



Avalon Twinbrook Station

General Notes/Site Narrative

Property Information
 Lot/Block: Lot 1, Block E of Spring Lake Park, Halpine Subdivision
 Tax Map: GQ963
 Address: 12720 Twinbrook Parkway
 Rockville, Maryland 20852
 Site Area: 4.002 +/- ac.
 Zoning: Mixed Use Business (MXB)
 Planning Area: Twinbrook Neighborhood Plan, City of Rockville Planning Area 8

Boundary & Topography:
 This survey is in the Maryland Coordinate System (NAD83/CORS96, SPCS ZONE 1900, U.S. SURVEY FEET) based on GNSS observations post-processed by the National Geodetic Survey (NGS) Online Positioning User's Service (OPUS) using base stations AF9522 (Gaithersburg CORS ARP), AF1703 (U.S. Naval Observatory CORS ARP), and AF9646 (Goddard Space Center CORS ARP). The average combined scale/elevation factor for the site is 0.999943625.

All surface improvements shown hereon were located by Rodgers Consulting, Inc. in October, 2008.
 All property corner monumentation found was held unless otherwise shown hereon.

Streams, Floodplain & Watershed:
 There are no streams or floodplain present or within 100' of the subject site. The site is within the Rock Creek Watershed, Class I. Floodplain information is from Floodplain Insurance Rate Map number 24031C055D, dated Sept. 29, 2006.

Wetlands:
 There are no wetlands present on the site or within 100' of the site.

Soils:
 Soils information from the Montgomery County Soil Survey, 1995. Soils on-site are 400 - Urban Land.

Water & Sewer:
 The site is located within the City of Rockville water and sewer service area and is served by the Talbot Street storage tank, which has an overflow elevation of 491.0.

Public Schools:
 The site is within the Twinbrook Elementary, Julius West Middle, Richard Montgomery High School cluster.

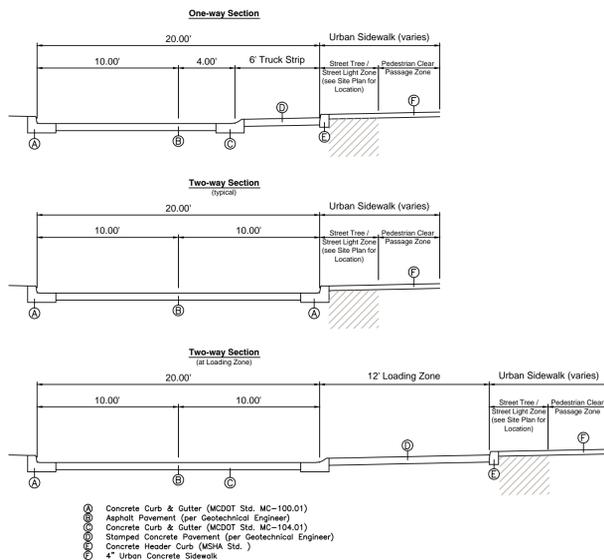
Historic/Cultural:
 No references to historic assets on site or in the area were found in a review of the City of Rockville on-line "Inventory of Properties in Historic Districts" or in the Maryland Historical Trusts on-line Inventory.

Site Description:
 The site is located 1,200 feet (0.23 miles) east of the Twinbrook Metro station. The site is currently an office park and affiliated surface parking lot. The site is a through lot that is bordered to the west by Ardennes Avenue, including a site access point, with the Halpine Baptist Church to the northwest and the Twinbrook Station mixed-use development (under construction USE2005-00685) to the southwest is zoned PD-TC. Directly to the north, the site is bounded by a lot owned by the City that is zoned MXB. The site is bordered by an office building to the northeast, zoned MXB. To the east, the site is bordered by Twinbrook Parkway, including a site access point. The site is bordered to the south by commercial buildings and the construction site for the seven-story Uniwest office building (USE2002-00642) zoned MXE.

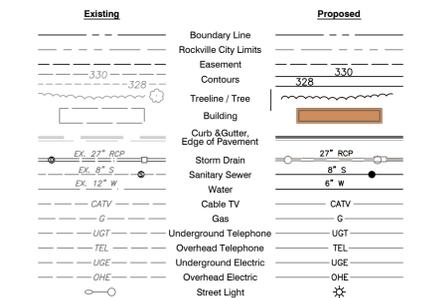
Site Utilities:
 The site is serviced by Comcast, Pepco, Verizon, Washington Gas and City of Rockville.

Trash Facilities:
 Trash and recycling facilities for the site are located within the garage.

Construction Data:
 Residential Structure is intended to be: Use Type R2 / Construction Type 5A
 Garage Structure is intended to be: Use Type S2 / Construction Type 2B



Site Plan Legend



Local Vicinity Map
 Scale 1" = 300'

Bulk Standards

Development Standards, pursuant to Section 25.13.03 (b) - MXB Zone		
	Required	Provided
Building Height:	55' (max.)	55'
Public Use Space:	20% (min.)	20%
Setbacks:		
Public RW	None required (10 min. if provided)	10'
Side (Residential)	25' or height of building, whichever is greater	n/a
Side (Non-Residential)	None required (10 min. if provided)	10'
Rear (Residential)	25' or 1/2 height of building, whichever is greater	n/a
Rear (Non-Residential)	None required (10 min. if provided)	n/a

Building Height, pursuant to Section 25.03.03.c.3 (b) (iv) - Through Lots

	datum elev.	max. mean roof elev.
For the purpose of calculating building height the main datum point will be the centerline elevation of Ardennes Avenue at the mid-point of frontage	351.52	406.52
The secondary datum point will be the centerline elevation of Ardennes Avenue at the mid-point of frontage	347.93	402.93

Terms of Measurement and Calculation pursuant to Section 25.03.03.c.3 (b) (iv) - Through Lots

Proposed Redevelopment

Residential Units by Type		dwelling units
Studio (Efficiency)		24
1-Bedroom		115
2-Bedroom		99
Summary Total		238
MPDU Units	12.5%	30
Market Rate Units		208

Non-Residential (associated services)

	sq. ft.
Leasing Office	±1,602
Fitness Center (non-staffed)	±1,852
Clubroom	±1,103
Summary Total	±4,557

Parking

Residential Parking Requirements, pursuant to Section 25.16.03 (d)			
	dwelling units	spaces / unit	auto spaces
Studio (Efficiency)	24	1	24
1-Bedroom	115	1.5	173
2-Bedroom	99	1.5	149
Sub-Total Total	238	1.45 avg.	346
dwelling units bicycle spaces / unit bicycle spaces			
Bicycle - Short Term	238	1 / 50	5
Bicycle - Long Term	238	1 / 3	80

Non-Residential Parking Requirements, pursuant to Section 25.16.03 (d)

	sq. ft.	sq. ft. / auto space	auto spaces
Leasing Office	±1,602	300	6
Fitness Center (non-staffed)	±1,852	n/a	0
Clubroom (non-staffed)	±1,103	n/a	0
Sub-Total Total	±4,557		6
sq. ft. bicycle spaces / sq. ft. bicycle spaces			
Bicycle - Short Term	±4,557	2 / 40,000	1
Bicycle - Long Term	±4,557	2 / 10,000	1

Summary Parking Requirements, pursuant to Section 25.16.03 (d)

	auto spaces	bicycle - short	bicycle - long
Residential	346	5	80
Support Services	6	1	1
Summary Total	352	6	81

Summary Parking Provided

	auto spaces	bicycle - short	bicycle - long
Garage	351	n/a	81
Surface	9	6	n/a
Summary Parking Provided	360	6	81

Summary ADA Parking

	van spaces	car spaces	ADA spaces
Garage	2	6	8
Surface	1	0	1
Summary Parking Provided	3	6	9

ADA Parking requirement per ADA standards for total site parking between 301 and 400 spaces

Swimming Pool Capacity

	pool area (sq. ft.)	sq. ft. / person	capacity
Depth < 5'	900	10	90
Depth > 5'	0	24	0
Summary	900		90

Pool Deck

	pool capacity	sq. ft. / person	min. deck area (sq. ft.)
Required	90	20	1,800
Provided			3,400

Signage

	location	sign area (sq. ft.)
Entrance Monument	Twinbrook Parkway	**
Entrance Monument	Ardennes Avenue	**
Building	Building Entrance	**
Summary		250 sf (max.)

**Signs permitted in the MKTD, MXCD, MXB, and MXE Zones 25.16.14.b.1 - (b) Total Aggregate Area - MXE and MXB Zones (i) The total area of all signs erected on a record lot in the MXE and MXB Zones must not exceed 250 square feet.

Owner:
 AvalonBay Communities
 Jon Cox
 2900 Eisenhower Avenue, Suite 300
 Alexandria, VA 22314
 703.317.4767

Attorney:
 Inowes & Blocher
 Barbara Sears, Esquire
 Samantha Mazo
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 301.961.5157

Civil Engineer/Landscape Architect:
 Rodgers Consulting
 Robert Graham
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 Germantown, MD 20874
 301.948.4700

Architect:
 SK&I Architectural Design Group
 Abed Benzina
 7735 Old Georgetown Road, Suite 1000
 Bethesda, MD 20814
 301.654.9300

Transportation Consultant:
 The Traffic Group
 Glenn Cook
 9900 Franklin Square Drive, Suite H
 Baltimore, Maryland 21236
 410.931.6600

REVISION	DATE	REVISION	DATE

Owner / Developer:
 Avalon Twinbrook Station
 AvalonBay Communities, Inc.
 2900 Eisenhower Avenue
 Suite 300
 Alexandria, Virginia 22314
 Jon Cox, Sr. V.P. Development (703) 317-4619

**Cover Sheet
 Site Plan
 (Level 2)**

RODGERS CONSULTING
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 Ph: 301.948.6256
 www.rodgers.com

BY	DATE
BASE DATA	Field 10-2008
DESIGNED	RAG 3-2009
DRAWN	RAG 3-2009
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	<input type="checkbox"/>
BY: _____	DATE: _____

Lot I, Block E, Spring Lake Park Halpine Subdivision
Avalon Twinbrook Station
 PAM2009-00007

L: 27665 F: 352
 City of Rockville, Rockville (4th) Election District,
 Montgomery County, Maryland

SCALE: 1" = 30'
 JOB No. 851-E
 DATE: Sept 2014
 SHEET No. 1 OF 2

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PRELIMINARY NOT FOR CONSTRUCTION

