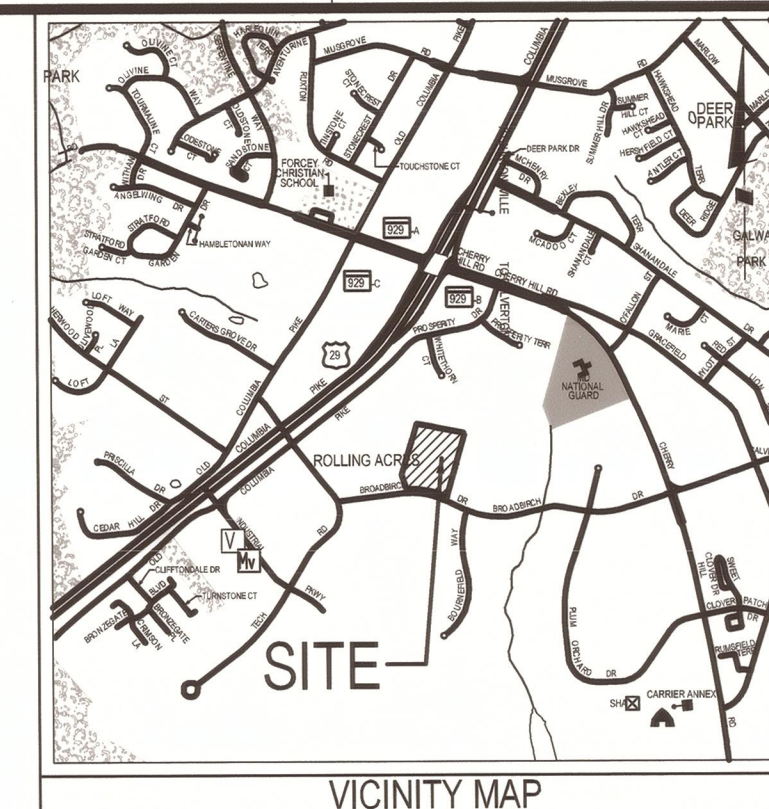


WHITE OAK APARTMENTS

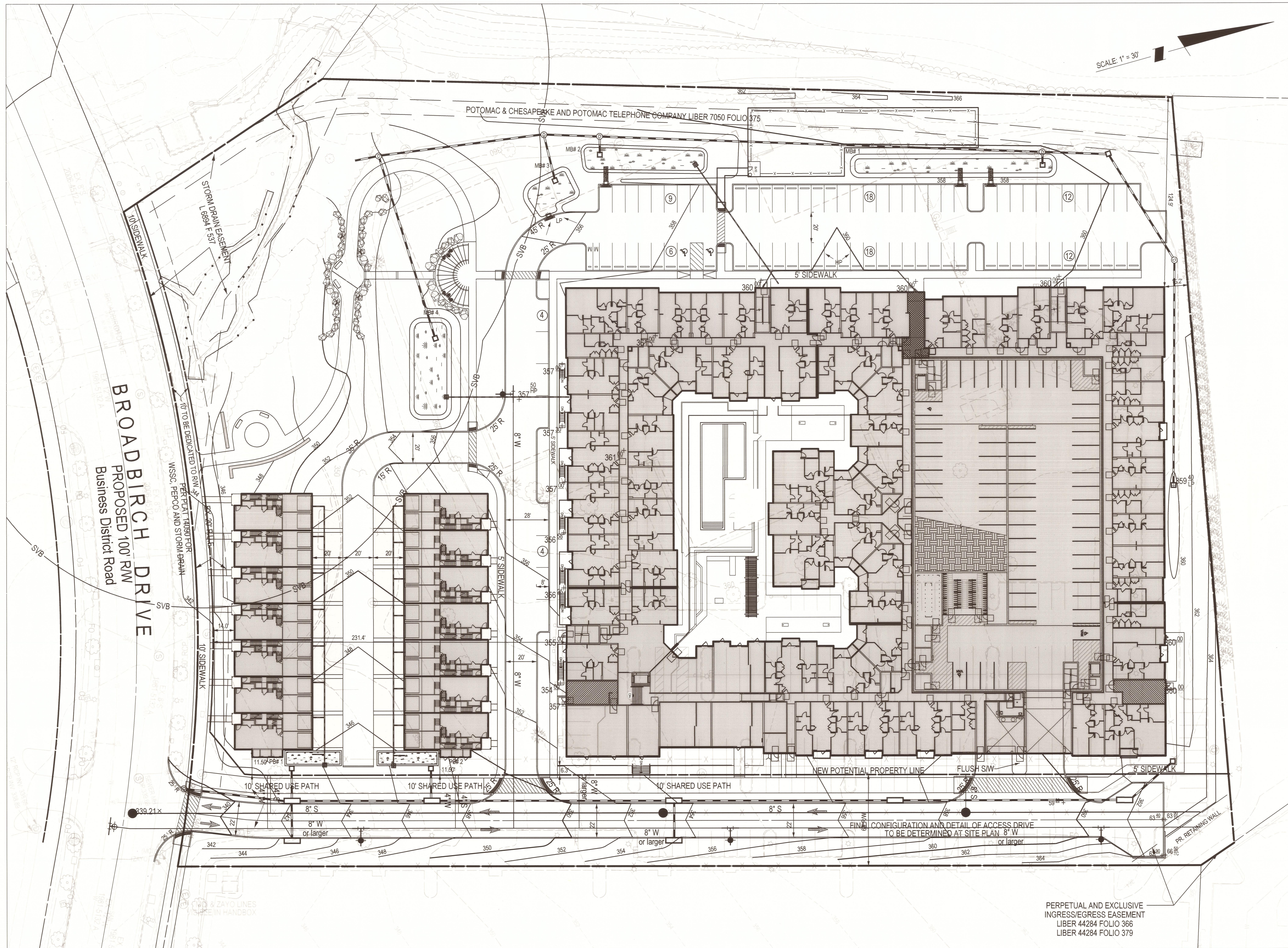
LOCAL MAP AMENDMENT

FLOATING ZONE PLAN



SOLTESZ, INC.
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 Rockville, MD 20850
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Engineering
 Surveying
 Planning
 Environmental Sciences



- GENERAL NOTES:**
- THE EXISTING ZONE IS: CR-0.75, C-0.75, R-0.25, H-75.
 - THE PROPOSED ZONE IS: CRF-1.25, C-0.25, R-1.25, H-85.
 - THIS PROPERTY IS IDENTIFIED AS PARCEL EEEE, LIBER 54794, FOLIO 361 AND TAX NUMBER 03268832.
 - THE GROSS TRACT AREA IS 8.22 AC (358,092 SF).
 - THE SUBJECT PROPERTY IS LOCATED WITHIN THE 2014 WHITE OAK SCIENCE GATEWAY MASTER PLAN.
 - THE SUBJECT PROPERTY LIES WITHIN THE LITTLE PAINT BRANCH WATERSHED.
 - THE SUBJECT PROPERTY IS NOT IN A SPECIAL PROTECTION OR PRIMARY MANAGEMENT AREA.
 - THERE IS NO FLOODPLAIN ON SITE PER FEMA MAP #24031C0390D.
 - NO WETLANDS WERE IDENTIFIED ON THE SITE PER A FIELD INVESTIGATION BY WETLAND STUDIES AND SOLUTIONS, INC. IN 11/2020.
 - AN INTERMITTENT STREAM IS LOCATED IN THE SOUTHWESTERN CORNER OF THE SITE AND IS SHOWN, WITH ASSOCIATED BUFFER, ON THE APPROVED NRI/FSD #42021170.
 - SOILS INFORMATION FROM APPROVED NRI/FSD #42021170 BY WETLAND STUDIES AND SOLUTIONS, INC.
 - NO RARE, THREATENED, OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY PER LETTER FROM MD DNR DATED 01/14/2021.
 - THE PROPERTY IS NOT ON THE LOCATION ATLAS AND INDEX OF HISTORIC SITES AND NO HISTORIC FEATURES EXIST ON OR ADJACENT TO THE SITE.
 - EXISTING WATER AND SEWER CATEGORIES ARE W-1 AND S-1, RESPECTIVELY.
 - PEPCO, WASHINGTON SUBURBAN SANITARY COMMISSION, AND WASHINGTON GAS WILL PROVIDE UTILITY SERVICE TO THE SITE.
 - ALL STREET TREES ARE TO BE DESIGNED TO MCDOT STANDARDS AND REVIEWED AND APPROVED BY MCDPS.
 - M-NCPPC MUST INSPECT ALL TREE SAVE AREAS AND PROTECTION DEVICES.
 - ALL PUBLIC SIDEWALKS TO BE MIN. 5' WIDE AND ADA COMPLIANT. ALL PUBLIC HANDICAP RAMPS SUBJECT TO FINAL REVIEW AND APPROVAL BY MCDPS RIGHT-OF-WAY AT TIME OF PERMIT.
 - ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY DRAWINGS FOR FINAL LOCATIONS.
 - FIELDWORK FOR NATURAL RESOURCES WAS COMPLETED BY WETLAND STUDIES AND SOLUTIONS, INC. IN 11/2020. BOUNDARY INFORMATION DERIVES FROM A SURVEY CONDUCTED BY SOLTESZ AS SHOWN ON THE ALTANSPS LAND TITLE SURVEY DATED 04/2020. TOPOGRAPHIC INFORMATION IS FROM MNCPPC GIS AND A SURVEY COMPLETED BY SOLTESZ IN 12/2020.

SITE DATA TABLE

Gross Tract Area	358,092 SF (8.22 AC)
Parcel EEEE	340,838 SF (7.83 AC)
Prior R.O.W. Dedication	17,170 SF (0.39 AC)
Existing Zoning	CR-0.75, C-0.75, R-0.25, H-75
Existing Use	Office
Proposed Zoning	CRF-1.25, C-0.25, R-1.25, H-85
Proposed Use	Multi-Unit Living
Development Program	Single Phase
Commercial Uses	0 SF
Residential Units	Up to 400 DU
MPDUs Provided (13.0%)	Up to 60 DU
Proposed 10' R/W Dedication Broadbirch Dr	4,397.13 SF (0.10 AC)
Potential Access Road Dedication	40,739.62 SF (0.94 AC)

DEVELOPMENT STANDARDS

Density	Existing Zone	Proposed Zone
FAR	CR-0.75, C-0.75, R-0.25, H-75	CRF-1.25, C-0.25, R-1.25, H-85
Commercial (Floor Area Ratio)	0.75 FAR (268,506 SF)	0.25 FAR (89,502 SF)
Residential	0.25 FAR (89,502 SF)	1.25 FAR (447,510 SF)
Total FAR	0.75 FAR (268,506 SF)	1.25 FAR (447,510 SF)
Building Height	75'	85'
Open Space	10% Public Open Space	10% Public Open Space
Setbacks		TBD at Floating Zone Plan
Front setback (to Broadbirch Drive)	0'	10' Proposed
Side setback (to existing western boundary)	0'	0' Proposed
Rear setback (to existing northern boundary)	0'	10' Proposed
Side Setback (to existing eastern boundary)	0'	60' Proposed
Public Benefit Points	100 Points from 4 Categories	100 Points from 4 Categories
Parking Provided	All parking shall conform to Zoning Ordinance standards.	

- BINDING ELEMENTS:**
- Residential development may not exceed 400 dwelling units.
 - A minimum of 15% of the dwelling units constructed must be Moderately Priced Dwelling Units under Chapter 25A of the Montgomery County Code.
 - Uses shall be limited to multi-unit living inclusive of two-over-two or stacked multi-family units.

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).

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

OFFICE OF ZONING & ADMINISTRATIVE HEARINGS CERTIFICATION

THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER 40) APPROVED BY THE DISTRICT COUNCIL ON 1/11/22 BY RESOLUTION NUMBER 19-1128 IN APPLICATION NUMBER H-141

HEARING EXAMINER: *Lynn Robinson-Harman* DATE: 1/21/22

HEARING EXAMINER'S NAME PRINTED

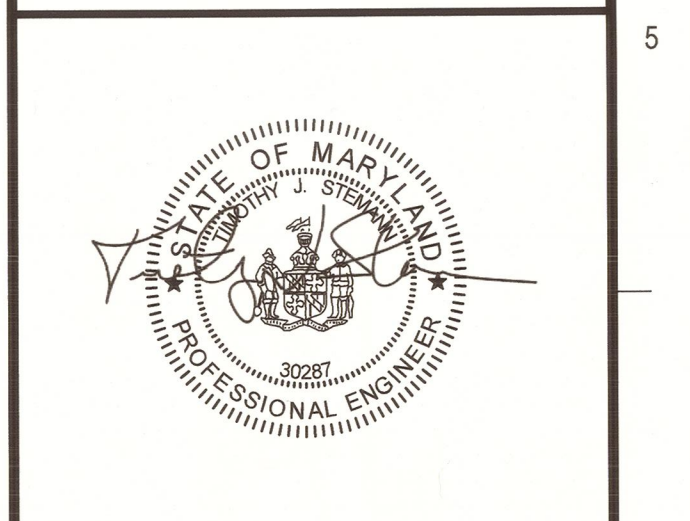
REVISIONS

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 410-357-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
 WHITE OAK APARTMENTS LLC
 1228 EUCLID AVENUE
 4TH FLOOR
 CLEVELAND, OH 44115
 (204) 814-4322
 KARL ALT

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 36027 - EXPIRATION DATE: 06-18-2022



FLOATING ZONE PLAN
LOCAL MAP AMENDMENT
WHITE OAK APARTMENTS
 COLESVILLE 6TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

ISSUE

DATE	DESCRIPTION	INCLUDED
07/13/2021	SCHEMATIC DESIGN PACKAGE	<input type="checkbox"/>
08/24/2021	50% DESIGN DEVELOPMENT SUB.	<input type="checkbox"/>
10/05/2021	DESIGN DEVELOPMENT SUBMISSION	<input checked="" type="checkbox"/>

TAX MAP K0343	ZONING CATEGORY: CRF-1.25, C-0.25, R-1.25, H-85
WISC 100' SHEET 216NE03	MASTER PLAN: WHITE OAK SCIENCE GATEWAY
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD29	WATERSHED: LITTLE PAINT BRANCH
DATE: 10/4/2021 DESIGNER: ECO TECHNICIAN: ECO CHECKED: JLP CAD STD'S. VERSION: V8/NCS	
PROJECT NO. 4007-01-00	

C 0.1.1

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