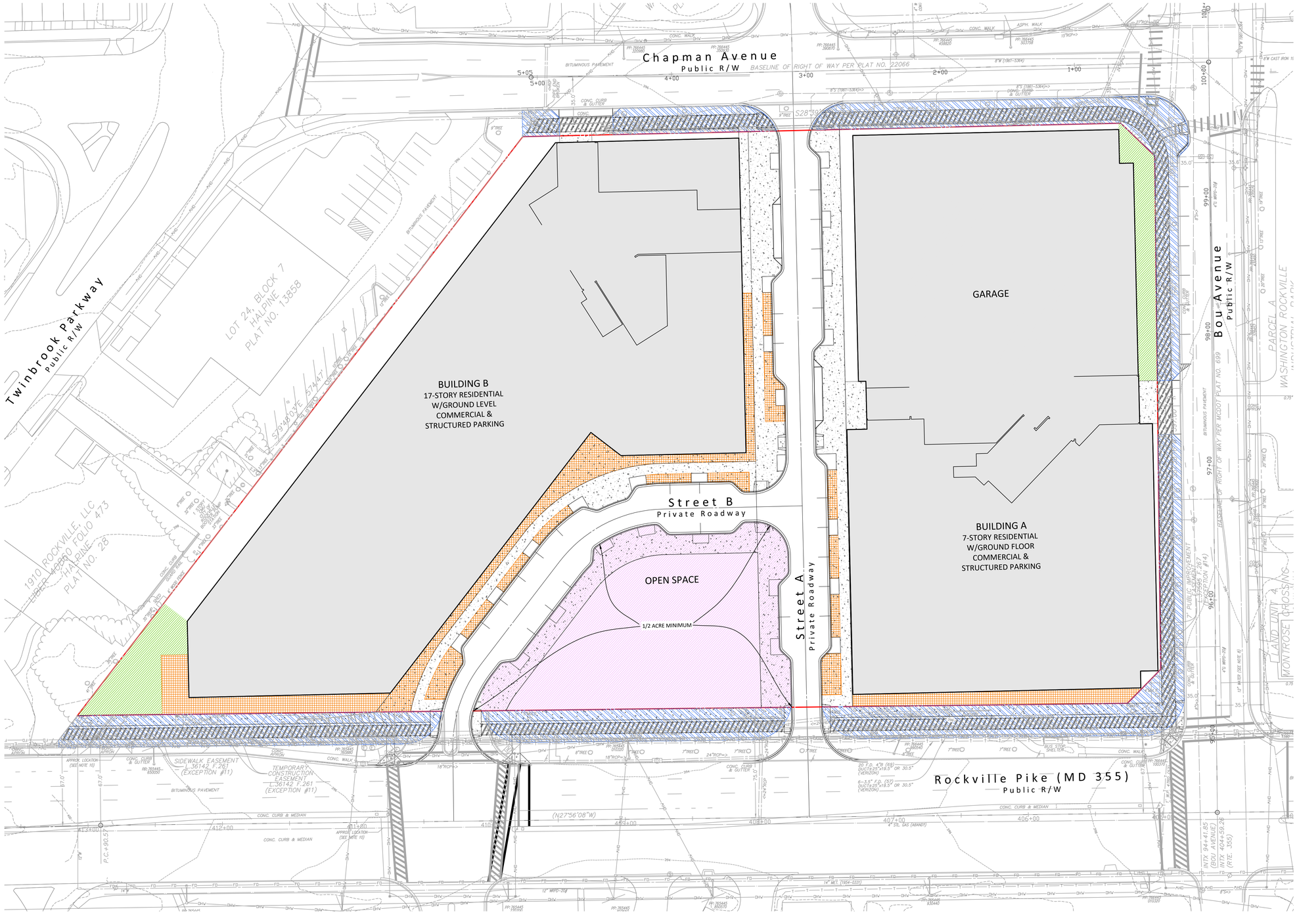


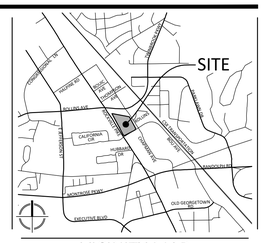


VICINITY MAP
SCALE: 1" = 2000'

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 REALITY CORPORATION
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ATTN: ABBEY OKLAK
PHONE: (443)-257-9589
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ENVIRONMENTAL PLANNER
VIKA MARYLAND, LLC
JOSHUA SLOAN

TRAFFIC CONSULTANT
WELLS + ASSOCIATES
MICHAEL J. WORKOSKY

| REVISIONS | DATE |
|---|---|
| DRC RESPONSE | 10/21/24 |

# PIKE CENTER

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

# PUBLIC USE SPACE PLAN

## LEGEND

- Proposed Building
- Existing Property Limits
- Proposed Property Limits
- Public Open Space/Central Green
- Potential Private Dining Areas
- Streetscape (showing ultimate condition)

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

| Public Open Space *(based on Proposed Net Lot Area, or 'Site Area')* | Required | Provided |
|---|---|---|
| Public Open Space % (including central green) | 10.0% | 10.1% |
| Public Open Space SF (including central green) | 27,336 | 27,500 |
| Right of Way Streetscape % (ultimate condition section) | N/A | 8.0% |
| Right of Way Streetscape SF (ultimate condition section) | N/A | 22,000 |
| Rockville Pike Future Dedication % | N/A | 3.5% |
| Rockville Pike Future Dedication SF | N/A | 12,415 |

0 15' 30' 60'
SCALE: 1" = 30'

NORTH

**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.missutility.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.

PROFESSIONAL SEAL

STATE OF MARYLAND
JEFFREY BRUCE AMATEAU
No. 20510
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: JEFFREY AMATEAU, P.E.
LICENSE No.: 20510
EXPIRATION DATE: JULY 14, 2026

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DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: 08/08/2024
VIKA PROJECT: VM50594B
DRAWING NO.: PU-1
SHEET NO.

**Exhibit 19a**
**H-155**

LAYOUT: Open Space, Plotted By: Duke

Y:\50594B-18100\50594B\CADD\CLIENT\02_PLAN\PU-01_SHEETS\50594B100_P_OASEN.dwg - Thursday, October 17, 2024 1:59:24 PM