



GENERAL NOTES:

1. INFORMATION CONTAINED HEREON IS BASED ON FIELD-RUN SURVEYS CONDUCTED DURING THE MONTH OF FEBRUARY, 2006. COORDINATE VALUES ARE BASED ON MARYLAND STATE PLANE NAD 83/96, NAVD 86 (GEOID 03) HORIZONTAL DATUM BASED ON NGS CONTROL STATIONS WSSC MONUMENTS NOS. 20328 AND 20331. VERTICAL DATUM IS BASED ON WSSC MONUMENTS NOS. 4108 AND 2920.
2. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND COVENANTS OF RECORD.
3. THE SUBJECT PROPERTY LIES IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 240051-0004B, FOR THE CITY OF ROCKVILLE, MARYLAND AND DATED JANUARY 5, 1978 AND COMMUNITY PANEL NO. 240049 0175, FOR MONTGOMERY COUNTY, MARYLAND AND DATED AUGUST 1, 1984.
4. PROPERTY IS ZONED MIXD.
5. ALL EX. CURB SPOT SHOTS INDICATE ELEVATION AT FLOWLINE.
6. THE SUBJECT PROPERTY TAX ACCOUNT NUMBER IS 00153016.
7. THIS SITE IS LOCATED IN THE ROCK CREEK WATERSHED.
8. THERE ARE NO HISTORIC STRUCTURES LOCATED ON THE SITE, BASED ON THE "LOCAL ATLAS AND INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY MARYLAND" (M-NCP&C 1976).
9. THE PROJECT IS SERVED BY PUBLIC WATER & SEWER SYSTEMS.
10. PUBLIC UTILITY EASEMENTS & RIGHTS OF WAYS WILL BE PROVIDED WHERE NEEDED ON SITE TO ALLOW FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE & CABLE SERVICE TO THE PROPOSED BUILDINGS. LOCATIONS TO BE DETERMINED AT PERMIT.
11. THE PROJECT SHALL BE DEVELOPED IN ONE PHASE.
12. SWM CONCEPT HAS BEEN APPROVED BY THE CITY OF ROCKVILLE (SMP2011-00026). CONCEPT CONSISTS OF ESD FACILITIES, OFF-SITE FACILITIES, AND MONETARY ALTERNATIVES.

LEGEND

- CURB
- CURB & GUTTER
- GENERIC LINE
- GROUND SHOT
- SIGN
- MONITORING WELL
- WATER METER
- WATER MH
- GAS METER
- OVERHEAD UTILITY
- GUY WIRE
- POWER POLE
- EDGE OF CONCRETE
- STEPS
- BUILDING LINE
- BOLLARD
- HAND RAIL
- SIGNIFICANT TREE
- STREET TREE
- AT GRADE FOOTPRINT
- ELEVATED FOOTPRINT

TWINBROOK WEST - DEVELOPMENT TABLE	
Development Standard	Proposed Under this SFP
Gross Tract Area (sf)	168,340
Net Lot Area (sf)	168,340
Gross Floor Area (sf)	
- New Commercial/Retail on or above grade	99,500
NUMBER OF RESIDENTIAL UNITS:	
-Market Rate	306
-MPDU	54
Total Number of Residential Units	360
OPEN SPACE (SF):	
-Public Use Space	18,000 (10.7%)
-Open Space	29,000 (17.2%)
Total Open Space	47,000 (27.9%)
PARKING SPACES:	
-Maximum Parking Permitted	1178
-Parking Spaces Provided	630
BICYCLE PARKING:	
-Long Term	120
-Short Term	48
Total Bicycle Parking	168

Twinbrook West - Required Parking Calculation			
Site Plan Application - 07/29/11			
Residential			401
Unit Type	Quantity	Req. Spaces	Total
Studio	40	1	40
1 Bedroom	160	1	160
1 Bedroom Den	66	1	66
Two Bedroom	78	1.5	117
Two Bedroom Den	12	1.5	18
	356		401
Safeway			366
Non-Res. Area	Safeway Area	Req. Spaces	Total
99,500	60,952	1/200 SF	305
		1/2 Employees (Assumption 1/500 SF)	61
Retail - 1/3 of retail/restaurant area			128
Non-Res. Area	Square Feet	Req. Spaces	Total
99,500	12,849	2/200 SF	128
Restaurant - 2/3 of retail/restaurant area			414
Non-Res. Area	Square Feet	Req. Spaces	Total
99,500	25,699		200
Fast Food (Assumption 50%)	12,849	50/Tenant (Assumption: 4)	16
		1/2 Employees (Assumption 1/400 SF)	
Full Service (Assumption 50%)	12,849	1/50 SF Patron Area (Assumption: 65%)	167
		1/80 SF Outdoor Patron Area (Assumption 1,000 SF)	13
		1/2 Employees (Assumption 1/350 SF)	18
Subtotal			1,309
10% Transit Proximity Reduction			131
Grand Total			1,178

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JBG/Twinbrook Square, LLC

TWINBROOK WEST

1800 Rockville Pike
Rockville, MD 20852

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



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.
Licence No.: 16148
Expiration Date: 08-22-12

no. date revision

Project Number
211032.00

Project
TWINBROOK WEST

1800 Rockville Pike
Rockville, MD 20852

SITE PLAN SUBMISSION

Date
07.29.2011

Scale
1" = 30'-0"

SITE DEVELOPMENT PLAN

No
C2.00