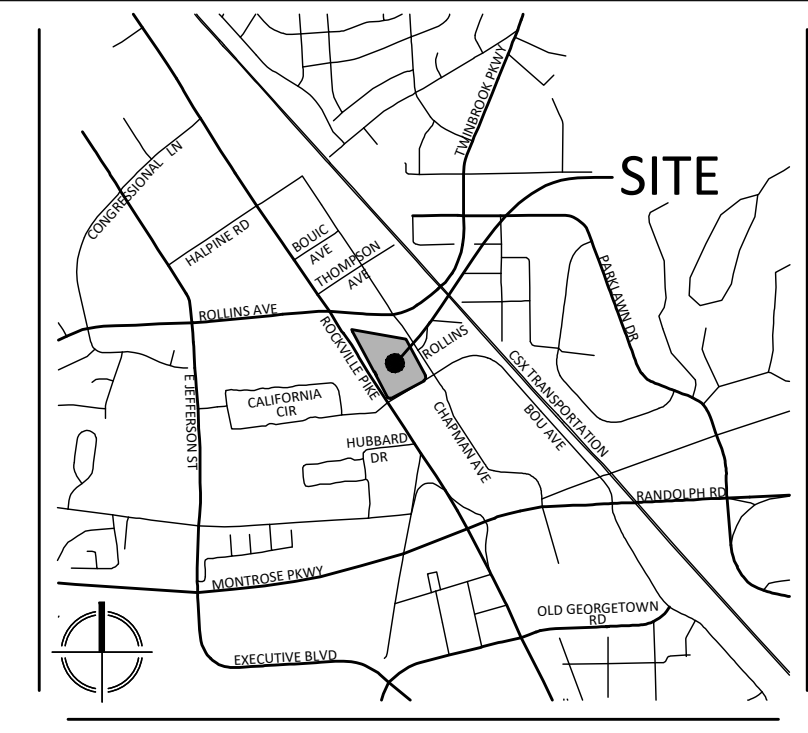


PIKE CENTER LOCAL MAP AMENDMENT



VKA
 VIKI MARYLAND, LLC
 20251 Century Blvd., Suite 400
 Germantown, MD 20874
 301.916.4100 | vika.com
 Our Site Set on the Future.

PREPARED FOR:
KIMCO REALTY CORPORATION
 2080 YORK ROAD
 SUITE 285
 TIMONIUM, MARYLAND 21093
 ATTN: ABBEY OKLAK
 PHONE: (443)-257-9589
 EMAIL: AOKLAK@KIMCOREALTY.COM

VICINITY MAP
SCALE: 1" = 2000'

DESIGN CONSULTANTS:
WIRE GILL, LLP
 HEATHER DLHOPOLSKY

ARCHITECT & LANDSCAPE ARCHITECT
HORD COPLAN MACHT
 MIGUEL IRAOLA

ENVIRONMENTAL PLANNER
VKA MARYLAND, LLC
 JOSHUA SLOAN

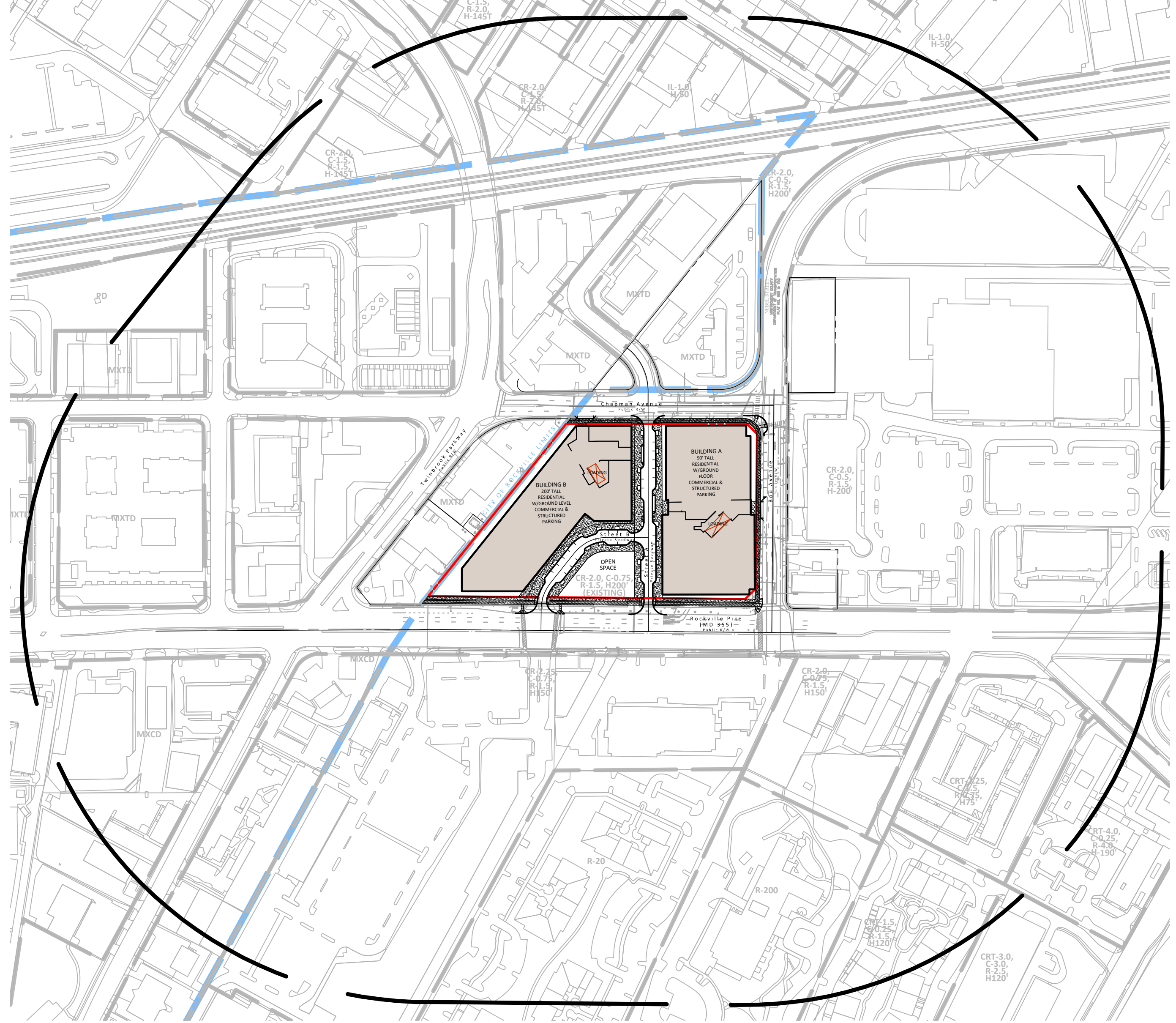
TRAFFIC CONSULTANT
WELLS + ASSOCIATES
 MICHAEL L. WORKOSKY

REFERENCE NOTES

TAX ACCOUNT REFERENCE: 04-00134890
 CURRENT ZONING: CR-2.0, C-0.75, R-1.5, H-200'
 PROPOSED ZONING: CRF-2.5, C-0.75, R-2.25, H-200'
 APPROVED NRI NO: 4-20240570
 WATERSHED: CABIN JOHN & ROCK CREEK
 WATER SERVICE CATEGORY: W-1
 SEWER SERVICE CATEGORY: S-1
 SOIL DESIGNATION: 400
 FLOODPLAIN ZONE: X'
 FIRM COMMUNITY PANEL NO.: 24031C0361D, FOR MONTGOMERY COUNTY, MD
 DATED SEPTEMBER 29, 2006.

GENERAL NOTES

- THIS SURVEY WAS CREATED THROUGH A COMBINATION OF CONVENTIONAL SURVEYING METHODS, AERIAL DRONE PHOTOGRAMMETRY, AND TERRESTRIAL LASER SCANNING PERFORMED BY VIKI MARYLAND, LLC, DECEMBER 10, 2022.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER ([HTTP://WWW.MONTGOMERYPLANNING.ORG/GIS/INTERACTIVE/HISTORIC.SHTM](http://www.montgomeryplanning.org/GIS/INTERACTIVE/HISTORIC.SHTM)).
- FIELD WORK WAS CONDUCTED BY VIKI MARYLAND, LLC STAFF ON AUGUST 9, 2023. A 'D' TAPE WAS USED TO MEASURE TREES. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. NO SEPARATE FIELD DATA SUMMARY SHEETS WERE PREPARED WITH THIS PLAN. EXISTING VEGETATION INFORMATION ASSOCIATED WITH THIS PROPERTY IS AS SHOWN ON THIS PLAN.



SCALE: 1" = 200'

Property Area Data	SF	ACRES
Total Project Tract Area	358,752	8.23581
Less Previous Chapman Avenue & Bou Avenue Dedication	(33,812)	(0.77622)
Less Previous Rockville Pike Dedication	(32,500)	(0.74610)
Proposed Right of Way Dedication along Chapman Avenue (44' from CL)	(3,972)	(0.09118)
Proposed Right of Way Dedication along Bou Avenue (40' from CL)	(2,698)	(0.06194)
Proposed Right of Way Dedication along Rockville Pike (82' from CL)	(12,415)	(0.28501)
Total Project Site Area (Net Lot Area)	273,355	6.27537

Draft Public Benefits Summary	Project Density %-->	Phase		Total
		Phase 1	Phase 2	
59-4.7.3.B: Transit Proximity	20	8	12	100.00%
(1a) Level 1 between 1/2 and 1 mile of an existing or planned Metrorail Station	20	8	12	
59-4.7.3.C: Connectivity & Mobility	45	18	27	100.00%
(2) Minimum Parking	10	4	6	
(4) Public Parking	25	10	15	
(8) Trip Mitigation	10	4	6	
59-4.7.3.D: Diversity of Uses & Activities	46	18	27	100.00%
(4) Enhanced Accessibility for the Disabled	6	2	4	
(6) Affordable Housing	30	12.3	17.7	
(7) Small Business Opportunities	10	4	6	
59-4.7.3.E: Quality Building & Site Design	31	13	18	100.00%
(2) Exceptional Design	10	4	6	
(4) Public Open Space	4	2	2	
(6) Structured Parking	12	5	7	
(7) Tower Step-Back	5	2	3	
59-4.7.3.F: Protection & Enhancement of the Natural Environment	16	7	9	
(1) Building Lot Termination (BLT)	15	6	9	
(2) Cool Roof	1	0.5	0.5	
Number of Categories:	5			
		Points Requested	points by phase	
		158	64	93
	% projected by phase-->		41%	59%

Note: Final points will be determined at time of Site Plan approval, and building permit.

FLOATING ZONE PLAN DEVELOPMENT TABULATIONS					
Address	12101 Rockville Pike, Rockville, MD 20852				
Property Description	Parcel B Washington-Rockville Industrial Park Plat No. 6708				
Current Zone:	CR-2.0, C-0.75, R-1.5, H-200'				
Proposed Zone	CRF-2.5, C-0.75, R-2.25, H-200'				
Existing Site Area to be rezoned	358,752 SF				8.24 AC.
AREA TO BE RE-ZONED TO CRF	SF				Acres
Tract Area	358,752 SF				8.24 AC.
Previous R.O.W. Dedications	66,312 SF				1.52 AC.
Proposed R.O.W. Dedications	19,085 SF				0.44 AC.
Proposed Site Area	273,355 SF				6.28 AC.
PROPOSED USES					
Multifamily - Residential					760 du
Total MPDU ***					115 du
Commercial Area					90,000 SF
DEVELOPMENT STANDARD		Permitted / Required		Provided	
Maximum Density*					
CRF-2.5 Zone (CRF-2.5, C-0.75, R-2.25, H-200')	FAR	SF	FAR	SF	
Commercial	0.75	269,064 SF	0.25	90,000 SF	
Residential	2.25	807,192 SF	2.25	806,880 SF	
Principal Building Setbacks					
From Site Boundary - Rockville Pike	Est. by FZP				9'
From Site Boundary - Bou Avenue and Chapman Avenue	Est. by FZP				2'
Maximum Building Height	200'				90' Bldg A/200' Bldg B
Minimum Lot Size	Est. by Site Plan				TBD
Maximum Lot Coverage	Est. by Site Plan				TBD
Minimum Public Open Space					
Including 1/2 acre park	27,336 SF				27,000 SF
PARKING**		Baseline		Provided	
Multifamily - Residential	Minimum	Maximum			
	1,246 Spaces	2,137 Spaces			1,274 Spaces

* Density is calculated in the CRF zone based on tract area.
 ** Final parking will be determined at site plan.
 ***MPDUs will be provided and distributed among the units and floors, at 15% of those permitted and constructed.

Open Space Calculations	Site Area	Required	Proposed
Public Open Space (10% Required)	273,355	27,336	27,500

Note: Final SF of Public Open Space to be determined at Site Plan, but minimum 10% to be provided.

REVISIONS	DATE
DRC RESPONSE	10/21/24
CERTIFIED PFCP	04/25/25

SHEET INDEX

- FZP-1 COVER SHEET
- FZP-2 FLOATING ZONE PLAN

SUPPORTING DRAWINGS SHEET INDEX

- NRI-100 APPROVED NRI/ESD
- EX-100 EXISTING CONDITIONS PLAN
- PFCP-1 PRELIMINARY FOREST CONSERVATION PLAN
- VAR-100 VARIANCE TREE EXHIBIT
- OS-1 OPEN SPACE EXHIBIT
- REC-1 RECREATION EXHIBIT
- FIRE-1 FIRE ACCESS PLAN
- CIRC-1 CIRCULATION PLAN
- GLUP GRADING & UTILITY EXHIBIT
- SWM-1 PRELIMINARY STORMWATER MANAGEMENT EXHIBIT

ARCHITECTURAL PLANS
 CONCEPT FLOOR PLANS
 CONCEPT SITE SECTIONS
 CONCEPT MASSING AND ARCHITECTURE PRECEDENTS

PROPOSED BINDING ELEMENTS:

- PERMITTED USES ON THE PROPERTY INCLUDE UP TO 806,880 SQUARE FEET OF RESIDENTIAL USES (UP TO 760 UNITS INCLUDING A MINIMUM OF 15% MPDUS) AND UP TO 90,000 SQUARE FEET OF COMMERCIAL USES.
- PROVIDE A MINIMUM OF 10% OF THE SITE AREA AS USABLE PUBLIC OPEN SPACE.
 - THE APPLICANT MUST PROVIDE A MINIMUM HALF-ACRE NEIGHBORHOOD GREEN IDENTIFIED FOR THE SITE BY THE SECTOR PLAN, WITH THIS SPACE TO BE PROVIDED AS PUBLIC OPEN SPACE. SPECIFIC LOCATION AND DESIGN FEATURES WILL BE SPECIFIED AT THE TIME OF FUTURE SITE PLAN APPLICATION(S).
- THE MAXIMUM BUILDING HEIGHT ON THE PROPERTY WILL BE 200 FEET, WITH THE MAXIMUM BUILDING HEIGHT OF BUILDING A NOT TO EXCEED 90 FEET AND BUILDING B NOT TO EXCEED 200 FEET.
- LOADING ACCESS FOR RESIDENTIAL AND COMMERCIAL USES MUST BE ENTERED INTERNAL TO THE BLOCKS AND OUT OF VIEW FROM PUBLIC SPACES.
 - PHASE I (BUILDING A) ENTRANCE ACCESS MUST OCCUR FROM THE ROLLINS AVENUE EXTENSION (PRIVATE STREET A).
 - PHASE II (BUILDING B) ENTRANCE ACCESS MUST OCCUR FROM THE ROLLINS AVENUE EXTENSION (PRIVATE STREET A).
 - NO BACK-UP MANEUVERS WILL BE PERMITTED FROM THE ADJACENT PUBLIC RIGHTS-OF-WAY.

NOTE: EXHIBITS ARE ILLUSTRATIVE AND MAY BE REVISED BY SUBSEQUENT ENTITLEMENT REVIEWS AND APPROVALS.

PIKE CENTER
 4TH ELECTION DISTRICT
 MONTGOMERY COUNTY,
 MARYLAND
 WSSC GRID: 216NW06
 TAX MAP: GQ63

COVER SHEET



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 ENGINEER'S NAME: JEFFREY AMATEAU, P.E.
 LICENSE NO.: 2020
 EXPIRATION DATE: JULY 14, 2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKI MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR COPIES, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT WRITTEN AUTHORIZATION FROM VIKI MARYLAND, LLC, VIOLATION MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

© 2025 VIKI MARYLAND, LLC
 DRAWN BY: _____
 DESIGNED BY: _____
 DATE ISSUED: 04/25/2025
 VIKI PROJECT: VM50594B
 DRAWING NO: FZP-1

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.mnseutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36a of the Montgomery County Code.

OFFICE OF ZONING & ADMINISTRATIVE HEARINGS CERTIFICATIONS

THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER _____) APPROVED BY THE DISTRICT COUNCIL ON xxxxxxx xx xxxxx BY RESOLUTION NUMBER _____ IN APPLICATION NUMBER H-###.

HEARING EXAMINER _____ DATE _____

HEARING EXAMINER'S NAME PRINTED _____

Exhibit 48 H-155