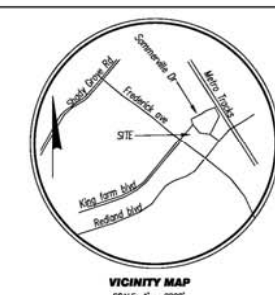
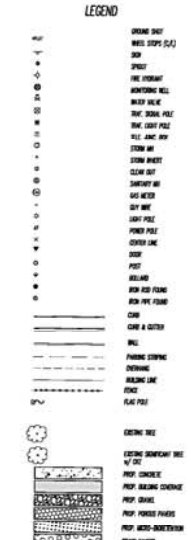


LINE	BEARING	DISTANCE
L1	N 52°50'41" W	345.14'
L2	N 02°01'14" W	47.48'
L3	N 38°41'21" E	459.32'
L4	S 79°45'08" E	38.85'
L5	S 39°11'29" E	337.93'
L6	S 37°09'19" W	433.64'



VICINITY MAP
SCALE: 1" = 2000'

Item	Area (SQ FT)	Cost (\$)
Garage	15,000	15,000
Pool	10,000	10,000
Planting	5,000	5,000
Site Work	10,000	10,000
Other	10,000	10,000
Total	50,000	50,000

- NOTES:**
1. INFORMATION CONTAINED HEREIN IS BASED ON FIELD-BORN SURVEYS CONDUCTED DURING THE MONTH OF NOVEMBER 2014. HORIZONTAL DATUM IS BASED ON MARYLAND STATE PLANE AND NAVD 83. VERTICAL DATUM IS BASED ON NGVD 83.
 2. PROPERTY IS ZONED M12.
 3. ALL EX. CURB SPOT SHOTS INDICATE ELEVATION AT FINISHING.
 4. THE SUBJECT PROPERTY THE ACCOUNT NUMBER IS 03-458814.
 5. THIS SITE IS LOCATED IN THE WATTS BRANCH WATERSEWER.
 6. THERE ARE NO HISTORIC STRUCTURES LOCATED ON THE SITE, BASED ON THE "HISTORICAL ARCHIVE AND RECORD OF HISTORIC SITES IN MONTGOMERY COUNTY MARYLAND" (A-2000-01000-000).
 7. THE PROJECT IS SERVED BY PUBLIC WATER & SEWER SYSTEMS.
 8. PUBLIC UTILITY EASEMENTS & RIGHTS OF WAY WILL BE PROVIDED WHERE NEEDED ON SITE TO ALLOW FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE & CABLE SERVICE TO THE PROPOSED BUILDING. LOCATIONS TO BE DETERMINED AT PERMIT.
 9. THE PROJECT SHALL BE DEVELOPED IN ONE PHASE.
 10. PRE-APP DRW CONCEPT HAS BEEN APPROVED BY THE CITY OF ROCKVILLE (SAC2015-0005), CONCEPT CONDS OF END FACILITIES.
 11. ACCESS TO BE PROVIDED FROM PUBLIC RIGHT-OF-WAY TO ELATED COURTYARDS FOR PROTECTION AND MAINTENANCE OF ESTABLISHED LANDSCAPE AND FACILITIES AND LANDSCAPING.

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. 36937
Expiration Date: 2023

TYPE OF USE	REQUIRED	UNITS	PARKING REQUIRED
Building, Multiple Units	15	30	30
Bedrooms	1.5 Spots/unit	445	212.5
Bathrooms	1.5 Spots/unit	445	212.5
Garages	1.5 Spots/unit	1	1.5
TOTAL			462.5

15931 Frederick Road
Derwood
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

J.B.A.
Johnson - Bernat - Associates, Inc.
Engineering - Surveying - Planning

15931 Frederick Road
Parcel N
Parcels N & G
176,877 SQ. FT. OR 4.03894 ACRES
PLAT 2004S
PROP. BY
J. BERNAT
PLAT 2004S

15931 Frederick Road
Parcel G
Parcels N & G
35,250 SQ. FT. OR 0.81740 ACRES
PLAT 2005-0217
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DATE REVISIONS FROM TO APPROVAL
NO. 1

PLAN NO.:
SCALE: 1"=30'
DATE: 8/19/15
SHEET: C-1.02
FILE NO.: 14-025