: *Query re Freeland Park*

Hi Lucas:

My name is Randy Freedman and I live at 5007 Hampden Lane, which is very close to Freeland Park.

I was out of town on business on 3/12/14 and unable to attend the meeting.

*Am I correct that all three options do **not** include opening the tail end of Hampden Lane to vehicular traffic from Arlington Road (other than perhaps emergency vehicles)?*

Would it possible to receive PDF's of the three options with applicable legends of intended uses?

Also, is there a mailing list for future hearings involving this project?

Thank you.

Randy Freedman
5007 Hampden Lane
Bethesda, MD 20814
Cell: 240-305-3460

Bonney, Lucas

From: Bonney, Lucas
Sent: Thursday, March 20, 2014 3:23 PM
To: Randy Freedman
Cc: Bennett Caplan
Subject: RE: Comments re: Freeland Park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Randy,
Thank you for your thorough and thoughtful comments. As we develop the preferred plan, we will be very sensitive to your concerns (and those of your neighbors) and will strive to strike the right balance between that and the desires of the surrounding community who look forward to having a flexible gathering space within the park. We agree that a stand-alone stage is inappropriate for that use and may send the wrong message.

For purposes of consistency, we will be posting Options A, B, and C to the website as they were presented the night of March 12th (as a public record). Therefore, the "stage" label will still be visible. We intend to modify the drawings further (including this label and design) to incorporate the various comments that we have received, including yours. Later on, the preferred plan will be posted for public comment, and I will make sure that you (and others that have contacted me) are on that distribution list.

Please let me know if you have further questions.

Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Randy Freedman [mailto:randyfreedman@covad.net]
Sent: Monday, March 17, 2014 11:10 AM
To: Bonney, Lucas
Subject: Comments re: Freeland Park

Dear Lucas:

Thank you for your prompt reply to my earlier email.

First, I wish to applaud the Montgomery Parks Commission for their efforts to revitalize Caroline Freeland Park, which are appreciated.
That being said, as a long-time resident and adjacent neighbor of the park, I have several concerns that I wish to share with you.

First and foremost, it is vitally important that any renovations to the park consider that it resides in a residential neighborhood. As a result, any changes that increase noise and traffic, or encourage evening usage, are blatantly inconsistent with this reality.

Further, the renovations should reflect the actual usage of the park, which has two primary daytime uses: 1) a playground for children;
and 2) lunchtime dining.

Among the three options presented, A or B seem preferable, but the presence of a stage in all three options is seriously disconcerting.
From a resident's point of view, I see no value in the stage whatsoever.

First, use of a stage for public presentations is directly in conflict with placement of the park in a residential neighborhood. Even if use of the stage is limited to lunchtime activity, many local residents (including myself) work from home and an increase in daytime noise is unacceptable and arguably an intrusion into our ability to quietly enjoy our homes.

Second, and overwhelmingly illogical (bordering on downright idiotic), the stage would be placed immediately adjacent to a library. Assuming use of the stage would not be limited solely to pantomime performances, where is any logic in situating a noise-producing resource such as a stage next to an established and heavily used public library.

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which include:

-having adequate trash receptacles

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In closing, I was unable to attend the most recent hearing due to business travel, and I know many of my adjacent neighbors also had scheduling conflicts.

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Regardless of the reason for this imbalance of representation at the hearing, pleased be advised that I consider this a very serious matter. And I remain concerned that the renovations as currently contemplated will result in a dramatic intrusion by the county upon my entitlement to quietly enjoy my home.

I welcome the opportunity to discuss my concerns directly with you, and perhaps due diligence demands that all residents that live adjacent to or relatively nearby the park should be sent a survey encouraging direct response to the renovation proposals.

Thank you for your consideration of my above comments.

Randy K. Freedman
5007 Hampden Lane
Bethesda, MD 20814
Cell: 240-305-3460

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****

On Mar 14, 2014, at 4:35 PM, Bonney, Lucas <lucas.bonney@montgomeryparks.org> wrote:

Randy,
Thanks for your note. I will add your email to my community contacts list for this project. Once we've packaged together the materials and comments from the meeting, I'll be posting that to the project's website. I'll send you and others an email notice once that has been done.

As for Hampden Lane – all concepts recommend maintaining (and improving) the bollards and limited access as it is right now. We are recommending that the payment be improved and re-organized slightly, while still allowing clear access for emergency and maintenance vehicles.

Thank you and have a great weekend.

Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Randy Freedman [mailto:randyfreedman@covad.net]
Sent: Thursday, March 13, 2014 5:23 PM
To: Bonney, Lucas
Subject: Query re Freeland Park

Hi Lucas:

My name is Randy Freedman and I live at 5007 Hampden Lane, which is very close to Freeland Park.

I was out of town on business on 3/12/14 and unable to attend the meeting.

Am I correct that all three options do **not** include opening the tail end of Hampden Lane to vehicular traffic from Arlington Road (other than perhaps emergency vehicles)?

Would it possible to receive PDF's of the three options with applicable legends of intended uses?

Also, is there a mailing list for future hearings involving this project?

Thank you.

Randy Freedman
5007 Hampden Lane
Bethesda, MD 20814
Cell: 240-305-3460

Bonney, Lucas

From: Bonney, Lucas
Sent: Friday, March 14, 2014 4:27 PM
To: Sandra Schefkind
Subject: RE: Caroline Freeland Park,

Categories: Green Category

Sandra,
Thank you for sending me these additional comments. I really appreciate your points of view.
I will be sure to incorporate these suggestions as we move forward.

Thank you and have a great weekend.

Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Sandra Schefkind [mailto:sandmschef@yahoo.com]
Sent: Thursday, March 13, 2014 10:10 PM
To: Bonney, Lucas
Subject: Caroline Freeland Park,

Hello Lucas,

We were glad to attend the meeting last evening regarding the proposals for renovating Caroline Freeland Park.
Although we feel that the park renovations are a wonderful addition to the community, we hope that the plans can be respectful of the surrounding residential neighborhood.

We hope that adequate consideration is being given to those neighbors of varying ages living near the park. The playground should comprise a portion of the park but not overwhelm it so that the park is available for picnics, reading, chess games, and more.

There needs to be adequate perimeter buffering particularly around the playground- some green space with additional trees and a noise reducing barrier would serve this purpose without compromising the design of the park.

We don't remember that a stage area was a request of the neighbors during the first meeting; yet this was proposed in all three options during the meeting. We do not think that there is enough space or capacity to offer a stage area in such a small park. The purpose of the park should be to offer green space, play, and tranquility to the growing urban spaces.

There was not a large turnout for the meeting last night and very little representation of those who live closest to the park. We hope that the opinions of all stakeholders will be taken into consideration in the final plans. We thank you and the other members of the planning and development team for your creativity and dedication to serve the entire community.

Regards,

Sandy and Mark Schefkind
5008 Hampden Lane

Bonney, Lucas

From: Farquhar, Brooke
Sent: Tuesday, January 08, 2013 4:23 PM
To: Scott Goldberg
Cc: Bolt, Chad; Bonney, Lucas
Subject: RE: Caroline Freeland Urban Park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Hello Scott,
We will look at all the parks in Bethesda during our site selection analyses for dog parks. As I am sure you can understand, there are likely to be many ideas for what facilities should go into the renovation of Caroline Freeland and the other parks in Bethesda as we look for sites for the most needed facilities, including dog parks, community open space, community gardens, etc. I am copying the staff who will manage the next stage of renovation for Caroline Freeland so they are aware of your opinion. They will be conducting a public outreach process to come up with plans that will hopefully create the best possible combination of amenities in that park.

Thanks for your input.

Brooke Farquhar
Master Planner Supervisor, Park and Trail Planning
Park Planning and Stewardship Division
M-NCPPC Department of Parks, Montgomery County
301-650-4388
Brooke.Farquhar@montgomeryparks.org

From: Scott Goldberg [mailto:scottevangoldberg@gmail.com]
Sent: Monday, January 07, 2013 1:00 PM
To: Farquhar, Brooke
Cc: Bolt, Chad
Subject: Re: Caroline Freeland Urban Park

Hello Brooke,

Thanks for getting back quickly with a detailed rubric for park selection. Is there a formal or informal way to go outside those metrics if possible? I lived less than a block from there for almost 5 years and while the park is on the smaller side and close to a few homes, there is a HUGE concentration of dogs in the immediate area and, in my humble opinion, a well-used dog park that took up maybe half the space that is there now would be a better utilization of the park than how people use it now. ***With the exception that the new playground is awesome and should stay as it is.***

Have a great week,
Scott Goldberg

On Mon, Jan 7, 2013 at 12:16 PM, Farquhar, Brooke <Brooke.Farquhar@montgomeryparks.org> wrote:

Hello Chad,
Happy New Year to you too. We have drafted a preliminary program of requirements for Caroline Freeland Urban Park to guide the facility plan, and it does not include a dog park. The reason is that the park is quite small, is heavily used for other purposes, and is quite close to residences. Based on our research of other urban dog parks, we believe the minimum size should be 10,000 square feet, which would take up a large area of the park. Since a fenced dog park cannot be used for other purposes, it would greatly reduce the utility of the park for sitting, playing, and informal gathering. However, we realize there is a need for urban dog parks in Bethesda, and will conduct a site selection analysis in and around the CBD. We do welcome ideas from the CAB and will schedule a meeting with them as part of our outreach.
Thanks so much for keeping us informed.
Brooke

Brooke Farquhar
Master Planner Supervisor, Park and Trail Planning
Park Planning and Stewardship Division
M-NCPPC Department of Parks, Montgomery County
301-650-4388

-----Original Message-----
From: Bolt, Chad [mailto:Chad.Bolt@montgomerycountymd.gov]
Sent: Sunday, January 06, 2013 11:02 AM
To: Farquhar, Brooke
Cc: scottevangoldberg@gmail.com
Subject: Caroline Freeland Urban Park

Hi Brooke,

Happy New Year to you! I'm wondering if the Parks Dept has given any consideration to Caroline Freeland Urban Park as part of its dog park site selection process. Scott Goldberg, a constituent of ours and a member of the Western Montgomery County Citizens Advisory Board, suggested that it might be a good fit there. (I've copied him here.)

If they're interested, is there a role for the CAB's to play in submitting ideas during the site selection process?

Chad

Chad Bolt
Legislative Aide
Office of Councilmember Berliner

ADDITIONAL COMMUNITY COORDINATION

The Edgemoor Neighborhood Watch consists of the 5 blocks that are nearest to the Caroline Freeland Park: Elm, Clarendon, Hampden, Beverly, and Edgemoor Lane. As members of this community, we share a vested interest in our neighborhood. Recently we held a first planning meeting, established a forum, and met with leaders.

Park Issues include:
Homeless-Loitering, sleeping on benches and behind library, soliciting
Teenagers after dark
Alcohol bottles, used condoms, burnt matches, trash
Graffiti
Park benches are too long so they encourage sleeping
Dead trees near the playground are safety issue
Are there renovations planned for the park?
Barricades often knocked over

Recommendations:
Signage-Curfew at dusk, Park closed after dark, If you have safety concerns,call park police at…
More regular police presence especially needed weekends after 10 pm
Neighborhood Watch
Clean up brigade
Put wood slats between benches
Remove and replace dead trees
No lights in the playground area but keep low lights along the path
Metal barricades

Sandy and Mark Schefkind
5008 Hampden Lane
301-365-8720 cell 301-346-8242
mschefkind@yahoo.com
sschefkind@yahoo.com

6/22/13 on-site meeting w/ Bill Tyler & Park Police

PLAN REVIEW / AGENCY COORDINATION

COMMISSION ON PEOPLE WITH DISABILITIES (CPWD)

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

MEETING NOTES

MEETING DATE: October 8, 2014
RE: Caroline Freeland Urban Park Facility Plan – Presentation to the Commission on People with Disabilities (CPWD)
MEETING LOCATION/TIME: Montgomery County Executive Office Building, 101 Monroe Street, Rockville, MD / 6:00-7:30PM
ATTENDEES: Lucas Bonney (presenter), Tricia McManus, Bob Green
GOAL OF MEETING: To present the latest renovation plans (15% Design - Final) to the CPWD and receive feedback.

COMMENTS RECEIVED FROM COMMISSION MEMBERS (CPWD):

1. Ramp at Front Entrance – consider designing entrance without steps, accessible ramp only. Look at ramp/step configuration that considers universal access (corner of Arlington Road / Elm Street).
    a. M-NCPPC response (thoughts): we will study how we can re-configure the entrance (could flare the ramp open to seem less like a 'back entrance').
2. Accessible Route Signage - Provide a sign at the front entrance that identifies the accessible route (at a minimum, related to previous ramp comment). Could be placed on the wall or some other discrete location.
3. Flexible Seating – flexible chairs could be a problem for patrons with low vision (or no vision), especially if the chairs are scattered and not collected and stacked in a particular location.
    a. M-NCPPC response (thoughts): Study how to retain the flexible furnishings and if any signage needs to be incorporated with seating stacking area (if there is an area) or on the seating itself (?).
4. Playground – Is it accessible?
    a. M-NCPPC response (thoughts): Yes, the playground is and will be accessible. The design proposes rubber surfacing for the entire space.
5. Seating Height – some disabled patrons may not be in a wheelchair, but rather may have difficulties getting up from a seated position. Will there be consideration of modifying the height of seating to accommodate this challenge?
    a. M-NCPPC response (thoughts):we will consider seating options with a 20" height for example. Some lines of furnishings offer higher seating for this very reason.
6. Can people rent the park?
    a. M-NCPPC response (thoughts): No, the park cannot be rented.

7. Will there be restrooms available at this park?
    a. M-NCPPC response (thoughts): Due to the small size of the park, we will not be offering any permanent or temporary restrooms. The library next door has public restrooms available for use.
8. Will brick be installed anywhere?
    a. M-NCPPC response (thoughts): Yes, we are proposing brick along the Arlington Road sidewalk, which is per the Bethesda Streetscape Standard. We will comply with the brick installation detail by CPWD.
9. Bus Transit – check for bus stop locations and sure they are accessible. If there are no stops, then we might want one at the park's location.
    a. M-NCPPC response (thoughts): We will study this.
10. Overall Design – it's not entirely clear that you (M-NCPPC) understands who your audience is for this park? Kids or elderly? Are there low chairs for kids?
11. Is there any accessible parking? Can it be provided at the adjacent library? Others said: no, not a good idea at the library! Others said: some disabled people spend all of their energy to get to a park, so parking is also important for those not in a wheelchair.
    a. M-NCPPC response (thoughts): this is a challenge, since we have limited space. We usually don't provide parking in urban parks, since we want to encourage walking (sidewalk use) and local transit (serving the local neighborhoods). The park is a quarter-mile from metro. We will look into the possibility of a few spaces around the terminus of Hampden Lane. (Could consider / assess accessible parking on Elm Street – a location near the playground would be great as it would provide a more direct accessible route to the play area and the central seating areas under the trees)
12. There will be and opportunity for public testimony during the presentation of the project to the Planning Board in spring 2015.

END

DEPARTMENT OF PERMITTING SERVICES (MC-DPS)

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

March 30, 2015

Ms. Shannow Woodrow
Vika Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown, MD 20874

Re: Stormwater Management ***CONCEPT*** Request
for Caroline Freeman Park
Preliminary Plan #: N/A
SM File #: 269675
Tract Size/Zone: 1
Total Concept Area: 1.1ac
Lots/Block: N/A
Parcel(s): A
Watershed: Muddy Branch

Dear Ms. Woodrow:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals to the maximum extent practicable via the use of micro biofiltration and a rain garden.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

2. An engineered sediment control plan must be submitted for this development.

3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

4. The proposed water quality inlets shown for MS4 credits are not being considered for SWM treatment. Safe conveyance through the system must be demonstrated and approval from the MCROW section must be provided for use in the proposed locations.

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

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 Thomas Weadon at 240-777-6309.

Sincerely,

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

MCE: TEW

cc: C. Conlon
SM File # 269675

ESD Acres:	.61ac
STRUCTURAL Acres:	N/A
WAIVED Acres:	.39ac

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

December 2, 2014

Shannon Woodrow
Vika Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown, MD 20874

Re: Stormwater Management ***CONCEPT*** Request
for Caroline Freeland Park
Preliminary Plan #: N/A
SM File #: 269675
Tract Size/Zone: 1
Total Concept Area: 1.10ac
Lots/Block: N/A
Parcel(s): A
Watershed: -Muddy Branch

Dear Ms. Woodrow:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **unacceptable**. The stormwater management concept proposes to meet required stormwater management goals via the use of micro biofiltration and a request for waiver.

Please submit a revised stormwater management concept for review and approval. All submissions must be accompanied by a resubmittal application. Concept resubmissions do not require submission of additional review fees. The revised submission must incorporate the following items:

1. Provide a geotechnical evaluation and report for this proposed development.

2. Additional justification supporting the request for a waiver will be required. Can infiltration type practices such as pervious pavements or landscape infiltration be utilized?

3. Can a micro biofilter be used in the untreated drainage area? Tree preservation may not be an acceptable reason for the request for waiver.

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

If you have any questions regarding these actions, please feel free to contact me at 240-777-6309

Sincerely,

Thomas Weadon

Thomas Weadon, Permit Services Specialist
Water Resources Section
Division of Land Development Services

MCE: me CN 269675

cc: SM File # 269675

ESD Acres:	Denied
STRUCTURAL Acres:	N/A
WAIVED Acres:	Denied

Kent Hipp

From: Farhadi, Sam <Sam.Farhadi@montgomerycountymd.gov>
Sent: Wednesday, February 11, 2015 3:05 PM
To: Shannon N. Woodrow
Subject: RE: Caroline Freeland Urban Park

Hi Shannon,

As we discussed yesterday, for a project that goes to permit from a discussion item, MCDOT reviews the discussion item and MCDPS reviews the permit drawings.

Sam

M-NCPPC DEPARTMENT OF PLANNING / MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION (MC-DEP)

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

November 19, 2014

Ms. Lucas Bonney, Project Mgr.
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, MD. 20901

Re: Forest Conservation Exemption 42014083E; Caroline Freeland Park

Dear Ms. Bonney:

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Exemption Request submitted on November 18, 2014 for the plan identified above, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(s)(1) because this activity is being conducted on a tract less than 1.5 acres with no existing forest, or existing specimen or champion tree, and the afforestation requirements would not exceed 10,000 square feet.

An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The owner representative, construction superintendent, Forest Conservation inspector, Parks Department arborist, private MD. Licensed tree expert, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

If you have any questions regarding these actions, please feel free to contact me by email at david.wigglesworth@montgomeryplanning.org or at (301) 495-4581.

Sincerely,

David W. Wigglesworth

David Wigglesworth
Sr. Planner
Development Applications & Regulatory Coordination

CC: Nina Paterno (Vica)
42014083E

Bonney, Lucas

From: Wigglesworth, David
Sent: Wednesday, November 19, 2014 2:46 PM
To: Bonney, Lucas
Cc: paterno@vika.com; gwarholic@dewberry.com; Burkes, Colter; Thomas, Holly; Markovich, Joe
Subject: 42014083E; Caroline Freeland Park
Attachments: 42014083E_CarolineFreelandPark_dw.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

The following Forest Conservation exemption plan was confirmed: 42014083E; Caroline Freeland Park.

Construction has started on this site. Please contact Stephen Peck ASAP for a pre-construction meeting and invite the other required personnel.

Thanks,

David Wigglesworth
Sr. Planner

M-NCPPC, Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD. 20910
301-495-4581

MARYLAND
DEPARTMENT OF
NATURAL RESOURCES

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
Joseph P. Gill, Secretary
Frank W. Dawson III, Deputy Secretary

RECEIVED
8/2/13
VM1848A

July 30, 2013

Nina Paterno
VIKA Maryland, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874

RE: Environmental Review for Caroline Freeland Park, Parcel A, Block 23C, Edgemoor, 7216 Arlington Road, Bethesda, Montgomery County, MD.

Dear Ms. Paterno:

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

Lori A. Byrne

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2013.1067.mo

DEVELOPMENT REVIEW COMMITTEE (DRC)

MONTGOMERY COUNTY DEPARTMENT OF PLANNING (M-NCPPC) - AREA 1

Bonney, Lucas

From: Conlon, Catherine
Sent: Friday, January 16, 2015 6:18 PM
To: Bonney, Lucas; Newhouse, Rachel
Subject: Caroline Freeland Renovation plans
Attachments: Caroline Freeland.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Attached please find a summary of the comments received for the project above. This project will be discussed by the DRC committee at 11:35am on the Jan. 20, 2015 DRC agenda.

Cathy Conlon, Supervisor
M-NCPPC
Development Applications and Regulatory Coordination Division
8787 Georgia Avenue, Silver Spring, MD 20910
catherine.conlon@montgomeryplanning.org
phone: 301-495-4542
fax: 301-495-1306

PRE-DRC COMMENTS for the JAN 20, 2015 DRC

11:30am CAROLINE FREELAND PARK FACILITY (Discussion Item)

AREA TEAM 1:

Comments to your bullets from email dated January 6, 2015:

- You will probably need to coordinate with DPS right-of-way for the access permit and brick pavers along Arlington and Elm. My experience is that DOT will defer to DPS except for the lighting which I believe goes to DOT. We support the standard Bethesda globe lights along the frontage. As a heads up, DPS and DOT may ask for a Design Exception package for items that are consistent with their typical standards. Since the plan is not specific on material types, you may get feedback regarding materials they would want to see in their right-of-way.
- We will defer to the other agencies for this comment.
- We will defer to DPS and DOT on parking spaces within the public right-of-way. I don't believe Arlington Road is in the PLD (parking lot district) so they may not need to weigh in.
- The plans are difficult to read with respect to the location of the pole and wire at the intersection of Arlington and Elm. Your note regarding the relocation is "at the discretion of … Parks" should probably include PEPCO as well. Utilities are a big expense. You may want to have this nailed down now because if the poles are relocated onto Park property it may impact some of the other elements in your plans.

Sheet L1.10

1) The proposed street trees and associated tree panels on Arlington should be consistent with the Bethesda Streetscape Standards for tree pits, amended soil panels, etc. Detail standards should be included on the plans.
2) Clarify what the bold diagonal lines running north to south along Arlington Road represent.
3) Are the litter and recycling receptacles and the mailboxes located on a concrete pad.
4) Planning staff usually advises developers that if a commissioned art piece is removed, relocated, replaced or decommissioned to coordinate with the Art Review Panel. Molline Smith who is the Commission liaison developed guidelines. You may want to follow up with her at 301 495 4573. The sculpture is currently very prominent and interactive but does not appear that the relocated sculpture will have the same impact in its new location.
5) Please clarify if there are two types of fences around the playground. The symbols are different.

Master Plan (new Bethesda Downtown Plan)

1) A significant amount of streetscape improvements along Arlington Road is proposed as part of this improvement plan. During the BDP planning process MC-DOT had suggested potential redesign of Arlington Road that may have included bike lanes and other travel lane reconfigurations. Since then MC-DOT has backed away from the re-design, however Park staff should coordinate with MC-DOT/DPS to verify that the park improvements coordinate with any other redesign discussions contemplated by MC-DOT for Arlington Road.
2) The current draft of the BDP Concepts indicate the acquisition of the single family residence NW of the park. The team suggests that the design of the proposed improvements be comprehensive and take the acquisition of that property into future consideration. Please keep in mind that historically acquisitions of land for parks may take 10+ years and therefore the improvements to the park must be able to stand on its own till that time.

Environment

1. The flagstone path bisects the park visually, and more importantly physically. The boulders proposed along the south side create a new barrier to the shaded picnic tables will inhibit the natural tendency of park users to 'roam' around a park. Are the boulders acting as a retaining

wall? If so, how about integrating something playful that kids and adults can climb over and through instead of what appears to be an obstacle for full park use.

2. There is a lot of impervious surface proposed for the walkways. This is a golden opportunity for us to remove impervious surfaces and replace them with porous surfaces… at least on some pathways. This is Bethesda and we need to demonstrate sustainability practices and materials. It's a perfect opportunity for porous pavers/porous concrete/or porous asphalt. Although financially it's a bit more per square foot the costs are returned over time due to reduce maintenance and repairs costs. The surfaces also require less salt AND they provide better heat island reduction levels.
3. The stormwater management plan is requesting a waiver for 801/sq.ft of continuous untreated stormwater runoff. If Parks puts in porous surfaces, they would eliminate the need for a waiver and demonstrate better, smart, and state of the art park practices. A waiver means we are asking DPS to allow us to be in "non-compliance" with our county stormwater regulations. We require developers to be in compliance and they are building high-rises on small footprints. We need to rethink this waiver and require full compliance with the stormwater law.
4. The plan is proposing the removal of 3 very large (over 24" dbh) Leyland cypresses. Although the plan received a forest conservation exemption, the removal of healthy, mature trees in an urban setting needs to be seriously considered. Without the grading plan, it's hard to tell but it looks like tree #4 may be able to be retained. Is that possible?

DPS-SWM:

- SWM# 269675 – Tom Weadon
- Denied 12/02/14
- Provide a geotechnical report and additional justification for a waiver.

FRS:

- Provide details on alternative access across Hampden Lane: specific surface, subgrade, turning radii, width, etc.
- Maintain free and clear access

DOT (RT):

1. Elm Street
    a. MPoH – Residential Primary – 60 feet of right of way
    b. Bike lanes
        i. Montgomery Planning Interactive Bikeways Map: Proposed bike lanes shown for Elm Street along this stretch.
        ii. Bethesda CBD Sector Plan: Map shows Class 2 Bikeway (On street in CBD, one way bikeway with striped lanes adjacent to parking) shown for Elm Street along this stretch. Map shows Elm Street to be Biker Friendly Areas East of Arlington Road.
        iii. Countywide Bikeway Network Concept Plan: Proposed Route # BL-7 bike lanes for Elm Street from Exeter Road to Wisconsin Avenue.
    c. Parallel parking– the street is too narrow to allow for parking (answers third bullet in Mark Pfefferle email dated 1/6/15)
2. Arlington Road
    a. MPoH – Arterial – 80 right of way
    b. Bicycle Facilities: MCDOT has been working with a consultant and should have a completed traffic study analyzing Arlington Road for bicycle facilities.
3. Hampden Lane
    a. Bicycle facilities: is in a Biker Friendly Area East of Arlington Road.
    b. Parking at end of street – we would not allow for parking at the end of the street (answers third bullet in Mark Pfefferle email dated 1/6/15)

The following items must be addressed prior to issuance of a permit and bond for any work in the rights-of-way:

4. Provide plans in an engineering scale
5. Show all existing topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, utilities, rights of way and easements, etc.) on the preliminary plan.
6. Provide storm drainage and/or flood plain studies, with computations, in accordance with the November 2013 updated MCDOT Drainage Design Criteria, for any site drainage to County-maintained storm drain facilities. Analyze the capacity of the existing public storm drain system and the impact of the additional runoff. Include spread computations in the impact analysis.
7. Dimension rights of way and sidewalks on the plan
8. Since the site is owned by Park and Planning, we are not recommending a public access easement; however, an agreement between park and planning and the Bethesda Urban district may be required for the maintenance of the sidewalk. The maintenance of the "driveway apron" along Arlington Road will be maintained by Park and Planning.
9. Provide Bethesda streetscape standards along Arlington Road (answers first bullet in Mark Pfefferle email dated 1/6/15)
10. Remove bollards from the right of way
11. Hampden Lane
    a. Provide a rolled curb at the end of the road to allow for emergency vehicle access.
12. Emergency access (answers second bullet in Mark Pfefferle email dated 1/6/15)
    a. Must meet Fire Department requirements. The applicant will construct a 20 foot wide alternative pavement surface (as approved by Montgomery County Fire & Rescue Services and the Department of Permitting Services) from Hampden Lane to Arlington Road for emergency vehicles. The alternative pavement surface will need to be of sufficient thickness/depth to bear the load of a fully-loaded fire truck. To discourage vehicle movements vehicle movements within those limits, the permit plans will also include construction of 6 inch rolled concrete curb and gutter (MCDOT standard no MC-1010.01) perpendicular to the travel way at each end of the alterative pavement surface; appropriate signage (to be confirmed on the Signing and Marking Plan at the permit stage) will also be installed. Bollards (or other similar restrictive measures) will not be allowed within the public right-of-way.
13. Provide dual ADA ramps instead of one at the Arlington Road and Elm Street intersection along your site frontage. The location proposed dual ramps in conjunction with the existing utility pole need to be analyzed. (answers last bullet in Mark Pfefferle email dated 1/6/15)
14. Proposed street trees along Arlington Road should not interfere with the power lines.
15. Provide a buffer with 5 foot wide sidewalk along Elm Street. Sidewalk should transition into existing sidewalk along adjacent properties.
16. Maintain a minimum 5 ft continuous open sidewalk (no grates) along all public street frontages.
17. Show the existing 24" wide WSSC easement on the site
18. Bike racks
    a. Who will maintain the racks in the right-of-way?
    b. The bike racks appear to impede the bus stop along Arlington Road.
19. A bus Stop is located along Arlington Road
    a. Any modifications to the bus stop must be coordinated with Stacy Coletta, who can be reached at 240-777-5836.

b. Provide an ADA compliant (minimum of 5 feet wide and 8 feet back from the face of curb) bus pad along Arlington Road
c. Ensure that the bike racks do not impede passengers from getting on and off the bus.

DEP:

- The use of public (community) water service for this project is consistent with the existing W-1 water category designated for this site.
- The use of public (community) sewer service for this project is consistent with the existing S-1 sewer category designated for this site.
- Will the 30-percent design show all existing public water and sewer mains on and adjacent to the site?

Bonney, Lucas

From: Kronenberg, Robert
Sent: Tuesday, January 13, 2015 8:18 AM
To: Bonney, Lucas
Subject: RE: caroline freeland park

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Green Category

Lucas,

As a follow up to the pre-DRC meeting yesterday, please note the following comments:

MC Fire and Rescue: An ADA space in the Hampden Lane extended right-of-way would not be supported since this extension is currently being used as a fire lane.
Any changes to the material pavement in Hampden Lane extended needs to be FRS approved for fire/safety vehicles

DPS-SWM: The SWM concept is denied (issues with the micro bio-filters and the application doesn't meet volume requirements)

- DOT was not at the pre-DRC meeting.
- Discussion of Arlington Road changes-no real impact to DPS or FRS
- Coordinate with PEPCO on the utility pole relocation.
- Discussed master plan recommendation of park property acquisition.

That is it. Not too much discussion on the park other than what is noted above.

Robert A. Kronenberg | Chief, Area 1
The Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring, Maryland 20910
Robert.Kronenberg@montgomeryplanning.org
T 301 495-2187 F 301 495-1304

From: Bonney, Lucas
Sent: Monday, January 12, 2015 3:09 PM
To: Kronenberg, Robert
Subject: RE: caroline freeland park

Thanks, Robert. I've replied to Dan.

Lucas Bonney / M-NCPPC / 301-495-2572

From: Kronenberg, Robert
Sent: Monday, January 12, 2015 12:46 PM
To: dmuller@bidclerk.com
Cc: Bonney, Lucas
Subject: caroline freeland park

Daniel,

I just left you a message regarding the referenced park site. Please contact Lucas Bonney at Parks who is the manager for this project. He is copied. thanks

Robert A. Kronenberg | Chief, Area 1
The Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring, Maryland 20910
Robert.Kronenberg@montgomeryplanning.org
T 301 495-2187 F 301 495-1304

Bonney, Lucas

From: Kronenberg, Robert
Sent: Friday, January 09, 2015 9:26 AM
To: Bonney, Lucas; Newhouse, Rachel
Cc: DeOcampo, Marc; Howerton, Leslye; Farquhar, Brooke; Schneider, Tina; Shipman, Laura; Folden, Matthew; McManus, Patricia; Pfefferle, Mark
Subject: RE: Review of Caroline Freeland Renovation plans

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Lucas,

Below are the draft comments from Area 1 for the January 12 pre- DRC:

Comments to your bullets from email dated January 6, 2015:

- You will probably need to coordinate with DPS right-of-way for the access permit and brick pavers along Arlington and Elm. My experience is that DOT will defer to DPS except for the lighting which I believe goes to DOT. We support the standard Bethesda globe lights along the frontage. As a heads up, DPS and DOT may ask for a Design Exception package for items that are consistent with their typical standards. Since the plan is not specific on material types, you may get feedback regarding materials they would want to see in their right-of-way.
- We will defer to the other agencies for this comment.
- We will defer to DPS and DOT on parking spaces within the public right-of-way. I don't believe Arlington Road is in the PLD (parking lot district) so they may not need to weigh in.
- The plans are difficult to read with respect to the location of the pole and wire at the intersection of Arlington and Elm. Your note regarding the relocation is "at the discretion of … Parks" should probably include PEPCO as well. Utilities are a big expense. You may want to have this nailed down now because if the poles are relocated onto Park property it may impact some of the other elements in your plans.

Sheet L1.10

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3) Are the litter and recycling receptacles and the mailboxes located on a concrete pad.
4) Planning staff usually advises developers that if a commissioned art piece is removed, relocated, replaced or decommissioned to coordinate with the Art Review Panel. Molline Smith who is the Commission liaison developed guidelines. You may want to follow up with her at 301 495 4573. The sculpture is currently very prominent and interactive but does not appear that the relocated sculpture will have the same impact in its new location.

5) Please clarify if there are two types of fences around the playground. The symbols are different.

Master Plan (new Bethesda Downtown Plan)

1) A significant amount of streetscape improvements along Arlington Road is proposed as part of this improvement plan. During the BDP planning process MC-DOT had suggested potential redesign of Arlington Road that may have included bike lanes and other travel lane reconfigurations. Since then MC-DOT has backed away from the re-design, however Park staff should coordinate with MC-DOT/DPS to verify that the park improvements coordinate with any other redesign discussions contemplated by MC-DOT for Arlington Road.
2) The current draft of the BDP Concepts indicate the acquisition of the single family residence NW of the park. The team suggests that the design of the proposed improvements be comprehensive and take the acquisition of that property into future consideration. Please keep in mind that historically acquisitions of land for parks may take 10+ years and therefore the improvements to the park must be able to stand on its own till that time.
3) Tina Schneider is currently performing a detailed evaluation of the planting types, SWM techniques, and hardscape specifications. Please coordinate with Tina regarding her specific comments.

We can update comments as necessary for DRC. Please contact me with any questions.

Robert A. Kronenberg | Chief, Area 1
The Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring, Maryland 20910
Robert.Kronenberg@montgomeryplanning.org
T 301 495-2187 F 301 495-1304

From: Bonney, Lucas
Sent: Thursday, January 08, 2015 9:07 AM
To: Newhouse, Rachel
Cc: DeOcampo, Marc; Howerton, Leslye; Farquhar, Brooke; Schneider, Tina; Kronenberg, Robert; Shipman, Laura; Folden, Matthew; McManus, Patricia
Subject: RE: Review of Caroline Freeland Renovation plans

All,

See attached (2 PDF Plans, as submitted to DRC for review).

1. "L1.10 LO PLAN" – Overall site plan with numbered notes.
2. "CSWM-1" – Stormwater Management Concept, as submitted to DPS December 2014. We are currently revising the concept for re-submission, and will include geo-technical information (soil borings and infiltration testing), and possibly some additional MBFs.

The idea of bike lanes along Arlington is intriguing. I'd be interested to see a cross-section of what you are proposing for the Bethesda MP. As you can see, there is some wiggle room, but I suspect that Arlington Road would need a "road diet" in addition to potentially modifying the proposed 6 foot wide tree panel and widened sidewalk that aims to meet Bethesda streetscape standards (and existing sidewalk conditions to the south).

Regards,

Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Newhouse, Rachel
Sent: Wednesday, January 07, 2015 3:14 PM
To: Bonney, Lucas
Cc: DeOcampo, Marc; Howerton, Leslye; Farquhar, Brooke; Schneider, Tina; Kronenberg, Robert; Shipman, Laura; Folden, Matthew
Subject: Review of Caroline Freeland Renovation plans

Hi Lucas,

Can you send a digital copy of the latest plans to this group? This is the Bethesda Master Plan Team. They want to give you some comments on the proposed plan and they may have some questions about the biking accommodations along Arlington and the storm water concepts.

Thanks!

Rachel Davis Newhouse, RLA, CLA
Park Planner Coordinator and Landscape Architect

The Maryland-National Capital Park and Planning Commission
Montgomery Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
Phone: 301 650 - 4368
Work cell phone: 301 892 - 2132 or 703 888-7259
rachel.newhouse@montgomeryparks.org

Bonney, Lucas

From: Bonney, Lucas
Sent: Tuesday, January 06, 2015 4:22 PM
To: McManus, Patricia; Pfefferle, Mark
Subject: RE: Caroline Freeland Park at DRC

Importance: High

Categories: Green Category

Thanks, Tricia. Mark, please use the version below, as I've made a few more additions.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: McManus, Patricia
Sent: Tuesday, January 06, 2015 3:39 PM
To: Pfefferle, Mark; Bonney, Lucas
Subject: RE: Caroline Freeland Park at DRC

Lucas and Mark,
I did not see the cover letter, but issues for discussion and guidance by the agencies that I briefly mentioned to Mark in my voice message are the following:

- The project proposes to create a tree panel just behind the curb and to widen the brick sidewalk on Arlington Road, which would add tree plantings in the DOT right-of-way and extend the brick sidewalk onto park property. We need guidance from DOT whether this would be acceptable for their maintenance and/or whether we would need to provide an easement or modify the park property boundary. In addition, we are proposing to locate the standard Bethesda globe pedestrian lights along the proposed Arlington Road streetscape, which is consistent with the block to the south (although the plan provided does not yet show this).

- Hampden Lane is a paper street that runs through the park. It is currently paved with concrete and brick banding and closed off for traffic with removable bollards. We would like to confirm whether the street needs to remain for fire and rescue access (which is our current understanding) and what types of pavement design and loading standards we would need to maintain. The project proposes to reduce the amount of impervious surface in this area and possibly change the type of paving. If it were acceptable to remove the access altogether and close the street, we would like to know it and would prefer to do this.

- We were asked by the Commission on People with Disabilities to designate handicapped parking adjacent to the park. We would like advice from DOT whether we can designate a parallel parking space on Elm Street or use/modify the widened area at the end of Hampden Lane to provide one handicapped parking space.

- We are considering the relocation of a PEPCO utility pole in the right-of-way at the corner of Arlington Road and Elm Street. The accessible ramps at this corner need to be upgraded to current standards, which may conflict with the current location of the pole.

Thanks,

Tricia

From: Pfefferle, Mark
Sent: Tuesday, January 06, 2015 2:48 PM
To: Bonney, Lucas
Cc: McManus, Patricia
Subject: RE: Carolin Freeland Park at DRC

Lucas and Patricia

I will keep the Caroline Freelman Park at the DRC however, can you please provide me with a specific list of questions that you want the agencies to look at. The cover memo did not include any specific questions that you want to be discussed as the widening of the sidewalk, use of Hamden lane etc. The sooner I get those questions, the quicker I can get them to the Agencies and they can provide answers by the 20th.

Mark Pfefferle
Chief
Development Applications and Regulatory Coordination
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

From: Bonney, Lucas
Sent: Wednesday, December 31, 2014 2:01 PM
To: Pfefferle, Mark
Cc: McManus, Patricia
Subject: RE: Carolin Freeland Park at DRC

Mark,
I am sorry for the confusion, as this is my first submission to DRC as a 'discussion-only' item. I believe that I requested comments in the memo attached to each set of plans (30 total). Did it not seem clear that we were requesting comments from all members of the DRC? Do I need to list all agencies on the cover letter/memo rather than requesting in general that all agencies comment? Any guidance would be appreciated.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Pfefferle, Mark
Sent: Tuesday, December 30, 2014 10:11 AM
To: Bonney, Lucas
Subject: Carolin Freeland Park at DRC
Importance: High

Lucas

I am receipt of you plan for a Development Review Committee (DRC) called Caroline Freeland Park. After looking at the plan and the cover letter I am not sure that this plan needs to go to DRC for it is not asking for guidance from any of the agencies. The participants on the committee will have no comments for they are utilities, SHA, DOT, zoning, WSSC, DEP, DPS well and septic.

Mark Pfefferle
Chief
Development Applications and Regulatory Coordination
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION (MC-DOT)

Bonney, Lucas

From: Paugh, Randy <David.Paugh@montgomerycountymd.gov>
Sent: Monday, October 20, 2014 7:45 AM
To: Bonney, Lucas
Subject: FW: Caroline Freeland Park - Arlington Road in Bethesda

---

From: Paugh, Randy
Sent: Monday, October 20, 2014 7:35 AM
To: 'mailto:lucas.bonney@montgomeryparks.org'
Cc: Sheridan, Daniel
Subject: FW: Caroline Freeland Park - Arlington Road in Bethesda

Arlington Road is proposed for resurfacing in 2017. The road has a PCI of 63 and is in rough shape. The depot will continue to monitor pavement conditions and perform repairs until the CIP project.

From: Sheridan, Daniel
Sent: Friday, October 17, 2014 4:35 PM
To: Bonney, Lucas
Cc: Paugh, Randy
Subject: RE: Caroline Freeland Park - Arlington Road in Bethesda

Lucas,

There is no DOT Capital Improvement Project for Arlington Road. As far as I know there is no future roadway improvements along Arlington Road.

I have cc:ed Mr. Randy Paugh with Department of Transportation Division of Highway Services. Mr. Paugh is in charge of maintenance and pavement rehabilitation projects. He may be able to say if there is a maintenance project planned along Arlington Road.

Please let me know if you have additional questions.

Dan Sheridan

Montgomery County DOT
Division of Transportation Engineering
Design Section-Assistant Chief
240-777-7283

From: Bonney, Lucas [mailto:lucas.bonney@montgomeryparks.org]
Sent: Thursday, October 16, 2014 3:51 PM
To: Sheridan, Daniel
Subject: Caroline Freeland Park

Dan,
I am working on a Facility Plan for the renovation of Caroline Freeland Urban Park in downtown Bethesda. Arlington road runs along the east boundary of the park. We are proposing a few improvements within the Right of Way. Before

we develop these ideas further, I wanted to see if there are any plans that DOT has underway to improve Arlington Road along this stretch (between Hampden Lane and Elm Street) just south of the Bethesda Library?

We've been in contact with Craig Carson (Montgomery County DEP) on proposing some improvements to the inlets in the roadway. So, prior to coordination with DEP I wanted to double check if you had any proposed improvements underway.

Thank you,
Lucas

Lucas Bonney, RLA
Project Manager / Park Development / Montgomery County Parks

The Maryland-National Capital Park & Planning Commission
9500 Brunett Avenue, Silver Spring, MD 20901
Phone: 301-495-2572 / Fax: 301-585-1921
lucas.bonney@montgomeryparks.org

Bonney, Lucas

From: Sheridan, Daniel <Daniel.Sheridan@montgomerycountymd.gov>
Sent: Friday, October 17, 2014 4:35 PM
To: Bonney, Lucas
Cc: Paugh, Randy
Subject: RE: Caroline Freeland Park - Arlington Road in Bethesda

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Lucas,

There is no DOT Capital Improvement Project for Arlington Road. As far as I know there is no future roadway improvements along Arlington Road.

I have cc:ed Mr. Randy Paugh with Department of Transportation Division of Highway Services. Mr. Paugh is in charge of maintenance and pavement rehabilitation projects. He may be able to say if there is a maintenance project planned along Arlington Road.

Please let me know if you have additional questions.

Dan Sheridan

Montgomery County DOT
Division of Transportation Engineering
Design Section-Assistant Chief
240-777-7283

From: Bonney, Lucas [mailto:lucas.bonney@montgomeryparks.org]
Sent: Thursday, October 16, 2014 3:51 PM
To: Sheridan, Daniel
Subject: Caroline Freeland Park

Dan,
I am working on a Facility Plan for the renovation of Caroline Freeland Urban Park in downtown Bethesda. Arlington road runs along the east boundary of the park. We are proposing a few improvements within the Right of Way. Before we develop these ideas further, I wanted to see if there are any plans that DOT has underway to improve Arlington Road along this stretch (between Hampden Lane and Elm Street) just south of the Bethesda Library?

We've been in contact with Craig Carson (Montgomery County DEP) on proposing some improvements to the inlets in the roadway. So, prior to coordination with DEP I wanted to double check if you had any proposed improvements underway.

Thank you,
Lucas

Lucas Bonney, RLA

MONTGOMERY COUNTY FIRE AND RESCUE SERVICE (MC-FRS)

FIRE MARSHAL COMMENTS

DATE: 15-Apr-15

TO: Shannon N. Woodrow - woodrow@vika.com
VIKA, Inc

FROM: Marie LaBaw

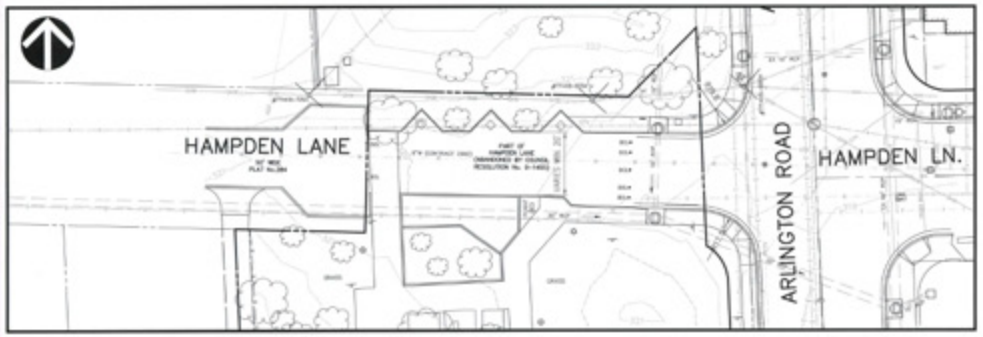
RE: Caroline Freeland Park
7216 Arlington Road

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **15-Apr-15** .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.

***** Performance based design - improvement of existing non-compliant conditions *****

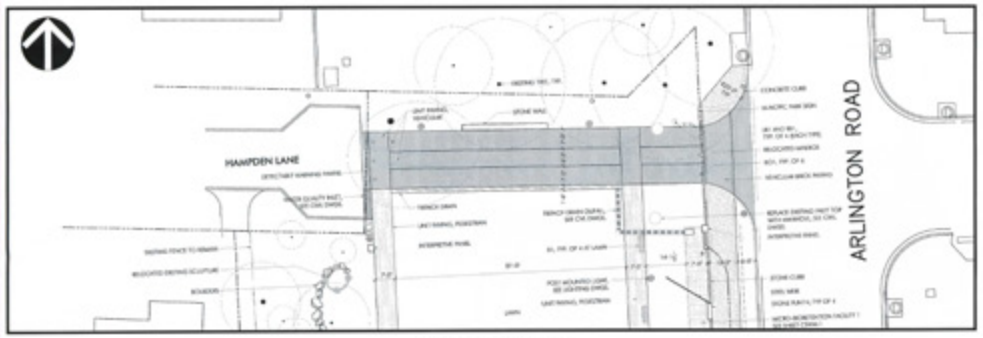


EXISTING CONDITIONS
SCALE: 1"=20'

LEGEND

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- CURB INLET
- CONC. ..... CONCRETE
- C&G ..... CURB AND GUTTER
- BLDG. ..... BUILDING
- STY. ..... STORY
- TRF. ..... ELECTRICAL TRANSFORMER
- ASPH. ..... ASPHALT
- ESMT. ..... EASEMENT
- RCP ..... REINFORCED CONCRETE PIPE
- CMP ..... CORRUGATED METAL PIPE
- BRL ..... BUILDING RESTRICTION LINE
- R/W ..... RIGHT OF WAY

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



PROPOSED CONDITIONS
SCALE: 1"=20'

SYMBOL LEGEND

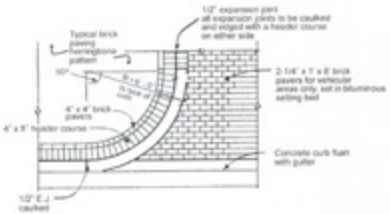
- EXISTING TREE
- (B1) LITTER RECEPTACLE
- B2) RECYCLING RECEPTACLE
- B3) BIKE RACK
- B) BENCH
- FC1) TABLE AND CHAIRS
- FC3) TABLE AND CHAIRS
- BO1) COLLAPSIBLE BOLLARD
- WATER FOUNTAIN
- USPS MAIL BOX
- MNDPRC PARK SIGN
- BOULDERS
- POST MOUNTED LIGHT

MATERIAL SCHEDULE

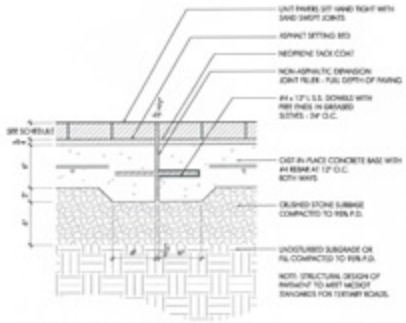
SYM.	MATERIAL
	PEDESTRIAN CONCRETE PAVING
	PEDESTRIAN CLAY BRICK
	VEHICULAR CLAY BRICK
	PEDESTRIAN CONCRETE UNIT
	VEHICULAR CONCRETE UNIT
	STONE PAVING
	STONE DUST PAVING
	ADA CONCRETE UNIT
	VEHICULAR ADA CONCRETE UNIT
	PLAY SAFETY SURFACING

FIRE CODE ENFORCEMENT
Fire Department Access Review

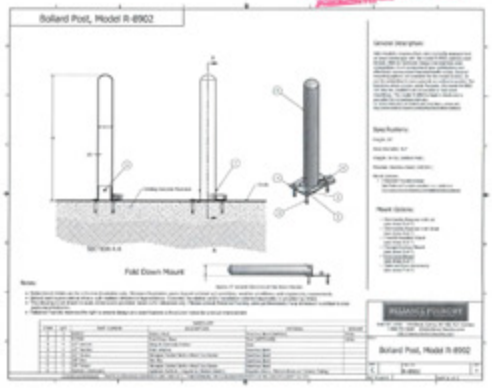
Review based only upon information contained on this plan. Does not cover construction layout resulting from omissions, errors, or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection. Fire Installation.



BRICK ALLEY ENTRANCE
SCALE: 1 1/2" = 1'-0"



UNIT PAVING - VEHICULAR
SCALE: 1 1/2" = 1'-0"



BO1 COLLAPSIBLE BOLLARD
SCALE: NTS

Parker Rodriguez	DESIGN	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.	REVIEW AND APPROVAL
Designer's Name	Landscape Architect — Date — Checked By		
101 N. Union Street, Suite 310	Parker/Rodriguez, Inc. — 11-05-14 — GC		
Address	Engineer — Date — Checked By		
ALEXANDRIA, VA 22314	VIKA Maryland, LLC — 11-05-14		
City/State/Zip	Lighting Design — Date — Checked By		
703-548-5010	MCLA — 11-05-14		
Telephone Number	Drawn by — Date — Checked By	Name: Michael B. Goodman	
		License Number: 27721	

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

Project Manager — Date
Construction Manager — Date
Park Manager — Date

ISSUED FOR PROCUREMENT ON:

REVISIONS		
Rev. No.	Date	Description

Caroline Freeland Park

7216 Arlington Road, Bethesda, MD

WSSC PLAN NUMBER: 209NW05 TAX MAP PLAN NUMBER: HN122
SCALE: 1"=20'

DWG. # **C1.01**
SHT. # 1 OF 1
FIRE ACCESS PLAN

Kent Hipp

From: Shannon N. Woodrow <woodrow@vika.com>
Sent: Wednesday, April 01, 2015 10:51 AM
To: Kent Hipp
Cc: Dennis Carmichael; Steven Sattler; Michael B. Goodman, P.E.; Bonney, Lucas (lucas.bonney@montgomeryparks.org)
Subject: RE: Stormwater Concept Approval Letter

Kent,
As discussed yesterday, I had a call with Marie to go over the approval requirements and the DOT comment regarding the rolled curb along the Hampden Access Road. She said that they would prefer to have the apron remain as it is in the existing condition (standard driveway apron with depressed curb). I have an appointment with her next Wednesday to take the plans for approval provided that we have addressed her remaining comments. These include:

- *Provide details on alternative access across Hampden Lane: specific surface, subgrade, turning radii, width, etc.* – We need to update the plan view to dimension width (20' min) and radii and include detail sheets that provide bollard details and pavement sections. Marie does not have an issue with placing the bollards behind the ROW.
- *Maintain free and clear access.* I believe this is just a standard comment, we don't need to modify the design unless there are obstacles proposed.

Please let me know if you have any questions.
Thanks,

Shannon
Shannon N. Woodrow, LEED AP BD&C
Project Manager
Ranked in The Washington Business Journal as one of the Top 25 Engineering Firms
VIKA Maryland, LLC
20251 Century Boulevard
Suite 400
Germantown, MD 20874
301.916.4100
301.916.2262 (Fax)
woodrow@vika.com

From: Kent Hipp [mailto:khipp@parkerrodriguez.com]
Sent: Tuesday, March 31, 2015 2:27 PM
To: Shannon N. Woodrow
Cc: Dennis Carmichael; Steven Sattler; Michael B. Goodman, P.E.; Bonney, Lucas (lucas.bonney@montgomeryparks.org)
Subject: RE: Stormwater Concept Approval Letter

Shannon,

Great! Thanks for the hard work. I'll send you our most recent drawings to use for coordination with MCFire.

Kent Hipp
ParkerRodriguez, Inc.

From: Shannon N. Woodrow [mailto:woodrow@vika.com]
Sent: Monday, March 30, 2015 9:24 AM
To: Kent Hipp
Cc: Dennis Carmichael; Steven Sattler; Michael B. Goodman, P.E.; Bonney, Lucas (lucas.bonney@montgomeryparks.org)
Subject: FW: Stormwater Concept Approval Letter

Kent,
Attached is the Concept approval for SWM. I am still trying to get a hold of the Fire Marshall so that we can wrap up the remaining agency approvals. Hopefully I can reach her this week to finalize. Please let me know if you have any questions. One good thing about the CSWM approval is that even though we didn't quite meet the ESD requirement, DPS is not making Parks pay the waiver fee.

Shannon
Shannon N. Woodrow, LEED AP BD&C
Project Manager
Ranked in The Washington Business Journal as one of the Top 25 Engineering Firms
VIKA Maryland, LLC
20251 Century Boulevard
Suite 400
Germantown, MD 20874
301.916.4100
301.916.2262 (Fax)
woodrow@vika.com

From: Weadon, Tom [mailto:Tom.Weadon@montgomerycountymd.gov]
Sent: Monday, March 30, 2015 8:31 AM
To: Shannon N. Woodrow
Subject: FW: Stormwater Concept Approval Letter

For your file.

Thomas Weadon, DPS
(Office) 240.777.6309
(Fax) 240.777.6339

Kent Hipp

From: Shannon N. Woodrow <woodrow@vika.com>
Sent: Tuesday, March 31, 2015 3:53 PM
To: Kent Hipp
Subject: FW: Caroline Freeland Urban Park

Shannon
Shannon N. Woodrow, LEED AP BD&C
Project Manager
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Suite 400
Germantown, MD 20874
301.916.4100
301.916.2262 (Fax)
woodrow@vika.com

From: LaBaw, Marie [mailto:Marie.LaBaw@montgomerycountymd.gov]
Sent: Tuesday, March 31, 2015 3:19 PM
To: Shannon N. Woodrow
Subject: Re: Caroline Freeland Urban Park

The existing condition of driveway apron with bollards is acceptable to FRS.

S Marie LaBaw, PhD, PE
Office of the Fire Marshal
Montgomery County Fire and Rescue Services
100 Edison Park Dr, 2nd Floor
Gaithersburg, MD 20878
(240) 773-8917 Office (240) 777-2465 FAX
e-mail address: Marie.LaBaw@montgomerycountymd.gov

From: Shannon N. Woodrow <woodrow@vika.com>
Sent: Tuesday, March 31, 2015 3:09 PM
To: LaBaw, Marie
Subject: FW: Caroline Freeland Urban Park

Shannon
Shannon N. Woodrow, LEED AP BD&C
Project Manager

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Germantown, MD 20874
301.916.4100
301.916.2262 (Fax)
woodrow@vika.com

From: Shannon N. Woodrow
Sent: Wednesday, March 18, 2015 4:42 PM
To: LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov> (Marie.LaBaw@montgomerycountymd.gov)
Subject: FW: Caroline Freeland Urban Park

Hi Marie,
Could we set-up a call to discuss this? Parks is getting pretty anxious to have everything wrapped up.
Please let me know when you are available for a couple of minutes.
Thanks,

Shannon

Shannon N. Woodrow, LEED AP BD&C
Project Manager
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VIKA Maryland, LLC
20251 Century Boulevard
Suite 400
Germantown, MD 20874
301.916.4100
301.916.2262 (Fax)
woodrow@vika.com

From: Shannon N. Woodrow
Sent: Wednesday, March 04, 2015 5:32 PM
To: LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov> (Marie.LaBaw@montgomerycountymd.gov)
Subject: Caroline Freeland Urban Park

Hi Marie,

I hope you're doing well. I wanted to follow-up with you about a few of the comments that the Parks Department received at DRC regarding the Hampton Lane Emergency Access Road.

1) DOT had the following comment regarding rolled curb at the Hampden Lane Emergency access route on the site. I wanted tyo run it by you to make sure you agree before we change the plans.
"Emergency Access:
Must meet Fire Department requirements. The applicant will construct a 20 foot wide alternative pavement surface (as approved by Montgomery County Fire & Rescue Services and the Department of Permitting Services) from Hampden Lane to Arlington Road for emergency vehicles. The alternative pavement surface will need to be of sufficient thickness/depth to bear the load of a fully-loaded fire truck. To discourage vehicle movements vehicle movements within those limits, the permit plans will also include construction of 6 inch rolled concrete curb and gutter (MCDOT standard no MC-1010.01) perpendicular to the travel way at each end of the alterative pavement surface; appropriate signage (to be confirmed on the Signing and Marking Plan at the permit stage)

will also be installed. Bollards (or other similar restrictive measures) will not be allowed within the public right-of-way."

2) What documents should I submit to you for "Preliminary Approval"? I was planning to send the Facility Plan and all of the details associated with the Emergency Access Road (bollards, paving sections, etc.). Is there anything else you would like to see and should I set-up a meeting with you to go over the proposed design?

I've attached a copy of the Facility Plan for your reference of the site, this may not be the most up-to-date version. Please let me know if you have any questions.
Thanks,

Shannon
Shannon N. Woodrow, LEED AP BD&C
Project Manager

Ranked in The Washington Business Journal as one of the Top 25 Engineering Firms
VIKA Maryland, LLC
20251 Century Boulevard
Suite 400
Germantown, MD 20874
301.916.4100
301.916.2262 (Fax)
woodrow@vika.com

THINK GREEN...and print this email only if necessary.

Kent Hipp

From: Shannon N. Woodrow <woodrow@vika.com>
Sent: Tuesday, November 18, 2014 10:42 AM
To: Kent Hipp (khipp@parkerrodriguez.com)
Cc: dcarmichael@parkerrodriguez.com; Michael B. Goodman, P.E.; Emma Smith
Subject: FW: Caroline Freeland Park

Kent,

I just spoke with the reviewer at the County Fire Marshal's office and she reviewed the plan over the phone. Please see her comments below. I think this should be acceptable for DRC.

Let me know if you have any questions.

Thanks,

Shannon
Shannon N. Woodrow
Project Manager
Ranked in The Washington Business Journal as one of the Top 25 Engineering Firms
VIKA Maryland, LLC
20251 Century Boulevard
Suite 400
Germantown, MD 20874
301.916.4100
301.916.2262 (Fax)
woodrow@vika.com

From: LaBaw, Marie [mailto:Marie.LaBaw@montgomerycountymd.gov]
Sent: Tuesday, November 18, 2014 10:38 AM
To: Shannon N. Woodrow
Subject: Caroline Freeland Park

Because there are no occupied structures proposed as part of this plan, my main concern is access to Hampden Lane from Arlington Road.

Provide a bollard detail and indicate the load bearing capacity of the subgrade under the brick and grass paving. Meeting the tertiary road standard is acceptable. Also, verify that the curb radii at Arlington are not being reduced as part of this plan.

S Marie LaBaw, PhD, PE
Office of the Fire Marshal
Montgomery County Fire and Rescue Services
100 Edison Park Dr, 2nd Floor
Gaithersburg, MD 20878
(240) 773-8917 Office (240) 777-2465 FAX
e-mail address: Marie.LaBaw@montgomerycountymd.gov

FEASIBILITY STUDIES: UNDERGROUNDING OVERHEAD UTILITIES

pepco
A PHI Company

Distribution Engineering

Montgomery County Office
201 W. Gude Drive
Rockville, MD 20850
301-670-8700

District of Columbia Office
3400 Benning Road, NE
Washington, DC 20019
202-331-6237

Prince George's County Office
8300 Old Marlboro Pike
Upper Marlboro, MD 20772-2620
301-967-5800

Project Name: Caroline Freeland Park

Project Location: 7216 Arlington Rd.

Plan Dated: 8-15-14

We have completed a preliminary review for the above project plan and offering the following comment:

- [x] This review is based on the information shown on the plan provided and may be subject to change due to field investigation or site plan changes.
- [x] No objection.
- [ ] As stated in the "Declaration of Terms and Provisions of Public Utility Easements", recorded in Liber 3834, Folio 457, property owner to provide a suitable 10 foot public utility easement (PUE), parallel, adjacent and contiguous to all Public and Private roads and alley right of ways free and clear of any permanent structures, buildings, sidewalks, curbs, paving, trees, shrubs, retaining walls, landscape, buffers and trails; the trench area shouldn't be more than a 4 to 1 slope.
- [x] Property Owner to bear all cost for relocation/rearrangement of Pepco facility related to this project.
- [ ] Property Owner to provide space for Pepco service equipment such as manhole, transformer, etc.
- [ ] Property Owner may need to provide additional Pepco Easement for Pepco facilities as deemed necessary by Pepco.
- [ ] Property Owner to provide H-20 Loading, ingress/egress, for Pepco 24/7 truck accesses to Pepco equipment.

Additional Notes: _____

For further information, please contact our offices or visit us at Pepco.com.

Jack Chen — Reviewed by:

1-6-2015 — Date:

pepco

A PHI Company

Monday, January 26, 2015

Mr. Hipp,

I have received your request for utility review of the plans to place underground the power lines along Arlington Road between Elm Street and Hampden Lane in Bethesda, MD in preparation for work at Caroline Freeland Park. I have the following comments after reviewing the plans you provided:

- This work will be 100% billable and will include a gross-up tax to cover fixed costs incurred by Pepco. The approximate cost of this job is expected to be in the $500k to $750k range, depending on details not examined in this feasibility study. This could be reduced if private contractors are used for portions of the work.
- This letter does not guarantee a price for the scope of work mentioned herein, nor is it a guarantee of project feasibility. This can only be determined if and when you make a formal request for this work.
- Additional easements may be required for equipment not outlined or foreseen in this letter.
- The proposed scope of work includes:
    - Removing a pole and associated equipment from Arlington Rd
    - Undergrounding two spans of overhead lines between Elm St and Hampden Ln
    - Installing two poles, anchors, and guy wires at either corner of Caroline Freeland Park
    - Installing two poles, one north and one south of the affected spans being removed
    - Installing duct bank needed from a pole north of Hampden Ln to an existing manhole on Arlington St
    - Installing duct bank needed from an existing manhole on Arlington St to a new manhole near the intersection of Arlington St and Elm St
    - Installing duct bank needed from the new manhole to the existing pole on the corner of Arlington St and Elm St
    - Installing new underground conductors and a manhole switch
- The poles on the corners of Hampden Ln and Elm St have tension pulling them, presently counteracted by the continuous lines passing over the park. With those gone, the poles would need to be guyed for support. This would likely require a smaller pole at either corner of the park along with an anchor and guy wire to transfer that load to the ground.
- The poles on Hampden Ln and Elm St cannot serve as riser poles due to the presence of fuses and lateral wires. As such, new poles would need to be set, located north and south of the park to send the feeders underground and bring them back overhead. This would need to be located in a space where duct could be installed from the pole to join duct banks in the road.
- Much of the existing duct bank in the road is for 34 kV sub-transmission lines travelling down Arlington Rd. These ducts and manholes cannot be used for the 13 kV feeders being relocated. As such, a new manhole would need to be constructed at Elm Street or

Distribution Engineering – DC
3400 Benning Road, NE; Bldg. #59
Washington, DC 20019-1503
Tel: 202-331-6237/Fax: 202-388-2721

Distribution Engineering – Mont. Co.
201 West Gude Drive
Rockville, Maryland 20850
Tel:301-670-8700/Fax:301-670-8718

Distribution Engineering – PG Co.
8300 Old Marlboro Pike
Upper Marlboro, MD 20772
Tel:301-967-5800/Fax:301-967-5830

to the south, where it could serve to join the proposed new pole near the corner of Elm St as well as the duct bank running down Arlington St.

- This work would not require installation of any pad-mounted switchgear in the park or elsewhere.
- The pole being removed holds a county streetlight. The removal of this would be subject to the terms for replacement from Montgomery County or any other local governing body.
- The pole line in question contains several other utilities. The cost provided for this work does not include the relocation of these communications facilities. Pepco does not maintain these facilities. The request to relocate these facilities is the responsibility of the customer and will be handled directly by each utility present on the pole line.

Please feel free to get in touch for further clarification on the work involved to remove the overhead lines near the park.

Sincerely,
John McGarrity
Pepco Distribution Engineering
Rockville Service Center
301-548-4320

RICHTER & ASSOCIATES

15865 Crabbs Branch Way • Rockville, MD 20855
301-548-7475

April 30, 2015

Mr. Lucas Bonney
The Maryland-National Capital Park & Planning Commission
9500 Brunett Avenue
Silver Spring, MD 20901

Ref: Caroline Freeland Park

Dear Mr. Bonney:

Thank you for meeting me at Caroline Freeland Park to consider the relocation of the existing overhead lines to underground lines along Arlington Road. The following is a brief summary of the existing utility conditions and the steps that would need to be taken to implement an undergrounding plan.

Existing Conditions

Pepco

- One overhead 13Kv circuit that originates north of the park and that continues south of the park.
- One overhead 13kv circuit that originates on a pole in front of the park and continues south of the park.
- Low voltage secondary lines for lighting.

Comcast

- Coaxial cable
- Fiber optic cable

Verizon

- Copper cable
- Fiber optic cable

Proposed Undergrounding

Pepco

- To replace the first existing overhead circuit with an underground circuit an overhead/underground transition pole will need to be installed north of the park. A second overhead/underground transition pole will be needed south of the park. Conduit will need to be built between the transition poles. Underground conductors will need to be installed between the transition poles through the conduit to replace the overhead lines.

- For the second overhead circuit an overhead/underground transition pole will be needed only on the south side of the park. Conduit will need to be built from a manhole in Arlington Road north of the park to the transition pole. Conductors will need to be installed through the conduit between the manhole and transition pole.
- For the low voltage system a conduit and cable system will need to be built to replace the overhead wires.

Our experience with the above Pepco work requires that a budget of approximately $1000/ft. be considered. With the off-site conduit and conductor work that would be required in addition to the work adjacent to the site we believe that a budget of $750,000 to $1,000,000 should be considered.

Comcast and Verizon

The relocation of coaxial cable (Comcast) and copper cable (Verizon) is straight forward. These relocations require the installation of conduit and cable from poles on either side of the park. It is likely that the relocation of these utility lines will be approximately $100,000 to $200,000.

Fiber optic cable relocation for Comcast and Verizon is more involved then relocating coaxial or copper cable. Fiber optic cables are replaced/relocated from existing splice to existing splice. The splices are often 5000 feet apart and the relocation work requires significant new off-site overhead work. A budget of $100,000 to $200,000 should be included for the fiber optic relocation work.

In summary we believe that it will cost between $950,000 and $1,400,000 to relocate the overhead lines to underground along Arlington Road adjacent to the Caroline Freeland Park.

Should you have any questions please don't hesitate to call.

Sincerely,

Stephen E. Richter

/bh

Project #4396

PUBLIC ARTS TRUST COMMITTEE

OF THE ARTS AND HUMANITIES COUNCIL OF MONTGOMERY COUNTY (AHCMC)

Public Art Trust Steering Committee Meeting – January 26, 2015

Notes provided by Mark Buenavista, AIA (M-NCPPC)

RE: Discussion of Caroline Freeland Park Public Art

- No objection was made to the relocation of the "Bethesda Walkaround" by George Greenamyer, provided measures are taken to preserve the piece and comments solicited from community members.

- Conservation of the County's existing art portfolio is a priority for the Public Art Trust so the question of maintaining new pieces arose among Committee members. The Committee recommended pursuing art opportunities that are integrated within the infrastructure of the park (e.g. flagstone paving, boulder wall, lighting, fencing, etc.). The integration of art into the park's infrastructure affords the ability to build in maintenance funding for those pieces as part of the park's operational budget.

- Artist flatwork such as the proposed flagstone paving and engraved stone edging were of particular interest to the Committee. Introducing more works in this medium would complement the County's current art portfolio. In addition, Committee members were struck with the ability of paving to physically connect and articulate disparate parts of the park (i.e. reference the snake motif at Hillandale LP).

- The interactive art area could be a unique feature of the park, though Committee members were unclear as to the kind of work it might be. I mentioned that the location provided good visibility from the street and great sightlines from the lawn and crushed stone seating area. Interactive play elements within the playground and play surface are another good opportunity to build in public art into the park infrastructure (see earlier bullet point.)

- No particular cost or budget recommendations were made for Public Art within the park.

- As a small, urban park, Caroline Freeland runs the risk of being oversaturated with too many amenities. A final thought by the Committee suggested that fewer works with strong design gestures would better serve this particular project.

WASHINGTON GAS

Washington Gas

6801 Industrial Road
Springfield, Virginia 22151

January 23, 2015

Mr. Kent Hipp
Parker Rodriguez
101 N. Union Street, Suite 310
Alexandria, VA 22314

Re: Potential Conflict Letter for Caroline Freeland Park
WGL BCA 228140

Mr. Hipp

Per your request, the "Caroline Freeland Park" Plans, submitted with a email transmittal dated January 16, 2015, were evaluated to determine if the plans pose a conflict with existing or proposed natural gas facilities. Upon reviewing the plans, it has been determined that several existing natural gas facilities are located within the project limits and are in potential conflict with your proposed construction work. In order to determine the extent of the conflicts please provide the requested information listed on the attached.

It should be noted that our distribution mains are typically installed with 36" – 48" of cover while service lines are typically installed with 18" – 24" of cover and require a minimum of 12" vertical separation and a minimum of 5' horizontal separation with our facilities with respect to other underground structures. In addition, a minimum of 24" of cover over our existing distribution main is required.

If you decide to deviate from the submitted Plans, be sure to provide Washington Gas with an updated copy before performing any work. Be advised that updated plans will be subject to a full review. Please use caution when excavating near or paralleling with Washington Gas Facilities. Be sure to notify "MISS UTILITY" (811) at least 48 hours prior to the start of an excavation for confirmation. Should you have any questions regarding potential conflicts, questions, or concerns, do not hesitate to contact me via the methods listed herein.

Sincerely,

Jeffrey Hicks
Engineer II, System Replacement
jhicks@WashGas.com
(703) 750-5972

Attached: Conflict List, Washington Gas Quad Map

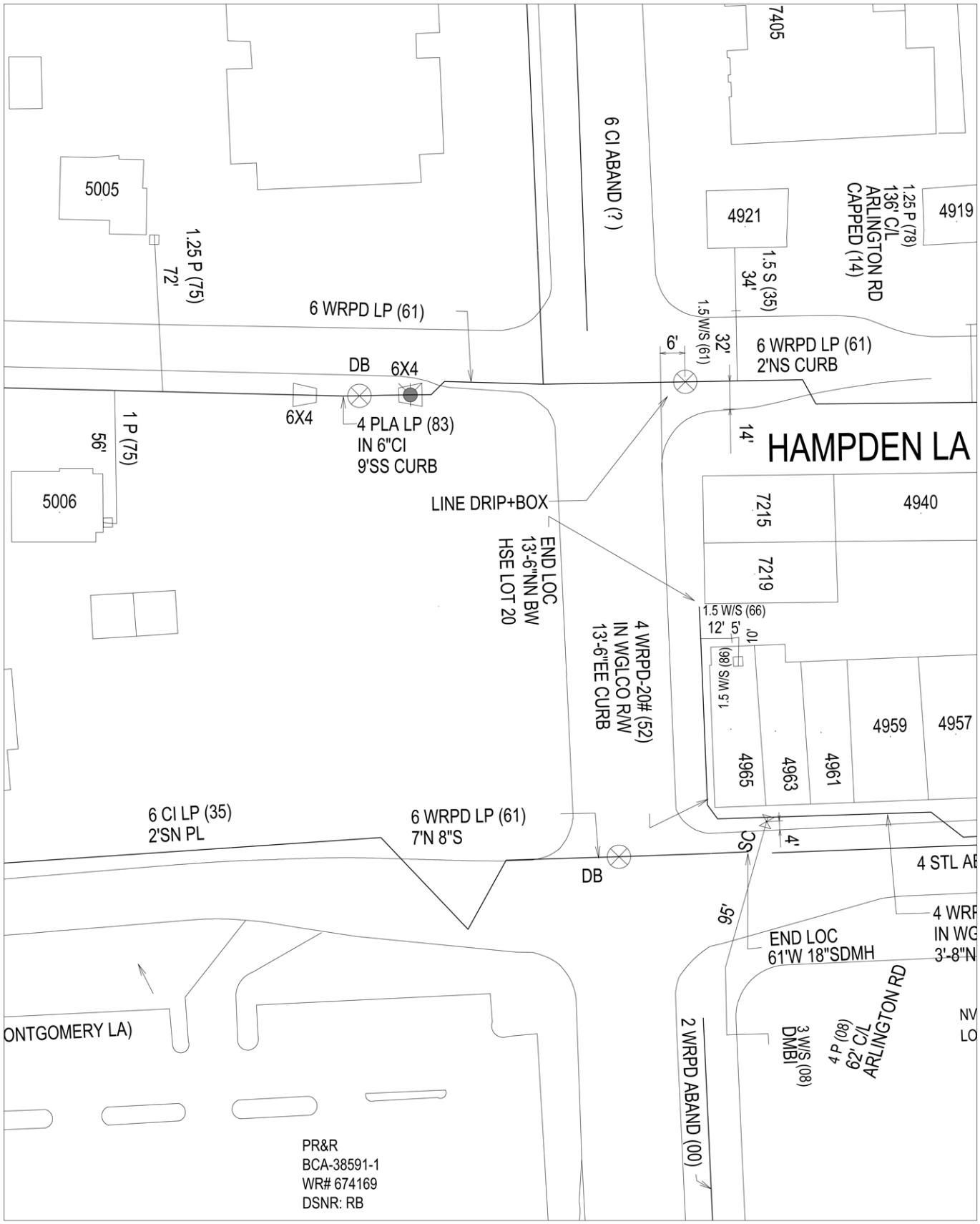
Washington Gas

6801 Industrial Road
Springfield, Virginia 22151

BCA-228140
CAROLINE FREELAND PARK

Location	Existing Facilities	Conflicts	Information Requested
HAMPDEN LA (SOUTHSIDE)	4" PLA-LP AND 6" WRPD-LP GAS MAIN	PROPOSED PEDESTRAIN CONCRETE UNITS (TWO LOCATIONS)	TEST PIT DATA AND CROSS SECTIONAL PROFILE
HAMPDEN LA (SOUTHSIDE)	6" WRPD-LP GAS MAIN	PROPOSED UNDERGROUND DRAIN FOR "TRENCH DRAIN"	TEST PIT DATA AND CROSS SECTIONAL PROFILE
HAMPDEN LA AT ARLINGTON RD	6" WRPD-LP GAS MAIN	PROPOSED VEHICULAR CLAY BRICK AND PEDESTRAIN CLAY BRICK	TEST PIT DATA AND CROSS SECTIONAL PROFILE
ELM ST	6" CI-LP GAS MAIN	PROPOSED DRAIN FOR MICRO-BIORETENTION FACILITY 2	TEST PIT DATA AND CROSS SECTIONAL PROFILE

NW NW



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NW NW

DATE AND TIME: 01/23/2015 9:26:12 AM

MAP =:

SCALE 1:250

WASHINGTON SUBURBAN SANITARY COMMISSION (WSSC)

Washington Suburban Sanitary Commission

14501 Sweitzer Lane • Laurel, Maryland 20707-5901

November 19, 2014

Ms. Shannon Woodrow
Project Manager
VIKA
20251 Century Boulevard, Suite 400
Germantown, Maryland 20874

Re: RMS File No. 15RMS8001A
Caroline Freeland Park
Project No: VM1848A
Proposed Minimal Grading Over
WSSC's Existing Water & Sanitary Sewer Main(s)

Dear Ms. Woodrow:

This is in regard to your request to do minimal grading within WSSC's existing water & sanitary sewer mains as shown on the enclosed sketch..

This is to advise you that we have no objection to your request. However, **extreme care** must be taken when working within the confines of our easement, as any damages to our facilities would be repaired at the contractor's expense. The Commission will approve your request, provided the following conditions are met:

- **Contact "Miss Utility" (1-800-257-7777) 72 hours in advance of any excavation work.**
- **Care is taken when working within the confines of our easement, as any damages to our facilities would be repaired at the contractor's expense.**

If the above conditions are acceptable to the **applicant and/or contractor,** they should sign this letter as indicated below and return it to this office. Upon receipt of a copy of the countersigned letter, a **final approval letter** will be issued and you will be advised as to how to proceed.

Sincerely,

Douglas J. Ableiter

Douglas J. Ableiter
Project Manager I
Relocations Unit
Infrastructure Systems Group

Enclosure

I hereby agree to the above conditions:

11/25/14 M-NCPPC

November 12, 2014

Ms. Magda El-khawalka
Relocations Unit Coordinator
Systems Infrastructure Group
14501 Sweitzer Lane
7th Floor
Laurel, MD 20707

Re: RMS File No. XXRMSXXXX
Caroline Freeland Park
Bethesda, Maryland
VIKA #VM1848A

Dear Ms. El-khawalka,

On behalf of our client, Maryland-National Capital Park and Planning Commission, we are submitting a Relocations of Major Systems (RMS) package for the Caroline Freeland Park project for your review. The sitet is located within Bethesda, Maryland and It is bounded by Arlington Road to the east, Elm Street to the South and Hampden lane to the North.

The site is currently comprised of grass areas, flagstone walkways with concrete steps, timber walls, a playground for children, a water fountain, a pergola, and trees of varying species. The proposed development includes the addition of bluestone walkways, stone walls, furniture in a new crushed-stone seating area, large lawn areas, and a large updated playground facility. There will be re-grading throughout the site and on Hampden Lane at the intersection with Arlington Road. There is an existing 8"W (contract #10-5100A) and existing 8"S (contract #26-0064) located beneath the re-grade area of Hampden Lane. A redline of the proposed grading over these existing utilities is included with this submission.

If you need any additional information, please contact our office.

Sincerely,
VIKA Maryland, LLC

Shannon Woodrow
Project Manager

K:\1501-2000\1848_documents\1848A\engineering\w & s\RMS\RMS Cover Letter 111214.doc

Print Form

Washington Suburban Sanitary Commission

WSSC Project Number: [redacted]

Project Submittal Request for ePlan Review by the Infrastructure Systems Group's Relocations Unit

Please provide the following information for your project submittal for ***ePlan Review*** to WSSC:

- ☒ **New Project** plan submission
- ☐ **Re-Approval** of Previously Approved Plan
- ☐ Conversion of **current un-approved** paper plan review to ePlan review

NOTE:

1. If this is **not a New** project, ensure you have provided your current WSSC project number on the form above.
2. Include a cover letter with a detailed description of the project
3. Files must be uploaded for WSSC's review within 30 days of submitting this Request Form and Fees
4. Once the Project Submittal Request Form and fees are received, WSSC will send an email invitation with the project number to the **main contact** to upload plans into ePlan Review. See the ePlan Review Applicant User's Guide for more details. The User's Guide is available on the WSSC website at: http://www.wsscwater.com/file/EngAndConst/DevServices/WSSC%20ePlan%20Review%20Applicant%20Guide%20(1-10-14).pdf
5. Please submit this form with the review fee to:

Magda El-Khawalka, P.E.
Relocations Unit Coordinator
Washington Suburban Sanitary Commission
System Infrastructure Group
14501 Sweitzer Lane
Laurel, MD 20707
Tel: 301-206-8753
melkhaw@wsscwater.com

Project Type:

- ☐ State Highway Administration (SHA) Projects
- ☐ Developer Projects
- ☒ County, City and Municipality Projects
- ☐ Right of Way Vacation
- ☐ Fence
- ☐ Other (please specify)

Relocation Project Review Fees:

- ☐ Simple Review Fee - $300 (not required for Fence/Deck projects)
- ☐ Complex Review Fee - $1,500 (requires Civil Engineering Support Unit Review)

MC Parks Property - Exempt from fees

Washington Suburban Sanitary Commission

Additional Fees: N/A

- ☐ Memorandum of Understanding (MOU) Design Review Fee - $6,500 (for the first two reviews)
- ☐ Additional MOU Design Reviews of unsigned plans - $2,000 (per review)
- ☐ MOU Inspection Fee - $600 (min. up to 4 hours)
- ☐ Inspection Fee - $300 (per day)
- ☐ Water main shutdown - $750
- ☐ Right of Way release - $825 (per document)
- ☐ Hold Harmless Agreement fee - $770
- ☐ Minor Revisions of Signed Plans - $950 (per review)
- ☐ Major Revision/Splitting Signed Plans - $2,000 (per review)

TOTAL FEE PAID WITH THIS FORM: $ 0

PROJECT NAME: Caroline Freeland Park
Ensure project name matches title block on plan.

ENGINEER'S CONTACT INFORMATION (MAIN CONTACT): (Required)

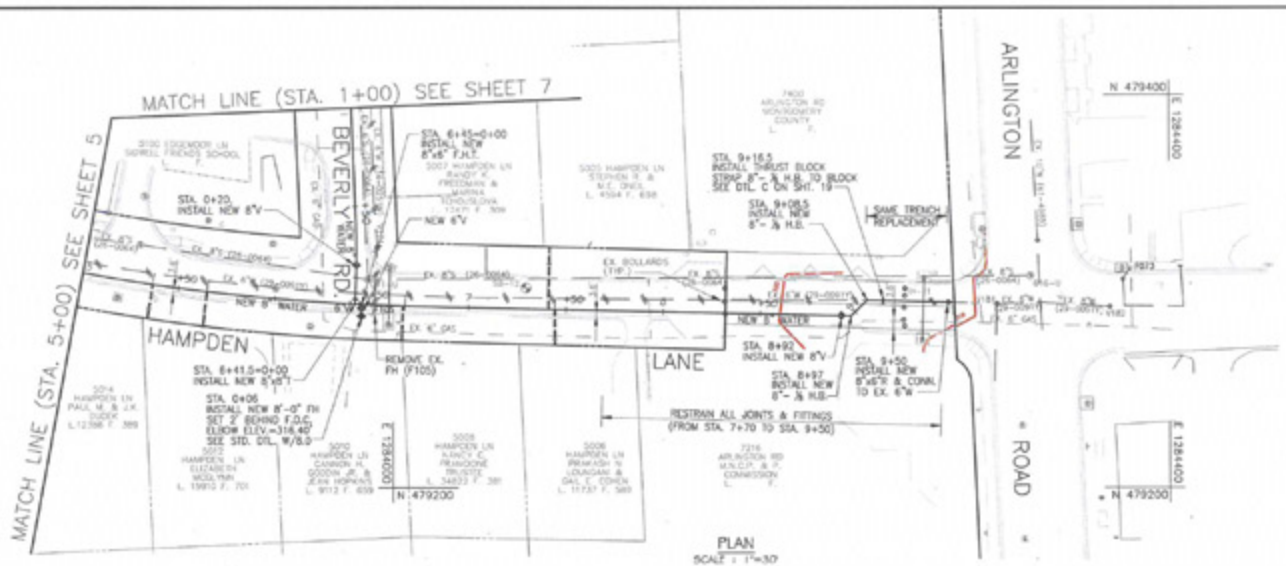
Indicate the ***person*** who will be submitting the electronic files to WSSC for the initial submission and all subsequent re-submissions on this project in the fields below:

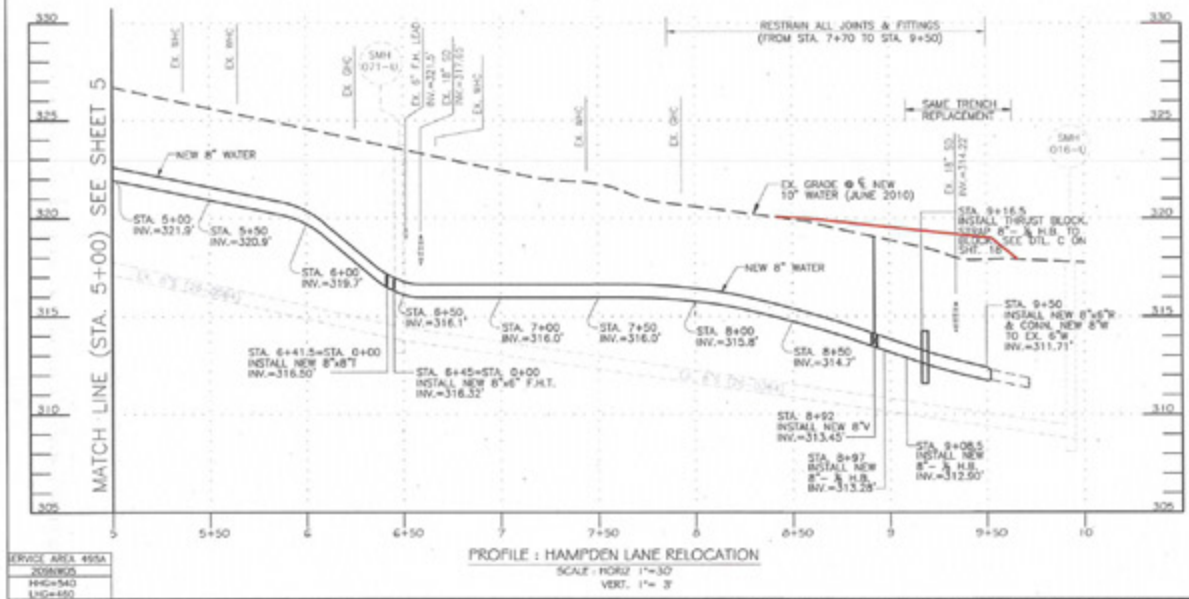
NAME:	Shannon Woodrow, Emma Smith
EMAIL:	woodrow@vika.com, esmith@vika.com
PHONE NUMBER:	301-916-4100
COMPANY NAME:	VIKA Maryland LLC

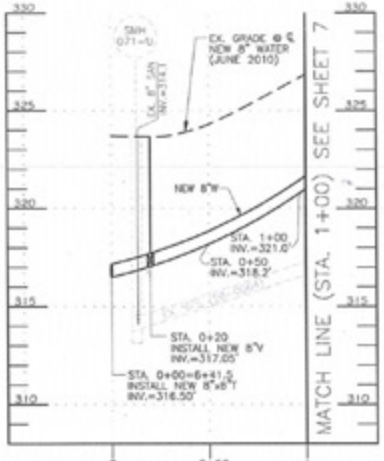
OWNER/APPLICANT OF RECORD CONTACT INFORMATION:

Indicate the ***Owner/Applicant of Record*** information as noted on the plans for this project.

NAME:	Lucas Bonney
EMAIL:	lucas.bonney@montgomeryparks.org
PHONE NUMBER:	301-495-2572
COMPANY NAME:	Maryland - National Capital Park and Planning Commission







GRAPHIC SCALE

SERVICE AREA 495A
2095W05
HHG=540
LHG=450

WASHINGTON SUBURBAN SANITARY COMMISSION

WALLACE MONTGOMERY & ASSOCIATES, LLP
CIVIL AND STRUCTURAL ENGINEERS

BETHESDA ELECTION DISTRICT No. 7
LITTLE FALLS DRAINAGE BASIN

BRADLEY HILLS WATER/SEWER MAIN REPLACEMENT & RELOCATION

GLENBROOK ROAD, MOORLAND LANE & VARIOUS STREETS
BETHESDA, MONTGOMERY COUNTY, MARYLAND

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. 10985
EXPIRATION DATE: JUNE 2011

SEAL 5-24-11

DATE	REVISIONS

SYSTEMS INFRASTRUCTURE GROUP

6-6-11 — DATE — GROUP LEADER

WATER ANALYSIS UNIT

6/7/11 — DATE — UNIT COORDINATOR

CONTRACT BR/CR5100A10

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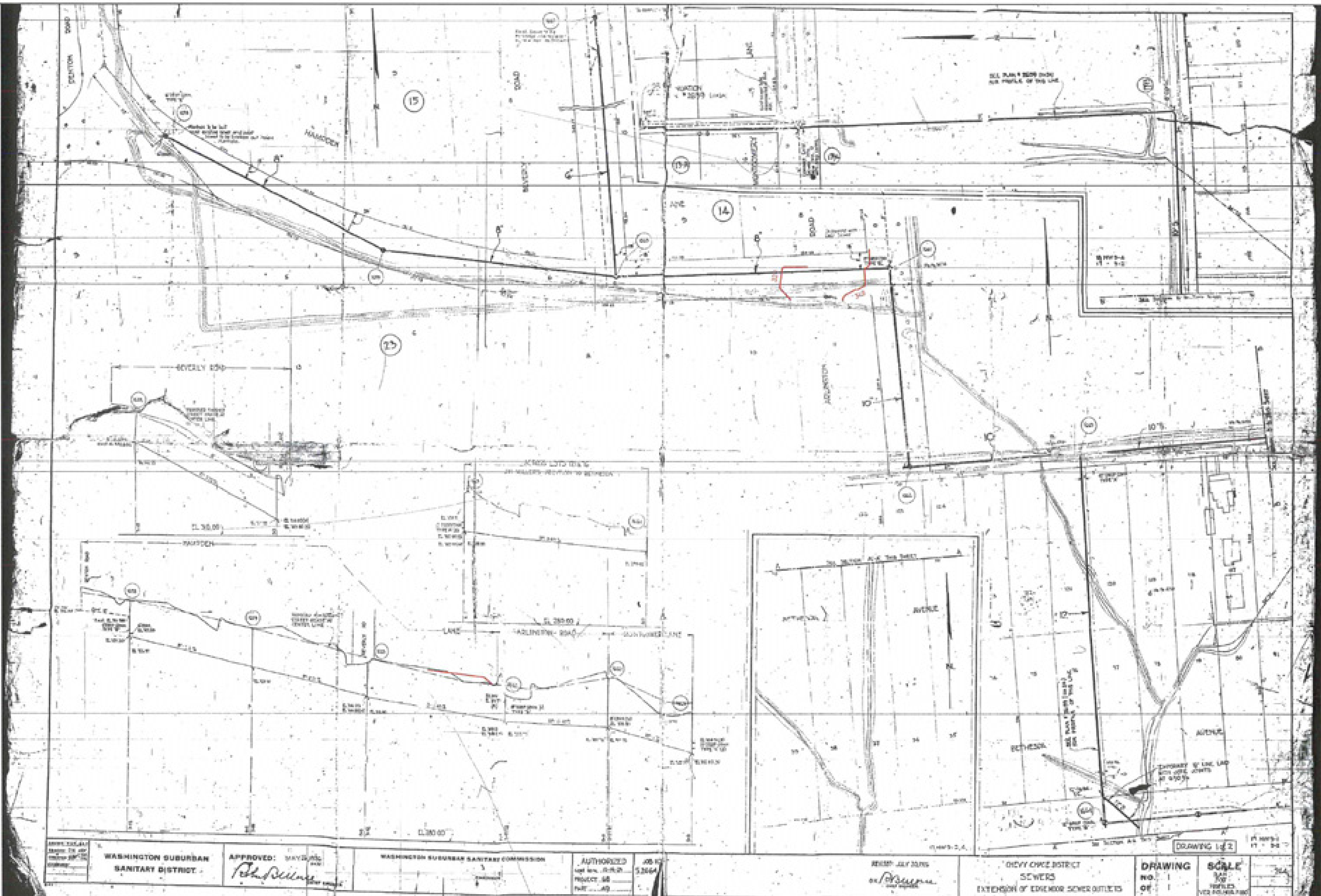
	NO	6
200 2095W05	OF	19


DENTON ROAD
HAMPDEN
BEVERLY ROAD
ARLINGTON ROAD
MONTGOMERY
LANE
AVENUE
BETHESDA
WASHINGTON SUBURBAN SANITARY DISTRICT
APPROVED:
WASHINGTON SUBURBAN SANITARY COMMISSION
AUTHORIZED
PROJECT
PART
JOB NO.
53664
CHEVY CHASE DISTRICT
SEWERS
EXTENSION OF EDGEMOOR SEWER OUTLETS
DRAWING NO. 1 OF 1
SCALE
DRAWING 1 of 2

VERIZON

Kent Hipp

From: Price, Rosemarie L (Marie Price) <rosemarie.l.price@verizon.com>
Sent: Wednesday, December 24, 2014 8:47 AM
To: Kent Hipp
Subject: RE: Caroline Freeland Urban Park - Review Request

Good morning,

It appears we do have facilities running by Freeland Park. We can underground the facilities if needed. I have provided an estimate based on the following:

There is space underground for us to run conduit between the poles that will remain. I am assuming that these two poles will remain.

We would need two 4 inch ducts to be placed. This cost is estimated at $77,000.
We will place new underground cable and remove the aerial cable. The estimated cost for the cable work is $20,000.

It appears that Comcast, Montgomery Cable, and Pepco are also on the pole.

Please let me know if you have additional questions.

Thanks,

Marie Price
Marie Price

OSP Engineering
301-282-7013

From: Kent Hipp [mailto:khipp@parkerrodriguez.com]
Sent: Friday, December 19, 2014 10:46 AM
To: Price, Rosemarie L (Marie Price)
Subject: RE: Caroline Freeland Urban Park - Review Request

Great, thanks!

Kent Hipp
ParkerRodriguez, Inc.
101 North Union Street, Suite 320 | Alexandria, VA 22314
703.548.5010 x 109 | khipp@parkerrodriguez.com

From: Price, Rosemarie L (Marie Price) [mailto:rosemarie.l.price@verizon.com]
Sent: Friday, December 19, 2014 9:56 AM
To: Kent Hipp
Subject: RE: Caroline Freeland Urban Park - Review Request

Good morning,

I appreciate your patience and apologize for the delay. I will have something to you early next week.

Marie Price

Marie Price
OSP Engineering
301-282-7013

From: Kent Hipp [mailto:khipp@parkerrodriguez.com]
Sent: Thursday, December 18, 2014 11:10 AM
To: Price, Rosemarie L (Marie Price)
Subject: RE: Caroline Freeland Urban Park - Review Request

Marie,

I just wanted to check on this review. Have you had a chance to look over the project? We are hoping to collect comments before the holidays.

Thanks,

Kent Hipp
ParkerRodriguez, Inc.
101 North Union Street, Suite 320 | Alexandria, VA 22314
703.548.5010 x 109 | khipp@parkerrodriguez.com

MISCELLANEOUS COORDINATION

BETHESDA CARES

Bonney, Lucas

From: Bonney, Lucas
Sent: Monday, November 04, 2013 11:46 AM
To: info@bethesdacares.org
Subject: Caroline Freeland Urban Park - Community Meeting on November 6

This message is for John Mendez. My name is Lucas Bonney, and I am the M-NCPPC project manager for the Caroline Freeland Park renovation project.
Your name was given to me by Nancy Benner, the manager of the Bethesda Library.

We've had ongoing comments from members of the surrounding community regarding objectionable use of the park by homeless people. We feel that homeless people have a right to enjoy the park, just like any other member of the community. We are expecting similar comments to surface during the first community meeting this Wednesday (Nov 6), which is why I wanted to reach out to you ahead of the meeting in case you have the interest and time to attend.

We will be holding a Community Meeting (first of two) this Wednesday, November 6th at the Bethesda Library between 7-9PM. The meeting will focus on receiving comments and ideas from the public. The second meeting (Spring 2014) will focus on receiving comments on the proposed design/renovation ideas (which will incorporate the information received this Wednesday).

Thank you for your time.

Regards,
Lucas

Lucas Bonney, RLA
Project Manager / Park Development / Montgomery County Parks

The Maryland-National Capital Park & Planning Commission
9500 Brunett Avenue, Silver Spring, MD 20901
Phone: 301-495-2572 / Fax: 301-585-1921
lucas.bonney@montgomeryparks.org

BETHESDA LIBRARY

Bonney, Lucas

From: Bonney, Lucas
Sent: Monday, April 13, 2015 11:40 AM
To: 'nancy.benner@montgomerycountymd.gov'
Subject: Caroline Freeland - Future renovation

Nancy,
As discussed, we are finalizing the Facility Plan (30% Design) for the long-term renovation of Caroline Freeland Park, just south of the library.

The renovation plans do not propose to change the nature or function of Hampden Lane (dead-end street located just south of the library quiet reading room).

The project website – http://www.montgomeryparks.org/pdd/cip/caroline_freeland_park.shtm

Please let me know if your facility is planning to receive any exterior upgrades to access (i.e. south emergency exit) or anything else that may require the Caroline Freeland Park renovation plan to address or respond to in the ultimate design.

The presentation to the Planning Board is projected for June 2015, which is when we will request funding and approval for the future renovation.

Thank you for your time.

Regards,
Lucas

Lucas Bonney, RLA
Project Manager / Park Development / Montgomery County Parks

The Maryland-National Capital Park & Planning Commission
9500 Brunett Avenue, Silver Spring, MD 20901
Phone: 301-495-2572 / Fax: 301-585-1921
lucas.bonney@montgomeryparks.org