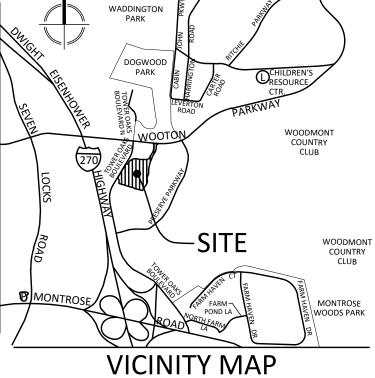
TOWER PRESERVE

Development Services
Received
11/28/2022 & EXISTING 2000 TOWER OAKS BOULEVARD OFFICE BUILDING

Community Planning &



Germantown, MD 20874 301.916.4100 | vika.com

MICHAEL HARRIS PROPERTIES, LLC

ROCKVILLE, MD, 20852

CONTACT: BEN BULLOCH

ROCKVILLE, MD 20850

ENGINEER / PLANNER / LANDSCAPE ARCHITECT:

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MILES & STOCKBRIDGE

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VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD

TOWER

PRESERVE

4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 217NW06 TAX MAP: GQ33

PROJECT PLAN

AMENDMENT

COVER SHEET

PROFESSIONAL SEAL

GERMANTOWN, MD 20874

PREPARED FOR:

301.978.3630

Zoning	PD-TO (MXE Equivalent	
Tract Area (Entire Application)*	384,539 SF	8.83 AC
Tract Area (Proposed Development)	265,749 SF	6.10 AC
Proposed Dedications	96,428 SF	2.21 AC
Site Area (Proposed Development)	169,321 SF	3.89 AC
		83
Residential Units Front Loaded Townhomes		83 29
Front Loaded Townhomes	UNITS	29
Front Loaded Townhomes Rear Loaded Townhomes	UNITS 13	29 54

INIPOUS			UNITS	//	
Minimum Required			13	15.0%	
Proposed			13	15.0%	
	<u> </u>				
Building Height	Maxin	Maximum Allowed		Maximum Requested	
Townhomes		75'		55'	
Open Space	Minim	um Required	Proposed (minimum)		
Open Area (includes public use space)	20%	33,864 SF	44.2%	75,000 SF	
Public Use Space	5%	8,466 SF	8.2%	14,000 SF	
Building Setbacks	Minim	um Required	Pro	posed	
Front		0'	0'		
Side		0'	0'		
Rear		0'	0'		
Parking		um Required per unit)	Pro	posed	
Townhome, 29 front load (2 per unit)		58		87	
Townhome, 54 rear load (2 per unit)		108	108		
Total Unit Parking		166	:	195	
On-Street Parking			27		
Total Parking Provided		222			
Excess/Visitor Parking					
Excess from parking from front load townho	me units		2	29.0	
Excess from parking + On-Street Parking		56.0			
			0.67 spa	ice per unit	
Accessible Parking	Minim	um Required	Pro	posed	
Townhomes		0		0	
Bicycle Parking	Minim	um Required	Pro	posed	

*The 2.73 acre property located at 2000 Tower Oaks Boulevard is only included in this amendment for purposes of seeking a parking waiver for the existing office building on that property, which will remain. Therefore, the development standards depicted hereon relate solely to the 6.10 acre development parcel.

SUPPLEMENTAL PLANS SHEET INDEX

PP-1.0	PROJECT PLAN - COVER SHEET
PP-1.1	PROJECT PLAN - EXISTING CONDITIONS
PP-2.0	PROJECT PLAN - COMPOSITE

Townhomes/Stacked Condominium Townhomes

CONCEPT LANDSCAPE PLAN - COMPOSITE CONCEPT LANDSCAPE PLAN - 30 SCALE OPEN AREA AND PUBLIC USE SPACE PLAN

A100 STREETSCAPE RENDERING A101 SCHEMATIC STREETSCAPE ELEVATIONS

A102 SCHEMATIC STREETSCAPE ELEVATIONS A110 FLOOR PLANS FLOOR PLANS

CSWM-3 CONCEPT STORMWATER MANAGEMENT DETAILS CSEC-1 CONCEPT SEDIMENT CONTROL PLAN

PMS-1 PAVEMENT MARKING AND SIGNAGE PLAN

FDA-1.0 FIRE ACCESS PLAN

SIGHT-1 ENTRANCE B SIGHT-2 ENTRANCE C

LFP-1 STREET TREE LOT FRONTAGE ANALYSIS

FINAL FOREST CONSERVATION PLAN APPROVED

FINAL FOREST CONSERVATION PLAN APPROVED-DETAILS & NOTES

FINAL FOREST CONSERVATION PLAN APPROVED-DETAILS-FOREST PLANTING AREA FINAL FOREST CONSERVATION PLAN AMENDMENT OVERALL & EXISTING TREE REMOVAL

FINAL FOREST CONSERVATION PLAN AMENDMENT – 30 SCALE

FFCPA – 4.0 FINAL FOREST CONSERVATION PLAN TREE LISTS AND DATA TABLES

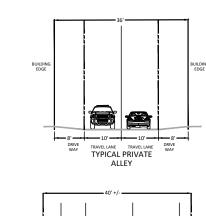
FINAL FOREST CONSERVATION PLAN TREE PRESERVATION NOTES FFCPA – 5.1 FINAL FOREST CONSERVATION PLAN SOIL PROFILE REBUILDING SPECIFICATION

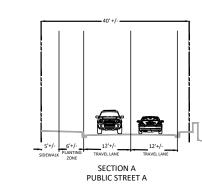
FFCPA – 5.2 FINAL FOREST CONSERVATION PLAN DETAILS AND PLANT LIST

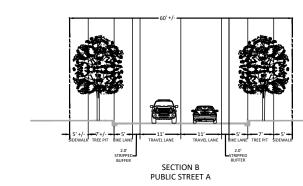
FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.ne 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with undergrour facilities in the area of proposed excavation and have those facilities

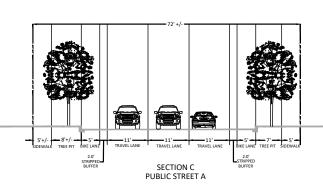
located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

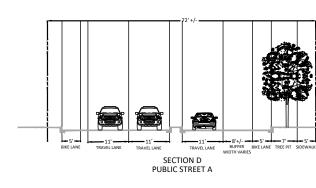


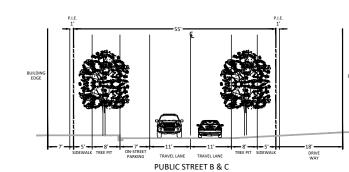


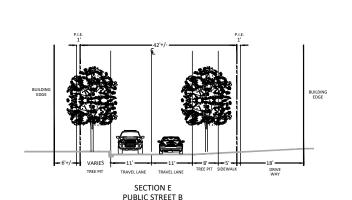












SCALE: 1"=60'

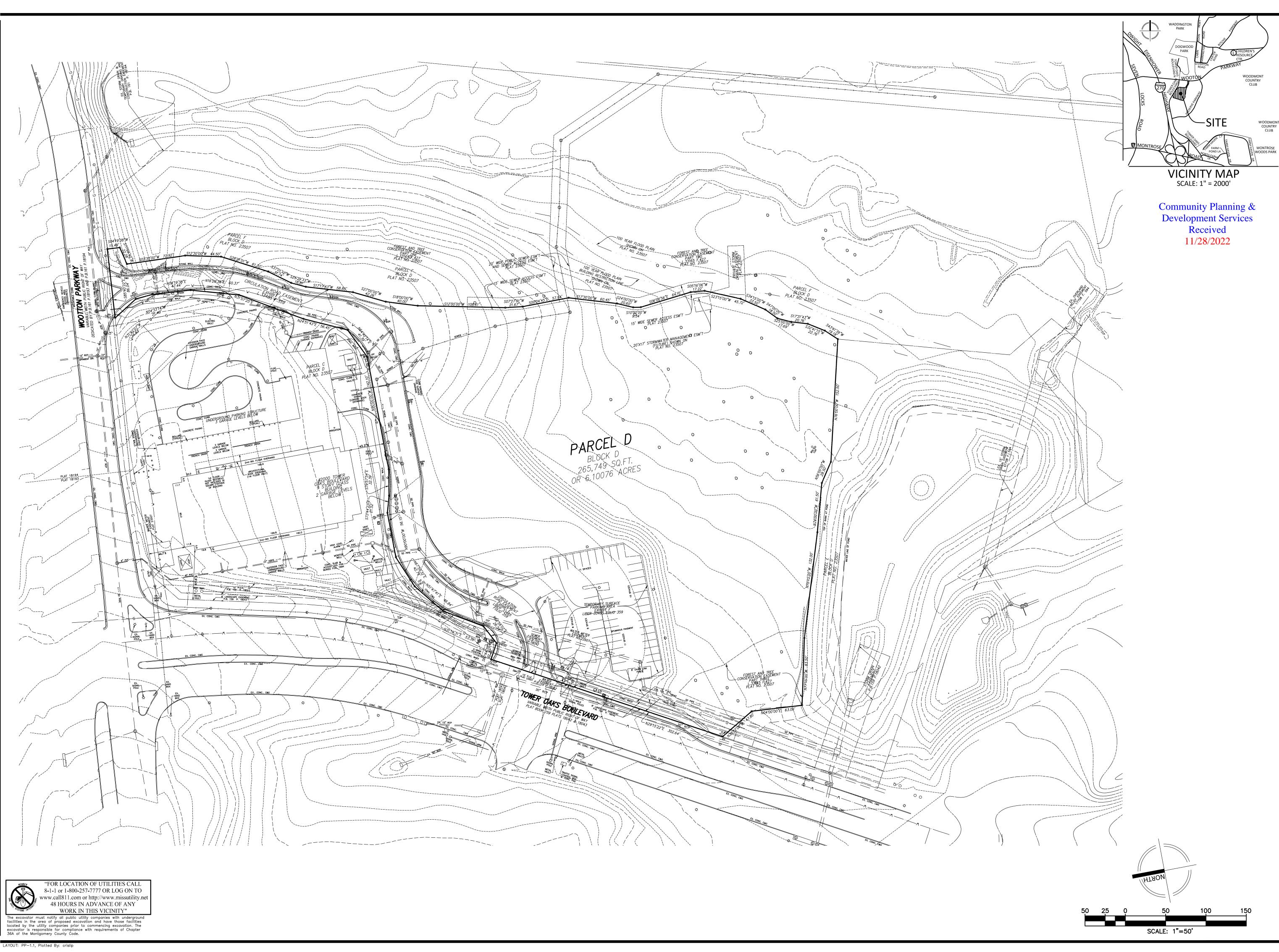
HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER ENGINEER'S NAME: MICHAEL B. GOODMAN, P.E

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SHEET NO.

DRAWN BY: DESIGNED BY: _ DATE ISSUED: NOV. 2022

PROJECT VM50567



VIKA MARYLAND, LLC

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Our Site Set on the Future.

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ENGINEER / PLANNER /
LANDSCAPE ARCHITECT:

VIKA MARYLAND, LLC

SUITE 400 GERMANTOWN, MD 20874 301.916.4100 CONTACT: MICHAEL GOODM

CONTACT: MICHAEL GOODMAN E-MAIL: GOODMAN@VIKA.COM

20251 CENTURY BOULEVARD

REVISIONS	DATE

TOWER PRESERVE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 217NW06
TAX MAP: GQ33

PROJECT PLAN
AMENDMENT
EXISTING
CONDITIONS



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: MICHAEL B. GOODMAN, P.E. LICENSE No.: 27721 EXPIRATION DATE: JULY 19, 2024

EXPIRATION DATE: JULY 19, 2024

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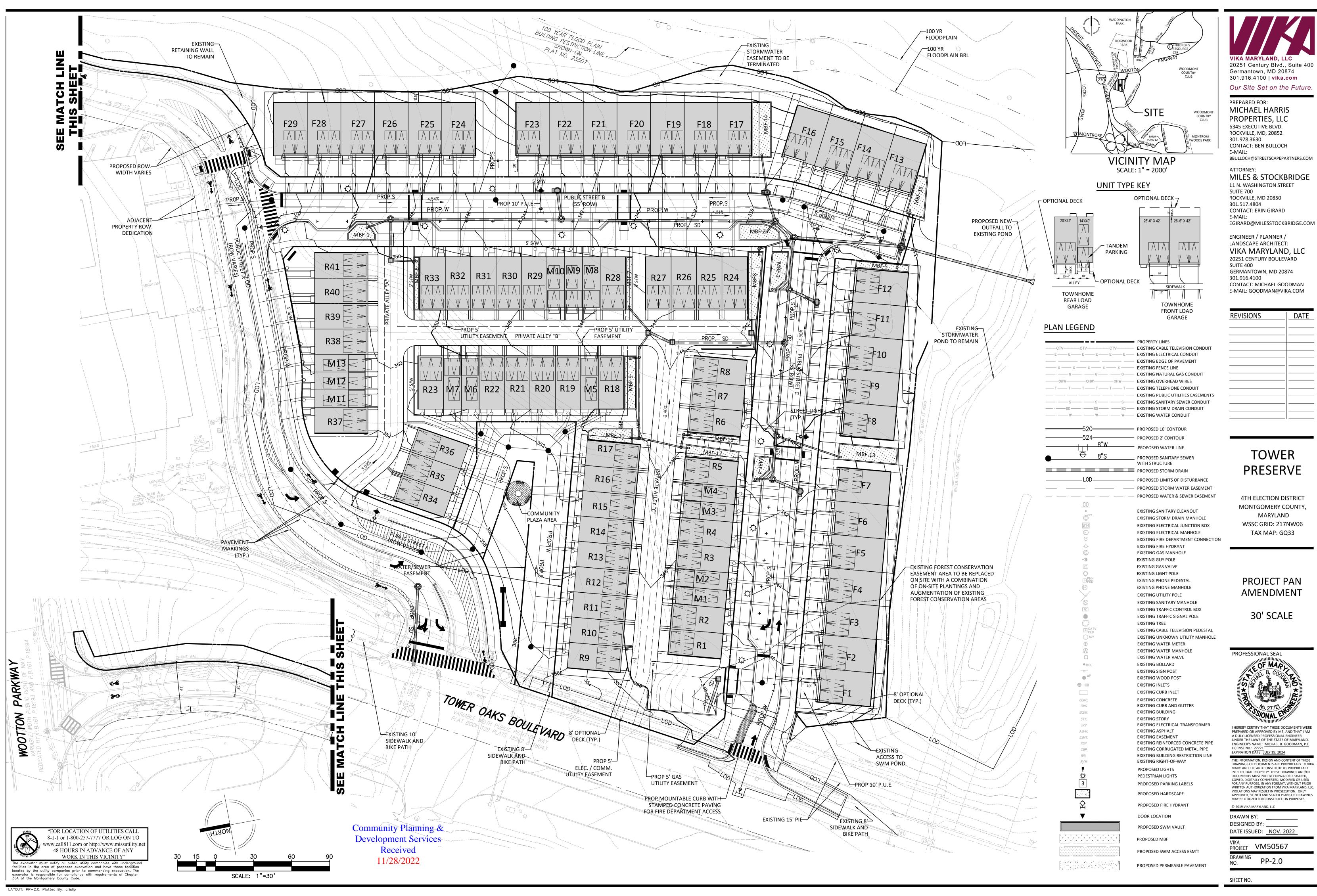
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DRAWN BY:
DESIGNED BY:
DATE ISSUED: NOV. 2022

VIKA
PROJECT VM50567

DRAWING
NO. PP-1.1

SHEET NO.



REVISIONS	DATE