

E-FILE STAMP

# PIKE CENTER

## LOCAL MAP AMENDMENT



VICINITY MAP  
SCALE: 1" = 2000'



VIKA 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  
TIMONHUA, MARYLAND 21093  
ATTN: ABBEY OKLAK  
PHONE: (443)-257-9589  
EMAIL: AOKLAK@KIMCOREALTY.COM

DESIGN CONSULTANTS:

ATTORNEY  
**WIRE GILL, LLP**  
HEATHER DLHOPOLSKY

ARCHITECT & LANDSCAPE ARCHITECT  
**HORD COPLAN MACHT**  
MIGUEL IRAOLA

ENVIRONMENTAL PLANNER  
**VIKA MARYLAND, LLC**  
JOSHUA SLOAN

TRAFFIC CONSULTANT  
**WELLS + ASSOCIATES**  
MICHAEL J. 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: 4-2024057D  
WATERSHED: CASHIN 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 PHOTOGAMMETRY, AND TERRESTRIAL LASER SCANNING PERFORMED BY VIKA 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 VIKA 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.

### 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	<b>358,752 SF</b>
AREA TO BE RE-ZONED TO CRF	<b>8.24 AC</b>
Tract Area	358,752 SF
Previous R.O.W. Deductions	66,312 SF
Proposed R.O.W. Deductions	19,085 SF
Proposed Site Area	<b>273,355 SF</b>

PROPOSED USES	
Multifamily - Residential	760 du
Total MPDU ***	115 du
Commercial Area	<b>90,000 SF</b>
DEVELOPMENT STANDARD	Permitted / Required
Maximum Density*	Provided
CRF-2.5 Zone (CRF-2.5, C-0.75, R-2.25, H-200')	
Commercial	FAR SF FAR SF
Residential	0.75 269,064 SF 0.25 90,000 SF
Principal Building Setbacks	2.25 807,192 SF 2.25 806,880 SF
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
	Minimum Maximum
Multifamily - Residential	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 Use Space to be determined at Site Plan, but minimum 10% to be provided.

### SHEET INDEX

FZP-1 COVER SHEET  
FZP-2 FLOATING ZONE PLAN

### SUPPORTING DRAWINGS SHEET INDEX

NRI-100 APPROVED NRI/FSO  
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  
GUP 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:

- THE APPLICANT COMMITS THAT THE MAXIMUM BUILDING HEIGHT ON THE PROPERTY WILL BE 200 FEET, BUT THAT THE MAXIMUM BUILDING HEIGHT OF THE PROPOSED NEW BUILDING A WILL NOT EXCEED 90 FEET AND PROPOSED NEW BUILDING B WILL NOT EXCEED 200 FEET.
- THE APPLICANT COMMITS THAT THE NUMBER OF MULTI-FAMILY RESIDENTIAL UNITS ON THE PROPERTY WILL NOT EXCEED 760.
- THE APPLICANT COMMITS THAT THE SQUARE FOOTAGE OF NON-RESIDENTIAL USES ON THE PROPERTY WILL NOT EXCEED 90,000 SQUARE FEET.
- THE APPLICANT COMMITS TO PROVIDING THE 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).

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

### 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 xxxx BY RESOLUTION NUMBER \_\_\_\_\_, IN APPLICATION NUMBER H-###.

HEARING EXAMINER \_\_\_\_\_ DATE \_\_\_\_\_

HEARING EXAMINER'S NAME PRINTED \_\_\_\_\_

Exhibit 11a  
H-155

NOT FOR CONSTRUCTION



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

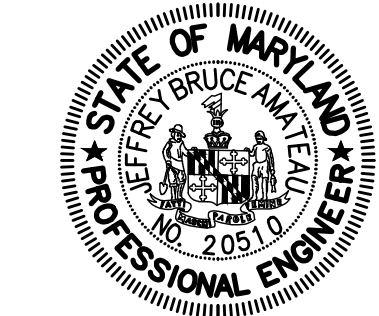
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery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

### PIKE CENTER

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

### COVER SHEET

PROFESSIONAL SEAL



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.: 20520 EXPIRATION DATE: JULY 14, 2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE REPRODUCED, COPIED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: 08/08/2024

VIKA PROJECT VM50594B

DRAWING NO. FZP-1

SHEET NO.