

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.

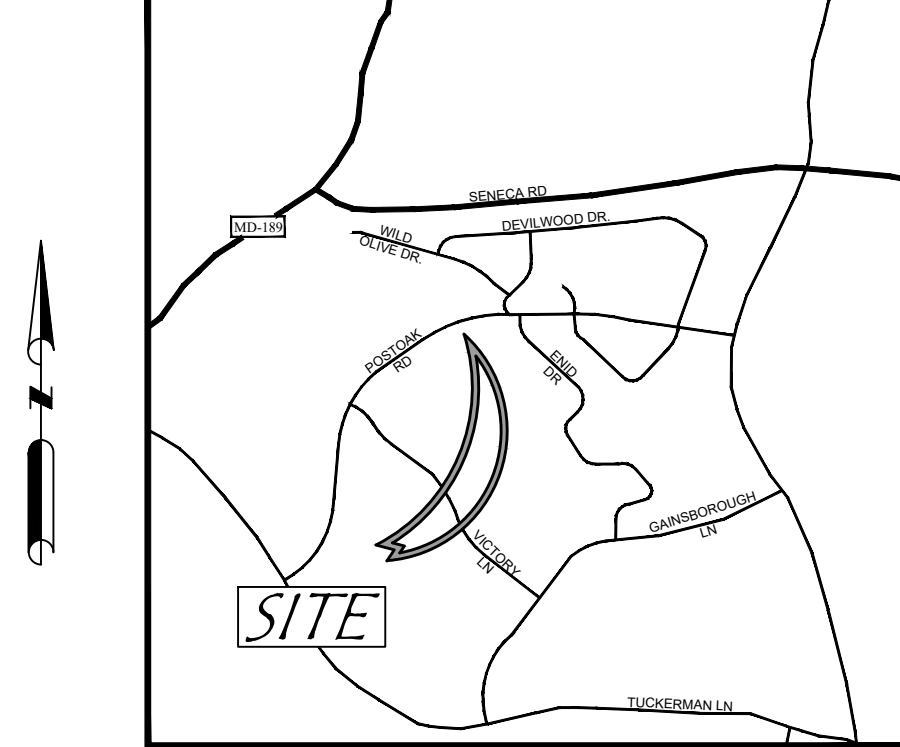
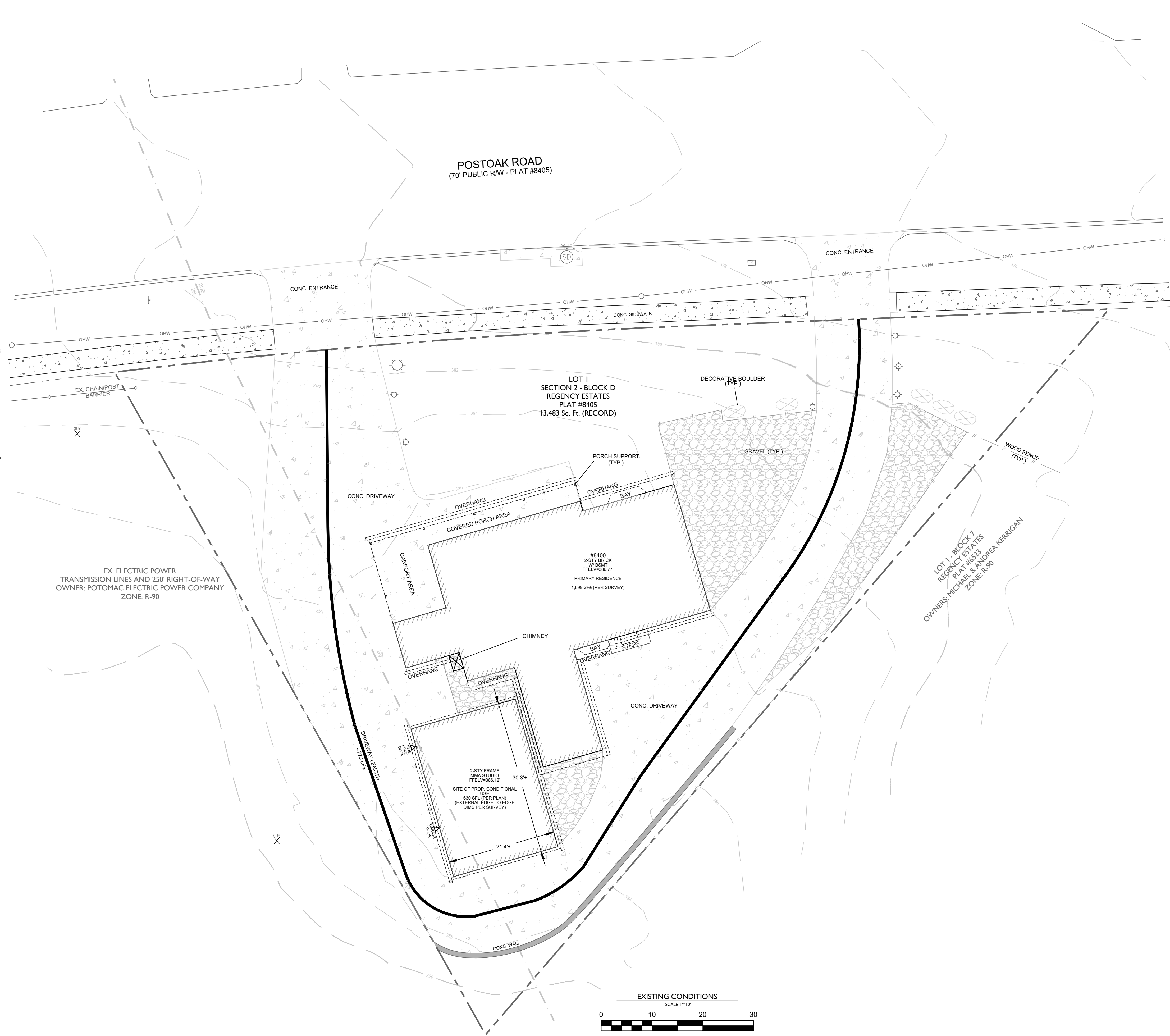
4. SOILS DATA  
DATA SHOWN HEREON WAS OBTAINED FROM THE NRCS WEB SOIL SURVEY AND INCLUDES:  
TYPE: 2B (GLENELG SILT LOAM, 3-8% SLOPES - SOIL TYPE "B")  
TYPE: ZUB (GLENELG-URBAN LAND COMPLEX, 0-8% SLOPES - SOIL TYPE "B/D")

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, MINOR DRIVEWAY EXPANSION (FOR FIRE ACCESS) AND PROPOSED UNDERSTORY THREE PLANTING LOCATIONS. MINOR ADA, DRIVEWAY 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

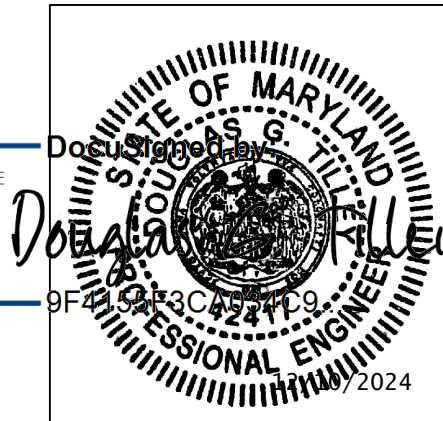
APPLICANT:  
POTOMAC MMA  
8400 POSTOAK ROAD  
POTOMAC, MD 20854  
CONTACT: TODD MARGOLIS  
PHONE: (301) 367-8500

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:  
THE LAW OFFICE OF MICHELE ROSENFELD, LLC  
RESEARCH COURT, SUITE 450  
ROCKVILLE, MD 20850  
CONTACT: MICHELE ROSENFELD, ESQ.  
PHONE: (301) 204-0913

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 #000449430, EXPIRATION DATE: JUNE 6, 2026.

Signature: Douglas G. Tilley  
Date: 12/10/2024  
Printed Name: DOUGLAS G. TILLEY  
Registration Number: 42417



Construction Consultants,  
Engineers, Surveyors  
17904 Georgia Avenue, Suite 302  
Olney, Maryland 20832  
Tel: (301) 924-4570  
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	REVISION	DATE	BY
2	PER REVISED FIELD CONDITIONS	12/10/24	DGT
1	PER COMPLETENESS CHECK	5/20/24	DGT

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