

Item #2



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: June 28, 2003
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for June 28, 2003.

Attached are copies of plan drawings for Item #02, #03, and #04. These subdivision items are scheduled for Planning Board consideration on June 28, 2003. The items are further identified as follows:

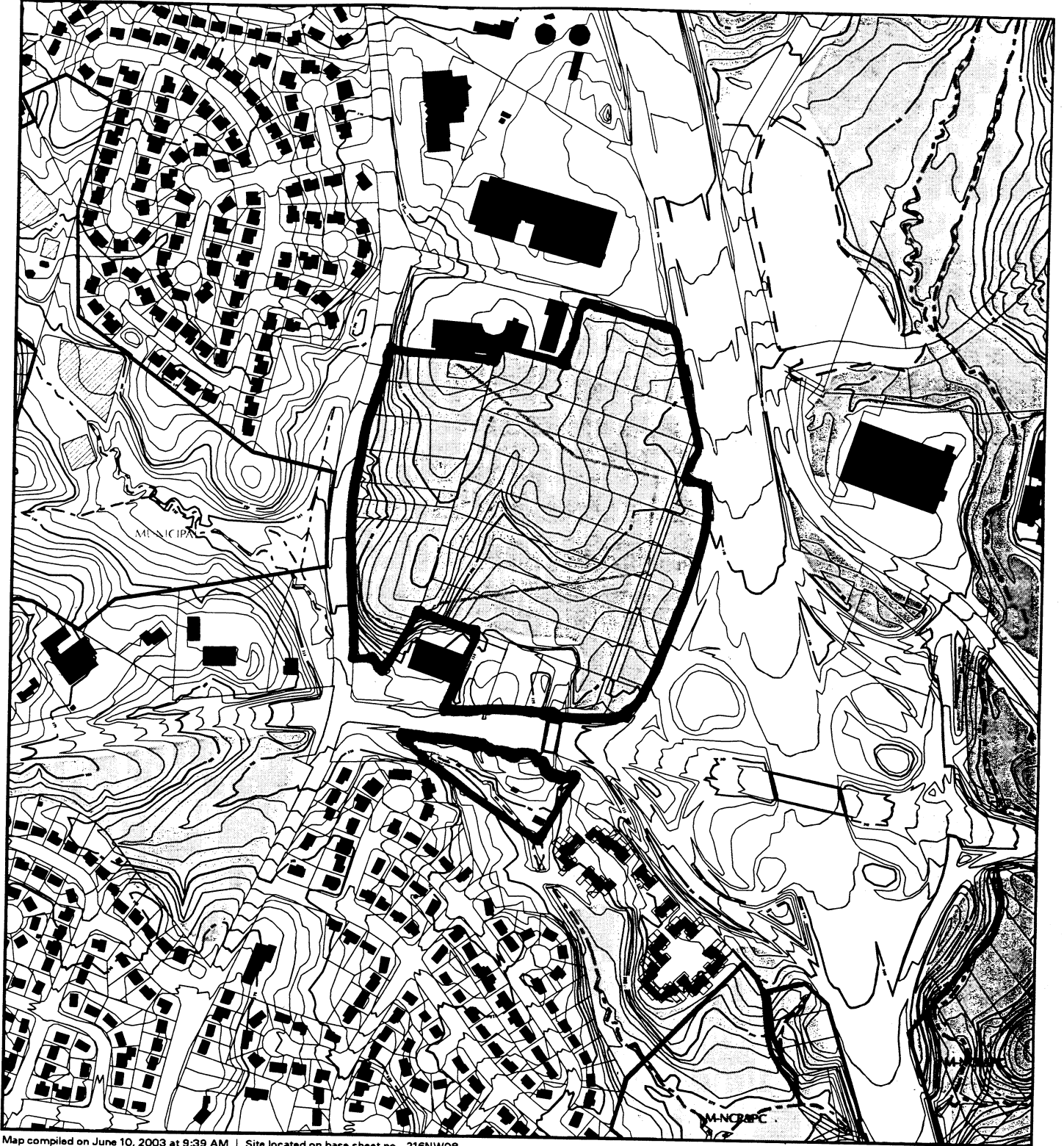
Agenda Item #02 - Preliminary Plan 1-03029
Fortune Parc

Agenda Item #03 - Preliminary Plan 1-03096
18716 Jerusalem Church Road

Agenda Item #04 - Preliminary Plan 1-03071
Kakar Property

Attachment

VICINITY MAP FOR
FORTUNE PARC (1-03029)



Map compiled on June 10, 2003 at 9:39 AM | Site located on base sheet no - 216NW08

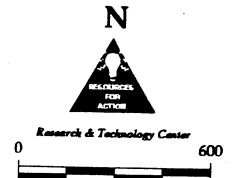
NOTICE

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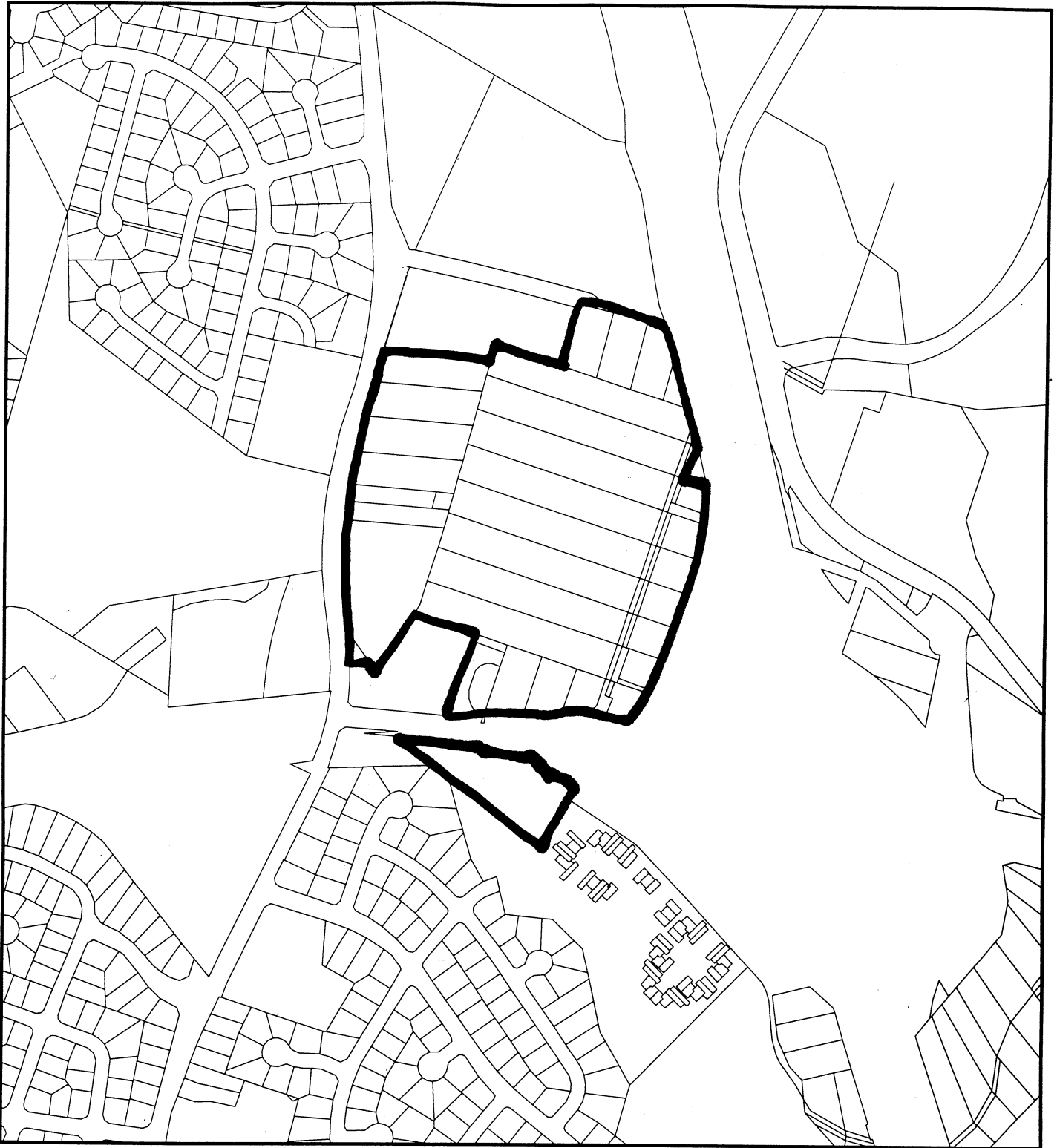
Property lines are compiled by adjusting the property lines to topography created from aerial photography using stereo photogrammetric methods. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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

Key Map



VICINITY MAP FOR
FORTUNE PARC (1-03029)



Map compiled on June 10, 2003 at 9:18 AM | Site located on base sheet no - 216NW08

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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.

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Key Map



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Research & Technology Center



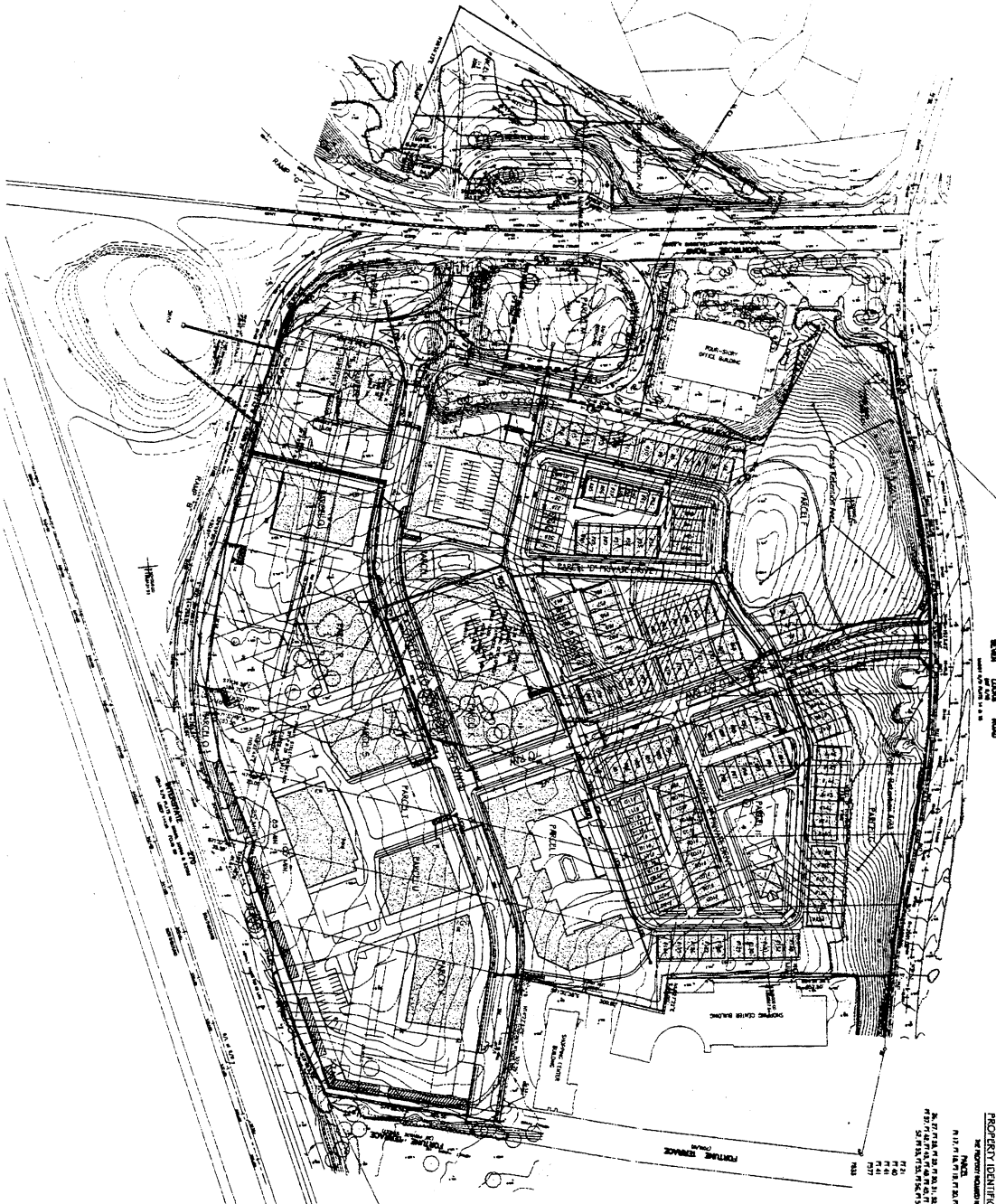
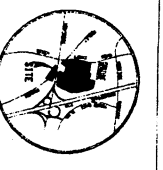
1 : 7200

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

PROJECT NAME: FORTUNE PARC
 ADDRESS: 150 W. ELECTORAL RD., GAITHERSBURG, MD 20878
 OWNER: WHEEL OF FORTUNE, INC.
 ARCHITECT: VFA ARCHITECTS, P.C.
 ENGINEER: MONTGOMERY & PAUL ENGINEERS, P.C.
 DATE: 10/26/00



APPROVALS

PRELIMINARY PLAN NOTES

1. THE PROJECT IS SUBMITTED IN ACCORDANCE WITH THE PROVISIONS OF THE MONTGOMERY COUNTY ZONING AND SUBDIVISION ACTS.
2. THE PROJECT IS SUBMITTED IN ACCORDANCE WITH THE PROVISIONS OF THE MONTGOMERY COUNTY ZONING AND SUBDIVISION ACTS.
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12. THE PROJECT IS SUBMITTED IN ACCORDANCE WITH THE PROVISIONS OF THE MONTGOMERY COUNTY ZONING AND SUBDIVISION ACTS.

PROPOSED DEVELOPMENT

USE	AREA (SQ. FT.)	AREA (ACRES)
OFFICE	1,200,000	27.5
RETAIL	1,000,000	23.0
RESIDENTIAL	500,000	11.5
PARKING	1,500,000	34.0
LANDSCAPING	100,000	2.3
UTILITIES	50,000	1.1
ROADS	100,000	2.3
TOTAL	3,350,000	76.2

DEVELOPMENT SCHEDULE

PHASE 1: 12 MONTHS
 PHASE 2: 18 MONTHS
 PHASE 3: 24 MONTHS

PARKING TABULATION

USE	TYPE	AREA (SQ. FT.)	AREA (ACRES)
OFFICE	Surface	1,200,000	27.5
	Structure	1,000,000	23.0
RETAIL	Surface	1,000,000	23.0
	Structure	500,000	11.5
RESIDENTIAL	Surface	500,000	11.5
	Structure	1,000,000	23.0
PARKING	Surface	1,500,000	34.0
	Structure	100,000	2.3
LANDSCAPING	Surface	100,000	2.3
	Structure	50,000	1.1
ROADS	Surface	100,000	2.3
	Structure	50,000	1.1
TOTAL		3,350,000	76.2

SITE TABULATION

USE	AREA (SQ. FT.)	AREA (ACRES)
OFFICE	1,200,000	27.5
RETAIL	1,000,000	23.0
RESIDENTIAL	500,000	11.5
PARKING	1,500,000	34.0
LANDSCAPING	100,000	2.3
UTILITIES	50,000	1.1
ROADS	100,000	2.3
TOTAL	3,350,000	76.2

SETBACK TABULATION

USE	AREA (SQ. FT.)	AREA (ACRES)
OFFICE	1,200,000	27.5
RETAIL	1,000,000	23.0
RESIDENTIAL	500,000	11.5
PARKING	1,500,000	34.0
LANDSCAPING	100,000	2.3
UTILITIES	50,000	1.1
ROADS	100,000	2.3
TOTAL	3,350,000	76.2

STREET TABULATION

STREET	AREA (SQ. FT.)	AREA (ACRES)
WHEEL OF FORTUNE DRIVE	1,000,000	23.0
ELECTORAL ROAD	1,000,000	23.0
WHEEL OF FORTUNE DRIVE	1,000,000	23.0
TOTAL	3,000,000	69.0

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed and qualified Surveyor of the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property described herein, and that the same is in accordance with the provisions of the laws of the State of Maryland relating to the surveying profession.

DATE: 10/26/00
 SURVEYOR: [Signature]