

VICINITY MAP  
SCALE 1" = 2,000'

**SUBJECT PROPERTY:** BURGUNDY PARK  
LOT 12, BLOCK B  
PLAT # 12613

**PROPERTY ADDRESS:** 1300 E. GUDE DRIVE AND  
14903 SOUTHLAWN LANE  
ROCKVILLE, MD

**PROPOSED LOT AREA:** 258,310 SF (5.93 AC)

**PROPERTY OWNER:** BP ASSOCIATES LP  
C/O PROMARK REAL ESTATE SERVICES, LLC  
1390 PICCARD DRIVE, SUITE 120  
ROCKVILLE, MD 20850

**TAX ID NUMBER:** 04-02518698, 04-01520671, 04-02241291

**ZONING CLASSIFICATION:** MXE - MIXED-USE EMPLOYMENT

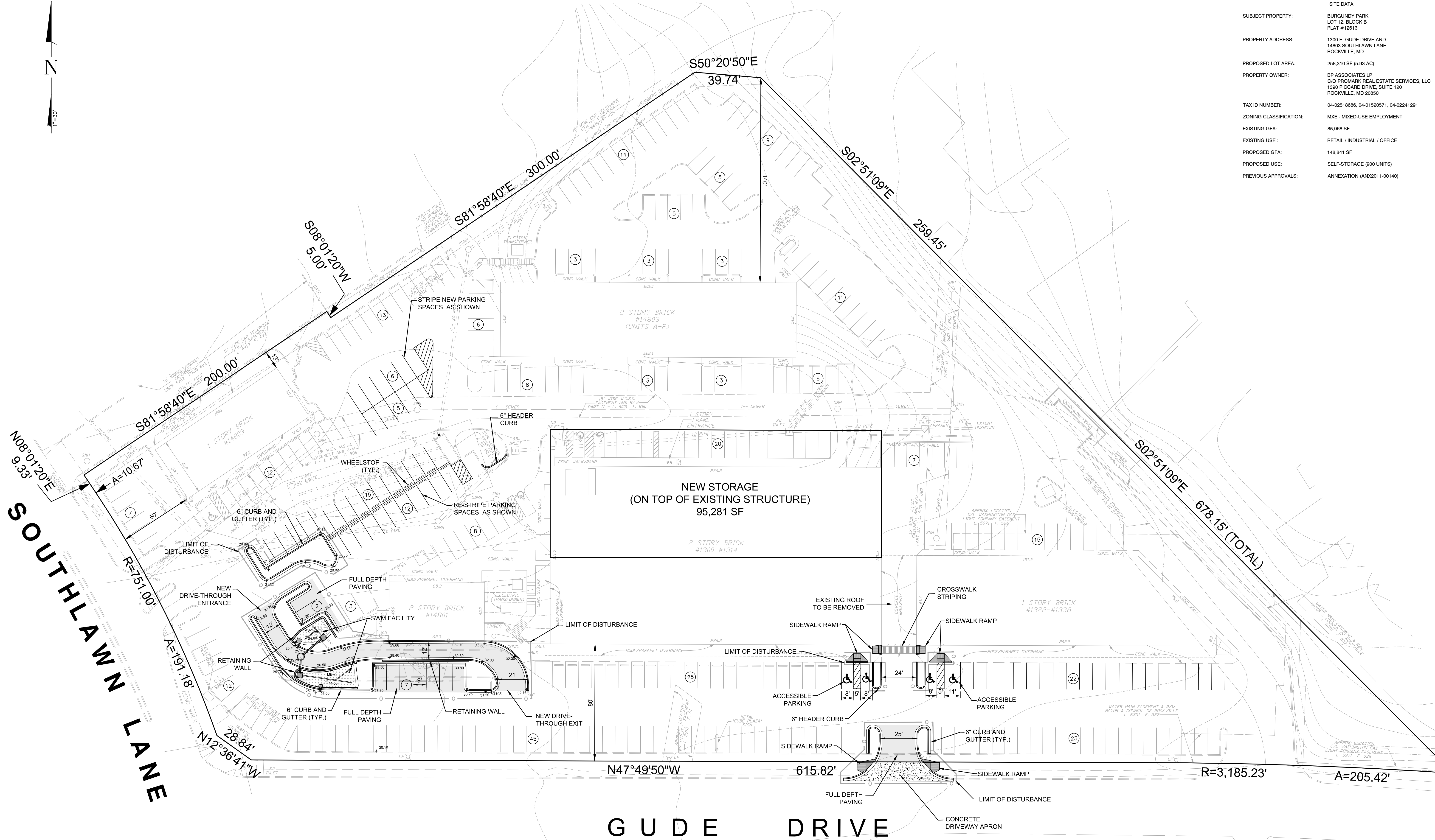
**EXISTING GFA:** 85,968 SF

**EXISTING USE:** RETAIL / INDUSTRIAL / OFFICE

**PROPOSED GFA:** 149,841 SF

**PROPOSED USE:** SELF-STORAGE (900 UNITS)

**PREVIOUS APPROVALS:** ANNEXATION (ANX2011-00140)



SOUTHLAWN LANE

G U D E D R I V E

**GENERAL NOTES**

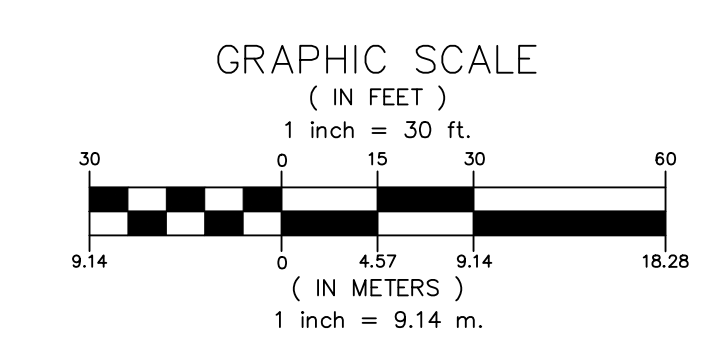
- THE EXISTING CONDITIONS AND PROPERTY BOUNDARY SHOWN ARE TAKEN FROM AN ALTA SURVEY BY FOWLER ASSOCIATES, INC. DATED 05/10/2005 & AVAILABLE GIS INFORMATION
- THE PROPERTY IS WITHIN THE ROCK CREEK WATERSHED.
- THE PROPERTY DOES NOT CONTAIN "WATERS OF THE UNITED STATES", WETLANDS, STREAMS, SEEPS, SPRINGS, FLOODPLAINS OR THEIR ASSOCIATED BUFFERS.
- THE PROPERTY IS NOT IDENTIFIED IN THE CITY OF ROCKVILLE'S HISTORIC BUILDINGS INDEX, NOR IS IT IDENTIFIED IN THE MONTGOMERY COUNTY MASTER PLAN FOR HISTORIC PRESERVATION.
- A NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION (NRI/FSDI) FOR THIS PROPERTY IS BEING REVIEWED CONCURRENTLY WITH THIS PAM APPLICATION.
- ALL UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE; SEE APPROVED UTILITY DRAWINGS. SERVICING UTILITY COMPANIES INCLUDE:  
WATER & SEWER: ROCKVILLE  
NATURAL GAS: WASHINGTON GAS  
ELECTRIC: PEPCO  
TELECOMMUNICATIONS: VERIZON
- REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS.

**DEVELOPMENT STANDARDS - LOT 12 (MXE ZONE)**

	REQUIRED	PROVIDED
NET LOT AREA:	NO MIN.	258,310 SF (5.93 AC.)
MAXIMUM BUILDING HEIGHT:	120 FT.	58 FT.
MINIMUM LOT WIDTH AT FRONT LOT LINE:	10 FT.	818 FT.
PUBLIC RIGHT-OF-WAY ABUTTING SETBACK:	NONE REQUIRED	80 FT. (E. GUDE DRIVE) 50 FT. (SOUTHLAWN LANE)
MINIMUM SIDE YARD SETBACK (NON-RESIDENTIAL):	NONE REQUIRED	13 FT.
MINIMUM REAR YARD SETBACK (NON-RESIDENTIAL):	NONE REQUIRED	140 FT.
TOTAL OPEN AREA REQUIRED:	20% (51,662 SF)	20% (51,873 SF)
PUBLIC USE SPACE REQUIRED:	5% (12,916 SF)	5% (12,952 SF)
NUMBER OF AUTO SPACES REQUIRED:	283 SPACES <sup>1</sup>	338 SPACES
ACCESSIBLE PARKING REQUIRED:	8 SPACES	9 SPACES
NUMBER OF BICYCLE SPACES REQUIRED - SHORT TERM:	1 SPACES	1 SPACES
NUMBER OF BICYCLE SPACES REQUIRED - LONG TERM:	3 SPACES	3 SPACES

- SEE SHARED PARKING TABLE BREAKDOWN BELOW.
- BASED ON SQUARE FOOTAGE OF PROPOSED SELF STORAGE WAREHOUSE
- 900 UNITS PLANNED FOR PROPOSED SELF STORAGE WAREHOUSE
- SQUARE FOOTAGE BASED ON PROPOSED OFFICE SPACE
- PATRON USE AREA = 60% OF TOTAL RESTAURANT SQUARE FOOTAGE (6,000 SF x 0.60 = 3,600 SF)
- SERVICE VEHICLES

USE	USE TYPE	AREA	EMPLOYEES / SERVICE VEHICLES	METRIC	MN. PARKING	SHARED PARKING CALCULATION			
						WEEKDAY DAYTIME	WEEKDAY EVENING	WEEKEND DAYTIME	WEEKEND EVENING
OFFICE / INDUSTRIAL	SELF STORAGE <sup>3</sup>	1,500 <sup>4</sup>	2	3 Per 1,000 SF Office + 1 Per 100 Units + 1 Per Employee	15.00				
	OFFICE	5,430	N/A	1 Per 300 SF	18.10	58.60 (100%)	5.86 (10%)	5.86 (10%)	2.93 (5%)
	SERVICE INDUSTRIAL	12,500	N/A	1 Per 500 SF	25.00				
GENERAL RETAIL	RETAIL SALES	20,470	N/A	1 Per 200 SF	102.35	51.18 (50%)	92.12 (90%)	102.35 (100%)	71.65 (70%)
	RESTAURANT	3,600 <sup>5</sup>	20	1 Per 50 SF Patron Use Area + 1 Per 2 Employees	82.00				
	RESTAURANT, FAST FOOD	2,600	9	50 + 1 Per 2 Employees (also requires reservoir spaces in drive thru)	54.50	68.25 (50%)	136.50 (100%)	136.50 (100%)	136.50 (100%)
HEALTH AND FITNESS	HEALTH AND FITNESS	3,750	N/A	1 Per 200 SF	18.75	9.38 (50%)	18.75 (100%)	18.75 (100%)	1.88 (10%)
ALL OTHER USES	AMBULANCE SERVICE	3,750	20 <sup>6</sup>	1 Space Per 3 Service Vehicles Plus 1 Space Per 300 SF Office	19.17	19.17 (100%)	19.17 (100%)	19.17 (100%)	19.17 (100%)
TOTAL					336	207	272	283	249



NO.	DESCRIPTION	DATE

TAX MAP GR563 WSSC 219W06  
PLAT 12613  
XTH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

**LOT 12  
BLOCK B  
BURGUNDY PARK**

PROJ. MGR PGL  
DRAWN BY DCM  
SCALE 1" = 30'  
DATE 01/15/2018

**PRE-APPLICATION  
SITE PLAN**

PROJECT NO. 17.131.11  
SHEET NO. 1 OF 1