

Attachment A

CABIN JOHN PARK SEC. 1 (120051030 FORMERLY 1-05103)



Map compiled on October 14, 2005 at 11:27 AM | Site located on base sheet no - 208NW08

NOTICE

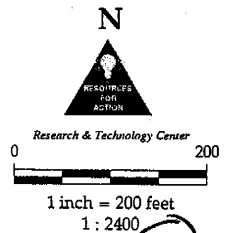
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:144,000 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



Neighborhood Analysis For Proposed Resubdivision of Lot 56A; Cabin John Park Section 1
 All Properties Currently Zoned R-90

Attachment B

Lot #	Origin	Frontage	Alignment	Size	Shape	Width	Area	Comments
195	Resub	Corner	Perpendicular	9,014	Irregular	87'	2950	
196	Resub	104'	Perpendicular	12,673	Irregular	113'	5450	
57A	Sub	100'	Perpendicular	20,000	Rectangular	100'	10875	
56B	Sub	100'	Perpendicular	20,000	Rectangular	100'	10875	
56A	Sub	100'	Perpendicular	20,000	Rectangular	100'	10875	
55B	Sub	100'	Perpendicular	20,000	Rectangular	100'	10875	
55C	Resub	75'	Perpendicular	9,750	Rectangular	75'	3750	
55D	Resub	25'	Perpendicular	9,750	Rectangular Pipestem*	100'	3000	Pipestem
PT. 54	Deed	50'	Perpendicular	10,000	Rectangular	50'	3625	Partitioned from original subdivision lots
PT. 54	Deed	50'	Perpendicular	10,000	Rectangular	50'	3625	Partitioned from original subdivision lots
PT. 53	Deed	60'	Perpendicular	8,000	Rectangular *	60'	2800	Partitioned from original subdivision lots
217	Resub	Corner	Perpendicular	14,661	Irregular	100'	5375	
112	Resub	Corner	Perpendicular	12,765	Irregular	175'	4550	
58C	Resub	67'	Perpendicular	12,001	Rectangular	67'	5200	
58D	Resub	67'	Perpendicular	11,999	Rectangular	67'	5200	
58E	Resub	67'	Perpendicular	12,001	Rectangular	67'	5200	
59A	Sub	100'	Perpendicular	18,000	Rectangular	100'	9375	
59B	Sub	100'	Perpendicular	18,000	Rectangular	100'	9375	

2

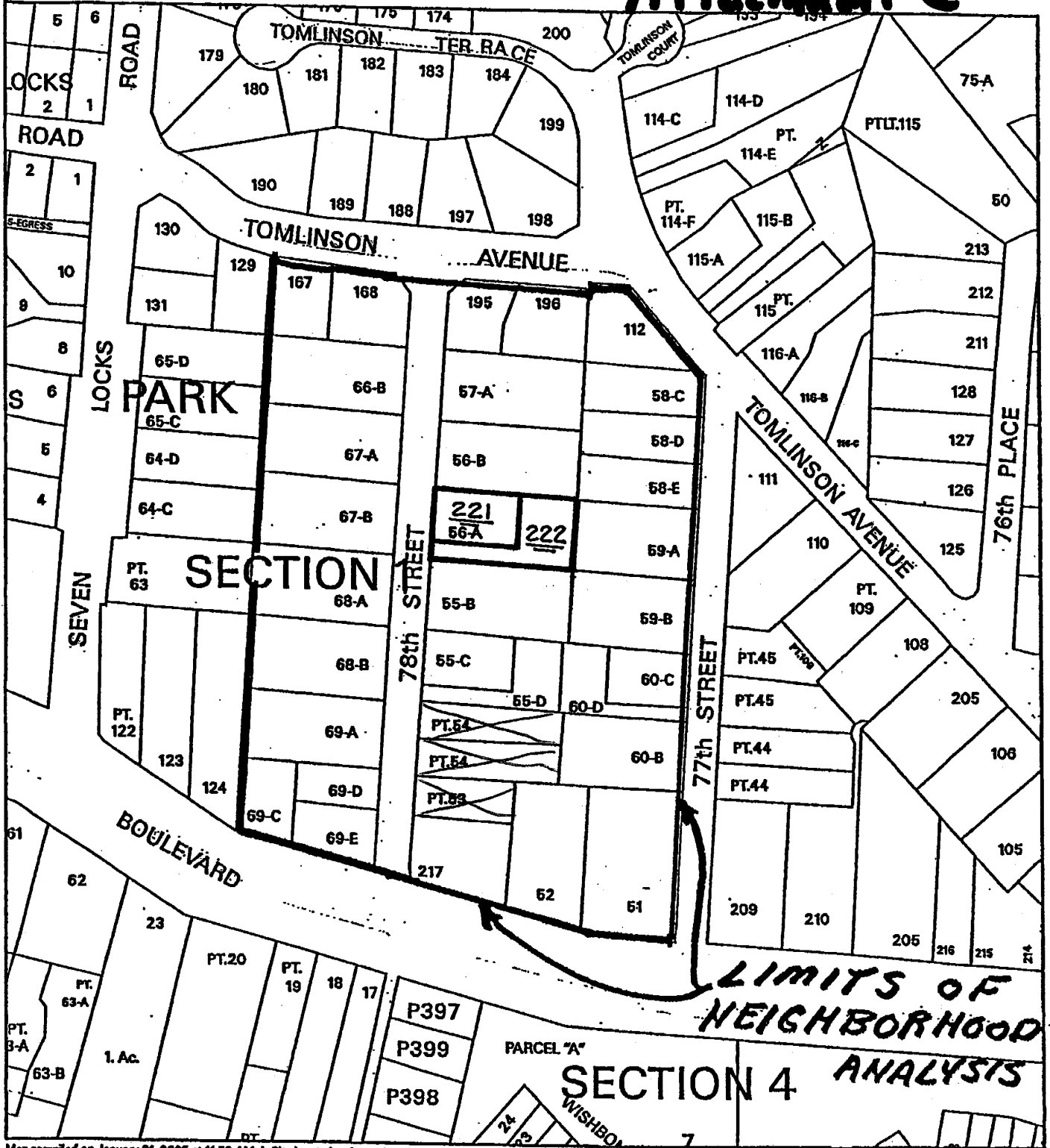
Neighborhood Analysis For Proposed Resubdivision of Lot 56A; Cabin John Park Section 1
 All Properties Currently Zoned R-90

Lot #	Origin	Frontage	Alignment	Size	Shape	Width	Area	Comments
60C	Resub	75'	Perpendicular	9,000	Rectangular	75'	3250	
60D	Resub	25'	Perpendicular	9,500	Rectangular Pipestem	100'	3000	Pipestem
60B	Sub	100'	Perpendicular	18,000	Rectangular	100'	9375	
52	Sub	112'	Perpendicular	19,500	Rectangular	112'	10500	
51	Sub	135'	Perpendicular	28,276	Rectangular	135'	15000	
167	Resub	90'	Perpendicular	10,155	Rectangular	90'	4850	
168	Resub	Corner	Perpendicular	11,855	Rectangular	78'	6050	
66B	Sub	100'	Perpendicular	20,000	Rectangular	100'	10875	
67A	Sub	100'	Perpendicular	20,000	Rectangular	100'	10875	
67B	Sub	100'	Perpendicular	20,000	Rectangular	100'	10875	
68A	Sub	100'	Perpendicular	20,000	Rectangular	100'	10875	
68B	Sub	100'	Perpendicular	20,000	Rectangular	100'	10875	
69A	Sub	100'	Perpendicular	20,000	Rectangular	100'	10875	
69C	Resub	73'	Perpendicular	8,687	Rectangular	73'	3000	
69D	Resub	60'	Perpendicular	7,239	Rectangular	60'	2275	
69E	Resub	Corner	Perpendicular	8,474	Rectangular	78'	2925	
Proposed 221	Resub	75'	Perpendicular	9,000	Rectangular	75'	3130	
Proposed 222	Resub	25'	Perpendicular	11,000	Rectangular Pipestem	100'	3525	Pipestem

(3)

CABIN JOHN PARK

Attachment C



Map compiled on January 31, 2005 at 11:53 AM | Site located on base sheet no - 208NW08

NOTICE

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Key Map



N

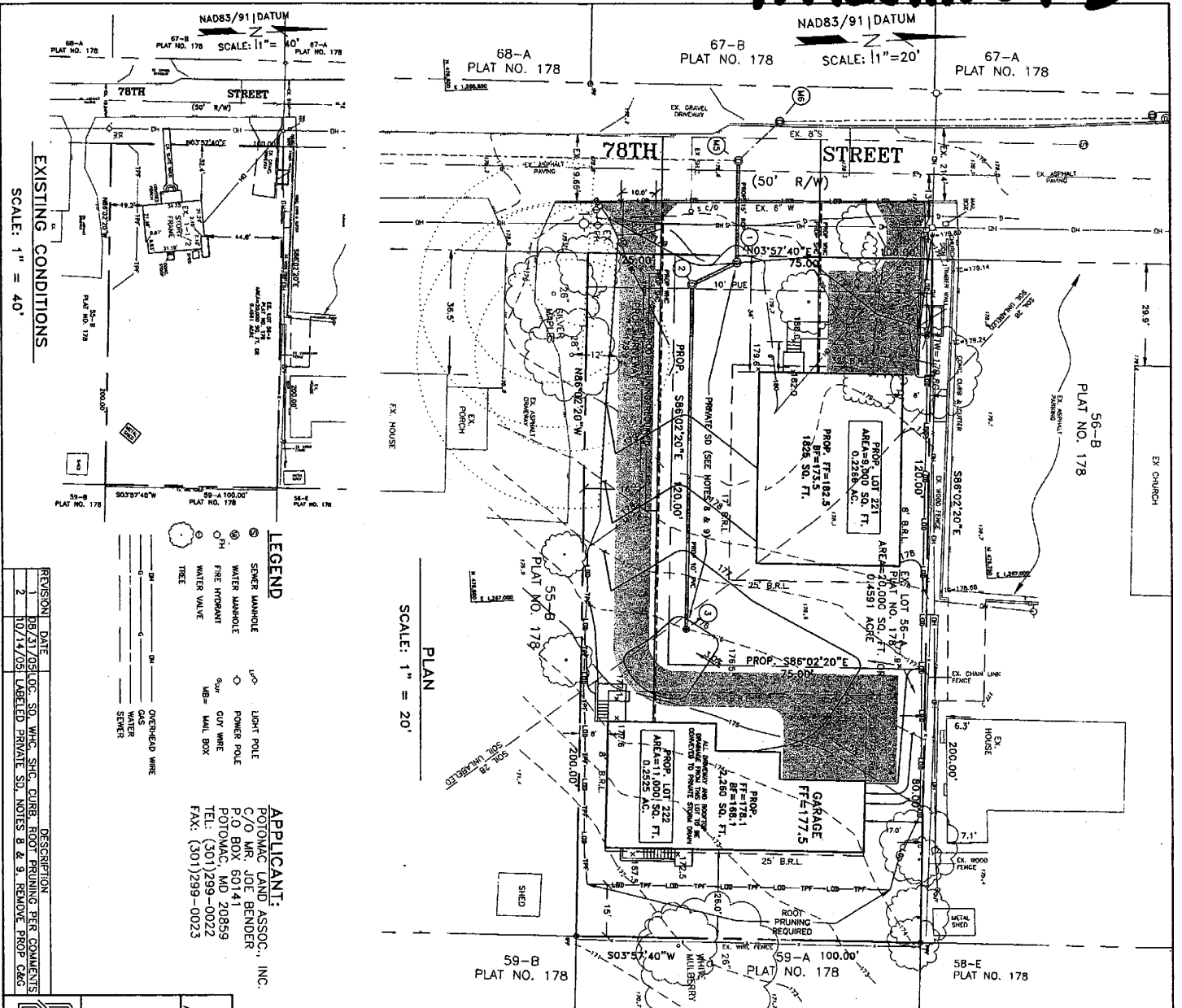


1 inch = 200 feet
1 : 2400

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 5787 Georgia Avenue - Silver Spring, Maryland 20910-3760

(4)

Attachment D



EXISTING CONDITIONS
SCALE: 1" = 40'

PLAN
SCALE: 1" = 20'

APPLICANT:
POTOMAC LAND ASSOC., INC.
C/O MR. JOE BENDER
P.O. BOX 60141
POTOMAC, MD 20859
TEL: (301) 299-0022
FAX: (301) 299-0023

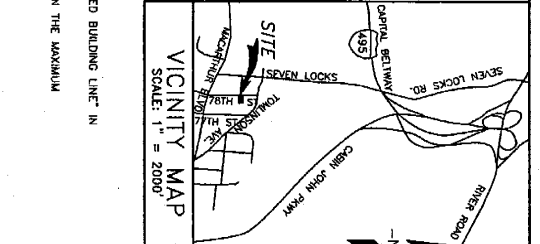
REVISION	DATE	DESCRIPTION
1	08/14/05	ADD TO C/S WHICH SHG CURB, ROAD, REMAINING REF COMMENTS
2	10/14/05	LABELED PRIVATE SQ. NOTES 8 & 9. REMOVE PROP. C&G

SITE TABULATION

TOTAL SITE AREA	= 0.4591 ACRE
SITE ZONING	IS R-90
EXISTING LOT	----- 1
PROPOSED LOTS	----- 2
LOT AREAS	56A - 0.4591 ACRE
PROPOSED LOT 221	OR 0.2068 ACRE
PROPOSED LOT 222	OR 0.2523 ACRE
TOTAL	20,000 SQ. FT. OR 0.4591 ACRE

GENERAL NOTES

- TOTAL AREA = 20,000 SQ. FT. OR 0.4591 ACRE.
- EXISTING ZONING IS R-90 PER WSSC CONTRACT NO. 4235V AND SEWER CATEGORY S-1 UNDER WSSC CONTRACT NO. 49153. WATER CATEGORY W-1 AND SEWER CATEGORY S-1.
- THIS SITE LIES WITHIN POTOMAC RIVER WATERSHED.
- THIS SITE WAS GRANTED AN EXEMPTION FROM THE FOREST CONSERVATION REQUIREMENTS ON MARCH 10, 2005. EXEMPTION NO. 4-05253E.
- THE SITE IS IN FLOOD ZONE "C" AREA OF ANNUAL FLOODING, AS INDICATED ON THE FEMA FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, MARYLAND, COMMUNITY PANEL NO. 249049-0175-C, REVISED ON AUGUST 1, 1984.
- THE OWNER DEVELOPER WILL OBTAIN THE REQUIRED PUBLIC UTILITY EASEMENT BUILDING LOCATIONS, SIZES AND TYPES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY VARY AT THE TIME OF FINAL BUILDING PERMIT.
- AT THE TIME OF BUILDING PERMIT APPLICATION AN ENGINEERED SEGMENT CONTROL PLAN PREPARED IN ACCORDANCE WITH THIS APPROVED PRELIMINARY PLAN WILL BE SUBMITTED TO THE DEPARTMENT OF PERMITTING SERVICES. THAT PLAN WILL PROVIDE FOR ALL DRAINAGE AND ROOF DRAINAGE FROM BOTH LOTS TO BE DRAINED BY A COMBINATION OF SHEET FLOW GRADING AND PIPED DRAINAGE TO 78TH STREET AS SHOWN ON THESE PLANS. PRELIMINARY PLAN OBTAINING THE OWNERS OF THE TWO APPROVED LOTS TO MAINTAIN THE GROUES, ROOF DRAINAGE AND PRIVATE STORM DRAIN SYSTEM WHICH WILL ALSO CONNECT TO THE PUBLIC DRAIN SYSTEM IN 78TH STREET. THIS COVENANT SHALL ALSO OBLIGATE THE TWO LOT OWNERS TO SHARE MAINTENANCE COSTS OF THE PRIVATE STORM DRAIN SYSTEM IN ACCORDANCE WITH THIS PRELIMINARY PLAN.
- SETBACK PROVIDED IS SHOWN BASED ON THE ESTABLISHED BUILDING LINE IN ACCORDANCE WITH ZONING CODE SECTION 58-A-5.33.
- BUILDING HEIGHT AND COVERAGE WILL BE PROVIDED WITHIN THE MAXIMUM ALLOWABLE AT THE TIME OF BUILDING PERMIT APPLICATION.



ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN OF SUBDIVISION WAS PREPARED IN ACCORDANCE WITH SECTION 50-34 OF THE MONTGOMERY COUNTY SUBDIVISION OF REGULATIONS. THAT THE BOUNDARY LINES AND AREAS OF THE LOTS SHOWN ON THIS PLAN REPRESENTS LOT 56A OF CABIN JOHN PARK, SECTION 1 SHOWN ON PLAT NUMBER 178 OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE SAME AFORESAID SURVEYS.

Charles T. Grimes, P.E.
 CHARLES T. GRIMES, P.E.
 PROFESSIONAL ENGINEER
 PROVISIONAL NO. 11124
 DATE: 10/14/05

PRELIMINARY SUBDIVISION PLAN
 CABIN JOHN PARK, SECTION 1
 BEING A RESUBDIVISION OF LOT 56A
 PROPOSED LOTS 221 AND 222
 ELECTION DISTRICT NO. 7
 MONTGOMERY COUNTY, MARYLAND

APPROVED: _____ DATE: _____

APPROVED: _____ DATE: _____

APPROVED: _____ DATE: _____

LANDMARK ENGINEERING, INC.
 8110 EXECUTIVE BLVD, SUITE 110
 ROCKHILL, MARYLAND 20850
 CONSULTING ENGINEERS PLANNERS SURVEYORS

PHONE: (301) 230-8881
 FAX: (301) 230-8884
 PROJECT NO.: 0002
 SCALE: AS SHOWN
 DATE: JULY 22, 2005
 SHEET 1 OF 1