



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



2425 Reedie Drive
Floor 14
Wheaton, MD 20902



MontgomeryPlanning.org

White Oak Apartments, Local Map Amendment H-141

Completed: 8/27/21



Emily Tettelbaum, Planner Coordinator, Mid-County Planning, Emily.Tettelbaum@montgomeryplanning.org, 301-495-4569



Matthew Folden, Supervisor, Mid-County Planning, Matthew.Folden@montgomeryplanning.org, 301-495-4539



Carrie Sanders, Chief, Mid-County Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

Description

Request to rezone 7.83 acres from the CR-0.75, C-0.75, R-0.25, H-75 Zone to the CRF-1.25, C-0.25, R-1.25, H-85 Zone to construct a multi-family residential project.

Location: 2220 Broadbirch Drive, White Oak.

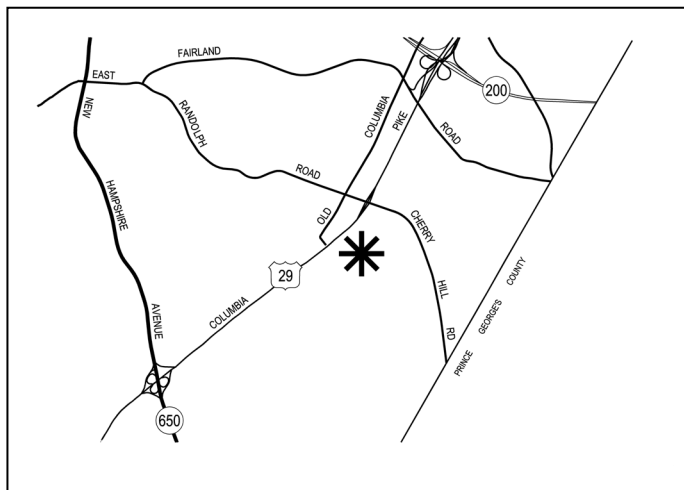
Master Plan: 2014 *White Oak Science Gateway*.

Applicant: White Oak Apartments LLC.

Application Acceptance: 5/19/21.

Public Hearing by the Hearing Examiner: 9/24/21.

Review Basis: Chapter 59, Zoning Ordinance.



Summary

- Staff recommends approval of Local Map Amendment (LMA) H-141 to rezone the Property from CR-0.75, C-0.75, R-0.25, H-75 Zone to the CRF-1.25, C-0.25, R-1.25, H-85 Zone.
- The Property is currently improved with a single-story 66,150-square-foot office building and associated surface parking areas that will be removed from the site to accommodate the proposed development.
- The Applicant seeks to increase the residential density and building height allowed on the property to build a multi-family residential project which will include two-over-two dwelling units and a separate mid-rise multi-family building.
- Preliminary Forest Conservation Plan H-141, associated with this project, is recommended for approval in a separate staff report.
- Subsequent Sketch, Preliminary, and Site Plan applications are required if the LMA is approved.
- Staff has not received any correspondence about this Application.

SECTION 1: STAFF RECOMMENDATION

Staff recommends approval of Local Map Amendment H-141 and the associated Floating Zone Plan with the following binding element:

1. Future residential development on the Subject Property must provide 15 percent MPDUs.

At the time of subsequent regulatory applications, the Applicant must address the following:

1. Implementation of the road connection along the east side of the Subject Property (Whitehorn Court Extended).

SECTION 2: PROPERTY AND PROJECT DESCRIPTION

Vicinity

The 7.83-acre Property, identified as Parcel EEEE on Plat No. 21173, is located at 2220 Broadbirch Drive and currently zoned CR-0.75, C-0.75, R-0.25, H-75. The abutting and confronting properties include the following uses:

- North: DARCARS car storage parking lot, Home Depot
- West: Hilton Garden Inn, Restaurant Manager POS Headquarters
- South: Business Park, WSSC Lab
- East: DARCARS Storage Lot

Staff generally concurs with the Applicant's description of the Neighborhood within the Statement of Justification but proposes a slightly smaller area that would be most impacted by the proposed development. The Staff-defined Neighborhood, outlined in yellow in Figure 1, is generally bounded by Columbia Pike (US 29) to the west, Cherry Hill Road to the north, Plum Orchard Drive to the east, and Industrial Parkway to the south. The Staff-defined Neighborhood is primarily commercial/industrial in character and includes hotels, restaurants, car dealerships, business parks, a MCPS bus depot, various retail/service uses, and a portion of the Adventist White Oak Hospital property. The Planning Board recently approved a site plan for a new shopping center at the intersection of Old Columbia Pike and Industrial Parkway (Site Plan No. 820180240, White Oak Town Center). The Neighborhood does not currently contain any residential uses. The majority of the Neighborhood is classified in the same zone as the Subject Property, CR-0.75, C-0.75, R-0.25, H-75. A portion of the White Oak Adventist Hospital site, zoned LSC- 1.0, H-200, is the only property within the Neighborhood with a different zoning classification.

The Neighborhood is within a Federally-designated Opportunity Zone, which the IRS defines as "an economic development tool that allows people to invest in distressed areas in the United States." The purpose of an Opportunity Zone is "to spur economic growth and job creation in low-income communities while providing tax benefits to investors."¹

¹ <https://www.irs.gov/credits-deductions/businesses/opportunity-zones>

Property Description

The Property is currently improved with a single-story 66,150-square-foot office building, surface parking areas, and satellite dishes. According to the SDAT, the existing building was constructed in 1985. A driveway from Broadbirch Drive provides access and the Property frontage has mature street trees. The existing sidewalk along Broadbirch Drive is approximately five feet wide with a nine-foot wide green panel. A six-foot-tall chain link fence borders the west, north, and east sides of the Property.

The Property lies within the Little Paint Branch Watershed. An intermittent stream, with associated stream valley buffers, is located in the southwestern corner of this Site. The stream is surrounded by 0.35 acres of forest. The Property is not within a special protection area or primary management area, and there are no other significant environmental features on-site.

A stormdrain easement occupies the southwest corner of the Property, and a Pepco right-of-way and easement is located close to the western property line (see Subdivision plat, Attachment A). A 20-foot wide storm drain and public utility easement encumbers a portion of the Property along Broadbirch Drive. In addition, the Property has access easements on the eastern side for the benefit of the DARCARS lots located to the north and east. The northeast corner of the Property is a fenced-off vehicular connection for the two DARCARS lots (Figure 3 and Attachment B).

Metrobus Route Z6 operates along Broadbirch Drive and there is a Montgomery County Flash Bus Rapid Transit (BRT) station within approximately 1/4 to 1/2 mile of the Property at the intersection of US 29 and Tech Road. The BRT route serves the US 29 corridor. Additionally, Ride On Route 10 operates along Tech Road to the west of the Property.



Figure 1: Vicinity Map/Staff-Defined Neighborhood
(Staff-Defined Neighborhood outlined in yellow, Property in red)

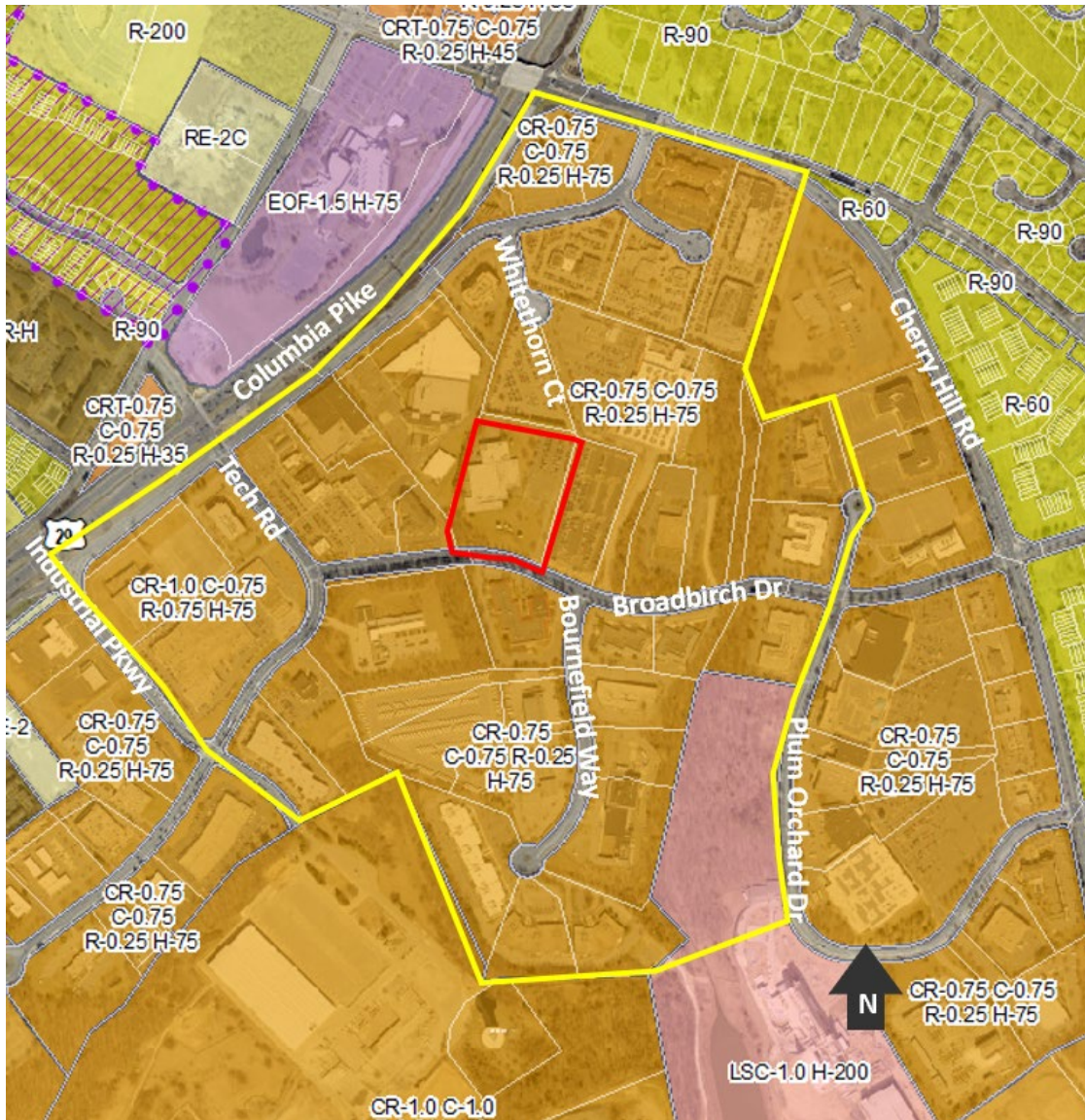


Figure 2: Vicinity Zoning Context
(Staff-Defined Neighborhood outlined in yellow, Property in red)

Zoning/ Regulatory History

Prior to October 30, 2014, the Property was zoned I-1 (Light Industrial) and was located in the Cherry Hill Employment Overlay Zone. The Property was rezoned to the IM-2.5 (Moderate Industrial) Zone when the County enacted a District Map Amendment in conjunction with a new Zoning Ordinance on October 20, 2014. On October 31, 2014, the County Council adopted Sectional Map Amendment G-966 to implement the zoning recommendations of the *White Oak Science Gateway Master Plan* and the Property was zoned CR-0.75, C-0.75, R-0.25, H-75.



Figure 3: Aerial View of Property (Property outlined in red)



Figure 4: Access easement partially located on the Subject Property between two DARCARS lots
(As viewed from the Subject Property, looking northeast)

Proposal

The Applicant seeks approval to rezone the Property from CR-0.75, C-0.75, R-0.25, H-75 to CRF-1.25, C-0.25, R-1.25, H-85 for the future construction of a multifamily residential project with up to 447,510 square feet or 1.25 FAR, consisting of 390 dwelling units (Figure 5). The proposal includes a five-story multifamily residential building and two-over-two multifamily structures with both surface and structured parking, public open space, and residential amenities (“Project”).

The two over two units are proposed along the Broadbirch Road frontage with the multifamily building, including a structured parking garage and interior courtyard, located at the rear of the Property. A proposed surface parking lot is located west of the multifamily building. A main driveway/potential future road connection (Whitehorn Court extended) provides access to the Project and connects to the structured garage in the multifamily building. Internal driveways connect to the surface parking lot and two-over-two buildings.

The proposed Public Open Space is located along Broadbirch Drive on the south side of the Property and it encompasses much of the stream valley buffer. An interior courtyard space provides an amenity area inside the proposed apartment building. Future development on the Subject Property will provide a minimum of 10% of the Site area as Public Open Space; the exact amount and details of the open space will be determined by the Planning Board as part of subsequent regulatory applications.

Architecture, landscaping, road cross-sections and site design details will be reviewed and approved by the Planning Board at subsequent Sketch, Preliminary, and Site Plan applications.

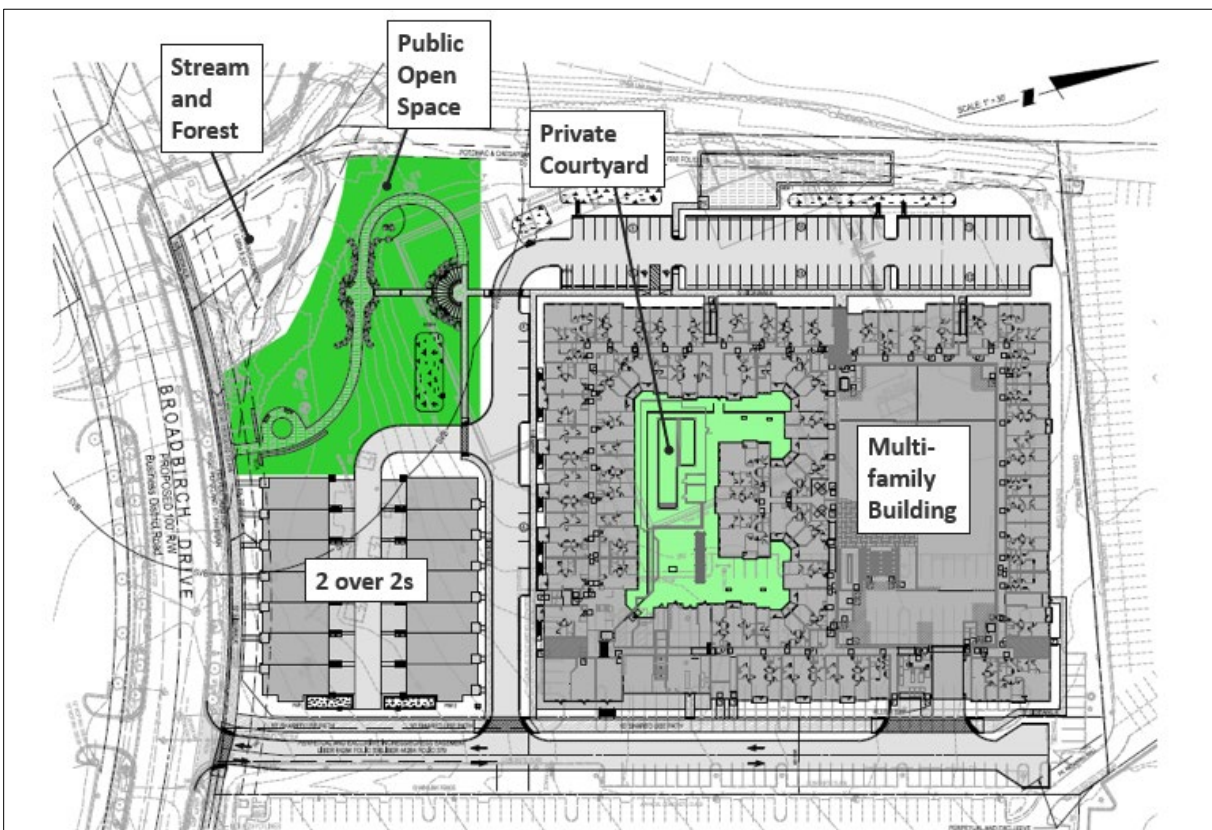


Figure 5: Floating Zone Open Space Plan

Community Outreach

The Applicant has complied with the required notification signage. Staff has not received any correspondence about this Application.

SECTION 3: LOCAL MAP AMENDMENT H-141 ANALYSIS AND FINDINGS

For a Floating zone application, the District Council must find, under Section 59.7.2.1.E.2, that the floating zone plan will:

1. *substantially conform with the recommendations of the applicable master plan, general plan, and other applicable County plans;*

The Project substantially conforms to the recommendations of the 2014 *White Oak Science Gateway Master Plan*. The overarching goal of this Master Plan is “to transform the built environment from auto-oriented single-purpose nodes into vibrant mixed-use centers” (p. 23). The Property is within the Plan’s Life Science/FDA Village Center which is identified as one of the Plan’s three major activity centers (p. 27). This Plan recommended the CR Zone for this Property to “encourage redevelopment and provide land use flexibility” (p. 50) and the Property is identified as a potential redevelopment site on the Illustrative Concept Plan for the area (Figure 4, p. 47).

The US 29 BRT network envisioned in the Plan is now operating along the corridor, and the Project will take advantage of the County’s major investment in this new transit infrastructure. The Plan recommendations support the introduction of residential uses and pedestrian-oriented amenities. While the master plan discussion focuses primarily on the 300-acre Percontee property, it also recommends that properties such as the Subject Property and others adjacent to it “introduce mixed uses and improve key properties to create adequate gateways to the area and enhance vehicular and pedestrian connections” (p. 50). The proposed development will further other Master Plan goals by improving frontages along an important existing street (Broadbirch Drive); and introducing a mix of residential uses into an otherwise light industrial area.

The Applicant intends to construct a portion of master planned “potential” connection, “Whitehorn Court (extended)” (Figure 5). When redevelopment of adjacent properties occurs in the future, dedications to complete this road will be required that will ultimately connect Broadbirch Drive and Whitehorn Court, improving area circulation and extending dead-end streets as recommended in the Master Plan (p. 50). The Application includes a conceptual/illustrative cross-section for the Property’s portion of Whitehorn Court extended, but the final cross-section will be determined in coordination with Montgomery Planning, the Montgomery County Department of Transportation (MCDOT), and the Montgomery County Department of Permitting Services (MCDPS) Staff during subsequent regulatory applications.



Figure 5: Illustrative Concept of the Life Sciences/FDA Village from *White Oak Science Gateway Master Plan* (Figure 4, p. 47).

Public Benefits

The Plan recommends the following Public Benefits (p. 96):

- Provision of major public facilities, including: Bus Rapid Transit; a bus circulator to connect centers and/or transit; conveyance of an acceptable site for (or construction of) a new public elementary school, fire station or library; and dedication of land for parks and trails.
- Connectivity and mobility, including but not limited to: transit access improvement and trip mitigation.
- Diversity of Uses and Activities, particularly care centers and affordable housing, including workforce housing.
- Quality building and site design, including: structured parking, exceptional design, and the amenities listed on pages 87-90 to the extent they exceed the requirements of the zone.

Although public benefits will be established at the time of Sketch and Site Plan, Staff has done a preliminary analysis of the proposed public benefit package. Depending on the construction details,

Applicant participation, and timing of the dedication for the “potential” road (Whitehorn Court (extended)) as illustrated in the Plan (p.47), the Project may be eligible for public benefits under the major public facility category. Final determination of the Project’s eligibility for public benefit points for the potential Whitehorn Court (extended) road connection will be made as part of subsequent regulatory applications and pursuant to the *Commercial/Residential and Employment Zones Incentive Density Implementation Guidelines*. The Applicant has committed to providing more than the minimum required amount of MPDUs and has proffered a binding element to deliver 15% MPDUs. The Applicant also proposes several public benefits within the Quality Building and Site Design category including architectural elevations, structured parking, and exceptional design. Other categories of anticipated public benefits include Transit Proximity, Connectivity and Mobility, and Protection and Enhancement of the Natural Environment.

Environment and Sustainability

The key environmental goal of the Plan is to “allow development at higher densities without compromising the environmental quality of this unique area” (p. 69). Relevant Plan recommendations include the following:

- Use required forest and tree planting to enhance and expand existing resources, especially in stream valley buffers.
- Maximize invasive plant removal to maintain plant diversity.
- Preserve and restore stream valley buffers in forest.
- Incorporate stormwater management into the interior of development projects to maximize infiltration.
- Maintain tree canopy coverage in the Plan area and increase tree canopy of redeveloped properties to a minimum of 25%.
- Building new streets and retrofitting existing roads as green streets, with stormwater management facilities in the right-of-way.

The Project retains the existing forested area within the stream valley buffer and includes a large portion of the on-site buffer as Public Open Space. Due to the extremely degraded nature of the existing stream system in the area and the short length of exposed channels, increased preservation of the stream valley buffer will not result in increased water quality. However, the proposed design will protect and enhance the forested area and most of the stream valley buffer, creating an asset from a degraded environmental feature. The Preliminary Forest Conservation Plan requires additional planted areas between the existing forest and the proposed pedestrian connection through the Public Open Space, an invasive management plan for the existing forest and tree protection measures.

Master-Planned Roadways and Bikeways

In accordance with the 2014 *White Oak Science Gateway Master Plan* and the 2018 *Bicycle Master Plan*, the master-planned roadway and bikeway designations are as follows:

1. Broadbirch Drive is designated as a Business Street, B-9, within a planned 100-foot right-of-way and a separated bikeway. According to the *Bicycle Master Plan*, a two-way sidepath, LB-5, is recommended along the southern frontage between Tech Road and Cherry Hill Road.
2. Whitehorn Court (Extended) is not listed in the Master Plan, however, this street is considered a Business District Street within a 60-foot right-of-way.

Right-of-way dedications will be determined at Preliminary Plan, but the Applicant intends to dedicate 10 feet along Broadbirch Drive and up to 60 feet along the proposed new road, Whitehorn Court (extended).

2. further the public interest;

The Project furthers the public interest in several ways. First, it adds to the supply of new housing for the more than 60,000 new households that Montgomery County expects to add before 2040.² The Applicant has committed to providing 15% MPDUs, which is beyond the typical requirement for MPDUs in this area. In addition, housing at this location will support the nearby employment centers and commercial businesses in the area as well as further support the County's significant investment in the Flash BRT route/station located in close proximity to the Property.

The Project will also provide environmental improvements to the Site with the addition of ESD stormwater management facilities and enhancement of the existing forest on-site.

3. satisfy the intent and standards of the proposed zone and, to the extent the Hearing Examiner finds it necessary to ensure compatibility, meet other applicable requirements of this Chapter;

Floating Zone Intent Statement (Section 59.5.1.2)

The intent of the Floating zones is to:

A. Implement comprehensive planning objectives by:

- 1. furthering the goals of the general plan, applicable master plan, and functional master plans;*
- 2. ensuring that the proposed uses are in balance with and supported by the existing and planned infrastructure in the general plan, applicable master plan, functional master plan staging, and applicable public facilities requirements; and*
- 3. allowing design flexibility to integrate development into circulation networks, land use patterns, and natural features within and connected to the property; and*

As described in Finding No. 1, above, the Project substantially conforms to the 2014 *White Oak Science Gateway Master Plan*. Although the Master Plan did not specifically envision residential development for this Property, the Plan encourages walkable, mixed-use development at key nodes, such as this area. The proposed zone, sought through the Subject Application, allows the Property to redevelop with a sizable residential development, adding a completely new use and helping the area evolve into the mixed-use community envisioned in the Plan.

The Project will be supported by the Flash BRT route along US 29, with a station in close proximity to the Property. The Applicant will provide a portion of a future road, Whitehorn Court (extended), that will provide additional connectivity within the vicinity once adjacent properties redevelop.

The Property is serviced by existing water and sewer and is located within water and sewer categories W-1 and S-1. Adequacy of public school facilities will be established by the Planning Board at the time of Preliminary Plan. Electric, gas, and telecommunications services will also be available. Other public facilities and services – including police stations, firehouses, and health care facilities – are currently

² Montgomery County Housing Needs Assessment, Planning Department, July 2020.
<https://montgomeryplanning.org/wp-content/uploads/2020/07/MoCo-HNA-July-2020.pdf>

operating in accordance with the 2020-2024 *Growth and Infrastructure Policy* and will continue to be sufficient following construction of the Project.

The proposed zone allows flexibility to provide a residential project that is compatible with the surrounding area, respects and enhances the existing environmental features and begins to improve connectivity within the area.

B. Encourage the appropriate use of land by:

- 1. providing flexible applicability to respond to changing economic, demographic, and planning trends that occur between comprehensive District or Sectional Map Amendments;*
- 2. allowing various uses, building types, and densities as determined by a property's size and base zone to serve a diverse and evolving population; and*
- 3. ensuring that development satisfies basic sustainability requirements, including open space standards and environmental protection and mitigation; and*

The Master Plan envisioned significant amounts of residential development at nearby properties that has yet to materialize. The proposed zone allows the Subject Property to provide the first residential development in the area, responding to the County's acute need for additional housing. This Project may help spur the evolution of this area into the mixed-use community envisioned in the Plan.

The Property is ideal for residential development given its proximity to the BRT station, employment opportunities and other amenities within walking distance. The Project provides two different types of housing, a mid-rise multifamily residential building and two-over-two buildings that are appropriate to the Site and vicinity given the context.

The Project will provide ESD stormwater management facilities that will help to improve area water quality. The proposed development will provide a highly visible public open space along Broadbirch Drive and protect and enhance the existing on-site forest.

C. Ensure protection of established neighborhoods by:

- 1. establishing compatible relationships between new development and existing neighborhoods through limits on applicability, density, and uses;*
- 2. providing development standards and general compatibility standards to protect the character of adjacent neighborhoods; and*
- 3. allowing design flexibility to provide mitigation of any negative impacts found to be caused by the new use.*

The proposed development will be compatible with the existing surrounding development. It will introduce a new use to the area to help create a walkable, mixed-use neighborhood as envisioned in the Plan. Although the proposed density is higher than the density allowed for other Properties in the area, the Property is not located in close proximity to single-family neighborhoods and the additional density will not have any detrimental impacts on surrounding commercial and industrial uses. The proposed density is appropriate given that this Project will be a pioneering residential project in the area. Likewise, the modest ten-foot height increase requested by the Application is appropriate for the proposed Project.

The two-over-two multi-unit living structures proposed along Broadbirch Drive provide a level of development that is more pedestrian in scale and provide a transition to the higher density apartment building located further away from Broadbirch Drive. This transition will mitigate any perceived negative impacts from the additional density.

Applicability (Section 59.5.1.3)

The Property is currently classified in a CR Zone, rather than an Agricultural or Rural Residential zone, so a floating zone can be approved on this Property. No locational criteria or prerequisites are required for floating zones on a CR property.

Purpose (Section 59.5.3.2.)

The purpose of the Commercial/Residential Floating zones is to:

- A. allow development of mixed-use centers and communities at a range of densities and heights flexible enough to respond to various settings;*
- B. allow flexibility in uses for a site; and*
- C. provide mixed-use development that is compatible with adjacent development.*

This Application seeks to take advantage of the flexibility afforded by the CR floating zone to increase the amount of residential density allowed on the Property and modestly increase the building height to build a residential Project. The proposed development is compatible with adjacent development and will be a pioneering residential use in the area as White Oak evolves from a purely commercial district to the mixed-use community envisioned in the Sector Plan.

Land Uses (Section 59.5.3.3)

The CRF Zone allows the same uses allowed in the Euclidean CR Zone. Multi-unit living is a permitted use in the CR Zone and thus permitted in the CRF Zone.

Building Types Allowed (Section 59.5.3.4)

The CRF Zone allows any building type, including the apartment building type proposed in this project.

Development Standards for CRF Zone (Section 59.5.3.5)

Table 1: Development Standards for Optional Method In the CRF-1.25, C-0.25, R-1.25, H85 Zone		
	Required/Allowed	Proposed
Tract Area	n/a	358,008 sf (8.22 acres)
Parcel EEEE	n/a	340,838 sf (7.83 acres)
Prior R.O.W Dedication	n/a	17,170 sf (0.39 acres)
Density (max)	8 FAR ¹	1.25 FAR (447,510 sf)
Commercial	6 FAR	0 FAR ²
Residential	6 FAR	1.25 FAR (447,510 sf)
Setbacks from site boundary	Established by Floating Zone Plan	
Front (Broadbirch Drive)		10 ft
Side (west)		0 ft
Rear (north)		10 ft
Side (east)		60 ft
Height (max)	85 ft	85 ft
Lot Size (min)	Established by Site Plan	
Public Open Space (min)	10% of Site	10% of Site*
Parking	Established by Site Plan	Approximately 530*
Public Benefits (minimum)	100 points in 4 Categories	100 points in 4 Categories*

¹ Since a floating zone is not recommended in the Master Plan, the maximum density allowed on the Property is established by Section 59.5.3.5.A.2.

² The proposed zone allows up to 0.25 commercial FAR, but the Applicant is not currently proposing any commercial development.

*Final amounts to be determined at Site Plan.

Other general requirements of Article 59.6 will be analyzed at Site Plan.

4. be compatible with existing and approved adjacent development;

The Project will be compatible with existing and approved adjacent development. While the requested zone allows more density and a modest increase in height, the proposed development will not be out of character with the existing adjacent development. The Property is not located in close proximity to single-family neighborhoods and the additional density will not have any detrimental impacts on surrounding commercial and industrial uses. The proposed density and height are appropriate given that this Project will be a pioneering residential project in the area. Further, the two-over-two buildings and public open space that will line Broadbirch Drive will provide an appropriate density transition as viewed from the public realm in addition to enhancing the pedestrian experience.

5. generate traffic that does not exceed the critical lane volume or volume/ capacity ratio standard as applicable under the Planning Board's LATR Guidelines, or, if traffic exceeds the applicable standard, that the applicant demonstrate an ability to mitigate such adverse impacts; and

The Project is located within the White Oak Local Area Transportation Improvement Program (LATIP) area. As such, the Project is not subject to the County's Local Area Transportation Review (LATR). In the White Oak LATIP District, Applicants must pay a fee to the County based on the number of trips a proposed project will generate or implement LATIP improvements as a credit applied toward the required fee.

Although the Application is not subject to LATR analysis, the Applicant provided a LATR Exemption Statement and assessed trip generation rates to demonstrate that a transportation study is not required. A transportation study would be required for the Local Map Amendment Application if the incremental increase in vehicular peak-hour trips between the density of the base zoning and the density of the requested floating zone meets the minimum applicability requirement in the LATR Guidelines.

The Applicant compared development scenarios that would generate the maximum number of peak period vehicle trips under the existing (CR-0.75, C-0.75, R-0.25, H-75) and proposed (CRF-1.25, C-0.25, R-1.25, H-85) zones. Table 2 shows a net decrease in the weekday morning (6:30 to 9:30 a.m.) and evening (4:00 to 7:00 p.m.) peak period vehicle trips for the proposed zone compared to the existing zone.

Table 2: Trip Generation Estimate

Development Scenario Generating the Most Peak Hour Vehicle Trips	Square Feet or Units	Site-Generated Peak-Hour Vehicle Trips	Site-Generated Peak-Hour Person Trips
Existing CR-0.75, C-0.75, R-0.25, H-75 Zone			
Commercial - Retail @ 0.75 FAR	255,691	768	1,064
Proposed CRF-1.25, C-0.25, R-1.25, H-85 Zone			
Commercial - Retail @ 0.25 FAR	85,230	256	355
Residential - High Rise Residential & 1.0 FAR	359	123	190
Net Change in Peak-Hour Trips		-389	-519

In accordance with the 2020-2024 *Growth and Infrastructure Policy*, a transportation study is not required to analyze the congestion levels at the nearby intersections in order to satisfy the LATR test due to the net decrease in the number of peak-hour vehicular trips generated by the proposed rezoning compared to the existing zoning.

6. *when applying a non-Residential Floating zone to a property previously under a Residential Detached zone, not adversely affect the character of the surrounding neighborhood.*

Not applicable; the Property is currently classified in the CR Zone, not a Residential Detached Zone.

SECTION 4: CONCLUSION

The proposed CRF Zone complies with the standards and requirements for approval of a Local Map Amendment. The proposed zone and use are consistent with the goals and recommendations of the *White Oak Science Gateway Master Plan*, are in the public interest, and will not alter the character of the surrounding neighborhood. Staff recommends approval of the Local Map Amendment and the associated Floating Zone Plan with the proposed binding element.

ATTACHMENTS

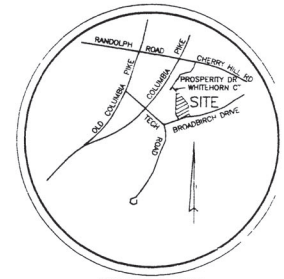
- A. Subdivision Plat
- B. Land Title Survey
- C. Floating Zone Plan

ATTACHMENT A

PLAT NO 21173

CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	BEARING
1	1561.75'	11.30'	22.60'	0°49'45"	22.60'	S 40°53'54"E
2	20.00'	10.33'	19.06'	54°36'47"	18.35'	S 13°10'57"E
3	80.00'	148.25'	172.80'	123°37'02"	141.02'	S 47°41'27"E
4	840.00'	223.43'	436.75'	29°47'26"	431.85'	N 79°00'30"W



VICINITY MAP
1" = 2000'

PARCEL A
WESTFARM TECHNOLOGY PARK
P B 120 P 14090

LOT 18
MONTGOMERY INDUSTRIAL PARK
P B 111 P 13004

RANDOLPH PARK ASSOC
L 5832 F 043
L 5832 F 037

WHITEHORN
COURT
P B 120 P 14090

RANDOLPH PARK ASSOC
L 5832 F 043
L 5832 F 037

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION FOR THE PURPOSE OF MAKING A MINOR LOT LINE ADJUSTMENT PER THE REQUIREMENTS OF SECTION 50-35A (MINOR SUBDIVISIONS) (c)(4) OF THE MONTGOMERY COUNTY CODE, AND ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES.

THE OWNER HEREBY GRANTS TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, A TEN (10) FEET WIDE PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS INDICATED WITH SAID DECLARATION.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL CAUSE PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(a)(2) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS OR TRUSTS ON THIS PROPERTY.

FOR GANNETT SATELLITE INFORMATION NETWORK, INC.

BY Thomas L. Chapple 7/23/99
THOMAS L. CHAPPLE, SECRETARY DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, AND THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED TO GANNETT SATELLITE INFORMATION NETWORK, INC. FROM WESTFARM ASSOCIATES BY DEED DATED MAY 1, 1985 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 6724 AT FOLIO 505. THE PROPERTY SHOWN HEREON IS ALSO A RESUBDIVISION OF ALL OF PARCEL B AND PARCEL C AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "PARCELS A - I AND U AND V, OUTLOTS 1 - 3, WESTFARM TECHNOLOGY PARK" RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK 120 AT PLAT 14090.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL PROPERTY CORNER MARKERS SHOWN THUS (O), WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH SECTION 50-24(a)(2) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT IS 500,543 SQUARE FEET OR 11.4909 ACRES OF LAND, WITH NO DEDICATION TO PUBLIC USE MADE BY THIS PLAT.

Eric V. Day 6/30/99
ERIC V. DAY
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10771

2-99274(M)

BROADBIRCH DRIVE
80' R/W PER P.B. 120 P 14090

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 THE RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE PROPERTY SHOWN HEREON IS TO BE SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- THE LAND SHOWN HEREON IS ZONED I-1 (LIGHT INDUSTRIAL).
- THIS 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 IDENTIFIED ON TAX MAP KQ33 AS PARCELS B AND C.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CREATION OF A DEED, MORTGAGE OR LEASE LINE WITHIN A COMMERCIAL OR INDUSTRIAL LOT AS PROVIDED FOR IN SECTION 50-35A(c)(4).
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF PUBLIC IMPROVEMENTS AGREEMENT NO. 82-045.
- PRELIMINARY PLAN NO. 1-80200

2992741822-024110-01

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: MAY 6, 1999
Minis Wilson-Jennings
CHAIRMAN ASST. SECRETARY TREASURER
M-NCP&PC RECORD PLAT FILE NO. 200-07 610-07

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING
SERVICES

APPROVED: AUGUST 11, 1999
John A. Smith
BY: DIRECTOR

RECORDED

PLAT BOOK

PLAT NO.

Dewberry & Davis

ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS

804 WEST DIAMOND AVENUE

GAITHERSBURG, MARYLAND 20878

PHONE: (301) 948-8300 FAX: (301) 258-7607

SUBDIVISION RECORD PLAT
PARCEL EEEE AND PARCEL FFFF
WESTFARM TECHNOLOGY PARK

COLESVILLE (5TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' DATE: APRIL 1999

MSA 55M 12A9-27085

610-07 200-07

TITLE REPORT NOTES:

We have reviewed the Commitment for Title Insurance furnished by Fidelity National Title Insurance Company, Commitment No. C02000991, Dated May 6, 2020, and the easements and rights of way specifically referenced by Liber and Folio or Plat Book and/or listed in Schedule B, Part 2, Exceptions, said being Items 7 through 16 to which our findings are as follows:

- The following matter shown and/or noted on the plat recorded in Plat Book 120 at Plat No. 14090:
 - Involvement (20' foot wide Public Utility Easement);
 - Incorporation by reference of the terms, conditions, and provisions contained in Liber 3834 at folio 457;
 - Storm Drain Easements;
 - Crediting and Slope easements; and
 - Terms, conditions, restrictions, Minimum building restriction lines (but not shown), and easements contained in Owner's Dedication.

COMMENT: The Public Utility Easement, Washington Suburban Sanitary Commission Easement, Potomac Electric Power Company, Chesapeake and Potomac Telephone Company Easement and Storm Drain Easement are located on the subject property within the 20' Public Utility Easement. There are no building restriction lines shown on plat.

- The following matters shown and/or noted on the plat recorded in the Plat Book 194 at Plat No. 21173:
 - Terms, conditions, and restrictions contained in the Notes;
 - Minimum building restrictions (but not shown) contained in the Owner's Certificate

COMMENT: All Notes on plat 21173 are referring to the subject property. No building restriction shown.

- Terms, conditions, and easements contained in the Instrument dated November 18, 1926 and recorded February 12, 1927 in Liber 418 at folio 382

COMMENT: May affect subject property, but could not plot due to the lack of an exact description.

- Terms, conditions, restrictions, provisions, and easements contained in the Grant of Storm Drain Easement and Right-of-Way to Montgomery County, Maryland dated October 1, 1985 and recorded 18, 1985 in Liber 5894 at folio 537, and shown on the Survey.

COMMENT: Located on subject property and shown on survey. Property subject to terms and condition within document

- Terms, conditions, restrictions, and easements contained in the Utility Easements dated March 10, 1986 and recorded March 14, 1986 in Liber 7050 at folio 375, and shown on the Survey

COMMENT: Located on subject property and shown on survey. Property subject to terms and condition within document.

- Terms, conditions, restrictions, provisions, and easements contained in the Storm Drainage Non-Exclusive Easements dated March 22, 2004 and March 26, 2004 in Liber 27109 at folio 422.

COMMENT: Located on subject property, no EXHIBIT A showed location of pipe crossing property line.

- Terms, condition, restrictions, provisions, and easements contained in the Perpetual Access Easement Agreement dated June 21, 2012 and recorded June 28, 2012 in Liber 44284 at folio 396, and shown on the Survey.

COMMENT: Located on subject property and shown on survey.

- Terms, conditions, restrictions, provisions, and easements contained in the Easement and Exclusive Use Agreement dated June 21, 2012 and recorded June 28, 2012 in Liber 44284 at folio 379, and shown on the Survey.

COMMENT: Located on subject property and shown on survey.

- Terms, conditions, restrictions, and provisions contained in the unrecorded Lease Agreement by and between Agile Real Estate, LLC, a Maryland limited liability company, as Landlord, and Agile Data Site Development, LLC, a Maryland limited liability company, as Tenant, dated June 30, 2017, as may be amended from time-to-time.

COMMENT: No document provided.

- Terms, conditions, restrictions, and provisions contained in the unrecorded Standard Form Sublease by and between Agile Data Sites Chesapeake, LLC, a Maryland limited liability company, as Sub landlord, and, Gannett Satellite Information Network, LLC, a Delaware limited liability company as Subtenant, dated June 30, 2017, as may be amended from time-to-time

COMMENT: No document provided.

HORIZONTAL CONTROL NOTE:

HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83(2011) AND IS BASED UPON THE FOLLOWING CORRS STATIONS

BASE STATION USED	PID	DESIGNATION	NORTH
EAST	AJ4487	HAZEL HAGERSTOWN 2 CORRS ARP	687,962.25 1,110,970.52
AF9522	GAIT GAITHERSBURG CORRS ARP	534,457.86 1,249,051.23	
AJ4426	ANPI ANNAPOLIS 1 CORRS ARP	489,565.01 1,423,395.92	

PROJECT COMBINED GRID FACTOR = 1.0

BEARINGS ARE NAD 83(2011) BASED UPON THE ABOVE LISTED MONUMENTS.

DISTANCES ARE "GROUND" DISTANCES.

SURVEYOR'S CERTIFICATE

To: Agile Real Estate, LLC, Fidelity National Title Insurance Company

This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5(a), 6(b), 7(a), 7(b)(1), 7(b), 8, 9, 13, 14, 16, and 17 of Table A thereof. The field work was completed on August 27, 2021.

This survey is in compliance with the requirements set forth in COMAR Title 09, Subtitle 12, Chapter 05, Regulation 12 of the minimum practice for Land Surveys.

[Signature]
Timothy J. Lavelle
Professional Land Surveyor
Maryland Registration No. 21509
License Expires 07/31/2021

[Signature]
April 20, 2021
Date of Plot or Map

GENERAL NOTES:

- Subject property is Parcel "EEEE" as shown on a plan of subdivision entitled "PARCEL EEEE AND PARCEL FFFF, WESTFARM TECHNOLOGY PARK AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 194 AT PLAT NO. 21173.
- In reference to the Table A, Item 3 of the Optional Survey Responsibilities and Specifications: The property included in this survey lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain, as indicated on Federal Emergency Management Agency Maps entitled "FIRM", "Flood Insurance Rate Map", Montgomery County, Maryland, and Incorporated Areas, Panel 100 of 480, Map Number 24031C03000 with an Effective Date: September 29, 2008.
- In reference to the Table A, Item 5(c) of the Optional Survey Responsibilities and Specifications: The MANCPC Zoning Maps ("localization.org/zoning"), last amended: January 21, 2020, list the subject property as CR-G-75, C-Q-75, R-Q-25, H-75. No zoning report or letter has been provided to the surveyor.
- In reference to the Table A, Item 16 of the Optional Survey Responsibilities and Specifications: There was no earth moving work, building construction, or building alterations activities observed in the process of conducting the fieldwork.
- Site improvements and field conditions shown on this survey are only valid through the date of fieldwork completion as noted in the Surveyor's Certificate. Any changes to the site that have occurred after this date are not reflected on this survey.
- This drawing is not valid unless offset with an original blue seal and signature.
- The word certify or certification, when used by a Land Surveyor in the practice of land surveying, constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied. This survey represents an instrument of professional service with respect to this project, and any unauthorized reuse for any purpose other than the specific purpose intended without written verification or attestation by SOLTESZ will be at the user's sole risk and without liability to SOLTESZ.
- Address noted at site is 2240 Broadbirch Drive, the address noted in the Maryland Assessments and Taxation is 2220 Broadbirch Drive.
- PARKING: Handicap Parking Spaces=6 spaces, Regular Parking Spaces = 202, for a total of 208 parking spaces.

LEGAL DESCRIPTION

All that certain lot or parcel of land, Together with the improvements thereon and appurtenances thereto belonging, lying, situate and being in Montgomery County, Maryland, being more particularly described as follows:

Parcel labeled "EEEE" as shown on the plat of subdivision entitled "WESTFARM TECHNOLOGY PARK", recorded in Plat Book 194 at Plat No. 21173 among the Land Records of Montgomery County, Maryland.

NOTE FOR INFORMATIONAL PURPOSES ONLY
Tax I.D. No. 05-03095952

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CHAIN LINK FENCE
- CHURN - NO CUTTER PARK
- CLUBHOUSE/STREET PARK
- PRIVATE NAME
- GROUND LIGHT
- LAMP POST
- SATELLITE DISH
- SEWER MANHOLE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- BOLLARD
- PARKING METER
- HANDICAP PARKING
- TELEPHONE MANHOLE
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL BOX

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. IT IS THE USER'S RESPONSIBILITY TO CONTACT THE APPROPRIATE AGENCIES FOR MORE DETAILED INFORMATION. IF CLASHES ARE NOT DETECTED ON THIS PLAN OR THERE IS ANY DOUBT, WHICHEVER IS USED, CONTACT THAT ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLASHES ARE NOT GUARANTEED BY ANY MEANS RESIDES TO THE PLAN.

DATA TABLE

Date	Radius	Length	Target	Chord Bearing	Chord Dist.
1/29/47-12/1	640.00'	436.57'	223.43'	N 79°00'30" W	431.68'
record					
1/29/47-12/1	640.00'	436.57'	223.43'	N 79°00'30" W	431.68'

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

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Soltesz DC, LLC

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**ALTA / NSPS
LAND TITLE SURVEY**

**PARCEL EEEE
WESTFARM TECHNOLOGY PARK**

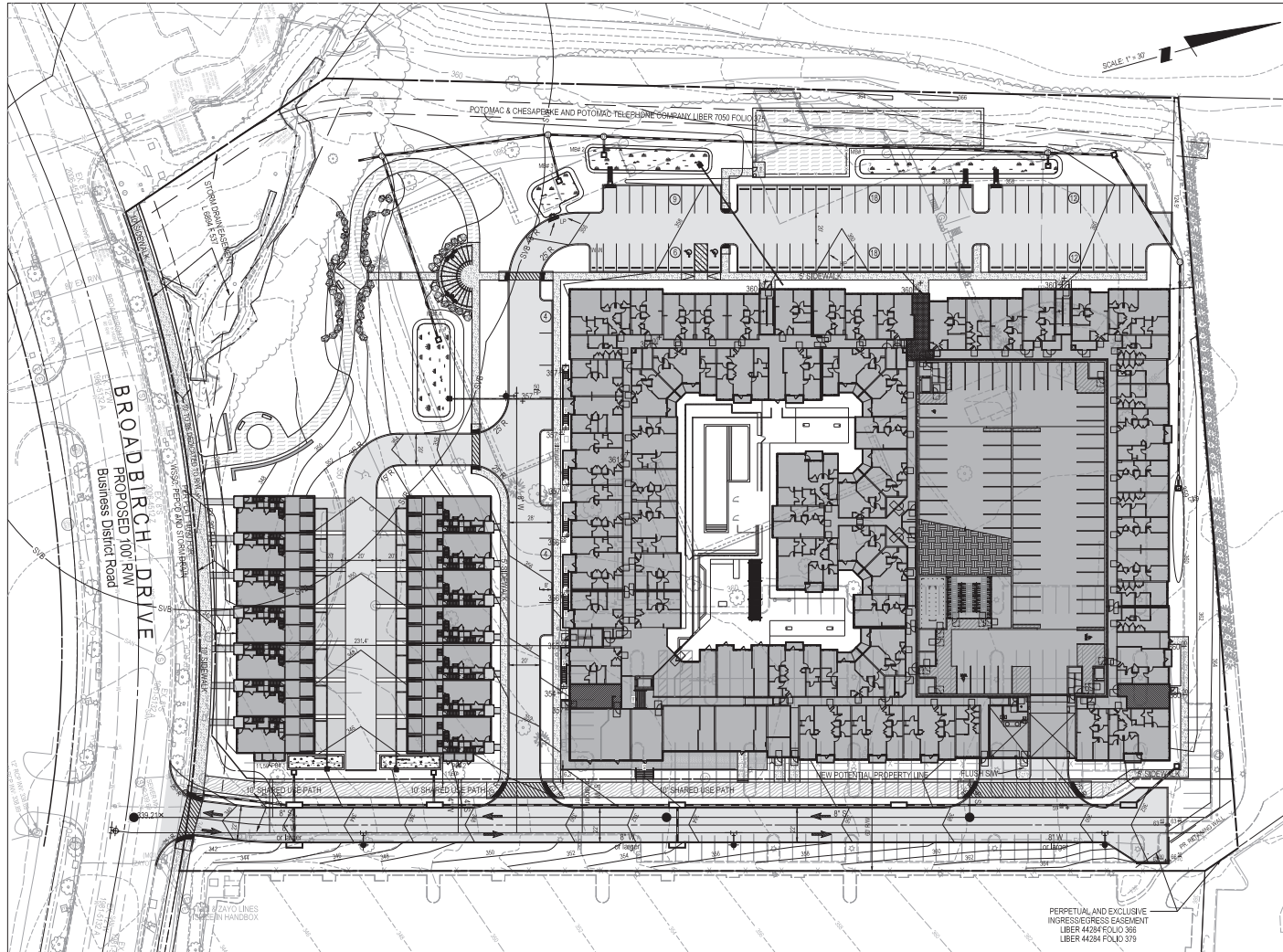
**PLAT BOOK 194 PLAT NO. 21173
AGILE REAL ESTATE, LLC
DEED BOOK 54794 PAGE 361**

COLESVILLE (IN) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

WHITE OAK APARTMENTS

LOCAL MAP AMENDMENT

FLOATING ZONE PLAN



1. THE EXISTING ZONE IS: CR-0.7, CR-7.0, R-0.25, H-0.75.
2. THE PROPOSED ZONE IS: CRF-1.25, CR-2.0, R-1.25, H-0.75.
3. THIS PROPERTY IS IDENTIFIED AS PARCEL, EASE, LIBER 54754; FOLIO 301 AND TAX NUMBER 002892.
4. THE GROSS TRACT AREA IS 8.22 AC (358,092 SF).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 2014 WHITE OAK SCIENCE GATEWAY MASTER PLAN.
6. THE SUBJECT PROPERTY LIES WITHIN THE LITTLE PANT BRANCH WATERSHED.
7. THE SUBJECT PROPERTY IS NOT IN A SPECIAL MANAGEMENT OR PRIMARY MANAGEMENT AREA.
8. THERE IS NO FLOODPLAIN ON SITE PER FEMA MAP #240311030000.
9. NO WETLANDS WERE IDENTIFIED ON THE SITE PER A FIELD INVESTIGATION BY WETLAND STUDIES AND SOLUTIONS, INC. IN 11/2020.
10. AN INTERMITTENT STREAMS LOCATED IN THE SOUTHWESTERN CORNER OF THE SITE AND IS SHOWN, WITH APPROXIMATED BUFFER, ON THE APPROVED NHPF #020211170 AND SUELS INFORMATION FROM APPROVED NHPF #020211170 BY WETLAND STUDIES AND SOLUTIONS, INC.
11. NO RARE, THREATENED, OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY PER LETTER FROM MD DATED JANUARY 01/02/2021.
12. THE PROPERTY IS WITHIN THE NATIONAL ATLAS AND INDEX OF HISTORIC SITES AND NO HISTORIC FEATURES EXIST ON OR ADJACENT TO THE SITE.
13. EXISTING WATER AND SUBVER CATEGORIES ARE W-1 AND S-1, RESPECTIVELY.
14. PEPCO, WASHINGTON SUBURBAN SANITARY CUMBERLAND, AND WASHINGTON GAS WORKS LITTLE PANT SERVICE ARE THE ADJACENT UTILITIES.
15. ALL STREET TREES ARE TO BE DESIGNED TO MCDOT STANDARDS AND REVIEWED AND APPROVED BY MCDOT.
16. MGNOPIS MUST INSPECT ALL TREE SAVE AREAS AND PROTECTION DEVICES.
17. ALL PUBLIC SIDEWALKS TO BE 6' WIDE AND ADA COMPLIANT. ALL PUBLIC HANDICAP RAMPS MUST INSPECT TO FINAL REVIEW AND APPROVAL, BY MCDOT RIGHT-OF-WAY AT TIME OF PERMIT.
18. ALL UTILITIES ARE DRAWINGS AND SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY FRANCHISES FOR FINAL LOCATIONS.
19. FIELDWORK FOR NATURAL RESOURCES WAS COMPLETED BY WETLAND STUDIES AND SOLUTIONS, INC. IN 11/2020. BOUNDARY INFORMATION DERIVES FROM A SURVEY CONDUCTED BY SOLTECS AS SHOWN ON THE ALPINS AND LITTLE TURTLE SURVEY DATED 12/2020.
20. TOPOGRAPHIC INFORMATION IS FROM MGNOPIS GCS AND A SURVEY COMPLETED BY SOLTECS IN 12/2020.

SITE DATA TABLE		
Gross Tract Area		398,000 SF (9.2) AC
Parcel EEEE		340,839 SF (7.8) AC
Prior R.O.W. Dedication		17,170 SF (0.39) AC
Existing Zoning		C-R-0.75, C-0.75, H-1.25, H-75
Existing Use		Office
Proposed Zoning		CWF-1.25, C-0.25, H-1.25, H-85
Proposed Use		Manufacturing/Storage
Development Program		Single Phase
Commercial Uses		CSF
Residential Uses		Up to 40 U/L
MPDA's Provided (5.20%)		Up to 40 U/L
Proposed 27 R/W Dedication Broadmoor Dr		4,397.13 SF (0.10) AC
Potential Access Road Dedication		40,789.62 SF (0.94) AC
DEVELOPMENT STANDARDS		
Density	Existing Zone	Proposed Zone
FAR	(R-0.75, C-0.75, H-0.25, H-75	CWF-1.25, C-0.25, H-1.25, H-85
(Floor Area Ratio)	0.75 FAR (268,500 SF)	0.25 FAR (88,500 SF)
Commercial	0.5 FAR (186,500 SF)	1.25 FAR (442,130 SF)
Total FAR	0.5 FAR (186,500 SF)	1.25 FAR (442,130 SF)
Building Height	7'?	8'?
Open Space	10% Public Open Space	10% Public Open Space
Setbacks	70' to Broadmoor Drive	70' to Existing Zone
Front setback (to Broadmoor Drive)	0'?	37' Proposed
Side setback (to existing western boundary)	0'?	0' Proposed
Rear setback (to existing northern boundary)	0'?	37' Proposed
Side Setback (to existing eastern boundary)	0'?	0' Proposed
Public Benefits Points	20 Points from 4 Categories	100 Points from 4 Categories
Parking Provision	All parking shall conform to Zoning Ordinance standards.	
PERMITTED ELEMENTS		
1. 15% MPDA's to be provided.		

NOTE:
UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING, THE BUILDING
FOOTPRINTS, HEIGHTS, ON-SITE PARKING, SITE CIRCULATION AND
SIDEWALKS SHOWN ON THE FLOATING ZONE PLAN ARE ILLUSTRATIVE. THE
FINAL LOCATIONS OF THE BUILDINGS, STRUCTURES, AND HARDSCAPE WILL
BE DETERMINED AT THE TIME OF ISSUANCE OF BUILDING PERMIT(S).

OFFICE OF ZONING & ADMINISTRATIVE HEARINGS CERTIFICATION	
THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER _____) APPROVED BY THE DISTRICT COUNCIL ON _____ BY RESOLUTION NUMBER _____ IN APPLICATION NUMBER _____	
HEARING EXAMINER _____	DATE _____
HEARING EXAMINER'S NAME PRINTED _____	

FLOATING ZONE PLAN

LOCAL MAP AMENDMENT

WHITE OAK APARTMENTS

COLESVILLE (5TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

FLOATING ZONE PLAN SHEET INDEX
SHEET FZP-01 FLOATING ZONE PLAN

SUPPORTING DOCUMENTS:
LOCAL AREA MAP
ALTA SURVEY / PROPERTY DESCRIPTION
APPROVED NRI/FSD (EXISTING CONDITIONS)
OPEN SPACE EXHIBIT
CIRCULATION PLAN
FOREST CONSERVATION PLAN
FIRE DEPARTMENT ACCESS PLAN