

GENERAL NOTES
1. PROPERTY DATA
LEGAL REFERENCE: LOT I, BLOCK D - REGENCY ESTATES - PLAT #8405
LOT AREA: 13,483 Sq. Ft. OR 0.310 ACRES (RECORD)
TAX MAP GRID GQ 12 - TAX ACCT: 04-00104621
ZONING: R-90
WATERSHED: CABIN JOHN CREEK
WSSC 200 SHEET: 215NW08
EX. WATER AND SEWER CATEGORIES: PUBLIC WATER (W-I) & SEWER (S-I)
ADC MAP PAGE 57 GRID E8 (2012 EDITION)

2. EXISTING SITE DATA
PROPERTY LINES SHOWN HEREON ARE SHOWN FOR INFORMATION ONLY AND ARE APPROXIMATE. O'C&L HAS NOT PERFORMED A BOUNDARY SURVEY ON THIS PROPERTY.
THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. EXISTING FEATURES SHOWN HEREON PER FIELD SURVEY COMPLETED BY O'CONNELL & LAWRENCE, INC. IN SEPTEMBER 2022 AND SUPPLEMENTED IN DECEMBER 2022 AND BY PROVIDED INFORMATION.
THE SITE IS FOUND TO BE IN A FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) OF THE NATIONAL FLOOD INSURANCE PROGRAM, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #24031C0180D WITH EFFECTIVE DATE 9-29-2006.
EXISTING SITE USE: RESIDENTIAL
EXISTING SITE COVERAGE: RESIDENTIAL STRUCTURES, CONCRETE DRIVE/WALL, RIP-RAP PARKING AREAS & ADDITIONAL RESIDENTIAL SITE FEATURES

3. UTILITIES DATA
UTILITIES LOCATIONS SHOWN HEREON ARE AVAILABLE PLANS AND FIELD OBSERVATIONS WHERE SURFACE INDICATIONS EXIST. DIGGING OF TEST PITS AT ALL FUTURE UTILITY CROSSINGS IS RECOMMENDED. CONTACT "MISS UTILITY" AT 1-800-257-7777, 4-8 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

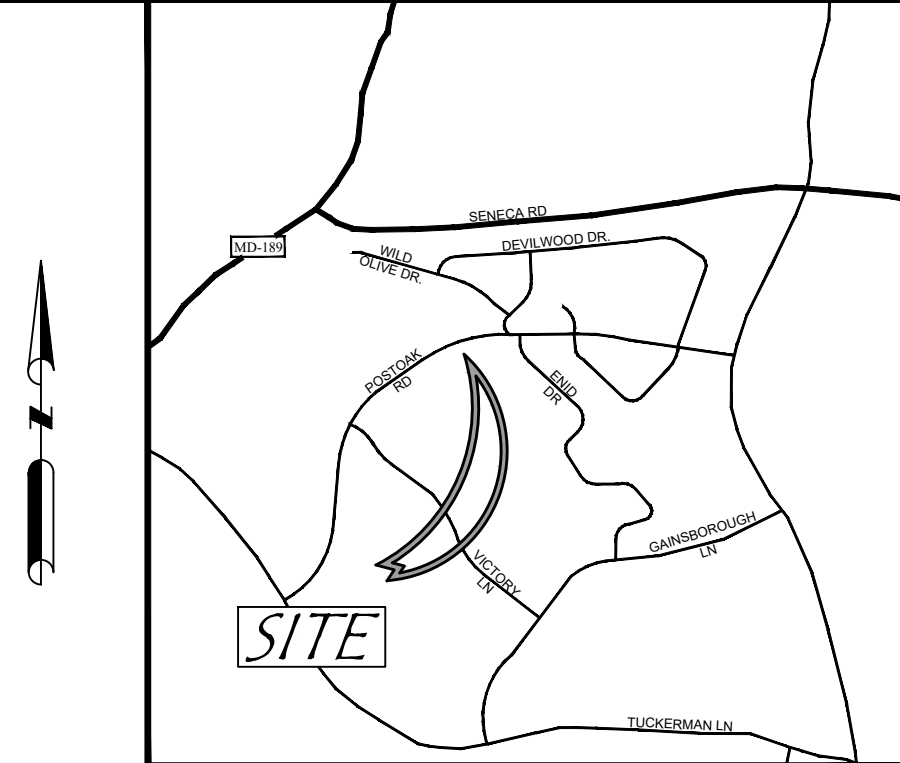
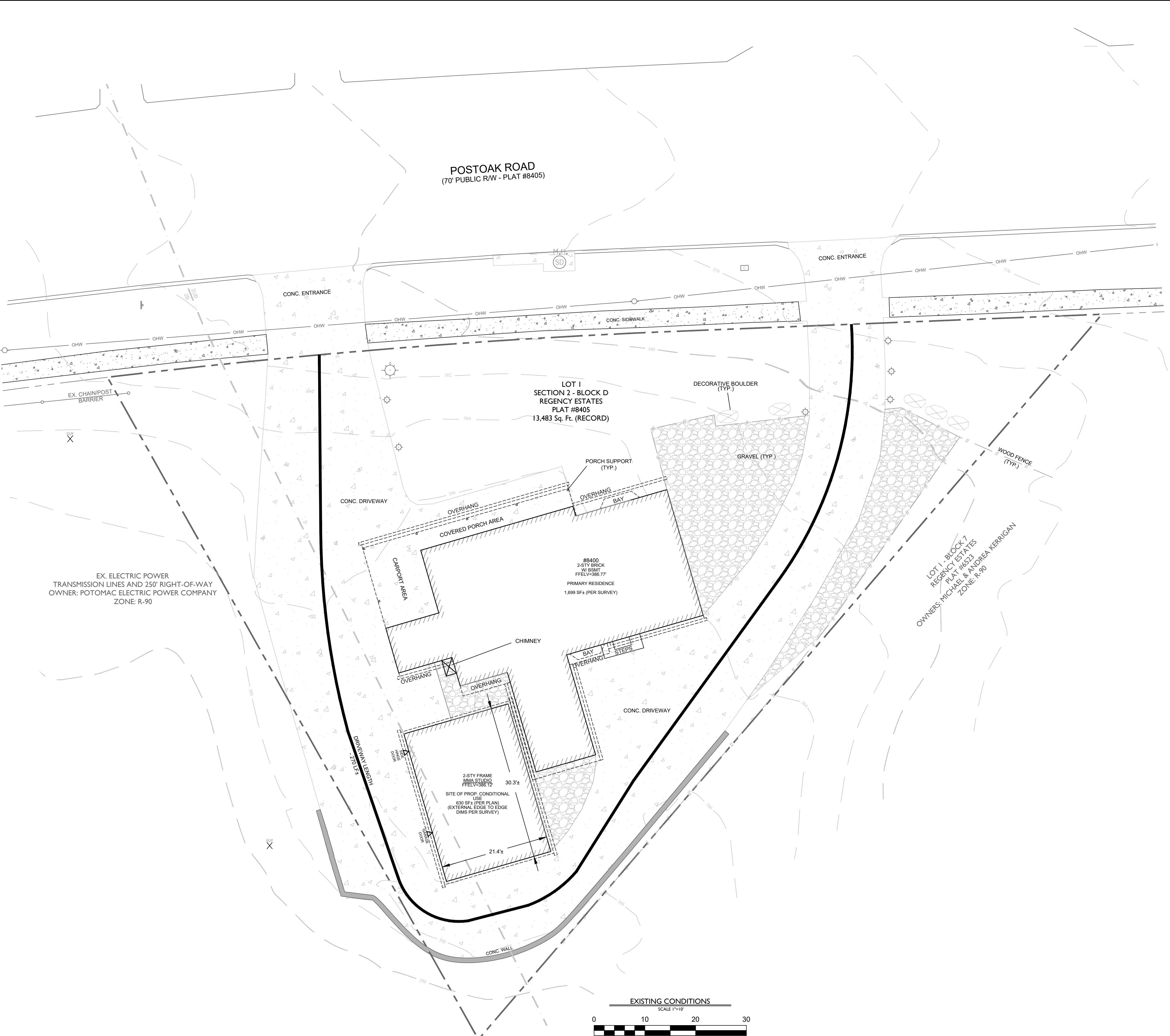
4. SOILS DATA
DATA SHOWN HEREON WAS OBTAINED FROM THE NRCS WEB SOIL SURVEY AND INCLUDES:
TYPE: 2B (GLENELG SILT LOAM, 3-8% SLOPES - SOIL TYPE "B")
TYPE: ZUB (GLENELG-URBAN LAND COMPLEX, 0-8% SLOPES - SOIL TYPE "B"/D")

5. PROPOSED SITE DATA
THIS PLAN SHALL BE USED TO SUPPORT AN APPLICATION FOR A CONDITIONAL USE FOR A HOME OCCUPATION WITH A MAJOR IMPACT FOR THE POTOMAC MMA STUDIO. IT SHALL NOT BE USED FOR ANY OTHER PURPOSES.

6. SEE THE SUBMITTED VERSION OF THE FOLLOWING ADDITIONAL SUPPORT DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING THE SUBJECT CONDITIONAL USE APPLICATION:

- STATEMENT OF JUSTIFICATION PREPARED BY THE LAW OFFICE OF MICHELE ROSENFELD, LLC.
- STATEMENT OF OPERATIONS PREPARED BY THE LAW OFFICE OF MICHELE ROSENFELD, LLC.
- TRAFFIC STATEMENT, PREPARED BY GALLOWAY.
- ZONING EVALUATION & EXPERT REPORT, PREPARED BY O'C&L.

7. SEE THE PROPOSED CONDITIONAL USE SITE PLAN FOR A PROPOSED PARKING LAYOUT, ADA PARKING INFORMATION, AND PROPOSED UNDERSTORY THREE PLANTING LOCATIONS. MINOR ADA AND PLANTING IMPROVEMENTS ARE PROPOSED IN ACCORDANCE WITH APPLICABLE ENGINEERING STANDARDS, SPECIFICATIONS, AND CODES; HOWEVER, THIS PLAN IS ISSUED FOR PLANNING PURPOSES ONLY AND IS NOT FOR CONSTRUCTION.



VICINITY MAP
SCALE: 1"=2000'

OWNERS:
MR. TODD MARGOLIS AND MS. SOCORRO REYES
8400 POSTOAK ROAD
POTOMAC, MD 20854

CONTACT: TODD MARGOLIS
PHONE: (301) 367-8500

APPLICANT:
POTOMAC MMA
8400 POSTOAK ROAD
POTOMAC, MD 20854

CONTACT: TODD MARGOLIS
PHONE: (301) 367-8500

ENGINEER/SURVEYOR:
O'CONNELL & LAWRENCE, INC.
17904 GEORGIA AVENUE, SUITE 302
OLNEY, MARYLAND 20832

CONTACT: DOUG TILLEY, P.E., R.P.L.S.
PHONE: (301) 924-4570

ATTORNEY:
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1 RESEARCH COURT, SUITE 450
ROCKVILLE, MD 20850

CONTACT: MICHELE ROSENFELD, ESQ.
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Engineers, Surveyors
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Olney, Maryland 20832
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Fax: (301) 924-5872

O'C&L
O'CONNELL & LAWRENCE, INC.

LOT I - BLOCK D - SECTION 2
REGENCY ESTATES
PLAT #8405
POTOMAC - GQ12
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

EXHIBIT 8A
EXISTING CONDITIONS
PLAN

ITEM	PER COMPLETENESS CHECK	REVISION	DATE	DGT	LB
1			5/20/24		

DRAWN BY: DGT
CHECKED BY: DGT
DATE: 1/18/24
SCALE: 1" = 10'
PROJECT/FILE NO.: 022-033
SHEET NO.: 1 of 1

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. 022417, EXPIRATION DATE: JUNE 6, 2026.
Signed by: Douglas G. Tilley
DATE: 5/20/2024
DOUGLAS G. TILLEY 42417
PRINTED NAME REGISTRATION NUMBER

