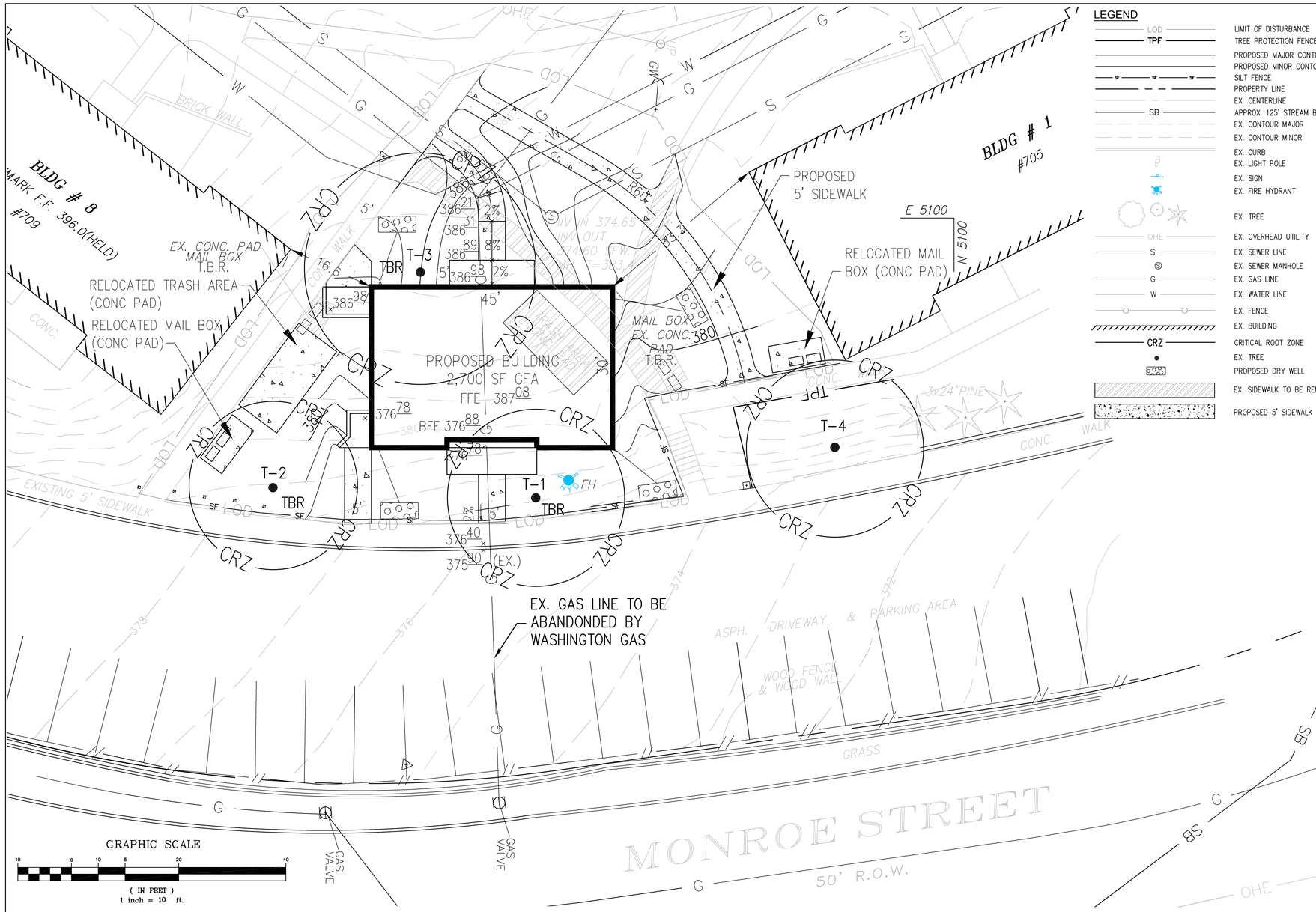
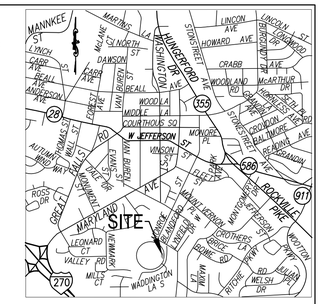


LEGEND

LOD	LIMIT OF DISTURBANCE
TPF	TREE PROTECTION FENCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
SF	SILT FENCE
	PROPERTY LINE
	EX. CENTERLINE
SB	APPROX. 125' STREAM BUFFER
	EX. CONTOUR MAJOR
	EX. CONTOUR MINOR
	EX. CURB
	EX. LIGHT POLE
	EX. SIGN
	EX. FIRE HYDRANT
	EX. TREE
OHE	EX. OVERHEAD UTILITY
S	EX. SEWER LINE
Ⓢ	EX. SEWER MANHOLE
G	EX. GAS LINE
W	EX. WATER LINE
	EX. FENCE
	EX. BUILDING
CRZ	CRITICAL ROOT ZONE
	EX. TREE
	PROPOSED DRY WELL
	EX. SIDEWALK TO BE REMOVED
	PROPOSED 5' SIDEWALK

GENERAL NOTES

1. EXISTING SITE INFORMATION, INCLUDING UTILITIES AND TOPOGRAPHIC SURVEY DONE BY AAH CONSULTANTS, L.L.C ON MARCH 12, 2010.
2. ZONING: RMD-25
3. TAX MAP: GR31, PARCEL P171
4. PLAT: 13243
5. ELECTION DISTRICT: 01
6. WSSC GRID: 218 NE 07
7. TAX ACCOUNT NO: 02038424
8. M. CO. ADC MAP #5164, GRID: F-8 & 9
9. TOTAL SITE AREA = 10.78 ACRES
10. TOTAL STUDY AREA= 7,440 SF
11. NO FLOODPLAIN EXISTS ON SITE ACCORDING TO FEMA FLOODPLAIN MAP #24031C0334D
12. NO WETLAND EXISTS ON SITE.
13. PROPOSED USE: RENTAL/COMMUNITY BUILDING
14. WATER CATEGORY: W-1 (EXISTING COMMUNITY SYSTEM) & SEWER CATEGORY: S-1 (EXISTING COMMUNITY SYSTEM) OF THE CITY OF ROCKVILLE
15. WATER & SEWER ENVELOPE: PLANNED OR EXISTING COMMUNITY SYSTEM
16. SOIL CLASSIFICATION: 2B GLENELG SILT LOAM
17. SET BACK: FRONT: 10' SIDE: 10' REAR: 10' HEIGHT: 45' (65' MAX.)
18. PROPOSED AREA OF RENTAL/COMMUNITY CENTER: 2,700 SF
19. ALL PROPOSED SIDEWALKS SHALL MEET EXISTING SIDEWALKS AT GRADE.
20. MINIMUM BUILDING RESTRICTION LINES: FRONT 25' + 3' ABOVE 45'
21. EXISTING BUILDING COVERAGE: 73,184 SF
22. EXISTING LOT COVERAGE: 15.57% OF SITE
23. ROPOSED LOT COVERAGE: 15.85% OF SITE
24. EXISTING RENTAL OFFICE UNIT WILL BE CONVERTED INTO AN APARTMENT UNIT.



VICINITY MAP
SCALE : 1"=2000'
ADC MAP 5164; PAGE 43, GRID F8 & F9
WSSC GRID 218 NW 07

LOT COVERAGE

BUILDING	SQUARE FOOTAGE
1	9,423
2	9,409
3	9,427
4	6,648
5	9,953
6	10,627
7	7,307
8	9,400
BATH	990
PROPOSED COMMUNITY	1,350
EXISTING BUILDING COVERAGE	73,184
TOTAL SITE	10.79 AC 470,012 SF
EXISTING LOT COVERAGE	15.57%
PROPOSED LOT COVERAGE	15.85%

SOILS TABLE

SOILS	ERODIBLE	HYDRIC	CONTAINS 15-25% SLOPES	CONTAINS > 25% SLOPES	CAPABILITY SUBCLASS SYMBOL	HYDROLOGIC SOIL GROUP
2B Glenelg silt loam*	NO	NO	NO	NO	N/A	B

*SOIL COVERS ENTIRE STUDY AREA

APARTMENT UNIT DETAILS

1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS
98	125	13	236

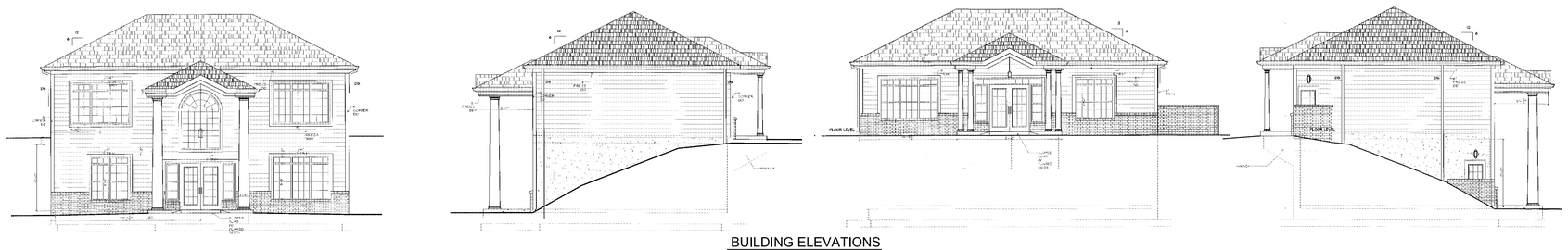
PARKING CALCULATIONS-ORIGINAL ZONING REG.

NUMBER OF BEDROOM	PARKING REQUIRED	NUMBER OF APARTMENTS	TOTAL PARKING SPACES
1	1	98	98
2	1.25	125	156.25
3	1.50	13	19.5
TOTAL SPACES REQ'D-ORIGINAL ZONING			273.75
TOTAL SPACES PROVIDED			288

PARKING CALCULATIONS-CURRENT ZONING REG.

NUMBER OF BEDROOM	PARKING REQUIRED	NUMBER OF APARTMENTS	TOTAL PARKING SPACES
1	1.25	98	122.5
2	1.50	125	187.5
3	1.50	13	19.5
TOTAL SPACES REQ'D-CURRENT ZONING			329.5
TOTAL SPACES PROVIDED			288

GRAPHIC SCALE
10 0 10 5 20 40
(IN FEET)
1 inch = 10 ft.



BUILDING ELEVATIONS
1"= 10'
SEE ARCHITECTURAL PLANS FOR DETAILS & FURTHER INFORMATION

SIGNIFICANT TREE TABLE

TREE LABELS	BOTANTICAL NAME	SPECIES	D.B.H (IN.)	CRITICAL ROOT ZONE DIA. (FT.)	CRITICAL ROOT ZONE (SF)	TREE CONDITION RATING	PROPOSED DISPOSITION	REPLACEMENT TREES REQUIRED
T-1	*ACER RUBRUM*	RED MAPLE	22	33.0	855	62.5	REMOVE	2 TREES-2 1/2" DIA.
T-2	*ACER RUBRUM*	RED MAPLE	21	31.5	779	78	REMOVE	2 TREES-2 1/2" DIA.
T-3	*ACER RUBRUM*	RED MAPLE	29	43.5	1,486	66	REMOVE	3 TREES-2 1/2" DIA.
T-4	*ACER RUBRUM*	RED MAPLE	22	33.0	855	63	SAVE	N/A

*THE CONDITION RATINGS OF TREES ABOVE ARE NOT NECESSARILY CONSISTENT WITH THE CONDITION RATINGS OF THE CITY OF ROCKVILLE FORESTRY STAFF.

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. 200501 EXPIRATION DATE: 09/01/11

STATE OF MARYLAND JOHN FRYE No. 200501 PROFESSIONAL ENGINEER

Rev. No.	Construction Revision	Rev. Date

OWNER/APPLICANT
FIRESIDE PARK APARTMENTS
2626 E 14TH ST. SUITE #201
BROOKLYN, NY 11235-3968

CLIENT
ASHLEY CUSTOM COMM LLC
1605 UNION AVE
BALTIMORE, MD 21211-1918
ATTN: DENI TABOR, 410-559-0000

AB CONSTRUCTION, INC.
9450 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706
PHONE: (301) 306-3091
FAX: (301) 306-3092
CONTACT: JUSTIN K. FRYE PHONE: 301-306-3091 x 132

PROJECT
FIRESIDE PARK APARTMENTS
SITE PLAN- LEVEL 2
CABIN JOHN CREEK
1st ELECTION DISTRICT
CITY OF ROCKVILLE MARYLAND

PROJECT NO.	2009272
SCALE:	1"=10'
DATE:	06/04/10
DRAWN BY:	SRP
CHECKED BY:	JF
	1 OF 1