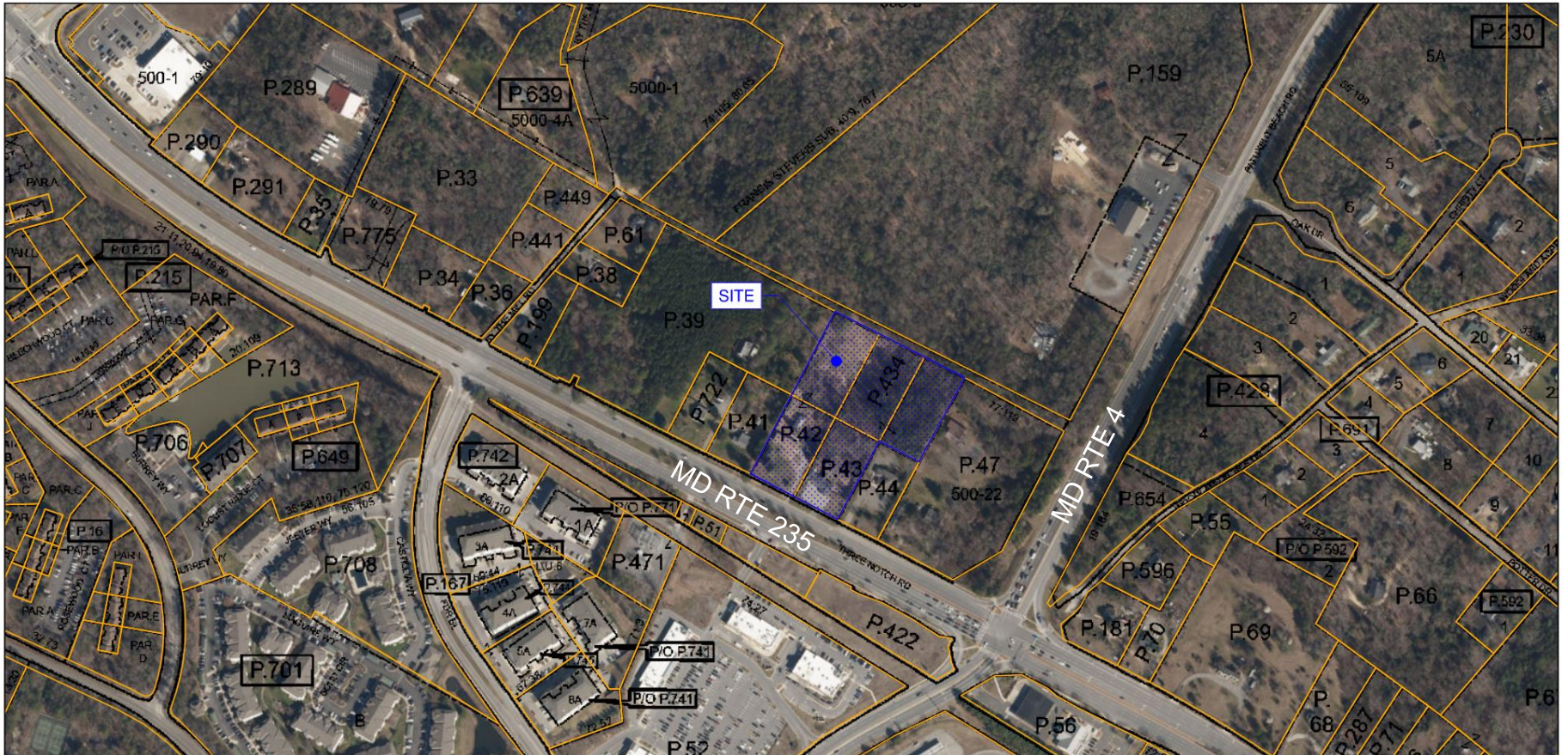


**RIVERSIDE TOWNHOMES
LUGM CSP24-0018
ZAAP 24-0018
APPEAL**

February 13, 2025

Riverside Townhouses



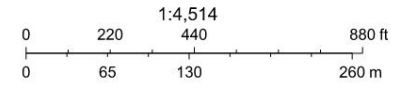
8/27/2024, 7:06:09 AM

Property Boundaries

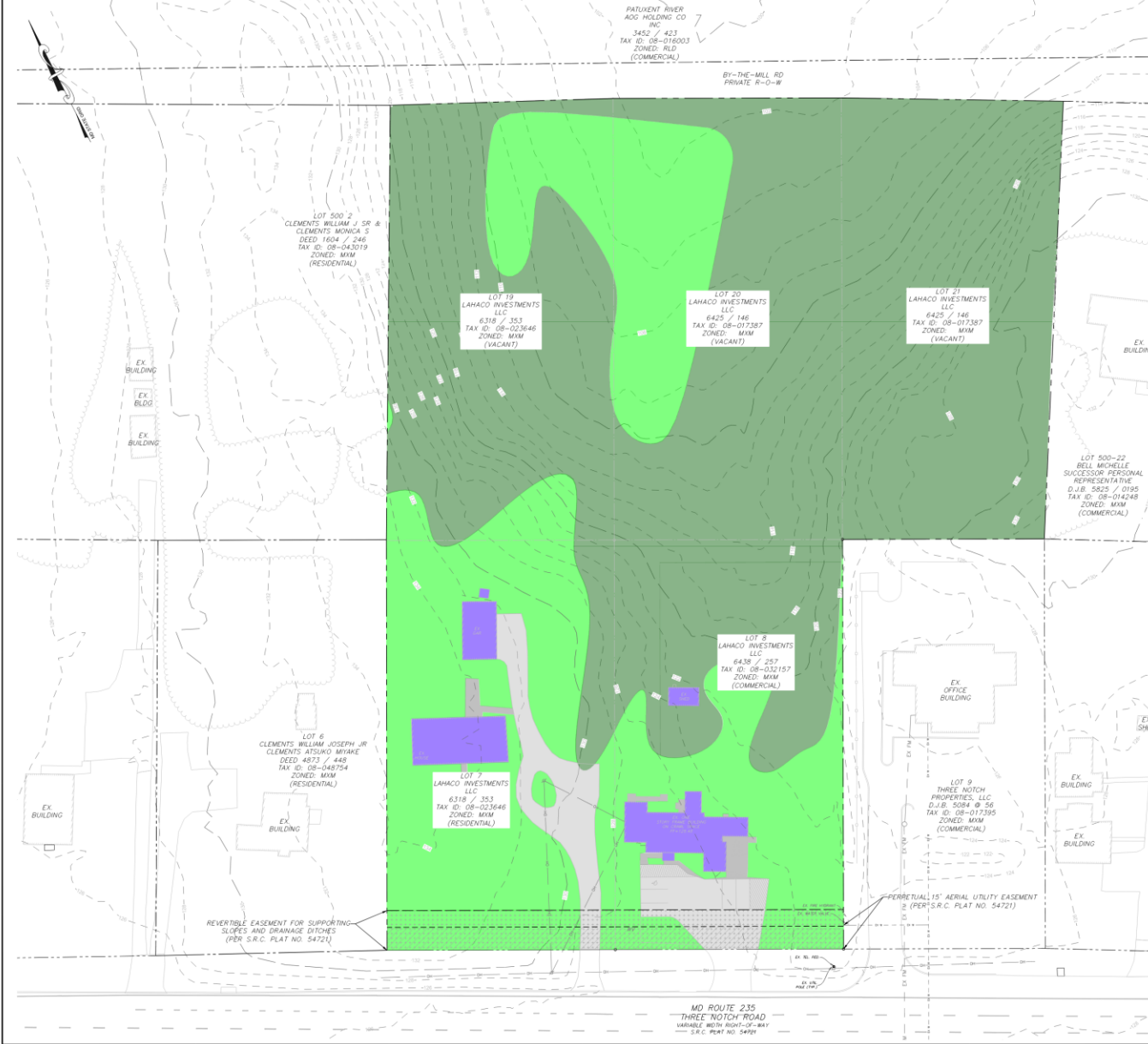
MD Tax Map Overlay

1

0



MD IMAP, MDP



COLOR EXHIBIT LEGEND

- ASPHALT PAVE
- GRASS & OPEN SPACE
- BUILDINGS
- CONCRETE SEWERALS
- STORMWATER MANAGEMENT
- WOODS

DATE	5/20/2024	DATE	8/30/2024
TEC COMMENTS	7/30/2024	REVISION	
LOGO COMMENTS	7/30/2024		
DATE	8/30/2024	DATE	8/30/2024
SUBMIT	8/30/2024	DATE	8/30/2024
FOUNDER NO.		DESIGN DRAWN	
DATE		APPROVED	
DATE		DATE	
DATE		DATE	

SCALE CERTIFICATION
I, the undersigned, being a duly licensed professional engineer under the laws of the State of Maryland, do hereby certify that I am the author of the foregoing drawings and that I am a duly licensed professional engineer under Maryland License No. 31191; My expiration date is 12/31/25.

COA BARRETT ENGINEERS | ENVIRONMENTAL ENGINEERS
10707 FIRST FLOOR SUITE 1000 COMMUNITY COLLEGE

EXISTING CONDITIONS
RIVERSIDE TOWNHOUSES

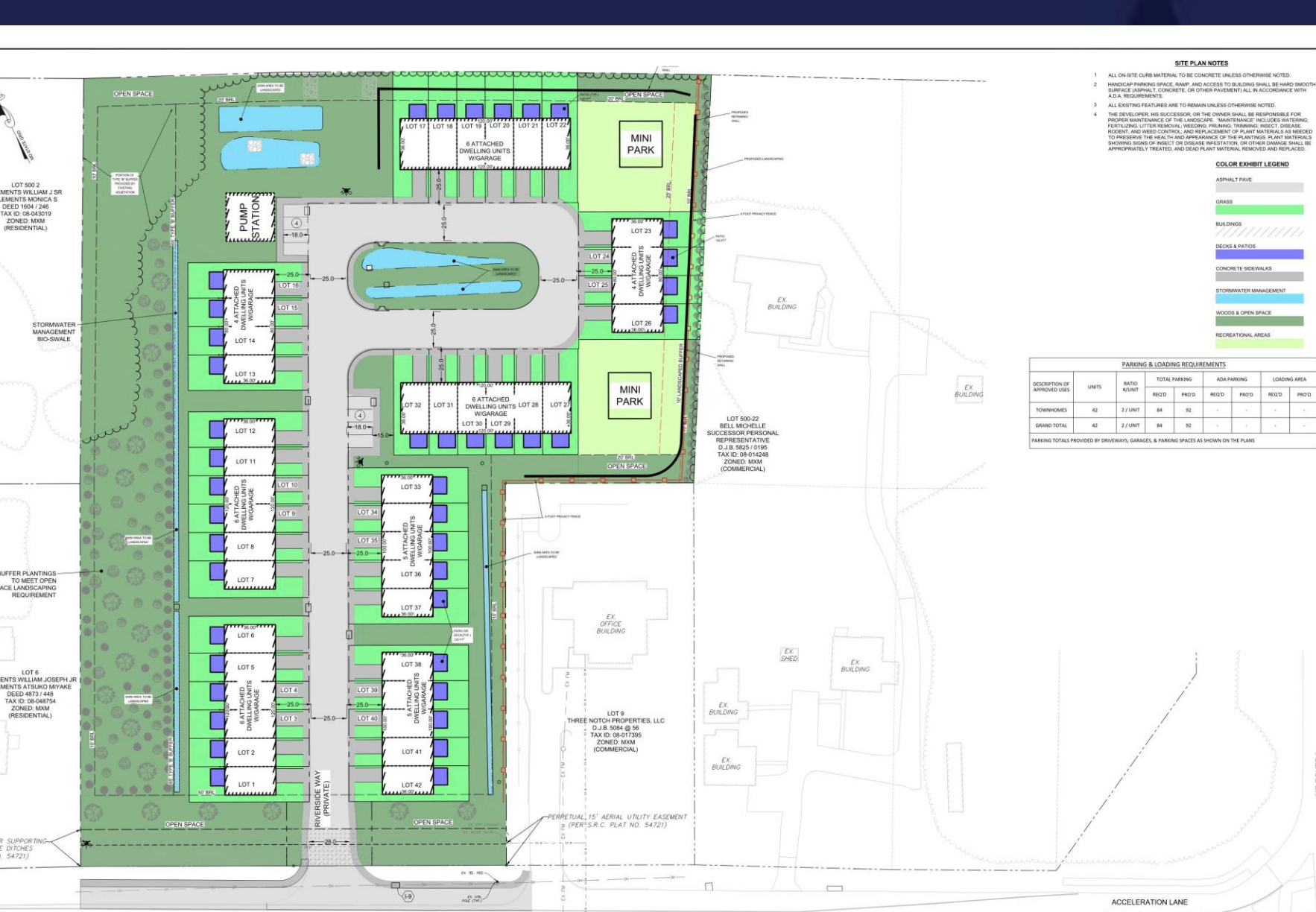
SHEET NUMBER:
C 1.0

SCALE:
1:30

GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100
(IN FEET)
1" = 30' ±

LOGO NO. CSP24-0118

MD ROUTE 235
THREE NOTCH ROAD
VARIABLE WIDTH RIGHT-OF-WAY
S.R.C. PLAT NO. 54701



- SITE PLAN NOTES**
- ALL ON-SITE CURB MATERIAL TO BE CONCRETE UNLESS OTHERWISE NOTED.
 - PAVING/PARKING SPACE, DRMP, AND ACCESS TO BUILDING SHALL BE HARD SMOOTH SURFACE (ASPHALT, CONCRETE, OR OTHER PAVEMENT) ALL IN ACCORDANCE WITH A.S.A. REQUIREMENTS.
 - ALL EXISTING FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.
 - THE DEVELOPER, HIS SUCCESSOR, OR THE OWNER SHALL BE RESPONSIBLE FOR PROPER MAINTENANCE OF THE LANDSCAPE. MAINTENANCE INCLUDES WATERING, FERTILIZING, LITTER REMOVAL, WEEDING, PRUNING, TRIMMING, INSECT, DISEASE, FUNGUS, AND WEED CONTROL, AND REPLACEMENT OF PLANT MATERIALS AS NEEDED TO PRESERVE THE HEALTH AND APPEARANCE OF THE PLANTINGS. PLANT MATERIALS SHOWING SIGNS OF INSECT OR DISEASE INFESTATION, OR OTHER DAMAGE SHALL BE APPROPRIATELY TREATED, AND DEAD PLANT MATERIAL REMOVED AND REPLACED.

COLOR EXHIBIT LEGEND

ASPHALT PAVE
GRASS
BUILDINGS
DECKS & PATIOS
CONCRETE SIDEWALKS
STORMWATER MANAGEMENT
WOODS & OPEN SPACE
RECREATIONAL AREAS

PARKING & LOADING REQUIREMENTS

DESCRIPTION OF APPROVED USES	UNITS	RATIO	TOTAL PARKING		ADA PARKING		LOADING AREA	
			REQD	PROVD	REQD	PROVD	REQD	PROVD
TOWNHOMES	42	2 / UNIT	84	92	-	-	-	-
GRAND TOTAL	42	2 / UNIT	84	92	-	-	-	-

PARKING TOTALS PROVIDED BY DRIVEWAYS, GARAGE, & PARKING SPACES AS SHOWN ON THE PLANS

DATE: 08/09/2024	DATE: 08/09/2024	DATE: 08/09/2024	DATE: 08/09/2024
REVISION	DATE	DESCRIPTION	APPROVED
1	08/09/2024	ISSUE COMMENTS	JUN
2	08/09/2024	ISSUE COMMENTS	JUN
3	08/09/2024	ISSUE COMMENTS	JUN
4	08/09/2024	ISSUE COMMENTS	JUN

DELICATE CERTIFICATION
I hereby certify that these plans were prepared by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. My license number is 11817. My expiration date is 03/31/2027.

COA BARRETT ENGINEERS & ENVIRONMENTAL SURVEYORS | LAND PLANNERS
14200 WOODBURN DRIVE, SUITE 100, BETHESDA, MD 20814
TEL: 301-221-1100 | FAX: 301-221-1101 | WWW.COABARRETT.COM

PROPOSED CONDITIONS

RIVERSIDE TOWNHOUSES

2024-08-09: 10:00 AM TO 12:00 PM, 14200 WOODBURN DRIVE, SUITE 100, BETHESDA, MD 20814
TAL: WSP - JACOB W. WATKINS, P.E., & KYLE J. BAY, P.E.
P.L. REGISTRATION DISTRICT: 23 (HARVY COUNTY)

SHEET NUMBER: **C 2.0**

SCALE: 1:30

LUGN NO: CSP24-0018

