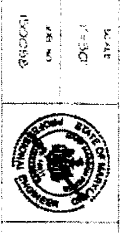


OWNER / DEVELOPER
 4800 RIVER ROAD LLC
 4801 HILLAND AVE
 CHEVY CHASE MD 20815
 301-656-4000
 FAX 301-656-4014



NO.	DATE	REVISION	BY	CHECKED	DATE
1	NOV 2004	PRELIMINARY PLAN	JVC	JVC	



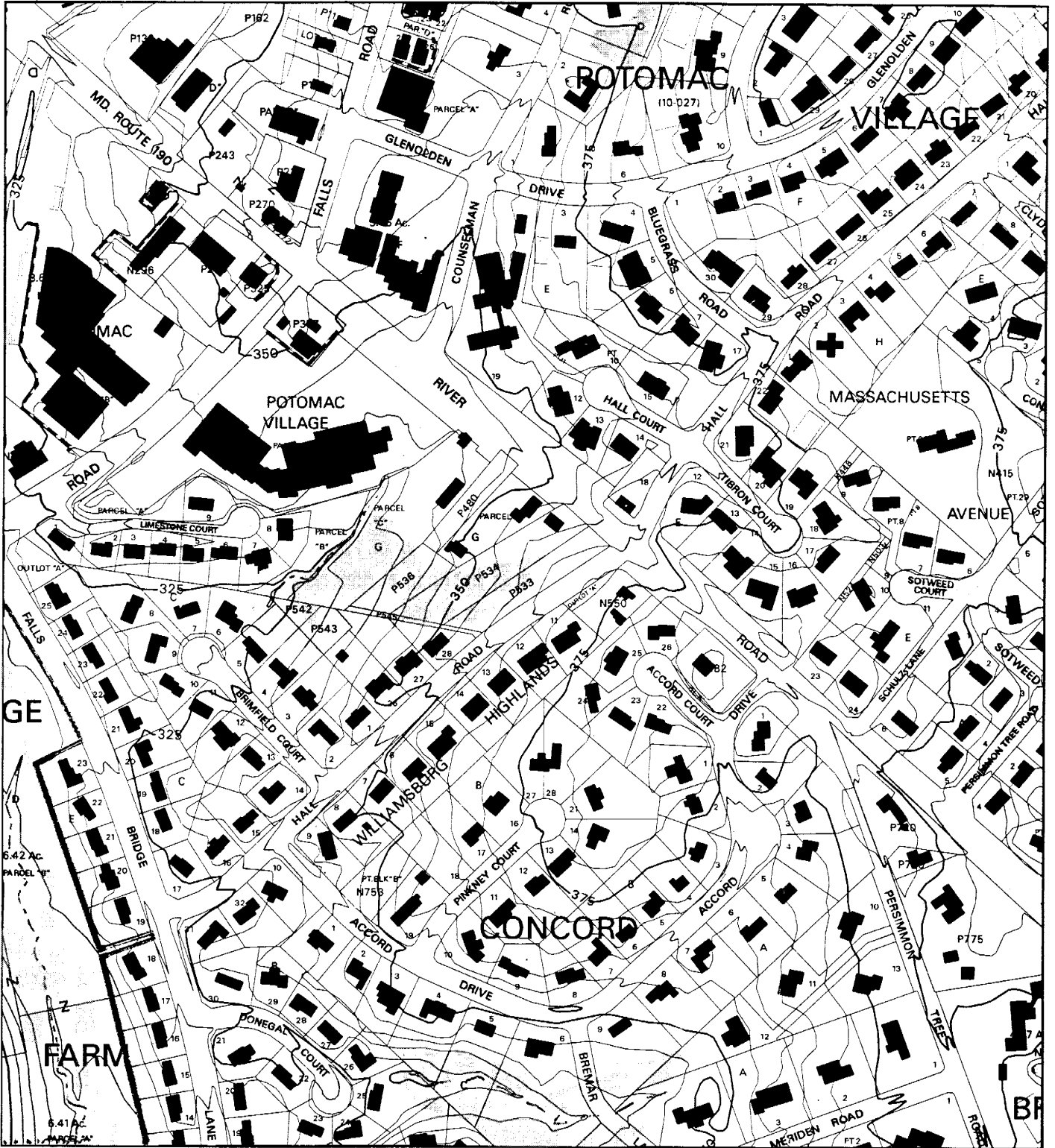
PRELIMINARY PLAN
 (ASR C/D - DE-SAC)

NO.	DATE	REVISION	BY	CHECKED	DATE
1	NOV 2004	PRELIMINARY PLAN	JVC	JVC	

PRELIMINARY PLAN
 VILLAGE OF POTOMAC
 4800 & 4800 RIVER ROAD
 MD 20815

1. THE SUBJECT PROJECT IS COMPOSED OF PARCELS P 312 AND P 313 MAPS 2000-0001 AND 2000-0002.
2. THE SUBJECT PROJECT IS A RESIDENTIAL DEVELOPMENT OF 14 SINGLE-FAMILY HOMES.
3. THE SUBJECT PROJECT IS A SUBDIVISION OF LAND IN THE VILLAGE OF POTOMAC, CHEVY CHASE, MARYLAND.
4. THE SUBJECT PROJECT IS A SUBDIVISION OF LAND IN THE VILLAGE OF POTOMAC, CHEVY CHASE, MARYLAND.
5. THE SUBJECT PROJECT IS A SUBDIVISION OF LAND IN THE VILLAGE OF POTOMAC, CHEVY CHASE, MARYLAND.
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14. THE SUBJECT PROJECT IS A SUBDIVISION OF LAND IN THE VILLAGE OF POTOMAC, CHEVY CHASE, MARYLAND.

VILLAGE OF POTOMAC (RETAKE) (1-03062)



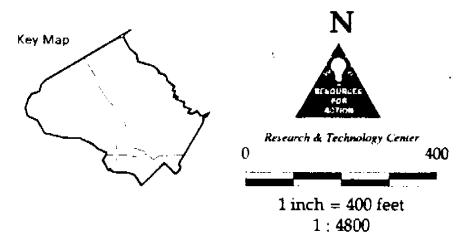
Map compiled on October 07, 2004 at 10:33 AM | Site located on base sheet no - 212NW10

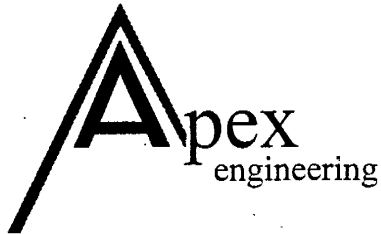
NOTICE

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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 1:14400 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





Page 1 of 2
 15850 Crabbs Branch Way
 Suite 200
 Rockville, MD 20855
 Tel. No. 301-417-0200

Bond Estimate

Project Name: Village of Potomac
Project No.: 150088

Date: 9/28/2004
 Prepared By: KVC
 Checked By: MMF
 Revised 11/24/2004

Item No.	Description	Unit	Quantity	Unit Price	Total
	Acceleration/Deceleration Lanes				
1	Remove Trees 25"-36"	EA	1	\$1,000.00	\$1,000.00
2	Remove Trees 13"-24"	EA	10	\$750.00	\$7,500.00
3	Remove Trees 6"-12"	EA	15	\$350.00	\$5,250.00
4	Remove stump	EA	1	\$600.00	\$600.00
5	Relocate Pepco/ C & P Poles	EA	4	\$25,000.00	\$100,000.00
6	Relocate Fire Hydrant	EA	1	\$3,000.00	\$3,000.00
7	Remove D/W apron	EA	1	\$750.00	\$750.00
8	Remove Asphalt D/W, Paving	SY	10	\$13.00	\$130.00
9	Remove C & G	LF	210	\$12.00	\$2,520.00
10	Remove Sidewalk	SY	95	\$7.00	\$665.00
11	Relocate signs	EA	6	\$200.00	\$1,200.00
12	Remove/ replace wood fence	LF	300	\$20.00	\$6,000.00
13	Clearing & Grubbing	AC	0.25	\$7,000.00	\$1,750.00
14	Roadway Excavation	CY	525	\$8.00	\$4,200.00
15	Excavation	CY	180	\$8.00	\$1,440.00
16	8" aggregate base	SY	670	\$10.00	\$6,700.00
17	8" paving	SY	670	\$20.00	\$13,400.00
Subtotal					\$156,105.00

Quantities hereon are estimates and should not be relied upon as precise. Unit costs are based on info provided by the client or on the best available industry data at the time of preparation. Apex assumes no responsibility for accuracy of unit prices.



Page 2 of 2
 15850 Crabbs Branch Way
 Suite 200
 Rockville, MD 20855
 Tel. No. 301-417-0200

Bond Estimate

Project Name: Village of Potomac
Project No.: 150088

Date: 9/28/2004
 Prepared By: DJW
 Checked By: MMF
 Revised: 11/24/04

18	Curb and Gutter	LF	210	\$15.00	\$3,150.00
19	5' Sidewalk	SY	95	\$26.00	\$2,470.00
20	Bituminous Curb	LF	550	\$10.00	\$5,500.00
21	Driveway Apron	EA	2	\$3,500.00	\$7,000.00
22	Stabilization (Sod)	SY	550	\$6.00	\$3,300.00
23	Tree Replacement	EA	12	\$750.00	\$9,000.00
24	Traffic Striping and Signing	LS	1	\$5,000.00	\$5,000.00
25	Traffic Maintenance	LS	1	\$12,000.00	\$12,000.00
				Subtotal	\$241,783.00
	Road Lowering for Sight Distance				
26	Lower 66" Waterline -250 lf	LF	250	\$400.00	\$100,000.00
27	Grading to lower road	CY	1500	\$8.00	\$12,000.00
28	Repave lowered road 8" base	SY	900	\$10.00	\$9,000.00
29	Repave lowered road 8" surface	SY	900	\$20.00	\$18,000.00
30	Traffic Maintenance	LS	1	\$15,000.00	\$15,000.00
31	Signing and Striping	LS	1	\$10,000.00	\$10,000.00
32	Stabilization (Sod)	SY	1400	\$6.00	\$8,400.00
33	Relocate Pepco Poles	EA	5	\$30,000.00	\$150,000.00
34	Remove paving	SY	900	\$13.00	\$11,700.00
33	Driveway apron	EA	10	\$3,500.00	\$35,000.00
				Subtotal	\$369,100.00
				Total	\$610,883.00

Quantities hereon are estimates and should not be relied upon as precise. Unit costs are based on info provided by the client or on the best available industry data at the time of preparation. Apex assumes no responsibility for accuracy of unit prices.