

**Plat Name: Bauer Tract**  
**Plat #: 220100920**

Location: Located on the west side of Oakmont Avenue, 400 feet north of Shady Grove Road  
Master Plan: Shady Grove  
Plat Details: I-1 zone, 1 Parcel  
Community Water, Community Sewer  
Applicant: 4811 Battery Lane LLC

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120040740 (MCPB Opinion dated January 25, 2005), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

**PLAT NO.**

**OWNER'S CERTIFICATE**

We, 4871 Battery Lane, LLC, a Maryland limited liability company, owner of the property shown and included hereon, hereby:

establish this plan of subdivision; and that

we, our successors and assigns, will cause property corner markers to be set by a registered Maryland land surveyor in accordance with Section 50-24(a) of the Montgomery County Code (Subdivision Regulations).

There are no suits, actions-at-law, leases, liens mortgages or deeds of trust affecting the property included in this plan of subdivision except a certain deed of trust and the parties of interest thereto hereon indicated their assent.

DATE: 03/21/2005

*[Signature]*  
TRUSTEE

**TRUSTEE'S ASSENT**

We hereby assent to this plan of subdivision

DATE: 3/17/05

*[Signature]*  
BY: Gordon M. Goolby  
TRUSTEE

**SURVEYOR'S CERTIFICATE**

I hereby certify that the survey information shown hereon is correct; that this plat has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland, and that it is a subdivision of the following:

all of the land conveyed from McShea Bakmont Limited Partnership, a Maryland Limited Partnership to

4871 Battery Lane, LLC, a Maryland Limited Liability Company by deed dated February 5, 2002 as recorded among the Land Records of Montgomery County, Maryland in Liber 20579 at Folio 080

Property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations) if so engaged.

The total area included in this plat is 105,457 sq.ft. or 2.4209 acres of which none is dedicated to public use.

DATE: 3/21/2005  
*[Signature]*  
JOHN R. WITMER  
PROFESSIONAL LAND SURVEYOR  
MONTGOMERY COUNTY, MARYLAND

**NOTES**

All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property approved by the Montgomery County Planning Board are intended to survive and not be extinguished by recording the plat unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.

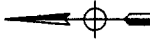
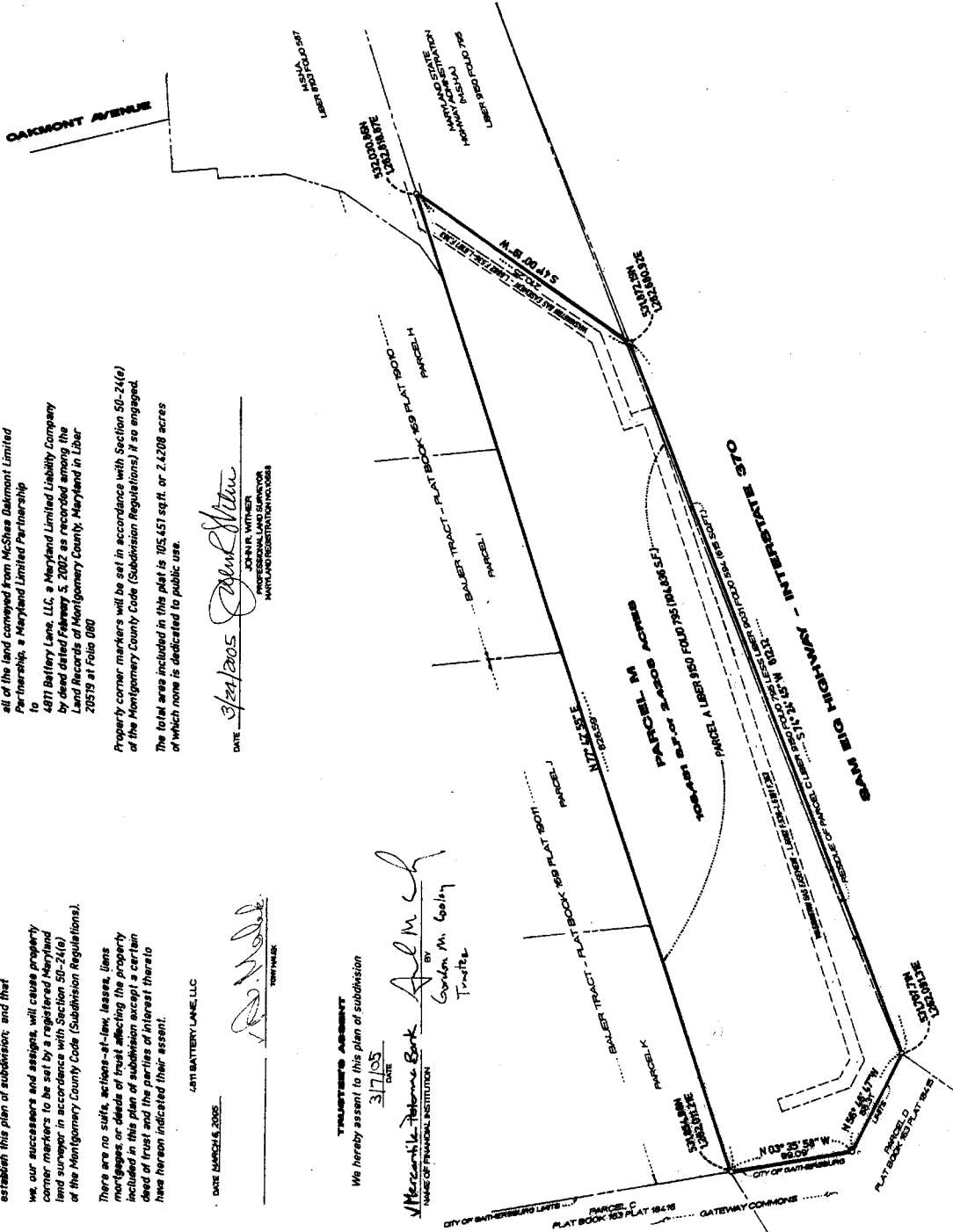
The subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1952, including approval of a Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit. A copy of the approved plan may be viewed at 8787 Georgia Avenue, Silver Spring, Maryland.

Development is subject to the conditions of approval of Preliminary Plan 200408940 (Revised 1-04/07) by the Montgomery County Planning Board at its meeting of October 21, 2004.

Approval is for public sewer and water systems only.

Zoning is I-1



RECORDED:	PLAT NUMBER:	DATE:	SHEET:	PAGE:	OF:
TAX MAP 65 723	222 MY 8	03/21/05	19	08D J-12	
MONTGOMERY MAP					

SCALE: 1" = 200'

**SUBDIVISION RECORD PLAT**

**PARCEL M**  
**BAUER TRACT**  
GATHERSBURG (C&D) ELECTION DISTRICT  
MONTGOMERY COUNTY MARYLAND

**WITMER ASSOCIATES, LLC**  
Land Surveying, Land Planning & Design  
154-A Hagerwood Drive, Rockville, MD 20850  
Tel: (301) 309-8400 Fax: (301) 309-8400

SCALE: 1" = 60'

DATE: DECEMBER 2004

SHEET NO: 86402 B

1 of 1

22010972

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_

BY: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ ASST. SECRETARY-TREASURER \_\_\_\_\_

M.N.C.P. & P.C. RECORD FILE NUMBER: \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_

BY: \_\_\_\_\_

DIRECTOR

# RECORD PLAT REVIEW SHEET

Plat Name: Bayer Tract Plat Number: 220100920  
 Plan Name: Bayer Tract Plan Number: 120040740  
 Plat Submission Date: 5-10-2010  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: R. Weaver Checked: RW Date 3/6/11

**Initial DRD Review:**

Signed Preliminary Plan - Date 12/28/04 Checked: Initial SSS Date 7-7-10  
 Planning Board Resolution - Date 1-25-05 Checked: Initial SSS Date 7/7/2010  
 Site Plan Req'd for Development? Yes \_\_\_ No X Verified By: SSS (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Resolution - Date \_\_\_ Checked: Initial \_\_\_ Date \_\_\_  
 Site Plan Signature Set - Date \_\_\_ Checked: Initial \_\_\_ Date \_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_ Date \_\_\_

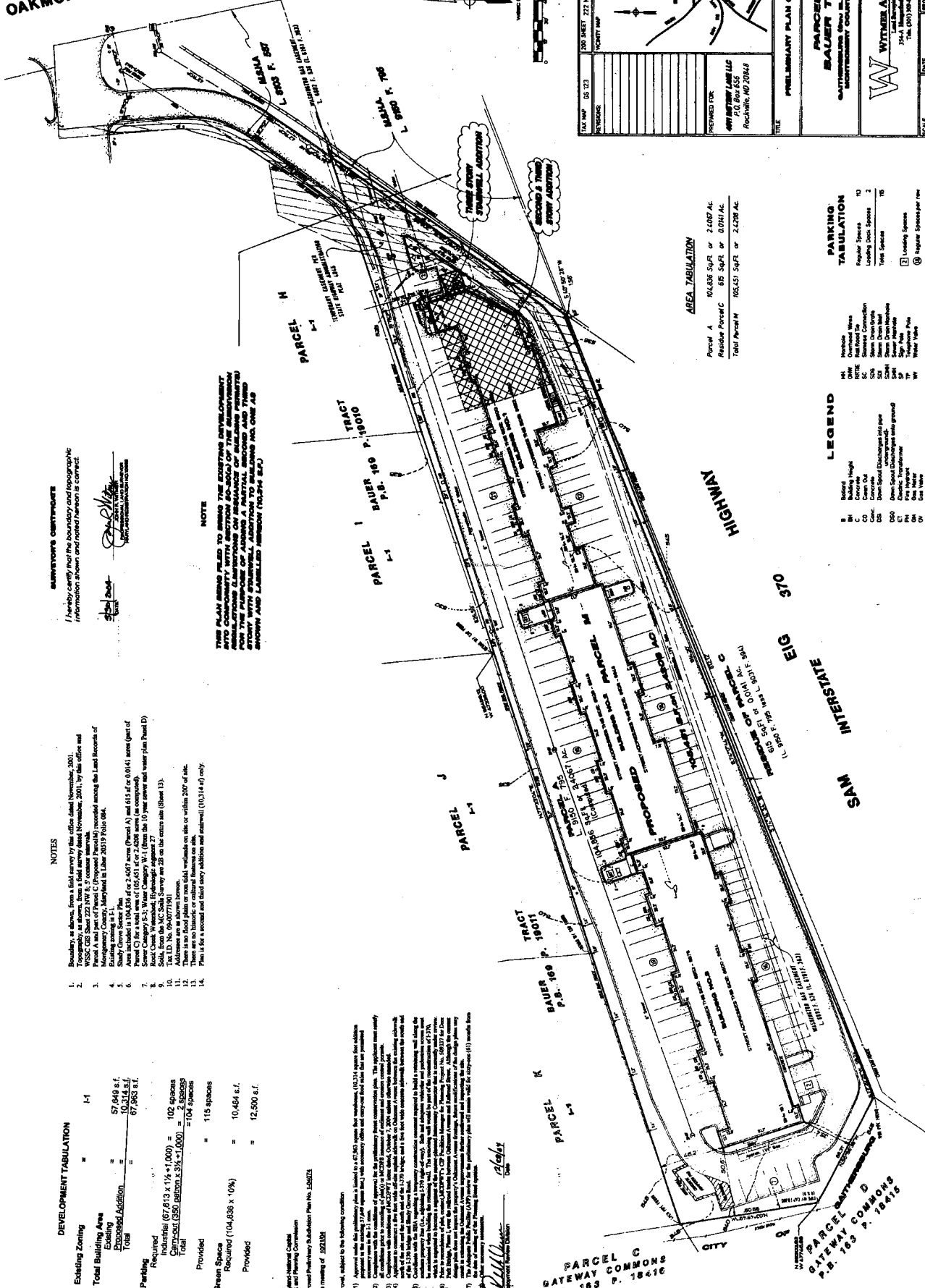
Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths OK Easements OK Open Space N/A  
 Non-standard BRLs N/A Adjoining Land  Vicinity Map  Septic Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	5/12/10	5/28/10	5-19-10	FCP at Sed. Control
Research	Bobby Fleury			5-17-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

**Final DRD Review:**

Consultant Notified (Final Mark-up):	Initial <u>SSS</u>	Date <u>7/7/2010</u>
Final Mylar & DXF/DWG Received:	<u>SSS</u>	<u>3/22/2011</u>
Final Mylar Review Complete:	<u>SSS</u>	<u>3/29/11</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SSS</u>	<u>4/7/11</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	No. _____
Update Plat Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

OAKMONT AVENUE



**DEVELOPMENT TABULATION**

Existing Zoning	=	I-1
Total Building Area	=	57,640 s.f.
Existing	=	10,314 s.f.
Proposed Addition	=	67,963 s.f.
<b>Parking</b>		
Required (67,613 x 1% + 1,000)	=	102 spaces
Provided (104,836 x 1%)	=	1,048 s.f.
Green Space		
Required (104,836 x 1%)	=	10,484 s.f.
Provided	=	12,800 s.f.

**NOTES**

1. Boundary as shown from a field survey by this office dated November, 2001.
2. Topography as shown from a field survey dated November, 2001, by this office and WSSC. Old Sheet 222 NW 8, 5' contour interval.
3. All areas shown on this plan are shown as proposed unless otherwise indicated.
4. Existing zoning is I-1.
5. Study Corner Section Plan.
6. Parcel C) for a total area of 105,451 s.f. or 2.408 acres (as computed).
7. Parcel D) for a total area of 105,451 s.f. or 2.408 acres (as computed).
8. Parcel E) for a total area of 105,451 s.f. or 2.408 acres (as computed).
9. Soil, Contour, and Elevation data are shown on this plan (Sheet 13).
10. The L.D. No. 99-00771801.
11. Address as shown herein.
12. There are no historic or cultural features on site.
13. There are no historic or cultural features on site.
14. Plan is for a second and third story addition and treatment (10,314 s.f. only).

**Surveyor's Certificate**  
I hereby certify that the boundary and topographic information shown and noted hereon is correct.

*[Signature]*  
Surveyor

**NOTE**

THIS PLAN IS FILED TO SHOW THE EXISTING DEVELOPMENT AND TO COMPARE WITH SECTION 50-300(A) OF THE SUBDIVISION ACT. THE PLAN IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING A PERMIT FOR THE SALE OF LOTS OR FOR THE PURPOSE OF OBTAINING A PERMIT FOR THE SALE OF LOTS OR FOR THE PURPOSE OF OBTAINING A PERMIT FOR THE SALE OF LOTS.

Map of Parcel H  
Parcel and Planning Commission  
Approved Preliminary Subdivision Plan No. 156272  
At the meeting of 02/20/08

- Approved, subject to the following conditions:
- 1) Approval of this preliminary plan is based on a 67,613 square foot maximum. (67,613 square foot maximum is based on the 1% rule.)
  - 2) The applicant shall provide a site plan showing the proposed development and the proposed parking spaces. The site plan shall also show the proposed landscaping and the proposed green space. The site plan shall also show the proposed parking spaces and the proposed green space.
  - 3) The applicant shall provide a site plan showing the proposed development and the proposed parking spaces. The site plan shall also show the proposed landscaping and the proposed green space. The site plan shall also show the proposed parking spaces and the proposed green space.
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  - 9) The applicant shall provide a site plan showing the proposed development and the proposed parking spaces. The site plan shall also show the proposed landscaping and the proposed green space. The site plan shall also show the proposed parking spaces and the proposed green space.
  - 10) The applicant shall provide a site plan showing the proposed development and the proposed parking spaces. The site plan shall also show the proposed landscaping and the proposed green space. The site plan shall also show the proposed parking spaces and the proposed green space.

PARCEL C  
GATEWAY COMMONS  
P.B. 163 P. 18-16

**AREA TABULATION**

Parcel A	10,484 S.F. or 2.407 AC.
Parcel B	65 S.F. or 0.001 AC.
Total Parcel M	105,451 S.F. or 2.408 AC.

**PARKING TABULATION**

Required	102
Provided	1,048
Excess	946

**LEGEND**

- 1. Building Footprint
- 2. Parking Space
- 3. Green Space
- 4. Street
- 5. Alley
- 6. Easement
- 7. Utility Line
- 8. Survey Boundary
- 9. Contour
- 10. Elevation
- 11. Proposed Addition
- 12. Existing Building
- 13. Existing Parking
- 14. Existing Green Space
- 15. Existing Street
- 16. Existing Alley
- 17. Existing Easement
- 18. Existing Utility Line
- 19. Existing Survey Boundary
- 20. Existing Contour
- 21. Existing Elevation

PRELIMINARY PLAN OF SUBDIVISION

PREPARED FOR:  
WITMER ASSOCIATES, LLC  
P.O. Box 855  
Rockville, MD 20849

SCALE: 1" = 100'

DATE: FEBRUARY, 2008

SHEET NO. 1 OF 1

WITMER ASSOCIATES, LLC  
254-A Belmont Drive, Rockville, MD 20850  
Tel: (301) 984-8888 Fax: (301) 984-8889