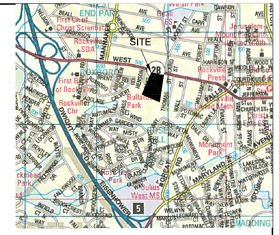
CHESTNUT LODGE
PROJECT PLAN



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. TOTAL AREA OF TRACT: 1.6416 Ac.; 71,510 SQ.FT.
2. EXISTING ZONING: PD-CL ZONE WITH A DESIGNATED EQUIVALENT ZONE OF RMD-15 PURSUANT TO SECTION 25.14.18 OF THE CITY OF ROCKVILLE ZONING ORDINANCE
3. BOUNDARY INFORMATION FROM RECORD PLAT #23625, RECORDED 5/25/2007
4. A FIELD-RUN TOPOGRAPHIC SURVEY OF THE SITE WAS CONDUCTED BY DEWBERRY CONSULTANTS, LLC IN JANUARY 2015. CONTOUR INTERVAL: 2FT.
5. THERE ARE NO 100-YEAR FLOODPLAIN ON THIS SITE ACCORDING TO FEMA FIRM MAP NO. 24031C0333D , SEPT. 29, 2006
6. THERE ARE NO RARE, THREATENED & ENDANGERED SPECIES, OR CRITICAL HABITATS ON THIS SITE ACCORDING TO APPROVED NRI/FSD # 2004-00017.
7. HISTORIC PROPERTY CLASS M: 26-10, SITE NAME: WEST MONTGOMERY AVENUE HISTORIC DISTRICT (WWW.MDMERLIN.NET).
8. WATERSHED: MIDDLE WATTS BRANCH
9. NO CHAMPION TREES OR TREES WITHIN 75% OF A STATE OR COUNTY CHAMPION ARE LOCATED ON-SITE ACCORDING TO APPROVED NRI/FSD # 2004-00017.
10. SITE IS TO BE SERVED BY PUBLIC WATER AND SEWER, SEWER CATEGORY S-1 AND WATER CATEGORY W-1
11. PROJECT TO BE ACCESSED FROM A PROPOSED PRIVATE STREET AS SHOWN.
12. PER NRI/FSD # 2004-00017 NO FOREST IS LOCATED WITHIN THE TRACT AREA OF PARCEL I.
13. SOIL ON SITE IS GLENELG SILT LOAM (WWW.WEBSOILSURVEY.SC.EGOV.USDA.GOV)
14. PRIVATE TRASH COMPANY WILL BE USED FOR TRASH DISPOSAL.

BUILDING HEIGHT

Centerline Street Elevation Method (Elevation 451.2)		
Maximum Height Item	Required Max (feet)	Provided (feet)
Deck Line Main Roof	41*	38.0
Deck Line Tower 1	63**	52.0
Deck Line Tower 2	63**	49.0

Average Grade Along Building Frontage (Elevation 453.25)		
Maximum Height Item	Required (feet)	Provided (feet)
Deck Line Main Roof	41*	37.0
Deck Line Tower 1	63**	50.5
Deck Line Tower 2	63**	48.0

* Maximum height of previously approved new addition to historic main lodge structure.
**Maximum height of previous historic main lodge structure/tower.

SITE DATA TABLE

	REQUIRED	PROVIDED
LOT AREA	MIN. 9,000 SF	71,510 SF
LOT COVERAGE	MAX. 25% (17,878 SF)	12.8% (9,177 SF)
MINIMUM SETBACKS	-	-
- FRONT YARD	MIN 30'	39' (1)
- SIDE YARD	MIN 11'	73'
- REAR YARD	MIN 25'	72'
(1) MEASURED FROM NORTH EAST CORNER OF UNIT 6		

EX. CONDITIONS LEGEND

- LOD — PROPOSED LIMITS OF DISTURBANCE
- TEMP MAJOR CONTOUR
- 300 TEMP MINOR CONTOUR
- 298 SWM EASEMENT
- #72 EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE

Attachment A

Dewberry

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Rockville, MD 20850-4037
301.948.8300 Fax: 301.258.7607
www.dewberry.com

OWNER
Chestnut Lodge Properties
785F Rockville Pike, Suite 513
Rockville, Maryland 20852

APPLICANT
JNP Capital Management, LLC
2428 39th Street, NW
Washington, DC 20007
JPROAKIS@JNPCAP.COM
PH: 240-876-0085

Legal Description:
Chestnut Lodge
'Parcel I', City of Rockville, MD

PROJECT PLAN

500 W. Montgomery Avenue
TAX MAP GR22
ZONE - PD-CL

SEAL

SCALE 1" = 20'
0' 20' 40' 60'

No.	DATE	BY	Description

REVISIONS

DRAWN BY RER/JCT
APPROVED BY AB
CHECKED BY AB
DATE JUNE 2016

TITLE

PROJECT PLAN

PROJECT NO. 50071415

PP-1

SHEET NO. 1 OF 1

A-1