

LETTER OF TRANSMITTAL

AB CONSULTANTS, INC.

9450 Annapolis Road
Lanham, Maryland 20706

Phone: (301) 306-3091

Fax: (301) 306-3092

City of Rockville

Department of Community Planning & Development Services

111 Maryland Ave
Rockville, MD 20850

Date 01/26/2010	Job No.2009272
Fireside Park Apartment Complex	
Community/Rental Office Center	
240-314-8200	

WE ARE SENDING YOU: Attached Under separate cover via Following items.
 Shop Drawings Prints Plans Samples
 Specifications Originals Copies Orig. Mylar

COPIES	DATE	NO	DESCRIPTION
1	01/26/10		Completed PAM Application
1	01/25/10	2	Filing Fees
12	01/26/10	1	Preliminary Site Plan
12	-	1	Transportation Scoping Intake Form
3	01/26/10	1	NRI/FSD
12	01/10	1	Project Description & Scope of Work Narrative
1	-	1	Electronic Version

THESE ARE TRANSMITTED as indicated below:

For Approval Approved as submitted Resubmit Copies for approval
 For your use Approved as noted Submit Copies for distribution
 As Requested Returned for corrections Return Corrected prints
 For Review
 FOR BIDS DUE PRINTS RETURNED AFTER LOAN TO US

REMARKS:

RECEIVED BY: _____

COPY TO: _____

SIGNED BY: Justin Frye, ex. 132



Application for

Pre-Application Meeting

PAM

3/09

City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

Please Print Clearly or Type

Property Address information: Fireside Park Apartments LLC, 735 Monroe Street, Rockville, MD 20850

Subdivision Waddington Village Lot (S) N/A Block N/A

Zoning RMD-25 Tax Account (S) 02038424

Applicant Information:

Please supply Name, Address, Phone Number and E-mail Address

Applicant Fireside Park Apartments LLC, 2626 E 14th Street, Suite #201, Brooklyn, NY 11235-3968

Property Owner Same as Above

Architect To Be Determined

Engineer AB Consultants, Inc. 9450 Annapolis Road, Lanham, MD 20706 Phone: 301.306.3091

Attorney To Be Determined

Project Name: Fireside Park Apartments

Project Description: The project proposes to construct a community/rental office center for the existing Fireside Park Apartment complex community in Rockville, MD.

STAFF USE ONLY

Application Acceptance

Application # _____

Pre-Application: _____

Date Accepted: _____

Staff Contact: _____

OR

Application Intake

Date Received: _____

Reviewed by: _____

Date of Checklist Review: _____

Deemed Complete: Yes No

Level of review and project impact

This information will be used to determine your project impact, per section 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only. For Special Exceptions, it will be used to determine the notification area. (see table below)

Tract Size 10.79 acres, # Dwelling Units Total N/A Other _____

Square Footage of Non-Residential 2,700 SF

Percentage of Single-family homes within Residential Area Impact (1/4 mile) 55% +/-

Traffic Impact (net new peak hour trips) 0

Proposed:

Retail: _____ Sq. Footage Detached Unit: _____ Parking Spaces: _____
 Office: _____ Sq. Footage Duplex: _____ Handicapped: _____
 Restaurant: _____ Sq. Footage Townhouse: _____ # of Long Term: _____
 Other: 2,700 Sq. Footage Attached: _____ # of Short Term: _____
 Multi-Family: _____
 Live/work: _____
 MPDU: _____

Existing Site Use (to include office, industrial, residential, commercial, medical etc.) _____
 Residential apartment complex, outdoor recreational areas and outdoor community pool _____

Estimated Points Total:

To complete the table below, use the information that you provided above to calculate your total points from the chart below.

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	1
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	1
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 10,000 square feet	10,001 to 50,000 square feet	50,001 or greater square feet	1
Residential Area Impact	No residential development in a residential zone within 1/4 mile of the project	35% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	65% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area.	2
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1
Points Total*					6
The total of the points determine the level of notification and the approving authority .					

Example:

If your tract size is **2 acres = 2 pt**

If you will have **45 dwelling units = 2 pts**

If your square footage of Non-Residential space is **5,006 square feet = 2 pts**

If your Residential Area Impact is within a single unit detached area = **4 pts**

If your traffic Impact/net new peak hour trips is **32 trips = 2 pts**

Projected Impact Total = 12

** Project Impact total points are non-binding until application has been filed*

Estimated Application Type: (please check box that applies)

- Project Plan (13 pts or more)
- Project Plan Amendment (refer to original approval for radius)
- Site Plan Level 1 (6 or fewer pts)
- Site Plan Level 2 (7-9 pts)
- Site Plan Level 3 (10-12 pts)
- Site Plan Amendment Major (refer to original approval for notification radius)
- Site Plan Amendment Minor (refer to original approval for notification radius)
- Special Exception (Notification Radius-750, 1000, 1250, 1500 feet - circle one)
- Special Exception Modification-Major (Notification Radius-750, 1250, 1500 feet - circle one)
- Special Exception Modification-Minor (Notification Radius-750, 1000, 1250, 1500 feet - circle one)
- Other _____

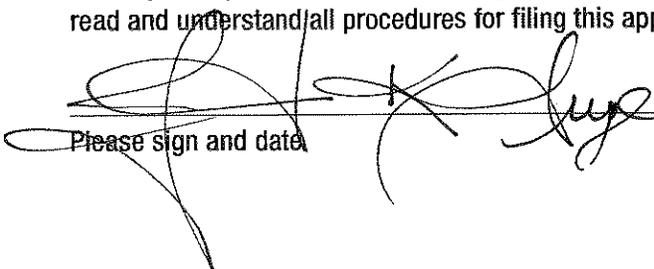
Previous Approvals: (if any)

Application Number	Date	Action Taken
_____	_____	_____
_____	_____	_____

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

Please sign and date

 _____ 1.26.10

PRE-APPLICATION SUBMITTAL REQUIREMENTS: (Submit and check what is applicable to your project type).

Please complete this checklist and include it as part of the application packet submittal. Each item on the checklist must be included in the application packet. If items are missing, the application cannot be accepted and will be returned.

Level 1 Site Plan Application Submittal Requirements

- Completed application
- Filing Fee(s) (separate checks for Pre-application fee, Stormwater Management fee, NRI/FSD fee)
- A Preliminary site plan. (Plan sheet size: maximum 24" x 36", Scale 1"=30"). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies)
- Transportation scoping intake form (12 copies)
- NRI/FSD per Forest and Tree Preservation Ordinance (FTPO) (with fee via separate check)
- Project Description and Scope of work narrative (12 copies)
- Electronic Version (PDF)

Project Plan or Site Plan: (Level 2, 3) Application Submittal Requirements

- Completed application
- Filing Fee(s) (separate checks for Pre-application fee, Stormwater Management fee, NRI/FSD fee)
- A Preliminary site plan. Prepared by surveyor or engineer. (Plan sheet size: maximum 24" x 36", Scale 1"=30'). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies)
- Transportation scoping intake form (12 copies)
- Stormwater Management Pre-application concept plan (with fee payable to Public Works Dept.) (12 copies)
- NRI/FSD per FTPO as submitted to Forestry (with fee via separate check)
- Project Description and Scope of work narrative (12 copies)
- Electronic Version (PDF)

Special Exception Pre-Format Application Submittal Requirements:

- Completed application
- Filing Fee(s) (separate checks for Pre-application fee, Stormwater Management Fee, NRI/FSD fee) (12 copies)
- A Preliminary site plan prepared (Plan sheet size: maximum 24" x 36", Scale 1"=30'). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies)
- Transportation scoping intake form (12 copies)
- NRI/FSD per FTPO (with fee via separate check) (12 copies)
- Project Description and Scope of work narrative (12 copies)
- Electronic Version (PDF)

Pre-Application Meeting Date:

All meetings are held on Thursday. A date and time of the meeting will be assigned once workload and project lead times are considered, generally is three weeks after PAM has been accepted for processing.

Pre-Submission Activities/Submission Requirements:

Prior to submission of the formal application, you will be responsible for the following:

- Receiving Approval of the NRI/FSD (Natural Resources Inventory/Forest Stand Delineation), coordinated by the City Forestry Division - 240-314-8700
- Preparation and Submittal of CTR report (Comprehensive Transportation Review) - with fee to Public Works, copy to CPDS - 240-314-8500
- Preparation of affidavit that agencies have been contacted for capacity problems of Compliance with the APFO (Adequate Public Facilities Ordinance) Department of Community Planning and Development Services - 240-314-8200
- Preparation of Preliminary Forest Conservation Plan (FCP) -Forestry Division - 240-314-8700 (copy submitted with application).
- Submittal of Stormwater Management project concept plan or Stormwater site concept plan (as applicable) - Public Works Department - 240-314-8500
- Submittal of water and sewer information for hydraulic review - Public Works Department
- HDC review and action (if demolition is proposed) - 240-314-8200



Project Description and Scope of Work Narrative

Fireside Park Apartment Complex Community/Rental Office Center

January 2010

The purpose of this application is to provide a community/rental office center for the existing Fireside Park Apartment complex community in Rockville, MD located off of Monroe Street, Parcel N171, Tax Map GR31.

The community center/rental office will offer recreational space for the Fireside Park community, giving current tenants access to staff for their daily living requirements and guiding and informing future tenants about rental units. Amenities offered for current and future residences include a business center, a sales office, a modern kitchenette, a fitness center, a patio/balcony and a community center which boasts more than 700 SF of GFA.

The current and potential future residences will be able to access the center based on their needs. Typical community/rental centers' hours of operation are 10 am – 6 pm, Monday through Friday, 9 am to 4 pm on Saturday and 1 pm to 4 pm on Sunday. Furthermore, the fitness center, community center and kitchenette may have varying hours depending on its use from the current residents at Fireside Park Apartments. Most community/rental centers give card access to the fitness center for 24 hours a day, 7 days a week.

Fireside Park Apartments has exemplary parking and vehicular access for the proposed community/rental office center. When entering the property, the site has two vehicular entrances (i.e., the street is a large loop around the apartment complex) along Monroe Street. The complex has approximately 280 parking spaces (including handicap spaces) to serve the existing seven apartment buildings with 236 units. No off-site vehicular traffic increase is expected since an existing rental office is within one of the current units. Existing residences currently have adequate allotted parking spaces. It is anticipated that a vast majority of residents will gain access to the community/rental office center on foot within the Monroe Street circle loop. Consequently, no additional parking spaces are foreseen necessary for any on- site users and existing parking is sufficient for any and all vehicular traffic.

The existing lighting is in compliance for the existing and proposed use. A landscape plan will be provided for the community/rental office center.

The addition of a community/rental office center is imperative to current and potential residents of Fireside Park Apartments. This proposed center will have little impact to current parking and traffic since the majority of residences will travel by foot to enjoy the community center. Furthermore, since the center will only be open based on the needs of residences there will be little noise impact. Key functions like an accessible staff, fitness center and community center are key ingredients to any successful apartment complex.



City of Rockville

Comprehensive Transportation Review
SCOPING INTAKE FORM

Project Name:	Fireside Park Apartment Community/Rental Center			
Permit No. (if available):	-			
Subject Property Address:	735 Monroe Street, Rockville, MD			
Contact Person:	Justin K. Frye, RLA			
Contact Phone Number:	301-306-3019, ex. 132			
Contact Email Address:	justin.frye@abconsultantsinc.com			
Proposed Land Use Density:	Use	Square Footage/ Dwelling Units		
	Community/Rental Center Building	2,700 SF		
Trip Generation	Peak Hour Site Trips			
	<i>Peak Period</i>	IN	OUT	TOTAL
	AM	0	0	0
	PM	0	0	0
	SAT	0	0	0
Proposed Study Area (Boundaries and Intersections)	Monroe Street parking lot circle around Fireside Park Apartments, from the intersection of Waddington Lane around Fireside Park Apartments			
Proposed Access Points:	Intersection of Waddington Lane & Monroe Street			
Projected Horizon (Build Out) Date:	Spring 2010			
Statement of Operations	The proposed design is to build a community/rental office building for the existing apartment complex.			

GENERAL NOTES

- EXISTING CONTOURS PROVIDED BY THE CITY OF ROCKVILLE. SITE FEATURES PROVIDED BY THE CLIENT.
- ZONING: MMD-25
- TAX MAP: GR31, PARCEL P171
- PLAT: 13243
- ELECTION DISTRICT: 01
- WSSC GRID: 218 NE 7
- M. CO. ADC MAP #5164, GRID: F-8 & 9
- TOTAL SITE AREA = 10.79
- TOTAL STUDY AREA = 7,440 SF
- NO FLOODPLAIN EXISTS ON SITE ACCORDING TO FEMA FLOODPLAIN MAP #24031C0334D
- NO WETLAND EXISTS ON SITE
- PROPOSED USE: RENTAL/COMMUNITY BUILDING
- EXISTING W.S.C. WATER AND SEWER CATEGORIES: W-1 & S-1
- SOIL CLASSIFICATION: 2B GLENELG SILT LOAM
- SET BACK: FRONT: 10' SIDE: 10' REAR: 10' HEIGHT: 45' (65' MAX.)

SITE NARRATIVE AND FOREST SUMMARY

INTRODUCTION
 AB CONSULTANTS, INC. HAS COMPLETED A NATURAL RESOURCES INVENTORY/ FOREST STAND DELINEATION FOR THE PROJECT KNOWN AS THE FIRESIDE PARK APARTMENTS, LOCATED ALONG MONROE STREET, WITHIN THE CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND IN JANUARY, 2010. THE STUDY AREA IS WITHIN A 10.78 ACRE PARCEL.

METHODOLOGY
 THIS DELINEATION WAS CONDUCTED UTILIZING THE GUIDELINES SET FOR THE CITY OF ROCKVILLE'S ADOPTED FOREST CONSERVATION MANUAL. SIGNIFICANT AND SPECIMEN TREES LOCATED WITHIN THE STUDY AREA AND THEIR DIAMETER AT BREAST HEIGHT WERE DETERMINED DURING SITE VISITS AND FIELD LOCATED BY ROBERT C. BOYD. CRITICAL ROOT ZONE DIAMETER WAS COMPUTED BY MULTIPLYING THE DBH BY 1.0 AND CONVERTING TO FEET. THE TREE CONDITION RATING WAS DETERMINED BY EVALUATING THE ROOTS, TRUNKS, SCAFFOLD BRANCHES, SMALL BRANCHES & TWIGS AND FOLIAGE &/OR BUDS.

GENERAL INFORMATION
 THE APPROXIMATE 0.17 ACRE STUDY AREA IS LOCATED ON A PORTION OF 1 EXISTING LEGAL PARCEL. THE SITE IS ENCLOSED BY MONROE STREET TO THE WEST, SOUTH AND EAST SIDE AND WASHINGTON LANE IS TO THE NORTH OF THE SITE. EXISTING APARTMENT COMPLEXES FRAME THE SITE TO THE NORTH, SOUTH, A PARKING LOT IS TO THE EAST SIDE AND OPEN SPACE EXTENDING TO THE COMMUNITY POOL IS TO THE WEST OF THE STUDY AREA. THE SITE LIES WITHIN THE CABIN JOHN CREEK WATERSHED.

ENVIRONMENTAL FEATURES
100-YEAR FLOODPLAIN
 THERE IS NO 100 YEAR FLOODPLAIN ON SITE PER FLOOD INSURANCE MAP PANEL #24031C0334D.

SOILS
 THE SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND, DESCRIBES THE SOIL TYPES THAT ARE PRESENT WITHIN THE PROJECT LIMITS. THE GENERAL SOILS ASSOCIATION OF THIS AREA OF MONTGOMERY COUNTY IS THE GLENELG SILT LOAM SOIL. SLOPES CONSIST OF 3 TO 8 PERCENT SLOPES.

NONTIDAL WETLANDS
 THERE ARE NO WETLANDS OR WATERS OF THE U.S. LOCATED ON THIS SITE.

TOPOGRAPHY AND STEEP SLOPES
 THERE ARE NO STEEP SLOPES ON THIS SITE.

CRITICAL HABITATS
 THE MARYLAND DEPARTMENT OF NATURAL RESOURCES AND U.S. FISH & WILDLIFE SERVICE HAVE BEEN NOTIFIED OF THE PROJECT AREA AND DESCRIPTION. COPIES OF THE COMMENT LETTERS FROM THE AGENCIES WILL BE FORWARDED UPON RECEIPT. NO RARE, THREATENED AND ENDANGERED SPECIES OR CRITICAL HABITATS WERE NOTED DURING THE SITE VISIT.

CULTURAL FEATURES
 THE MARYLAND HISTORICAL TRUST, OFFICE OF PRESERVATION SERVICES, DIVISION OF HISTORIC AND CULTURAL PROGRAMS HAS BEEN NOTIFIED OF THE PROJECT AREA AND DESCRIPTION. COPIES OF THE COMMENT LETTERS WILL BE FORWARDED UPON RECEIPT.

TREE/FOREST STAND INFORMATION
 ALL VEGETATION IS DESCRIBED ON THE DRAWING WITH ALL INDIVIDUAL FREESTANDING TREES IDENTIFIED. THE SITE HAS BEEN DEVELOPED FOR ADJACENT LAND USES. ALL OF THE GROUND WITHIN THE STUDY AREA IS MAINTAINED LAWN AND THERE IS NO FOREST ON SITE. ALL SIGNIFICANT TREES LOCATED WITHIN THE STUDY AREA AND HAVE BEEN DESCRIBED ON THE PLAN.

CONCLUSION
 OVERALL THE VEGETATION LOCATED WITHIN THE STUDY AREA IS IN FAIR CONDITION. THE AVERAGE TREE CONDITION RATING IS 67. NO WETLANDS, WATERS OF THE U.S., STEEP SLOPES, CRITICAL HABITATS, CULTURAL FEATURES OR FORESTED AREAS ARE LOCATED WITHIN THE STUDY AREA.

LEGEND

- STUDY AREA
- PROPERTY LINE
- EX. CENTERLINE
- EX. CONTOUR MAJOR
- EX. CONTOUR MINOR
- EX. CURB
- EX. LIGHT POLE
- EX. SIGN
- EX. FIRE HYDRANT
- EX. TREE
- EX. OVERHEAD UTILITY
- EX. SEWER LINE
- EX. SEWER MANHOLE
- EX. FENCE
- EX. BUILDING
- EX. SIGNIFICANT TREE
- CRITICAL ROOT ZONE

CHAMPION TREE NOTE

NO CHAMPION TREES WERE PRESENT ON THE SITE ACCORDING TO THE LATEST REGISTER OF CHAMPION TREES AND NO UNLISTED POTENTIAL CHAMPION TREES WERE EVIDENT ON SITE.

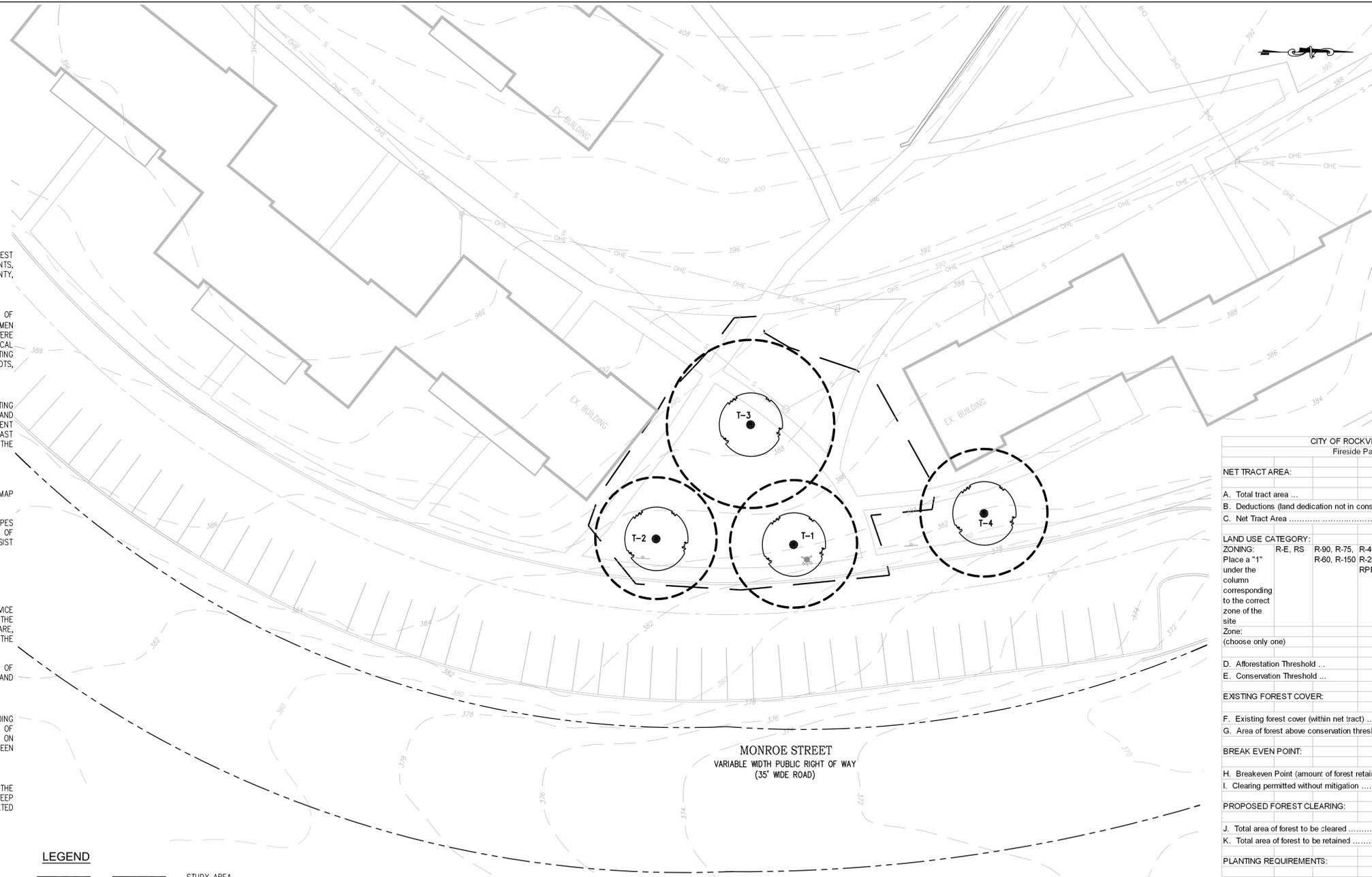
NRI/FSD TABULATION TABLE

ACREAGE OF TRACT:	10.79 AC
ACREAGE OF STUDY AREA:	0.17 AC
NRI/FSD TABULATION OF STUDY AREA:	
ACREAGE OF EX. FOREST:	0.00
ACREAGE OF EXISTING WETLANDS:	0.00
ACREAGE OF FORESTED WETLANDS:	0.00
ACREAGE OF WETLAND BUFFERS:	0.00
ACREAGE OF STREAM BUFFERS:	0.00
ACREAGE OF FOREST STREAM BUFFERS:	0.00
ACREAGE OF 100 YR FLOODPLAIN:	0.00
LINEAR EXTENT OF STREAMS:	0.00
ACREAGE OF WIDTH OF STREAM BUFFER:	0.00

CERTIFICATION OF LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH THE STATE OF MARYLAND AND CITY OF ROCKVILLE FOREST CONSERVATION REGULATIONS.

01/26/10
 DATE
 JUSTIN K. FRYE
 MD REGISTERED LANDSCAPE ARCHITECT #3160



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

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET			
Fireside Park Apartments Community/Rental Center			
NET TRACT AREA:			
A. Total tract area ...			0.17
B. Deductions (and dedication not in construction on this plan, other deductions - specify)			0.00
C. Net Tract Area			0.17
LAND USE CATEGORY:			
ZONING:	R-E, RS	R-60, R-75, R-40, R-30, C-1, C-2, I-1, I-2, I-3, I-4	
Place a "1" under the column corresponding to the correct zone of the site		R-60, R-150, R-20, RTH, 4, O-1, O-2, O-3, TCO-1, RPR, R-H, TCO-2, TCM-1, TCM-2, RPC	
Zone:		1	
(choose only one)			
D. Afforestation Threshold ...	15%	x F =	0.03
E. Conservation Threshold ...	15%	x F =	0.03
EXISTING FOREST COVER:			
F. Existing forest cover (within net tract)			0.00
G. Area of forest above conservation threshold			0.00
BREAK EVEN POINT:			
H. Breakeven Point (amount of forest retained so that no mitigation is required) ... =			0.00
I. Clearing permitted without mitigation			0.00
PROPOSED FOREST CLEARING:			
J. Total area of forest to be cleared			0.00
K. Total area of forest to be retained			0.00
PLANTING REQUIREMENTS:			
L. Reforestation for clearing above conservation threshold			0.00
M. Reforestation for clearing below conservation threshold			0.00
N. Credit for retention above conservation threshold			0.00
P. Total reforestation required			0.00
Q. Total afforestation required			0.03
R. Total planting requirement			0.03

SIGNIFICANT TREE SUMMARY

TREE LABELS	BOTANICAL NAME	SPECIES	D.B.H (IN)	CRITICAL ROOT ZONE DIA. (FT.)	CRITICAL ROOT ZONE (SF)	TREE CONDITION RATING
T-1	ACER RUBRUM	RED MAPLE	22	22	1520	62.5
T-2	ACER RUBRUM	RED MAPLE	21	21	1385	78
T-3	ACER RUBRUM	RED MAPLE	29	29	2641	66
T-4	ACER RUBRUM	RED MAPLE	22	22	1520	63

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

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

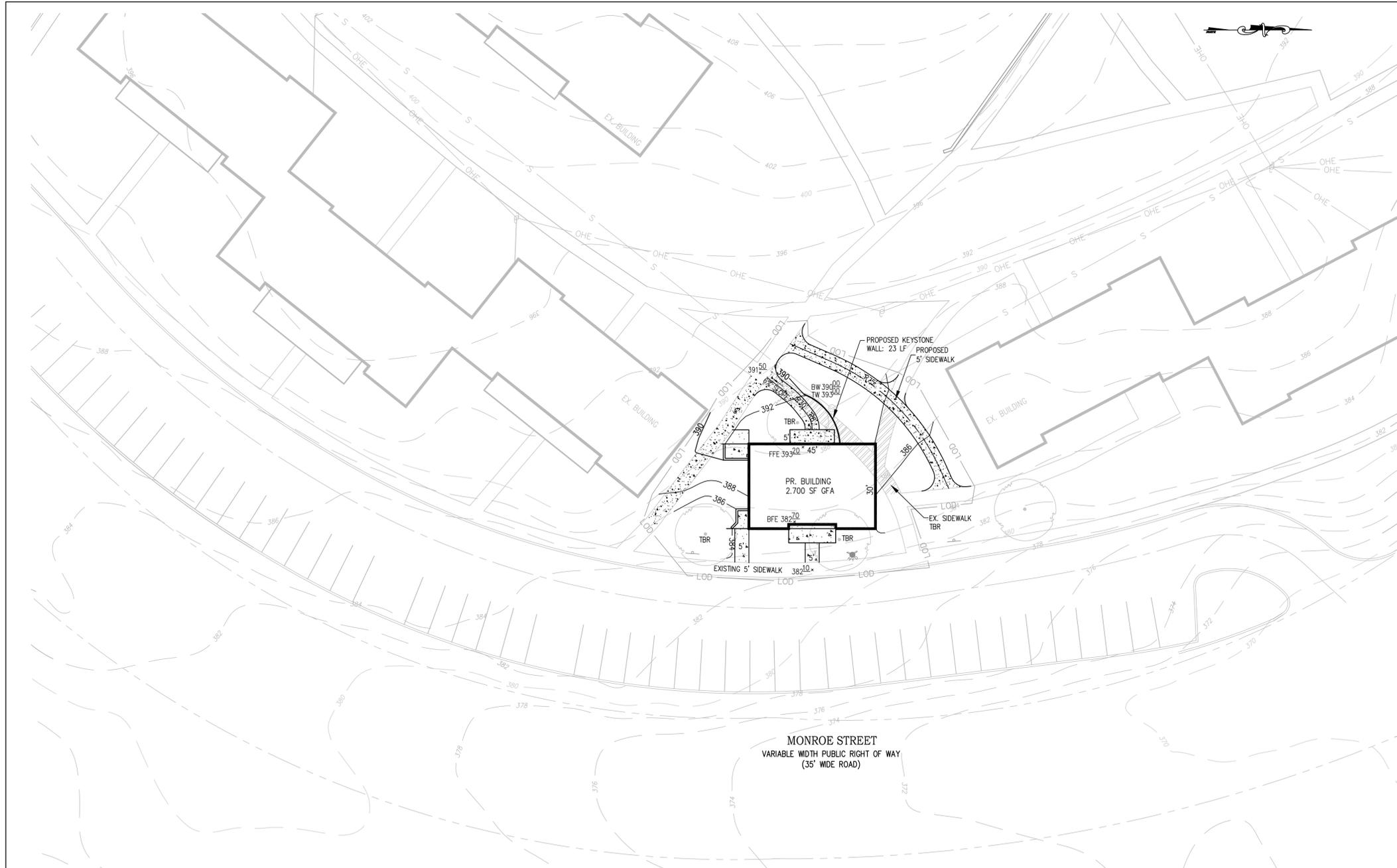
*SOIL COVERS ENTIRE STUDY AREA

GRAPHIC SCALE



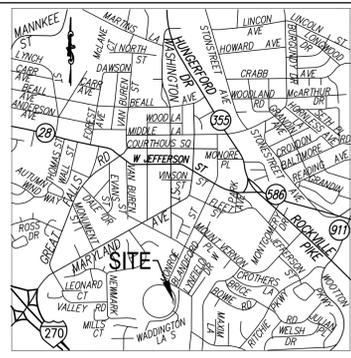
(IN FEET)
 1 inch = 20 ft.

	Rev. No.	Construction Revision	Rev. Date	OWNER/APPLICANT FIRESIDE PARK APARTMENTS 2626 E 14TH ST. SUITE #201 BROOKLYN, NY 11235-3968	AB CONSTRUCTION, INC. 9450 ANNAPOLIS ROAD LANHAM, MARYLAND 20706 PHONE: (301) 306-3091 FAX: (301) 306-3092	PROJECT FIRESIDE PARK APARTMENTS NATURAL RESOURCE INVENTORY/ FOREST STAND DELINEATION NRI/FSD CABIN JOHN CREEK 1st ELECTION DISTRICT CITY OF ROCKVILLE, MARYLAND	PROJECT NO. 2009272
	Rev. No.			CLIENT ASHLEY CUSTOM COMM LLC 1605 UNION AVE BALTIMORE, MD 21211-1918 ATTN: DENI TABOR, 410-559-0000			SCALE: 1"=20' DATE: 01/26/10 DRAWN BY: SRP CHECKED BY: JF



LEGEND

- STUDY AREA
- PROPERTY LINE
- EX. CENTERLINE
- EX. CONTOUR MAJOR
- EX. CONTOUR MINOR
- EX. CURB
- EX. LIGHT POLE
- EX. SIGN
- EX. FIRE HYDRANT
- EX. TREE
- EX. OVERHEAD UTILITY
- EX. SEWER LINE
- EX. SEWER MANHOLE
- EX. FENCE
- EX. BUILDING
- PR. BUILDING
- PROPOSED SIDEWALK
- PROPOSED CENTERLINE
- LOD
- EX. SIDEWALK TO BE REMOVED
- PROPOSED 5' SIDEWALK



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

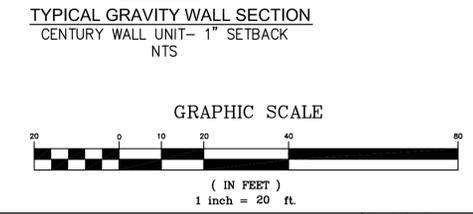
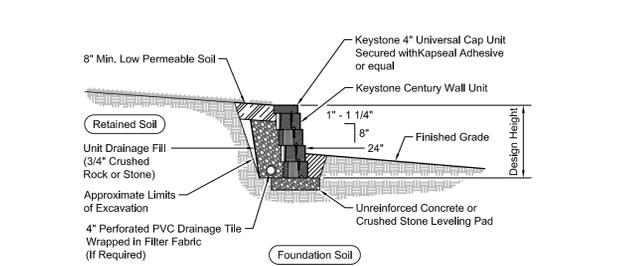
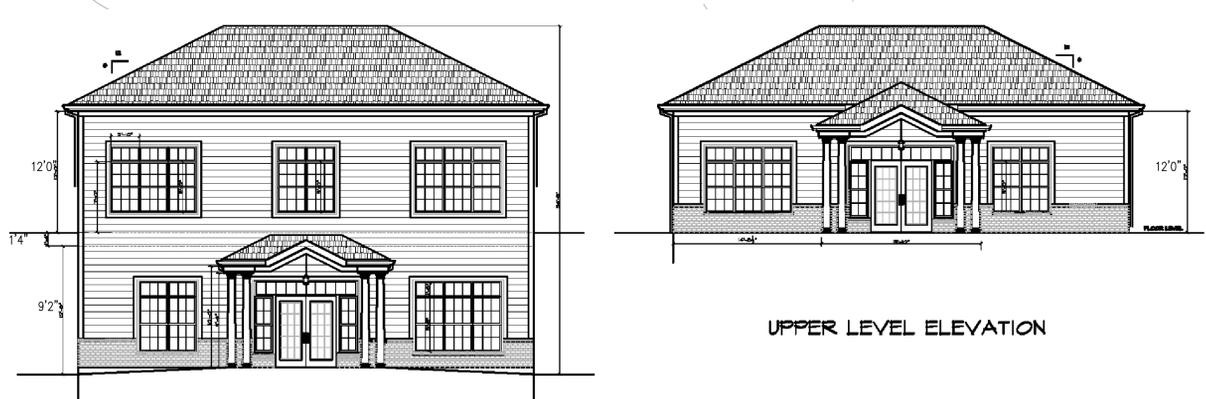
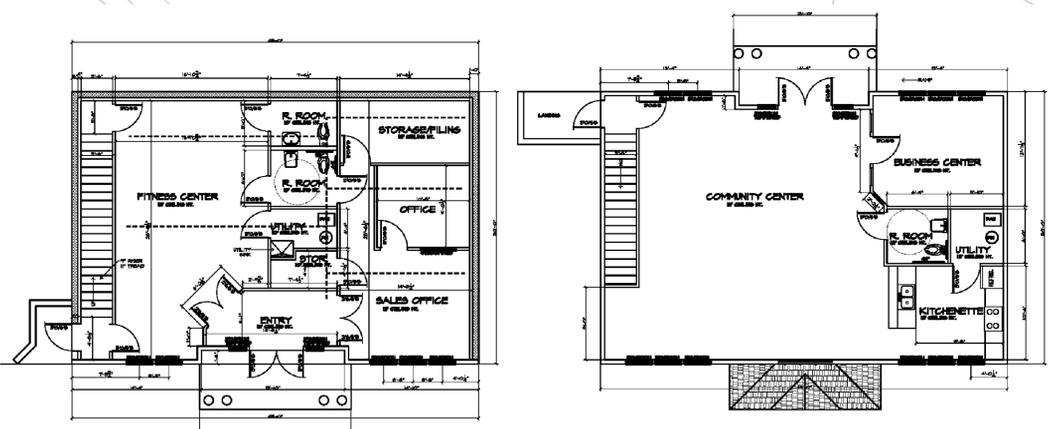
- GENERAL NOTES**
1. EXISTING CONTOURS PROVIDED BY THE CITY OF ROCKVILLE. SITE FEATURES PROVIDED BY THE CLIENT.
 2. ZONING: MMD-25
 3. TAX MAP: GR31, PARCEL P171
 4. PLAT: 13243
 5. ELECTION DISTRICT: 01
 6. WSSC GRID: 218 NE 7
 7. M. CO. ADC MAP #5164, GRID: F-8 & 9
 8. TOTAL SITE AREA = 10.79
 9. TOTAL STUDY AREA = 7,440 SF
 10. NO FLOODPLAIN EXISTS ON SITE ACCORDING TO FEMA FLOODPLAIN MAP #2403103340
 11. NO WETLAND EXISTS ON SITE.
 12. PROPOSED USE: RENTAL/COMMUNITY BUILDING
 13. EXISTING W.S.S.C. WATER AND SEWER CATEGORIES: W-1 & S-1
 14. SOIL CLASSIFICATION: 2B GLENELG SILT LOAM
 15. SET BACK: FRONT: 10' SIDE: 10' REAR: 10' HEIGHT: 45' (65' MAX.)
 16. PROPOSED AREA OF RENTAL/COMMUNITY CENTER: 2,700 SF
 17. ALL PROPOSED SIDEWALKS SHALL MEET EXISTING SIDEWALKS AT GRADE.

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

MONROE STREET
 VARIABLE WIDTH PUBLIC RIGHT OF WAY
 (35' WIDE ROAD)



LOWER LEVEL PLAN PROPOSED BUILDING
 CONCEPTUAL FLOOR PLANS
 NTS

UPPER LEVEL PLAN

LOWER LEVEL ELEVATION
 UPPER LEVEL ELEVATION
 PROPOSED BUILDING
 PRELIMINARY BUILDING ELEVATIONS
 NTS

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		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	PROJECT FIRESIDE PARK APARTMENTS SITE PLAN- LEVEL 1 CABIN JOHN CREEK 1st ELECTION DISTRICT CITY OF ROCKVILLE, MARYLAND	PROJECT NO. 2009272 SCALE: 1"=20' DATE: 01/26/10 DRAWN BY: SRP CHECKED BY: JF 1 OF 1
	CONTACT: JUSTIN K. FRYE PHONE: 301-306-3091 x 132					