

Binding Element:
No increase in gross floor area will occur outside of the existing building footprints, except that a maximum of 5000 square feet may be located on existing impervious area outside of building footprints for ancillary tenant uses. This area will count towards the maximum gross floor area allowed by the plan.

DATA TABLE FOR 851 & 861 E GUDE DRIVE

Existing Zone:	Industrial High	IH 2.5/H 70
IMF Floating Zone:	Industrial Moderate Floating	IMF 3.0/H 120
Proposed Zone:	Industrial Moderate Floating	IMF 2.5/H 70
Site Area:	14.17 Acres or 617,265 SF	
Building Type (Section 5.5.4.A):	Multi Use and/or General	

IMF Zone must demonstrate conformance with IM Zone standards per Section 59.5.5.
Data table demonstrates conformance with IM zone utilizing Standard Method of Development.

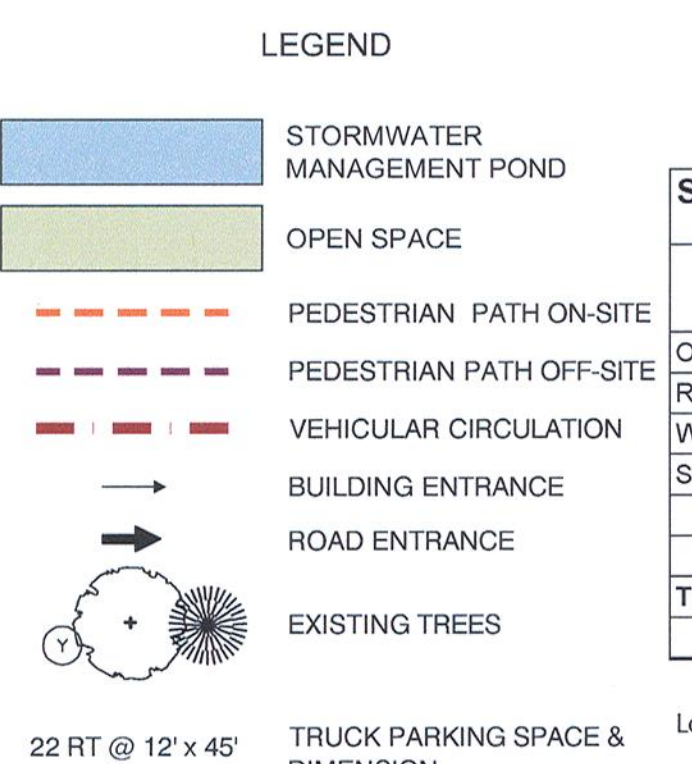
	IM ZONE	IMF ZONE	PROPOSED
Open Space (min)	SECT. 4.8.3.A(1)	SECT. 5.5.5.D(2)	
Amenity Open Space >10,000 SF	10% or 61,727 SF	10% or 61,727 SF	20%, 125,540 SF
Lot and Density	SECT. 4.8.3.A(2)	SECT. 5.5.5.A(2)	
Density, FAR	0.25 to 2.50 FAR or MAX 1,543,162 SF	0.25 to 3.00 FAR or MAX 1,851,795 SF	0.49 FAR or 299,610 SF ⁽¹⁾
Placement:			
Principal Building & Accessory Structure Setbacks (min)	SECT. 4.8.3.A(3)	SECT. 5.5.5.B(2)	
Front setback	10 Ft.	Established by	81 Ft.
(a) Minimum Setback from street. A main building must not be nearer to any street line than the distance shown:			
Side setback abutting Industrial Zone	0 Ft.	plan	20 Ft.
Rear Setback abutting Industrial Zone	0 Ft.	plan	30 Ft.
Rear setback, Alley	0 Ft.	plan	n/a
Parking Setbacks for Surface Parking Lots - 10 or more spaces	SECT. 6.2.9.C(3)(b)	SECT. 5.5.5.B(2)	
Front setback	6	Established by	22 Ft.
Side street setback	0	floating zone	25 Ft.
Side setback	0	plan	4 Ft.
Rear setback	0	plan	14 Ft.
Rear setback, alley	0	plan	n/a
Parking Lot Tree canopy ^{2,3}	25% or 85,052 SF	25% or 85,052 SF	3.4% or 11,490 SF
Parking Lot Landscaped Areas	5% or 17,011 SF	5% or 17,011 SF	9.1% or 30,811 SF
Height (max)	SECT. 4.8.3.A(4)	SECT. 4.8.2.A(1)	
Principal Building	70 Ft.	120 Ft.	70 Ft.
Accessory structure	70 Ft.	120 Ft.	70 Ft.
Gallery/Awning	Allowed	Allowed	n/a
Balcony	Allowed	Allowed	n/a
Permeable area (min)	10% or 61,727 SF	10% or 61,727 SF	21% or 126,861 SF
Tree Canopy (min)	10% or 61,727 SF	10% or 61,727 SF	13% or 79,767 SF

GFA Analysis:

Existing GFA	149,805
Proposed GFA	149,805
Total GFA	299,610¹

¹ Maximum 27,115 SF of retail use
² Final landscaping requirements for new development to be determined at time of Site Plan
³ Existing conditions grandfathered pursuant to section 59.7.1.1 of the zoning Ordinance

- GENERAL NOTES**
- The site is located in the Middle Rock Creek Watershed, use IV, Southlawn Tributary to the Potomac River.
 - The site does not lie within a Special Protection Area or a Primary Management Area.
 - No wetlands exist on site. A stream is present on the southwest corner of the property. There is an associated stream valley buffer.
 - No rare, threatened or endangered species were observed on site.
 - The property is not listed in the Locational Atlas and Index of Historic Sites.
 - The property is located in Flood Hazard Zone X (areas determined to be outside 0.2% annual chance flooding) and is partially within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency, National Flood Insurance Program Map for Montgomery County, Maryland, Community Panel Numbers 24031C0332D, effective date September 29, 2006. The floodplain is contained within a culvert that traverses the property until it exits the culvert. The existing structures, however, are not affected and are not in the floodplain.
 - Fieldwork was conducted on December 8, 2015.
 - The survey for Part of Parcel E with one-foot topography was prepared by Macris, Hendricks and Glascock, P.A on November 30, 2015. The remainder of the topography is from Montgomery County Topographic Map 220N07, dated July 30, 2014.

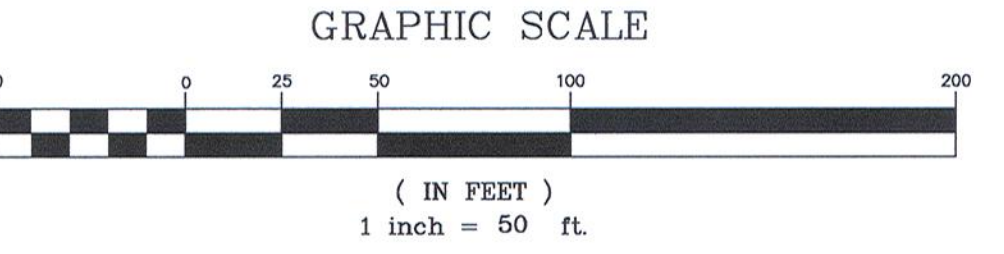


Section 6.2.4 Parking Requirements for 851 & 861 East Gude Drive (Existing Conditions)

USE	METRIC	BASELINE MIN.	SF OF USE OR EMPLOYEE	REQUIRED	PROVIDED
Office	1,000 SF of GFA	2.80	0	0.0	
Retail	1,000 sf of Gross Leasable Area	5.00	0	0.0	
Warehouse/Light Manufacturing	1,000 SF of GFA	1.50	65,005	97.5	100.0
Self-storage with Driveway access	1,000 SF of Office Space	3.00	600	1.8	5.0
	per Employee	1.00	3	3.0	3.0
Total Parking				102.3	108.0

Loading Spaces- 11

Future parking will be determined based on tenant mix at time of Site Plan and/or Use and Occupancy permit. Achievable density may be limited by amount of parking available on-site, to be determined at Site Plan.



OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION

THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN

EXHIBIT NUMBER 33 APPROVED BY THE DISTRICT COUNCIL ON NOVEMBER 8, 2016, BY RESOLUTION NUMBER 18-665, IN APPLICATION NUMBER H-114

12/12/16
HEARING EXAMINER
DATE
12-06-16
Professional Certification
HEARING EXAMINER'S NAME PRINTED



TAX MAP GS341 WSSC 220 NW 07

FLOATING ZONE PLAN
PART OF PARCEL E & PARCEL F
COTLER INDUSTRIAL PARK
PLAT No. 21528
4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
Engineers ■ Planners
Landscape Architects ■ Surveyors

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Proj. Mgr. LEW	Designer CEB
Date 9.20.2016	Scale 1" = 50'
Project No. 16.109.11	Sheet 1 of 1