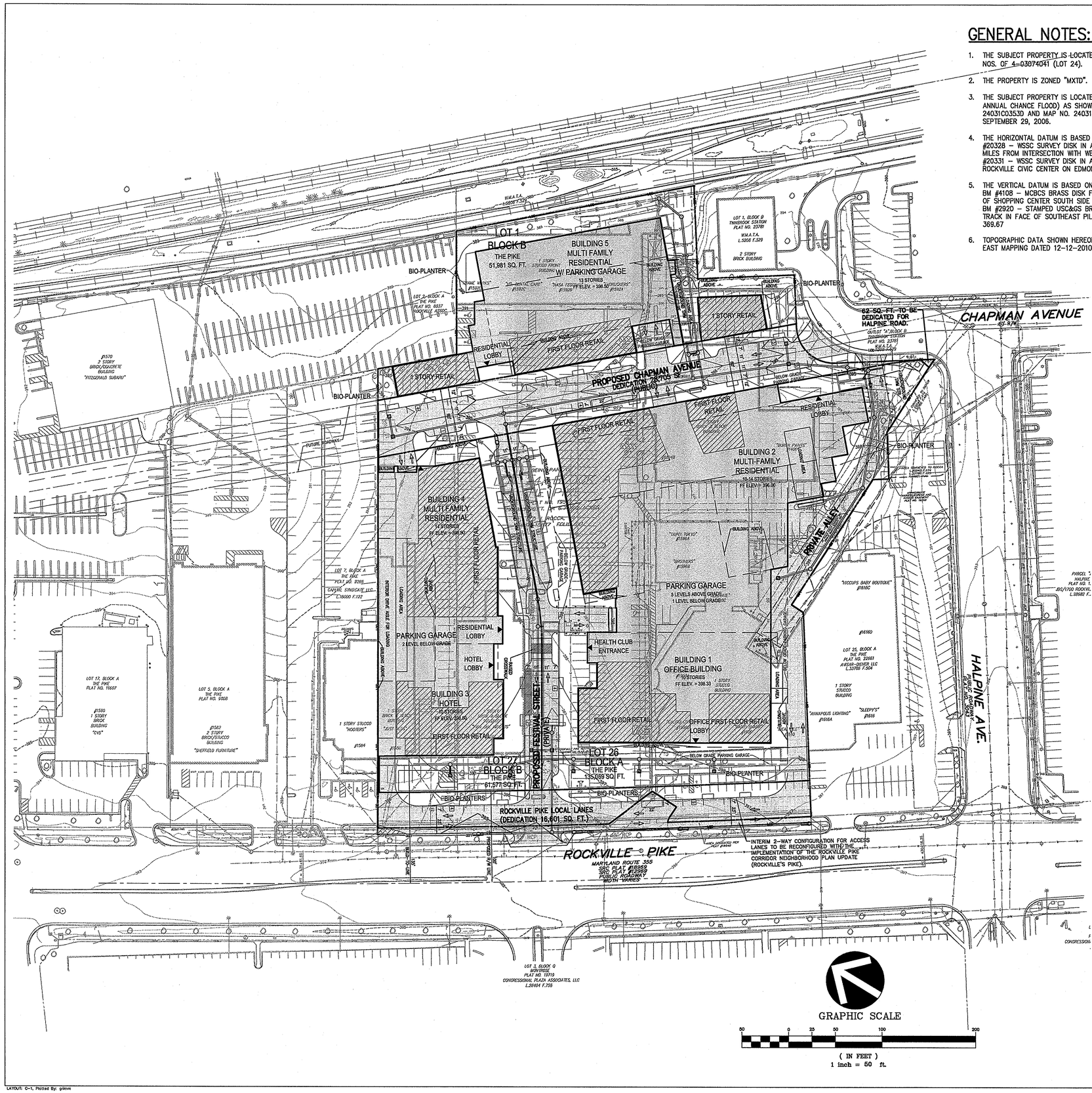
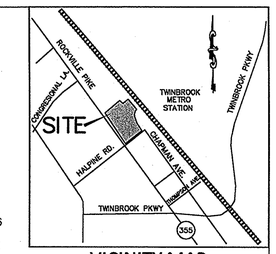


GENERAL NOTES:

1. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ63 WITH A TAX ACCOUNT NOS. OF 4=030740 41 (LOT 24).
2. THE PROPERTY IS ZONED "MXTD".
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24031C0353D AND MAP NO. 24031C0361D, BOTH FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
4. THE HORIZONTAL DATUM IS BASED ON THE FOLLOWING NGS CONTROL STATIONS (NAD83).
   #20328 – WSSC SURVEY DISK IN A CONCRETE MONUMENT FOUND ALONG GREAT FALLS ROAD, 0.6 MILES FROM INTERSECTION WITH WEST MONTGOMERY AVENUE. NORTH 513413.15 EAST 1266090.43
   #20331 – WSSC SURVEY DISK IN A CONCRETE MONUMENT FOUND AT THE PARKING AREA AT THE ROCKVILLE CIVIC CENTER ON EDMONSTON DRIVE. NORTH 504116.74 EAST 1282308.09
5. THE VERTICAL DATUM IS BASED ON THE FOLLOWING WSSC BENCHMARKS (NGVD29).
   BM #4108 – MCBCS BRASS DISK FOUND IN TOP OF CONCRETE CURB AT THE NORTHWEST CORNER OF SHOPPING CENTER SOUTH SIDE OF MONTROSE ROAD. ELEVATION = 398.46
   BM #2920 – STAMPED USC&GS BRASS DISK FOUND ON SOUTHEAST SIDE OF CSX RAIL ROAD TRACK IN FACE OF SOUTHEAST PILLAR, 400 FEET NORTHWEST OF RANDOLPH ROAD. ELEVATION = 369.67
6. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY PROVIDED BY NOR EAST MAPPING DATED 12–12–2010.



VICINITY MAP
SCALE: 1"=2,000'

DEVELOPMENT DATA TABLE (MXTD ZONE)

TRACT AREA		
GROSS TRACT AREA	6.75 AC	OR 293,940 SF
DEDICATION FOR ROCKVILLE PIKE		16,601 SF
DEDICATION FOR CHAPMAN AVENUE		28,705 SF
DEDICATION AT THE CORNER OF HALPINE AVENUE		62 SF
TOTAL AREA OF ROW DEDICATION		45,368 SF
NET TRACT AREA		248,575 SF (GROSS AREA - ROW DEDICATION)
GROSS FLOOR AREA*		
OFFICE		190,000 SF
RETAIL		46,000 SF
RESTAURANT		14,000 SF
HEALTH CLUB		36,000 SF
HOTEL (AREA)		115,000 SF
HOTEL (ROOMS)		200 RMS
RESIDENTIAL (650 UNITS)		850,000 SF
TOTAL GROSS FLOOR AREA		1,291,000 SF
DWELLING UNITS		
TOTAL MULTIFAMILY DWELLING UNITS		650 **

* GROSS FLOOR AREA MAY VARY BY USE BUT WILL NOT IN ANY CASE EXCEED THE OVERALL TOTAL
** UNIT BREAKDOWN TO BE DETERMINED AT SITE PLAN

	ZONING ORDINANCE DEVELOPMENT STANDARDS	PRELIMINARY SITE PLAN PROPOSED FOR APPROVAL
BUILDING HEIGHT	120 FT *	150 FT *
* 150FT MAX. IF APPROVED AS PART OF THE PROJECT PLAN APPROVAL		
SETBACKS		
FRONT	0 FT **	0 FT MIN
SIDE	0 FT **	10 FT MIN
REAR	0 FT **	10 FT MIN
BUILD-TO-LINE	135 FT FROM CENTERLINE OF ROCKVILLE PIKE	130 FT FROM CENTERLINE OF ROCKVILLE PIKE
** 10' MINIMUM IF PROVIDED		
OPEN AREA & PUBLIC USE SPACE		
OPEN AREA		
PERCENTAGE	15%	20% BASED ON NET LOT AREA
AREA	37,286 SF	49,700 SF
PUBLIC USE SPACE		
PERCENTAGE	10%	15% BASED ON NET LOT AREA
AREA	24,858 SF	37,300 SF

REQUIRED PARKING TABULATION	UNITS/AREA		PARKING RATE	SPACES
BICYCLE (SHORT TERM)				
OFFICE	190,000	SF	2 SP. PER 40,000 SF OF GFA	10
RETAIL	46,000	SF	2 SP. PER 5,000 SF OF GFA	18
RESTAURANT	14,000	SF	2 SP. PER 5,000 SF OF GFA	6
HEALTH CLUB	36,000	SF	2 SP. PER 2,000 SF OF GFA	36
HOTEL	200	RMS	2 SP. PER 40 ROOMS	10
RESIDENTIAL	850	UNITS	1 SP. PER 50 UNITS	17
			TOTAL	97
BICYCLE (LONG TERM)				
OFFICE	190,000	SF	2 SP. PER 10,000 SF OF GFA	38
RETAIL	46,000	SF	2 SP. PER 12,000 SF OF GFA	8
RESTAURANT	14,000	SF	2 SP. PER 12,000 SF OF GFA	2
HEALTH CLUB	36,000	SF	2 SP. PER 4,000 SF OF GFA	18
HOTEL	200	RMS	2 SP. PER 20 ROOMS	20
RESIDENTIAL	850	UNITS	1 SP. PER 3 UNITS	283
			TOTAL	369
AUTO				
OFFICE	190,000	SF	1 SP. PER 300 SF OF GFA	633
RETAIL	46,000	SF	1 SP. PER 200 SF OF GFA	230
RESTAURANT	14,000	SF	1 SP. PER 50 SF OF PATRON USE AREA*	210
			1 SP. PER 2 EMPLOYEES **	23
HEALTH CLUB	36,000	SF	1 SP. PER 15 SF OF PATRON BAR AREA***	NA
HOTEL	115,000	SF	1 SP. PER 200 SF OF GFA	160
	200	RMS	1 SP. PER ROOM	200
			1 SP. PER 2 EMPLOYEES ****	50
	10,000	SF	1 SP. PER 400 SF OF ASSEMBLY SPACES	25
RESIDENTIAL				
	638	*****	1 SP. PER 1 BEDROOM	638
	213	*****	1.5 SP. PER 2 OR MORE BEDROOM	319
			TOTAL	2,668

* PATRON USE AREA ASSUMED AT 75% OF GFA
** ASSUMED 1 EMPLOYEE PER 300 SF OF GFA
*** FOR BAR AREA ABOVE 10% OF PATRON USE AREA. ASSUMED NONE.
**** ASSUMED 1 EMPLOYEE PER 2 ROOMS
***** UNIT BREAKDOWN TO BE DETERMINED AT SITE PLAN

APPLICABLE PARKING REQUIREMENT
REDUCTIONS WITH PROXIMITY TO A TRANSIT STATION IF PROJECT WITHIN 3,696 FEET OF METRO 26%

PARKING CREDIT AND PROVIDED PARKING

	REQUIRED NUMBER OF SPACES PER 25.16.03.d	REQUIRED NUMBER OF SPACES AFTER TRANSIT PROXIMITY REDUCTION PER 25.16.03.h.3	SHARED USE ANALYSIS PER 25.16.03.h.6 WEEKDAY DAY	WEEKDAY EVENING	WEEKEND DAY	WEEKEND EVENING	NIGHTIME
OFFICE	633	489	469	47	47	23	23
RETAIL	230	170	85	153	170	119	9
RESTAURANT	233	173	86	173	173	173	17
HEALTH CLUB	180	133	67	133	133	133	13
HOTEL	275	204	142	204	142	204	142
RESIDENTIAL	956	708	425	637	566	637	708
TOTAL	2,508	1,656	1,274	1,346	1,231	1,289	913

TOTAL PARKING OF SPACES REQUIRED AFTER REDUCTIONS 1,346

PARKING SPACES PROVIDED		
GARAGE SPACES PROVIDED	APPROX.	1,304
SURFACE PARKING ALONG STREETS		54
TOTAL PARKING SPACES PROVIDED	APPROX.	1,358

PROFESSIONAL CERTIFICATION:

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.

LICENSED PROFESSIONAL ENGINEER JAGDISH MANDAVIA No. 20776 STATE OF MARYLAND

SIGNATURE DATE 4/5/11

JAGDISH MANDAVIA
PRINTED NAME
TITLE: ASSOCIATE

MARCH 22, 2013
EXPIRATION DATE

LICENSE No. 20776

TWINBROOK METRO CENTER

ROCKVILLE, MARYLAND

OWNER
Northwestern Mutual
Northwestern Mutual Life
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Milwaukee, WI 53202

APPLICANT/DEVELOPER
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WELLS + ASSOCIATES
170 Jennifer Road - Suite 260
Annapolis Maryland 21401
410.266.5723
Contact: Nancy Randall

SHEET TITLE
OVERALL SITE & ADJACENT AREA PLAN

SCALE	DATE	PROJ.#
1" = 50'	4-5-2011	M1625A

PROJECT PHASE: PRE-APPLICATION

MEETING/ PRELIMINARY SITE PLAN

DRAWING #

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LAYOUT: C-1, Plotted By: gwmm

If this drawing is not 24" x 36" it is a reduced print.