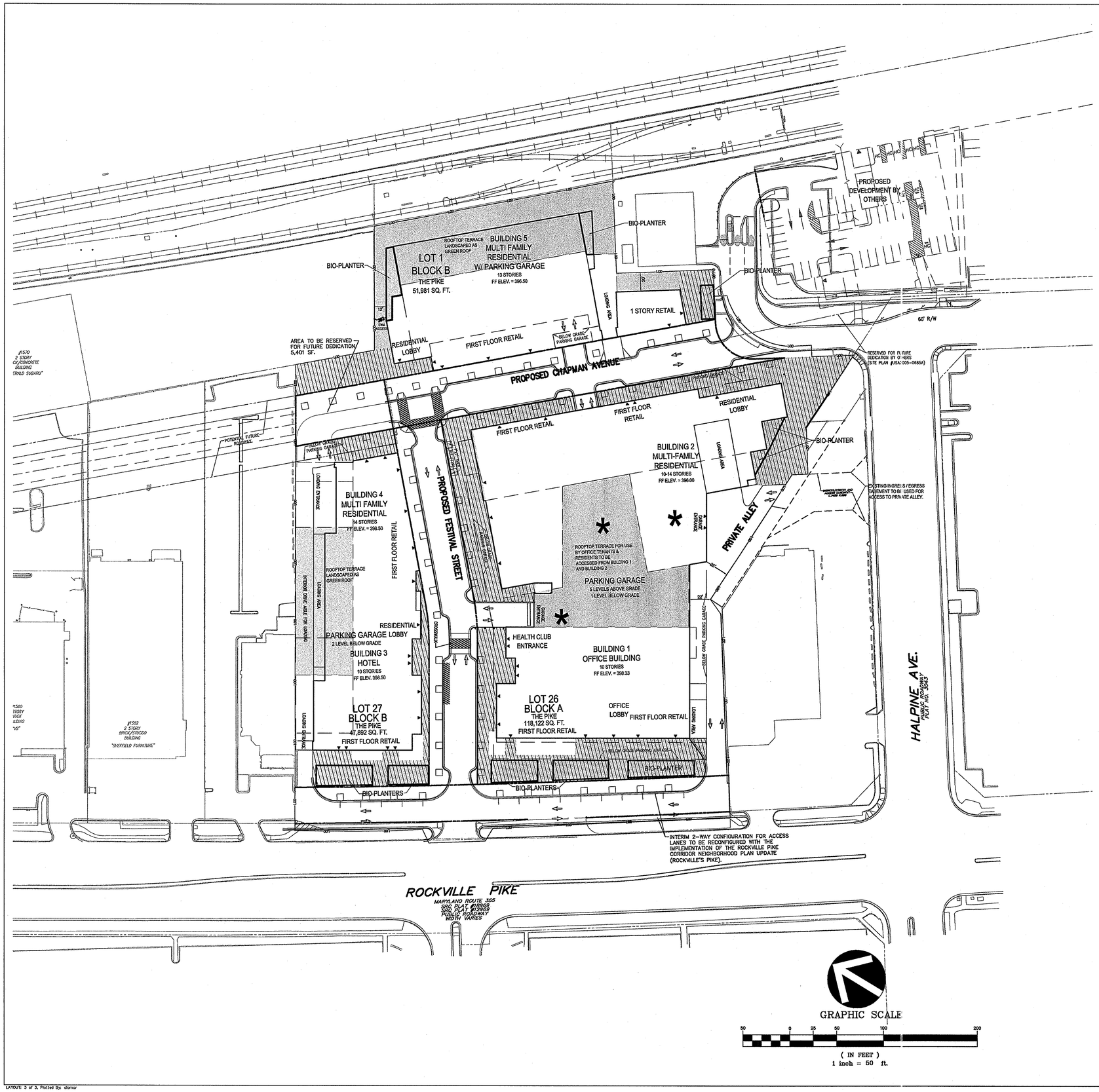

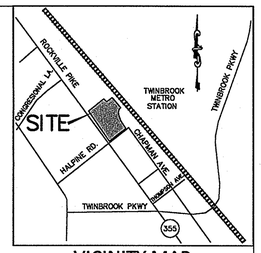

VICINITY MAP
SCALE: 1"=2,000'

TWINBROOK METROPLACE

ROCKVILLE, MARYLAND

PUBLIC USE & OPEN SPACE DEDICATIONS

TWINBROOK METRO CENTER: PUBLIC USE & OPEN SPACE

PROJECT DATA TABLE FOR MXTD ZONE

TRACT AREA	ACRES	SQ.FT.	
GROSS TRACT AREA	6.75 AC	OR 293,983 SF	
ROW DEDICATIONS			
FUTURE DEDICATION FOR ROCKVILLE PIKE	0.38 AC	16,590 SF	
DEDICATION FOR CHAPMAN AVENUE	0.45 AC	19,787 SF	
FUTURE DEDICATION FOR CHAPMAN AVENUE	0.12 AC	5,401 SF	
DEDICATION FOR FESTIVAL AVENUE	0.46 AC	20,128 SF	
TOTAL AREA OF ROW DEDICATION	1.42 AC	61,906 SF	
LOT AREAS			
LOT 1 BLOCK B	1.19 AC	51,981 SF	22%
LOT 26 BLOCK A	3.00 AC	130,649 SF	56%
LOT 27 BLOCK B	1.14 AC	49,447 SF	21%
TOTAL AREA OF LOTS	5.33 AC	232,077 SF	100%
DEDICATIONS & LOT TOTALS	6.75 AC	293,983 SF	
NET LOT AREA	**5.33 AC**	**232,077 SF**	
PUBLIC USE SPACE ON-SITE	1.06 AC	46,380 SF	20% OF NET LOT
OPEN SPACE AREA	2.15 AC	93,739 SF	40% OF NET LOT

LEGEND

- PUBLIC USE SPACE ON SITE
- OPEN SPACE AREA
- * PRIVATE OUTDOOR ACTIVE / PASSIVE RECREATION SPACE

OWNER

Northwestern Mutual

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APPLICANT/DEVELOPER

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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 CHANDANLAL MANDAVA — No. 20776 — REGISTERED PROFESSIONAL ENGINEER

SIGNATURE — DATE 7/22/11

JAGDISH MANDAVA
PRINTED NAME
TITLE: ASSOCIATE

MARCH 22, 2013
EXPIRATION DATE

LICENSE No. 20776

SHEET TITLE

PUBLIC USE & OPEN SPACE PLAN

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

PROJECT PHASE: PROJECT PLAN

MEETING/ PRELIMINARY SITE PLAN

DRAWING #

K:\1991-2000\1625\cad\exhibits\1625100-OPEN_SPACE.dwg - Jul 22, 2011 AT 12:53:50 PM
LAYOUT: 3 of 3, Plotted By: olamor
If this drawing is not 24" x 36" it is a reduced print.