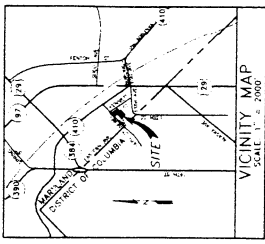


PARCEL 'A' BLOCK 'A'
SILVER SPRING
P. 1600

MULTI-FAMILY RESIDENTIAL



NOTE
THIS PROJECT PLAN WAS PREPARED BY LANDMARK ENGINEERING, INC. FOR THE CLIENT. THE CLIENT HAS REVIEWED AND APPROVED THIS PROJECT PLAN. THE CLIENT'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CLIENT'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CLIENT'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

GENERAL NOTES:

1. THE PROJECT PLAN IS BASED ON THE SURVEY AND FIELD DATA PROVIDED BY THE CLIENT. THE CLIENT HAS REVIEWED AND APPROVED THIS PROJECT PLAN. THE CLIENT'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
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PARCEL	DESCRIPTION	PLAT	AREA
NE	PARCEL B, BLOCK B	PLAT 1348	51,996.50 FT
NE	PARCEL C, BLOCK B	PLAT 1349	7,889.50 FT
NE	PARCEL D, BLOCK B	PLAT 1350	7,889.50 FT

SITE TABULATION

ITEM	ALLOWABLE	PROPOSED
MINIMUM LOT AREA	11,000.00 FT ²	11,000.00 FT ²
MINIMUM TRACT AREA	11,000.00 FT ²	11,000.00 FT ²
MINIMUM FRONT SETBACK	10.00 FT	10.00 FT
MINIMUM SIDE SETBACK	10.00 FT	10.00 FT
MINIMUM REAR SETBACK	10.00 FT	10.00 FT
MINIMUM FRONT YIELD	11.97%	11.97%
MINIMUM SIDE YIELD	11.97%	11.97%
MINIMUM REAR YIELD	11.97%	11.97%
MINIMUM FRONT SETBACK	10.00 FT	10.00 FT
MINIMUM SIDE SETBACK	10.00 FT	10.00 FT
MINIMUM REAR SETBACK	10.00 FT	10.00 FT
MINIMUM FRONT YIELD	11.97%	11.97%
MINIMUM SIDE YIELD	11.97%	11.97%
MINIMUM REAR YIELD	11.97%	11.97%

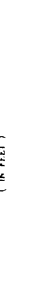
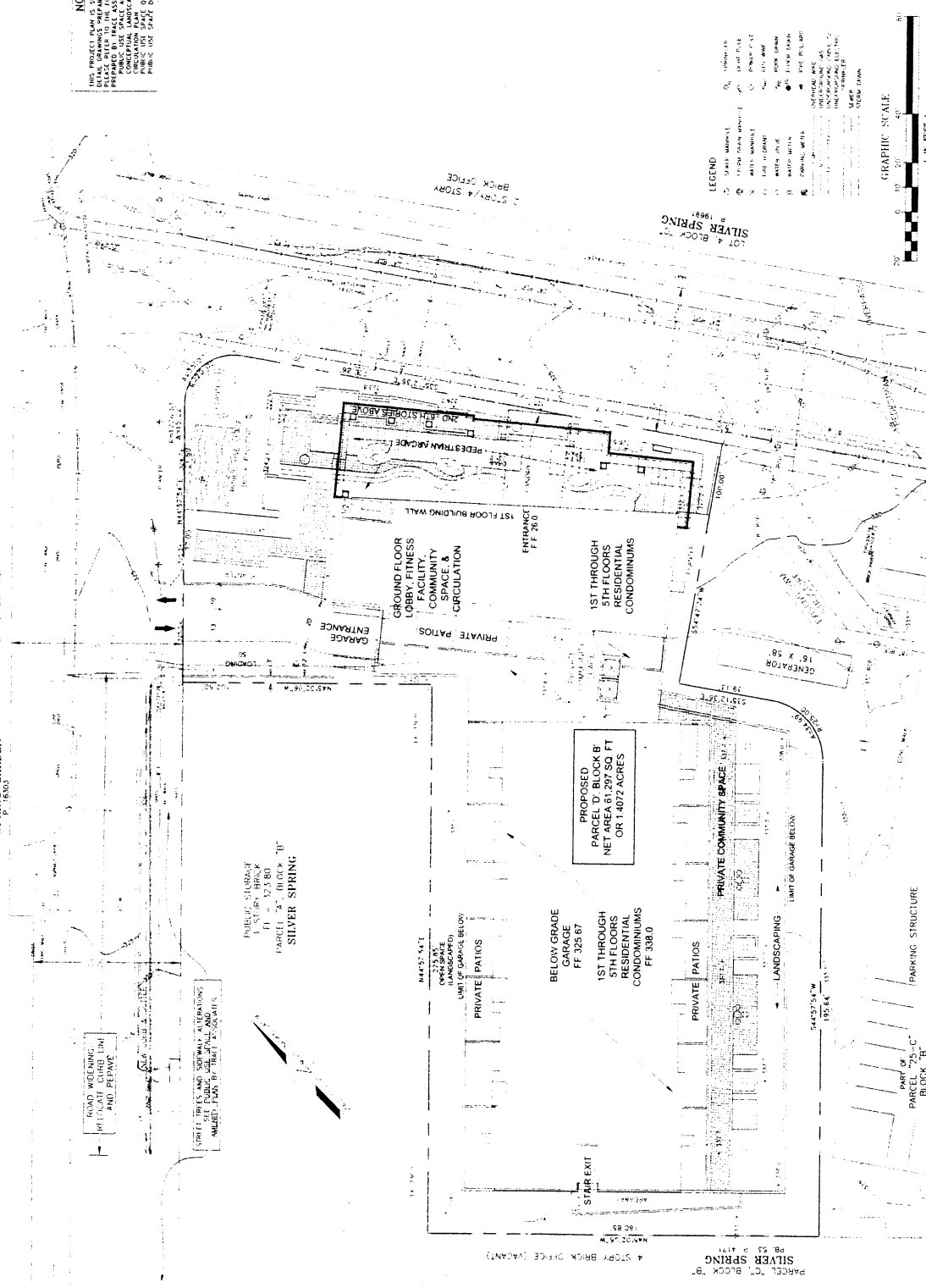
PROJECT PLAN
FIGURE NO. 8

OCTOBER 4, 2002
RESUBMITTED:
FEBRUARY 7, 2003

APPLICANT
8045 NEWELL STREET, LLC
c/o Patriot Group, LLC
1003 K Street, NW - Suite 207
Washington, DC 20001

LANDMARK ENGINEERING, INC.
1751 FELTON ROAD, SUITE 202
SILVER SPRING, MARYLAND 20906
CONSULTING ENGINEERS PLANNERS SURVEYORS

PROJECT PLAN APPLICATION NO. 9-03000
PROJECT NAME: 8045

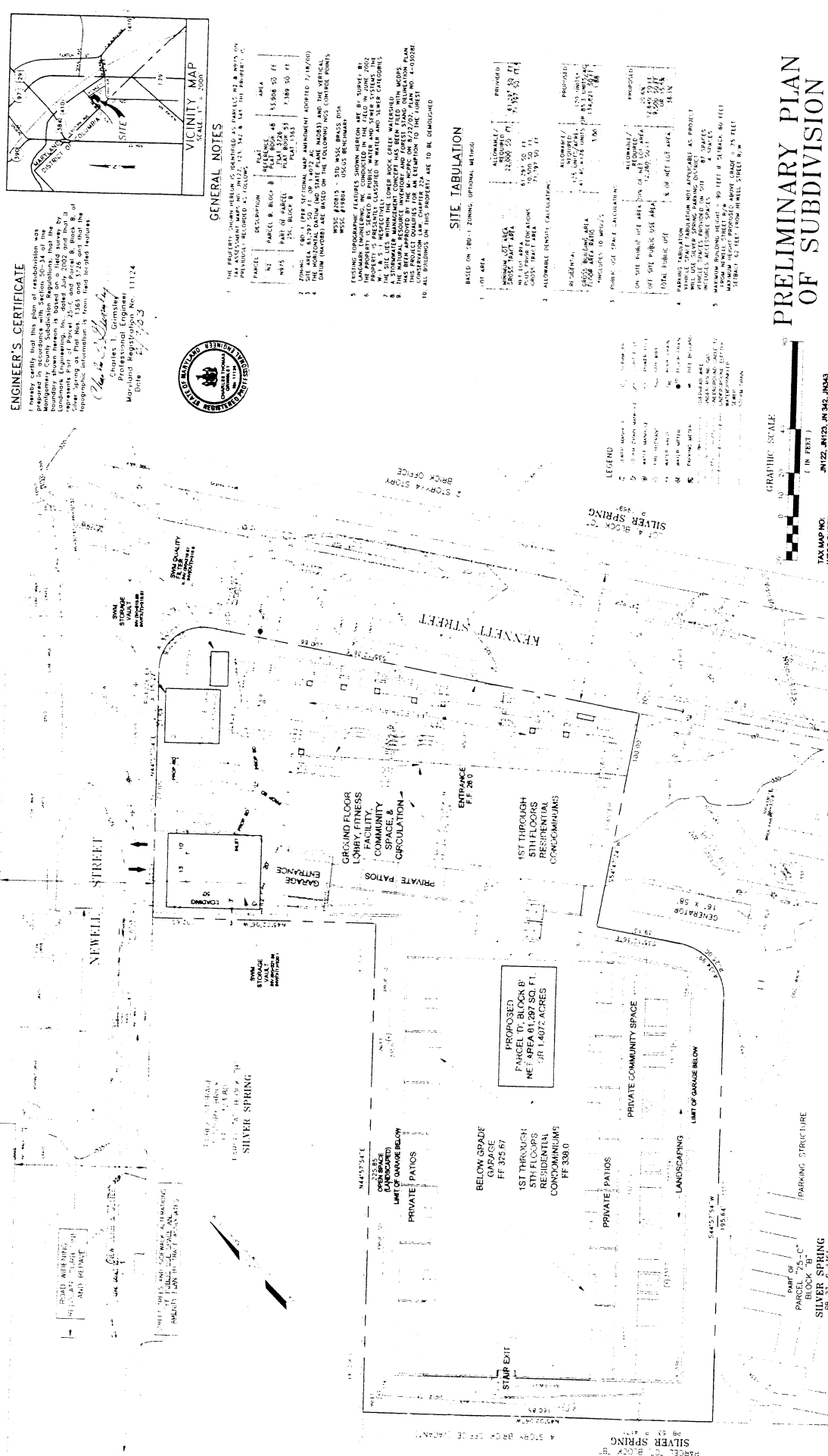


LEGEND

- 1. EXISTING BUILDING
- 2. EXISTING DRIVEWAY
- 3. EXISTING DRIVE
- 4. EXISTING SIDEWALK
- 5. EXISTING CURB
- 6. EXISTING STREET LIGHT
- 7. EXISTING TREE
- 8. EXISTING SIGN
- 9. EXISTING UTILITY
- 10. EXISTING FENCE
- 11. EXISTING WALL
- 12. EXISTING GROUND COVER
- 13. EXISTING GRADE
- 14. EXISTING ELEVATION
- 15. EXISTING DIMENSION
- 16. EXISTING AREA
- 17. EXISTING PERIMETER
- 18. EXISTING CENTERLINE
- 19. EXISTING OFFSET
- 20. EXISTING TOLERANCE
- 21. EXISTING UNITS
- 22. EXISTING SCALE
- 23. EXISTING DATE
- 24. EXISTING DRAWN
- 25. EXISTING CHECKED
- 26. EXISTING APPROVED
- 27. EXISTING REVISION
- 28. EXISTING COMMENT
- 29. EXISTING NOTE
- 30. EXISTING DIMENSION LINE
- 31. EXISTING DIMENSION VALUE
- 32. EXISTING DIMENSION UNIT
- 33. EXISTING DIMENSION TOLERANCE
- 34. EXISTING DIMENSION OFFSET
- 35. EXISTING DIMENSION CENTERLINE
- 36. EXISTING DIMENSION PERIMETER
- 37. EXISTING DIMENSION AREA
- 38. EXISTING DIMENSION PERIMETER AREA
- 39. EXISTING DIMENSION CENTERLINE AREA
- 40. EXISTING DIMENSION PERIMETER AREA TOLERANCE
- 41. EXISTING DIMENSION CENTERLINE AREA OFFSET
- 42. EXISTING DIMENSION PERIMETER AREA CENTERLINE
- 43. EXISTING DIMENSION PERIMETER AREA TOLERANCE OFFSET
- 44. EXISTING DIMENSION CENTERLINE AREA TOLERANCE
- 45. EXISTING DIMENSION PERIMETER AREA TOLERANCE OFFSET
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- 49. EXISTING DIMENSION PERIMETER AREA TOLERANCE OFFSET
- 50. EXISTING DIMENSION CENTERLINE AREA TOLERANCE OFFSET

PART OF BLOCK 7
 SPRING GARDEN
 P. 1600

MIXED FAMILY RESIDENTIAL



ENGINEER'S CERTIFICATE
 I hereby certify that this plan was prepared in accordance with Section 20-24 of the Subdivision Regulations, that the boundary lines shown hereon are the boundary lines of the lots as shown on the plat of the subdivision, and that the information is true and correct to the best of my knowledge and belief.
 Charles T. Grimstad
 Professional Engineer
 Maryland License No. 111724
 Date: 02/07/2003



GENERAL NOTES
 1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS PARCELS 75-B & 75-C ON AN ASSASSMENT RECORDED AS FOLLOWS:
 PARCEL DESCRIPTION PLAT AREA
 75-B PARCEL B, BLOCK 8 PLAT BOOK 48 13,508 SQ. FT.
 75-C PART OF PARCEL PLAT BOOK 48 7,389 SQ. FT.
 2. THE SITE AREA IS 21,897 SQ. FT. (SEE NEIGHBORING MAP AMENDMENT ADOPTED 7/18/00)
 3. THE PROPOSED DEVELOPMENT IS SHOWN ON THE FOLLOWING HORIZONTAL DATUM AND STATE PLANE (NAD83) AND THE VERTICAL DATUM (NGVD 29) IS SHOWN ON THE FOLLOWING HORIZONTAL DATUM:
 WSSC #17864 2003 NAD83 DATUM
 WSSC #17864 2003 NGVD 29 DATUM
 4. EXISTING TOPOGRAPHIC FEATURES SHOWN HEREON ARE BY SURVEY. THE PROPERTY IS SITED IN ACCORDANCE WITH THE FILL IN JUNE 2002. ALL EXISTING UTILITIES ARE SHOWN AND CLASSIFIED IN WATER AND SEWER CATEGORIES. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
 5. A DRAINAGE MANHOLE IS LOCATED IN THE LOWER ROCK CREEK WATERED. THIS MANHOLE IS TO BE RELOCATED TO THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT IS TO BE SITED IN ACCORDANCE WITH THE FILL IN JUNE 2002. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
 6. ALL BUILDINGS ON THIS PROPERTY ARE TO BE DEMOLISHED.

SITE TABULATION
 BASED ON 20' ZONING, OPTIONAL METHOD
 1. LOT AREA: 21,897 SQ. FT. (PROPOSED)
 2. MINIMUM LOT AREA: 21,897 SQ. FT. (PROPOSED)
 3. MINIMUM LOT AREA: 21,897 SQ. FT. (PROPOSED)
 4. GROSS TRACT AREA: 21,897 SQ. FT.
 5. ALLOWABLE DENSITY CALCULATION:
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PRELIMINARY PLAN OF SUBDIVISION
FIGURE NO. 9

OCTOBER 4, 2002
 RESUBMITTED:
 FEBRUARY 7, 2003

APPLICANT
 8045 NEWELL STREET, LLC
 c/o Patriot Group, LLC
 1009 K Street, NW, Suite 207
 Washington, DC 20001

LANDMARK ENGINEERING, INC.
 1754 ELDON ROAD, SUITE 200
 SILVER SPRING, MARYLAND 20903
 PHONE: (301) 434-3229
 FAX: (301) 434-3229
 CONSULTING ENGINEERS PLANNERS SURVEYORS

PROJECT PLAN APPLICATION NO. 9-03000
PROJECT NAME: 8045

SILVER SPRING
 P. 27 P. 1363

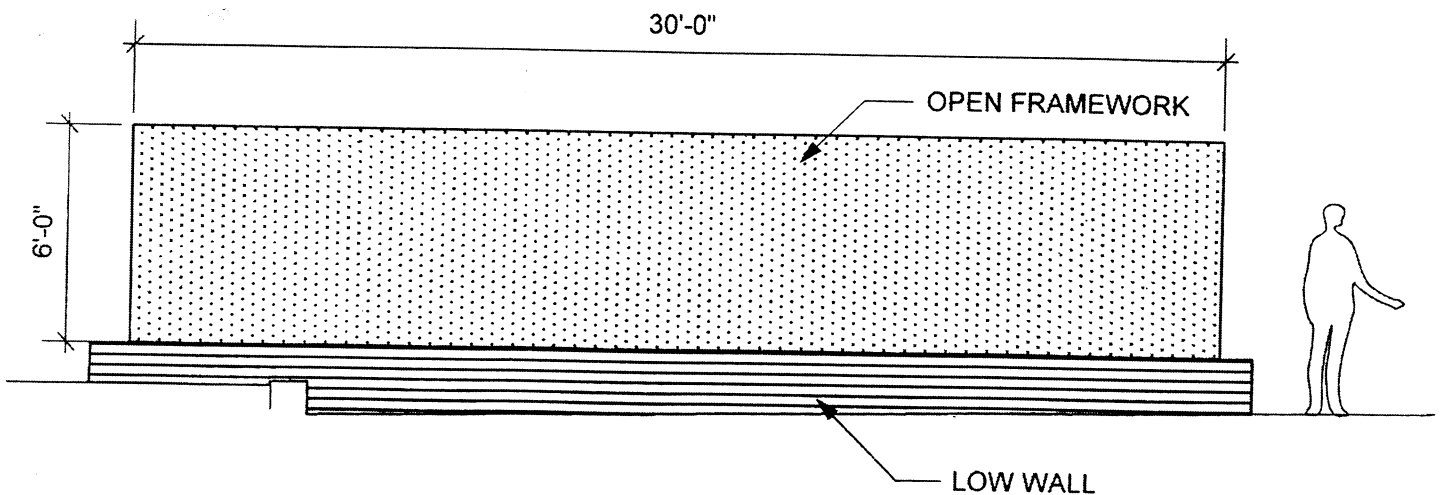
DESCRIPTION OF ART WALL

8045

The art wall is proposed as an open, framework structure that is anchored in a low wall that serves as a base. The framework, measuring 30 feet long and 6 feet high, will be transparent and not obstruct views across the plaza.

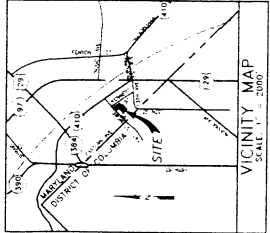
Within the framework, various elements commemorating the Blair Mansion and Blair Post Office will be artfully incorporated. These elements may include architectural plans and drawings, text describing history and local significance, and other postal or site-related elements. All materials will be weather resistant and lighting will be used to distinguish unique features.

An artist will be commissioned to design the framework, plus select and incorporate the commemorative elements.



VIEW LOOKING SOUTHWEST

Scale: 3/16" = 1'-0"



ENGINEER'S CERTIFICATE

I hereby certify that this plan of subdivision was prepared in accordance with the provisions of the Montgomery County Subdivision Regulations. The boundary shown hereon is based on a field survey by the undersigned and is shown to conform to the requirements of Part of Parcel 25-C and Parcel B, Block B of the Silver Spring Subdivision. The topographic information is from the latest available maps.

Chad S. Stearns
 Professional Engineer
 Maryland Registration No. 11174
 Date: 2/7/03



GENERAL NOTES

- THE PROPERTY SHOWN HEREON IS IDENTIFIED AS PARCELS 1A & 12A ON PARCELS 25-C AND PARCEL B, BLOCK B OF THE SILVER SPRING SUBDIVISION AS SHOWN ON THE VICINITY MAP.
- THE PROPERTY SHOWN HEREON IS IDENTIFIED AS PARCELS 1A & 12A ON PARCELS 25-C AND PARCEL B, BLOCK B OF THE SILVER SPRING SUBDIVISION AS SHOWN ON THE VICINITY MAP.
- ZONING: CBO-1 (PER ORIGINAL MAP ANTICIPATED ADOPTED 7/16/00) THE HORIZONTAL DATUM (MD STATE PLANE NAD83) AND THE VERTICAL DATUM (NAVD83) ARE BASED ON THE FOLLOWING NOTES (FORMER POINTS):
 WSSC POINT 3: 510 WSSC POINTS 1019
 WSSC POINT 4: 510 WSSC POINTS 1019
- EXISTING PROPOSED FEATURES SHOWN HEREON ARE AS SHOWN BY LANDMARK ENGINEERING, INC. CONDUCTED IN THE FIELD IN JUNE 2002. THE PROPERTY IS PREVIOUSLY CLASSIFIED IN WATER AND SLUMP (ALSO KNOWN AS W-1) WITHIN THE LOWER ROCK CREEK WATERSHED.
- THE SITES WITHIN THE LOWER ROCK CREEK WATERSHED ARE SUBJECT TO THE NATURAL RESOURCE PROTECTION AND FOREST STAND MANAGEMENT ACT (NRPM) AND THE FOREST STAND MANAGEMENT ACT (FSMA). THIS PROJECT COULDN'T BE AFFECTED BY NRPM OR FSMA. PARCEL NO. 4-00008.
- ALL DIMENSIONS, DISTANCES, BEARINGS AND ANGLES ARE TO BE DISCLOSED.

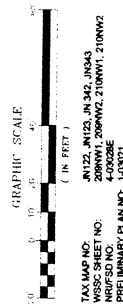
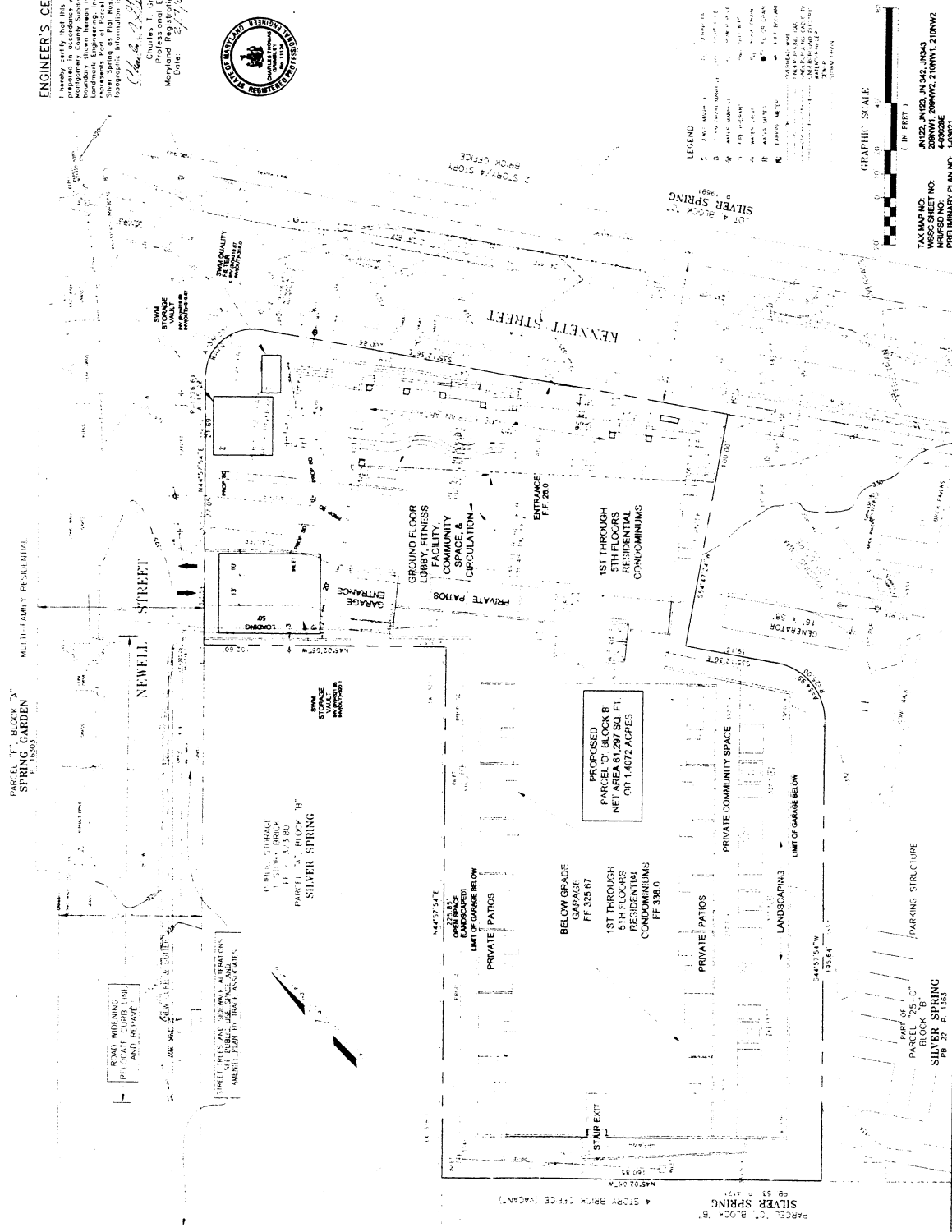
SITE TABULATION

BASED ON CBO-1 ZONING, OPTIONAL METRIC.

LOT AREA	ALLOWABLE	PROPOSED
NET LOT AREA	22,000 SQ. FT.	41,500 SQ. FT.
NET LOT AREA	61,937 SQ. FT.	11,200 SQ. FT.
GROSS TRACT AREA	70,700 SQ. FT.	70,700 SQ. FT.

ALLOWABLE DENSITY - CALCULATIONS	PROPOSED
RESIDENTIAL	1.12
OFFICE BUILDING AREA	41.4% OF 176 ACRES = 72,800 SQ. FT.
OFFICE BUILDING AREA	1.06
OFFICE BUILDING AREA	1.06

PUBLIC USE SPACE - CALCULATIONS	PROPOSED
ON-SITE PUBLIC USE AREA (5% OF NET LOT AREA)	2096 SQ. FT.
OFF-SITE PUBLIC USE AREA (5% OF NET LOT AREA)	5,590 SQ. FT.
TOTAL PUBLIC USE	7,686 SQ. FT.
% OF NET LOT AREA	18.1%



APPLICANT
 8045 NEWELL STREET, LLC
 c/o Patriot Group, LLC
 1004 K Street, N.W., Suite 307
 Washington, DC 20001

LANDMARK ENGINEERING, INC.
 CONSULTING ENGINEERS PLANNERS SURVEYORS
 SILVER SPRING, MARYLAND 20903
 PHONE (301) 434-9700
 FAX (301) 434-9701

PROJECT PLAN APPLICATION NO. 9-03000
PROJECT NAME: 8045

PRELIMINARY PLAN OF SUBDIVISION
FIGURE NO. 9

OCTOBER 4, 2002
 RESUBMITTED:
 FEBRUARY 7, 2003

