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> PREPARED FOR: KIMCO REALITY CORPORATION 2080 YORK ROAD SUITE 285

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ENVIRONMENTAL PLANNER

VIKA MARYLAND, LLC

TRAFFIC CONSULTANT
WELLS + ASSOCIATES

MIGUEL IRAOLA

JOSHUA SLOAN

MICHAEL J. WORKOSKY

VICINITY MAP SCALE: 1" = 2000'

FLOATING ZONE PLAN DEVELOPMENT TABULATIONS 12101 Rockville Pike, Rockville, MD 20852 Parcel B Washington-Rockville Industrial Park Plat No. 6708 CR-2.0, C-0.75, R-1.5, H-200' 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 358,752 SF 8.24 AC 1.52 AC 66,312 SF Previous R.O.W. Dedications 0.44 AC Proposed R.O.W. Dedications 19,085 SF 273,355 SF 6.28 AC 760 du Multifamily - Residential 115 du 90,000 SF **DEVELOPMENT STANDARD** Permitted / Required Provided FAR (CRF-2.5, C-0.75, R-2.25, H-200') 0.75 269,064 SF 0.25 90,000 SF 2.25 807,192 SF 2.25 806,880 SF Principal Building Setbacks From Site Boundary - Rockville Pike Est. by FZP From Site Boundary - Bou Avenue Est. by FZP and Chapman Avenue 90' Bldg A/200' Bldg B Maximum Building Height Est. by Site Plan Est. by Site Plan Minimum Public Open Space 27,336 SF 27,000 SF Including 1/2 acre park Provided Baseline

* Density is calculated in the CRF zone based on tract area.

***MPDUs will be provided and distributed among the units and floors, at 15% of those

Minimum Maximum

246 Spaces 2.137 Spaces 1 274 Spaces

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

Proposed Property Limits Proposed Sidewalk

Proposed Bike Lane/Sidepath

City of Rockville Limits

Zoning Boundaries

PIKE CENTER 4TH ELECTION DISTRICT MONTGOMERY COUNTY,

REVISIONS DATE 10/21/24

MARYLAND WSSC GRID: 216NW06 TAX MAP:GQ63

FLOATING **ZONE PLAN**

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM

UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: <u>JEFFREY AMATEAU, P.E.</u>

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

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VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

A DULY LICENSED PROFESSIONAL ENGINEER

LICENSE No.: 20510 EXPIRATION DATE: JULY 14, 2026



1. 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

- 2. THE APPLICANT COMMITS THAT THE NUMBER OF MULTI-FAMILY RESIDENTIAL UNITS ON THE PROPERTY WILL NOT EXCEED 760.
- 3. THE APPLICANT COMMITS THAT THE SQUARE FOOTAGE OF SQUARE FEET.
- 4. 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).

OFFICE OF ZONING & ADMINISTRATIVE HEARINGS CERTIFICATIONS

THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER _____) APPROVED BY THE DISTRICT COUNCIL ON xxxxxx xx xxxx BY RESOLUTION NUMBER _____, IN

HEARING EXAMINER

DRAWN BY:

DESIGNED BY:

PROJECT VM50594B

DATE ISSUED: <u>08/08/2024</u>