

DEVELOPMENT TABULATIONS

Proposed Development

Building Height Sec. 25.13.05

Multi-family Residential

Public Use Space SF

Setbacks Sec. 25.13.05

Parcel Information

Existing Lot Area[1]

Open Area Sec. 25.13.05

Open Area (% of Net Lot Area)

Public Use Space (% of required Open Area)

Front Yards (abutting public R/W or other lot line) Side/Rear Yards (abutting non-residential property)

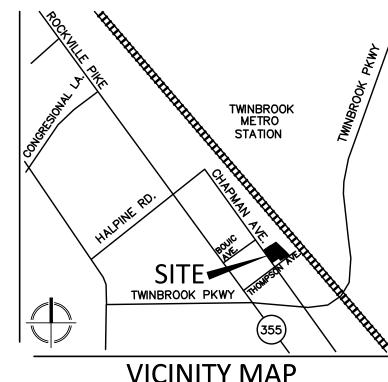
Total Residential Units

Non-Residential Use

Site Area

TWINBROCKHINES

PRELIMINARY APPLICATION



VICINITY MAP SCALE: 1" = 2000'

Planning & Development Services March 8, 2021

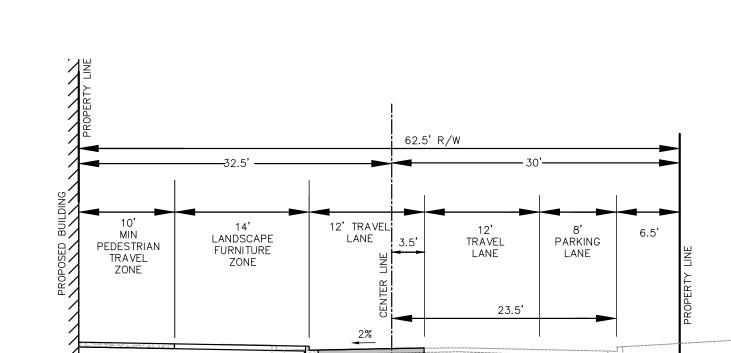
Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future PREPARED FOR: HINES CONCEPTUAL 2800 POST OAK BOULEVARD HOUSTON, TX 77056

CONSTRUCTION GROUP CAMERON CHRISTIAN CAMERON.CHRISTIAN@HINES.COM

ARCHITECT: HORD COPLAN MACHT 700 E. PRATT STREET, SUITE 1200 BALTIMORE, MD 21202 443.451.2342 WWW.HCM2.COM **CONTACT: VALERIE LOPEZ**

ENERAL NOTES

- THE PROPERTY IS 2.5 ACRES.
- THE PROPERTY IS ZONED MXTD Mixed-Use Transit District
- **AND PD-TC, Twinbrook Commons.**
- THE SITE IS LOCATED ON WSSC MAP **216NE06**.
- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ63, WITH TAX ACCOUNT NO. **04-00153095**.
- BOUNDARY AND TOPOGRAPHIC DATA UPDATE BY VIKA MARYLAND, LLC. IN 2021.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
- THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE. THERE ARE NO WETLANDS LOCATED ON THE SITE



DRAFT THOMPSON AVENUE CROSS SECTION

71' R/W

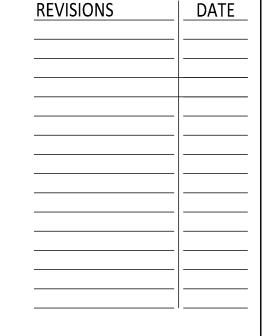
12' TRAVEL

CHAPMAN AVENUE

CROSS SECTION

LANDSCAPE PARKING FURNITURE LANE

TRAVEL



TWINBROOK

CONCEPT PLAN 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP:GQ63

PRE-APPLICATION SITE PLAN COVER SHEET



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. NAME: JASON A. EVANS

LICENSE No.: 39885 EXPIRATION DATE: JANUARY 16, 2023 DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIK MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR

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SHEET NO.

DRAWN BY: XX/XX DESIGNED BY: XX/XX DATE ISSUED: <u>03/05/2021</u>

PROJECT VM50024 PAM-1

100.0% 16,645 Minimum Required Minimum Proposed

Proposed

120'

Proposed

15.0%

16,645

Lots 2,3,4,5,6 Halpin Block 4 [1] Existing lot area includes a portion of a larger WMATA property. The remainder of the WMATA property is not included in the application.

Parking 25.16.03	Rate	Metric	Count	Code Requirement	Rea'd with	Total Provided
Up to 440 Multi-family units*						
	1.0/ 1.5*	unit	440	504	404	404
Retail	1 per 200	square feet	5870	30	24	24
Total				534	428	428

110,964

Proposed

2.55 ac

440

5,870

Maximum Allowed

120'

Required

15%

16,645

15%

2,497

SF ACRES

MXTD & PD-TC

* Studio and 1 bedroom require 1.0 space per dwelling unit. Two or more bedrooms require 1.5 spaces per dwelling unit. Current unit mix to calculate parking is approximately 15% studio, 50% 1 bedroom, 32% 2 bedroom and 3% 3 bedroom.

Bicycle Parking Sec. 25.16.03	Minimum Required	Provided
Bicycle Spaces		
Multi-Family Residential		
Short Term @ 1/50 du	9	9
Long Term @ 1/3 du	147	147
Retail		
Short Term@2/5000 SF	3	3
Long Term @2/12000 SF	1	1
Short Term Total	12	12
Long Term Total	148	148

ADA Parking (ADA spaces included in total above)	Total Parking Provided	Minimum Required	Provided
Multi-Family Residential & Retail	428	9	10

REMAIN

SHEET INDEX

PAM-1	PRE-APPLICATION SITE PLAN COVER SHEET
PAM-2	PRE-APPLICATION EXISTING SITE PLAN
PAM-3	PRE-APPLICATION SITE PLAN
PAM-4	PRE-APPLICATION OPEN SPACE SITE PLAN

ILLUSTRATIVE LANDSCAPE PLAN ILLUSTRATIVE LANDSCAPE VIEWS FLOOR PLANS & PERSPECTIVE

A-02 SECTIONS

SEDIMENT EROSION FOR DEMOLITION CSEC-2 SEDIMENT EROSION FOR EXCAVATION SEDIMENT EROSION FOR CONSTRUCTION

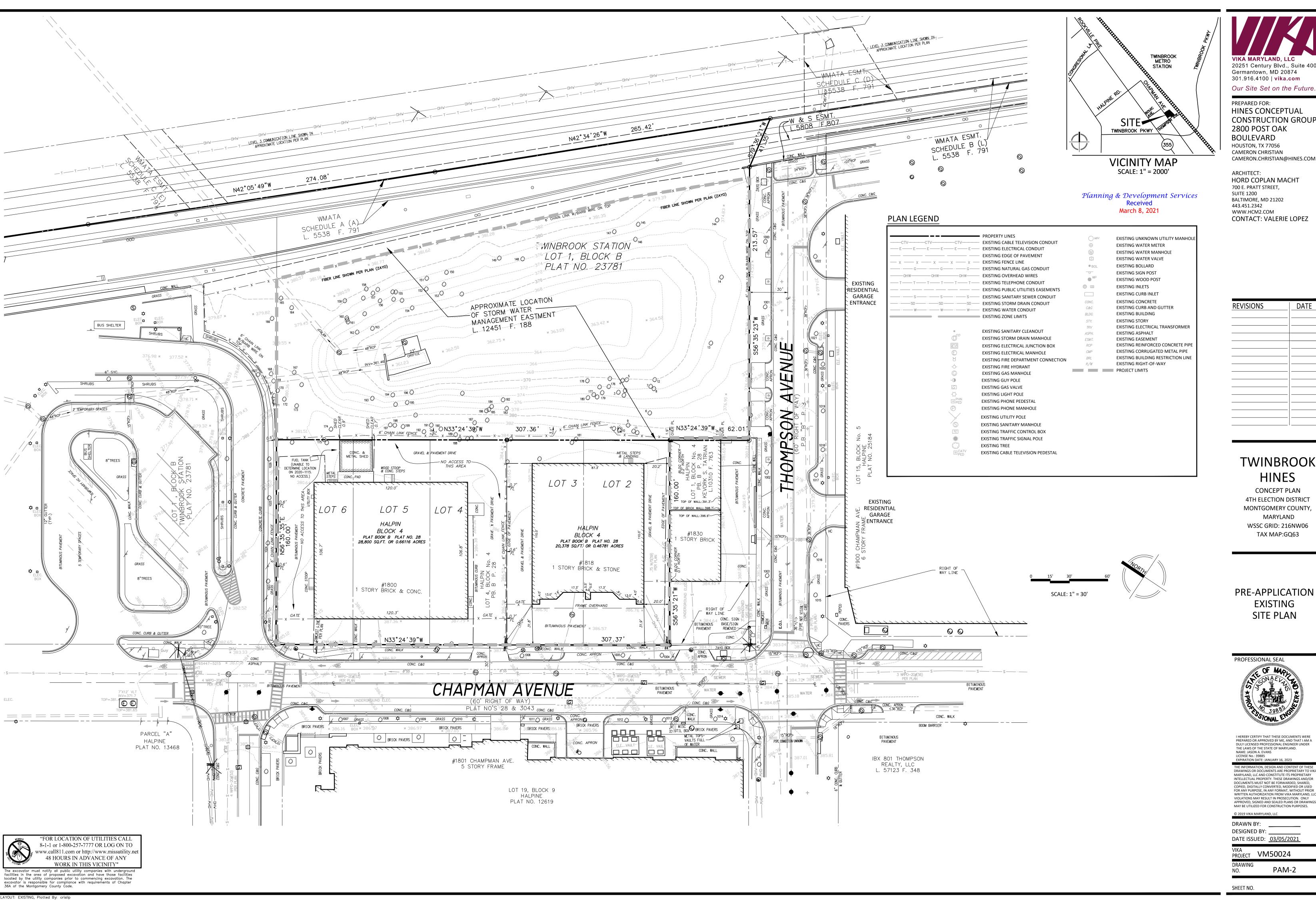
CONCEPT STORMWATER MANAGEMENT COVER CONCEPT STORMWATER MANAGEMENT DRAINAGE AREA PRE APPLICATION CONCEPT STORMWATER MANAGEMENT 30 SCALE PRE APPLICATION CONCEPT STORMWATER MANAGEMENT DETAILS

SUPPORT

AUTOTURN MOVEMENTS FIRE DEPARTMENT ACCESS PLAN **EXISTING DRAINAGE AREA STUDY** STORMWATER FORESTRY OVERLAY SIGHT DISTANCE STUDIES

SCALE: 1" = 200'

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.ne 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.





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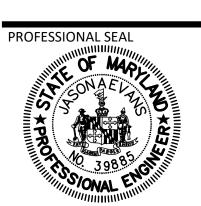
ARCHITECT: HORD COPLAN MACHT 700 E. PRATT STREET, **SUITE 1200** BALTIMORE, MD 21202 443.451.2342 WWW.HCM2.COM CONTACT: VALERIE LOPEZ

REVISIONS DATE

TWINBROOK HINES

CONCEPT PLAN 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP:GQ63

PRE-APPLICATION **EXISTING** SITE PLAN



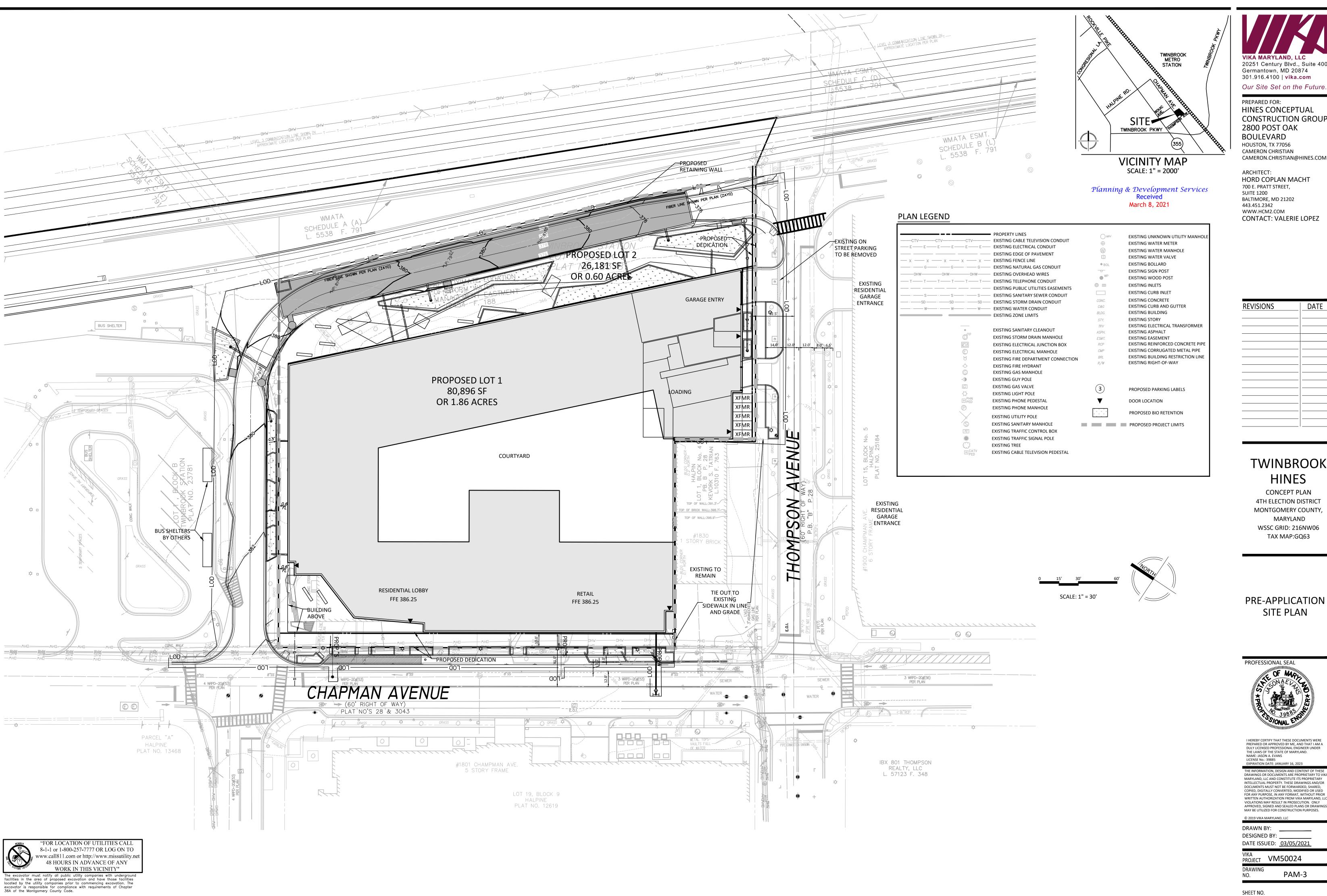
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: JASON A. EVANS LICENSE No.: 39885 EXPIRATION DATE: JANUARY 16, 2023

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DRAWN BY: DESIGNED BY:

DATE ISSUED: <u>03/05/2021</u> PROJECT VM50024

PAM-2



LAYOUT: PAM-3 Plan, Plotted By: crislip

20251 Century Blvd., Suite 400

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REVISIONS DATE

TWINBROOK HINES

CONCEPT PLAN 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP:GQ63

PRE-APPLICATION SITE PLAN



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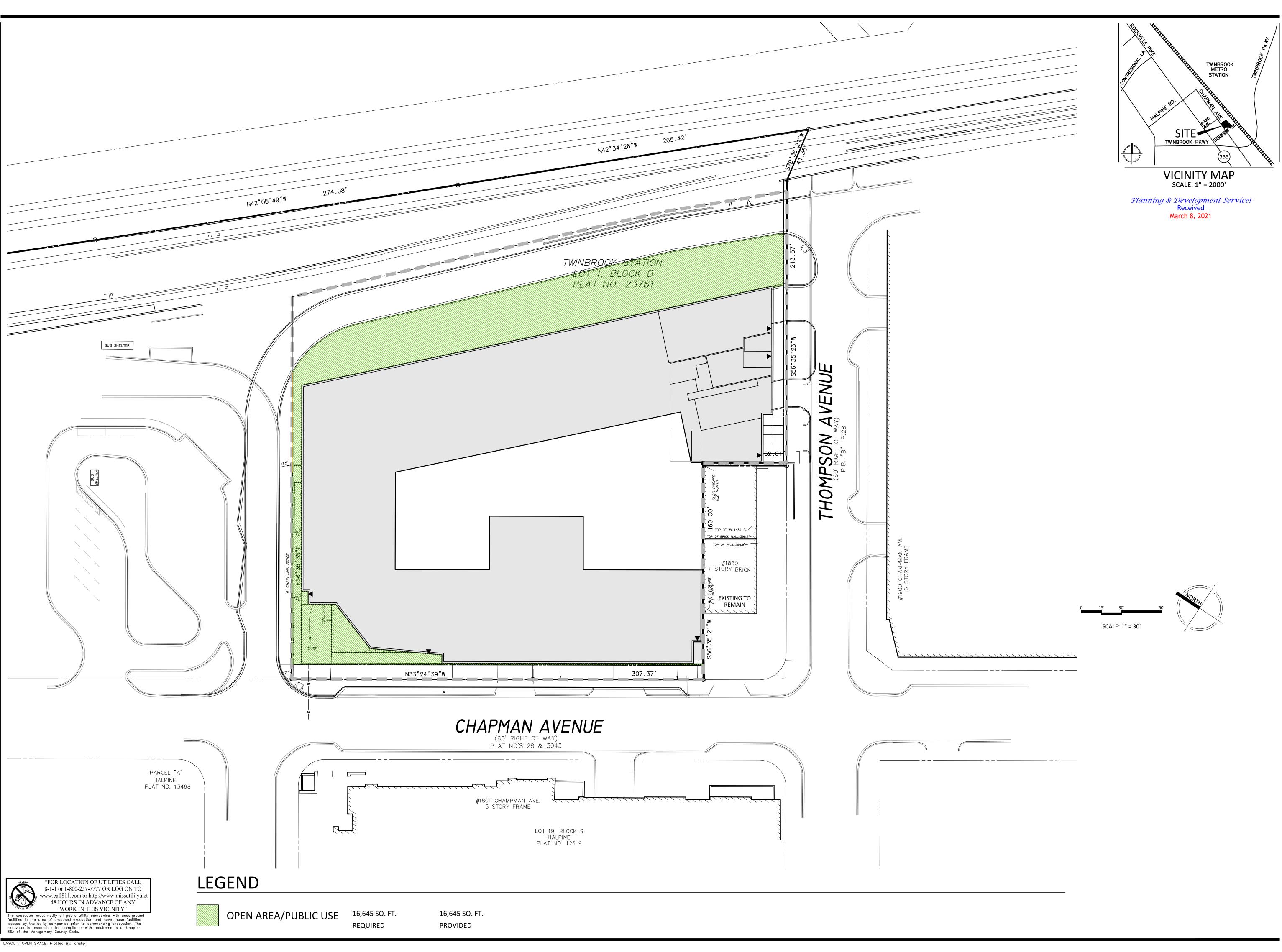
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PROJECT VM50024

PAM-3



VIKA MARYLAND, LLC

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PREPARED FOR:
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CAMERON CHRISTIAN
CAMERON.CHRISTIAN@HINES.COM

ARCHITECT:
HORD COPLAN MACHT

HOUSTON, TX 77056

HORD COPLAN MACHT
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SUITE 1200
BALTIMORE, MD 21202
443.451.2342
WWW.HCM2.COM
CONTACT: VALERIE LOPEZ

REVISIONS	DATE
	l

TWINBROOK HINES

CONCEPT PLAN
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP:GQ63

PRE-APPLICATION
OPEN AREA
SITE PLAN



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LICENSE NO.: 39885
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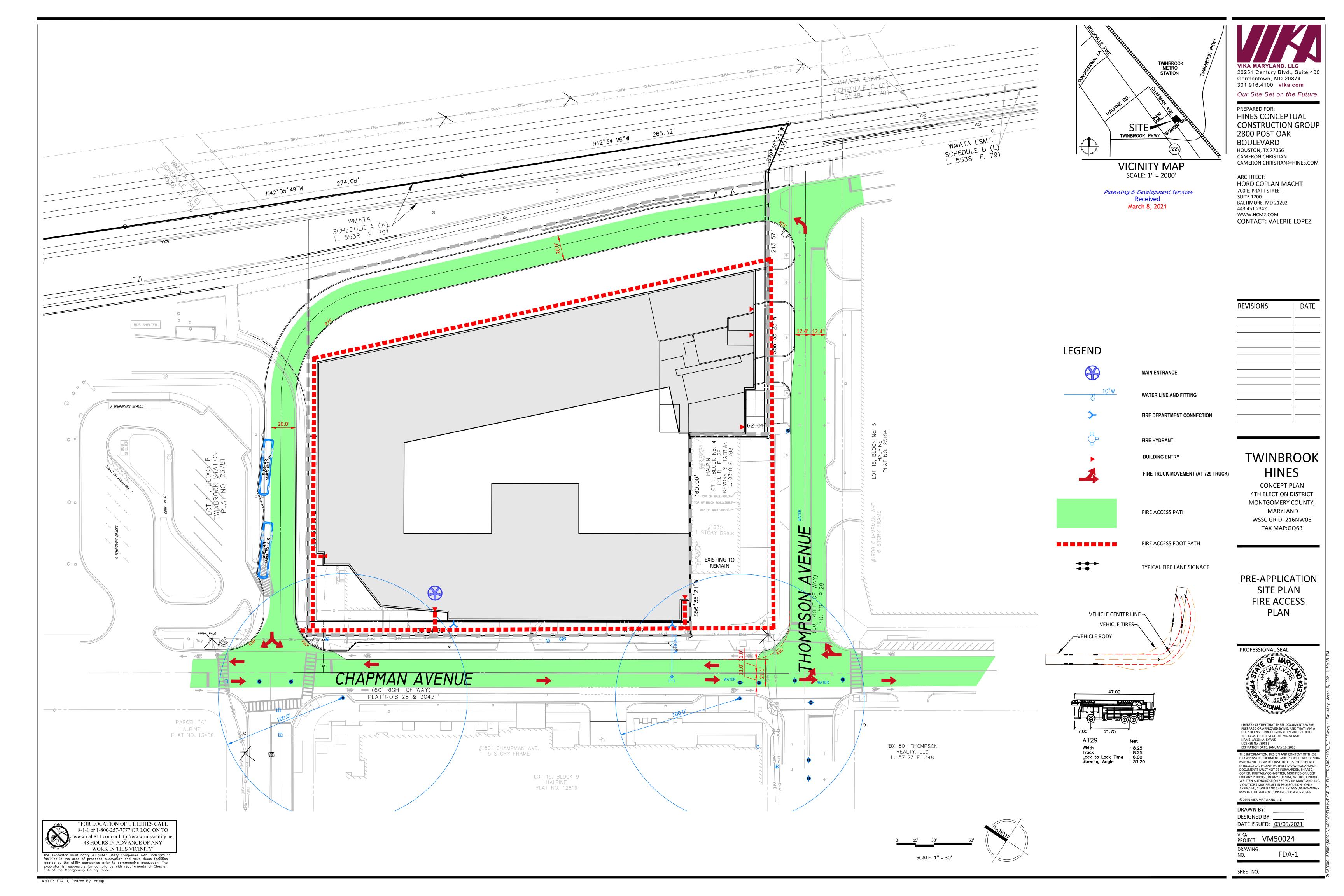
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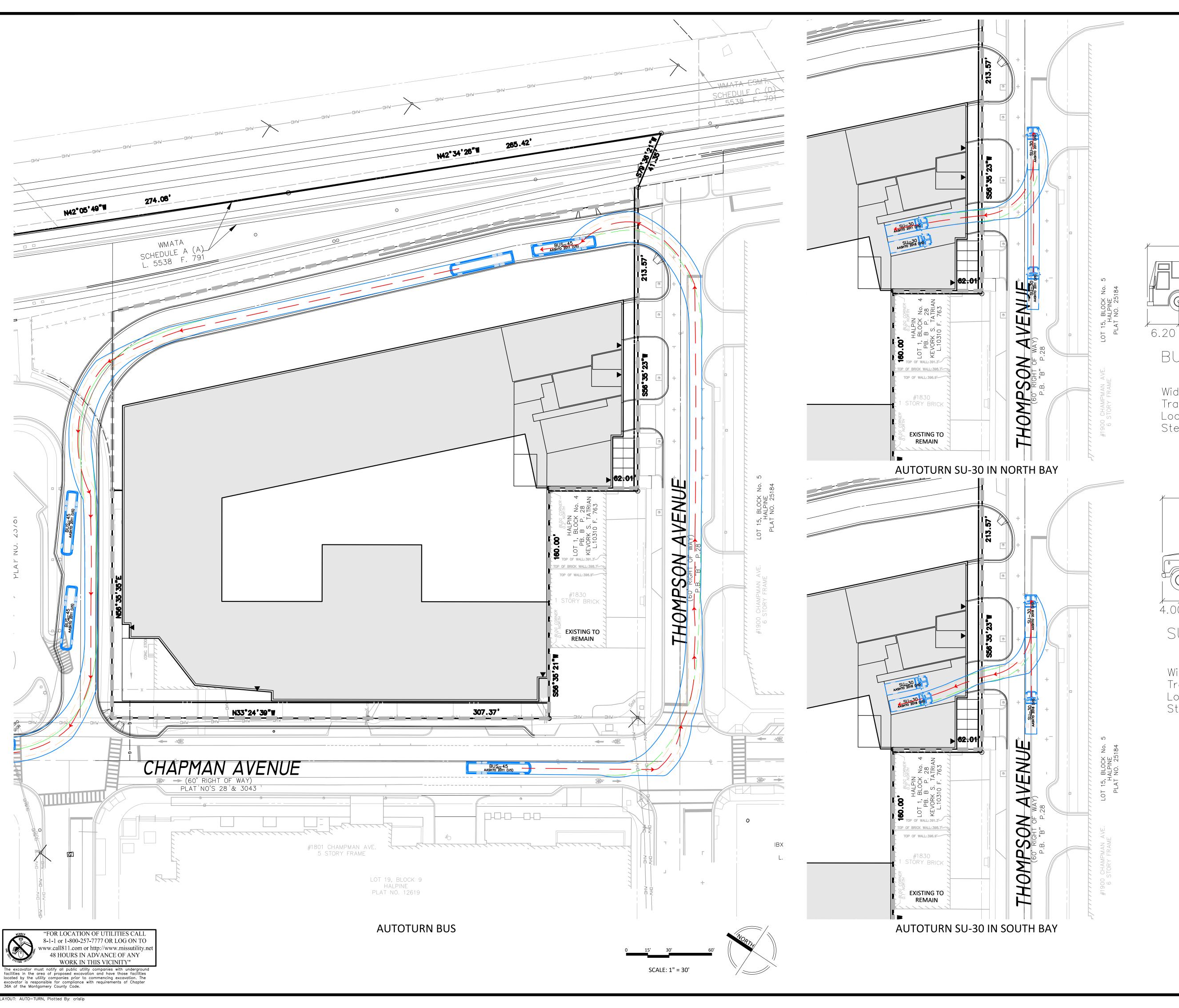
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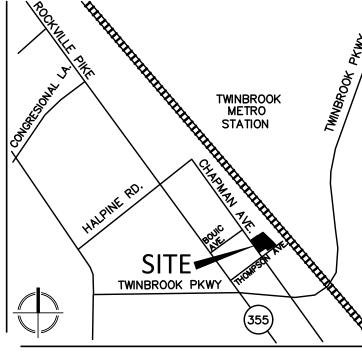
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DATE ISSUED: 03/05/2021

PROJECT VM50024

DRAWING NO. PAM-4



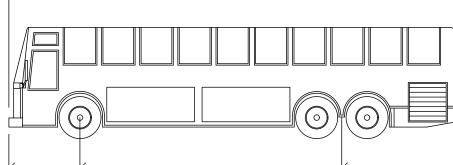




VICINITY MAP SCALE: 1" = 2000'

Planning & Development Services
Received March 8, 2021

45.50

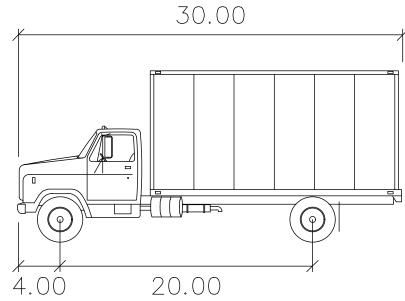


BUS-45

feet : 8.50 Width : 8.50 Track : 6.0 Lock to Lock Time : 45.2

28.50

Steering Angle



SU-30

feet : 8.00 Width Track Lock to Lock Time : 6.0 Steering Angle

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CONSTRUCTION GROUP 2800 POST OAK BOULEVARD HOUSTON, TX 77056 CAMERON CHRISTIAN

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REVISIONS	DATE

TWINBROOK HINES

CONCEPT PLAN 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP:GQ63

PRE-APPLICATION SITE PLAN **AUTO TURN** FOR BUS AND SU-30



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PROJECT VM50024 1 OF 1