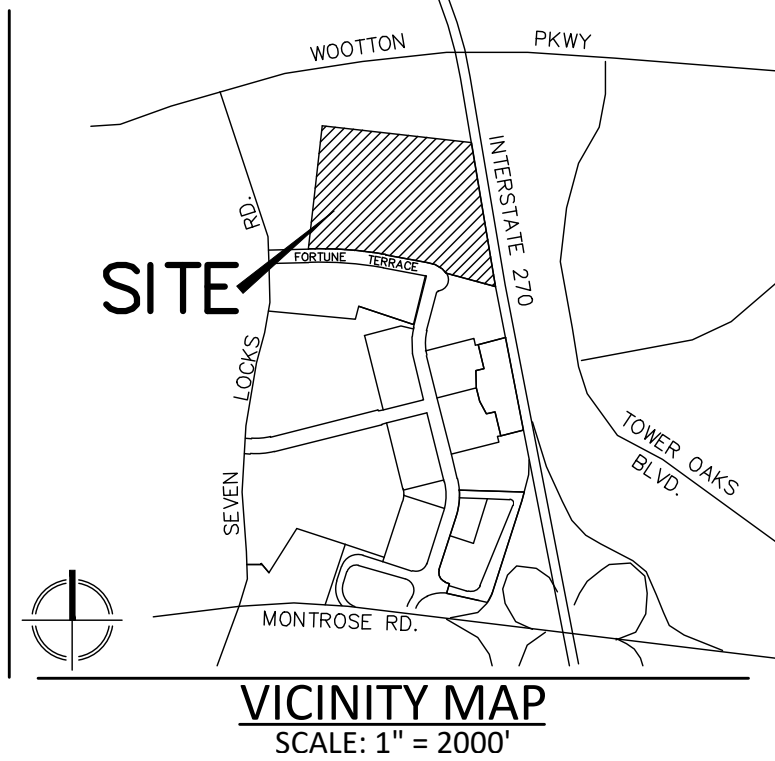


POTOMAC WOODS
PRELIMINARY PLAN



Vika logo and contact information: Vika Maryland, LLC, 20251 Century Boulevard, Suite #400, Germantown, Maryland 20874.

Applicant: FINMARC MANAGEMENT, INC., 7200 Wisconsin Ave., Suite 1100, Bethesda, MD 20814.

Subdivider: EYA HOMES LLC, 4800 Hampden Lane, Suite 300, Bethesda, MD 20814.

Architects: DEVEREAUX & ASSOCIATES, 1477 Chain Bridge Rd., Suite 200, McLean, VA 22101.

SK & I, 4600 East-West Highway, Suite 700, Bethesda, MD 20814.

Attorney: LINOWES & BLOCHER LLP, 7200 Wisconsin Ave., Suite 800, Bethesda, MD 20814.

Planner & Civil Engineer: Vika Maryland, LLC, 20251 Century Boulevard, Suite 400, Germantown, MD 20874.

GENERAL NOTES

- 1. THE PROPERTY IS 13.5 ACRES ±.
- 2. THE PROPERTY IS ZONED MXCD.
- 3. THE SITE IS LOCATED ON WSSC MAP 216NW08
- 4. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ23, WITH TAX ACCOUNT NO. 04-01820676, AND IS IDENTIFIED AS "WHEEL OF FORTUNE," PARCEL 23, BLOCK 'A', RECORDED IN LIBER 19179, FOLIO 74.
- 5. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
- 6. THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
- 7. THE HORIZONTAL DATUM IS MARYLAND STATE PLANE COORDINATE SYSTEM (NAD83/2001) BASED ON GPS OBSERVATIONS. SURVEY DATA SHOWN HEREON WITHIN THE SUBJECT SITE BOUNDARIES HAS BEEN FIELD LOCATED BY VIKa MARYLAND, LLC, JUNE 2018. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN OUTSIDE SUBJECT PROPERTY IS BASED ON MONTGOMERY COUNTY GIS DATA.
- 8. NRI #2019-00003 APPROVED ON OCTOBER 15, 2018.
- 9. THE SITE WILL INCLUDE A FOREST CONSERVATION EASEMENT THAT INCLUDES RETAINED FOREST IN ADDITION TO INDIVIDUAL TREE PROTECTION
- 10. PROPERTY OWNER: FINMARC MANAGEMENT, INC., 7200 WISCONSIN AVE. SUITE 1100, BETHESDA, MD 20814
- 11. SUBDIVIDER: EYA HOMES LLC, 4800 HAMPDEN LANE SUITE 300, BETHESDA, MD 20814
- 12. PLAN REPAIRER: VIKa MARYLAND, LLC, 20251 CENTURY BOULEVARD SUITE 400, GERMANTOWN MD, 20874
- 13.

Table with 2 columns: REVISIONS, DATE. Multiple empty rows for revisions.

PROFESSIONAL SEAL

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.

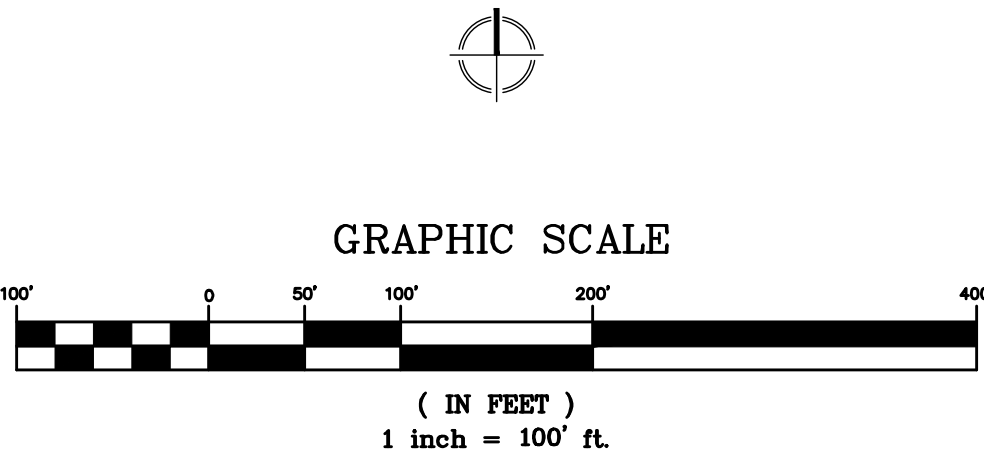
Planning & Development Services
Received
9/10/2021
PLT2021-00591

POTOMAC WOODS
LOT 23, BLOCK A
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23

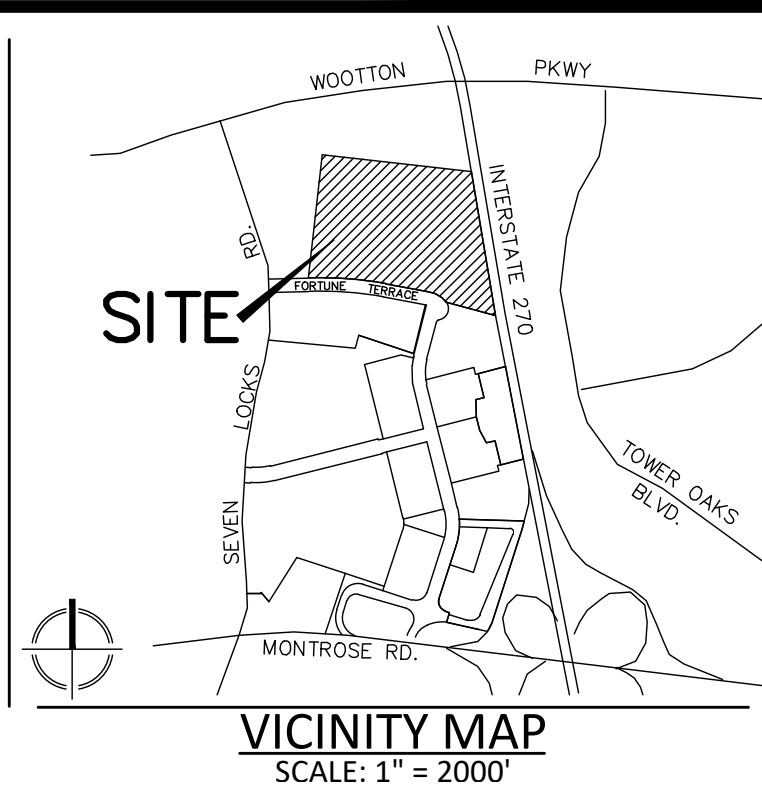
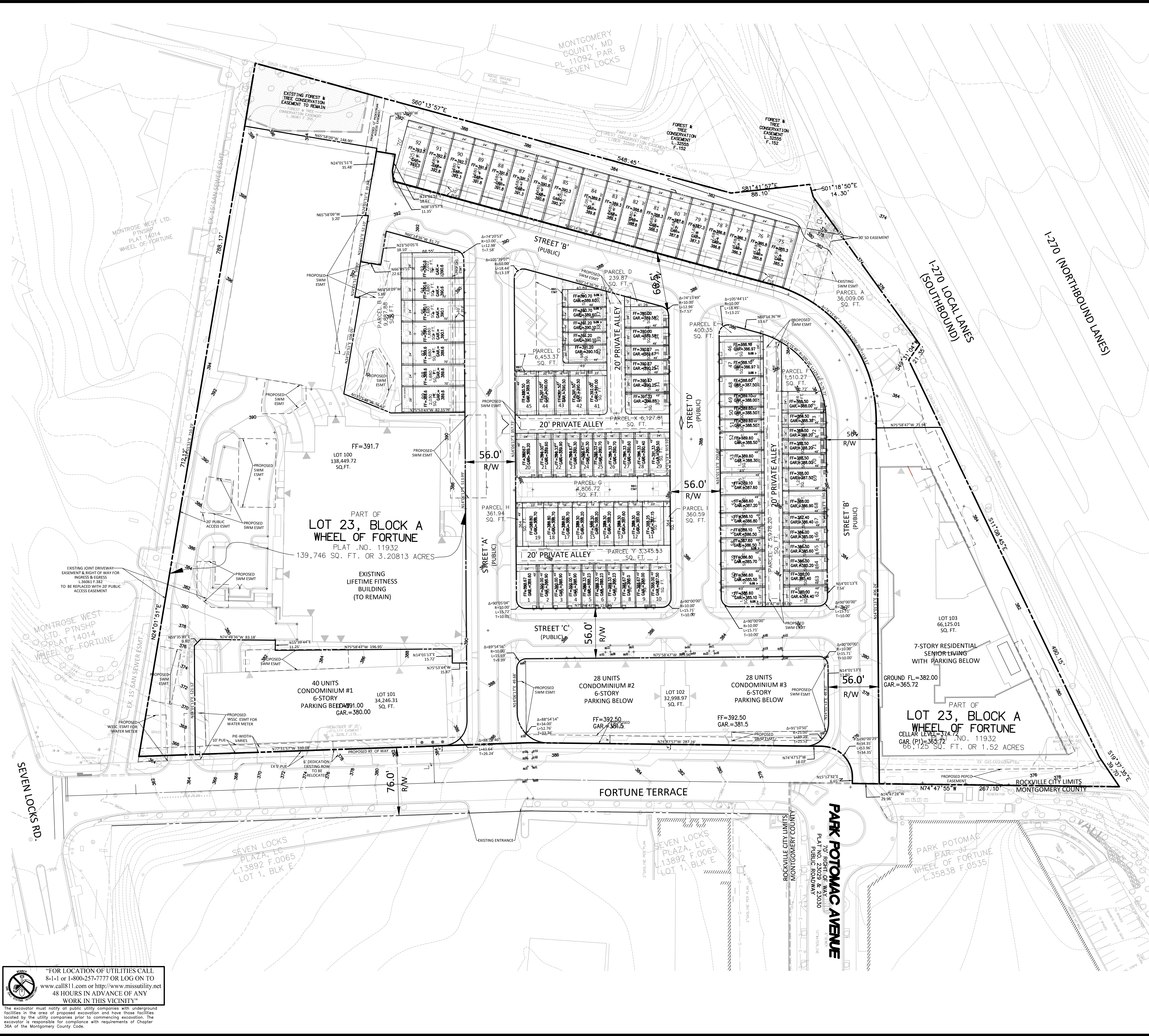
PRELIMINARY PLAN
COVER SHEET

PAM2020-00124
DRAWN BY:
DESIGNED BY:
DATE ISSUED: AUGUST 2020
Vika PROJECT
DRAWING NO. PP-1
SHEET NO.

FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY



SHEET INDEX
PP-1 COVER SHEET
PP-2 PRELIMINARY PLAN / LOTTING PLAN



Planning & Development Services
Received
9/10/2021
PLT2021-00591

	SF	AC
LOT 100	138,449.54	3.178
LOT 101	34,246.31	0.786
LOT 102	32,998.97	0.758
LOT 103	66,125.01	1.518
PARCEL A	36,009.06	0.827
PARCEL B	9,887.85	0.227
PARCEL C	6,453.37	0.148
PARCEL D	239.87	0.006
PARCEL E	400.35	0.009
PARCEL F	1,510.27	0.035
PARCEL G	4,806.72	0.110
PARCEL H	361.94	0.008
PARCEL I	360.59	0.008
PARCEL X	6,127.81	0.141
PARCEL Y	3,435.53	0.079
PARCEL Z	5,978.20	0.137
PUBLIC STREETS	126,863.52	2.912
FORTUNE TERRACE DEDICATION	4,785.60	0.110
TOWNHOME LOTS	109,753.89	2.520
TOTAL SITE AREA	588,794.40	13.517

VIFA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIFA MARYLAND, LLC
20251 CENTURY BOULEVARD, SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

APPLICANT:
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MARC SOLOMON

SUBDIVIDER
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AAKASH THAKKAR

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PLANNER & CIVIL ENGINEER
VIFA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN MD, 20874
301.916.4100
SYLKE KNUPEL, PE

REVISIONS	DATE

PROFESSIONAL SEAL

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. WILLIAM D. ROBINSON LICENSE NO. 43113 EXPIRATION DATE 12/19/2020.

POTOMAC WOODS

LOT 23, BLOCK A
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23

PRELIMINARY PLAN LOTTING PLAN

PAM2020-00124

DRAWN BY: RMC
DESIGNED BY: RMC
DATE ISSUED: AUGUST 2020

VIFA PROJECT
DRAWING NO. PP-2

SHEET NO.

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

