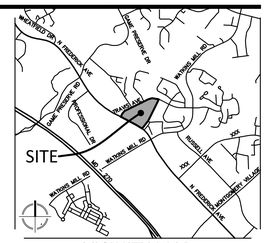
# TRAVIS AVENUE

## CONCEPT SITE PLAN




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
1954 GREENSPRING DRIVE
SUITE 330
TIMONIUM, MD 21093
410-427-4490
CONTACT: CAREN E. GARFIELD

DESIGN CONSULTANTS

ATTORNEY
LERCH, EARLY & BREWER, CHTD.
7600 WISCONSIN AVENUE
SUITE 700
BETHESDA MD, 20814
301.961.6095
CONTACT: STUART BARR

ARCHITECT
HORD COPLAN MACHT
700 EAST PRATT STREET
SUITE 1200
BALTIMORE MD, 21202
410.387.7911
CONTACT: MIGUEL IRAOLA, PLA

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: WILLIAM ROBINSON, P.E.

## PROJECT SUMMARY

| | |
|---|---|
| Zoning: | |
| Current: | C-2 |
| Proposed: | Corridor Development (CD) |
| Corridor Zone District: | Northern Employment |
| Total Tract Area of Subject Property: | 8.77 Acres |
| Total Number of Dwelling Units Proposed: | Up to 580 |
| Number of Dwelling Units/Acre: | Up to 67 |
| Square Footage of Office/Commercial: | Up to 48,000 sf (Minimum 10,000 sf) |

| | |
|---|---|
| **Waiver Request:** | |
| Building height | Not to exceed 76' |
| **Future Waiver Requests at time of Preliminary/Final Site Plan:** | |
| Parking Location | not setback 20' behind front building line |

## DEVELOPMENT STANDARD TABLE

| **Building Height - Zoning Code Reference Section. 24-160G.4(a)(3)** | |
|---|---|
| Maximum Permitted | 6 stories/not to exceed 65' |
| Submitted for Approval | 6 stories/not to exceed 76' |

| **Building Setback and Placement** | **Zoning Code Reference** | **Provided** |
|---|---|---|
| Buildings to be sited to front nearest public right-of-way. Buildings on corner lot shall front the major street. | Section. 24-160G.4(b)(1) | Building A and B front Frederick Avenue and Travis Avenue. |
| Loading docks and service areas shall be located to the rear of building and shall be screened by sight-tight fencing, walls, and/or natural vegetation. | Section. 24-160G.4(b)(3) | Loading/service area will be located internal to the building and will receive landscape screening. Access doors will be integrated into the architecture of the building. |

| **Building Setbacks - Section. 24-160G.4(c)** | **Required** | **Provided** |
|---|---|---|
| Frederick Avenue - Route 355 | not prescribed | 16' |
| Travis Avenue | not prescribed | 20' |
| Adjoining Residential (R-18) to the southeast | minimum 15' | 30' |

| **Parking and Access** | | **Provided** |
|---|---|---|
| All off-street parking shall be setback not less than 20' behind front building line | Section. 24-160G.4(e)(1) | Surface parking along Frederick Road setback to match existing condition to support ground floor retail. Waiver to be requested at Preliminary/Final Site Plan. |
| Provide 10' landscape perimeter between parking area and public space or between differing uses | Section. 24-160G.4(e)(2) | A minimum 10' landscape perimeter will be provided between parking areas and existing public rights-of-way. |
| All parking areas shall contain dedicated pedestrian ways to building entrances. | Section. 24-160G.4(e)(3) | Dedicated pedestrian ways provided to building entrances. |

| **Buffers** | | **Provided** |
|---|---|---|
| Provide adequate buffers between existing and proposed uses in form of fences, hedges, or walls. | Section. 24-160G.4(g) | Vegetative buffer to be provided between adjacent multifamily residential use and this mixed use proposal. |

## DEVELOPMENT SUMMARY

| | **Building A** | **Building B** | **Total** |
|---|---|---|---|
| **Residential**<br>**Multifamily**<br>Studio/Efficiency<br>1 Bedroom & 1 Bedroom with Den<br>2 Bedroom<br>3 Bedroom | Up to 290 Units | Up to 290 Units | Up to 580 units |
| **Non-Residential**<br>As permitted in Section 24-160G (see potential uses below) | Up to 40,000 sf | Up to 8,000 sf | Up to 48,000 sf (minimum 10,000 sf) |
| **Parking** | Up to 290 spaces | Up to 290 spaces | Up to 580 spaces |
| **Maximum Building Height** | Up to 76' | Up to 65' | -- |

**Notes:**

**1. Final residential unit mix, non-residential use, parking required, and buidling heights to be established with Preliminary/Final Site Plan.**

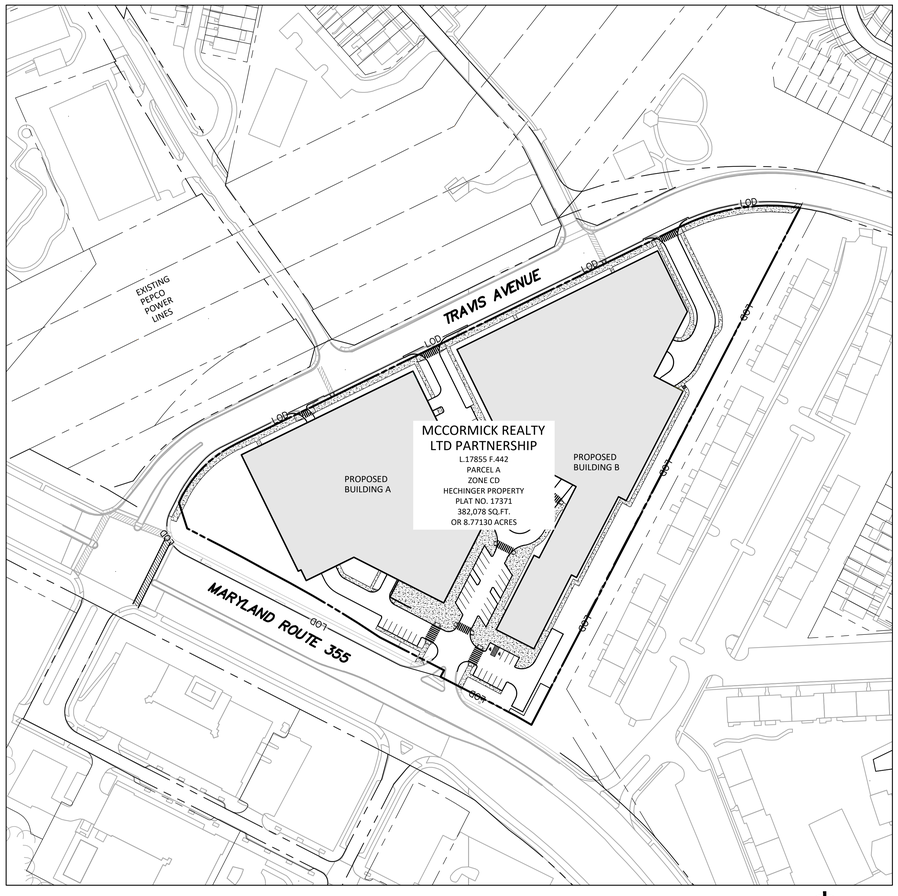
**2. Parking spaces numbers above include on-street and garage parking spaces.**

**3. Motorcycle and bicycle spaces will be provided per Section 24-219(a).**

**4. Final parking count will be provided per Section 24-219(b).**

## NON-RESIDENTIAL POTENTIAL USES

Integrated light manufacturing
Retail stores and businesses
Banks
Office
Restaurants
Personal service businesses (i.e. beauty parlors, barbershops, dry-cleaning)
Animal hospitals, animal boarding places and pet shops
Child and/or Adult Day Care Center
Educational institutions, private
Private clubs, lodges, fitness centers and amusement and recreational facilities
Repair and business services
Research, experimental or testing laboratories




SCALE: 1"=100'

## SHEET LIST

**CIVIL**

| SHEET NO. | PLAN TITLE |
|---|---|
| C100 | COVER SHEET |
| C101 | EXISTING CONDITIONS PLAN |
| C102 | CONCEPT SITE PLAN |
| C103 | CIRCULATION PLAN |

**ARCHITECTURE**

| SHEET NO. | PLAN TITLE |
|---|---|
| A100 | ILLUSTRATIVE CONCEPT SITE PLAN |
| A101 | ILLUSTRATIVE PERSPECTIVES AND SECTION DIAGRAMS |

## GENERAL NOTES

1. BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY PREPARED BY VIKA MARYLAND, LLC, MAY 2020.
2. EXISTING CONTOUR INTERVALS ARE 2'.
3. SUBJECT PROPERTY IS ZONED C-2. A REZONING APPLICATION (Z-8911-2021) HAS BEEN FILED TO REZONE TO CD (CORRIDOR DEVELOPMENT).
4. WATER CATEGORY IS 1 AND SEWER CATEGORIES IS 1.
5. NO PUBLIC ROADS ARE PROPOSED.
6. NO DEDICATION IS PROPOSED.
7. ALL INTERNAL ROADS AND TRAVEL WAY ARE PRIVATE.
8. BUILDING FOOTPRINTS SHOWN HEREIN ARE CONCEPTUAL AND ARE SUBJECT TO MODIFICATION AT FINAL SITE PLAN. FINAL FOOTPRINTS SHALL FIT WITHIN THE BUILD TO LINES AT PRELIMINARY/FINAL SITE PLAN.
9. LIMITS OF DISTURBANCE SHOWN HEREIN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION AT PRELIMINARY/FINAL SITE PLAN.
10. OPEN SPACE AREAS SHOWN HEREIN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION AT PRELIMINARY/FINAL SITE PLAN.
11. ALL REFERENCES TO AREA MEASURED IN UNITS OF SQUARE FEET ARE APPROXIMATE.
12. PARKING DESIGN AND PAVEMENT MARKING WILL COMPLY WITH STANDARDS OF ARTICLE XI OF THE ZONING CODE.

| REVISIONS | DATE |
|---|---|
| | |

TRAVIS AVENUE

9TH ELECTION DISTRICT
MONTGOMERVY COUNTY, MARYLAND
WSSC GRID: 225NW10 AND 225NW11
TAX MAP:FT33

COVER SHEET

PROFESSIONAL SEAL

STATE OF MARYLAND · WILLIAM ROBINSON · NO. 43113 · 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: WILLIAM ROBINSON, P.E. LICENSE No.: 43113 EXPIRATION DATE: DECEMBER 19, 2022

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 FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED IN WHOLE OR PART FOR ANY PURPOSE 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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DESIGNED BY: JJB
DATE ISSUED: 11/19/2021

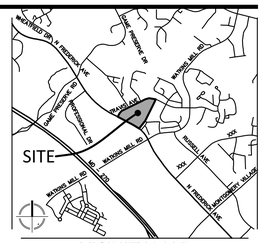
VIKA PROJECT VM50421A

DRAWING NO.

SHEET NO. C100

## PLAN LEGEND

| | |
|---|---|
| PROPERTY LINES | EXISTING GUY POLE |
| EXISTING CABLE TELEVISION CONDUIT | EXISTING GAS VALVE |
| EXISTING ELECTRICAL CONDUIT | EXISTING LIGHT POLE |
| EXISTING EDGE OF PAVEMENT | EXISTING PHONE PEDESTAL |
| EXISTING FENCE LINE | EXISTING PHONE MANHOLE |
| EXISTING NATURAL GAS CONDUIT | EXISTING UTILITY POLE |
| EXISTING OVERHEAD WIRES | EXISTING SANITARY MANHOLE |
| EXISTING TELEPHONE CONDUIT | EXISTING TRAFFIC CONTROL BOX |
| EXISTING PUBLIC UTILITIES EASEMENTS | EXISTING TRAFFIC SIGNAL POLE |
| EXISTING SANITARY SEWER CONDUIT | EXISTING TREE |
| EXISTING STORM DRAIN CONDUIT | EXISTING CABLE TELEVISION PEDESTAL |
| EXISTING WATER CONDUIT | EXISTING UNKNOWN UTILITY MANHOLE |
| EXISTING ZONE LIMITS | EXISTING WATER METER |
| EXISTING PARKING LABEL | EXISTING WATER MANHOLE |
| EXISTING SANITARY CLEANOUT | EXISTING WATER VALVE |
| EXISTING STORM DRAIN MANHOLE | EXISTING BOLLARD |
| EXISTING ELECTRICAL JUNCTION BOX | EXISTING SIGN POST |
| EXISTING ELECTRICAL MANHOLE | EXISTING WOOD POST |
| EXISTING FIRE DEPARTMENT CONNECTION | EXISTING INLETS |
| EXISTING FIRE HYDRANT | EXISTING CURB INLET |
| EXISTING GAS MANHOLE | EXISTING CONCRETE |
| | EXISTING CURB AND GUTTER |
| | EXISTING BUILDING |
| | EXISTING STORY |
| | EXISTING ELECTRICAL TRANSFORMER |
| | EXISTING ASPHALT |
| | EXISTING EASEMENT |
| | EXISTING REINFORCED CONCRETE PIPE |
| | EXISTING CORRUGATED METAL PIPE |
| | EXISTING BUILDING RESTRICTION LINE |
| | EXISTING RIGHT-OF-WAY |




VICINITY MAP
SCALE: 1" = 2000'

MARYLAND ROUTE 355
WIDTH VARIES
SHA PLAT NO. 86131

OLD GAME PRESERVE ROAD

TRAVIS AVENUE
60 FOOT WIDE
PLAT NO. 17371

TRAVIS VIEW COURT

N/F KENSINGTON REALTY INC L.21872 F.544
CITY OF GAITHERSBURG RESIDUE OF P. 293 L.7723 F.634

MCCORMICK REALTY LTD PARTNERSHIP
PARCEL A
L.17855 F.442
HECHINGER PROPERTY
PLAT NO. 17371
382,078 SQ.FT.
OR 8.77130 ACRES
1 STORY CONCRETE
#18501
N FREDERICK AVENUE
FF: 409.2

1 STORY CMU
#18503
#18505
#18507
#18509
#18521
N FREDERICK AVENUE

2 STORY CONCRETE
#18523
N FREDERICK AVENUE

STOP
BRICK STUCCO
#18519
FF: 397.38

CONC. PAD OUTDOOR STORAGE
STEEL COLUMNS (TYP.)

STORMWATER MANAGEMENT SEE NOTE #11

TRAVIS PARK
N/F
MONTGOMERY MEADOWS HOA
L.8028 F.545
PAR Q

PARCEL B
TOWN AND COUNTRY
GAITHERSBURG

PARCEL A

PARCEL E TOWN AND COUNTRY GAITHERSBURG

N17°41'13"W 44.30'
N62°46'17"W 63.30'
N62°46'17"W 317.74'
N27°27'23"E 12.00'
N62°46'17"W 108.66'
N63°57'14"E 807.57'
S27°27'23"W 949.80'

SCALE: 1" = 30'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| REVISIONS | DATE |
|---|---|

# TRAVIS AVENUE

9TH ELECTION DISTRICT
MONTGOMERVY COUNTY, MARYLAND
WSSC GRID: 225NW10 AND 225NW11
TAX MAP:FT33

## EXISTING CONDITIONS PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND · WILLIAM D ROBINSON · PROFESSIONAL ENGINEER · NO. 43313

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: WILLIAM ROBINSON, P.E.
LICENSE No.: 43313
EXPIRATION DATE: DECEMBER 19, 2022


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DESIGNED BY: JJB
DATE ISSUED: 11/19/2021
VIKA PROJECT: VM50421A
DRAWING NO.:

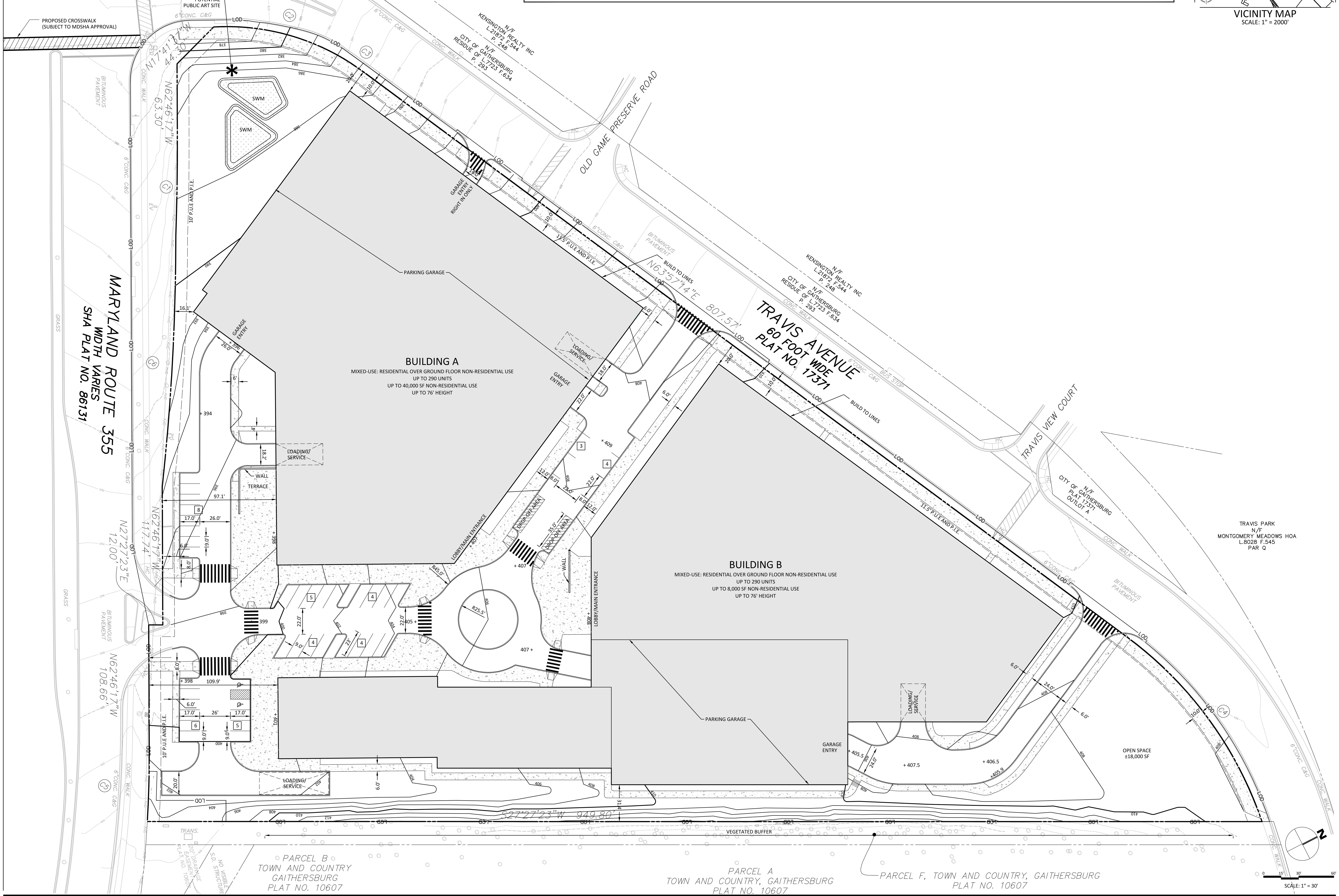
SHEET NO. C101

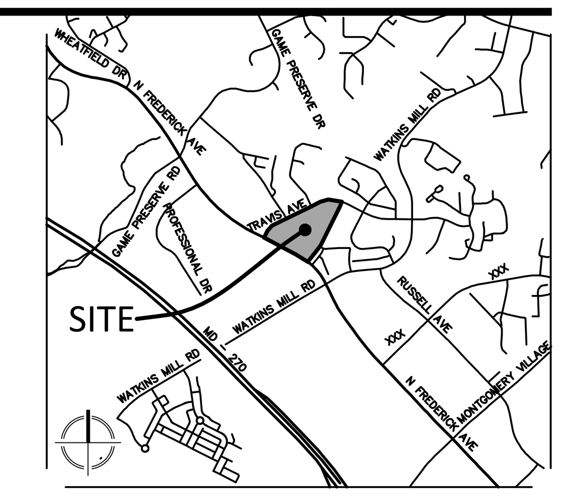

Z:\2000\50\05\00\02\15\ADD\CONCEPT\PLOT SHEETS\50421001_C101.dwg, Travis, November 19, 2021 2:12:47 PM

LAYOUT: C101, Plotted By: buchheister

## PLAN LEGEND

| Symbol | Description |
|---|---|
| | PROPERTY LINES |
| CTV | EXISTING CABLE TELEVISION CONDUIT |
| E | EXISTING ELECTRICAL CONDUIT |
| | EXISTING EDGE OF PAVEMENT |
| X | EXISTING FENCE LINE |
| G | EXISTING NATURAL GAS CONDUIT |
| OHW | EXISTING OVERHEAD WIRES |
| T | EXISTING TELEPHONE CONDUIT |
| | EXISTING PUBLIC UTILITIES EASEMENTS |
| S | EXISTING SANITARY SEWER CONDUIT |
| SD | EXISTING STORM DRAIN CONDUIT |
| W | EXISTING WATER CONDUIT |
| | EXISTING ZONE LIMITS |
| 520 | PROPOSED 10' CONTOUR |
| 524 | PROPOSED 2' CONTOUR |
| | EXISTING PARKING LABEL |
| CO | EXISTING SANITARY CLEANOUT |
| | EXISTING STORM DRAIN MANHOLE |
| EJ | EXISTING ELECTRICAL JUNCTION BOX |
| E | EXISTING ELECTRICAL MANHOLE |
| | EXISTING FIRE DEPARTMENT CONNECTION |
| | EXISTING FIRE HYDRANT |
| G | EXISTING GAS MANHOLE |
| | EXISTING GUY POLE |
| | EXISTING GAS VALVE |
| | EXISTING LIGHT POLE |
| PHN PED | EXISTING PHONE PEDESTAL |
| P | EXISTING PHONE MANHOLE |
| | EXISTING UTILITY POLE |
| S | EXISTING SANITARY MANHOLE |
| TC | EXISTING TRAFFIC CONTROL BOX |
| | EXISTING TRAFFIC SIGNAL POLE |
| | EXISTING TREE |
| CATV PED | EXISTING CABLE TELEVISION PEDESTAL |
| MH | EXISTING UNKNOWN UTILITY MANHOLE |
| | EXISTING WATER METER |
| W | EXISTING WATER MANHOLE |
| | EXISTING WATER VALVE |
| BOL | EXISTING BOLLARD |
| | EXISTING SIGN POST |
| WP | EXISTING WOOD POST |
| | EXISTING INLETS |
| | EXISTING CURB INLET |
| CONC. | EXISTING CONCRETE |
| C&G | EXISTING CURB AND GUTTER |
| BLDG. | EXISTING BUILDING |
| STY. | EXISTING STORY |
| TRV | EXISTING ELECTRICAL TRANSFORMER |
| ASPH. | EXISTING ASPHALT |
| ESMT. | EXISTING EASEMENT |
| RCP | EXISTING REINFORCED CONCRETE PIPE |
| CMP | EXISTING CORRUGATED METAL PIPE |
| BRL | EXISTING BUILDING RESTRICTION LINE |
| R/W | EXISTING RIGHT-OF-WAY |
| | PROPOSED SWM FACILITY |
| 3 | PROPOSED PARKING LABELS |
| | PROPOSED HARDSCAPE |

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| REVISIONS | DATE |
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| | |

# TRAVIS AVENUE

9TH ELECTION DISTRICT
MONTGOMERVY COUNTY, MARYLAND
WSSC GRID: 225NW10 AND 225NW11
TAX MAP:FT33

## CONCEPT SITE PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND
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DESIGNED BY: JJB
DATE ISSUED: 11/19/2021

VIKA PROJECT: VM50421A
DRAWING NO.:
SHEET NO.: C102

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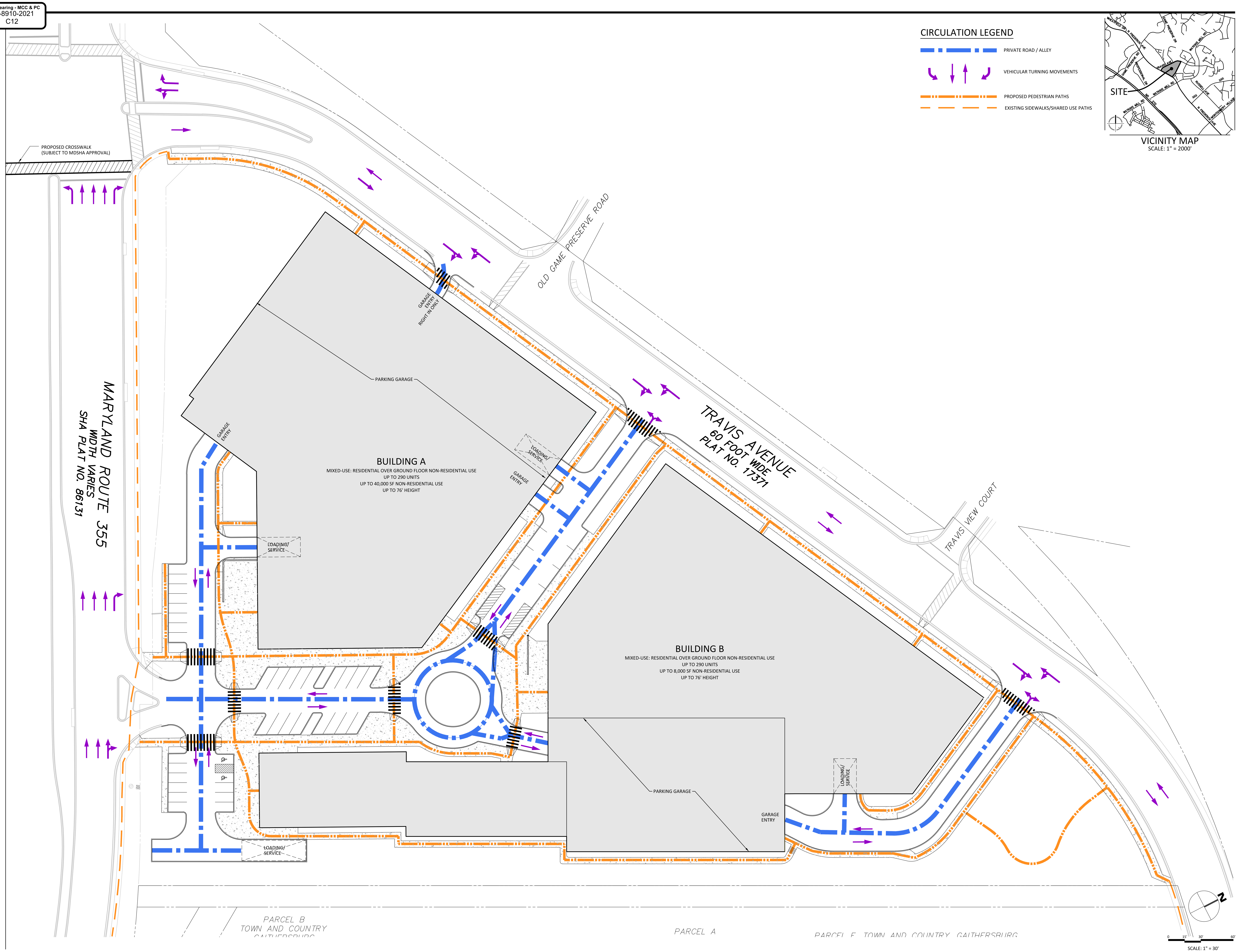
LAYOUT: C102, Plotted By: buchheister

Joint Hearing - MCC & PC
SP-8910-2021
C12

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| REVISIONS | DATE |
| --- | --- |

# TRAVIS AVENUE

9TH ELECTION DISTRICT
MONTGOMERVY COUNTY, MARYLAND
WSSC GRID: 225NW10 AND 225NW11
TAX MAP:FT33

## CIRCULATION PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND
WILLIAM D ROBINSON
NO. 43113
PROFESSIONAL ENGINEER

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ENGINEER'S NAME: WILLIAM ROBINSON, P.E.
LICENSE No.: 43113
EXPIRATION DATE: DECEMBER 19, 2022

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DESIGNED BY: JJB
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VIKA PROJECT VM50421A
DRAWING NO.
SHEET NO. C103

Z:\50000-50500\50421\CADD\CONCEPT\PLOT SHEETS\50421100_P_CIRCULATION.dwg ~ Friday, November 19, 2021 2:32:08 PM

LAYOUT: C103, Plotted By: buchheister