

Zoning is not depicted within public rights-of-way for roads, streets, alleys, easements or travel routes, nor is zoning depicted within privately owned railroad rights-of-way. The boundaries of Section 16A.17.04

3/23/90 227 NW 14227 NW 13 8/18/91

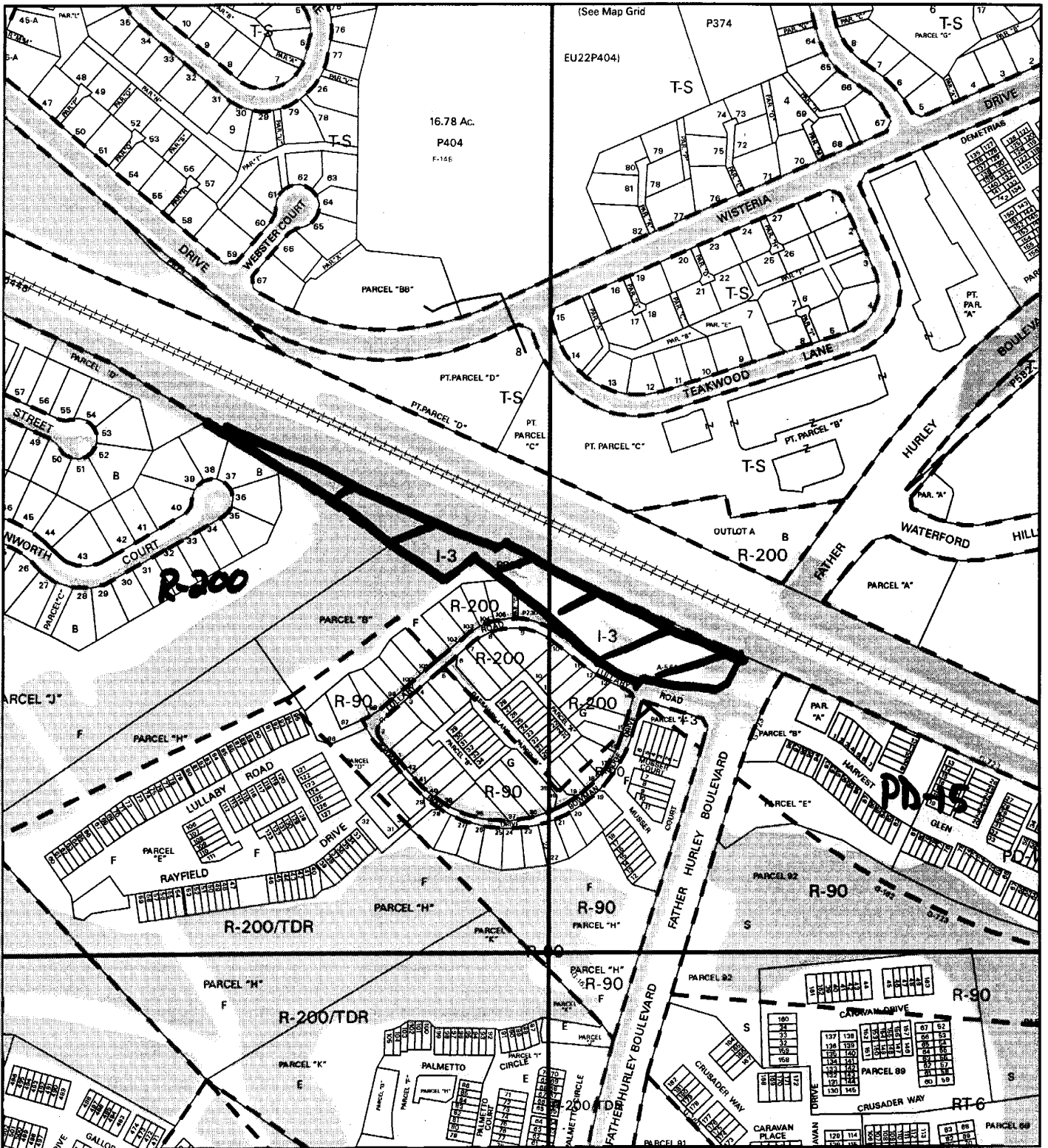


1 inch equals 100 feet

GATEWAY PARK
REZONING APPLICATION EXISTING ZONING

LS Landmark Survey Associates, Inc.
 10000 N. 10th St.
 Suite 101
 Omaha, NE 68114
 (402) 426-2200
 Fax: (402) 426-2201
 www.landmarksurvey.com

G-833 GATEWAY PARK



Map compiled on May 26, 2005 at 2:09 PM | Site located on base sheet no - 227NW14

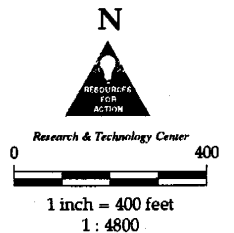
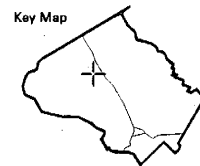
NOTICE

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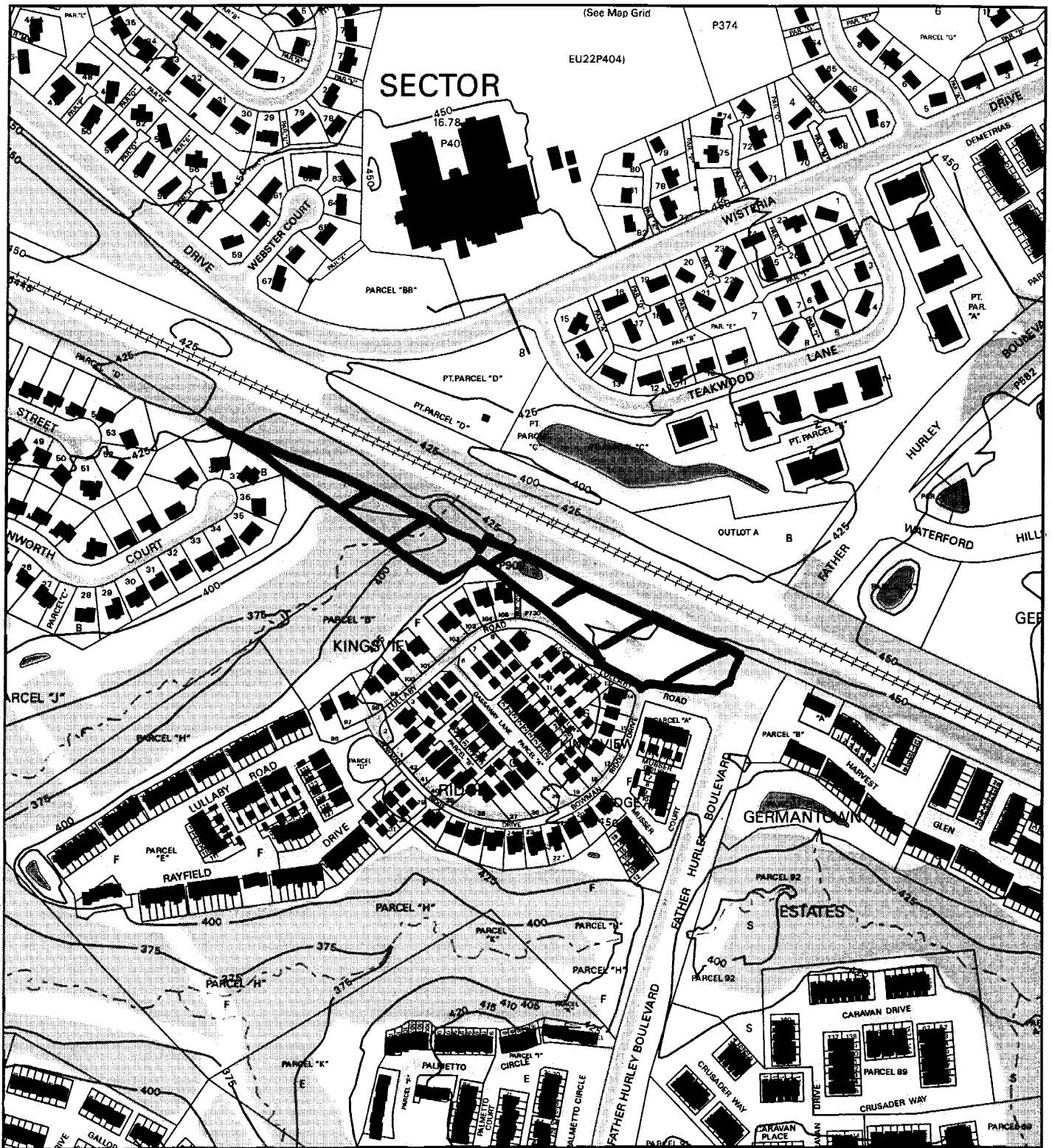
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



G-833 GATEWAY PARK



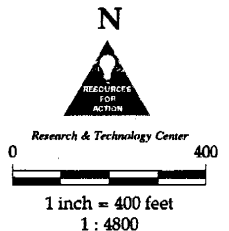
Map compiled on May 26, 2005 at 2:04 PM | Site located on base sheet no - 227NW14

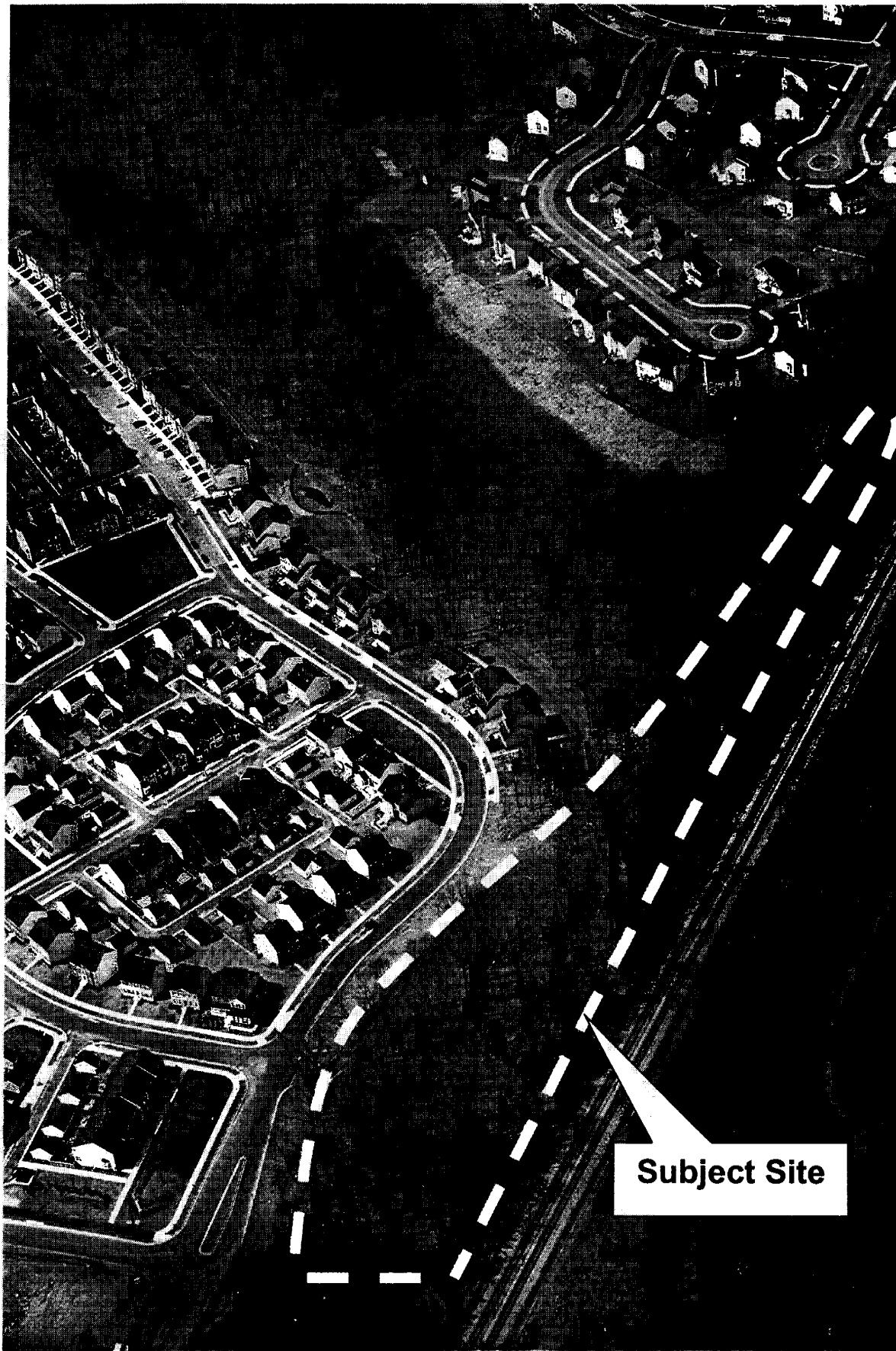
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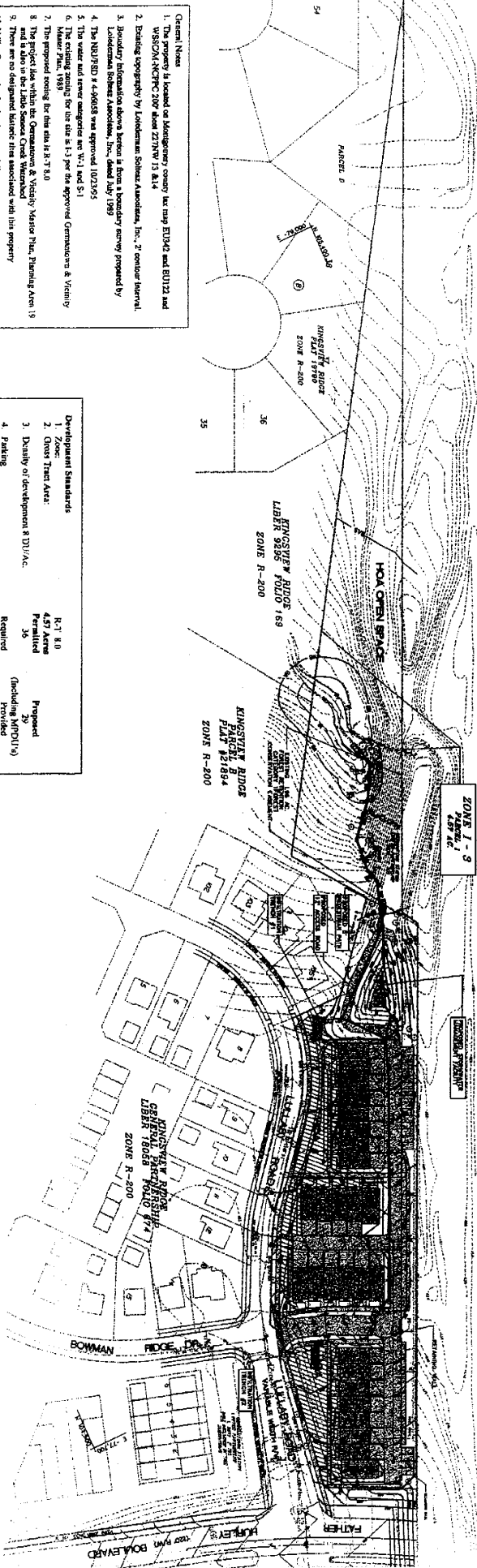
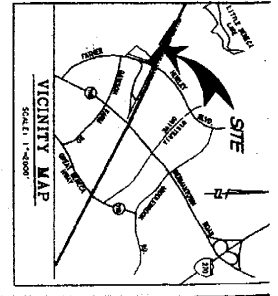
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Subject Site



- General Notes**
- The property is located on Montgomery county tax map EUDK and BDU22 and WSSOM-NCPC 200 sheet 227NW 13 & 14
 - Building topography by Landman, Bohm, Amodeo, Inc., 2' contour interval.
 - Boundary information shown herein is from a boundary survey prepared by Landman, Bohm, Amodeo, Inc., dated July 1989
 - The NRI/PSD of 4/26/88 was approved 10/23/93
 - The water and sewer easements are W-1 and S-1
 - The existing zoning for this site is R-37.0
 - The proposed zoning for this site is R-200
 - The project lies within the Germantown & vicinity Major Plan, Thursday, April 19 and is also in the Little Seneca Creek Watershed
 - There are no designated historic sites associated with this property
 - Utility Compensated for this site as follows:

DEVELOPMENT	PERMITTED	REQUIRED
1. Land Use	4.4 Acres (R-200)	4.4 Acres (R-200)
2. Zoning	R-200 (Residential Medium Density)	R-200 (Residential Medium Density)
3. Building Coverage	20% (60,214 SF)	20% (60,214 SF)
4. Open Space	30% (91,241 SF)	30% (91,241 SF)

Development Standards

Standard	Required	Proposed
1. Gross Tract Area:	4.47 Acres	4.47 Acres
2. Density of Development & DU/AC:	36	36
3. Parking:	36	36
4. Permitted Residential (DU units) 200.U:	36	36
5. Total:	54	54
6. Building Height:	35'	35'
7. Building Schedule:	3 million	3 million
8. Maximum building coverage:	20%	20%
9. Maximum Open Area:	20%	20%

SCHEMATIC DEVELOPMENT PLAN

GATEWAY PARK PARCEL 1

PART OF GERMANTOWN STATION LLC
CLARKSBURG SECOND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

OWNER/DEVELOPER
GERMANTOWN STATION LLC
SILVER SPRING, MD 20901
(301) 881-6400

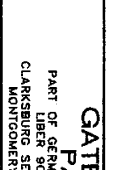
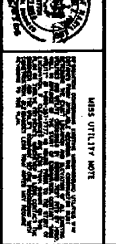
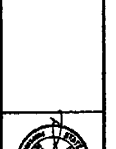
NOCTURNE OFFICE
1296 Potomac Plaza, Suite 100
Columbia, MD 21046
Tel: 410-441-2700 Fax: 410-441-9607

DATE: 11/11/11
SCALE: 1"=400'

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	11/11/11	...
2

DATE: 11/11/11
SCALE: 1"=400'

DATE: 11/11/11
SCALE: 1"=400'



DATE: 11/11/11
SCALE: 1"=400'

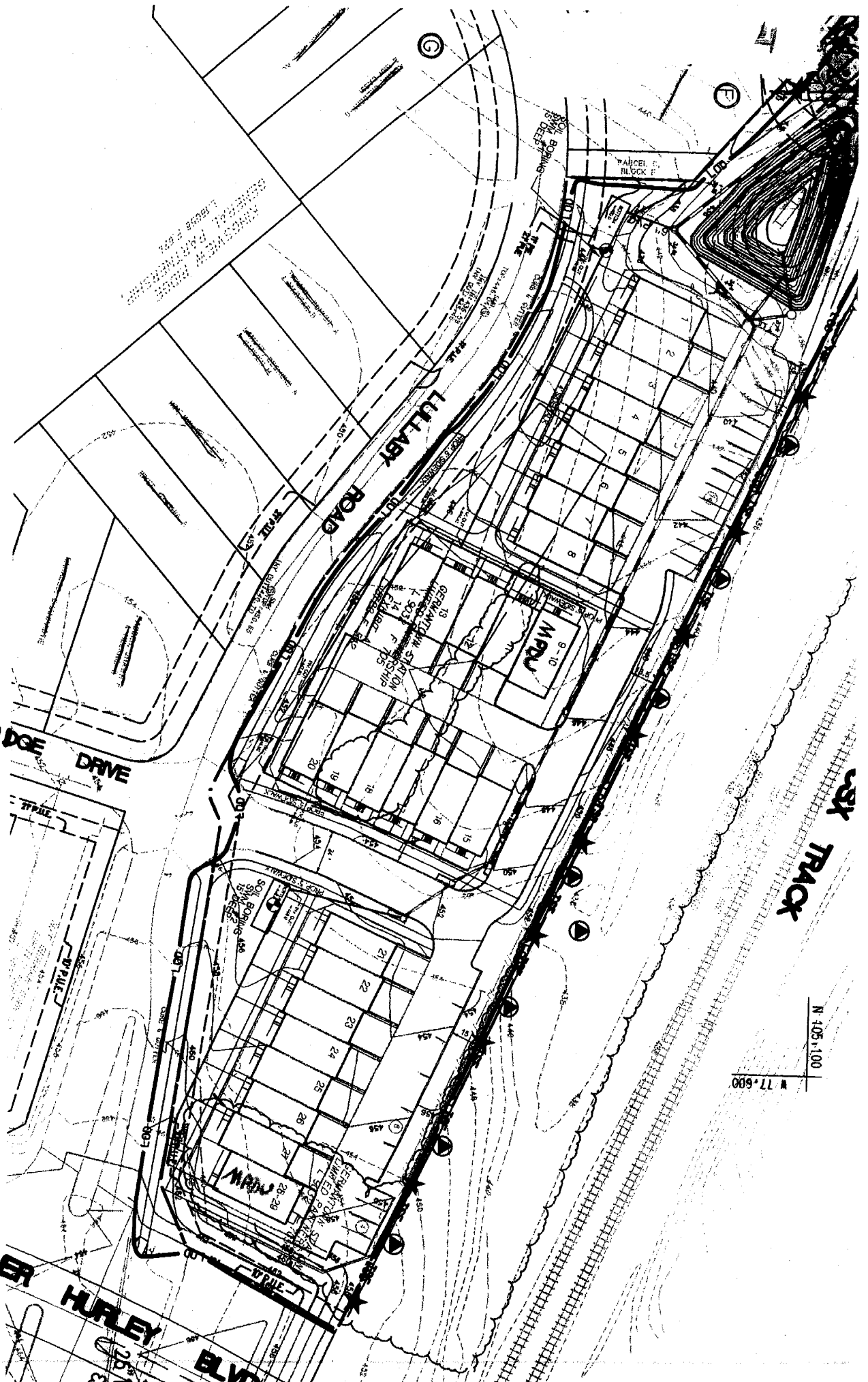
BOWMAN RIDGE DRIVE

LULLAGY ROAD

FATHER HURLEY BLVD

USY TRACK

N 105.100
W 77.600



26/101