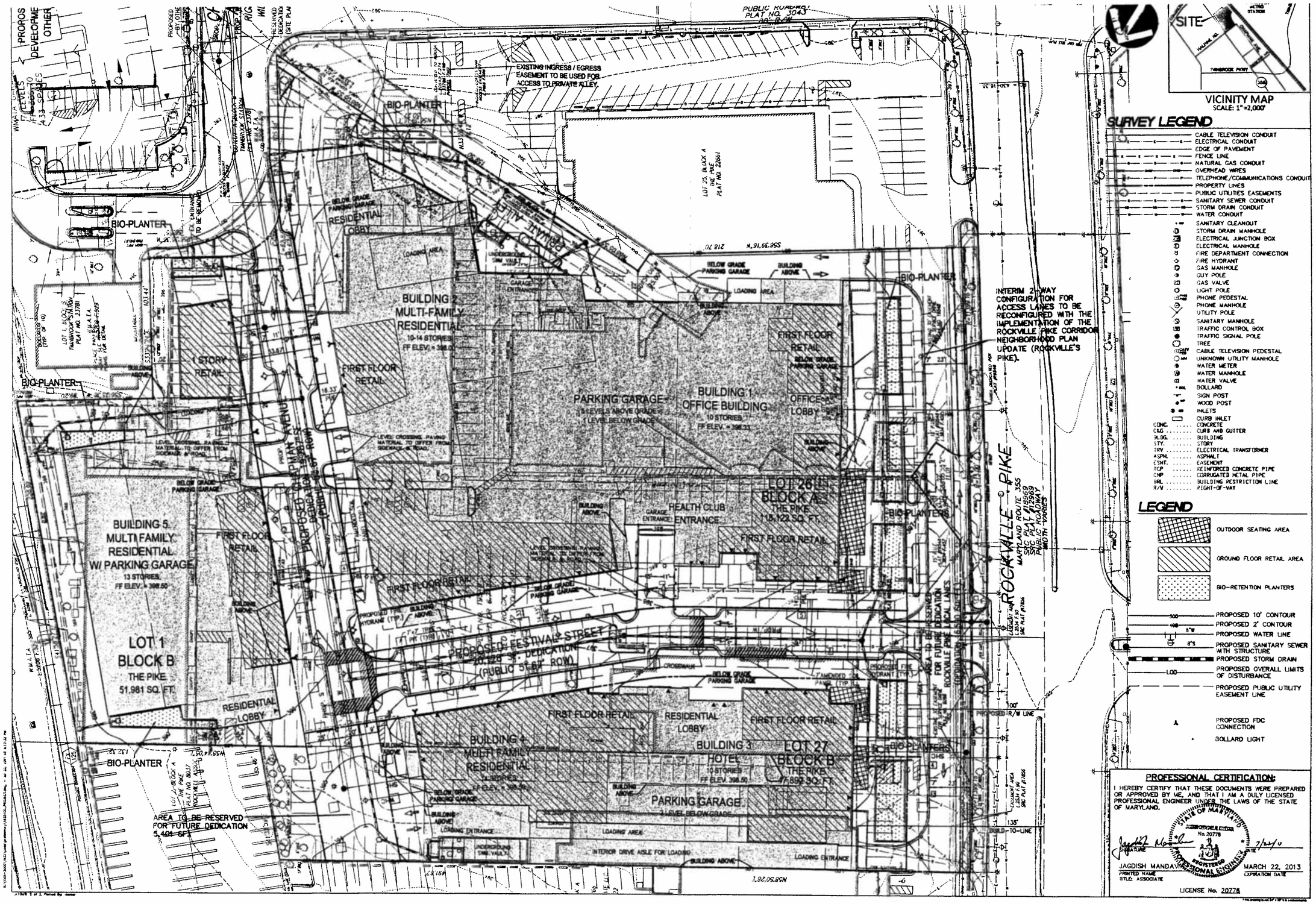


TWINBROOK METROPLACE

ROCKVILLE, MARYLAND

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
1300 Spring Street, 4th Floor
Silver Spring Maryland 20874
301.588.4800
Contact: Daniel Ashcraft

CONSULTANTS
MA
20251 Century Boulevard - Suite 400
Germantown, MD 20874
301.916.4100
Contact: Inna E. Vaga

LINOWES AND BLOCHER LLP
7200 Wisconsin Avenue - Suite 800
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
PROJECT PLAN

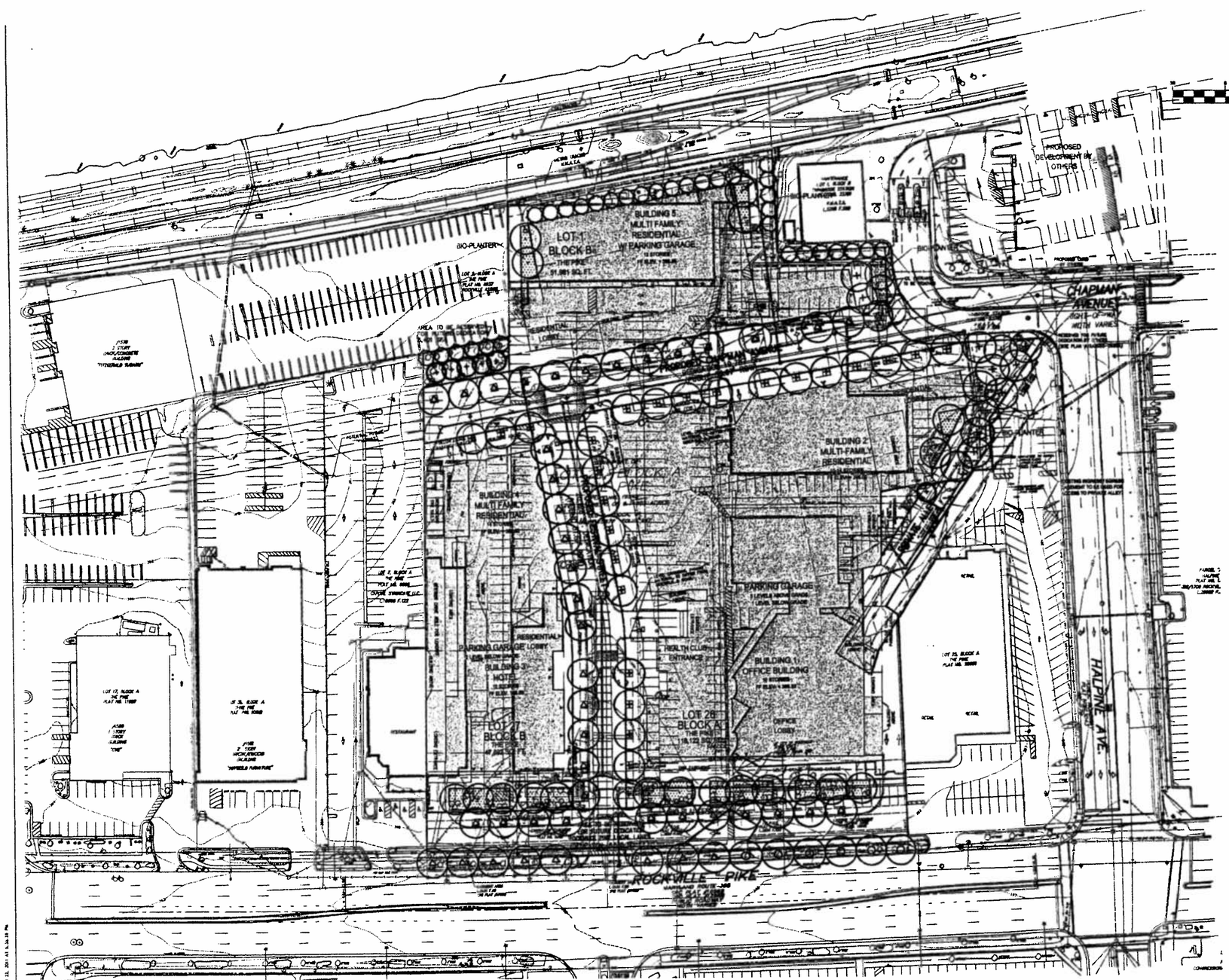
SCALE	DATE	PROJ#
1" = 30'	6-15-2011	M1626A

PROJECT PHASE: PROJECT PLAN

MEETING/ PRELIMINARY SITE PLAN

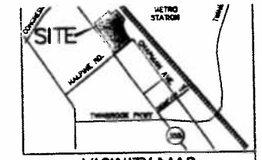
DRAWING #

2 OF 3



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



VICINITY MAP
SCALE: 1"=2,000'

TWINBROOK METROPLACE

ROCKVILLE, MARYLAND

LEGEND

- PROPOSED SHADE TREE (38 TREES)
- PROPOSED ORNAMENTAL TREE (8 TREES)
- PROPOSED SHRUB (91 SHRUBS)
- PROPOSED STREET TREE (45 TREES)
- PROPOSED SWM SHADE TREE (21 TREES)
- PROPOSED REPLACEMENT TREE (8 TREES)
- PROPOSED EVERGREEN TREE (32 TREES)
- PROPOSED LIGHTS
- BOLLARD LIGHT
- EX. TREE
- EX. SHRUBS
- BIO-RETENTION PLANTERS (SEE SWM PLAN FOR DETAILS)
- GROUND FLOOR BUILDING AREA
- BUILDING ABOVE

SURVEY LEGEND

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- CURB INLET

CONC. ..... CONCRETE
C&G ..... CURB AND GUTTER
BLDG. ..... BUILDING
STY. ..... STORY
TRV ..... ELECTRICAL TRANSFORMER
ASPH. ..... ASPHALT
ESMT. ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE — DATE 7-22-11

MEREDITH L. SYER, RLA — OCT. 3, 2011
PRINTED NAME — EXPIRATION DATE
TITLE: ASSOCIATE

LICENSE No. 3108

STATE OF MARYLAND — MEREDITH LEE SYER — No. 3108 — REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN
TWINBROOK METRO
MNCPPC LANDSCAPE # _____

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

APPLICANT/DEVELOPER
TWINBROOK PARTNERS LLC
5425 Wisconsin Avenue - Suite 600
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Contact: James A. Alexander

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Contact: C. Robert Dalrymple

WELLS + ASSOCIATES
170 Jennifer Road - Suite 280
Annapolis Maryland 21401
410.266.5723
Contact: Nancy Randall

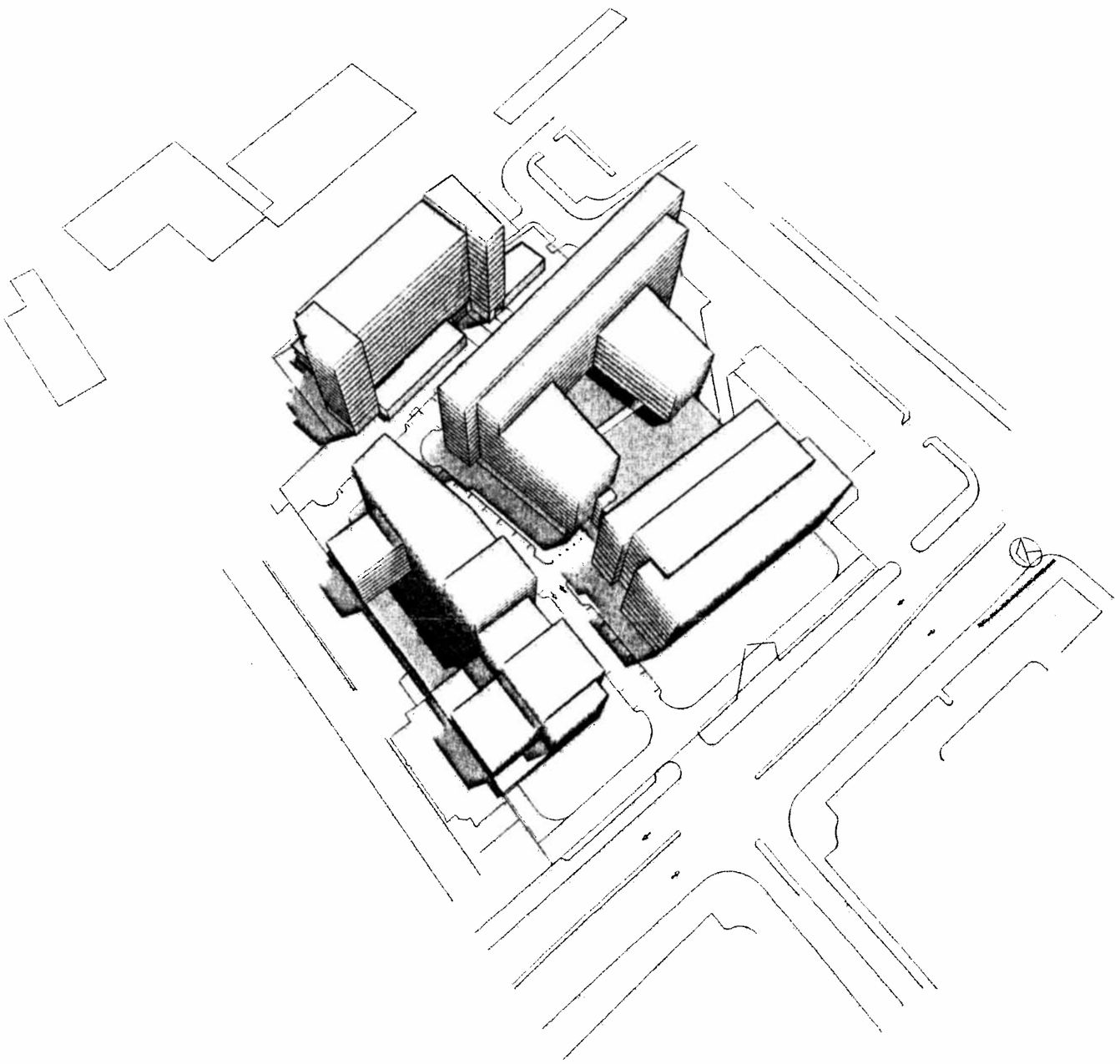
SHEET TITLE
OVERALL LANDSCAPE & LIGHTING PLAN

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

PROJECT PHASE:
MEETING/ PRELIMINARY SITE PLAN

DRAWING #
L 1

TWINBROOK METROPLACE



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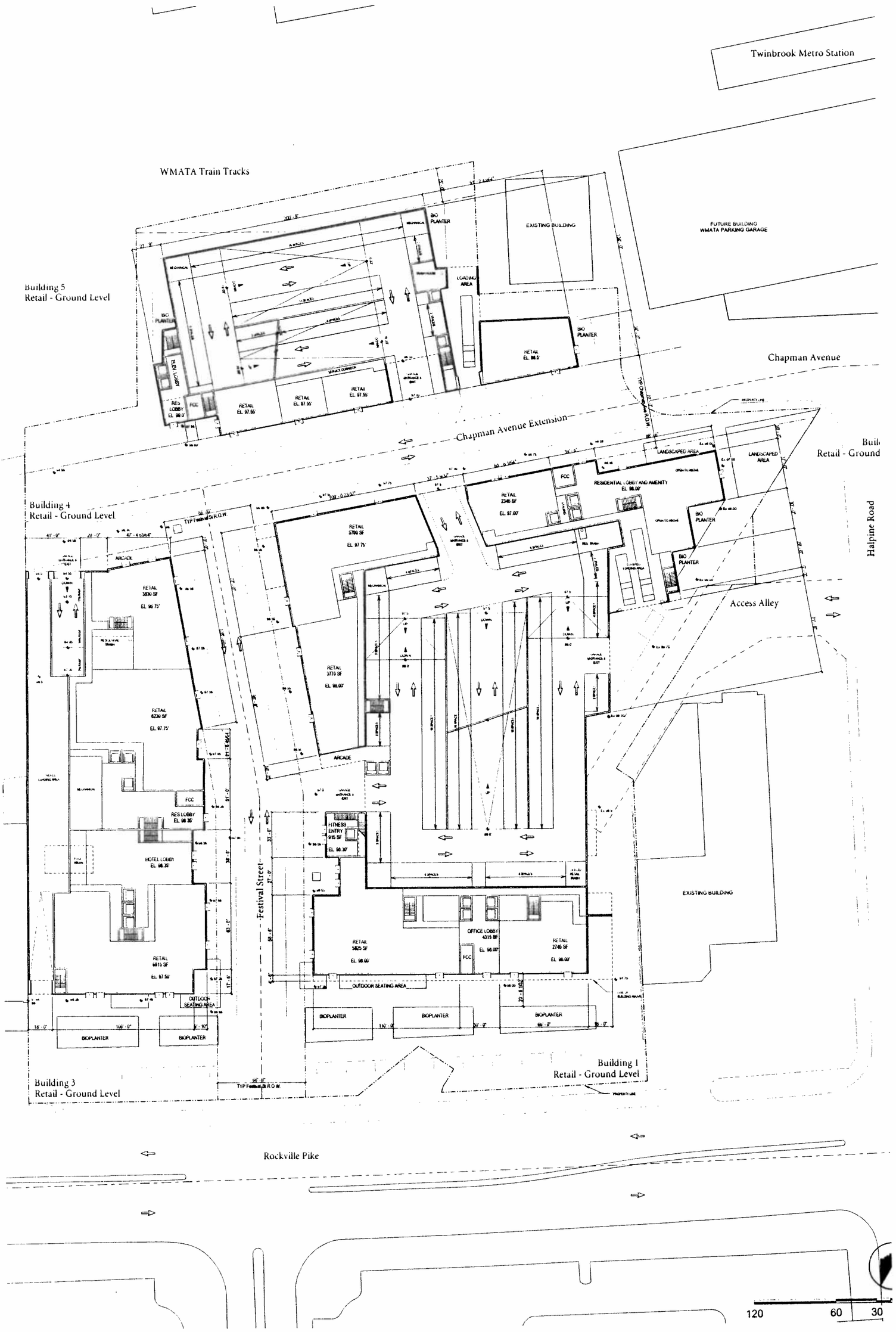

120 60 30

GROUND LEVEL RE

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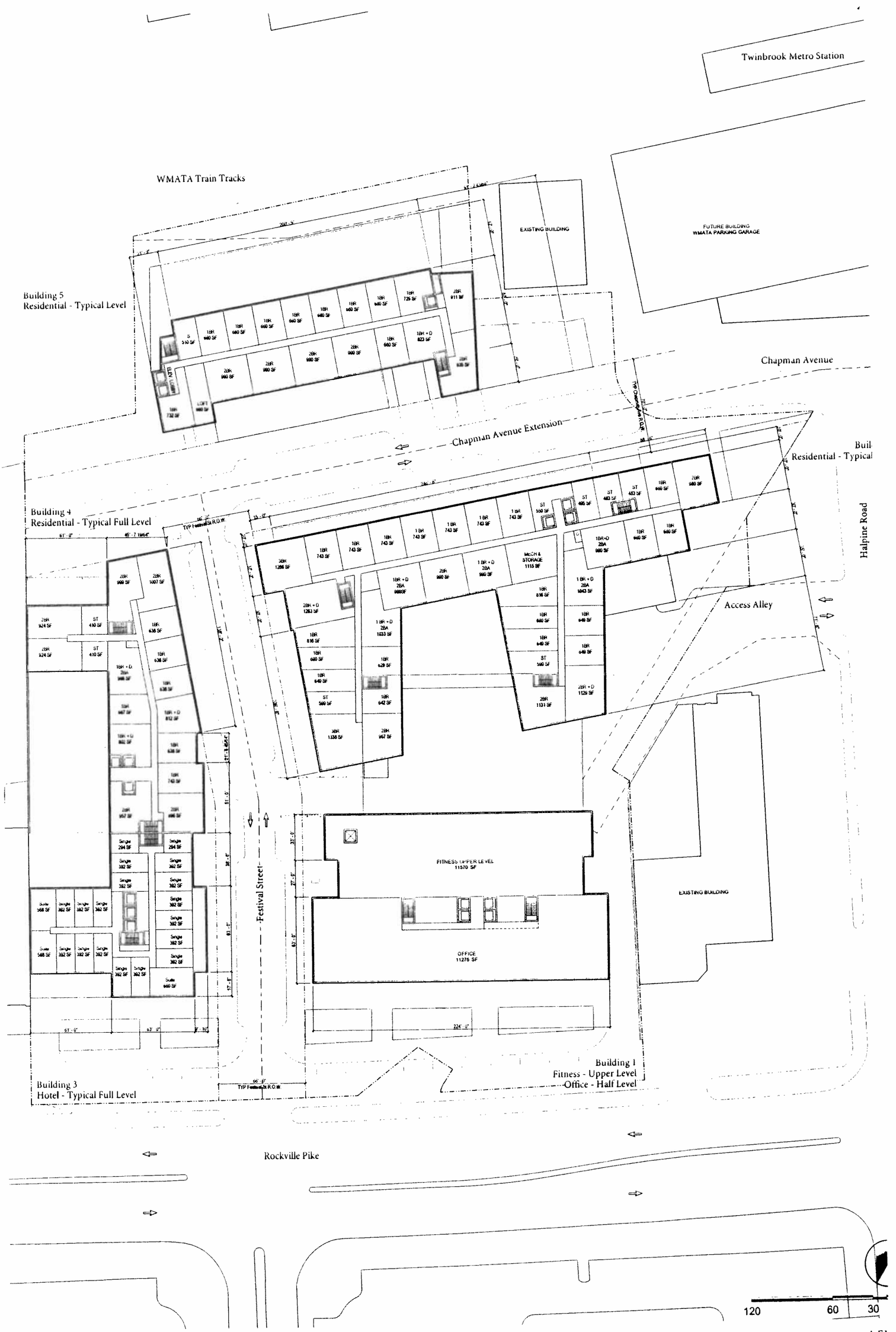
TWINBROOK METROPLA



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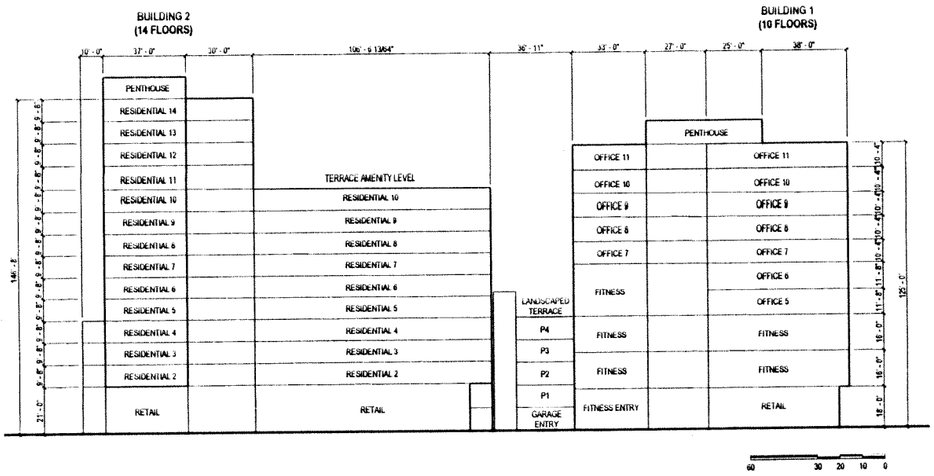
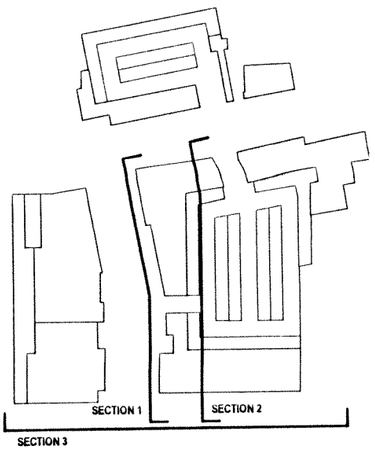
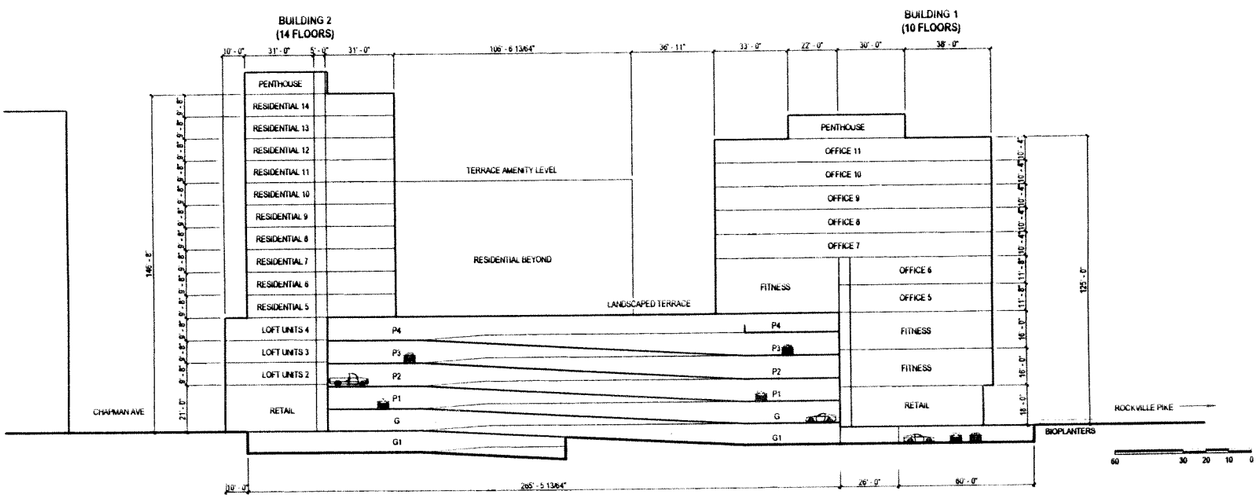
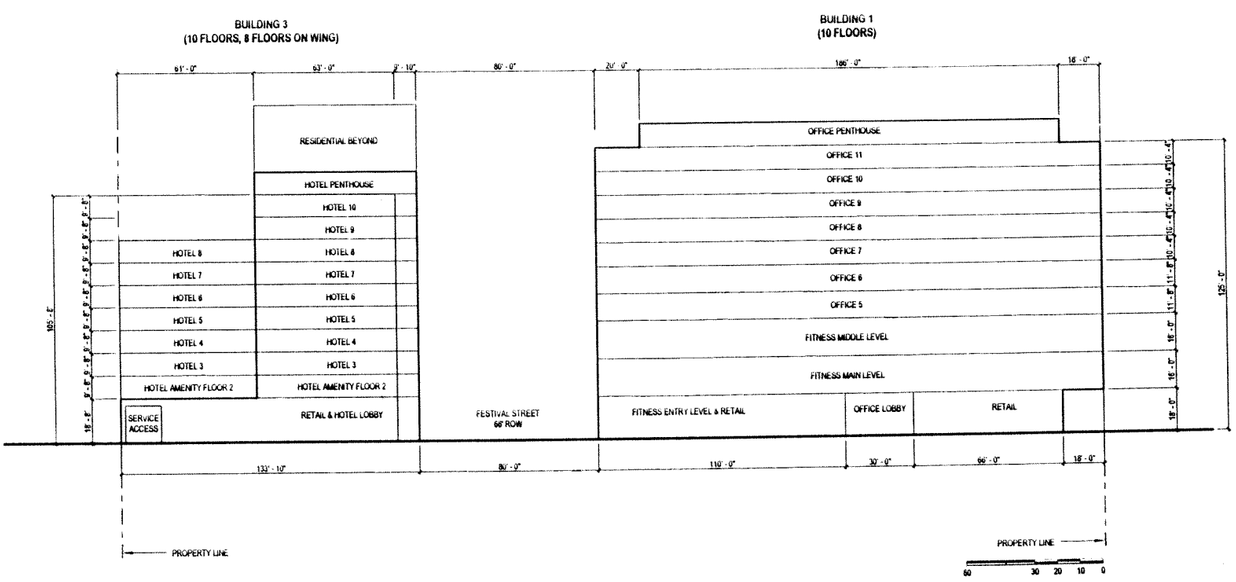




Section 1 - Festival Street - Facades of Buildings 1 and 2



Section 2 - Festival Street - Section through Buildings 1 and 2



Section 3 - Rockville Pike - Facades of Buildings 1 and 3

Floor labels in these section drawings correspond to the drawing levels of the s
not building floors (eg. OFFICE 6 is found on drawing LEV

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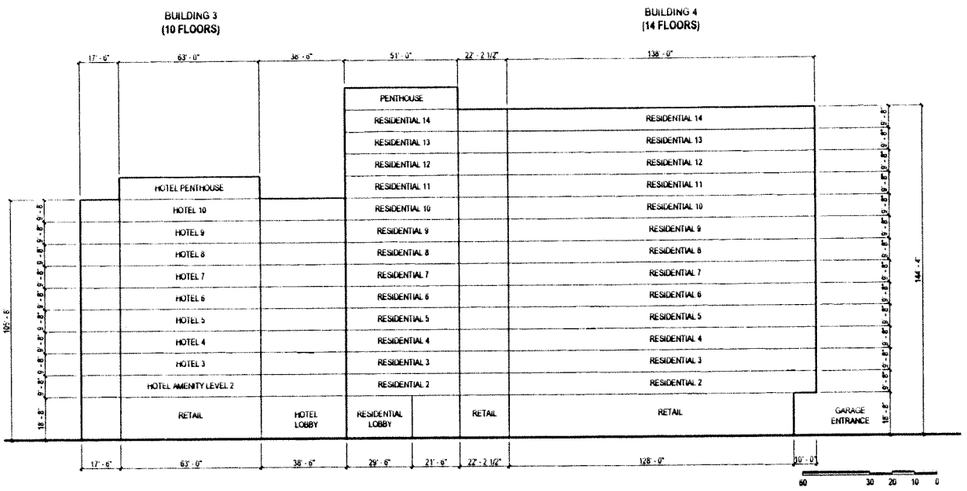
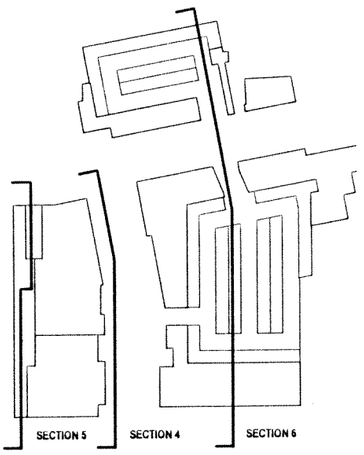
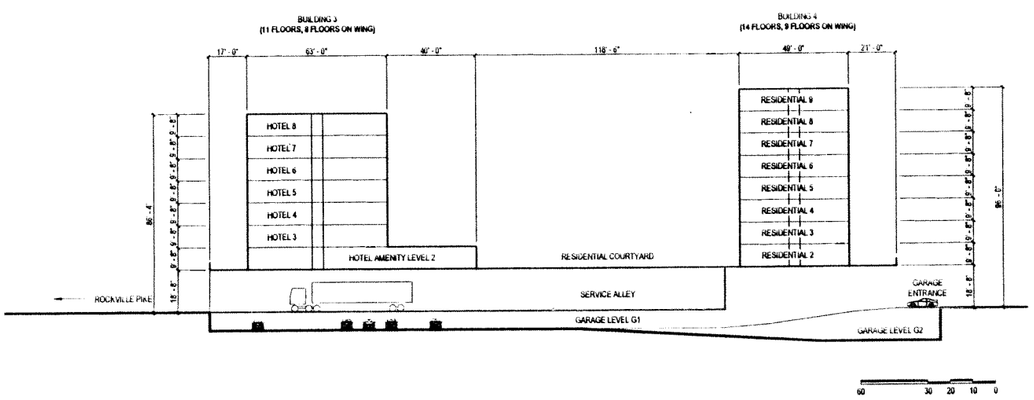
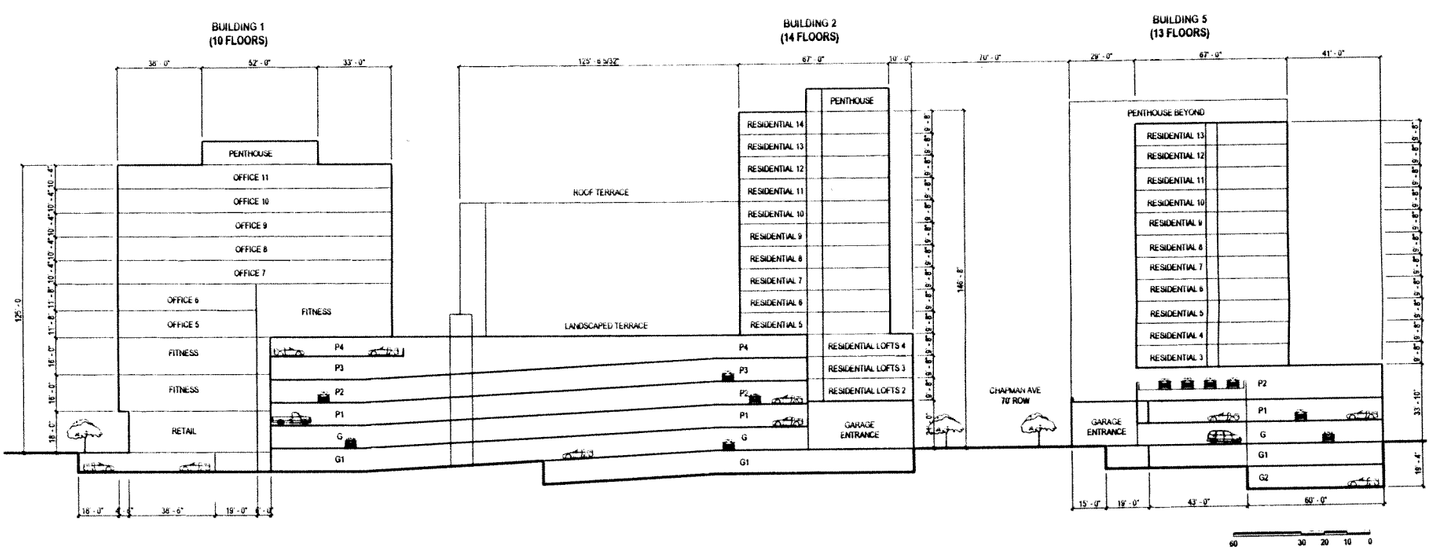




Section 4 - Festival Street - Facades of Buildings 3 and 4



Section 5 - Festival Street - Section through Buildings 3 and 4



Section 6 - Chapman Ave cross section

Floor labels in these section drawings correspond to the drawing levels of the s
not building floors (eg. OFFICE 6 is found on drawing LEV

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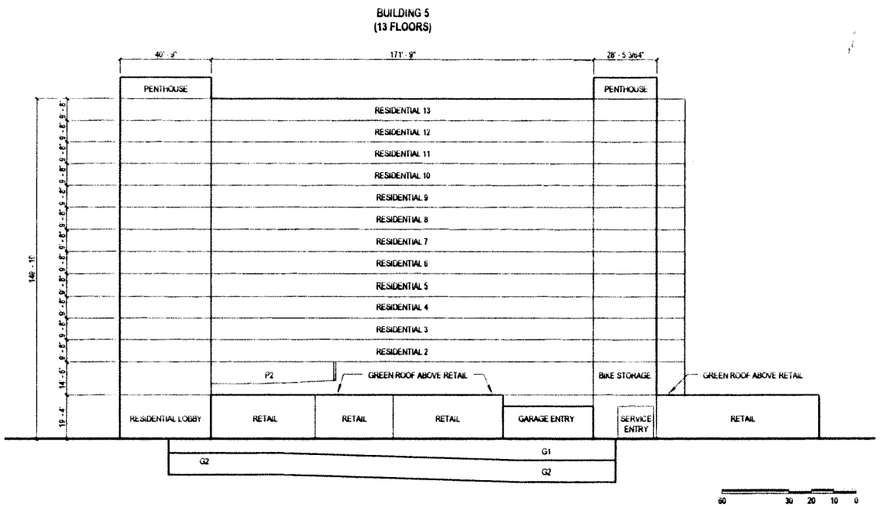
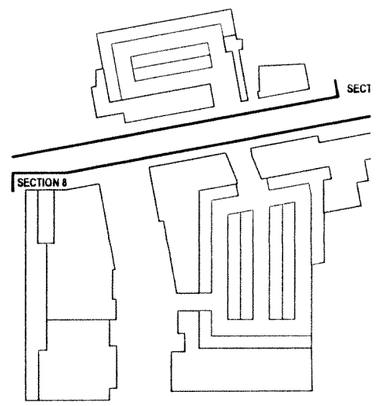
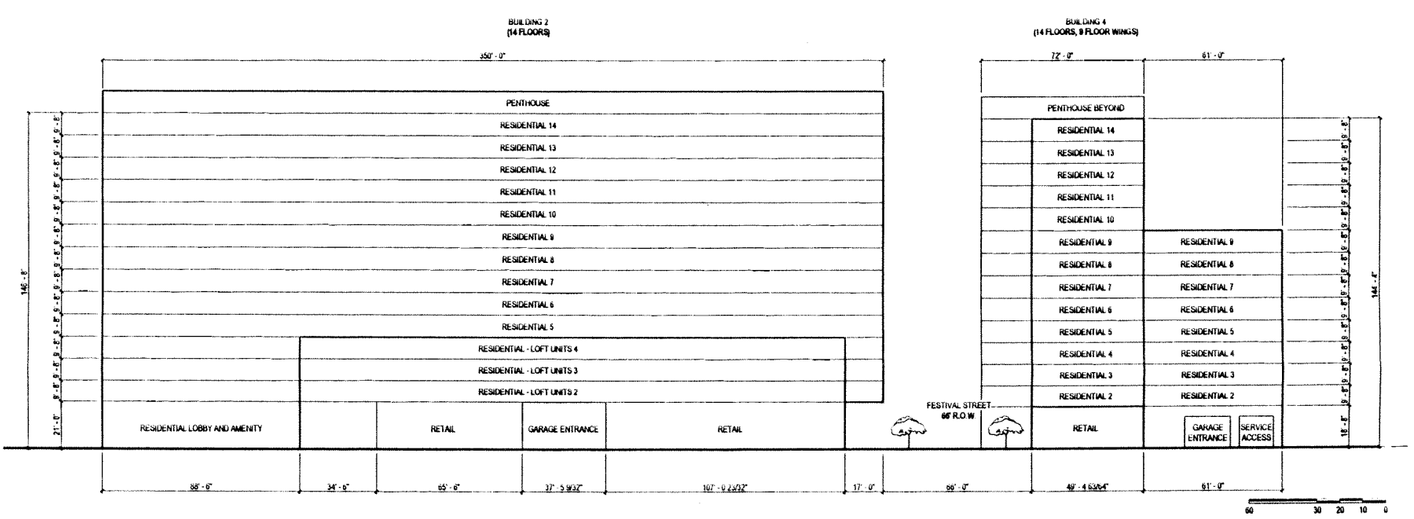




Section 7 - Chapman Ave - Facade of Building 5



Section 8 - Chapman Ave Facades - Buildings 2 and 4

Floor labels in these section drawings correspond to the drawing levels of the se
not building floors (eg. OFFICE 6 is found on drawing LEV

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TWINBROOK METROPLA

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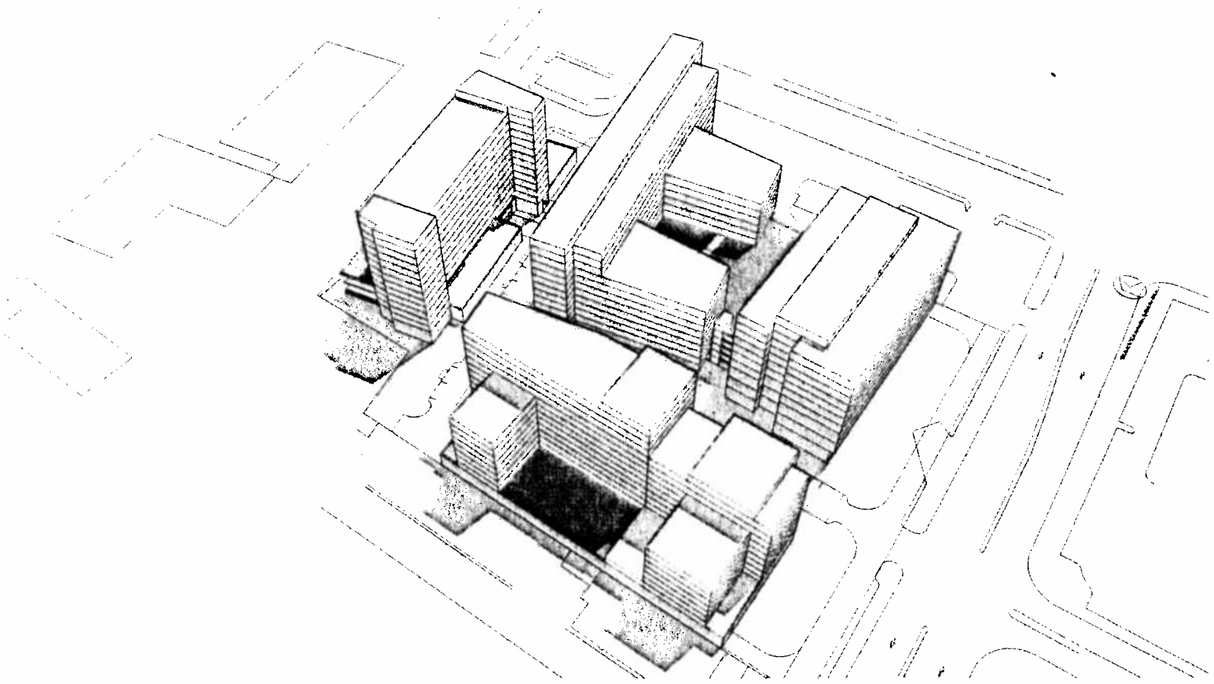

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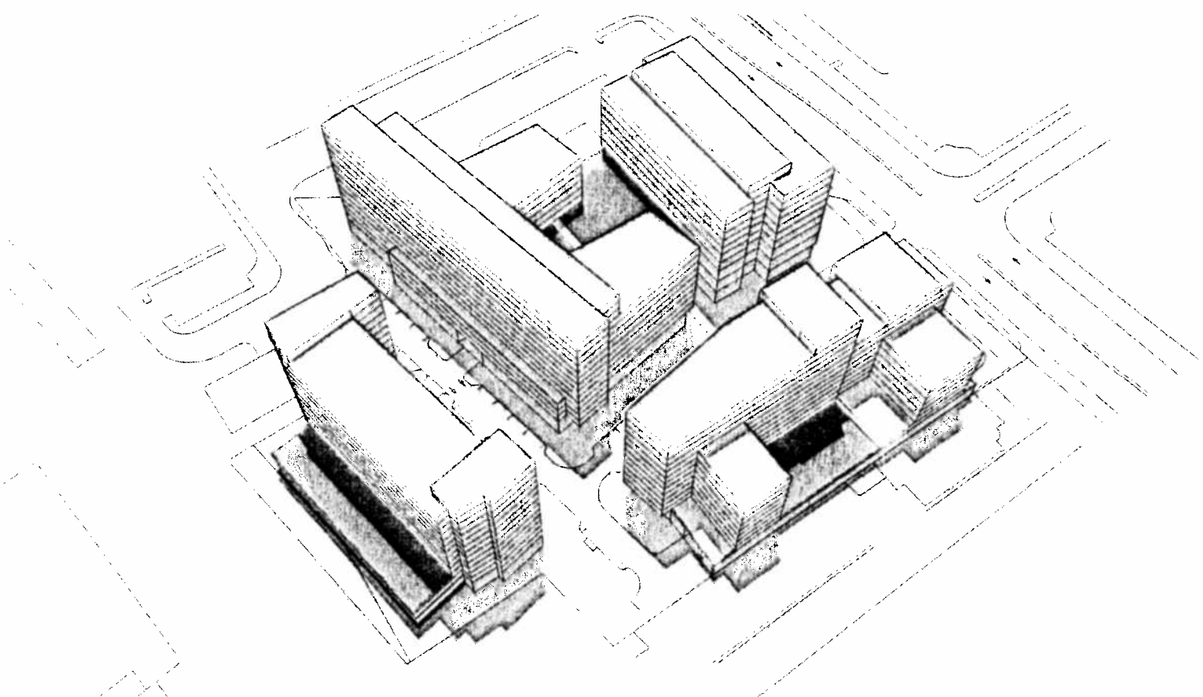

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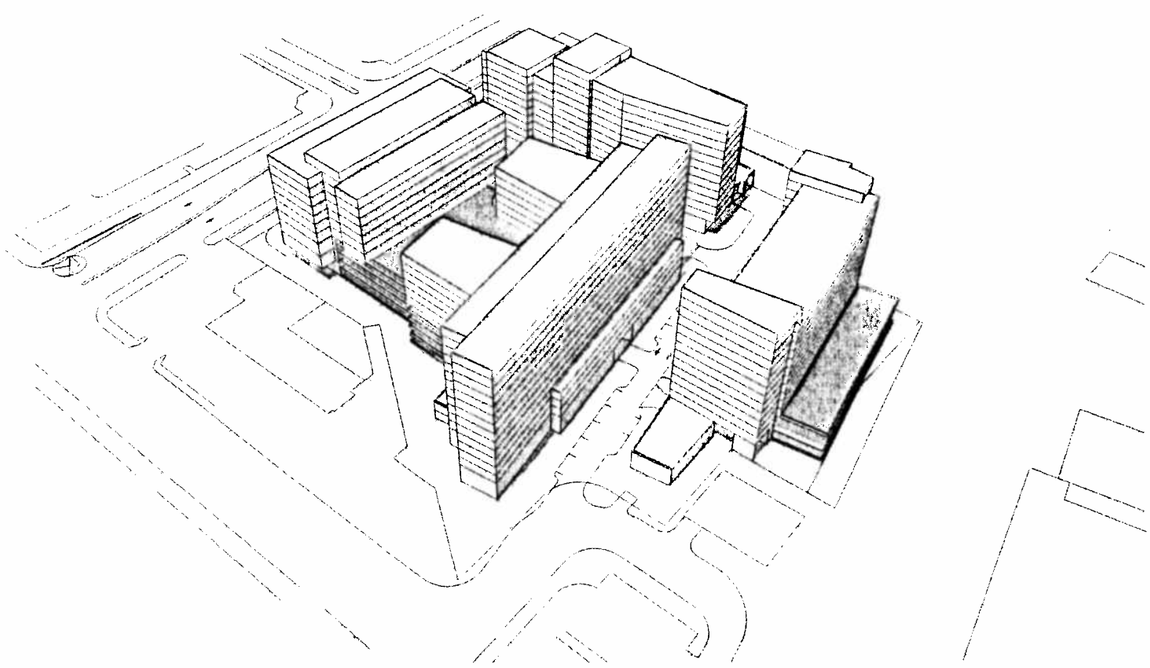

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TWINBROOK METROPLA

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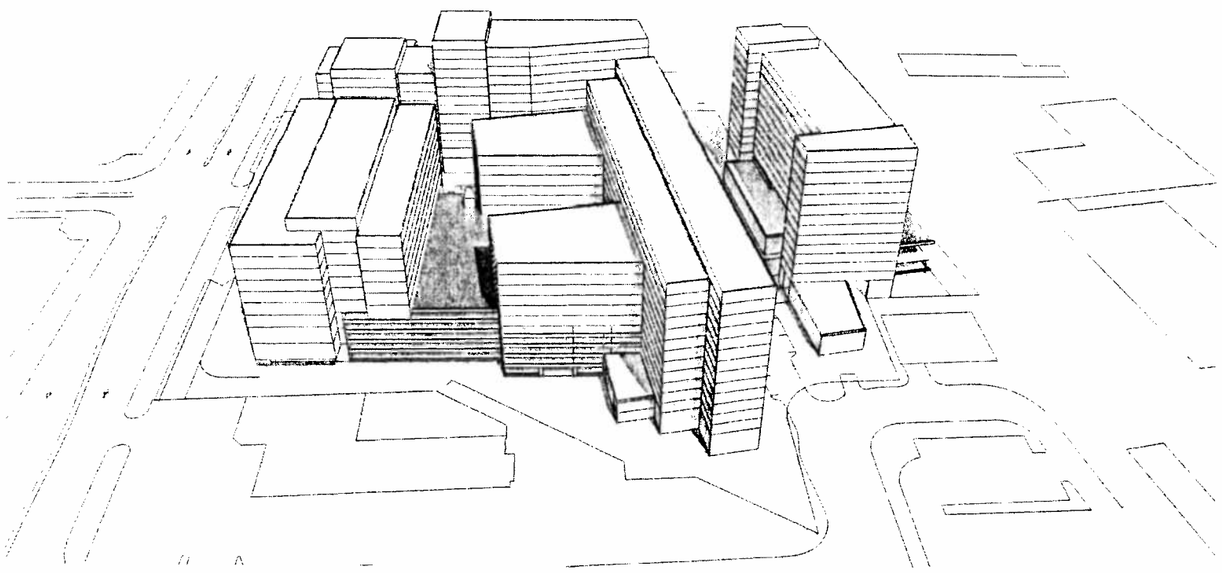

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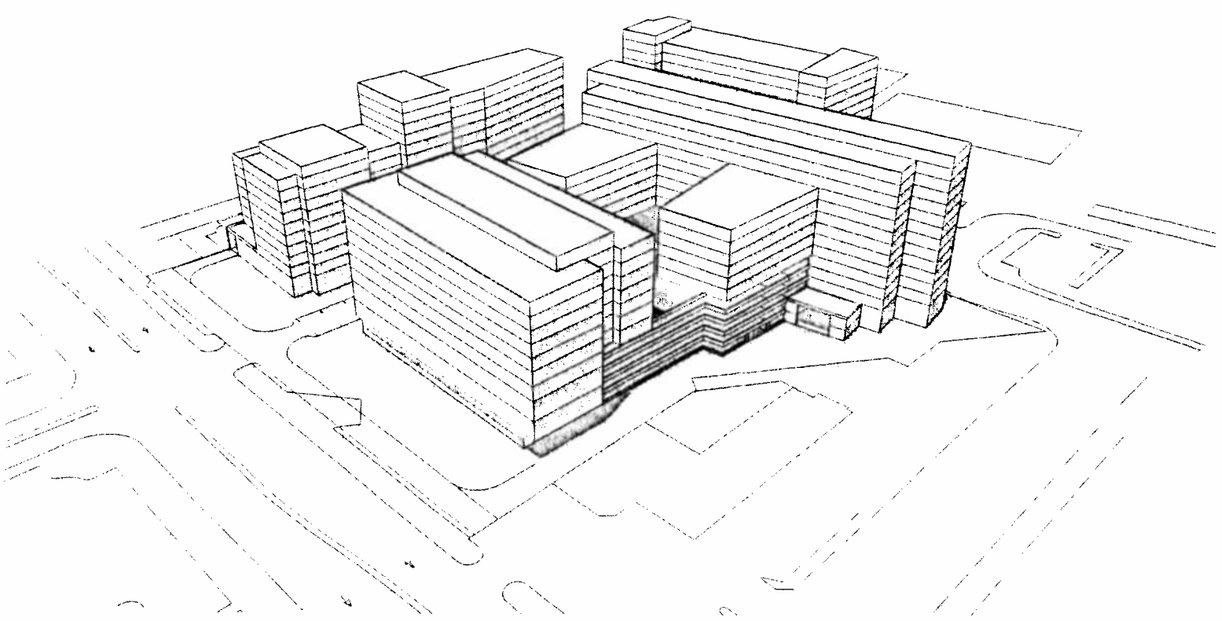

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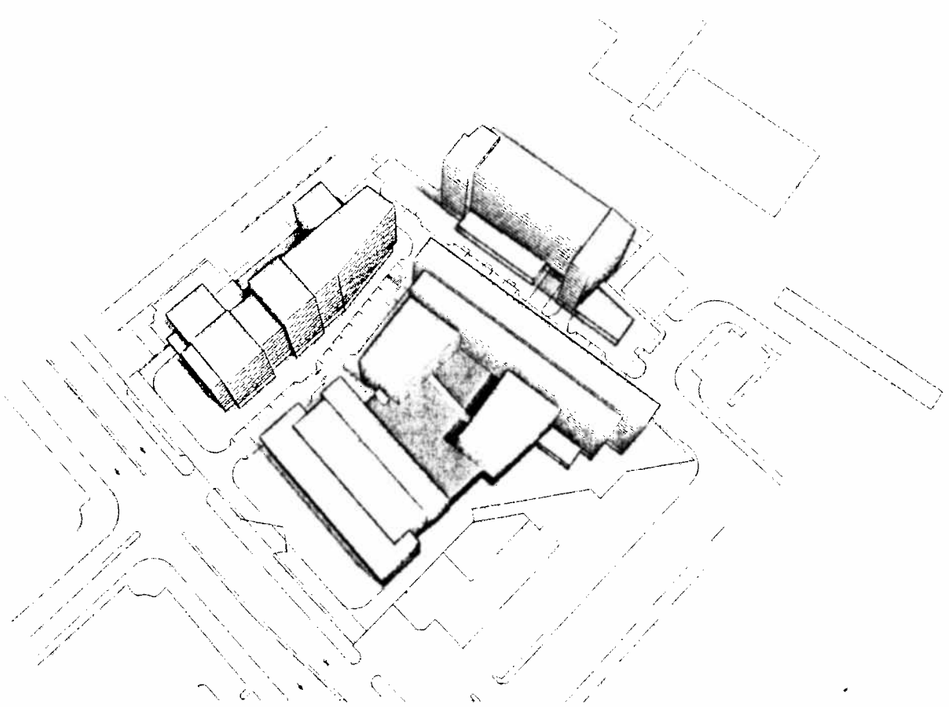

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