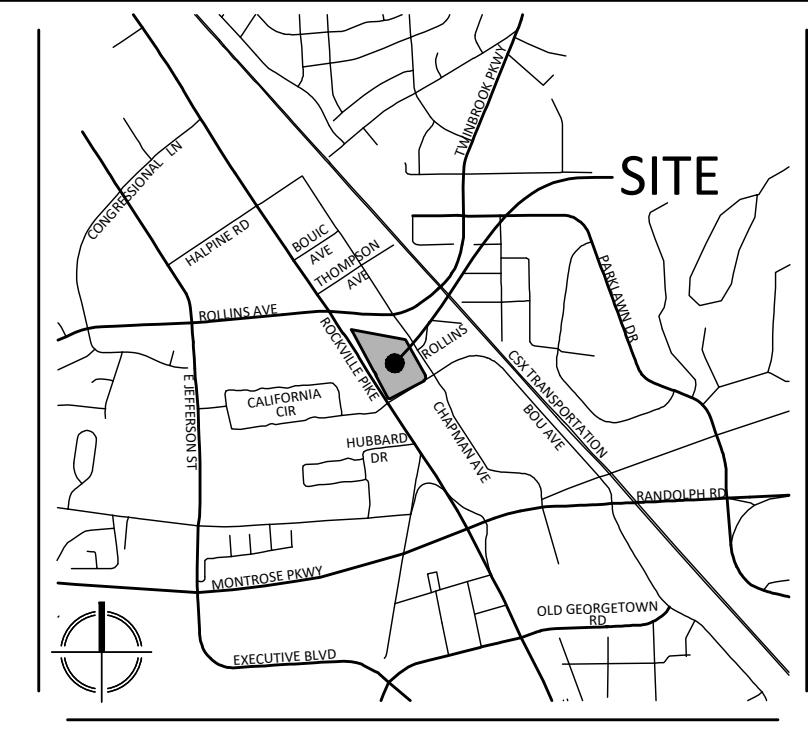


PIKE CENTER LOCAL MAP AMENDMENT



VICINITY MAP SCALE: 1" = 2000'

VKA
VKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vka.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

DESIGN CONSULTANTS:
ATTORNEY
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 PHOTOGAMMETRY, AND TERRESTRIAL LASER SCANNING PERFORMED BY VKA 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).
- FIELD WORK WAS CONDUCTED BY VKA 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	358,752 SF	Acres	8.24 AC	
AREA TO BE RE-ZONED TO CRF				
Tract Area	358,752 SF	Acres	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				
Maximum Density*	Permitted / Required	Provided		
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	51,000 SF		
PARKING**				
	Baseline	Provided		
Multifamily - Residential	Minimum	Maximum	1,274 Spaces	
	1,246 Spaces	2,137 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.				

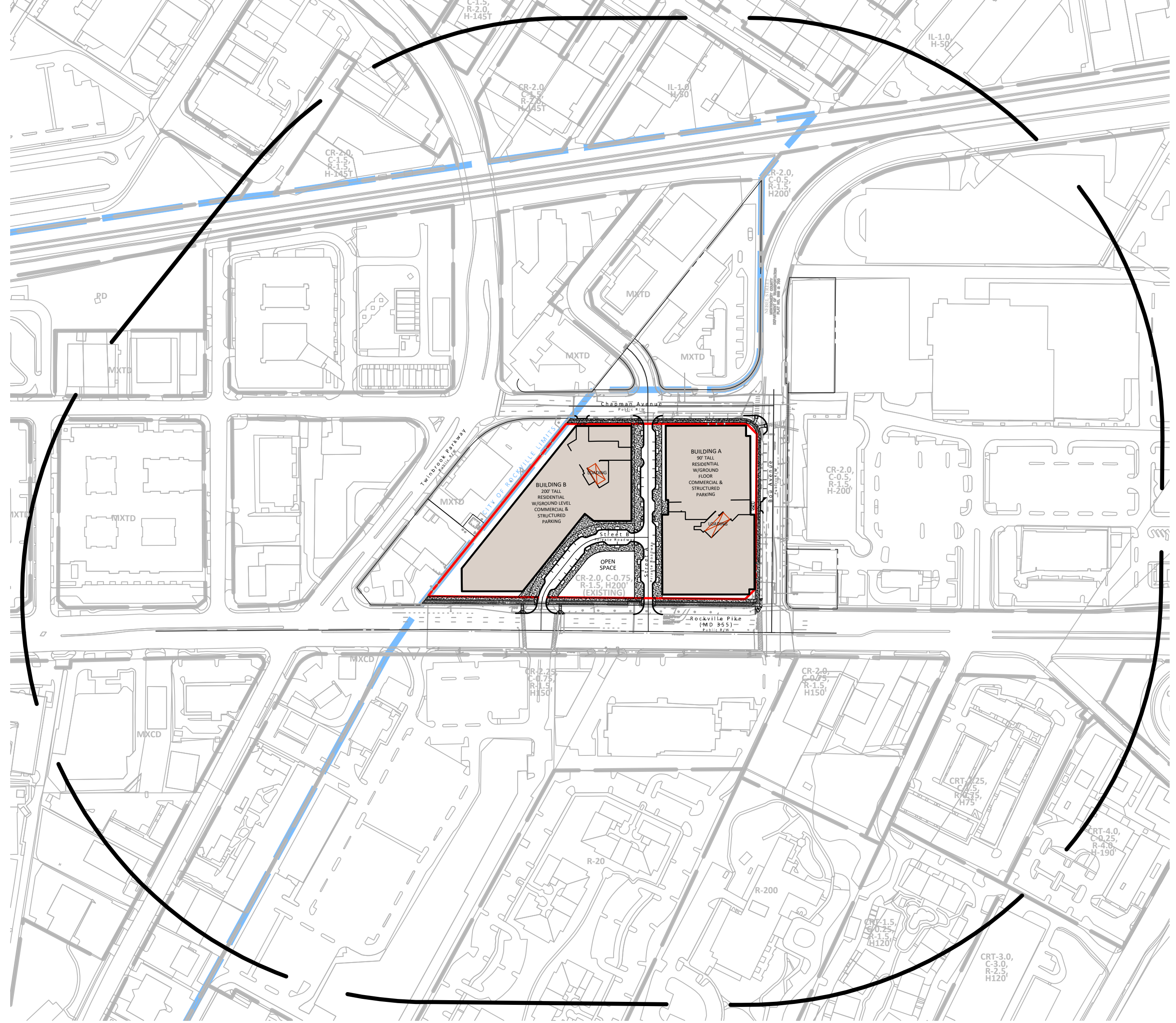
Open Space Calculations			
	Site Area	Required	Proposed
Public Open Space (10% Required)	273,355	27,336	51,000

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

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
		1	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	
(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	
(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	
(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.



SCALE: 1" = 200'

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
- PCF-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 11 H-155

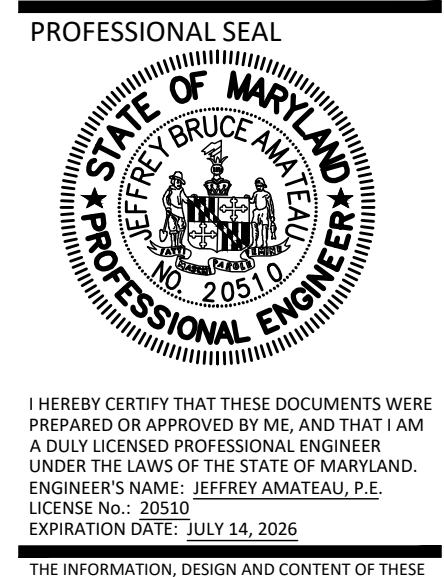
NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.misutility.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 58a 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.: 2020 EXPIRATION DATE: JULY 14, 2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS ARE NOT TO BE REPRODUCED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT WRITTEN AUTHORIZATION FROM VKA MARYLAND, LLC. VIOLATION 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

VKA PROJECT VM50594B

DRAWING NO. FZP-1

SHEET NO. _____