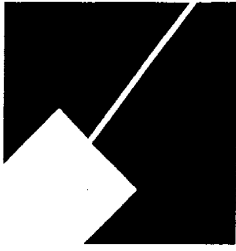


Item #13

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

M E M O R A N D U M

DATE: October 15, 2004
TO: Montgomery County Planning Board
FROM: Catherine Conlon
Development Review Division
(301) 495-4542
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for October 21, 2004.

Attached are copies of plan drawings for item #08, #09, #10, #12, #13 and #14. These subdivision items are scheduled for Planning Board consideration on October 21, 2004. The items are further identified as follows:

Agenda Item #08 - Preliminary Plan 1-01064
Deer Park

Agenda Item #09 - Preliminary Plan 1-05025
Porter Property

Agenda Item #10 - Preliminary Plan 1-89288A
Jordan/Smith's Add. Silver Spring

Agenda Item #12 - Preliminary Plan 1-04032
Chevy Chase

Agenda Item #13 - Preliminary Plan 1-04074
Bauer Tract

Agenda Item #14 - Preliminary Plan 1-04096
The Towns of Dogwood

Attachment

BAUER TRACT (1-04074)



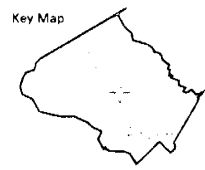
Map compiled on October 14, 2004 at 5:14 PM | Site located on base sheet no - 222NW08

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



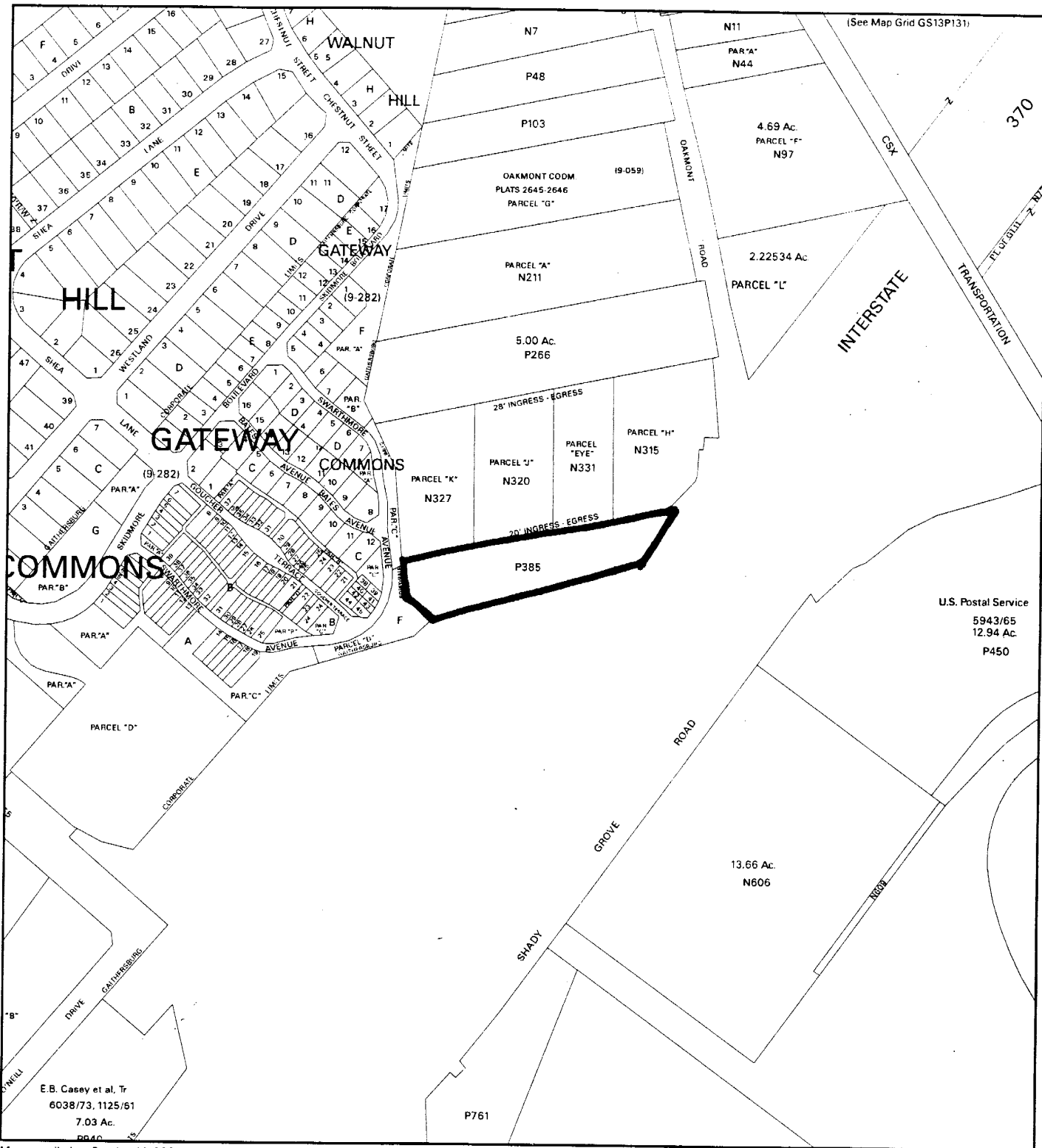
N

Research & Technology Center

0 400

1 inch = 400 feet
1 : 4800

BAUER TRACT (1-04074)



Map compiled on October 14, 2004 at 5:12 PM | Site located on base sheet no - 222NW08

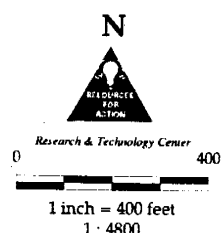
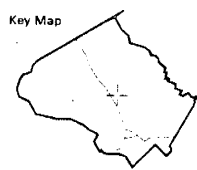
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3761



OAKMONT AVENUE

DEVELOPMENT TABULATION

Existing Zoning	=	I-1
Total Building Area	=	57,649 s.f.
Existing	=	10,342 s.f.
Proposed Addition	=	47,307 s.f.
Parking	=	102 spaces
Required	=	102 spaces
Indicative (67,613 x 1/3 = 1,000) =	102 spaces	
Capacity (550 Parking x 3/4 = 1,000) =	1,000 spaces	
Provided	=	115 spaces
Green Space	=	115 spaces
Required (104,936 x 10%)	=	10,494 s.f.
Provided	=	12,500 s.f.

NOTES

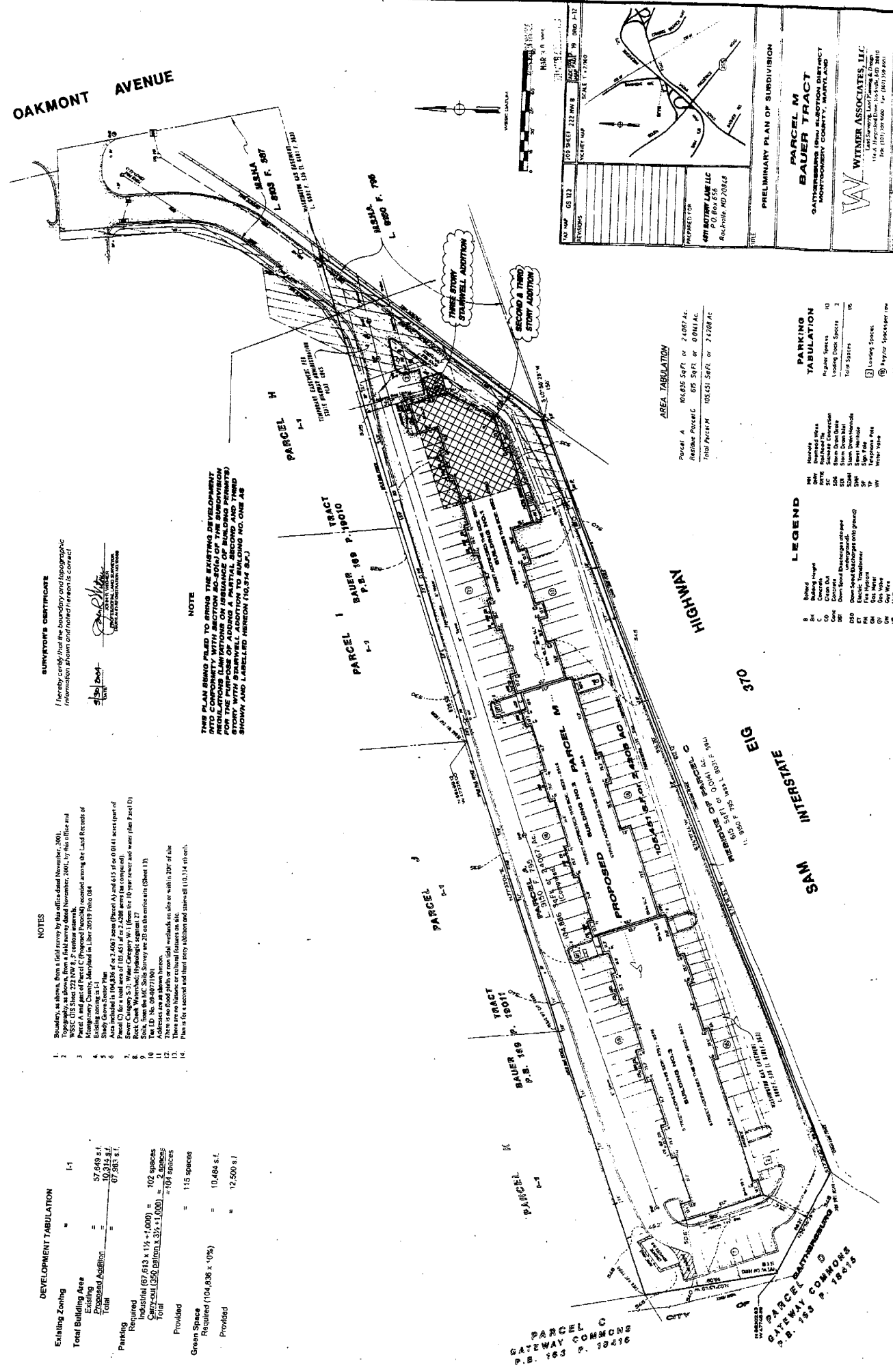
1. Boundary, as shown, from a field survey by this office dated November, 2001.
2. Parcel A, as shown, from a field survey dated November, 2001, by this office and
3. Parcel B, as shown, from a field survey dated November, 2001, by this office and
4. Parcel C, as shown, from a field survey dated November, 2001, by this office and
5. Parcel D, as shown, from a field survey dated November, 2001, by this office and
6. Parcel E, as shown, from a field survey dated November, 2001, by this office and
7. Parcel F, as shown, from a field survey dated November, 2001, by this office and
8. Parcel G, as shown, from a field survey dated November, 2001, by this office and
9. Parcel H, as shown, from a field survey dated November, 2001, by this office and
10. Parcel I, as shown, from a field survey dated November, 2001, by this office and
11. Parcel J, as shown, from a field survey dated November, 2001, by this office and
12. Parcel K, as shown, from a field survey dated November, 2001, by this office and
13. Parcel L, as shown, from a field survey dated November, 2001, by this office and
14. Parcel M, as shown, from a field survey dated November, 2001, by this office and

NOTE

THIS PLAN BEING MADE TO BRING THE EXISTING DEVELOPMENT INTO CONFORMANCE WITH ALL APPLICABLE ZONING AND REGULATIONS (LIMITATIONS ON HEIGHTS OF BUILDINGS, NUMBER OF STORIES, ETC.) OF THE CITY OF ANNAPOLIS, MARYLAND, BY ADDING A PARTIAL SECOND AND THIRD STORY WITH LABELLED HEREON (10,374 S.F.).

SURVEYOR'S CERTIFICATE
I hereby certify that the boundary and topographic information shown and noted hereon is correct.

[Signature]
L. BROS F. 987
L. BROS F. 790



AREA TABULATION

Parcel A	16,635 Sqt. Ft. or 2,087 Ac.
Residue Parcel C	675 Sqt. Ft. or 0.014 Ac.
Total Parcel M	108,451 Sqt. Ft. or 2,478 Ac.

PARKING TABULATION

Required	102
Provided	115

LEGEND

- B Building Height
- C Contour
- D Drive
- E Easement
- F Flood
- G Gas
- H Horizontal Alignment
- I Intersecting
- J Junction
- K Kiosk
- L Landmark
- M Main
- N North
- O Other
- P Proposed
- Q Quarry
- R Road
- S Sidewalk
- T Telephone
- U Utility
- V Valve
- W Water
- X Xing
- Y Yard
- Z Zone

PRELIMINARY PLAN OF SUBDIVISION
PARCEL M
BAUER TRACT
ANNAPOLIS, MARYLAND

WINNER ASSOCIATES, LLC
Land Surveying, L.L.C.
1000 E. Main Street, Suite 200
P.O. Box 838
Rockville, MD 20854
(301) 996-6661

PARCEL C
GATEWAY COMMONS
P.B. 163 P. 18216

PARCEL D
GATEWAY COMMONS
P.B. 163 P. 18216