



PREPARED FOR:
PULTE HOME
COMPANY, LLC
9302 LEE HIGHWAY
SUITE 1000
FAIRFAX, VA 22031
703.934.9367
DAVID DeMARCO
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DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: MICHAEL GOODMAN, PE

ATTORNEY
LERCH, EARLY & BREWER,
CHTD.

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CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER
GOROVE SLADE
1140 CONNECTICUT AVE NW, SUITE 1010
WASHINGTON, DC 20036
202.296.8625
CONTACT: KATIE WAGNER

UNIT TYPE KEY

Property Information			
Zoning		MXE	
Tract Area	507,038 SF	11.64 AC	
Proposed Dedications	0.5F	0.00 AC	
Site Area	507,038 SF	11.64 AC	
Development Program			
Residential Units	142		
Front Loaded Townhomes	44		
Rear Loaded Townhomes	66		
Condominiums	32		
MPDUs			
Minimum Required		%	
Proposed	22	15.0%	
	22	15.0%	
Building Setback			
Townhomes/Condominiums	Maximum Allowed	Maximum Requested	
	120'	60'	
Open Space			
	Minimum Required	Proposed (minimum)	
Open Area (includes public use space)	20%, 101,408 SF	20.0%, 101,654 SF	
Public Use Space	5%, 25,352 SF	5.1%, 26,000 SF	
Building Setbacks			
	Minimum Required	Proposed	
Minimum width at Front yard	10'	10'	
Setback abutting ROW	0' or 10' if provided	25' Redland, 10' Piccard	
Side abutting Non-Residential	0' or 10' if provided	10' Piccard	
Side abutting Residential	25' or height of building, whichever is greater	N/A	
Rear	0' or 10' if provided	10'	
Parking			
	Minimum Required	Proposed	
Townhome, 44 front load (2 per unit)	88	88	
Townhome, 66 rear load (2 per unit)	132	263	
Condominium 2+br (1.5 per unit)	48	48	
	268	399	
Excess/Visitor Parking			
On-Street Parking		27	
Excess from parking from front load townhome units		0.0	
		27.0	
		0.61 space per unit	
Accessible Parking			
	Minimum Required	Proposed	
Condominium	1	1	
Bicycle Parking			
	Minimum Required (1/50 Short, 1/3 Long)	Proposed	
Condominium	1 long, 11 short	13	

REVISIONS	DATE
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[illegible]

PICCARD/CURIE
PROPERTY

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW09
TAX MAP: FS61

PAM EXHIBIT

PROFESSIONAL SEAL

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DRAWN BY: MC
DESIGNED BY: EJS
DATE ISSUED: 09/03/2025

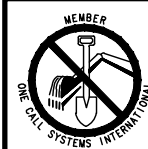
VIKA
PROJECT VM50727A
DRAWING

DRAWING NO. _____

SHEET NO. _____

SHEET NO. _____

NOT FOR CONSTRUCTION



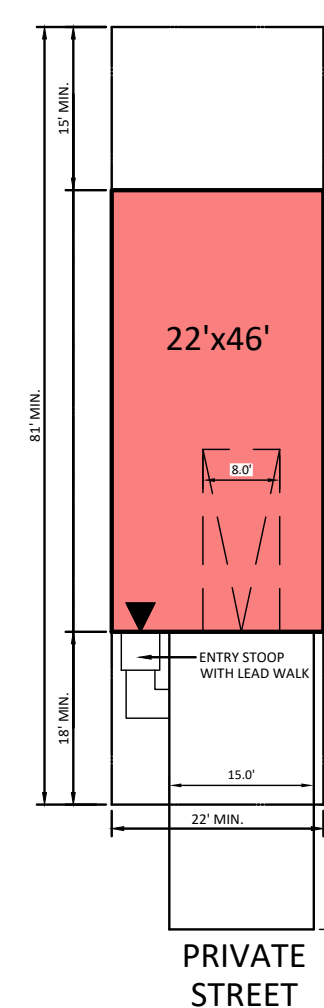
“FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or <http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY”

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.

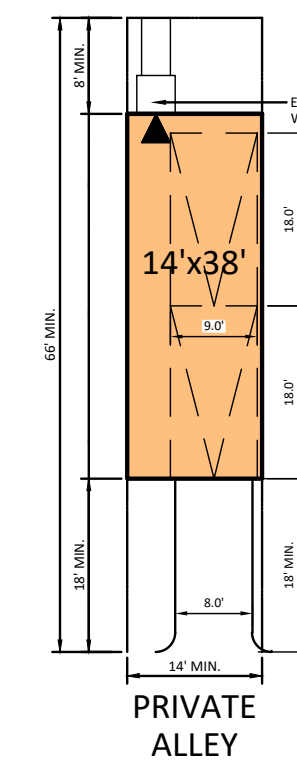
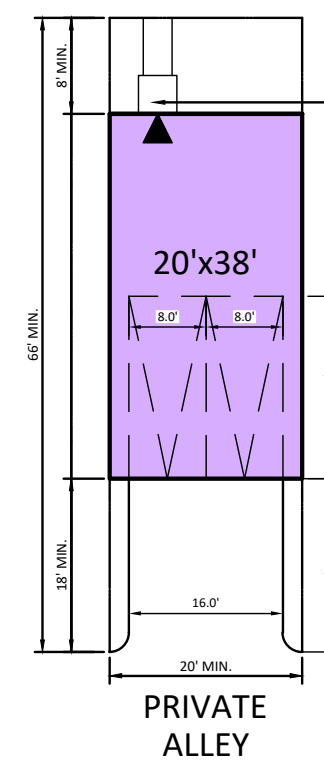
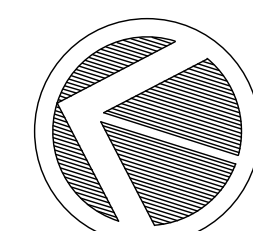
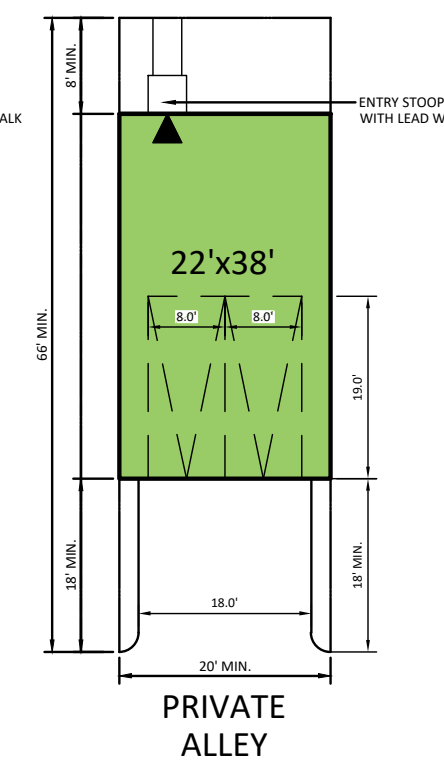
LAYOUT: PAM SITE, Plotted By: matt.crowell

UNIT TYPE KEY

RESIDENTIAL
TOWNHOUSE
FRONT LOAD -
22' EXTENDED



REAR

RESIDENTIAL
TOWNHOUSE
REAR LOAD - 20RESIDENTIAL
TOWNHOUSE
REAR LOAD - 22

30 15 0 40 80 120

SCALE: 1" = 40'