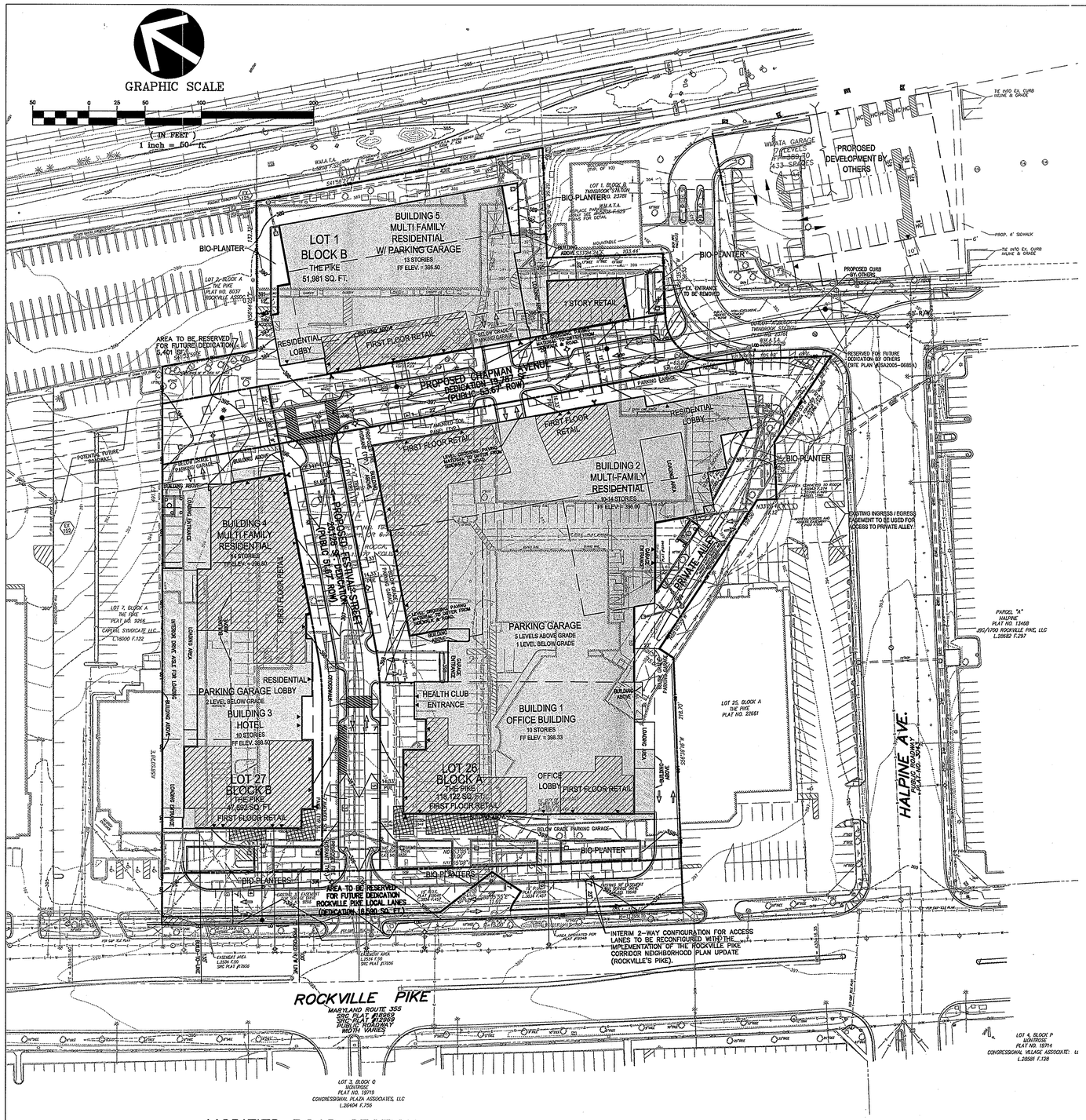
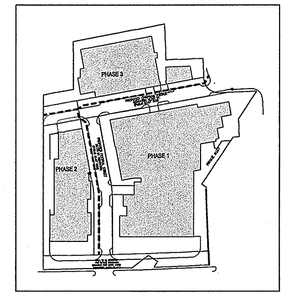
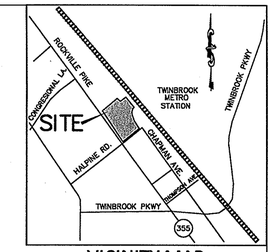




PHASING PLAN

1"=200'



VICINITY MAP

SCALE: 1"=2,000'

TWINBROOK METROPLACE

ROCKVILLE, MARYLAND

DEVELOPMENT DATA TABLE (MXTD ZONE)

TRACT AREA		
GROSS TRACT AREA	6.75 AC	OR 293,983 SF
DEDICATION FOR FESTIVAL AVENUE		20,128 SF
DEDICATION FOR ROCKVILLE PIKE		16,590 SF
DEDICATION FOR CHAPMAN AVENUE		19,787 SF
DEDICATION FOR FUTURE CHAPMAN AVENUE		5,401 SF
TOTAL AREA OF ROW DEDICATION		61,906 SF
NET TRACT AREA		232,077 SF (GROSS AREA - ROW DEDICATION)
GROSS FLOOR AREA*		
OFFICE		162,000 SF
RETAIL		39,000 SF
RESTAURANT		14,000 SF
OUTDOOR RESTAURANT SEATING		2,500 SF
HEALTH CLUB		36,000 SF
HOTEL (ASSEMBLY SPACE)		2,000 SF
HOTEL (ROOMS)		109,000 SF 190 ROOMS
RESIDENTIAL (UNITS)		772,000 SF 811 UNITS
TOTAL GROSS FLOOR AREA		1,135,499 SF
DWELLING UNITS		
TOTAL MULTIFAMILY DWELLING UNITS		811 **

* 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	PROJECT 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 **	0 FT MIN
BUILD-TO-LINE	135 FT FROM CENTERLINE OF ROCKVILLE PIKE	135 FT FROM CENTERLINE OF ROCKVILLE PIKE
** 10' MINIMUM IF PROVIDED		
OPEN AREA & PUBLIC USE SPACE		
OPEN AREA		
PERCENTAGE	15%	40% BASED ON NET LOT AREA
AREA	34,812 SF	93,739 SF
PUBLIC USE SPACE		
PERCENTAGE	10%	20% BASED ON NET LOT AREA
AREA	23,208 SF	46,360 SF

REQUIRED PARKING TABULATION	UNITS/AREA		PARKING RATE	SPACES
BICYCLE (SHORT TERM)				
OFFICE	162,000	-	2 SP. PER 40,000 SF OF GFA	8
RETAIL	39,000	-	2 SP. PER 5,000 SF OF GFA	16
RESTAURANT	14,000	-	2 SP. PER 5,000 SF OF GFA	6
OUTDOOR RESTAURANT SEATING	2,500	-	2 SP. PER 5,000 SF OF GFA	1
HEALTH CLUB	36,000	-	2 SP. PER 2,000 SF OF GFA	36
HOTEL	190	RMS	2 SP. PER 40 ROOMS	10
RESIDENTIAL (UNITS)	811	UNITS	1 SP. PER 50 UNITS	16
			TOTAL	92
BICYCLE (LONG TERM)				
OFFICE	162,000	-	2 SP. PER 10,000 SF OF GFA	32
RETAIL	39,000	-	2 SP. PER 12,000 SF OF GFA	7
RESTAURANT	14,000	-	2 SP. PER 12,000 SF OF GFA	2
OUTDOOR RESTAURANT SEATING	2,500	-	2 SP. PER 12,000 SF OF GFA	0
HEALTH CLUB	36,000	-	2 SP. PER 4,000 SF OF GFA	18
HOTEL	190	RMS	2 SP. PER 20 ROOMS	19
RESIDENTIAL (UNITS)	811	UNITS	1 SP. PER 3 UNITS	270
			TOTAL	349
AUTO				
OFFICE	162,000	-	1 SP. PER 300 SF OF GFA	540
RETAIL	39,000	-	1 SP. PER 200 SF OF GFA	195
RESTAURANT	14,000	-	1 SP. PER 50 SF OF PATRON USE AREA*	210
			1 SP. PER 2 EMPLOYEES **	23
			1 SP. PER 15 SF OF PATRON BAR AREA***	NA
OUTDOOR RESTAURANT SEATING	2,500	-	1 SP. PER 50 SF OF OUTDOOR PATRON USE AREA*	23
HEALTH CLUB	36,000	-	1 SP. PER 200 SF OF GFA	180
HOTEL	2,000			
	190	RMS	0.33 SP. PER ROOM ****	63
	10,000	SF	1 SP. PER 2 EMPLOYEES *****	48
			1 SP. PER 400 SF OF ASSEMBLY SPACES	25
RESIDENTIAL (UNITS)				
	608	******	1 SP. PER 1 BEDROOM	608
	203	******	1.5 SP. PER 2 OR MORE BEDROOM	304
			TOTAL	2,219

* 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.
**** PER FOOTNOTE 1 OF SECTION 25.16.03d
***** ASSUMED 1 EMPLOYEE PER 2 ROOMS
****** UNIT BREAKDOWN TO BE DETERMINED AT SITE PLAN

APPLICABLE PARKING REQUIREMENT

REDUCTIONS TO BE APPROVED BY MAYOR AND COUNCIL PER 25.16.03.h.1	21%

PARKING CREDIT AND PROVIDED PARKING

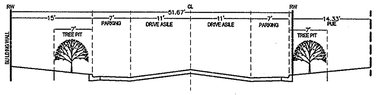
	REQUIRED NUMBER OF SPACES PER 25.16.03.d	REQUIRED NUMBER OF SPACES AFTER APPROVAL BY MAYOR & COUNCIL PER 25.16.03.h.1	SHARED USE ANALYSIS PER 25.16.03.h.6 WEEKDAY DAY	WEEKDAY EVENING	WEEKEND DAY	WEEKEND EVENING	NIGHTTIME
OFFICE	540	432	432	43	43	22	22
RETAIL	195	156	78	140	156	109	8
RESTAURANT	217	173	87	173	173	173	17
RESTAURANT SEATING	23	19	9	19	19	19	2
HEALTH CLUB	180	144	72	144	144	144	14
HOTEL	135	108	76	108	76	108	76
RESIDENTIAL	912	730	438	657	584	657	730
TOTAL	2,203	1,762	1,192	1,285	1,195	1,232	869
TOTAL PARKING OF SPACES REQUIRED AFTER REDUCTIONS				1,285			

PARKING SPACES PROVIDED		
GARAGE SPACES PROVIDED	APPROX.	1,278
SURFACE PARKING ALONG STREETS		13
TOTAL PARKING SPACES PROVIDED	APPROX.	1,291
		99%

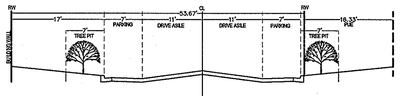
GENERAL NOTES:

1. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ63 WITH A TAX ACCOUNT NOS. OF 4-03074041 (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 – MCGCS 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.
7. THE GROSS TRACT AREA IS 6.75 ACRES.
8. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE CITY OF ROCKVILLE'S INVENTORY OF HISTORIC PROPERTIES, AND THERE ARE NO HISTORIC RESOURCES ON THE PROPERTY.
9. THERE ARE NO WATERS OF THE UNITED STATES, WETLANDS, 100 YEAR FLOOD PLAINS, OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY. THIS SITE IS NOT WITHIN AN SPA OR PMA.
10. THE SUBJECT PROPERTY IS LOCATED IN THE CABIN JOHN CREEK WATERSHED AND THE ROCK CREEK WATERSHED. THE DIVIDING LINE APPEARS TO RUN THROUGH THE MIDDLE OF THE PROPERTY. BOTH WATERSHEDS ARE A CLASS I STREAM.
11. THE SUBJECT PROPERTY WAS FIELD SURVEYED BY VIKA, INC., ON 1/25/11.
12. THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 216NW6.
13. THE SUBJECT PROPERTY IS PROPOSED FOR HIGH RISE MULTI-FAMILY AND COMMERCIAL / MIXED USE DEVELOPMENT.
14. EXISTING UTILITIES AND ASSOCIATED EASEMENTS TO BE REMOVED AND ABANDONED UPON CONFIRMATION THAT THEY DO NOT SERVE ANY BUILDING OUTSIDE OF EXISTING LOT 25, AND UPON REPLACEMENT BY NEW UTILITIES TO BE CONSTRUCTED UNDER THIS PLAN.

MODIFIED ROAD SECTION



FESTIVAL STREET
NOT TO SCALE



CHAPMAN AVENUE
NOT TO SCALE

WAIVERS & MODIFICATIONS:

A. THIS PLAN PROPOSES A REDUCTION OF THE PARKING REQUIREMENT TO BE APPROVED BY THE MAYOR AND COUNCIL AS SHOWN ON PARKING TABLE.
B. IN ORDER TO PROVIDE FOR A NARROWER TRAVEL LANE SECTION AND WIDER SIDEWALKS, A VARIANCE OF THE STANDARD BUSINESS DISTRICT ROAD SECTION AND PARKING SPACE SIZES TO BE PROCESSED WITH THE APPROVAL OF THIS PLAN.
C. THIS PLAN PROPOSES A WAIVER/MODIFICATION OF TRUNCATION OF RIGHT OF WAY AT ALL PUBLIC ROAD INTERSECTIONS.

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.

STATE OF MARYLAND — JAGDISH CHENGALAL MANDAVIA — No. 20776 — REGISTERED PROFESSIONAL ENGINEER

SIGNATURE — DATE 7/22/11

JAGDISH MANDAVIA
PRINTED NAME
TITLE: ASSOCIATE

MARCH 22, 2013
EXPIRATION DATE

LICENSE No. 20776

OWNER

Northwestern Mutual
Northwestern Mutual Life
720 Wisconsin Avenue
Milwaukee, WI 53202

APPLICANT/DEVELOPER

TWINBROOK PARTNERS LLC
5425 Wisconsin Avenue - Suite 600
Chevy Chase , MD 20815
301.951.2744
Contact: James A. Alexander

ARCHITECT

TORTI GALLAS AND PARTNERS
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Silver Spring Maryland 20874
301.588.4800
Contact: Daniel Ashtary

CONSULTANTS

VIKA
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Germantown, MD 20874
301.916.4100
Contact: Ines E. Vega

LINOWES AND BLOCHER LLP ATTORNEYS AT LAW
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Bethesda, MD 20814
301.961.5208
Contact: C. Robert Dalrymple

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

SHEET TITLE

OVERALL PROJECT PLAN

SCALE	DATE	PROJ.#
1" = 50'	6-15-2011	M1625A

PROJECT PHASE: PROJECT PLAN

MEETING/ PRELIMINARY SITE PLAN

DRAWING #

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

K:\1001-2000\1625\cadd\preliminary\1625100_PROJECT.dwg, ~ Jul 22, 2011 AT 5:26:23 PM
LAYOUT: 1 of 3, Plotted By: idomor